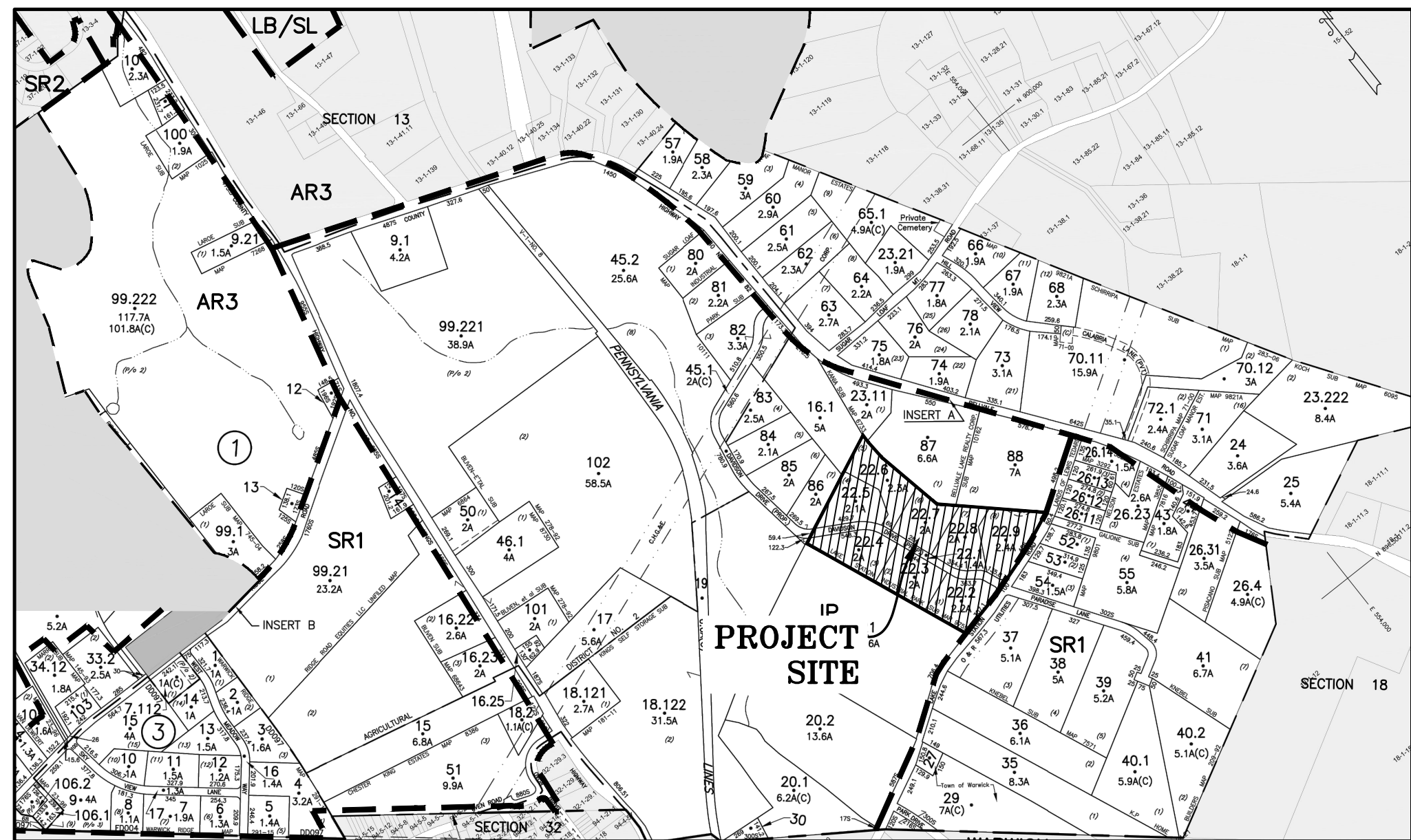


SITE PLAN & LOT LINE COMBINATION FOR
DAVIDSON DRIVE HOLDINGS, LLC
LAKE STATION ROAD
TOWN OF CHESTER, ORANGE COUNTY, NY.



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

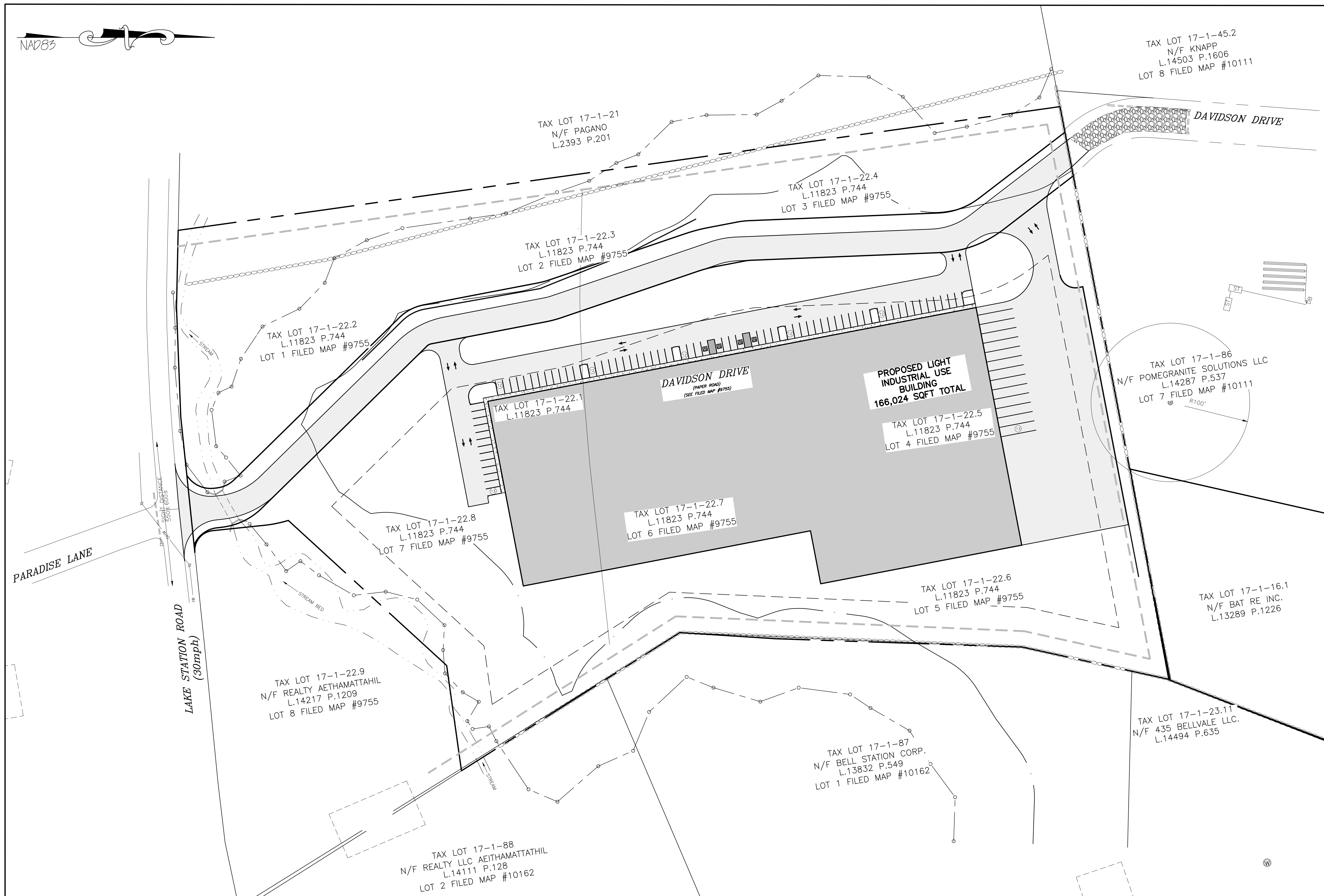
699,971± S.F.
= 16.07± ACRES

OWNER & APPLICANT

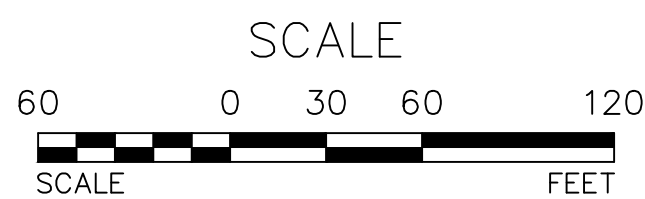
DAVIDSON DRIVE HOLDINGS, LLC
99 FOREST ROAD UNIT 103
MONROE, NY 10950

DRAWING LIST

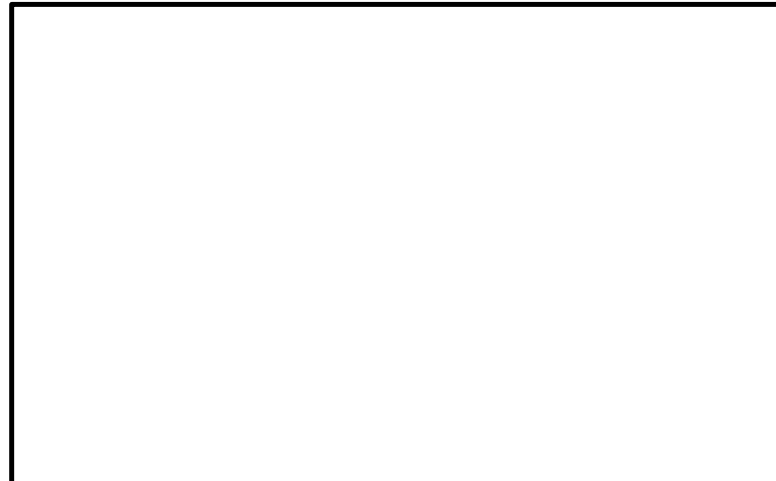
SHEET #	SHEET TITLE	ORIGINAL DATE/ LAST REVISED DATE
01 OF 09	TITLE SHEET	2-17-21/5-19-21
02 OF 09	EXISTING CONDITIONS MAP	2-17-21/5-19-21
03 OF 09	SLOPE ANALYSIS	2-17-21/5-19-21
04 OF 09	SITE PLAN	2-17-21/5-19-21
05 OF 09	CONCEPT GRADING & UTILITY PLAN	2-17-21/5-19-21
06 OF 09	DRIVEWAY PROFILES	2-17-21/5-19-21
07 OF 09	EROSION AND SEDIMENT CONTROL PLAN	2-17-21/5-19-21
08 OF 09	EROSION AND SEDIMENT CONTROL DETAILS	2-17-21/5-19-21
09 OF 09	TRUCK TURNING DIAGRAM	2-17-21/5-19-21



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.

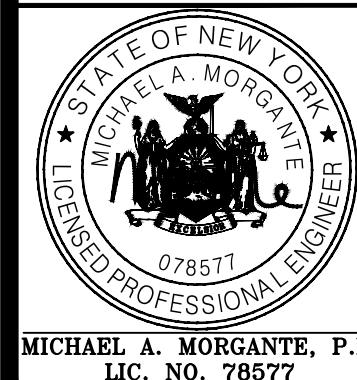
SIGNATURE OF OWNER(S)

DATE

REVISION	BY	DATE	DESCRIPTION
1.	MM	3/23/21	ROAD LAYOUT REVISION PER PB MTG.
2.	MM	5/19/21	REVISION PER PB MTG. & COMMENT LETTERS

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

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

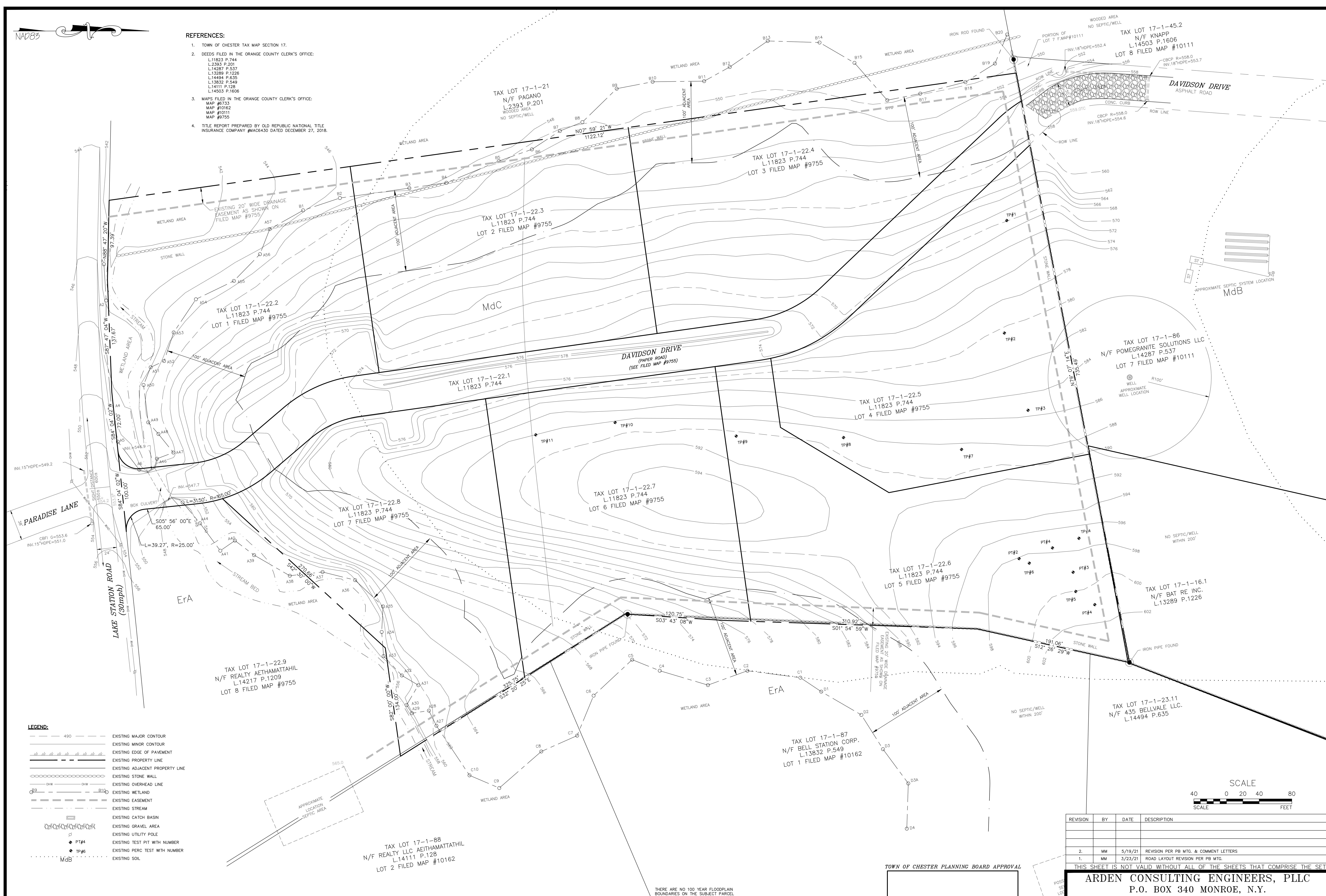
TITLE SHEET

JOB#:
20-030
SCALE:
AS NOTED
DATE:
2-17-21
DRAWN:
MM
CHECKED:
MM
SHEET NO.
01 OF 09

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1. TOWN OF CHESTER TAX MAP SECTION 17:
 - L11623 P.744
 - L2393 P.201
 - L14287 P.537
 - L13289 P.1226
 - L14494 P.635
 - L13832 P.549
 - L14111 P.128
 - L14503 P.1606
3. MAPS FILED IN THE ORANGE COUNTY CLERK'S OFFICE:
 - MAP #6753
 - MAP #10162
 - MAP #10111
 - MAP #9755
4. TITLE REPORT PREPARED BY OLD REPUBLIC NATIONAL INSURANCE COMPANY #AC6430 DATED DECEMBER 27



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EXISTING CONDITIONS MAP
SCALE: 1"=40'

TOWN OF CHESTER PLANNING BOARD APPROVAL

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

EXISTING CONDITIONS MAP

JOB#:	20-030
SCALE:	AS NOTED
DATE:	2-17-21
DRAWN:	MM
CHECKED:	MM
SHEET NO.	02 OF 09

NAD83

LEGEND:

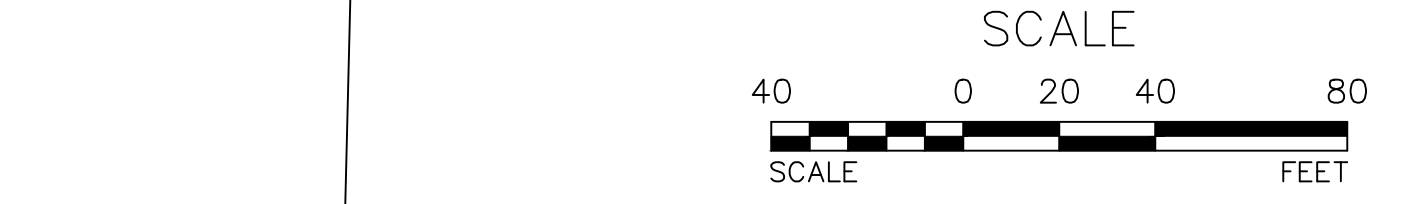
- 490 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING STONE WALL
- EXISTING OVERHEAD LINE
- EXISTING WETLAND
- EXISTING EASEMENT
- EXISTING STREAM
- EXISTING SOIL
- EXISTING CATCH BASIN
- EXISTING GRAVEL AREA
- EXISTING UTILITY POLE
- 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%		55922.13
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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LAKE STATION ROAD
TOWN OF CHESTER, COUNTY OF ORANGE, NY

SLOPE ANALYSIS

JOB#: 20-030
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NAD83

TABLE OF ZONING REQUIREMENTS:

ZONE IP (LIGHT ENTERPRISE)
LIGHT INDUSTRIAL USE BUILDING

LOT DIMENSIONS

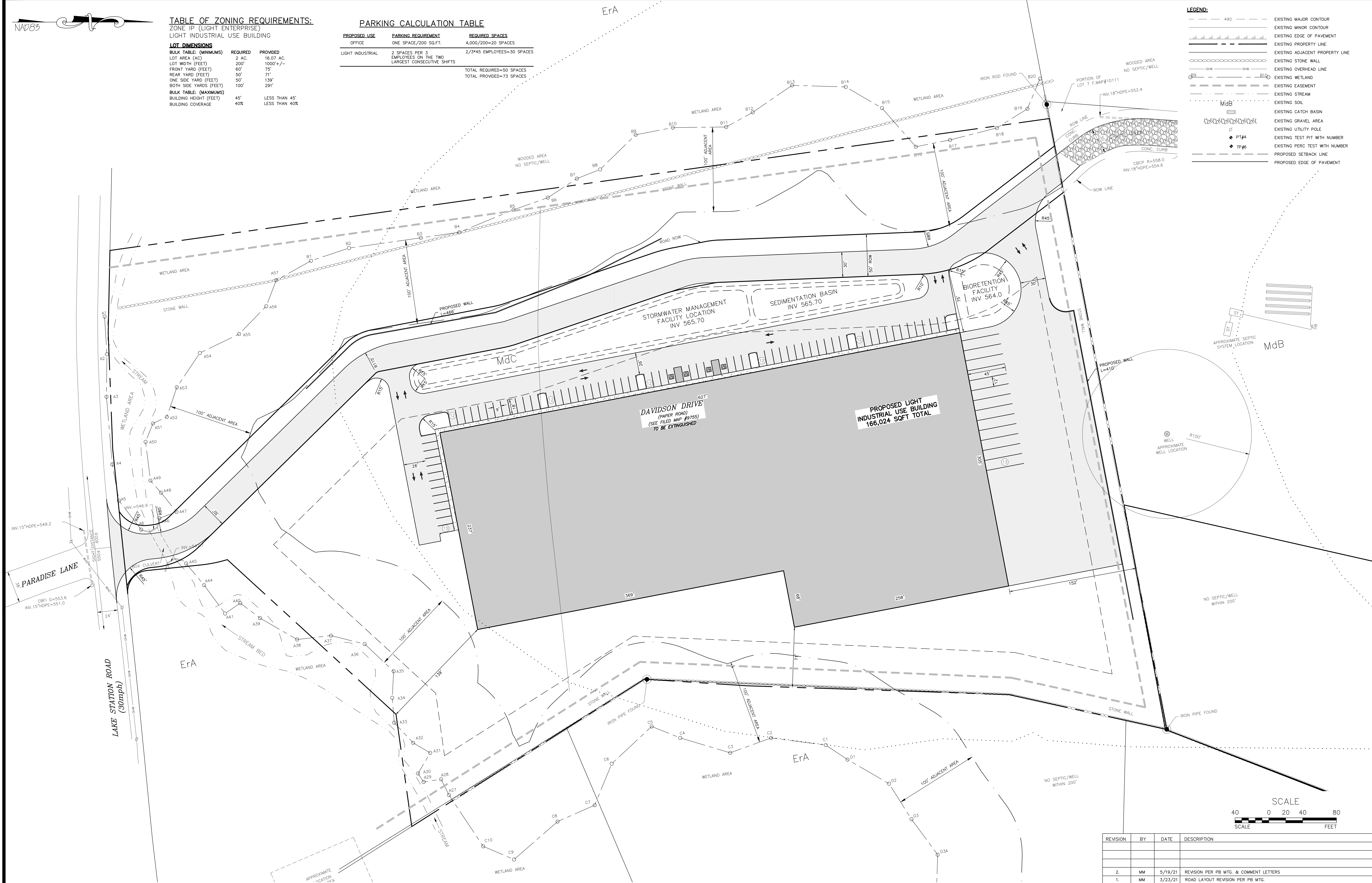
BULK TABLE: (MINIMUMS)	REQUIRED	PROVIDED
LOT AREA (AC)	2 AC	16.07 AC
LOT WIDTH (FEET)	200'	1000'+/-
FRONT YARD (FEET)	60'	75'
REAR YARD (FEET)	50'	71'
ONE SIDE YARD (FEET)	50'	139'
BOTH SIDE YARDS (FEET)	100'	291'
BULK TABLE: (MAXIMUMS)		
BUILDING HEIGHT (FEET)	45'	LESS THAN 45'
BUILDING COVERAGE	40%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

PARKING CALCULATION TABLE

PROPOSED USE	PARKING REQUIREMENT	REQUIRED SPACES
OFFICE	ONE SPACE/200 SQ.FT.	4,000/200=20 SPACES
LIGHT INDUSTRIAL	2 SPACES PER 3 EMPLOYEES ON THE TWO LARGEST CONSECUTIVE SHIFTS	2/3*45 EMPLOYEES=30 SPACES
		TOTAL REQUIRED=50 SPACES
		TOTAL PROVIDED=73 SPACES

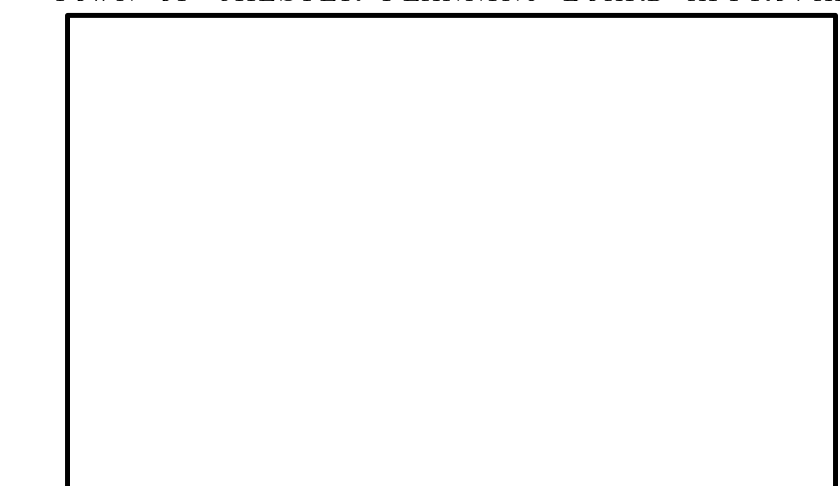
LEGEND:

---	490	EXISTING MAJOR CONTOUR
---		EXISTING MINOR CONTOUR
---		EXISTING EDGE OF PAVEMENT
---		EXISTING PROPERTY LINE
---		EXISTING ADJACENT PROPERTY LINE
---		EXISTING STONE WALL
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---		EXISTING GRAVEL AREA
---		EXISTING UTILITY POLE
---		EXISTING TEST PIT WITH NUMBER
---		EXISTING PERC TEST WITH NUMBER
---		PROPOSED SETBACK LINE
---		PROPOSED EDGE OF PAVEMENT



SITE PLAN
SCALE: 1"=40'

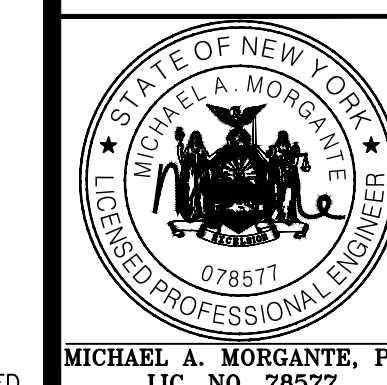
TOWN OF CHESTER PLANNING BOARD APPROVAL



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

SITE PLAN

JOB#:
20-030
SCALE:
AS NOTED
DATE:
2-17-21
DRAWN:
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CHECKED:
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SHEET NO.
04 OF 09

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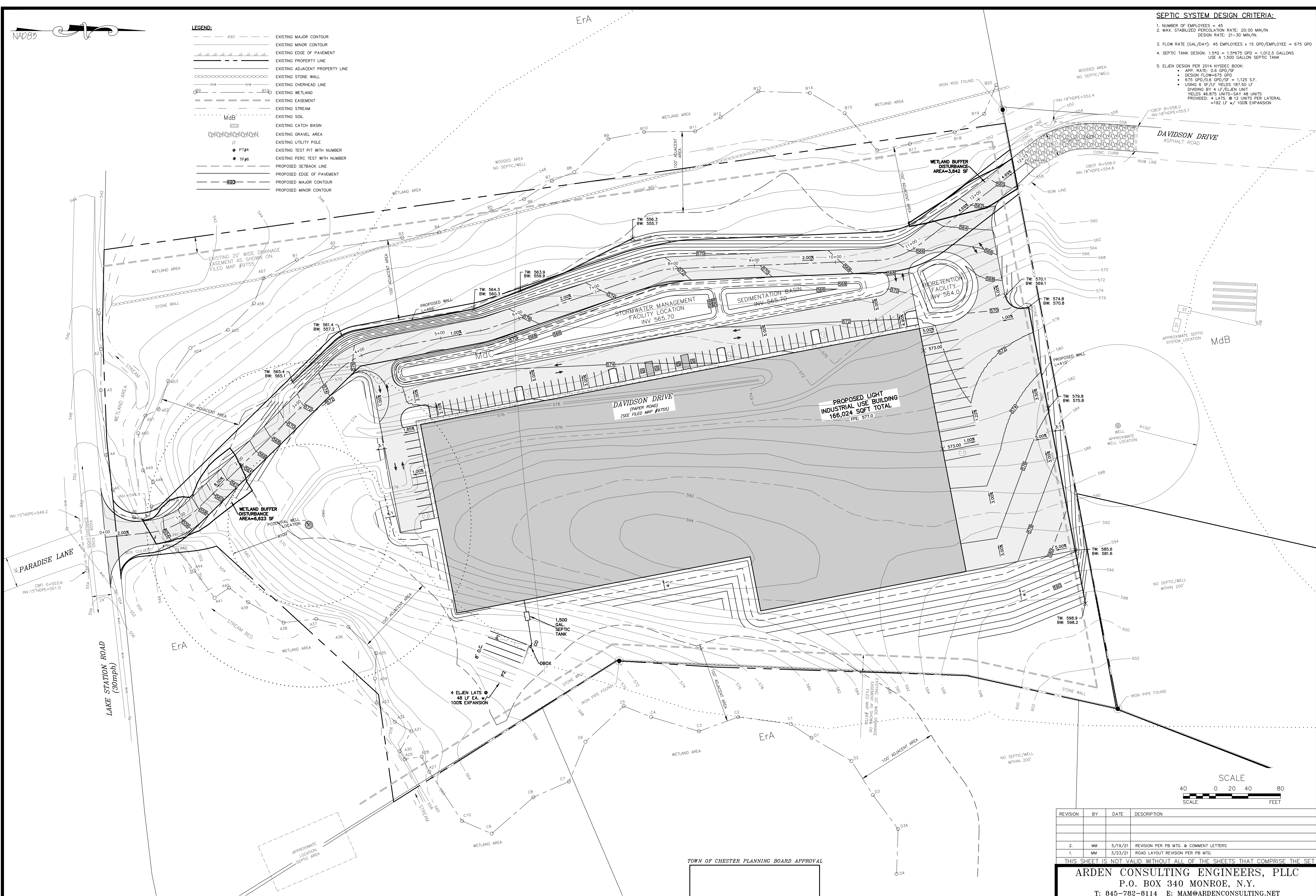
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NAD83

- LEGEND:**
- 490 --- EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING EDGE OF PAVEMENT
 - EXISTING PROPERTY LINE
 - EXISTING ADJACENT PROPERTY LINE
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 - EXISTING OVERHEAD LINE
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 - EXISTING GRAVEL AREA
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 - EXISTING TEST PIT WITH NUMBER
 - EXISTING PERC TEST WITH NUMBER
 - PROPOSED SETBACK LINE
 - 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
DESIGN RATE: 21-30 MIN/IN
3. FLOW RATE (GAL/DAY): 45 EMPLOYEES x 15 GPD/EMPLOYEE = 675 GPD
4. SEPTIC TANK DESIGN: 1.5"Q = 1.5x675 GPD = 1,012.5 GALLONS
USE A 1,500 GALLON SEPTIC TANK
5. ELIEN DESIGN PER 2014 NYSDC BOOK:
 - APP. RATE: 0.6 GPD/SF
 - DESIGN FLOW=675 GPD
 - 675 GPD/0.6 GPD/SF = 1,125 S.F.
 - USING 6 SF/LF YIELDS 187.50 LF
 - DIVIDING BY 4 LF/ELIEN UNIT YIELDS 46.875 UNITS-SAY 48 UNITS
 - PROVIDED: 4 LATS. @ 12 UNITS PER LATERAL =192 LF @ 100% EXPANSION



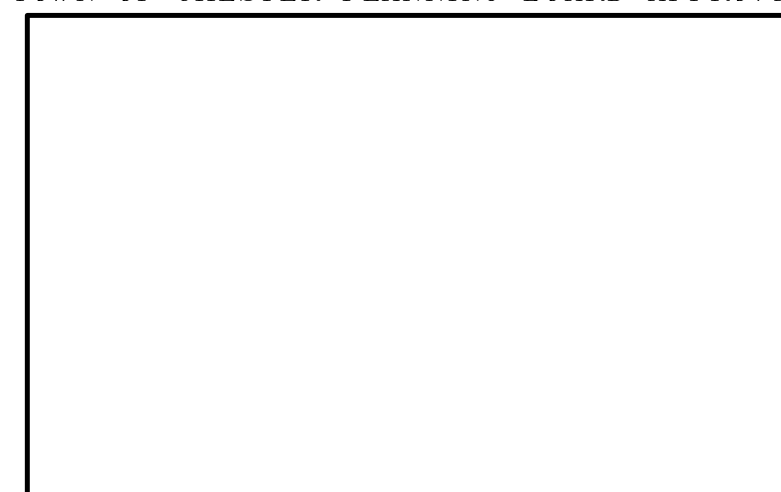
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CONCEPT GRADING & UTILITY PLAN

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.

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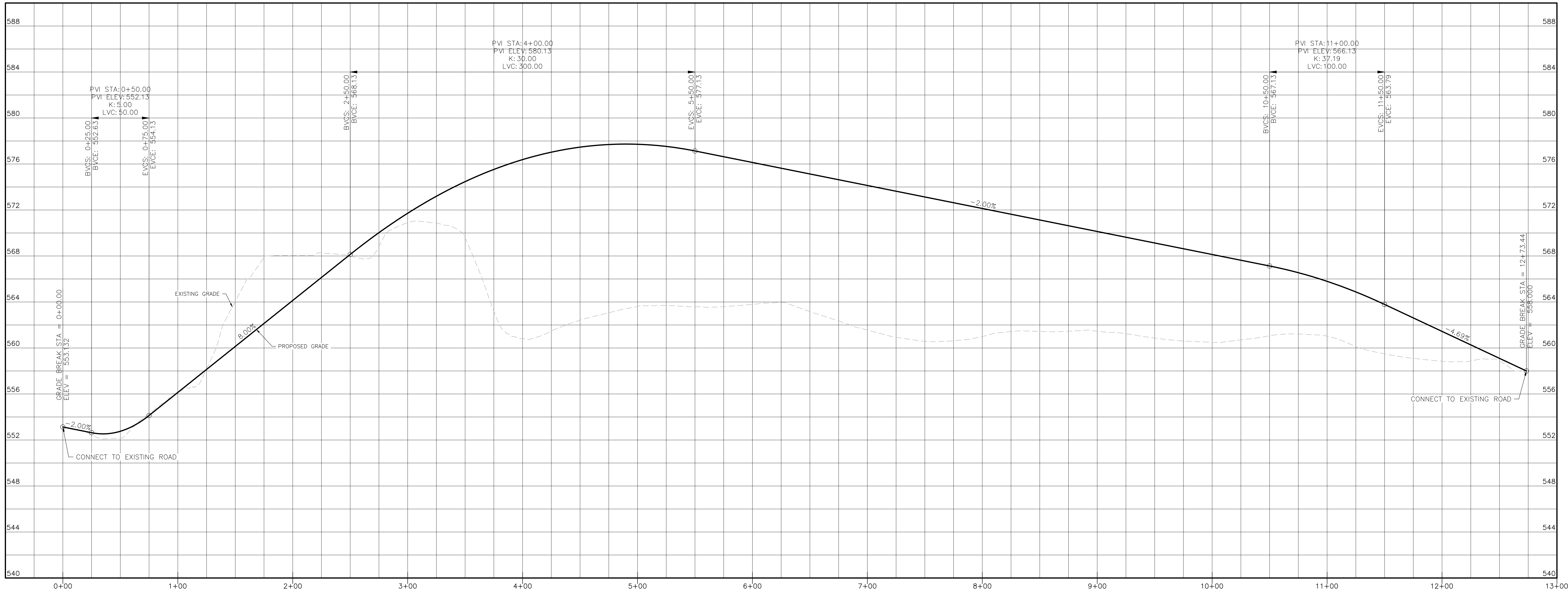
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SITE PLAN & LOT LINE COMBINATION FOR DAVIDSON DRIVE HOLDINGS, LLC
LAKE STATION ROAD
TOWN OF CHESTER, COUNTY OF ORANGE, NY

CONCEPT GRADING & UTILITY PLAN

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

JOB#: 20-030
SCALE: AS NOTED
DATE: 12-17-21
DRAWN: MM
CHECKED: MM
SHEET NO.: 05 OF 09



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

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DRIVEWAY PROFILES

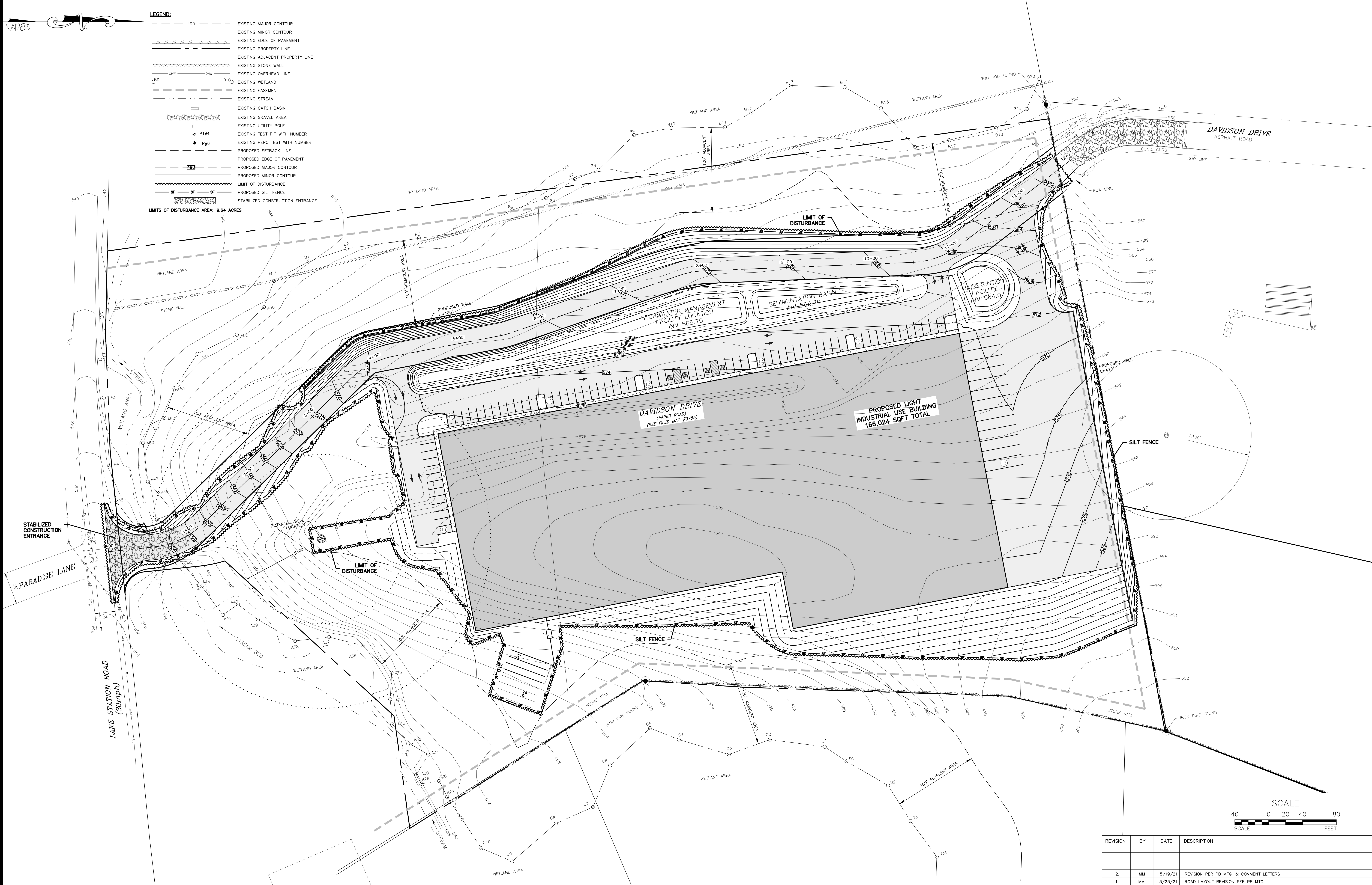
JOB#: 20-030
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SHEET NO. 06 OF 09

NAD83

LEGEND:

- 490 --- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- - - - - EXISTING EDGE OF PAVEMENT
- - - - - EXISTING PROPERTY LINE
- - - - - EXISTING ADJACENT PROPERTY LINE
- EXISTING STONE WALL
- EXISTING OVERHEAD LINE
- EXISTING WETLAND
- EXISTING EASEMENT
- EXISTING STREAM
- EXISTING CATCH BASIN
- EXISTING GRAVEL AREA
- EXISTING UTILITY POLE
- PT#4 EXISTING TEST PIT WITH NUMBER
- TP#5 EXISTING PERC TEST WITH NUMBER
- PROPOSED SETBACK LINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- LIMIT OF DISTURBANCE
- PROPOSED SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE

LIMITS OF DISTURBANCE AREA: 9.64 ACRES

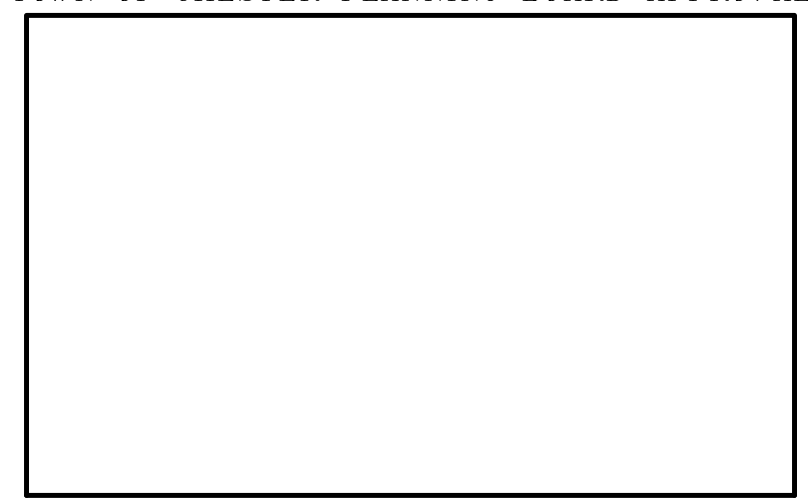


EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1"=40'

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TOWN OF CHESTER, COUNTY OF ORANGE, NY

EROSION AND SEDIMENT CONTROL PLAN

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BEST MANAGEMENT PRACTICES FOR SITE FACILITY MAINTENANCE.

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

WATER QUALITY INLETS

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

PARKING AND ROADWAY PAVEMENTS

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

VEGETATIVE STABILIZATION

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

CONSTRUCTION ACTIVITY

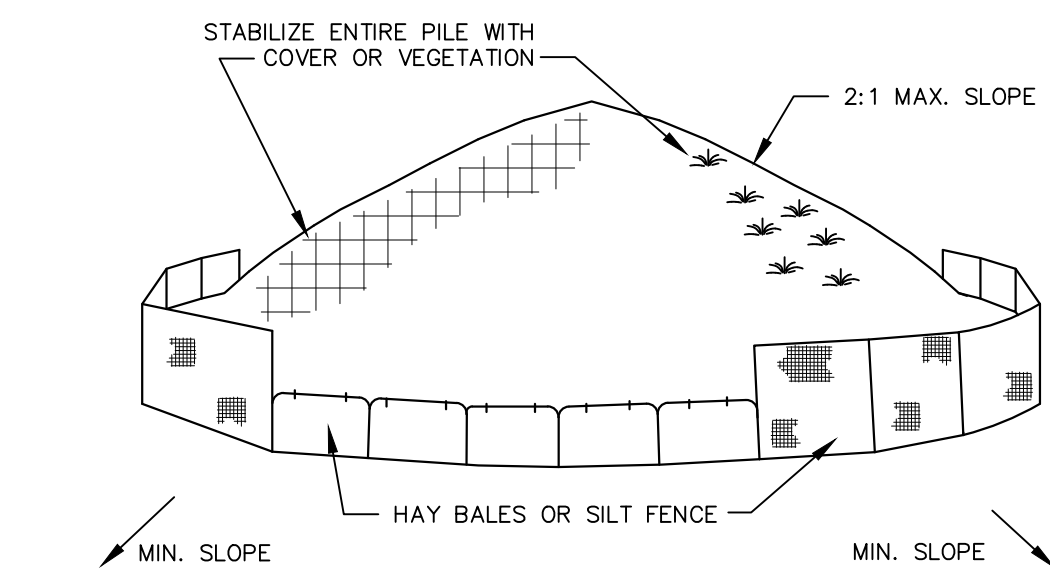
1. CONSTRUCTION ACTIVITIES WILL OCCUR DURING WEEKDAYS COMMENCING AT 7:00 AM AND TERMINATING AT 6:00 PM

EROSION AND SILTATION CONTROL NOTES:

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

SEDIMENT & EROSION CONTROL NOTES & CONSTRUCTION SEQUENCING

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

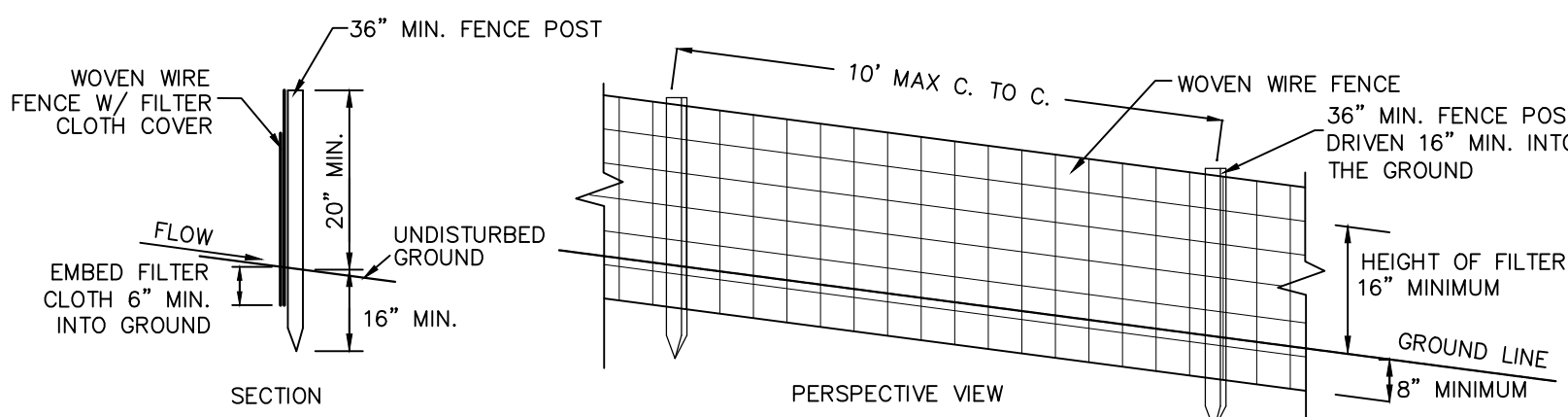


INSTALLATION NOTES:

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

SOIL STOCKPILE DETAIL

NOT TO SCALE



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

POST: STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD
FENCE: WOVEN WIRE, 14 1/2 GA. 6" MAX. MESH OPENING
FILTER CLOTH: FILTER K, MESH 100X, STABILINKA 1140N OR APPROVED EQUAL
PREFABRICATED UNIT: GEOFAB, ENVROFENCE, OR APPROVED EQUAL.

SILT FENCE DETAIL

NOT TO SCALE

SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT.

1. PERMANENT SEEDING:
 - a. SEEDING 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 LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES ON SLOPES FLATTER THAN 3:1.
 - b. SEEDING: APPLY 4-6 POUNDS PER 1,000 SF OF SEED MIX BETWEEN FEBRUARY 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 31. APPLY SEED UNIFORMLY ON A MOIST FIRM SEEDBED WITH A CYCLONE SEEDER DRILL, CULTIPACKR SEEDER OR HYDROSEEDER (SLURRY INCLUDES SEEDS AND FERTILIZER, RECOMMENDED ON STEEP SLOPES ONLY). MAXIMUM SEED DEPTH SHOULD BE 1/4 INCH IN CLAYEY SOILS AND 1/2 INCH IN SANDY SOILS WHEN USING OTHER THAN THE HYDROSEEDER METHOD. IRRIGATE IF SOIL MOISTURE IS DEFICIENT TO SUPPORT ADEQUATE GROWTH UNTIL VEGETATION IS FIRMLY ESTABLISHED. SELECT SEED MIXTURES FROM SECTION 3, NYS GUIDELINES FOR URBAN EROSION & SEDIMENT CONTROL.
 - c. MULCHING: MULCH SHALL BE APPLIED TO ALL SEEDDED AREAS IMMEDIATELY AFTER SEEDING. DURING THE TIME PERIODS WHEN SEEDING IS NOT PERMITTED, MULCH SHALL BE APPLIED IMMEDIATELY AFTER GRADING. MULCH SHALL BE UNROTTED, UNCHOPPED, SMALL GRAIN STRAW APPLIED AT A RATE OF 2 TONS PER ACRE OR 90 POUNDS PER 1,000 SQUARE FEET (2 BALES). IF A MULCH ANCHORING TOOL IS USED, APPLY 2.5 TONS PER ACRE. MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEEDS AND SHALL BE COMPLETELY FREE OF PROHIBITED NOXIOUS WEEDS. SPREAD MULCH UNIFORMLY, MECHANICALLY, OR BY HAND TO A DEPTH OF 1-2 INCHES.
 - d. SECURING STRAW MULCH: STRAW MULCH SHALL BE SECURED IMMEDIATELY FOLLOWING MULCH APPLICATIONS TO MINIMIZE MOVEMENT OF WIND OR WATER. THE FOLLOWING METHODS ARE PERMITTED:
 - i. USE A MULCH ANCHORING TOOL WHICH IS DESIGNED TO PUNCH AND ANCHOR FABRIC TYPE MULCH INTO THE SOIL SURFACE TO A MINIMUM DEPTH OF 2 INCHES. THIS IS THE MOST EFFECTIVE METHOD FOR SECURING MULCH, HOWEVER, IT IS LIMITED TO RELATIVELY FLAT AREAS WHERE EQUIPMENT CAN OPERATE SAFELY.
 - ii. WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE, IF MIXED WITH WATER, USE 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
 - iii. LIQUID BINDERS MAY BE USED AND APPLIED HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF SLOPES. THE REMAINDER OF THE AREA SHOULD APPEAR UNIFORM AFTER BINDER APPLICATION.
 - iv. LIGHTWEIGHT NETTING, MAY BE USED TO SECURE MULCH. THE NETTING WILL BE STAPLED TO THE GROUND ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.

2. TEMPORARY SEEDING:

- 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-B6T (MODIFIED PROCTOR). ANY FILL WITHIN THE BUILDING AREA IS TO BE COMPACTED TO A MINIMUM OF 95% AS DETERMINED BY METHODS PREVIOUSLY MENTIONED. FILLS FOR POND EMBANKMENTS SHALL BE COMPACTED AS PER THE PROJECT ENGINEER'S SPECIFICATIONS. ALL OTHER FILLS SHALL BE COMPACTED SUFFICIENTLY SO AS TO BE STABLE AND PREVENT EROSION AND SLIPPAGE.

4. PERMANENT SOD:

- INSTALLATION OF SOD SHOULD FOLLOW THE PERMANENT SEEDING DATES. PERMANENT SOD IS TO BE STATE APPROVED SOD; LIME AND FERTILIZER PER PERMANENT SEEDING SPECIFICATIONS AND LIGHTLY IRRIGATE SOIL PRIOR TO LAYING SOD. SOD IS TO BE LAID ON THE CONTOUR WITH ALL ENDS TIGHTLY ABUTTING. JOINTS ARE TO BE STAGGERED BETWEEN ROWS. WATER AND ROLL OR TAMP SOD TO INSURE POSITIVE ROOT CONTACT WITH THE SOIL. ALL SLOPES STEEPER THAN 3:1, AS SHOWN, ARE TO BE PERMANENTLY SODDED OR PROTECTED WITH APPROVED EROSION CONTROL NETTING. ADDITIONAL WATERING FOR ESTABLISHMENT MAY BE REQUIRED. SOD IS NOT TO BE APPLIED ON FROZEN GROUND. SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (DRY OR WET) AND/OR EXTREME TEMPERATURE MAY ADVERSELY AFFECT ITS SURVIVAL. IN THE ABSENCE OF ADEQUATE RAINFALL, IRRIGATION SHOULD BE PERFORMED TO INSURE ESTABLISHED SOD.

SLOPE STABILIZATION, SEEDING METHOD & MULCHING

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

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

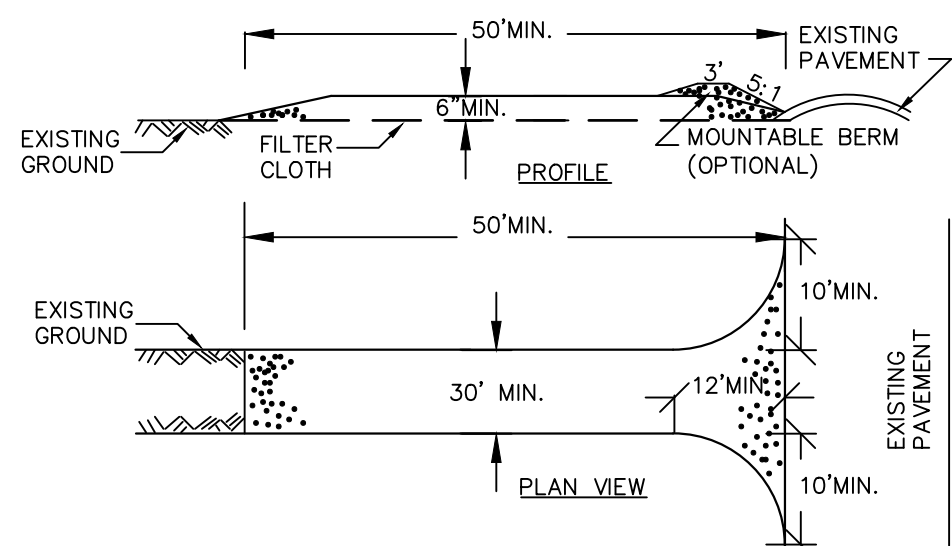
GENTLE SLOPE AND FLAT AREAS

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

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

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

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



CONSTRUCTION SPECIFICATIONS

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

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

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

TOWN OF CHESTER PLANNING BOARD APPROVAL



REVISION	BY	DATE	DESCRIPTION
2.	MM	5/19/21	REVISION PER PB MTG. & COMMENT LETTERS
1.	MM	3/23/21	ROAD LAYOUT REVISION PER PB MTG.

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LIC. NO. 78557

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

EROSION AND SEDIMENT
CONTROL DETAILS

JOB#:
20-030
SCALE:
AS NOTED
DATE:
2-17-21
DRAWN:
MM
CHECKED:
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SHEET NO.
08 OF 09

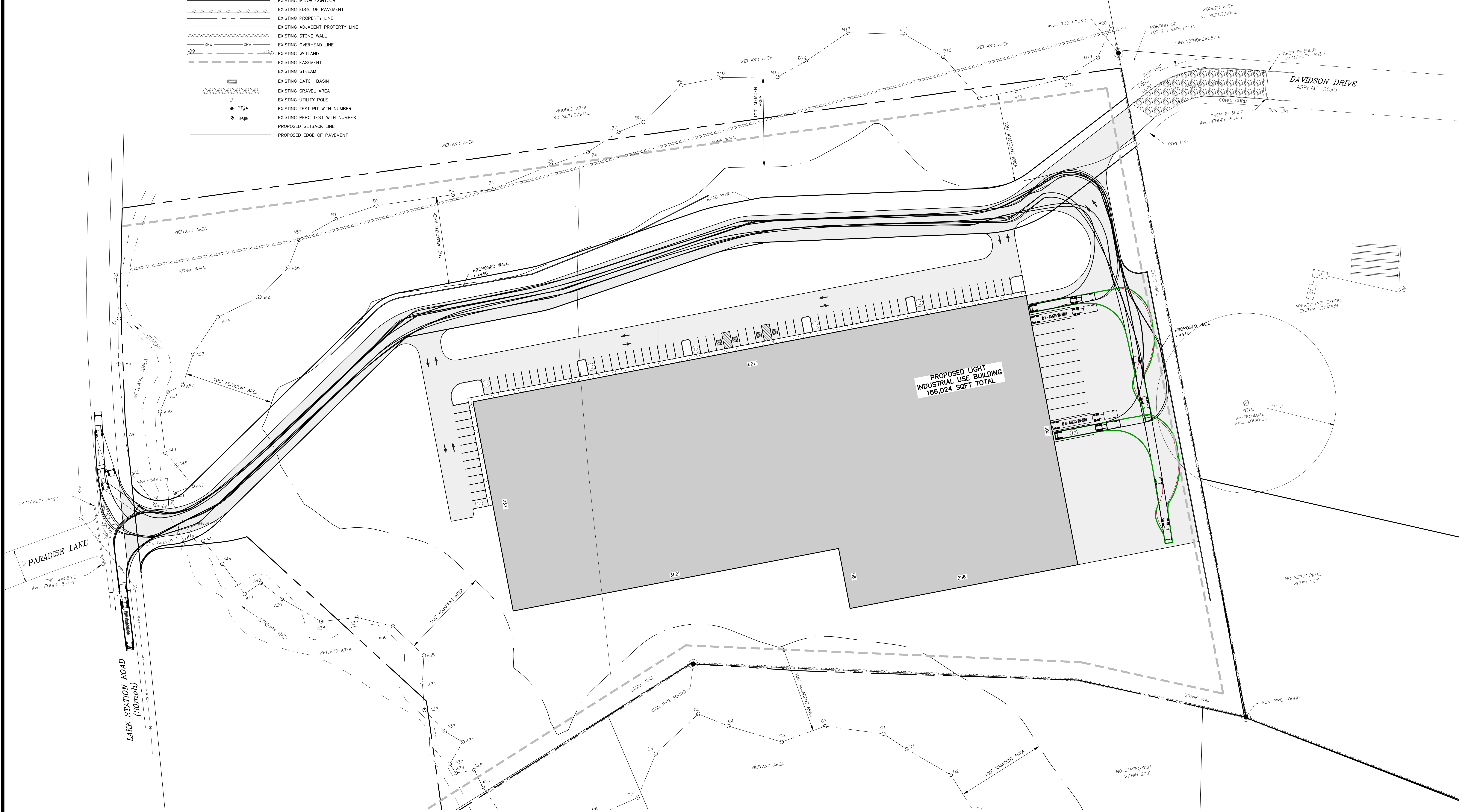
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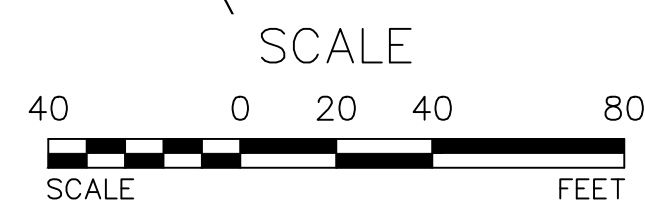
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LEGEND:

- 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
- EXISTING TEST PIT WITH NUMBER
- EXISTING PERC TEST WITH NUMBER
- PROPOSED SETBACK LINE
- PROPOSED EDGE OF PAVEMENT



TRUCK TURNING DIAGRAM
SCALE: 1"=40'



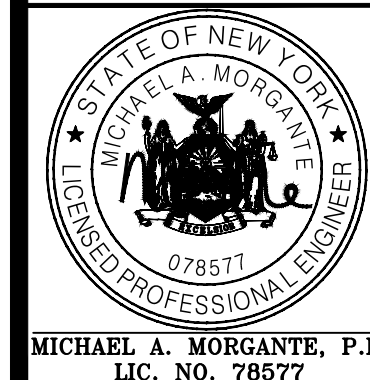
TOWN OF CHESTER PLANNING BOARD APPROVAL



REVISION	BY	DATE	DESCRIPTION
1.	MM	3/23/21	ROAD LAYOUT REVISION PER PB MTG.

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