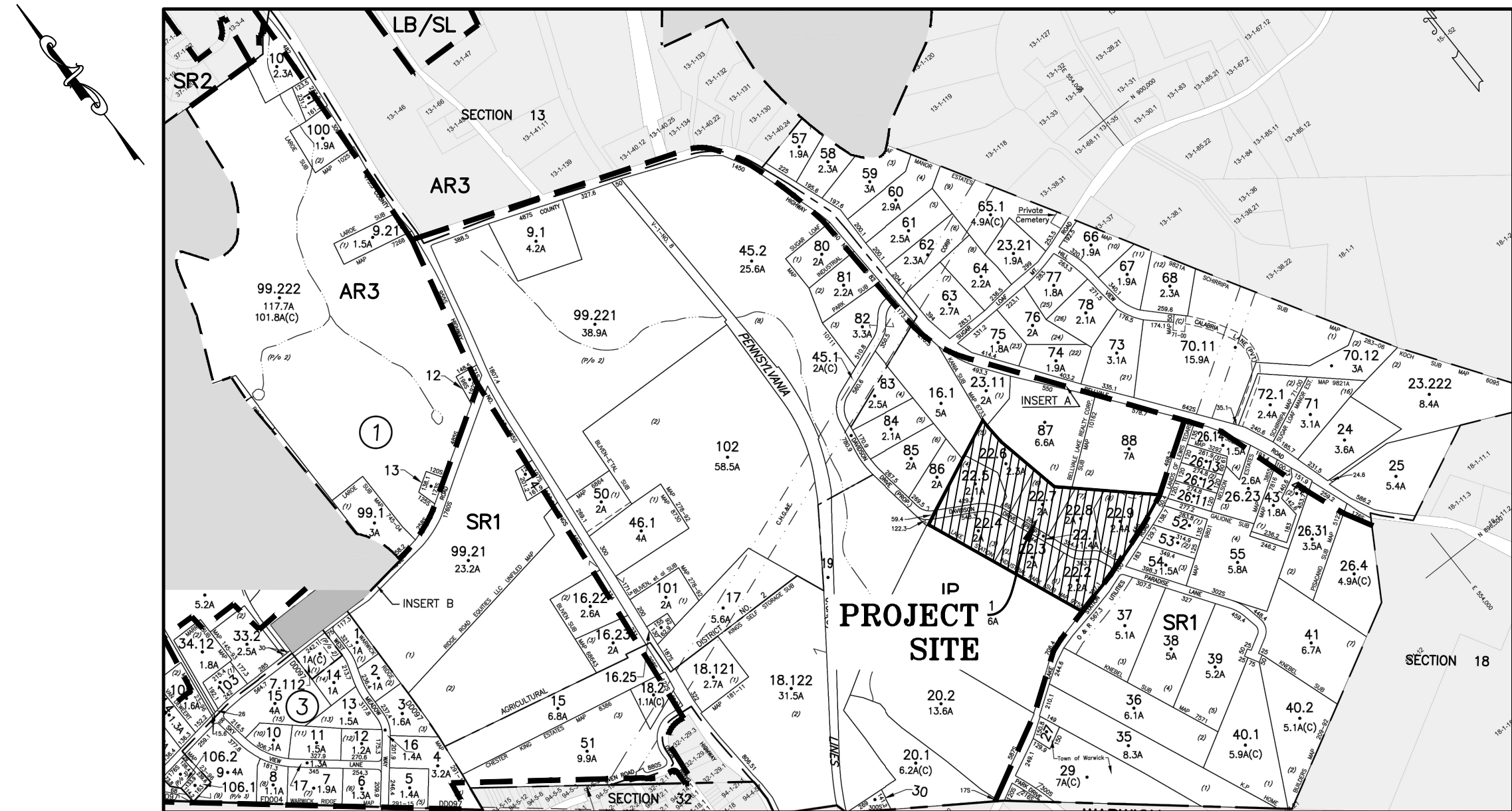


SITE PLAN & LOT LINE COMBINATION FOR
DAVIDSON DRIVE HOLDINGS, LLC
LAKE STATION ROAD
TOWN OF CHESTER, ORANGE COUNTY, NY.



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

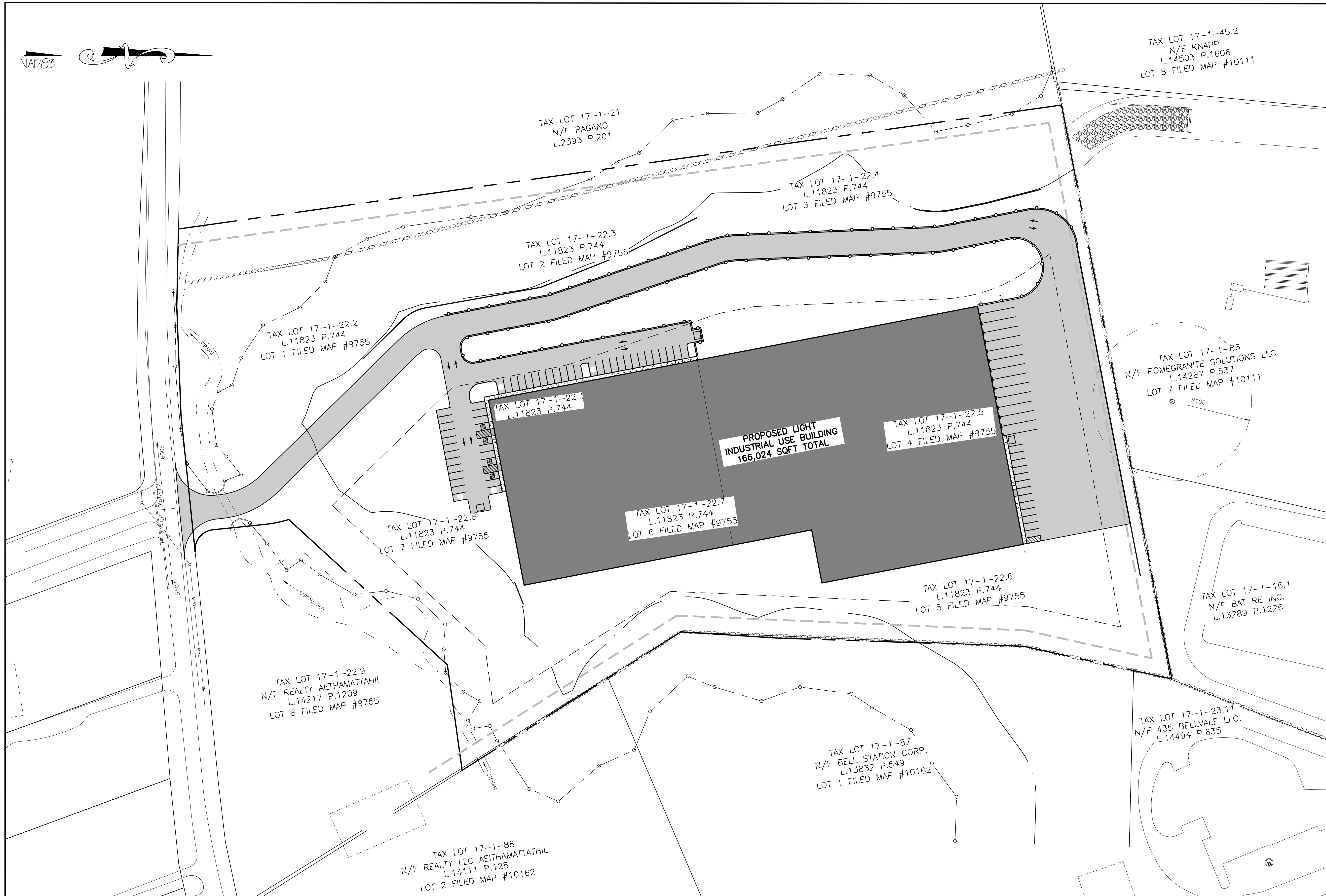
DAVIDSON DRIVE HOLDINGS, LLC
99 FOREST ROAD UNIT 103
MONROE, NY 10950

DRAWING LIST

SHEET #	SHEET TITLE	ORIGINAL DATE / LAST REVISED DATE
01 OF 21	TITLE SHEET	03-21-22 / 01-17-23
02 OF 21	EXISTING CONDITIONS MAP	03-21-22 / 01-17-23
03 OF 21	SLOPE ANALYSIS	03-21-22 / 01-17-23
04 OF 21	SITE PLAN	03-21-22 / 01-17-23
05 OF 21	GRADING & UTILITY PLAN	03-21-22 / 01-17-23
06 OF 21	DRIVEWAY PROFILES	03-21-22 / 01-17-23
07 OF 21	SECTION A-A	03-21-22 / 01-17-23
08 OF 21	DRAINAGE PROFILES 1	03-21-22 / 01-17-23
09 OF 21	DRAINAGE PROFILES 2	03-21-22 / 01-17-23
10 OF 21	EROSION AND SEDIMENT CONTROL PLAN	03-21-22 / 01-17-23
11 OF 21	EROSION AND SEDIMENT CONTROL DETAILS	03-21-22 / 01-17-23
12 OF 21	LIGHTING PLAN	07-30-22 / 01-17-23
13 OF 21	LANDSCAPING PLAN	03-21-22 / 01-17-23
14 OF 21	LANDSCAPING DETAILS	03-21-22 / 01-17-23
15 OF 21	TRUCK TURNING DIAGRAM	03-21-22 / 01-17-23
16 OF 21	TRUCK TURNING DIAGRAM - INTERSECTION 1	03-21-22 / 01-17-23
17 OF 21	TRUCK TURNING DIAGRAM - INTERSECTION 2	03-21-22 / 01-17-23
18 OF 21	SDS DETAILS	03-21-22 / 01-17-23
19 OF 21	CONSTRUCTION DETAILS	03-21-22 / 01-17-23
20 OF 21	STORMWATER CONSTRUCTION DETAILS	03-21-22 / 01-17-23
21 OF 21	HABITAT PROTECTION PLAN	03-21-22 / 01-17-23

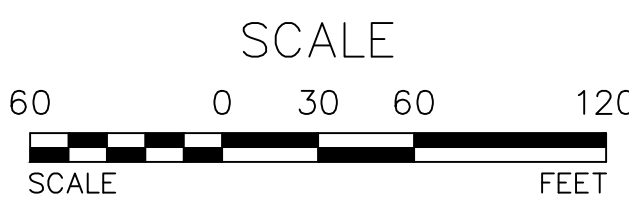
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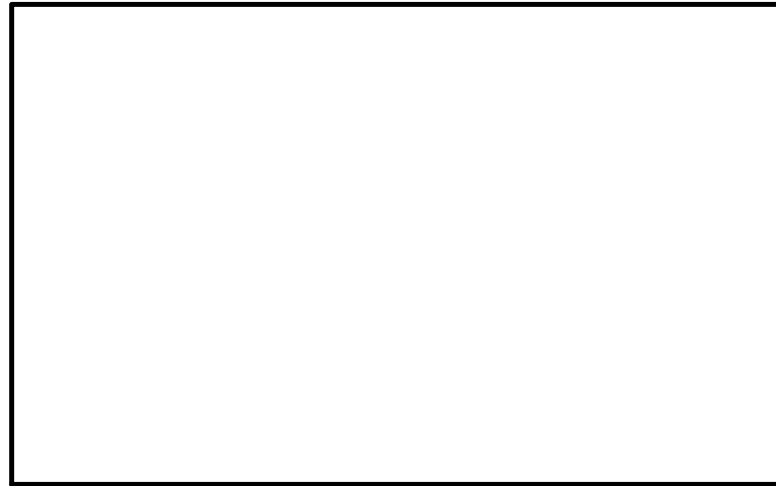


TITLE SHEET

SCALE: 1"=60'



TOWN OF CHESTER PLANNING BOARD APPROVAL



OWNER'S CONSENT NOTE:

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

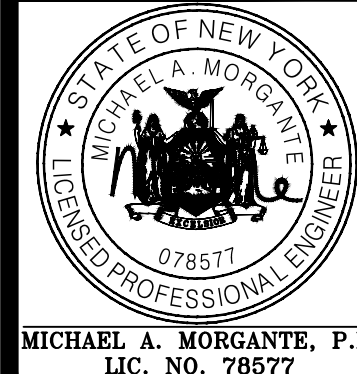
SIGNATURE OF OWNER(S) _____ DATE _____

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

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

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



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

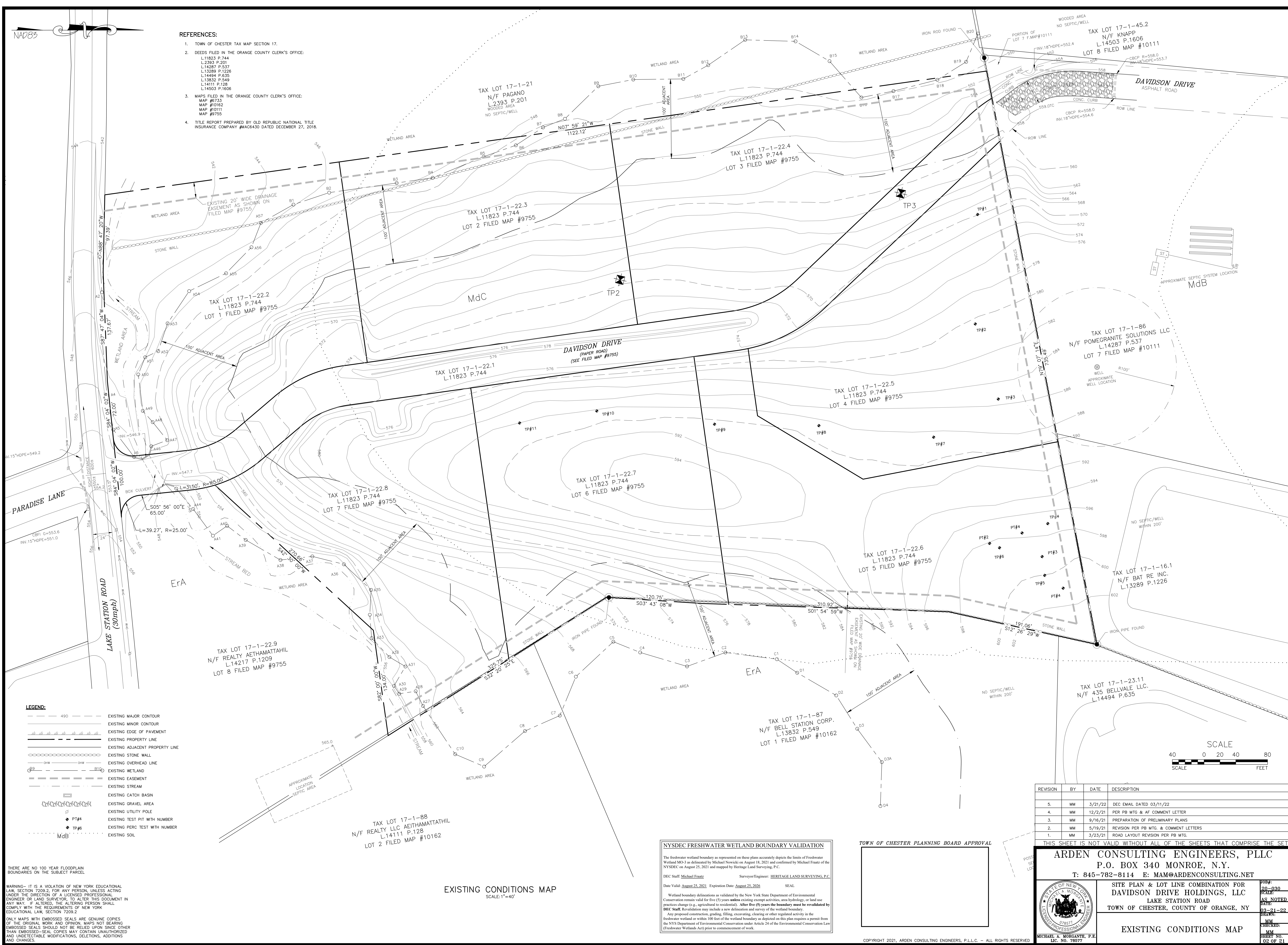
TITLE SHEET

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

NAD83

REFERENCES:

1. TOWN OF CHESTER TAX MAP SECTION 17.
2. DEEDS FILED IN THE ORANGE COUNTY CLERK'S OFFICE:
L.11823 P.744
L.2393 P.201
L.14287 P.537
L.13289 P.1226
L.14494 P.635
L.13832 P.549
L.14111 P.128
L.14503 P.1606
3. MAPS FILED IN THE ORANGE COUNTY CLERK'S OFFICE:
MAP #9733
MAP #10162
MAP #10111
MAP #9755
4. TITLE REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY #MAC6430 DATED DECEMBER 27, 2018.



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

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

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

Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for five (5) years unless existing exempt activities, area hydrology, or land use practices change (e.g., agricultural to residential). After five (5) years the boundary must be revalidated by DEC Staff. Revalidation may include a new delineation and survey of the wetland boundary. Any proposed construction, grading, filling, excavating, clearing or other regulated activity in the freshwater wetland or within 100 feet of the wetland boundary as depicted on this plan requires a permit from the NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act) prior to commencement of work.

TOWN OF CHESTER PLANNING BOARD APPROVAL



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

REVISIONS:
50-030
SCALE:
AS NOTED
DATE:
10-21-22
DRAWN:
MM
CHECKED:
MM
SHEET NO.
02 OF 21

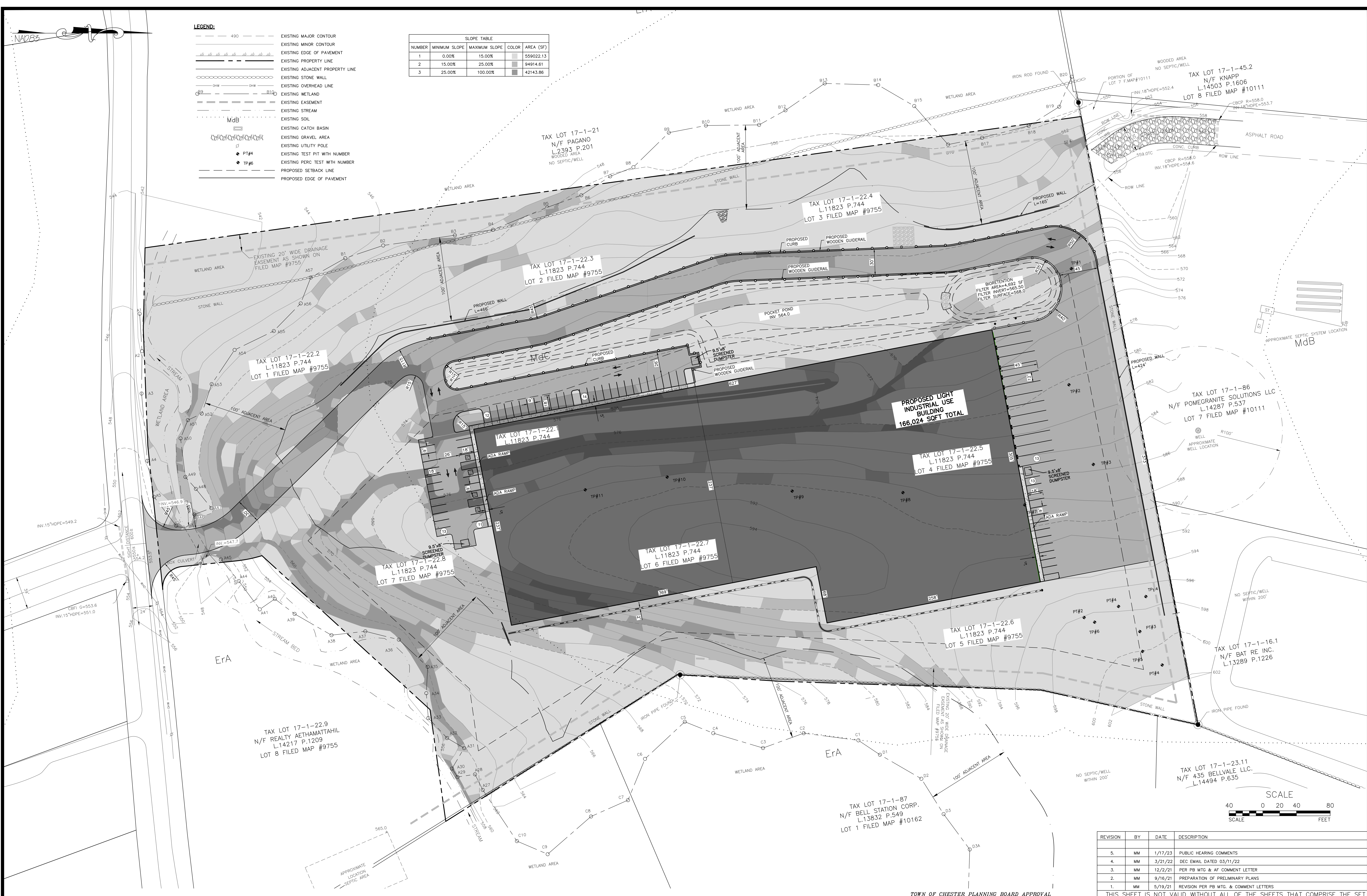
MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

NA2083

LEGEND:

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

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



SLOPE ANALYSIS
SCALE: 1"=40'

TOWN OF CHESTER PLANNING BOARD APPROVAL



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

SLOPE ANALYSIS

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03 OF 21

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NAD83

TABLE OF ZONING REQUIREMENTS:

ZONE 1P (LIGHT ENTERPRISE)
LIGHT INDUSTRIAL USE BUILDING

LOT DIMENSIONS

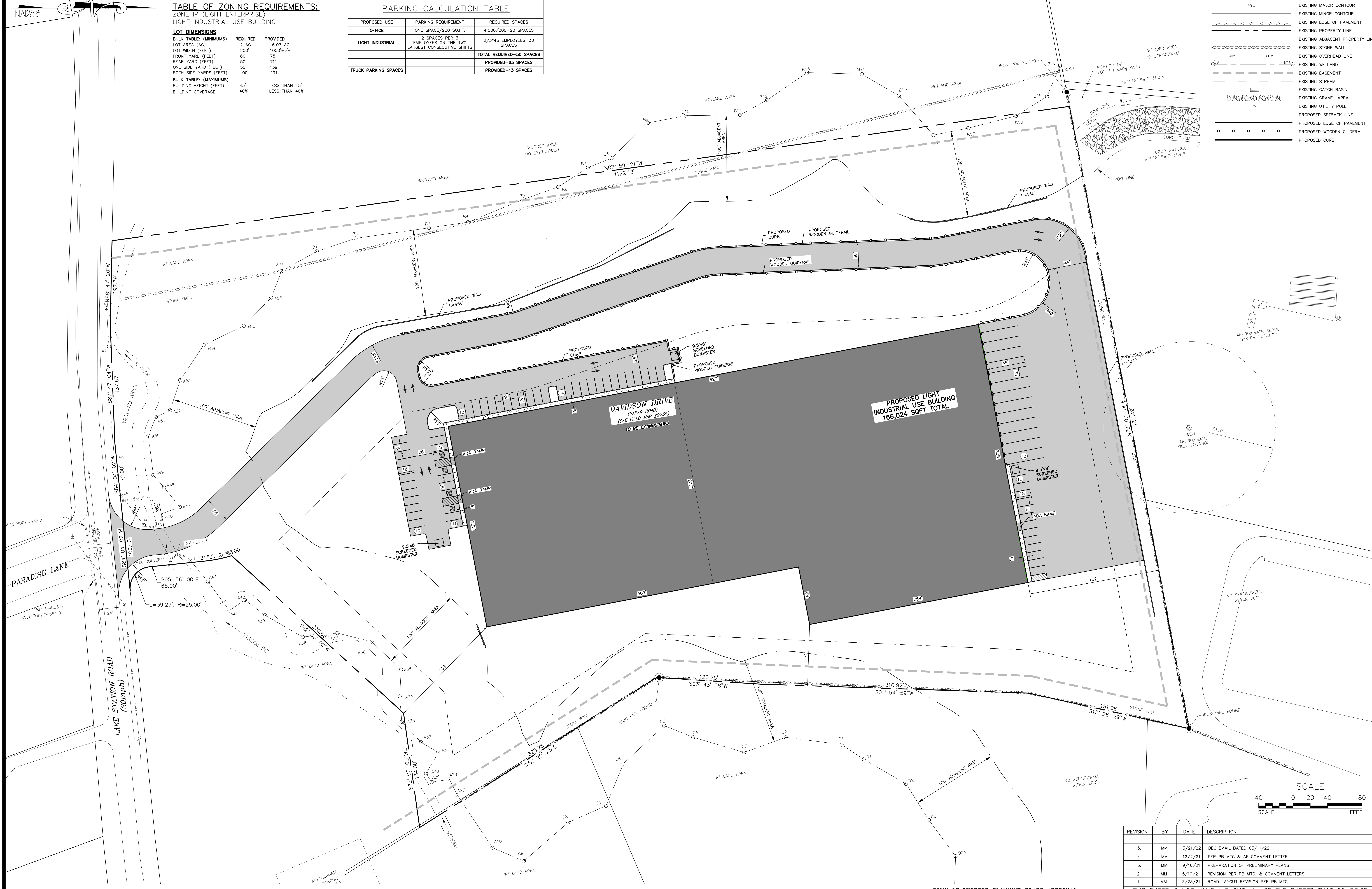
BULK TABLE: (MINIMUMS)	REQUIRED	PROVIDED
LOT AREA (AC)	2 AC	16.07 AC
LOT WIDTH (FEET)	200'	1000'+/-
FRONT YARD (FEET)	60'	75'
REAR YARD (FEET)	50'	71'
ONE SIDE YARD (FEET)	50'	139'
BOTH SIDE YARDS (FEET)	100'	291'
BULK TABLE: (MAXIMUMS)		
BUILDING HEIGHT (FEET)	45'	LESS THAN 45'
BUILDING COVERAGE	40%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

PARKING CALCULATION TABLE

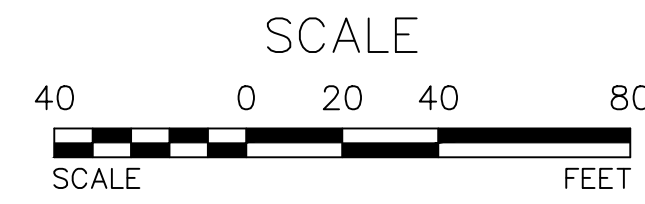
PROPOSED USE	PARKING REQUIREMENT	REQUIRED SPACES
OFFICE	ONE SPACE/200 SQ.FT.	4,000/200=20 SPACES
LIGHT INDUSTRIAL	2 SPACES PER 3 EMPLOYEES ON THE TWO LARGEST CONSECUTIVE SHIFTS	2/3*45 EMPLOYEES=30 SPACES
		TOTAL REQUIRED=50 SPACES
		PROVIDED=63 SPACES
TRUCK PARKING SPACES		PROVIDED=13 SPACES

LEGEND:

- 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 SETBACK LINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED WOODEN GUIDERAIL
- PROPOSED CURB



SITE PLAN
SCALE: 1"=40'



REVISION	BY	DATE	DESCRIPTION
5.	MM	3/21/22	DEC EMAIL DATED 03/11/22
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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#:
20-0380
SCALE:
AS NOTED
DATE:
03-21-22
DRAWN:
MM
CHECKED:
MM
SHEET NO.
04 OF 21

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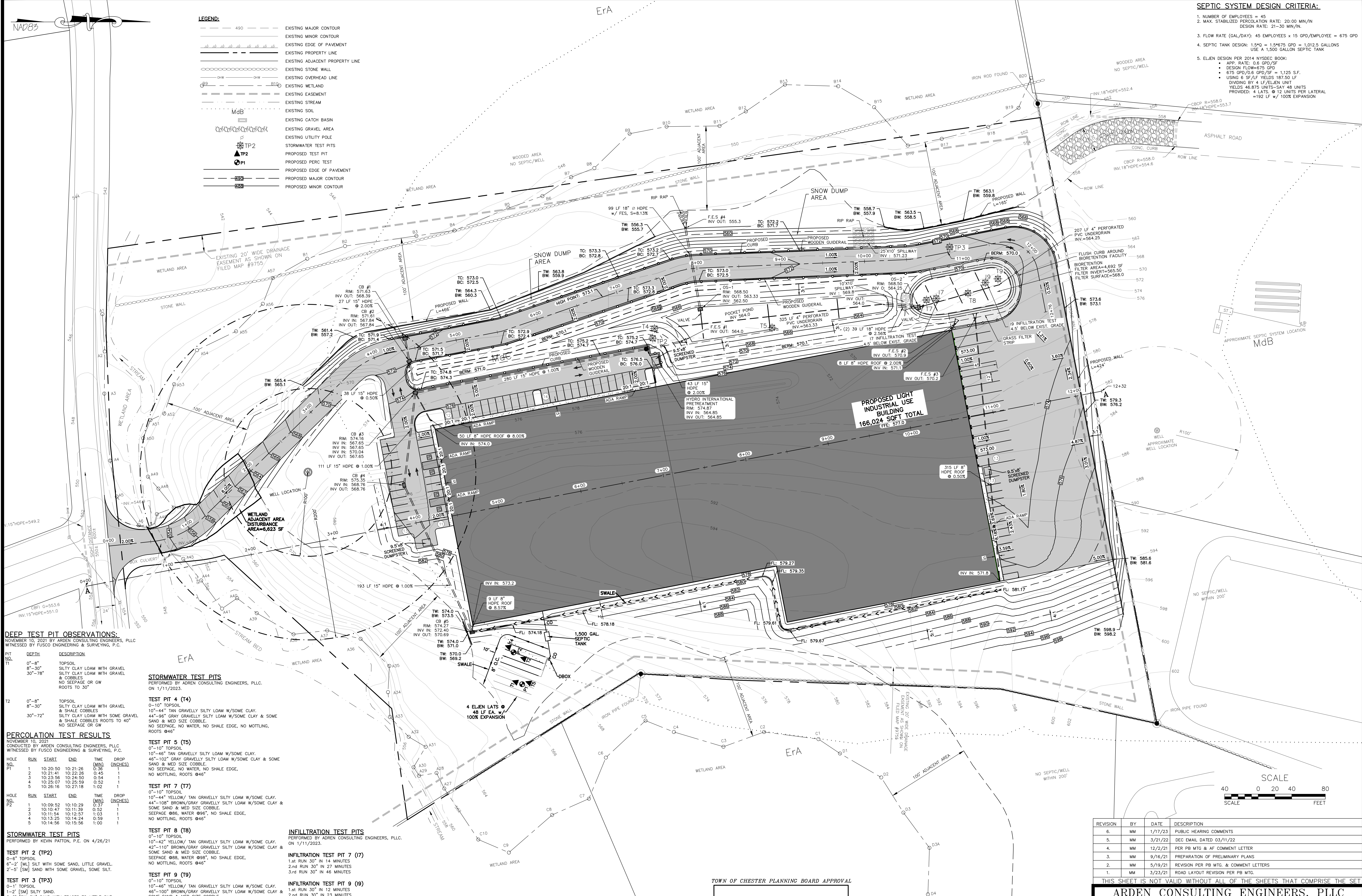
NAD83

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 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

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
DESIGN RATE: 21-30 MIN/IN
USE A 1,500 GALLON SEPTIC TANK
5. ELVEN DESIGN PER 2014 NYSDC BOOK:
 - APP. RATE: 0.6 GPD/SF
 - DESIGN FLOW=675 GPD
 - 675 GPD/0.6 GPD/SF = 1,125 S.F.
 - USING 6 SF/LF YIELDS 187.50 LF
 - DIVIDING BY 4 LF/ELVEN UNIT YIELDS 46.875 UNITS-SAY 48 UNITS
 - PROVIDED: 4 LATS. @ 12 UNITS PER LATERAL =192 LF @ 100% EXPANSION



DEEP TEST PIT OBSERVATIONS:

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

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

T2	0'-8"	TOPSOIL
	8'-30"	SILTY CLAY LOAM WITH GRAVEL & SHALE COBBLES
	30'-72"	SILTY CLAY LOAM WITH SOME GRAVEL & SHALE COBBLES NO SEEPAGE OR GW ROOTS TO 30'

PERCOLATION TEST RESULTS

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

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

STORMWATER TEST PITS

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

TEST PIT 2 (TP2)

0'-6" TOPSOIL
6'-2" [M] SILT WITH SOME SAND, LITTLE GRAVEL
2'-5" [SM] SAND WITH SOME GRAVEL, SOME SILT.

TEST PIT 3 (TP3)

0'-1" TOPSOIL
1'-2" [SM] SILT SAND
2'-5" [SW-SM] SAND WITH TRACES TO LITTLE SILT
5'-10" [SW-SM] SAND WITH TRACES SILT, LITTLE GRAVEL, SOME COBBLES AND BOULDERS
10'-11" [CL-M] SILTY CLAY WITH LITTLE SAND, LITTLE GRAVEL
SEEPAGE AT 5'

STORMWATER TEST PITS

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

TEST PIT 4 (T4)

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

TEST PIT 5 (T5)

0'-10" TOPSOIL
10'-44" YELLOW/TAN GRAVELLY SILTY LOAM W/SOME CLAY
44'-102" GRAY GRAVELLY SILTY LOAM W/SOME CLAY & SOME SAND & MED SIZE COBBLE
NO SEEPAGE, NO WATER, NO SHALE EDGE, NO MOTTLING, ROOTS @46"

TEST PIT 7 (T7)

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

TEST PIT 8 (T8)

0'-10" TOPSOIL
10'-42" YELLOW/TAN GRAVELLY SILTY LOAM W/SOME CLAY
42'-110" BROWN/GRAY GRAVELLY SILTY LOAM W/SOME CLAY & SOME SAND & MED SIZE COBBLE
SEEPAGE @66, WATER @98", NO SHALE EDGE, NO MOTTLING, ROOTS @46"

TEST PIT 9 (T9)

0'-10" TOPSOIL
10'-46" YELLOW/TAN GRAVELLY SILTY LOAM W/SOME CLAY
46'-100" BROWN/GRAY GRAVELLY SILTY LOAM W/SOME CLAY & SOME SAND & MED SIZE COBBLE
SEEPAGE @64, WATER @94", NO SHALE EDGE, NO MOTTLING, ROOTS @50"

INFILTRATION TEST PITS

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

INFILTRATION TEST PIT 7 (T7)

1st RUN 30" IN 14 MINUTES
2nd RUN 30" IN 27 MINUTES
3rd RUN 30" IN 46 MINUTES

INFILTRATION TEST PIT 9 (T9)

1st RUN 30" IN 12 MINUTES
2nd RUN 30" IN 23 MINUTES
3rd RUN 30" IN 41 MINUTES

NOTE:

INFILTRATION TESTS CONDUCTED AT A 2' DEPTH BELOW THE BIOTENTION INVERT

WETLAND ADJACENT AREA: 6,623 SF

OUT: 382.15 CY

ELL: 58.82 CY

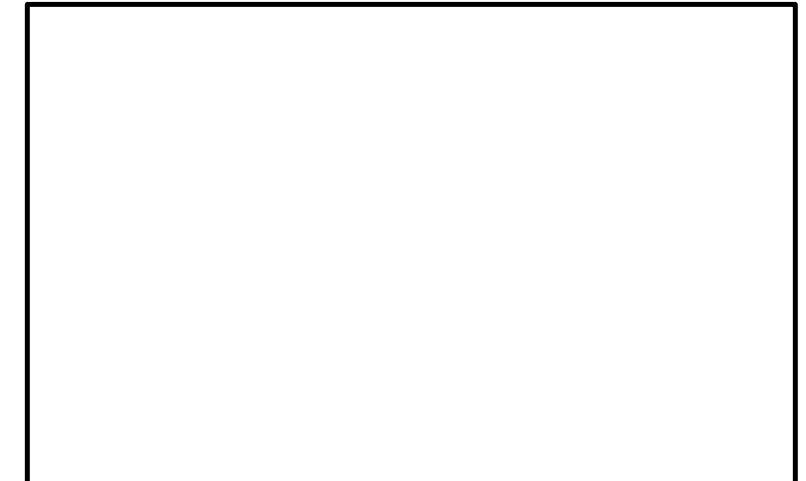
NET: 315.28 CY (CUT)

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



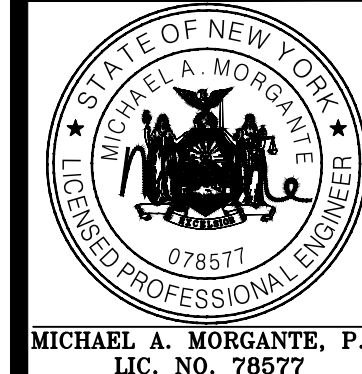
THE PROPOSED SEWAGE DISPOSAL SYSTEM AND WATER SUPPLY SYSTEM SHOWN HAS BEEN DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS ESTABLISHED BY THE NEW YORK STATE DEPARTMENT OF HEALTH FOR RESIDENTIAL LOTS. THE DESIGNS ARE BASED UPON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON THE LOTS AT THE DESIGN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



REVISION	BY	DATE	DESCRIPTION
6.	MM	1/17/23	PUBLIC HEARING COMMENTS
5.	MM	3/21/22	DEC EMAIL DATED 03/11/22
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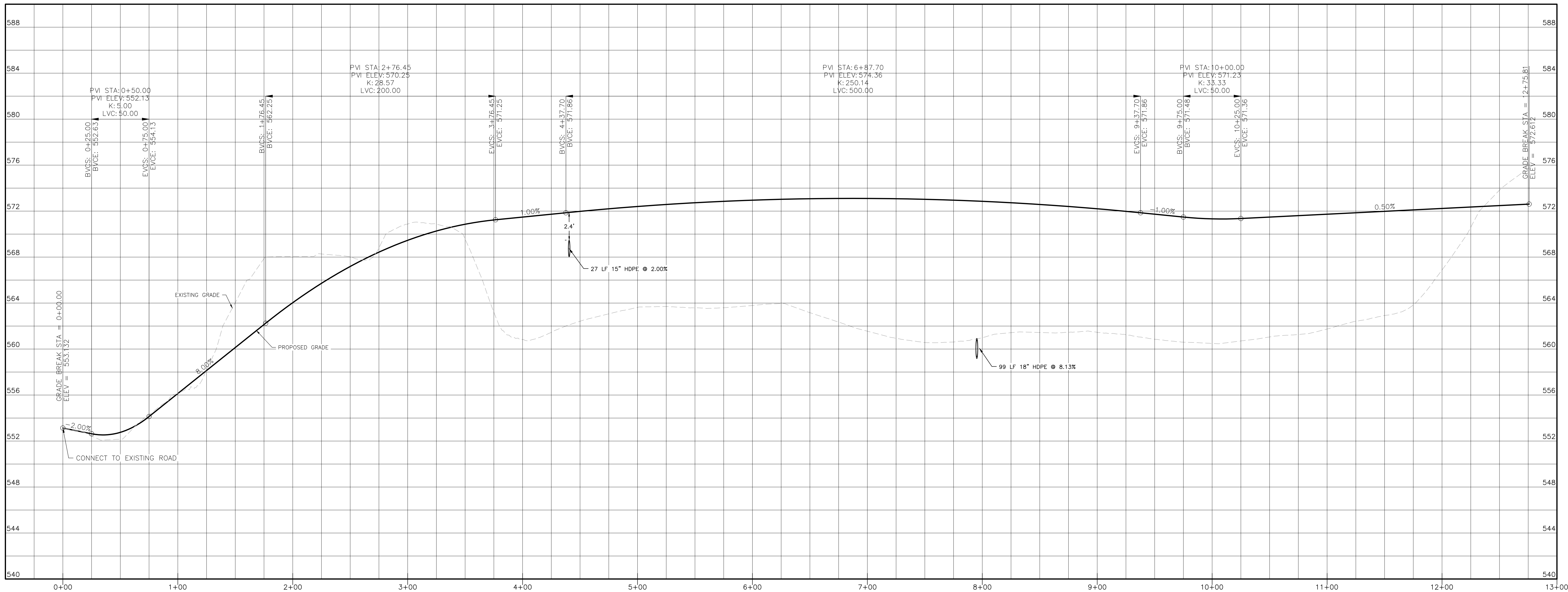
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SITE PLAN & LOT LINE COMBINATION FOR DAVIDSON DRIVE HOLDINGS, LLC
LAKE STATION ROAD
TOWN OF CHESTER, COUNTY OF ORANGE, NY

GRADING & UTILITY PLAN

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



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

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TOWN OF CHESTER PLANNING BOARD APPROVAL



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6.	MM	1/17/23	PUBLIC HEARING COMMENTS
5.	MM	3/21/22	DEC EMAIL DATED 03/11/22
4.	MM	12/2/21	PER PB MTG & AF COMMENT LETTER
3.	MM	9/16/21	PREPARATION OF PRELIMINARY PLANS
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1.	MM	3/23/21	ROAD LAYOUT REVISION PER PB MTG.

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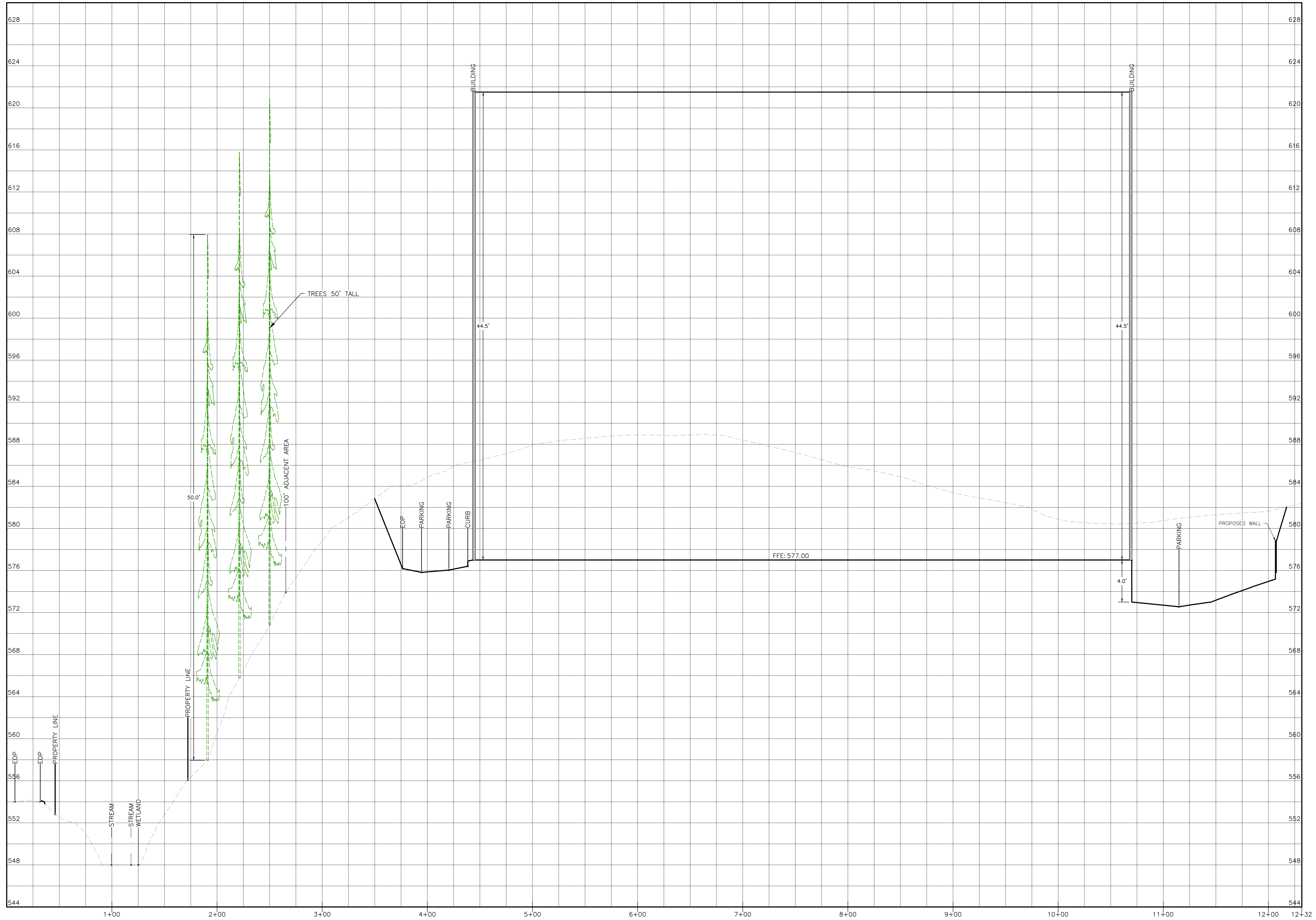
MICHAEL A. MORGANTE, P.E.
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DRIVEWAY PROFILES

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

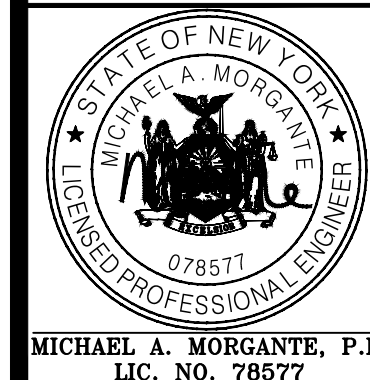
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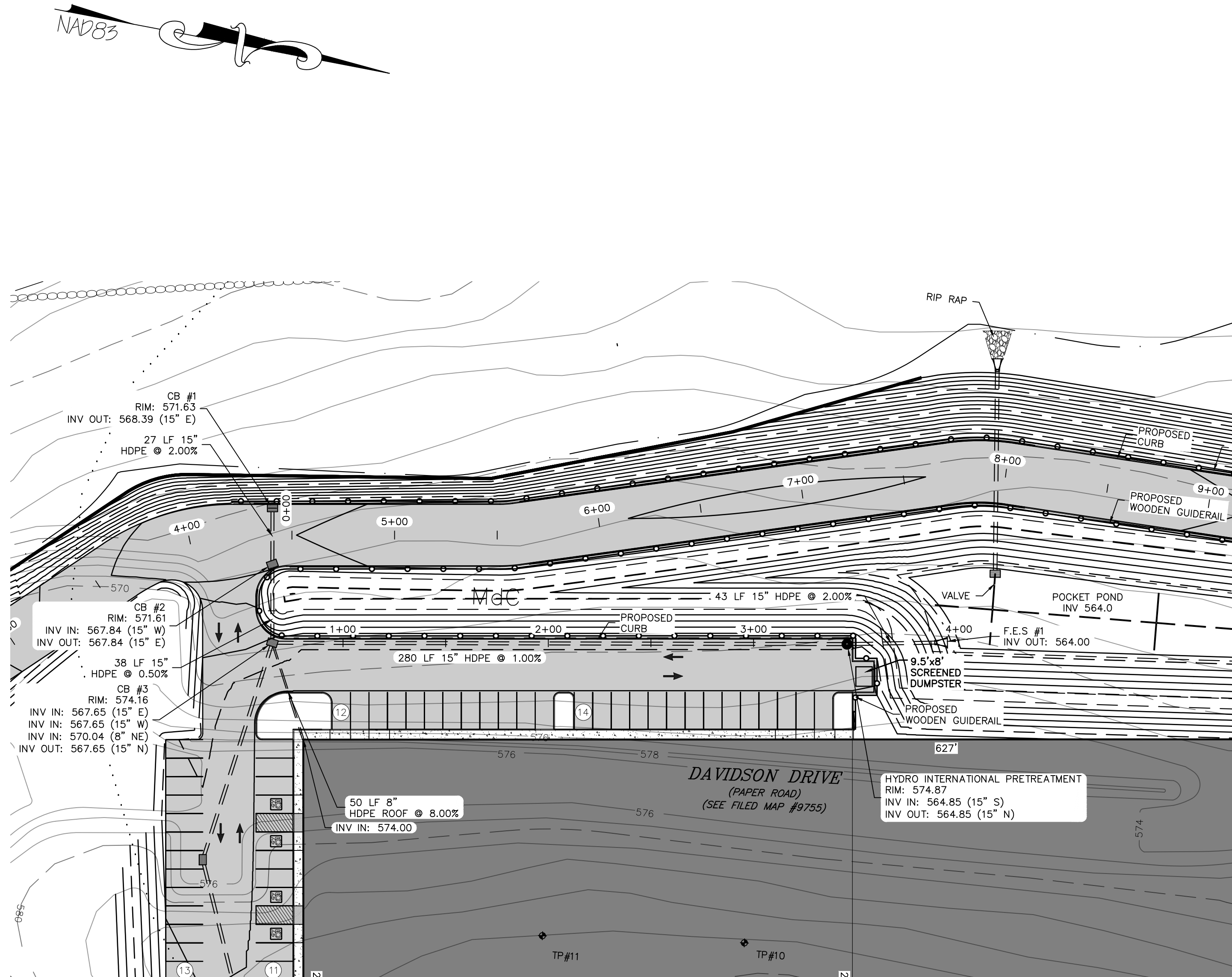
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TOWN OF CHESTER, COUNTY OF ORANGE, NY

SECTION A-A

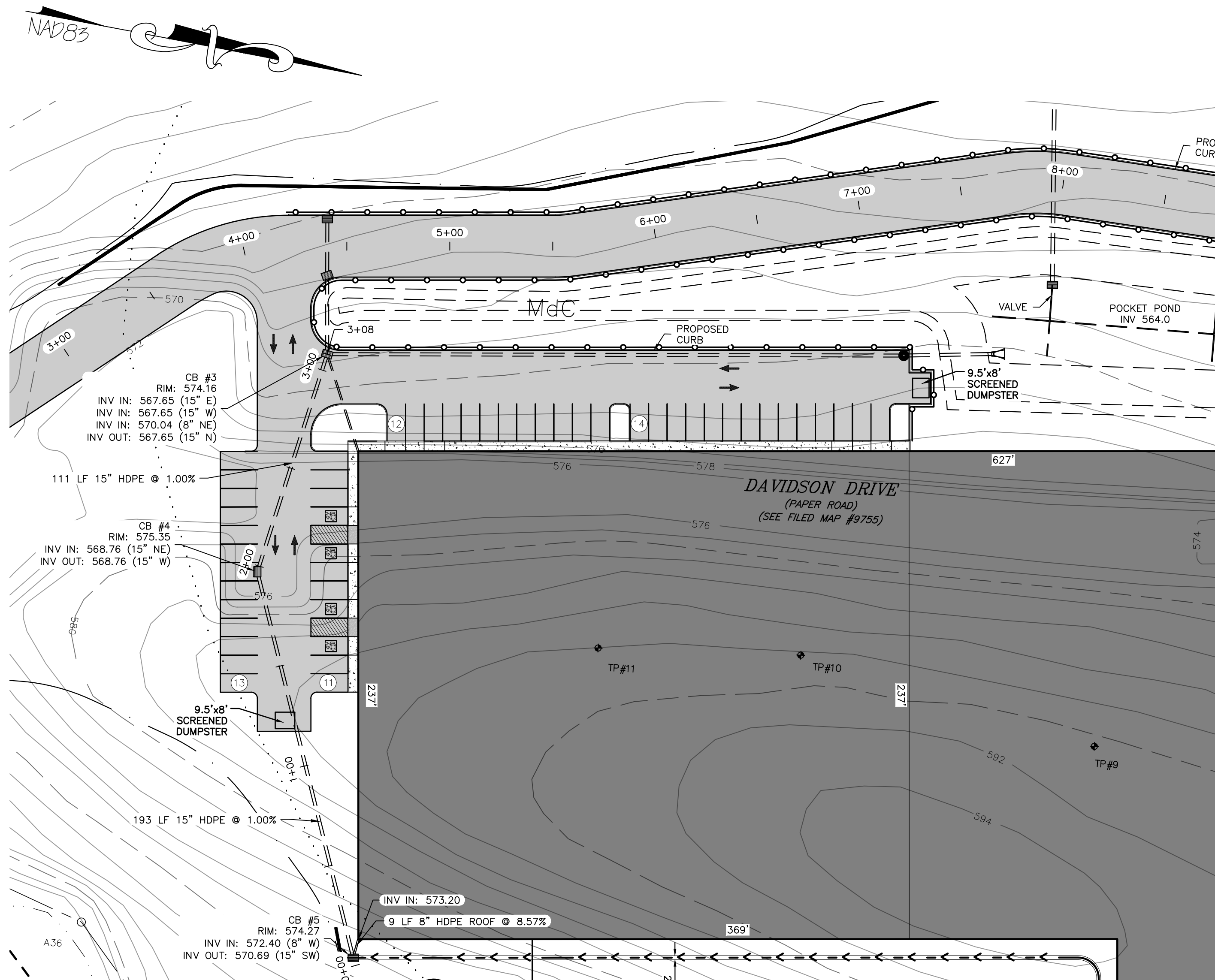
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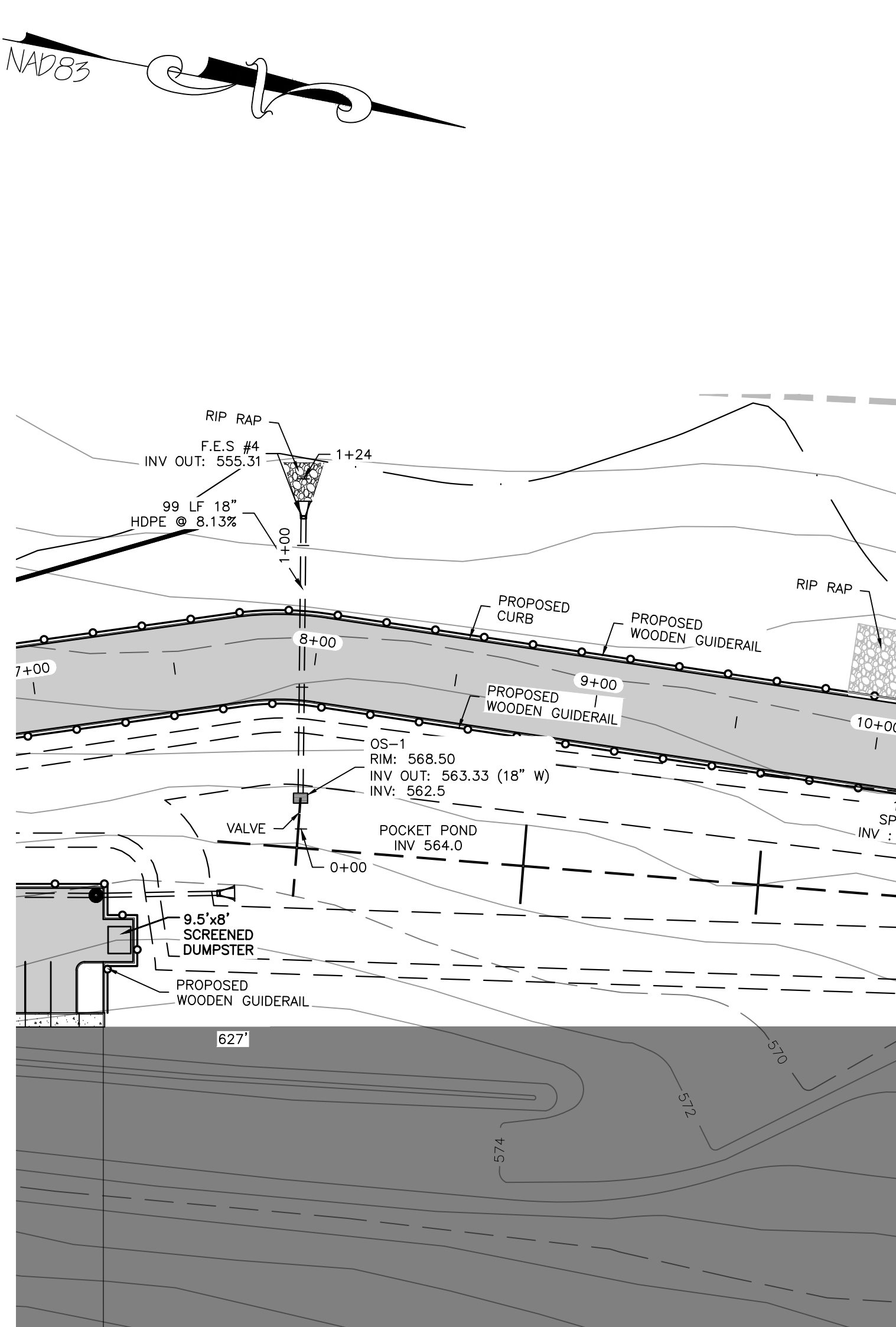
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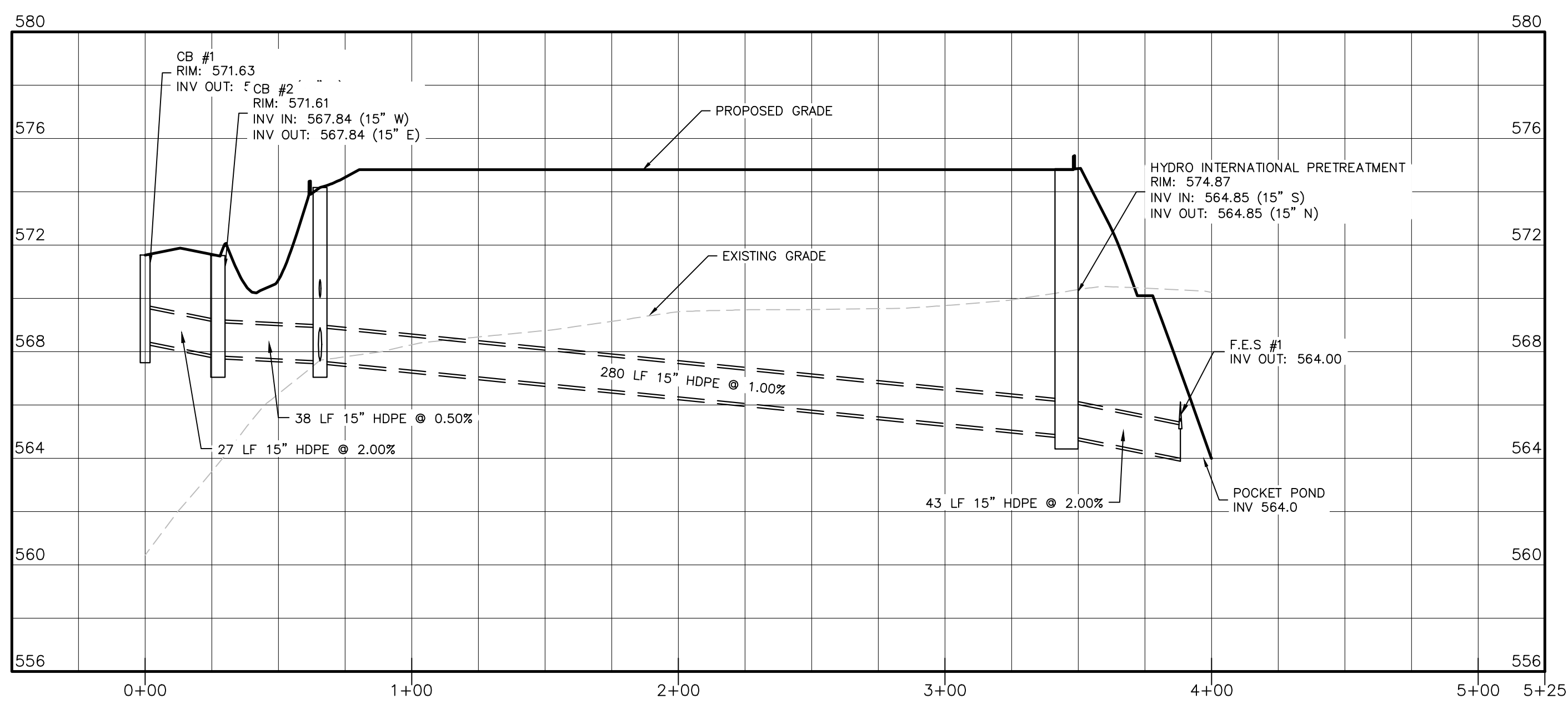
DRAINAGE PLAN #1
SCALE: 1"=40'



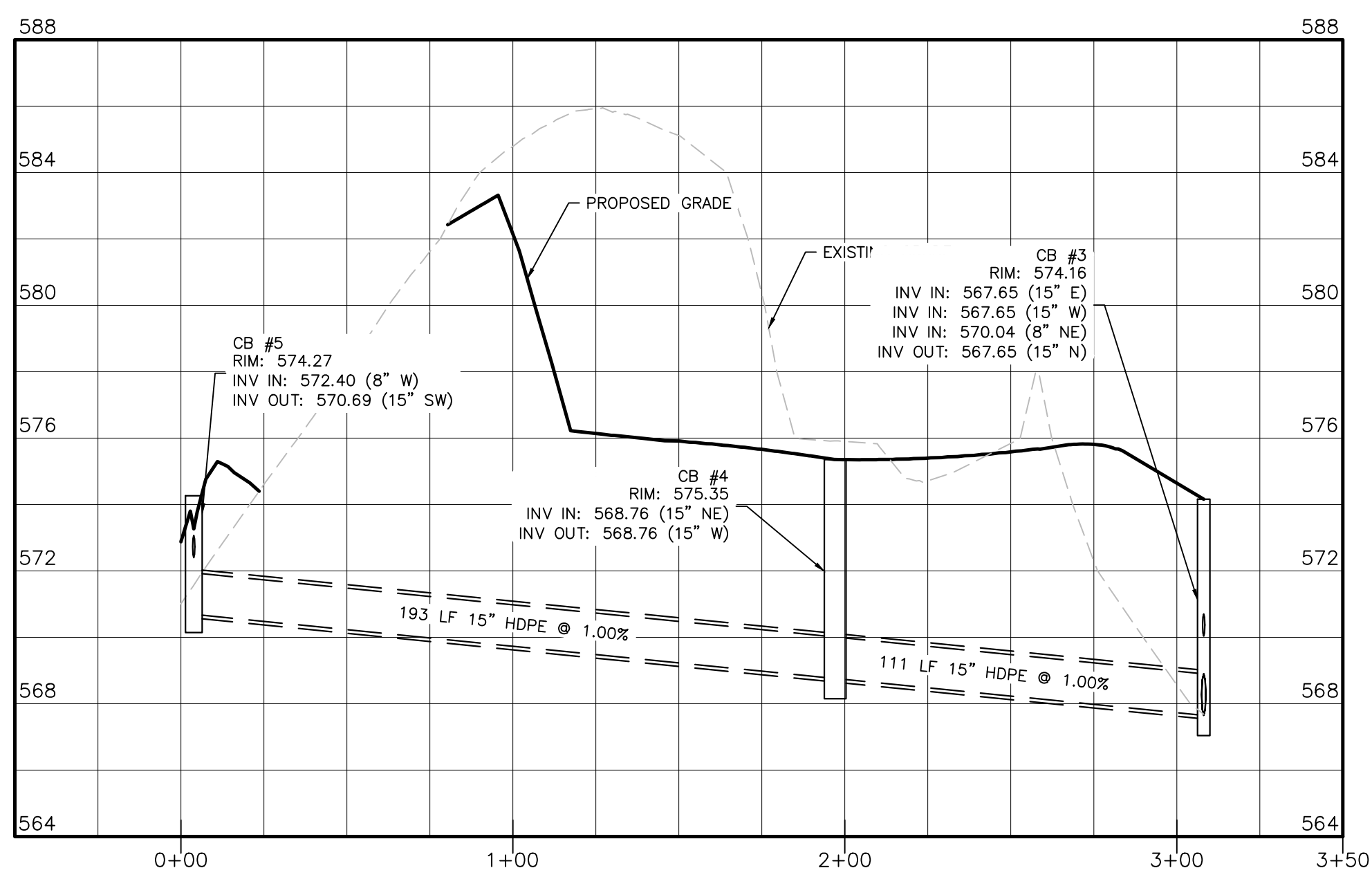
DRAINAGE PLAN #2
SCALE: 1"=40'



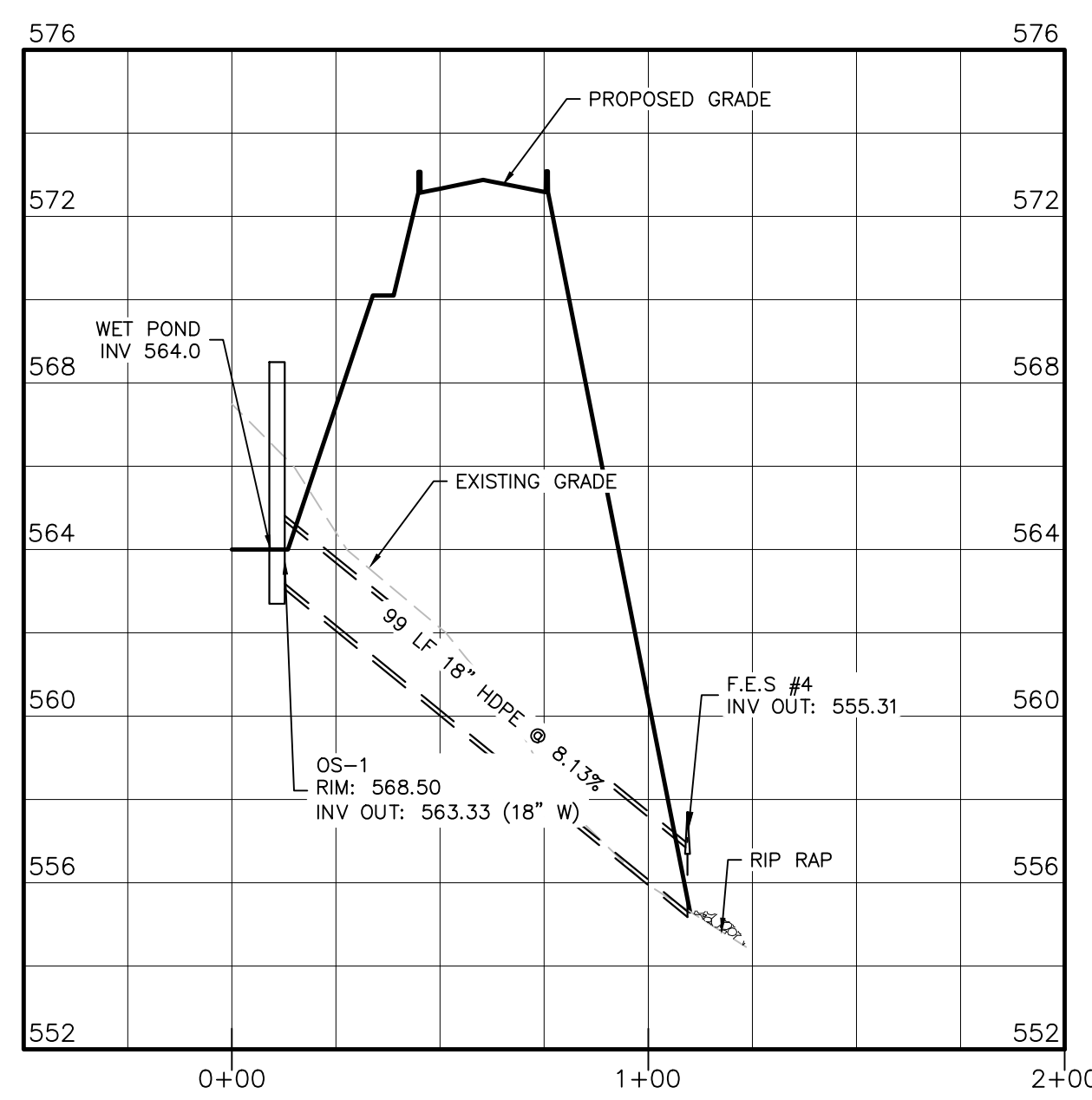
DRAINAGE PLAN #3
SCALE: 1"=40'



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'

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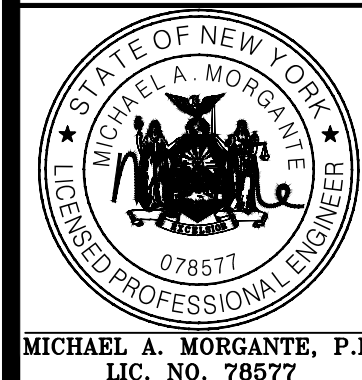
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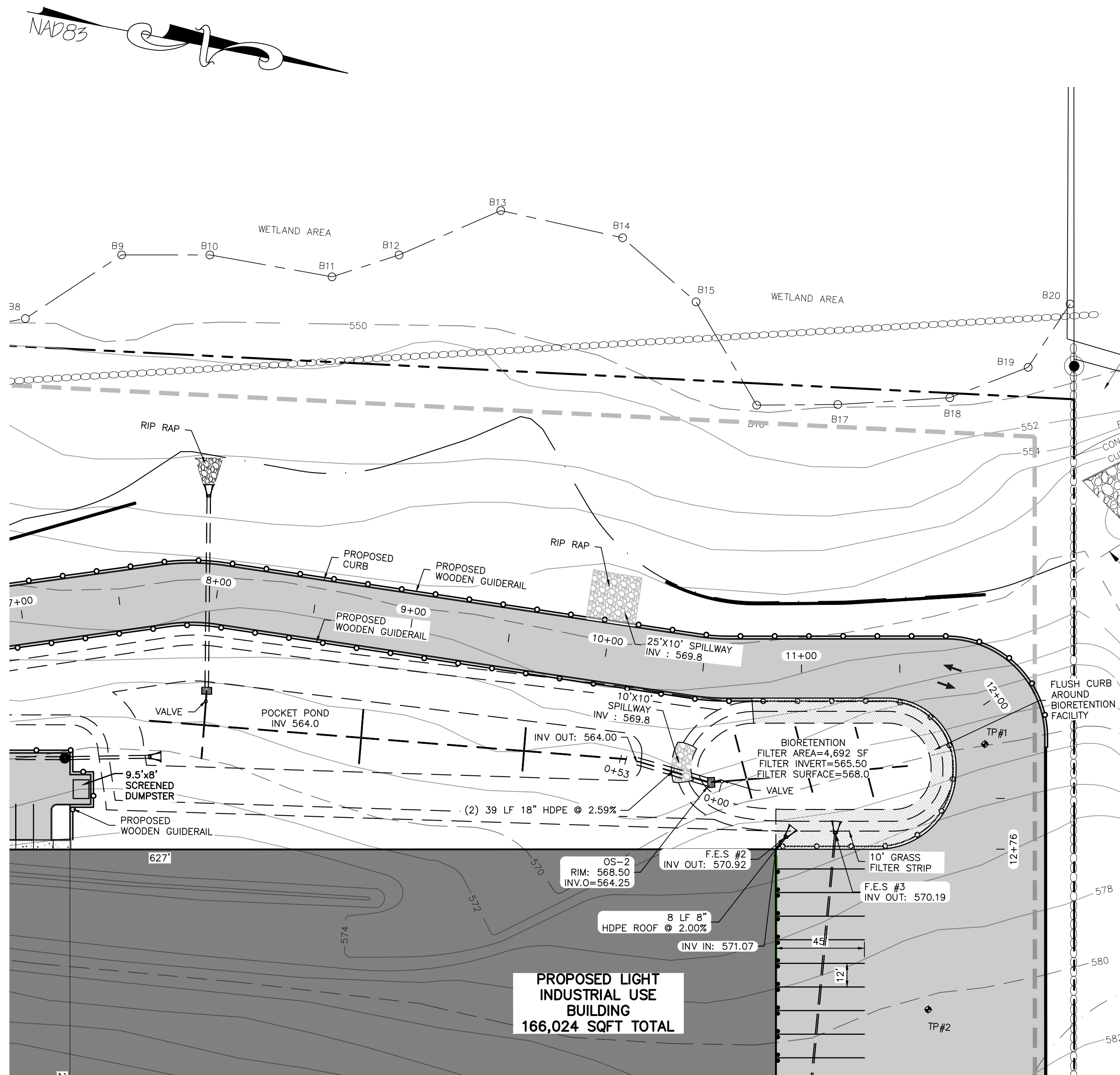
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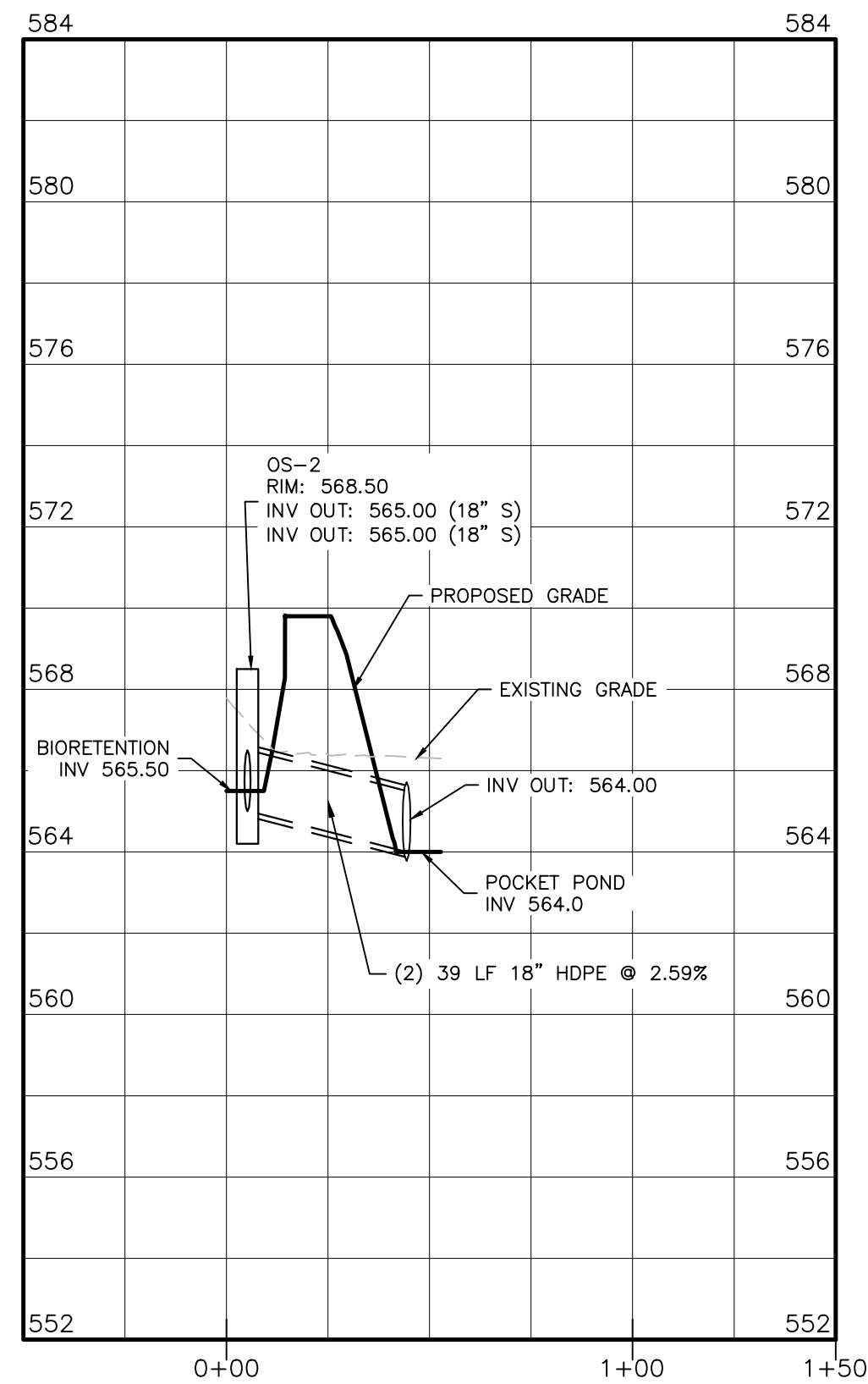
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LAKE STATION ROAD
TOWN OF CHESTER, COUNTY OF ORANGE, NY

DRAINAGE PROFILES 1

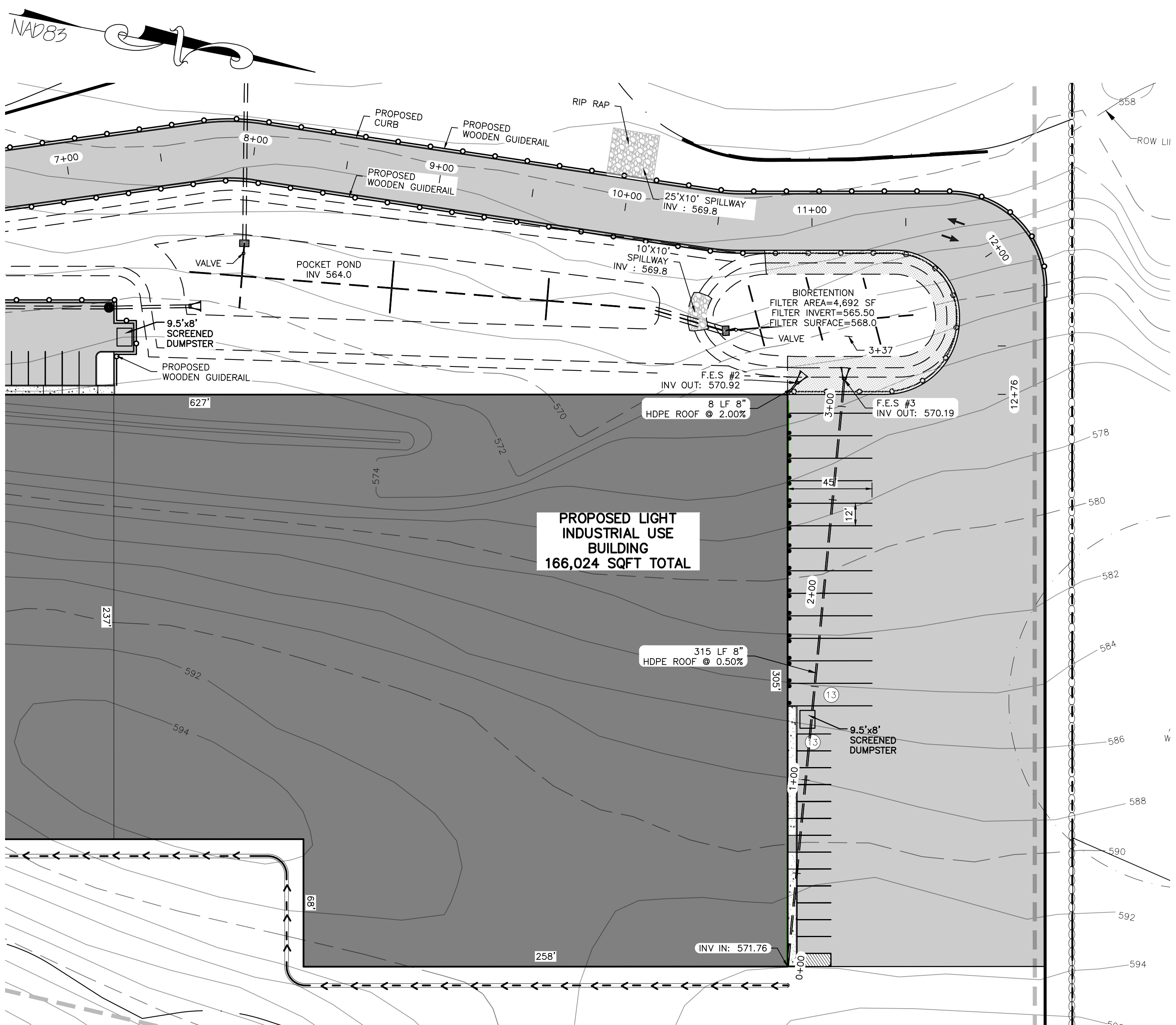
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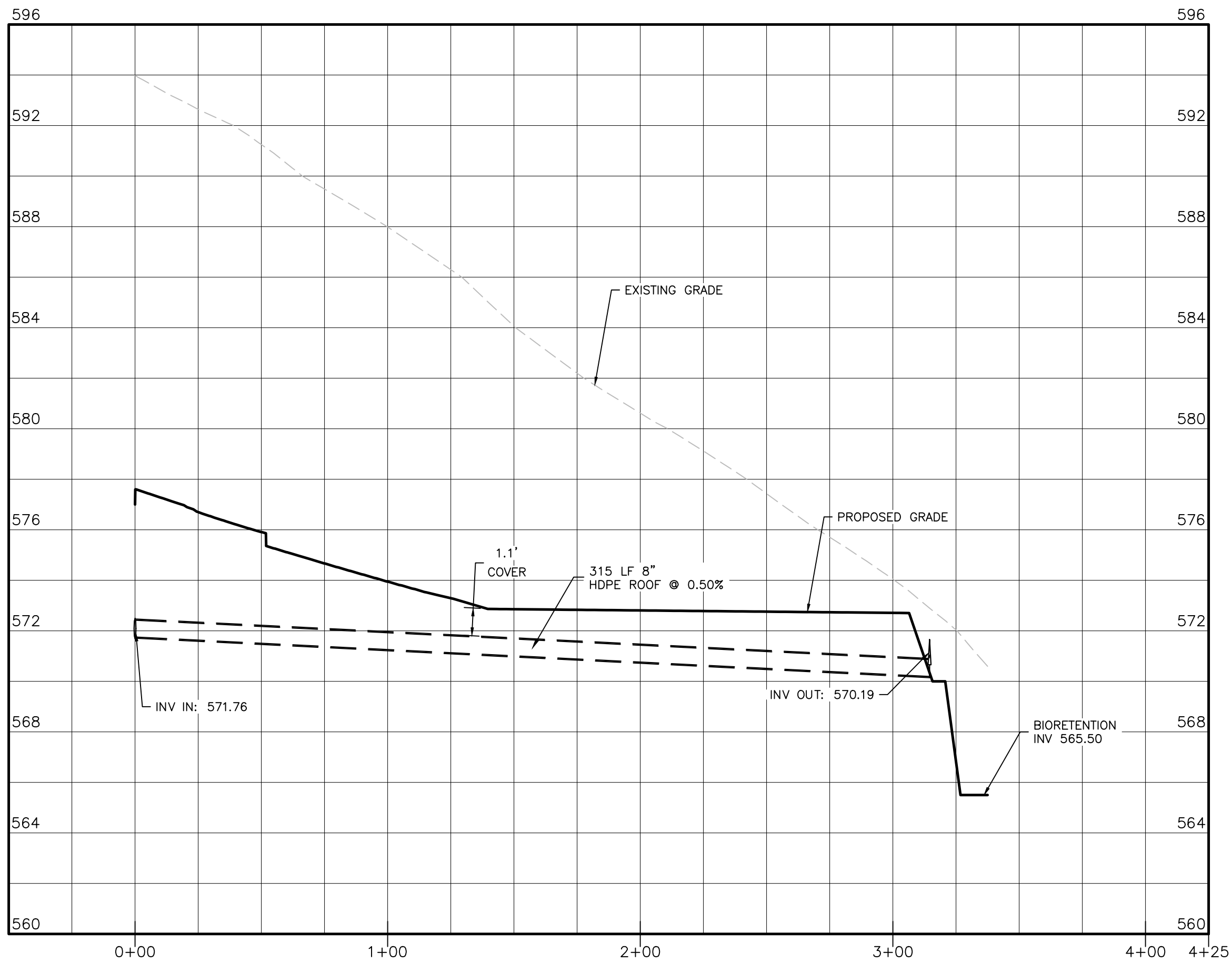
DRAINAGE PLAN #4
SCALE: 1"=40'



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



DRAINAGE PLAN #5
SCALE: 1"=40'



DRAINAGE PROFILES #5
HORIZONTAL SCALE: 1"=40'
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SITE PLAN & LOT LINE COMBINATION FOR
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DRAINAGE PROFILES 2

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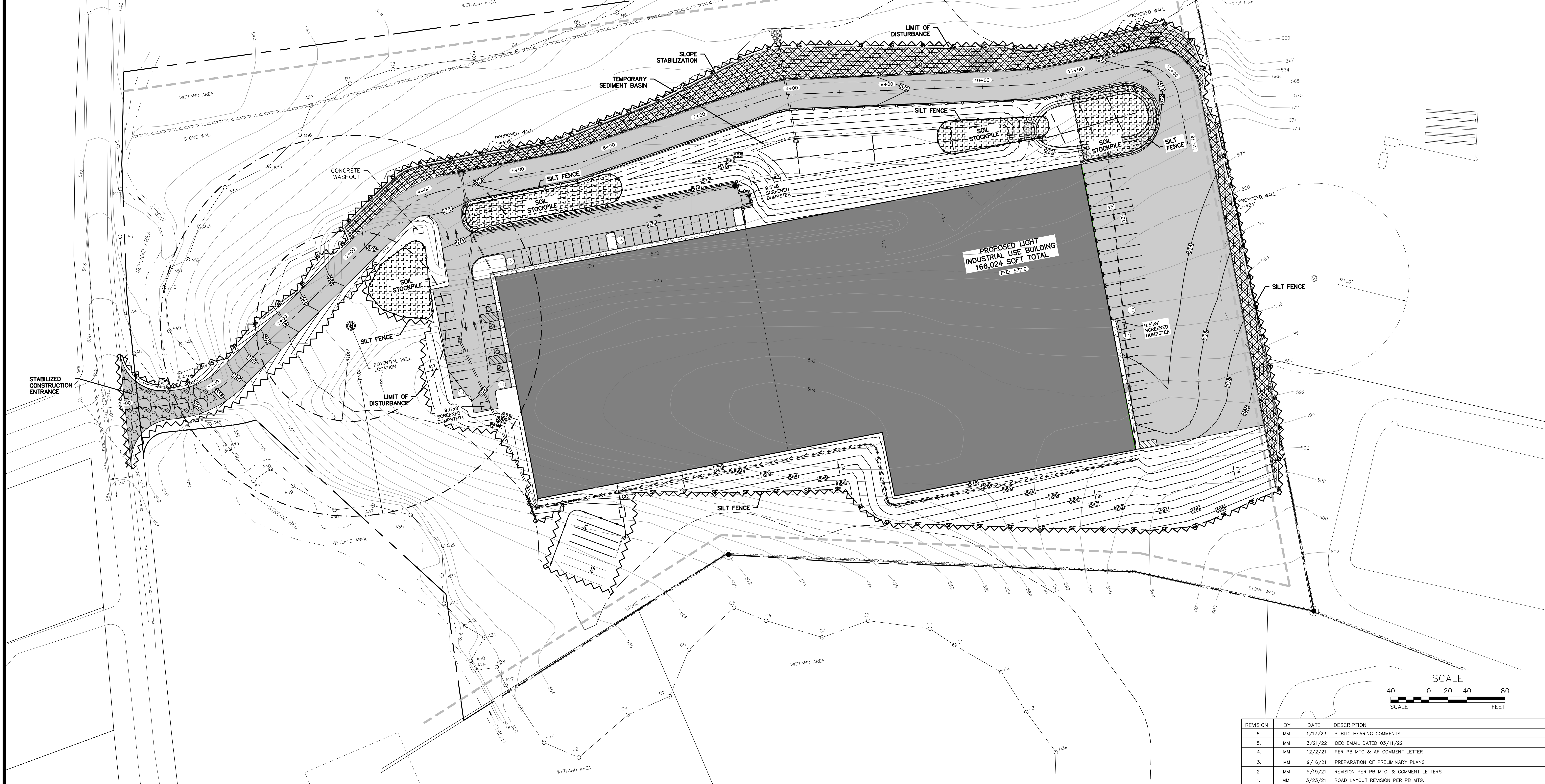
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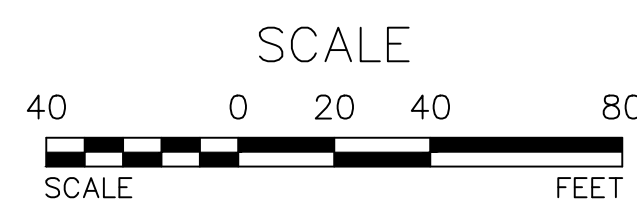
LEGEND:

- 490 --- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING STONE WALL
- EXISTING OVERHEAD LINE
- EXISTING WETLAND
- EXISTING EASEMENT
- EXISTING STREAM
- EXISTING CATCH BASIN
- EXISTING GRAVEL AREA
- EXISTING UTILITY POLE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- LIMIT OF DISTURBANCE
- SF --- PROPOSED DOUBLE SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE

LIMITS OF DISTURBANCE AREA: 9.76 ACRES



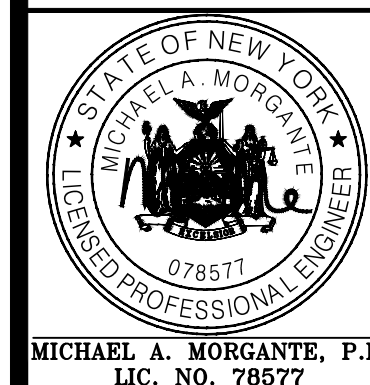
EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1"=40'



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LAKE STATION ROAD
TOWN OF CHESTER, COUNTY OF ORANGE, NY

EROSION AND SEDIMENT
CONTROL PLAN

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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:

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.

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.

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.

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

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

1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES FOR ALL ROAD AND DRIVE ENTRANCES. STREETS SHALL BE CLEANED DAILY.

2. INSTALL SEDIMENT BARRIERS/WALES/DITCHES/DKES AT DOWN SLOPE AREAS FROM ALL PROPOSED GRADING OPERATIONS, AND INSTALL OTHER SEDIMENTATION OR EROSION CONTROL STRUCTURES OR MEASURES AS SHOWN ON THE DRAWINGS.
3. MAINTAIN EXISTING VEGETATION AND SOIL COVER TO REMAIN IN PLACE THROUGHOUT CONSTRUCTION. IF MORE THAN ONE 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 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 KYREGRASS COVER AS SPECIFIED BELOW.
5. PROTECT ALL TREES WHICH ARE TO REMAIN AND WHICH ARE IN OR NEAR CONSTRUCTION AREAS.
6. PERFORM EROSION OR FILL OPERATIONS TO MINIMIZE EXPOSURE OF SOIL TO UNSTABILIZED SURFACES.
7. INSTALL SEDIMENT BARRIERS AROUND STORM DRAIN CULVERTS, MODIFY SEEDING CONTROL MEASURES INSTALLED IN ABOVE AND MAINTAIN UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH VEGETATION AND ALL PAVEMENTS ARE PAVED WITH ASPHALT.
8. TEMPORARILY SEAL 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 STABILIZATION.
9. IF CONSTRUCTION IS SUSPENDED OR COMPLETED, ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY. A SLOPES STEEPER THAN ONE ON THREE (V/H) AND PERMETER TRENCHES AND TRAP EMBANKMENTS SHALL, ON COMPLETION, BE REVEGETATED WITH SEEDS AND MULCH.
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. MAINTAIN ALL EXISTING AND PLANTED VEGETATION AND PLANTINGS TO REMAIN THROUGHOUT CONSTRUCTION. REMOVE SEDIMENT BARRIERS AND SEED THOSE DISTURBED AREAS.
12. MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A VIABLE STABILIZED VEGETATIVE COVER.
13. INSURE THAT ALL CONSTRUCTION ACTIVITIES ARE EFFECTIVE. IN GENERAL, THESE MEASURES MUST BE PERIODICALLY INSPECTED TO INSURE STRUCTURAL INTEGRITY, TO DETECT VANDALISM DAMAGE, AND FOR CLEANING AND REPAIR WHENEVER NECESSARY.
14. AFTER 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.
15. AFTER CONSTRUCTION, ALL DISTURBED AREAS SHALL BE MAINTAINED SEMI-ANNUALLY OR EROSION CONTROL STRUCTURES SHOULD BE MAINTAINED AT LEAST SEMI-ANNUALLY AND AFTER EVERY RAIN.

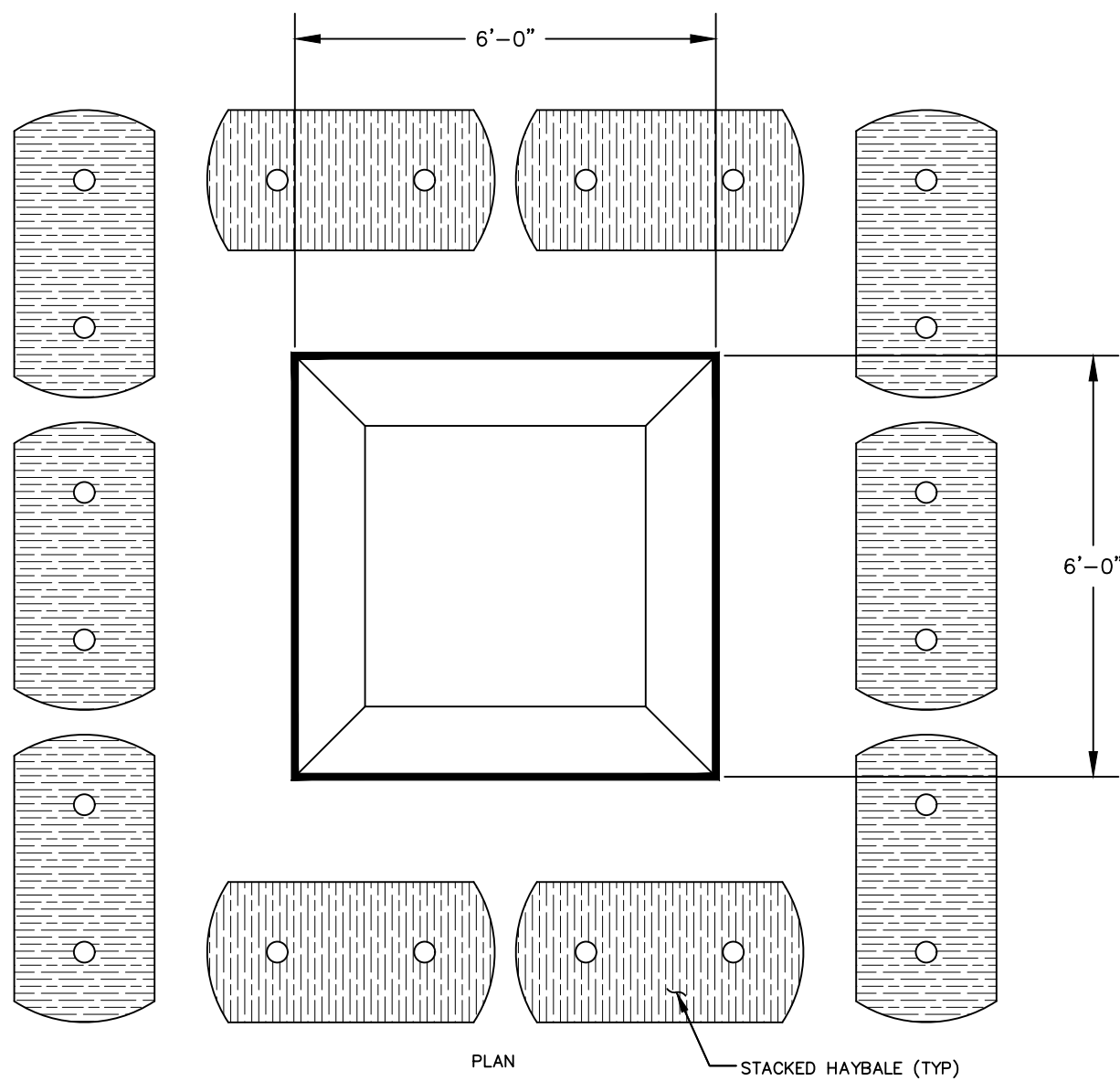
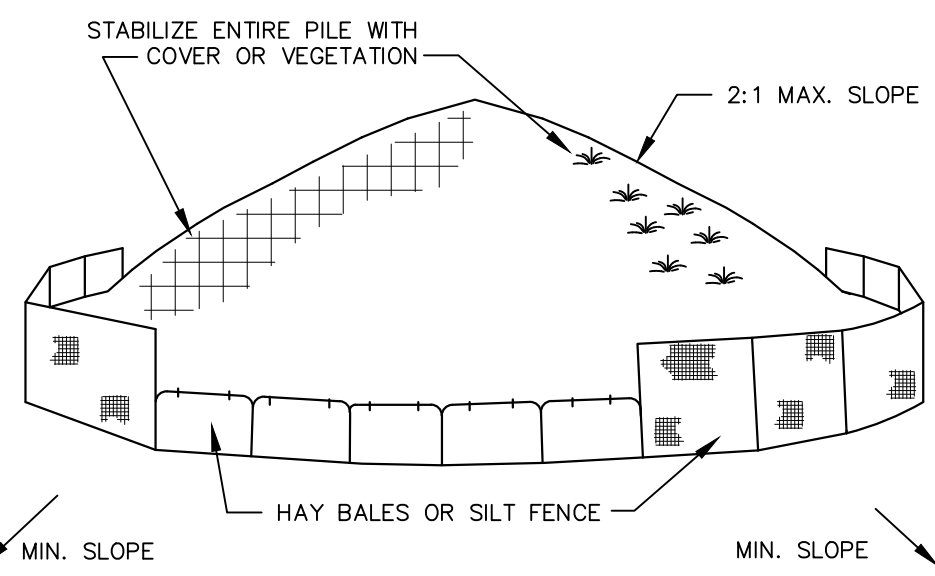


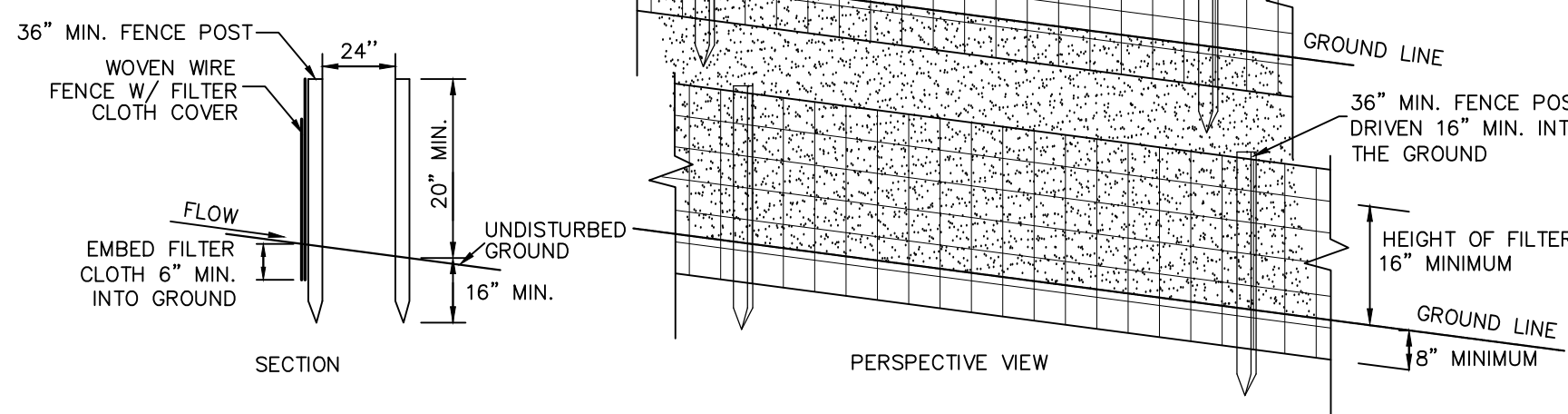
Diagram illustrating the plan view of the wooden frame assembly. The frame is composed of two stacked 2x12 rough wood frames, with a 10 mil plastic liner between them. The overall dimensions are 17' (width) by 11' (height). The frame is divided into sections by 2x6 wooden members. The top and bottom horizontal sections are labeled 2x6. The vertical sections are labeled 2x6. The plastic liner is labeled 10 MIL PLASTIC LINER. The text 'NOT TO SCALE' is present. The label 'PLAN VIEW' is at the bottom.

NOT TO SCALE



NOT TO SCALE

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



NOT TO SCALE

- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**
1. NOVENE WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH WIRE CUES OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO NOVENE WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 3. WHEN TWO SECTIONS OF FENCE ARE TO BE ADJOINED 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.
- SILT FENCE SHALL BE INSTALLED BY A LICENSED LAND SURVEYOR IN THE STATE OF NEW YORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. POST: STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD
- FENCE: NOVENE WIRE, 14 / 2 GA. 6" MAX. MESH OPENING
- FILTER CLOTH: 100% GEOTEXTILE, 100% 14 GA. OR APPROVED EQUIV.
- PREFABRICATED UNIT: GEOTEX, ENVIRONMENT, OR APPROVED EQUAL.

1. PERMANENT SEEDING:
A. SEEDBED PREPARATION: AREA TO BE SEEDDED SHALL BE LOOSE AND FRIABLE TO A DEPTH OF AT LEAST 3 INCHES. THE TOP LAYER SHALL BE LOOSENEED 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 LIMB AND FERTILIZER INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES ON SLOPES FLATTER THAN 3:1.

- B. SEEDING. APPLY 50 LBS. SEEDS 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 MOST FIRM SURFACE. IN SANDY SOILS, SEEDS SHOULD BE PLACED AT A DEPTH OF 1/2 INCH. IN HEAVY SOILS, SEEDS SHOULD BE PLACED AT A DEPTH OF 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 5, INTS GUIDELINES FOR URBAN EROSION & SEDIMENT CONTROL.
- C. MULCHING. APPLY 50 POUNDS OF MULCH PER 1,000 SQUARE FEET OF EXPOSED SOIL. MULCH SHOULD BE APPLIED TO ALL EXPOSED SOILS. MULCHING 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). MULCH SHALL BE APPLIED TO ALL EXPOSED SOILS. MULCHING SHALL BE APPLIED TO ALL EXPOSED SOILS. MULCHING SHALL BE APPLIED TO ALL EXPOSED SOILS. MULCHING SHALL BE APPLIED TO ALL EXPOSED SOILS. NOXIOUS WEEDS. SPREAD MULCH UNIFORMLY, MECHANICALLY, OR BY HAND TO A DEPTH OF 2-4 INCHES.
- D. ANCHORING STRAW MULCH. STRAW MULCH SHALL BE SECURED IMMEDIATELY FOLLOWING MULCH APPLICATIONS TO MINIMIZE MOVEMENT OF MULCH OR STRAW. THE FOLLOWING METHODS ARE PERMITTED:
1. 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.
2. 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 FIBER BINDER PER ACRE.
3. LIGHT BINDER 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 BE APPLIED AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE.
4. LIGHWT DUTY 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 90% DENSITY; COMPACTION TO BE DETERMINED BY ASTM D-1557-B7 (MODIFIED PROCTOR). ANY FILL WITHIN THE BUILDING AREA IS TO BE COMPACTED TO A MINIMUM OF 98% 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 SPECIFICATION AND LIGHTLY IRRIGATE SOD PRIOR TO LAYING SOD. SOD IS TO BE LAID ON THE CONTOUR WITH ALL ENDS THIGHTLY ABUTTING. JOINTS ARE TO BE STAGGERED BETWEEN ROWS. WATER AND ROLL OR TAMP SOD TO INSURE POSITIVE ROOT CONTACT WITH THE SOIL. ALL SLOPES STEEPER THAN 3:1, AS SHOWN, ARE TO BE PERMANENTLY SODDED OR PROTECTED WITH APPROVED EROSION CONTROL MEASURES. ADDITIONAL WATERING FOR ESTABLISHMENT MAY BE REQUIRED. SOD IS NOT TO BE APPLIED ON FROZEN GROUND. SOD SHALL NOT BE HARVESTED OR TRANSPORTED 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.

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

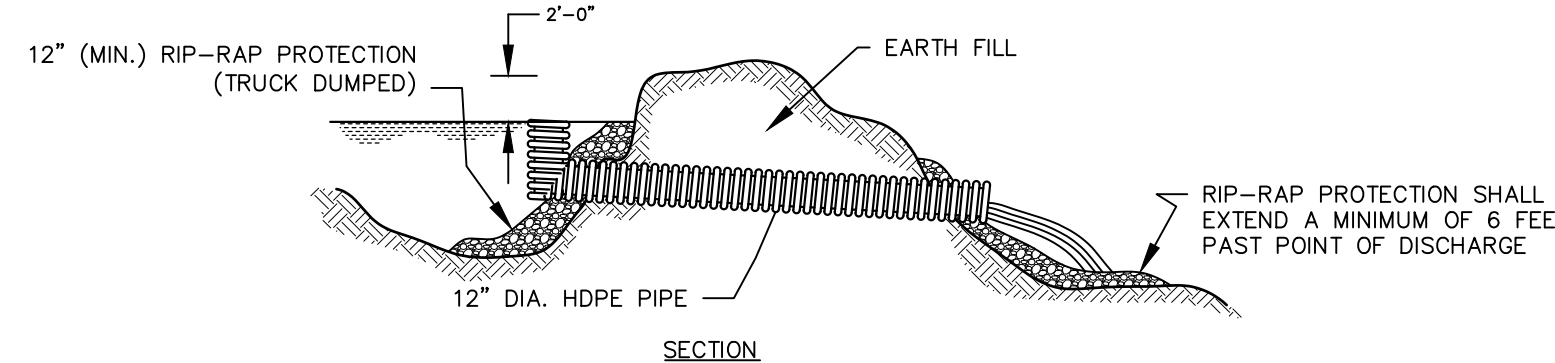
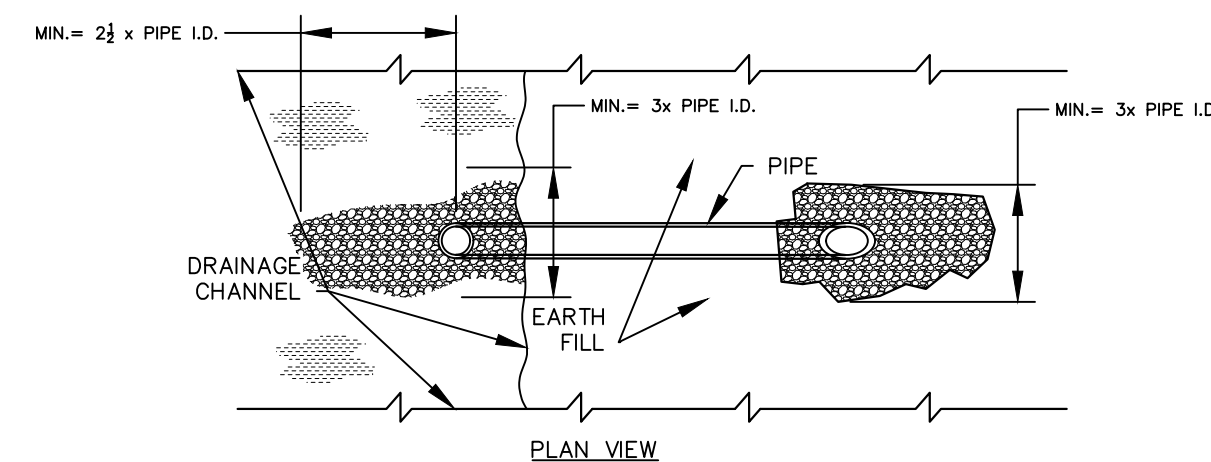
SLOPES SHALL BE HYDROSEEDED WITH THE MIXTURES AND RATES INDICATED IN THE PERMANENT SEEDING MIXTURE SCHEDULE. STRAW OR HAY MULCH SHALL BE APPLIED AT A RATE OF 2,000 LBS./ACRE. STRAW OR HAY MULCH SHALL BE ANCHORED WITH BioD-Mesh60 NETTING AS MANUFACTURED BY RoLANKA INTERNATIONAL OR APPROVEEQUIVALENT. NETTING TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

GENTLE SLOPE AND FLAT AREAS

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

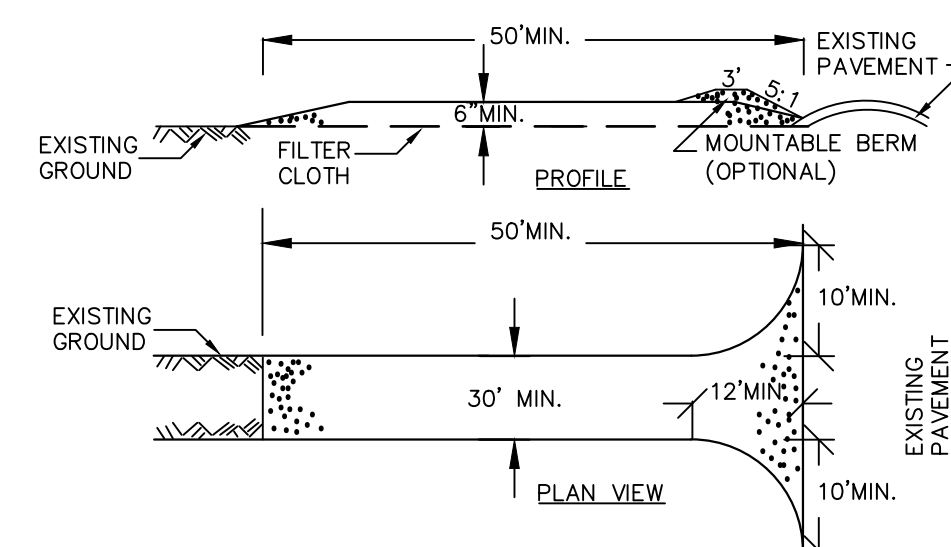
AREAS REMAINING DISTURBED FOR 20 DAYS OR MORE SHALL BE STABILIZED AS FOLLOWS

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



NOT TO SCALE

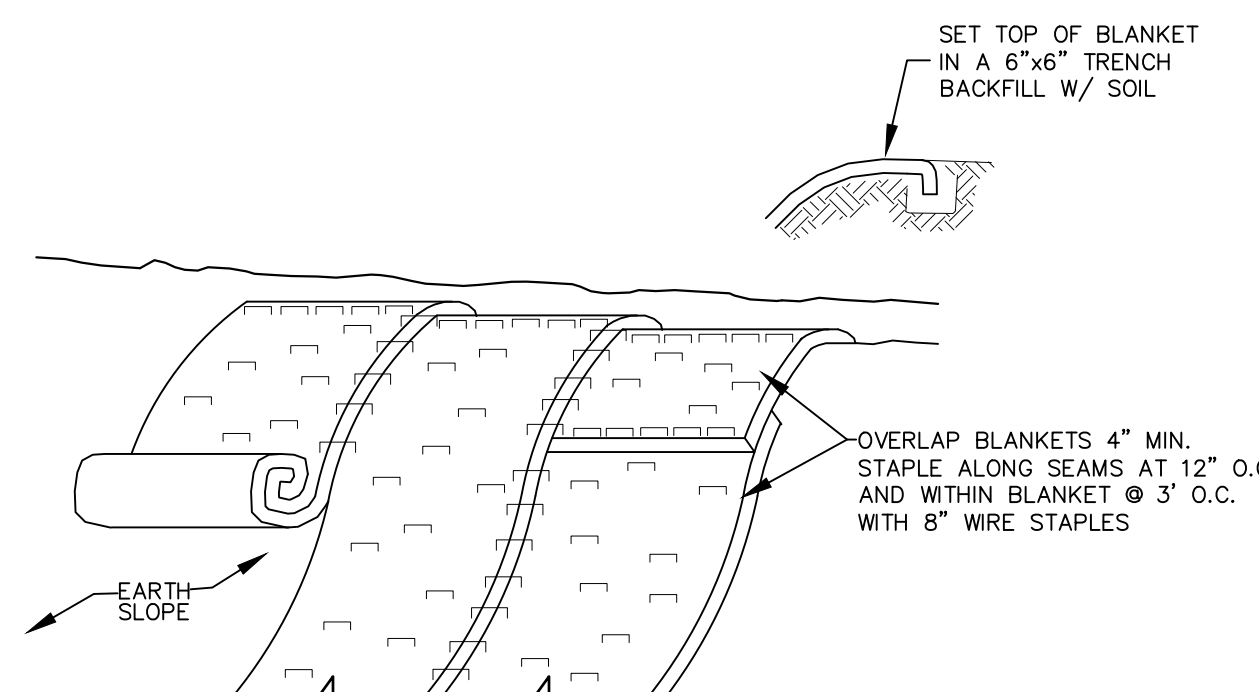
NOTE:
TEMPORARY WEIR IS USED ACROSS STORM DRAINAGE CHANNELS TO FORM SETTLEMENT BASIN FOR Dewatering OPERATIONS. ADDITIONAL LOCATIONS AND DESIGNS OF SETTLING BASINS OTHER THAN THOSE SHOWN ON THE PLAN SHALL BE APPROVED BY ENGINEER.



1. STONE SIZE - UP TO 12" STONE, OR EXCELED OR RECYCLED CONCRETE EQUIVALENT
2. LENGTH - NOT LESS THAN 50 FEET (REQUIRED ON A SINGLE RESIDE 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 STRAIGHT DRIVE.
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 PAVED ACROSS THE ENTRANCE. IF PAVING 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, ALL ADJACENT PROPERTIES, OR DRAINAGE 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 STRAW, AND WHICH DRAINS INTO AN APPROPRIATE SEDIMENT TRAP.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

NOT TO SCALE

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



NOT TO SCALE

NOTES:

1. STABILIZE PREPARED EARTHEN SLOPE WITH A BIODEGRADABLE NATURAL FIBER NETTING. APPROVED TYPES ARE AS FOLLOWS:

- C350 - NORTH AMERICAN GREEN #1-800-772-2040
- ECCORC 9000- EASTERN PRODUCTS, INC. #1-201-234-5050
- ERO-MAT V125C- EROSION CONTROL TECH. #1-800-245-0551
- ALL SLOPE RESTORATION TO GET 4" TOPSOIL

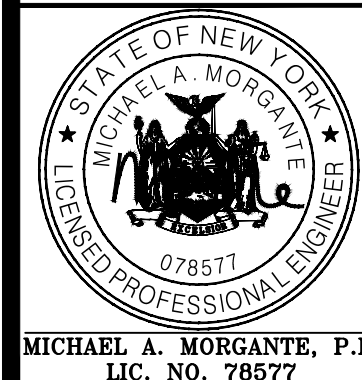
2. SEED SLOPE PRIOR TO INSTALLING EROSION CONTROL NETTING.

3. AFTER NETTING IS INSTALLED, PLANT GROUND-COVER, TREES & FORSYTHIA THROUGH SUTS CUT IN FABRIC.

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

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

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

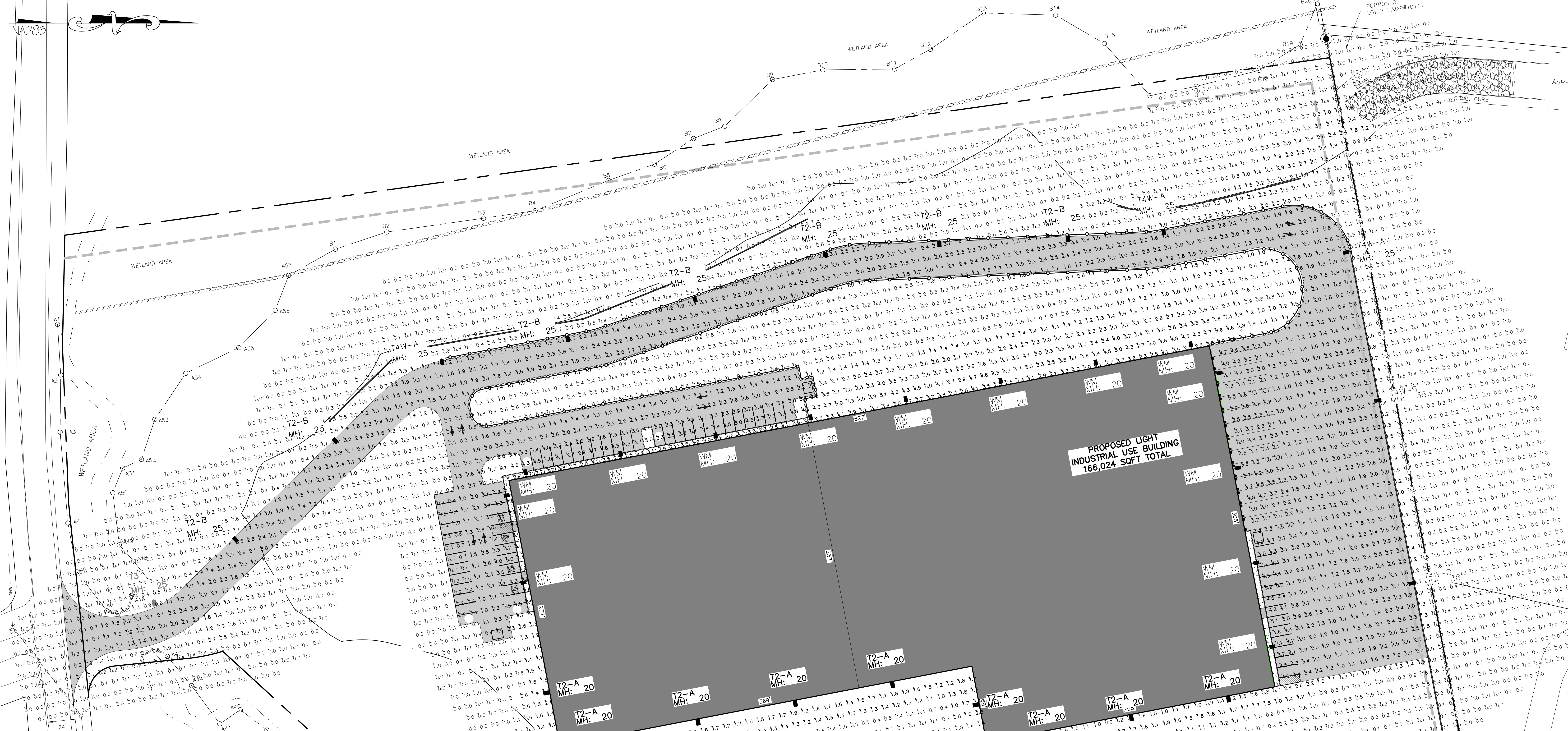
EROSION AND SEDIMENT CONTROL DETAILS

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DATE:
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DRAWN:
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SHEET NO.
11 OF 21

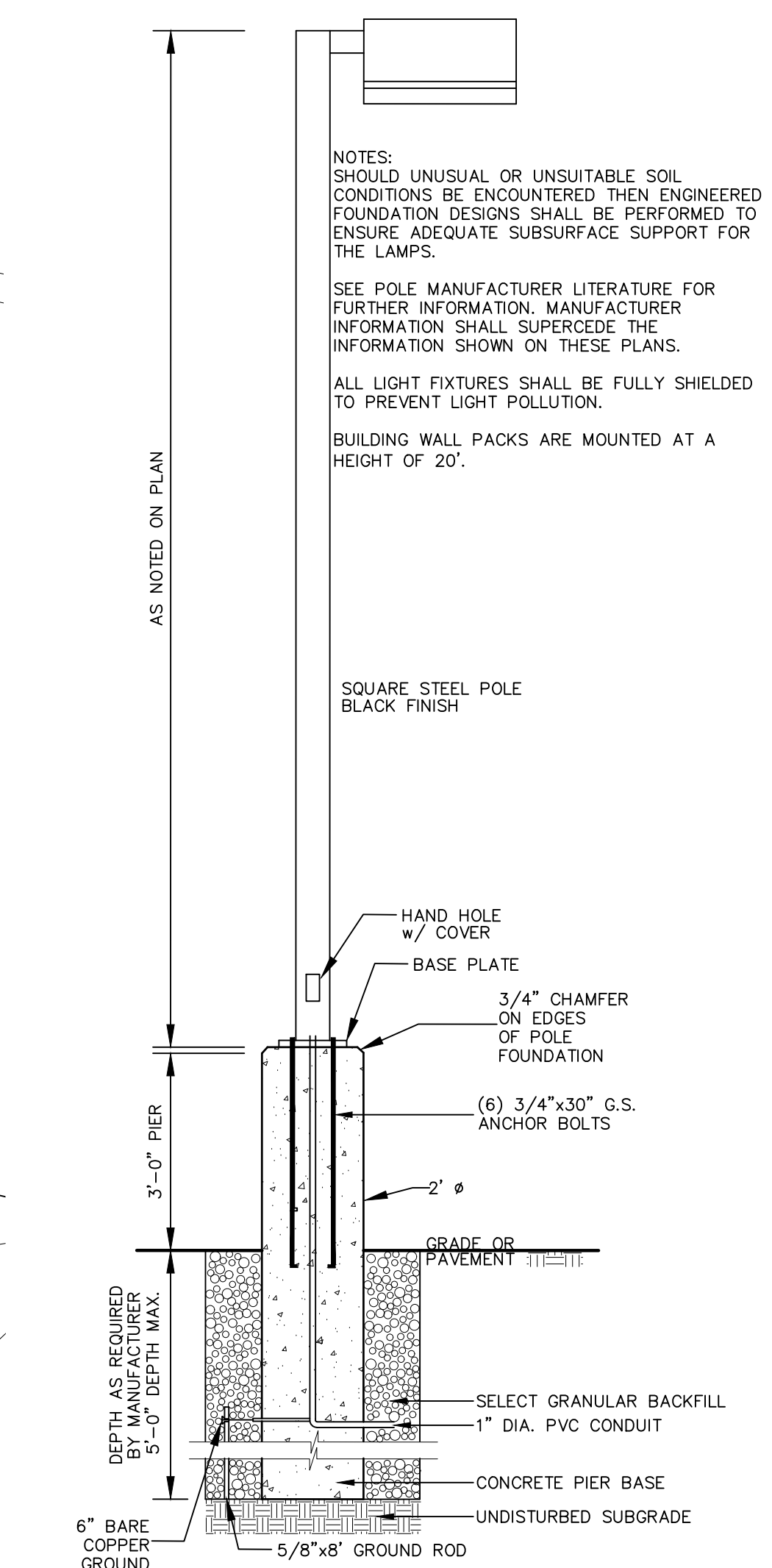
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- LEGEND:**
- 490 --- EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING EDGE OF PAVEMENT
 - EXISTING PROPERTY LINE
 - EXISTING ADJACENT PROPERTY LINE
 - EXISTING STONE WALL
 - EXISTING OVERHEAD LINE
 - EXISTING WETLAND
 - EXISTING EASEMENT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



HUBBELL
Outdoor Lighting

AIRO Micro Strike
AREA/STREET 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 3.38 ft O.D. roadway brackets
- Capable of replacing up to 100W HID luminaires
- Micro Strike optical distributors of Type 2.3, 4W or 50W
- Tool-less entry option for easy installation and maintenance
- 1.5G rated for high vibration applications including bridges and overpasses

RELATED PRODUCTS

- BAR1 Ratio
- BAR2 Ratio
- Clamshell LED

CONTROL TECHNOLOGY

SITE SPECIFIC **NX DISTRIBUTED INTELLIGENCE**

SPECIFICATIONS

CONSTRUCTION

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

OPTICS

- Entire optical aperture illuminates to create a large uniform surface area of light patterns to give glare appearance without sacrificing optical performance
- Premium engineered individual acrylic lenses deliver IES Type 2.3, 4W and 50W distributions
- Lens distributors are field replaceable in 90 seconds or interchangeable for pole site fine-tuning
- 3000K, 4000K, or 5000K (70 CRI) CCT
- 80, 160, or 320 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field replaceable optics

INSTALLATION

- Tool-less entry to wiring/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
- Mast arm later accessory or option available for 2.38" O.D. brackets with vertical hole at 12" O or 0"

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input fits that are optimal for most applications while keeping a clean smooth outer surface
- Ambient operating temperature -40° C to 40° C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20KA and 10KV protection meeting ANSI/IEEE C62.41-2 Category C1 High and Surge Location Category C3. Automatically isolates future offline for protection when device is consumed

CONTROLS

- 7-pin ANSI C39.4-2013 photocell receptacle option available for twist lock photocell or wireless control modules (remote accessories sold separately)
- Dimming Drivers are standard and dimming loads are extended out of the luminaire
- Dimming controls require connection to the luminaire leads. Must specify if wiring leads are to be greater than the 6'
- SiteSpec™ wireless control system is available via 7-pin See ordering information and details at: www.hubbellgpi.com/site-spec
- NK Distributed Intelligence™ available with in-fixture wireless control module, features dimming and occupancy sensor

CONTROLS (CONTINUED)

- wSCAPER available with in-fixture wireless control module, features dimming and occupancy sensor via 7-pin
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application

CERTIFICATIONS

- Listed to UL E86 and CSA C22.2 22750-0-24 for wet locations and 40°C ambient temperatures
- DLC (DesignLights Consortium) Qualified with some Premium Qualified configurations Please refer to the DLC website for specific product qualifications at www.designlights.org
- 1.5G rated for ANSI C39.31 high vibration applications
- IP65 optical assembly
- Meets ICA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated environmentally friendly product" per F40 62.275-18 Buy American Construction Materials Under Trade Agreements effective 04/23/2020. See Buy.American.Solutions.org

WARRANTY

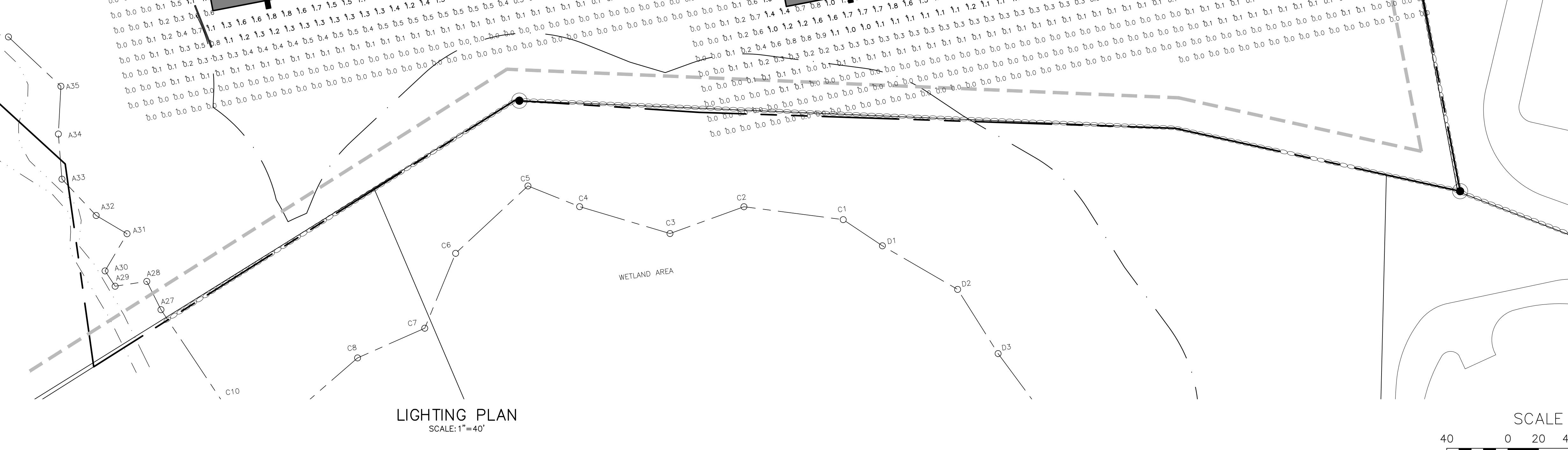
- 5 Year Warranty
- See 14.1 Standard Warranty for additional information

KEY DATA

Parameter	Value
Lumen Range	3200-36,000
Wattage Range	25-255
Efficiency Range (LPW)	88-148
Weight lbs. (kg)	14.5-175 (6.6-8.0)

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701 Monroeville Blvd., Greenville, SC 29607 | Tel: 864.676.1000 | Website: www.hubbelloutdoor.com



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

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

TOWN OF CHESTER PLANNING BOARD APPROVAL



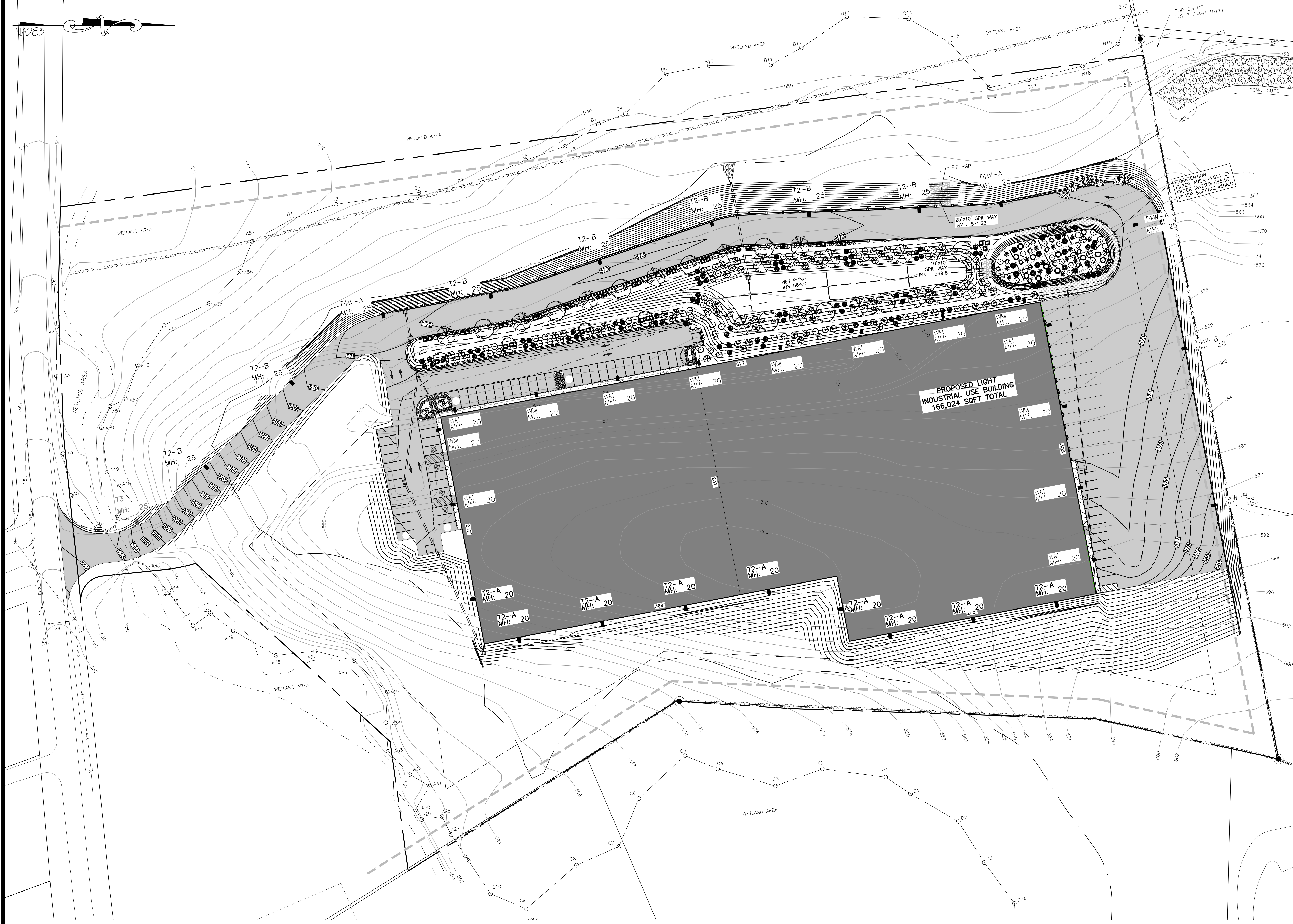
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P.O. BOX 340 MONROE, N.Y.
T: 845-782-8114 E: MAM@ARDENCONSULTING.NET

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

LIGHTING PLAN

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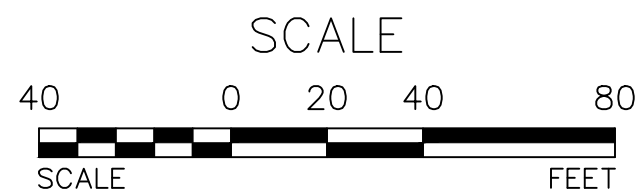
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LEGEND:	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING EDGE OF PAVEMENT
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING STONE WALL
	EXISTING OVERHEAD LINE
	EXISTING WETLAND
	EXISTING STREAM
	EXISTING CATCH BASIN
	EXISTING GRAVEL AREA
	EXISTING UTILITY POLE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED LANDSCAPING

PLANT SCHEDULE

PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS TREES					
ACE. RUB.	11	ACER RUBRUM 'FRANKSRED'	RED SUNSET RED MAPLE	2.5"-3" CAL.	B&B
BET. NEG.	4	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	12"-14"	B&B MULTISTEM
QUE. RUB.	14	QUERCUS RUBRA	RED OAK	2.5"-3" CAL.	B&B
EVERGREEN TREES					
TSU. CAN.	2	TSUGA CANADENSIS	CANADIAN HEMLOCK	6"-8"	B&B
SHRUBS					
VB. RHYT.	68	VBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	5'-6" MIN.	SPACE 8' APART
FOR. INT.	36	FORSYTHIA X INTERMEDIA	FORSYTHIA	5'-6" MIN.	SPACE 8' APART
PERENNIALS, GROUND COVERS, AND GRASSES					
JUN. BAR.	25	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	#2 CANS	CONT. 36" O.C.
LIR. BIG.	25	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILEYTURF	1 GAL.	CONT. 18" O.C.
PAN. VR.	25	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	1 GAL.	CONT. 36" O.C.
WET POND PLANTINGS					
BLU. JOI.	84	CALAMAGROSTIS CANADENSIS	BLUE JOINT	1 GAL.	CONT. 36" O.C.
HAR. BUL.	74	SCORPUS ACUTUS	HARDSTEM BULRUSH	1 GAL.	CONT. 36" O.C.
LIZ. TAIL.	71	SAURURUS CERNUUS	LIZARD'S TAIL	1 GAL.	CONT. 36" O.C.
BIORETENTION PLANTINGS					
CA	17	CLETHRA ALNIFOLIA	SUMMERSWEET	18"-24" O.C.	CONT. 36" O.C.
IV	16	ALEX. VERTICILLATA	WINTERBERRY	18"-24" O.C.	CONT. 36" O.C.
SC	15	SAMBUCUS CANADENSIS	ELDERBERRY	18"-24" O.C.	CONT. 36" O.C.
EF	12	EUPATORIUM FISULOSUM	JOE PYE WEED	1 GAL.	CONT. 36" O.C.
JE	16	JUNCUS EFFUSUS	COMMON RUSH	#34 CONT.	CONT. 36" O.C.

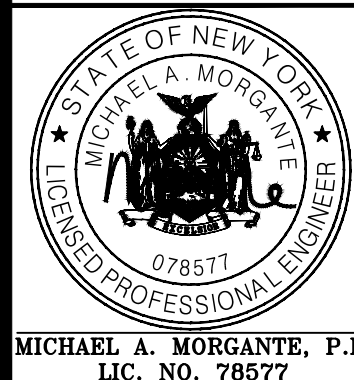


LANDSCAPING PLAN
SCALE: 1"=40'

REVISION	BY	DATE	DESCRIPTION
4.	MM	1/17/23	PUBLIC HEARING COMMENTS
3.	MM	3/21/22	DEC EMAIL DATED 03/11/22
2.	MM	12/2/21	PER PB MTG & AF COMMENT LETTER
1.	MM	9/16/21	PREPARATION OF PRELIMINARY PLANS

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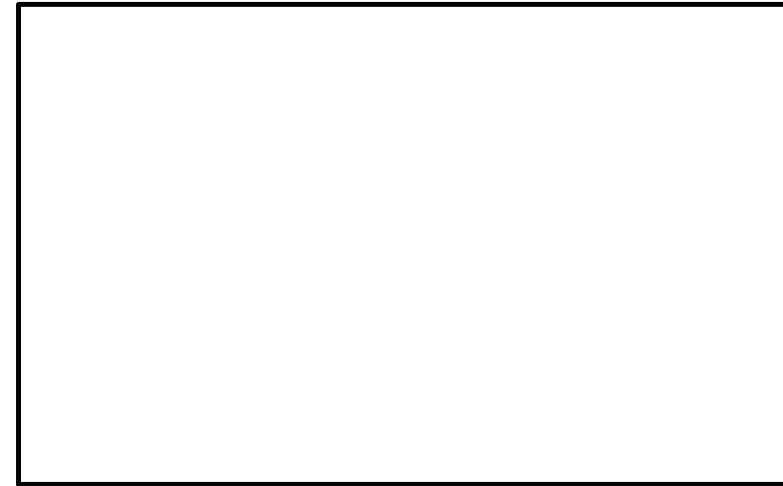
LANDSCAPING PLAN

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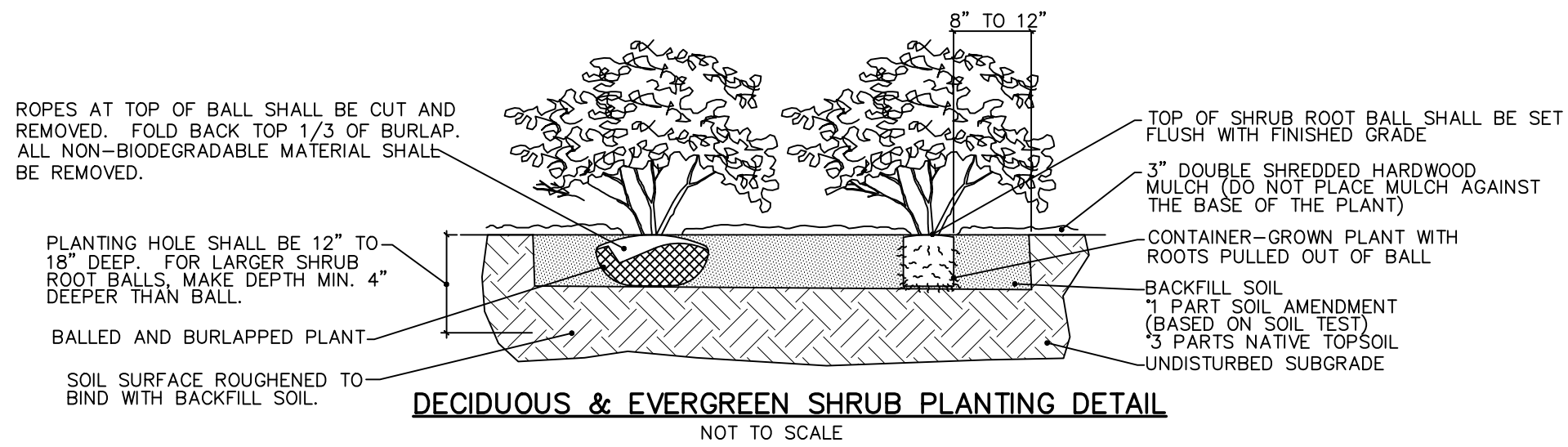
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TOWN OF CHESTER PLANNING BOARD APPROVAL

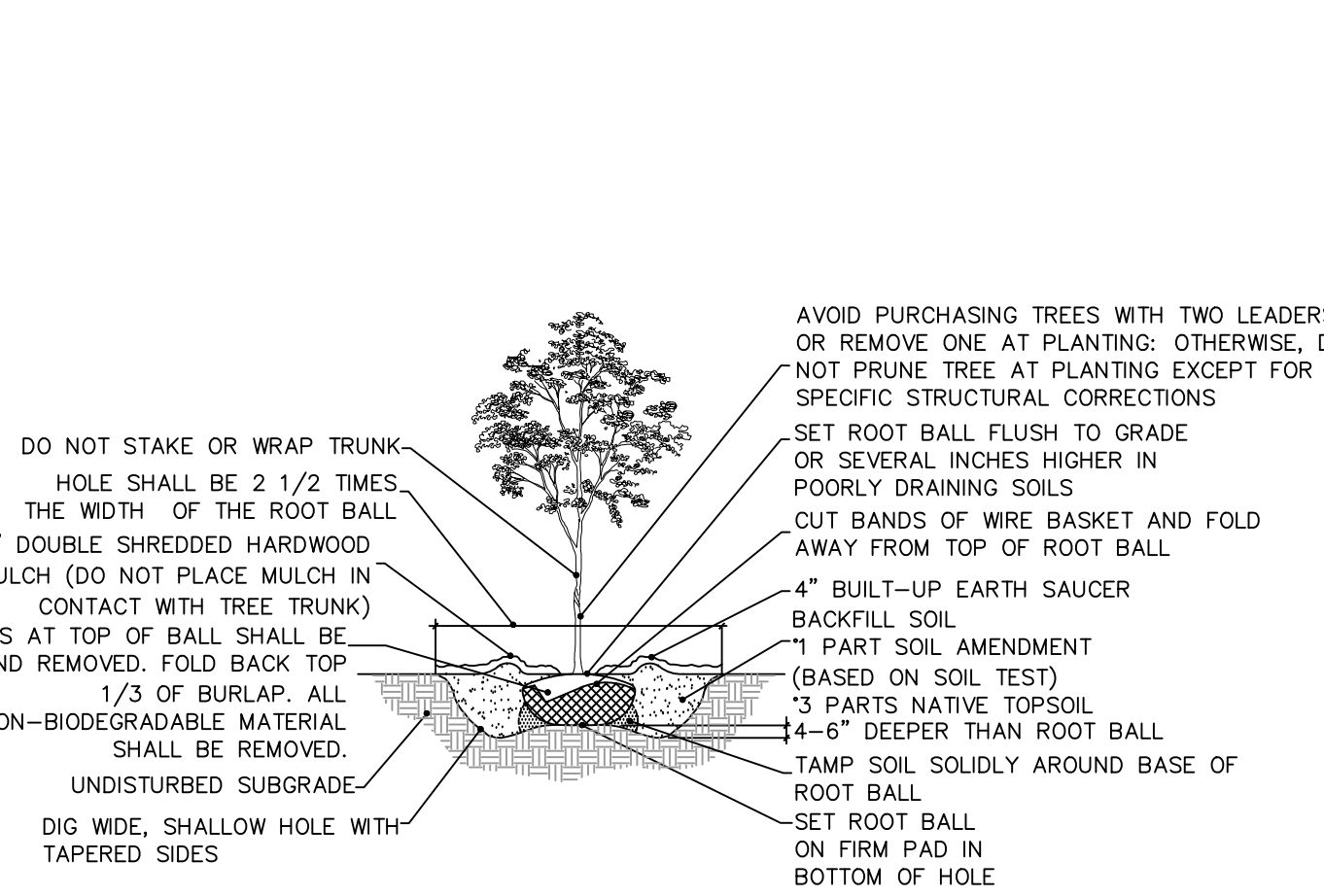


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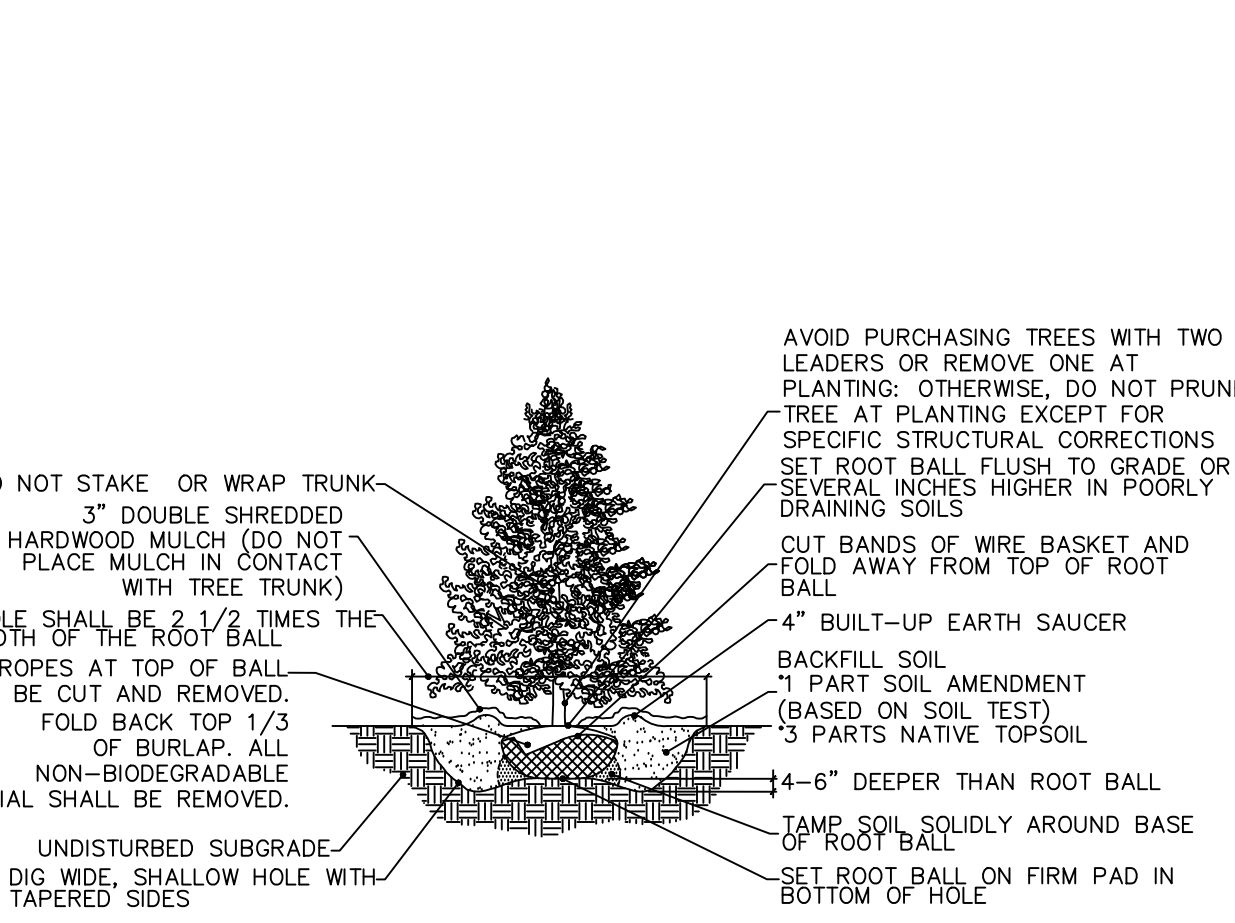
NOTES:

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



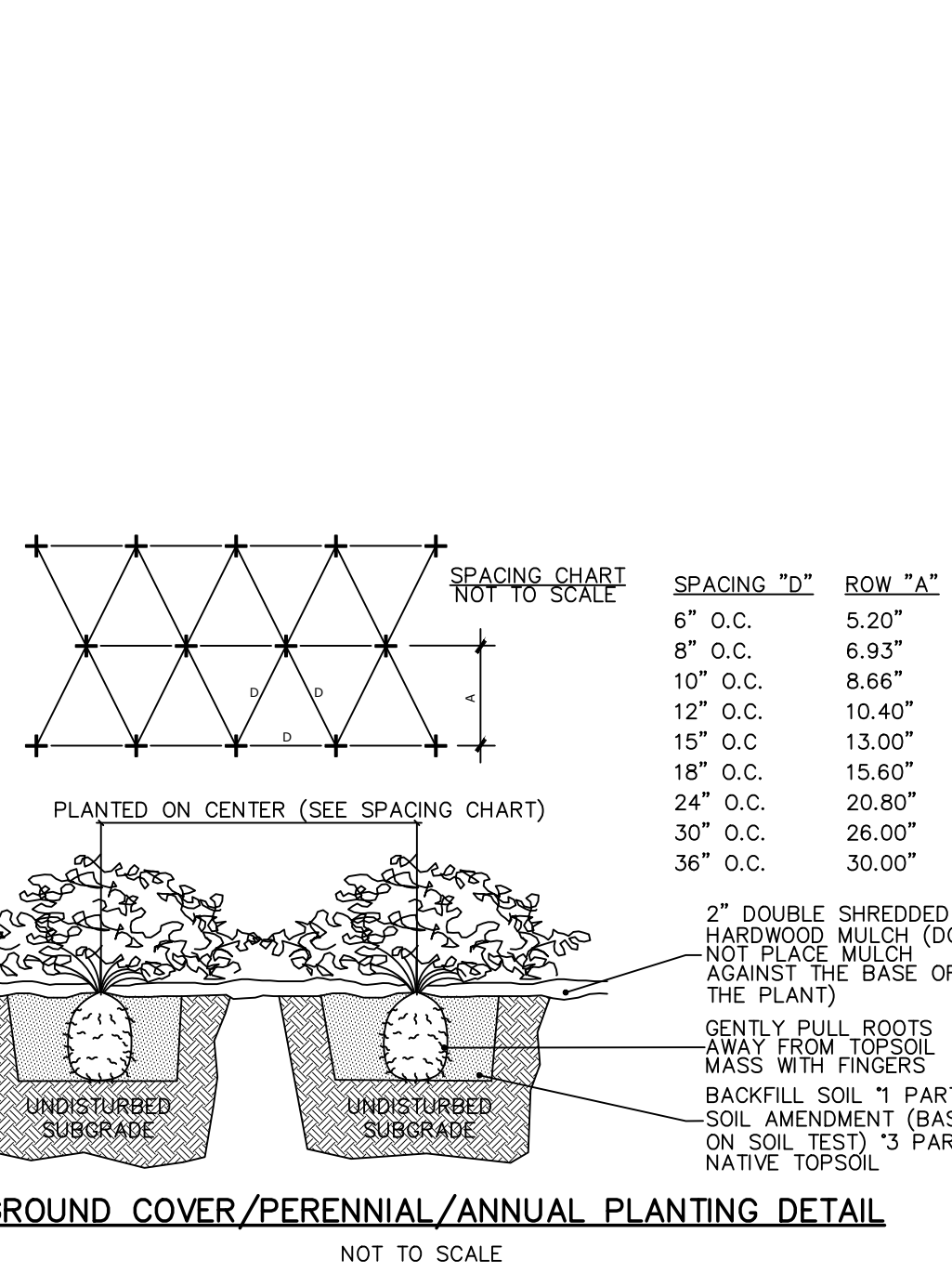
NOTES:

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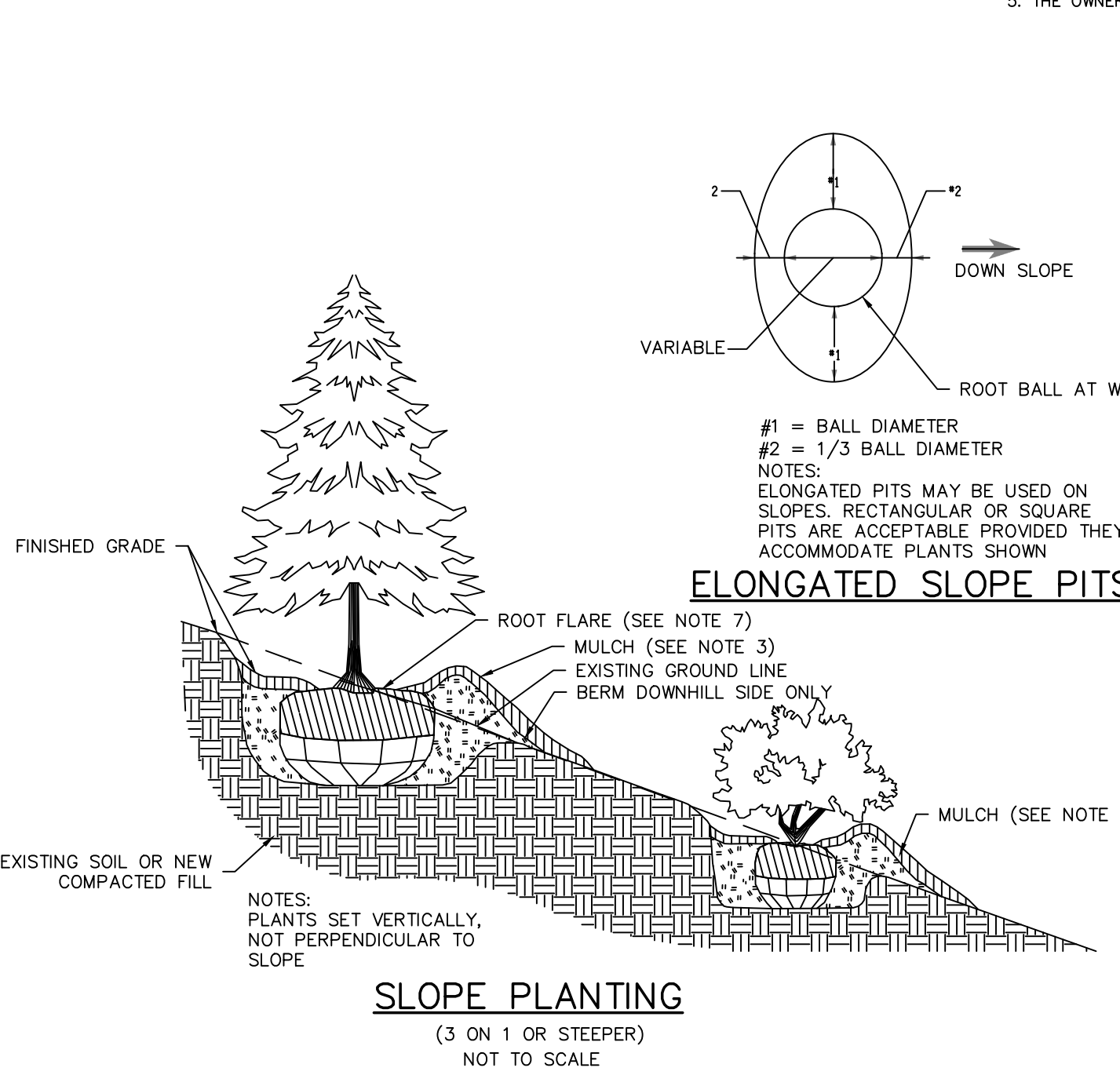
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NOTES:

1. PLANTING BALL - ON B&B MATERIAL, BURLAP AND WIRE BASKET OR OTHER CONTAINER 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.

ERNST SEED CO. NATIVE DETENTION AREA SEEDING SPECIFICATIONS (ERNST-183)

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

SEEDING AND PLANTING METHODS

SEEDING AND PLANTING SHOULD BEGIN IMMEDIATELY UPON COMPLETION OF THE STRUCTURE. WHEN THE SOIL IS STILL FRABLE AND BEFORE INVASIVE WEEDS EMERGE, PLAN SEEDING AND PLANTING BEFORE THE BASIN IS FLOODED, OR ALLOW THE BASIN TO DRAIN TO A FEW INCHES BEFORE SEEDING. BROADCAST 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 10 LB PER 1,000 SQ FT (I.E., 9-1/2 LB OF PAM-12 MIXED WITH 1/2 LB OF SEED), WHICH CAN BE BROADCAST EVENLY OVER THE AREA. BARLEY, OATS, OR RYE CAN PROVIDE TEMPORARY VEGETATION TO PROTECT THE SOIL IN STORM WATER MANAGEMENT FACILITIES UNTIL PERMANENT VEGETATION CAN BE ESTABLISHED. THE USE OF NATIVE SPECIES, I.E., VIRGINIA WILD RICE, 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 SEEDING AREAS IS OF VALUE UNTIL SEEDLINGS BECOME ESTABLISHED.

NORTHEAST PREMIUM WILDFLOWER SEED MIXTURE

SEEDLAND PRODUCT CODE: WEAT-0505 [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 AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.
2. WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.
3. IF IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL, IF SO REQUESTED.
4. IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VERIFYING TYPE AND PLANT.
5. UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (48 HRS.) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.
6. THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.
7. EXCESS SNOW THAT CANNOT BE ACCOMMODATED WITHIN THE SNOW DUMP AREAS MUST BE REMOVED FROM THE SITE.

SOIL PREPARATION AND MULCH NOTES:

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

MYCORR - TREE SAVER - A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA, TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING, AND SELECTED ORGANIC MICROBIAL NUTRIENTS.

DIRECTIONS FOR USE: USE 5-6Z PER EACH FOOT DIAMETER OF THE ROOT BALL, OR 3-0Z PER INCH CALIPER. MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL, EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8 INCHES, AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES INTO THE BACKFILL. APPLY WATER TO SOIL SATURATION.

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HEALTHY START MACRO TABS 12-8-8

FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS.

TABLETS ARE FORMULATED FOR LONG-TERM RELEASE BY SLOW BIODEGRADATION, AND LAST TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 12-8-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHOTTIGERA, AND A COMPLEMENT OF BENEFICIAL RHIZOSPHERE BACTERIA. THE STANDARD 21 GRAM TABLET IS SPECIFIED HERE. DIRECTIONS FOR USE: FOR PLANTING 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 TABLET DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED AROUND ITS PERIMETER, AT A DEPTH OF ABOUT 4 INCHES.

PLANT MATERIAL GUARANTEE 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 SPECIES OF THE SAME SPECIES AND SIZE AS SPECIFIED ON THE APPROVED OR FINAL PLANT LIST. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
4. THE CONTRACTOR SHALL INSTRUCT THE OWNER AS TO MAINTENANCE 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.

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, FREE FROM DISEASE, AND FREE FROM PESTS. PLANTS SHALL BE DEVELOPED 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, INSEST PESTS, EGGS OR LARVAE.

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 HAVE NOT COMPLETELY CALLOUSED PERH BE REJECTED.

5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGALLY 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, WEEL DEVELOPED AND BEARING FOLIATED WHEN IN LEAF.

7. ALL PLANTS DESIGNATED BALL AND BURLAP (B&B) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS ROOT FEEDING SYSTEMS NECESSARY FOR THE HEALTHY DEVELOPMENT OF THE PLANT. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOT SYSTEM IS LOOSE, CRACKED, OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HELED-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL OR MULCH AND THEN WATERING. HUMP BURLAP AND TIME IS PREFERABLE TO TREATED BURLAP. IF TREATED BURLAP IS USED, ALL TIME IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE CUT FROM AROUND THE TRUNK.

8. PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TAPPS OR OTHER SUITABLE COVERS SECURELY FASTENED TO THE BODY OF THE VEHICLE TO PREVENT INJURY TO THE PLANTS. IF TREATED BURLAP IS USED, ALL TIME IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE CUT FROM AROUND THE TRUNK.

9. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING DETAILS.

10. LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN POSSIBLE. THE ROOT BALL SHALL BE KEPT MOST AT ALL TIME AND COVERED WITH MOISTENED MULCH OR ACID WOODCHIPS. PROPER IRRIGATION SHALL BE SUPPLIED SO AS TO NOT ALLOW THE ROOT BALL TO DRY OUT. PLANTINGS SHALL BE UNITED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE, WILTING, AND LEAF LOSS.

11. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HELED IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.

12. PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INJURED PLANTS SHALL BE REMOVED.

13. IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO RELOCATE OR ENLARGE PLANTING PITS OR DELETE PLANT MATERIAL FROM THE CONTRACT.

14. IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMITED AND MAINTAINED TO A HEIGHT OF SEVEN FEET (7') ABOVE GRADE, AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2') ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR AGENCY.

15. PLANTS (MARCH 15 - DECEMBER 15)

16. THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPORT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON (STARTING SEPTEMBER 15):

17. IF A PROPOSED PLANT IS UNAVAILABLE OR ON THE FALL DROPPING HAZARD LIST, AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REQUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, PRIOR TO ORDERING AND INSTALLATION.

18. DURING THE COURSE OF CONSTRUCTION/PLANT INSTALLATION, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED AT THE END OF EACH WORK DAY. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF AND ALL PAVED AREAS SHALL BE CLEANED.

19. THE LANDSCAPE CONTRACTOR SHALL DISPOSE OF ALL RUBBISH AND EXCESS SOIL AT HIS EXPENSE TO AN OFF-SITE LOCATION AS APPROVED BY THE LOCAL MUNICIPALITY.

20. A 90-DAY MAINTENANCE PERIOD SHALL BEGON IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED.

21. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO: REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS IF ORIGINALLY REQUIRED, WATERING WHEN NEEDED OR DIRECTED, WEEDING, PRUNING, SPRAYING, FERTILIZING, MOWING THE LAWN, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.

22. MOW ALL GRASS AREAS AT REGULAR INTERVALS TO KEEP THE GRASS HEIGHT FROM EXCEEDING THREE INCHES (3"). MOWING SHALL BE PERFORMED ONLY WHEN GRASS IS DRY. MOWER BLADE SHALL BE SET TO REMOVE NO MORE THAN ONE THIRD (1/3) OF THE GRASS LENGTH. WHEN THE AMOUNT OF GRASS IS HEAVY, IT SHALL BE REMOVED TO PREVENT DESTRUCTION OF THE UNDERLYING TURF. MOW GRASS AREAS IN SUCH A MANNER AS TO PREVENT CLIPPINGS FROM BLOWING ON PAVED AREAS, AND SIDEWALKS. CLEANUP AFTER MOWING SHALL INCLUDE SHEEPING OR BLOWING OF PAVED AREAS AND SIDEWALKS TO CLEAR THEM FROM MOWING DEBRIS.

23. GRASS AREAS DAMAGED DURING THE PROCESS OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL RESTORE THE DISTURBED AREAS TO A CONDITION SATISFACTORY TO THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE. THIS MAY INCLUDE FILLING TO GRADE, FERTILIZING, SEEDING, AND MULCHING.

24. SHOULD THE OWNER REQUIRE MAINTENANCE BEYOND THE STANDARD 90-DAY MAINTENANCE PERIOD, A SEPARATE CONTRACT SHALL BE ESTABLISHED.

25. LANDSCAPE CONTRACTOR SHALL WATER NEW PLANTINGS FROM TIME OF INSTALL AND THROUGHOUT REQUIRED 90-DAY MAINTENANCE PERIOD UNTIL PLANTS ARE ESTABLISHED. IF ON-SITE WATER IS NOT AVAILABLE AT THE PROJECT LOCATION, THE LANDSCAPE CONTRACTOR SHALL FURNISH IT BY MEANS OF A WATERING TRUCK OR OTHER ACCEPTABLE MANNER.

26. THE QUANTITY OF WATER APPLIED AT ONE TIME SHALL BE SUFFICIENT TO PENETRATE THE SOIL TO A MINIMUM OF EIGHT INCHES (8") IN SHRUB BEDS AND SIX INCHES (6") IN TURF AREAS AT A RATE WHICH WILL PREVENT SATURATION OF THE SOIL.

27. IF AN AUTOMATIC IRRIGATION SYSTEM HAS BEEN INSTALLED, IT CAN BE USED FOR WATERING PLANT MATERIAL. HOWEVER, FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY OF PLANT HEALTH AND ESTABLISHMENT.

LAWN (SEED OR SOO) NOTES:

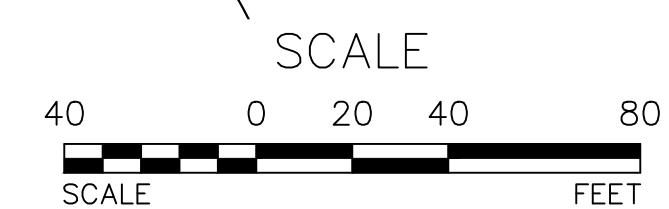
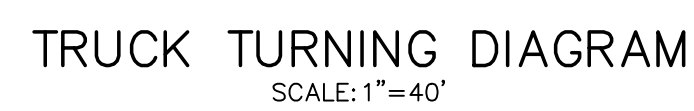
1. SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOO SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS.
2. SEED OR SOO SHALL BE COMPOSED OF THE MIX OR BLEND WITHIN THE PROVIDED "SEED SPECIFICATION" OR "SOO SPECIFICATION."
3. REFERENCE LANDSCAPE PLAN FOR AREAS TO BE SEED OR LAID WITH SOO.
4. SEEDING SHALL BE COMPLETED BY THE END OF THE PROJECT. IF THE SEASON OF THE PROJECT COMPLETION PROHIBITS PERMANENT STABILIZATION, TEMPORARY STABILIZATION SHALL BE PROVIDED IN ACCORDANCE WITH THE "TEMPORARY SEEDING SPECIFICATION."
5. PROTECT NEW LAWN AREAS AGAINST TRESPASSING WHILE THE SEED IS GERMINATING. FUNGUS AND INSEST KENCKES, SCISSOR BARBERS OR ANY OTHER NECESSARY TEMPORARY PROTECTIVE DEVICES. DAMAGE RESULTING FROM TRESPASS, EROSION, WASHOUT, SETTLEMENT OR OTHER CAUSES SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR AT HIS EXPENSE. REMOVE ALL FENCES, SIGNS, BARBERS OR OTHER TEMPORARY PROTECTIVE DEVICES ONCE LAWN HAS BEEN ESTABLISHED.

GENERAL LANDSCAPING NOTES:

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

SOIL PREPARATION AND MULCH NOTES:

1. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS.
2. BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER R



TOWN OF CHESTER PLANNING BOARD APPROVAL



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

STATE OF NEW YORK
MICHAEL A. MORGANTE
078577
LICENSED PROFESSIONAL ENGINEER

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

TRUCK TURNING DIAGRAM

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

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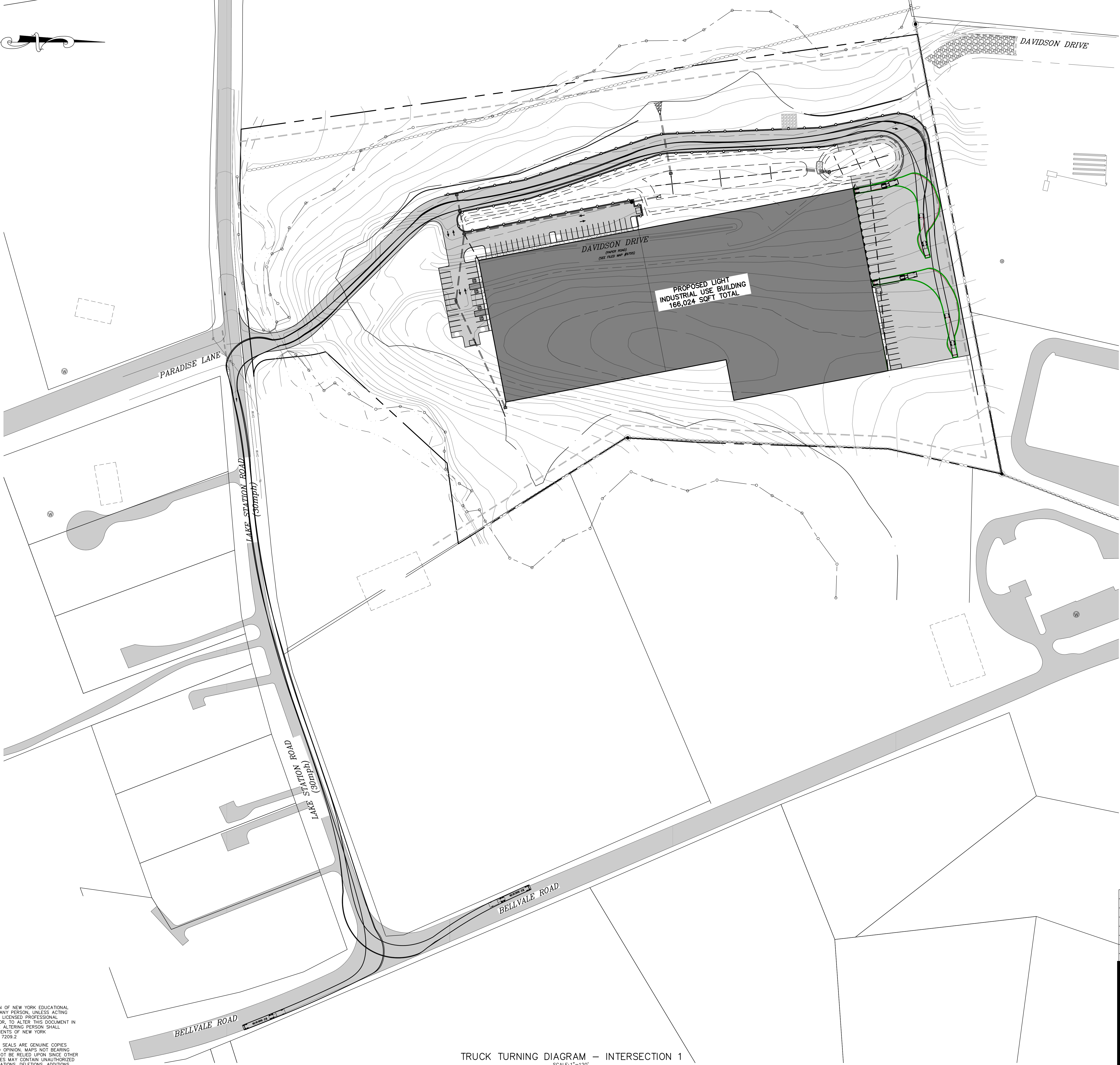
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NAD83



LEGEND:

- 490 ——— EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ||||| EXISTING EDGE OF PAVEMENT
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING STONE WALL
- OHW ——— OHW EXISTING OVERHEAD LINE
- WETLAND EXISTING WETLAND
- EXISTING EASEMENT
- EXISTING STREAM
- EXISTING CATCH BASIN
- EXISTING GRAVEL AREA
- EXISTING UTILITY POLE
- PROPOSED EDGE OF PAVEMENT



PROPOSED LIGHT
INDUSTRIAL USE BUILDING
166,024 SQFT TOTAL

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

PARADISE LANE

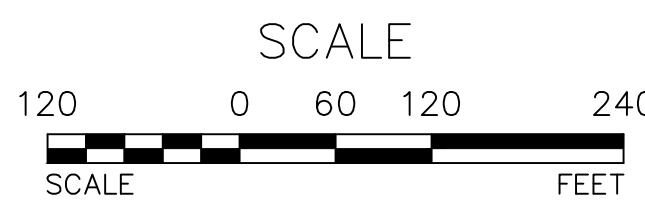
LAKE STATION ROAD
(30mph)

LAKE STATION ROAD
(30mph)

BELLVALE ROAD

BELLVALE ROAD

TOWN OF CHESTER PLANNING BOARD APPROVAL



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

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

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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 1

JOB#:
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SHEET NO.
16 OF 21

NAD83

LAKE STATION ROAD
(30mph)

KINGS HIGHWAY

DAVIDSON DRIVE

PARADISE LANE

PROPOSED LIGHT
INDUSTRIAL USE BUILDING
166,024 SQFT TOTAL

TRUCK TURNING DIAGRAM - INTERSECTION 2

SCALE: 1"=120'

LEGEND:

- 490 --- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING STONE WALL
- EXISTING OVERHEAD LINE
- EXISTING WETLAND
- EXISTING EASEMENT
- EXISTING STREAM
- EXISTING CATCH BASIN
- EXISTING GRAVEL AREA
- EXISTING UTILITY POLE
- PROPOSED EDGE OF PAVEMENT

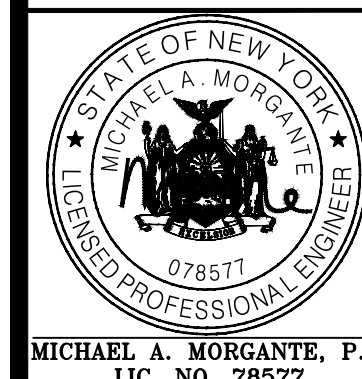
SCALE
120 0 60 120 240
SCALE FEET

TOWN OF CHESTER PLANNING BOARD APPROVAL

REVISION	BY	DATE	DESCRIPTION
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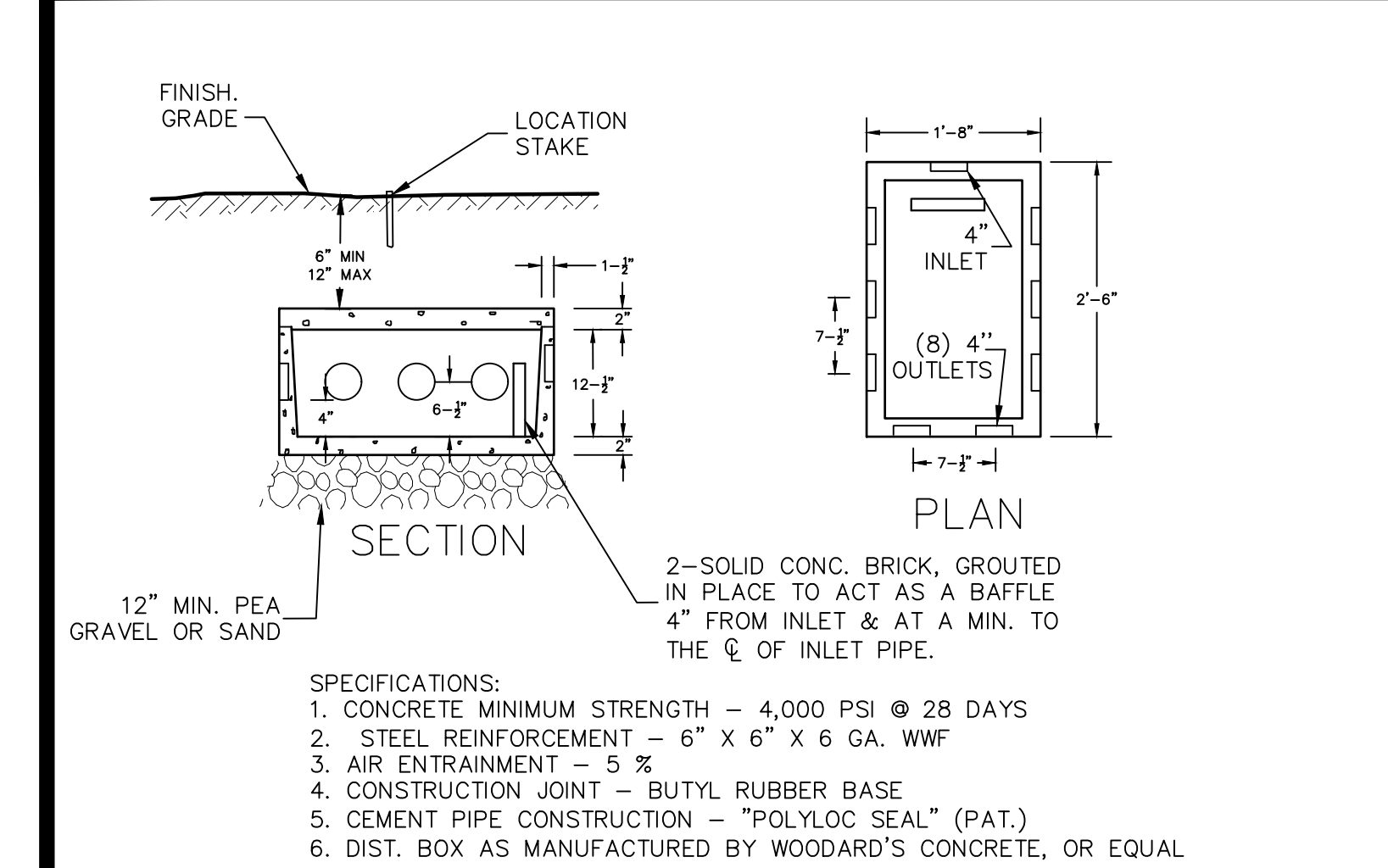
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DAVIDSON DRIVE HOLDINGS, LLC
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TOWN OF CHESTER, COUNTY OF ORANGE, NY

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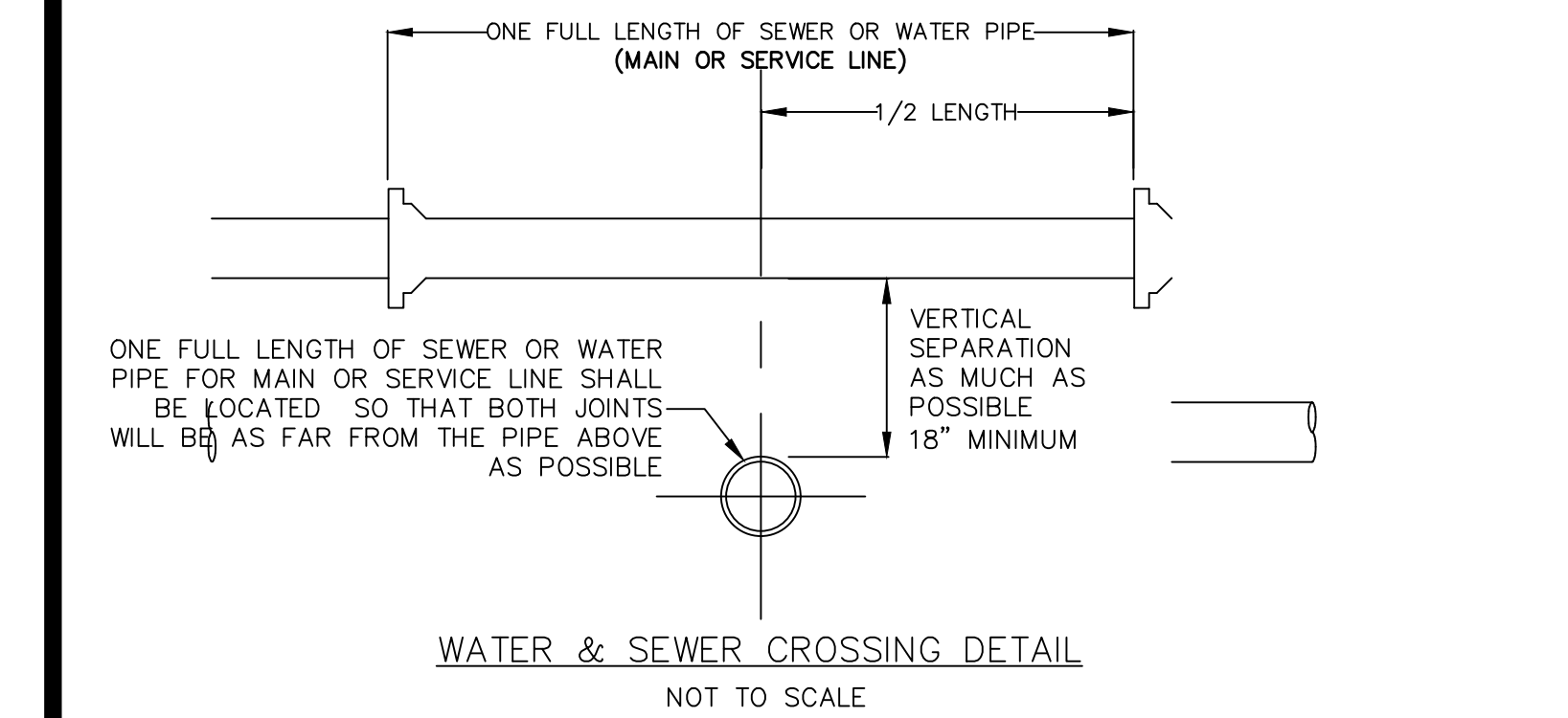
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- NOTES:
1. PIPE JOINTS TO BE SEALED WITH ASPHALTIC MATERIAL OR EQUIVALENT.
 2. INVERT ELEVATIONS OF ALL OUTLET PIPES MUST BE EQUAL USE OF SPEED LEVELING DEVICES IS RECOMMENDED.
 3. THE SLOPE OF OUTLET PIPES BETWEEN THE DISTRIBUTION BOX AND DISTRIBUTOR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

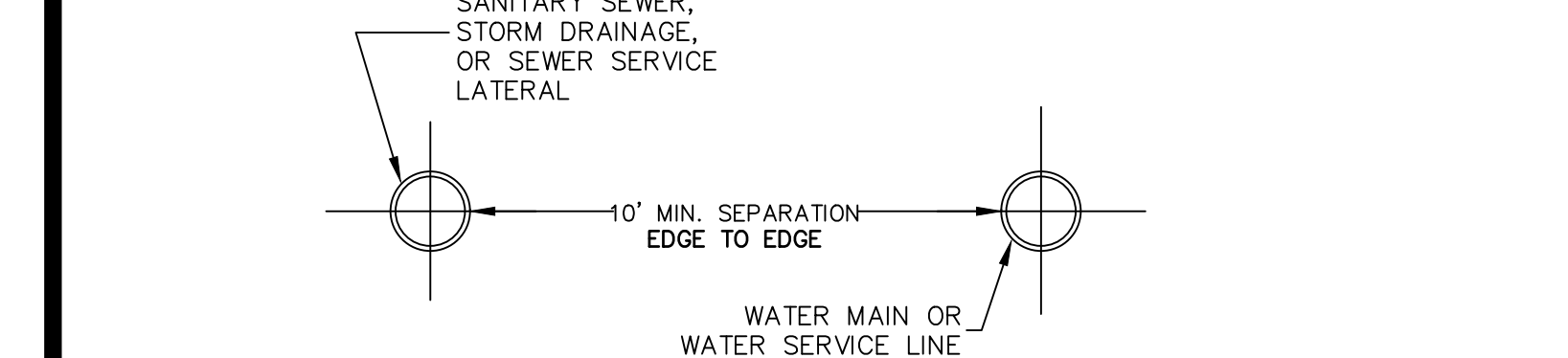
8-OUTLET DISTRIBUTION BOX

NOT TO SCALE



WATER & SEWER CROSSING DETAIL

NOT TO SCALE



WATER & SEWER HORIZONTAL SEPARATION

NOT TO SCALE

SEWER & WATER SEPARATION NOTES

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

NOTES

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

WATER OVER SEWER SEPARATION NOTES

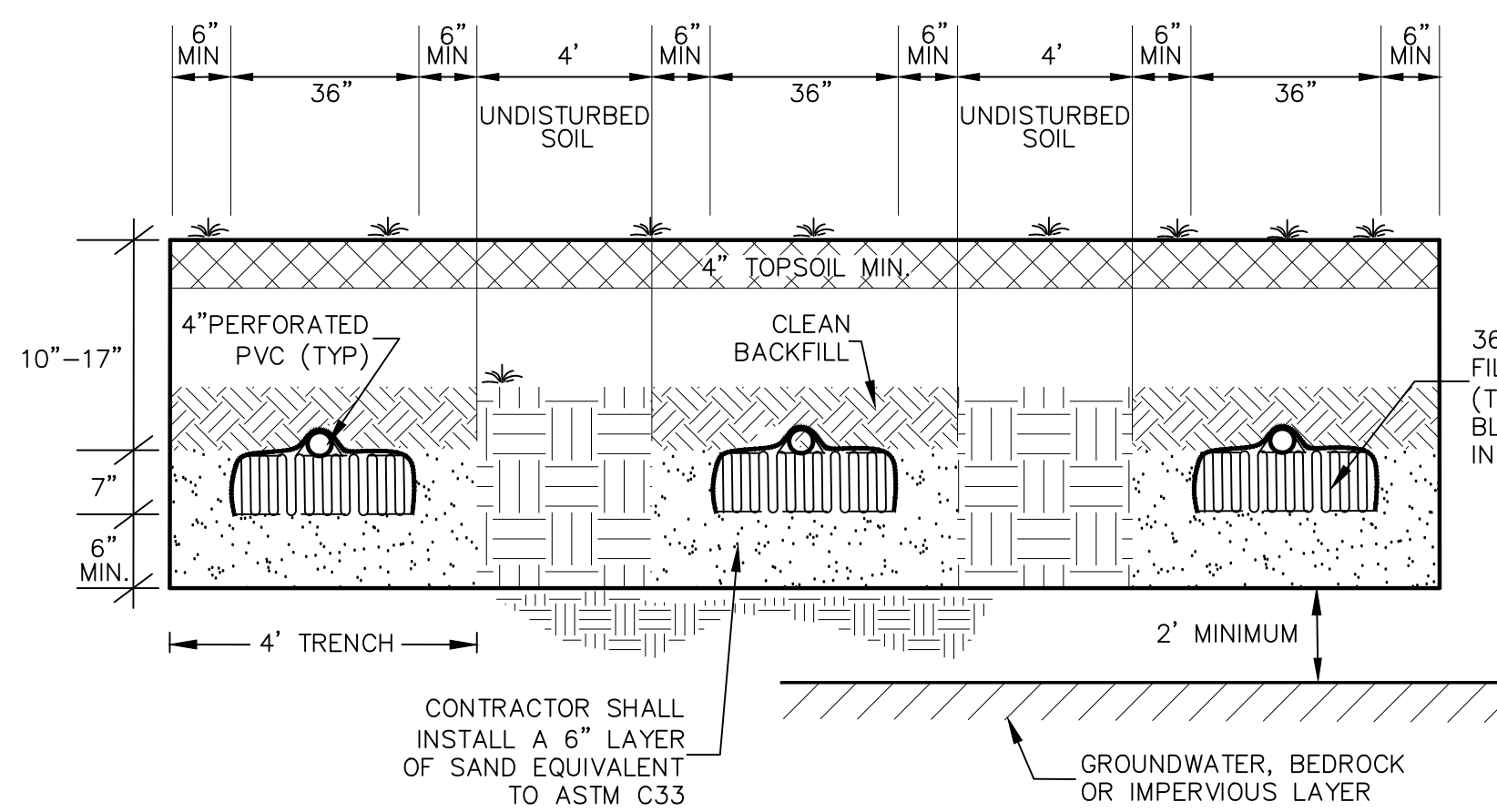
1. FULL LENGTH OF BOTH PIPES CROSSING MUST BE CENTERED AT THE CROSSING SO THAT PIPE JOINTS WILL BE AS FAR FROM EACH OTHER AS POSSIBLE (10' MIN.).
2. CONTRACTOR SHALL PROVIDE STRUCTURAL SUPPORT FOR EXISTING WATER MAIN OVER THE ENTIRE TRENCH WIDTH TO PREVENT DAMAGE TO THE WATER MAIN.
3. WATER TIGHT JOINTS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

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

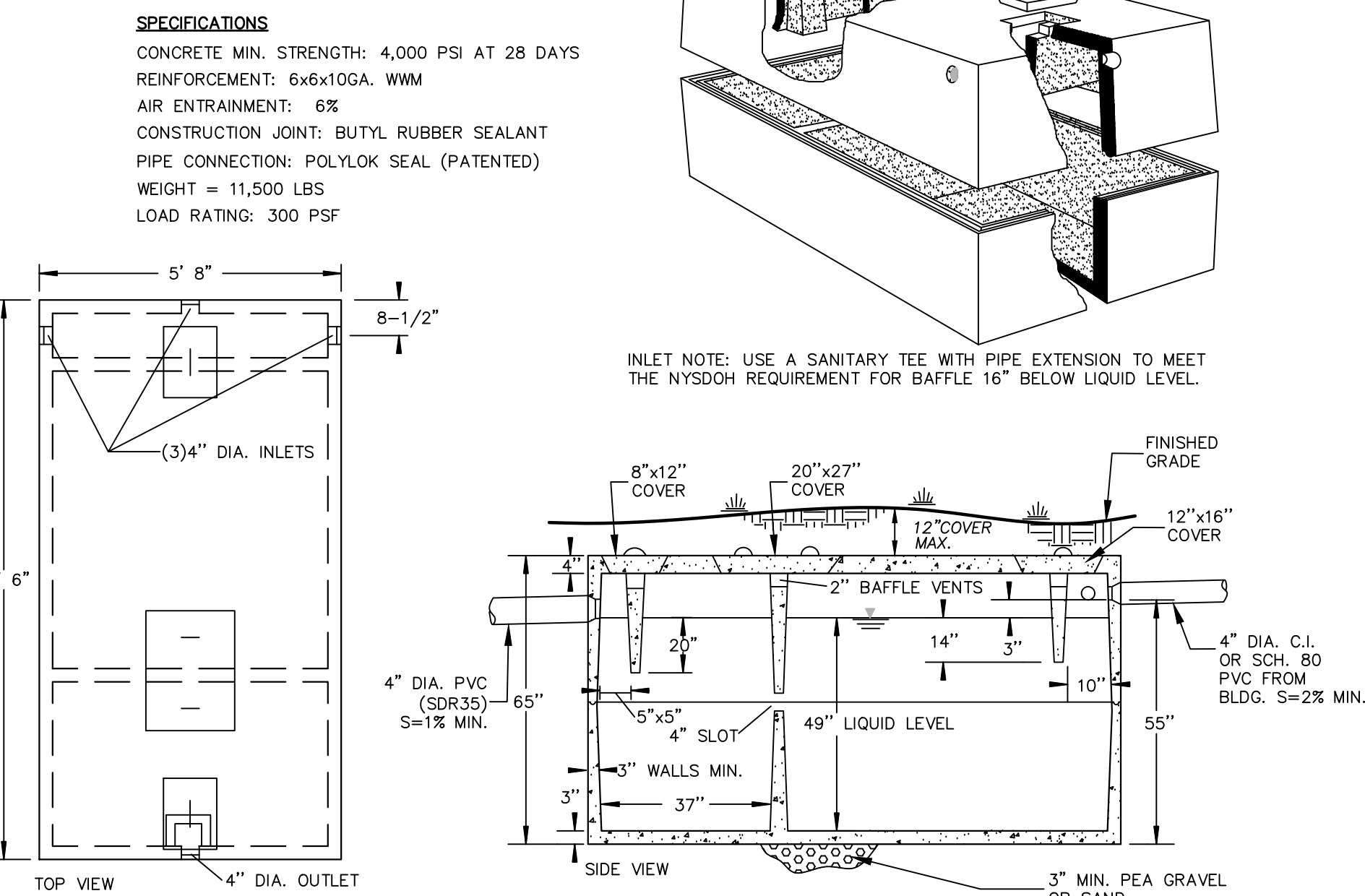
ELJEN IN-DRAIN SECTION

NOT TO SCALE



TYPICAL ELJEN TRENCH CROSS SECTION

NOT TO SCALE



1,500 GALLON SEPTIC TANK

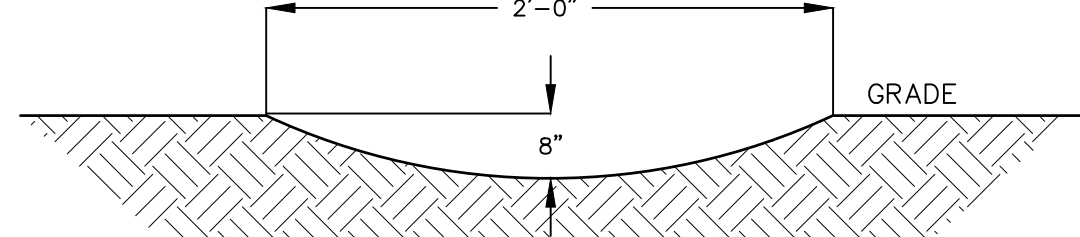
NOT TO SCALE

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

- NOTES:
1. EACH BUILDING LATERAL SEWER SHALL HAVE A CLEANOUT INSTALLED APPROXIMATELY 2'DOWNSTREAM OF THE BUILDING PIPE TO BUILDING LATERAL SEWER CONNECTION. HEREFTER, 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 CAMBELL FOUNDRY #4164 CAST IRON FRAME AND COVER. (OR APPROVED EQUAL).

BUILDING LATERAL SEWER CLEANOUT (C.O.)

NOT TO SCALE



SEPTIC/SWALE CROSS SECTION

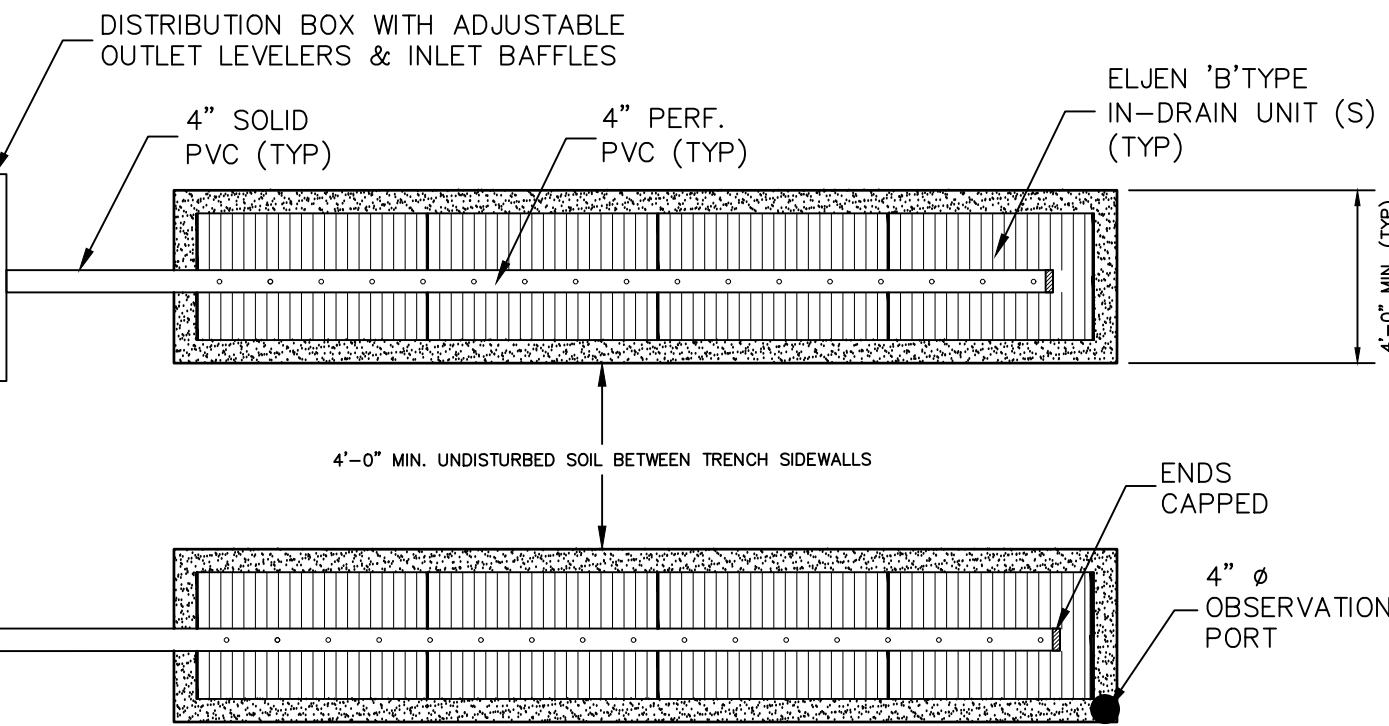
NOT TO SCALE



- 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.

ELJEN ABSORPTION TRENCH CONFIGURATION

NOT TO SCALE



TOWN OF CHESTER PLANNING BOARD APPROVAL



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SANITARY NOTES

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

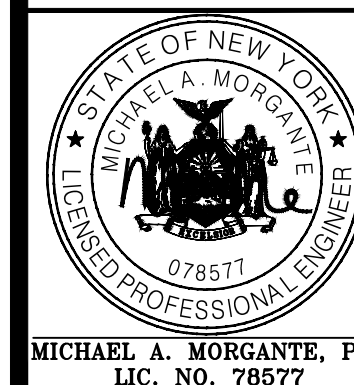
ORANGE COUNTY HEALTH DEPT. AEROBIC UNIT NOTES

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

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

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

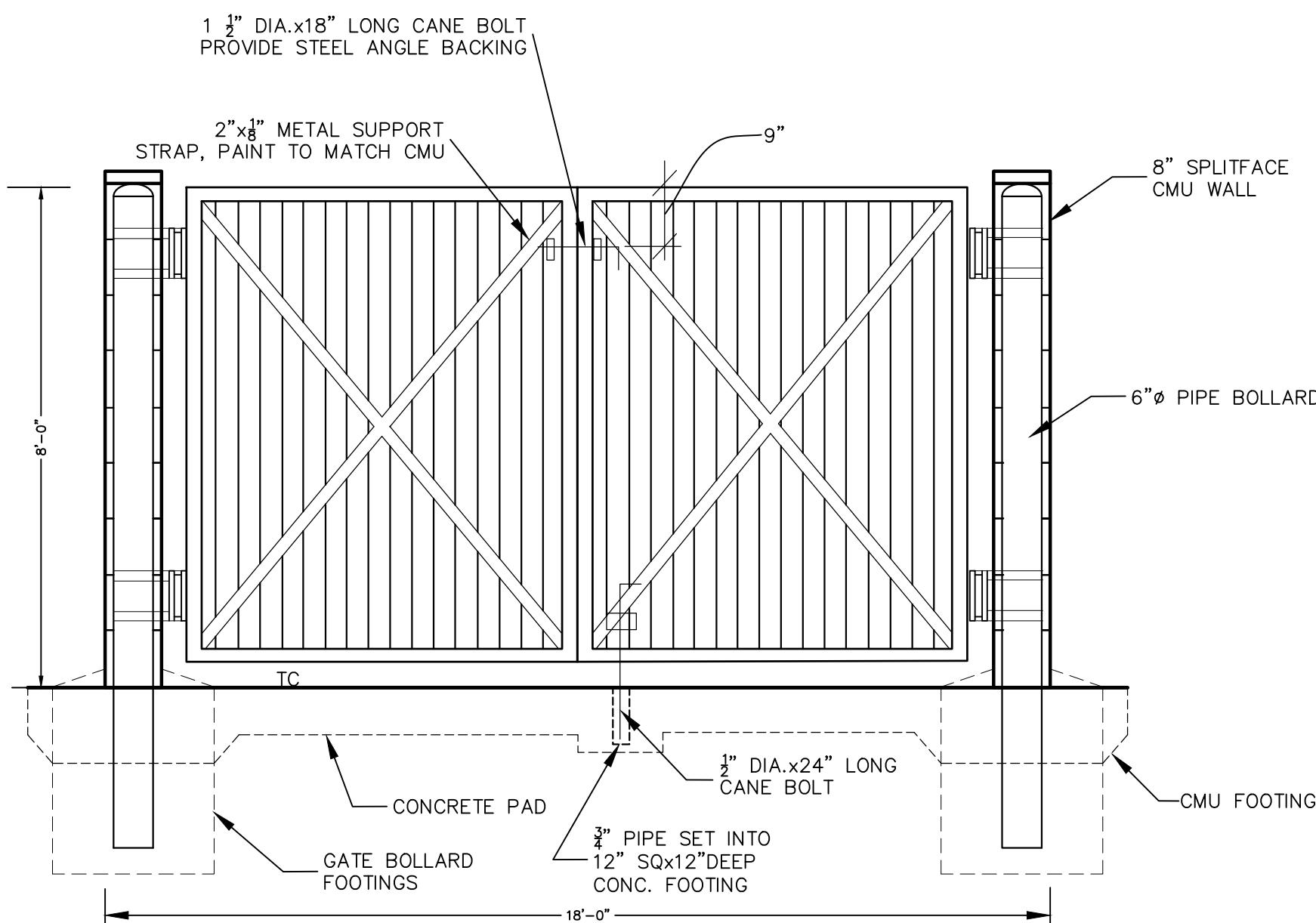
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T: 845-782-8114 E: MAM@ARDENCONSULTING.NET



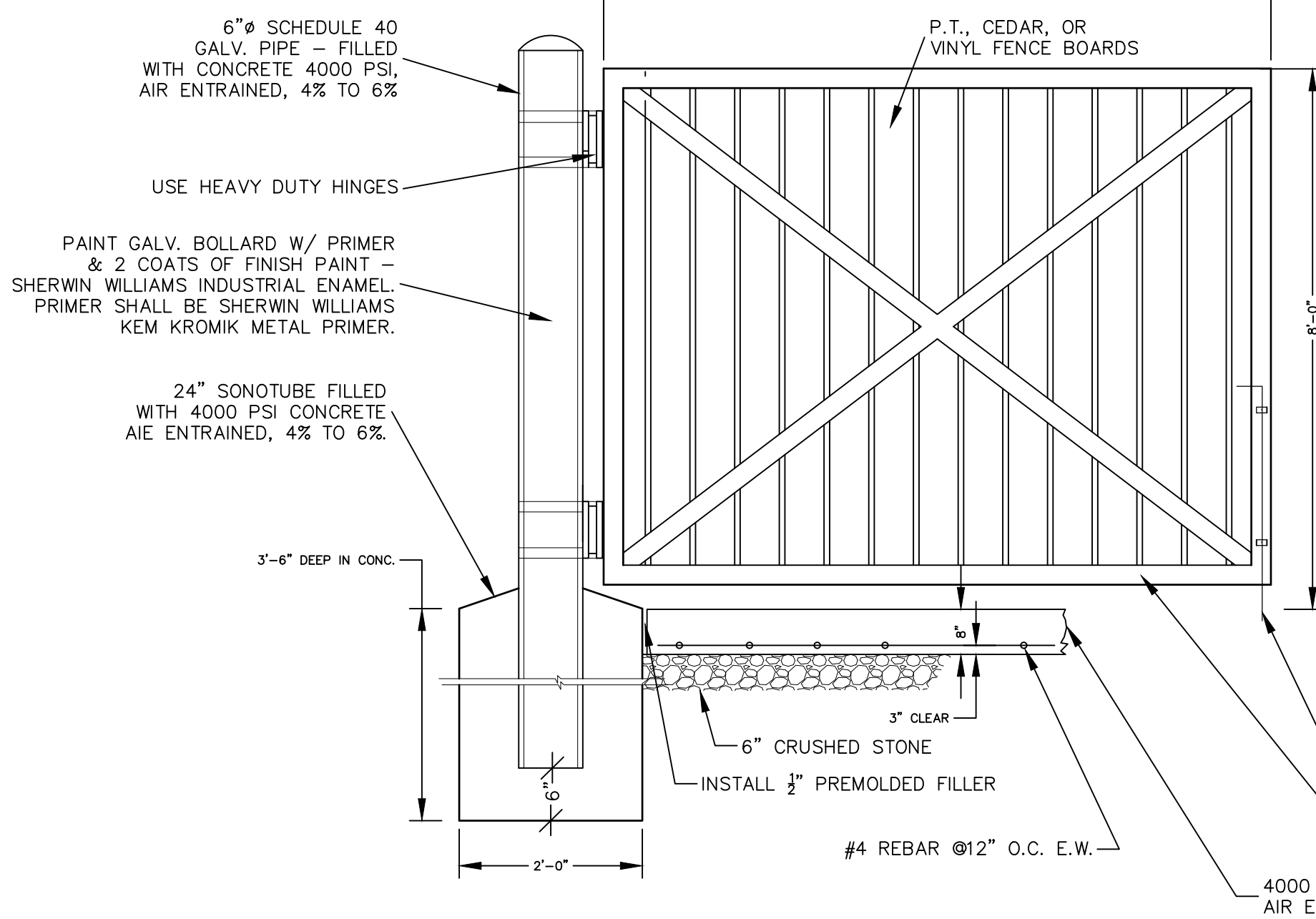
SITE PLAN & LOT LINE COMBINATION FOR
DAVIDSON DRIVE HOLDINGS, LLC
LAKE STATION ROAD
TOWN OF CHESTER, COUNTY OF ORANGE, NY

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

SDS DETAILS

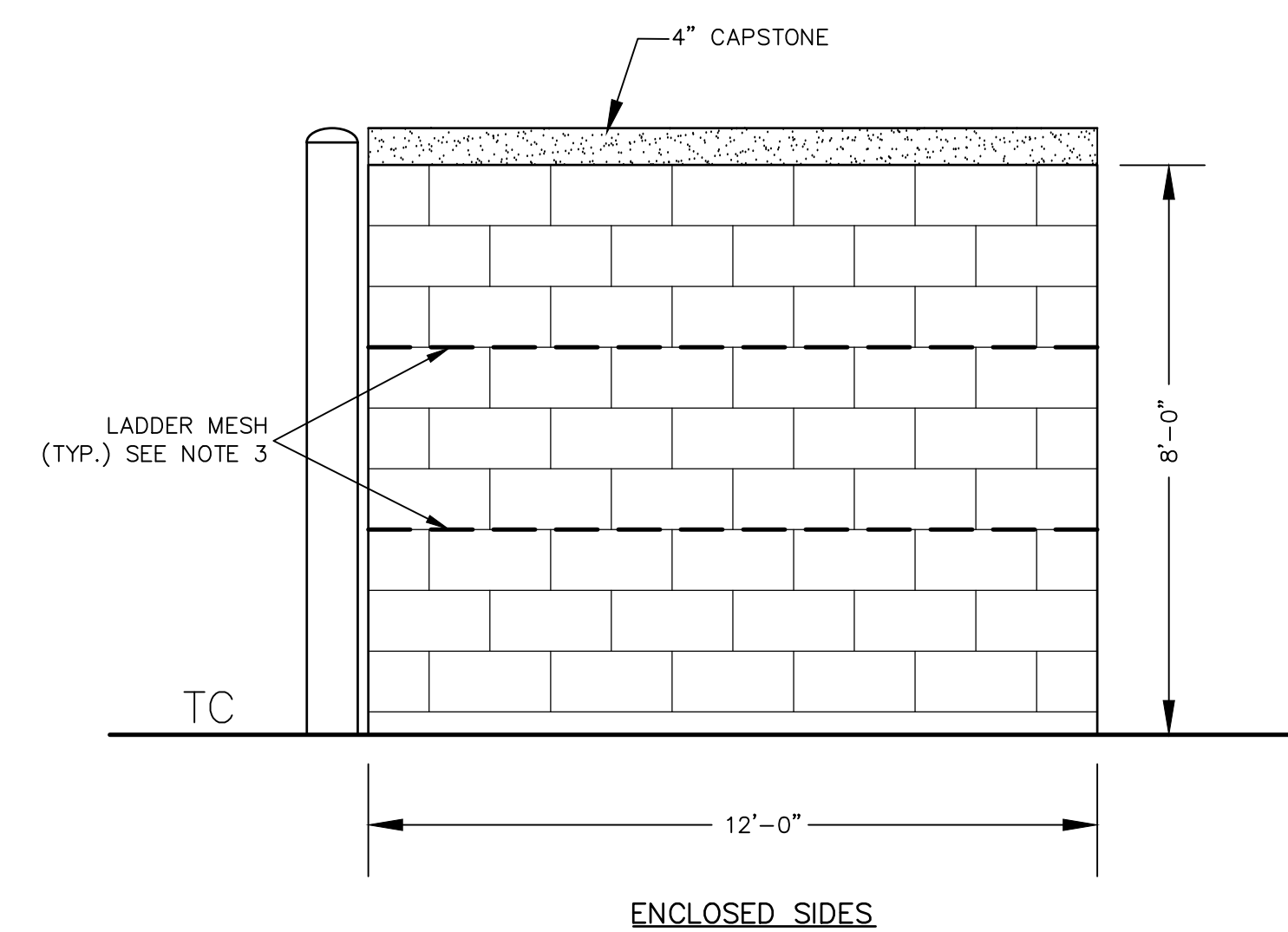


PICK UP ENTRANCE
NOT TO SCALE



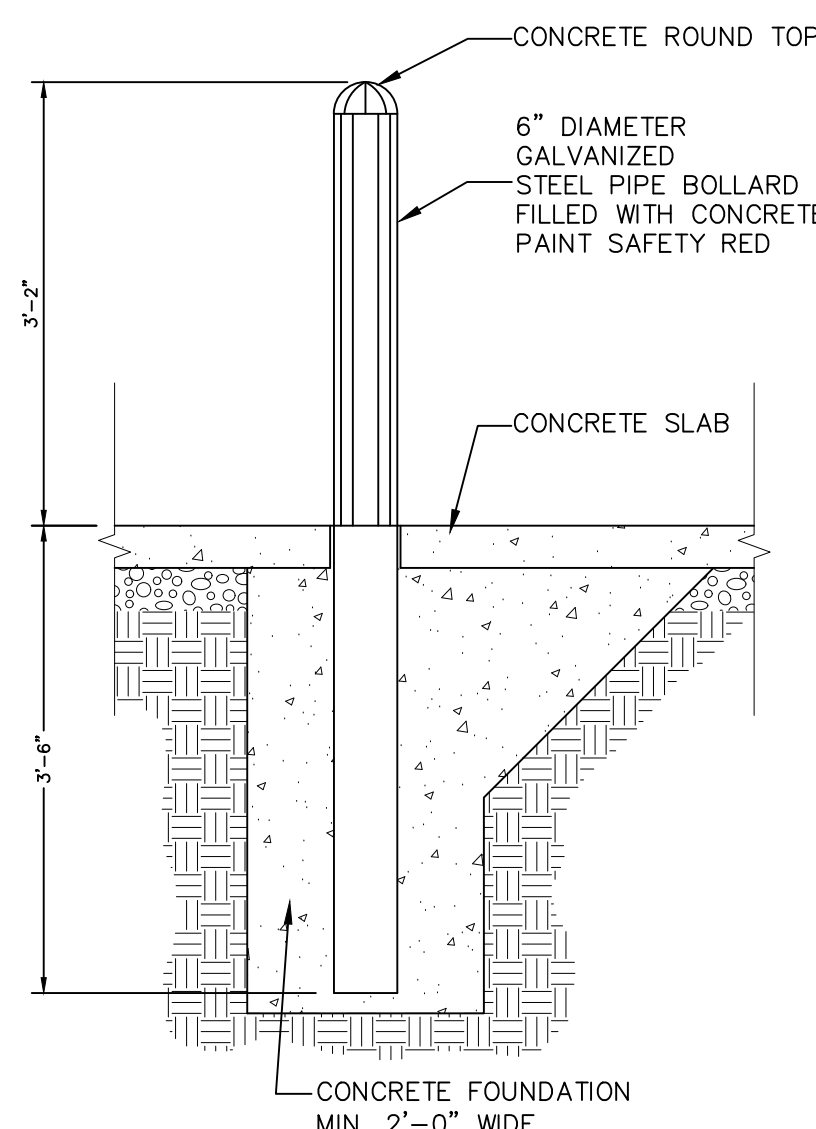
- NOTES:
1. TREAT ALL CEDAR WITH 1 COAT CLEAR WATER REPELLANT.
 2. PROVIDE DOUBLE GATE - ONLY ONE HALF SHOWN.

CMU DUMPSTER ENCLOSURE GATE
NOT TO SCALE

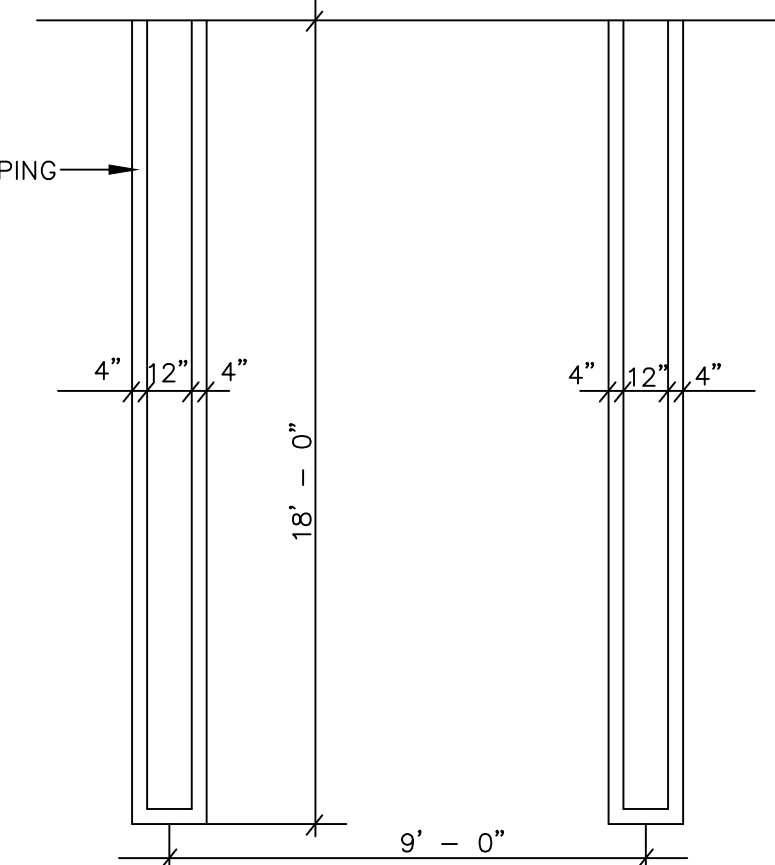


- NOTES:
1. REFUSE ENCLOSURE TO BE CONSTRUCTED OF 8" SOLID TEXTURED MASONRY BLOCK WITH FACADE TO MATCH PROPOSED BUILDING OR AS APPROVED BY PLANNING BOARD.
 2. CONCRETE SLAB TO HAVE 2" RAISED LIP AROUND THREE SIDES.
 3. LADDER MESH REINFORCEMENT EVERY EVERY THIRD VERTICAL ROW (24" O.C. TYP.) OR AS RECOMMENDED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

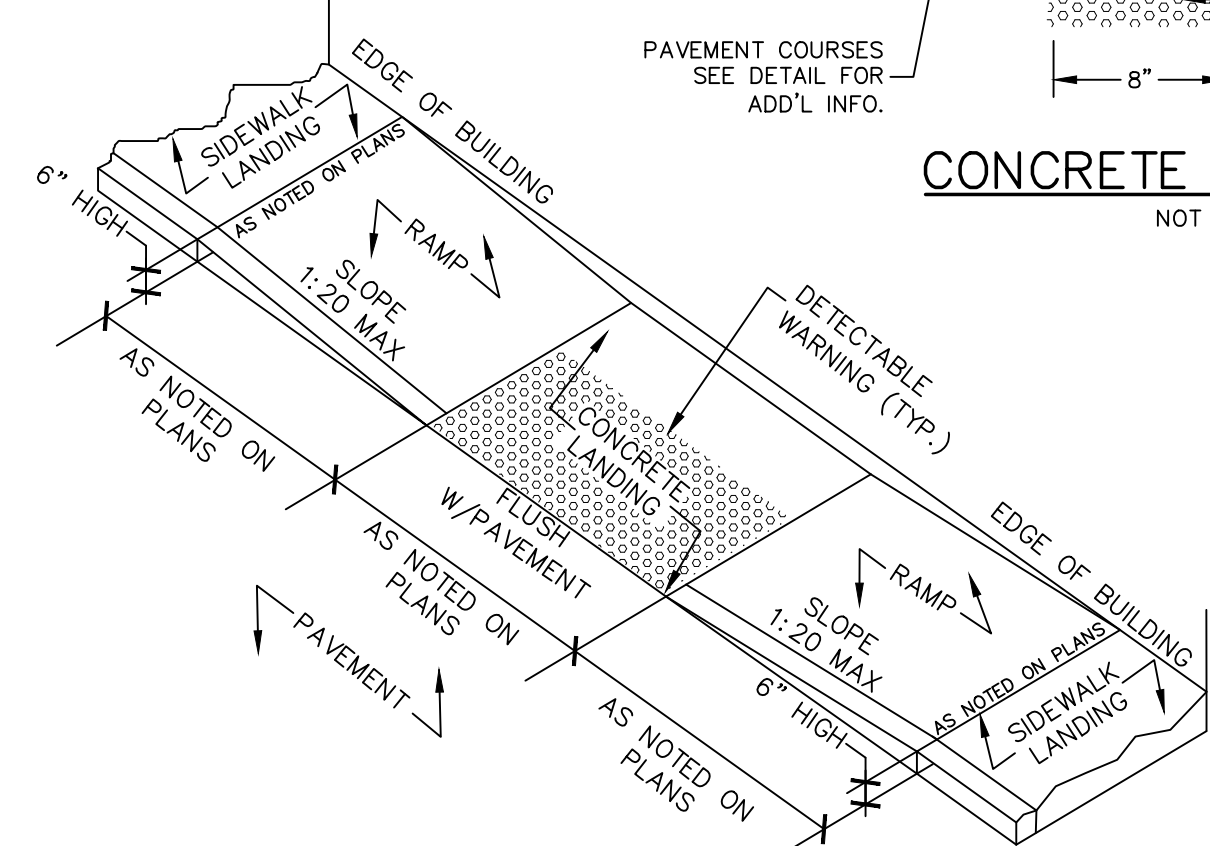


BOLLARD DETAIL
NOT TO SCALE



PARKING LOT STRIPING DETAIL
NOT TO SCALE

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



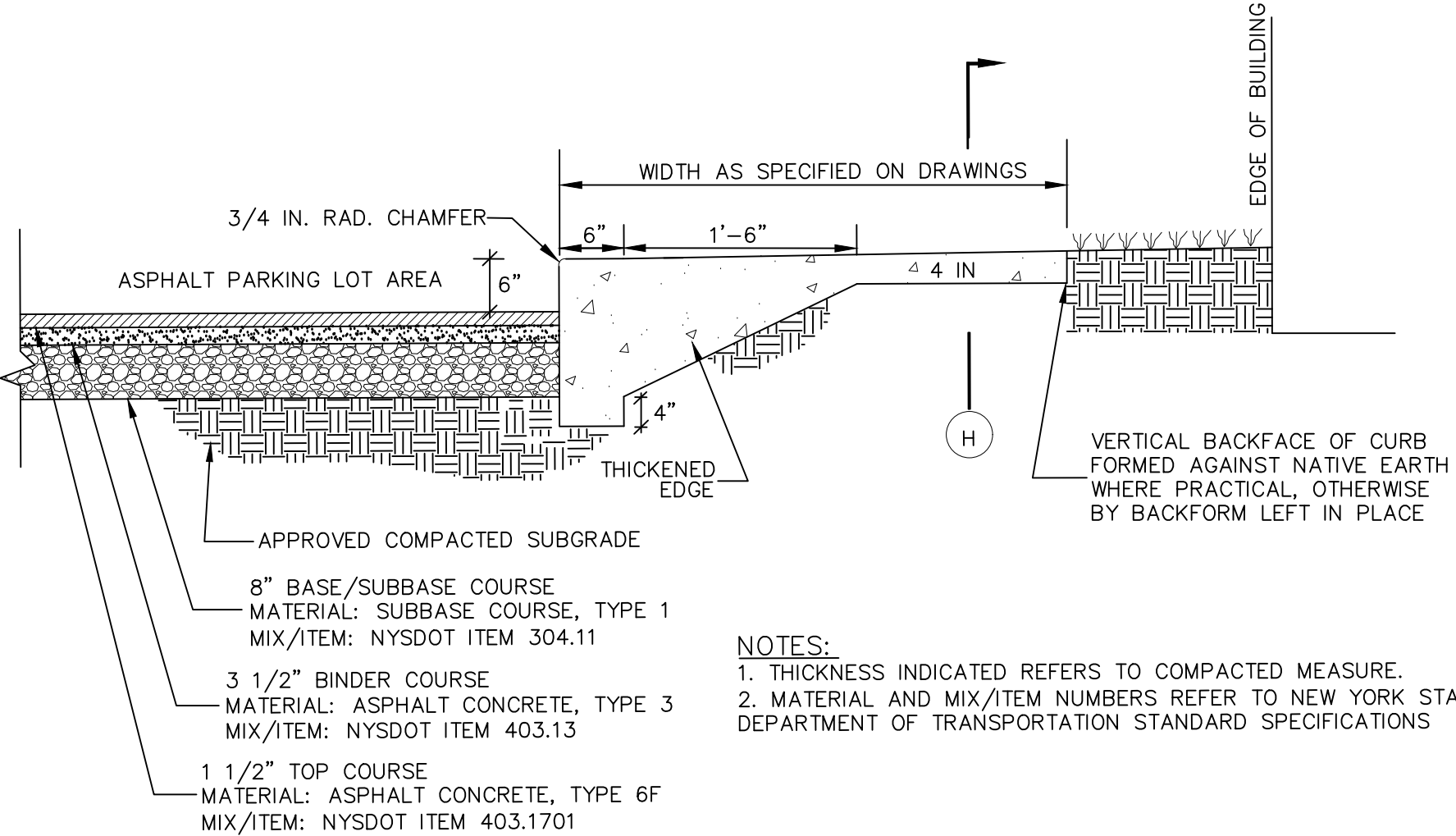
CONCRETE CURB DETAIL
NOT TO SCALE

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

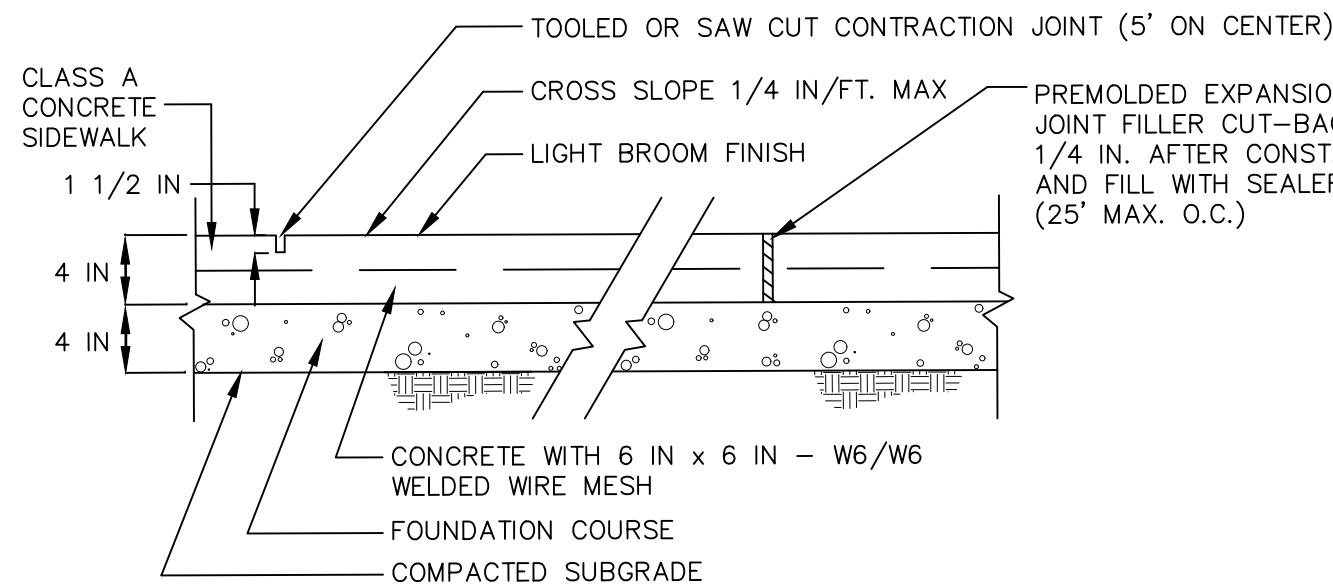
IN-LINE ACCESSIBLE RAMP
NOT TO SCALE

SITE ACCESSIBILITY NOTES:

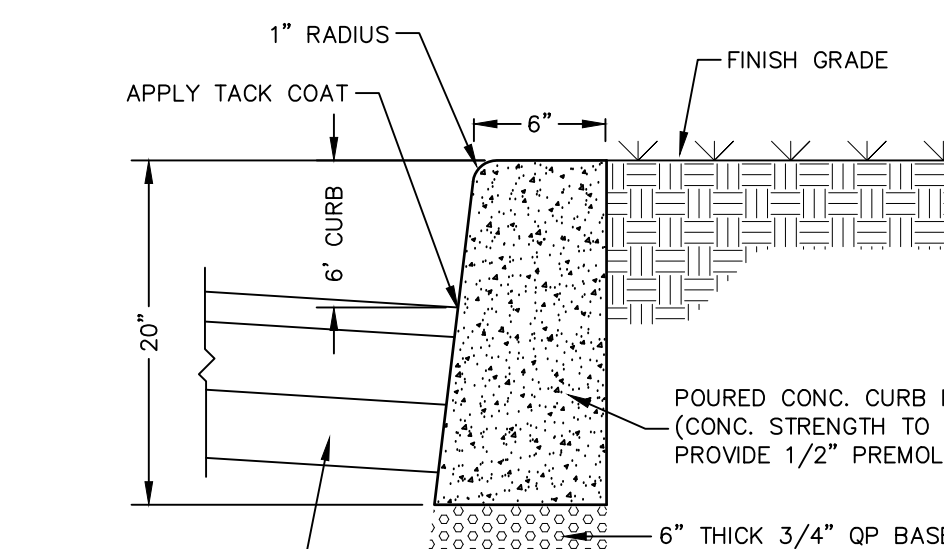
1. REFER TO SITE PLAN FOR EXACT LOCATION OF HANDICAP PARKING, WALKWAYS AND RAMPS.
2. ALL WALKWAYS, RAMPS, AND HANDICAP PARKING SIGNAGE, ETC. SHALL MEET APPROVED AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS AND LOCAL ACCESSIBILITY CODE.
3. ONE OUT OF EVERY EIGHT (8) ACCESSIBLE PARKING SPACES, BUT NOT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



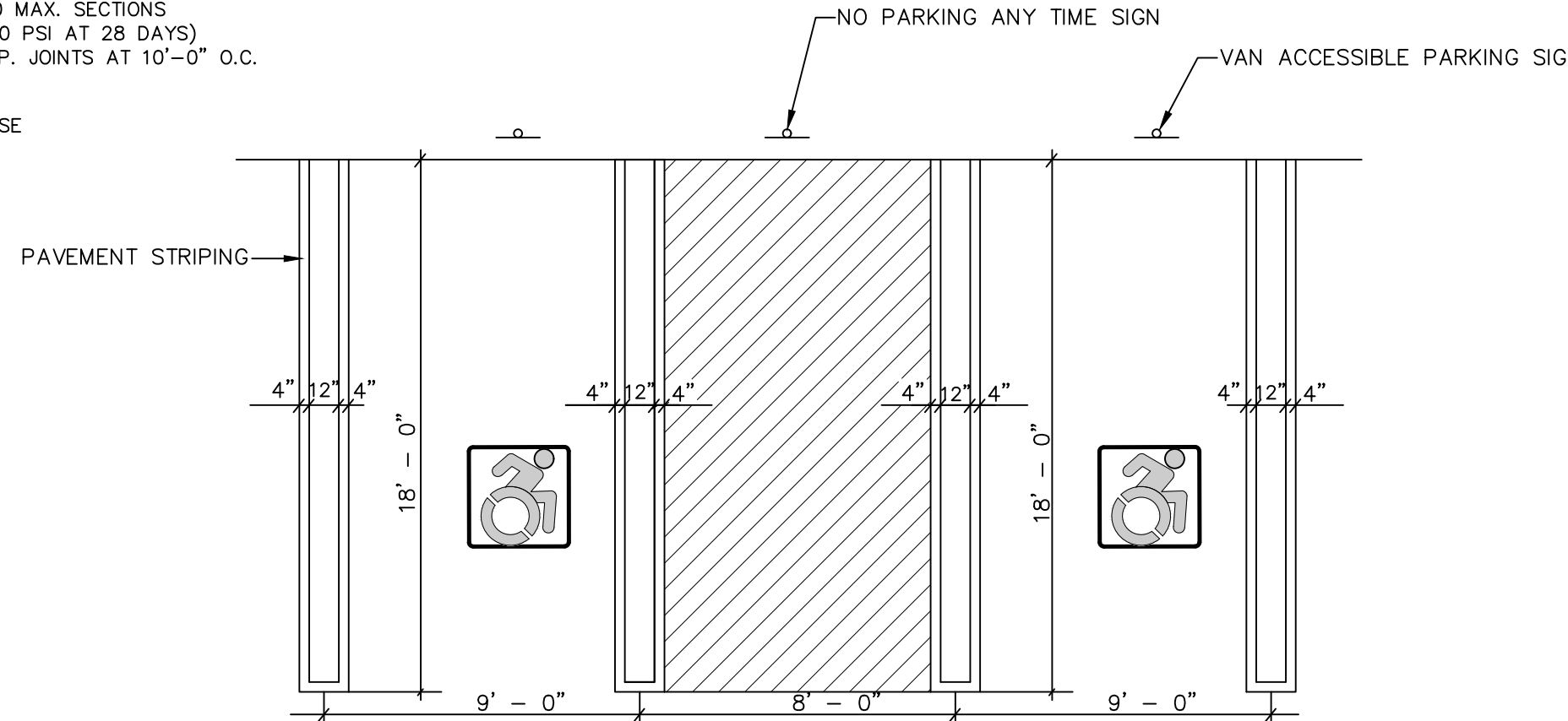
PAVEMENT & SIDEWALK WITH MONOLITHIC CURB
NOT TO SCALE



TYPICAL SIDEWALK SECTION
NOT TO SCALE

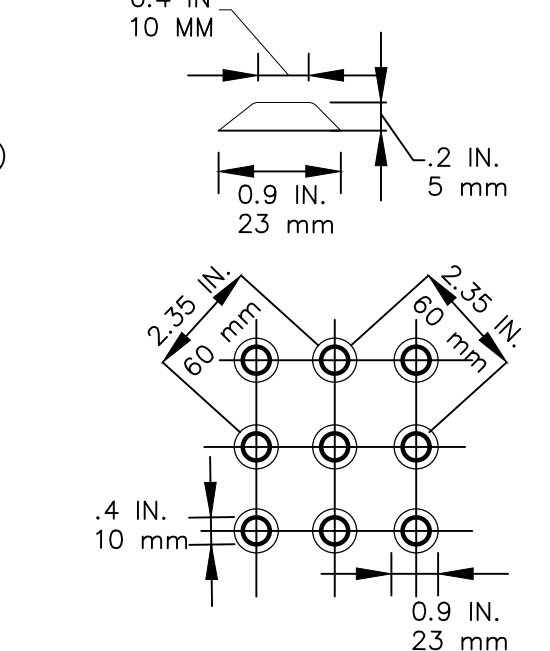


TYPICAL ASPHALT DETAIL FOR PARKING AREAS
NOT TO SCALE

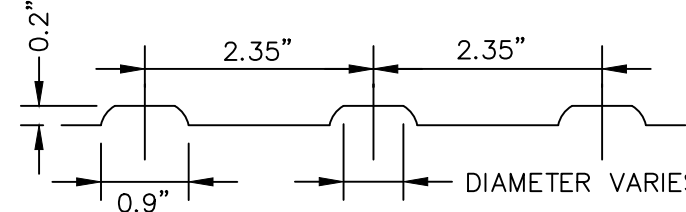


ACCESSIBLE PARKING SPACE & STRIPING DETAIL
NOT TO SCALE

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



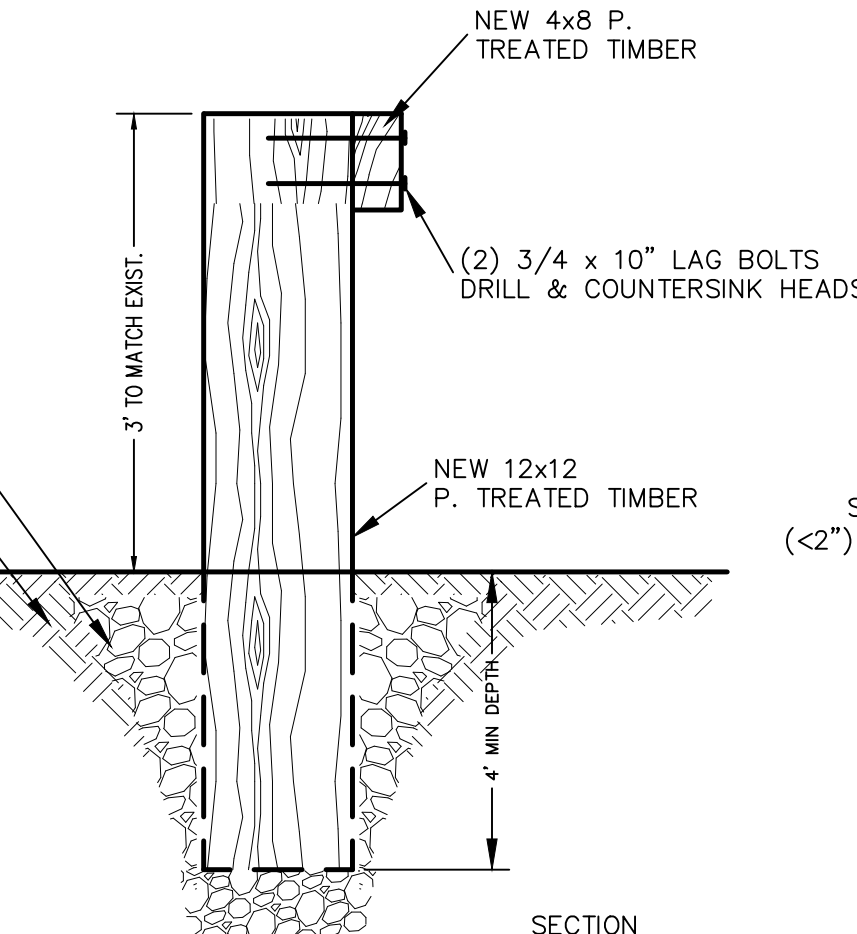
DETECTABLE WARNING: PATTERN LAYOUT



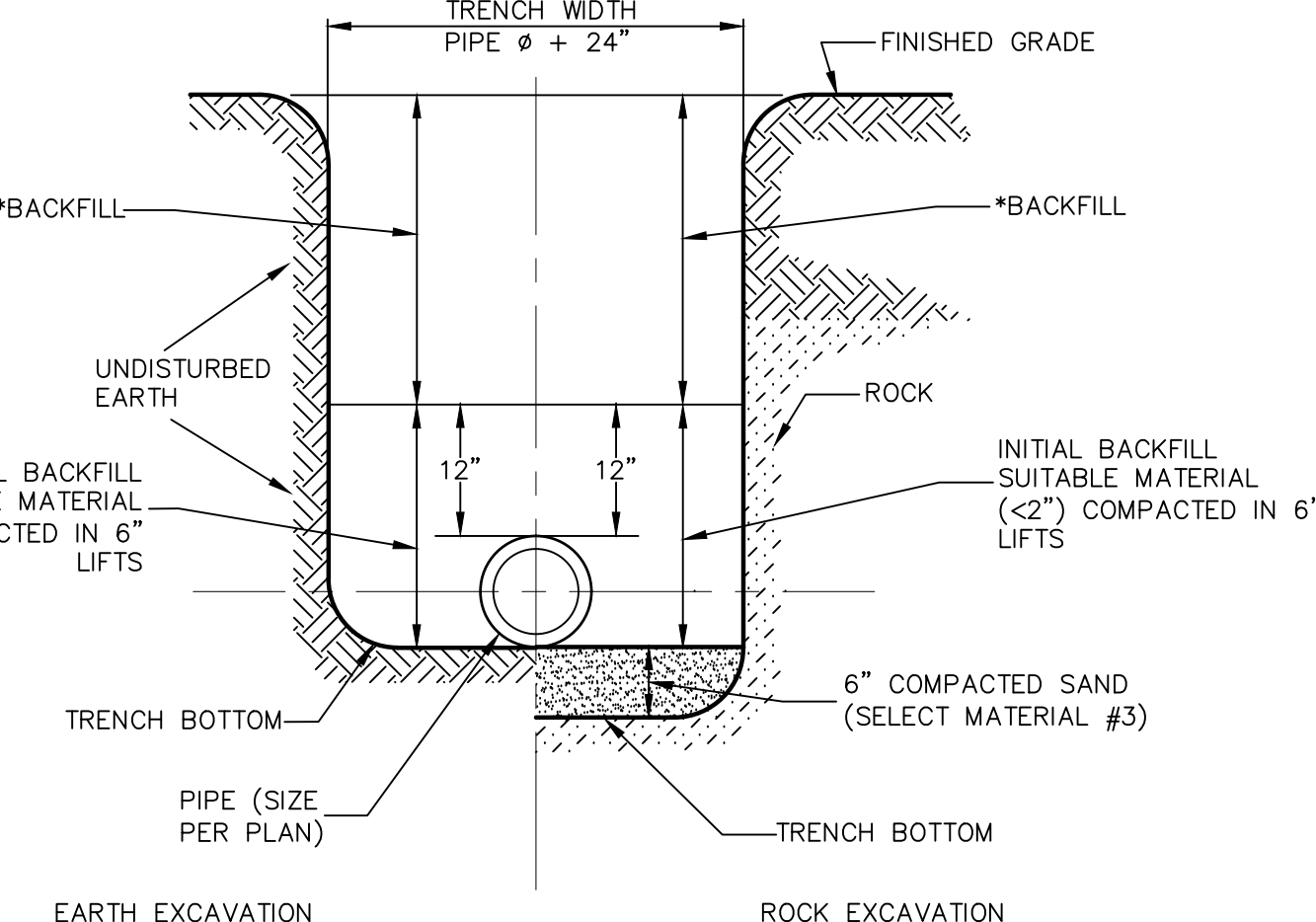
DETECTABLE WARNING: CROSS SECTION

DETECTABLE WARNING PAD DETAIL
NOT TO SCALE

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



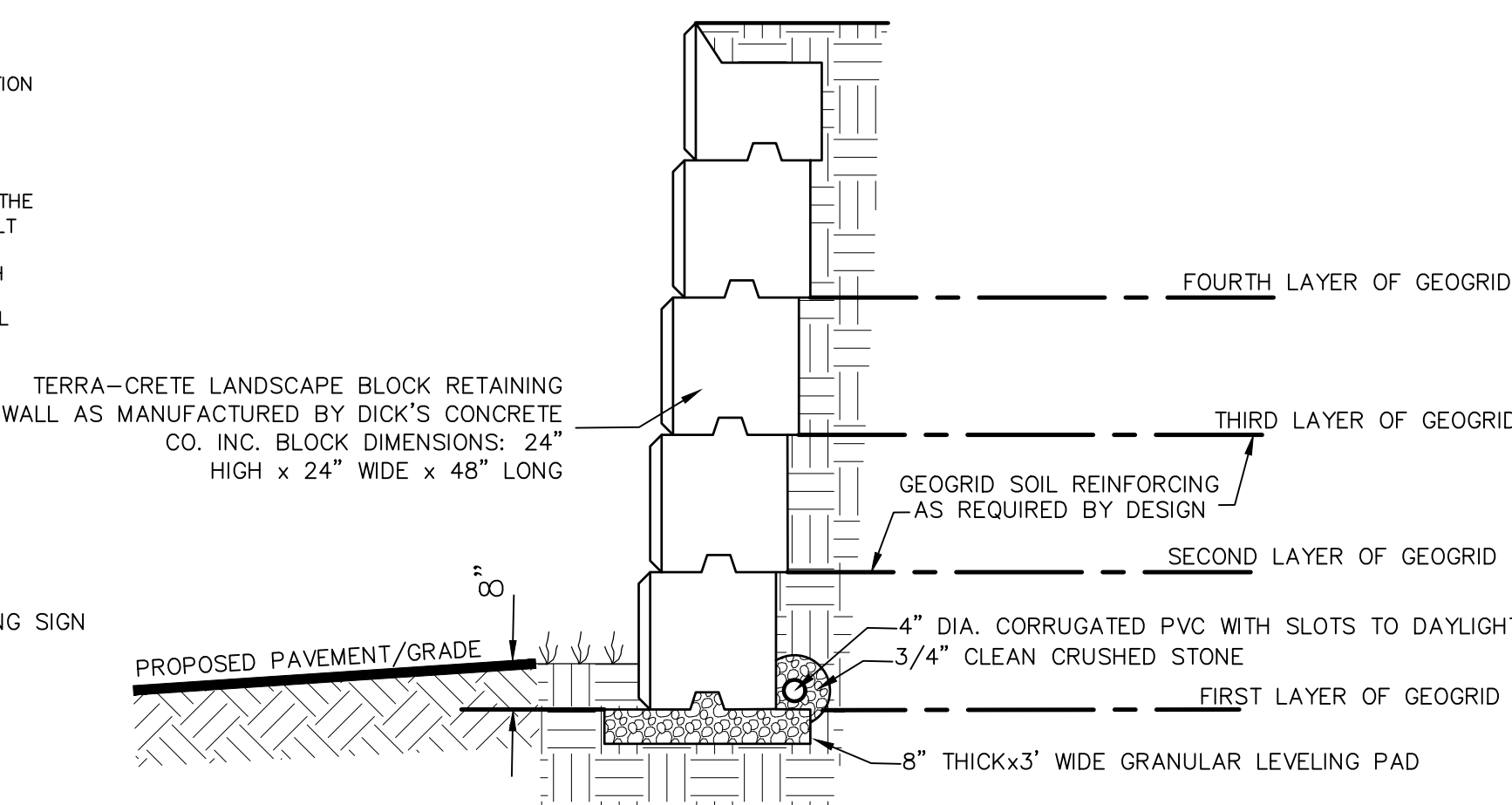
TIMBER GUIDE RAIL
NOT TO SCALE



TRENCH CROSS SECTION
NOT TO SCALE

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

- 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.



TERRA-CRETE RETAINING WALL
NOT TO SCALE

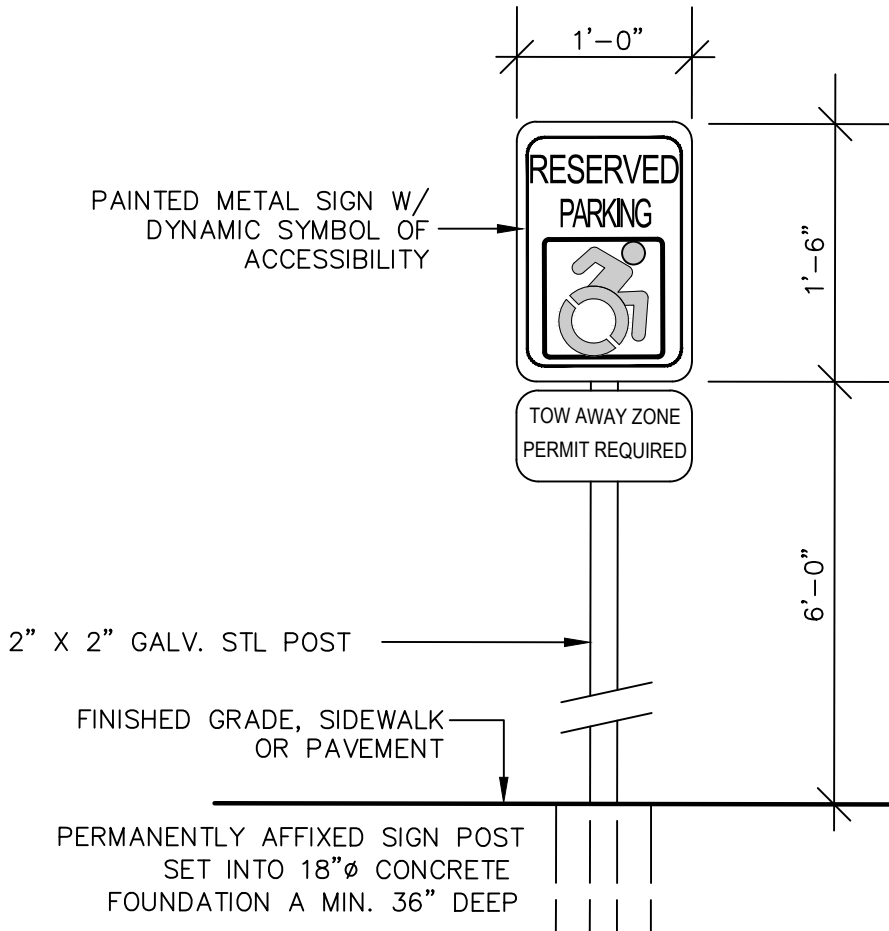
- NOTES:
1. INSTALL PER MANUFACTURERS SPECIFICATIONS.
 2. BACKFILL MUST BE AN ENGINEERED PRODUCT - COMPACTED IN LIFTS TO A 95% MAX. DENSITY & A MOISTURE CONTENT OF 0%-3%.
 3. DESIGN IS BASED ON A 27 DEGREE FRICTION ANGLE OF SOIL.
 4. GEOGRID MUST BE MANUFACTURER'S SPECIFIED MATERIAL.

TYPICAL DESIGN:

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

RETAINING WALL NOTES:

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



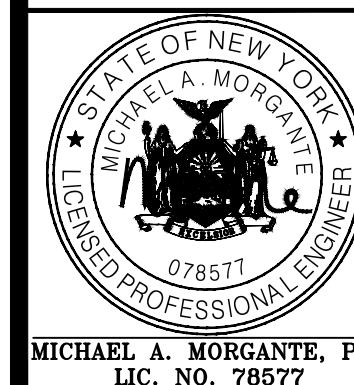
ACCESSIBLE PARKING SIGN
NOT TO SCALE

TOWN OF CHESTER PLANNING BOARD APPROVAL

REVISION	BY	DATE	DESCRIPTION
6.	MM	1/17/23	PUBLIC HEARING COMMENTS
5.	MM	3/21/22	DEC EMAIL DATED 03/11/22
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SITE PLAN & LOT LINE COMBINATION FOR
DAVIDSON DRIVE HOLDINGS, LLC
LAKE STATION ROAD
TOWN OF CHESTER, COUNTY OF ORANGE, NY

CONSTRUCTION DETAILS

JOB#:
60-080
SCALE:
AS NOTED
DATE:
03-21-22
DRAWN:
MM
CHECKED:
MM
SHEET NO.
19 OF 21

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

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

DURING PERIODS OF RELATIVELY LOW TO MODERATE SUBSOIL MOISTURE, THE DISTURBED SUBSOILS ARE RETURNED TO ROUGH GRADE AND THE FOLLOWING SOIL RESTORATION STEPS APPLIED:

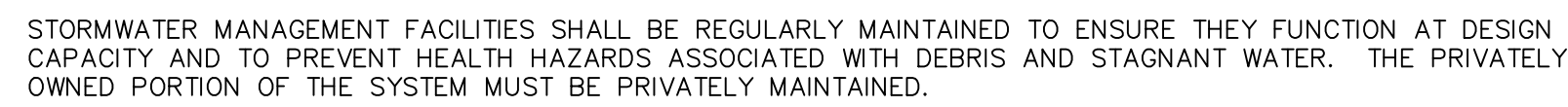
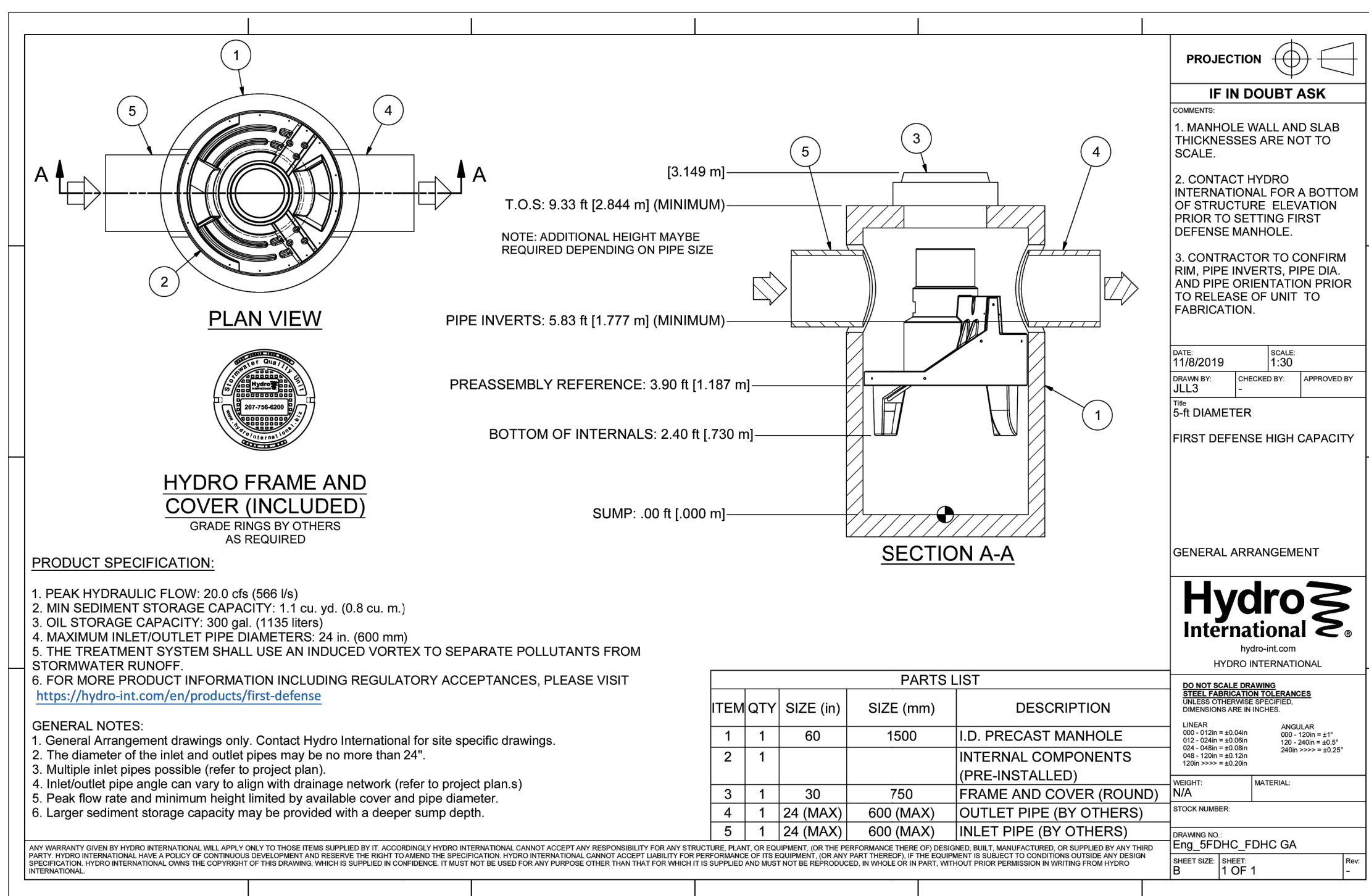
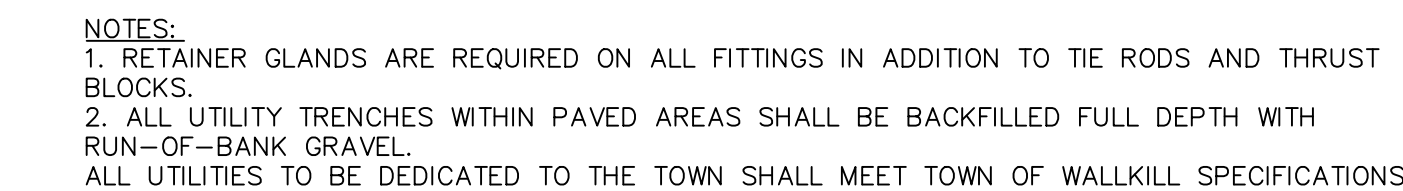
- 1) APPLY 3 INCHES OF COMPOST OVER SUBSOIL
- 2) TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR-MOUNTED DISC, OR TILLER, MIXING AND CIRCULATING AIR AND COMPOST INTO SUBSOILS.
- 3) ROCK-PICK UNTIL UNLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE
- 4) APPLY TOPSOIL TO A DEPTH OF SIX INCHES.
- 5) VEGETATE AS REQUIRED BY APPROVED PLAN

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.

- a) SIMPLE MAINTENANCE SHOULD IDENTIFY WHERE SOIL RESTORATION IS APPLIED, WHERE NEWLY RESTORED AREAS CANNOT BE CLEARED, WHO THE RESPONSIBLE PARTIES ARE TO ENSURE THAT ROUTINE VEGETATION IMPROVEMENTS ARE BEING CHINING, AND HOW TO MONITOR THE PROGRESS OF THE RESTORATION.
- b) SOIL COMPOST AMENDMENTS WITHIN A FILTER STRIP OR GRASS CHANNEL SHOULD BE LOCATED IN PUBLIC RIGHT OF WAY, OR WITHIN A DESIGNATED STORMWATER OR DRAINAGE EASEMENT.
- c) ONGOING MAINTENANCE OPERATIONS INCLUDES:
 - i) INITIAL INSPECTIONS FOR THE FIRST SIX MONTHS (ONCE AFTER EACH STORM GREATER THAN HALF-INCH) RESPONDING TO REPAIR BARE OR ERODING AREAS TO ASSURE GRASS STABILIZATION.
 - ii) INSPECTION EVERY TWO MONTHS FOR THE FIRST MONTH, AND HALF INCH OF WATER PER WEEK DURING THE FIRST YEAR. IRRIGATION PLAN MAY BE ADJUSTED ACCORDING TO THE RAIN EVENT.
 - iii) FERTILIZATION MAY BE NEEDED IN THE FALL AFTER THE FIRST GROWING SEASON TO INCREASE PLANT VIGOR.
- d) TO ASSIST IN ONGOING MAINTENANCE, PLANTING THE APPROPRIATE GRASS COVER WITH DEEP ROOTS TO STABILIZE THE SOIL STRUCTURE, AND KEEP THE SITE FREE OF VEHICULAR AND FOOT TRAFFIC OR OTHER WEIGHT LOADS. MAINTAIN IT AS MUCH AS POSSIBLE.

1. ALL CONCRETE SHALL BE A MINIMUM 4,000 PSI.
2. ALL TRASH RACK CONNECTIONS TO OUTLET STRUCTURE SHALL BE ALUMINUM.
3. UPON COMPLETION OF STORMWATER CONSTRUCTION, OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE NYSDDC 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 GS-1 RUM & RECTANGULAR WEIR PROVIDED BY WOODARDS CONCRETE PRODUCTS, OR EQUAL.
5. PIPES ARE TO BE FLUSH WITH THE INSIDE OF THE OUTLET STRUCTURE WALLS.

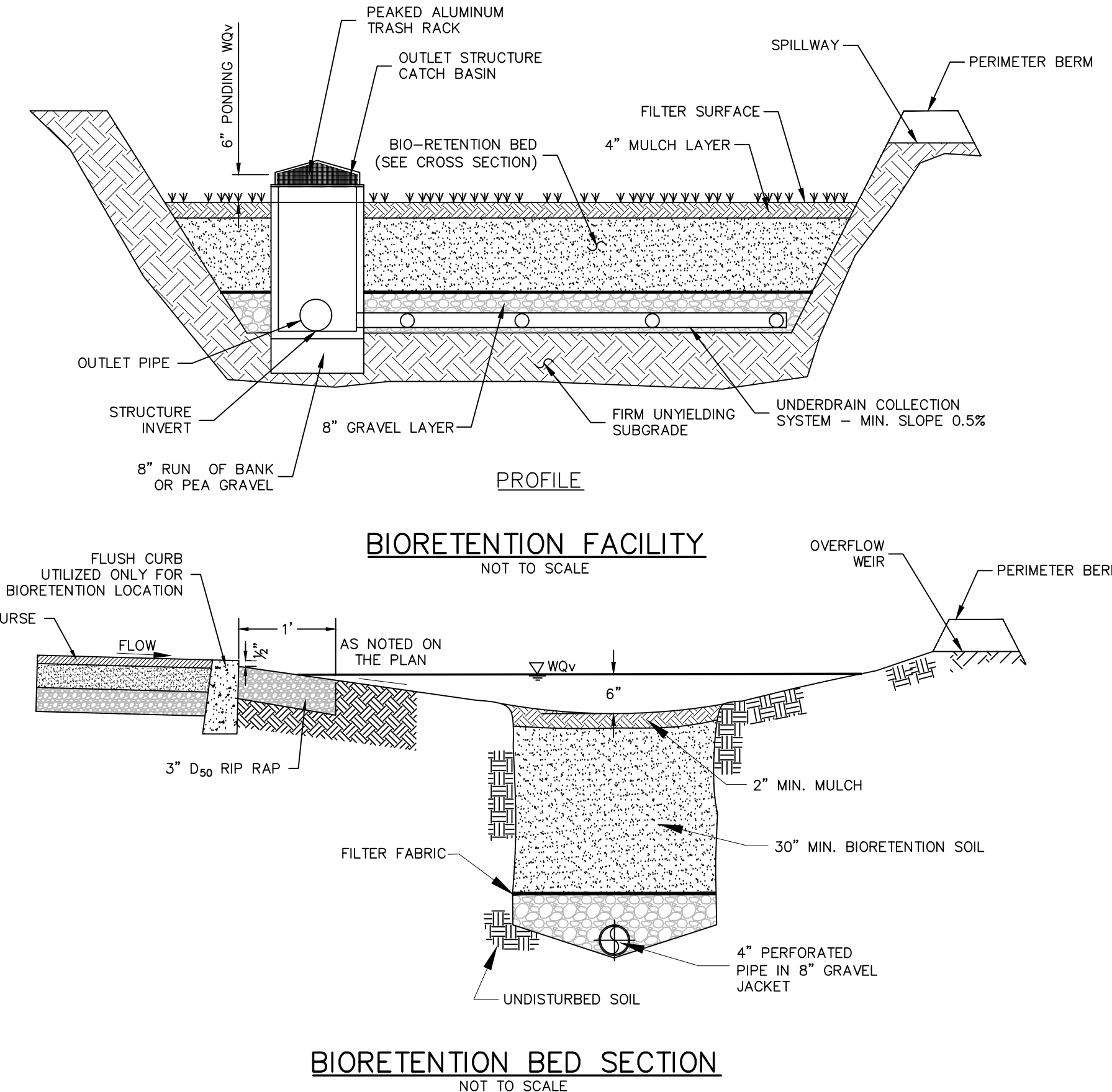
1. ALL CONCRETE SHALL BE A MINIMUM 4,000 PSI.
2. UPON COMPLETION OF INFILTRATION BASINS CONSTRUCTION, OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE NYSDC STORMWATER MANAGEMENT DESIGN MANUAL. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO:
 - A. REMOVAL OF DEBRIS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



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 OF ALL STORM SEWER LINES AT LEAST ONCE A YEAR; AND PERIODIC REMOVAL AND DISPOSAL OF ALL MATERIALS AND DEBRIS, SHALL REMAIN WITH THE OWNER OR OWNER'S AGENT 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 MAINTENANCE, THE OWNER SHALL EFFECT SUCH MAINTENANCE AND REPAIR OF THE FACILITY IN A MANNER THAT 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.

2. 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 SHALL BE PROHIBITED.
3. THE FILL MATERIAL FOR EMBANKMENT 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 CONSTRUCTED TO A MINIMUM OF 10 FEET ABOVE THE PROPOSED FINISHED ELEVATION. THE 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 SPILLWAYS SHALL BE FLAT OR FLATTER, CUT SLOPES 1:1 OR FLATTER.
4. ELEVATION OF THE TOP OF ANY DYKE DIRECTING WATER INTO TRAP SHALL 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. THE SPILLWAY SHALL BE PLACED OVER THE BOTTOM OF THE OUTLET CHANNEL PRIOR TO THE 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 #5 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 LOCATION.
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 WOULD BE PROBABLY 13. DRAINAGE AREA FOR THIS PRACTICE IS LIMITED TO 15 ACRES.
15. ENSURE THAT THE TOP OF THE EMBANKMENT AT ALL POINTS IF 0.5' ABOVE NATURAL SURROUNDING GROUND. THE TOP OF THE SPILLWAY SHALL BE 1.5' ABOVE THE PROPOSED FINISHED ELEVATION OF THE DRAINAGE AREA. THE SPECIFICATIONS SHOWN ON THE GENERAL PLANSET AND EROSION AND SEDIMENT CONTROL PLANS.



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	52 TO 7.0
ORGANIC MATTER	1.5 TO 4.0%
MAGNESIUM	35 LBS PER ACRE, MINIMUM
PHOSPHORUS (P_2O_5)	75 LBS PER ACRE, MINIMUM
POTASSIUM (K_2O)	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
6.	MM	1/17/23	PUBLIC HEARING COMMENTS
5.	MM	3/21/22	DEC EMAIL DATED 03/11/22
4.	MM	12/2/21	PER PB MTG & AF COMMENT LETTER
3.	MM	9/16/21	PREPARATION OF PRELIMINARY PLANS
2.	MM	5/19/21	REVISION PER PB MTG. & COMMENT LETTERS
1.	MM	3/23/21	ROAD LAYOUT REVISION PER PB MTG.

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

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

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

STORMWATER CONSTRUCTION DETAILS

JOB#:
20-030
SCALE:
AS NOT
DATE:
03-21-
DRAWN:
MM
CHECKED:
MM
SHEET NO
20 OF

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

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

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AN ENDANGERED SPECIES
IN NEW YORK STATE

Bog Turtle

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

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

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

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



Fact Sheet

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

Measure to Take During Encounters

Measures to take during encounters include:

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

Additional sources of information:

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

New York State Department of Environmental Conservation Bog Turtle Fact Sheet

BOG TURTLE EDUCATION
& ENCOUNTER PLAN

For

Davidson Drive Holdings, LLC

Davidson Drive
TOWN OF Chester

March 15, 2022

Applicant Information:

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

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

Prepared by:
Michael Nowicki / Ecological Solutions LLC
121 Leon Stocker Drive
Stratton, VT 05360

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

CONSTRUCTION

Worker Training

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

Turtle Barrier Fence

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

Additional Mitigation Measures during Construction

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

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

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

Procedure for Bog Turtle Encounter and Relocation

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

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

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

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

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

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

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

Procedure for Bog Turtle Encounter and Relocation

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

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

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

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

Mitigation Measures

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

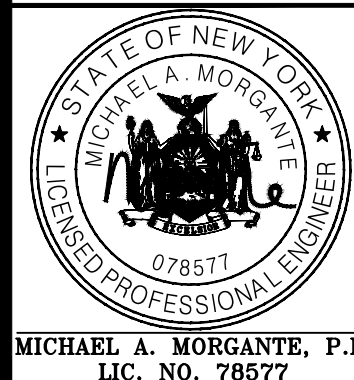
FOR ADDITIONAL INFORMATION ON BOG TURTLES, REFER TO THE FOLLOWING RESOURCES:

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

REVISION	BY	DATE	DESCRIPTION
2.	MM	1/17/23	PUBLIC HEARING COMMENTS
1.	MM	3/21/22	DEC EMAIL DATED 03/11/22

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

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

HABITAT PROTECTION PLAN

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

TOWN OF CHESTER PLANNING BOARD APPROVAL

