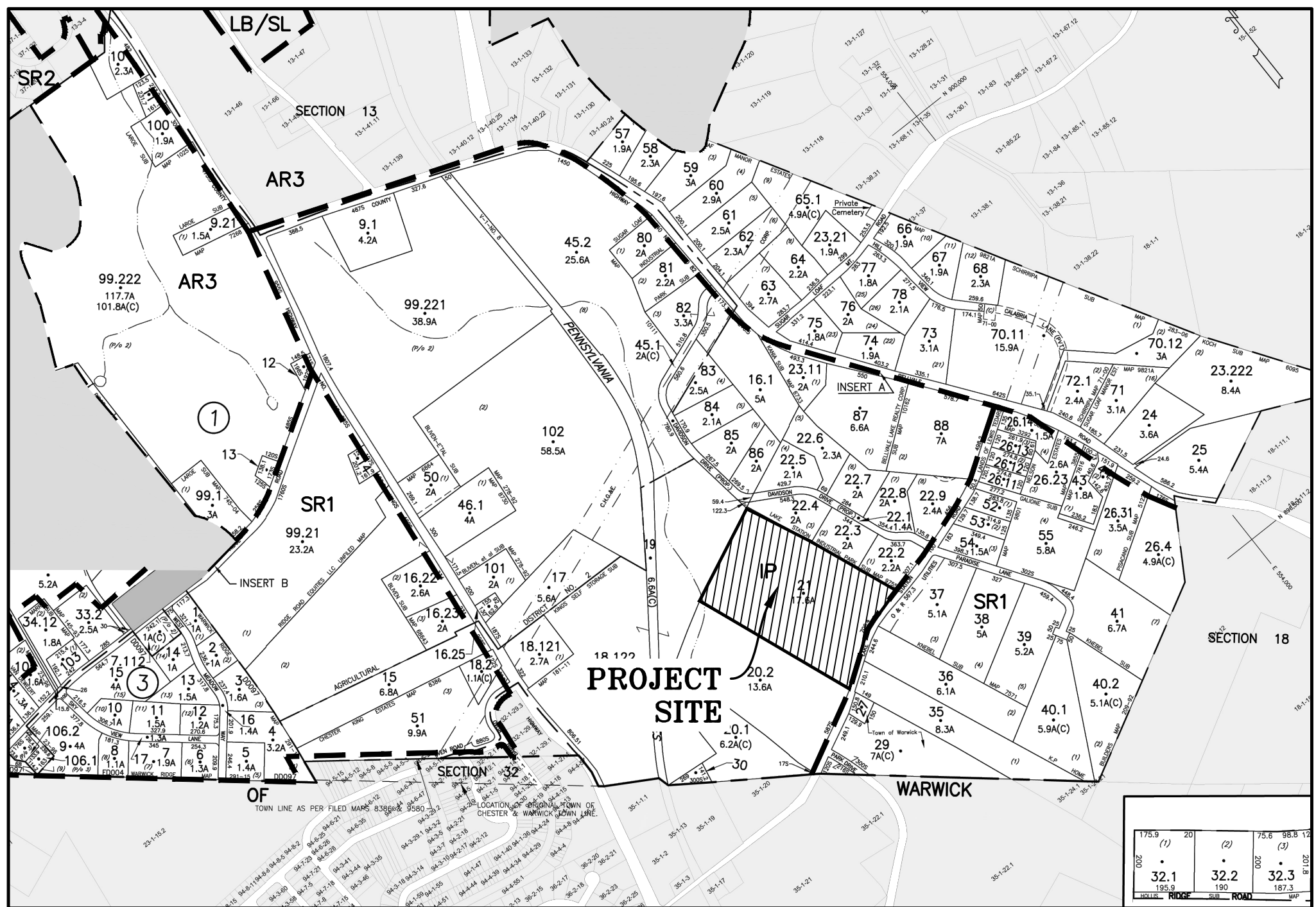


SITE PLAN FOR  
VA LAKE STATION HOLDING LLC  
LAKE STATION ROAD  
TOWN OF CHESTER, ORANGE COUNTY, NY.



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

**TAX MAP NUMBER**

SECTION: 17  
BLOCK: 1  
LOT: 21

**DEED REFERENCE**

LIBER: 2393  
PAGE: 201

**TOTAL TRACT AREA**

765,035± S.F.  
=17.56± ACRES

**OWNER & APPLICANT**

VA LAKE STATION HOLDING LLC  
1449 37TH STREET SUITE 414  
BROOKLYN, NY 11218

**SURVEY REFERENCE:**

INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A SURVEY ENTITLED:  
"BOUNDARY & TOPOGRAPHIC SURVEY LOCATED AT LAKE STATION ROAD",  
DATED 12/13/21, PREPARED BY CV ASSOCIATES NY, P.E., L.S., P.C.

**GENERAL NOTES:**

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

**WETLAND DELINEATION REFERENCE:**

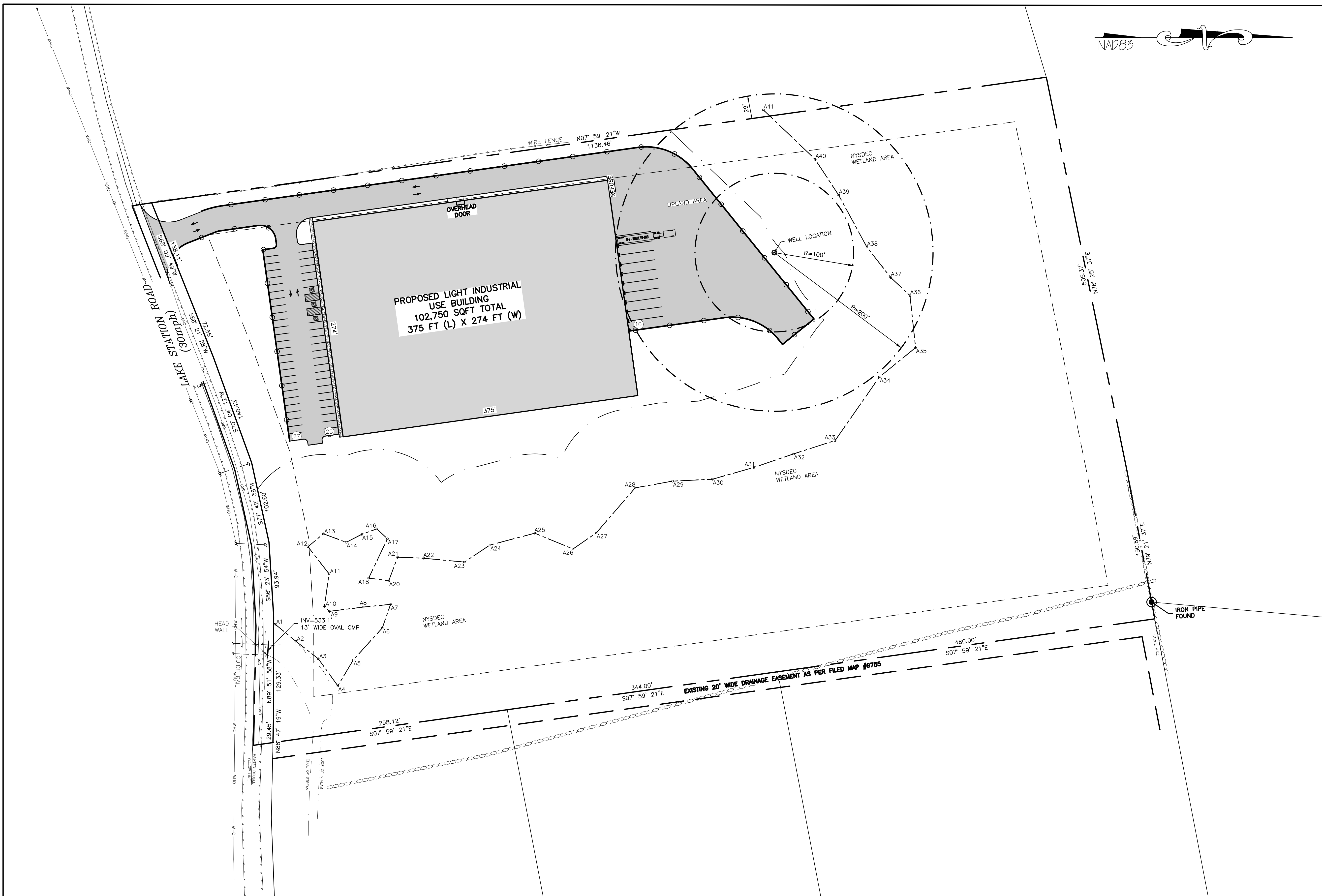
WETLAND FLAGS INSTALLED BY MICHAEL NOWICKI, BIOLOGIST; ECOLOGICAL SOLUTIONS LLC & MAPPED BY CV ASSOCIATES NY, P.E., L.S., P.C.

**DRAWING LIST**

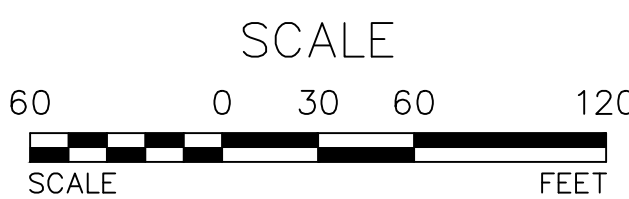
SHEET #	SHEET TITLE	ORIGINAL DATE/ LAST REVISED DATE
01 OF 09	TITLE SHEET	01-11-24 /
02 OF 09	EXISTING CONDITIONS MAP	01-11-24 /
03 OF 09	SITE PLAN	01-11-24 /
04 OF 09	CONCEPT GRADING & UTILITY PLAN	01-11-24 /
05 OF 09	DRIVEWAY PROFILES	01-11-24 /
06 OF 09	EROSION AND SEDIMENT CONTROL PLAN	01-11-24 /
07 OF 09	EROSION AND SEDIMENT CONTROL DETAILS	01-11-24 /
08 OF 09	TRUCK TURNING DIAGRAM	01-11-24 /
09 OF 09	ORTHOMAGERY	01-11-24 /

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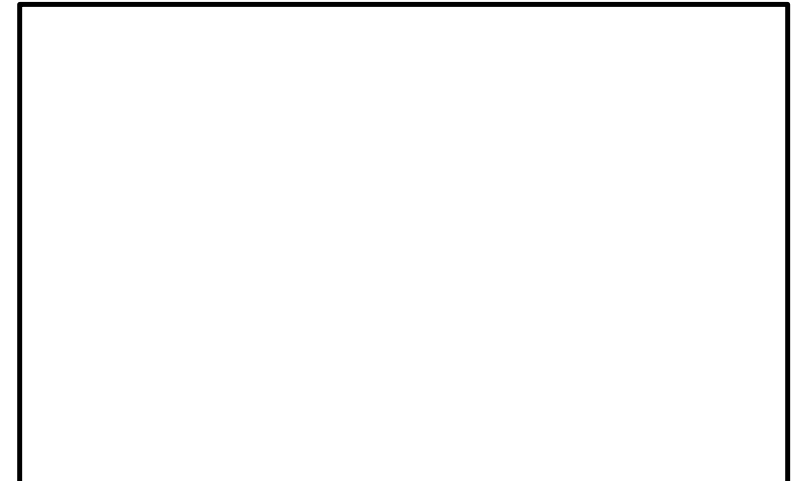
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TITLE SHEET  
SCALE: 1"=60'



**TOWN OF CHESTER PLANNING BOARD APPROVAL**



**OWNER'S CONSENT NOTE:**

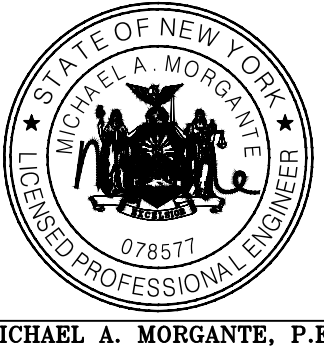
THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

SIGNATURE OF OWNER(S) DATE

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REVISION	BY	DATE	DESCRIPTION

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



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

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

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

**JOB#:** 22-001  
**SCALE:** AS NOTED  
**DATE:** 01/11/24  
**DRAWN:** MM  
**CHECKED:** MM  
**SHEET NO.:** 01 OF 09

REFERENCES:  
1. TOWN OF CHESTER TAX MAP SECTION 17.

NAD83

BASED ON LIBER 932 PAGE 308  
(ALONG CENTERLINE OF ROAD)  
SCHEDULE A DESCRIPTION IN  
TITLE REPORT : TSL-13361-OR

LAKE STATION ROAD  
(30mph)

HEAD WALL

ASPHALT ROADWAY

PAINTED DOUBLE YELLOW LINE

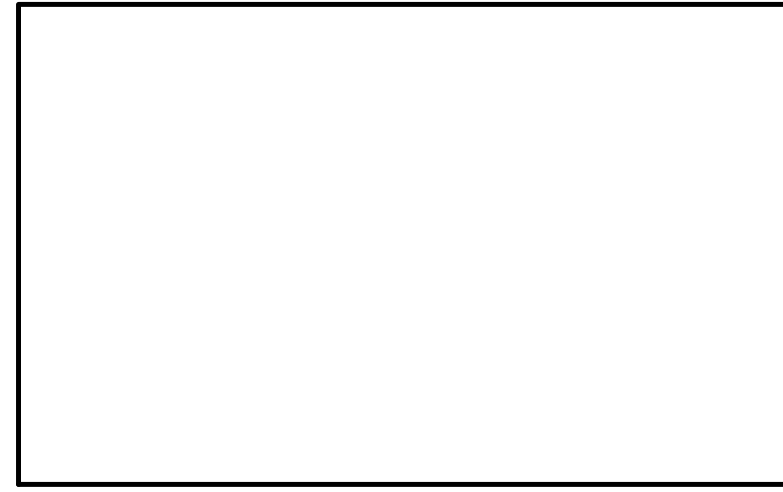
Ab

TAX LOT 17-1-22.2  
LIBER 14846 PAGE 1177  
FILED MAP #9755 LOT 1  
N/F DAVIDSON HOLDINGS LLC

EXISTING CONDITIONS MAP  
SCALE: 1"=40'

THERE ARE NO 100 YEAR FLOODPLAIN  
BOUNDARIES ON THE SUBJECT PARCEL

TOWN OF CHESTER PLANNING BOARD APPROVAL



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- LEGEND:
- 550 --- EXISTING MAJOR CONTOURS
  - 552 --- EXISTING MINOR CONTOURS
  - EXISTING EDGE OF PAVEMENT
  - EXISTING PROPERTY LINE
  - EXISTING ADJACENT PROPERTY LINE
  - EXISTING STONE WALL
  - EXISTING OVERHEAD LINE
  - EXISTING WETLAND
  - EXISTING EASEMENT
  - EXISTING 100' BUFFER
  - EXISTING STREAM
  - EXISTING UTILITY POLE
  - EXISTING SOIL

TAX LOT 17-1-18-122  
LIBER 13227 PAGE 815  
N/F GUARDIAN SELF STORAGE WEST

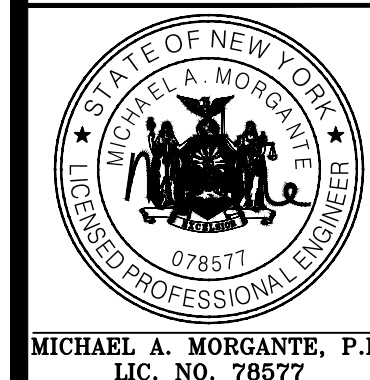
TAX LOT 17-1-86  
LIBER 14287 PAGE 537  
FILED MAP #10111 LOT 7  
N/F POMEGRANATE SOLUTIONS LLC

SCALE  
40 0 20 40 80  
SCALE FEET

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

EXISTING CONDITIONS MAP

JOB#: 22-001  
SCALE: AS NOTED  
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SHEET NO. 02 OF 09

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TABLE OF ZONING REQUIREMENTS

ZONE: IP (INDUSTRIAL PARK)  
PROPOSED USE: LIGHT INDUSTRIAL

LOT DIMENSIONS

BULK TABLE: (MINIMUMS)	REQUIRED	PROVIDED
LOT AREA (AC)	2 AC.	17.56 AC.
LOT WIDTH (FEET)	200'	705'
FRONT YARD (FEET)	60'	120'
REAR YARD (FEET)	50'	584'
ONE SIDE YARD (FEET)	50'	52'
BOTH SIDE YARDS (FEET)	100'	421'
BULK TABLE: (MAXIMUMS)	REQUIRED	PROVIDED
BUILDING HEIGHT (FEET)	45'	LESS THAN 45'
COVERAGE	40%	15.43%

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=52 SPACES
TRUCK PARKING SPACES		PROVIDED=10 SPACES
ADA PARKING SPACES		REQUIRED=2 SPACES
		PROVIDED=3 SPACES

LEGEND:	
	EXISTING EDGE OF PAVEMENT
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING STONE WALL
	EXISTING OVERHEAD LINE
	EXISTING WETLAND
	EXISTING 100 FEET BUFFER
	EXISTING EASEMENT
	EXISTING STREAM
	EXISTING UTILITY POLE
	EXISTING SOIL
	PROPOSED SETBACK
	PROPOSED FENCE

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SITE PLAN  
SCALE: 1"=40'

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

TOWN OF CHESTER PLANNING BOARD APPROVAL



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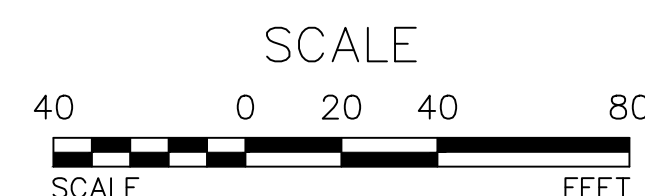
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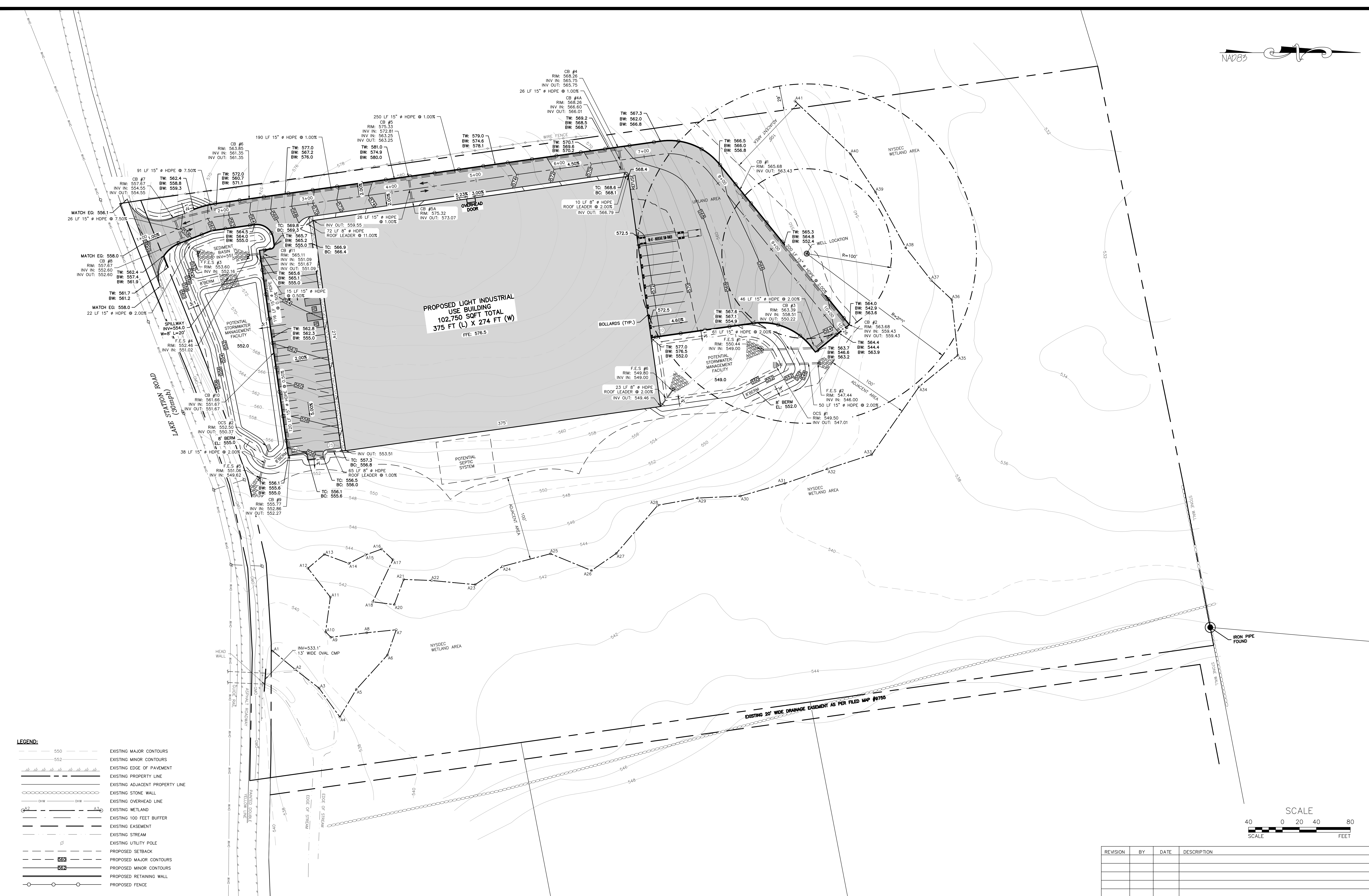
MICHAEL A. MORGANTE, P.E.  
LIC. NO. 97857

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

SITE PLAN

JOB#: 22-001  
SCALE: AS NOTED  
DATE: 01/11/24  
DRAWN: MM  
CHECKED: MM  
SHEET NO. 03 OF 09





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

TOWN OF CHESTER PLANNING BOARD APPROVAL

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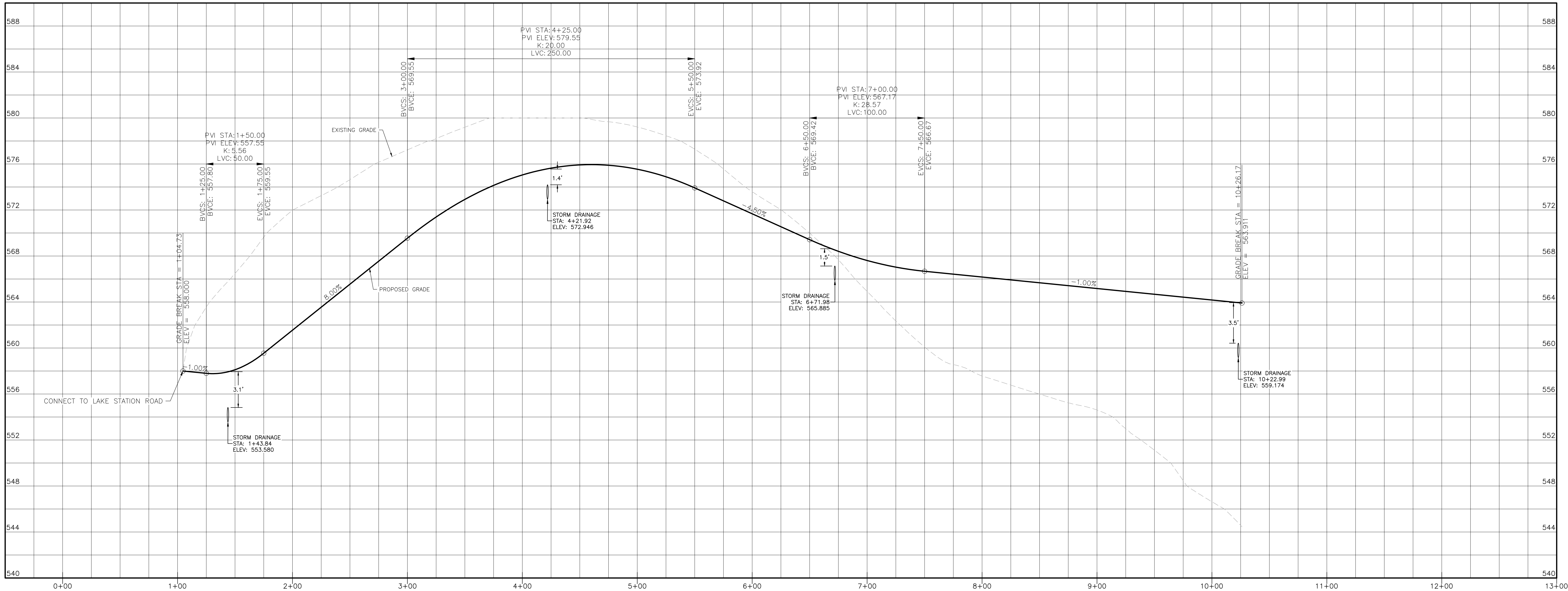
**SITE PLAN & LOT LINE COMBINATION FOR**  
**VA LAKE STATION HOLDING LLC**  
LAKE STATION ROAD  
TOWN OF CHESTER, COUNTY OF ORANGE, NY

**CONCEPT GRADING & UTILITY PLAN**

**JOB#:** 22-001  
**SCALE:** AS NOTED  
**DATE:** 01/11/24  
**DRAWN:** MM  
**CHECKED:** MM  
**SHEET NO.:** 04 OF 09

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





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

TOWN OF CHESTER PLANNING BOARD APPROVAL



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SITE PLAN & LOT LINE COMBINATION FOR  
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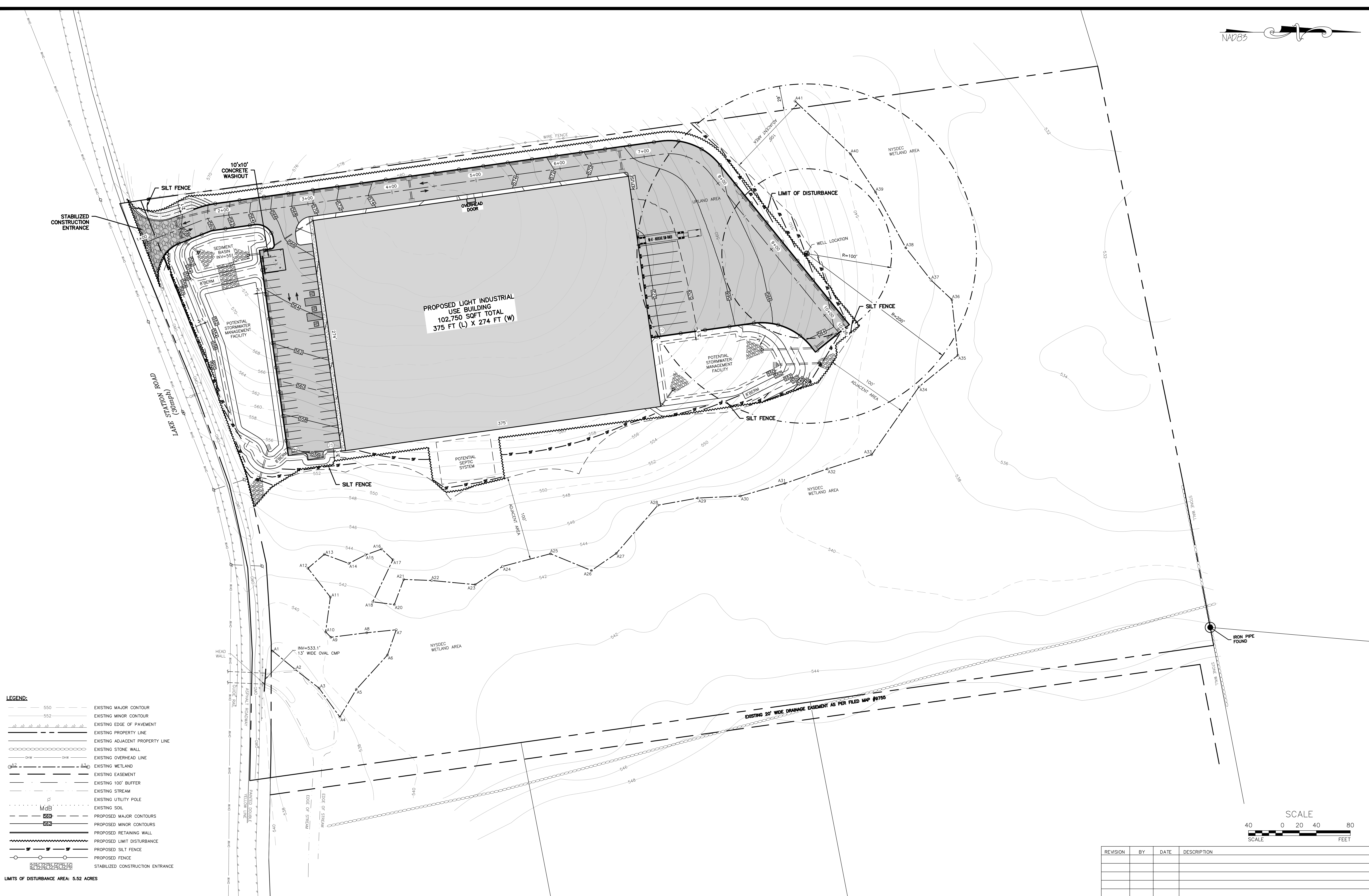
DRIVEWAY PROFILES

JOB#: 22-001  
SCALE: AS NOTED  
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SHEET NO. 05 OF 09

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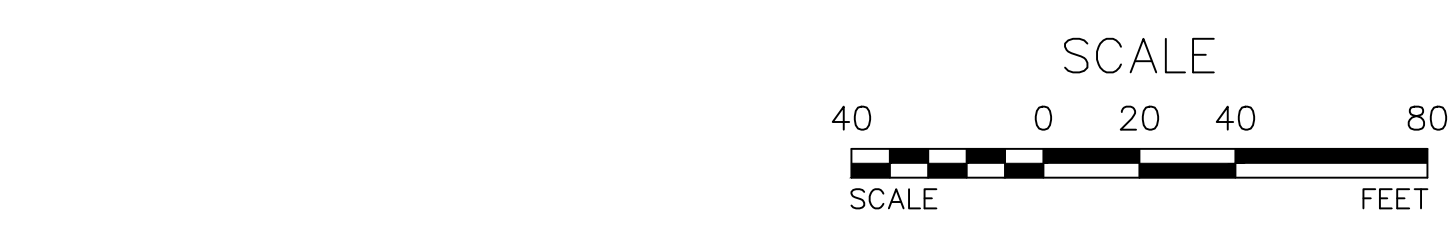


- LEGEND:**
- 550 ——— EXISTING MAJOR CONTOUR
  - 552 ——— EXISTING MINOR CONTOUR
  - EXISTING EDGE OF PAVEMENT
  - EXISTING PROPERTY LINE
  - EXISTING ADJACENT PROPERTY LINE
  - EXISTING STONE WALL
  - EXISTING OVERHEAD LINE
  - EXISTING WETLAND
  - EXISTING EASEMENT
  - EXISTING 100' BUFFER
  - EXISTING STREAM
  - EXISTING UTILITY POLE
  - EXISTING SOIL
  - 550 ——— PROPOSED MAJOR CONTOURS
  - 552 ——— PROPOSED MINOR CONTOURS
  - PROPOSED RETAINING WALL
  - PROPOSED LIMIT DISTURBANCE
  - PROPOSED SILT FENCE
  - PROPOSED FENCE
  - STABILIZED CONSTRUCTION ENTRANCE

LIMITS OF DISTURBANCE AREA: 5.52 ACRES

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

TOWN OF CHESTER PLANNING BOARD APPROVAL



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

**EROSION AND SEDIMENT CONTROL PLAN**

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**REVISION**  
22-001  
AS NOTED  
DATE: 01/11/24  
DRAWN: MM  
CHECKED: MM  
SHEET NO. 06 OF 09



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.

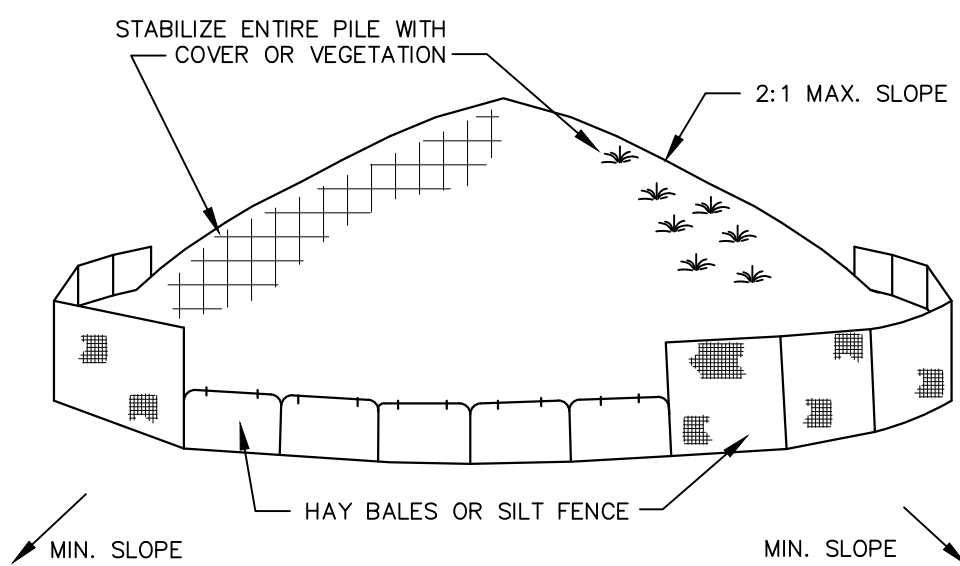
1. CONSTRUCTION ACTIVITIES WILL OCCUR DURING WEEKDAYS COMMENCING AT 7:00 AM AND TERMINATING AT 6:00 PM

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

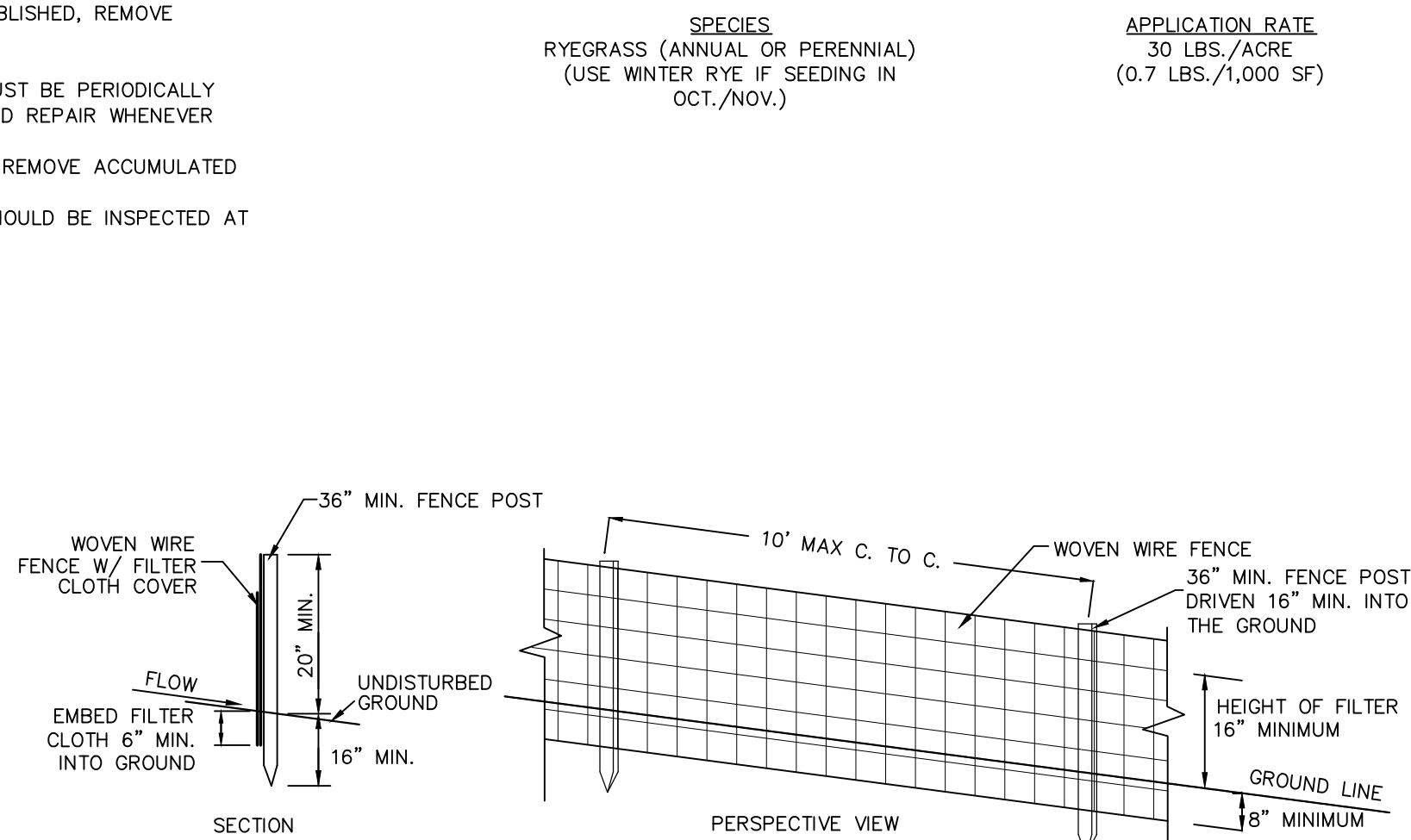
2. GRADED AREAS - LOWER ELEVATIONS: PROVIDE DRAINAGE SWALES, 1% MIN. GRADES, WITH STAKED AND SECURED HAY BALE BERMS TO PREVENT DOWN STREAM AND DOWN GRADIENT SILTATION.

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

1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES FOR ALL ROAD AND DRIVE ENTRANCES. STREETS SHALL BE CLEANED DAILY.
2. INSTALL SEDIMENT BARRIERS/SALES/DITCHES/DIKES AT DOWN SLOPE AREAS ON 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. ONE PERCENT (1%) OF THE TOTAL DISTURBED AREA SHALL BE SET ASSETIDE AND SHALL BE PROTECTED. IF MORE THAN ADDITIONAL AREA IS EXPOSED, EXISTING DWELLINGS AND STRUCTURES SHALL BE REMOVED PRIOR TO ANY SITE CLEARING AND SOIL DISTURBANCE.
4. PROTECT ALL EXISTING 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 B), AND ERECT A SILT FENCE AROUND THE STOCKPILE.
5. PROTECT ALL EXISTING 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 B), AND ERECT A SILT FENCE AROUND THE STOCKPILE.
6. PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED SUBGRADE.
7. INSTALL SEDIMENT BARRIERS AROUND ALL STORM DRAIN INLETS, OR MOOPLY SEDIMENT CONTROL MEASURES INSTALLED IN #2 TO PREVENT ALL SEDIMENT 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 ARE NOT EXPECTED TO BE UNDER CONSTRUCTION WITHIN 30 DAYS IN ACCORDANCE WITH SPECIFICATION FOR IMMEDIATELY ESTABLISHMENT.
9. IF CONSTRUCTION IS SUSPENDED OR COMPLETED, ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY. ALL SEEDS MUST NOT BE UNDER CONSTRUCTION WITHIN 30 DAYS IN ACCORDANCE WITH SPECIFICATION FOR IMMEDIATELY ESTABLISHMENT. BE IMMEDIATELY STABILIZED WITH TEMPORARY SEEDING AND MULCHING.
10. AFTER COMPLETION OF SITE CONSTRUCTION, FINE GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND THIS COMPLETION OF THE LAWN AREAS SHALL BE IMMEDIATELY STABILIZED WITH VEGETATION ESTABLISHMENT ON THE SAME.
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 PAVEMENT IS COMPLETED, PLANT PERMANENT VEGETATIVE COVER AND PLANTINGS ARE ESTABLISHED, REMOVE SEDIMENT BARRIERS AND SEED THOSE DISTURBED AREAS.
13. MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A VISIBLE STABILIZED VEGETATIVE COVER.
14. ALL STRUCTURAL AND NON-STRUCTURAL EROSION CONTROL MEASURES SHALL 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 COMPLETION OF CONSTRUCTION, ALL SEDIMENT OR EROSION CONTROL STRUCTURES SHOULD BE INSPECTED AT LEAST SEMI-ANNUALLY AND AFTER EVERY RAIN.



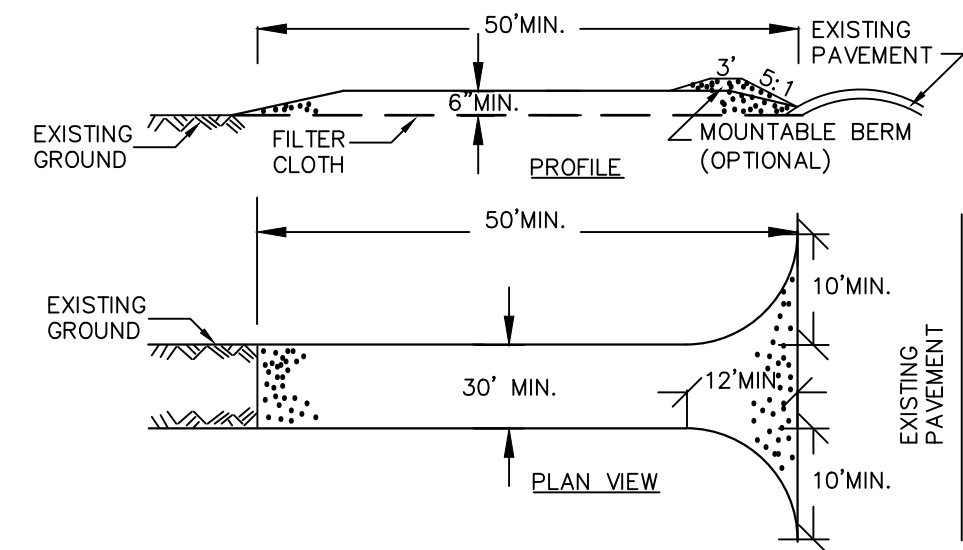
NOT TO SCALE



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 X, MIRAFI 100X, STABILICA T140N OR APPROVED EQUAL  
PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.

NOT TO SCALE



1. STONE SIZE - US 5" STONE, OR EQUIVALENT OR RECYCLED CONCRETE EQUIVALENT
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT 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 ENTRANCE TO LOT.
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 ENTRANCE 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 ADJACENT PROPERTIES, OR DRAINAGE DITCHES OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE, AND DRAINING INTO A SEDIMENT TRAPPING DEVICE.
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"

**1. PERMANENT SEEDING:**

A. **PREPARATION:** AREA TO BE SEEDD SHALL BE LOOSE AND FRAGILE TO A DEPTH OF AT LEAST 3 INCHES. THE TOP LAYER SHALL BE LOOSENED BY RAKING, DISKING OR OTHER MEANS BEFORE SEEDING OCCURS. FOR SITES LESS THAN 5 ACRES, APPLY 100 POUNDS OF DOLOMITE LIMESTONE AND 21 POUNDS OF 10-20-20 FERTILIZER PER 1,000 SF. HAWKWOOD OR DISK LIMES AND FERTILIZER INTO THE AREA TO A DEPTH OF AT LEAST 6 INCHES ON SLATERS.

B. **SEEDING:** SEEDS SHALL BE PLANTED BETWEEN FEBRUARY AND MAY OR BETWEEN AUGUST 15 AND OCTOBER 31. APPLY SEED UNIFORMLY ON A MOIST FIRM SURFACE WITH A CYCLONE SEEDER DRILL, CULPACRAK SEEDER OR HYDROSEEDER (SLURRY INCLUDES SEEDS AND FERTILIZER, RECOMMENDED ON STEEP SLOPES ONLY). MAXIMUM SEED DEPTH SHALL NOT EXCEED ONE INCH. SEEDS SHALL BE COVERED WITH MULCH OR STRAW. SEEDS SHALL BE WATERED REGULARLY UNTIL VEGETATION IS ESTABLISHED. SUPPORT ANCHORS SHALL BE INSTALLED IMMEDIATELY AFTER SEEDING. FOLLOW NYS GUIDELINES FOR URBAN EROSION & SEDIMENT CONTROL.

C. **MULCHING:** MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING. MULCH SHALL BE LIMITED TO 2 INCHES THICK. MULCH SHALL BE APPLIED GROWTH UNTIL VEGETATION IS FULLY ESTABLISHED. SELECT SEED MIXTURES FROM SECTION 3. NYS GUIDELINES FOR URBAN EROSION & SEDIMENT CONTROL.

D. **ANCHORING:** ANCHORS SHALL BE USED TO SECURE MULCH. ANCHORS SHALL BE PLACED 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 SPECIES.

**2. SECURING STRAW MULCH:** STRAW MULCH SHALL BE SECURED IMMEDIATELY FOLLOWING MULCH APPLICATIONS TO MINIMIZE MOVEMENT OF WIND OR WATER. THE FOLLOWING METHODS ARE ACCEPTABLE:

A. **USE A MULCH ANCHORING TOOL** WHICH IS DESIGNED TO PUNCH AND ANCHOR FIBER TYPE MULCH INTO THE SOIL SURFACE TO A MINIMUM DEPTH OF 2 INCHES. THIS IS THE MOST EFFECTIVE METHOD.

B. **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 GAL PER ACRE.

C. **WIRE LINCH 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 BE SECURED WITH LIGHTWEIGHT NETTING.

D. **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-1557-66 (MODIFIED PROCTOR). ANY FILL  
TO BE PLACED ON FROZEN GROUND SHALL BE PLACED IN APPROXIMATELY HORIZONTAL LAYERS. EACH LAYER HAVING A LOOSE THICKNESS OF NOT MORE THAN 8 INCHES. FILL 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 SLURPAGE.
4. **PERMANENT SOD:**  
INSTALLATION OF SOD SHOULD FOLLOW THE PERMANENT SEEDING DATES. PERMANENT SOD IS TO BE STAGE APPROVED SOD; LIME AND FERTILIZER PER PERMANENT SEEDING SPECIFICATIONS  
AND LIGHTLY BRIGADE TO LAYING SOD. SOD IS TO BE LAID ON THE SUBGRADE WITH ALL ENDS THIRSTY ABOUTING. 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. SOD IS NOT TO BE APPLIED ON FROZEN GROUND. SOD SHALL NOT BE HARVESTED OR TRANSPORTED WHEN THE MOISTURE CONTENT (DRIED OR WET) AND/OR EXTREME TEMPERATURE MAY ADVERSELY AFFECT ITS SURVIVAL. IN THE ABSENCE OF ADEQUATE RAINFALL, IRRIGATION SHOULD BE PERFORMED TO  
MAINTAIN MOISTURE CONTENT OF SOD.

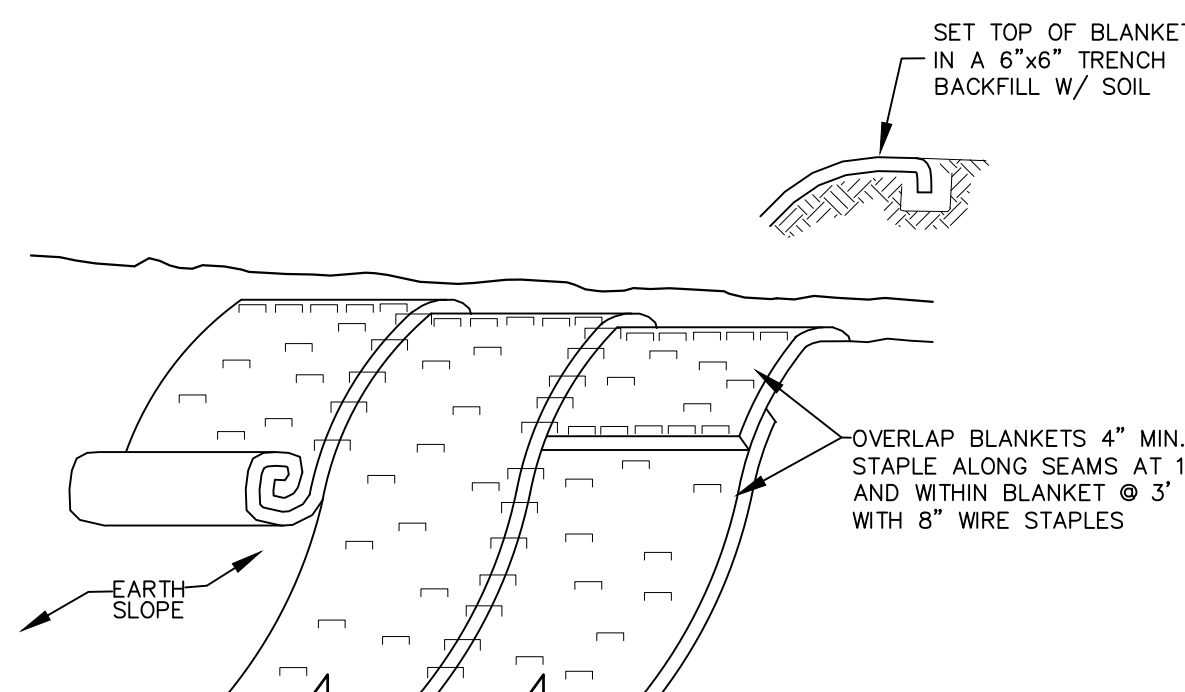
SLOPES OR 4:1 OR GREATER (HORIZONTAL : VERTICAL)

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 APPROVE EQUIVALENT. NETTING TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

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

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

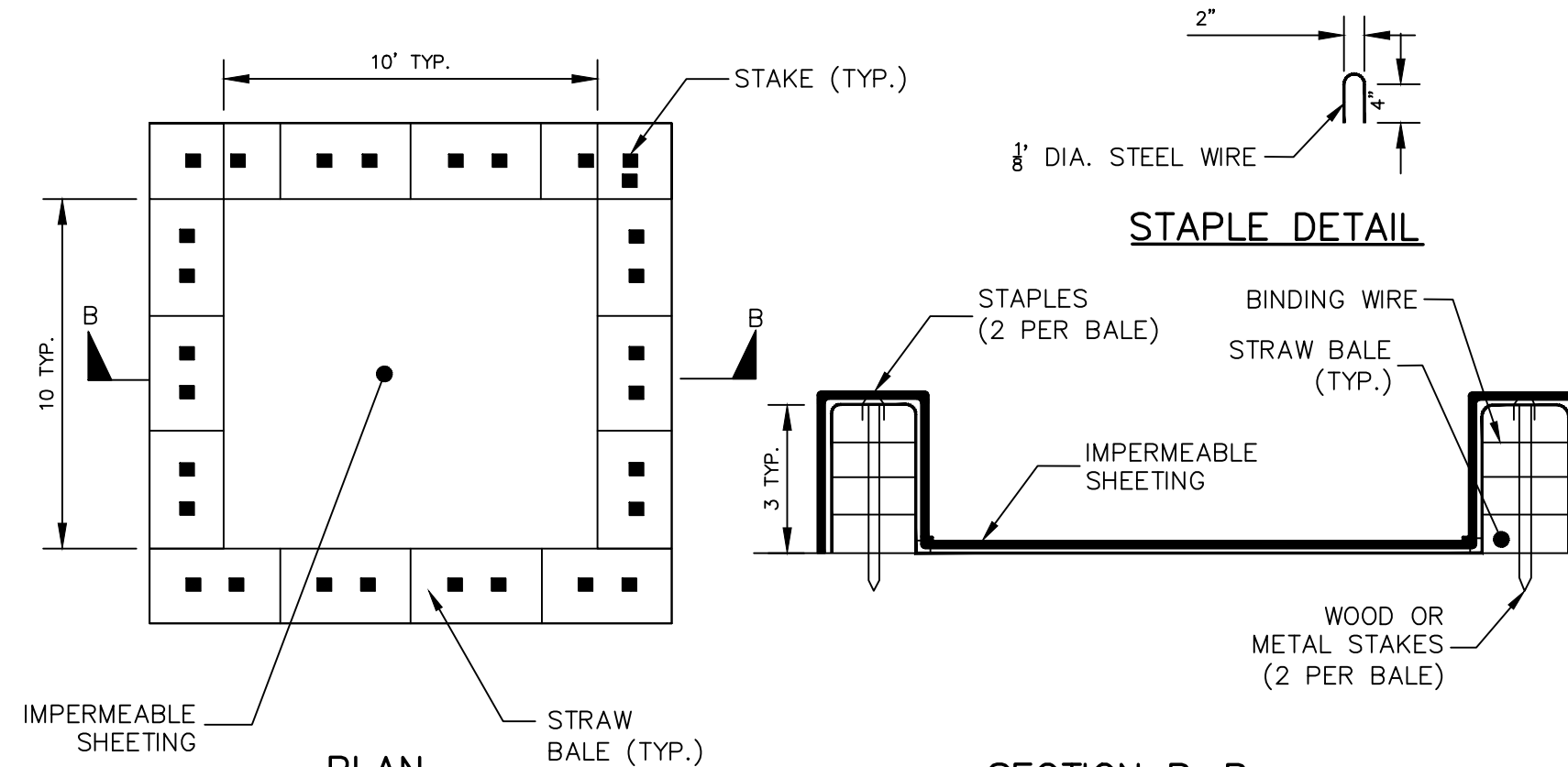
SCARIFY SOILS IF COMPACTED, LIME TO pH OF 6.0 IF REQUIRED, FERTILIZE WITH 600 LBS./ACRE. 5-10-10 FERTILIZER IF REQUIRED. SEED WITH SPECIES AND RATE SHOWN BELOW. MULCH WITH HAY OR STRAW AT A RATE OF 2,000 LBS./ACRE. ANCHOR MULCH WITH NETTING OF WOOD FIBER OR JUTE IF STEEP SLOPE OR HIGH POTENTIAL FOR EROSION.



NOT TO SCALE

**NOTES:**

1. STABILIZE PREPARED EARTHEN SLOPE WITH A BIOGRADABLE NATURAL FIBER NETTING. APPROVED TYPES ARE AS FOLLOWS:
  - C350 - NORTH AMERICAN GREEN #1-800-772-2040
  - ECCOR 8000 - EASTERN PRODUCTS, INC. #1-201-234-5050
  - ECCO-MAT V250C - EROSION CONTROL CO. #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 GRASS, TREES & FORSYTHIA THROUGH SLITS CUT IN FABRIC.



NOT TO SCALE

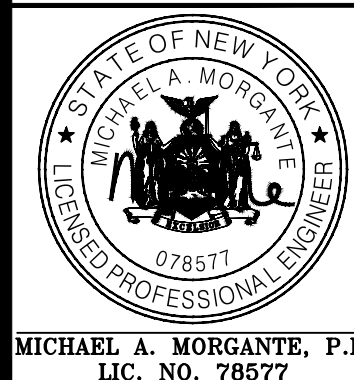
**NOTE:** CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN LINES, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SCUDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. PREPARED TYPICAL DIMENSIONS ARE 10 FEET BY 10 FEET.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR USE TO MIL OR THICKER USF RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (EG, RIPPED OR PUNCTURED), EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REMOVE WITH PLASTIC LINER. WEED-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO DISPOSING OF WASHOUT MATERIAL, REMOVE OVERFLOW, REMOVE EXCESSIVE DEBRIS, AND REMOVE EXCESSIVE WASH WATER. IF WASHOUT STRUCTURE IS BROKEN UP, FOR DISPOSAL OR RECYCLING, MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS FULLY REMOVED.

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

## EROSION AND SEDIMENT CONTROL DETAILS

JOB#:	22-001
SCALE:	AS NOTED
DATE:	01/11/24
DRAWN:	MM
CHECKED:	MM
SHEET NO.	07 OF 09

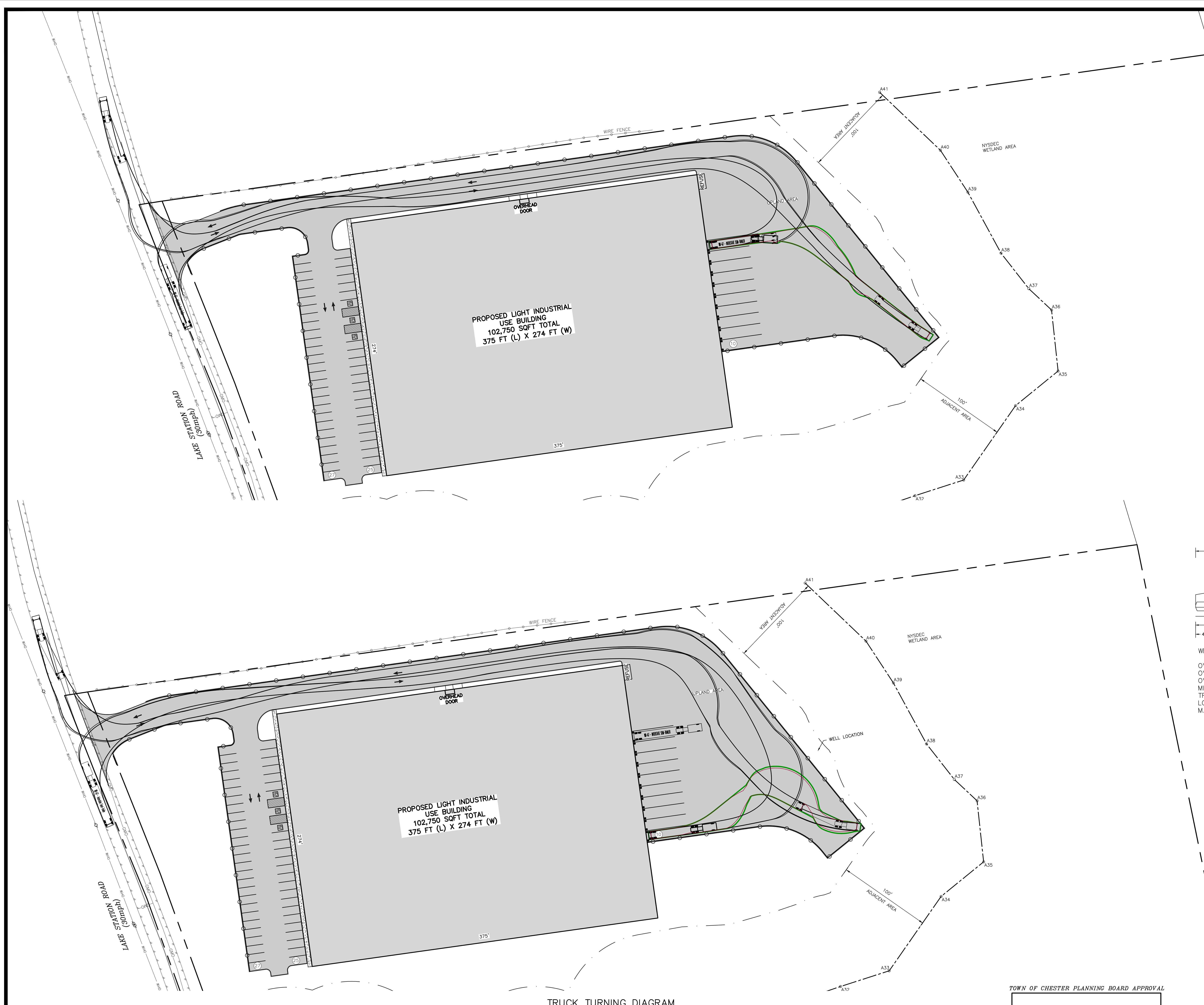
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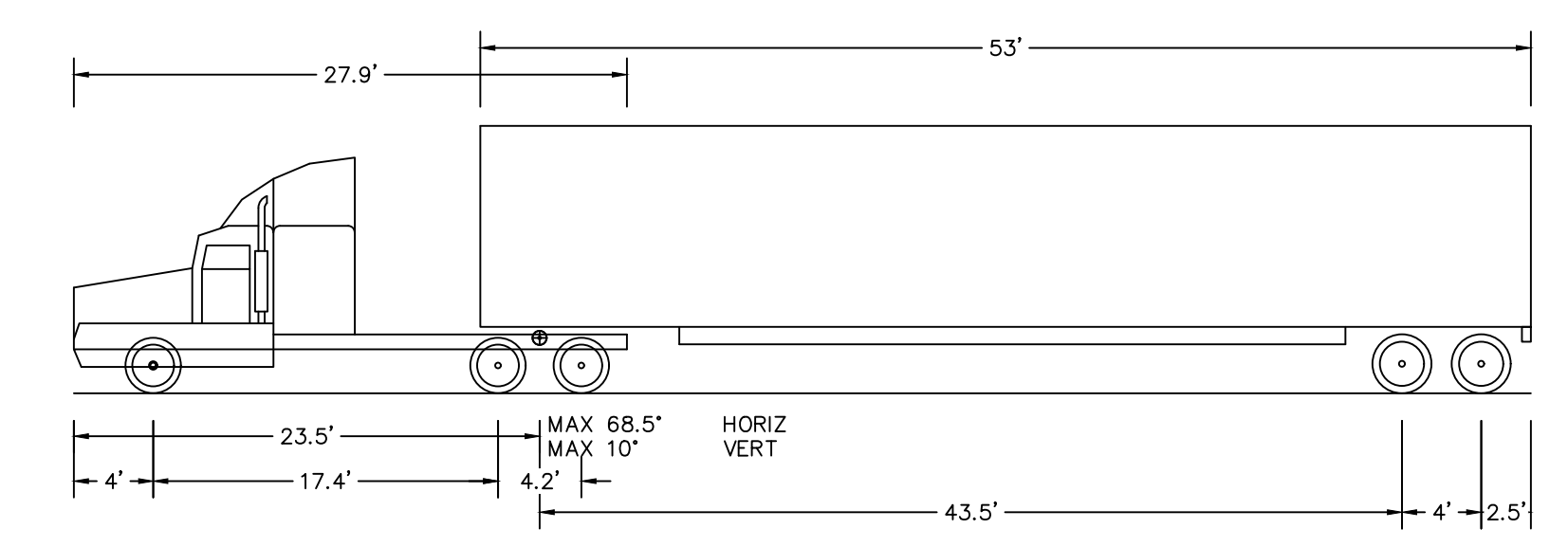
TOWN OF CHESTER PLANNING BOARD APPROVAL

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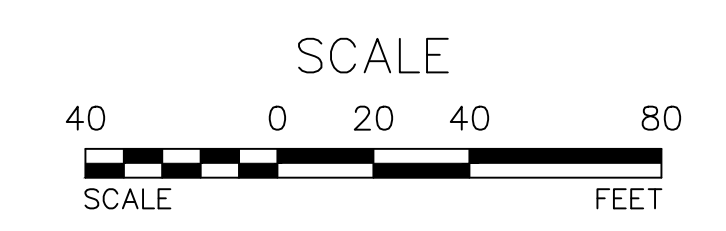


- LEGEND:**
- EXISTING EDGE OF PAVEMENT
  - EXISTING PROPERTY LINE
  - EXISTING ADJACENT PROPERTY LINE
  - EXISTING STONE WALL
  - EXISTING OVERHEAD LINE
  - EXISTING WETLAND
  - EXISTING EASEMENT
  - EXISTING 100' BUFFER
  - EXISTING STREAM
  - EXISTING UTILITY POLE
  - EXISTING SOIL
  - PROPOSED RETAINING WALL
  - PROPOSED FENCE



WB-67 - INTERSTATE SEMI-TRAILER

OVERALL LENGTH	73.501	FT
OVERALL WIDTH	8.500	FT
OVERALL BODY HEIGHT	13.50	FT
MIN BODY GROUND CLEARANCE	1.334	FT
TRACK WIDTH	8.500	FT
LOCK-TO-LOCK TIME	6.000	S
MAX WHEEL ANGLE	28.40	



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

**TRUCK TURNING DIAGRAM**

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

**JOB#:** 22-001  
**SCALE:** AS NOTED  
**DATE:** 01/11/24  
**DRAWN:** MM  
**CHECKED:** MM  
**SHEET NO.:** 08 OF 09

TOWN OF CHESTER PLANNING BOARD APPROVAL



LEGEND:

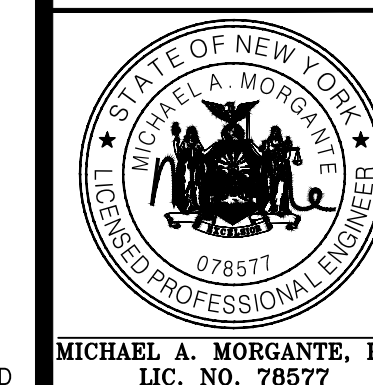
- 550 EXISTING MAJOR CONTOUR  
552 EXISTING MINOR CONTOUR  
EXISTING EDGE OF PAVEMENT  
EXISTING PROPERTY LINE  
EXISTING ADJACENT PROPERTY LINE  
EXISTING STONE WALL  
EXISTING OVERHEAD LINE  
EXISTING WETLAND  
EXISTING EASEMENT  
EXISTING 100' BUFFER  
EXISTING STREAM  
EXISTING UTILITY POLE  
EXISTING SOIL  
PROPOSED RETAINING WALL  
PROPOSED FENCE



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

ORTHOMAGERY

JOB#:  
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ORTHOMAGERY  
SCALE: 1"=40'