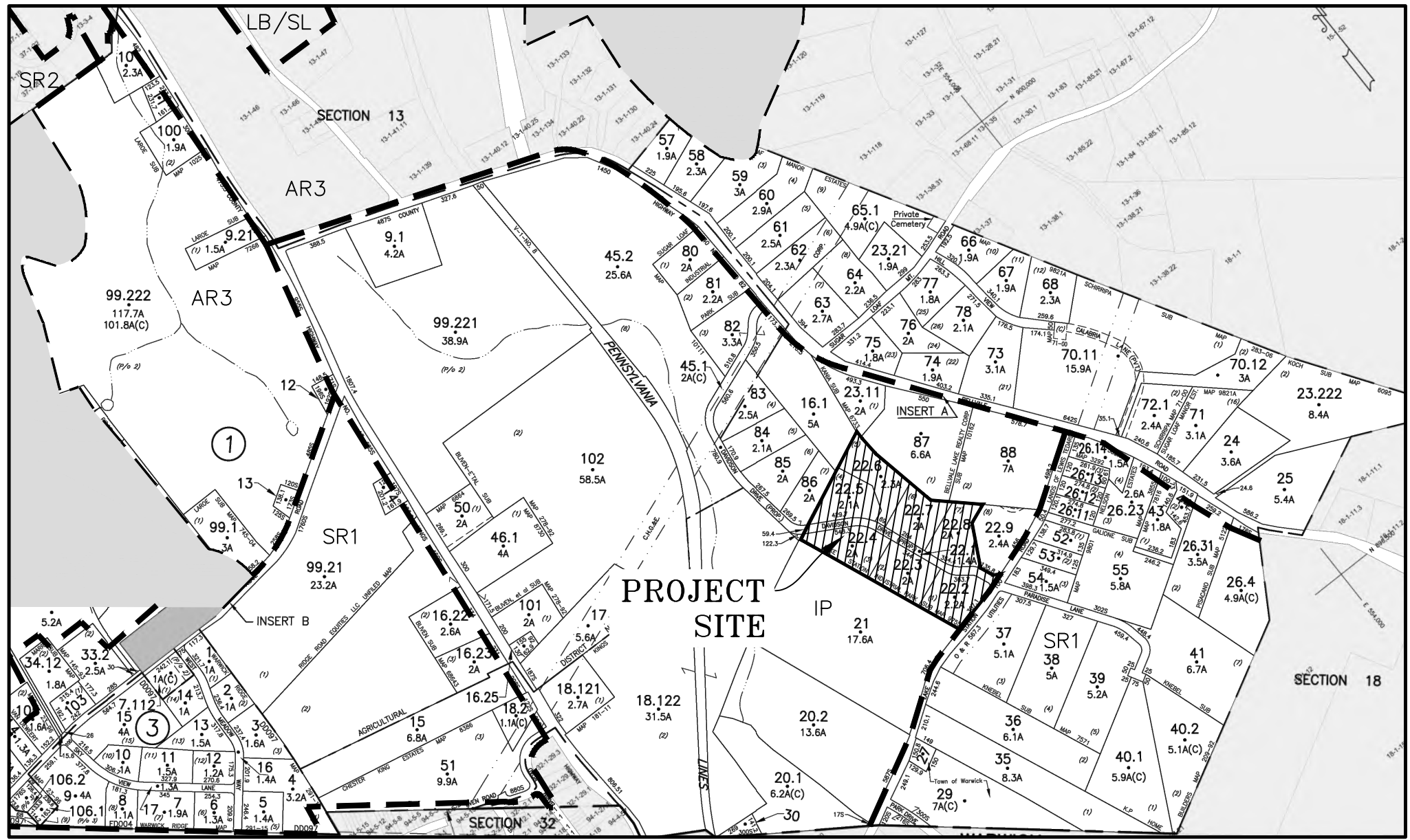


SITE PLAN & LOT LINE COMBINATION FOR  
DAVIDSON DRIVE HOLDINGS, LLC  
LAKE STATION ROAD  
TOWN OF CHESTER, ORANGE COUNTY, NY.



LOCATION MAP  
SCALE: 1"=400'  
SOURCE: TAX MAPS

TAX MAP NUMBER

SECTION: 17  
BLOCK: 1  
LOT: 22.1, 22.2, 22.3, 22.4,  
22.5, 22.6, 22.7, 22.8

DEED REFERENCE

LIBER: 14568  
PAGE: 351

TOTAL TRACT AREA

699,971± S.F.  
= 16.07± ACRES

OWNER & APPLICANT

DAVIDSON DRIVE HOLDINGS, LLC  
99 FOREST ROAD UNIT 103  
MONROE, NY 10950

GENERAL NOTES:

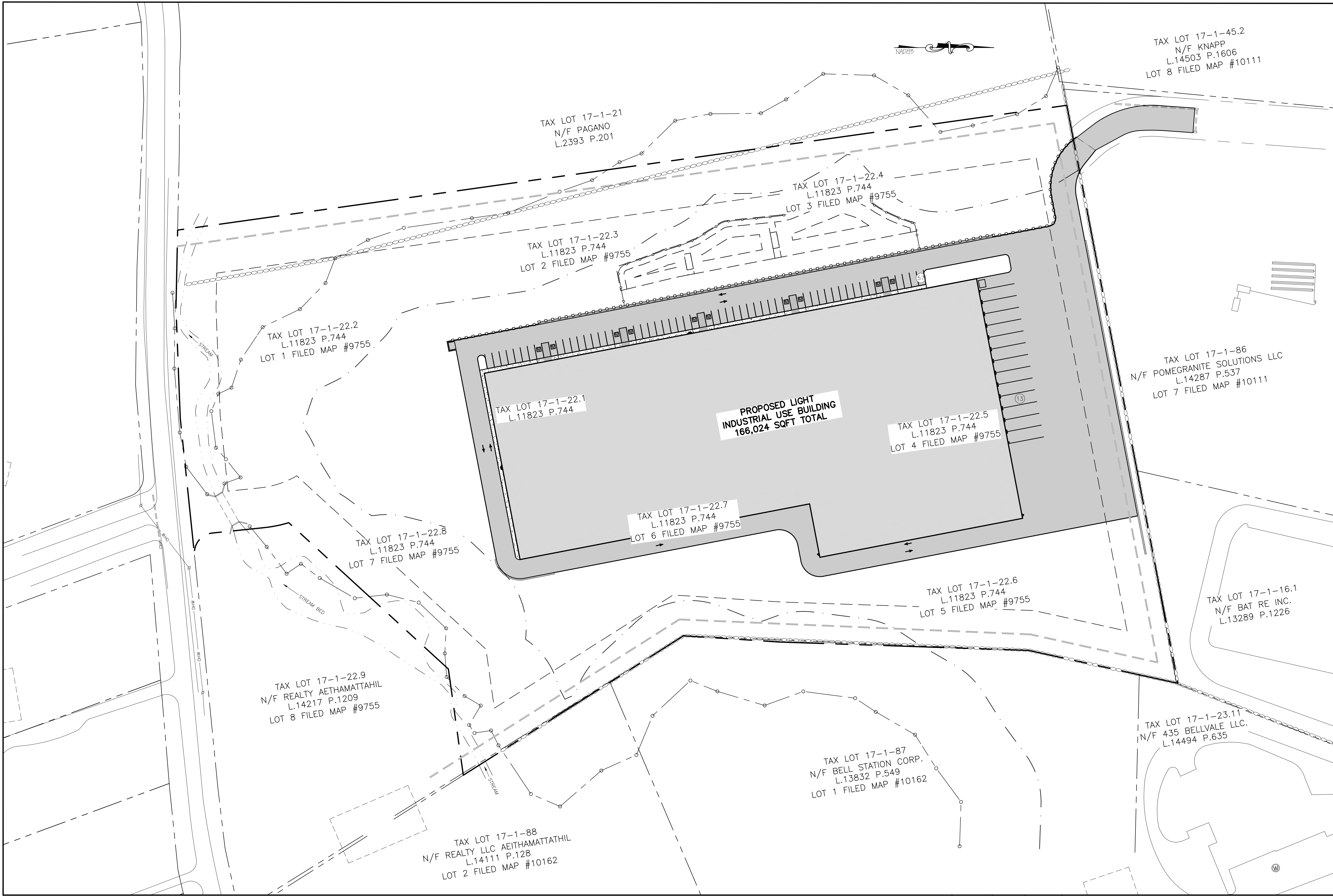
1. HOURS OF OPERATION: 8AM-6PM DAILY EXCEPT FOR NATIONAL HOLIDAYS. ADDITIONAL WORK SHIFTS REQUIRE PLANNING BOARD APPROVAL.
2. THE PROJECT WILL NOT UTILIZE ANY PESTICIDES OR HERBICIDES ON THE SITE AND WILL NOT INCLUDE BULK STORAGE OF PETROLEUM, OTHER CHEMICALS OR ANY HAZARDOUS WASTE.
3. THE USE OF ENGINE BRAKES WITHIN THE PROJECT SITE IS PROHIBITED.

DRAWING LIST

SHEET #	SHEET TITLE	ORIGINAL DATE / LAST REVISED DATE
01 OF 22	TITLE SHEET	03-21-22 / 11-13-23
02 OF 22	EXISTING CONDITIONS MAP	03-21-22 / 11-13-23
03 OF 22	SLOPE ANALYSIS	03-21-22 / 11-13-23
04 OF 22	SITE PLAN	03-21-22 / 11-13-23
05 OF 22	GRADING & UTILITY PLAN	03-21-22 / 11-13-23
06 OF 22	DRIVEWAY PROFILES	03-21-22 / 11-13-23
07 OF 22	SECTION A-A	03-21-22 / 11-13-23
08 OF 22	DRAINAGE PROFILES 1	03-21-22 / 11-13-23
09 OF 22	DRAINAGE PROFILES 2	03-21-22 / 11-13-23
10 OF 22	EROSION AND SEDIMENT CONTROL PLAN	03-21-22 / 11-13-23
11 OF 22	EROSION AND SEDIMENT CONTROL DETAILS	03-21-22 / 11-13-23
12 OF 22	LIGHTING PLAN	03-21-22 / 11-13-23
13 OF 22	LANDSCAPING PLAN	03-21-22 / 11-13-23
14 OF 22	LANDSCAPING DETAILS	03-21-22 / 11-13-23
15 OF 22	TRUCK TURNING DIAGRAM - WB67	03-21-22 / 11-13-23
16 OF 22	TRUCK TURNING DIAGRAM - WB67	03-21-22 / 11-13-23
17 OF 22	TRUCK TURNING DIAGRAM - WB67	03-21-22 / 11-13-23
18 OF 22	FIRETRUCK TURNING DIAGRAMS	03-21-22 / 11-13-23
19 OF 22	SDS DETAILS	03-21-22 / 11-13-23
20 OF 22	CONSTRUCTION DETAILS	03-21-22 / 11-13-23
21 OF 22	STORMWATER CONSTRUCTION DETAILS	03-21-22 / 11-13-23
22 OF 22	HABITAT PROTECTION PLAN	03-21-22 / 11-13-23

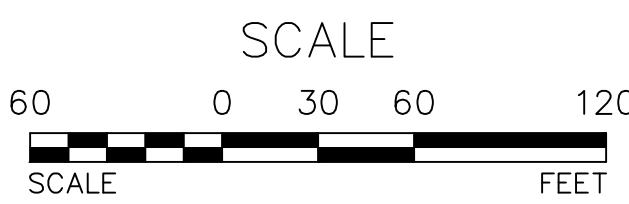
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TITLE SHEET

SCALE: 1"=60'



TOWN OF CHESTER PLANNING BOARD APPROVAL



OWNER'S CONSENT NOTE:

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

SIGNATURE OF OWNER(S)

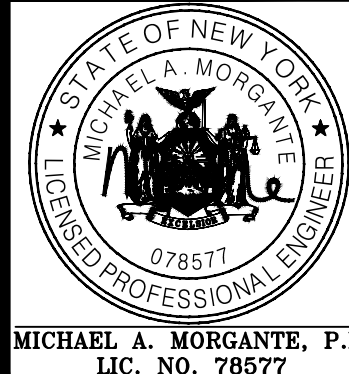
DATE

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REVISION	BY	DATE	DESCRIPTION
9.	MM	11/13/23	PER PH & PB COMMENTS
8.	MM	8/7/23	SITE RE-DESIGN
7.	MM	2/6/23	PH CONSULTANT COMMENTS
6.	MM	1/17/23	PUBLIC HEARING COMMENTS
5.	MM	3/21/22	DEC EMAIL DATED 03/11/22
4.	MM	12/2/21	PER PB MTG & AF COMMENT LETTER
3.	MM	9/16/21	PREPARATION OF PRELIMINARY PLANS
2.	MM	5/19/21	REVISION PER PB MTG. & COMMENT LETTERS
1.	MM	3/23/21	ROAD LAYOUT REVISION PER PB MTG.

THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

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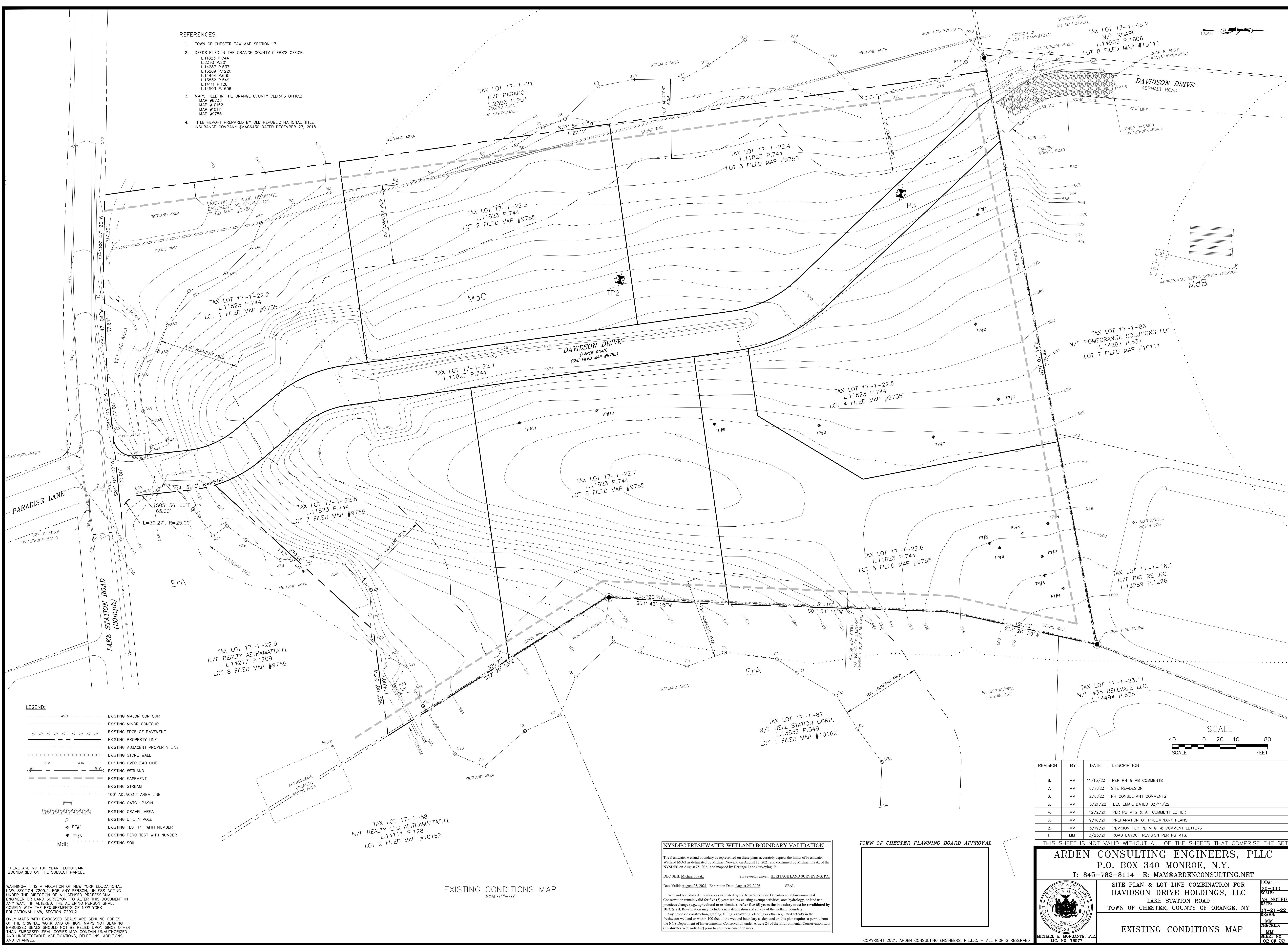
SITE PLAN & LOT LINE COMBINATION FOR  
DAVIDSON DRIVE HOLDINGS, LLC  
LAKE STATION ROAD  
TOWN OF CHESTER, COUNTY OF ORANGE, NY

TITLE SHEET

JOB#: 20-030  
SCALE:  
AS NOTED  
DATE: 03-21-22  
DRAWN:  
MM  
CHECKED:  
MM  
SUBMIT NO.  
01 OF 22



- REFERENCES:
1. TOWN OF CHESTER TAX MAP SECTION 17.
  2. DEEDS FILED IN THE ORANGE COUNTY CLERK'S OFFICE:  
L.11823 P.744  
L.2393 P.201  
L.14287 P.537  
L.13289 P.1226  
L.14494 P.635  
L.13832 P.549  
L.14111 P.128  
L.14503 P.1606
  3. MAPS FILED IN THE ORANGE COUNTY CLERK'S OFFICE:  
MAP #6733  
MAP #10162  
MAP #10111  
MAP #9755
  4. TITLE REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY #MAC6430 DATED DECEMBER 27, 2018.



- LEGEND:
- 490 --- EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - EXISTING EDGE OF PAVEMENT
  - EXISTING PROPERTY LINE
  - EXISTING ADJACENT PROPERTY LINE
  - EXISTING STONE WALL
  - EXISTING OVERHEAD LINE
  - EXISTING WETLAND
  - EXISTING EASEMENT
  - EXISTING STREAM
  - 100' ADJACENT AREA LINE
  - EXISTING CATCH BASIN
  - EXISTING GRAVEL AREA
  - EXISTING UTILITY POLE
  - EXISTING TEST PIT WITH NUMBER
  - EXISTING PERC TEST WITH NUMBER
  - EXISTING SOIL

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EXISTING CONDITIONS MAP  
SCALE: 1"=40'

**NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION**

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland MO-3 as delineated by Michael Nowicki on August 18, 2021 and confirmed by Michael Frate of the NYSDEC on August 25, 2021 and mapped by Heritage Land Surveying, P.C.

DEC Staff: Michael Frate Surveyor/Engineer: HERITAGE LAND SURVEYING, P.C.

Date Valid: August 25, 2021 Expiration Date: August 25, 2026 SEAL

Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for five (5) years unless existing exempt activities, area hydrology, or land use practices change (e.g., agricultural to residential). After five (5) years the boundary must be revalidated by DEC Staff. Revalidation may include a new delineation and survey of the wetland boundary.

Any proposed construction, grading, filling, excavating, clearing or other regulated activity in the freshwater wetland or within 100 feet of the wetland boundary as depicted on this plan requires a permit from the NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act) prior to commencement of work.

**TOWN OF CHESTER PLANNING BOARD APPROVAL**

[Signature Box]

REVISION	BY	DATE	DESCRIPTION
8.	MM	11/13/23	PER PH & PB COMMENTS
7.	MM	8/7/23	SITE RE-DESIGN
6.	MM	2/6/23	PH CONSULTANT COMMENTS
5.	MM	3/21/22	DEC EMAIL DATED 03/11/22
4.	MM	12/2/21	PER PB MTG & AF COMMENT LETTER
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1.	MM	3/23/21	ROAD LAYOUT REVISION PER PB MTG.

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**SITE PLAN & LOT LINE COMBINATION FOR DAVIDSON DRIVE HOLDINGS, LLC**  
LAKE STATION ROAD  
TOWN OF CHESTER, COUNTY OF ORANGE, NY

**EXISTING CONDITIONS MAP**

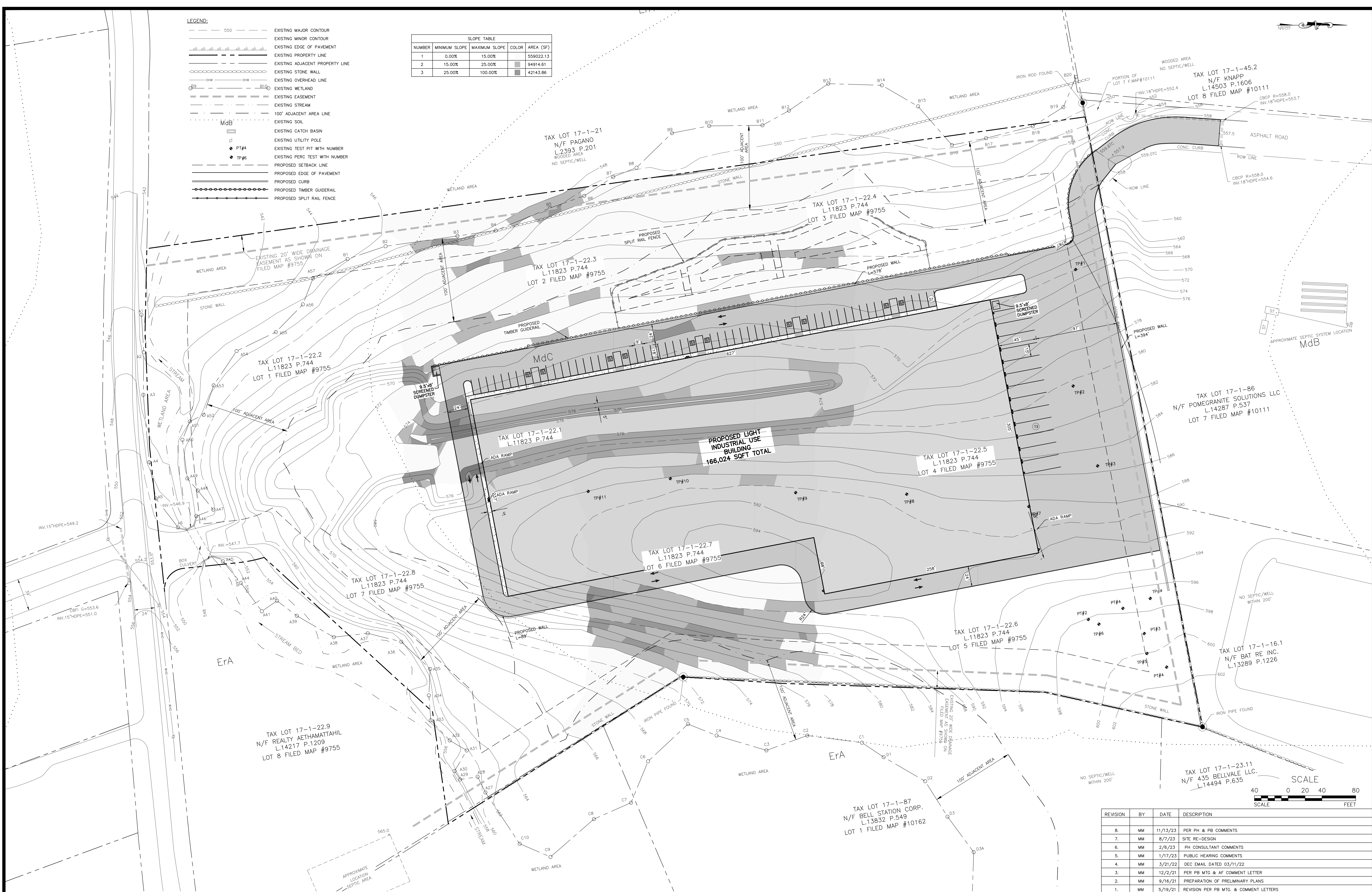
JOB#: 20-020  
SCALE: AS NOTED  
DATE: 03-21-22  
DRAWN: MM  
CHECKED: MM  
SHEET NO. 02 OF 22

MICHAEL A. MORGANTE, P.E.  
LIC. NO. 78577



- LEGEND:
- 550
  - EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - EXISTING EDGE OF PAVEMENT
  - EXISTING PROPERTY LINE
  - EXISTING ADJACENT PROPERTY LINE
  - EXISTING STONE WALL
  - EXISTING OVERHEAD LINE
  - EXISTING WETLAND
  - EXISTING EASEMENT
  - EXISTING STREAM
  - 100' ADJACENT AREA LINE
  - EXISTING SOIL
  - EXISTING CATCH BASIN
  - EXISTING UTILITY POLE
  - EXISTING TEST PIT WITH NUMBER
  - EXISTING PERC TEST WITH NUMBER
  - PROPOSED SETBACK LINE
  - PROPOSED EDGE OF PAVEMENT
  - PROPOSED CURB
  - PROPOSED TIMBER GUIDERAIL
  - PROPOSED SPLIT RAIL FENCE

NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	AREA (SF)
1	0.00%	15.00%		559022.13
2	15.00%	25.00%		94914.61
3	25.00%	100.00%		42143.86



SLOPE ANALYSIS  
SCALE: 1"=40'

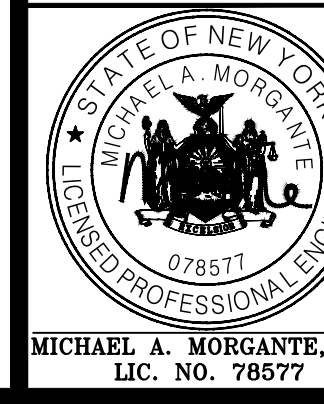
TOWN OF CHESTER PLANNING BOARD APPROVAL



REVISION	BY	DATE	DESCRIPTION
8.	MM	11/13/23	PER PH & PB COMMENTS
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STATE OF NEW YORK  
MICHAEL A. MORGANTE, P.E.  
LIC. NO. 78577

SITE PLAN & LOT LINE COMBINATION FOR  
DAVIDSON DRIVE HOLDINGS, LLC  
LAKE STATION ROAD  
TOWN OF CHESTER, COUNTY OF ORANGE, NY

SLOPE ANALYSIS

JOB#:  
20-030  
SCALE:  
AS NOTED  
DATE:  
03-21-22  
DRAWN:  
MM  
CHECKED:  
MM  
SHEET NO.  
03 OF 22

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TABLE OF ZONING REQUIREMENTS:  
ZONE IP (LIGHT ENTERPRISE)  
LIGHT INDUSTRIAL USE BUILDING

**LOT DIMENSIONS**

BULK TABLE: (MINIMUMS)	REQUIRED	PROVIDED
LOT AREA (AC)	2 AC	16.07 AC
LOT WIDTH (FEET)	200'	1000'+/-
FRONT YARD (FEET)	60'	199'
REAR YARD (FEET)	50'	107'
ONE SIDE YARD (FEET)	50'	152'
BOTH SIDE YARDS (FEET)	100'	313'

**BULK TABLE: (MAXIMUMS)**

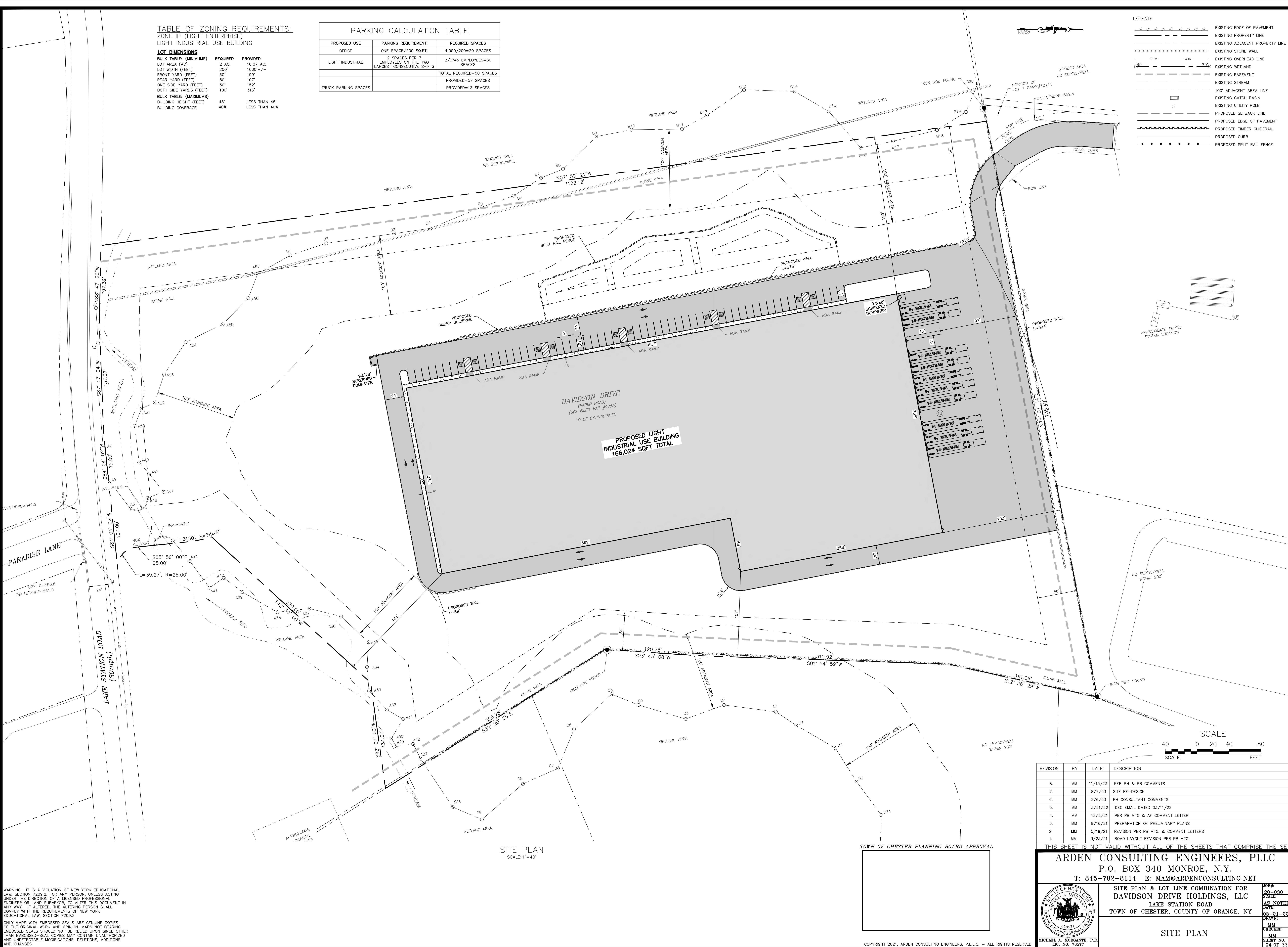
BUILDING HEIGHT (FEET)	45'	LESS THAN 45'
BUILDING COVERAGE	40%	LESS THAN 40%

PARKING CALCULATION TABLE

PROPOSED USE	PARKING REQUIREMENT	REQUIRED SPACES
OFFICE	ONE SPACE/200 SQ.FT.	4,000/200=20 SPACES
LIGHT INDUSTRIAL	2 SPACES PER 3 EMPLOYEES ON THE TWO LARGEST CONSECUTIVE SHIFTS	2/3*45 EMPLOYEES=30 SPACES
		TOTAL REQUIRED=50 SPACES
		PROVIDED=57 SPACES
TRUCK PARKING SPACES		PROVIDED=13 SPACES

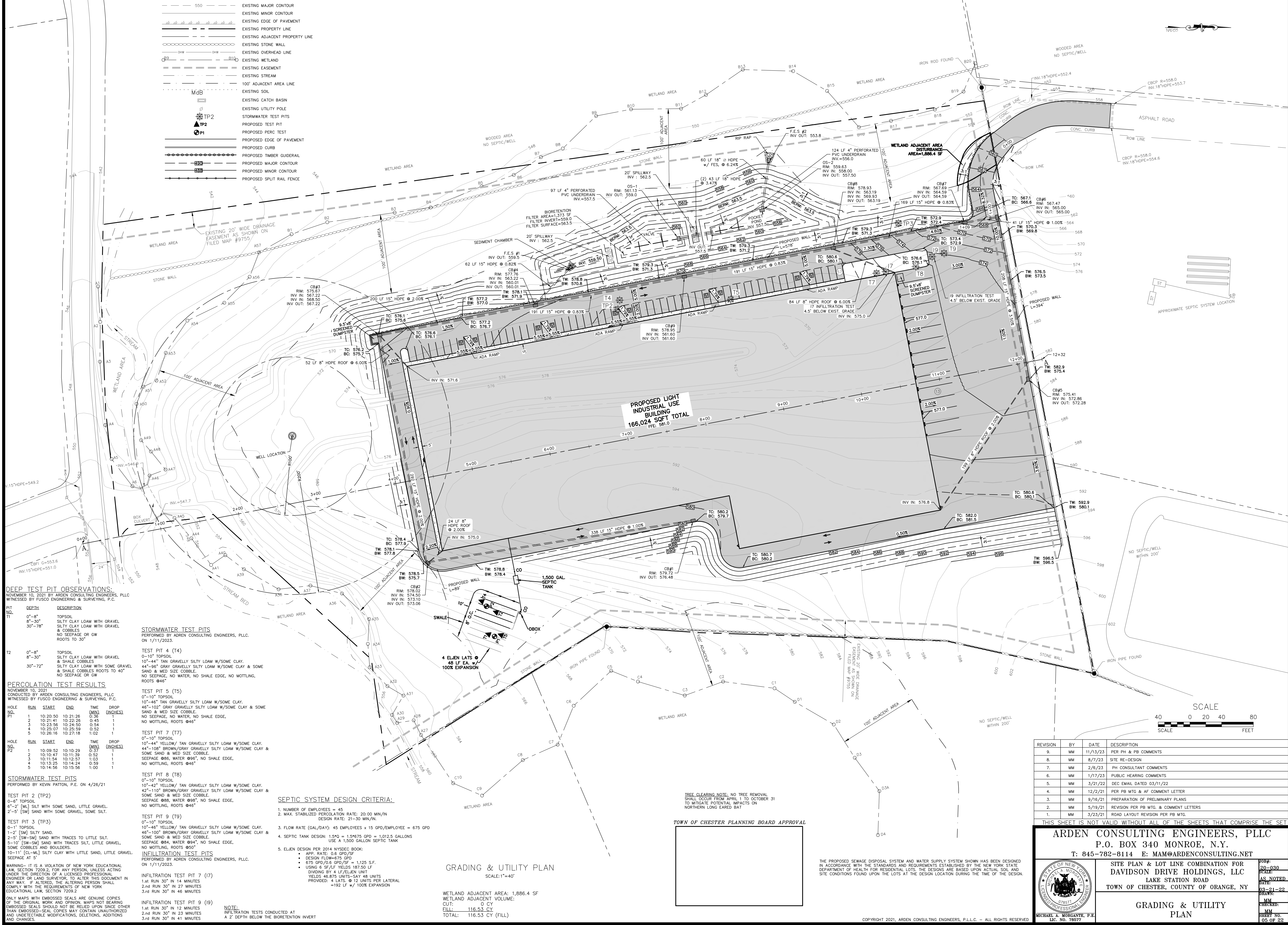
LEGEND:

	EXISTING EDGE OF PAVEMENT
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING STONE WALL
	EXISTING OVERHEAD LINE
	EXISTING WETLAND
	EXISTING EASEMENT
	EXISTING STREAM
	100' ADJACENT AREA LINE
	EXISTING CATCH BASIN
	EXISTING UTILITY POLE
	PROPOSED SETBACK LINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED TIMBER GUIDERAIL
	PROPOSED CURB
	PROPOSED SPLIT RAIL FENCE





- LEGEND:
- 550 --- EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - - - - - EXISTING EDGE OF PAVEMENT
  - - - - - EXISTING PROPERTY LINE
  - - - - - EXISTING ADJACENT PROPERTY LINE
  - - - - - EXISTING STONE WALL
  - - - - - EXISTING OVERHEAD LINE
  - - - - - EXISTING WETLAND
  - - - - - EXISTING EASEMENT
  - - - - - EXISTING STREAM
  - - - - - 100' ADJACENT AREA LINE
  - - - - - EXISTING SOIL
  - - - - - EXISTING CATCH BASIN
  - - - - - EXISTING UTILITY POLE
  - - - - - STORMWATER TEST PITS
  - - - - - PROPOSED TEST PIT
  - - - - - PROPOSED PERC TEST
  - - - - - PROPOSED EDGE OF PAVEMENT
  - - - - - PROPOSED CURB
  - - - - - PROPOSED TIMBER GUIDERAIL
  - - - - - PROPOSED MAJOR CONTOUR
  - - - - - PROPOSED MINOR CONTOUR
  - - - - - PROPOSED SPLIT RAIL FENCE



DEEP TEST PIT OBSERVATIONS:

NOVEMBER 10, 2021 BY ARDEN CONSULTING ENGINEERS, PLLC  
WITNESSED BY FUSCO ENGINEERING & SURVEYING, P.C.

PIT NO.	DEPTH	DESCRIPTION
T1	0'-8"	TOPSOIL
	8'-30"	SILTY CLAY LOAM WITH GRAVEL
	30'-78"	SILTY CLAY LOAM WITH GRAVEL & COBBLES NO SEEPAGE OR GW ROOTS TO 30'
T2	0'-8"	TOPSOIL
	8'-30"	SILTY CLAY LOAM WITH GRAVEL
	30'-72"	SILTY CLAY LOAM WITH SOME GRAVEL & SHALE COBBLES NO SEEPAGE OR GW ROOTS TO 40'

PERCOLATION TEST RESULTS

NOVEMBER 10, 2021  
CONDUCTED BY ARDEN CONSULTING ENGINEERS, PLLC  
WITNESSED BY FUSCO ENGINEERING & SURVEYING, P.C.

HOLE NO.	RUN	START	END	TIME (MIN)	DROP (INCHES)
P1	1	10:20:50	10:21:26	0:36	1
	2	10:21:41	10:22:26	0:45	1
	3	10:23:56	10:24:50	0:54	1
	4	10:25:07	10:25:59	0:52	1
	5	10:26:16	10:27:18	1:02	1
HOLE NO.	RUN	START	END	TIME (MIN)	DROP (INCHES)
P2	1	10:09:52	10:10:29	0:37	1
	2	10:10:47	10:11:39	0:52	1
	3	10:11:54	10:12:57	1:03	1
	4	10:13:25	10:14:24	0:59	1
	5	10:14:56	10:15:56	1:00	1

STORMWATER TEST PITS

PERFORMED BY KEVIN PATTON, P.E. ON 4/26/21

TEST PIT 2 (TP2)  
0'-8" TOPSOIL  
6'-2" (ML) SILT WITH SOME SAND, LITTLE GRAVEL  
2'-5" (SM) SAND WITH SOME GRAVEL, SOME SILT.

TEST PIT 3 (TP3)  
0'-1" TOPSOIL  
1'-2" (SM) SILT SAND  
2'-5" (SW-SM) SAND WITH TRACES TO LITTLE SILT  
5'-10" (SW-SM) SAND WITH TRACES SILT, LITTLE GRAVEL, SOME COBBLES AND BOULDERS  
10'-11" (CL-M) SILTY CLAY WITH LITTLE SAND, LITTLE GRAVEL, SEEPAGE AT 5'

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STORMWATER TEST PITS

PERFORMED BY ARDEN CONSULTING ENGINEERS, PLLC ON 1/11/2023.

TEST PIT 4 (T4)  
0'-10" TOPSOIL  
10'-44" TAN GRAVELLY SILTY LOAM W/SOME CLAY.  
44'-96" GRAY GRAVELLY SILTY LOAM W/SOME CLAY & SOME SAND & MED SIZE COBBLE  
NO SEEPAGE, NO WATER, NO SHALE EDGE, NO MOTTLING, ROOTS @46"

TEST PIT 5 (T5)  
0'-10" TOPSOIL  
10'-48" TAN GRAVELLY SILTY LOAM W/SOME CLAY.  
48'-102" GRAY GRAVELLY SILTY LOAM W/SOME CLAY & SOME SAND & MED SIZE COBBLE  
NO SEEPAGE, NO WATER, NO SHALE EDGE, NO MOTTLING, ROOTS @48"

TEST PIT 7 (T7)  
0'-10" TOPSOIL  
10'-44" YELLOW/TAN GRAVELLY SILTY LOAM W/SOME CLAY.  
44'-108" BROWN/GRAY GRAVELLY SILTY LOAM W/SOME CLAY & SOME SAND & MED SIZE COBBLE  
SEEPAGE @66, WATER @98", NO SHALE EDGE, NO MOTTLING, ROOTS @46"

TEST PIT 8 (T8)  
0'-10" TOPSOIL  
10'-42" YELLOW/TAN GRAVELLY SILTY LOAM W/SOME CLAY.  
42'-110" BROWN/GRAY GRAVELLY SILTY LOAM W/SOME CLAY & SOME SAND & MED SIZE COBBLE  
SEEPAGE @68, WATER @98", NO SHALE EDGE, NO MOTTLING, ROOTS @46"

TEST PIT 9 (T9)  
0'-10" TOPSOIL  
10'-46" YELLOW/TAN GRAVELLY SILTY LOAM W/SOME CLAY.  
46'-100" BROWN/GRAY GRAVELLY SILTY LOAM W/SOME CLAY & SOME SAND & MED SIZE COBBLE  
SEEPAGE @84, WATER @94", NO SHALE EDGE, NO MOTTLING, ROOTS @50"

INFILTRATION TEST PITS

PERFORMED BY ARDEN CONSULTING ENGINEERS, PLLC ON 1/11/2023.

INFILTRATION TEST PIT 7 (T7)  
1st RUN 30" IN 14 MINUTES  
2nd RUN 30" IN 27 MINUTES  
3rd RUN 30" IN 46 MINUTES

INFILTRATION TEST PIT 9 (T9)  
1st RUN 30" IN 12 MINUTES  
2nd RUN 30" IN 23 MINUTES  
3rd RUN 30" IN 41 MINUTES

NOTE:  
INFILTRATION TESTS CONDUCTED AT A 2' DEPTH BELOW THE BIOTRETENTION INVERT

SEPTIC SYSTEM DESIGN CRITERIA:

- NUMBER OF EMPLOYEES = 45
- MAX. STABILIZED PERCOLATION RATE: 20:00 MIN/IN  
DESIGN RATE: 21:30 MIN/IN
- FLOW RATE (GAL/DAY): 45 EMPLOYEES X 15 GPD/EMPLOYEE = 675 GPD
- SEPTIC TANK DESIGN: 1.570 = 1.5\*675 GPD = 1,012.5 GALLONS  
USE A 1,500 GALLON SEPTIC TANK
- ELVEN DESIGN PER 2014 NYSDEC BOOK:
  - APP. RATE: 0.8 GPD/SF
  - DESIGN FLOW=675 GPD
  - 675 GPD/0.8 GPD/SF = 1,125 SF.
  - USING 6 SF/4F YIELDS 187.50 LF
  - DIVIDING BY 4 F/ELVEN UNIT YIELDS 46.875 UNITS-SAY 48 UNITS
  - PROVIDED: 4 LOTS @ 12 UNITS PER LATERAL =192 LF W/ 100% EXPANSION

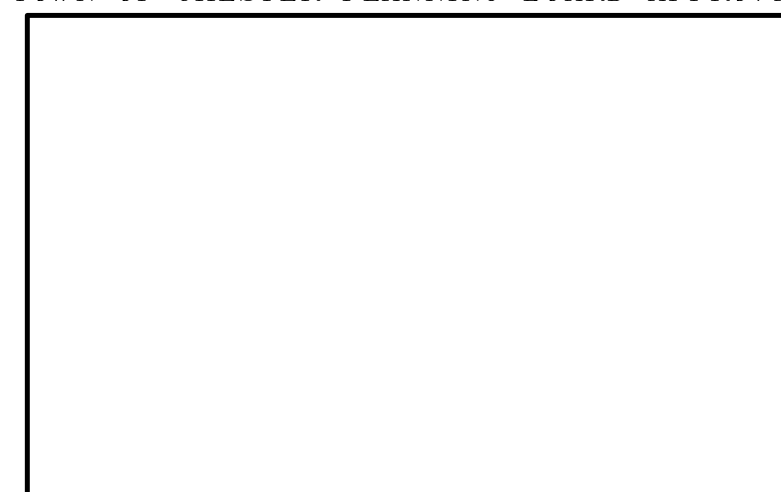
GRADING & UTILITY PLAN

SCALE:1"=40'

WETLAND ADJACENT AREA: 1,886.4 SF  
WETLAND ADJACENT VOLUME:  
CUT: 0 CY  
FILL: 116.53 CY  
TOTAL: 116.53 CY (FILL)

TREE CLEARING NOTE: NO TREE REMOVAL SHALL OCCUR FROM APRIL 1 TO OCTOBER 31 TO MITIGATE POTENTIAL IMPACTS ON NORTHERN LONG EARED BAT

TOWN OF CHESTER PLANNING BOARD APPROVAL



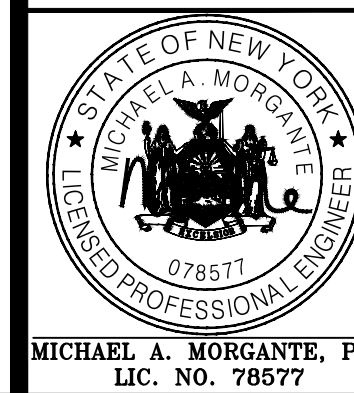
THE PROPOSED SEWAGE DISPOSAL SYSTEM AND WATER SUPPLY SYSTEM SHOWN HAS BEEN DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS ESTABLISHED BY THE NEW YORK STATE DEPARTMENT OF HEALTH FOR RESIDENTIAL LOTS. THE DESIGNS ARE BASED UPON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON THE LOTS AT THE DESIGN LOCATION DURING THE TIME OF THE DESIGN.

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6.	MM	1/17/23	PUBLIC HEARING COMMENTS
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SITE PLAN & LOT LINE COMBINATION FOR  
DAVIDSON DRIVE HOLDINGS, LLC  
LAKE STATION ROAD  
TOWN OF CHESTER, COUNTY OF ORANGE, NY

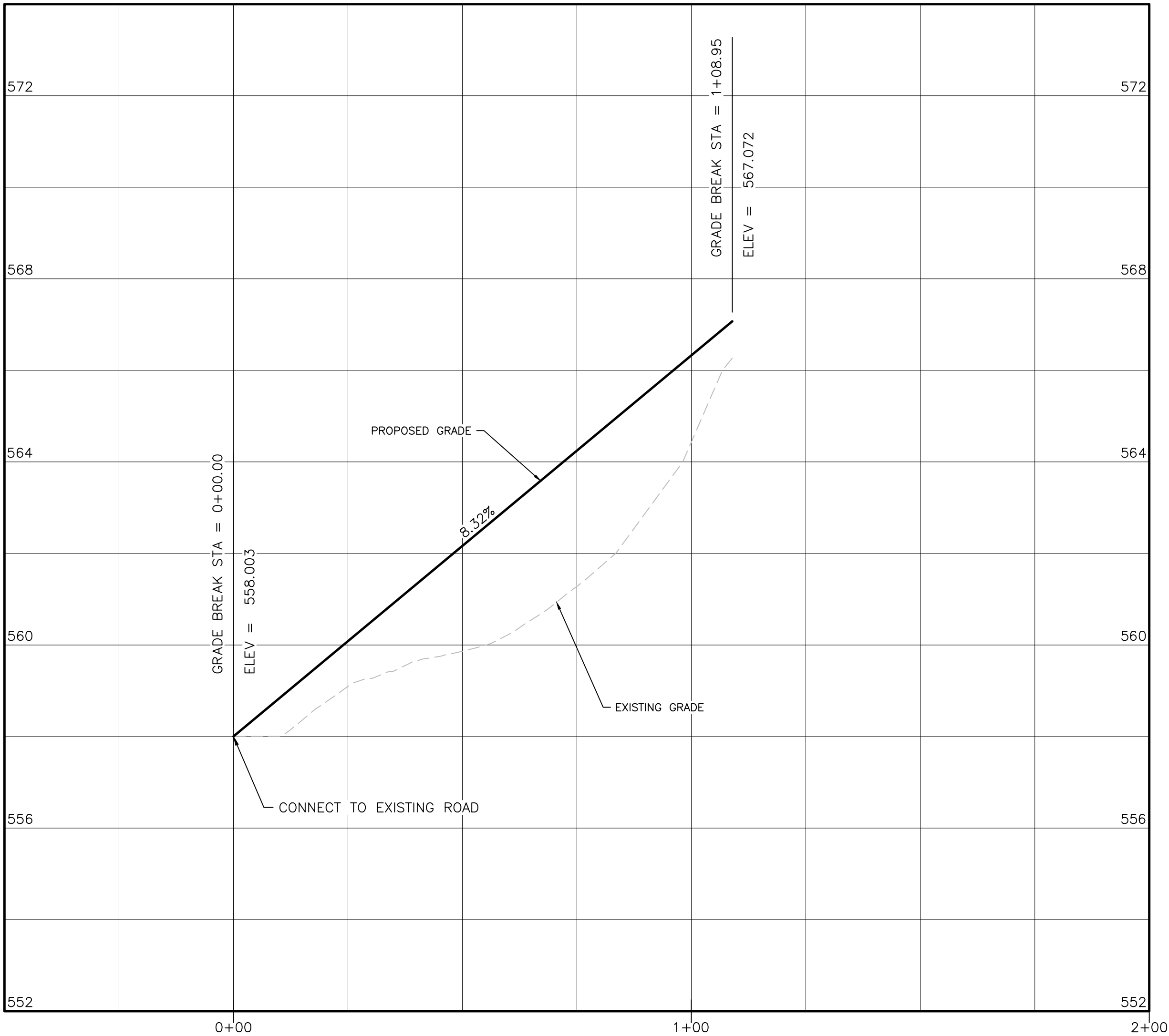
GRADING & UTILITY  
PLAN

JOB#:  
20-080  
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AS NOTED  
DATE:  
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DRAWN:  
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DRIVEWAY PROFILE  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=2'

TOWN OF CHESTER PLANNING BOARD APPROVAL



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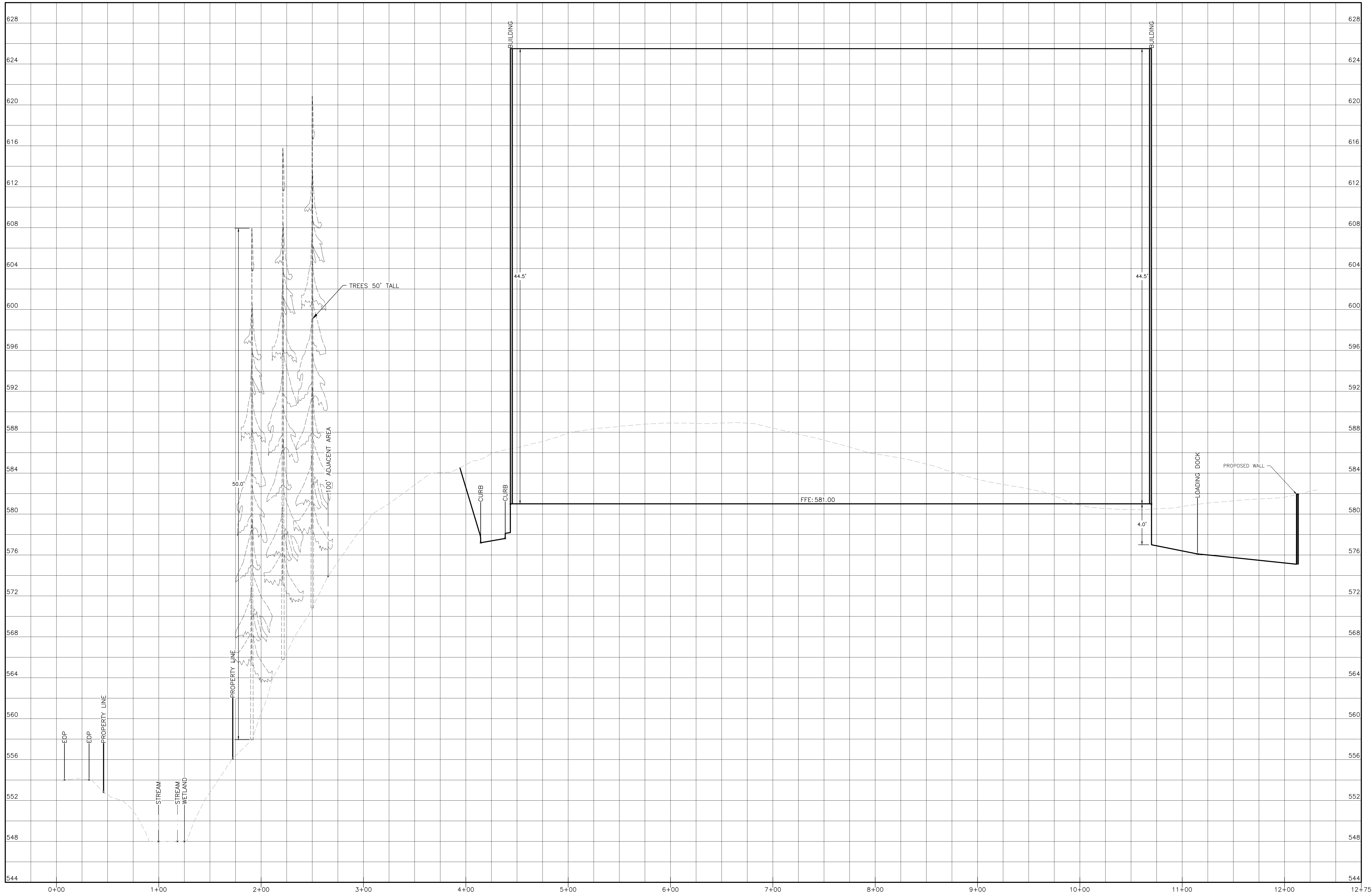
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SITE PLAN & LOT LINE COMBINATION FOR  
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LAKE STATION ROAD  
TOWN OF CHESTER, COUNTY OF ORANGE, NY

**DRIVEWAY PROFILES**

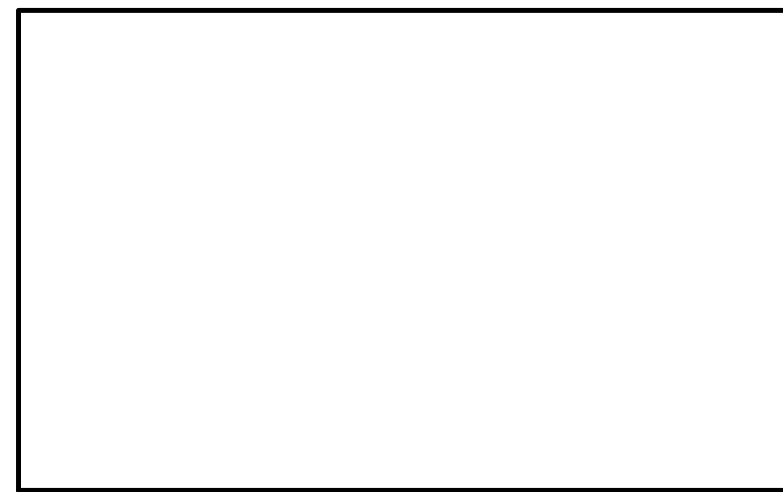
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SECTION A-A  
HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=4'

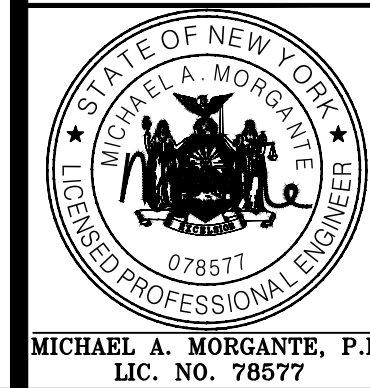
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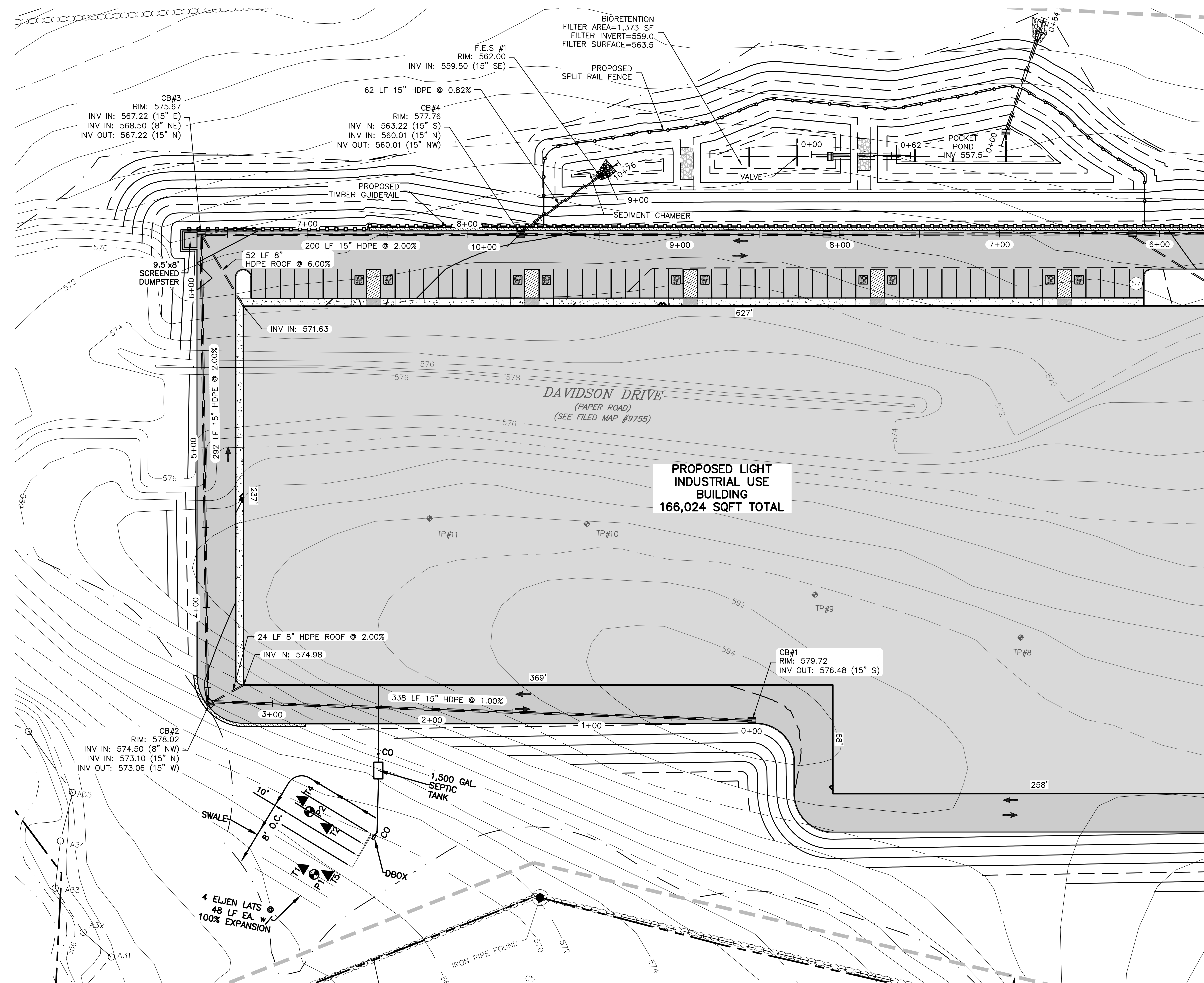
SECTION A-A

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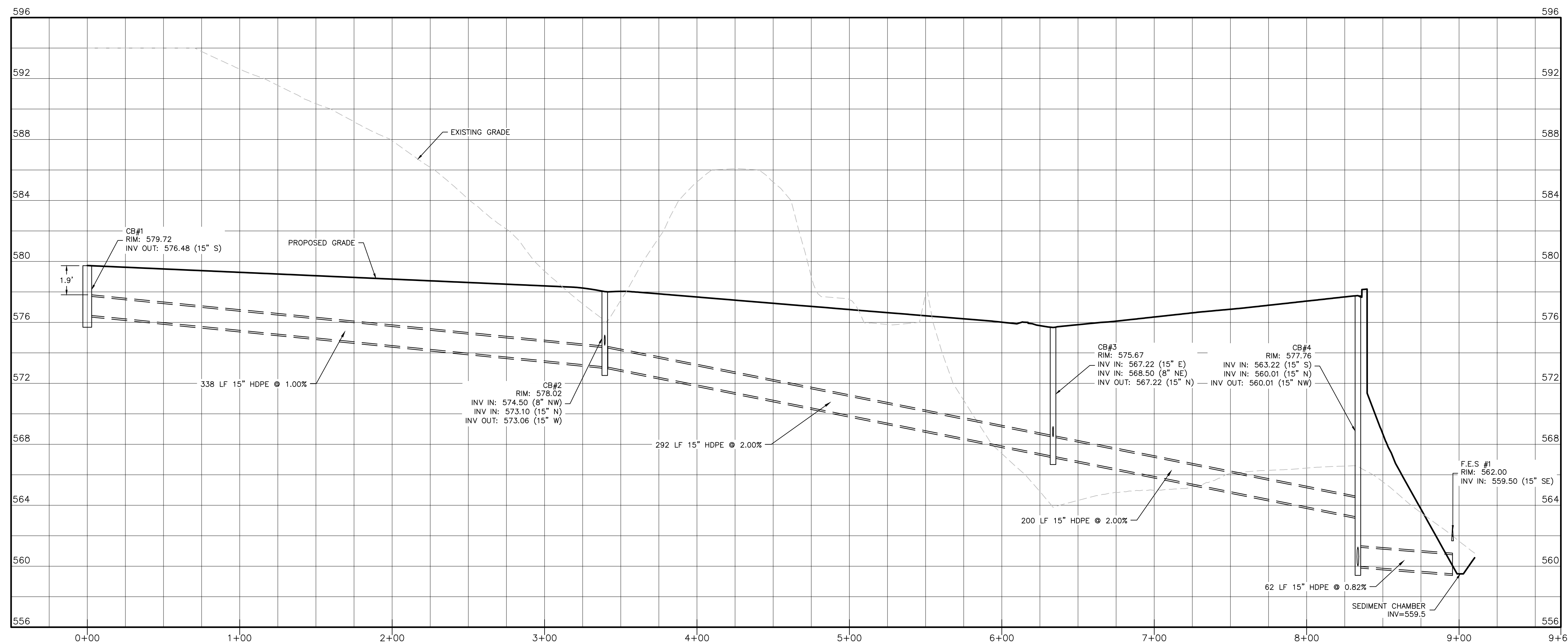
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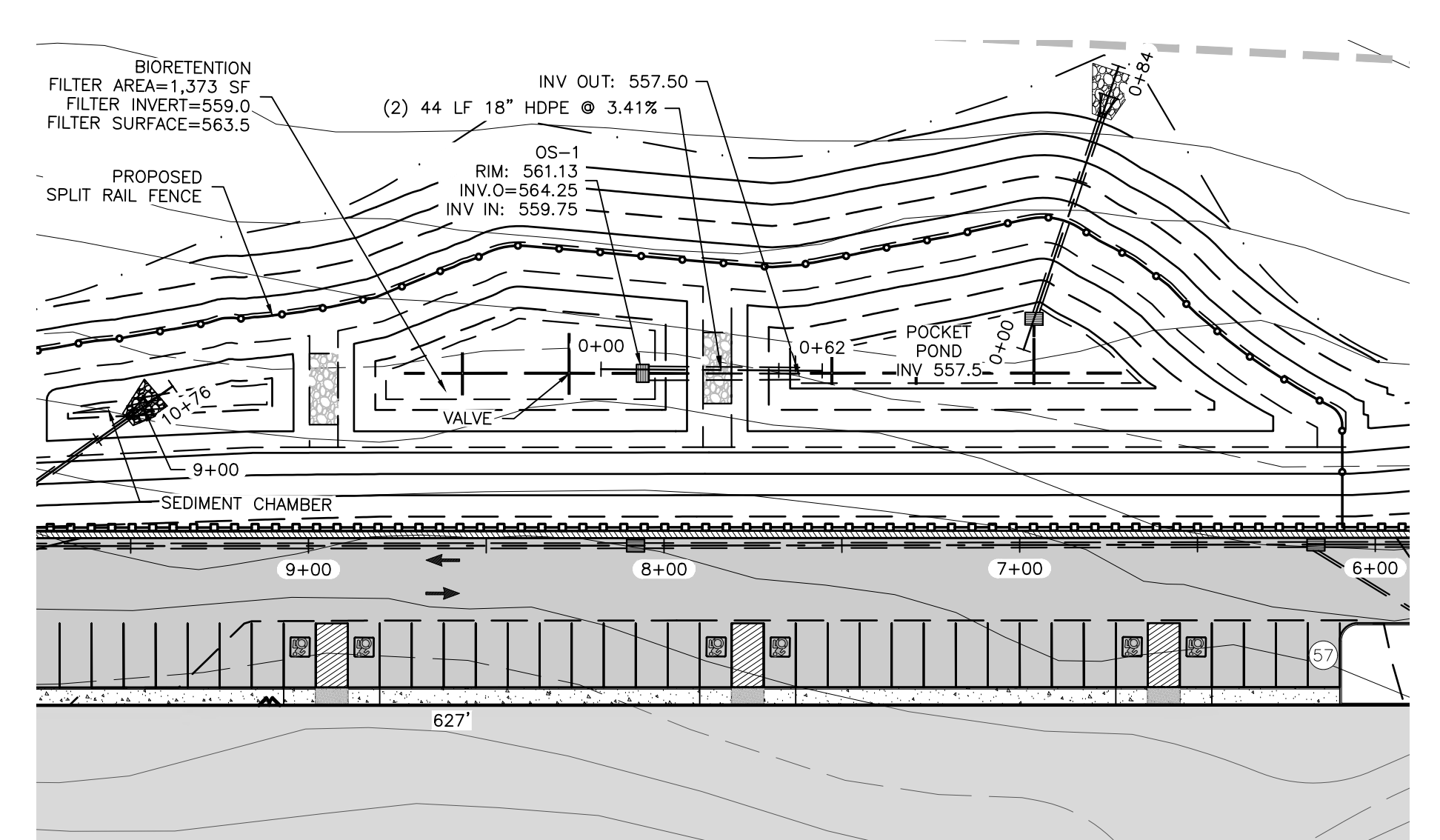
**DRAINAGE PLAN #1**  
SCALE: 1"=40'



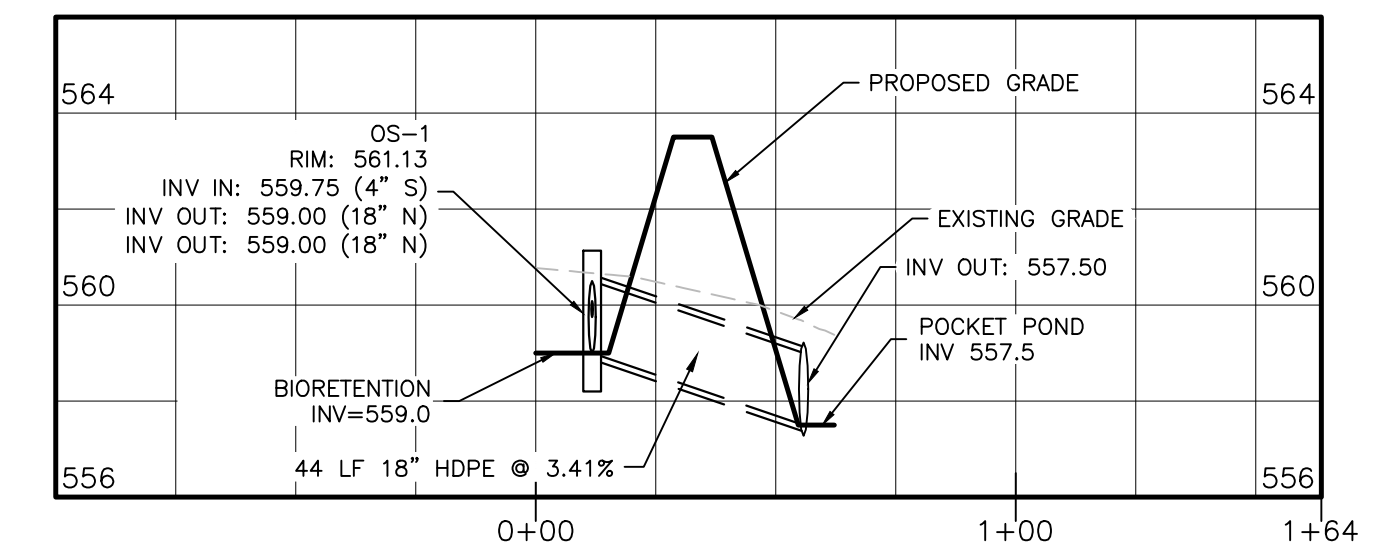
**DRAINAGE PROFILES #1**  
HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=4'

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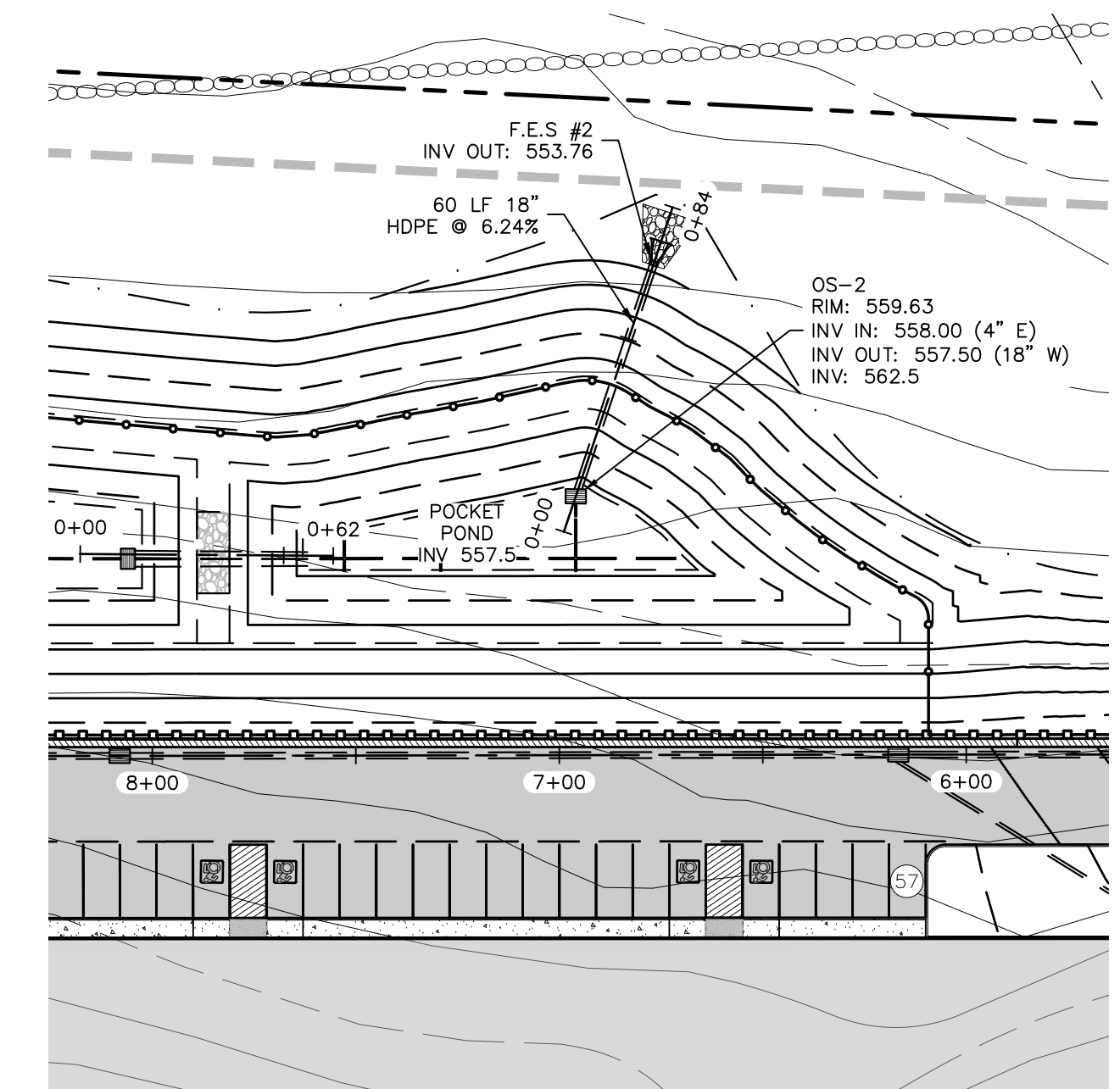
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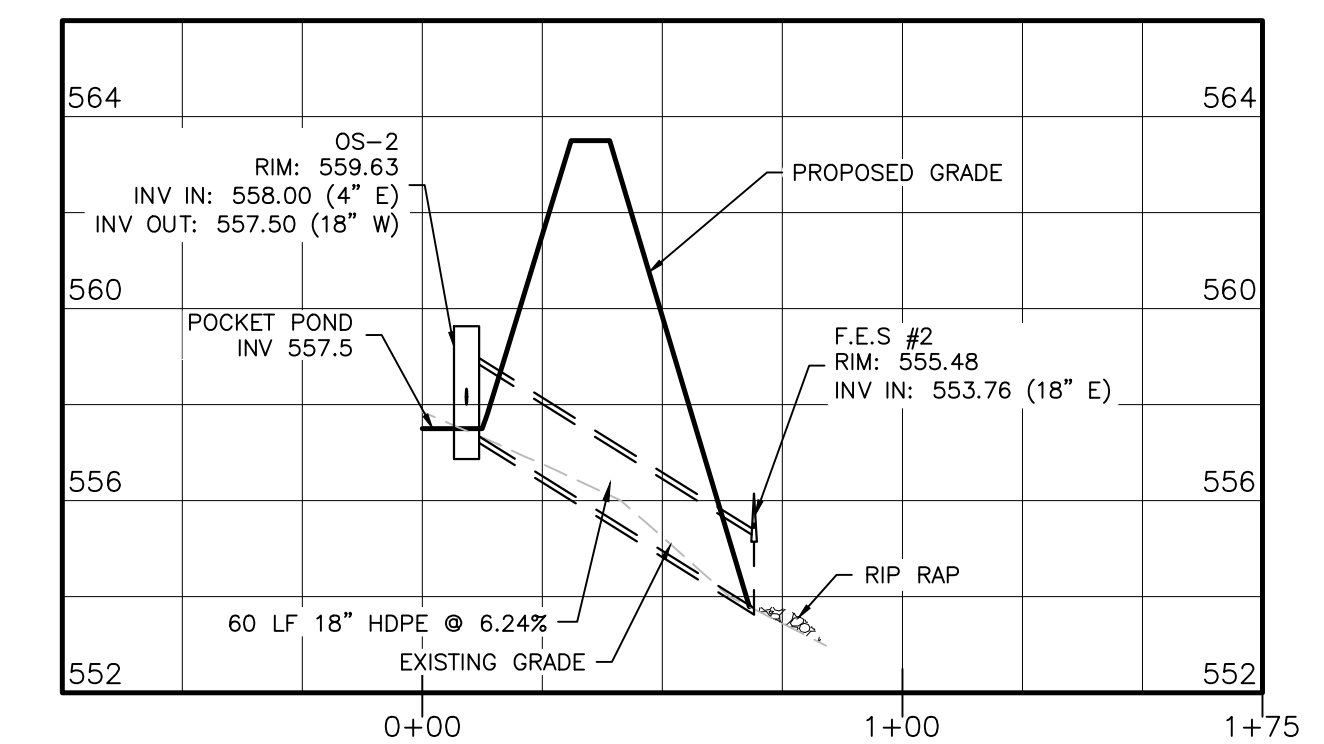
**DRAINAGE PLAN #2**  
SCALE: 1"=40'



**DRAINAGE PROFILES #2**  
HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=4'



**DRAINAGE PLAN #3**  
SCALE: 1"=40'

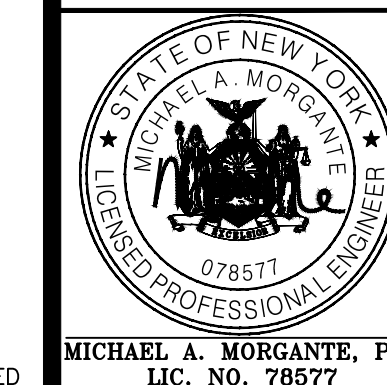


**DRAINAGE PROFILES #3**  
HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=4'

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**SITE PLAN & LOT LINE COMBINATION FOR**  
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LAKE STATION ROAD  
TOWN OF CHESTER, COUNTY OF ORANGE, NY

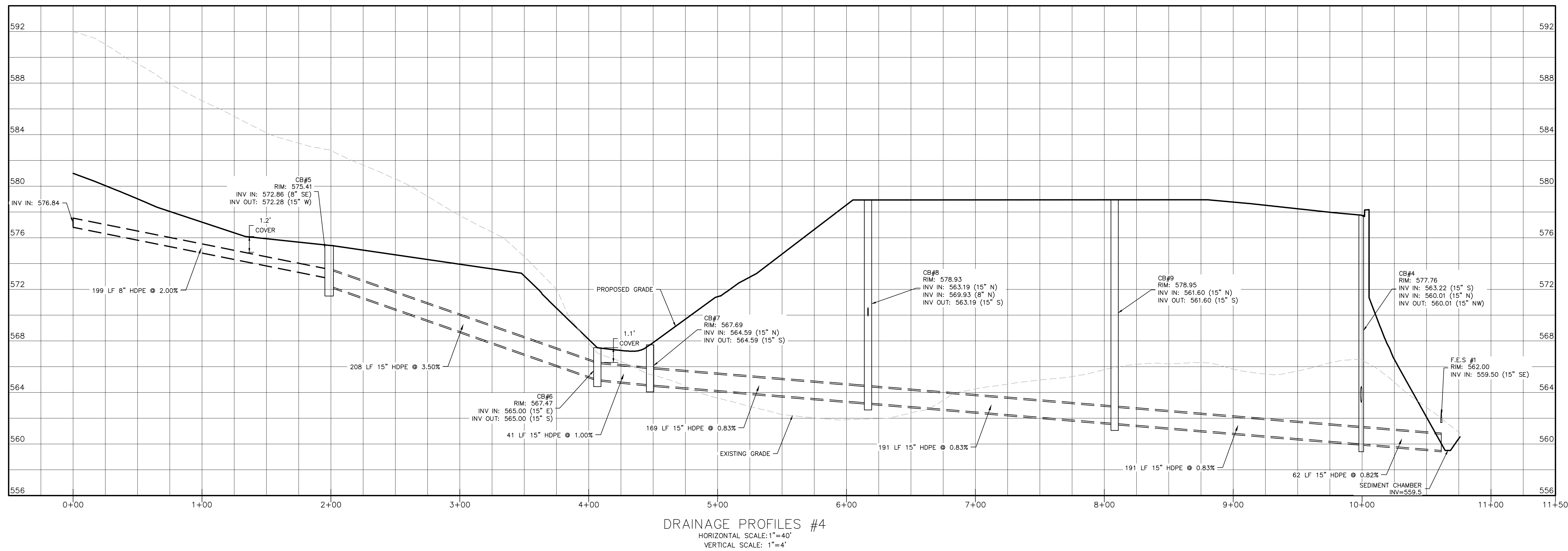
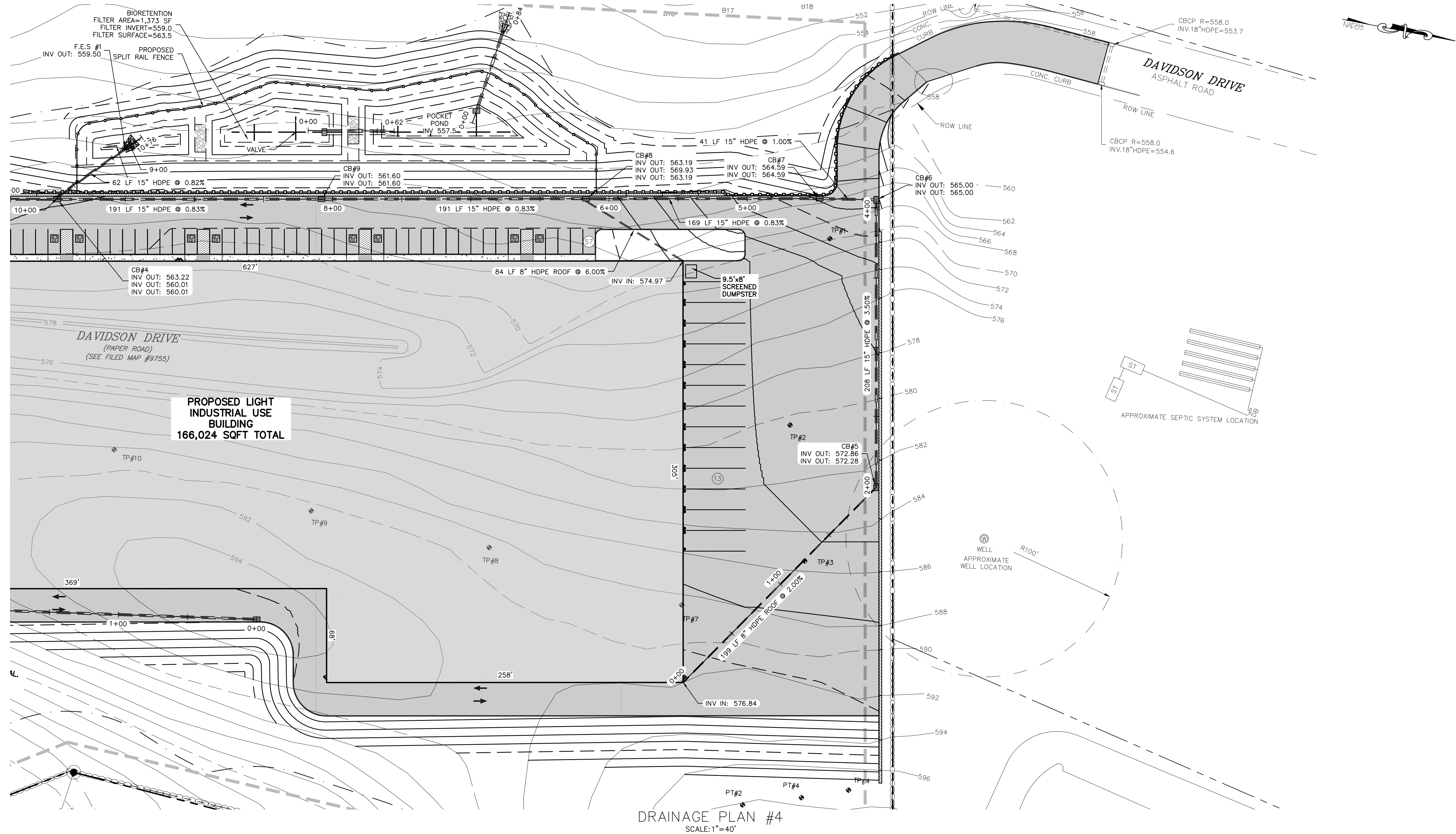
**DRAINAGE PROFILES 1**

**JOB#:**  
20-030  
**SCALE:**  
AS NOTED  
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**DRAWN:**  
MM  
**CHECKED:**  
MM  
**SHEET NO.:**  
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TOWN OF CHESTER PLANNING BOARD APPROVAL







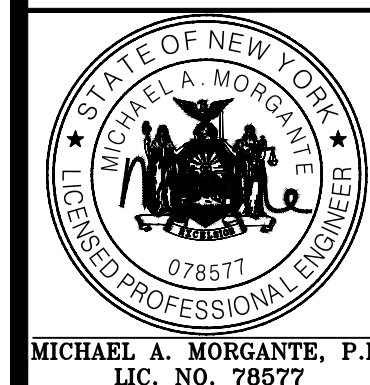
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SITE PLAN & LOT LINE COMBINATION FOR  
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LAKE STATION ROAD  
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**DRAINAGE PROFILES 2**

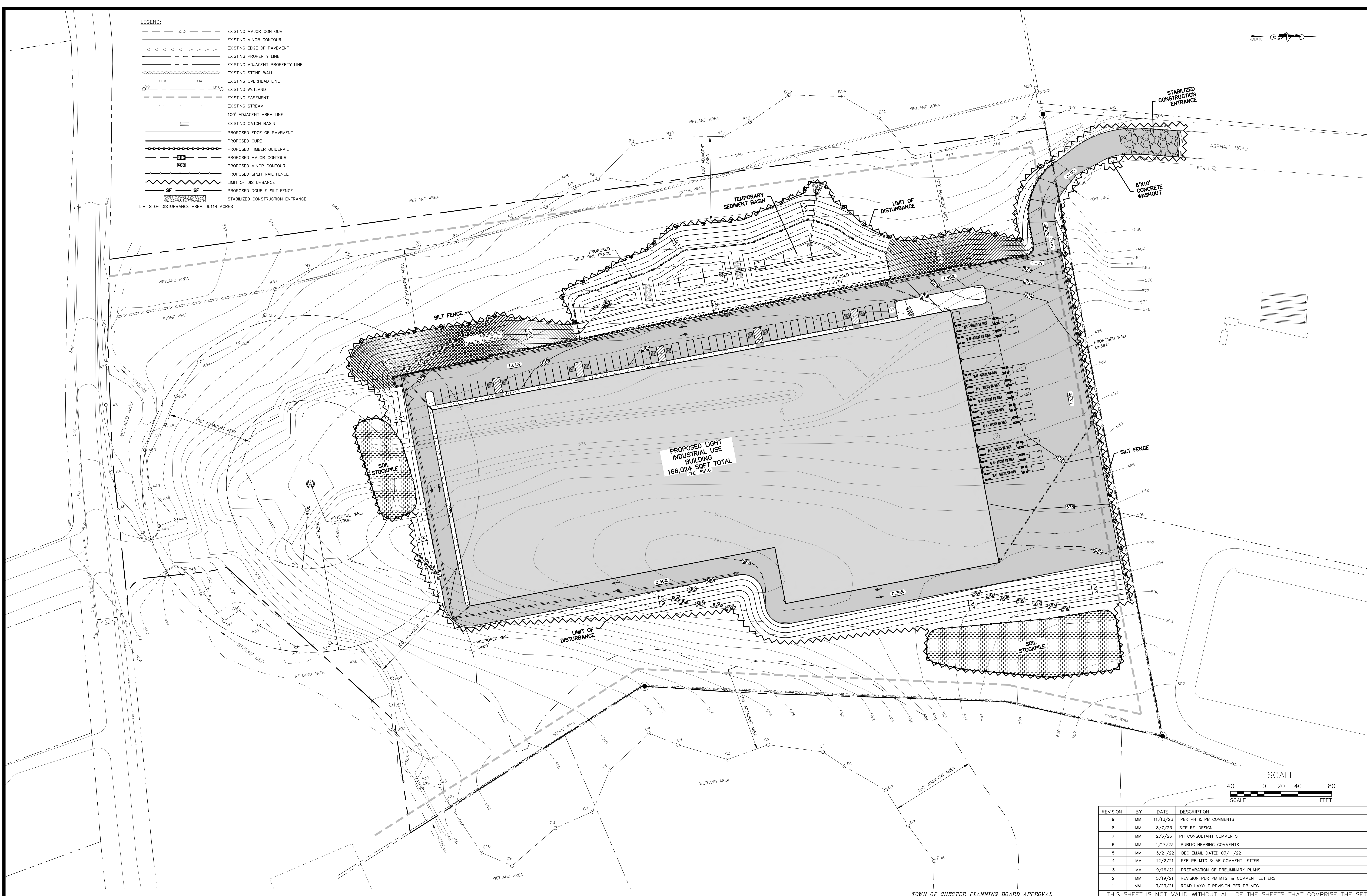
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- LEGEND:
- 550 --- EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - ||||| EXISTING EDGE OF PAVEMENT
  - EXISTING PROPERTY LINE
  - EXISTING ADJACENT PROPERTY LINE
  - EXISTING STONE WALL
  - EXISTING OVERHEAD LINE
  - EXISTING WETLAND
  - EXISTING EASEMENT
  - EXISTING STREAM
  - 100' ADJACENT AREA LINE
  - EXISTING CATCH BASIN
  - PROPOSED EDGE OF PAVEMENT
  - PROPOSED CURB
  - PROPOSED TIMBER GUIDERAIL
  - PROPOSED MAJOR CONTOUR
  - PROPOSED MINOR CONTOUR
  - PROPOSED SPLIT RAIL FENCE
  - LIMIT OF DISTURBANCE
  - SF SF PROPOSED DOUBLE SILT FENCE
  - STABILIZED CONSTRUCTION ENTRANCE
- LIMITS OF DISTURBANCE AREA: 9.114 ACRES

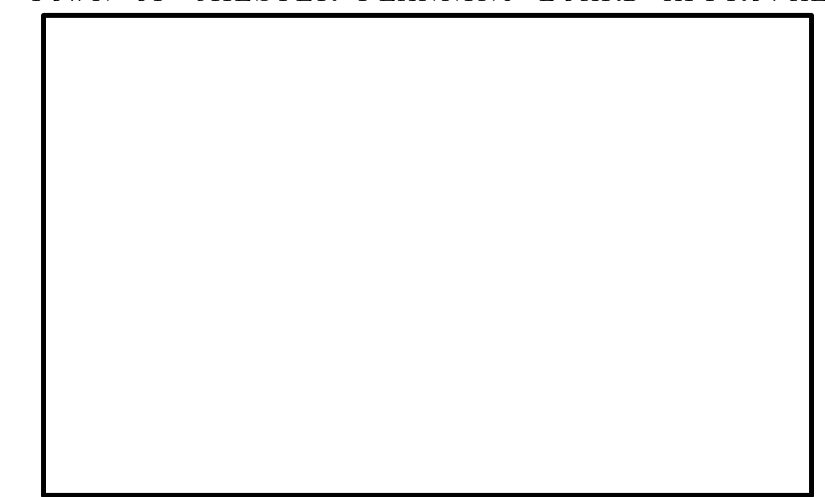


EROSION AND SEDIMENT CONTROL PLAN  
SCALE: 1"=40'

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**SITE PLAN & LOT LINE COMBINATION FOR  
DAVIDSON DRIVE HOLDINGS, LLC**  
LAKE STATION ROAD  
TOWN OF CHESTER, COUNTY OF ORANGE, NY

**EROSION AND SEDIMENT  
CONTROL PLAN**

JOB#:  
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SHEET NO.  
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BEST MANAGEMENT PRACTICES FOR SITE FACILITY MAINTENANCE.

THE OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF ALL SITE RELATED FACILITIES, INCLUDING THE STORM WATER SEDIMENT AND DETENTION BASINS AND THE FOLLOWING MEASURES AND/OR STRUCTURES, AS APPLICABLE AND SHOWN ON THE PLANS:

WATER QUALITY INLETS

1. WATER QUALITY INLETS SHALL BE CLEANED OUT AT LEAST TWICE A YEAR TO REMOVE POLLUTANTS. REMOVED MATERIAL SHOULD BE TAKEN TO A TREATMENT PLANT OR APPROVED LANDFILL FOR DISPOSAL.
2. STORM WATER INLETS THROUGHOUT THE SITE SHALL BE INSPECTED ANNUALLY FOR ACCUMULATED SEDIMENT OR OTHER PROBLEMS AND REPAIRED AS NECESSARY.

PARKING AND ROADWAY PAVEMENTS

1. PARKING AREA AND ROADWAY PAVEMENTS SHALL BE SWEEPED ON A REGULAR BASIS TO REMOVE ACCUMULATED SEDIMENT. COLLECTED SEDIMENT SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE WHICH WILL NOT ALLOW THE RE-ENTRANCE OF SILT INTO THE STORM WATER DRAINAGE SYSTEM.

VEGETATIVE STABILIZATION

1. ALL VEGETATIVE PLANTING ON AREAS WHICH HAVE BEEN DISTURBED AND ARE FINISH GRADED SHALL BE INSPECTED AFTER EACH RAIN EVENT. PLANTING (OR SEEDING) SHALL BE MAINTAINED IN A VIABLE CONDITION TO STABILIZE THE SOIL AND TO PREVENT SOIL EROSION. RESTORE ALL SITE PLANTING AND/OR SEEDING WHICH HAS BEEN DAMAGED TO A VIABLE CONDITION.
2. IF VEGETATIVE STABILIZATION HAS BEEN DAMAGED FROM STORM WATER EROSION, CORRECT UPSTREAM CONDITIONS WHICH CAUSED THE EROSION. CHECK DAMS MAY BE REQUIRED IN DRAINAGE WAYS, AND STONE OUTFALL APRONS MAY BE REQUIRED TO BE REPAIRED AT STORM WATER OUTLETS.

CONSTRUCTION ACTIVITY

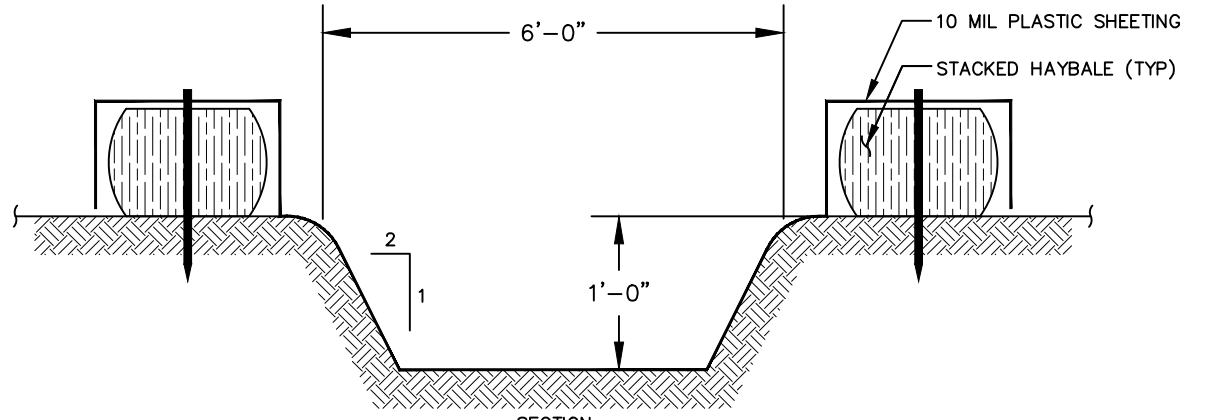
1. CONSTRUCTION ACTIVITIES WILL OCCUR DURING WEEKDAYS COMMENCING AT 7:00 AM AND TERMINATING AT 6:00 PM

EROSION AND SILTATION CONTROL NOTES:

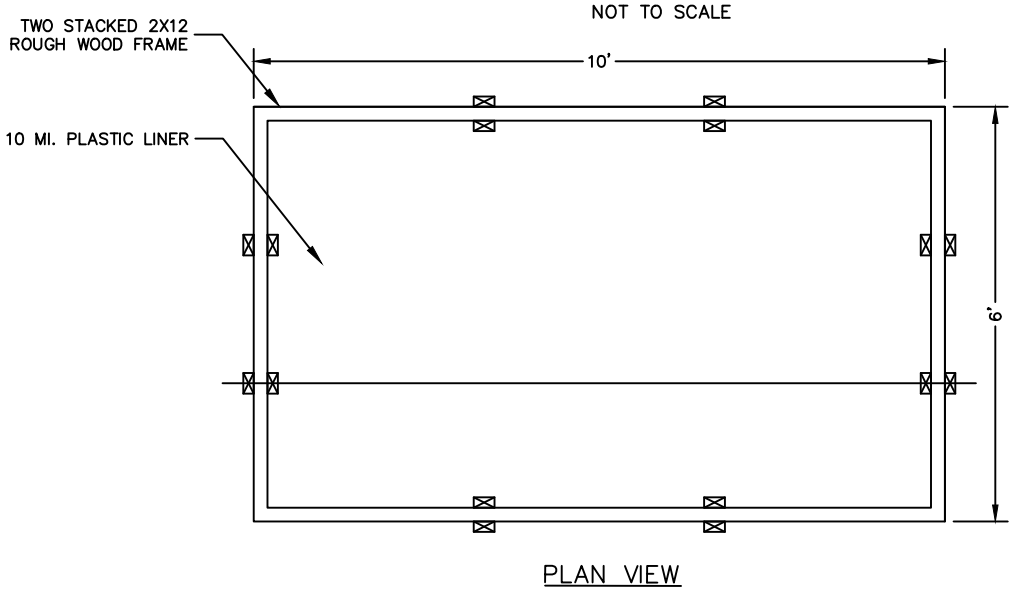
1. GRADED AREAS - UPPER ELEVATIONS: PROVIDE TEMPORARY DRAINAGE SWALES, 1% GRADE MIN., TO DIRECT RUNOFF AWAY FROM CONSTRUCTION SITES DISCHARGE AREAS AND ENERGY DISSIPATION REQUIREMENTS TO BE ACCEPTABLE TO OWNER.
2. GRADED AREAS - LOWER ELEVATIONS: PROVIDE DRAINAGE SWALES, 1% MIN. GRADES, WITH STAKED AND SECURED HAY BALE BERMS TO PREVENT DOWN STREAM AND DOWN GRADIENT SILTATION.

SEDIMENT & EROSION CONTROL NOTES & CONSTRUCTION SEQUENCING

1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES FOR ALL ROAD AND DRIVE ENTRANCES. STREETS SHALL BE CLEANED DAILY.
2. INSTALL SEDIMENT BARRIERS/SWALES/DITCHES/DIKES AT DOWN SLOPE AREAS FROM ALL PROPOSED GRADING OPERATIONS, AND INSTALL OTHER SEDIMENTATION AND EROSION CONTROL STRUCTURES OR MEASURES AS SHOWN ON THE DRAWINGS.
3. LAND DISTURBANCE SHALL BE LIMITED TO ONLY THAT AREA NECESSARY FOR DEVELOPMENT, NO MORE THAN FIVE (5) ACRES OF UNPROTECTED SOIL SHALL BE DISTURBED AT ONE TIME. PREVIOUS EARTHWORK SHALL BE STABILIZED AS SPECIFIED BEFORE ADDITIONAL AREA IS EXPOSED. EXISTING DWELLINGS AND STRUCTURES SHALL BE REMOVED PRIOR TO ANY SITE CLEARING AND SOIL DISTURBANCE.
4. CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED OR FILLED, THEN STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED. SEED STOCKPILED TOPSOIL WITH TEMPORARY RYEGRASS COVER AS SPECIFIED BELOW (SEE NOTE 8), AND ERCT A SILT FENCE AROUND THE STOCKPILE.
5. PROTECT ALL TREES WHICH ARE TO REMAIN AND WHICH ARE IN OR NEAR CONSTRUCTION AREAS.
6. PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED SUBGRADE.
7. INSTALL SEDIMENT BARRIERS AROUND ALL STORM DRAIN INLETS, OR MODIFY SEDIMENT CONTROL MEASURES INSTALLED IN #2 ABOVE AND MAINTAIN UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH VEGETATION AND ALL PAVEMENTS ARE PAVED WITH A BASE COURSE.
8. TEMPORARILY SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNDISTURBED FOR A PERIOD OF 15 DAYS OR MORE AND WHICH WILL NOT BE UNDER CONSTRUCTION WITHIN 30 DAYS IN ACCORDANCE WITH SPECIFICATION FOR VEGETATIVE ESTABLISHMENT.
9. IF CONSTRUCTION IS SUSPENDED OR COMPLETED, ALL DISTURBED AREAS SHALL BE SEEDDED AND MULCHED IMMEDIATELY. ALL SLOPES STEEPER THAN ONE ON THREE (V/H) AND PERIMETER TRENCHES AND TRAP EMBANKMENTS SHALL, ON COMPLETION, BE IMMEDIATELY STABILIZED WITH TEMPORARY SEEDING AND MULCHING.
10. AFTER COMPLETION OF SITE CONSTRUCTION, FINE GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND SEED WITH PERMANENT LAWN MIX AS DISCUSSED ON THE SPECIFICATIONS FOR FOR VEGETATIVE ESTABLISHMENT ON THIS SHEET.
11. DURING THE PROGRESS OF CONSTRUCTION, MAINTAIN ALL SEDIMENT TRAPS, BARRIERS, AND FILTERS AS NECESSARY TO PREVENT THEIR BEING CLOGGED UP WITH SEDIMENT.
12. AFTER PAVEMENTS ARE INSTALLED AND PERMANENT VEGETATIVE COVER AND PLANTINGS ARE ESTABLISHED, REMOVE SEDIMENT BARRIERS AND SEED THOSE DISTURBED AREAS.
13. MAINTAIN ALL SEEDDED AND PLANTED AREAS TO INSURE A VIABLE STABILIZED VEGETATIVE COVER.
14. STRUCTURAL MEASURES MUST BE MAINTAINED TO BE EFFECTIVE. IN GENERAL, THESE MEASURES MUST BE PERIODICALLY INSPECTED TO INSURE STRUCTURAL INTEGRITY, TO DETECT VANDALISM DAMAGE, AND FOR CLEANING AND REPAIR WHENEVER NECESSARY.
15. DURING CONSTRUCTION, ALL STRUCTURES SHOULD BE INSPECTED WEEKLY AND AFTER EVERY RAIN. REMOVE ACCUMULATED SEDIMENT AND STOCKPILE AND STABILIZE IN AN AREA NOT SUBJECT TO FURTHER EROSION.
16. AFTER CONSTRUCTION IS COMPLETED, PERMANENT SEDIMENT OR EROSION CONTROL STRUCTURES SHOULD BE INSPECTED AT LEAST SEMI-ANNUALLY AND AFTER EVERY RAIN.

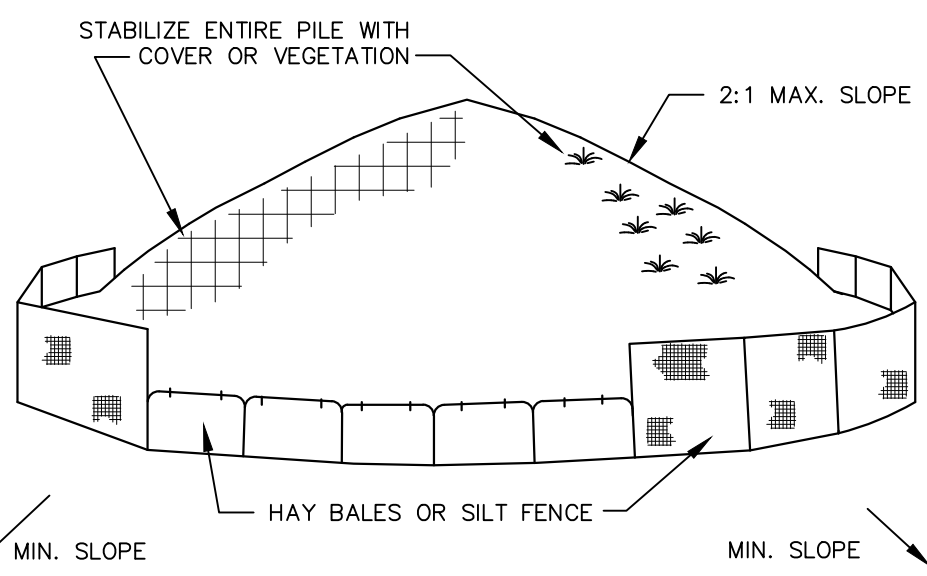


TEMPORARY CONCRETE WASH



CONCRETE WASHOUT PIT

NOT TO SCALE

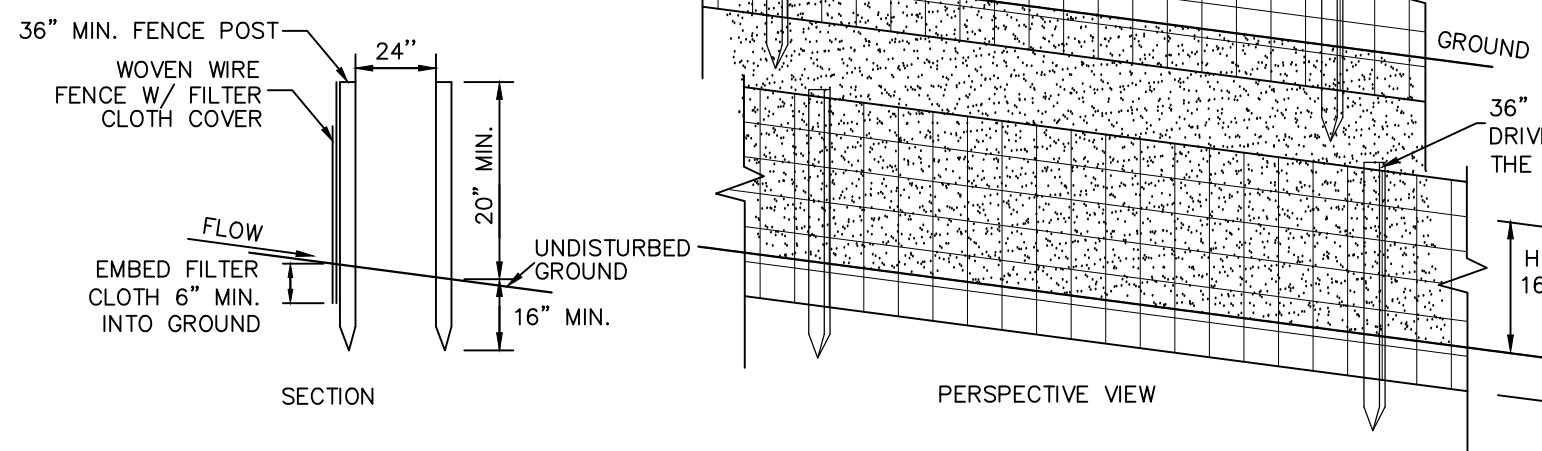


SOIL STOCKPILE DETAIL

NOT TO SCALE

INSTALLATION NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILES SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR HAY BALES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.
5. SILT FENCE LOCATION SHALL BE STAKED BY A LICENSED LAND SURVEYOR IN THE STATE OF NEW YORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
6. POST: STEEL EITHER 1" OR 1 1/2" TYPE OR 2" HARDWOOD FENCE: WOVEN WIRE, 14 1/2 GA. 6" MAX. MESH OPENING FILTER CLOTH: FILTER X, MIRAFI 100X, STABILURA THIN OR APPROVED EQUAL PREFABRICATED UNIT, GEOFAB, ENVROFENCE, OR APPROVED EQUAL.

DOUBLE SILT FENCE DETAIL

NOT TO SCALE

SEEDS	APPLICATION RATE
RYEGRASS (ANNUAL OR PERENNIAL) (USE WINTER RYE IF SEEDING IN OCT./NOV.)	30 LBS./ACRE (0.7 LBS./1,000 SF)

AREAS REMAINING DISTURBED FOR 30 DAYS OR MORE SHALL BE STABILIZED AS FOLLOWS:

SCARIFY SOILS IF COMPACTED, LIME TO pH OF 6.0 IF REQUIRED, FERTILIZE WITH 600 LBS./ACRE, 5-10-10 FERTILIZER IF REQUIRED. SEED WITH SPECIES AND RATE SHOWN BELOW. MULCH WITH HAY OR STRAW AT A RATE OF 2,000 LBS./ACRE. ANCHOR MULCH WITH NETTING OF WOOD FIBER OR JUTE IF STEEP SLOPE OR HIGH POTENTIAL FOR EROSION.

SLOPE STABILIZATION, SEEDING METHOD & MULCHING

SLOPES OR 4:1 OR GREATER (HORIZONTAL - VERTICAL)

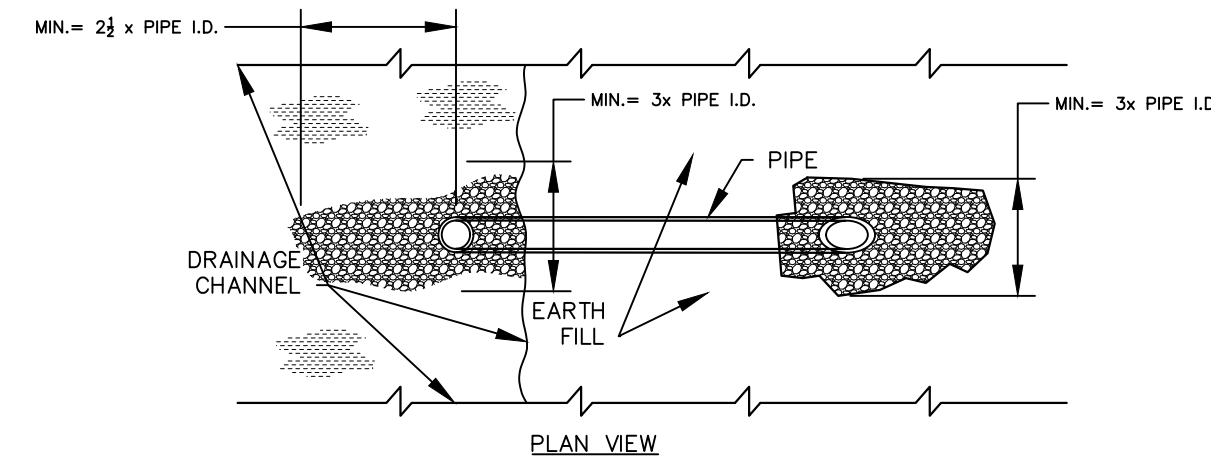
SLOPES SHALL BE HYDROSEEDING WITH THE MIXTURES AND RATES INDICATED IN THE PERMANENT SEEDING MIXTURE SCHEDULE. STRAW OR HAY MULCH SHALL BE APPLIED AT A RATE OF 2,000 LBS./ACRE. STRAW OR HAY MULCH SHALL BE ANCHORED WITH BIO-MAT MULCHING AS MANUFACTURED BY ROLANCA INTERNATIONAL OR APPROVED EQUIVALENT. NETTING TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

GENTLE SLOPE AND FLAT AREAS

AREA SHALL BE SEEDDED BY HYDROSEEDING OR BROADCASTING WITH THE MIXTURES AND RATES INDICATED ON THE PERMANENT SEEDING MIXTURE SCHEDULE. HYDROSEEDED AREAS SHALL BE MULCHED WITH A WOOD FIBER MULCH APPLIED AT A RATE OF 500 LBS./ACRE. BROADCAST AREAS SHALL BE MULCHED WITH HAY OR STRAW AT A RATE OF 2,000 LBS./ACRE. AREAS SEEDDED BY BROADCASTING SHALL BE LIGHTLY RAKED AND FACED PRIOR TO PLACING MULCH.

SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT.

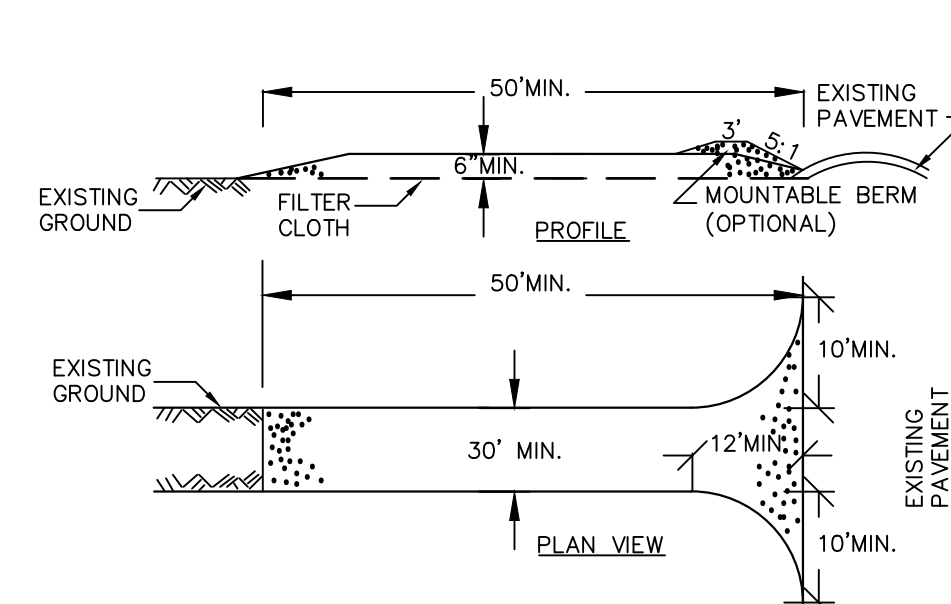
1. PERMANENT SEEDING:
  - a. SEEDING PREPARATION: AREA TO BE SEEDDED SHALL BE LOOSE AND FRABLE TO A DEPTH OF AT LEAST 3 INCHES. THE TOP LAYER SHALL BE LOOSEENED BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING OCCURS. FOR SITES LESS THAN 5 ACRES, APPLY 100 POUNDS OF DOLOMITIC LIMESTONE AND 21 POUNDS OF 10-20-20 FERTILIZER PER 1,000 SF. HARROW OR DISK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES ON SLOPES FLATTER THAN 3:1.
  - b. SEEDING: APPLY 4-6 POUNDS PER 1,000 SF OF SEED MIX BETWEEN FEBRUARY 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 31. APPLY SEED UNIFORMLY ON A MOIST FIRM SEEDBED WITH A CYCLONE SEEDER DRILL, CULTIPACKR SEEDER OR HYDROSEEDER (SLURRY INCLUDES SEEDS AND FERTILIZER, RECOMMENDED ON STEEP SLOPES ONLY). MAXIMUM SEED DEPTH SHOULD BE 1/4 INCH IN CLAYEY SOILS AND 1/2 INCH IN SANDY SOILS WHEN USING OTHER THAN THE HYDROSEEDER METHOD. IRRIGATE IF SOIL MOISTURE IS DEFICIENT TO SUPPORT ADEQUATE GROWTH UNTIL VEGETATION IS FIRMLY ESTABLISHED. SELECT SEED MIXTURES FROM SECTION 3, NYS GUIDELINES FOR URBAN EROSION & SEDIMENT CONTROL.
  - c. MULCHING: MULCH SHALL BE APPLIED TO ALL SEEDDED AREAS IMMEDIATELY AFTER SEEDING. DURING THE TIME PERIODS WHEN SEEDING IS NOT PERMITTED, MULCH SHALL BE APPLIED IMMEDIATELY AFTER GRADING. MULCH SHALL BE UNROTTED, UNCHOPPED, SMALL GRAIN STRAW APPLIED AT A RATE OF 2 TONS PER ACRE OR 90 POUNDS PER 1,000 SQUARE FEET (2 BALES). IF A MULCH ANCHORING TOOL IS USED, APPLY 2.5 TONS PER ACRE. MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEEDS AND SHALL BE COMPLETELY FREE OF PROHIBITED NOXIOUS WEEDS. SPREAD MULCH UNIFORMLY, MECHANICALLY, OR BY HAND TO A DEPTH OF 1-2 INCHES.
  - d. SECURING STRAW MULCH: STRAW MULCH SHALL BE SECURED IMMEDIATELY FOLLOWING MULCH APPLICATIONS TO MINIMIZE MOVEMENT OF WIND OR WATER. THE FOLLOWING METHODS ARE PERMITTED:
    - i. USE A MULCH ANCHORING TOOL WHICH IS DESIGNED TO PUNCH AND ANCHOR FABRIC TYPE MULCH INTO THE SOIL SURFACE TO A MINIMUM DEPTH OF 2 INCHES. THIS IS THE MOST EFFECTIVE METHOD FOR SECURING MULCH, HOWEVER, IT IS LIMITED TO RELATIVELY FLAT AREAS WHERE EQUIPMENT CAN OPERATE SAFELY.
    - ii. WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. IF MIXED WITH WATER, USE 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
    - iii. LIQUID BINDERS MAY BE USED AND APPLIED HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF SLOPES. THE REMAINDER OF THE AREA SHOULD APPEAR UNIFORM AFTER BINDER APPLICATION.
    - iv. LIGHTWEIGHT NETTING, MAY BE USED TO SECURE MULCH. THE NETTING WILL BE STAPLED TO THE GROUND ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
2. TEMPORARY SEEDING:
  - a. LIME: 100 POUNDS OF DOLOMITIC LIMESTONE PER 1,000 SF
  - b. FERTILIZER: 15 POUNDS OF 10-10-10 PER 1,000 SF
  - c. SEED: PERENNIAL RYE-0.92 POUNDS PER 1,000 SF
3. FILL:
  - a. NO FILLS MAY BE PLACED ON FROZEN GROUND. ALL FILL TO BE PLACED IN APPROXIMATELY HORIZONTAL LAYERS, EACH LAYER HAVING A LOOSE THICKNESS OF NOT MORE THAN 8 INCHES. ALL FILL IN ROADWAYS AND PARKING AREAS IS TO BE CLASSIFIED TYPE 2 COMPACTED TO 90% DENSITY. COMPACTION TO BE DETERMINED BY ASTM D-1557-86T (MODIFIED PROCTOR). ANY FILL WITHIN THE BUILDING AREA IS TO BE COMPACTED TO A MINIMUM OF 95% AS DETERMINED BY METHODS PREVIOUSLY MENTIONED. FILLS FOR POND EMBANKMENTS SHALL BE COMPACTED AS PER THE PROJECT ENGINEER'S SPECIFICATIONS. ALL OTHER FILLS SHALL BE COMPACTED SUFFICIENTLY SO AS TO BE STABLE AND PREVENT EROSION AND SLIPPAGE.
4. PERMANENT SOD:
  - a. INSTALLATION OF SOD SHOULD FOLLOW THE PERMANENT SEEDING DATES. PERMANENT SOD IS TO BE STATE APPROVED SOD; LIME AND FERTILIZER PER PERMANENT SEEDING SPECIFICATIONS AND LIGHTLY IRRIGATE SOIL PRIOR TO LAYING SOD. SOD IS TO BE LAID ON THE CONTOUR WITH ALL ENDS TIGHTLY ABUTTING. JOINTS ARE TO BE STAGGERED BETWEEN ROWS. WATER AND ROLL OR TAMP SOD TO INSURE POSITIVE ROOT CONTACT WITH THE SOIL. ALL SLOPES STEEPER THAN 3:1, AS SHOWN, ARE TO BE PERMANENTLY SODDED OR PROTECTED WITH APPROVED EROSION CONTROL NETTING. ADDITIONAL WATERING FOR ESTABLISHMENT MAY BE REQUIRED. SOD IS NOT TO BE APPLIED ON FROZEN GROUND. SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (DRY OR WET) AND/OR EXTREME TEMPERATURE MAY ADVERSELY AFFECT ITS SURVIVAL. IN THE ABSENCE OF ADEQUATE RAINFALL, IRRIGATION SHOULD BE PERFORMED TO INSURE ESTABLISHED SOD.



SMALL TEMPORARY SETTLING BASIN

NOT TO SCALE

NOTE: TEMPORARY WEIR IS USED ACROSS STORM DRAINAGE CHANNELS TO FORM SETTLEMENT BASIN FOR DEWATERING OPERATIONS. ADDITIONAL LOCATIONS AND DESIGNS OF SETTLING BASINS OTHER THAN THOSE SHOWN ON THE PLANS SHALL BE APPROVED BY ENGINEER.



CONSTRUCTION SPECIFICATIONS

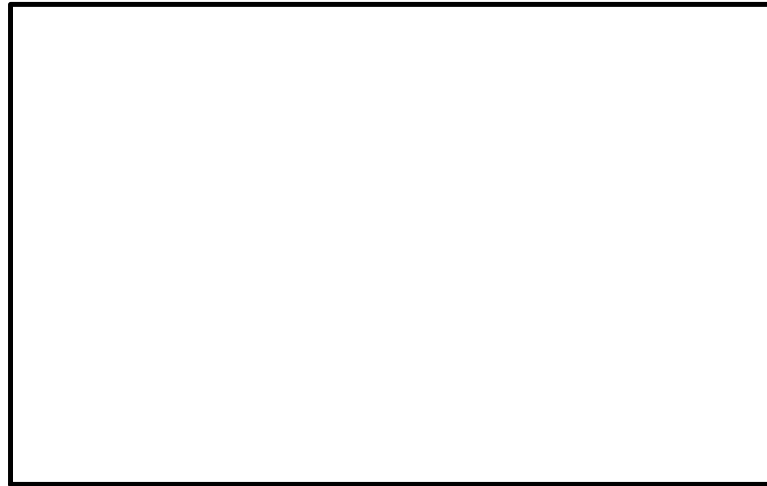
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. 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.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. SEDIMENT (SPILLED, DROPPED), WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

FOR CONSTRUCTION SPECIFICATIONS REFER TO "NY GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL"

TOWN OF CHESTER PLANNING BOARD APPROVAL

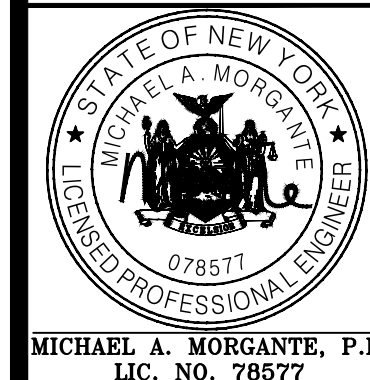


- NOTES:
1. STABILIZE PREPARED EARTHEN SLOPE WITH A BIODEGRADABLE NATURAL FIBER NETTING. APPROVED TYPES ARE AS FOLLOWS:
    - C350 -NORTH AMERICAN GREEN #1-800-772-2040
    - ECCOR 9000- EASTERN PRODUCTS, INC. #1-201-224-5050
    - ERO-MAT V1250- EROSION CONTROL TECH. #1-800-245-0551
  2. ALL SLOPE RESTORATION TO GET 4" TOPSOIL.
  3. AFTER NETTING IS INSTALLED, PLANT GRASS-COVER, TREES & FORSYTHIA THROUGH SLITS CUT IN FABRIC.

REVISION	BY	DATE	DESCRIPTION
9.	MM	11/13/23	PER PH & PB COMMENTS
8.	MM	8/7/23	SITE RE-DESIGN
7.	MM	2/6/23	PH CONSULTANT COMMENTS
6.	MM	1/17/23	PUBLIC HEARING COMMENTS
5.	MM	3/21/22	DEC EMAIL DATED 03/11/22
4.	MM	12/2/21	PER PB MTG & AF COMMENT LETTER
3.	MM	9/16/21	PREPARATION OF PRELIMINARY PLANS
2.	MM	5/19/21	REVISION PER PB MTG & COMMENT LETTERS
1.	MM	3/23/21	ROAD LAYOUT REVISION PER PB MTG.

THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

ARDEN CONSULTING ENGINEERS, PLLC  
P.O. BOX 340 MONROE, N.Y.  
T: 845-782-8114 E: MAM@ARDENCONSULTING.NET



SITE PLAN & LOT LINE COMBINATION FOR  
DAVIDSON DRIVE HOLDINGS, LLC  
LAKE STATION ROAD  
TOWN OF CHESTER, COUNTY OF ORANGE, NY

EROSION AND SEDIMENT  
CONTROL DETAILS

JOB#:  
SHEET NO.  
SCALE:  
AS NOTED  
DATE:  
DRAWN:  
MM  
CHECKED:  
MM  
SHEET NO.  
11 OF 22

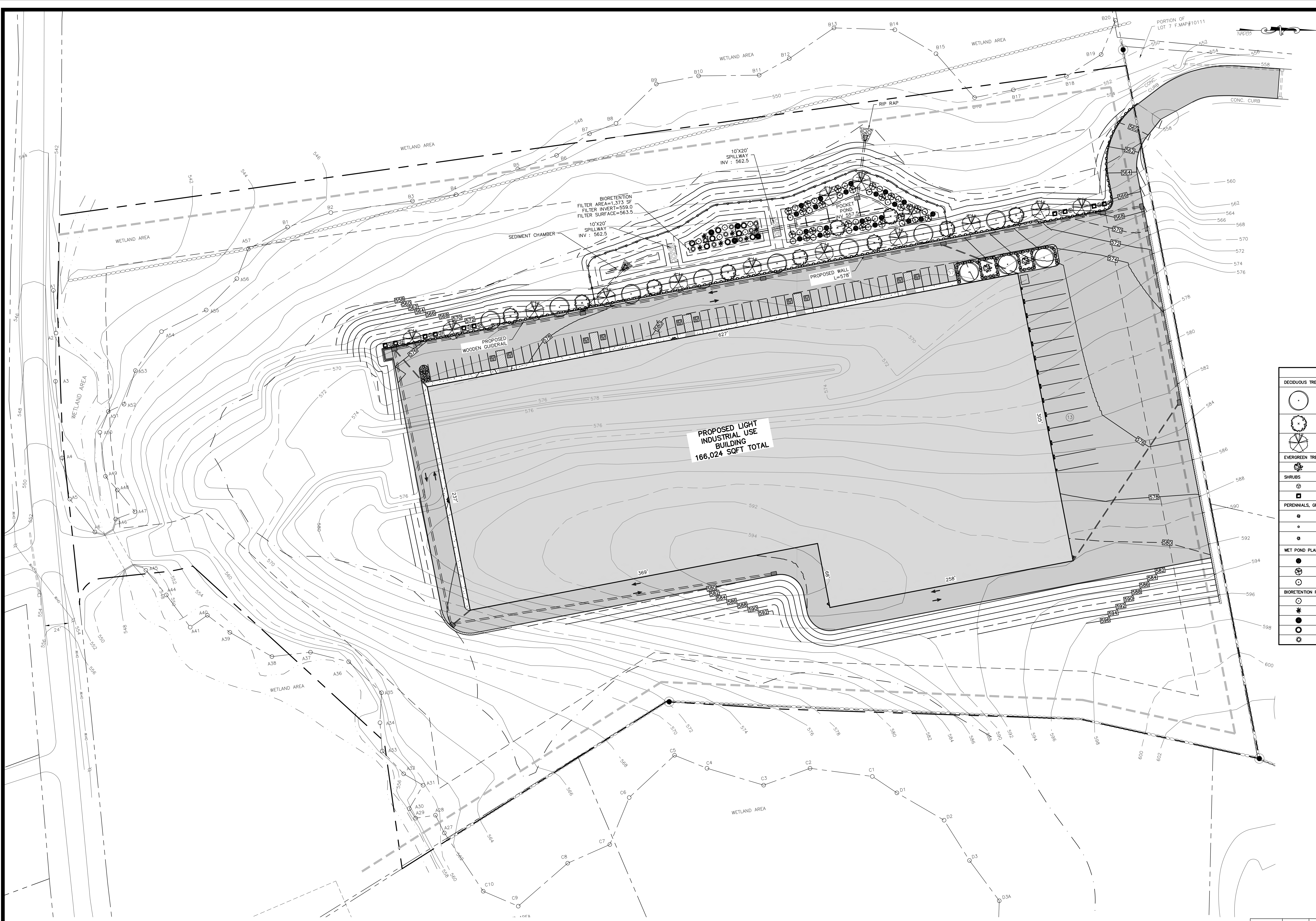
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- LEGEND:**
- 550 --- EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - EXISTING EDGE OF PAVEMENT
  - EXISTING PROPERTY LINE
  - EXISTING ADJACENT PROPERTY LINE
  - EXISTING STONE WALL
  - EXISTING OVERHEAD LINE
  - EXISTING WETLAND
  - EXISTING EASEMENT
  - EXISTING STREAM
  - EXISTING ADJACENT AREA LINE
  - EXISTING CATCH BASIN
  - EXISTING UTILITY POLE
  - PROPOSED EDGE OF PAVEMENT
  - PROPOSED CURB
  - PROPOSED TIMBER GUIDERAIL
  - PROPOSED MAJOR CONTOUR
  - PROPOSED MINOR CONTOUR
  - PROPOSED SPLIT RAIL FENCE
  - PROPOSED LANDSCAPING

**PLANT SCHEDULE**

PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>DECIDUOUS TREES</b>					
ACE. RUB.	11	ACER RUBRUM 'FRANKSRED'	RED SUNSET RED MAPLE	2.5"-3" CAL.	B&B
BET. NG.	10	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	12"-14"	B&B MULTISTEM
QUE. RUB.	14	QUERCUS RUBRA	RED OAK	2.5"-3" CAL.	B&B
<b>EVERGREEN TREES</b>					
TSU. CAN.	2	TSUGA CANADENSIS	CANADIAN HEMLOCK	6'-8'	B&B
<b>SHRUBS</b>					
VB. RHYT.	10	VIBURNUM RHYTHYDYLUM	LEATHERLEAF VIBURNUM	5'-6" MIN.	SPACE 6' APART
FOR. INT.	10	FORSYTHIA X INTERMEDIA	FORSYTHIA	5'-6" MIN.	SPACE 6' APART
<b>PERENNIALS, GROUND COVERS, AND GRASSES</b>					
JUN. BAR.	38	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	#2 CANS	CONT. 36" O.C.
LIR. BIG.	35	'LIRIOPE MUSCARI' BIG BLUE	BIG BLUE LILYTURF	1 GAL.	CONT. 18" O.C.
PAN. VR.	36	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	1 GAL.	CONT. 36" O.C.
<b>WET POND PLANTINGS</b>					
TSU. JO.	21	CALAMAGROSIS CANADENSIS	BLUE JOINT	1 GAL.	CONT. 36" O.C.
HAR. BUL.	21	SCIRPUS ACUTUS	HARDSTEM BULRUSH	1 GAL.	CONT. 36" O.C.
LIZ. TAIL.	22	SAURURUS CERNUIUS	LIZARD'S TAIL	1 GAL.	CONT. 36" O.C.
<b>BIORETENTION PLANTINGS</b>					
CA	5	CLETHRA ALNIFOLIA	SUMMERSWEET	18"-24"	CONT. 36" O.C.
IV	6	ILEX VERTICILLATA	WINTERBERRY	18"-24"	CONT. 36" O.C.
SC	4	SAMBUCUS CANADENSIS	ELDERBERRY	18"-24"	CONT. 36" O.C.
EF	8	EUPATORIUM FISULOSUM	JOE PYE WEED	1 GAL.	CONT. 36" O.C.
JE	8	JUNCUS EFFUSUS	COMMON RUSH	#5/4 CONT.	CONT. 36" O.C.



**LANDSCAPING PLAN**  
SCALE: 1"=40'

REVISION	BY	DATE	DESCRIPTION
7.	MM	11/13/23	PER PH & PB COMMENTS
6.	MM	8/7/23	SITE RE-DESIGN
5.	MM	2/6/23	PH CONSULTANT COMMENTS
4.	MM	1/17/23	PUBLIC HEARING COMMENTS
3.	MM	3/21/22	DEC EMAIL DATED 03/11/22
2.	MM	12/2/21	PER PB MTG & AF COMMENT LETTER
1.	MM	9/16/21	PREPARATION OF PRELIMINARY PLANS

TOWN OF CHESTER PLANNING BOARD APPROVAL



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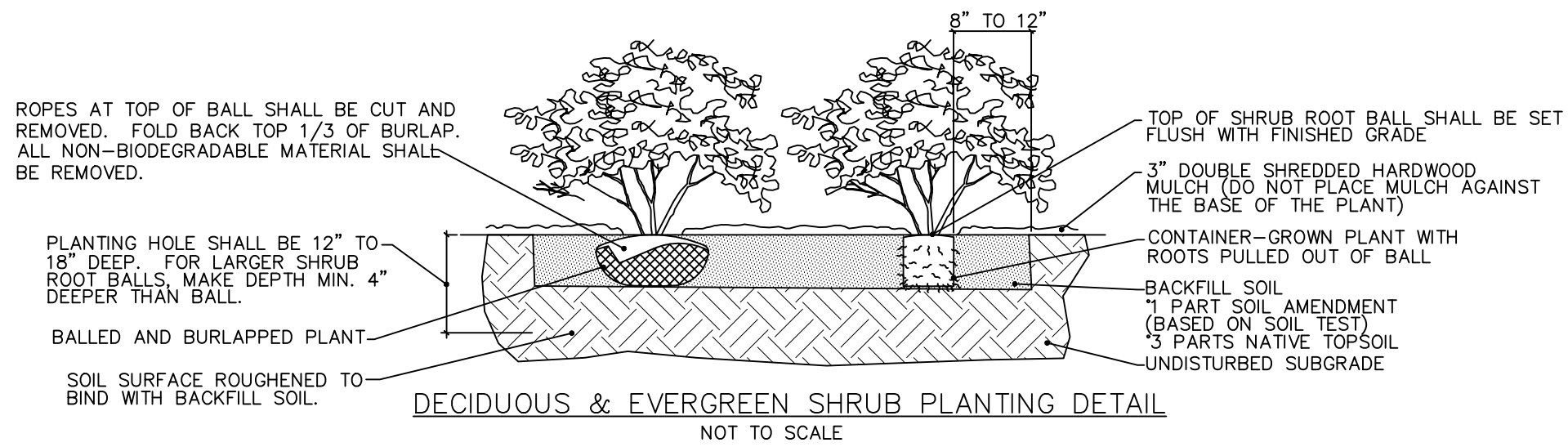
SITE PLAN & LOT LINE COMBINATION FOR  
DAVIDSON DRIVE HOLDINGS, LLC  
LAKE STATION ROAD  
TOWN OF CHESTER, COUNTY OF ORANGE, NY

**LANDSCAPING PLAN**

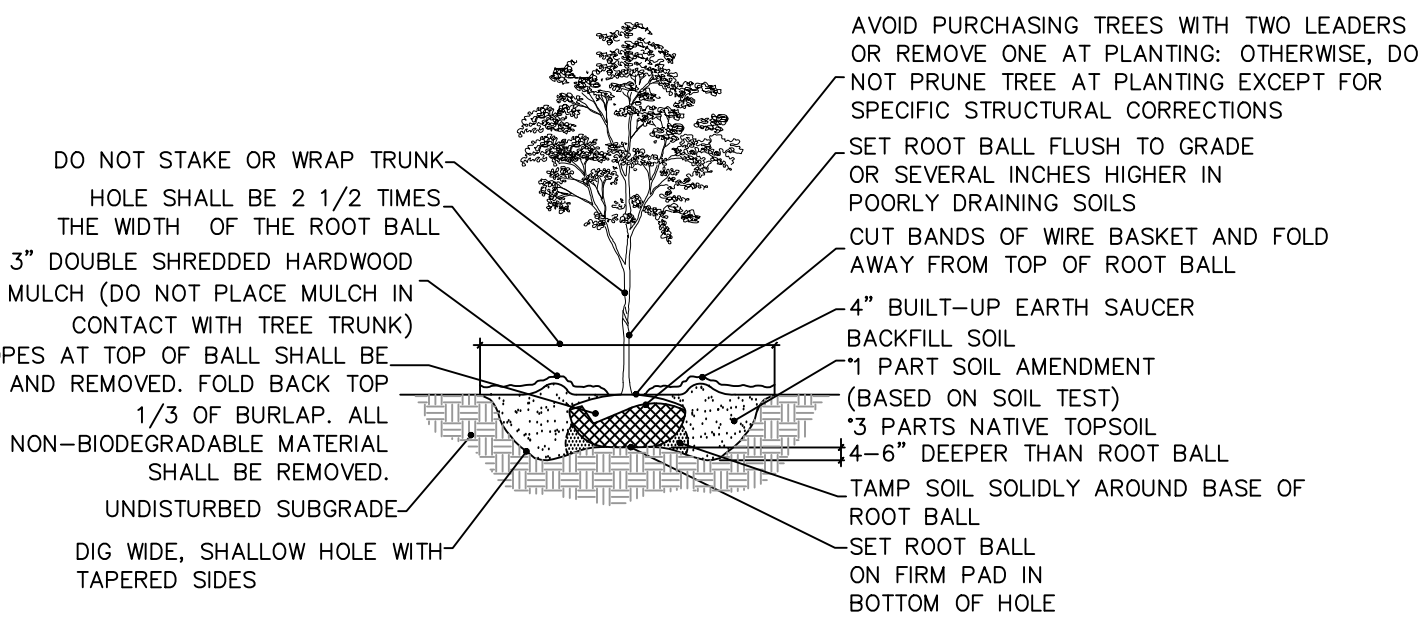
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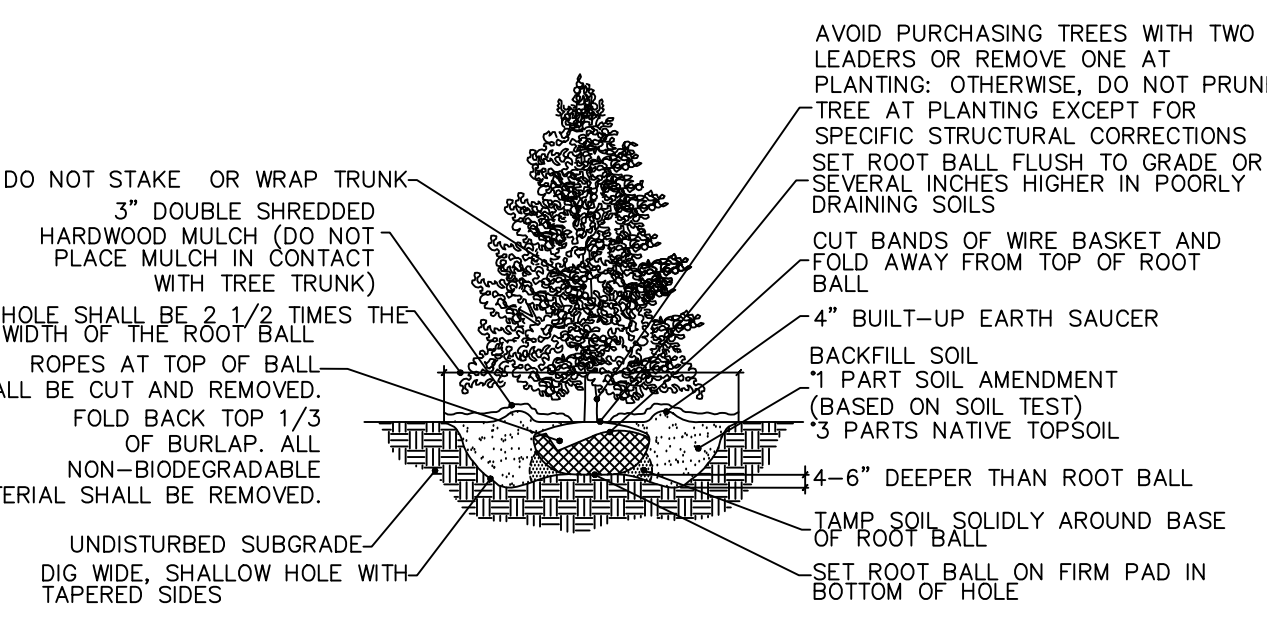




NOTES:  
1. THOROUGHLY SOAK THE GROUND COVER ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.  
2. SOIL AMENDMENTS: MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM (EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.  
3. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT PER MANUFACTURER'S SPECIFICATIONS

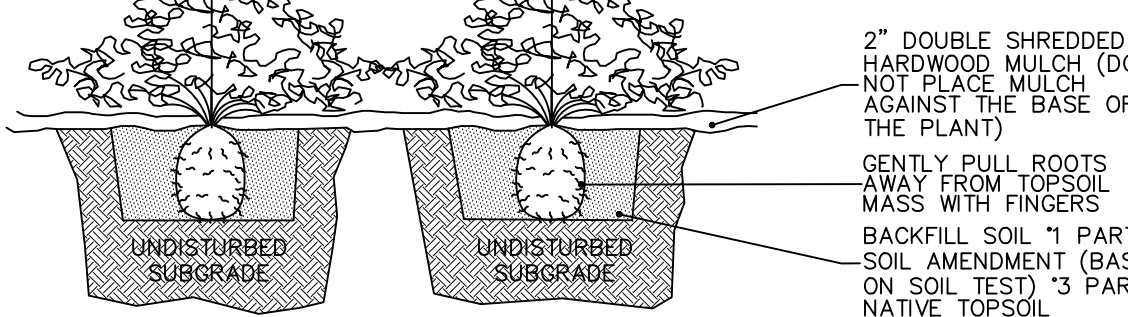


NOTES:  
1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.  
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.  
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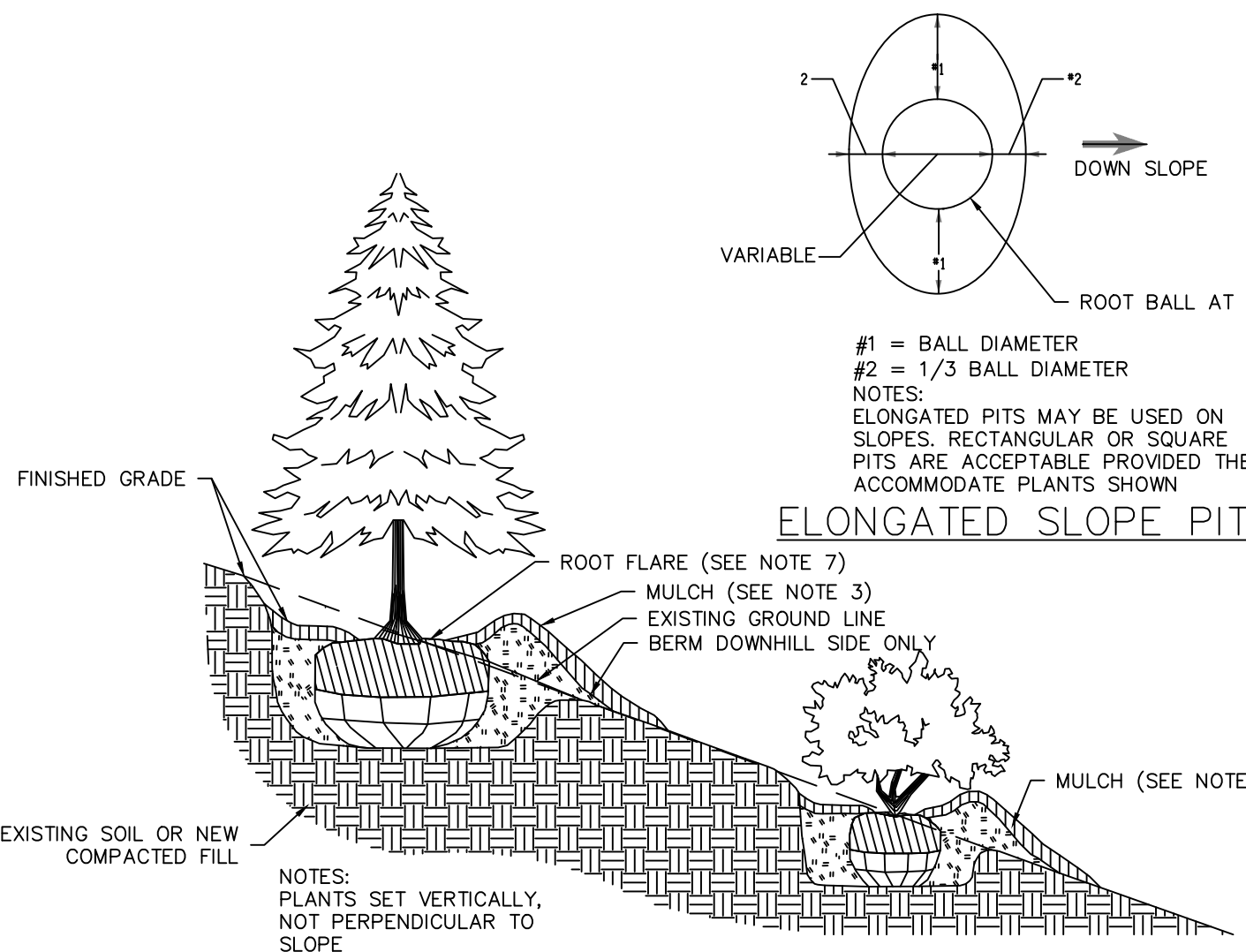


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SPACING "D"	BOW "A"
6" O.C.	5.20"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.40"
14" O.C.	12.13"
16" O.C.	13.87"
18" O.C.	15.60"
20" O.C.	17.33"
24" O.C.	20.80"
30" O.C.	26.00"
36" O.C.	30.00"



GROUND COVER/PERENNIAL/ANNUAL PLANTING DETAIL  
NOT TO SCALE



SLOPE PLANTING  
(3 ON 1 OR STEEPER)  
NOT TO SCALE

ERNST SEED CO. NATIVE DETENTION AREA SEEDING SPECIFICATIONS (ERNM-183)-  
SWITCHGRASS, "SHAWNEE" (PANICUM VIRGATUM, "SHAWNEE") REDTOP PANICGRASS,  
COASTAL PLAIN NC ECOTYPE (PANICUM RIGIDULUM (P. STRIPATUM), COASTAL PLAIN  
NC ECOTYPE) VIRGINIA WILDFIRE, PA ECOTYPE (ELIMUS VIRGINICUS, PA ECOTYPE)  
GREEN BURLUSH, PA ECOTYPE (SORBUS ATROVIRENS, PA ECOTYPE) AUTUMN  
BENTGRASS, PA ECOTYPE (ACROSTIS PERENNANS, PA ECOTYPE) PATH RYE, PA  
ECOTYPE (LINCUS TENUS, PA ECOTYPE)  
1. SOW ABOVE MIX AT A RATE OF 20 LBS./ACRE OR 1/2 LB PER 1,000 S.F.  
2. SUPPLEMENT ABOVE MIX WITH A COVER CROP OF GRAIN RYE AT 30 LBS./ACRE.  
3. MOW SEEDED AREAS ONCE PER YEAR IN LATE SPRING.

PLANT SELECTION  
THE ROLE OF PLANTS IN ALL STORM WATER MANAGEMENT FACILITIES IS TO PREVENT EROSION AND SLOW WATER MOVEMENT, HOLD OR CONVERT POLLUTANTS, ENHANCE INFILTRATION AND EVAPOTRANSPIRATION, AND ENCOURAGE WILDLIFE. THE DESIGNER CAN SELECT PLANT SPECIES OR MIXES THAT MEET THE CRITICAL OBJECTIVES AND EXTREME CONDITIONS UNDER WHICH PLANTS MUST SURVIVE. NATIVE GRASSES ESTABLISH RAPIDLY, WITH FIBROUS ROOT SYSTEMS THAT TOLERATE FAST-MOVING WATER. HERBACEOUS SPECIES PLAY THE ROLE OF ADDING AESTHETICS, TEXTURE, AND PROVIDING WILDLIFE FOOD AND HABITAT. WOODY SPECIES ASSIST IN EVAPOTRANSPIRATION, WHILE PREVENTING EROSION.

GENERAL MAINTENANCE  
IN ADDITION TO STRUCTURAL MAINTENANCE, SILTATION NEEDS TO BE REMOVED AS NEEDED. PLANTS NEED TO BE TRIMMED BACK TO MAINTAIN AESTHETIC VALUE AND INVASIVE SPECIES NEED TO BE CONTROLLED. CLOSE MOWING OR EXTENSIVE CHEMICAL USE IS NOT CONDUCTIVE TO WATER QUALITY IMPROVEMENT AND WILDLIFE HABITAT.

SITE PREPARATION  
INVASIVE SPECIES, PARTICULARLY THOSE THAT ARE ADAPTED TO WET CONDITIONS, SHOULD BE REMOVED OR SPRAYED BEFORE THEY BECOME INCORPORATED INTO THE SITE. NORMAL VEGETATION CAN BE WORKED INTO THE TOPSOIL WHICH SHOULD BE STOCKPILED UNTIL THE FINAL GRADE HAS BEEN ESTABLISHED, WITH THE ENGINEER'S SPECIFICATIONS AND DIMENSIONS IN HAND. ON-SITE CONSTRUCTION OF THE BERM AND OUTLETS MUST BE EXECUTED CAREFULLY IN ORDER TO MAINTAIN STRUCTURAL INTEGRITY. THE INFILTRATION AND PLANT GROWTH AREAS SHOULD BE LOOSE AND FRABLE, HIGH IN ORGANIC MATTER, AND COMPLETED WITHOUT COMPACTIONS FROM HEAVY EQUIPMENT. BY USING THE "DIG AND DROP" METHOD, ONE CAN USE AN EXCAVATOR TO DIG AND DROP EACH AREA OF THE BOTTOM SOIL IN A LOOSE MANNER. AT THIS POINT, ONE CAN INCORPORATE LIME, COMPOSTED LEAVES AND/OR GRASS CLIPPINGS. THE EXCAVATION MACHINE DOES NOT MOVE OVER THE FINISHED SURFACE, THUS AVOIDING UNNECESSARY COMPACTION. NATIVE VEGETATION CAN BE PLANTED OR SEEDS OVER THIS UNENHANCED, ABSORBENT SURFACE.

SEEDING AND PLANTING METHODS  
SEEDING AND PLANTING SHOULD BEGIN IMMEDIATELY UPON COMPLETION OF THE STRUCTURE. WHEN THE SOIL IS STILL FRABLE AND BEFORE INVASIVE WEEDS EMERGE, PLAN SEEDING AND PLANTING BEFORE THE BASIN IS FLOODED, OR ALLOW THE BASIN TO DRAIN TO A FEW INCHES BEFORE SEEDING. BROADCAST SEEDS EVENLY OVER EACH UNIT BY HAND SEEDING OR HYDROSEEDING. SEEDING RATES ARE GENERALLY LOW (1/2 LB PER 1,000 SQ FT). THE USE OF A SEED FILLER, I.E., PAM-12, CAN BE USED TO CREATE A MIX OF 10 LB PER 1,000 SQ FT (I.E., 9-1/2 LB OF PAM-12 MIXED WITH 1/2 LB OF SEED), WHICH CAN BE BROADCAST EVENLY OVER THE AREA. BARLEY, OATS, OR RYE CAN PROVIDE TEMPORARY VEGETATION TO PROTECT THE SOIL IN STORM WATER MANAGEMENT FACILITIES UNTIL PERMANENT VEGETATION CAN BE ESTABLISHED. THE USE OF NATIVE SPECIES, I.E., VIRGINIA WILDFIRE, CAN CREATE AN INTERMEDIATE VEGETATIVE COVER THAT SUCCEEDS TO NATIVE LONG-TERM VEGETATION. STRAW MULCH OR STRAW COCONUT MATS ARE FREQUENTLY USED TO CONTROL EROSION AND PROTECT EMERGING SEEDLINGS FROM EXTREME TEMPERATURES AND DRYING OUT. MULCH SHOULD BE SPARSE TO ALLOW SUNLIGHT TO REACH THE GROUND. TRANSPLANTED SEEDLINGS AND SHRUBS NEED TEMPORARY WATER UNTIL THEY BECOME WELL ROOTED. IRRIGATION OF SEEDS AREAS IS OF VALUE UNTIL SEEDLINGS BECOME ESTABLISHED.

NORTHEAST PREMIUM WILDFLOWER SEED MIXTURE  
SEEDLAND PRODUCT CODE: WEAT-0605 [OR EQUAL]  
PLANTING RATE: 5-10 LBS./ACRE OR  
4.02/1,000 SQ. FT. (1/2 ACRE OR LESS)  
USE DOUBLE RATE IF HYDRO-SEEDING

GENERAL LANDSCAPING NOTES:  
1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIALS, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.  
2. WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.  
3. IF IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL, IF SO REQUESTED.  
4. IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION AS TO THE IDENTIFICATION OF THE MATERIALS AND SEEDS YEMPIING TIME AND PLANT.  
5. UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (48 HRS.) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.  
6. THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.  
7. EXCESS SNOW THAT CANNOT BE ACCOMMODATED WITHIN THE SNOW DUMP AREAS MUST BE REMOVED FROM THE SITE.

SOIL PREPARATION AND MULCH NOTES:  
1. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS.  
2. BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOOD SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS:  
• MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.  
• MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.  
3. TOPSOIL SHALL BE FERTILE, FRABLE, NATURAL TOPSOIL OF LOAMING CHARACTER, WITHOUT ADJUTIVE OF SUBSOIL MATERIAL OBTAINED FROM A WELL-DRAINABLE ARABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1").  
4. TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.5 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT.  
5. OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.  
6. CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS.  
7. UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.  
8. LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS THE REQUIRED TOPSOIL), IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.  
9. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL.  
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER.  
11. DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR. GROUND COVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING.  
12. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF.  
13. WHENEVER POSSIBLE, THE SOIL PREPARATION AND MULCHING SHALL BE CONNECTED FROM PLANTING TO PLANTING.  
14. SOIL SHALL BE LOOSENESS WITH A BACKHOE OR OTHER LARGE COARSE-TUNG EQUIPMENT UNLESS THE SOIL IS FROZEN OR EXCESSIVELY WET. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.  
15. APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL.

MYCORR - TREE SAVER - A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA, TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING, AND SELECTED ORGANIC MICROBIAL NUTRIENTS.  
• DIRECTIONS FOR USE: USE 5-6Z PER EACH FOOT DIAMETER OF THE ROOT BALL, OR 3-0Z PER INCH CALIPER. MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL, EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8 INCHES, AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES INTO THE BACKFILL. APPLY WATER TO SOIL SATURATION.  
• MYCORR - TREE SAVER - IS EFFECTIVE FOR TREE AND SHRUB SPECIES EXCEPT MYCORRHIZAL AZALEAS, AND MOUNTAIN LAUREL.  
• SOIL PH: THE FUNGUS IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS IN A PH RANGE OF 3 TO 9.  
• FUNDICIDES: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE ROOT BALL INOCULATION PROGRAM. THE USE OF FUNGICIDES IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION.  
• OTHER PESTICIDES: HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.

HEALTHY START MACRO TABS 12-8-8  
• FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS.  
• TABLETS ARE FORMULATED FOR LONG-TERM RELEASE BY SLOW BIODEGRADATION, AND LAST TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 12-8-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHOTTIGERA, AND A COMPLEMENT OF BENEFICIAL RHIZOSPHERE BACTERIA. THE STANDARD 21 GRAM TABLET IS SPECIFIED HERE. DIRECTIONS FOR USE: FOR PLANTING BAILED & BURLAPPED (B&B) TREES AND SHRUBS, MEASURE THE THICKNESS OF THE TRUNK, AND USE ABOUT 1 TABLET (21-G) PER HALF-INCH. PLACE THE TABLETS DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED AROUND ITS PERIMETER, AT A DEPTH OF ABOUT 4 INCHES.

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2. THE LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE DYING, DEAD, OR DEFECTIVE PLANT MATERIAL AT HIS EXPENSE. THE LANDSCAPE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS COMPANY'S OPERATIONS.  
3. ALL REPLACEMENT PLANTS SHALL BE OF THE SAME SPECIES AND SIZE AS SPECIFIED ON THE APPROVED OR FINAL PLANT LIST. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.  
4. THE CONTRACTOR SHALL INSTRUCT THE OWNER AS TO MAINTENANCE OF ALL PLANTINGS.  
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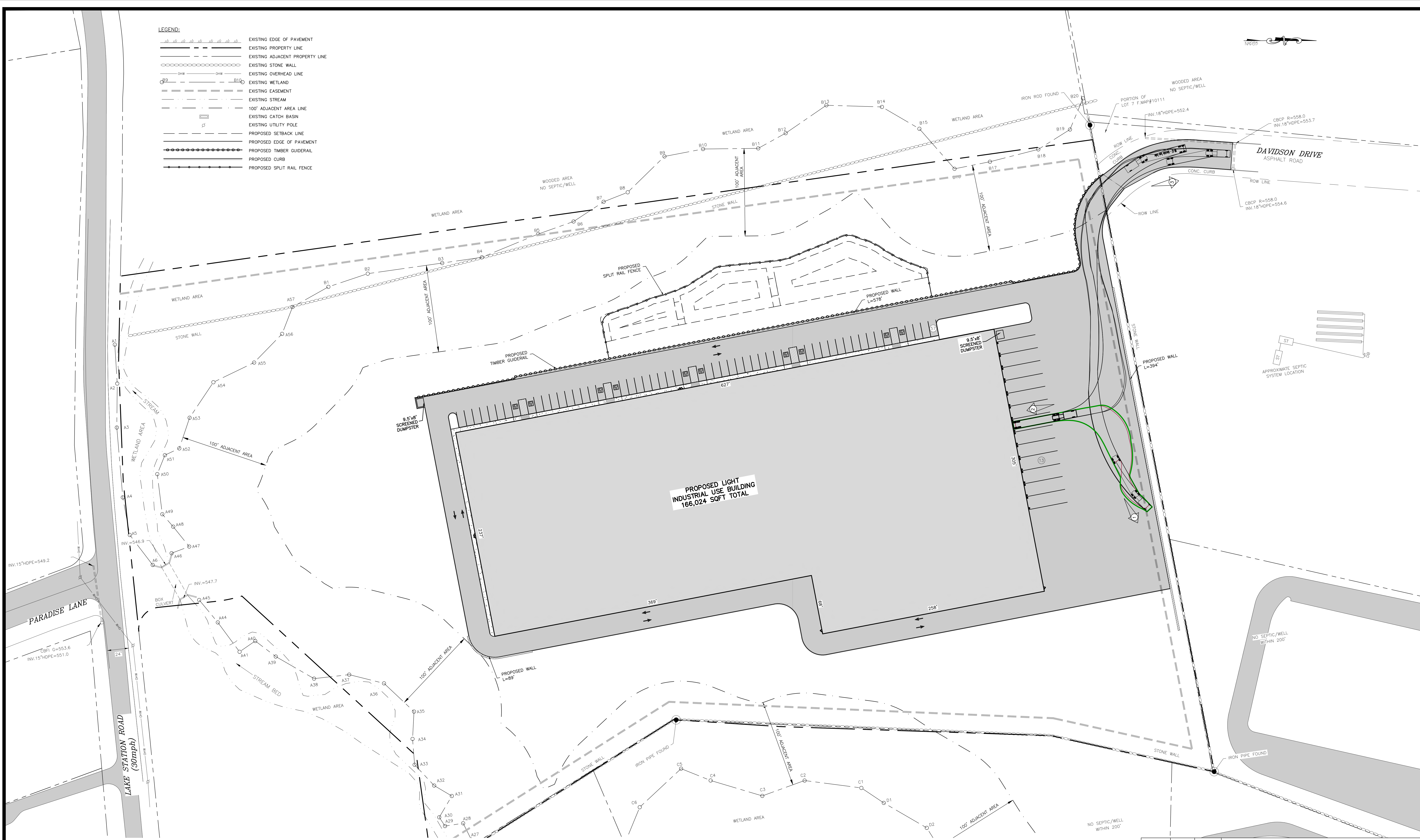
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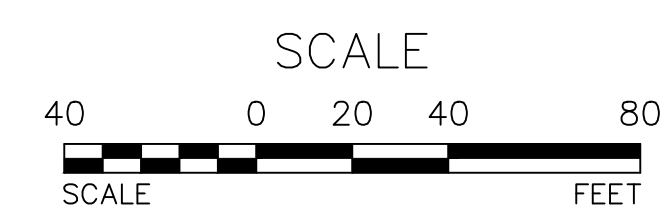




- LEGEND:
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  - PROPOSED SETBACK LINE
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  - PROPOSED TIMBER GUIDERAIL
  - PROPOSED CURB
  - PROPOSED SPLIT RAIL FENCE



TRUCK TURNING DIAGRAM - WB67  
SCALE: 1"=40'



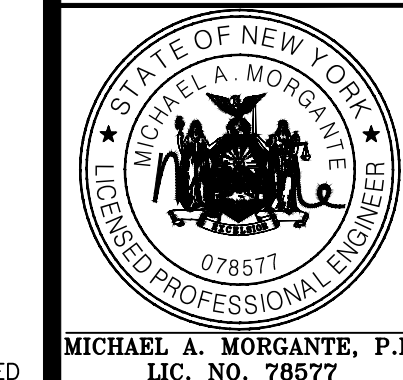
TOWN OF CHESTER PLANNING BOARD APPROVAL



REVISION	BY	DATE	DESCRIPTION
8.	MM	11/13/23	PER PH & PB COMMENTS
7.	MM	8/7/23	SITE RE-DESIGN
6.	MM	2/6/23	PH CONSULTANT COMMENTS
5.	MM	1/17/23	PUBLIC HEARING COMMENTS
4.	MM	3/21/22	DEC EMAIL DATED 03/11/22
3.	MM	12/2/21	PER PB MTG & AF COMMENT LETTER
2.	MM	9/16/21	PREPARATION OF PRELIMINARY PLANS
1.	MM	3/23/21	ROAD LAYOUT REVISION PER PB MTG.

THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

ARDEN CONSULTING ENGINEERS, PLLC  
P.O. BOX 340 MONROE, N.Y.  
T: 845-782-8114 E: MAM@ARDENCONSULTING.NET



SITE PLAN & LOT LINE COMBINATION FOR  
DAVIDSON DRIVE HOLDINGS, LLC  
LAKE STATION ROAD  
TOWN OF CHESTER, COUNTY OF ORANGE, NY

TRUCK TURNING DIAGRAM - WB67

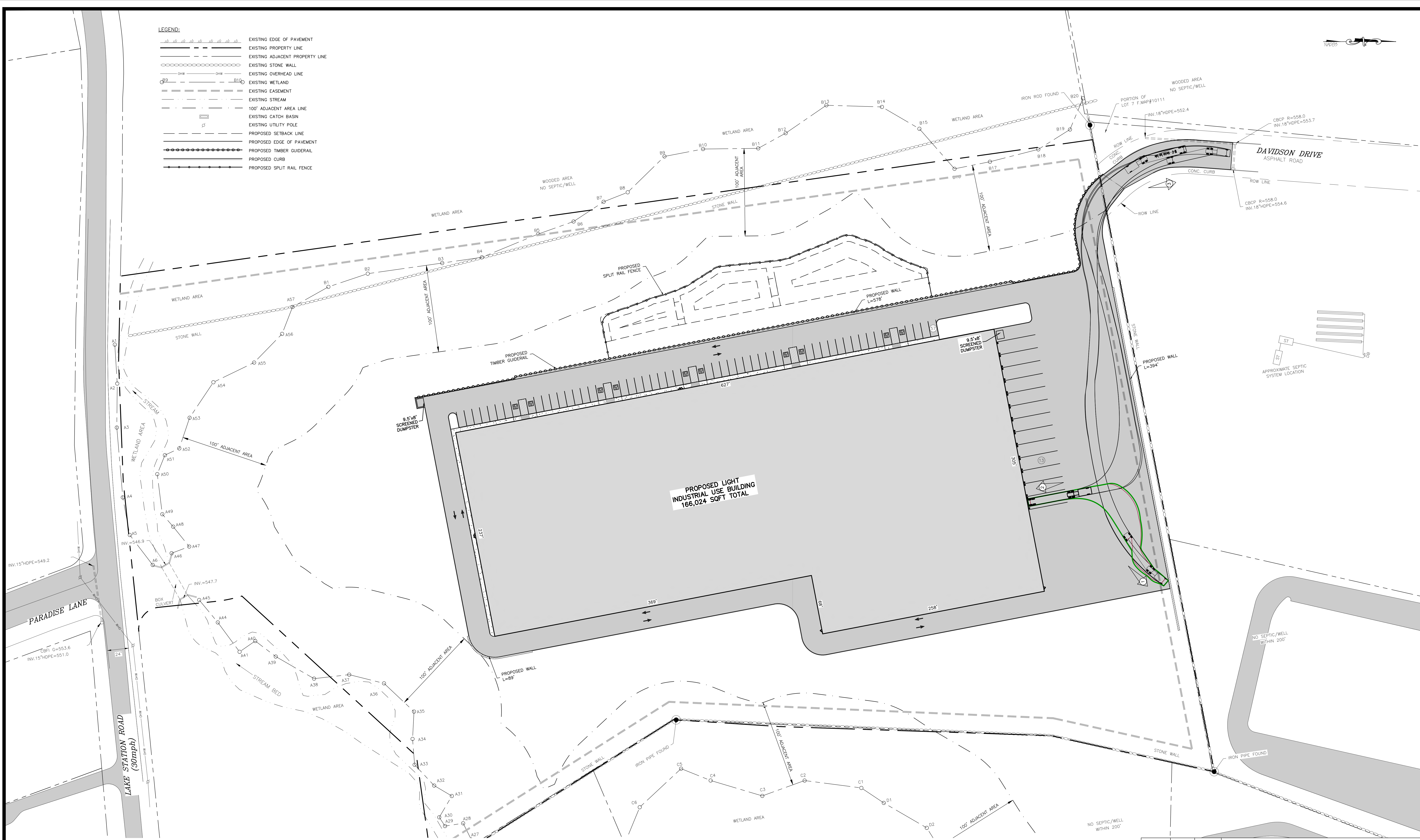
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20-030  
SCALE:  
AS NOTED  
DATE:  
03-21-22  
DRAWN:  
MM  
CHECKED:  
MM  
SHEET NO.  
16 OF 22

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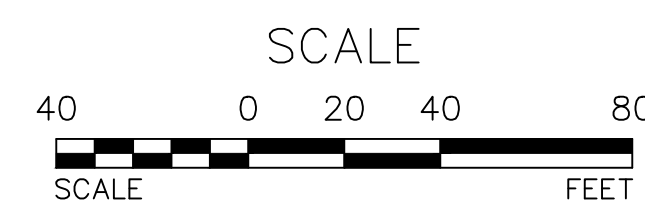
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TRUCK TURNING DIAGRAM - WB67  
SCALE: 1"=40'



TOWN OF CHESTER PLANNING BOARD APPROVAL



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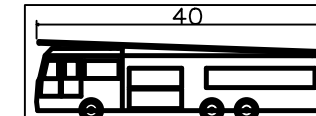
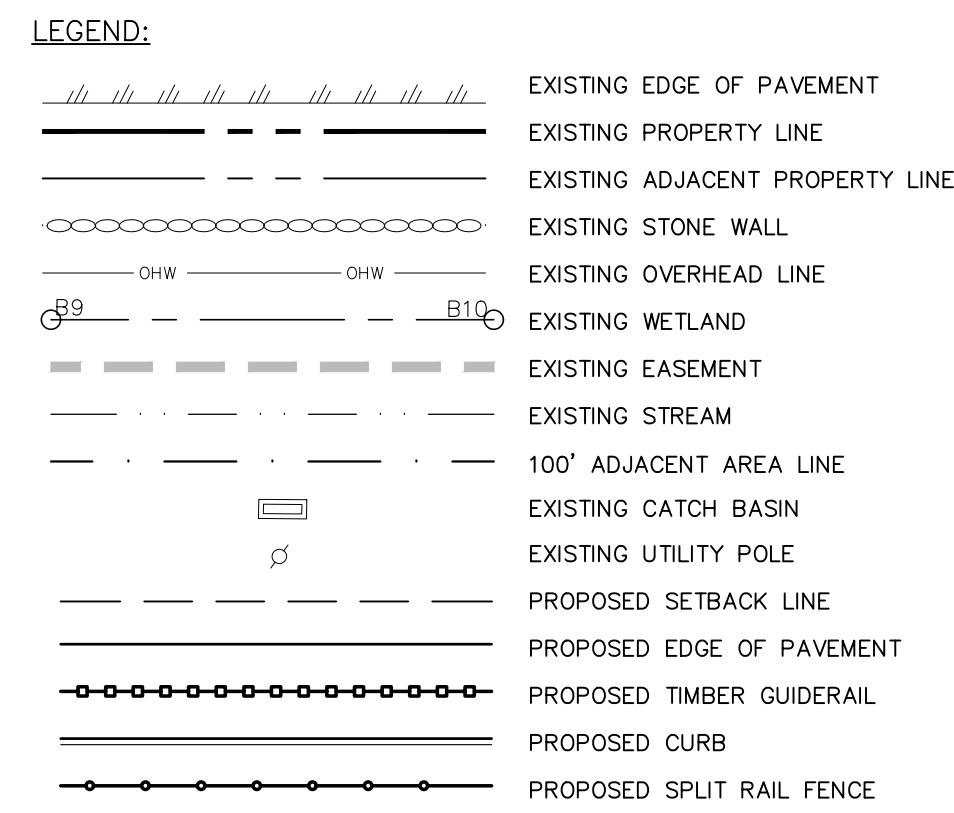
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20-030  
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03-21-22  
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SCALE

40 0 20 40 80

SCALE FEET

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**MICHAEL A. MORGANTE, P.E.**  
**LIC. NO. 78577**

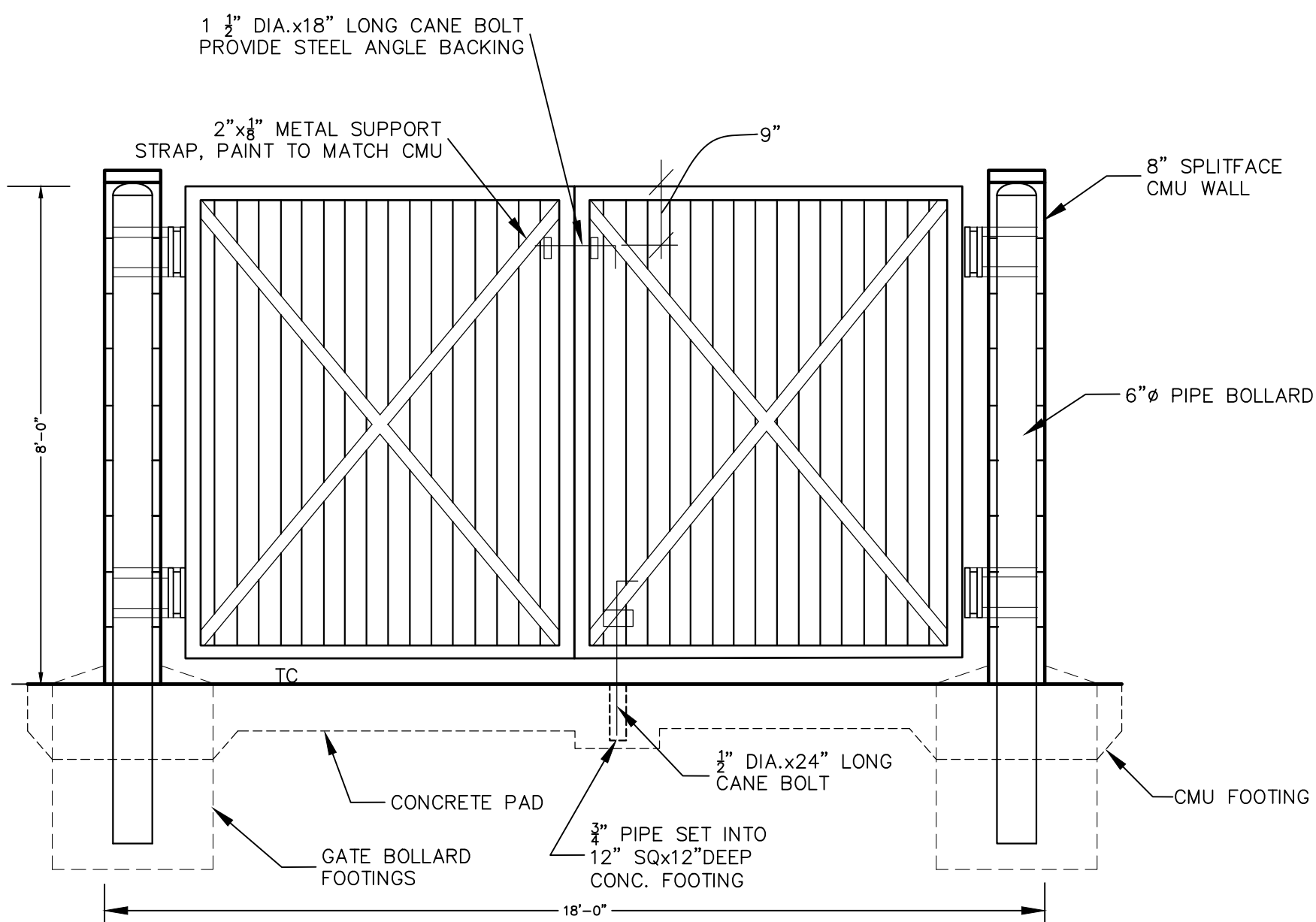
## FIRETRUCK TURNING DIAGRAMS

DB#:  
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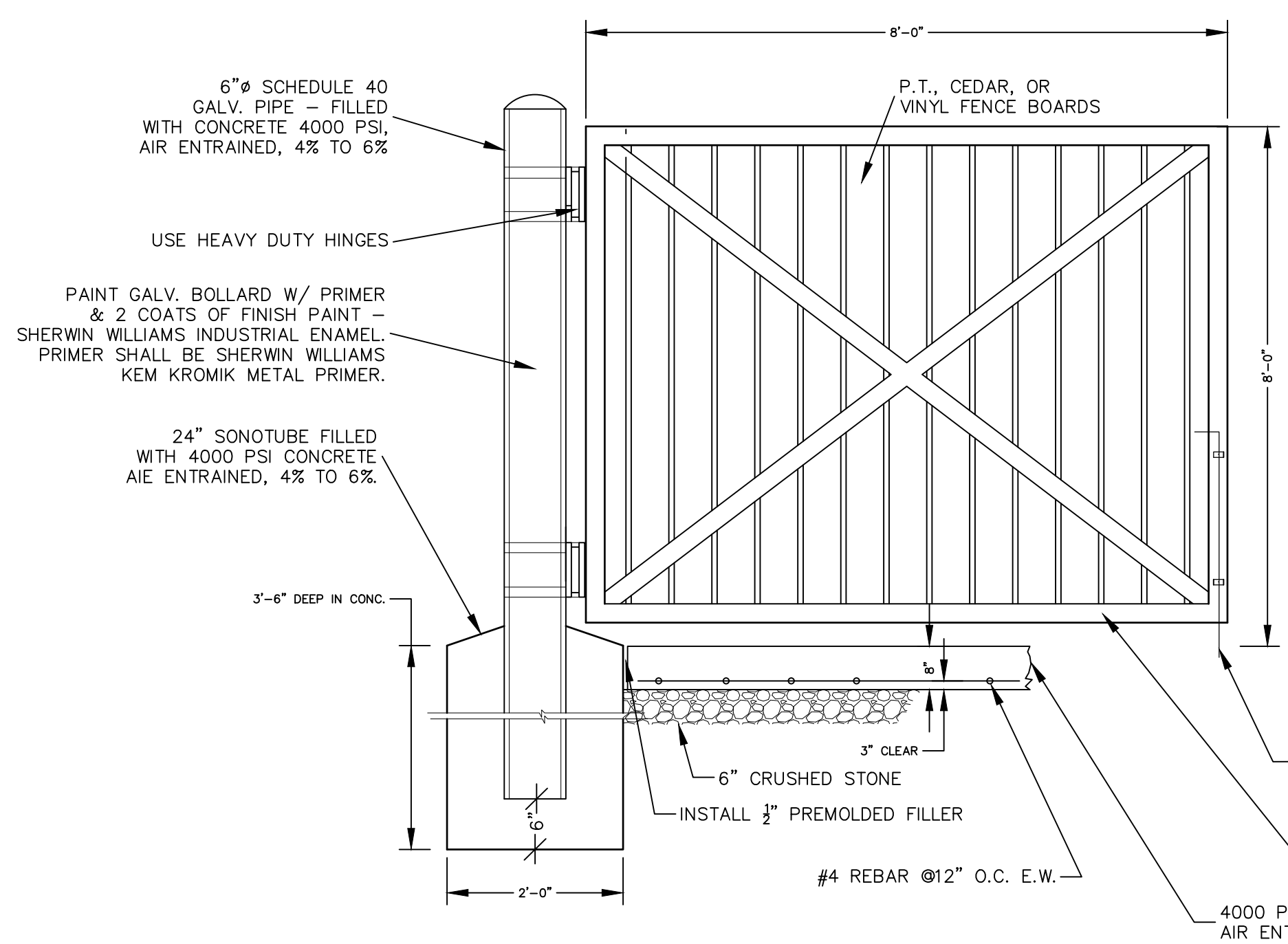






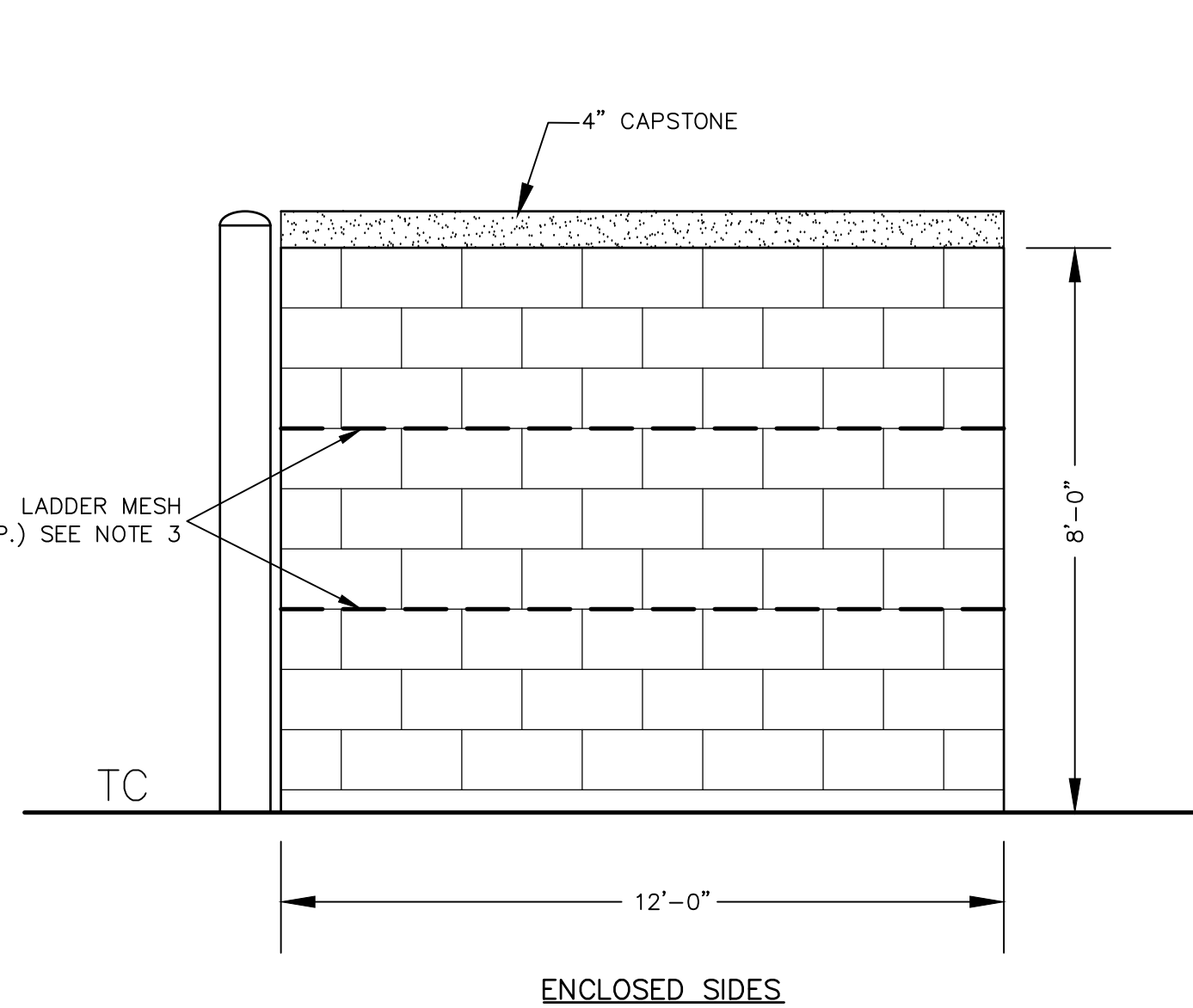


PICK UP ENTRANCE  
NOT TO SCALE



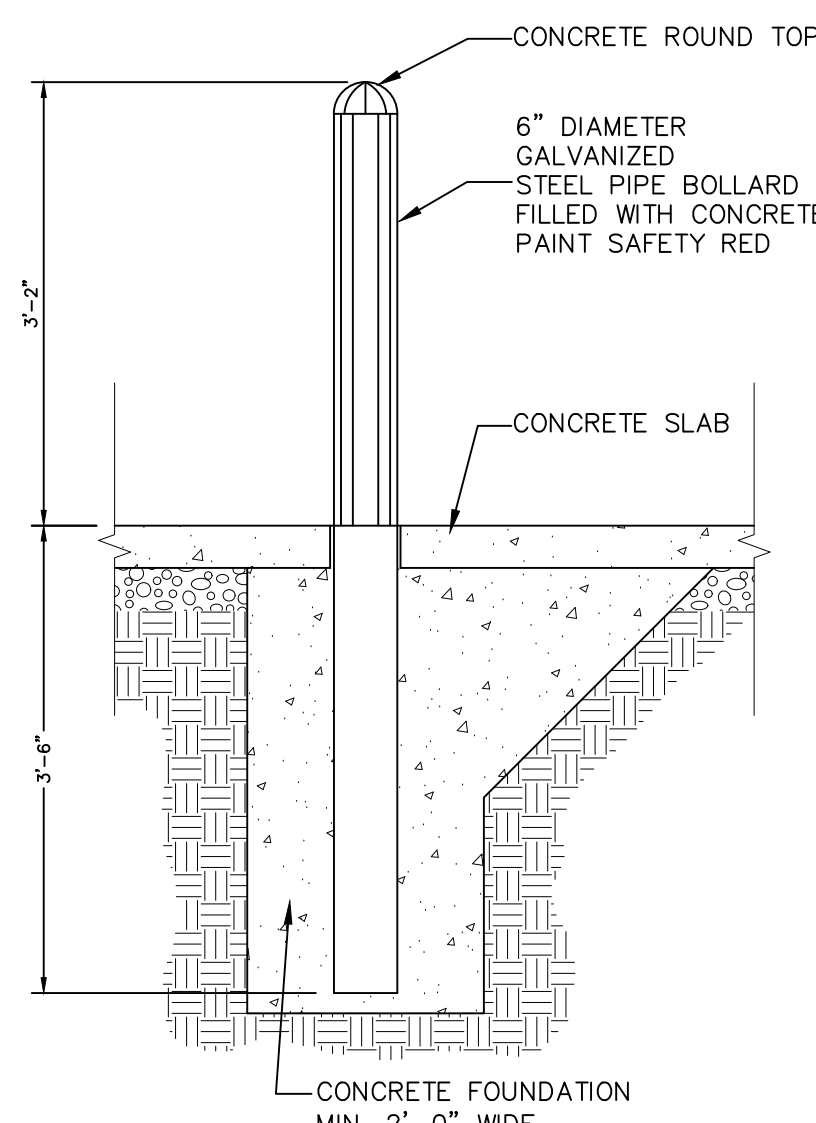
- NOTES:
1. TREAT ALL CEDAR WITH 1 COAT CLEAR WATER REPELLANT.
  2. PROVIDE DOUBLE GATE - ONLY ONE HALF SHOWN.

CMU DUMPSTER ENCLOSURE GATE  
NOT TO SCALE

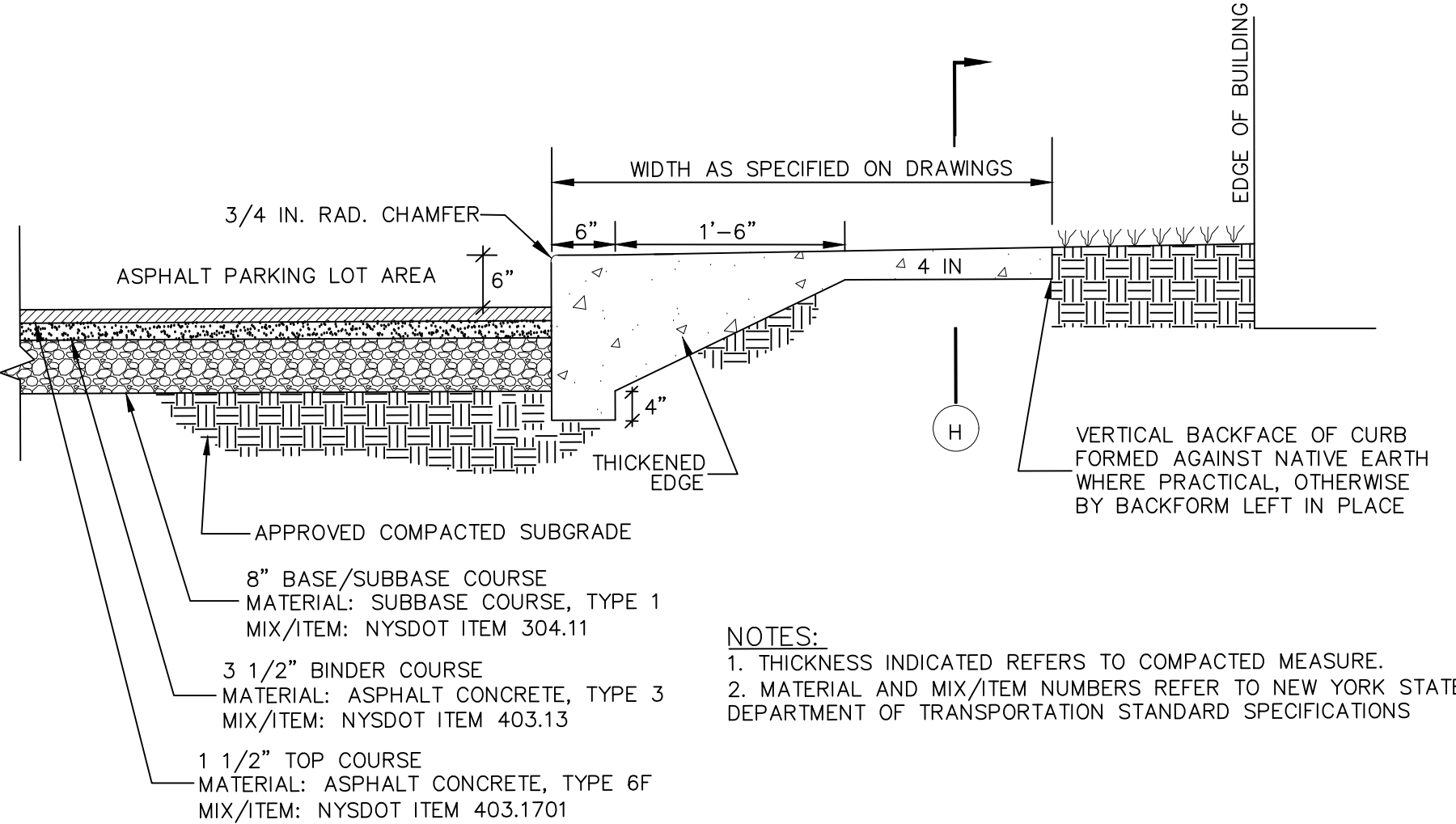


- NOTES:
1. REFUSE ENCLOSURE TO BE CONSTRUCTED OF 8\"
  2. CONCRETE SLAB TO HAVE 2\"
  3. LADDER MESH REINFORCEMENT EVERY EVERY THIRD VERTICAL ROW (24\"
  4. ALL CONCRETE SHALL BE 4000 PSI & 4%-6% AIR ENTRAINMENT.
  5. INSTALL (2) CONCRETE BOLLARDS SPACED 6 FT. APART ALONG REAR WALL OF THE REFUSE ENCLOSURE.

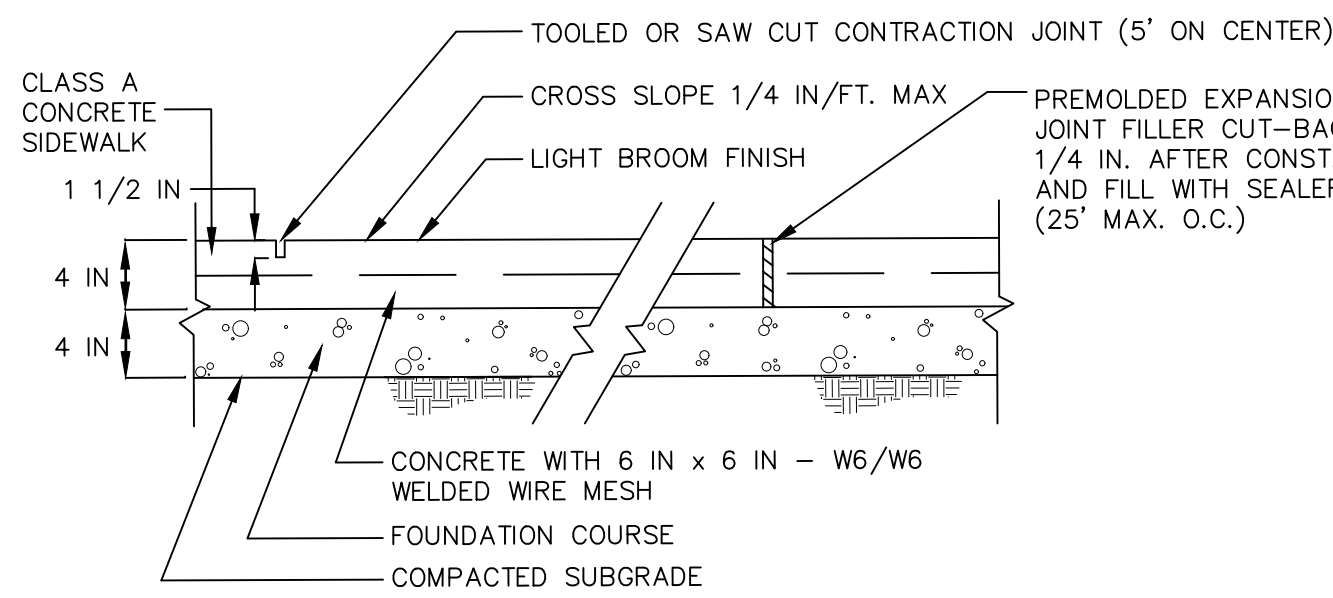
CMU DUMPSTER ENCLOSURE  
NOT TO SCALE



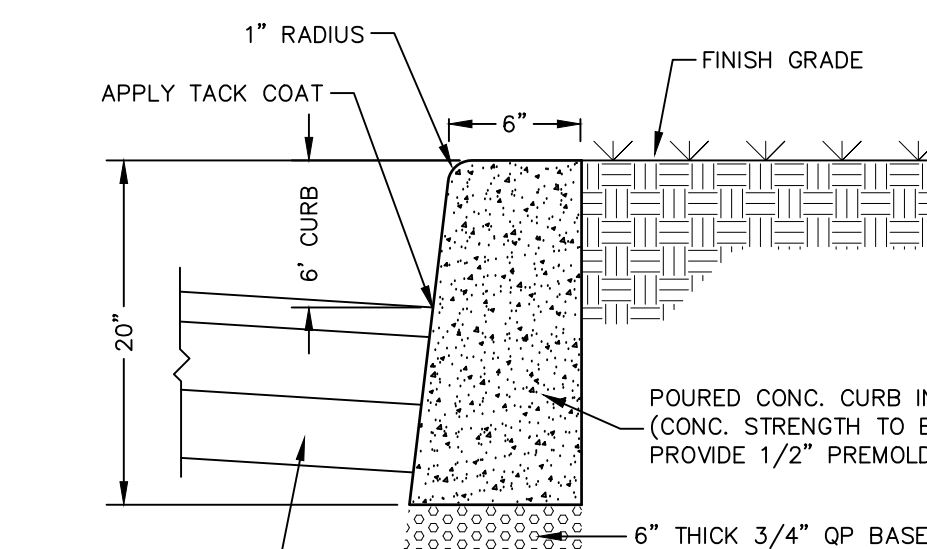
BOLLARD DETAIL  
NOT TO SCALE



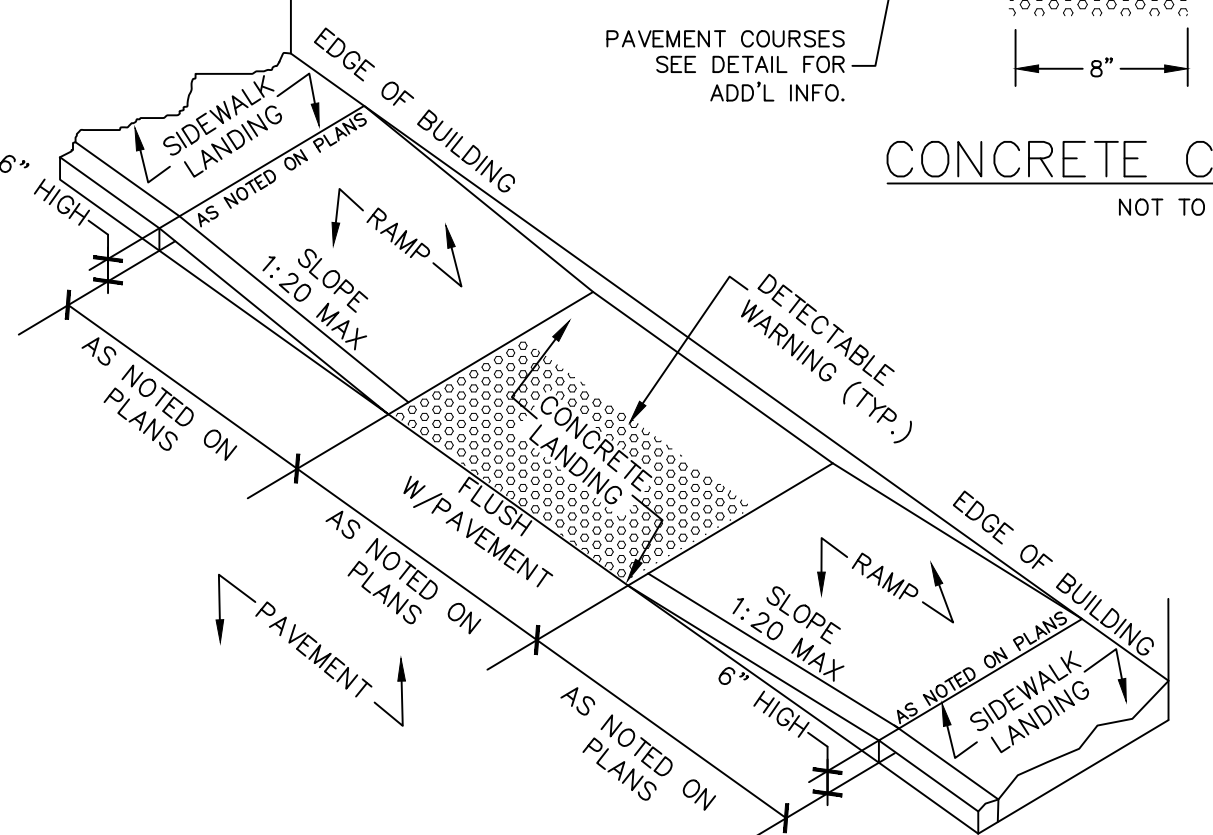
PAVEMENT & SIDEWALK WITH MONOLITHIC CURB  
NOT TO SCALE



TYPICAL SIDEWALK SECTION  
NOT TO SCALE



CONCRETE CURB DETAIL  
NOT TO SCALE

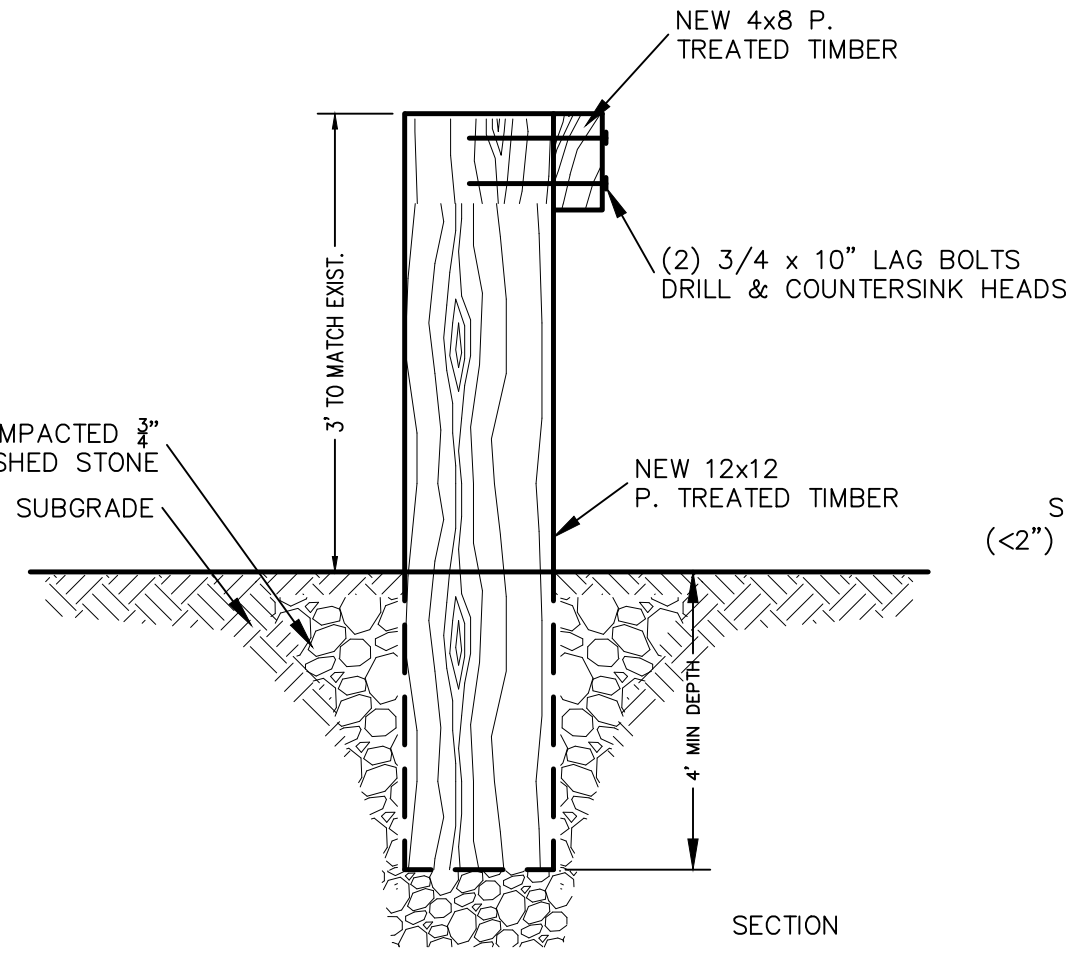


- NOTES:
1. ALL CROSS-SLOPES SHALL BE 1:50 OR LESS.
  2. ALL RUNNING SLOPES LEADING TO ACCESSIBLE LANDING SHALL NOT EXCEED 1:20.
  3. SIDEWALK LANDINGS SHALL BE 5'x5' MIN.
  4. ENTRANCE TO BUILDING SHALL HAVE A 5'x5' CLEAR AREA WHEN DOORS ARE OPEN.
  5. DETECTABLE WARNING STRIP TO CONTRAST VISUALLY WITH ADJOINING SURFACES EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.

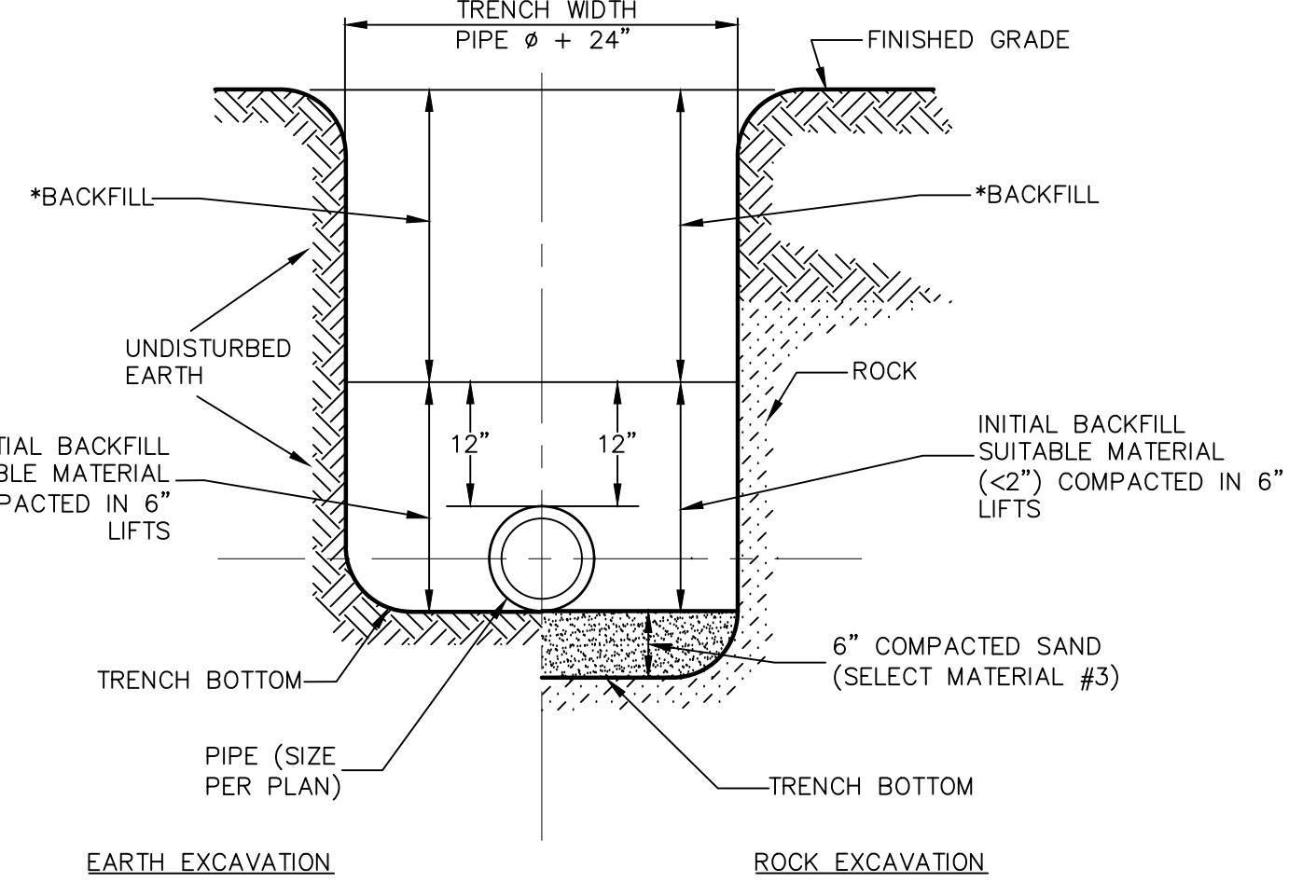
IN-LINE ACCESSIBLE RAMP  
NOT TO SCALE

#### SITE ACCESSIBILITY NOTES:

1. REFER TO SITE PLAN FOR EXACT LOCATION OF HANDICAP PARKING, WALKWAYS AND RAMPS.
2. ALL WALKWAYS, RAMPS, AND HANDICAP PARKING SIGNAGE, ETC. SHALL MEET APPROVED AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS AND LOCAL ACCESSIBILITY CODE.
3. ONE OUT OF EVERY EIGHT (8) ACCESSIBLE PARKING SPACES, BUT NOT LESS THAN ONE, IS REQUIRED TO BE VAN ACCESSIBLE.
4. ALL CONCRETE ACCESSIBLE RAMPS (3000 PSI) SURFACES SHALL HAVE TRUNCATED DOMES PER ADA STANDARDS AND LOCAL ACCESSIBILITY CODE.
5. ALL CONCRETE ACCESSIBLE RAMPS SHALL BE COLOR IMPREGNATED TO PROVIDE VISUAL CONTRAST (DARK TO LIGHT) WITH ADJOINING CONCRETE SURFACES (MINIMUM 70% COLOR CONTRAST).
6. THE MATERIAL USED TO PROVIDE COLOR CONTRAST IN CONCRETE ACCESSIBLE RAMPS SHALL BE AN INTEGRAL (PERMANENT) PART OF THE CONCRETE AND SHALL NOT BE PAINTED ON OR CAPABLE OF FADING OR WEARING OFF.
7. FINISHED GRADES OF PAVEMENT IN HC PARKING AND ACCESSIBILITY AISLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION.

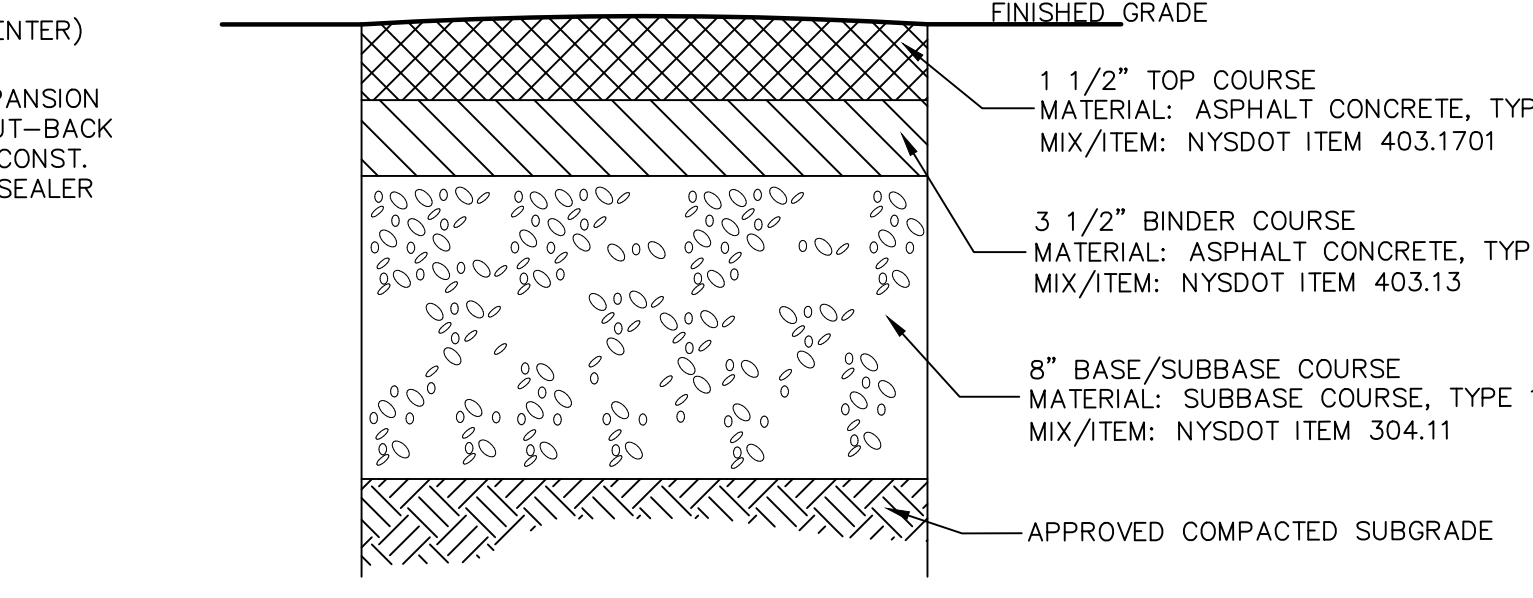


TIMBER GUIDE RAIL  
NOT TO SCALE



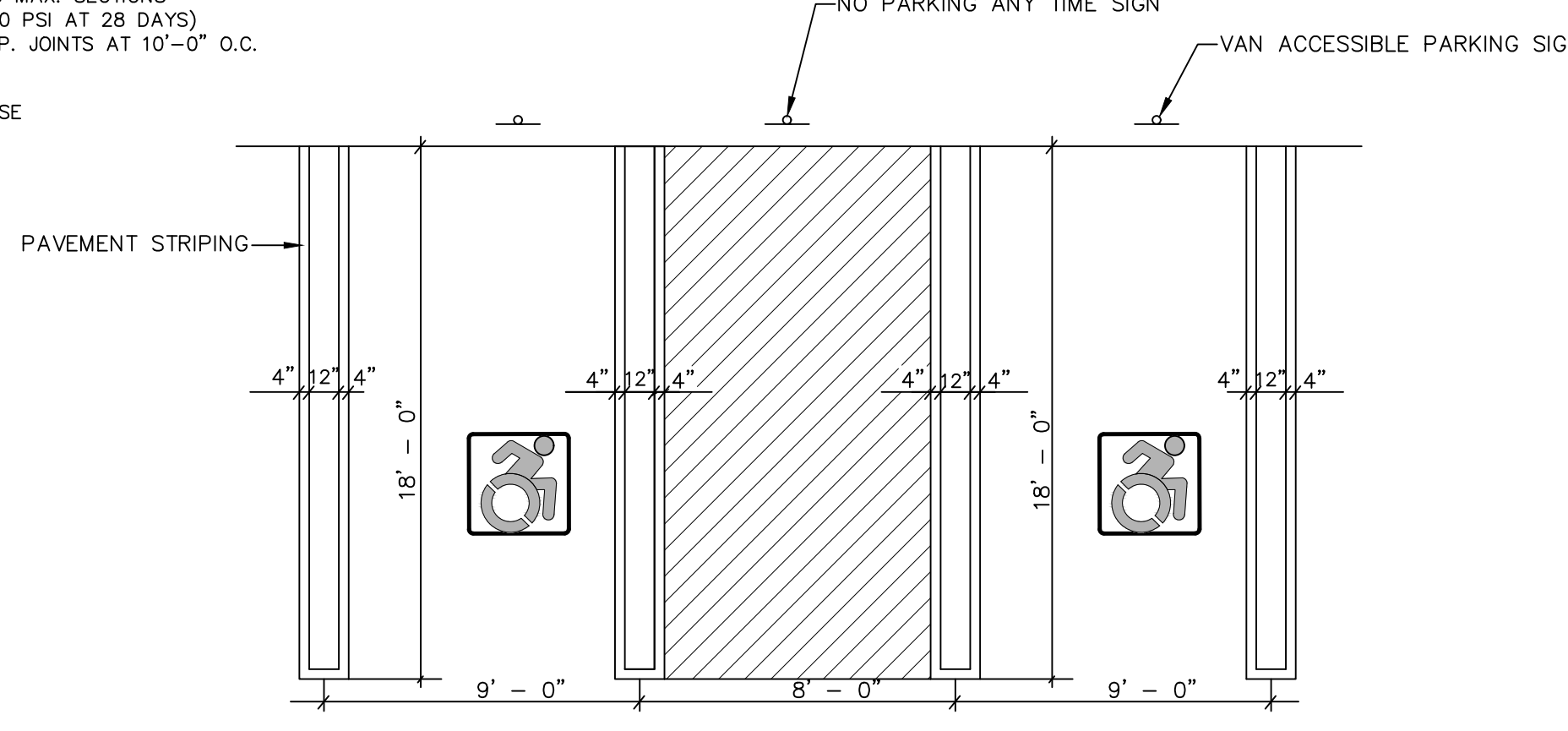
TRENCH CROSS SECTION  
NOT TO SCALE

- NOTES:
1. TRENCHES IN PAVED AREAS SHALL UTILIZE THE PAVEMENT REPLACEMENT DETAIL FOUND ON THIS SHEET.
  2. FULL DEPTH ROB GRAVEL OR ITEM 4 COMPACTED TO 95% MODIFIED PROCTOR UNDER PAVED AREAS.

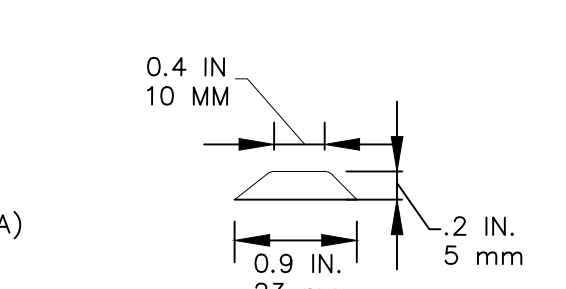


- NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST EDITION AND ALL ADDENDA THERETO.
  2. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 - SUBBASE COURSE OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS.
  3. HOT MIX ASPHALT (HMA) PAVEMENT SHALL CONFORM WITH SECTION 400 HOT MIX ASPHALT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS. ALTHOUGH SECTION 400 IN ITS ENTIRETY IS REFERENCED, THE HOT MIX ASPHALT (HMA) PAVEMENT(S) SPECIFIED FOR THIS CONTRACT SHALL BE AS SPECIFIED UNDER SECTION 402-HOT MIX ASPHALT (HMA) PAVEMENTS.
  4. TACK COAT SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH SECTION 407-TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
  5. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203-EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
  6. THICKNESS INDICATED REFER TO COMPACTED MEASURE.

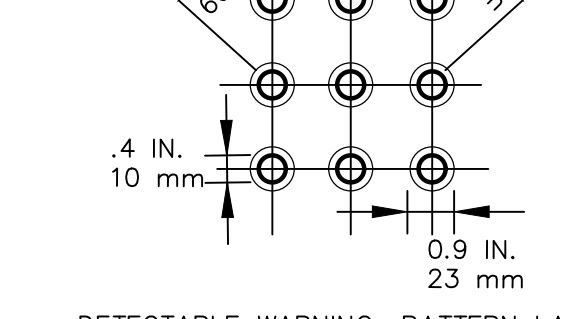
TYPICAL ASPHALT DETAIL FOR PARKING AREAS  
NOT TO SCALE



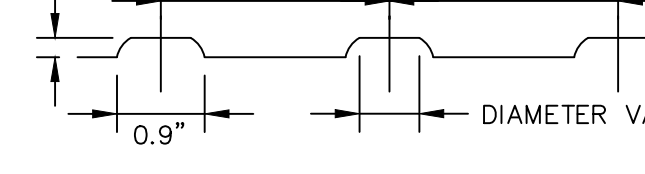
ACCESSIBLE PARKING SPACE & STRIPING DETAIL  
NOT TO SCALE



DETECTABLE WARNING PAD DETAIL  
NOT TO SCALE



DETECTABLE WARNING: PATTERN LAYOUT

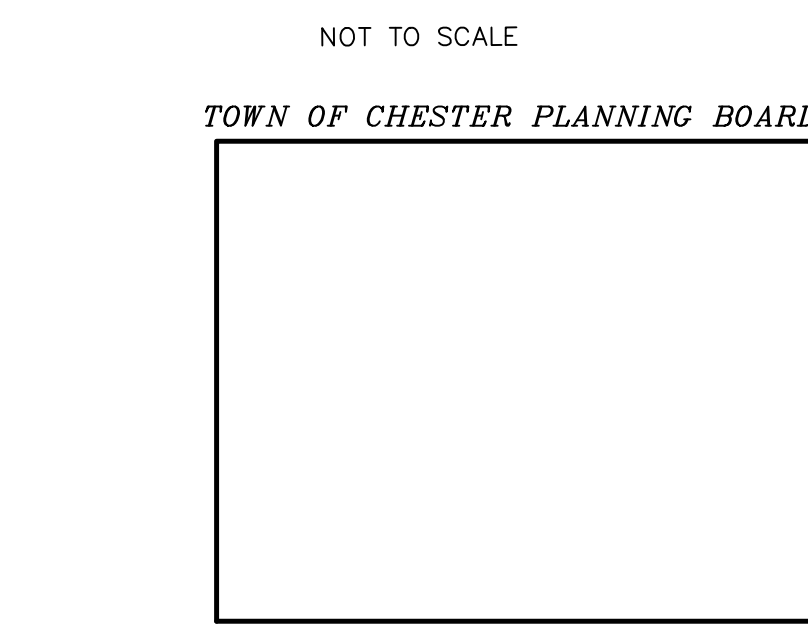


DETECTABLE WARNING: CROSS SECTION

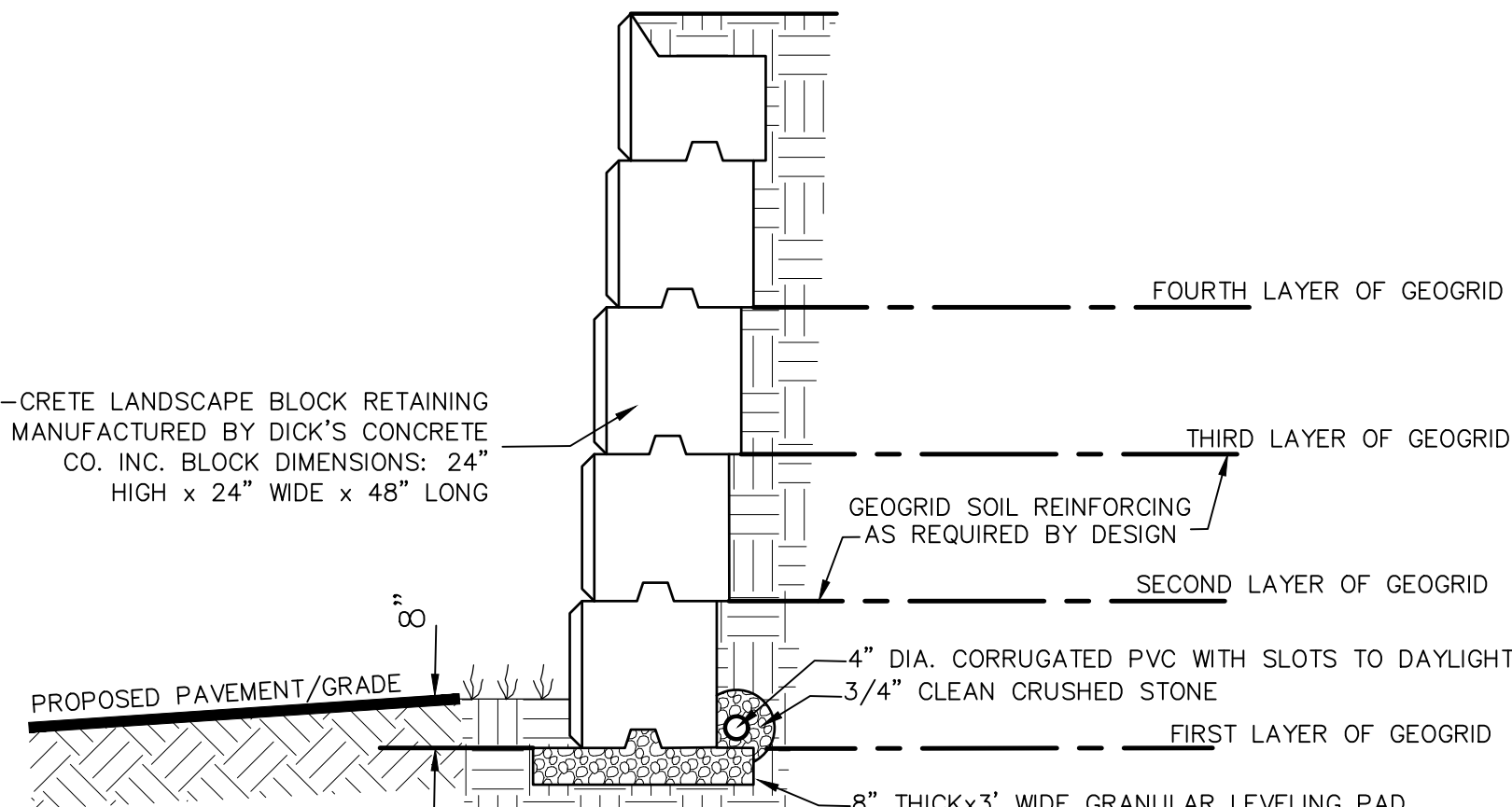
DETECTABLE WARNING PAD DETAIL  
NOT TO SCALE

- NOTES:
1. TRUNCATED DOME PATTERN.
  2. ROWS OF TRUNCATED DOMES ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE CURB RAMP/LANDING AND THE STREET.
  3. FULL WIDTH OF CURB RAMP/LANDING CONNECTION TO THE STREET.
  4. DEPTH: 24-INCH MINIMUM.
  5. INSTALLED AT BACK OF CURB.
  6. CONTRASTS WITH BACKGROUND (LIGHT-ON-DARK OR DARK-ON-LIGHT).

ACCESSIBLE PARKING SIGN  
NOT TO SCALE



TOWN OF CHESTER PLANNING BOARD APPROVAL



TERRA-CRETE RETAINING WALL  
NOT TO SCALE

- NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
  2. BACKFILL MUST BE AN ENGINEERED PRODUCT - COMPACTED IN LIFTS TO A 95% MAX. DENSITY & A MOISTURE CONTENT OF 0%-3%.
  3. DESIGN IS BASED ON A 27 DEGREE FRICTION ANGLE OF SOIL.
  4. GEOTIRD MUST BE MANUFACTURER'S SPECIFIED MATERIAL.

#### TYPICAL DESIGN:

1. NUMBER OF BLOCKS 2 - NO GEOTIRD LAYER
2. NUMBER OF BLOCKS 3 - FIRST LAYER OF GEOTIRD - 5' WIDE SECOND LAYER OF GEOTIRD - 6.5' WIDE
3. NUMBER OF BLOCKS 4 - FIRST LAYER OF GEOTIRD - 6' WIDE SECOND LAYER OF GEOTIRD - 6' WIDE THIRD LAYER OF GEOTIRD - 7.5' WIDE
4. NUMBER OF BLOCKS 5 - FIRST LAYER OF GEOTIRD - 7' WIDE SECOND LAYER OF GEOTIRD - 7' WIDE THIRD LAYER OF GEOTIRD - 7' WIDE FOURTH LAYER OF GEOTIRD - 9' WIDE

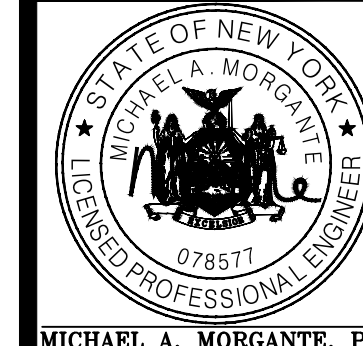
#### RETAINING WALL NOTES:

1. CONTRACTOR MUST VERIFY SOIL CHARACTERISTICS ENCOUNTERED UPON EXCAVATION TO PREPARE RETAINING WALL DESIGN. ADDITIONAL TESTS & REVIEW OF SOILS AT FOOTING BEARING DEPTH IS REQUIRED & SHALL BE CONDUCTED BY A LICENSED GEOTECHNICAL ENGINEER IN THE STATE OF NEW YORK PRIOR TO INSTALLATION. RETAINING WALL DESIGN SHALL BE SUBMITTED TO THE BUILDING INSPECTOR FOR RECORD PRIOR TO CONSTRUCTION. SUCH DESIGN DRAWINGS (OR SHOP DRAWINGS) SHALL BEAR THE STAMP AND SIGNATURE OF SUCH ENGINEER, AND SHALL BE SPECIFIC FOR THE SITE AND SPECIFIC TO THE RETAINING WALL SYSTEM TO BE UTILIZED AND SHALL CONSIDER ALL APPROPRIATE AND NECESSARY POSSIBLE LOADINGS AND CONDITIONS RELATED TO THIS PROJECT.
2. THE AFOREMENTIONED DESIGN AND DETAILS SHALL CONSIDER / IDENTIFY / INCLUDE BUT SHALL NOT BE LIMITED TO:
  - a. SIGNED AND SEALED DESIGN CALCULATIONS; COMPLETE AND SPECIFIC CONSTRUCTION LIMITS AND DETAILS FOR ALL WALLS.
  - b. APPROPRIATE SIZING FOR DRAINAGE SYSTEM TO HANDLE INTENSE STORM CONDITIONS.
  - c. MAINTENANCE ABILITY TO CLEAN STORMWATER PIPING SYSTEMS.
  - d. APPROPRIATE BACKFILL MATERIAL WITH SUFFICIENT POROSITY TO ALLOW FREE DRAINAGE OF WATER; EVALUATE POTENTIAL FAILURE BY INTERNAL/EXTERNAL FAILURE MECHANISMS, GLOBAL FAILURE OR OTHER POTENTIAL FAILURES AND SEISMIC DESIGN CONSIDERATIONS.
3. DURING CONSTRUCTION, THE WORK MUST BE INSPECTED BY A NYS LICENSED PROFESSIONAL ENGINEER WHO SHALL PROVIDE WRITTEN VERIFICATION TO THE BUILDING INSPECTOR PRIOR TO THE REQUEST FOR A CERTIFICATE OF OCCUPANCY, THAT HE/SHE HAS PERSONALLY INSPECTED THE WORK, AND THE INSTALLATION IS IN COMPLIANCE WITH THE DESIGN DRAWINGS AND MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
4. IF DEEMED NECESSARY BY THE DESIGN ENGINEER AND/OR THE MUNICIPALITY, THIRD PARTY TESTING WILL BE PERFORMED REGARDING MATERIAL COMPACTION, FILL QUALITY, ETC. A COPY OF ALL SUCH TESTING RECORDS SHALL BE PROVIDED TO THE MUNICIPAL BUILDING DEPARTMENT FOR RECORD.
5. DUE TO THE HEIGHT OF THE PROPOSED RETAINING WALL, SAFETY FENCING IS TO BE PROVIDED ON THE UPRILL SIDE OF THE PROPOSED RETAINING WALL AND IS TO BE INCLUDED IN THE DESIGN PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER.

REVISION	BY	DATE	DESCRIPTION
9.	MM	11/13/23	PER PH & PB COMMENTS
8.	MM	8/7/23	SITE RE-DESIGN
7.	MM	2/6/23	PH CONSULTANT COMMENTS
6.	MM	1/17/23	PUBLIC HEARING COMMENTS
5.	MM	3/21/22	DEC EMAIL DATED 03/11/22
4.	MM	12/2/21	PER PB MTG & AF COMMENT LETTER
3.	MM	9/16/21	PREPARATION OF PRELIMINARY PLANS
2.	MM	5/19/21	REVISION PER PB MTG. & COMMENT LETTERS
1.	MM	3/23/21	ROAD LAYOUT REVISION PER PB MTG.

THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

ARDEN CONSULTING ENGINEERS, PLLC  
P.O. BOX 340 MONROE, N.Y.  
T: 845-782-8114 E: MAM@ARDENCONSULTING.NET



SITE PLAN & LOT LINE COMBINATION FOR  
DAVIDSON DRIVE HOLDINGS, LLC  
LAKE STATION ROAD  
TOWN OF CHESTER, COUNTY OF ORANGE, NY

CONSTRUCTION DETAILS

JOB#:  
60-030  
SCALE:  
AS NOTED  
DATE:  
10-21-22  
DRAWN:  
MM  
CHECKED:  
MM  
SHEET NO.  
20 OF 22

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

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SOIL RESTORATION NOTES:

- DURING PERIODS OF RELATIVELY LOW TO MODERATE SUBSOIL MOISTURE, THE DISTURBED SUBSOILS ARE RETURNED TO ROUGH GRADE AND THE FOLLOWING SOIL RESTORATION STEPS APPLIED:
- 1) APPLY 3 INCHES OF COMPOST OVER SUBSOIL
  - 2) TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR-MOUNTED DISC, OR TILLER. MIXING AND CIRCULATING AIR AND COMPOST INTO SUBSOILS.
  - 3) ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEARED OFF THE SITE
  - 4) APPLY TOPSOIL TO A DEPTH OF SIX INCHES
  - 5) VEGETATE AS REQUIRED BY APPROVED PLAN

COMPOST SPECIFICATIONS:

- 1) COMPOST SHALL BE AGED, FROM PLANT DERIVED MATERIALS, FREE OF VIABLE WEED SEEDS, HAVE NO VISIBLE FREE WATER OR DUST PRODUCED WHEN HANDLING, PASS THROUGH A HALF INCH SCREEN AND HAVE A PH SUITABLE TO GROW DESIRED PLANTS.

MAINTENANCE:

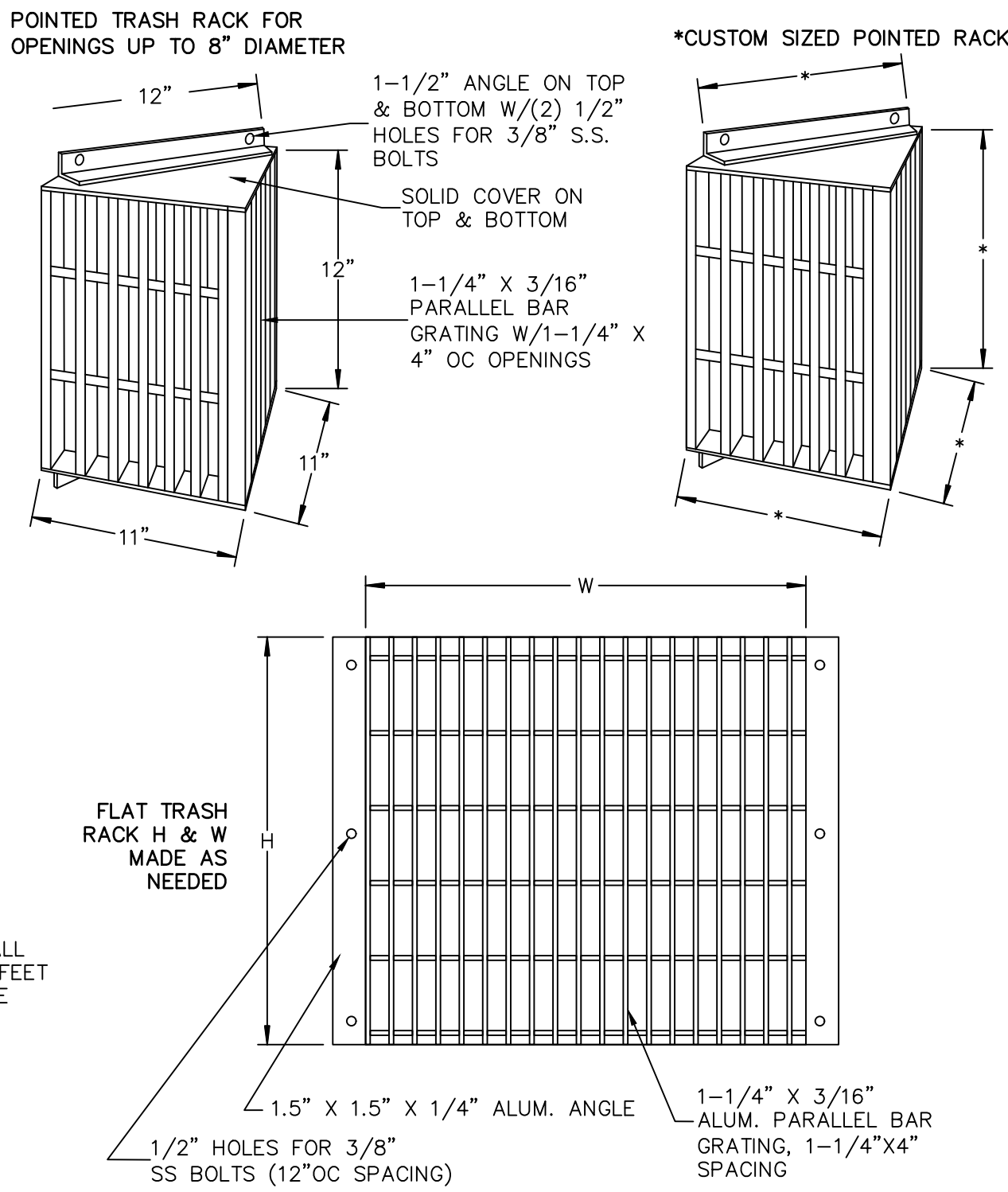
- 1) SIMPLE MAINTENANCE SHOULD IDENTIFY WHERE SOIL RESTORATION IS APPLIED, WHERE NEWLY RESTORED AREAS ARE/CANNOT BE CLEARED, WHO THE RESPONSIBLE PARTIES ARE TO ENSURE THAT ROUTINE VEGETATION IMPROVEMENTS ARE MADE (THINNING, INVASIVE PLANT REMOVAL ETC.)
- 2) SOIL COMPOST AMENDMENTS WITHIN A FILTER STRIP OR GRASS CHANNEL SHOULD BE LOCATED IN PUBLIC RIGHT OF WAY, OR WITHIN A DEDICATED STORMWATER OR DRAINAGE EASEMENT.
- 3) FIVE YEAR MAINTENANCE OPERATIONS INCLUDES:
  - a) INITIAL INSPECTIONS FOR THE FIRST SIX MONTHS (ONCE AFTER EACH STORM GREATER THAN HALF-INCH)
  - b) RESEEDING TO REPAIR BARE OR ERODING AREAS TO ASSURE GRASS STABILIZATION
  - c) WATER ONCE EVERY THREE DAYS FOR THE FIRST MONTH, AND THEN PROVIDE A HALF INCH OF WATER PER WEEK DURING THE FIRST YEAR. IRRIGATION PLAN MAY BE ADJUSTED ACCORDING TO THE RAIN EVENT.
  - d) FERTILIZATION MAY BE NEEDED IN THE FALL AFTER THE FIRST GROWING SEASON TO INCREASE PLANT VIGOR.
- 4) TO ASSIST IN ONGOING MAINTENANCE, PLANTING THE APPROPRIATE GROUND COVER WITH DEEP ROOTS TO MAINTAIN THE SOIL STRUCTURE, AND KEEP THE SITE FREE OF VEHICULAR AND FOOT TRAFFIC OR OTHER WEIGHT LOADS. SOMETIMES IT MAY BE NECESSARY TO DE-THATCH THE TURF EVERY FEW YEARS.

OUTLET STRUCTURE NOTES:

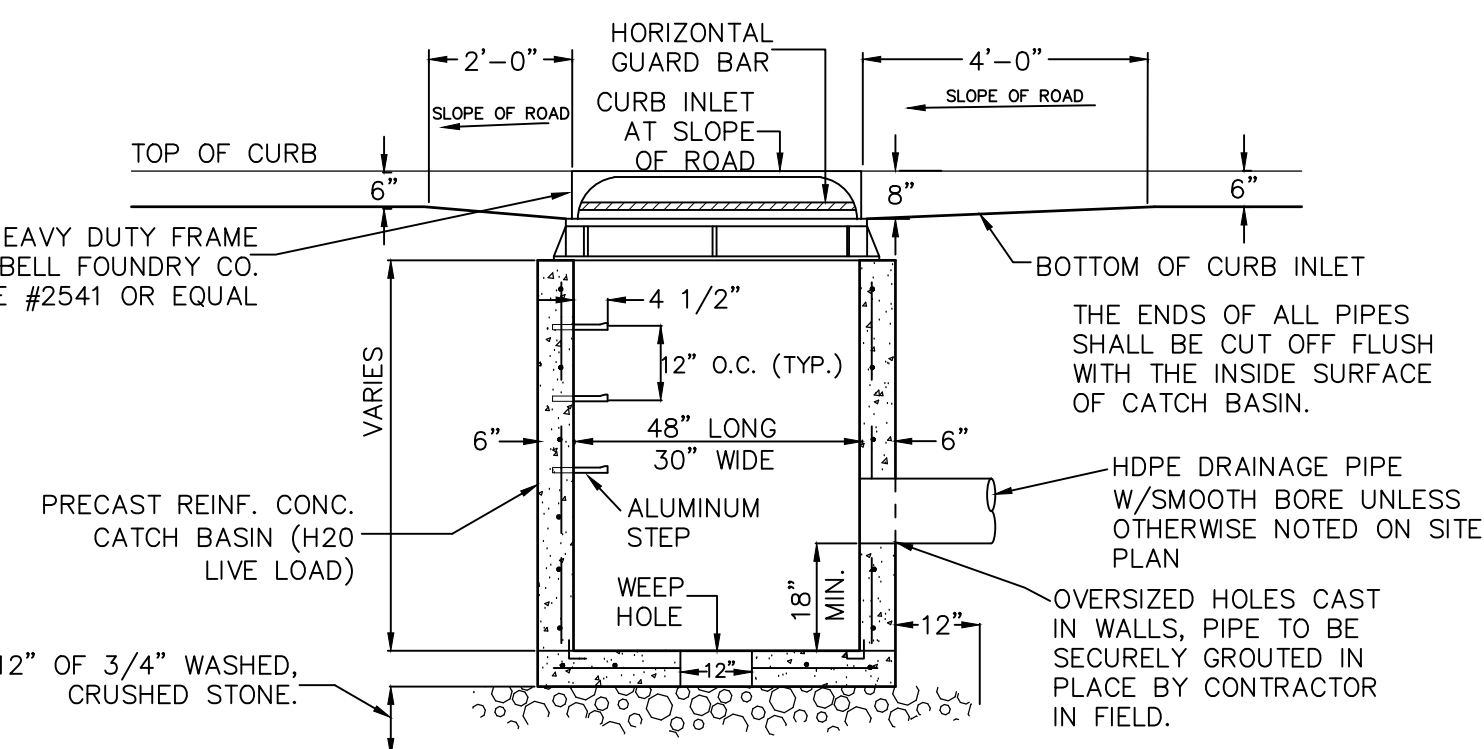
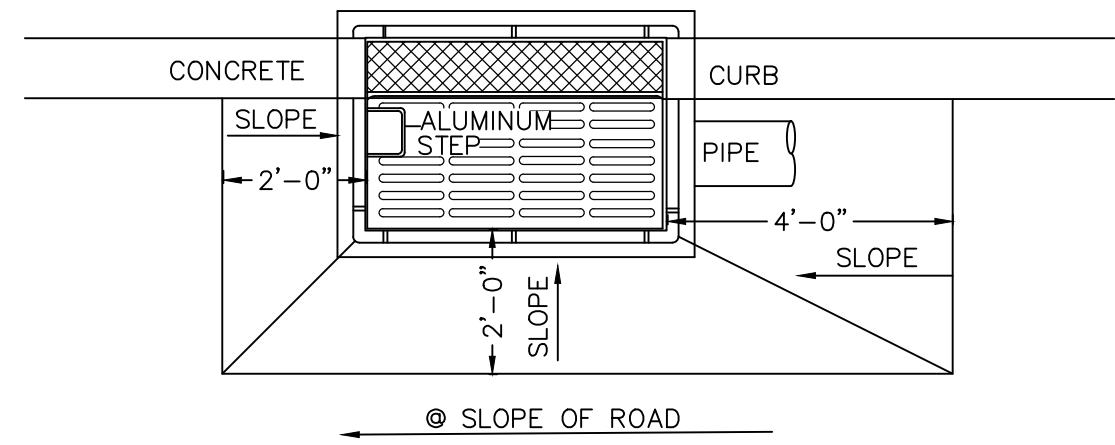
1. ALL CONCRETE SHALL BE A MINIMUM 4,000 PSI.
2. ALL TRASH RACK CONNECTIONS TO OUTLET STRUCTURE SHALL BE ALUMINUM.
3. UPON COMPLETION OF STORMWATER CONSTRUCTION, OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE NYSDEC STORMWATER MANAGEMENT DESIGN MANUAL. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO:
  - A. REMOVAL OF DEBRIS FROM TRASH RACKS
  - B. ROUTINE GRASS CUTTING AROUND INLET PIPES, ORIFICES
  - C. SEDIMENT AND GRIT REMOVAL
4. TRASH RACKS FOR OS-1 RIM & RECTANGULAR WEIR PROVIDED BY WOODARD'S CONCRETE PRODUCTS, OR EQUAL.
5. PIPES ARE TO BE FLUSH WITH THE INSIDE OF THE OUTLET STRUCTURE WALLS.

DRAINAGE NOTES:

1. ALL CONCRETE SHALL BE A MINIMUM 4,000 PSI.
2. UPON COMPLETION OF INFILTRATION BASINS CONSTRUCTION, OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE NYSDEC STORMWATER MANAGEMENT DESIGN MANUAL. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO:
  - A. REMOVAL OF DEBRIS FROM TRASH RACKS
  - B. ROUTINE GRASS CUTTING AROUND INLET PIPES, ORIFICES
  - C. SEDIMENT AND GRIT REMOVAL
3. TRASH RACK IS MANF. BY PLASTIC SOLUTIONS, OR EQUAL.
4. PIPES ARE TO BE FLUSH WITH THE INSIDE OF THE OUTLET STRUCTURE WALLS.

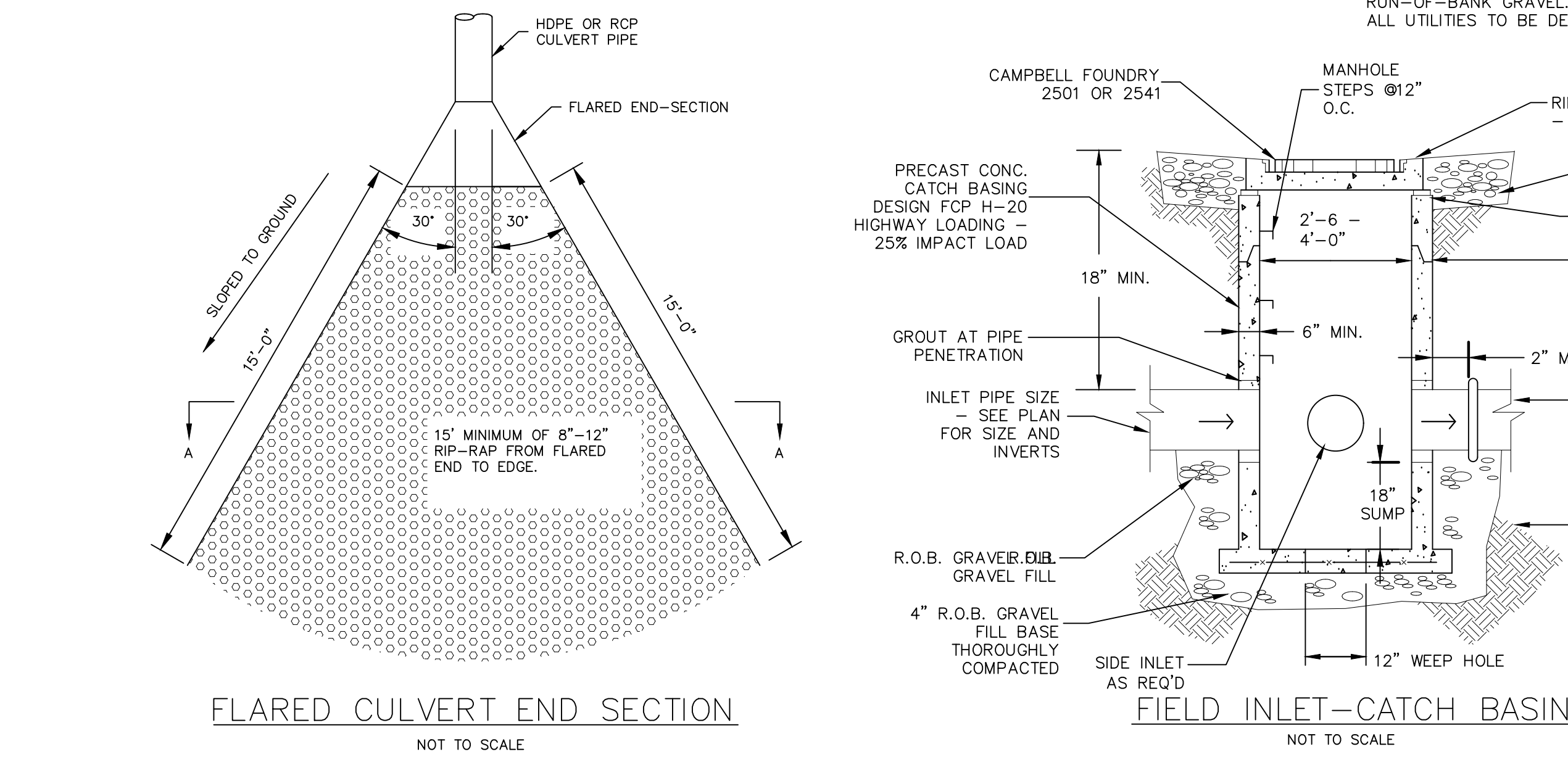


ALUMINUM TRASH RACK FOR CONCRETE WEIR



CURB INLET-CATCH BASIN

- NOTES:
1. RETAINER GLANDS ARE REQUIRED ON ALL FITTINGS IN ADDITION TO THE RODS AND THRUST BLOCKS.
  2. ALL UTILITY TRENCHES WITHIN PAVED AREAS SHALL BE BACKFILLED FULL DEPTH WITH RUN-OF-BANK GRAVEL.
  3. ALL UTILITIES TO BE DEDICATED TO THE TOWN SHALL MEET TOWN OF WALKILL SPECIFICATIONS.



BIORETENTION WEIR

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STORMWATER FACILITY MAINTENANCE NOTES:

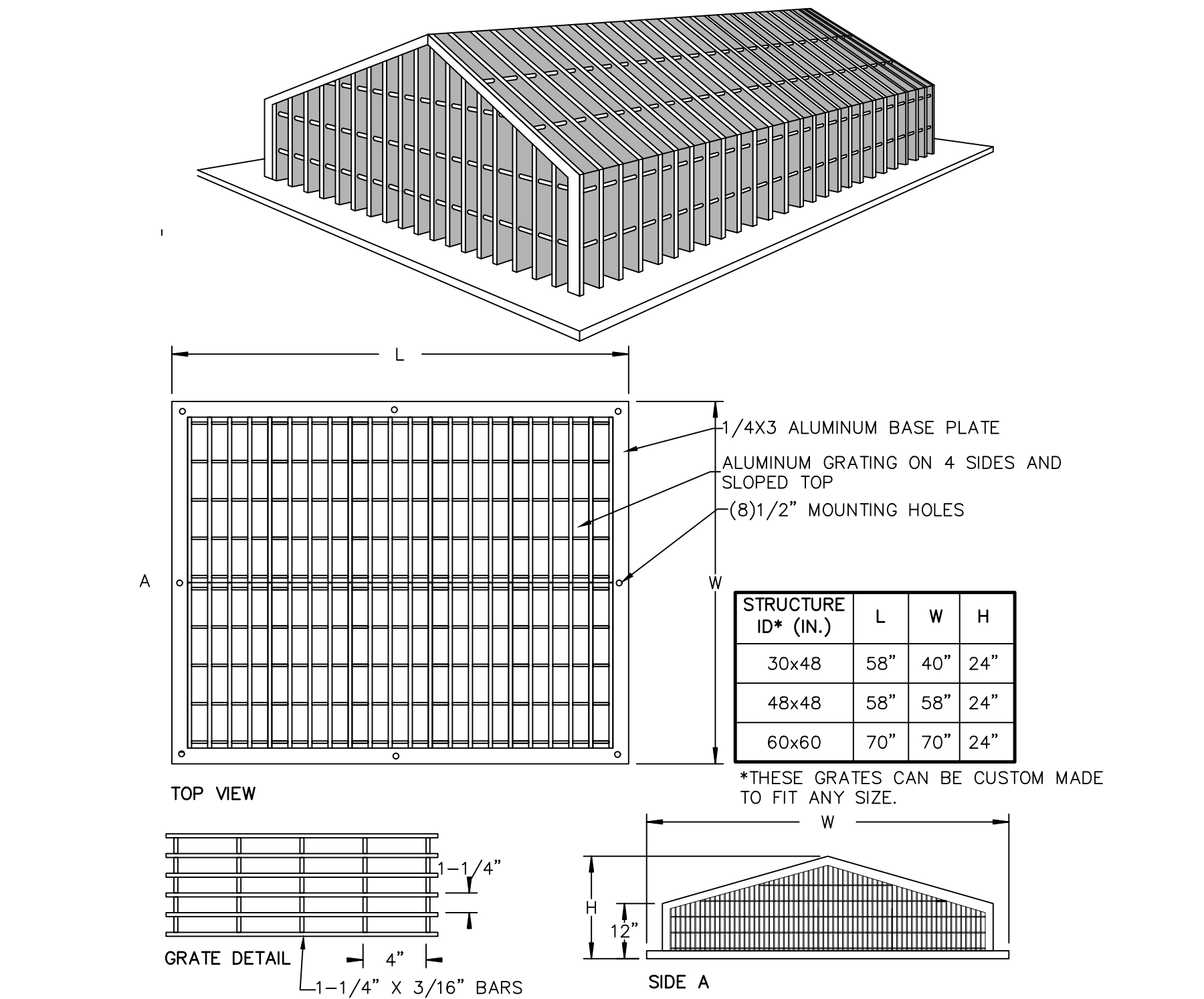
STORMWATER MANAGEMENT FACILITIES SHALL BE REGULARLY MAINTAINED TO ENSURE THEY FUNCTION AT DESIGN CAPACITY AND TO PREVENT HEALTH HAZARDS ASSOCIATED WITH DEBRIS AND STAGNANT WATER. THE PRIVATELY OWNED PORTION OF THE SYSTEM MUST BE PRIVATELY MAINTAINED.

RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER FACILITIES, INCLUDING PERIODIC REMOVAL AND DISPOSAL OF ACCUMULATED PARTICULATE MATERIAL AND DEBRIS, BUT NOT LIMITED TO THE FOLLOWING: VISUAL INSPECTION OF ALL SYSTEM COMPONENTS AT LEAST TWICE A YEAR; VACUUMING OF ALL STORM SEWER INLETS ONCE EVERY SIX MONTHS (FREQUENCY MAY BE ADJUSTED TO ONCE A YEAR IF FIRST YEAR MAINTENANCE RECORDS INDICATE THAT SEDIMENT AND DEBRIS ACCUMULATION IS INSIGNIFICANT); REVERSE FLUSHING AND VACUUMING IF SYSTEM INSPECTION INDICATE SIGNIFICANT ACCUMULATION OF SEDIMENT IN THE PIPES; AND PERIODIC REMOVAL AND DISPOSAL OF OTHER MATERIAL AND DEBRIS, SHALL REMAIN WITH THE OWNER OR OWNERS OF THE PROPERTY, WITH PERMANENT ARRANGEMENTS THAT SHALL PASS TO ANY SUCCESSIVE OWNER, UNLESS ASSUMED BY A GOVERNMENTAL AGENCY.

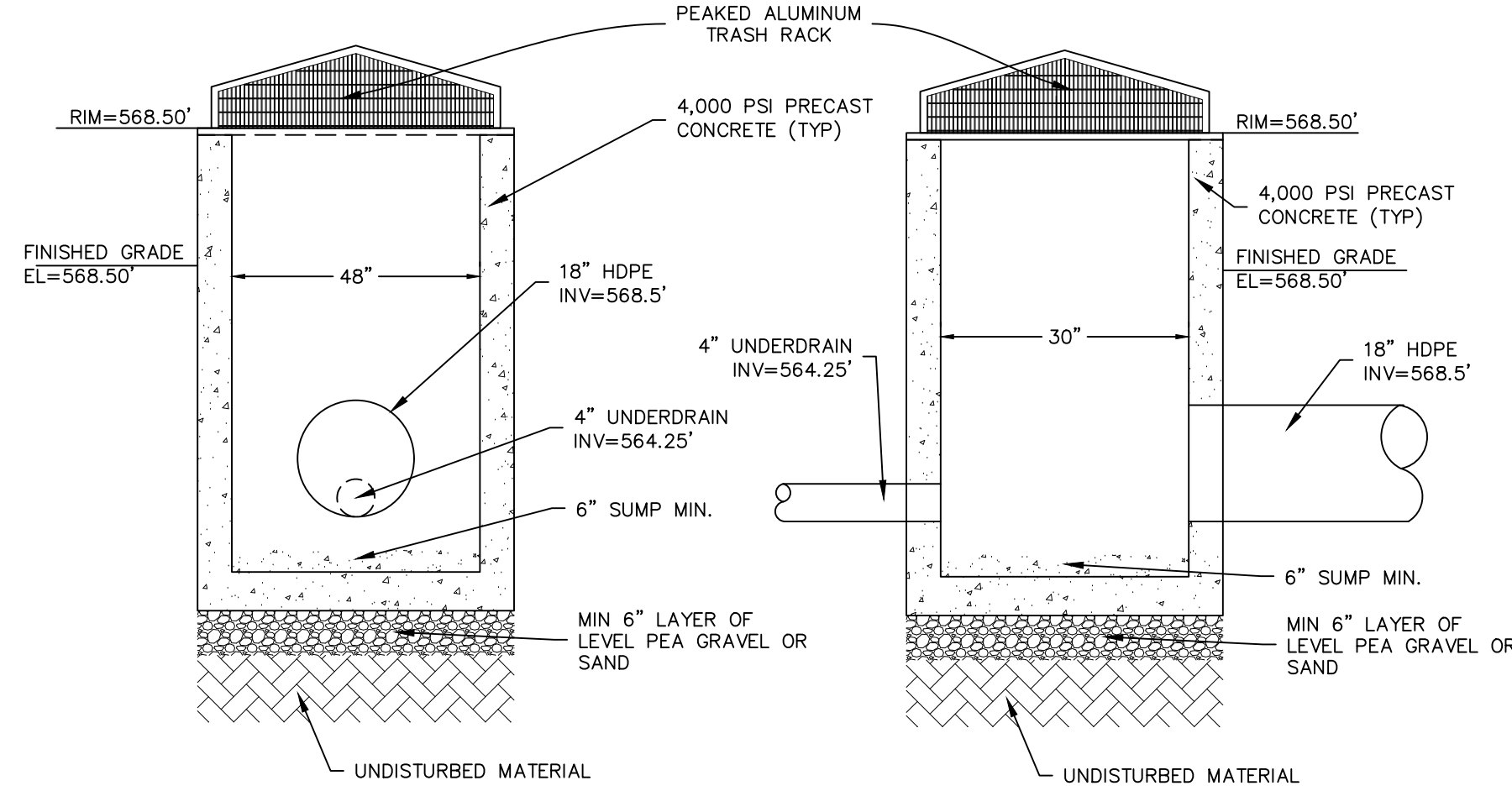
IN THE EVENT THAT THE FACILITY BECOMES A DANGER TO PUBLIC SAFETY OR PUBLIC HEALTH, OR IT IS IN NEED OF MAINTENANCE, THE OWNER SHALL EFFECT SUCH MAINTENANCE AND REPAIR OF THE FACILITY IN A MANNER THAT IS APPROVED BY THE TOWN ENGINEER OR HIS DESIGNEE, IF THE OWNER FAILS TO PERFORM SUCH MAINTENANCE AND REPAIR, THE MUNICIPALITY MAY IMMEDIATELY PROCEED TO DO SO AND SHALL BILL THE COST TO THE OWNER.

SEDIMENT TRAP & BASIN CONSTRUCTION SPECIFICATIONS:

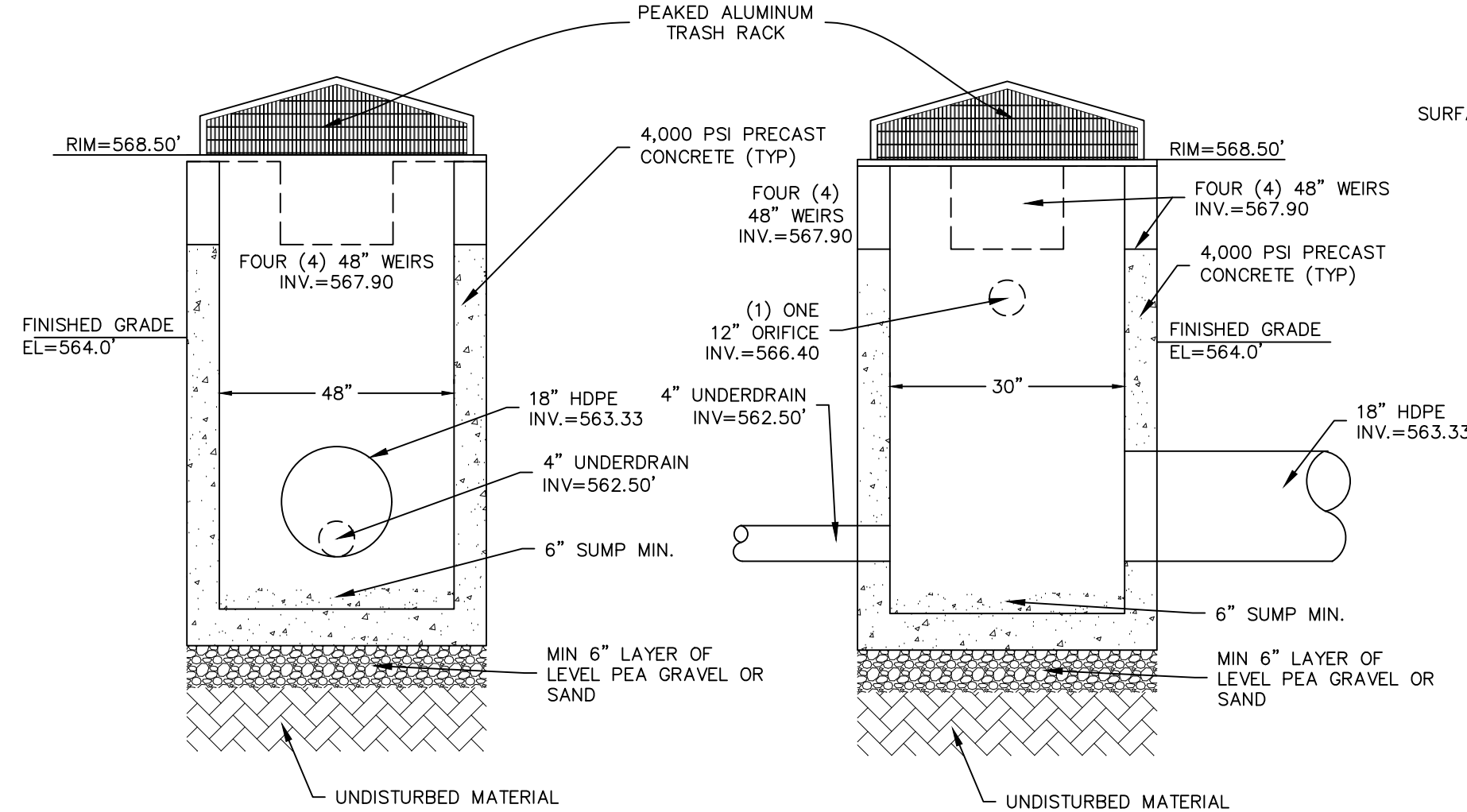
1. THE AREA OF THE PROPOSED SEDIMENT BASIN SHALL BE USED AS A SEDIMENT TRAP PRIOR TO FINAL CONSTRUCTION OF THE INFILTRATION BASIN. SEDIMENT TRAP SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT, INCLUSION OF VEGETATION, ORGANIC MATERIAL, OR FROZEN SOIL IN THE EMBANKMENT, AS WELL AS PLACING OF EMBANKMENT MATERIAL ON A FROZEN SURFACE IS PROHIBITED.
2. THE FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL, OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVELING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED IF POSSIBLE. MAXIMUM HEIGHT OF EMBANKMENT SHALL BE FIVE (5) FEET, MEASURED AT CENTERLINE OF EMBANKMENT. PLACE FILL IN LIFTS NOT TO EXCEED 9" AND MACHINE COMPACT.
3. ALL FILL SLOPES SHALL BE 2:1 OR FLATTER, CUT SLOPES 1:1 OR FLATTER.
4. ELEVATION OF THE TOP OF ANY DIKE DIRECTING WATER INTO TRAP MUST EQUAL OR EXCEED HEIGHT OF EMBANKMENT.
5. ENSURE THAT THE SPILLWAY CREST IS LEVEL AND AT LEAST 1.5' BELOW THE TOP OF THE DAM AT ALL POINTS.
6. FILTER CLOTH SHALL BE PLACED OVER THE BOTTOM OF THE OUTLET CHANNEL PRIOR TO PLACEMENT OF STONE. SECTIONS OF FABRIC MUST OVERLAP AT LEAST ONE (1) FOOT WITH SECTION NEAREST THE ENTRANCE PLACED ON TOP. FABRIC SHALL BE EMBEDDED AT LEAST SIX (6) INCHES INTO EXISTING GROUND AT ENTRANCE OF OUTLET CHANNEL.
7. STONE USED IN OUTLET CHANNEL SHALL BE FOUR (4) TO EIGHT (8) INCHES (RIP RAP). TO PROVIDE A FILTERING EFFECT. STONE USED FOR SPILLWAY SECTION-CLASS "B" EROSION CONTROL STONE. STONE USED ON INSIDE SPILLWAY FACE TO CONTROL DRAINAGE - D.O.T. #57 WASHED STONE. A LAYER OF FILTER CLOTH SHALL BE EMBEDDED ONE (1) FOOT WITH SECTION NEAREST ENTRANCE PLACED ON TOP. FABRIC SHALL BE EMBEDDED AT LEAST SIX (6) INCHES INTO EXISTING GROUND AT ENTRANCE OF OUTLET CHANNEL.
8. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
9. THE SEDIMENT TRAP SHALL BE INSPECTED AFTER EACH RAIN AND SHALL BE REPAIRED AS NEEDED.
10. CONSTRUCT EMBANKMENT AND STONE SPILLWAY TO DIMENSIONS, SLOPES AND ELEVATIONS SHOWN ON THE PLAN.
11. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.
12. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
13. DRAINAGE AREA FOR THIS PRACTICE IS LIMITED TO 15 ACRES.
15. ENSURE THAT THE TOP OF THE EMBANKMENT AT ALL POINTS IS 0.5' ABOVE NATURAL SURROUNDING GROUND.
16. IMMEDIATELY STABILIZE THE EMBANKMENT AND ALL DISTURBED AREAS AS IN ACCORDANCE WITH THE SPECIFICATIONS SHOWN ON THE GENERAL PLANSET AND EROSION AND SEDIMENT CONTROL PLANS.



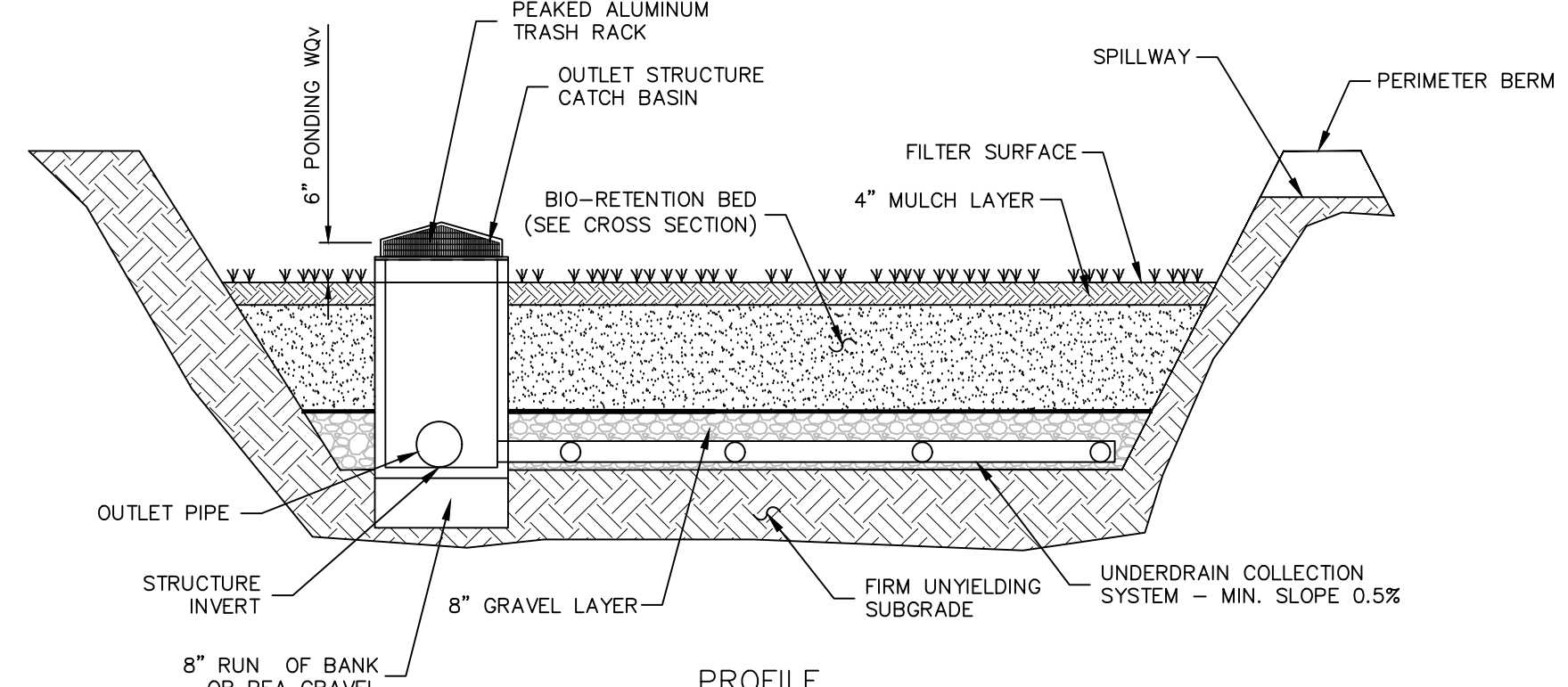
PEAKED ALUMINUM TRASH RACK FOR POND OUTLET



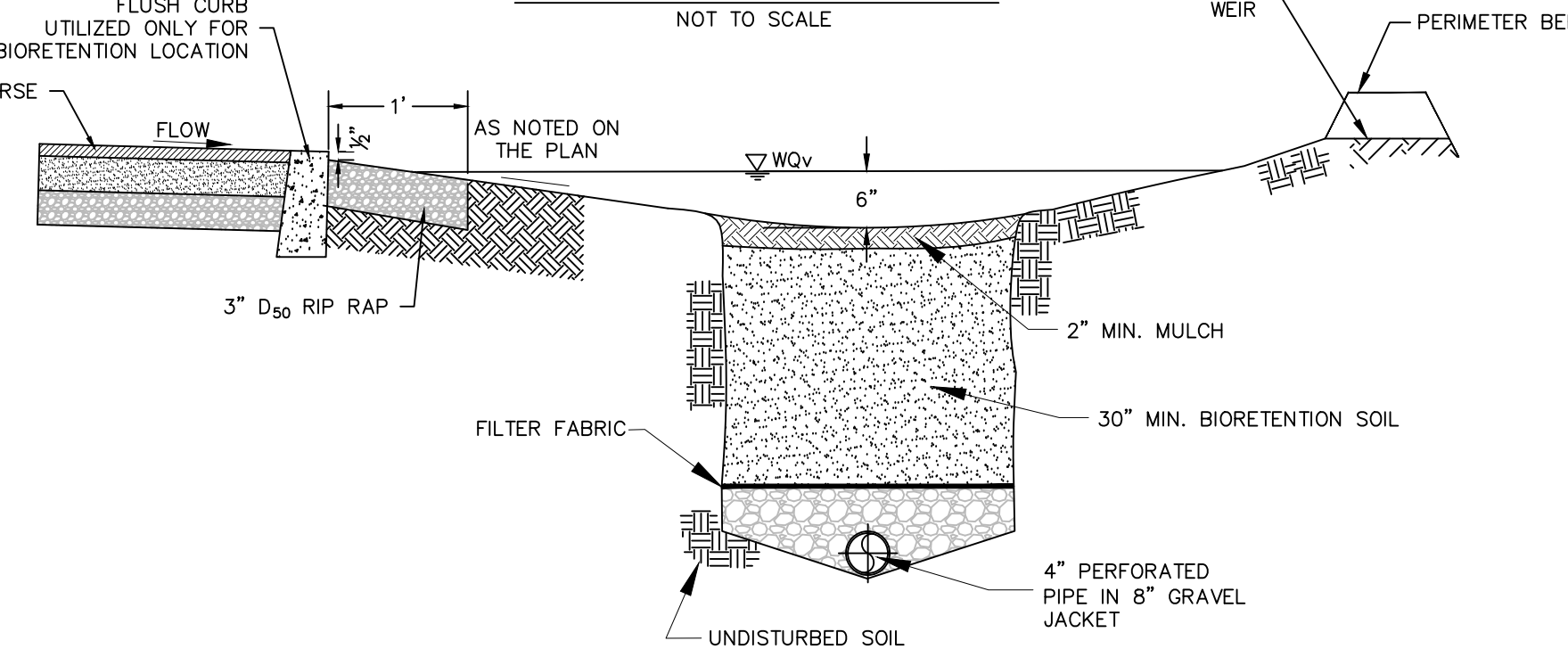
OS-2 OUTLET CONTROL STRUCTURE DETAIL (BIORETENTION)



OS-1 OUTLET CONTROL STRUCTURE DETAIL (POCKET POND)



BIORETENTION FACILITY



BIORETENTION BED SECTION

BIORETENTION PLANTING SOIL

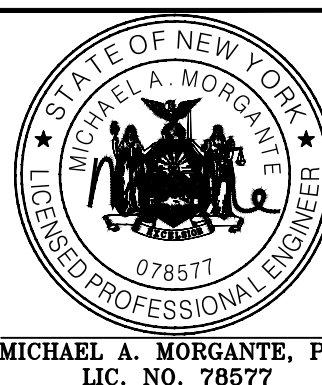
THE PLANTING SOIL SHOULD BE A SANDY LOAM, LOAMY SAND, LOAM (USDA), OR A LOAM/SAND MIX (SHOULD CONTAIN A MINIMUM 35 TO 60% SAND, BY VOLUME). THE CLAY CONTENT FOR THESE SOILS SHOULD BE LESS THAN 25% BY VOLUME. SOILS SHOULD FALL WITHIN THE SM, OR ML CLASSIFICATIONS OF THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). A PERMEABILITY OF AT LEAST 1.0 FEET PER DAY (0.5"/HR) IS REQUIRED (A CONSERVATIVE VALUE OF 0.5 FEET PER DAY IS USED FOR DESIGN). THE SOIL SHOULD BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER, AND BRUSH OR SEED FROM NOXIOUS WEEDS. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN LIFTS OF IT TO 18", LOOSELY COMPACTED (TAMPED LIGHTLY WITH A DOZER OR BACKHOE BUCKET). THE SPECIFIC CHARACTERISTICS ARE AS FOLLOWS:

PARAMETER	VALUE
PH RANGE	5.2 TO 7.0
ORGANIC MATTER	1.5 TO 4.0%
MAGNESIUM	35 LBS PER ACRE, MINIMUM
PHOSPHORUS (P <sub>2</sub> O <sub>5</sub> )	75 LBS PER ACRE, MINIMUM
POTASSIUM (K <sub>2</sub> O)	85 LBS PER ACRE, MINIMUM
SOLUBLE SALTS	500 ppm
CLAY	10 TO 25%
SILT	30 TO 55%
SAND	35 TO 65%

REVISION	BY	DATE	DESCRIPTION
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SITE PLAN & LOT LINE COMBINATION FOR  
DAVIDSON DRIVE HOLDINGS, LLC  
LAKE STATION ROAD  
TOWN OF CHESTER, COUNTY OF ORANGE, NY

STORMWATER  
CONSTRUCTION DETAILS

JOB#:  
20-080  
SCALE:  
AS NOTED  
DATE:  
10-21-22  
DRAWN:  
MM  
CHECKED:  
MM  
SHEET NO.  
21 OF 22



AN ENDANGERED SPECIES  
IN NEW YORK STATE

Bog Turtle

This area of the Town of Chester near the Davidson Drive Holdings, LLC project on Davidson Drive may contain suitable habitat for the Bog Turtle, which is a New York State Listed Endangered Species. This species is an important part of our ecosystem and it is illegal to kill, harm or harass them. In New York, bog turtles occur in open-canopy wet meadows, sedge meadows, and calcareous fens often fed by groundwater and the vegetation always includes various species of sedges. This brochure's intent is to educate the public of their potential presence and provide valuable information should an encounter occur even though sightings are rare.

This Pamphlet is to be distributed to all construction workers and residents at the project site by the **Project Engineer/Biologist after initial training by a Knowledgeable Wildlife Biologist**

In case of a sighting, please call Michael Nowicki at 203-910-4716

And  
The NYSDEC Wildlife Office to Report the incident within 24 Hours at 845-256-3098 or Wildlife.R3@dec.ny.gov. Please Provide the location, the project Name, and explanation of incident.



Fact Sheet

- The bog turtle is New York's smallest turtle, reaching a maximum length of 4.5 inches. A bright yellow or orange blotch on each side of its head and neck are a distinctive feature of this species.
- Mating generally occurs in the spring but autumn mating events are documented. Nesting sites are typically located inside the upper part of an unshaded tussock (a tall, thick bunch of grass).
- Overwintering sites are typically found in densely vegetated areas often in association with tree roots and other submerged structures along streams or near underground springs.
- In New York, the bog turtle is generally found in open, early-successional types of habitats such as wet meadows or open calcareous boggy areas generally dominated by sedges (*Carex* spp.) or sphagnum moss. Like other cold-blooded or ectothermic species, it requires habitats with a good deal of sunlight for basking and nesting. Plants such as purple loosestrife (*Lythrum salicaria*) and reed (*Phragmites australis*) can quickly invade such areas resulting in the loss of basking and nesting habitat.
- Contact the response number on this brochure to have this species identified and relocated from the work area if necessary. A trained state licensed professional will safely relocate the turtle.

Measure to Take During Encounters

Measures to take during encounters include:

1. All personnel working at the site will be trained to be able to identify, and locate Bog turtles by a knowledgeable biologist. Turtles can only be moved by a qualified biologist with knowledge of Bog and relocation procedures who is also licensed by the NYSDEC to handle Bog turtles.
2. It is illegal to take, import, transport, possess, or sell an animal listed as threatened without a license.
3. If a turtle is seen, stop all work immediately. To restart work, written approval is required from the NYSDEC.
4. Contact the contractor in charge and delay work in the area until the turtle has moved safely from the area. Allow the turtle to continue on its way.
5. If the turtle does not move along on its own or is found in the barrier fence, contact the following response number to have a trained, NYS licensed professional, safely relocate the turtle (Michael Nowicki at 203-910-4716).
6. Contact the NYSDEC wildlife office to report the incident within 24 hours at 845-256-3098 or wildlife.r3@dec.ny.gov. Please provide the location, the project name, and explanation of incident.
7. If the turtle was found within a turtle exclusion fence, work cannot commence until fencing is inspected by and signed off on by a knowledgeable Bog turtle consultant (turtle monitor) and the NYSDEC issues written approval that work can commence.
8. The project sponsor will provide educational materials for all contractors and residents to inform of the potential for Bog turtle encounters and what to do if a turtle is encountered to ensure the animals are not collected or persecuted.
9. If a turtle is found within the temporary barrier fencing, fencing needs to be inspected, repaired, and the area swept and signed off on by the monitor. To restart work, written approval is required from the department.

Additional sources of information:

Available from: <https://guides.nynhp.org/bog-turtle/>

New York State Department of Environmental Conservation Bog Turtle Fact Sheet

BOG TURTLE EDUCATION  
& ENCOUNTER PLAN

For

Davidson Drive Holdings, LLC

Davidson Drive  
TOWN OF Chester

March 15, 2022

Applicant Information:

EZ Develop, Inc.  
Israel Vanchozker  
Joseph Herskovitz  
412 N Main St  
Monroe, NY 10950

Note: This report in conjunction with the project plans make up the complete Bog Turtle Education & Encounter Plan.

Prepared by:  
Michael Nowicki / Ecological Solutions LLC  
121 Leon Stocker Drive  
Stratton, VT 05630

Davidson Drive Holdings, LLC  
Summary of Proposed Conservation Measures for the Bog Turtle

CONSTRUCTION

Worker Training

- At the pre-construction meeting for the project, the designated, knowledgeable biologist (the Biologist) will review the project's Bog Turtle Education and Encounter Plan (BTEEP) with the site Engineer and the Contractors, and will provide them with necessary information to identify and watch out for turtles during construction, and to provide similar training to all personnel working on the site during construction.
- A copy of the BTEEP will be posted on-site at the construction office and copies of the BTEEP pamphlet will be provided to personnel as part of their training.

Turtle Barrier Fence

- Prior to the start of construction at the site, and within the bog turtle hibernation period (between October 31<sup>st</sup> and March 31<sup>st</sup>, in accordance with the BTEEP and the project's Construction Sequence, a continuous row of Turtle Barrier Fence (Double Silt Fence) will be installed between the construction area and the wetland/buffer area, in the general location as shown on Drawing 10 and 11 of the site plans.
- The Turtle Barrier Fence will be:
  1. Installed in accordance with the Turtle Barrier Fence / Double Silt Fence Detail provided on Drawing 11 of the site plans.
  2. Buried at the bottom a minimum of 6" into the ground, per the Detail.
  3. Examined each day by construction workers until construction activities are completed. Any breaches in the silt fencing must be repaired immediately. Work will not re-commence until the permitted person arrives at the site to move the bog turtle to a safe area away from the construction. A worker shall be assigned to monitor the location of the turtle until it is removed from the construction area. In addition, work can not recommence until the NYSDEC provides notice in writing that work can proceed.
- Turtle Barrier Fencing will be maintained until the completion of the project and then completely removed after construction activities are completed.

Additional Mitigation Measures during Construction

- The contractor shall minimize open excavations and structures to avoid turtle pit fall hazards. Excavations completed between April 1<sup>st</sup> and October 1<sup>st</sup> shall be backfilled on the same day or a ramp (30-degree angle maximum) will be placed inside the excavation to enable turtles to climb out.
- No construction work or staging of equipment will occur in the wetland or within the potential bog turtle habitat area. Such activities will only be conducted in accordance with the approved site plans.

Bog Turtle Education & Encounter Plan for Davidson Drive Holdings, LLC

- All stormwater basins are designed to be constructed with interior slopes graded at a maximum of 3H:1V, which would allow turtles and other wildlife to escape.
- Disturbed areas will be stabilized within 7 days of final grading with permanent cover in the form of vegetation or pavement, as appropriate, in accordance with the Erosion and Sediment Control Notes on Sheet 11 as prepared by Arden Consulting Engineers, PLLC.

Procedure for Bog Turtle Encounter and Relocation

- In the event that a bog turtle is found within the work area:

1. All work will cease immediately.
2. Workers are not to touch the turtle. The turtle is not to be collected or persecuted.
3. Turtles can only be moved by a qualified biologist with knowledge of bog turtles and relocation procedures, who is licensed by the NYSDEC to handle bog turtles.
4. Workers are to contact the contractor in charge, who will contact a qualified biologist to safely move the bog turtle out of the construction zone and place back into the wetland.

Contact Information for Qualified Biologist:  
Michael Nowicki at 203-910-4716

5. Work will not re-commence until the permitted person arrives at the site to move the bog turtle to a safe area away from the construction. A worker shall be assigned to monitor the location of the turtle until it is removed from the construction area.
6. If the turtle is found within the turtle barrier fence, work cannot re-commence until the fencing is inspected by and signed off on by the qualified biologist, and until the NYSDEC provides notice in writing that work can proceed.
7. In addition, the New York State Department of Environmental Conservation (NYSDEC) Wildlife Office at 845-256-3098 or Wildlife.R3@dec.ny.gov, and the United States Fish and Wildlife Service (USFWS) New York Field Office at 607-753-9334, must be contacted with 24 hours if a bog turtle is found on the premises. Please provide the location, the project name, and an explanation of the incident.

POST-CONSTRUCTION – FOR WORKERS, MAINTENANCE STAFF, & the PUBLIC

- All staff will be provided with a copy of the Davidson Drive Holdings, LLC-BTEEP.
- A copy of the Davidson Drive Holdings, LLC-BTEEP will be available on-site at the office.
- Copies of the Davidson Drive Holdings, LLC-BTEEP will be provided to maintenance staff as part of their training.

Bog Turtle Education & Encounter Plan for Davidson Drive Holdings, LLC

Procedure for Bog Turtle Encounter and Relocation

- In the event that a bog turtle is found on site:

1. Activities will cease immediately (e.g. mowing).
2. Residents and/or staff are not to touch the turtle. The turtle is not to be collected or persecuted.
3. Turtles can only be moved by a qualified biologist with knowledge of bog turtles and relocation procedures, who is licensed by the NYSDEC to handle bog turtles.
4. Residents or staff should contact a qualified biologist to safely move the bog turtle back into the wetland.

Contact Information for Qualified Biologist:  
Michael Nowicki at 203-910-4716

5. Activities will not re-commence until the permitted person arrives at the site to move the bog turtle to a safe area. The resident or staff should monitor the location of the turtle until it is removed back to the wetland.
6. In addition, if a bog turtle is found on the premises, the New York State Department of Environmental Conservation (NYSDEC) Wildlife Office at 845-256-3098 or Wildlife.R3@dec.ny.gov, and the United States Fish and Wildlife Service (USFWS) New York Field Office at 607-753-9334, must be contacted with 24 hours. Please provide the location, the project name, and an explanation of the incident.

Mitigation Measures

7. Lawn fertilizer shall be applied at the manufacturer's recommended time of year, but not after December 1<sup>st</sup> for fall applications or before April 1<sup>st</sup> for spring applications.
8. Lawn fertilizers, pesticides and herbicides shall be applied per the manufacturer's recommendations and shall be applied at the minimum rate needed to accomplish the intended use.
9. Lawn fertilizers, pesticides and herbicides applied or spilled on impervious surfaces, such as driveways or walkways, shall be cleaned up and properly disposed to prevent runoff into drains or waterways.

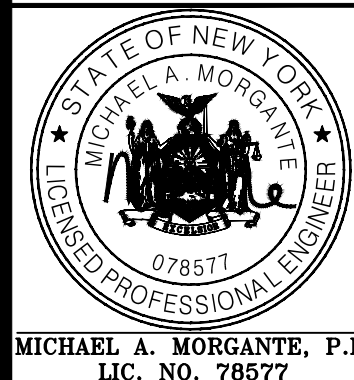
FOR ADDITIONAL INFORMATION ON BOG TURTLES, REFER TO THE FOLLOWING RESOURCES:

- NYSDEC Bog Turtle Fact Sheet ([www.dec.ny.gov/animals/7164.html](http://www.dec.ny.gov/animals/7164.html))
- NY Natural Heritage Program Animal Guidance ([www.acris.nynhp.org/guide.php?id=7507](http://www.acris.nynhp.org/guide.php?id=7507))
- US Fish and Wildlife Service New York Field Office Bog Turtle Website (<https://www.fws.gov/northeast/nynhp/es/bogturtle.htm>)

REVISION	BY	DATE	DESCRIPTION
5.	MM	11/13/23	PER PH & PB COMMENTS
4.	MM	8/7/23	SITE RE-DESIGN
3.	MM	2/6/23	PH CONSULTANT COMMENTS
2.	MM	1/17/23	PUBLIC HEARING COMMENTS
1.	MM	3/21/22	DEC EMAIL DATED 03/11/22

THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

ARDEN CONSULTING ENGINEERS, PLLC  
P.O. BOX 340 MONROE, N.Y.  
T: 845-782-8114 E: MAM@ARDENCONSULTING.NET



SITE PLAN & LOT LINE COMBINATION FOR  
DAVIDSON DRIVE HOLDINGS, LLC  
LAKE STATION ROAD  
TOWN OF CHESTER, COUNTY OF ORANGE, NY

HABITAT PROTECTION PLAN

JOB#: 20-030  
SCALE:  
AS NOTED  
DATE: 03-21-22  
DRAWN: MM  
CHECKED: MM  
SHEET NO. 22 OF 22

TOWN OF CHESTER PLANNING BOARD APPROVAL

