



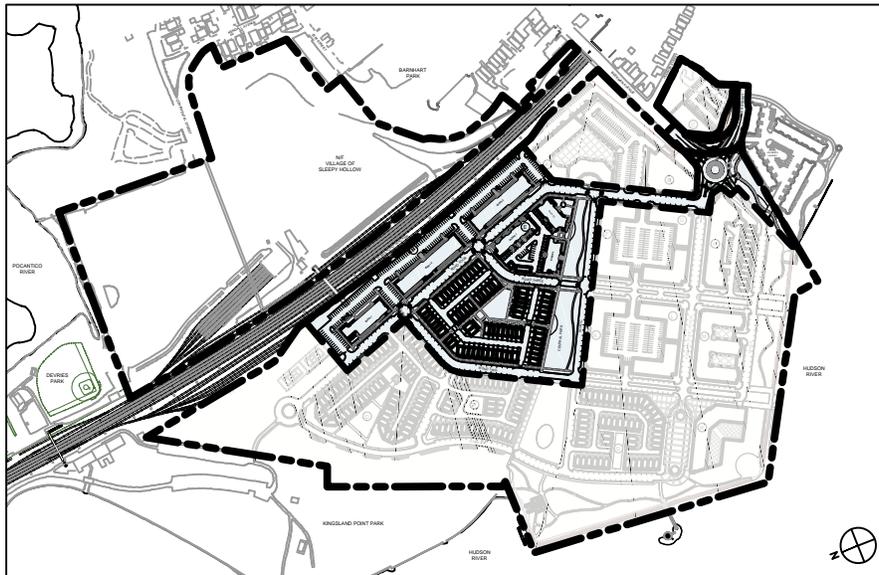
EDGE-ON-HUDSON

SLEEPY HOLLOW, NEW YORK

APPLICATION FOR SITE PLAN & SUBDIVISION APPROVAL

PHASE ONE SUPPLEMENTAL SUBMISSION

JULY 15, 2015



OWNER / APPLICANT

Lighthouse Landing Venture LLC
1270 Avenue of the Americas, Suite 301
New York, NY 10020

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**EDGE-ON-HUDSON
VILLAGE OF SLEEPY HOLLOW, NEW YORK**

**APPLICATION FOR PHASE 1 SITE PLAN & SUBDIVISION APPROVALS
SUPPLEMENTAL SUBMISSION**

OWNER & APPLICANT

Lighthouse Landing Venture LLC
c/o SunCal
1270 Avenue of the Americas, Suite 301
New York, NY 10020

TAX MAP DESIGNATION:

Section 115.10, Block 1, Lots 1 (West Parcel)
Section 115.15, Block 1, Lots 1 (South Parcel)

CONTRIBUTING PROFESSIONALS:

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July 15, 2015

Chairman Eliot Martone and
Members of the Planning Board
Village of Sleepy Hollow
28 Beekman Avenue
Sleepy Hollow, NY 10591

BY HAND

Re: Phase 1 Site Plan and Subdivision Application
Edge-On-Hudson Riverfront Development
199 Beekman Avenue, Sleepy Hollow

Dear Chairman Martone and Members of the Planning Board:

On behalf of Lighthouse Landing Venture LLC (“Applicant” or “LLV”), we submit herewith supplemental drawings and documentation in support of the referenced Phase 1 Site Plan and Subdivision application (“Application”) for the Edge-On-Hudson Riverfront Development. The enclosed 07/15/15 Application drawing set has been updated and expanded, and replaces the 05/07/15 set previously submitted. The exhibits attached to this letter supplement and should be considered in conjunction with the exhibits in the May 2015 Application package unless otherwise noted.

The attached Exhibits include:

1. Landscape Architecture – Description, drawings and character photographs of proposed site furniture, paving materials, rain gardens, walls, site lighting, and Village Green
2. Architecture – Plans and elevations of proposed Block E garage buildings
3. Engineering – Revised list of full-size drawings, sanitary sewer piping calculations, Construction Management Plan
4. LEED – Preliminary LEED-ND checklist, preliminary architectural LEED credit review

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We also offer the following responses to the comment memos received from Dolph Rotfeld Engineering, PC (May 21, 2015) and from Planning Development Advisors (June 3, 2015) that reference the Exhibits and updated Application drawings.

Dolph Rotfeld Engineering, PC (May 21, 2015 memo to Sleepy Hollow Planning Board)

General

- G1. **Comment:** *It is recommended that the full set of plans be referred to the Village's Police and Fire Departments. This office will review the plans with the Department of Public Works.*
- Response:** Comment noted. Additional sets of the updated plans will be delivered to the Department of Architecture, Land Use Development, Buildings and Building Compliance at Village Hall for distribution to the Police and Fire Departments.
- G2. **Comment:** *How will the construction of Block I, Lot 9 be coordinated with the concrete crusher and material stockpile area?*
- Response:** Concrete crushing operations will be located at the far north end of the subject site so as to not impact the construction of Building I-1 and will include a Concrete Crusher & Material Stockpile Area which is denoted on the Demolition Plan, Sheet SP-0.2. To the extent necessary, a portion of the future Building I-1 parking area may be initially used for the stockpiling of material.
- G3. **Comment:** *A photometric plan must be submitted for review.*
- Response:** A photometric plan is included with this submission set and is appended to the engineering set of plans; see Sheets LP-1 through LP-4. The proposed street, pedestrian and bollard light fixtures are shown on page 9 of the attached Landscape Architecture Exhibit. The Edge-On-Hudson lighting concept is to utilize fixtures that reflect the regional character of the Hudson River Valley, complement the site furniture and knit together each district and the public realm. The uniformity in street lighting and pedestrian lighting will contribute to the sense of a pedestrian friendly network in addition to providing a

sense of security. The hierarchy of lighting recognizes that safe and secure lighting levels vary with location, function and adjacent influences.

Street lighting (14' pole mounted) fixtures are located within the public rights-of-way. The sequence begins with metal-halide street light fixtures at the Beekman Avenue roundabout to provide a higher lighting level at that intersection and then transitions to LED fixtures within the Edge-On Hudson site. Pedestrian lighting consists of 12' pole mounted fixtures located along the Central Park sidewalk, within Block E and at the neighborhood open space area of Block J, as well as bollard lighting fixtures located along the mews and within entry courtyards. Internal residential access ways will also be lit by wall mounted fixtures located on garages within Blocks J and E.

G4. **Comment:** *The Stormwater Pollution Prevention Plan mentions that existing site utility infrastructure will be demolished. A demolition plan must be included in the full set of plans.*

Response: A Demolition Plan, Sheet SP-0.2, is included in this revised plan set.

G5. **Comment** *The limit of concrete slab saw cutting for Phase I must be indicated on the plan.*

Response The Applicant intends to demolish all concrete building slabs within the site during the first phase of construction. The approximate location of interim saw cut lines for the required Phase I Site Plan slab demolition area are shown on Sheets SP-1.1 through SP-1.3.

G6. **Comment** *All concrete aprons for driveways must be at least 7" thick NYSDOT Class D concrete.*

Response Comment noted. Detail 3 on Sheet SP-8.1 has been modified accordingly.

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G7. **Comment** *A detail for granite curbs has been provided. Plans indicate concrete curb in some locations and the curb material is not specified in others. Where are these proposed?*

Response Granite curbing is proposed to be used within all public right-of-way areas and the Block E center court area. All other curbing will be concrete. Refer to Sheets SP-1.1 through SP-1.3 for the updated Site Layout Plans.

G8. **Comment** *Easements must be provided for water and sewer mains behind town homes.*

Response Comment noted. Proposed easement locations behind townhomes have been added to Sheets SP-3.2 and SP-3.3 for Planning Board review and will be shown on the Preliminary and Final Plats.

Utilities

U1. **Comment:** *Calculations must be provided for sizing of water and sanitary sewer facilities.*

Response: Calculations for the sizing of the sanitary sewer mains are provided in the Engineering Exhibit for the review of the Village Engineer. As required an Engineer's Report, including the requisite calculations, will be prepared for review and approval of the Department of Public Works and the Village Engineer prior to submission to the Westchester County Department of Health (WCDOH). Please note that the water main sizing calculations will be forthcoming as they require additional hydrant flow test data from the Village. The Applicant understands that DPW will provide the necessary information once it can complete the testing.

U2. **Comment:** *Will existing County sanitary sewer manhole rims within Phase I and in the Beekman Avenue and Road Four rights of way need to be adjusted to accommodate grade changes?*

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- Response:** Yes. Notes have been added to the Site Plan Drawings SP-2.1 and SP-3.1 requiring those County Trunk Sewer manholes affected by construction to be “raised to grade” to meet the new proposed finished grade elevations.
- U3. **Comment:** *All sanitary sewers must be Class 52 ductile iron pipe.*
Response: Comment noted. The pipe material has been indicated on the sanitary sewer profiles on Sheets SP-6.1 to SP-6.2.
- U4. **Comment:** *All water mains must be Class 52 ductile iron pipe.*
Response: Comment noted. The pipe material has been indicated on the sanitary sewer profiles on Sheet SP-6.7.
- U5. **Comment** *All valves must be Mueller gate valves, open left.*
Response Comment noted. A note indicating that the Mueller gate valves shall open left has been added to the Typical Valve Box Installation and Hydrant Setting details (4 and 7) on Sheet SP-8.3.
- U6. **Comment** *Hydrant steamer connection must be 4 7/8” diameter. All threads must be National Standard.*
Response Comment noted. The Hydrant Setting detail found on the *Site Details* Sheet SP-8.3 has been modified accordingly.
- U7. **Comment** *All bends and fittings must use Megalug retainer glands. “FIELD LOK” gaskets or approved equal are required at pipe joints that are at least one full pipe length before and after fittings. If a single full pipe length cannot be achieved from the joint with the fitting then “FIELD LOK” gaskets are required at all pipe joints until the equivalent of a full pipe length from the fitting is reached.*
Response Comment noted. Megalug details have been added to the *Site Details*, Sheet SP-8.3.

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Grading

GR1. Comment: *How will the proposed grading along Road Four and the rotary tie into the existing topography to the north of Beekman Avenue?*

Response: The grading shown on the *Phase I Grading & Drainage Plan*, Sheet SP-2.1 has been revised to indicate the tie into the existing topography.

GR2. Comment: *Proposed grading must be labeled more clearly. Spot elevations should be added at all high points and low points on the grading plan, both in the roadways and landscaped areas.*

Response: Additional spot elevations have been added to the Grading and Drainage Plans, Sheets SP-2.1 through SP-2.3, and the half-foot contour labels are now clearly identified.

GR3. Comment: *Will the fill embankment of Road Four and Road C transition to the subterranean "crawl space" elevation?*

Response: Contours shown on the Grading and Drainage Plans, Sheets SP-2.1 through SP-2.3, transition to the elevation of the sub-slab terrain also known as the "crawl space" elevation.

Erosion Control

EC1. Comment: *Why does the silt fence not encompass the road fill extending from the temporary overlook area?*

Response: The silt fence location shown on Sheet SP-7.1 has been adjusted to encompass the site access fill section extending down to grade from the temporary overlook.

EC2. Comment: *The anti-tracking pad cannot cover the southbound/westbound lane of River Street/Beekman Avenue around the curve.*

Response: Comment noted. The anti-tracking pad has been shifted approximately 25 feet westward, starting just west of the existing Beekman Avenue/River Street pavement as illustrated on the revised *Erosion & Sediment Control Plan*, Sheet SP-7.1.

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EC3. **Comment:** *Please clarify the type of filter proposed for the drain inlet within the earthen berm at the north of the Phase I. Where does this drain go?*

Response: The inlet filter will be a stone and block drop inlet protection system, with a detail added to the *Erosion & Sediment Control Details*, Sheet SP-7.4. The existing inlet is being retained as a temporary best management practice and will drain to existing Outfall No. 2 through the existing on-site drainage piping located beneath the material stockpile area previously approved by the Planning Board.

Stormwater

S1. **Comment:** *In order to prevent the re-suspension of deposited sediments in catch basin sumps, after two catch basins in series the stormwater system must tie into a central drain line.*

Response: Comment noted. The Applicant has revised its storm drainage collection system to incorporate a central drain line. Refer to the revised *Phase I Grading & Drainage Plan*, Sheets SP-2.1 through SP-2.3.

S2. **Comment:** *Any drain or catch basin with an open grate must be provided with a 24" sump and a hooded outlet.*

Response: Comment noted. Detail 9 on Sheet SP-8.1 and Detail 5 on Sheet SP-8.2 have been revised to show a 24" sump, and Detail 7 on Sheet SP-8.2 shows the hooded outlet.

S3. **Comment:** *The Stormwater Pollution Prevention Plan references a Site Management Plan and a Construction Management Plan. Please provide copies.*

Response: CD copies of the Site Management Plan (SMP), prepared by General Motors' Environmental Consultant (Arcadis) in December 2013, have been provided to the Village Consulting Engineer and Village Architect under separate cover.

The Construction Management Plan (CMP) outline submitted with the Filling Operations Permit application has been expanded to

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include Phase I site plan construction activities and operations. A copy of the expanded CMP is attached hereto within the Engineering Exhibit.

S4. **Comment:** *The requirements of the Riverfront Development District call for a series of structural measures, such as sediment traps and hydrodynamic separators, which will provide sediment and nutrient removal. The Special Permit also requires water quality treatment of surface runoff from buildings and pavement areas prior to discharge to the Hudson River. How will these requirements be met in Phase I?*

Response: The 2007 Findings Statement and 2011 Special Permit included a series of structural measures, such as sediment traps and hydrodynamic separators to provide for sediment and nutrient removal. The 2011 Special Permit also required treatment of surface runoff from buildings and pavement areas prior to discharge in the Hudson River. These measures were proposed in the Project DEIS and FEIS to meet the then-applicable New York State Department of Environmental Conservation (NYSDEC) requirements for stormwater discharge.

In the intervening years since the 2007 Findings Statement and 2011 Special Permit, NYSDEC regulations have been amended. With respect to redevelopment projects such as Edge-on-Hudson, the regulations now provide for additional means, including the removal or replacement of existing impervious surfaces with pervious landscaped or grassed areas, to meet NYSDEC stormwater requirements.

The project as designed and the water quality treatment practices proposed fully comply with the current NYSDEC regulations; see the Stormwater Management Report included in the Draft Stormwater Pollution Prevention Plan (SWPPP) in the May 2015 Application submission. Hydrodynamic separators are no longer a requirement to meet the current water quality objectives of NYSDEC. The Applicant

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has however proposed to provide localized bio-retention areas or rain gardens (see page 6 of Landscape Architecture Exhibit) to provide supplemental water quality treatment within the interior areas of the Phase 1 plan.

Planning Development Advisors (June 3, 2015 memo to Sleepy Hollow Planning Board)

1. **Comment:** *The 2007 Environmental Findings (p. 19) and the 2011 Special Permit (p. 34 #18) calls for the Project to obtain certification of the project under the United States Green Building Council's Leadership in Energy and Environmental Design (LEED) for Neighborhood Development (LEED-ND) program. It would be helpful if the Applicant could provide some context as to how the Phase 1 Site Plan addresses the certificate criteria.*

Response: The Applicant intends to begin the LEED-ND certification process following the granting of Phase 1 Site Plan Approval by the Planning Board so that it can demonstrate compliance of the Phase 1 plan with the approved Riverfront Development Concept Plan, which will serve as the project's "master plan" for the certification process. A preliminary LEED-ND checklist is provided in the LEED Exhibit.

2. **Comment:** *Further, it is noted in both documents that larger buildings (above 90,000 square feet) be designed in such a way that, in the professional opinion of the Applicant's LEED Accredited Professional, the building could qualify for LEED Certification using LEED for New Construction rating system. It is noted that Buildings I-2 and I-3 come close to meeting this threshold. The Applicant should indicate if these buildings will be designed to meet this requirement or not.*

Response: Although as noted Buildings I-2 and I-3 are slightly smaller than the threshold set in the Special Permit requiring LEED for New Construction (NC) certifiability, they will be designed using the same approach and elements as will be employed in the future larger buildings to meet this requirement. See attached architectural Phase One LEED Credit Review in the LEED Exhibit, identifying the nature and range of credits associated with the current building designs.

3. **Comment:** *The Applicant should indicate if the landscape plan has been prepared such that the landscape design standards could be incorporated for use in subsequent site plan approvals consistent with the 2007 Findings (p. 20, #g).*
- Response:** Although all landscaped and open space areas will be designed individually, the site and landscape details and elements presented in Phase I have been developed so that similar details and elements can be employed in a comparable manner in future phases of the project.
4. **Comment:** *In the 2007 Findings (p.80, #9) identifies in the Design Guidelines (p. 30) that a bicycle network of on-street and off-street paths should be provided and illustrates a potential network running along the Central Park open space and connecting to Beekman Avenue via Road Four. It wasn't apparent from the plans submitted whether the Applicant has addressed this issue.*
- Response:** Due to the low traffic levels anticipated in the streets adjoining the Central Park and the various site elements currently proposed within the Central Park, the Applicant proposes that the bicycle network in this area run within Road C parallel to the Central Park, rather than within the park itself.
5. **Comment:** *As noted in Table 1 of this review memo, Phase I will include more than 300,000 square feet of development program. In the 2007 Findings (p. 100 #33), the Applicant will be required to complete traffic improvement mitigation measures within the Village of Sleepy Hollow municipal boundaries prior to the issuance of the temporary or permanent certificate of occupancy covering the 300,000th square foot of new development. These improvements include:*
- a. Improvements to US Route 9 at New Broadway/Bedford Road, Beekman Avenue/Hudson Terrace as outlined in the 2007 Findings (p. 96 #21).*
 - b. Improvements to Beekman Avenue at Pocantico Street as outlined in the 2007 Findings (p. 96 #22).*
- At some point in the planning and development process, plans need to be submitted that illustrate these improvements for Village review and approval.*

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Response: The Applicant is aware of the requirement to complete traffic improvement mitigation measures in the Village of Sleepy Hollow at thresholds specified in the 2007 Findings document and has begun their engineering design. Plans for these improvements will be submitted to both the Village and the New York State Department of Transportation for approval as appropriate.

6. **Comment:** *While the environmental review and subsequent Environmental Findings (June 7, 2011 p. 8; July 24, 2007 Environmental Findings p. 27 and 39) note that the project will result in a substantial reduction in the total amount of impervious coverage, there is still a requirement to include a series of structural measures which will provide sediment and nutrient removal. During the intervening years from the 2007 Environmental Findings to the time of subject Site Plan submission there have been significant improvements in stormwater management techniques relative to “green streets” practices. It wasn’t apparent that the Applicant had provided the additional detail as to the proposed water quality treatments being incorporated into the Site Plan design and potential application of “green streets” techniques. If the Applicant is not proposing to use these techniques, it would be helpful to understand why they could not be incorporated.*

Response: As noted, the 2007 Findings Statement and 2011 Special Permit included a series of structural measures, such as sediment traps and hydrodynamic separators to provide for sediment and nutrient removal. These measures were proposed in the Project DEIS and FEIS to meet the then-applicable NYSDEC requirements for stormwater discharge.

In the intervening years since the 2007 Findings Statement and 2011 Special Permit, NYSDEC regulations have been amended. With respect to redevelopment projects such as Edge-on-Hudson, the regulations now provide for additional means, including the removal or replacement of existing impervious surfaces with pervious landscaped or grassed areas, to meet NYSDEC stormwater requirements. The project as designed and the water quality treatment

practices proposed fully comply with the current NYSDEC regulations; see the Stormwater Management Report included in the Draft Stormwater Pollution Prevention Plan (SWPPP) in the May 2015 Application submission.

In terms of “green streets” practices, the Applicant is now proposing to provide localized bio-retention areas or rain gardens (see page 6 of Landscape Architectural Exhibit) to provide supplemental water quality treatment within the interior areas of the Phase 1 plan.

7. **Comment:** *It is further noted in the 2007 findings (p. 26) that the Applicant, as part of Site Plan review, will be required to submit engineering details of the stormwater management system with appropriate measures to account for potential backflow and ensure proper drainage during storm surge events.*

Response: Engineering details of the stormwater management system are included on the Grading and Drainage Plans (SP-2.1 through SP-2.3), Storm Drainage Profiles (SP-6.3 through SP-6.6), and Site Detail Sheets (SP-8.1 and SP-8.2). The system as designed accounts for potential river water backflow, allowing for overland drainage across low lying areas of the site to ensure proper drainage back to the river during storm surge events.

8. **Comment:** *It is suggested that the Planning Board retain the services of a landscape architect and a qualified traffic engineer specializing in pedestrian safety and circulation to assist the Village with the technical review of these specific issues.*

Response: Comment noted.

9. **Comment:** *It appears from the presentations made by the Applicant that the façade treatments include numerous references to siding material (cementitious siding, thin brick, stone veneer). The Applicant should confirm that these materials are consistent with the intentions for using pre-cast, fiber-cement panels as noted on page 44 of the Design Guidelines.*

Response: The façade materials proposed in the Site Plan application are consistent with the recommendations in the approved Design Guidelines with regard to utilizing pre-cast, fiber cement panels.

10. **Comment:** *The I-1 Building proposed for affordable senior housing is located at the furthest point of the proposed Phase 1. Given its location there are two comments offered for consideration:*

b. The ground floor plan for the I-1 Building includes approximately 2,160 s.f. of amenity/leasing space adjacent to a proposed landscaped terrace. The Applicant should indicate if there is a future opportunity to introduce a small convenience/retail presence that would cater to on-site residents. This was a concept that was discussed as part of the previous environmental review.

b. There appears to be sufficient parking around the I-1 Building to serve that community. Given that there is a lack of outdoor recreation amenities, it is suggested that proposed parking in the north-east corner of the site be landbanked and converted to a low intensity recreation use (e.g. bocci, petanque).

Response: The interior community space within the senior (I-1) building has not yet been programmed, but it could accommodate a small convenience/retail function if there was sufficient resident demand and a willing operator.

Since the Applicant concurs that there is adequate parking provided around the I-1 building to serve both residents and visitors, the updated drawings show the removal of 17 spaces north and east of building I-1. These areas will be made available for low intensity

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recreation use that can be programmed in coordination with future residents.

11. **Comment:** *It appears that the Applicant is requesting that the existing right of way created as a result of the new entrance to the Project be abandoned. To what purpose would the abandoned right-of-way be put?*
- Response:** The abandoned portion of the existing right-of-way, approximately 5,400 square feet, will be incorporated into the South Parcel. The new right-of-way for the proposed roundabout will take up approximately 22,700 square feet within the current West Parcel boundaries.
12. **Comment:** *The Village needs to consider how the interior circle of the entrance roundabout could potentially be treated with a signature gateway element welcoming residents and visitors to the site. The Applicant should also provide a detail of the specialty paving being proposed in this location.*
- Response:** Comment noted. Details of the specialty paving at the entrance roundabout, including mountable curbs and textured concrete paving, are shown on Sheet SP-8.4. Groundcover vegetation is currently shown as a placeholder within the interior circle.
13. **Comment:** *The Village should consider whether temporary decorative bollards be used at the westerly portion of the roundabout along the temporary overlook.*
- Response:** Comment noted.
14. **Comment:** *The interface between the Edge on Hudson project and Ichabod's Landing is a critical design consideration. It would be important for the Applicant to provide details as to the materials being considered for the new permanent staircase, low garden wall, temporary overlook and walkway to the waterfront.*
- Response:** The Applicant has been working in coordination with the adjacent property owners at Ichabod's Landing to further develop the design of the Village Green, as shown on pages 10 through 12 of the Landscape Architecture Exhibit. The plans include an eight foot-wide curvilinear

walkway, framed by a low stone seat wall that leads down to a Waterfront Plaza and provides a scenic overlook of the Hudson River. A planted slope and a lawn area are intended to frame the sidewalk. Native grasses will be planted as well. To add texture a decomposed granite area for gathering is proposed. Also highlighted on the plan is an emergency access route between the two developments that will be covered with grass pavers. Removable bollards will enhance the pedestrian friendly nature of this space, yet provide access to emergency responders when required.

15. **Comment:** *Page 38 in the Design Guidelines calls out that "...special paving treatments shall be provided for sidewalks and crosswalks ... in Central Park District." The Applicant should provide details as to the proposed paving treatments to be used in the Central Park District, including crosswalks.*

Response: Modular concrete pavers or decomposed granite are proposed for use in the Central Park District and in other areas of the site to define and highlight various smaller spaces within the larger open space areas. The park paths and the outdoor rooms utilize decomposed granite as a softer paving material for less formal spaces. The internal mews connection and neighborhood walkways will be concrete. The street crosswalks are proposed to be painted. See page 2, Central Park Materials, of the Landscape Architecture Exhibit and the updated Application drawing set.

16. **Comment:** *Page 41 in the Design Guidelines calls for a consistent approach to streetscape furniture. It is suggested that the Applicant include a detail sheet as part of their Site Plan submission that responds to the streetscape issues identified in the Design Guidelines.*

Response: See pages 1 and 3 through 5 of the Landscape Architecture Exhibit for description and location of proposed street furniture. Details and locations are also provided for same in the updated Application drawing set.

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17. **Comment:** *As part of the submission documents related to the Central Park Design, there is a reference to an “outdoor room” and “market courtyard” but the details of these two concepts are not apparent. The “market courtyard” concept sounds like an open area, perhaps treated with decorative paving that could be used for multiple small-scale public functions like a farmers market. Located at the south end of Central Park, this is a key location with high visibility along Road Four and with an extended view down the Central Park expanse to the Hudson River. Similarly the “outdoor room” concept appears to imply a more formal space for the public to sit and gather. It would be helpful to have a better understanding of the treatments proposed regarding the use of pavers, wall treatments, lighting and street furniture.*

Response: The three block long Central Park connects to the waterfront via a meandering park path comprised of decomposed granite which is designed to be a welcoming open space for both the community and Village residents. The design palette celebrates the natural setting and heritage of the Hudson River. To add variety and create multiple spaces within the larger Central Park a “market courtyard” and “outdoor rooms” have been incorporated into the design. Both signify gathering spaces of different sizes and treatments. The market courtyard is intended to be a community gathering space created by decomposed granite within a tree bosque providing shade during the summer and spring months and providing seasonal interest throughout the year.

The outdoor rooms provide neighborhood seating areas with benches set within decomposed granite and surrounded by plantings. The open lawn area provides a casual community gathering spaces for picnics and passive recreation. Twelve foot tall pedestrian lighting, model Kastrup, manufactured by Louis Poulsen (or equivalent), is proposed along the northeastern portion of the Central Park adjacent to the townhomes and Block E housing. Along Road C and Road Three, fourteen foot tall street fixture lighting is proposed in the same model Kastrup (or equivalent). Benches and refuse containers are proposed in appropriate public and open space areas throughout the

Edge-on-Hudson development. See pages 1 through 6 and page 9 of the Landscape Architecture Exhibit.

18. **Comment:** *As a general note, the first phase includes 306 units in varying configurations and it could be expected that there will be some families with children as well as visitors to the site. The Planning Board and the Applicant should consider whether there is some type of playground area incorporated within Phase I.*

Response: A playground is not proposed to be included in Phase I at the outset; dependent on the future resident mix and demand, the Applicant may propose adding a play area at an appropriate location, such as the westernmost section of the Central Park.

19. **Comment:** *The Applicant should provide a detail of the Phase I perimeter fencing.*

Response: A detail of the temporary Phase I perimeter fencing is shown on Sheet SP-8.3. Also provided and attached hereto as pages 7 and 8 of the Landscape Architecture Exhibit is a detail of the privacy wall proposed along the Metro-North right-of-way in the northeastern portion of the site, east of the I buildings.

20. **Comment:** *With respect to the public open space, page 29 of the 2011 Special Permit, paragraph 9.b., there is a reference to conveying lands identified on the Public Open Space and Public Use Diagram to the Village within certain timeframes as part of the site remediation. The Applicant should indicate where this process and timing stands.*

Response: The Applicant fully intends to comply with the conveyance requirements described, but believes that such conveyances would be more appropriate at such time as those open space improvements have been constructed and are ready for dedication to the Village. Two of the proposed parcels included in the preliminary Subdivision Plat, for example, are sections of the Central Park that the Applicant will be constructing as part of Phase I. The Applicant therefore requests that such requirements for the balance of the open space parcels remain continuing obligations of the Project and be restated in the site plan and subdivision approval resolutions for Phase I.

21. **Comment:** *There are several components of the proposed plan that will be private and maintained by the Applicant, or some type of master homeowners association. From the record established as part of the environmental review and Special Permit process, these areas (as part of Phase 1) include: the Neighborhood Green Space, the interior roads associated with Block J, mews connection, plaza areas associated with Buildings E2 and E3 that front on the Central Park and the parking associated with Blocks I and E. The Applicant should describe how maintenance of these areas will be addressed.*
- Response:** All privately owned open space such as the Neighborhood Green Space, mews connection and plaza areas will be maintained by an Edge-on-Hudson Master Home Owners Association (HOA) or by an individual block HOA, as may be appropriate.
22. **Comment:** *The Applicant should clarify why the submission package includes the language “Images may be subject to usage restrictions”. Is this related to the environmental site cleanup?*
- Response:** This language is included to indicate that the images are the property of Hart Howerton or others and may not be reproduced or used without permission.
23. **Comment:** *The Block E layout includes two small out buildings which will be used for parking. The Applicant needs to provide details as to the design of these buildings. The visual aspect is important given that these buildings front on Road Three.*
- Response:** Plans and elevations for the detached garage buildings in Block E are provided on pages 13 and 14 of the Architecture Exhibit. The facades of the garages incorporate design elements and materials utilized in the design of the condominiums within Block E.
24. **Comment:** *Block J-kit of parts, who is responsible for the design, would it be the developer or the prospective owner?*
- Response:** The Applicant or developer will generally make the design decisions within the “kit of parts,” with the potential for some input from those

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prospective Owners who appear early on in the final townhouse design process.

We look forward to reviewing this information with you at the July 16, 2015 Planning Board meeting. Thank you for your consideration.

Very truly yours,

DIVNEY TUNG SCHWALBE, LLP

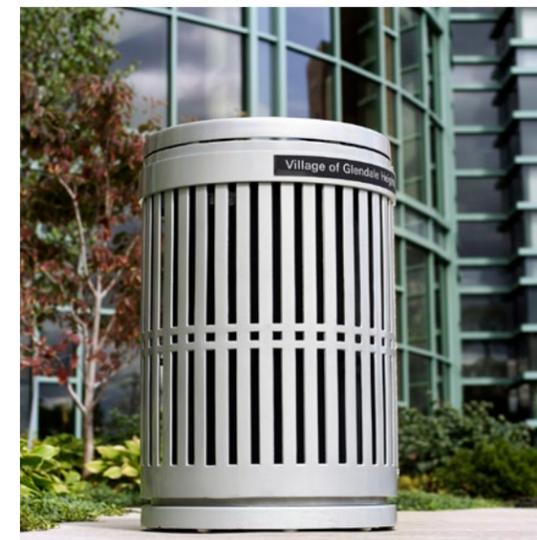
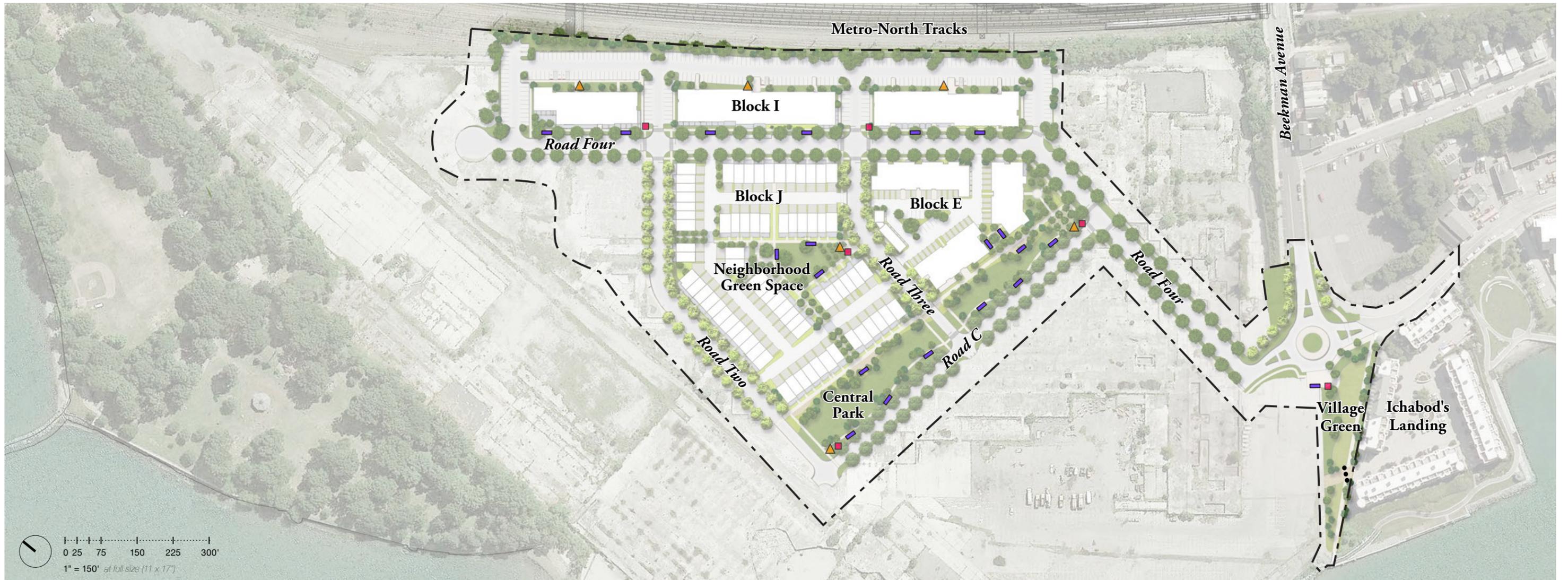


Andrew V. Tung, ASLA, Esq., LEED AP
Partner

Enclosures

cc: Peter Johnson
Peter Chavkin
Jonathan Stein
George Carafagno
Mark Weingarten, Esq.
Nicole Emmons

1. Landscape Architecture



■ Seating

Images may be subject to usage restrictions.

▲ Bicycle Parking

**Per Westchester River Walk Guidelines*

■ Litter

**Per Westchester River Walk Guidelines*

⋮ Removable Bollards

**Per Westchester River Walk Guidelines*



The 3 block long Central Park is a community open space for local residents and the Village of Sleepy Hollow. The design palette celebrates the natural setting and heritage of the Hudson River Valley. As a central spine, the park connects to the waterfront providing opportunities for:

- Flexible space courtyard
- Outdoor rooms for small neighborhood seating
- Pathway connections
- Passive & Active recreation

- 1 Market Courtyard**
-Community gathering space created by decomposed granite within a tree bosque providing shade and seasonal interest.
- 2 Outdoor Rooms**
-Neighborhood seating areas of decomposed granite surrounded by plantings
- 3 Lawn**
-Open green space for community recreation.
- 4 Park Path**
-Decomposed granite pathway meanders through park connecting the community to the waterfront.
- 5 Neighborhood Walkway**
-Concrete walkway
- 6 Mews Connection**
-Concrete walkway lined by flowering beds and shade trees
- 7 Rain Gardens**
-Rain gardens integrated into planting ribbon
- 8 Crosswalk**
-Painted Crosswalks



Planting Ribbon



Open Lawn Areas



Seating Along Pathway



Rain Garden



Decomposed Granite Path

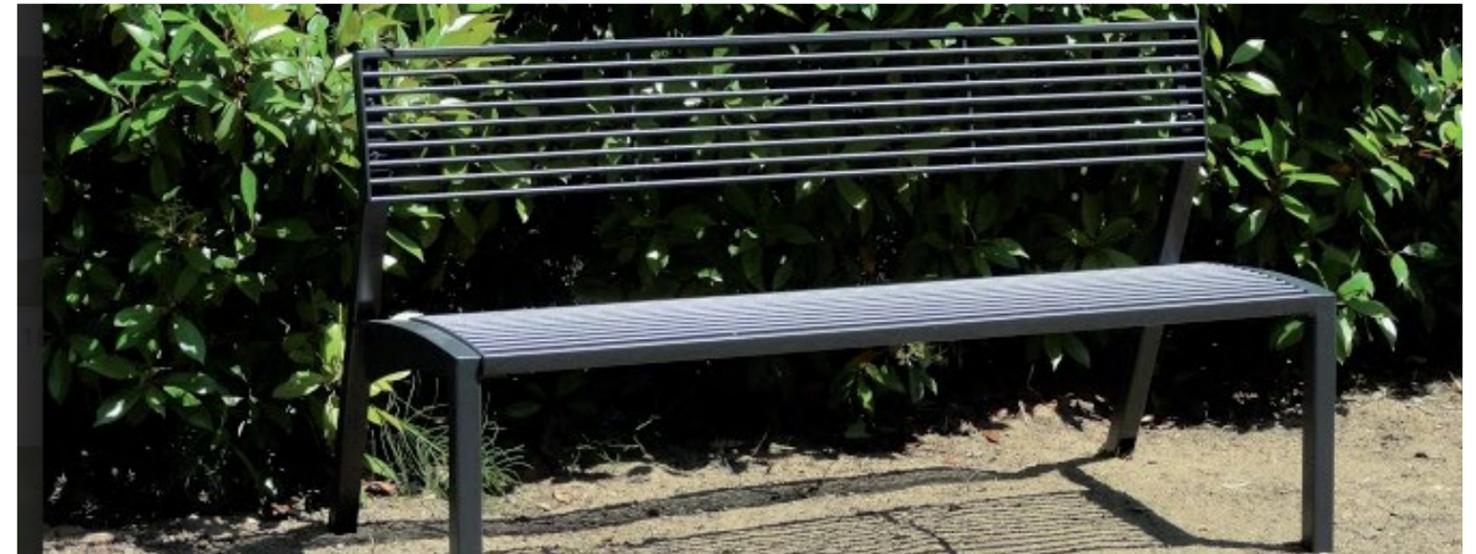


Decomposed Granite With Tree Bosque



Concrete Walkway

Images may be subject to usage restrictions.

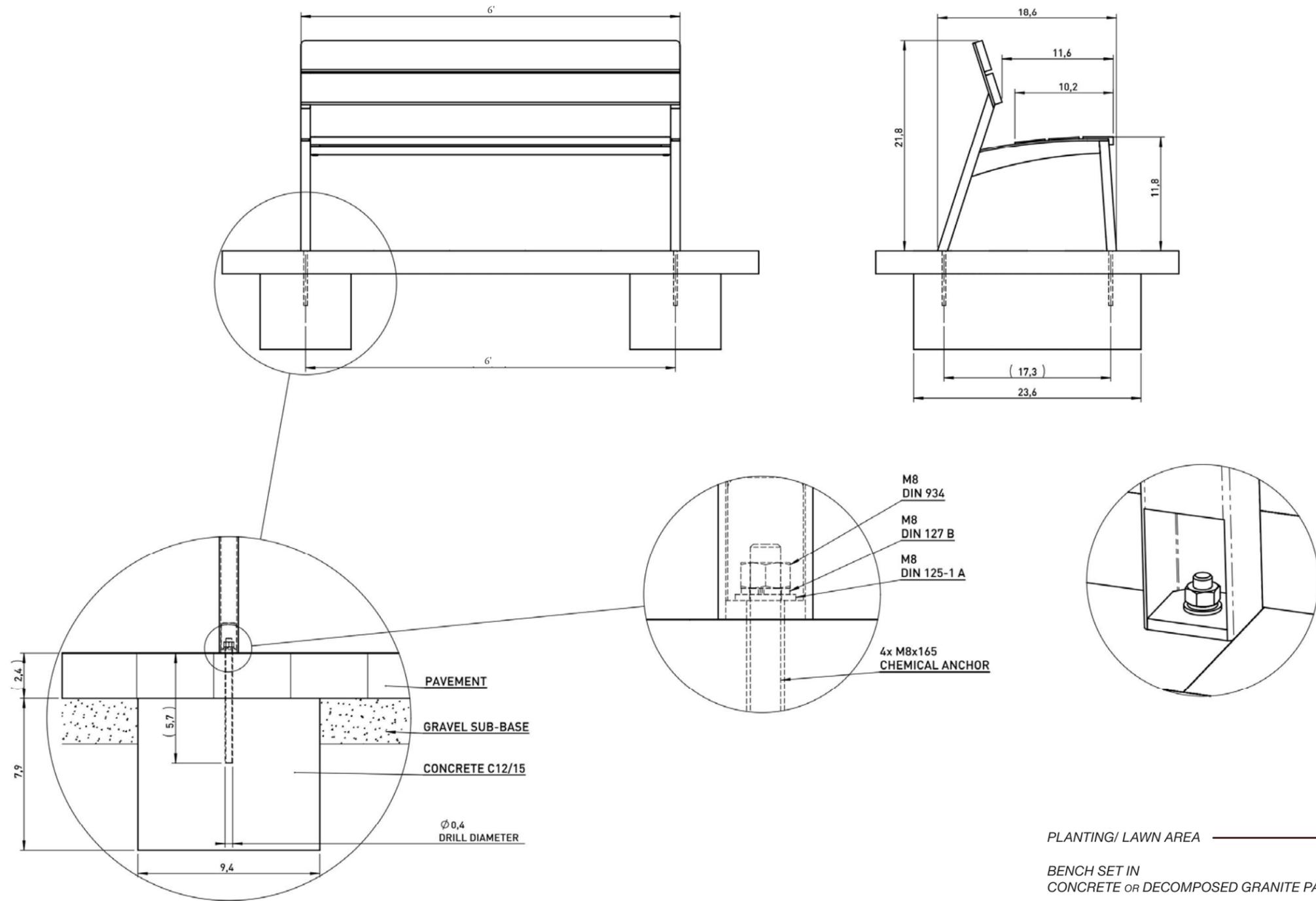


Company: Modern Design Site Furnishings
Model: Vera
Material: Jatoba hardwood and powder coated steel
Color: Black Powder Coat Finish
Additional Options: Powder coating, 6' length

Company: Modern Design Site Furnishings
Model: Vera
Material: Powder coated steel
Color: Black Powder Coat Finish
Additional Options: Powder coating, 6' length

Images may be subject to usage restrictions.

Not for construction.
Design intent only.



PLANTING/ LAWN AREA

BENCH SET IN CONCRETE OR DECOMPOSED GRANITE PATH

CONCRETE OR DECOMPOSED GRANITE PATH



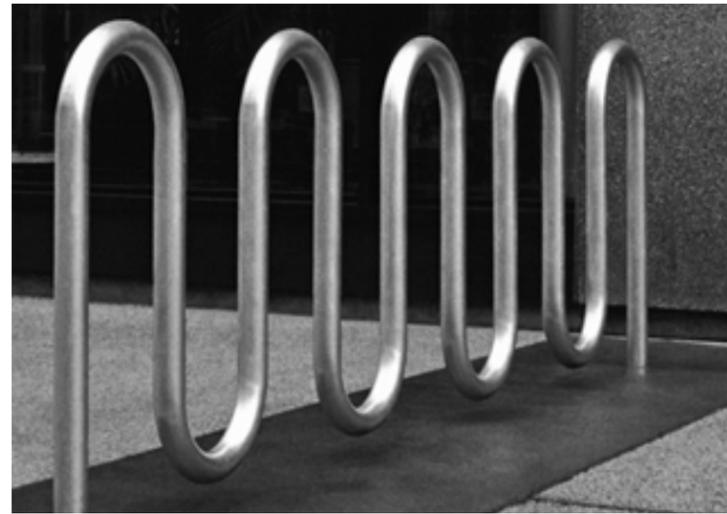
Images may be subject to usage restrictions.



Company: Landscape Forms
Model: Chase Park Waste & Chase Park Recycle
Material: Aluminum
Color: Black Powder Coat Finish

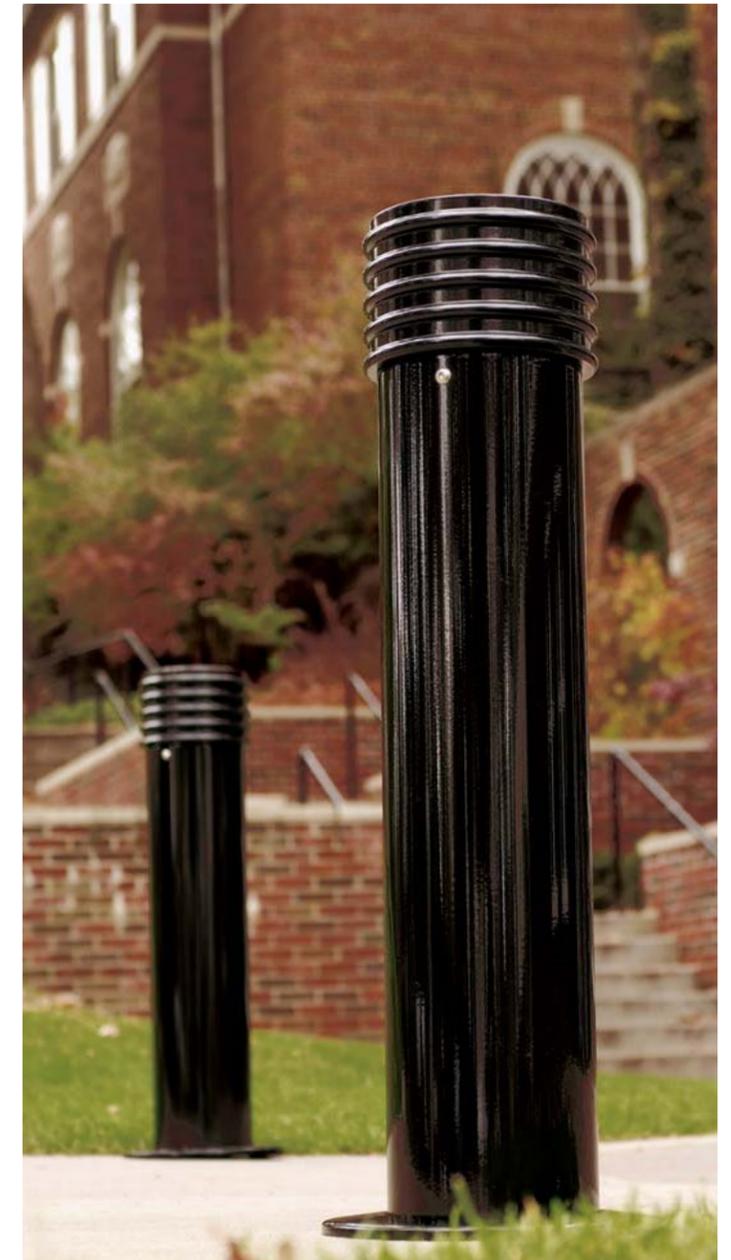
*Per Westchester River Walk Guidelines

Images may be subject to usage restrictions.



Company: Victor Stanley
Model: Loop Rack
Material: Seven loop bike rack tubular steel pipe
Color: Black Powder Coat Finish

*Per Westchester River Walk Guidelines



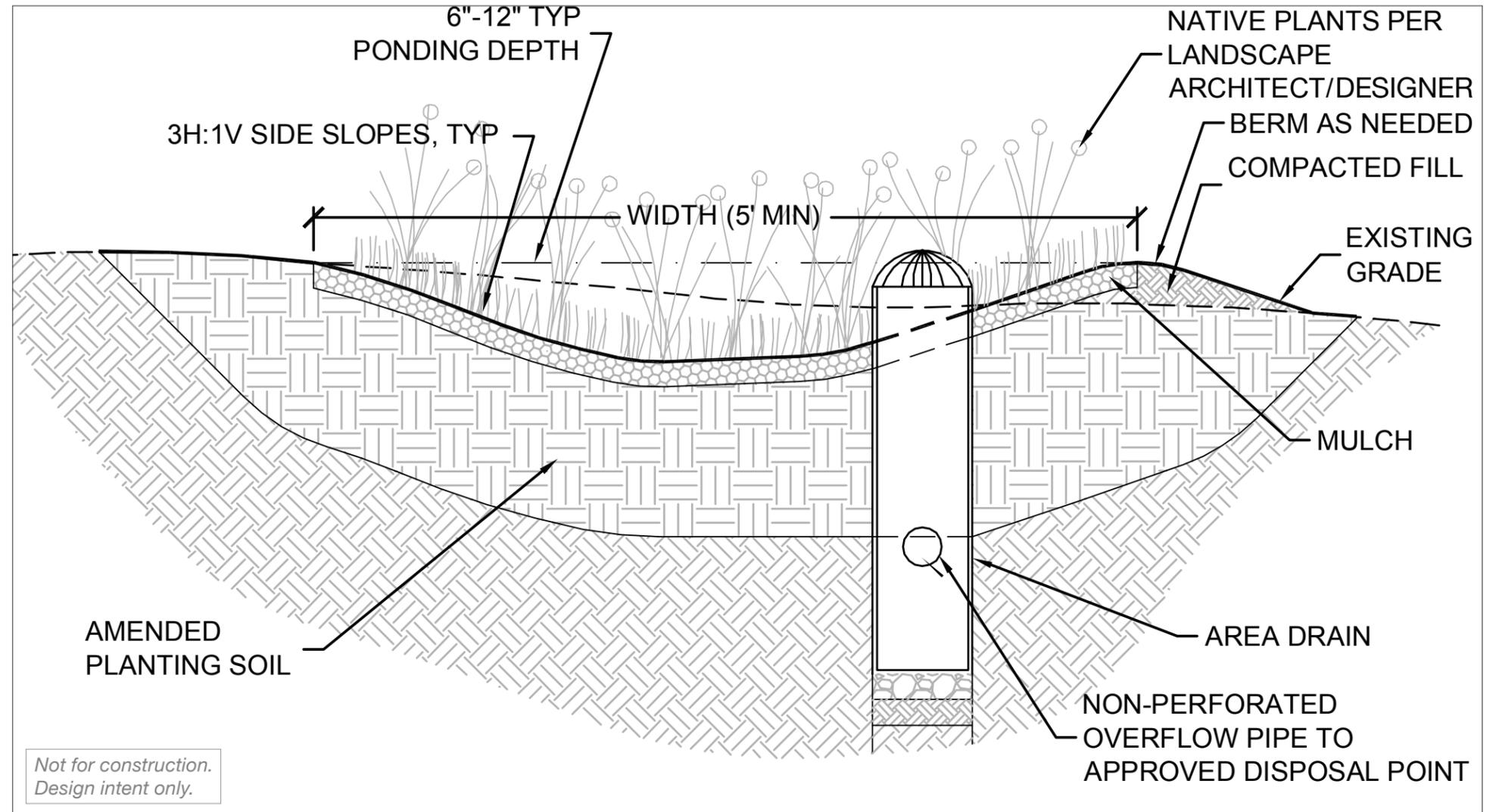
Company: Landscape Forms
Model: Annapolis
Color: Black Powder Coat Finish

*Per Westchester River Walk Guidelines



The green infrastructure provides an organizational element for the community and the integration of bio-retention areas or rain gardens as a sustainable approach to site design is important.

- Surface runoff is directed into shallow, landscaped depressions that provide on-site treatment of stormwater runoff.
- Rain gardens allow runoff to percolate through the soil bed and return to the stormwater system.
- Using a combination of native trees, shrubs, and herbaceous material is critical to the function and aesthetic value of the rain garden.

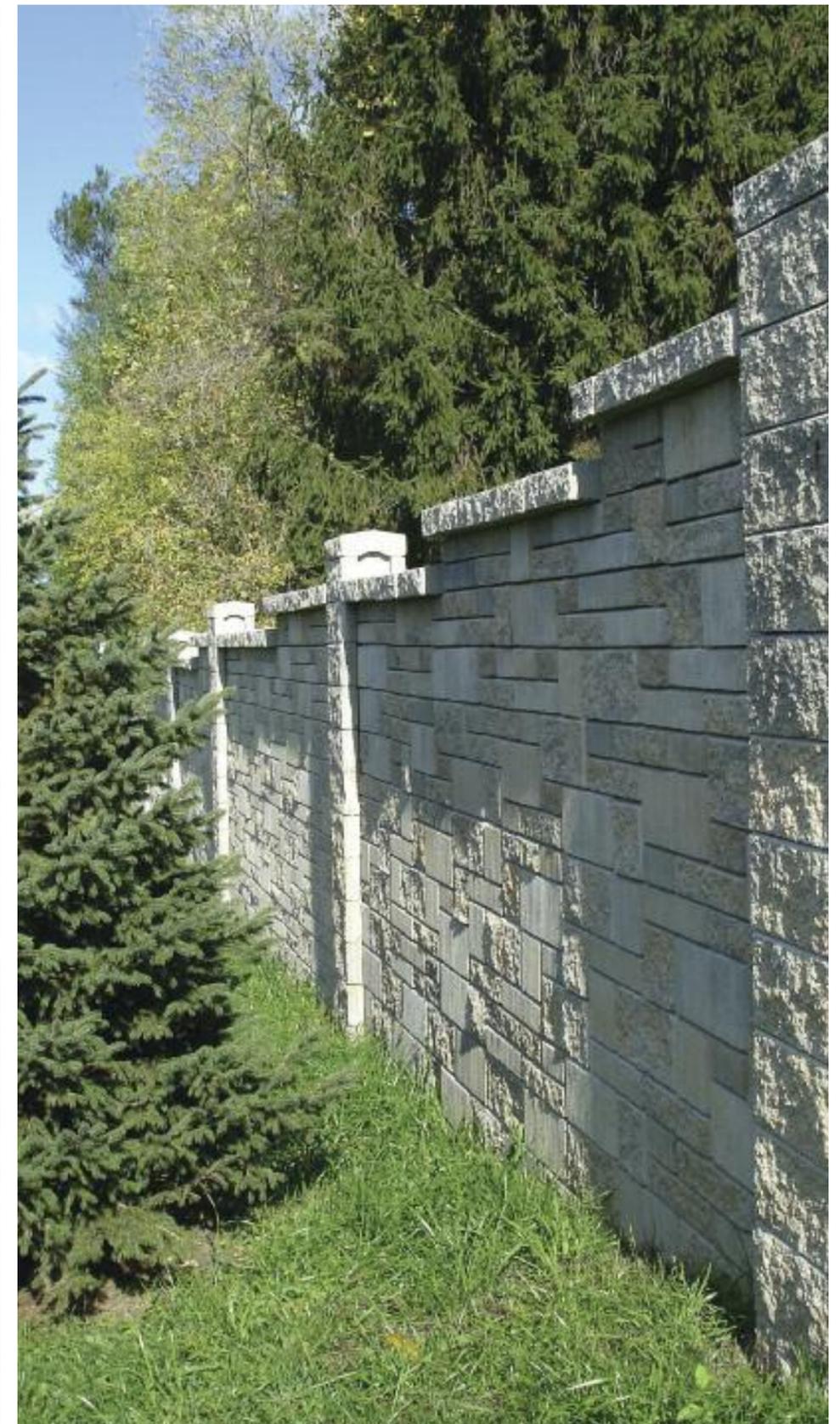


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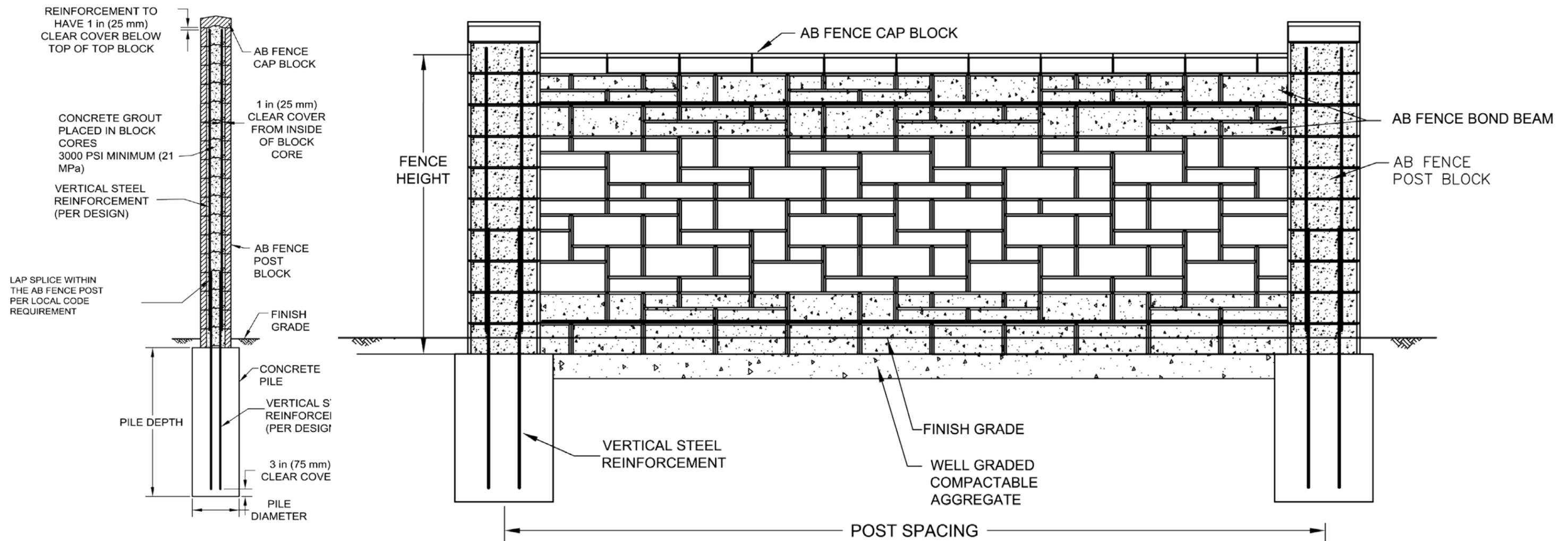


The privacy wall screens the Metro North Railroad Right-of-Way with a 6' height wall constructed to visually match the materials of the bridges across the Hudson River Valley.

- Rain gardens between the wall and parking will provide additional stormwater management.
- A palette of deciduous and evergreen trees will soften the wall and add seasonal interest.

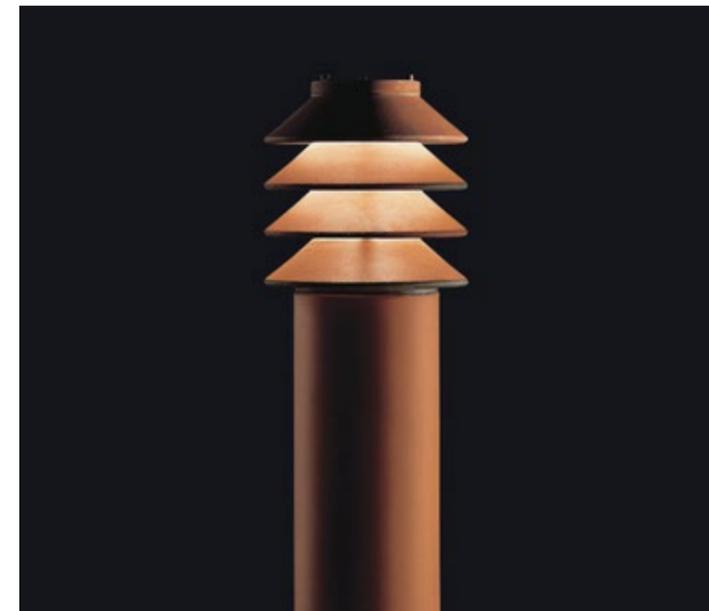
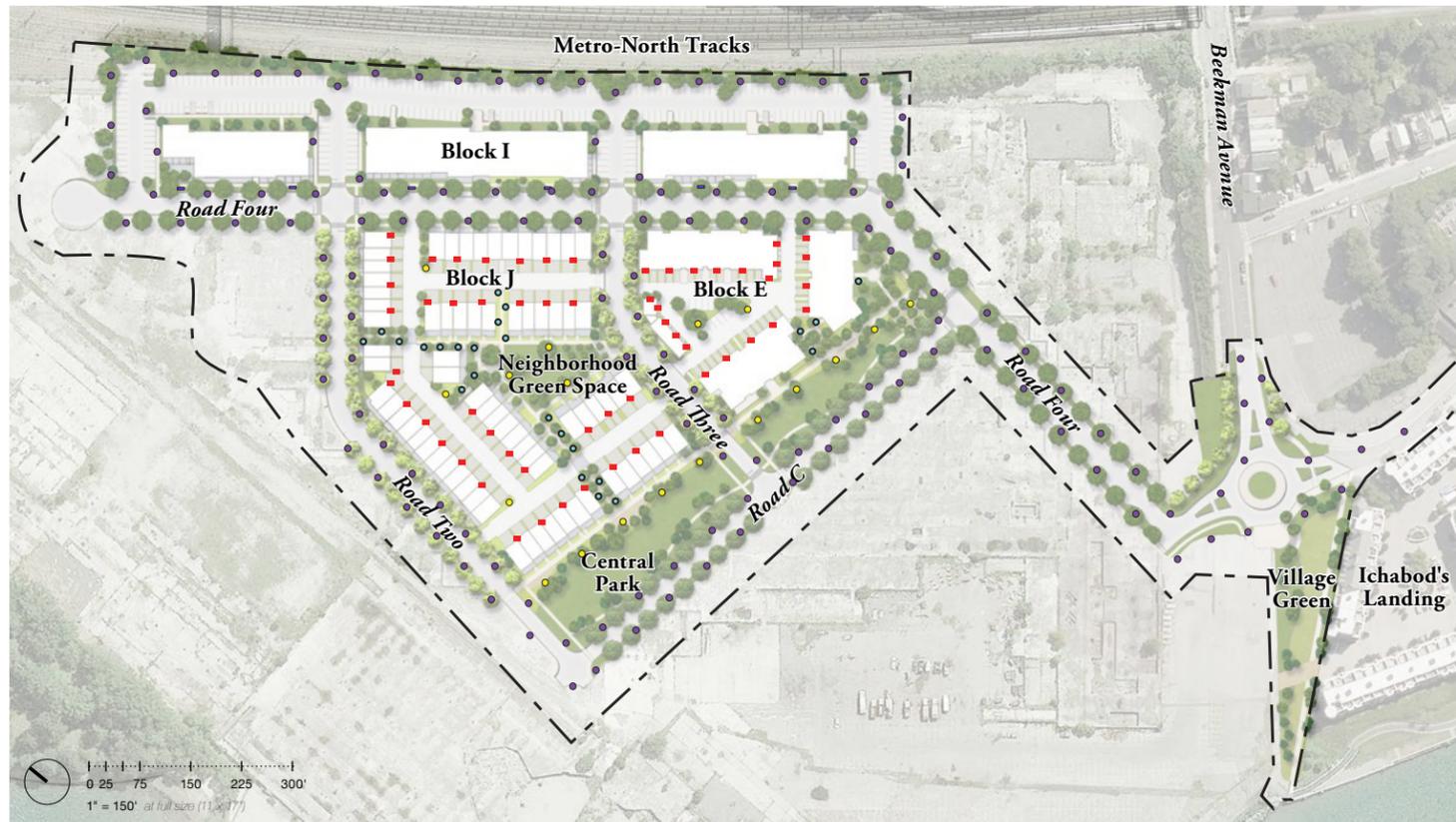


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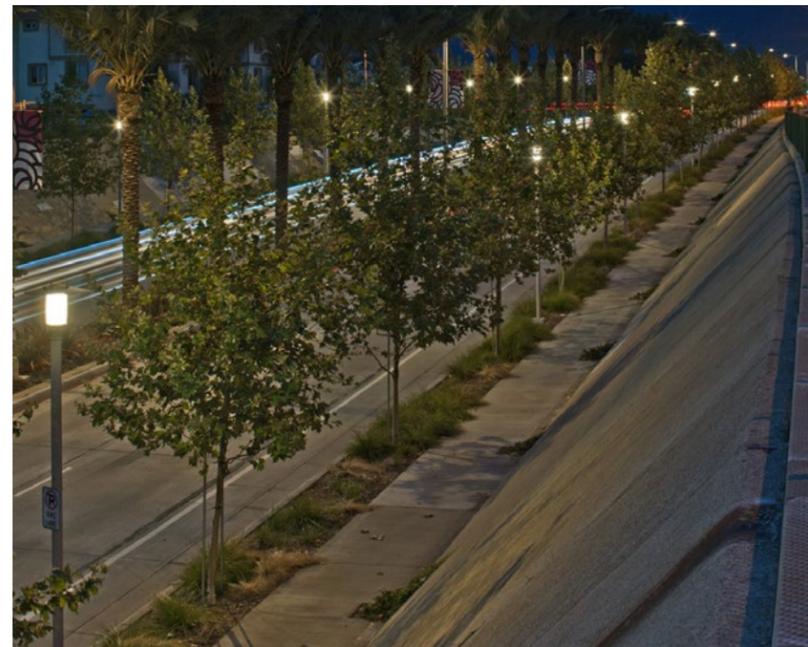


Not for construction.
Design intent only.

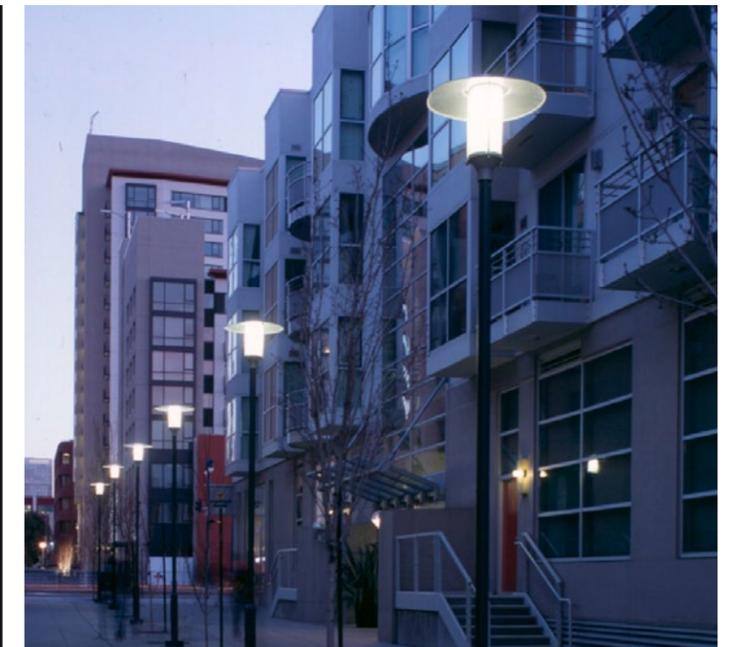
Images may be subject to usage restrictions.



● **Bollard Light Fixture**
Company: Louis Poulsen
Model: Bysted
Color: Black Powder Coat Finish



● **Street Fixture (14' Height)**
Company: Louis Poulsen
Model: Kastrup
Color: Black Powder Coat Finish



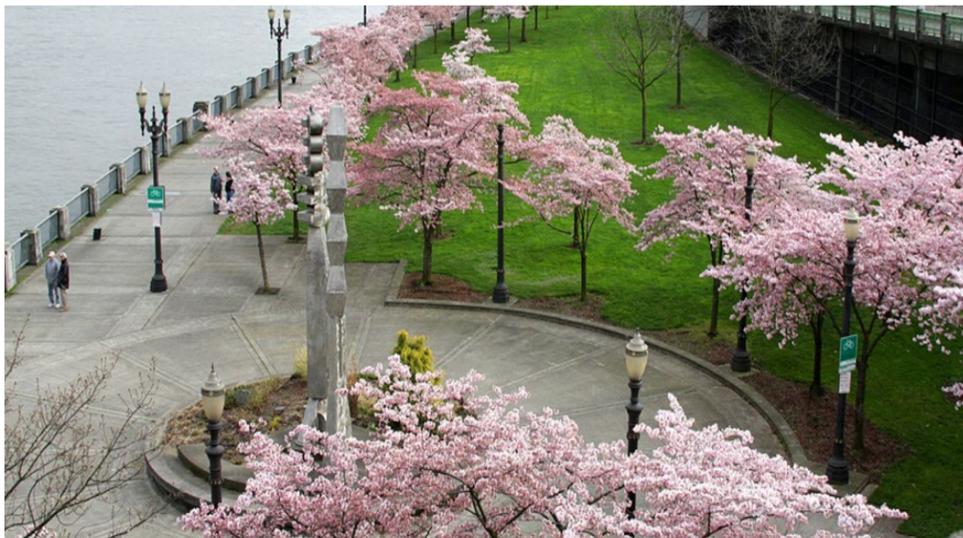
● **Pedestrian Fixture (12' Height)**
Company: Louis Poulsen
Model: Kastrup
Color: Black Powder Coat Finish

Images may be subject to usage restrictions.



The Village Green is an integral part of the pocket park structure and provides a gateway connecting Edge-on-Hudson, Ichabod's Landing, and the surrounding community to the waterfront.

- The planted slopes and open lawn areas are used to enhance the overall community aesthetics and create an outdoor room connecting to the waterfront.
- The evergreen and deciduous plant palette provides seasonal interest and draws from the natural character of the Hudson River Valley.
- Stone seating walls hold back the grade and provide seating opportunities. Concrete steps and pathways provide pedestrian circulation through the space.



Images may be subject to usage restrictions.



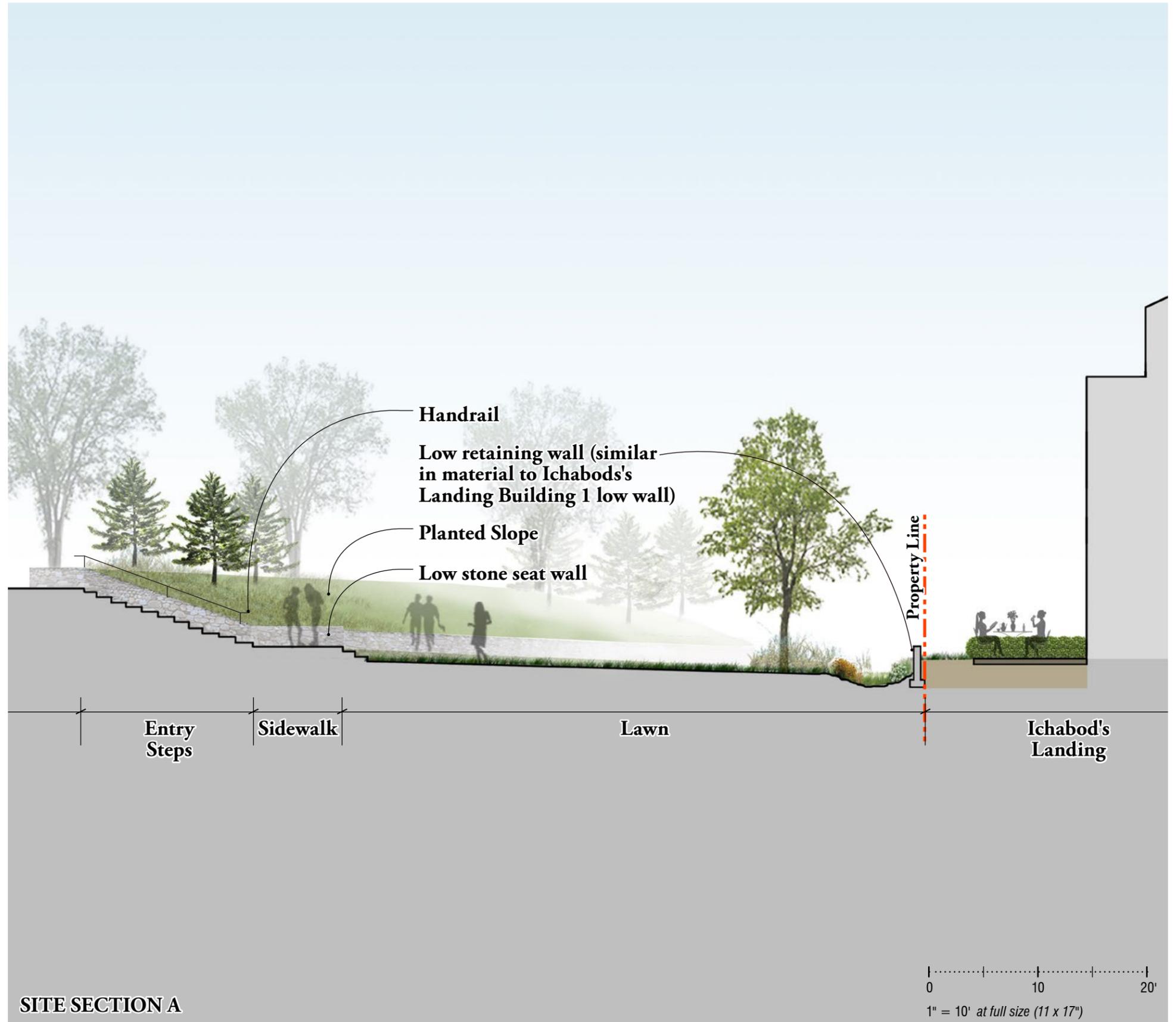




SECTION KEY

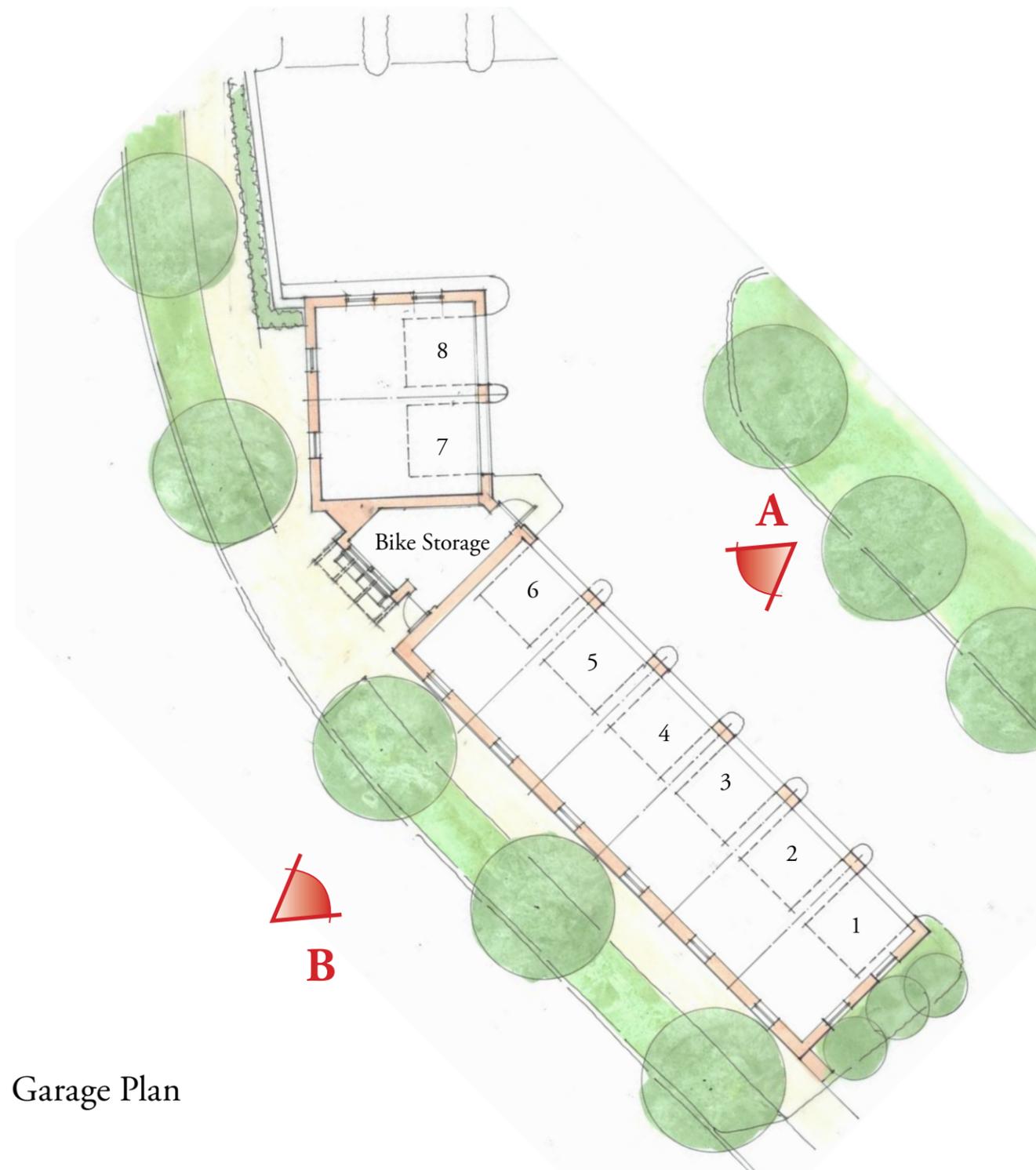


Images may be subject to usage restrictions.



SITE SECTION A

2. Architecture



Garage Plan

Garage Plan



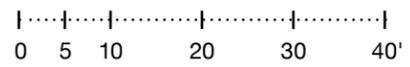
Garage Elevation A



Garage Elevation B



Street Elevation



1" = 20' at full size (11 x 17")

3. Engineering

TABLE NO. 1

Date: 07/13/15
 By: MSG/MBG
 Issue No. 1

EDGE-ON-HUDSON
 SLEEPY HOLLOW, NEW YORK

PHASE 1 SANITARY SEWER SCHEDULE (LINE WC-1)

From	To	Rim (ft)	Invert Upper (ft)	Invert Lower (ft)	Length (ft)	Slope (%)	Pipe Size (in)	Velocity (ft/s)	Capacity (gpm)	Peak Flow (gpm)	RDGP Peak Flow ¹ (gpm)	Total Peak Flow (gpm)
A-1	WC-1	13.20	-0.09	-0.16	10	0.70%	10	3.36	823	214	497	711
A-2	A-1	13.25	0.59	-0.09	130	0.52%	10	2.91	711	171	497	668
A-3	A-2	13.83	1.32	0.59	141	0.52%	10	2.89	708	171	497	668
A-4	A-3	12.12	1.84	1.32	98	0.53%	8	2.52	395	90	210	300
A-5	A-4	12.43	2.35	2.00	64	0.55%	8	2.56	401	18	210	228
A-6	A-5	12.87	2.86	2.35	97	0.53%	8	2.51	393	18	210	228
A-7	A-6	12.69	4.01	2.86	225	0.51%	8	2.47	388	0	210	210
A-8	A-7	11.33	5.96	4.01	385	0.51%	8	2.46	386	0	63	63
A-1-1	A-1	13.36	8.36	7.84	21	2.48%	8	5.45	854	43	0	43
A-6-2	A-6	13.80	4.70	4.36	37	0.92%	8	3.32	520	18	0	18
A-6-3	A-6-2	14.20	6.20	4.80	124	1.13%	8	3.68	576	18	0	18
A-6-4	A-6-3	13.60	8.00	6.30	165	1.03%	8	3.51	551	7	0	7
A-4-2	A-4	13.85	7.00	3.50	95	3.68%	8	6.64	1,041	21	0	21
A-4-2-1	A-4-2	13.40	8.00	7.00	89	1.12%	8	3.67	575	10	0	10
A-4-1	A-4	13.65	4.40	3.50	296	0.30%	8	1.91	299	51	0	51
A-4-1-2	A-4-1	9.62	6.00	4.50	145	1.03%	8	3.52	552	27	0	27
A-4-1-3	A-4-1-2	11.77	8.25	6.10	227	0.95%	8	3.37	528	19	0	19
A-4-1-1	A-4-1	12.27	8.75	4.50	58	7.33%	8	9.37	1,468	3	0	3
B-1-1	A-3	14.40	2.62	1.32	254	0.51%	10	2.87	704	9	188	197
B-1	B-1-1	14.87	3.20	2.63	109	0.52%	10	2.90	711	0	188	188
B-2	B-1	14.13	4.23	3.20	201	0.51%	10	2.88	704	0	188	188
B-3	B-2	14.49	5.50	4.23	249	0.51%	10	2.87	702	0	77	77
B-4	B-3	17.48	6.21	5.50	137	0.52%	10	2.89	708	0	77	77
B-1-2	B-1-1	14.00	9.00	4.13	85	5.73%	8	8.29	1,298	9	0	9
C-1	A-3	12.94	3.38	1.32	411	0.50%	10	2.84	695	72	99	171
C-2	C-1	12.81	3.92	3.38	103	0.53%	10	2.92	715	25	62	87
C-3	C-2	11.09	4.87	3.92	164	0.58%	10	3.06	749	25	0	25
D-1	C-1	11.87	4.90	3.55	266	0.51%	8	2.47	386	0	37	37
D-2	D-1	12.22	5.06	4.90	26	0.62%	8	2.72	425	0	37	37
D-3	D-2	12.25	5.72	5.06	128	0.52%	8	2.49	389	0	10	10
D-4	D-3	12.32	6.44	5.72	139	0.52%	8	2.49	390	0	10	10

¹ Estimated additional peak flow from future phases based on 2010 Approved RDGP Plan.

Notes:

- (1) Peak Flow based on 2014 NYSDEC Design Standards.
- (2) For conservative estimates, assumed two-bedroom units for all E and I Building units
- (3) Assumed Peak Factor of 4 for all uses.

Edge-On-Hudson

Sleepy Hollow, New York

Phase 1 Site Plan

Construction Management Plan

(The following information is reprinted from the approved Construction Management Plan prepared for and submitted with the Filling Operations & Site Preparation Plan.)

- A. Hours of Construction Activity
 - a. To comply with Village of Sleepy Hollow Code §272-5A
 - i. Weekdays – 8 am to 7 pm
 - ii. Saturdays and Holidays – 9 am to 6 pm
 - iii. Sundays – only in an emergency, with prior Building Department approval
- B. Site Access
 - a. Existing West Parcel Gate and Gatehouse – to be used for vehicular control during filling operations
 - b. Contractor Parking – to be in designated areas on West Parcel within the Site Gate
 - c. Construction Trailers – to be located on South Parcel, with adjacent parking
- C. Transport and Filling Operations
 - a. Trucks to check in at Gatehouse
 - b. Material testing, as required, to be performed while trucks are parked in designated area within the Site Gate
 - c. Trucks to drive to stockpile area and unload fill
 - d. Unloaded trucks to drive to and through designated truck marshaling and wheel wash area prior to exiting site
- D. Fill Stockpile Area Preparation and Maintenance
 - a. Locate and cap or abandon existing utilities
 - b. Demolish existing slabs and pavements where present
 - c. Follow SMP procedures where underlying fill is uncovered
 - d. Install perimeter silt fence and temporary sediment basins and structures as shown on SPP-1.
 - e. Perform inspections, maintain erosion control measures, install stabilization measures and manage all construction activities in conformance with SWPPP
- E. Materials Processing and Stockpiling
 - a. Set up concrete crushing facility at north end of site, minimum of 300 feet from Kingsland Point Park
 - b. Stockpile processed material for re-use, and waste materials if any, in designated areas

- c. Perform inspections, maintain erosion control measures, and install stabilization measures in conformance with SWPPP.

(The following information expands the approved Construction Management Plan prepared for the Filling Operations & Site Preparation Plan to include additional Phase I Site Plan construction operations.)

F. Site Demolition

- a. Install perimeter silt fence and temporary sediment basins and structures as shown on SP-7.1 through SP-7.3.
- b. Install temporary security fencing around active areas of construction.
- c. Sawcut and remove existing concrete slabs and pavement.
- d. Demolish, fill, and/or cap all existing on-site utilities.
- e. Demolish existing concrete pile caps where appropriate.
- f. Transport demolition material to Materials Processing and Stockpiling Area for processing.
- g. Process demolition material and remove steel material for recycling.
- h. Perform inspections, maintain erosion control measures, install stabilization measures and manage all construction activities in conformance with SWPPP.

G. Earthwork Operations and Mass Grading

- a. Mass cut and fills as required.
- b. Transport material as needed from stockpile area to areas of required fill.
- c. Place and compact material as needed.
- d. Place demarcation barrier between historical fill material and imported fill material.
- e. Construct retaining walls as required.
- f. Install temporary security fencing around active areas of construction.
- g. Perform inspections, maintain erosion control measures, install stabilization measures and manage all construction activities in conformance with SWPPP.

H. Building Pad Development

- a. Install piling necessary to support vertical construction of all new buildings.
- b. Rough grade pad sites to finish subgrade.
- c. Install venting system required under the Site Management Plan.

I. Building Construction

- a. Install all foundation systems.
- b. Vertical construction of all buildings core and shell.
- c. Furnish and install all building mechanical systems.

J. Site Landscaping

- a. Finish grade and prepare planting beds in all landscaped areas.
- b. Place demarcation barrier between historical fill material and imported fill material.

- c. Topsoil and seed all lawn areas.
 - d. Install all rain garden/bio-retention areas.
 - e. Furnish and install all plant materials.
 - f. Furnish and install all street furnishings (benches, litter receptacles, etc.)
 - g. Install all free-standing walls, including low-garden walls and screen wall/privacy wall along Metro-North boundary.
 - h. Perform inspections, maintain erosion control measures, install stabilization measures and manage all construction activities in conformance with SWPPP.
- K. Pavement Systems
- a. Install all concrete sidewalks, driveway aprons, utility pads and other concrete paving as shown on the plans.
 - b. Install all asphaltic concrete pavement.
 - c. Install all specialty paving materials.
 - d. Install all pavement markings.
 - e. Install all traffic control signage.
 - f. Install grass pavers at Village Green emergency access connection to Ichabod's Landing.
- L. Utility Infrastructure
- a. Install all new water, sewer, and storm drain infrastructure.
 - b. Install hoods in all Village dedicated catch basins.
 - c. Install all new dry utilities (electric, gas, telecommunication systems)
 - d. Install all new site lighting.
 - e. Perform inspections, maintain erosion control measures, install stabilization measures and manage all construction activities in conformance with SWPPP.
- M. Project Closeout
- a. Remove all temporary sediment and erosion controls.
 - b. Remove all temporary perimeter and security fencing.
 - c. Obtain Village approval of all work to be dedicated to the Village.
 - d. Obtain owner approval of all private work upon completion of construction.
- N. Reference Documents – copies to be maintained in Gatehouse and Construction Trailer
- a. Filling Operations and Site Preparation Plan (SPP-1)
 - b. Stormwater Pollution Prevention Plan (SWPPP)
 - c. Site Management Plan (SMP)
 - d. Agency permits and/or approvals, including:
 - i. Village of Sleepy Hollow – Special Permit, Site Plan Approval
 - ii. WCDOH – Water & Sewer Main Extensions
 - iii. WCDEF – County Trunk Sewer Connection
 - iv. NYSDEC – Wetland Permit Approval/Stormwater Outfall

4. LEED



**LEED v4 for Neighborhood Development Plan
Project Checklist**

Project Name: Edge-on-Hudson
Date: Preliminary 7/15/15

Yes	?	No			
14	5	9	Smart Location & Linkage		28
Y			Prereq	Smart Location	Required
Y			Prereq	Imperiled Species and Ecological Communities	Required
Y			Prereq	Wetland and Water Body Conservation	Required
Y			Prereq	Agricultural Land Conservation	Required
Y			Prereq	Floodplain Avoidance	Required
7		3	Credit	Preferred Locations	10
1		1	Credit	Brownfield Remediation	2
3	3	1	Credit	Access to Quality Transit	7
		2	Credit	Bicycle Facilities	2
	1	2	Credit	Housing and Jobs Proximity	3
1			Credit	Steep Slope Protection	1
1			Credit	Site Design for Habitat or Wetland and Water Body Conservation	1
	1		Credit	Restoration of Habitat or Wetlands and Water Bodies	1
1			Credit	Long-Term Conservation Management of Habitat or Wetlands and Water Bodies	1

Yes	?	No			
22	8	11	Neighborhood Pattern & Design		41
Y			Prereq	Walkable Streets	Required
Y			Prereq	Compact Development	Required
Y			Prereq	Connected and Open Community	Required
5	2	2	Credit	Walkable Streets	9
1		5	Credit	Compact Development	6
3	1		Credit	Mixed-Use Neighborhoods	4
5	2		Credit	Housing Types and Affordability	7
1			Credit	Reduced Parking Footprint	1
		2	Credit	Connected and Open Community	2
	1		Credit	Transit Facilities	1
	1	1	Credit	Transportation Demand Management	2
1			Credit	Access to Civic & Public Space	1
1			Credit	Access to Recreation Facilities	1
1			Credit	Visitability and Universal Design	1
2			Credit	Community Outreach and Involvement	2
		1	Credit	Local Food Production	1
1	1		Credit	Tree-Lined and Shaded Streetscapes	2
1			Credit	Neighborhood Schools	1

Yes	?	No			
6	7	18	Green Infrastructure & Buildings		31
Y			Prereq	Certified Green Building	Required
Y			Prereq	Minimum Building Energy Performance	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Construction Activity Pollution Prevention	Required
	1	4	Credit	Certified Green Buildings	5
1	1		Credit	Optimize Building Energy Performance	2
	1		Credit	Indoor Water Use Reduction	1
1	1		Credit	Outdoor Water Use Reduction	2
		1	Credit	Building Reuse	1
		2	Credit	Historic Resource Preservation and Adaptive Reuse	2
1			Credit	Minimized Site Disturbance	1
	1	3	Credit	Rainwater Management	4
1			Credit	Heat Island Reduction	1
		1	Credit	Solar Orientation	1
		3	Credit	Renewable Energy Production	3
		2	Credit	District Heating and Cooling	2
	1		Credit	Infrastructure Energy Efficiency	1
		2	Credit	Wastewater Management	2
1			Credit	Recycled and Reused Infrastructure	1
1			Credit	Solid Waste Management	1
	1		Credit	Light Pollution Reduction	1

Yes	?	No			
1	0	5	Innovation & Design Process		6
		5	Credit	Innovation	5
1			Credit	LEED® Accredited Professional	1

Yes	?	No			
0	0	4	Regional Priority Credits		4
		1	Credit	Regional Priority Credit: Region Defined	1
		1	Credit	Regional Priority Credit: Region Defined	1
		1	Credit	Regional Priority Credit: Region Defined	1
		1	Credit	Regional Priority Credit: Region Defined	1

Yes	?	No	PROJECT TOTALS (Certification estimates)		110
43	20	47			

Certified: 40-49 points, Silver: 50-59 points, Gold: 60-79 points, Platinum: 80+ points

Robert L. Hart, AIA, AICP
David P. Howerton, ASLA, AICP
Craig Roberts
A. James Tinson, AIA

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MEMORANDUM

Date: June 25, 2015
 From: Nicole Emmons, AIA, LEED AP
 Project: 14-502 / Sleepy Hollow (“Edge-on-Hudson”)
 Re: Phase One LEED Credit Review

Per the Lighthouse Landing SEQRA Findings Statement dated July 24, 2007, Section 1(5)(f) under the heading “Energy Conservation and Efficiency,” buildings in excess of 90,000 square feet are to be “designed in such a way that, in the professional opinion of the Applicant’s LEED Accredited Professional, the building could qualify for LEED Certification using the LEED for New Construction rating system, Version 2.2, as defined by the US Green Building Council, or as may be amended from time to time, or superseded with more state of the art specifications.”

Given the most current designs for Phase One architecture at Edge-on-Hudson, the largest single building would be “I-2” at 88,000 square feet, below the threshold for LEED qualification described above. The following is a summary of the most up-to-date LEED New Construction credits (v2009) and an assessment of the likelihood / difficulty of attaining each, considering the specifics of the site, the conceptual design of the architecture, and the relative cost of achieving each credit. The Credits Earned column reflects the range which we expect the Phase One architecture at Edge-on-Hudson would qualify for given those conditions. Depending on the applicant’s ability and willingness to pursue certain credits, it is reasonable to conclude that the minimum standard for LEED Certification would be attainable.

Sustainable Sites (26 Possible Points)	Credits Earned
Prerequisite 1 Construction Activity Pollution Prevention	[Required]
Credit 1 Site Selection	1
Credit 2 Development Density and Community Connectivity	5
Credit 3 Brownfield Redevelopment	1
Credit 4.1 Alternative Transportation—Public Transportation Access	6
Credit 4.2 Alternative Transportation—Bicycle Storage and Changing Rooms	1
Credit 4.3 Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	0-3
Credit 4.4 Alternative Transportation—Parking Capacity	0-2
Credit 5.1 Site Development—Protect or Restore Habitat	0

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Credit 5.2 Site Development—Maximize Open Space	0-1
Credit 6.1 Stormwater Design—Quantity Control	1
Credit 6.2 Stormwater Design—Quality Control	0-1
Credit 7.1 Heat Island Effect—Nonroof	0
Credit 7.2 Heat Island Effect—Roof	1
Credit 8 Light Pollution Reduction	0
Sustainable Site Points Earned	16-23

Water Efficiency (10 Possible Points)

Prerequisite 1 Water Use Reduction	[Required]
Credit 1 Water Efficient Landscaping	4
Credit 2 Innovative Wastewater Technologies	0-2
Credit 3 Water Use Reduction	0-4
Water Efficiency Points Earned	4-10

Energy and Atmosphere(35 Possible Points)

Prerequisite 1 Fundamental Commissioning of Building Energy Systems	[Required]
Prerequisite 2 Minimum Energy Performance	[Required]
Prerequisite 3 Fundamental Refrigerant Management	[Required]
Credit 1 Optimize Energy Performance	5-19
Credit 2 On-site Renewable Energy	0
Credit 3 Enhanced Commissioning	2
Credit 4 Enhanced Refrigerant Management	0-2
Credit 5 Measurement and Verification	0
Credit 6 Green Power	0-2
Energy and Atmosphere Points Earned	7-25

Materials and Resources (14 Possible Points)

Prerequisite 1 Storage and Collection of Recyclables	[Required]
Credit 1.1 Building Reuse—Maintain Existing Walls, Floors and Roof	0
Credit 1.2 Building Reuse—Maintain Existing Interior Nonstructural Elements	0
Credit 2 Construction Waste Management	2
Credit 3 Materials Reuse	0-2
Credit 4 Recycled Content	0-2
Credit 5 Regional Materials	2
Credit 6 Rapidly Renewable Materials	0-1
Credit 7 Certified Wood	0-1
Materials and Resources Points Earned	4-10

Indoor Environmental Quality (15 Possible Points)

Prerequisite 1 Minimum Indoor Air Quality Performance	[Required]
Prerequisite 2 Environmental Tobacco Smoke (ETS) Control	[Required]
Credit 1 Outdoor Air Delivery Monitoring	1
Credit 2 Increased Ventilation	0-1
Credit 3.1 Construction Indoor Air Quality Management Plan—During Construction	1
Credit 3.2 Construction Indoor Air Quality Management Plan—Before Occupancy	1
Credit 4.1 Low-Emitting Materials—Adhesives and Sealants	1
Credit 4.2 Low-Emitting Materials—Paints and Coatings	1
Credit 4.3 Low-Emitting Materials—Flooring Systems	1
Credit 4.4 Low-Emitting Materials—Composite Wood and Agrifiber Products	1

Credit 5 Indoor Chemical and Pollutant Source Control	1
Credit 6.1 Controllability of Systems—Lighting	1
Credit 6.2 Controllability of Systems—Thermal Comfort	1
Credit 7.1 Thermal Comfort—Design	1
Credit 7.2 Thermal Comfort—Verification	0-1
Credit 8.1 Daylight and Views—Daylight	1
Credit 8.2 Daylight and Views—Views	1
Indoor Environmental Quality Points Earned	13-15

Innovation in Design (6 Possible Points)

Credit 1 Innovation in Design	0
Credit 2 LEED Accredited Professional	1
Innovation in Design Points Earned	1

Regional Priority (4 Possible Points)

Credit 1 Regional Priority	0-4
Regional Priority Points Earned	0-4

TOTAL POSSIBLE SCORE RANGE

45-88
(LEED Certified – Platinum*)

*Score Assessment:
Certified 40–49 points
Silver 50–59 points
Gold 60–79 points
Platinum 80 points and above

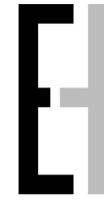
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1270 AVENUE OF THE AMERICAS
NEW YORK, NY 10020

VILLAGE OF SLEEPY HOLLOW APPLICATION FOR
SITE PLAN AND SUBDIVISION APPROVAL

LIST OF FULL SIZE DRAWINGS
(Revised July 15, 2015)

VI. FULL-SIZE DRAWINGS (Attached)

- Cover Sheet
- SP-0.1 Phase 1 Site Plan
- SP-0.2 Demolition Plan
- SP-1.1 - SP-1.3 Phase 1 Layout Plan
- SP-2.1 – SP-2.3 Phase 1 Grading & Drainage
- SP-3.1 – SP-3.3 Phase 1 Utility Plan
- SP-4.1 – SP-4.3 Phase 1 Landscape Plan
- SP-5.1 – SP-5.3 Road Profiles
- SP-6.1 – SP-6.7 Utility Profiles
- SP-7.1 – SP-7.3 Erosion & Sediment Control Plans
- SP-7.4 Erosion & Sediment Control Details
- SP-8.1–SP-8.3 Site Details
- EX-1.1 – EX-1.3 Existing Conditions Plans
- Preliminary Subdivision Plan
- LP-1 – LP-3 Louis Poulsen Photometric Plans (8 Sheets)



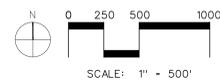
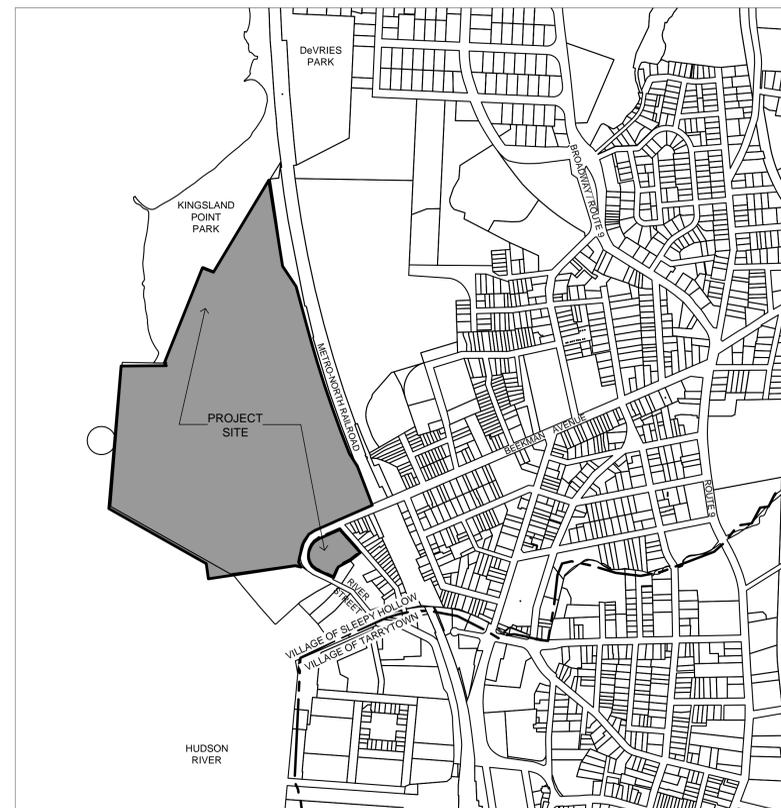
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SLEEPY HOLLOW, NEW YORK

APPLICATION FOR SITE PLAN & SUBDIVISION APPROVAL PHASE ONE

MAY 7, 2015
(REVISED JULY 15, 2015)

LOCATION MAP



LIST OF DRAWINGS

SCALE

<u>COVER SHEET</u>		
SP-0.1	PHASE 1 SITE PLAN	1" = 80'
SP-0.2	DEMOLITION PLAN	1" = 80'
SP-1.1 - SP-1.3	PHASE 1 LAYOUT PLAN	1" = 30'
SP-2.1 - SP-2.3	PHASE 1 GRADING & DRAINAGE PLAN	1" = 30'
SP-3.1 - SP-3.3	PHASE 1 UTILITY PLAN	1" = 30'
SP-4.1 - SP-4.3	PHASE 1 LANDSCAPE PLAN	1" = 30'
SP-5.1 - SP-5.3	ROAD PROFILES	AS SHOWN
SP-6.1 - SP-6.7	UTILITY PROFILES	AS SHOWN
SP-7.1 - SP-7.3	EROSION & SEDIMENT CONTROL PLANS	1" = 30'
SP-7.4	EROSION & SEDIMENT CONTROL DETAILS	AS SHOWN
SP-8.1 - SP-8.4	SITE DETAILS	AS SHOWN
EX-1.1 - EX-1.3	EXISTING CONDITIONS PLANS	1" = 30'
	PRELIMINARY SUBDIVISION PLAN	1"=80'
LP-1 - LP-3	LOUIS POULSEN PHOTOMETRIC PLAN	N.T.S.

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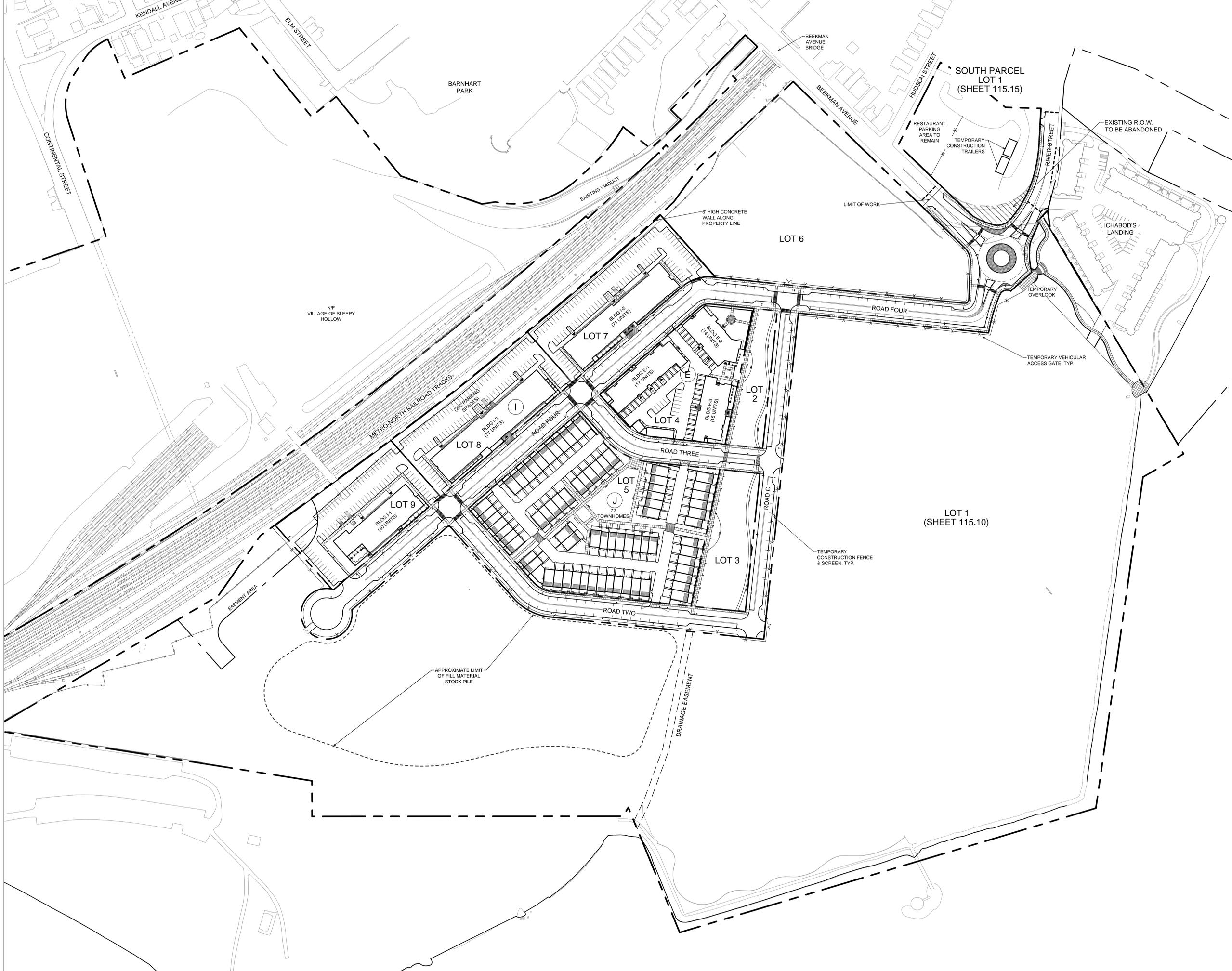
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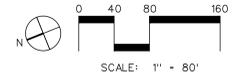
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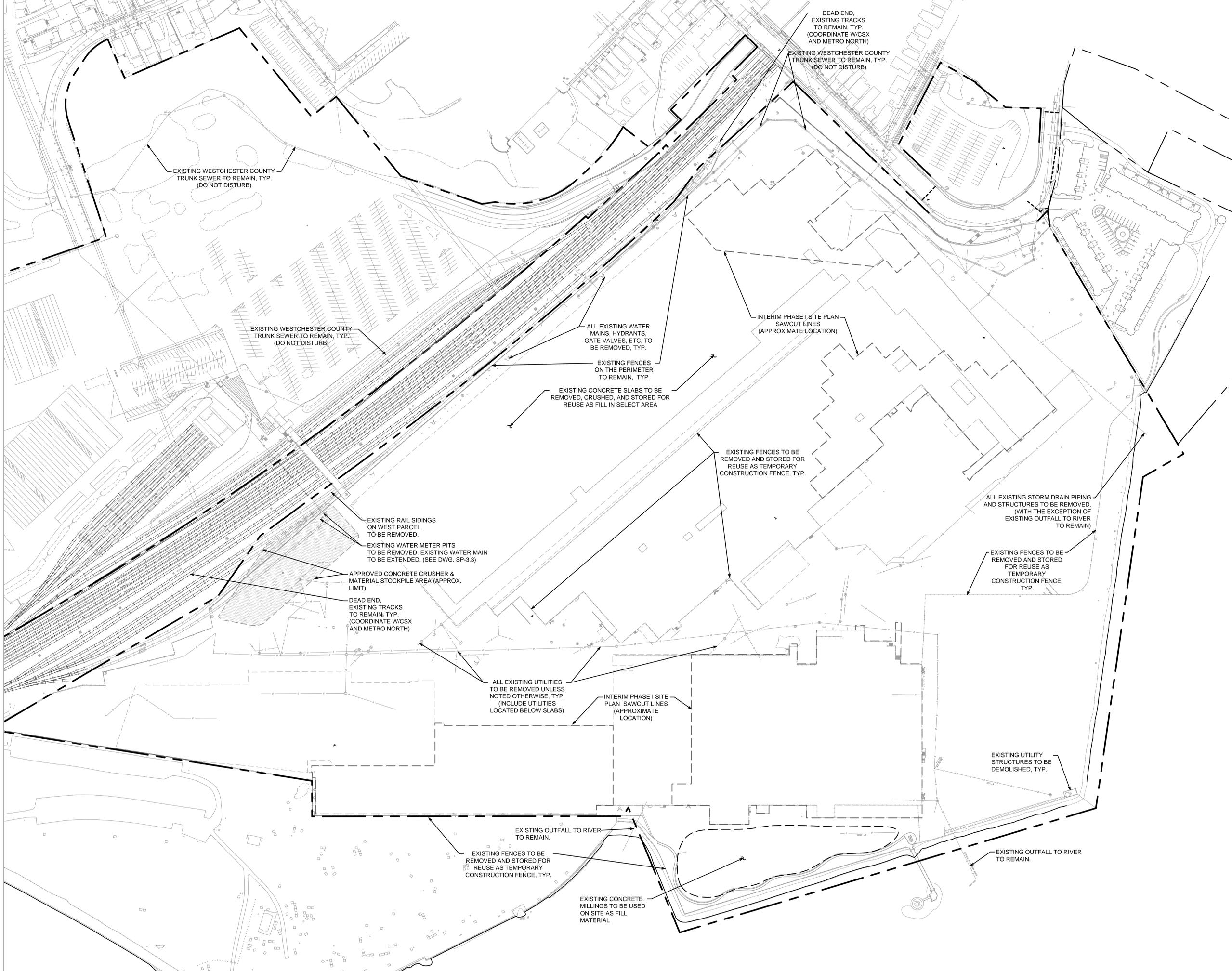
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PHASE 1 SITE PLAN

DRAWN BY: JEB
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 DATE: 05/07/15
 DRAWING NO.: **SP-0.1**



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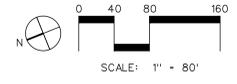
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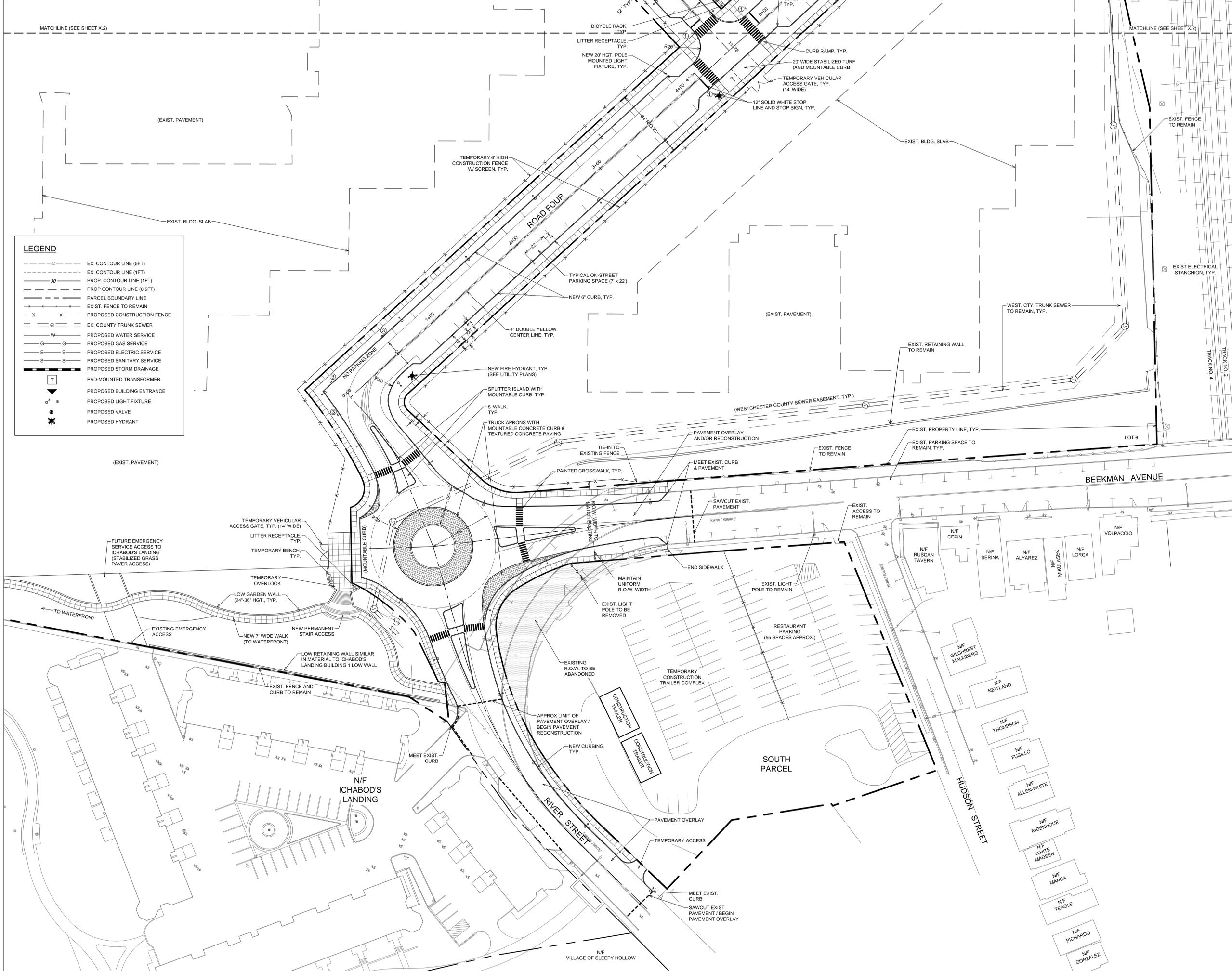
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DEMOLITION PLAN

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DRAWING NO.: 		SP-0.2



LEGEND

- EX. CONTOUR LINE (5FT)
- EX. CONTOUR LINE (1FT)
- PROP. CONTOUR LINE (1FT)
- PROP. CONTOUR LINE (0.5FT)
- PARCEL BOUNDARY LINE
- EXIST. FENCE TO REMAIN
- PROPOSED CONSTRUCTION FENCE
- EX. COUNTY TRUNK SEWER
- PROPOSED WATER SERVICE
- PROPOSED GAS SERVICE
- PROPOSED ELECTRIC SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM DRAINAGE
- PAD-MOUNTED TRANSFORMER
- PROPOSED BUILDING ENTRANCE
- PROPOSED LIGHT FIXTURE
- PROPOSED VALVE
- PROPOSED HYDRANT

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SCALE: 1" = 30'

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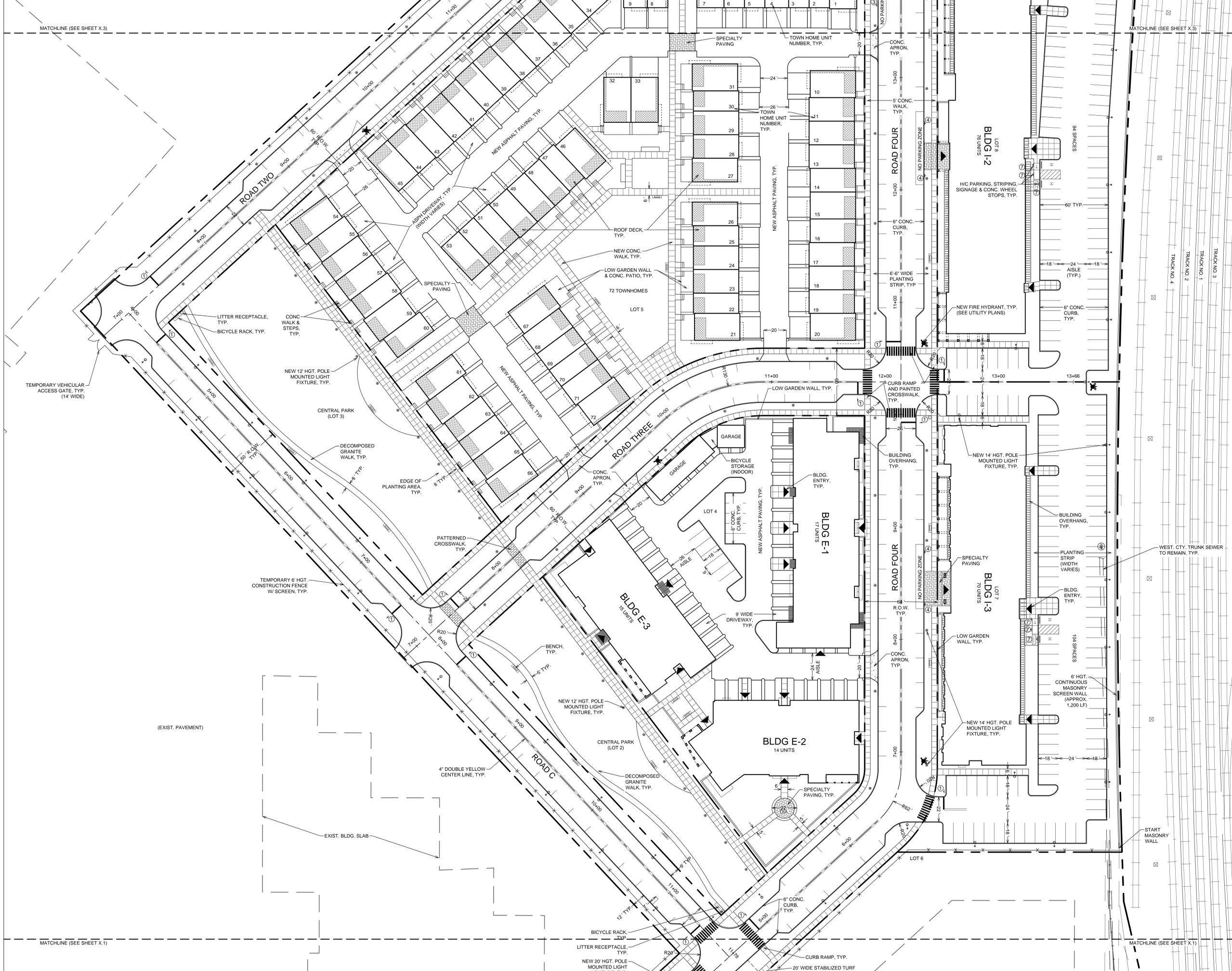
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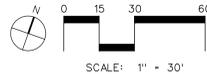
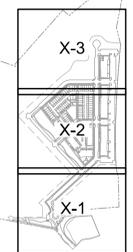
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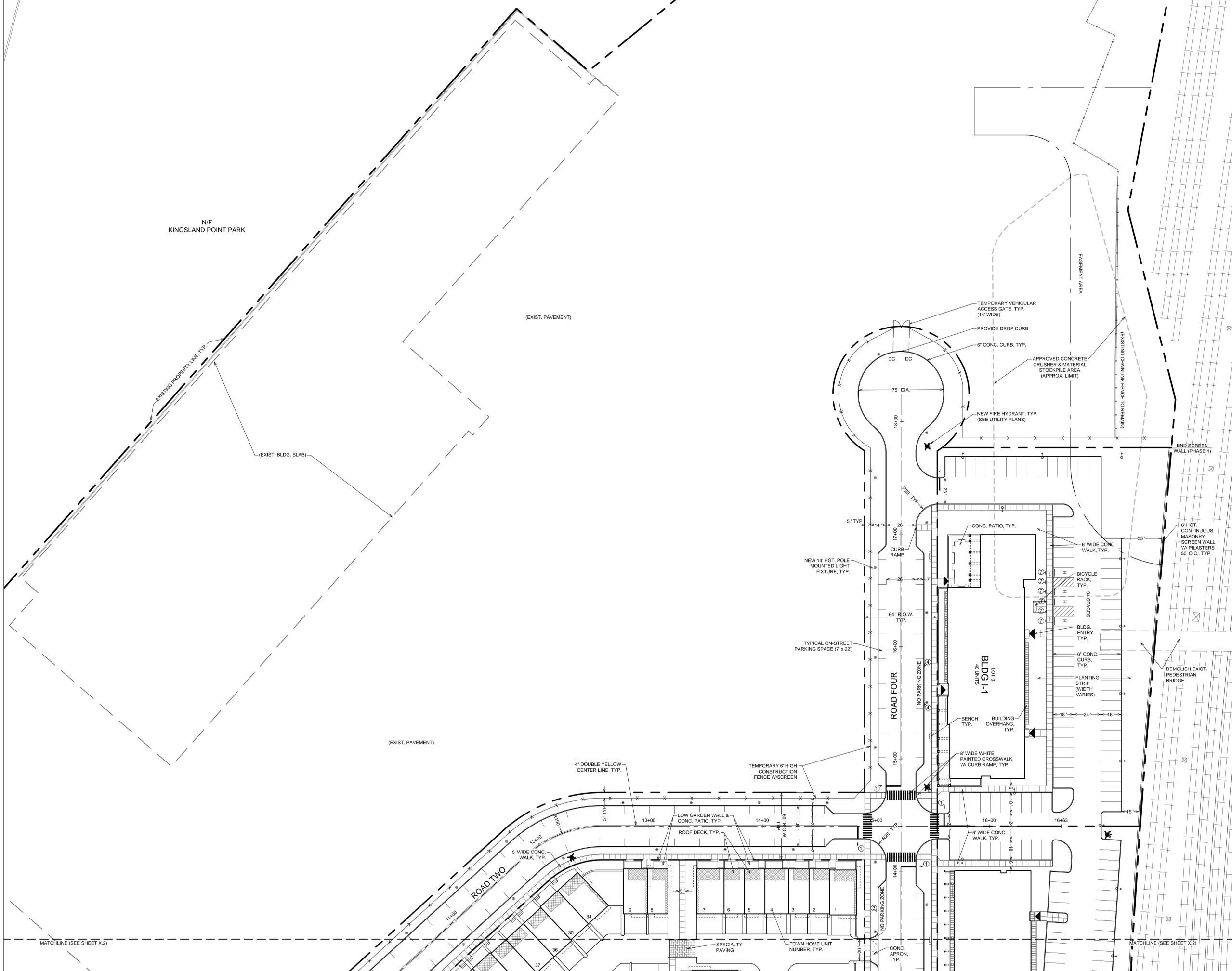
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SP-1.2



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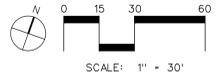
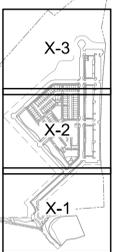
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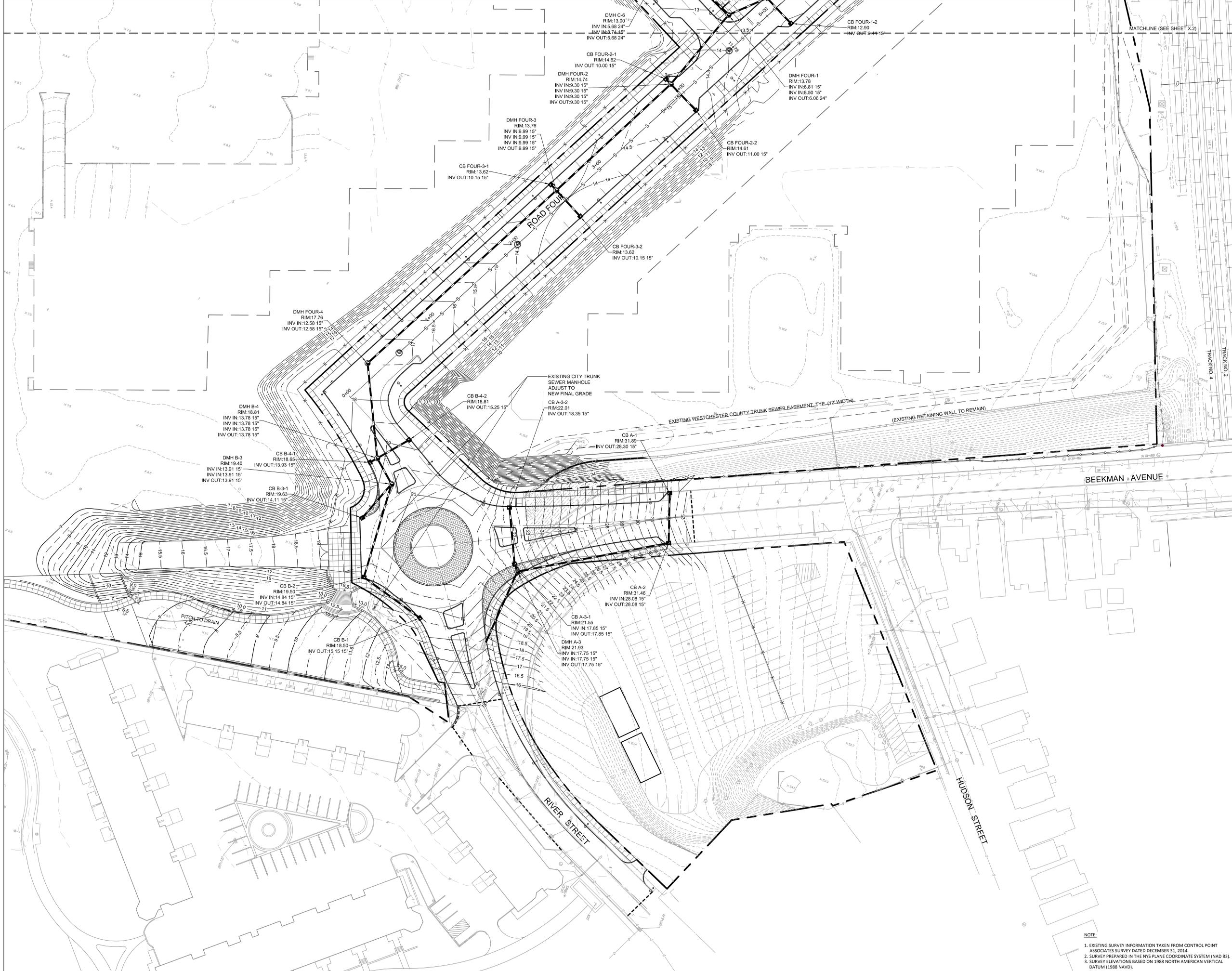
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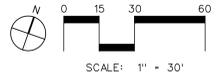
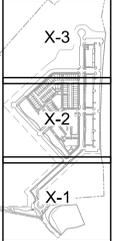
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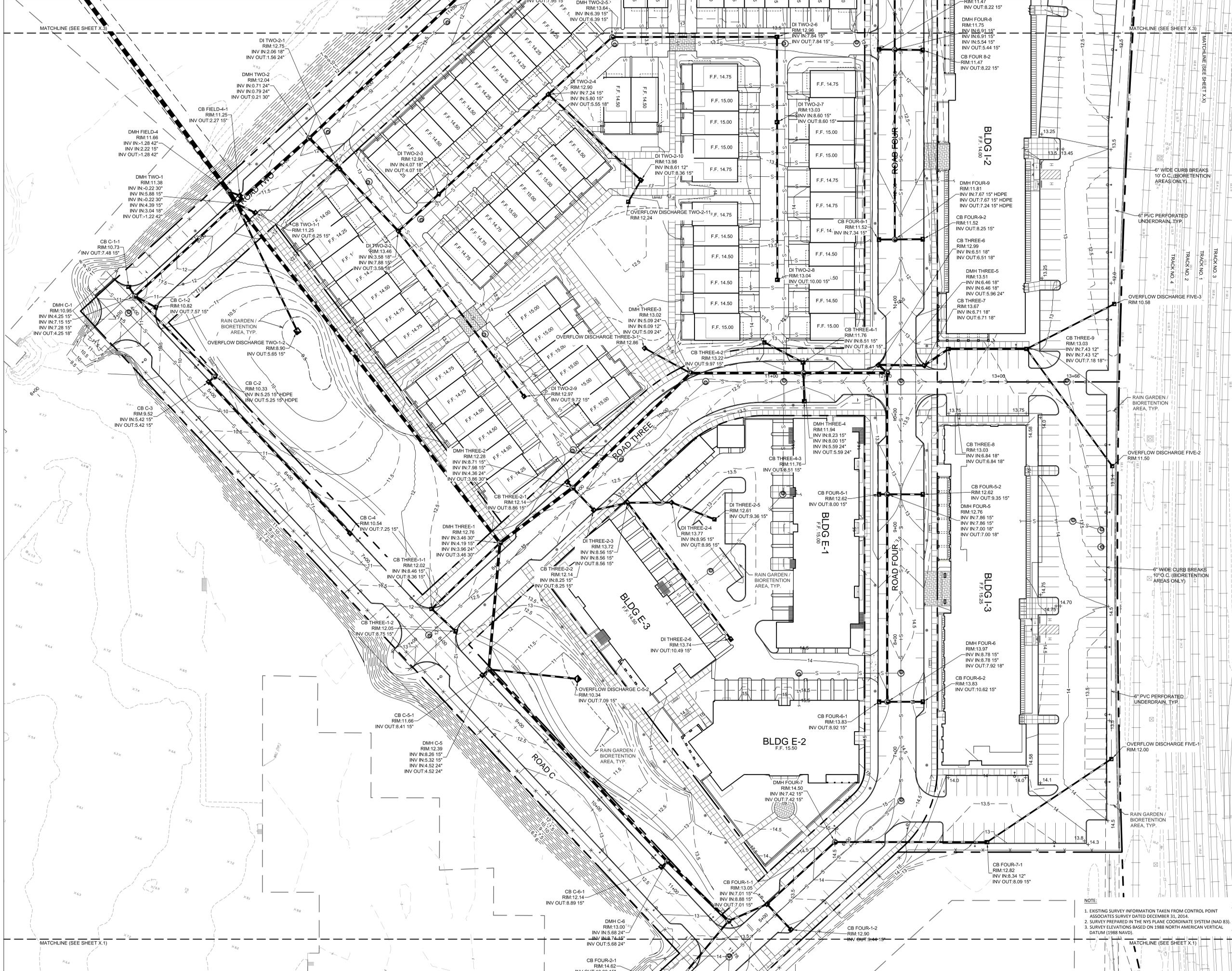
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GRADING &
DRAINAGE PLAN**

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SP-2.1

NOTE:
1. EXISTING SURVEY INFORMATION TAKEN FROM CONTROL POINT ASSOCIATES SURVEY DATED DECEMBER 31, 2014.
2. SURVEY PREPARED IN THE NAD 83 PLANE COORDINATE SYSTEM (NAD 83).
3. SURVEY ELEVATIONS BASED ON 1988 NORTH AMERICAN VERTICAL DATUM (1988 NAVD).



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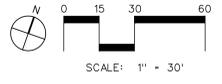
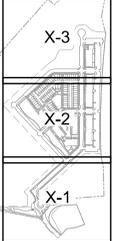
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**PHASE 1
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CHECKED BY: MSG
PROJECT NO: 780
DATE: 05/07/19
DRAWING NO: SP-2.2



- NOTE:
1. EXISTING SURVEY INFORMATION TAKEN FROM CONTROL POINT ASSOCIATES SURVEY DATED DECEMBER 31, 2014.
 2. SURVEY PREPARED IN THE NYS PLANE COORDINATE SYSTEM (NAD 83).
 3. SURVEY ELEVATIONS BASED ON 1988 NORTH AMERICAN VERTICAL DATUM (1988 NAVD).



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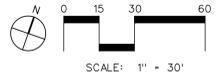
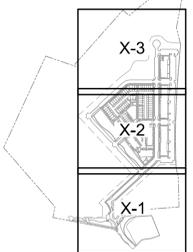
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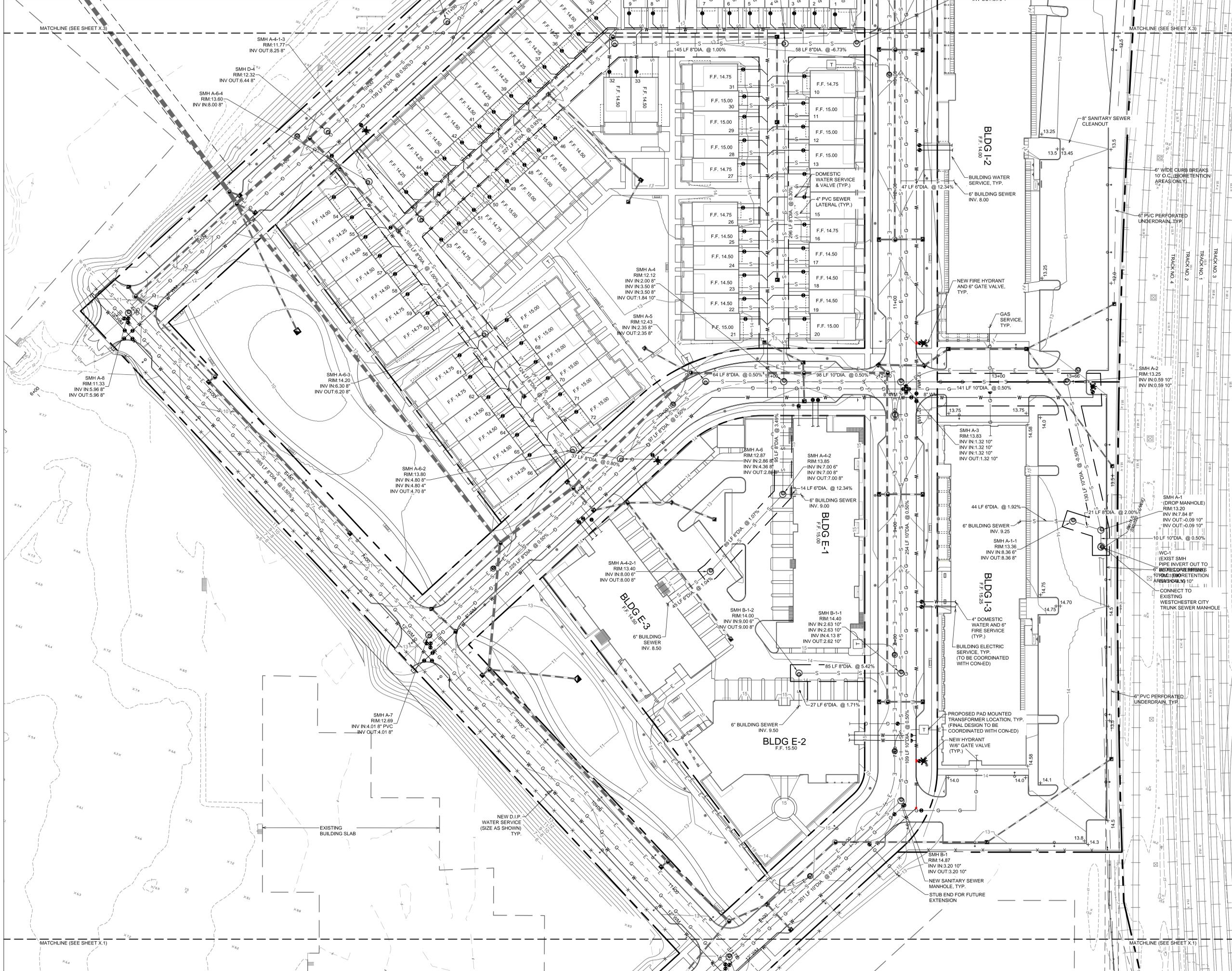
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**PHASE 1
UTILITY PLAN**

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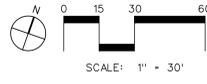
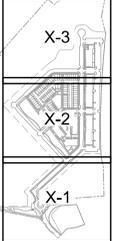
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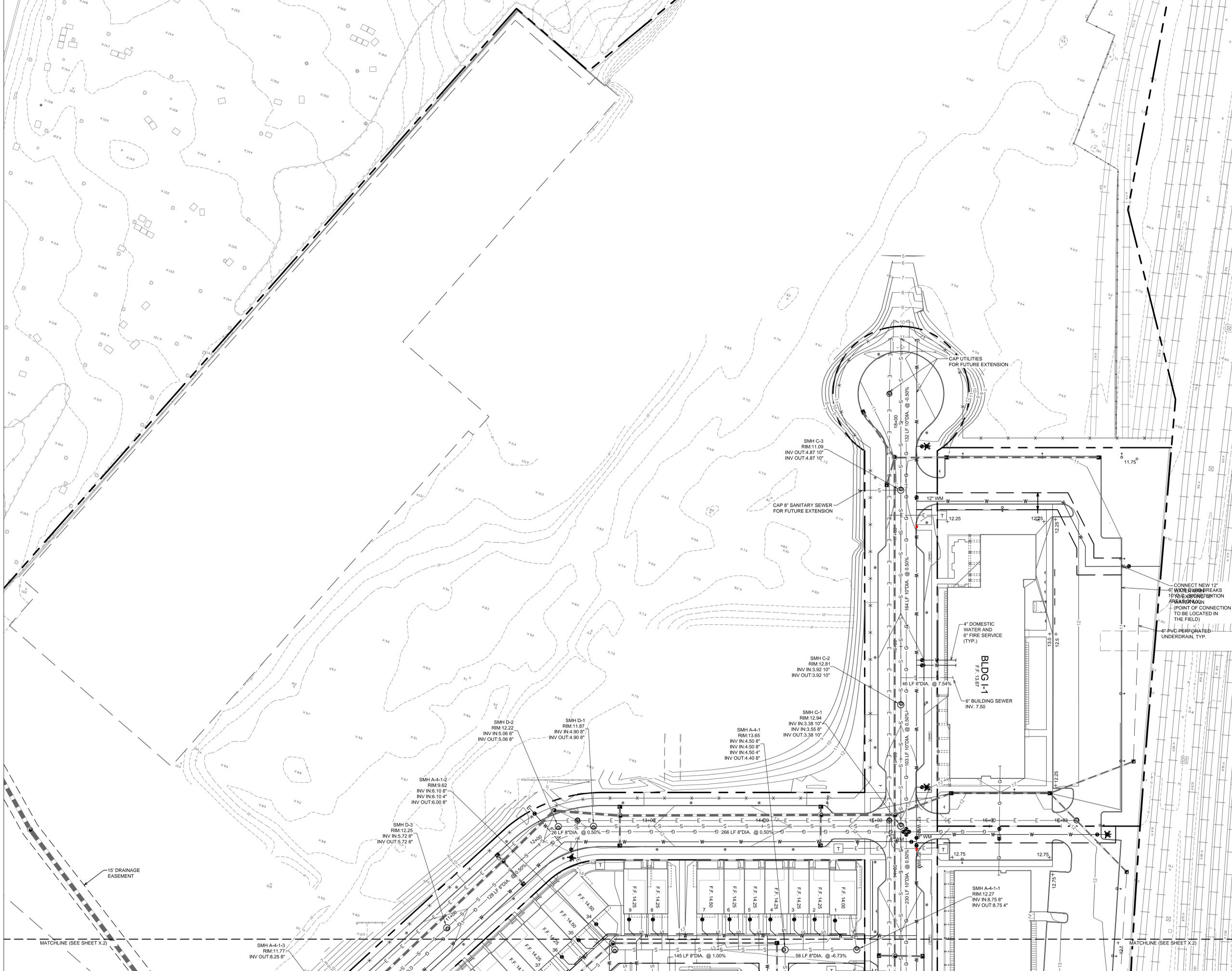
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**PHASE 1
UTILITY PLAN**

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SP-3.2



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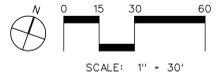
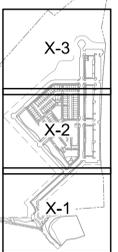
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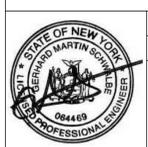
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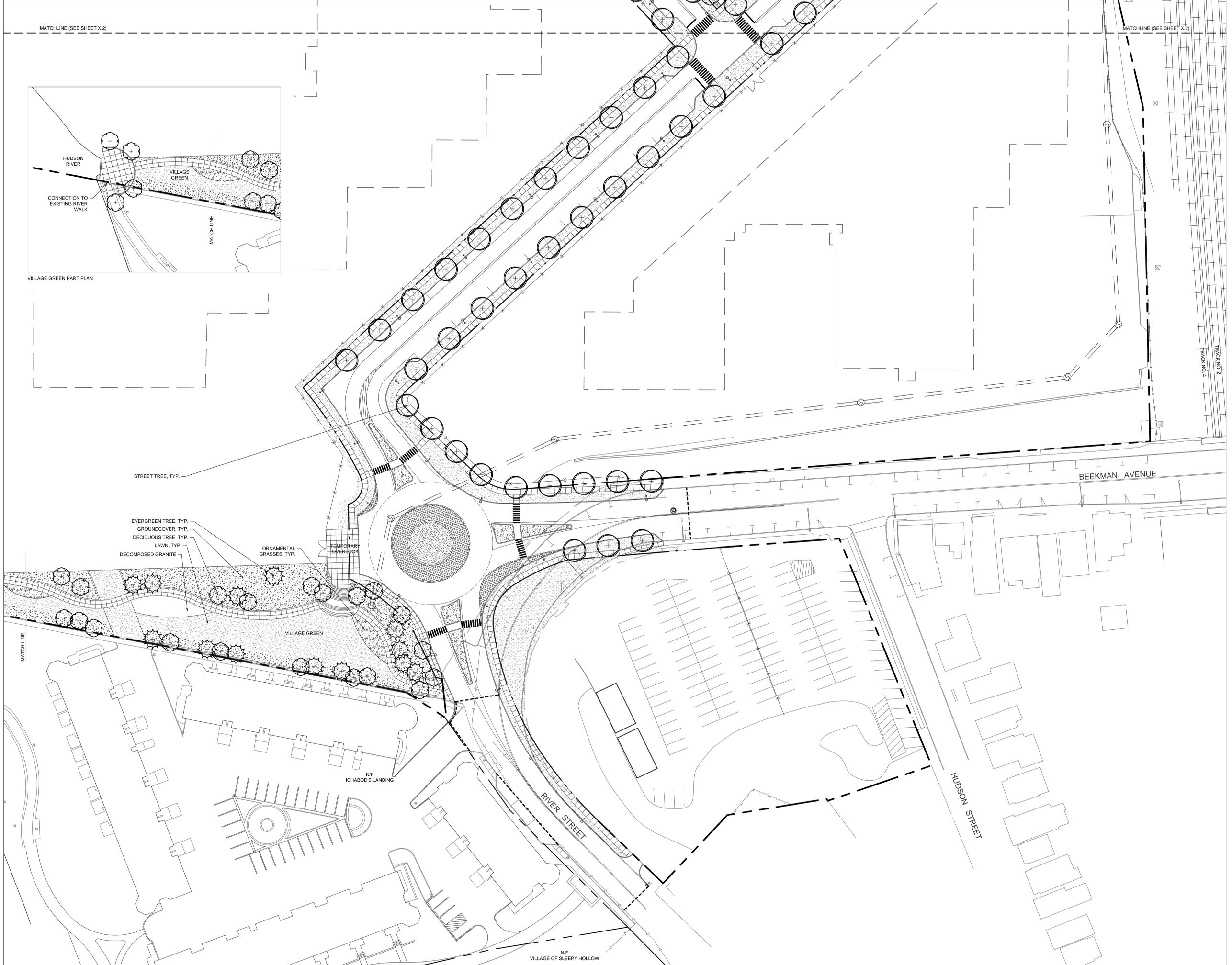
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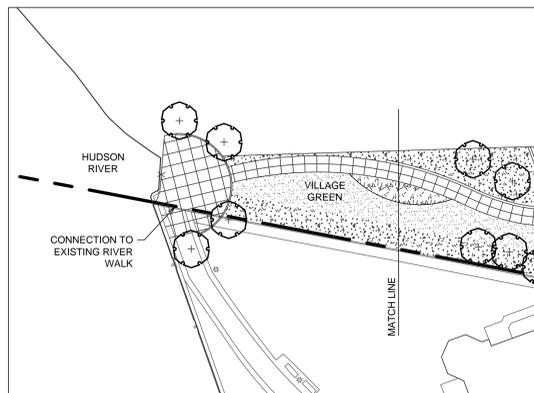
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SP-3.3



MATCHLINE (SEE SHEET X.2)

MATCHLINE (SEE SHEET X.2)



VILLAGE GREEN PART PLAN

STREET TREE, TYP.

EVERGREEN TREE, TYP.
GROUNDCOVER, TYP.
DECIDUOUS TREE, TYP.
LAWN, TYP.
DECOMPOSED GRANITE

ORNAMENTAL GRASSES, TYP.

TEMPORARY OVERLOOK

VILLAGE GREEN

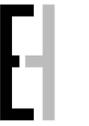
N/F
ICHABOD'S LANDING

RIVER STREET

HUDSON STREET

BEEKMAN AVENUE

N/F
VILLAGE OF SLEEPY HOLLOW



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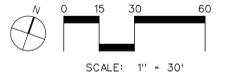
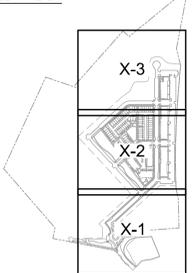
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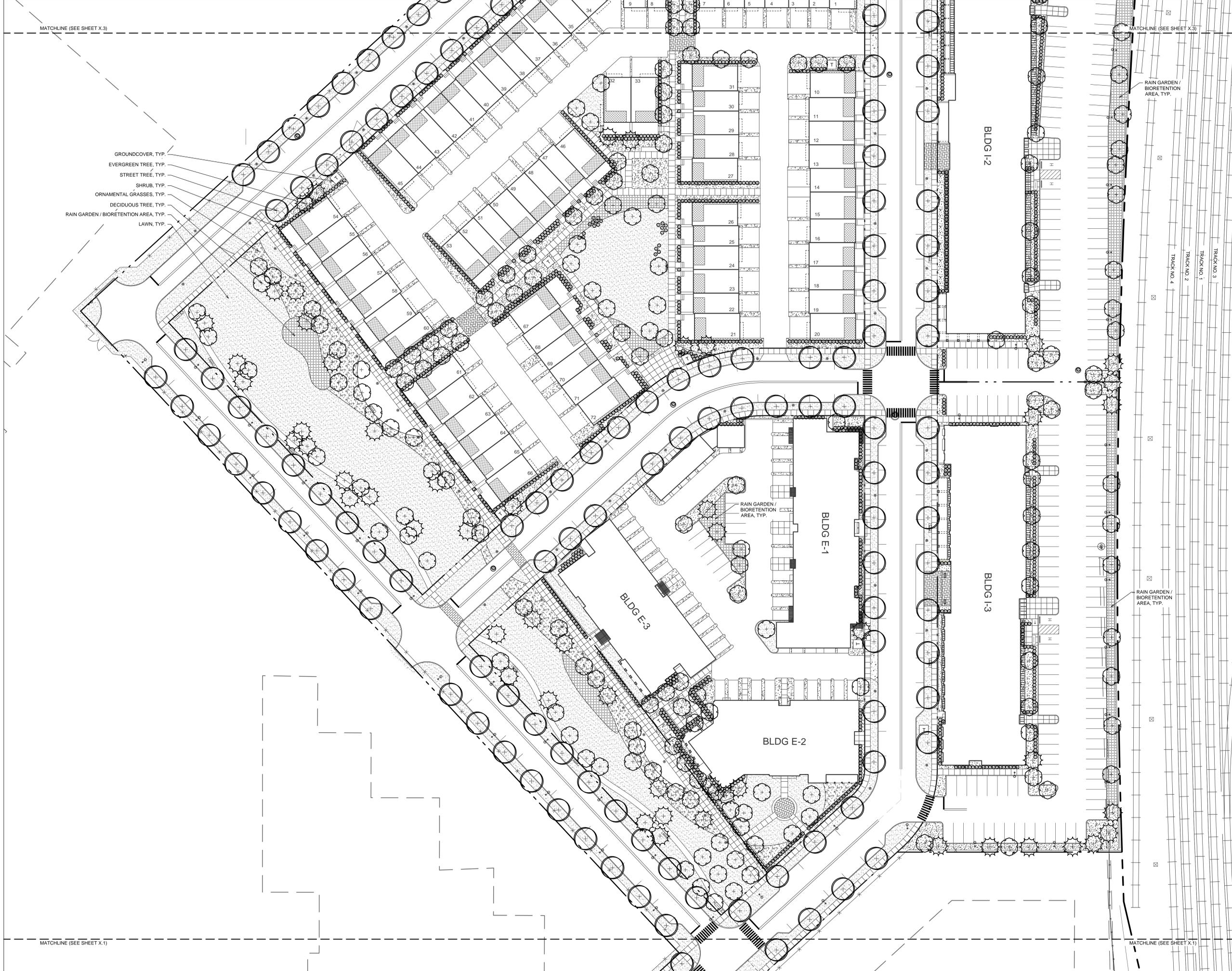
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	780	05/07/15
DRAWING NO:	SP-4.1	



- GROUND COVER, TYP.
- EVERGREEN TREE, TYP.
- STREET TREE, TYP.
- SHRUB, TYP.
- ORNAMENTAL GRASSES, TYP.
- DECIDUOUS TREE, TYP.
- RAIN GARDEN / BIORETENTION AREA, TYP.
- LAWN, TYP.

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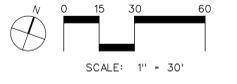
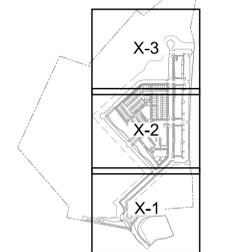
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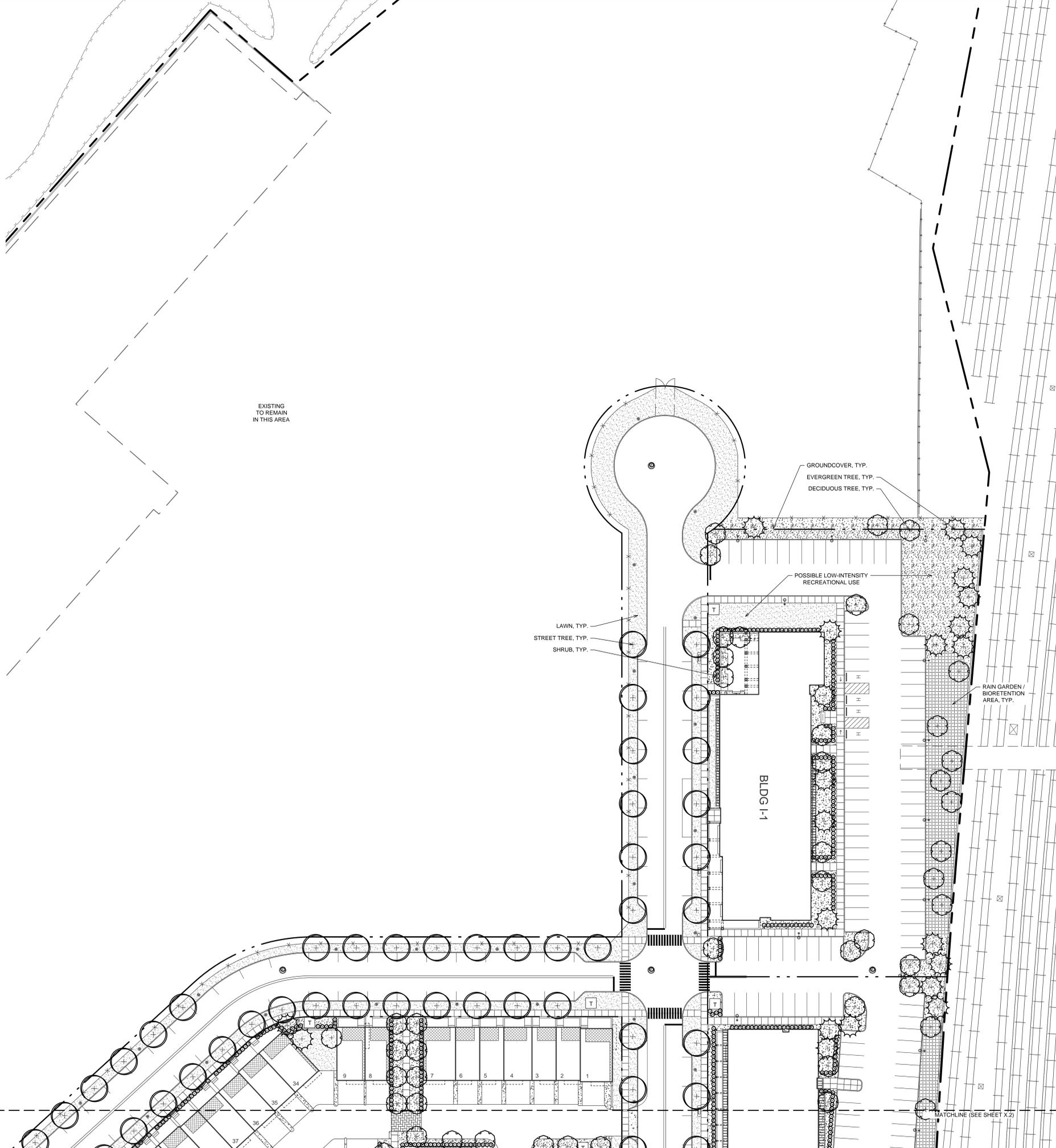
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DRAWING NO: 841

SP-4.2

CONCEPT PLANT SCHEDULE

	<p>STREET TREES (3" - 3 1/2" CAL.) 182</p> <p>Acer rubrum / Red Maple Gleditsia triacanthos inermis 'Moraine' / Moraine Honeylocust Platanus x acerifolia 'Bloodgood' / London Plane Tree Prunus virginiana 'Canada Red' / Canada Red Cherry Tree Zelkova serrata 'Green Vase' / Green Vase Japanese Zelkova</p>
	<p>DECIDUOUS TREES (2"-2 1/2", 3"-3 1/2" CAL.) 225</p> <p>Acer saccharum / Sugar Maple Betula nigra / River Birch Cercis canadensis / Eastern Redbud Cornus florida 'White' / White Flowering Dogwood Ginkgo biloba / Maidenhair Tree Hamamelis virginiana / Common Witch Hazel Koelreuteria paniculata / Golden Rain Tree Liriodendron tulipifera / Tulip Tree Malus ioensis 'Prairie Rose' / Prairie Rose Crabapple Prunus sargentii / Sargent Cherry Quercus phellos / Willow Oak Ulmus parvifolia 'Lacebark Elm' / Lacebark Elm Tree</p>
	<p>EVERGREEN TREES (5'-6', 6'-8', 8'-10' HGT.) 90</p> <p>Abies concolor / White Fir Ilex opaca / American Holly Juniperus virginiana / Eastern Red Cedar Picea pungens / Colorado Spruce Thuja occidentalis / American Arborvitae Tsuga canadensis / Canadian Hemlock x Cupressocyparis leylandii / Leylandi Cypress</p>
	<p>SHRUBS (24"-30", 30"-36" HGT.) 1,735</p> <p>Azalea spp. / Azalea Species Buddleja Flutterby Petite Blue Heaven / Blue Butterfly Bush Buxus microphylla 'Wintergreen' / Wintergreen Boxwood Hydrangea paniculata / Panicked Hydrangea Hydrangea quercifolia / Oakleaf Hydrangea Ilex crenata 'Compacta' / Dwarf Japanese Holly Ilex crenata 'Steeds' / Steeds Japanese Holly Ilex glabra / Inkberry Itea virginica 'Little Henry' TM / Virginia Sweetspire Myrica pensylvanica / Northern Bayberry Potentilla fruticosa 'Abbotswood' / Abbotswood Potentilla Prunus laurocerasus 'Schipkaensis' / Schipka Laurel Rhododendron catawbiense / Catawba Rhododendron Rosa x 'Radrazz' / Knock Out Rose Weigela florida 'Variegata' / Variegated Weigela</p>
	<p>LAWN GRASS 139,500 sf</p> <p>Agrostis perennans / Autumn Bentgrass Festuca ovina / Sheep Fescue Festuca rubra / Red Fescue Lolium multiflorum / Annual Ryegrass</p>
	<p>GROUNDCOVER (1 GAL.) 72,000 sf</p> <p>Asarum canadense / Canadian Wild Ginger Juniperus horizontalis / Creeping Juniper Liriope muscari 'Big Blue' / Big Blue Lilyturf Pachysandra procumbens / Allegheny Spurge Phlox subulata / Moss Phlox Rosa x 'Meimirote' / Apricot Drift Rose</p>
	<p>ORNAMENTAL GRASSES & PERENNIALS (1 GAL.) 12,500 sf</p> <p>Achillea x taygetaea 'Moonshine' / Yarrow Agastache x 'Blue Fortune' / Anise Hyssop Aster novae-angliae 'Purple Dome' / Purple Dome New England Aster Aster oblongifolius 'Raydon's Favorite' / Aromatic Aster Echinacea purpurea 'Magnus' / Magnus Purple Coneflower Helictotrichon sempervirens / Blue Oat Grass Liatris spicata / Spike Gayfeather Panicum virgatum / Switch Grass Pennisetum alopecuroides 'Hamel' / Hameln Dwarf Fountain Grass Rudbeckia fulgida / Black-Eyed Susan Salvia nemorosa / Perennial Salvia Schizachyrium scoparium / Little Bluestem Grass Sedum spectabile 'Brilliant' / Brilliant Stonecrop</p>
	<p>BIORETENTION AREA 17,500 sf</p> <p>PERENNIALS, FERNS, GRASSES, SHRUBS</p> <p>Asclepias tuberosa / Butterfly Milkweed Athyrium filix-femina / Common Lady Fern Carex pendula / Hanging Sedge Carex stipata / Sawbeak Sedge Cornus amomum / Silky Dogwood Eupatorium maculatum / Joe Pye Weed Ilex verticillata / Winterberry Lobelia siphilitica 'Big Blue' / Blue Lobelia Osmunda regalis / Royal Fern Panicum virgatum / Switch Grass Solidago patula / Swamp Goldenrod Vernonia noveboracensis / Comon Ironweed Viburnum dentatum 'Arrowwood' / Arrowwood Viburnum</p>



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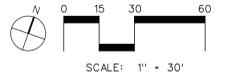
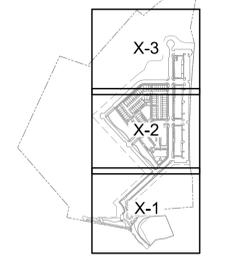
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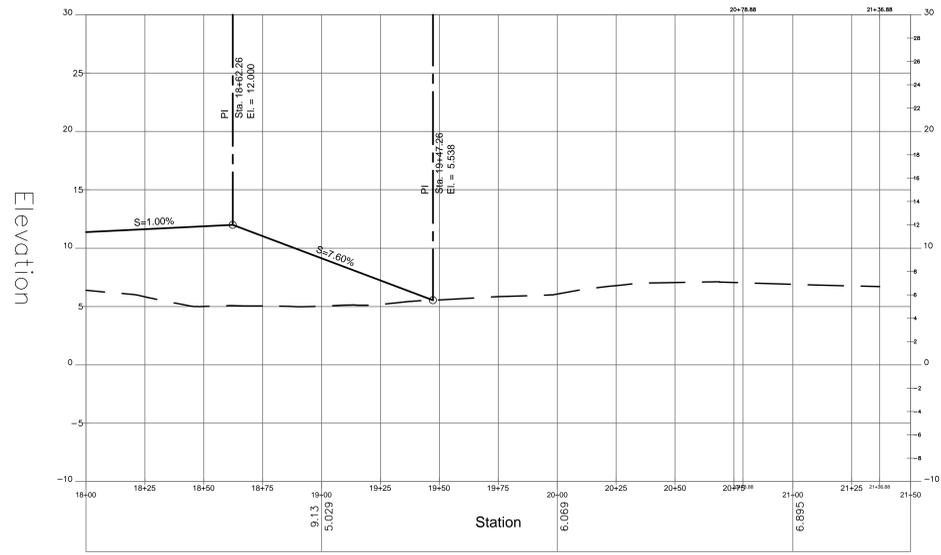
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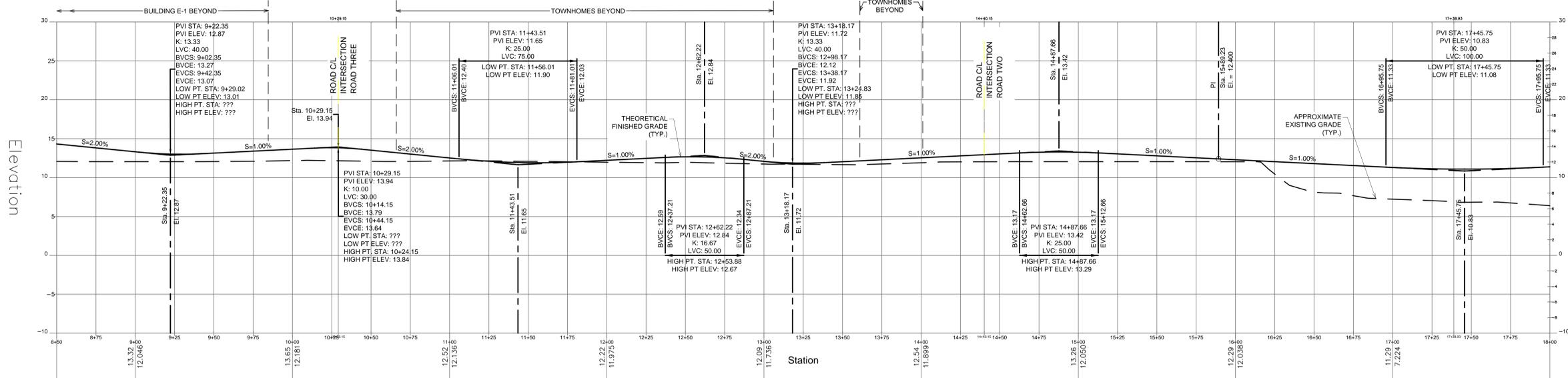
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MATCHLINE (SEE SHEET X.2)

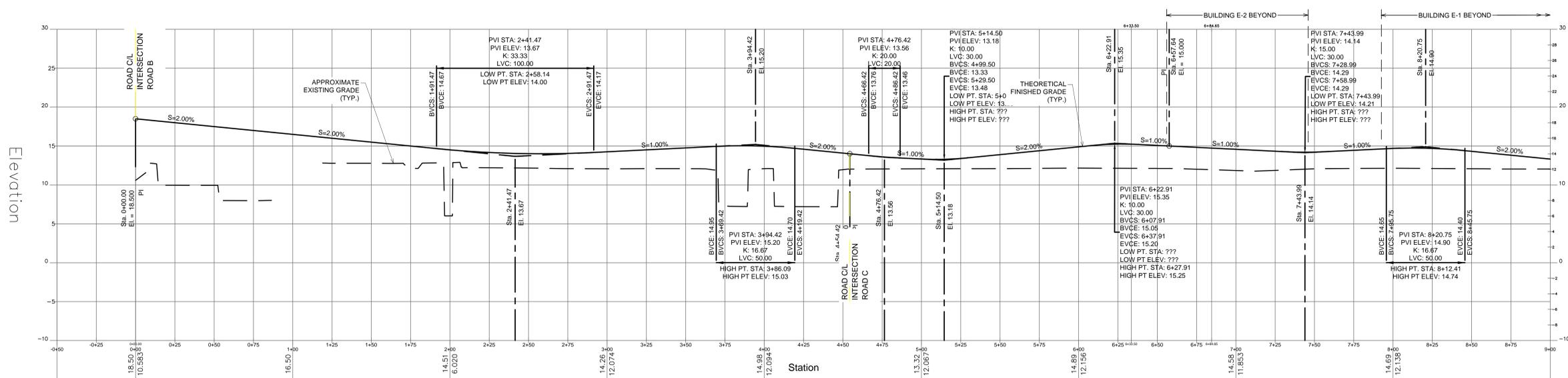
MATCHLINE (SEE SHEET X.2)



CENTERLINE PROFILE: ROAD 'FOUR' (MATCH 2)



CENTERLINE PROFILE: ROAD 'FOUR' (MATCH 1)



CENTERLINE PROFILE: ROAD 'FOUR'



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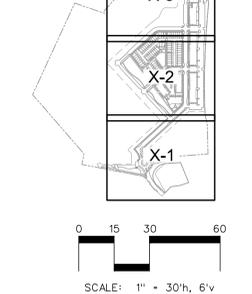
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DRAWING TITLE:
ROAD PROFILES (ROAD FOUR)

STATE OF NEW YORK
DIVISION OF PROFESSIONAL SERVICE REGULATION
REGISTERED PROFESSIONAL ENGINEER
No. 20649

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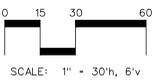
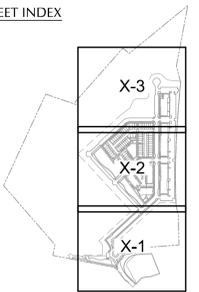
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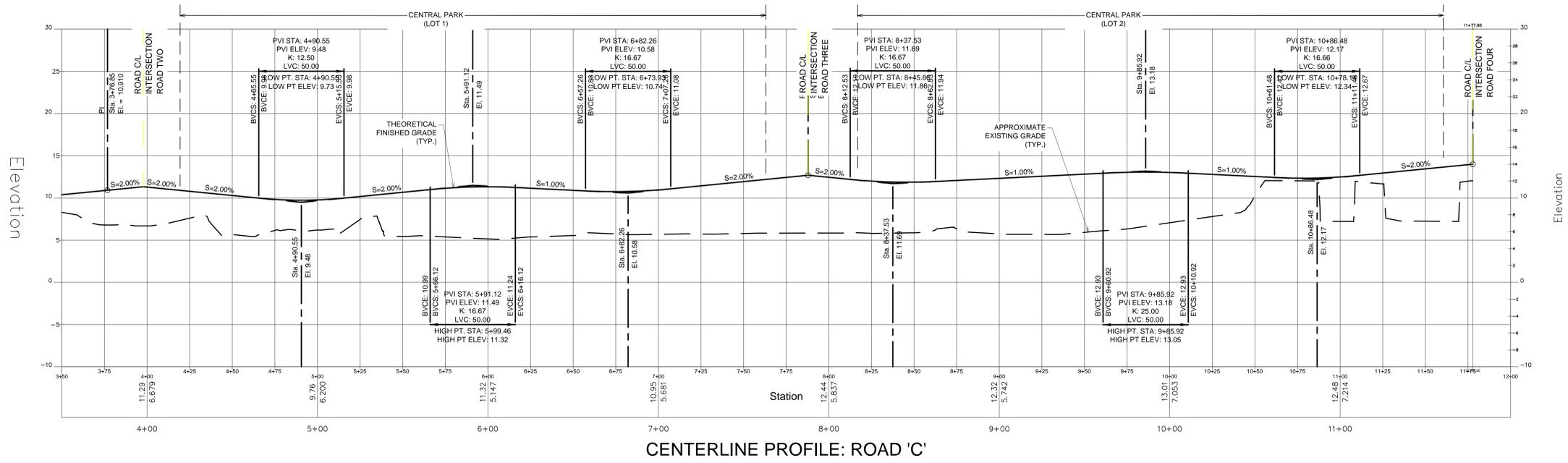
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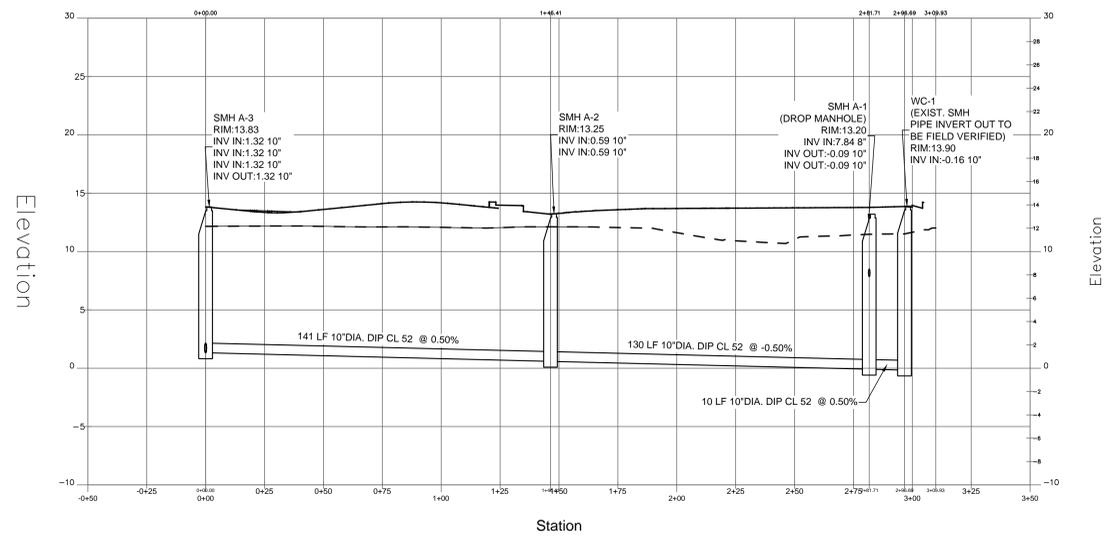
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(ROAD C)**

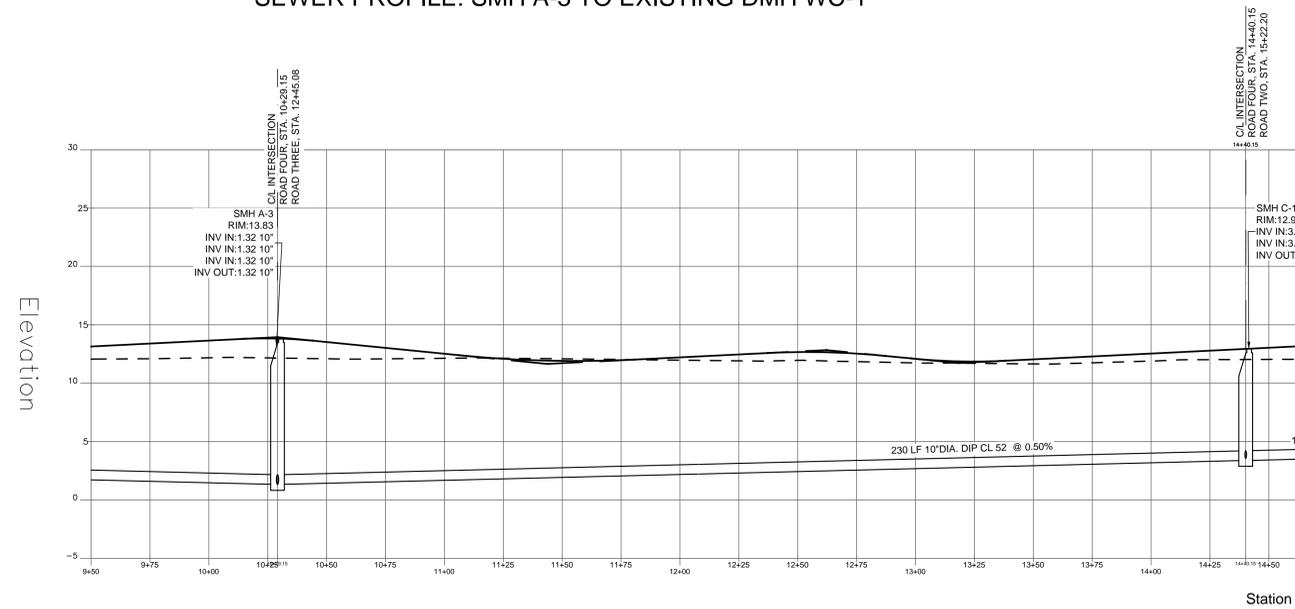
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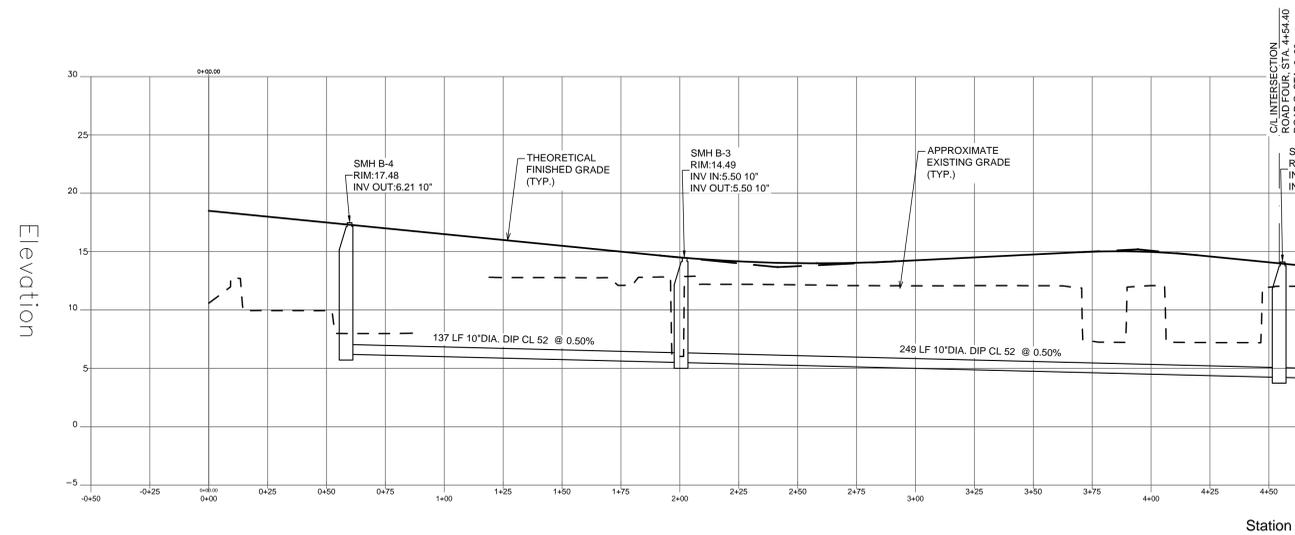
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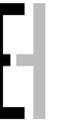
SEWER PROFILE: SMH A-3 TO EXISTING DMH WC-1



SANITARY SEWER PROFILE: SMH C3 TO SMH C-1 (ALONG ROAD FOUR)



SANITARY SEWER PROFILE: SMH B-4 TO SMH C-1 (ALONG ROAD FOUR)



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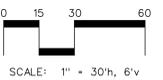
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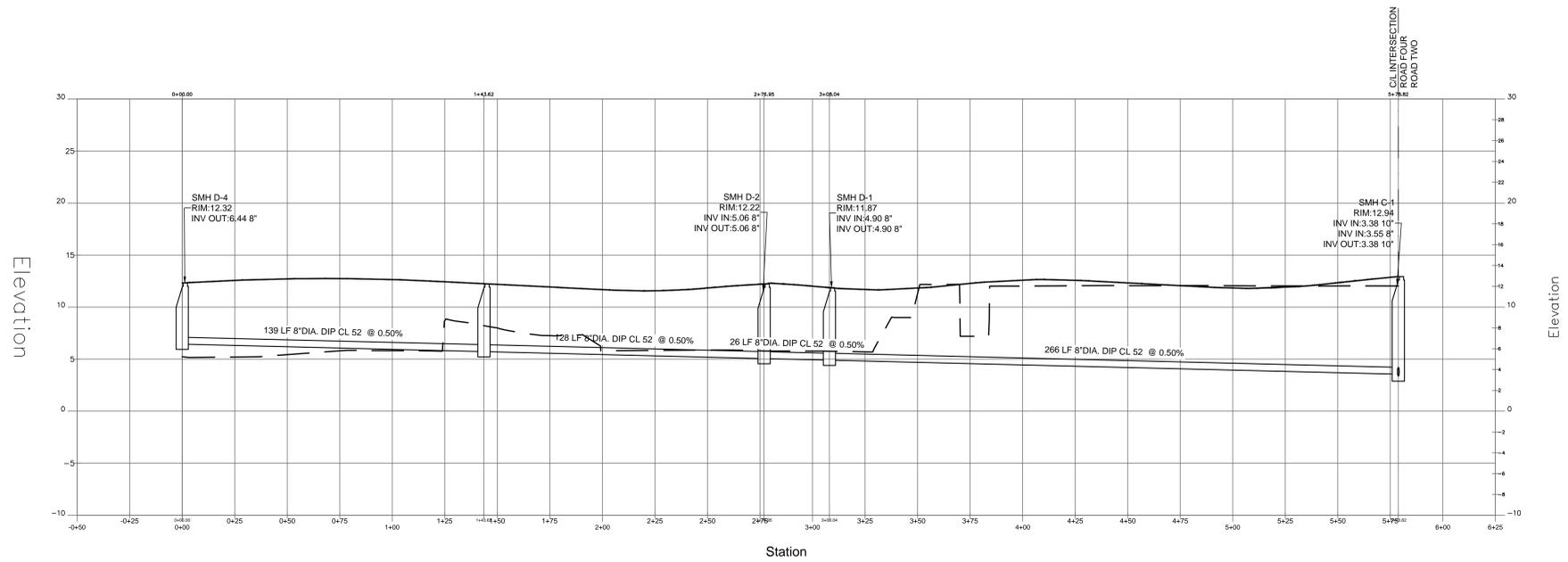
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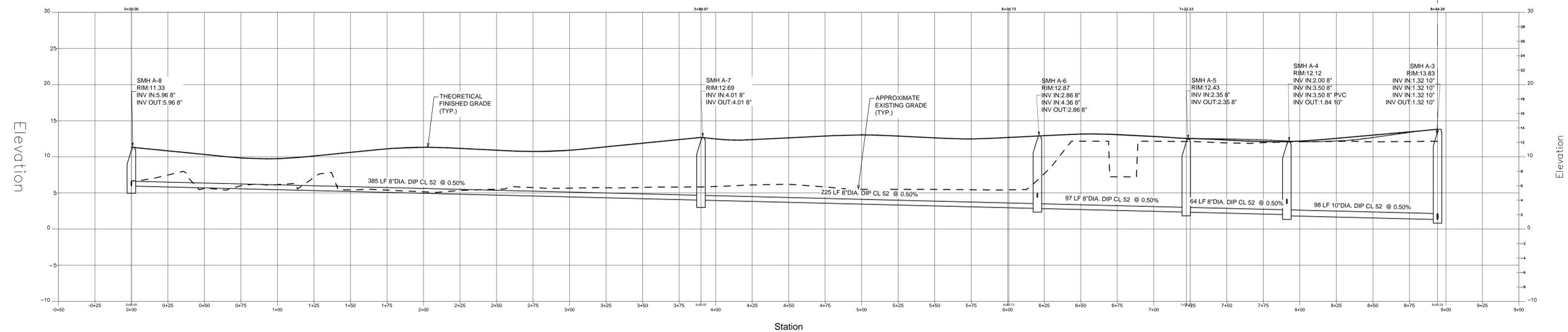
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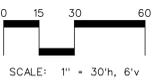
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SEWER PROFILE: SMH D-4 TO SMH C-1 (ALONG ROAD TWO TO ROAD FOUR)



SEWER PROFILE: SMH A-8 TO SMH A-3 (ALONG ROAD C TO ROAD THREE)



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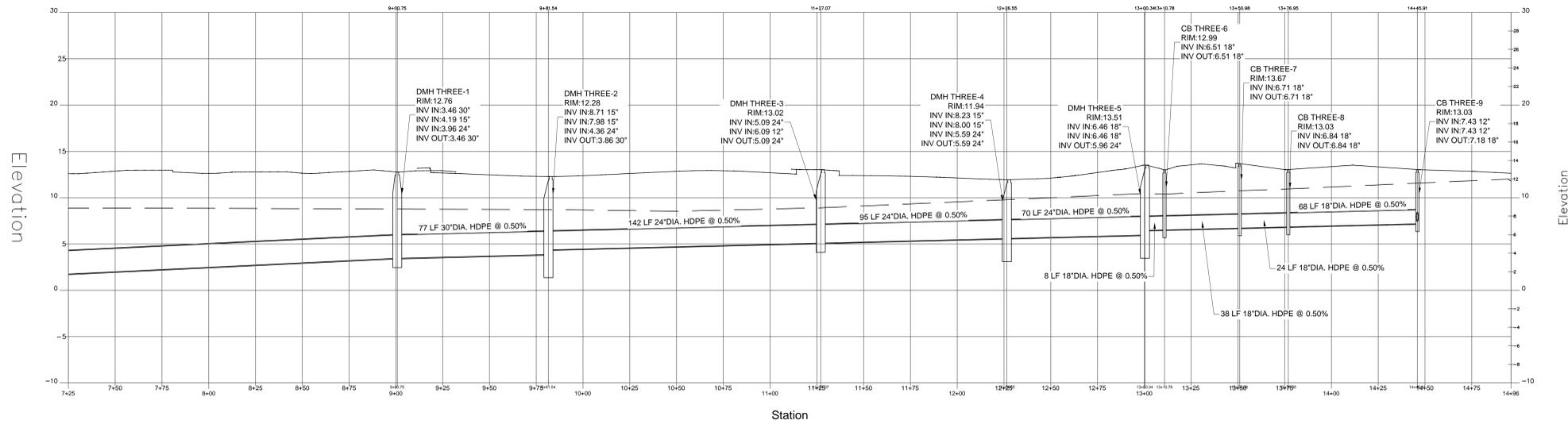
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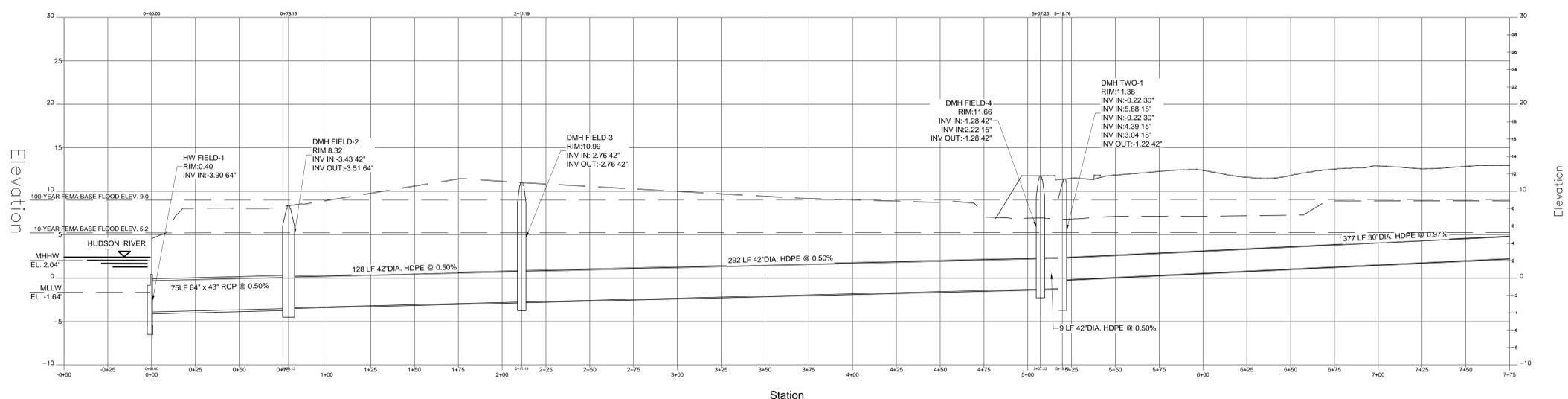
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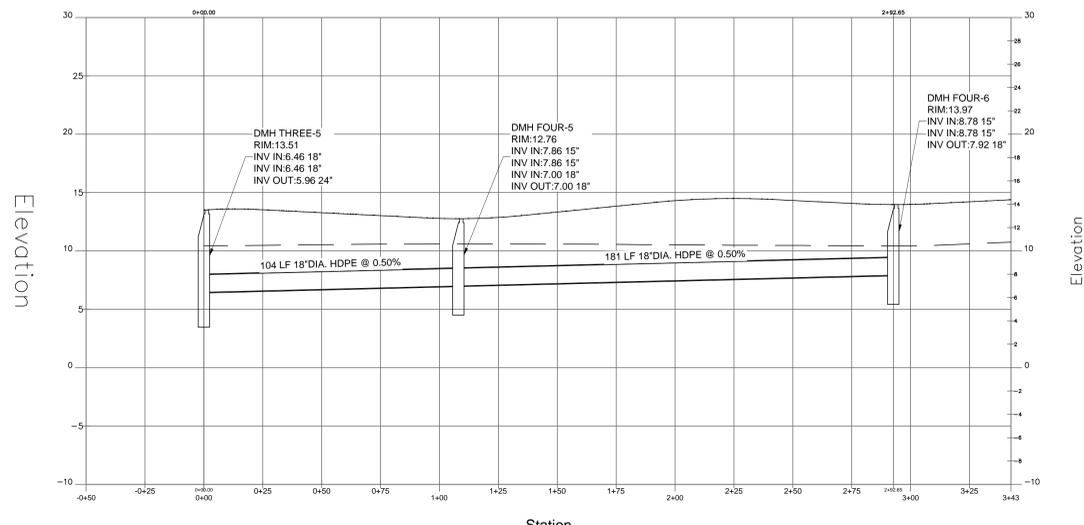
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STORM PROFILE: FIELD-1 TO CB THREE-9 (1)



STORM PROFILE: FIELD-1 TO CB THREE-9



STORM PROFILE: DMH THREE-5 TO DMH FOUR-6



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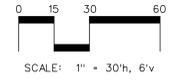
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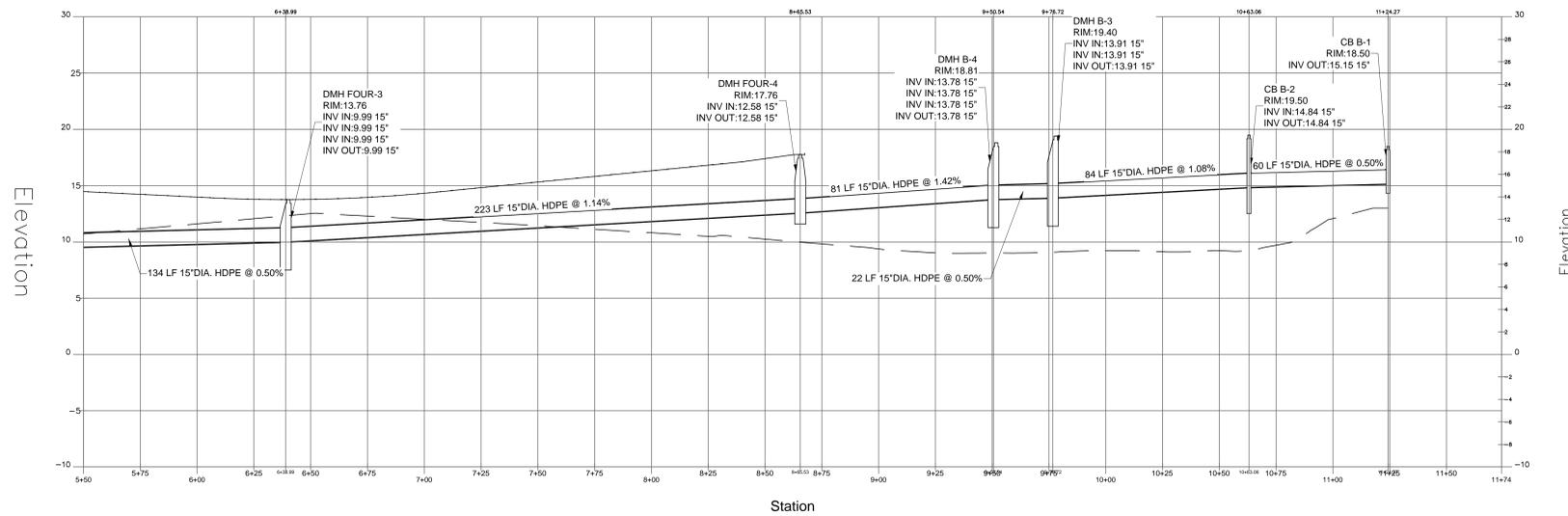
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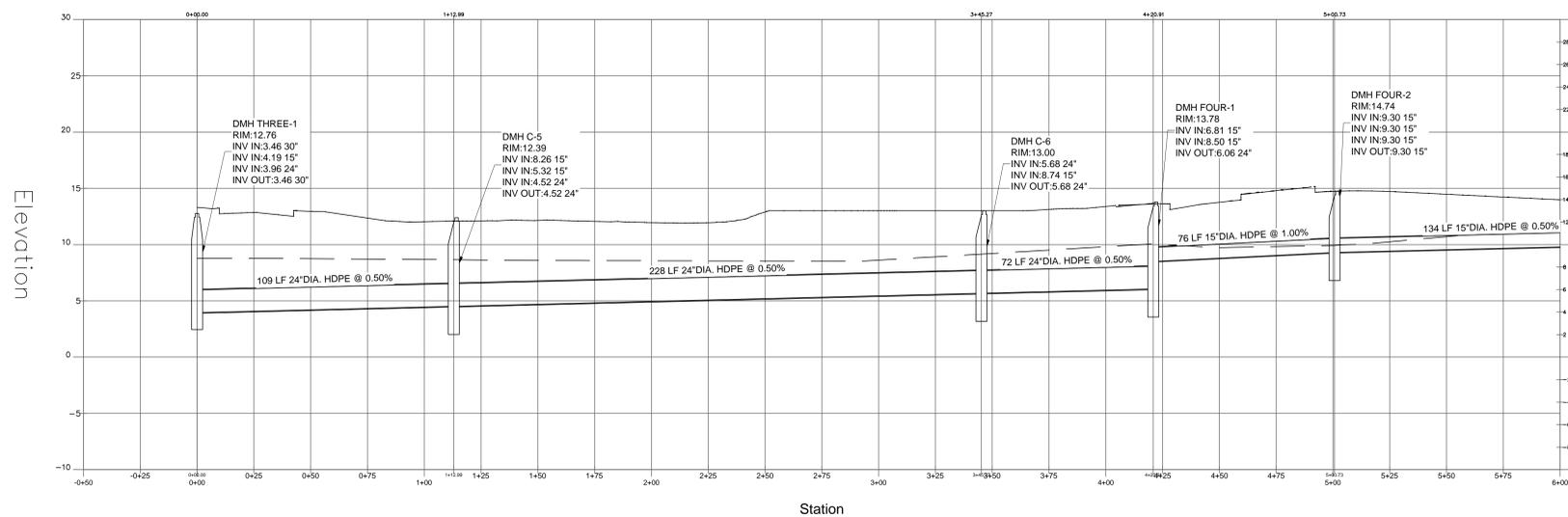
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STORM DRAINAGE PROFILES

STATE OF NEW YORK
SEAL OF DIVNEY TUNG SCHWALBE, LLP
PROFESSIONAL ENGINEER

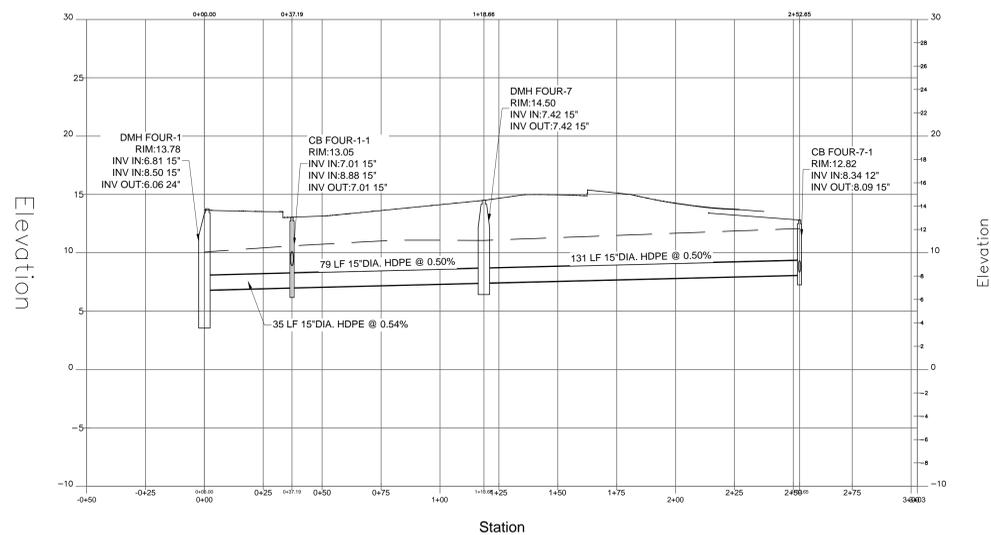
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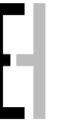
STORM PROFILE: DMH THREE-1 TO CB B-1 (1)



STORM PROFILE: DMH THREE-1 TO CB B-1



STORM PROFILE: DMH FOUR-1 TO CB FOUR-7-1



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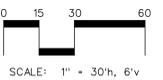
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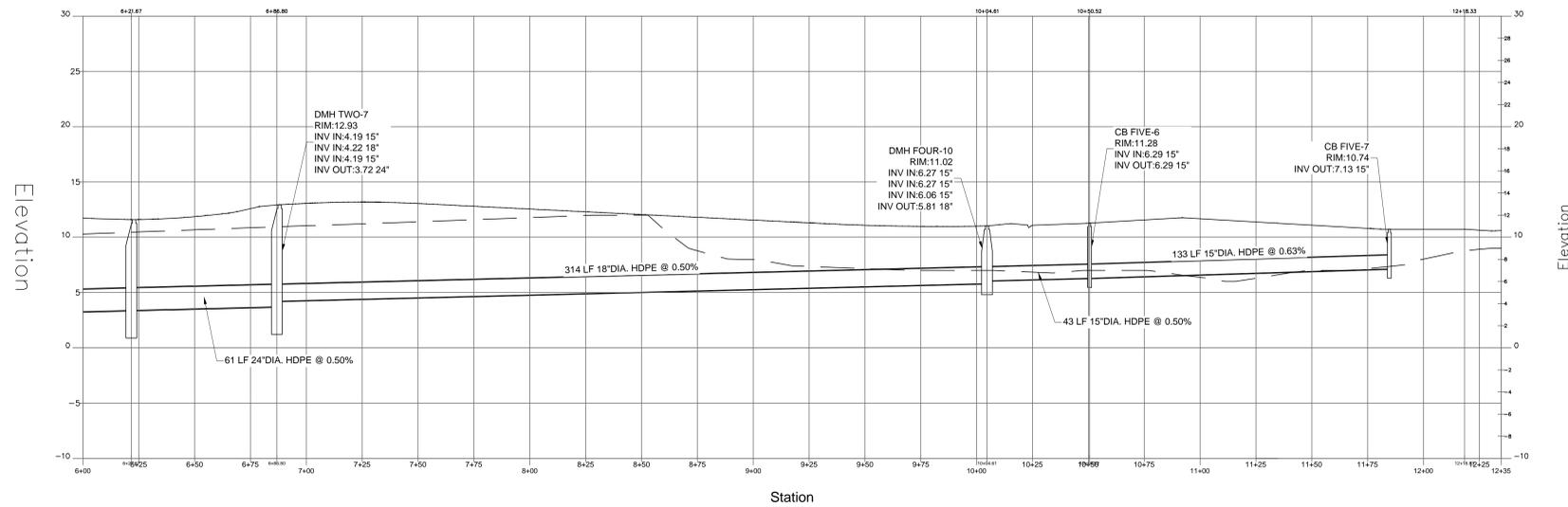
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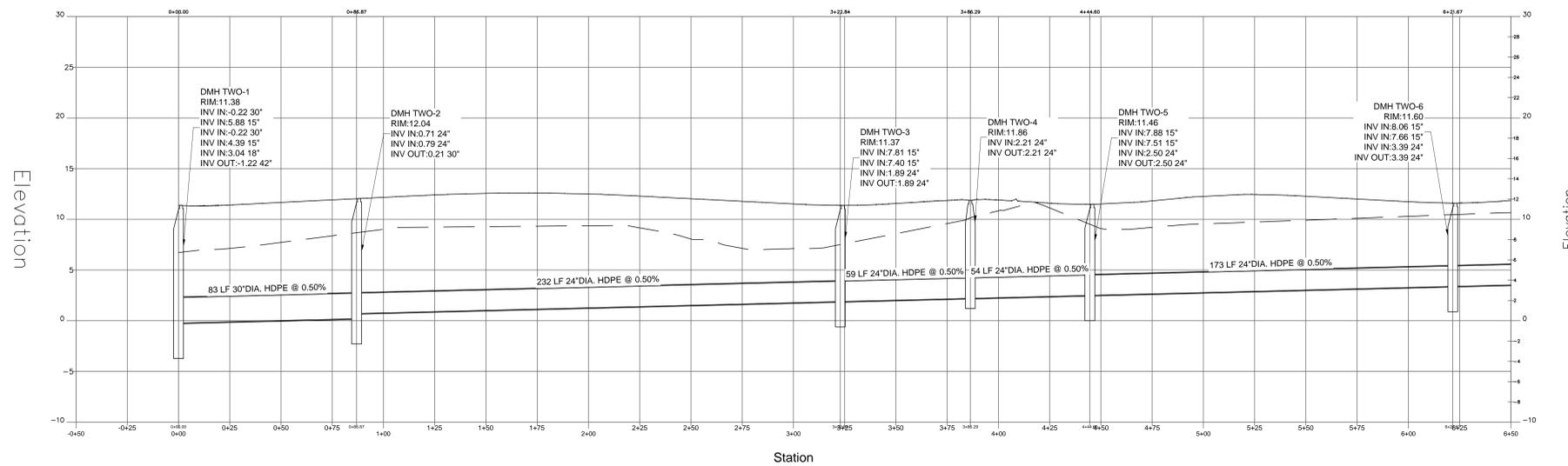
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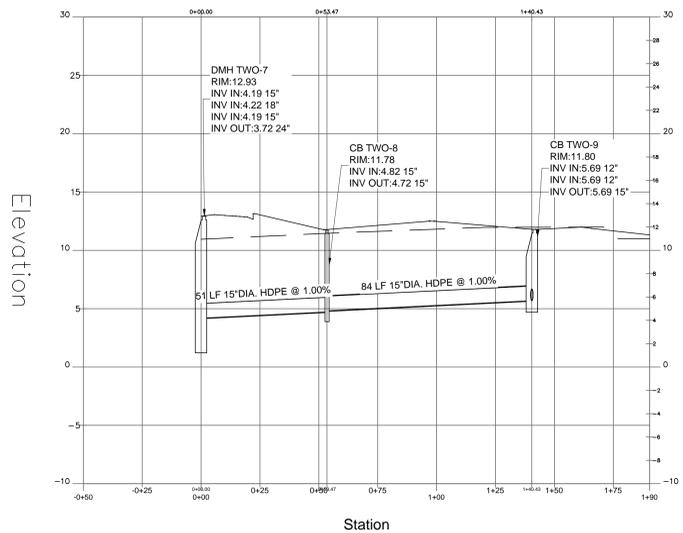
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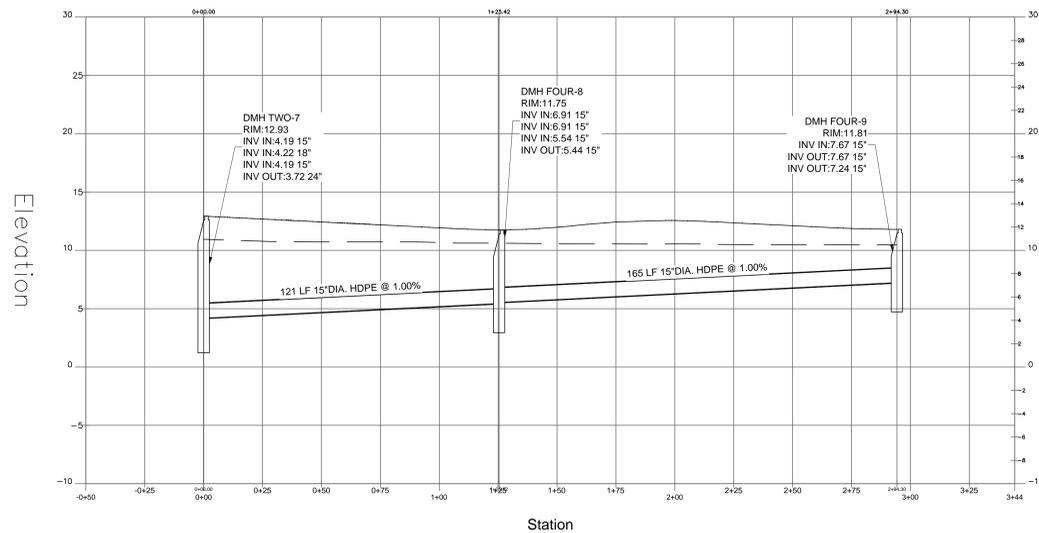
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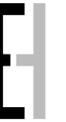
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STORM PROFILE: DMH TWO-7 TO CB TWO-9



STORM PROFILE: DMH TWO-7 TO DMH FOUR-9



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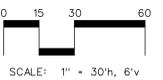
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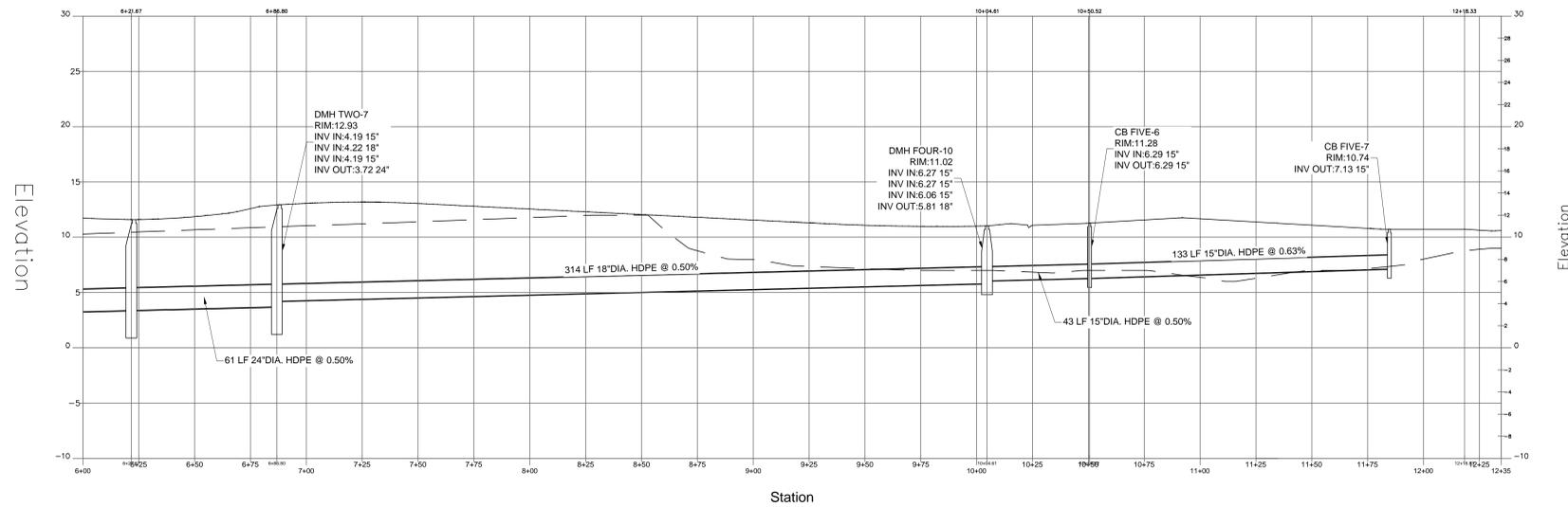
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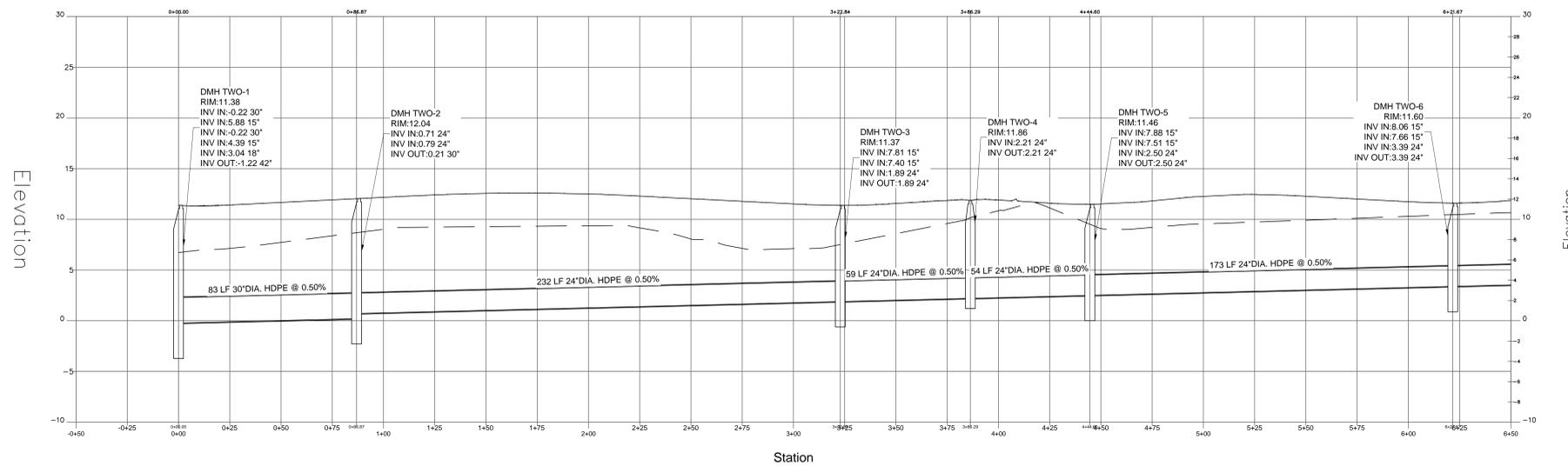
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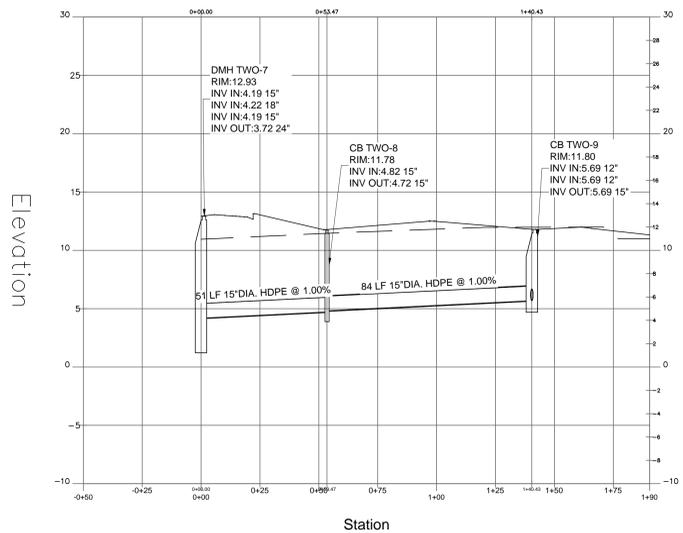
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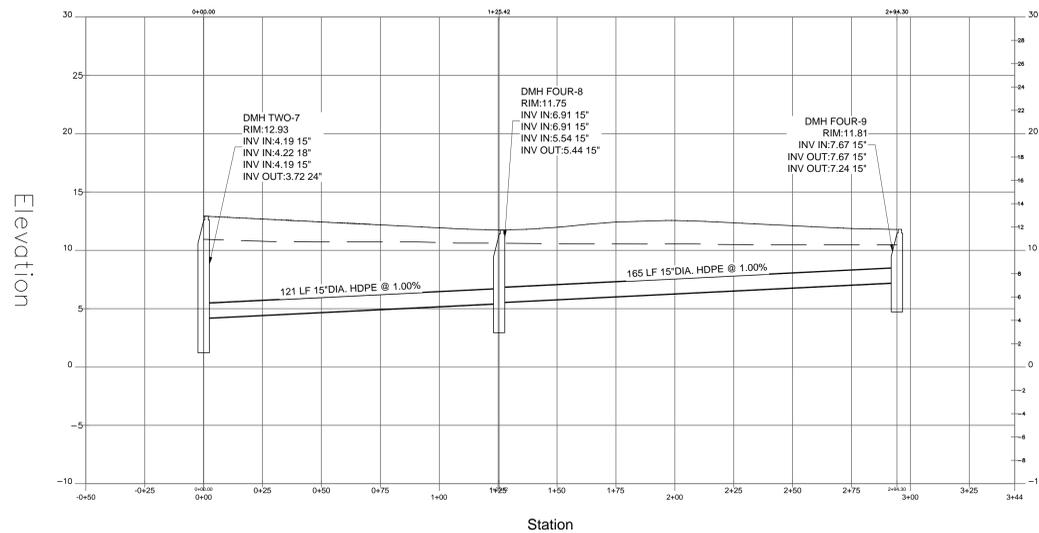
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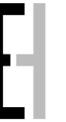
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STORM PROFILE: DMH TWO-7 TO CB TWO-9



STORM PROFILE: DMH TWO-7 TO DMH FOUR-9



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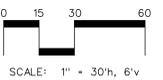
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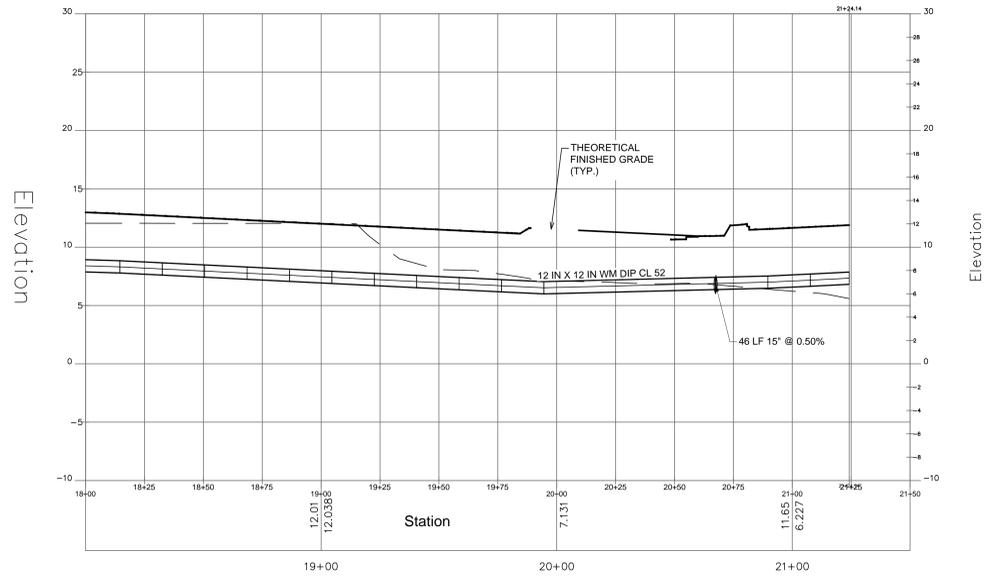
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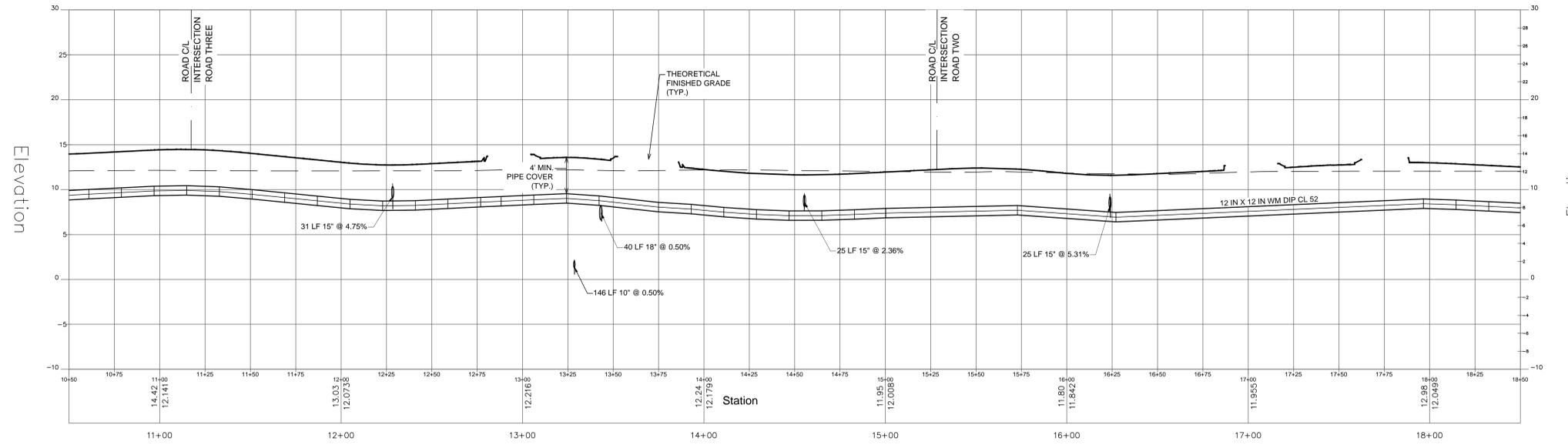


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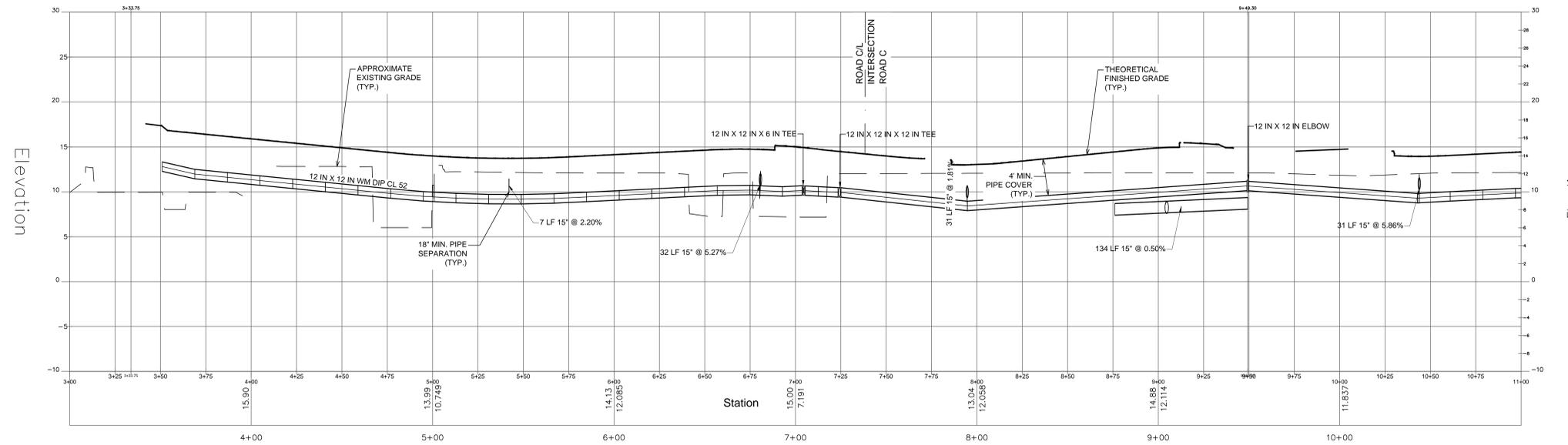
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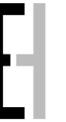
WATER MAIN PROFILE: ALONG ROAD 'FOUR' (MATCH 2)



WATER MAIN PROFILE: ALONG ROAD 'FOUR' (MATCH 1)



WATE MAIN PROFILE: ALONG ROAD 'FOUR'



EDGE-ON-HUDSON

Sleepy Hollow, NY

OWNER / APPLICANT

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New York, NY 10020

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LANDSCAPE ARCHITECTURE

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New York, NY 10016

ARCHITECT

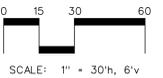
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TRAFFIC ENGINEER

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SURVEYOR

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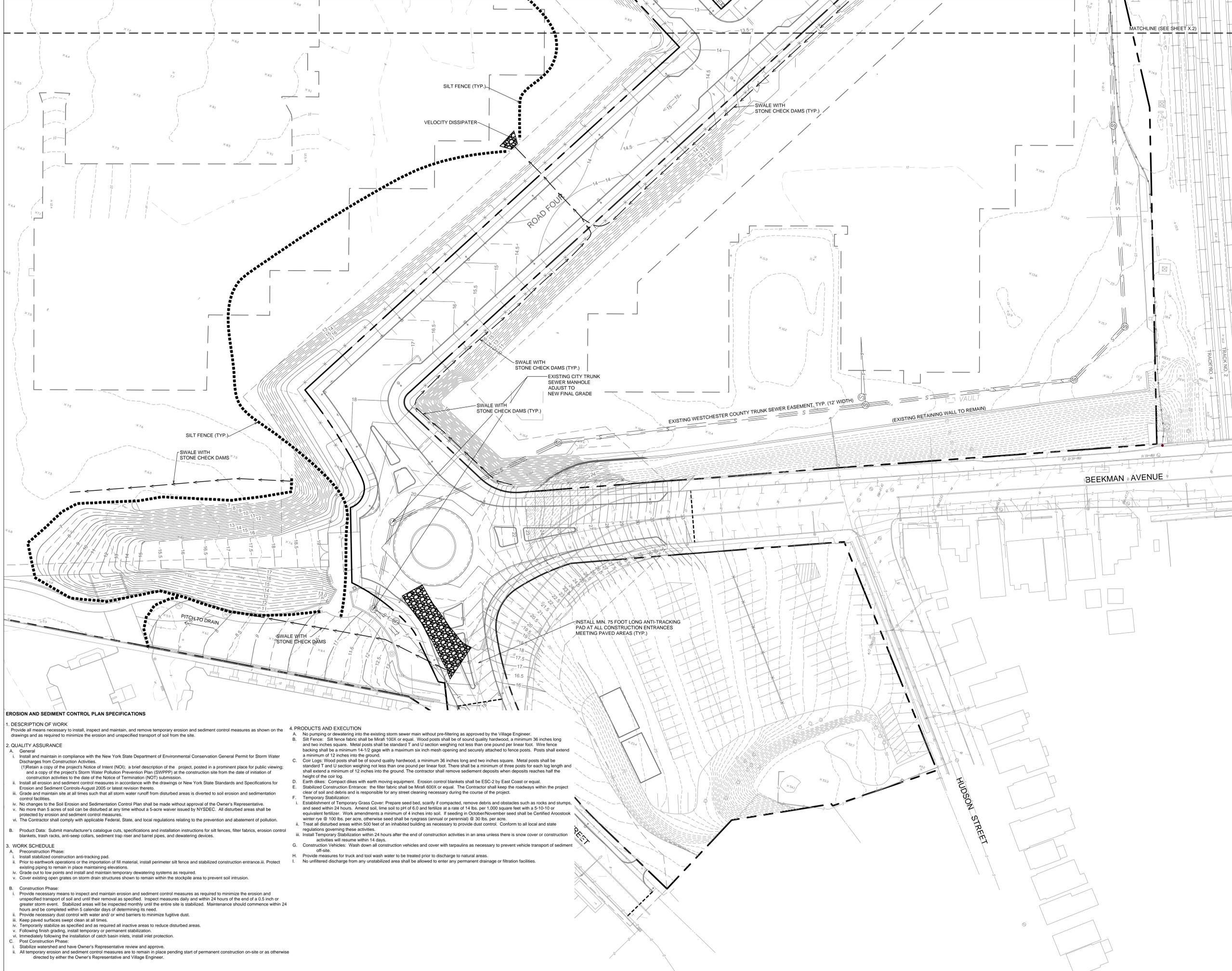
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REVISIONS	NO.	DATE	ISSUE
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DRAWING TITLE:

WATER MAIN
PROFILES

	DRAWN BY:	RCC	CHECKED BY:	MSG
	PROJECT NO.:	780	DATE:	05/07/15
	DRAWING NO.:			
	<p>SP-6.7</p>			



EROSION AND SEDIMENT CONTROL PLAN SPECIFICATIONS

1. DESCRIPTION OF WORK

Provide all means necessary to install, inspect and maintain, and remove temporary erosion and sediment control measures as shown on the drawings and as required to minimize the erosion and unspecified transport of soil from the site.
2. QUALITY ASSURANCE
 - A. General
 - i. Install and maintain in compliance with the New York State Department of Environmental Conservation General Permit for Storm Water Discharges from Construction Activities.

(1) Retain a copy of the project's Notice of Intent (NOI), a brief description of the project, posted in a prominent place for public viewing; and a copy of the project's Storm Water Pollution Prevention Plan (SWPPP) at the construction site from the date of initiation of construction activities to the date of the Notice of Termination (NOT) submission.
 - ii. Install all erosion and sediment control measures in accordance with the drawings or New York State Standards and Specifications for Erosion and Sediment Controls-August 2005 or latest revision thereto.
 - iii. Grade and maintain site at all times such that all storm water runoff from disturbed areas is diverted to soil erosion and sedimentation control facilities.
 - iv. No changes to the Soil Erosion and Sedimentation Control Plan shall be made without approval of the Owner's Representative.
 - v. No more than 5 acres of soil can be disturbed at any time without a 5-acre waiver issued by NYSDEC. All disturbed areas shall be protected by erosion and sediment control measures.
 - vi. The Contractor shall comply with applicable Federal, State, and local regulations relating to the prevention and abatement of pollution.
 - B. Product Data: Submit manufacturer's catalogue cuts, specifications and installation instructions for silt fences, filter fabrics, erosion control blankets, trash racks, anti-seep collars, sediment trap riser and barrel pipes, and dewatering devices.
3. WORK SCHEDULE
 - A. Preconstruction Phase:
 - i. Install stabilized construction anti-tracking pad.
 - ii. Prior to earthwork operations or the importation of fill material, install perimeter silt fence and stabilized construction entrance.
 - iii. Protect existing piping to remain in place maintaining elevations.
 - iv. Grade out to low points and install and maintain temporary dewatering systems as required.
 - v. Cover existing open grates on storm drain structures shown to remain within the stockpile area to prevent soil intrusion.
 - B. Construction Phase:
 - i. Provide necessary means to inspect and maintain erosion and sediment control measures as required to minimize the erosion and unspecified transport of soil and until their removal as specified. Inspect measures daily and within 24 hours of the end of a 0.5 inch or greater storm event. Stabilized areas will be inspected monthly until the entire site is stabilized. Maintenance should commence within 24 hours and be completed within 5 calendar days of determining its need.
 - ii. Provide necessary dust control with water and/or wind barriers to minimize fugitive dust.
 - iii. Keep paved surfaces swept clean at all times.
 - iv. Temporarily stabilize as specified and as required all inactive areas to reduce disturbed areas.
 - v. Following finish grading, install temporary or permanent stabilization.
 - vi. Immediately following the installation of catch basin inlets, install inlet protection.
 - C. Post Construction Phase:
 - i. Stabilize watershed and have Owner's Representative review and approve.
 - ii. All temporary erosion and sediment control measures are to remain in place pending start of permanent construction on-site or as otherwise directed by either the Owner's Representative and Village Engineer.

4. PRODUCTS AND EXECUTION
 - A. No pumping or dewatering into the existing storm sewer main without pre-filtering as approved by the Village Engineer.
 - B. Silt Fence: Silt fence fabric shall be Mirafi 100X or equal. Wood posts shall be of sound quality hardwood, a minimum 36 inches long and two inches square. Metal posts shall be standard T and U section weighing not less than one pound per linear foot. Wire fence backing shall be a minimum 14-1/2 gauge with a maximum six inch mesh opening and securely attached to fence posts. Posts shall extend a minimum of 12 inches into the ground.
 - C. Coir Logs: Wood posts shall be of sound quality hardwood, a minimum 36 inches long and two inches square. Metal posts shall be standard T and U section weighing not less than one pound per linear foot. There shall be a minimum of three posts for each log length and shall extend a minimum of 12 inches into the ground. The contractor shall remove sediment deposits when deposits reaches half the height of the coir log.
 - D. Earth dikes: Compact dikes with earth moving equipment. Erosion control blankets shall be ESC-2 by East Coast or equal.
 - E. Stabilized Construction Entrances: the filter fabric shall be Mirafi 600X or equal. 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.
 - F. Temporary Stabilization:
 - i. Establishment of Temporary Grass Cover: Prepare seed bed, scarify if compacted, remove debris and obstacles such as rocks and stumps, and seed within 24 hours. Amend soil, lime soil to pH of 6.0 and fertilize at a rate of 14 lbs. per 1,000 square feet with a 5-10-10 or equivalent fertilizer. Work amendments a minimum of 4 inches into soil. If seeding in October/November seed shall be Certified Aroostook winter rye @ 100 lbs. per acre, otherwise seed shall be ryegrass (annual or perennial) @ 30 lbs. per acre.
 - ii. Treat all disturbed areas within 500 feet of an inhabited building as necessary to provide dust control. Conform to all local and state regulations governing these activities.
 - G. Install Temporary Stabilization within 24 hours after the end of construction activities in an area unless there is snow cover or construction activities will resume within 14 days.
 - H. Construction Vehicles: Wash down all construction vehicles and cover with tarpaulins as necessary to prevent vehicle transport of sediment off-site.
 - I. Provide measures for truck and tool wash water to be treated prior to discharge to natural areas.
 - J. No unfettered discharge from any uninstalled area shall be allowed to enter any permanent drainage or filtration facilities.



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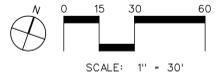
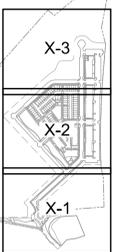
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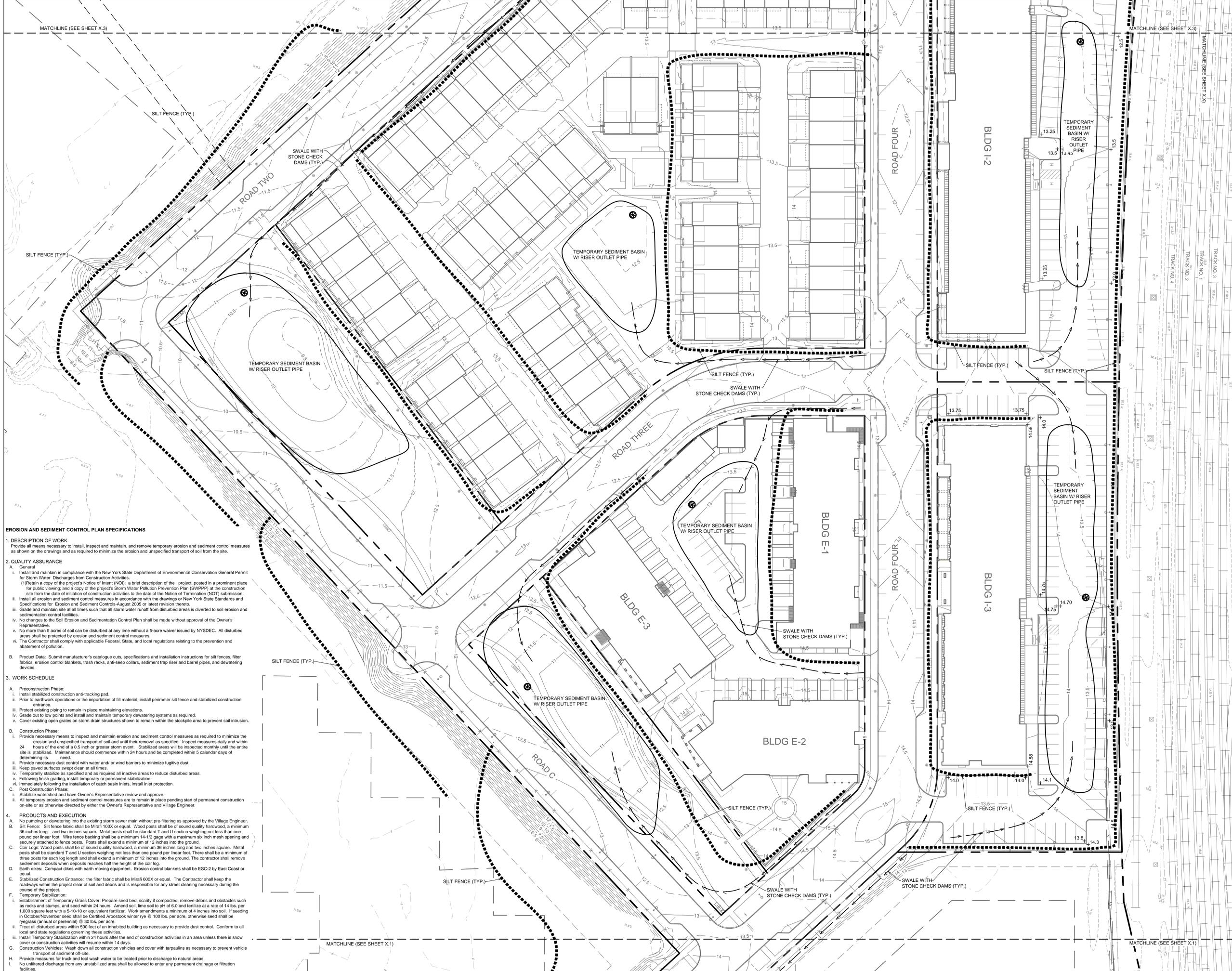
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DRAWING TITLE:

**PHASE 1
EROSION & SEDIMENT
CONTROL PLAN**

	DRAWN BY:	CR	CHECKED BY:	MSG
	PROJECT NO.:	780	DATE:	05/07/15
DRAWING NO.:		SP-7.1		



- EROSION AND SEDIMENT CONTROL PLAN SPECIFICATIONS**
- DESCRIPTION OF WORK**
Provide all means necessary to install, inspect and maintain, and remove temporary erosion and sediment control measures as shown on the drawings and as required to minimize the erosion and unspecified transport of soil from the site.
 - QUALITY ASSURANCE**
 - General**
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 - Grade and maintain site at all times such that all storm water runoff from disturbed areas is diverted to soil erosion and sedimentation control facilities.
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 - WORK SCHEDULE**
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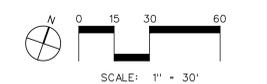
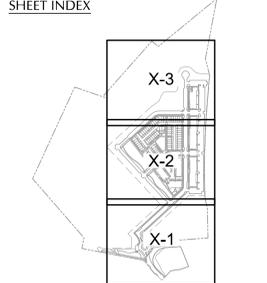
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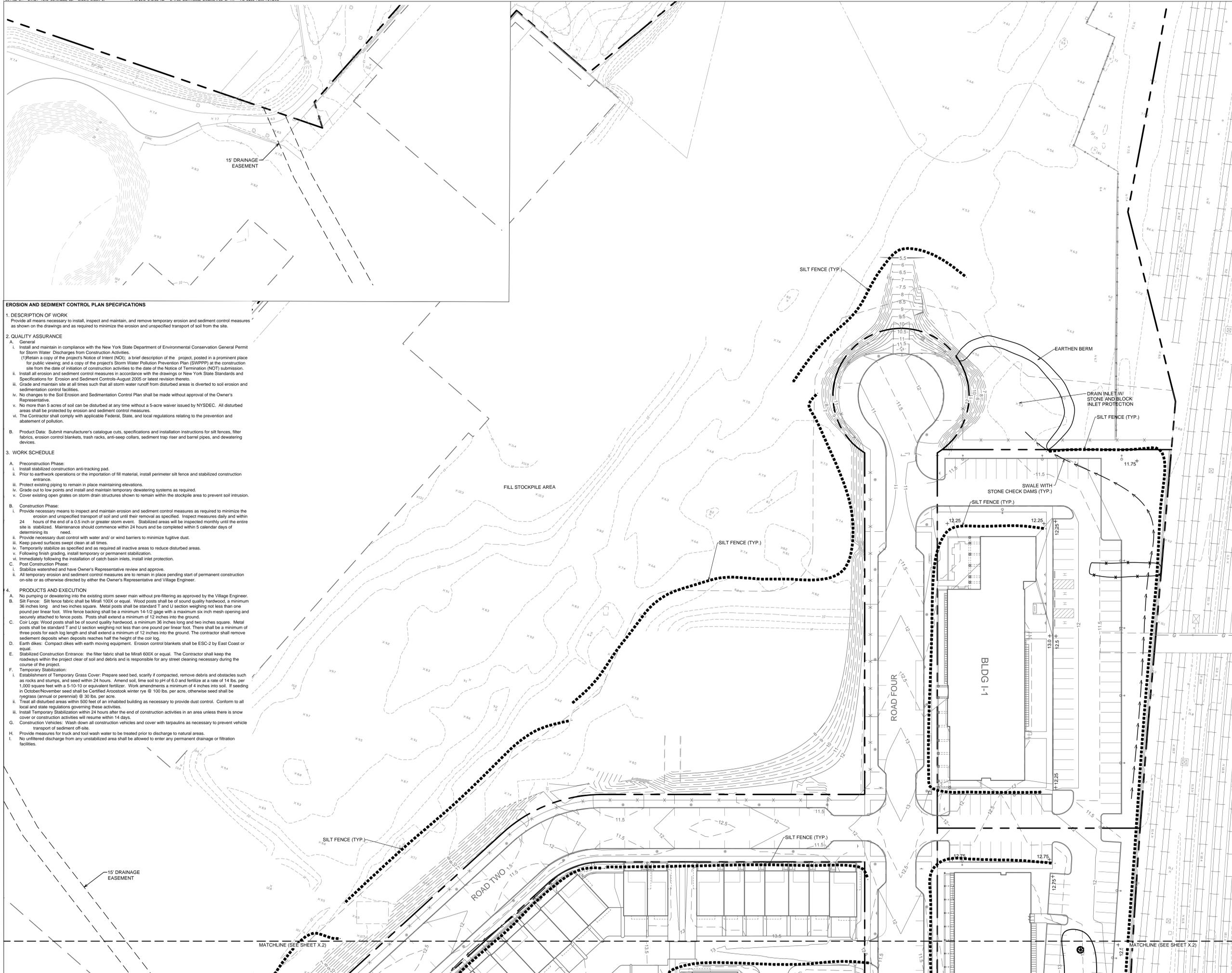
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DRAWING TITLE:
**PHASE 1
EROSION & SEDIMENT
CONTROL PLAN**

DRAWN BY: CR CHECKED BY: MSG
PROJECT NO: 780 DATE: 05/07/15
DRAWING NO: SP-7.2



EROSION AND SEDIMENT CONTROL PLAN SPECIFICATIONS

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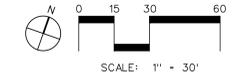
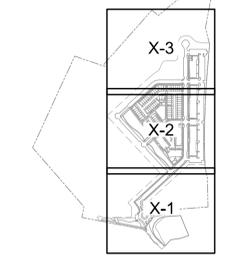
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REVISIONS	NO.	DATE	ISSUE
	1	7/15/16	REVISED PER PLANNING BOARD COMMENTS

DRAWING TITLE:

**PHASE 1
EROSION & SEDIMENT
CONTROL PLAN**

DRAWN BY: CR
CHECKED BY: MSG
PROJECT NO: 780
DATE: 05/07/15
DRAWING NO:



SP-7.3

STABILIZE ENTIRE PILE WITH VEGETATION OR COVER

2 SLOPE OR LESS

STRAWBALES OR SILT FENCE

INSTALLATION NOTES

- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
- MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
- UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED AS NOTED.
- TEMPORARILY STABILIZE AS NOTED IN SPECIFICATIONS.

SOIL STOCKPILING SCALE: N.T.S.	1
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PERSPECTIVE VIEW

CONSTRUCTION SPECIFICATIONS

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOTAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE SCALE: N.T.S.	2
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ANGLE FIRST STAKE TOWARD PREVIOUSLY LAID BALES

2 RE-BAR, STEEL PICKETS, OR 2" x 2" STAKES 1 1/2 TO 2' IN GROUND

WIRE OR NYLON BOUND BALES PLACED ON THE CONTOUR

EMBEDDING DETAIL

INSTALLATION NOTES

- BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BAR ANGLED TOWARD PREVIOUSLY LAID BALES TO FORCE BALES TOGETHER.

HAY BALES SCALE: N.T.S.	3
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INSTALLATION GUIDELINES

- Prepare the soil surface including raking, seeding, and fertilizing.
- Begin the installation process by digging a trench 6" deep by 6" wide at the top of the slope. Place 12" of blanket over the up-slope portion of the trench. Secure the blanket at the bottom of the trench with staples placed 12" apart. Backfill and compact the trench. Apply seed and fold the remaining 12" of blanket over soil, secure with a row of staples placed 12" apart across the width of the blanket. (See Diagram A)
- Roll the blanket vertically down the slope. Secure using the appropriate staple pattern shown hereon specified by slopes.
- Parallel blankets must be overlapped by a minimum 4" and secured with a row of staples placed approximately 9'-0" apart. (See Diagram B)
- Additional vertical blankets can be joined using a minimum 4" overlapping in the direction of water flow. Connect the blankets by using staples approximately 12" apart across the width of the blanket. (See Diagram C)
- For maximum performance a check slot should be placed at 25'-40' intervals. A 6" deep by 6" wide trench is made. The blanket is placed at the bottom of the trench and covered with approximately 2" of soil. The blanket is rolled over compacted soil and secured with staples placed 6" apart. A second row should be placed 4" below in a staggered pattern. Backfill and compact the trench. Apply seed and continue with general installation. (See Diagrams D & E)
- The end of blanket must be secured in a 6" x 6" trench with a row of staples placed at 12" intervals. (See Diagram F)

ROLLED EROSION CONTROL MAT SCALE: N.T.S.	4
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DUST CONTROL NOTES

CONSTRUCTION OPERATIONS SHOULD BE SCHEDULED TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ONE TIME.

• BUFFER AREAS OF VEGETATION SHOULD BE LEFT WHERE PRACTICAL.

• TEMPORARY OR PERMANENT STABILIZATION MEASURES SHALL BE INSTALLED.

A. NON-DRIVING AREAS
THESE AREAS USE PRODUCTS AND MATERIALS APPLIED OR PLACED ON SOIL SURFACES TO PREVENT AIRBORNE MIGRATION OF SOIL PARTICLES.

- VEGETATIVE COVER
FOR DISTURBED AREAS NOT SUBJECT TO TRAFFIC, VEGETATION PROVIDES THE MOST PRACTICAL METHOD OF DUST CONTROL.
- MULCH (INCLUDING GRAVEL/MULCH)
MULCH OFFERS A FAST EFFECTIVE MEANS OF CONTROLLING DUST. THIS CAN ALSO INCLUDE ROLLED EROSION CONTROL BLANKETS.
- DRIVING AREAS
THESE AREAS UTILIZE WATER AND BARRIERS TO PREVENT DUST MOVEMENT FROM THE TRAFFIC SURFACES INTO THE AIR.

1. SPRINKLING
THE SITE MAY BE SPRAYED WITH WATER UNTIL THE SURFACE IS WET. THIS IS ESPECIALLY EFFECTIVE ON HAUL ROADS AND ACCESS ROUTES.

2. BARRIERS
WOVEN GEOTEXTILES CAN BE PLACED ON THE DRIVING SURFACE TO EFFECTIVELY REDUCE DUST THROW AND PARTICLE MIGRATION ON HAUL ROADS. STONE CAN ALSO BE USED FOR CONSTRUCTION ROADS FOR EFFECTIVE DUST CONTROL.

3. WINDBREAK
A SILT FENCE OR SIMILAR BARRIER CAN CONTROL AIR CURRENT AT INTERVALS EQUAL TO TEN TIMES THE BARRIER HEIGHT. PRESERVE EXISTING WIND BARRIER VEGETATION AS MUCH AS PRACTICAL.

MAINTENANCE
MAINTAIN DUST CONTROL MEASURES THROUGH DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS ARE STABILIZED

DUST CONTROL NOTES	5
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SECTION

PLAN

INSTALLATION NOTES

- ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
- DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
- DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
- ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
- THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPED NORMAL FLOW.
- FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
- ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO AS NOT TO INTERFERE WITH THE FUNCTIONING OF THE SWALE.
- INSPECTION AND MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.
- STABILIZATION SHALL BE AS PER THE CHART BELOW:

FLOW CHANNEL STABILIZATION			
TYPE OF TREATMENT	CHANNEL CROSS	A (5 AC. OR LESS)	B (5 AC. - 10 AC.)
1	0 - 3.0%	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	3.1 - 5.0%	SEED AND STRAW MULCH SEED AND JUTE MESH LINED - RIPRAP 2"	SEED AND JUTE MESH LINED - RIPRAP 4-8"
3	5.1 - 8.0%	SEED AND JUTE MESH LINED - RIPRAP 2"	LINED - RIPRAP 4-8"
4	8.1 - 20%	LINED - RIPRAP 4-8"	ENGINEERED DESIGN

TEMPORARY DIVERSION SWALE SCALE: N.T.S.	6
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SEED FOR TEMPORARY STABILIZATION

GENERAL FILL

HISTORICAL FILL

DEMARCATION BARRIER

NOTES:

- DEMARCATION BARRIER WILL BE INSTALLED BELOW SOIL COVER TO IDENTIFY THE INTERFACE BETWEEN THE PERMANENT SURFACE FILL AND HISTORICAL FILL. APPROVED MATERIAL WILL BE HIGHLY VISIBLE COLORED SYNTHETIC GEOTEXTILE MATERIAL.
- TOP 2 FEET OF SOIL COVER SHALL MEET SOIL CLEANUP OBJECTIVES (SCC) FOR RESTRICTED RESIDENTIAL USE.

TYPICAL SOIL COVER SCALE: N.T.S.	7
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SECTION

PLAN

NOTES:

- STONE SIZE - USE MIN. 3" STONE.
- LENGTH - AS REQUIRED, BUT NOT LESS THAN 75 FEET.
- THICKNESS - 12"
- WIDTH - 25 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH OF DRIVE AT POINTS WHERE INGRESS OR EGRESS OCCUR.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD COMPACTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT 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.
- WASHING - PRIOR TO LEAVING THE SITE, VEHICLES' WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT. WASHING WATER SHALL BE DIRECTED TO A SEDIMENT TRAP.

STABILIZED CONSTRUCTION ENTRANCE SCALE: N.T.S.	8
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SECTION

CROSS SECTION

CONSTRUCTION SPECIFICATIONS

- ALL DIKES SHALL BE COMPACTED BY EARTH-MOVING EQUIPMENT.
- ALL DIKES SHALL HAVE POSITIVE DRAINAGE TO AN OUTLET.
- TOP WIDTH MAY BE WIDER AND SIDE SLOPES BE FLATTER IF DESIRED TO FACILITATE CROSSING BY CONSTRUCTION TRAFFIC.
- FIELD LOCATION SHOULD BE ADJUSTED AS NEEDED TO UTILIZE A STABILIZED SAFE OUTLET.
- EARTH DIKES SHALL HAVE AN OUTLET THAT FUNCTIONS WITH A MINIMUM OF EROSION. RUNOFF SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE SUCH AS A SEDIMENT TRAP OR SEDIMENT BASIN WHERE EITHER THE DIKE CHANNEL OR THE DRAINAGE AREA ABOVE THE DIKE ARE NOT ADEQUATELY STABILIZED.

EARTH DIKE SCALE: N.T.S.	9
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EMBAKMENT SECTION THRU RISER

CONSTRUCTION SPECIFICATIONS

- AREA UNDER EMBAKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
- THE FILL MATERIAL FOR THE EMBAKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OR OTHER OBJECTIONABLE MATERIAL. THE EMBAKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
- VOLUME OF SEDIMENT STORAGE SHALL BE 3600 CUBIC FEET PER ACRE OF CONTRIBUTORY DRAINAGE.
- SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A STABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.
- THE STRUCTURE SHALL BE REMOVED AND AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
- ALL FILL SLOPES SHALL BE 2:1 OR FLATTER; CUT SLOPES 1:1 OR FLATTER.
- ALL PIPE CONNECTIONS SHALL BE WATER-TIGHT.
- THE TOP 20% OF THE RISER SHALL BE REFORBATED WITH ONE (1) INCH DIAMETER HOLES OR SLITS SPACED SIX (6) INCHES VERTICALLY AND HORIZONTALLY AND PLACED IN THE CONCAVE PORTION OF PIPE. NO HOLES WILL BE ALLOWED WITHIN SIX (6) INCHES OF THE HORIZONTAL BARREL.
- THE RISER SHALL BE WRAPPED WITH 1/4 TO 1/2 INCH HARDWARE CLOTH WIRE THEN WRAPPED WITH FILTER CLOTH HAVING AN EQUIVALENT SEIVE SIZE OF 40/60. THE FILTER CLOTH SHALL EXTEND SIX (6) INCHES ABOVE THE HIGHEST HOLE AND SIX (6) INCHES BELOW THE LOWEST HOLE WHERE ENDS OF THE FILTER CLOTH COME TOGETHER. THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT BYPASS.
- STRAPS OR CONNECTING BANDS SHALL BE USED TO HOLD THE FILTER CLOTH AND WIRE FABRIC IN PLACE. THEY SHALL BE PLACED AT THE TOP AND BOTTOM OF THE CLOTH.
- FILL MATERIAL AROUND THE PIPE SPILLWAY SHALL BE HAND COMPACTED IN FOUR (4) INCH LAYERS. A MINIMUM OF TWO (2) FEET OF HAND COMPACTED BACKFILL SHALL BE PLACED OVER THE PIPE SPILLWAY BEFORE CROSSING IT WITH CONSTRUCTION EQUIPMENT.
- THE RISER SHALL BE ANCHORED WITH EITHER A CONCRETE BASE OR STEEL PLATE BASE TO PREVENT FLOTATION. FOR CONCRETE BASES THE DEPTH SHALL BE TWELVE (12) INCHES WITH THE RISER EMBEDDED ONE (6) INCHES. A 1/4 INCH MINIMUM THICKNESS STEEL PLATE SHALL BE ATTACHED TO THE RISER BY A CONTINUOUS WELD AROUND THE BOTTOM TO FORM A WATER-TIGHT CONNECTION AND THEN PLACE TWO (2) FEET OF STONE, GRAVEL, OR TAMPED EARTH ON THE PLATE.

PIPE OUTLET SEDIMENT TRAP SCALE: N.T.S.	10
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CONSTRUCTION SPECIFICATIONS

- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
- 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.
- EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
- PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
- ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.

PIPE OUTLET SEDIMENT SPECIFICATIONS	11
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SECTION A-A

SECTION B-B

CONSTRUCTION SPECIFICATIONS

- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
- 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.
- EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
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- ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.

STONE CHECK DAM SCALE: N.T.S.	12
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INSTALLATION DETAIL

BAG DETAIL

INLET SEDIMENT CONTROL DEVICE - SILT SACK

NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT SIZE DEVICE FOR EACH INLET.
- FOR NON-STANDARD CATCH BASINS AND INLETS, THE CONTRACTOR SHALL MEASURE DIMENSIONS IN THE FIELD AND ORDER THE APPROPRIATE SIZES.
- THE INLET SEDIMENT CONTROL DEVICE SHALL BE OF HIGH FLOW DESIGN AS PER THE MANUFACTURER'S SPECS.
- THE SEDIMENT CONTROL DEVICE SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED A MINIMUM ONCE PER MONTH OR WITHIN THE 48 HOURS FOLLOWING A STORM EVENT. FILTER SHALL BE CLEANED IN A MANNER WHICH ENSURES THAT ALL SEDIMENT REMAINS ON SITE.
- SUBSTITUTION OF A SHEET OF FILTER FABRIC PLACED OVER THE OPENING OF THE INLET IS NOT APPROVED.
- RECESSED CURB INLET CATCH BASINS MUST BE BLOCKED WHEN USING FILTER FABRIC INLET SACKS. SIZE OF FILTER INLET SACK TO BE DETERMINED BY MANUFACTURER.
- THE FILTER SHALL BE REPLACED OR CLEANED WHEN THE BAG BECOMES HALF FULL.

SILT SACK INLET PROTECTION SCALE: N.T.S.	13
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CONSTRUCTION SPECIFICATIONS:

- LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST THE INLET FOR SUPPORT.
- HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
- USE CLEAN STONE OR GRAVEL 1-1/2 INCH SIZE PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.

SILT SACK INLET PROTECTION SCALE: N.T.S.	14
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EDGE-ON-HUDSON

Sleepy Hollow, NY

OWNER / APPLICANT

Lighthouse Landing Venture LLC
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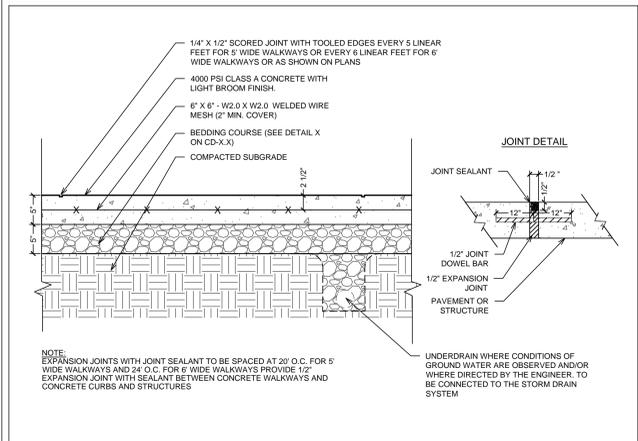
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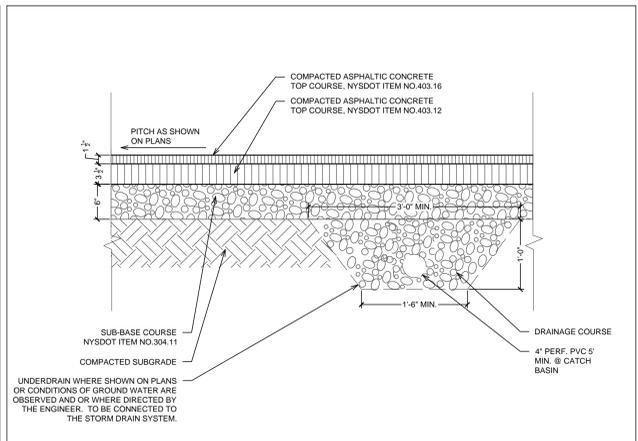
EROSION & SEDIMENT CONTROL DETAILS

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SEAL OF THE PROFESSIONAL ENGINEER
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7800
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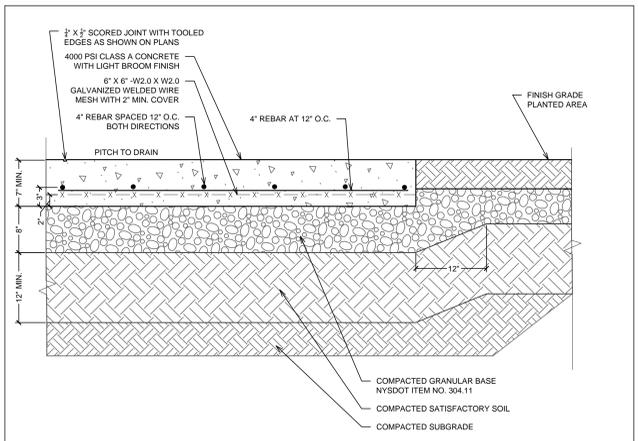
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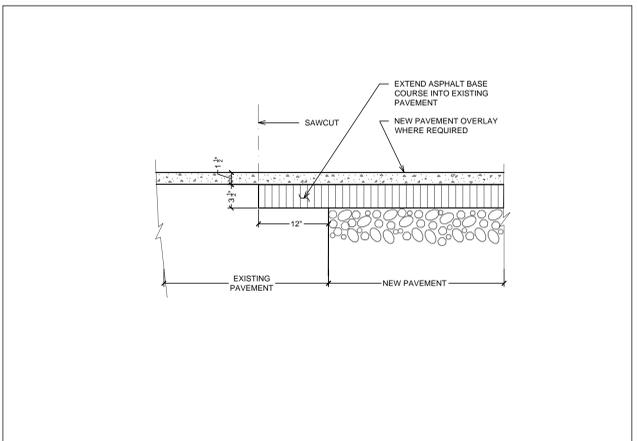
CONCRETE PAVEMENT (SIDEWALK) SCALE: N.T.S. 1



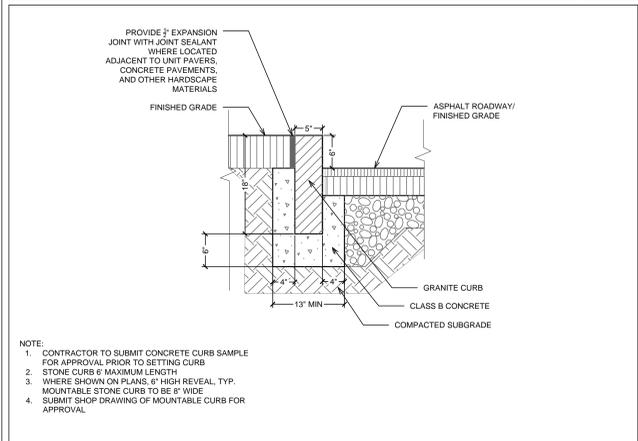
ASPHALT PAVEMENT SCALE: N.T.S. 2



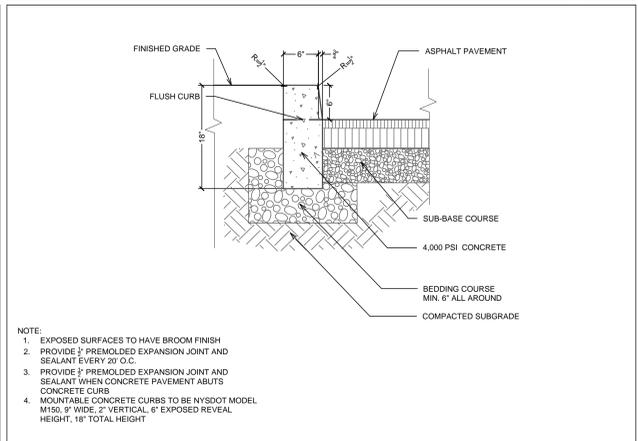
CONCRETE UTILITY PAD / CONCRETE APRON SCALE: N.T.S. 3



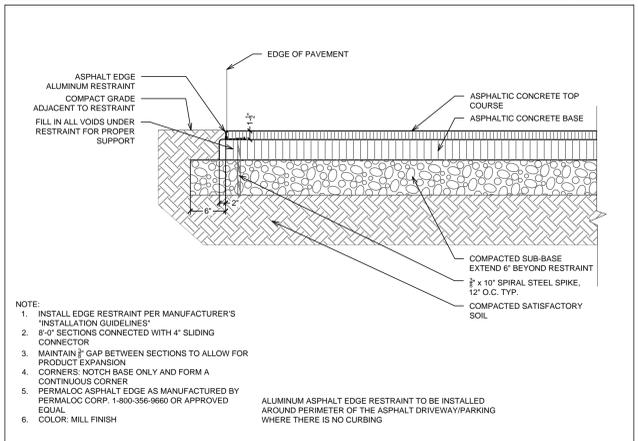
SAW-CUT PAVEMENT KEY-IN (BEEKMAN AVE.) SCALE: N.T.S. 4



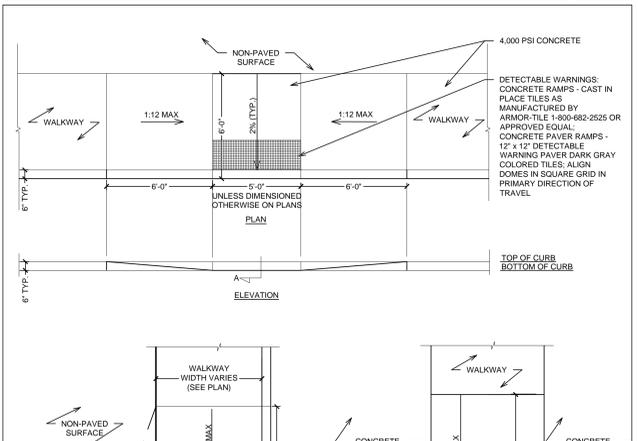
GRANITE CURB (RIGHT-OF-WAY AREAS ONLY) SCALE: N.T.S. 5



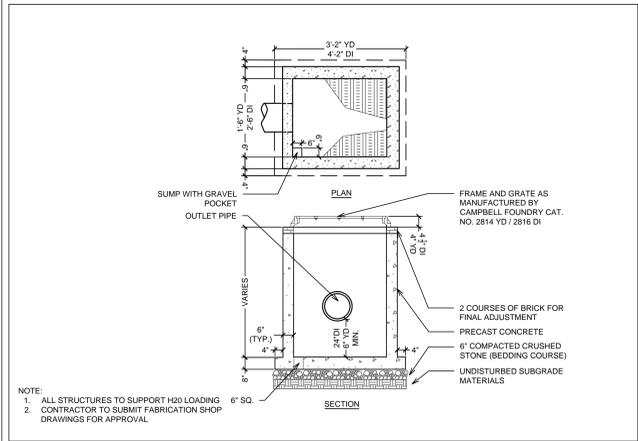
CONCRETE CURB (ALL PRIVATE AREAS) SCALE: N.T.S. 6



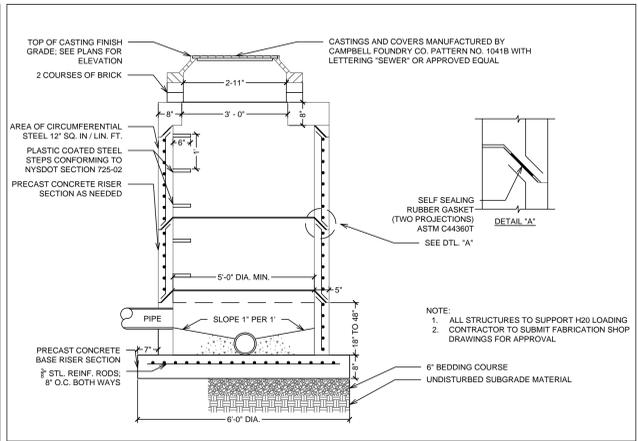
ASPHALT ALUMINUM EDGE RESTRAINT SCALE: N.T.S. 7



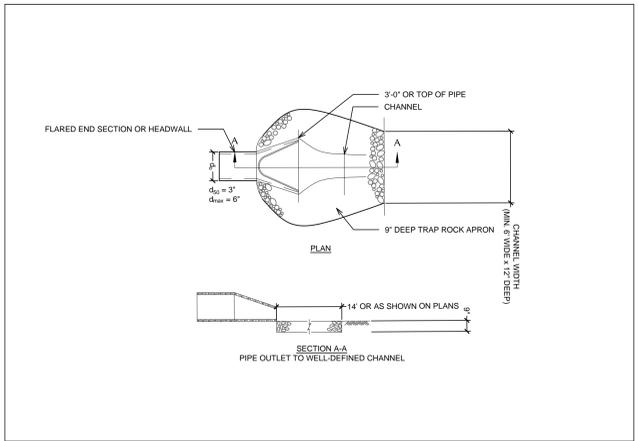
SAW-CUT PAVEMENT KEY-IN (BEEKMAN AVE.) SCALE: N.T.S. 8



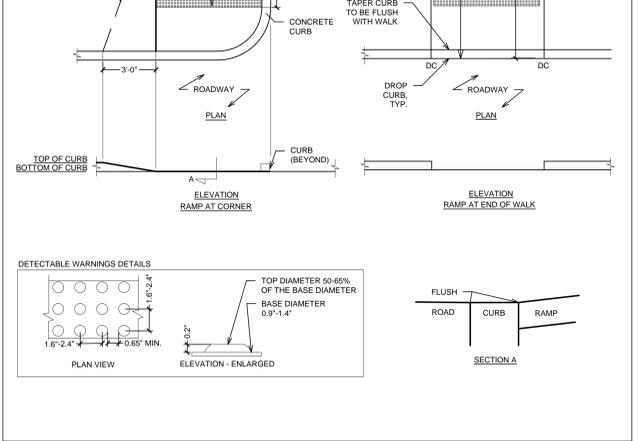
DRAIN INLET (DI) / YARD DRAIN (YD) SCALE: N.T.S. 9



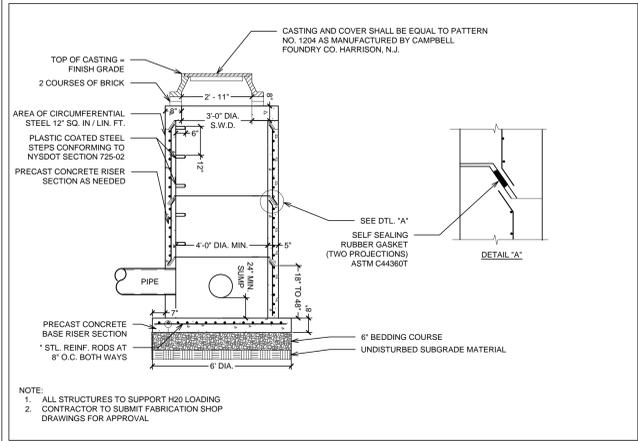
SANITARY SEWER MANHOLE DETAIL SCALE: N.T.S. 10



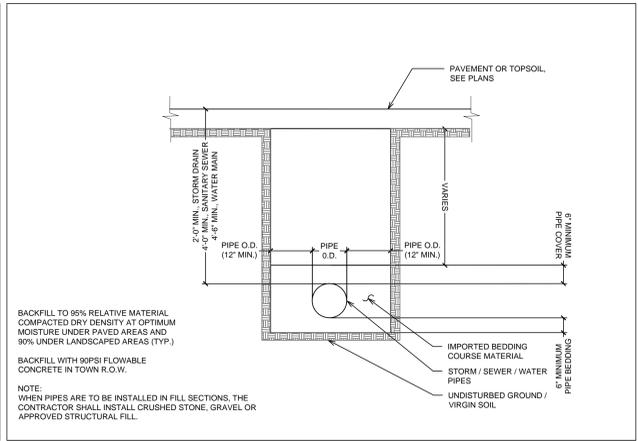
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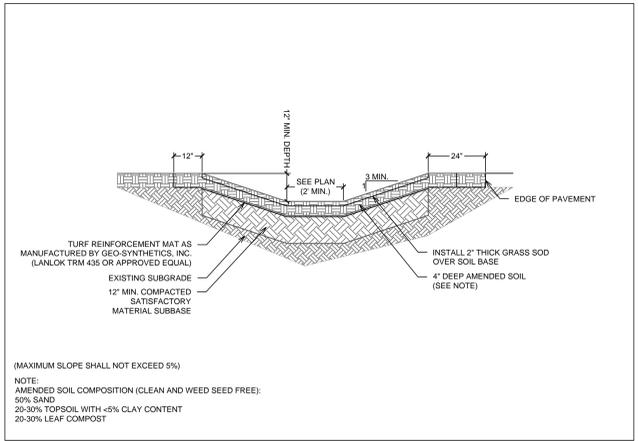
PEDESTRIAN RAMPS SCALE: N.T.S. 12



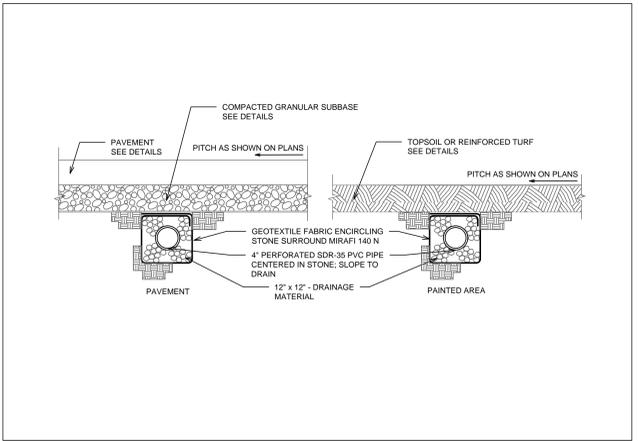
STORMWATER PRECAST MANHOLE SCALE: N.T.S. 13



TRENCH DETAIL (STORM / SEWER / WATER) SCALE: N.T.S. 14



GRASS SWALE SCALE: N.T.S. 15



UNDER DRAIN SCALE: N.T.S. 16



Sleepy Hollow, NY

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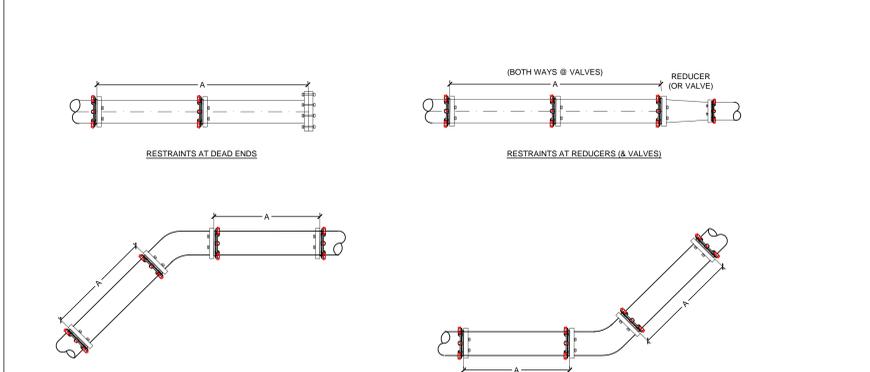
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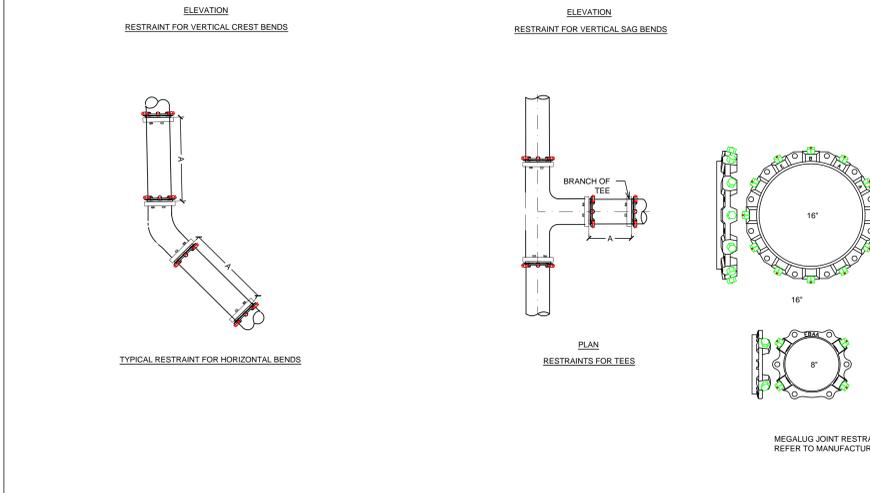
STATE OF NEW YORK
JULIUS ROESSIG
COUNTY OF MARTIN
REGISTERED PROFESSIONAL ENGINEER
No. 084409

DRAWN BY: BZ
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PROJECT NO: 780
DATE: 05/07/15
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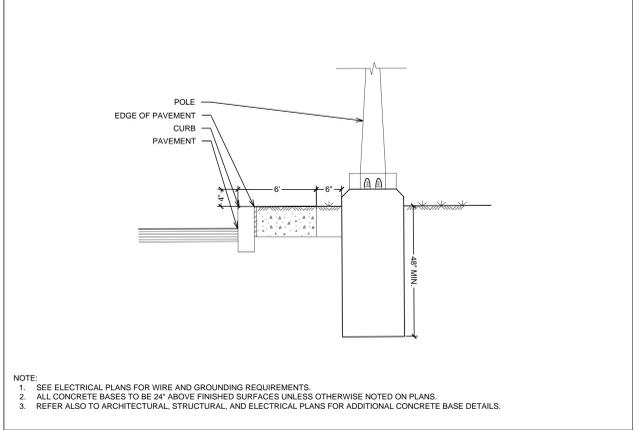
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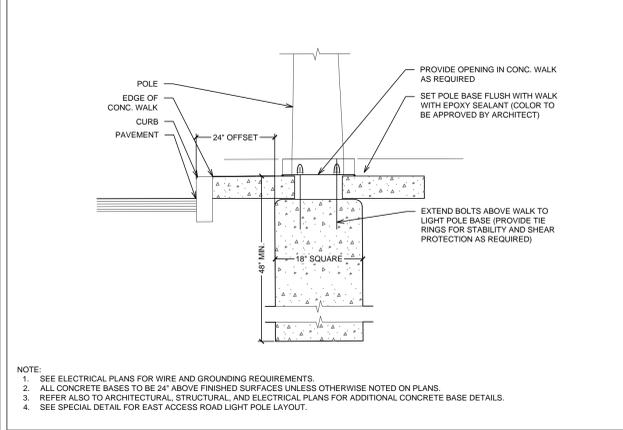
RESTRAINT LENGTHS BASED ON CLASS 52 DUCTILE IRON PIPE WORKING PRESSURE OF 150 PSI 4 MIN. COVER COMPACTED GRANULAR MATERIAL TO TOP OF PIPE 90 PERCENT STANDARD PROCTOR COMPACTION



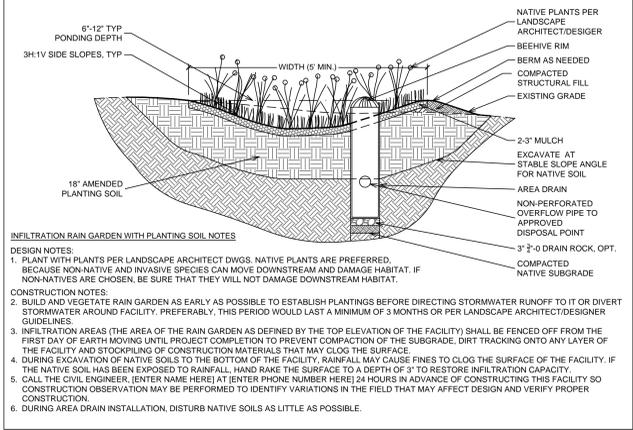
WATER MAIN JOINT RESTRAINT DETAIL SCALE: N.T.S. 6



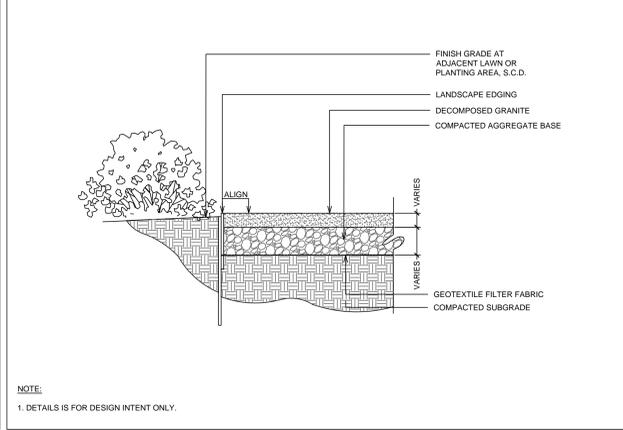
LIGHT POLE BASE - LAYOUT ONLY - TURF AREAS ADJACENT WALKWAYS SCALE: N.T.S. 9



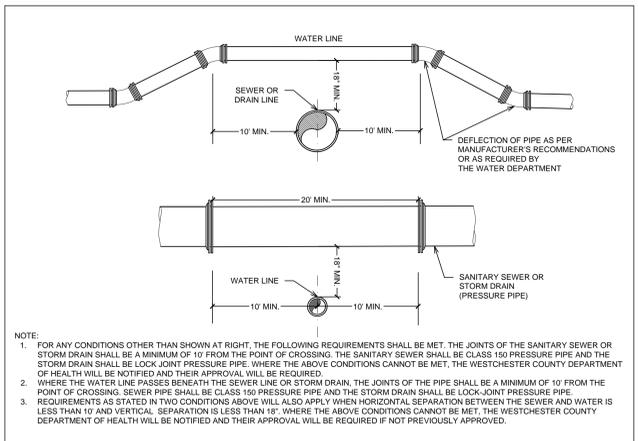
LIGHT POLE BASE - LAYOUT ONLY - CONCRETE WALKS SCALE: N.T.S. 10



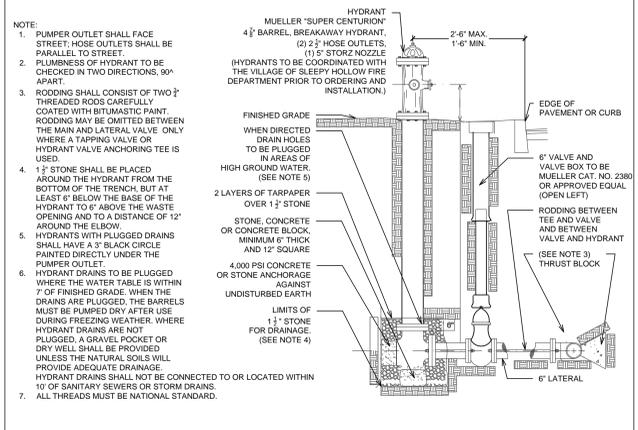
TYPICAL DETAIL OF RAIN GARDEN / BIO-RETENTION AREA SCALE: N.T.S. 13



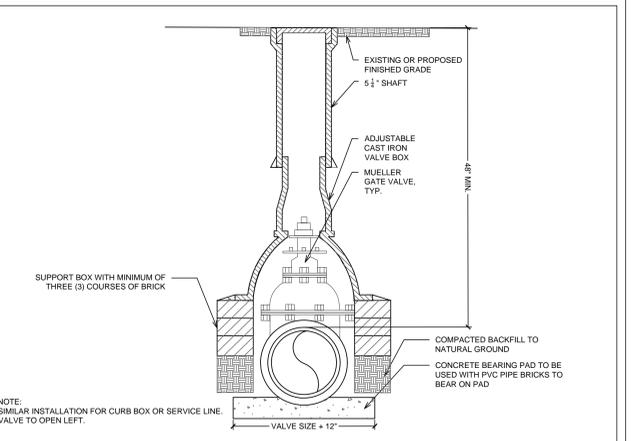
DECOMPOSED GRANITE WALKWAY SCALE: N.T.S. 14



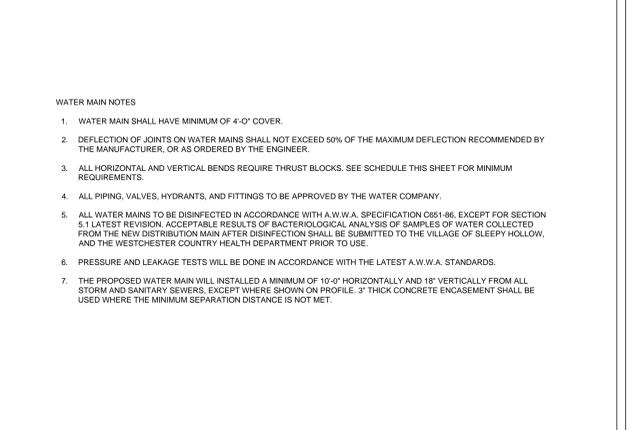
CROSSING OF WATER LINE AND STORM / SANITARY SEWER SCALE: N.T.S. 3



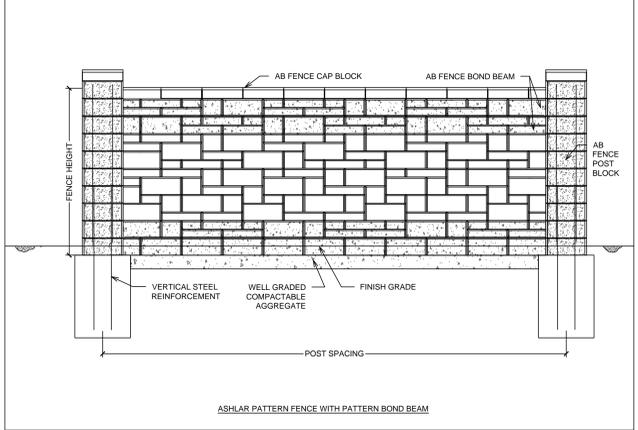
HYDRANT SETTING SCALE: N.T.S. 7



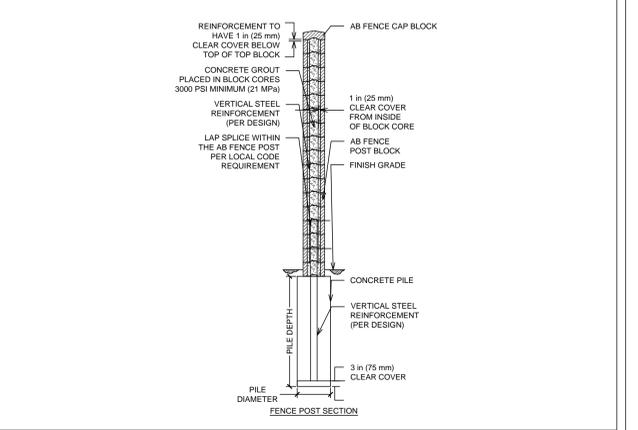
TYPICAL VALVE INSTALLATION BOX SCALE: N.T.S. 4



WATER MAIN NOTES SCALE: N.T.S. 8



MASONRY SCREEN WALL, ASHLAR PATTERN FENCE WITH PATTERN BOND BEAM SCALE: N.T.S. 11



MASONRY SCREEN WALL, FENCE POST SECTION SCALE: N.T.S. 12

EDGE-ON-HUDSON
 Sleepy Hollow, NY

OWNER / APPLICANT
 Lighthouse Landing Venture LLC
 1270 Avenue of the Americas, Suite 301
 New York, NY 10020

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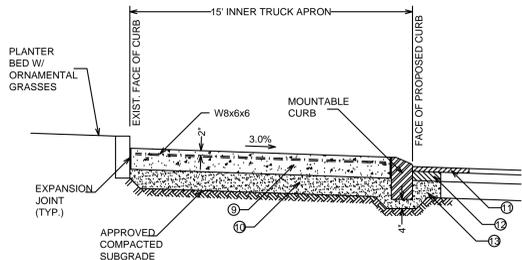
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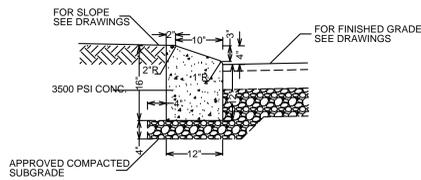
STATE OF NEW YORK
 PROFESSIONAL ENGINEER
 006409

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SP-8.3

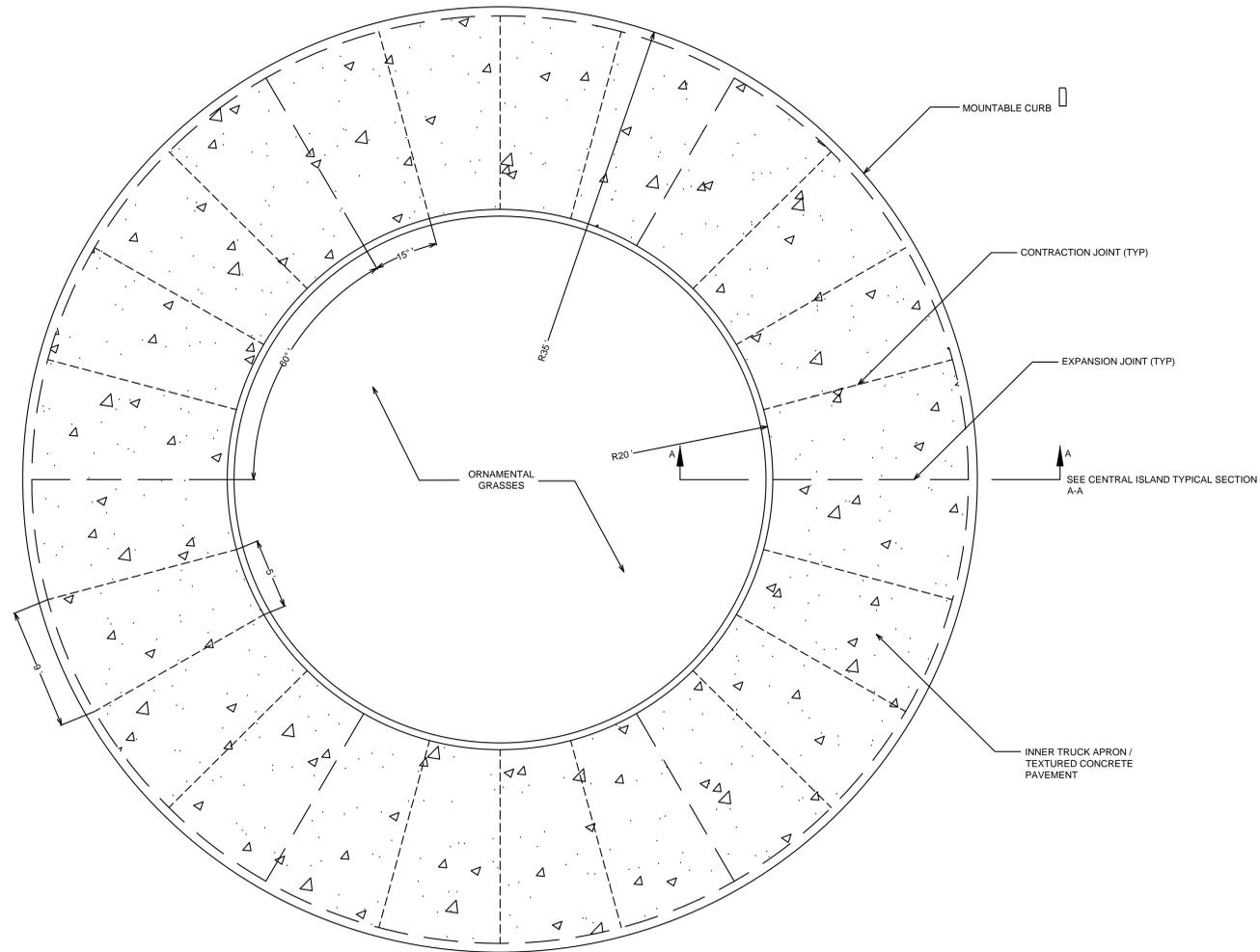
SECTION LEGEND			
LEGEND	ITEM NO.	DESCRIPTION	UNIT
1	403.17	2" TYPE 6 TOP COURSE	TON
2	403.13	4" TYPE 3 BINDER COURSE	TON
3	304.14	8" SUBBASE COURSE, TYPE 4	CY
4	N/A	6" WELDED WIRE FABRIC REINFORCED CONCRETE	N/A
5	304.14	6" SUBBASE COURSE, TYPE 4	CY
6	202.97	PAVEMENT EXCAVATION	SY
7	203.02	UNCLASSIFIED EXCAVATION AND DISPOSAL	CY
8	509.060001	CURB REMOVAL	LF
9	502.10	9" MESH REINFORCED JOINTED CONCRETE PAVEMENT, 4,000 PSI, WELDED WIRE FABRIC W8x6x6, TEXTURED SURFACE	CY
10	304.14	8" SUBBASE COURSE, TYPE 4	CY
11	403.178902	2" TYPE 6 TOP COURSE	TON
12	403.138902	4" TYPE 3 BINDER COURSE	TON
13	304.14	8" SUBBASE COURSE, TYPE 4	CY



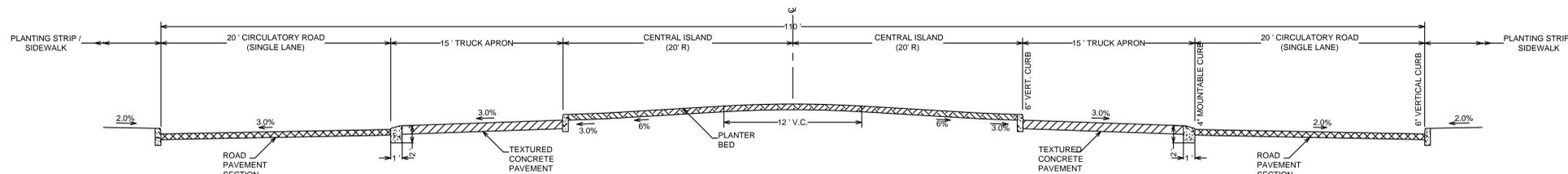
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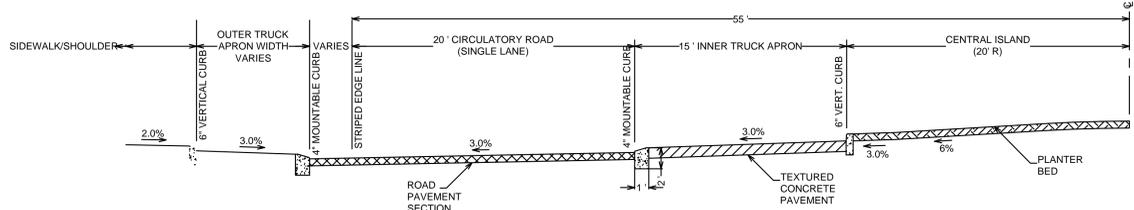
MOUNTABLE CURB
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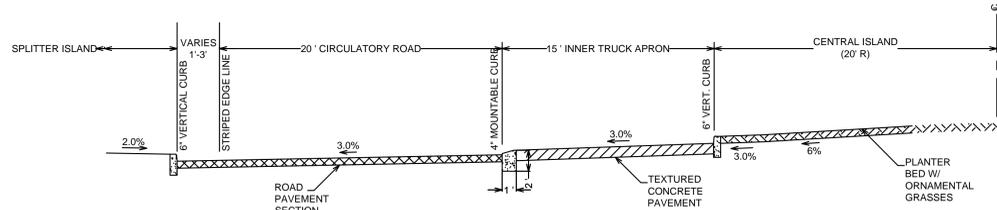
CENTRAL ISLAND LAYOUT PLAN
SCALE: 1"=5'



ROUNDBOUT TYPICAL CROSS-SECTION
SCALE: 1"=5'



TYPICAL HALF SECTION @ OUTER TRUCK APRON
SCALE: 1"=5'



TYPICAL HALF SECTION @ SPLITTER ISLAND
SCALE: 1"=5'



EDGE-ON-HUDSON
Sleepy Hollow, NY

OWNER / APPLICANT

Lighthouse Landing Venture LLC
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New York, NY 10020

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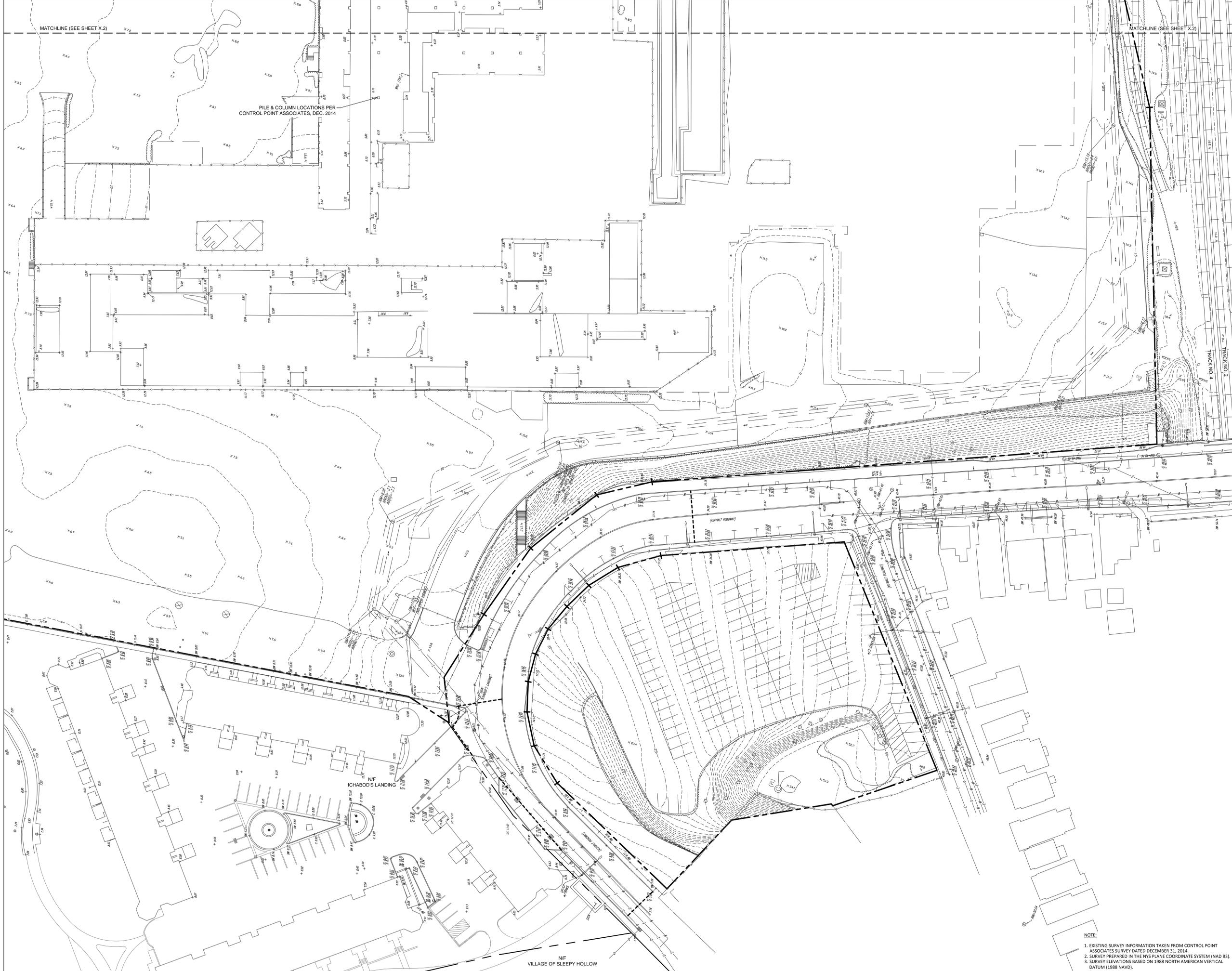
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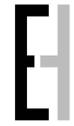
SP-8.4



PILE & COLUMN LOCATIONS PER
CONTROL POINT ASSOCIATES, DEC. 2014

MATCHLINE (SEE SHEET X.2)

MATCHLINE (SEE SHEET X.2)



EDGE-ON-HUDSON
Sleepy Hollow, NY

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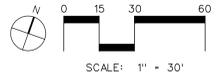
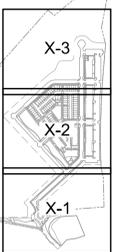
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Hawthorne, NY 10532

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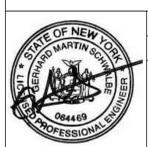
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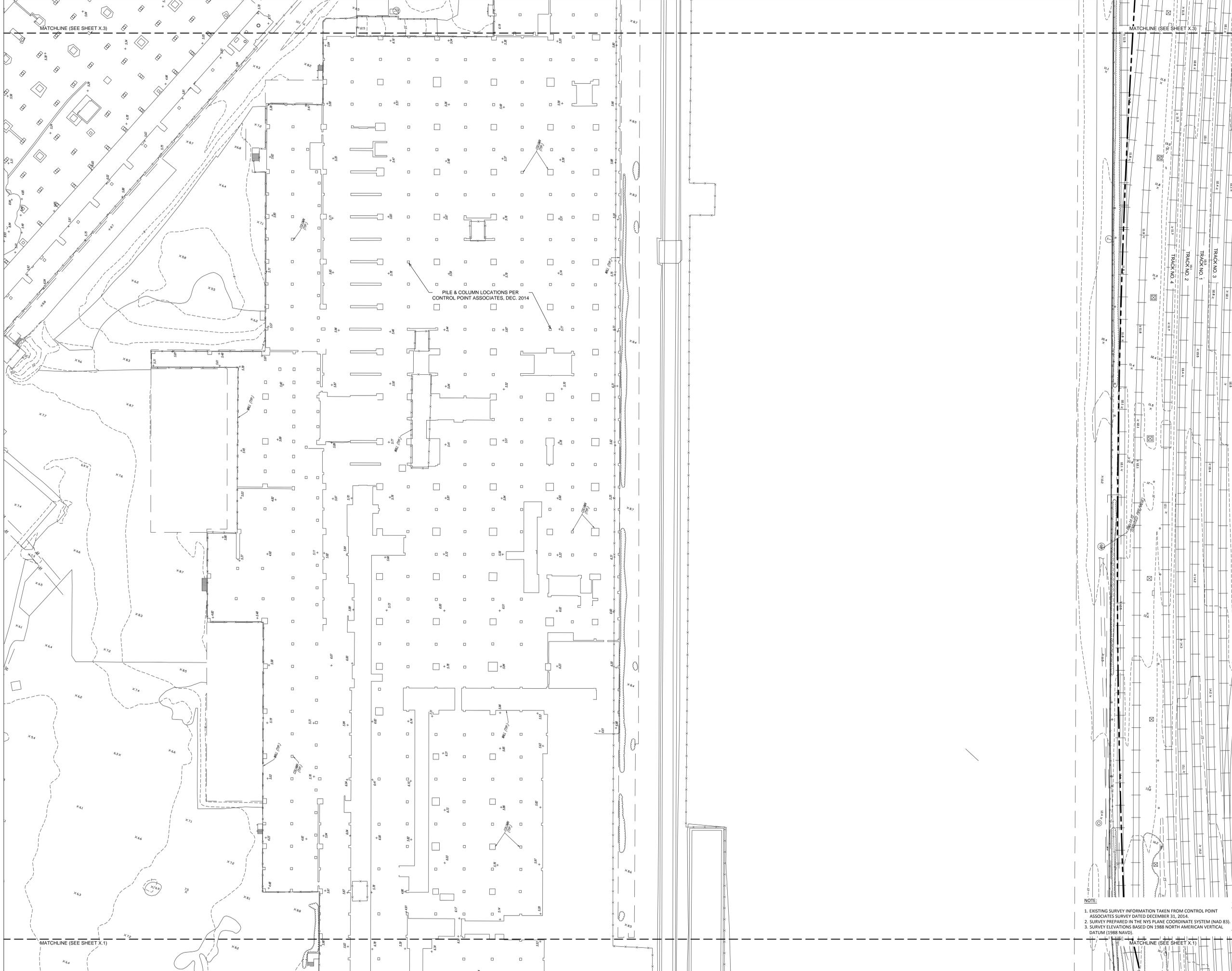
EXISTING CONDITIONS



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PROJECT NO: 780
DATE: 05/07/15
DRAWING NO:

EX-1.1

NOTE:
1. EXISTING SURVEY INFORMATION TAKEN FROM CONTROL POINT ASSOCIATES SURVEY DATED DECEMBER 31, 2014.
2. SURVEY PREPARED IN THE NAD 83 PLANE COORDINATE SYSTEM (NAD 83).
3. SURVEY ELEVATIONS BASED ON 1988 NORTH AMERICAN VERTICAL DATUM (1988 NAVD).



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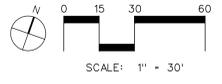
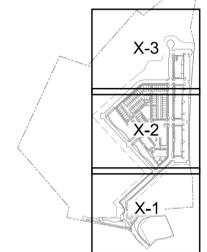
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EX-1.2

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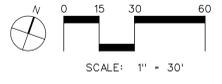
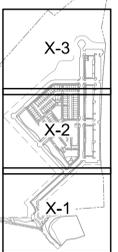
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STATE OF NEW YORK
JEROME B. ROBERTS
SEAL OF PROFESSIONAL ENGINEER
1984409

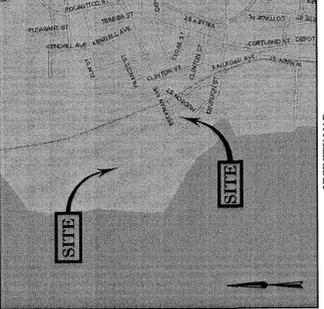
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DATE: 05/07/15

EX-1.3

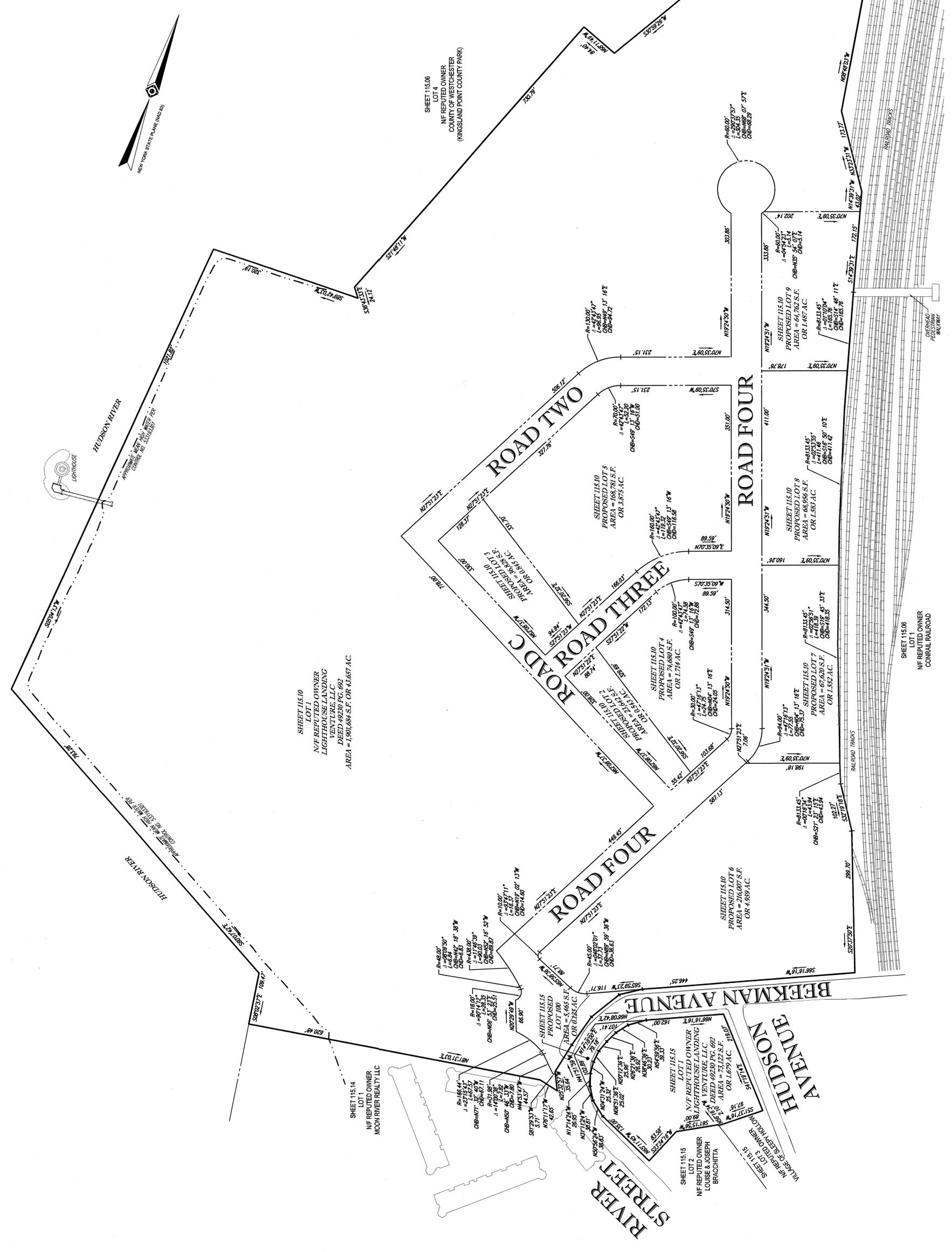
MATCHLINE (SEE SHEET X.2)

MATCHLINE (SEE SHEET X.2)



- NOTES:**
- PROPERTY CURRENTLY KNOWN AS LOT 1, SHEET 115.10 (WEST PARCEL) LOT 1, SHEET 115.15 (SOUTH PARCEL) AS SHOWN ON THE TAX MAP OF WESTCHESTER COUNTY, STATE OF NEW YORK.
 - AREA'S SHEET 115.10:
 PROPOSED LOT 1 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 2 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 3 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 4 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 5 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 6 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 7 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 8 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 9 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 10 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 11 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 12 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 13 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 14 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 15 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 16 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 17 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 18 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 19 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 20 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 21 = 1,901,684 S.F. OR 43.657 AC.
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 PROPOSED LOT 25 = 1,901,684 S.F. OR 43.657 AC.
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 PROPOSED LOT 39 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 40 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 41 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 42 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 43 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 44 = 1,901,684 S.F. OR 43.657 AC.
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 PROPOSED LOT 46 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 47 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 48 = 1,901,684 S.F. OR 43.657 AC.
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 PROPOSED LOT 51 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 52 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 53 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 54 = 1,901,684 S.F. OR 43.657 AC.
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 PROPOSED LOT 56 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 57 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 58 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 59 = 1,901,684 S.F. OR 43.657 AC.
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 PROPOSED LOT 61 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 62 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 63 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 64 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 65 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 66 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 67 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 68 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 69 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 70 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 71 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 72 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 73 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 74 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 75 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 76 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 77 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 78 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 79 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 80 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 81 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 82 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 83 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 84 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 85 = 1,901,684 S.F. OR 43.657 AC.
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 PROPOSED LOT 89 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 90 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 91 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 92 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 93 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 94 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 95 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 96 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 97 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 98 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 99 = 1,901,684 S.F. OR 43.657 AC.
 PROPOSED LOT 100 = 1,901,684 S.F. OR 43.657 AC.
 - PROPOSED LOT GEOMETRY PER CAD FILE PROVIDED BY DWNEY, TUNG, SCHWABER ON 8-15-15.

- REFERENCES:**
- THE TAX MAP OF WESTCHESTER COUNTY, STATE OF NEW YORK.
 - MAP ENTITLED "ALTAIR LAND TITLE SURVEY LIGHTHOUSE LANDING WEST & SOUTH PARCELS OF BEEKMAN AVENUE, LOT 1, SHEET 115.10 (WEST PARCEL) LOT 1, SHEET 115.15 (SOUTH PARCEL), VILLAGE OF WESTCHESTER, WESTCHESTER COUNTY, NEW YORK, PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 12-18-14.



**PRELIMINARY SUBDIVISION PLAN
EDGE ON HUDSON
WEST & SOUTH PARCELS OF BEEKMAN AVENUE
LOT 1, SHEET 115.10 (WEST PARCEL)
LOT 1, SHEET 115.15 (SOUTH PARCEL)
VILLAGE OF WESTCHESTER, WESTCHESTER COUNTY, STATE OF NEW YORK**

CONTROL POINT ASSOCIATES, INC.
 A S C O C I A T E S, I N C.
 3 TECHNOLOGY DRIVE
 WARREN, NEW YORK 14559
 TEL: 518-537-1100
 FAX: 518-537-1101
 www.controlpointassoc.com

DATE: 5-7-15
 SCALE: 1"=80'
 SHEET NO.: C14120
 OF 1

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2206, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY, MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL, SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

NOT VALID FOR ORIGINAL RECORDATION UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL.

JAMES C. WEED
 NEW YORK PROFESSIONAL LAND SURVEYOR #5076

DATE: 5-7-15

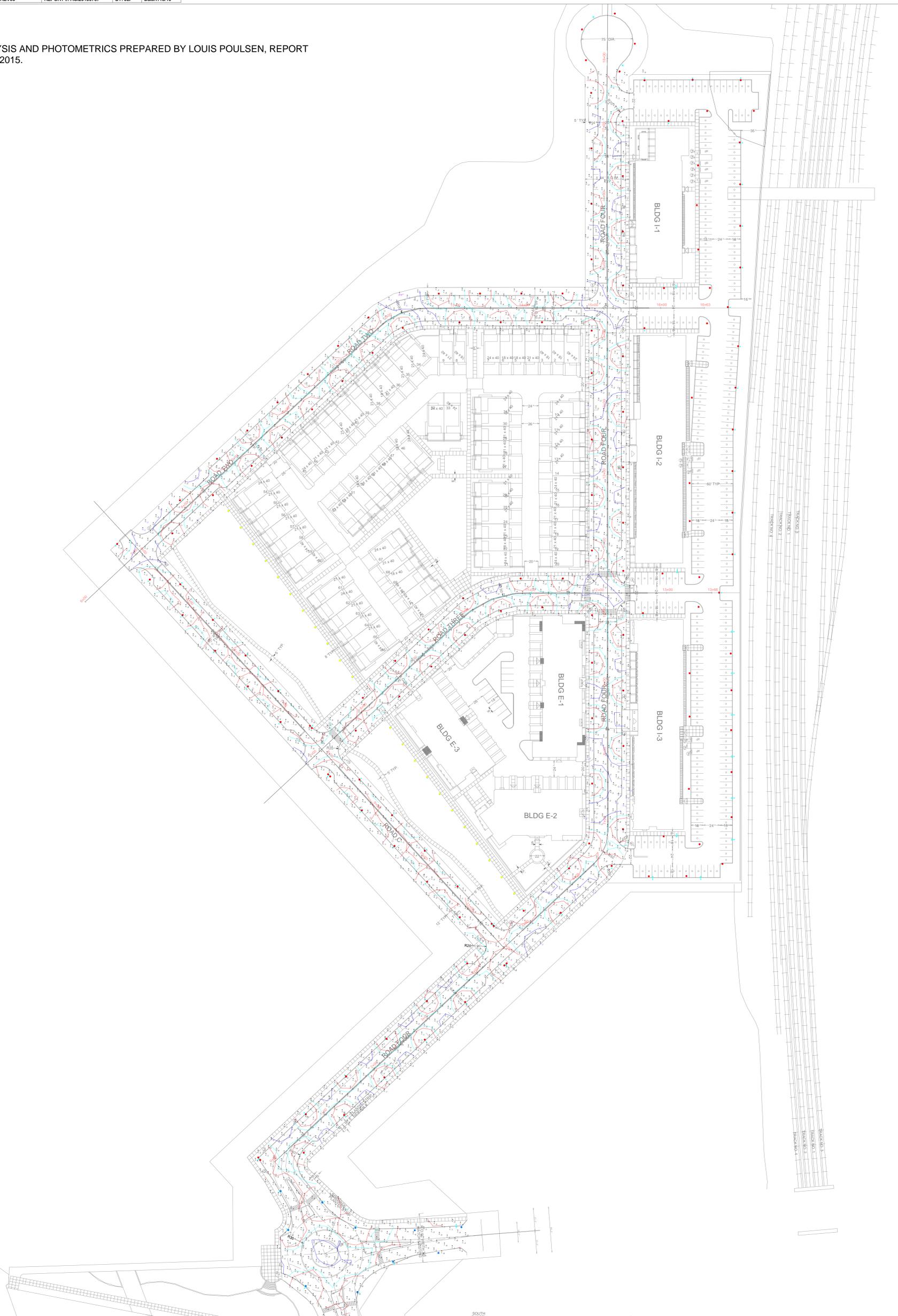
GRAPHIC SCALE
 (IN FEET)
 1 inch = 80 feet

0 20 40 60 80 100 120 140 160 180 200

THE STATE OF NEW YORK
 DEPARTMENT OF STATE
 DIVISION OF SURVEYS
 140 NASSAU ST., 12TH FLOOR
 ALBANY, NY 12242
 (518) 485-2900

SOURCE:

LIGHTING ANALYSIS AND PHOTOMETRICS PREPARED BY LOUIS POULSEN, REPORT DATED JULY 15, 2015.



SUMMARY AND LEGEND SHEET ONLY
 (SEE SHEETS 2 OF 5 THROUGH 5 OF 5 FOR PHOTOMETRICS)

DRAWING NO. LP-1
 (SHEET 1 OF 5)

RIGHT OF WAY 0.25fc 0.75fc
 0.50fc 1.00fc

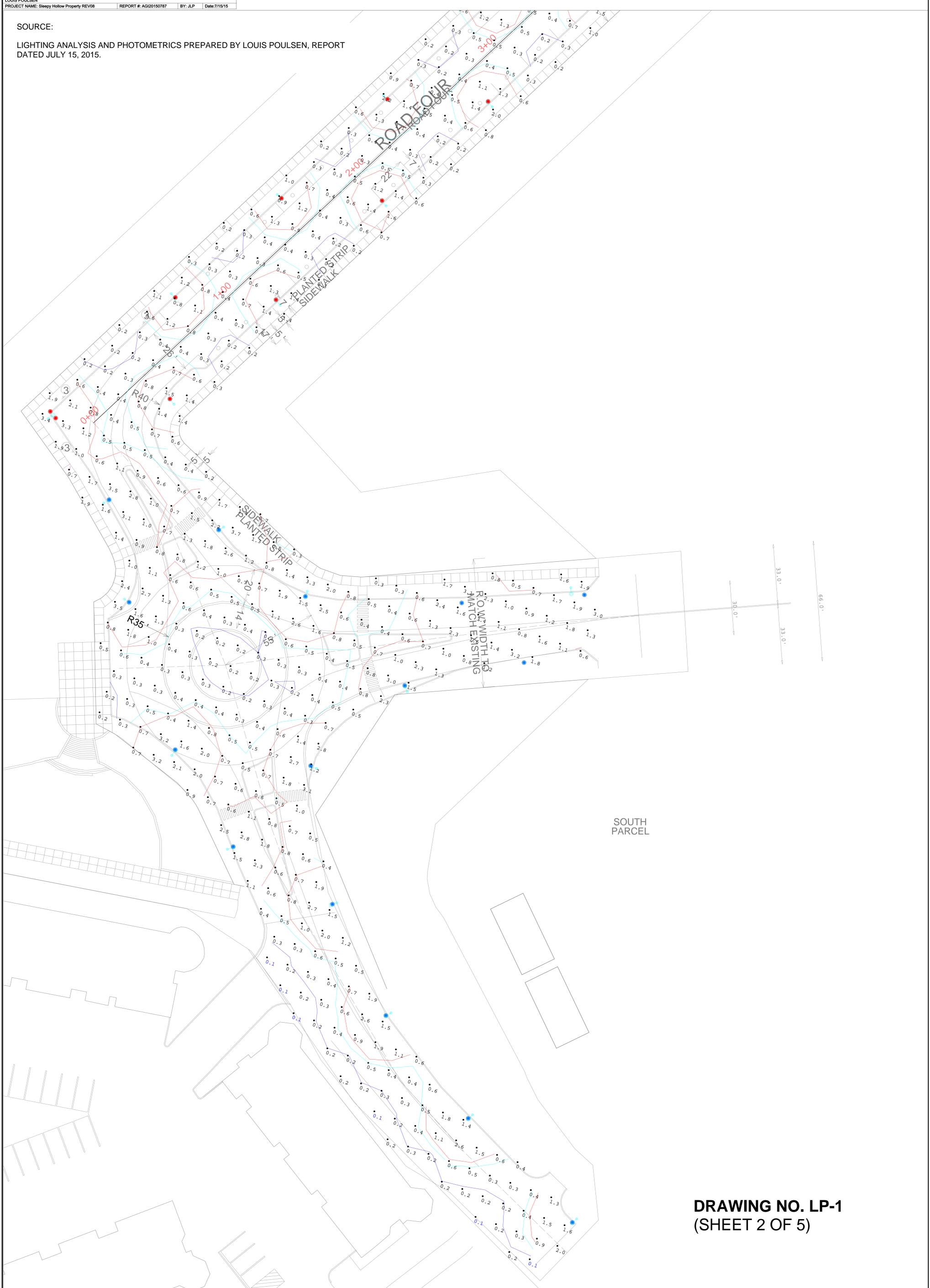
Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
CalcPts	Illuminance	Fc	0.76	3.7	0.1	7.60	37.00	12	12

Luminaire Schedule

Description	Symbol	Label	Qty	Lum. Watts	Total Lamp Lumens	Lum. Lumens	LLF	M.H.
57W LED/4000K 55 lm/W		KAT 57W LED	153	57.1	N.A.	3388	0.900	14'
57W LED/4000K 55 lm/W		KAT 57W LED 12'	22	57.1	N.A.	3388	0.900	12'
KAT 1/150W/CMH/T-6 G12		KAT150WCMH	15	150	14000	6696	0.900	14'

SOURCE:
LIGHTING ANALYSIS AND PHOTOMETRICS PREPARED BY LOUIS POULSEN, REPORT
DATED JULY 15, 2015.

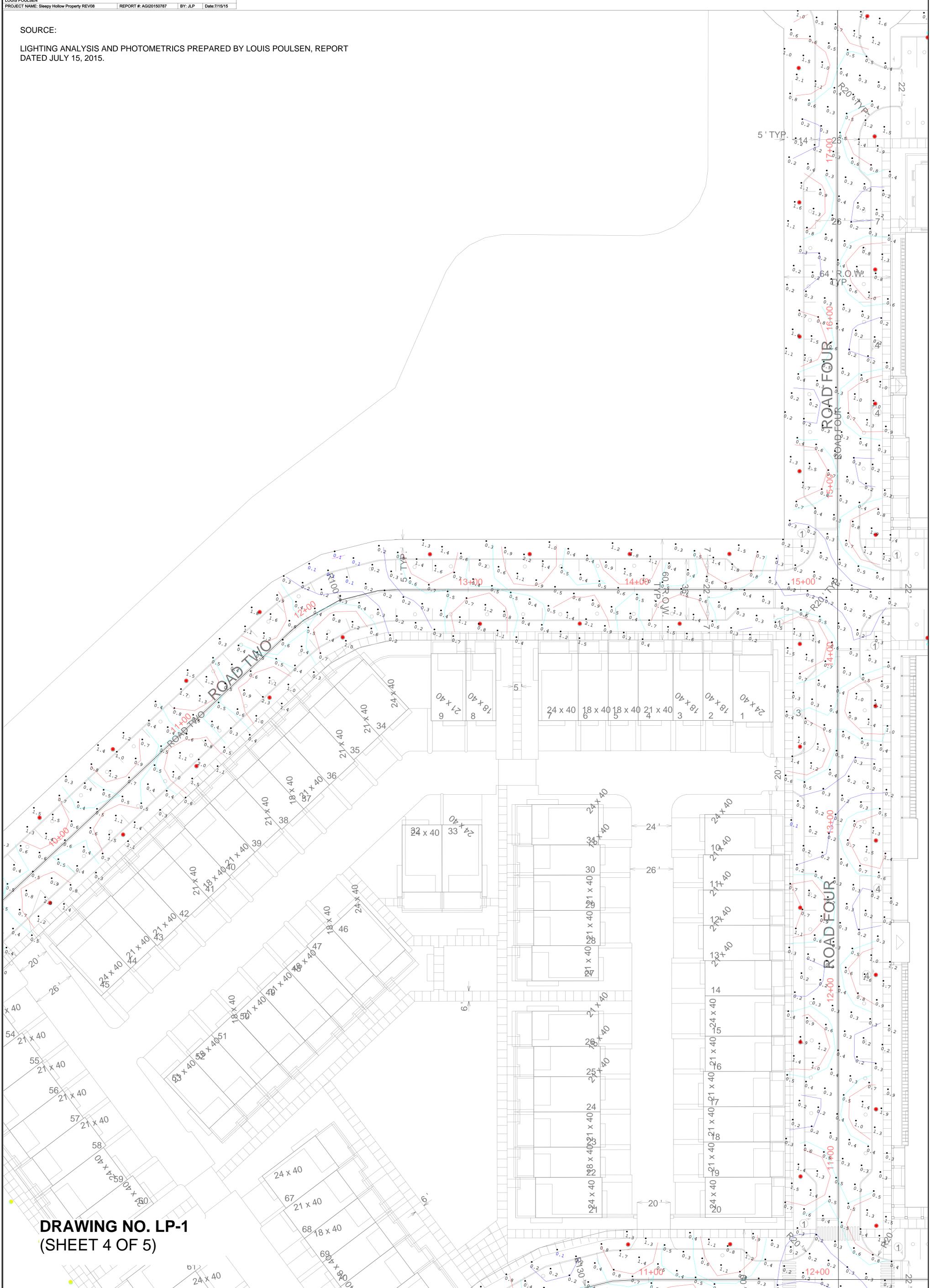


DRAWING NO. LP-1
(SHEET 2 OF 5)

RIGHT OF WAY 0.25fc 0.75fc
0.50fc 1.00fc

SOURCE:

LIGHTING ANALYSIS AND PHOTOMETRICS PREPARED BY LOUIS POULSEN, REPORT DATED JULY 15, 2015.

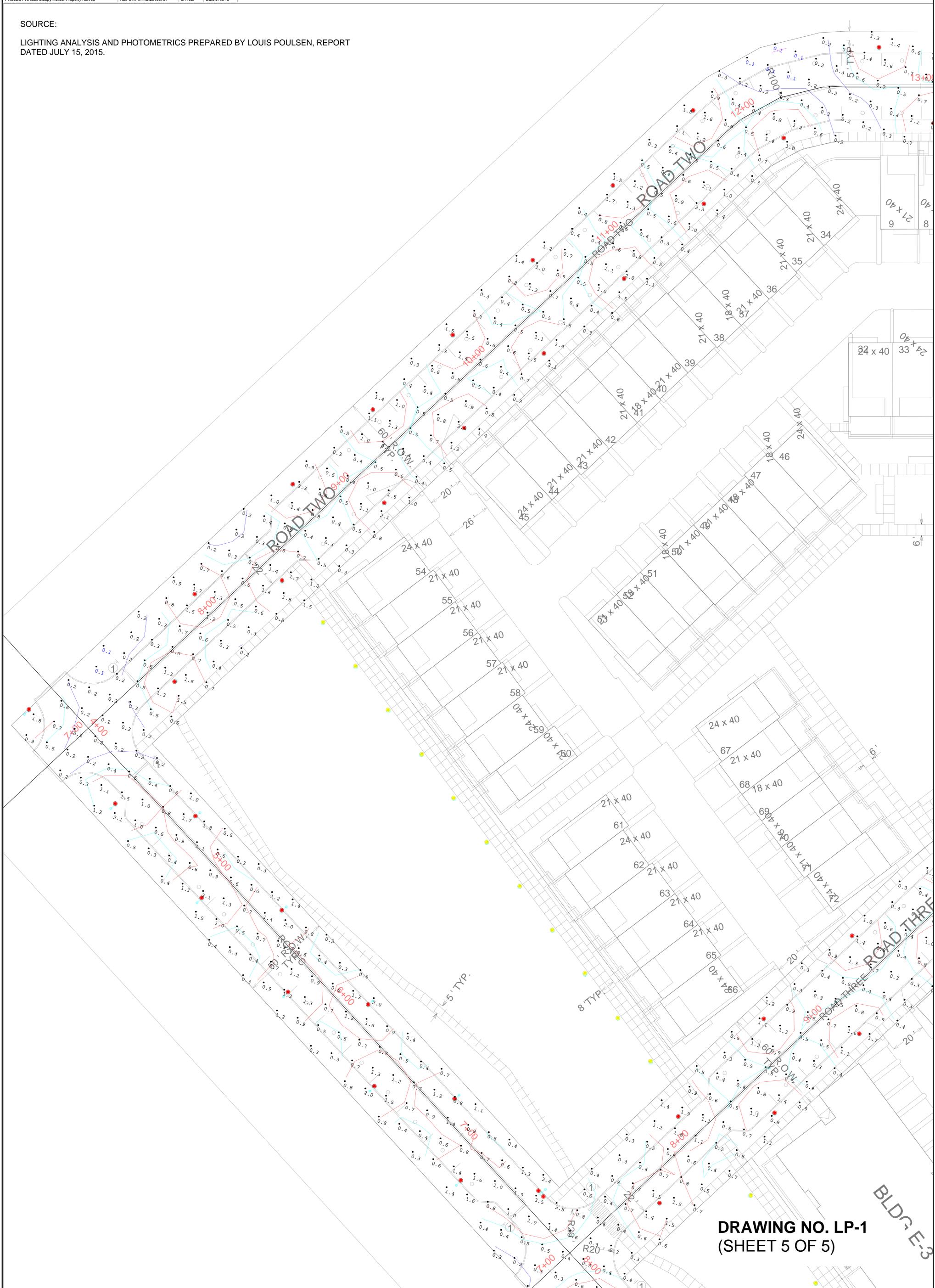


DRAWING NO. LP-1
(SHEET 4 OF 5)

RIGHT OF WAY 0.25fc 0.75fc
 0.50fc 1.00fc

SOURCE:

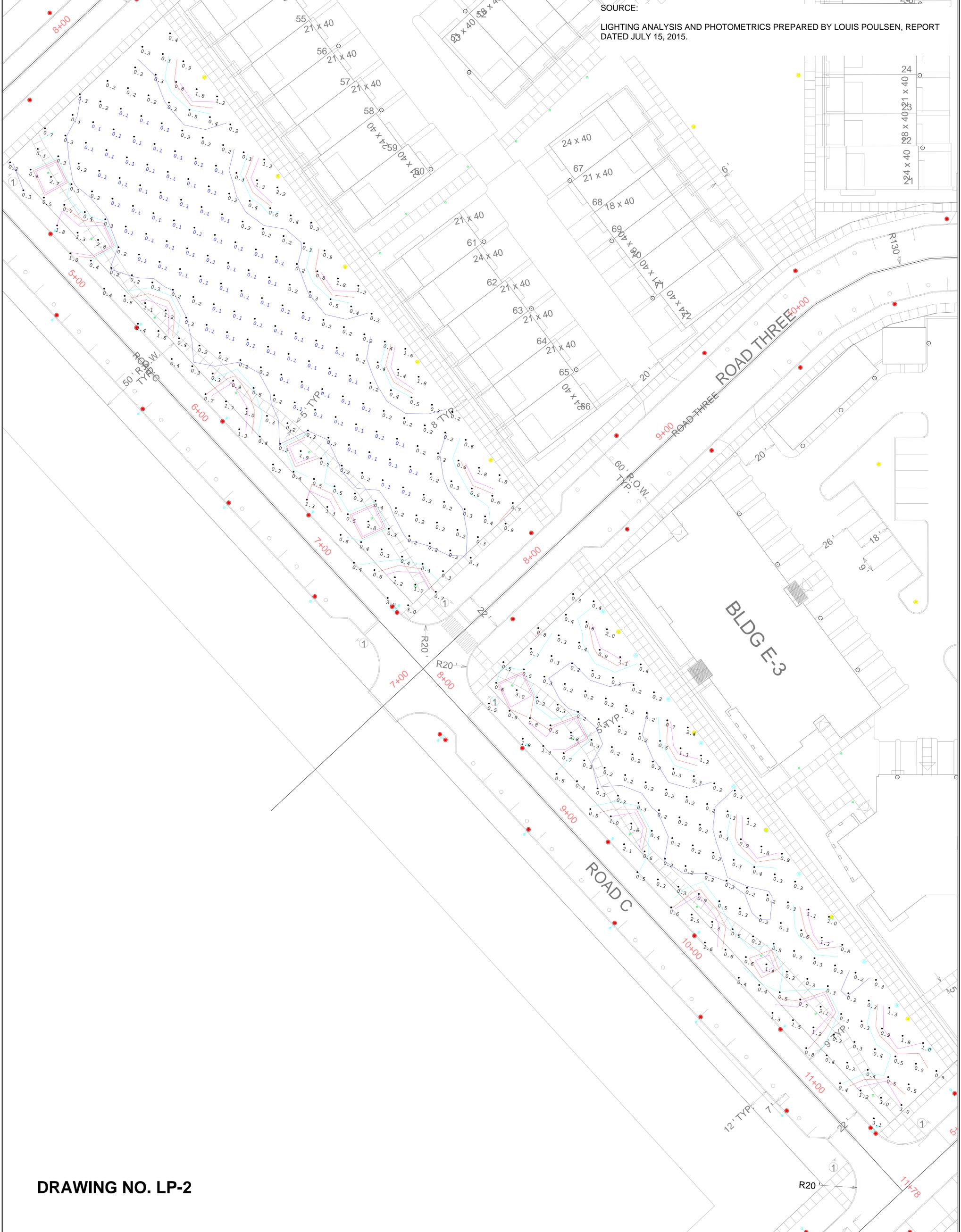
LIGHTING ANALYSIS AND PHOTOMETRICS PREPARED BY LOUIS POULSEN, REPORT DATED JULY 15, 2015.



**DRAWING NO. LP-1
(SHEET 5 OF 5)**

RIGHT OF WAY 0.25fc 0.75fc
 0.50fc 1.00fc

SOURCE:
 LIGHTING ANALYSIS AND PHOTOMETRICS PREPARED BY LOUIS POULSEN, REPORT DATED JULY 15, 2015.



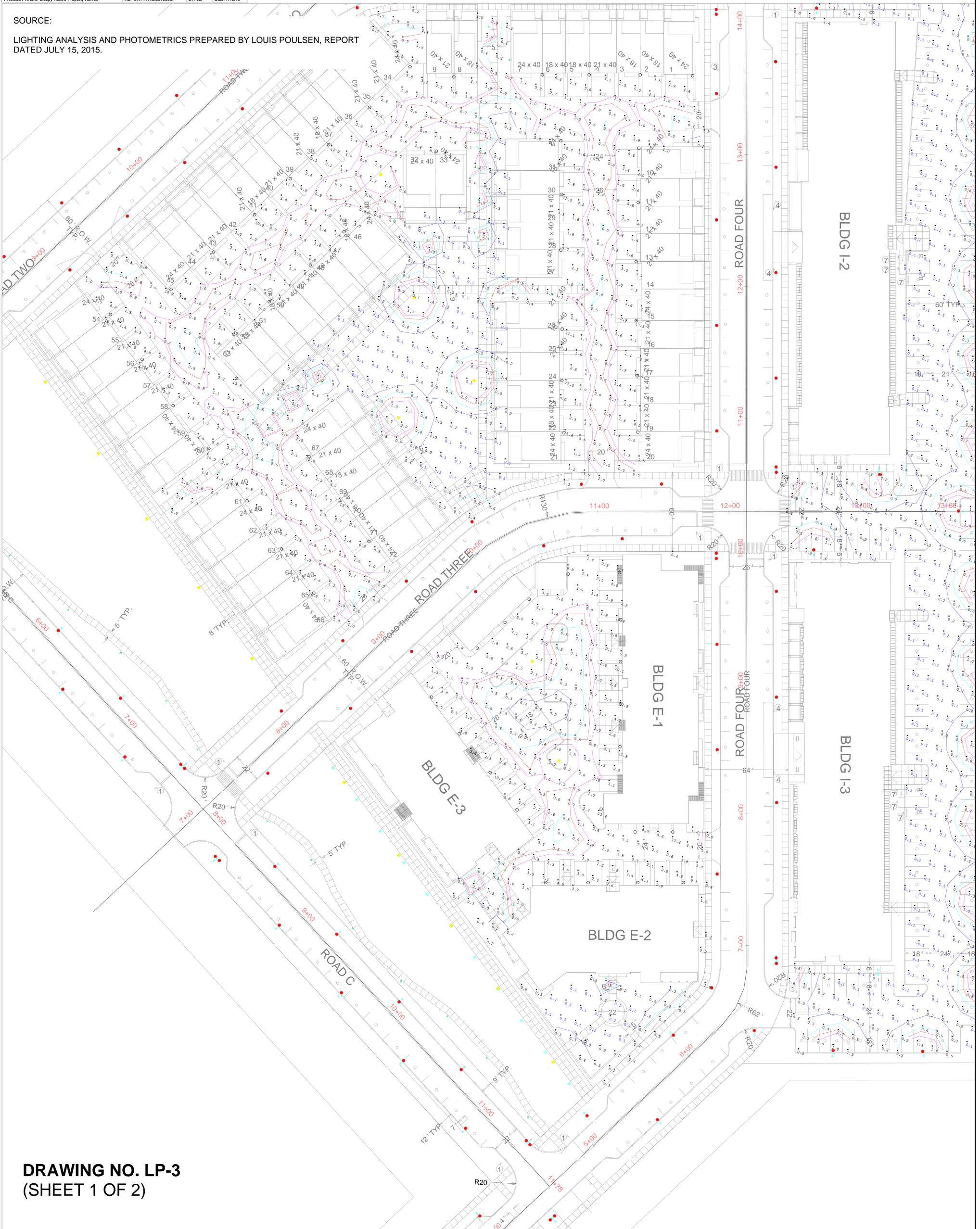
DRAWING NO. LP-2

CENTRAL PARK	— 0.25fc	— 0.75fc
	— 0.50fc	— 1.00fc

Calculation Summary										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpLr	PtSpTb	
CalcPts	Illuminance	Fc	0.52	3.1	0.1	5.20	31.00	12	12	

Luminaire Schedule									
Project: Central Park									
Description	Symbol	Label	Qty	Lum. Watts	Total Lamp Lumens	Lum. Lumens	LLF	M.H.	
57W LED/4000K 55 lm/W	⦿	KAT 57W LED 12'	10	57.1	N.A.	3388	0.900	12'	
BYS 30W LED/4000K	⦿	BYS LED 4000K	14	27.85	N.A.	454	0.900	3.75'	

SOURCE:
 LIGHTING ANALYSIS AND PHOTOMETRICS PREPARED BY LOUIS POULSEN, REPORT DATED JULY 15, 2015.



DRAWING NO. LP-3
 (SHEET 1 OF 2)

Mews, Parking, Neighborhood	0.25fc	0.75fc
	0.50fc	1.00fc

Calculation Summary										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpLr	PtSpTb	
Mews, Parking,	Illuminance	Fc	1.11	13.3	0.1	11.10	133.00	12	12	

Luminaire Schedule									
Project: Mews, Parking, Neighborhood parks									
Description	Symbol	Label	Qty	Lum. Watts	Total Lamp Lumens	Lum. Lumens	LLF	M.H.	
57W LED/4000K 55 lm/W		KAT 57W LED	28	57.1	N.A.	3388	0.900	14'	
57W LED/4000K 55 lm/W		KAT 57W LED 12'	6	57.1	N.A.	3388	0.900	12'	
BYS 30W LED/4000K		BYS LED 4000K	24	27.85	N.A.	454	0.900	3.75'	
PL-W 1/100W/MH/ED17 medium		PL-W MH	60	100	8800	6758	0.850	9'	

SOURCE:

LIGHTING ANALYSIS AND PHOTOMETRICS PREPARED BY LOUIS POULSEN, REPORT DATED JULY 15, 2015.



**DRAWING NO. LP-3
 (SHEET 2 OF 2)**

Mews, Parking, Neighborhood
 0.25fc (blue line)
 0.50fc (cyan line)
 0.75fc (red line)
 1.00fc (magenta line)

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
Mews, Parking,	Illuminance	Fc	1.11	13.3	0.1	11.10	133.00	12	12

Luminaire Schedule

Project: Mews, Parking, Neighborhood parks

Description	Symbol	Label	Qty	Lum. Watts	Total Lamp Lumens	Lum. Lumens	LLF	M.H.
57W LED/4000K 55 lm/W	●	KAT 57W LED	28	57.1	N.A.	3388	0.900	14'
57W LED/4000K 55 lm/W	●	KAT 57W LED 12'	6	57.1	N.A.	3388	0.900	12'
BYS 30W LED/4000K	○	BYS LED 4000K	24	27.85	N.A.	454	0.900	3.75'
PL-W 1/100W/MH/ED17 medium	○	PL-W MH	60	100	8800	6758	0.850	9'