

450 Summer Street
Boston MA
02210

BSC

The BSC Group

617 350 4090

NOTICE OF INTENT
EVERGREEN ESTATES
NEWBURYPORT, MA

September 12, 1985

Engineers

Surveyors

Scientists

Architects

Landscape
Architects

Planners

Prepared For:

Ribot Realty Trust
54 Corning Street
Beverly, MA

Prepared By:

BSC Engineering
450 Summer Street
Boston, MA 02210

BSC Engineering



The BSC Group

September 12, 1985

617 350 4090

Newburyport Conservation Commission
City Hall
Newburyport, MA

RE: Evergreen Estates

Dear Commission Members:

On behalf of Ribot Realty Trust, we are submitting this Notice of Intent (NOI) and supporting documents pertaining to the proposed construction of a 20-lot residential subdivision and a 9-hole public golf course. Enclosed with the NOI application are the definitive subdivision plan, and schematic golf course grading plan. Copies of this application have also been filed with the DEQE Metropolitan Boston/Northeast Regional Office. A check for payment of the filing fee is also enclosed.

The proposed construction will require the alteration of approximately 1.8 acres of isolated land subject to flooding. The compensatory wetlands proposed in this document have been designed to meet and exceed the requirements of the Wetlands Protection Act and the DEQE regulatory performance standards for work in this type of resource area. Approximately 2.4 acres of compensatory wetlands will be provided in the proposed retention areas.

The limit of the existing isolated land subject to flooding was determined by analysis of the plant community and by determining the mean annual flood elevation in accordance with the regulations implementing the Wetlands Protection Act. Stormwater calculations were based on methodologies set forth in U.S. Soil Conservation Service Technical Release No. 55, Urban Hydrology for Small Watersheds and Section 4 of the National Engineering Hydrology Handbook.

Engineers
Surveyors
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Architects
Landscape
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Planners

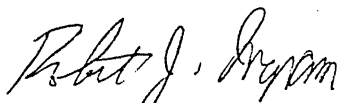
We believe that this project will significantly and positively enhance wetland values and statutory interests. The completed project will:

- fill approximately 1.8 acres of isolated land subject to flooding;
- create 2.4 acres of enhanced bordering vegetated wetland to act as a retention area;
- provide a layer of loam material upon the golf course green to detain and mitigate the impact of chemicals;
- the proposed retention areas have been designed to accomodate the runoff generated from the 10 year return frequency storm. It should also be noted that due to the site topography all flooding would be contained within the golf course areas and would not be detrimental to public safety.

Please advertise the Notice of Intent so that a public hearing can be held on September 24, 1985. Do not hesitate to call if you need additional information on or have comments or questions. We look forward to working with the Commission in the review and permitting of this project.

Sincerely,

BSC ENGINEERING



Robert J. Ingram, Ph.D.
Manager
Environmental Sciences

RJI/snt
LS2/19
2.1195.00

Form 3



Commonwealth
of Massachusetts



DEQE File No.

(To be provided by DEQE)

City/Town Newburyport

Applicant Vitale

**Notice of Intent
Under the
Massachusetts Wetlands Protection Act, G.L. c. 131, §40
and
Application for a Department of the Army Permit**

Part I: General Information

1. Location: Street Address 63 Ferry Road
Lot Number 21
2. Project: Type Subdivision Description The proposed project is a 20-lot residential subdivision accessed by a cul-de-sac roadway, and a public 9-hole golf course.
3. Registry: County Essex Current Book 5625 & Page 226
Certificate (If Registered Land) _____
4. Applicant Francis Vitale Tel. 922-3919
Address 7 Winter Street, Beverly MA
5. Property Owner Ribot Realty Trust Tel. _____
Address 54 Corning Street, Beverly MA
6. Representative Robert J. Ingram, BSC Engineering Tel. 350-4090
Address 450 Summer Street, Boston, MA 02210
7. Have the Conservation Commission and the DEQE Regional Office each been sent, by certified mail or hand delivery, 2 copies of completed Notice of Intent, with supporting plans and documents?
Yes ☒ No ☐

8. Have all obtainable permits, variances and approvals required by local by-law been obtained?

Yes ☐ No ☒

Obtained:

Applied For:

Not Applied For:

Special Permit (ZBA)

Definitive Subdivision
Plan Approval

9. Is any portion of the site subject to a Wetlands Restriction Order pursuant to G.L. c. 131, §40A or G.L. c. 130, §105? Yes ☐ No ☒

10. List all plans and supporting documents submitted with this Notice of Intent.

Identifying

Number/Letter

Title, Date

Exhibit I

Definitive Subdivision Plan, Sheet 1 of 5, 7-25-85

Exhibit II

Schematic Golf Course Grading Plan, 8-85

11. Check those resource areas within which work is proposed:

(a) ☐ Buffer Zone

(b) Inland:

☐ Bank*

Land Subject to Flooding,

☐ Bordering Vegetated Wetland*

☐ Bordering

☐ Land Under Water Body & Waterway*

☒ Isolated

(c) Coastal:

☐ Land Under the Ocean*

☐ Designated Port Area*

☐ Coastal Beach*

☐ Coastal Dune

☐ Barrier Beach

☐ Coastal Bank

☐ Rocky Intertidal Shore*

☐ Salt Marsh*

☐ Land Under Salt Pond*

☐ Land Containing Shellfish*

☐ Fish Run*

*Likely to involve U.S. Army Corps of Engineers concurrent jurisdiction. See General Instructions for Completing Notice of Intent.

Part II: Site Description

Indicate which of the following information has been provided (on a plan, in narrative description or calculations) to clearly, completely and accurately describe existing site conditions.

Identifying
Number/Letter
(of plan, narrative
or calculations)

Natural Features:

- _____ Soils
- _____ Vegetation
- I, II _____ Topography
- _____ Open water bodies (including ponds and lakes)
- _____ Flowing water bodies (including streams and rivers)
- _____ Public and private surface water and ground water supplies on or within 100 feet of site
- _____ Maximum annual ground water elevations with dates and location of test
- I _____ Boundaries of resource areas checked under Part I, item 11 above
- _____ Other

Man-made Features:

- _____ Structures (such as buildings, piers, towers and headwalls)
- _____ Drainage and flood control facilities at the site and immediately off the site, including culverts and open channels (with inverts), dams and dikes
- _____ Subsurface sewage disposal systems
- _____ Underground utilities
- _____ Roadways and parking areas
- _____ Property boundaries, easements and rights-of-way
- _____ Other

Part III: Work Description

Indicate which of the following information has been provided (on a plan, in narrative description or calculations) to clearly, completely and accurately describe work proposed within each of the resource areas checked in Part I, item 11 above.

Identifying
Number/Letter
(of plan, narrative
or calculations)

Planview and Cross Section of:

- _____ Structures (such as buildings, piers, towers and headwalls)
- I, II _____ Drainage and flood control facilities, including culverts and open channels (with inverts), dams and dikes
- I _____ Subsurface sewage disposal systems & underground utilities
- _____ Filling, dredging and excavating, indicating volume and composition of material
- _____ Compensatory storage areas, where required in accordance with Part III, Section 10:57 (4) of the regulations
- _____ Other

Point Source Discharge

- _____ Description of characteristics of discharge from point source (both closed and open channel), when point of discharge falls within resource area checked under Part I, item 11 above, as supported by standard engineering calculations, data and plans, including but not limited to the following:

1. Delineation of the drainage area contributing to the point of discharge;
2. Pre- and post-development peak run-off from the drainage area, at the point of discharge, for at least the 10-year and 100-year frequency storm;
3. Pre- and post-development rate of infiltration contributing to the resource area checked under Part I, item 11 above;
4. Estimated water quality characteristics of pre- and post-development run-off at the point of discharge.

Part IV: Mitigating Measures

1. Clearly, completely and accurately describe, with reference to supporting plans and calculations where necessary:
 - (a) All measures and designs proposed to meet the performance standards set forth under each resource area specified in Part II or Part III of the regulations; or
 - (b) why the presumptions set forth under each resource area specified in Part II or Part III of the regulations do not apply.

<input type="checkbox"/> Coastal <input checked="" type="checkbox"/> Inland	Resource Area Type: Isolated Land Subject to Flooding	Identifying number or letter of support documents
<p>The aforementioned parcel has a 1.8-acre area which can be described as Isolated Land Subject to Flooding. Areas of this type are significant to flood control and storm damage prevention.</p> <p>The 1.8-acre area is to be filled and altered as shown on the Schematic Golf Course Grading plan, Exhibit I. Retention areas have been provided to accommodate runoff generated by the 10-year design storm. The flooding associated with this Isolated Wetland is contained at the northwest corner of the golf course. The elevations in the area of the Isolated Wetland and retention area are significantly lower than all the surrounding existing and proposed residential areas. Therefore, this Isolated</p>		

(continued below)

<input type="checkbox"/> Coastal <input type="checkbox"/> Inland	Resource Area Type: (continued from above)	Identifying number or letter of support documents
<p>Land Subject to Flooding does not play a role in the protection of the public interests listed above.</p> <p>A 2.4-acre compensatory wetland area is to be provided in the proposed retention areas.</p>		

<input type="checkbox"/> Coastal <input type="checkbox"/> Inland	Resource Area Type:	Identifying number or letter of support documents

2. Clearly, completely and accurately describe, with reference to supporting plans and calculations where necessary:
- (a) all measures and designs to regulate work within the Buffer Zone so as to insure that said work does not alter an area specified in Part I, Section 10.02(1) (a) of these regulations; or
 - (b) if work in the Buffer Zone will alter such an area, all measures and designs proposed to meet the performance standards established for the adjacent resource area specified in Part II or Part III of these regulations.

<input type="checkbox"/> Coastal <input type="checkbox"/> Inland	Resource Area Type Bordered By 100-Foot Discretionary Zone:	Identifying number or letter of support documents

Part V: Additional Information for a Department of the Army Permit

1. COE Application No. _____ 2. _____
(to be provided by COE) (Name of waterway)

3. Names and addresses of property owners adjoining your property:

See attached list of abutters.

4. Document other project alternatives (i.e., other locations and/or construction methods, particularly those that would eliminate the discharge of dredged or fill material into waters or wetlands).
5. 8½" x 11" drawings in planview and cross-section, showing the resource area and the proposed activity within the resource area. Drawings must be to scale and should be clear enough for photocopying.

Certification is required from the Division of Water Pollution Control before the Federal permit can be issued. Certification may be obtained by contacting the Division of Water Pollution Control, 1 Winter Street, Boston, Massachusetts 02108.

Where the activity will take place within the area under the Massachusetts approved Coastal Zone Management Program, the applicant certifies that his proposed activity complies with and will be conducted in a manner that is consistent with the approved program.

Information provided will be used in evaluating the application for a permit and is made a matter of public record through issuance of a public notice. Disclosure of this information is voluntary; however if necessary information is not provided, the application cannot be processed nor can a permit be issued.

I hereby certify under the pains and penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents and supporting data are true and complete, to the best of my knowledge.

Signature of Applicant

Date

Robert J. Ingram

9/13/85

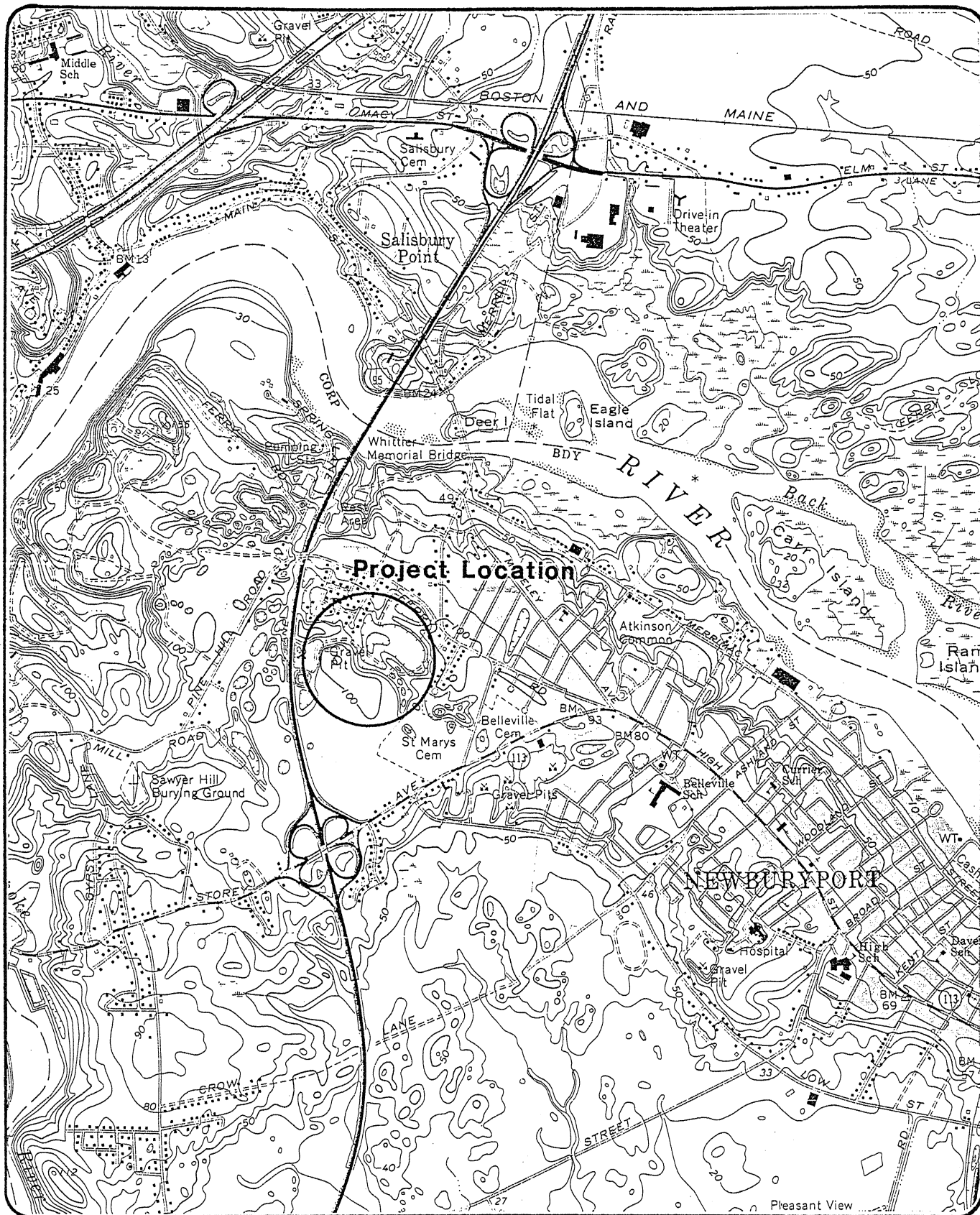
Signature of Applicant's Representative

Date

FORM 100 (TEST)
1 MAY 82

"Exception to ENG Form 4345 approved by HQUSACE, 6 May 1982".

"This document contains a joint Department of the Army and State of Massachusetts application for a permit to obtain permission to perform activities in United States waters. The Office of Management and Budget (OMB) has approved those questions required by the US Army Corps of Engineers. OMB Number 0702-0036 and expiration date of 30 September 1983 applies". This statement will be set in 6 point type.



Evergreen Estates

Newburyport, Massachusetts

BSC ENGINEERING

JOB NO.



FIG.

1

HORIZONTAL SCALE IN FEET

LIST OF ABUTTERS

C.M.H. Realty Corp., et. al.
176 Church Street
Lowell, MA 01800

G. G. Campbell
c/o Franzone
7-8 Franzone Drive
Bradford, MA 01830

Archdiocese of Boston
St. Mary's Cemetary
Immaculate Conception Rectory
7 Court Street
Newburyport, MA 01950

L. Haggstrom
14 Hart Road
Newburyport, MA 01950

J.B. & J.M. Howton
12 Hart Road
Newburyport, MA 01950

T.G. & K. Lindroth
10 Hart Road
Newburyport, MA 01950

A. Bresnahan & L. Bresnahan Jr. &
K. Hollerer
8 Hart Road
Newburyport, MA 01950

R.P. & L.M. Vanamburgh
6 Hart Road
Newburyport, MA 01950

B.E. & J.A. Bridges
4 Hart Road
Newburyport, MA 01950

G.B. & C.A. Hughes
59 Ferry Road
Newburyport, MA 01950

F.P. & C.L. Lombardi
65 Ferry Road
Newburyport, MA 01950

City of Newburyport
Water Department
Newburyport, MA 01950

J.W. & B.S. Bell
17 Briggs Avenue
Newburyport, MA 01950

W.I. & S.A. King
14 Briggs Avenue
Newburyport, MA 01950

W.M. & B.J. Moles
12 Briggs Avenue
Newburyport, MA 01950

W.E. & D.M. Cox
5 Brown Avenue
Newburyport, MA 01950

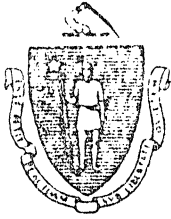
W.J. & J.A. Walsh
7 Brown Avenue
Newburyport, MA 01950

L.T. & R.L. Festo
9 Brown Avenue
Newburyport, MA 01950

F.B. & A.L. Adams
13 Laurel Road
Newburyport, MA 01950

R.W. & S.G. Davis
15 Laurel Road
Newburyport, MA 01950

Interstate Route 95

Commonwealth
of Massachusetts

DECE File No.

51-85

(To be provided by DECE)

City/Town NewburyportApplicant Francis Vitale**Order of Conditions****Massachusetts Wetlands Protection Act
G.L. c. 131, §40**From Newburyport Conservation CommissionTo Francis Vitale Ribot Realty Trust
(Name of Applicant) (Name of property owner)Address 7 Winter Street, Beverly, Ma. Address 54 Corning Street, Beverly, Ma.

This Order is issued and delivered as follows:

- ☐ by hand delivery to applicant or representative on March 28, 1986 (date)
- ☐ by certified mail, return receipt requested on _____ (date)

This project is located at 63 Ferry Road, NewburyportThe property is recorded at the Registry of EssexBook 5625 Page 226

Certificate (if registered) _____

The Notice of Intent for this project was filed on September 13, 1985 (date)The public hearing was closed on March 25, 1986 (date)**Findings**

The Newburyport Conservation Commission has reviewed the above-referenced Notice of Intent and plans and has held a public hearing on the project. Based on the information available to the Newburyport Conservation Commission at this time, the Conservation Commission has determined that the area on which the proposed work is to be done is significant to the following interests in accordance with the Presumptions of Significance set forth in the regulations for each Area Subject to Protection Under the Act (check as appropriate):

- | | |
|---|---|
| <input checked="" type="checkbox"/> Public water supply | <input checked="" type="checkbox"/> Storm damage prevention |
| <input type="checkbox"/> Private water supply | <input checked="" type="checkbox"/> Prevention of pollution |
| <input checked="" type="checkbox"/> Ground water supply | <input type="checkbox"/> Land containing shellfish |
| <input checked="" type="checkbox"/> Flood control | <input type="checkbox"/> Fisheries |

Therefore, the Conservation Commission hereby finds that the following conditions are necessary, in accordance with the Performance Standards set forth in the regulations, to protect those interests checked above. The Commission orders that all work shall be performed in accordance with said conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications or other proposals submitted with the Notice of Intent, the conditions shall control.

General Conditions

1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
2. This Order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.
3. This Order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state or local statutes, ordinances, by-laws or regulations.
4. The work authorized hereunder shall be completed within three years from the date of this Order unless either of the following apply:
 - (a) the work is a maintenance dredging project as provided for in the Act; or
 - (b) the time for completion has been extended to a specified date more than three years, but less than five years, from the date of issuance and both that date and the special circumstances warranting the extended time period are set forth in this Order.
5. This Order may be extended by the issuing authority for one or more periods of up to three years each upon application to the issuing authority at least 30 days prior to the expiration date of the Order.
6. Any fill used in connection with this project shall be clean fill, containing no trash, refuse, rubbish or debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles or parts of any of the foregoing.
7. No work shall be undertaken until all administrative appeal periods from this Order have elapsed or, if such an appeal has been filed, until all proceedings before the Department have been completed.
8. No work shall be undertaken until the Final Order has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land upon which the proposed work is to be done. In the case of registered land, the Final Order shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is to be done. The recording information shall be submitted to the Conservation Commission on the form at the end of this Order prior to commencement of the work.
9. A sign shall be displayed at the site not less than two square feet or more than three square feet in size bearing the words, "Massachusetts Department of Environmental Quality Engineering, File Number 51-85".
10. Where the Department of Environmental Quality Engineering is requested to make a determination and to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before the Department.
11. Upon completion of the work described herein, the applicant shall forthwith request in writing that a Certificate of Compliance be issued stating that the work has been satisfactorily completed.
12. The work shall conform to the following plans and special conditions:

Plans:

Title	Dated	Signed and Stamped by:	On File with:

Special Conditions (Use additional paper if necessary)

13. That any change made or intended to be made in the plans shall require the applicant to file a new Notice of Intent or to inquire of the Commission in writing whether the change is substantial enough to require a new filing.
14. That members and their agents of the Newburyport Conservation Commission shall have the right to enter and inspect the premises to evaluate compliance with the Order of Conditions and to require the submittal of any data deemed necessary by the Commission for that evaluation.
15. That this Order of Conditions shall apply to any successor in interest or successor in control.

(Leave Space Blank)

The following restrictions on pesticide - fertilizer shall be adhered to:

1. Avoid herbicides like dicamba and 2,4-D because of the existing low organic sandy soils and relatively high mobility of these substances.
2. Avoid fungicides containing mercury, cadmium (such as calochlor or cadminate) or PCNB (Penta-chloronitrobenzene) which have long term persistence in the environment.
3. Avoid Proxol which has low adsorption and high water solubility.
4. Avoid highly toxic pesticides which can be identified by the word "Danger".
5. Avoid fertilizers that have a synthetic inorganic carrier (like urea or ammonium nitrate).
6. Avoid pesticides application prior to heavy rainfall.
7. Avoid pesticides and fertilizer application during periods of non growth.
8. Avoid soil fumigation.

Any change in designated pesticide applicator shall be submitted to the Newburyport Conservation Commission.

Present applicator is Consolidated Ecology Services, Inc. 1986

RECOMMENDED CONDITIONS OF
SITE DEVELOPMENT

- 1) All areas where pesticides, insecticides, fertilizer and herbicides are to be used shall be lined with an impervious clay type liner, a one (1) foot depth of highly organic loam, or shall be at least four (4) feet above maximum groundwater. Maximum groundwater to be determined for the seasonal high groundwater period.
- 2) All areas within the proposed golf course within the potential recharge area of the City Well No. 2 shall be overlaid with sufficient depth of organic loam and top soil to support adequate vegetation to uptake or adsorb the application of pesticides, insecticides, fertilizer and herbicides. A minimum depth of 12-inches is recommended.
- 3) All areas within the potential recharge area of Well No. 2 shall be sloped to drain away from the Well and into the lined retention pond areas. A minimum one (1%) percent slope shall be provided and a more desirable two (2%) percent slope shall be provided wherever possible.
- 4) All retention pond areas shall be made impervious by use of a clay liner or other impervious material. Total retention of the lined pond areas shall be provided for a ten (10) year storm interval. Total retention area within both lined and unlined ponds shall be provided for a twenty-five (25) year storm capacity. These ponds shall be used as monitoring and control systems to maintain acceptable water quality.
- 5) Pond retention areas shall be designed and detail construction drawings shall be submitted for review and approval. (Subdivision plans indicate depth of pond to elevation 48.0 while golf course plan shows pond at elevation 52.0.)
- 6) All drainage calculations shall be submitted to demonstrate the adequacy of the proposed ponds to hold and maintain the design storm frequency.

- 7) All greens, fairways and tees shall be surrounded with a buffer zone of specially selected vegetation and density to decrease the penetration of pesticides and fertilizers. No chemical treatment shall be provided in these areas.
- 8) The location of the pesticide, fertilizer, insecticide and herbicide storage and mixing areas shall be as remote as possible from Well No. 2. Full safety control and spill prevention shall be included in the design of this facility to insure against possible contamination of the groundwater.
- 9) Rinsate from the chemical storage and container areas shall not be disposed of on site. Off site location shall be established for this disposal.
- 10) A certified superintendent shall be responsible for handling and applying all fertilizers, insecticides, pesticides and herbicides. This licensed person must maintain the necessary license renewal and conform to state and federal regulations applicable to this purpose.
- 11) Monitoring wells shall be installed and maintained to evaluate groundwater quality within the recharge area of Well No. 2. At least three (3) wells shall be installed, and if necessary, a fourth (4) well in the vicinity of the chemical storage area shall be provided. The following sampling schedule shall be followed:

Initial sampling - first
year of operation one/3 months

First five (5) years of
operation after first year. . . . one/6 months

Continuous sampling if no
evidence of contamination
exists one/year

All samples shall be taken in conjunction with the City of Newburyport and analyzed at a certified laboratory at the Owner's expense.

- 12) The Owner will take all necessary steps to preserve and protect the quality of groundwater and potability of water that flows from the site toward the City's Municipal Well.
- 13) All catch basins within the proposed subdivision and any other on site catch basins shall be provided with standard gas and oil separators to prevent overflow of oil, grease and gasoline into the retention ponds.
- 14) All catch basins shall be provided with oversized sumps, four (4) feet depth, to collect sand and salt from the street drainage.
- 15) The Owner/Developer shall maintain by cleaning twice per year, spring and fall, each catch basin and properly dispose of its contents off site.
- 16) All building lots within the subdivision will be adequately serviced by wastewater collection and transfer to the City sewer system. Fail safe operation and standby power for electrical equipment shall be provided to prevent accidental disposal of sewerage within the project area.
- 17) Continuous monitoring of existing wells shall be provided with data supplied to the City and used to refine golf course design as determined to be necessary and desirable.
- 18) A minimum of two (2) feet above the maximum groundwater level shall be maintained for areas of fertilizer, insecticide, pesticide and herbicide application, with a minimum one (1) foot depth of organic loam, clay and topsoil.
- 19) The City of Newburyport shall be informed of all pesticides purchased by type and quantity. Any change in the type and quality of material used shall be noted.
- 20) Grading of all subdivision lots shall be away from the well and directed by the proposed drainage system to the retention pond as designed.
- 21) Adequate design, installation and maintenance of the drainage retention ponds shall be provided by the Owner.

22) Turf maintenance program to reduce potential groundwater contamination (As suggested by Swier and Roberts.)

- a) All pesticides should be selected with short persistence in soil after application.
- b) Insecticides such as Dursban and Oftand, or other low solubility strongly adsorbed products should be used.
- c) Fertilizer should be applied in more frequent, lighter amounts to maximize fertilizer efficiency (fertilizer rate should not exceed 0.5 lbs of nitrogen per 1000 feet, not less than every fourteen (14) days).
- d) Use low maintenance fertilizer and pesticide program

<u>Location</u> Lbs.	<u>Fertilizer</u> Lb. a.i.	<u>Insecticide</u> Lb. a.i.	<u>Fungicide</u> Lb. a.i.	<u>Herbicide</u> Lb. a.i.
Greens-aprons	180	0.3	24.6	4.9
Tees	90	0.1	none	none
Fairways	1,741	6.8	none	none
Total	2,001	7.2	24.6	4.9

Based on 871,000 S.F. - Fairway
22,000 S.F. - Green
35,000 S.F. - Apron

- e) Insecticides - Greens and aprons will need to be sprayed twice per year using Dursban EC (liquid) at a rate of 1.5 oz. active ingredient (a.i.) per 1000 ft. Tees do not have to be sprayed if some damage is accepted. For grub control, fairway will need to be sprayed. Use Oftanol 2E (22% a.i.) at .7 oz. a.i./1000 sq. ft.² on half the fairways, once every three (3) years.

- f) Herbicides - For grassy weed control on greens-aprons only, use Betasan at 10 lbs. a.i./ac every other year.
- g) Fungicides - For green-aprons only, use Tersan SP WP (65% a.i.) at 5.2 oz. a.i./1000 ft.² and Daconil 2787 WP (75% a.i.) at 6 oz. a.i./1000 ft.².
- h) Fertilizers - Use fertilizer formulations containing a d/1/2 (N, P₂O₅, K₂O formulation) applied at 3, 2 and 1 lb.(s) actual nitrogen/1000 ft.² annually to the greens, apron, tees and fairways respectively.

- 23. Approximately 2.4 acres of compensatory wetlands shall be provided to compensate for the alteration of 1.8 acres of existing wetland.
- 24. No activity shall occur on the development of the housing lots pending substantial (90%) completion of the golf course.
- 25. All slopes shall be graded to a maximum 3 to 1 slope, except that the slope by the St. Mary's Cemetery shall be stepped down, only 200 feet.
- 26. Retention Basin #II shall be constructed with an impervious liner.

