Guiding Eyes for the Blind

Transmittal

PROJECT:	Guiding Eyes - 611 Granite Springs 20052	DATE:	11/12/2021
SUBJECT:	611 Granite Springs Rd, - Guiding Eyes - MEP Set	TRANSMITTAL ID:	136
PURPOSE:	For your use	VIA:	Email

FROM

NAME	COMPANY	EMAIL	PHONE
Diana Juarez	Studio Architecture, DPC	dianaj@studio-arch.net	914-266-8930 ext 103

TO

NAME	COMPANY	EMAIL	PHONE
John Tegeder Yorktown Community & Cultural Center 1974 Commerce Street, Room 104 Yorktown Heights, NY 10598 United States of America	Town of Yorktown	jtegeder@yorktownny.org	(914) 962-6565 x326

REMARKS:

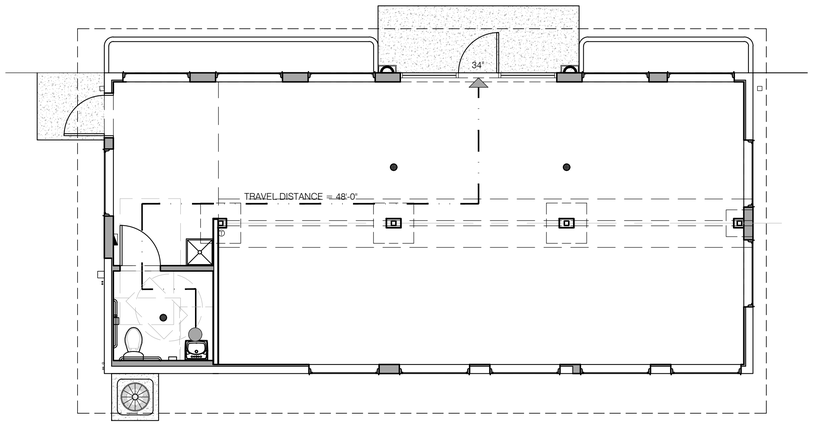
John,

Attached is the set of mep drawings we had submitted to the building department for approval as supplemental to the permit 2021-0652 for 611 Granite Springs Rd. These MEP drawings show the addition/modification of sewer to adjust for the new single use toilet room to this building. With the addition of the toilet room the use of the building remains as a part time use transfer point between the dogs and the care takers. You can contact me at dianaj@studio-arch.net or call at 914-266-8930 ext. 103. Thank you.

GUIDING EYES FOR THE BLIND

KEY PLAN

SCALE: NTS



EGRESS PATH

SCALE: NTS

CODE DATA			
CATEGORY	REQUIREMENT	REFERENCE	REMARKS
CONSTRUCTION TYPE	TYPE VB	SECTION 602	
USE GROUP	U	SECTION 312	
OCCUPANCY SEPARATION	NO REQUIREMENT		
OCCUPANT LOAD	U		STATED
CLASSIFICATION OF WORK	CHANGE OF OCCUPANCY	EBCNYS CHAPTER 10	
FIRE SPRINKLER SYSTEM	NOT REQUIRED		
EXIT WIDTH	0.20"/ OCCUPANT	SECTION 1005.3.2	
NUMBER OF EXITS	1 REQUIRED	SECTION 1006	
	2 PROVIDED		
TRAVEL DISTANCE TO EXIT	300 FEET MAXIMUM	TABLE 1017.2	NOT SPRINKLED
DISTANCE BETWEEN TWO EXITS	N/A	SECTION 1007.1.1	NOT SPRINKLED
COMMON PATH OF EGRESS TRAVEL DISTANCE	75 FEET MAXIMUM	SECTION 1006.2.1	
FINISH RATINGS	NO RESTRICTIONS	TABLE 803.13	
VERTICAL EXIT RATING	N/A		
ALLOWABLE HEIGHT	40 FEET	TABLE 504.3	17'-2 1/8", NO CHANGE
ALLOWABLE # OF STORIES	1	TABLE 504.4	1, NO CHANGE
ALLOWABLE AREA	5,500	TABLE 506.2	987, NO CHANGE

NEW YORK STATE APPLICABLE CODES AND STANDARDS:	
BUILDING	2020 BUILDING CODE OF NEW YORK STATE 2020 EXISTING BUILDING CODE OF NEW YORK STATE
PLUMBING	2020 PLUMBING CODE OF NEW YORK STATE
MECHANICAL	2020 MECHANICAL CODE OF NEW YORK STATE
FUEL GAS	2020 FUEL GAS CODE OF NEW YORK STATE
ELECTRICAL	2014 NATIONAL ELECTRICAL CODE (NFPA 70)
ACCESSIBILITY	2009 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
FIRE PROTECTION	2020 FIRE CODE OF NEW YORK STATE
ENERGY	2020 ENERGY CONSERVATION CODE OF NEW YORK STATE ASHRAE 90.1-2016

BUILDING CODE AND ZONING DATA

	OWNER		GC		REMARKS
	PROVIDE	INSTALL	PROVIDE	INSTALL	
GENERAL BUILDING PERMITS	●				
SUB PERMITS			●		

*UNLESS OTHERWISE NOTED, ALL MATERIALS AND WORK TO BE PROVIDED AND INSTALLED BY G.C.

DIVISION OF WORK

OCCUPANCY CALCULATIONS			
BUSINESS	987 SQFT	1: 150	6
TOTAL:	987 SQFT		6

EGRESS WIDTH CALCULATIONS			
BUSINESS	OCCUPANTS	5 x 0.20" = 1"	1 INCHES REQUIRED (34+34=68 INCHES PROVIDED)

PLUMBING FIXTURE CALCULATIONS				
	MALE	FEMALE	REFERENCE	NOTES
TOTAL OCCUPANT LOAD	6 OCCUPANTS		TABLE 2902.1	
WATER CLOSETS	1 REQUIRED		TABLE 2902.1	
URINALS	0 REQUIRED		TABLE 2902.1	
LAVATORIES	1 REQUIRED		TABLE 2902.1	
SERVICE SINK	0 REQUIRED		TABLE 2902.1	
DRINKING FOUNTAIN	0 REQUIRED		TABLE 2902.1	

SHEET INDEX

		2020-11-20	2020-12-8	2021-05-17	2021-05-24	2021-07-29					
G000	GENERAL INFORMATION	●	●	●	●	●					
G001	ABBREVIATIONS, SYMBOLS, NOTES, & ACCESSIBILITY	●	●		●						
EX110	EXISTING FLOOR PLAN	●	●		●						
EX140	EXISTING ROOF PLAN				●						
EX300	EXISTING ELEVATIONS	●	●		●						
EX400	EXISTING SECTIONS	●	●		●						
D110	DEMOLITION FLOOR PLAN	●	●		●						
D300	DEMOLITION ELEVATIONS	●	●		●						
A110	FLOOR PLAN	●	●		●						
A140	ROOF PLAN				●						
A210	REFLECTED CEILING PLAN	●	●		●						
A300	ELEVATIONS	●	●		●						
A400	SECTIONS	●	●		●						
A500	WALL AND PARTITIONS TYPES	●	●		●						
A501	WALL AND PARTITIONS TYPES				●						
A600	ENLARGED PLAN				●						
A700	DETAIL SECTIONS	●	●		●						
A800	SCHEDULES	●	●		●						
E110	POWER PLAN	●	●		●						
M210	MECHANICAL FLOOR PLAN	●	●		●						
P110	PLUMBING FLOOR PLAN				●						
S1	ROOF FRAMING PLAN, SHEAR WALL AND ATTIC FRAMING PLAN AND FOUNDATION PLAN			●	●						
S2	DETAILS			●	●						
S3	NOTES			●	●						
DM-001	DEMOLITION NOTES AND SPECIFICATIONS	☒	☒	☒	☒	●					
DM-110	MECHANICAL FIRST FLOOR DEMOLITION PLAN	☒	☒	☒	☒	●					
DP-110	PLUMBING FIRST FLOOR DEMOLITION PLAN	☒	☒	☒	☒	●					
DE-110	ELECTRICAL FIRST FLOOR DEMOLITION PLAN	☒	☒	☒	☒	●					
M-001	MECHANICAL HVAC NOTES, LEGEND, SCHEDULES	☒	☒	☒	☒	●					
M-002	MECHANICAL HVAC SPECIFICATIONS	☒	☒	☒	☒	●					
M-110	MECHANICAL HVAC FIRST FLOOR PLAN	☒	☒	☒	☒	●					
M-200	MECHANICAL HVAC DETAILS	☒	☒	☒	☒	●					
M-300	MECHANICAL GAS RISER DIAGRAM	☒	☒	☒	☒	●					
P-001	PLUMBING NOTES LEGEND AND SPECS	☒	☒	☒	☒	●					
P-002	PLUMBING SPECIFICATIONS	☒	☒	☒	☒	●					
P-003	PLUMBING SPECIFICATION	☒	☒	☒	☒	●					
P-004	PLUMBING DETAILS	☒	☒	☒	☒	●					
P-090	PLUMBING SITE PLAN	☒	☒	☒	☒	●					
P-110	PLUMBING FIRST FLOOR PLAN	☒	☒	☒	☒	●					
P-120	PLUMBING ROOF PLAN	☒	☒	☒	☒	●					
P-300	PLUMBING WATER RISER DIAGRAM	☒	☒	☒	☒	●					
P-301	PLUMBING SANITARY RISER DIAGRAM	☒	☒	☒	☒	●					
E-001	ELECTRICAL NOTES AND ABBREVIATIONS PANEL SCHEDULE	☒	☒	☒	☒	●					
E-002	ELECTRICAL SPECIFICATIONS	☒	☒	☒	☒	●					
E-090	ELECTRICAL SITE PLAN	☒	☒	☒	☒	●					
E-110L	ELECTRICAL LIGHTING FIRST FLOOR PLAN	☒	☒	☒	☒	●					
E-110P	ELECTRICAL POWER FIRST FLOOR PLAN	☒	☒	☒	☒	●					
E-200	ELECTRICAL RISER DIAGRAM	☒	☒	☒	☒	●					
E-300	ELECTRICAL FIRE ALARM NOTES AND RISER DIAGRAM	☒	☒	☒	☒	●					

● INCLUDED IN DRAWING RELEASE ☒ NOT INCLUDED IN OR REMOVED FROM DRAWING SET ☐ NOT INCLUDED IN DRAWING RELEASE

1. LIGHT FIXTURES
2. *NOT IN USE*
3. *NOT IN USE*
4. PAINT
5. WINDOWS
6. DOORS
7. SIDING
8. ROOF SHINGLES

REQUIRED SUBMITTALS

RENOVATION OF EXISTING BUILDING TO PROVIDE A PART TIME USE TRANSFER POINT BETWEEN DOGS AND CARE TAKERS. MODIFICATION OF ROOF FOR NEW DORMERS AND NEW SINGLE USE TOILET ROOM. NO CHANGE TO BUILDINGS EXISTING FOOTPRINT.

PROJECT NARRATIVE

WILLIAM A. KELLY & CO.
87 Bedford Road
Katonah, NY 10536

ERIC KELLY

(914) 232-3191

eric@wakellyco.com

GENERAL CONTRACTOR

COLLECTIVE DESIGN ASSOCIATES, LLC
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WESTPORT, CT 06880

BRUCE TOURIGNY

(203) 299 - 0250

btourigny@cdallc.com

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GROSSFIELD MACRI CONSULTING ENGINEERS, PC
34 SHADBLOW HILL RD.,
RIDGEFIELD, CT 06877

MICHAEL MACRI

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(203) 431 - 7700

michael@gmcepc.com

STRUCTURAL ENGINEER

YORKTOWN BUILDING DEPARTMENT
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JOHN LANDI

(914) 962-5722

building@yorktowny.org

BUILDING DEPARTMENT

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611 GRANITE SPRINGS RD.
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BILL MA

(845) 905-2514

bma@guidingeyes.org

PROPERTY MANAGER

GUIDING EYES FOR THE BLIND
611 GRANITE SPRINGS RD.
YORKTOWN HEIGHTS. NY. 10598

PROPERTY OWNER

STUDIO ARCHITECTURE, DPC
297 KNOLLWOOD ROAD, SUITE 209
WHITE PLAINS, NY 10607

CHRIS RAFFAELLI

(914) 266 - 8930

chrisr@studio-arch.net

ARCHITECT

studio ARCHITECTURE

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Guiding Eyes for the Blind

ISSUE

2020-11-20 ISSUED FOR REVIEW

2020-12-08 ISSUE FOR PERMIT

1 2021-05-17 BULLETIN 1

2 2021-05-24 BULLETIN 2 PERMIT AMENDMENT

3 2021-07-29 REVISED ELECTRICAL SERVICE AND PUMP STATION

GUIDING EYES FOR THE BLIND
CARRIAGE HOUSE
611 GRANITE SPRINGS ROAD,
YORKTOWN HEIGHTS, NY 10598

DATE:	11/20//2020
JOB NUMBER:	20052.01
SCALE:	AS NOTED
DRAWN BY:	DJ

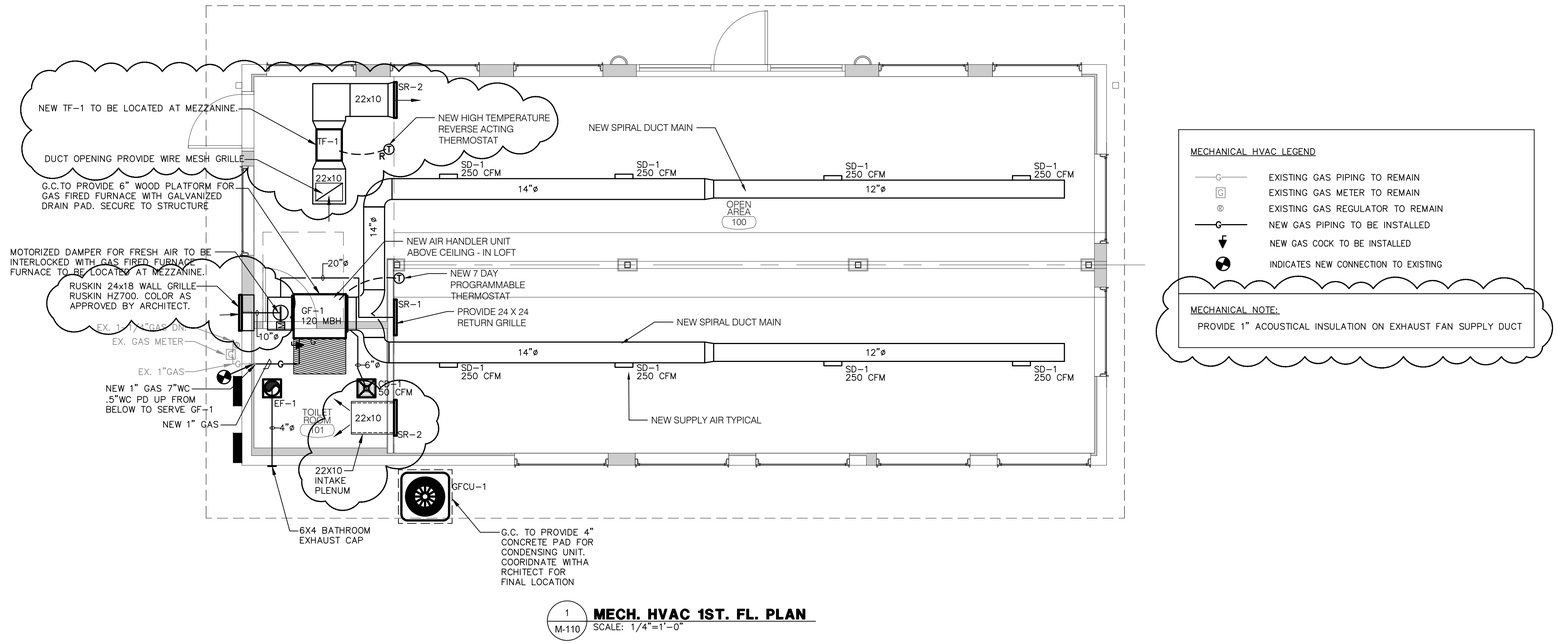
GENERAL INFORMATION

2 LAYOUT 1.1

G000

CONSTRUCTION DOCUMENTS

X:\2020\20052\04 Construction Drawings\20052.01\2021-07-29 Revised Electrical Service and Pump Station\20052.01 - G000.dwg, 8/4/2021 9:07:59 AM, DWG To PDF.pc3



1 / M-110 **MECH. HVAC 1ST. FL. PLAN**
SCALE: 1/4"=1'-0"

MECHANICAL HVAC LEGEND

- EXISTING GAS PIPING TO REMAIN
- EXISTING GAS METER TO REMAIN
- EXISTING GAS REGULATOR TO REMAIN
- NEW GAS PIPING TO BE INSTALLED
- NEW GAS COCK TO BE INSTALLED
- INDICATES NEW CONNECTION TO EXISTING

MECHANICAL NOTE:
PROVIDE 1" ACOUSTICAL INSULATION ON EXHAUST FAN SUPPLY DUCT

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ISSUE

07/29/2021	REVISED ELECTRICAL SERVICE AND PUMP STATION

GUIDING EYES FOR THE BLIND
CARRIAGE HOUSE
611 GRANITE SPRINGS ROAD,
YORKTOWN HEIGHTS, NY 10598

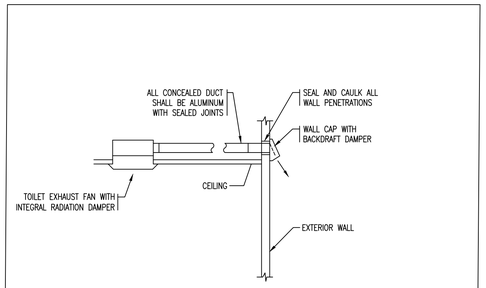
DATE:	11/20/2020
JOB NUMBER:	2021.063
SCALE:	AS NOTED
DRAWN BY:	BDT

MECHANICAL HVAC FIRST FL. PLAN

LAYOUT 1.1

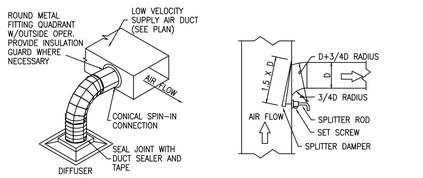
M-110

CONSTRUCTION DOCUMENTS



CEILIGN MOUNTED TOILET EXHAUST FAN

NOT TO SCALE

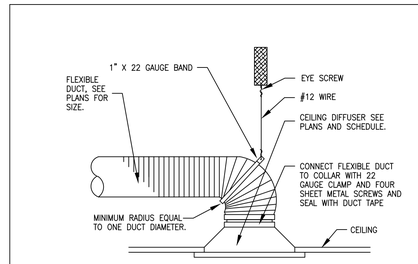


ROUND DIFFUSER TAKE-OFF

RECTANGULAR AIR OUTLET TAKE-OFF

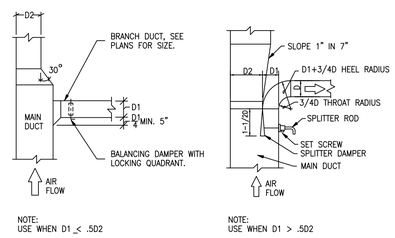
LOW PRESSURE AIR OUTLET/TAKE-OFF DETAIL

NOT TO SCALE



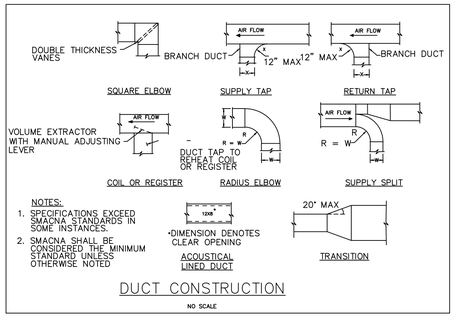
CEILING DIFFUSER INSTALLATION

NOT TO SCALE



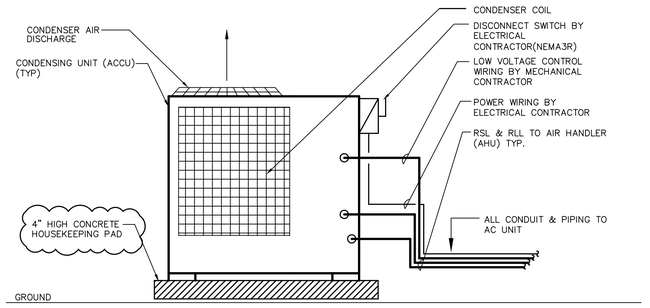
MAIN/BRANCH TAKEOFF DETAIL

NOT TO SCALE



DUCT CONSTRUCTION

NO SCALE



TYPICAL ACCU INSTALLATION

NO SCALE

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GUIDING EYES FOR THE BLIND
CARRIAGE HOUSE
611 GRANITE SPRINGS ROAD,
YORKTOWN HEIGHTS, NY 10598

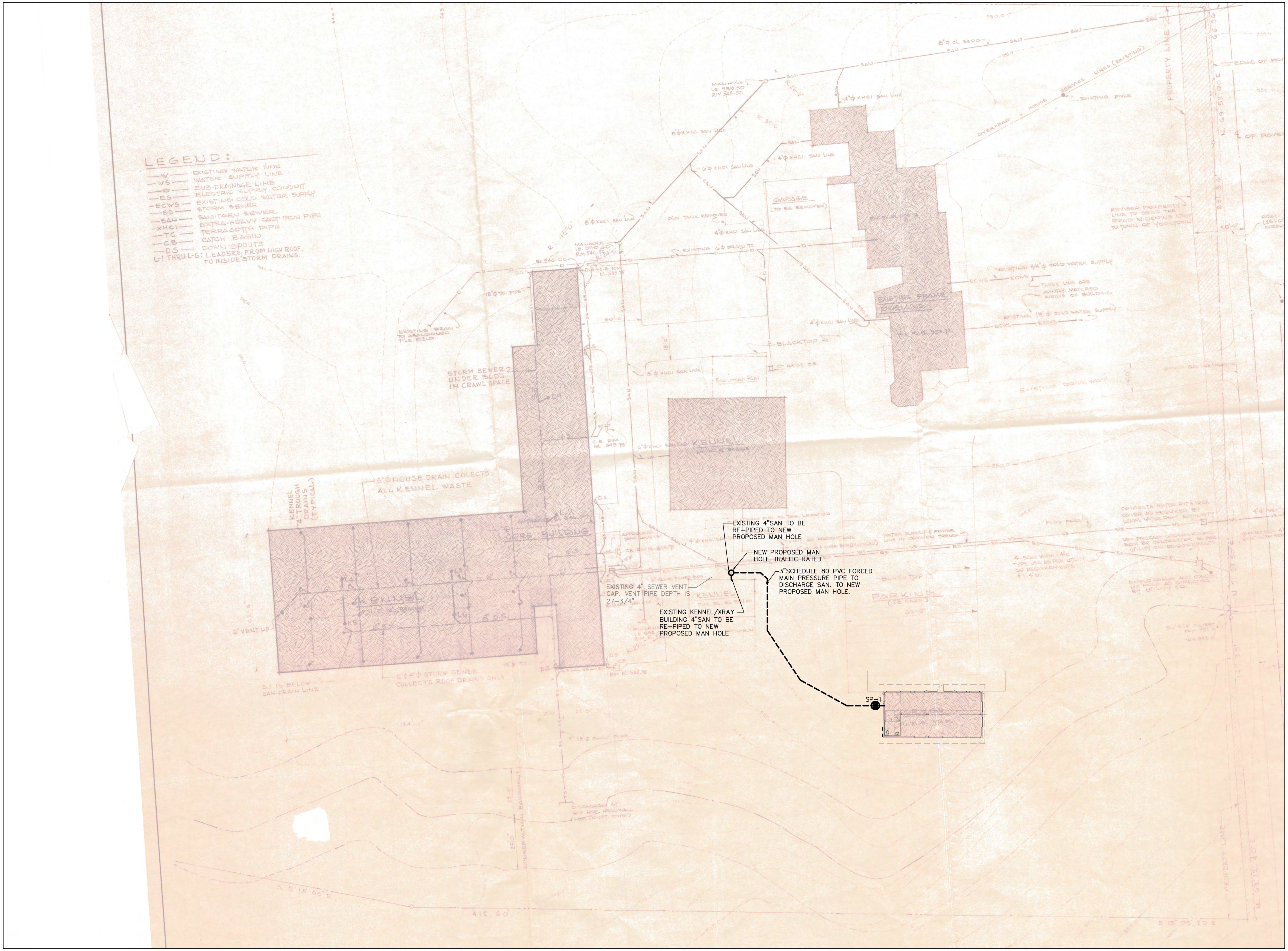
DATE:	11/20/2020
JOB NUMBER:	2021.063
SCALE:	NO SCALE
DRAWN BY:	BDT

MECHANICAL HVAC DETAILS

LAYOUT 1.1

M-200

CONSTRUCTION DOCUMENTS



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ISSUE	
07/29/2021	REVISED ELECTRICAL SERVICE AND PUMP STATION

GUIDING EYES FOR THE BLIND

CARRIAGE HOUSE

611 GRANITE SPRINGS ROAD,
YORKTOWN HEIGHTS, NY 10598

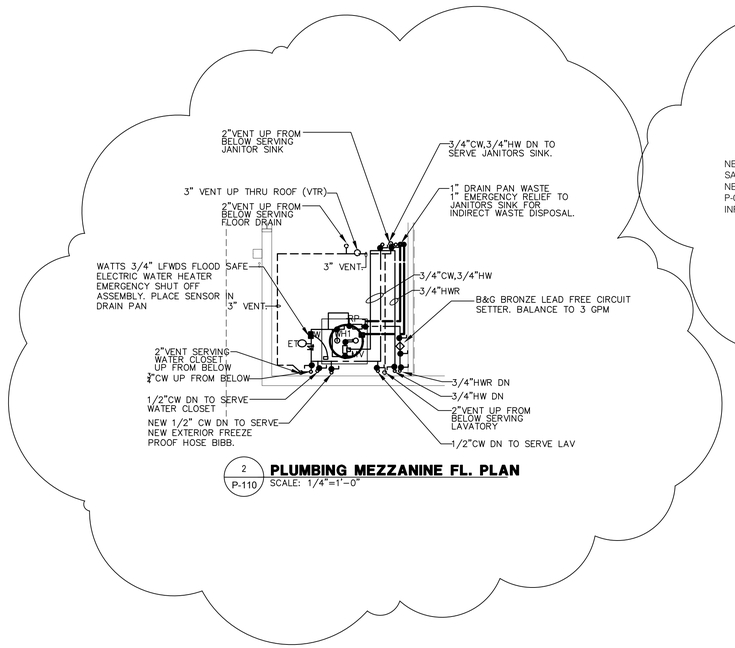
DATE:	11/20/2020
JOB NUMBER:	2021.063
SCALE:	1 20 -0
DRAWN BY:	BDT

PLUMBING SITE PLAN

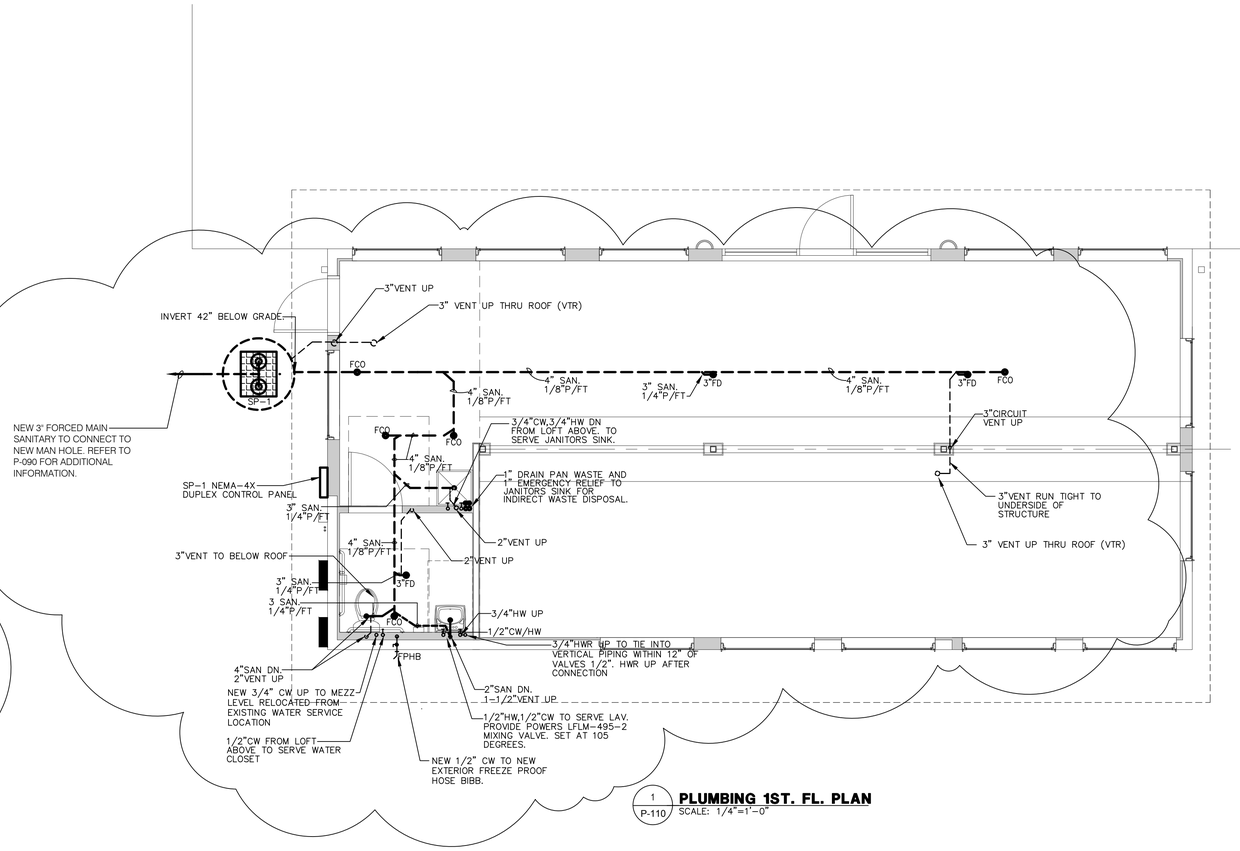
LAYOUT 1.1

P-090

CONSTRUCTION DOCUMENTS



2 P-110 **PLUMBING MEZZANINE FL. PLAN**
SCALE: 1/4"=1'-0"



1 P-110 **PLUMBING 1ST. FL. PLAN**
SCALE: 1/4"=1'-0"

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ISSUE

07/29/2021	REVISED ELECTRICAL SERVICE AND PUMP STATION

GUIDING EYES FOR THE BLIND
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YORKTOWN HEIGHTS, NY 10598

DATE:	11/20/2020
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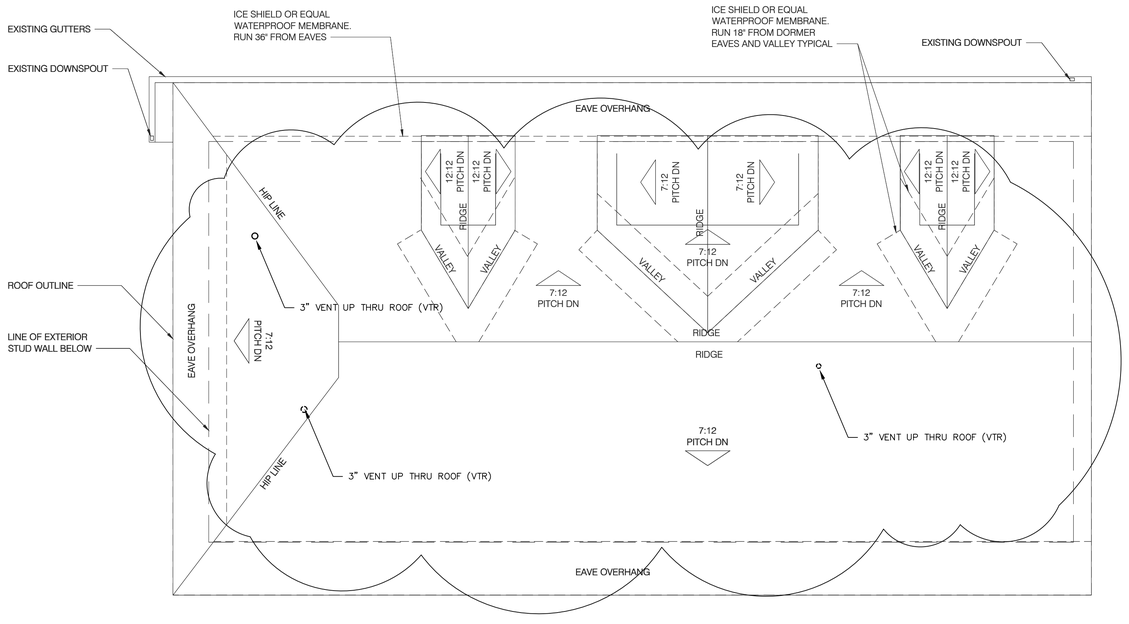
SCALE:	AS NOTED
DRAWN BY:	BDT

PLUMBING
FIRST FL. PLAN

LAYOUT 1.1

P-110

CONSTRUCTION DOCUMENTS



1 P-120 **PLUMBING ROOF PLAN**
SCALE: 1/4"=1'-0"

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07/29/2021	REVISED ELECTRICAL SERVICE AND PUMP STATION

GUIDING EYES FOR THE BLIND
CARRIAGE HOUSE
611 GRANITE SPRINGS ROAD,
YORKTOWN HEIGHTS, NY 10598

DATE:	11/20/2020
JOB NUMBER:	2021.063
SCALE:	AS NOTED
DRAWN BY:	BDT

PLUMBING ROOF PLAN

LAYOUT 1.1

P-120

CONSTRUCTION DOCUMENTS

Mongero Site Plan

LAW OFFICES OF GRACE & GRACE

The Grace Building
360 Underhill Avenue
Yorktown Heights, New York 10598-4517
(914) 962-6100 * Fax (914) 962-6181

Michael J. Grace *
William J. Grace

E.mail Gracelaw1@aol.com

January 19, 2022

Chairman Rich Fon and Members of the Planning Board

Re: Mongero Site Plan Amendment

Dear Chairman Fon and Members of the Planning Board:

Submitted herewith is the application to amend the approved site plan for the property of Mongero Properties, LLC , located on Route 118, Yorktown Heights.

As previously advised we are seeking an amendment to the prior approval to remove the condition requiring the site developer to install a traffic signal at the entrance to the site and develop therewith a Town Roadway.

As you know the site was approved for a 3800 square foot building. At the time of the original approval the proposed end user was a bank. That end user is no longer interested in the property and the property's potential for development has been rendered sterile as the costs associated with the installation of a traffic signal is prohibitive.

Further, and notwithstanding the issue of costs, the requirement is excessive given the very limited size of the proposed development of the property. The issue as to whether the location should be signalized is NOT dependent on the very limited development of the parcel in issue.

Only in instances where the proposed development can be found to have a unique and materially significant impact, drastically changing existing traffic

patterns is such a condition justified. See *Albany Builders v. Town of Guilderland* 74 NY2d 372.

We do not believe that any justification can be reasonably articulated for such an onerous condition and to insist on same is tantamount to a taking of the property. As previously argued, the development potential of the site is the equivalent of a single store or tenancy in any one of the surrounding commercial plaza developments. Simply put, burdening the development of this property with the requirement of installing a traffic signal would be analogous to exacting the same burden on the outfitting of a present vacancy in one of the presently existing shopping centers. Quite simply the burden bares no rational or proportional relationship to the proposed development.

Therefore the submitted plans are revised as follows:

1. The proposed traffic signal has been removed at the intersection of Downing Drive and Saw Mill River Road.

2. The Town road which was previously proposed as a three lane extension of Downing Drive has been eliminated and replaced with a 20 foot wide commercial driveway. The driveway will follow the same alignment and will be constructed to Town road specifications should the road ever be expanded or extended.

3. The trailway extension has been eliminated from the south side of the Downing Drive extension right of way and has been now shown as an 8 foot wide sidewalk at the North side of the proposed commercial drive. It will now align with a master planned automated, controlled crosswalk that will connect the southeast and northeast corners of the intersection allowing pedestrians originating from the Veterans Road direction to cross.

There are no changes proposed to the internal layout of the site with the building and parking remaining the same.

We look forward to discussing this with you further. Thank you.

Very truly yours,

Grace & Grace

By: Michael J. Grace

Cc; D. Ciarcia, P.E.
R. Mongero, Property Owner

From: Matthew Slater
To: John Tegeder; Dan Ciarcia; Robyn Steinberg; Philip Grealy
Subject: FW: T21-323; Rt. 118 at Downing Drive Traffic & Pedestrian Data
Date: Tuesday, January 18, 2022 12:17:24 PM

FYI

Matt Slater
Yorktown Town Supervisor
914-962-5722 X200
mslater@yorktownny.org

From: dot.sm.r08.trafficsafety <dot.sm.r08.trafficsafety@dot.ny.gov>
Sent: Tuesday, January 18, 2022 11:48 AM
To: Matthew Slater <mslater@yorktownny.org>
Subject: T21-323; Rt. 118 at Downing Drive Traffic & Pedestrian Data

Dear Supervisor Slater:

Thank you for your email to the New York State Department of Transportation (NYSDOT), received November 30, 2021, concerning the intersection of Route 118 and Downing Drive. In your correspondence you reference recent meetings regarding the subject intersection and ask whether NYSDOT has made any determination “to the pedestrian crossing relative to the trail and potential treatment.” You also attached traffic count data and ask whether there are any opportunities with the State to advance installation of a traffic signal at the intersection of Route 118 and Downing Drive.

NYSDOT has previously denied a crosswalk across Route 118 at Downing Drive. This denial was based on low pedestrian volumes and a lack of pedestrian facilities, such as sidewalk and ADA compliant curb cuts with ramps connecting to the trail on the west side of Route 118. Review of the pedestrian count data provided in your email and the existing conditions of the intersection do not show conditions that would change the previous decision made by this Department. Previously, NYSDOT stated that this Department would consider placing pedestrian ahead warning signs on both Route 118 approaches to the Downing Drive intersection. This determination would need to be based on documentation showing pedestrians crossing Route 118 at this location. Based on the information provided in your email, NYSDOT professionals will place advance pedestrian warning sign assemblies with “TRAIL X-ING” panels on the Route 118 approaches to the subject location.

In your email you ask whether there are opportunities for the State to advance

signalization of the intersection of Route 118 and Downing Drive. NYSDOT has no plans to install a traffic signal at the subject intersection. The fact that an intersection meets traffic signal warrants does not mean that a traffic signal should be placed. Another factor that needs to be considered is the travel corridor and the existing signal system along this corridor. Route 118 in the vicinity of the intersection has three traffic signals that allow for motorists to access Route 118 under traffic signal control. All these intersections are accessible for traffic on Downing Drive. Review of the traffic counts provided in your email shows that the predominant traffic move from Downing Drive is a right-turn movement with this movement accounting for 75% to 85% of the traffic during peak hours. These counts do not support a need for signalization at this intersection.

Thank you for your interest in and support for the transportation system.

Hudson Valley Region

Robyn Steinberg

From: SUSAN SIEGEL <BOOKHUNTERPRESS@VERIZON.NET>
Sent: Wednesday, December 8, 2021 10:13 AM
To: Robyn Steinberg
Cc: richfon@aol.com; Walt Daniels; Jane Daniels
Subject: Mongero property

Follow Up Flag: Follow up
Flag Status: Completed

Please include the attached memo in the next Planning Board packet. Thanks.

MEMO

TO: Planning Board
FROM: Yorktown Trail Town Committee
RE: Mongero property
DATE: December 8 2021

The Yorktown Trail Town Committee (YTTC) respectfully requests that the Planning Board take into consideration the existing Mohansic Trailway as part of any future discussions and/or decisions regarding possible amendments to the approved Mongero site plan.

As approved, the site plan's only access and egress encroaches on the heavily used Mohansic Trailway completed in 2019.

The Mongero plan was approved in circa 2008, more than 10 years before the Trailway was built – built with the full knowledge and participation of the Town; the Town and YTTC received grants from the Hudson River Valley Greenway for the construction. During the planning and construction of the Trailway, the Mongero site plan was not discussed, but YTTC was aware that the adjacent property was for sale.

The YTTC also requests that as a VERY involved party, we be able to participate in all Planning Board discussions, including work sessions, involving possible amendments to the approved site plan.

Susan Siegel
914-245-2661
bookhunterpress@verizon.net

Site Design Consultants

Civil Engineers • Land Planners

January 13, 2022

RECEIVED
PLANNING DEPARTMENT
JAN 13 2022
TOWN OF YORKTOWN

Robyn A. Steinberg, AICP, CPESC
Town of Yorktown Planning Department
1974 Commerce Street
Yorktown Heights, NY 10598

Re: Mongero Properties LLC –
Route 118 Downing Drive Property

Dear Robyn:

Please find enclosed herewith five copies of the Plans title "Proposed Site Plan Prepared for Mongero Properties", dated 12/03/07, last revised 1/12/22, Sheets 1-10 of 10.

Please review this submission and let us know if you have any questions. Thank you.

Sincerely,

Joseph C. Riina, P.E.

cc: J. Mongero
JCR/cm/sdc 04-23

251-F Underhill Avenue • Yorktown Heights, New York 10598
60 Walnut Grove Road • Ridgefield, Connecticut 06877
(914) 962-4488 (203) 431-9504 Fax (914) 962-7386

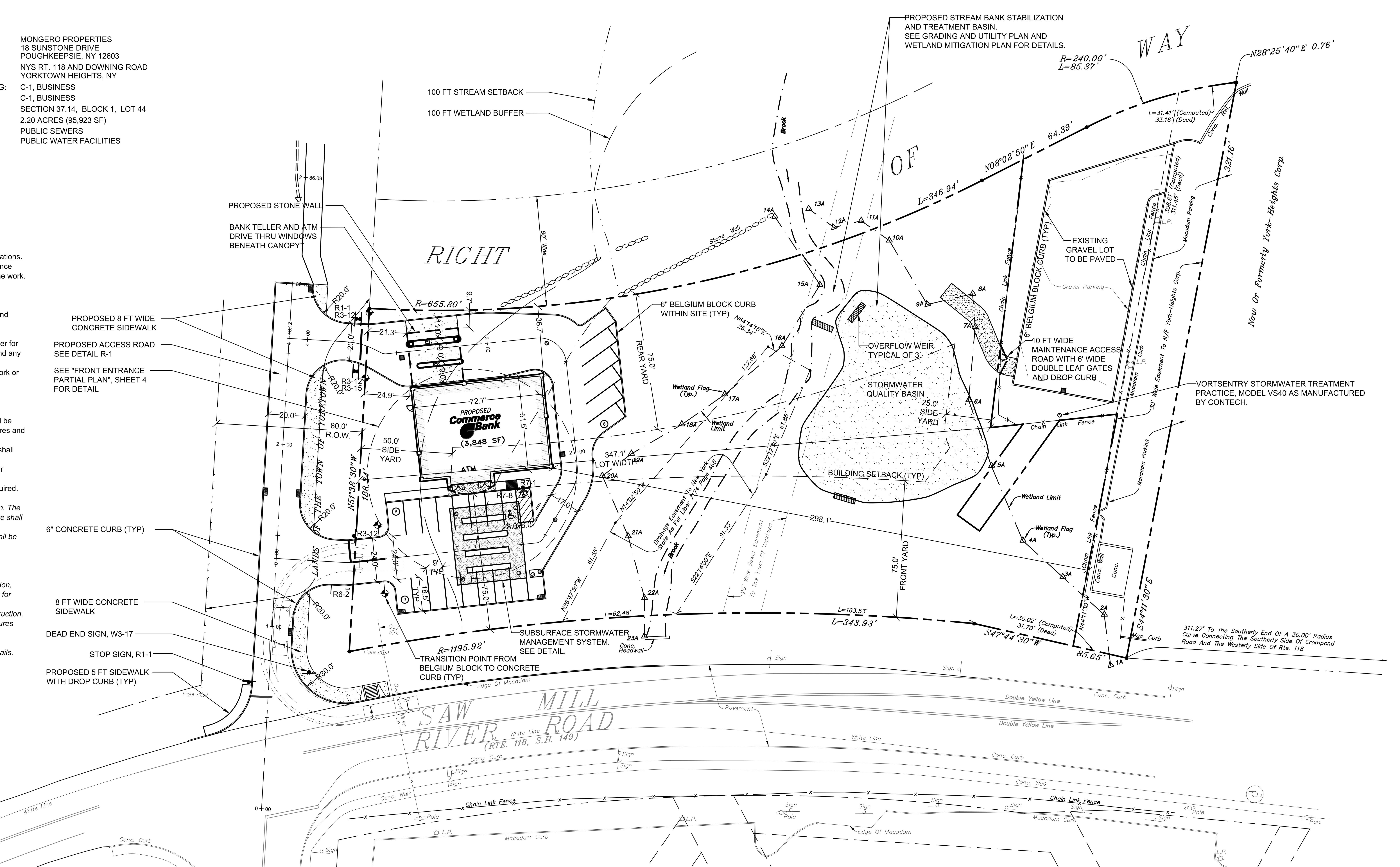
LOCATION MAP
NOT TO SCALE

SITE DATA:

OWNER / DEVELOPER:	MONGERO PROPERTIES 18 SUNSTONE DRIVE POUGHKEEPSIE, NY 12603
PROJECT LOCATION:	NYS RT. 118 AND DOWNING ROAD YORKTOWN HEIGHTS, NY
EXISTING TOWN ZONING:	C-1, BUSINESS
PROPOSED USE:	C-1, BUSINESS
TOWN TAX MAP DATA:	SECTION 37.14, BLOCK 1, LOT 44
SITE AREA :	2.20 ACRES (95,923 SF)
SEWAGE FACILITIES:	PUBLIC SEWERS
WATER FACILITIES:	PUBLIC WATER FACILITIES

GENERAL NOTES:

1. All work and materials shall conform to the Town of Yorktown's code of practice and specifications.
2. All work on the project shall be performed in a workman like manner and shall be in accordance with the standards of the industry. The Owner will be the sole judge of the acceptability of the work. Materials and work deemed unacceptable will be removed and redone at the sole cost and responsibility of the Contractor.
3. The Town Engineer's Office is to be notified 24 hours before commencing site construction.
4. It is the Contractor's responsibility to call in a "CODE 753" prior to construction for underground utility locations.
5. The Contractor shall be responsible to protect his work and will be held responsible for consequential damages due to his activities. The Contractor shall be responsible to the Owner for the acts and omissions of his employees, subcontractors and their agents and employees and any other persons performing any the work under a separate contract with the Contractor.
6. It shall be the Contractor's responsibility to notify the the Town Inspector in advance of his work or as the Inspector deems appropriate.
7. All conditions, locations and dimensions shall be field verified by the Contractor and the Owner/Engineer notified in writing of any discrepancies prior to the start of work. The Owner/Engineer will evaluate the situation and modify the plan as necessary.
8. The Contractor shall supervise and direct the work using his best skill and attention. He shall be solely responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the work under this contract.
9. Substructures and their encroachments below grade, if any, are not shown. The Contractor shall verify all substructures encountered during construction.
10. A Street Opening Permit shall be obtained from the Town of Yorktown D.P.W. as required for installations in public roads.
11. The contractor shall be responsible for obtaining all necessary permits for any blasting if required.
12. *No topsoil shall be removed from the site.*
13. *The Contractor shall secure & pay for a builders risk policy to cover the period of construction. The Engineer & Owner shall be named as additional insured. All Contractors employed at the site shall be covered by workman's compensation.*
14. *All changes made to the plans shall be approved by the Engineer and any such changes shall be filed as amendments to the original Town permit.*
15. *All written dimensions on the drawings shall take precedence over any scaled dimensions.*
16. *The Contractor shall take all precautions to minimize disturbance within the control area by installing the sediment erosion control practices required.*
17. *The Engineer whose seal appears hereon has not been retained for supervision of construction, subsequently, he is not responsible for construction and therefore assumes no responsibility for construction practices, procedures, and results therefrom.*
18. *The Design Engineer disclaims any liability for damage or loss incurred during or after construction.*
19. *The Engineer shall not be held responsible or held accountable for the integrity of any structures constructed or under construction prior to the approval of the plans.*
20. *All conditions of approval as noted in formal letters of approval or findings are a part of the approved site plan, drawings or plans, and are hereby referenced for additional approval details.*



PARKING SCHEDULE

REQUIRED PARKING:	5 SPACES PER 1000 SF OF BUILDING
PROPOSED BANK:	3,848 S.F. @ 5 SPACES/1000 S.F. = 19.2 SPACES
PROVIDED PARKING:	22 STANDARD 1 HANDICAP
TOTAL PROVIDED PARKING:	23 SPACES
PARKING VARIANCE REQUIRED:	0 SPACES

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ZONING SCHEDULE:

ZONING DISTRICT:	C-1 - BUSINESS		
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:			
MINIMUM LOT AREA:	80,000 SF	73,343 SF	YES
MINIMUM LOT WIDTH:	175 FT	347.1 FT	NONE
MINIMUM LOT DEPTH:	175 FT	254.75 FT	NONE
MINIMUM YARD DIMENSIONS:			
PRINCIPAL BUILDING:			
FRONT YARD SETBACK:	75 FT W/ PARKING	75 FT W/ PARKING	NONE
REAR YARD SETBACK:	75 FT IF ABUTS R-ZONE	36.7 FT TO MAIN BLDG	YES
SIDE YARD SETBACK:	50 FT IF ABUTS R-ZONE	24.9 FT TO MAIN BLDG	YES
ACCESSORY BUILDING (CANOPY):			
FRONT YARD SETBACK:	50 FT	137.34 FT TO CANOPY	NONE
REAR YARD SETBACK:	50 FT IF ABUTS R-ZONE	9.7 FT TO CANOPY	YES
SIDE YARD SETBACK:	50 FT IF ABUTS R-ZONE	21.3 FT TO CANOPY	YES
MAXIMUM % OF LOT TO BE OCCUPIED:			
MAXIMUM COVERAGE:	30% OF LOT AREA	MAX. 30%	NONE
MAXIMUM HEIGHT:			
PRINCIPAL BUILDING - FEET:	30 FT	30 FT MAX	NONE
ACCESSORY BUILDING - FEET:	20 FT	20 MFT MAX	NONE

ZONING NOTES:

1. The following variances have been granted as indicated in the Decision of the Zoning Board of Appeals of the Town of Yorktown, dated June 19, 2008, filed February 19, 2009:
   1.1. A rear yard for proposed building having 36.7 ft where 75 ft is required;
   1.2. A rear yard for proposed accessory building (canopy) having 9.7 ft where 50 ft is required;
   1.3. A side yard for proposed building having 24.9 ft where 50 ft is required;
   1.4. A side yard for proposed accessory building (canopy) having 21.3 ft where 50 ft is required.
2. The following area variance has been granted for this site:
   1.1. Minimum Lot Area of 73,343 sf where 80,000 sf is required.

LEGEND

EXISTING GRADING
EXISTING SPOT GRADE
PROPOSED GRADING
PROPERTY LINE / RIGHT OF WAY
PROPOSED ROAD CENTERLINE
PROPOSED CURB
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PROPOSED SANITARY MANHOLE AND LINE
PROPOSED STONE OR OTHER WALL

0 15 30 60
SCALE: 1"=30'-0"

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Engineer:
Joseph C. Riina, P.E.
NYS Lic. No. 64431

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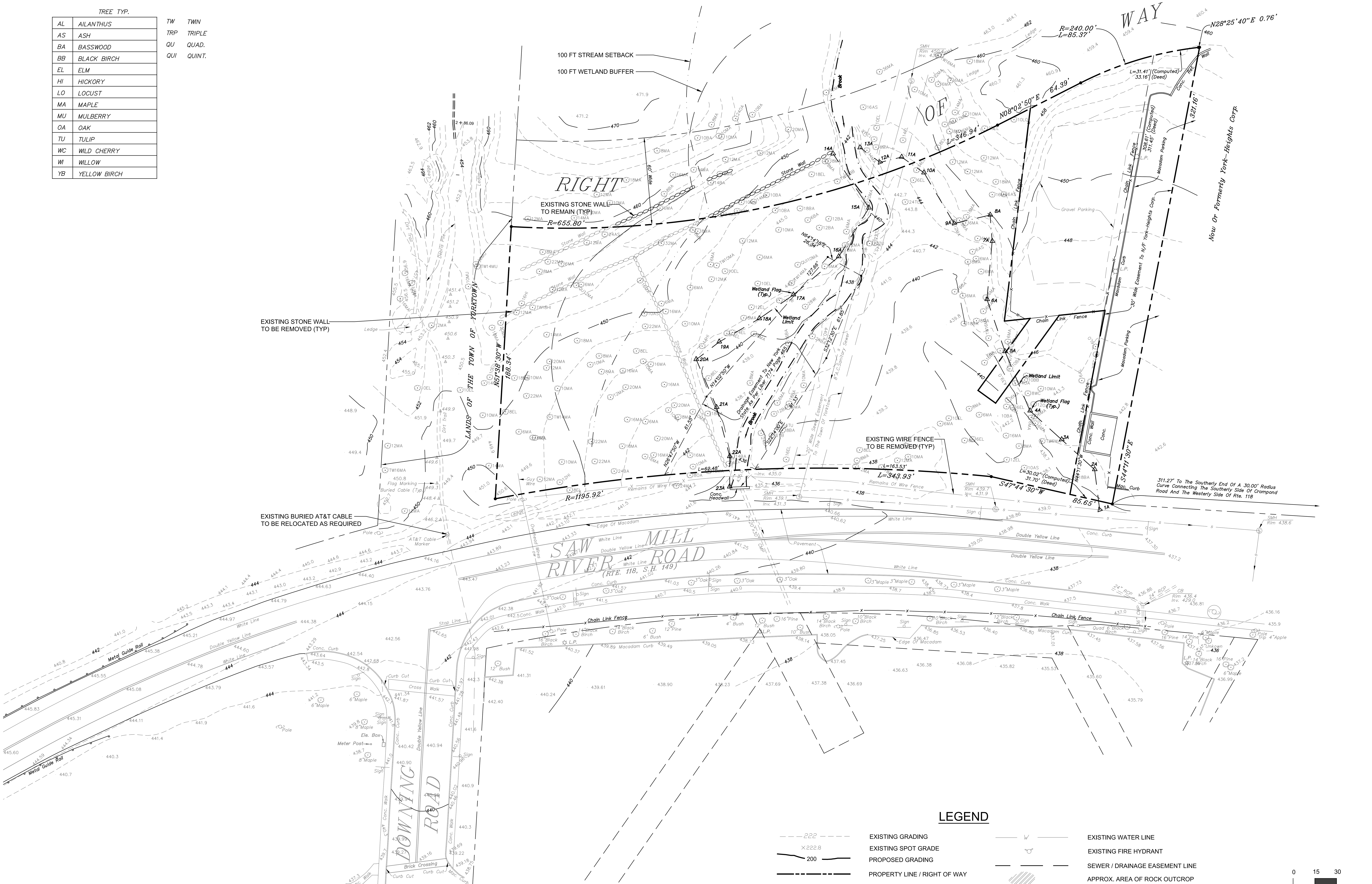
15	01/19/22	Plan Update

SCALE: 1" = 30'
DRAWN BY: JMC
DATE: 12/03/07

SITE PLAN

PROPOSED SITE PLAN
PREPARED FOR
MONGERO PROPERTIES
a.k.a. Commerce Bank
Rt. 118 and Downing Road
Town Of Yorktown Westchester Co., New York

Sheet 1 of 10



TREE TYP.

AL	AILANTHUS
AS	ASH
BA	BASSWOOD
BB	BLACK BIRCH
EL	ELM
HI	HICKORY
LO	LOCUST
MA	MAPLE
MU	MULBERRY
OA	OAK
TU	TULIP
WC	WILD CHERRY
WI	WILLOW
YB	YELLOW BIRCH

TW	TWIN
TRP	TRIPLE
QU	QUAD.
QUI	QUINT.

LEGEND

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- EXISTING SPOT GRADE
- PROPOSED GRADING
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EXISTING CONDITIONS PLAN

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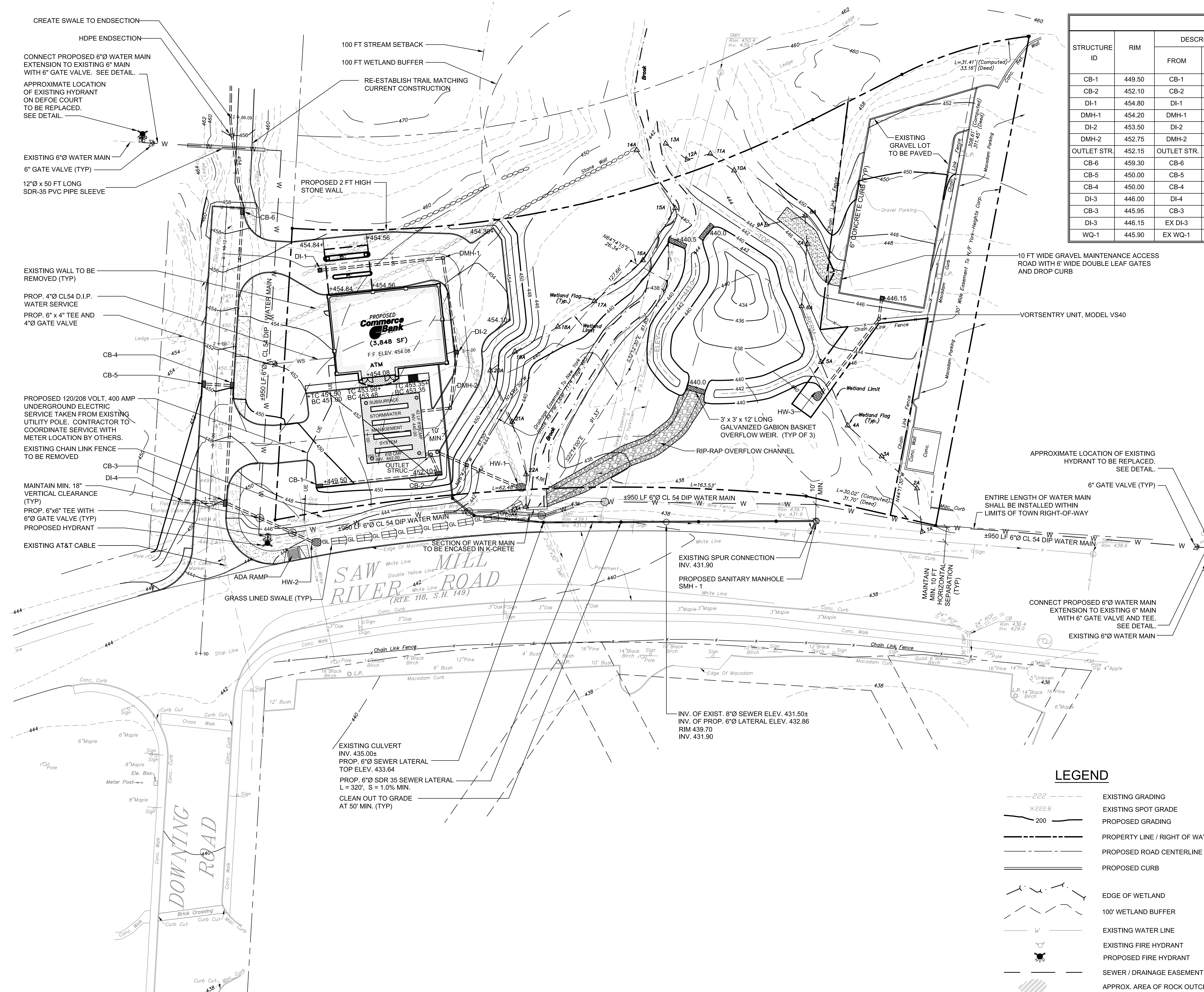
Sheet 2 of 10



DRAINAGE SUMMARY

STRUCTURE ID	RIM	DESCRIPTION		PIPE INFORMATION					
		FROM	TO	INV. OUT	INV IN	SIZE (IN.)	LENGTH (FT.)	SLOPE (%)	MATERIAL
CB-1	449.50	CB-1	CB-2	446.25	445.52	15	73	1.00	HDPE N12
CB-2	452.10	CB-2	OUTLET STR.	445.52	445.42	15	10	1.00	HDPE N12
DI-1	454.80	DI-1	DMH-1	451.55	450.00	15	78	2.00	HDPE N12
DMH-1	454.20	DMH-1	DI-2	450.00	447.00	15	60	5.00	HDPE N12
DI-2	453.50	DI-2	DMH-2	447.00	443.60	15	34	10.00	HDPE N12
DMH-2	452.75	DMH-2	SSMS	443.60	442.00	15	16	10.00	HDPE N12
OUTLET STR.	452.15	OUTLET STR.	HW-1	442.00	440.00	15	54	3.70	HDPE N12
CB-6	459.30	CB-6	CB-4	455.80	445.90	18	108	9.17	RCP
CB-5	450.00	CB-5	CB-4	446.50	445.90	18	16	3.75	RCP
CB-4	450.00	CB-4	CB-3	445.90	442.45	18	72	4.79	RCP
DI-3	446.00	DI-4	CB-3	443.00	442.45	18	25	2.20	RCP
CB-3	445.95	CB-3	HW-2	442.45	441.50	18	60	1.58	RCP
DI-3	446.15	EX DI-3	EX WQ-1	441.70	441.20	15	5	10.00	HDPE N12
WQ-1	445.90	EX WQ-1	EX HW-3	441.20	440.00	15	60	2.00	HDPE N12

LEGEND

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- PROPOSED STONE OR OTHER WALL

SCALE: 1"=30'-0" (0, 15, 30, 60)

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DRAWN BY: JMC
DATE: 12/03/07

GRADING AND UTILITY PLAN

PROPOSED SITE PLAN
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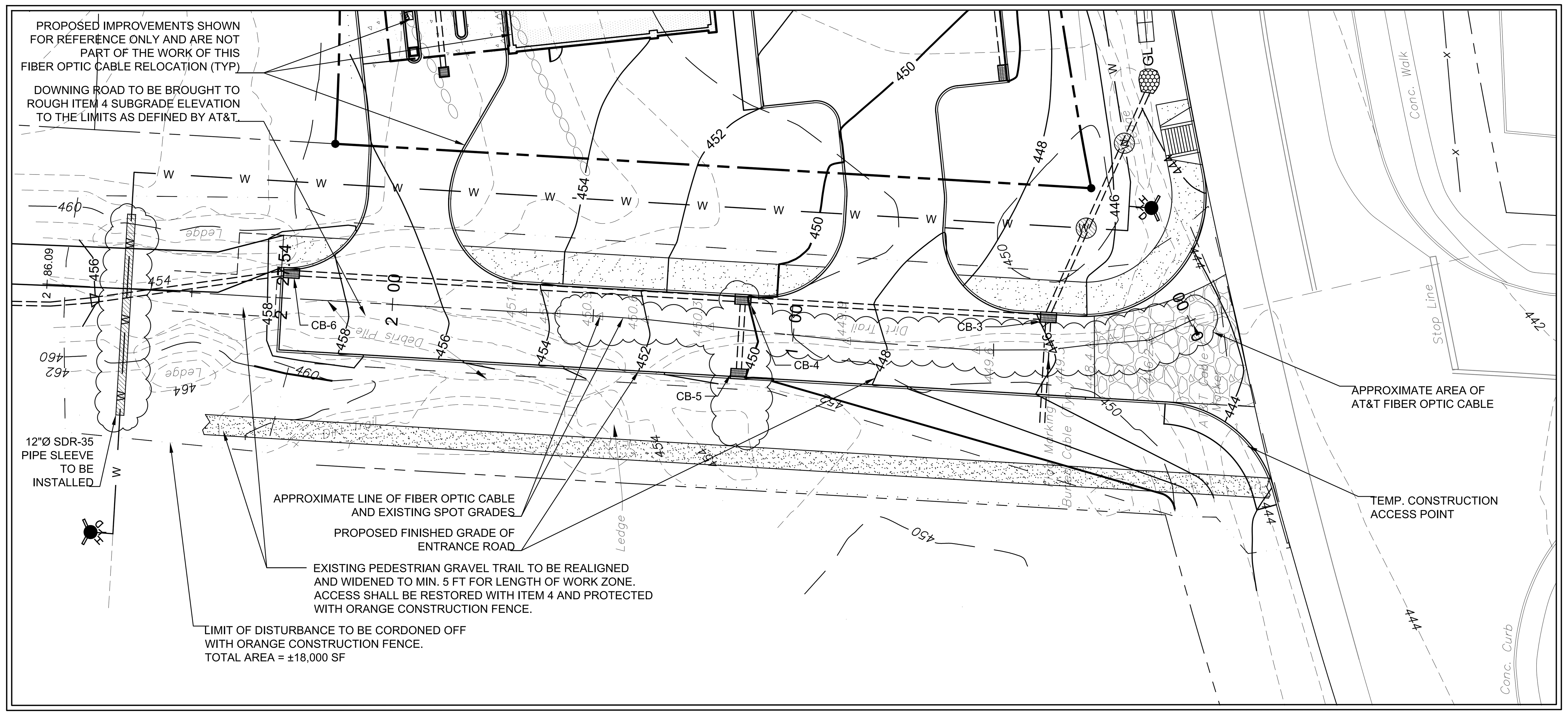
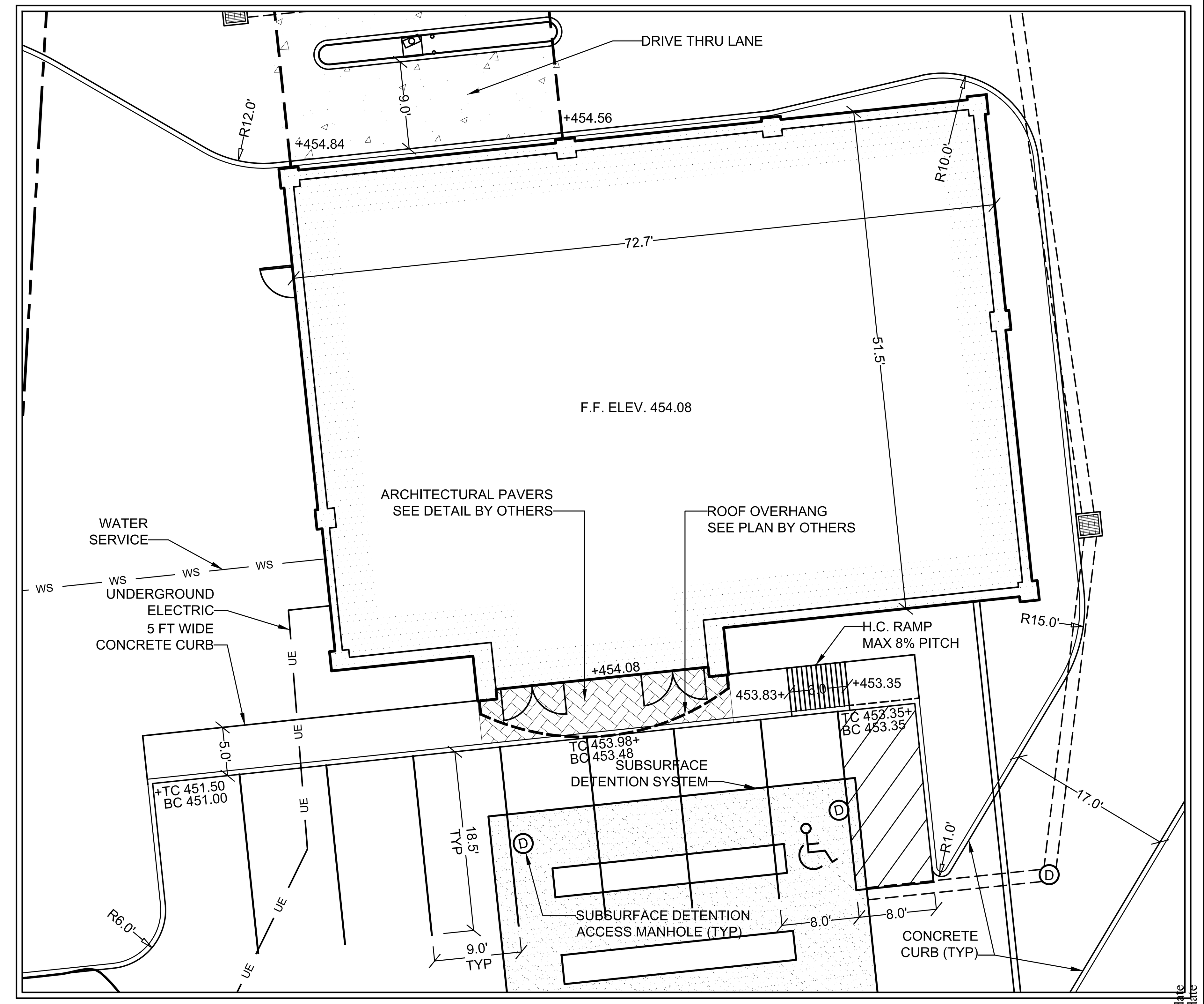
a.k.a. Commerce Bank
Rt. 118 and Downing Road
Town Of Yorktown Westchester Co., New York

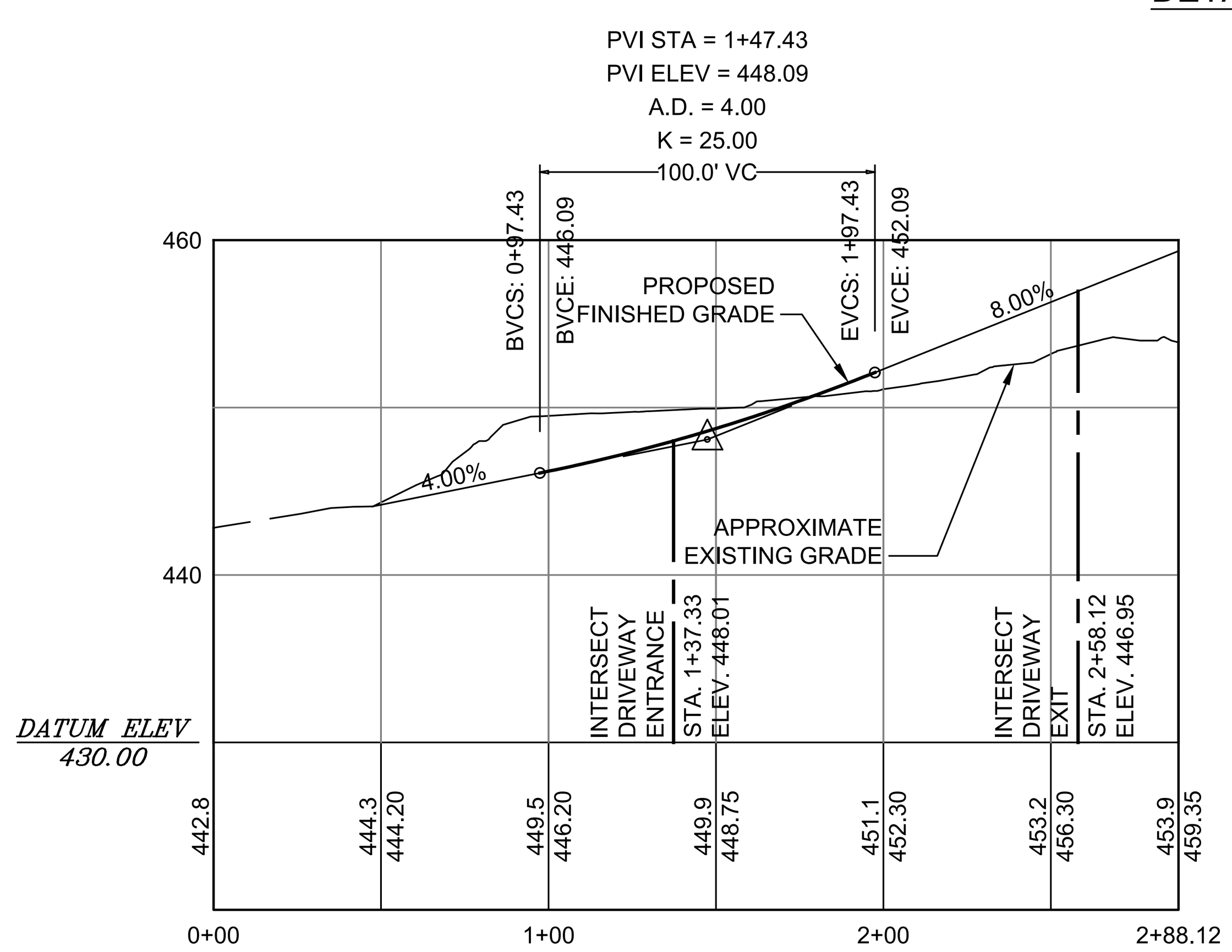
Sheet 3 of 10



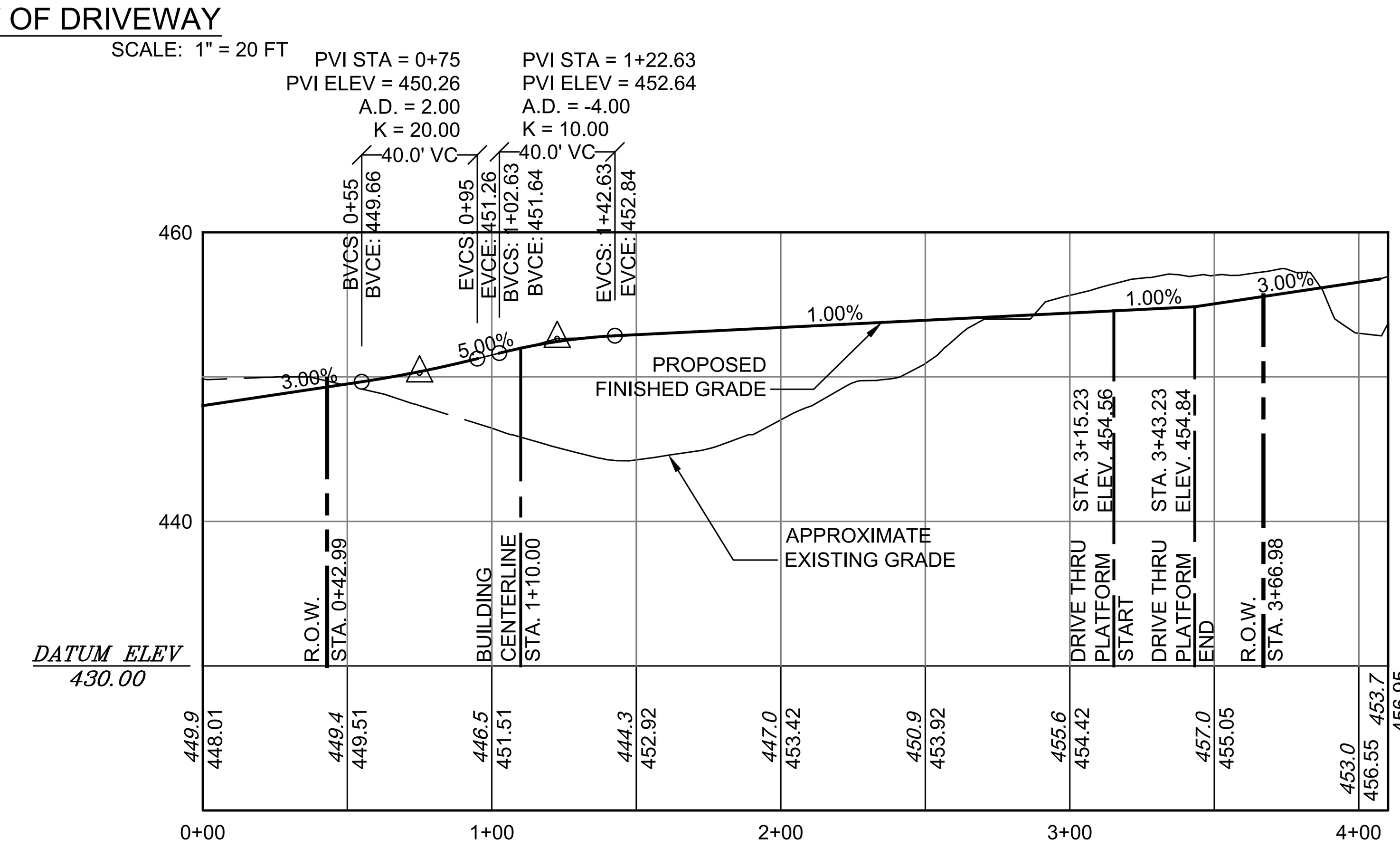
DETAIL VIEW OF DRIVEWAY
SCALE: 1" = 20 FT



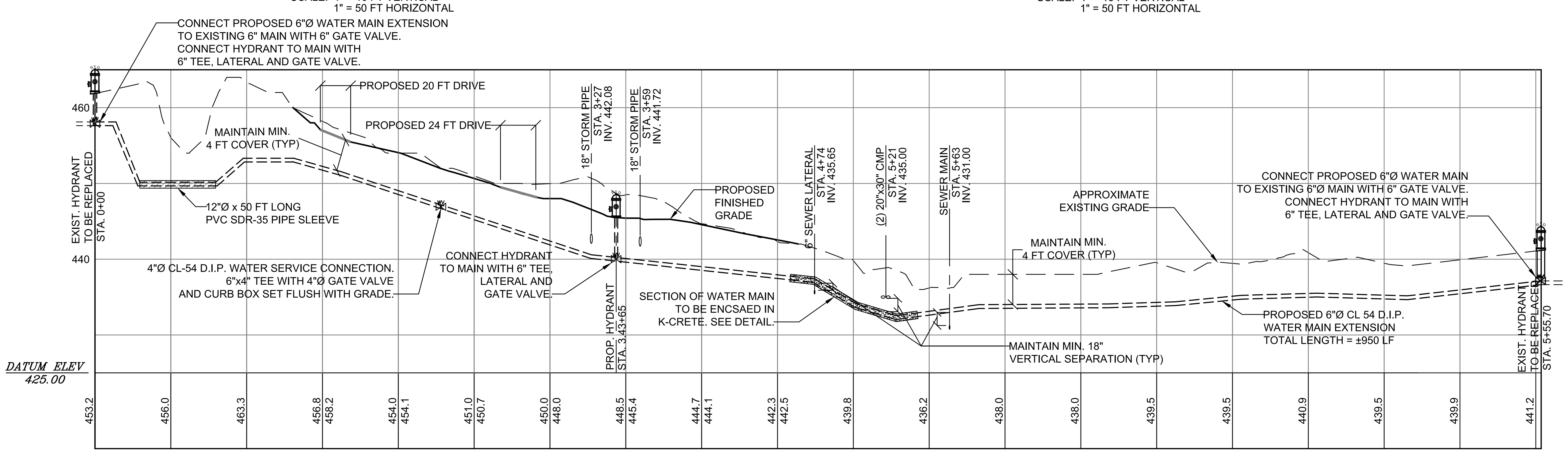
FRONT ENTRANCE PARTIAL PLAN
SCALE: 1" = 10 FT



ENTRANCE ROAD PROFILE
SCALE: 1" = 10 FT VERTICAL
1" = 50 FT HORIZONTAL



PROPOSED DRIVEWAY PROFILE
SCALE: 1" = 10 FT VERTICAL
1" = 50 FT HORIZONTAL



WATER MAIN EXTENSION PROFILE
SCALE: 1" = 10 FT VERTICAL
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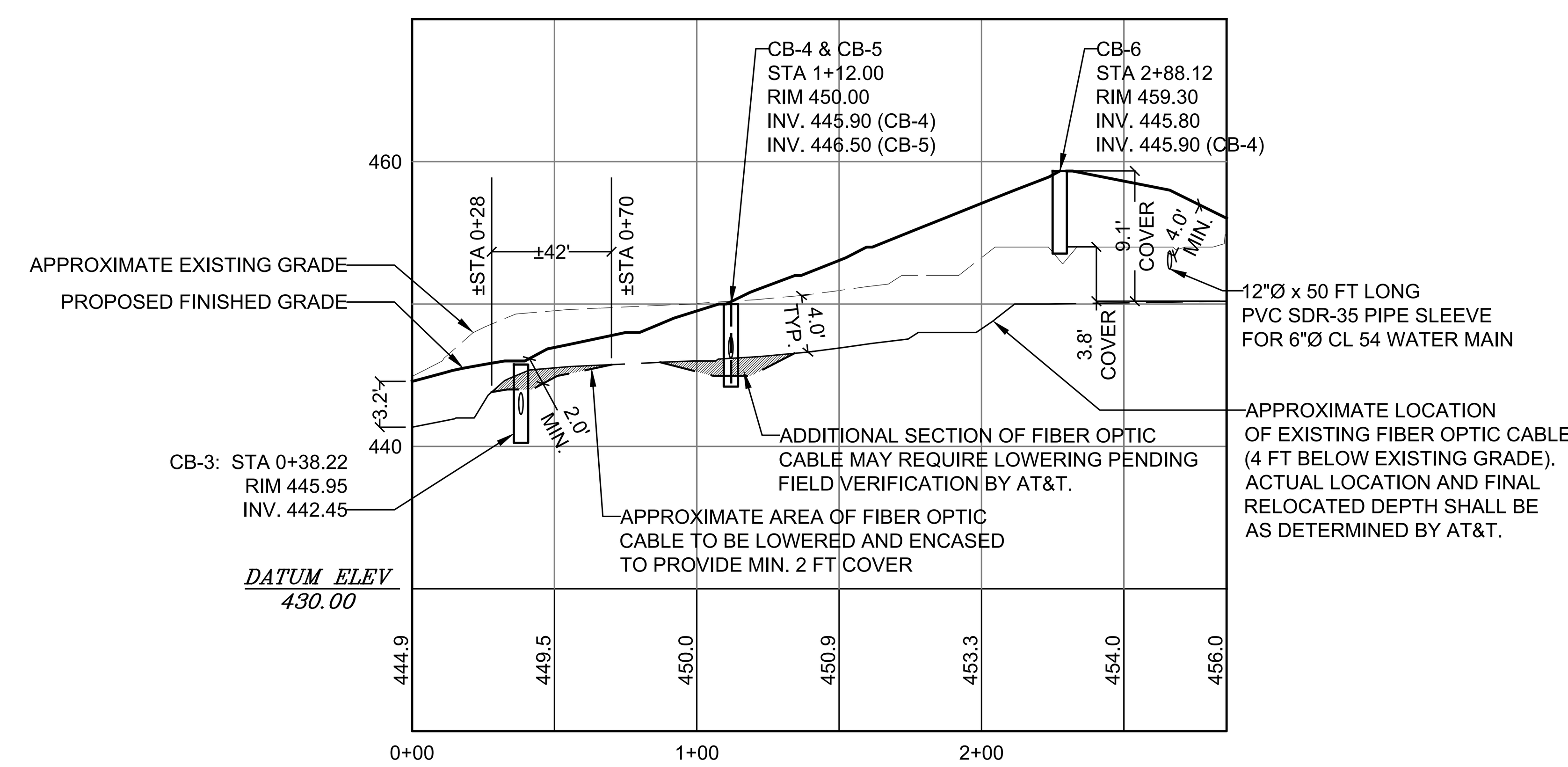

AT&T CABLE RELOCATION PROFILE
SCALE: 1" = 10 FT VERTICAL
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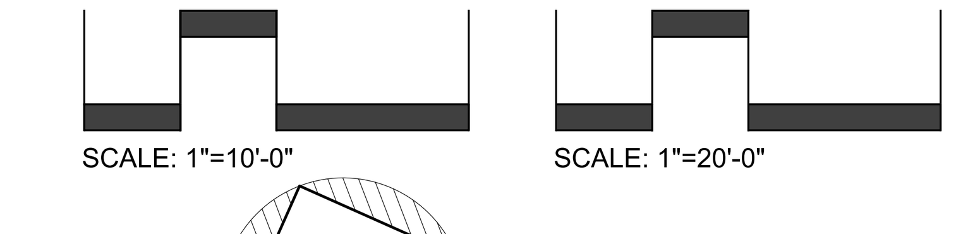

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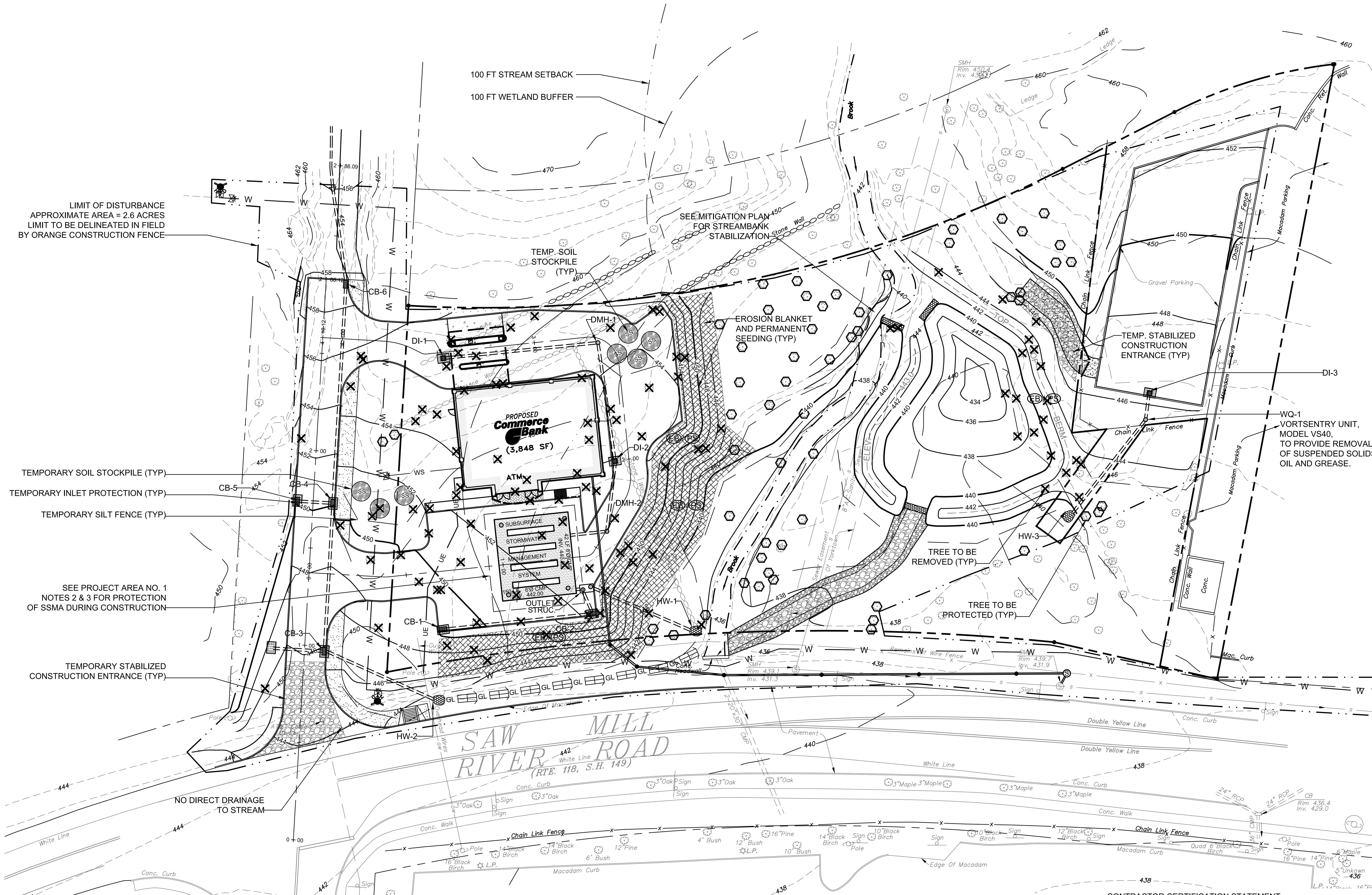
12	9/28/11	Rev. per NYCDEP
13	11/17/11	Rev. per NYSDOT
14	01/12/22	Plan Update
15	01/19/22	Plan Update

SCALE: AS NOTED
DRAWN BY: JMC
DATE: 12/03/07

PROFILES AND AT&T CABLE RELOCATION PLAN

PROPOSED SITE PLAN
PREPARED FOR
MONGERO PROPERTIES
a.k.a. Commerce Bank
Rt. 118 and Downing Road
Town Of Yorktown
Westchester Co., New York

Sheet 4 of 10



SUGGESTED CONSTRUCTION SEQUENCE:

This Suggested Construction Sequence has been broken down into three project areas.

Project Area No. 1: This area includes all evelopment south of the stream as well as the water main extension and sewer connection.
Project Area No. 2: This area includes the work required to construct the off-line water quality basin.
Project Area No. 3: This area includes the resurfacing of the gravel parking lot to the north and the installation of the associated curbing, stormwater management, maintenance access road and gate. (NYCDEP Phase I - completed and approved 8/2010)

The Contractor may develop the Project Areas in any order, however, they shall not be constructed at the same time.
Regardless of the Project Area being worked in, the following minimum steps shall be followed for each Project Area:

1. A licensed surveyor must define, for all areas of development, the building and infrastructure locations, limits of disturbance, stormwater management area limits, and grades in the field prior to the start of any construction.
2. Erosion control measures shall be established prior to any land disturbing activities and shall insure that no direct drainage is permitted from the construction site to the stream.
3. Install all temporary erosion control measures as shown on the Erosion and Sediment Control Plan for the Project Area including but mot limited to silt fencing, inlet protection, tree protection and temporary sediment traps. The plan presents the order in which the project will be constructed. These plans must be followed to insure proper implementation of the Erosion and Sediment Control Plan (E&SC) and Stormwater Pollution Prevention Plan (SWPPP).
4. Cut and clear the required trees within the work area as necessary for the area to be disturbed. If all areas are to be cleared, stumps shall only be removed as required for the immediate phase of construction. Timbered trees, wood chips, and stumps shall be temporarily stored in the staging area before being removed off-site. Wood chips may be used for mulch to stabilize disturbed areas. Wood chip mulch shall be applied at a minimum rate of 500 lbs. per 1000 sf (2" thick).
5. Grub and remove stumps in the immediate work area and remove off-site or chip.

Project Area No 1:

1. Create an access point to the project at the location shown off of Rt. 118 within the Downing Drive R.O.W. The anti-tracking measures then shall be installed.
2. Stake-out the subsurface stormwater management area (SSMA). Begin to construct the stormwater management system. Excavate and construct the subsurface stormwater system. Install collection and discharge pipes and outlet control structures as per design. In order to minimize the amount of collected sediment in the subsurface system, it is important to maintain a stabilized site by seeding and mulching the disturbed areas and properly maintaining all temporary sediment control devices. Inlets to the system shall be plugged to prevent the collection of sediment and debris in the sytem. Diversion swales shall be constructed as conditions warrant to redirect runoff away from the subsurface management system. It should be understood that upon completion of all project construction and final stabilization; the subsurface stormwater management system shall be drained and cleared of all accumulated debris and sediment. After final inspection, the system shall be returned to operation.
3. Once the SSMA is constructed and backfilled the area shall be protected and vehicle access, material staging and stockpiling shall not be permitted over the SSMA until a minimum cover depth of 30 inches has been established.
4. Upon completion and stabilization of the stormwater management system, the next phase can begin which is the construction of the driveway, parking lot and roadway. These areas shall be cleared (if required), grubbed, and brought to rough grade. Top soil shall be stripped from work areas and stockpiled for reuse in the final grading operations. As grading of side slopes are completed, stabilize as necessary. Slopes less than 3H:1V can be stabilized with seeding, and straw mulch or wood chip mulch. Slopes of 3H:1V or greater shall be stabilized with seeding or hydro-seeding and erosion blankets . Construction of the building foundations may begin once the roadbed is established.
5. Begin preparation of the building site and excavation of the building foundation. Areas in which final grade is achieved shall be immediately stabilized with permanent vegetative cover. Slopes of 3H:1V or greater shall receive erosion blankets.
6. Begin construction of the foundation. Upon completion and after proper curing time is achieved, backfill the foundation and bring site to rough grade. Areas which are to remain undisturbed for more than 14 days shall be stabilized with temporary seeding or mulch.
7. Stake-out the location of utilities and utility structures. Begin the installation of drainage, sanitary, watermains, gas and electric/tel/cable within the project area. Begin excavation and install piping. Backfill as installation is complete and stabilize the area. If trenches are to be left open, place excavated material on the up-slope sides of the trench and protect and stabilize if it is to remain open for an extended period of 7 days or more.
8. Stake out and install curbing and sidewalk as per plan. As curbing is complete, backfill with topsoil to be raked, seeded and hay mulched.
9. Stake-out roadway and driveway finished grades. Install base course for roadway, driveway and parking lot from curb to curb.
10. Complete installation of all utilities outside of roadway. Begin installation and install piping. Backfill as installation is complete and stabilize the area. If trenches are to be left open, place excavated material on the up-slope sides of trench and protect and stabilize. If it is to remain open for an extended period of 7 days or more.
11. Upon completion of the majority of the project infrastructure, install pavement binder course to the thickness and elevation as per the construction plans.
12. During the final phase of building construction, finish grade, topsoil, rake, and seed all areas as required. Install finish course of asphalt, landscaped areas, concrete walks, etc.
13. Once all areas are fully stabilized and approval is given by the ESC Monitor, all temporary erosion measures may be removed.

Project Area No. 2:

1. At no time during the construction of Project Area No. 2 shall construction equipment be permitted to work within or cross the stream.
2. Create an access point to the project at the maintenance access road location shown off of the existing parking lot to be reconstructed in Project Area No. 3. The anti-tracking measures then shall be installed.
3. The area of the stormwater basin shall be staked out and finished grades established. Clear all vegetation from the area of the basin.
4. Top soil shall be stripped from work areas and stockpiled for reuse in the final grading operations.
5. Construct the berm and side-walls of the basin to the proposed grades.
6. Stabilize the berm and sides of the basin and establish vegetated areas.
7. Construct the rip-rap, low-flow channel and outlet protection area at the point of discharge.
8. Construct the gabion weirs at the basin inlet and outlet locations.
9. During periods of low or no flow, stabilize the existing channel bed and side-walls as per the details and specifications for the proposed wetland mitigation.
10. Once stabilized, construct the gabion bypass weir at upstream end of the channel ahead of the basin inlet.
11. Perform all wetland mitigation activities including removal of invasive species and planting of new wetland vegetation.
12. Proposed plantings shall be staged at their respective sides of the stream to prevent the need to cross the stream with plantings.
13. Once all areas are fully stabilized and approval is given by the ESC Monitor, all temporary erosion measures may be removed.

Project Area No. 3: (NYCDEP Phase I - completed and approved 8/2010)

1. The area of the existing parking lot shall be cleared of all stored material. Any debris shall be properly disposed of off-site.
2. Stake out limits of proposed curb and parking lot and clear all vegetation from the area.
3. Top soil shall be stripped from work areas and stockpiled for reuse in the final grading operations.
4. Stake-out the location of drainage utilities and structures and install the catch basins, pipe and stormwater treatment system. Backfill trenches as installation is complete and stabilize the area. If trenches are to be left open, place excavated material on the up-slope sides of the trench and protect and stabilize if it is to remain open for an extended period of 7 days or more.
5. Construct the outlet protection area at the point of discharge.
6. Stake out and install curbing as per plan. As curbing is complete, backfill with topsoil to be raked, seeded and hay mulched.
7. Stake-out driveway finished grades and install base course from curb to curb.
8. Construct the maintenance access road to the grades proposed.
9. During the final phase topsoil, rake, and seed all vegetated areas as required. Install finish course of asphalt.
10. Once all areas are fully stabilized and approval is given by the ESC Monitor, all temporary erosion measures may be removed.

CONTACT INFORMATION DURING CONSTRUCTION:

John Mongero
Mongero Properties
18 Sunstone Drive
Poughkeepsie, NY 12063
845-485-8308

CONTACT INFORMATION AFTER CONSTRUCTION:

John Mongero
Mongero Properties
18 Sunstone Drive
Poughkeepsie, NY 12063
845-485-8308

LEGEND

- EXISTING GRADING
- EXISTING SPOT GRADE
- PROPOSED GRADING
- PROPERTY LINE / RIGHT OF WAY
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB
- EDGE OF WETLAND
- 100' WETLAND BUFFER
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- SEWER / DRAINAGE EASEMENT LINE
- APPROX. AREA OF ROCK OUTCROP
- EXISTING STONE WALL
- EXISTING STONE WALLS TO BE REMOVED
- EXISTING DRAINAGE INLET
- EXISTING SANITARY LINE
- EXISTING HEADWALL
- PROPOSED DRAINAGE LINE
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE
- PROPOSED HEADWALL WITH RIP RAP
- PROPOSED SEWER SERVICE CONNECTION
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE CONNECTION
- PROPOSED UTILITY CROSSING
- PROPOSED SANITARY MANHOLE AND LINE
- PROPOSED STONE OR OTHER WALL
- PROPOSED GRASS LINED SWALE
- PROPOSED SOIL STOCKPILES
- PROPOSED SILT FENCE
- PROPOSED CRUSHED STONE INLET PROTECTION
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED EROSION BLANKET / PERMANENT SEED

NOTE:

1. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.
2. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY DONNELY LAND SURVEYORS FOR MONGERO PROPERTIES, LAST DATED 12/7/04. WETLAND FLAGS UPDATED BY STEVE COLEMAN AND SURVEYED BY DONNELY LAND SURVEYING 8/31/04. TREES SURVEYED AND UPDATED BY DONNELY LAND SURVEYING 7/29/11. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
3. WETLAND LIMIT LINE, AS SHOWN ON THIS PLAN, WAS OBTAINED FROM THE WETLAND DELINEATION PERFORMED BY STEPHEN W. COLEMAN ENVIRONMENTAL CONSULTING, LLC, AUGUST 2004.

CONTRACTOR CERTIFICATION STATEMENT

Certification Statement - All contractors and subcontractors as identified in a SWPPP, by the Owner or Operator, in accordance with Part III.A.5 of the SPDES General Permit for Stormwater Runoff from Construction Activity, GP-0-20-001, dated January 28, 2010, Page 10 of 40, shall sign a copy of the following Certification Statement before undertaking any construction activity at the Site identified in the SWPPP:

"I hereby certify that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the Qualified Inspector during a site inspection. I also understand that the Owner or Operator must comply with the terms and conditions of the New York State Pollutant Discharge Elimination System ("SPDES") General Permit for Stormwater Discharge from Construction Activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings."

Individual Contractor: ______________________

Name and Title (please print): ______________________

Signature of Contractor: ______________________

Company / Contracting Firm: ______________________

Name of Company: ______________________

Address of Company: ______________________

____

Telephone Number / Cell Number: ______________________

Name of Trained Individual: ______________________

Site Information: ______________________

Address of Site: ______________________

____

Today's Date: ______________________

OWNER / OPERATOR CERTIFICATION

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. Further, I hereby certify that the SWPPP meets all Federal, State, and local erosion and sediment control requirements. I am aware that false statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law."

Name (please print): ______________________

Title: ______________________

Date: ______________________

Address: ______________________

____

Phone: ______________________

E-mail: ______________________

Signature: ______________________

0 15 30 60

SCALE: 1"=30'-0"

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(914) 962-4488 - Fax: (914) 962-7386
www.SiteDesignConsultants.com

Engineer:
Joseph C. Riina, P.E.
NYS Lic. No. 64431

Revisions:

No.	Date	Comments:
1	2/19/08	Per PB & CB
2	4/11/08	Zoning
3	5/1/08	Rev. Stormwater
4	6/18/08	Stormwater/AT&T
5	7/15/08	Add water valves
6	7/30/08	Grading / Hydrant
7	11/19/09	As per Resolution
8	6/9/10	Per Town PB
9	8/9/10	Revised Curb Mtrl
10	6/30/11	Town Water Rev.
11	8/8/11	Rev per NYCDEP
12	9/26/11	Rev per NYCDEP
13	11/17/11	Rev per NYSDOT
14	01/12/22	Plan Update
15	01/19/22	Plan Update

SCALE: 1" = 30'

DRAWN BY: JMC

DATE: 12/03/07

EROSION AND SEDIMENT CONTROL PLAN

PROPOSED SITE PLAN
PREPARED FOR

MONGERO PROPERTIES
a.k.a. Commerce Bank
Rt. 118 and Downing Road

Town Of Yorktown Westchester Co., New York

Sheet 5 of 10

GENERAL EROSION CONTROL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED. ROAD SURFACE FLOWS FROM THE SITE SHOULD BE DISSIPATED WITH TRACKING PAD OR APPROPRIATE MEASURES DURING ADJACENT ROAD SHOULDER REGRADING. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL DEVICES THROUGHOUT THE COURSE OF CONSTRUCTION.
2. CATCH BASIN INLET PROTECTION MUST BE INSTALLED AND OPERATING AT ALL TIMES UNTIL TRIBUTARY AREAS HAVE BEEN STABILIZED. WHEN POSSIBLE FLOWS SHOULD BE STABILIZED BEFORE REACHING INLET PROTECTION STRUCTURE. TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR.
3. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED ON A REGULAR BASIS, AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.
4. THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS SPECIFIED IN THESE PLANS, AS ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" (NYSSESC).
5. ALL TOPSOIL SHALL BE PLACED IN A STABILIZED STOCKPILE FOR REUSE ON THE SITE. ALL STOCKPILE MATERIAL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE TEMPORARILY SEEDED AND MULCHED WITHIN 7 DAYS. REFER TO SOIL STOCKPILE DETAILS.
6. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 7 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL NOT BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
7. IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN (7) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED.
8. ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
9. THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
10. SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
11. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT EDITION OF NYSSESC.
12. ALL REGRADED AREAS MUST BE STABILIZED APPROPRIATELY PRIOR TO ANY ROCK BLASTING, CUTTING, AND/OR FILLING OF SOILS. SPECIAL CARE SHOULD BE TAKEN DURING CONSTRUCTION TO INSURE STABILITY DURING MAINTENANCE AND INTEGRITY OF CONTROL STRUCTURES.
13. ANY SLOPES GRADED AT 3:1 OR GREATER SHALL BE STABILIZED WITH EROSION BLANKETS TO BE STAKED INTO PLACE IN ACCORDANCE WITH THE MANUFACTURES REQUIREMENTS. EROSION BLANKETS MAY ALSO BE REQUIRED AT THE DISCRETION OF TOWN OFFICIALS OR PROJECT ENGINEER. WHEN STABILIZED BLANKET IS UTILIZED FOR CHANNEL STABILIZATION, PLACE ALL OF THE VOLUME OF SEED MIX PRIOR TO LAYING NET, OR AS RECOMMENDED BY THE MANUFACTURER.
14. TO PREVENT HEAVY CONSTRUCTION EQUIPMENT AND TRUCKS FROM TRACKING SOIL OFF-SITE, CONSTRUCT A PERVIOUS CRUSHED STONE PAD. LOCATE AND CONSTRUCT PADS AS DETAILED IN THESE PLANS.
15. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. CONTRACTOR TO SUPPLY ALL EQUIPMENT AND WATER.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION INSPECTIONS AS PER NYSDEC GP-0-15-002 AND TOWN OF YORKTOWN CODE.

MAINTENANCE OF TEMPORARY EROSION AND SEDIMENT CONTROL STRUCTURES:

N.Y.S.D.E.C. GP-0-15-002 EXPOSURE RESTRICTIONS - STATES THAT ANY EXPOSED EARTHWORK SHALL BE STABILIZED IN ACCORDANCE WITH THE GUIDELINES OF THIS PLAN.

1. TREES AND VEGETATION SHALL BE PROTECTED AT ALL TIMES AS SHOWN ON THE DETAIL DRAWING AND AS DIRECTED BY THE ENGINEER.
2. CARE SHOULD BE TAKEN SO AS TO NOT CHANNEL CONCENTRATED RUNOFF THROUGH THE AREAS OF CONSTRUCTION ACTIVITY ON THE SITE.
3. FILL AND SITE DISTURBANCES SHOULD NOT BE CREATED WHICH CAUSES WATER TO POND OFF SITE OR ON ADJACENT PROPERTIES.
4. RUNOFF FROM LAND DISTURBANCES SHALL NOT BE DISCHARGED OR HAVE THE POTENTIAL TO DISCHARGE OFF SITE WITHOUT FIRST BEING INTERCEPTED BY A CONTROL STRUCTURE, SUCH AS A SEDIMENT TRAP OR SILT FENCE. SEDIMENT SHALL BE REMOVED BEFORE EXCEEDING 50% OF THE RETENTION STRUCTURE'S CAPACITY.
5. FOR FINISHED GRADING, ADEQUATE GRADE SHALL BE PROVIDED SO THAT WATER WILL NOT POND ON LAWNS FOR MORE THAN 24 HOURS AFTER RAINFALL, EXCEPT IN SWALE FLOW AREAS WHICH MAY DRAIN FOR AS LONG AS 48 HOURS AFTER RAINFALL.
6. ALL SWALES AND OTHER AREAS OF CONCENTRATED FLOW SHALL BE PROPERLY STABILIZED WITH TEMPORARY CONTROL MEASURES TO PREVENT EROSION AND SEDIMENT TRAVEL. SURFACE FLOWS OVER CUT AND FILL AREAS SHALL BE STABILIZED AT ALL TIMES.
7. ALL SITES SHALL BE STABILIZED WITH EROSION CONTROL MATERIALS WITHIN 7 DAYS OF FINAL GRADING.
8. TEMPORARY SEDIMENT TRAPPING DEVICES SHALL BE REMOVED FROM THE SITE WITHIN 30 DAYS OF FINAL STABILIZATION.

MAINTENANCE SCHEDULE:

	DAILY	WEEKLY	MONTHLY	AFTER RAINFALL	NECESSARY TO MAINTAIN FUNCTION	AFTER APPROVAL OF INSPECTOR
SILT FENCE	-----	-------	INSP.	INSP.	CLEAN OF SEDIMENT/ REPLACE IF NEEDED	REMOVE
STABILIZED CONST. ENT.	CLEAN OF SEDIMENT	INSP.	-------	-------	REPLACE	REMOVE
SEDIMENT TRAP	-----	INSP.	INSP.	INSP.	CLEAN OF SEDIMENT/ REPLACE IF NEEDED	REMOVE
SOIL STOCKPILE	-----	INSP.	INSP.	INSP.	SEED AS NECESSARY	REMOVE
DEWATERING PIT	-----	INSP.	INSP.	INSP.	CLEAN OF SEDIMENT/ REPLACE IF NEEDED	REMOVE
OUTLET/ INLET STRUCTURES & PROTECTION	-----	INSP.	INSP.	INSP.	CLEAN OF SEDIMENT/ REPLACE IF NEEDED	REMOVE

POST CONSTRUCTION MAINTENANCE SCHEDULE:

Control to be Inspected	Inspection Frequency	Maintenance Threshold Criteria	Maintenance Procedure
Drain Inlets/ Filter Insert	Quarterly	3"+ accumulated sediment	Remove debris and sediment annually.
Cistern/ Detention	Annually	3"+ accumulated sediment	Remove debris and sediment annually.
DC-740 Chambers	Bi-Annually	3"+ accumulated sediment	Remove debris and sediment.
Sand Filter	Bi-annually	1"+ accumulated sediment, Ponding for more than 48 hours	Remove debris and sediment.
Stormwater Planter	Bi-annually	1"+ accumulated sediment, Ponding for more than 48 hours	Remove debris and sediment; weed and replace plants and mulch as needed.
Rain Garden	Quarterly	Ponding for more than 48 hours	Remove accumulated sediment and debris; weed and replace plants and mulch as needed.
Tree Planting	Quarterly	Ponding for more than 48 hours	Remove accumulated sediment and debris; weed and replace dead trees with new ones and mulch as needed.
Permeable Paver/Porous Concrete	Quarterly	Paving does not dewater between storms	Clean area of debris and sediment; vacuum sweep area.

MAINTENANCE OF PERMANENT CONTROL STRUCTURES DURING CONSTRUCTION:

The stormwater management system and outlet structure shall be inspected on a regular basis and after every rainfall event. Sediment build up shall be removed from the inlet protection regularly to insure detention capacity and proper drainage. Outlet structure shall be free of obstructions. All piping and drain inlets shall be free of obstruction. Any sediment build up shall be removed.

MAINTENANCE OF CONTROLS AFTER CONSTRUCTION:

Controls (including respective outlet structures) should be inspected periodically for the first few months after construction and on an annual basis thereafter. They should also be inspected after major storm events.

DEBRIS AND LITTER REMOVAL:

Twice a year, inspect outlet structure and drain inlets for accumulated debris. Also, remove any accumulations during each mowing operation.

STRUCTURAL REPAIR/REPLACEMENT:

Outlet structure must be inspected twice a year for evidence of structural damage and repaired immediately.

EROSION CONTROL:

Unstable areas tributary to the basin shall immediately be stabilized with vegetation or other appropriate erosion control measures.

SEDIMENT REMOVAL:

Sediment should be removed after it has reached a maximum depth of five inches above the stormwater management system floor.

TOPSOIL:

Existing topsoil will be removed and stored in piles sufficiently as to avoid mixing with other excavation. Stockpiles shall be surrounded by erosion control as outlined on these plans. The furnishing of new topsoil shall be of a better or equal to the following criteria (SS713.01 NYSDOT):

1. The pH of the material shall be 5.5 to 7.6.
2. The organic content shall not be less than 2% or more than 70%.
3. Gradation:

SIEVE SIZE	% PASSING BY WGT.
2 INCH	100
1 INCH	85 TO 100
1/4 INCH	65 TO 100
NO. 200 MESH	20 TO 80

PERMANENT VEGETATIVE COVER:

1. Site preparation:
   - 1.1. Install erosion control measures.
   - 1.2. Scarify compacted soil areas.
   - 1.3. Lime as required to ph 6.5.
   - 1.4. Fertilize with 10-6-4 4 lbs/1,000 S.F.
   - 1.5. Incorporate amendments into soil with disc harrow.
2. Seed mixtures for use on swales and cut and fill areas.

	MIXTURE	LBS./ACRE
ALT. A	KENTUCKY BLUE GRASS	20
	CREEPING RED FESCUE	28
	RYE GRASS OR REDTOP	5
ALT. B	CREEPING RED FESCUE	20
	REDTOP	2
	TALL FESCUE/SMOOTH BLOOMGRASS	20

3. SEEDING
   - 3.1. Prepare seed bed by raking to remove stones, twigs, roots and other foreign material.
   - 3.2. Apply soil amendments and integrate into soil.
   - 3.3. Apply seed uniformly by cyclone seeder culti-packer or hydro-seeder at rate indicated.
   - 3.4. Stabilize seeded areas in drainage swales.
   - 3.5. Irrigate to fully saturate soil layer, but not to dislodge planting soil.
   - 3.6. Seed between April 1st and May 15th or August 15th and October 15th.
   - 3.7. Seeding may occur May 15th and August 15th if adequate irrigation is provided.

TEMPORARY VEGETATIVE COVER:

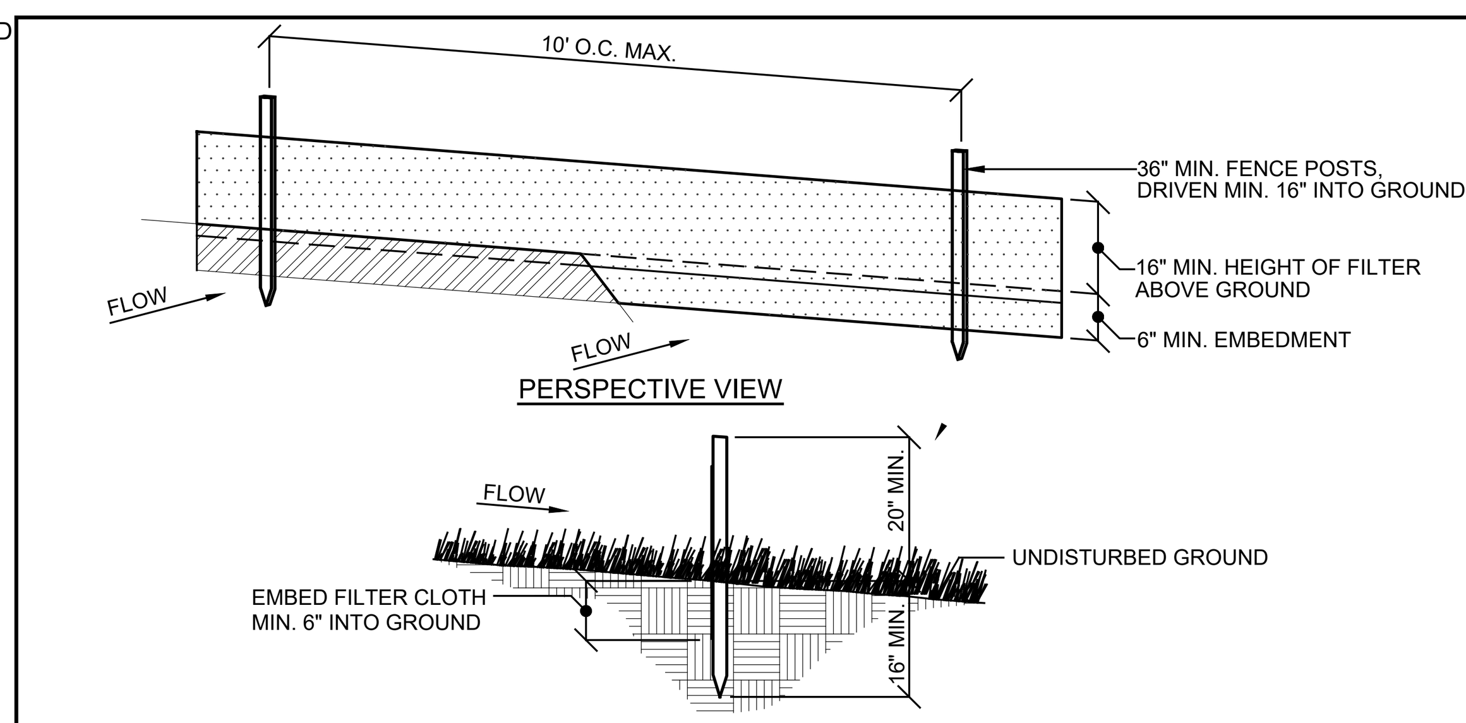
SITE PREPARATION:

1. Install erosion control measures.
2. Scarify areas of compacted soil.
3. Fertilize with 10-10-10 at 400/acre.
4. Lime as required to ph 6.5.

SEED SPECIES:

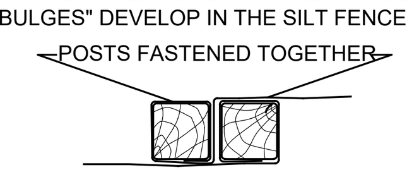
MIXTURE	LBS./ACRE
Rapidly germinating annual ryegrass (or approved equal)	20
Perennial ryegrass	20
Cereal oats	36

SEEDING: Same as permanent vegetative cover



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. FILTER CLOTH TO BE FASTENED SECURELY TO POST AT TOP AND MID SECTION: EITHER STEEL TYPE "T" OR "U" POSTS OR 2" HARDWOOD POSTS .
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED. FILTER CLOTH SHALL BE MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



PLAN VIEW: JOINING SECTIONS

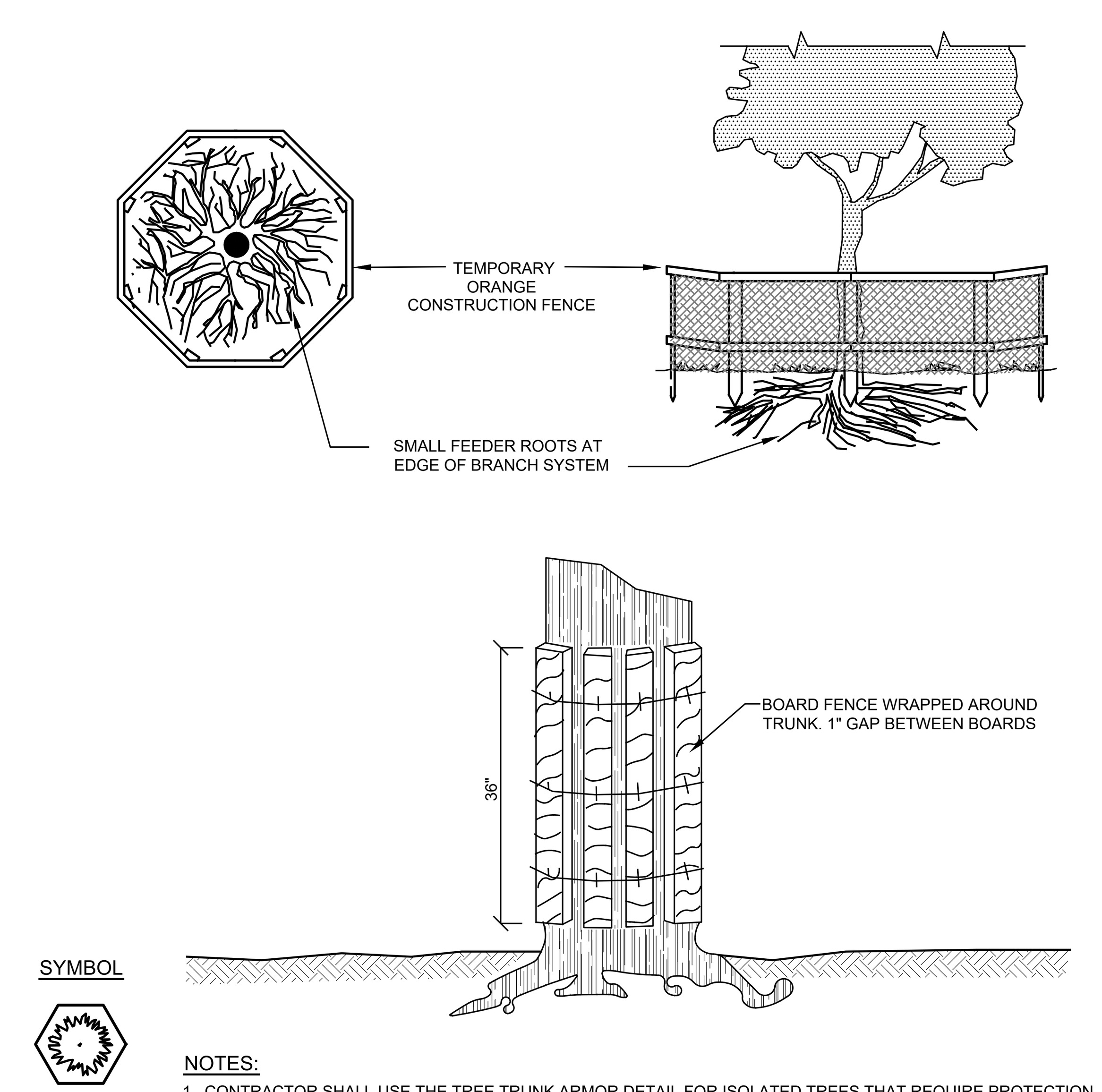
INSTALLATION NOTES

1. Excavate 4 inch trench along the lower perimeter of the site.
2. Unroll a section at a time and position the post against the back (downstream) wall of the trench (net side away from direction of flow).
3. Drive the post into the ground until the netting is approximately 2 inches from the trench bottom.
4. Lay the toe-in flap of fabric onto the undisturbed bottom of the trench, backfill the trench and tamp the soil. steeper slopes require an intercept trench.
5. Join sections as shown above.

SYMBOL

E-2 SILT FENCE DETAIL

NOT TO SCALE

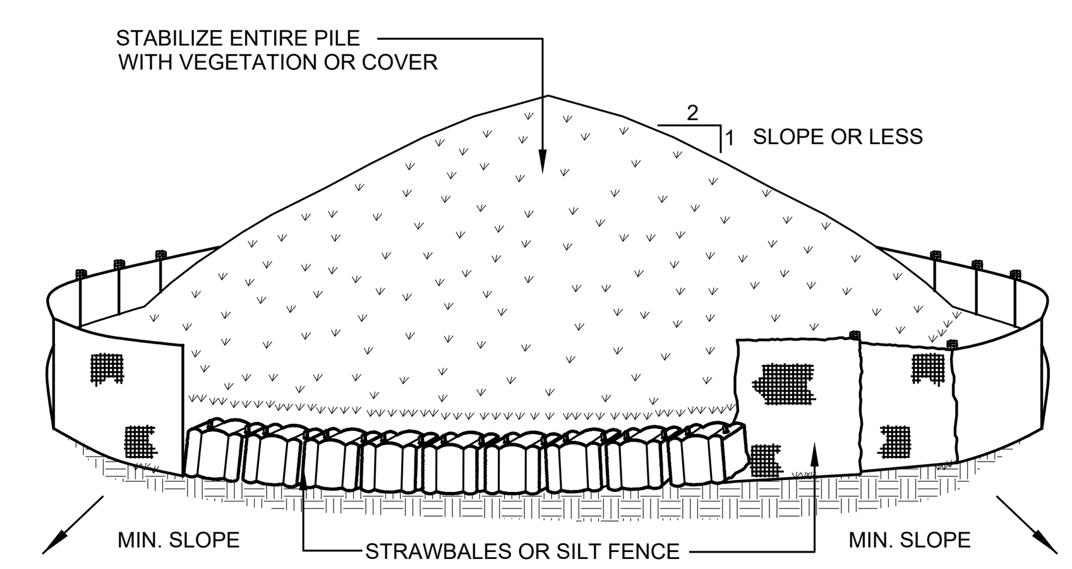


NOTES:

1. CONTRACTOR SHALL USE THE TREE TRUNK ARMOR DETAIL FOR ISOLATED TREES THAT REQUIRE PROTECTION.
2. AS AN ALTERNATE, THE CONTRACTOR MAY PROTECT TREES IN THE VICINITY OF REGULAR HEAVY TRAFFIC / CONSTRUCTION AREAS OR CLUSTERS OF TREES TO BE PROTECTED AS PER THE CONSTRUCTION FENCE DETAIL.

E-1 TREE TRUNK ARMOR / TREE PROTECTION DETAIL

NOT TO SCALE



INSTALLATION NOTES:

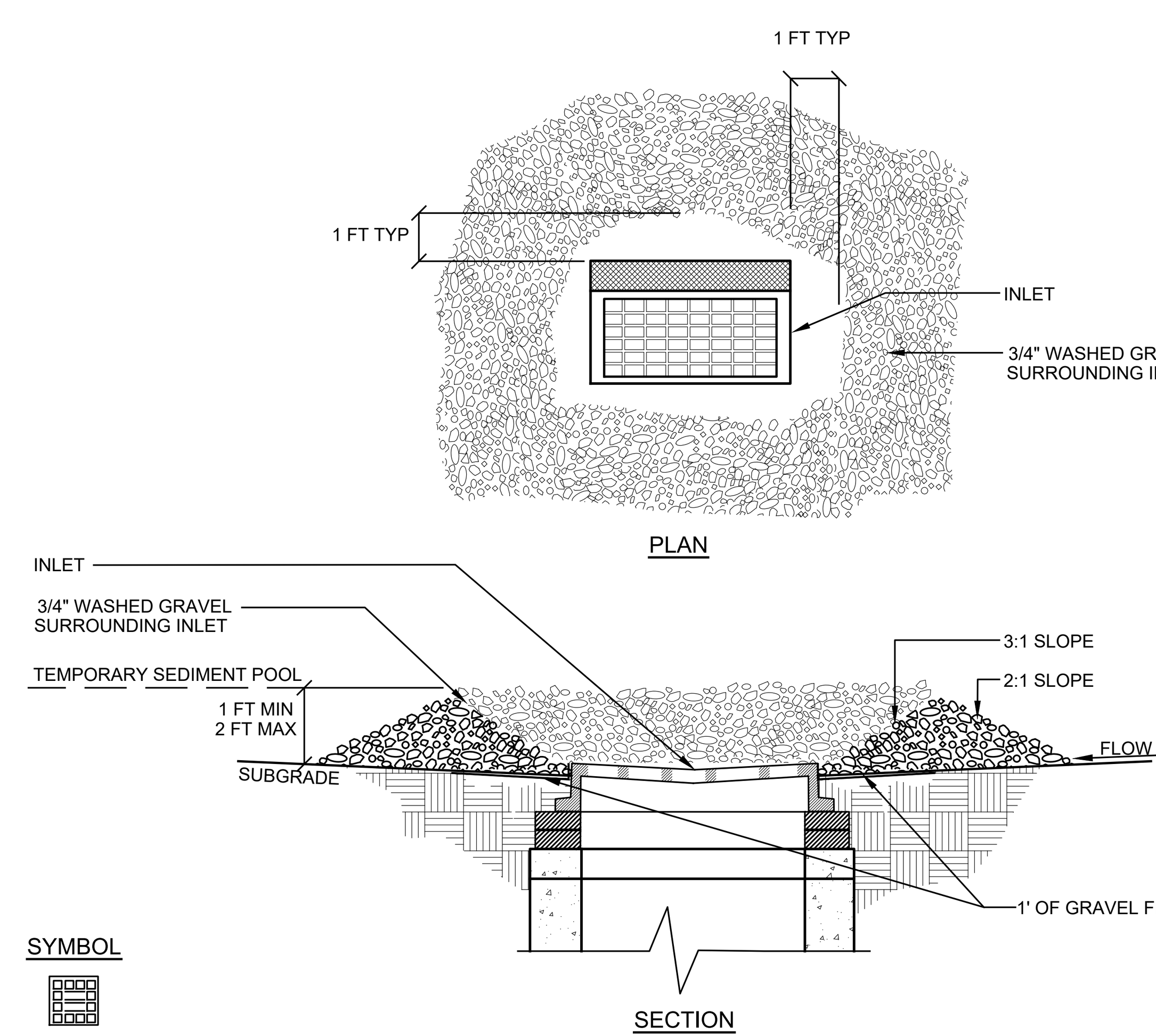
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE DETAIL FOR INSTALLATION OF SILT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

SYMBOL

SS

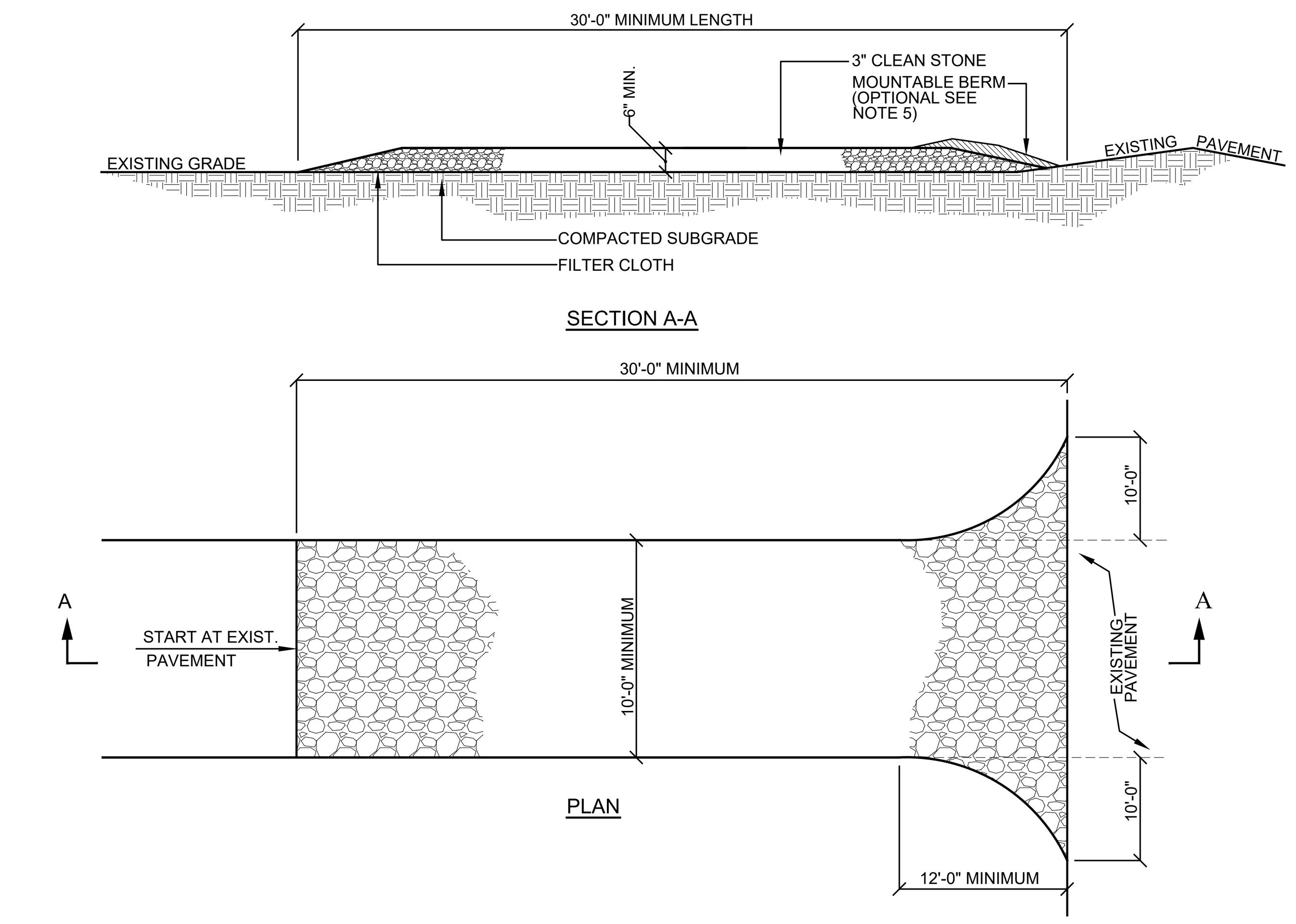
E-3 SOIL STOCKPILE DETAIL

NOT TO SCALE



E-4 INLET PROTECTION DETAIL

NOT TO SCALE



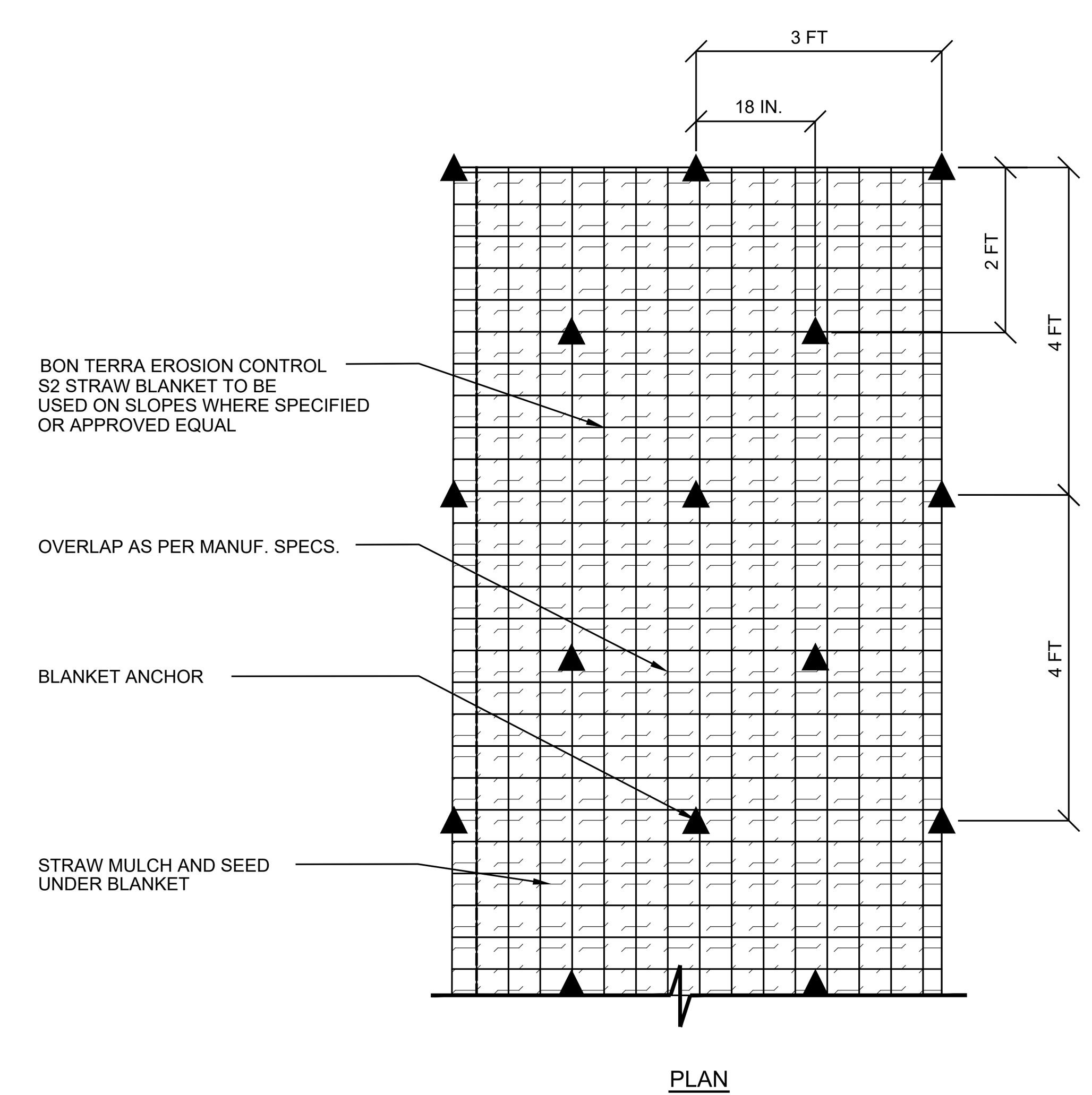
INSTALLATION NOTES

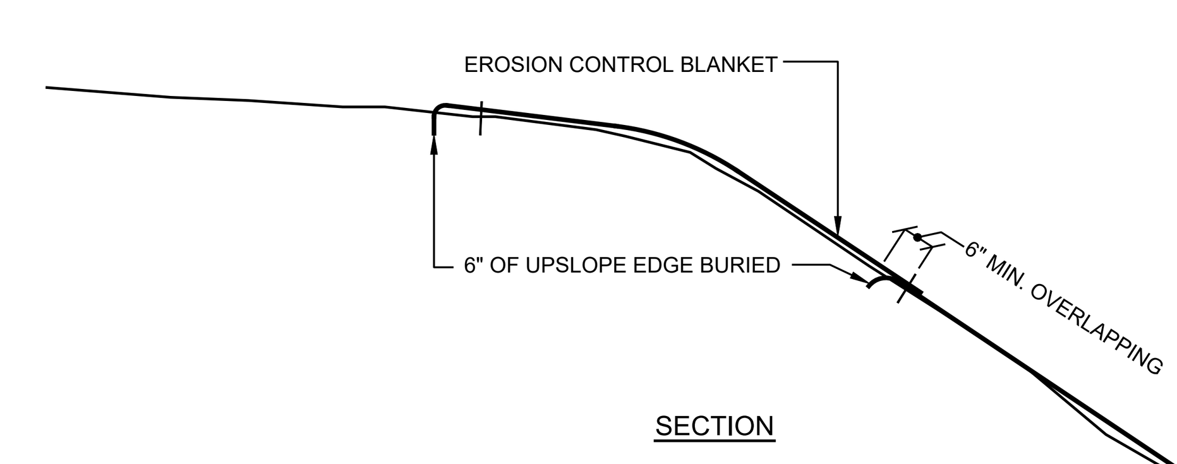
1. STONE SIZE - USE 3" MIN. STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - 10 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR. 24 FT IF SINGLE ENTRANCE TO SITE.
5. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
7. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN

SYMBOL

E-5 STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE





NOTES:

1. ANCHOR PATTERN: 2.5 ANCHORS / SY FOR : 2.5H : 1V < SLOPES < 1H : 1V)
2. U - SHAPED WIRE STAPLES, METAL GEOTEXTILE PINS, TRIANGULAR WOODEN OR PLASTIC STAKES CAN BE USED TO ANCHOR BLANKET TO THE GROUND SURFACE

SYMBOL

EB

E-6 EROSION BLANKET AND ANCHOR DETAIL

NOT TO SCALE

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Engineer:
Joseph C. Riina, P.E.
NYS Lic. No. 64431

No.	Date	Comments:
1	2/19/08	Per PB & CB
2	4/11/08	Zoning
3	5/1/08	Rev. Stormwater
4	6/18/08	Stormwater/AT&T
5	7/15/08	Add water valves
6	7/30/08	Grading / Hydrant
7	11/19/09	As per Resolution
8	6/9/10	Per Town PB
9	8/9/10	Revised Curb Mtrl
10	6/30/11	Town Water Rev.
11	8/8/11	Rev per NYCDEP
12	9/26/11	Rev per NYCDEP
13	11/17/11	Rev per NYSDOT
14	01/12/22	Plan Update
15	01/19/22	Plan Update

SCALE: NO SCALE

DRAWN BY: JMC

DATE: 12/03/07

EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

PROPOSED SITE PLAN
PREPARED FOR

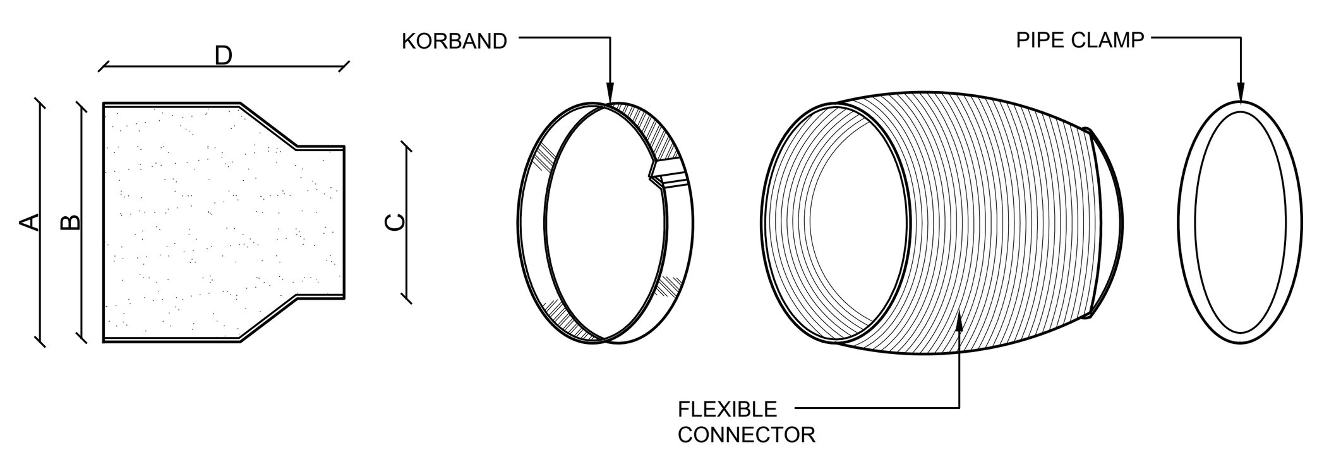
MONGERO PROPERTIES

a.k.a. Commerce Bank
Rt. 118 and Downing Road
Town Of Yorktown Westchester Co., New York

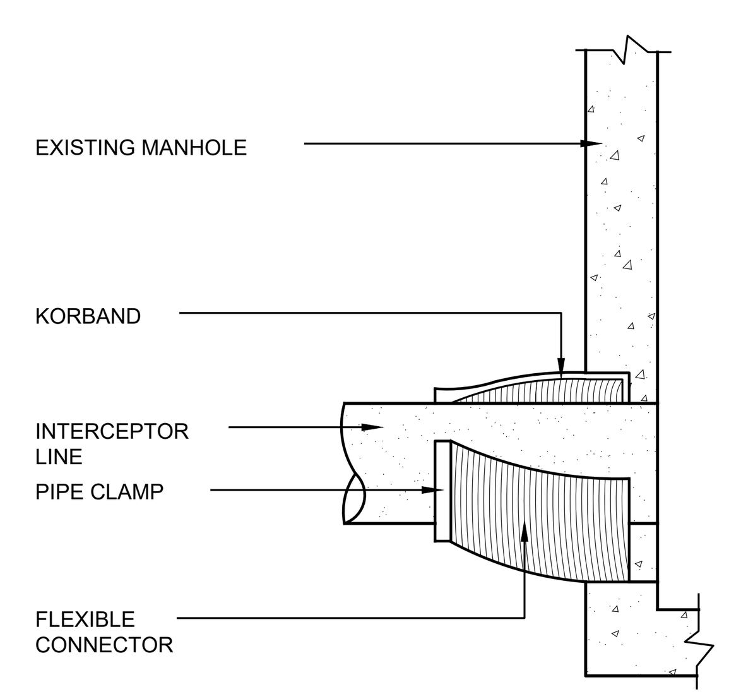
Sheet 6 of 10

SANITARY SEWER NOTES:

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CODE OF THE TOWN OF YORKTOWN AND THE REGULATIONS OF THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH.
2. SANITARY MANHOLES/CLEANOUT MANHOLES SHALL BE PRECAST CONCRETE.
3. ALL WORK SHALL BE MANUFACTURED IN ACCORDANCE WITH APPROVED STANDARDS AND SHALL BE SPACED A MAXIMUM DISTANCE OF 300' ON STRAIGHT RUNS AND INSTALLED AT EVERY CHANGE IN ALIGNMENT. MANHOLE POSITIONING SHALL BE AS TO PREVENT THE ENTRANCE OF SURFACE WATER DURING STORMS. MANHOLE RIMS ARE TO BE WATER TIGHT IN AREAS SUBJECT TO POSSIBLE FLOODING CONDITIONS.
4. ALL BUILDING LATERALS TO BE INSTALLED BY PLUMBERS, LICENSED IN THE TOWN OF YORKTOWN ACCORDING TO THE REQUIREMENTS OF THE TOWN OF YORKTOWN.
5. SANITARY SEWER CONSTRUCTION SHALL MEET ALL SEWER CONSTRUCTION SPECIFICATIONS FOR THE TOWN OF YORKTOWN.
6. THE TOWN ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO THE START OF ANY WORK.
7. A CODE 53 SHALL BE CALLED BEFORE THE START OF ANY EXCAVATION WORK.
8. A STREET OPENING PERMIT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY WORK BEING STARTED IN PUBLIC ROADS.
9. ALL SEWERS SHALL BE LAID AT LEAST 10 FT HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS IMPRACTICAL TO MAINTAIN A 10 FOOT SEPARATION, THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH MAY ALLOW DEVIATION ON A CASE-BY-CASE BASIS, IF SUPPORTED BY DATA FROM THE DESIGN ENGINEER.
10. MANHOLE STEPS SHALL BE CAST IRON NEENAH NO. R-1981-0 OR CAMPBELL FOUNDRY NO. 2588-1 OR POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.
11. UNLESS OTHERWISE SPECIFIED, SANITARY SEWER MANHOLES SHALL HAVE THE LETTERS "SEWER" CAST ON THE COVER.
12. MANHOLE COVERS AND STRUCTURES SHALL MEET OR EXCEED A.S.T.M. AND O.S.H.A. REQUIREMENTS AND MUST BE RATED FOR H-20 LOADING. MANHOLES MUST BE MIN. 48" DIAMETER.
13. ALL SANITARY STRUCTURES SHALL RECEIVE 2 MIL COATS OF BITUMINOUS MATERIAL "INERTOL NO. 49" KOPPERS SUPPER SERVICE BLACK OR APPROVED EQUAL, APPLIED IN ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS.
14. 0-RING JOINTS TO CONFORM TO A.S.T.M. DESIGNATION C-443 LATEST REVISION. JOINTS TO BE MORTARED INSIDE AND OUT USING NON-SHRINKING MORTAR.
15. PRE-CAST MANHOLE SECTIONS TO BE IN ACCORDANCE WITH "PRE-CAST REINFORCED CONCRETE MANHOLE SECTIONS" A.S.T.M. DESIGNATION C-478, LATEST REVISION, MINIMUM COMPRESSIVE STRENGTH TO BE 4000 P.S.I. 22. WHERE SEWER MAIN IS TO BE INSTALLED 10' DEEP OR GREATER, PVC SDR-26 SHALL BE USED.
16. WHEN SEWER IS TO BE INSTALLED IN FILL MATERIAL, THE SUPPORTING FILL IS TO BE COMPACTED TO MINIMUM STANDARD PROCTOR DENSITY OF 95%, AND SHALL BE CERTIFIED TO THE TOWN.
17. WATER MAINS CROSSING HOUSE SEWERS, STORM SEWERS OR SANITARY SEWERS SHALL BE LAID TO PROVIDE A VERTICAL SEPARATION OF A MINIMUM OF 18" BETWEEN THE BOTTOM OF WATER MAIN AND TOP OF SEWER. IN ADDITION, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF THE JOINTS AND THE SEWER SETTLING AND BREAKING THE WATER MAIN. IN ADDITION THE LENGTH OF WATER PIPE IS TO BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER. NO WATER MAIN SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER OR SEWER MANHOLE.
18. MANHOLES AND SANITARY SEWER LINES SHALL BE TESTED TO CONFORM WITH WESTCHESTER COUNTY DEPARTMENT OF HEALTH RULES AND REGULATIONS AND AS PER SANITARY SEWER TESTING NOTES BELOW.
19. THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH SHALL BE PROVIDED A 48 HOUR NOTICE PRIOR TO THE TESTING OF THE INSTALLED UTILITIES TO ALLOW WITNESSING OF TESTING BY THE DEPARTMENT.
20. ALL INSTALLATIONS AND TESTING SHALL BE IN ACCORDANCE WITH ASTM STANDARDS F-1417, C-1244 AND THE TEN STATES STANDARDS, LATEST VERSION.



KOR-N-SEAL ASSEMBLY SCHEMATIC



FOR CONNECTION TO EXISTING SANITARY MANHOLE

NOTES:

1. CONNECTIONS TO EXISTING PRECAST CONCRETE MANHOLES WITH P.V.C. SDR-35 OR HIGHER CLASS PIPE SHALL BE MADE, AS FOLLOWS:

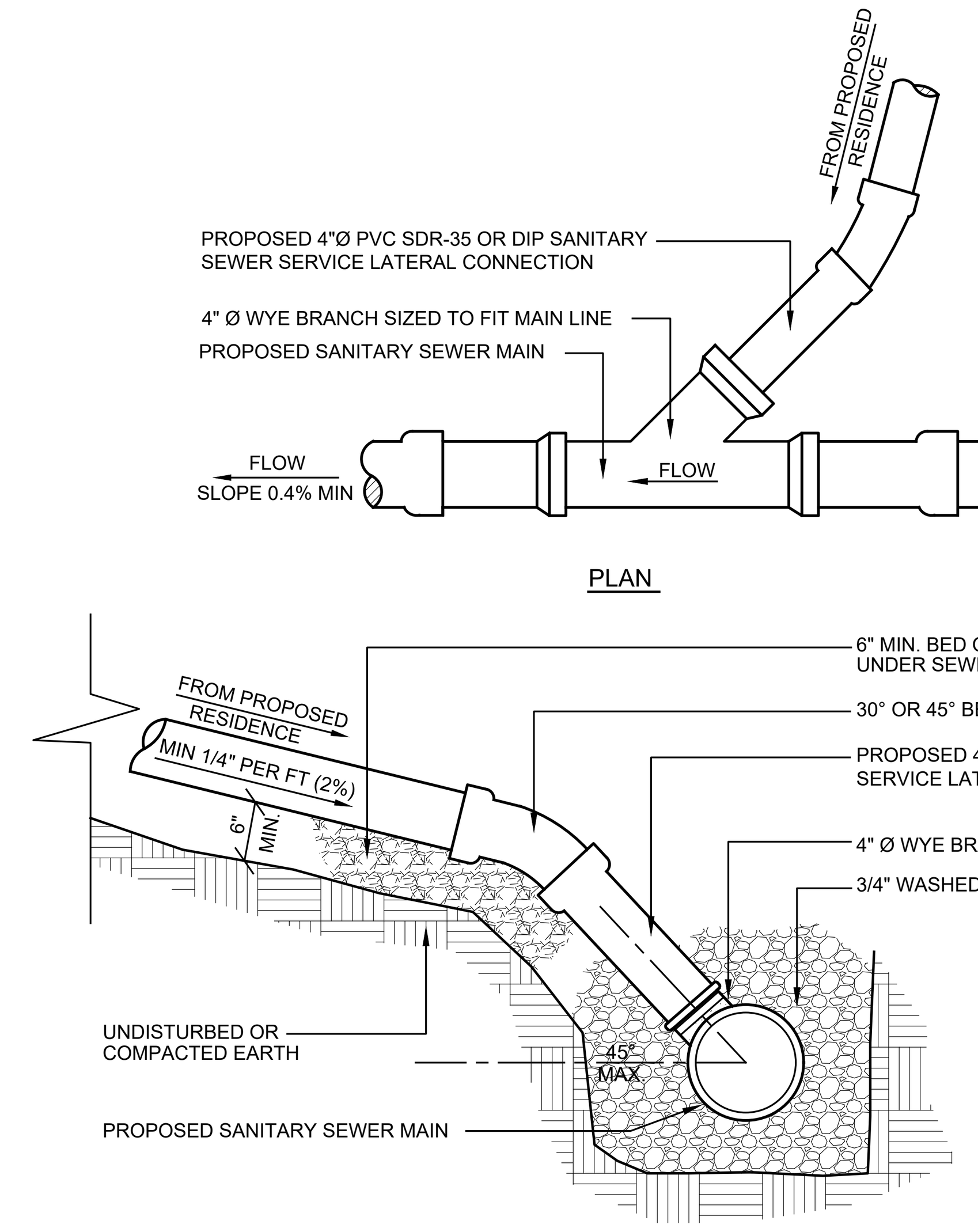
   A. THE EXISTING MANHOLES SHALL BE CORE DRILLED TO RECEIVE A KOR-N-SEAL FLEXIBILITY CONNECTOR.
   B. THE OPENING SHALL BE CLEANED AND THE CONNECTOR SET IN PLACE WITH THE KORBAND USING A HYDRAULIC LIFT.
   C. THE CONTRACTOR MAY SUBSTITUTE ANOTHER SYSTEM FOR ONE DESCRIBED PROVIDED THAT A SEAL OF THE SAME RELIABILITY IS MAINTAINED WITH THE MANHOLE. THE PIPE CLAMPS AND ALL DEVICES, INCLUDING SCREWS, SHALL BE STAINLESS STEEL.

S-1 EXISTING SANITARY FLEXIBLE CONNECTION

NOT TO SCALE

NOTE:

1. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

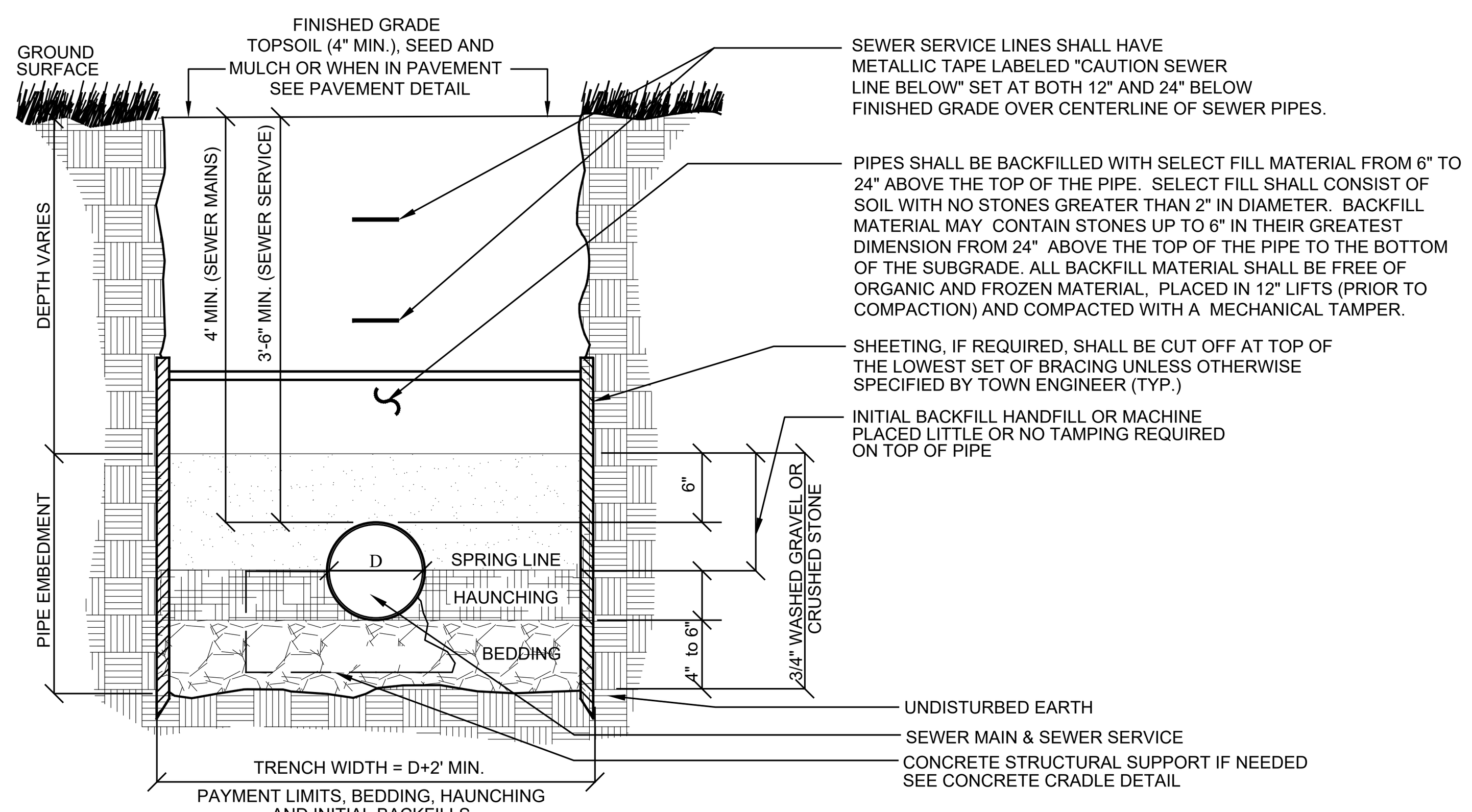


NOTES:

1. PROVIDE CLEANOUT AS REQUIRED (SEE DETAIL).
2. CONTRACTOR TO FOLLOW MANUFACTURE'S INSTALLATION GUIDE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PERSONS DURING CONSTRUCTION FROM HARM IN ACCORDANCE WITH ALL APPLICABLE CODES, RULES & REGULATIONS, STANDARDS AND GOOD PRACTICES.
4. CONTRACTOR TO NOTIFY TOWN OF YORKTOWN 48 HOURS IN ADVANCE FOR TRENCH INSPECTION.
5. ALL FITTINGS TO BE WHITE H.D. AS MANUFACTURED BY GPK PRODUCTS INC. OR APPROVED EQUAL.
6. FOR BACKFILLING REQUIREMENTS OF SEWER SERVICE SEE "SEWER MAIN/SEWER SERVICE TRENCH DETAIL".

S-2 SEWER CONNECTION TO PROPOSED MAIN-LINE DETAIL

NOT TO SCALE

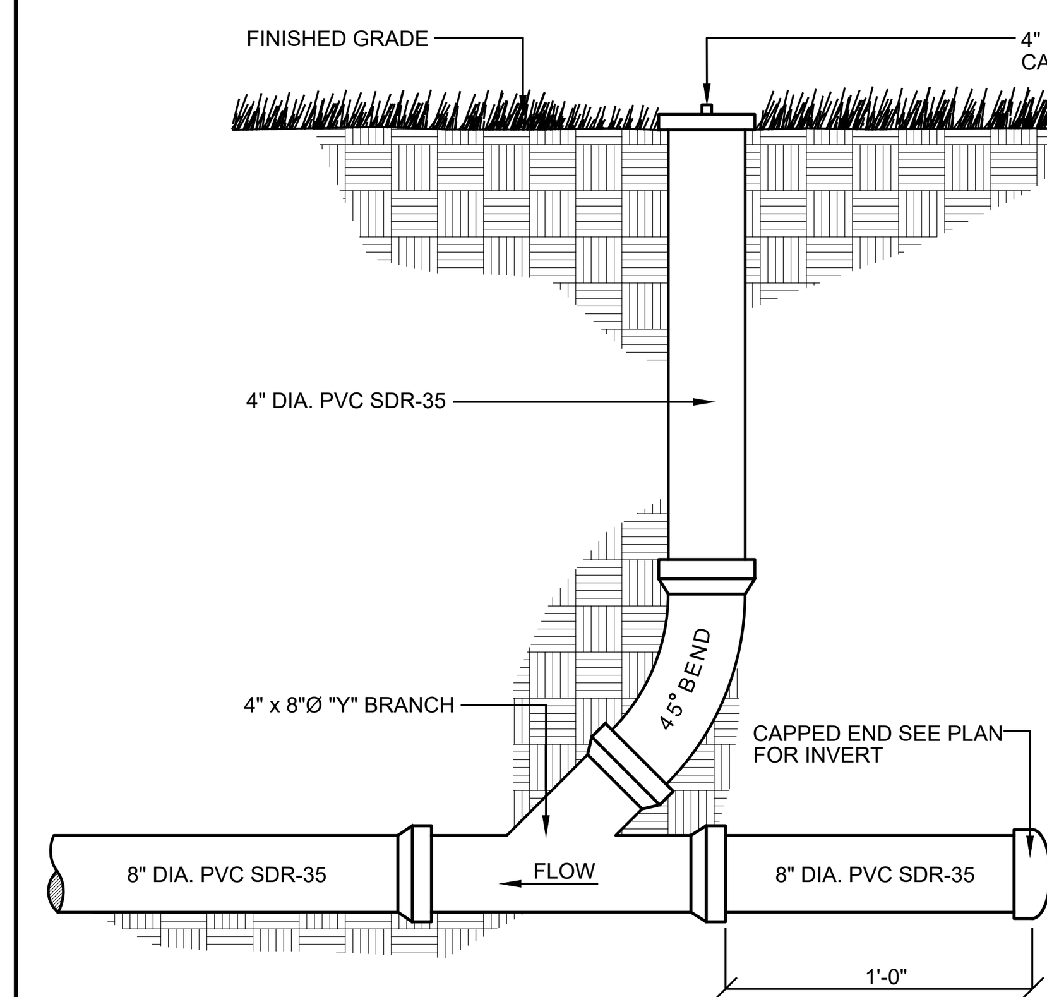


NOTES:

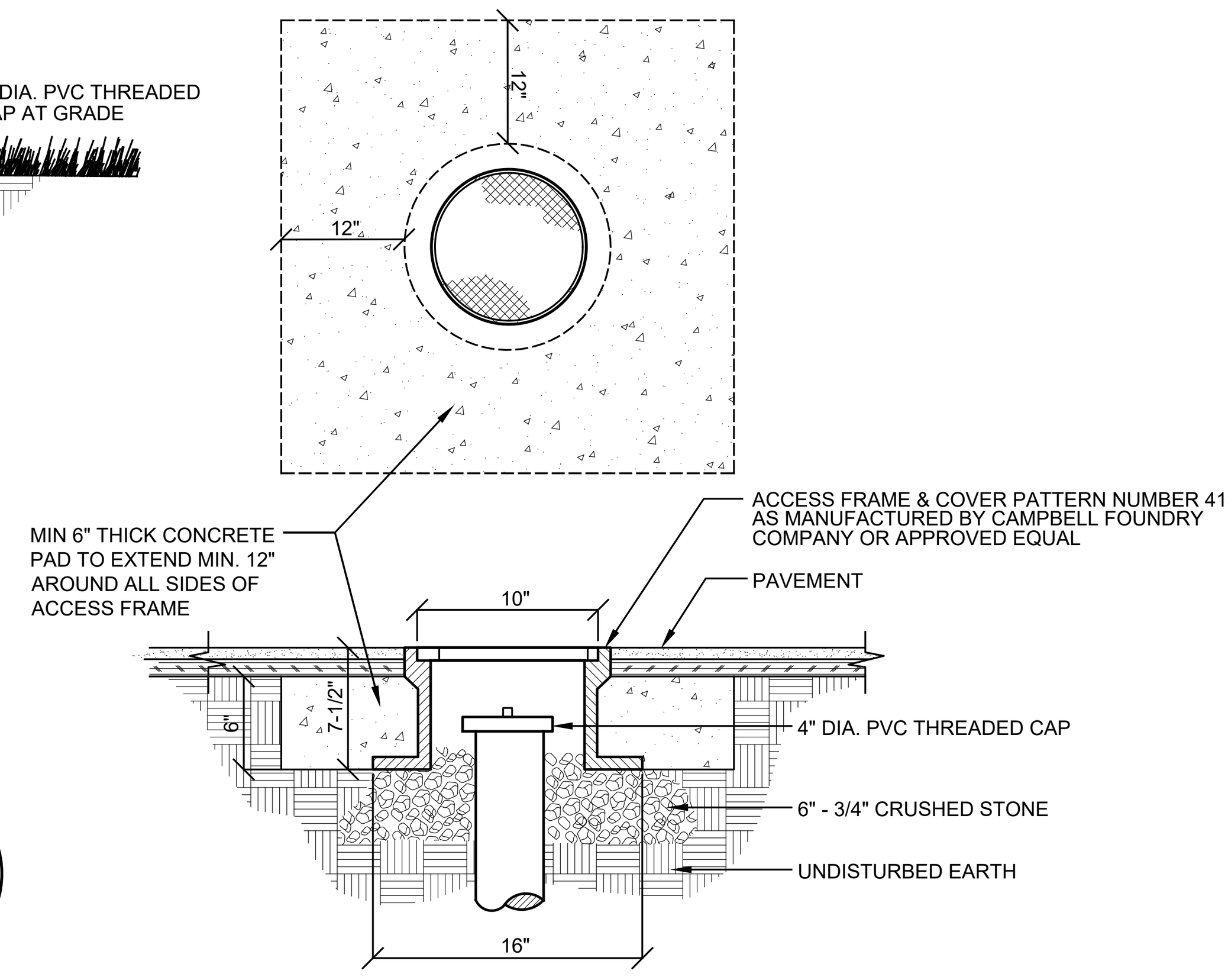
1. SEWER PIPE SHALL BE PVC SDR-35 IN ALL CASES EXCEPT WHERE DEPTH OF COVER EXCEEDS 10 FT. IN CASES WHERE COVER EXCEEDS 10 FT, SEWER PIPE SHALL BE A MIN. PVC SDR-26. WHEN A SEWER MAIN IS INSTALLED IN A FILL SECTION, THE FILL SHALL BE COMPACTED TO A MIN. 95% STANDARD PROCTOR AND CERTIFIED TO THE TOWN OF YORKTOWN.
2. NO ROCK IS TO PROJECT INTO WITHIN THE EDGES OF THE TRENCH. IN ROCK EXCAVATION PIPE SHALL BE A MIN. OF 6" OVER AND AWAY FROM ROCK.
3. BACKFILL SHALL BE PLACED SO AS TO NOT DISTURB THE PIPE ALIGNMENT.
4. IN AREAS WHERE ADEQUATE COVER CAN NOT BE MAINTAINED FOR SEWER MAIN, PROPER PROTECTION SHALL BE PROVIDED AGAINST FREEZING AND SUPERIMPOSED LOADING.

S-4 SEWER MAIN / SEWER SERVICE TRENCH DETAIL

NOT TO SCALE



SEWER CLEANOUT DETAIL AT GRADE



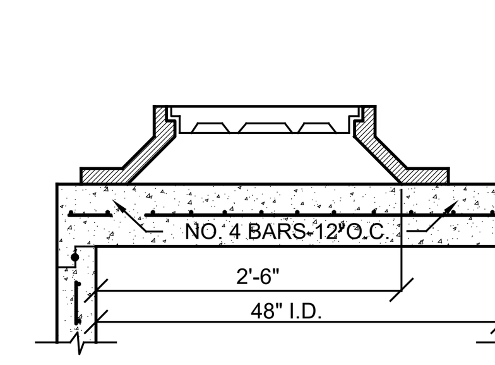
ACCESS FRAME & COVER DETAIL FOR CLEANOUT UNDER PAVEMENT

NOTES:

1. CLEAN-OUTS SHALL BE SPACED AT MINIMUM 50 FT INTERVALS AND/OR AT ALL CHANGES IN VERTICAL AND HORIZONTAL ALIGNMENT.
2. ALL FITTINGS TO BE WHITE H.D. AS MANUFACTURED BY GPK PRODUCTS INC. OR APPROVED EQUAL.

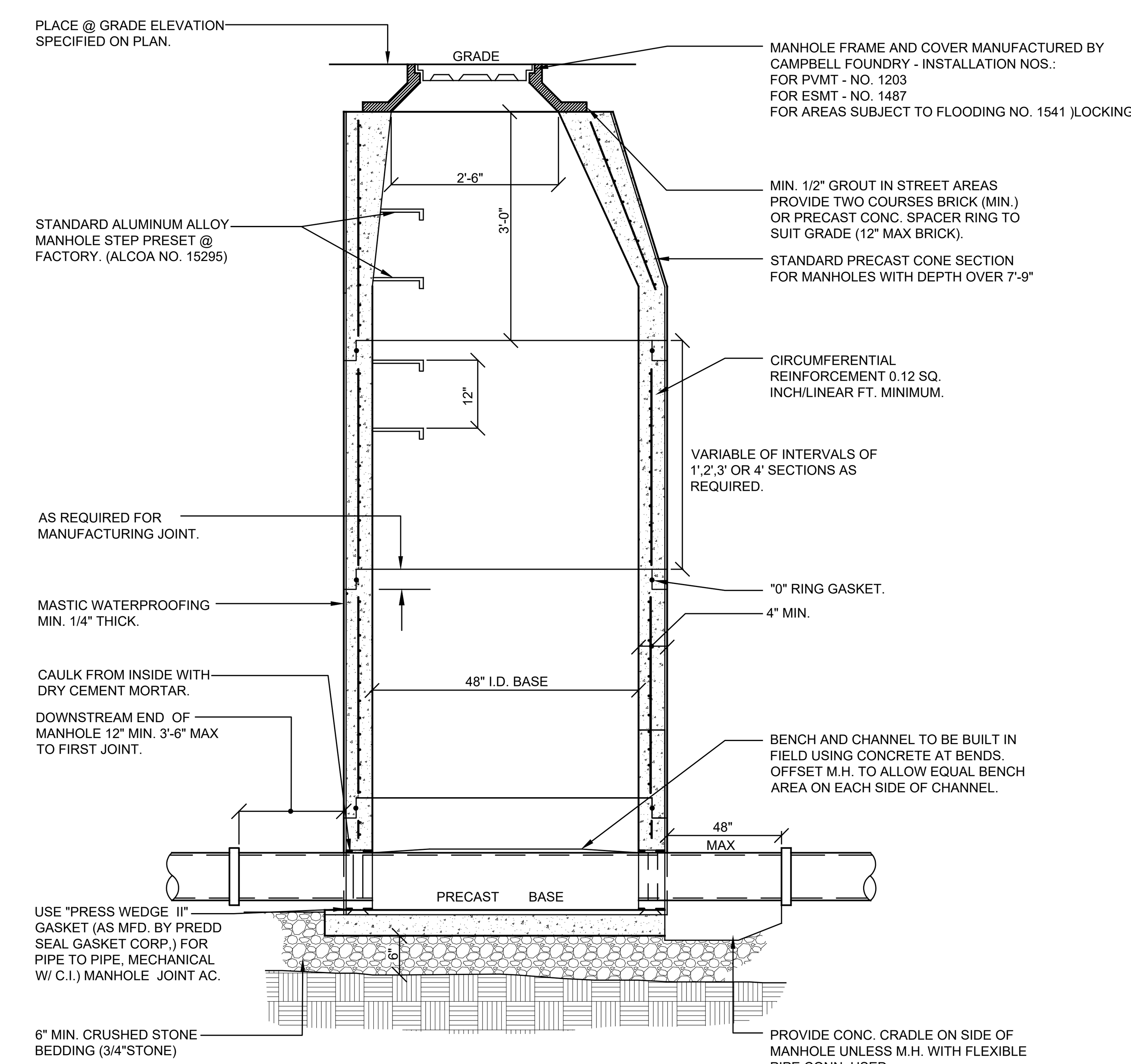
S-3 GRAVITY SEWER LATERAL CLEAN-OUT DETAIL

NOT TO SCALE



PRECAST MANHOLE SLAB

TO BE USED ON MANHOLES HAVING A DEPTH LESS THAN 7'-9" DESIGNED FOR H-20 TRUCK LOADING WITH 50% IMPACT



NOTE:

PRECAST MANHOLE AS MANUFACTURED BY FORT MILLER COMPANY, LOCKJOINT,KERR OR EQUAL HAVING EITHER O-RING OR SELF SEALING GASKET-TYLEX-CR-DIE NO.5888 (THREE PROJECTION) TO CONFORM ASTM-C433-60T

S-5 SEWER MANHOLE DETAIL

NOT TO SCALE

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Engineer:
Joseph C. Riina, P.E.
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15 01/19/22 Plan Update
14 01/12/22 Plan Update

Revisions:

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SCALE: NO SCALE

DRAWN BY: JMC

DATE: 12/03/07

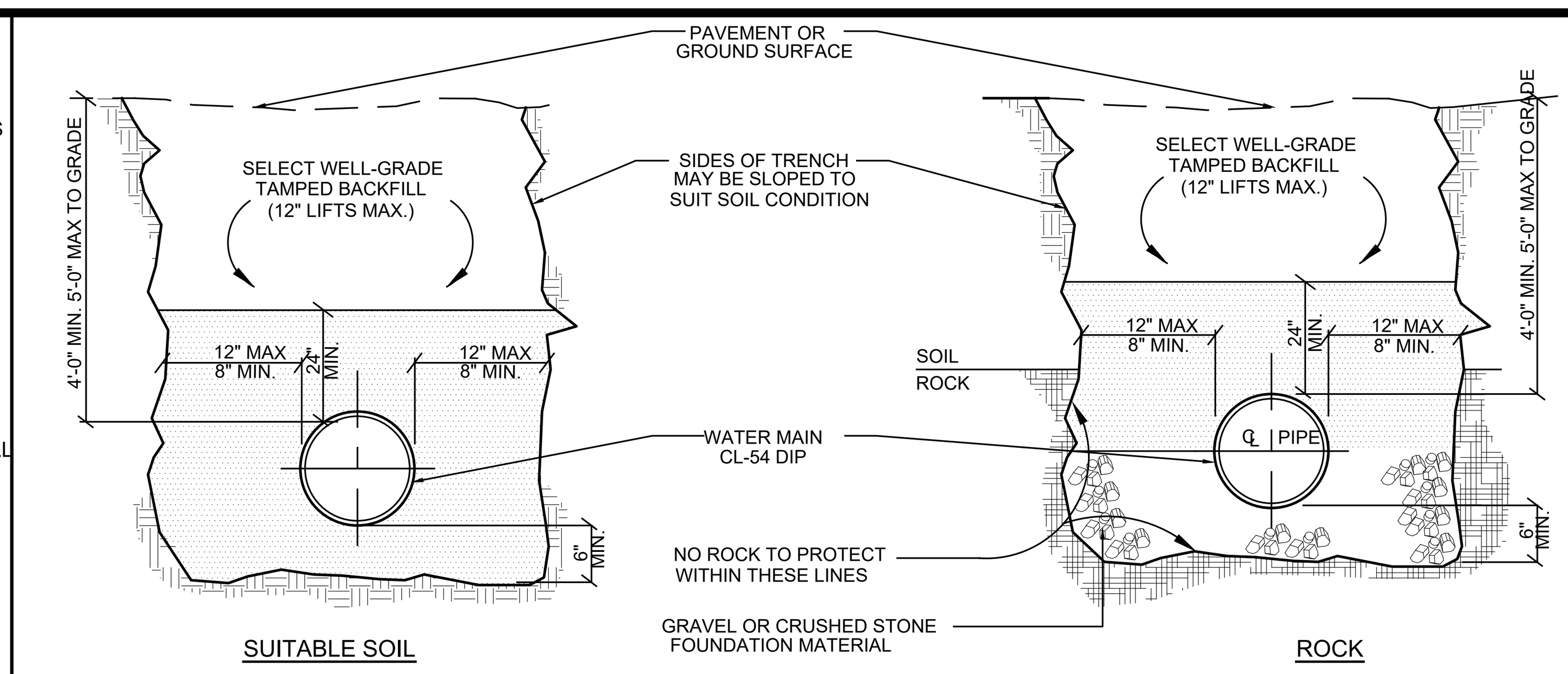
SANITARY SEWER NOTES AND DETAILS

PROPOSED SITE PLAN
PREPARED FOR
MONGERO PROPERTIES
a.k.a. Commerce Bank
Rt. 118 and Downing Road
Town Of Yorktown Westchester Co., New York

Sheet 7 of 10

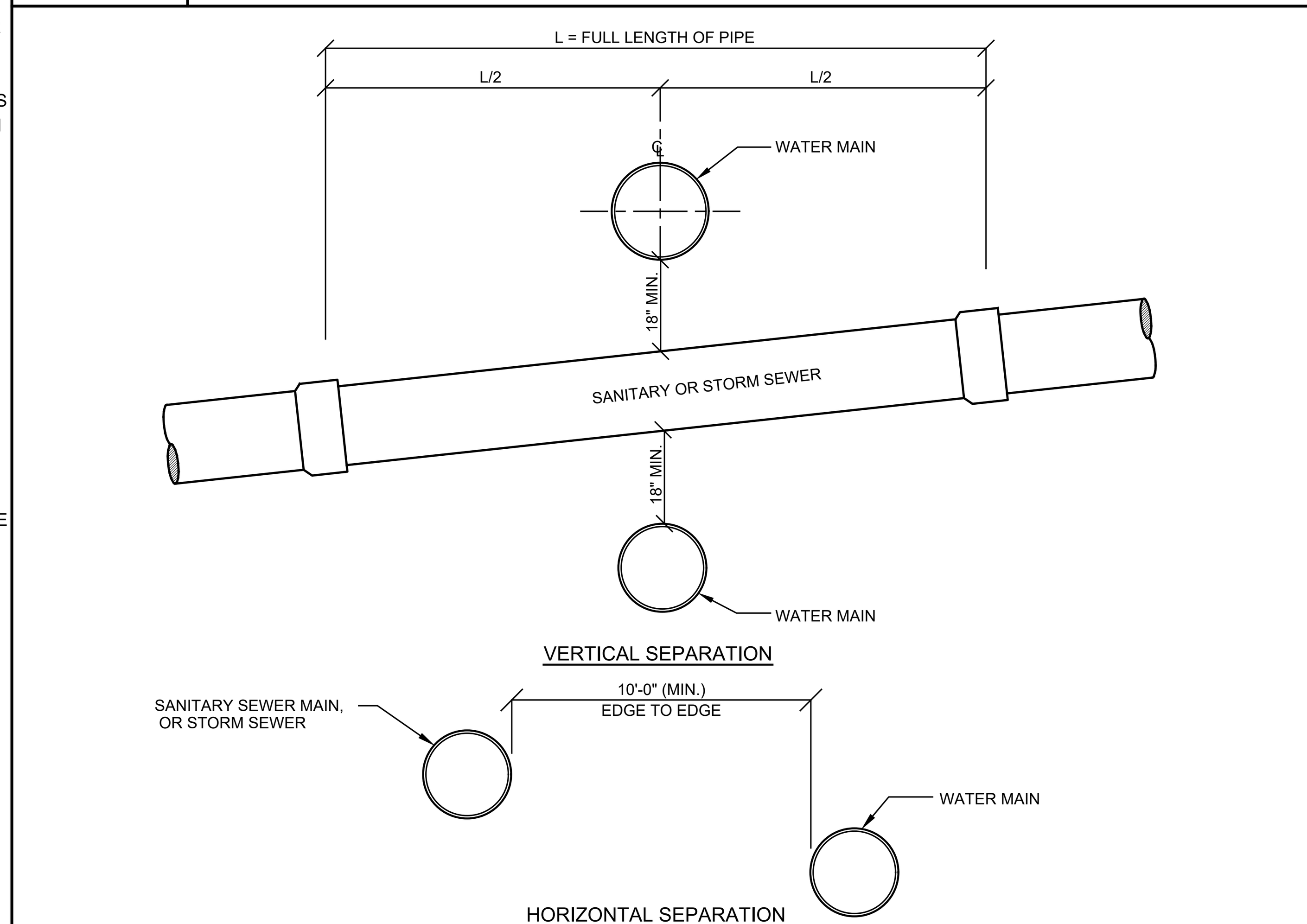
GENERAL WATER MAIN NOTES:

1. ALL PROPOSED WATERMAIN MATERIALS, CONSTRUCTION AND INSTALLATION SHALL CONFORM TO ALL APPLICABLE RULES AND REGULATIONS OF THE TOWN OF YORKTOWN WATER DEPARTMENT AND THE WESTCHESTER COUNTY HEALTH DEPARTMENT STANDARDS AND SPECIFICATIONS. CONSTRUCTION MUST BE UNDER THE SUPERVISION OF A LICENSED AND REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW YORK WHO SHALL FURNISH A CERTIFICATE OF CONSTRUCTION COMPLIANCE AND TWO (2) SETS OF AS-BUILT PLANS AFTER THE COMPLETION OF THE PROJECT.
2. THE RECORDS OF THE TOWN OF YORKTOWN INDICATE THAT THERE IS ADEQUATE WATER PRESSURE AND CAPACITY AS REQURIED TO SERVE THIS PROJECT.
3. ALL BACKFLOW PREVENTION DEVICES ASSOCIATED WITH THE FIRE AND DOMESTIC SERVICES FOR EACH OF THE PROPOSED OFFICE SPACES IN THE TYPE "B" UNITS SHALL BE LOCATED INTERNAL TO THE BUILDING AND SHALL REQUIRE SEPARATE APPROVAL BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH.
4. ALL FIRE AND DOMESTIC SERVICE CONNECTIONS FROM THE PROPOSED WATER MAIN SHALL BE INSTALLED WITH WET TAPS AFTER THE CONTRACTOR HAS INSTALLED THE MAIN AND IT HAS BEEN APPROVED BY THE TOWN OF YORKTOWN WATER DEPARTMENT AND THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH.
5. THE CONTRACTOR IS ADVISED THAT BEFORE HE CONNECTS TO THE EXISTING WATER SYSTEM, HE MUST ADVISE AND COORDINATE HIS OPERATIONS WITH THE TOWN OF YORKTOWN WATER DEPARTMENT'S SUPERINTENDENT. MEANS AND METHODS USED TO CONNECT TO THE EXISTING SERVICE SHALL BE APPROVED BY THE TOWN AND SHALL INCLUDE BUT NOT BE LIMITED TO WET TAPS OR OTHERWISE.
6. THE CONTRACTOR IS TO MAINTAIN CONSTANT FLOW AND PRESSURE IN ALL WATER MAINS AT ALL TIMES. IF THE NEED SHOULD ARISE THAT WATER SERVICE IS TO BE INTERRUPTED FOR A SHORT PERIOD, IT MUST BE COORDINATED WITH AND APPROVED BY THE ENGINEER AND THE TOWN OF YORKTOWN SUPERINTENDENT OF WATER.
7. WATER MAINS CROSSING HOUSE SEWERS, STORM SEWERS OR SANITARY SEWERS SHALL BE LAID TO PROVIDE A VERTICAL SEPARATION OF A MINIMUM OF 18" BETWEEN THE BOTTOM OF WATER MAIN AND TOP OF SEWER.
8. WATER MAINS PASSING UNDER HOUSE SEWERS, IN ADDITION, SHALL BE PROTECTED BY PROVIDING A VERTICAL SEPARATION OF 18" MINIMUM FROM THE BOTTOM OF THE SEWER TO THE TOP OF THE WATER MAIN AND ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF THE JOINTS AND THE SEWER SETTLING AND BREAKING THE WATER MAIN. IN ADDITION THE LENGTH OF WATER PIPE IS TO BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER. NO WATER MAIN SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER OR SEWER MANHOLE.
9. THE COVER OVER THE TOP OF THE WATER MAIN SHALL BE A MINIMUM OF 4 FEET TO A MAXIMUM OF 5.5 FT.
10. WATER MAINS SHALL BE CLASS 52 DUCTILE IRON PIPES (DIP) TYTON JOINT TYPE AND FITTINGS SHALL BE FACTORY CEMENT LINED CLASS 52. ALL FITTINGS SHALL HAVE MECHANICAL JOINTS AND SHALL BE PRESSURE RATED AT 250 PSI. ALL NECESSARY JOINT MATERIALS SHALL BE FURNISHED. WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH AWWA STANDARDS, LATEST REVISION.
11. ALL GATE VALVES SHALL BE MUELLER RESILIENT WEDGE (TURN LEFT OPEN) TYPE AND SHALL MEET AWWA STANDARDS, LATEST REVISION.
12. ALL SERVICE CONNECTIONS AND SMALL DIAMETER EXTENSIONS SHALL CONFORM TO AWWA C-151.
13. RETAINER GLANDS AND CONCRETE THRUST BLOCKS OR RODS SHALL BE USED AT ALL LOCATIONS WHERE RESTRAINTS EXIST.
14. INSTALLATION AND TESTING OF THE WATER MAIN SHALL BE INSPECTED BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH. THE CONTRACTOR SHALL PROVIDE THE HEALTH DEPARTMENT A MINIMUM 48 HOURS NOTICE PRIOR TO ANY PRESSURE/LEAKAGE TESTS AND/OR DISINFECTION AND BACTERIOLOGICAL TESTS PERFORMED ON THE PROPOSED WATER MAIN. THE RESULTS OF THE ABOVE TESTS MUST BE ACCEPTED BY THE WCHD PRIOR TO USE OF THE MAIN.
15. ASBUILT DRAWINGS SHALL SHOW DIMENSIONS BETWEEN ALL VALVE TURNING NUTS AND FINISH GRADE.
16. INSTALLATION, DISINFECTION AND TESTING TO BE WITNESSED AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER OR TOWN OF YORKTOWN ENGINEER.
17. ALL HYDRANTS AND VALVES SHALL BE AS MANUFACTURED BY THE MUELLER COMPANY.
18. THE FINAL LOCATIONS OF FIRE HYDRANTS AND SIAMESE CONNECTIONS SHALL BE DETERMINED BY AND COORDINATED WITH THE TOWN OF YORKTOWN FIRE DEPARTMENT.
19. IF, DURING CONSTRUCTION, IT IS FOUND THAT THE REQUIRED SEPARATION OF WATER MAINS, SANITARY SEWERS, STORM SEWERS, AND BUILDING SEWERS CANNOT BE MET, THE DEVELOPER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONTACT THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH. APPROVAL BY THE WCHD IS REQUIRED PRIOR TO ANY FIELD CHANGES THAT WILL AFFECT MINIMUM WATER/SEWER SEPARATION DISTANCES.
20. ALL TYPES OF INSTALLED PIPE SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C-600.
21. ALL NEW, CLEANED OR REPAIRED WATER MAINS SHALL BE DISINFECTED AND BACTERIOLOGICAL TESTING PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C-651-05 (EXCEPT FOR SECTION 4.4.2 WHICH IS NOT APPROVABLE). THE SPECIFICATIONS INCLUDE DETAILED PROCEDURES FOR THE ADEQUATE FLUSHING, DISINFECTION, AND MICRO- BIOLOGICAL TESTING OF ALL WATER MAINS.
22. ROAD OPENINGS SHALL BE DONE IN ACCORDANCE WITH CONDITIONS OF PERMIT, AND COORDINATED WITH THE TOWN OF YORKTOWN.
23. UPON COMPLETION AND PRIOR TO USE, TWO (2) SETS OF AS-BUILT PLANS AND ACCEPTABLE BACTERIOLOGICAL SAMPLE AND WATER MAIN HYDROSTATIC TEST RESULTS MUST BE SUBMITTED ALONG WITH THE DESIGN PROFESSIONAL'S CERTIFICATION OF CONSTRUCTION.



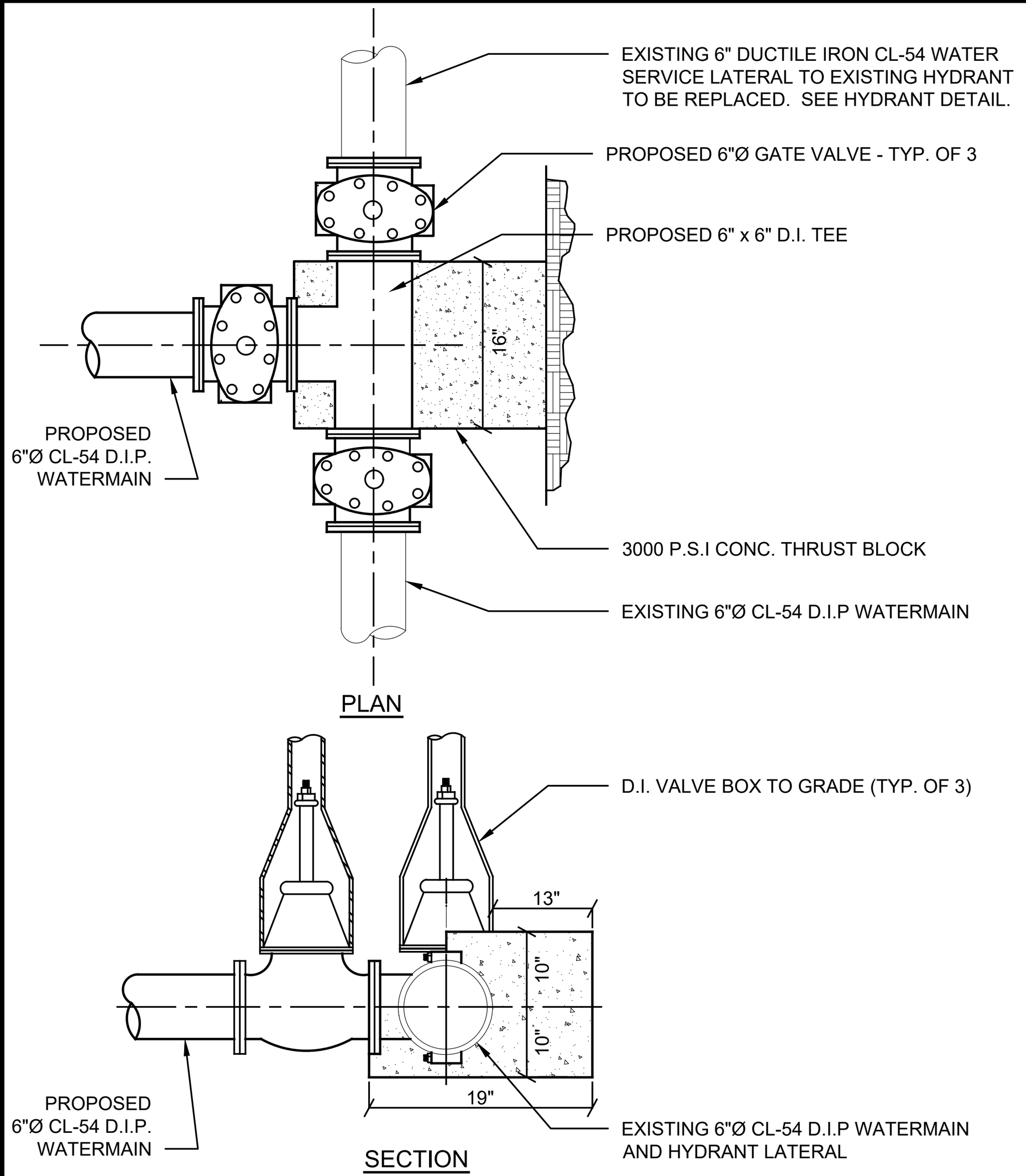
NOTES:
1. IN MATERIALS TO BE CONSIDERED AS UNSUITABLE (I.E. MUCK) MATERIAL IS TO BE REPLACED 24" BELOW THE PIPE INVERT AND REPLACED WITH ITEM NO. 4 BEDDING.
2. A CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED IN THE TRENCH FOR ALL BURIED PIPE. BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE PIPE AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE. STONES FOUND IN THE TRENCH SHALL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF THE PIPE.

W-1 WATER MAIN BEDDING DETAIL
NOT TO SCALE

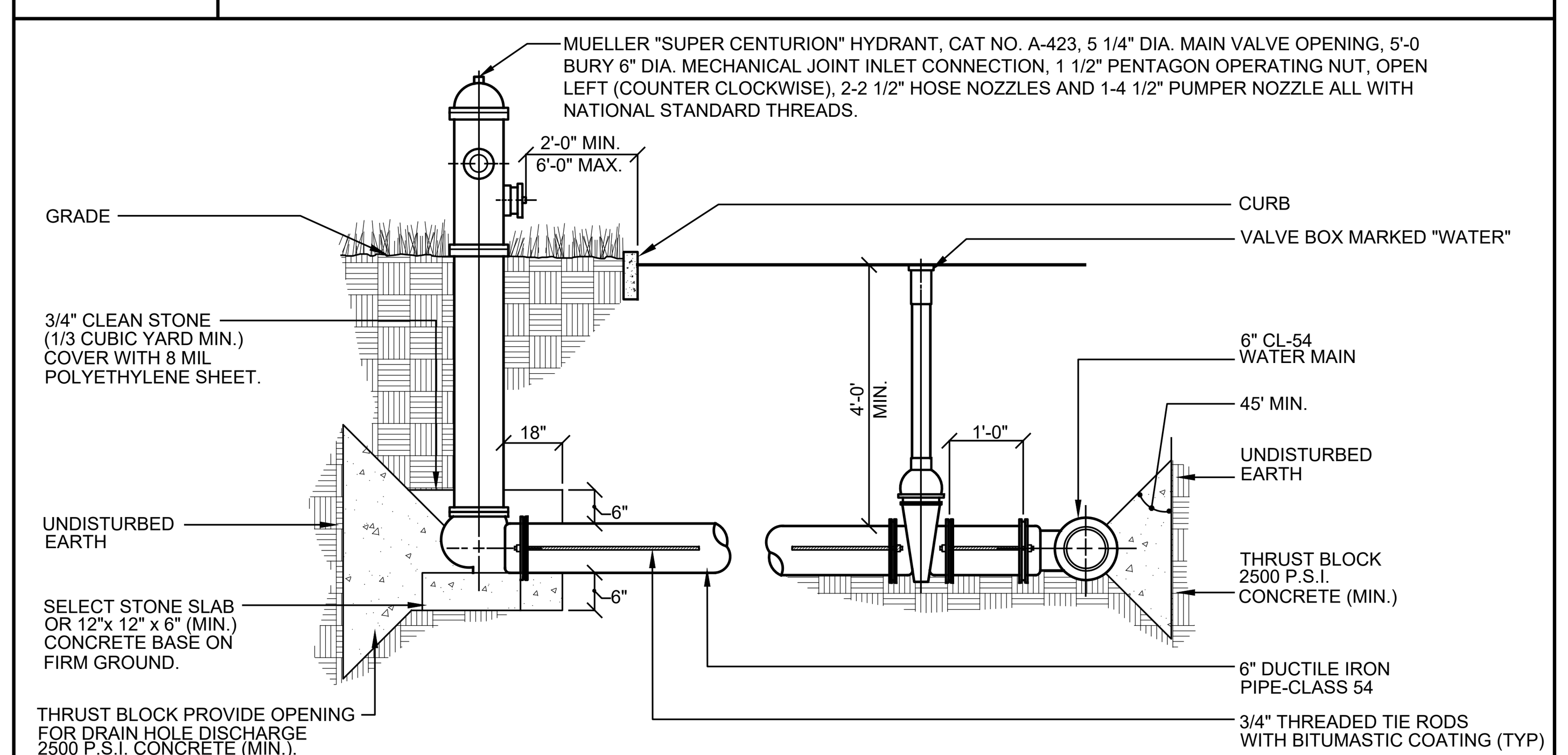


NOTES:
1. ANY DEVIATION FROM THE REQUIRED MINIMUM SEPARATIONS SHALL BE SUBJECT TO A REVIEW AND APPROVAL BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH PRIOR TO CONSTRUCTION.
2. WATER MAINS SHALL BE LAID AT LEAST TEN (10) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER OR DRAIN LINES. SHOULD LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET, A WATER MAIN MAY BE LAID CLOSER THAN TEN FEET TO A SEWER IF (1) IT IS LAID IN A SEPARATE TRENCH, OR IF (2) IT IS LAID IN THE SAME TRENCH WITH THE WATER MAIN LOCATED AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH AND IF IN EITHER CASE THE ELEVATION OF THE CROWN OF THE SEWER OR DRAIN IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN.
3. WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL SEPARATION, AS STIPULATED ABOVE, THE SEWER OR DRAIN SHALL BE CONSTRUCTED OF MATERIALS AND WITH JOINTS EQUIVALENT TO THE STANDARDS FOR THE WATER MAIN AND SHALL BE PRESSURE TESTED TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
4. NORMAL CONDITIONS: WHENEVER A WATER MAIN MUST CROSS OVER OR UNDER A SEWER OR DRAIN, THE PIPES SHALL BE LAID TO PROVIDE A VERTICAL SEPARATION BETWEEN THEM OF AT LEAST 18 INCHES, AS MEASURED FROM THE BOTTOM OF THE HIGHER PIPE TO THE CROWN OF THE LOWER PIPE.
5. UNUSUAL CONDITIONS: WHEN CONDITIONS PREVENT A VERTICAL SEPARATION OF 18 INCHES, THE SEWER SHALL BE CONSTRUCTED OF MATERIALS AND WITH JOINTS EQUIVALENT TO THE WATER MAIN STANDARDS AND SHALL BE PRESSURE TESTED TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
6. WATER MAIN CROSSING OVER SEWERS:
   A. VERTICAL SEPARATION OF 18 INCHES MUST BE PROVIDED;
   B. ADEQUATE STRUCTURAL SUPPORT MUST BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING;
   C. FULL LENGTH OF WATER PIPE MUST BE CENTERED AT THE POINT OF CROSSING, NO JOINTS WILL BE PERMITTED AT THE POINT OF CROSSING;
   D. SEWERS MUST BE CONSTRUCTED OF MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS AND PRESSURE TESTED.

W-3 SEPARATION OF WATER MAINS, SANITARY SEWERS OR STORM SEWERS
NOT TO SCALE

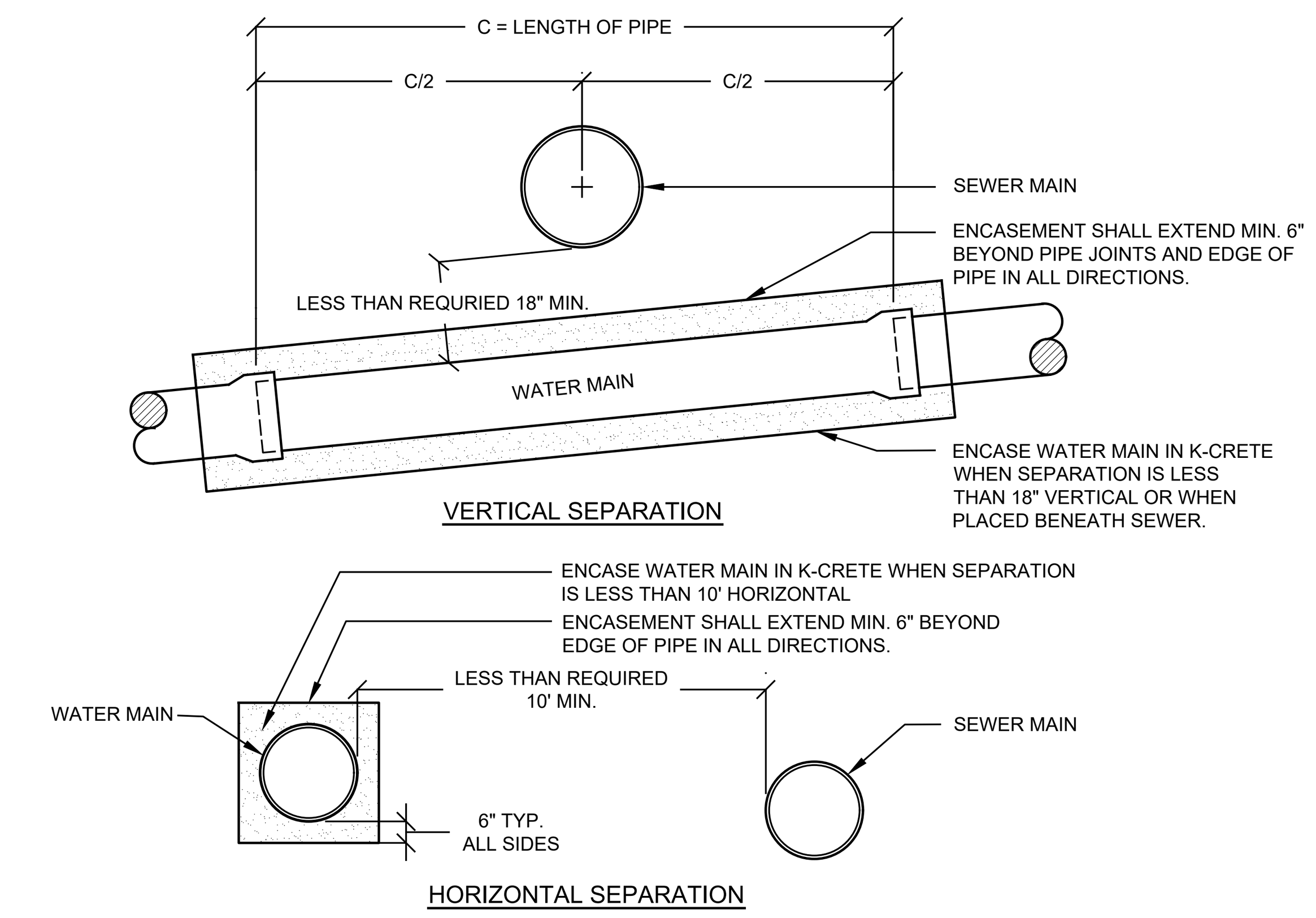


W-2 WATERMAIN TEE & GATE VALVE CONNECTION DETAIL
NOT TO SCALE



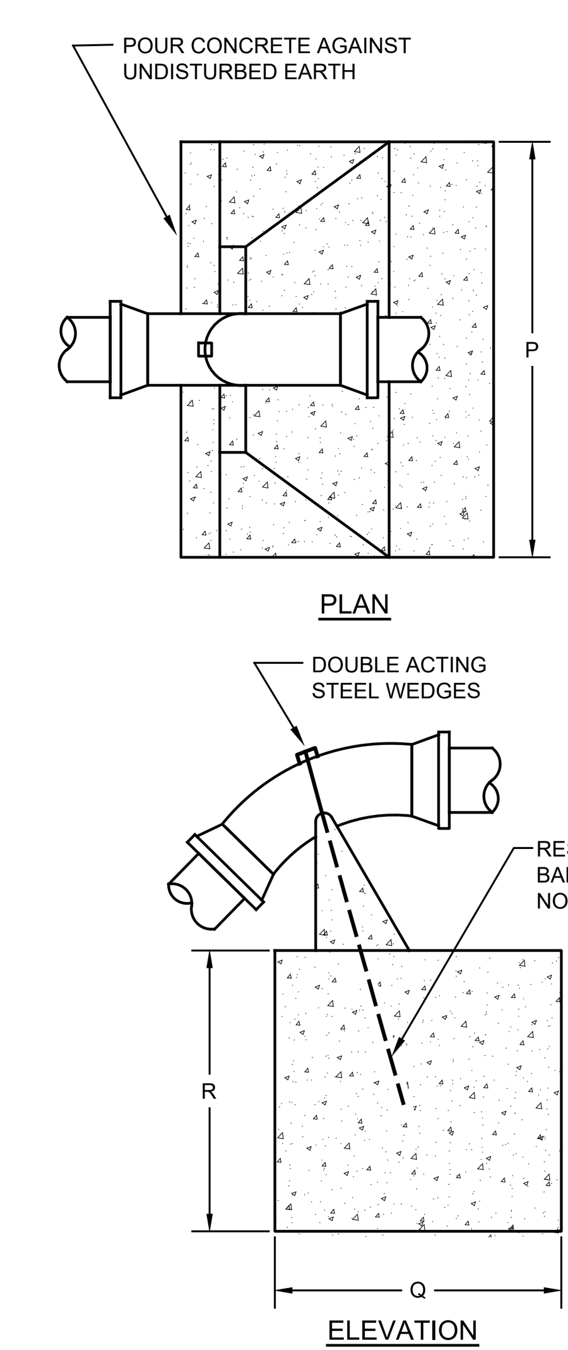
NOTES:
1. RETAINER GLANDS, CONCRETE THRUST BLOCKS AND TIE RODS SHALL BE USED AT ALL LOCATIONS WHERE RESTRAINTS ARE REQUIRED.
2. IF GROUNDWATER IS ENCOUNTERED WITHIN 7 FEET OF GRADE, HYDRANT DRAIN HOLES SHALL BE PLUGGED. WHEN THE DRAINS ARE PLUGGED THE BARRELS MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. WHERE HYDRANT DRAINS ARE NOT PLUGGED, A GRAVEL POCKET OR DRY WELL SHALL BE PROVIDED UNLESS THE NATURAL SOILS WILL PROVIDE ADEQUATE DRAINAGE. HYDRANT DRAINS SHALL NOT BE CONNECTED TO OR LOCATED WITHIN 10 FEET OF SANITARY SEWERS OR STORM DRAINS.
3. IF HYDRANT IS WITHIN 10 FEET OF SEWERS, HYDRANT DRAIN HOLES SHALL BE PLUGGED.
4. HYDRANT SHALL BE PAINTED WITH TWO COATS OF ELECTRO- FARROTHANE, PLASTIC FINISH, NO. 44 RED PAINT.
5. ALL GATE VALVES SHALL BE MUELLER AWWA STANDARD.

W-4 HYDRANT BEDDING DETAIL
NOT TO SCALE



NOTES:
1. Encasement of the water main shall apply only at locations where the minimum required separation distances can not be maintained or whenever a water main crosses beneath a sewer main.
2. Encasement of the water main shall be limited to those locations indicated on the plans.
3. Encasement shall be completed with k-crete having a minimum compressive strength of 50 psi.
4. One full length of sewer pipe shall be laid so both joints will be as far from the water main as possible.
5. Where the sewer has already been installed, the water main shall be placed so that the joints on the water main are equidistant from the sewer. No water pipe shall pass through or come in contact with any sewer manhole.
6. In the event that there is a deviation from any of the above requirements, said changes must be approved by the County Health Department prior to completion of any such changes.

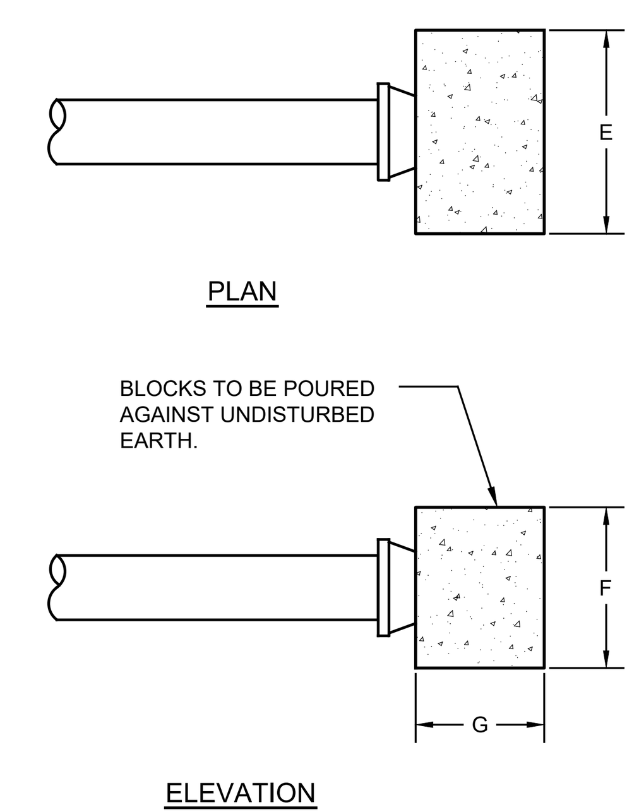
W-5 WATER MAIN ENCASEMENT DETAIL
NOT TO SCALE



PIPE DIAM. IN.	BEND	BLOCK DIMENSIONS P IN.	Q IN.	R IN.	CONCRETE VOLUME CY
16	45	72	60	56	5.2
	22.5	60	48	44	2.7
	11.25	48	38	36	1.4
12	45	60	48	48	3.0
	22.5	42	42	40	1.5
	11.25	34	34	34	0.84
10	45	54	42	42	2.0
	22.5	36	36	36	1.0
	11.25	30	30	30	0.58
8	45	48	36	36	1.3
	22.5	32	32	32	0.71
	11.25	26	26	26	0.38
6	45	42	30	28	0.76
	22.5	26	26	26	0.38
	11.25	24	24	24	0.30

NOTES:
1. MIN. 2,500 PSI CONCRETE TO BE USED.
2. BLOCK DIMENSIONS ARE MINIMUM AND ARE BASED UPON SOIL BEARING PRESSURE OF 2,000 PSF AND WATER PRESSURE OF 150 PSI. WHERE SOIL BEARING IS LESS OR WATER PRESSURE IS GREATER, A SPECIAL DESIGN WILL BE REQUIRED.
3. ALL BOLTS SHALL BE COVERED WITH BURLAP BEFORE POURING CONCRETE.
4. WHERE 90° CREST VERTICAL BEND IS REQUIRED APPROVAL MUST FIRST BE OBTAINED FROM THE ENGINEER. A SPECIAL DESIGN WILL BE REQUIRED.
5. 2 #6 REINFORCING RODS REQUIRED FOR 16" 45° BEND; 1 #6 REINFORCING ROD REQUIRED FOR ALL OTHER BENDS. EXPOSED BARS TO BE PROVIDED WITH PROTECTIVE COATING.

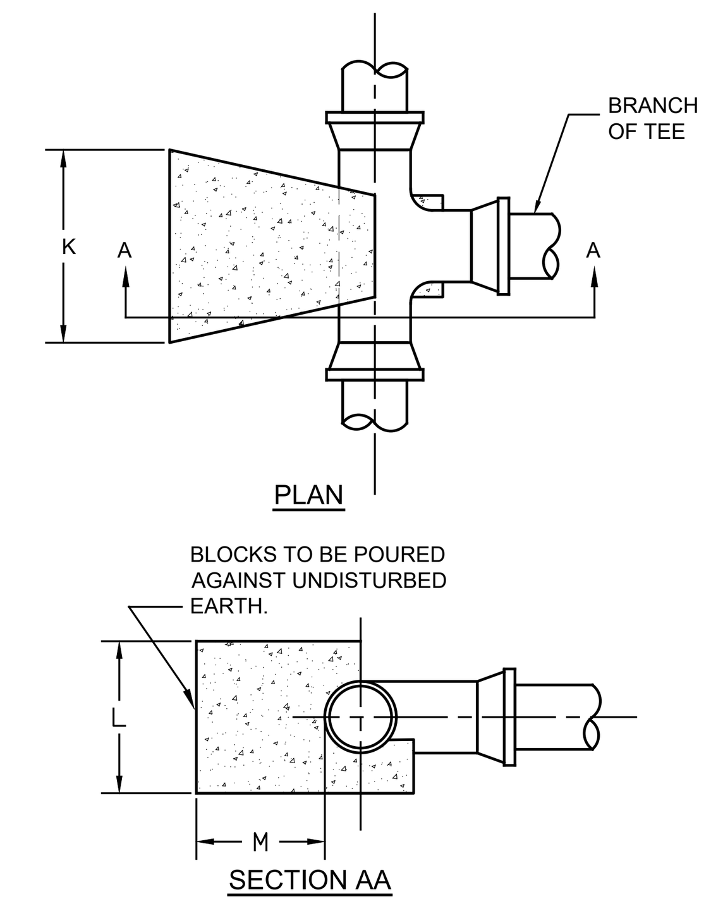
W-6 THRUST BLOCKING FOR CREST VERTICAL BENDS
NOT TO SCALE



PIPE DIAM. IN.	BLOCK DIMENSIONS E IN.	F IN.	G IN.	CONCRETE VOLUME $FT.^3$
6	20	16	12	2.2
8	28	20	12	3.9
10	30	24	12	5.0
12	42	30	14	10.2
16	52	42	18	22.7

NOTES:
1. MIN. 2,500 PSI CONCRETE TO BE USED.
2. BLOCK DIMENSIONS ARE MINIMUM AND ARE BASED UPON SOIL BEARING PRESSURE OF 2,000 PSF AND WATER PRESSURE OF 150 PSI. WHERE SOIL BEARING IS LESS OR WATER PRESSURE IS GREATER, A SPECIAL DESIGN WILL BE REQUIRED.
3. ALL BOLTS SHALL BE COVERED WITH BURLAP BEFORE POURING CONCRETE.
4. FOR USE ON ABANDONED LINES AND DEAD ENDS WHERE NO EXTENSION IS CONTEMPLATED.

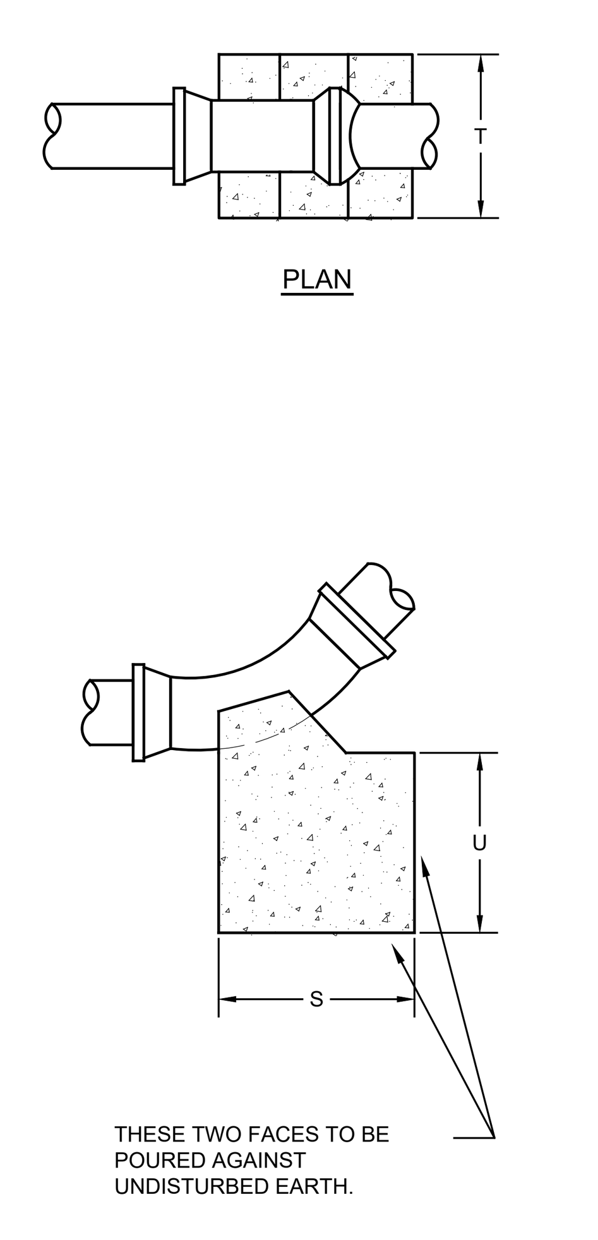
W-7 THRUST BLOCKING FOR CAPS, PLUGS AND VALVES
NOT TO SCALE



BRANCH SIZE IN.	BLOCK DIMENSIONS K IN.	L IN.	M IN.	CONCRETE VOLUME $FT.^3$
6	18	16	12	2.4
8	30	18	12	4.0
10	42	20	12	6.3
12	50	24	16	11.3
16	60	36	24	30.0

NOTES:
1. MIN. 2,500 PSI CONCRETE TO BE USED.
2. BLOCK DIMENSIONS ARE MINIMUM AND ARE BASED UPON SOIL BEARING PRESSURE OF 2,000 PSF AND WATER PRESSURE OF 150 PSI. WHERE SOIL BEARING IS LESS OR WATER PRESSURE IS GREATER, A SPECIAL DESIGN WILL BE REQUIRED.
3. ALL BOLTS SHALL BE COVERED WITH BURLAP BEFORE POURING CONCRETE.

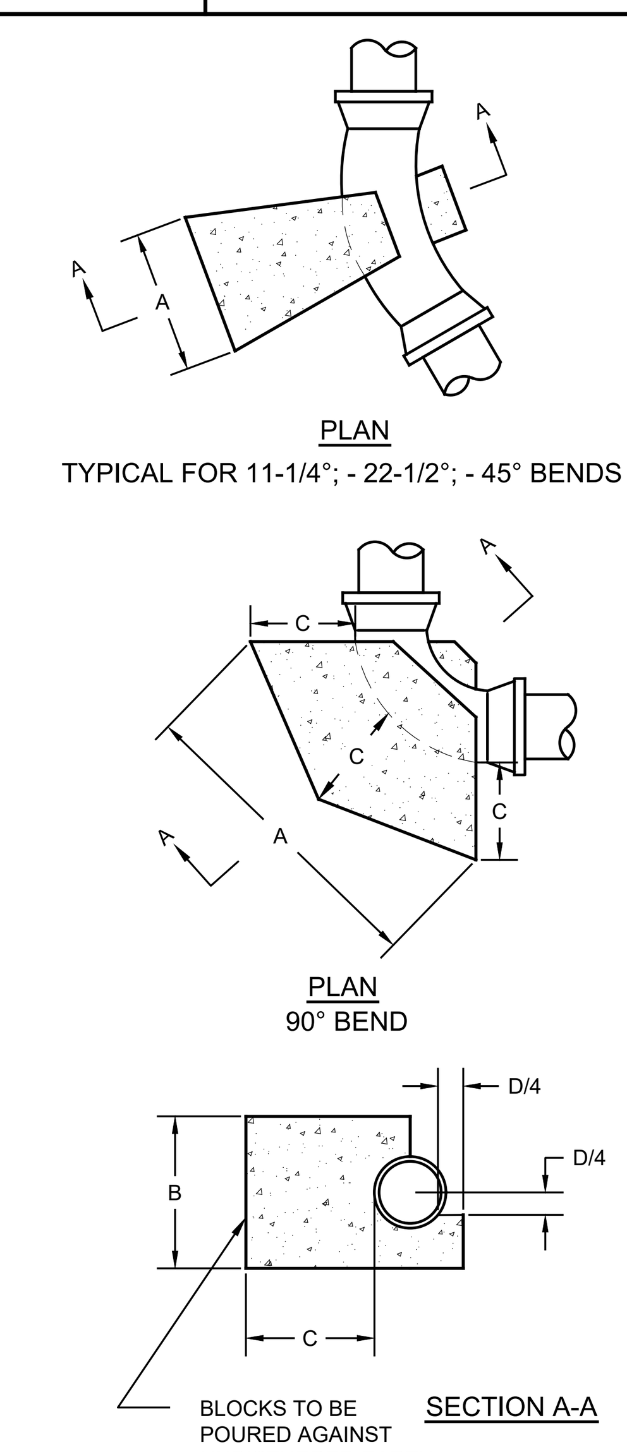
W-8 THRUST BLOCKING FOR TEES
NOT TO SCALE



PIPE DIAM. IN.	BEND	BLOCK DIMENSIONS S IN.	T IN.	U IN.	CONCRETE VOLUME $FT.^3$
16	90	48	48	48	64.0
	45	48	34	20	18.9
	22.5	42	20	18	8.8
	11.25				(3)
12	90	36	36	36	27.0
	45	36	24	18	9.0
	22.5	28	18	12	3.5
	11.25				(3)
10	90	30	30	30	15.6
	45	30	20	18	6.3
	22.5	22	16	12	2.4
	11.25				(3)
8	90	24	24	24	8.0
	45	24	16	12	2.7
	22.5	18	12	12	1.5
	11.25				(3)
6	90	18	18	18	3.4
	45	18	12	12	1.5
	22.5	12	12	12	1.0
	11.25				(3)

NOTES:
1. MIN. 2,500 PSI CONCRETE TO BE USED.
2. BLOCK DIMENSIONS ARE MINIMUM AND ARE BASED UPON SOIL BEARING PRESSURE OF 2,000 PSF AND WATER PRESSURE OF 150 PSI. WHERE SOIL BEARING IS LESS OR WATER PRESSURE IS GREATER, A SPECIAL DESIGN WILL BE REQUIRED.
3. ALL BOLTS SHALL BE COVERED WITH BURLAP BEFORE POURING CONCRETE.
4. BEND TO BE SET AGAINST DISTURBED EARTH, BACKFILL TO BE FIRMLY TAMPED, OR BLOCK TO BE FURNISHED AS DIRECTED BY THE ENGINEER.

W-9 THRUST BLOCKING FOR SAG VERTICAL BENDS
NOT TO SCALE



PIPE DIAM. IN.	BEND	BLOCK DIMENSIONS A IN.	B IN.	C IN.	CONCRETE VOLUME $FT.^3$
16	90	80	32	32	39.5
	45	48	28	30	19.7
	22.5	30	22	26	10.0
	11.25	20	18	12	3.8
12	90	56	26	20	15.0
	45	38	22	10	7.7
	22.5	20	20	12	3.6
	11.25	18	18	12	3.0
10	90	48	22	16	8.9
	45	28	20	12	4.0
	22.5	18	18	12	2.7
	11.25	16	16	12	2.2
8	90	34	20	12	4.4
	45	20	18	12	2.5
	22.5	14	14	12	1.6
	11.25				(3)
6	90	24	16	12	2.5
	45	14	14	12	1.5
	22.5	12	12	12	1.2
	11.25				(3)

NOTES:
1. MIN. 2,500 PSI CONCRETE TO BE USED.
2. BLOCK DIMENSIONS ARE MINIMUM AND ARE BASED UPON SOIL BEARING PRESSURE OF 2,000 PSF AND WATER PRESSURE OF 150 PSI. WHERE SOIL BEARING IS LESS OR WATER PRESSURE IS GREATER, A SPECIAL DESIGN WILL BE REQUIRED.
3. ALL BOLTS SHALL BE COVERED WITH BURLAP BEFORE POURING CONCRETE.
4. BEND TO BE SET AGAINST DISTURBED EARTH, BACKFILL TO BE FIRMLY TAMPED, OR BLOCK TO BE FURNISHED AS DIRECTED BY THE ENGINEER.

W-10 THRUST BLOCKING FOR HORIZONTAL BENDS
NOT TO SCALE

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Engineer:
Joseph C. Riina, P.E.
NYS Lic. No. 64431

Revisions:

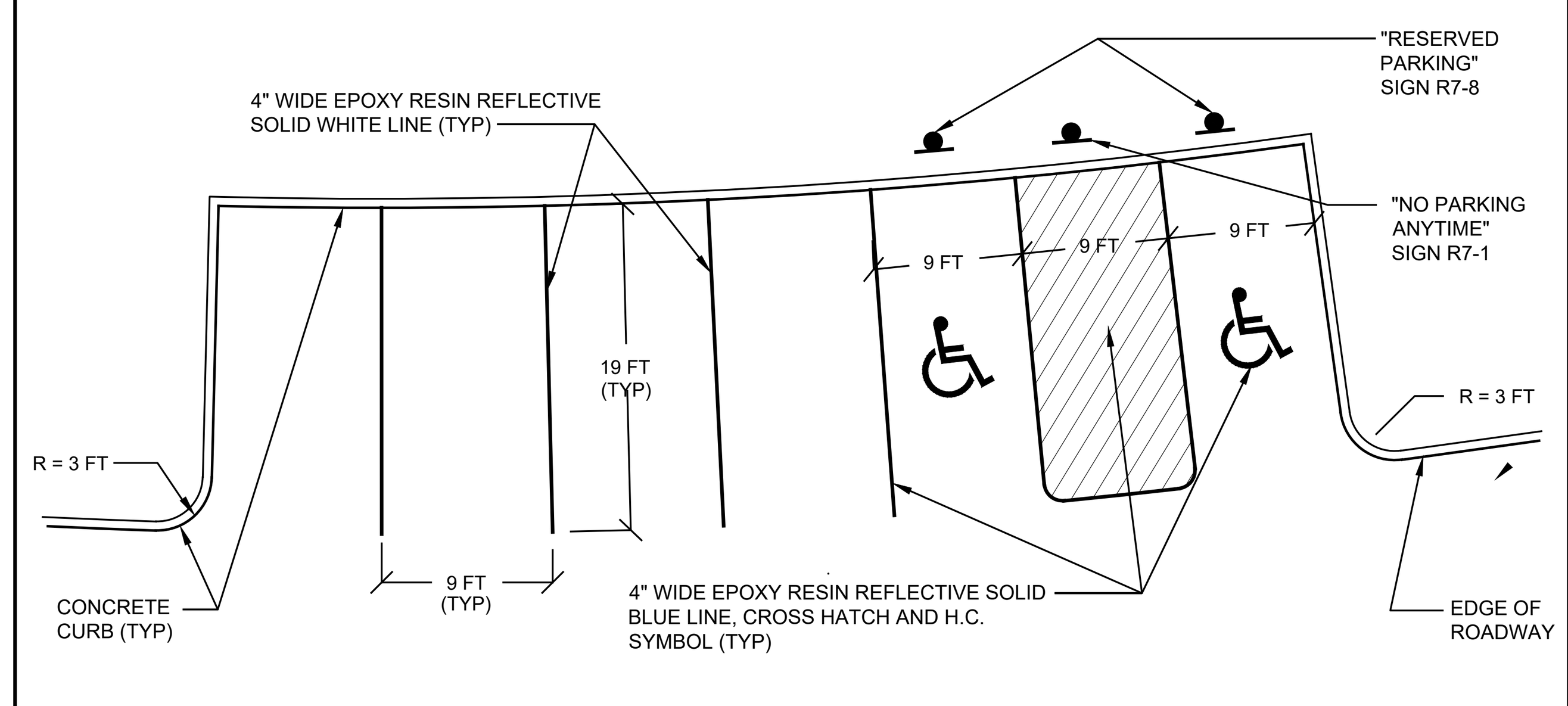
No.	Date	Comments:
1	2/19/08	Per PB & CB
2	4/11/08	Zoning
3	5/1/08	Rev. Stormwater
4	6/18/08	Stormwater/AT&T
5	7/15/08	Add water valves
6	7/30/08	Grading / Hydrant
7	11/19/09	As per Resolution
8	6/9/10	Per Town PB
9	8/9/10	Revised Curb Mtrl
10	6/30/11	Town Water Rev.
11	8/8/11	Rev per NYCDEP
12	9/26/11	Rev per NYCDEP
13	11/17/11	Rev per NYSDOT
14	01/12/22	Plan Update
15	01/19/22	Plan Update

SCALE: NO SCALE
DRAWN BY: JMC
DATE: 12/03/07

WATER SERVICE NOTES AND DETAILS

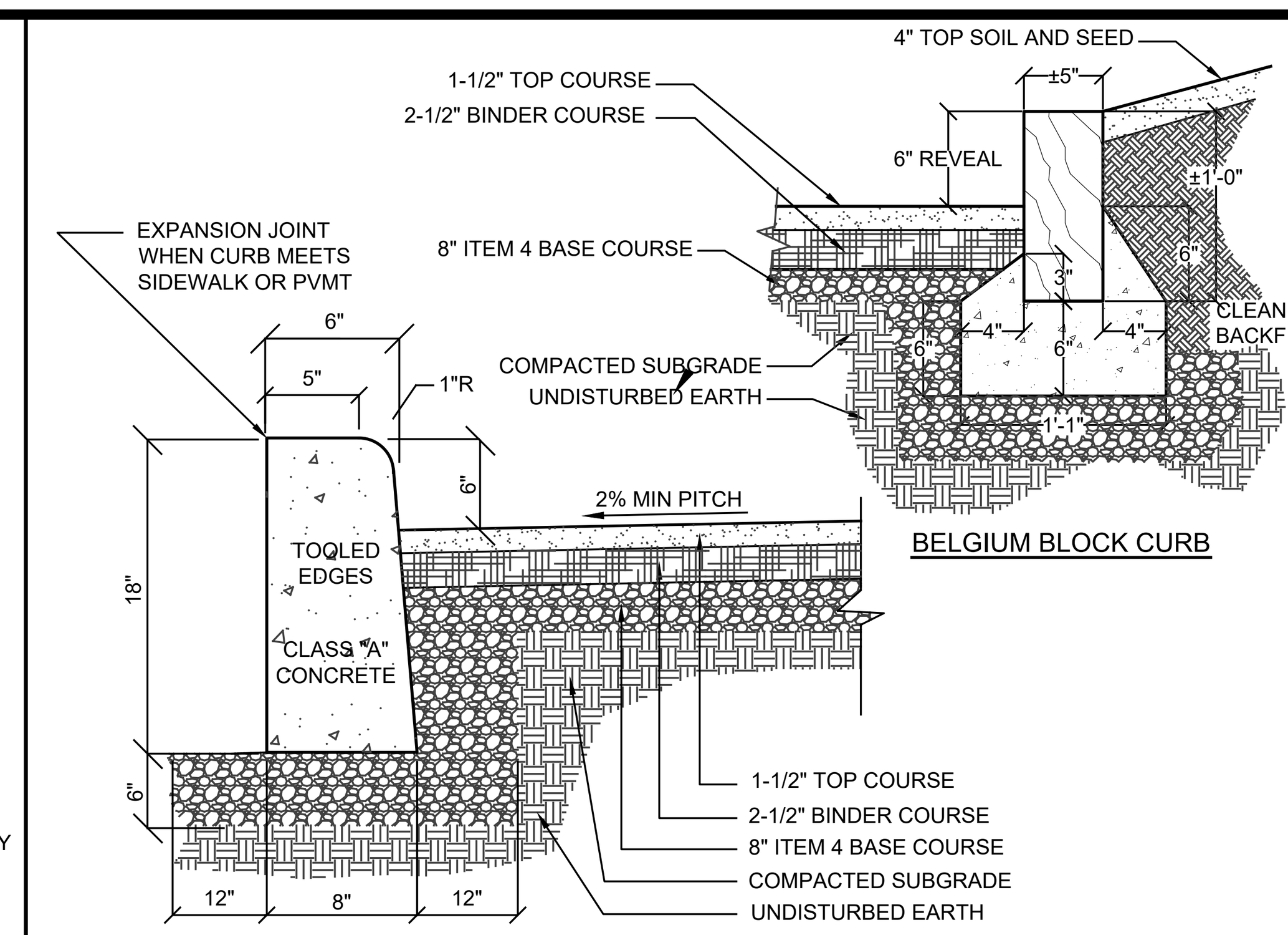
PROPOSED SITE PLAN
PREPARED FOR
MONGERO PROPERTIES
a.k.a. Commerce Bank
Rt. 118 and Downing Road
Town Of Yorktown Westchester Co., New York

Sheet 8 of 10



NOTE:
1. HANDICAP PARKING SPACES SHALL BE LOCATED AS SHOWN ON PLAN.

R-2	TYPICAL PARKING STALL LAYOUT NOT TO SCALE

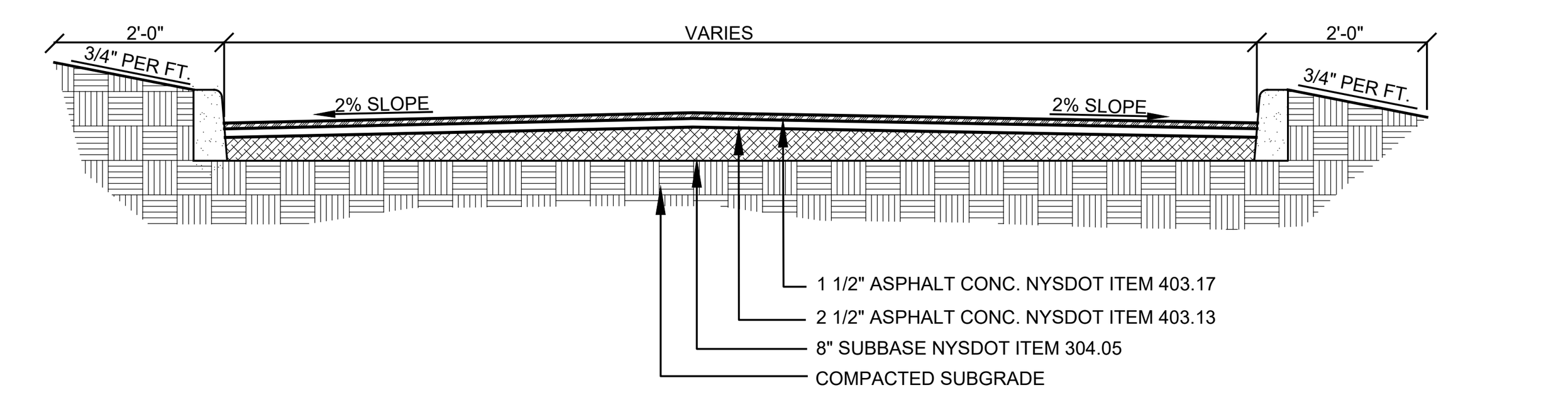


NOTE:
1. PROVIDE 1/2" EXPANSION JOINT IN CONCRETE CURB EVERY TEN FEET. CONSTRUCT CURB WITH CLASS A CONCRETE (3000 PSI)
2. SEE DRIVEWAY DETAIL FOR PAVEMENT CLASSIFICATIONS.

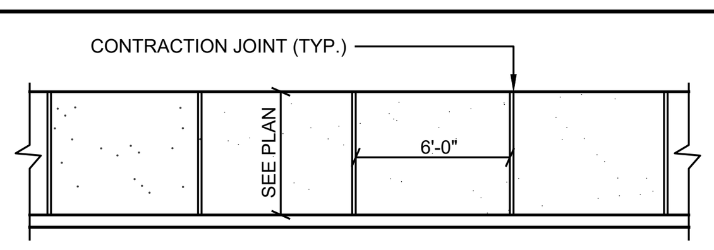
CONCRETE CURB

NOTE:
1. SEE PLAN FOR CURB TYPE LIMITS.

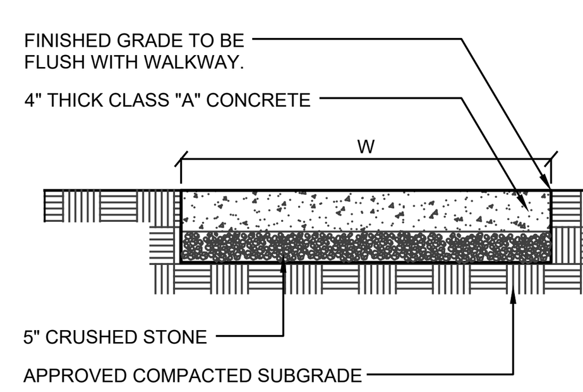
R-3	TYPICAL CURB DETAIL NOT TO SCALE



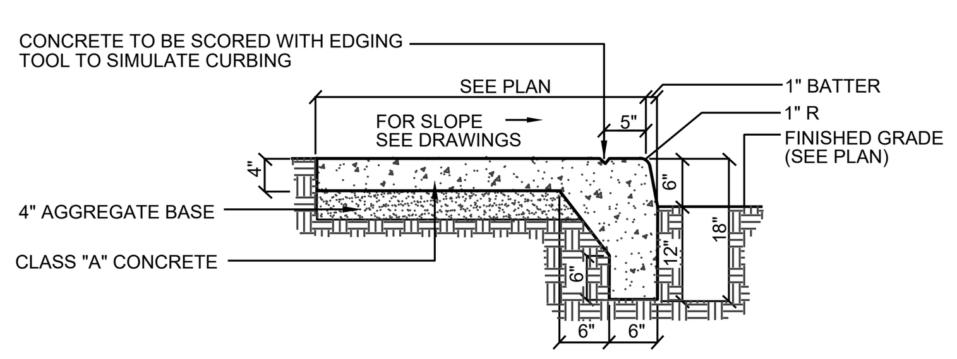
R-5	TYPICAL DRIVEWAY DETAIL NOT TO SCALE



PLAN



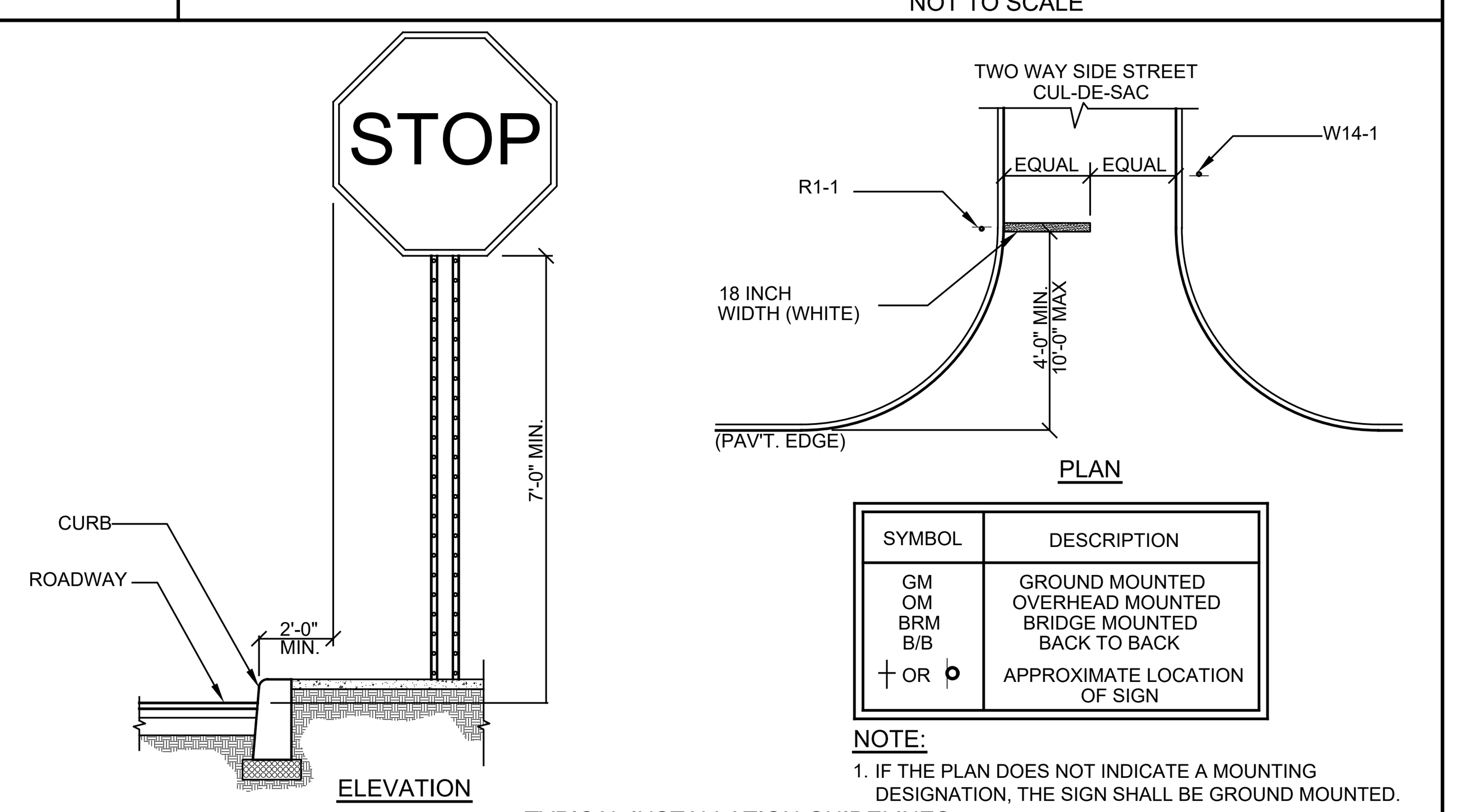
SECTION WITHOUT CURB



SECTION WITH CURB

NOTES
1. Minimum cross slope 1/8" per ft. Unless otherwise indicated on drawings.
2. Provide 1/4" premolded expansion jointsw at 6' intervals.
3. At the juncture of driveways and sidewalks, one-half(1/2") inch, premolded bituminous joints shall be installed

R-6	CONCRETE CURB & SIDEWALK DETAIL NOT TO SCALE



ELEVATION

PLAN

SYMBOL	DESCRIPTION
GM	GROUND MOUNTED
OM	OVERHEAD MOUNTED
BRM	BRIDGE MOUNTED
B/B	BACK TO BACK
┼ OR ⊙	APPROXIMATE LOCATION OF SIGN

NOTE:
1. IF THE PLAN DOES NOT INDICATE A MOUNTING DESIGNATION, THE SIGN SHALL BE GROUND MOUNTED.

TYPICAL INSTALLATION GUIDELINES

SIGN	M.U.T.C.D. NUMBER	SIZE OF SIGN	TYPE OF MOUNT
STOP	R1-1	24" X 24"	GR. MT.
DEAD END	W3-17	24" X 24"	GR. MT.
ONE WAY	R3-12	18" X 24"	GR. MT.

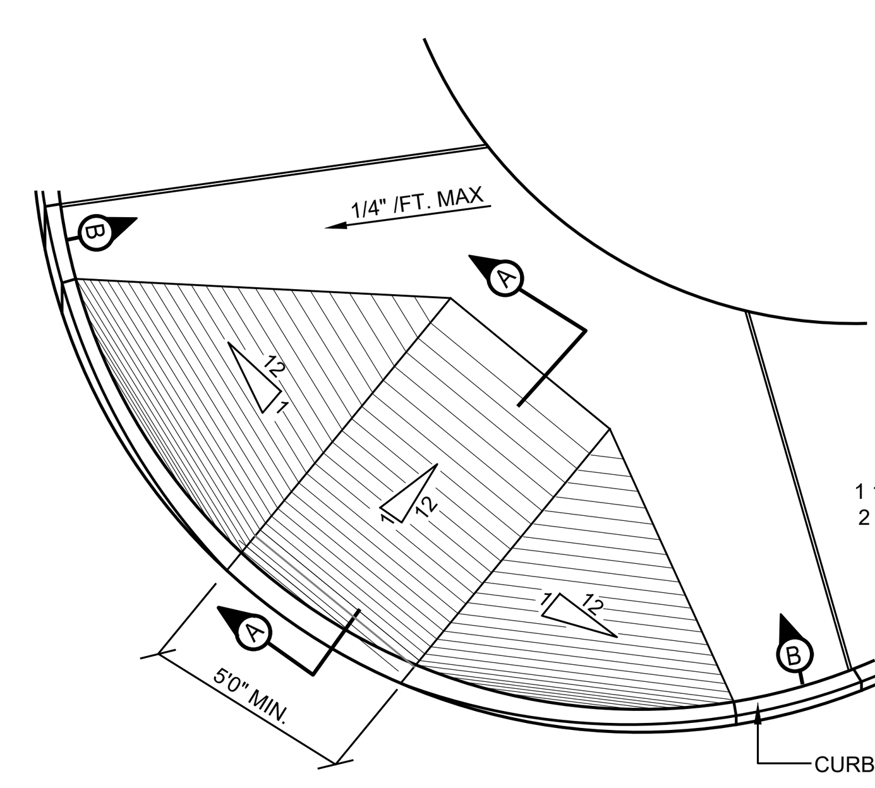
SIGN	M.U.T.C.D. NUMBER	SIZE OF SIGN	USED THIS PROJECT
NO PARKING ANY TIME	R7-1	12" X 18"	
RESERVED PARKING	R7-8	12" X 18"	
DO NOT ENTER	R3-15	24" X 24"	

GENERAL NOTES:
1. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL MUTCD AND THE NYS SUPPLEMENT(MUTCD), SEPTEMBER 2007, INCLUDING THE FOLLOWING:
   A. LETTER SIZE AND SERIES — C. REFLECTIVITY
   B. LEGEND AND BACKGROUND COLOR — D. SIZE OF SIGN
2. THE TYPE OF CHARACTERS AS SPECIFIED IN THE STANDARD SPECIFICATIONS SHALL BE AS FOLLOWS:

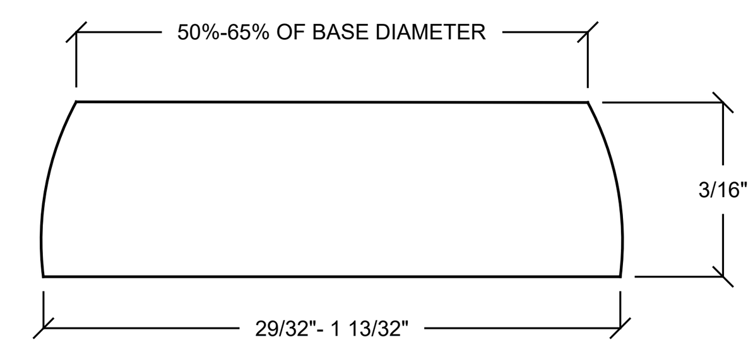
MUTCD CODE LETTER	TYPE OF CHARACTER
G.I.	TYPE IV
R.P.W.M.	TYPE IV OR V

3. SIGN LOCATIONS AS SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL RELOCATE EXISTING SIGNS AND INSTALL NEW SIGNS IN ACCORDANCE WITH THE MUTCD, LATEST EDITION. THE CONTRACTOR SHALL CONTACT THE TOWN ENGINEER TO DISCUSS/RESOLVE PROBLEM AREAS.
4. EXCEPT WHERE OTHERWISE SPECIFIED, PARKING SIGNS SHALL BE PLACED FACING APPROACHING TRAFFIC AT AN ANGLE OF BETWEEN 30 AND 45 DEGREES WITH THE LINE OF TRAFFIC FLOW. PARKING SIGNS SHALL BE PLACED AT EACH END OF A REGULATION (SINGLE-HEADED ARROWS) AND, WITHIN THE REGULATION (DOUBLE-HEADED ARROWS), AT INTERVALS NOT TO EXCEED 200 FT.
5. WHERE NEW SIGNS ARE INSTALLED THE CONTRACTOR SHALL AFFIX A LABEL TO THE BACK OF THE SIGN PANEL. THIS LABEL WILL SHOW THE DATE OF INSTALLATION AND IDENTIFICATION NUMBERS.
6. PLACEMENT OF W3-17 SIGN IS PRESCRIBED IN THE GENERAL MUNICIPAL LAW.

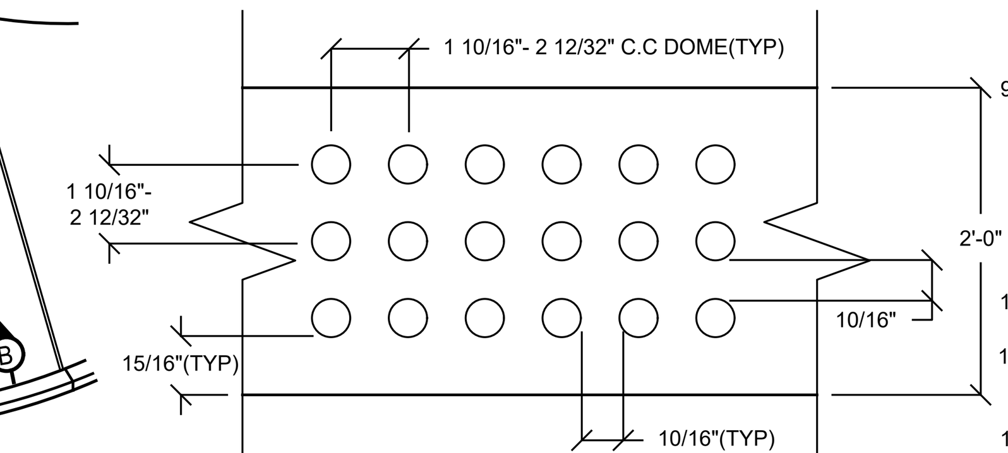
R-7	TRAFFIC SIGN DETAIL NOT TO SCALE



CURB SIDEWALK RAMP TYPE "A"



DOME SECTION



PLAN

DETECTABLE WARNING SURFACE

GENERAL

1. SIDEWALK CURB RAMP TYPE AND LOCATION ARE AS SHOWN ON THE PLANS OR AS DIRECTED.
2. ALL SIDEWALK CURB RAMP TYPES MAY BE USED AS STRAIGHT OR CURVED CURB SECTIONS.
3. SIDEWALK CURB RAMP TYPES MAY BE DIFFERENT AT EACH LOCATION WITHIN AN INTERSECTION.

SIDEWALK CURB RAMP CRITERIA

4. THE MAXIMUM SLOPE OF A SIDEWALK CURB RAMP SHALL BE 1:12.
5. THE MAXIMUM WIDTH OF A SIDEWALK CURB RAMP SHALL BE FIVE FEET. EXCLUSIVE OF FLARED SIDES.
6. ALL SIDEWALK CURB RAMPS SHALL HAVE FLUSH, SMOOTH TRANSITIONS TO THE ADJACENT STREET OR HIGHWAY SURFACE.

SURFACE FINISH

7. THE SURFACE OF ALL SIDEWALK CURB RAMPS SHALL BE STABLE, FIRM, AND SLIP RESISTANT. (E.G. A COARSE BROOM FINISH PERPENDICULAR TO THE RAMP SLOPE IS ACCEPTABLE ON CEMENT CONCRETE CURB RAMPS.)

ALL PROPOSED SIDEWALK CURB RAMPS SHALL HAVE A DETECTABLE WARNING SURFACE INSTALLED FROM THE BACK OF THE CURB FOR A DISTANCE OF 2 FEET IN THE DIRECTION OF TRAVEL ON THE RAMP AND EXTENDING THE FULL WIDTH OF THE RAMP, EXCLUDING THE RAMP SIDES OR FLARES. THE DETECTABLE WARNING SURFACE SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 4.29.2 OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG).

SIDEWALK CURB RAMP PLACEMENT

9. AT A CORNER, WHERE THE CURB RADIUS IS 25-FEET OR LESS, A SINGLE RAMP (EITHER TYPE A OR B) LOCATED DIAGONALLY CAN OFTEN SERVE CROSSWALKS IN TWO DIRECTIONS. HOWEVER, A SINGLE RAMP SHALL ONLY BE USED WHERE THERE IS A MINIMUM CLEAR SPACE OF 48" FALLING ENTIRELY WITHIN THE PROJECTION OF THE INTERSECTION CURBS (SEE FIGURE 1). WHERE THE RADIUS EXCEEDS 25' OR THE MINIMUM 48" CLEAR SPACE IS UNACHIEVABLE, THEN SEPARATE RAMPS SHOULD BE PROVIDED FOR EACH CROSS WALK.

PAVEMENT MARKINGS AT CROSSWALKS

10. SIDEWALK CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS EXCLUDING ANY FLARED SIDES.
11. AT A CORNER WHERE A SINGLE RAMP (EITHER TYPE A OR B; LOCATED DIAGONALLY SERVES TWO CROSSWALKS, THIS SHALL BE A 48" MINIMUM CLEAR SPACE AT THE RAMP BOTTOM WHOLLY CONTAINED WITHIN THE INTERSECTION CROSSWALK MARKINGS (SEE FIGURE 1)).
12. WHERE STOP LINES ARE NECESSARY, THEY SHALL BE LOCATED IN ADVANCE OF SIDEWALK CURB RAMPS.

UTILITIES - DRAINAGE INLETS OR GRATES

13. WHERE FEASIBLE, PROVIDE FOR DRAINAGE INLETS OR GRATES IMMEDIATELY UPSTREAM FROM THE CURB RAMPS. RETICULINE OR RECTANGULAR DRAINAGE GRATES ARE TO BE USED IN THE AREA OF CURB RAMPS.
14. DO NOT PLACE SIGNAL POLES, SIGN POSTS, UTILITY POLES, FIRE HYDRANTS, ETC., WITHIN THE RAMP OR SIDE FLARE AREAS.

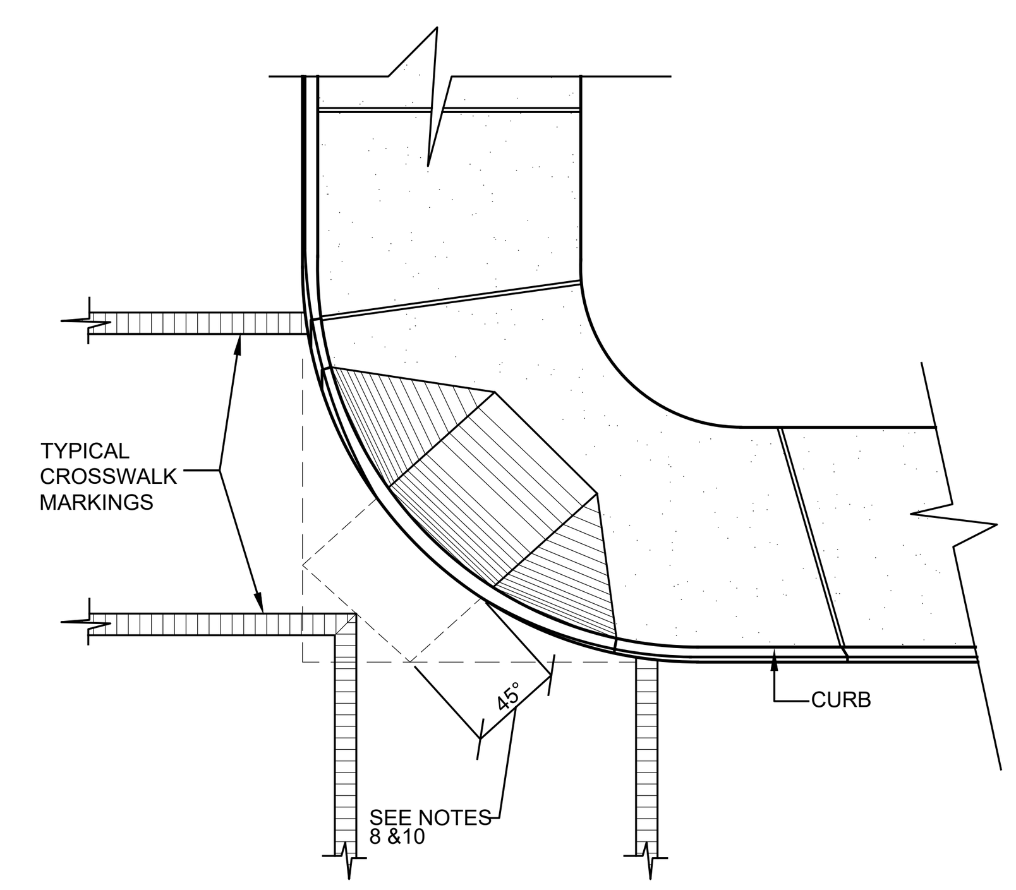
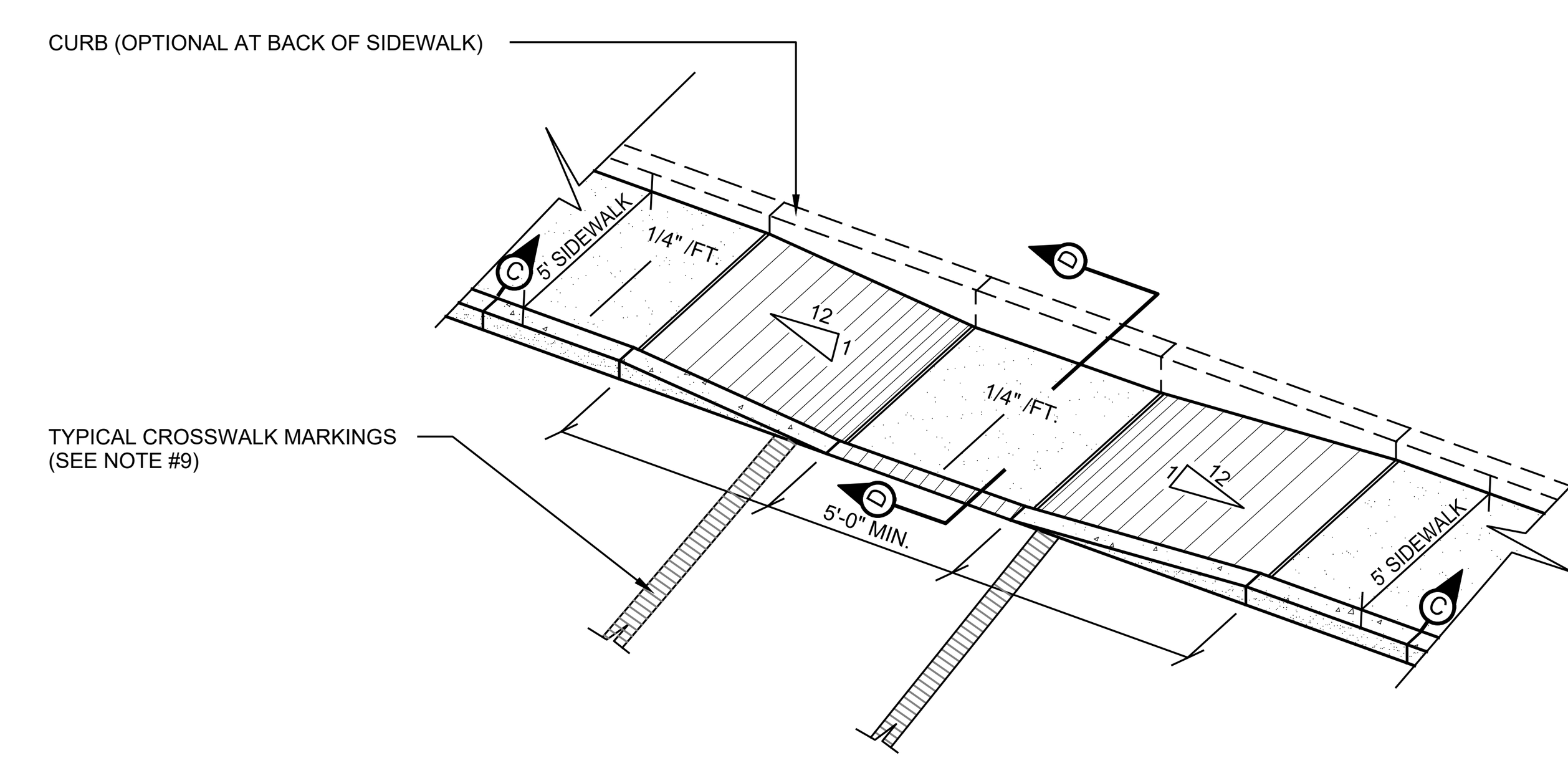
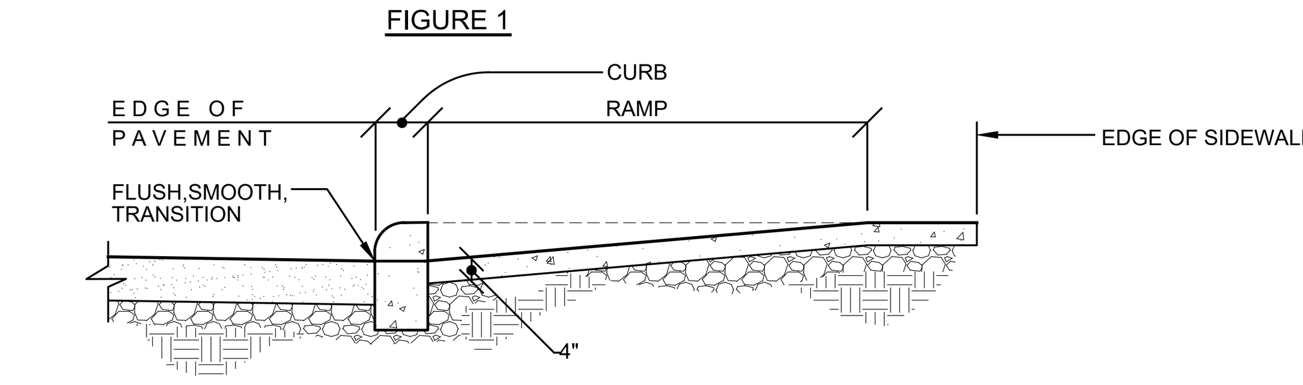


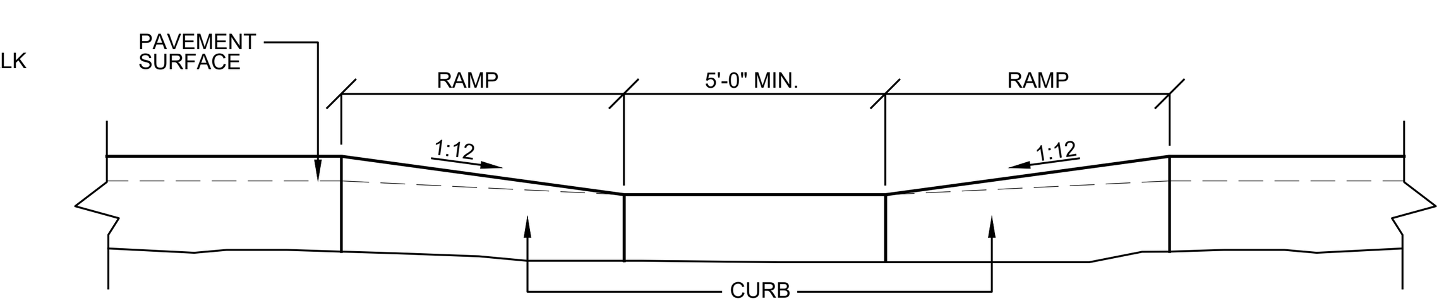
FIGURE 1



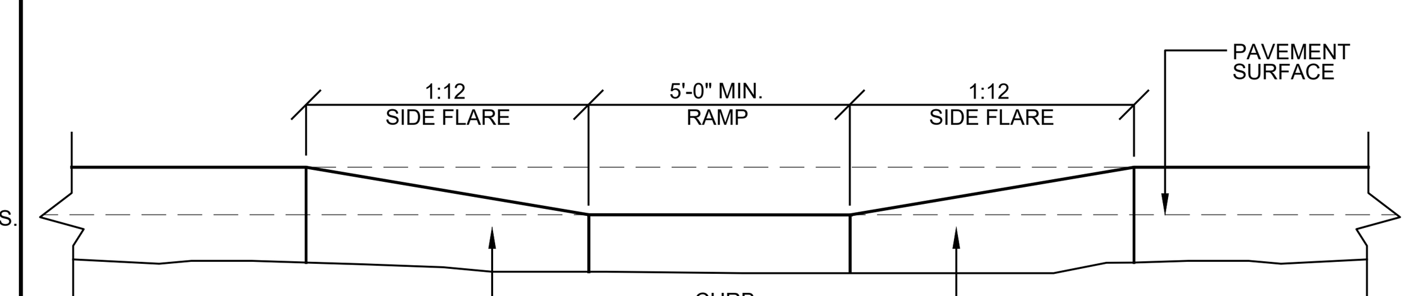
CURB SIDEWALK RAMP TYPE "B"



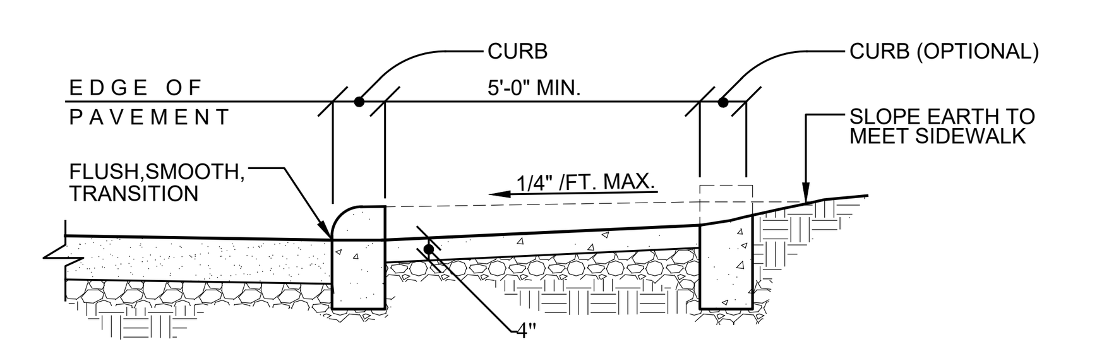
SECTION "A - A"



SECTION "C - C"



SECTION "B - B"



SECTION "D - D"

R-8	SIDEWALK CURB-RAMP DETAIL NOT TO SCALE

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Engineer:
Joseph C. Riina, P.E.
NYS Lic. No. 64431

Revisions:

No.	Date	Comments:
1	2/19/08	Per PB & CB
2	4/11/08	Zoning
3	5/1/08	Rev. Stormwater
4	6/18/08	Stormwater/AT&T
5	7/15/08	Add water valves
6	7/30/08	Grading / Hydrant
7	11/19/09	As per Resolution
8	6/9/10	Per Town PB
9	8/9/10	Revised Curb Mtrl
10	6/30/11	Town Water Rev.
11	8/8/11	Rev per NYCDEP
12	9/26/11	Rev per NYCDEP
13	11/17/11	Rev per NYSDOT
14	01/12/22	Plan Update
15	01/19/22	Plan Update

SCALE: NO SCALE

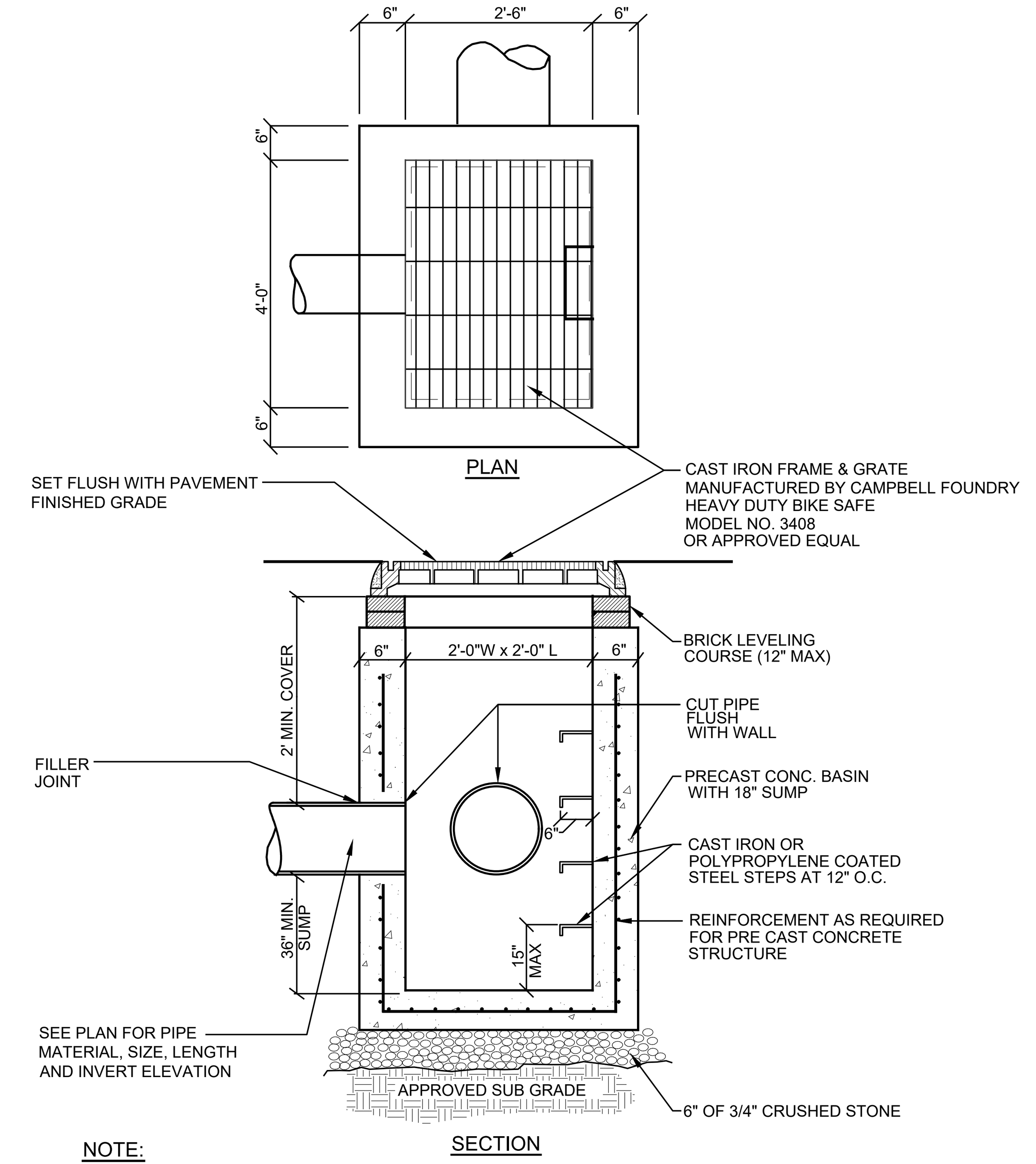
DRAWN BY: JMC

DATE: 12/03/07

ROAD, CURB AND SIDEWALK DETAILS

PROPOSED SITE PLAN
PREPARED FOR
MONGERO PROPERTIES
a.k.a. Commerce Bank
Rt. 118 and Downing Road
Town Of Yorktown — Westchester Co., New York

Sheet 9 of 10

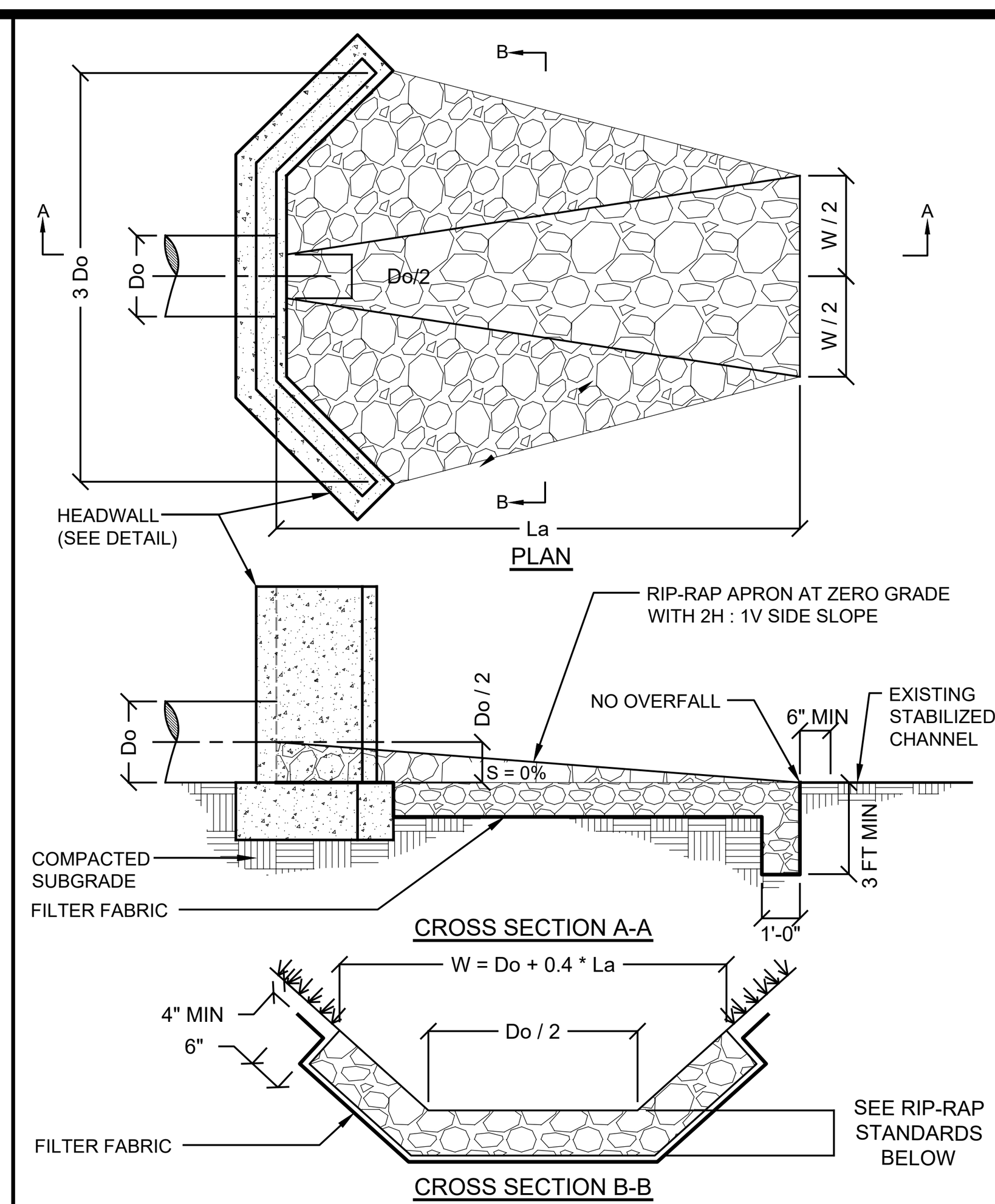


NOTE:

1. WHERE DEPTH OF CATCH BASIN EXCEEDS 10 FT, INSIDE DIMENSIONS SHALL BE 48" x 48".
2. BASIN SHALL BE BUILT WITH PRECAST CONCRETE STRUCTURAL SLAB DESIGNED FOR H-20 LOADING.

D-1 PRECAST DRAIN INLET DETAIL

NOT TO SCALE

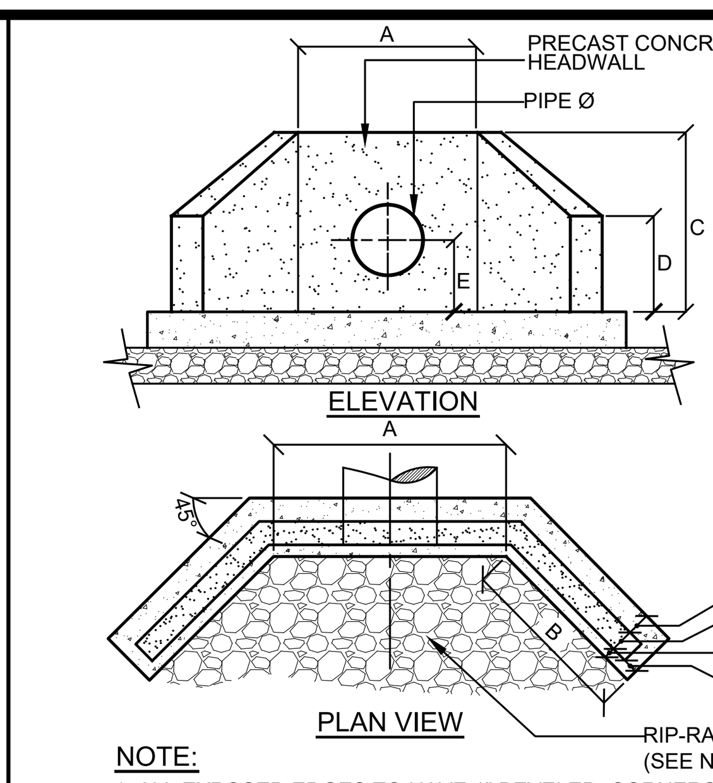


OUTLET PROTECTION DESIGN PARAMETERS					
STRUCTURE ID	PIPE DIA., Do (INCHES)	LENGTH APRON, La (FEET)	3 Do (FEET)	W=Do+0.4La (FEET)	RIP-RAP SPECS
HW-1	15	8	3.75	4.45	SEE BELOW
HW-2	18	8	4.50	4.70	SEE BELOW
HW-3	15	8	3.75	4.45	SEE BELOW

RIP-RAP STONE SIZE AS FOLLOWS: d_{50} = 4"; d_{MAX} = 6"; MIN. BLANKET THICKNESS = 9"

D-2 OUTLET PROTECTION DETAIL

NOT TO SCALE



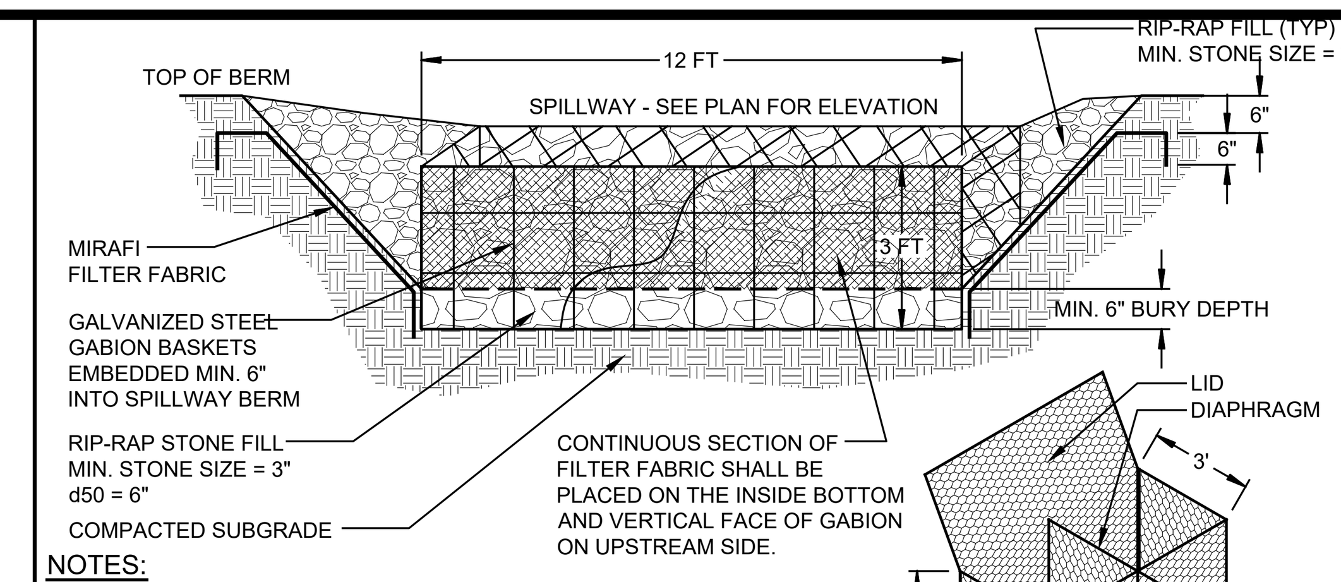
DIMENSIONS IN INCHES						
PIPE Ø	A	B	C	D	E	APPROX. WT. / LBS
12	36	30	54	40	36	5445
15	48	30	60	45	37.5	6400
18	48	30	60	45	39	6400
24	60	36	64	48	42	7250
30	72	36	72	54	45	9276
36	78	48	78	60	48	11623
48	84	48	90	66	54	12402
SPECIAL SIZES NOT LISTED, CAN BE MANUFACTURED UPON REQUEST						

NOTE:

1. ALL EXPOSED EDGES TO HAVE 1" BEVELED CORNERS APRON BY CONTRACTOR IN FIELD REINFORCING W/ #4 BARS @ 12" O.C.E.W.
2. AT LEAST 50% OF STONE SHALL WEIGH IN EXCESS OF 3,000 LBS. THE REMAINDER SHALL WEIGH BETWEEN 300 LBS AND 1,550 LBS. THE MINIMUM DIMENSION OF ANY STONE SHALL BE 12".

D-3 HEADWALL DETAIL

NOT TO SCALE

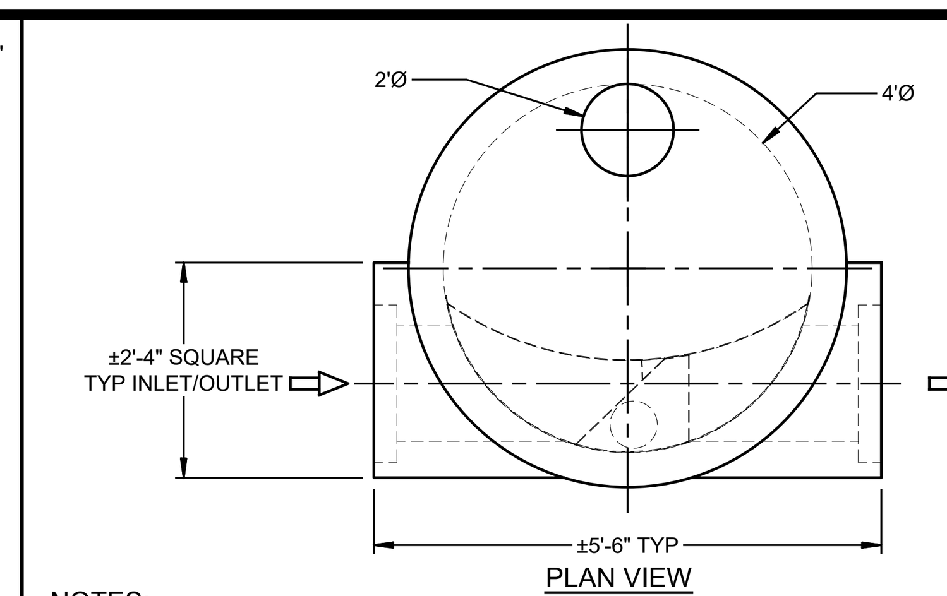


NOTES:

1. GABION BASKETS SHALL BE PLACED AT LOCATIONS SHOWN ON THE PLANS AND SET SUCH THAT TOP OF GABION IS AT ELEVATION NOTED.
2. STONE FILL SHALL BE PLACED TO PROVIDE A NEAT FINISH AT THE FACE AND IN A MANNER TO PREVENT STONE LOSS THROUGH GRID OPENINGS.

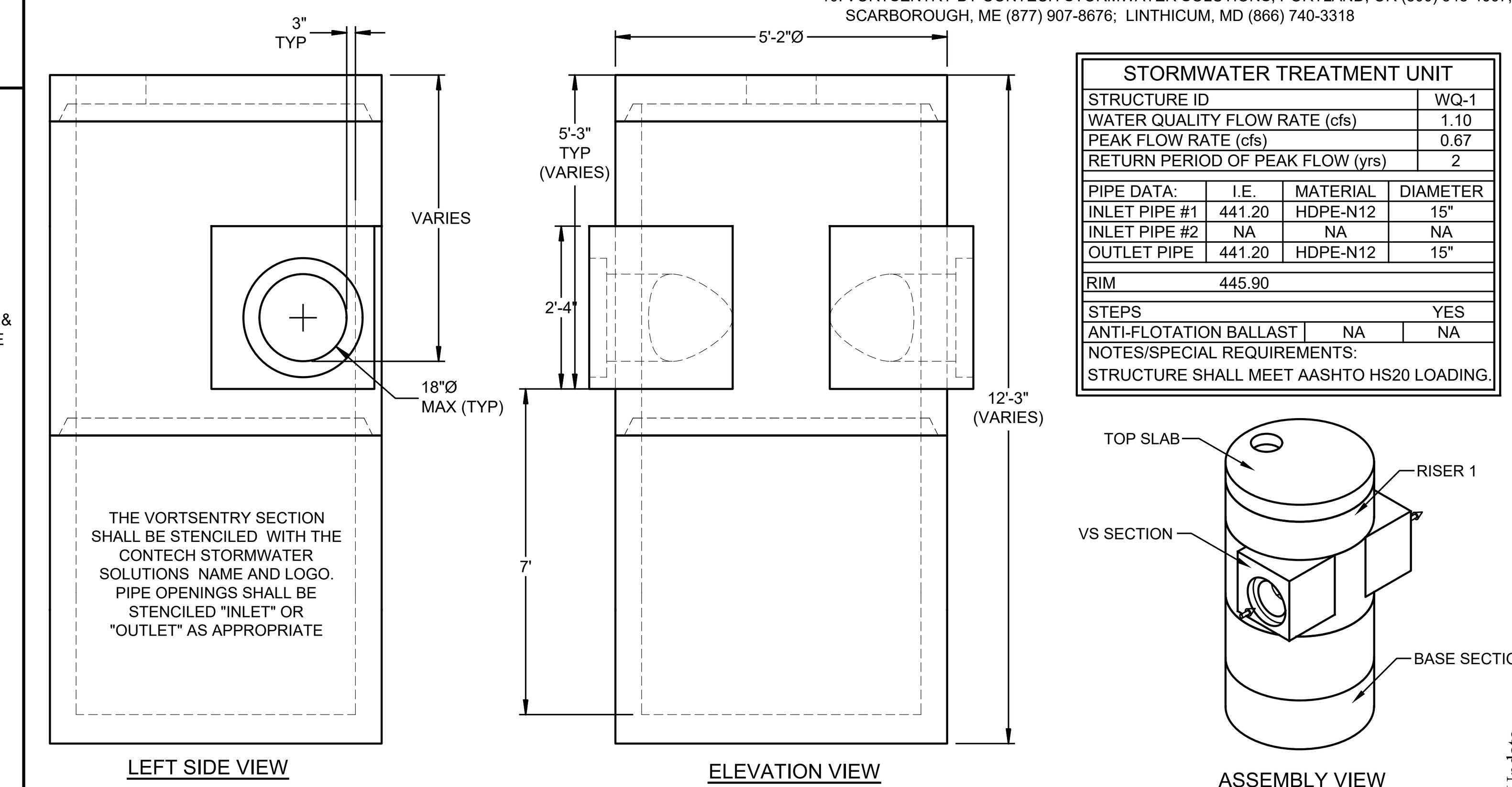
ST-1 GABION SPILLWAY DETAIL

NOT TO SCALE



NOTES:

1. STORMWATER TREATMENT SYSTEM (SWTS) SHALL BE DESIGNED TO MEET PERFORMANCE GOALS BASED ON FULL SCALE LABORATORY PERFORMANCE DATA.
2. SWTS SHALL BE DESIGNED TO RETAIN FLOATABLES AND TRAPPED SEDIMENT AT FLOW RATES UP TO AND INCLUDING PEAK TREATMENT CAPACITY.
3. SWTS INVERTS IN AND OUT SHALL BE AT THE SAME ELEVATION.
4. SWTS SHALL NOT BE COMPROMISED BY EFFECTS OF DOWNSTREAM TAILWATER.
5. SWTS SHALL HAVE NO INTERNAL COMPONENTS THAT OBSTRUCT MAINTENANCE.
6. ACCESS PIPE ORIENTATION MAY VARY; SEE SITE PLAN FOR SIZE AND LOCATION.
7. PURCHASER SHALL NOT BE RESPONSIBLE FOR ASSEMBLY OF INTERNAL COMPONENTS.
8. (1) MANHOLE FRAME AND COVER SUPPLIED WITH SYSTEM, NOT INSTALLED.
9. PURCHASER TO PREPARE EXCAVATION AND PROVIDE LIFTING EQUIPMENT.
10. VORTSENTRY BY CONTECH STORMWATER SOLUTIONS; PORTLAND, OR (800) 548-4667; SCARBOROUGH, ME (877) 907-8676; LINTHICUM, MD (866) 740-3318



STORMWATER TREATMENT UNIT			
STRUCTURE ID			WQ-1
WATER QUALITY FLOW RATE (cfs)			1.10
PEAK FLOW RATE (cfs)			0.67
RETURN PERIOD OF PEAK FLOW (yrs)			2
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	441.20	HDPE-N12	15"
INLET PIPE #2	NA	NA	NA
OUTLET PIPE	441.20	HDPE-N12	15"
RIM	445.90		
STEPS			YES
ANTI-FLOTATION BALLAST		NA	NA
NOTES/SPECIAL REQUIREMENTS:			
STRUCTURE SHALL MEET AASHTO HS20 LOADING.			

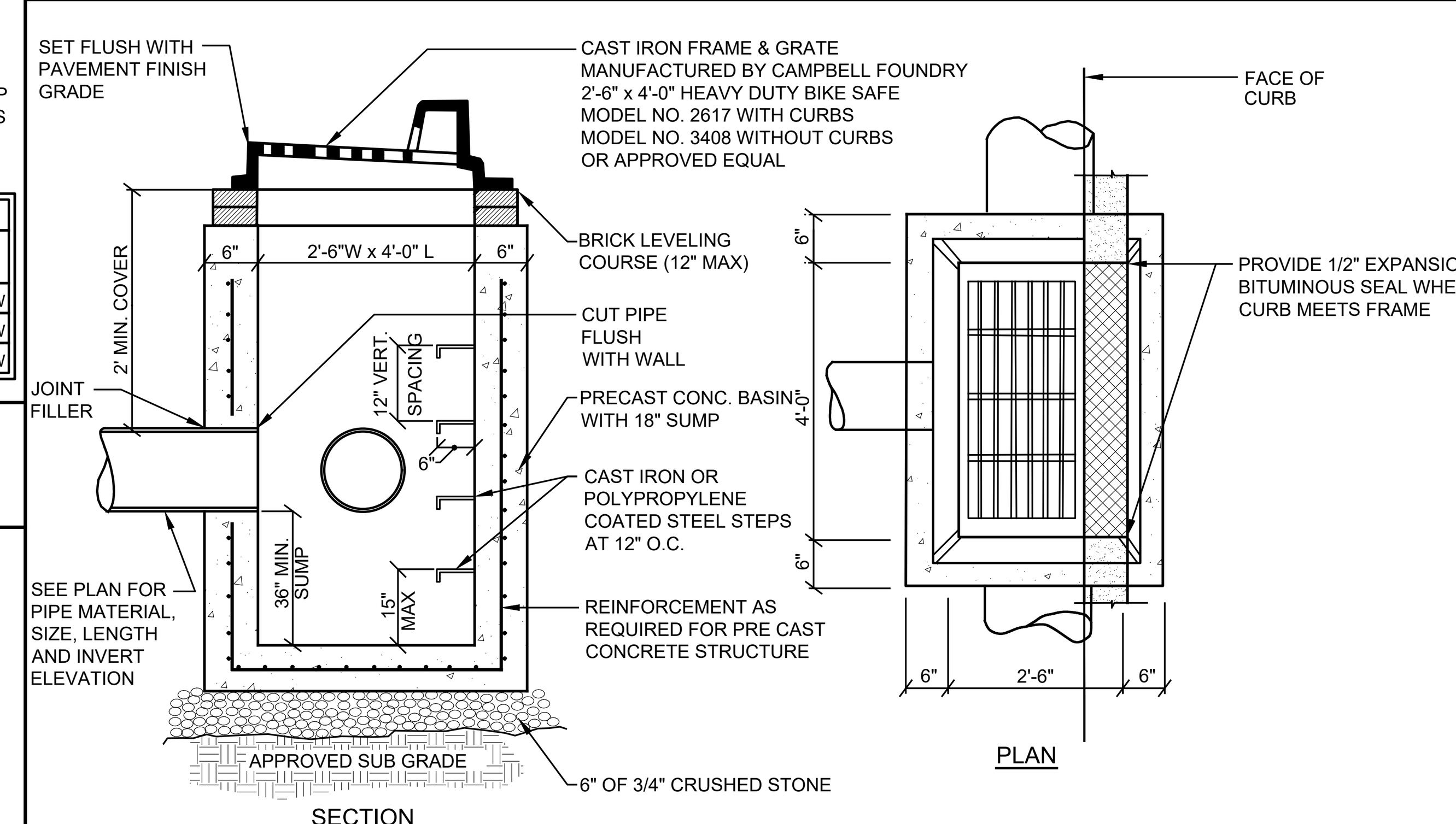
CONTECH® STORMWATER SOLUTIONS™
contechstormwater.com

STANDARD DETAIL
STORMWATER TREATMENT SYSTEM
VORTSENTRY® VS40

U.S. PATENT No. 6,991,114

ST-2 STORMWATER TREATMENT SYSTEM DETAIL UNIT WQ-1

NOT TO SCALE

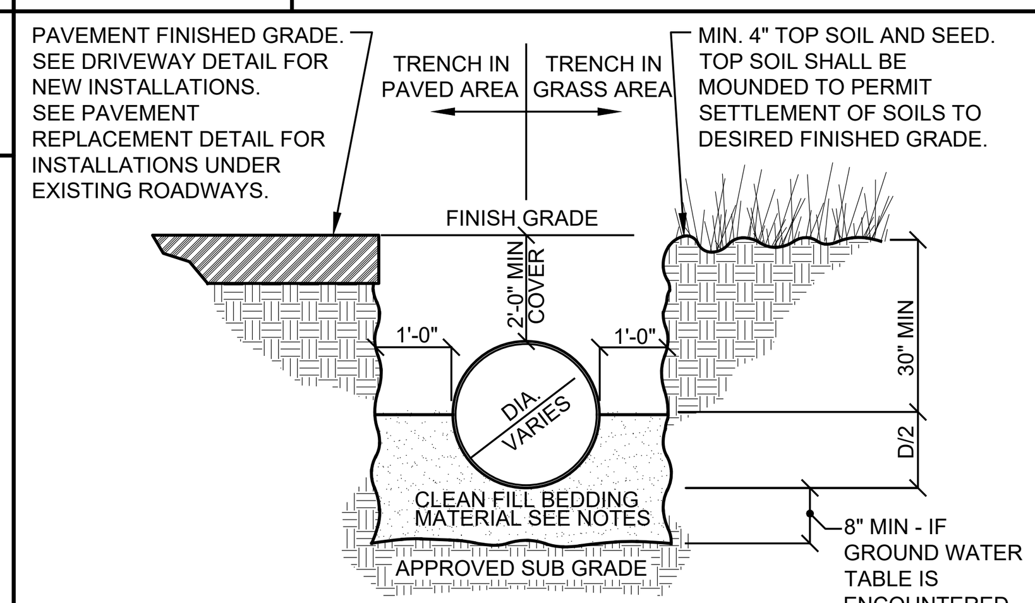


NOTE:

1. WHERE DEPTH OF CATCH BASIN EXCEEDS 10 FT, INSIDE DIMENSIONS SHALL BE 48" x 48". TOP OF BASIN SHALL BE BUILT WITH PRECAST CONCRETE STRUCTURAL SLAB DESIGNED FOR H-20 LOADING.

D-5 TYPICAL CATCH BASIN DETAIL

NOT TO SCALE

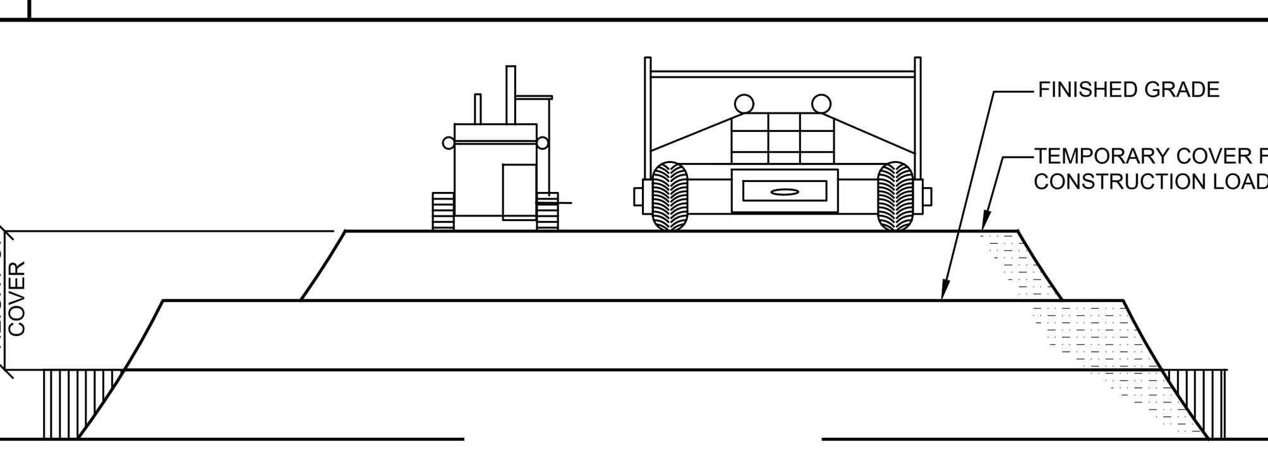


NOTE:

1. PIPE SHALL BE LAID AND CONNECTED IN THE BEDDING WHICH SHALL CONSIST OF:
   A. COMPACTED EXISTING SUBSOIL WHEN LAID ABOVE GROUND WATER OR;
   B. 3/4" CRUSHED STONE WHEN LAID BELOW GROUND WATER.
2. IF SUBSOIL IS DETERMINED TO BE UNSUITABLE BY THE ENGINEER, ALL UNSUITABLE MATERIAL SHALL BE REMOVED FOR AT LEAST 2'-6" BELOW THE PIPE INVERT OR TWICE THE PIPE DIAMETER, WHICHEVER IS GREATER, AND REPLACED WITH COMPACTED BEDDING MATERIAL.

D-4 STORM PIPE BEDDING DETAIL

NOT TO SCALE



LOAD GUIDELINES

PIPE SPAN INCHES	AXLE LOADS (kips) 18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

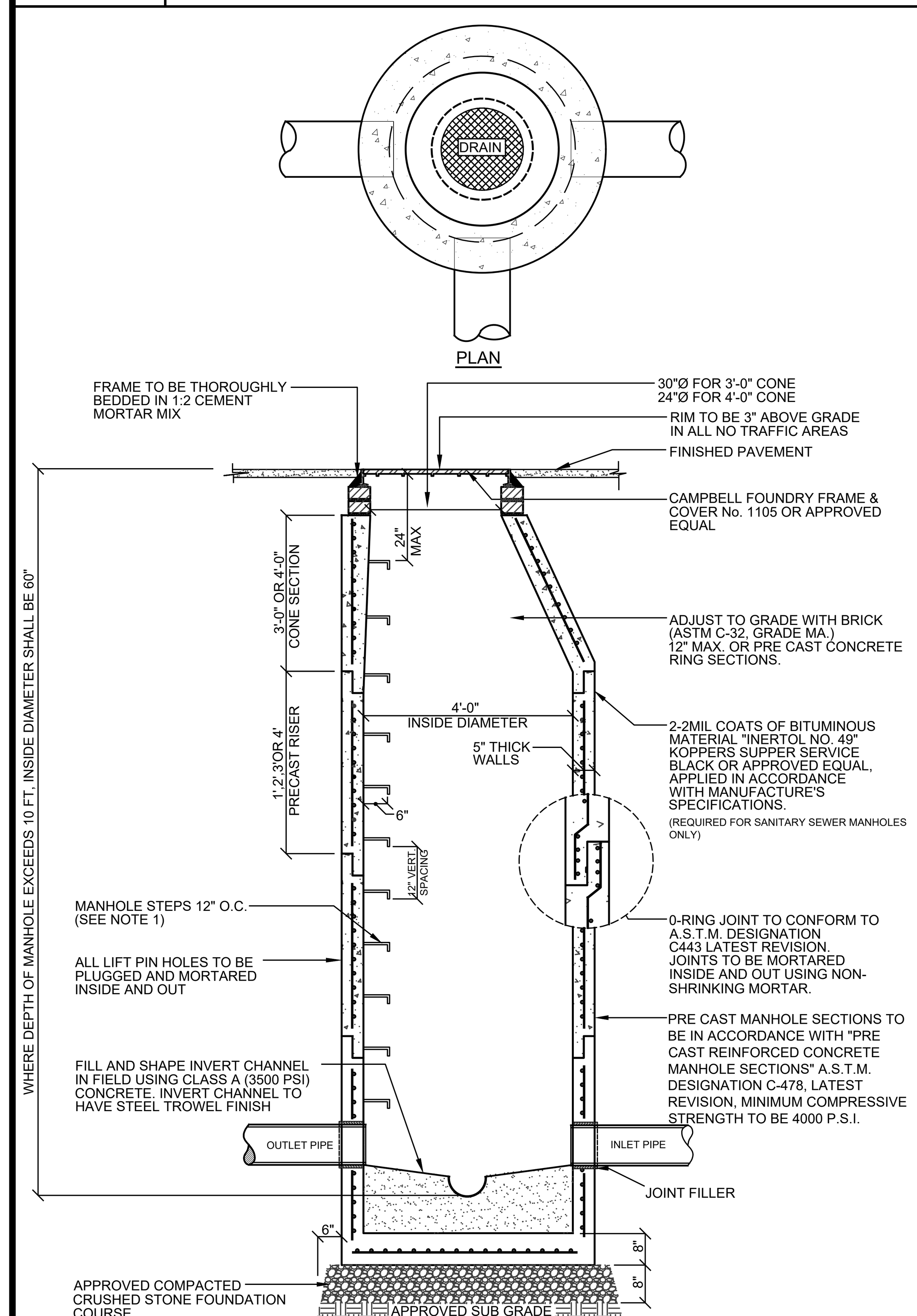
CONSTRUCTION LOADS:

FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE.
MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

ST-3 PIPED DETENTION SYSTEM INSTALLATION DETAIL

NOT TO SCALE

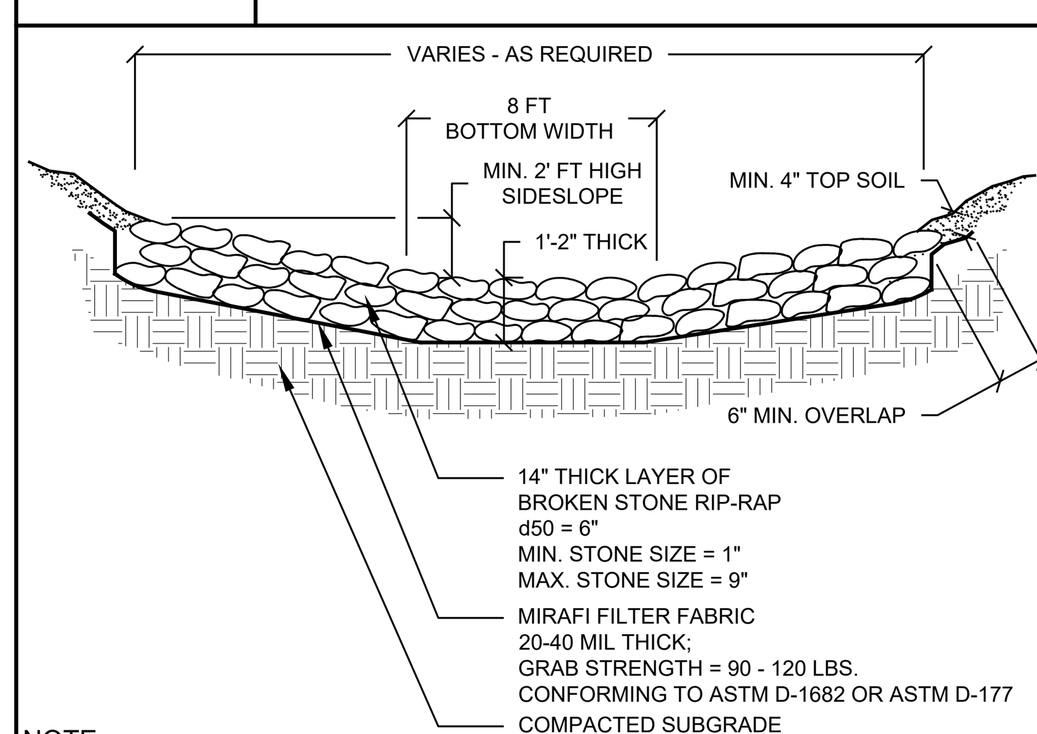


NOTE:

1. MANHOLE STEPS SHALL BE CAST IRON NEENAH NO. R-1981-0, CAMPBELL FOUNDRY NO. 2588-1, POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.
2. UNLESS OTHERWISE SPECIFIED, SANITARY SEWER MANHOLES SHALL HAVE LETTERS "SEWER" AND STORM MANHOLES SHALL HAVE LETTERS "DRAIN" CAST ON COVER AND SHALL HAVE VENT HOLES.
3. MANHOLES SHALL MEET OR EXCEED A.S.T.M. AND O.S.H.A. REQUIREMENTS AND BE RATED FOR H-20 VEHICLE DESIGN LOADING.
4. ALL PIPES SHALL BE CUT FLUSH WITH INSIDE WALL.
5. WHERE DEPTH OF MANHOLE EXCEEDS 10 FT, INSIDE DIAMETER SHALL BE 60".

D-6 STORM DRAIN MANHOLE DETAIL

NOT TO SCALE

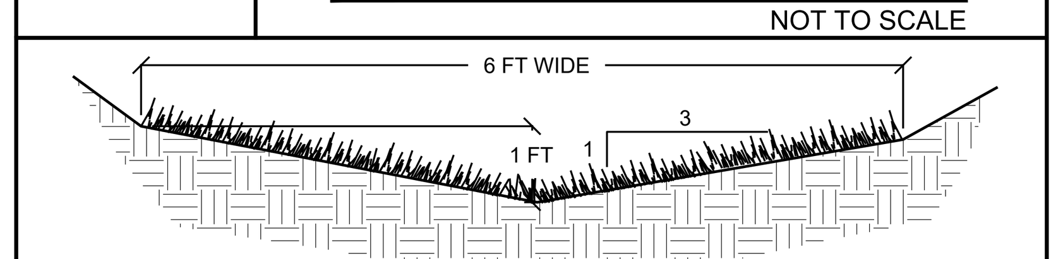


NOTE:

1. The foundation area shall be cleared of trees, stumps,sod, loose rock, or other objectionable materials.
2. The cross section shall be excavated to the neat lines and grades shown on the plans. Over excavated areas shall be backfilled with moist soil compacted to the density of the surrounding material.
3. No abrupt deviations from design grade or horizontal alignment shall be permitted.
4. Construction operations shall be done in such a manner that erosion, air and water pollution will be minimized and held within legal limits. All disturbed areas shall be vegetated or otherwise protected against soil erosion.

D-7 RIP-RAP OVERFLOW CHANNEL DETAIL

NOT TO SCALE



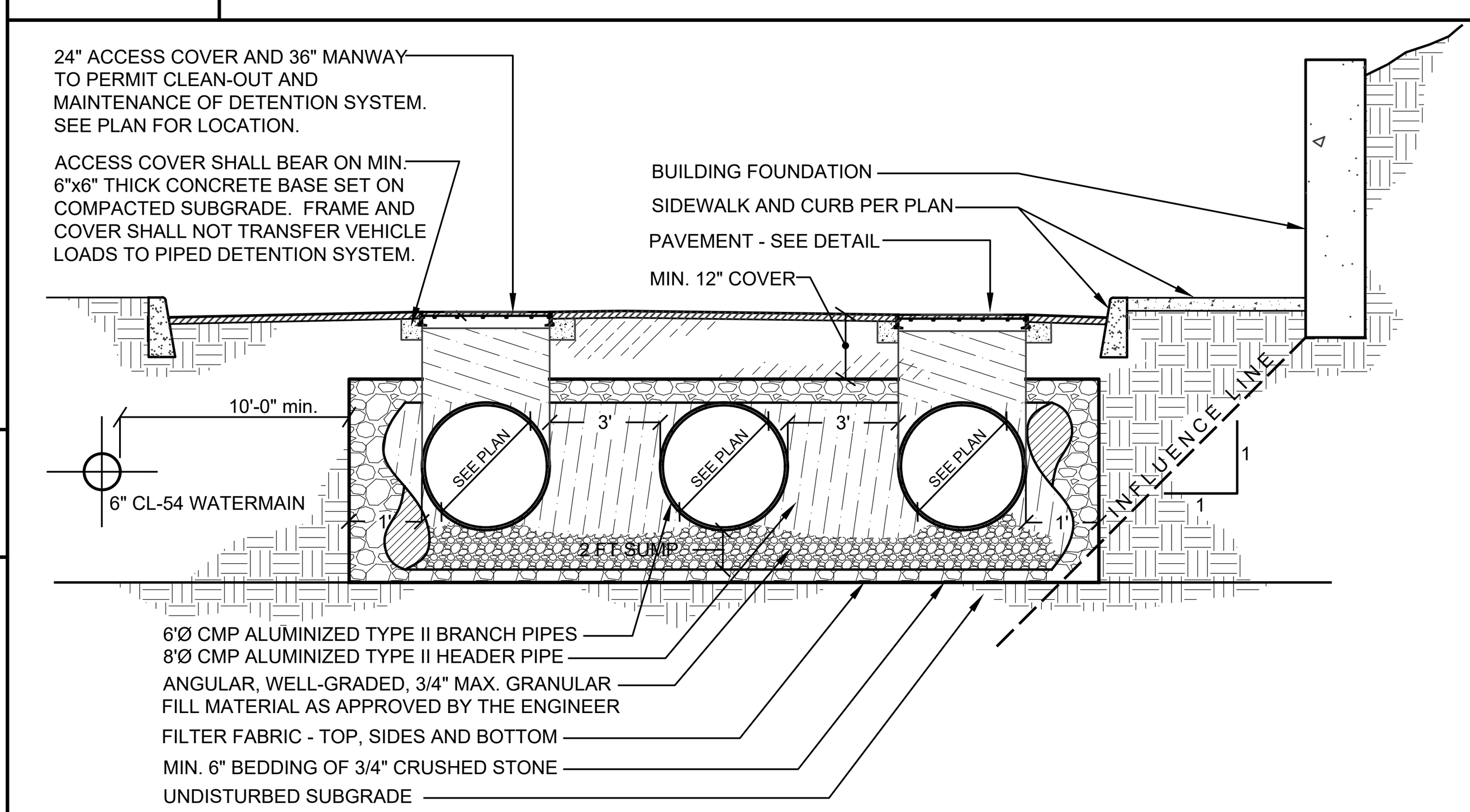
NOTE:

1. Grass swale to be seeded with grass mixture per 1000 sf as follows:
   Kentucky Bluegrass: .60lbs
   Creeping Red Fescue: .50 lbs
   Perennial Ryegrass: .20lbs
2. The foundation area shall be cleared of trees, stumps,sod, loose rock, or other objectionable materials.
3. The cross section shall be excavated to the neat lines and grades shown on the plans. Over excavated areas shall be backfilled with moist soil compacted to the density of the surrounding material.
4. No abrupt deviations from design grade or horizontal alignment shall be permitted.
5. Construction operations shall be done in such a manner that erosion, air and water pollution will be minimized and held within legal limits. All disturbed areas shall be vegetated or otherwise protected against soil erosion.

SYMBOL
GL

D-8 GRASS SWALE DETAIL

NOT TO SCALE

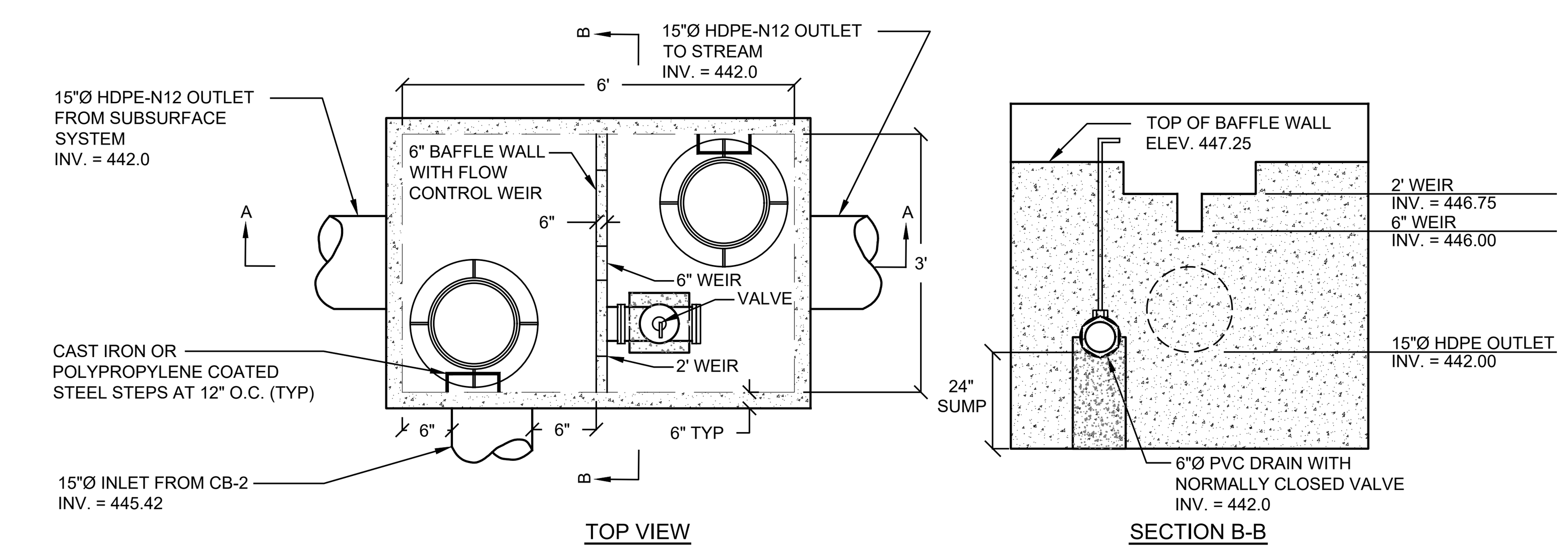


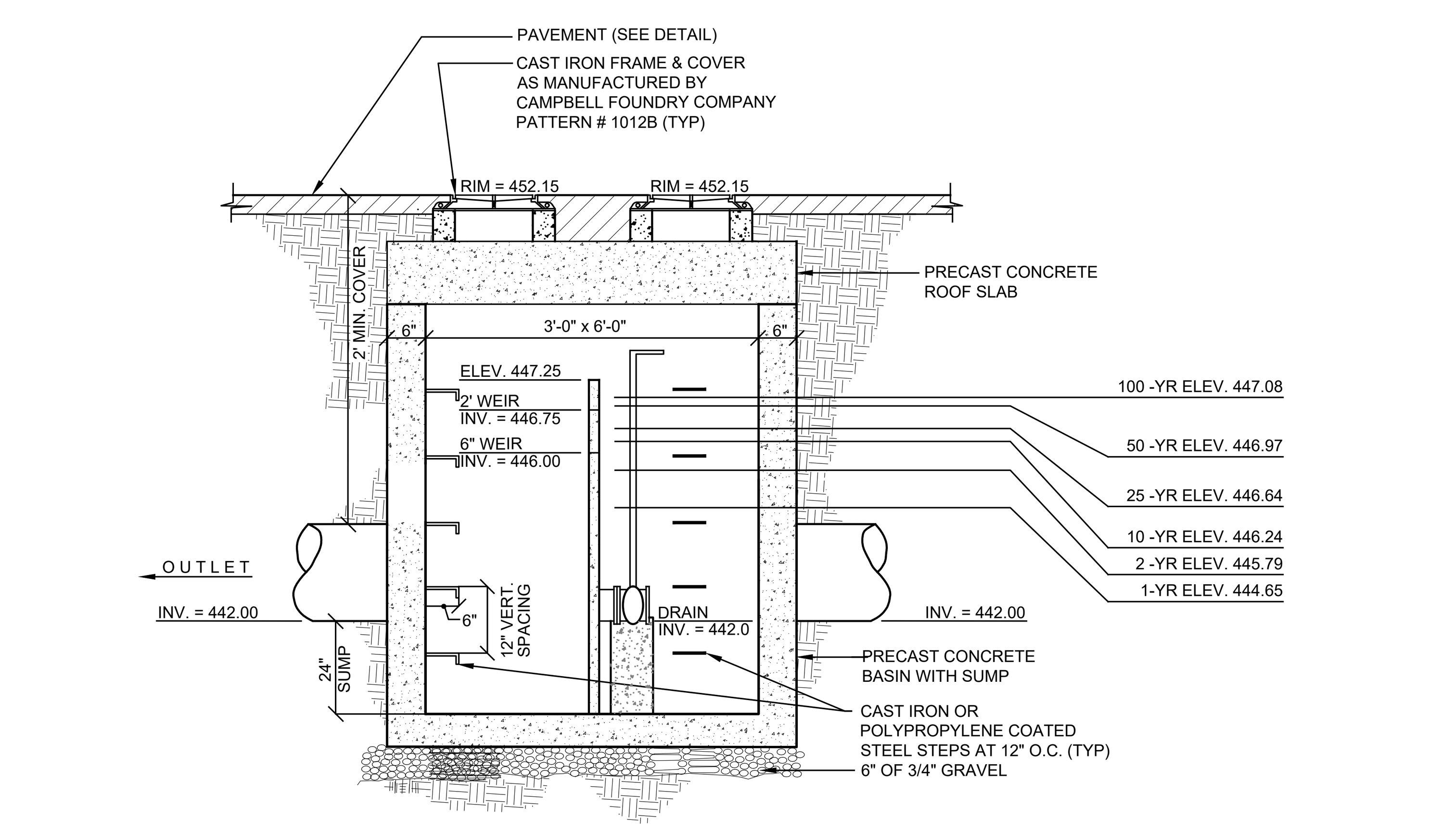
NOTES:

1. WHERE LAYERS OF FILL THAT VARY IN GRADATION ARE ADJACENT TO EACH OTHER, A FILTER FABRIC BARRIER SHOULD BE USED TO PREVENT MIGRATION OF FINES. (i.e. WHERE A FINER GRADED SELECT FILL IS PLACED ON TOP OF, OR BELOW, AN OPEN-GRADED STONE FILL.)
2. BACKFILL ENVELOPE SHALL CONSIST OF WELL GRADED GRANULAR FILL (AASHTO M-145(TABLE 2), A-1, A-2-4, A-2-5, A-3) PROPERLY PLACED IN 8" LIFTS AND COMPACTED TO 90% ACCORDING TO AASHTO -180, OR 95% ACCORDING TO AASHTO T-99.
3. THE PIPED STORMWATER DETENTION SYSTEM SHALL BE INSTALLED SUCH THAT NO PART OF THE PIPE IS LOCATED WITHIN THE INFLUENCE LINE OF THE BUILDING FOUNDATION/FOOTINGS AND/OR ANY RETAINING WALL SYSTEMS. THE INFLUENCE LINE SHALL BE AN IMAGINARY LINE DRAWN AT A 45° ANGLE DOWN FROM THE LOWEST PART OF A BUILDING FOUNDATION/FOOTING AND/OR RETAINING WALL SYSTEM TO WHERE IT INTERCEPTS THE ELEVATION OF THE LOWEST PORTION OF THE PIPED SYSTEM.

ST-4 PIPED DETENTION SYSTEM TYPICAL CROSS SECTION

NOT TO SCALE





ST-5 OUTLET CONTROL STRUCTURE

NOT TO SCALE

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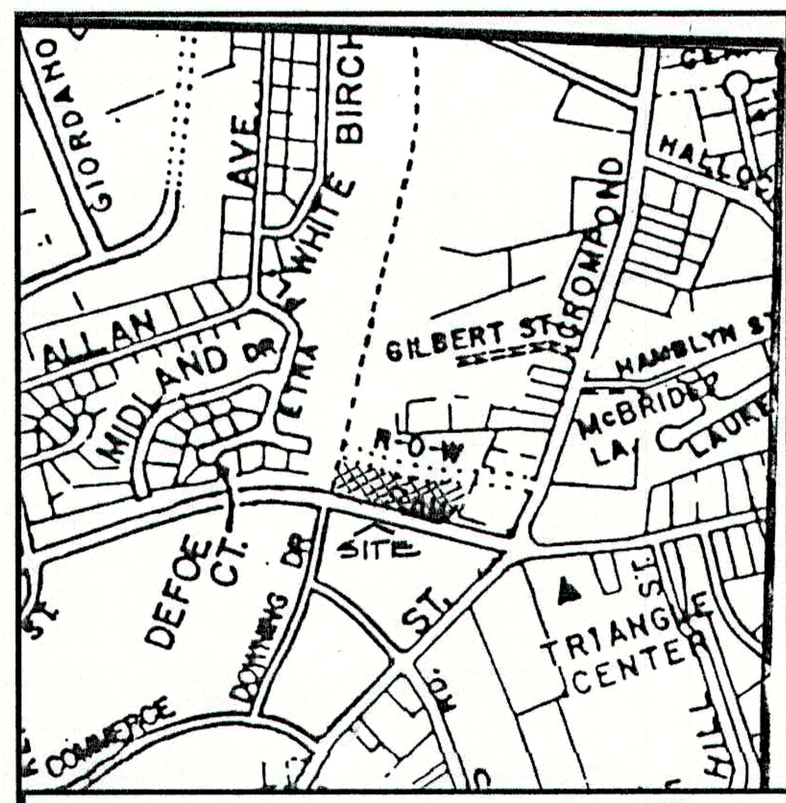
14	01/12/22	Plan Update
15	01/19/22	Plan Update

SCALE: NO SCALE
DRAWN BY: JMC
DATE: 12/03/07

STORMWATER MANAGEMENT DETAILS

PROPOSED SITE PLAN
PREPARED FOR
MONGERO PROPERTIES
a.k.a. Commerce Bank
Rt. 118 and Downing Road
Town Of Yorktown   Westchester Co., New York

Sheet 10 of 10



LOCATION MAP
NOT TO SCALE

SITE DATA:

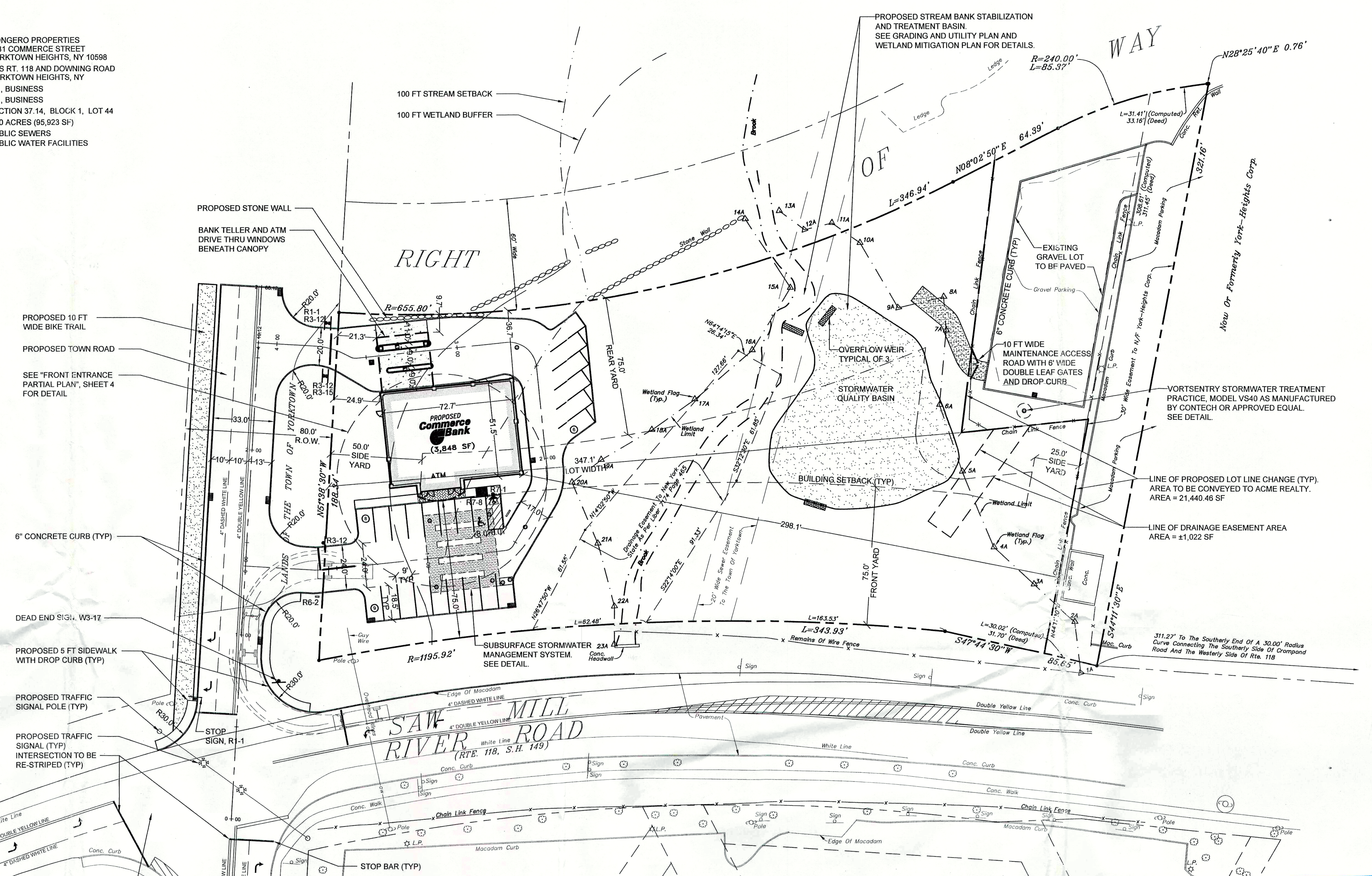
OWNER / DEVELOPER:	MONGERO PROPERTIES 1881 COMMERCE STREET YORKTOWN HEIGHTS, NY 10598
PROJECT LOCATION:	NYS RT. 118 AND DOWNING ROAD YORKTOWN HEIGHTS, NY
EXISTING TOWN ZONING:	C-1, BUSINESS
PROPOSED USE:	C-1, BUSINESS
TOWN TAX MAP DATA:	SECTION 37.14, BLOCK 1, LOT 44
SITE AREA :	2.20 ACRES (95,923 SF)
SEWAGE FACILITIES:	PUBLIC SEWERS
WATER FACILITIES:	PUBLIC WATER FACILITIES

GENERAL NOTES:

1. All work and materials shall conform to the Town of Yorktown's code of practice and specifications.
2. All work on the project shall be performed in a workman like manner and shall be in accordance with the standards of the industry. The Owner will be the sole judge of the acceptability of the work. Materials and work deemed unacceptable will be removed and redone at the sole cost and responsibility of the Contractor.
3. The Town Engineer's Office is to be notified 24 hours before commencing site construction.
4. It is the Contractor's responsibility to call in a "CODE 53" prior to construction for underground utility locations.
5. The Contractor shall be responsible to protect his work and will be held responsible for consequential damages due to his activities. The Contractor shall be responsible to the Owner for the acts and omissions of his employees, subcontractors and their agents and employees and any other persons performing any the work under a separate contract with the Contractor.
6. It shall be the Contractor's responsibility to notify the the Town Inspector in advance of his work or as the Inspector deems appropriate.
7. All conditions, locations and dimensions shall be field verified by the Contractor and the Owner/Engineer notified in writing of any discrepancies prior to the start of work. The Owner/Engineer will evaluate the situation and modify the plan as necessary.
8. The Contractor shall supervise and direct the work using his best skill and attention. He shall be solely responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the work under this contract.
9. Substructures and their encroachments below grade, if any, are not shown. The Contractor shall verify all substructures encountered during construction.
10. A Street Opening Permit shall be obtained from the Town of Yorktown D.P.W. as required for installations in public roads.
11. The Contractor shall be responsible for obtaining all necessary permits for any blasting if required.
12. No topsoil shall be removed from the site.
13. The Contractor shall secure & pay for a builders risk policy to cover the period of construction. The Engineer & Owner shall be named as additional insured. All Contractors employed at the site shall be covered by workman's compensation.
14. All changes made to the plans shall be approved by the Engineer and any such changes shall be filed as amendments to the original Town permit.
15. All written dimensions on the drawings shall take precedence over any scaled dimensions.
16. The Contractor shall take all precautions to minimize disturbance within the control area by installing the sediment erosion control practices required.
17. The Engineer whose seal appears hereon has not been retained for supervision of construction, subsequently, he is not responsible for construction and therefore assumes no responsibility for construction practices, procedures, and results therefrom.
18. The Design Engineer disclaims any liability for damage or loss incurred during or after construction.
19. The Engineer shall not be held responsible or held accountable for the integrity of any structures constructed or under construction prior to the approval of the plans.
20. All conditions of approval as noted in formal letters of approval or findings are a part of the approved site plan, drawings or plans, and are hereby referenced for additional approval details.
21. Proposed re-configuration and restriping of Saw Mill River Road and the proposed traffic signal are designed by others. The inclusion of these items on this plan sheet is for general reference only. Refer to traffic improvement plans as prepared by others for details.
22. The Contractor shall coordinate all activities associated with the relocation of the AT&T Fiber Optic Cable located below the proposed Downing Road Extension. The Contractor is required to secure any and all permits and approvals by the utility Company prior to construction. The Contractor shall perform all relocation activities in strict accordance with the Utility Owner's standards and specifications and is responsible for the uninterrupted service provided by the Utility. Any and all penalties for damage, delays or otherwise to the Utility or intended service provided by same shall be the sole responsibility of the Contractor. No work shall be performed without prior notice as required by the Utility Owner.
23. For proposed road and intersection improvements, traffic signalization and striping, see latest plans prepared by John Collins Engineers, P.C.

EXISTING PARKING LOT NOTES:

1. The existing gravel area in the northwesterly corner of the Property shall be for the purpose of a parking lot.
2. All improvements on and for the existing parking area shall be completed prior to transfer of this portion of the Property.



PARKING SCHEDULE

REQUIRED PARKING:	5 SPACES PER 1000 SF OF BUILDING
PROPOSED BANK:	3,848 S.F. @ 5 SPACES/1000 S.F. = 19.2 SPACES
PROVIDED PARKING:	22 STANDARD 1 HANDICAP
TOTAL PROVIDED PARKING:	23 SPACES
PARKING VARIANCE REQUIRED:	0 SPACES

NOTE:

1. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.
2. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY DONNELY LAND SURVEYORS FOR MONGERO PROPERTIES, LAST DATED 12/7/04. WETLAND FLAGS UPDATED BY STEVE COLEMAN AND SURVEYED BY DONNELY LAND SURVEYING 8/31/04. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
3. WETLAND LIMIT LINE, AS SHOWN ON THIS PLAN, WAS OBTAINED FROM THE WETLAND DELINEATION PERFORMED BY STEPHEN W. COLEMAN ENVIRONMENTAL CONSULTING, LLC, AUGUST 2004.

F:\2004\04-23 MONGERO PROPERTIES AKA COMMERCE BANK\DWG\04-23 SITE_COMMERCE_REV8.DWG, 6/9/2010 5:37:36 PM

ZONING SCHEDULE:

ZONING DISTRICT:	C-1 - BUSINESS		
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:			
MINIMUM LOT AREA:	80,000 SF	74,482.54 SF	YES
MINIMUM LOT WIDTH:	175 FT	347.1 FT	NONE
MINIMUM LOT DEPTH:	175 FT	254.75 FT	NONE
MINIMUM YARD DIMENSIONS:			
PRINCIPAL BUILDING:			
FRONT YARD SETBACK:	75 FT W/ PARKING	75 FT W/ PARKING	NONE
REAR YARD SETBACK:	75 FT IF ABUTS R-ZONE	36.7 FT TO MAIN BLDG	YES
SIDE YARD SETBACK:	50 FT IF ABUTS R-ZONE	24.9 FT TO MAIN BLDG	YES
ACCESSORY BUILDING (CANOPY):			
FRONT YARD SETBACK:	50 FT	137.34 FT TO CANOPY	NONE
REAR YARD SETBACK:	50 FT IF ABUTS R-ZONE	9.7 FT TO CANOPY	YES
SIDE YARD SETBACK:	50 FT IF ABUTS R-ZONE	21.3 FT TO CANOPY	YES
MAXIMUM % OF LOT TO BE OCCUPIED:			
MAXIMUM COVERAGE:	30% OF LOT AREA	MAX. 30%	NONE
MAXIMUM HEIGHT:			
PRINCIPAL BUILDING - FEET:	30 FT	30 FT MAX	NONE
ACCESSORY BUILDING - FEET:	20 FT	20 MFT MAX	NONE

ZONING NOTES:

1. The following variances have been granted as indicated in the Decision of the Zoning Board of Appeals of the Town of Yorktown, dated June 19, 2008, filed February 19, 2009:
   1.1. A rear yard for proposed building having 36.7 ft where 75 ft is required;
   1.2. A rear yard for proposed accessory building (canopy) having 9.7 ft where 50 ft is required;
   1.3. A side yard for proposed building having 24.9 ft where 50 ft is required;
   1.4. A side yard for proposed accessory building (canopy) having 21.3 ft where 50 ft is required.
2. The following area variance is required for this site:
   1.1. Minimum Lot Area of 74,482.54 sf where 80,000 sf is required.

LEGEND

EXISTING GRADING	EXISTING HEADWALL
EXISTING SPOT GRADE	PROPOSED DRAINAGE LINE
PROPOSED GRADING	PROPOSED CATCH BASIN
PROPERTY LINE / RIGHT OF WAY	PROPOSED DRAINAGE MANHOLE
PROPOSED ROAD CENTERLINE	PROPOSED HEADWALL WITH RIP RAP
PROPOSED CURB	PROPOSED SEWER SERVICE CONNECTION
EDGE OF WETLAND	PROPOSED WATER MAIN
100' WETLAND BUFFER	PROPOSED WATER SERVICE CONNECTION
EXISTING WATER LINE	PROPOSED UTILITY CROSSING
EXISTING FIRE HYDRANT	PROPOSED SANITARY MANHOLE AND LINE
PROPOSED FIRE HYDRANT	PROPOSED STONE OR OTHER WALL
SEWER / DRAINAGE EASEMENT LINE	
APPROX. AREA OF ROCK OUTCROP	
EXISTING STONE WALL	
EXISTING STONE WALLS TO BE REMOVED	
EXISTING DRAINAGE INLET	
EXISTING SANITARY LINE	

0 15 30 60
SCALE: 1"=30'-0"

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RECEIVED PLANNING DEPARTMENT
JUN 10 2010
TOWN OF YORKTOWN

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Joseph C. Riina, P.E.
NYS Lic. No. 64431

Revisions:

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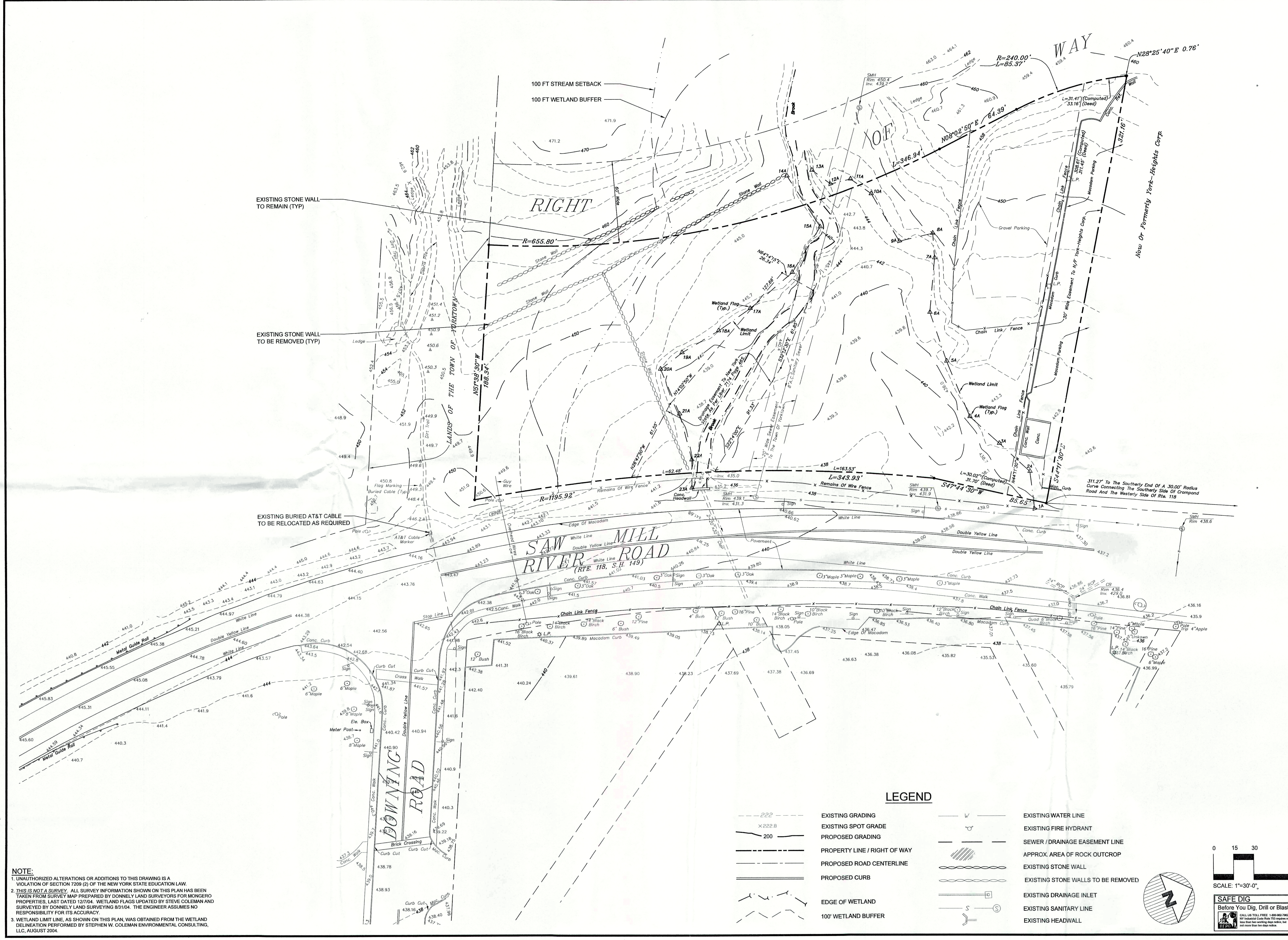
7	11/19/09	As per Resolution
8	6/9/10	Per Town PB

SCALE: 1" = 30'
DRAWN BY: JMC
DATE: 12/03/07

SITE PLAN

PROPOSED SITE PLAN
PREPARED FOR
MONGERO PROPERTIES
a.k.a. Commerce Bank
Rt. 118 and Downing Road
Town Of Yorktown, Westchester Co., New York

Sheet 1 of 10



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DATE: 12/03/07

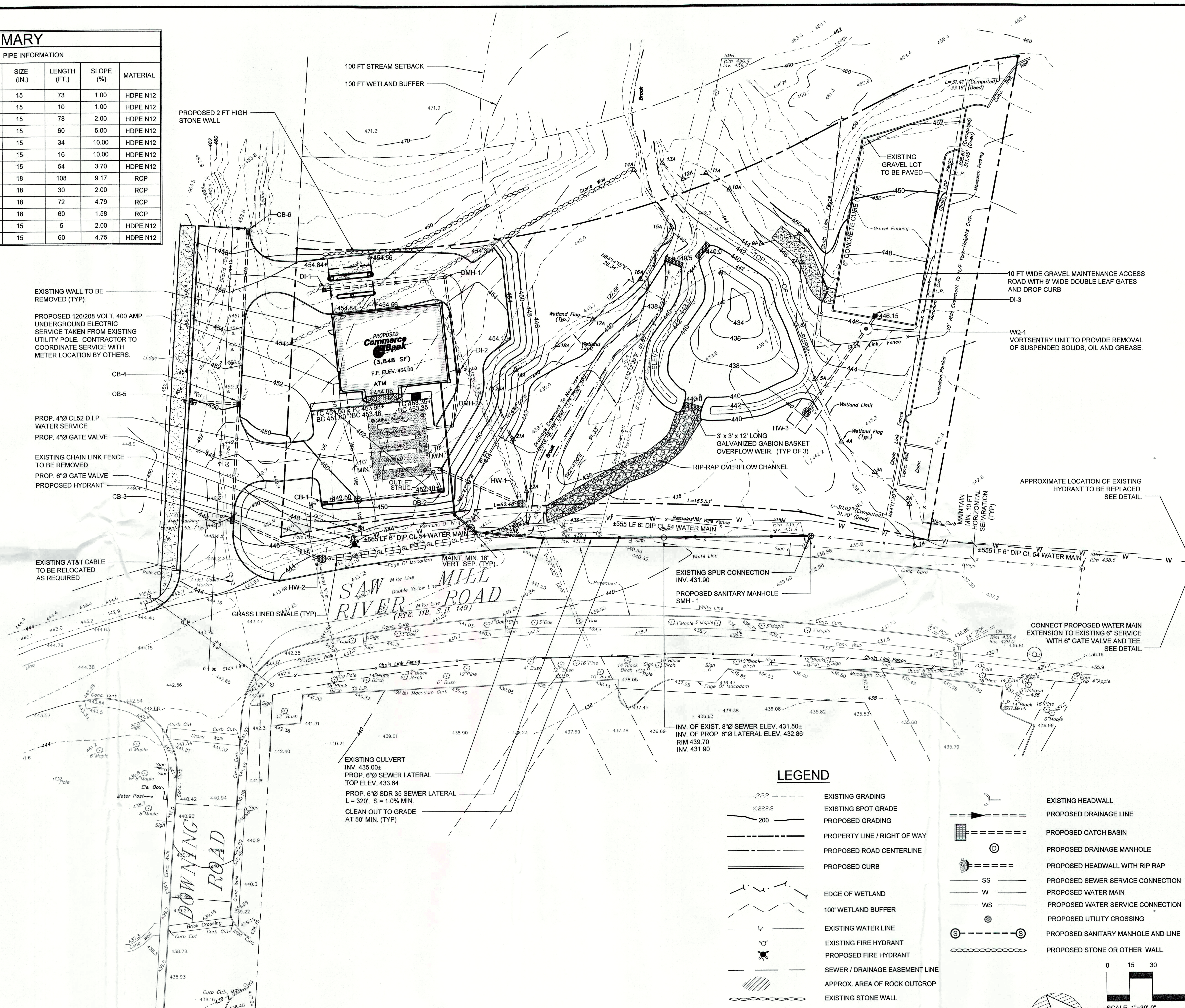
EXISTING CONDITIONS PLAN

PROPOSED SITE PLAN
PREPARED FOR
MONGERO PROPERTIES
a.k.a. Commerce Bank
Rt. 118 and Downing Road
Town Of Yorktown — Westchester Co., New York

Sheet 2 of 10

DRAINAGE SUMMARY

STRUCTURE ID	RIM	DESCRIPTION		PIPE INFORMATION					
		FROM	TO	INV. OUT	INV IN	SIZE (IN.)	LENGTH (FT.)	SLOPE (%)	MATERIAL
CB-1	449.50	CB-1	CB-2	446.25	445.52	15	73	1.00	HDPE N12
CB-2	452.10	CB-2	OUTLET STR.	445.52	445.42	15	10	1.00	HDPE N12
DI-1	454.80	DI-1	DMH-1	451.55	450.00	15	78	2.00	HDPE N12
DMH-1	454.20	DMH-1	DI-2	450.00	447.00	15	60	5.00	HDPE N12
DI-2	453.50	DI-2	DMH-2	447.00	443.60	15	34	10.00	HDPE N12
DMH-2	452.75	DMH-2	SSMS	443.60	442.00	15	16	10.00	HDPE N12
OUTLET STR.	452.15	OUTLET STR.	HW-1	442.00	440.00	15	54	3.70	HDPE N12
CB-6	459.30	CB-6	CB-4	455.80	445.90	18	108	9.17	RCP
CB-5	450.00	CB-5	CB-4	446.50	445.90	18	30	2.00	RCP
CB-4	450.00	CB-4	CB-3	445.90	442.45	18	72	4.79	RCP
CB-3	445.95	CB-3	HW-2	442.45	441.50	18	60	1.58	RCP
DI-3	446.15	DI-3	WQ-1	442.90	442.80	15	5	2.00	HDPE N12
WQ-1	445.90	WQ-1	HW-3	442.80	439.95	15	60	4.75	HDPE N12



LEGEND

- EXISTING GRADING
- EXISTING SPOT GRADE
- PROPOSED GRADING
- PROPERTY LINE / RIGHT OF WAY
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB
- EDGE OF WETLAND
- 100' WETLAND BUFFER
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- SEWER / DRAINAGE EASEMENT LINE
- APPROX. AREA OF ROCK OUTCROP
- EXISTING STONE WALL
- EXISTING STONE WALLS TO BE REMOVED
- EXISTING DRAINAGE INLET
- EXISTING SANITARY LINE
- EXISTING HEADWALL
- PROPOSED DRAINAGE LINE
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE
- PROPOSED HEADWALL WITH RIP RAP
- SS — PROPOSED SEWER SERVICE CONNECTION
- W — PROPOSED WATER MAIN
- WS — PROPOSED WATER SERVICE CONNECTION
- PROPOSED UTILITY CROSSING
- PROPOSED SANITARY MANHOLE AND LINE
- PROPOSED STONE OR OTHER WALL

0 15 30 60
SCALE: 1"=30'-0"

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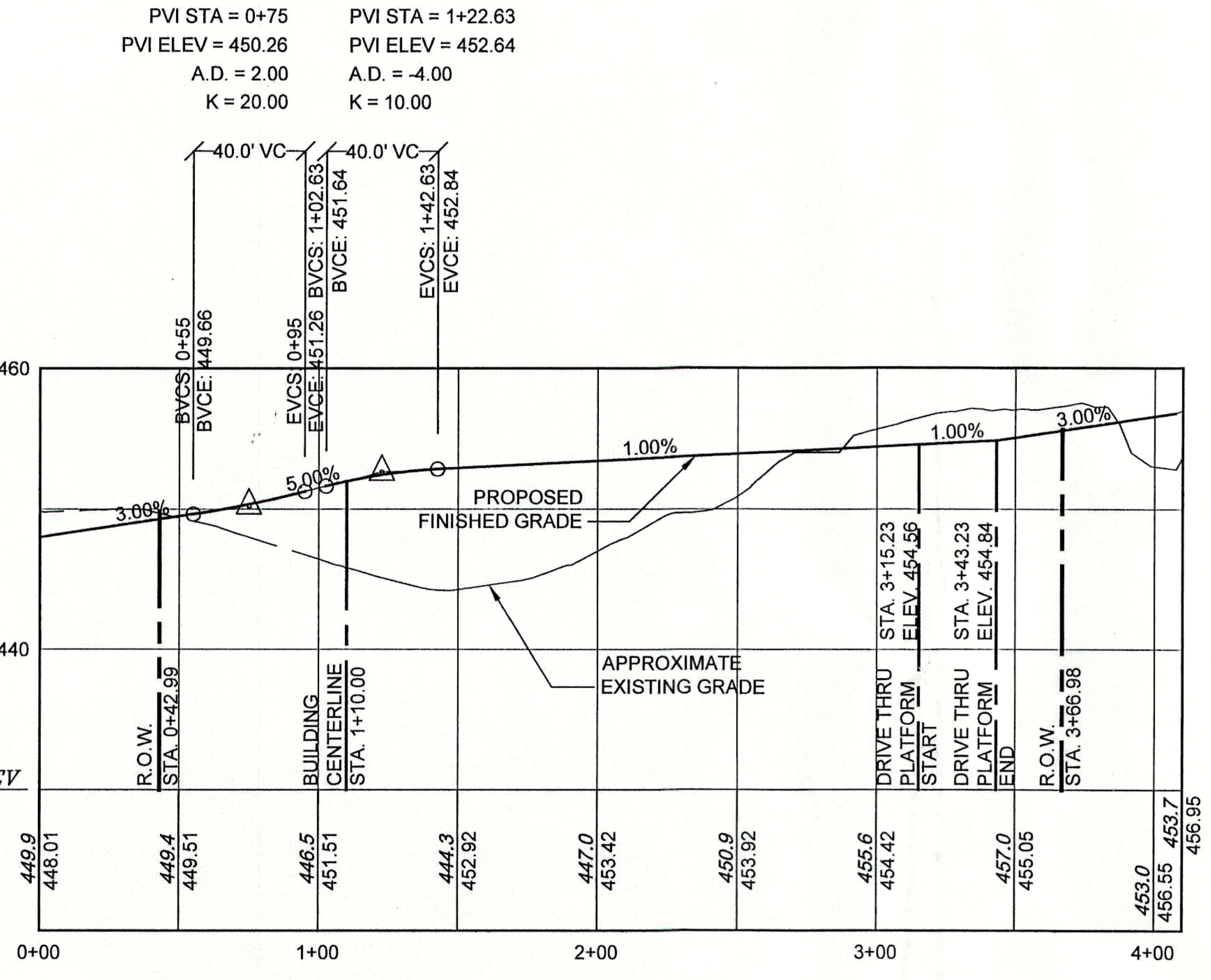
DRAWN BY: JMC
DATE: 12/03/07

GRADING AND UTILITY PLAN

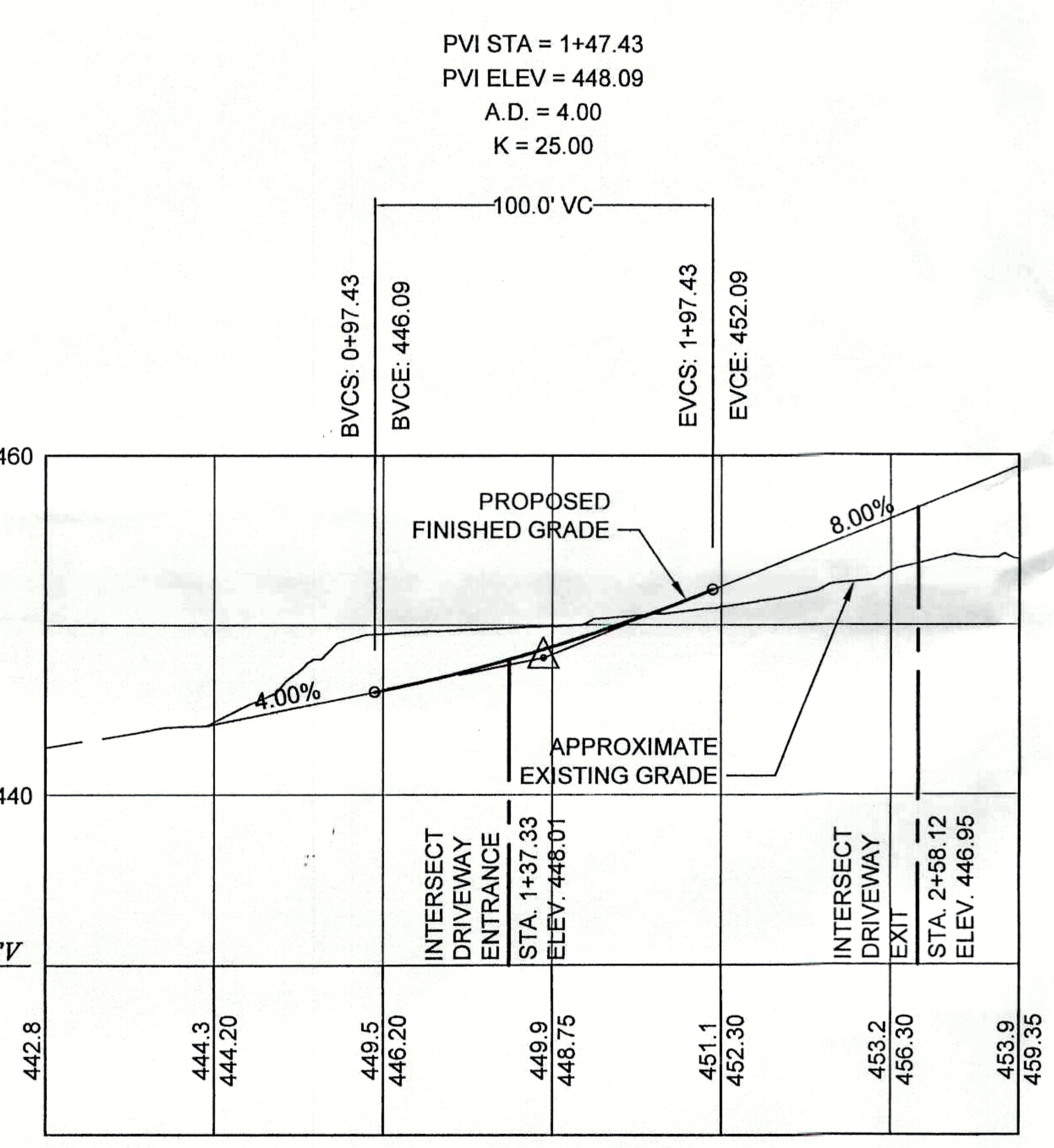
PROPOSED SITE PLAN
PREPARED FOR
MONGERO PROPERTIES
a.k.a. Commerce Bank
Rt. 118 and Downing Road
Town Of Yorktown Westchester Co., New York

Sheet 3 of 10



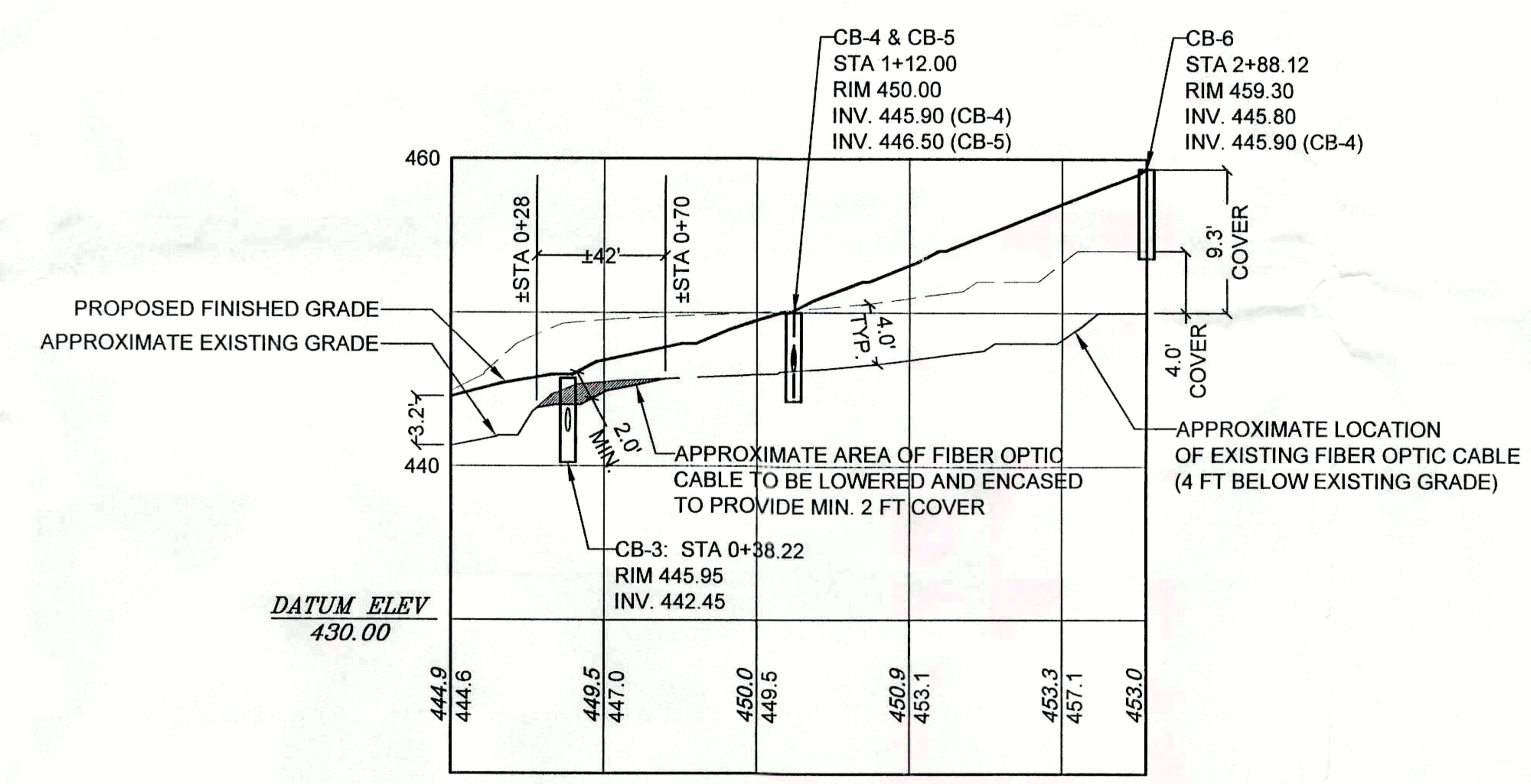
PROPOSED DRIVEWAY PROFILE

SCALE: 1" = 10 FT VERTICAL
1" = 50 FT HORIZONTAL



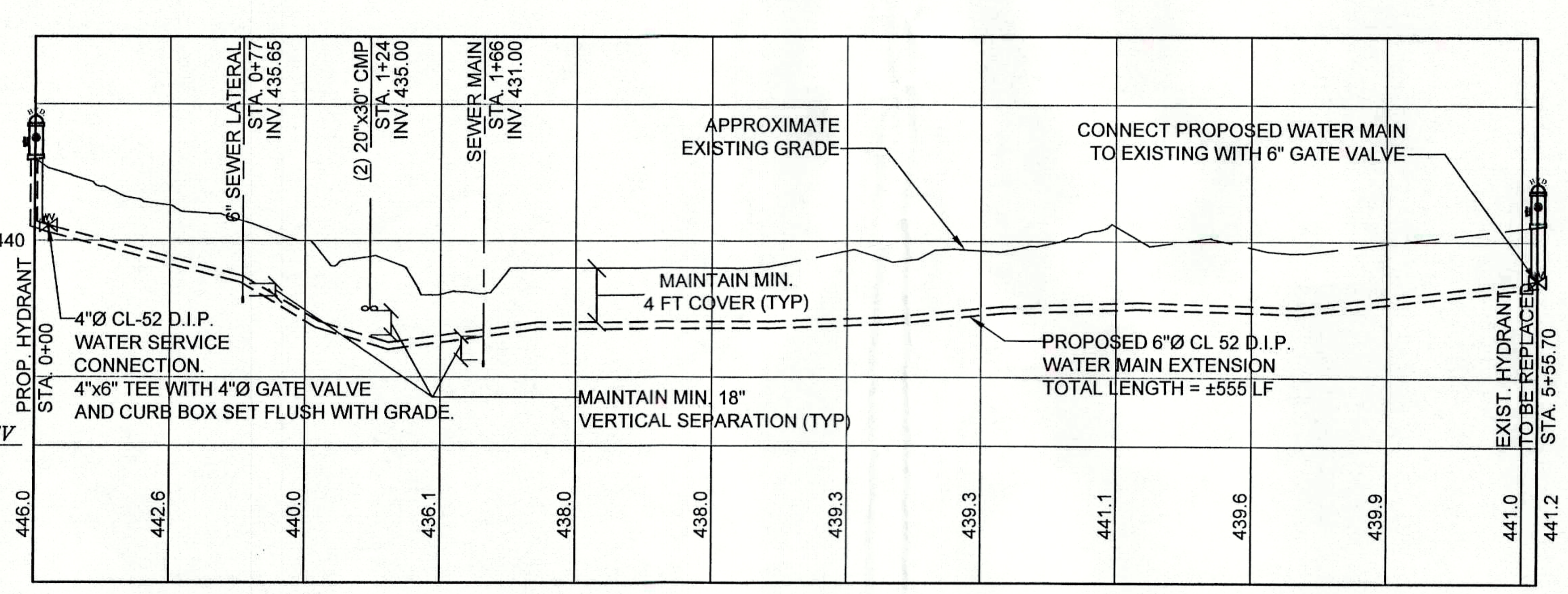
DOWNING ROAD EXTENSION PROFILE

SCALE: 1" = 10 FT VERTICAL
1" = 50 FT HORIZONTAL



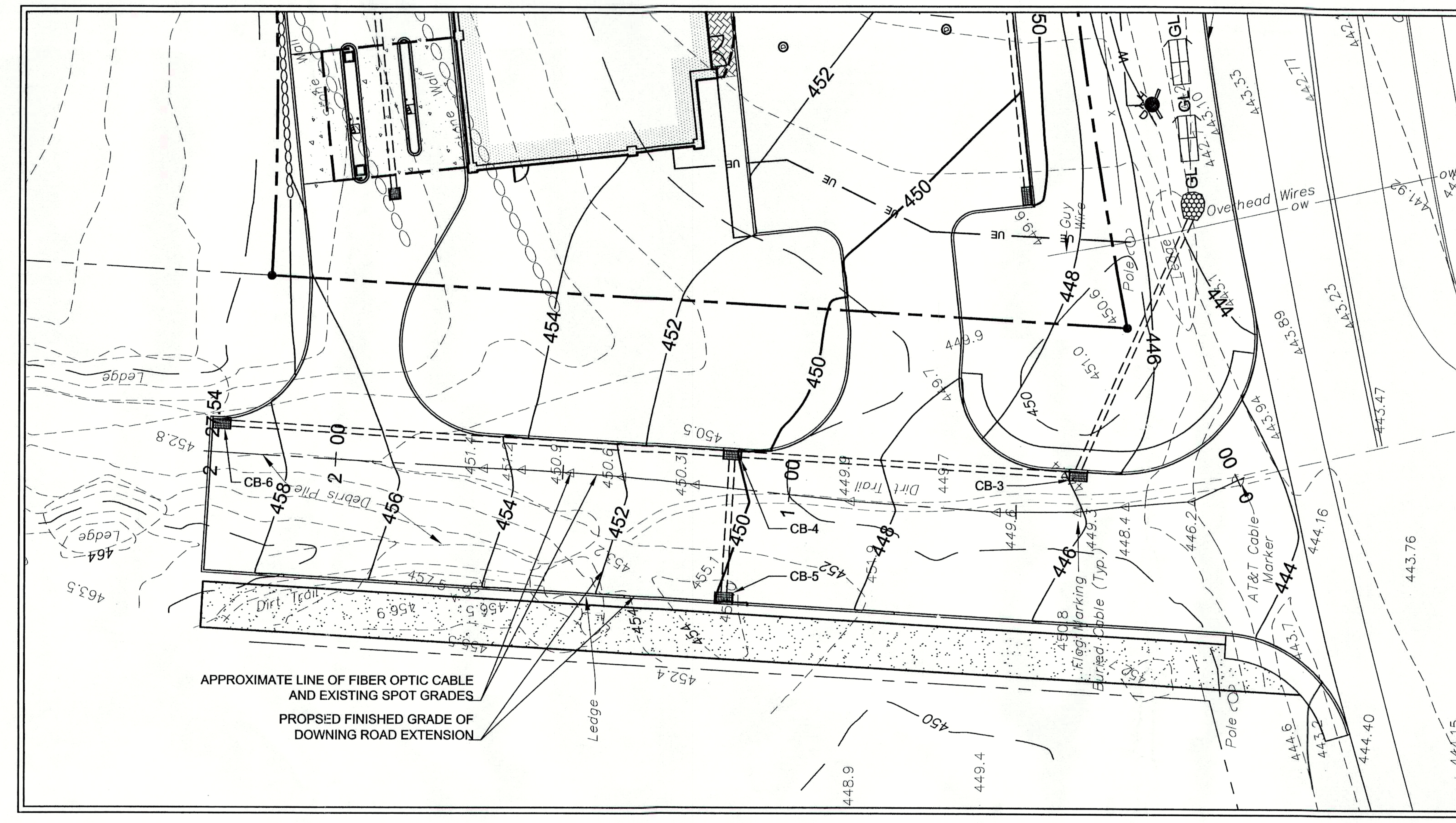
AT&T CABLE RELOCATION PROFILE

SCALE: 1" = 10 FT VERTICAL
1" = 50 FT HORIZONTAL



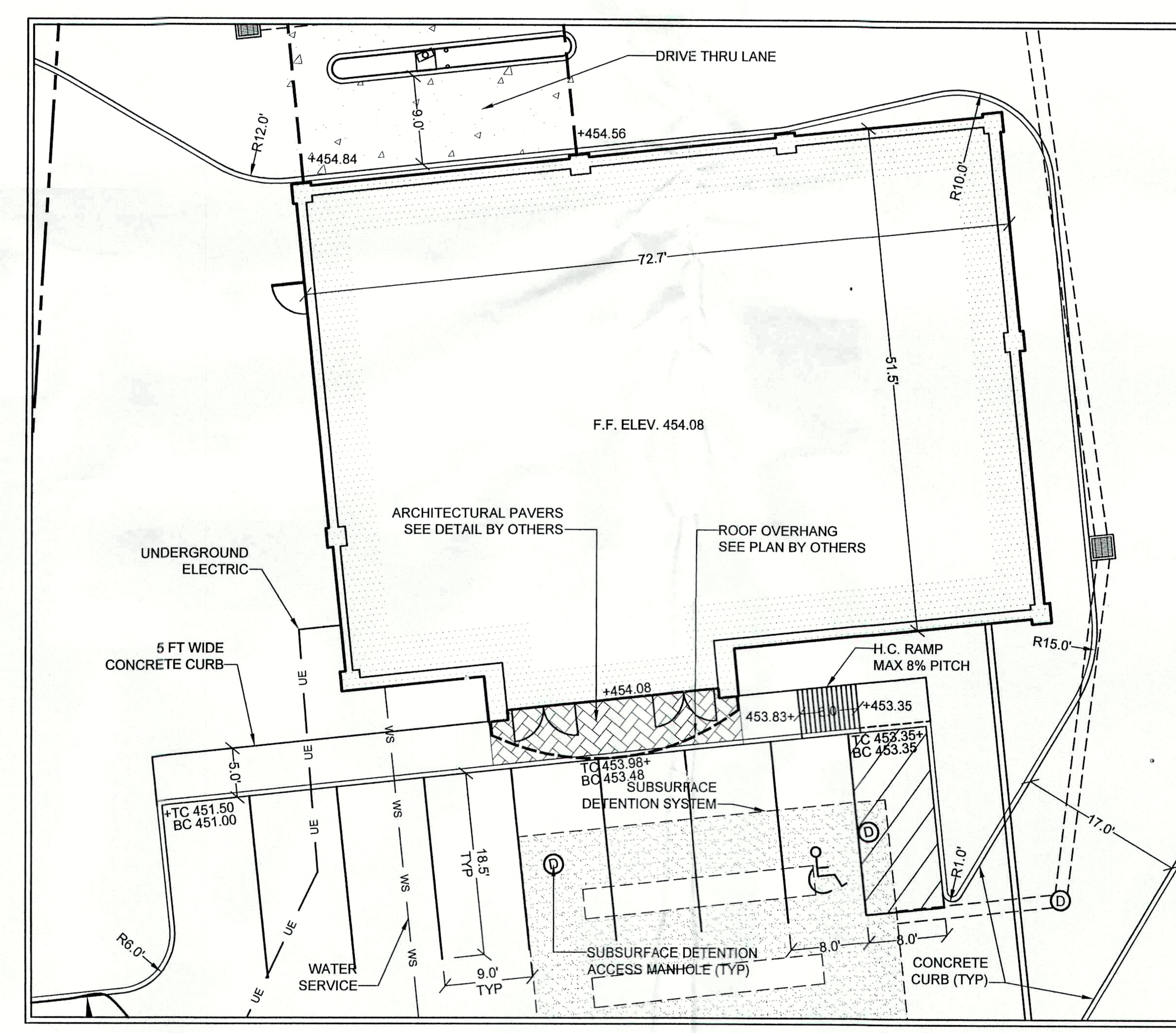
WATER MAIN EXTENSION PROFILE

SCALE: 1" = 10 FT VERTICAL
1" = 50 FT HORIZONTAL



AT&T CABLE RELOCATION PLAN

SCALE: 1" = 20 FT



FRONT ENTRANCE PARTIAL PLAN

SCALE: 1" = 10 FT

SCALE: 1"=10'-0"

SCALE: 1"=20'-0"

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SCALE: AS NOTED
DRAWN BY: JMC
DATE: 12/03/07

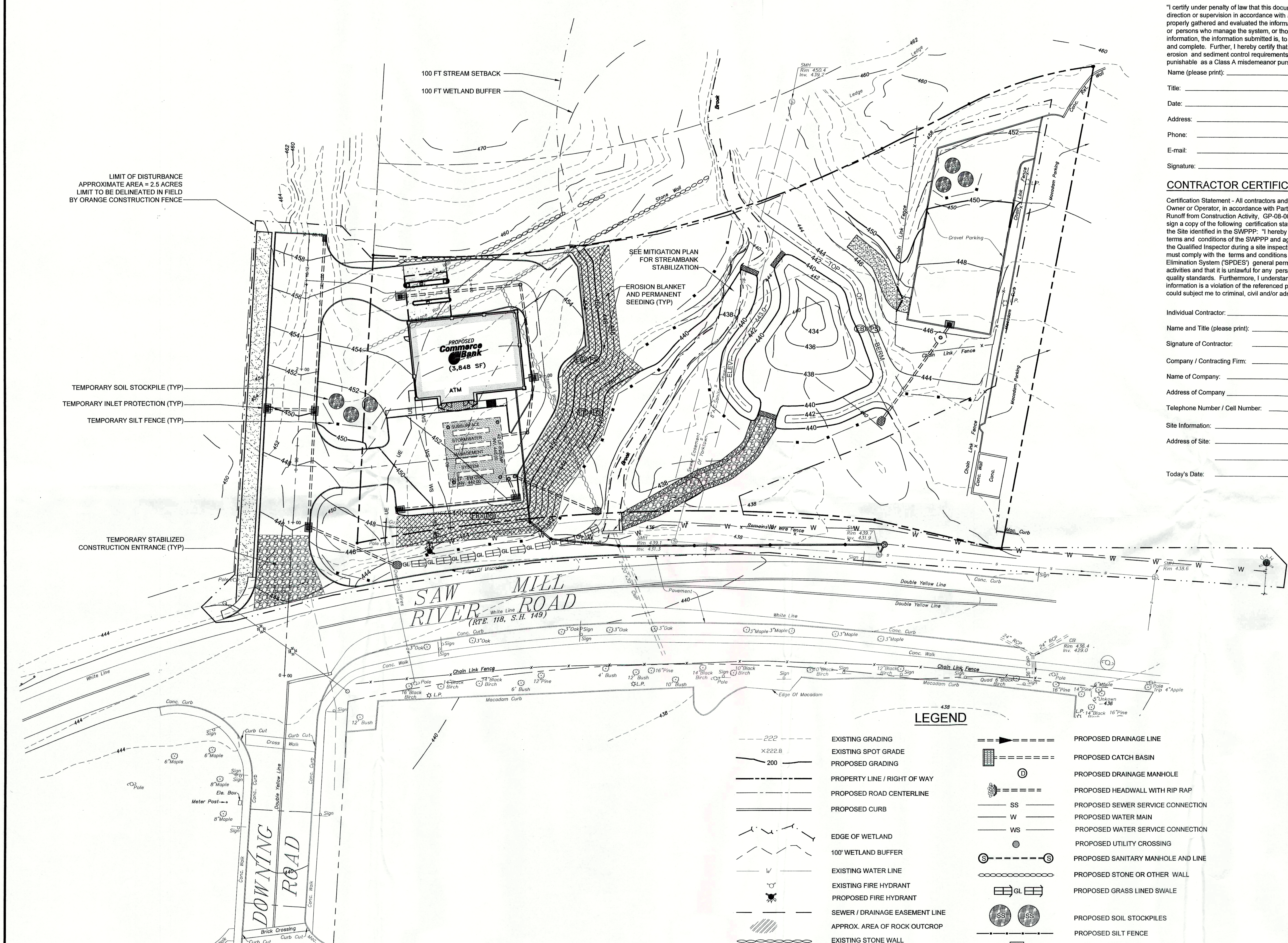
PROFILES AND AT&T CABLE RELOCATION PLAN

PROPOSED SITE PLAN
PREPARED FOR

MONGERO PROPERTIES

a.k.a. Commerce Bank
Rt. 118 and Downing Road
Town Of Yorktown Westchester Co., New York

Sheet 4 of 10



LEGEND

EXISTING GRADING	PROPOSED DRAINAGE LINE
EXISTING SPOT GRADE	PROPOSED CATCH BASIN
PROPOSED GRADING	PROPOSED DRAINAGE MANHOLE
PROPERTY LINE / RIGHT OF WAY	PROPOSED HEADWALL WITH RIP RAP
PROPOSED ROAD CENTERLINE	PROPOSED SEWER SERVICE CONNECTION
PROPOSED CURB	PROPOSED WATER MAIN
	PROPOSED WATER SERVICE CONNECTION
EDGE OF WETLAND	PROPOSED UTILITY CROSSING
100' WETLAND BUFFER	PROPOSED SANITARY MANHOLE AND LINE
EXISTING WATER LINE	PROPOSED STONE OR OTHER WALL
EXISTING FIRE HYDRANT	PROPOSED GRASS LINED SWALE
PROPOSED FIRE HYDRANT	
SEWER / DRAINAGE EASEMENT LINE	PROPOSED SOIL STOCKPILES
APPROX. AREA OF ROCK OUTCROP	PROPOSED SILT FENCE
EXISTING STONE WALL	PROPOSED CRUSHED STONE INLET PROTECTION
EXISTING STONE WALLS TO BE REMOVED	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
EXISTING DRAINAGE INLET	PROPOSED LIMIT OF DISTURBANCE
EXISTING SANITARY LINE	PROPOSED EROSION BLANKET / PERMANENT SEED
EXISTING HEADWALL	

SCALE: 1"=30'-0"

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OWNER / OPERATOR CERTIFICATION

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. Further, I hereby certify that the SWPPP meets all Federal, State, and local erosion and sediment control requirements. I am aware that false statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law."

Name (please print): ____________________

Title: ____________________

Date: ____________________

Address: ____________________

Phone: ____________________

E-mail: ____________________

Signature: ____________________

CONTRACTOR CERTIFICATION

Certification Statement - All contractors and subcontractors as identified in a SWPPP, by the Owner or Operator, in accordance with Part III.A.5 (SPDES General Permit for Stormwater Runoff from Construction Activity, GP-08-001, May 1, 2008, Page 10 of 40) of this permit shall sign a copy of the following certification statement before undertaking any construction activity at the Site identified in the SWPPP: "I hereby certify that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the Qualified Inspector during a site inspection. I also understand that the Owner or Operator must comply with the terms and conditions of the New York State Pollutant Discharge Elimination System ('SPDES') general permit for stormwater discharge from construction activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings."

Individual Contractor: ____________________

Name and Title (please print): ____________________

Signature of Contractor: ____________________

Company / Contracting Firm: ____________________

Name of Company: ____________________

Address of Company: ____________________

Telephone Number / Cell Number: ____________________

Site Information: ____________________

Address of Site: ____________________

Today's Date: ____________________

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DRAWN BY: JMC
DATE: 12/03/07

EROSION AND SEDIMENT CONTROL PLAN

PROPOSED SITE PLAN
PREPARED FOR
MONGERO PROPERTIES
a.k.a. Commerce Bank
Rt. 118 and Downing Road
Town Of Yorktown Westchester Co., New York

Sheet 5 of 10

General Erosion Control Notes:

1. Contractor shall be responsible for compliance with all sediment and erosion control practices. The sediment and erosion control practices are to be installed prior to any major soil disturbances, and maintained until permanent protection is established. Road surface flow should be dissipated with tracking pad or appropriate measures during adjacent road shoulder regrading. Contractor is responsible for the installation and maintenance of all soil erosion and sedimentation control devices throughout the course of construction.
2. The locations and the installation times of the sediment capturing standards shall be as ordered by the Engineer, and in accordance with the standards set forth in the current edition of "New York Standards and Specifications for Erosion & Sediment Control".
3. All sediment and erosion control measures shall be installed in accordance with the current edition of "New York Standards and Specifications for Erosion & Sediment Control". All regraded areas, as a result of any rock blasting, cutting, and/or filling of soils, must be stabilized appropriately. Special care should be taken during construction to insure proper maintenance and integrity of control structures. Each lot shall have its own site plan review including a lot specific erosion and sediment control plan.
4. To prevent heavy construction equipment and trucks from cracking soil off-site, construct a pervious crushed stone pad. Locate and construct pads as detailed on this sheet.
5. All topsoil shall be placed in a stabilized stockpile for reuse on the site. All stockpile required for final grading and stored on site shall be temporarily seeded and mulched within 14 days. Refer to detail on this sheet.
6. Catch basin inlet protection must be installed and operating at all times until tributary areas and basins have been stabilized. Combine with other sediment and erosion control measures when possible. Flows should be stabilized before reaching inlet protection structure.
7. Exposed slopes, with grades greater than 12%, may be stabilized by vehicle tracking. Broadcast straw evenly over slopes at a rate of 2 tons per acre or 90 lbs/1,000 SF and operate a tracked vehicle back and forth across the slope and at right angles to the slope. Cleats on track must be a minimum of 1-1/2" deep. Provide complete tracking coverage.
8. Erosion blankets are to be immediately installed on all disturbed areas that have greater than a 3:1 slope. All basins and swales must be stabilized with either mulch or erosion blankets prior to putting in service.
9. When jute netting is utilized for channel stabilization, place one half the volume of seed mix prior to laying net, and place the remaining seed after laying the jute netting.
10. Areas undergoing earthwork where soil is to be left exposed for more than one week should be stabilized within 48 hours with either temporary or permanent vegetative cover. Temporary cover should be used when the project schedule does not coincide with the optimum planting season. In general, optimum planting times for grasses are March 13th to May 31st and October 1st to November 15th. During optimum planting times, permanent vegetative cover will be installed. See specifications for vegetative cover for further details.
11. Disturbed areas greater than three (3) acres in size, which have not achieved final grade, will be seeded and hay mulched within one (1) week of initial disturbance. In addition, all utility trenches will be stabilized (seeding and hay mulched) within 48 hours of initial disturbance. Mulch shall be used if the season prevents the establishment of a temporary cover. Disturbed areas shall not be limed and fertilized prior to temporary seeding.
12. Timely maintenance of sediment control structures is the responsibility of the Contractor. All structures shall be maintained in good working order at all times. The sediment level in all sediment traps shall be closely monitored and sediment removed promptly before exceeding 50% of the structures capacity. All sediment control structures shall be inspected on a regular basis, and after each heavy rain to insure proper operation as designed. Refer to the inspection schedule on this sheet.
13. The Contractor shall keep the roadways within the project clear of soil and debris and is responsible for any street cleaning necessary during the course of the project.
14. Contractor is responsible for controlling dust within 500 feet of inhabited dwelling by sprinkling exposed soil areas periodically with water as required.Contractor to supply all equipment and water.
15. The developer must submit a site specific erosion and sediment control plan to the Building Inspector as part of the individual lot Building Permit application.
16. The Developer and Site Contractor must read, understand, and comply with all granted permits related to this project including but not limited to the following agencies: NYSDEC, NYCDEP and the Town of Yorktown.

Maintenance of Temporary Erosion and Sediment Control Structures

Exposure restrictions -

1. The Town of Yorktown requires that no more than 3 acres of unprotected soil should be exposed at one time. In addition to this restriction, any exposed earthwork shall be stabilized by use of haybales, silt fence, site grading and erosion blankets as detailed on this sheet, and by any other means requested by the engineer.
2. Trees and vegetation shall be protected at all times as shown on the detail drawing and as directed by the engineer.
3. Care should be taken so as not to channel concentrated runoff through the areas of construction activity on the site.
4. Fill areas and site disturbances should not be created which causes water to pond off site or on adjacent properties.
5. Runoff from land disturbances shall not be discharged or have the potential to discharge off site without first being intercepted by a control structure, such as a sediment trap or the sediment pond. Sediment shall be removed before exceeding 50% of the retention structure's capacity.
6. For finished grading, adequate grade shall be provided so that water will not pond on lawns for more than 24 hours after rainfall, except in swale flow areas which may drain for as long as 48 hours after rainfall.
7. All swales and other areas of concentrated flow shall be properly stabilized with temporary control measures such as seeding and mulching, haybales or silt fence, to prevent erosion and sediment travel.
8. Surface flows over cut and fill areas shall be stabilized at all times.
9. All sites shall be stabilized with erosion control materials within 14 days of final grading.
10. Temporary sediment trapping devices shall be removed from the site within 30 days of final stabilization.

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Erosion Control Maintenance Schedule

	Daily	Weekly	Monthly	After Rainfall	Necessary to maintain function	After approval of inspector
Silt Fence	------	------	insp.	insp.	clean/ replace	remove
Wheel Cleaner	clean	------	------	------	replace	remove
Inlet Protection	------	insp.	insp.	clean	replace	remove
Swales	------	insp.	insp.	clean	clean/ replace	restore
Sediment Basin	------	insp.	insp.	clean	clean/ replace	covert to permanent basin

Maintenance of Permanent Control Structures during Construction

Vegetated channels should be inspected weekly and after each rainfall. Vegetation should be mowed regularly, during the period of least hazard from runoff. Refer to the inspection schedule on this sheet.

Drainage basin structures and outlets shall be inspected on a regular basis and after every rainfall event. Sediment build up shall be removed from the basin regularly to insure detention capacity. Outlet structure shall be free of obstructions. Areas around basins shall be mowed and maintained on a regular basis. All piping and catch basins shall be free of obstructions. Any sediment build up shall be removed.

Maintenance of Controls after Construction

Controls (including respective outlet structures) should be inspected periodically for the first few months after construction and on an annual basis thereafter. They should also be inspected after major storm events. Refer to the inspection schedule in the approved Stormwater Management Plan for this site.

Mowing/Landscaping -
Mow at least twice a year (more often in residential areas) and prevent trees and shrubs from growing on impoundment's, spillways, buffer areas and basin floor.

Maintain a maximum grass height of less than 12 inches. Any burned out areas around the basin buffer zone or in grass swale surfaces should be resodded or replanted.

Areas devoid of mulch shall be re-mulched annually. Dead or diseased plants shall be replaced.

Debris and litter removal-
Twice a year, inspect basin outlet structure, catch basins, swales, and outlet channel for accumulated debris. Also, remove any accumulations during each mowing operation.

Structural repair/replacement-

Basin and Outlet structure must be inspected twice a year for evidence of structural damage and repaired immediately.

Erosion Control -

Unstable areas tributary to the basin shall be immediately be stabilized with vegetation or other appropriate erosion control measures.

Sediment removal-

Sediment should be removed after it has reached a maximum depth of five inches above the basin floor. The depth can be measures by driving a stake into the newly constructed basin floor and marking it at five inches above the basin floor.Swales should also be inspected twice per year and sediment removed accordingly.

Vegetation within the basin shall be limited to a height of 18 inches. The basin outlet devices shall be cleaned/repaired when drawdown time exceeds 36 hours. Trash and debris shall be removed as necessary. Silt/sediment shall be removed from the filter bed when accumulation exceeds 1 inch. When the filtering capacity diminishes (ponding water longer than 48 hours) the top few inches of discolored material shall be removed and replaced with fresh materials. Removed material shall be disposed of properly.

Note:
Highway Department is responsible for maintenance of controls in Town Right-Of-Way after construction, with the exception of privately owned features such as swales, basins etc. on homeowners property. Such features and controls will remain the responsibility of the respective property's homeowner.

Vegetative Cover Specifications:

Permanent Vegetative Cover

1. Site Preparation
   a. Install erosion control measures.
   b. Scarify compacted soil areas.
   c. Lime as required to pH 6.5.
   d. Fertilize with 5-10-10 14 lbs/1,000 s.f.
2. Seed Mixtures for use on swales and cut and fill areas.

	Mixture	Lbs./acre
Alt. A	Kentucky Blue Grass	20
	Creeping Red Fescue	28
	Rye Grass or Redtop	5
Alt. B	Creeping Red Fescue	20
	Redtop	2
	Tall Fescue or smooth Bloomgrass	20

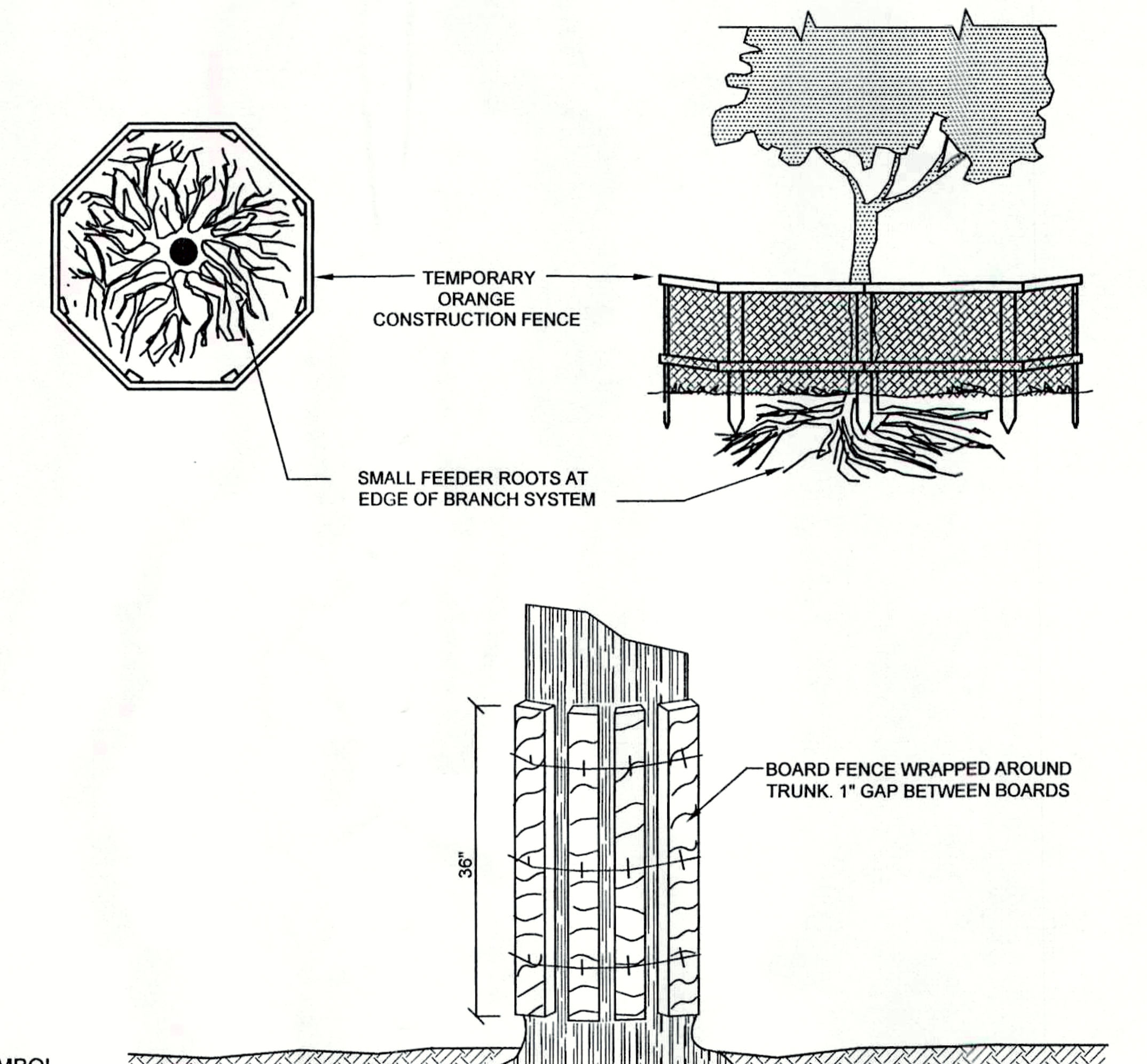
3. Seeding
   a. Prepare seed bed by raking to remove stones, twigs, roots and other foreign material.
   b. Apply soil amendments and integrate into soil.
   c. Apply seed uniformly by cyclone seeder culti-packer or hydro-seeder at rate indicated.
   d. Stabilize seeded areas in drainage swales.
   e. Irrigate to fully saturate soil layer, but not to dislodge planting soil.
   f. Seed between April 1st and May 15th or August 15th and October 15th. Seeding may occur May 15th and August 15th if adequate irrigation is provided.

Temporary Vegetative Cover

1. Site Preparation
   a. Install erosion control measures.
   b. Scarify areas of compacted soil.
2. Seed Species

Mixture	Lbs./acre
Rapidly germinating annual Ryegrass	30
Perennial Ryegrass	30
Certified Aroostook Winter Rye	100

3. Seeding
   Same as Permanent Vegetative Cover

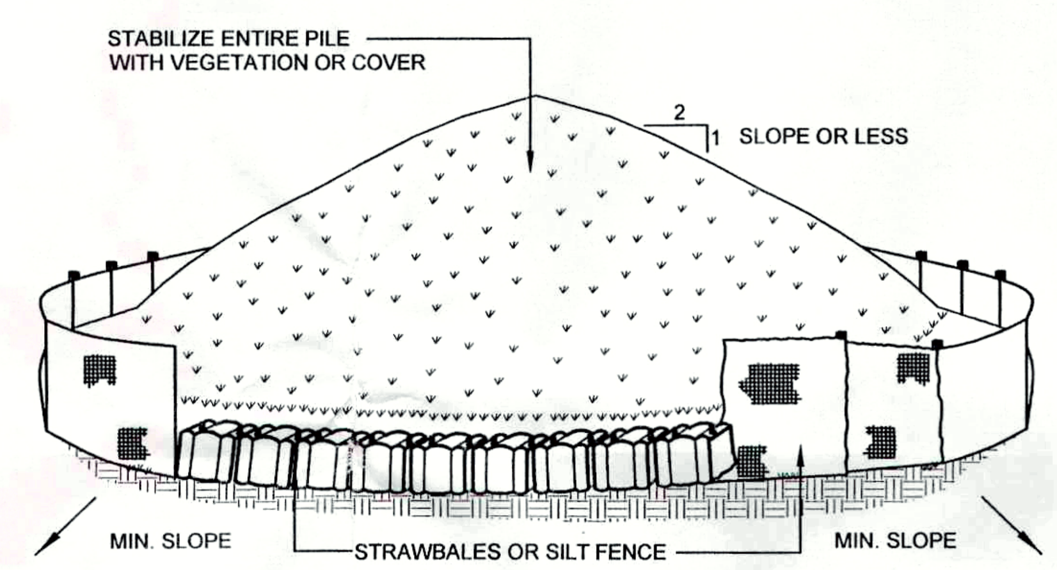


SYMBOL

NOTES:

1. CONTRACTOR SHALL USE THE TREE TRUNK ARMOR DETAIL FOR ISOLATED TREES THAT REQUIRE PROTECTION.
2. AS AN ALTERNATE, THE CONTRACTOR MAY PROTECT TREES IN THE VICINITY OF REGULAR HEAVY TRAFFIC / CONSTRUCTION AREAS OR CLUSTERS OF TREES TO BE PROTECTED AS PER THE CONSTRUCTION FENCE DETAIL.

E-1 **TREE TRUNK ARMOR / TREE PROTECTION DETAIL**
NOT TO SCALE



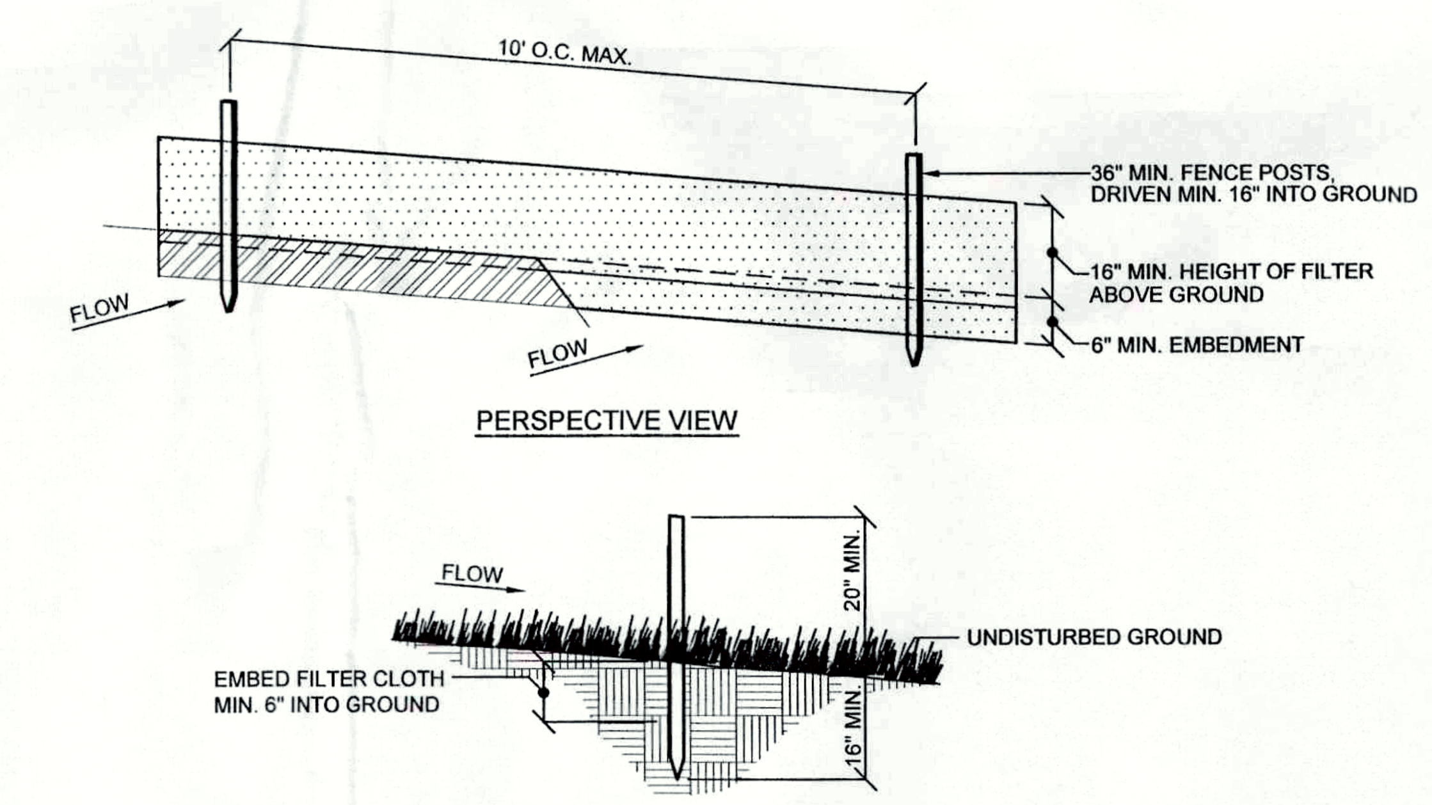
INSTALLATION NOTES:

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

SYMBOL

SS

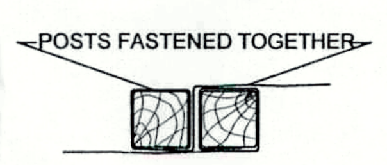
E-3 **SOIL STOCKPILE DETAIL**
NOT TO SCALE



SECTION

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. FILTER CLOTH TO BE FASTENED SECURELY TO POST AT TOP AND MID SECTION: EITHER STEEL TYPE "T" OR "U" POSTS OR 2" HARDWOOD POSTS .
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED. FILTER CLOTH SHALL BE MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



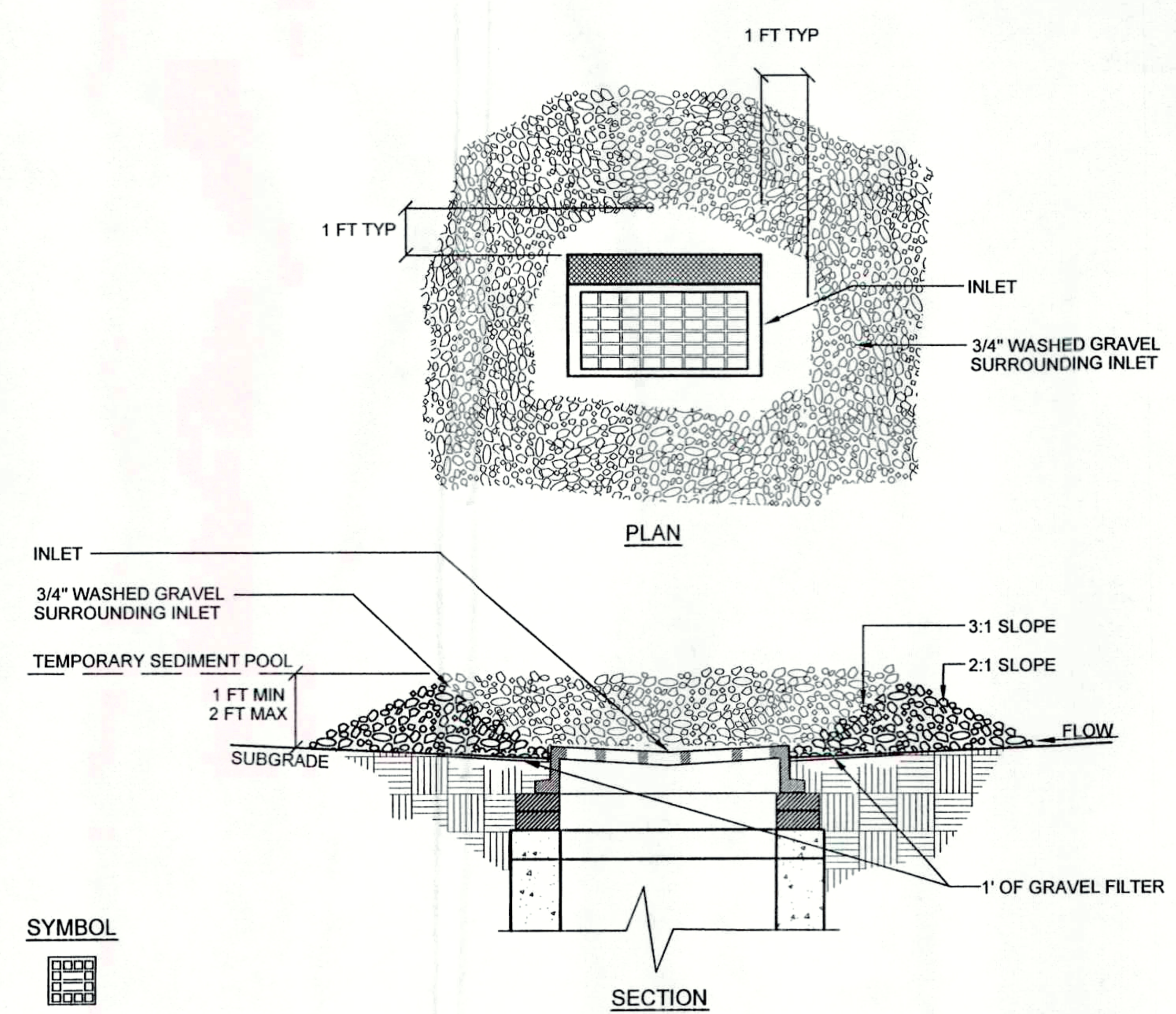
PLAN VIEW: JOINING SECTIONS

INSTALLATION NOTES

1. Excavate 4 inch trench along the lower perimeter of the site.
2. Unroll a section at a time and position the post against the back (downstream) wall of the trench (net side away from direction of flow).
3. Drive the post into the ground until the netting is approximately 2 inches from the trench bottom.
4. Lay the toe-in flap of fabric onto the undisturbed bottom of the trench, backfill the trench and tamp the soil. steeper slopes require an intercept trench.
5. Join sections as shown above.

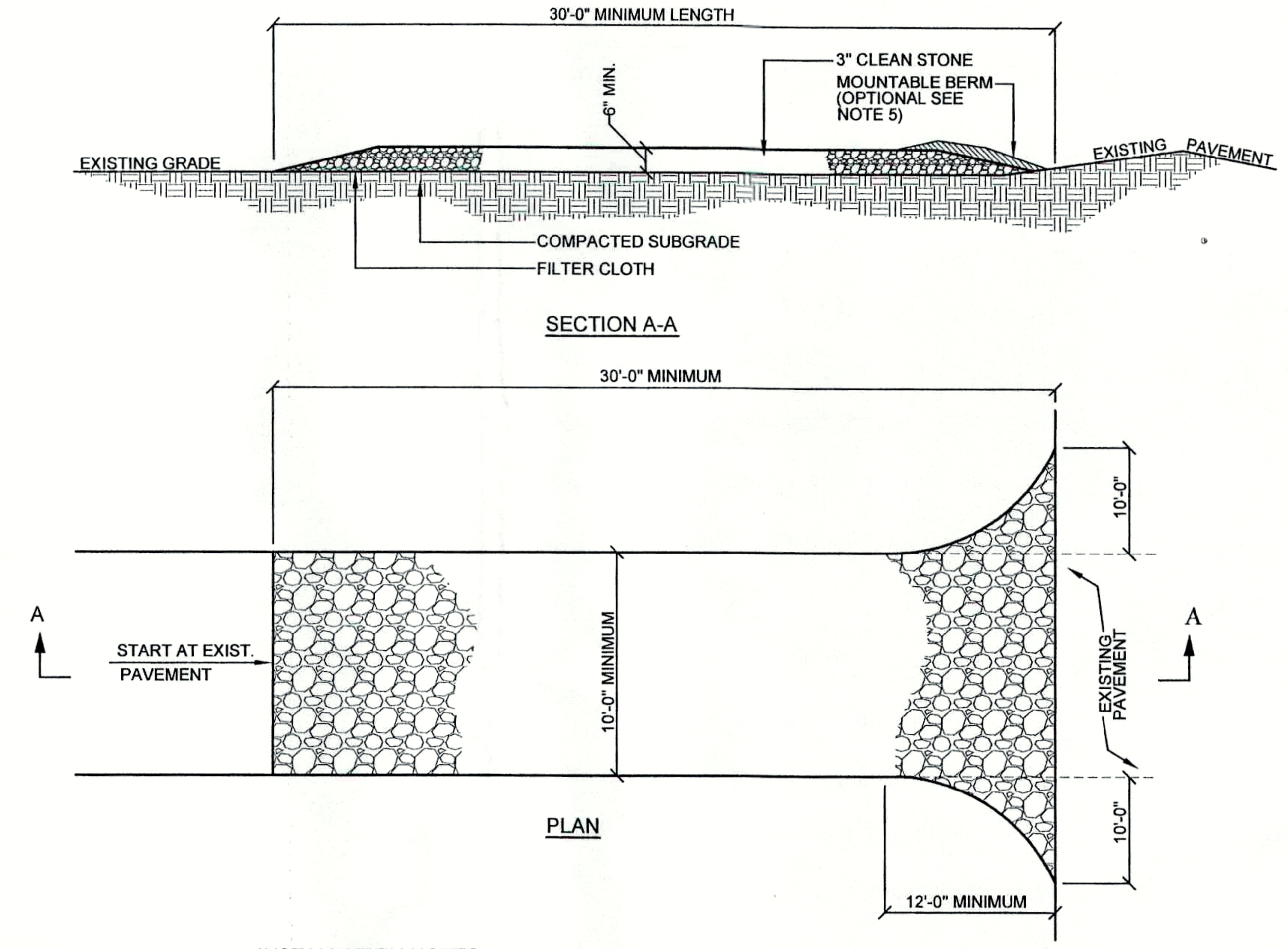
SYMBOL

E-2 **SILT FENCE DETAIL**
NOT TO SCALE



SYMBOL

E-4 **INLET PROTECTION DETAIL**
NOT TO SCALE

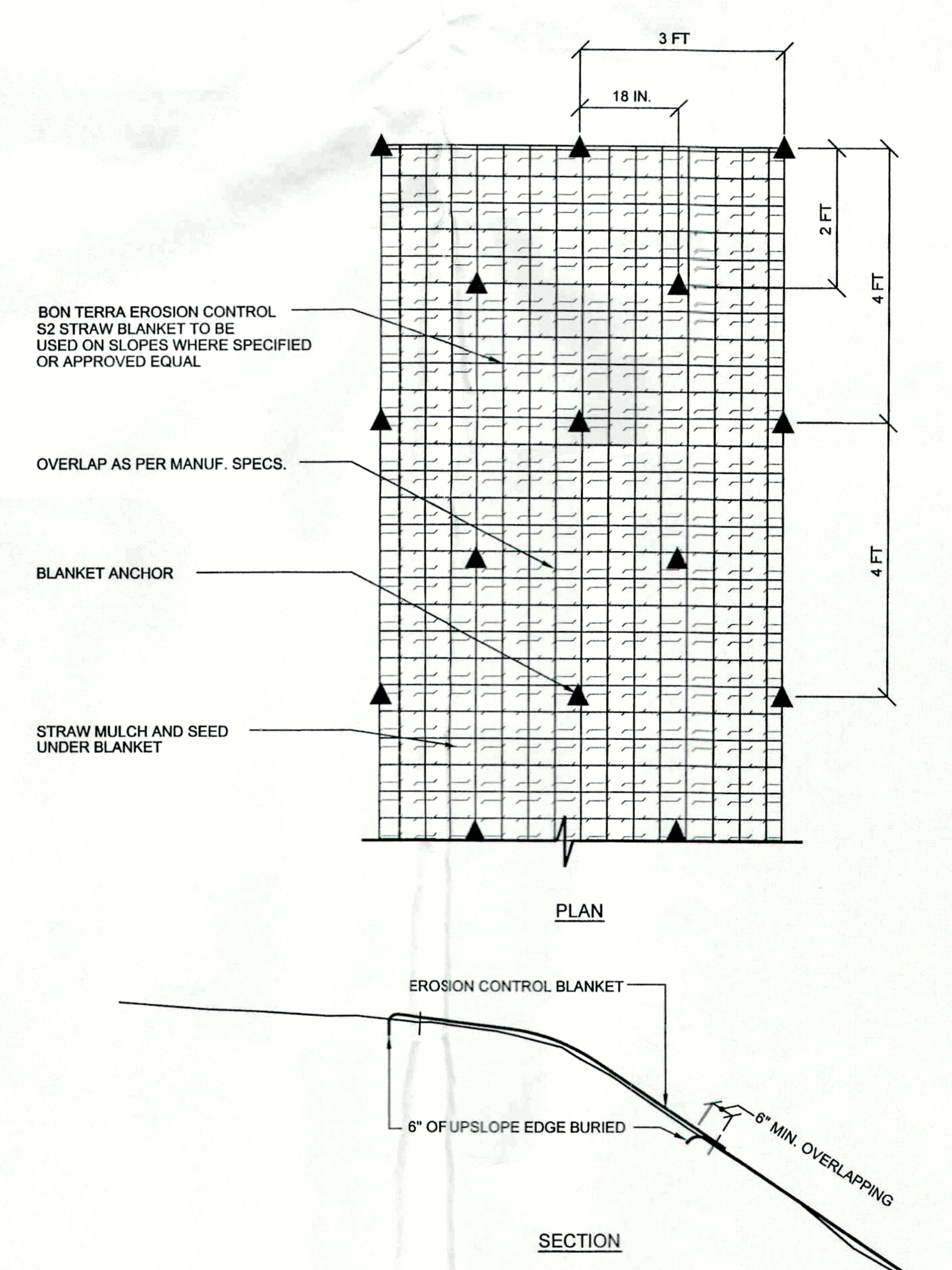


INSTALLATION NOTES

1. STONE SIZE - USE 3" MIN. STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT 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 - 10 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR. 24 FT IF SINGLE ENTRANCE TO SITE.
5. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
7. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN

SYMBOL

E-5 **STABILIZED CONSTRUCTION ENTRANCE DETAIL**
NOT TO SCALE



NOTES:

1. ANCHOR PATTERN: 2.5 ANCHORS / SY FOR : 2.5H : 1V < SLOPES < 1H : 1V)
2. U - SHAPED WIRE STAPLES, METAL GEOTEXTILE PINS, TRIANGULAR WOODEN OR PLASTIC STAKES CAN BE USED TO ANCHOR BLANKET TO THE GROUND SURFACE

SYMBOL

EB

E-6 **EROSION BLANKET AND ANCHOR DETAIL**
NOT TO SCALE

Site Design Consultants
Civil Engineers • Land Planners
251-F Underhill Avenue, Yorktown Heights, NY 10598
(914) 962-4488 - Fax: (914) 962-7386
www.SiteDesignConsultants.com

Engineer: Joseph C. Riina, P.E.
NYS Lic. No. 64431

Revisions:

No.	Date	Comments:
1	2/19/08	Per PB & CB
2	4/11/08	Zoning
3	5/1/08	Rev. Stormwater
4	6/18/08	Stormwater/AT&T
5	7/15/08	Add water valves
6	7/30/08	Grading / Hydrant
7	11/19/09	As per Resolution
8	6/9/10	Per Town PB

SCALE: NO SCALE
DRAWN BY: JMC
DATE: 12/03/07

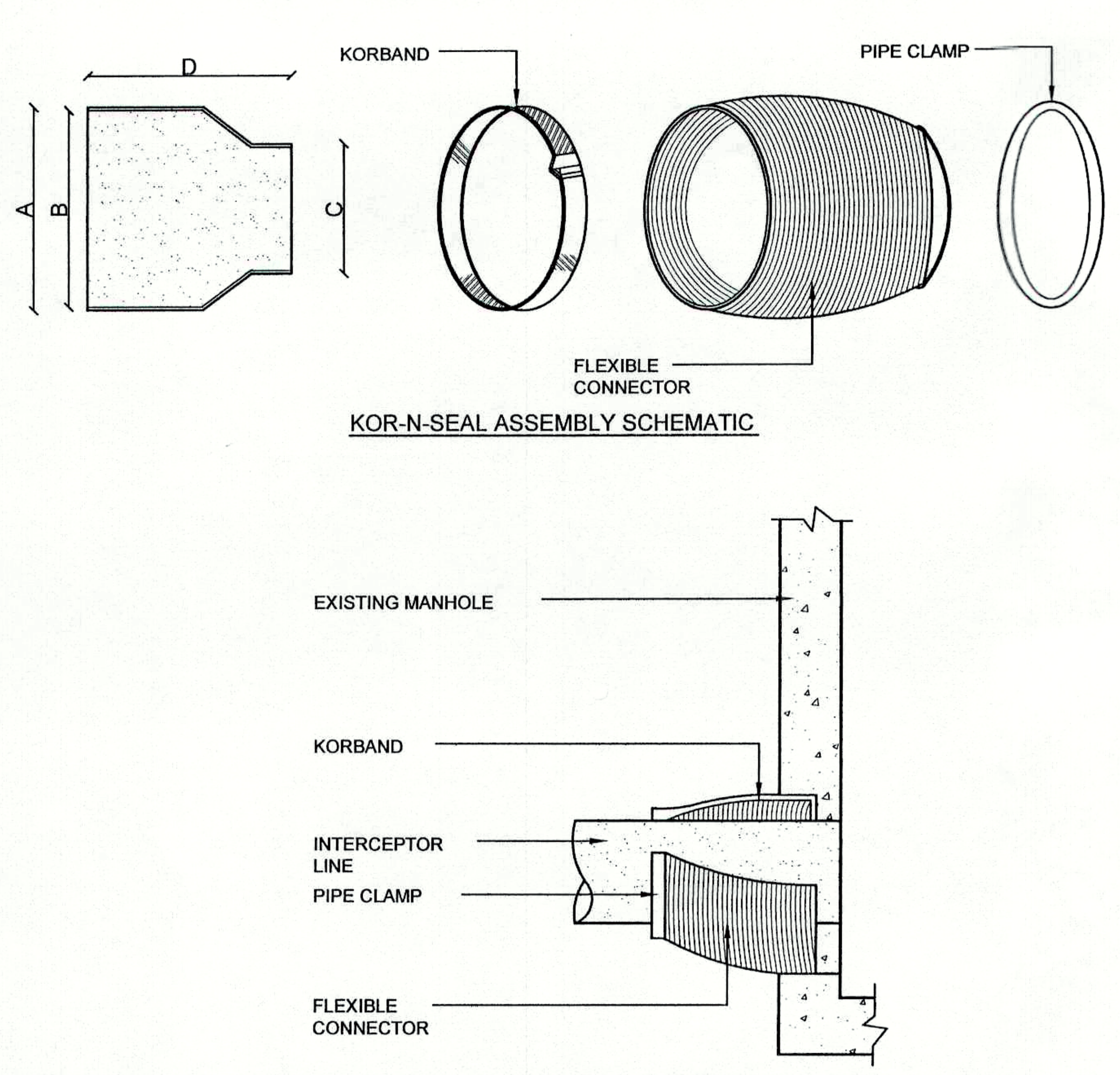
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

PROPOSED SITE PLAN
PREPARED FOR
MONGERO PROPERTIES
a.k.a. Commerce Bank
Rt. 118 and Downing Road
Town Of Yorktown Westchester Co., New York

Sheet 6 of 10

SANITARY SEWER NOTES:

1. All work to be done in accordance with the Code of the Town of Yorktown and the Regulations of the Westchester County Department of Health.
2. Sanitary sewers are to be of 6" ring-tight PVC plastic pipe ASTM Class SDR-35 (or heavier if required by the Village Consulting Engineer due to loading conditions). All pipe to be manufactured by John Mansville or equal.
3. Sanitary manholes/cleanout manholes shall be precast concrete. All work shall be manufactured in accordance with approved standards and shall be spaced a maximum distance of 300' on straight runs and installed at every change in alignment. Manhole positioning shall be as to prevent the entrance of surface water during storms. Manhole rims are to be water tight in areas subject to possible flooding conditions.
4. All building laterals to be installed by plumbers, licensed in the Town of Yorktown according to the requirements of the Town of Yorktown.
5. A 6" minimum bedding of 3/4" crushed stone is to be placed under all sewer lines and along the sides up to the top to provide firm support.
6. Sanitary sewer construction shall meet all sewer construction specifications for the Town of Yorktown.
7. The Town Engineer shall be notified 48 hours prior to the start of any work.
8. A Code 53 shall be called before the start of any excavation work.
9. A Street Opening Permit shall be obtained by the Contractor prior to any work being started in public roads.
10. The sanitary sewer main shall be laid at a minimum slope of 0.5%.
11. All sewers shall be laid at least 10 ft horizontally from any existing or proposed water main. The distance shall be measured edge to edge. In cases where it is impractical to maintain a 10 foot separation, the Westchester County Department of Health may allow deviation on a case-by-case basis, if supported by data from the Design Engineer.
12. Heavy-duty white fittings as manufactured by GPK Products, Inc. or approved equal, shall be used for the construction of the PVC sewer system.
13. Manhole steps shall be cast iron Neenah No. R-1981-0 or Campbell Foundry No. 2588-1 or polypropylene coated steel (see specifications) or approved equal.
14. Unless otherwise specified, sanitary sewer manholes shall have the letters "SEWER" cast on the cover.
15. Manhole covers and structures shall meet or exceed A.S.T.M. and O.S.H.A. requirements and must be rated for H-20 loading. Manholes must be min. 48" diameter.
16. All sanitary structures shall receive 2 mil coats of bituminous material "Inertol No. 49" Koppers Supper Service Black or approved equal, applied in accordance with manufacture's specifications.
17. 0-ring joints to conform to A.S.T.M. Designation C-443 latest revision. Joints to be mortared inside and out using non-shrinking mortar.
18. Pre-cast manhole sections to be in accordance with "Pre-Cast Reinforced Concrete Manhole Sections" A.S.T.M. Designation C-478, latest revision, minimum compressive strength to be 4000 P.S.I.
19. Where sewer main is to be installed 10' deep or greater, PVC SDR-26 shall be used.
20. When sewer is to be installed in fill material, the supporting fill is to be compacted to minimum Standard Proctor Density of 95%, and shall be certified to the Village.
21. Water mains crossing house sewers, storm sewers or sanitary sewers shall be laid to provide a vertical separation of a minimum of 18" between the bottom of water main and top of sewer. In addition, adequate structural support shall be provided for the sewer to prevent excessive deflection of the joints and the sewer settling and breaking the water main. In addition the length of water pipe is to be centered at the point of crossing so that the joints will be equidistant and as far as possible from the sewer. No water main shall pass through or come in contact with any part of a sewer or sewer manhole.
22. Manholes and sanitary sewer lines shall be tested to conform with Westchester County Department of Health Rules and Regulations in that the infiltration / exfiltration shall not exceed one hundred (100) gallons/inch diameter of pipe/mile/day.
23. Infiltration, exfiltration and visual tests by means of light flashing between manholes shall be as per requirements of the Village Engineer. Testing of the manholes with the pipeline shall not be permitted. Manholes and sanitary sewer lines shall be treated independently of each other. No tests shall be made until two weeks after backfilling of sanitary sewers or longer if conditions, in the opinion of the Village Engineer, warrant it.
24. Air and vacuum testing may be performed on the sanitary sewer lines and manholes in lieu of hydrostatic testing. Air testing of the sanitary sewer lines shall be in accordance with ASTM F1417-92 "Standard Test Method for Installation Acceptance of Plastic Gravity Sewer Lines Using Low-Pressure Air." vacuum testing of the manholes shall be in accordance with the latest release of attachment B "Vacuum Testing of Manholes" from the Westchester County Department of Health.
25. Sanitary sewer service lines shall be tested in conjunction with the sewer mains to the property line or easement line in accordance with the latest Westchester County Department of Health Rules and Regulations.



FOR CONNECTION TO EXISTING SANITARY MANHOLE

NOTES:

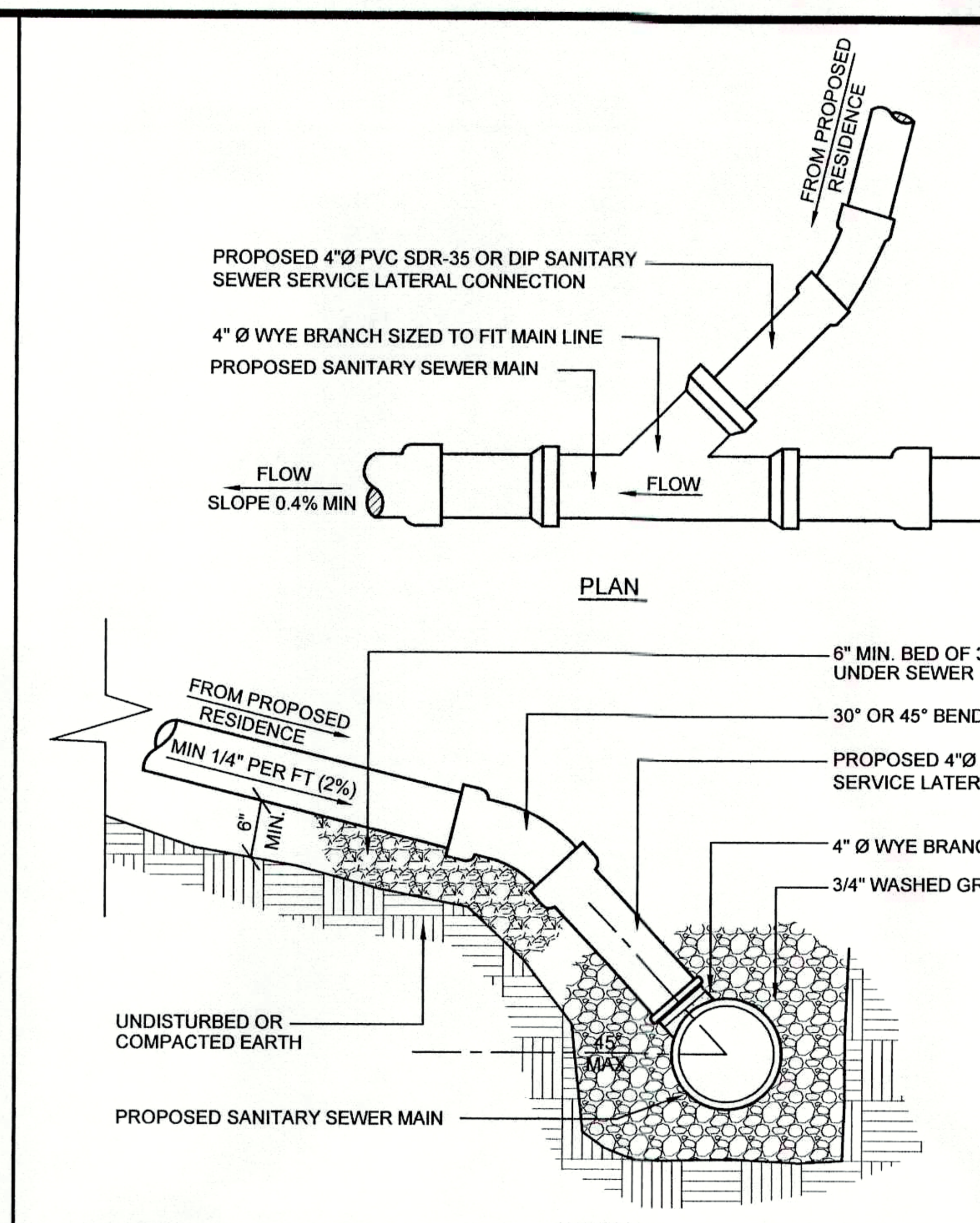
1. CONNECTIONS TO EXISTING PRECAST CONCRETE MANHOLES WITH P.V.C. SDR-35 OR HIGHER CLASS PIPE SHALL BE MADE, AS FOLLOWS:
   A. THE EXISTING MANHOLES SHALL BE CORE DRILLED TO RECEIVE A KOR-N-SEAL FLEXIBILITY CONNECTOR.
   B. THE OPENING SHALL BE CLEANED AND THE CONNECTOR SET IN PLACE WITH THE KORBAND USING A HYDRAULIC LIFT.
   C. THE CONTRACTOR MAY SUBSTITUTE ANOTHER SYSTEM FOR ONE DESCRIBED PROVIDED THAT A SEAL OF THE SAME RELIABILITY IS MAINTAINED WITH THE MANHOLE. THE PIPE CLAMPS AND ALL DEVICES, INCLUDING SCREWS, SHALL BE STAINLESS STEEL.

S-1 EXISTING SANITARY FLEXIBLE CONNECTION

NOT TO SCALE

NOTE:

1. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

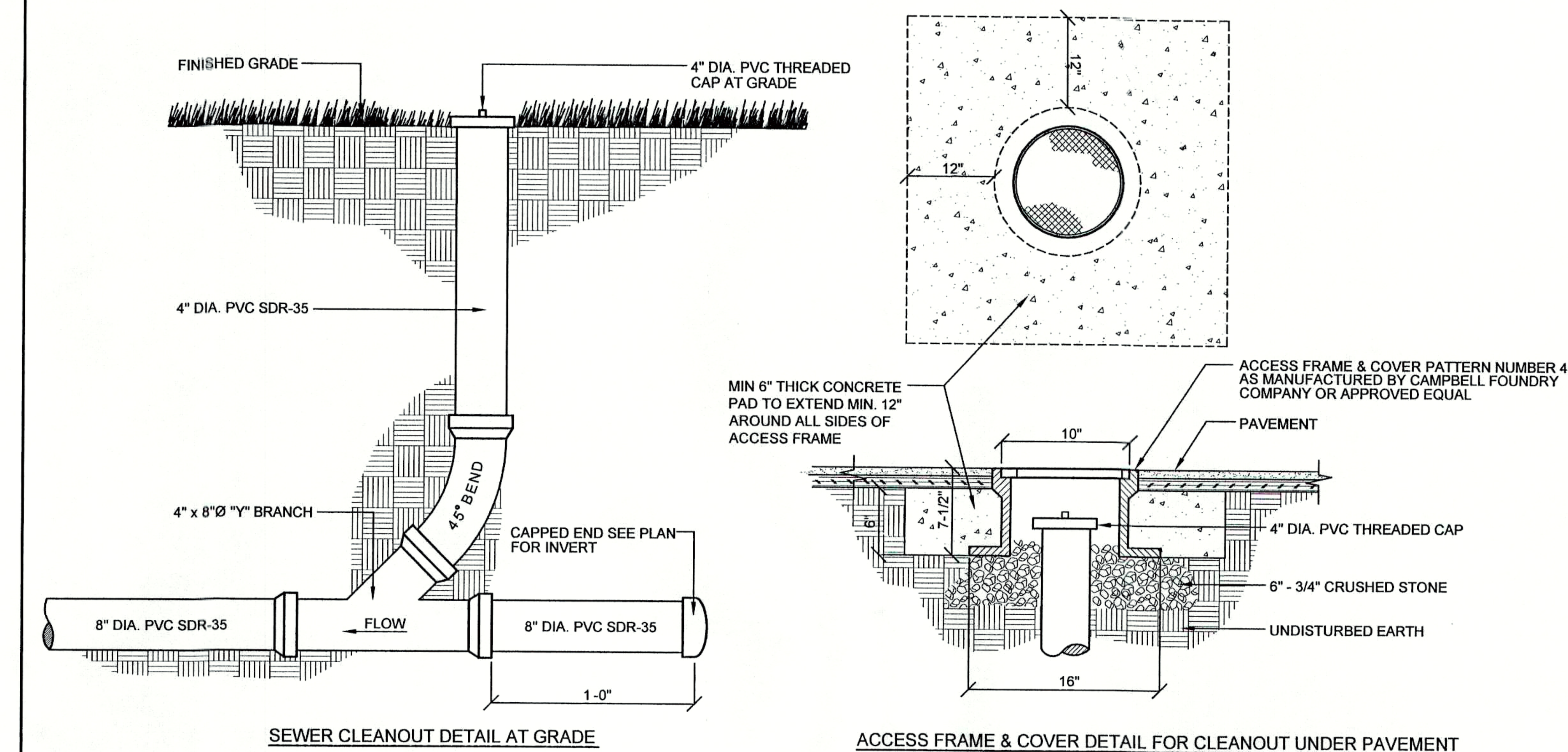


NOTES:

1. PROVIDE CLEANOUT AS REQUIRED (SEE DETAIL).
2. CONTRACTOR TO FOLLOW MANUFACTURE'S INSTALLATION GUIDE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PERSONS DURING CONSTRUCTION FROM HARM IN ACCORDANCE WITH ALL APPLICABLE CODES, RULES & REGULATIONS, STANDARDS AND GOOD PRACTICES.
4. CONTRACTOR TO NOTIFY TOWN OF YORKTOWN 48 HOURS IN ADVANCE FOR TRENCH INSPECTION.
5. ALL FITTINGS TO BE WHITE H.D. AS MANUFACTURED BY GPK PRODUCTS INC. OR APPROVED EQUAL.
6. FOR BACKFILLING REQUIREMENTS OF SEWER SERVICE SEE "SEWER MAIN/SEWER SERVICE TRENCH DETAIL".

S-2 SEWER CONNECTION TO PROPOSED MAIN-LINE DETAIL

NOT TO SCALE

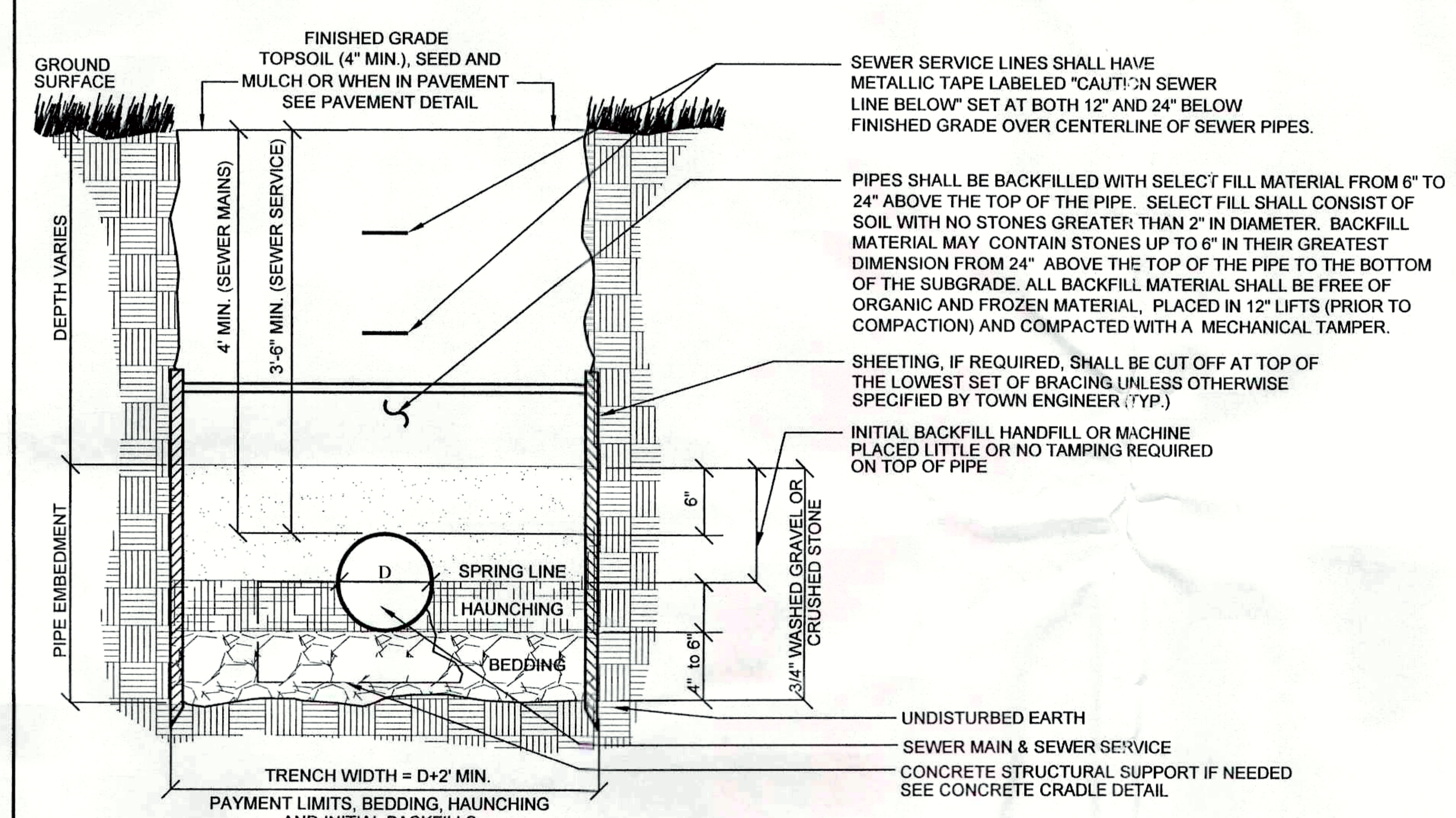


NOTES:

1. CLEAN-OUTS SHALL BE SPACED AT MINIMUM 50 FT INTERVALS AND/OR AT ALL CHANGES IN VERTICAL AND HORIZONTAL ALIGNMENT.
2. ALL FITTINGS TO BE WHITE H.D. AS MANUFACTURED BY GPK PRODUCTS INC. OR APPROVED EQUAL.

S-3 GRAVITY SEWER LATERAL CLEAN-OUT DETAIL

NOT TO SCALE

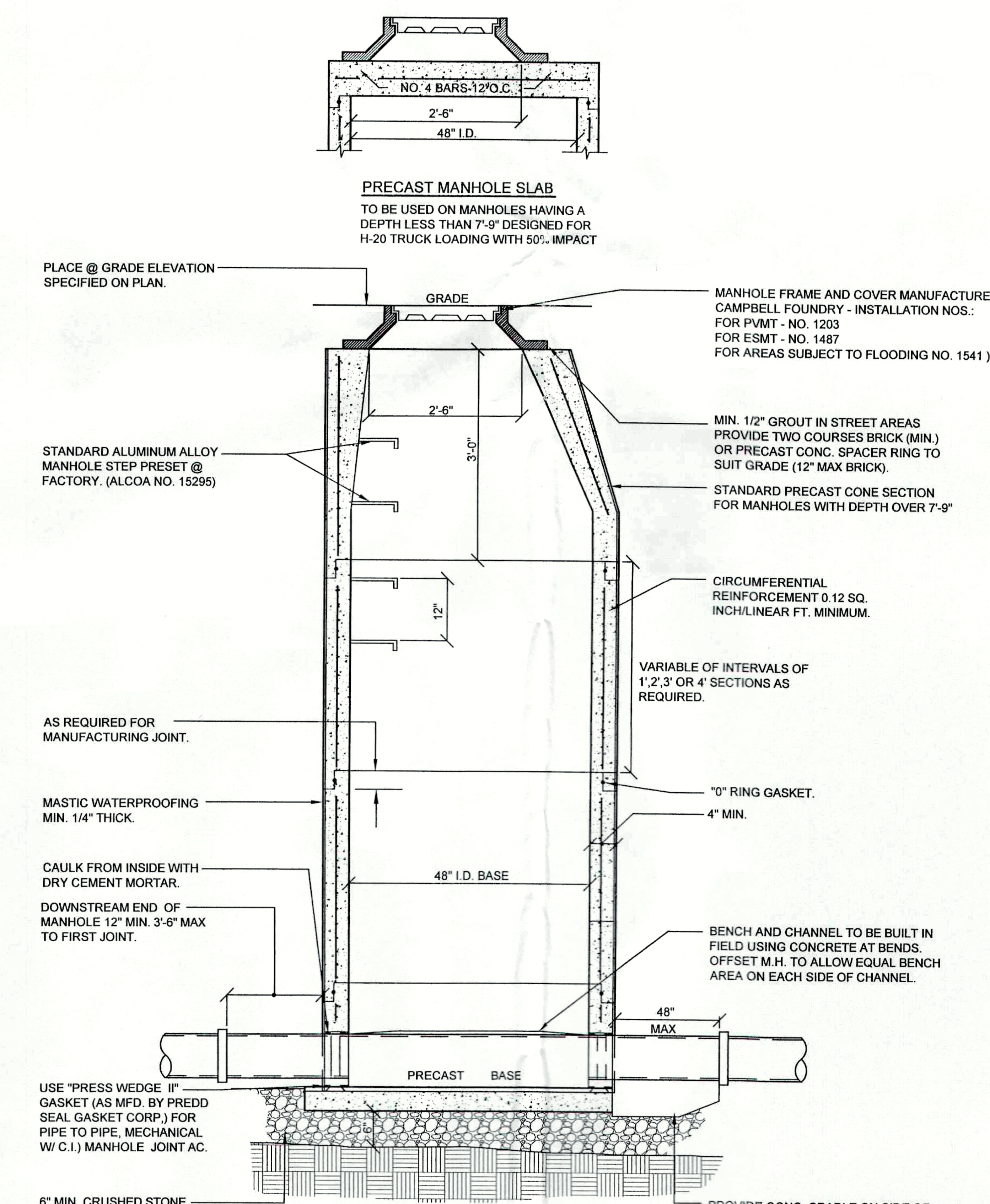


NOTES:

1. SEWER PIPE SHALL BE PVC SDR-35 IN ALL CASES EXCEPT WHERE DEPTH OF COVER EXCEEDS 10 FT. IN CASES WHERE COVER EXCEEDS 10 FT, SEWER PIPE SHALL BE A MIN. PVC SDR-26. WHEN A SEWER MAIN IS INSTALLED IN A FILL SECTION, THE FILL SHALL BE COMPACTED TO A MIN. 95% STANDARD PROCTOR AND CERTIFIED TO THE TOWN OF YORKTOWN.
2. NO ROCK IS TO PROJECT INTO WITHIN THE EDGES OF THE TRENCH. IN ROCK EXCAVATION PIPE SHALL BE A MIN. OF 6" OVER AND AWAY FROM ROCK.
3. BACKFILL SHALL BE PLACED SO AS TO NOT DISTURB THE PIPE ALIGNMENT.
4. IN AREAS WHERE ADEQUATE COVER CAN NOT BE MAINTAINED FOR SEWER MAIN, PROPER PROTECTION SHALL BE PROVIDED AGAINST FREEZING AND SUPERIMPOSED LOADING.

S-4 SEWER MAIN / SEWER SERVICE TRENCH DETAIL

NOT TO SCALE



NOTE:

PRECAST MANHOLE AS MANUFACTURED BY FORT MILLER COMPANY, LOCKJOINT,KERR OR EQUAL HAVING EITHER O-RING OR SELF SEALING GASKET-TYLEX-CR-DIE NO.5888 (THREE PROJECTION) TO CONFORM ASTM-C433-60T

S-5 SEWER MANHOLE DETAIL

NOT TO SCALE

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251-F Underhill Avenue, Yorktown Heights, NY 10598
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Engineer: Joseph C. Riina, P.E.
NYS Lic. No. 64431

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1	2/19/08	Per PB & CB
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SCALE: NO SCALE

DRAWN BY: JMC

DATE: 12/03/07

SANITARY SEWER NOTES AND DETAILS

PROPOSED SITE PLAN
PREPARED FOR

MONGERO PROPERTIES

a.k.a. Commerce Bank
Rt. 118 and Downing Road

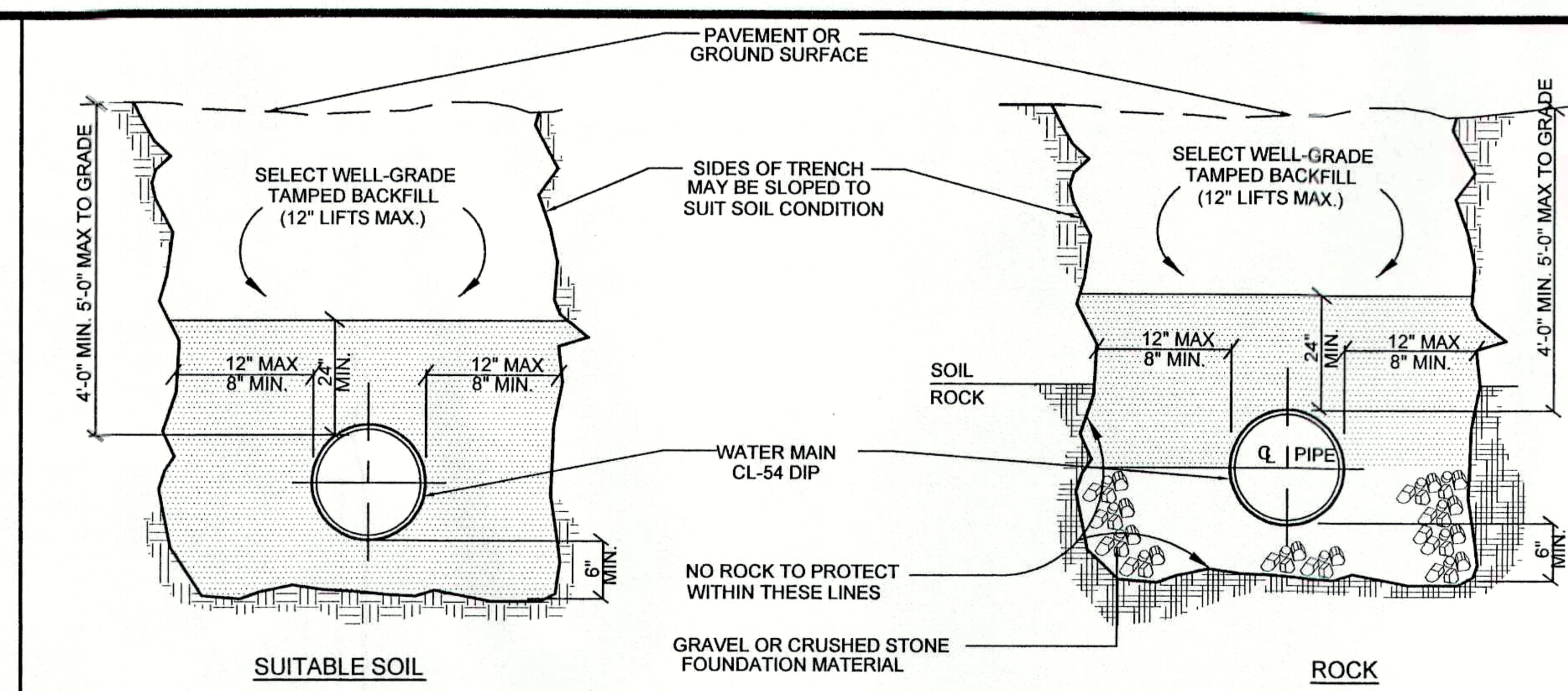
Town Of Yorktown Westchester Co., New York

Sheet 7 of 10

F:\2004\04-23 Mongero Properties aka Commerce Bank\dwg\04-23 DETAILS.dwg, 11/25/2009 1:27:05 PM

Water Main Notes:

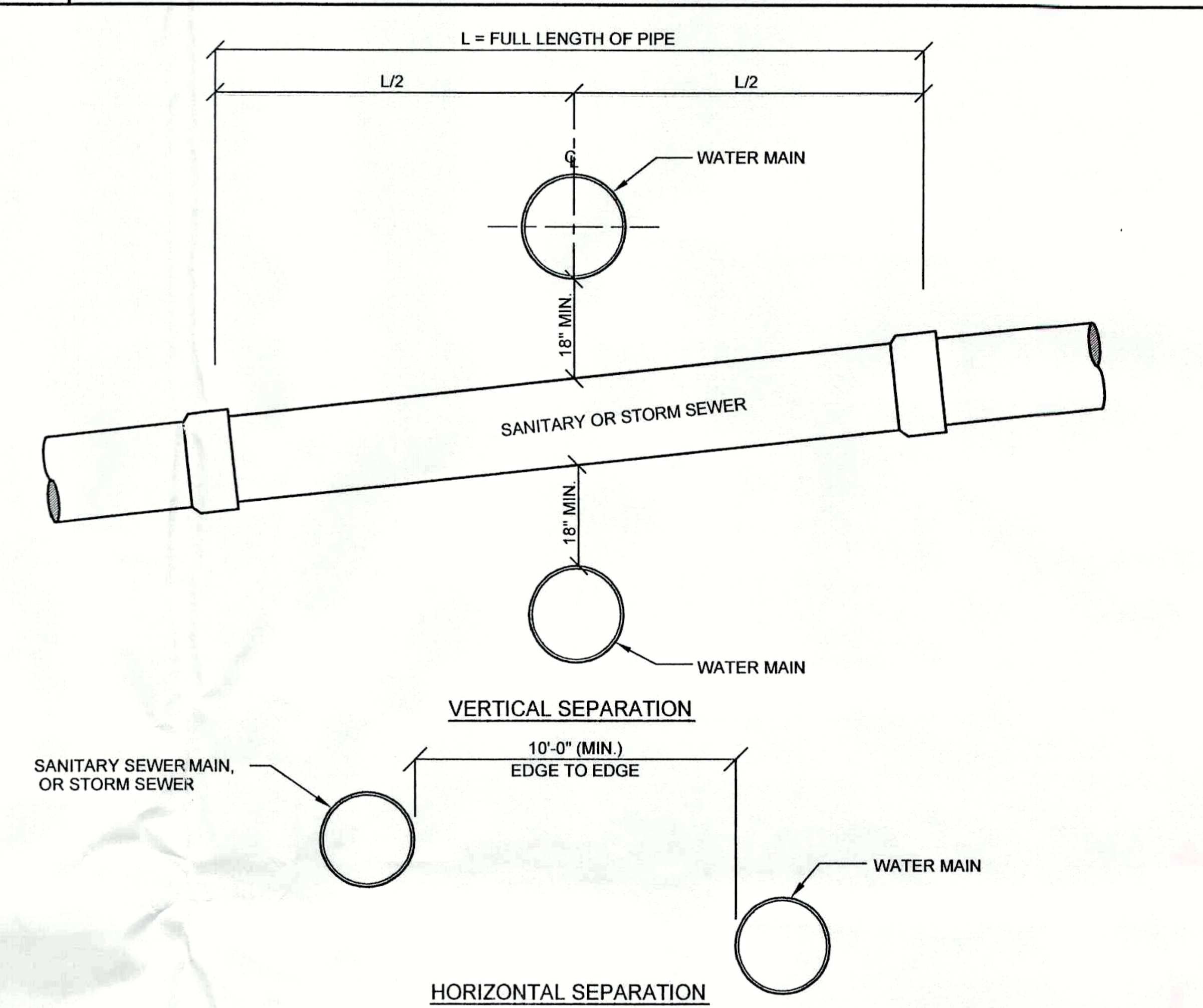
1. Water mains crossing house sewers, storm sewers or sanitary sewers shall be laid to provide a vertical separation of a minimum of 18" between the bottom of water main and top of sewer.
2. Water mains passing under house sewers, in addition, shall be protected by providing a vertical separation of 18" minimum from the bottom of the sewer to the top of the water main and adequate structural support for the sewer to prevent excessive deflection of the joints and the sewer settling and breaking the water main. In addition the length of water pipe is to be centered at the point of crossing so that the joints will be equidistant and as far as possible from the sewer. No water main shall pass through or come in contact with any part of a sewer or sewer manhole.
3. The minimum cover over the top of the water main shall be four feet.
4. Water mains to be ductile iron pipes (DIP) Tyton joint type and fittings shall be factory cement lined class 54. All fittings shall have mechanical joints and shall be pressure rated at 250 psi. All necessary joint materials shall be furnished. Water mains shall be installed in accordance with AWWA standards latest revisions.
5. All gate valves shall be Mueller resilient wedge (turn left open) type and shall meet AWWA standards latest revision.
6. All service connections and small diameter extensions shall conform to AWWA C-151, latest edition.
7. Retainer glands and concrete thrust blocks or rods shall be used at all locations where restraints exist.
8. Installation and testing of the water main shall be inspected by the Town of Yorktown Water Department.
9. Asbuilt drawings shall show dimensions between all valve turning nuts and finish grade.
10. Installation, disinfection and testing to be witnessed and certified by a licensed professional engineer or Town of Yorktown Engineer.
11. All hydrants and valves shall be as manufactured by the Mueller Co.
12. All procedures and instructions set forth under the regulations of Industrial Code 53 shall be followed prior to starting any construction or excavation.
13. The Contractor is advised that before he connects to the existing water system, he must advise and coordinate his operations with the Town of Yorktown Water Department's Superintendent.
14. The Contractor is to maintain constant pressure in all water mains at all time. If the need should arise that water service is to be interrupted for a short period, it must be coordinated with the Engineer and the Superintendent of Water.
15. If, during construction, it is found that the required separation of water mains, sanitary sewers, storm sewers, and building sewers cannot be met, the developer or his authorized representative shall contact the Westchester County Department of Health.
16. All types of installed pipe shall be pressure tested and leakage tested in accordance with the latest edition of AWWA Standard C-600.
17. All new, cleaned or repaired water mains shall be disinfected and bacteriological testing performed in accordance with the latest edition of AWWA Standard C-651-99 (except for Section 4.4.2 which is not approvable). The specifications include detailed procedures for the adequate flushing, disinfection, and micro-biological testing of all water mains.
18. Road openings shall be done in accordance with conditions of permit, and coordinated with the New York State Department of Transportation, Westchester County Dept. of Public Works and the Town of Yorktown.
19. All backflow prevention devices associated with the proposed building shall be located internal to the building and shall require separate approval by the Westchester County Department of Health.



NOTES:
1. IN MATERIALS TO BE CONSIDERED AS UNSUITABLE (I.E. MUCK) MATERIAL IS TO BE REPLACED 24" BELOW THE PIPE INVERT AND REPLACED WITH ITEM NO. 4 BEDDING.
2. A CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED IN THE TRENCH FOR ALL BURIED PIPE. BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE PIPE AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE. STONES FOUND IN THE TRENCH SHALL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF THE PIPE.

W-1 WATER MAIN BEDDING DETAIL

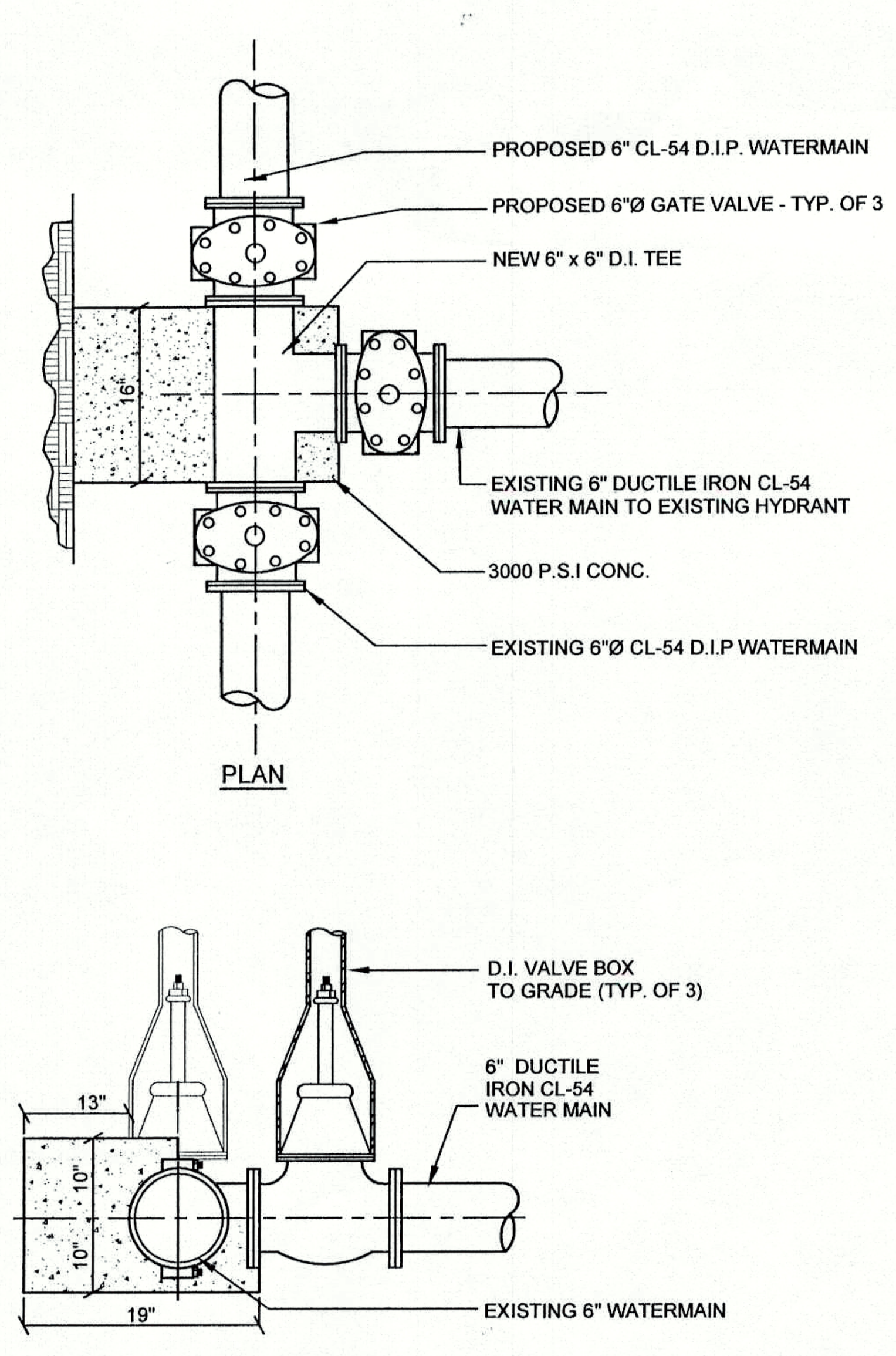
NOT TO SCALE



NOTES:
1. ANY DEVIATION FROM THE REQUIRED MINIMUM SEPARATIONS SHALL BE SUBJECT TO A REVIEW AND APPROVAL BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH PRIOR TO CONSTRUCTION.
2. WATER MAINS SHALL BE LAID AT LEAST TEN (10) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER OR DRAIN LINES. SHOULD LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET, A WATER MAIN MAY BE LAID CLOSER THAN TEN FEET TO A SEWER IF (1) IT IS LAID IN A SEPARATE TRENCH, OR IF (2) IT IS LAID IN THE SAME TRENCH WITH THE WATER MAIN LOCATED AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH AND IF IN EITHER CASE THE ELEVATION OF THE CROWN OF THE SEWER OR DRAIN IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN.
3. WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL SEPARATION, AS STIPULATED ABOVE, THE SEWER OR DRAIN SHALL BE CONSTRUCTED OF MATERIALS AND WITH JOINTS EQUIVALENT TO THE STANDARDS FOR THE WATER MAIN AND SHALL BE PRESSURE TESTED TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
4. NORMAL CONDITIONS: WHENEVER A WATER MAIN MUST CROSS OVER OR UNDER A SEWER OR DRAIN, THE PIPES SHALL BE LAID TO PROVIDE A VERTICAL SEPARATION BETWEEN THEM OF AT LEAST 18 INCHES, AS MEASURED FROM THE BOTTOM OF THE HIGHER PIPE TO THE CROWN OF THE LOWER PIPE.
5. UNUSUAL CONDITIONS: WHEN CONDITIONS PREVENT A VERTICAL SEPARATION OF 18 INCHES, THE SEWER SHALL BE CONSTRUCTED OF MATERIALS AND WITH JOINTS EQUIVALENT TO THE WATER MAIN STANDARDS AND SHALL BE PRESSURE TESTED TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
6. WATER MAIN CROSSING OVER SEWERS:
   A. VERTICAL SEPARATION OF 18 INCHES MUST BE PROVIDED;
   B. ADEQUATE STRUCTURAL SUPPORT MUST BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING;
   C. FULL LENGTH OF WATER PIPE MUST BE CENTERED AT THE POINT OF CROSSING, NO JOINTS WILL BE PERMITTED AT THE POINT OF CROSSING;
   D. SEWERS MUST BE CONSTRUCTED OF MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS AND PRESSURE TESTED.

W-3 SEPARATION OF WATER MAINS, SANITARY SEWERS OR STORM SEWERS

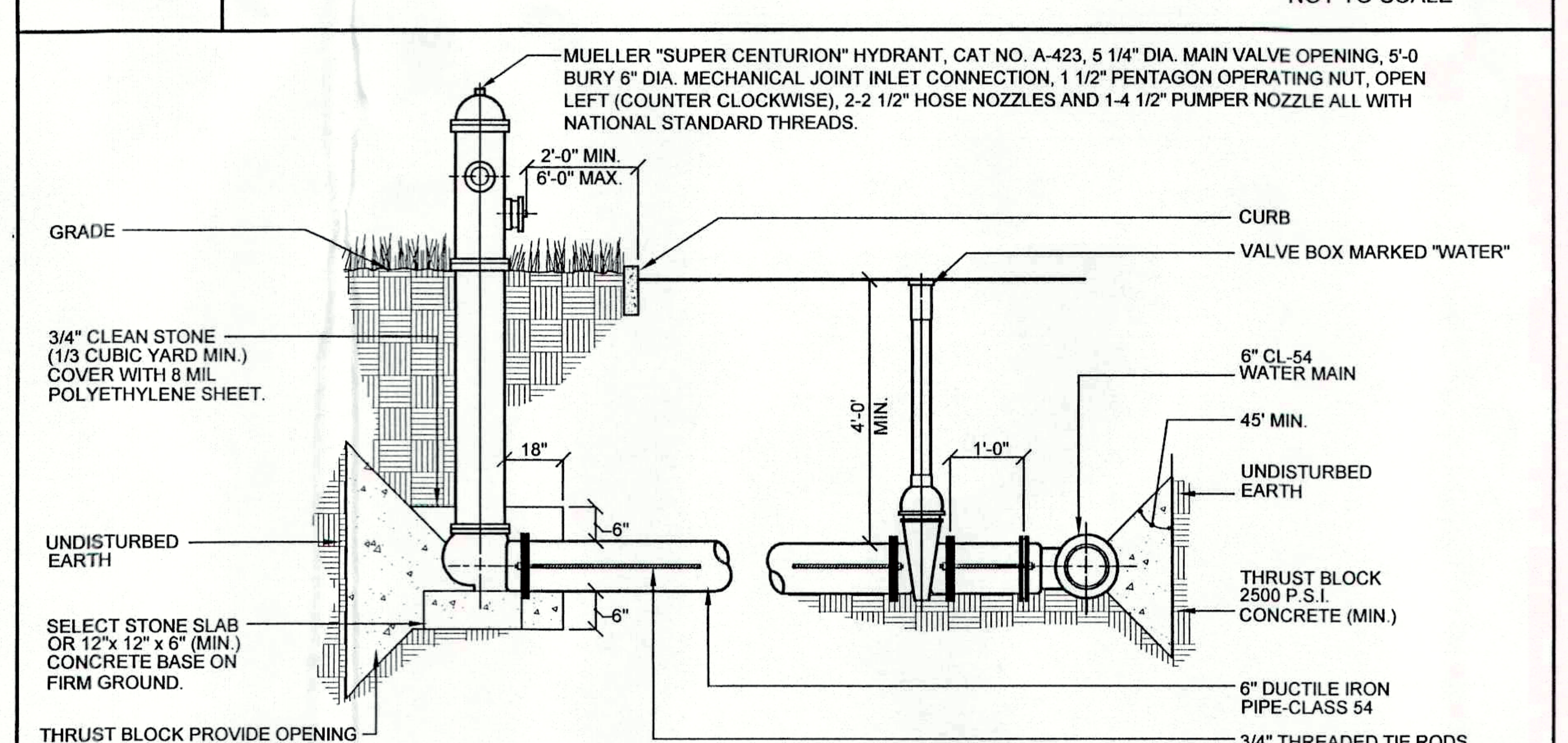
NOT TO SCALE



W-2 WATERMAIN TEE & GATE VALVE CONNECTION DETAIL

NOT TO SCALE

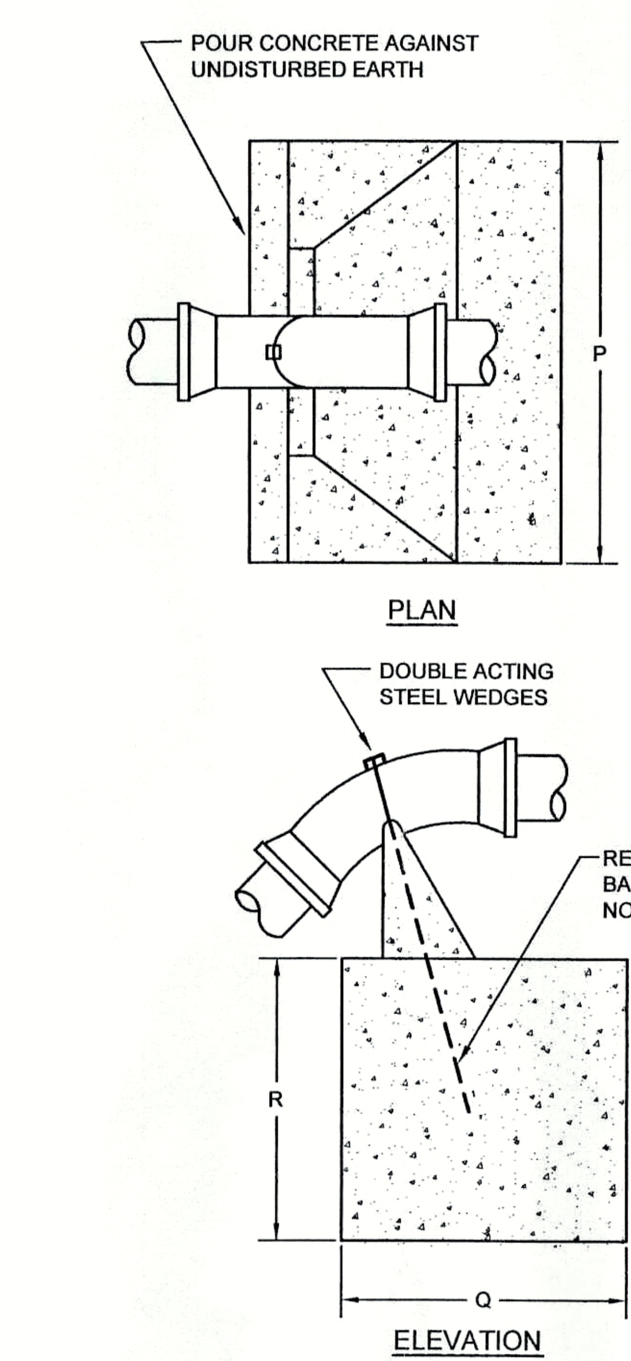
NOTE:
1. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.



NOTES:
1. RETAINER GLANDS, CONCRETE THRUST BLOCKS AND TIE RODS SHALL BE USED AT ALL LOCATIONS WHERE RESTRAINTS ARE REQUIRED.
2. IF GROUNDWATER IS ENCOUNTERED WITHIN 7 FEET OF GRADE, HYDRANT DRAIN HOLES SHALL BE PLUGGED. WHEN THE DRAINS ARE PLUGGED THE BARRELS MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. WHERE HYDRANT DRAINS ARE NOT PLUGGED, A GRAVEL POCKET OR DRY WELL SHALL BE PROVIDED UNLESS THE NATURAL SOILS WILL PROVIDE ADEQUATE DRAINAGE. HYDRANT DRAINS SHALL NOT BE CONNECTED TO OR LOCATED WITHIN 10 FEET OF SANITARY SEWERS OR STORM DRAINS.
3. IF HYDRANT IS WITHIN 10 FEET OF SEWERS, HYDRANT DRAIN HOLES SHALL BE PLUGGED.
4. HYDRANT SHALL BE PAINTED WITH TWO COATS OF ELECTRO- FARROTHANE, PLASTIC FINISH, NO. 44 RED PAINT.
5. ALL GATE VALVES SHALL BE MUELLER AWWA STANDARD.

W-4 HYDRANT BEDDING DETAIL

NOT TO SCALE

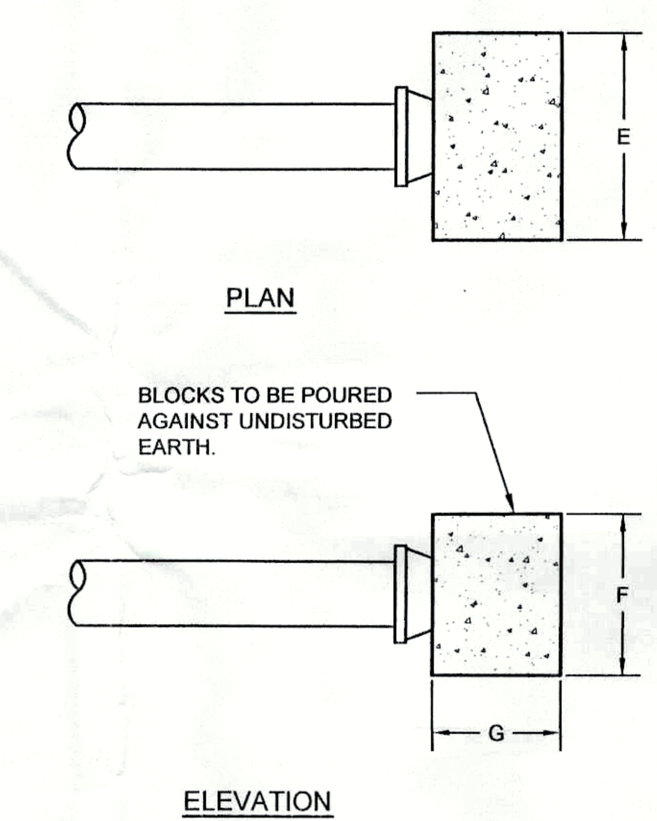


PIPE DIAM. IN.	BEND	BLOCK DIMENSIONS P IN.	Q IN.	R IN.	CONCRETE VOLUME CY
16	45	72	60	56	5.2
	22.5	60	48	44	2.7
	11.25	48	38	36	1.4
12	45	60	48	48	3.0
	22.5	42	42	40	1.5
	11.25	34	34	34	0.84
10	45	54	42	42	2.0
	22.5	36	36	36	1.0
	11.25	30	30	30	0.58
8	45	48	36	36	1.3
	22.5	32	32	32	0.71
	11.25	26	26	26	0.38
6	45	42	30	28	0.76
	22.5	26	26	26	0.38
	11.25	24	24	24	0.30

NOTES:
1. MIN. 2,500 PSI CONCRETE TO BE USED.
2. BLOCK DIMENSIONS ARE MINIMUM AND ARE BASED UPON SOIL BEARING PRESSURE OF 2,000 PSF AND WATER PRESSURE OF 150 PSI. WHERE SOIL BEARING IS LESS OR WATER PRESSURE IS GREATER, A SPECIAL DESIGN WILL BE REQUIRED.
3. ALL BOLTS SHALL BE COVERED WITH BURLAP BEFORE POURING CONCRETE.
4. WHERE 90° CREST VERTICAL BEND IS REQUIRED APPROVAL MUST FIRST BE OBTAINED FROM THE ENGINEER. A SPECIAL DESIGN WILL BE REQUIRED.
5. 2 #6 REINFORCING RODS REQUIRED FOR 16" 45° BEND; 1 #6 REINFORCING ROD REQUIRED FOR ALL OTHER BENDS. EXPOSED BARS TO BE PROVIDED WITH PROTECTIVE COATING.

W-5 THRUST BLOCKING FOR CREST VERTICAL BENDS

NOT TO SCALE

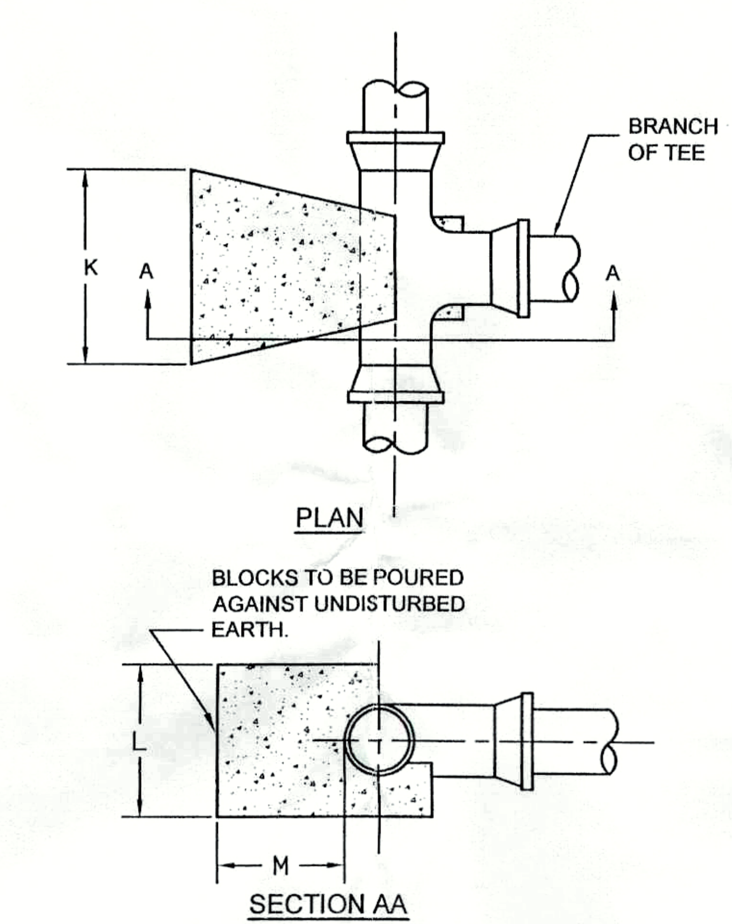


PIPE DIAM. IN.	BLOCK DIMENSIONS E IN.	F IN.	G IN.	CONCRETE VOLUME $FT.^3$
6	20	16	12	2.2
8	28	20	12	3.9
10	30	24	12	5.0
12	42	30	14	10.2
16	52	42	18	22.7

NOTES:
1. MIN. 2,500 PSI CONCRETE TO BE USED.
2. BLOCK DIMENSIONS ARE MINIMUM AND ARE BASED UPON SOIL BEARING PRESSURE OF 2,000 PSF AND WATER PRESSURE OF 150 PSI. WHERE SOIL BEARING IS LESS OR WATER PRESSURE IS GREATER, A SPECIAL DESIGN WILL BE REQUIRED.
3. ALL BOLTS SHALL BE COVERED WITH BURLAP BEFORE POURING CONCRETE.
4. FOR USE ON ABANDONED LINES AND DEAD ENDS WHERE NO EXTENSION IS CONTEMPLATED.

W-6 THRUST BLOCKING FOR CAPS, PLUGS AND VALVES

NOT TO SCALE

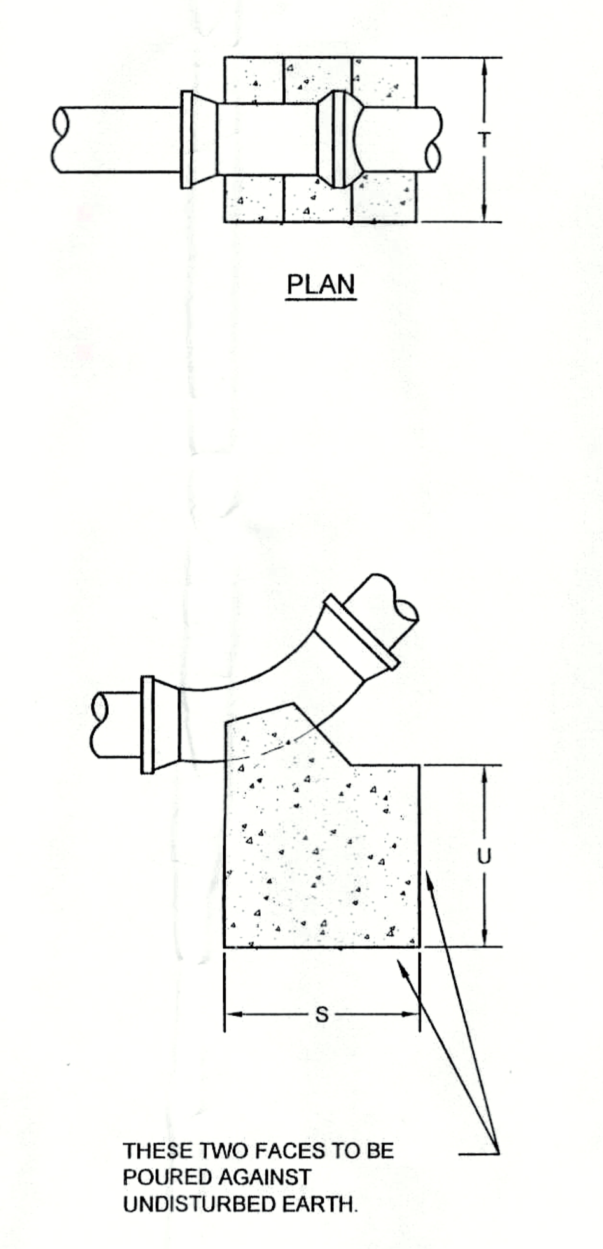


BRANCH SIZE IN.	BLOCK DIMENSIONS K IN.	L IN.	M IN.	CONCRETE VOLUME $FT.^3$
6	18	16	12	2.4
8	30	18	12	4.0
10	42	20	12	6.3
12	50	24	16	11.3
16	60	36	24	30.0

NOTES:
1. MIN. 2,500 PSI CONCRETE TO BE USED.
2. BLOCK DIMENSIONS ARE MINIMUM AND ARE BASED UPON SOIL BEARING PRESSURE OF 2,000 PSF AND WATER PRESSURE OF 150 PSI. WHERE SOIL BEARING IS LESS OR WATER PRESSURE IS GREATER, A SPECIAL DESIGN WILL BE REQUIRED.
3. ALL BOLTS SHALL BE COVERED WITH BURLAP BEFORE POURING CONCRETE.

W-7 THRUST BLOCKING FOR TEES

NOT TO SCALE

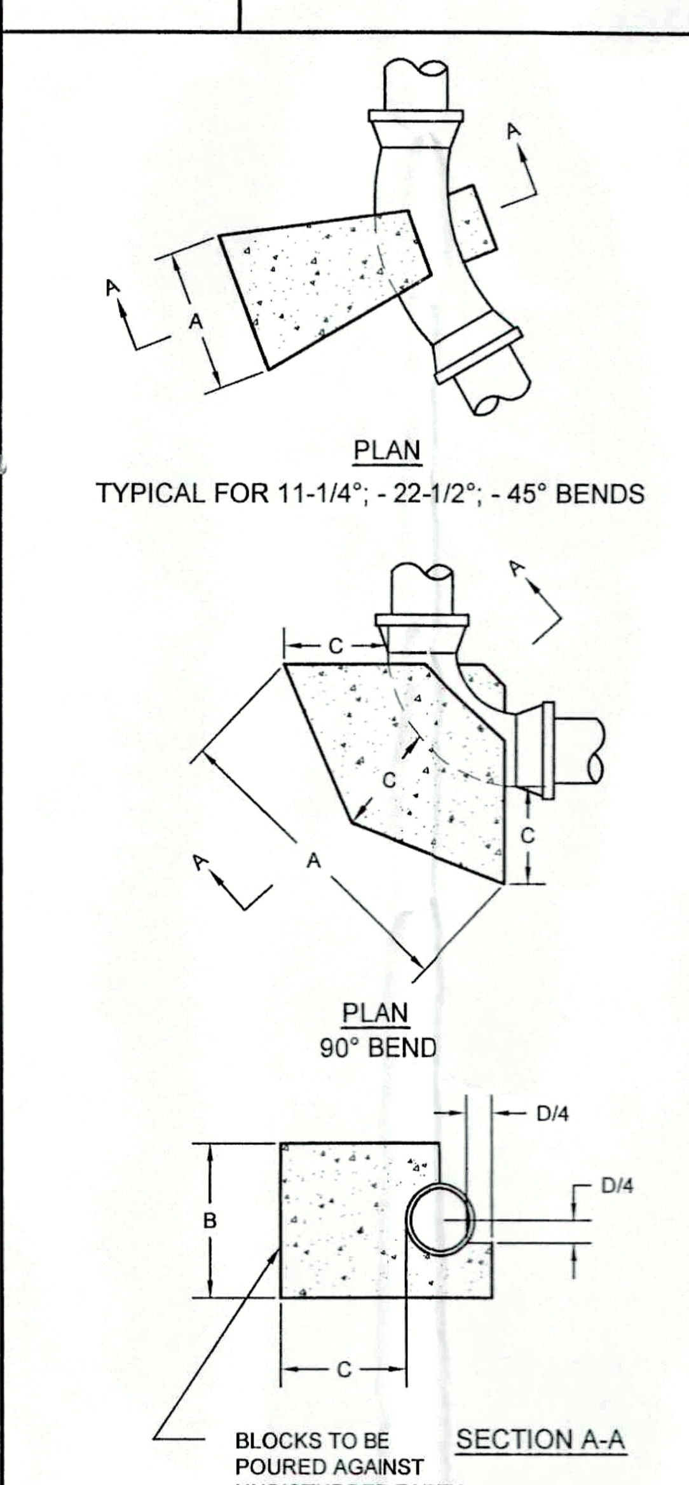


PIPE DIAM. IN.	BEND	BLOCK DIMENSIONS S IN.	T IN.	U IN.	CONCRETE VOLUME $FT.^3$
16	90	48	48	48	64.0
	45	48	34	20	18.9
	22.5	42	20	18	8.8
	11.25				(3)
12	90	36	36	36	27.0
	45	36	24	18	9.0
	22.5	28	18	12	3.5
	11.25				(3)
10	90	30	30	30	15.6
	45	30	20	18	6.3
	22.5	22	16	12	2.4
	11.25				(3)
8	90	24	24	24	8.0
	45	24	16	12	2.7
	22.5	18	12	12	1.5
	11.25				(3)
6	90	18	18	18	3.4
	45	18	12	12	1.5
	22.5	12	12	12	1.0
	11.25				(3)

NOTES:
1. MIN. 2,500 PSI CONCRETE TO BE USED.
2. BLOCK DIMENSIONS ARE MINIMUM AND ARE BASED UPON SOIL BEARING PRESSURE OF 2,000 PSF AND WATER PRESSURE OF 150 PSI. WHERE SOIL BEARING IS LESS OR WATER PRESSURE IS GREATER, A SPECIAL DESIGN WILL BE REQUIRED.
3. ALL BOLTS SHALL BE COVERED WITH BURLAP BEFORE POURING CONCRETE.
4. BEND TO BE SET AGAINST DISTURBED EARTH, BACKFILL TO BE FIRMLY TAMPED, OR BLOCK TO BE FURNISHED AS DIRECTED BY THE ENGINEER.

W-8 THRUST BLOCKING FOR SAG VERTICAL BENDS

NOT TO SCALE



PIPE DIAM. IN.	BEND	BLOCK DIMENSIONS A IN.	B IN.	C IN.	CONCRETE VOLUME $FT.^3$
16	90	80	32	32	39.5
	45	48	28	30	19.7
	22.5	30	22	26	10.0
	11.25	20	18	12	3.8
12	90	56	26	20	15.0
	45	38	22	10	7.7
	22.5	20	20	12	3.6
	11.25	18	18	12	3.0
10	90	48	22	16	8.9
	45	28	20	12	4.0
	22.5	18	18	12	2.7
	11.25	16	16	12	2.2
8	90	34	20	12	4.4
	45	20	18	12	2.5
	22.5	14	14	12	1.6
	11.25				(3)
6	90	24	16	12	2.5
	45	14	14	12	1.5
	22.5	12	12	12	1.2
	11.25				(3)

NOTES:
1. MIN. 2,500 PSI CONCRETE TO BE USED.
2. BLOCK DIMENSIONS ARE MINIMUM AND ARE BASED UPON SOIL BEARING PRESSURE OF 2,000 PSF AND WATER PRESSURE OF 150 PSI. WHERE SOIL BEARING IS LESS OR WATER PRESSURE IS GREATER, A SPECIAL DESIGN WILL BE REQUIRED.
3. ALL BOLTS SHALL BE COVERED WITH BURLAP BEFORE POURING CONCRETE.
4. BEND TO BE SET AGAINST DISTURBED EARTH, BACKFILL TO BE FIRMLY TAMPED, OR BLOCK TO BE FURNISHED AS DIRECTED BY THE ENGINEER.

W-9 THRUST BLOCKING FOR HORIZONTAL BENDS

NOT TO SCALE

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Revisions:

No.	Date	Comments:
1	2/19/08	Per PB & CB
2	4/11/08	Zoning
3	5/1/08	Rev. Stormwater
4	6/18/08	Stormwater/AT&T
5	7/15/08	Add water valves
6	7/30/08	Grading / Hydrant
7	11/19/09	As per Resolution
8	6/9/10	Per Town PB

SCALE: NO SCALE

DRAWN BY: JMC

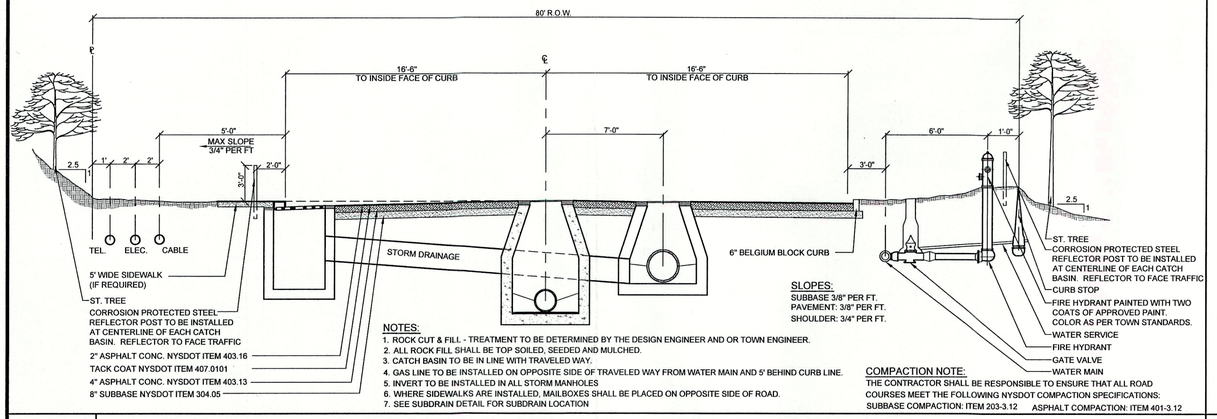
DATE: 12/03/07

WATER SERVICE NOTES AND DETAILS

PROPOSED SITE PLAN
PREPARED FOR
MONGERO PROPERTIES
a.k.a. Commerce Bank
Rt. 118 and Downing Road
Town Of Yorktown Westchester Co., New York

Sheet 8 of 10

F:\2004\04-23 MONGERO PROPERTIES AKA COMMERCE BANK\DWG\04-23 DETAILS.DWG, 11/25/2009 1:27:58 PM

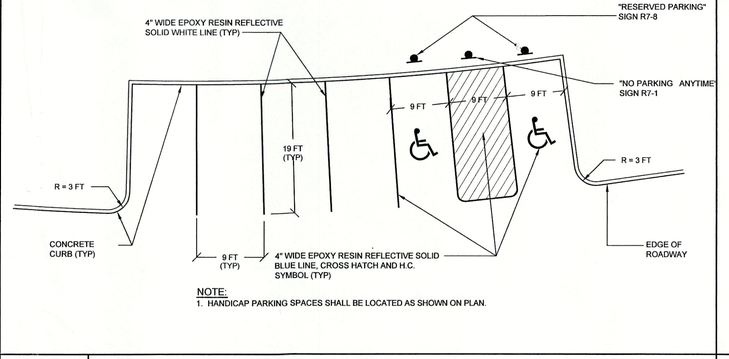


NOTES:
1. ROCK CUT & FILL - TREATMENT TO BE DETERMINED BY THE DESIGN ENGINEER AND OR TOWN ENGINEER.
2. ALL ROCK FILL SHALL BE TOP SOILED, SEEDED AND MULCHED.
3. CATCH BASIN TO BE IN LINE WITH TRAVELED WAY.
4. GAS LINE TO BE INSTALLED ON OPPOSITE SIDE OF TRAVELED WAY FROM WATER MAIN AND 5' BEHIND CURB LINE.
5. INVERT TO BE INSTALLED IN ALL STORM MANHOLES
6. WHERE SIDEWALKS ARE INSTALLED, MAILBOXES SHALL BE PLACED ON OPPOSITE SIDE OF ROAD.
7. SEE SUBDRAIN DETAIL FOR SUBDRAIN LOCATION

SLOPES:
SUBBASE 3/8" PER FT.
PAVEMENT: 3/8" PER FT.
SHOULDER: 3/4" PER FT.

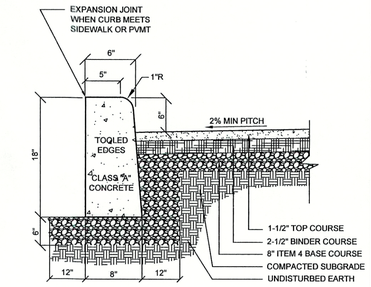
COMPACTION NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL ROAD COURSES MEET THE FOLLOWING NYSDOT COMPACTION SPECIFICATIONS:
SUBBASE COMPACTION: ITEM 203-3.12 ASPHALT COMPACTION: ITEM 401-3.12

R-1 TYPICAL 24 FT ROAD SECTION WITH 50 FT R.O.W.
NOT TO SCALE



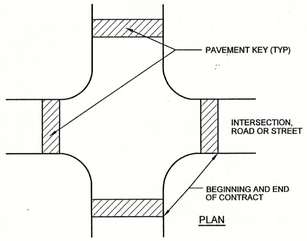
NOTE:
1. HANDICAP PARKING SPACES SHALL BE LOCATED AS SHOWN ON PLAN.

R-2 TYPICAL PARKING STALL LAYOUT
NOT TO SCALE

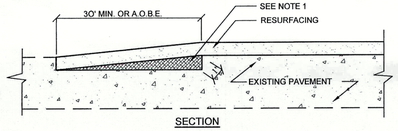


NOTE:
1. PROVIDE 1/2" EXPANSION JOINT IN CONCRETE CURB EVERY TEN FEET. CONSTRUCT CURB WITH CLASS A CONCRETE (3000 PSI)
2. SEE DRIVEWAY DETAIL FOR PAVEMENT CLASSIFICATIONS.

R-3 CONCRETE CURB DETAIL
NOT TO SCALE



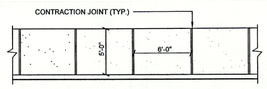
PLAN



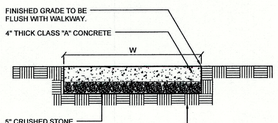
SECTION

NOTES:
1. AFTER PAVEMENT REMOVAL AND PRIOR TO PLACEMENT OF THE RESURFACING COURSE THE STIPPLED TRIANGULAR SECTION SHALL BE REPLACED WITH ASPHALT MATERIAL A.O.B.E.
2. THE COST FOR CONSTRUCTING THE PAVEMENT KEY SHALL BE INCLUDED IN THE VARIOUS CONTRACT ITEMS FOR RESURFACING.

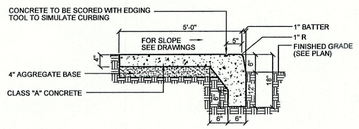
R-4 PAVEMENT KEY DETAIL
NOT TO SCALE



PLAN



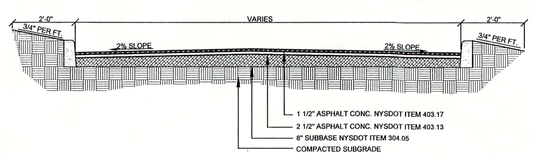
SECTION WITHOUT CURB



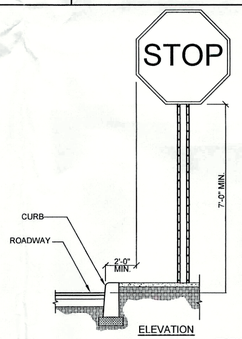
SECTION WITH CURB

NOTES
1. Minimum cross slope 1/8" per ft. Unless otherwise indicated on drawings.
2. Provide 1/4" premolded expansion jointsw at 6' intervals.
3. At the juncture of driveways and sidewalks, one-half(1/2") inch, premolded bituminous joints shall be installed

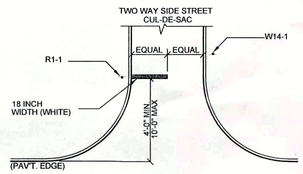
R-6 CONCRETE CURB & SIDEWALK DETAIL
NOT TO SCALE



R-5 TYPICAL DRIVEWAY DETAIL
NOT TO SCALE



ELEVATION



PLAN

SYMBOL	DESCRIPTION
GM OM BRM B/B OR	GROUND MOUNTED OVERHEAD MOUNTED BRIDGE MOUNTED BACK TO BACK APPROXIMATE LOCATION OF SIGN

NOTE:
1. IF THE PLAN DOES NOT INDICATE A MOUNTING DESIGNATION, THE SIGN SHALL BE GROUND MOUNTED.

TYPICAL INSTALLATION GUIDELINES

SIGN	M.U.T.C.D. NUMBER	SIZE OF SIGN	TYPE OF MOUNT
STOP	R1-1	24" X 24"	GR. MT.
DEAD END	W3-17	24" X 24"	GR. MT.
ONE WAY	R3-12	18" X 24"	GR. MT.

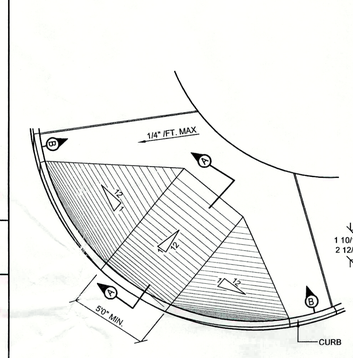
SIGN	M.U.T.C.D. NUMBER	SIZE OF SIGN	USED THIS PROJECT
NO PARKING ANY TIME	R7-1	12" X 18"	
RESERVED PARKING	R7-8	12" X 18"	
DO NOT ENTER	R3-15	24" X 24"	

GENERAL NOTES:
1. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL MUTCD AND THE NYS SUPPLEMENT(MUTCD), SEPTEMBER 2007, INCLUDING THE FOLLOWING:
   A. LETTER SIZE AND SERIES
   B. LEGEND AND BACKGROUND COLOR
   C. REFLECTIVITY
   D. SIZE OF SIGN
2. THE TYPE OF CHARACTERS AS SPECIFIED IN THE STANDARD SPECIFICATIONS SHALL BE AS FOLLOWS:

MUTCD CODE LETTER	TYPE OF CHARACTER
G.I.	TYPE IV
R.P.W.M.	TYPE IV OR V

3. SIGN LOCATIONS AS SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL RELOCATE EXISTING SIGNS AND INSTALL NEW SIGNS IN ACCORDANCE WITH THE MUTCD, LATEST EDITION. THE CONTRACTOR SHALL CONTACT THE TOWN ENGINEER TO DISCUSS/RESOLVE PROBLEM AREAS.
4. EXCEPT WHERE OTHERWISE SPECIFIED, PARKING SIGNS SHALL BE PLACED FACING APPROACHING TRAFFIC AT AN ANGLE OF BETWEEN 30 AND 45 DEGREES WITH THE LINE OF TRAFFIC FLOW. PARKING SIGNS SHALL BE PLACED AT EACH END OF A REGULATION (SINGLE-HEADED ARROWS) AND, WITHIN THE REGULATION (DOUBLE-HEADED ARROWS), AT INTERVALS NOT TO EXCEED 200 FT.
5. WHERE NEW SIGNS ARE INSTALLED THE CONTRACTOR SHALL AFFIX A LABEL TO THE BACK OF THE SIGN PANEL. THIS LABEL WILL SHOW THE DATE OF INSTALLATION AND IDENTIFICATION NUMBERS.
6. PLACEMENT OF W3-17 SIGN IS PRESCRIBED IN THE GENERAL MUNICIPAL LAW.

R-7 TRAFFIC SIGN DETAIL
NOT TO SCALE



CURB SIDEWALK RAMP TYPE "A"

PLAN

DETECTABLE WARNING SURFACE

GENERAL
1. SIDEWALK CURB RAMP TYPE AND LOCATION ARE AS SHOWN ON THE PLANS OR AS DIRECTED.
2. ALL SIDEWALK CURB RAMP TYPES MAY BE USED AS STRAIGHT OR CURVED CURB SECTIONS.
3. SIDEWALK CURB RAMP TYPES MAY BE DIFFERENT AT EACH LOCATION WITHIN AN INTERSECTION.

SIDEWALK CURB RAMP CRITERIA
4. THE MAXIMUM SLOPE OF A SIDEWALK CURB RAMP SHALL BE 1:12.
5. THE MAXIMUM WIDTH OF A SIDEWALK CURB RAMP SHALL BE FIVE FEET. EXCLUSIVE OF FLARED SIDES.
6. ALL SIDEWALK CURB RAMPS SHALL HAVE FLUSH, SMOOTH TRANSITIONS TO THE ADJACENT STREET OR HIGHWAY SURFACE.

SURFACE FINISH
7. THE SURFACE OF ALL SIDEWALK CURB RAMPS SHALL BE STABLE, FIRM, AND SLIP RESISTANT. (E.G. A COARSE BROOM FINISH PERPENDICULAR TO THE RAMP SLOPE IS ACCEPTABLE ON CEMENT CONCRETE CURB RAMPS.)

ALL PROPOSED SIDEWALK CURB RAMPS SHALL HAVE A DETECTABLE WARNING SURFACE INSTALLED FROM THE BACK OF THE CURB FOR A DISTANCE OF 2 FEET IN THE DIRECTION OF TRAVEL ON THE RAMP AND EXTENDING THE FULL WIDTH OF THE RAMP, EXCLUDING THE RAMP SIDES OR FLARES. THE DETECTABLE WARNING SURFACE SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 4.29.2 OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG).

SIDEWALK CURB RAMP PLACEMENT
9. AT A CORNER, WHERE THE CURB RADIUS IS 25-FEET OR LESS, A SINGLE RAMP (EITHER TYPE A OR B) LOCATED DIAGONALLY CAN often SERVE CROSSWALKS IN TWO DIRECTIONS. HOWEVER, A SINGLE RAMP SHALL ONLY BE USED WHERE THERE IS A MINIMUM CLEAR SPACE OF 48" FALLING ENTIRELY WITHIN THE PROJECTION OF THE INTERSECTION CURBS (SEE FIGURE 1). WHERE THE RADIUS EXCEEDS 25' OR THE MINIMUM 48" CLEAR SPACE IS UNACHIEVABLE, THEN SEPARATE RAMPS SHOULD BE PROVIDED FOR EACH CROSS WALK.

PAVEMENT MARKINGS AT CROSSWALKS
10. SIDEWALK CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS EXCLUDING ANY FLARED SIDES.
11. AT A CORNER WHERE A SINGLE RAMP (EITHER TYPE A OR B; LOCATED DIAGONALLY SERVES TWO CROSSWALKS, THIS SHALL BE A 48" MINIMUM CLEAR SPACE AT THE RAMP BOTTOM WHOLLY CONTAINED WITHIN THE INTERSECTION CROSSWALK MARKINGS (SEE FIGURE 1)).
12. WHERE STOP LINES ARE NECESSARY, THEY SHALL BE LOCATED IN ADVANCE OF SIDEWALK CURB RAMPS.

UTILITIES - DRAINAGE INLETS OR GRATES
13. WHERE FEASIBLE, PROVIDE FOR DRAINAGE INLETS OR GRATES IMMEDIATELY UPSTREAM FROM THE CURB RAMPS. RETICULINE OR RECTANGULAR DRAINAGE GRATES ARE TO BE USED IN THE AREA OF CURB RAMPS.
14. DO NOT PLACE SIGNAL POLES, SIGN POSTS, UTILITY POLES, FIRE HYDRANTS, ETC., WITHIN THE RAMP OR SIDE FLARE AREAS.

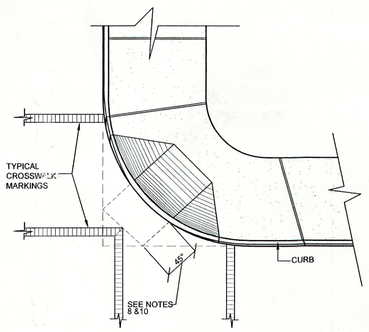
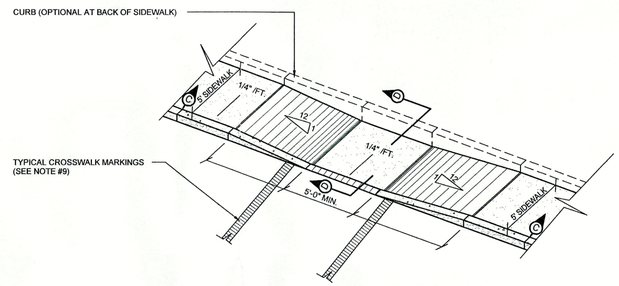
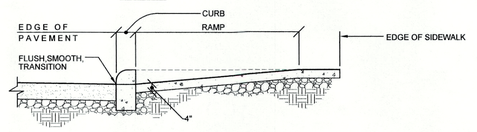


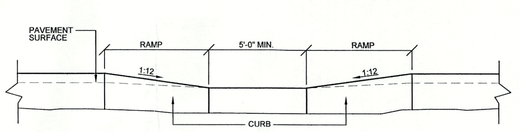
FIGURE 1



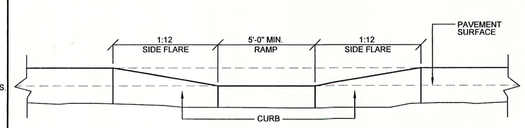
CURB SIDEWALK RAMP TYPE "B"



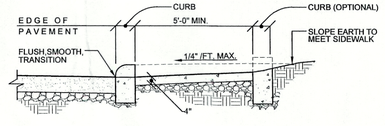
SECTION "A - A"



SECTION "C - C"



SECTION "B - B"



SECTION "D - D"

R-8 SIDEWALK CURB-RAMP DETAIL
NOT TO SCALE

NOTE:
1. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

F:\2004\04-23 MONGERO PROPERTIES AKA COMMERCE BANK\DWG\04-23 DETAILS.DWG, 11/25/2009 1:29:09 PM

Site Design Consultants
Civil Engineers • Land Planners
251-F Underhill Avenue, Yorktown Heights, NY 10598
(914) 962-4488 - Fax: (914) 962-7386
www.SiteDesignConsultants.com

Joseph C. Riina, P.E.
NYS Lic. No. 64431

Revisions:

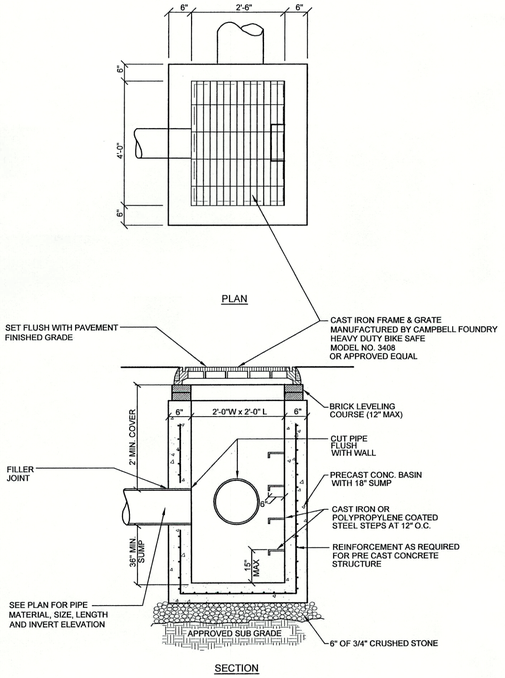
No.	Date	Comments:
1	2/19/08	Per PB & CB
2	4/11/08	Zoning
3	5/16/08	Stormwater
4	6/18/08	Stormwater/AT&T
5	7/15/08	Add water valves
6	7/30/08	Grading / Hydrant
7	9/19/09	As per Resolution
8	6/9/10	Per Town PB

SCALE: NO SCALE
DRAWN BY: JMC
DATE: 12/03/07

ROAD, CURB AND SIDEWALK DETAILS

PROPOSED SITE PLAN
PREPARED FOR
MONGERO PROPERTIES
a.k.a. Commerce Bank
Rt. 118 and Downing Road
Town Of Yorktown Westchester Co., New York

Sheet 9 of 10

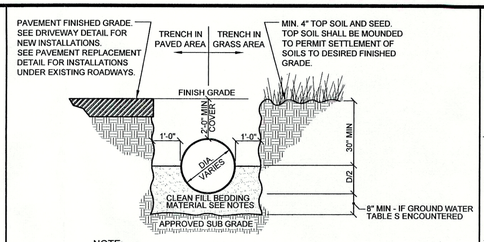


NOTE:

1. WHERE DEPTH OF CATCH BASIN EXCEEDS 10 FT, INSIDE DIMENSIONS SHALL BE 48" x 48". TOP OF BASIN SHALL BE BUILT WITH PRECAST CONCRETE STRUCTURAL SLAB DESIGNED FOR H-20 LOADING.

D-1 PRECAST DRAIN INLET DETAIL

NOT TO SCALE

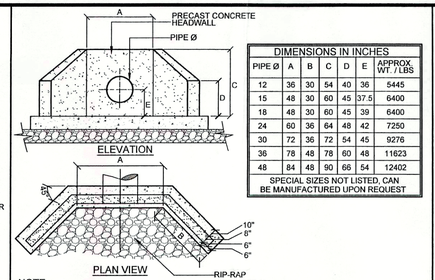


NOTE:

1. PIPE SHALL BE LAID AND CONNECTED IN THE BEDDING WHICH SHALL CONSIST OF:
   A. COMPACTED EXISTING SUBSOIL WHEN LAID ABOVE GROUND WATER OR;
   B. 3/4" CRUSHED STONE WHEN LAID BELOW GROUND WATER.
2. IF SUBSOIL IS DETERMINED TO BE UNSUITABLE BY THE ENGINEER, ALL UNSUITABLE MATERIAL SHALL BE REMOVED FOR AT LEAST 2'-6" BELOW THE PIPE INVERT OR TWICE THE PIPE DIAMETER, WHICHEVER IS GREATER, AND REPLACED WITH COMPACTED BEDDING MATERIAL.

D-2 STORM PIPE BEDDING DETAIL

NOT TO SCALE



DIMENSIONS IN INCHES						
PIPE Ø	A	B	C	D	E	APPROX. WT. / LBS
12	36	30	54	40	36	5445
15	48	30	60	45	37.5	6400
18	48	30	60	45	39	6400
24	60	36	64	48	42	7250
30	72	36	72	54	45	9276
36	78	48	78	60	48	11623
48	84	48	90	66	54	12402

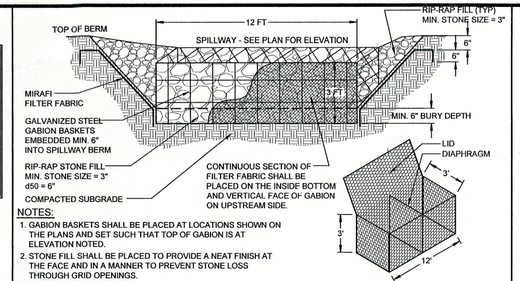
SPECIAL SIZES NOT LISTED, CAN BE MANUFACTURED UPON REQUEST

NOTE:

1. ALL EXPOSED EDGES TO HAVE 1" BEVELED CORNERS APRON BY CONTRACTOR IN FIELD REINFORCING W/ #4 BARS @ 12" O.C.E.W.
2. AT LEAST 50% OF STONE SHALL WEIGH IN EXCESS OF 3,000 LBS. THE REMAINDER SHALL WEIGH BETWEEN 300 LBS AND 1,550 LBS. THE MINIMUM DIMENSION OF ANY STONE SHALL BE 12".

D-3 HEADWALL DETAIL

NOT TO SCALE

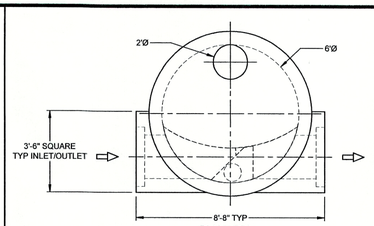


NOTES:

1. GABION BASKETS SHALL BE PLACED AT LOCATIONS SHOWN ON THE PLANS AND SET SUCH THAT TOP OF GABION IS AT ELEVATION NOTED.
2. STONE FILL SHALL BE PLACED TO PROVIDE A NEAT FINISH AT THE FACE AND IN A MANNER TO PREVENT STONE LOSS THROUGH GRID OPENINGS.

ST-1 GABION SPILLWAY DETAIL

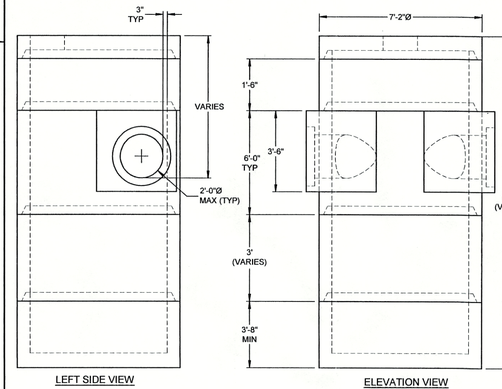
NOT TO SCALE



THE VORTSENTRY SECTION SHALL BE STENCILED WITH THE CONTECH STORMWATER SOLUTIONS NAME AND LOGO. PIPE OPENINGS SHALL BE STENCILED "INLET" OR "OUTLET" AS APPROPRIATE

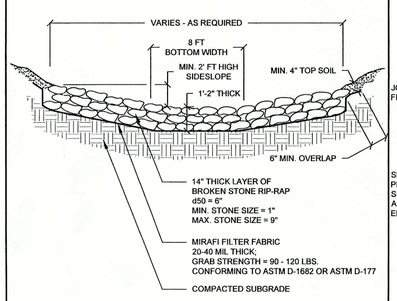
NOTES:

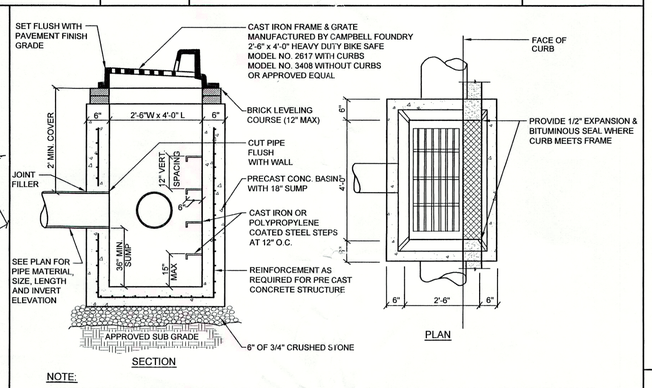
1. STORMWATER TREATMENT SYSTEM (SWTS) SHALL BE DESIGNED TO MEET PERFORMANCE GOALS BASED ON FULL SCALE LABORATORY PERFORMANCE DATA
2. SWTS SHALL BE DESIGNED TO RETAIN FLOATABLES AND TRAPPED SEDIMENT AT FLOW RATES UP TO AND INCLUDING PEAK TREATMENT CAPACITY
3. SWTS INVERTS IN AND OUT SHALL BE AT THE SAME ELEVATION
4. SWTS SHALL NOT BE COMPROMISED BY EFFECTS OF DOWNSTREAM TAILWATER
5. SWTS SHALL HAVE NO INTERNAL COMPONENTS THAT OBSTRUCT MAINTENANCE ACCESS
6. PIPE ORIENTATION MAY VARY; SEE SITE PLAN FOR SIZE AND LOCATION
7. PURCHASER SHALL NOT BE RESPONSIBLE FOR ASSEMBLY OF INTERNAL COMPONENTS
8. (1) MANHOLE FRAME AND COVER SUPPLIED WITH SYSTEM, NOT INSTALLED
9. PURCHASER TO PREPARE EXCAVATION AND PROVIDE LIFTING EQUIPMENT
10. VORTSENTRY BY CONTECH STORMWATER SOLUTIONS; PORTLAND, OR (800) 548-4667; SCARBOROUGH, ME (877) 907-8676; LINTHICUM, MD (866) 740-3318



D-4 RIP-RAP OVERFLOW CHANNEL DETAIL

NOT TO SCALE



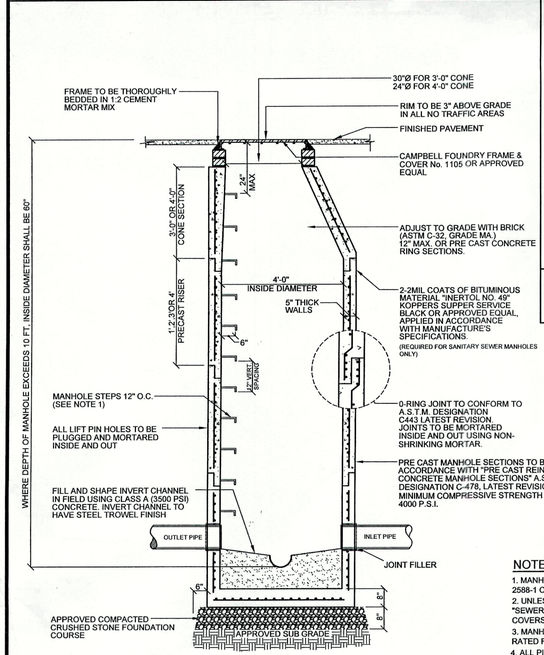


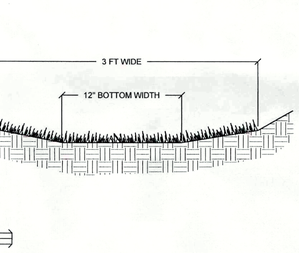
NOTE:

1. WHERE DEPTH OF CATCH BASIN EXCEEDS 10 FT, INSIDE DIMENSIONS SHALL BE 48" x 48". TOP OF BASIN SHALL BE BUILT WITH PRECAST CONCRETE STRUCTURAL SLAB DESIGNED FOR H-20 LOADING.

D-5 TYPICAL CATCH BASIN DETAIL

NOT TO SCALE





NOTE:

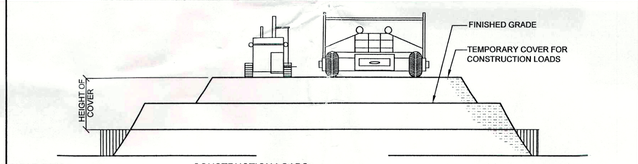
1. MANHOLE STEPS SHALL BE CAST IRON NEENAH NO. R-1981-0 OR CAMPBELL FOUNDRY NO. 2588-1 OR POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.
2. UNLESS OTHERWISE SPECIFIED, SANITARY SEWER MANHOLES SHALL HAVE LETTERS "SEWER" AND STORM MANHOLES SHALL HAVE LETTERS "DRAIN" CAST ON COVER. THE COVERS SHALL HAVE VENT HOLES.
3. MANHOLES SHALL MEET OR EXCEED A.S.T.M. AND O.S.H.A. REQUIREMENTS AND BE RATED FOR H-20 VEHICLE DESIGN LOADING.
4. ALL PIPES SHALL BE CUT FLUSH WITH INSIDE WALL
5. WHERE DEPTH OF MANHOLE EXCEEDS 10 FT, INSIDE DIAMETER SHALL BE 60".

D-7 STORM DRAIN MANHOLE DETAIL

NOT TO SCALE

D-6 GRASS SWALE DETAIL

NOT TO SCALE



LOAD GUIDELINES

PIPE SPAN INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

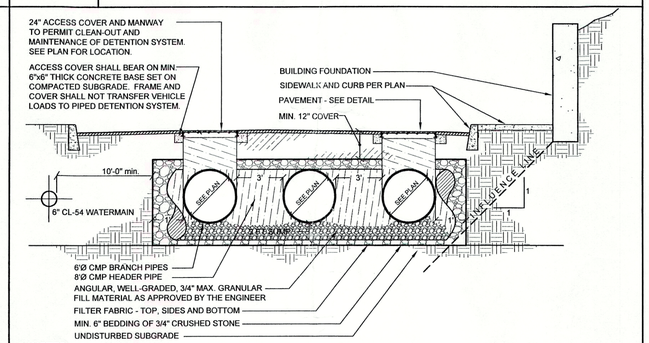
CONSTRUCTION LOADS:

FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE.
MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

ST-3 PIPED DETENTION SYSTEM INSTALLATION DETAIL

NOT TO SCALE

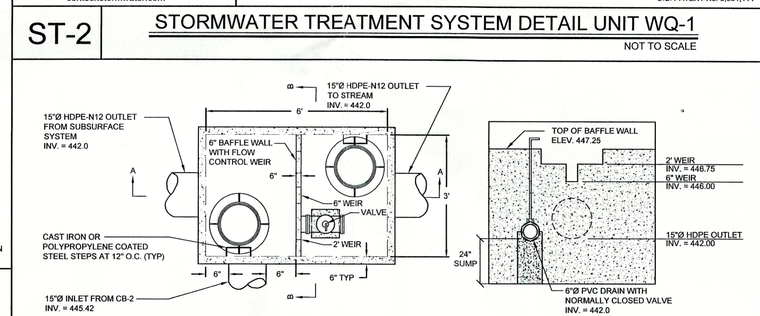


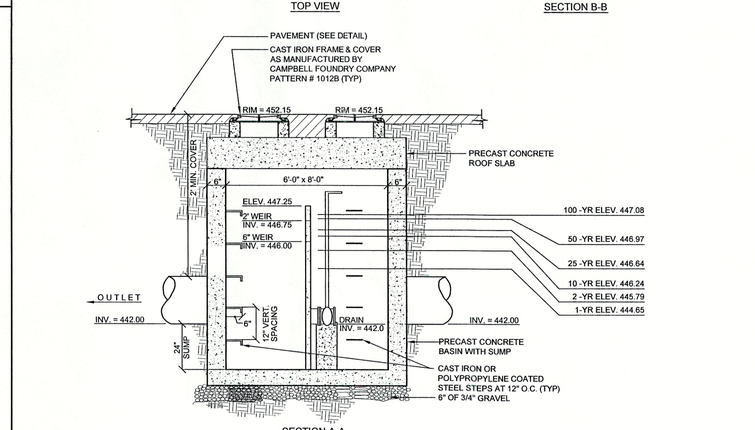
NOTES:

1. WHERE LAYERS OF FILL THAT VARY IN GRADATION ARE ADJACENT TO EACH OTHER, A FILTER FABRIC BARRIER SHOULD BE USED TO PREVENT MIGRATION OF FINES. (i.e. WHERE A FINER GRAINED SELECT FILL IS PLACED ON TOP OF, OR BELOW, AN OPEN-GRADED STONE FILL.)
2. BACKFILL ENVELOPE SHALL CONSIST OF WELL GRADED GRANULAR FILL (AASHTO M-145/STABLE 2), A-1, A-2-4, A-2-5, A-3) PROPERLY PLACED IN 8" LIFTS AND COMPACTED TO 90% ACCORDING TO AASHTO -180, OR 95% ACCORDING TO AASHTO T-99.
3. THE PIPED STORMWATER DETENTION SYSTEM SHALL BE INSTALLED SUCH THAT NO PART OF THE PIPE IS LOCATED WITHIN THE INFLUENCE LINE OF THE BUILDING FOUNDATION/FOOTINGS AND/OR ANY RETAINING WALL SYSTEMS. THE INFLUENCE LINE SHALL BE AN IMAGINARY LINE DRAWN AT A 45° ANGLE DOWN FROM THE LOWEST PART OF A BUILDING FOUNDATION/FOOTING AND/OR RETAINING WALL SYSTEM TO WHERE IT INTERCEPTS THE ELEVATION OF THE LOWEST PORTION OF THE PIPED SYSTEM.

ST-4 PIPED DETENTION SYSTEM TYPICAL CROSS SECTION

NOT TO SCALE





ST-5 OUTLET CONTROL STRUCTURE

NOT TO SCALE

ST-2 STORMWATER TREATMENT SYSTEM DETAIL UNIT WQ-1

NOT TO SCALE

STANDARD DETAIL
STORMWATER TREATMENT SYSTEM
VORTSENTRY® VS60

U.S. PATENT No. 6,991,114

CONTECH® STORMWATER SOLUTIONS™
contechstormwater.com

Site Design Consultants
Civil Engineers • Land Planners
Underhill Avenue, Yorktown Heights, NY 10598
(914) 962-4488 - Fax: (914) 962-7386
www.SiteDesignConsultants.com
251-F

Joseph C. Riina, P.E.
NYS Lic. No. 64431

Revisions:

No.	Date	Comments:
1	2/19/08	Per PB & CB
2	4/1/08	Zoning
3	5/1/08	Rev. Stormwater
4	5/30/08	Stormwater/ A & T
5	7/15/08	Stormwater/ A & T
6	7/30/08	Grading / Hydrant
7	11/19/09	As per Resolution
8	6/9/10	Per Town PB

SCALE: NO SCALE
DRAWN BY: JMC
DATE: 12/03/07

STORMWATER MANAGEMENT DETAILS

PROPOSED SITE PLAN
PREPARED FOR
MONGERO PROPERTIES
a.k.a. Commerce Bank
Rt. 118 and Downing Road
Town Of Yorktown — Westchester Co., New York

Sheet 10 of 10

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12-12-79 (3/99)-9c

SEQR

State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

Project Number: N/A Date: Nov. 9, 2009

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Yorktown Planning Board as lead agency, has determined that the proposed action described below will not have a significant environmental impact and a Draft Impact Statement will not be prepared.

Name of Action:

Mongero Properties aka Commerce Bank, Yorktown Heights

SEQR Status: Type 1 ☐
Unlisted ☑

Conditioned Negative Declaration: ☐ Yes
☑ No

Description of Action:

It is proposed to construct a one-story 3,848 SF commercial building and associated parking. The site contains 2.20 acres and is zoned C-2, the required sone for this use. The site is located along Saw Mill River Road (Route 118) and is opposite Downing Drive in the Town of Yorktown, New York (Section 37.14, Block 1, Lot 44).

Location: Saw Mill River Road (Route 118) opposite Downing Drive
Town of Yorktown, County of Westchester
Section 37.14 Block 1 Lot 44

Reasons Supporting This Determination:
(See 617.7(a)-(c) for requirements of this determination ; see 617.7(d) for Conditioned Negative Declaration)

1) This negative declaration is based on a Full Environmental Assessment Form dated: August 29, 2007.

2) The plan conforms to the Town's Land Use and Zoning Policies.

3) For reason of its size this project will not have an impact on Town services.

4) The applicant will be required to obtain a Town of Yorktown Wetland & Excavation Permit.

5) After evaluating the relevant areas of environmental concern, the Planning Board concludes that there will be no significant adverse impacts on the environment as a result of the approval of the proposed development of the subject site.

If Conditioned Negative Declaration, provide on attachment the specific mitigation measures imposed, and identify comment period (not less than 30 days from date of pubication In the ENB)

For Further Information:

Contact Person: Lorraine DeSisto, Assistant Planner

Address: 1974 Commerce Street, Yorktown Heights, NY 10598

Telephone Number: (914) 962-6565

For Type 1 Actions and Conditioned Negative Declarations, a Copy of this Notice is sent to:

- Commissioner, Department of Environmental Conservation, 50 Wolf Road, Albany, New York 12233-0001
- Appropriate Regional Office of the DEC
- Office of the Chief Executive Officer of the political subdivision in which the action will be principally located. Donald S. Peters.
- Applicant
- Other involved Agencies (if any)

Environmental Notice Bulletin, 625 Broadway, Albany, NY 12233-1750 (Type One Actions only)

THIS IS TO CERTIFY that the attached copy is a true and correct copy of the Town of Yorktown Planning Board Resolution:

PLANNING BOARD
TOWN OF YORKTOWN

AMENDED RESOLUTION APPROVING SITE PLAN
FOR MONGERO PROPERTIES, LLC

DATE OF RESOLUTION: September 12, 2011

HEREBY signed by the secretary of the Planning Board:

John Savoca, Secretary

9/12/11
Date

PLANNING BOARD
TOWN OF YORKTOWN

AMENDED RESOLUTION APPROVING SITE PLAN
FOR MONGERO PROPERTIES, LLC

RESOLUTION NUMBER: #11-21 **DATE: SEPTEMBER 12, 2011**

On motion of John Flynn, seconded by John Savoca, and unanimously voted in favor by Fon, Flynn, Savoca, Rivera, and Kincart the following resolution was adopted:

WHEREAS in accordance with the Planning Board's Land Development Regulations adopted February 13, 1969 and as last revised July 1, 1999, a formal application for the approval of a site plan titled "Mongero Properties," Section 37.14 Block 1 Lot 44 ("the Property"), prepared by Site Design Consultants, dated December 3, 2007, and last revised June 18, 2008, was submitted to the Planning Board on behalf of Mongero Properties, LLC (hereinafter referred to as "the Applicant") and the applicant has represented to this board that they are the lawful owners of the land within said site plan; and

WHEREAS an application fee of $4,801.60 covering 2.20 acres in the C-1 zone has been received by this board; and

WHEREAS pursuant to SEQRA:

1. The action has been identified as an Unlisted action.

2. The Planning Board has been declared lead agency on November 9, 2009.

3. A negative declaration has been adopted on November 9, 2009 on the basis of a Full EAF dated August 29, 2007.

WHEREAS the applicant has submitted as part of his application the following maps and documents:

Site Plans

1. A map, Sheet 1 of 10, titled "Mongero Properties Site Plan," prepared by Site Design Consultants, dated December 3, 2007, and last revised June 18, 2008;

2. A map, Sheet 2 of 10, titled "Mongero Properties Existing Conditions Plan," prepared by Site Design Consultants, dated December 3, 2007, and last revised June 18, 2008;

3. A map, Sheet 3 of 10, titled "Mongero Properties Grading and Utility Plan," prepared by Site Design Consultants, dated December 3, 2007, and last revised June 18, 2008;

4. A map, Sheet 4 of 10, titled "Mongero Properties Profiles and AT&T Cable Relocation Plan," prepared by Site Design Consultants, dated December 3, 2007, and last revised June 18, 2008;

5. A map, Sheet 5 of 10, titled "Mongero Properties Erosion and Sediment Control Plan," prepared by Site Design Consultants, dated December 3, 2007, and last revised June 18, 2008;

6. A drawing, Sheet 6 of 10, titled "Mongero Properties Erosion and Sediment Control Notes and Details," prepared by Site Design Consultants, dated December 3, 2007, and last revised June 18, 2008;

7. A drawing, Sheet 7 of 10, titled "Mongero Properties Sanitary Sewer Notes and Details," prepared by Site Design Consultants, dated December 3, 2007, and last revised June 18, 2008;

8. A drawing, Sheet 8 of 10, titled "Mongero Properties Water Notes and Details," prepared by Site Design Consultants, dated December 3, 2007, and last revised June 18, 2008;

9. A drawing, Sheet 9 of 10, titled "Mongero Properties Road, Curb and Sidewalk Details," prepared by Site Design Consultants, dated December 3, 2007, and last revised June 18, 2008;

10. A drawing, Sheet 10 of 10, titled "Mongero Properties Stormwater Management Details," prepared by Site Design Consultants, dated December 3, 2007, and last revised June 18, 2008;

Wetland Mitigation Plans

11. A map, Sheet 1 of 1, titled "Mongero Properties Wetland Mitigation Plan," prepared by Environmental Design Consulting, dated February 19, 2008;

Building Elevations & Floor Plans

12. A drawing, Sheet A-101R, titled "Northern Prototype Yorktown Branch Floor Plan," prepared by H2L2 Architecture Planning Interior Design, dated March 31, 2008 and last revised April 9, 2008;

13. A drawing, Sheet A-201R, titled "Northern Prototype Yorktown Branch Exterior Elevations," prepared by H2L2 Architecture Planning Interior Design, dated April 17, 2008;

14. A drawing, Sheet A-202R, titled "Northern Prototype Yorktown Branch Exterior Elevations," prepared by H2L2 Architecture Planning Interior Design, dated April 17, 2008;

Intersection Improvement Plans

15. A drawing, Sheet 1 of 7, Drawing No. GN-1, titled "NYS Route 118 & Downing Drive General Notes," prepared by John Collins Engineers, P.C., dated April 2, 2008, and last revised June 30, 2008;

16. A drawing, Sheet 2 of 7, Drawing No. TS-1, titled "NYS Route 118 & Downing Drive Typical Section and Miscellaneous Details," prepared by John Collins Engineers, P.C., dated April 2, 2008, and last revised June 30, 2008;

17. A drawing, Sheet 3 of 7, Drawing No. CGD-1, titled "NYS Route 118 & Downing Drive Construction, Grading and Drainage Plan," prepared by John Collins Engineers, P.C., dated April 2, 2008, and last revised June 30, 2008;

18. A drawing, Sheet 4 of 7, Drawing No. CGD-2, titled "NYS Route 118 & Downing Drive Construction, Grading and Drainage Plans," prepared by John Collins Engineers, P.C., dated April 2, 2008, and last revised June 30, 2008;

19. A drawing, Sheet 5 of 7, Drawing No. SP-1, titled "NYS Route 118 & Downing Drive Signing and Striping Plan," prepared by John Collins Engineers, P.C., dated April 2, 2008, and last revised June 30, 2008;

20. A drawing, Sheet 6 of 7, Drawing No. SP-21, titled "NYS Route 118 & Downing Drive Signing and Striping Plan," prepared by John Collins Engineers, P.C., dated April 2, 2008, and last revised June 30, 2008;

21. A drawing, Sheet 7 of 7, Drawing No. T-1, titled "NYS Route 118 & Downing Drive Traffic Signal Plan," prepared by John Collins Engineers, P.C., dated April 2, 2008, and last revised June 30, 2008;

Reports

22. A Traffic Study prepared for Webster Bank, dated July 12, 2005, prepared by John Collins Engineers, P.C.;

23. A Wetland Functional Assessment Report prepared for Webster Bank, prepared by Stephen W. Coleman Environmental Consulting, LLC, dated February 12, 2006.

WHEREAS building materials and colors have been approved by the Advisory Board on Architecture & Community Appearance and are the following:

The exterior is to be red brick, Huston clay products, Franklin stucco, color 2074, texture genova. The cornice is to be a contrasting color, to be determined.

WHEREAS per Section §300-182A(3a) of the Town of Yorktown Town Code, the applicant has provided five (5) parking spaces for 1,000 square feet thereby requiring a total of twenty (20) parking spaces where twenty-three (23) are shown on the site plan; and

WHEREAS the following variances were granted by the Town of Yorktown Zoning Board of Appeals on June 19, 2008:

1. A rear yard for a proposed building having 36.7 feet where 50 feet is required;
2. A rear yard for a proposed accessory building (canopy) having 9.7 feet where 50 feet is required;
3. A side yard for a proposed building having 24.9 feet where 50 feet is required;
4. A side yard for a proposed accessory building (canopy) having 21.3 feet where 50 feet is required.

WHEREAS AT&T has an easement, within the Town right-of-way adjacent to the subject property, to run cables (the "AT&T Cables");

WHEREAS the Yorktown Planning Board has determined that the most appropriate and desirable access to this site is by providing ingress and egress from an extension of Downing Drive within the Town of Yorktown Right-Of-Way abutting the site and as shown on the applicant's site plans enumerated herein; and

WHEREAS the Yorktown Planning Board's determination as to site access requires that the applicant's site work cross the AT&T Cables, which are located underground; and

WHEREAS, the extension of Downing Drive is in the Town's existing comprehensive plan dated 1983 and the proposal undertakes to extend a portion of Downing Drive so as to provide ingress and egress from the site; and

WHEREAS this desired layout will create a four way intersection thereby eliminating or reducing the proliferation of uncontrolled access driveways along Route 118 and in close proximity to its intersection with Downing Drive therefore effecting optimal conditions of safety for the public users of this roadway and intersection; and

WHEREAS the Planning Board has determined said intersection should be signalized to further optimize the safety of the intersection; and

WHEREAS the Planning Board acknowledges that pursuant to the foregoing the Town of Yorktown is the most appropriate entity to enter into an Encroachment Permit to effect the relocation of the AT&T Cables;

WHEREAS the Town of Yorktown Town Attorney has advised the Planning Board by an email

dated August 6, 2009 that he has been authorized by the Town Board to pursue such an Encroachment Permit with AT&T to effect the desired relocation of said AT&T Cables;

WHEREAS the Applicant has agreed to pay to the Town seventy thousand dollars ($70,000.00) in connection with AT&T's relocation of the AT&T Cables[1]; and

WHEREAS should AT&T take any actions that cause the Town to incur any additional costs beyond $70,000.00, the Applicant shall pay such additional costs at the request of the Town as a condition of the issuance of a Certificate of Occupancy; and

WHEREAS if the applicant wishes to transfer ownership of the existing parking area in the northwesterly corner of the Property prior to the completion of the site plan, the Planning Board has no objections provided the following is completed before the transfer:

1. All the improvements shown on the site plan on and for the existing parking area must be completed.
2. A construction easement (if necessary) and an access easement must be in place for the maintenance of the stormwater treatment basin.
3. Submit a copy of the property transfer agreement that shows a construction easement, if necessary, and requires the completion of the improvements shown on the site plan on and for the existing parking area.
4. The ultimate responsibility of completing the improvements shown on the site plan on and for the existing parking area rests with the Applicant.

WHEREAS the proposed wetland mitigation area is within a New York State Department of Transportation drainage easement and any approvals from this agency must be obtained before the site plan is signed by the Planning Board Chairman; and

WHEREAS the Property is located within a Designated Main Street Area and must receive approval from the New York City Department of Environmental Protection before the site plan is signed by the Planning Board Chairman; and

---

1 In 1991, the Town and AT&T entered into a Stipulation of Settlement by the New Yorktown Supreme Court Appellate Division-Second Department with Index No. 6222/91 related to the Town's Comprehensive Plan of 1983, to extend Downing Drive, necessitating the relocation of the AT&T Cables. The Stipulation provided that the Town pay the first $70,000.00 of the cost to relocate the AT&T Cables. As a result of the Applicant's instant application to extend Downing Drive it will be necessary to relocate the AT&T Cables. Thus, since the instant application will have as a condition of approval the construction of a portion of the Downing Drive extension, the stipulation is referenced. Further the stipulation states AT&T shall be the entity to relocate the cables.

WHEREAS the Planning Board has referred this application to the following boards and agencies and has received and considered reports of the following:

Boards & Agencies	**Report Date**
ABACA	11/14/07, 04/09/08, 04/25/08
Building Inspector	03/31/08
Conservation Board	09/10/07, 10/09/07, 12/07/07, 01/18/08, 03/11/08, 04/07/08, 09/05/08
Fire Marshal	04/23/08
Highway Superintendent	07/14/08
Planning Department	07/13/07, 12/12/07, 01/08/08, 06/09/08
Planning Board Attorney	08/06/08
Town Attorney	Email 06/17/09, Email 08/06/09
Town Engineer	07/16/07, 12/17/07
Wetlands Inspector	01/14/08, 03/24/08
NYSDOT	07/25/08
NYC DEP	07/22/08
Westchester County Planning Board	08/18/08

WHEREAS the requirements of this Board's Land Development Regulations have been met except as note below; and

WHEREAS a Public Informational Hearing was held in accordance with §195-22A(5) of the Yorktown Town Code on the said subdivision application and plat at the Town Hall in Yorktown Heights, New York on November 19, 2007 and continuing and closing on December 3, 2007;

WHEREAS having reviewed all current site plans, building plans, environmental plans and reports, comments and reports from Town professional staff, the public, and other interested and involved agencies associated with the application before it; and having conducted a public hearing on the said site plan application commenced and closed on April 7, 2008, at Town Hall in Yorktown Heights, New York; and

WHEREAS pursuant to the Planning Board's determination that the construction of this site plan is dependent upon the relocation of the AT&T cables; and pursuant to information provided by the Town Board and the Town Attorney that the Town Attorney is directed to effect an agreement with AT&T to relocate the AT&T Cables and in a timely manner;

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:
Resolved that the site plan as shown on the drawings enumerated herein is dependent on and this approval conditioned on such layout which necessarily requires the relocation of the AT&T cables; and be it further

RESOLVED that if an agreement with AT&T to relocate the AT&T Cables is not executed, that this site plan approval shall be deemed null and void in its entirety and that no construction, site work or any other use of this site is implied to be allowed under this resolution; and be it further

RESOLVED that the Planning Board hereby reserves its right to revoke this approval in its entirety or in part, if the requirements of this approval and the site plans as shown on the drawings enumerated herein are in any way required to be amended pursuant to the rules, policies, or regulations of any third party agencies or entities; and

RESOLVED the Applicant shall pay to the Town the sum of $70,000 to be held by the Town in escrow and applied by the Town to the costs incurred in connection with the relocation of the AT&T Cables, which funds shall be disbursed by the Town to AT&T upon the Town's receipt of notice from AT&T requesting payment(s) for such work; and

RESOLVED the Applicant's site plans shall be submitted to AT&T for the purpose of aiding in the creation of plans to relocate the AT&T Cables. Any modifications to the site plans requested by AT&T shall be subject to review and approval by the Planning Board; and

RESOLVED copies of all correspondence between the Applicant and AT&T shall be submitted to the Director of Planning for review; and

RESOLVED any permits, agreements, or approvals provided to the Applicant by AT&T shall be submitted to the Planning Board for review by the Town Attorney; and

RESOLVED the Applicant will retain an independent third-party Environmental Systems Planner, a "Qualified Inspector" as defined by the New York State Department of Environmental Conservation in the SPDES General Permit for Stormwater Discharges from Construction Activity, to supervise and be present during the construction of the erosion control measures, and which Environmental Systems Planner will provide bi-weekly inspection reports regarding the status of erosion control measures to the approval authority via the Environmental Inspector and the Planning Department throughout construction; and

RESOLVED the Applicant must notify the Planning Board in writing stating the name of the Environmental Systems Planner or Firm that will be completing the bi-weekly inspection reports and shall notify the Planning Board in writing if this Planner or Firm changes; and

RESOLVED that for any site disturbance of greater than 5,000 SF the Applicant must comply with New York State DEC Phase II Stormwater Regulations, latest amendment and the Town of Yorktown Stormwater Ordinance Chapter 248 of the Yorktown Town Code; and

BE IT NOW RESOLVED that the application of Mongero Properties, LLC for the approval of a site plan titled "Mongero Properties," as prepared by Site Design Consultants, last revised June 18, 2008, be approved subject to the modifications and conditions listed below, and that the Chairman of this Board be and hereby is authorized to endorse this Board's approval of said plan upon compliance by the applicant with the following additional modifications and requirements as noted below:

Additional modifications to the plans prior to signature of the Site Plan by the Planning Board Chairman:

1. Submit one complete Landscape Plan to the satisfaction of the Planning Board and ABACA.

2. Modify site plan to include pedestrian sidewalk access to the new building with associated crosswalk at Route 118 intersection.

3. Add a note to the site plan listing all variances granted by the Zoning Board of Appeals and the dates such approval was given.

4. Modify intersection improvement plans to accommodate two five foot bike lanes on either side of Downing Drive.

5. Add a note to the intersection improvement plans stating improvements will be coordinated with the plans from the current Route 118 sidewalk construction project.

6. Eliminate or gray scale the traffic improvements shown on the site plan so as they will not conflict with the intersection improvement plans.

7. Add a note on the Erosion and Sediment Control Plan stating the limits of disturbance to be delineated in the field by orange construction fencing.

8. Modify curb detail to comply with town standards.

9. Provide a smaller scale detail of the front entrance area of the building showing all construction, including sidewalks, ramps, and curbing keyed to appropriate details.

10. Add note to site plan stating that the existing gravel lot in the northwesterly corner of the Property is for the purpose of a parking lot.

11. Add a note to the site plan stating the improvements on and for the existing parking area are to be completed before transfer of this portion of the Property.

12. Submit a revised survey for the lot line adjustment.

Additional modifications to the plans pursuant to NYC DEP letter dated March 3, 2010, to be completed prior to signature of the Site Plan by the Planning Board Chairman:

13. The pollutant loading analysis indicates that a grass swale will be provided for treatment of post development drainage area ID2. Please clearly show this grass swale on the plans and provide associated calculations.

14. Add notes to the plans regarding erosion and sediment control/construction sequencing to the satisfaction of the NYC DEP.

15. Provide additional plan details as required by and to the satisfaction of the NYC DEP.

16. Provide additional inspection and maintenance details as required by and to the satisfaction of the NYC DEP.

The following conditions and obligations shall be fulfilled prior to signature of the Site Plan by the Planning Board Chairman:

17. Submit one complete set of all plans for this site for review by the Planning Department prior to signature by the Planning Board Chairman.

18. Plans revised to comply with said modifications contained herein must be submitted for review and approval of Wetland & Excavation Permit #**WP-E-045-07** by the Planning Board.

19. Submission of all legal fees due on this application.

20. Submission of fees and security to the Engineering Department per the Town Engineer's requirements:

    Performance Bond
    Cash Erosion Control Bond
    8% Inspection Fee

    Fees to be determined after Planning Board approval and a complete final set of drawings are submitted to the Town Engineer.

21. Submission of draft access easement language for the existing parking area on the northwestern portion of the Property.

22. Approval in writing from the New York City Department of Environmental Protection.

23. Approval in writing from the New York State Department of Transportation for the intersection improvements and wetland mitigation work located within the drainage easement. The intersection improvements are to be completed prior to issuance of a certificate of occupancy.

The following conditions and obligations shall be fulfilled prior to any site work or the issuance of a building permit for the site:

24. Prior to the commencement of any site work in connection with this approval, except the work associated with the existing parking lot in the northwesterly corner of the Property, which may commence prior to payment, Applicant shall pay to the Town the sum of $70,000.00 to be held by the Town in escrow and applied by the Town to the costs incurred in connection with the relocation of the AT&T Cables, which funds shall be disbursed by the Town to AT&T upon the Town's receipt of notice from AT&T requesting payment(s) for such work.

25. Submit a revised Lighting Plan to the satisfaction of the Planning Board and ABACA. The revised Lighting Plan should address the following:

    a. Light fixtures should be similar to the fixtures now installed on Commerce Street.
    b. All wallpacks and canopy lighting should be shown and detailed on the plan.
    c. Add notes stating State of New York ATM lighting requirements.
    d. Reconcile the ATM 30' photometric grid and the site plan photometric grid.
    e. The drive-thru canopy lighting levels are excessive and should be lowered.

26. Submit a revised sheet titled "Mongero Properties Internal Site Signage" which states the author of the plans and includes a revision date.

The following conditions and obligations shall be fulfilled prior to the issuance of a certificate of occupancy for the site:

27. Intersection improvements at Route 118 and Downing Drive are to be completed prior to issuance of a certificate of occupancy.

28. Should AT&T take any actions that cause the Town to incur additional costs beyond $70,000.00, the Applicant shall pay such additional costs at the request of the Town as a condition to issuance of a Certificate of Occupancy.

Additional requirements:

29. Applicant must obtain all necessary permits from outside agencies in order to complete project.

30. Proposed plan must comply with all current applicable ADA standards.

31. Applicant must submit final plans and as-builts in AutoCAD R14 readable format.

BE IT FURTHER RESOLVED that unless a building permit has been issued within 360 days of the date of this resolution, **November 4, 2010**, this approval will be null and void.

PLANNING BOARD
TOWN OF YORKTOWN

AMENDED RESOLUTION APPROVING SITE PLAN
FOR MONGERO PROPERTIES, LLC

DATE: SEPTEMBER 12, 2011

SIGNED BY: _____
Richard Fon, Chairman

ROLL CALL:

AYES: _____
Richard Fon, Chairman

_____
John Flynn

_____
John Savoca

_____
Darlene Rivera

_____
John Kincart

NAYS: _____

_____

_____

ABSTAIN: _____

Foothill Solar

Robyn Steinberg

From: Shanahan, Joseph <ShanahanJ@conedceb.com>
Sent: Tuesday, January 18, 2022 9:31 AM
To: John Tegeder
Cc: Robyn Steinberg; Nancy Calicchia; Redding, Eric; Darbouze, Websly; Matthew Slater; Lord, Jeffrey; gracelaw1@aol.com
Subject: Solar Facility, 3849 Foothill Street

Good morning John.
A couple of follow-ups to the Planning Board having closed the Public Hearing on the subject project last week as the Planning Department prepares a Decision Statement for the Board's consideration:

1. As you and I discussed by telephone on 1/10/22 and came up again during the Board meeting on that date, I agree that the Decision Statement should include a Condition which provides that,
   in addition to C006 – LANDSCAPING & PLANTING FOR MITIGATION PLAN and the photo simulations which the applicant/developer, ConEd, has already provided for the Board's consideration,
   ConEd shall prepare line-of-sight diagrams from perspectives to be determined by the Planning Department and supplement the LANDSCAPING & PLANTING FOR MITIGATION PLAN with additional
   plantings to address those areas, if any, at which the Department determines landscape screening is still inadequate.
2. In its Memo of 1/10/2022, the TCAC recommended a 2-year maintenance program for the replacement of trees shown on the LANDSCAPING & PLANTING FOR MITIGATION PLAN which may die during that 2-year period. In my response Memo of even date, I agreed that such a maintenance program is fair and reasonable and stated that ConEd will post a Bond, in a reasonable amount, as a surety
   For such replacement of dead trees. And I have no problem with that agreement being made a Condition of the Decision Statement.

Finally …
May I also take this opportunity to ask if the Board's attorney, James W. Glatthaar, Esq., has yet issued an opinion or guidance with regard to ConEd's position (as set forth in my Memo of 1/10/22 noted above) that the 160K cost for the tree replacement shown on the LANDSCAPING & PLANTING FOR MITIGATION PLAN should be deducted from any amount which ConEd may pay into the Tree Bank Fund.
While I understand that the Town's recently enacted Tree Ordinance (Chapter 270) provides for such payments, I would also be interested in Attorney Glatthaar's opinion with regard to the Town's legal authority to impose such an "impact fee" in connection with this project.
As always, your consideration of these matters is appreciated.

Joe Shanahan
Project Developer

Con Edison Clean Energy Businesses
100 Summit Lake Drive
Valhalla, NY 10595
M: (978) 888-4088
E: ShanahanJ@conedceb.com
W: ConEdCEB.com

Nancy Calicchia

From: Dan Strauss <soccerdan4141@gmail.com>
Sent: Monday, January 17, 2022 4:28 PM
To: Planning Department
Cc: Matthew Slater; Ed lachterman; Thomas Diana; Luciana Haughwout; Sergio Esposito; John Tegeder; Robyn Steinberg
Subject: Foothill St Solar Public Hearing

Mr Fon and Board members,

Through my own ineptitude I could not speak on Zoom. You probably felt me lurking in the background which is why you closed the Hearing so quickly. I'm probably the last person in the world you would want to hear from, especially after listening to Mr Moskowitz and Ms Seigel again state their position in opposing the the clear cutting of 1700 trees. Why did the applicant all of a sudden reduce the number; a sign of good faith? I will continue to use clear cutting which is actually a logging industry term. We might as well be talking about the logging industry, not solar.
But you can move forward with your approval because it was a done deal from the beginning. The Planning Board's attorney, Jim Glatthaar, said the board has "no authority not to comply with the law" as it exists now. Mr Fon, even though you do not watch Town Board meetings, I am sure you are well aware there is no moratorium and no curtailment of tree cutting going forward. With your vast knowledge of the future of solar energy and your close interaction with Councilman Diana, maybe that is why he seems to have softened his position on the Solar Law. Actually, if he hadn't said anything a few weeks ago none of this discussion would be going on at all. I think it was all good politics, the way it is playing out.
The very fabric of Yorktown is under siege.
WHEN A LOVELY FLAME DIES, SMOKE GETS IN YOUR EYES.
Dan
Sent from my iPhone

Statement at Foothill public hearing from Susan Siegel
January 10, 2022

The information submitted so far, from the applicant and Barton & Loguidice, the town's environmental consultant, does not adequately address two key environmental issues: trees and wetlands.

The tree analysis completely ignores the significant adverse impacts of removing 1,871 trees. Although I note that the applicant has now reduced the number of trees to b e removed to only 1,658.

Trees serve multiple critical environmental functions, from holding back stormwater runoff and recharging groundwater to climate control and much more. I'm not going to go into all of those functions here. But they're not disputed. Just ignored in the B&L report.

And it needs to be pointed out that there's an important difference, a critical difference between lost functions and mitigation. There's been considerable back and forth about the proposed mitigation plan but the mitigation plan doesn't address the significant adverse impact that will result when so many functions that the 1,658 trees provide are permanently lost. In fact, there's been virtually no discussion about the functions that the trees are providing,

When it comes to removing 1,658 trees, the B&L report is surprisingly superficial – superficial for an environmental consultant. Superficial for two reasons.

First, the report raises the novel idea, basically a red herring, that destroying 16 acres of woodland is not important because the site is not part of a core forest. It would be helpful if B&L read the town's Tree Law. I'm not sure where or how B&J came up with the creative term "core forest," but core forest is most certainly not a term or concept in the town's Tree Law. The tree law deals with woodlands. And the site contains 16 acres of woodland.

Second, the B&L report makes the specious comparison about greenhouse gas equivalents from alternative residential developments.
How many times has it been pointed out to this board that the 21 unit cluster development is a NO GO because it was premised on the subdivision being sewered and the Westchester County Department of Health said no to sewers. And if a new subdivision application was filed today for a ½ acre development on septic systems, it likely would not be for 21 units.

The constant, constant reference to these residential subdivisions reminds me of the old Nazi adage that if you repeat a lie often enough people will believe it. Enough. It's time to ignore all references to these mythical subdivisions.

The fact that the applicant's mitigation plan proposes to plant trees in order to conform to the buffering requirement and donate money to the tree fund in no way addresses the failure of the applicant and B&L to address the significant adverse impact of removing 1,658 trees. Again, the mitigation plan does not address the lost functions provided by 1658 trees,

Wetlands
The B&J analysis also fails to consider the project's impact on the abutting wetland and wetland buffer. While I'm aware that the panels will not be in the buffer or wetland, what B&J has not evaluated is how

removing 1,658 trees will result in losing the ability of 16 wooded acres to absorb runoff and recharge the groundwater which will have a potential significant adverse impact on the abutting wetland buffer and wetlands.

The potential significant adverse impacts resulting from removing 1,658 trees leads me to my second point. After you close the public hearing, as lead agency you'll have to make a decision on whether to issue a neg dec or a pos dec.

SEQRA is clear that it requires you to issue a pos dec if there is one, just one, potential significant adverse impact. And there are clearly at least two significant adverse impacts.

- Question E.1 b of Part 1 of the EAF notes that 16 acres of forest will be lost as a result of the action. Losing 16 acres of forest clearly has to be considered a "large" impact when you complete Part 2.
- Question E.2 h & i, the presence of both wetlands and floodplain are checked "yes." Again, these responses should lead to a "large" impact in Part 2.

For these reasons, at the time you're ready to declare lead agency status and adopt Part 3 of the EAF, I urge you to adopt a pos dec, require the applicant to submit an Environmental Impact Statement and begin the scoping process.

Thank you. For the record and your convenience I'll send a copy of this statement to the Planning Department.

John A. Tegeder, R.A.
Director of Planning

Matthew J. Slater
Town Supervisor

TOWN OF YORKTOWN
PLANNING DEPARTMENT

Albert A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565, Fax (914) 962-3986

To: Planning Board
From: Planning Department
Date: January 21, 2022
Subject: Foothill Solar Project
3849 Foothill Street
SBL: 15.07-1-5

The Planning Department has reviewed the latest revised plans with respect to Town Code Section 300-81.5 Battery energy storage systems and has the following comments:

1. Tier 2 battery energy storage systems, including all mechanical equipment, shall be enclosed by a seven-foot-high fence with a self-locking gate to prevent unauthorized access. Type and design of fencing shall be determined by the Planning Board. The proposed chain link fence detail does not note the height of the fence. A detail for the perimeter fence must be added to the plan.

2. Areas within 20 feet on each side of Tier 2 battery energy storage systems shall be cleared of combustible vegetation and other combustible growth. Confirm proposed arborvitae are a minimum of 20 feet away from the battery pad.

3. There is currently no lighting that is proposed on the site. Lighting of battery energy storage systems shall be limited to that minimally required for safety and operational purposes and shall be reasonably shielded and downcast from abutting properties. If any lighting is proposed on the site for the battery storage system or otherwise, these fixtures should be added to the plan and catalog cuts and specification details should be submitted.

4. The applicant must provide a one- or three-line electrical diagram detailing the battery energy storage system layout, associated components, and electrical interconnection methods, with all National Electrical Code compliant disconnects and over current devices.

5. Tier 2 battery energy storage systems shall not exceed 15 feet in height. A preliminary equipment specification sheet that documents the proposed battery energy storage system components, inverters and associated electrical equipment that are to be installed. A final equipment specification sheet shall be submitted prior to the issuance of a building permit.

6. The application must include a commissioning plan, fire safety compliance plan, an operation and maintenance manual for the system, and an emergency operations plan.

MEMO

FROM: Joe Shanahan, Project Developer, Con Edison Clean Energy Businesses

TO: Richard Fon, Chairman, Planning Board, Town of Yorktown

SUBJECT: Proposed Solar Facility, 3849 Foothill Street
Response to TCAC Memo dated 1/10/2022

DATE: January 10, 2022

We are pleased that the TCAC has advised the Planning Board that our Memo of 1/5/2022 and attachments addressed each of the five comments it had made in its Memo of 1/3/2022 to the Planning Board.

With regard to the TCAC's further comments in its most recent Memo:

– ConEd is seeking a $160,000 reduction of their payment to the Tree Bank Fund based on the "cost" of the proposed replacement trees. The TCAC can find nothing in Chapter 270 to justify such a reduction.

Section 270-10 D (4) of the Town Code provides, in part:

"A mitigation plan may include, but not be limited to, the following measures, either singly or in combination:

(a)

Planting replacement trees, understory shrubs and or herbaceous ground cover on-site and/or on Town-owned land, Town right-of-way lands or other public land subject to the owner's permission pursuant to this chapter.

…

(f) Payment into the Tree Bank Fund. In lieu of replacing a lost protected tree or disturbance to a protected woodland, the payment shall be $100 for every protected tree removed and $300 for every 5,000 square feet of protected woodland disturbed."

The Mitigation Plan submitted to the Planning Board provides for a "combination" of "planting replacement trees" and "payment into the Tree Bank Fund" as provided in Chapter 270. It is only fair and reasonable that the cost for the planting of replacement trees be treated as a credit against the calculation of the payment into the Tree Bank Fund.

And again, please note that as a result of the TCAC Memo, the applicant/developer has revisited the number of "protected trees to be removed … within the proposed area of disturbance" and determined that the number of such "protected trees" is actually 1658, not 1871, or 213 fewer than was originally thought.

Based upon the reduced number of protected trees to be removed, the payment into the Tree Bank Fund under the current Mitigation Plan should be reduced to $47,356. However, as the applicant/developer has already offered a payment of $68,656, if the Mitigation Plan is accepted in its present form, it will pay the amount originally proposed into the Tree Bank Fund. That is the equivalent of paying $113 for every tree removed rather than the $100 required under Section 270 of the Town Code.

- In their 23 October 2021 letter, ConEd provides a cost summary of the replacement trees from their Engineer. If their claim for a $160,000 payment reduction is found to be justified, we have the following comments:

A. The Engineer provides a cost estimate of the replacement trees, including installation of $134,100. Our Certified Arborist estimates that the cost of the trees to be approximately $42,000 including mulch. Given ConEd's buying power, this cost should be lower. If we use our Arborist's estimate, that means the labor cost is $92,100 or $434.43 per tree. We question this value and recommend that the Planning Board request further clarification of the cost of labor.

The $160,000 estimate provided is a good faith estimate to purchase and properly install the plantings which ConEd has presented to the Town through the Planning Board. These plantings have been presented on the Landscape Plan and the photo simulations for the project.

Upon the completion of the plantings, ConEd will present an accounting, with paid receipts, evidencing the final actual cost for the plantings and, if the cost is less than the $160,000 estimate, ConEd will pay the difference between the $160,000 and the final cost into the Tree Bank Fund. We cannot think of anything more fair than that.

B. The Engineer's $160,000 cost estimate includes $22,898 in traffic control, mobilization, survey and soil erosion and sediment control costs. These costs are project specific and should not be applied to any justified payment reduction.

Traffic control, mobilization, survey and soil erosion control are all necessary for the proper installation of the plantings as has been presented to the Town. Accordingly, they are plantings specific, not project specific, and are appropriate to be included in the overall cost estimate.

C. The Engineer's $160,000 cost estimate includes $7,476 contingency cost. This cost is project specific and should not be applied to any justified payment reduction.

Again, upon the completion of the plantings, ConEd will present an accounting, with paid receipts, evidencing the final actual cost for the plantings and, if the cost is less than the $160,000 estimate, ConEd will pay the difference between the $160,000 and the final cost into the Tree Bank Fund.

D. The Engineer's $160,000 cost estimate includes $3,002 in rounding. This cost should not be applied to any justified payment reduction.

Again, upon the completion of the plantings, ConEd will present an accounting, with paid

receipts, evidencing the final actual cost for the plantings and, if the cost is less than the $160,000 estimate, ConEd will pay the difference between the $160,000 and the final cost into the Tree Bank Fund. Nowhere in Chapter 270 is there a requirement that, in addition to

E. If ConEd's $160,000 cost of their replacement trees is justified as a credit towards their payment to the Tree Bank Fund, the TCAC recommends that this amount be reduced by the value of the timber sales generated by the removal of this valued forest.

   Nowhere in Chapter 270 is there a requirement that, in addition to compliance with Section 270-10 D (4), an applicant/developer must also forfeit or contribute the value of timber sales, if, in fact, there are any timber sales.

F. The TCAC is recommending a 2 year maintenance program for the replacement trees. This should include replacement of dead trees during this period.

   This is fair and reasonable. The applicant/developer will post a Bond, in an amount deemed reasonable by the Town, as a surety for such maintenance, repair and replacement.

G. Lastly, the TCAC has discovered in their files a ConEd 30 November 2020 Draft Mitigation Plan, which is attached. The TCAC questions why none of the other draft mitigation actions are being proposed at this time. The TCAC recommends that the Planning Board should require more than replacement trees and a Tree Bank Fund payment as mitigation for the loss of this valued forest.

   We are not certain why the TCAC has just "discovered" the 11/30/2020 Draft Mitigation Plan. However, that year-old Plan was, as specifically stated at the time, a "draft." And the applicant/developer never received a single comment on the "draft" from the Town during the year that followed. Obviously, much has changed in connection with the project as a result of the permitting process during that year and the current Mitigation Plan before the Town and the Planning Board has had to take those changes into consideration.

I believe this fully addresses each of the TCAC's most recent comments, but if the Planning Board has any questions, please do not hesitate to contact me at shanahanj@conedceb.com or 978.888.4088.

As always, the Planning Board's consideration of this matter is appreciated.

LEGEND:

- PROPOSED TREE PLANTING
- PROPOSED TREE TO BE REMOVED(1,658)
- PROPOSED TREE TO REMAIN (213)
- VEGETATION PROTECTION BARRIER
- SEED LIMIT LINE
- SEED SCHEDULE 'B'
- PROTECTED WOODLAND AREA TO BE DISTURBED
- PROPOSED GRAVEL DRIVEWAY
- FEMA 1% ANNUAL CHANCE FLOOD HAZARD
- FEMA 0.2% ANNUAL CHANCE FLOOD HAZARD
- EXISTING FEMA REGULATORY FLOODWAY
- EXISTING ROAD
- ADJ. PROPERTY/R.O.W. LINE (SURVEYED)
- FENCE LINE
- EXISTING VEGETATION
- PROPOSED LIMITS OF TREE CLEARING
- BERGMANN DELINEATED PALUSTRINE EMERGENT WETLAND (PEM) / PALUSTRINE SCRUB SHRUB WETLAND (PSS)
- ℄ STREAM
- 100' WETLAND SETBACK
- FARMLAND CLASSIFICATION BOUNDARY

NOTES:

1. SEE SHEET C006 FOR LANDSCAPE NOTES.
2. SEE SHEET C007 FOR LANDSCAPE DETAILS.
3. SEE SHEET C009 FOR SEED SCHEDULES.

PLANT LIST

Key	Qty.	Botanical Name	Common Name	Mature Size Height	Mature Size Spread	Installed Size	Condition	DBH
Evergreen Trees								
AC	39	Abies Concolor	White Fir	50'-75'	20'-30'	6'-7' Ht.	B&B	3"
PG	38	Picea Glauca	White Spruce	40'-60'	10'-20'	8' Ht.	B&B	3"
TC	59	Tsuga Canadensis	Canadian Hemlock	40'-70'	25'-35'	8' Ht.	B&B	3"
PP	43	Picea Pungens	Colorado Spruce	30'-60'	10'-20'	7'-8' Ht.	B&B	3"
TOTAL	179	---	---	---	---	---	---	---
Evergreen Shrubs								
TO	33	Thuja occidentalis "Emerald Green"	Emerald Green Arborvitae	7'-15'	3'-4'	5'	B&B	3"

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NEW YORK

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REVISIONS

NO.	DATE	DESCRIPTION	REV.	CK'D
1	1/28/2021	PLAN REVISIONS	WD	ECR
2	11/22/2021	PLAN REVISIONS	WD	ECR
3	12/20/2021	PLAN REVISIONS	WD	ECR

PRELIMINARY
NOT FOR CONSTRUCTION

STATE OF NEW YORK · ERIC C. REDDING · LICENSED PROFESSIONAL ENGINEER · 092442

Project Manager:	Checked By:
ECR	ECR
Designed By:	Drawn By:
WD	WD
Date Issued:	Scale:
OCTOBER 27, 2020	1"=100'
Project Number:	
14847.00	

LANDSCAPING & PLANTING FOR MITIGATION PLAN

Drawing Number:

C006

To: Yorktown Planning Board
From: Yorktown Tree Conservation Advisory Commission (TCAC)
Date: 10 January 2022
cc: Yorktown Planning Dept. (J. Tegeder, R. Steinberg, N. Calicchia); Engineering Dept. (L. Kobiliak); Conservation Board (K. Hughes); Town Supervisor (M. Slater); Town Clerk (D. Quast); TCAC members (L. Klein, T. Schmitt, K. Schepart)

Re: Proposed solar facility at 3849 Foothill Street

Dear Chairman Fon and members of the Planning Board:

The TCAC has reviewed the Con Edison documents that we received from the Planning Board on 7 January 2022 and has the following comments:

1. The TCAC notes that the ConEd correspondence of 23 October 2021was never previously sent to the TCAC.
2. The TCAC notes that ConEd has addressed Note 2 of our 3 January 2022 memo regarding the DBH of the replacement trees.
3. The TCAC notes that ConEd has addressed Note 3 of our 3 January 2022 memo by providing a revised drawing C006 which shows the tree removals.
4. The TCAC notes that ConEd has addressed Note 4 of our 3 January 2022 memo by providing a revised summary from the Arborist of the protected trees to be removed.
5. The TCAC notes that ConEd has addressed Note 5 of our 3 January 2022 memo by providing a revised drawing C006 which shows the limits of the protected woodland to be disturbed.

The TCAC appreciates ConEd's responses to our concerns. However, we have the following comments:

- ConEd is seeking a $160,000 reduction of their payment to the Tree Bank Fund based on the "cost" of the proposed replacement trees. The TCAC can find nothing in Chapter 270 to justify such a reduction.
- In their 23 October 2021 letter, ConEd provides a cost summary of the replacement trees from their Engineer. If their claim for a $160,000 payment reduction is found to be justified, we have the following comments:
  A. The Engineer provides a cost estimate of the replacement trees, including installation of $134,100. Our Certified Arborist estimates that the cost of the trees to be approximately $42,000 including mulch. Given ConEd's buying power, this cost should be lower. If we use our Arborist's estimate, that means the labor cost is $92,100 or $434.43

per tree. We question this value and recommend that the Planning Board request further clarification of the cost of labor.

B. The Engineer's $160,000 cost estimate includes $22,898 in traffic control, mobilization, survey and soil erosion and sediment control costs. These costs are project specific and should not be applied to any justified payment reduction.
C. The Engineer's $160,000 cost estimate includes $7,476 contingency cost. This cost is project specific and should not be applied to any justified payment reduction.
D. The Engineer's $160,000 cost estimate includes $3,002 in rounding. This cost should not be applied to any justified payment reduction.
E. If ConEd's $160,000 cost of their replacement trees is justified as a credit towards their payment to the Tree Bank Fund, the TCAC recommends that this amount be reduced by the value of the timber sales generated by the removal of this valued forest.
F. The TCAC is recommending a 2 year maintenance program for the replacement trees. This should include replacement of dead trees during this period.
G. Lastly, the TCAC has discovered in their files a ConEd 30 November 2020 Draft Mitigation Plan, which is attached. The TCAC questions why none of the other draft mitigation actions are being proposed at this time. The TCAC recommends that the Planning Board should require more than replacement trees and a Tree Bank Fund payment as mitigation for the loss of this valued forest.

Sincerely,

Tree Conservation Advisory Commission
Lawrence W. Klein, PE, Member
Keith Schepart, ISA, Member
Tom Schmitt, Member

From: Shanahan, Joseph <ShanahanJ@conedceb.com>
Sent: Tuesday, January 4, 2022 1:37 PM
To: lwklein@gmail.com
Cc: Matthew Slater <mslater@yorktownny.org>; Jenna Belcastro <jbelcastro@yorktownny.org>; Louise Kobiliak <louise@yorktownny.org>; Nancy Calicchia <ncalicchia@yorktownny.org>; Kim Hughes <kimh@yorktownny.org>; Diana Quast <dquast@yorktownny.org>; Maura Weissleder <mauraw@yorktownny.org>; John Tegeder <jtegeder@yorktownny.org>; Robyn Steinberg <rsteinberg@yorktownny.org>; Dan Ciarcia <dciarcia@yorktownny.org>; Keith Schepart <keith@taconictreecare.com>; Tom500sf <tom500sf@aol.com>; Redding, Eric <eredding@BERGMANNPC.com>; Darbouze, Websly <wdarbouze@BERGMANNPC.com>; Lord, Jeffrey <LordJ@conedceb.com>; gracelaw1@aol.com
Subject: **Foothill Street Solar Project - TCAC Memo of 1/3/2021**

Good afternoon Mr. Klein.
Nancy Calicchia in the Planning Board office was good enough to provide me with a copy of the TCAC Memo dated 1/3/2021 in connection with the subject project earlier today.
The matters set forth in that Memo can be easily addressed and resolved and we are currently working on a response which will be submitted to the Planning Board, with a copy to the TCAC.
Since the TCAC's last Memo (3/22/2021) in connection with the project (attached), this most recent Memo states that "The TCAC received additional documents relating to this project on 28 December 2021."
In preparing our response it will be most helpful if you and/or the TCAC can advise me as to what "additional documents" it has received and considered so that we avoid any unnecessary redundancies, but will, at the same time, also afford us the opportunity to provide any additional relevant documentation which the TCAC may not yet have seen or considered.
For example, on October 23, 2021, we submitted a letter to the Planning Board setting forth a Mitigation Plan which fully complies with the requirements of the Tree Ordinance. See attached. However, as the TCAC Memo calls our attention to Chapter270-10.C.(1) through (5) of the Ordinance and other alleged deficiencies addressed in that letter, it would appear that the TCAC may never have seen that letter. And there may be other such documentation which would have been relevant to the TCAC's deliberations.
As I shall appear before the Planning Board again on 1/10/2021, I would very much appreciate a response to this inquiry as soon as possible.
Your consideration is appreciated.

Joe Shanahan
Project Developer

Con Edison Clean Energy Businesses
100 Summit Lake Drive
Valhalla, NY 10595
M: (978) 888-4088
E: ShanahanJ@conedceb.com
W: ConEdCEB.com

MEMO

FROM: Joe Shanahan, Project Developer, Con Edison Clean Energy Businesses

TO: Richard Fon, Chairman, Planning Board, Town of Yorktown

SUBJECT: Proposed Solar Facility, 3849 Foothill Street
Response to TCAC Memo dated 3 January 2022

DATE: January 5, 2022

This is in response to each of the five comments noted in the Memo from the TCAC to the Planning Board dated 3 January 2022 in connection with the subject project:

1. The submittal includes a drawing C006 – LANDSCAPING & PLANTING FOR MITIGATION PLAN. This plan shows the developer is proposing to plant 179 evergreen trees and 33 evergreen shrubs. Considering that a very large number of trees are to be removed and significant protected woodlands will be disturbed, the TCAC's position is that this mitigation is inadequate. Chapter 270-10.B.(1) states "All nonadministrative permits require mitigation." Chapter 270-10.D.(1)states "The approval authority shall require the preparation of a mitigation plan …..". According to Chapter 270-4's definition of a MITIGATION PLAN states "…. The goal of such plan is to replace the functions carried out by the protected trees and woodlands affected by the proposed activity." A revised mitigation plan must be submitted. Chapter270-10.C.(1) through (5) gives options for mitigation.

   The applicant/developer has submitted a Mitigation Plan which should be deemed adequate by the Planning Board ("the approval authority") as it fully complies with the requirements of the Town Code and, more specifically, Section 270-10 D (4), which provides in part:
   "A mitigation plan may include, but not be limited to, the following measures, either singly or in combination:

   (a)
   Planting replacement trees, understory shrubs and or herbaceous ground cover on-site and/or on Town-owned land, Town right-of-way lands or other public land subject to the owner's permission pursuant to this chapter.
   …
   (f) Payment into the Tree Bank Fund. In lieu of replacing a lost protected tree or disturbance to a protected woodland, the payment shall be $100 for every protected tree removed and $300 for every 5,000 square feet of protected woodland disturbed."

   The Mitigation Plan submitted to the Planning Board on October 23, 2021 fulfills the above criteria as it:

1. Per Subsection (a) above, proposes the planting of 212 quality and well-developed "*replacement trees … on site*," at a cost of $160,000, most of which will be visible along the Foothill Street corridor as compared to the trees to be removed, which are of poor quality and are not at all visible to the public.
2. Per Subsection (f) above, proposes a payment into the Tree Bank Fund of $68,656 "*In lieu of replacing a lost protected tree or disturbance to a protected woodland, the payment shall be $100 for every protected tree removed and $300 for every 5,000 square feet of protected woodland disturbed."* This calculation was based upon the following formula: 1871 trees to be removed @ $100 ($187,100) and the 15.90 acres of the 34.23-acre site to be disturbed @ $300 for every 5,000 square feet ($41,556) for a total of $228,656, reduced by a credit of the $160,000 to be paid for the "*replacement trees*" per Subsection (a) noted above.

   Please note, however, that, as a result of the TCAC Memo, the applicant/developer has revisited the number of "protected trees to be removed … within the proposed area of disturbance" and determined that the number of such "protected trees" is actually 1658, not 1871, or 213 fewer than was originally thought.

   Based upon the reduced number of protected trees to be removed, under the formula set forth above, the payment into the Tree Bank Fund under the current Mitigation Plan should be reduced to $47,356. However, as the applicant/developer has already offered a payment of $68,656, if the Mitigation Plan is accepted, it will pay the amount originally proposed into the Tree Bank Fund. That is the equivalent of paying $113 for every tree removed rather than the $100 required under Section 270 of the Town Code.

2. Furthermore, drawing C006 shows the proposed plantings "INSTALLED SIZE" in heights not DBH. This needs to be corrected so that a mitigation ration (sic) can be calculated.

   The average DBH of each protected tree to be removed is 14.21". The average DBH of each replacement tree is 3". The mitigation ratio is 4.74.

3. The submittal does not contain a tree removal plan. Chapter 270-8.A.(1)(b) requires that applications contain "A plan or sketch showing proposed tree removals and proposed mitigation …..". Chapter 270-8.C.(1)(c) requires a plan that shows "Within the proposed area of disturbance, the number, location and species of protected trees to be removed."

   The enclosed Landscape Plan and Tree Inventory show "(w)ithin the proposed area of disturbance, the number, location and species of protected trees to be removed."

4. The Arborist has previously provided a 28 June 2021 tree inventory. The Arborist shows that 1871 trees are to be removed. However, he has not calculated the number of protected trees to be removed. He needs to provide this calculation.

   The 213 "shaded" trees (or "Trees to remain") on the attached Tree Inventory are NOT within the proposed area of disturbance. Accordingly, there are 1658 "Trees to be removed."

5. The submittal does not contain a plan showing the protected woodlands to be disturbed. Chapter 270-8.C.(1)(b) requires that applications contain a plan that shows "Within the proposed area of disturbance the location of existing …… protected woodlands." Furthermore, Chapter 270-8.C.(1)(c) requires a plan that shows "The square footage and boundaries of protected woodlands that will be disturbed." The submittal does contain a drawing C002 – SITE PLAN that has notes on it that says "LIMITS OF TREE CLEARING (TYP.)" If this is the line of protected woodlands, it should say so.

   The enclosed Landscape Plan clearly shows the Protected Woodland to be Disturbed/Protected Woodlands line.

I believe this fully addresses each of the TCAC's comments, but if the Planning Board has any questions, please do not hesitate to contact me at shanahanj@conedceb.com or 978.888.4088.

As always, the Planning Board's consideration of this matter is appreciated.

YORKTOWN A SOLAR PROJECT - TREE INVENTORY

Tree ID	Common Name	Genus	Species	DBH	Height Class	Age Class	Stems	Canopy Radius	Condition Class	Root Zone	Tree and Shrub	Tree Asset
130	Beech-American	Fagus	grandifolia	19	...	...	1	...	Good	<25%	...	8886.95
131	Beech-American	Fagus	grandifolia	16	...	...	1	...	Good	<25%	...	6302.11
132	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
133	Birch-Sweet	Betula	lenta	13	...	...	1	...	Fair	<25%	...	1485.85
134	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
135	Birch-Sweet	Betula	lenta	14	...	...	1	...	Fair	<25%	...	1723.23
136	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
137	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
138	Birch-Sweet	Betula	lenta	11	...	...	1	...	Fair	<25%	...	1063.83
139	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
140	Beech-American	Fagus	grandifolia	13	...	...	1	...	Fair	<25%	...	2971.7
141	Beech-American	Fagus	grandifolia	8	...	...	1	...	Good	<25%	...	1575.53
142	Oak-White	Quercus	alba	19	...	...	1	...	Fair	<25%	...	7934.78
143	Oak-White	Quercus	alba	18	...	...	1	...	Good	<25%	...	9970.13
144	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
145	Oak-White	Quercus	alba	12	...	...	1	...	Fair	<25%	...	3165.12
146	Birch-Sweet	Betula	lenta	11	...	...	1	...	Fair	<25%	...	1063.83
147	Oak-White	Quercus	alba	16	...	...	1	...	Fair	<25%	...	5626.88
148	Oak-White	Quercus	alba	9	...	...	1	...	Poor	<25%	...	1068.23
149	Oak-Northern Red	Quercus	rubra	15	...	...	1	...	Fair	<25%	...	4945.5
150	Oak-White	Quercus	alba	14	...	...	1	...	Poor	<25%	...	2584.85
151	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
152	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
153	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
154	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
155	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
156	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
157	Birch-Sweet	Betula	lenta	12.5	...	...	1	...	Good	<25%	...	1923.25
158	Birch-Sweet	Betula	lenta	10.5	...	...	1	...	Good	<25%	...	1357.05
159	Maple-Red	Acer	rubrum	14.5	...	...	1	...	Good	<25%	...	5175.85
160	Maple-Red	Acer	rubrum	10.5	...	...	1	...	Good	<25%	...	2714.09
161	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
162	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
163	Birch-Sweet	Betula	lenta	11.5	...	...	1	...	Good	<25%	...	1627.84
164	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
165	Birch-Sweet	Betula	lenta	12.5	...	...	1	...	Good	<25%	...	1923.25
166	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
167	Birch-Sweet	Betula	lenta	16	...	...	1	...	Good	<25%	...	3151.05
168	Birch-Sweet	Betula	lenta	13.5	...	...	1	...	Good	<25%	...	2243.28
169	Maple-Sugar	Acer	saccharum	18	...	...	1	...	Good	<25%	...	9970.13
170	Birch-Sweet	Betula	lenta	14.5	...	...	1	...	Good	<25%	...	2587.93
171	Maple-Sugar	Acer	saccharum	11.5	...	...	1	...	Good	<25%	...	4069.6
172	Maple-Sugar	Acer	saccharum	11.5	...	...	1	...	Good	<25%	...	4069.6
173	Maple-Sugar	Acer	saccharum	10	...	...	2	...	Good	<25%	...	4585.03
174	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
175	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
176	Maple-Sugar	Acer	saccharum	13.5	...	...	1	...	Good	<25%	...	5608.2
177	Maple-Sugar	Acer	saccharum	12	...	...	1	...	Good	<25%	...	4431.17
178	Maple-Sugar	Acer	saccharum	14	...	...	1	...	Good	<25%	...	6031.31
179	Maple-Sugar	Acer	saccharum	9.5	...	...	1	...	Good	<25%	...	2777.17
180	Maple-Sugar	Acer	saccharum	9	...	...	1	...	Good	<25%	...	2492.53
181	Maple-Sugar	Acer	saccharum	11	...	...	1	...	Good	<25%	...	3723.41
182	Maple-Sugar	Acer	saccharum	9	...	...	1	...	Good	<25%	...	2492.53
183	Maple-Sugar	Acer	saccharum	12.5	...	...	1	...	Good	<25%	...	4808.13
184	Planetree-London	Platanus	x acerifolia	9.5	...	...	1	...	Good	<25%	...	1944.02
185	Birch-Sweet	Betula	lenta	10.5	...	...	1	...	Good	<25%	...	1357.05
186	Birch-Sweet	Betula	lenta	9.5	...	...	1	...	Good	<25%	...	1110.87
187	Oak-Northern Red	Quercus	rubra	32.5	...	...	1	...	Good	<25%	...	31807.13
188	Birch-Sweet	Betula	lenta	18.5	...	...	1	...	Good	<25%	...	4212.69
189	Birch-Sweet	Betula	lenta	9	...	...	1	...	Good	<25%	...	997.01
190	Birch-Sweet	Betula	lenta	11.5	...	...	1	...	Poor	<25%	...	697.65
191	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
192	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
193	Birch-Sweet	Betula	lenta	10	...	...	1	...	Good	<25%	...	1230.88
194	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
195	Oak-Northern Red	Quercus	rubra	16	...	...	1	...	Good	<25%	...	7877.63
196	Birch-Sweet	Betula	lenta	16	...	...	1	...	Good	<25%	...	3151.05
197	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
198	Birch-Sweet	Betula	lenta	12.5	...	...	1	...	Good	<25%	...	1923.25
199	Hemlock-Canadian	Tsuga	canadensis	9.5	...	...	1	...	Good	<25%	...	1666.3
200	Birch-Sweet	Betula	lenta	15.5	...	...	1	...	Good	<25%	...	2957.19
201	Hemlock-Canadian	Tsuga	canadensis	11	...	...	1	...	Poor	<25%	...	957.45
202	Birch-Sweet	Betula	lenta	16	...	...	1	...	Fair	<25%	...	2250.75
203	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
204	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
205	Oak-Northern Red	Quercus	rubra	11	...	...	1	...	Fair	<25%	...	2659.58
206	Oak-Northern Red	Quercus	rubra	13	...	...	1	...	Fair	<25%	...	3714.62
207	Maple-Red	Acer	rubrum	8	...	...	1	...	Good	<25%	...	1575.53
208	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
209	Maple-Red	Acer	rubrum	12	...	...	1	...	Fair	<25%	...	2532.1
210	Oak-White	Quercus	alba	11	...	...	1	...	Good	<25%	...	3723.41
211	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
212	Birch-Sweet	Betula	lenta	8	...	...	1	...	Fair	<25%	...	562.69
213	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
214	Birch-Sweet	Betula	lenta	13	...	...	1	...	Fair	<25%	...	1485.85
215	Oak-White	Quercus	alba	11	...	...	1	...	Fair	<25%	...	2659.58
216	Oak-White	Quercus	alba	10	...	...	1	...	Fair	<25%	...	2198
217	Hemlock-Canadian	Tsuga	canadensis	12	...	...	1	...	Poor	<25%	...	1139.44
218	Maple-Red	Acer	rubrum	14	...	...	1	...	Good	<25%	...	4825.05
219	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
220	Oak-White	Quercus	alba	16	...	...	1	...	Good	<25%	...	7877.63
221	Beech-American	Fagus	grandifolia	9	...	...	1	...	Good	<25%	...	1994.03
222	Maple-Red	Acer	rubrum	10	...	...	1	...	Fair	<25%	...	1758.4
223	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
224	Birch-Sweet	Betula	lenta	15	...	...	1	...	Fair	<25%	...	1978.2
225	Maple-Sugar	Acer	saccharum	13	...	...	1	...	Good	<25%	...	5200.47
226	Maple-Sugar	Acer	saccharum	13	...	...	1	...	Poor	<25%	...	2228.77
227	Birch-Sweet	Betula	lenta	19	...	...	1	...	Fair	<25%	...	3173.91
228	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
229	Birch-Sweet	Betula	lenta	12	...	...	1	...	Fair	<25%	...	1266.05
230	Oak-White	Quercus	alba	12	...	...	1	...	Fair	<25%	...	3165.12

Trees to be removed

Trees to remain

231	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
232	Birch-Sweet	Betula	lenta	15	...	...	1	...	Good	<25%	...	2769.48
233	Birch-Sweet	Betula	lenta	8	...	...	1	...	Fair	<25%	...	562.69
234	Oak-White	Quercus	alba	13	...	...	1	...	Good	<25%	...	5200.47
235	Oak-White	Quercus	alba	12	...	...	1	...	Fair	<25%	...	3165.12
236	Oak-White	Quercus	alba	22	...	...	1	...	Fair	<25%	...	10638.32
237	Oak-Northern Red	Quercus	rubra	20	...	...	1	...	Fair	<25%	...	8792
238	Oak-Northern Red	Quercus	rubra	15	...	...	1	...	Poor	<25%	...	2967.3
239	Oak-White	Quercus	alba	12	...	...	1	...	Good	<25%	...	4431.17
240	Oak-White	Quercus	alba	21	...	...	1	...	Good	<25%	...	13570.45
241	Birch-Sweet	Betula	lenta	14	...	...	2	...	Good	<25%	...	3901.89
242	Birch-Sweet	Betula	lenta	13	...	...	1	...	Fair	<25%	...	1485.85
243	Oak-White	Quercus	alba	19	...	...	1	...	Good	<25%	...	11108.69
244	Birch-Sweet	Betula	lenta	9	...	...	1	...	Fair	<25%	...	712.15
245	Oak-White	Quercus	alba	11	...	...	1	...	Fair	<25%	...	2659.58
246	Oak-White	Quercus	alba	8	...	...	1	...	Fair	<25%	...	1406.72
247	Oak-Northern Red	Quercus	rubra	18	...	...	1	...	Fair	<25%	...	7121.52
248	Birch-Sweet	Betula	lenta	16	...	...	1	...	Good	<25%	...	3151.05
249	Birch-Sweet	Betula	lenta	8	...	...	1	...	Fair	<25%	...	562.69
250	Maple-Red	Acer	rubrum	17	...	...	1	...	Fair	<25%	...	5081.78
251	Beech-American	Fagus	grandifolia	17	...	...	1	...	Good	<25%	...	7114.49
252	Hemlock-Canadian	Tsuga	canadensis	10	...	...	1	...	Poor	<25%	...	791.28
253	Hemlock-Canadian	Tsuga	canadensis	10	...	...	1	...	Fair	<25%	...	1318.8
254	Hemlock-Canadian	Tsuga	canadensis	9	...	...	1	...	Fair	<25%	...	1068.23
255	Birch-Sweet	Betula	lenta	15	...	...	1	...	Good	<25%	...	2769.48
256	Birch-Sweet	Betula	lenta	14	...	...	1	...	Fair	<25%	...	1723.23
257	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
258	Birch-Sweet	Betula	lenta	10	...	...	1	...	Fair	<25%	...	879.2
259	Birch-Sweet	Betula	lenta	15	...	...	1	...	Fair	<25%	...	1978.2
260	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
261	Hemlock-Canadian	Tsuga	canadensis	12	...	...	1	...	Fair	<25%	...	1899.07
262	Maple-Red	Acer	rubrum	12	...	...	1	...	Good	<25%	...	3544.93
263	Birch-Sweet	Betula	lenta	10	...	...	1	...	Fair	<25%	...	879.2
264	Birch-Sweet	Betula	lenta	13	...	...	1	...	Fair	<25%	...	1485.85
265	Birch-Sweet	Betula	lenta	18	...	...	1	...	Good	<25%	...	3988.05
266	Hemlock-Canadian	Tsuga	canadensis	9	...	...	1	...	Poor	<25%	...	640.94
267	Birch-Sweet	Betula	lenta	16	...	...	1	...	Fair	<25%	...	2250.75
268	Birch-Sweet	Betula	lenta	15	...	...	1	...	Good	<25%	...	2769.48
269	Birch-Sweet	Betula	lenta	9	...	...	1	...	Fair	<25%	...	712.15
270	Hemlock-Canadian	Tsuga	canadensis	8	...	...	1	...	Poor	<25%	...	506.42
271	Maple-Sugar	Acer	saccharum	12	...	...	1	...	Fair	<25%	...	3165.12
272	Hemlock-Canadian	Tsuga	canadensis	10	...	...	1	...	Poor	<25%	...	791.28
273	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Fair	<25%	...	1406.72
274	Hemlock-Canadian	Tsuga	canadensis	11	...	...	1	...	Poor	<25%	...	957.45
275	Hemlock-Canadian	Tsuga	canadensis	10	...	...	1	...	Poor	<25%	...	791.28
276	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Fair	<25%	...	1406.72
277	Birch-Sweet	Betula	lenta	23	...	...	1	...	Good	<25%	...	6511.36
278	Birch-Sweet	Betula	lenta	24	...	...	1	...	Good	<25%	...	7089.87
279	Birch-Sweet	Betula	lenta	23	...	...	1	...	Good	<25%	...	6511.36
280	Hemlock-Canadian	Tsuga	canadensis	8	...	...	1	...	Poor	<25%	...	506.42
281	Oak-White	Quercus	alba	23	...	...	1	...	Poor	<25%	...	6976.45
282	Hemlock-Canadian	Tsuga	canadensis	8	...	...	1	...	Poor	<25%	...	506.42
283	Hemlock-Canadian	Tsuga	canadensis	8	...	...	1	...	Poor	<25%	...	506.42
284	Hemlock-Canadian	Tsuga	canadensis	8	...	...	1	...	Poor	<25%	...	506.42
285	Hemlock-Canadian	Tsuga	canadensis	8	...	...	1	...	Fair	<25%	...	844.03
286	Birch-Sweet	Betula	lenta	14	...	...	1	...	Poor	<25%	...	1033.94
287	Linden	Tilia	sp	14	...	...	1	...	Fair	<25%	...	3015.66
288	Hemlock-Canadian	Tsuga	canadensis	8	...	...	1	...	Poor	<25%	...	506.42
289	Oak-White	Quercus	alba	19	...	...	1	...	Fair	<25%	...	7934.78
290	Oak-White	Quercus	alba	8	...	...	1	...	Fair	<25%	...	1406.72
291	Hemlock-Canadian	Tsuga	canadensis	11	...	...	1	...	Poor	<25%	...	957.45
292	Maple-Sugar	Acer	saccharum	13	...	...	1	...	Good	<25%	...	5200.47
293	Hemlock-Canadian	Tsuga	canadensis	8	...	...	1	...	Poor	<25%	...	506.42
294	Hemlock-Canadian	Tsuga	canadensis	8	...	...	1	...	Poor	<25%	...	506.42
295	Hemlock-Canadian	Tsuga	canadensis	9	...	...	1	...	Fair	<25%	...	1068.23
296	Beech-American	Fagus	grandifolia	24	...	...	1	...	Good	<25%	...	14179.74
297	Maple-Sugar	Acer	saccharum	12	...	...	1	...	Fair	<25%	...	3165.12
298	Beech-American	Fagus	grandifolia	26	...	...	1	...	Good	<25%	...	16641.5
299	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
300	Hemlock-Canadian	Tsuga	canadensis	8	...	...	1	...	Poor	<25%	...	506.42
301	Birch-Sweet	Betula	lenta	18	...	...	1	...	Good	<25%	...	3988.05
302	Beech-American	Fagus	grandifolia	10.5	...	...	1	...	Good	<25%	...	2714.09
303	Birch-Sweet	Betula	lenta	16.5	...	...	1	...	Good	<25%	...	3351.07
304	Hickory-Shagbark	Carya	ovata	16	...	...	1	...	Good	<25%	...	6302.11
305	Beech-American	Fagus	grandifolia	12	...	...	1	...	Good	<25%	...	3544.93
306	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
307	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
308	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
309	Hickory-Pignut	Carya	glabra	21.5	...	...	1	...	Good	<25%	...	11379.49
310	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
311	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
312	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
313	Maple-Norway	Acer	platanoides	12	...	...	1	...	Good	<25%	...	2215.58
314	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
315	Birch-Sweet	Betula	lenta	12.5	...	...	1	...	Good	<25%	...	1923.25
316	Birch-Sweet	Betula	lenta	10	...	...	1	...	Good	<25%	...	1230.88
317	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
318	Maple-Sugar	Acer	saccharum	11	...	...	1	...	Good	<25%	...	3723.41
319	Birch-Sweet	Betula	lenta	14.5	...	...	1	...	Good	<25%	...	2587.93
320	Birch-Sweet	Betula	lenta	10.5	...	...	1	...	Good	<25%	...	1357.05
321	Oak	Quercus	sp	18.5	...	...	1	...	Good	<25%	...	8425.37
322	Birch-Sweet	Betula	lenta	16	...	...	1	...	Good	<25%	...	3151.05
323	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
324	Birch-Sweet	Betula	lenta	18	...	...	1	...	Good	<25%	...	3988.05
325	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
326	Birch-Sweet	Betula	lenta	10.5	...	...	1	...	Good	<25%	...	1357.05
327	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
328	Birch-Sweet	Betula	lenta	12.5	...	...	1	...	Good	<25%	...	1923.25
329	Birch-Sweet	Betula	lenta	16	...	...	1	...	Good	<25%	...	3151.05
330	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
331	Birch-Sweet	Betula	lenta	19.5	...	...	1	...	Good	<25%	...	4680.42
332	Birch-Sweet	Betula	lenta	10	...	...	1	...	Good	<25%	...	1230.88
333	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
334	Birch-Sweet	Betula	lenta	9	...	...	1	...	Good	<25%	...	997.01
335	Birch-Sweet	Betula	lenta	13.5	...	...	1	...	Good	<25%	...	2243.28

336	Birch-Sweet	Betula	lenta	16.5	...	...	1	...	Good	<25%	...	3351.07
337	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
338	Birch-Sweet	Betula	lenta	15	...	...	1	...	Good	<25%	...	2769.48
339	Maple-Red	Acer	rubrum	19	...	...	1	...	Good	<25%	...	8886.95
340	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
341	Oak	Quercus	sp	23	...	...	1	...	Good	<25%	...	13022.71
342	Birch-Sweet	Betula	lenta	9.5	...	...	1	...	Good	<25%	...	1110.87
343	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
344	Birch-Sweet	Betula	lenta	15	...	...	1	...	Good	<25%	...	2769.48
345	Birch-Sweet	Betula	lenta	15.5	...	...	1	...	Good	<25%	...	2957.19
346	Birch-Sweet	Betula	lenta	9.5	...	...	1	...	Good	<25%	...	1110.87
347	Birch-Sweet	Betula	lenta	18	...	...	1	...	Good	<25%	...	3988.05
348	Birch-Sweet	Betula	lenta	8.5	...	...	1	...	Good	<25%	...	889.31
349	Maple-Sugar	Acer	saccharum	9.5	...	...	1	...	Good	<25%	...	2777.17
350	Birch-Sweet	Betula	lenta	10	...	...	1	...	Good	<25%	...	1230.88
351	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
352	Birch-Sweet	Betula	lenta	16.5	...	...	1	...	Good	<25%	...	3351.07
353	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
354	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
355	Birch-Sweet	Betula	lenta	15	...	...	1	...	Good	<25%	...	2769.48
356	Birch-Sweet	Betula	lenta	17.5	...	...	1	...	Good	<25%	...	3769.57
357	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
358	Birch-Sweet	Betula	lenta	7	...	...	2	...	Good	<25%	...	1046.25
359	Cherry	Prunus	sp	14	...	...	1	...	Fair	<25%	...	1723.23
360	Birch-Sweet	Betula	lenta	19	...	...	1	...	Good	<25%	...	4443.48
361	Maple-Sugar	Acer	saccharum	11	...	...	1	...	Good	<25%	...	3723.41
362	Locust-Black	Robinia	pseudoacacia	12.5	...	...	1	...	Good	<25%	...	2884.88
363	Locust-Black	Robinia	pseudoacacia	9	...	...	1	...	Poor	<25%	...	640.94
364	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
365	Maple-Sugar	Acer	saccharum	12.5	...	...	1	...	Good	<25%	...	4808.13
366	Walnut-Black	Juglans	nigra	13	...	...	1	...	Good	<25%	...	4680.42
367	Maple-Sugar	Acer	saccharum	9	...	...	1	...	Good	<25%	...	2492.53
368	Cherry	Prunus	sp	19	...	...	1	...	Good	<25%	...	4443.48
369	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
370	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
371	Elm-American	Ulmus	americana	10	...	...	1	...	Good	<25%	...	1846.32
372	Cherry	Prunus	sp	19	...	...	1	...	Good	<25%	...	4443.48
373	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
374	Maple-Sugar	Acer	saccharum	9.5	...	...	1	...	Good	<25%	...	2777.17
375	Maple-Sugar	Acer	saccharum	14	...	...	1	...	Good	<25%	...	6031.31
376	Oak-Northern Red	Quercus	rubra	20.5	...	...	1	...	Good	<25%	...	12931.93
377	Walnut-Black	Juglans	nigra	16	...	...	1	...	Good	<25%	...	7089.87
378	Maple-Sugar	Acer	saccharum	14	...	...	1	...	Good	<25%	...	6031.31
379	Maple-Sugar	Acer	saccharum	16.5	...	...	1	...	Good	<25%	...	8377.68
380	Maple-Sugar	Acer	saccharum	12	...	...	1	...	Good	<25%	...	4431.17
381	Oak-Northern Red	Quercus	rubra	10	...	...	1	...	Good	<25%	...	3077.2
382	Birch-Sweet	Betula	lenta	15	...	...	1	...	Good	<25%	...	2769.48
383	Birch-Sweet	Betula	lenta	16	...	...	2	...	Good	<25%	...	5231.24
384	Maple-Red	Acer	rubrum	15	...	...	1	...	Good	<25%	...	5538.96
385	Birch-Sweet	Betula	lenta	24	...	...	1	...	Good	<25%	...	7089.87
386	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
387	Birch-Sweet	Betula	lenta	15.5	...	...	1	...	Good	<25%	...	2957.19
388	Birch-Sweet	Betula	lenta	10	...	...	1	...	Good	<25%	...	1230.88
389	Birch-Sweet	Betula	lenta	15.5	...	...	2	...	Good	<25%	...	3846.5
390	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
391	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
392	Tuliptree	.iriodendro	tulipifera	34	...	...	1	...	Good	<25%	...	27657.64
393	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
394	Birch-Sweet	Betula	lenta	13.5	...	...	1	...	Good	<25%	...	2243.28
395	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
396	Birch-Sweet	Betula	lenta	16	...	...	1	...	Good	<25%	...	3151.05
397	Birch-Sweet	Betula	lenta	11.5	...	...	1	...	Good	<25%	...	1627.84
398	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
399	Birch-Sweet	Betula	lenta	11.5	...	...	1	...	Good	<25%	...	1627.84
400	Locust-Black	Robinia	pseudoacacia	9.5	...	...	1	...	Poor	<25%	...	714.13
401	Oak-Northern Red	Quercus	rubra	13	...	...	1	...	Fair	<25%	...	3714.62
402	Oak-Northern Red	Quercus	rubra	24	...	...	1	...	Good	<25%	...	17724.67
403	Hickory-Shagbark	Carya	ovata	13	...	...	1	...	Good	<25%	...	4160.37
404	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
405	Birch-Sweet	Betula	lenta	15	...	...	1	...	Good	<25%	...	2769.48
406	Oak-Northern Red	Quercus	rubra	20	...	...	1	...	Good	<25%	...	12308.8
407	Birch-Sweet	Betula	lenta	8	...	...	1	...	Fair	<25%	...	562.69
408	Birch-Sweet	Betula	lenta	13	...	...	2	...	Good	<25%	...	4160.37
409	Linden	Tilia	sp	12	...	...	1	...	Good	<25%	...	3101.82
410	Maple-Sugar	Acer	saccharum	9	...	...	1	...	Good	<25%	...	2492.53
411	Birch-Sweet	Betula	lenta	19	...	...	1	...	Good	<25%	...	4443.48
412	Birch-Sweet	Betula	lenta	13	...	...	2	...	Fair	<25%	...	2751.9
413	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
414	Beech-American	Fagus	grandifolia	22	...	...	1	...	Good	<25%	...	11914.92
415	Beech-American	Fagus	grandifolia	22	...	...	1	...	Good	<25%	...	11914.92
416	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
417	Linden	Tilia	sp	19	...	...	1	...	Fair	<25%	...	5554.35
418	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
419	Beech-American	Fagus	grandifolia	10	...	...	1	...	Good	<25%	...	2461.76
420	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
421	Birch-Sweet	Betula	lenta	20	...	...	1	...	Good	<25%	...	4923.52
422	Birch-Sweet	Betula	lenta	22	...	...	1	...	Good	<25%	...	5957.46
423	Birch-Sweet	Betula	lenta	21	...	...	1	...	Fair	<25%	...	3877.27
424	Birch-Sweet	Betula	lenta	16	...	...	1	...	Good	<25%	...	3151.05
425	Birch-Sweet	Betula	lenta	20	...	...	1	...	Good	<25%	...	4923.52
426	Beech-American	Fagus	grandifolia	8	...	...	1	...	Good	<25%	...	1575.53
427	Birch-Sweet	Betula	lenta	9	...	...	1	...	Fair	<25%	...	712.15
428	Beech-American	Fagus	grandifolia	11	...	...	2	...	Good	<25%	...	4184.99
429	Birch-Sweet	Betula	lenta	13	...	...	3	...	Good	<25%	...	5157.39
430	Maple-Sugar	Acer	saccharum	13	...	...	1	...	Good	<25%	...	5200.47
431	Maple-Red	Acer	rubrum	19	...	...	1	...	Good	<25%	...	8886.95
432	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
433	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
434	Beech-American	Fagus	grandifolia	9	...	...	1	...	Good	<25%	...	1994.03
435	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
436	Maple-Sugar	Acer	saccharum	10	...	...	1	...	Good	<25%	...	3077.2
437	Birch-Sweet	Betula	lenta	23	...	...	1	...	Good	<25%	...	6511.36
438	Maple-Sugar	Acer	saccharum	10	...	...	2	...	Good	<25%	...	3846.5
439	Birch-Sweet	Betula	lenta	22	...	...	1	...	Good	<25%	...	5957.46
440	Hemlock-Canadian	Tsuga	canadensis	12	...	...	1	...	Fair	<25%	...	1899.07

441	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
442	Beech-American	Fagus	grandifolia	11	...	...	1	...	Good	<25%	...	2978.73
443	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
444	Oak	Quercus	sp	18	...	...	1	...	Good	<25%	...	7976.1
445	Oak-Northern Red	Quercus	rubra	20	...	...	1	...	Good	<25%	...	12308.8
446	Birch-Sweet	Betula	lenta	8	...	...	1	...	Fair	<25%	...	562.69
447	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
448	Birch-Sweet	Betula	lenta	10	...	...	1	...	Good	<25%	...	1230.88
449	Beech-American	Fagus	grandifolia	19	...	...	1	...	Good	<25%	...	8886.95
450	Hemlock-Canadian	Tsuga	canadensis	12	...	...	1	...	Poor	<25%	...	1139.44
451	Birch-Sweet	Betula	lenta	20	...	...	1	...	Good	<25%	...	4923.52
452	Maple-Sugar	Acer	saccharum	9	...	...	1	...	Good	<25%	...	2492.53
453	Oak-Northern Red	Quercus	rubra	22	...	...	1	...	Good	<25%	...	14893.65
454	Birch-Sweet	Betula	lenta	10	...	...	1	...	Fair	<25%	...	879.2
455	Tuliptree	iriodendro	tulipifera	23	...	...	1	...	Good	<25%	...	13022.71
456	Maple-Sugar	Acer	saccharum	13	...	...	1	...	Good	<25%	...	5200.47
457	Hemlock-Canadian	Tsuga	canadensis	8	...	...	1	...	Poor	<25%	...	506.42
458	Maple-Sugar	Acer	saccharum	13	...	...	1	...	Good	<25%	...	5200.47
459	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
460	Oak-Northern Red	Quercus	rubra	15	...	...	1	...	Good	<25%	...	6923.7
461	Oak-Northern Red	Quercus	rubra	18	...	...	1	...	Good	<25%	...	9970.13
462	Oak-Northern Red	Quercus	rubra	15	...	...	1	...	Fair	<25%	...	4945.5
463	Birch-Sweet	Betula	lenta	20	...	...	1	...	Fair	<25%	...	3516.8
464	Oak-White	Quercus	alba	10	...	...	1	...	Fair	<25%	...	2198
465	Oak-English	Quercus	robur	20	...	...	1	...	Fair	<25%	...	8792
466	Oak-English	Quercus	robur	26	...	...	1	...	Good	<25%	...	20801.87
467	Birch-Sweet	Betula	lenta	10	...	...	1	...	Good	<25%	...	1230.88
468	Birch-Sweet	Betula	lenta	10	...	...	1	...	Poor	<25%	...	527.52
469	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
470	Beech-American	Fagus	grandifolia	10	...	...	1	...	Good	<25%	...	2461.76
471	Beech-American	Fagus	grandifolia	8	...	...	1	...	Good	<25%	...	1575.53
472	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
473	Maple-Red	Acer	rubrum	12	...	...	1	...	Good	<25%	...	3544.93
474	Maple-Sugar	Acer	saccharum	14	...	...	1	...	Good	<25%	...	6031.31
475	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
476	Birch-Sweet	Betula	lenta	12	...	...	1	...	Fair	<25%	...	1266.05
477	Birch-Sweet	Betula	lenta	10	...	...	1	...	Good	<25%	...	1230.88
478	Beech-American	Fagus	grandifolia	31	...	...	1	...	Fair	<25%	...	16561.78
479	Birch-Sweet	Betula	lenta	13	...	...	1	...	Fair	<25%	...	1485.85
480	Birch-Sweet	Betula	lenta	14	...	...	1	...	Fair	<25%	...	1723.23
481	Birch-Sweet	Betula	lenta	10	...	...	1	...	Fair	<25%	...	879.2
482	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
483	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
484	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
485	Birch-Sweet	Betula	lenta	11	...	...	2	...	Fair	<25%	...	1943.03
486	Birch-Sweet	Betula	lenta	11	...	...	1	...	Fair	<25%	...	1063.83
487	Oak-Northern Red	Quercus	rubra	20	...	...	1	...	Good	<25%	...	12308.8
488	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
489	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
490	Hemlock-Canadian	Tsuga	canadensis	13	...	...	1	...	Fair	<25%	...	2228.77
491	Birch-Sweet	Betula	lenta	22	...	...	1	...	Good	<25%	...	5957.46
492	Beech-American	Fagus	grandifolia	13	...	...	1	...	Fair	<25%	...	2971.7
493	Oak-White	Quercus	alba	16	...	...	1	...	Fair	<25%	...	5626.88
494	Maple-Sugar	Acer	saccharum	11	...	...	1	...	Good	<25%	...	3723.41
495	Birch-Sweet	Betula	lenta	15	...	...	1	...	Good	<25%	...	2769.48
496	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
497	Maple-Red	Acer	rubrum	12	...	...	1	...	Fair	<25%	...	2532.1
498	Hemlock-Canadian	Tsuga	canadensis	10	...	...	1	...	Fair	<25%	...	1318.8
499	Oak-Northern Red	Quercus	rubra	25	...	...	1	...	Good	<25%	...	19232.5
500	Oak-Northern Red	Quercus	rubra	13	...	...	1	...	Good	<25%	...	5200.47
501	Oak-Northern Red	Quercus	rubra	11.5	...	...	1	...	Good	<25%	...	4069.6
502	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
503	Birch-Sweet	Betula	lenta	14.5	...	...	1	...	Good	<25%	...	2587.93
504	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
505	Birch-Sweet	Betula	lenta	13.5	...	...	1	...	Good	<25%	...	2243.28
506	Birch-Sweet	Betula	lenta	12	...	...	2	...	Good	<25%	...	3261.83
507	Birch-Sweet	Betula	lenta	10.5	...	...	1	...	Good	<25%	...	1357.05
508	Birch-Sweet	Betula	lenta	9	...	...	1	...	Good	<25%	...	997.01
509	Maple-Sugar	Acer	saccharum	17.5	...	...	1	...	Good	<25%	...	9423.93
510	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
511	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
512	Birch-Sweet	Betula	lenta	10	...	...	1	...	Good	<25%	...	1230.88
513	Birch-Sweet	Betula	lenta	11	...	...	4	...	Good	<25%	...	3757.26
514	Oak-Northern Red	Quercus	rubra	23	...	...	1	...	Good	<25%	...	16278.39
515	Hickory-Shagbark	Carya	ovata	14.5	...	...	1	...	Good	<25%	...	5175.85
516	Birch-Sweet	Betula	lenta	13.5	...	...	1	...	Good	<25%	...	2243.28
517	Maple-Red	Acer	rubrum	21	...	...	1	...	Good	<25%	...	10856.36
518	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
519	Birch-Sweet	Betula	lenta	11.5	...	...	3	...	Good	<25%	...	3748.03
520	Birch-Sweet	Betula	lenta	10.5	...	...	2	...	Good	<25%	...	2144.81
521	Locust-Black	Robinia	pseudoacacia	24.5	...	...	1	...	Good	<25%	...	11082.54
522	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
523	Birch-Sweet	Betula	lenta	10	...	...	1	...	Good	<25%	...	1230.88
524	Birch-Sweet	Betula	lenta	13.5	...	...	2	...	Good	<25%	...	4015.75
525	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
526	Cherry	Prunus	sp	13.5	...	...	1	...	Good	<25%	...	2243.28
527	Locust-Black	Robinia	pseudoacacia	13	...	...	1	...	Good	<25%	...	3120.28
528	Locust-Black	Robinia	pseudoacacia	17.5	...	...	1	...	Good	<25%	...	5654.36
529	Birch-Sweet	Betula	lenta	15.5	...	...	2	...	Good	<25%	...	5037.38
530	Birch-Sweet	Betula	lenta	16	...	...	2	...	Good	<25%	...	4381.93
531	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
532	Birch-Sweet	Betula	lenta	19.5	...	...	2	...	Good	<25%	...	8237.66
533	Birch-Sweet	Betula	lenta	13.5	...	...	1	...	Good	<25%	...	2243.28
534	Birch-Sweet	Betula	lenta	10.5	...	...	1	...	Good	<25%	...	1357.05
535	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
536	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
537	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
538	Birch-Sweet	Betula	lenta	19.5	...	...	1	...	Good	<25%	...	4680.42
539	Birch-Sweet	Betula	lenta	11.5	...	...	1	...	Good	<25%	...	1627.84
540	Birch-Sweet	Betula	lenta	14.5	...	...	1	...	Good	<25%	...	2587.93
541	Birch-Sweet	Betula	lenta	11.5	...	...	1	...	Good	<25%	...	1627.84
542	Birch-Sweet	Betula	lenta	8.5	...	...	1	...	Good	<25%	...	889.31
543	Maple-Sugar	Acer	saccharum	9	...	...	1	...	Good	<25%	...	2492.53
544	Maple-Sugar	Acer	saccharum	9.5	...	...	1	...	Good	<25%	...	2777.17
545	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41

546	Maple-Sugar	Acer	saccharum	20.5	...	...	1	...	Good	<25%	...	12931.93
547	Oak-Northern Red	Quercus	rubra	24.5	...	...	1	...	Good	<25%	...	18470.89
548	Birch-Sweet	Betula	lenta	8.5	...	...	1	...	Good	<25%	...	889.31
549	Birch-Sweet	Betula	lenta	15	...	...	1	...	Good	<25%	...	2769.48
550	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
551	Birch-Sweet	Betula	lenta	9	...	...	1	...	Good	<25%	...	997.01
552	Birch-Sweet	Betula	lenta	12.5	...	...	1	...	Good	<25%	...	1923.25
553	Birch-Sweet	Betula	lenta	11.5	...	...	1	...	Good	<25%	...	1627.84
554	Birch-Sweet	Betula	lenta	9	...	...	1	...	Good	<25%	...	997.01
555	Birch-Sweet	Betula	lenta	11.5	...	...	1	...	Good	<25%	...	1627.84
556	Birch-Sweet	Betula	lenta	8.5	...	...	1	...	Good	<25%	...	889.31
557	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
558	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
559	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
560	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
561	Birch-Sweet	Betula	lenta	15	...	...	1	...	Good	<25%	...	2769.48
562	Birch-Sweet	Betula	lenta	9.5	...	...	1	...	Good	<25%	...	1110.87
563	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
564	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
565	Birch-Sweet	Betula	lenta	9	...	...	1	...	Good	<25%	...	997.01
566	Oak-Northern Red	Quercus	rubra	20	...	...	1	...	Good	<25%	...	12308.8
567	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
568	Birch-Sweet	Betula	lenta	15	...	...	3	...	Good	<25%	...	4849.67
569	Oak-Northern Red	Quercus	rubra	32	...	...	1	...	Good	<25%	...	30872.35
570	Beech-American	Fagus	grandifolia	13	...	...	1	...	Good	<25%	...	4160.37
571	Beech-American	Fagus	grandifolia	10.5	...	...	1	...	Good	<25%	...	2714.09
572	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
573	Birch-Sweet	Betula	lenta	15	...	...	1	...	Good	<25%	...	2769.48
574	Birch-Sweet	Betula	lenta	18	...	...	1	...	Good	<25%	...	3988.05
575	Birch-Sweet	Betula	lenta	15	...	...	1	...	Good	<25%	...	2769.48
576	Hemlock-Canadian	Tsuga	canadensis	14	...	...	1	...	Poor	<25%	...	1550.91
577	Maple-Red	Acer	rubrum	8	...	...	1	...	Good	<25%	...	1575.53
578	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
579	Maple-Red	Acer	rubrum	9	...	...	1	...	Good	<25%	...	1994.03
580	Hemlock-Canadian	Tsuga	canadensis	14	...	...	1	...	Good	<25%	...	3618.79
581	Hickory-Shagbark	Carya	ovata	22	...	...	1	...	Good	<25%	...	11914.92
582	Maple-Red	Acer	rubrum	12	...	...	1	...	Good	<25%	...	3544.93
583	Birch-Sweet	Betula	lenta	15	...	...	1	...	Good	<25%	...	2769.48
584	Oak-Northern Red	Quercus	rubra	17.5	...	...	1	...	Good	<25%	...	9423.93
585	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
586	Oak-Northern Red	Quercus	rubra	31.5	...	...	1	...	Good	<25%	...	29931.01
587	Maple-Sugar	Acer	saccharum	8.5	...	...	1	...	Good	<25%	...	2223.28
588	Maple-Sugar	Acer	saccharum	10.5	...	...	1	...	Good	<25%	...	3392.61
589	Oak-White	Quercus	alba	41	...	...	1	...	Good	<25%	...	46693.67
590	Hemlock-Canadian	Tsuga	canadensis	8	...	...	1	...	Good	<25%	...	1181.64
591	Beech-American	Fagus	grandifolia	17.5	...	...	1	...	Good	<25%	...	7539.14
592	Maple-Sugar	Acer	saccharum	14	...	...	1	...	Good	<25%	...	6031.31
593	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
594	Maple-Red	Acer	rubrum	8.5	...	...	1	...	Good	<25%	...	1778.62
595	Maple-Red	Acer	rubrum	11	...	...	1	...	Good	<25%	...	2978.73
596	Birch-Sweet	Betula	lenta	14	...	...	2	...	Good	<25%	...	4825.05
597	Birch-Sweet	Betula	lenta	11.5	...	...	1	...	Good	<25%	...	1627.84
598	Birch-Sweet	Betula	lenta	15.5	...	...	1	...	Good	<25%	...	2957.19
599	Birch-Sweet	Betula	lenta	16	...	...	1	...	Good	<25%	...	3151.05
600	Beech-American	Fagus	grandifolia	8	...	...	1	...	Good	<25%	...	1575.53
601	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
602	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
603	Oak-Northern Red	Quercus	rubra	15.5	...	...	1	...	Good	<25%	...	7392.97
604	Oak-Northern Red	Quercus	rubra	13.5	...	...	1	...	Good	<25%	...	5608.2
605	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
606	Maple-Red	Acer	rubrum	17.5	...	...	1	...	Poor	<25%	...	3231.06
607	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
608	Hemlock-Canadian	Tsuga	canadensis	13	...	...	1	...	Good	<25%	...	3120.28
609	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
610	Birch-Sweet	Betula	lenta	11.5	...	...	1	...	Good	<25%	...	1627.84
611	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
612	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
613	Birch-Sweet	Betula	lenta	15	...	...	1	...	Good	<25%	...	2769.48
614	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
615	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
616	Birch-Sweet	Betula	lenta	15	...	...	1	...	Good	<25%	...	2769.48
617	Birch-Sweet	Betula	lenta	18	...	...	1	...	Poor	<25%	...	1709.16
618	Maple-Sugar	Acer	saccharum	15.5	...	...	1	...	Good	<25%	...	7392.97
619	Oak-Northern Red	Quercus	rubra	14	...	...	1	...	Good	<25%	...	6031.31
620	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
621	Oak-Northern Red	Quercus	rubra	15	...	...	1	...	Good	<25%	...	6923.7
622	Birch-Sweet	Betula	lenta	21.5	...	...	1	...	Good	<25%	...	5689.74
623	Maple-Sugar	Acer	saccharum	13	...	...	1	...	Good	<25%	...	5200.47
624	Birch-Sweet	Betula	lenta	16	...	...	3	...	Good	<25%	...	7806.86
625	Maple-Sugar	Acer	saccharum	23	...	...	1	...	Good	<25%	...	16278.39
626	Maple-Sugar	Acer	saccharum	10	...	...	1	...	Good	<25%	...	3077.2
627	Maple-Sugar	Acer	saccharum	13.5	...	...	1	...	Good	<25%	...	5608.2
628	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
629	Maple-Red	Acer	rubrum	9.5	...	...	1	...	Good	<25%	...	2221.74
630	Maple-Sugar	Acer	saccharum	9	...	...	1	...	Good	<25%	...	2492.53
631	Maple-Sugar	Acer	saccharum	17	...	...	1	...	Good	<25%	...	8893.11
632	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
633	Oak-Northern Red	Quercus	rubra	23	...	...	1	...	Poor	<25%	...	6976.45
634	Maple-Red	Acer	rubrum	8	...	...	1	...	Good	<25%	...	1575.53
635	Oak-Northern Red	Quercus	rubra	20	...	...	1	...	Good	<25%	...	12308.8
636	Oak-White	Quercus	alba	12.5	...	...	1	...	Good	<25%	...	4808.13
637	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
638	Oak-White	Quercus	alba	13	...	...	1	...	Good	<25%	...	5200.47
639	Birch-Sweet	Betula	lenta	10	...	...	1	...	Good	<25%	...	1230.88
640	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
641	Oak-White	Quercus	alba	15	...	...	1	...	Good	<25%	...	6923.7
642	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
643	Birch-Sweet	Betula	lenta	13	...	...	2	...	Good	<25%	...	4160.37
644	Birch-Sweet	Betula	lenta	15	...	...	1	...	Good	<25%	...	2769.48
645	Birch-Sweet	Betula	lenta	10	...	...	1	...	Good	<25%	...	1230.88
646	Maple-Red	Acer	rubrum	10	...	...	1	...	Good	<25%	...	2461.76
647	Birch-Sweet	Betula	lenta	14	...	...	2	...	Good	<25%	...	3643.4
648	Birch-Sweet	Betula	lenta	12	...	...	2	...	Good	<25%	...	2769.48
649	Birch-Sweet	Betula	lenta	11.5	...	...	1	...	Good	<25%	...	1627.84
650	Birch-Sweet	Betula	lenta	9.5	...	...	1	...	Good	<25%	...	1110.87

651	Birch-Sweet	Betula	lenta	9	...	...	1	...	Good	<25%	...	997.01
652	Birch-Sweet	Betula	lenta	11.5	...	...	1	...	Good	<25%	...	1627.84
653	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
654	Birch-Sweet	Betula	lenta	12.5	...	...	1	...	Good	<25%	...	1923.25
655	Birch-Sweet	Betula	lenta	9.5	...	...	1	...	Good	<25%	...	1110.87
656	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
657	Birch-Sweet	Betula	lenta	14.5	...	...	1	...	Good	<25%	...	2587.93
658	Oak-Northern Red	Quercus	rubra	24.5	...	...	1	...	Good	<25%	...	18470.89
659	Maple-Red	Acer	rubrum	15	...	...	1	...	Good	<25%	...	5538.96
660	Hemlock-Canadian	Tsuga	canadensis	8	...	...	1	...	Poor	<25%	...	506.42
661	Hemlock-Canadian	Tsuga	canadensis	9	...	...	1	...	Good	<25%	...	1495.52
662	Birch-Sweet	Betula	lenta	15	...	...	1	...	Good	<25%	...	2769.48
663	Maple-Red	Acer	rubrum	16	...	...	1	...	Good	<25%	...	6302.11
664	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
665	Maple-Sugar	Acer	saccharum	8.5	...	...	1	...	Good	<25%	...	2223.28
666	Oak-Northern Red	Quercus	rubra	20	...	...	1	...	Good	<25%	...	12308.8
667	Birch-Sweet	Betula	lenta	15.5	...	...	1	...	Good	<25%	...	2957.19
668	Birch-Sweet	Betula	lenta	15	...	...	2	...	Good	<25%	...	4849.67
669	Maple-Red	Acer	rubrum	10	...	...	1	...	Good	<25%	...	2461.76
670	Birch-Sweet	Betula	lenta	11.5	...	...	1	...	Good	<25%	...	1627.84
671	Oak-White	Quercus	alba	13	...	...	1	...	Good	<25%	...	5200.47
672	Beech-American	Fagus	grandifolia	9.5	...	...	1	...	Good	<25%	...	2221.74
673	Birch-Sweet	Betula	lenta	16	...	...	1	...	Good	<25%	...	3151.05
674	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
675	Maple-Sugar	Acer	saccharum	13	...	...	1	...	Good	<25%	...	5200.47
676	Birch-Sweet	Betula	lenta	16	...	...	1	...	Good	<25%	...	3151.05
677	Birch-Sweet	Betula	lenta	19	...	...	1	...	Good	<25%	...	4443.48
678	Maple-Red	Acer	rubrum	15.5	...	...	1	...	Good	<25%	...	5914.38
679	Birch-Sweet	Betula	lenta	17.5	...	...	1	...	Good	<25%	...	3769.57
680	Birch-Sweet	Betula	lenta	10	...	...	1	...	Good	<25%	...	1230.88
681	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
682	Birch-Sweet	Betula	lenta	12.5	...	...	1	...	Good	<25%	...	1923.25
683	Birch-Sweet	Betula	lenta	18	...	...	1	...	Good	<25%	...	3988.05
684	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
685	Hemlock-Canadian	Tsuga	canadensis	10.5	...	...	1	...	Good	<25%	...	2035.57
686	Oak-Northern Red	Quercus	rubra	20.5	...	...	1	...	Good	<25%	...	12931.93
687	Maple-Sugar	Acer	saccharum	15	...	...	1	...	Good	<25%	...	6923.7
688	Maple-Sugar	Acer	saccharum	13	...	...	1	...	Good	<25%	...	5200.47
689	Birch-Sweet	Betula	lenta	11.5	...	...	2	...	Good	<25%	...	2858.72
690	Hickory-Pignut	Carya	glabra	21	...	...	1	...	Good	<25%	...	10856.36
691	Elm-American	Ulmus	americana	9	...	...	1	...	Good	<25%	...	1495.52
692	Hickory-Pignut	Carya	glabra	20	...	...	1	...	Good	<25%	...	9847.04
693	Cherry	Prunus	sp	22	...	...	1	...	Good	<25%	...	5957.46
694	Maple-Red	Acer	rubrum	15	...	...	1	...	Good	<25%	...	5538.96
695	Elm-American	Ulmus	americana	8	...	...	1	...	Good	<25%	...	1181.64
696	Maple-Sugar	Acer	saccharum	10	...	...	1	...	Good	<25%	...	3077.2
697	Linden	Tilia	sp	16	...	...	1	...	Good	<25%	...	5514.34
698	Maple-Red	Acer	rubrum	18	...	...	1	...	Good	<25%	...	7976.1
699	Maple-Red	Acer	rubrum	21	...	...	1	...	Good	<25%	...	10856.36
700	Locust-Black	Robinia	pseudoacacia	12.5	...	...	1	...	Good	<25%	...	2884.88
701	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
702	Maple-Red	Acer	rubrum	8.5	...	...	1	...	Good	<25%	...	1778.62
703	Birch-Sweet	Betula	lenta	20.5	...	...	1	...	Good	<25%	...	5172.77
704	Locust-Black	Robinia	pseudoacacia	11.5	...	...	1	...	Good	<25%	...	2441.76
705	Maple-Sugar	Acer	saccharum	10	...	...	1	...	Good	<25%	...	3077.2
706	Cherry	Prunus	sp	23	...	...	2	...	Good	<25%	...	9862.43
707	Maple-Sugar	Acer	saccharum	10	...	...	2	...	Good	<25%	...	3846.5
708	Maple-Red	Acer	rubrum	9	...	...	2	...	Good	<25%	...	3378.77
709	Hickory-Pignut	Carya	glabra	16.5	...	...	1	...	Good	<25%	...	6702.14
710	Maple-Sugar	Acer	saccharum	9	...	...	1	...	Good	<25%	...	2492.53
711	Locust-Black	Robinia	pseudoacacia	12.5	...	...	1	...	Good	<25%	...	2884.88
712	Maple-Sugar	Acer	saccharum	14	...	...	1	...	Good	<25%	...	6031.31
713	Locust-Black	Robinia	pseudoacacia	16	...	...	1	...	Good	<25%	...	4726.58
714	Birch-Sweet	Betula	lenta	19	...	...	1	...	Good	<25%	...	4443.48
715	Birch-Sweet	Betula	lenta	15	...	...	1	...	Good	<25%	...	2769.48
716	Birch-Sweet	Betula	lenta	18.5	...	...	1	...	Poor	<25%	...	1805.44
717	Birch-Sweet	Betula	lenta	13.5	...	...	1	...	Good	<25%	...	2243.28
718	Birch-Sweet	Betula	lenta	16.5	...	...	1	...	Good	<25%	...	3351.07
719	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
720	Birch-Sweet	Betula	lenta	15.5	...	...	1	...	Good	<25%	...	2957.19
721	Birch-Sweet	Betula	lenta	15.5	...	...	1	...	Good	<25%	...	2957.19
722	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
723	Birch-Sweet	Betula	lenta	19	...	...	1	...	Good	<25%	...	4443.48
724	Birch-Sweet	Betula	lenta	14.5	...	...	1	...	Good	<25%	...	2587.93
725	Birch-Sweet	Betula	lenta	21	...	...	1	...	Good	<25%	...	5428.18
726	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
727	Locust-Black	Robinia	pseudoacacia	14.5	...	...	1	...	Good	<25%	...	3881.89
728	Locust-Black	Robinia	pseudoacacia	17.5	...	...	1	...	Good	<25%	...	5654.36
729	Locust-Black	Robinia	pseudoacacia	14.5	...	...	1	...	Good	<25%	...	3881.89
730	Locust-Black	Robinia	pseudoacacia	13.5	...	...	1	...	Good	<25%	...	3364.92
731	Birch-Sweet	Betula	lenta	14.5	...	...	1	...	Good	<25%	...	2587.93
732	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
733	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
734	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
735	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
736	Birch-Sweet	Betula	lenta	15	...	...	1	...	Good	<25%	...	2769.48
737	Birch-Sweet	Betula	lenta	18.5	...	...	1	...	Good	<25%	...	4212.69
738	Birch-Sweet	Betula	lenta	15	...	...	1	...	Good	<25%	...	2769.48
739	Locust-Black	Robinia	pseudoacacia	11	...	...	1	...	Good	<25%	...	2234.05
740	Birch-Sweet	Betula	lenta	16.5	...	...	1	...	Good	<25%	...	3351.07
741	Maple-Red	Acer	rubrum	14.5	...	...	1	...	Good	<25%	...	5175.85
742	Birch-Sweet	Betula	lenta	17.5	...	...	1	...	Good	<25%	...	3769.57
743	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
744	Locust-Black	Robinia	pseudoacacia	14.5	...	...	1	...	Good	<25%	...	3881.89
745	Birch-Sweet	Betula	lenta	15.5	...	...	1	...	Good	<25%	...	2957.19
746	Locust-Black	Robinia	pseudoacacia	17	...	...	1	...	Good	<25%	...	5335.86
747	Birch-Sweet	Betula	lenta	12	...	...	1	...	Poor	<25%	...	759.63
748	Birch-Sweet	Betula	lenta	10.5	...	...	1	...	Good	<25%	...	1357.05
749	Birch-Sweet	Betula	lenta	10	...	...	1	...	Good	<25%	...	1230.88
750	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
751	Birch-Sweet	Betula	lenta	15	...	...	2	...	Good	<25%	...	4397.32
752	Birch-Sweet	Betula	lenta	9	...	...	1	...	Good	<25%	...	997.01
753	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
754	Birch-Sweet	Betula	lenta	23	...	...	1	...	Good	<25%	...	6511.36
755	Elm-American	Ulmus	americana	10	...	...	1	...	Good	<25%	...	1846.32

756	Locust-Black	Robinia	pseudoacacia	20	...	...	1	...	Good	<25%	...	7385.28
757	Birch-Sweet	Betula	lenta	11.5	...	...	1	...	Good	<25%	...	1627.84
758	Locust-Black	Robinia	pseudoacacia	12.5	...	...	1	...	Good	<25%	...	2884.88
759	Birch-Sweet	Betula	lenta	14.5	...	...	1	...	Good	<25%	...	2587.93
760	Maple-Sugar	Acer	saccharum	10	...	...	1	...	Good	<25%	...	3077.2
761	Locust-Black	Robinia	pseudoacacia	10.5	...	...	1	...	Good	<25%	...	2035.57
762	Locust-Black	Robinia	pseudoacacia	15.5	...	...	1	...	Good	<25%	...	4435.78
763	Maple-Norway	Acer	platanoides	8	...	...	1	...	Good	<25%	...	984.7
764	Birch-Sweet	Betula	lenta	21	...	...	1	...	Good	<25%	...	5428.18
765	Tuliptree	.iriodendro	tulipifera	21	...	...	1	...	Good	<25%	...	10856.36
766	Birch-Sweet	Betula	lenta	16	...	...	1	...	Good	<25%	...	3151.05
767	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
768	Maple-Sugar	Acer	saccharum	8.5	...	...	1	...	Good	<25%	...	2223.28
769	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
770	Locust-Black	Robinia	pseudoacacia	13.5	...	...	1	...	Good	<25%	...	3364.92
771	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
772	Birch-Sweet	Betula	lenta	19	...	...	1	...	Good	<25%	...	4443.48
773	Locust-Black	Robinia	pseudoacacia	15	...	...	1	...	Good	<25%	...	4154.22
774	Cherry	Prunus	sp	21.5	...	...	1	...	Good	<25%	...	5689.74
775	Maple-Sugar	Acer	saccharum	12.5	...	...	1	...	Good	<25%	...	4808.13
776	Maple-Red	Acer	rubrum	16.5	...	...	1	...	Good	<25%	...	6702.14
777	Locust-Black	Robinia	pseudoacacia	20.5	...	...	1	...	Good	<25%	...	7759.16
778	Maple-Red	Acer	rubrum	26	...	...	1	...	Good	<25%	...	16641.5
779	Maple-Sugar	Acer	saccharum	9	...	...	1	...	Good	<25%	...	2492.53
780	Locust-Black	Robinia	pseudoacacia	12.5	...	...	1	...	Good	<25%	...	2884.88
781	Cherry	Prunus	sp	10	...	...	1	...	Poor	<25%	...	527.52
782	Maple-Sugar	Acer	saccharum	12	...	...	1	...	Good	<25%	...	4431.17
783	Walnut-Black	Juglans	nigra	21.5	...	...	1	...	Good	<25%	...	12801.92
784	Cherry	Prunus	sp	9	...	...	1	...	Good	<25%	...	997.01
785	Maple-Sugar	Acer	saccharum	8.5	...	...	1	...	Good	<25%	...	2223.28
786	Walnut-Black	Juglans	nigra	28	...	...	1	...	Good	<25%	...	21712.72
787	Walnut-Black	Juglans	nigra	21	...	...	1	...	Good	<25%	...	12213.41
788	Maple-Sugar	Acer	saccharum	18	...	...	1	...	Good	<25%	...	9970.13
789	Maple-Sugar	Acer	saccharum	8.5	...	...	1	...	Good	<25%	...	2223.28
790	Locust-Black	Robinia	pseudoacacia	11.5	...	...	1	...	Good	<25%	...	2441.76
791	Locust-Black	Robinia	pseudoacacia	15.5	...	...	1	...	Good	<25%	...	4435.78
792	Maple-Sugar	Acer	saccharum	15	...	...	1	...	Good	<25%	...	6923.7
793	Maple-Sugar	Acer	saccharum	9.5	...	...	1	...	Good	<25%	...	2777.17
794	Cherry	Prunus	sp	10.5	...	...	1	...	Good	<25%	...	1357.05
795	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
796	Maple-Sugar	Acer	saccharum	10.5	...	...	1	...	Good	<25%	...	3392.61
797	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
798	Locust-Black	Robinia	pseudoacacia	12.5	...	...	1	...	Good	<25%	...	2884.88
799	Maple-Sugar	Acer	saccharum	26	...	...	1	...	Good	<25%	...	20801.87
800	Maple-Sugar	Acer	saccharum	9	...	...	1	...	Good	<25%	...	2492.53
801	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
802	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
803	Birch-Sweet	Betula	lenta	16.5	...	...	1	...	Good	<25%	...	3351.07
804	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
805	Birch-Sweet	Betula	lenta	21	...	...	1	...	Good	<25%	...	5428.18
806	Hemlock-Canadian	Tsuga	canadensis	11	...	...	1	...	Good	<25%	...	2234.05
807	Maple-Sugar	Acer	saccharum	9	...	...	1	...	Good	<25%	...	2492.53
808	Maple-Red	Acer	rubrum	17.5	...	...	1	...	Good	<25%	...	7539.14
809	Tuliptree	.iriodendro	tulipifera	21	...	...	1	...	Good	<25%	...	10856.36
810	Birch-Sweet	Betula	lenta	12.5	...	...	1	...	Good	<25%	...	1923.25
811	Maple-Red	Acer	rubrum	13.5	...	...	1	...	Good	<25%	...	4486.56
812	Birch-Sweet	Betula	lenta	21.5	...	...	1	...	Good	<25%	...	5689.74
813	Birch-Sweet	Betula	lenta	20	...	...	1	...	Good	<25%	...	4923.52
814	Birch-Sweet	Betula	lenta	19.5	...	...	1	...	Good	<25%	...	4680.42
815	Birch-Sweet	Betula	lenta	22	...	...	1	...	Good	<25%	...	5957.46
816	Linden	Tilia	sp	21	...	...	1	...	Good	<25%	...	9499.32
817	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
818	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
819	Tuliptree	.iriodendro	tulipifera	32	...	...	1	...	Good	<25%	...	24697.88
820	Maple-Sugar	Acer	saccharum	7	...	...	2	...	Good	<25%	...	2807.95
821	Maple-Sugar	Acer	saccharum	13.5	...	...	1	...	Good	<25%	...	5608.2
822	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
823	Maple-Red	Acer	rubrum	16.5	...	...	1	...	Good	<25%	...	6702.14
824	Maple-Red	Acer	rubrum	11	...	...	1	...	Good	<25%	...	2978.73
825	Maple-Sugar	Acer	saccharum	12	...	...	1	...	Good	<25%	...	4431.17
826	Oak-Northern Red	Quercus	rubra	24	...	...	1	...	Good	<25%	...	17724.67
827	Oak-Northern Red	Quercus	rubra	24	...	...	1	...	Good	<25%	...	17724.67
828	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
829	Locust-Black	Robinia	pseudoacacia	21	...	...	1	...	Good	<25%	...	8142.27
830	Maple-Sugar	Acer	saccharum	19.5	...	...	1	...	Good	<25%	...	11701.05
831	Linden	Tilia	sp	16	...	...	1	...	Good	<25%	...	5514.34
832	Hickory-Pignut	Carya	glabra	19	...	...	1	...	Good	<25%	...	8886.95
833	Maple-Red	Acer	rubrum	9.5	...	...	1	...	Good	<25%	...	2221.74
834	Tuliptree	.iriodendro	tulipifera	54	...	...	1	...	Good	<25%	...	52632.74
835	Maple-Red	Acer	rubrum	12	...	...	1	...	Good	<25%	...	3544.93
836	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
837	Oak-Northern Red	Quercus	rubra	24.5	...	...	1	...	Good	<25%	...	18470.89
838	Maple-Sugar	Acer	saccharum	11	...	...	1	...	Good	<25%	...	3723.41
839	Birch-Sweet	Betula	lenta	9.5	...	...	1	...	Good	<25%	...	1110.87
840	Oak-Northern Red	Quercus	rubra	27.5	...	...	1	...	Good	<25%	...	23271.33
841	Birch-Sweet	Betula	lenta	9	...	...	2	...	Good	<25%	...	1600.14
842	Birch-Sweet	Betula	lenta	10.5	...	...	1	...	Good	<25%	...	1357.05
843	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
844	Birch-Sweet	Betula	lenta	16	...	...	1	...	Good	<25%	...	3151.05
845	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
846	Maple-Sugar	Acer	saccharum	9.5	...	...	1	...	Good	<25%	...	2777.17
847	Birch-Sweet	Betula	lenta	10.5	...	...	1	...	Good	<25%	...	1357.05
848	Birch-Sweet	Betula	lenta	20.5	...	...	1	...	Good	<25%	...	5172.77
849	Maple-Red	Acer	rubrum	8	...	...	1	...	Good	<25%	...	1575.53
850	Oak-Northern Red	Quercus	rubra	22	...	...	1	...	Good	<25%	...	14893.65
851	Maple-Red	Acer	rubrum	12	...	...	1	...	Fair	<25%	...	2532.1
852	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
853	Birch-Sweet	Betula	lenta	14.5	...	...	1	...	Good	<25%	...	2587.93
854	Maple-Red	Acer	rubrum	8	...	...	1	...	Poor	<25%	...	675.23
855	Birch-Sweet	Betula	lenta	15.5	...	...	1	...	Good	<25%	...	2957.19
856	Hemlock-Canadian	Tsuga	canadensis	8.5	...	...	1	...	Good	<25%	...	1333.97
857	Oak-Northern Red	Quercus	rubra	14	...	...	1	...	Good	<25%	...	6031.31
858	Oak-Northern Red	Quercus	rubra	26.5	...	...	1	...	Good	<25%	...	21609.64
859	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
860	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52

861	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
862	Maple-Red	Acer	rubrum	8	...	...	1	...	Poor	<25%	...	675.23
863	Oak-Northern Red	Quercus	rubra	18.5	...	...	1	...	Good	<25%	...	10531.72
864	Birch-Sweet	Betula	lenta	16	...	...	1	...	Good	<25%	...	3151.05
865	Birch-Sweet	Betula	lenta	13.5	...	...	1	...	Good	<25%	...	2243.28
866	Oak-Northern Red	Quercus	rubra	26.5	...	...	1	...	Good	<25%	...	21609.64
867	Birch-Sweet	Betula	lenta	10	...	...	1	...	Good	<25%	...	1230.88
868	Oak-Northern Red	Quercus	rubra	16	...	...	1	...	Good	<25%	...	7877.63
869	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
870	Birch-Sweet	Betula	lenta	10	...	...	1	...	Good	<25%	...	1230.88
871	Birch-Sweet	Betula	lenta	10.5	...	...	1	...	Good	<25%	...	1357.05
872	Oak-Northern Red	Quercus	rubra	22	...	...	1	...	Good	<25%	...	14893.65
873	Oak-Northern Red	Quercus	rubra	25	...	...	1	...	Good	<25%	...	19232.5
874	Oak-Northern Red	Quercus	rubra	31	...	...	1	...	Good	<25%	...	53977.67
875	Birch-Sweet	Betula	lenta	17.5	...	...	1	...	Good	<25%	...	3769.57
876	Locust-Black	Robinia	pseudoacacia	11.5	...	...	1	...	Good	<25%	...	2441.76
877	Oak-Northern Red	Quercus	rubra	18.5	...	...	2	...	Good	<25%	...	16563.03
878	Birch-Sweet	Betula	lenta	10	...	...	1	...	Good	<25%	...	1230.88
879	Maple-Sugar	Acer	saccharum	10.5	...	...	1	...	Good	<25%	...	3392.61
880	Oak-Northern Red	Quercus	rubra	35	...	...	1	...	Good	<25%	...	36382.5
881	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
882	Birch-Sweet	Betula	lenta	10.5	...	...	1	...	Good	<25%	...	1357.05
883	Birch-Sweet	Betula	lenta	11.5	...	...	1	...	Good	<25%	...	1627.84
884	Birch-Sweet	Betula	lenta	16.5	...	...	1	...	Good	<25%	...	3351.07
885	Oak-Northern Red	Quercus	rubra	14	...	...	1	...	Good	<25%	...	6031.31
886	Beech-American	Fagus	grandifolia	10	...	...	1	...	Good	<25%	...	2461.76
887	Birch-Sweet	Betula	lenta	11.5	...	...	1	...	Good	<25%	...	1627.84
888	Birch-Sweet	Betula	lenta	17	...	...	2	...	Good	<25%	...	5969.77
889	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
890	Maple-Sugar	Acer	saccharum	8.5	...	...	1	...	Good	<25%	...	2223.28
891	Birch-Sweet	Betula	lenta	15.5	...	...	1	...	Good	<25%	...	2957.19
892	Beech-American	Fagus	grandifolia	9	...	...	1	...	Good	<25%	...	1994.03
893	Hemlock-Canadian	Tsuga	canadensis	10	...	...	1	...	Good	<25%	...	1846.32
894	Birch-Sweet	Betula	lenta	16.5	...	...	1	...	Good	<25%	...	3351.07
895	Maple-Sugar	Acer	saccharum	17	...	...	1	...	Good	<25%	...	8893.11
896	Birch-Sweet	Betula	lenta	11.5	...	...	1	...	Good	<25%	...	1627.84
897	Birch-Sweet	Betula	lenta	16	...	...	1	...	Good	<25%	...	3151.05
898	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
899	Birch-Sweet	Betula	lenta	16.5	...	...	1	...	Good	<25%	...	3351.07
900	Maple-Sugar	Acer	saccharum	10	...	...	1	...	Good	<25%	...	3077.2
901	Maple-Norway	Acer	platanoides	20.5	...	...	1	...	Good	<25%	...	6465.97
902	Maple-Sugar	Acer	saccharum	13	...	...	2	...	Good	<25%	...	5969.77
903	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Fair	<25%	...	1406.72
904	Maple-Sugar	Acer	saccharum	9	...	...	1	...	Good	<25%	...	2492.53
905	Hickory-Shagbark	Carya	ovata	11.5	...	...	1	...	Good	<25%	...	3255.68
906	Maple-Sugar	Acer	saccharum	17	...	...	1	...	Good	<25%	...	8893.11
907	Maple-Sugar	Acer	saccharum	12	...	...	1	...	Good	<25%	...	4431.17
908	Elm-American	Ulmus	americana	9.5	...	...	1	...	Good	<25%	...	1666.3
909	Tuliptree	.iriodendro	tulipifera	13	...	...	1	...	Good	<25%	...	4160.37
910	Maple-Red	Acer	rubrum	12	...	...	1	...	Good	<25%	...	3544.93
911	Maple-Sugar	Acer	saccharum	15	...	...	1	...	Good	<25%	...	6923.7
912	Hickory-Shagbark	Carya	ovata	14	...	...	1	...	Good	<25%	...	4825.05
913	Maple-Red	Acer	rubrum	9	...	...	1	...	Good	<25%	...	1994.03
914	Maple-Red	Acer	rubrum	12	...	...	1	...	Good	<25%	...	3544.93
915	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
916	Hickory-Shagbark	Carya	ovata	17	...	...	1	...	Good	<25%	...	7114.49
917	Oak-White	Quercus	alba	17	...	...	1	...	Good	<25%	...	8893.11
918	Maple-Norway	Acer	platanoides	12	...	...	1	...	Good	<25%	...	2215.58
919	Maple-Red	Acer	rubrum	11	...	...	1	...	Good	<25%	...	2978.73
920	Maple-Sugar	Acer	saccharum	14	...	...	1	...	Good	<25%	...	6031.31
921	Maple-Red	Acer	rubrum	15	...	...	1	...	Good	<25%	...	5538.96
922	Elm-American	Ulmus	americana	8	...	...	1	...	Good	<25%	...	1181.64
923	Maple-Red	Acer	rubrum	13	...	...	1	...	Good	<25%	...	4160.37
924	Maple-Red	Acer	rubrum	10.5	...	...	2	...	Poor	<25%	...	1608.94
925	Maple-Sugar	Acer	saccharum	17	...	...	1	...	Good	<25%	...	8893.11
926	Maple-Norway	Acer	platanoides	8.5	...	...	1	...	Good	<25%	...	1111.64
927	Elm-American	Ulmus	americana	13.5	...	...	1	...	Good	<25%	...	3364.92
928	Maple-Red	Acer	rubrum	12	...	...	1	...	Good	<25%	...	3544.93
929	Maple-Red	Acer	rubrum	8	...	...	1	...	Good	<25%	...	1575.53
930	Tuliptree	.iriodendro	tulipifera	17	...	...	1	...	Good	<25%	...	7114.49
931	Tuliptree	.iriodendro	tulipifera	18	...	...	1	...	Good	<25%	...	7976.1
932	Maple-Sugar	Acer	saccharum	10	...	...	1	...	Good	<25%	...	3077.2
933	Maple-Red	Acer	rubrum	18	...	...	1	...	Good	<25%	...	7976.1
934	Oak-White	Quercus	alba	21	...	...	1	...	Good	<25%	...	13570.45
935	Maple-Red	Acer	rubrum	11	...	...	1	...	Fair	<25%	...	2127.66
936	Maple-Sugar	Acer	saccharum	12.5	...	...	1	...	Good	<25%	...	4808.13
937	Oak-White	Quercus	alba	17.5	...	...	1	...	Good	<25%	...	9423.93
938	Maple-Red	Acer	rubrum	18.5	...	...	1	...	Good	<25%	...	8425.37
939	Planetree-London	Platanus	x acerifolia	13.5	...	...	2	...	Good	<25%	...	4981.22
940	Beech-American	Fagus	grandifolia	8	...	...	1	...	Good	<25%	...	1575.53
941	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
942	Oak-White	Quercus	alba	14	...	...	2	...	Good	<25%	...	10100.91
943	Oak-White	Quercus	alba	14.5	...	...	1	...	Good	<25%	...	6469.81
944	Oak-White	Quercus	alba	13	...	...	1	...	Good	<25%	...	5200.47
945	Maple-Sugar	Acer	saccharum	22.5	...	...	2	...	Good	<25%	...	27887.13
946	Maple-Sugar	Acer	saccharum	9	...	...	1	...	Good	<25%	...	2492.53
947	Oak-White	Quercus	alba	8	...	...	1	...	Good	<25%	...	1969.41
948	Oak-White	Quercus	alba	14	...	...	1	...	Good	<25%	...	6031.31
949	Oak-White	Quercus	alba	14.5	...	...	1	...	Good	<25%	...	6469.81
950	Oak-White	Quercus	alba	13.5	...	...	1	...	Good	<25%	...	5608.2
951	Maple-Sugar	Acer	saccharum	15.5	...	...	1	...	Good	<25%	...	7392.97
952	Maple-Sugar	Acer	saccharum	11	...	...	3	...	Good	<25%	...	8046.88
953	Beech-American	Fagus	grandifolia	8	...	...	1	...	Good	<25%	...	1575.53
954	Maple-Red	Acer	rubrum	14.5	...	...	1	...	Good	<25%	...	5175.85
955	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
956	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
957	Oak-White	Quercus	alba	9.5	...	...	1	...	Good	<25%	...	2777.17
958	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
959	Maple-Red	Acer	rubrum	9	...	...	2	...	Good	<25%	...	3772.65
960	Oak-Northern Red	Quercus	rubra	22.5	...	...	2	...	Good	<25%	...	29802.68
961	Maple-Sugar	Acer	saccharum	12.5	...	...	1	...	Good	<25%	...	4808.13
962	Oak-White	Quercus	alba	9.5	...	...	1	...	Good	<25%	...	2777.17
963	Birch-Sweet	Betula	lenta	16	...	...	1	...	Good	<25%	...	3151.05
964	Oak-Northern Red	Quercus	rubra	33	...	...	1	...	Good	<25%	...	32735.33
965	Birch-Sweet	Betula	lenta	17	...	...	4	...	Good	<25%	...	7203.73

966	Maple-Red	Acer	rubrum	10	...	...	1	...	Good	<25%	...	2461.76
967	Maple-Red	Acer	rubrum	15	...	...	1	...	Good	<25%	...	5538.96
968	Maple-Red	Acer	rubrum	11	...	...	1	...	Good	<25%	...	2978.73
969	Maple-Sugar	Acer	saccharum	11.5	...	...	1	...	Good	<25%	...	4069.6
970	Pine-Eastern White	Pinus	strobus	16	...	...	1	...	Good	<25%	...	6302.11
971	Maple-Red	Acer	rubrum	10.5	...	...	1	...	Good	<25%	...	2714.09
972	Maple-Sugar	Acer	saccharum	9	...	...	1	...	Good	<25%	...	2492.53
973	Maple-Red	Acer	rubrum	9	...	...	1	...	Good	<25%	...	1994.03
974	Maple-Red	Acer	rubrum	13	...	...	1	...	Poor	<25%	...	1783.02
975	Maple-Red	Acer	rubrum	11.5	...	...	1	...	Good	<25%	...	3255.68
976	Maple-Sugar	Acer	saccharum	18	...	...	1	...	Good	<25%	...	9970.13
977	Cherry	Prunus	sp	10	...	...	1	...	Good	<25%	...	1230.88
978	Hickory-Pignut	Carya	glabra	15	...	...	2	...	Fair	<25%	...	5543.36
979	Maple-Red	Acer	rubrum	17.5	...	...	1	...	Poor	<25%	...	3231.06
980	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
981	Maple-Sugar	Acer	saccharum	22	...	...	1	...	Good	<25%	...	14893.65
982	Maple-Sugar	Acer	saccharum	10	...	...	1	...	Good	<25%	...	3077.2
983	Oak-Northern Red	Quercus	rubra	28.5	...	...	1	...	Good	<25%	...	24994.56
984	Maple-Red	Acer	rubrum	8	...	...	1	...	Good	<25%	...	1575.53
985	Maple-Red	Acer	rubrum	11	...	...	1	...	Good	<25%	...	2978.73
986	Maple-Red	Acer	rubrum	20.5	...	...	2	...	Good	<25%	...	11231.78
987	Maple-Red	Acer	rubrum	10	...	...	1	...	Good	<25%	...	2461.76
988	Oak-Northern Red	Quercus	rubra	27	...	...	1	...	Good	<25%	...	22432.79
989	Maple-Red	Acer	rubrum	10.5	...	...	1	...	Good	<25%	...	2714.09
990	Oak-Northern Red	Quercus	rubra	24	...	...	1	...	Good	<25%	...	17724.67
991	Maple-Red	Acer	rubrum	17	...	...	1	...	Good	<25%	...	7114.49
992	Oak-Northern Red	Quercus	rubra	12	...	...	1	...	Good	<25%	...	4431.17
993	Maple-Red	Acer	rubrum	14.5	...	...	1	...	Good	<25%	...	5175.85
994	Oak-White	Quercus	alba	15.5	...	...	1	...	Good	<25%	...	7392.97
995	Oak-White	Quercus	alba	23	...	...	1	...	Good	<25%	...	16278.39
996	Oak-Northern Red	Quercus	rubra	17.5	...	...	1	...	Good	<25%	...	9423.93
997	Oak-White	Quercus	alba	16	...	...	1	...	Good	<25%	...	7877.63
998	Birch-Sweet	Betula	lenta	12.5	...	...	2	...	Good	<25%	...	2526.38
999	Oak-White	Quercus	alba	20	...	...	1	...	Good	<25%	...	12308.8
1000	Oak-Northern Red	Quercus	rubra	22.5	...	...	1	...	Good	<25%	...	15578.33
1001	Oak-Pin	Quercus	palustris	24.5	...	...	1	...	Good	<25%	...	16623.8
1002	Maple-Red	Acer	rubrum	10.5	...	...	1	...	Good	<25%	...	2714.09
1003	Oak-White	Quercus	alba	15	...	...	1	...	Good	<25%	...	6923.7
1004	Oak-White	Quercus	alba	13.5	...	...	1	...	Good	<25%	...	5608.2
1005	Maple-Red	Acer	rubrum	8	...	...	1	...	Good	<25%	...	1575.53
1006	Oak-White	Quercus	alba	10	...	...	1	...	Good	<25%	...	3077.2
1007	Oak-Northern Red	Quercus	rubra	25	...	...	1	...	Good	<25%	...	19232.5
1008	Maple-Red	Acer	rubrum	13	...	...	1	...	Good	<25%	...	4160.37
1009	Maple-Red	Acer	rubrum	10	...	...	1	...	Good	<25%	...	2461.76
1010	Birch-Sweet	Betula	lenta	19	...	...	1	...	Good	<25%	...	4443.48
1011	Beech-American	Fagus	grandifolia	8.5	...	...	1	...	Good	<25%	...	1778.62
1012	Maple-Red	Acer	rubrum	22	...	...	2	...	Good	<25%	...	16401.48
1013	Maple-Red	Acer	rubrum	8.5	...	...	1	...	Good	<25%	...	1778.62
1014	Oak-Northern Red	Quercus	rubra	19	...	...	1	...	Good	<25%	...	11108.69
1015	Hickory-Pignut	Carya	glabra	10.5	...	...	1	...	Good	<25%	...	2714.09
1016	Maple-Red	Acer	rubrum	12	...	...	1	...	Good	<25%	...	3544.93
1017	Birch-Sweet	Betula	lenta	16	...	...	2	...	Good	<25%	...	3400.31
1018	Birch-Sweet	Betula	lenta	18	...	...	1	...	Good	<25%	...	3988.05
1019	Birch-Sweet	Betula	lenta	18	...	...	1	...	Good	<25%	...	3988.05
1020	Birch-Sweet	Betula	lenta	18	...	...	1	...	Good	<25%	...	3988.05
1021	Maple-Red	Acer	rubrum	10	...	...	1	...	Good	<25%	...	2461.76
1022	Maple-Red	Acer	rubrum	9.5	...	...	1	...	Good	<25%	...	2221.74
1023	Oak-White	Quercus	alba	22	...	...	1	...	Good	<25%	...	14893.65
1024	Hemlock-Canadian	Tsuga	canadensis	17.5	...	...	1	...	Good	<25%	...	5654.36
1025	Maple-Red	Acer	rubrum	9.5	...	...	1	...	Good	<25%	...	2221.74
1026	Birch-Sweet	Betula	lenta	16.5	...	...	1	...	Good	<25%	...	3351.07
1027	Birch-Sweet	Betula	lenta	19.5	...	...	1	...	Good	<25%	...	4680.42
1028	Maple-Sugar	Acer	saccharum	9	...	...	1	...	Good	<25%	...	2492.53
1029	Hickory-Pignut	Carya	glabra	14	...	...	1	...	Good	<25%	...	4825.05
1030	Oak-White	Quercus	alba	13	...	...	1	...	Good	<25%	...	5200.47
1031	Maple-Red	Acer	rubrum	9	...	...	1	...	Good	<25%	...	1994.03
1032	Oak-Northern Red	Quercus	rubra	19.5	...	...	1	...	Good	<25%	...	11701.05
1033	Maple-Red	Acer	rubrum	17	...	...	1	...	Good	<25%	...	7114.49
1034	Birch-Sweet	Betula	lenta	20	...	...	1	...	Good	<25%	...	4923.52
1035	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
1036	Hemlock-Canadian	Tsuga	canadensis	12	...	...	1	...	Good	<25%	...	2658.7
1037	Birch-Sweet	Betula	lenta	15.5	...	...	1	...	Good	<25%	...	2957.19
1038	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
1039	Birch-Sweet	Betula	lenta	16.5	...	...	1	...	Good	<25%	...	3351.07
1040	Maple-Red	Acer	rubrum	12	...	...	1	...	Good	<25%	...	3544.93
1041	Maple-Red	Acer	rubrum	8	...	...	1	...	Good	<25%	...	1575.53
1042	Maple-Red	Acer	rubrum	18	...	...	1	...	Good	<25%	...	7976.1
1043	Maple-Red	Acer	rubrum	14	...	...	1	...	Good	<25%	...	4825.05
1044	Hemlock-Canadian	Tsuga	canadensis	12.5	...	...	1	...	Good	<25%	...	2884.88
1045	Birch-Sweet	Betula	lenta	15.5	...	...	1	...	Good	<25%	...	2957.19
1046	Oak-White	Quercus	alba	27	...	...	1	...	Good	<25%	...	22432.79
1047	Hemlock-Canadian	Tsuga	canadensis	8	...	...	1	...	Poor	<25%	...	506.42
1048	Maple-Red	Acer	rubrum	16	...	...	1	...	Good	<25%	...	6302.11
1049	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
1050	Maple-Red	Acer	rubrum	14.5	...	...	1	...	Good	<25%	...	5175.85
1051	Oak-White	Quercus	alba	18.5	...	...	1	...	Good	<25%	...	10531.72
1052	Oak-White	Quercus	alba	8.5	...	...	1	...	Good	<25%	...	2223.28
1053	Beech-American	Fagus	grandifolia	8	...	...	1	...	Good	<25%	...	1575.53
1054	Maple-Red	Acer	rubrum	18.5	...	...	1	...	Good	<25%	...	8425.37
1055	Birch-Sweet	Betula	lenta	9.5	...	...	1	...	Good	<25%	...	1110.87
1056	Birch-Sweet	Betula	lenta	14.5	...	...	1	...	Good	<25%	...	2587.93
1057	Oak-White	Quercus	alba	15.5	...	...	1	...	Good	<25%	...	7392.97
1058	Oak-White	Quercus	alba	14.5	...	...	1	...	Good	<25%	...	6469.81
1059	Maple-Red	Acer	rubrum	11	...	...	1	...	Good	<25%	...	2978.73
1060	Maple-Red	Acer	rubrum	16.5	...	...	1	...	Good	<25%	...	6702.14
1061	Hemlock-Canadian	Tsuga	canadensis	13	...	...	1	...	Poor	<25%	...	1337.26
1062	Maple-Red	Acer	rubrum	15.5	...	...	1	...	Good	<25%	...	5914.38
1063	Maple-Sugar	Acer	saccharum	10.5	...	...	1	...	Good	<25%	...	3392.61
1064	Maple-Red	Acer	rubrum	10	...	...	1	...	Good	<25%	...	2461.76
1065	Maple-Red	Acer	rubrum	16.5	...	...	1	...	Good	<25%	...	6702.14
1066	Oak-Northern Red	Quercus	rubra	23.5	...	...	1	...	Good	<25%	...	16993.84
1067	Maple-Red	Acer	rubrum	8	...	...	1	...	Good	<25%	...	1575.53
1068	Oak-White	Quercus	alba	18	...	...	1	...	Good	<25%	...	9970.13
1069	Maple-Sugar	Acer	saccharum	12.5	...	...	1	...	Good	<25%	...	4808.13
1070	Maple-Red	Acer	rubrum	9	...	...	1	...	Good	<25%	...	1994.03

1071	Maple-Red	Acer	rubrum	10.5	...	...	1	...	Good	<25%	...	2714.09
1072	Maple-Red	Acer	rubrum	8	...	...	1	...	Good	<25%	...	1575.53
1073	Beech-American	Fagus	grandifolia	11	...	...	1	...	Good	<25%	...	2978.73
1074	Birch-Sweet	Betula	lenta	22	...	...	2	...	Good	<25%	...	6400.58
1075	Hickory-Pignut	Carya	glabra	22	...	...	2	...	Good	<25%	...	19891.02
1076	Maple-Red	Acer	rubrum	9	...	...	1	...	Good	<25%	...	1994.03
1077	Maple-Norway	Acer	platanoides	9	...	...	1	...	Good	<25%	...	1246.27
1078	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
1079	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
1080	Birch-Sweet	Betula	lenta	15	...	...	1	...	Good	<25%	...	2769.48
1081	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
1082	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
1083	Birch-Sweet	Betula	lenta	16.5	...	...	1	...	Good	<25%	...	3351.07
1084	Birch-Sweet	Betula	lenta	16.5	...	...	1	...	Good	<25%	...	3351.07
1085	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
1086	Hemlock-Canadian	Tsuga	canadensis	11.5	...	...	1	...	Good	<25%	...	2441.76
1087	Hemlock-Canadian	Tsuga	canadensis	16	...	...	3	...	Good	<25%	...	11299.48
1088	Birch-Sweet	Betula	lenta	15	...	...	1	...	Good	<25%	...	2769.48
1089	Birch-Sweet	Betula	lenta	15.5	...	...	1	...	Good	<25%	...	2957.19
1090	Birch-Sweet	Betula	lenta	8.5	...	...	1	...	Good	<25%	...	889.31
1091	Oak-White	Quercus	alba	12	...	...	1	...	Good	<25%	...	4431.17
1092	Maple-Sugar	Acer	saccharum	13	...	...	1	...	Good	<25%	...	5200.47
1093	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
1094	Maple-Red	Acer	rubrum	25	...	...	1	...	Good	<25%	...	15386
1095	Maple-Sugar	Acer	saccharum	8	...	...	3	...	Good	<25%	...	4585.03
1096	Maple-Red	Acer	rubrum	8	...	...	1	...	Good	<25%	...	1575.53
1097	Maple-Sugar	Acer	saccharum	10	...	...	1	...	Good	<25%	...	3077.2
1098	Oak-White	Quercus	alba	12.5	...	...	1	...	Good	<25%	...	4808.13
1099	Birch-Sweet	Betula	lenta	23	...	...	1	...	Good	<25%	...	6511.36
1100	Birch-Sweet	Betula	lenta	16.5	...	...	1	...	Fair	<25%	...	2393.62
1101	Maple-Red	Acer	rubrum	17	...	...	1	...	Good	<25%	...	7114.49
1102	Beech-American	Fagus	grandifolia	8	...	...	1	...	Good	<25%	...	1575.53
1103	Maple-Sugar	Acer	saccharum	13	...	...	1	...	Good	<25%	...	5200.47
1104	Hickory-Shagbark	Carya	ovata	13	...	...	1	...	Good	<25%	...	4160.37
1105	Maple-Red	Acer	rubrum	9	...	...	1	...	Good	<25%	...	1994.03
1106	Beech-American	Fagus	grandifolia	8	...	...	1	...	Good	<25%	...	1575.53
1107	Maple-Red	Acer	rubrum	20	...	...	1	...	Good	<25%	...	9847.04
1108	Maple-Red	Acer	rubrum	19	...	...	1	...	Good	<25%	...	8886.95
1109	Maple-Red	Acer	rubrum	9	...	...	1	...	Good	<25%	...	1994.03
1110	Oak-White	Quercus	alba	19	...	...	1	...	Good	<25%	...	11108.69
1111	Oak-Northern Red	Quercus	rubra	22	...	...	1	...	Good	<25%	...	14893.65
1112	Oak-Northern Red	Quercus	rubra	18.5	...	...	1	...	Good	<25%	...	10531.72
1113	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
1114	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
1115	Birch-Sweet	Betula	lenta	23.5	...	...	1	...	Good	<25%	...	6797.53
1116	Maple-Sugar	Acer	saccharum	26	...	...	1	...	Good	<25%	...	20801.87
1117	Hickory-Pignut	Carya	glabra	22.5	...	...	1	...	Good	<25%	...	12462.66
1118	Hickory-Shagbark	Carya	ovata	15.5	...	...	1	...	Good	<25%	...	5914.38
1119	Hickory-Pignut	Carya	glabra	20.5	...	...	2	...	Good	<25%	...	18321.65
1120	Hickory-Pignut	Carya	glabra	19.5	...	...	1	...	Good	<25%	...	9360.84
1121	Maple-Sugar	Acer	saccharum	9	...	...	1	...	Good	<25%	...	2492.53
1122	Hickory-Pignut	Carya	glabra	14.5	...	...	1	...	Good	<25%	...	5175.85
1123	Elm-American	Ulmus	americana	15	...	...	1	...	Good	<25%	...	4154.22
1124	Maple-Red	Acer	rubrum	12	...	...	1	...	Good	<25%	...	3544.93
1125	Birch-Sweet	Betula	lenta	9	...	...	1	...	Good	<25%	...	997.01
1126	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
1127	Beech-American	Fagus	grandifolia	23.5	...	...	1	...	Good	<25%	...	13595.07
1128	Hickory-Shagbark	Carya	ovata	8	...	...	1	...	Good	<25%	...	1575.53
1129	Hickory-Shagbark	Carya	ovata	12	...	...	1	...	Good	<25%	...	3544.93
1130	Birch-Sweet	Betula	lenta	8.5	...	...	1	...	Good	<25%	...	889.31
1131	Hickory-Pignut	Carya	glabra	21	...	...	1	...	Good	<25%	...	10856.36
1132	Beech-American	Fagus	grandifolia	12	...	...	1	...	Good	<25%	...	3544.93
1133	Hickory-Pignut	Carya	glabra	15	...	...	1	...	Good	<25%	...	5538.96
1134	Beech-American	Fagus	grandifolia	21	...	...	1	...	Good	<25%	...	10856.36
1135	Hickory-Pignut	Carya	glabra	22	...	...	1	...	Good	<25%	...	11914.92
1136	Beech-American	Fagus	grandifolia	8	...	...	1	...	Good	<25%	...	1575.53
1137	Maple-Sugar	Acer	saccharum	23.5	...	...	1	...	Good	<25%	...	16993.84
1138	Hickory-Shagbark	Carya	ovata	21.5	...	...	1	...	Good	<25%	...	11379.49
1139	Maple-Red	Acer	rubrum	8	...	...	1	...	Good	<25%	...	1575.53
1140	Beech-American	Fagus	grandifolia	17	...	...	1	...	Good	<25%	...	7114.49
1141	Maple-Sugar	Acer	saccharum	18	...	...	1	...	Good	<25%	...	9970.13
1142	Beech-American	Fagus	grandifolia	20.5	...	...	1	...	Good	<25%	...	10345.55
1143	Maple-Red	Acer	rubrum	17	...	...	1	...	Good	<25%	...	7114.49
1144	Beech-American	Fagus	grandifolia	11.5	...	...	1	...	Good	<25%	...	3255.68
1145	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
1146	Beech-American	Fagus	grandifolia	9.5	...	...	1	...	Good	<25%	...	2221.74
1147	Beech-American	Fagus	grandifolia	15	...	...	1	...	Good	<25%	...	5538.96
1148	Oak-Northern Red	Quercus	rubra	20.5	...	...	1	...	Good	<25%	...	12931.93
1149	Beech-American	Fagus	grandifolia	13.5	...	...	1	...	Good	<25%	...	4486.56
1150	Beech-American	Fagus	grandifolia	8	...	...	1	...	Good	<25%	...	1575.53
1151	Oak-Northern Red	Quercus	rubra	46.5	...	...	1	...	Good	<25%	...	55314.97
1152	Beech-American	Fagus	grandifolia	14	...	...	1	...	Good	<25%	...	4825.05
1153	Maple-Red	Acer	rubrum	14	...	...	1	...	Good	<25%	...	4825.05
1154	Beech-American	Fagus	grandifolia	20	...	...	1	...	Fair	<25%	...	7033.6
1155	Hemlock-Canadian	Tsuga	canadensis	37.5	...	...	1	...	Good	<25%	...	24476.24
1156	Elm-American	Ulmus	americana	15.5	...	...	1	...	Good	<25%	...	4435.78
1157	Hickory-Shagbark	Carya	ovata	18	...	...	1	...	Good	<25%	...	7976.1
1158	Hickory-Pignut	Carya	glabra	15	...	...	1	...	Good	<25%	...	5538.96
1159	Hickory-Pignut	Carya	glabra	14	...	...	1	...	Good	<25%	...	4825.05
1160	Hickory-Pignut	Carya	glabra	15.5	...	...	2	...	Good	<25%	...	11453.34
1161	Beech-American	Fagus	grandifolia	11	...	...	1	...	Good	<25%	...	2978.73
1162	Oak-Northern Red	Quercus	rubra	24	...	...	1	...	Good	<25%	...	17724.67
1163	Maple-Sugar	Acer	saccharum	8.5	...	...	1	...	Good	<25%	...	2223.28
1164	Oak-Northern Red	Quercus	rubra	22	...	...	1	...	Good	<25%	...	14893.65
1165	Maple-Red	Acer	rubrum	8.5	...	...	1	...	Good	<25%	...	1778.62
1166	Maple-Red	Acer	rubrum	10	...	...	1	...	Good	<25%	...	2461.76
1167	Maple-Red	Acer	rubrum	17.5	...	...	1	...	Good	<25%	...	7539.14
1168	Hickory-Shagbark	Carya	ovata	19	...	...	3	...	Good	<25%	...	18050.86
1169	Oak-White	Quercus	alba	22.5	...	...	1	...	Good	<25%	...	15578.33
1170	Hickory-Pignut	Carya	glabra	17	...	...	1	...	Good	<25%	...	7114.49
1171	Hickory-Pignut	Carya	glabra	17	...	...	1	...	Good	<25%	...	7114.49
1172	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
1173	Beech-American	Fagus	grandifolia	18	...	...	1	...	Good	<25%	...	7976.1
1174	Beech-American	Fagus	grandifolia	9	...	...	1	...	Good	<25%	...	1994.03
1175	Beech-American	Fagus	grandifolia	27	...	...	1	...	Good	<25%	...	17946.23

1176	Oak-White	Quercus	alba	9	...	...	1	...	Good	<25%	...	2492.53
1177	Hemlock-Canadian	Tsuga	canadensis	18	...	...	3	...	Fair	<25%	...	10669.09
1178	Beech-American	Fagus	grandifolia	10	...	...	1	...	Good	<25%	...	2461.76
1179	Oak-Northern Red	Quercus	rubra	12.5	...	...	1	...	Good	<25%	...	4808.13
1180	Hemlock-Canadian	Tsuga	canadensis	27	...	...	1	...	Good	<25%	...	13459.67
1181	Linden	Tilia	sp	13	...	...	3	...	Good	<25%	...	7172.95
1182	Maple-Sugar	Acer	saccharum	10.5	...	...	1	...	Good	<25%	...	3392.61
1183	Maple-Sugar	Acer	saccharum	16	...	...	1	...	Good	<25%	...	7877.63
1184	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
1185	Maple-Red	Acer	rubrum	12.5	...	...	1	...	Good	<25%	...	3846.5
1186	Hickory-Shagbark	Carya	ovata	11.5	...	...	1	...	Good	<25%	...	3255.68
1187	Maple-Red	Acer	rubrum	10	...	...	1	...	Good	<25%	...	2461.76
1188	Maple-Red	Acer	rubrum	8	...	...	1	...	Good	<25%	...	1575.53
1189	Hickory-Shagbark	Carya	ovata	12.5	...	...	1	...	Good	<25%	...	3846.5
1190	Birch-Sweet	Betula	lenta	18.5	...	...	1	...	Good	<25%	...	4212.69
1191	niper-Eastern Redcec	Juniperus	virginiana	10.5	...	...	1	...	Good	<25%	...	2374.83
1192	Oak-White	Quercus	alba	19	...	...	1	...	Good	<25%	...	11108.69
1193	Beech-American	Fagus	grandifolia	11	...	...	1	...	Good	<25%	...	2978.73
1194	Oak-White	Quercus	alba	12	...	...	1	...	Good	<25%	...	4431.17
1195	Oak-White	Quercus	alba	8.5	...	...	1	...	Good	<25%	...	2223.28
1196	Maple-Red	Acer	rubrum	14	...	...	1	...	Good	<25%	...	4825.05
1197	Maple-Red	Acer	rubrum	29	...	...	1	...	Good	<25%	...	20703.4
1198	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
1199	Oak-Northern Red	Quercus	rubra	18	...	...	1	...	Good	<25%	...	9970.13
1200	Maple-Red	Acer	rubrum	12.5	...	...	1	...	Good	<25%	...	3846.5
1201	Maple-Sugar	Acer	saccharum	16	...	...	1	...	Good	<25%	...	7877.63
1202	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
1203	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
1204	Maple-Norway	Acer	platanoides	17	...	...	1	...	Good	<25%	...	4446.55
1205	Tuliptree	.iriodendro	tulipifera	18	...	...	1	...	Good	<25%	...	7976.1
1206	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
1207	Maple-Red	Acer	rubrum	27	...	...	1	...	Good	<25%	...	17946.23
1208	Tuliptree	.iriodendro	tulipifera	8	...	...	1	...	Good	<25%	...	1575.53
1209	Maple-Red	Acer	rubrum	11	...	...	1	...	Fair	<25%	...	2127.66
1210	Elm-American	Ulmus	americana	9	...	...	1	...	Fair	<25%	...	1068.23
1211	Maple-Red	Acer	rubrum	12	...	...	1	...	Good	<25%	...	3544.93
1212	Tuliptree	.iriodendro	tulipifera	17	...	...	1	...	Good	<25%	...	7114.49
1213	Maple-Red	Acer	rubrum	11	...	...	1	...	Fair	<25%	...	2127.66
1214	Elm-American	Ulmus	americana	8	...	...	1	...	Good	<25%	...	1181.64
1215	Maple-Red	Acer	rubrum	22	...	...	1	...	Good	<25%	...	11914.92
1216	Maple-Red	Acer	rubrum	8	...	...	1	...	Fair	<25%	...	1125.38
1217	Elm-American	Ulmus	americana	8	...	...	1	...	Good	<25%	...	1181.64
1218	Maple-Red	Acer	rubrum	8	...	...	1	...	Good	<25%	...	1575.53
1219	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
1220	Hickory-Shagbark	Carya	ovata	15	...	...	1	...	Good	<25%	...	5538.96
1221	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
1222	Tuliptree	.iriodendro	tulipifera	16	...	...	1	...	Good	<25%	...	6302.11
1223	Tuliptree	.iriodendro	tulipifera	13	...	...	1	...	Good	<25%	...	4160.37
1224	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
1225	Maple-Sugar	Acer	saccharum	26	...	...	1	...	Good	<25%	...	20801.87
1226	Maple-Red	Acer	rubrum	9	...	...	1	...	Fair	<25%	...	1424.3
1227	Maple-Red	Acer	rubrum	22	...	...	1	...	Good	<25%	...	11914.92
1228	Maple-Red	Acer	rubrum	13	...	...	1	...	Good	<25%	...	4160.37
1229	Maple-Red	Acer	rubrum	15	...	...	1	...	Good	<25%	...	5538.96
1230	Maple-Red	Acer	rubrum	24	...	...	1	...	Fair	<25%	...	10128.38
1231	Maple-Red	Acer	rubrum	14	...	...	1	...	Fair	<25%	...	3446.46
1232	Maple-Sugar	Acer	saccharum	9	...	...	1	...	Poor	<25%	...	1068.23
1233	Poplar-Eastern	Populus	deltoides	17	...	...	1	...	Fair	<25%	...	1270.44
1234	Maple-Sugar	Acer	saccharum	25	...	...	1	...	Fair	<25%	...	13737.5
1235	Maple-Red	Acer	rubrum	13	...	...	1	...	Fair	<25%	...	2971.7
1236	Maple-Red	Acer	rubrum	26	...	...	1	...	Fair	<25%	...	11886.78
1237	Maple-Red	Acer	rubrum	13	...	...	2	...	Fair	<25%	...	5503.79
1238	Maple-Red	Acer	rubrum	13	...	...	1	...	Good	<25%	...	4160.37
1239	Maple-Red	Acer	rubrum	13	...	...	1	...	Good	<25%	...	4160.37
1240	Poplar-Eastern	Populus	deltoides	18	...	...	1	...	Fair	<25%	...	1424.3
1241	Maple-Red	Acer	rubrum	8	...	...	1	...	Fair	<25%	...	1125.38
1242	Maple-Red	Acer	rubrum	11	...	...	1	...	Good	<25%	...	2978.73
1243	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
1244	Maple-Red	Acer	rubrum	8	...	...	1	...	Fair	<25%	...	1125.38
1245	Maple-Red	Acer	rubrum	17	...	...	1	...	Good	<25%	...	7114.49
1246	Maple-Red	Acer	rubrum	11	...	...	1	...	Fair	<25%	...	2127.66
1247	Maple-Red	Acer	rubrum	13	...	...	1	...	Good	<25%	...	4160.37
1248	Maple-Red	Acer	rubrum	15	...	...	1	...	Good	<25%	...	5538.96
1249	Oak-Swamp White	Quercus	bicolor	8	...	...	1	...	Fair	<25%	...	1266.05
1250	Maple-Red	Acer	rubrum	15	...	...	1	...	Good	<25%	...	5538.96
1251	Tuliptree	.iriodendro	tulipifera	17	...	...	1	...	Good	<25%	...	7114.49
1252	Hickory-Pignut	Carya	glabra	17	...	...	1	...	Good	<25%	...	7114.49
1253	Hickory-Pignut	Carya	glabra	15	...	...	1	...	Good	<25%	...	5538.96
1254	Hickory-Pignut	Carya	glabra	22	...	...	1	...	Good	<25%	...	11914.92
1255	Hickory-Pignut	Carya	glabra	18	...	...	2	...	Good	<25%	...	11521.04
1256	Hickory-Pignut	Carya	glabra	12	...	...	2	...	Good	<25%	...	5120.46
1257	Hickory-Pignut	Carya	glabra	17	...	...	2	...	Good	<25%	...	12653.45
1258	Maple-Red	Acer	rubrum	8	...	...	1	...	Good	<25%	...	1575.53
1259	Hickory-Pignut	Carya	glabra	8	...	...	1	...	Fair	<25%	...	1125.38
1260	Hickory-Pignut	Carya	glabra	22	...	...	1	...	Good	<25%	...	11914.92
1261	Maple-Red	Acer	rubrum	13	...	...	1	...	Good	<25%	...	4160.37
1262	Hickory-Shagbark	Carya	ovata	11	...	...	1	...	Good	<25%	...	2978.73
1263	Maple-Sugar	Acer	saccharum	12	...	...	1	...	Good	<25%	...	4431.17
1264	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Fair	<25%	...	1406.72
1265	Maple-Red	Acer	rubrum	12	...	...	1	...	Fair	<25%	...	2532.1
1266	Birch-Sweet	Betula	lenta	16	...	...	1	...	Good	<25%	...	3151.05
1267	Hickory-Pignut	Carya	glabra	36	...	...	1	...	Good	<25%	...	30533.35
1268	Maple-Red	Acer	rubrum	9	...	...	1	...	Good	<25%	...	1994.03
1269	Oak-Northern Red	Quercus	rubra	18	...	...	1	...	Good	<25%	...	9970.13
1270	Maple-Sugar	Acer	saccharum	12	...	...	1	...	Good	<25%	...	4431.17
1271	Hemlock-Canadian	Tsuga	canadensis	8	...	...	1	...	Fair	<25%	...	844.03
1272	Maple-Sugar	Acer	saccharum	10	...	...	2	...	Fair	<25%	...	3275.02
1273	Maple-Red	Acer	rubrum	11	...	...	1	...	Good	<25%	...	2978.73
1274	Maple-Red	Acer	rubrum	17	...	...	2	...	Fair	<25%	...	8528.24
1275	Maple-Red	Acer	rubrum	12	...	...	1	...	Good	<25%	...	3544.93
1276	Beech-American	Fagus	grandifolia	8	...	...	1	...	Good	<25%	...	1575.53
1277	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
1278	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
1279	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
1280	Birch-Sweet	Betula	lenta	9	...	...	1	...	Good	<25%	...	997.01

1281	Oak-Northern Red	Quercus	rubra	32	...	...	1	...	Good	<25%	...	30872.35
1282	Maple-Red	Acer	rubrum	10	...	...	1	...	Good	<25%	...	2461.76
1283	Maple-Red	Acer	rubrum	16	...	...	1	...	Good	<25%	...	6302.11
1284	Oak-White	Quercus	alba	16	...	...	1	...	Good	<25%	...	7877.63
1285	Maple-Red	Acer	rubrum	8	...	...	1	...	Fair	<25%	...	1125.38
1286	Beech-American	Fagus	grandifolia	8	...	...	1	...	Good	<25%	...	1575.53
1287	Oak-Swamp White	Quercus	bicolor	11	...	...	1	...	Good	<25%	...	3351.07
1288	Maple-Red	Acer	rubrum	16	...	...	1	...	Fair	<25%	...	4501.5
1289	Maple-Red	Acer	rubrum	12	...	...	1	...	Good	<25%	...	3544.93
1290	Maple-Red	Acer	rubrum	10	...	...	1	...	Fair	<25%	...	1758.4
1291	Birch-Sweet	Betula	lenta	20	...	...	1	...	Good	<25%	...	4923.52
1292	Beech-American	Fagus	grandifolia	22	...	...	1	...	Good	<25%	...	11914.92
1293	Oak-White	Quercus	alba	19	...	...	1	...	Good	<25%	...	11108.69
1294	Oak-Swamp White	Quercus	bicolor	13	...	...	1	...	Good	<25%	...	4680.42
1295	Oak-Northern Red	Quercus	rubra	13	...	...	1	...	Good	<25%	...	5200.47
1296	Beech-American	Fagus	grandifolia	14	...	...	1	...	Good	<25%	...	4825.05
1297	Hickory-Shagbark	Carya	ovata	8	...	...	1	...	Poor	<25%	...	675.23
1298	Maple-Sugar	Acer	saccharum	11	...	...	1	...	Good	<25%	...	3723.41
1299	Oak-White	Quercus	alba	23	...	...	1	...	Good	<25%	...	16278.39
1300	Maple-Red	Acer	rubrum	11	...	...	1	...	Good	<25%	...	2978.73
1301	Hemlock-Canadian	Tsuga	canadensis	8	...	...	1	...	Poor	<25%	...	506.42
1302	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
1303	Hemlock-Canadian	Tsuga	canadensis	9	...	...	1	...	Poor	<25%	...	640.94
1304	Hickory-Shagbark	Carya	ovata	18	...	...	1	...	Good	<25%	...	7976.1
1305	Beech-American	Fagus	grandifolia	10	...	...	1	...	Good	<25%	...	2461.76
1306	Oak-Northern Red	Quercus	rubra	25	...	...	1	...	Good	<25%	...	19232.5
1307	Birch-Sweet	Betula	lenta	20	...	...	1	...	Good	<25%	...	4923.52
1308	Maple-Red	Acer	rubrum	15	...	...	1	...	Good	<25%	...	5538.96
1309	Beech-American	Fagus	grandifolia	12	...	...	1	...	Good	<25%	...	3544.93
1310	Beech-American	Fagus	grandifolia	21	...	...	1	...	Good	<25%	...	10856.36
1311	Oak-Northern Red	Quercus	rubra	21	...	...	1	...	Good	<25%	...	13570.45
1312	Hemlock-Canadian	Tsuga	canadensis	10	...	...	1	...	Poor	<25%	...	791.28
1313	Oak-Swamp White	Quercus	bicolor	18	...	...	1	...	Good	<25%	...	8973.12
1314	Oak-Scarlet	Quercus	coccinea	19	...	...	1	...	Fair	<25%	...	7934.78
1315	Hemlock-Canadian	Tsuga	canadensis	8	...	...	1	...	Poor	<25%	...	506.42
1316	Oak-Swamp White	Quercus	bicolor	16	...	...	1	...	Fair	<25%	...	5064.19
1317	Oak-Swamp White	Quercus	bicolor	10	...	...	1	...	Fair	<25%	...	1978.2
1318	Maple-Red	Acer	rubrum	8	...	...	1	...	Fair	<25%	...	1125.38
1319	Hemlock-Canadian	Tsuga	canadensis	10	...	...	1	...	Poor	<25%	...	791.28
1320	Hickory-Pignut	Carya	glabra	11	...	...	1	...	Good	<25%	...	2978.73
1321	Oak-White	Quercus	alba	19	...	...	1	...	Fair	<25%	...	7934.78
1322	Hickory-Pignut	Carya	glabra	21	...	...	1	...	Good	<25%	...	10856.36
1323	Beech-American	Fagus	grandifolia	8	...	...	1	...	Fair	<25%	...	1125.38
1324	Maple-Red	Acer	rubrum	17	...	...	1	...	Fair	<25%	...	5081.78
1325	Maple-Red	Acer	rubrum	17	...	...	1	...	Fair	<25%	...	5081.78
1326	Hickory-Pignut	Carya	glabra	26	...	...	1	...	Fair	<25%	...	11886.78
1327	Maple-Red	Acer	rubrum	16	...	...	1	...	Fair	<25%	...	4501.5
1328	Hemlock-Canadian	Tsuga	canadensis	12	...	...	1	...	Poor	<25%	...	1139.44
1329	Birch-Sweet	Betula	lenta	8	...	...	1	...	Fair	<25%	...	562.69
1330	Maple-Sugar	Acer	saccharum	15	...	...	1	...	Good	<25%	...	6923.7
1331	Maple-Sugar	Acer	saccharum	1	...	...	1	...	Good	<25%	...	30.77
1332	Beech-American	Fagus	grandifolia	17	...	...	1	...	Good	<25%	...	7114.49
1333	Beech-American	Fagus	grandifolia	8	...	...	1	...	Good	<25%	...	1575.53
1334	Hickory-Shagbark	Carya	ovata	13	...	...	2	...	Fair	<25%	...	5503.79
1335	Oak-White	Quercus	alba	11	...	...	1	...	Fair	<25%	...	2659.58
1336	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
1337	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
1338	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
1339	Oak-English	Quercus	robur	26	...	...	1	...	Good	<25%	...	20801.87
1340	Hickory-Pignut	Carya	glabra	9	...	...	1	...	Fair	<25%	...	1424.3
1341	Oak-White	Quercus	alba	22	...	...	1	...	Good	<25%	...	14893.65
1342	Oak-White	Quercus	alba	14	...	...	1	...	Fair	<25%	...	4308.08
1343	Maple-Red	Acer	rubrum	11	...	...	1	...	Fair	<25%	...	2127.66
1344	Beech-American	Fagus	grandifolia	21	...	...	1	...	Good	<25%	...	10856.36
1345	Beech-American	Fagus	grandifolia	10	...	...	1	...	Good	<25%	...	2461.76
1346	Maple-Sugar	Acer	saccharum	15	...	...	1	...	Good	<25%	...	6923.7
1347	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Fair	<25%	...	1406.72
1348	Hickory-Shagbark	Carya	ovata	10	...	...	1	...	Good	<25%	...	2461.76
1349	Beech-American	Fagus	grandifolia	22	...	...	1	...	Fair	<25%	...	8510.66
1350	Maple-Sugar	Acer	saccharum	9	...	...	1	...	Good	<25%	...	2492.53
1351	Maple-Red	Acer	rubrum	26	...	...	1	...	Fair	<25%	...	11886.78
1352	Oak-White	Quercus	alba	20	...	...	1	...	Good	<25%	...	12308.8
1353	Beech-American	Fagus	grandifolia	14	...	...	1	...	Fair	<25%	...	3446.46
1354	Beech-American	Fagus	grandifolia	8	...	...	1	...	Good	<25%	...	1575.53
1355	Maple-Red	Acer	rubrum	10	...	...	1	...	Fair	<25%	...	1758.4
1356	Oak-Northern Red	Quercus	rubra	28	...	...	1	...	Good	<25%	...	24125.25
1357	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
1358	Birch-Sweet	Betula	lenta	14	...	...	1	...	Fair	<25%	...	1723.23
1359	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
1360	Birch-Sweet	Betula	lenta	14	...	...	1	...	Fair	<25%	...	1723.23
1361	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
1362	Hickory-Pignut	Carya	glabra	12	...	...	1	...	Fair	<25%	...	2532.1
1363	Beech-American	Fagus	grandifolia	13	...	...	2	...	Fair	<25%	...	3253.04
1364	Oak-White	Quercus	alba	10	...	...	1	...	Poor	<25%	...	1318.8
1365	Hemlock-Canadian	Tsuga	canadensis	16	...	...	1	...	Fair	<25%	...	3376.13
1366	Maple-Red	Acer	rubrum	8	...	...	1	...	Fair	<25%	...	1125.38
1367	Oak-Swamp White	Quercus	bicolor	14	...	...	1	...	Fair	<25%	...	3877.27
1368	Beech-American	Fagus	grandifolia	18	...	...	1	...	Good	<25%	...	7976.1
1369	Oak-Northern Red	Quercus	rubra	35	...	...	1	...	Fair	<25%	...	25987.5
1370	Beech-American	Fagus	grandifolia	8	...	...	1	...	Good	<25%	...	1575.53
1371	Maple-Sugar	Acer	saccharum	24	...	...	1	...	Good	<25%	...	17724.67
1372	Hickory-Pignut	Carya	glabra	9	...	...	1	...	Good	<25%	...	1994.03
1373	Beech-American	Fagus	grandifolia	25	...	...	1	...	Fair	<25%	...	10990
1374	Birch-Sweet	Betula	lenta	19	...	...	1	...	Poor	<25%	...	1904.35
1375	Oak-Northern Red	Quercus	rubra	13	...	...	1	...	Fair	<25%	...	3714.62
1376	Hickory-Pignut	Carya	glabra	13	...	...	1	...	Fair	<25%	...	2971.7
1377	Birch-Sweet	Betula	lenta	20	...	...	1	...	Fair	<25%	...	3516.8
1378	Hemlock-Canadian	Tsuga	canadensis	12	...	...	1	...	Poor	<25%	...	1139.44
1379	Maple-Sugar	Acer	saccharum	11	...	...	1	...	Good	<25%	...	3723.41
1380	Birch-Sweet	Betula	lenta	13	...	...	1	...	Fair	<25%	...	1485.85
1381	Birch-Sweet	Betula	lenta	15	...	...	1	...	Fair	<25%	...	1978.2
1382	Linden	Tilia	sp	13	...	...	1	...	Fair	<25%	...	2600.23
1383	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
1384	Hemlock-Canadian	Tsuga	canadensis	12	...	...	1	...	Poor	<25%	...	1139.44
1385	Linden	Tilia	sp	22	...	...	1	...	Fair	<25%	...	7446.82

1386	Maple-Red	Acer	rubrum	8	...	...	1	...	Fair	<25%	...	1125.38
1387	Hickory-Pignut	Carya	glabra	23	...	...	1	...	Good	<25%	...	13022.71
1388	Hemlock-Canadian	Tsuga	canadensis	12	...	...	1	...	Poor	<25%	...	1139.44
1389	Hemlock-Canadian	Tsuga	canadensis	11	...	...	1	...	Poor	<25%	...	957.45
1390	Birch-Sweet	Betula	lenta	19	...	...	1	...	Good	<25%	...	4443.48
1391	Maple-Red	Acer	rubrum	13	...	...	1	...	Fair	<25%	...	2971.7
1392	Beech-American	Fagus	grandifolia	8	...	...	1	...	Good	<25%	...	1575.53
1393	Maple-Red	Acer	rubrum	14	...	...	1	...	Good	<25%	...	4825.05
1394	Oak-Northern Red	Quercus	rubra	15	...	...	1	...	Fair	<25%	...	4945.5
1395	Hickory-Pignut	Carya	glabra	8	...	...	1	...	Fair	<25%	...	1125.38
1396	Oak-Northern Red	Quercus	rubra	21	...	...	1	...	Good	<25%	...	13570.45
1397	Maple-Red	Acer	rubrum	12	...	...	1	...	Good	<25%	...	3544.93
1398	Oak-Northern Red	Quercus	rubra	18	...	...	1	...	Fair	<25%	...	7121.52
1399	Maple-Sugar	Acer	saccharum	9	...	...	1	...	Fair	<25%	...	1780.38
1400	Maple-Red	Acer	rubrum	11	...	...	1	...	Fair	<25%	...	2127.66
1401	Hickory-Shagbark	Carya	ovata	10	...	...	1	...	Good	<25%	...	2461.76
1402	Maple-Norway	Acer	platanoides	12	...	...	1	...	Good	<25%	...	2215.58
1403	Maple-Red	Acer	rubrum	10	...	...	1	...	Fair	<25%	...	1758.4
1404	Maple-Red	Acer	rubrum	8	...	...	2	...	Fair	<25%	...	1406.72
1405	Hickory-Pignut	Carya	glabra	8	...	...	1	...	Fair	<25%	...	1125.38
1406	Maple-Sugar	Acer	saccharum	11	...	...	1	...	Good	<25%	...	3723.41
1407	Maple-Red	Acer	rubrum	38	...	...	1	...	Good	<25%	...	33325.02
1408	Maple-Red	Acer	rubrum	8	...	...	1	...	Good	<25%	...	1575.53
1409	Hickory-Pignut	Carya	glabra	8	...	...	2	...	Good	<25%	...	2461.76
1410	Oak-Northern Red	Quercus	rubra	26	...	...	1	...	Good	<25%	...	20801.87
1411	Hickory-Pignut	Carya	glabra	26	...	...	1	...	Good	<25%	...	16641.5
1412	Maple-Red	Acer	rubrum	17	...	...	1	...	Good	<25%	...	7114.49
1413	Oak-White	Quercus	alba	18	...	...	1	...	Good	<25%	...	9970.13
1414	Maple-Red	Acer	rubrum	14	...	...	1	...	Fair	<25%	...	3446.46
1415	Tuliptree	.iriodendro	tulipifera	8	...	...	1	...	Good	<25%	...	1575.53
1416	Maple-Red	Acer	rubrum	9	...	...	1	...	Fair	<25%	...	1424.3
1417	Maple-Red	Acer	rubrum	8	...	...	1	...	Fair	<25%	...	1125.38
1418	Tuliptree	.iriodendro	tulipifera	15	...	...	1	...	Good	<25%	...	5538.96
1419	Maple-Red	Acer	rubrum	11	...	...	1	...	Good	<25%	...	2978.73
1420	Tuliptree	.iriodendro	tulipifera	15	...	...	1	...	Good	<25%	...	5538.96
1421	Maple-Sugar	Acer	saccharum	11	...	...	1	...	Fair	<25%	...	2659.58
1422	niper-Eastern Redcec	Juniperus	virginiana	8	...	...	1	...	Poor	<25%	...	590.82
1423	Oak-Northern Red	Quercus	rubra	28	...	...	1	...	Good	<25%	...	24125.25
1424	Oak-Northern Red	Quercus	rubra	15	...	...	1	...	Good	<25%	...	6923.7
1425	Beech-American	Fagus	grandifolia	10	...	...	1	...	Good	<25%	...	2461.76
1426	Maple-Red	Acer	rubrum	9	...	...	1	...	Fair	<25%	...	1424.3
1427	Maple-Red	Acer	rubrum	22	...	...	1	...	Good	<25%	...	11914.92
1428	Maple-Red	Acer	rubrum	31	...	...	1	...	Good	<25%	...	23186.49
1429	Birch-Sweet	Betula	lenta	18	...	...	1	...	Good	<25%	...	3988.05
1430	Hickory-Pignut	Carya	glabra	17	...	...	1	...	Good	<25%	...	7114.49
1431	Tupelo-Black	Nyssa	sylvatica	10	...	...	1	...	Good	<25%	...	2769.48
1432	Tupelo-Black	Nyssa	sylvatica	14	...	...	1	...	Good	<25%	...	5428.18
1433	Hickory-Shagbark	Carya	ovata	9	...	...	1	...	Good	<25%	...	1994.03
1434	Hickory-Shagbark	Carya	ovata	22	...	...	1	...	Good	<25%	...	11914.92
1435	Hickory-Shagbark	Carya	ovata	18	...	...	1	...	Fair	<25%	...	5697.22
1436	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
1437	Hickory-Pignut	Carya	glabra	21	...	...	1	...	Good	<25%	...	10856.36
1438	Hemlock-Canadian	Tsuga	canadensis	12	...	...	1	...	Fair	<25%	...	1899.07
1439	Birch-Sweet	Betula	lenta	20	...	...	1	...	Good	<25%	...	4923.52
1440	Beech-American	Fagus	grandifolia	16	...	...	1	...	Fair	<25%	...	4501.5
1441	Maple-Red	Acer	rubrum	14	...	...	1	...	Good	<25%	...	4825.05
1442	Beech-American	Fagus	grandifolia	8	...	...	1	...	Fair	<25%	...	1125.38
1443	Beech-American	Fagus	grandifolia	19	...	...	1	...	Good	<25%	...	8886.95
1444	Maple-Red	Acer	rubrum	13	...	...	1	...	Good	<25%	...	4160.37
1445	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
1446	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
1447	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
1448	Maple-Sugar	Acer	saccharum	10	...	...	1	...	Good	<25%	...	3077.2
1449	Maple-Sugar	Acer	saccharum	11	...	...	1	...	Good	<25%	...	3723.41
1450	Maple-Red	Acer	rubrum	10	...	...	1	...	Good	<25%	...	2461.76
1451	Oak-Northern Red	Quercus	rubra	23	...	...	1	...	Good	<25%	...	16278.39
1452	Oak-Northern Red	Quercus	rubra	28	...	...	1	...	Good	<25%	...	24125.25
1453	Birch-Sweet	Betula	lenta	10	...	...	1	...	Good	<25%	...	1230.88
1454	Maple-Red	Acer	rubrum	8	...	...	1	...	Fair	<25%	...	1125.38
1455	Maple-Red	Acer	rubrum	13	...	...	1	...	Good	<25%	...	4160.37
1456	Maple-Red	Acer	rubrum	16	...	...	1	...	Fair	<25%	...	4501.5
1457	Maple-Red	Acer	rubrum	10	...	...	1	...	Poor	<25%	...	1055.04
1458	Oak-Swamp White	Quercus	bicolor	9	...	...	1	...	Good	<25%	...	2243.28
1459	Oak-Swamp White	Quercus	bicolor	12	...	...	2	...	Fair	<25%	...	3560.76
1460	Oak-White	Quercus	alba	23	...	...	1	...	Good	<25%	...	16278.39
1461	Maple-Red	Acer	rubrum	14	...	...	1	...	Good	<25%	...	4825.05
1462	Maple-Red	Acer	rubrum	13	...	...	1	...	Poor	<25%	...	1783.02
1463	Hickory-Pignut	Carya	glabra	15	...	...	1	...	Good	<25%	...	5538.96
1464	Oak-White	Quercus	alba	10	...	...	1	...	Fair	<25%	...	2198
1465	Oak-White	Quercus	alba	17	...	...	1	...	Good	<25%	...	8893.11
1466	Oak-White	Quercus	alba	10	...	...	1	...	Fair	<25%	...	2198
1467	Beech-American	Fagus	grandifolia	10	...	...	1	...	Good	<25%	...	2461.76
1468	Maple-Red	Acer	rubrum	14	...	...	1	...	Fair	<25%	...	3446.46
1469	Oak-White	Quercus	alba	15	...	...	1	...	Good	<25%	...	6923.7
1470	Birch-Sweet	Betula	lenta	16	...	...	1	...	Good	<25%	...	3151.05
1471	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
1472	Hemlock-Canadian	Tsuga	canadensis	9	...	...	1	...	Poor	<25%	...	640.94
1473	Oak-Northern Red	Quercus	rubra	26	...	...	1	...	Good	<25%	...	20801.87
1474	Birch-Sweet	Betula	lenta	25	...	...	1	...	Fair	<25%	...	5495
1475	Maple-Red	Acer	rubrum	8	...	...	1	...	Good	<25%	...	1575.53
1476	Oak-Northern Red	Quercus	rubra	27	...	...	1	...	Good	<25%	...	22432.79
1477	Birch-Sweet	Betula	lenta	15	...	...	1	...	Fair	<25%	...	1978.2
1478	Maple-Red	Acer	rubrum	13	...	...	1	...	Fair	<25%	...	2971.7
1479	Hemlock-Canadian	Tsuga	canadensis	8	...	...	1	...	Fair	<25%	...	844.03
1480	Hemlock-Canadian	Tsuga	canadensis	9	...	...	1	...	Fair	<25%	...	1068.23
1481	Birch-Sweet	Betula	lenta	12	...	...	3	...	Good	<25%	...	4492.71
1482	Birch-Sweet	Betula	lenta	15	...	...	2	...	Good	<25%	...	5182
1483	Birch-Sweet	Betula	lenta	18	...	...	1	...	Good	<25%	...	3988.05
1484	Maple-Red	Acer	rubrum	8	...	...	1	...	Good	<25%	...	1575.53
1485	Oak-Northern Red	Quercus	rubra	17	...	...	1	...	Good	<25%	...	8893.11
1486	Maple-Red	Acer	rubrum	15	...	...	1	...	Good	<25%	...	5538.96
1487	Maple-Red	Acer	rubrum	13	...	...	1	...	Good	<25%	...	4160.37
1488	Maple-Red	Acer	rubrum	30	...	...	1	...	Good	<25%	...	22155.84
1489	Maple-Red	Acer	rubrum	8	...	...	1	...	Fair	<25%	...	1125.38
1490	Maple-Sugar	Acer	saccharum	1	...	...	1	...	Good	<25%	...	30.77

1491	Beech-American	Fagus	grandifolia	21	...	...	1	...	Good	<25%	...	10856.36
1492	Ash-White	Fraxinus	americana	14	...	...	1	...	Poor	<25%	...	1033.94
1493	Beech-American	Fagus	grandifolia	11	...	...	1	...	Good	<25%	...	2978.73
1494	Maple-Red	Acer	rubrum	18	...	...	1	...	Fair	<25%	...	5697.22
1495	Hemlock-Canadian	Tsuga	canadensis	13	...	...	1	...	Fair	<25%	...	2228.77
1496	Maple-Sugar	Acer	saccharum	12	...	...	1	...	Good	<25%	...	4431.17
1497	Maple-Red	Acer	rubrum	10	...	...	1	...	Good	<25%	...	2461.76
1498	Hickory-Pignut	Carya	glabra	16	...	...	2	...	Good	<25%	...	9847.04
1499	Hickory-Pignut	Carya	glabra	14	...	...	1	...	Good	<25%	...	4825.05
1500	Hickory-Pignut	Carya	glabra	15	...	...	1	...	Good	<25%	...	5538.96
1501	Oak-Northern Red	Quercus	rubra	23	...	...	1	...	Good	<25%	...	16278.39
1502	Beech-American	Fagus	grandifolia	8	...	...	1	...	Good	<25%	...	1575.53
1503	Maple-Red	Acer	rubrum	23	...	...	1	...	Good	<25%	...	13022.71
1504	Maple-Red	Acer	rubrum	16	...	...	1	...	Good	<25%	...	6302.11
1505	Maple-Red	Acer	rubrum	16	...	...	1	...	Good	<25%	...	6302.11
1506	Oak-Northern Red	Quercus	rubra	14	...	...	1	...	Good	<25%	...	6031.31
1507	Birch-Sweet	Betula	lenta	21.5	...	...	2	...	Good	<25%	...	10613.26
1508	Beech-American	Fagus	grandifolia	28	...	...	1	...	Good	<25%	...	19300.2
1509	Hickory-Shagbark	Carya	ovata	9	...	...	1	...	Good	<25%	...	1994.03
1510	Birch-Sweet	Betula	lenta	19	...	...	1	...	Good	<25%	...	4443.48
1511	Oak-White	Quercus	alba	24	...	...	1	...	Good	<25%	...	17724.67
1512	Oak-Northern Red	Quercus	rubra	31.5	...	...	1	...	Good	<25%	...	29931.01
1513	Maple-Red	Acer	rubrum	8	...	...	1	...	Good	<25%	...	1575.53
1514	Maple-Red	Acer	rubrum	14	...	...	1	...	Good	<25%	...	4825.05
1515	Hickory-Shagbark	Carya	ovata	20	...	...	3	...	Good	<25%	...	21817.35
1516	Oak-White	Quercus	alba	29	...	...	1	...	Good	<25%	...	25879.25
1517	Beech-American	Fagus	grandifolia	9.5	...	...	1	...	Good	<25%	...	2221.74
1518	Oak-White	Quercus	alba	24	...	...	1	...	Good	<25%	...	17724.67
1519	Cherry	Prunus	sp	8	...	...	1	...	Good	<25%	...	787.76
1520	Maple-Sugar	Acer	saccharum	11	...	...	1	...	Good	<25%	...	3723.41
1521	Maple-Red	Acer	rubrum	8.5	...	...	1	...	Good	<25%	...	1778.62
1522	Hickory-Pignut	Carya	glabra	12.5	...	...	2	...	Good	<25%	...	6825.23
1523	Maple-Red	Acer	rubrum	16	...	...	1	...	Good	<25%	...	6302.11
1524	Maple-Red	Acer	rubrum	15	...	...	1	...	Good	<25%	...	5538.96
1525	Maple-Red	Acer	rubrum	13	...	...	1	...	Good	<25%	...	4160.37
1526	Beech-American	Fagus	grandifolia	17	...	...	1	...	Good	<25%	...	7114.49
1527	Birch-Sweet	Betula	lenta	15.5	...	...	1	...	Good	<25%	...	2957.19
1528	Oak-White	Quercus	alba	18	...	...	1	...	Good	<25%	...	9970.13
1529	Oak-White	Quercus	alba	16.5	...	...	1	...	Good	<25%	...	8377.68
1530	Oak-Northern Red	Quercus	rubra	27	...	...	1	...	Good	<25%	...	22432.79
1531	Maple-Red	Acer	rubrum	10	...	...	1	...	Good	<25%	...	2461.76
1532	Maple-Red	Acer	rubrum	14	...	...	1	...	Good	<25%	...	4825.05
1533	Maple-Red	Acer	rubrum	8	...	...	1	...	Good	<25%	...	1575.53
1534	Birch-Sweet	Betula	lenta	17.5	...	...	1	...	Good	<25%	...	3769.57
1535	Birch-Sweet	Betula	lenta	20.5	...	...	1	...	Good	<25%	...	5172.77
1536	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
1537	Oak-White	Quercus	alba	17	...	...	1	...	Good	<25%	...	8893.11
1538	Birch-Sweet	Betula	lenta	9.5	...	...	1	...	Good	<25%	...	1110.87
1539	Birch-Sweet	Betula	lenta	13.5	...	...	2	...	Good	<25%	...	4323.47
1540	Oak-White	Quercus	alba	17.5	...	...	1	...	Good	<25%	...	9423.93
1541	Beech-American	Fagus	grandifolia	8	...	...	1	...	Good	<25%	...	1575.53
1542	Birch-Sweet	Betula	lenta	17	...	...	2	...	Good	<25%	...	6708.3
1543	Maple-Red	Acer	rubrum	9.5	...	...	1	...	Good	<25%	...	2221.74
1544	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
1545	Maple-Red	Acer	rubrum	12.5	...	...	1	...	Good	<25%	...	3846.5
1546	Beech-American	Fagus	grandifolia	19.5	...	...	1	...	Good	<25%	...	9360.84
1547	Maple-Red	Acer	rubrum	14	...	...	1	...	Fair	<25%	...	3446.46
1548	Hickory-Shagbark	Carya	ovata	16.5	...	...	3	...	Good	<25%	...	17792.37
1549	Maple-Red	Acer	rubrum	25.5	...	...	2	...	Good	<25%	...	31393.59
1550	Hickory-Pignut	Carya	glabra	23	...	...	1	...	Good	<25%	...	13022.71
1551	Maple-Red	Acer	rubrum	20	...	...	1	...	Good	<25%	...	9847.04
1552	Hickory-Pignut	Carya	glabra	17	...	...	2	...	Good	<25%	...	14228.97
1553	Oak-White	Quercus	alba	10	...	...	1	...	Good	<25%	...	3077.2
1554	Oak-White	Quercus	alba	29	...	...	1	...	Good	<25%	...	25879.25
1555	Oak-Northern Red	Quercus	rubra	25	...	...	1	...	Good	<25%	...	19232.5
1556	Oak-White	Quercus	alba	19	...	...	1	...	Good	<25%	...	11108.69
1557	Birch-Sweet	Betula	lenta	15	...	...	2	...	Good	<25%	...	5012.76
1558	Birch-Sweet	Betula	lenta	13.5	...	...	1	...	Good	<25%	...	2243.28
1559	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
1560	Birch-Sweet	Betula	lenta	14.5	...	...	2	...	Good	<25%	...	3818.81
1561	Birch-Sweet	Betula	lenta	15	...	...	2	...	Good	<25%	...	4258.84
1562	Maple-Red	Acer	rubrum	16	...	...	1	...	Good	<25%	...	6302.11
1563	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
1564	Birch-Sweet	Betula	lenta	13	...	...	2	...	Good	<25%	...	3708.03
1565	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
1566	Birch-Sweet	Betula	lenta	13	...	...	2	...	Good	<25%	...	3852.65
1567	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
1568	Cherry	Prunus	sp	8	...	...	1	...	Good	<25%	...	787.76
1569	Birch-Sweet	Betula	lenta	10.5	...	...	1	...	Good	<25%	...	1357.05
1570	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
1571	Birch-Sweet	Betula	lenta	14.5	...	...	1	...	Good	<25%	...	2587.93
1572	Birch-Sweet	Betula	lenta	17.5	...	...	2	...	Good	<25%	...	6539.05
1573	Oak-White	Quercus	alba	13	...	...	1	...	Good	<25%	...	5200.47
1574	Birch-Sweet	Betula	lenta	16.5	...	...	1	...	Good	<25%	...	3351.07
1575	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
1576	Oak-Northern Red	Quercus	rubra	20	...	...	1	...	Good	<25%	...	12308.8
1577	Beech-American	Fagus	grandifolia	8	...	...	1	...	Good	<25%	...	1575.53
1578	Birch-Sweet	Betula	lenta	18	...	...	1	...	Good	<25%	...	3988.05
1579	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
1580	Oak-White	Quercus	alba	14	...	...	1	...	Good	<25%	...	6031.31
1581	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
1582	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
1583	Birch-Sweet	Betula	lenta	12.5	...	...	1	...	Good	<25%	...	1923.25
1584	Beech-American	Fagus	grandifolia	23	...	...	1	...	Good	<25%	...	13022.71
1585	Birch-Sweet	Betula	lenta	10	...	...	1	...	Good	<25%	...	1230.88
1586	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
1587	Oak-White	Quercus	alba	14	...	...	1	...	Good	<25%	...	6031.31
1588	Birch-Sweet	Betula	lenta	16	...	...	2	...	Good	<25%	...	3671.1
1589	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
1590	Birch-Sweet	Betula	lenta	16	...	...	1	...	Good	<25%	...	3151.05
1591	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
1592	Beech-American	Fagus	grandifolia	8	...	...	1	...	Good	<25%	...	1575.53
1593	Birch-Sweet	Betula	lenta	19	...	...	1	...	Good	<25%	...	4443.48
1594	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
1595	Birch-Sweet	Betula	lenta	8.5	...	...	1	...	Good	<25%	...	889.31

1596	Hemlock-Canadian	Tsuga	canadensis	11.5	...	...	1	...	Good	<25%	...	2441.76
1597	Birch-Sweet	Betula	lenta	12.5	...	...	1	...	Good	<25%	...	1923.25
1598	Birch-Sweet	Betula	lenta	12	...	...	2	...	Good	<25%	...	3261.83
1599	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
1600	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
1601	Birch-Sweet	Betula	lenta	10	...	...	1	...	Good	<25%	...	1230.88
1602	Oak-Northern Red	Quercus	rubra	14	...	...	1	...	Good	<25%	...	6031.31
1603	Birch-Sweet	Betula	lenta	13.5	...	...	2	...	Good	<25%	...	4486.56
1604	Oak-Northern Red	Quercus	rubra	29	...	...	1	...	Good	<25%	...	25879.25
1605	Hemlock-Canadian	Tsuga	canadensis	15.5	...	...	1	...	Good	<25%	...	4435.78
1606	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
1607	Birch-Sweet	Betula	lenta	16	...	...	2	...	Good	<25%	...	5920.53
1608	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
1609	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
1610	Oak-Northern Red	Quercus	rubra	28	...	...	1	...	Good	<25%	...	24125.25
1611	Birch-Sweet	Betula	lenta	16.5	...	...	1	...	Good	<25%	...	3351.07
1612	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
1613	Birch-Sweet	Betula	lenta	18	...	...	1	...	Good	<25%	...	3988.05
1614	Oak-White	Quercus	alba	13	...	...	1	...	Good	<25%	...	5200.47
1615	Oak-White	Quercus	alba	16	...	...	1	...	Good	<25%	...	7877.63
1616	Oak-White	Quercus	alba	13.5	...	...	1	...	Good	<25%	...	5608.2
1617	Oak-White	Quercus	alba	14.5	...	...	1	...	Good	<25%	...	6469.81
1618	Maple-Red	Acer	rubrum	8	...	...	1	...	Good	<25%	...	1575.53
1619	Maple-Red	Acer	rubrum	8	...	...	1	...	Good	<25%	...	1575.53
1620	Maple-Red	Acer	rubrum	8	...	...	1	...	Good	<25%	...	1575.53
1621	Oak-White	Quercus	alba	11	...	...	1	...	Good	<25%	...	3723.41
1622	Oak-White	Quercus	alba	18	...	...	1	...	Good	<25%	...	9970.13
1623	Oak-White	Quercus	alba	16	...	...	1	...	Good	<25%	...	7877.63
1624	Oak-White	Quercus	alba	13.5	...	...	2	...	Good	<25%	...	10039.37
1625	Oak-White	Quercus	alba	21	...	...	1	...	Good	<25%	...	13570.45
1626	Birch-Sweet	Betula	lenta	14.5	...	...	1	...	Good	<25%	...	2587.93
1627	Oak-White	Quercus	alba	12.5	...	...	1	...	Good	<25%	...	4808.13
1628	Oak-White	Quercus	alba	16	...	...	1	...	Good	<25%	...	7877.63
1629	Oak-White	Quercus	alba	10	...	...	1	...	Good	<25%	...	3077.2
1630	Oak-White	Quercus	alba	15	...	...	1	...	Good	<25%	...	6923.7
1631	Hickory-Pignut	Carya	glabra	16.5	...	...	2	...	Good	<25%	...	11877.99
1632	Oak-White	Quercus	alba	8	...	...	1	...	Good	<25%	...	1969.41
1633	Birch-Sweet	Betula	lenta	9.5	...	...	1	...	Good	<25%	...	1110.87
1634	Oak-White	Quercus	alba	15.5	...	...	1	...	Good	<25%	...	7392.97
1635	Oak-White	Quercus	alba	12.5	...	...	1	...	Good	<25%	...	4808.13
1636	Oak-White	Quercus	alba	16	...	...	1	...	Good	<25%	...	7877.63
1637	Oak-White	Quercus	alba	24	...	...	1	...	Good	<25%	...	17724.67
1638	Hickory-Shagbark	Carya	ovata	13	...	...	1	...	Good	<25%	...	4160.37
1639	Beech-American	Fagus	grandifolia	14	...	...	1	...	Good	<25%	...	4825.05
1640	Beech-American	Fagus	grandifolia	14.5	...	...	1	...	Good	<25%	...	5175.85
1641	Oak-White	Quercus	alba	10.5	...	...	1	...	Good	<25%	...	3392.61
1642	Oak-White	Quercus	alba	11	...	...	1	...	Good	<25%	...	3723.41
1643	Oak-White	Quercus	alba	27.5	...	...	1	...	Good	<25%	...	23271.33
1644	Oak-White	Quercus	alba	14	...	...	1	...	Good	<25%	...	6031.31
1645	Birch-Sweet	Betula	lenta	11	...	...	2	...	Good	<25%	...	2720.24
1646	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
1647	Birch-Sweet	Betula	lenta	15	...	...	2	...	Good	<25%	...	3766.49
1648	Birch-Sweet	Betula	lenta	10	...	...	1	...	Good	<25%	...	1230.88
1649	Birch-Sweet	Betula	lenta	10.5	...	...	1	...	Good	<25%	...	1357.05
1650	Birch-Sweet	Betula	lenta	14	...	...	3	...	Good	<25%	...	4089.6
1651	Oak-White	Quercus	alba	20.5	...	...	1	...	Good	<25%	...	12931.93
1652	Beech-American	Fagus	grandifolia	9	...	...	1	...	Good	<25%	...	1994.03
1653	Birch-Sweet	Betula	lenta	16	...	...	1	...	Good	<25%	...	3151.05
1654	Birch-Sweet	Betula	lenta	13.5	...	...	1	...	Good	<25%	...	2243.28
1655	Beech-American	Fagus	grandifolia	8	...	...	1	...	Good	<25%	...	1575.53
1656	Birch-Sweet	Betula	lenta	13.5	...	...	2	...	Good	<25%	...	3600.32
1657	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
1658	Birch-Sweet	Betula	lenta	10.5	...	...	1	...	Good	<25%	...	1357.05
1659	Birch-Sweet	Betula	lenta	19	...	...	2	...	Good	<25%	...	7031.4
1660	Birch-Sweet	Betula	lenta	20.5	...	...	1	...	Good	<25%	...	5172.77
1661	Birch-Sweet	Betula	lenta	13.5	...	...	1	...	Good	<25%	...	2243.28
1662	Birch-Sweet	Betula	lenta	13	...	...	2	...	Good	<25%	...	3852.65
1663	Oak-White	Quercus	alba	21.5	...	...	1	...	Good	<25%	...	14224.36
1664	Birch-Sweet	Betula	lenta	12.5	...	...	1	...	Good	<25%	...	1923.25
1665	Birch-Sweet	Betula	lenta	12.5	...	...	2	...	Good	<25%	...	3551.09
1666	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
1667	Birch-Sweet	Betula	lenta	15	...	...	3	...	Good	<25%	...	6465.2
1668	Birch-Sweet	Betula	lenta	12.5	...	...	2	...	Good	<25%	...	3154.13
1669	Oak-White	Quercus	alba	12	...	...	1	...	Good	<25%	...	4431.17
1670	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
1671	Birch-Sweet	Betula	lenta	11	...	...	2	...	Good	<25%	...	2720.24
1672	Birch-Sweet	Betula	lenta	25	...	...	1	...	Good	<25%	...	7693
1673	Oak-Northern Red	Quercus	rubra	25	...	...	2	...	Good	<25%	...	33456.86
1674	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
1675	Hemlock-Canadian	Tsuga	canadensis	9	...	...	1	...	Good	<25%	...	1495.52
1676	Birch-Sweet	Betula	lenta	8.5	...	...	1	...	Good	<25%	...	889.31
1677	Birch-Sweet	Betula	lenta	15	...	...	1	...	Good	<25%	...	2769.48
1678	Birch-Sweet	Betula	lenta	10	...	...	1	...	Good	<25%	...	1230.88
1679	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
1680	Birch-Sweet	Betula	lenta	8.5	...	...	2	...	Good	<25%	...	1332.43
1681	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
1682	Birch-Sweet	Betula	lenta	12.5	...	...	1	...	Good	<25%	...	1923.25
1683	Birch-Sweet	Betula	lenta	12.5	...	...	1	...	Good	<25%	...	1923.25
1684	Beech-American	Fagus	grandifolia	8	...	...	1	...	Good	<25%	...	1575.53
1685	Birch-Sweet	Betula	lenta	12.5	...	...	1	...	Good	<25%	...	1923.25
1686	Birch-Sweet	Betula	lenta	11.5	...	...	1	...	Good	<25%	...	1627.84
1687	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
1688	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
1689	Birch-Sweet	Betula	lenta	11.5	...	...	1	...	Good	<25%	...	1627.84
1690	Oak-White	Quercus	alba	9	...	...	1	...	Good	<25%	...	2492.53
1691	Birch-Sweet	Betula	lenta	11	...	...	2	...	Good	<25%	...	2092.5
1692	Oak-White	Quercus	alba	13	...	...	1	...	Good	<25%	...	5200.47
1693	Hemlock-Canadian	Tsuga	canadensis	8.5	...	...	1	...	Good	<25%	...	1333.97
1694	Birch-Sweet	Betula	lenta	13.5	...	...	2	...	Good	<25%	...	4323.47
1695	Birch-Sweet	Betula	lenta	13.5	...	...	1	...	Good	<25%	...	2243.28
1696	Birch-Sweet	Betula	lenta	10.5	...	...	1	...	Good	<25%	...	1357.05
1697	Birch-Sweet	Betula	lenta	10.5	...	...	1	...	Good	<25%	...	1357.05
1698	Birch-Sweet	Betula	lenta	10	...	...	1	...	Good	<25%	...	1230.88
1699	Birch-Sweet	Betula	lenta	13	...	...	2	...	Good	<25%	...	4160.37
1700	Beech-American	Fagus	grandifolia	8	...	...	1	...	Good	<25%	...	1575.53

1701	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
1702	Oak-White	Quercus	alba	13	...	...	1	...	Good	<25%	...	5200.47
1703	Birch-Sweet	Betula	lenta	12	...	...	2	...	Fair	<25%	...	2532.1
1704	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
1705	Birch-Sweet	Betula	lenta	25	...	...	1	...	Good	<25%	...	7693
1706	Hemlock-Canadian	Tsuga	canadensis	12	...	...	1	...	Fair	<25%	...	1899.07
1707	Birch-Sweet	Betula	lenta	9	...	...	1	...	Good	<25%	...	997.01
1708	Oak-Northern Red	Quercus	rubra	18	...	...	1	...	Good	<25%	...	9970.13
1709	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
1710	Birch-Sweet	Betula	lenta	15	...	...	2	...	Good	<25%	...	5182
1711	Birch-Sweet	Betula	lenta	13	...	...	1	...	Fair	<25%	...	1485.85
1712	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
1713	Birch-Sweet	Betula	lenta	10	...	...	1	...	Good	<25%	...	1230.88
1714	Maple-Red	Acer	rubrum	16	...	...	1	...	Fair	<25%	...	4501.5
1715	Birch-Sweet	Betula	lenta	16	...	...	1	...	Fair	<25%	...	2250.75
1716	Oak-Northern Red	Quercus	rubra	14	...	...	1	...	Good	<25%	...	6031.31
1717	Oak-Northern Red	Quercus	rubra	25	...	...	1	...	Good	<25%	...	19232.5
1718	Beech-American	Fagus	grandifolia	11	...	...	1	...	Good	<25%	...	2978.73
1719	Birch-Sweet	Betula	lenta	10	...	...	1	...	Fair	<25%	...	879.2
1720	Birch-Sweet	Betula	lenta	16	...	...	2	...	Good	<25%	...	3594.17
1721	Oak-White	Quercus	alba	12	...	...	1	...	Fair	<25%	...	3165.12
1722	Beech-American	Fagus	grandifolia	8	...	...	1	...	Fair	<25%	...	1125.38
1723	Birch-Sweet	Betula	lenta	8	...	...	1	...	Fair	<25%	...	562.69
1724	Oak-Northern Red	Quercus	rubra	24	...	...	1	...	Good	<25%	...	17724.67
1725	Oak-White	Quercus	alba	13	...	...	1	...	Fair	<25%	...	3714.62
1726	Oak-Northern Red	Quercus	rubra	15	...	...	1	...	Good	<25%	...	6923.7
1727	Birch-Sweet	Betula	lenta	12	...	...	2	...	Good	<25%	...	3261.83
1728	Oak-Northern Red	Quercus	rubra	24	...	...	1	...	Good	<25%	...	17724.67
1729	Oak-Northern Red	Quercus	rubra	16	...	...	1	...	Good	<25%	...	7877.63
1730	Oak-White	Quercus	alba	10	...	...	1	...	Good	<25%	...	3077.2
1731	Oak-White	Quercus	alba	20	...	...	1	...	Good	<25%	...	12308.8
1732	Birch-Sweet	Betula	lenta	12	...	...	1	...	Fair	<25%	...	1266.05
1733	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
1734	Oak-White	Quercus	alba	13	...	...	1	...	Good	<25%	...	5200.47
1735	Birch-Sweet	Betula	lenta	14	...	...	1	...	Fair	<25%	...	1723.23
1736	Hemlock-Canadian	Tsuga	canadensis	12	...	...	1	...	Poor	<25%	...	1139.44
1737	Oak-Northern Red	Quercus	rubra	26	...	...	1	...	Good	<25%	...	20801.87
1738	Oak-White	Quercus	alba	12	...	...	1	...	Fair	<25%	...	3165.12
1739	Maple-Red	Acer	rubrum	10	...	...	1	...	Fair	<25%	...	1758.4
1740	Birch-Sweet	Betula	lenta	18	...	...	1	...	Good	<25%	...	3988.05
1741	Beech-American	Fagus	grandifolia	10	...	...	1	...	Good	<25%	...	2461.76
1742	Birch-Sweet	Betula	lenta	19	...	...	1	...	Fair	<25%	...	3173.91
1743	Maple-Sugar	Acer	saccharum	9	...	...	1	...	Good	<25%	...	2492.53
1744	Birch-Sweet	Betula	lenta	9	...	...	1	...	Fair	<25%	...	712.15
1745	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
1746	Birch-Sweet	Betula	lenta	22	...	...	1	...	Good	<25%	...	5957.46
1747	Birch-Sweet	Betula	lenta	16	...	...	1	...	Good	<25%	...	3151.05
1748	Birch-Sweet	Betula	lenta	21	...	...	1	...	Good	<25%	...	5428.18
1749	Maple-Sugar	Acer	saccharum	15	...	...	1	...	Good	<25%	...	6923.7
1750	Birch-Sweet	Betula	lenta	16	...	...	1	...	Good	<25%	...	3151.05
1751	Elm-American	Ulmus	americana	13	...	...	1	...	Fair	<25%	...	2228.77
1752	Hemlock-Canadian	Tsuga	canadensis	14	...	...	1	...	Poor	<25%	...	1550.91
1753	Birch-Sweet	Betula	lenta	15	...	...	1	...	Good	<25%	...	2769.48
1754	Maple-Sugar	Acer	saccharum	9	...	...	1	...	Fair	<25%	...	1780.38
1755	Maple-Red	Acer	rubrum	17	...	...	1	...	Good	<25%	...	7114.49
1756	Hemlock-Canadian	Tsuga	canadensis	8	...	...	1	...	Fair	<25%	...	844.03
1757	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Fair	<25%	...	1406.72
1758	Maple-Sugar	Acer	saccharum	15	...	...	1	...	Good	<25%	...	6923.7
1759	Hemlock-Canadian	Tsuga	canadensis	11	...	...	1	...	Fair	<25%	...	1595.75
1760	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
1761	Birch-Sweet	Betula	lenta	14	...	...	1	...	Fair	<25%	...	1723.23
1762	Maple-Sugar	Acer	saccharum	10	...	...	1	...	Good	<25%	...	3077.2
1763	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Fair	<25%	...	1406.72
1764	Hemlock-Canadian	Tsuga	canadensis	10	...	...	1	...	Fair	<25%	...	1318.8
1765	Maple-Sugar	Acer	saccharum	14	...	...	1	...	Good	<25%	...	6031.31
1766	Birch-Sweet	Betula	lenta	19	...	...	1	...	Fair	<25%	...	3173.91
1767	Maple-Sugar	Acer	saccharum	9	...	...	1	...	Good	<25%	...	2492.53
1768	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
1769	Maple-Sugar	Acer	saccharum	13	...	...	1	...	Good	<25%	...	5200.47
1770	Hemlock-Canadian	Tsuga	canadensis	8	...	...	1	...	Fair	<25%	...	844.03
1771	Ash-White	Fraxinus	americana	9	...	...	1	...	Poor	<25%	...	427.29
1772	Hickory-Pignut	Carya	glabra	16	...	...	3	...	Good	<25%	...	12308.8
1773	Hemlock-Canadian	Tsuga	canadensis	8	...	...	1	...	Poor	<25%	...	506.42
1774	Hemlock-Canadian	Tsuga	canadensis	10	...	...	1	...	Poor	<25%	...	791.28
1775	Beech-American	Fagus	grandifolia	11	...	...	1	...	Fair	<25%	...	2127.66
1776	Hickory-Pignut	Carya	glabra	19	...	...	1	...	Fair	<25%	...	6347.82
1777	Hemlock-Canadian	Tsuga	canadensis	12	...	...	1	...	Fair	<25%	...	1899.07
1778	Hickory-Shagbark	Carya	ovata	13	...	...	1	...	Good	<25%	...	4160.37
1779	Hemlock-Canadian	Tsuga	canadensis	13	...	...	1	...	Fair	<25%	...	2228.77
1780	Hickory-Shagbark	Carya	ovata	18	...	...	1	...	Good	<25%	...	7976.1
1781	Hickory-Pignut	Carya	glabra	14	...	...	1	...	Good	<25%	...	4825.05
1782	Oak-Northern Red	Quercus	rubra	32	...	...	1	...	Good	<25%	...	30872.35
1783	Beech-American	Fagus	grandifolia	23	...	...	1	...	Good	<25%	...	13022.71
1784	Birch-Sweet	Betula	lenta	15	...	...	2	...	Good	<25%	...	4541.95
1785	Birch-Sweet	Betula	lenta	16	...	...	1	...	Good	<25%	...	3151.05
1786	Hemlock-Canadian	Tsuga	canadensis	38	...	...	1	...	Fair	<25%	...	17852.69
1787	Birch-Sweet	Betula	lenta	16	...	...	1	...	Fair	<25%	...	2250.75
1788	Hemlock-Canadian	Tsuga	canadensis	8	...	...	1	...	Poor	<25%	...	506.42
1789	Birch-Sweet	Betula	lenta	14	...	...	1	...	Fair	<25%	...	1723.23
1790	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
1791	Birch-Sweet	Betula	lenta	12	...	...	2	...	Fair	<25%	...	1828.74
1792	Oak-Northern Red	Quercus	rubra	16	...	...	1	...	Fair	<25%	...	5626.88
1793	Oak-Northern Red	Quercus	rubra	13	...	...	1	...	Fair	<25%	...	3714.62
1794	Maple-Sugar	Acer	saccharum	8	...	...	2	...	Good	<25%	...	2246.36
1795	Oak-Northern Red	Quercus	rubra	28	...	...	1	...	Good	<25%	...	24125.25
1796	Beech-American	Fagus	grandifolia	11	...	...	1	...	Good	<25%	...	2978.73
1797	Oak-Northern Red	Quercus	rubra	26	...	...	1	...	Good	<25%	...	20801.87
1798	Beech-American	Fagus	grandifolia	22	...	...	1	...	Fair	<25%	...	8510.66
1799	Oak	Quercus	sp	23	...	...	2	...	Good	<25%	...	17847.76
1800	Oak	Quercus	sp	9	...	...	1	...	Fair	<25%	...	1424.3
1801	Birch-Sweet	Betula	lenta	19.5	...	...	1	...	Good	<25%	...	4680.42
1802	Beech-American	Fagus	grandifolia	8	...	...	1	...	Good	<25%	...	1575.53
1803	Birch-Sweet	Betula	lenta	14.5	...	...	1	...	Good	<25%	...	2587.93
1804	Birch-Sweet	Betula	lenta	11	...	...	2	...	Good	<25%	...	2846.41
1805	Birch-Sweet	Betula	lenta	13.5	...	...	1	...	Good	<25%	...	2243.28

1806	Oak-White	Quercus	alba	18	...	...	1	...	Good	<25%	...	9970.13
1807	Birch-Sweet	Betula	lenta	11.5	...	...	1	...	Good	<25%	...	1627.84
1808	Birch-Sweet	Betula	lenta	10	...	...	1	...	Good	<25%	...	1230.88
1809	Birch-Sweet	Betula	lenta	13.5	...	...	2	...	Good	<25%	...	3240.29
1810	Birch-Sweet	Betula	lenta	13	...	...	2	...	Good	<25%	...	2867.95
1811	Birch-Sweet	Betula	lenta	14.5	...	...	2	...	Good	<25%	...	3477.24
1812	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
1813	Birch-Sweet	Betula	lenta	13.5	...	...	1	...	Good	<25%	...	2243.28
1814	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
1815	Birch-Sweet	Betula	lenta	15	...	...	1	...	Good	<25%	...	2769.48
1816	Birch-Sweet	Betula	lenta	9	...	...	1	...	Good	<25%	...	997.01
1817	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
1818	Beech-American	Fagus	grandifolia	9	...	...	1	...	Good	<25%	...	1994.03
1819	Oak-White	Quercus	alba	19	...	...	1	...	Good	<25%	...	11108.69
1820	Birch-Sweet	Betula	lenta	20.5	...	...	1	...	Good	<25%	...	5172.77
1821	Oak-White	Quercus	alba	10.5	...	...	1	...	Good	<25%	...	3392.61
1822	Birch-Sweet	Betula	lenta	15.5	...	...	1	...	Good	<25%	...	2957.19
1823	Birch-Sweet	Betula	lenta	10	...	...	1	...	Good	<25%	...	1230.88
1824	Birch-Sweet	Betula	lenta	13.5	...	...	1	...	Good	<25%	...	2243.28
1825	Beech-American	Fagus	grandifolia	22	...	...	1	...	Good	<25%	...	11914.92
1826	Hickory-Pignut	Carya	glabra	15	...	...	1	...	Good	<25%	...	5538.96
1827	Hickory-Pignut	Carya	glabra	10	...	...	1	...	Good	<25%	...	2461.76
1828	Maple-Sugar	Acer	saccharum	13.5	...	...	1	...	Good	<25%	...	5608.2
1829	Hickory-Pignut	Carya	glabra	16	...	...	1	...	Good	<25%	...	6302.11
1830	Beech-American	Fagus	grandifolia	10	...	...	1	...	Good	<25%	...	2461.76
1831	Beech-American	Fagus	grandifolia	19.5	...	...	1	...	Good	<25%	...	9360.84
1832	Beech-American	Fagus	grandifolia	19.5	...	...	1	...	Good	<25%	...	9360.84
1833	Birch-Sweet	Betula	lenta	12.5	...	...	1	...	Good	<25%	...	1923.25
1834	Birch-Sweet	Betula	lenta	21	...	...	2	...	Good	<25%	...	9871.66
1835	Birch-Sweet	Betula	lenta	9	...	...	1	...	Good	<25%	...	997.01
1836	Birch-Sweet	Betula	lenta	20	...	...	1	...	Good	<25%	...	4923.52
1837	Oak-Northern Red	Quercus	rubra	21	...	...	1	...	Good	<25%	...	13570.45
1838	Birch-Sweet	Betula	lenta	10	...	...	1	...	Good	<25%	...	1230.88
1839	Beech-American	Fagus	grandifolia	9	...	...	1	...	Good	<25%	...	1994.03
1840	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
1841	Birch-Sweet	Betula	lenta	35	...	...	1	...	Good	<25%	...	14553
1842	Birch-Sweet	Betula	lenta	11.5	...	...	1	...	Good	<25%	...	1627.84
1843	Beech-American	Fagus	grandifolia	9	...	...	1	...	Good	<25%	...	1994.03
1844	Birch-Sweet	Betula	lenta	12.5	...	...	1	...	Good	<25%	...	1923.25
1845	Birch-Sweet	Betula	lenta	13	...	...	3	...	Good	<25%	...	3043.35
1846	Beech-American	Fagus	grandifolia	16	...	...	1	...	Good	<25%	...	6302.11
1847	Birch-Sweet	Betula	lenta	10	...	...	1	...	Good	<25%	...	1230.88
1848	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
1849	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
1850	Oak-Northern Red	Quercus	rubra	18	...	...	1	...	Good	<25%	...	9970.13
1851	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
1852	Beech-American	Fagus	grandifolia	8	...	...	1	...	Good	<25%	...	1575.53
1853	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
1854	Birch-Sweet	Betula	lenta	10.5	...	...	1	...	Good	<25%	...	1357.05
1855	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
1856	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
1857	Birch-Sweet	Betula	lenta	8.5	...	...	1	...	Good	<25%	...	889.31
1858	Birch-Sweet	Betula	lenta	15	...	...	2	...	Good	<25%	...	4849.67
1859	Birch-Sweet	Betula	lenta	15.5	...	...	1	...	Good	<25%	...	2957.19
1860	Birch-Sweet	Betula	lenta	13.5	...	...	1	...	Good	<25%	...	2243.28
1861	Birch-Sweet	Betula	lenta	9	...	...	1	...	Good	<25%	...	997.01
1862	Birch-Sweet	Betula	lenta	10	...	...	2	...	Good	<25%	...	2018.64
1863	Birch-Sweet	Betula	lenta	10.5	...	...	1	...	Good	<25%	...	1357.05
1864	Oak-Northern Red	Quercus	rubra	20.5	...	...	1	...	Good	<25%	...	12931.93
1865	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
1866	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
1867	Birch-Sweet	Betula	lenta	10.5	...	...	1	...	Good	<25%	...	1357.05
1868	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
1869	Beech-American	Fagus	grandifolia	9	...	...	1	...	Good	<25%	...	1994.03
1870	Oak-Northern Red	Quercus	rubra	13.5	...	...	1	...	Good	<25%	...	5608.2
1871	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
1872	Hemlock-Canadian	Tsuga	canadensis	11	...	...	1	...	Good	<25%	...	2234.05
1873	Oak-Northern Red	Quercus	rubra	20.5	...	...	1	...	Good	<25%	...	12931.93
1874	Birch-Sweet	Betula	lenta	9	...	...	1	...	Good	<25%	...	997.01
1875	Birch-Sweet	Betula	lenta	11.5	...	...	1	...	Good	<25%	...	1627.84
1876	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
1877	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
1878	Birch-Sweet	Betula	lenta	10.5	...	...	1	...	Good	<25%	...	1357.05
1879	Birch-Sweet	Betula	lenta	10.5	...	...	1	...	Good	<25%	...	1357.05
1880	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
1881	Birch-Sweet	Betula	lenta	9	...	...	1	...	Good	<25%	...	997.01
1882	Birch-Sweet	Betula	lenta	9	...	...	1	...	Good	<25%	...	997.01
1883	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
1884	Birch-Sweet	Betula	lenta	9.5	...	...	1	...	Good	<25%	...	1110.87
1885	Birch-Sweet	Betula	lenta	8.5	...	...	1	...	Good	<25%	...	889.31
1886	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
1887	Birch-Sweet	Betula	lenta	8.5	...	...	1	...	Good	<25%	...	889.31
1888	Birch-Sweet	Betula	lenta	13.5	...	...	1	...	Good	<25%	...	2243.28
1889	Oak-Northern Red	Quercus	rubra	19	...	...	1	...	Good	<25%	...	11108.69
1890	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
1891	Birch-Sweet	Betula	lenta	8	...	...	2	...	Good	<25%	...	1230.88
1892	Birch-Sweet	Betula	lenta	9	...	...	1	...	Good	<25%	...	997.01
1893	Maple-Red	Acer	rubrum	11	...	...	1	...	Good	<25%	...	2978.73
1894	Oak-White	Quercus	alba	12.5	...	...	1	...	Good	<25%	...	4808.13
1895	Oak-Northern Red	Quercus	rubra	18	...	...	1	...	Good	<25%	...	9970.13
1896	Oak-White	Quercus	alba	13.5	...	...	1	...	Good	<25%	...	5608.2
1897	Oak-White	Quercus	alba	198	...	...	1	...	Good	<25%	...	-19558.5
1898	Birch-Sweet	Betula	lenta	8.5	...	...	2	...	Good	<25%	...	1492.44
1899	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
1900	Birch-Sweet	Betula	lenta	17	...	...	2	...	Good	<25%	...	4914.29
1901	Birch-Sweet	Betula	lenta	16.5	...	...	1	...	Good	<25%	...	3351.07
1902	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
1903	Oak-White	Quercus	alba	23.5	...	...	1	...	Good	<25%	...	16993.84
1904	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
1905	Birch-Sweet	Betula	lenta	8.5	...	...	1	...	Good	<25%	...	889.31
1906	Beech-American	Fagus	grandifolia	9	...	...	1	...	Good	<25%	...	1994.03
1907	Birch-Sweet	Betula	lenta	11	...	...	1	...	Good	<25%	...	1489.36
1908	Birch-Sweet	Betula	lenta	22.5	...	...	1	...	Good	<25%	...	6231.33
1909	Beech-American	Fagus	grandifolia	8.5	...	...	1	...	Good	<25%	...	1778.62
1910	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47

1911	Oak-Northern Red	Quercus	rubra	23.5	...	...	1	...	Good	<25%	...	16993.84
1912	Oak-White	Quercus	alba	18.5	...	...	1	...	Good	<25%	...	10531.72
1913	Birch-Sweet	Betula	lenta	17	...	...	1	...	Good	<25%	...	3557.24
1914	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
1915	Oak-Northern Red	Quercus	rubra	18.5	...	...	1	...	Good	<25%	...	10531.72
1916	Birch-Sweet	Betula	lenta	9.5	...	...	1	...	Good	<25%	...	1110.87
1917	Beech-American	Fagus	grandifolia	9.5	...	...	1	...	Good	<25%	...	2221.74
1918	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
1919	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
1920	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
1921	Birch-Sweet	Betula	lenta	12	...	...	1	...	Good	<25%	...	1772.47
1922	Birch-Sweet	Betula	lenta	9.5	...	...	1	...	Good	<25%	...	1418.59
1923	Birch-Sweet	Betula	lenta	20	...	...	1	...	Good	<25%	...	4923.52
1924	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
1925	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
1926	Hemlock-Canadian	Tsuga	canadensis	11	...	...	1	...	Good	<25%	...	2234.05
1927	Beech-American	Fagus	grandifolia	11	...	...	1	...	Good	<25%	...	2978.73
1928	Hickory-Pignut	Carya	glabra	13	...	...	3	...	Good	<25%	...	10000.9
1929	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
1930	Birch-Sweet	Betula	lenta	17.5	...	...	1	...	Good	<25%	...	3769.57
1931	Birch-Sweet	Betula	lenta	32	...	...	1	...	Good	<25%	...	12348.94
1932	Birch-Sweet	Betula	lenta	16	...	...	1	...	Good	<25%	...	3151.05
1933	Beech-American	Fagus	grandifolia	9.5	...	...	1	...	Good	<25%	...	2221.74
1934	Maple-Sugar	Acer	saccharum	17	...	...	1	...	Good	<25%	...	8893.11
1935	Beech-American	Fagus	grandifolia	10.5	...	...	2	...	Good	<25%	...	3107.97
1936	Birch-Sweet	Betula	lenta	19.5	...	...	1	...	Good	<25%	...	4680.42
1937	Maple-Sugar	Acer	saccharum	9.5	...	...	1	...	Good	<25%	...	2777.17
1938	Maple-Sugar	Acer	saccharum	8	...	...	1	...	Good	<25%	...	1969.41
1939	Oak-Northern Red	Quercus	rubra	14	...	...	1	...	Good	<25%	...	6031.31
1940	Oak-Northern Red	Quercus	rubra	23.5	...	...	1	...	Good	<25%	...	16993.84
1941	Hickory-Pignut	Carya	glabra	16.5	...	...	1	...	Good	<25%	...	6702.14
1942	Hemlock-Canadian	Tsuga	canadensis	9.5	...	...	1	...	Good	<25%	...	1666.3
1943	Beech-American	Fagus	grandifolia	10.5	...	...	1	...	Good	<25%	...	2714.09
1944	Hickory-Pignut	Carya	glabra	8	...	...	1	...	Good	<25%	...	1575.53
1945	Hickory-Pignut	Carya	glabra	14	...	...	1	...	Good	<25%	...	4825.05
1946	Hickory-Pignut	Carya	glabra	16.5	...	...	1	...	Good	<25%	...	6702.14
1947	Beech-American	Fagus	grandifolia	8	...	...	1	...	Good	<25%	...	1575.53
1948	Hickory-Pignut	Carya	glabra	16.5	...	...	1	...	Good	<25%	...	6702.14
1949	Hickory-Pignut	Carya	glabra	18	...	...	1	...	Good	<25%	...	7976.1
1950	Oak-Northern Red	Quercus	rubra	23	...	...	1	...	Good	<25%	...	16278.39
1951	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
1952	Beech-American	Fagus	grandifolia	8	...	...	1	...	Good	<25%	...	1575.53
1953	Hickory-Pignut	Carya	glabra	19	...	...	2	...	Good	<25%	...	13712
1954	Beech-American	Fagus	grandifolia	11.5	...	...	1	...	Good	<25%	...	3255.68
1955	Hickory-Pignut	Carya	glabra	18.5	...	...	1	...	Good	<25%	...	8425.37
1956	Hickory-Pignut	Carya	glabra	12	...	...	1	...	Good	<25%	...	3544.93
1957	Maple-Red	Acer	rubrum	9	...	...	1	...	Good	<25%	...	1994.03
1958	Hickory-Pignut	Carya	glabra	8	...	...	1	...	Good	<25%	...	1575.53
1959	Hickory-Pignut	Carya	glabra	18	...	...	1	...	Good	<25%	...	7976.1
1960	Oak-White	Quercus	alba	19.5	...	...	2	...	Good	<25%	...	19578.69
1961	Birch-Sweet	Betula	lenta	15	...	...	1	...	Good	<25%	...	2769.48
1962	Oak-White	Quercus	alba	17.5	...	...	1	...	Good	<25%	...	9423.93
1963	Oak-White	Quercus	alba	29	...	...	1	...	Good	<25%	...	25879.25
1964	Birch-Sweet	Betula	lenta	9	...	...	3	...	Good	<25%	...	1907.86
1965	Birch-Sweet	Betula	lenta	10.5	...	...	1	...	Good	<25%	...	1357.05
1966	Oak-Northern Red	Quercus	rubra	24.5	...	...	2	...	Good	<25%	...	30779.69
1967	Beech-American	Fagus	grandifolia	8.5	...	...	1	...	Good	<25%	...	1778.62
1968	Birch-Sweet	Betula	lenta	9	...	...	2	...	Good	<25%	...	1517.06
1969	Oak-Northern Red	Quercus	rubra	15	...	...	1	...	Good	<25%	...	6923.7
1970	Oak-Northern Red	Quercus	rubra	11	...	...	1	...	Good	<25%	...	3723.41
1971	Maple-Red	Acer	rubrum	8	...	...	1	...	Good	<25%	...	1575.53
1972	Maple-Sugar	Acer	saccharum	18.5	...	...	1	...	Good	<25%	...	10531.72
1973	Oak-White	Quercus	alba	8	...	...	1	...	Good	<25%	...	1969.41
1974	Hickory-Shagbark	Carya	ovata	11	...	...	1	...	Good	<25%	...	2978.73
1975	Maple-Red	Acer	rubrum	15	...	...	1	...	Good	<25%	...	5538.96
1976	Hickory-Shagbark	Carya	ovata	12	...	...	1	...	Good	<25%	...	3544.93
1977	Oak-White	Quercus	alba	19	...	...	1	...	Good	<25%	...	11108.69
1978	Oak-White	Quercus	alba	9.5	...	...	1	...	Good	<25%	...	2777.17
1979	Oak-Northern Red	Quercus	rubra	24	...	...	1	...	Good	<25%	...	17724.67
1980	Oak-White	Quercus	alba	11	...	...	1	...	Good	<25%	...	3723.41
1981	Birch-Sweet	Betula	lenta	25	...	...	1	...	Good	<25%	...	7693
1982	Oak-Northern Red	Quercus	rubra	13	...	...	1	...	Good	<25%	...	5200.47
1983	Oak-Northern Red	Quercus	rubra	23.5	...	...	1	...	Good	<25%	...	16993.84
1984	Birch-Sweet	Betula	lenta	14.5	...	...	1	...	Good	<25%	...	2587.93
1985	Birch-Sweet	Betula	lenta	14	...	...	1	...	Good	<25%	...	2412.52
1986	Birch-Sweet	Betula	lenta	11.5	...	...	1	...	Good	<25%	...	1627.84
1987	Beech-American	Fagus	grandifolia	8	...	...	1	...	Good	<25%	...	1575.53
1988	Birch-Sweet	Betula	lenta	14.5	...	...	1	...	Good	<25%	...	2587.93
1989	Birch-Sweet	Betula	lenta	19	...	...	2	...	Good	<25%	...	8431.53
1990	Birch-Sweet	Betula	lenta	13	...	...	1	...	Good	<25%	...	2080.19
1991	Oak-Northern Red	Quercus	rubra	14.5	...	...	1	...	Good	<25%	...	6469.81
1992	Maple-Red	Acer	rubrum	12	...	...	2	...	Good	<25%	...	6800.61
1993	Birch-Sweet	Betula	lenta	10	...	...	1	...	Good	<25%	...	1230.88
1994	Birch-Sweet	Betula	lenta	19.5	...	...	2	...	Good	<25%	...	5123.54
1995	Maple-Red	Acer	rubrum	14	...	...	1	...	Good	<25%	...	4825.05
1996	Maple-Red	Acer	rubrum	11	...	...	1	...	Good	<25%	...	2978.73
1997	Birch-Sweet	Betula	lenta	11.5	...	...	1	...	Good	<25%	...	1627.84
1998	Birch-Sweet	Betula	lenta	8	...	...	1	...	Good	<25%	...	787.76
1999	Hickory-Pignut	Carya	glabra	8.5	...	...	1	...	Good	<25%	...	1778.62
2000	Birch-Sweet	Betula	lenta	18.5	...	...	1	...	Good	<25%	...	4212.69

conEdison
Clean Energy Businesses

October 23, 2021

BY EMAIL

Richard Fon, Chairman
Planning Board
Town of Yorktown
363 Underhill Avenue
Yorktown, NY 10598

Subject: Tree Ordinance Mitigation Plan - Proposed Solar Project, Foothill Street, Yorktown

Dear Mr. Fon:

Con Edison Clean Energy Businesses, Inc. is proposing to develop a ground-mounted solar facility on 15.90 acres of the 34.23-acre site at 3849 Foothill Street in Yorktown owned by William Lockwood.

In accordance with the local Tree Ordinance, the Applicant has recently submitted a Tree Inventory to the Planning Board showing that a total of 1871 "protected" trees, of varying quality and condition, will be removed to develop the proposed project.

The Tree Ordinance also requires that the Applicant submit a "mitigation plan" to the Planning Board to "address and compensate for the impact of the removal of protected trees and removal or disturbance of protected woodlands."

The Applicant previously submitted a draft mitigation plan for discussion purposes, but, with the completion of the Tree Inventory, is now able to propose a final mitigation plan for consideration.

The Tree Ordinance provides for "Payment into the Tree Bank Fund. In lieu of replacing a lost protected tree or disturbance to a protected woodland, the payment shall be $100 for every protected tree removed and $300 for every 5,000 square feet of protected woodland disturbed." In gross terms, this formula would result in a payment to the Tree Bank Fund of $228,656, based upon the 1871 trees @ $100 ($187,100) to be removed and the 15.90 acres of the 34.23-acre site to be disturbed ($41,556).

As a part of its mitigation plan, the Applicant has submitted plans for an additional 212 plantings, installed at a cost of $160,000, at the project site to enhance the natural screening and in mitigation for the trees to be removed for the project. See the Landscaping & Plantings in Mitigation Plan attached (and included in the Site Plan set as Sheet C006 at a larger scale). See also the Landscaping and Plantings for Mitigation Inventory and Cost Estimate attached.

The Applicant will also post a Bond to ensure the sustainability of those plantings and to pay for their replacement if necessary.

It is suggested that this $160,000 expenditure for new plantings be credited toward the $228,656 payment to the Tree Bank Fund and, as a result, the net payment to the Fund by the Applicant will be $68,656.

In further mitigation, the Applicant notes that, over and above the 18.32 acres at the site left wholly undisturbed and untouched by the solar project development, once the project is completed, almost all of the 15.90 acres that is disturbed will be returned to grass and meadow, using a pollinator-friendly seed mix, as prescribed by a Certified Ecological Restoration Practitioner, providing a new, much-needed habitat for bees, butterflies and other native pollinators.

The solar project will also have a positive, indirect effect on the environment as solar energy replaces or reduces the use of other energy sources that have larger effects on the environment. The EPA Greenhouse Gas Equivalencies Calculator attached demonstrates that the greenhouse gas offsets from this 1.87 MW AC solar project will be 60 million pounds of carbon dioxide (CO2) over the 25-year life of the project. That is the equivalent of taking nearly 6 million passenger car miles driven ... and their fossil fuel emissions ... off the road. By comparison the trees currently on the site which are to be cut would sequester less than 5% of that amount of carbon dioxide during the same period.

This mitigation plan will be in addition to a Payment in Lieu of Taxes Agreement (PILOT) that the Applicant proposes to enter upon with the Town. Please refer to the attached PILOT Toolkit, which is information and guidance provided by the New York State Energy Research and Development Authority (NYSERDA). As you can see, the proposed range for PILOT payments in the ConEd Territory is from a base of $3,700 to a high of $11,100 per MW AC of capacity. The reason for the range is that each Solar Project has individual characteristics which greatly affect its profitability. In this case, the Applicant is proposing to make payment to the Town at the top end of the NYSERDA Guidance, that is $11,100 per MW AC. Though some of the project specific characteristics are higher than the NYSERDA Base Case which was used to come up with the PILOT guidance, such as higher lease payments and utility interconnection costs, in the spirit of collaboration the Applicant does not propose any discounts to the PILOT rate. These payments will be made in addition to the standard property tax currently paid to the Town.

As currently designed, this proposed project has a capacity of approximately 1.87 MW AC. Based on the $11,100 per MW AC payment, this equals an additional tax payment to the Town of approximately $20,757 per year, or a total of approximately $311,355 over the term of the PILOT Agreement. This provides great tax benefit to the Town without placing any burden on Town resources or services. More specifically, such projects do not use sewer or water, do not require trash pick-up or police or fire response and, most importantly, do not put any additional

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children in the school system. As a result, all of this additional revenue can be used for enhancing Town programs and/or or infrastructure ... or to lower the tax burden for residents.

Your consideration of this mitigation plan is appreciated. Con Edison Clean Energy Businesses, Inc. looks forward to becoming a good corporate neighbor in the Town and to assisting in further enhancing the community in which you and the Planning Board justifiably take such pride. It is also excited to bring this clean, renewable electricity project to the Town.

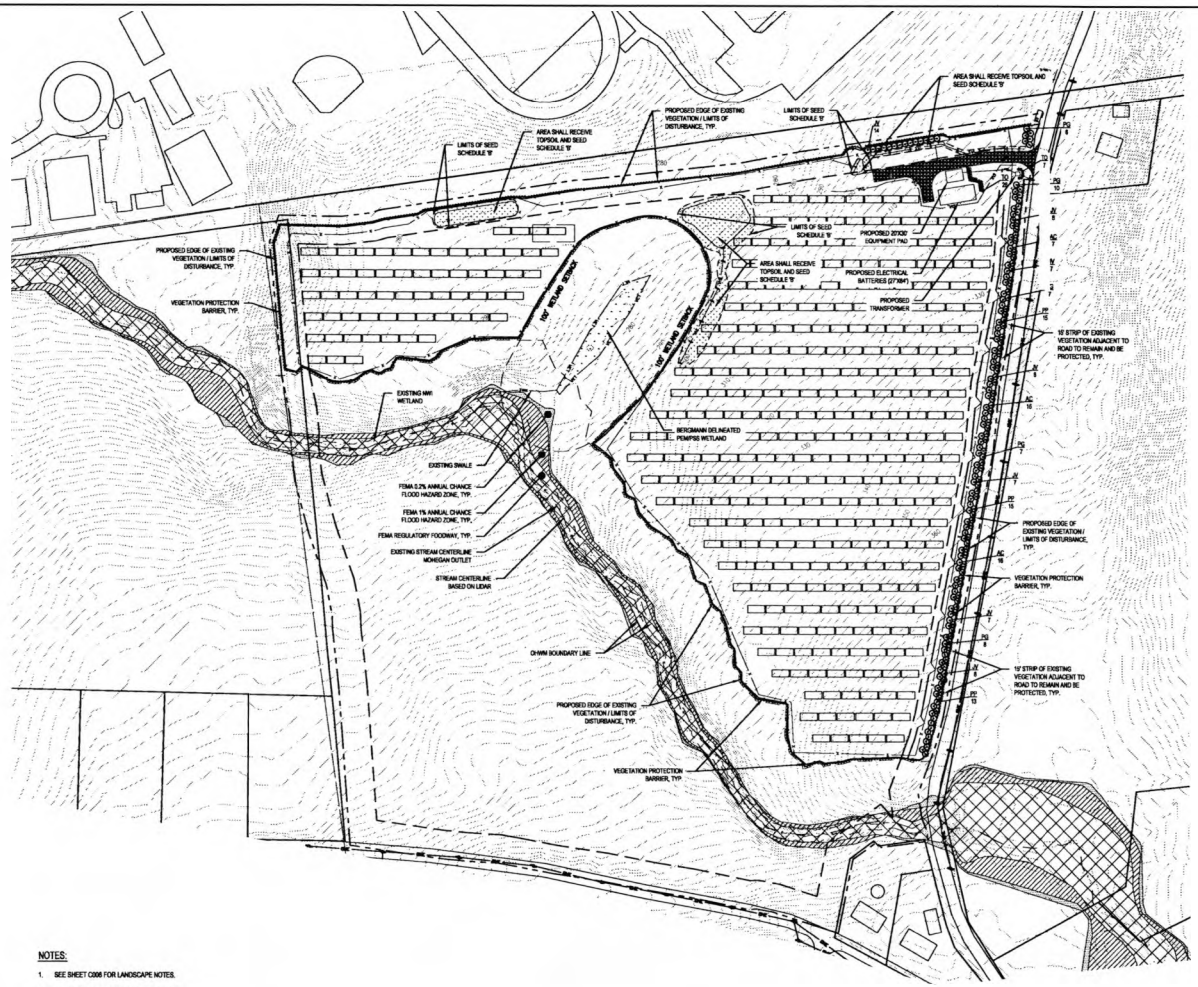
Regards,

Joe Shanahan

Project Developer

Con Edison Clean Energy Businesses
100 Summit Lake Drive
Valhalla, NY 10595
M: (978) 888-4088
E: ShanahanJ@conedceb.com
W: ConEdCEB.com

CC: Town Supervisor Matthew Slater (By Email)
Tree Conservation Advisory Commission Attn: Bill Kellner (By USPS)



LEGEND:

- PROPOSED TREE PLANTING
- VEGETATION PROTECTION BARRIER
- SEED LIMIT LINE
- SEED SCHEDULE 'B'
- PROPOSED GRAVEL DRIVEWAY
- FEMA 1% ANNUAL CHANCE FLOOD HAZARD
- FEMA 0.2% ANNUAL CHANCE FLOOD HAZARD
- EXISTING FEMA REGULATORY FLOODWAY
- EXISTING ROAD
- ADJ. PROPERTY/R.O.W. LINE (SURVEYED)
- FENCE LINE
- EXISTING VEGETATION
- PROPOSED LIMITS OF TREE CLEARING
- BERGMANN DELINEATED PALUSTRINE EMERGENT WETLAND (PEM) / PALUSTRINE SCRUB SHRUB WETLAND (PSS)
- ℄ STREAM
- 100' WETLAND SETBACK

NOTES:

1. SEE SHEET C006 FOR LANDSCAPE NOTES.
2. SEE SHEET C007 FOR LANDSCAPE DETAILS.
3. SEE SHEET C009 FOR SEED SCHEDULES.

PLANT LIST

Key	Qty.	Botanical Name	Common Name	Mature Size Height	Mature Size Spread	Installed Size	Condition	Notes
Evergreen Trees								
AC	39	Abies concolor	White Fir	50-75 Ht.	20-30' Sprd	6-7' Ht.	B&B	
JV	59	Juniperus virginiana	Eastern Red Cedar	30-60' Ht.	10-20' Sprd	8' Ht.	B&B	
PG	35	Picea glauca	White Spruce	40-60' Ht.	10-20' Sprd	8' Ht.	B&B	
PP	43	Picea pungens	Colorado Spruce	30-60' Ht.	10-20' Sprd	7-8' Ht.	B&B	
Evergreen Shrubs								
TO	33	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	7-15 Ht.	3-4' Sprd	5' Ht.	B&B	

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YORKTOWN A SOLAR FARM

FOOTHILL STREET

TOWN OF YORKTOWN
WESTCHESTER COUNTY
NEW YORK

CON EDISON CLEAN ENERGY BUSINESSES, INC.

100 SUMMIT LAKE DRIVE
VALHALLA, NY 10595

BERGMANN
ARCHITECTS ENGINEERS PLANNERS

Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C.
2 Winners Circle, Suite 102
Albany, NY 12205

office 518.862.0325

www.bergmannpc.com

REVISIONS

NO.	DATE	DESCRIPTION	REV.	CK'D
1	1/28/2021	PLAN REVISIONS	WD	ECR

PRELIMINARY
NOT FOR CONSTRUCTION

Project Manager	Checked By
ECR	ECR
Designed By	Drawn By
WD	WD
Date Issued	Scale
OCTOBER 27, 2020	1"=100'
Project Number	
14647.00	

LANDSCAPING & PLANTING FOR MITIGATION PLAN

Drawing Number

C006

7 of 12

Yorktown A Solar Farm
Town of Yorktown, Westchester County, NY

BERGMANN
ARCHITECTS ENGINEERS PLANNERS

Landscaping & Planting for Mitigation Budget Cost Estimate

February 5, 2021

Item Description	Unit	Quantity	Unit Price (2020 $)	Cost
Tree Plantings				
AC - Abies concolor - White Fir (6-7' Height)	EA	39	$600	$23,400
JV - Juniperus virginiana - Eastern Red Cedar (8' Height)	EA	59	$700	$41,300
PG - Picea glauca - White Spruce (8' Height)	EA	38	$700	$26,600
PP - Picea pungens - Colorado Spruce (8' Height)	EA	43	$650	$27,950
TO - Thuja occidentalis 'Emerald Green' - Emerald Green Arborvitae (5' Height)	EA	33	$450	$14,850
			SUB-TOTAL	**$134,100**
Basic Work Zone traffic Control (5%)	LS	1		$6,705
Mobilization (4%)	LS	1		$5,364
Survey Operations (2%)	LS	1		$2,682
Erosion and Sediment Control (0.5%)	LS	1		$671
			TOTAL	**$149,522**
			Construction Contingency (5%)	**$7,476**
			GRAND TOTAL	**$156,998**
			SAY	**$160,000**

Assumptions:
1. Unit cost includes installation.

PLANT LIST

Key	Qty.	Botanical Name	Common Name	Mature Size Height	Mature Size Spread	Installed Size	Condition	Approximate Size in 5 Years
Evergreen Trees								
AC	39	Abies concolor	White Fir	50-75' Ht.	20-30' Sprd.	6-7' Ht.	B&B	14-15' Ht. /10-12' Sprd.
JV	59	Juniperus virginiana	Eastern Red Cedar	30-60' Ht.	10-25' Sprd.	8' Ht.	B&B	15-16' Ht. /8-9' Sprd.
PG	38	Picea glauca	White Spruce	40-60' Ht.	10-20' Sprd.	8' Ht.	B&B	15-16' Ht. /8-9' Sprd.
PP	43	Picea pungens	Colorado Spruce	30-60' Ht.	10-20' Sprd.	7-8' Ht.	B&B	14-15' Ht. /10-12' Sprd.
Evergreen Shrubs								
TO	33	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	7-15 Ht.	3-4' Sprd.	5' Ht.	B&B	7-8' Ht. /2-3' Sprd.

1. Average growth rates were based on information from the Arbor Day Foundation.
2. Size in 5 years represented on this table are approximate and do not take into account exact site conditions the trees will be planted in.
3. Individual trees grow at different rates depending on their condition at installation and watering/maintenance during the period of establishment. Growth rates will vary.

United States Environmental Protection Agency

Greenhouse Gas Equivalencies Calculator

1.87 MW AC Solar Project

3,132,000 kilowatt-hours of electricity

Equivalency Results

How are they calculated?

The sum of the greenhouse gas emissions you entered above is of Carbon Dioxide Equivalent. This is equivalent to:

2,214 **Metric Tons**

Greenhouse gas emissions from

478

Passenger vehicles driven for one year

-or-

5,494,911

Miles driven by an average passenger vehicle

CO_2 emissions from

249,178

gallons of gasoline consumed

-or-

217,529

gallons of diesel consumed

-or-

2,440,019

Pounds of coal burned

-or-

29.3

tanker trucks' worth of gasoline

-or-

256

homes' energy use for one year

-or-

375

homes' electricity use for one year

-or-

12.2
railcars' worth of coal burned
-or-
5,127
barrels of oil consumed
-or-
90,526
propane cylinders used for home barbeques
-or-

0.0006
coal-fired power plants in one year
-or-
282,413,637
number of smartphones charged

Greenhouse gas emissions avoided by

753
Tons of waste recycled instead of landfilled
-or-
108
Garbage trucks of waste recycled instead of landfilled
-or-
94,224
trash bags of waste recycled instead of landfilled
-or-

0.470

Wind turbines running for a year

-or-

84,120

Incandescent lamps switched to LEDs

Carbon sequestered by

36,616

tree seedlings grown for 10 years

-or-

2,892

acres of U.S. forests in one year

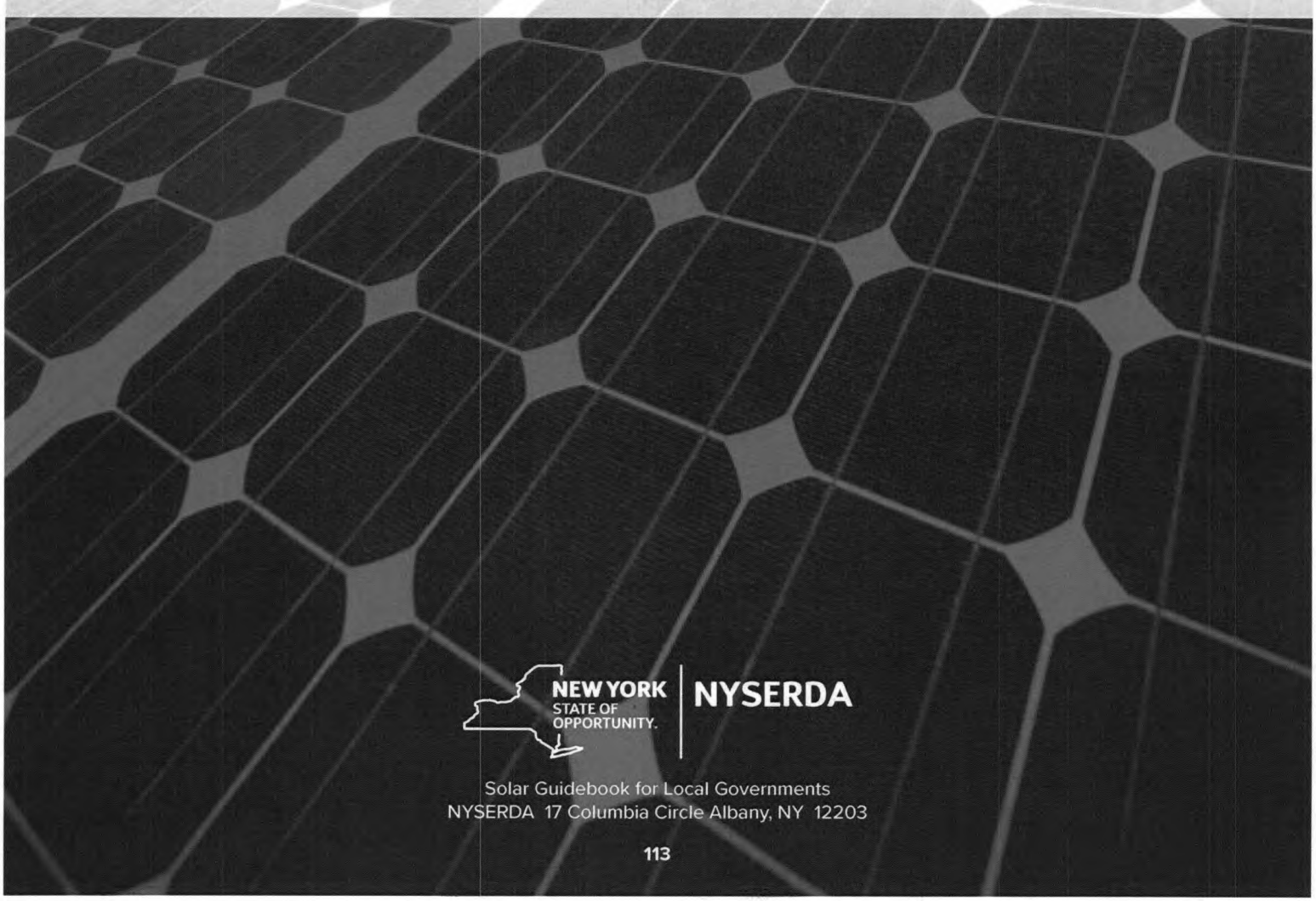
-or-

15

acres of U.S. forests preserved from conversion to cropland in one year

Solar Payment-In-Lieu-Of-Taxes (PILOT)

Assisting New York State municipalities considering payment-in-lieu-of taxes (PILOT) agreements for community solar projects larger than one megawatt.



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Section Content

Overview

The following toolkit is for local governments in New York State who are considering a payment-in-lieu-of-taxes (PILOT) agreement for solar projects larger than one megawatt (MW). We provide resources for local governments to gain more information on PILOT agreements. A few notable resources within the toolkit are the New York Model Solar Energy PILOT Law, Model Solar PILOT Agreement for a single jurisdiction, and the PILOT calculator for taxing jurisdictions, which can be accessed here and under the PILOT toolkit section below.[18]

1. Community Solar

In addition to residential, commercial, and municipal projects, a relatively new kind of solar project, "community solar," has emerged as an efficient and affordable way for all New Yorkers to gain access to clean energy. Community solar projects are much larger, typically in the 2,000-kw range and allow individuals (including renters and others who cannot install a system on their own roof) to purchase individual panels or some fraction of the electricity the entire system generates. These customers receive credits for this electricity on their monthly utility bills.

A community solar project brings revenues and benefits to a community and its residents in several ways. The owner of a project site will typically lease land to the solar company in return for lease payments. Community solar customers, which may include municipalities, businesses, and residents, save money on their utility bills. Taxing jurisdictions can benefit from PILOT payments. At the same time, given the passive nature of a solar array, a solar project does not create increased demands on municipal services and infrastructure.

2. Real Property Tax Law (RPTL) § 487

As a measure to promote the installation of clean energy sources, the New York State legislature adopted a section of the RPTL § 487 that exempts the value of a solar panel system from local property taxes.[19] Under the law, any increase in the property value attributable to the addition of the solar panel system is exempt from property tax. The RPTL § 487 exemption has been a cornerstone of the State's efforts to meet its clean energy goals, providing essential economic incentives for solar. The law does, however, allow any taxing jurisdiction (town, school, etc.) to "opt-out" of the tax exemption by adopting a local law or resolution, making the added value of a solar panel system fully taxable. Alternatively, a taxing jurisdiction that does not opt-out can require a solar developer to pay an annual fee or "payment- in-lieu of taxes" as a replacement for the taxes it would have otherwise collected. Under the law, PILOT amounts cannot exceed what the tax amount would have been without the exemption. Additionally, the law does not allow jurisdictions to partially opt out of the law to generate tax revenue from large solar projects while exempting the small systems of homeowners. Opting out of RPTL § 487 makes community solar projects financially unviable and makes homeowners' rooftop systems more expensive.

[18] The terms "taxing jurisdictions" and "jurisdictions" include counties, cities, towns, villages and school districts.

[19] New York State Real Property Tax Law § 487 provides a 15-year real property tax exemption for properties located in New York State with renewable energy systems, including solar electric systems. The law applies only to the value that a solar electric system adds to the overall value of the property; it does not mean that landowners with an installed renewable energy system are exempt from all property tax. Local governments have the option to opt out of RPTL § 487 and tax solar projects at the full property tax rate, but doing so can impact project economics in a way that unintentionally prohibits developers from building projects. For more information on RPTL § 487, see Understanding New York State's Real Property Tax Law § 487 fact sheet. A local government that does not opt out of RPTL § 487 can still generate revenue through PILOT agreements.

NYSERDA understands that many communities have little or no experience with solar PILOT agreements or with assessing the value of large-scale solar projects. Information is difficult to obtain by consulting other communities because few communities have completed large-scale solar projects.

Two common questions have arisen from New York State municipal officials and other interested parties:

(1) If we do not opt-out and seek a PILOT, what is a fair PILOT amount based on what projects can afford?

(2) What are the steps to negotiate a successful PILOT agreement?

The answer to the first question is complicated, as PILOTs are often negotiated for individual projects, and the PILOT amount a project can afford depends on many factors, including construction and maintenance costs, and the amount of revenue from electricity sales. From the point of view of solar developers, if the PILOT amount is too high, they will not be able to make the project economically feasible and will not proceed. So, the amount of revenue available for a PILOT is dependent on the overall project economics. The first question then becomes, "What PILOT amount will allow the jurisdiction and its residents to enjoy the benefits of the project, but will not make the project financially unviable and unattractive to a developer?"

NYSERDA's research indicates that PILOT rates should be negotiable between 1% and 3% of the compensation solar developers receive for the electricity their projects generate.[20] This research includes an independent analysis of current solar market data and an analysis of solar project compensation rates established under the preliminary value stack in the New York Public Service Commission's March 2017 Value of Distributed Energy Resources (VDER) order. The new solar energy compensation methodology will likely reduce project revenue. NYSERDA will review and update its PILOT guidance regularly; taxing jurisdictions are encouraged to adjust their PILOT rates accordingly.

NYSERDA offers the Solar PILOT Toolkit as a resource to help municipalities and solar developers negotiate successful PILOT agreements. The following describes the Toolkit's contents.

3. Solar PILOT Toolkit

3.1 The Model Solar PILOT Law

The Model Solar PILOT Law, or resolution, provides a sample template for jurisdictions that wish to establish the legal authority to implement a formulaic, jurisdiction-wide PILOT agreement process with solar developers. The model law cites the appropriate laws to do so and includes blank fields for jurisdictions to fill in. The model law exempts projects smaller than 1 MW AC as the amount of PILOT revenue may not justify the cost of negotiating the PILOT.

3.2 The Model Solar PILOT Agreement

Only jurisdictions that do not opt out of RPTL § 487 may enter PILOT agreements. The Model Solar PILOT Agreement provides a draft contract that jurisdictions can sign with solar developers. The agreement can be tailored to meet a jurisdiction's specific needs and includes blank fields for the jurisdiction to fill in. Jurisdictions may negotiate PILOT rates with solar developers on a project-by-project basis or may adopt a jurisdiction-wide rate for certain types of solar panel systems, typically in the form of annual payments based on a dollar-per-MW rate.

[20] NYSERDA continuously assesses market data and Public Service Commission proceedings and may revise this Toolkit when appropriate.

3.3 The Solar PILOT Calculator

The Solar PILOT Calculator can be accessed here.

This tool provides PILOT rate guidance for solar projects and includes two separate calculators.[21] Calculator One should be used to set a uniform PILOT rate across an entire jurisdiction.

The following table displays sample PILOT rates generated by Calculator One for a 2-MW AC community solar project in each utility service territory. The "Low" and "High" rates represent 1% and 3% of the compensation solar developers receive for the electricity their projects generate. NYSERDA's research of solar project economics across the State indicates that such projects should be able to afford rates within this range.

	Low ($/MW AC)	High ($/MW AC)
Central Hudson	$2,600	$7,600
Orange & Rockland	$3,200	$9,500
National Grid	$1,700	$5,100
NYSEG	$1,700	$5,000
Con Edison	$3,700	$11,100
Rochester Gas & Electric	$1,700	$5,000

Calculator Two should be used to set PILOT rates on a project-by-project basis. It is highly customizable, taking into account extensive project-specific data and all factors affecting solar project economics. Users may accept the default values but are encouraged to enter project-specific data. Calculator Two estimates PILOT rates based on the net present value of a project's unlevered cash flow that achieves a specified pre-tax internal rate of return.

[21] Each calculator's outputs reflect the sum total of all PILOT payments, property taxes from taxing jurisdictions which have opted-out of the exemption, and special district taxes (which are not exempt under RPTL § 487).

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Yorktown A Solar Farm		
Project Location (describe, and attach a general location map): 3849 Foothill Street, Mohegan Lake, Westchester County, NY 10547		
Brief Description of Proposed Action (include purpose or need): The proposed project consists of a 16.0± acre community solar farm (Yorktown A). It will involve tree removal, the installation of ground mounted photovoltaic panels, battery storage, as well as the associated access road, electric utility upgrades, and perimeter fencing.		
Name of Applicant/Sponsor: Con Edison Clean Energy Businesses, Inc. c/o Joe Shanahan, Project Developer	Telephone: (978) 888-4088 E-Mail: ShanahanJ@conedceb.com	
Address: 100 Summit Lake Drive		
City/PO: Valhalla	State: NY	Zip Code: 10595
Project Contact (if not same as sponsor; give name and title/role): Bergmann c/o Eric Redding, PE as Agent for Applicant	Telephone: (518) 556-3631 E-Mail: eredding@bergmannpc.com	
Address: 2 Winners Circle, Suite 102		
City/PO: Albany	State: NY	Zip Code: 12205
Property Owner (if not same as sponsor): William Lockwood	Telephone: (914) 760-0817 E-Mail: bill0704@hotmail.com	
Address: 50 Lockwood Drive		
City/PO: Cortlandt Manor	State: NY	Zip Code: 10567

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes☑No		
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Planning Board: Site Plan Approval; Special Use Permit; Tree Permit	
c. City, Town or Village Zoning Board of Appeals ☐Yes☑No		
d. Other local agencies ☑Yes☐No	Town Conservation Board	
e. County agencies ☑Yes☐No	Westchester County: 239M Review	
f. Regional agencies ☐Yes☑No		
g. State agencies ☑Yes☐No	NYSDEC - SPDES General Permit GP-0-20-001; SHPO - No Effect; NYSERDA - Incentives;	
h. Federal agencies ☐Yes☑No		

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☑No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R1-40 - One Family Residential

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Lakeland Central School District

b. What police or other public protection forces serve the project site?
Yorktown Police Department

c. Which fire protection and emergency medical services serve the project site?
Yorktown Heights Fire Department

d. What parks serve the project site?
Blackberry Woods Park, Shrub Oak Park, Ivy Knolls Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Community Solar Farm

b. a. Total acreage of the site of the proposed action? 34.23± acres
b. Total acreage to be physically disturbed? 16.00± acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 34.23± acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☑ Yes ☐ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated 4
- Anticipated commencement date of phase 1 (including demolition) March month 2022 year
- Anticipated completion date of final phase July month 2022 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

The project site is divided into phases to avoid disturbing more than 5 acres at a time. The construction of future phases depend on the stabilization of each phase as the project continues.

f. Does the project include new residential uses? ☐ Yes ☑ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 5994 module

ii. Dimensions (in feet) of largest proposed structure: 10± height; 3.12± width; and 6.58± length

iii. Approximate extent of building space to be heated or cooled: N/A square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☑ Yes ☐ No

If Yes,

i. Purpose of the impoundment: Stormwater Detention

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑ Other specify: Stormwater

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: 0.17 million gallons; surface area: 0.26 acres

v. Dimensions of the proposed dam or impounding structure: 2 ft height; varies length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Earth Fill

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i. What is the purpose of the excavation or dredging?

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards):
- Over what duration of time?

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe.

v. What is the total area to be dredged or excavated? acres

vi. What is the maximum area to be worked at any one time? acres

vii. What would be the maximum depth of excavation or dredging? feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan:

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

_____

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes☐No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes☐No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

_____

c. Will the proposed action use, or create a new demand for water? ☐Yes☑No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐Yes☐No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐Yes☐No
- Is the project site in the existing district? ☐Yes☐No
- Is expansion of the district needed? ☐Yes☐No
- Do existing lines serve the project site? ☐Yes☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes☐No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐Yes☑No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

_____

_____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐Yes☐No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes☐No
- Is the project site in the existing district? ☐Yes☐No
- Is expansion of the district needed? ☐Yes☐No

- Do existing sewer lines serve the project site? ☐Yes☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes☐No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

2,920± Square feet or 0.07± acres (impervious surface)

1,491,189± Square feet or 34.23± acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Stormwater runoff will be directed to stormwater management facilities on site (detention ponds, bio-retention basin) and ultimately discharge to on and off site wetlands/streams.

- If to surface waters, identify receiving water bodies or wetlands: _____

On-site Federal wetland and Stream

- Will stormwater runoff flow to adjacent properties? ☑Yes☐No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑Yes☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes☐No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00 a.m. - 6:00 p.m.
- Saturday: 7:00 a.m. - 6:00 p.m.
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: N/A
- Saturday: N/A
- Sunday: N/A
- Holidays: N/A

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Noise levels will temporarily increase during construction due to construction equipment during the hours of 7:00 a.m. – 6:00 p.m., Monday – Saturday. Construct duration will not exceed 4 months. No significant impact with respect to noise is anticipated during operations. Work will conform to local noise ordinance.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: Existing vegetation will remain around the boundary of the project site.

n. Will the proposed action have outdoor lighting? ☐ Yes ☑ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:
- Operation:

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction:
- Operation:

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☑ Forest ☐ Agriculture ☑ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.00	0.07	+0.07
• Forested	32.40±	16.40±	-16.00±
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.00	15.76±	+15.76±
• Agricultural (includes active orchards, field, greenhouse etc.)	0.00	0.00	0.00
• Surface water features (lakes, ponds, streams, rivers, etc.)	1.66±	1.66±	0.00
• Wetlands (freshwater or tidal)	0.17±	0.17±	0.00
• Non-vegetated (bare rock, earth or fill)	0.00	0.00	0.00
• Other Describe: Limited Use Pervious Gravel	0.00	0.17±	+0.17±

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain:

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

Putnam Valley Middle School, Putnam Valley High School

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain:

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >6.5± feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

ChB (HSG B)	73.3± %
ChE (HSG B)	17.2± %
SuB (HSG D)	6.6± %

d. What is the average depth to the water table on the project site? Average: >6.5± feet

e. Drainage status of project site soils:
☑ Well Drained: 91.6 % of site
☑ Moderately Well Drained: 8.4 % of site
☐ Poorly Drained: _____ % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 33 % of site
☑ 10-15%: 36 % of site
☑ 15% or greater: 31 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 864-614 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters Approximate Size 0.17± Acres
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired:

_____

i. Is the project site in a designated Floodway? ☑ Yes ☐ No

j. Is the project site in the 100-year Floodplain? ☑ Yes ☐ No

k. Is the project site in the 500-year Floodplain? ☑ Yes ☐ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
Various Migratory Birds
Typical Northeastern Wildlife

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No
If Yes:
i. Species and listing (endangered or threatened):
Habitat for Indiana Bat (Myotis Sodalis)

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No
If Yes:
i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☑ Yes ☐ No
i. If Yes: acreage(s) on project site? 27.7 Acres
ii. Source(s) of soil rating(s): NRCS Web Soil Survey

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name:
ii. Basis for designation:
iii. Designating agency and date:

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Taconic State Parkway

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Scenic Byway

iii. Distance between project and resource: 2.0± miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

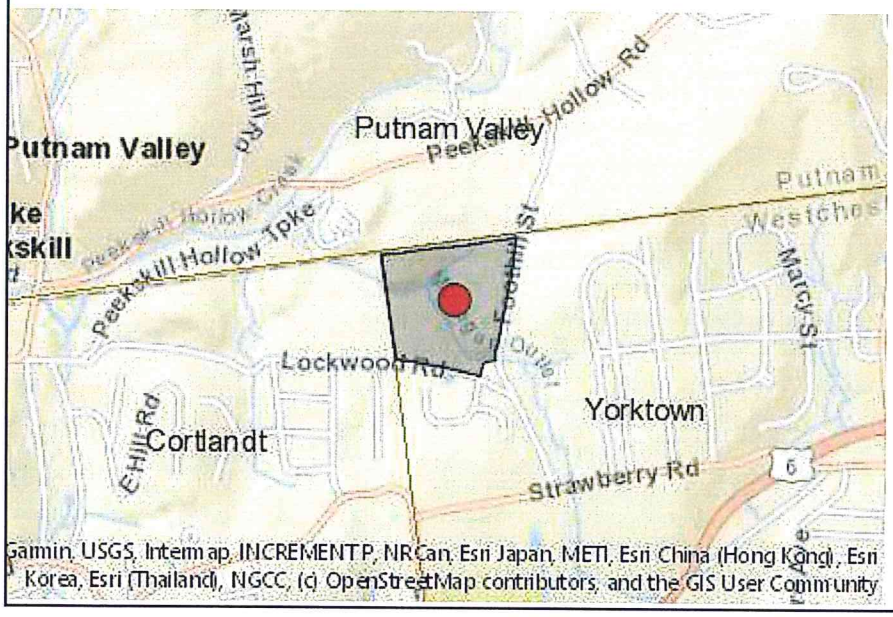
Applicant/Sponsor Name: Con Edison Clean Energy Businesses, Inc. c/o Joe Shanahan Date: 12/20/2021

Signature: Eric Redding Bergmann c/o Eric Redding, PE as Agent for Applicant Title: Discipline Leader

PRINT FORM

EAF Mapper Summary Report

Thursday, October 8, 2020 7:57 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	864-614
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes

E.2.i. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	WEST001
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

B

Stormwater Pollution Prevention Plan (SWPPP)

YORKTOWN A SOLAR FARM – TOWN OF YORKTOWN
INSTRUCTIONS TO OWNER/OPERATOR/OPERATOR'S ENGINEER AND CONTRACTORS

Responsibilities for Compliance with Storm Water Discharge Permit Regulations at Construction Sites

Operator's Engineer's Responsibilities:

1. Prepare the SWPPP using good engineering practices, Best Management Practices, and in compliance with all federal, state and local permit requirements. This preparation shall also include providing a description of the Project as it relates to site ownership and development responsibilities. The Operator's Engineer shall also prepare the SWPPP Ledger for use in the implementation and documentation of the SWPPP at the Project during Construction Activities.
2. Prepare the NOI form for the Operator's signature and forward to Operator for signature; submit the signed form to the appropriate regulatory agency along with any required fees and attachments. SWPPP must be complete prior to NOI submittal.
3. Include a signed NOI in the SWPPP prepared for the Project.
4. Participate at the pre-construction meeting with Contractor and appropriate subcontractors, which should include a review with all parties of the requirements of the SWPPP, if requested by Operator.
5. Review Contractor's SWPPP records on a periodic basis to ensure compliance with requirements for reports and inspection and maintenance logs, if requested by Operator.
6. Certify to Operator the Contractor's compliance with SWPPP record keeping requirements, if requested by Operator.

Operator's Responsibilities:

1. Have an authorized corporate officer sign the NOI and SWPPP Certification Statement.
2. Schedule and conduct a SWPPP Pre-Construction Meeting with the Operator's Engineer, Contractor and appropriate subcontractors, which should include a review with all parties the requirements under the SWPPP.
3. Require the Contractor to implement fully the SWPPP prepared for the site by the Operator's Engineer.
4. Forward a copy of the original permit certificate received from the regulatory agency to the Owner (if different than the operator), the Municipality's Representative, the MS4 (if applicable and if different from the municipality), the Operator's Engineer and the Contractor for inclusion in the SWPPP Ledger and display at the Project.
5. Ensure (through periodic observations by Operator's Engineer) and document that the Contractor is implementing the controls, inspections, maintenance, record-keeping, and all other requirements of the SWPPP.
6. File an appropriately signed Notice of Termination ("NOT") form when site work construction is completed and stabilization is achieved in accordance with the General Permit.
7. Request and receive all SWPPP records from the Contractor and archive those records for a minimum of five (5) years after the NOT is filed.

Contractor's Responsibilities:

1. Sign the SWPPP Contractor's Certification Form in the SWPPP prepared for the Project (Appendix H).
2. Provide subcontractor training and require all subcontractors to sign the Subcontractor's Certification Form in the SWPPP prepared for the Project (Appendix I).
3. Identify a trained individual (i.e. *Trained Contractor*) who will be responsible for implementing the SWPPP and will be on-site during all soil disturbing activities.
4. Implement the Erosion and Sediment Control Plans, and other requirements of the SWPPP.
5. Provide *Trained Contractors*, and documentation of qualifications, for the controls implemented at the Project.
6. Conduct all necessary inspections at the required intervals and prepare and retain written documentation of those inspections and all other written documentation required by the Construction General Permit.
7. Keep a copy of the SWPPP, all NOI's, permit certificates, permit language, Materials Management Process (MMP), inspection records, and other required records on the Project.
8. Post in a prominent place at the Project entrance and inside the job trailer office wall those documents required to be posted under the terms of the Construction General Permit including, the NOI (Appendix D), Letter of Acknowledgement, etc.
9. Update and make changes to the SWPPP and supporting documents (such as the BMPs) as needed and with the approval of the Operator and the Operator's Engineer.
10. Prepare and sign a NOT form when site work construction is completed and stabilization is achieved in accordance with the General Permit.
11. Transfer the SWPPP documents, along with all NOI's, permit certificates, NOT's, and written records required by the Construction General Permit to the Operator for archiving.

Off-site borrow or fill locations

The General Permit applies to construction activities involving soil disturbances of one (1) or more acres. This may require off-site borrow, fill, and material storage sites to be permitted under the NOI and covered by the SWPPP for the construction site, only if the off-site sites are used solely for that one project. If an off-site borrow or fill location or material storage site is operated by a subcontractor for more than one project, the Operator of this multi-use site must obtain a separate NOI. The multi-use site must be covered under its own Project Permit. A Construction General Permit from a state, local, or appropriate governmental agency may have different requirements relating to off-site borrow or excess (waste) locations. The Operator's Engineer must determine any applicable permit requirements for off-site borrow or excess (waste) locations. The requirements must be incorporated into the SWPPP, where applicable. If a separate General Permit coverage is required for these activities, a copy of the coverage must be provided in the SWPPP.

TABLE OF CONTENTS

APPENDIX A: WRITTEN STORM WATER POLLUTION PREVENTION PLAN

I. SCOPE

A. PURPOSE:

1. Development and proper implementation of the New York State Department of Environmental Conservation (NYSDEC), State Pollutant Discharge Elimination System (SPDES) Construction General Permit governing stormwater discharges during construction and the National Pollutant Discharge Elimination System (NPDES) Construction General Permit governing storm water discharges during construction, and in accordance with Erosion and Sediment Control practices is critical. The Contractor's participation in this program is mandatory and its non-compliance is subject to various remedies, including without limitation, monetary set-offs, withholding payments; reimbursement for costs, expenses (including reasonable attorney's fees), fines and civil penalties incurred by the Operator. This section provides a descriptive explanation of the Storm Water Pollution Prevention Program and required Contractor participation.

B. SPDES CONSTRUCTION GENERAL PERMIT FOR STORM WATER DISCHARGE FROM CONSTRUCTION SITES:

1. Regulations promulgated by the NYSDEC to regulate the discharge of storm water from Construction Activity on sites where one (1) or more acre of soil is disturbed. One of the ways to comply with these regulations for affected sites is to request coverage under the SPDES General Permit for Stormwater Discharges from Construction Activities (GP-0-20-001). In order to use the Construction General Permit, a Notice of Intent (NOI) form must be completed and mailed to the NYSDEC. Authorization to discharge stormwater under the General Permit will be effective when the owner or operator has satisfied all of the criteria listed in Part II, B of the SPDES General Permit for Construction Activity (GP-0-20-001).

C. NOTICE OF INTENT:

1. The Operator will petition the NYSDEC for stormwater discharges during construction at this site to be covered by the SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-20-001, following completion of this SWPPP. An NOI form will be filed by the Operator. Authorization to discharge stormwater from Construction Activities is effective five (5) or (60) calendar days after the NYSDEC receives the complete NOI.

D. RESPONSIBILITIES OF CONTRACTOR REGARDING THE CONSTRUCTION GENERAL PERMIT:

1. The Contractor shall manage the discharge of stormwater from the site in accordance with the NYSDEC General Permit for Stormwater Discharges from Construction Activities and the following provisions:

a) The Contractor shall be responsible for conducting the Storm Water Management practices in accordance with the permit.

b) The Contractor shall be responsible for providing *Trained Contractors* (See GP-0-20-001 for definition) to conduct the inspections required by the SWPPP.

c) The Contractor shall be responsible for any enforcement action taken or imposed by federal, state, or local agencies, including the cost of fines, construction delays, and remedial actions resulting from the Contractor's failure to comply with the permit provisions.

E. PRE-CONSTRUCTION MEETING:

1. A Pre-Construction SWPPP Meeting shall be mandatory and occur before any land disturbing activities are started. The Certification and Training Program have been developed to stress the importance of the following topics:

a) Erosion and sediment control for water quality protection

b) Implementation of Erosion and Sediment Control Plans

c) The importance to proper installation of erosion and sediment control measures

d) Regular inspection by **Qualified Inspector** of erosion and sediment control measures

e) Diligent maintenance to erosion and sediment control measures

f) Contemporaneous preparation of accurate and complete records regarding inspection and maintenance of erosion and sediment control measures

g) Record-keeping for inspections and maintenance activities

F. SWPPP CERTIFICATION REQUIREMENTS FOR THE CONTRACTOR AND SUBCONTRACTOR(S):

1. The SWPPP shall provide forms for both the Contractor and Subcontractor(s) identifying the Company Name, Business Address and Telephone Number along with the Responsible Person for the Contractor and all Subcontractors who will implement the measures identified in the SWPPP. **The Contractor shall sign, the Contractor's Certification Statement** (Appendix H) **and all Subcontractors shall sign the Subcontractor's Certification Statement** (Appendix I) verifying they have been instructed on how to comply with and fully understand the requirements of the NYSDEC and SWPPP. **These certifications must be signed by a responsible corporate officer or other party meeting the "Signatory Requirements" in Part VII Section H & Part III.A.5. of the NYS DEC SPDES General Permit for Stormwater Runoff from Construction Activity (GP-0-20-001), on behalf of each entity, prior to the beginning of any Construction Activities and shall be filed in the Project's SWPPP.**

G. SWPPP LOCATION REQUIREMENTS:

1. The SWPPP Ledger is meant to be a working document that shall be maintained at the site of the Construction Activities at all times throughout the Project, shall be readily available upon request by the Operator's personnel or NYSDEC or any other agency with regulatory authority over storm water issues, and shall be kept on-site until the site complies with the Final Stabilization section of this document. A copy of the General Permit (GP-0-20-001), NOI, NOI Acknowledgment Letter, SWPPP, and inspection reports shall be maintained at the construction site until all disturbed areas have achieved final stabilization and the Notice of Termination has been submitted to the Department. The documents must be maintained in a secure location, such as a job trailer, on-site construction office, or mailbox with lock; that is accessible during normal working hours to an individual performing a compliance inspection.

H. SWPPP:

1. **A minimum of two (2) copies of the SWPPP, in three (3) ring binders shall be provided by the Operator's Engineer.** One (1) copy shall be provided for use by the General Contractor and one (1) copy shall be provided as an original.

I. INSPECTIONS AND RECORD-KEEPING: Inspections are required per the General Permit GP-0-20-001 by a qualified inspector.

1. INSPECTOR QUALIFICATIONS:

a) Inspections must be conducted by a "Qualified" Inspector. "Qualified" is defined as a person knowledgeable in the principles and practices of erosion and sediment controls who possesses the skills to assess conditions at the construction site that could impact storm water quality and to assess the effectiveness of any sediment and erosion control measures selected to control the quality of storm water discharges from the Construction Activity such as a licensed Professional Engineer, Certified Professional in Erosion and Sediment Control(CPESC), licensed Landscape Architect. It also means that someone working under the direct supervision of a licensed Professional Engineer, or Landscape Architect, provided that person has training in the principles and practices or erosion and sediment control. Training in the principles and practices of erosion and sediment control means that an individual performing the site inspection has received four (4) hours of training, endorsed by the Department, from a Soil and Water Conservation District, CPESC, Inc. or other department endorsed entity in proper erosion and sediment control principles no later than two (2) years from the date of the current general permit issued. After receiving the initial training, an individual working under the direct supervision of a licensed Professional Engineer or licensed Landscape Architect shall receive four (4) hours of training every three (3) years. Inspections of post construction stormwater management practices that include structural components, such as a dam for impoundment, shall be performed by a licensed Professional Engineer.

2. RAINFALL MONITORING:

a) A rain gage should be maintained on the site and a record of the rainfall amounts (in tenths of an inch) and dates shall be recorded every 24 hours on the Rain Log (Appendix P).

3. INSPECTOR RESPONSIBILITIES:

a) The Qualified Inspector shall be trained in all the inspection and maintenance practices necessary for keeping the Erosion and Sediment Controls that are used onsite in good working order. They will also be trained in the completion of, initiation of actions required by, and the filing of the inspection forms. Documentation of Qualified Inspector training will be kept on site with the SWPPP.

4. INSPECTION PROCEDURES:

a) Inspections must include all areas of the site disturbed by Construction Activities and areas used for storage of materials that are exposed to precipitation. Qualified Inspectors must look for evidence of, or the potential for, pollutants entering the storm water conveyance system. Erosion and Sediment Control measures identified in the SWPPP must be observed to ensure proper operation. Discharge locations must be inspected to ascertain whether Erosion and Sediment Control measures are effective in preventing significant impacts to Waters of the United States, where accessible. Where discharge locations are inaccessible, nearby downstream locations must be inspected to the extent that such inspections are practicable. Locations where vehicles enter or exit the site must be inspected for evidence of off-site tracking. The following inspection and maintenance practices will be used to maintain Erosion and Sediment Controls and stabilization measures:

(1) All control measures will be inspected at least at the frequency identified in this Section. The minimum inspection frequency shall be once every seven (7) calendar days.

(2) All measures will be maintained in good working order; if repairs or other measures are found to be necessary, they will be initiated within 24 hours of report, and completed within 48 hours of report and documented with photos.

(3) Built up sediment will be removed from silt fence when it has reached 25% of the height of the fence.

(4) Silt fences will be inspected for depth of sediment, tears, etc., to see if the fabric is securely attached to the fence posts, and to see that the fence posts are securely in the ground.

(5) Temporary and permanent seeding and all other stabilization measures will be inspected for bare spots, washouts, and healthy growth.

(6) An Inspection Report (Appendix J) will be completed after each inspection. Copies of the report forms to be completed by the Qualified Inspector(s) are included in this SWPPP. These reports shall be provided to the Town of Macedon within 24 hours of completion.

(7) The Contractor's Superintendent will be responsible for selecting and training the individuals who will be responsible for these inspections, maintenance and repair activities, and filling out inspection and maintenance reports.

(8) Disturbed Areas and materials storage areas will be inspected for evidence of or potential for pollutants entering stormwater systems.

(9) Report to U.S. Environmental Protection Agency, or NYSDEC within 24 hours any noncompliance with the SWPPP that will endanger public health or the environment. Follow up with a written report within five (5) days of the noncompliance event. The following events require 24-hour reporting: a) any unanticipated bypass which exceeds any effluent limitation in the permit, b) any upset which exceeds any effluent limitation in the permit, and c) a violation of a maximum daily discharge limitation for any of the pollutants listed by the EPA in the permit to be reported within 24 hours. The written submission must contain a description of the non-compliance and its cause; the period of non-compliance, including exact dates and times, and if the non-compliance has not been corrected, the anticipated time it is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the non-compliance.

(10) Spills or Releases of Hazardous Substances or Oil in excess of reportable quantities (as established under 40 CFR Part 110, 40 CFR Part 117 or 40 CFR Part 302) must be reported.

5. MONITORING:

a) Contractor shall be required to inspect daily per GP-0-20-001, Part IV.B.1.

6. THIRD PARTY INSPECTIONS:

a) Where required or requested by the Operator, third party inspections by the design engineer shall be in addition to and shall not replace inspections by the Contractor (Qualified Inspector). The third-party inspector shall complete and sign any inspection report and include a copy of the report in the SWPPP following each inspection.

7. RECORDKEEPING:

a) It is imperative that documentation of the inspection and maintenance of all erosion and sediment control measures as soon as possible after the inspection and/or maintenance is completed. The inspection reports identify any incidents of non-compliance with the permit conditions. Where a report does not identify any incidents of non-compliance, the report must

contain a certification that the Project is in compliance with the SWPPP and the Construction General Permit or other applicable State Permit. The report must be signed in accordance with the General Permit (GP-0-20-001). These records are used to prove that the required inspection and maintenance were performed and shall be placed in the SWPPP Ledger. In addition to inspection and maintenance reports, records should be kept of the Construction Activities that occur on the site. The Contractor shall retain copies of the SWPPP, all reports and data for a minimum of **five (5) years** after the project is complete in paper and CD format.

The forms found in this SWPPP shall be used by the Qualified Inspector(s) and/or the *Trained Contractor* (as applicable) to inventory and report the condition of each measure to assist in maintaining the erosion and sediment control measures in good working order. The following list identifies the required Inspection and Maintenance documentation and record keeping that must be maintained by the Contractor under this SWPPP:

Appendix J: Inspection Report

Appendix K: Stabilization Schedule

Appendix L: Implementation Schedule

Appendix M: Modification Report

Appendix N: Final Stabilization/Notice of Termination Checklist

Appendix O: Reportable Quantity Release Form

Appendix P: Project Rainfall Log

These report forms shall become an integral part of the SWPPP and shall be made readily accessible to governmental inspection officials, the Operator's Engineer, and the Operator for review upon request during visits to the Project site. In addition, copies of the reports shall be provided to any of these persons, upon request, via mail or facsimile transmission. Inspection and maintenance report forms are to be maintained by the permittee for five years following the final stabilization of the site.

8. OTHER RECORD KEEPING REQUIREMENTS:

a) The Contractor shall keep the following records related to Construction Activities at the site:

(1) Dates when major grading activities occur and the areas which were graded

(2) Dates and details concerning the installation of structural controls

(3) Dates when Construction Activities cease in an area

(4) Dates when stabilization measures are initiated

(5) Dates when an area is stabilized, either temporarily or permanently

(6) Dates of rainfall and the amount of rainfall

(7) Dates and descriptions of the character and amount of any spills of Hazardous Substances or Oil

(8) Records of reports filed with regulatory agencies if reportable quantities of Hazardous Substances or Oil spilled

J. SWPPP MODIFICATIONS: The inspection report should also identify if any revisions to the SWPPP are warranted due to unexpected conditions. The SWPPP is meant to be a dynamic working guide that is to be kept current and amended whenever:

1. There is a change in design, construction, operation, or maintenance at the construction site that has or could have a significant effect on the discharge of pollutants to the Waters of the United States that has not been previously addressed in the SWPPP. In addition to modifying the SWPPP, the site map may also require an amendment.
2. Inspections or investigations by site staff, or by local, state or federal officials, determine that the discharges the SWPPP is ineffective in eliminating or significantly minimizing pollutants in storm water discharges from the construction site. Modifications that are the result of an inspection must be initiated within 24 hours and completed within 48 hours.
3. Based on the results of an inspection, it must be modified as necessary to include additional or modified BMPs designed to correct problems identified. Revisions to the SWPPP must be completed within seven (7) calendar days following the inspection.
4. There is a release containing a Hazardous Substance or Oil in an amount equal or in excess of a reportable quantity established under either 40 CFR Part 110, 40 CFR Part 117 or 40 CFR Part 302 occurs during a 24-hour period. Revisions to the SWPPP must be completed within seven (7) calendar days of knowledge of the release.

Any such changes to the SWPPP must be made in writing on the Modification Report (Appendix M) within seven (7) days of the date such modification or amendment is made. Changes must also be drawn on the Progress Drawing.

K. FINAL STABILIZATION AND TERMINATION OF PERMIT COVERAGE: A site can be considered finally stabilized when all soil disturbing activities have been completed and:

1. A uniform perennial vegetative cover with a density of **80%** for the unpaved areas and areas not covered by permanent structures has been established or equivalent permanent stabilization measures have been established.
2. The facility no longer discharges storm water associated with Construction Activities.
3. A Notice of Termination (NOT) form filed by the Operator(s) with the NYSDEC. The NOT must be submitted within thirty (30) days of final stabilization.

The Operator's Project Manager must provide a completed copy of the NOT to the Contractor for inclusion in the SWPPP. This filing terminates coverage under the Construction General Permit and terminates the Contractor's responsibility to implement the SWPPP, but the requirements of the SWPPP, including periodic inspections, must be continued until the NOT is filed. Upon achieving this milestone, the Contractor shall also submit "Final Stabilization Certification/Notice of Termination Checklist" (Appendix N).

II. PROJECT NAME AND LOCATION

Yorktown A Solar Farm
Town of Yorktown
Westchester County
73.859 W, 41.333 N

A general location map (Appendix B) with enough detail to identify the location of the construction site, direction of storm water flow, the receiving waters within one (1) mile of the site, surface waters and Wetlands, storm water discharge locations and other areas as required by *NYSDEC* is included in Appendix B.

III. OPERATOR'S NAME AND ADDRESS

Con Edison Clean Energy Businesses, inc.
Joe Shanahan
100 Summit Lake Drive
Valhalla, New York 10595

IV. PROJECT DESCRIPTION

This SWPPP is for Yorktown A Solar Farm. The project is located within the Town of Yorktown, Westchester County, New York. The entire property is approximately 34.23± acres. The project consists of the installation of photovoltaic panels as well as the associated access road, electric utility upgrades, and perimeter fencing. This SWPPP addresses all the proposed work to be done at the new Yorktown A Solar Farm (Appendix C).

The total project disturbance area will not exceed 5.0 acres at any one time. The approximate start of construction is March, 2021 with an expected end of construction by June, 2021. General soil disturbing activities will include:

- Installation of solar racking
- Construction of entrance driveway
- Panel installation
- Trenching for wiring of panels
- Finalization of connection to the grid
- Vegetation clearing and grubbing
- Decompaction of construction driveway
- Construction of Limited use pervious gravel entrance driveway
- Final grading

V. EXISTING SITE CONDITIONS

The project site tributary area is approximately 17± acres. The topography of the project site ranges from elevations of 292 feet to 238 feet. The site has slopes ranging from 0.1% to 70.0%. The project site consists of mostly wooded areas, a wetland, and a stream. The site drains to existing on-site wetland and stream.

VI. NAME OF RECEIVING WATERS

The site discharges to an existing onsite stream (Mohegan Outlet) and wetland.

VII. DESCRIPTION OF SOILS

Soil Types within the Subject Area

Symbol	Soil Name	Hydrologic Soil Group
ChB	Charlton fine sandy loam, 3 to 8 percent slopes	B
ChE	Charlton loam, 25 to 35 percent slopes	B
SuB	Sutton loam, 3 to 8 percent slopes	B/D
LeB	Leicester loam, 2 to 8 percent slopes	A/D
PnC	Paxton fine sandy loam, 8 to 15 percent slopes	C

More information pertaining soils can be found in the Soil Map included in Appendix B section of this report.

VIII. EROSION AND SEDIMENT CONTROLS

A. The project will utilize temporary and permanent erosion and sediment control practices to prevent sediment from leaving the project area. A list of the practices anticipated are as follows:

Temporary Structural					
	BMP	**Notes**		**BMP**	**Notes**
☐	Check Dams		☐	Sediment Traps	
☐	Construction Road Stabilization		☒	Silt Fence	
☐	Dust Control		☒	Stabilized Construction Entrance	
☐	Earth Dike		☐	Storm Drain Inlet Protection	
☐	Level Spreader		☐	Straw/Hay Bale Dike	
☐	Perimeter Dike/Swale		☐	Temporary Access Waterway Crossing	
☐	Pipe Slope Drain		☐	Temporary Stormdrain Diversion	
☐	Portable Sediment Tank		☐	Temporary Swale	
☐	Rock Dam		☐	Turbidity Curtain	
☐	Sediment Basin		☐	Water Bars	
Vegetative Measures					
	BMP	**Notes**		**BMP**	**Notes**
☐	Brush Matting		☐	Sodding	
☐	Dune Stabilization		☐	Straw/Hay Bale Dike	
☐	Grassed Waterway		☐	Streambank protection	
☒	Mulching		☐	Temporary Swale	
☐	Protecting Vegetation		☐	Topsoiling	
☐	Recreation Area Improvement		☐	Vegetative Waterways	
☒	Seeding		☐	Other	
Biotechnical					
☐	Brush Matting		☐	Wattling	

Permanent Structural					
	BMP	**Notes**		**BMP**	**Notes**
☐	Debris Basin		☐	Riprap Slope Protection	
☐	Diversion		☐	Rock Outlet Protection	
☐	Grade Stabilization Structure		☐	Streambank Protection	
☒	Land Grading		☐	Other	
☐	Lined Waterway (Rock)		☐	Other	
☐	Paved Channel		☐	Other	
☐	Paved Flume		☐	Other	
☐	Retaining Wall		☐	Other	

B. Sequence of Major Construction Activities

The Contractor will be responsible for implementing the following Erosion and Sediment Control and Storm Water Management control measures. The Contractor may designate these tasks to certain subcontractors as he sees fit, but the ultimate responsibility for implementing these controls and ensuring their proper functioning remains with the Contractor. The order of activities will be as follows (refer to the Erosion and Sediment Control / SWPPP Plan Sheet C001):

Construction Sequence

1. Pre-construction meeting held to include project manager, operator's engineer, town representative, contractor, and sub-contractors prior to land disturbing activities.
2. Construct construction entrance/exit at locations designated on plans.
3. Install compost silt sock.
4. Have a qualified professional conduct an assessment of the site prior to the commencement of construction and certify in an inspection report that the appropriate erosion and sediment controls described in the SWPPP and required by the NYSDEC permit have been adequately installed or implemented to ensure overall preparedness of the site for the commencement of construction.
5. Begin clearing and grubbing operations. Clearing and grubbing operations shall be done only in areas where earth work will be performed and only in areas where construction is planned to commence within fourteen (14) days after clearing and grubbing.
6. Construct stormwater management practices per plan.
7. Construct gravel driveway to be used during construction.
8. Strip topsoil and stockpile in a location acceptable to construction manager. When stockpile is complete, install a perimeter silt sock, seed surface with 100% perennial ryegrass mixture at a rate of 2-4 lbs. per 1000 square feet. Apply 90-100 lbs. per 1,000 square feet of mulch.
9. Commence earthwork cut and fills. The work shall be progressed to allow a reasonable transfer of cut and fill earth for rough grading and earth moving. The contractor will be given some latitude to vary

from the following schedule in order to meet the field conditions encountered. Contractor shall review variations to SWPPP with Design Engineer and qualified professional prior to implementation.

10. Construct solar array area in four phases as detailed in Sheet C007 of this plan set. Contractor shall construct each phase individually and shall not proceed to the following phase until the solar racking has been installed and the phase area has been temporarily stabilized with seed and mulch.
11. Stabilize all areas as soon as practicable, idle in excess of seven (7) days and in which construction will not commence within fourteen (14) days
12. Install utilities. Trench excavation/backfill areas should be stabilized progressively at the end of each workday with seed and straw mulch at a rate of 100% perennial ryegrass at 2-4 lbs. per 1,000 square feet mulched at 90-100 lbs. per 1000 square feet.
13. Remove the construction gravel driveway and construct the proposed pervious gravel driveway after construction activities such as the installation of the panels and perimeter fence. The sub-grade material where the driveway is to be installed shall be decompacted per NYSDEC'S "Deep-Ripping and Decompaction" manual, dated April 2008. Contractor shall avoid frequent heavy traffic on the Limited Use Pervious Gravel Driveway
14. Stabilize all areas as soon as practicable, idle in excess of seven (7) days and in which construction will not commence within fourteen (14) days.
15. Remove temporary construction exits and perimeter silt sock once site has achieved 80% uniform stabilization.

C. Storm Water Management

Con Edison Clean Energy Businesses, Inc. will be responsible for all maintenance of the stormwater management facilities associated with the project.

The amount of stormwater leaving the site will be restricted to pre-development rates for the 1-year, 10-year (Overbank Flood) and 100-year (Extreme Storm), 24 hour storm events with a Type II rainfall distribution. The Volume of water being detained will be a function of the increased runoff. Detailed information related to the proposed stormwater management facilities is included in the Stormwater Management Report (Appendix R).

Due to the use of the NYSDEC Approved Limited Use Pervious Gravel, the concrete pads constitutes the only impervious addition to the site. A Bio-Retention basin is proposed to treat stormwater runoff from the concrete pads. Detailed information related to the proposed stormwater management facilities is included in the Stormwater Management Report (Appendix R)

D. Post Construction Stormwater BMP Operation and Maintenance Plan

An Operations and Maintenance Plan is included to address the inspection, operation and maintenance of all post construction BMPs identified in this plan. The contractor is responsible for proper installation, maintenance and functioning of all the best management practices shown on the drawings until after stabilization is achieved. A copy of the Post Construction Stormwater BMP Operations and Maintenance Plan is included in Appendix T of this document.

IX. OTHER CONTROLS

A. Off-Site Vehicle Tracking

1. Dump trucks hauling material from the construction site will be covered with a tarpaulin. The job Contractor's Superintendent will be responsible for seeing that these procedures are followed.
2. Rock construction entrance to be installed as site conditions warrant or at the request of the engineer or inspector.

B. Excavation Spoil Materials

1. Excavation spoil materials may be generated during excavations including, but not limited to roadway and utilities installation. These materials must be properly managed to prevent them from contributing to storm water discharges. The materials generated from the development of this Project will be managed by the following method: Stockpiled on-site, the general site contractor to specify location and provide erosion control for excavated spoil materials or the material shall be hauled off-site and disposed of in an appropriate manner.

C. Dust Control

1. Minimizing wind erosion and controlling dust will be accomplished by one or more of the following methods
   - **a)** Covering 30% or more of the soil surface with a non-erodible material.
   - **b)** Roughening the soil to produce ridges perpendicular to the prevailing wind. Ridges should be about six (6) inches in height.
   - **c)** Frequent watering of excavation and fill areas.
   - **d)** Providing gravel or paving at entrance/exit drives, parking areas and transit paths.

D. Equipment Service Area

1. The Contractor shall identify an area on the Erosion and Sediment Control Plan for equipment cleaning, maintenance and repair. This area shall be protected by a temporary perimeter berm preventing all surface runoff from leaving the area, or equivalent measure, and shall be located no closer than 100' from any Waters of the United States or state, and shall be located no closer than 50' from any storm inlet. External washing of trucks and other construction vehicles must be confined to this area. No engine degreasing or asphalt equipment or tool washing is permitted.

E. Material Stockpiles

1. Stormwater runoff to and from material stockpiles shall be controlled to prevent materials from creating a diversion of surface water to disturbed soils or from entering the surface water. Topsoil stockpiles shall be surrounded with perimeter sediment control measures such as silt fence and be covered with non-erosive material as soon as practicable but no longer than 14 days after completion of the pile. Non-erosive material may include temporary seeding with straw mulch and tackifier, mulch, or other material providing suitable cover.

F. Masonry Mixing Area

1. Non-stormwater discharges into storm drainage systems or waterways containing slurries from concrete or mortar mixing operations shall not be permitted. Masonry mixing areas shall be located a minimum distance of 100 linear feet from drainage ways, inlets and surface waters and all storm water runoff from these areas shall be contained by a berm or other measures. Run-on water to these areas will be diverted to prevent mixing of clean water and water contaminated with concrete slurry.

X. COMPLIANCE WITH OTHER STATE AND LOCAL REGULATIONS

A. At a minimum, the Contractor will obtain copies of any and all local and state regulations which are applicable to Storm Water Management, Erosion and Sediment Control, and pollution minimization at this Project and will comply fully with such regulations. The Contractor will submit written evidence of such compliance if requested by the Operator or any agent of a regulatory body. The Contractor will comply with all conditions of the *NYSDEC* General Permit for Stormwater Discharges from Construction Activities including the conditions related to maintaining the SWPPP and evidence of compliance with the SWPPP at the Project and allowing regulatory personnel access to the Project and to records in order to determine compliance. The Contractor shall also comply with any additional or more stringent requirements imposed by the permit issued by an approved state storm water program, or with permits issued, or requirements imposed by the Town to which the Project discharges storm water. Requirements with which the Contractor must comply include installation of post-construction measures required by the State, County, or City.

XI. MATERIALS MANAGEMENT PLAN

A. Progress Drawing

1. A Progress Drawing consisting of a print of the Erosion and Sediment Control Plans shall be posted inside the job trailer wall. The Progress Drawing will be used to record the locations of the Job Trailer, Sanitary Waste Facilities, Solid Waste Facilities, Fuel Storage Area, Equipment Service Area, and Concrete Washout Pit. Any time any of these facilities are relocated on the site, a new location will be noted on the Progress Drawing and a Modification Report (Appendix M) will be prepared.

B. Materials Covered

1. The following materials or substances are expected to be present onsite during construction:

Concrete/Additives/Wastes	Cleaning solvents
Detergents	Petroleum based products
Paints/Solvents	Pesticides
Acids	Fertilizers
Solid and construction wastes	Sanitary wastes
Soil stabilization additives	

C. Materials Management Practices

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to stormwater runoff. The Contractor's Superintendent will be responsible for ensuring that these procedures are followed:

1. Good Housekeeping

The following good housekeeping practices will be followed onsite during construction:

a) An effort will be made to store only enough products required to do the job.

b) All materials stored onsite will be stored in a neat, orderly manner and, if possible, under a roof or in a containment area. At a minimum, all containers will be stored with their lids on when not in use. Drip pans shall be provided under all dispensers.

c) Products will be kept in their original containers with the original manufacturer's label in legible condition.

d) Substances will not be mixed with one another unless recommended by the manufacturer.

e) Whenever possible, all of a product will be used up before disposing of the container.

f) Manufacturer's recommendations for proper use and disposal will be followed.

g) The Contractor's Superintendent will be responsible for daily inspections to ensure proper use and disposal of materials.

2. Hazardous Substances

These practices will be used to reduce the risks associated with Hazardous Substances. Safety Data Sheets (SDS's) for each product with hazardous properties that is used at the Project will be obtained and used for the proper management of potential wastes that may result from these products. An SDS will be posted in the immediate area where such product is stored and/or used and another copy of each SDS will be maintained in the job trailer at the Project. Each employee who must handle a Hazardous Substance will be instructed on the use of SDS sheets and the specific information in the applicable SDS for the product he/she is using, particularly regarding spill control techniques.

a) Products will be kept in original containers with the original labels in legible condition.

b) Original labels and SDS's will be procured and used for each product.

c) If surplus product must be disposed manufacturer's and local/state/federal required methods for proper disposal must be followed.

3. Hazardous Waste

It is imperative that all Hazardous Waste be properly identified and handled in accordance with all applicable Hazardous Waste Standards, including the storage, transport and disposal of the Hazardous Wastes. There are significant penalties for the improper handling of Hazardous Wastes. It is important that the Site Superintendent seeks appropriate assistance in making the determination of whether a substance or material is a Hazardous Waste. For example, Hazardous Waste may include certain Hazardous Substances, as well as pesticides, paints, paint solvents, cleaning solvents, pesticides, contaminated soils, and other materials, substances or chemicals that have been discarded (or are to be discarded) as being out-of-date, contaminated, or otherwise unusable, and can include the containers for those substances; other materials and substances can also be or become Hazardous Wastes, however. The Contractor's Superintendent is also responsible for ensuring that all site personnel are instructed as to these Hazardous Waste requirements and also that the requirements are being followed.

4. Product Specific Practices

The following product specific practices will be followed on the job site:

a) Petroleum Products

(1) All onsite vehicles will be monitored for leaks and receive regular preventative maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Petroleum storage tanks shall be located at minimum 100 linear feet from drainage ways, inlets and surface waters. Maximum total aggregate above ground storage capacity (for the total permit area) shall not exceed 1,320 gallons (which includes both bulk and equipment operational storage volumes in fuel tanks 55 gallons and greater). Total aggregate petroleum storage exceeding 1,320 gallons shall require preparation, certification (using a Professional Engineer or providing a Self-Certified SPCC Plan if applicable) and implementation of a Spill Prevention Control and Countermeasures

(SPCC) Plan. The SPCC Plan must be prepared and fully implemented prior to the commencement of work. The SPCC Plan, if needed, will be furnished by the Contractor. Any petroleum storage tanks stored onsite will be located within a containment area that is designed with an impervious surface between the tank and the ground. The secondary containment must be designed to provide a containment volume that is equal to 110% of the volume of the largest tank. Any mobile petroleum tank shall be parked in a vehicular service area surrounded by a berm that provides a containment volume that is equal to 110% of the volume of the largest tank. Containment must provide sufficient volume to contain expected precipitation and 110% volume of the largest tank. Accumulated rainwater or spills from containment areas are to be promptly pumped into a containment device and disposed of properly by a licensed Hazardous Waste transporter. Drip pans shall be provided for all dispensers. Any asphalt substances used onsite will be applied according to the manufacturer's recommendations. The location of any fuel tanks and/or equipment storage areas must be identified on the PROGRESS DRAWING by the Contractor once the locations have been determined.

b) Fertilizers

(1) Fertilizers will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked in the soil to limit exposure to storm water. Storage will be in a covered shed. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

c) Paints, Paint Solvents, and Cleaning Solvents

(1) All containers will be tightly sealed and stored when not in use. Excess paint and solvents will not be discharged to the storm sewer system but will be properly disposed of according to manufacturer's instructions or state and federal regulations.

d) Concrete Wastes

(1) Concrete trucks will be allowed to wash out or discharge surplus concrete or drum wash water on the site, but only in specifically designated diked and impervious washouts which have been prepared to prevent contact between the concrete wash and storm water. Waste generated from concrete wash water shall not be allowed to flow into drainage ways, inlets, receiving waters or highway right of ways, or any location other than the designated concrete washout. Waste concrete may be poured into forms to make riprap or other useful concrete products. Proper signage designating the "Concrete Washout" shall be placed near the facility. Concrete Washouts shall be located at minimum 100 linear feet from drainage ways, inlets and surface waters.

(2) The hardened residue from the concrete wash out areas will be disposed of in the same manner as other non-hazardous construction waste materials or may be broken up and used on site as deemed appropriate by the Contractor. Maintenance of the washout is to include removal of hardened concrete. The Facility shall have sufficient volume to contain all the concrete waste resulting from washout and a minimum freeboard of 12 inches. Facility shall not be filled beyond 95% capacity and shall be cleaned out once 75% full unless a new facility is constructed. The Contractor's Superintendent will be responsible for seeing that these procedures are followed.

(3) Saw-cut Portland Cement Concrete (PCC) slurry shall not be allowed to enter storm drains or Watercourses. Saw-cut residue should not be left on the surface of pavement or be allowed

to flow over and off pavement. Residue from saw-cutting and grinding shall be collected by vacuum and disposed of in the concrete washout facility.

(4) **The Project may require the use of multiple concrete wash out areas.** These concrete wash out areas are to be made available to all trades and subcontractors working on the Project. The Contractor may designate certain wash out areas for particular trades or subcontractors, but the Contractor is responsible for the management of all concrete washout areas on the Project. All concrete wash out areas will be located in an area where the likelihood of the area contributing to storm water discharges is negligible. If required, additional BMPs must be implemented to prevent concrete wastes from contributing to storm water discharges. The location of concrete wash out area(s) must be identified on the PROGRESS DRAWING by the Contractor once the locations have been determined.

e) Solid and Construction Wastes

(1) All waste materials will be collected and stored in an appropriately covered container and/or securely contained metal dumpster rented from a local waste management company which must be a licensed solid waste management company. The dumpster will comply with all local and state solid waste management regulations.

(2) All trash and construction debris from the site will be deposited in the dumpster. The dumpster will be emptied a minimum of once per week or more often if necessary. Once building construction has commenced, the dumpster will be emptied a minimum of once per week or when 95% full, or more often if necessary, to prevent over-flow and the trash will be hauled to a landfill. No construction waste materials will be buried on site. All personnel will be instructed regarding the correct procedures for waste disposal.

(3) All waste dumpsters and roll-off containers will be located in an area where the likelihood of the containers contributing to storm water discharges is negligible. Solid waste containers shall be located no less than 50 feet from any storm inlet, drainage way, or surface water. If required, additional BMPs must be implemented, such as gravel bags, wattles, dikes, berms, and fences around the base to prevent wastes from contributing to storm water discharges. The location of waste dumpsters and roll-off containers must be identified on the PROGRESS DRAWING by the Contractor once the locations have been determined.

f) Sanitary Wastes

(1) A minimum of one portable sanitary unit will be provided for every ten (10) workers on the site. All sanitary waste will be collected from the portable units a minimum of one time per week by a licensed portable facility provider in complete compliance with local and state regulations.

(2) All sanitary waste units will be located in an area where the likelihood of the unit contributing to storm water discharges is negligible. Additional containment BMPs must be implemented, such as gravel bags or specially designed plastic skid containers around the base, to prevent wastes from contributing to storm water discharges. The location of sanitary waste units must be identified on the PROGRESS DRAWING by the contractor once the locations have been determined.

g) Contaminated Soils

(1) Any contaminated soils (resulting from spills of Hazardous Substances or Oil or discovered during the course of construction) which may result from Construction Activities will be contained and cleaned up in accordance with applicable state and federal regulations.

Contaminated soils not resulting from Construction Activities, or which pre-existed Construction Activities, but which are discovered by virtue of Construction Activities, should be reported in the same manner as spills, but with sufficient information to indicate that the discovery of an existing condition is being reported. If there is a release that occurs by virtue of the discovery of existing contamination, this should be reported as a spill, if it otherwise meets the requirements for a reportable spill.

D. Spill Prevention and Response Procedures

The Contractor will train all personnel in the proper handling and cleanup of spilled Hazardous Substances or Oil. No spilled Hazardous Substances or Oil will be allowed to come in contact with storm water discharges. If such contact occurs, the storm water discharge will be contained on site until appropriate measures in compliance with state and federal regulations are taken to dispose of such contaminated storm water. It shall be the responsibility of the Contractor's Superintendent to be properly trained, and to train all personnel in spill prevention and clean up procedures.

1. In order to prevent or minimize the potential for a spill of Hazardous Substances or Oil to come into contact with storm water, the following steps will be implemented:

a) All Hazardous Substances or Oil (such as pesticides, petroleum products, fertilizers, detergents, construction chemicals, acids, paints, paint solvents, cleaning solvents, additives for soil stabilization, concrete curing compounds and additives, etc.) will be stored in a secure location, with their lids on, preferably under cover, when not in use.

b) The minimum practical quantity of all such materials will be kept at the Project.

c) A spill control and containment kit (containing, for example, absorbent materials, acid neutralizing powder, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be provided at the storage site.

d) Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be trained regarding these procedures and the location of the information and cleanup supplies.

e) It is the Contractors responsibility to ensure that all Hazardous Waste discovered or generated at the Project site is disposed of properly by a licensed hazardous material disposal company. The Contractor is responsible for not exceeding Hazardous Waste storage requirements mandated by the EPA or state and local authority.

2. In the event of a spill of Hazardous Substances or Oil, the following procedures must be followed:

a) All measures must be taken to contain and abate the spill and to prevent the discharge of the Hazardous Substance or Oil to storm water or off-site. (The spill area must be kept well ventilated and personnel must wear appropriate protective clothing to prevent injury from contact with the Hazardous Substances.

b) If the release is equal to or in excess of a reportable quantity, the SWPPP must be modified within seven (7) calendar days of knowledge of the discharge to provide a description of the release, the circumstances leading to the release, and the date of the release. The SWPPP must identify measures to prevent the recurrence of such releases and to respond to such releases. The form in Appendix O must be completed in accordance with this requirement.

XII. CONTROL OF NON-STORM WATER DISCHARGES

A. Certain types of discharges are allowable under the NYSDEC General Permit for Stormwater Discharges from Construction Activities, and it is the intent of this SWPPP to allow such discharges. These types of discharges will be allowed under the conditions that no pollutants will be allowed to come in contact with the water prior to or after its discharge. The control measures which have been outlined previously in this SWPPP will be strictly followed to ensure that no contamination of these non-storm water discharges takes place. The following non-storm water discharges are allowed by the NYSDEC and may occur at the Project:

1. Discharges from fire-fighting activities;
2. Fire hydrant flushings;
3. Waters used to wash vehicles where detergents are not used;
4. Water used to control dust;
5. Potable water including uncontaminated water line flushings;
6. Routine external building wash down that does not use detergents;
7. Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled material has been removed) and where detergents are not used;
8. Uncontaminated air conditioning or compressor condensate;
9. Uncontaminated ground water or spring water;
10. Foundation or footing drains where flows are not contaminated with process materials such as solvents;
11. Uncontaminated excavation dewatering;
12. Landscape irrigation

XIII. HISTORICAL PROPERTIES

A. A review of potential adverse impact to cultural, historic and archaeological resources was conducted. The Project area was determined to be Archeologically sensitive. The New York State Historic Preservation Office response letter can be found in Appendix S.

XIV. INDUSTRIAL ACTIVITIES

A. There are no discharges planned from industrial activities as part of this project.

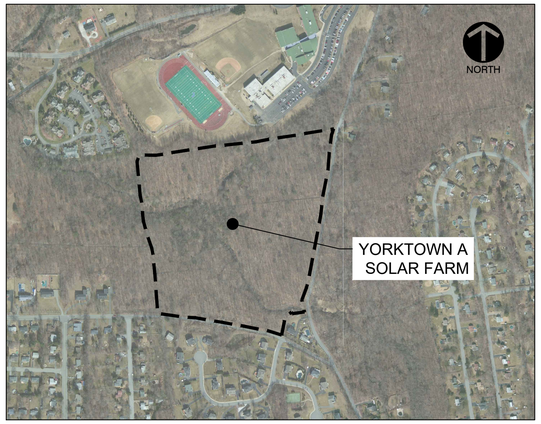
XV. ENHANCED PHOSPHORUS REMOVAL STANDARDS

A. This project is not required to provide enhanced phosphorus removal practices

CON EDISON CLEAN ENERGY BUSINESSES, INC.

YORKTOWN A SOLAR FARM
SITE PLANS

FOOTHILL STREET
TOWN OF YORKTOWN



LOCATION MAP
1"=500'

SHEET INDEX			
C000	SHEET 1 OF	14	COVER SHEET
C001	SHEET 2 OF	14	OVERALL SITE PLAN
C002	SHEET 3 OF	14	SITE PLAN
C003	SHEET 4 OF	14	GRADING / SWPPP PLAN
C004	SHEET 5 OF	14	DETAILED GRADING PLAN
C005	SHEET 6 OF	14	DRIVEWAY DETAILS
C006	SHEET 7 OF	14	LANDSCAPING & PLANTING FOR MITIGATION PLAN
C007	SHEET 8 OF	14	PHASING PLAN
C008	SHEET 9 OF	14	GENERAL NOTES
C009	SHEET 10 OF	14	EROSION & SEDIMENT CONTROL DETAILS
C010	SHEET 11 OF	14	EROSION & SEDIMENT CONTROL DETAILS
C011	SHEET 12 OF	14	SITE DETAILS
C012 & C013	SHEET 13 & 14 OF	14	CONSTRUCTION DETAILS

PROJECT INFORMATION:

LATITUDE: 41.333 N
LONGITUDE: 73.859 W

TOWN: YORKTOWN
COUNTY: WESTCHESTER
STATE: NEW YORK

PROJECT OWNER/APPLICANT:

CON EDISON CLEAN ENERGY BUSINESSES, INC.
100 SUMMIT LAKE DRIVE
VALHALLA, NY 10595
PH: (973) 600-4328
CONTACT: JOE SHANAHAN

PREPARED BY:

BERGMANN
2 WINNERS CIRCLE, SUITE 102
ALBANY, NY 12205
PH: (518) 862-0325
CONTACT: ERIC REDDING, P.E.

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BUT NOT MORE THAN 10 FULL WORKING DAYS,
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YORKTOWN A SOLAR FARM

FOOTHILL STREET

TOWN OF YORKTOWN
WESTCHESTER COUNTY
NEW YORK

CON EDISON CLEAN ENERGY BUSINESSES, INC.

100 SUMMIT LAKE DRIVE
VALHALLA, NY 10595

BERGMANN
ARCHITECTS ENGINEERS PLANNERS

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office: 518.862.0325

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REVISIONS

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1	1/28/2021	PLAN REVISIONS	WD	ECR
2	11/22/2021	PLAN REVISIONS	WD	ECR
3	12/20/2021	PLAN REVISIONS	WD	ECR

PRELIMINARY
NOT FOR CONSTRUCTION

STATE OF NEW YORK
ERIC C. REDDING
092443
LICENSED PROFESSIONAL ENGINEER

Project Manager:	Checked By:
ECR	ECR
Designed By:	Drawn By:
WD	WD
Date Issued:	Scale:
OCTOBER 27, 2020	AS NOTED

Project Number:
14847.00

COVER SHEET

Drawing Number:
C000

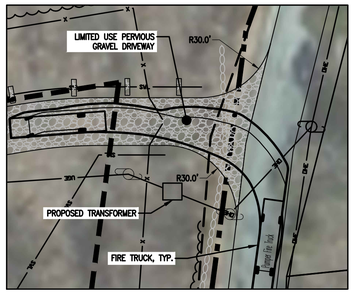
LEGEND:

- PROPERTY LINE SETBACK – 50 FEET
- PROPERTY/R.O.W. LINE
- EXISTING LOT LINE ADJUSTMENT
- PROPOSED GRAVEL DRIVEWAY
- FEMA 1% ANNUAL CHANCE FLOOD HAZARD
- FEMA 0.2% ANNUAL CHANCE FLOOD HAZARD
- EXISTING FEMA REGULATORY FLOODWAY
- EXISTING ROAD
- ADJ. PROPERTY/R.O.W. LINE (SURVEYED)
- FENCE LINE
- CONTOUR – MAJOR (1010)
- CONTOUR – MINOR (1012)
- EXISTING VEGETATION
- EXISTING ROCK WALL
- PROPOSED LIMITS OF TREE CLEARING
- BERGMANN DELINEATED PALUSTRINE EMERGENT WETLAND (PEM) / PALUSTRINE SCRUB SHRUB WETLAND (PSS)
- ℄ STREAM
- 100' WETLAND BUFFER
- PROPOSED ROCK WALL
- PROPOSED SCREENING TREES
- PROPOSED SWALE

SOFTBALL DIAMOND
TRACK/FOOTBALL FIELD
N/F PUTNAM VALLEY MIDDLE SCHOOL TAX
SCHOOL PARKING LOT
PROPOSED 20' WIDE LIMITED USE PERVIOUS GRAVEL DRIVEWAY.
PROPOSED CHAIN LINK FENCE WITH 16' WIDE DOUBLE GATE: 6,790 ± LF TOTAL ENCLOSING 14.65 ± TOTAL ACRES
PROPOSED 20'X30' EQUIPMENT PAD FOR INVERTER
PROPOSED STORMWATER SWALE WITH CHECK DAMS
PROPOSED LAYDOWN AREA, CONTRACTOR TO USE LIMITED USE PERVIOUS GRAVEL
SIGHT DISTANCE TO THE LEFT: 431'±
EXISTING CONCRETE VAULT
REFER TO SITE ENTRANCE DETAIL, THIS SHEET
N/F MICHAEL BEAKES TAX 48.05-1-37
N/F GIL EVENAS TAX 15.08-1-
WESTCHESTER COUNTY AND YORKTOWN TOWNSHIP LINE
PROPERTY LINE, TYP.
PROPOSED DETENTION POND
LIMITS OF TREE CLEARING (TYP.)
PROPOSED DETENTION POND
N/F DOUGLAS CALL TAX 15.07-1-6
EXISTING BUILDING (TYP.)
20.0'
POINT OF INTERCONNECTION
UTILITY RECLOSER POLE ARRAY SERVICE
PROPOSED PAD MOUNTED TRANSFORMER
ARRAY DISCONNECT MAY BE PAD/POLE MOUNTED
UNDERGROUND ELECTRICAL CONDUIT
N/F JOHN & MARY MULGREW TAX 15.08-1-15
TURNING SPACE FOR PUMPER FIRE TRUCK
PROPOSED 30'X75' TEMPORARY STAGING AREA.
PROPOSED BIO-RETENTION BASIN
PROPOSED 27'X64' ELECTRICAL BATTERIES (TESLA MEGAPACKS)
STONE CHECK DAM, TYP.
100' WETLAND SETBACK
100' WETLAND SETBACK
PROPOSED STORMWATER SWALE WITH CHECK DAMS
YORKTOWN A SOLAR FARM
PANEL WIDTH: 12.9'
SPACING BETWEEN ROWS: 25.0'
N/F RICHARD &ANN HARTNETT TAX 15.08-1-14
EXCESS ROCK TO BE STOCKPILED ON-SITE
EXISTING SWALE
100' OHWM SETBACK
LIMITS OF TREE CLEARING (TYP.)
SIGHT DISTANCE TO THE RIGHT: 517'±
N/F VICTOR WRIGHT TAX 15.08-1-13
BERGMANN DELINEATED PEM/PSS WETLAND
N/F NILES SCHWARTZ TAX 15.07-1-7
N/F LAWRENCE WATKINS TAX 15.08-1-12
EXISTING STREAM CENTERLINE MOHEGAN OUTLET
FEMA 0.2% ANNUAL CHANCE FLOOD HAZARD ZONE, TYP.
FEMA 1% ANNUAL CHANCE FLOOD HAZARD ZONE, TYP.
FEMA REGULATORY FOODWAY, TYP.
EXCESS ROCK TO BE STOCKPILED ON-SITE
50' SETBACK LINE
FOOTHILL STREET
PROPOSED PERIMETER FENCE TO BE INSTALLED ALONG PROJECT FRONT YARD
N/F JONATHON MENZ TAX 15.08-1-11
STREAM CENTERLINE BASED ON LIDAR
EXCESS ROCK WALLS TO BE REMOVED AND RELOCATED TO PROJECT FRONT YARD, TYP.
EXCESS ROCKS FROM EXISTING ROCK WALL TO BE USED AS ROCK WALL ALONG FRONT YARD
N/F RICHARD BAMBACE JR TAX 15.08-1-10
N/F WILLIAM LOCKWOOD TAX 15.07-1-5 AREA = 34.233± ACRES
OHWM BOUNDARY LINE
N/F JARED & JILL GREENWALD TAX 15.08-1-9
EXISTING STONE WALL
N/F PAGE OLIVER SOURBY TAX 15.08-1-8
N/F TOWN OF YORKTOWN PARKLAND TAX 15.08-1-7
50' SETBACK LINE
LOCKWOOD ROAD
N/F EDWARD & JULIE STOLL TAX 15.07-1-3
N/F EDWARD & TERESA HALPIN TAX 15.07-1-4
N/F WILLIAM LOCKWOOD TAX 13.10-2-3
N/F EMIGRANT MORTGAGE CO TAX 13.10-2-3.5
N/F ANNA & ERNEST POLAO TAX 13.10-2-3.6
N/F WILLIAM LOCKWOOD TAX 13.10-2-3.7
N/F WILLIAM LOCKWOOD TAX 13.10-2-3.8
N/F JOHN & MARY GARVY TAX 13.10-3-5
N/F SHARON HORBECK TAX 15.07-1-2
N/F RICHARD IMPRESCIA TAX 15.07-1-8
N/F ANTHONY MATESE TAX 15.07-1-9
N/F JOHN CIMATA TAX 15.07-1-10
N/F SHEILA SHERIDAN TAX 15.07-1-12
N/F DAVID KONKITCH TAX 13.10-3-6
N/F DOUGLAS BERRY TAX 15.07-1-11
N/F DEBANJAN & KANIA SAHA TAX 15.07-1-13
N/F MITESH PATEL TAX 15.07-1-20
N/F EUGENE & ESPINOSA SALA TAX 15.07-1-21
N/F SHANATHA & R SAHOO TAX 15.07-1-16
N/F WINDY & MARK NELSON TAX 15.07-1-15
N/F ROBET SATERIALE TAX 15.07-1-14
EMMA LANE
MACARTHUR BLVD
WOODLAND BLVD
OSEY CT

SITE PLAN DATA TABLE

SITE IS LOCATED IN THE "R1-40" RESIDENTIAL ZONING DISTRICT.		
PROPOSED USE: SOLAR		
PARCEL 15.07-1-5 TOWN OF YORKTOWN, COUNTY OF WESTCHESTER STATE OF NEW YORK		
APPLICANT: CON EDISON CLEAN ENERGY BUSINESSES, INC. 100 SUMMIT LAKE DRIVE VALHALLA NY, 10595 (978) 888-4088	OWNER(S) OF RECORD: WILLIAM LOCKWOOD	
PLANS PREPARED BY: BERGMANN 2 WINNERS CIRCLE, SUITE 102 ALBANY, NY 12205 (518) 862-0325		
DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT SIZE	2 AC.	34.2± AC.
MIN. LOT WIDTH	150 FT	1,011± FT
MIN. LOT DEPTH	150 FT	1,114± FT
MIN. SIDE YARD SETBACK	50 FT	60± FT
MIN. FRONT YARD SETBACK	50 FT	55± FT
MIN. REAR YARD SETBACK	50 FT	50± FT
MAX. PANEL HEIGHT	15 FT	12± FT
MAX. LOT COVERAGE (INCLUDING PANELS)	80%	11.3± %



DRIVEWAY ENTRANCE DETAIL

SCALE: 1"=30'

0 100 200 300 FT

1" = 100' SCALE BAR

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PRELIMINARY
NOT FOR CONSTRUCTION

STATE OF NEW YORK · ERIC C. REDING · 092442 · LICENSED PROFESSIONAL ENGINEER

Project Manager: ECR	Checked By: ECR
Designed By: WD	Drawn By: WD
Date Issued: OCTOBER 27, 2020	Scale: 1"=100'
Project Number: 14847.00	

OVERALL SITE PLAN

Drawing Number:

C001

2 of 14

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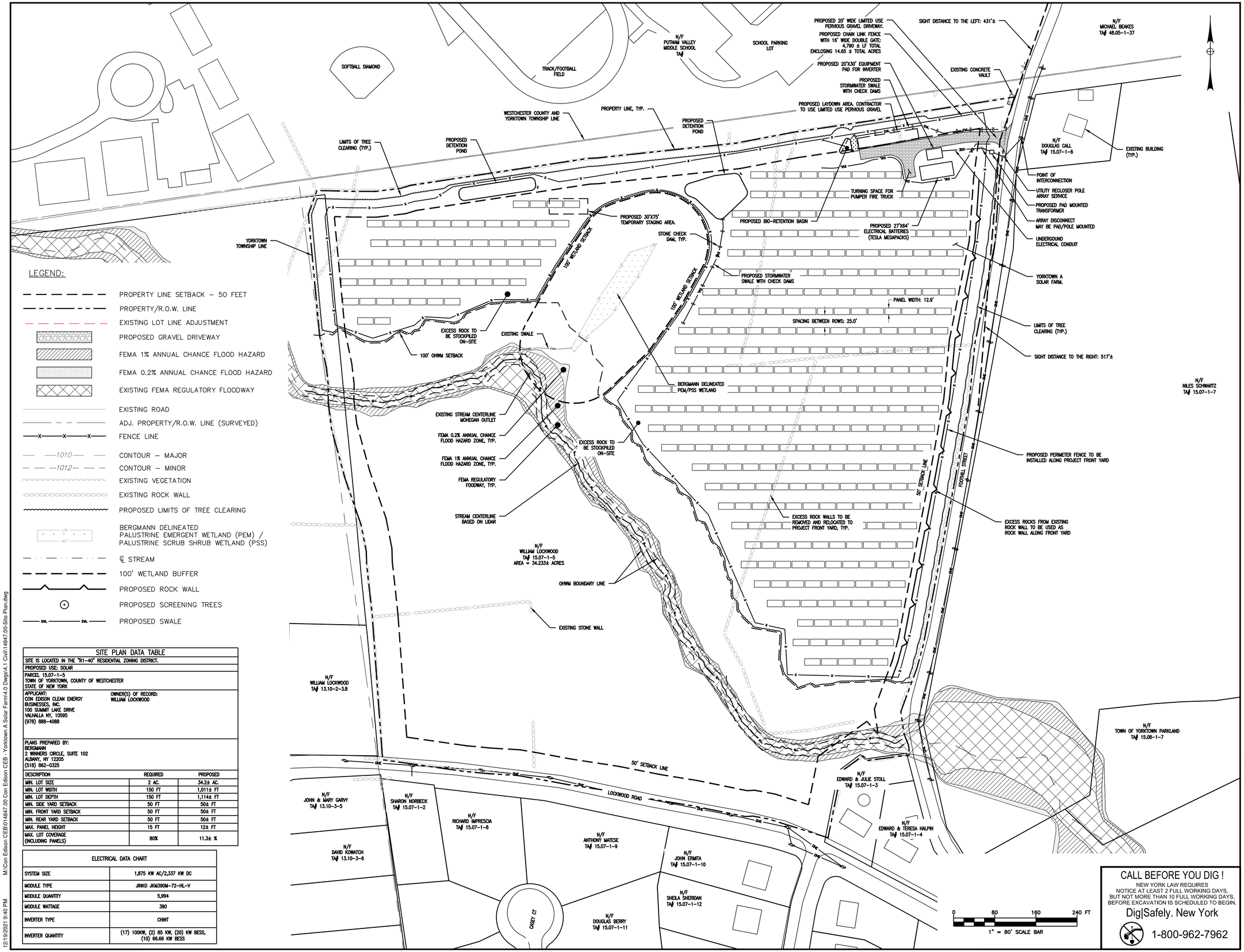

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- PROPERTY/R.O.W. LINE
- EXISTING LOT LINE ADJUSTMENT
- PROPOSED GRAVEL DRIVEWAY
- FEMA 1% ANNUAL CHANCE FLOOD HAZARD
- FEMA 0.2% ANNUAL CHANCE FLOOD HAZARD
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- EXISTING ROAD
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- FENCE LINE
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- PROPOSED LIMITS OF TREE CLEARING
- BERGMANN DELINEATED PALUSTRINE EMERGENT WETLAND (PEM) / PALUSTRINE SCRUB SHRUB WETLAND (PSS)
- ℄ STREAM
- 100' WETLAND BUFFER
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- PROPOSED SCREENING TREES
- PROPOSED SWALE

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APPLICANT: CON EDISON CLEAN ENERGY BUSINESSES, INC. 100 SUMMIT LAKE DRIVE VALHALLA NY, 10595 (978) 888-4088	OWNER(S) OF RECORD: WILLIAM LOCKWOOD	
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MIN. REAR YARD SETBACK	50 FT	50± FT
MAX. PANEL HEIGHT	15 FT	12± FT
MAX. LOT COVERAGE (INCLUDING PANELS)	80%	11.3± %

ELECTRICAL DATA CHART	
SYSTEM SIZE	1,875 KW AC/2,337 KW DC
MODULE TYPE	JINKO JKM390M-72-HL-V
MODULE QUANTITY	5,994
MODULE WATTAGE	390
INVERTER TYPE	CHINT
INVERTER QUANTITY	(17) 100KW, (2) 85 KW, (20) KW BESS, (10) 68.66 KW BESS

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YORKTOWN A SOLAR FARM

FOOTHILL STREET

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NEW YORK

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PRELIMINARY
NOT FOR CONSTRUCTION

STATE OF NEW YORK · ERIC C. REDDING · 092442 · LICENSED PROFESSIONAL ENGINEER

Project Manager: ECR	Checked By: ECR
Designed By: WD	Drawn By: WD
Date Issued: OCTOBER 27, 2020	Scale: 1"=80'
Project Number: 14847.00	

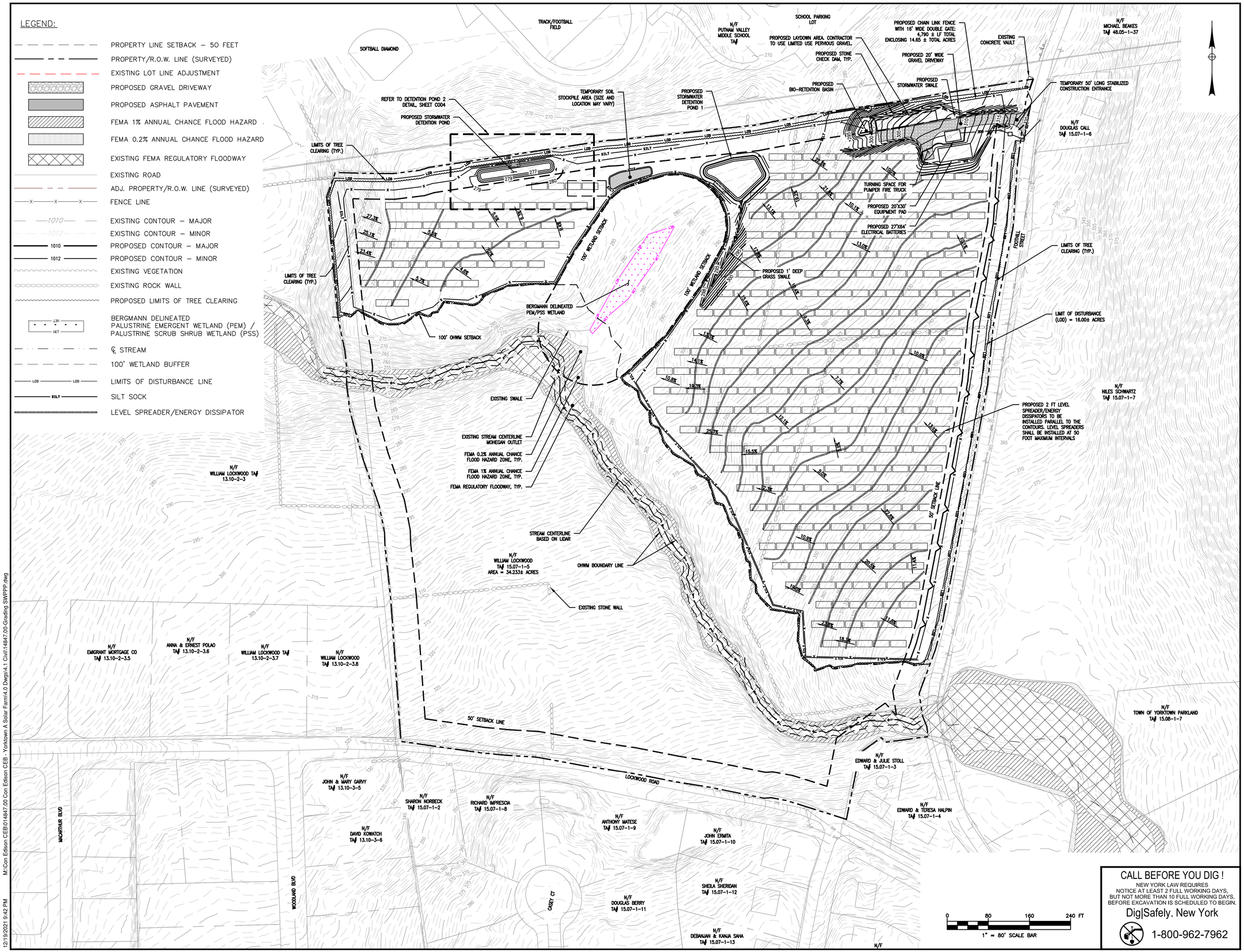
SITE PLAN

Drawing Number:

C002

LEGEND:

- PROPERTY LINE SETBACK – 50 FEET
- PROPERTY/R.O.W. LINE (SURVEYED)
- EXISTING LOT LINE ADJUSTMENT
- PROPOSED GRAVEL DRIVEWAY
- PROPOSED ASPHALT PAVEMENT
- FEMA 1% ANNUAL CHANCE FLOOD HAZARD
- FEMA 0.2% ANNUAL CHANCE FLOOD HAZARD
- EXISTING FEMA REGULATORY FLOODWAY
- EXISTING ROAD
- ADJ. PROPERTY/R.O.W. LINE (SURVEYED)
- FENCE LINE
- 1010 EXISTING CONTOUR – MAJOR
- 1012 EXISTING CONTOUR – MINOR
- 1010 PROPOSED CONTOUR – MAJOR
- 1012 PROPOSED CONTOUR – MINOR
- EXISTING VEGETATION
- EXISTING ROCK WALL
- PROPOSED LIMITS OF TREE CLEARING
- LIN / VET BERGMANN DELINEATED PALUSTRINE EMERGENT WETLAND (PEM) / PALUSTRINE SCRUB SHRUB WETLAND (PSS)
- ℄ STREAM
- 100' WETLAND BUFFER
- LOD LIMITS OF DISTURBANCE LINE
- SILT SILT SOCK
- LEVEL SPREADER/ENERGY DISSIPATOR



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ERIC C. REDDING — STATE OF NEW YORK — 092442 — LICENSED PROFESSIONAL ENGINEER

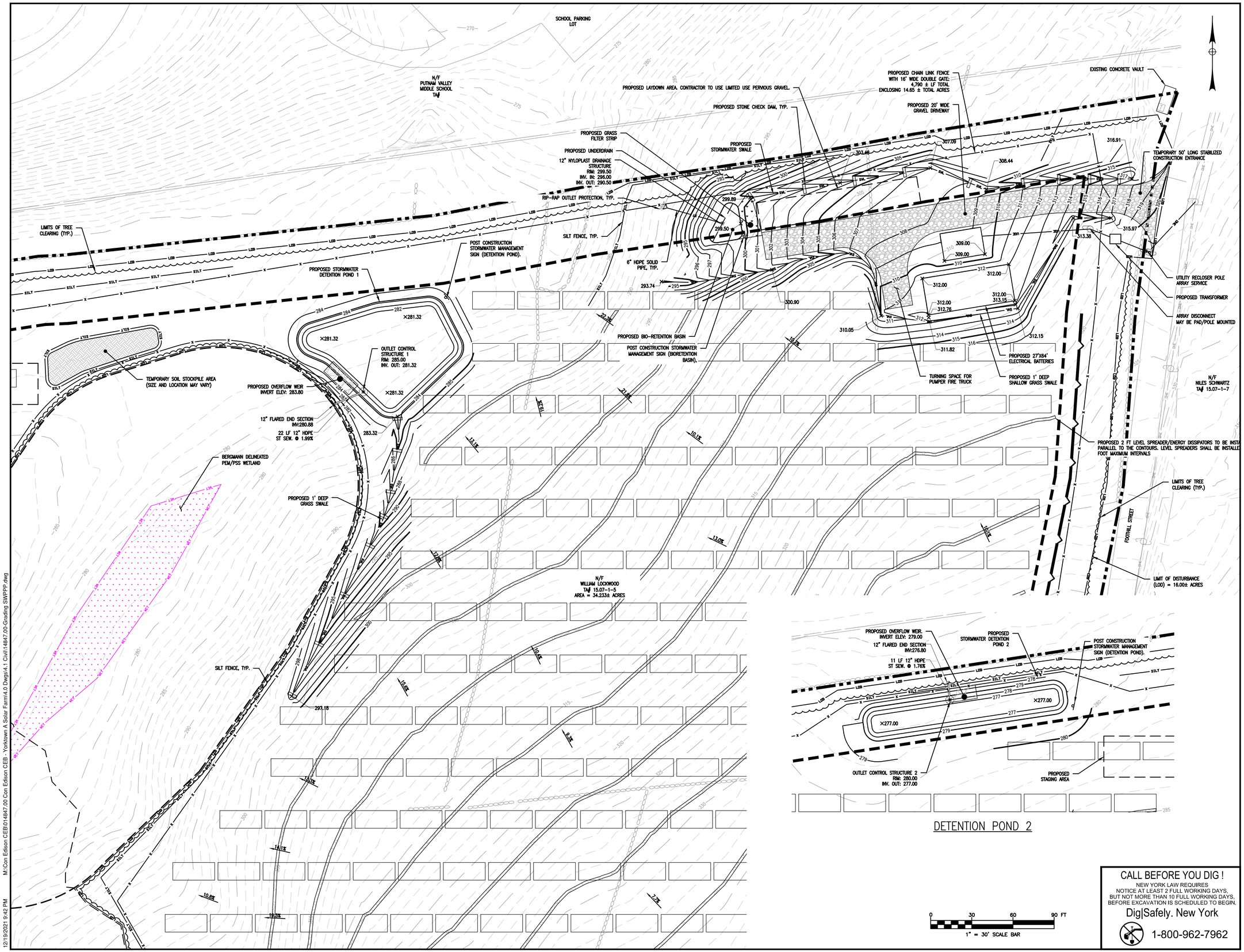
Project Manager: ECR	Checked By: ECR
Designed By: WD	Drawn By: WD
Date Issued: OCTOBER 27, 2020	Scale: 1" = 80'
Project Number: 14847.00	

GRADING / SWPPP PLAN

Drawing Number:

C003

4 of 14



DETENTION POND 2

0 30 60 90 FT

1" = 30' SCALE BAR

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3	12/20/2021	PLAN REVISIONS	WD	ECR

PRELIMINARY
NOT FOR CONSTRUCTION

STATE OF NEW YORK · ERIC C. REDDING · 092442 · LICENSED PROFESSIONAL ENGINEER

Project Manager:	Checked By:
ECR	ECR
Designed By:	Drawn By:
WD	WD
Date Issued:	Scale:
OCTOBER 27, 2020	1"=30'
Project Number:	
14847.00	

DETAILED GRADING PLAN

Drawing Number:

C004

GENERAL NOTES:

1. USE OF THIS DETAIL/CRITERION IS LIMITED TO ACCESS ROADS USED ON AN OCCASIONAL BASIS ONLY (I.E. PROVIDE ACCESS FOR MOWING, EQUIPMENT REPAIR OR MAINTENANCE)
2. LIMITED USE PERVIOUS ACCESS ROAD IS LIMITED TO LOW IMPACT IRREGULAR MAINTENANCE ACCESS ASSOCIATED WITH RENEWABLE ENERGY PROJECTS IN NEW YORK STATE.
3. REMOVE STUMPS. ROCKS AND DEBRIS AS NECESSARY, FILL VOIDS TO MATCH EXISTING NATIVE SOILS AND COMPACTION LEVEL.
4. REMOVED TOPSOIL MAY BE SPREAD IN ADJACENT AREAS AS DIRECTED BY THE PROJECT ENGINEER, COMPACT TO THE DEGREE OF THE NATIVE IN SITU SOIL. DO NOT PLACE IN AN AREA THAT IMPEDES STORM WATER DRAINAGE.
5. GRADE ROADWAY, WHERE NECESSARY, TO NATIVE SOILS AND DESIRED ELEVATION. MINOR GRADING FOR CROSS SLOPE CUT AND FILL MAY BE REQUIRED.
6. REMOVE REFUSE SOILS AS DIRECTED BY THE PROJECT ENGINEER. DO NOT PLACE IN AN AREA THAT IMPEDES STORM WATER DRAINAGE.
7. ROADWAY WIDTH TO BE DETERMINED BY CLIENT.
8. THE LIMITED USE PERVIOUS ACCESS ROAD CROSS SLOPE SHALL BE 1.5% IN MOST CASES AND SHOULD NOT EXCEED 6%. THE LONGITUDINAL SLOPE OF THE ACCESS DRIVE SHOULD NOT EXCEED 15%.
9. LIMITED USE PERVIOUS ACCESS ROAD IS NOT INTENDED TO BE UTILIZED FOR CONSTRUCTION WHICH MAY SUBJECT THE ACCESS TO SEDIMENT TRACKING. THIS SPECIFICATION IS TO BE DEVELOPED FOR POST–CONSTRUCTION USE. SOIL RESTORATION PRACTICES MAY BE APPLICABLE TO RESTORE CONSTRUCTION RELATED COMPACTION TO PRE–EXISTING CONDITIONS AND SHOULD BE VERIFIED BY SOIL PENETROMETER READINGS. THE PENETROMETER READINGS SHALL BE COMPARED TO THE RESPECTIVE RECORDED READINGS TAKEN PRIOR TO CONSTRUCTION, EVERY 100 LINEAR FEET ALONG THE PROPOSED ROADWAY.
10. TO ENSURE THAT SOIL IS NOT TRACKED ONTO THE LIMITED USE PERVIOUS ACCESS ROAD, IT SHALL NOT BE USED BY CONSTRUCTION VEHICLES TRANSPORTING SOIL, FILL MATERIAL, ETC. IF THE LIMITED USE PERVIOUS ACCESS IS COMPLETED DURING THE INITIAL PHASES OF CONSTRUCTION AND UTILIZED TO REMOVE SEDIMENT FROM CONSTRUCTION VEHICLES AND EQUIPMENT PRIOR TO ENTERING THE LIMITED USE PERVIOUS ACCESS ROAD FROM ANY LOCATION ON, OR OFF SITE. MAINTENANCE OF THE PERVIOUS ACCESS ROAD WILL BE REQUIRED IF SEDIMENT IS OBSERVED WITHIN THE CLEAN STONE.
11. THE LIMITED USE PERVIOUS ACCESS ROAD SHALL NOT BE CONSTRUCTED OR USED UNTIL ALL AREAS SUBJECT TO RUNOFF ONTO THE PERVIOUS ACCESS HAVE ACHIEVED FINAL STABILIZATION.
12. PROJECTS SHOULD AVOID INSTALLATION OF THE LIMITED USE PERVIOUS ACCESS ROAD IN POORLY DRAINED ARES, HOWEVER IF NO ALTERNATIVE LOCATION IS AVAILABLE, THE PROJECT SHALL UTILIZE WOVEN GEOTEXTILE MATERIAL AS DETAILED IN FOLLOWING NOTES.
13. THE DRAINAGE DITCH IS OFFERED IN THE DETAIL FOR CIRCUMSTANCES WHEN CONCENTRATED FLOW COULD NOT BE AVOIDED . THE INTENTION OF THE DESIGN IS TO MINIMIZE ALTERATIONS TO HYDROLOGY, HOWEVER WHEN DEALING WITH 5%–15% GRADES NOT PARALLEL TO THE CONTOUR, A ROADSIDE DITCH MAY BE REQUIRED. THE NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS FOR GRASSED WATERWAYS AND VEGETATED WATERWAYS ARE APPLICABLE FOR SIZING AND STABILIZATION. DIMENSIONS FOR THE GRASSED WATERWAY SPECIFICATION WOULD BE DESIGNED FOR PROJECT SPECIFIC HYDROLOGIC RUNOFF CALCULATIONS, AND A SEPARATE DETAIL FOR THE SPECIFIC GRASSED WATERWAY WOULD BE INCLUDED IN THIS PRACTICE. RUNOFF DISCHARGE WILL BE SUBJECT TO THE OUTLET REQUIREMENTS OF THE REFERENCED STANDARD. INCREASED POST–DEVELOPMENT RUNOFF FROM THE ASSOCIATED ROADSIDE DITCH MAY REQUIRE ADDITIONAL PRACTICES TO ATTENUATE RUNOFF TO PRE–DEVELOPMENT CONDITIONS.
14. IF A ROADSIDE DITCH IS NOT UTILIZED TO CAPTURE RUNOFF FROM THE ACCESS ROAD, THE PERVIOUS ACCESS ROAD WILL HAVE A WELL–ESTABLISHED PERENNIAL VEGETATIVE COVER, WHICH SHALL CONSIST OF UNIFORM VEGETATION (I.E. BUFFER), 20 FEET WIDE AND PARALLEL TO THE DOWN GRADIENT SIDE OF THE ACCESS ROAD. POST–CONSTRICTION OPERATION AND MAINTENANCE PRACTICES WILL MAINTAIN THIS VEGETATIVE COVER TO ENSURE FINAL STABILIZATION FOR THE LIFE OF THE ACCESS ROAD.
15. THE DESIGN PROFESSIONAL MUST ACCOUNT FOR THE LIMITED USED PERVIOUS ACCESS ROAD IN THEIR SITE ASSESSMENT / HYDROLOGY ANALYSIS. IF THE HYDROLOGY ANALYSIS SHOWS THAT THE HYDROLOGY HAS BEEN ALTERED FROM PRE– TO POST–DEVELOPMENT CONDITIONS (SEE APPENDIX A OF GP–0–15–002 FOR THE DEFINITION OF "ALTER THE HYDROLOGY..."), THE DESIGN MUST INCLUDE THE NECESSARY DETENTION/RETENTION PRACTICES TO ATTENUATE THE RATES (10 AND 100 YEAR EVENTS) TO PRE–DEVELOPMENT CONDITIONS.

GEOGRID MATERIAL NOTES:

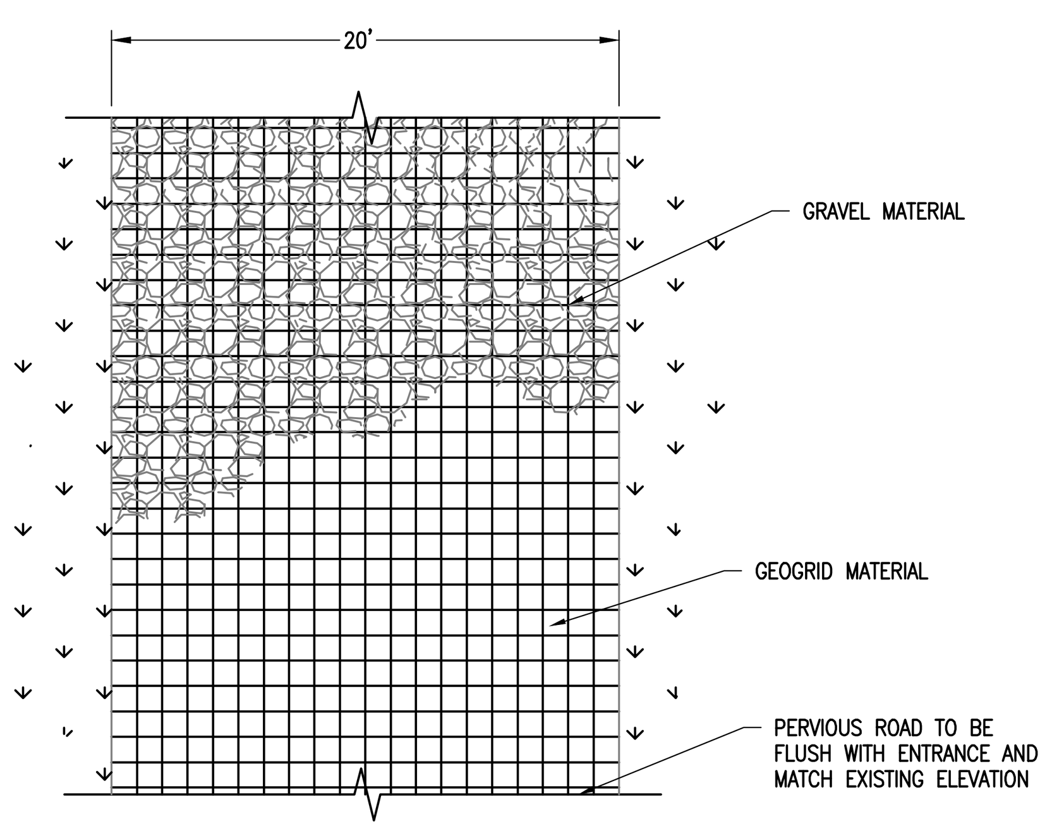
1. THE GEOGRID, OR COMPARABLE PRODUCT, IS INTENDED FOR USE IN ALL CONDITIONS, IN ORDER TO ASSIST IN MATERIAL SEPARATION FROM NATIVE SOILS AND PRESERVE ACCESS LOADS.
2. GRAVEL FILL MATERIAL SHALL CONSIST OF 1–4" CLEAN, DURABLE, SHARP ANGLED CRUSHED STONE OF UNIFORM QUALITY, MEETING THE SPECIFICATION OF NYSDOT 703–02, SIZE DESIGNATION 3–5 OF TABLE 703–4. STONE MAY BE PLACED IN FRONT OF AND SPREAD WITH A TRACKED VEHICLE. GRAVEL SHALL NOT BE COMPACTED.
3. GEOGRID SHALL BE MIRAFI BXG110 OR APPROVED EQUAL. GEOGRID SHALL BE DESIGNED BASED ON EXISTING SOIL CONDITIONS AND PROPOSED HAUL ROAD SLOPES.
4. IF MORE THAN ONE ROLL WIDTH IS REQUIRED, ROLLS SHOULD OVERLAP A MINIMUM OF SIX INCHES.
5. REFER TO MANUFACTURER'S SPECIFICATION FOR PROPER TYING AND CONNECTIONS.
6. LIMITED USE PERVIOUS ACCESS ROAD SHALL BE DRESSED AS REQUIRED WITH ONLY 1–4" CRUSHED STONE MEETING NYSDOT 703–02 SPECIFICATIONS.

BASIS OF DESIGN: TENCATE MIRAFI BXG110 GEOGRIDS; 365 SOUTH HOLLAND DRIVE, PENDERGRASS, GA; 800–685–9990 OR 706–693–2226; WWW.MIRAFI.COM

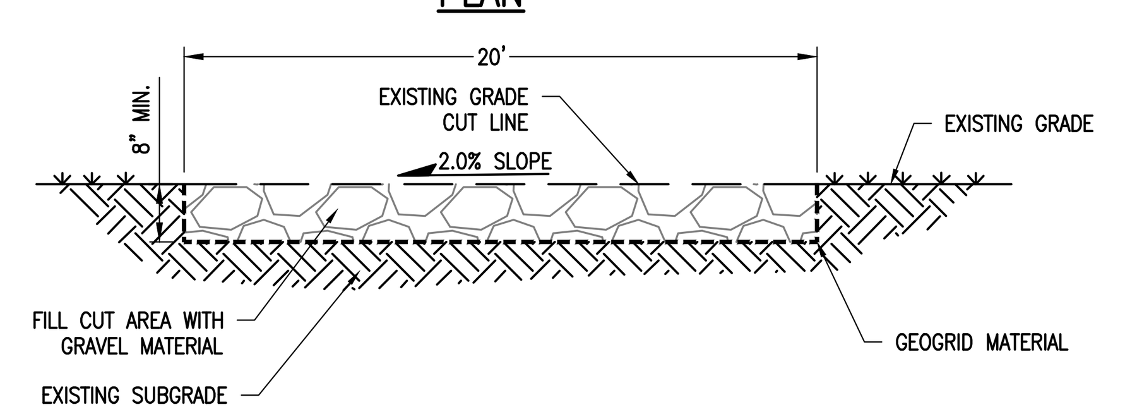
WOVEN GEOTEXTILE MATERIAL NOTES:

1. SPECIFIED GEOTEXTILE WILL ONLY BE UTILIZED IN PLACID SOILS. PLACID SOILS CONSIST OF POORLY DRAINED SOILS COMPOSED OF FINELY TEXTURED PARTICLES AND ARE PRONE TO RUTTING. PLACID SOILS ARE TYPICALLY PRESENT IN LOW–LYING AREAS WITH HYDROLOGIC SOILS GROUP (HSG) OF C OR D OR AS SPECIFIED FROM AN ENVIRONMENTAL SCIENTIST, SOIL SCIENTIST OR GEOTECHNICAL DATA.
2. THE CONCERN OF POTENTIAL REDUCTION OF NATIVE INFILTRATION RATES DIE TO THE GEOTEXTILE MATERIAL WOULD NOT BE A SIGNIFICANT CONCERN IN POORLY DRAINED SOILS WHERE SEGREGATION OF PERVIOUS STONE AND NATIVE MATERIALS IS CRUCIAL FOR LONG TERM OPERATION AND MAINTENANCE.

BASIS OF DESIGN: TENCATE MIRAFI RSI–SERIES WOVEN GEOSYNTHETICS; 365 SOUTH HOLLAND DRIVE, PENDERGRASS, GA; 800–685–9990 OR 706–693–2226; WWW.MIRAFI.COM

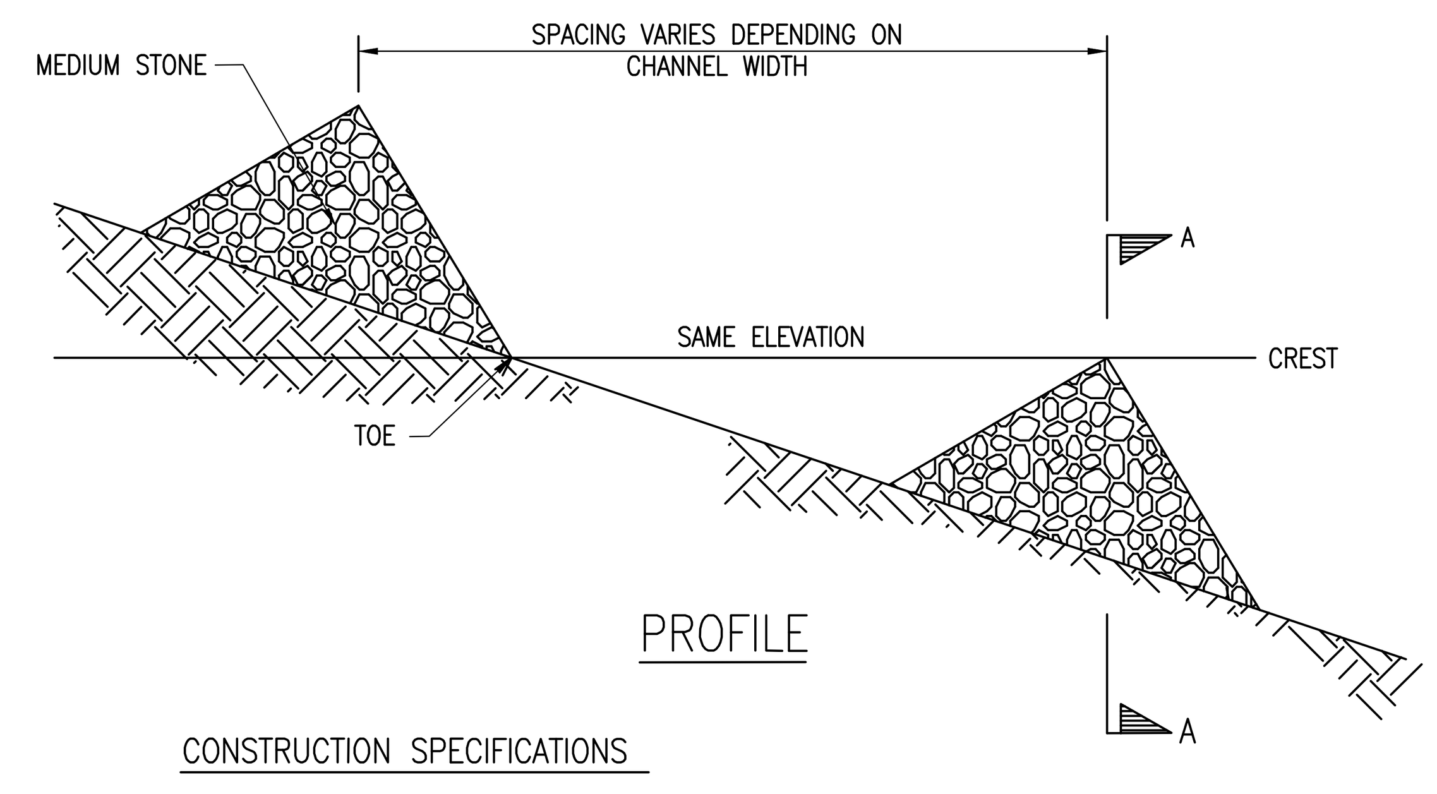


PLAN

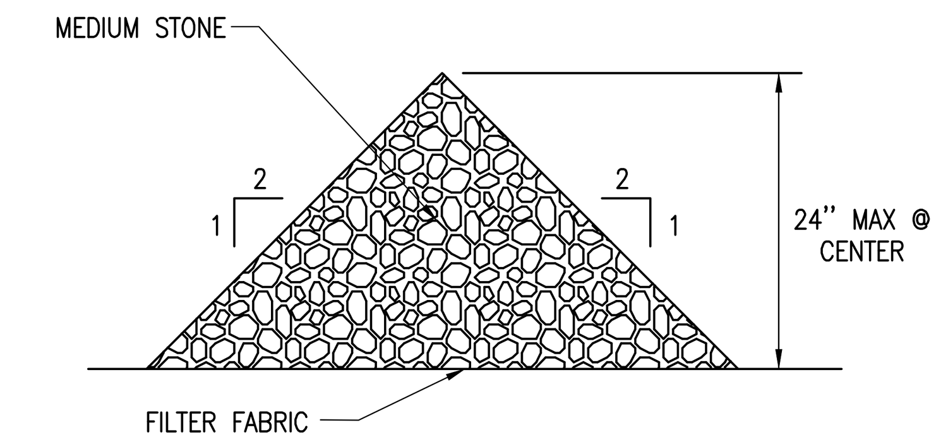


LIMITED USE PERVIOUS ACCESS ROAD – 0% TO 10% SLOPES

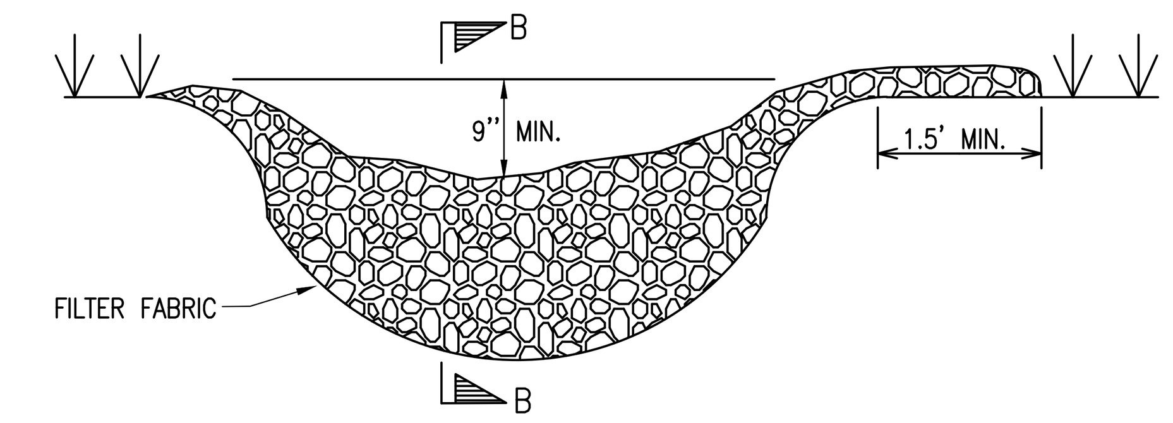
NO SCALE



PROFILE



SECTION B–B



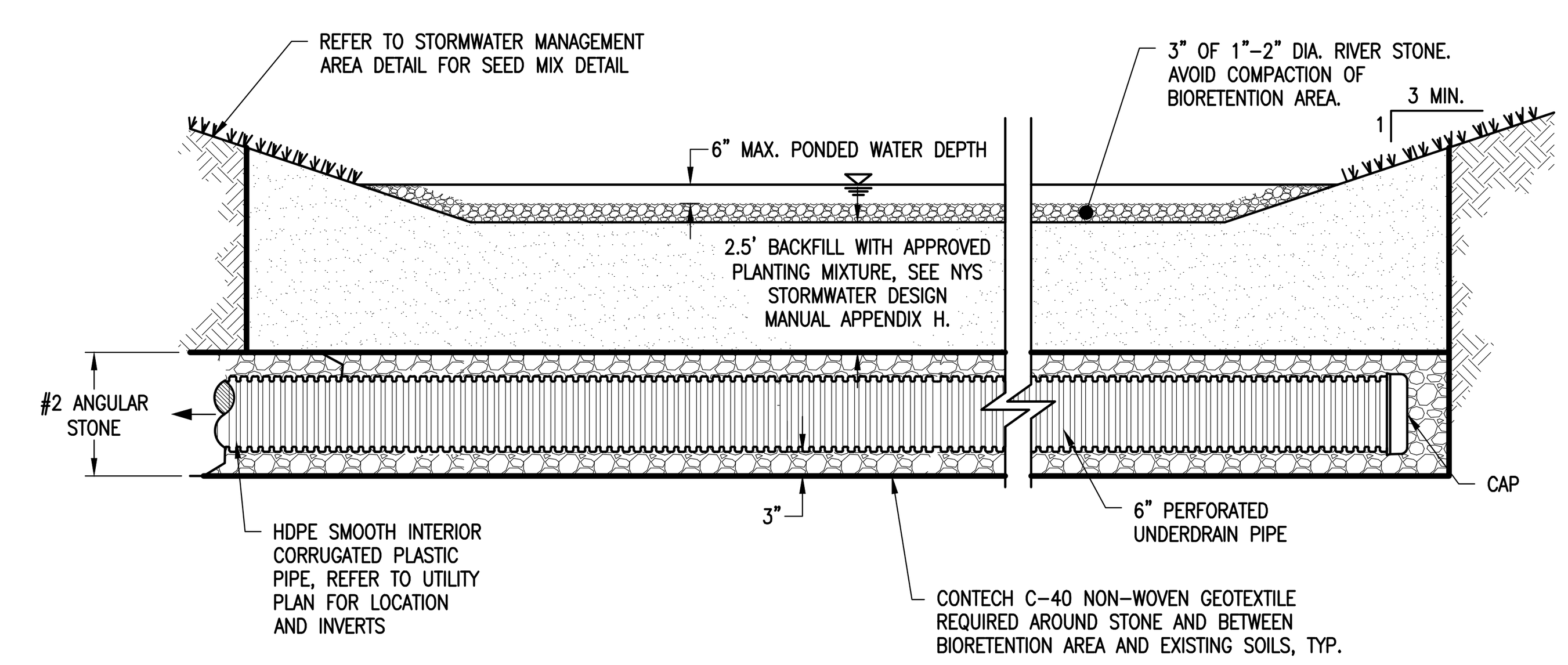
SECTION A–A

CONSTRUCTION SPECIFICATIONS

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES GRADES AND LOCATIONS SHOWN ON THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5' BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWESTCHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.

LIGHT STONE CHECK DAM

NOT TO SCALE



BIORETENTION AREA DETAIL

N.T.S.

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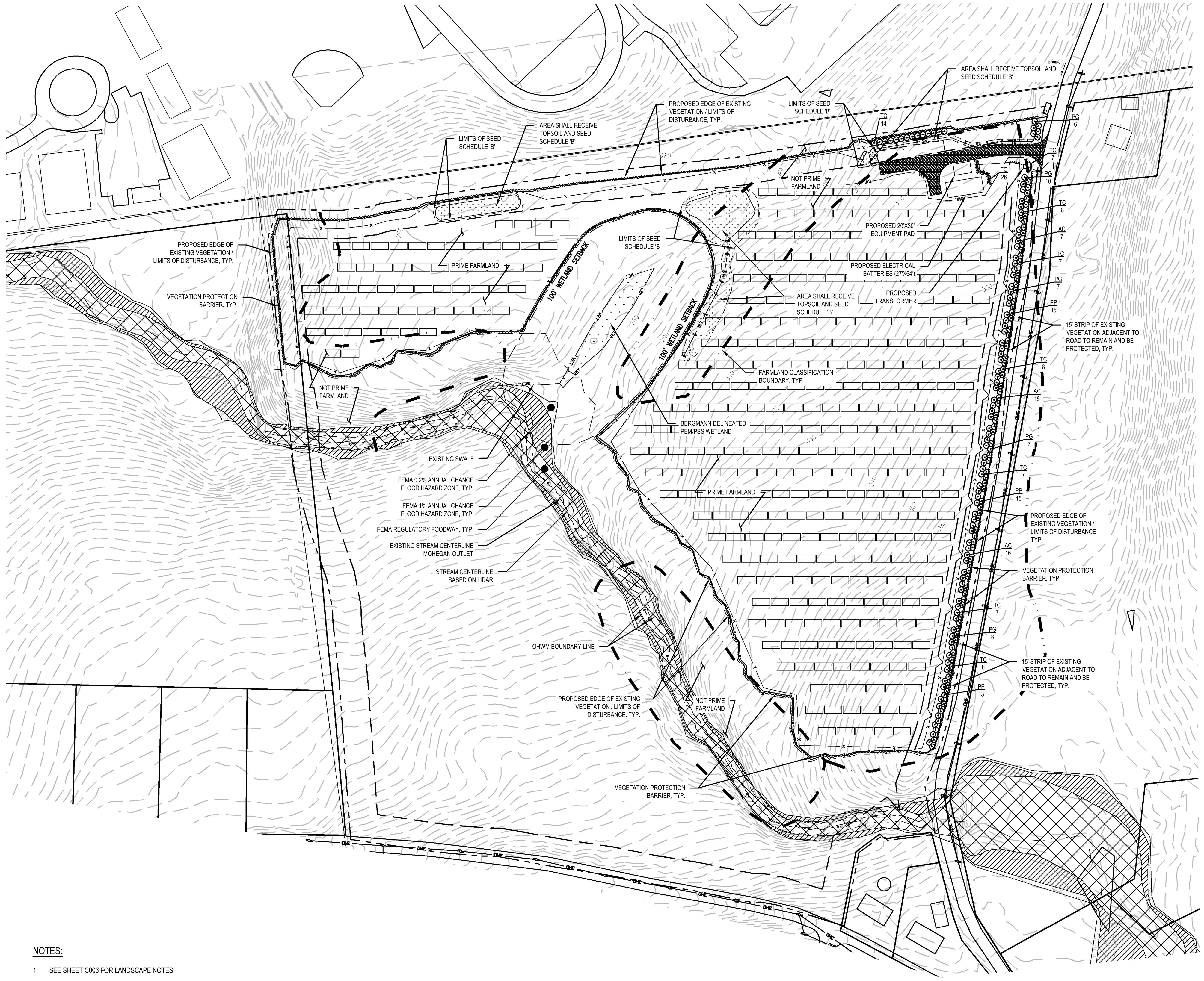
PRELIMINARY
NOT FOR CONSTRUCTION

STATE OF NEW YORK · ERIC C. REDDING · 092442 · LICENSED PROFESSIONAL ENGINEER

Project Manager: ECR	Checked By: ECR
Designed By: WD	Drawn By: WD
Date Issued: OCTOBER 27, 2020	Scale: AS NOTED
Project Number: 14847.00	

DRIVEWAY DETAILS

Drawing Number:
C005



LEGEND:

- PROPOSED TREE PLANTING
- VEGETATION PROTECTION BARRIER
- SEED LIMIT LINE
- SEED SCHEDULE 'B'
- PROPOSED GRAVEL DRIVEWAY
- FEMA 1% ANNUAL CHANCE FLOOD HAZARD
- FEMA 0.2% ANNUAL CHANCE FLOOD HAZARD
- EXISTING FEMA REGULATORY FLOODWAY
- EXISTING ROAD
- ADJ. PROPERTY/R.O.W. LINE (SURVEYED)
- FENCE LINE
- EXISTING VEGETATION
- PROPOSED LIMITS OF TREE CLEARING
- BERGMANN DELINEATED PALUSTRINE EMERGENT WETLAND (PEM) / PALUSTRINE SCRUB SHRUB WETLAND (PSS)
- ℄ STREAM
- 100' WETLAND SETBACK
- FARMLAND CLASSIFICATION BOUNDARY

NOTES:

1. SEE SHEET C006 FOR LANDSCAPE NOTES.
2. SEE SHEET C007 FOR LANDSCAPE DETAILS.
3. SEE SHEET C009 FOR SEED SCHEDULES.

PLANT LIST

Key	Qty.	Botanical Name	Common Name	Mature Size Height	Mature Size Spread	Installed Size	Condition	Notes
Evergreen Trees								
AC	39	Abies concolor	White Fir	50-75' Ht.	20-30' Sprd.	6-7' Ht.	B&B	
TC	59	Tsuga Canadensis	Canadian Hemlock	40-70' Ht.	25-35' Sprd.	8' Ht.	B&B	
PG	38	Picea glauca	White Spruce	40-60' Ht.	10-20' Sprd.	8' Ht.	B&B	
PP	43	Picea pungens	Colorado Spruce	30-60' Ht.	10-20' Sprd.	7-8' Ht.	B&B	
Evergreen Shrubs								
TO	33	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	7-15 Ht.	3-4' Sprd.	5' Ht.	B&B	

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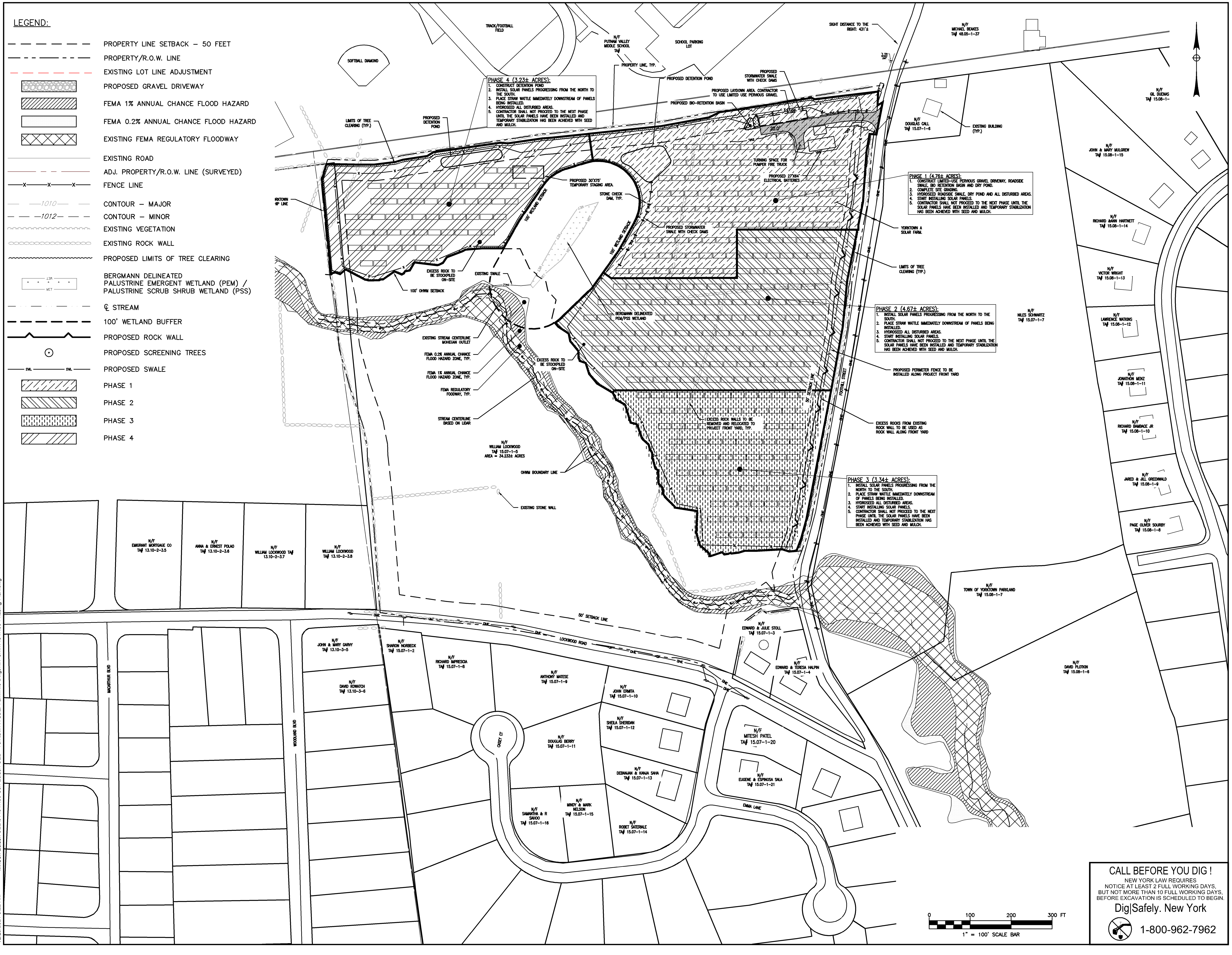
Project Manager:	Checked By:
ECR	ECR
Designed By: WD	Drawn By: WD
Date Issued: OCTOBER 27, 2020	Scale: 1"=100'
Project Number: 14847.00	

LANDSCAPING & PLANTING FOR MITIGATION PLAN

Drawing Number:
C006


LEGEND:
PROPERTY LINE SETBACK – 50 FEET
PROPERTY/R.O.W. LINE
EXISTING LOT LINE ADJUSTMENT
PROPOSED GRAVEL DRIVEWAY
FEMA 1% ANNUAL CHANCE FLOOD HAZARD
FEMA 0.2% ANNUAL CHANCE FLOOD HAZARD
EXISTING FEMA REGULATORY FLOODWAY
EXISTING ROAD
ADJ. PROPERTY/R.O.W. LINE (SURVEYED)
FENCE LINE
CONTOUR – MAJOR
CONTOUR – MINOR
EXISTING VEGETATION
EXISTING ROCK WALL
PROPOSED LIMITS OF TREE CLEARING
BERGMANN DELINEATED PALUSTRINE EMERGENT WETLAND (PEM) / PALUSTRINE SCRUB SHRUB WETLAND (PSS)
℄ STREAM
100' WETLAND BUFFER
PROPOSED ROCK WALL
PROPOSED SCREENING TREES
PROPOSED SWALE
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 4 (3.23± ACRES):
1. CONSTRUCT DETENTION POND
2. INSTALL SOLAR PANELS PROGRESSING FROM THE NORTH TO THE SOUTH.
3. PLACE STRAW WATTLE IMMEDIATELY DOWNSTREAM OF PANELS BEING INSTALLED.
4. HYDROSEED ALL DISTURBED AREAS.
5. CONTRACTOR SHALL NOT PROCEED TO THE NEXT PHASE UNTIL THE SOLAR PANELS HAVE BEEN INSTALLED AND TEMPORARY STABILIZATION HAS BEEN ACHIEVED WITH SEED AND MULCH.
PHASE 1 (4.76± ACRES):
1. CONSTRUCT LIMITED-USE PERVIOUS GRAVEL DRIVEWAY, ROADSIDE SWALE, BIO RETENTION BASIN AND DRY POND.
2. COMPLETE SITE GRADING.
3. HYDROSEED ROADSIDE SWALE, DRY POND AND ALL DISTURBED AREAS.
4. START INSTALLING SOLAR PANELS.
5. CONTRACTOR SHALL NOT PROCEED TO THE NEXT PHASE UNTIL THE SOLAR PANELS HAVE BEEN INSTALLED AND TEMPORARY STABILIZATION HAS BEEN ACHIEVED WITH SEED AND MULCH.
PHASE 2 (4.67± ACRES):
1. INSTALL SOLAR PANELS PROGRESSING FROM THE NORTH TO THE SOUTH.
2. PLACE STRAW WATTLE IMMEDIATELY DOWNSTREAM OF PANELS BEING INSTALLED.
3. HYDROSEED ALL DISTURBED AREAS.
4. START INSTALLING SOLAR PANELS.
5. CONTRACTOR SHALL NOT PROCEED TO THE NEXT PHASE UNTIL THE SOLAR PANELS HAVE BEEN INSTALLED AND TEMPORARY STABILIZATION HAS BEEN ACHIEVED WITH SEED AND MULCH.
PHASE 3 (3.34± ACRES):
1. INSTALL SOLAR PANELS PROGRESSING FROM THE NORTH TO THE SOUTH.
2. PLACE STRAW WATTLE IMMEDIATELY DOWNSTREAM OF PANELS BEING INSTALLED.
3. HYDROSEED ALL DISTURBED AREAS.
4. START INSTALLING SOLAR PANELS.
5. CONTRACTOR SHALL NOT PROCEED TO THE NEXT PHASE UNTIL THE SOLAR PANELS HAVE BEEN INSTALLED AND TEMPORARY STABILIZATION HAS BEEN ACHIEVED WITH SEED AND MULCH.
TRACK/FOOTBALL FIELD
N/F PUTNAM VALLEY MIDDLE SCHOOL TA#
PROPERTY LINE, TYP.
N/F DOUGLAS CALL TA# 15.07-1-6
EXISTING BUILDING (TYP.)
YORKTOWN A SOLAR FARM.
LIMITS OF TREE CLEARING (TYP.)
PROPOSED PERIMETER FENCE TO BE INSTALLED ALONG PROJECT FRONT YARD
FOOTHILL STREET
EXCESS ROCKS FROM EXISTING ROCK WALL TO BE USED AS ROCK WALL ALONG FRONT YARD
LOCKWOOD ROAD
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1" = 100' SCALE BAR

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Project Manager: ECR	Checked by: ECR
Designed by: WD	Drawn by: WD
Date Issued: OCTOBER 27, 2020	Scale: 1"=100'
Project Number: 14847.00	

PHASING PLAN

Drawing Number:

C007

M:\Con Edison CEB\014847.00 Con Edison CEB - Yorktown A Solar Farm\4.0 Dwgs\4.1 Civil\14847.00-Phasing Plan.dwg

12/22/2021 8:22 AM

GENERAL NOTES

1. THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN ON THIS MAP HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORD MAPS, THEY ARE NOT CERTIFIED TO THE ACCURACY OF THEIR LOCATION AND/OR COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION ACTIVITIES IN THEIR VICINITY. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES FIELD STAKED BEFORE STARTING WORK BY CALLING 1-800-962-7962.
2. THE CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH TITLE 29 OF FEDERAL REGULATIONS, PART 1926, SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION(OSHA).
3. HIGHWAY DRAINAGE ALONG ALL ROADS AND PRIVATE DRIVES SHALL BE KEPT CLEAN OF MUD, DEBRIS ETC. AT ALL TIMES.
4. THE CONTRACTOR SHALL CONSULT THE DESIGN ENGINEER BEFORE DEVIATING FROM THESE PLANS.
5. IN ALL TRENCH EXCAVATIONS, CONTRACTOR MUST LAY THE TRENCH SIDE SLOPES BACK TO A SAFE SLOPE, USE A TRENCH SHIELD OR PROVIDE SHEETING AND BRACING.
6. IF SUSPICIOUS AND/OR HAZARDOUS MATERIAL IS ENCOUNTERED DURING DEMOLITION/CONSTRUCTION, ALL WORK SHALL STOP AND THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH AND THE NEW YORK STATE DEPARTMENT OF CONSERVATION SHALL BE NOTIFIED IMMEDIATELY. WORK SHALL NOT RESUME UNTIL THE DEVELOPER HAS OUTLINED APPROPRIATE ACTION FOR DEALING WITH THE WASTE MATERIAL AND THE DEVELOPMENT PLANS ARE MODIFIED AS MAY BE NECESSARY.
7. EXCAVATED WASTE MATERIAL REMOVED FROM THE SITE SHALL BE PLACED AT A LOCATION ACCEPTABLE TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
8. AREAS DISTURBED OR DAMAGED AS PART OF THIS PROJECTS CONSTRUCTION THAT ARE OUTSIDE OF THE PRIMARY WORK AREA SHALL BE RESTORED, AT THE CONTRACTORS EXPENSE, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
9. UNLESS COVERED BY THE CONTRACT SPECIFICATIONS OR AS NOTED ON THE PLANS, ALL WORK SHALL CONFORM TO THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS DATED MAY 1, 2008 AND ANY SUBSEQUENT REVISIONS.

SITE STABILIZATION

1. WHEN FINAL GRADE IS ACHIEVED DURING NON-GERMINATING MONTHS, THE AREA SHOULD BE MULCHED UNTIL THE BEGINNING OF THE NEXT PLANTING SEASON.
2. MULCHES SHOULD BE APPLIED AT THE RATES SHOWN IN THE MULCH APPLICATION RATES TABLE. VERY LITTLE BARE GROUND SHOULD BE VISIBLE THROUGH THE MULCH.
3. STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO "CRIMP" THE STRAW OR HAY INTO THE SOIL - ABOUT 3 INCHES. THIS METHOD SHOULD BE LIMITED TO SLOPES NO STEEPER THAN 3H:1V. THE MACHINERY SHOULD BE OPERATED ALONG THE CONTOUR. NOTE: CRIMPING OF HAY OR STRAW BY RUNNING OVER IT WITH TRACKED MACHINERY IS NOT RECOMMENDED.
4. BEFORE SEEDING IS APPLIED THE CONTRACTOR SHALL SPREAD SOIL TO PREVENT PONDING AND CONFIRM THAT SOIL WILL SUSTAIN THE SEED GERMINATION AND ESTABLISHMENT OF VEGETATION.
5. GRADED AREAS SHOULD BE SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES TO PERMIT BONDING OF THE TOPSOIL TO THE SURFACE AREAS AND TO PROVIDE A ROUGHENED SURFACE TO PREVENT TOPSOIL FROM SLIDING DOWN SLOPE, COMPACTED SOILS SHOULD BE SCARIFIED TO A DEPTH OF 6 TO 12 INCHES, ALONG CONTOUR WHEREVER POSSIBLE, PRIOR TO SEEDING.
6. TOPSOIL OR AMENDED SOIL SHOULD BE UNIFORMLY DISTRIBUTED ACROSS THE DISTURBED AREA TO A MINIMUM DEPTH OF 4 INCHES. SPREADING SHOULD BE DONE IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL PREPARATION OR TILLAGE. IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOIL PLACEMENT SHOULD BE CORRECTED IN ORDER TO PREVENT FORMATION OF DEPRESSIONS.
7. TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OF SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.
8. WHEN USED AS A MULCH REPLACEMENT, THE APPLICATION RATE (THICKNESS) OF THE COMPOST SHOULD BE ½" TO ¾". COMPOST SHOULD BE PLACED EVENLY AND SHOULD PROVIDE 100% SOIL COVERAGE. NO SOIL SHOULD BE VISIBLE.
9. POLYMERIC AND GUM TACKIFIERS MIXED AND APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS MAY BE USED TO TACK MULCH. AVOID APPLICATION DURING RAIN AND ON WINDY DAYS. A 24-HOUR CURING PERIOD AND A SOIL TEMPERATURE HIGHER THAN 45° F ARE TYPICALLY REQUIRED. APPLICATION SHOULD GENERALLY BE HEAVIEST AT EDGES OF SEEDED AREAS AND AT CRESTS OF RIDGES AND BANKS TO PREVENT LOSS BY WIND. THE REMAINDER OF THE AREA SHOULD HAVE BINDER APPLIED UNIFORMLY. BINDERS MAY BE APPLIED AFTER MULCH IS SPREAD OR SPRAYED INTO THE MULCH AS IT IS BEING BLOWN ONTO THE SOIL. APPLYING STRAW AND BINDER TOGETHER IS GENERALLY MORE EFFECTIVE.
10. SYNTHETIC BINDERS, OR CHEMICAL BINDERS, MAY BE USED AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH PROVIDED SUFFICIENT DOCUMENTATION IS PROVIDED TO SHOW THEY ARE NON-TOXIC TO NATIVE PLANT AND ANIMAL SPECIES.
11. MULCH ON SLOPES OF 8% OR STEEPER SHOULD BE HELD IN PLACE WITH NETTING. LIGHTWEIGHT PLASTIC, FIBER, OR PAPER NETS MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
12. SHREDDED PAPER HYDROMULCH SHOULD NOT BE USED ON SLOPES STEEPER THAN 5%. WOOD FIBER HYDROMULCH MAY BE APPLIED ON STEEPER SLOPES PROVIDED A TACKIFIER IS USED. THE APPLICATION RATE FOR ANY HYDROMULCH SHOULD BE 2,000 LB/ACRE AT A MINIMUM.
13. LIME, FERTILIZER, SEED, AND MULCH DISTURBED AREAS PER THE EROSION AND SEDIMENT CONTROL PLANS. IN AREAS OF STEEP SLOPES OR OBVIOUS AREAS WHERE POTENTIAL EROSION MAY OCCUR, AN EROSION CONTROL MAT OR FLEXIBLE GROWTH MEDIUM (FGM) SHALL BE USED. FGM SHALL BE APPLIED PER MANUFACTURER SPECIFICATIONS.
14. ONCE A SECTION OF THE ALIGNMENT HAS BEEN STABILIZED, NO CONSTRUCTION TRAFFIC SHALL OCCUR TO REMOVE ANY BMPS UNTIL THE SECTION HAS ACHIEVED 80% PERENNIAL VEGETATIVE COVER. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM 80% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NONVEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS.

WASTE/HAZARDOUS MATERIAL PRACTICES

1. WHENEVER POSSIBLE COVERED TRASH CONTAINERS SHOULD BE USED.
2. DAILY SITE CLEANUP IS REQUIRED TO REDUCE DEBRIS AND POLLUTANTS IN THE ENVIRONMENT.
3. CONTRACTOR SHALL PROVIDE A SAFE STORAGE SPACE FOR ALL PAINTS, STAINS AND SOLVENTS INSIDE A COVERED STORAGE AREA.
4. CONTRACTOR SHALL PROVIDE A SAFE STORAGE AREA FOR PESTICIDES AND FERTILIZERS.
5. ALL FUELS, OILS AND GREASE MUST BE KEPT IN CONTAINERS AT ALL TIMES.

STORMWATER POLLUTION PREVENTION PLAN NOTES

1. THE DEVELOPER/OWNER/OPERATOR SHALL PROVIDE A QUALIFIED INSPECTOR TO INSPECT THE PROJECT AT THE END OF EACH WORK WEEK AND PROVIDE A REPORT AT LEAST ONCE PER WEEK.
2. INSTALL SILT FENCE, DIVERSION SWALES/BERMS, CHECK DAMS AND ALL OTHER EROSION CONTROL MEASURES AS INDICATED ON THE PLAN PRIOR TO THE START OF ANY EXCAVATION WORK. EROSION CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION SEDIMENT CONTROL MANUAL, NEW YORK STATE HEALTH DEPARTMENT, AND THE GOVERNING CITY REQUIREMENTS.
3. REMOVE AND STOCKPILE TOPSOIL AS DIRECTED BY THE CONSTRUCTION MANAGER REPLACE TOPSOIL TO A MINIMUM 4" DEPTH WITH TOPSOIL OR AMENDED SOIL. ALL DISTURBED AREAS TO BE SEEDED TO PROMOTE VEGETATION AS SOON AS PRACTICABLE.
4. IF THE SEASONS PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE "STANDARDS", NETTING OR LIQUID MULCH BINDER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS. EROSION CONTROL MEASURES SHALL NOT BE REMOVED BEFORE 80% UNIFORM VEGETATION HAS BEEN ACHIEVED.
6. INSTALL INLET PROTECTION, AND RIP RAP APRONS PROGRESSIVELY AS STORM SEWER, AND DISCHARGE POINTS ARE INSTALLED.
7. ALL EROSION CONTROL MEASURES ARE TO BE REPLACED WHENEVER THEY BECOME CLOGGED OR INOPERABLE AND SHALL BE REPLACED AT A MINIMUM OF EVERY 3 MONTHS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF TOPSOIL OR AMENDED TO ALL DISTURBED AREAS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES.
9. THE CONTRACTOR SHALL DESIGNATE A MEMBER OF HIS/HER FIRM TO BE RESPONSIBLE TO MONITOR EROSION CONTROL, EROSION CONTROL STRUCTURES, TREE PROTECTION AND PRESERVATION THROUGHOUT CONSTRUCTION.
10. ALL DISTURBED AREAS SHALL BE FINISH GRADED TO PROMOTE VEGETATION ON ALL EXPOSED AREAS AS SOON AS PRACTICABLE. STABILIZATION PRACTICES (TEMPORARY/PERMANENT SEEDING, MULCHING, GEOTEXTILES, ETC. MUST BE IMPLEMENTED WITHIN SEVEN (7) DAYS WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND NOT EXPECTED TO RESUME WITHIN FOURTEEN (14) DAYS.
11. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. ALL CONSTRUCTION DEBRIS AND SEDIMENT SPOILS, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
12. DUST SHALL BE CONTROLLED BY WATERING.
13. ADJOINING PROPERTY SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS ON THE PROPOSED SITE.
14. DIVERSION SWALES/BERMS, AND SEDIMENT TRAPS SHOULD BE RELOCATED INWARD AS PERIMETER SLOPE CONSTRUCTION PROGRESSES AND RECONSTRUCTED TO THE NYS STANDARDS & SPECIFICATIONS AT THE END OF EACH DAY TO DIVERT RUNOFF FROM SLOPED AREAS AND DIRECT TO APPROPRIATE BASINS.
15. SLOPE TRACKING SHALL BE IMPLEMENTED ON ALL SLOPE 1 ON 3 OR GREATER AT THE END OF EACH WORK DAY AND PRIOR TO FINAL SLOPE GRADING AND STABILIZATION.

SWPPP SEQUENCE OF CONSTRUCTION

1. PRE-CONSTRUCTION MEETING HELD TO INCLUDE PROJECT MANAGER, OPERATOR'S ENGINEER, CONTRACTOR, AND SUB-CONTRACTORS PRIOR TO LAND DISTURBING ACTIVITIES.
2. CONSTRUCT CONSTRUCTION ENTRANCE/EXIT AT LOCATIONS DESIGNATED ON PLANS.
3. INSTALL COMPOST SILT SOCK.
4. BEGIN CLEARING AND GRUBBING OPERATIONS. CLEARING AND GRUBBING SHALL BE DONE ONLY IN AREAS WHERE EARTHWORK WILL BE PERFORMED AND ONLY IN AREAS WHERE CONSTRUCTION IS PLANNED TO COMMENCE WITHIN 14 DAYS AFTER CLEARING AND GRUBBING.
5. HAVE A QUALIFIED PROFESSIONAL CONDUCT AN ASSESSMENT OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND CERTIFY IN AN INSPECTION REPORT THAT THE APPROPRIATE EROSION AND SEDIMENT CONTROLS DESCRIBED IN THE SWPPP AND REQUIRED BY THE NYSDEC PERMIT HAVE BEEN ADEQUATELY INSTALLED OR IMPLEMENTED TO ENSURE OVERALL PREPAREDNESS OF THE SITE FOR THE COMMENCEMENT OF CONSTRUCTION.
6. STRIP TOPSOIL AND STOCKPILE IN A LOCATION ACCEPTABLE TO CONSTRUCTION MANAGER. WHEN STOCKPILE IS COMPLETE, INSTALL PERIMETER SILT FENCE, SEED SURFACE WITH 100% PERENNIAL RYEGRASS MIXTURE AT A RATE OF 2-4 LBS. PER 1000 SF, APPLY 90-100 LBS PER 1000 SF OF MULCH.
7. COMMENCE EARTHWORK CUT AND FILLS. THE WORK SHALL BE PROGRESSED TO ALLOW A REASONABLE TRANSFER OF CUT AND FILL EARTH FOR ROUGH GRADING AND EARTH MOVING, THE CONTRACTOR WILL BE GIVEN SOME LATITUDE TO VARY FROM THE FOLLOWING SCHEDULE IN ORDER TO MEET THE FIELD CONDITIONS ENCOUNTERED. CONTRACTOR SHALL REVIEW VARIATIONS TO SWPPP WITH DESIGN ENGINEER AND QUALIFIED PROFESSIONAL PRIOR TO IMPLEMENTATION. ALL CHANGES TO SWPPP DRAWINGS MUST BE DOCUMENTED WITHIN ONSITE SWPPP.
8. STABILIZE ALL AREAS AS SOON AS PRACTICABLE, IDLE IN EXCESS OF 7 DAYS AND IN WHICH CONSTRUCTION WILL NOT COMMENCE WITHIN 14 DAYS.
9. FOLLOWING ROUGH GRADING, UTILITY INSTALLATION SHOULD BEGIN, TRENCH EXCAVATION/BACKFILL AREAS SHOULD BE STABILIZED PROGRESSIVELY AT THE END OF EACH WORKDAY WITH SEED AND STRAW MULCH AT A RATE OF 100% PERENNIAL RYE GRASS AT 2-4 LBS/1000 SF MULCHED AT 90-100 LBS/1000 SF.
10. CONSTRUCT SWALES AS SHOWN ON THE PLANS.
11. STABILIZE ALL AREAS IDLE IN EXCESS OF 7 DAYS IN WHICH CONSTRUCTION WILL NOT COMMENCE WITHIN 14 DAYS.
12. AS ROADWAY AND ACCESS DRIVES ARE BROUGHT TO GRADE, THEY WILL BE STABILIZED WITH CRUSHED STONE SUBBASE AT A DEPTH SPECIFIED ON PLANS TO PREVENT EROSION AS SOON AS PRACTICABLE.
13. CONSTRUCT SOLAR ARRAY AREA IN FOUR PHASES AS DETAILED IN SHEET C007 OF THIS PLAN SET. CONTRACTOR SHALL CONSTRUCT EACH PHASE INDIVIDUALLY AND SHALL NOT PROCEED TO THE FOLLOWING PHASE UNTIL THE SOLAR RACKING HAS BEEN INSTALLED AND THE PHASE AREA HAS BEEN TEMPORARILY STABILIZED WITH SEED AND MULCH.
14. AS LANDSCAPED AREAS ARE BROUGHT TO GRADE, STABILIZE WITH TOPSOIL, SEEDING AND MULCHING PER SPECIFICATIONS.
15. REMOVE TEMPORARY CONSTRUCTION EXITS ONLY PRIOR TO GRAVEL ROAD CONSTRUCTION (THESE AREAS ARE TO BE CONSTRUCTED LAST).
16. THE DEVELOPER/OWNER/OPERATOR SHALL HAVE A QUALIFIED PROFESSIONAL CONDUCT AN ASSESSMENT OF THE SITE AND FINAL REPORT TO DETERMINE ALL PERMANENT STORMWATER MEASURES HAVE BEEN INSTALLED PER PLANS AND 80% UNIFORM GERMINATION/STABILIZATION HAS BEEN ACHIEVED PRIOR TO THE REMOVAL OF ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.

LANDSCAPE NOTES

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
2. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", ANSI, Z60.1 (LATEST EDITION), REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
3. ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT A NURSERY AT THE SAME HARDINESS ZONE AS THE PROJECT LOCATION.
4. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER OR OWNER'S REPRESENTATIVE.
5. ALL TREES MUST BE STRAIGHT TRUNKED, INJURY FREE, AND FULL HEADED.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
7. ANY DISCREPANCY WITH QUANTITIES, LOCATIONS AND / OR FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. MULCH ALL ISLANDS AND PLANTINGS IN LAWN AREAS WITH DOUBLE GROUND BARK MULCH MADE FROM A MIXTURE OF HARDWOOD AND/OR SOFTWOOD. MULCH SHALL BE AGED A MIN. OF ONE (1) YEAR FOR PARTIAL DECOMPOSITION. IT SHALL BE SCREENED TO EXCLUDE PARTICLES LARGER THAN ONE (1) INCH IN DIAMETER. MATERIAL SHALL BE COMPOSED OF BARK AND HAVE A LOW WOOD CONTENT WITH NO HIDDEN WOODS FROM CONSTRUCTION DEBRIS, PALLETS OR PRESSURE TREATED LUMBER AND BE FREE OF WEEDS, SEEDS, AND GREEN LEAF MATTER. IT SHALL BE NATURALLY DARK BROWN IN COLOR. NO DYED MULCH WILL BE ACCEPTED. MULCH DEPTH SHALL BE THREE (3) INCHES UNLESS OTHERWISE DIRECTED.
9. ANY PLANT WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS.
10. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANT MATERIALS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, AND REMOVAL OF STAKES AND GUYS) AND LAWN AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER.
11. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR, BEGINNING ON THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD.
12. ALL AREAS DISTURBED BY UTILITY INSTALLATION AND SITE GRADING ACTIVITY SHALL RECEIVE APPROVED TOPSOIL (TO A COMPACTED DEPTH OF FOUR (4) INCHES, UNLESS OTHERWISE SPECIFIED BY THE GOVERNING MUNICIPALITY), BE FINE GRADED, SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
13. ALL TOPSOIL SHALL BE SCREENED LOAM SURFACE SOIL, FREE OF STONES AND SHALL HAVE THE FOLLOWING MINIMUM REQUIREMENTS:
    a) AN ORGANIC CONTENT OF 6-12%
    b) SOIL ACIDITY RANGE OF pH 6.0 TO pH 6.8
    c) SOLUBLE SALTS OF 1000 PPM OR LESS
    d) MAXIMUM CLAY CONTENT OF 15-20%
14. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING, AT THEIR EXPENSE, A CERTIFIED SOIL TEST ANALYSIS OF ON SITE AND / OR IMPORTED TOPSOIL. TOPSOIL ANALYSIS TO INCLUDE THE FOLLOWING DATA:
    a) pH FACTOR,
    b) MECHANICAL ANALYSIS, INCLUDING SIEVE ANALYSIS PROVIDING SEPARATE SAND, SILT AND CLAY PERCENTAGES.
    c) PERCENTAGE OF ORGANIC CONTENT BY WEIGHT
    d) NUTRIENT LEVELS INCLUDING NITROGEN, PHOSPHOROUS AND POTASSIUM.
15. SHOULD TESTS AND ANALYSIS INDICATE THAT SOIL PROPOSED FOR USE IS DEFICIENT IN ANY OF THE ABOVE REQUIREMENTS; A SYSTEM OF AMELIORATING MAY BE PROPOSED FOR APPROVAL. ANY SYSTEM PROPOSED SHALL PROVIDE FOR AN ACIDITY RANGE OF Ph 6.0 TO 6.8 INCLUSIVE.
16. COMPOST SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:
    a) ORGANIC CONTENT OF 35-60% (DRY WEIGHT BASIS)
    b) LOOSE AND FRIABLE WITH MOISTURE CONTENT OF 35-60% (WET WEIGHT BASIS)
    c) PARTICLE SIZE SHALL BE <1/2 INCH (100% PASSING)
    d) SOLUBLE SALTS CONCENTRATION SHALL BE <4.0 MMHOS/CM (DS/M), MAXIMUM
    e) pH RANGE OF 6.0-8.5
17. PLANTING MIX FOR PLANT PITS SHALL BE COMPOSED OF (2) PARTS IMPORTED OR ON-SITE SCREENED TOPSOIL AND (1) PART COMPOST. THE RATIO OF TOPSOIL TO COMPOST IS SUBJECT TO CHANGE BASED ON THE TESTING RESULTS FOR TOPSOIL.
18. LOCATIONS OF EXISTING BURIED UTILITIES SHOWN ON THE PLAN ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITY LINES ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES AND SITE APPURTENANCES, ETC., WHICH OCCURS AS A RESULT OF THE LANDSCAPE INSTALLATION.
19. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER DETAILS. ANY DEVIATIONS FROM THE DETAIL MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
20. SEE SHEET C007 FOR LANDSCAPE DETAILS.
21. UPON FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION, THE OWNER WILL ASSUME MAINTENANCE OF THE LANDSCAPED AREAS.
22. EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING A TEMPORARY FENCE AT THE OUTER LIMITS OF THE TREE CANOPY.

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NO.	DATE	DESCRIPTION	REV.	CK'D
1	1/28/2021	PLAN REVISIONS	WD	ECR
2	11/22/2021	PLAN REVISIONS	WD	ECR
3	12/20/2021	PLAN REVISIONS	WD	ECR

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NOT FOR CONSTRUCTION

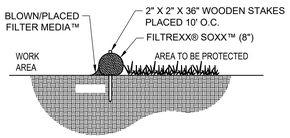
STATE OF NEW YORK · ERIC C. REDDING · LICENSED PROFESSIONAL ENGINEER · 092442

Project Manager:	Checked By:
ECR	ECR
Designed By:	Drawn By:
WD	WD
Date Issued:	Scale:
OCTOBER 27, 2020	AS NOTED

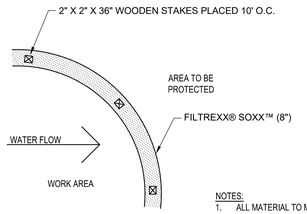
Project Number: 14847.00

GENERAL NOTES

Drawing Number: C008



SECTION
NTS

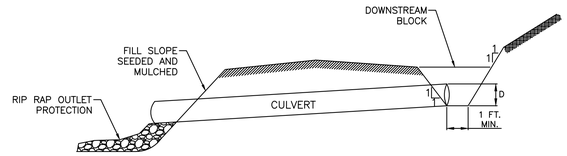


PLAN
NTS

NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
4. WHEN SEDIMENT CONTROL IS USED ON PAVEMENT, HEAVY CONCRETE BLOCKS SHALL BE USED BEHIND THE SEDIMENT CONTROL TO HELP STABILIZE DURING RAINFALL/RUNOFF EVENTS

FILTREXX FILTERSOXX SEDIMENT CONTROL

NO SCALE



SECTION VIEW

NOTES:

CUT AND FILL SLOPES SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF DRIVEWAY GRADING. THESE AREAS SHALL BE BLANKETED WHEREVER THEY ARE LOCATED WITHIN 50 FEET OF A SURFACE WATER OR WITHIN 100 FEET OF AN HIGH QUALITY OR EXCEPTIONAL VALUE SURFACE WATER OR WHERE A SUITABLE VEGETATIVE FILTER STRIP DOES NOT EXIST.

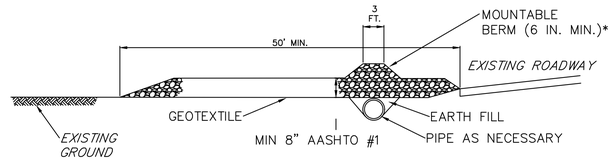
A TOP DRESSING COMPOSED OF HARD, DURABLE STONE SHALL BE PROVIDED FOR SOILS HAVING LOW STRENGTH.

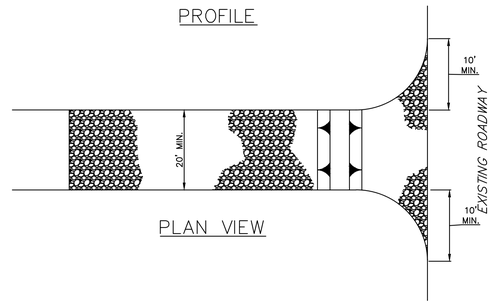
DRIVEWAY DITCHES SHALL BE PROVIDED WITH ADEQUATE PROTECTIVE LINING WHEREVER RUNOFF CANNOT SHEET FLOW AWAY FROM THE DRIVEWAY.

DRIVEWAY SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED DRIVEWAYS, DITCHES, OR CROSS DRAINS SHALL BE REPAIRED IMMEDIATELY.

CROSS CULVERT

NO SCALE





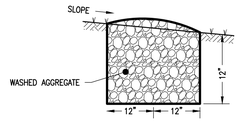
* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

NOTES:

1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
2. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
3. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
4. MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

STABILIZED CONSTRUCTION ENTRANCE

NO SCALE

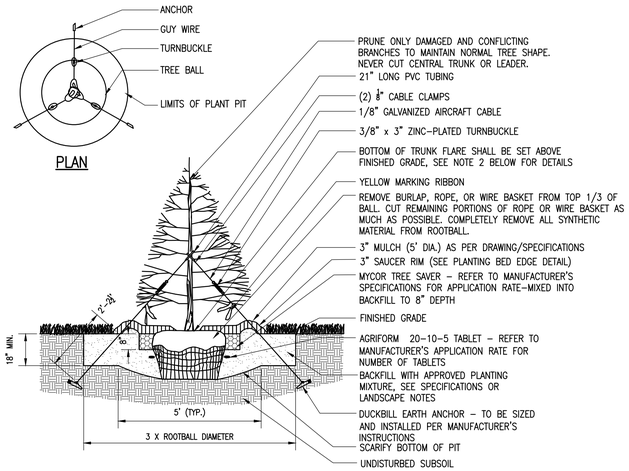


SIDE VIEW

NOTES:
1. LEVEL SPREADERS SHALL BE CONSTRUCTED PARALLEL WITH CONTOURS.

LEVEL SPREADER DETAIL

N.T.S.



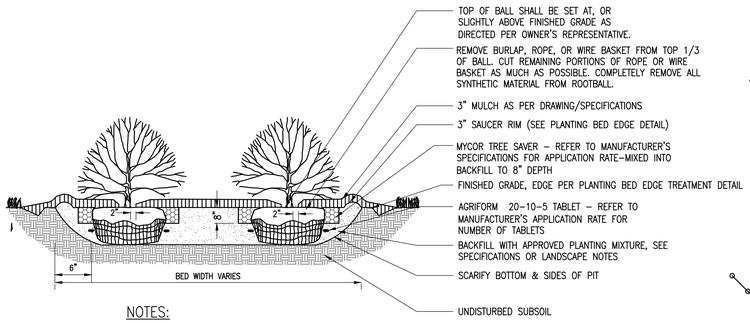
PLAN

NOTES:

1. MAINTAIN A 2" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
2. THE DISTANCE BETWEEN THE BOTTOM OF THE TRUNK FLARE AND THE FINISHED GRADE SHALL BE AS FOLLOWS:
   FOR SANDY OR LOAMY SOILS: 1"
   FOR CLAY OR POORLY DRAINED SOILS: 3"
   THE CONTRACTOR SHALL REVIEW THE APPROPRIATE PLANTING DEPTH WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. WHEN TAGGING TREES AT THE NURSERY, MARK THE NORTH SIDE OF THE TREE IN THE FIELD AND WHEN INSTALLING, ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE.

EVERGREEN TREE PLANTING

NO SCALE

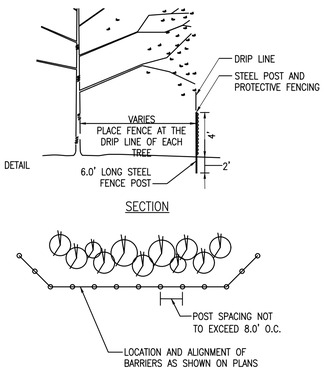


NOTES:

1. MAINTAIN A 2" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
2. PLANTING BED DEPTH IN LAWN AREAS SHALL BE A MINIMUM OF 18" DEEP AND/OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
3. ALL PLANTING BEDS SHALL BE FREE OF CONSTRUCTION DEBRIS.

SHRUB PLANTING

NO SCALE

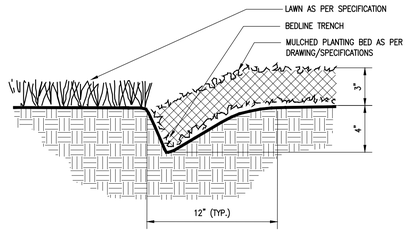


SECTION

PLAN

VEGETATION PROTECTION BARRIER

NO SCALE



PLANTING BED EDGE TREATMENT

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OCTOBER 27, 2020	AS NOTED
Project Number:	
14847.00	

EROSION AND SEDIMENT CONTROL DETAILS

Drawing Number:

C009

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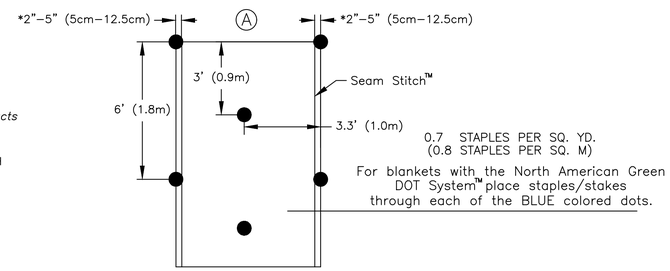
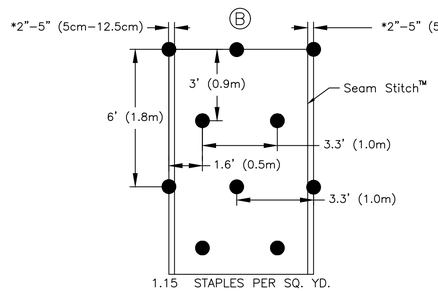
DOT SYSTEM™ STAPLE PATTERN GUIDE



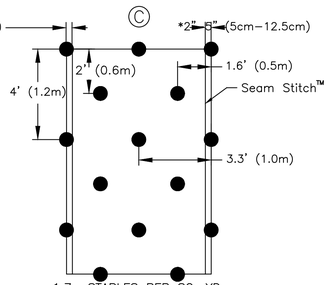
0.7 STAPLES PER SQ. YD.
(0.8 STAPLES PER SQ. M)

For blankets with the North American Green DOT System™ place staples/stakes through each of the BLUE colored dots.



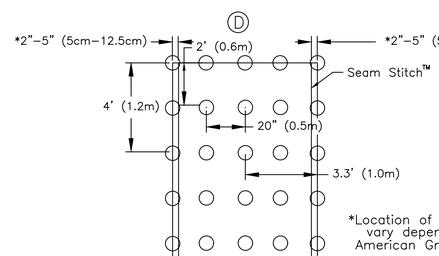
1.15 STAPLES PER SQ. YD.
(1.35 STAPLES PER SQ. M)

For blankets with the North American Green DOT System™ place staples/stakes through each of the RED colored dots.



1.7 STAPLES PER SQ. YD.
(2.0 STAPLES PER SQ. M)

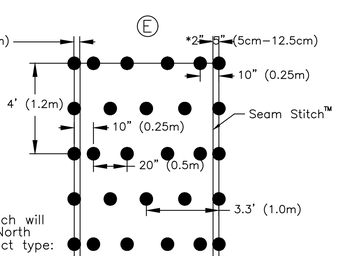
For blankets with the North American Green DOT System™ place staples/stakes through each of the GREEN colored dots.



3.4 STAPLES PER SQ. YD.
(4.1 STAPLES PER SQ. M)

For blankets with the North American Green DOT System™ place staples/stakes through each of the WHITE colored dots.

*Location of Seam Stitch will vary depending on North American Green product type:

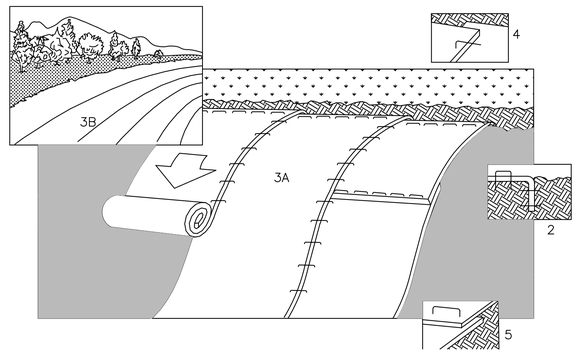


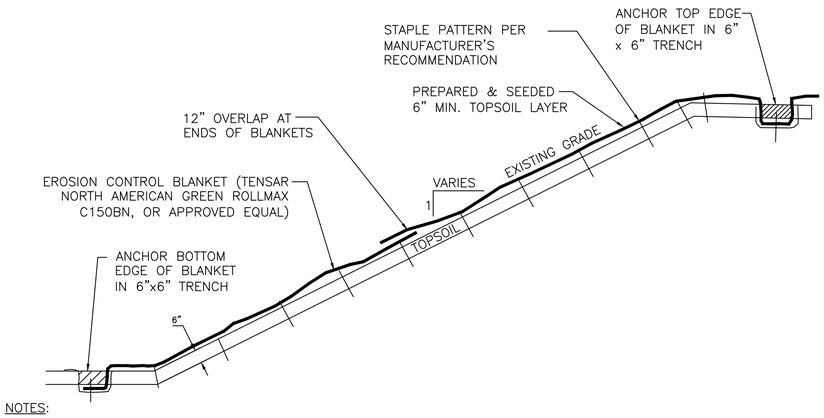
3.75 STAPLES PER SQ. YD.
(4.5 STAPLES PER SQ. M)

For blankets with the North American Green DOT System™ place staples/stakes through each of the YELLOW colored dots.

EROSION CONTROL BLANKET STAPLE PATTERN

NO SCALE





NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 12" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL 3:1 OR STEEPER SLOPES WITH A MINIMUM OF 6 INCHES OF TOPSOIL.
7. REFER TO STAPLE PATTERN DETAIL FOR ADDITIONAL STAPLE INFORMATION.
8. THE USE OF FLEXIBLE GROWTH MEDIUM, BONDED FIBER MATRIX, OR POLYMER STABILIZED FIBER MATRIX, APPLIED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS, IS AN ACCEPTABLE ALTERNATIVE TO THE USE OF EROSION CONTROL BLANKET.

EROSION CONTROL BLANKET

NO SCALE

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office: 518.862.0325

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REVISIONS

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PRELIMINARY NOT FOR CONSTRUCTION

STATE OF NEW YORK — ERIC C. REDDING — LICENSED PROFESSIONAL ENGINEER — 092442

Project Manager:	Checked By:
ECR	ECR
Designed By:	Drawn By:
WD	WD
Date Issued:	Scale:
OCTOBER 27, 2020	AS NOTED

Project Number: 14847.00

EROSION AND SEDIMENT CONTROL DETAILS

Drawing Number:

C010

SEED SCHEDULE 'A'

Upland Seed Mix		
Low-Growing Wildflower & Grass Mix - ERNMX #156		
Seeding Rate: 20 lb per acre with a cover crop of grain rye at 30 lb per acre		
SCIENTIFIC NAME	**COMMON NAME**	**% OF MIX**
Festuca ovina	Sheep Fescue, Variety Not Stated	63.60%
Lolium multiflorum (L. perenne var. italicum)	Annual Ryegrass	17%
Linum perenne ssp. lewisii	Perennial Blue Flax	8%
Rudbeckia hirta	Blackeyed Susan, Coastal Plain NC Ecotype	2%
Coreopsis lanceolata	Lanceleaf Coreopsis, Coastal Plain NC Ecotype	2%
Chrysanthemum leucanthemum	Oxeye Daisy	2%
Chrysanthemum maximum	Shasta Daisy	1%
Chamaecrista fasciculata (Cassia f.)	Partridge Pea, PA Ecotype	1%
Papaver rhoeas, Shirley Mix	Corn Poppy/Shirley Mix	1%
Achillea millefolium	Common Yarrow	0.5%
Aster oblongifolius (Symphyotrichum oblongifolium)	Aromatic Aster, PA Ecotype	0.5%
Eupatorium coelestinum (Conoclinium c.)	Mistflower, VA Ecotype	0.5%
Monarda punctata, Coastal Plain SC Ecotype	Spotted Beebalm, Coastal Plain SC Ecotype	0.5%
Asclepias tuberosa	Butterfly Milkweed	0.3%
Pycnanthemum tenuifolium	Slender Mountainmint	0.1%
Company Information		
Ernst Conservation Seeds, Inc.		
Address: 8884 Mercer Pike, Meadville, PA 16335		
Phone: (800) 873-3321		
Web: http://www.ernstseed.com		

* CURRENT ERNST SEED MIX COMPOSITION OR APPROVED EQUIVALENT
* PROVIDE TEMPORARY SEEDING OF ANNUAL RYEGRASS (LOLIUM MULTIFLORUM) WITHIN SEEDING LIMITS AT RATE OF 20 LBS. PER ACRE

SEED SCHEDULE 'B'

OBL-FACW Wetland Mix		
ERNMX #120		
Seeding Rate: 20 lb per acre or 1/2 lb per 1000 sq ft		
SCIENTIFIC NAME	**COMMON NAME**	**% OF MIX**
Elymus virginicus	Virginia Wildrye	20%
Poa palustris	Fowl Bluegrass	20%
Carex lurida	Lurid Shallow Sedge	17%
Carex lupulina	Hop Sedge	9%
Carex scoparia	Blunt Broom Sedge	8%
Carex vulpinoidea	Fox Sedge	5%
Panicum clandestinum Dichanthelium c.	Deertongue 'Tioga'	5%
Sparganium eurycarpum	Giant Bur Reed	4%
Sparganium americanum	Eastern Bur Reed	3%
Juncus effusus	Soft Rush	3%
Carex crinita	Fringed Nodding Sedge	2%
Leersia oryzoides	Rice Cutgrass	2%
Scirpus cyperinus	Woolgrass	2%
Juncus tenuis	Path Rush	0.5%
Company Information		
Ernst Conservation Seeds Inc.		
Address: 8884 Mercer Pike Meadville PA 16335		
Phone: 800 873-3321		
Web: http://www.ernstseed.com		

* CURRENT ERNST SEED MIX COMPOSITION OR APPROVED EQUIVALENT
* PROVIDE TEMPORARY SEEDING OF ANNUAL RYEGRASS (LOLIUM MULTIFLORUM) WITHIN SEEDING LIMITS AT RATE OF 20 LBS. PER ACRE

SITE STABILIZATION – SEED MIX

SOIL AMENDMENT APPLICATION RATE EQUIVALENTS

SOIL AMENDMENT		PER ACRE	PER 1,000 SQ. FT.	PER 1,000 SQ. YD.	NOTES
PERMANENT SEEDING	AGRICULTURAL LIME	6 TONS	240 LB.	2,480 LB.	OR AS PER SOIL TEST: MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS
	10-10-20 FERTILIZER	1,000 L.B.	25 LB.	210 LB.	
TEMPORARY SEEDING	AGRICULTURAL LIME	1 TON	40 LB.	410 LB.	TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES
	10-10-20 FERTILIZER	500 LB.	12.5 LB.	100 LB.	

COMPOST STANDARDS

ORGANIC MATTER CONTENT	80% - 100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
pH	5.5 - 8.0
MOISTURE CONTENT	35% - 55%
PARTICLE SIZE	98% PASS THROUGH 1" SCREEN
SOLUBLE SALT CONCENTRATION	5.0 dS/m (mmhos/cm) MAXIMUM

MULCH APPLICATION RATES

MULCH TYPE	APPLICATION RATE (MIN.)			NOTES
	PER ACRE	PER 1,000 SQ. FT.	PER 1,000 SQ. YD.	
STRAW	3 TONS	140 LB.	1,240 LB.	EITHER WHEAT OR OAT STRAW, FREE OF WEEDS, NOT CHOPPED OR FINELY BROKEN
HAY	3 TONS	140 LB.	1,240 LB.	TIMOTHY, MIXED CLOVER AND TIMOTHY, OR OTHER NATIVE FORAGE GRASSES
WOOD CELLULOSE	1,500 LB.	35 LB.	310 LB.	DO NOT USE ALONE IN WINTER, DURING HOT AND DRY WEATHER OR ON STEEP SLOPES (> 3:1)
WOOD	1,000 LB. CELLULOSE	25 LB.	210 LB.	WHEN USED OVER STRAW OR HAY
WOOD CHIPS	4 - 6 TONS	185 - 275 LB.	1,650 - 2,500 LB.	MAY PREVENT GERMINATION OF GRASSES AND LEGUMES

NOTES:

1. WHEN FINAL GRADE IS ACHIEVED DURING NON–GERMINATING MONTHS, THE AREA SHOULD BE TEMPORARILY STABILIZED UNTIL THE BEGINNING OF THE NEXT PLANTING SEASON.
2. MULCHES SHOULD BE APPLIED AT THE RATES SHOWN IN THE MULCH APPLICATION RATES TABLE. VERY LITTLE BARE GROUND SHOULD BE VISIBLE THROUGH THE MULCH.
3. STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN.
4. TOPSOIL SHOULD BE UNIFORMLY DISTRIBUTED ACROSS THE DISTURBED AREA TO A DEPTH OF 4 INCHES MINIMUM. SPREADING SHOULD BE DONE IN SUCH A MANNER THAT SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL PREPARATION OR TILLAGE.
5. TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OF SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.
6. WHEN USED AS A MULCH REPLACEMENT, THE APPLICATION RATE (THICKNESS) OF THE COMPOST SHOULD BE 1/2" TO 3/4". COMPOST SHOULD BE PLACED EVENLY AND SHOULD PROVIDE 100% SOIL COVERAGE. NO SOIL SHOULD BE VISIBLE.
7. BLANKETING SHALL BE USED ON ALL SLOPES 3H:1V OR STEEPER OR AS NOTED ON THE PLANS.
8. PERMANENT STABILIZATION SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF EARTH DISTURBANCE.
9. WETLAND SEED MIX SHOULD BE INSTALLED ONLY IN DRY SWALE.

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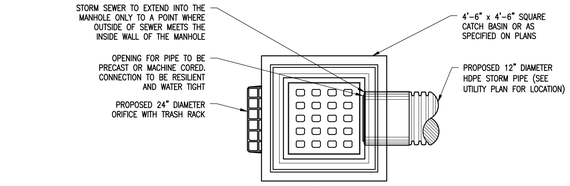
NOT FOR CONSTRUCTION

STATE OF NEW YORK · ERIC C. REDDING · 092442 · LICENSED PROFESSIONAL ENGINEER

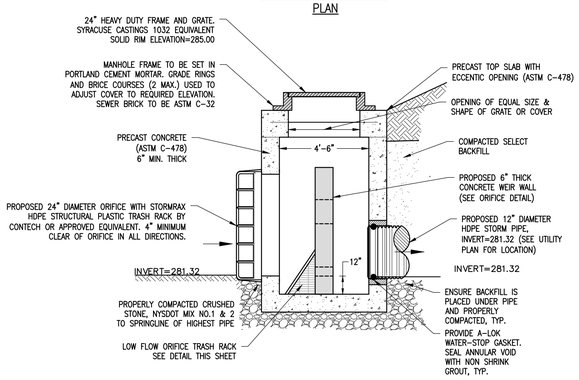
Project Manager: ECR
Checked By: ECR
Designed By: WD
Drawn By: WD
Date Issued: OCTOBER 27, 2020
Scale: AS NOTED
Project Number: 14847.00

SITE DETAILS

Drawing Number:
C011

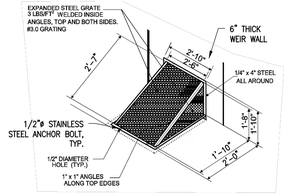


PLAN



OUTLET CONTROL STRUCTURE 1 DETAIL

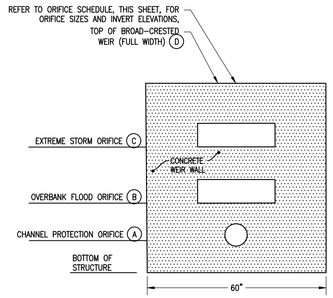
N.T.S.



LOW FLOW ORIFICE TRASH RACK DETAIL

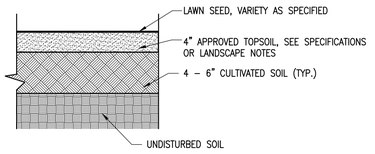
N.T.S.

CONTROL STRUCTURE	(A) SIZE	(A) ELEV	(B) SIZE	(B) ELEV	(C) SIZE	(C) ELEV	(D) ELEV
1	3"	281.32	30"X8"	281.75	30"X6"	283.10	284.00



ORIFICE DETAIL

N.T.S.

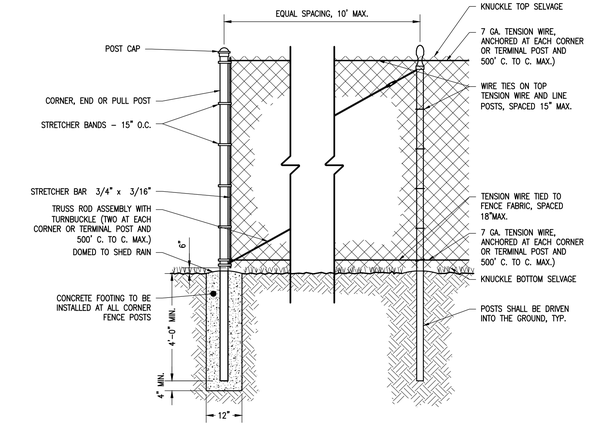


SEEDING PROCEDURE:

1. CULTIVATE ENTIRE AREA TO 4"-6" DEPTH. HANDRAKE SMOOTH. SPREAD 4" OF TOPSOIL.
2. APPLY ANY SOIL MODIFICATIONS AS NECESSARY (SEE SPECIFICATIONS OR LANDSCAPE NOTES)
3. WATER AREA TO BE SEEDED PRIOR TO LAYING SEED.
4. WATER THOROUGHLY UPON COMPLETION OF SEEDING.
5. APPLY SOIL STABILIZATION AS NECESSARY.

SOIL RESTORATION DETAIL

N.T.S.



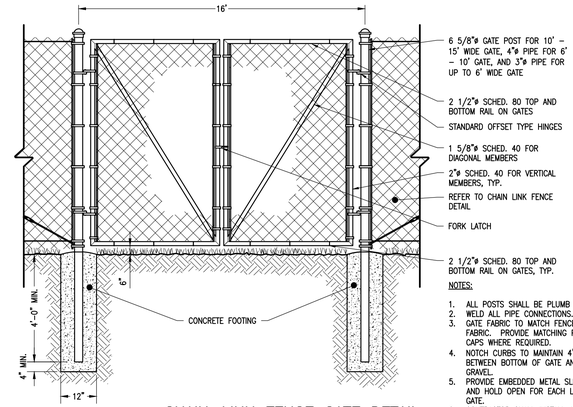
NOTES:

1. ALL POSTS SHALL BE PLUMB
2. WIRE TIES SHALL BE PLACED 15" ON CENTER ALONG TOP RAIL AND LINE POSTS.

USE	NOM. OD.
LINE POSTS	2 1/2 "
CORNER, END, GATE, & PULL POSTS	3"
RAILS	1 5/8 "
GATE FRAMES	2"

CHAIN-LINK FENCE DETAIL

N.T.S.

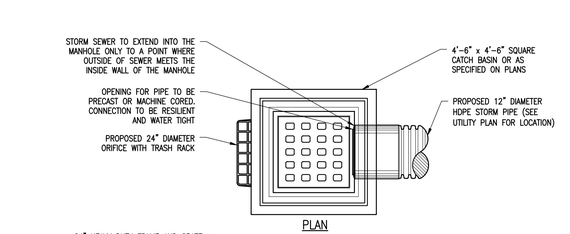


NOTES:

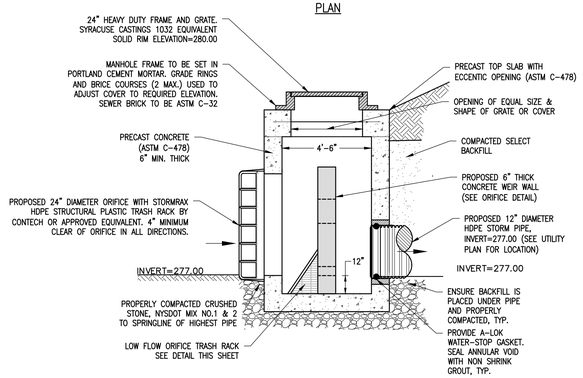
1. ALL POSTS SHALL BE PLUMB
2. WELD ALL PIPE CONNECTIONS.
3. GATE FABRIC TO MATCH FENCE FABRIC. PROVIDE MATCHING POST CAPS WHERE REQUIRED.
4. NOTCH CURBS TO MAINTAIN 4" HEIGHT BETWEEN BOTTOM OF GATE AND GRAVEL.
5. PROVIDE EMBEDDED METAL SLEEVE AND HOLD OPEN FOR EACH LEAF OF GATE.
6. CONTRACTOR SHALL INSTALL A KNOX BOX NEXT TO GATE FOR FIRE DEPARTMENT ACCESS.
7. POSTS SHALL BE DRIVEN INTO THE GROUND.
8. PROVIDE 6" WILDLIFE GAP BELOW FENCE

CHAIN-LINK FENCE GATE DETAIL

NO SCALE

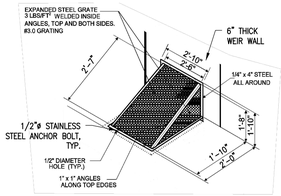


PLAN



OUTLET CONTROL STRUCTURE 2 DETAIL

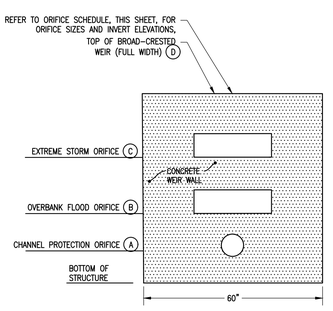
N.T.S.



LOW FLOW ORIFICE TRASH RACK DETAIL

N.T.S.

CONTROL STRUCTURE	(A) SIZE	(A) ELEV	(B) SIZE	(B) ELEV	(C) SIZE	(C) ELEV	(D) ELEV
1	3"	277.00	20"X6"	277.50	30"X6"	278.10	279.00



ORIFICE DETAIL

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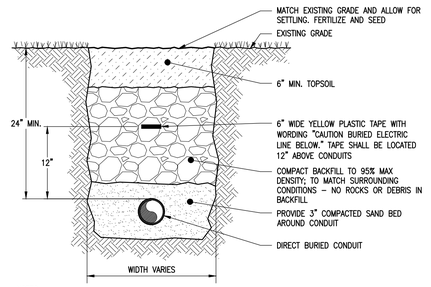

NOTES:

1. REPAIR ALL SETTLEMENT
2. MINIMUM TOP SOIL DEPTH 6"
3. MULTIPLE CONDUITS SHALL BE SPACED 7" ON CENTER

DIRECT BURIED CONDUIT TRENCH DETAIL (IN GRASS)

N.T.S.

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092442
LICENSED PROFESSIONAL ENGINEER

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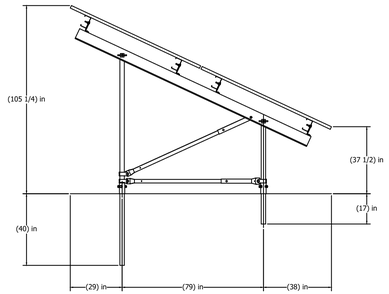
14847.00	

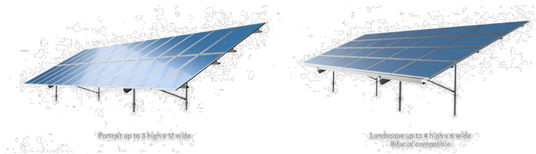
CONSTRUCTION DETAILS

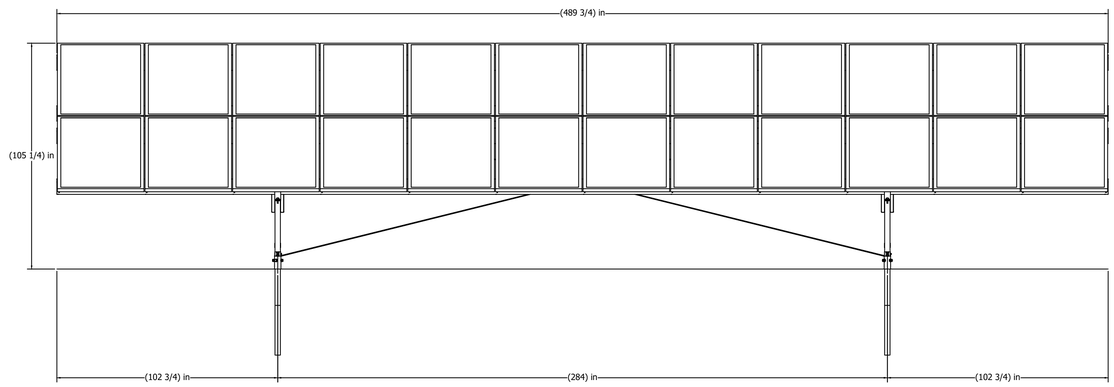
Drawing Number:

C012

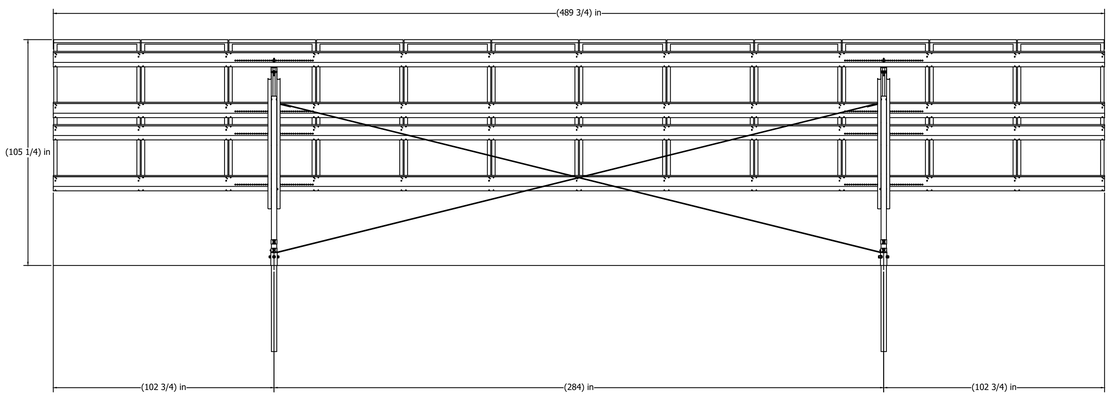


SIDE ELEVATION VIEW





FRONT ELEVATION VIEW



REAR ELEVATION VIEW

NOTES:
1. TYPICAL INSTALLATION DIMENSIONS MAY BE ADJUSTED TO SUIT FIELD CONDITIONS.
2. FINAL DESIGN AND ENGINEERING PLANS TO BE PROVIDED BY THE RACKING MANUFACTURER.

SOLAR PANEL DETAIL

NO SCALE

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STATE OF NEW YORK · ERIC C. REDDING · LICENSED PROFESSIONAL ENGINEER · 092442

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Date Issued:	Scale:
OCTOBER 27, 2020	AS NOTED

Project Number:
14847.00

CONSTRUCTION DETAILS

Drawing Number:

C013

Old Hill Farm

John A. Tegeder, R.A.
Director of Planning

Matthew J. Slater
Town Supervisor

TOWN OF YORKTOWN
PLANNING DEPARTMENT

Albert A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565, Fax (914) 962-3986

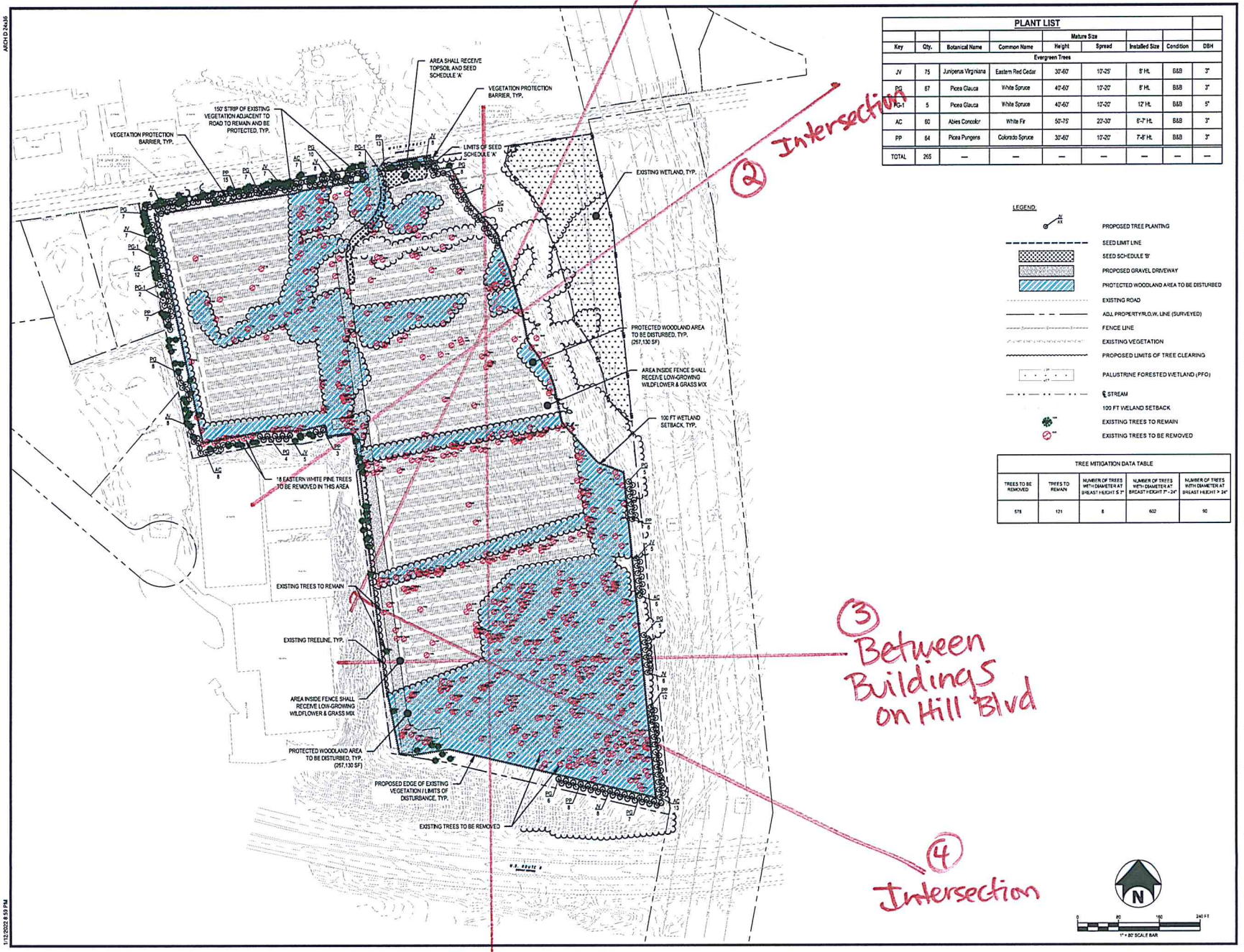
To: Planning Board
From: Planning Department
Date: January 21, 2022
Subject: Old Hill Farm Solar Farm
571 East Main Street, Jefferson Valley
SBL: 16.08-1-4 & 17

The Planning Department has reviewed the latest revised plans submitted on January 21, 2022 and has the following comments:

1. The access road that was extended in response to the Fire Inspector's comments should be reviewed in terms of the view up to this corner of the property, which previously did not propose clearing in the 50 foot setback.

2. The applicant should submit the attached 5 sight line sections to analyze whether the panels will be visible from these locations surrounding the property.

3. The Planning Department has requested an estimate from the Town's Environmental Consultant, Westen & Sampson, to verify the wetland delineation and evaluate the tree mitigation plan.



1 Cleanings on Old JV Rd

2 Intersection

3 Between Buildings on Hill Blvd

4 Intersection

5 Mall

PLANT LIST

Key	Qty.	Botanical Name	Common Name	Mature Size: Height	Mature Size: Spread	Installed Size	Condition	DBH
Evergreen Trees								
JV	75	Juniperus Virginiana	Eastern Red Cedar	30'-60'	10'-25'	8' Ht.	B&B	3"
PG	67	Picea Glauca	White Spruce	40'-60'	10'-20'	8' Ht.	B&B	3"
PG-1	5	Picea Glauca	White Spruce	40'-60'	10'-20'	12' Ht.	B&B	5"
AC	60	Abies Concolor	White Fir	50'-75'	20'-30'	6'-7' Ht.	B&B	3"
PP	64	Picea Pungens	Colorado Spruce	30'-60'	10'-20'	7'-8' Ht.	B&B	3"
TOTAL	265	—	—	—	—	—	—	—

LEGEND

- PROPOSED TREE PLANTING
- SEED LIMIT LINE
- SEED SCHEDULE 'B'
- PROPOSED GRAVEL DRIVEWAY
- PROTECTED WOODLAND AREA TO BE DISTURBED
- EXISTING ROAD
- ADJ. PROPERTY/R.O.W. LINE (SURVEYED)
- FENCE LINE
- EXISTING VEGETATION
- PROPOSED LIMITS OF TREE CLEARING
- PALUSTRINE FORESTED WETLAND (PFO)
- STREAM
- 100 FT WELAND SETBACK
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED

TREE MITIGATION DATA TABLE

TREES TO BE REMOVED	TREES TO REMAIN	NUMBER OF TREES WITH DIAMETER AT BREAST HEIGHT 5-7"	NUMBER OF TREES WITH DIAMETER AT BREAST HEIGHT 7"-24"	NUMBER OF TREES WITH DIAMETER AT BREAST HEIGHT > 24"
578	121	8	602	90

N

0 80 160 240 FT

1" = 80' SCALE BAR

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2 Winners Circle, Suite 102
Albany, NY 12205
www.bergmannpc.com
office: 518.862.0325

HILLSIDE SOLAR LLC

227 GUARD HILL ROAD
BEDFORD CORNERS, NY 10549

OLD HILL FARM SOLAR FARM

571 EAST MAIN STREET
JEFFERSON VALLEY, NY 10535

Date Revised	Description
10/13/2021	REVISED PER CLIENT COMMENTS
12/01/2021	REVISED PER TREE COMMISSION COMMENTS
12/28/2021	REVISED PER FIRE DEPARTMENT COMMENTS
1/07/2022	REVISED PER SITE VISIT WITH FIRE DEPARTMENT
1/13/2022	REVISED PER ENGINEERING DEPARTMENT COMMENTS

PRELIMINARY
NOT FOR CONSTRUCTION

Project Manager	Discipline Lead
ECR	ECR
Designer	Reviewer
AB	ECR
Date Issued	Project Number
07/28/2021	14064.11

Sheet Name

LANDSCAPING & TREE MITIGATION PLAN

Drawing Number

C008

9 of 13

ARCH D 24x36

1/13/2022 8:59 PM

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ARCHITECTS ENGINEERS PLANNERS

January 14, 2022

Mr. John Tegeder
Director of Planning
Town of Yorktown Planning Board
Albert A. Capellini Community and Culture Center
1974 Commerce Street
Yorktown Heights, New York 10598

Re: Updated Site Plan/Stormwater Mitigation
Hillside Solar LLC
Old Hill Farm Solar Farm
227 Guard Hill Road
Bedford Corners, New York 10549

Dear Mr. Tegeder;

On behalf of Hillside Solar LLC, we have revised the site plan set for the Old Hill Farm Solar Farm project to include level spreaders and a construction phasing plan to address the comments of Dan Ciarcia, P.E., Town Engineer, during the Planning Board meeting on January 10, 2022. Enclosed please find an updated submission, which includes eight (8) copies of the Site Plan Set and two (2) copies of the revised Stormwater Management Report (SWPPP).

Specifically, we have amended our Site Plan and SWPPP to include 6,495 linear feet of level spreaders at 50 foot intervals across the site, covering all areas where the slope is greater than 10% and where the contours are not parallel to the layout of the panels. The level spreaders, which address approximately 80% of the site, will provide more than adequate mitigation for the potential impact resulting from the orientation of the panels in relation to the existing grades.

The level spreaders will be installed parallel to the contours which will slow down the time of concentration by allowing runoff to level and spread momentarily while also providing some infiltration properties. They also will promote groundwater recharge. Refer to Sheet C006 of the attached Site Plan Set.

In addition to the enhancements to the stormwater design of the project, we have added a construction phasing plan, which is included in the Site Plan Set. The proposed phasing plan limits disturbance during construction of the project to a maximum of 5 acres at any one time to mitigate any possible erosive impact, as recommended by the NYSDEC. Under the phasing plan, the contractor will be required to stabilize each phase of the construction process with seed and mulch prior to proceeding with the subsequent phase.

We believe that these additions to our Site Plan and SWPPP adequately address the concerns raised by Mr. Ciarcia at last week's meeting.

We are planning to review these modifications to our plans with the Planning Board at its next work session on January 24th, so please let us know if you have any questions or require additional information. Please do not hesitate to contact me at (518) 556-3639 or by email at wdarbouze@bergmannpc.com.

Sincerely,

Websly Darbouze
DESIGN ENGINEER, BERGMANN

Cc: **Dan Ciarcia, Town Engineer**
Matthew Slater, Town Supervisor

Robyn Steinberg

From: Ben Reisman <ben.reisman@powerflex.com>
Sent: Friday, January 7, 2022 11:20 AM
To: Robyn Steinberg
Cc: John Tegeder; Nancy Calicchia; Darbouze, Websly; Nicholas Budzynski
Subject: RE: Old Hill Farm Submission_Response to TCAC and Fire Inspector Memo
Attachments: Steel Pipe Bollard with Sleeve.pdf; 01072022_Old Hill Farm Site Plan_C005.pdf; Site Signage.jpg

Robyn,

In addition to the materials that Websly submitted on behalf of the proposed Old Hill Farm solar project on 12/29 (responses to TCAC and Fire Inspector Memo) I have attached an updated site plan which includes several access gates and bollards. These components were requested by the Fire Inspector at our site visit on 1/5. I have also included specific detail on the bollards. All new components of the site plan have been highlighted on this iteration.

I have also attached a photo of site signage that we use at our ground-mounted projects, which was also requested by the Fire Inspector. Note that the attached photo references EnterSolar, which was Powerflex's previous name. Signage for this project will refer to Powerflex but will otherwise be similar.

We look forward to speaking with you and the Board on Monday night. Have a nice weekend.

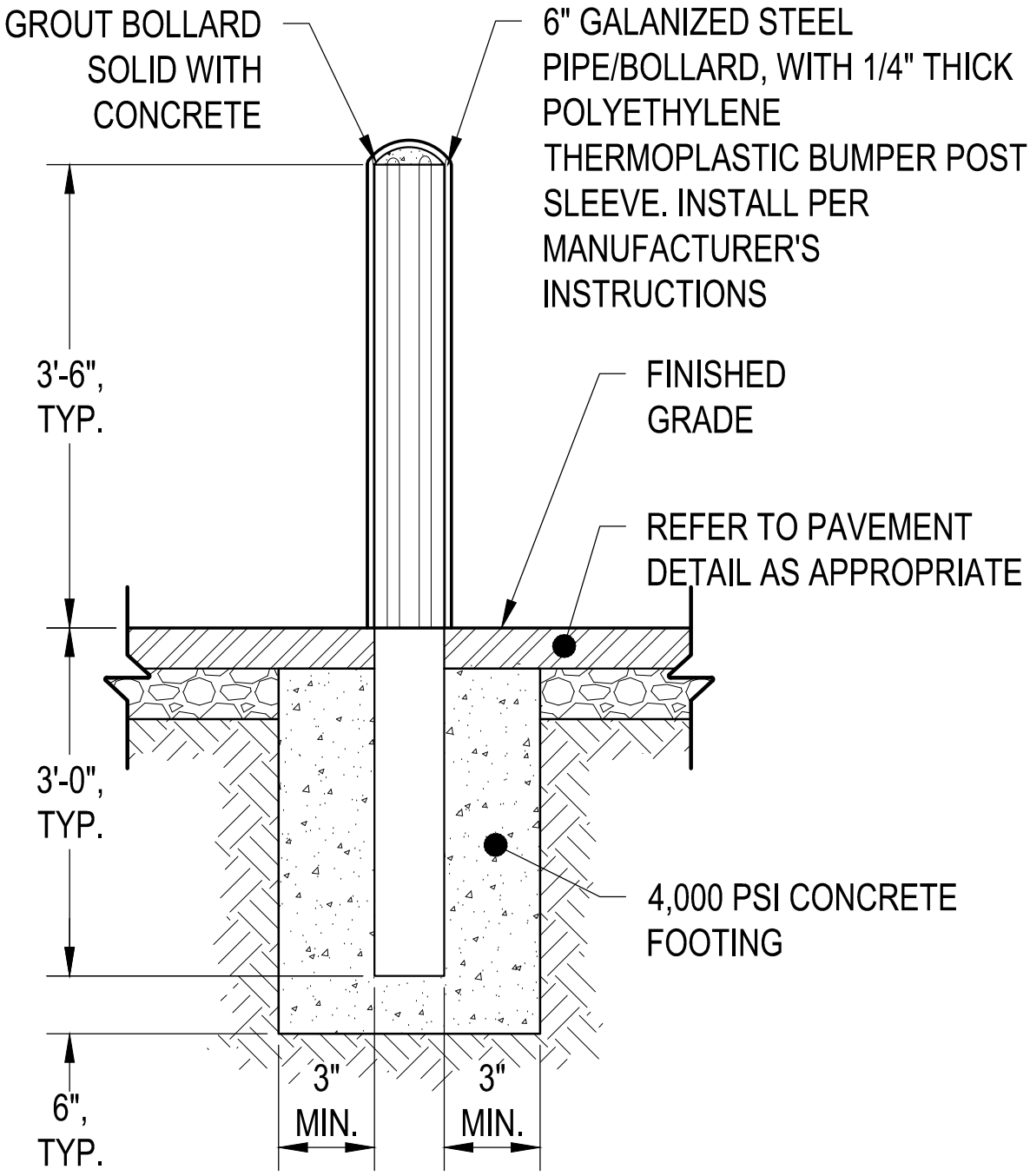
Best,

Ben

Ben Reisman
Project Developer

T: 929-256-1701

From: Darbouze, Websly <wdarbouze@BERGMANNPC.com>
Sent: Wednesday, December 29, 2021 2:42 PM
To: Robyn Steinberg <rsteinberg@yorktownny.org>



NOTE:

1. WHEN BOLLARD IS TO BE INSTALLED IN GRASS, FOOTING SHALL BE EXTENDED TO FINISHED GRADE AND DOMED TO PROMOTE DRAINAGE AWAY FROM BOLLARD

6" GALVANIZED STEEL PIPE BOLLARD W/SLEEVE

N.T.S.

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ARCHITECTS ENGINEERS PLANNERS

December 29th, 2021

Richard Fon, Chairman of the Planning Board
Town of Yorktown
363 Underhill Avenue
Yorktown, NY 10598

Re: Response to TCAC Revised Memo – 19 December 2021
Old Hill Solar Farm
Town of Yorktown, Westchester County, New York

Dear Chairman Fon:

We have received and reviewed the Yorktown Tree Conservation Advisory Commission's (TCAC) most recent revised memo.

Below are our responses to each of the TCAC's comments:

1. We acknowledge the error in the chart on page 2 of our previous submission. The correct Average DBH of Protected Trees, as referenced in the TCAC's calculations and elsewhere in our previous submission, is 14.21".
2. We are in agreement with the revised calculations for the tree mitigation ratio, the tree deficit, and the required payment to the Tree Bank Fund. Though, since our last submission, we received a request from the Fire Inspector to extend our access road to the end of the site. As a result, an additional 6 trees need to be removed. The IDs of these trees are: 1342, 1355, 1354, 1428, 1551, and 1550. Of these 6 trees, four are protected trees under the Town's Tree law and two are in poor condition and are invasive. The details of these trees are listed below.

Tree ID	Common Name	Genus	Species	DBH	Condition Class	Invasive
1342	Hickory-Shagbark	Carya	ovata	10	Fair	No
1354	Cherry	Prunus	sp	14	Poor	No
1355	Maple-Sugar	Acer	saccharum	11	Good	No
1428	Maple-Sugar	Acer	saccharum	13	Good	No
1550	Locust-Black	Robinia	pseudoacacia	8	Poor	Yes
1551	Locust-Black	Robinia	pseudoacacia	8	Poor	Yes

Our updated payment to the Tree Bank Fund, according to the revised calculation is $53,328 ($52,928 + $400) for the additional 4 protected trees to be removed.

3. At this time, we withdraw our request for consideration of removal of invasive vines as part of our mitigation strategy.
4. As stated above, we are in agreement with the TCAC's revised calculations for Tree Bank Fund contribution for our proposed project with the addition mentioned above.

2 Winners Circle, Suite 102
Albany, NY 12205
TEL: 518.862.0325
www.bergmannpc.com

5. In response to the TCAC's Certified Arborist opinion, we propose replacing the Colorado Spruce with Eastern White Pine or another species that the Commission feels is more appropriate.

If you should have any questions or require any additional information, please do not hesitate to contact me via phone at 518.389.1109 or by email at cvoss@bergmannpc.com.

Sincerely,

Charles A. Voss

Charles A. Voss, AICP
Senior Project Manager, BERGMANN

To: Yorktown Planning Board
From: Yorktown Tree Conservation Advisory Commission (TCAC)
Date: 21 December 2021

RE: Old Hill Farm Solar Farm

Chairman Fon and members of the Planning Board

The TCAC has revised our 19 December 2021 memo as noted on page 2 in the calculations and in note 3.

The TCAC has reviewed the materials in the referral for the referenced project that were received on 8 December 2021. The TCAC references our November 2021 memo regarding this project and has the following comments:

1. The Planner has revised the LANDSCAPING & TREE MITIGATION PLAN, C008, to show the location and the square footage of the protected woodlands to be disturbed.
2. The Planner has provided a calculation of the payment due to the Tree Bank Fund. However, he has miscalculated the payment as will be explained later.
3. The Planner has revised drawing C008 to show the Arborist's ID for the trees to be removed.
4. The Planner has provided revised calculations for the tree mitigation ratio and the tree deficit. However, these calculations are incorrect as will be explained later.
    - The Planner has presented revised realistic DBH's for the replacement trees.
    - The Planner correctly uses 70 for the number of invasive trees to be removed. This is based on a revised 2 October 2021 letter from the Arborist. The TCAC did not catch this revision previously.
    - The Planner has provided a revised calculation for the tree deficit. However, as noted above, this calculation is incorrect as will be explained later.
    - The Planner has provided a revised figure for the tree deficit. However, as noted above, this calculation is incorrect as will be explained later.

The following are the TCAC's comments on the current submittal:

1. On page 2 of his 1 December 2021 letter, the Planner has two charts for the Proposed Non-invasive Trees to be Removed. Under the chart on the right, the Planner states "Average DBH of Protected Trees to be Removed: 4.74in". This is incorrect. All protected trees in this chart are 8" or greater. In the table on the top of this page, the Planner states that the "Average DBH of Protected Trees (in.)" is 14.21". This number is realistic given the right hand chart. This discrepancy must be corrected.
2. The TCAC will now provide revised correct calculations for the tree mitigation ratio, the tree deficit and the required payment to the Tree Bank Fund:
   Avg. DBH of tree to be removed ---------- 14.21"
   Avg. DBH of replacement trees (Actual) ---------- 3.04"
   Mitigation ratio (Actual) ---------- 4.67
   Protected Trees to be removed ---------- 363
   Required replacement trees (4.67 x 363) ---------- 1695
   Replacement trees to be planted ---------- 265
   Tree deficit ---------- 1430
   Payment to the Tree Bank Fund based on the tree removals (rev) $36,300
   Protected Woodlands to be removed (SF) ---------- 267,130
   Payment to the Tree Bank Fund for the above removal --------- $16,028
   Total Tree Bank Fund payment (revised)---------- $52,328
   This total has been revised under protest. We feel that the total shown in our 19 December 2021 memo is correct based on the intent of Chapter 270.
3. On page 5 of his letter, the Planner is requesting consideration for the removal of invasive vines on trees to remain as part of his mitigation plan. The TCAC has no issue with this request. The Planner needs to quantify the number of trees to be remediated. However, such mitigation shall offset the above noted tree deficit. No reduction in payment to the Tree Bank Fund should be allowed.

4. On page 4 of his letter, the Planner takes a "Credit for Planted Trees" of 56. He cites Chapter 270-10 as justification. The TCAC can find nothing in Subsection 10 to justify such a credit.
5. Lastly, our Certified Arborist Member has noted that, in his observation, the use of Colorado Spruces do not do well here. The TCAC requests that a 2 year maintenance plan for these trees be included in the mitigation plan.

The TCAC requests that the Planner address our new comments. Until these comments are addressed, this proposal should not be allowed to advance further in the Planning Board review process.

Tree Conservation Advisory Commission
Sincerely,

Lawrence W. Klein P.E., Member
Keith Schepart ISA, Member
Tom Schmitt, Member

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ARCHITECTS ENGINEERS PLANNERS

December 29, 2021

Mr. John Tegeder
Director of Planning
Town of Yorktown Planning Board
Albert A. Capellini Community and Culture Center
1974 Commerce Street
Yorktown Heights, New York 10598

RECEIVED
PLANNING DEPARTMENT
JAN 3 2022
TOWN OF YORKTOWN

Re: Response to Fire Inspector Memorandum
Hillside Solar LLC
Old Hill Farm Solar Farm
571 East Main Street
Jefferson Valley, New York

Dear Mr. Tegeder;

This letter is provided in response to a comment letter prepared by Edward Kolisz from the Town of Yorktown Bureau of Fire Prevention regarding the Old Hill Farm Solar Farm (Project) dated, December 17, 2021. On behalf of Hillside Solar LLC, enclosed please find an updated submission for the Project for your review which includes the following:

- Eight (8) copies of the revised Site Plan Set, dated December 28, 2021

Provided below are the comments from the letter followed by our responses in **bold**.

1. The access road shall extend to the far end of the site

   The access road has been extended to the far end of the project site.

2. The access road shall be constructed to meet section 503.2 of the Fire Code of New York State. Specifically, the road surface shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

   The proposed access driveway design has been approved by the NYSDEC for projects with limited needs for vehicular traffic as is the case with the proposed Project. The proposed Project will need to be accessed only on an occasional basis for maintenance activities or emergencies. The proposed gravel surface will provide adequate all-weather driving capabilities needed for emergency access.

   Furthermore, coordination was established with Presto Geosystems to gather further information regarding the load capacity of the proposed limited use pervious gravel driveway. An associate of Presto Geosystems, Cory Schneider – Business Development Manager, has indicated that the proposed pervious gravel system will be capable of supporting a live load of 75,000 lbs. In addition, as suggested by Presto Geosystems, the standard Geogrid will be replaced with an enhanced woven geotextile (HP270 or equivalent). The enhanced woven geotextile will provide equal strength to that of the Geogrid, while also providing greater separation between fill materials. The separation function will

allow for easier movement of water and will ensure the driveway maintains its thickness, service life, and long-term strength. The driveway detail has been updated accordingly to reflect that change.

3. Signage shall be provided at the entrance with the property address and emergency contact information.

   Signage with the property address and emergency contact information will be provided at the entrance of the project site.

4. A maintenance plan shall be provided to address the mowing of grass around the site and snow removal on the access road.

   The Applicant will be providing a maintenance plan which will address the procedures and plans for maintaining the property and boundaries.

5. Training shall be provided to the local fire department and one of their trainers. The trainer shall be provided with all training materials to continue educating the fire department members who could not be present for the initial training.

   The Applicant will set up a training site visit as well as provide materials to the local fire department.

6. The local fire department would like to set up a site visit with the developers. Please contact the Fire Inspector to schedule the meeting.

   The Applicant has reached out to the Fire Inspector for this purpose.

We believe that the responses provided above adequately address the comments from the letter. Should you have any questions or require additional information, please do not hesitate to contact me at (518) 556-3639 or by email at wdarbouze@bergmannpc.com.

Sincerely,

Websly Darbouze
DESIGN ENGINEER, BERGMANN

Cc: **Edward Kolisz, Fire Inspector**
Ben Reisman, Powerflex

Town of Yorktown *www.yorktownny.org*

BUREAU OF FIRE PREVENTION

Town Hall, 363 Underhill Avenue, Yorktown Heights, NY 10598
Tel. (914) 962-5722 ext.254

MEMORANDUM

Edward Kolisz, Fire Inspector
Fax (914) 962-1731 Email: ekolisz@yorktownny.org Office hours: Weekdays 8:00-10:00 a.m., 3:00-4:00 p.m.

TO: Planning Board, Town of Yorktown
From: Edward Kolisz, Fire Inspector
Re: **Old Hill Solar Farm**
Date: December 17, 2021

On Monday December 13, 2021 the Bureau of Fire Prevention met to discuss the proposed solar farm located at 571 East Main St. Jefferson Valley, NY. The Bureau had the following comments:

1. The access road shall extend to the far end of the site.
2. The access road shall be constructed to meet section 503.2 of the Fire Code of New York State. Specifically, the road surface shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
3. Signage shall be provided at the entrance with the property address and emergency contact information.
4. A maintenance plan shall be provided to address the mowing of grass around the site and for snow removal on the access road.
5. Training shall be provided to the local fire department and one of their trainers. The trainer shall be provided with all training materials to continue educating the fire department members who could not be present for the initial training.
6. The local fire department would like to set up a site visit with the developers. Please contact the Fire Inspector to schedule the meeting.

Please contact me with any questions.

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PRELIMINARY DEVELOPMENT PLANS FOR
PROPOSED
OLD HILL FARM SOLAR FARM
SOLAR DEVELOPMENT
571 EAST MAIN STREET
JEFFERSON VALLEY, NEW YORK

PROJECT CONTACTS

CIVIL ENGINEER
BERGMANN
2 WINNERS CIRCLE, SUITE 102
ALBANY, NY 12205
CONTACT: ERIC REDDING, PE
PHONE: 518.556.3631

OWNER
OLD HILL FARM LLC
227 GUARD HILL ROAD
BEDFORD CORNERS, NY 10549

APPLICANT
HILLSIDE SOLAR LLC
227 GUARD HILL ROAD
BEDFORD CORNERS, NY 10549
CONTACT: KATHRYN HOENIG
PHONE: 914.953.5312

ELECTRICAL ENGINEER
TBD

SITE LOCATION MAP
1"=1000'

N

DRAWING INDEX		
DRAWING NO.	DRAWING TITLE	SHEET NO.
C000	COVER	1
C001	GENERAL NOTES	2
C002	AREA PARCEL PLAN	3
C003	EXISTING CONDITIONS PLAN	4
C004	OVERALL SITE PLAN	5
C005	SITE PLAN	6
C006	GRADING & EROSION & SEDIMENT CONTROL PLAN	7
C007	GRADING PLAN DETAILS	8
C008	LANDSCAPING & TREE MITIGATION PLAN	9
C009	PHASING PLAN	10
C010	DETAILS I	11
C011	DETAILS II	12
C012	DETAILS III	13

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office: 518.862.0325

HILLSIDE SOLAR LLC

227 GUARD HILL ROAD
BEDFORD CORNERS, NY 10549

OLD HILL FARM SOLAR FARM

571 EAST MAIN STREET
JEFFERSON VALLEY, NY 10535

Date Revised	Description
10/13/2021	REVISED PER CLIENT COMMENTS
12/01/2021	REVISED PER TREE COMMISSION COMMENTS
12/28/2021	REVISED PER FIRE DEPARTMENT COMMENTS
1/07/2022	REVISED PER SITE VISIT WITH FIRE DEPARTMENT
1/13/2022	REVISED PER ENGINEERING DEPARTMENT COMMENTS

PRELIMINARY
NOT FOR CONSTRUCTION

Project Manager	Discipline Lead
ECR	ECR
Designer	Reviewer
AG	WD
Date Issued	Project Number
07/28/2021	14064.11

Sheet Name

COVER

Drawing Number

C000

1 of 13

1/20/2022 4:39 PM

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SEQUENCE OF CONSTRUCTION:

1. PRE-CONSTRUCTION MEETING HELD TO INCLUDE PROJECT MANAGER, OPERATOR'S ENGINEER, CONTRACTOR, AND SUB-CONTRACTORS PRIOR TO LAND DISTURBING ACTIVITIES.
2. CONSTRUCT CONSTRUCTION ENTRANCE/EXIT AT LOCATIONS DESIGNATED ON PLANS.
3. INSTALL PERIMETER SILT FENCE.
4. HAVE A QUALIFIED PROFESSIONAL CONDUCT AN ASSESSMENT OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
5. BEGIN CLEARING AND GRUBBING OPERATIONS. CLEARING AND GRUBBING SHALL BE DONE ONLY IN AREAS WHERE EARTHWORK WILL BE PERFORMED AND ONLY IN AREAS WHERE CONSTRUCTION IS PLANNED TO COMMENCE WITHIN 14 DAYS AFTER CLEARING AND GRUBBING.
6. CONSTRUCT GRAVEL ROAD TO BE USED DURING CONSTRUCTION
7. STRIP TOPSOIL AND STOCKPILE IN A LOCATION ACCEPTABLE TO CONSTRUCTION MANAGER. WHEN STOCKPILE IS COMPLETE, INSTALL PERIMETER SILT FENCE, SEED SURFACE WITH 100% PERENNIAL RYEGRASS MIXTURE AT A RATE OF 2-4 LBS. PER 1000 SF. APPLY 90-100 LBS PER 1000 SF OF MULCH.
8. COMMENCE EARTHWORK CUT AND FILLS. THE WORK SHALL BE PROGRESSED TO ALLOW A REASONABLE TRANSFER OF CUT AND FILL EARTH FOR ROUGH GRADING AND EARTH MOVING. THE CONTRACTOR WILL BE GIVEN SOME LATITUDE TO VARY FROM THE FOLLOWING SCHEDULE IN ORDER TO MEET THE FIELD CONDITIONS ENCOUNTERED. CONTRACTOR SHALL REVIEW VARIATIONS TO SWPPP WITH DESIGN ENGINEER AND QUALIFIED PROFESSIONAL PRIOR TO IMPLEMENTATION.
10. CONSTRUCT SOLAR ARRAY AREA IN THREE PHASES AS DETAILED IN SHEET C009 OF THIS PLAN SET, CONTRACTOR SHALL CONSTRUCT EACH PHASE INDIVIDUALLY AND SHALL NOT PROCEED TO THE FOLLOWING PHASE UNTIL THE SOLAR RACKING HAS BEEN INSTALLED AND THE PHASE AREA HAS BEEN TEMPORARILY STABILIZED WITH SEED AND MULCH.
11. REMOVE GRAVEL DRIVEWAY USED DURING CONSTRUCTION AND CONSTRUCT THE PROPOSED PERVIOUS GRAVEL DRIVEWAY AFTER CONSTRUCTION ACTIVITIES SUCH AS THE INSTALLATION OF THE PANELS AND PERIMETER FENCE. THE SUB-GRADE MATERIAL WHERE THE DRIVEWAY IS TO BE INSTALLED SHALL BE DECOMPACTED PER NYSDEC'S "DEEP-RIPPING AND DECOMPACTION" MANUAL, DATED APRIL 2008. CONTRACTOR SHALL AVOID FREQUENT HEAVY TRAFFIC ON THE LIMITED USE PERVIOUS GRAVEL.
12. AS ROADWAY AND ACCESS DRIVES ARE BROUGHT TO GRADE, THEY WILL BE STABILIZED WITH CRUSHED STONE SUBBASE AT A DEPTH SPECIFIED ON PLANS TO PREVENT EROSION AS SOON AS PRACTICABLE.
13. STABILIZE ALL AREAS AS SOON AS PRACTICABLE, IDLE IN EXCESS OF 7 DAYS AND IN WHICH CONSTRUCTION WILL NOT RECOMMENCE WITHIN 14 DAYS.
14. INSTALL UTILITIES. TRENCH EXCAVATION/BACKFILL AREAS SHOULD BE STABILIZED PROGRESSIVELY AT THE END OF EACH WORKDAY WITH SEED AND STRAW MULCH AT A RATE OF 100% PERENNIAL RYE GRASS AT 2-4 LBS/1000 SF MULCHED AT 90-100 LBS/1000 SF.
15. STABILIZE ALL AREAS IDLE IN EXCESS OF 7 DAYS IN WHICH CONSTRUCTION WILL NOT RECOMMENCE WITHIN 14 DAYS.
16. REMOVE TEMPORARY CONSTRUCTION EXITS AND PERIMETER SILT FENCE ONCE SITE HAS ACHIEVED 80% UNIFORM STABILIZATION.

GENERAL NOTES:

1. THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN ON THIS MAP HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORD MAPS, THEY ARE NOT CERTIFIED TO THE ACCURACY OF THEIR LOCATION AND/OR COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION ACTIVITIES IN THEIR VICINITY. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES FIELD STAKED BEFORE STARTING WORK BY CALLING 1-800-962-7962.
2. THE CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH TITLE 29 OF FEDERAL REGULATIONS, PART 1926, SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION (OSHA).
3. HIGHWAY DRAINAGE ALONG ALL ROADS AND PRIVATE DRIVES SHALL BE KEPT CLEAN OF MUD, DEBRIS ETC. AT ALL TIMES.
4. THE CONTRACTOR SHALL CONSULT THE DESIGN ENGINEER BEFORE DEVIATING FROM THESE PLANS.
5. IN ALL TRENCH EXCAVATIONS, CONTRACTOR MUST LAY THE TRENCH SIDE SLOPES BACK TO A SAFE SLOPE, USE A TRENCH SHIELD OR PROVIDE SHEETING AND BRACING.
6. IF SUSPICIOUS AND/OR HAZARDOUS MATERIAL IS ENCOUNTERED DURING DEMOLITION/CONSTRUCTION, ALL WORK SHALL STOP AND THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION SHALL BE NOTIFIED IMMEDIATELY. WORK SHALL NOT RESUME UNTIL THE DEVELOPER HAS OUTLINED APPROPRIATE ACTION FOR DEALING WITH THE WASTE MATERIAL AND THE DEVELOPMENT PLANS ARE MODIFIED AS MAY BE NECESSARY.
7. EXCAVATED WASTE MATERIAL REMOVED FROM THE SITE SHALL BE PLACED AT A LOCATION ACCEPTABLE TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
8. AREAS DISTURBED OR DAMAGED AS PART OF THIS PROJECTS CONSTRUCTION THAT ARE OUTSIDE OF THE PRIMARY WORK AREA SHALL BE RESTORED, AT THE CONTRACTORS EXPENSE, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
9. UNLESS COVERED BY THE CONTRACT SPECIFICATIONS OR AS NOTED ON THE PLANS, ALL WORK SHALL CONFORM TO THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS DATED JANUARY 1, 2020 AND ANY SUBSEQUENT APPENDICES.

WASTE/HAZARDOUS MATERIAL PRACTICES:

1. WHENEVER POSSIBLE COVERED TRASH CONTAINERS SHOULD BE USED.
2. DAILY SITE CLEANUP IS REQUIRED TO REDUCE DEBRIS AND POLLUTANTS IN THE ENVIRONMENT.
3. CONTRACTOR SHALL PROVIDE A SAFE STORAGE SPACE FOR ALL PAINTS, STAINS AND SOLVENTS INSIDE A COVERED STORAGE AREA.
4. ALL FUELS, OILS, AND GREASE MUST BE KEPT IN CONTAINERS AT ALL TIMES.

EROSION & SEDIMENT CONTROL NOTES:

1. INSTALL EROSION CONTROL MEASURES AS INDICATED ON THE PLAN PRIOR TO THE START OF ANY EXCAVATION WORK. EROSION CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION SEDIMENT CONTROL, MANUAL, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, AND THE GOVERNING MUNICIPAL REQUIREMENTS.
2. REMOVE AND STOCKPILE TOPSOIL AS DIRECTED BY THE CONSTRUCTION MANAGER REPLACE TOPSOIL TO A MINIMUM 4" DEPTH WITH TOPSOIL OR AMENDED SOIL. ALL DISTURBED AREAS TO BE SEEDED TO PROMOTE VEGETATION AS SOON AS PRACTICABLE.
3. IF THE SEASONS PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE "STANDARDS", NETTING OR LIQUID MULCH BINDER.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS. EROSION CONTROL MEASURES SHALL NOT BE REMOVED BEFORE 80% UNIFORM VEGETATIVE COVER HAS BEEN ACHIEVED.
5. ALL EROSION CONTROL MEASURES ARE TO BE REPLACED WHENEVER THEY BECOME CLOGGED OR INOPERABLE AND SHALL BE REPLACED AT A MINIMUM OF EVERY 3 MONTHS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF TOPSOIL OR AMENDED TO ALL DISTURBED AREAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES.
7. THE CONTRACTOR SHALL DESIGNATE A MEMBER OF HIS/HER FIRM TO BE RESPONSIBLE TO MONITOR EROSION CONTROL, EROSION CONTROL STRUCTURES, TREE PROTECTION AND PRESERVATION THROUGHOUT CONSTRUCTION.
8. ALL DISTURBED AREAS SHALL BE FINISH GRADED TO PROMOTE VEGETATION ON ALL EXPOSED AREAS AS SOON AS PRACTICABLE. STABILIZATION PRACTICES (TEMPORARY/PERMANENT SEEDING, MULCHING, GEOTEXTILES, ETC.) MUST BE IMPLEMENTED WITHIN SEVEN (7) DAYS WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND NOT EXPECTED TO RESUME WITHIN FOURTEEN (14) DAYS.
9. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. ALL CONSTRUCTION DEBRIS AND SEDIMENT SPOILS, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
10. DUST SHALL BE CONTROLLED BY WATERING.
11. ADJOINING PROPERTY SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS ON THE PROPOSED SITE.
12. SLOPE TRACKING SHALL BE IMPLEMENTED ON ALL SLOPE 1 ON 3 OR GREATER AT THE END OF EACH WORK DAY AND PRIOR TO FINAL SLOPE GRADING AND STABILIZATION.

STORM WATER POLLUTION PREVENTION PLAN NOTES:

1. THE CONTRACTOR SHALL PROVIDE A QUALIFIED INSPECTOR TO INSPECT THE PROJECT AT THE END OF EACH WORK WEEK AND PROVIDE A REPORT AT LEAST ONCE PER WEEK.
2. EROSION CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION SEDIMENT CONTROL MANUAL, WESTCHESTER COUNTY DEPARTMENT OF HEALTH, AND THE TOWN OF YORKTOWN REQUIREMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE BEST MANAGEMENT PRACTICES (BMP'S) UNTIL GROUND COVER IS ESTABLISHED.
4. REMOVE AND STOCKPILE TOPSOIL AS DIRECTED BY THE CONSTRUCTION MANAGER. REPLACE TOPSOIL TO A MINIMUM 4" DEPTH. ALL DISTURBED AREAS TO BE HYDROSEEDED AS DIRECTED BY THE CONSTRUCTION MANAGER TO PROMOTE VEGETATION AS SOON AS PRACTICABLE.
5. IF THE SEASONS PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE "STANDARDS", NETTING OR LIQUID MULCH BINDER.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS. EROSION CONTROL MEASURES SHALL NOT BE REMOVED BEFORE 80% UNIFORM VEGETATION HAS BEEN ACHIEVED.
7. ALL EROSION CONTROL MEASURES ARE TO BE REPLACED WHENEVER THEY BECOME CLOGGED OR INOPERABLE AND SHALL BE REPLACED WHEN THEY HAVE REACHED THE DESIGN LIFE INDICATED IN THE NYS GUIDELINES FOR URBAN EROSION SEDIMENT CONTROL DESIGN MANUAL OR EVERY THREE MONTHS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF TOPSOIL TO ALL DISTURBED AREAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES.
9. THE CONTRACTOR SHALL DESIGNATE A MEMBER OF HIS/HER FIRM TO BE RESPONSIBLE TO MONITOR EROSION CONTROL AND EROSION CONTROL STRUCTURES THROUGHOUT CONSTRUCTION.
10. ALL DISTURBED AREAS SHALL BE FINISH GRADED TO PROMOTE VEGETATION ON ALL EXPOSED AREAS AS SOON AS PRACTICABLE. STABILIZATION PRACTICES (TEMPORARY/PERMANENT SEEDING, MULCHING, GEOTEXTILES, ETC.) MUST BE IMPLEMENTED WITHIN SEVEN (7) DAYS WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND NOT EXPECTED TO RESUME WITHIN FOURTEEN (14) DAYS.
11. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. ALL CONSTRUCTION DEBRIS AND SEDIMENT SPOILS, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
12. DUST SHALL BE CONTROLLED BY WATERING.
13. ADJOINING PROPERTIES SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS ON THE PROPOSED SITE.
14. EROSION CONTROL MEASURES SHOULD BE RELOCATED INWARD AS PERIMETER SLOPE CONSTRUCTION PROGRESSES AND RECONSTRUCTED TO THE NYS STANDARDS & SPECIFICATION AT THE END OF EACH DAY.
15. PERIMETER AREAS SHALL BE TEMPORARILY STABILIZED WITH SEED AND MULCH PROGRESSIVELY AT MINIMUM AT THE END OF EACH WEEK WITH 100% PERENNIAL RYEGRASS MIX AT A RATE OF 2-4 LBS PER 1000 SF AND MULCH 90-100 LBS PER 1000 SF OF WEED FREE STRAW.
16. SLOPE TRACKING SHALL BE IMPLEMENTED ON ALL SLOPE 1 ON 3 OR GREATER AT THE END OF EACH WORK DAY AND PRIOR TO FINAL SLOPE GRADING AND STABILIZATION.

SITE STABILIZATION:

1. WHEN FINAL GRADE IS ACHIEVED DURING NON-GERMINATING MONTHS, THE AREA SHOULD BE MULCHED UNTIL THE BEGINNING OF THE NEXT PLANTING SEASON.
2. MULCHES SHOULD BE APPLIED AT THE RATES SHOWN IN THE MULCH APPLICATION RATES TABLE. VERY LITTLE BARE GROUND SHOULD BE VISIBLE THROUGH THE MULCH.
3. STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR-DRAWN IMPLEMENTS MAY BE USED TO "CRIMP" THE STRAW OR HAY INTO THE SOIL - ABOUT 3 INCHES. THIS METHOD SHOULD BE LIMITED TO SLOPES NO STEEPER THAN 3H:1V. THE MACHINERY SHOULD BE OPERATED ALONG THE CONTOUR. NOTE: CRIMPING OF HAY OR STRAW BY RUNNING OVER IT WITH TRACKED MACHINERY IS NOT RECOMMENDED.
4. BEFORE SEEDING IS APPLIED THE CONTRACTOR SHALL SPREAD SOIL TO PREVENT PONDING AND CONFIRM THAT SOIL WILL SUSTAIN THE SEED GERMINATION AND ESTABLISHMENT OF VEGETATION.
5. GRADED AREAS SHOULD BE SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES TO PERMIT BONDING OF THE TOPSOIL TO THE SURFACE AREAS AND TO PROVIDE A ROUGHENED SURFACE TO PREVENT TOPSOIL FROM SLIDING DOWN SLOPE. COMPACTED SOILS SHOULD BE SCARIFIED TO A DEPTH OF 6 TO 12 INCHES, ALONG CONTOUR WHEREVER POSSIBLE, PRIOR TO SEEDING.
6. TOPSOIL OR AMENDED SOIL SHOULD BE UNIFORMLY DISTRIBUTED ACROSS THE DISTURBED AREA TO A MINIMUM DEPTH OF 6 INCHES. SPREADING SHOULD BE DONE IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL PREPARATION OR TILLAGE. IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOIL PLACEMENT SHOULD BE CORRECTED IN ORDER TO PREVENT FORMATION OF DEPRESSIONS.
7. TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.
8. WHEN USED AS A MULCH REPLACEMENT, THE APPLICATION RATE (THICKNESS) OF THE COMPOST SHOULD BE ½" TO ¾". COMPOST SHOULD BE PLACED EVENLY AND SHOULD PROVIDE 100% SOIL COVERAGE. NO SOIL SHOULD BE VISIBLE.
9. POLYMERIC AND GUM TACKIFIERS MIXED AND APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS MAY BE USED TO TACK MULCH. AVOID APPLICATION DURING RAIN AND ON WINDY DAYS. A 24-HOUR CURING PERIOD AND A SOIL TEMPERATURE HIGHER THAN 45° F ARE TYPICALLY REQUIRED. APPLICATION SHOULD GENERALLY BE HEAVIEST AT EDGES OF SEEDED AREAS AND AT CRESTS OF RIDGES AND BANKS TO PREVENT LOSS BY WIND. THE REMAINDER OF THE AREA SHOULD HAVE BINDER APPLIED UNIFORMLY. BINDERS MAY BE APPLIED AFTER MULCH IS SPREAD OR SPRAYED INTO THE MULCH AS IT IS BEING BLOWN ONTO THE SOIL. APPLYING STRAW AND BINDER TOGETHER IS GENERALLY MORE EFFECTIVE.
10. SYNTHETIC BINDERS, OR CHEMICAL BINDERS, MAY BE USED AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH PROVIDED SUFFICIENT DOCUMENTATION IS PROVIDED TO SHOW THEY ARE NON-TOXIC TO NATIVE PLANT AND ANIMAL SPECIES.
11. MULCH ON SLOPES OF 8% OR STEEPER SHOULD BE HELD IN PLACE WITH NETTING. LIGHTWEIGHT PLASTIC, FIBER, OR PAPER NETS MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
12. SHREDDED PAPER HYDROMULCH SHOULD NOT BE USED ON SLOPES STEEPER THAN 5%. WOOD FIBER HYDROMULCH MAY BE APPLIED ON STEEPER SLOPES PROVIDED A TACKIFIER IS USED. THE APPLICATION RATE FOR ANY HYDROMULCH SHOULD BE 2,000 LB/ACRE AT A MINIMUM.
13. LIME, FERTILIZER, SEED, AND MULCH DISTURBED AREAS PER THE EROSION AND SEDIMENT CONTROL PLANS. IN AREAS OF STEEP SLOPES OR OBVIOUS AREAS WHERE POTENTIAL EROSION MAY OCCUR, AN EROSION CONTROL MAT OR FLEXIBLE GROWTH MEDIUM (FGM) SHALL BE USED. FGM SHALL BE APPLIED PER MANUFACTURER SPECIFICATIONS.
14. ONCE A SECTION OF THE ALIGNMENT HAS BEEN STABILIZED, NO CONSTRUCTION TRAFFIC SHALL OCCUR TO REMOVE ANY BMPS UNTIL THE SECTION HAS ACHIEVED 80% PERENNIAL VEGETATIVE COVER, AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM 80% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NONVEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS.

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BEDFORD CORNERS, NY 10549

OLD HILL FARM SOLAR FARM

571 EAST MAIN STREET
JEFFERSON VALLEY, NY 10535

Date Revised	Description
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12/01/2021	REVISED PER TREE COMMISSION COMMENTS
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1/13/2022	REVISED PER ENGINEERING DEPARTMENT COMMENTS

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Project Manager	Discipline Lead
ECR	ECR
Designer	Reviewer
AG	ECR
Date Issued	Project Number
07/28/2021	14064.11

Sheet Name

GENERAL NOTES

Drawing Number

C001

ARCH D 24x36

NUMBER	TAX ID	PARCEL OWNER
1	16.08-1-51	DANIELLE DISALVO
2	16.08-1-50	TERRENCE & MURPHY
3	16.08-1-49	LINDA EINFRANK
4	16.08-1-48	LOUISE MILLER
5	16.08-1-57	WILLIAM & OFRIAS

NUMBER	TAX ID	PARCEL OWNER
6	16.08-1-56	MICHAEL & LISA HUFFMAN
7	16.08-1-55	THOMAS & FURIA
8	16.08-1-54	ALFREDO & CASTRO ROMANO
9	16.08-1-53	MCHELE & MILAZZO
10	16.08-1-52	MICHAEL MANDINO

N

0 120" 240" 360" FT

1" = 120' SCALE BAR

1/20/2022 4:39 PM

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ECR	ECR
Designer	Reviewer
AG	ECR
Date Issued	Project Number
07/28/2021	14064.11

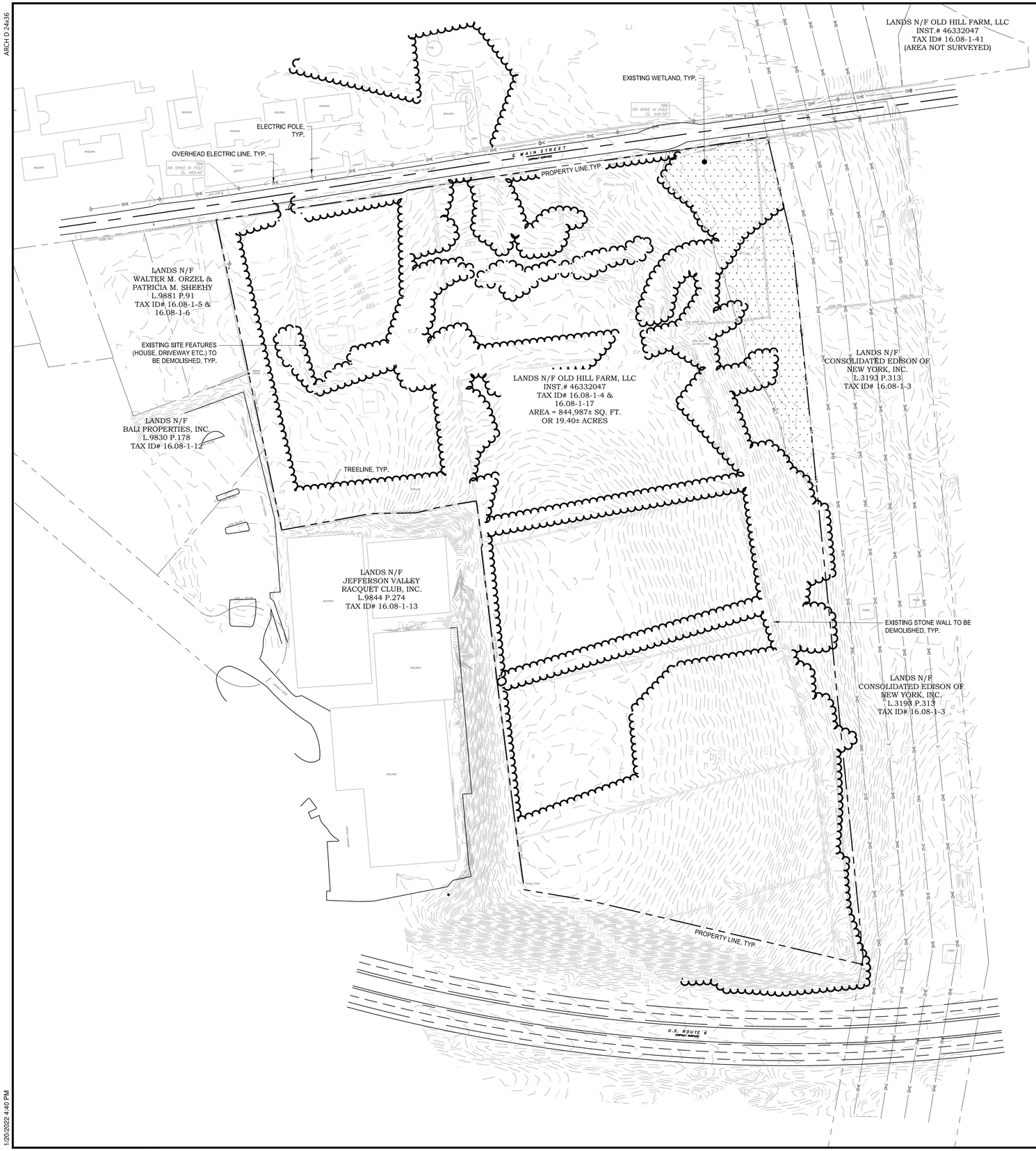
Sheet Name

AREA PARCEL PLAN

Drawing Number

C002

ARCH D 24x36



SCHEDULE B EXCEPTIONS:

5. COVENANTS, RESTRICTIONS, EASEMENTS AND AGREEMENTS FOUND OF RECORD:

A. TERMS, CONDITIONS, EASEMENTS AND RESERVATIONS CONTAINED IN DEED MADE BY JAMES CURRY HILL , ET AL. TO WESTCHESTER LIGHTING COMPANY, DATED 9/19/1931 AND RECORDED 11/12/1931 IN LIBER 3193 CP. 313, AS MODIFIED BY: TRANSMISSION LINE AS SHOWN.

(I) RELEASE MADE BETWEEN SMALL SHOPPING CENTERS VENTURE AND CONSOLIDATED COMPANY OF NEW YORK, INC., RECORDED 10/2/1972 IN LIBER 7084 CP. 402 (RELEASES EASEMENTS GRANTED IN LIBER 3193 CP.313); AND

(II) RELEASE OF EASEMENT MADE BETWEEN CONSOLIDATED COMPANY OF NEW YORK, INC. AND SMALL SHOPPING CENTERS VENTURE, RECORDED 11/24/1972 IN LIBER 7094 CP. 647 (RELEASES EASEMENTS GRANTED IN LIBER 3193 CP.313). (SEE EXHIBIT A)

B. UTILITY EASEMENT GRANT TO WESTCHESTER LIGHTING COMPANY AND NEW YORK TELEPHONE COMPANY, RECORDED 6/14/1940 IN LIBER 3837 CP. 48. (EXHIBIT B). DOES NOT AFFECT SUBJECT PROPERTY.

C. GRANT OF PIPELINE EASEMENT TO ALGONQUIN GAS TRANSMISSION COMPANY, RECORDED 7/21/1952 IN LIBER 5118 CP. 386. (EXHIBIT C). DOES NOT AFFECT SUBJECT PROPERTY.

D. UTILITY EASEMENT GRANT TO CONSOLIDATED COMPANY OF NEW YORK, INC., RECORDED 10/9/1967 IN LIBER 6737 CP. 754. (EXHIBIT D) BLANKET IN NATURE

E. NEW YORK TELEPHONE COMPANY EASEMENT AGREEMENT, RECORDED 10/10/1967 IN LIBER 6738 CP. 134. (EXHIBIT E) DOES NOT AFFECT SUBJECT PROPERTY.

GENERAL NOTES:

1. UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES.
2. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES, ARE FOR A SPECIFIC PURPOSE AND USE; THEREFORE, THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENTS.
3. EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY.
4. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
5. REFERENCE IS MADE TO STEWART TITLE INSURANCE COMPANY, TITLE NUMBER 837326 (S-NY-CP-BTA). EFFECTIVE DATE AUGUST 11, 2017.
6. BASIS OF BEARING IS NEW YORK STATE PLANE COORDINATE SYSTEM EAST ZONE. CONTROL WAS ESTABLISHED USING NYSNET VRS SYSTEM. THE HORIZONTAL DATUM IS RELATIVE TO NAD83
7. THE VERTICAL POSITION OF THE HEREIN SURVEY IS BASED ON THE NYSNET RTK GPS NETWORK AND IS SUBJECT TO FURTHER ADJUSTMENT TO ANY LOCAL NGS BENCHMARKS. THE VERTICAL DATUM IS RELATIVE TO NAVD 1988.

MAP REFERENCES:

1. MAP ENTITLED "THE NEW YORK EDISON CO. JAMES CURRY HILL & THEODORE HILL JR. - PURCHASE, 132 KV RIGHT OF WAY BETWEEN PUTNAM-WESTCHESTER CO. LINE & MILLWOOD" DATED SEPT 3, 1931, N-664.
2. MAP ENTITLED "SUBDIVISION MAP OF JEFFERSON VALLEY INDUSTRIAL PARK NO 1 FOR JEFFERSON VALLEY CORP.", BY J. HENRY CARPENTER & CO., DATED FEB. 3, 1964, AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON MAY 25, 1964 AS MAP NO. 13954.
3. MAP ENTITLED "AMENDED SUBDIVISION MAP OF JEFFERSON VALLEY INDUSTRIAL PARK NO 1 FOR JEFFERSON VALLEY CORP.", BY J. HENRY CARPENTER & CO., DATED OCTOBER 2,1964, AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON FEB 1, 1965 AS MAP NO. 14225.
4. MAP ENTITLED "SUBDIVISION MAP SHOWING RE-SUBDIVISION OF JEFFERSON VALLEY INDUSTRIAL PARK NO. 1" BY J. HENRY CARPENTER & CO., LAST REVISED MAY 24, 1990, AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON JUNE 11, 1990 AS MAP NO. 24181.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE N.Y. STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON BEHALF OF THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION OR SUBSEQUENT OWNERS.

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- ROAD RIGHT-OF-WAY
- STONE WALL
- ROAD CENTERLINE
- OHE — OVERHEAD WIRE
- STREAM CENTERLINE
- CONTOUR - MAJOR
- CONTOUR - MINOR
- SWL — SWALE CENTERLINE
- EDGE OF ASPHALT
- EXISTING TREELINE
- PALUSTRINE FORESTED WETLAND (PFO)
- UTILITY POLE
- IRON MONUMENT
- FOUND CONCRETE MONUMENT
- EXISTING SIGN
- GUY WIRE

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Project Manager	Discipline Lead
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Designer	Reviewer
AG	ECR
Date Issued	Project Number
07/28/2021	14064.11

Sheet Name

EXISTING CONDITIONS PLAN

Drawing Number

C003

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SITE PLAN DATA TABLE		
SITE IS LOCATED IN THE "R1-20" ONE-FAMILY RESIDENTIAL		
PROPOSED USE: SOLAR ENERGY SYSTEM		
PARCEL 16.08-1-17 TOWN OF YORKTOWN, COUNTY OF WESTCHESTER STATE OF NEW YORK		
APPLICANT: POWERFLEX 805 THIRD AVENUE NEW YORK, NY, 120022 (917) 426-9523	OWNER(S) OF RECORD: ROMER BEATO	
PLANS PREPARED BY: BERGMANN 2 WINNERS CIRCLE, SUITE 102 ALBANY, NY 12205 (518) 862-0325		
DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT SIZE	N/A	844,987± SF
MINIMUM LOT WIDTH	N/A	900± FT
MIN. SIDE YARD SETBACK	50 FT	50± FT
MIN. FRONT YARD SETBACK	50 FT	51± FT
MIN. REAR YARD SETBACK	50 FT	50± FT

NOTES

1. REQUIRED ZONING STANDARDS REFLECT THE MOST STRICT RESIDENTIAL ZONING REQUIREMENTS OF THE TOWN OF YORKTOWN PER SECTION 300 ATTACHMENT 1 APPENDIX A RESIDENCE ZONE STANDARDS.

LEGEND

- PROPERTY LINE
- SET BACK LINE
- WETLAND SET BACK
- STONE WALL
- ADJOINER PROPERTY LINE
- ROAD RIGHT-OF-WAY
- EXISTING ROAD CENTERLINE
- EXISTING OVERHEAD WIRE
- EXISTING STREAM CENTERLINE
- PROPOSED FENCE LINE
- PROPOSED OVERHEAD UTILITY LINE
- PROPOSED UNDERGROUND UTILITY LINE
- PROPSED SWALE
- PROPOSED TREELINE
- SWALE CENTERLINE
- EXISTING BUILDING
- EXISTING EDGE OF ASPHALT
- EXISTING TREELINE
- PROPOSED DRIVEWAY
- PALUSTRINE FORESTED WETLAND (PFO)
- PROPOSED SOLAR PANEL
- EXISTING UTILITY POLE

N

0 80 160 240 FT

1" = 80' SCALE BAR

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ECR	ECR
Designer	Reviewer
AG	ECR
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Sheet Name

OVERALL SITE PLAN

Drawing Number

C004

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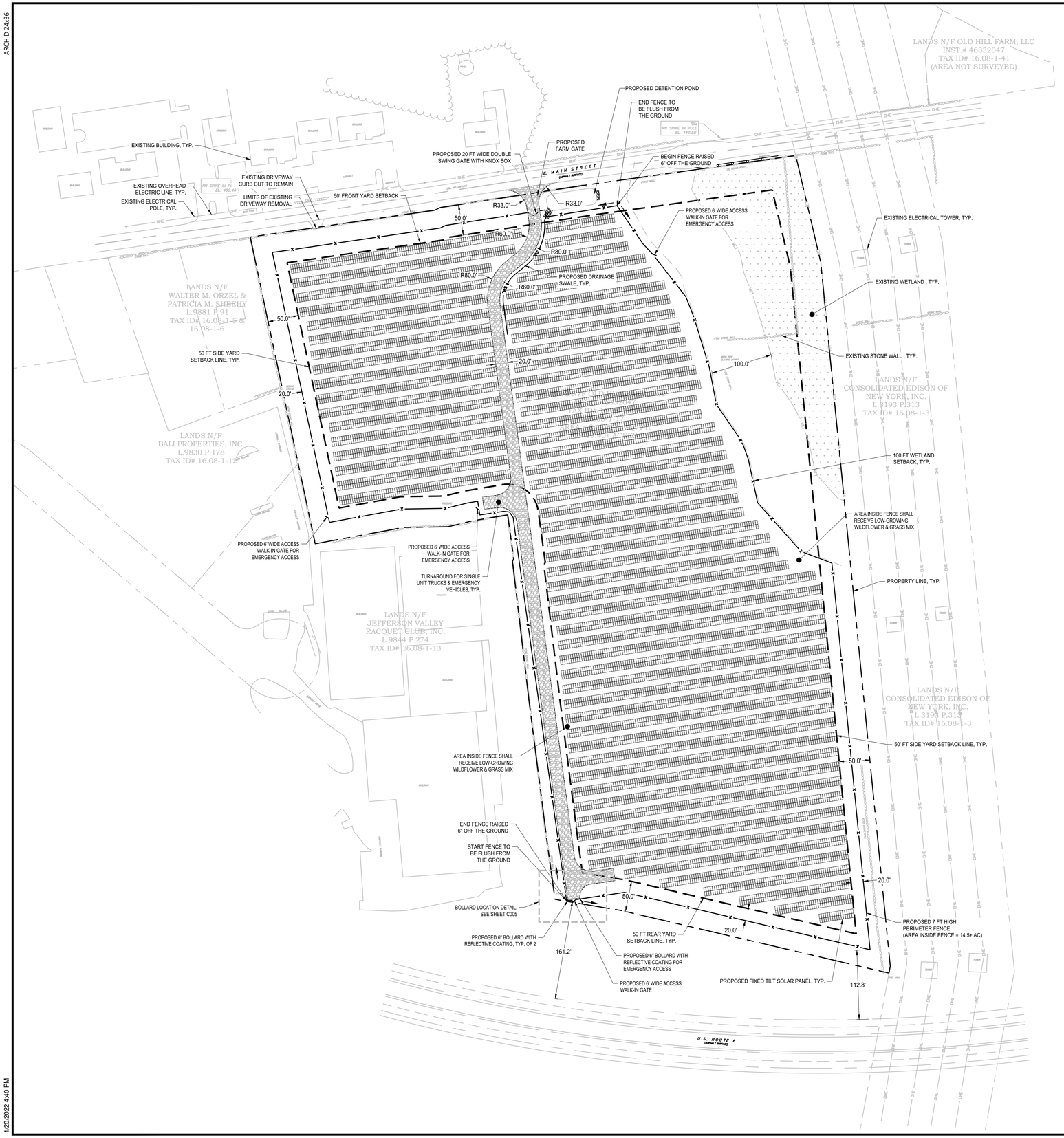

SITE PLAN DATA TABLE		
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PROPOSED USE: SOLAR ENERGY SYSTEM		
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PLANS PREPARED BY: BERGMANN 2 WINNERS CIRCLE, SUITE 102 ALBANY, NY 12205 (518) 862-0325		
DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT SIZE	N/A	844,987± SF
MINIMUM LOT WIDTH	N/A	900± FT
MIN. SIDE YARD SETBACK	50 FT	50± FT
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MIN. REAR YARD SETBACK	50 FT	50± FT

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LEGEND

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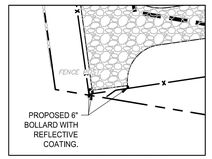
- EXISTING STREAM CENTERLINE
- PROPOSED FENCE LINE
- PROPOSED OVERHEAD UTILITY LINE
- PROPOSED UNDERGROUND UTILITY LINE
- PROPSED SWALE
- PROPOSED TREELINE
- SWALE CENTERLINE
- EXISTING BUILDING
- EXISTING EDGE OF ASPHALT
- EXISTING TREELINE
- PROPOSED DRIVEWAY
- PALUSTRINE FORESTED WETLAND (PFO)
- PROPOSED SOLAR PANEL
- EXISTING UTILITY POLE
- 6" BOLLARD



BOLLARD LOCATION DETAIL
SCALE: 1"=40'

N

0 80 160 240 FT

1" = 80' SCALE BAR

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HILLSIDE SOLAR LLC

227 GUARD HILL ROAD
BEDFORD CORNERS, NY 10549

OLD HILL FARM SOLAR FARM

571 EAST MAIN STREET
JEFFERSON VALLEY, NY 10535

Date Revised	Description
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12/01/2021	REVISED PER TREE COMMISSION COMMENTS
12/28/2021	REVISED PER FIRE DEPARTMENT COMMENTS
1/07/2022	REVISED PER SITE VISIT WITH FIRE DEPARTMENT
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PRELIMINARY
NOT FOR CONSTRUCTION

Project Manager	Discipline Lead
ECR	ECR
Designer	Reviewer
AG	ECR
Date Issued	Project Number
07/28/2021	14064.11

Sheet Name

SITE PLAN

Drawing Number

C005

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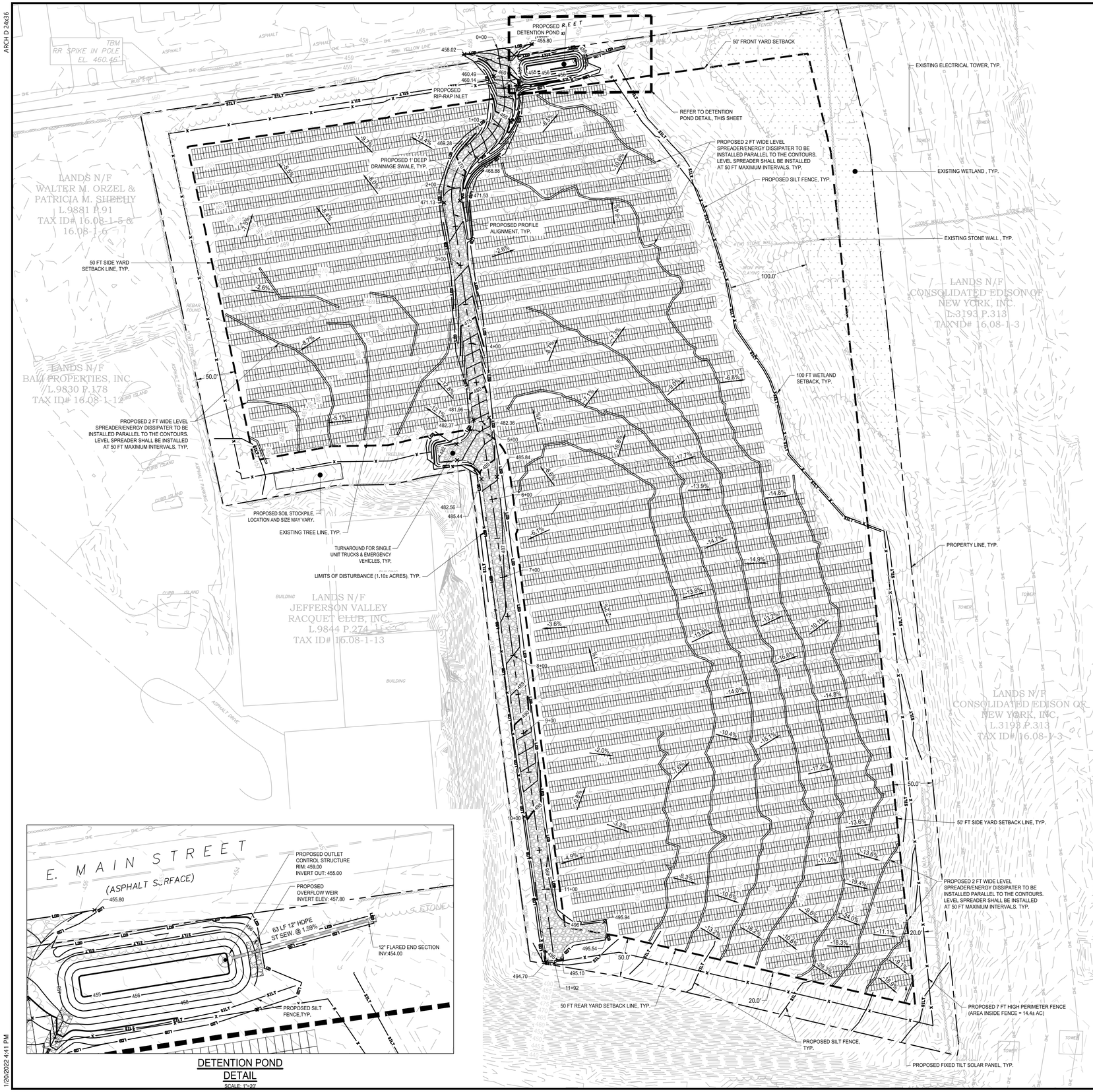

DETENTION POND DETAIL
SCALE: 1"=20'

LEGEND

- PROPERTY LINE
- SET BACK LINE
- WETLAND SET BACK
- STONE WALL
- ADJOINER PROPERTY LINE
- ROAD RIGHT-OF-WAY
- EXISTING ROAD CENTERLINE
- EXISTING OVERHEAD WIRE
- EXISTING STREAM CENTERLINE
- PROPOSED FENCE LINE
- PROPOSED OVERHEAD UTILITY LINE
- PROPOSED UNDERGROUND UTILITY LINE
- LIMITS OF DISTURBANCE
- PROPOSED TREELINE
- SILT FENCE
- PROFILE ALIGNMENT
- EXISTING EDGE OF ASPHALT
- EXISTING TREELINE
- PROPOSED DRIVEWAY
- PALUSTRINE FORESTED WETLAND (PFO)
- PROPOSED SOLAR PANEL
- EXISTING UTILITY POLE

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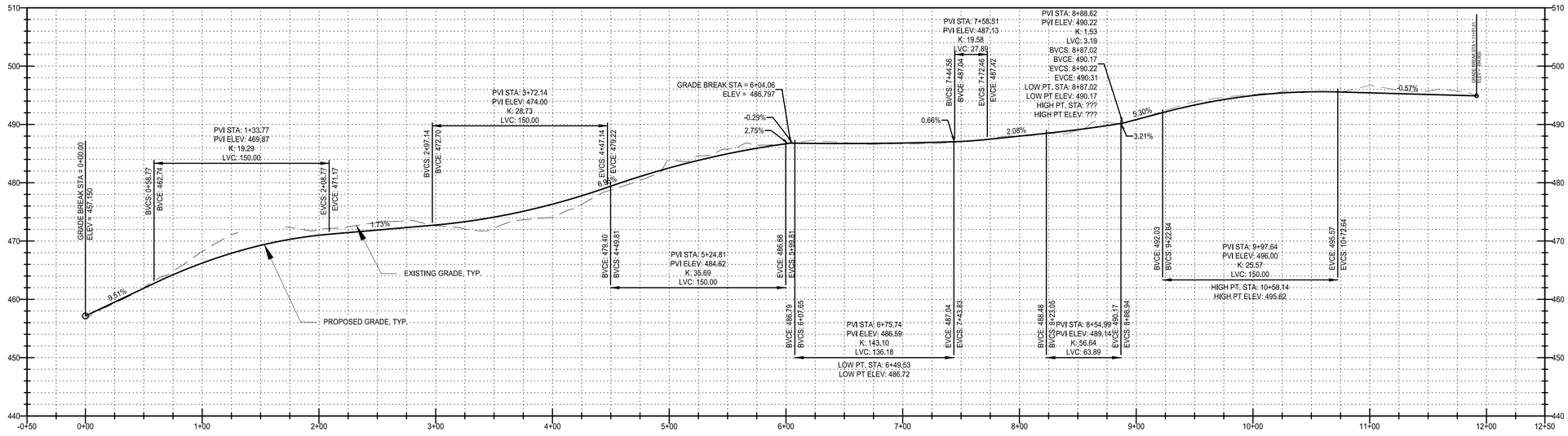
Sheet Name

GRADING & EROSION & SEDIMENT CONTROL PLAN

Drawing Number

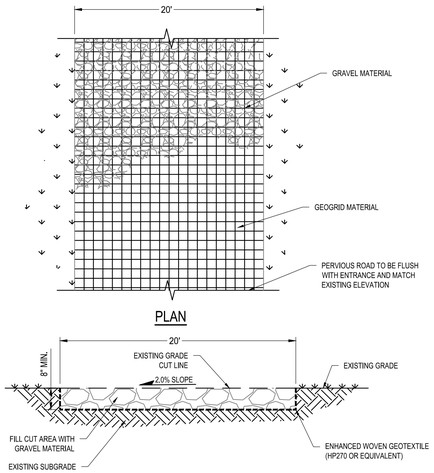
C006

1/20/2022 4:41 PM



DRIVEWAY PROFILE
1"=10' VERTICAL
1"=50' HORIZONTAL

0 50 100 150 FT
1" = 50' SCALE BAR



LIMITED USE PERVIOUS ACCESS ROAD - 0% TO 10% SLOPES

NO SCALE

GEOGRID MATERIAL NOTES:

1. THE GEOGRID, OR COMPARABLE PRODUCT, IS INTENDED FOR USE IN ALL CONDITIONS, IN ORDER TO ASSIST IN MATERIAL SEPARATION FROM NATIVE SOILS AND PRESERVE ACCESS LOADS.
2. GRAVEL FILL MATERIAL SHALL CONSIST OF 1-4" CLEAN, DURABLE, SHARP ANGLED CRUSHED STONE OF UNIFORM QUALITY, MEETING THE SPECIFICATION OF NYSDOT 703-02, SIZE DESIGNATION 3-5 OF TABLE 703-4. STONE MAY BE PLACED IN FRONT OF AND SPREAD WITH A TRACKED VEHICLE. GRAVEL SHALL NOT BE COMPACTED.
3. GEOGRID SHALL BE ENHANCED WOVEN GEOTEXTILE (HP270 OR EQUIVALENT). GEOGRID SHALL BE DESIGNED BASED ON EXISTING SOIL CONDITIONS AND PROPOSED HAUL ROAD SLOPES.
4. IF MORE THAN ONE ROLL WIDTH IS REQUIRED, ROLLS SHOULD OVERLAP A MINIMUM OF SIX INCHES.
5. REFER TO MANUFACTURER'S SPECIFICATION FOR PROPER TYING AND CONNECTIONS.
6. LIMITED USE PERVIOUS ACCESS ROAD SHALL BE DRESSED AS REQUIRED WITH ONLY 1-4" CRUSHED STONE MEETING NYSDOT 703-02 SPECIFICATIONS.

BASIS OF DESIGN: TENCATE MIRAFI BXG110 GEOGRIDS; 365 SOUTH HOLLAND DRIVE, PENDERGRASS, GA; 800-685-9990 OR 706-693-2226; WWW.MIRAFI.COM

ENHANCED WOVEN GEOTEXTILE MATERIAL NOTES:

1. SPECIFIED GEOTEXTILE WILL ONLY BE UTILIZED IN PLACID SOILS. PLACID SOILS CONSIST OF POORLY DRAINED SOILS COMPOSED OF FINELY TEXTURED PARTICLES AND ARE PRONE TO RUTTING. PLACID SOILS ARE TYPICALLY PRESENT IN LOW-LYING AREAS WITH HYDROLOGIC SOILS GROUP (HSG) OF C OR D OR AS SPECIFIED FROM AN ENVIRONMENTAL SCIENTIST, SOIL SCIENTIST OR GEOTECHNICAL DATA.
2. THE CONCERN OF POTENTIAL REDUCTION OF NATIVE INFILTRATION RATES DIE TO THE GEOTEXTILE MATERIAL WOULD NOT BE A SIGNIFICANT CONCERN IN POORLY DRAINED SOILS WHERE SEGREGATION OF PERVIOUS STONE AND NATIVE MATERIALS IS CRUCIAL FOR LONG TERM OPERATION AND MAINTENANCE.

BASIS OF DESIGN: ENHANCED WOVEN GEOTEXTILE (HP270 OR EQUIVALENT)

GENERAL NOTES:

1. USE OF THIS DETAIL/CRITERION IS LIMITED TO ACCESS ROADS USED ON AN OCCASIONAL BASIS ONLY (I.E. PROVIDE ACCESS FOR MOWING, EQUIPMENT REPAIR OR MAINTENANCE)
2. LIMITED USE PERVIOUS ACCESS ROAD IS LIMITED TO LOW IMPACT IRREGULAR MAINTENANCE ACCESS ASSOCIATED WITH RENEWABLE ENERGY PROJECTS IN NEW YORK STATE.
3. REMOVE STUMPS, ROCKS AND DEBRIS AS NECESSARY, FILL VOIDS TO MATCH EXISTING NATIVE SOILS AND COMPACTION LEVEL.
4. REMOVED TOPSOIL MAY BE SPREAD IN ADJACENT AREAS AS DIRECTED BY THE PROJECT ENGINEER, COMPACT TO THE DEGREE OF THE NATIVE IN SITU SOIL. DO NOT PLACE IN AN AREA THAT IMPEDES STORM WATER DRAINAGE.
5. GRADE ROADWAY, WHERE NECESSARY, TO NATIVE SOILS AND DESIRED ELEVATION. MINOR GRADING FOR CROSS SLOPE CUT AND FILL MAY BE REQUIRED.
6. REMOVE REFUSE SOILS AS DIRECTED BY THE PROJECT ENGINEER; DO NOT PLACE IN AN AREA THAT IMPEDES STORM WATER DRAINAGE.
7. ROADWAY WIDTH TO BE DETERMINED BY CLIENT.
8. THE LIMITED USE PERVIOUS ACCESS ROAD CROSS SLOPE SHALL BE 1.5% IN MOST CASES AND SHOULD NOT EXCEED 6%. THE LONGITUDINAL SLOPE OF THE ACCESS DRIVE SHOULD NOT EXCEED 15%.
9. LIMITED USE PERVIOUS ACCESS ROAD IS NOT INTENDED TO BE UTILIZED FOR CONSTRUCTION WHICH MAY SUBJECT THE ACCESS TO SEDIMENT TRACKING. THIS SPECIFICATION IS TO BE DEVELOPED FOR POST-CONSTRUCTION USE. SOIL RESTORATION PRACTICES MAY BE APPLICABLE TO RESTORE CONSTRUCTION RELATED COMPACTION TO PRE-EXISTING CONDITIONS AND SHOULD BE VERIFIED BY SOIL PENETROMETER READINGS. THE PENETROMETER READINGS SHALL BE COMPARED TO THE RESPECTIVE RECORDED READINGS TAKEN PRIOR TO CONSTRUCTION, EVERY 100 LINEAR FEET ALONG THE PROPOSED ROADWAY.
10. TO ENSURE THAT SOIL IS NOT TRACKED ONTO THE LIMITED USE PERVIOUS ACCESS ROAD, IT SHALL NOT BE USED BY CONSTRUCTION VEHICLES TRANSPORTING SOIL, FILL MATERIAL, ETC. IF THE LIMITED USE PERVIOUS ACCESS IS COMPLETED DURING THE INITIAL PHASES OF CONSTRUCTION AND UTILIZED TO REMOVE SEDIMENT FROM CONSTRUCTION VEHICLES AND EQUIPMENT PRIOR TO ENTERING THE LIMITED USE PERVIOUS ACCESS ROAD FROM ANY LOCATION ON, OR OFF SITE. MAINTENANCE OF THE PERVIOUS ACCESS ROAD WILL BE REQUIRED IF SEDIMENT IS OBSERVED WITHIN THE CLEAN STONE.
11. THE LIMITED USE PERVIOUS ACCESS ROAD SHALL NOT BE CONSTRUCTED OR USED UNTIL ALL AREAS SUBJECT TO RUNOFF ONTO THE PERVIOUS ACCESS HAVE ACHIEVED FINAL STABILIZATION.
12. PROJECTS SHOULD AVOID INSTALLATION OF THE LIMITED USE PERVIOUS ACCESS ROAD IN POORLY DRAINED ARES, HOWEVER IF NO ALTERNATIVE LOCATION IS AVAILABLE, THE PROJECT SHALL UTILIZE WOVEN GEOTEXTILE MATERIAL AS DETAILED IN FOLLOWING NOTES.
13. THE DRAINAGE DITCH IS OFFERED IN THE DETAIL FOR CIRCUMSTANCES WHEN CONCENTRATED FLOW COULD NOT BE AVOIDED . THE INTENTION OF THE DESIGN IS TO MINIMIZE ALTERATIONS TO HYDROLOGY, HOWEVER WHEN DEALING WITH 5%-15% GRADES NOT PARALLEL TO THE CONTOUR, A ROADSIDE DITCH MAY BE REQUIRED. THE NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS FOR GRASSED WATERWAYS AND VEGETATED WATERWAYS ARE APPLICABLE FOR SIZING AND STABILIZATION. DIMENSIONS FOR THE GRASSED WATERWAY SPECIFICATION WOULD BE DESIGNED FOR PROJECT SPECIFIC HYDROLOGIC RUNOFF CALCULATIONS, AND A SEPARATE DETAIL FOR THE SPECIFIC GRASSED WATERWAY WOULD BE INCLUDED IN THIS PRACTICE. RUNOFF DISCHARGE WILL BE SUBJECT TO THE OUTLET REQUIREMENTS OF THE REFERENCED STANDARD. INCREASED POST-DEVELOPMENT RUNOFF FROM THE ASSOCIATED ROADSIDE DITCH MAY REQUIRE ADDITIONAL PRACTICES TO ATTENUATE RUNOFF TO PRE-DEVELOPMENT CONDITIONS.
14. IF A ROADSIDE DITCH IS NOT UTILIZED TO CAPTURE RUNOFF FROM THE ACCESS ROAD, THE PERVIOUS ACCESS ROAD WILL HAVE A WELL-ESTABLISHED PERENNIAL VEGETATIVE COVER, WHICH SHALL CONSIST OF UNIFORM VEGETATION (I.E. BUFFER), 20 FEET WIDE AND PARALLEL TO THE DOWN GRADIENT SIDE OF THE ACCESS ROAD. POST-CONSTRICTION OPERATION AND MAINTENANCE PRACTICES WILL MAINTAIN THIS VEGETATIVE COVER TO ENSURE FINAL STABILIZATION FOR THE LIFE OF THE ACCESS ROAD.
15. THE DESIGN PROFESSIONAL MUST ACCOUNT FOR THE LIMITED USED PERVIOUS ACCESS ROAD IN THEIR SITE ASSESSMENT / HYDROLOGY ANALYSIS. IF THE HYDROLOGY ANALYSIS SHOWS THAT THE HYDROLOGY HAS BEEN ALTERED FROM PRE- TO POST-DEVELOPMENT CONDITIONS (SEE APPENDIX A OF GP-0-20-001 FOR THE DEFINITION OF "ALTER THE HYDROLOGY..."), THE DESIGN MUST INCLUDE THE NECESSARY DETENTION/RETENTION PRACTICES TO ATTENUATE THE RATES (10 AND 100 YEAR EVENTS) TO PRE-DEVELOPMENT CONDITIONS.

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07/28/2021	14064.11

Sheet Name

GRADING PLAN DETAILS

Drawing Number

C007

PLANT LIST

Key	Qty.	Botanical Name	Common Name	Mature Size Height	Mature Size Spread	Installed Size	Condition	DBH
Evergreen Trees								
JV	75	Juniperus Virginiana	Eastern Red Cedar	30'-60'	10'-25'	8' Ht.	B&B	3"
PG	67	Picea Glauca	White Spruce	40'-60'	10'-20'	8' Ht.	B&B	3"
PG-1	5	Picea Glauca	White Spruce	40'-60'	10'-20'	12' Ht.	B&B	5"
AC	60	Abies Concolor	White Fir	50'-75'	20'-30'	6'-7' Ht.	B&B	3"
PP	64	Pinus Strobus	Eastern White Pine	50'-80'	20'-40'	7'-8' Ht.	B&B	3"
TOTAL	265	----	----	----	----	----	----	----

LEGEND:

- PROPOSED TREE PLANTING
- SEED LIMIT LINE
- SEED SCHEDULE 'B'
- PROPOSED GRAVEL DRIVEWAY
- PROTECTED WOODLAND AREA TO BE DISTURBED
- EXISTING ROAD
- ADJ. PROPERTY/R.O.W. LINE (SURVEYED)
- FENCE LINE
- EXISTING VEGETATION
- PROPOSED LIMITS OF TREE CLEARING
- PALUSTRINE FORESTED WETLAND (PFO)
- STREAM
- 100 FT WELAND SETBACK
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED

TREE MITIGATION DATA TABLE

TREES TO BE REMOVED	TREES TO REMAIN	NUMBER OF TREES WITH DIAMETER AT BREAST HEIGHT ≤ 7"	NUMBER OF TREES WITH DIAMETER AT BREAST HEIGHT 7" - 24"	NUMBER OF TREES WITH DIAMETER AT BREAST HEIGHT > 24"
578	121	8	602	90

N

0 80 160 240 FT

1" = 80' SCALE BAR

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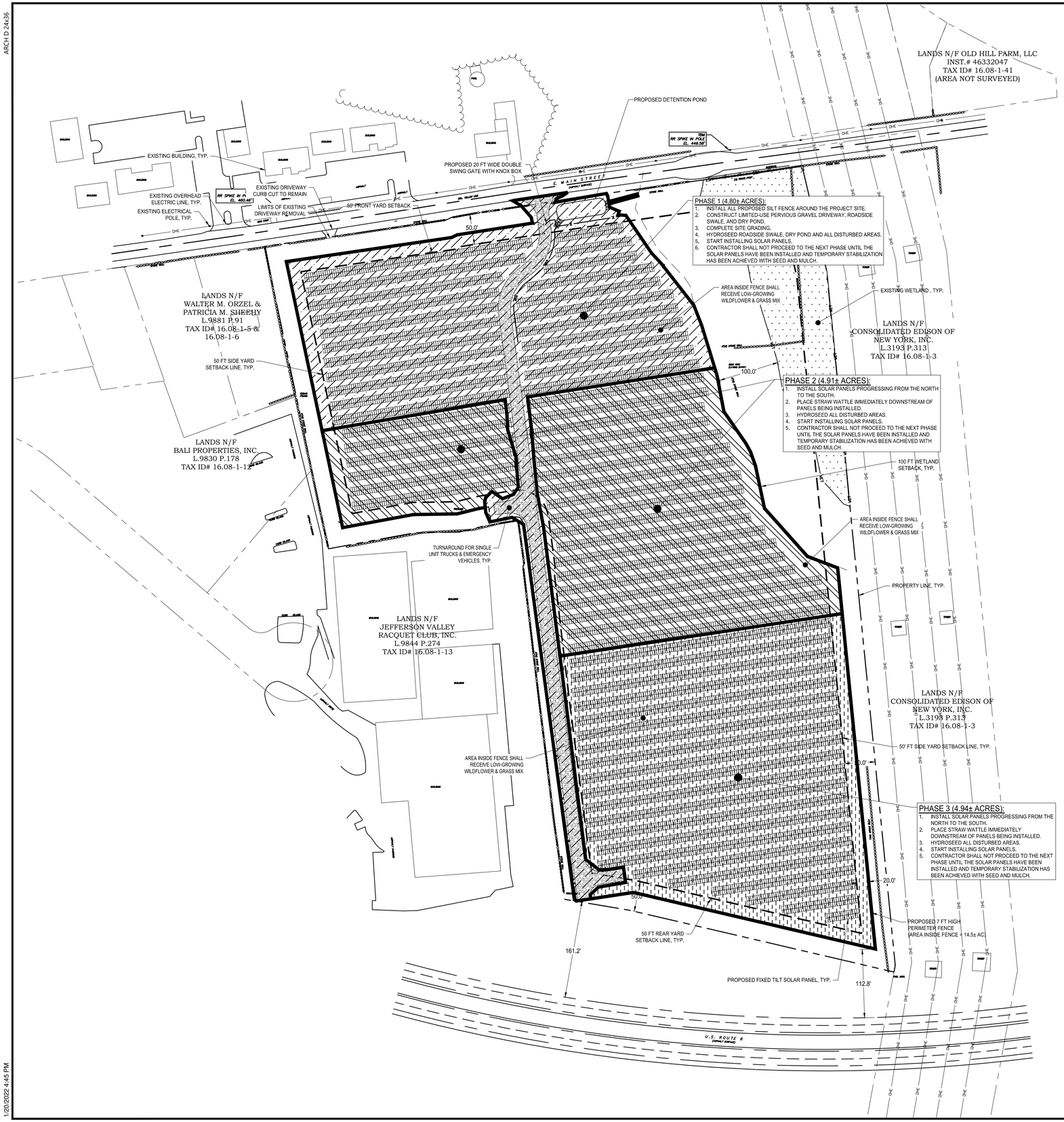
Sheet Name

LANDSCAPING & TREE MITIGATION PLAN

Drawing Number

C008



LEGEND

- PROPERTY LINE
- SET BACK LINE
- WETLAND SET BACK
- STONE WALL
- ADJOINER PROPERTY LINE
- ROAD RIGHT-OF-WAY
- EXISTING ROAD CENTERLINE
- EXISTING OVERHEAD WIRE
- EXISTING STREAM CENTERLINE
- PROPOSED FENCE LINE
- PROPOSED OVERHEAD UTILITY LINE
- PROPOSED UNDERGROUND UTILITY LINE
- PROPSED SWALE
- PROPOSED TREELINE
- SWALE CENTERLINE
- EXISTING BUILDING
- EXISTING EDGE OF ASPHALT
- EXISTING TREELINE
- PROPOSED DRIVEWAY
- PALUSTRINE FORESTED WETLAND (PFO)
- PHASE 1
- PHASE 2
- PHASE 3
- PROPOSED SOLAR PANEL
- EXISTING UTILITY POLE

N

0 80 160 240 FT

1" = 80' SCALE BAR

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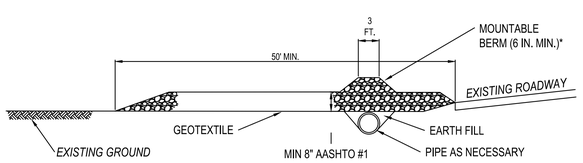
Sheet Name

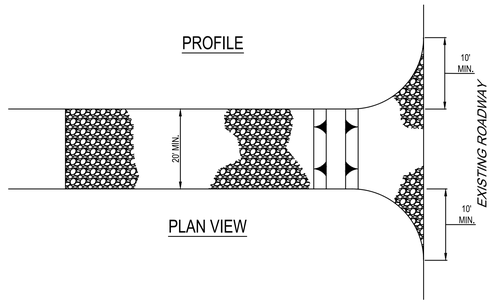
PHASING PLAN

Drawing Number

C009



PROFILE



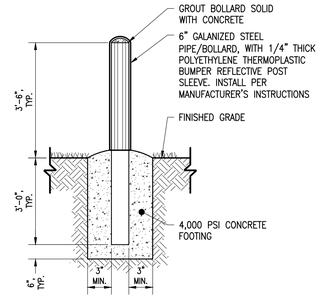
PLAN VIEW

* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

NOTES:

1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE, EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
2. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
3. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
4. MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

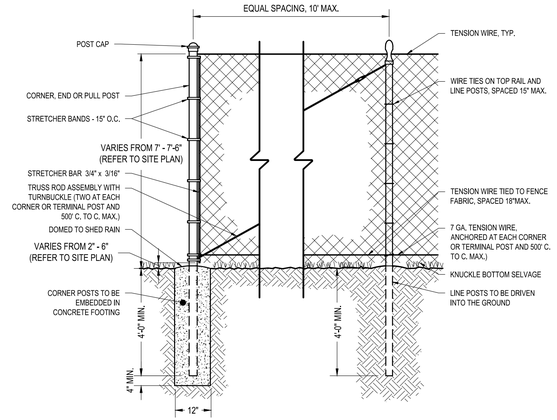
STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



NOTE:

1. WHEN BOLLARD IS TO BE INSTALLED IN GRASS, FOOTING SHALL BE EXTENDED TO FINISHED GRADE AND DOMED TO PROMOTE DRAINAGE AWAY FROM BOLLARD.
2. BOLLARD SLEEVE COVER SHALL BE REFLECTIVE

6" GALVANIZED STEEL PIPE BOLLARD W/SLEEVE
N.T.S.

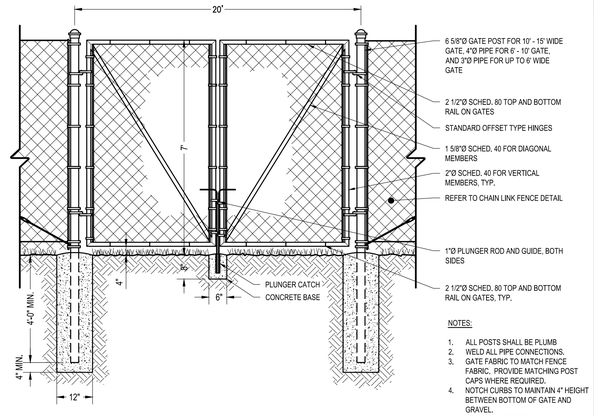


NOTES:

1. ALL POSTS SHALL BE PLUMB
2. WIRE TIES SHALL BE PLACED 15" ON CENTER ALONG TOP RAIL AND LINE POSTS.
3. LINE POSTS SHALL BE DRIVEN INTO THE GROUND.
4. CORNER POSTS SHALL BE EMBEDDED IN 12" DIAMETER CONCRETE FOOTING.

USE	NOM. OD.
LINE POSTS	2 1/2 "
CORNER, END, GATE, & PULL POSTS	3"
RAILS	1 5/8 "
GATE FRAMES	2"

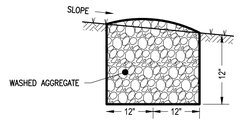
CHAIN-LINK FENCE DETAIL
N.T.S.



NOTES:

1. ALL POSTS SHALL BE PLUMB
2. WELD ALL PIPE CONNECTIONS.
3. GATE FABRIC TO MATCH FENCE FABRIC. PROVIDE MATCHING POST CAPS WHERE REQUIRED.
4. NOTCH CURBS TO MAINTAIN 4" HEIGHT BETWEEN BOTTOM OF GATE AND GRAVEL.
5. PROVIDE EMBEDDED METAL SLEEVE AND HOLD OPEN FOR EACH LEAF OF GATE.
6. CONTRACTOR SHALL INSTALL A KNOX BOX NEXT TO GATE FOR FIRE DEPARTMENT ACCESS

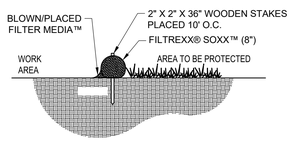
CHAIN-LINK FENCE GATE DETAIL
N.T.S.



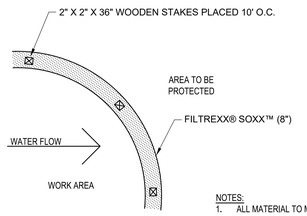
SIDE VIEW

NOTES:
1. LEVEL SPREADERS SHALL BE CONSTRUCTED PARALLEL WITH CONTOURS.

LEVEL SPREADER DETAIL
N.T.S.



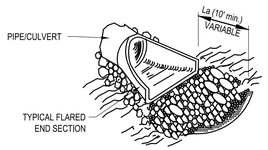
SECTION
NTS



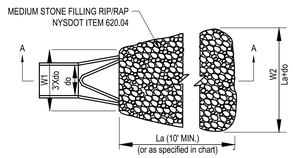
PLAN
NTS

NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
4. WHEN SEDIMENT CONTROL IS USED ON PAVEMENT, HEAVY CONCRETE BLOCKS SHALL BE USED BEHIND THE SEDIMENT CONTROL TO HELP STABILIZE DURING RAINFALL/RUNOFF EVENTS

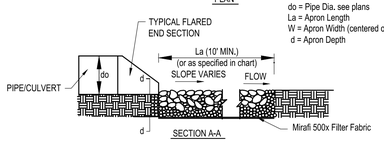
FILTREXX FILTERSOXX SEDIMENT CONTROL
N.T.S.



ISOMETRIC VIEW



PLAN



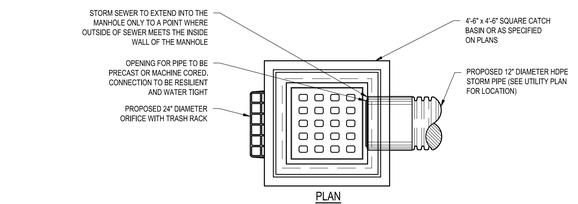
SECTION A-A

do = Pipe Dia. see plans
La = Apron Length
W = Apron Width (centered on pipe)
d = Apron Depth

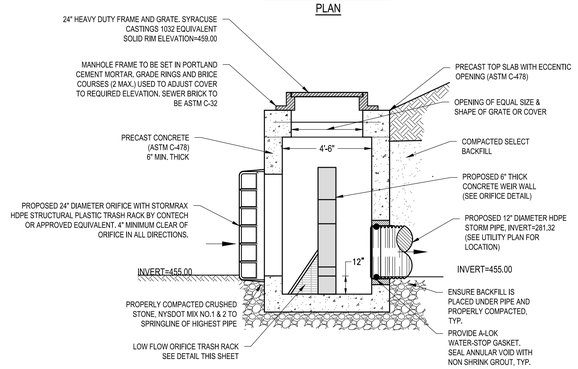
RIP RAP SIZING CHART				
PIPE DIA.	W1-MINIMUM	W2-MINIMUM	La-MINIMUM	D-MINIMUM
12"	3'	15'	14'	13.5"
18"	4.5'	15.5'	14'	13.5"
24"	6'	15'	13'	13.5"

NOTES:
1. d = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NO LESS THAN 6".
2. NSTALL FILTER MIRAFI 500X OR APPROVED EQUAL FILTER FABRIC BETWEEN RIP-RAP AND SUBBGRADE

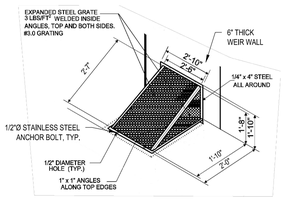
OUTLET PROTECTION RIP-RAP APRON
N.T.S.



PLAN

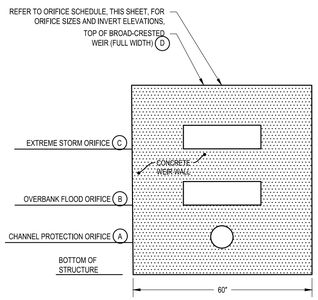


OUTLET CONTROL STRUCTURE DETAIL
N.T.S.



LOW FLOW ORIFICE TRASH RACK DETAIL
N.T.S.

CONTROL STRUCTURE	A SIZE	A ELEV	B SIZE	B ELEV	C SIZE	C ELEV	D ELEV
1	3"	455.00	24"X4"	456.00	24"X5"	457.00	458.00



ORIFICE DETAIL
N.T.S.

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HILLSIDE SOLAR LLC

227 GUARD HILL ROAD
BEDFORD CORNERS, NY 10549

OLD HILL FARM SOLAR FARM

571 EAST MAIN STREET
JEFFERSON VALLEY, NY 10535

Date Revised	Description
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PRELIMINARY
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Project Manager	Discipline Lead
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AG	WD
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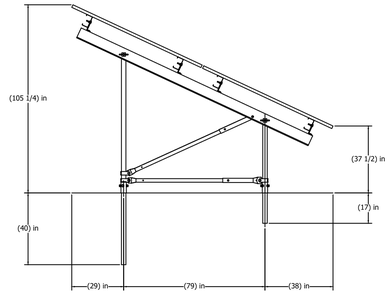
07/28/2021	14064.11

Sheet Name

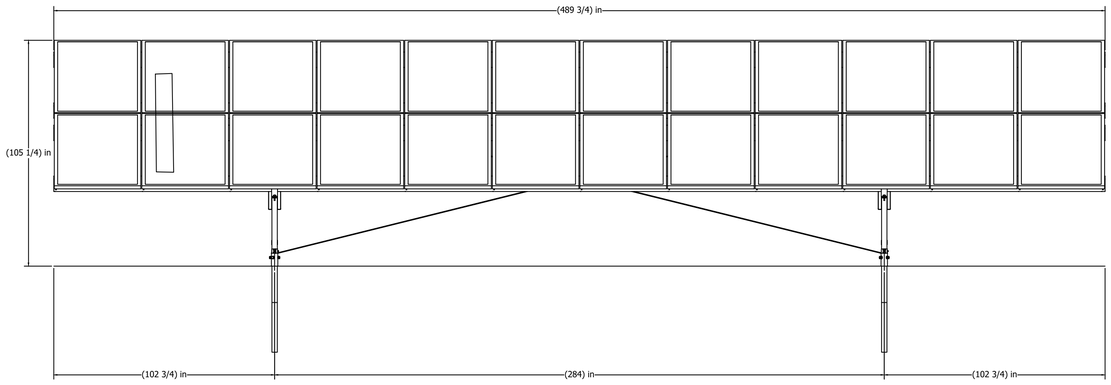
DETAILS I

Drawing Number

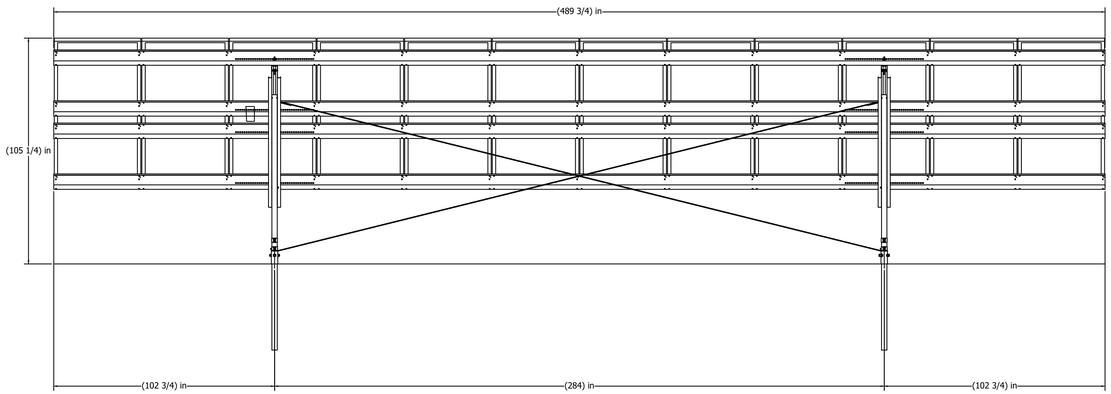
C010



SIDE ELEVATION VIEW



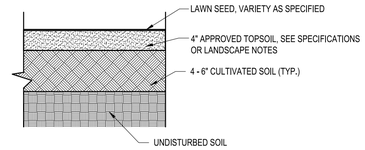
FRONT ELEVATION VIEW



REAR ELEVATION VIEW

NOTES:
1. TYPICAL INSTALLATION DIMENSIONS MAY BE ADJUSTED TO SUIT FIELD CONDITIONS.
2. FINAL DESIGN AND ENGINEERING PLANS TO BE PROVIDED BY THE RACKING MANUFACTURER.

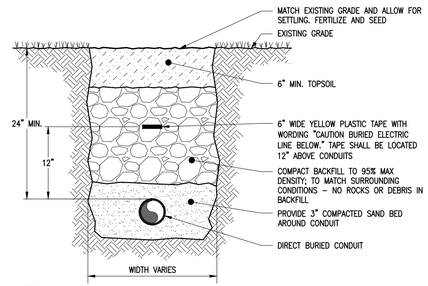
SOLAR ARRAY DETAIL
N.T.S.



SEEDING PROCEDURE:

1. CULTIVATE ENTIRE AREA TO 4"-6" DEPTH. HANDRAKE SMOOTH. SPREAD 4" OF TOPSOIL.
2. APPLY ANY SOIL MODIFICATIONS AS NECESSARY (SEE SPECIFICATIONS OR LANDSCAPE NOTES)
3. WATER AREA TO BE SEEDED PRIOR TO LAYING SEED.
4. WATER THOROUGHLY UPON COMPLETION OF SEEDING.
5. APPLY SOIL STABILIZATION AS NECESSARY.

SOIL RESTORATION DETAIL
N.T.S.



NOTES:
1. REPAIR ALL SETTLEMENT
2. MINIMUM TOP SOIL DEPTH 6"
3. MULTIPLE CONDUITS SHALL BE SPACED 7" ON CENTER

DIRECT BURIED CONDUIT TRENCH DETAIL
(IN GRASS)
N.T.S.

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DETAILS II

Drawing Number

C011

UPLAND SEED MIX		
LOW-GROWING WILDFLOWER & GRASS MIX - ERNMX #156		
SEEDING RATE: 20 LB PER ACRE WITH A COVER CROP OF GRAIN RYE AT 30 LB PER ACRE		
SCIENTIFIC NAME	**COMMON NAME**	**% OF MIX**
FESTUCA OVINA	SHEEP FESCUE, VARIETY NOT STATED	63.60%
LOLIUM MULTIFLORUM (L. PERENNE VAR. ITALICUM)	ANNUAL RYEGRASS	17%
LINUM PERENNE SSP. LEWISII	PERENNIAL BLUE FLAX	8%
RUDBECKIA HIRTA	BLACKEYED SUSAN, COASTAL PLAIN NC ECOTYPE	2%
COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS, COASTAL PLAIN NC ECOTYPE	2%
CHRYSANTHEMUM LEUCANTHEMUM	OXEYE DAISY	2%
CHRYSANTHEMUM MAXIMUM	SHASTA DAISY	1%
CHAMAECRISTA FASCICULATA (CASSIA F.)	PARTRIDGE PEA, PA ECOTYPE	1%
PAPAVER RHOEAS, SHIRLEY MIX	CORN POPPY/SHIRLEY MIX	1%
ACHILLEA MILLEFOLIUM	COMMON YARROW	0.5%
ASTER OBLONGIFOLIUS (SYMPHYOTRICHUM OBLONGIFOLIUM)	AROMATIC ASTER, PA ECOTYPE	0.5%
EUPATORIUM COELESTINUM (CONOCLINIUM C.)	MISTFLOWER, VA ECOTYPE	0.5%
MONARDA PUNCTATA, COASTAL PLAIN SC ECOTYPE	SPOTTED BEEBALM, COASTAL PLAIN SC ECOTYPE	0.5%
ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	0.3%
PYCNANTHEMUM TENUIFOLIUM	SLENDER MOUNTAINMINT	0.1%
COMPANY INFORMATION		
ERNST CONSERVATION SEEDS, INC.		
ADDRESS: 8884 MERCER PIKE, MEADVILLE, PA 16335		
PHONE: (800) 873-3321		
WEB: HTTP://WWW.ERNSTSEED.COM		

*OR APPROVED EQUIVALENT

SEED SCHEDULE 'A'

OBL-FACW WETLAND MIX		
ERNMX #120		
SEEDING RATE: 20 LB PER ACRE OR 1/2 LB PER 1000 SQ FT		
SCIENTIFIC NAME	**COMMON NAME**	**% OF MIX**
ELYMUS VIRGINICUS	VIRGINIA WILDRYE	20%
POA PALUSTRIS	FOWL BLUEGRASS	20%
CAREX LURIDA	LURID SHALLOW SEDGE	17%
CAREX LUPULINA	HOP SEDGE	9%
CAREX SCOPARIA	BLUNT BROOM SEDGE	8%
CAREX VULPINOIDEA	FOX SEDGE	5%
PANICUM CLANDESTINUM DICHANTHELIUM C.	DEERTONGUE 'TIOGA'	5%
SPARGANIUM EURYCARPUM	GIANT BUR REED	4%
SPARGANIUM AMERICANUM	EASTERN BUR REED	3%
JUNCUS EFFUSUS	SOFT RUSH	3%
CAREX CRINITA	FRINGED NODDING SEDGE	2%
LEERSIA ORYZOIDES	RICE CUTGRASS	2%
SCIRPUS CYPERINUS	WOOLGRASS	2%
JUNCUS TENUIS	PATH RUSH	0.5%
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* CURRENT ERNST SEED MIX COMPOSITION OR APPROVED EQUIVALENT
* PROVIDE TEMPORARY SEEDING OF ANNUAL RYEGRASS (LOLIUM MULTIFLORUM) WITHIN SEEDING LIMITS AT RATE OF 20 LBS. PER ACRE

SITE STABILIZATION - SEED MIX
N.T.S.

SOIL AMENDMENT APPLICATION RATE EQUIVALENTS					
SOIL AMENDMENT		**PER ACRE**	**PER 1,000 SQ. FT.**	**PER 1,000 SQ. YD.**	**NOTES**
PERMANENT SEEDING	AGRICULTURAL LIME	6 TONS	240 LB.	2,480 LB.	OR AS PER SOIL TEST: MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS
	10-10-20 FERTILIZER	1,000 L.B.	25 LB.	210 LB.	
TEMPORARY SEEDING	AGRICULTURAL LIME	1 TON	40 LB.	410 LB.	TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES
	10-10-20 FERTILIZER	500 LB.	12.5 LB.	100 LB.	

COMPOST STANDARDS	
ORGANIC MATTER CONTENT	80% - 100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
pH	5.5 - 8.0
MOISTURE CONTENT	35% - 55%
PARTICLE SIZE	98% PASS THROUGH 1" SCREEN
SOLUBLE SALT CONCENTRATION	5.0 dS/m (mmhos/cm) MAXIMUM

MULCH APPLICATION RATES				
MULCH TYPE	**APPLICATION RATE (MIN.)**			**NOTES**
	PER ACRE	**PER 1,000 SQ. FT.**	**PER 1,000 SQ. YD.**	
STRAW	3 TONS	140 LB.	1,240 LB.	EITHER WHEAT OR OAT STRAW, FREE OF WEEDS, NOT CHOPPED OR FINELY BROKEN
HAY	3 TONS	140 LB.	1,240 LB.	TIMOTHY, MIXED CLOVER AND TIMOTHY, OR OTHER NATIVE FORAGE GRASSES
WOOD CELLULOSE	1,500 LB.	35 LB.	310 LB.	DO NOT USE ALONE IN WINTER, DURING HOT AND DRY WEATHER OR ON STEEP SLOPES (> 3:1)
WOOD	1,000 LB. CELLULOSE	25 LB.	210 LB.	WHEN USED OVER STRAW OR HAY
WOOD CHIPS	4 - 6 TONS	185 - 275 LB.	1,650 - 2,500 LB.	MAY PREVENT GERMINATION OF GRASSES AND LEGUMES

NOTES:

1. WHEN FINAL GRADE IS ACHIEVED DURING NON-GERMINATING MONTHS, THE AREA SHOULD BE TEMPORARILY STABILIZED UNTIL THE BEGINNING OF THE NEXT PLANTING SEASON.
2. MULCHES SHOULD BE APPLIED AT THE RATES SHOWN IN THE MULCH APPLICATION RATES TABLE. VERY LITTLE BARE GROUND SHOULD BE VISIBLE THROUGH THE MULCH.
3. STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN.
4. TOPSOIL SHOULD BE UNIFORMLY DISTRIBUTED ACROSS THE DISTURBED AREA TO A DEPTH OF 4 INCHES MINIMUM. SPREADING SHOULD BE DONE IN SUCH A MANNER THAT SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL PREPARATION OR TILLAGE.
5. TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OF SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.
6. WHEN USED AS A MULCH REPLACEMENT, THE APPLICATION RATE (THICKNESS) OF THE COMPOST SHOULD BE 1/2" TO 3/4". COMPOST SHOULD BE PLACED EVENLY AND SHOULD PROVIDE 100% SOIL COVERAGE. NO SOIL SHOULD BE VISIBLE.
7. BLANKETING SHALL BE USED ON ALL SLOPES 3H:1V OR STEEPER OR AS NOTED ON THE PLANS.
8. PERMANENT STABILIZATION SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF EARTH DISTURBANCE.

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DETAILS III

Drawing Number

C012

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