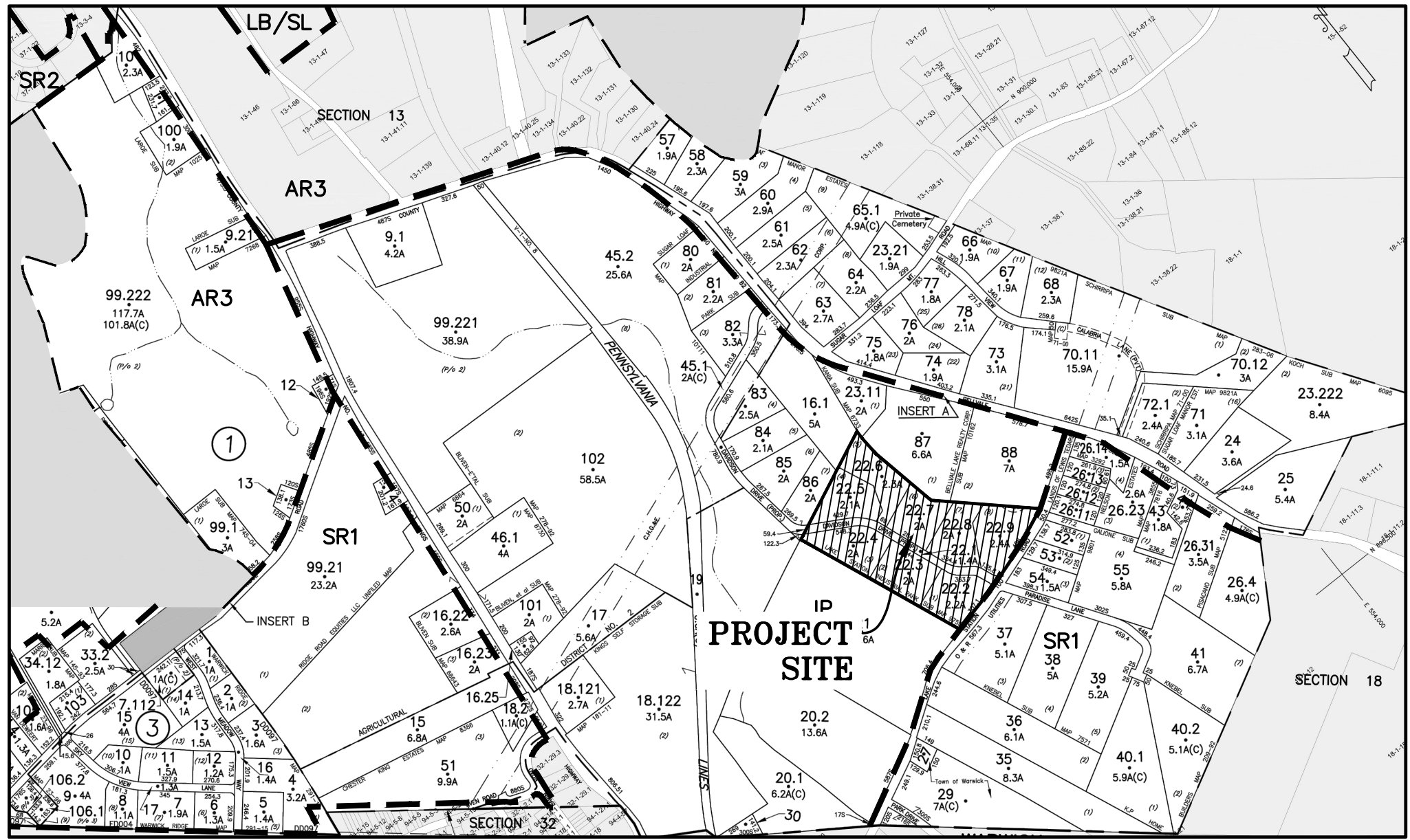


SITE PLAN & LOT LINE COMBINATION FOR
DAVIDSON DRIVE HOLDINGS, LLC
LAKE STATION ROAD
TOWN OF CHESTER, ORANGE COUNTY, NY.



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

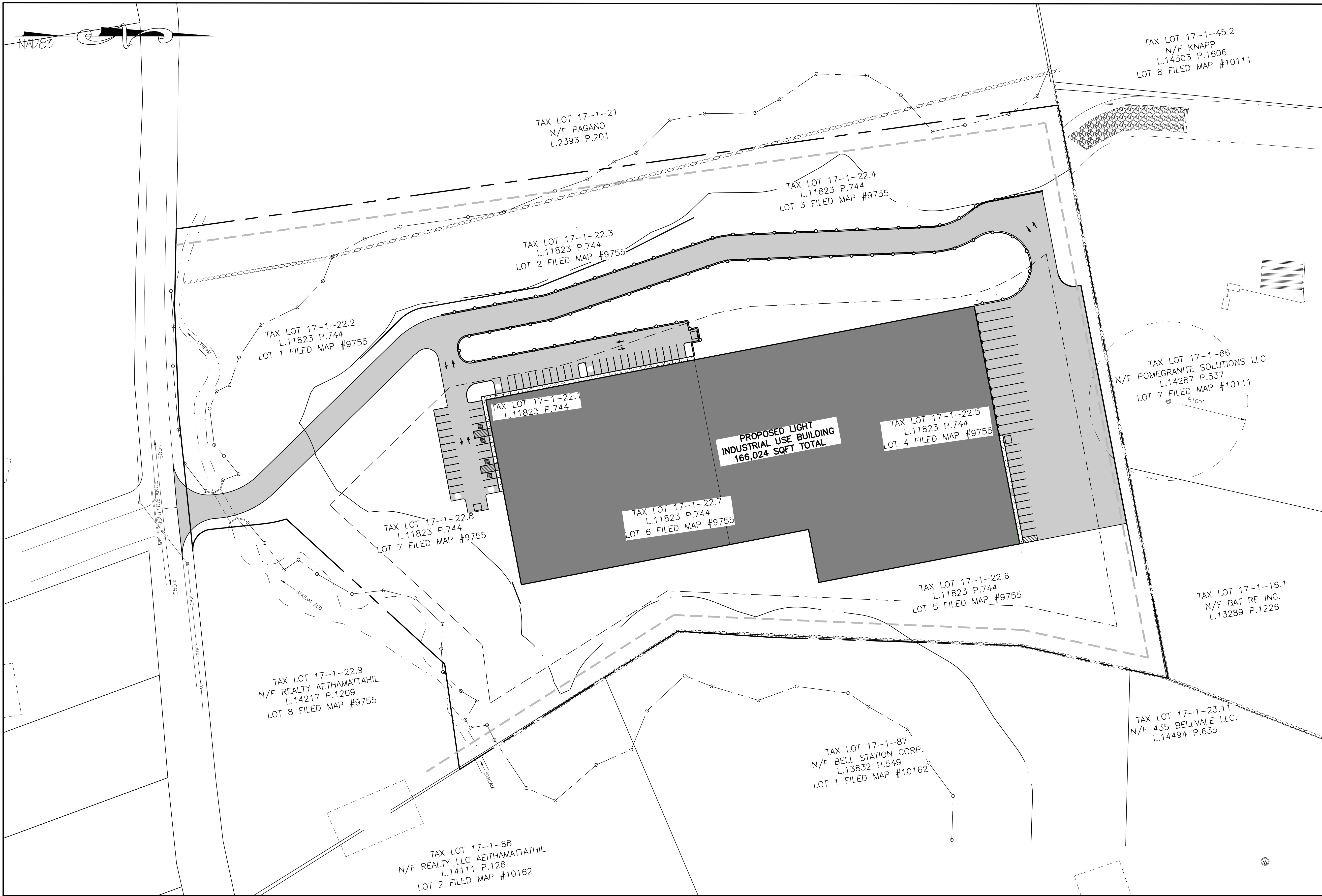
DAVIDSON DRIVE HOLDINGS, LLC
99 FOREST ROAD UNIT 103
MONROE, NY 10950

DRAWING LIST

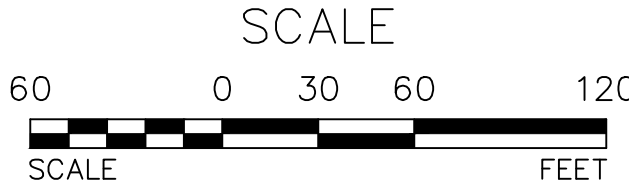
SHEET #	SHEET TITLE	ORIGINAL DATE / LAST REVISED DATE
01 OF 21	TITLE SHEET	12-02-21 / 03-21-22
02 OF 21	EXISTING CONDITIONS MAP	12-02-21 / 03-21-22
03 OF 21	SLOPE ANALYSIS	12-02-21 / 03-21-22
04 OF 21	SITE PLAN	12-02-21 / 03-21-22
05 OF 21	GRADING & UTILITY PLAN	12-02-21 / 03-21-22
06 OF 21	DRIVEWAY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

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

ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND ORIGIN. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED--SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.



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

COPYRIGHT 2021, ARDEN CONSULTING ENGINEERS, P.L.L.C. - ALL RIGHTS RESERVED

REVISION	BY	DATE	DESCRIPTION
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

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**

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

TITLE SHEET

NAD83

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.13288 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.

TAX LOT 17-1-21
N/F PAGANO
L.2393 P.201
WOODED AREA
NO SEPTIC/WELL

TAX LOT 17-1-22.4
L.11823 P.744
LOT 3 FILED MAP #9755

TAX LOT 17-1-22.3
L.11823 P.744
LOT 2 FILED MAP #9755

TAX LOT 17-1-22.2
L.11823 P.744
LOT 1 FILED MAP #9755

TAX LOT 17-1-22.1
L.11823 P.744

TAX LOT 17-1-22.7
L.11823 P.744
LOT 6 FILED MAP #9755

TAX LOT 17-1-22.8
L.11823 P.744
LOT 7 FILED MAP #9755

TAX LOT 17-1-22.5
L.11823 P.744
LOT 4 FILED MAP #9755

TAX LOT 17-1-86
N/F POMEGRANITE SOLUTIONS LLC
L.14287 P.537
LOT 7 FILED MAP #10111

TAX LOT 17-1-22.6
L.11823 P.744
LOT 5 FILED MAP #9755

TAX LOT 17-1-16.1
N/F BAT RE INC.
L.13289 P.1226

TAX LOT 17-1-23.11
N/F 435 BELLVALE LLC.
L.14494 P.635

TAX LOT 17-1-87
N/F BELL STATION CORP.
L.13832 P.549
LOT 1 FILED MAP #10162

TAX LOT 17-1-88
N/F REALTY AETHAMATTATHIL
L.14111 P.128
LOT 2 FILED MAP #10162

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
- EXISTING CATCH BASIN
- EXISTING GRAVEL AREA
- EXISTING UTILITY POLE
- PT#4 EXISTING TEST PIT WITH NUMBER
- TP#6 EXISTING PERC TEST WITH NUMBER
- MdB EXISTING SOIL

THERE ARE NO 100 YEAR FLOODPLAIN BOUNDARIES ON THE SUBJECT PARCEL

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

ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.

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 Novicki on August 18, 2021 and confirmed by Michael Frantz of the NYSDEC on August 25, 2021 and mapped by Heritage Land Surveying, P.C.

DEC Staff: Michael Frantz 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.

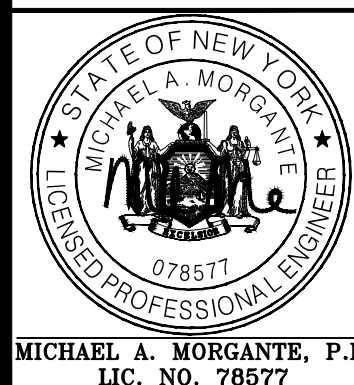
TOWN OF CHESTER PLANNING BOARD APPROVAL

SCALE
40 0 20 40 80
SCALE FEET

REVISION	BY	DATE	DESCRIPTION
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

JOB#: 20-030
SCALE: AS NOTED
DATE: 03-21-22
DRAWN: MM
CHECKED: MM
SHEET NO. 02 OF 21

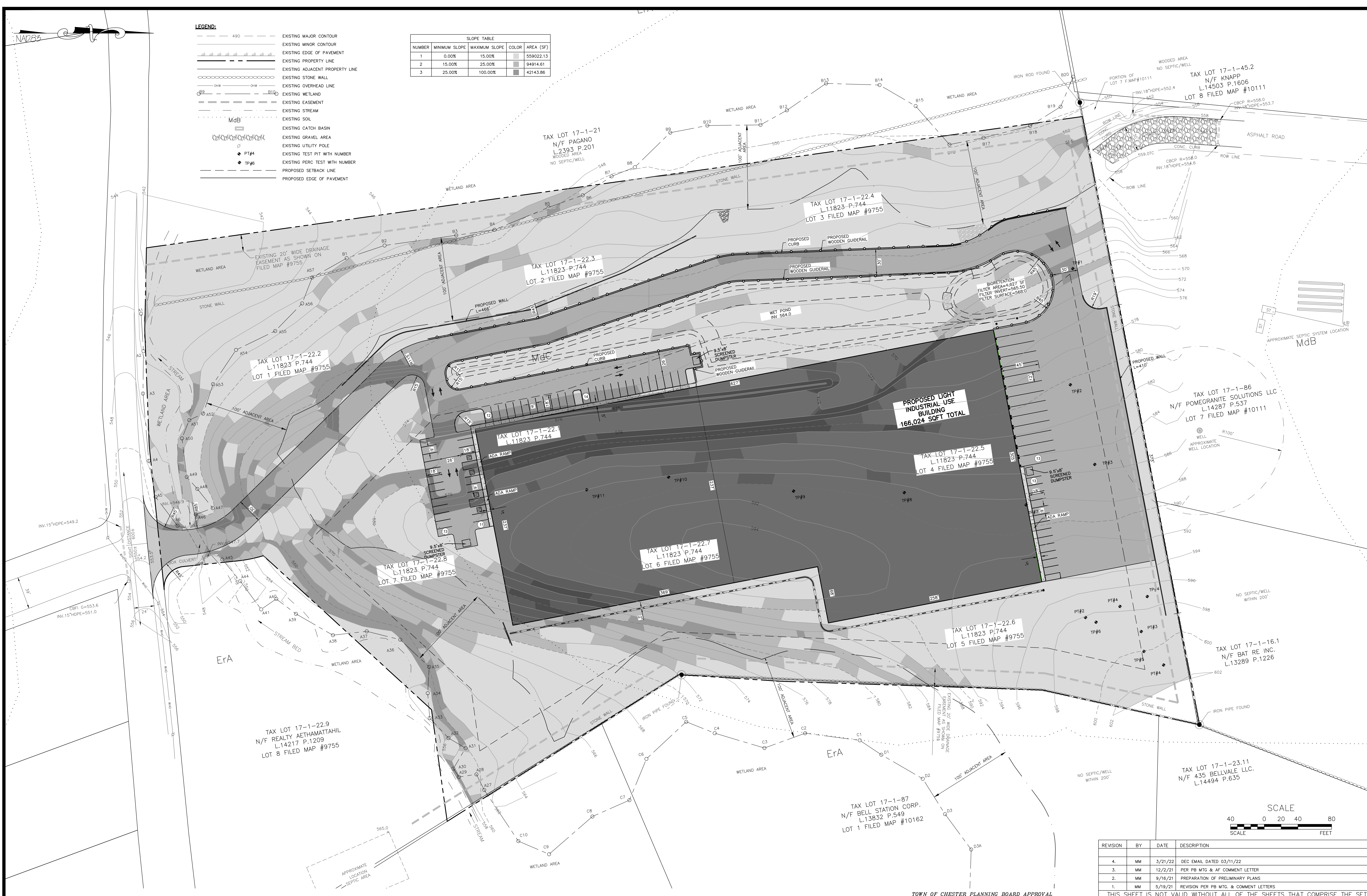
EXISTING CONDITIONS MAP

NA283

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
- EXISTING SOIL
- EXISTING CATCH BASIN
- EXISTING GRAVEL AREA
- EXISTING UTILITY POLE
- EXISTING TEST PIT WITH NUMBER
- EXISTING PERC TEST WITH NUMBER
- PROPOSED SETBACK LINE
- PROPOSED EDGE OF PAVEMENT

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



WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 2209.2, 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 2209.2.

ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.

REVISION	BY	DATE	DESCRIPTION
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	5/19/21	REVISION PER PB MTG. & COMMENT LETTERS

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

SLOPE ANALYSIS

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

NAD83

TABLE OF ZONING REQUIREMENTS:

ZONE 1P (LIGHT ENTERPRISE)
LIGHT INDUSTRIAL USE BUILDING

LOT DIMENSIONS

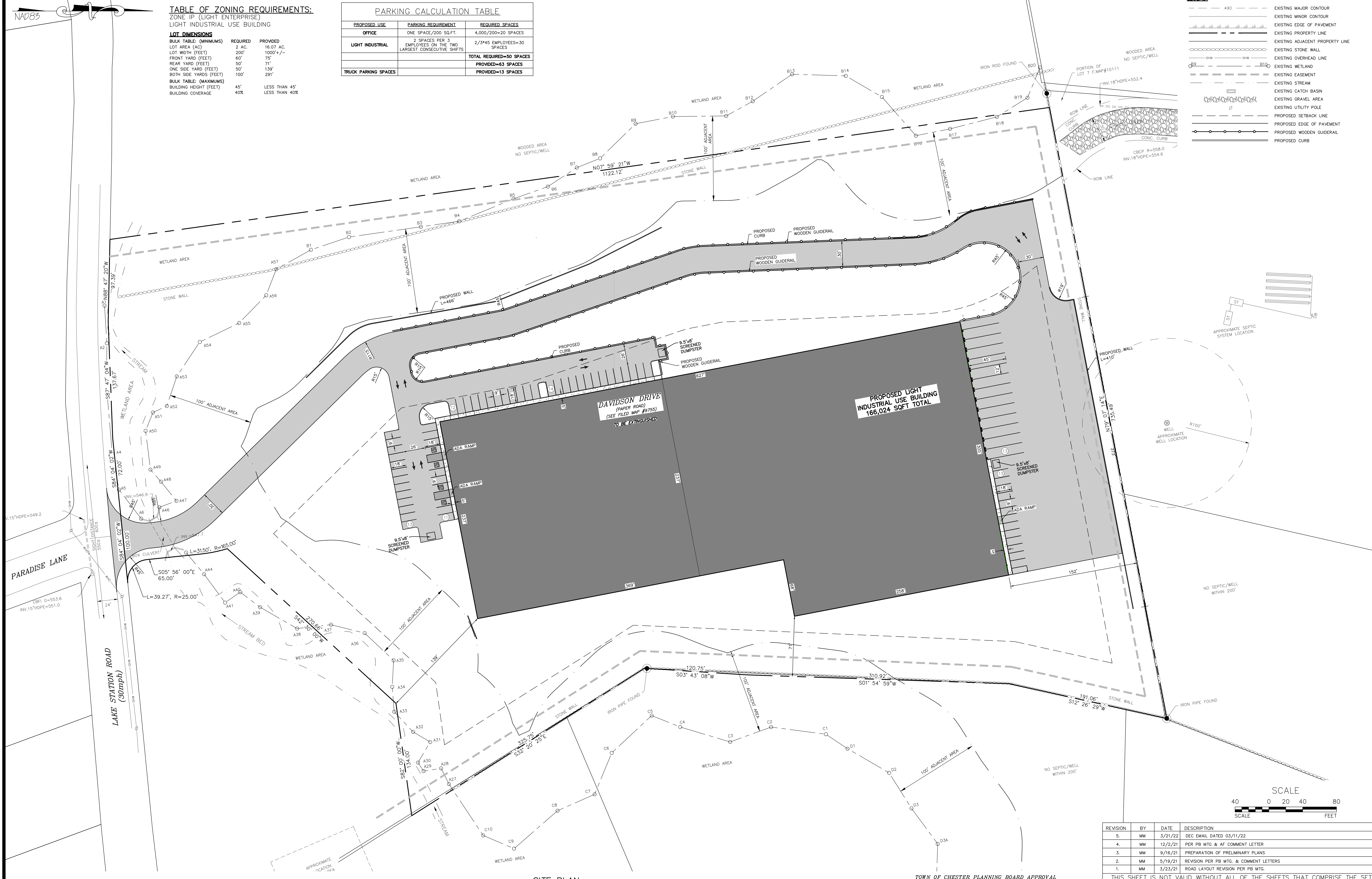
BULK TABLE: (MINIMUMS)	REQUIRED	PROVIDED
LOT AREA (AC)	2 AC	16.07 AC
LOT WIDTH (FEET)	200'	1000'+/-
FRONT YARD (FEET)	60'	75'
REAR YARD (FEET)	50'	71'
ONE SIDE YARD (FEET)	50'	139'
BOTH SIDE YARDS (FEET)	100'	291'
BULK TABLE: (MAXIMUMS)		
BUILDING HEIGHT (FEET)	45'	LESS THAN 45'
BUILDING COVERAGE	40%	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=63 SPACES
TRUCK PARKING SPACES		PROVIDED=13 SPACES

LEGEND:

	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 CATCH BASIN
	EXISTING GRAVEL AREA
	EXISTING UTILITY POLE
	PROPOSED SETBACK LINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED WOODEN GUIDERAIL
	PROPOSED CURB



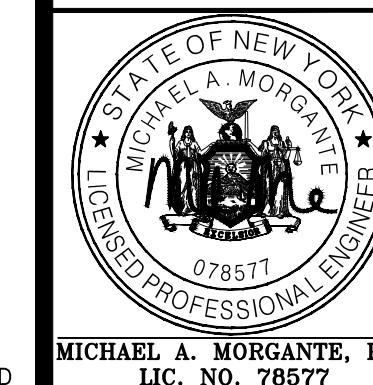
SITE PLAN
SCALE: 1"=40'



REVISION	BY	DATE	DESCRIPTION
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

SITE PLAN

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

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 2209.2, 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 2209.2

ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.

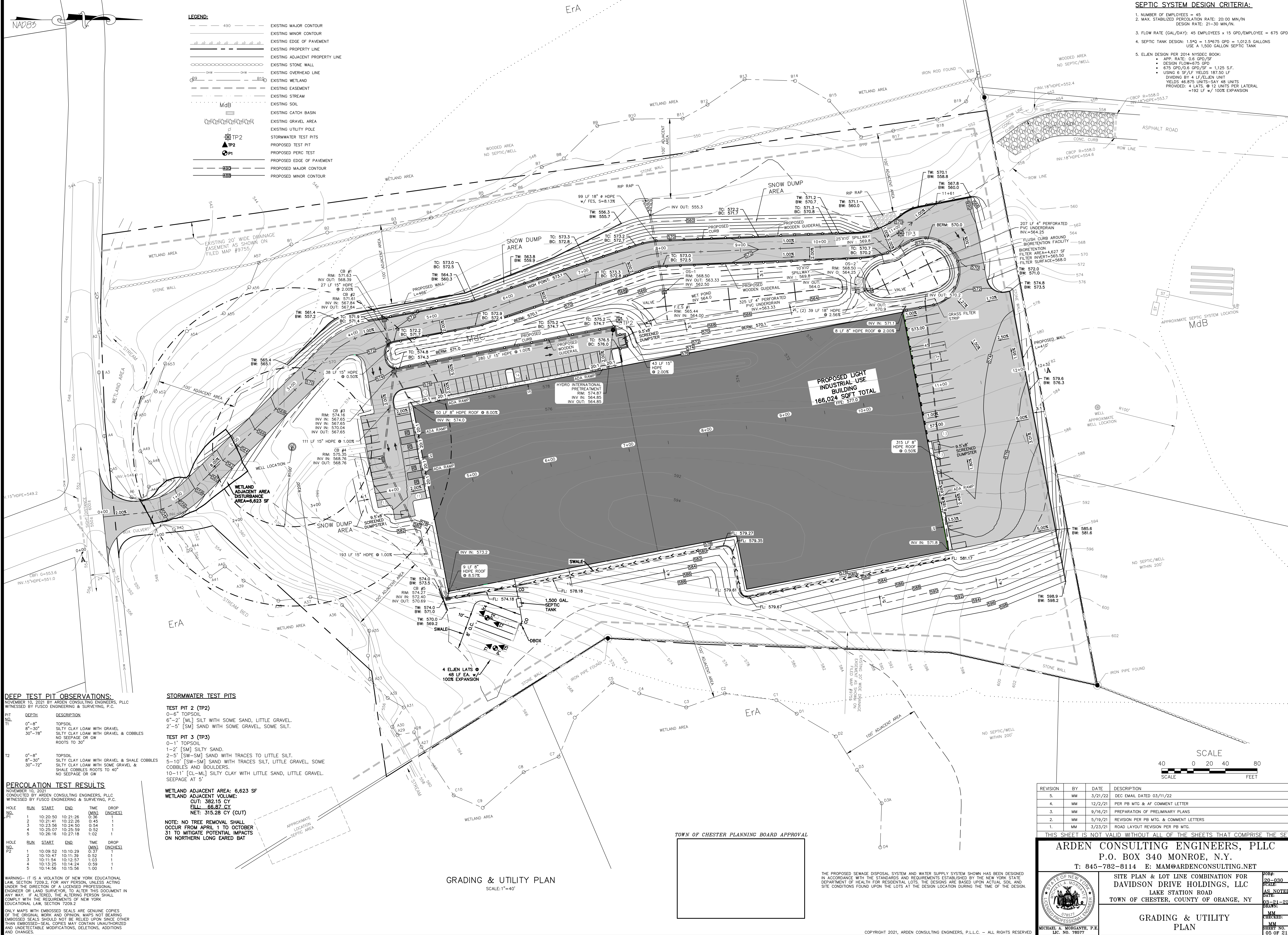
NAD83

LEGEND:

- 490 --- EXISTING MAJOR CONTOUR
--- EXISTING MINOR CONTOUR
--- EXISTING EDGE OF PAVEMENT
--- EXISTING PROPERTY LINE
--- EXISTING ADJACENT PROPERTY LINE
--- EXISTING STONE WALL
--- CHW --- CHW EXISTING OVERHEAD LINE
--- CHW --- CHW EXISTING WETLAND
--- EXISTING EASEMENT
--- EXISTING STREAM
--- EXISTING SOIL
--- MdB --- EXISTING CATCH BASIN
--- EXISTING GRAVEL AREA
--- EXISTING UTILITY POLE
--- TP2 --- STORMWATER TEST PITS
--- TP1 --- PROPOSED TEST PIT
--- P1 --- PROPOSED PERC TEST
--- 490 --- PROPOSED EDGE OF PAVEMENT
--- 490 --- PROPOSED MAJOR CONTOUR
--- 490 --- PROPOSED MINOR CONTOUR

SEPTIC SYSTEM DESIGN CRITERIA:

1. NUMBER OF EMPLOYEES = 45
2. MAX. STABILIZED PERCOLATION RATE: 20.00 MIN/IN
USE A 1500 GALLON SEPTIC TANK
3. FLOW RATE (GAL/DAY): 45 EMPLOYEES x 15 GPD/EMPLOYEE = 675 GPD
4. SEPTIC TANK DESIGN: 1.5"Q = 1.5x675 GPD = 1,012.5 GALLONS
USE A 1500 GALLON SEPTIC TANK
5. ELIEN DESIGN PER 2014 NYSDC BOOK:
 - APP. RATE: 0.6 GPD/SF
 - DESIGN FLOW=675 GPD
 - 675 GPD/0.6 GPD/SF = 1,125 S.F.
 - USING 6 SF/LF YIELDS 187.50 LF
 - DIVIDING BY 4 LF/ELIEN UNIT
 - YIELDS 46.875 UNITS-SAY 48 UNITS
 - PROVIDED: 4 LATS. @ 12 UNITS PER LATERAL
 - =192 LF @ 100% EXPANSION



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 & SHALE COBBLES
	30"-72"	SILTY CLAY LOAM WITH SOME GRAVEL & SHALE COBBLES ROOTS TO 40" NO SEEPAGE OR GW

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
P2	1	10:09:32	10:10:29	0:57	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

TEST PIT 2 (TP2)
0'-6" 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' [SW] SILTY 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-ML] SILTY CLAY WITH LITTLE SAND, LITTLE GRAVEL.
SEEPAGE AT 5"

WETLAND ADJACENT AREA: 6,623 SF

WETLAND ADJACENT VOLUME:
OUT: 382.15 CY
ELL: 66.87 CY
NET: 315.28 CY (CUT)

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

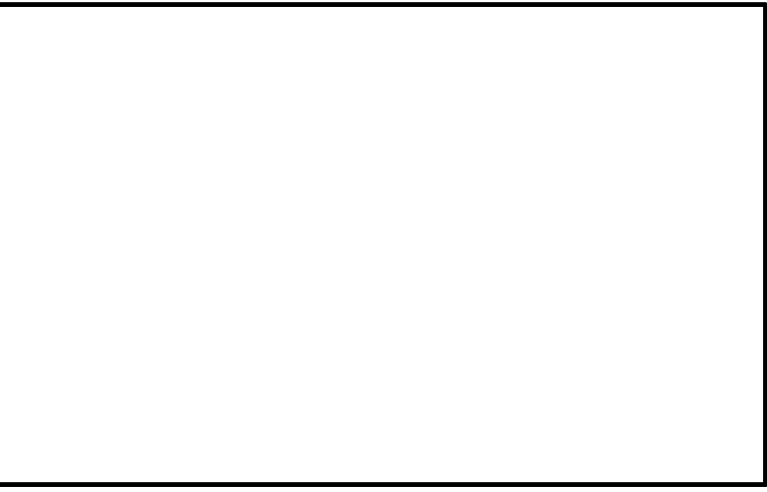
WARNING-IT IS A VIOLATION OF NEW YORK EDUCATIONAL
LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS ACTING
UNDER THE DIRECTION OF A LICENSED PROFESSIONAL
ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN
ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL
COMPLY WITH THE REQUIREMENTS OF NEW YORK
EDUCATIONAL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

ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES
OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING
EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER
THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED
AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS
AND CHANGES.

GRADING & UTILITY PLAN

SCALE: 1"=40'

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.

REVISION	BY	DATE	DESCRIPTION
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.

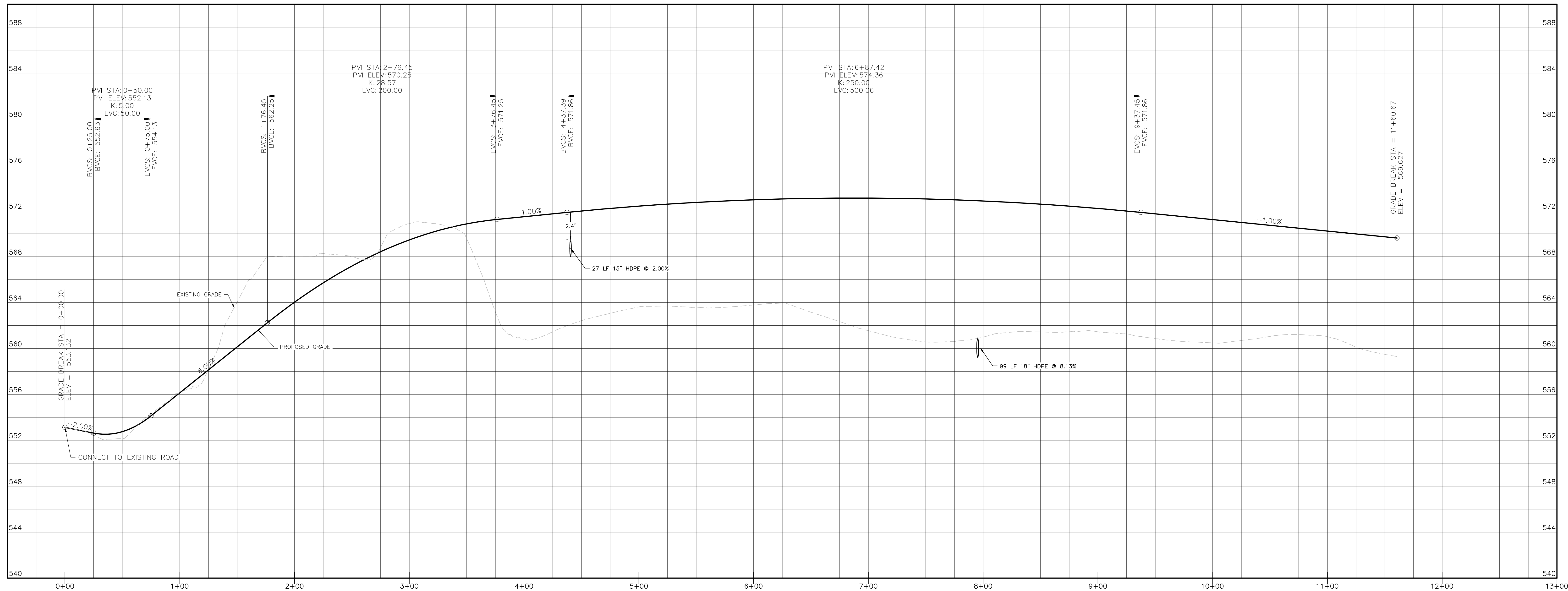
THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

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

GRADING & UTILITY
PLAN

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



DRIVEWAY PROFILE
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'

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

ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.

TOWN OF CHESTER PLANNING BOARD APPROVAL



REVISION	BY	DATE	DESCRIPTION
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.

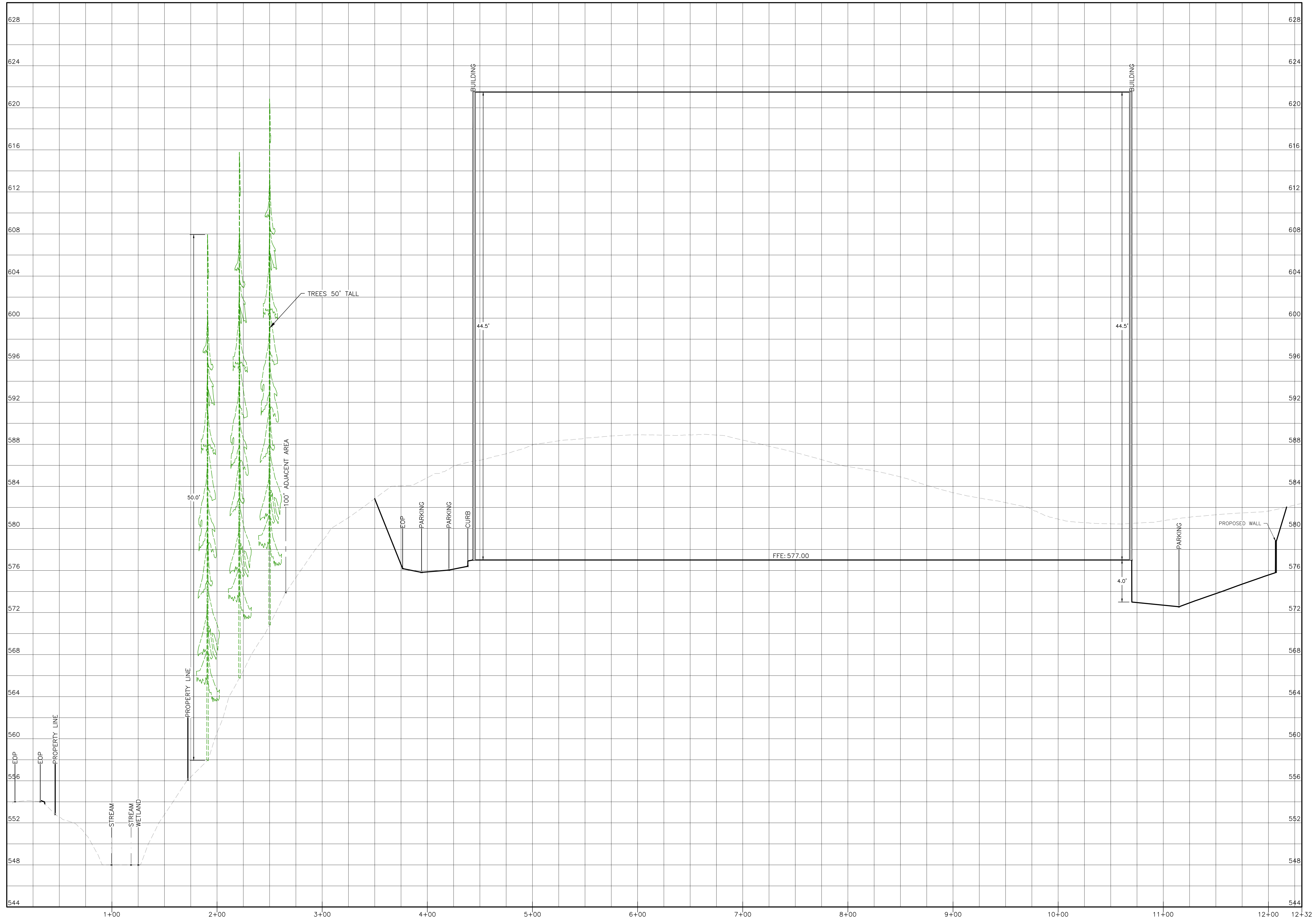
THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

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

DRIVEWAY PROFILES

JOB#: 20-0380
SCALE: AS NOTED
DATE: 03-21-22
DRAWN: MM
CHECKED: MM
SHEET NO. 06 OF 21

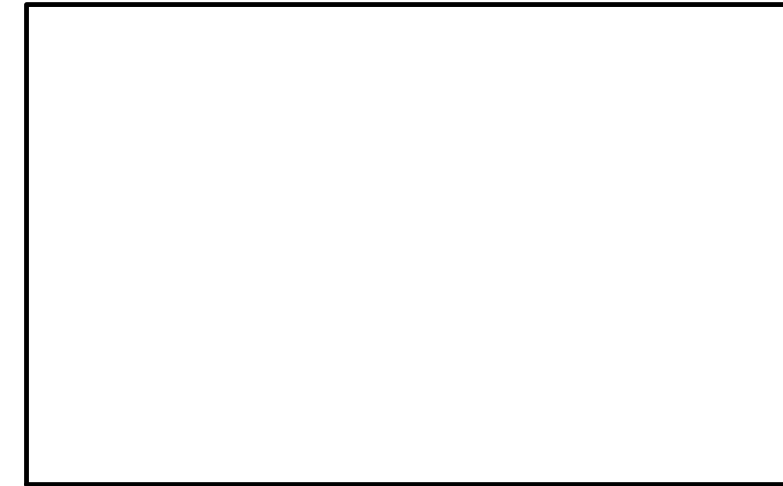


SECTION A-A
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 2209.2, 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 2209.2.

ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.

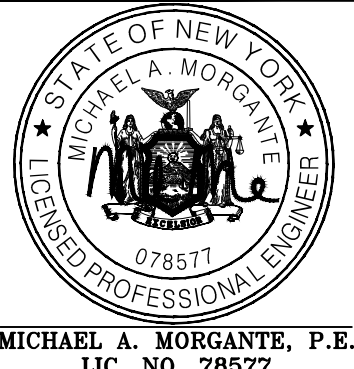
TOWN OF CHESTER PLANNING BOARD APPROVAL



COPYRIGHT 2021, ARDEN CONSULTING ENGINEERS, P.L.L.C. - ALL RIGHTS RESERVED

REVISION	BY	DATE	DESCRIPTION
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

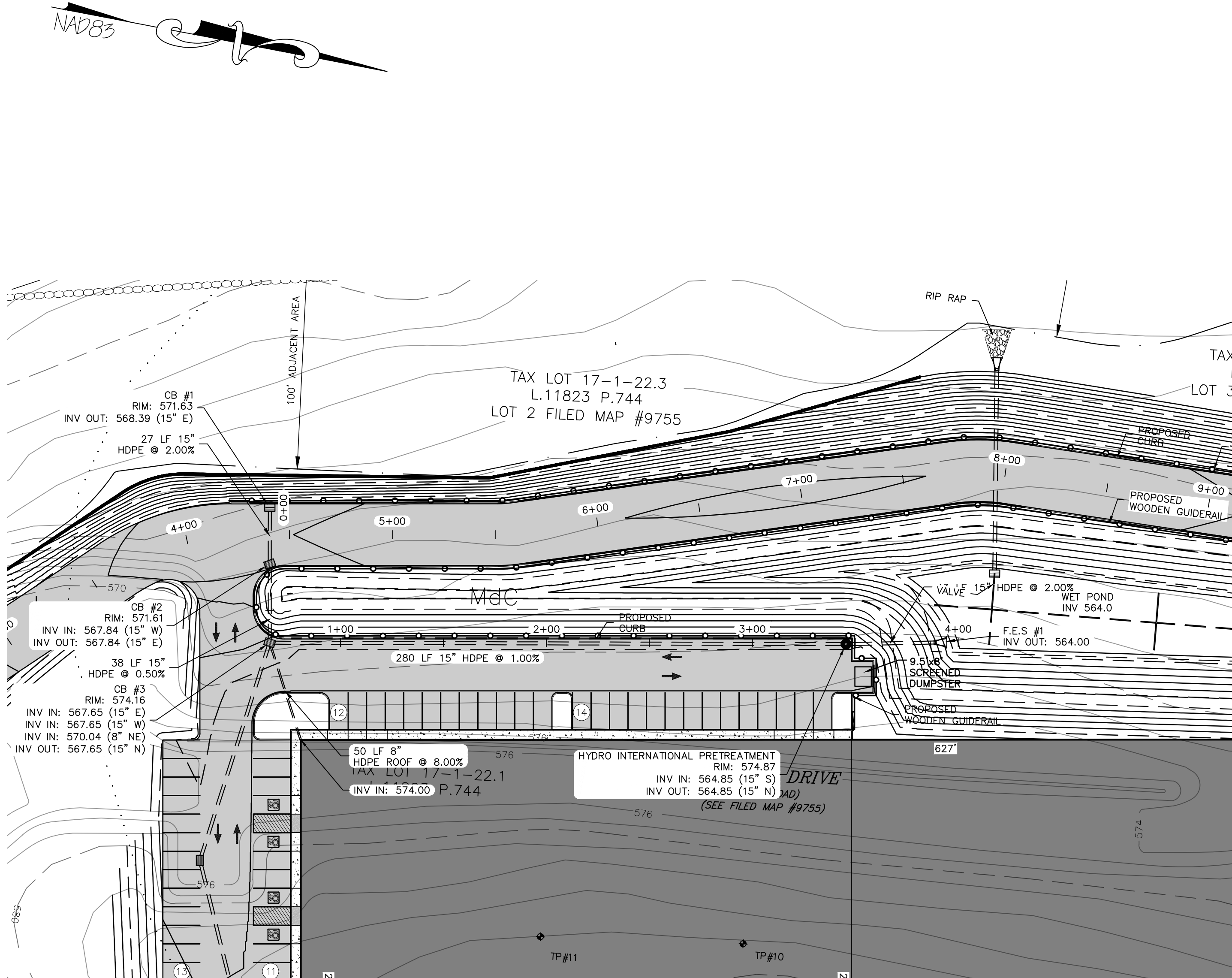


ARDEN CONSULTING ENGINEERS, PLLC
P.O. BOX 340 MONROE, N.Y.
T: 845-782-8114 E: MAM@ARDENCONSULTING.NET

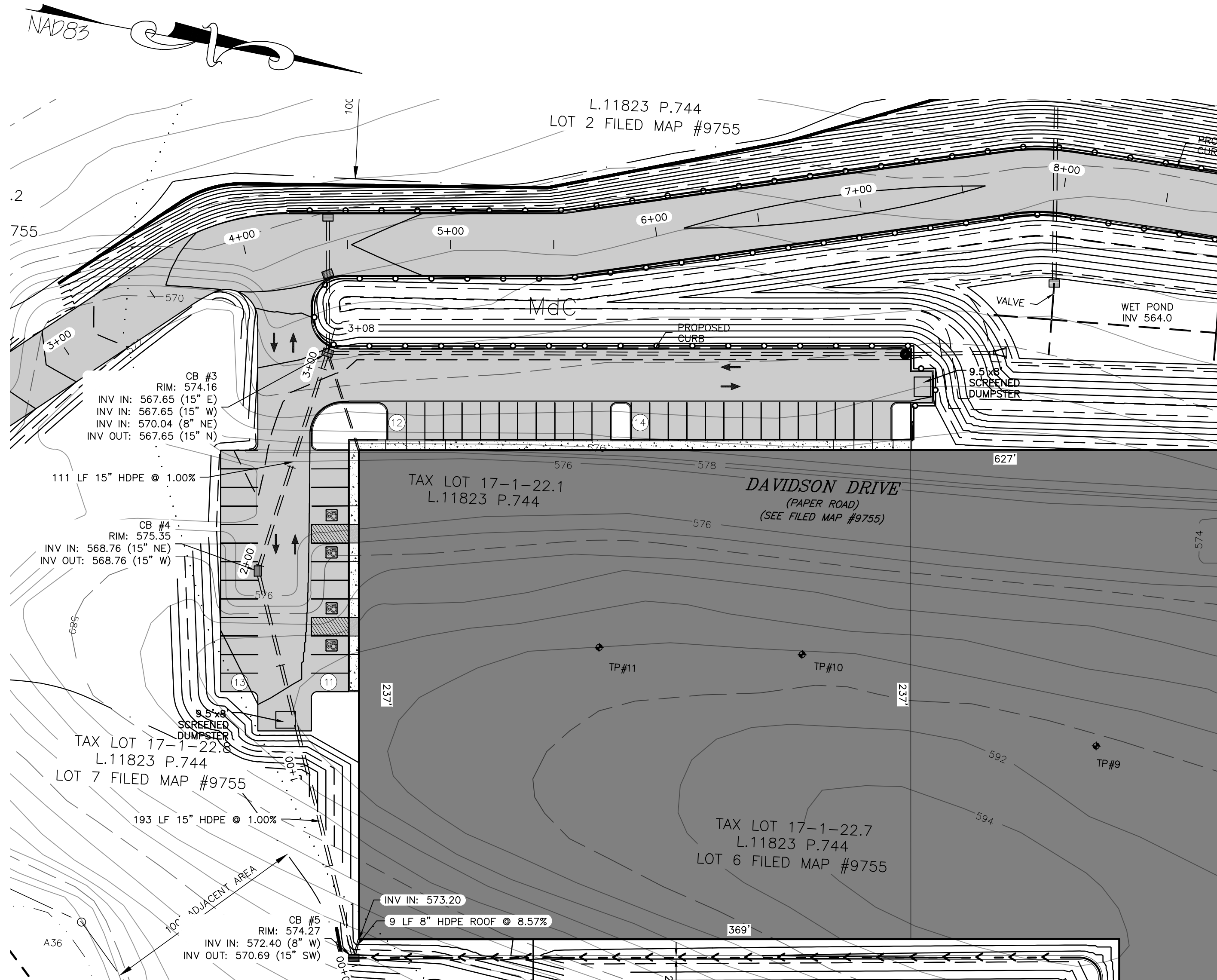
**SITE PLAN & LOT LINE COMBINATION FOR
DAVIDSON DRIVE HOLDINGS, LLC**
LAKE STATION ROAD
TOWN OF CHESTER, COUNTY OF ORANGE, NY

SECTION A-A

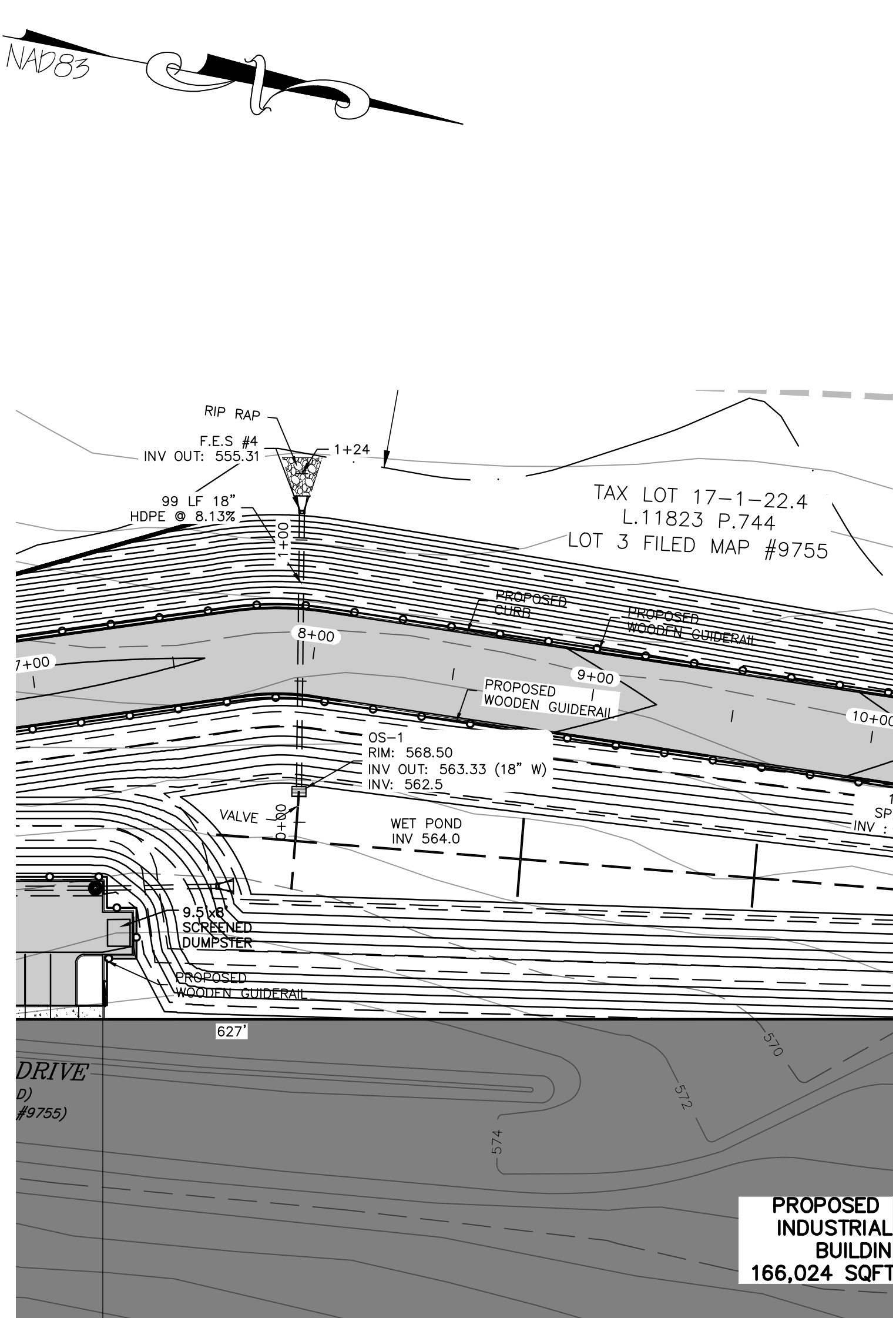
JOB#: 20-030
SCALE: AS NOTED
DATE: 03-21-22
DRAWN: MM
CHECKED: MM
SHEET NO. 07 OF 21



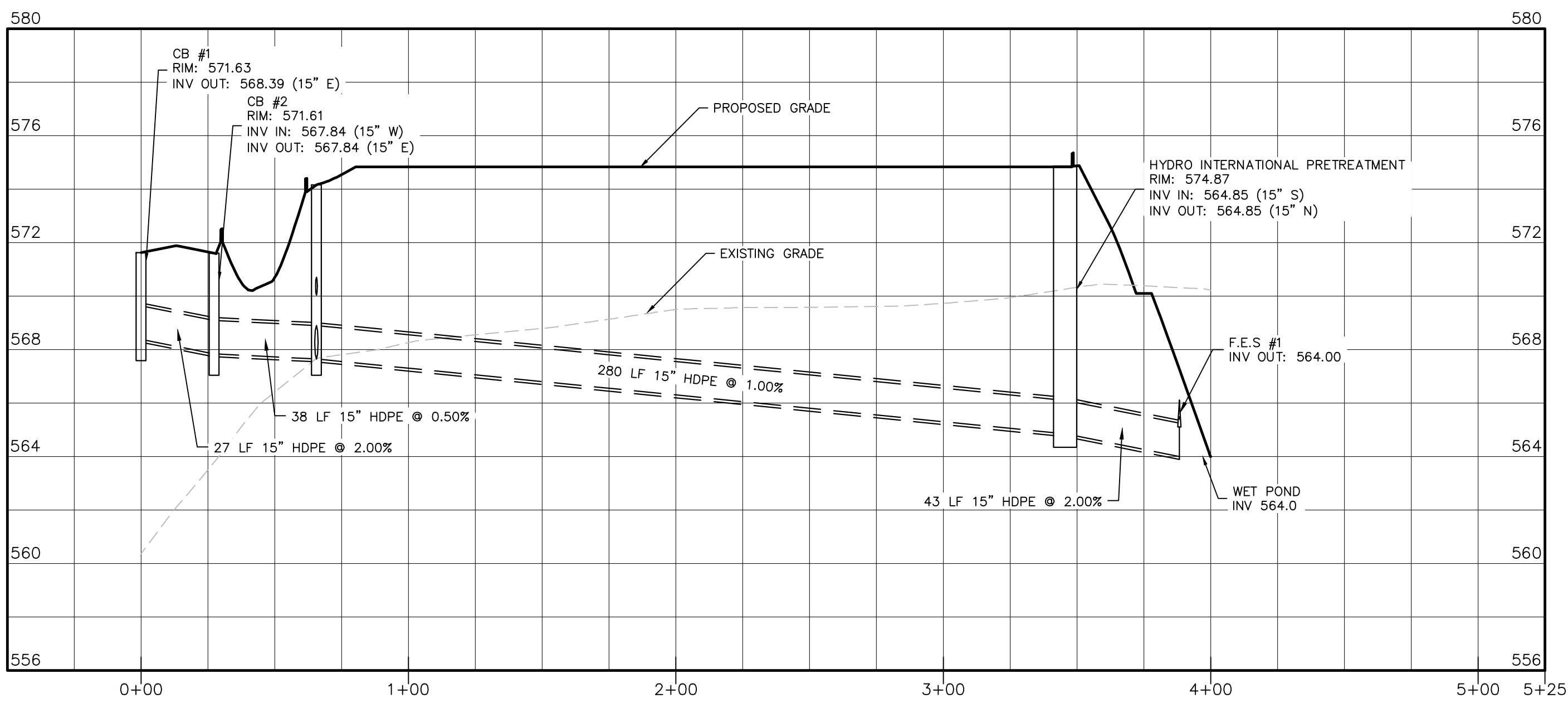
DRAINAGE PLAN #1
SCALE: 1"=40'



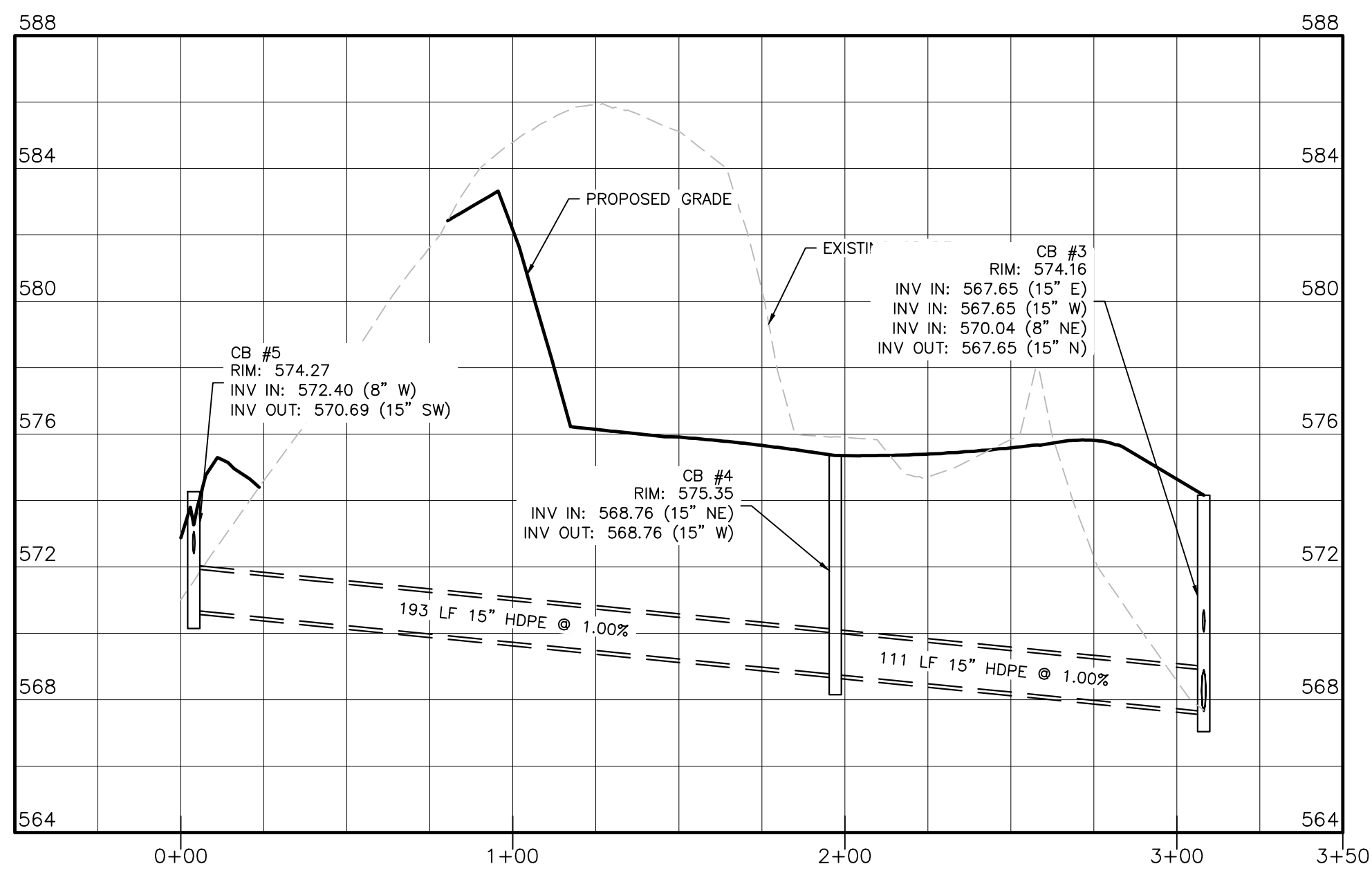
DRAINAGE PLAN #2
SCALE: 1"=40'



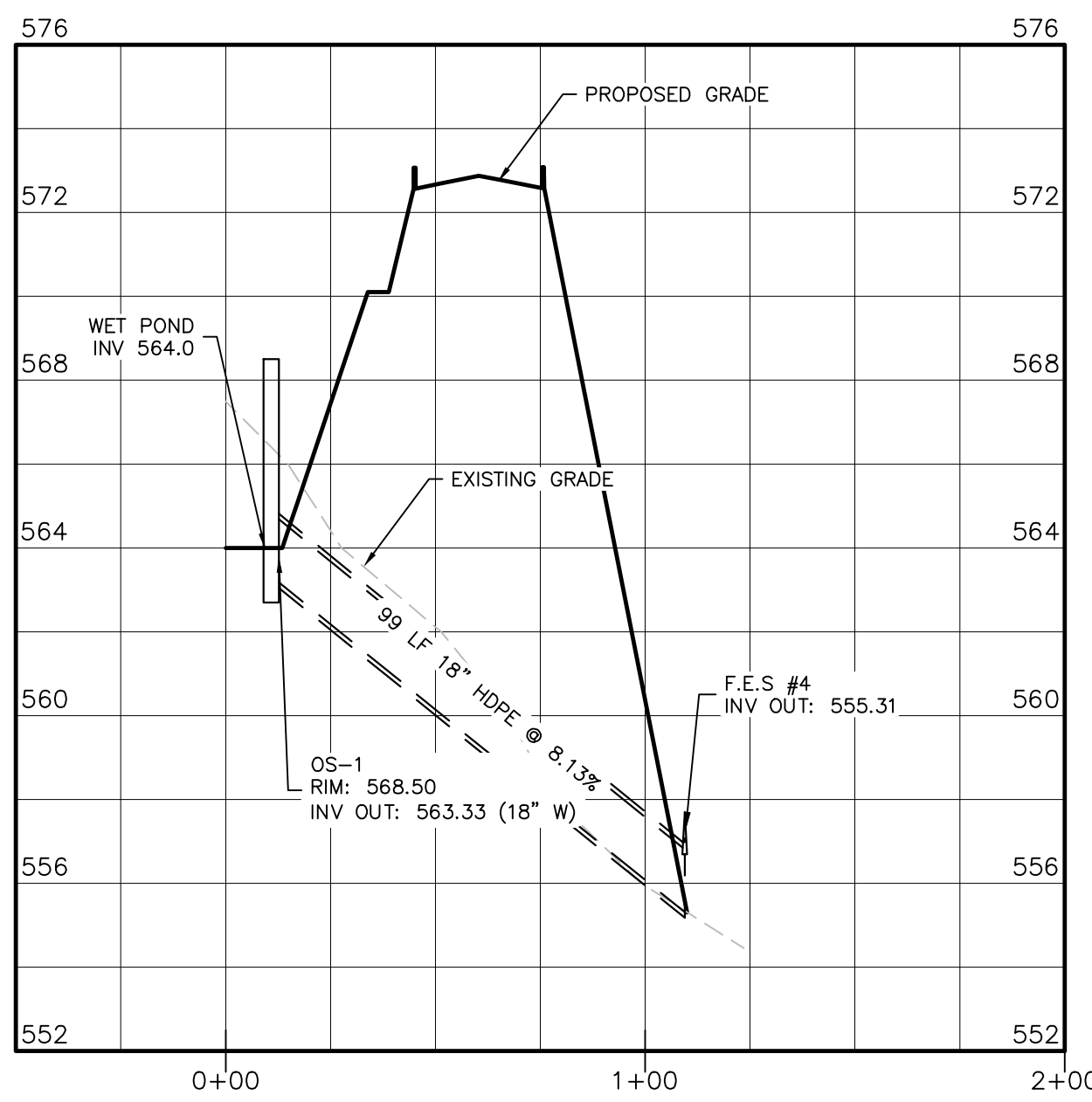
DRAINAGE PLAN #3
SCALE: 1"=40'



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



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



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

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 2209.2, 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 2209.2.

ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.

TOWN OF CHESTER PLANNING BOARD APPROVAL



REVISION	BY	DATE	DESCRIPTION
4.	MM	3/21/22	DEC EMAIL DATED 03/11/22
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

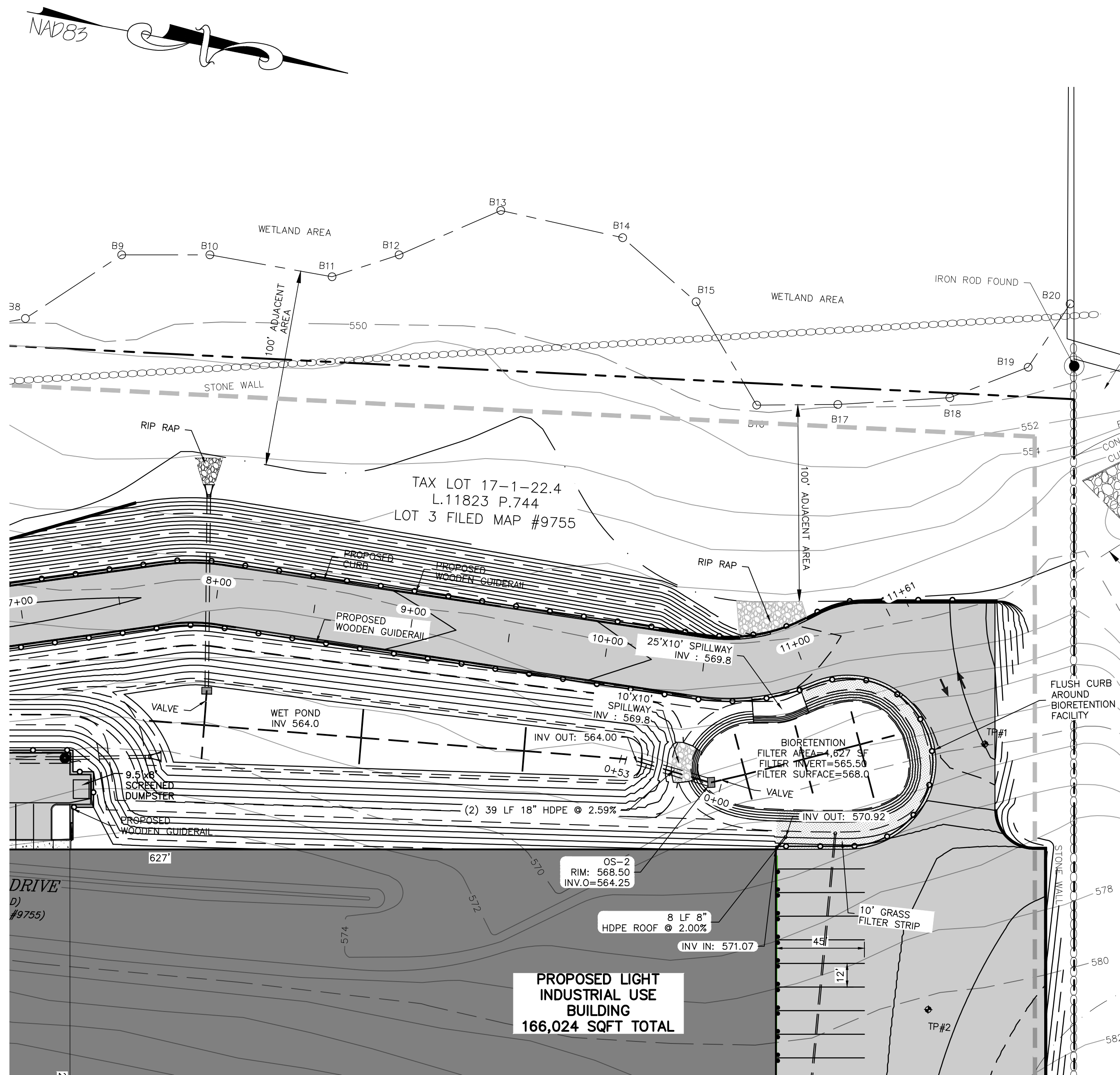
MICHAEL A. MORGANTE, P.E.
LIC. NO. 078517

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

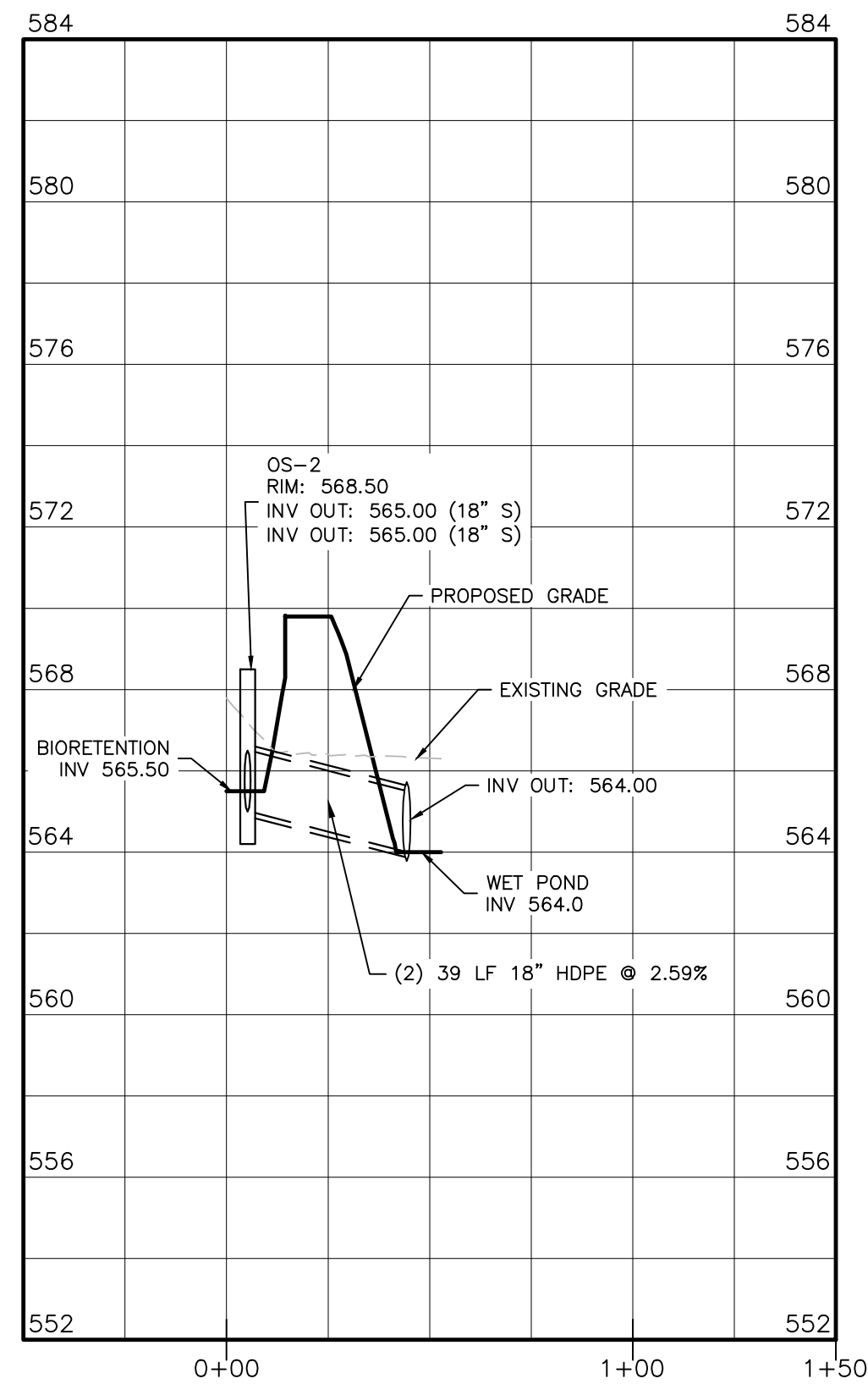
DRAINAGE PROFILES 1

JOB#: 20-030
SCALE: AS NOTED
DATE: 03-21-22
DRAWN: MM
CHECKED: MM
SUBMIT NO. 08 OF 21

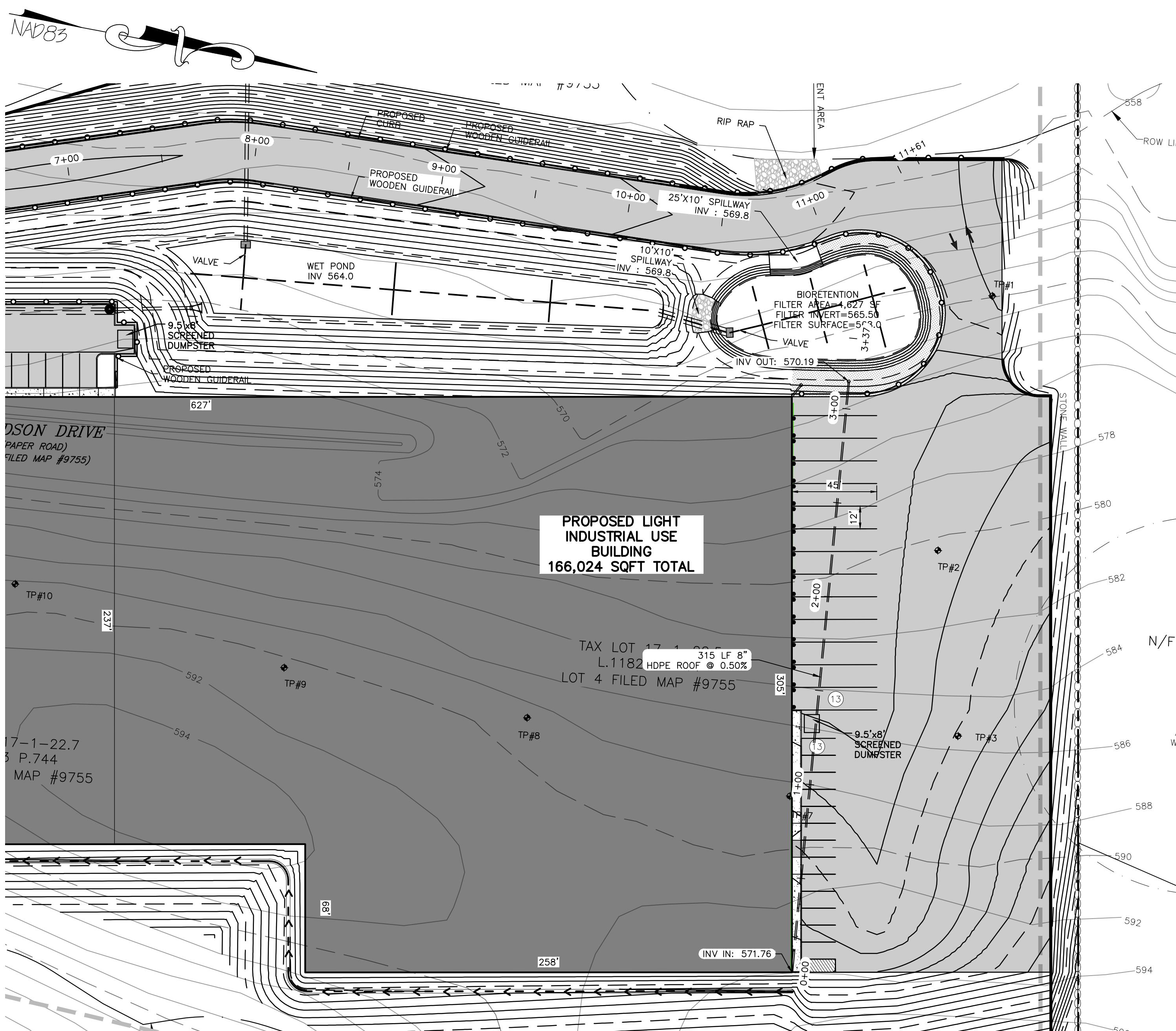
COPYRIGHT 2021, ARDEN CONSULTING ENGINEERS, P.L.L.C. - ALL RIGHTS RESERVED



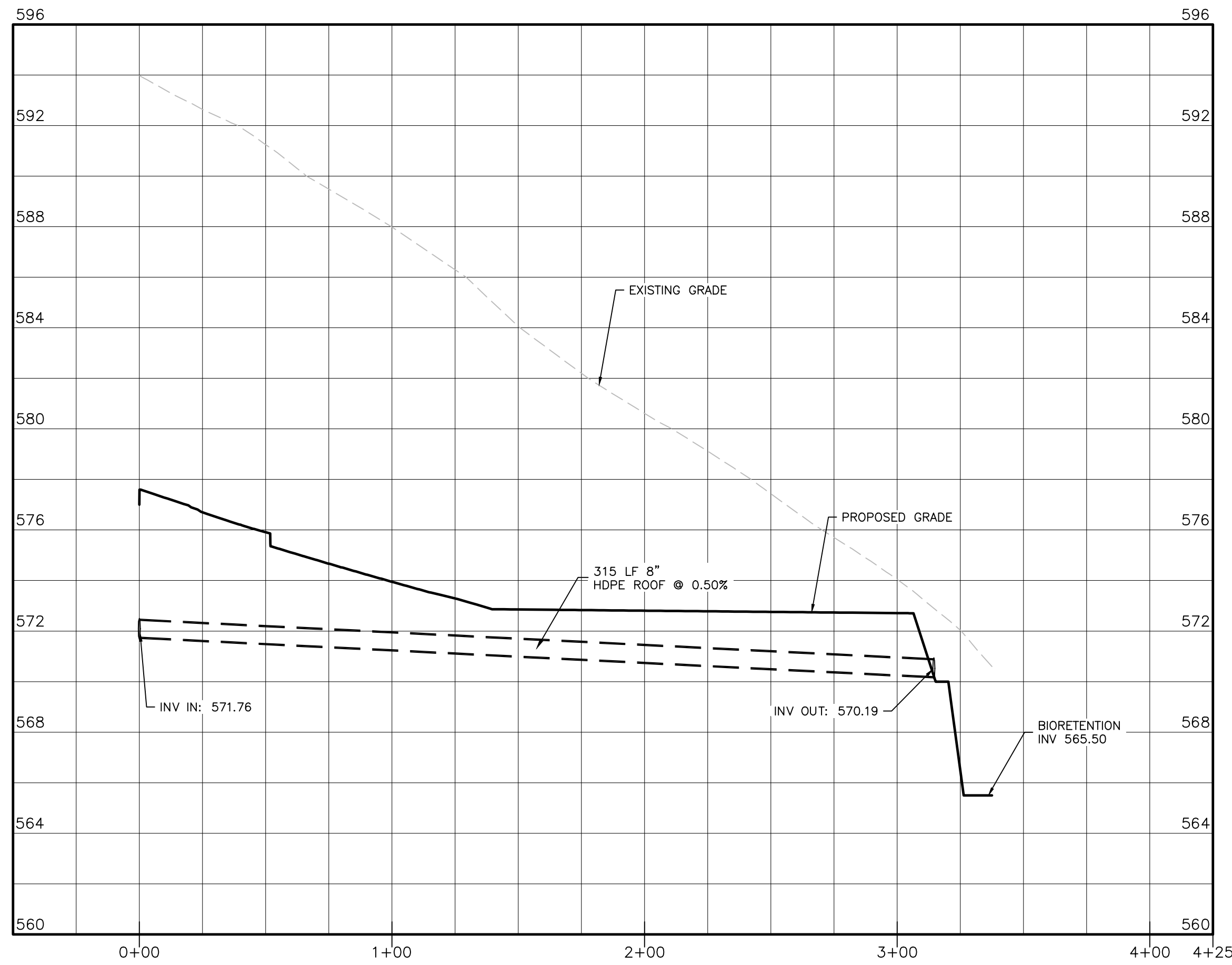
DRAINAGE PLAN #4
SCALE: 1"=40'



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

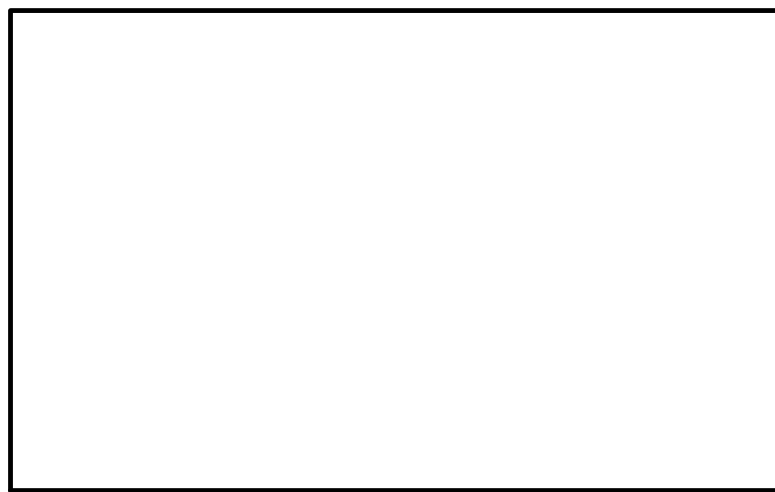


DRAINAGE PLAN #5
SCALE: 1"=40'



DRAINAGE PROFILES #5
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'

TOWN OF CHESTER PLANNING BOARD APPROVAL



REVISION	BY	DATE	DESCRIPTION
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

DRAINAGE PROFILES 2

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

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 2209.2, 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 2209.2.

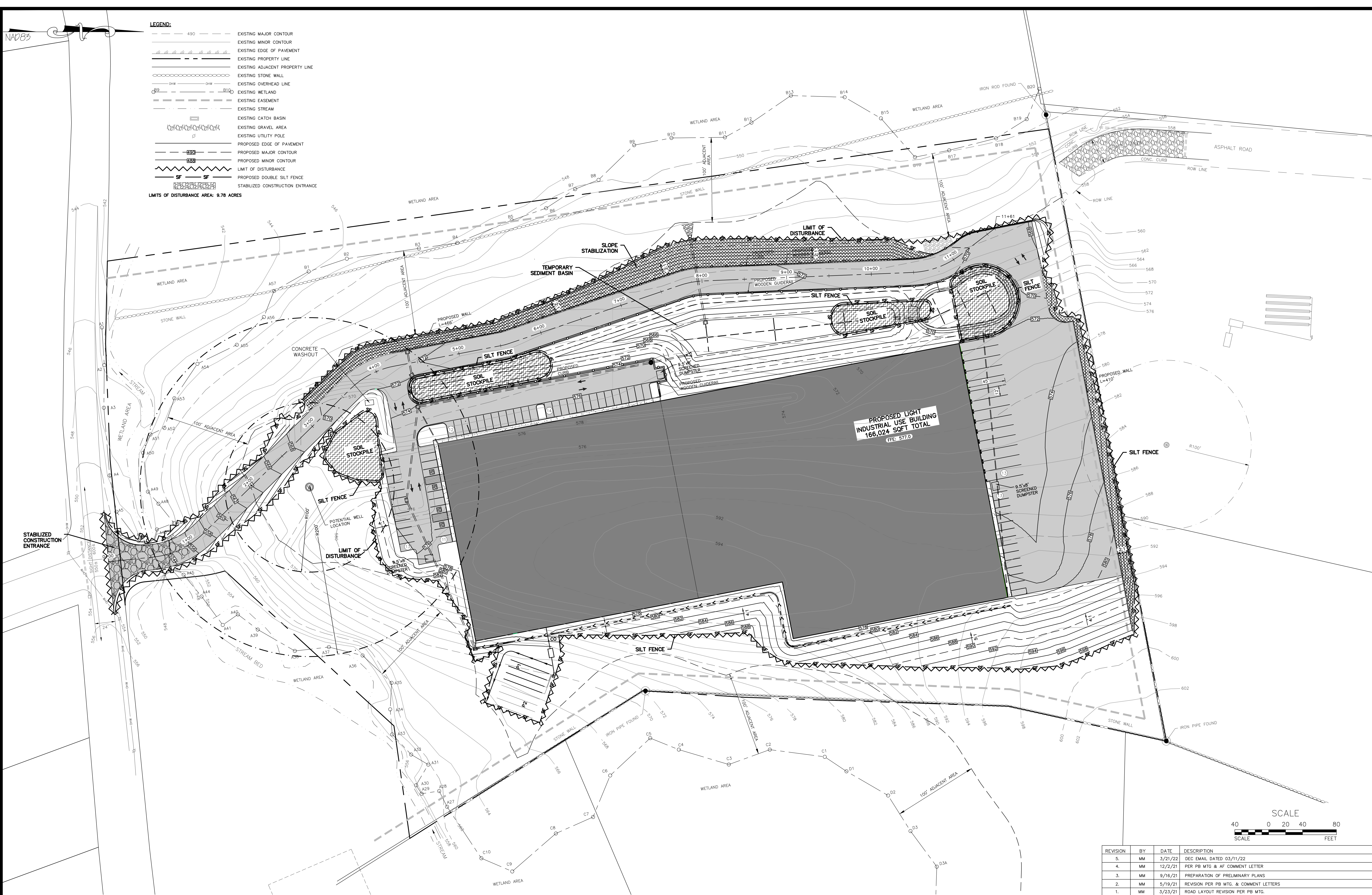
ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.

NAD83

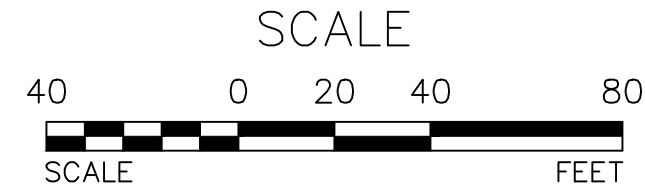
LEGEND:

- 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
- EXISTING CATCH BASIN
- EXISTING GRAVEL AREA
- EXISTING UTILITY POLE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- LIMIT OF DISTURBANCE
- SF --- PROPOSED DOUBLE SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE

LIMITS OF DISTURBANCE AREA: 9.78 ACRES



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



REVISION	BY	DATE	DESCRIPTION
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 PLAN

JOB#: 20-030
SCALE: AS NOTED
DATE: 03-21-22
DRAWN: MM
CHECKED: MM
SHEET NO. 10 OF 21

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

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 2209.2, 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 2209.2.

ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.

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

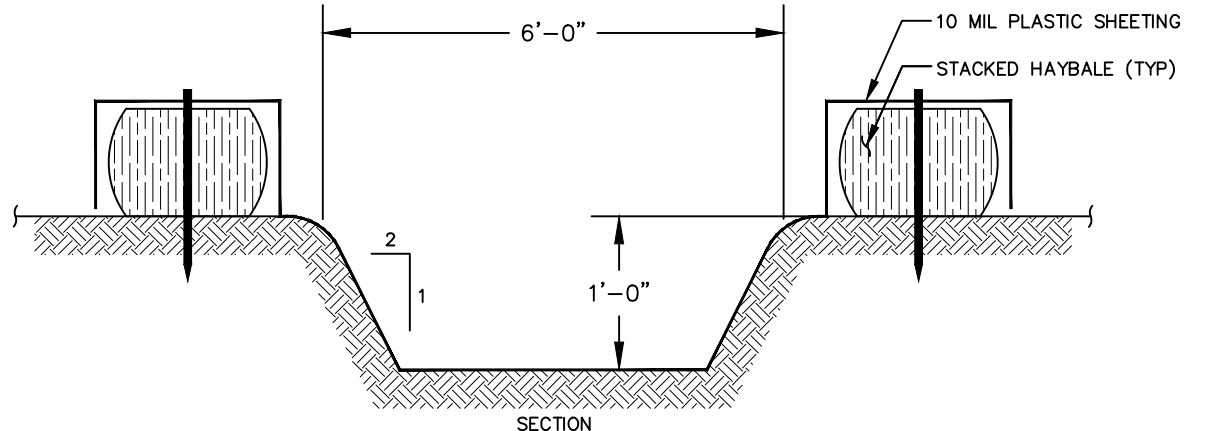
1. CONSTRUCTION ACTIVITIES WILL OCCUR DURING WEEKDAYS COMMENCING AT 7:00 AM AND TERMINATING AT 6:00 PM

EROSION AND SILTATION CONTROL NOTES:

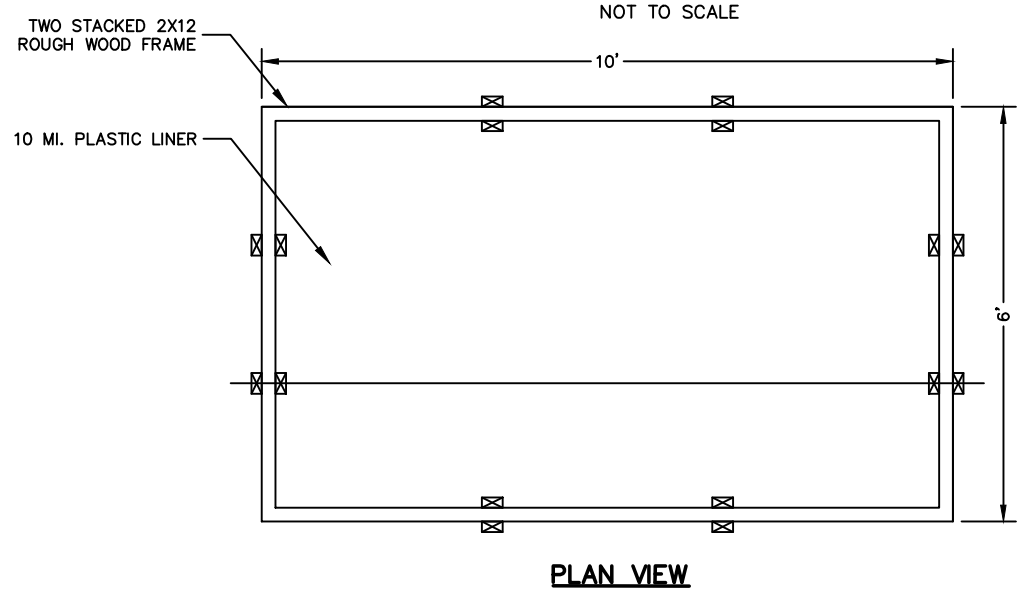
1. GRADED AREAS - UPPER ELEVATIONS: PROVIDE TEMPORARY DRAINAGE SWALES, 1% GRADE MIN., TO DIRECT RUNOFF AWAY FROM CONSTRUCTION SITES DISCHARGE AREAS AND ENERGY DISPERSION REQUIREMENTS TO BE ACCEPTABLE TO OWNER.
2. GRADED AREAS - LOWER ELEVATIONS: PROVIDE DRAINAGE SWALES, 1% MIN. GRADES, WITH STAKED AND 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 SEEDED 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 SEEDED 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.

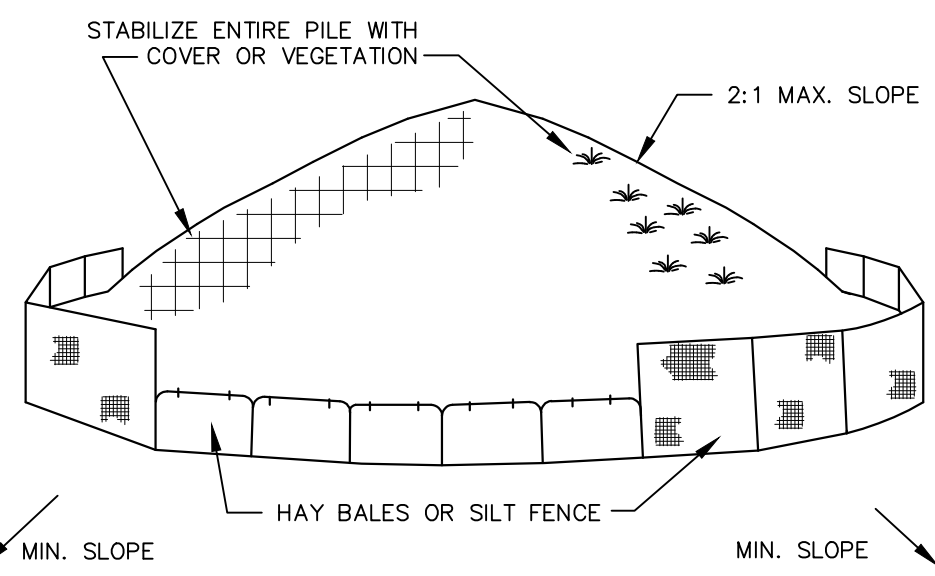


TEMPORARY CONCRETE WASH



CONCRETE WASHOUT PIT

NOT TO SCALE



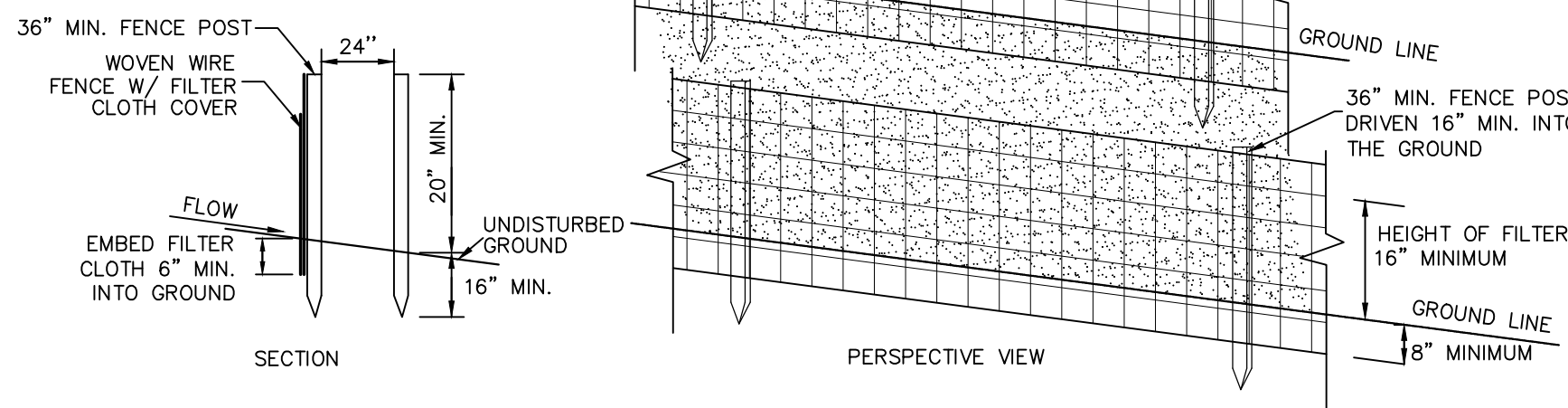
SOIL STOCKPILE DETAIL

NOT TO SCALE

MIN. SLOPE

MIN. SLOPE

- 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.



DOUBLE SILT FENCE DETAIL

NOT TO SCALE

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.
- 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: FILER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL PREFABRICATED UNIT, GEOTEX, ENVIRONMENT, OR APPROVED EQUAL.

SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT.

1. PERMANENT SEEDING:
 - a. SEEDING PREPARATION: AREA TO BE SEEDED SHALL BE LOOSE AND FRIABLE 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 SEEDED WITH A CYCLONE SEEDED 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 SEEDED 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.

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 NETTING AS MANUFACTURED BY ROLANKA INTERNATIONAL OR APPROVED EQUIVALENT. NETTING TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

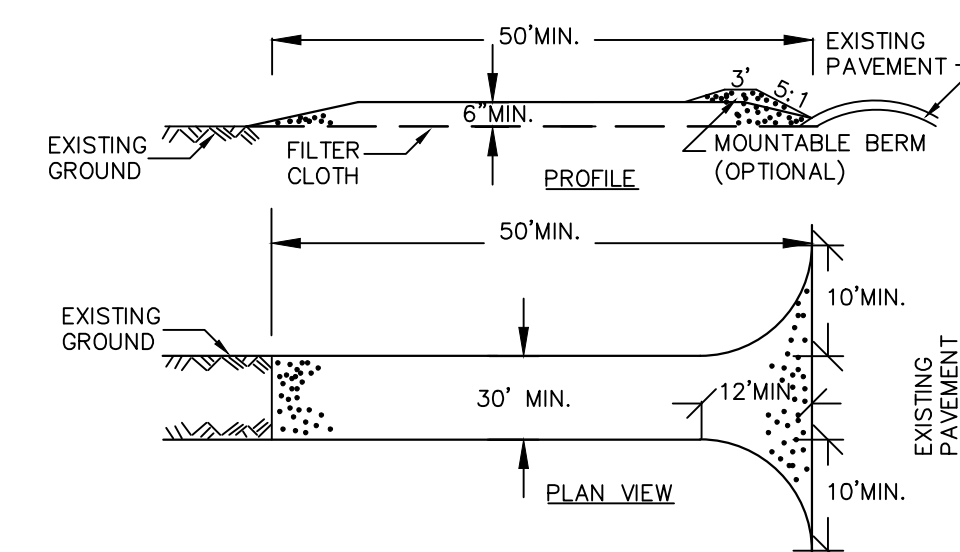
GENTLE SLOPE AND FLAT AREAS

AREA SHALL BE SEEDING 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 SEEDED BY BROADCASTING SHALL BE LIGHTLY RAKED AND PAVED PRIOR TO PLACING MULCH.

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.

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



CONSTRUCTION SPECIFICATIONS

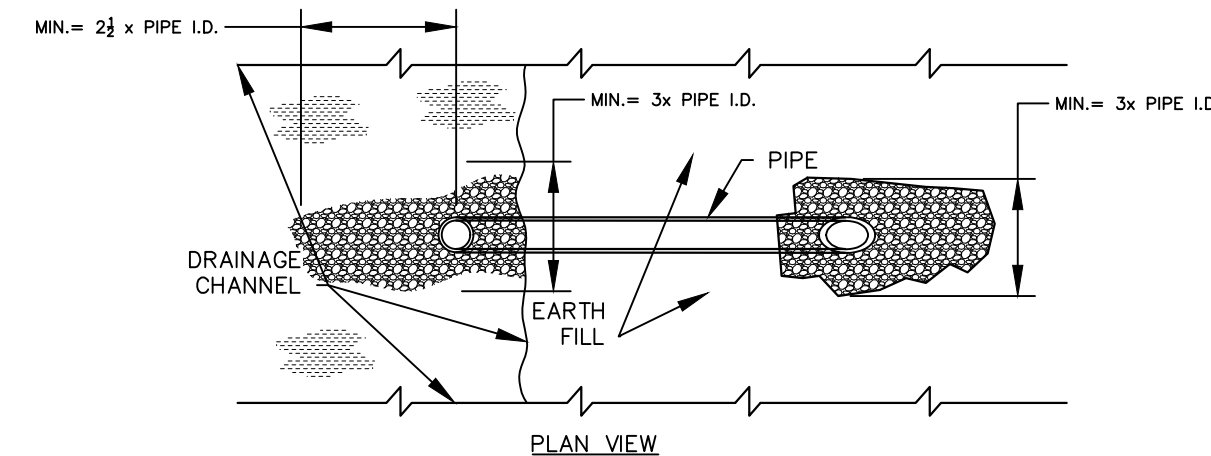
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH 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."

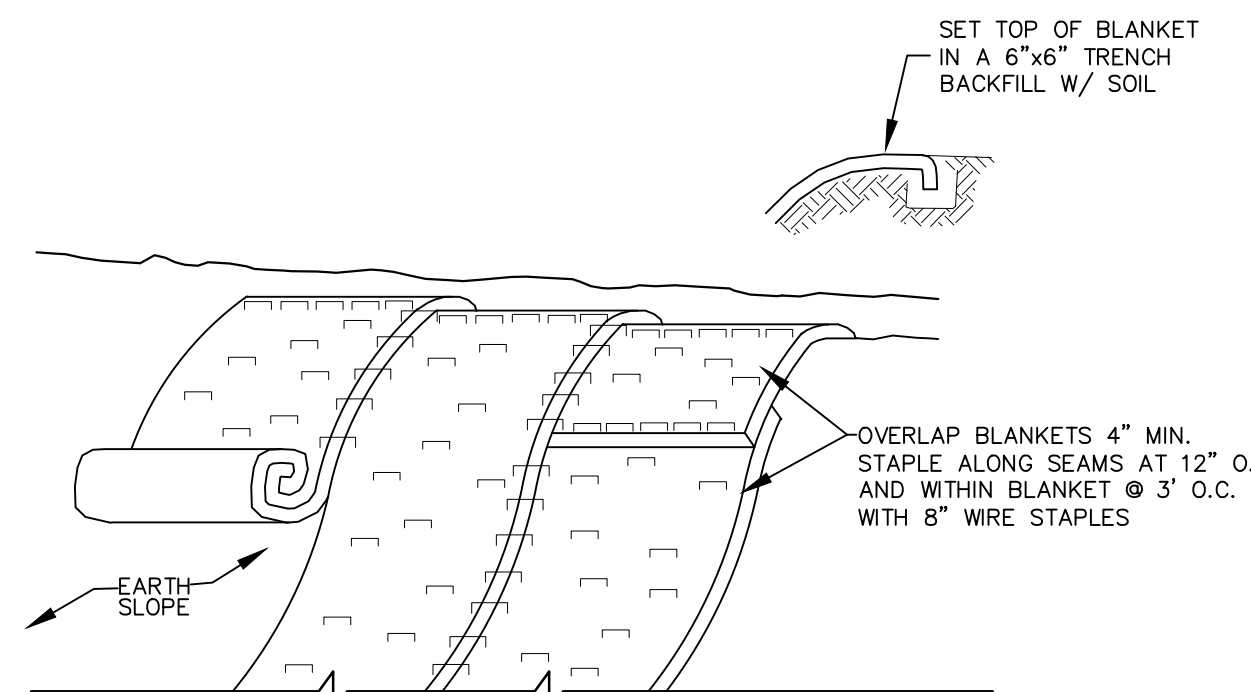
TOWN OF CHESTER PLANNING BOARD APPROVAL



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.



SLOPE STABILIZATION DETAIL

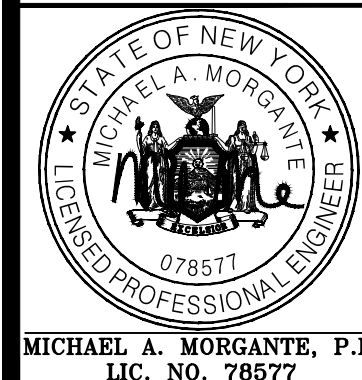
NOT TO SCALE

- 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 V125C- EROSION CONTROL TECH. #1-800-245-0551
 2. SEED SLOPE PRIOR TO INSTALLING EROSION CONTROL NETTING.
 3. AFTER NETTING IS INSTALLED, PLANT GRASS-COVER, TREES & FORSYTHIA THROUGH SLITS IN FABRIC.

REVISION	BY	DATE	DESCRIPTION
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



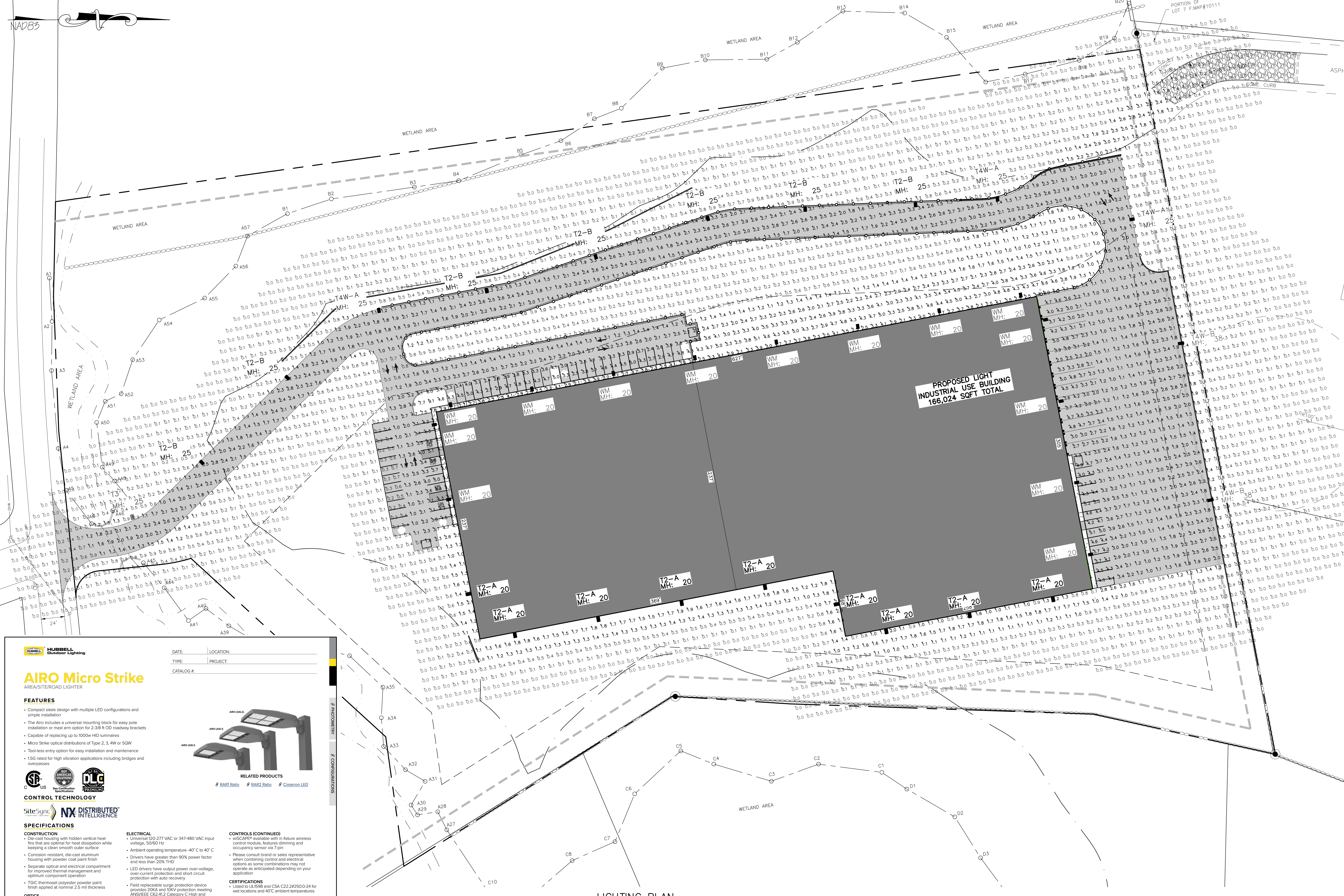
SITE PLAN & LOT LINE COMBINATION FOR
DAVIDSON DRIVE HOLDINGS, LLC
LAKE STATION ROAD
TOWN OF CHESTER, COUNTY OF ORANGE, NY

EROSION AND SEDIMENT
CONTROL DETAILS

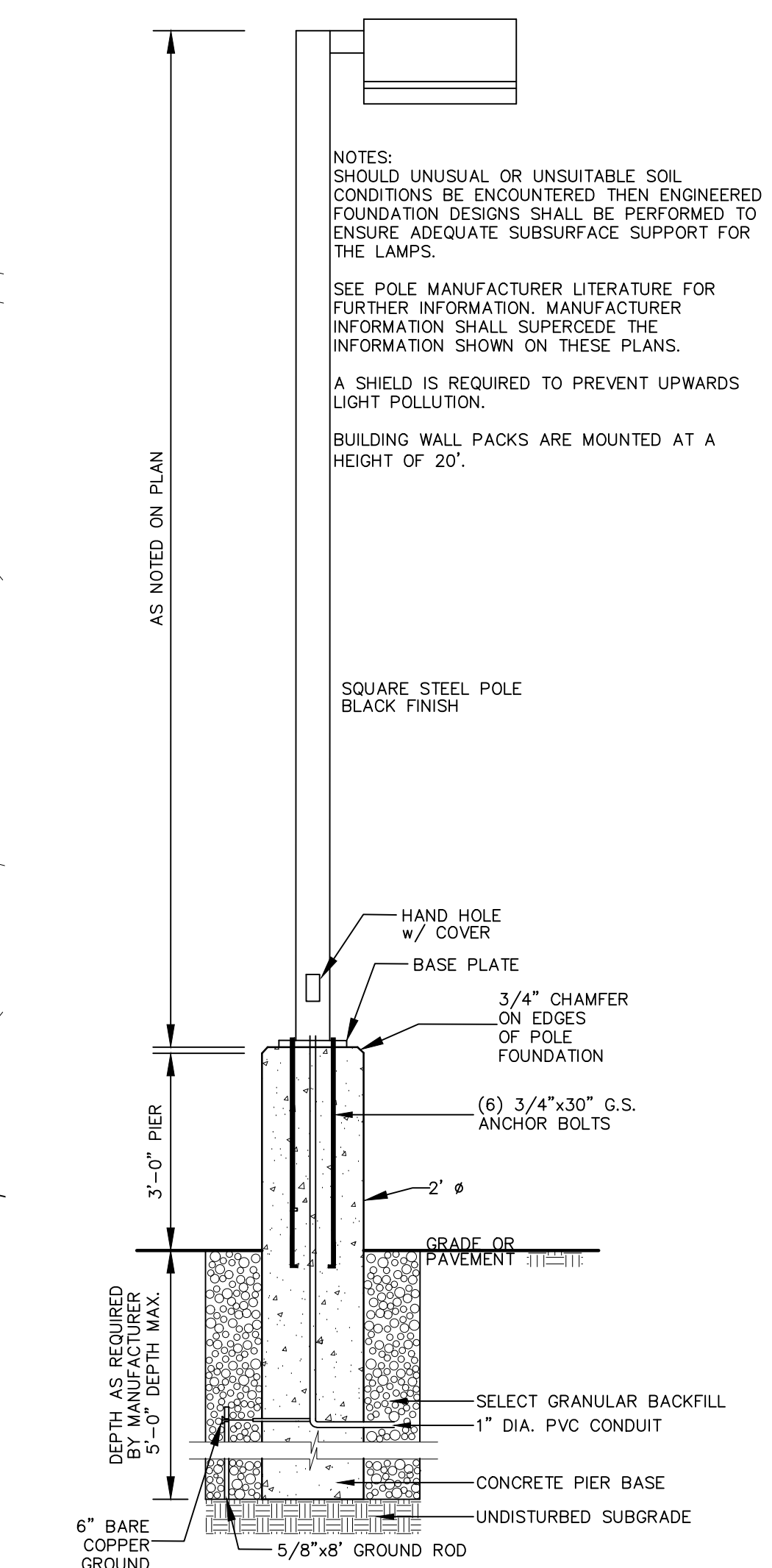
JOB#:
SHEET NO.
SCALE:
AS NOTED
DATE:
10-21-22
DRAWN:
MM
CHECKED:
MM
SHEET NO.
11 OF 21

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 2209.2, 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 2209.2.

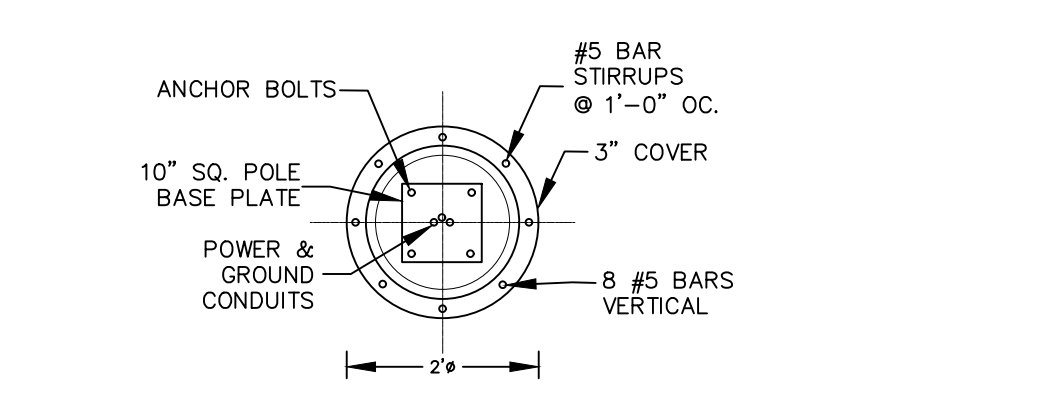
ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.



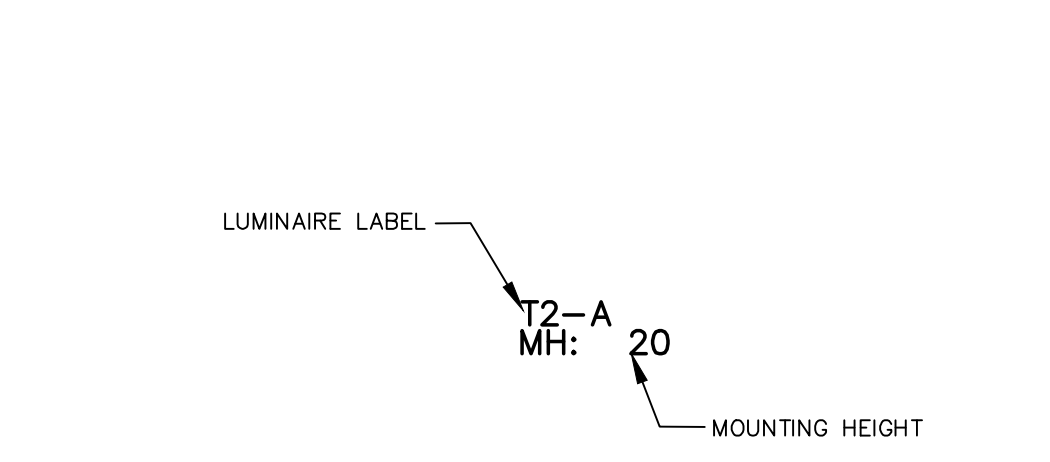
- LEGEND:**
- 490
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING EDGE OF PAVEMENT
 - EXISTING PROPERTY LINE
 - EXISTING ADJACENT PROPERTY LINE
 - EXISTING STONE WALL
 - EXISTING OVERHEAD LINE
 - EXISTING WETLAND
 - EXISTING EASEMENT
 - EXISTING STREAM
 - EXISTING SLOPE
 - EXISTING CATCH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



POLE MOUNTED LIGHTING DETAIL
NOT TO SCALE



POLE FOUNDATION DETAIL
NOT TO SCALE



HUBBELL Lighting

AIRO Micro Strike
AREA/STREET/ROAD LIGHTER

FEATURES

- Compact sleek design with multiple LED configurations and simple installation
- The AiRO includes a universal mounting stock for easy pole installation or mast arm option for 3-38" O.D. roadway brackets
- Capable of replacing up to 100w HD luminaires
- Micro Strike optical distributions of Type 2, 3, 4W or 50W
- Tool less entry option for easy installation and maintenance
- 15G rated for high vibration applications including bridges and overpasses

RELATED PRODUCTS

- RARI Ratio
- RARS Ratio
- Climestone LED

CONTROL TECHNOLOGY

SiteSense **NX DISTRIBUTED INTELLIGENCE**

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Separate optical and electrical compartment for improved thermal management and optimum component operation
- TGC Thermostat polyester powder paint finish applied at nominal 2.5 mil thickness

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in lower glare appearance without sacrificing optical performance
- Premium engineered individual acrylic lenses deliver ES Type 2, 3, 4W and 50W distributions
- Lens distributions are field rotatable (in 90° increments) or interchangeable for pole side fine-tuning
- 3000K, 4000K, or 5000K (70 CRI) CCT
- 80, 160, or 320 mldpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Toolless entry to wingdriver compartment optional
- Universal mounting stock works with #2 drill pattern
- Future ships with slotted mounting stock to accommodate wide range of drill patterns for easy retrofit opportunities
- Note: not for use as secondary or optical available for 2.38" O.D. brackets with vertical hole of 1/2", 3/4" or 1"

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input line that are optimal for most applications while keeping a clean smooth outer surface
- Ambient operating temperature -40° C to 40° C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20KA and 10KV protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3. Automatically takes future offline for protection when device is consumed

CONTROLS (CONTINUED)

- WiScape® available with in future wireless control module. Features dimming and occupancy sensor via 7 pin
- Please consult dealer or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application

CERTIFICATIONS

- Listed to UL E89E and CSA C22.2 22750-0-24 for wet locations and 40°C ambient temperatures
- DLC (DesignLights Consortium) Qualified with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- 15G rated for ANSI C38.3 high vibration applications
- IP65 optical assembly
- Meets ICA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country-owned material" per FAR 62.275-18 Buy American Construction Materials Under Trade Agreements effective 04/23/2020. See Buy.American.Solutions

WARRANTY

- 5 Year warranty
- See HLI Standard Warranty for additional information

KEY DATA

Parameter	Value
Lumen Range	3,200-36,000
Wattage Range	25-255
Efficiency Range (LPW)	78-148
Weight lbs. (kg)	14.5-175 (6.6-8.0)

Page 1/11 Doc: 0700721
AR100L-SPEC

© 2021 Arden Consulting Engineers, a division of Hubbell Lighting, Inc. Specifications subject to change without notice.
1001 Millbrook Blvd. • Greenville, SC 29607 • Tel: 864.678.3000 • Website: www.hubbelloutdoor.com

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

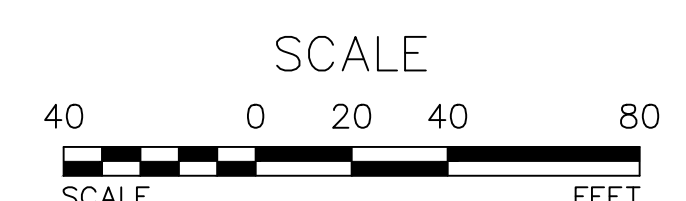
ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.

LIGHTING PLAN
SCALE: 1"=40'

LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QTY	ARRANGEMENT	DESCRIPTION	LUM. LUMENS	LLF
	T2-A	9	SINGLE	ASL1-80L-40-4K7-2	5206	0.850
	T2-B	8	SINGLE	ASL1-160L-100-4K7-2	11885	0.850
	T3	1	SINGLE	ASL1-160L-100-4K7-3	12010	0.850
	T4W-A	4	SINGLE	ASL1-160L-100-4K7-4W	11787	0.850
	T4W-B	2	SINGLE	ASL2-320L-255-4K7-4W	35329	0.850
	WM	14	SINGLE	ASL1-160L-135-4K7-4W	17568	0.850
TOTAL WATTS						
					342	
					700.8	
					87.6	
					87.6	
					350.4	
					510	
					1863.4	

CALCULATION SUMMARY									
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN	PTSPCLR	PTSPCTB
ALL CALCPTS EXTENDING OUT TO ZERO FOOT-CANDLES	ILLUMINANCE	FC	0.88	9.1	0.0	N.A.	N.A.	10	10
STATAREA - BUILDING SOUTH PARKING	ILLUMINANCE	FC	3.00	5.1	1.0	3.00	5.10		
STATAREA - BUILDING WEST DRIVE	ILLUMINANCE	FC	2.88	5.1	1.1	2.62	4.64		
STATAREA - TRUCK DOCK AREA	ILLUMINANCE	FC	2.24	5.2	1.0	2.24	5.20		

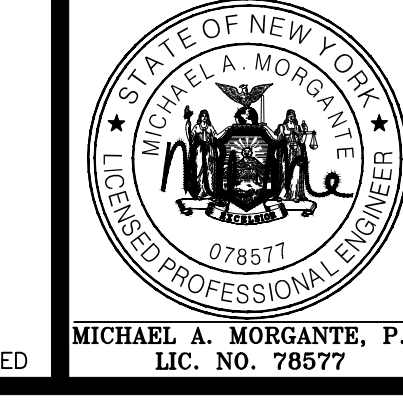
TOWN OF CHESTER PLANNING BOARD APPROVAL



REVISION	BY	DATE	DESCRIPTION
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

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

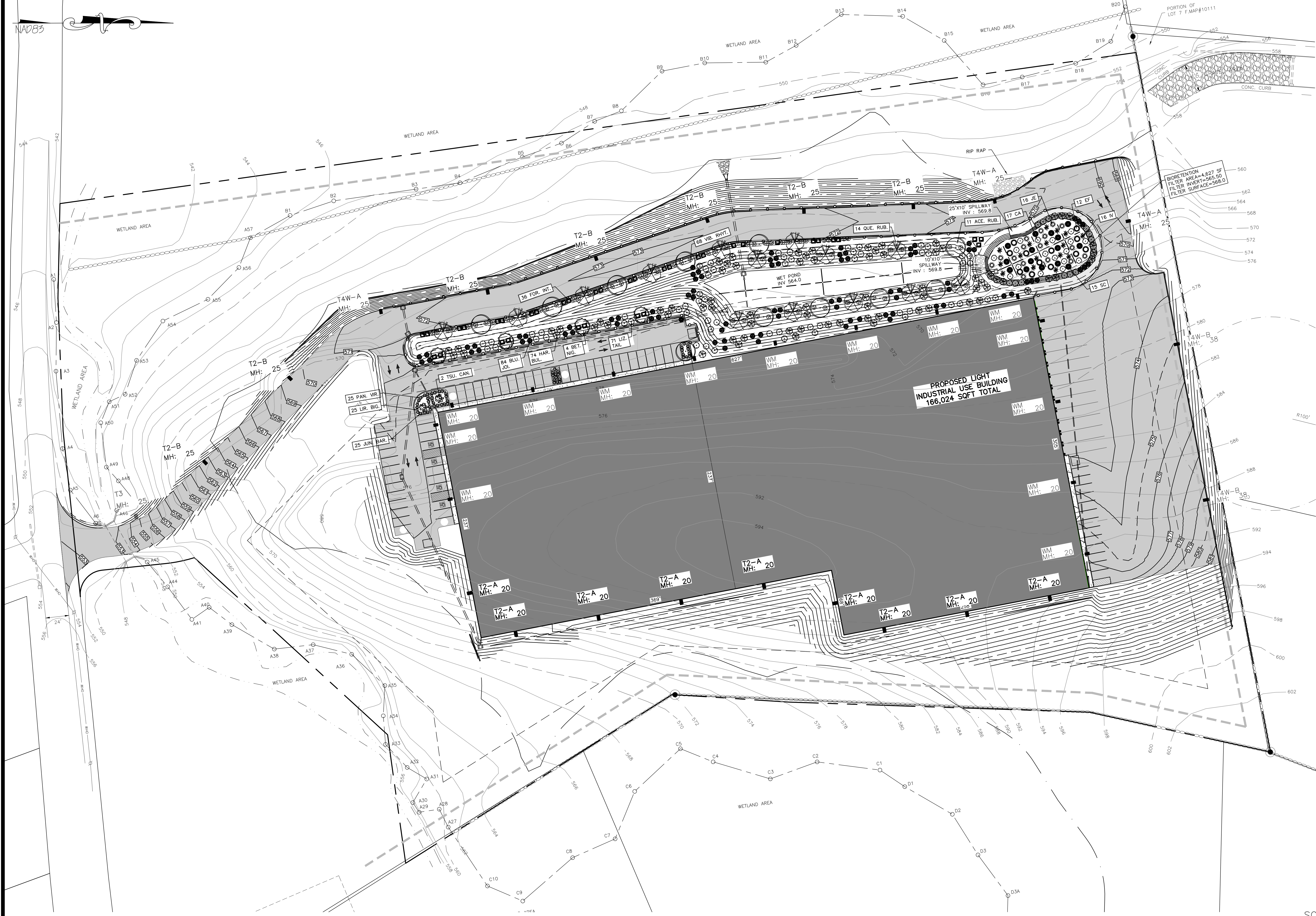


SITE PLAN & LOT LINE COMBINATION FOR DAVIDSON DRIVE HOLDINGS, LLC
LAKE STATION ROAD
TOWN OF CHESTER, COUNTY OF ORANGE, NY

LIGHTING PLAN

JOB#: 20-030
SCALE: AS NOTED
DATE: 7-30-21
DRAWN: MM
CHECKED: MM
SHEET NO.: 12 OF 21

NAD83



LEGEND:

	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 STREAM
	EXISTING CATCH BASIN
	EXISTING GRAVEL AREA
	EXISTING UTILITY POLE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED LANDSCAPING

PLANT SCHEDULE

PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS TREES					
ACE. RUB.	11	ACER RUBRUM	RED SUNSET RED	2.5"-3"	B&B
BET.	4	BETULA NIGRA	HERITAGE RIVER	12"-14"	B&B
QUE. RUB.	14	QUERCUS RUBRA	RED OAK	2.5"-3"	B&B
EVERGREEN TREES					
TSU. CAN.	2	TSUGA CANADENSIS	CANADIAN HEMLOCK	6"-8"	B&B
SHRUBS					
VB. RHYT.	68	VBURNUM RHYTIDOPHYLLUM	LEATHERLEAF	5'-6"	SPACE 8' APART
FOR. INT.	36	FORSYTHIA X INTERMEDIA	FORSYTHIA	5'-6"	SPACE 8' APART
PERENNIALS, GROUND COVERS, AND GRASSES					
JUN. BAR.	25	JUNIPERUS HORIZONTALIS	BAR HARBOR	#2 CANS	CONT. 36" O.C.
LIR. BIG.	25	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	1 GAL.	CONT. 18" O.C.
PAN. VIR.	25	PANICUM VIRGATUM	SHENANDOAH SWITCHGRASS	1 GAL.	CONT. 36" O.C.
WET POND PLANTINGS					
BLU. JOI.	84	CALAMAGROSTIS CANADENSIS	BLUE JOINT	1 GAL.	CONT. 36" O.C.
HAR. BUL.	74	SORPUS ALOUTIS	HARDSTEM BULRUSH	1 GAL.	CONT. 36" O.C.
LIZ. TAIL.	71	SAURURUS CERNUUS	LIZARD'S TAIL	1 GAL.	CONT. 36" O.C.
BIORETENTION PLANTINGS					
CA	17	CLETHRA ALNIFOLIA	SUMMERSWEET	18"-24"	CONT. 36" O.C.
IV	16	ILEX VERTICILLATA	WINTERBERRY	18"-24"	CONT. 36" O.C.
SC	15	SAMBUCUS CANADENSIS	ELDERBERRY	18"-24"	CONT. 36" O.C.
EF	12	EUPATORIUM	JOE PYE WEED	1 GAL.	CONT. 36" O.C.
JE	16	JUNCUS EFFUSUS	COMMON RUSH	1 GAL.	CONT. 36" O.C.

LANDSCAPING PLAN
SCALE: 1"=40'

SCALE

40 0 20 40 80

SCALE FEET

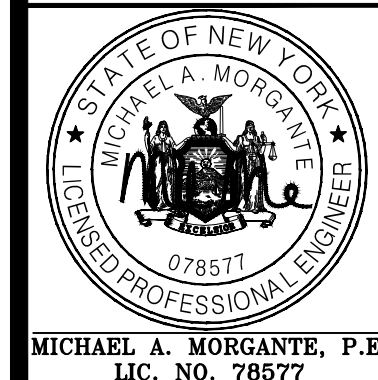
REVISION	BY	DATE	DESCRIPTION
3.	MM	3/21/22	DEC EMAIL DATED 03/11/22
2.	MM	12/2/21	PER PB MTG & AF COMMENT LETTER
1.	MM	9/16/21	PREPARATION OF PRELIMINARY PLANS

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

TOWN OF CHESTER PLANNING BOARD APPROVAL



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

LANDSCAPING PLAN

JOB#: 20-030
SCALE: AS NOTED
DATE: 03-21-22
DRAWN: MM
CHECKED: MM
SHEET NO. 13 OF 21

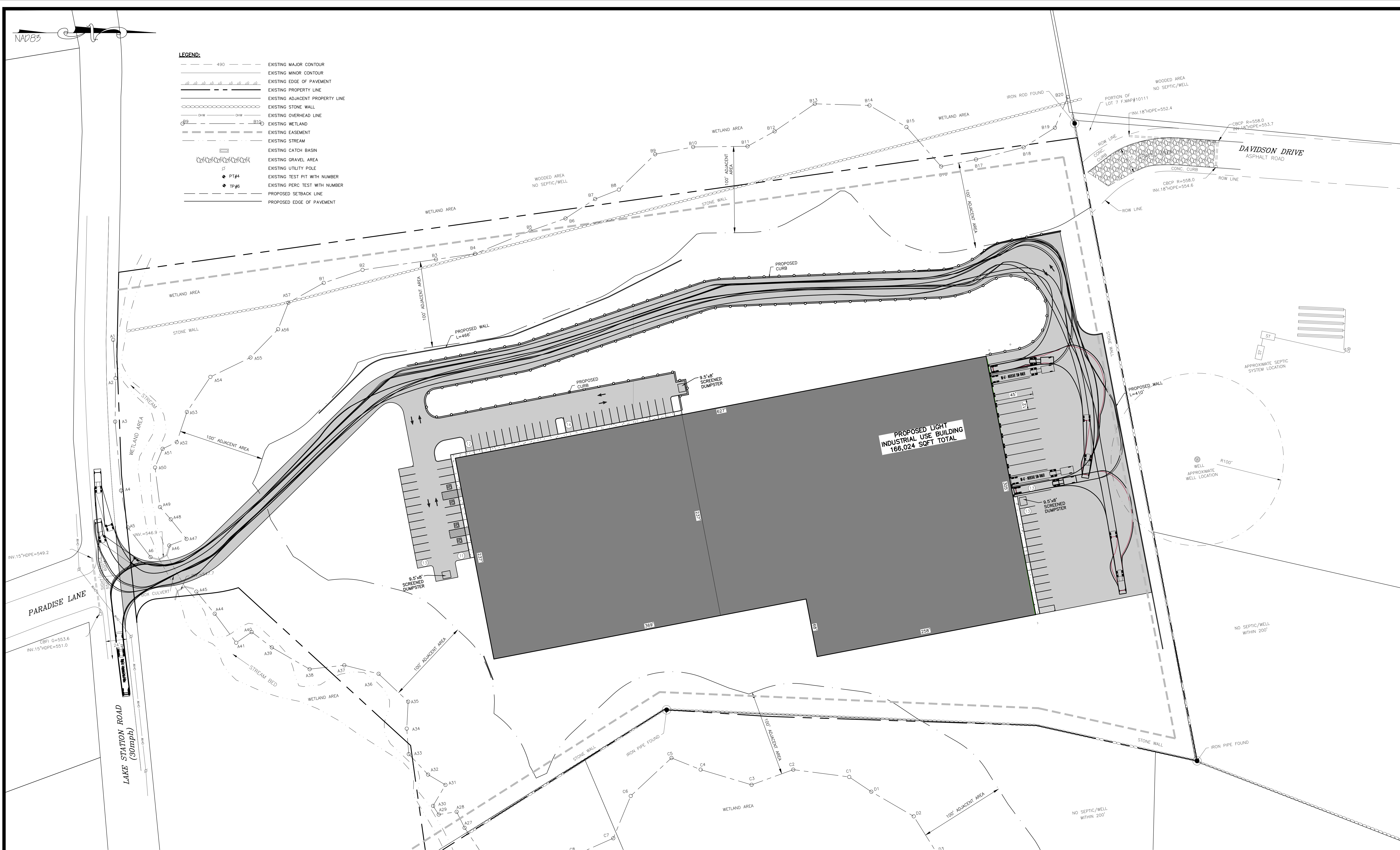
WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 2209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 2209.2.

ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.

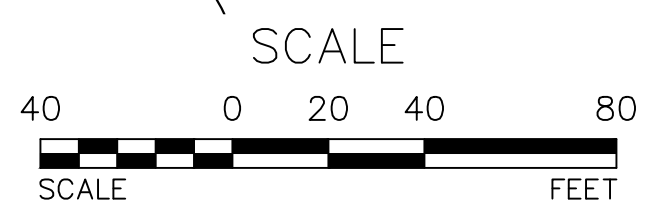
NAD83

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
- EXISTING CATCH BASIN
- EXISTING GRAVEL AREA
- EXISTING UTILITY POLE
- EXISTING TEST PIT WITH NUMBER
- EXISTING PERC TEST WITH NUMBER
- PROPOSED SETBACK LINE
- PROPOSED EDGE OF PAVEMENT



TRUCK TURNING DIAGRAM
SCALE: 1"=40'



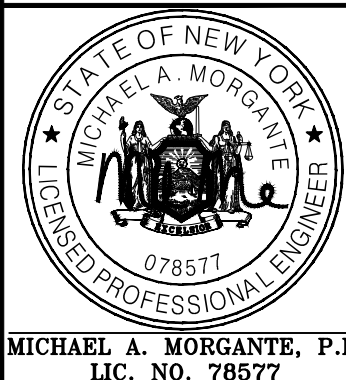
TOWN OF CHESTER PLANNING BOARD APPROVAL



REVISION	BY	DATE	DESCRIPTION
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

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

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 2209.2, 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 2209.2

ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.

NAD83



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
- — — — EXISTING CATCH BASIN
- — — — EXISTING GRAVEL AREA
- — — — EXISTING UTILITY POLE
- — — — PROPOSED EDGE OF PAVEMENT

PARADISE LANE

LAKE STATION ROAD
(30mph)

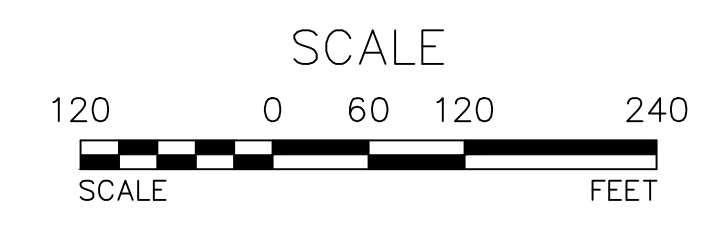
LAKE STATION ROAD
(30mph)

BELLVALE ROAD

DAVIDSON DRIVE
(POWER ROAD)
(SEE FILED MAP #1750)

PROPOSED LIGHT
INDUSTRIAL USE BUILDING
166,024 SQFT TOTAL

DAVIDSON DRIVE



TOWN OF CHESTER PLANNING BOARD APPROVAL



REVISION	BY	DATE	DESCRIPTION
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

MICHAEL A. MORGANTE, P.E.
LIC. NO. 78517

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

**TRUCK TURNING DIAGRAM –
INTERSECTION 1**

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

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

ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.

TRUCK TURNING DIAGRAM – INTERSECTION 1
SCALE: 1"=120'

COPYRIGHT 2021, ARDEN CONSULTING ENGINEERS, P.L.L.C. – ALL RIGHTS RESERVED

NAD83



LAKE STATION ROAD
(30mph)

KINGS HIGHWAY

DAVIDSON DRIVE

PARADISE LANE

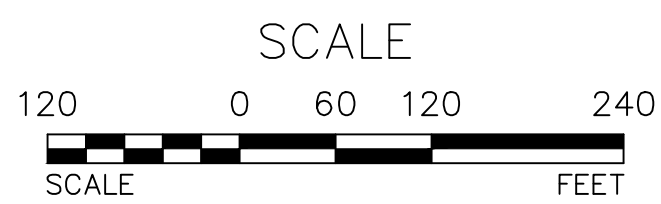
PROPOSED LIGHT
INDUSTRIAL USE BUILDING
166,024 SQFT TOTAL

TRUCK TURNING DIAGRAM - INTERSECTION 2

SCALE: 1"=120'

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
- EXISTING CATCH BASIN
- EXISTING GRAVEL AREA
- EXISTING UTILITY POLE
- PROPOSED EDGE OF PAVEMENT



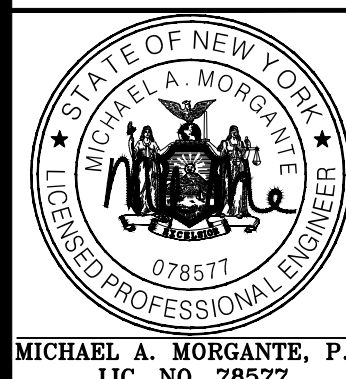
TOWN OF CHESTER PLANNING BOARD APPROVAL



REVISION	BY	DATE	DESCRIPTION
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



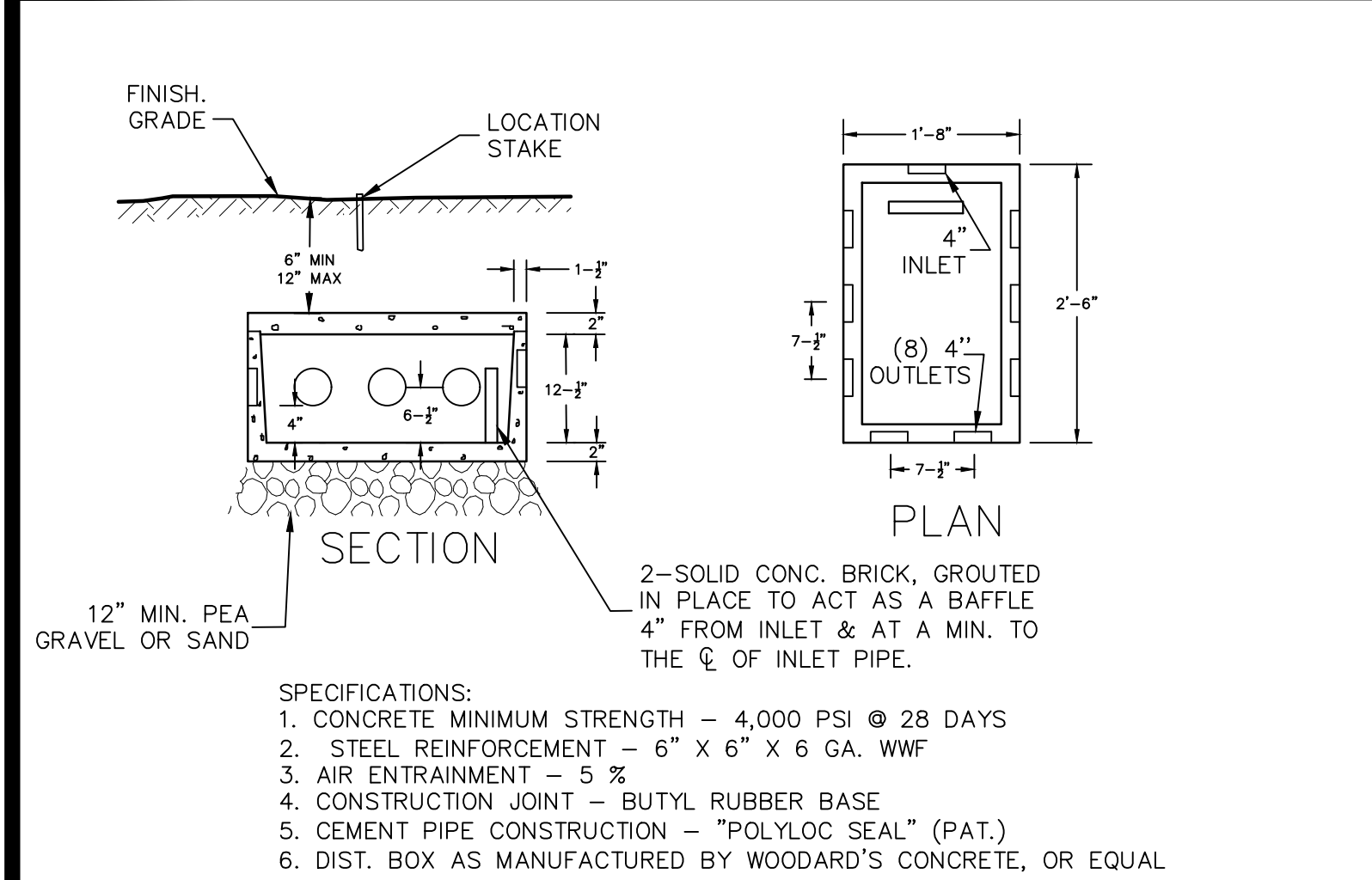
SITE PLAN & LOT LINE COMBINATION FOR
DAVIDSON DRIVE HOLDINGS, LLC
LAKE STATION ROAD
TOWN OF CHESTER, COUNTY OF ORANGE, NY

TRUCK TURNING DIAGRAM -
INTERSECTION 2

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

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 2209.2, 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 2209.2

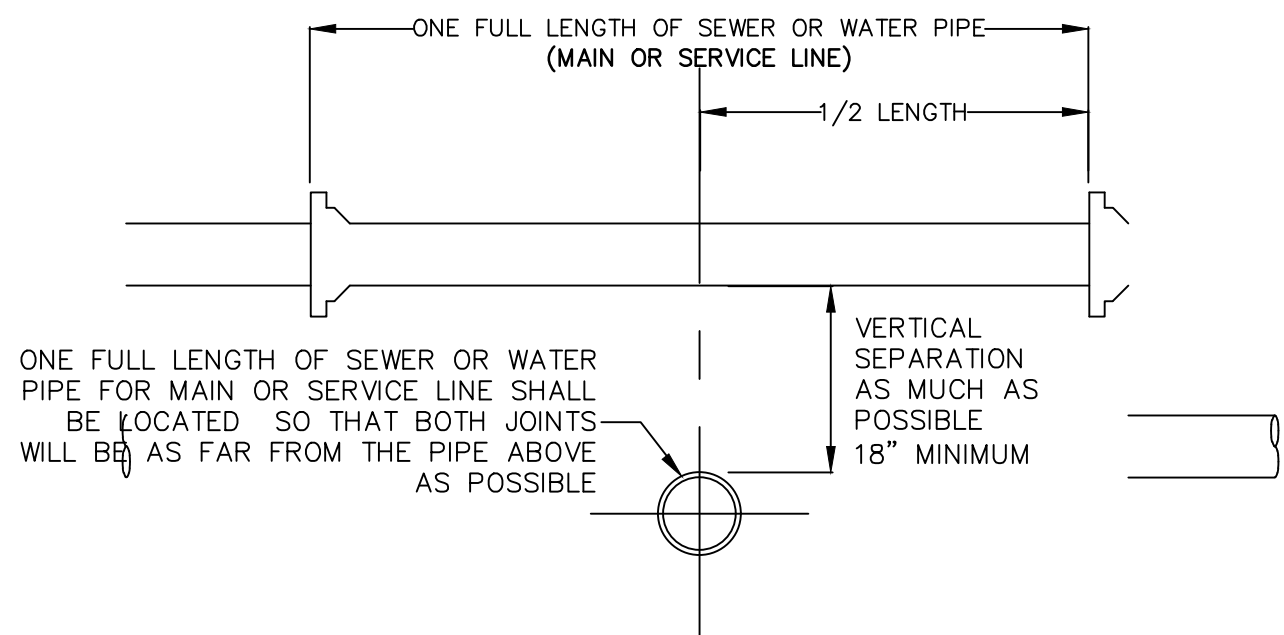
ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.



- NOTES:
1. PIPE JOINTS TO BE SEALED WITH ASPHALTIC MATERIAL OR EQUIVALENT.
 2. INVERT ELEVATIONS OF ALL OUTLET PIPES MUST BE EQUAL USE OF SPEED LEVELING DEVICES IS RECOMMENDED.
 3. THE SLOPE OF OUTLET PIPES BETWEEN THE DISTRIBUTION BOX AND DISTRIBUTOR LATERALS SHOULD BE AT LEAST 1/32" PER FOOT.
 4. BAFFLE REQUIRED FOR SIPHON OR AUTOMATIC DOSING OR IF INLET PIPE SLOPE EXCEEDS 1/2" PER FOOT.
 5. OUTLETS MUST BE USED IN A MANNER THAT WILL ALLOW ACCESS TO THE EXPANSION AREA WITHOUT DISTURBING EXISTING PIPING.

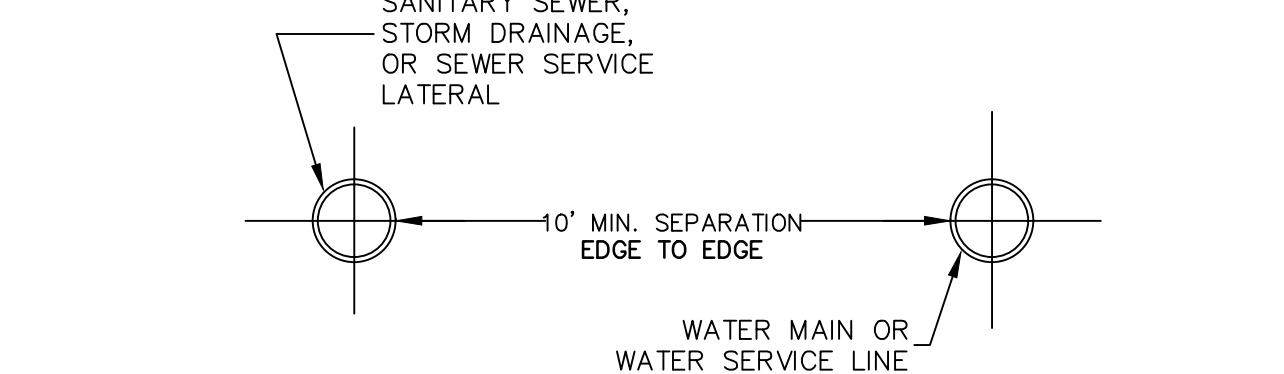
8-OUTLET DISTRIBUTION BOX

NOT TO SCALE



WATER & SEWER CROSSING DETAIL

NOT TO SCALE



WATER & SEWER HORIZONTAL SEPARATION

NOT TO SCALE

SEWER & WATER SEPARATION NOTES

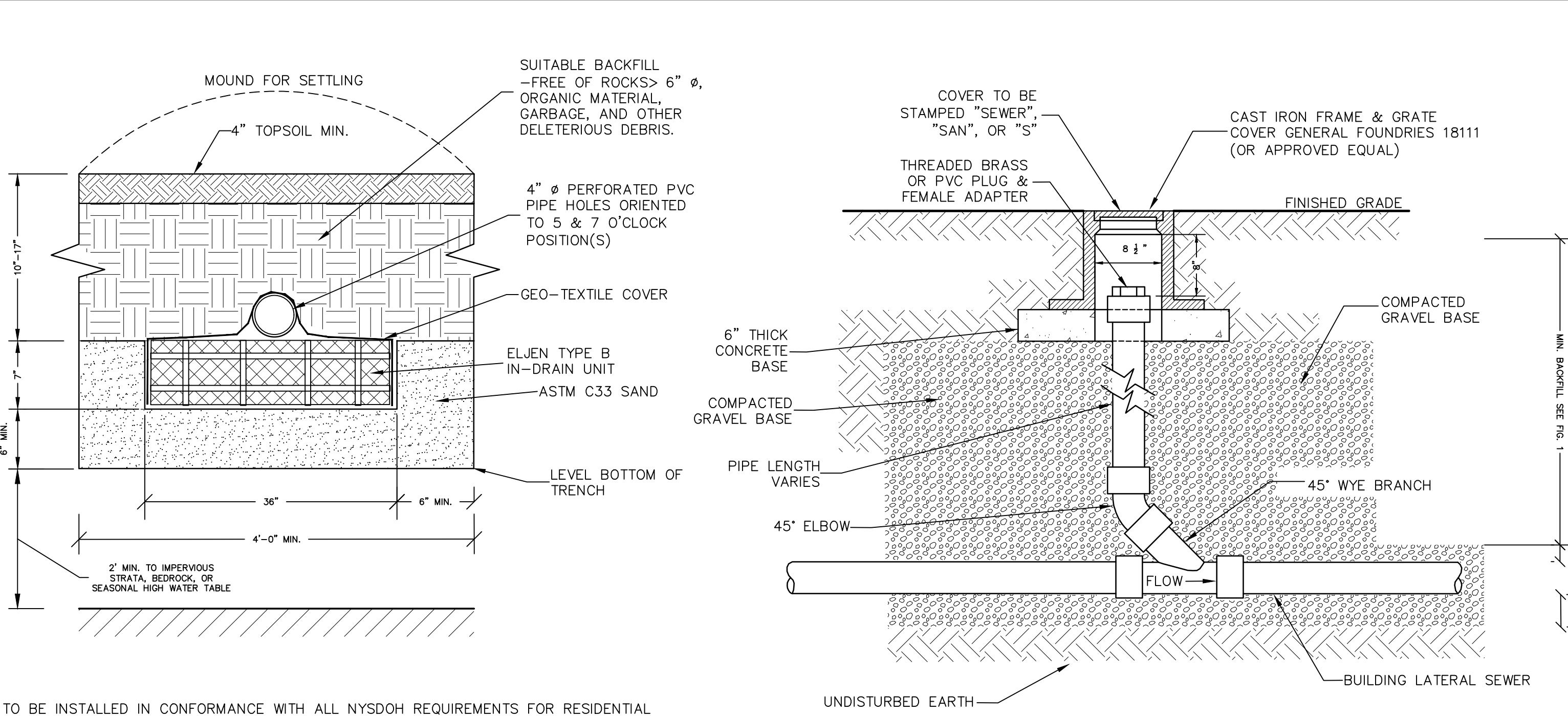
1. WHEN IT IS IMPOSSIBLE TO MAINTAIN PROPER HORIZONTAL OR VERTICAL SEPARATION AS SHOWN, THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER MAIN, AND SHALL BE PRESSURE TESTED TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
2. A FULL LENGTH OF BOTH PIPES CROSSING MUST BE CENTERED AT THE CROSSING.
3. BEDDING MATERIAL SHALL BE INCREASED TO 12" BELOW THE LENGTH OF WATER MAIN PIPE FOR 10' ON EITHER SIDE OF THE CROSSING.
4. TWO LAYERS OF CAUTION TRACER TAPE SHALL BE PLACED 18" MINIMUM ABOVE STORM SEWER MAINS.

NOTES

1. SEPARATION DISTANCE BETWEEN WATER MAINS AND STORM/SEWER MAINS SHALL BE 10' HORIZONTAL AND 18" AT CROSSINGS. THESE SEPARATION DISTANCES MUST BE MAINTAINED UNLESS SPECIFICALLY SHOWN AND INDICATED OTHERWISE ON THE PLANS. THE PREFERRED CROSSING OPTION IS FOR THE WATER MAIN TO BE CONSTRUCTED ABOVE STORM/SEWER MAINS.
2. SEWER MAIN INCLUDES SEWER LATERALS AND STORM DRAIN.
3. WATER MAIN INCLUDES WATER SERVICE LATERALS.
4. DEFLECT WATER MAIN IN AN ARC BENEATH THE SEWER/STORM LINE. DO NOT USE FITTINGS TO DEFLECT THE WATER MAIN.

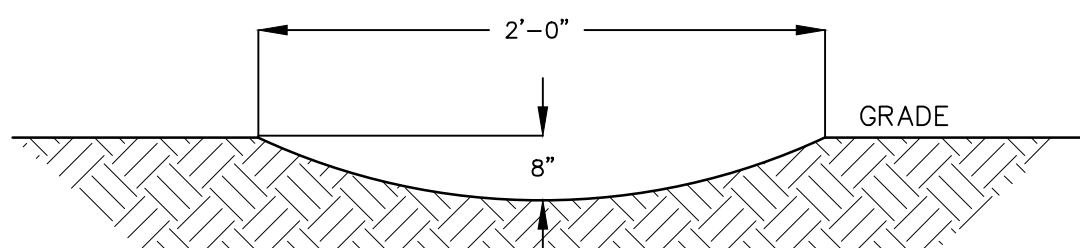
WATER OVER SEWER SEPARATION NOTES

1. FULL LENGTH OF BOTH PIPES CROSSING MUST BE CENTERED AT THE CROSSING SO THAT PIPE JOINTS WILL BE AS FAR FROM EACH OTHER AS POSSIBLE (10' MIN.).
2. CONTRACTOR SHALL PROVIDE STRUCTURAL SUPPORT FOR EXISTING WATER MAIN OVER THE ENTIRE TRENCH WIDTH TO PREVENT DAMAGE TO THE WATER MAIN.
3. WATER TIGHT JOINTS WHERE WATERLINES ARE CROSSED ABOVE OR BELOW.



BUILDING LATERAL SEWER CLEANOUT (C.O.)

NOT TO SCALE



SEPTIC/SWALE CROSS SECTION

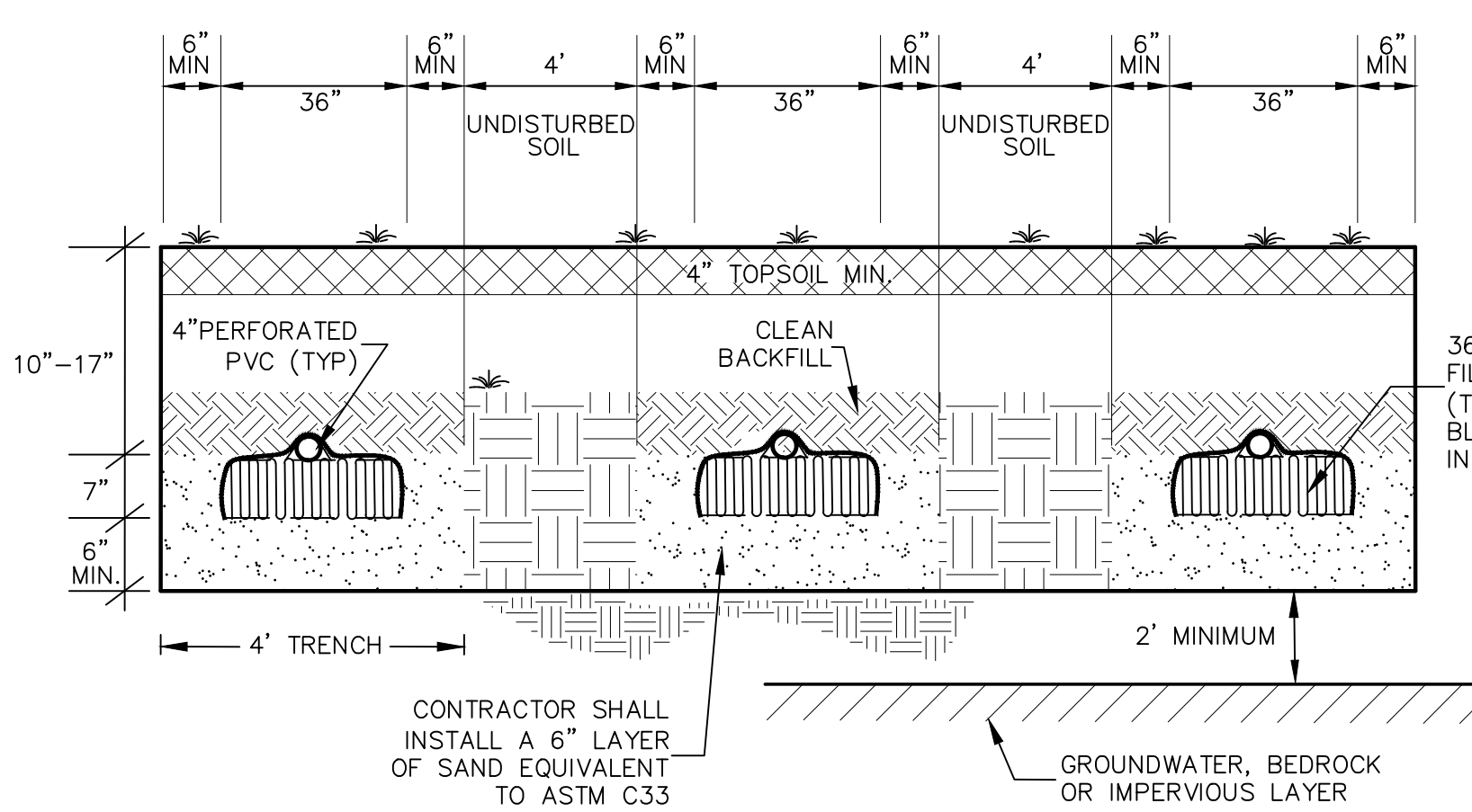
NOT TO SCALE

- NOTES:
1. SYSTEM TO BE INSTALLED IN CONFORMANCE WITH ALL NYSDOH REQUIREMENTS FOR RESIDENTIAL WASTEWATER TREATMENT SYSTEMS.
 2. SYSTEM TO MEET ALL SEPARATION REQUIREMENTS.
 3. PERFORATED PIPE SHALL BE PLACED SO THAT HOLES ARE FACING 5 & 7 O'CLOCK POSITIONS.
 4. TRENCH BOTTOM SHALL BE FLAT. LATERALS SHALL BE INSTALLED AT 1/32" TO 1/16" PER FOOT FOR GRAVITY FED SYSTEMS & SET NEARLY LEVEL FOR DOSSED SYSTEMS.
 5. ALL TRENCHES TO HAVE IDENTICAL NUMBER OF ELJEN UNITS.
 6. END OF ALL DISTRIBUTION PIPES MUST BE PLOUGED.
 7. RAKE SIDES & BOTTOM OF TRENCH PRIOR TO PLACING SAND.
 8. DO NOT INSTALL TRENCHES IN WET SOIL.
 9. TRENCHES TO BE INSTALLED PARALLEL WITH EXISTING CONTOURS. SPACING SHALL BE A MIN. OF 8 FT. ON CENTER WITH A MINIMUM OF 4 FEET OF UNDISTURBED SOIL BETWEEN TRENCHES.
 10. NO SYSTEM IS TO BE CONSTRUCTED ON GROUND WITH A SLOPE IN EXCESS OF 15% GRADE.
 11. THE BACKFILL IN THE TRENCHES MUST BE MOUNDED FOR SETTLING.
 12. SEE TABLE BELOW FOR ASTM C33 SAND SPECIFICATIONS.

SEIVE SIZE	SEIVE SIZE SQ. OPENING	% PASSING BY WEIGHT (WET SIEVE)	
		MINIMUM	MAXIMUM
3/8"	9.5 mm	100	100
NO. 4	4.75 mm	95	100
NO. 8	2.36 mm	80	100
NO. 16	1.18 mm	50	85
NO. 30	600 μ m	25	60
NO. 50	300 μ m	5	30
NO. 100	150 μ m	0	<10
NO. 200	75 μ m	0	<5

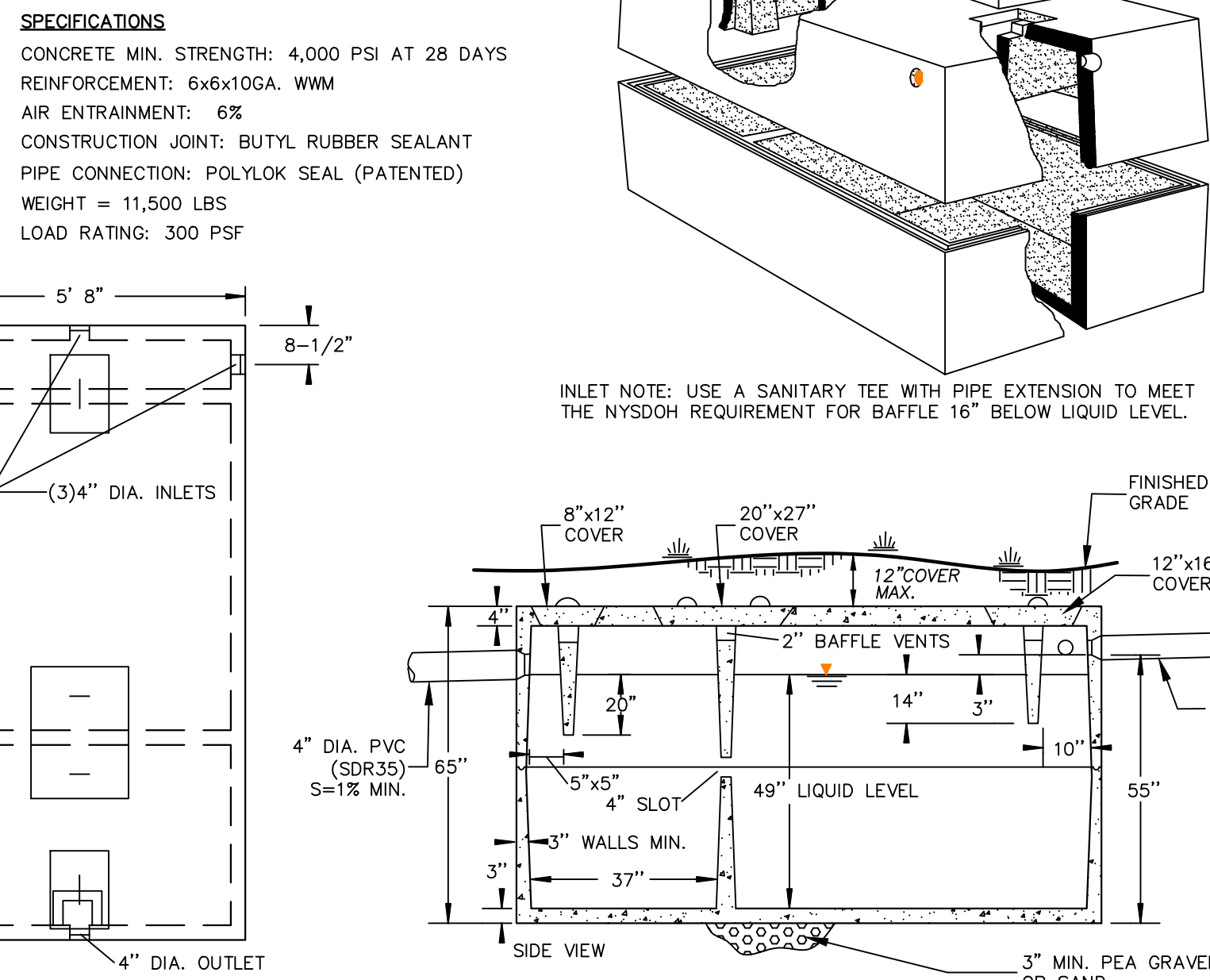
ELJEN IN-DRAIN SECTION

NOT TO SCALE



TYPICAL ELJEN TRENCH CROSS SECTION

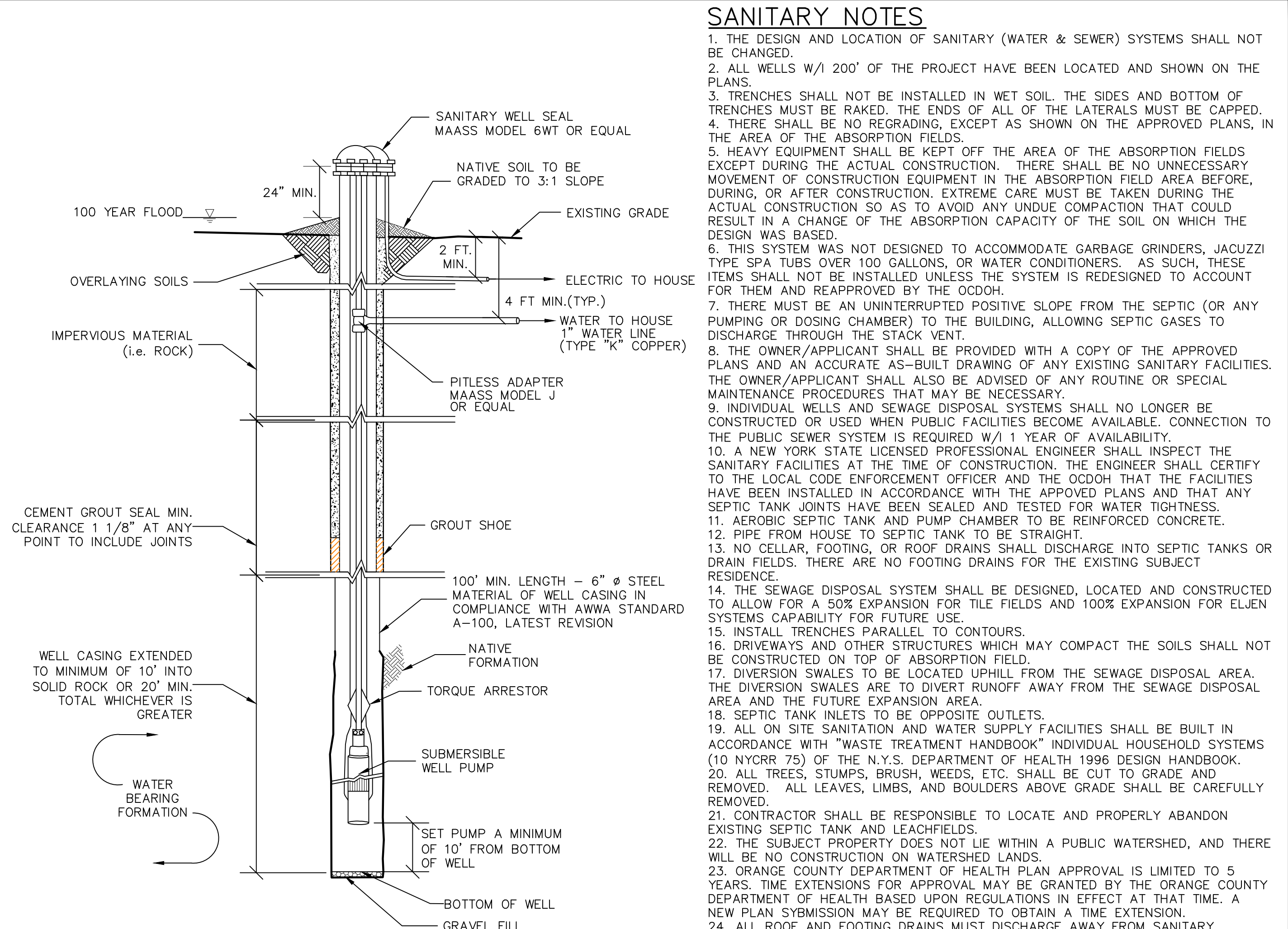
NOT TO SCALE



1,500 GALLON SEPTIC TANK

NOT TO SCALE

- NOTES:
1. TYPICAL PRECAST CONCRETE SEPTIC TANK, WOODARD CONCRETE PRODUCTS, INC. MODEL ST-1500, OR EQUAL (PROVIDE WATER TIGHT SEAL AT ANY CONSTRUCTION JOINT.)
 2. SEPTIC TANK SHALL HAVE A SANITARY TEE W/ GAS DEFLECTOR.
 3. ACCESS HATCHES TO SEPTIC TANK IN PARKING LOT MUST BE ACCESSIBLE.

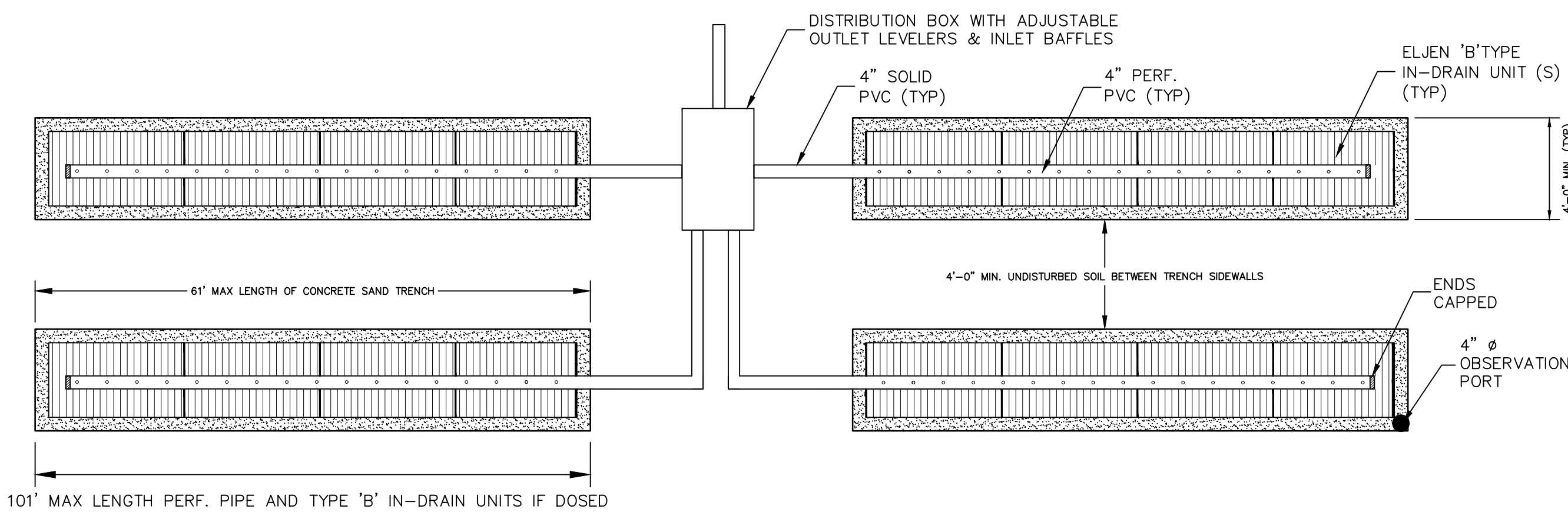


- NOTES:
1. WELL TO BE INSTALLED IN ACCORDANCE WITH 10NYCRR APPENDIX 5-B & 5-D STANDARDS FOR WATER WELLS.
 2. SANITARY WELL SEAL & PITLESS ADAPTER SHALL BE APPROVED BY THE WATER SYSTEMS COUNCIL.
 3. GROUTING FOR THE WELL CASING SHALL EXTEND THE ENTIRE DEPTH OR A MINIMUM OF 100'.

WELL DETAIL

NO SCALE

- ADDITIONAL WELL NOTES:
1. THE LISTED WATER WELL SEPARATION DISTANCES FROM CONTAMINANT SOURCES SHALL BE INCREASED BY 50% WHENEVER AQUIFER WATER ENTERS THE WATER WELL AT LESS THAN 50 FEET BELOW GRADE. IF A 50% INCREASE IN SEPARATION DISTANCES CAN NOT BE ACHIEVED, THEN THE GREATEST POSSIBLE INCREASE IN SEPARATION DISTANCE SHALL BE PROVIDED WITH SUCH ADDITIONAL MEASURES AS NEEDED TO PREVENT CONTAMINATION. SEE ALSO NOTE 1 TO TABLE 1 OF APPENDIX 5-D.



- NOTES:
1. LATERALS TO BE INSTALLED IN CONFORMANCE WITH ALL STATE AND LOCAL DEPARTMENT OF HEALTH REQUIREMENTS.
 2. ALL SEPARATION DISTANCES TO BE MAINTAINED.
 3. 50% EXPANSION AREA REQUIRED FOR ALL NEWLY INSTALLED RESIDENTIAL SYSTEMS. 100% EXPANSION REQUIRED ON COMMERCIAL SYSTEMS.

ELJEN ABSORPTION TRENCH CONFIGURATION

NOT TO SCALE

- SANITARY NOTES
1. THE DESIGN AND LOCATION OF SANITARY (WATER & SEWER) SYSTEMS SHALL NOT BE CHANGED.
 2. ALL WELLS W/ 200' OF THE PROJECT HAVE BEEN LOCATED AND SHOWN ON THE PLANS.
 3. TRENCHES SHALL NOT BE INSTALLED IN WET SOIL. THE SIDES AND BOTTOM OF TRENCHES MUST BE RAKED. THE ENDS OF ALL OF THE LATERALS MUST BE CAPPED.
 4. THERE SHALL BE NO REGRADING, EXCEPT AS SHOWN ON THE APPROVED PLANS, IN THE AREA OF THE ABSORPTION FIELDS.
 5. HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE ABSORPTION FIELDS EXCEPT DURING THE ACTUAL CONSTRUCTION. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE ABSORPTION FIELD AREA BEFORE, DURING, OR AFTER CONSTRUCTION. EXTREME CARE MUST BE TAKEN DURING THE ACTUAL CONSTRUCTION SO AS TO AVOID ANY UNLAWFUL COMPACTING THAT COULD RESULT IN A CHANGE OF THE ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED.
 6. THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, JACUZZI TYPE SPA TUBS OVER 100 GALLONS, OR WATER CONDITIONERS. AS SUCH, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SYSTEM IS REDESIGNED TO ACCOUNT FOR THEM AND REAPPROVED BY THE OCDOH.
 7. THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC (OR ANY PUMPING OR DOSING CHAMBER) TO THE BUILDING, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
 8. THE OWNER/APPLICANT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES. THE OWNER/APPLICANT SHALL ALSO BE ADVISED OF ANY ROUTINE OR SPECIAL MAINTENANCE PROCEDURES THAT MAY BE NECESSARY.
 9. INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWER SYSTEM IS REQUIRED W/ 1 YEAR OF AVAILABILITY.
 10. A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SHALL INSPECT THE SANITARY FACILITIES AT THE TIME OF CONSTRUCTION. THE ENGINEER SHALL CERTIFY TO THE LOCAL CODE ENFORCEMENT OFFICER AND THE OCDOH THAT THE FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND THAT ANY SEPTIC TANK JOINTS HAVE BEEN SEALED. TESTING FOR WATER TIGHTNESS SHALL BE REQUIRED FOR ALL SEPTIC TANKS.
 11. AEROBIC SEPTIC TANK AND PUMP CHAMBER TO BE REINFORCED CONCRETE.
 12. PIPE FROM HOUSE TO SEPTIC TANK TO BE STRAIGHT.
 13. NO CELLAR, FOOTING, OR ROOF DRAINS SHALL DISCHARGE INTO SEPTIC TANKS OR DRAIN FIELDS. THERE ARE NO FOOTING DRAINS FOR THE EXISTING SUBJECT RESIDENCE.
 14. THE SEWAGE DISPOSAL SYSTEM SHALL BE DESIGNED, LOCATED AND CONSTRUCTED TO ALLOW FOR A 50% EXPANSION FOR TILE FIELDS AND 100% EXPANSION FOR ELJEN SYSTEMS CAPABILITY FOR FUTURE USE.
 15. INSTALL TRENCHES PARALLEL TO CONTOURS.
 16. DRIVEWAYS AND OTHER STRUCTURES WHICH MAY COMPACT THE SOILS SHALL NOT BE CONSTRUCTED ON TOP OF ABSORPTION FIELD.
 17. DIVERSION SWALES TO BE LOCATED UPHILL FROM THE SEWAGE DISPOSAL AREA. THE DIVERSION SWALES ARE TO DIVERT RUNOFF AWAY FROM THE SEWAGE DISPOSAL AREA AND THE FUTURE EXPANSION AREA.
 18. SEPTIC TANK INLETS TO BE OPPOSITE OUTLETS.
 19. ALL ON SITE SANITATION AND WATER SUPPLY FACILITIES SHALL BE BUILT IN ACCORDANCE WITH "WASTE TREATMENT HANDBOOK" INDIVIDUAL HOUSEHOLD SYSTEMS (10 NYCRR 75) OF THE N.Y.S. DEPARTMENT OF HEALTH 1996 DESIGN HANDBOOK.
 20. ALL TREES, STUMPS, BRUSH, WEEDS, ETC. SHALL BE CUT TO GRADE AND REMOVED. ALL LEAVES, LIMBS, AND BOULDERS ABOVE GRADE SHALL BE CAREFULLY REMOVED.
 21. CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND PROPERLY ABANDON EXISTING SEPTIC TANK AND LEACHFIELDS.
 22. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A PUBLIC WATERSHED, AND THERE WILL BE NO CONSTRUCTION ON WATERSHED LANDS.
 23. ORANGE COUNTY DEPARTMENT OF HEALTH PLAN APPROVAL IS LIMITED TO 5 YEARS. TIME EXTENSIONS FOR APPROVAL MAY BE GRANTED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH BASED UPON REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
 24. ALL ROOF AND FOOTING DRAINS MUST DISCHARGE AWAY FROM SANITARY ABSORPTION FACILITIES.
 25. NO LOT IS TO BE FURTHER SUBDIVIDED WITHOUT ORANGE COUNTY DEPARTMENT OF HEALTH REVIEW AND APPROVAL.
 26. SEPTIC TANKS SHALL BE INSPECTED PERIODICALLY AND PUMPED EVERY 2-3 YEARS.
 27. PUMP STATIONS/DOSING CHAMBERS SHOULD BE INSPECTED PERIODICALLY BY A TRAINED PERSON FOR PROPER OPERATION, INCLUDING HIGH WATER ALARMS, VENTING & ANY PHYSICAL DAMAGE.
 28. DISTRIBUTION BOXES SHOULD BE INSPECTED PERIODICALLY TO ASSURE THAT THEY ARE LEVEL AND OPERATING PROPERLY.
 29. THE APPROVED PLANS MUST BE FILED WITH THE ORANGE COUNTY CLERK'S OFFICE PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 90 DAYS OF THE LAST APPROVAL OF FINAL PLANS.

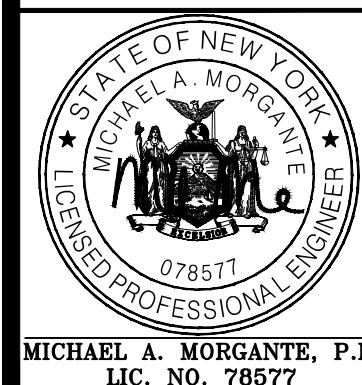
ORANGE COUNTY HEALTH DEPT. AEROBIC UNIT NOTES

1. PRIOR TO COMPLETION OF CONSTRUCTION AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY, A SIGNED SERVICE CONTRACT MUST BE SUBMITTED TO THE ORANGE COUNTY DEPT. OF HEALTH AND THE LOCAL CODE ENFORCEMENT OFFICER. THIS CONTRACT MUST INCLUDE THE FOLLOWING:
 - A. A MINIMUM DURATION OF 3 YEARS.
 - B. SEMI-ANNUAL SERVICE INSPECTIONS BY A QUALIFIED INDIVIDUAL.
 - C. AT THE TIME ANY AEROBIC UNITS ARE INSTALLED, AND THE AEROBIC UNIT(S) EFFECTIVENESS IS IN QUESTION, SEMI-ANNUAL EFFLUENT TESTING FOR BIOLOGICAL OXYGEN DEMAND (BOD), TOTAL SUSPENDED SOLIDS (TSS), AND ANY OTHER PARAMETERS THAT MAY BE NECESSARY TO SHOW COMPLIANCE WITH NSF STANDARD 40, CLASS 1 (USEPA SECONDARY TREATMENT GUIDELINES). ANALYSES SHALL BE PERFORMED BY A NYS CERTIFIED LABORATORY.
 - D. THE UNIT SHALL BE PUMPED OUT AT LEAST EVERY 3 YEARS, OR MORE FREQUENTLY IF DETERMINED NECESSARY BY THE SERVICE PERSONNEL.
 - E. A NOTATION STATING THAT AFTER THE CONTRACT HAS EXPIRED, IF THE HOMEOWNER SO CHOOSES, A DIFFERENT QUALIFIED SERVICE PROVIDER CAN BE CHOSEN.
2. SERVICE CONTRACT MEETING ALL REQUIREMENTS OF NOTE #1 MUST BE IN EFFECT FOR THE LIFE OF THE AEROBIC UNIT.

REVISION	BY	DATE	DESCRIPTION
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

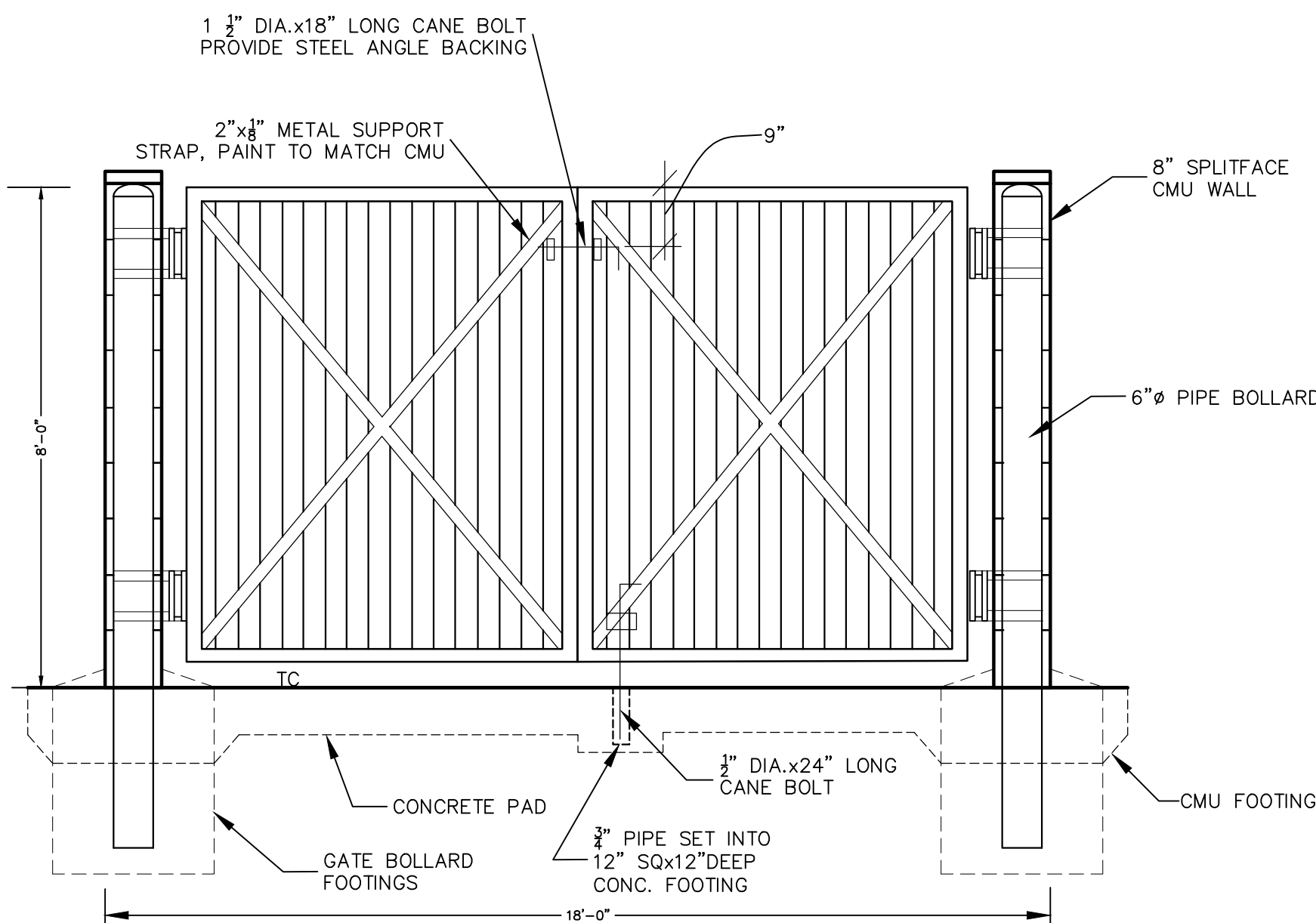
ARDEN CONSULTING ENGINEERS, PLLC
P.O. BOX 340 MONROE, N.Y.
T: 845-782-8114 E: MAM@ARDENCONSULTING.NET



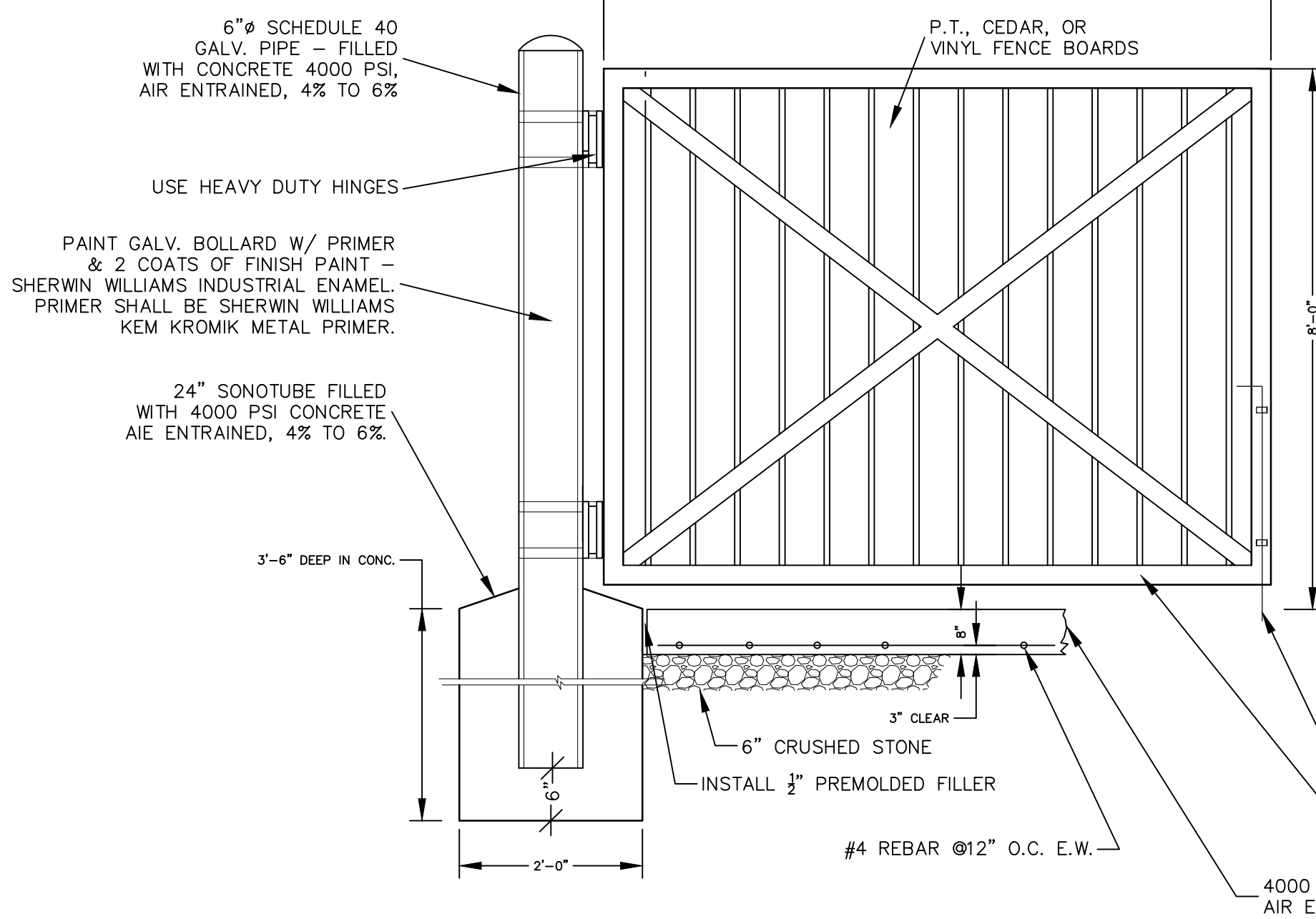
SITE PLAN & LOT LINE COMBINATION FOR
DAVIDSON DRIVE HOLDINGS, LLC
LAKE STATION ROAD
TOWN OF CHESTER, COUNTY OF ORANGE, NY

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

SDS DETAILS

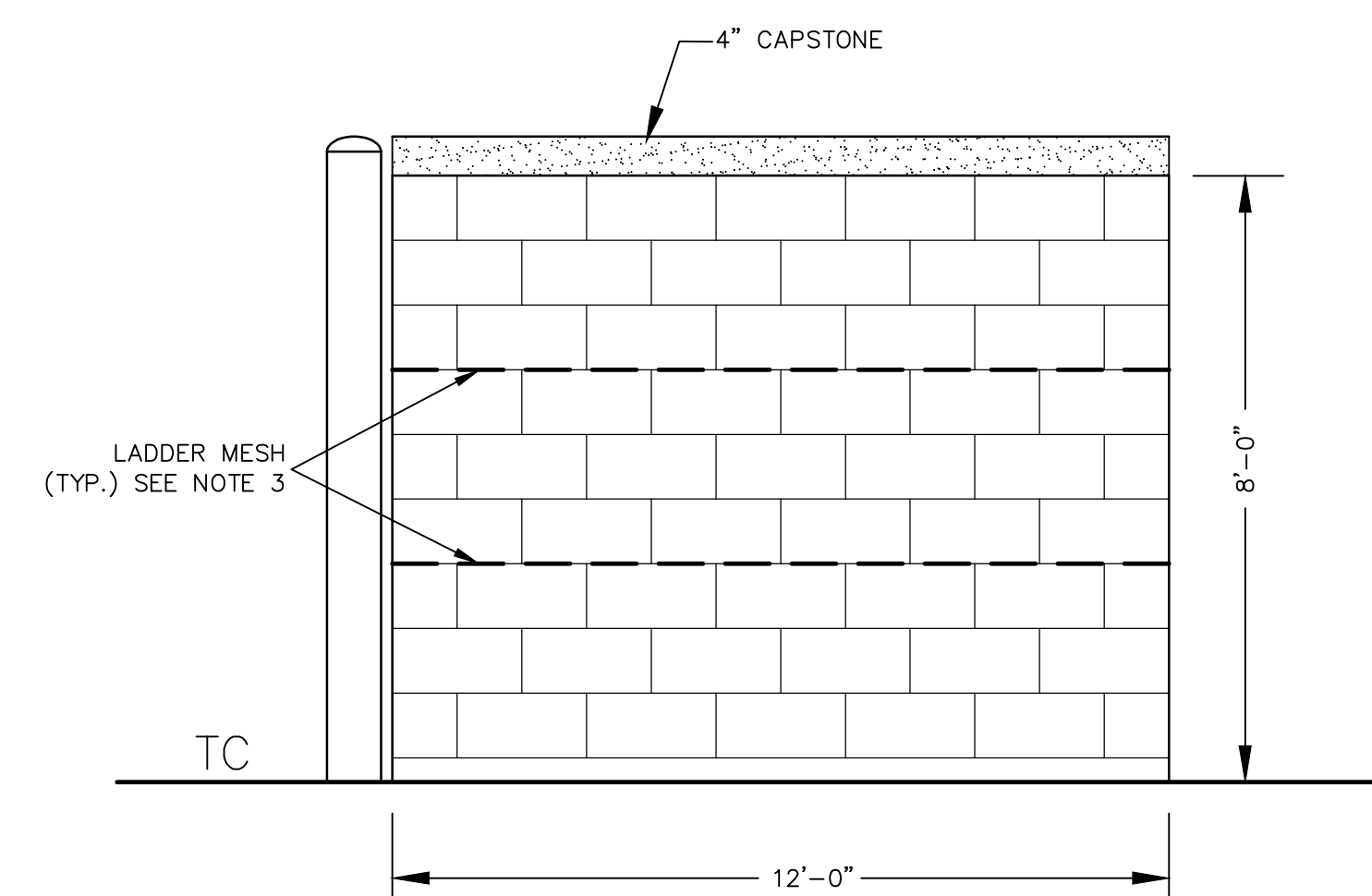


PICK UP ENTRANCE
NOT TO SCALE



- 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

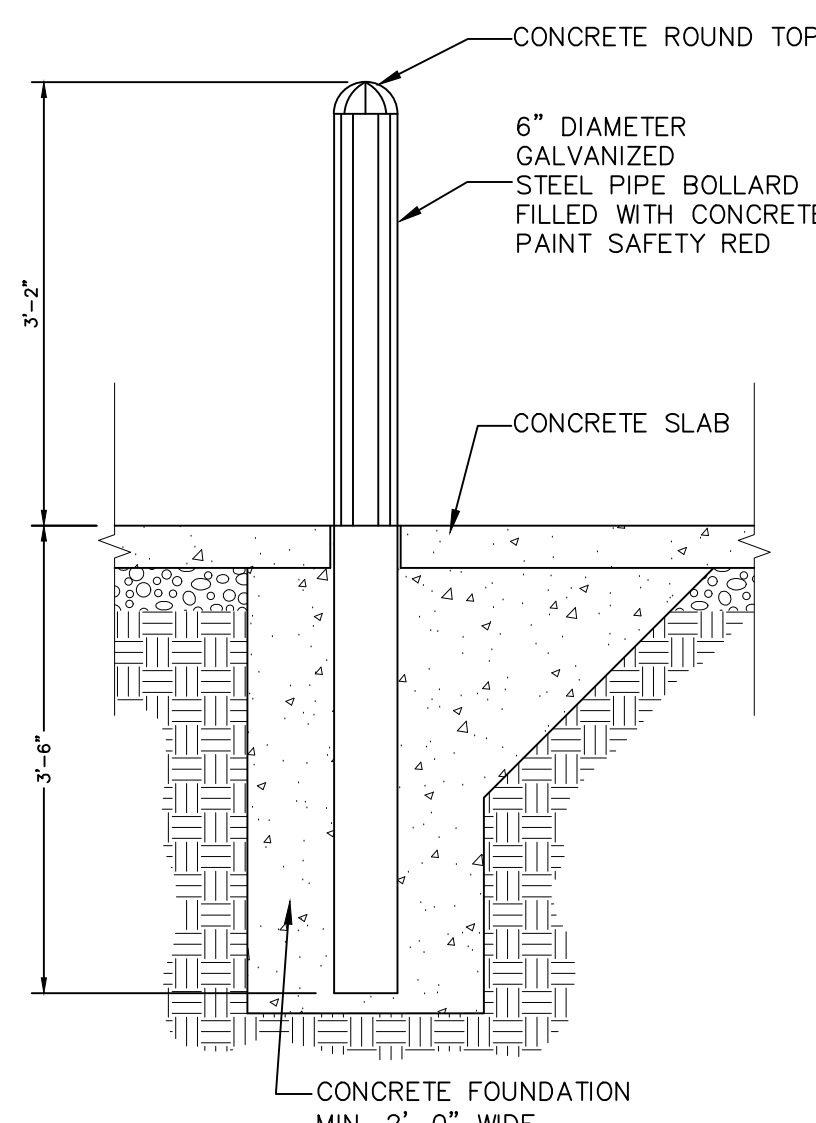


ENCLOSED SIDES

- NOTES:
1. REFUSE ENCLOSURE TO BE CONSTRUCTED OF 8" SOLID TEXTURED MASONRY BLOCK WITH FACADE TO MATCH PROPOSED BUILDING OR AS APPROVED BY PLANNING BOARD.
 2. CONCRETE SLAB TO HAVE 2" RAISED LIP AROUND THREE SIDES.
 3. LADDER MESH REINFORCEMENT EVERY EVERY THIRD VERTICAL ROW (24" O.C. TYP.) OR AS RECOMMENDED BY THE MANUFACTURER.
 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.

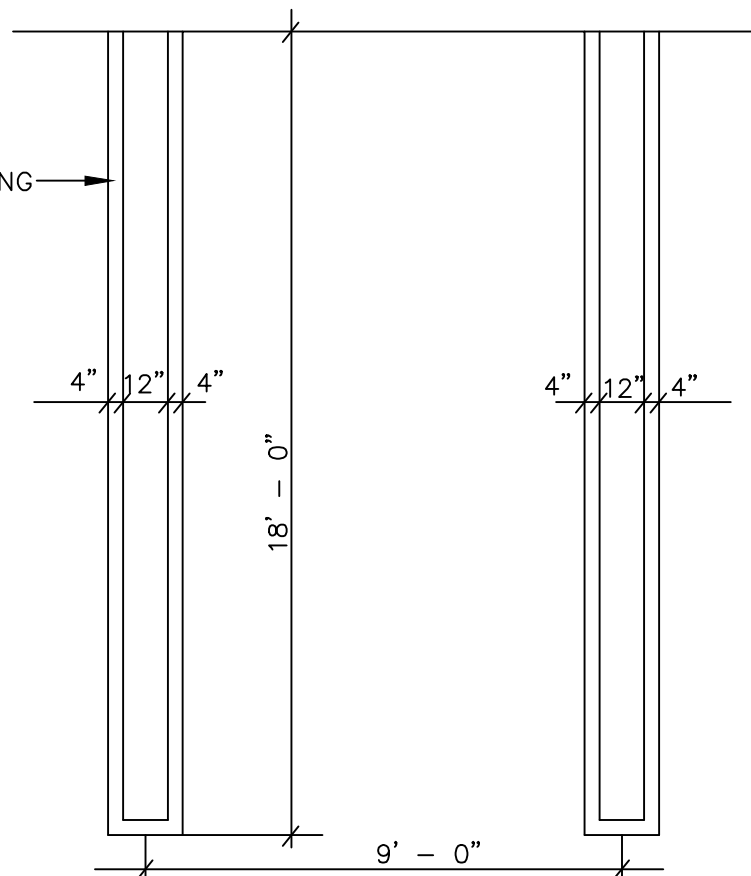
CMU DUMPSTER ENCLOSURE

NOT TO SCALE



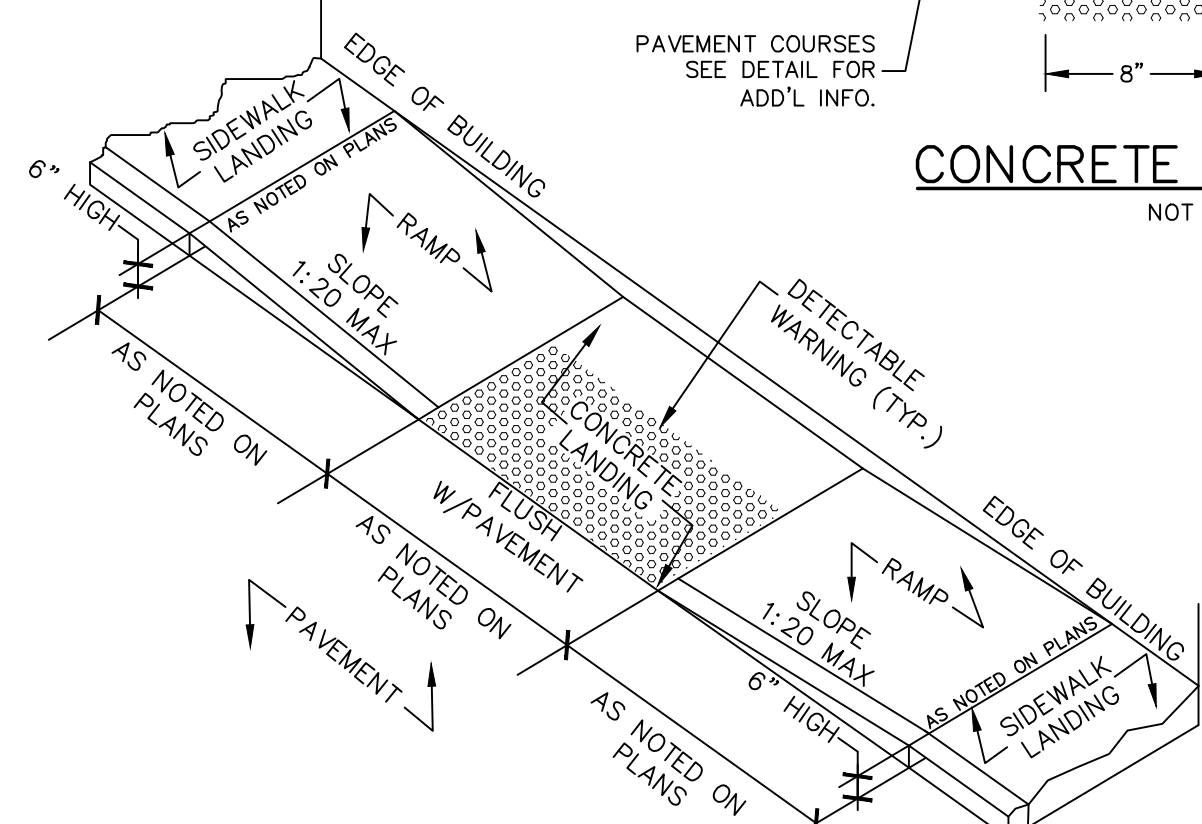
BOLLARD DETAIL

NOT TO SCALE



PARKING LOT STRIPING DETAIL

NOTE: ALL PARKING AREAS TO BE RESTRIPTED YEARLY OR AS REQUIRED



CONCRETE CURB DETAIL

NOT TO SCALE

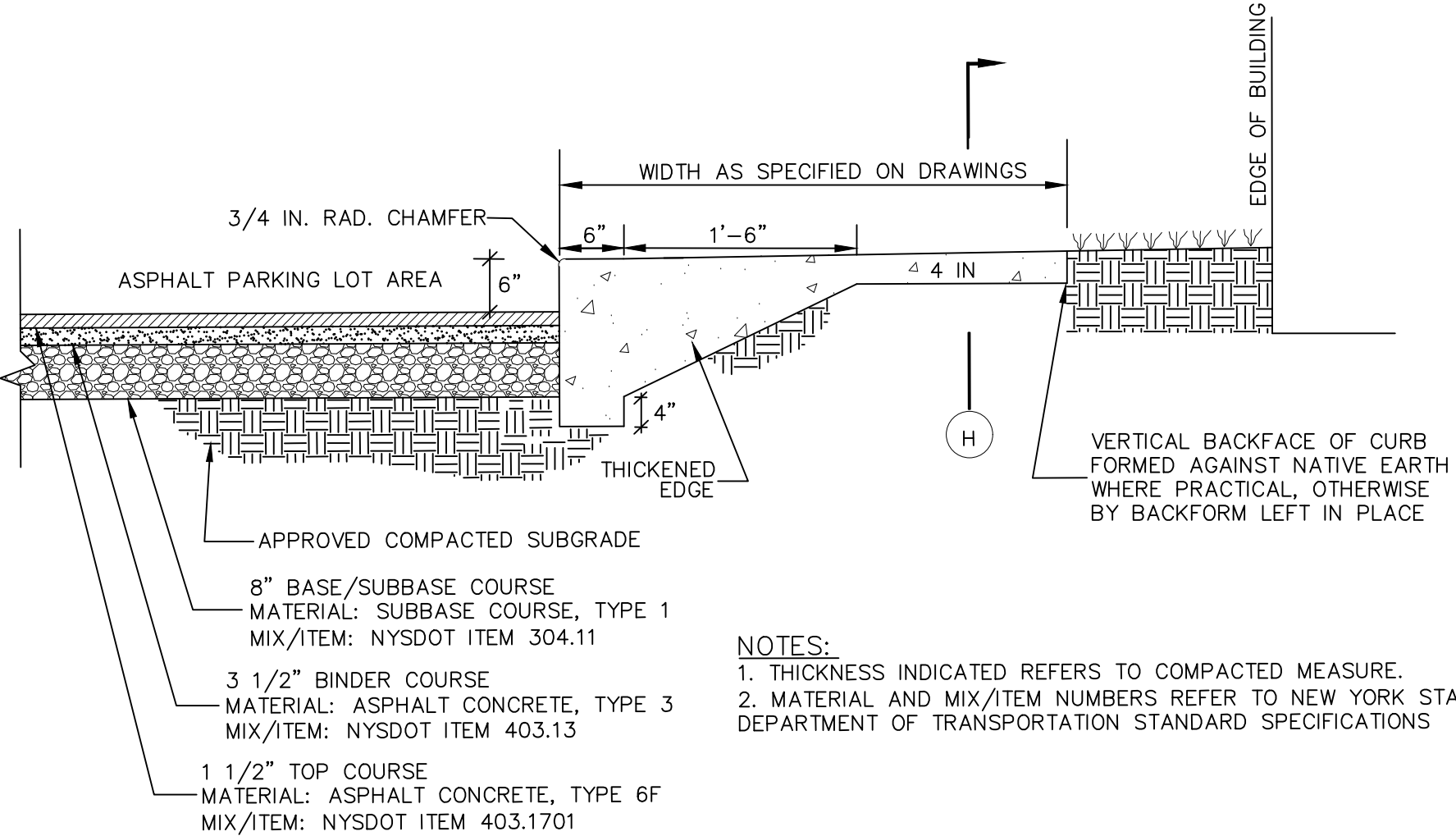
- NOTES:
1. ALL CROSS-SLOPES SHALL BE 1:50 OR LESS.
 2. ALL RUNNING SLOPES LEADING TO ACCESSIBLE LANDING SHALL NOT EXCEED 1:20.
 3. SIDEWALK LANDINGS SHALL BE 5'x5' MIN.
 4. ENTRANCE TO BUILDING SHALL HAVE A 5'x5' CLEAR AREA WHEN DOORS ARE OPEN.
 5. DETECTABLE WARNING STRIP TO CONTRAST VISUALLY WITH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

IN-LINE ACCESSIBLE RAMP

NOT TO SCALE

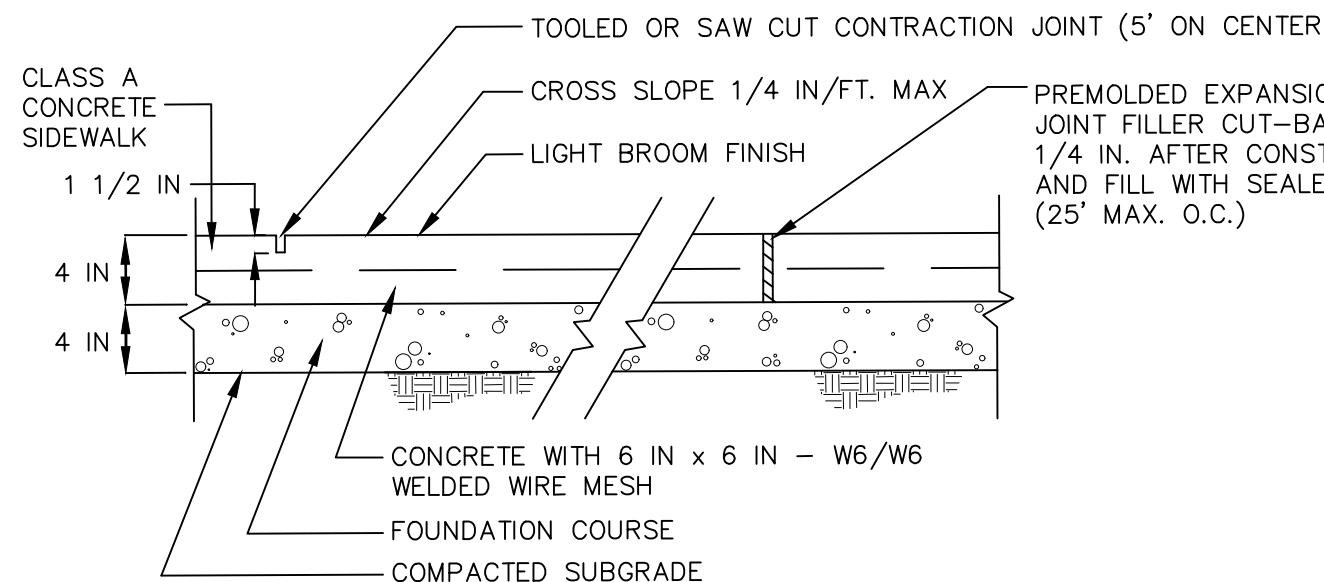
SITE ACCESSIBILITY NOTES:

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.



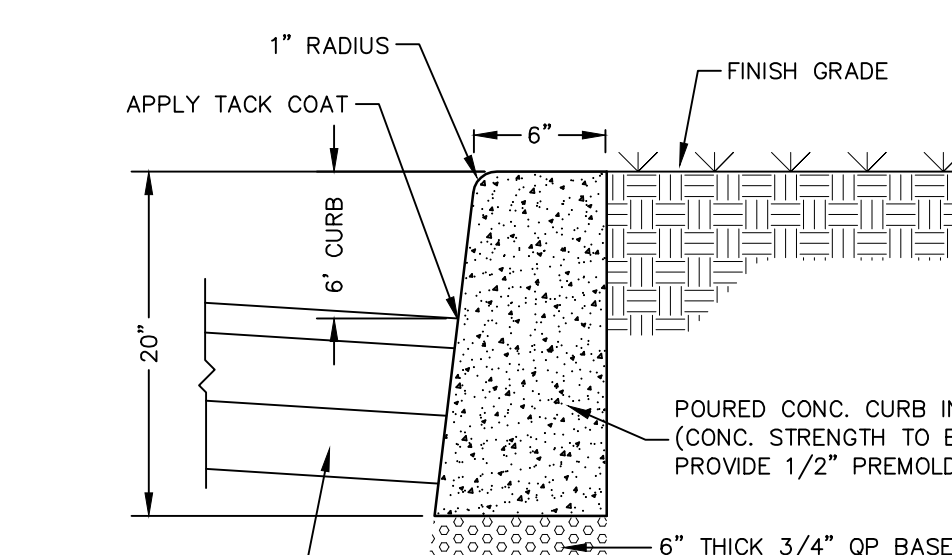
PAVEMENT & SIDEWALK WITH MONOLITHIC CURB

NOT TO SCALE



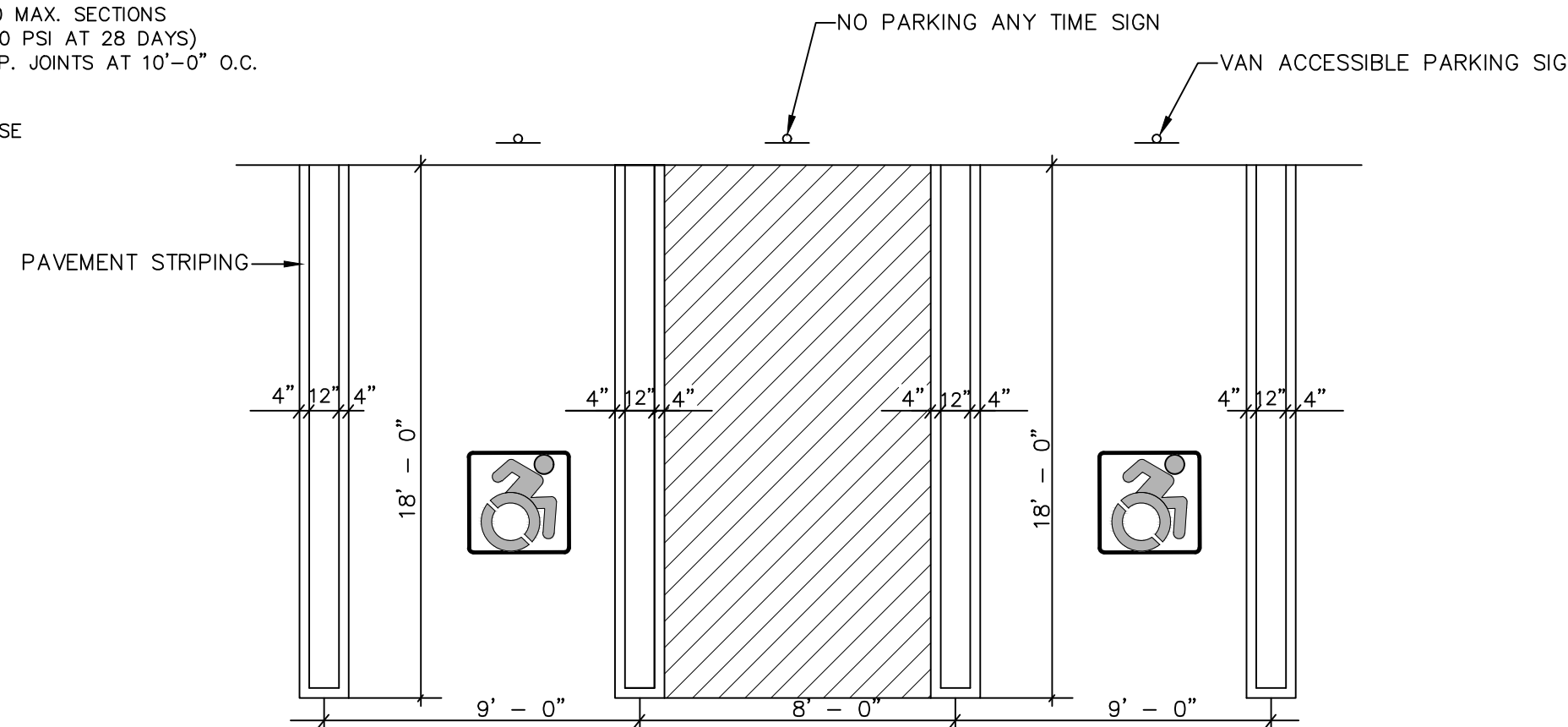
TYPICAL SIDEWALK SECTION

NOT TO SCALE



TYPICAL ASPHALT DETAIL FOR PARKING AREAS

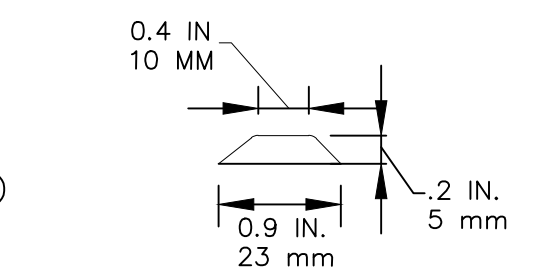
NOT TO SCALE



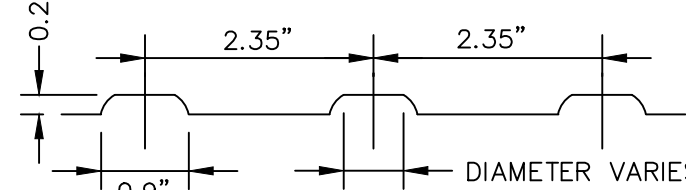
ACCESSIBLE PARKING SPACE & STRIPING DETAIL

NOT TO SCALE

- NOTES:
1. ALL SLOPES WITHIN THE HANDICAP PARKING AND LOADING AREAS, SHALL BE 1:50 OR LESS.
 2. ALL RUNNING SLOPES LEADING TO ACCESSIBLE PARKING SHALL NOT EXCEED 1:20.
 3. ACCESSIBLE AISLE STRIPING SPACED 2' O.C. AT A 45° ANGLE.
 4. UTILIZE BLUE & WHITE EPOXY RESIN DYNAMIC SYMBOL OF ACCESSIBILITY.
 5. STRIPED LOADING AND UNLOADING AREA: 60' MIN. OR 96' MIN. FOR VANS.



DETECTABLE WARNING: PATTERN LAYOUT

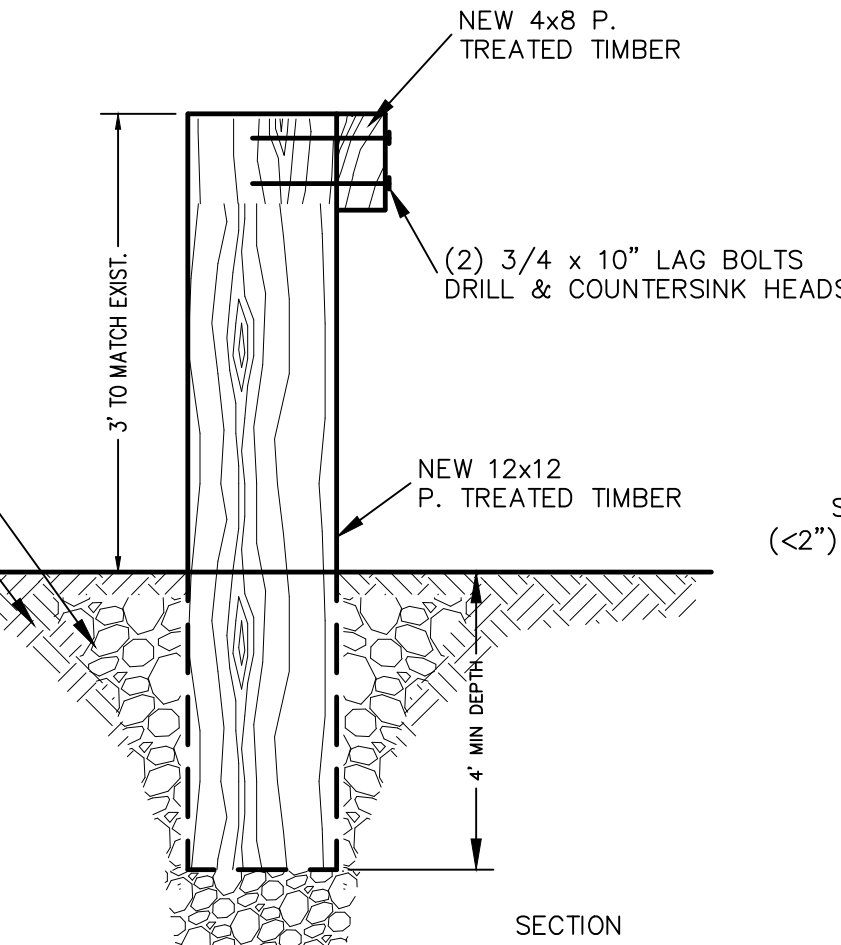


DETECTABLE WARNING: CROSS SECTION

DETECTABLE WARNING PAD DETAIL

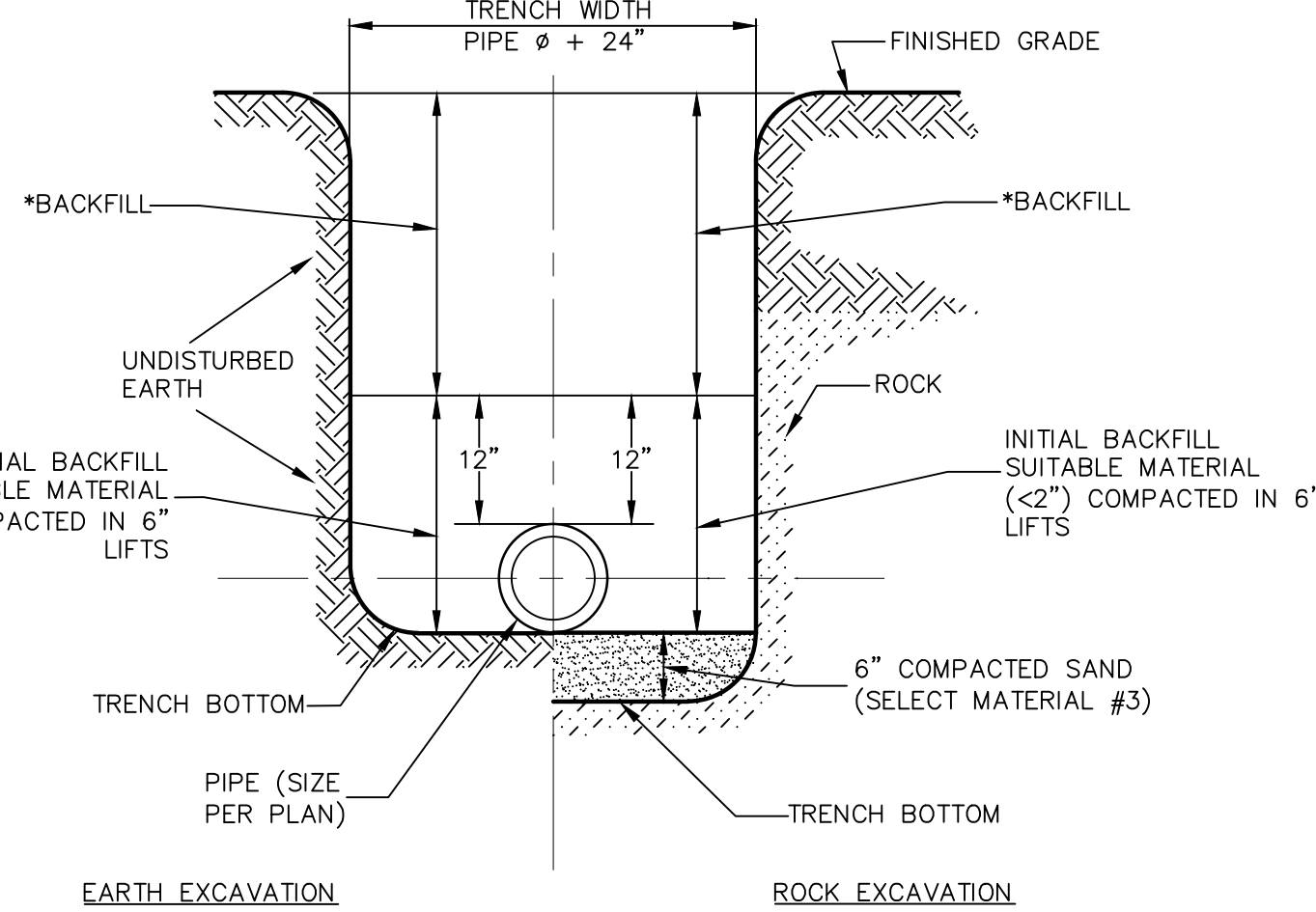
NOT TO SCALE

- 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).



TIMBER GUIDE RAIL

NOT TO SCALE

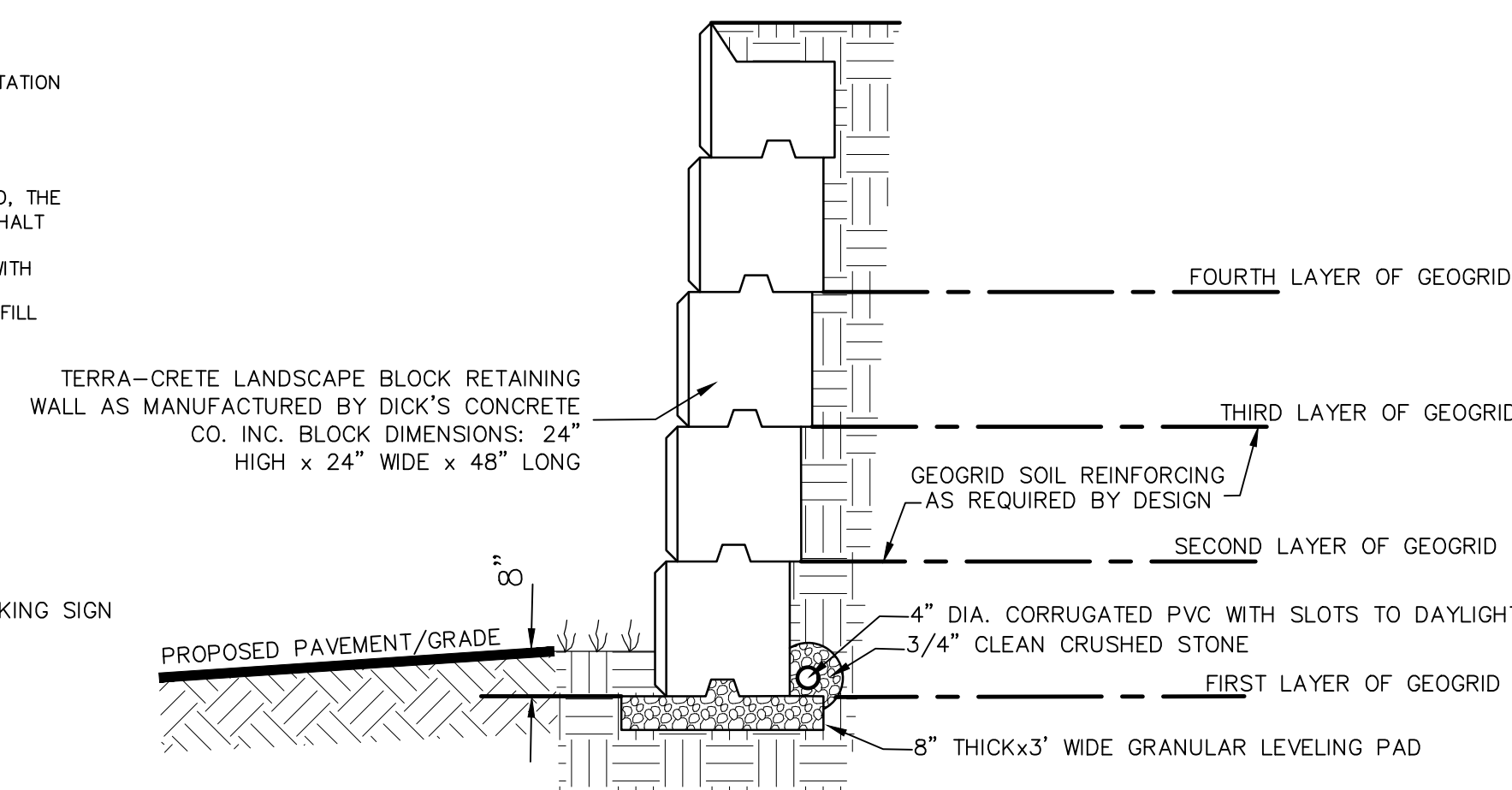


TRENCH CROSS SECTION

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.

* BACKFILL TO BE COMPACTED IN 8" LIFTS WITH NO STONES OVER 8" IN ANY DIMENSION.



TERRA-CRETE RETAINING WALL

NOT TO SCALE

NOTES:

1. INSTALL PER MANUFACTURERS 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. GEOGRID MUST BE MANUFACTURER'S SPECIFIED MATERIAL.

TYPICAL DESIGN:

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

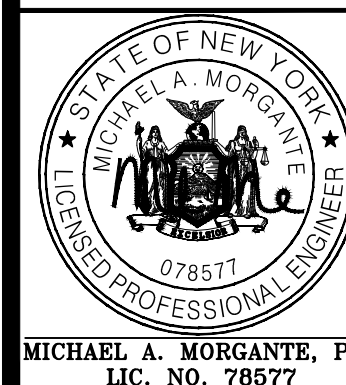
RETAINING WALL NOTES:

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 PLANS 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. 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.
4. DUE TO THE HEIGHT OF THE PROPOSED RETAINING WALL, SAFETY FENCING IS TO BE PROVIDED ON THE UPHILL 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
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#:
60-080
SCALE:
AS NOTED
DATE:
03-21-22
DRAWN:
MM
CHECKED:
MM
SHEET NO.
19 OF 21

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

ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.

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) ANNUAL 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.

INFILTRATION FACILITY NOTES:

1. 6" TOPSOIL SUITABLE FOR VEGETATIVE COVER WILL BE APPLIED TO VEGETATIVE AREAS. THE PLANTING SOIL SHOULD BE A SANDY LOAM, LOAMY SAND, LOAM (USDA), OR A LOAM / SAND MIX. SOILS SHOULD FALL WITHIN THE SM, OR ML CLASSIFICATIONS OF THE UNIFIED SOIL CLASSIFICATION SYSTEM (USDC). A PERMEABILITY OF AT LEAST 1.0 FEET PER DAY (0.5"/HR) IS REQUIRED. SOIL SHOULD BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER. BRUSH OR SEEDS FROM NOXIOUS WEEDS.
2. THE INFILTRATION SYSTEM SHALL BE PLANTED PRIMARILY WITH GRASSES OF THE FESCUE FAMILY IN ACCORDANCE WITH THE NEW YORK STATE STORMWATER MANAGEMENT MANUAL, APPENDIX C, SECTION C.2 CONSTRUCTION SPECIFICATIONS FOR INFILTRATION PRACTICES. ADDITIONAL PLANTINGS ARE ACCEPTABLE IF THEY DO NOT INTERFERE WITH THE MAINTENANCE OF THE SYSTEM, BUT ARE NOT REQUIRED, AND MAY BE ELIMINATED.
3. IN NORMAL CONDITIONS, INFILTRATION WILL BE DRY, AND BALL VALVE IN CURB EXTENSION WILL BE IN THE CLOSED POSITION. GRAVEL TRENCH AND PERFORATED PIPE DRAIN IS PROVIDED IN CASE OF LONG TERM STANDING WATER. BALL VALVE CAN BE ACCESSED THROUGH CURB EXTENSION TO OPEN BALL VALVE FOR DRAINAGE.
4. THE APPROXIMATE OUTER LIMITS OF THE PRETREATMENT AREA IS AS SHOWN ON THE PLAN. THIS AREA IS PART OF THE STORMWATER FACILITY, AND ANY FUTURE MODIFICATIONS TO THIS AREA WILL REQUIRE REVIEW AND APPROVAL BY THE NYS DEC.
5. LANDSCAPING MUST BE TAKEN THAT ANY LANDSCAPING INSTALLED DOES NOT INHIBIT FUNCTION OR MAINTENANCE OF STORMWATER MANAGEMENT STRUCTURES.

INFILTRATION BASIN CONSTRUCTION NOTES & SPECIFICATIONS:

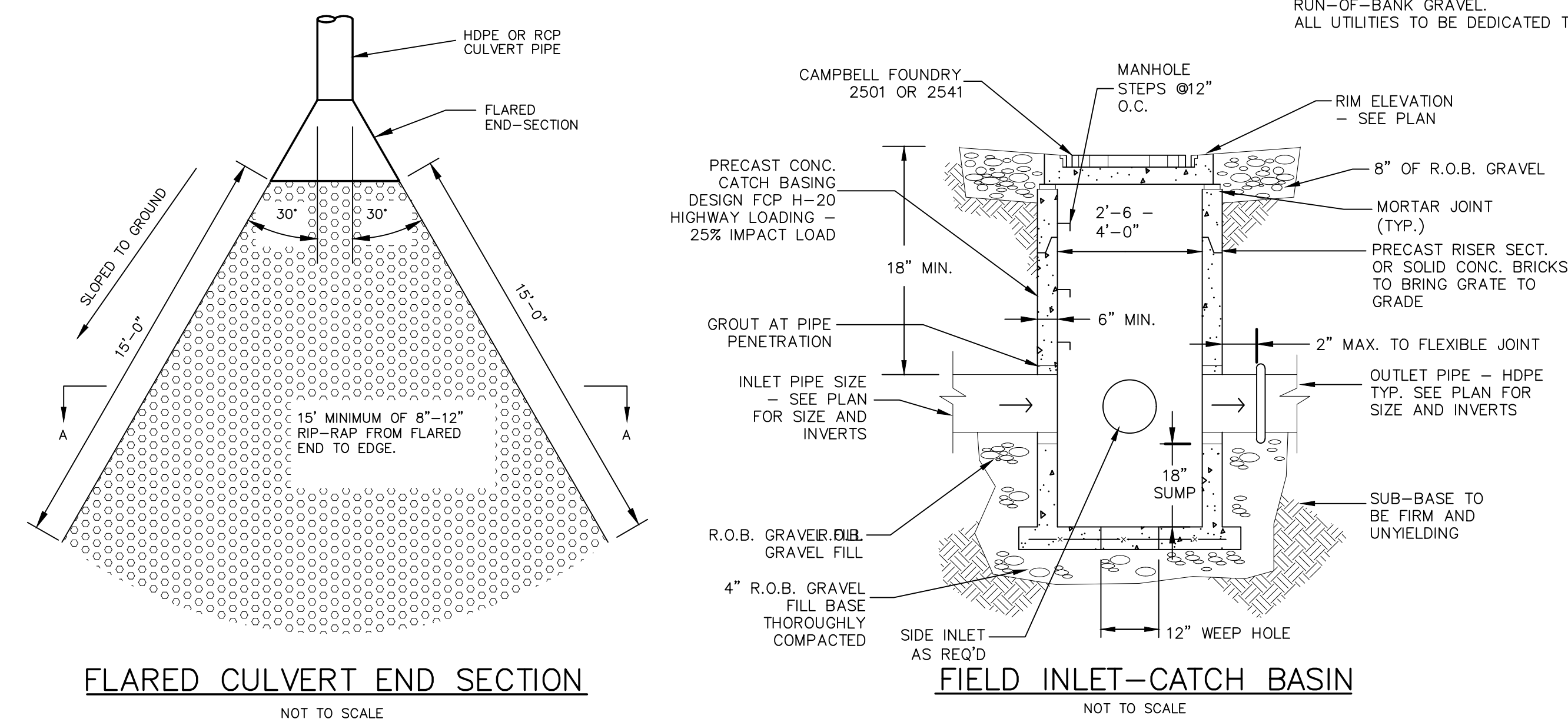
1. THE SEQUENCE OF VARIOUS PHASES OF BASIN CONSTRUCTION SHALL BE COORDINATED WITH THE OVERALL PROJECT CONSTRUCTION SCHEDULE. A PROGRAM SHOULD SCHEDULE ROUGH EXCAVATION OF THE BASIN (TO NOT LESS THAN 2" FROM FINAL GRADE) WITH THE ROUGH GRADING PHASE OF THE PROJECT TO PERMIT USE OF THE MATERIAL AS FILL IN EARTHWORK AREAS. THE PARTIALLY EXCAVATED BASIN, HOWEVER, CANNOT SERVE AS A SEDIMENTATION BASIN.
2. SPECIFICATIONS FOR BASIN CONSTRUCTION SHOULD STATE: (1) THE EARLIEST POINT IN PROGRESS WHEN STORM DRAINAGE MAY BE DIRECTED TO THE BASIN, AND (2) THE MEANS BY WHICH THIS DELAY IN USE IS TO BE ACCOMPLISHED. DUE TO THE WIDE VARIETY OF CONDITIONS ENCOUNTERED IN SUCH PROJECTS, EACH SHOULD BE SEPARATELY EVALUATED IN ORDER TO POSTPONE USE AS LONG AS IS REASONABLY POSSIBLE.
3. INITIAL BASIN EXCAVATION SHOULD BE CARRIED TO WITHIN 2 FEET OF THE FINAL ELEVATION OF THE BASIN FLOOR. FINAL EXCAVATION TO THE FINISHED GRADE SHOULD BE DEFERRED UNTIL ALL DISTURBED AREAS ON THE WATERSHED HAVE BEEN STABILIZED OR PROTECTED. THE FINAL PHASE EXCAVATION SHOULD REMOVE ALL ACCUMULATED SEDIMENT, RELATIVELY LIGHT TRACKED EQUIPMENT IS RECOMMENDED FOR THIS OPERATION TO AVOID COMPACTION OF THE BASIN FLOOR. AFTER THE FINAL GRADING IS COMPLETED, THE BASIN SHOULD RETAIN A HIGHLY POROUS SURFACE TEXTURE.
4. INFILTRATION BASINS MAY BE LINED WITH A 6- TO 12-INCH LAYER OF FILTER MATERIAL SUCH AS COARSE SAND (AASHTO STD. M-43, SIZES 9 OR 10) TO HELP PREVENT THE BUILDUP OF IMPERVIOUS DEPOSITS ON THE SOIL SURFACE. THE FILTER LAYER CAN BE REPLACED OR CLEANED WHEN IT BECOMES CLOGGED. WHEN A 6-INCH LAYER OF COARSE ORGANIC MATERIAL IS SPECIFIED FOR DESIGN (SUCH AS HULLS, LEAVES, STEMS, ETC.) OR SPADING INTO THE BASIN FLOOR TO INCREASE THE PERMEABILITY OF THE SOILS, THE BASIN FLOOR SHOULD BE SOAKED OR INUNDATED FOR A BRIEF PERIOD, THEN ALLOWED TO DRY SUBSEQUENT TO THIS OPERATION. THIS INDUCES THE ORGANIC MATERIAL TO DECAY RAPIDLY, LOOSENING THE UPPER SOIL LAYER.
5. ESTABLISHING DENSE VEGETATION ON THE BASIN SIDE SLOPES AND FLOOR IS RECOMMENDED. A DENSE VEGETATIVE STAND WILL NOT ONLY PREVENT EROSION AND SLOUGHING, BUT WILL ALSO PROVIDE A NATURAL MEANS OF MAINTAINING RELATIVELY HIGH INFILTRATION RATES. EROSION PROTECTION FOR INFLOW POINTS TO THE BASIN SHALL ALSO BE PROVIDED.
6. SELECTION OF SUITABLE VEGETATIVE MATERIALS FOR THE SIDE SLOPE AND ALL OTHER AREAS TO BE STABILIZED WITH VEGETATION AND APPLICATION OF REQUIRED LIME, FERTILIZER, ETC. SHALL BE DONE IN ACCORDANCE WITH THE NRCS STANDARDS AND SPECIFICATIONS FOR YOUR LOCAL STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
7. GRASSES OF THE FESCUE FAMILY ARE RECOMMENDED FOR SEEDING PRIMARILY DUE TO THEIR ADAPTABILITY TO DRY SANDY SOILS, DROUGHT RESISTANCE, HARDINESS, AND ABILITY TO WITHSTAND BRIEF INUNDATIONS. THE USE OF FESCUES WILL ALSO PERMIT LONG INTERVALS BETWEEN MOWINGS. THIS IS IMPORTANT TO THE RELATIVELY STEEP SLOPES WHICH MAKE MOWING DIFFICULT. MOWING TWICE A YEAR, ONCE IN JUNE AND AGAIN IN SEPTEMBER, IS GENERALLY SATISFACTORY.

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 BASIN 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 MANUF. BY PLASTIC SOLUTIONS, OR EQUAL.
4. PIPES ARE TO BE FLUSH WITH THE INSIDE OF THE OUTLET STRUCTURE WALLS.

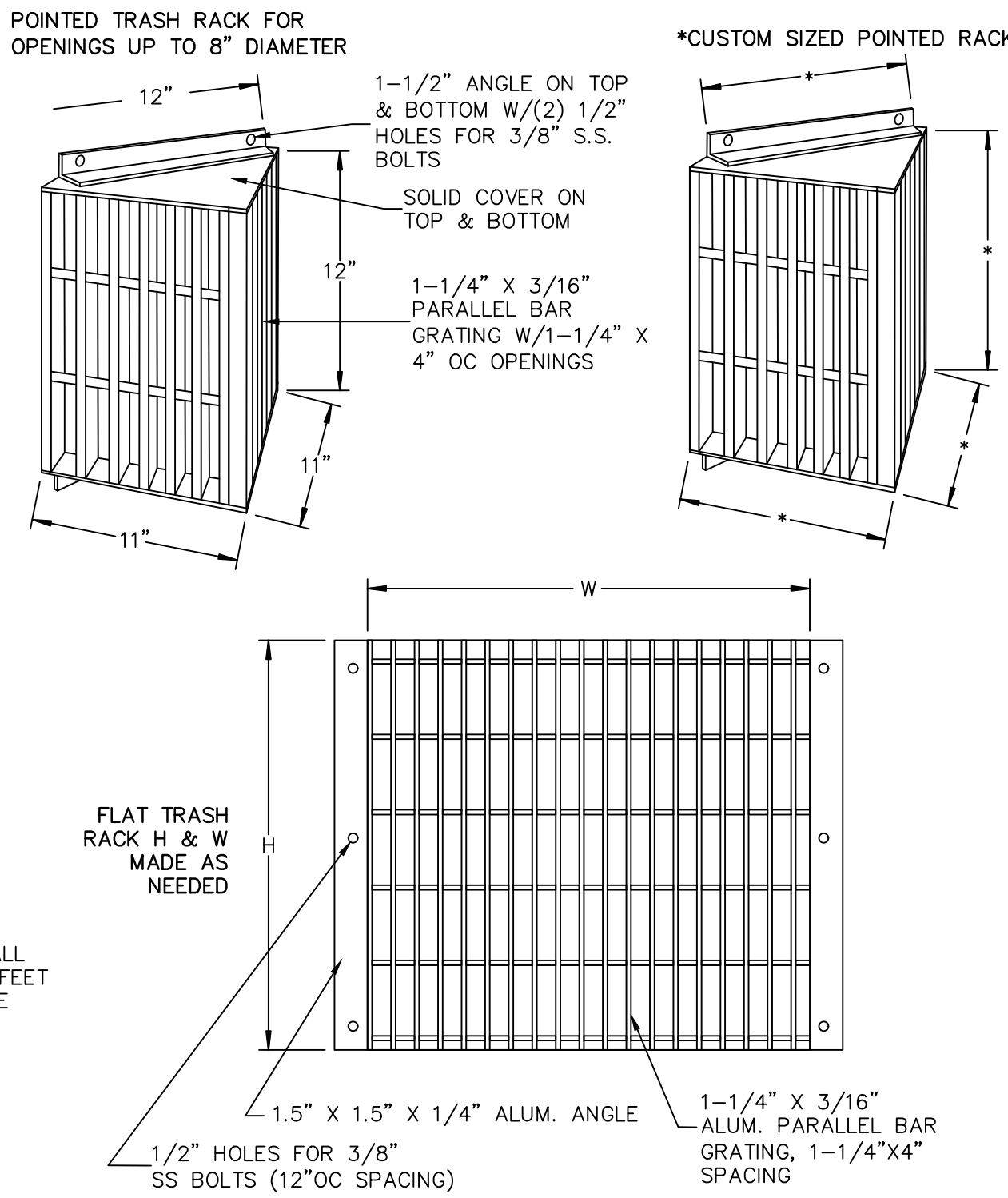


BIORETENTION WEIR

NOT TO SCALE

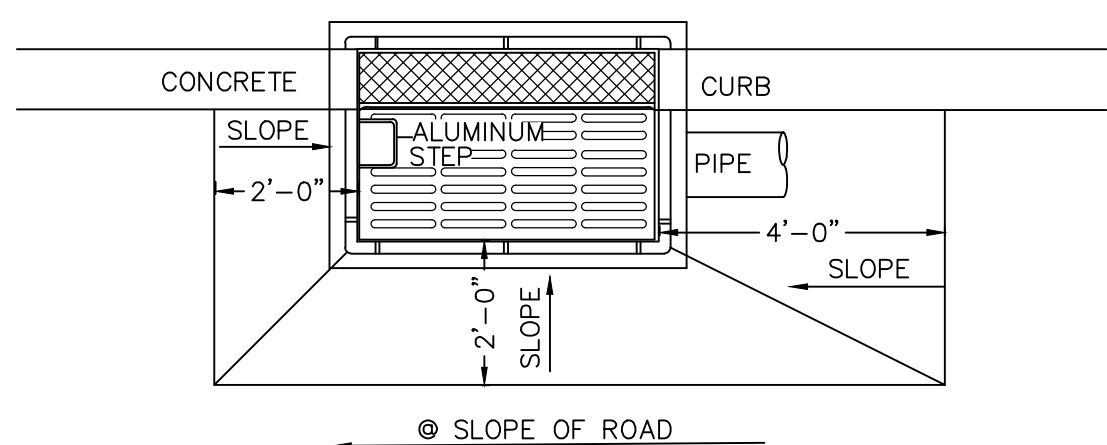
WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 2209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 2209.2.

ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.



ALUMINUM TRASH RACK FOR CONCRETE WEIR

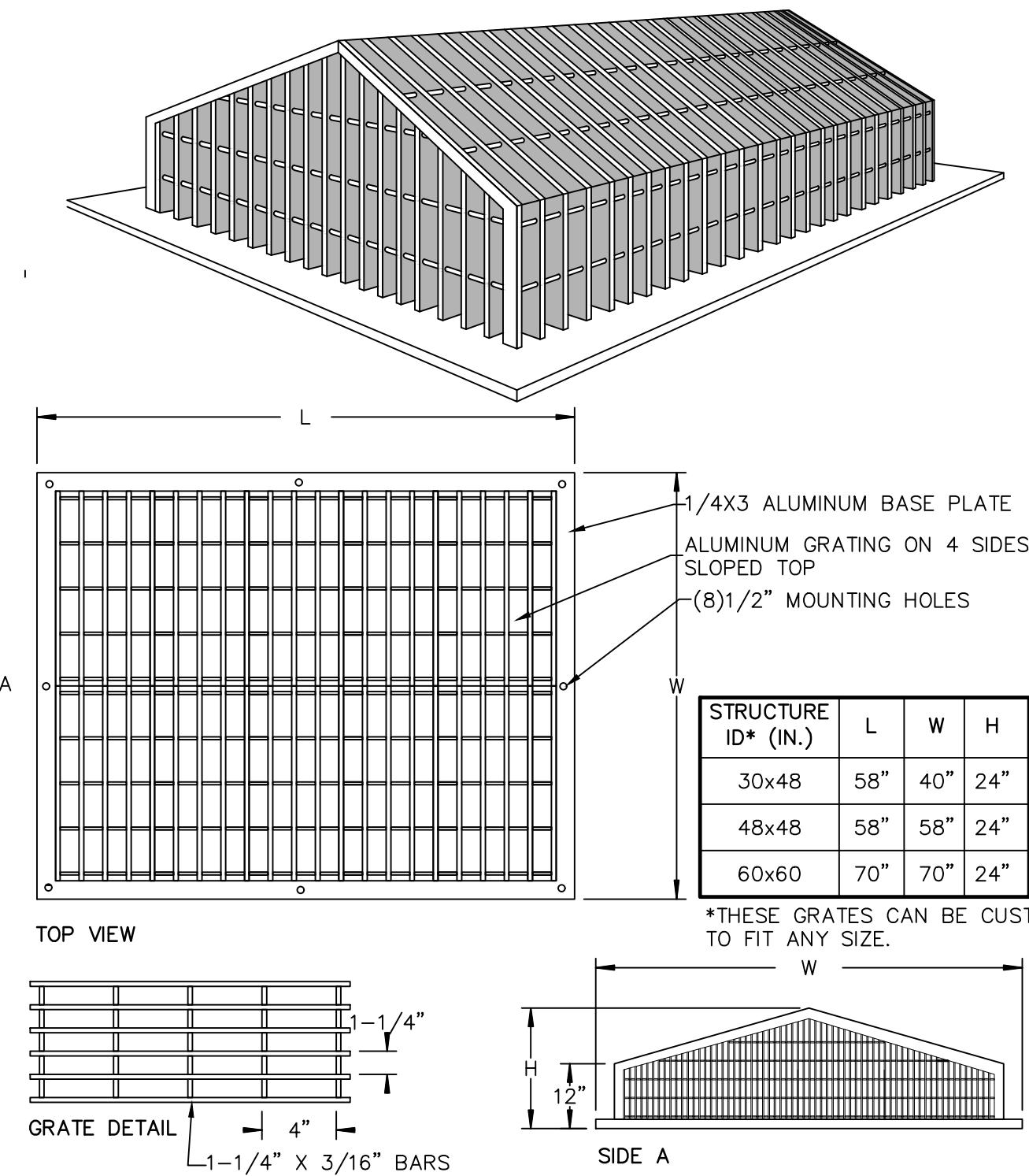
NOT TO SCALE



CURB INLET-CATCH BASIN

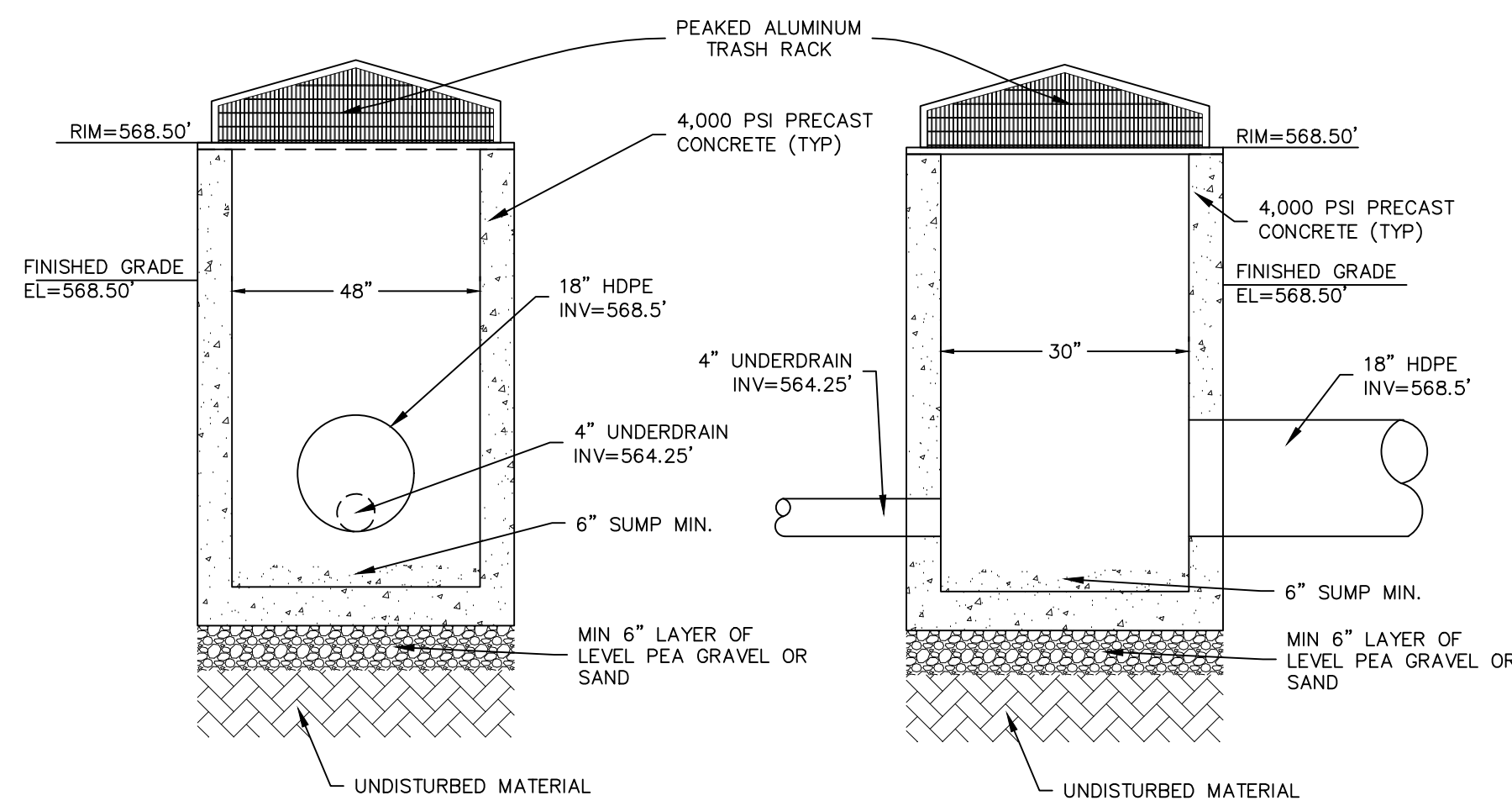
NOT TO SCALE

- 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.



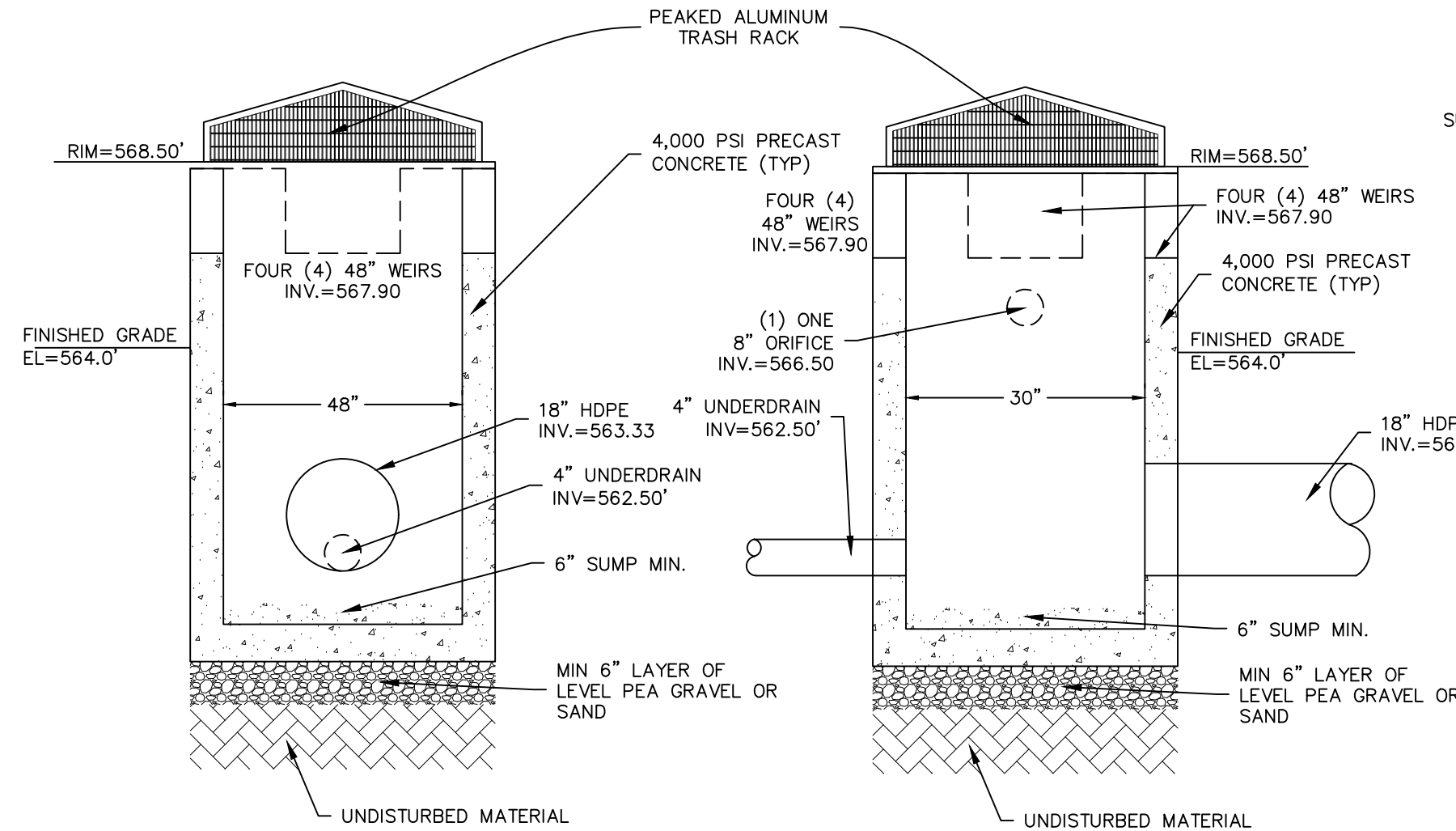
PEAKED ALUMINUM TRASH RACK FOR POND OUTLET

NOT TO SCALE



OS-2 OUTLET CONTROL STRUCTURE DETAIL (BIORETENTION)

NOT TO SCALE



OS-1 OUTLET CONTROL STRUCTURE DETAIL (WETPOND)

NOT TO SCALE

STORMWATER FACILITY MAINTENANCE NOTES:

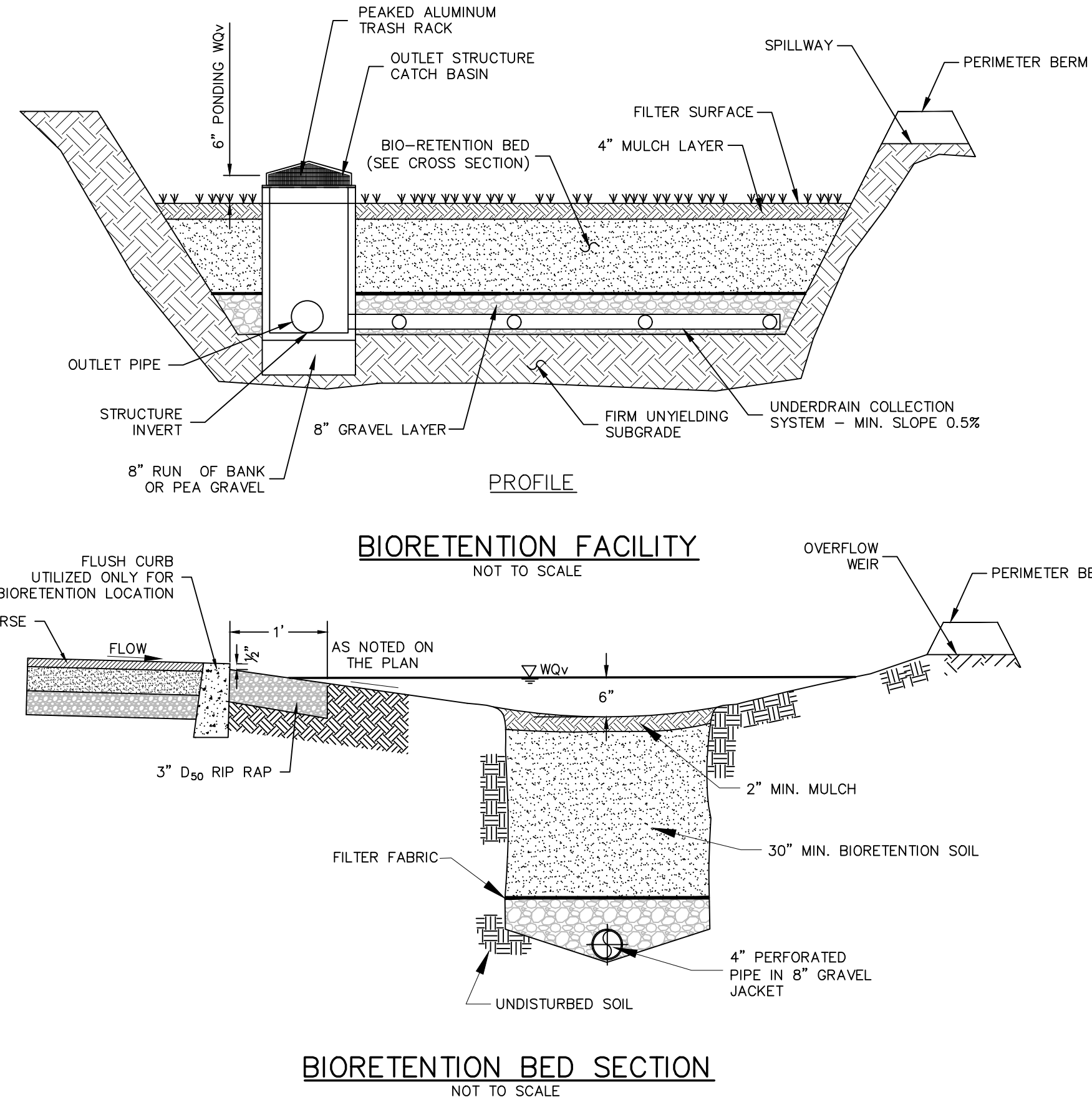
STORMWATER MANAGEMENT FACILITIES SHALL BE REGULARLY MAINTAINED TO ENSURE THEY FUNCTION AT DESIGN CAPACITY AND TO PREVENT HEALTH HAZARDS ASSOCIATED WITH DEBRIS AND STAGNANT WATER. THE PRIVATELY OWNED PORTION OF THE SYSTEM MUST BE PRIVATELY MAINTAINED.

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 TO 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 IF 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.



BIORETENTION BED SECTION

NOT TO SCALE

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 (USDC). 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 1" 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 ₂ O ₅)	75 LBS PER ACRE, MINIMUM
POTASSIUM (K ₂ 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
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

STORMWATER
CONSTRUCTION DETAILS

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

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

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:

- 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.
- It is illegal to take, import, transport, possess, or sell an animal listed as threatened without a license.
- If a turtle is seen, stop all work immediately. To restart work, written approval is required from the NYSDEC.
- 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.
- 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).
- 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.
- 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.
- 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.
- 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 05360

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 31st and March 31st, 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:
 - Installed in accordance with the Turtle Barrier Fence / Double Silt Fence Detail provided on Drawing 11 of the site plans.
 - Buried at the bottom a minimum of 6" into the ground, per the Detail.
 - 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 1st and October 1st 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:

- All work will cease immediately.
- Workers are not to touch the turtle. The turtle is not to be collected or persecuted.
- 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.
- 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

- 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.
- 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.
- 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:
 - Activities will cease immediately (e.g. mowing).
 - Residents and/or staff are not to touch the turtle. The turtle is not to be collected or persecuted.
 - 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.
 - 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

- 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.
- 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

- Lawn fertilizer shall be applied at the manufacturer's recommended time of year, but not after December 1st for fall applications or before April 1st for spring applications.
- 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.
- 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.

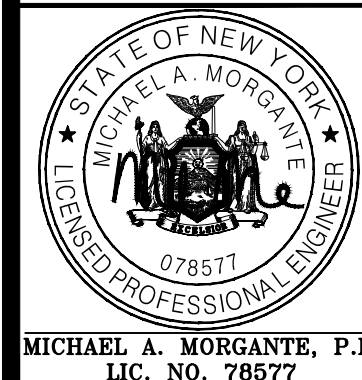
FOR ADDITIONAL INFORMATION ON BOG TURTLES, REFER TO THE FOLLOWING RESOURCES:

- NYSDEC Bog Turtle Fact Sheet (www.dec.ny.gov/animals/7164.html)
- NY Natural Heritage Program Animal Guidance (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/nynfo/es/bogturtle.htm>)

REVISION	BY	DATE	DESCRIPTION
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. 21 OF 21

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 2209.2, 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 2209.2

ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.

TOWN OF CHESTER PLANNING BOARD APPROVAL

