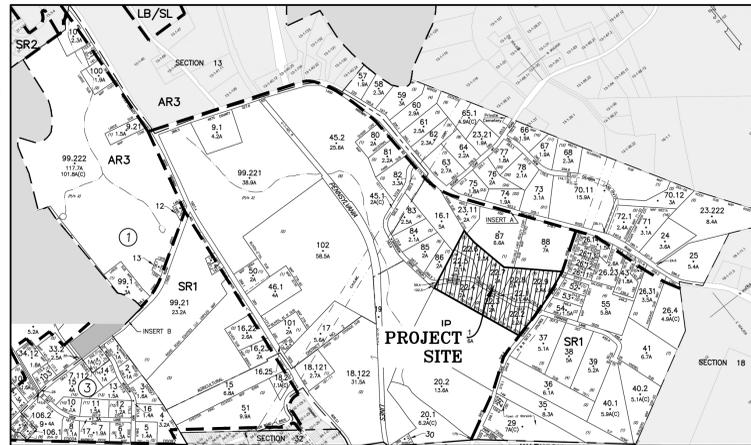


# SITE PLAN & LOT LINE COMBINATION FOR DAVIDSON DRIVE HOLDINGS, LLC LAKE STATION ROAD TOWN OF CHESTER, ORANGE COUNTY, NY.



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**

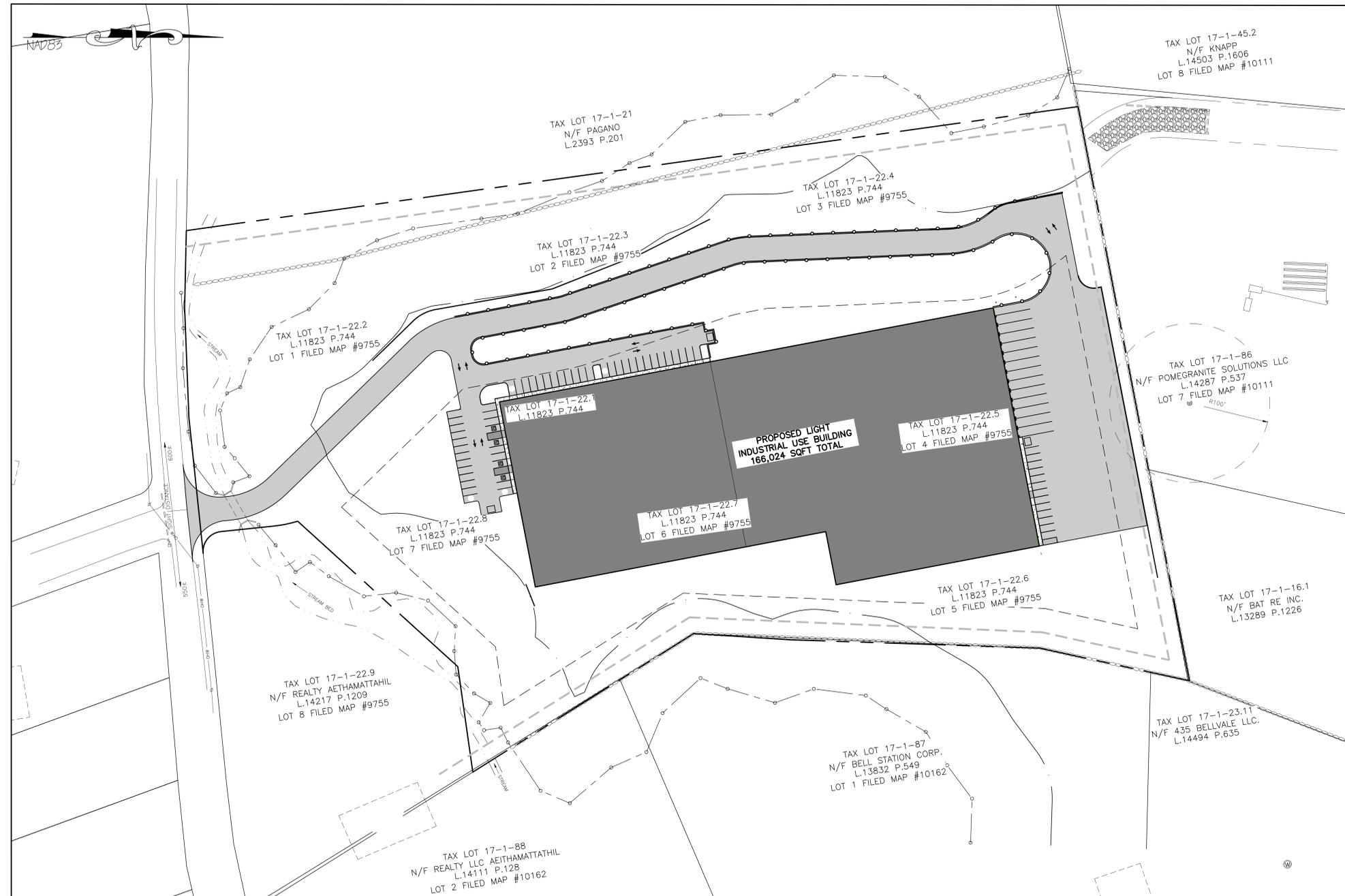
699,971± S.F.  
= 16.07± ACRES

**OWNER & APPLICANT**

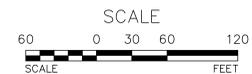
DAVIDSON DRIVE HOLDINGS, LLC  
99 FOREST ROAD UNIT 103  
MONROE, NY 10950

**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



TITLE SHEET  
SCALE: 1"=60'



REVISION	BY	DATE	DESCRIPTION
5.	MM	3/21/22	DEC EMAIL DATED 03/11/22
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1.	MM	3/23/21	ROAD LAYOUT REVISION PER PB MTG.

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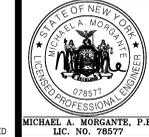
TOWN OF CHESTER PLANNING BOARD APPROVAL



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

SIGNATURE OF OWNER(S) \_\_\_\_\_ DATE \_\_\_\_\_

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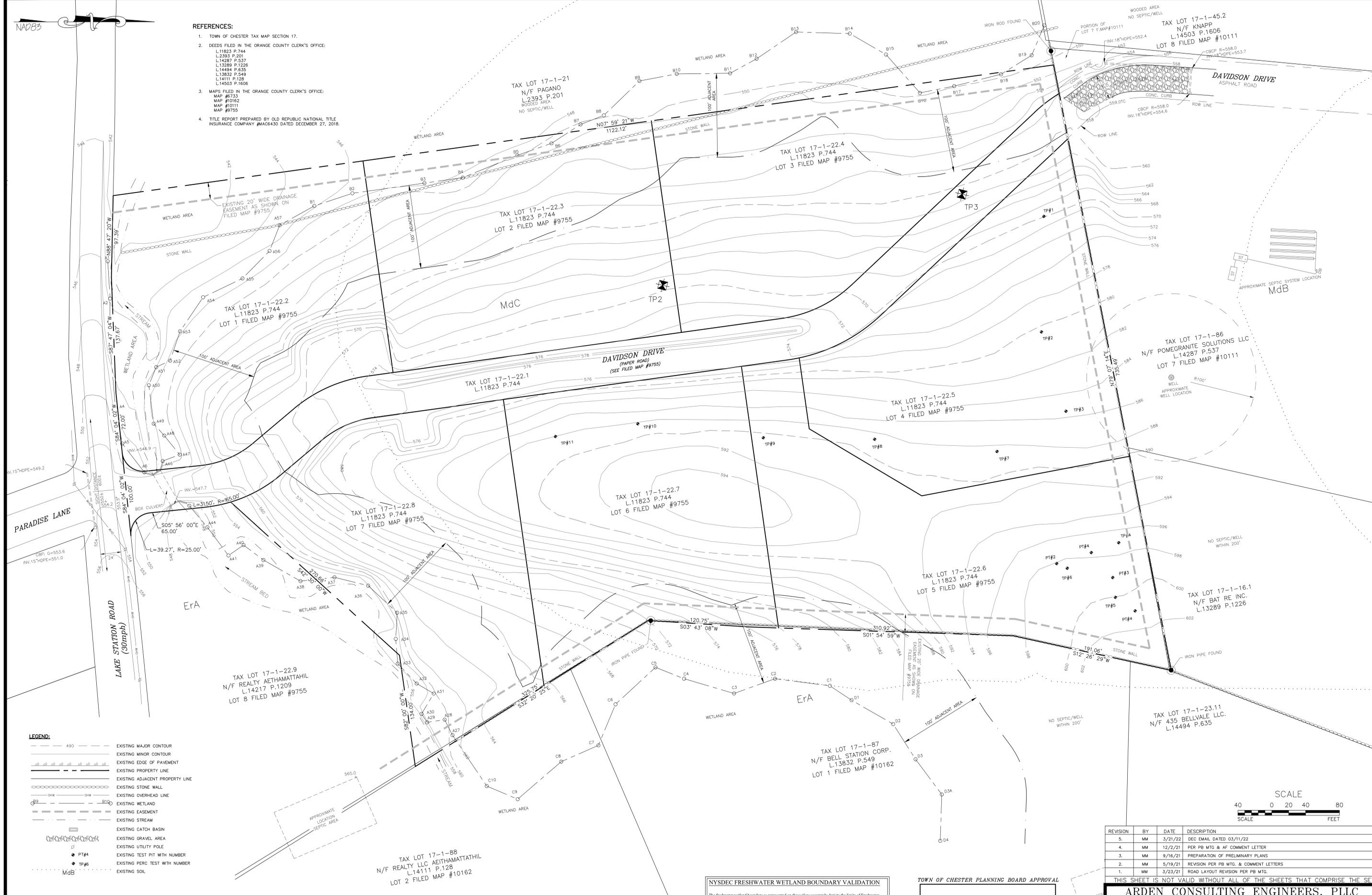
SITE PLAN & LOT LINE COMBINATION FOR  
DAVIDSON DRIVE HOLDINGS, LLC  
LAKE STATION ROAD  
TOWN OF CHESTER, COUNTY OF ORANGE, NY

TITLE SHEET

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

- TOWN OF CHESTER TAX MAP SECTION 17.
- DEEDS FILED IN THE ORANGE COUNTY CLERK'S OFFICE:  
L.11823 P.744  
L.2393 P.201  
L.14287 P.537  
L.13289 P.1226  
L.14494 P.635  
L.13832 P.549  
L.14111 P.128  
L.14503 P.1606
- MAPS FILED IN THE ORANGE COUNTY CLERK'S OFFICE:  
MAP #9753  
MAP #10162  
MAP #10111  
MAP #9755
- TITLE REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY #MAC6430 DATED DECEMBER 27, 2018.



**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
—+—+—+—+—+—	EXISTING TEST PIT WITH NUMBER
—+—+—+—+—+—	EXISTING PERC TEST WITH NUMBER
—+—+—+—+—+—	EXISTING SOIL

THERE ARE NO 100 YEAR FLOODPLAIN BOUNDARIES ON THE SUBJECT PARCEL

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EXISTING CONDITIONS MAP  
SCALE: 1"=40'

**NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION**

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland MO-3 as delineated by Michael Nowicki on August 18, 2021 and confirmed by Michael 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.

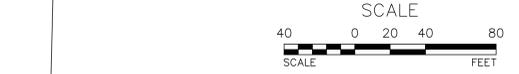
Date Valid: August 25, 2021 Expiration Date: August 25, 2026 SEAL

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**

\_\_\_\_\_



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

**EXISTING CONDITIONS MAP**

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

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



TABLE OF ZONING REQUIREMENTS:

ZONE IP (LIGHT ENTERPRISE)  
LIGHT INDUSTRIAL USE BUILDING

**LOT DIMENSIONS**

BULK TABLE: (MINIMUMS)	REQUIRED	PROVIDED
LOT AREA (AC)	2 AC	16.07 AC
LOT WIDTH (FEET)	200'	1000'+/-
FRONT YARD (FEET)	60'	75'
REAR YARD (FEET)	50'	71'
ONE SIDE YARD (FEET)	50'	139'
BOTH SIDE YARDS (FEET)	100'	291'

**BULK TABLE: (MAXIMUMS)**

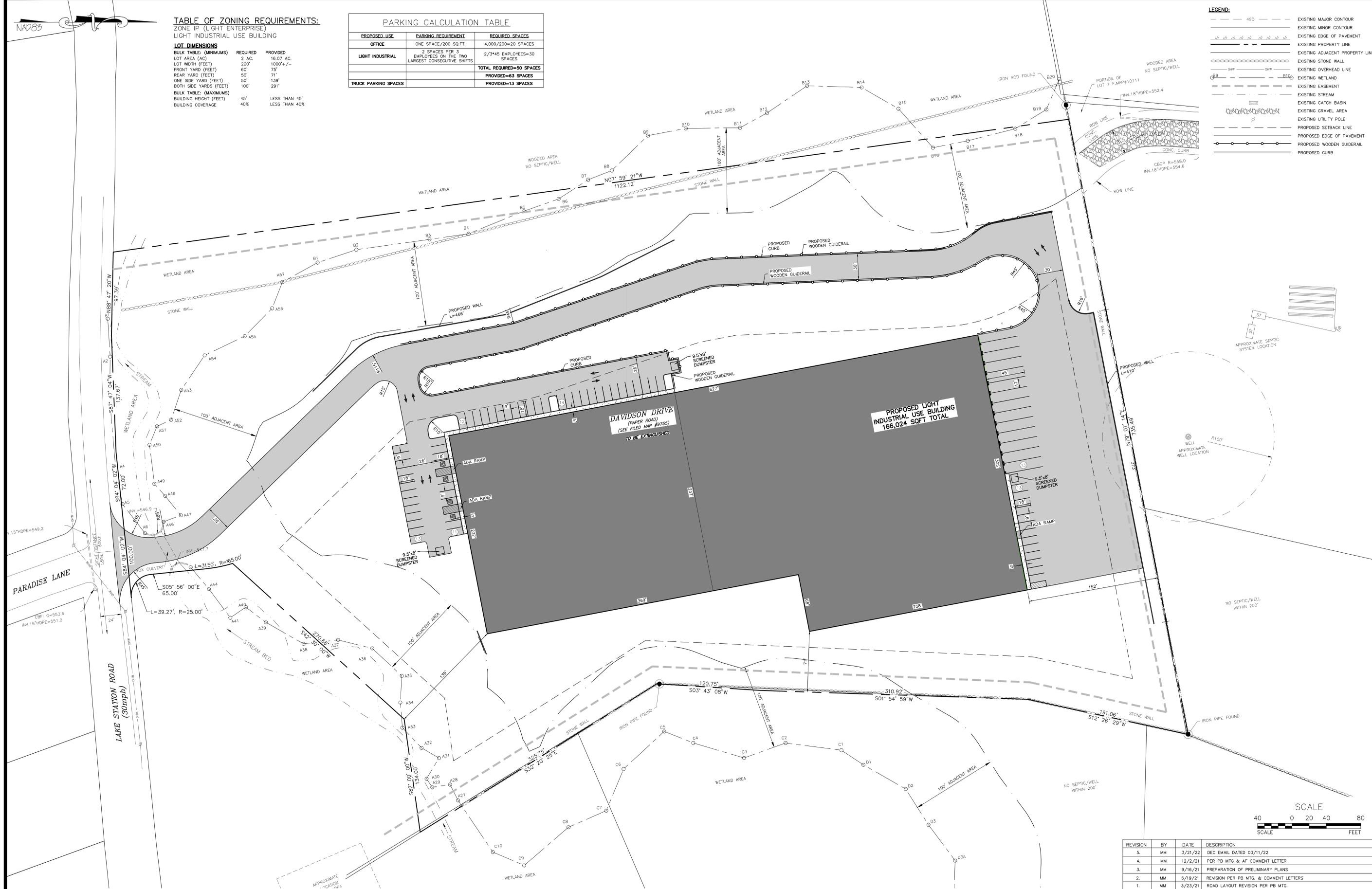
BUILDING HEIGHT (FEET)	45'	LESS THAN 45'
BUILDING COVERAGE	40%	LESS THAN 40%

**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 PER 3 LARGEST CONSECUTIVE SHIFTS	2/3*45 EMPLOYEES=30 SPACES
		<b>TOTAL REQUIRED=50 SPACES</b>
TRUCK PARKING SPACES		<b>PROVIDED=63 SPACES</b>
		<b>PROVIDED=13 SPACES</b>

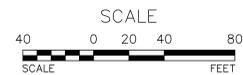
**LEGEND:**

---	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'

TOWN OF CHESTER PLANNING BOARD APPROVAL



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

JOB#: 150-030  
SCALE: AS NOTED  
DATE: 03-21-22  
DRAWN: MM  
CHECKED: MM  
SHEET NO. 04 OF 21

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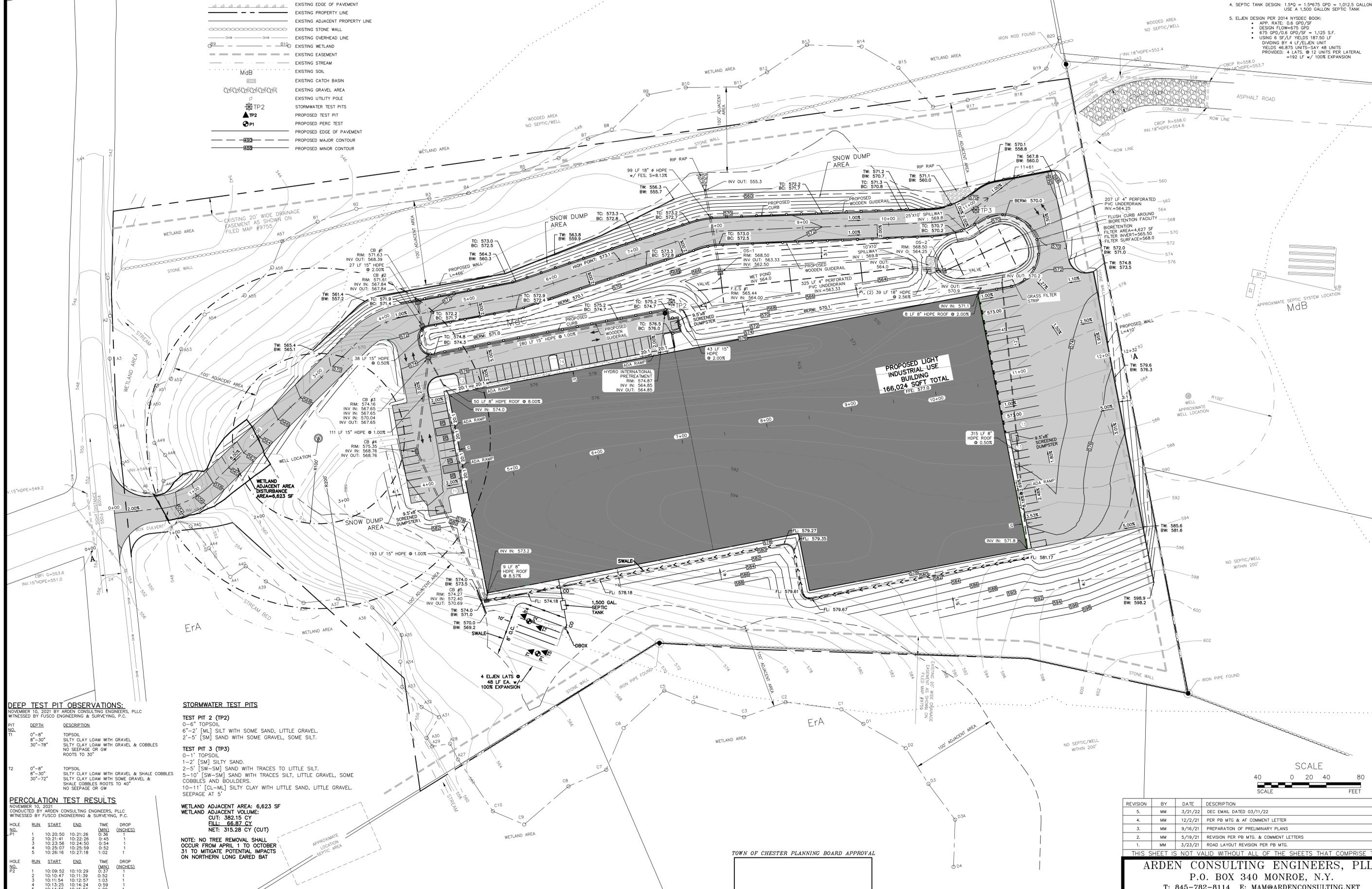
**SEPTIC SYSTEM DESIGN CRITERIA:**

1. NUMBER OF EMPLOYEES = 45
2. MAX. STABILIZED PERCOLATION RATE: 20.00 MIN/IN
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 1,500 GALLON SEPTIC TANK
5. ELLEN DESIGN PER 2014 NYSDEC 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/ELLEN UNIT
  - YIELDS 46.875 UNITS-SAY 48 UNITS
  - PROVIDED: 4 LATS. @ 12 UNITS PER LATERAL
  - =192 LF +/- 100% EXPANSION

**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
---	---	STORMWATER TEST PITS
---	---	PROPOSED TEST PIT
---	---	PROPOSED PERC TEST
---	---	PROPOSED EDGE OF PAVEMENT
---	---	PROPOSED MAJOR CONTOUR
---	---	PROPOSED MINOR CONTOUR

NAD83



**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

**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" [SM] 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"

**PERCOLATION TEST RESULTS**

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

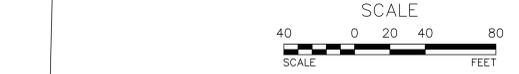
HOLE NO.	RUN	START	END	TIME (MIN)	DROP (INCHES)
P1	1	10:20:50	10:21:26	0:36	1
	2	10:21:41	10:22:26	0:45	1
	3	10:23:56	10:24:50	0:54	1
	4	10:25:07	10:25:59	0:52	1
	5	10:26:16	10:27:18	1:02	1
P2	1	10:09:52	10:10:29	0:37	1
	2	10:10:47	10:11:39	0:52	1
	3	10:11:54	10:12:57	1:03	1
	4	10:13:25	10:14:24	0:59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

**WETLAND ADJACENT AREA: 6,623 SF**  
**WETLAND ADJACENT VOLUME:**  
**CUT: 382.15 CY**  
**FILL: 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

**GRADING & UTILITY PLAN**  
SCALE: 1"=40'

TOWN OF CHESTER PLANNING BOARD APPROVAL



REVISION	BY	DATE	DESCRIPTION
5.	MM	3/21/22	DEC EMAIL DATED 03/11/22
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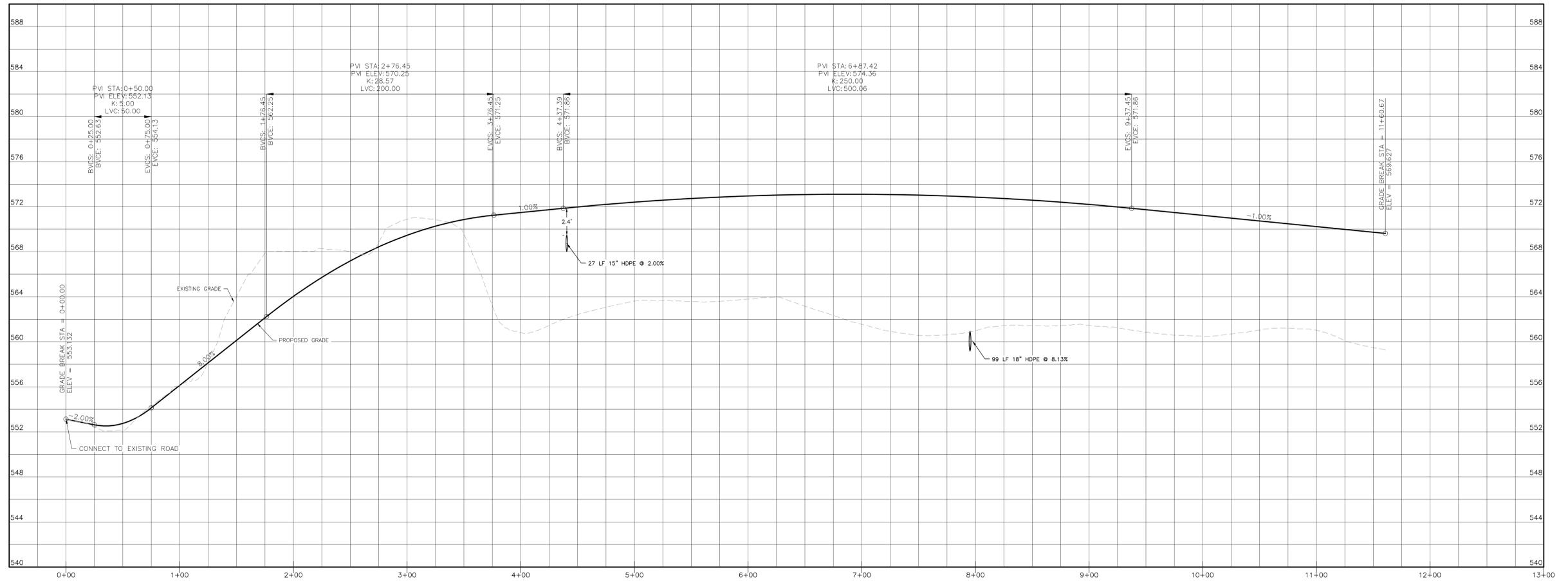
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**STATE OF NEW YORK**  
MICHAEL A. MORGANTE, P.E.  
LIC. NO. 78577

**STATE OF NEW YORK**  
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.:** 05 OF 21

**GRADING & UTILITY PLAN**



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

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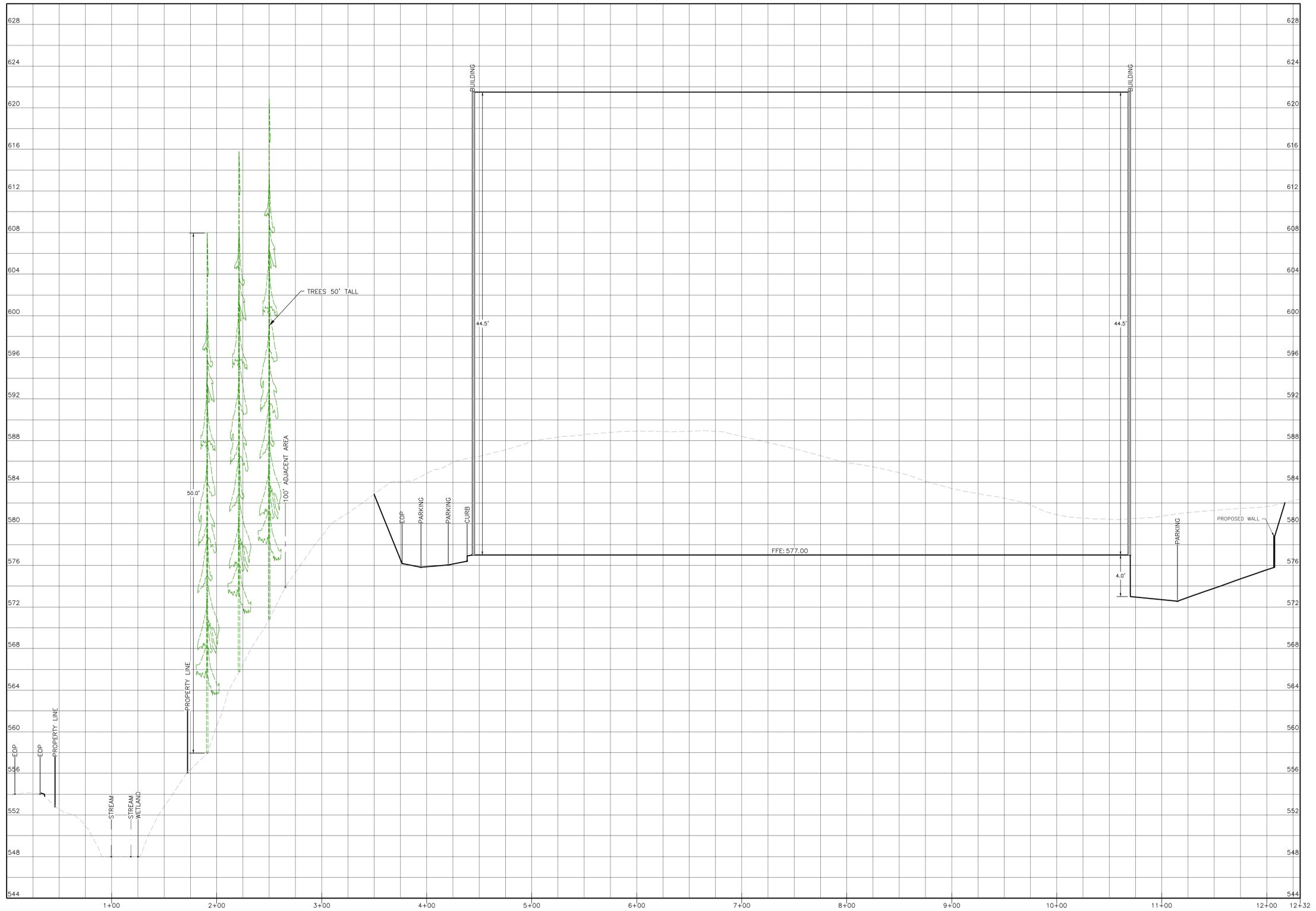
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SITE PLAN & LOT LINE COMBINATION FOR  
 DAVIDSON DRIVE HOLDINGS, LLC  
 LAKE STATION ROAD  
 TOWN OF CHESTER, COUNTY OF ORANGE, NY

**DRIVEWAY PROFILES**

JOB#: 190-030  
 SCALE: AS NOTED  
 DATE: 03-21-22  
 DRAWN: MM  
 CHECKED: MM  
 SHEET NO. 06 OF 21

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



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

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TOWN OF CHESTER PLANNING BOARD APPROVAL



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**STATE OF NEW YORK**  
 MICHAEL A. MORGANTE, P.E.  
 LICENSED PROFESSIONAL ENGINEER  
 078517

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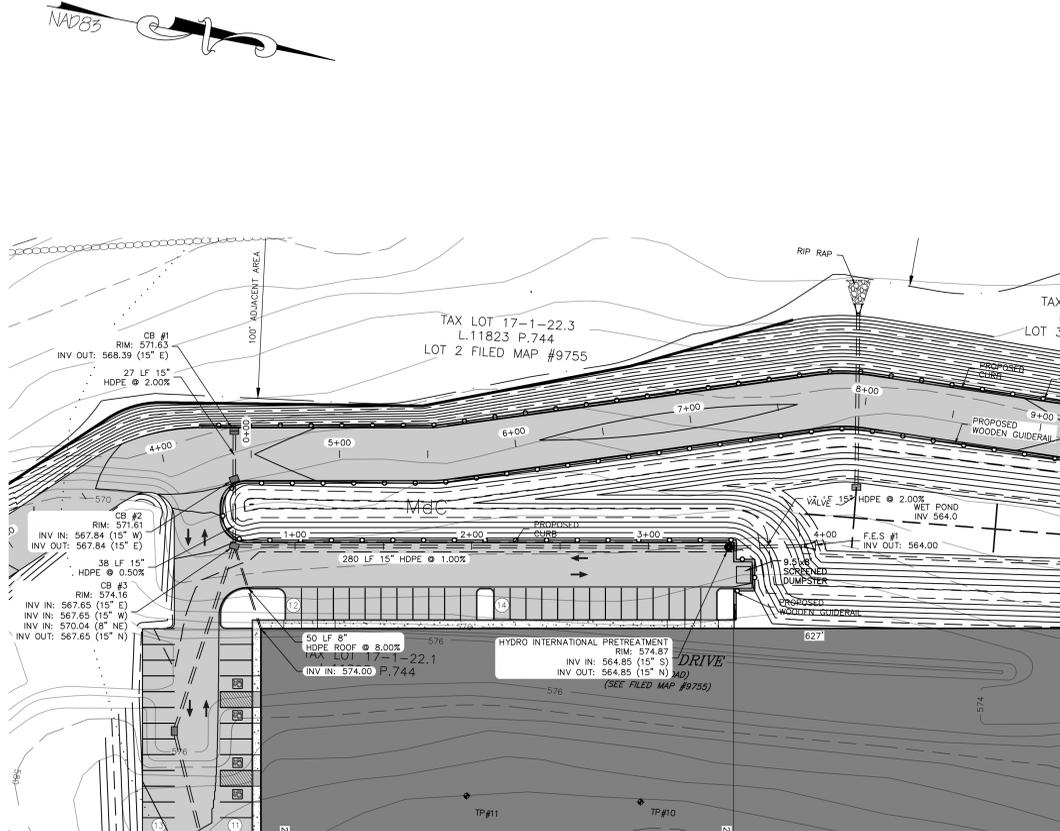
**SITE PLAN & LOT LINE COMBINATION FOR**  
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 LAKE STATION ROAD  
 TOWN OF CHESTER, COUNTY OF ORANGE, NY

**SECTION A-A**

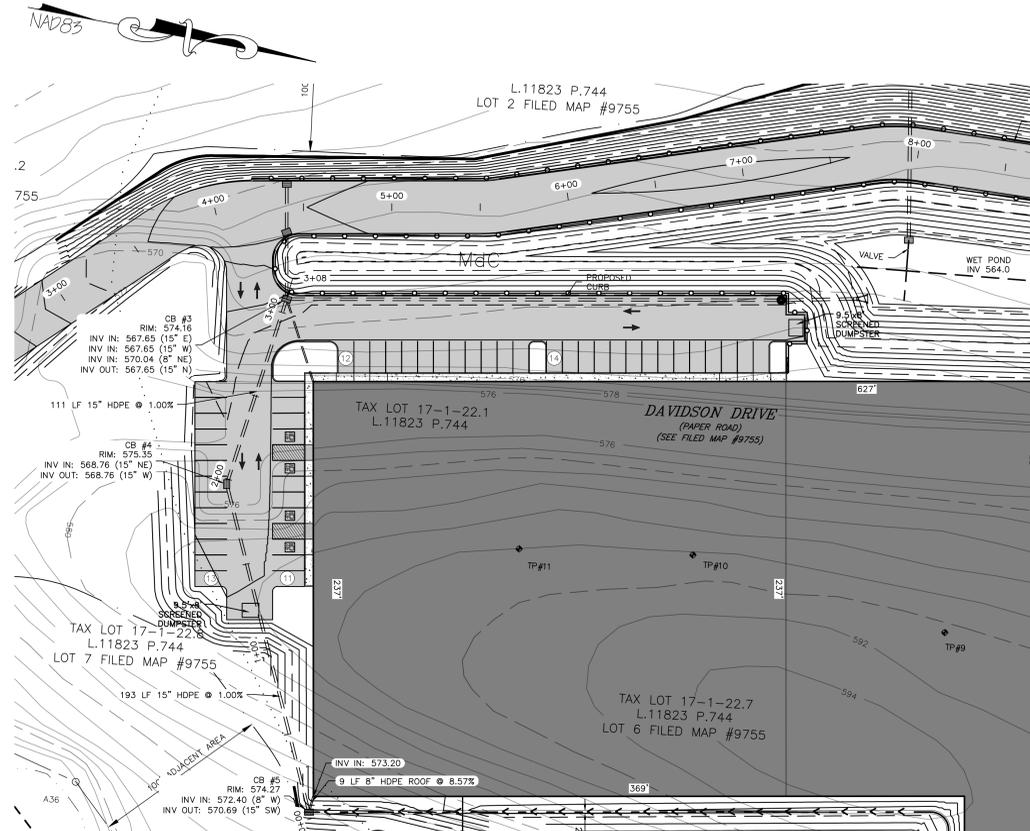
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 CHECKED: MM  
 SHEET NO. 07 OF 21

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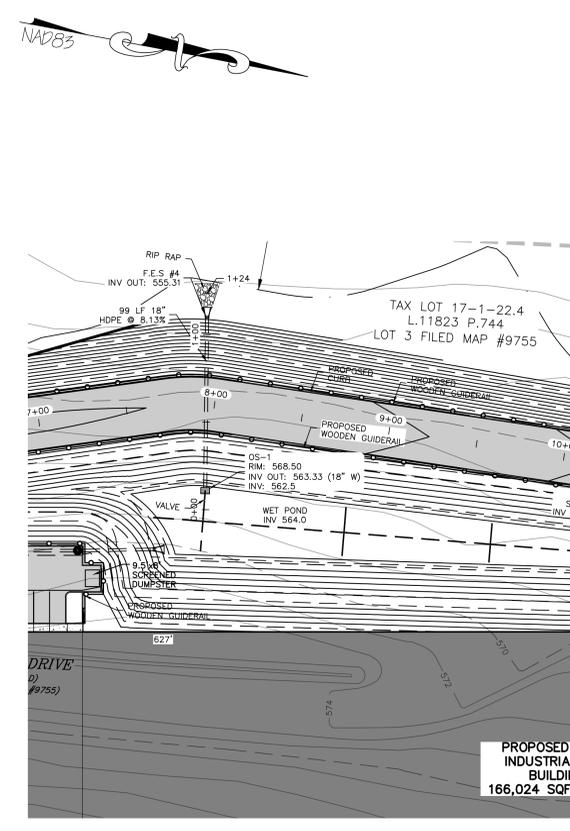
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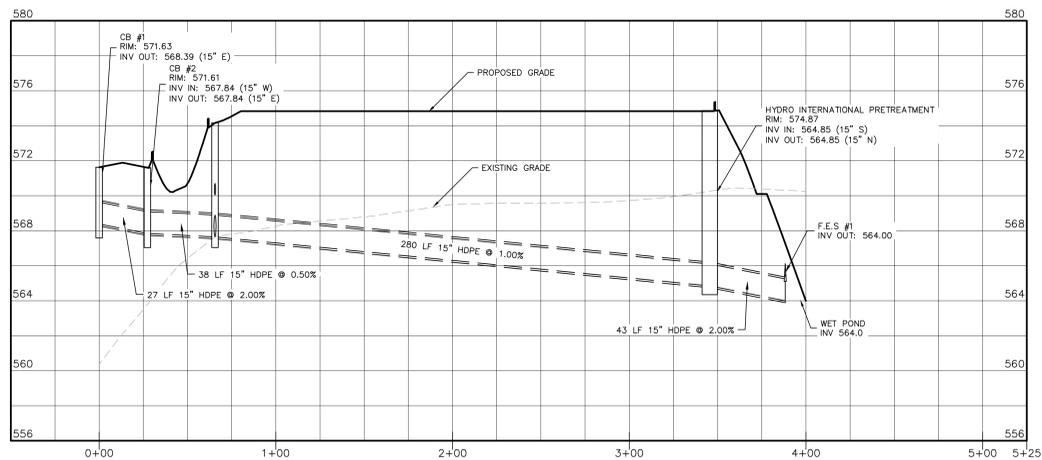
DRAINAGE PLAN #1  
SCALE: 1"=40'



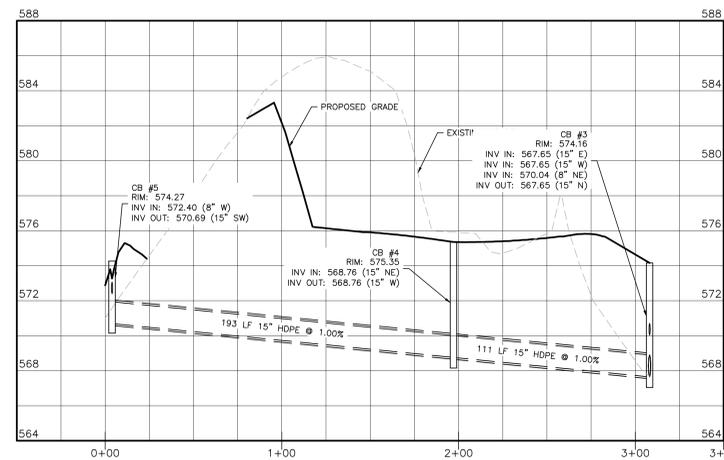
DRAINAGE PLAN #2  
SCALE: 1"=40'



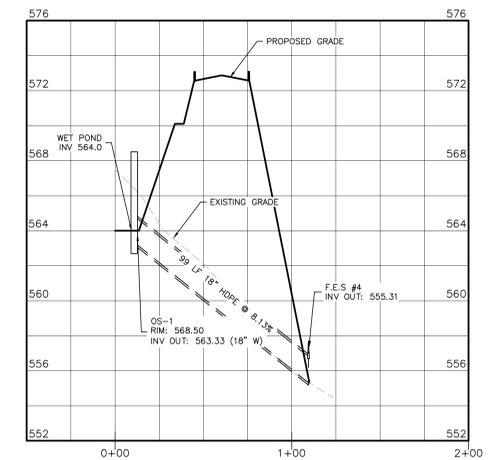
DRAINAGE PLAN #3  
SCALE: 1"=40'



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

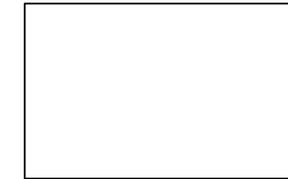


DRAINAGE PROFILES #2  
HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=4'



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

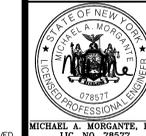
TOWN OF CHESTER PLANNING BOARD APPROVAL



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.

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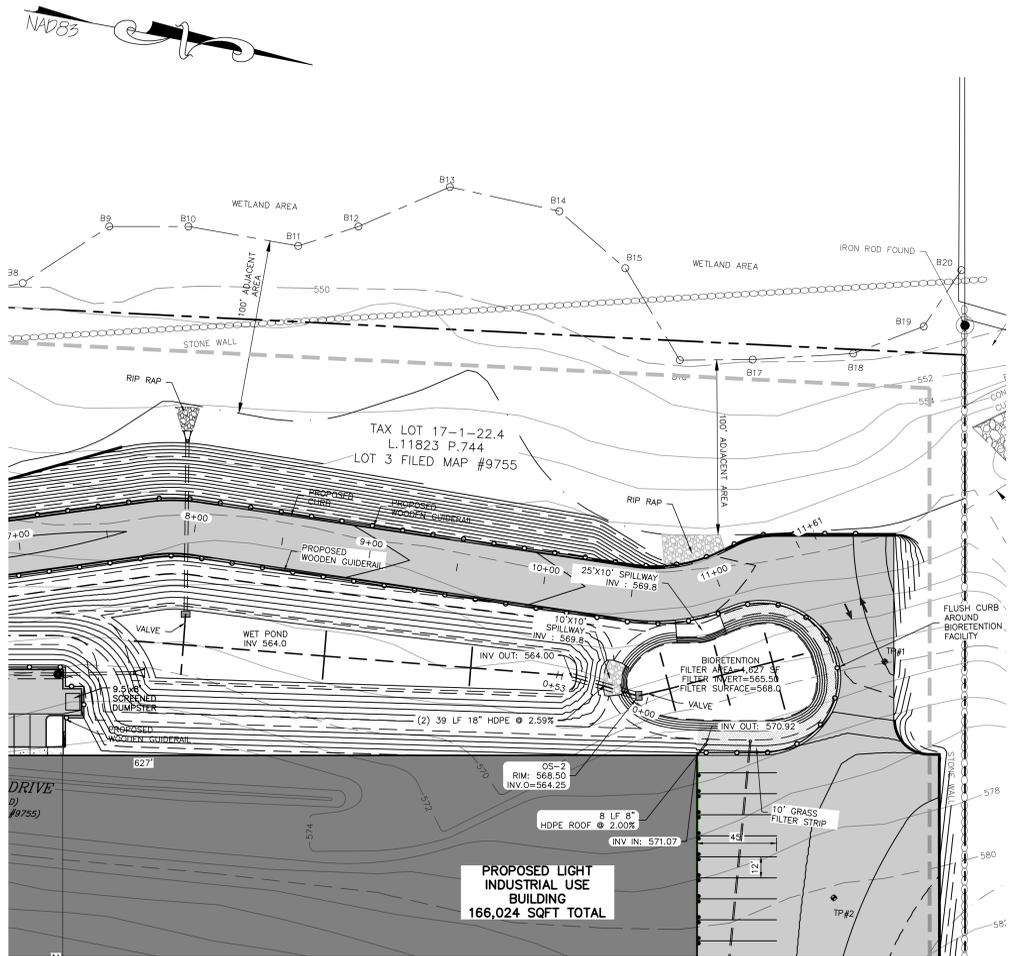
SITE PLAN & LOT LINE COMBINATION FOR  
DAVIDSON DRIVE HOLDINGS, LLC  
LAKE STATION ROAD  
TOWN OF CHESTER, COUNTY OF ORANGE, NY

DRAINAGE PROFILES 1

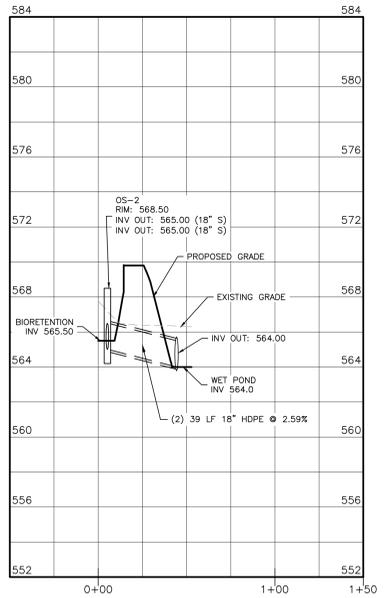
JOB#: 20-030  
SCALE: AS NOTED  
DATE: 03-21-22  
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CHECKED: MM  
SHEET NO. 08 OF 21

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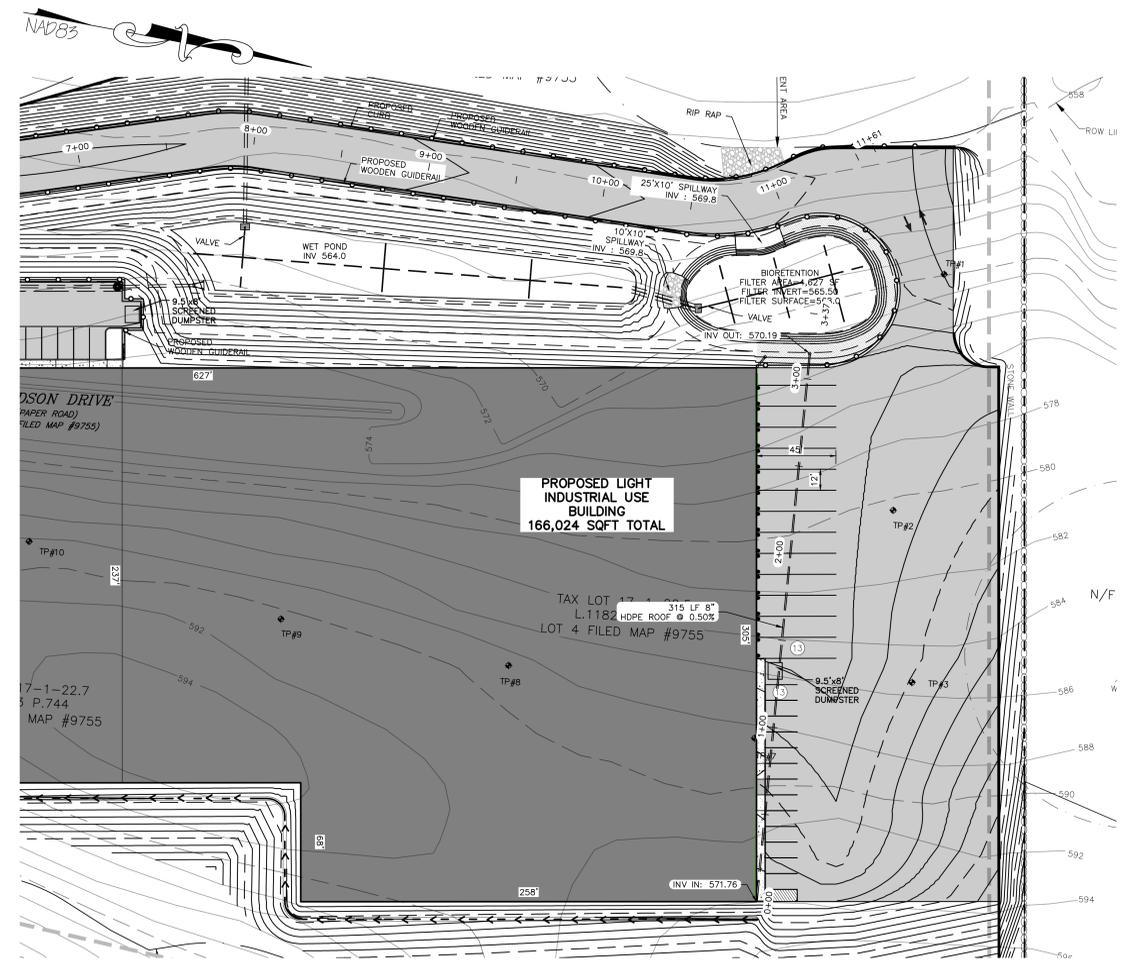
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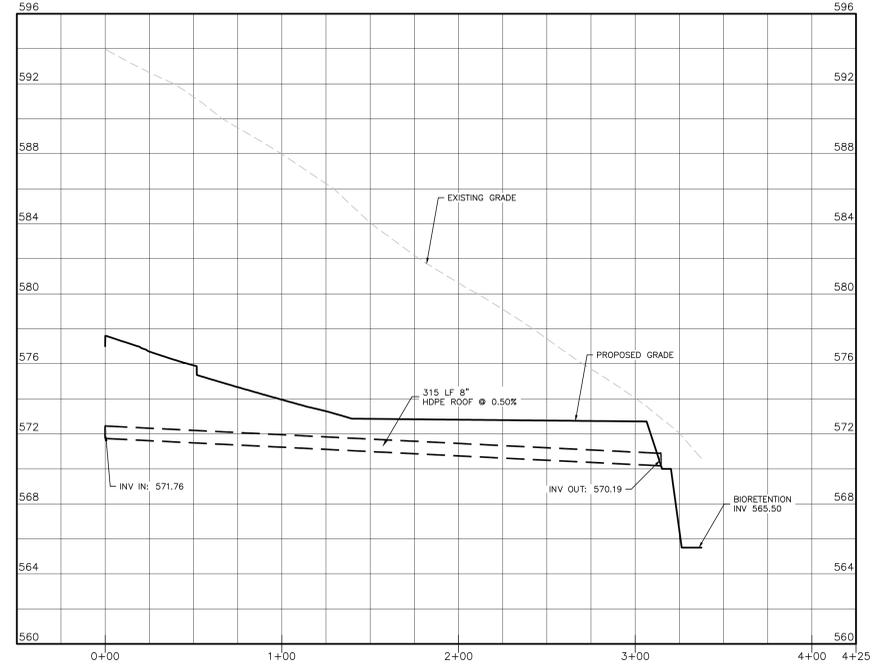
DRAINAGE PLAN #4  
SCALE: 1"=40'



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

DRAINAGE PROFILES 2

JOB#: 190-030  
SCALE: AS NOTED  
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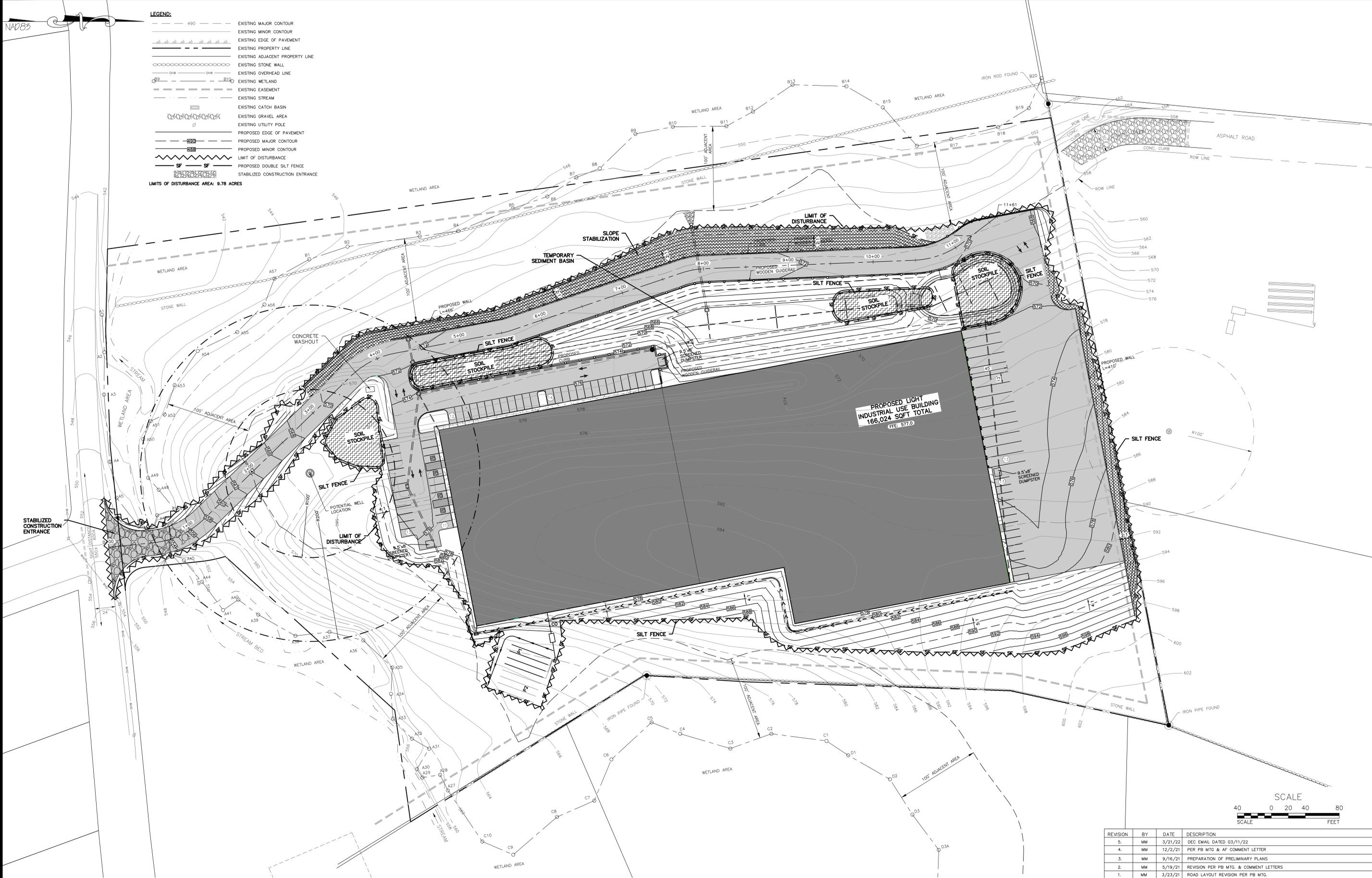
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NAD83

**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
---		PROPOSED DOUBLE SILT FENCE
---		STABILIZED CONSTRUCTION ENTRANCE

LIMITS OF DISTURBANCE AREA: 9.78 ACRES



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

TOWN OF CHESTER PLANNING BOARD APPROVAL



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SITE PLAN & LOT LINE COMBINATION FOR  
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**EROSION AND SEDIMENT CONTROL PLAN**

JOB#: 190-030  
SCALE: AS NOTED  
DATE: 03-21-22  
DRAWN: MM  
CHECKED: MM  
SHEET NO. 10 OF 21

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

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**BEST MANAGEMENT PRACTICES FOR SITE FACILITY MAINTENANCE**

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

**WATER QUALITY INLETS**

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

**PARKING AND ROADWAY PAVEMENTS**

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

**VEGETATIVE STABILIZATION**

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

**CONSTRUCTION ACTIVITY**

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

**EROSION AND SILTATION CONTROL NOTES:**

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

**SEDIMENT & EROSION CONTROL NOTES & CONSTRUCTION SEQUENCING**

1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES FOR ALL ROAD AND DRIVE ENTRANCES. STREETS SHALL BE CLEANED DAILY.
2. INSTALL SEDIMENT BARRIERS/SWALES/DITCHES/DIKES AT DOWN SLOPE AREAS FROM ALL PROPOSED GRADING OPERATIONS, AND INSTALL OTHER SEDIMENTATION AND EROSION CONTROL STRUCTURES OR MEASURES AS SHOWN ON THE DRAWINGS.
3. LAND DISTURBANCE SHALL BE LIMITED TO ONLY THAT AREA NECESSARY FOR DEVELOPMENT. NO MORE THAN FIVE (5) ACRES OF UNPROTECTED SOIL SHALL BE DISTURBED AT ONE TIME. PREVIOUS EARTHWORK SHALL BE STABILIZED AS SPECIFIED BEFORE ADDITIONAL AREA IS EXPOSED. EXISTING DWELLINGS AND STRUCTURES SHALL BE REMOVED PRIOR TO ANY SITE CLEANING 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 ERECT 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 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.

**SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT:**

1. PERMANENT SEEDING:
  - i. SEEDING PREPARATION: AREA TO BE SEEDDED SHALL BE LOOSE AND FRAGILE TO A DEPTH OF AT LEAST 3 INCHES. THE TOP LAYER SHALL BE LOOSENED 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.
  - ii. SEEDING: APPLY 4-6 POUNDS PER 1,000 SF OF SEED MIX BETWEEN FEBRUARY 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 31. APPLY SEED UNIFORMLY ON A MOIST FIRM SEEDBED WITH A CYCLONE SEEDER DRILL, CULTIPACKR SEEDER OR HYDROSEEDER (SLURRY INCLUDES SEEDS AND FERTILIZER, RECOMMENDED ON STEEP SLOPES ONLY). MAXIMUM SEED DEPTH SHOULD BE 1/4 INCH IN CLAYEY SOILS AND 1/2 INCH IN SANDY SOILS WHEN USING OTHER THAN THE HYDROSEEDER METHOD. IRRIGATE IF SOIL MOISTURE IS DEFICIENT TO SUPPORT ADEQUATE GROWTH UNTIL VEGETATION IS FIRMLY ESTABLISHED. SELECT SEED MIXTURES FROM SECTION 3. AYS GUIDELINES FOR URBAN EROSION & SEDIMENT CONTROL.
  - iii. 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.
  - iv. 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:
  - LIME: 100 POUNDS OF DOLOMITIC LIMESTONE PER 1,000 SF
  - FERTILIZER: 15 POUNDS OF 10-10-10 PER 1,000 SF
  - SEED: PERENNIAL RYE-0.92 POUNDS PER 1,000 SF

3. FILL:
  - 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 SOLE DENSITY. COMPACTION TO BE DETERMINED BY ASTM D-1557-84T (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:
  - 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 SOGGED 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 HYDROSEEDED 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 RALANKA INTERNATIONAL OR APPROVED EQUIVALENT. NETTING TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

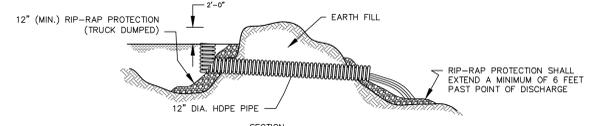
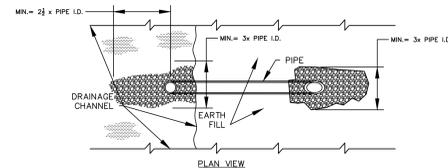
**GENTLE SLOPE AND FLAT AREAS**

AREA SHALL BE SEED 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 SEED 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:**

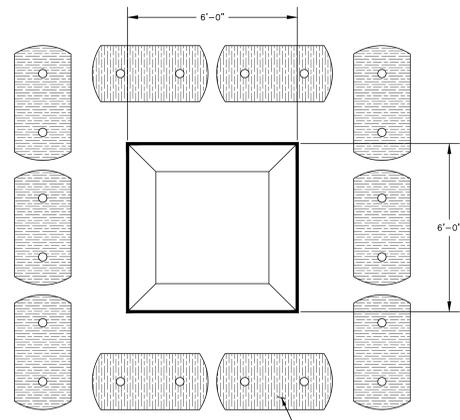
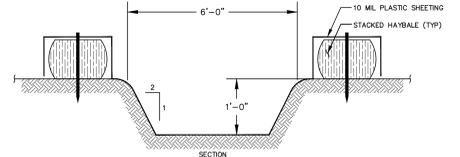
SCARIFY SOILS IF COMPACTED, LIME TO pH OF 6.0 IF REQUIRED, FERTILIZE WITH 500 LBS./ACRE. 5-10-10 FERTILIZER IF REQUIRED. SEED WITH SPECIES AND RATE SHOWN BELOW. MULCH WITH HAY OR STRAW AT A RATE OF 2,000 LBS./ACRE. ANCHOR MULCH WITH NETTING OF WOOD FIBER OR JUTE IF STEEP SLOPE OR HIGH POTENTIAL FOR EROSION.

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

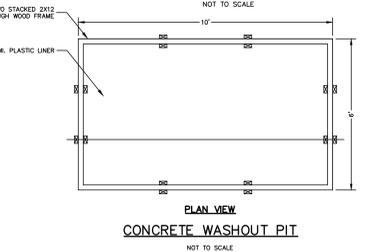


**SMALL TEMPORARY SETTLING BASIN**  
NOT TO SCALE

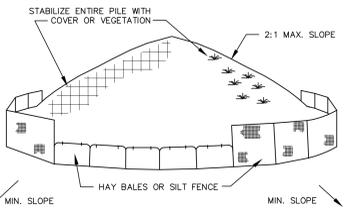
NOTE: TEMPORARY WEIR IS USED ACROSS STORM DRAINAGE CHANNELS TO FORM SETTLING BASIN FOR Dewatering OPERATIONS. ADDITIONAL LOCATIONS AND DESIGNS OF SETTLING BASINS OTHER THAN THOSE SHOWN ON THE PLANS SHALL BE APPROVED BY ENGINEER.



**TEMPORARY CONCRETE WASH**  
NOT TO SCALE

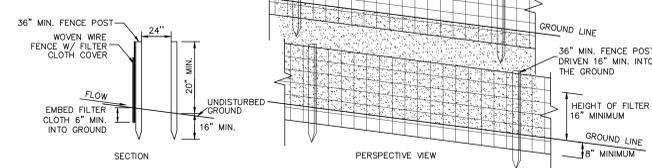


**CONCRETE WASHOUT PIT**  
NOT TO SCALE



- INSTALLATION NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE
  2. MAXIMUM SLOPE OF STOCKPILES SHALL BE 2:1.
  3. UPON COMPLETION OF SOIL STOCKPILES 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.

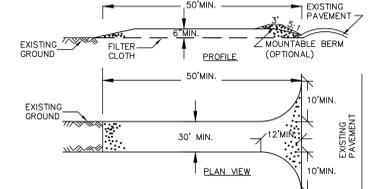
**SOIL STOCKPILE DETAIL**  
NOT TO SCALE



**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" THICK OR 2" HARDWOOD FENCE: WOVEN WIRE 14 1/2 O.A. 6" MAX. MESH OPENING FILTER CLOTH: FILER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL. PRE-FABRICATED UNITS: GEORFAB, ENVIRONMENT, OR APPROVED EQUAL.

**DOUBLE SILT FENCE DETAIL**  
NOT TO SCALE



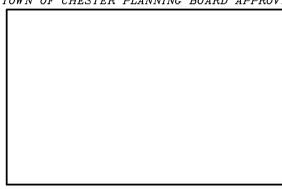
**CONSTRUCTION SPECIFICATIONS**

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



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

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

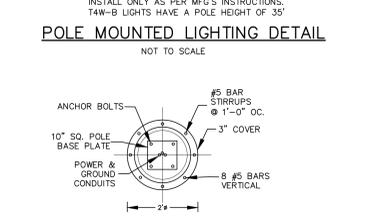
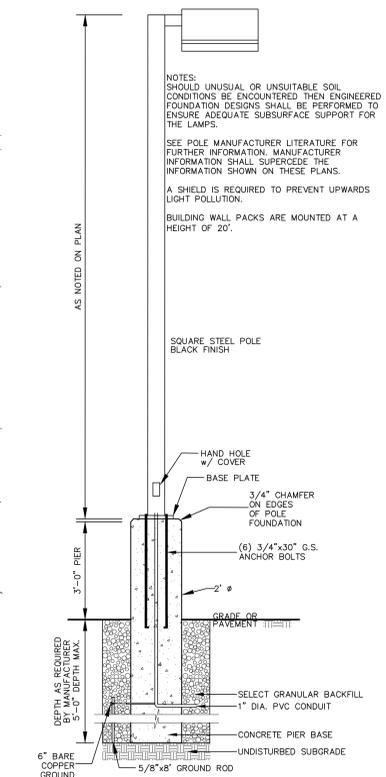
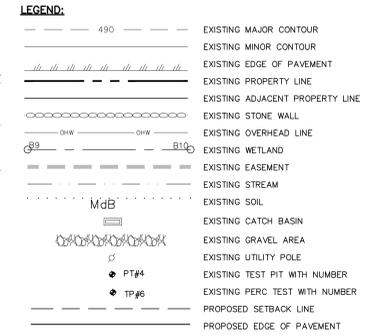
**EROSION AND SEDIMENT CONTROL DETAILS**

JOB#: 2020-000  
SCALE: AS NOTED  
DATE: 03-21-22  
DRAWN: MM  
CHECKED: MM  
SHEET NO. 11 OF 21

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

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LIGHTING PLAN  
SCALE: 1"=40'

SYMBOL	LABEL	QTY	ARRANGEMENT	DESCRIPTION	LUM. LUMENS	LLF	LUM. WATTS	ARR. WATTS	TOTAL WATTS
T2-A	T2-A	9	SINGLE	ASL1-80L-40-4K7-2	5206	0.850	38	38	342
T2-B	T2-B	8	SINGLE	ASL1-160L-100-4K7-2	11885	0.850	87.6	87.6	700.8
T3	T3	1	SINGLE	ASL1-160L-100-4K7-3	12010	0.850	87.6	87.6	87.6
T4W-A	T4W-A	4	SINGLE	ASL1-160L-100-4K7-4W	11787	0.850	87.6	87.6	350.4
T4W-B	T4W-B	2	SINGLE	ASL2-320L-255-4K7-4W	35329	0.850	255	255	510
WM	WM	14	SINGLE	ASL1-160L-135-4K7-4W	17568	0.850	133.1	133.1	1863.4

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN	PTSPCLR	PTSPCTB
ALL CALCPITS 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		

**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 block for easy pole installation or mast arm option for 3-3/8" OD roadway brackets.
- Capable of replacing up to 1000W HID luminaires.
- Micro Strike optical distributions of Type 2, 3, 4W or 5W.
- Tool-less entry option for easy installation and maintenance.
- 15G rated for high vibration applications including bridges and overpasses.

**RELATED PRODUCTS**

- BAR1 Ratio
- BAR2 Ratio
- Dimension 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.
- 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 1KV protection meeting ANSI/IEEE C82.42 Category C High and Surge Location Category C3. Automatically latches future off-line for protection when device is consumed.

**CONTROLS**

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control.
- 7-pin ANSI C56.41-2013 photoreceptor (optional) available for twilight lock photoreceptor or wireless control modules (control accessories sold separately).
- Dimming Drivers are standard and dimming leads are extended out of the luminaire. On-site control options require connection to the dimming leads. Must specify wiring leads are to be greater than 0.125 inches.
- SiteSense™ wireless control system is available with 7-pin. See ordering information and details at [www.hubbelllighting.com/site-sense](http://www.hubbelllighting.com/site-sense).
- NX Distributed Intelligence™ available with in-fixture wireless control module, features dimming and occupancy sensor.

**INSTALLATION**

- Tool-less entry to wing/driver compartment optional.
- Universal mounting block works with #2 drill pattern.
- Fixture ships with slotted mounting block to accommodate wide range of drill patterns for easy retrofit opportunities.
- Not an air filter accessory or option available for 2-3/8" OD brackets with vertical of 13°, 0° or 3°.

**KEY DATA**

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)

**WARRANTY**

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

**CERTIFICATIONS**

- Listed to UL984 and CSA C22.2/250.0-24 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](http://www.designlights.org)
- 15G rated for ANSI C36.31 high vibration applications
- IP65 optical assembly
- Meets IMA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated clearly construction material" per FAR 52.275-11 Buy American Construction Materials Under Trade Agreements effective 04/23/2020. See [Buy.American.Solutions](http://Buy.American.Solutions)

**DATE:** / / **LOCATION:**

**TYPE:** PROJECT:

**CATALOG #:**

Page 1111 of 09721  
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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

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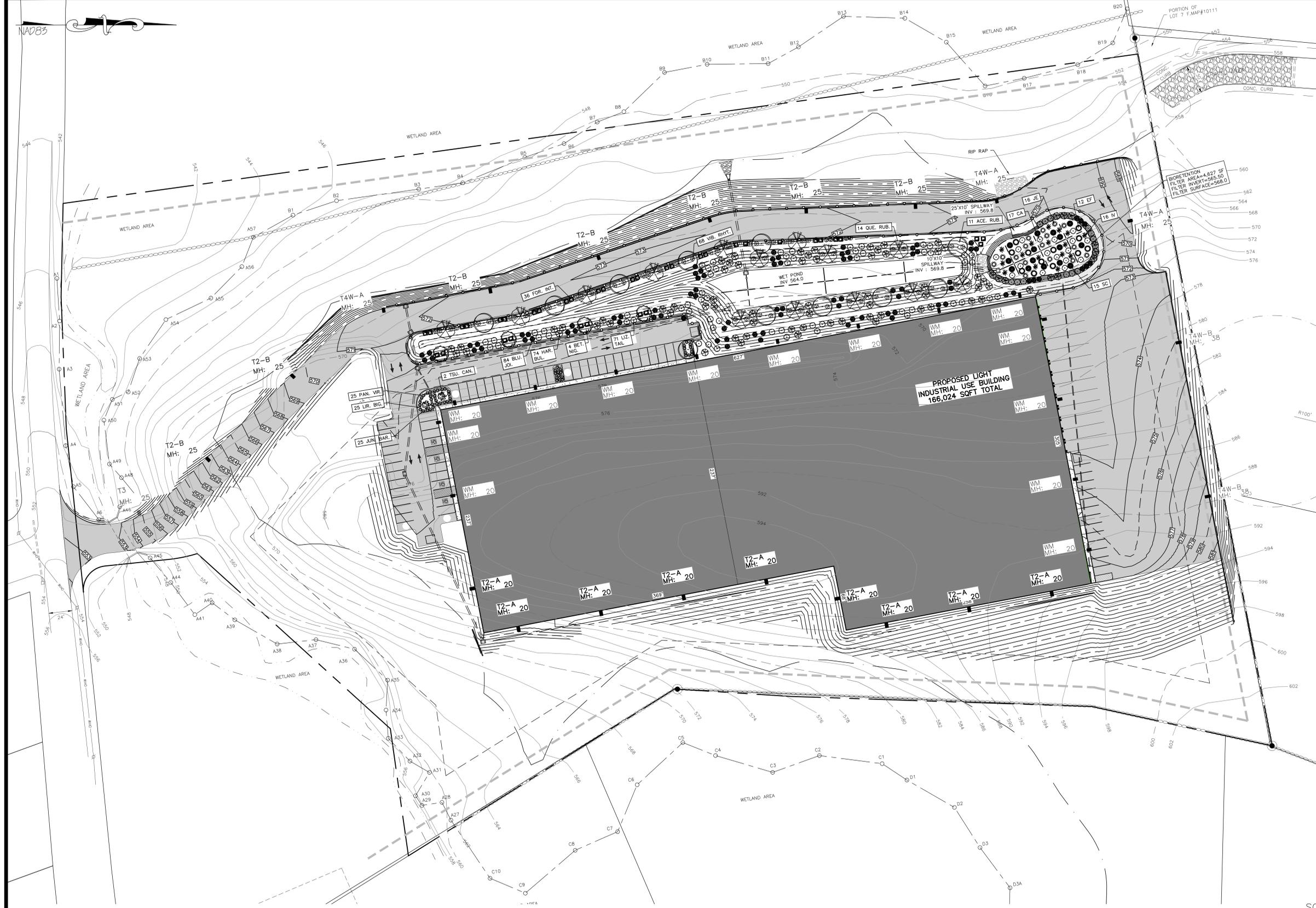
**SITE PLAN & LOT LINE COMBINATION FOR DAVIDSON DRIVE HOLDINGS, LLC**  
LAKE STATION ROAD  
TOWN OF CHESTER, COUNTY OF ORANGE, NY

**LIGHTING PLAN**

STATE OF NEW YORK  
MICHAEL A. MORGANTE, P.E.  
LIC. NO. 78577

JOB#: 190-000  
SCALE: AS NOTED  
DATE: 7-30-21  
DRAWN: MM  
CHECKED: MM  
SHEET NO. 12 OF 21

TOWN OF CHESTER PLANNING BOARD APPROVAL



**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
<b>DECIDUOUS TREES</b>					
ACE. RUB.	11	ACER RUBRUM	RED SUNSET RED	2.5"-3"	B&B
BET.	4	BETULA NERPA	HERITAGE RIVER	12"-14"	B&B
QUE. RUB.	14	QUERCUS RUBRA	RED OAK	2.5"-3"	B&B
<b>EVERGREEN TREES</b>					
TSU. CAN.	2	TSUGA CANADENSIS	CANADIAN HEMLOCK	6'-8"	B&B
<b>SHRUBS</b>					
VB. RHYT.	68	RYTHIDOPHYLLUM	LEATHERLEAF	5'-6"	SPACE B' APART
FOR. INT.	36	FORSYTHIA X INTERMEDIA	FORSYTHIA	5'-6"	SPACE B' APART
<b>PERENNIALS, GROUND COVERS, AND GRASSES</b>					
JUN. BAR.	25	JUNIPERUS HORIZONTALIS	BAR HARBOR	#2 CANS	CONT. 36" O.C.
LIR. BIG.	25	LIRIOPE BIGGICAR	BIG BLUE LILYTURF	1 GAL.	CONT. 18" O.C.
PAN. VIR.	25	PANICUM VIRGATUM	SHENANDOAH SWITCHGRASS	1 GAL.	CONT. 36" O.C.
<b>WET POND PLANTINGS</b>					
BLU. JOI.	84	CALAMAGRIS CANADENSIS	BLUE JOINT	1 GAL.	CONT. 36" O.C.
HAR. BUL.	74	SCORPUS ACUTUS	HARDSTEM BULRUSH	1 GAL.	CONT. 36" O.C.
LIZ. TAIL.	71	SAURURUS CERNUUS	LIZARD'S TAIL	1 GAL.	CONT. 36" O.C.
<b>BIORETENTION PLANTINGS</b>					
CA	17	CLETHRA ALNFOLIA	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	CONT.	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
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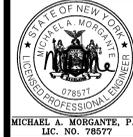
TOWN OF CHESTER PLANNING BOARD APPROVAL



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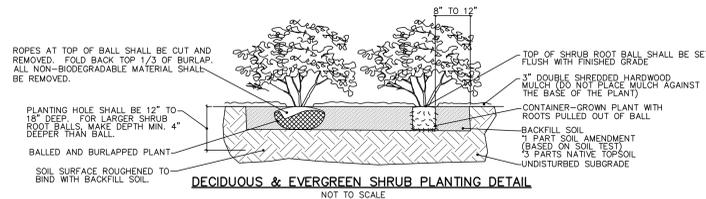
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TOWN OF CHESTER, COUNTY OF ORANGE, NY

**LANDSCAPING PLAN**

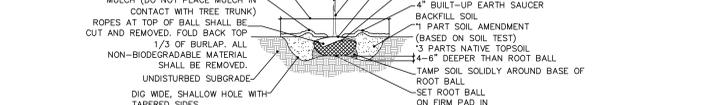
JOB#: 190-030  
SCALE: AS NOTED  
DATE: 12-21-22  
DRAWN: MM  
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SHEET NO. 13 OF 21



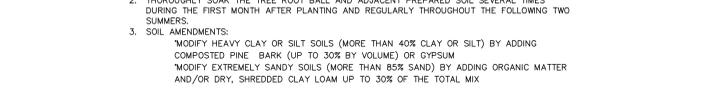
- NOTES:**
1. THOROUGHLY SOAK THE GROUND COVER ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
  2. SOIL AMENDMENTS: MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK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



- NOTES:**
1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
  2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
  3. SOIL AMENDMENTS: MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM (MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.



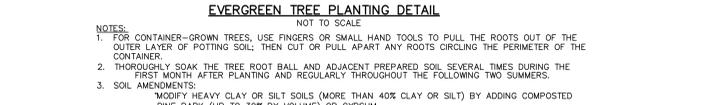
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- NOTES:**
1. PLANTING BALL - ON B&B MATERIAL, BURLAP AND WIRE BASKET OR OTHER MATERIALS SHALL BE REMOVED FROM THE UPPER HALF OF THE ROOT BALL AND DISPOSED OF.
  2. HEIGHT OF PLANTING SAUCER SHALL BE 3".
  3. MULCH SHALL BE A MAXIMUM OF 3" DEEP AND TAPERED DOWN TO LEAVE THE ROOT FLARE EXPOSED. WHEN PLANTING ON SLOPES, DOWNHILL SIDE MUST BE STABILIZED APPROPRIATELY OR SEEDING ON DOWNHILL SIDE MAY BE SPECIFIED.
  4. MATERIALS FOR PROTECTION OF PLANTS SHALL BE A COMMERCIALY AVAILABLE PRODUCT OR SYSTEM FOR SUPPORTING OF TREES.
  5. ALL TAGS, LABELS, ETC. SHALL BE REMOVED FROM THE PLANTS.
  6. THIS DETAIL SHOWS ONE ABOVE GROUND TREE SUPPORT METHOD. ANY OTHER METHOD MUST USE COMMERCIALY AVAILABLE PRODUCTS INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
  7. THE ROOT FLARE SHALL BE VISIBLE AND LEVEL WITH SURROUNDING SOIL.



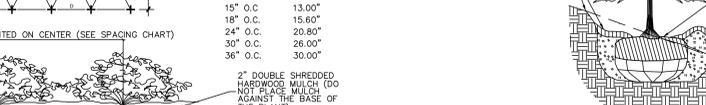
- NOTES:**
1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIALS, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS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



- NOTES:**
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR (1 YR.) FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE. LANDSCAPE CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND ONCE FINAL ACCEPTANCE HAS BEEN GRANTED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE.
  2. THE LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE DYING, DEAD, OR DEFECTIVE PLANT MATERIAL AT HIS EXPENSE. THE LANDSCAPE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS COMPANY'S OPERATIONS.
  3. ALL REPLACEMENT PLANTS SHALL BE OF THE SAME SPECIES AND SIZE AS SPECIFIED ON THE APPROVED OR FINAL PLANT LIST. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO THE CONTRACTOR SHALL BE INSTRUCTED TO BE CARRIED AT THE PROJECTOR'S CARE AND MAINTENANCE OF ALL PLANTINGS.
  4. THE CONTRACTOR SHALL INSTRUCT THE OWNER AS TO THE PROPER CARE AND MAINTENANCE OF ALL PLANTINGS.
  5. THE OWNER SHALL REMOVE AND REPLACE DYING, DEAD, OR DEFECTIVE PLANT MATERIAL ON A YEARLY BASIS AS NEEDED.



- NOTES:**
1. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS.
  2. BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL.
    - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
    - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
  3. TOPSOIL SHALL BE FERTILE, FRAGRANT, NATURAL, TOPSOIL OF LOAMING CHARACTER, WITHOUT ADDITION OF SUBSOIL MATERIAL OBTAINED FROM A WELLDRAINABLE ARABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1").
  4. TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT.
  5. TOPSOIL SHALL BE ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.
  6. CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS.
  7. UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-DRAINING WITHIN THE DISTURBED AREA.
  8. LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS THE REQUIRED TOPSOIL), IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.
  9. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL.
  10. UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-DRAINING WITHIN THE DISTURBED AREA.
  11. DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR. GROUND COVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING.
  12. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF.
  13. WHEREVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING.
  14. APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL.
  15. ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:
    - MYCO - TREE SAVER - A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA, TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING, AND SELECTED ORGANIC MICROBIAL NUTRIENTS.
    - DIRECTIONS FOR USE: USE 5/8" PER EACH FOOT DIAMETER OF THE ROOT BALL OR 3/4" PER EACH CALIPER. MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL, EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8 INCHES, AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES INTO THE BACKFILL. APPLY WATER TO SOIL SATURATION.
    - MYCO - TREE SAVER - IS EFFECTIVE FOR TREE AND SHRUB SPECIES: EUCALYPTUS, AZALEA, AND MOUNTAIN LAUREL, WHICH REQUIRE ERICOID MYCORRHIZAE.
    - SOIL PH: THE FUNGUS IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS IN A PH RANGE OF 3 TO 9.
    - FUNGUSES: THE USE OF CERTAIN FUNGUSES CAN HAVE A POSITIVE EFFECT ON THE INOCULATION PROGRAM. SOIL APPLICATION OF ANY FUNGUS IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION.
    - OTHER PESTICIDES: HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.
  - HEALTHY START MACRO TABS 12-8-8
    - FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS.
    - TABLETS ARE FORMULATED FOR LONG-TERM RELEASE BY SLOW BIODEGRADATION, AND LAST UP TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 12-8-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHOTTGERA, AND A COMPLEMENT OF BENEFICIAL RHIZOSPHERE BACTERIA. THE STANDARD 21 GRAM TABLET IS SPECIFIED HERE. DIRECTIONS FOR USE: FOR PLANTING BALLED & BURLAPPED (B&B) TREES AND SHRUBS, MEASURE THE THICKNESS OF THE TRUNK, AND USE ABOUT 1 TABLET (21-G) PER HALF-INCH. PLACE THE TABLETS DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED ALONG ITS PERIMETER, AT A DEPTH OF ABOUT 4 INCHES.



- NOTES:**
1. PLANTING BALL - ON B&B MATERIAL, BURLAP AND WIRE BASKET OR OTHER MATERIALS SHALL BE REMOVED FROM THE UPPER HALF OF THE ROOT BALL AND DISPOSED OF.
  2. HEIGHT OF PLANTING SAUCER SHALL BE 3".
  3. MULCH SHALL BE A MAXIMUM OF 3" DEEP AND TAPERED DOWN TO LEAVE THE ROOT FLARE EXPOSED. WHEN PLANTING ON SLOPES, DOWNHILL SIDE MUST BE STABILIZED APPROPRIATELY OR SEEDING ON DOWNHILL SIDE MAY BE SPECIFIED.
  4. MATERIALS FOR PROTECTION OF PLANTS SHALL BE A COMMERCIALY AVAILABLE PRODUCT OR SYSTEM FOR SUPPORTING OF TREES.
  5. ALL TAGS, LABELS, ETC. SHALL BE REMOVED FROM THE PLANTS.
  6. THIS DETAIL SHOWS ONE ABOVE GROUND TREE SUPPORT METHOD. ANY OTHER METHOD MUST USE COMMERCIALY AVAILABLE PRODUCTS INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
  7. THE ROOT FLARE SHALL BE VISIBLE AND LEVEL WITH SURROUNDING SOIL.



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

- ENLIST SEED CO. NATIVE DETENTION AREA SEEDING SPECIFICATIONS (ERNW-18A3):**
- SWITCHGRASS, 'SHAWNEE' (Panicum virgatum, 'SHAWNEE') REDTOP PANICGRASS, COASTAL PLAIN NC ECOTYPE (Panicum rostratum, (P. striatum)), COASTAL PLAIN NC ECOTYPE VIRGINIA WILDFIRE, PA ECOTYPE (ELymus virginicus, PA ECOTYPE) GREEN BURLUSH, PA ECOTYPE (Sclerurus atrovirens, PA ECOTYPE) AUTUMN BENTGRASS, PA ECOTYPE (Agrostis perennans, PA ECOTYPE) PATH RUSH, PA ECOTYPE (Lonicus tenuis, PA ECOTYPE)
1. SOW ABOVE MIX AT A RATE OF 20 LBS./ACRE OR 1/2 LB PER 1,000 S.F.
  2. SUPPLEMENT ABOVE MIX WITH A COVER CROP OF GRASS RYE AT 30 LBS./ACRE.
  3. MOW SEEDED AREA ONCE PER YEAR IN LATE SPRING.

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

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

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

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

- NORTHEAST PREMIUM WILDFLOWER SEED MIXTURE**
- SEEDLAND PRODUCT CODE: WFA-8005 [OR EQUAL]
- PLANTING RATE: 5-10 LBS./ACRE OR
- 4.0Z/1,000 SQ. FT. (1/2 ACRE OR LESS)
- USE DOUBLE RATE IF HYDRO-SEEDING

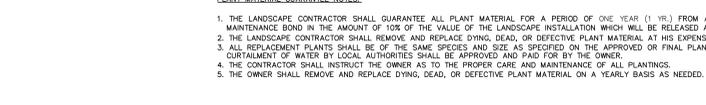
- GENERAL LANDSCAPING NOTES:**
1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIALS, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK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

**SOIL PREPARATION AND MULCH NOTES:**

1. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS.
2. BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL.
  - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
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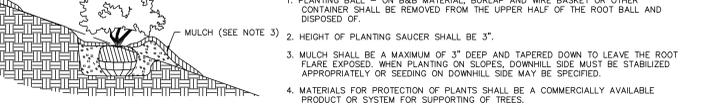
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  4. MATERIALS FOR PROTECTION OF PLANTS SHALL BE A COMMERCIALY AVAILABLE PRODUCT OR SYSTEM FOR SUPPORTING OF TREES.
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  6. THIS DETAIL SHOWS ONE ABOVE GROUND TREE SUPPORT METHOD. ANY OTHER METHOD MUST USE COMMERCIALY AVAILABLE PRODUCTS INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
  7. THE ROOT FLARE SHALL BE VISIBLE AND LEVEL WITH SURROUNDING SOIL.



- NOTES:**
1. PLANTING BALL - ON B&B MATERIAL, BURLAP AND WIRE BASKET OR OTHER MATERIALS SHALL BE REMOVED FROM THE UPPER HALF OF THE ROOT BALL AND DISPOSED OF.
  2. HEIGHT OF PLANTING SAUCER SHALL BE 3".
  3. MULCH SHALL BE A MAXIMUM OF 3" DEEP AND TAPERED DOWN TO LEAVE THE ROOT FLARE EXPOSED. WHEN PLANTING ON SLOPES, DOWNHILL SIDE MUST BE STABILIZED APPROPRIATELY OR SEEDING ON DOWNHILL SIDE MAY BE SPECIFIED.
  4. MATERIALS FOR PROTECTION OF PLANTS SHALL BE A COMMERCIALY AVAILABLE PRODUCT OR SYSTEM FOR SUPPORTING OF TREES.
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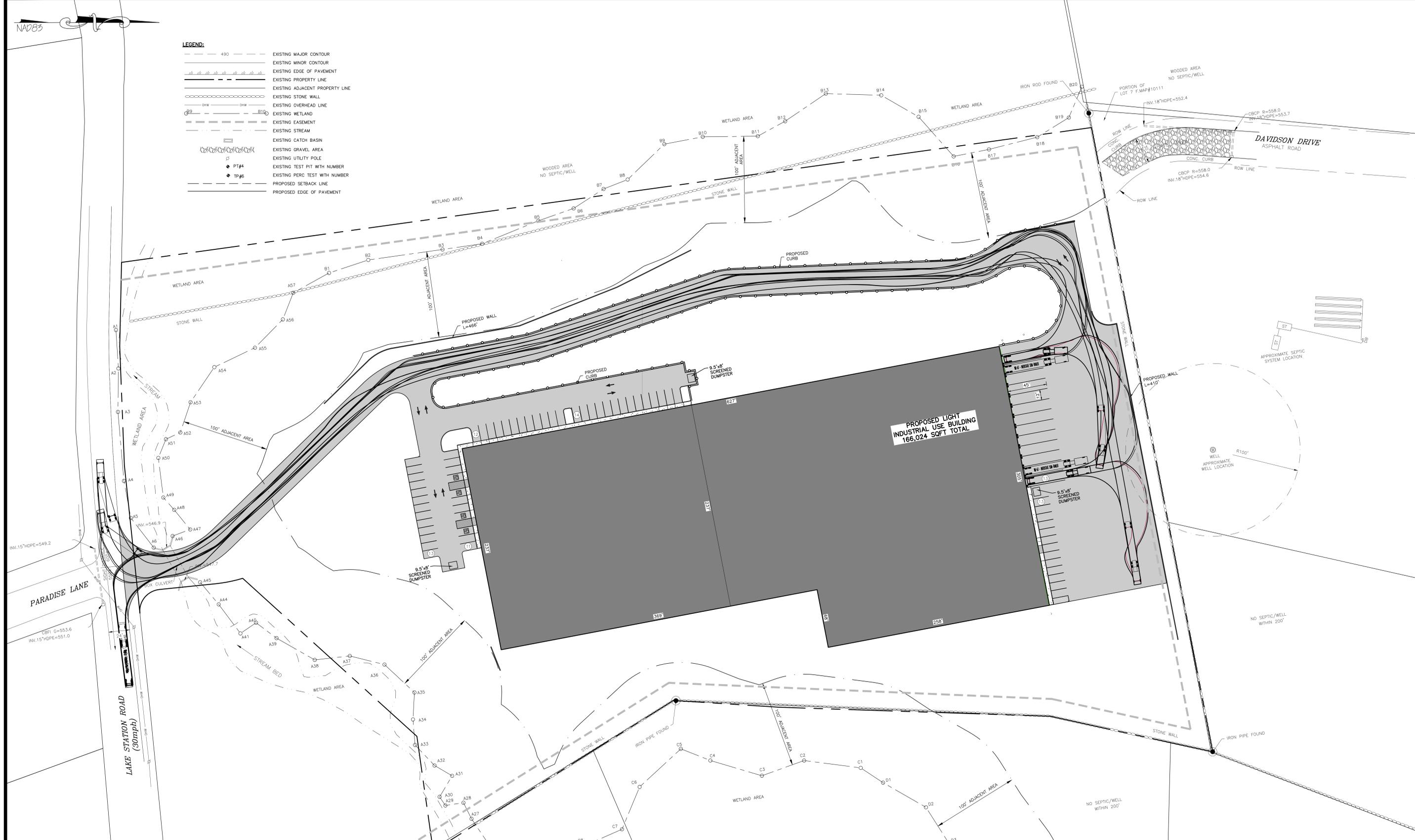


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  7. THE ROOT FLARE SHALL BE VISIBLE AND LEVEL WITH SURROUNDING SOIL.

- PLANT QUALITY AND HANDLING NOTES:**
1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANS Z60.1-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
  2. IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER COMMON NAMES.
  3. ALL PLANTS SHALL BE HEALTHY, WELL-BRANCHED AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL HABIT OR SOUND, HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGG OR LARVA ORIA.
  4. PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH EXCEEDS THE PERCENTAGE OF THE TRUNK SHALL BE REJECTED.
  5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE.
  6. THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND E

**LEGEND:**

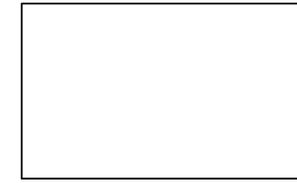
---	490	EXISTING MAJOR CONTOUR
---		EXISTING MINOR CONTOUR
		EXISTING EDGE OF PAVEMENT
---		EXISTING PROPERTY LINE
---		EXISTING ADJACENT PROPERTY LINE
---		EXISTING STONE WALL
---		EXISTING OVERHEAD LINE
---		EXISTING WETLAND LINE
---		EXISTING EASEMENT
---		EXISTING STREAM
---		EXISTING CATCH BASIN
---		EXISTING GRAVEL AREA
---		EXISTING UTILITY POLE
PT#4		EXISTING TEST PIT WITH NUMBER
TP#6		EXISTING PERC TEST WITH NUMBER
---		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

JOB#: 150-030  
SCALE: AS NOTED  
DATE: 12-21-22  
DRAWN: MM  
CHECKED: MM  
SHEET NO. 15 OF 21

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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)

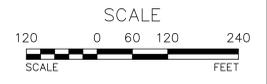
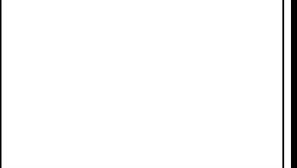
BELVALE ROAD

BELVALE ROAD

DAVIDSON DRIVE  
(PAVED ROAD)  
(SEE FILED MAP #1150)

PROPOSED LIGHT  
INDUSTRIAL USE BUILDING  
166,024 SQFT TOTAL

TOWN OF CHESTER PLANNING BOARD APPROVAL



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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#:  
100-030  
SCALE:  
AS NOTED  
DATE:  
12-21-22  
DRAWN:  
MM  
CHECKED:  
MM  
SHEET NO.  
16 OF 21

**TRUCK TURNING DIAGRAM - INTERSECTION 1**

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

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
---	OHW	---	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



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**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#: 190-030  
SCALE: AS NOTED  
DATE: 03-21-22  
DRAWN: MM  
CHECKED: MM  
SHEET NO. 17 OF 21

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

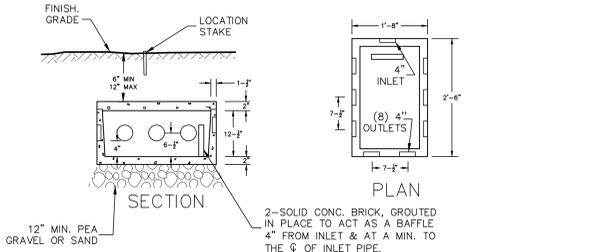
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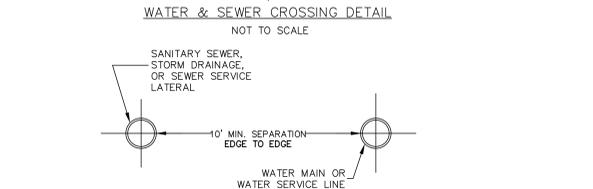
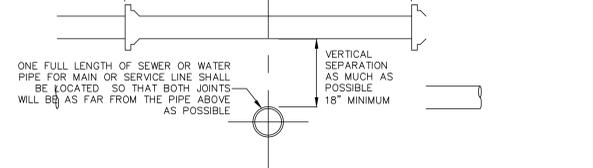
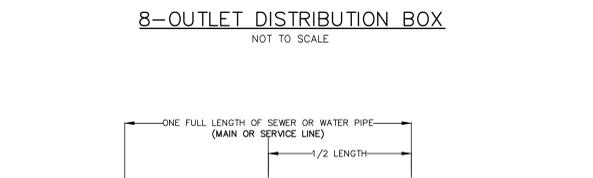
**SANITARY NOTES**

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 CONSTRUCTION SO AS TO AVOID ANY UNDESIRABLE COMPACTION 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 OCCDH.
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 STRUCTURES WHICH MAY 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 OCCDH THAT THE FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND THAT ANY SEPTIC TANK JOINTS HAVE BEEN SEALED AND TESTED FOR WATER TIGHTNESS.
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 NSP 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.
  2. A NOTARIAL STATEMENT THAT AFTER THE CONTRACT HAS EXPIRED, IF THE HOMEOWNER SO CHOOSES, A DIFFERENT QUALIFIED SERVICE PROVIDER CAN BE CHOSEN.
  3. SERVICE CONTRACT MEETING ALL REQUIREMENTS OF NOTE #1 MUST BE IN EFFECT FOR THE LIFE OF THE AEROBIC UNIT.



- 8-OUTLET DISTRIBUTION BOX**  
NOT TO SCALE
- SPECIFICATIONS:**
1. CONCRETE MINIMUM STRENGTH - 4,000 PSI @ 28 DAYS
  2. STEEL REINFORCEMENT - 6" X 6" X 6 GA. WWF
  3. AIR ENTRAINMENT - 5%
  4. CONSTRUCTION JOINT - BUTYL RUBBER BASE
  5. CEMENT PIPE CONSTRUCTION - "POLYLOC SEAL" (PAT.)
  6. DIST. BOX AS MANUFACTURED BY WOODARD'S CONCRETE, OR EQUAL
- 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.

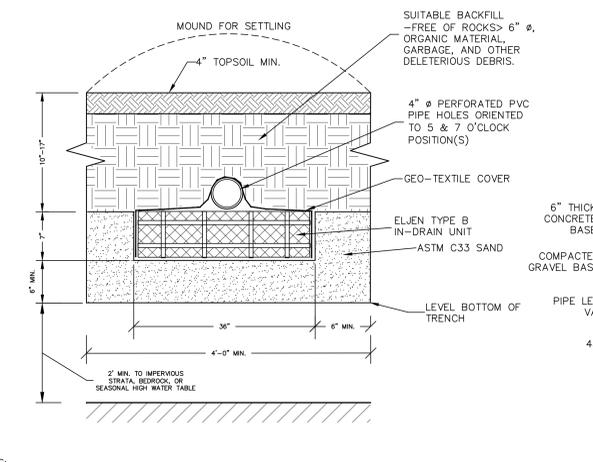


**WATER & SEWER HORIZONTAL SEPARATION**  
NOT TO SCALE

- 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.

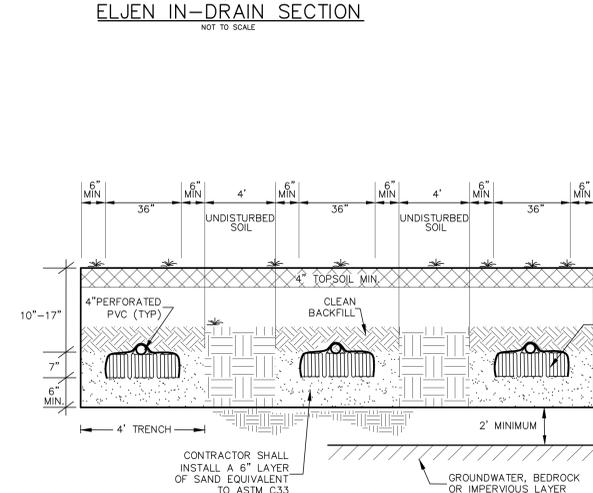
- NOTES**
1. SEPARATION DISTANCE BETWEEN WATER MAINS AND STORM/SEWER MAINS SHALL BE 10' HORIZONTAL AND 18" VERTICAL. THESE SEPARATION DISTANCES MUST BE MAINTAINED UNLESS SPECIFICALLY SHOWN AND INDICATED OTHERWISE ON THE PLANS. THE PREFERRED CROSSING OPTION IS FOR THE WATER MAIN TO BE CONSTRUCTED ABOVE STORM/SEWER MAINS.
  2. SEWER MAIN INCLUDES SEWER LATERALS AND STORM MAINS.
  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.

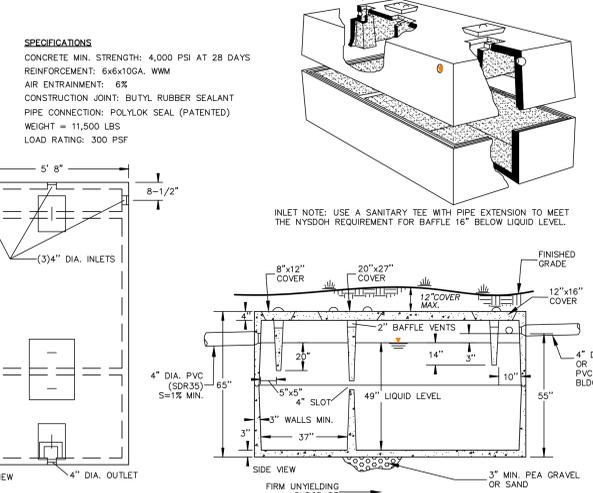


- ELJEN IN-DRAIN SECTION**  
NOT TO SCALE
- NOTES:**
1. SYSTEM TO BE INSTALLED IN CONFORMANCE WITH ALL NYSDOH REQUIREMENTS FOR RESIDENTIAL WASTEWATER TREATMENT SYSTEMS.
  2. SYSTEM TO MEET ALL SEPARATION REQUIREMENTS.
  3. PERFORATED PIPE SHALL BE PLACED SO THAT HOLES ARE FACING 5 & 7 O'CLOCK POSITIONS.
  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 PLUGGED.
  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 MOUND FOR SETTLING.
  12. SEE TABLE BELOW FOR ASTM C33 SAND SPECIFICATIONS.

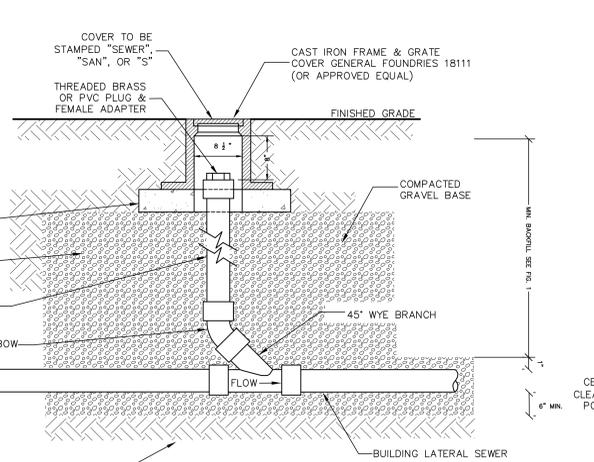
SEIVE SIZE	SEIVE SIZE SQ. OPENING	% PASSING BY WEIGHT (WET SIEVE)	
		MINIMUM	MAXIMUM
3/8"	9.5 mm	100	100
NO. 4	4.75 mm	95	100
NO. 8	2.36 mm	80	100
NO. 16	1.18 mm	50	85
NO. 30	600 µm	25	60
NO. 50	300 µm	5	30
NO. 100	150 µm	0	<10
NO. 200	75 µm	0	<5



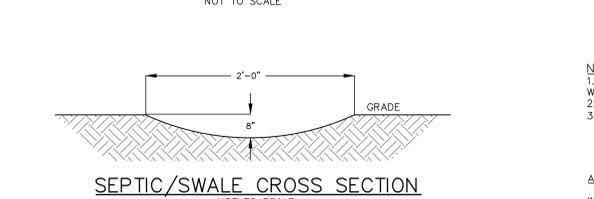
**TYPICAL ELJEN TRENCH CROSS SECTION**  
NOT TO SCALE



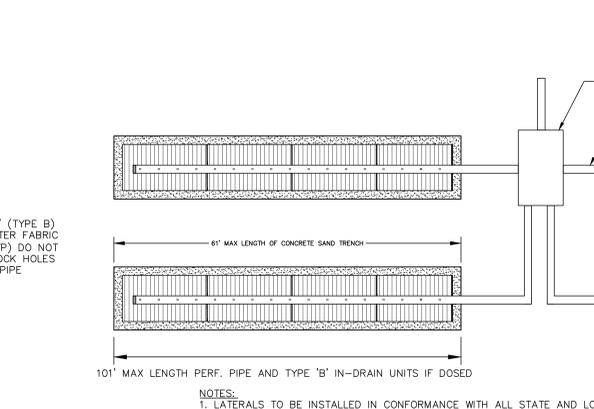
- 1,500 GALLON SEPTIC TANK**  
NOT TO SCALE
- SPECIFICATIONS**
- CONCRETE MIN. STRENGTH: 4,000 PSI AT 28 DAYS  
REINFORCEMENT: 6#x10GA. WWF  
AIR ENTRAINMENT: 6%  
CONSTRUCTION JOINT: BUTYL RUBBER SEALANT  
PIPE CONNECTION: POLYLOC SEAL (PATENTED)  
WEIGHT = 11,500 LBS  
LOAD RATING: 300 PSF
- INLET NOTE:** USE A SANITARY TEE WITH PIPE EXTENSION TO MEET THE NYSDOH REQUIREMENT FOR BAFFLE 16" BELOW LIQUID LEVEL.
- 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.



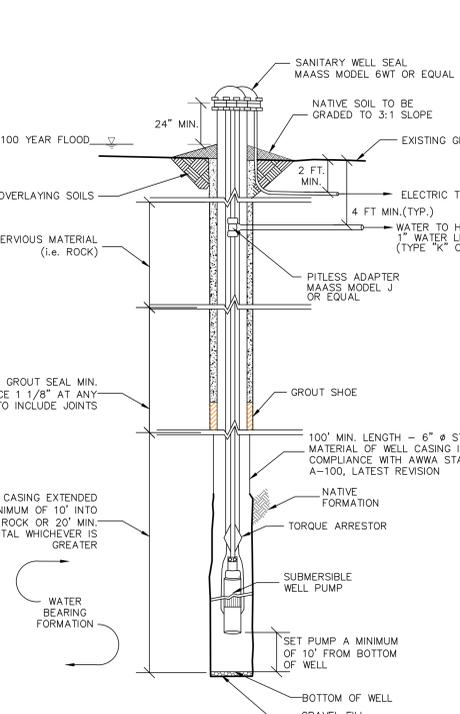
- BUILDING LATERAL SEWER CLEANOUT (C.O.)**  
NOT TO SCALE
- NOTES:**
1. EACH BUILDING LATERAL SEWER SHALL HAVE A CLEANOUT INSTALLED APPROXIMATELY 2' DOWNSTREAM OF THE BUILDING PIPE TO BUILDING LATERAL SEWER CONNECTION. HEREINAFTER, CLEANOUTS SHALL BE INSTALLED ALONG THE BUILDING LATERAL SEWER APPROXIMATELY EVERY 100' (MAXIMUM). FOR THE PURPOSE OF CLEANOUT LOCATIONS, DISTANCE SHALL BE MEASURED FROM THE FIRST CLEANOUT LOCATED DOWNSTREAM OF THE BUILDING PIPE TO BUILDING LATERAL SEWER CONNECTION, HENCE DOWNSTREAM ALONG THE BUILDING LATERAL SEWER TO THE CENTER OF THE SEWER MAIN LINE (GENERALLY LOCATED IN THE CENTER OF THE STREET).
  2. CLEANOUT LOCATED IN A ROAD, DRIVEWAY OR PARKING AREA SHALL REQUIRE A CAMELL FOUNDRY #4164 CAST IRON FRAME AND COVER. (OR APPROVED EQUAL).



**SEPTIC/SWALE CROSS SECTION**  
NOT TO SCALE



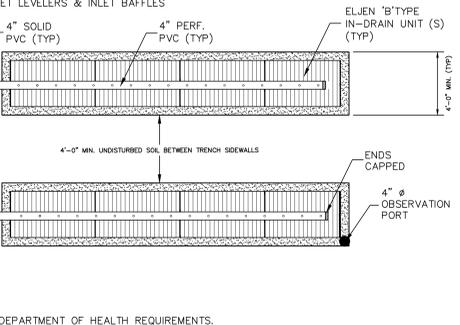
- ELJEN ABSORPTION TRENCH CONFIGURATION**  
NOT TO SCALE
- NOTES:**
1. LATERALS TO BE INSTALLED IN CONFORMANCE WITH ALL STATE AND LOCAL DEPARTMENT OF HEALTH REQUIREMENTS.
  2. ALL SEPARATION DISTANCES TO BE MAINTAINED.
  3. 50% EXPANSION AREA REQUIRED FOR ALL NEWLY INSTALLED RESIDENTIAL SYSTEMS. 100% EXPANSION REQUIRED ON COMMERCIAL SYSTEMS.



- WELL DETAIL**  
NO SCALE
- 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'.

- 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.

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

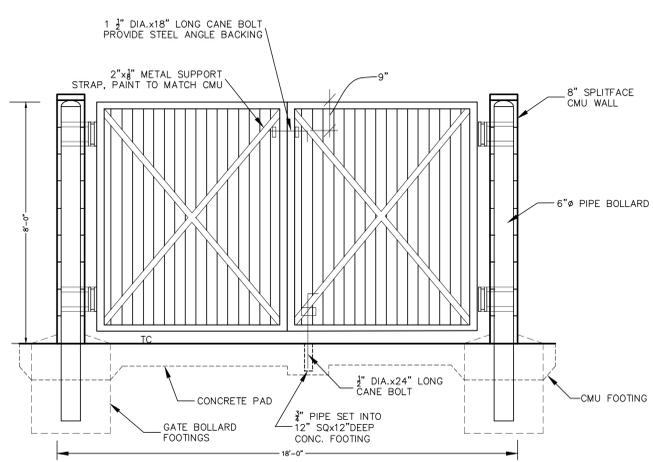
**SDS DETAILS**

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

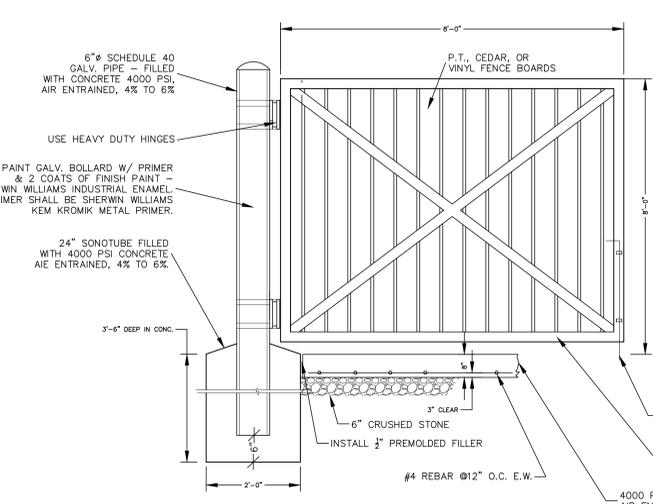
MICHAEL A. MORGANTE, P.E.  
LIC. NO. 78577

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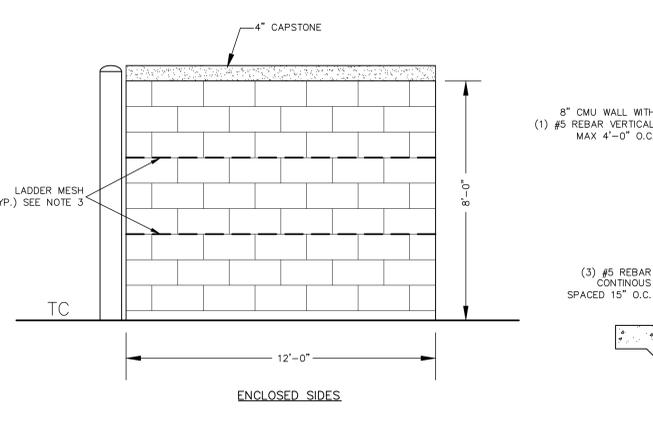


**PICK UP ENTRANCE**  
NOT TO SCALE



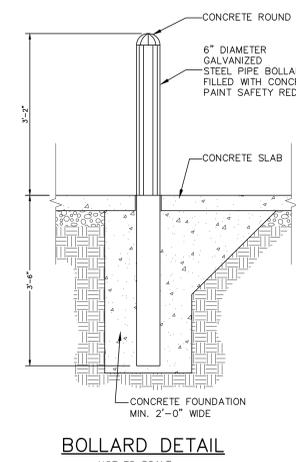
NOTES:  
1. TREAT ALL CEDAR WITH 1 COAT CLEAR WATER REPELLANT.  
2. PROVIDE DOUBLE GATE - ONLY ONE HALF SHOWN.

**CMU DUMPSTER ENCLOSURE GATE**  
NOT TO SCALE

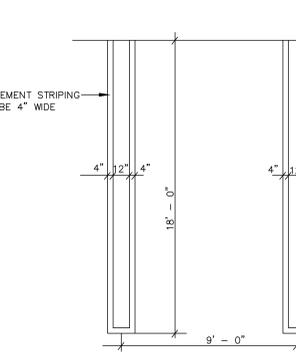


NOTES:  
1. REFUSE ENCLOSURE TO BE CONSTRUCTED OF 8" SOLID TEXTURED MASONRY BLOCK WITH FACADE TO MATCH PROPOSED BUILDING OR AS APPROVED BY PLANNING BOARD.  
2. CONCRETE SLAB TO HAVE 2" RAISED LIP AROUND THREE SIDES.  
3. LADDER MESH REINFORCEMENT EVERY EVERY THIRD VERTICAL ROW (24" O.C. TYP.) OR AS RECOMMENDED BY THE MANUFACTURER.  
4. ALL CONCRETE SHALL BE 4,000 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

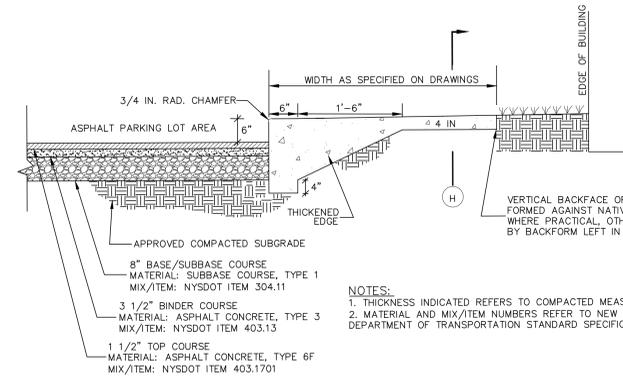


**BOLLARD DETAIL**  
NOT TO SCALE



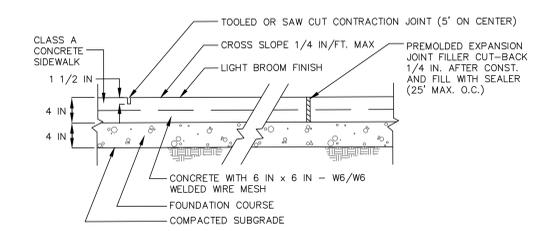
**PARKING LOT STRIPING DETAIL**  
NOT TO SCALE

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



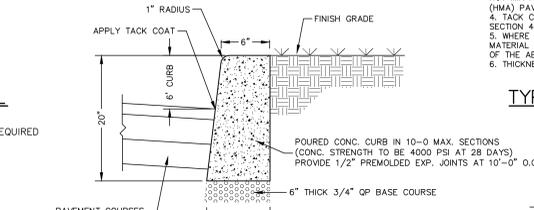
**PAVEMENT & SIDEWALK WITH MONOLITHIC CURB**  
NOT TO SCALE

NOTES:  
1. THICKNESS INDICATED REFERS TO COMPACTED MEASURE.  
2. MATERIAL AND MIX/ITEM NUMBERS REFER TO NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

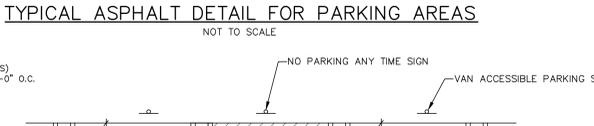


**TYPICAL SIDEWALK SECTION**  
NOT TO SCALE

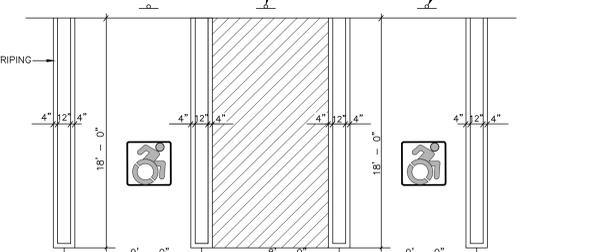
NOTES:  
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST EDITION AND ALL ADDENDA THERETO.  
2. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 - SUBBASE COURSE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



**CONCRETE CURB DETAIL**  
NOT TO SCALE

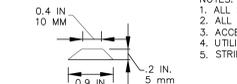


**TYPICAL ASPHALT DETAIL FOR PARKING AREAS**  
NOT TO SCALE

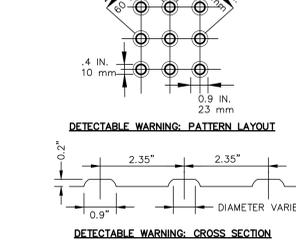


**ACCESSIBLE PARKING SPACE & STRIPING DETAIL**  
NOT TO SCALE

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 PAD DETAIL**  
NOT TO SCALE



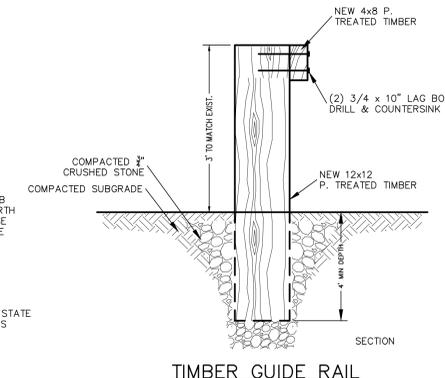
**DETECTABLE WARNING CROSS SECTION**  
NOT TO SCALE

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. THE CONTRACTOR IS REQUIRED TO CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) DETAILS, SPECIFICATIONS, AND STANDARDS WHICH MAY SUPERCEDE THE DETAILS SHOWN.

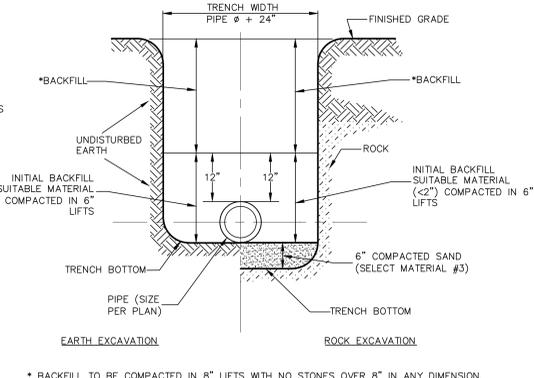
**IN-LINE ACCESSIBLE RAMP**  
NOT TO SCALE

**SITE ACCESSIBILITY NOTES:**

- REFER TO SITE PLAN FOR EXACT LOCATION OF HANDICAP PARKING, WALKWAYS AND RAMP.
- ALL WALKWAYS, RAMPS, AND HANDICAP PARKING SIGNAGE, ETC. SHALL MEET APPROVED AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS AND LOCAL ACCESSIBILITY CODE.
- ONE OUT OF EVERY EIGHT (8) ACCESSIBLE PARKING SPACES, BUT NOT LESS THAN ONE, IS REQUIRED TO BE VAN ACCESSIBLE.
- ALL CONCRETE ACCESSIBLE RAMPS (3000 PSI) SURFACES SHALL HAVE TRUNCATED DOMES PER ADA STANDARDS AND LOCAL ACCESSIBILITY CODE.
- ALL CONCRETE ACCESSIBLE RAMPS SHALL BE COLOR IMPREGNATED TO PROVIDE VISUAL CONTRAST (DARK TO LIGHT) WITH ADJOINING CONCRETE SURFACES (MINIMUM 70% COLOR CONTRAST).
- 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.
- FINISHED GRADES OF PAVEMENT IN HC PARKING AND ACCESSIBILITY AISLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION.



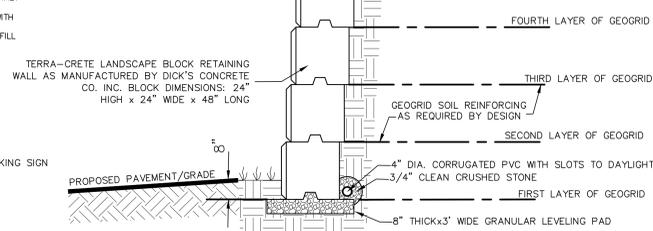
**TIMBER GUIDE RAIL**  
NOT TO SCALE



**TRENCH CROSS SECTION**  
NOT TO SCALE

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

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



**TERRA-CRETE RETAINING WALL**  
NOT TO SCALE

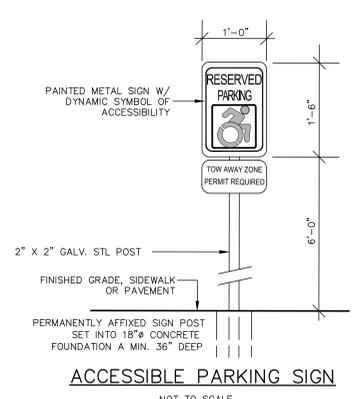
NOTES:  
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.  
2. BACKFILL MUST BE AN ENGINEERED PRODUCT - COMPACTED IN LIFTS TO A 95% MAX. DENSITY & A MOISTURE CONTENT OF 0%-3%.  
3. DESIGN IS BASED ON A 27 DEGREE FRICTION ANGLE OF SOIL.  
4. GEGRID MUST BE MANUFACTURER'S SPECIFIED MATERIAL.

**TYPICAL DESIGN:**

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

**RETAINING WALL NOTES:**

- 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 TO THE SITE AND SPECIFIC TO THE RETAINING WALL SYSTEM TO BE UTILIZED AND SHALL CONSIDER APPROPRIATE AND NECESSARY POSSIBLE LOADINGS AND CONDITIONS RELATED TO THIS PROJECT.
- 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.  
e. DURING CONSTRUCTION, THE WORK MUST BE INSPECTED BY A NYS LICENSED PROFESSIONAL ENGINEER WHO SHALL PROVIDE WRITTEN VERIFICATION TO THE BUILDING INSPECTOR PRIOR TO THE REQUEST FOR A CERTIFICATE OF OCCUPANCY, THAT HE/SHE HAS PERSONALLY INSPECTED THE WORK, AND THE INSTALLATION IS IN COMPLIANCE WITH THE DESIGN DRAWINGS AND MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
- 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.
- 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.



**ACCESSIBLE PARKING SIGN**  
NOT TO SCALE

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

**CONSTRUCTION DETAILS**

JOB#: 190-030  
SCALE:  
AS NOTED  
DATE:  
DRAWN:  
CHECKED:  
DATE:  
SHEET NO. 19 OF 21

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

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**SOIL RESTORATION NOTES:**

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

**COMPOST SPECIFICATIONS:**

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

**MAINTENANCE:**

- 1) SIMPLE MAINTENANCE SHOULD IDENTIFY WHERE SOIL RESTORATION IS APPLIED, WHERE NEWLY RESTORED AREAS ARE/CANNOT BE CLEARED, WHO THE RESPONSIBLE PARTIES ARE TO ENSURE THAT ROUTINE VEGETATION IMPROVEMENTS ARE MADE (THINNING, INVASIVE PLANT REMOVAL ETC.)
- 2) SOIL COMPOST AMENDMENTS WITHIN A FILTER STRIP OR GRASS CHANNEL SHOULD BE LOCATED IN PUBLIC RIGHT OF WAY, OR WITHIN A DEDICATED STORMWATER OR DRAINAGE EASEMENT.
- 3) FIVE YEAR MAINTENANCE OPERATIONS INCLUDES:
  - a) INITIAL INSPECTIONS FOR THE FIRST SIX MONTHS (ONCE AFTER EACH STORM GREATER THAN HALF-INCH)
  - b) RESEEDING TO REPAIR BARE OR ERODING AREAS TO ASSURE GRASS STABILIZATION
  - c) WATER ONCE EVERY THREE DAYS FOR THE FIRST MONTH, AND THEN PROVIDE A HALF INCH OF WATER PER WEEK DURING THE FIRST YEAR. IRRIGATION PLAN MAY BE ADJUSTED ACCORDING TO THE RAIN EVENT.
  - d) FERTILIZATION MAY BE NEEDED IN THE FALL AFTER THE FIRST GROWING SEASON TO INCREASE PLANT VIGOR.
- 4) TO ASSIST IN ONGOING MAINTENANCE, PLANTING THE APPROPRIATE GRASS 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 STRUCTURES. 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. ASSURANCE MUST BE TAKEN THAT ANY LANDSCAPING INSTALLED DOES NOT INHIBIT FUNCTION OR MAINTENANCE OF STORMWATER MANAGEMENT STRUCTURES.

**INFILTRATION BASIN CONSTRUCTION NOTES & SPECIFICATIONS:**

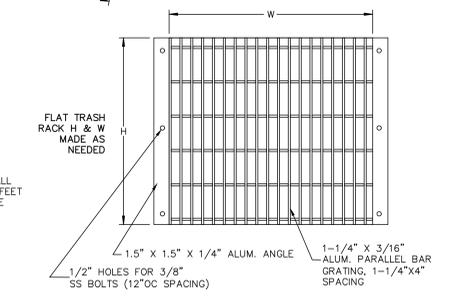
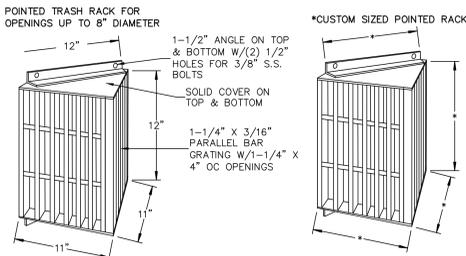
1. THE SEQUENCE OF VARIOUS PHASES OF BASIN CONSTRUCTION SHALL BE COORDINATED WITH THE OVERALL PROJECT CONSTRUCTION SCHEDULE. A PROGRAM SHOULD SCHEDULE ROUGH EXCAVATION OF THE BASIN (TO NOT LESS THAN 2" FROM FINAL GRADE) WITH THE ROUGH GRADING PHASE OF THE PROJECT TO PERMIT USE OF THE MATERIAL AS FILL IN EARTHWORK AREAS. THE PARTIALLY EXCAVATED BASIN, CANNOT SERVE AS A SEDIMENTATION BASIN. 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 AMONG PROJECTS, EACH SHOULD BE SEPARATELY EVALUATED IN ORDER TO POSTPONE USE AS LONG AS IS REASONABLY POSSIBLE.
2. 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.
3. 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 (AS MULCH, 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.
4. 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.
5. 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 OR YOUR LOCAL STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
6. 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 DUE 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:**

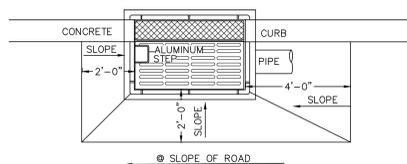
1. ALL CONCRETE SHALL BE A MINIMUM 4000 PSI.
2. ALL TRASH RACK CONNECTIONS TO OUTLET STRUCTURE SHALL BE ALUMINUM.
3. UPON COMPLETION OF STORMWATER CONSTRUCTION, OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE NYSDEC STORMWATER MANAGEMENT DESIGN MANUAL. THESE 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 4000 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.

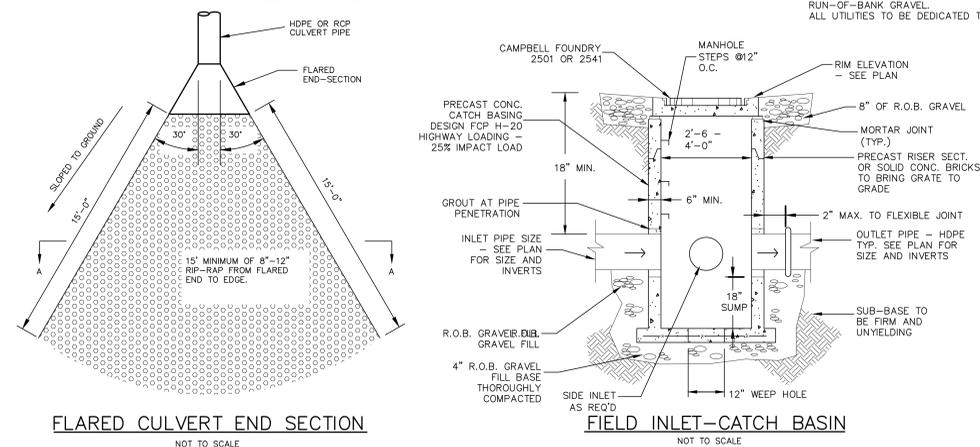


**ALUMINUM TRASH RACK FOR CONCRETE WEIR**  
NOT TO SCALE



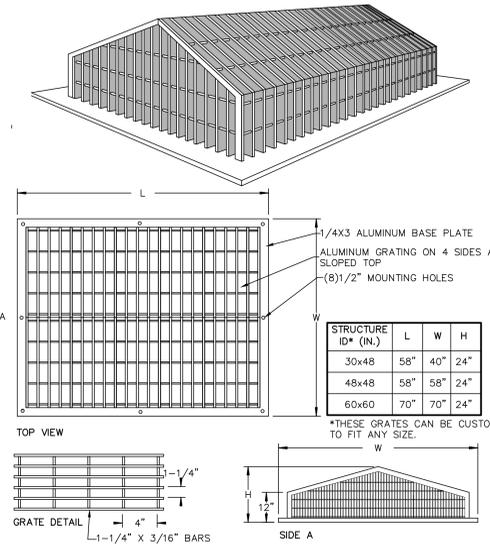
**CURB INLET-CATCH BASIN**  
NOT TO SCALE

- 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 WALKKILL SPECIFICATIONS.

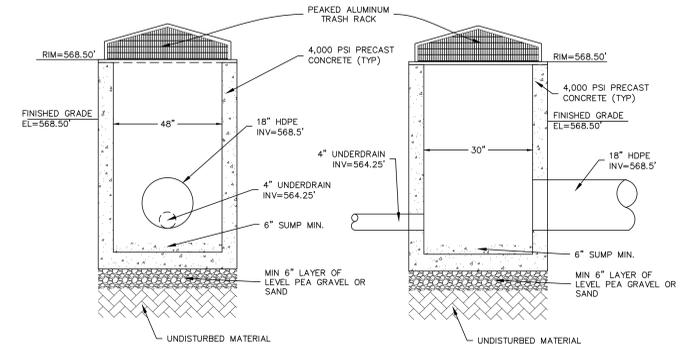


**BIORETENTION WEIR**  
NOT TO SCALE

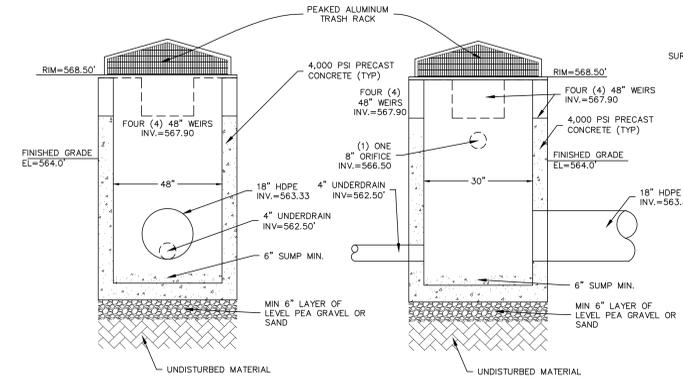
WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL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



**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:**

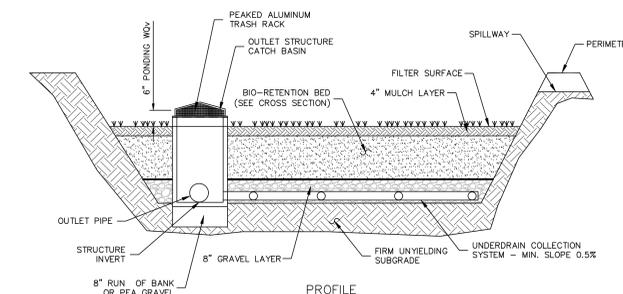
STORMWATER MANAGEMENT FACILITIES SHALL BE REGULARLY MAINTAINED TO ENSURE THEY FUNCTION AT DESIGN CAPACITY AND TO PREVENT HEALTH HAZARDS ASSOCIATED WITH DEBRIS AND STAGNANT WATER. THE PRIVATELY OWNED PORTION OF THE SYSTEM MUST BE PRIVATELY MAINTAINED.

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 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 INDICATES SIGNIFICANT ACCUMULATION OF SEDIMENT IN THE PIPES; AND PERIODIC REMOVAL AND DISPOSAL OF OTHER MATERIAL AND DEBRIS, SHALL REMAIN WITH THE OWNER OR OWNERS OF THE PROPERTY, WITH PERMANENT ARRANGEMENTS THAT SHALL PASS TO ANY SUCCESSIVE OWNER, UNLESS ASSUMED BY A GOVERNMENTAL AGENCY.

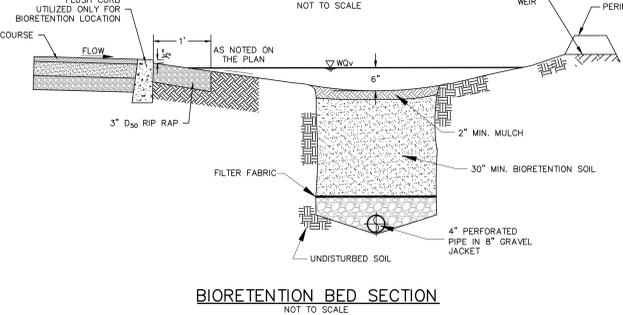
IN THE EVENT THAT THE FACILITY BECOMES A DANGER TO PUBLIC SAFETY OR PUBLIC HEALTH, OR IT IS IN NEED OF MAINTENANCE, THE OWNER SHALL EFFECT SUCH MAINTENANCE AND REPAIR OF THE FACILITY IN A MANNER THAT IS APPROVED BY THE TOWN ENGINEER OR HIS DESIGNEE, IF THE OWNER FAILS TO PERFORM SUCH MAINTENANCE AND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

**SEDIMENT TRAP & BASIN CONSTRUCTION SPECIFICATIONS:**

1. THE AREA OF THE PROPOSED SEDIMENT BASIN SHALL BE USED AS A SEDIMENT TRAP PRIOR TO FINAL CONSTRUCTION OF THE INFILTRATION BASIN. SEDIMENT TRAP SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT, INCLUSION OF VEGETATION, ORGANIC MATERIAL, OR FROZEN SOIL IN THE EMBANKMENT, AS WELL AS PLACING OF EMBANKMENT MATERIAL ON A FROZEN SURFACE IS PROHIBITED.
2. THE FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL, OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING 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 DRAINING 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.
14. ENSURE THAT THE TOP OF THE EMBANKMENT AT ALL POINTS IS 0.5' ABOVE NATURAL SURROUNDING GROUND.
15. 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 FACILITY**  
NOT TO SCALE



**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 (USCS). A PERMEABILITY OF AT LEAST 1.0 FEET PER DAY (0.5"/HR) IS REQUIRED (A CONSERVATIVE VALUE OF 0.5 FEET PER DAY IS USED FOR DESIGN). THE SOIL SHOULD BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER, AND BRUSH OR SEED FROM NOXIOUS WEEDS. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN LIFTS OF 10" TO 18", LOOSELY COMPACTED (TAMPED LIGHTLY WITH A DOZER OR BACKHOE BUCKET). THE SPECIFIC CHARACTERISTICS ARE AS FOLLOWS:

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

REVISION	BY	DATE	DESCRIPTION
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

**DAVIDSON DRIVE HOLDINGS, LLC**  
LAKE STATION ROAD  
TOWN OF CHESTER, COUNTY OF ORANGE, NY

**STORMWATER CONSTRUCTION DETAILS**

JOB#: 2020-000  
SCALE:  
AS NOTED  
DATE: 03-21-22  
DRAWN:  
MM  
CHECKED:  
MM  
SHEET NO. 20 OF 21

**HYDRO FRAME AND COVER (INCLUDED)**  
GRADE RINGS BY OTHERS AS REQUIRED

**Hydro International**  
HYDRO INTERNATIONAL  
118/2019 T30  
21.3  
R/R DIAMETER  
FIRST DEFENSE HIGH CAPACITY

**GENERAL ARRANGEMENT**

**PRODUCT SPECIFICATION:**

1. PEAK HYDRAULIC FLOW: 20.0 cfs (568 l/s)
2. MIN SEDIMENT STORAGE CAPACITY: 1.1 cu. yd (0.8 cu. m.)
3. OIL STORAGE CAPACITY: 300 gal (1135 liters)
4. MAXIMUM INLET/OUTLET PIPE DIAMETERS: 24 in. (600 mm)
5. THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF
6. FOR MORE PRODUCT INFORMATION INCLUDING REGULATORY ACCEPTANCES, PLEASE VISIT <https://hydro-int.com/en/products/first-defense>

**GENERAL NOTES:**

1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
2. The diameter of the inlet and outlet pipes may be no more than 24".
3. Multiple inlet pipes possible (refer to project plan).
4. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plan).
5. Peak flow rate and minimum height limited by available cover and pipe diameter.
6. Large sediment storage capacity may be provided with a deeper sump depth.

**PARTS LIST**

ITEM QTY	SIZE (in)	DESCRIPTION
1	60	1500 I.D. PRECAST MANHOLE (PRE-INSTALLED)
3	1	INTERNAL COMPONENTS
4	1	750 FRAME AND COVER (ROUND)
4	1	600 (MAX) OUTLET PIPE (BY OTHERS)
5	1	24 (MAX) 600 (MAX) INLET PIPE (BY OTHERS)

**PROJECTION**

**IF IN DOUBT ASK**

1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.
3. CONTRACTOR TO CONFIRM RIM PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

**GENERAL ARRANGEMENT**

**PLAN VIEW**

**SECTION A-A**

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**GENERAL ARRANGEMENT**

**PLAN VIEW**

**SECTION A-A**

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2. The diameter of the inlet and outlet pipes may be no more than 24".
3. Multiple inlet pipes possible (refer to project plan).
4. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plan).
5. Peak flow rate and minimum height limited by available cover and pipe diameter.
6. Large sediment storage capacity may be provided with a deeper sump depth.

**PARTS LIST**

ITEM QTY	SIZE (in)	DESCRIPTION
1	60	1500 I.D. PRECAST MANHOLE (PRE-INSTALLED)
3	1	INTERNAL COMPONENTS
4	1	750 FRAME AND COVER (ROUND)
4	1	600 (MAX) OUTLET PIPE (BY OTHERS)
5	1	24 (MAX) 600 (MAX) INLET PIPE (BY OTHERS)

**PROJECTION**

**IF IN DOUBT ASK**

1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.
3. CONTRACTOR TO CONFIRM RIM PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

**GENERAL ARRANGEMENT**

**PLAN VIEW**

**SECTION A-A**

**HYDRO FRAME AND COVER (INCLUDED)**  
GRADE RINGS BY OTHERS AS REQUIRED

**PRODUCT SPECIFICATION:**

1. PEAK HYDRAULIC FLOW: 20.0 cfs (568 l/s)
2. MIN SEDIMENT STORAGE CAPACITY: 1.1 cu. yd (0.8 cu. m.)
3. OIL STORAGE CAPACITY: 300 gal (1135 liters)
4. MAXIMUM INLET/

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 area is 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 31<sup>st</sup> and March 31<sup>st</sup>, in accordance with the BTEEP and the project's Construction Sequence, a continuous row of Turtle Barrier Fence (Double Silt Fence) will be installed between the construction area and the wetland/buffer area, in the general location as shown on Drawing 10 and 11 of the site plans.
- The Turtle Barrier Fence will be:
  - 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 commence until the NYSDEC provides notice in writing that work can proceed.
- Turtle Barrier Fencing will be maintained until the completion of the project and then completely removed after construction activities are completed.

**Additional Mitigation Measures during Construction**

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

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

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

**Procedure for Bog Turtle Encounter and Relocation**

- In the event that a bog turtle is found within the work area:
  - 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. moving).
  - 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 1<sup>st</sup> for fall applications or before April 1<sup>st</sup> 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.htm](http://www.dec.ny.gov/animals/7164.htm))
- NY Natural Heritage Program Animal Guidance ([www.acris.nynhp.org/guide.php?id=7507](http://www.acris.nynhp.org/guide.php?id=7507))
- US Fish and Wildlife Service New York Field Office Bog Turtle Website (<https://www.fws.gov/northeast/nfyo/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

TOWN OF CHESTER PLANNING BOARD APPROVAL



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	<b>ARDEN CONSULTING ENGINEERS, PLLC</b> P.O. BOX 340 MONROE, N.Y. T: 845-782-8114 E: MAM@ARDENCONSULTING.NET	JOB#: 20-030 SCALE: AS NOTED DATE: 10-21-22 DRAWN: MM CHECKED: MM SHEET NO. 21 OF 21
	SITE PLAN & LOT LINE COMBINATION FOR DAVIDSON DRIVE HOLDINGS, LLC LAKE STATION ROAD TOWN OF CHESTER, COUNTY OF ORANGE, NY	HABITAT PROTECTION PLAN