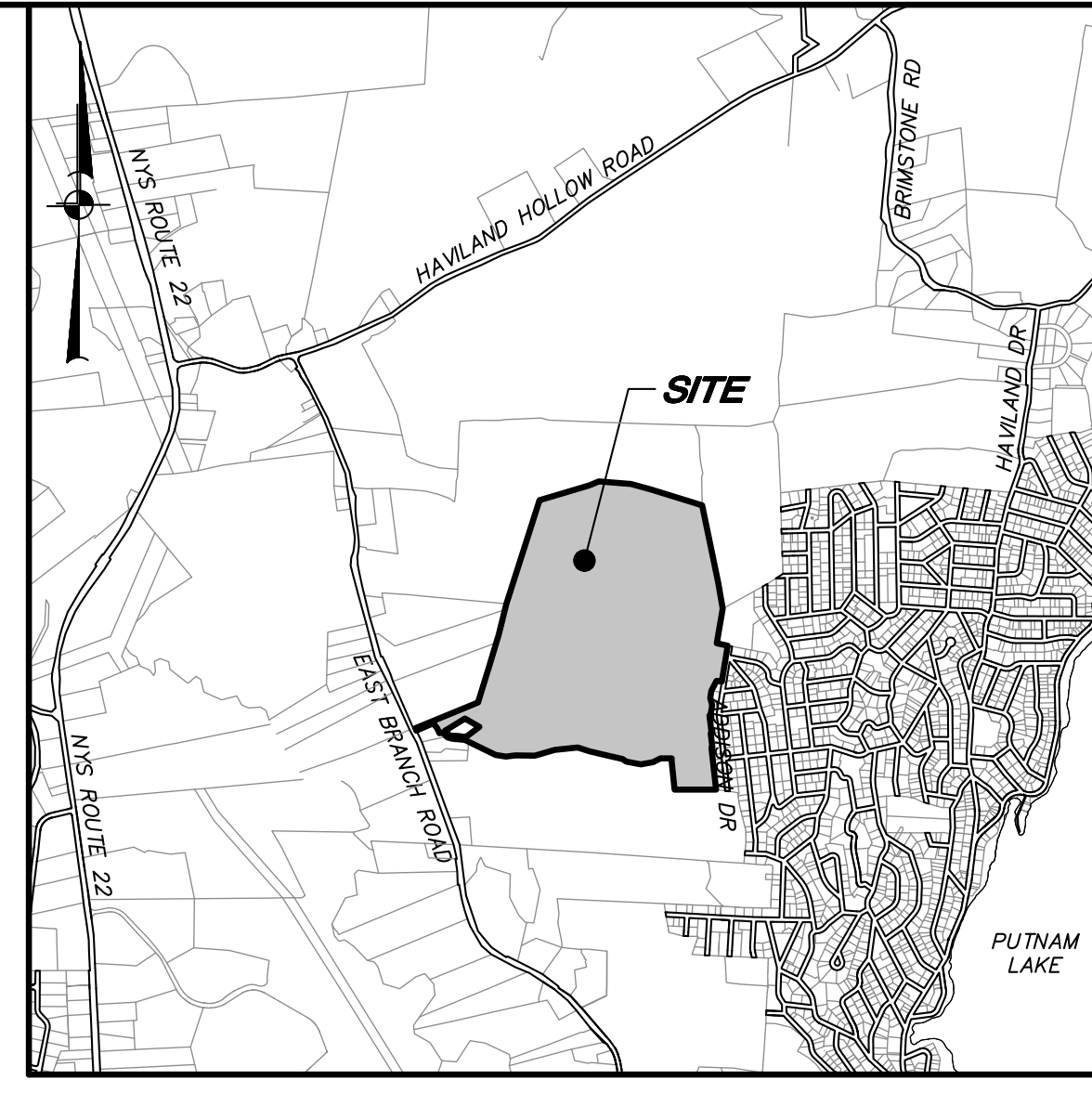


LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N2°27'09"W	52.88'	L44	S01°22'19"E	50.36'
L2	N7°35'51"E	39.79'	L45	S10°52'31"W	31.42'
L3	N69°27'11"E	158.70'	L46	S10°00'49"E	25.26'
L4	S7°35'59"E	45.50'	L47	S10°51'51"W	33.00'
L5	N65°45'11"E	93.33'	L48	S21°46'09"E	46.02'
L6	N69°11'41"E	59.32'	L49	S10°51'51"W	63.00'
L7	N67°17'41"E	155.76'	L50	S08°19'19"E	62.55'
L8	N19°19'41"E	58.76'	L51	S34°52'01"W	16.07'
L9	N15°42'21"E	81.69'	L52	S78°56'51"W	27.82'
L10	N17°53'41"E	81.79'	L53	S38°11'21"W	30.52'
L11	N19°22'51"E	169.97'	L54	S12°54'51"W	52.09'
L12	N13°31'51"E	147.44'	L55	S33°38'49"E	14.87'
L13	N20°32'51"E	98.21'	L56	S07°53'49"E	89.82'
L14	N14°07'11"E	70.07'	L57	S44°58'49"E	53.91'
L15	N16°57'21"E	175.52'	L58	S08°35'09"E	79.58'
L16	N13°42'01"E	106.63'	L59	S18°04'11"W	24.18'
L17	S86°44'09"E	125.18'	L60	S15°38'29"E	35.49'
L18	S78°13'19"E	149.73'	L61	N78°02'19"W	65.00'
L19	S71°25'09"E	124.84'	L62	S82°26'21"W	87.46'
L20	S70°37'29"E	141.35'	L63	S85°02'11"W	57.48'
L21	S74°32'09"E	147.77'	L64	S88°23'41"W	63.87'
L22	S88°03'09"E	21.41'	L65	N83°28'29"W	62.98'
L23	S06°45'59"E	43.19'	L66	N87°41'29"W	78.06'
L24	S04°02'21"W	104.48'	L67	N87°36'59"W	151.58'
L25	S00°02'11"W	77.03'	L68	N02°46'41"E	110.10'
L26	S20°09'09"E	68.62'	L69	S84°19'11"W	128.99'
L27	S08°42'59"E	102.83'	L70	N41°50'49"W	40.69'
L28	S10°57'51"W	153.33'	L71	S85°39'01"W	112.27'
L29	S21°38'41"W	97.74'	L72	N86°30'39"W	119.11'
L30	S14°15'11"W	62.10'	L73	S85°06'21"W	94.47'
L31	S18°52'11"W	62.46'	L74	N87°22'59"W	55.37'
L32	S83°42'41"W	53.02'	L75	N79°39'29"W	51.67'
L33	S38°08'41"W	91.39'	L76	N69°38'59"W	98.96'
L34	S24°14'31"W	48.21'	L77	N62°58'49"W	64.67'
L35	S25°39'51"W	63.69'	L78	N64°17'09"W	191.98'
L36	S42°36'09"E	61.00'	L79	N68°37'59"W	55.80'
L37	S17°42'41"W	42.30'	L80	N82°49'09"W	156.23'
L38	S63°23'39"E	30.00'	L81	N70°14'49"W	43.62'
L39	S16°48'11"W	36.58'	L82	N58°22'59"W	30.51'
L40	S09°09'21"W	86.38'	L83	N39°42'19"W	44.42'
L41	S26°03'21"W	82.29'	L84	S85°46'41"W	25.05'
L42	S05°06'19"E	39.00'	L85	N26°19'09"W	92.58'
L43	S28°07'39"E	65.56'	L86	N58°27'19"W	47.30'



LOCATION MAP SCALE: 1" = 2,000±

OWNER:
Westchester Land Trust
403 Harris Road
Bedford Hills, NY 10507

SITE DATA:
Zone: R-4
Total Acreage: 170.5 AC.±
Tax Map No.: 25-1-4

- GENERAL NOTES:**
- Boundary and site features shown hereon are taken from a survey entitled "Survey of Property Prepared for Westchester Land Trust 'Little Pond' Parcel", prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated October 20, 2022.
 - Wetland flags shown hereon were hung by Sarah Pawliczak of the NYSDEC on June 20, 2022 and were mapped as part of the survey work noted above.
 - Topography shown on Drawing SP-1 is taken from NYS GIS Clearinghouse.
 - The location of water tank and stone structures shown to be removed on drawing SP-1 is based on field observation.

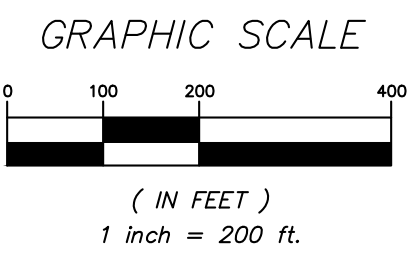
FOR REMOVALS IN THIS AREA SEE ENLARGED SITE PLAN

Together with a 50' R.O.W. to Doansburg Road

LINE	BEARING	DISTANCE
T1	N65°45'11"E	28.98'(Tie)
T2	N38°50'09"W	135.00'(Tie)
L10	N60°32'51"E	250.00'
L11	S61°54'09"E	200.00'
L12	S55°31'01"W	197.51'
L13	N82°49'09"W	107.38'

CURVE	RADIUS	ARC LENGTH
C1	190.79'	146.46'

+1°27'09" to Deed



ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

NO.	DATE	REVISION	BY
3	5-30-24	ISSUED FOR BID	MEU
2	2-6-24	REVISED FOR PCDOH SUBMISSION	JWM
1	9-1-23	REVISED PER NYSDEC COMMENTS	JWM

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Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT: WESTCHESTER LAND TRUST LITTLE POND ROAD PARCEL		DRAWING NO. SHEET	
LITTLE POND ROAD, TOWN OF PATTERSON, PUTNAM COUNTY, NY		EX-1 / 3	
DRAWING: EXISTING CONDITIONS & REMOVALS PLAN		PROJECT NUMBER	22136.100
PROJECT MANAGER	J.J.C.	PROJECT MANAGER	J.J.C.
DATE	7-11-23	DRAWN BY	M.E.U.
SCALE	1" = 200'	CHECKED BY	A.D.T.

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DEMOLITION SEQUENCE:

1. A pre-construction meeting must be held at least 48 hours before the start of demolition to include the owner, project engineer, town representatives, and contractor.
2. Install erosion controls in general locations indicated on the project plan in accordance with the notes and details.
3. Begin demolition in accordance with the notes and details on the project plan.
4. All structures shall be removed from the site.
5. Repair and re-establish the gravel access drive per the detail.
6. Upon completion of demolition and all disturbance, topsoil, seed and mulch all disturbed areas in accordance with the Erosion & Sediment Control Notes.

GENERAL DEMOLITION NOTES:

1. All underground utility piping (water, sewer, drainage conduits) shall be capped and abandoned in place. Any exposed utility piping shall be cut and removed such that a minimum of 1' of soil cover is maintained on all pipes that are to be capped and abandoned in place.
2. All septic tanks shall be located prior to the start of demolition. All septic tanks shall be pumped by a licensed septic effluent hauler and disposed of in accordance with all pertinent regulations. The tanks shall then be crushed and abandoned in place. Septic tanks also include grease traps, manholes, dosing tanks and chlorine contact tanks.
3. Erosion and Sediment Control devices shown hereon shall be installed and maintained in accordance with the notes and details for the duration of the project.
4. All wells on the property shall be abandoned in accordance with the notes on Drawing D-1.
5. All building materials shall be demolished and removed from the site.
6. All structures shall be removed from the site, refer to the project plans for type of demolition.
7. All disturbed areas shall be stabilized in accordance with the Erosion & Sediment Control Notes and details.
8. Depressions left upon the removal of buildings foundations and other structures will be graded with surrounding soil to a maximum slope of 3:1. Gravel and concrete material taken from areas shown to be removed can also be used for filling tanks, and foundations. Upon completion of all regrading activities all disturbed areas shall be stabilized in accordance with the Erosion & Sediment Control Notes and details.
9. Burying of any demolished building materials on site is prohibited. Building foundations may be crushed and abandoned, filled in and restored in accordance with the Demolition Notes.
10. The existing gravel access drive shall be retained for future site access.
11. All fencing and walls shall be removed. All existing natural rock walls shall remain.
12. Refer to Demolition Type Notes for structure specific demolition instructions and details.
13. Refer to the Project Specifications for hazardous material disposal.
14. The contractor shall remove all visible non-natural items on the property, including but not limited to building materials, building contents, all metal/plastic/glass items, equipment/tools/possessions left by the owner, and all non-natural debris and litter within the project's limit of disturbance and along the stream corridor from the dam to Nicholson Road.
15. The final grading within all disturbed areas shall be 3H:1V maximum slope.

DEMOLITION TYPE NOTES:

- **Type 1 Demolition (Buildings with foundations)**
All large buildings with foundations shall be demolished and removed from the site. Building materials shall be placed in dumpsters and removed from the site. The foundations shall be removed to a minimum of 3' below existing grade, and any foundation slab shall be broken up to allow future drainage (minimum of 1 hole, 4" in diameter per every 100 s.f.). All adjacent utilities shall be removed/abandoned in accordance with the project plans. The building footprint shall be regraded to match the surrounding existing grade. Should fill be needed for the regrading the area immediately adjacent to the foundation will be blended into the void space. Upon establishment of the final grades, all disturbed areas shall be stabilized in accordance with the Erosion & Sediment Control Notes and details.
- **Type 2 Demolition (Cabins without full foundations)**
All cabins shall be demolished and removed from the site. These buildings are constructed on concrete or block piers. All building materials shall be removed from the site. The concrete or block piers shall be excavated and removed from the site. All adjacent utilities shall be removed/abandoned in accordance with the project plans. The area beneath the buildings shall be regraded to match the surrounding existing grade. All disturbed areas shall be stabilized in accordance with the Erosion & Sediment Control Notes and details.
- **Type 3 Demolition (Miscellaneous improvements)**
Miscellaneous structures, including tanks and stonemasonry walls are to be fully removed from the site and disturbed areas are to be regraded at a maximum slope of 3:1 and stabilized in accordance with the Erosion & Sediment Control Notes and details.

ELECTRICAL DEMOLITION NOTES:

1. NYSEG & Verizon have removed previously existing overhead services lines and the associated poles. Contractor shall remove any remaining conduits, service wires, and/or conductors that feed existing buildings on the property. All electrical material shall be disposed of with the demolition of each building.
2. Any incidental electrical or telecom removals required to complete the work shall be completed by the contractor and shall be coordinated with utility providers.

LEGEND

	EXISTING STRUCTURE TO BE REMOVED
	EXISTING EDGE OF WATER
	EXISTING NYSDEC WETLAND LINE & FLAG
	100' NYSDEC WETLAND ADJACENT AREA
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING WELL
	PROPOSED SILT FENCE
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED CONSTRUCTION FENCE

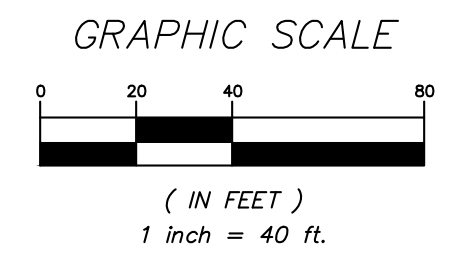
3	5-30-24	ISSUED FOR BID	MEU
2	2-6-24	REVISED FOR PCDOH SUBMISSION	JWM
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NO.	DATE	REVISION	BY

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PROJECT:
**WESTCHESTER LAND TRUST
LITTLE POND ROAD PARCEL**
LITTLE POND ROAD, TOWN OF PATTERSON, PUTNAM COUNTY, NY

DRAWING:
ENLARGED SITE PLAN

PROJECT NUMBER	22136.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SP-1	SHEET 2 3
DATE	7-11-23	DRAWN BY	M.E.U.			
SCALE	1" = 40'	CHECKED BY	A.D.T.			



ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

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EROSION AND SEDIMENT CONTROL NOTES:

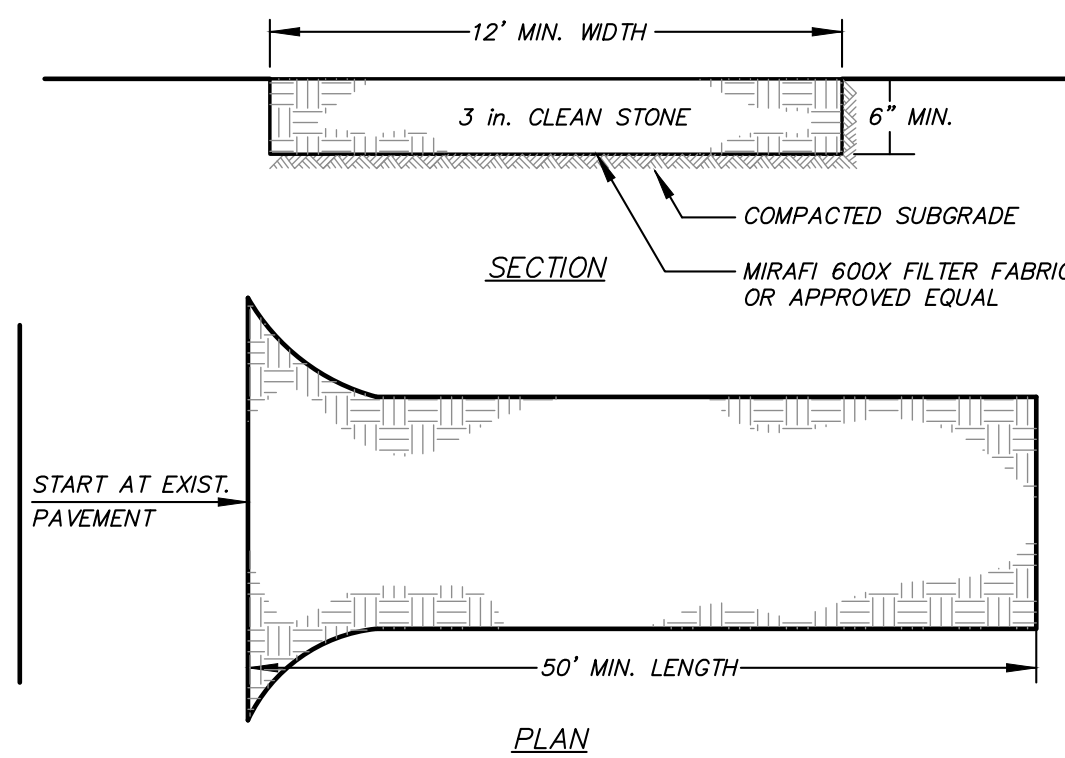
- The contractor shall be responsible for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction.
- All construction activities involving the removal or disposition of soil are to be provided with appropriate protective measures to minimize erosion and contain sediment disposition within. Minimum soil erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
- Wherever feasible, natural vegetation should be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than five (5) acres of unprotected soil in areas of demolition shall be exposed at any one time and all disturbed areas are proposed to be stabilized within 7 days.
- When land is exposed during development, the exposure shall be no more than 7 days after the construction activity in that portion of the site has ceased. Disturbance shall be minimized in the areas required to perform construction.
- All construction vehicles shall be kept clear of the watercourses and wetland control areas outside the areas of proposed development. Silt fence and orange construction fence shall be installed in the areas where the grading is in close proximity of the watercourses or wetland control areas.
- The silt fence, and orange construction fence shall be installed as shown on the plans prior to beginning any clearing, grubbing or earthwork.
- All topsoil to be stripped from the area being developed shall be stockpiled and seeded with *Lolium perenne aristatum* or *Lolium perenne multiflorum* within 7 days for temporary stabilization. *Lolium perenne aristatum* shall be used for winter seeding and *Lolium perenne multiflorum* shall be used for spring and summer seeding.
- Any graded areas not subject to further disturbance or construction traffic shall, within 7 days of final grading, receive permanent vegetation cover in combination with a suitable mulch. All seeded areas to receive a minimum 4" topsoil (from stockpile area) and be seeded and mulched as follows:
 - Seed mixture to be planted between March 21 and May 20, or between August 15 and October 15 or as directed by project representative at a rate of 30 pounds per acre with the following seed mix or approved equal:
 - Ernst Native Woods Mix w/Annual Ryegrass
 - Mulch: Salt hay or small grain straw applied at a rate of 90 lbs./1000 S.F. or 2 tons/acre, to be applied and anchored according to "New York Standards and Specification For Erosion and Sediment Control," latest edition.
- Grass seed mix may be applied by either mechanical or hydroseeding methods. Hydroseeding shall be performed in accordance with the current edition of the "NYS DOT Standard Specification, Construction and Materials, Section 610-3.02, Method No. 1".
- Cut or fill slopes steeper than 2:1 shall be stabilized within 7 days after grading with Curtex I Single Net Erosion Control Blanket, or approved equal.
- Paved roadways shall be kept clean at all times.
- Disturbed areas shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
- Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.
- Erosion and sediment control measures shall be inspected and maintained on a daily basis by the contractor to insure that channels, temporary and permanent ditches and pipes are clear of debris, that embankments and berms have not been breached and that all straw bales and silt fences are intact. Any failure of erosion and sediment control measures shall be repaired by the contractor within 7 days and inspected for approval by the site engineer.
- Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the engineer.
- Demolition work shall not endanger adjoining property, nor divert water onto the property of others.
- All fills shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.
- The contractor shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
- As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer, the Wetlands Inspector, the Town Engineer and/or NYCDEP shall be installed by the contractor.
- Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.

WELL ABANDONMENT PROCEDURE:

- Existing well shall be abandoned in accordance with the AWWA A-100 and Putnam County Department of Health (PCDOH) Abandonment Requirements. A well abandonment permit shall be obtained from the PCDOH.
- Remove all pumps, piping, wiring and equipment from the well and remove from site.
- Measure and record the depth of the well.
- The well casing shall be cut 3' minimum below finished grade. If casing cannot be removed, it shall be perforated to ensure proper sealing.
- Concrete, cement grout, sealing clay, neat cement or any other impervious material shall be placed from the bottom of the well upward by methods that will avoid segregation and dilution of material.
- The contractor shall keep accurate records of the entire abandonment procedure including the following:
 - Depth of each layer of all sealing and backfilling materials.
 - The quantity of sealing materials used.
 - Measurements of static water levels and depths.
 - Any changes in the well made during the plugging or sealing, such as perforating the casing, etc.
- A New York State licensed engineer shall observe the well abandonment and certify to the PCDOH the abandonment was completed per the approved procedure.
- All well abandonment records shall be provided to the project engineer.
- A Well Abandonment Report (Form WAR-97) shall be submitted to the PCDOH upon completion of decommissioning the well.

WINTER SITE STABILIZATION NOTES:

- All bare / exposed soils must be stabilized by an established vegetation, straw or mulch, matting, or other approved product such as rolled erosion control product.
- Sediment barriers must be properly installed at all necessary perimeter and sensitive locations.
- All slopes and grades must be properly stabilized with approved methods. Rolled erosion control products must be used on all slopes greater than 3:1, or where conditions for erosion dictate such measures.
- Stockpiled soils must be protected by the use of established vegetation, an anchored-down straw or mulch, rolled erosion control product or other durable covering. A barrier must be installed around the pile to prevent erosion away from that location.
- All entrance / exit locations to the site must be properly stabilized and must be maintained to accommodate snow management as set forth in the NYS Standard and Specifications for Erosion and Sediment Control.
- Snow management must not destroy or degrade erosion and sediment control devices.

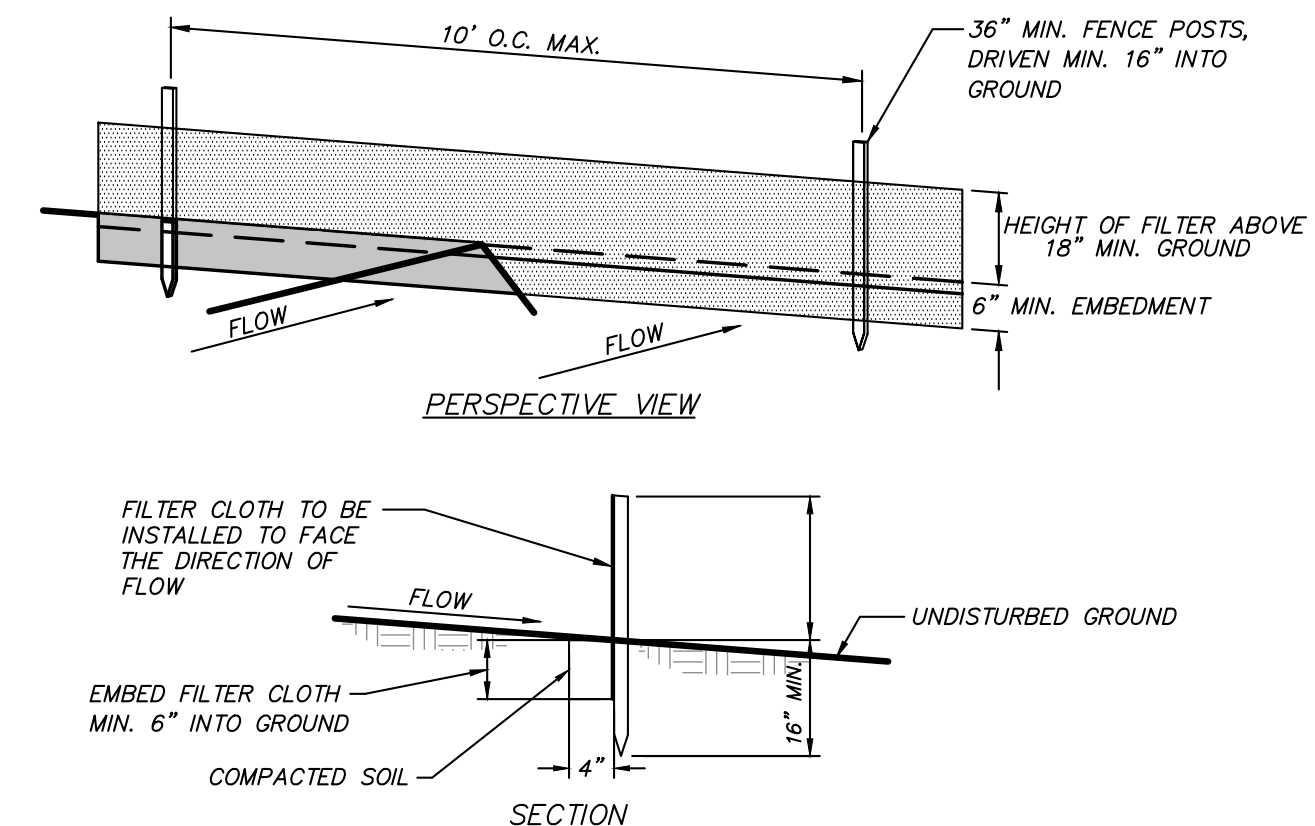


INSTALLATION NOTES

- STONE SIZE - USE 3" STONE
- LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.)
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

(N.T.S.)



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- FILTER CLOTH TO BE FASTENED SECURELY TO POSTS AT TOP AND MID SECTION.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD
 FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUAL
 PREFABRICATED UNIT: GEOPAB, ENVROFENCE, OR APPROVED EQUAL

SILT FENCE DETAIL

(N.T.S.)

3	5-30-24	ISSUED FOR BID	MEU
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PROJECT: WESTCHESTER LAND TRUST LITTLE POND ROAD PARCEL		LITTLE POND ROAD, TOWN OF PATTERSON, PUTNAM COUNTY, NY	
DRAWING: DETAILS			
PROJECT NUMBER	22136.100	PROJECT MANAGER	J.J.C.
DATE	7-11-23	DRAWN BY	M.E.U.
SCALE	AS SHOWN	CHECKED BY	A.D.T.
DRAWING NO.	SHEET		
	D-1		3/3