PLOTTED BY: DIVNEY TUNG SCHWALBE, LLP BAJOR, JASON E. 7/16/2015 9:41:29 AM L:\1780 LIGHTHOUSE LANDING\1780 SP-0 COVER SHEET.DWG

EDGE-ON-HUDSON

SLEEPY HOLLOW, NEW YORK

APPLICATION FOR SITE PLAN & SUBDIVISION APPROVAL

PHASE ONE

MAY 7, 2015
(REVISED JULY 15, 2015)

LOCATION MAP

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	PRELIMINARY SUBDIVISION PLAN	1"=80′
LP-1 - LP-3	LOUIS POULSEN PHOTOMETRIC PLAN	N.T.S.

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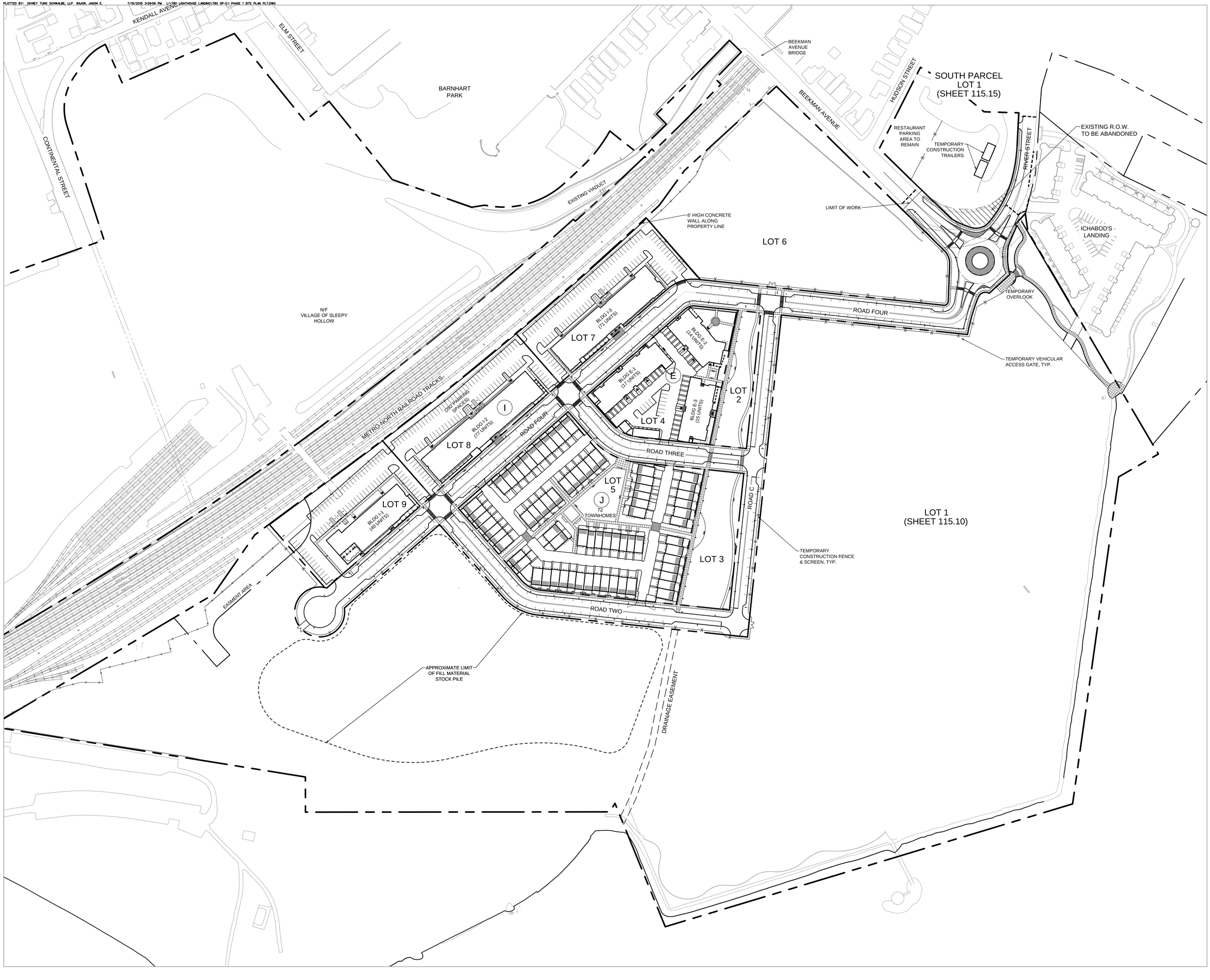

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0 40 80 160
N
SCALE: 1" = 80'

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DRAWING TITLE:

PHASE 1 SITE PLAN

STATE OF NEW YORK · BERNARD MARTIN SCHWALBE · 084469 · LICENSED PROFESSIONAL ENGINEER

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780	05/07/15

DRAWING NO.

SP-0.1

EXISTING WESTCHESTER COUNTY TRUNK SEWER TO REMAIN, TYP. (DO NOT DISTURB)

DEAD END, EXISTING TRACKS TO REMAIN, TYP. (COORDINATE W/CSX AND METRO NORTH)

EXISTING WESTCHESTER COUNTY TRUNK SEWER TO REMAIN, TYP. (DO NOT DISTURB)

EXISTING WESTCHESTER COUNTY TRUNK SEWER TO REMAIN, TYP. (DO NOT DISTURB)

ALL EXISTING WATER MAINS, HYDRANTS, GATE VALVES, ETC. TO BE REMOVED, TYP.

INTERIM PHASE I SITE PLAN SAWCUT LINES (APPROXIMATE LOCATION)

EXISTING FENCES ON THE PERIMETER TO REMAIN, TYP.

EXISTING CONCRETE SLABS TO BE REMOVED, CRUSHED, AND STORED FOR REUSE AS FILL IN SELECT AREA

EXISTING FENCES TO BE REMOVED AND STORED FOR REUSE AS TEMPORARY CONSTRUCTION FENCE, TYP.

ALL EXISTING STORM DRAIN PIPING AND STRUCTURES TO BE REMOVED. (WITH THE EXCEPTION OF EXISTING OUTFALL TO RIVER TO REMAIN)

EXISTING FENCES TO BE REMOVED AND STORED FOR REUSE AS TEMPORARY CONSTRUCTION FENCE, TYP.

EXISTING RAIL SIDINGS ON WEST PARCEL TO BE REMOVED.

EXISTING WATER METER PITS TO BE REMOVED. EXISTING WATER MAIN TO BE EXTENDED. (SEE DWG. SP-3.3)

APPROVED CONCRETE CRUSHER & MATERIAL STOCKPILE AREA (APPROX. LIMIT)

DEAD END, EXISTING TRACKS TO REMAIN, TYP. (COORDINATE W/CSX AND METRO NORTH)

ALL EXISTING UTILITIES TO BE REMOVED UNLESS NOTED OTHERWISE, TYP. (INCLUDE UTILITIES LOCATED BELOW SLABS)

INTERIM PHASE I SITE PLAN SAWCUT LINES (APPROXIMATE LOCATION)

EXISTING UTILITY STRUCTURES TO BE DEMOLISHED, TYP.

EXISTING OUTFALL TO RIVER TO REMAIN.

EXISTING FENCES TO BE REMOVED AND STORED FOR REUSE AS TEMPORARY CONSTRUCTION FENCE, TYP.

EXISTING CONCRETE MILLINGS TO BE USED ON SITE AS FILL MATERIAL

EXISTING OUTFALL TO RIVER TO REMAIN.

EDGE-ON-HUDSON

Sleepy Hollow, NY

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0 40 80 160

SCALE: 1" = 80'

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DRAWING TITLE:

DEMOLITION PLAN

STATE OF NEW YORK · EDWARD MARTIN SCHULTZ · 084469 · LICENSED PROFESSIONAL ENGINEER

DRAWN BY:	CHECKED BY:
BZ/JEB	AVT/MSG
PROJECT NO.	DATE:
780	07/15/15

DRAWING NO.

SP-0.2

MATCHLINE (SEE SHEET X.2)

MATCHLINE (SEE SHEET X.2)

(EXIST. PAVEMENT)

EXIST. BLDG. SLAB

(EXIST. PAVEMENT)

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

12' TYP.

BICYCLE RACK, TYP.

LITTER RECEPTACLE, TYP.

NEW 20' HGT. POLE MOUNTED LIGHT FIXTURE, TYP.

R20'

11'-7"

CURB RAMP, TYP.

20' WIDE STABILIZED TURF (AND MOUNTABLE CURB

TEMPORARY VEHICULAR ACCESS GATE, TYP. (14' WIDE)

4'-00"

12" SOLID WHITE STOP LINE AND STOP SIGN, TYP.

64' R.O.W.

TEMPORARY 6' HIGH CONSTRUCTION FENCE W/ SCREEN, TYP.

3'-00"

ROAD FOUR

2'-00"

-22'-

TYPICAL ON-STREET PARKING SPACE (7' x 22')

NEW 6" CURB, TYP.

1'-00"

4" DOUBLE YELLOW CENTER LINE, TYP.

NO PARKING ZONE

R40'

0'-00"

NEW FIRE HYDRANT, TYP. (SEE UTILITY PLANS)

SPLITTER ISLAND WITH MOUNTABLE CURB, TYP.

5' WALK, TYP.

TRUCK APRONS WITH MOUNTABLE CONCRETE CURB & TEXTURED CONCRETE PAVING

TIE-IN TO EXISTING FENCE

PAINTED CROSSWALK, TYP.

PAVEMENT OVERLAY AND/OR RECONSTRUCTION

MEET EXIST. CURB & PAVEMENT

SAWCUT EXIST. PAVEMENT

(ASPHALT ROADWAY)

EXIST. ACCESS TO REMAIN

EXIST. BLDG. SLAB

EXIST. FENCE TO REMAIN

EXIST ELECTRICAL STANCHION, TYP.

WEST. CTY. TRUNK SEWER TO REMAIN, TYP.

EXIST. RETAINING WALL TO REMAIN

(WESTCHESTER COUNTY SEWER EASEMENT, TYP.)

EXIST. PROPERTY LINE, TYP.

EXIST. PARKING SPACE TO REMAIN, TYP.

LOT 6

BEEKMAN AVENUE

TRACK NO. 4

TRACK NO. 2

TEMPORARY VEHICULAR ACCESS GATE, TYP. (14' WIDE)

LITTER RECEPTACLE, TYP.

TEMPORARY BENCH, TYP.

FUTURE EMERGENCY SERVICE ACCESS TO ICHABOD'S LANDING (STABILIZED GRASS PAVER ACCESS)

R35'

R35'

(MOUNTABLE CURB)

ROAD FIVE

TEMPORARY OVERLOOK

LOW GARDEN WALL (24"-36" HGT., TYP.

TO WATERFRONT

EXISTING EMERGENCY ACCESS

NEW 7' WIDE WALK (TO WATERFRONT)

NEW PERMANENT STAIR ACCESS

LOW RETAINING WALL SIMILAR IN MATERIAL TO ICHABOD'S LANDING BUILDING 1 LOW WALL

EXIST. FENCE AND CURB TO REMAIN

MEET EXIST. CURB

N/F ICHABOD'S LANDING

RIVER STREET

(ASPHALT ROADWAY)

END SIDEWALK

MAINTAIN UNIFORM R.O.W. WIDTH

EXIST. LIGHT POLE TO BE REMOVED

EXIST. LIGHT POLE TO REMAIN

RESTAURANT PARKING (55 SPACES APPROX.)

EXISTING R.O.W. TO BE ABANDONED

TEMPORARY CONSTRUCTION TRAILER COMPLEX

CONSTRUCTION TRAILER

CONSTRUCTION TRAILER

APPROX LIMIT OF PAVEMENT OVERLAY / BEGIN PAVEMENT RECONSTRUCTION

NEW CURBING, TYP.

SOUTH PARCEL

PAVEMENT OVERLAY

TEMPORARY ACCESS

MEET EXIST. CURB

SAWCUT EXIST. PAVEMENT / BEGIN PAVEMENT OVERLAY

N/F VILLAGE OF SLEEPY HOLLOW

HUDSON STREET

N/F RUSCAN TAVERN

N/F CEPIN

N/F SERINA

N/F ALYAREZ

N/F MIKULASEK

N/F LORCA

N/F VOLPACCIO

N/F GILCHREST MALMBERG

N/F NEWLAND

N/F THOMPSON

N/F FUSILLO

N/F ALLEN-WHITE

N/F RIDENHOUR

N/F WHITE MADSEN

N/F MANCA

N/F TEAGLE

N/F PICHARDO

N/F GONZALEZ

EDGE-ON-HUDSON

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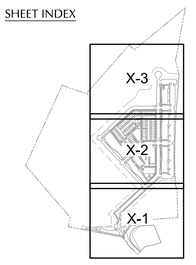

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PHASE 1 LAYOUT PLAN

STATE OF NEW YORK · 084469 · LICENSED PROFESSIONAL ENGINEER · BERNARD MARTIN SOWA

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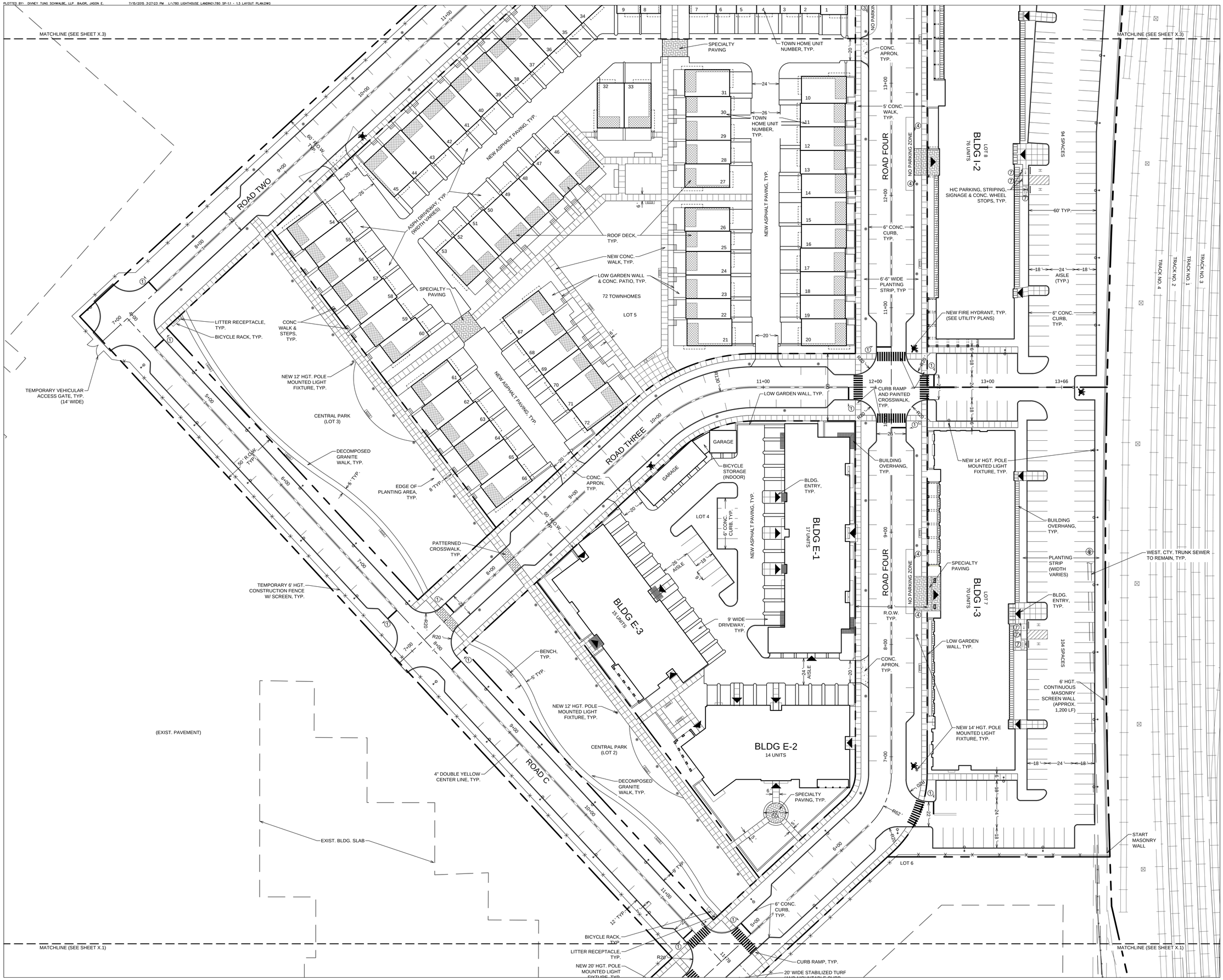
SP-1.1



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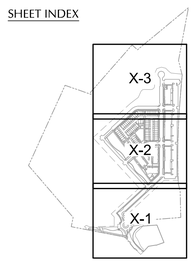

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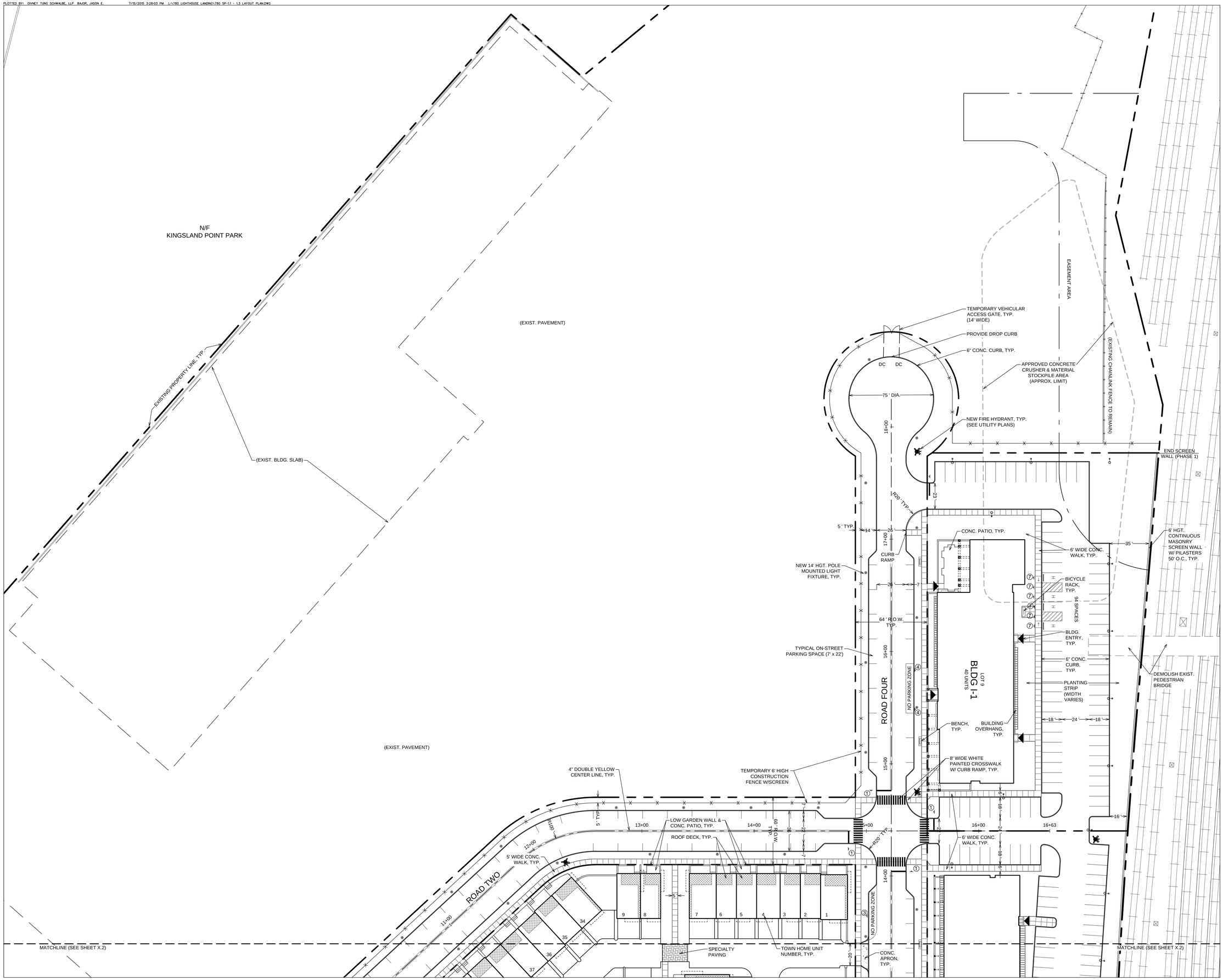

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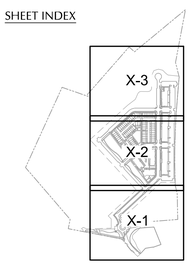

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PHASE 1 LAYOUT PLAN

STATE OF NEW YORK · RICHARD MARTIN SCHAUB · 084469 · LICENSED PROFESSIONAL ENGINEER

DRAWN BY:	CHECKED BY:
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PROJECT NO.	DATE:
780	05/07/15

DRAWING NO.

SP-1.3

DMH C-6
RIM:13.00
INV IN:5.68 24"
INV IN:8.74 15"
INV OUT:5.68 24"

CB FOUR-1-2
RIM:12.90
~~INV OUT:9.44 15"~~

MATCHLINE (SEE SHEET X.2)

CB FOUR-2-1
RIM:14.62
INV OUT:10.00 15"

DMH FOUR-2
RIM:14.74
INV IN:9.30 15"
INV IN:9.30 15"
INV IN:9.30 15"
INV OUT:9.30 15"

DMH FOUR-1
RIM:13.78
INV IN:6.81 15"
INV IN:8.50 15"
INV OUT:6.06 24"

DMH FOUR-3
RIM:13.76
INV IN:9.99 15"
INV IN:9.99 15"
INV IN:9.99 15"
INV OUT:9.99 15"

CB FOUR-2-2
RIM:14.61
INV OUT:11.00 15"

CB FOUR-3-1
RIM:13.62
INV OUT:10.15 15"

ROAD FOUR

CB FOUR-3-2
RIM:13.62
INV OUT:10.15 15"

DMH FOUR-4
RIM:17.76
INV IN:12.58 15"
INV OUT:12.58 15"

EXISTING CITY TRUNK SEWER MANHOLE ADJUST TO NEW FINAL GRADE

CB B-4-2
RIM:18.81
INV OUT:15.25 15"

CB A-3-2
RIM:22.01
INV OUT:18.35 15"

DMH B-4
RIM:18.81
INV IN:13.78 15"
INV IN:13.78 15"
INV IN:13.78 15"
INV OUT:13.78 15"

EXISTING WESTCHESTER COUNTY TRUNK SEWER EASEMENT, TYP. (12' WIDTH)

(EXISTING RETAINING WALL TO REMAIN)

CB A-1
RIM:31.89
INV OUT:28.30 15"

CB B-4-1
RIM:18.65
INV OUT:13.93 15"

DMH B-3
RIM:19.40
INV IN:13.91 15"
INV IN:13.91 15"
INV OUT:13.91 15"

CB B-3-1
RIM:19.63
INV OUT:14.11 15"

BEEKMAN AVENUE

TRACK NO. 4

TRACK NO. 2

CB A-2
RIM:31.46
INV IN:28.08 15"
INV OUT:28.08 15"

CB A-3-1
RIM:21.55
INV IN:17.85 15"
INV OUT:17.85 15"

DMH A-3
RIM:21.93
INV IN:17.75 15"
INV IN:17.75 15"
INV OUT:17.75 15"

CB B-2
RIM:19.50
INV IN:14.84 15"
INV OUT:14.84 15"

PITCH TO DRAIN

CB B-1
RIM:18.50
INV OUT:15.15 15"

RIVER STREET

HUDSON STREET

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).

EDGE-ON-HUDSON

Sleepy Hollow, NY

OWNER / APPLICANT

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

SITE ENGINEER / LANDSCAPE ARCHITECT

DIVNEY • TUNG • SCHWALBE
Intelligent Land Use

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LANDSCAPE ARCHITECTS

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7 Skyline Drive
Hawthorne, NY 10532

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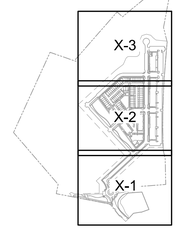
Control Point Associates, Inc.
35 Technology Drive, 1st Floor
Warren, NJ 07059

SHEET INDEX



N 0 15 30 60

SCALE: 1" = 30'

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REVISIONS

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

DRAWING TITLE:

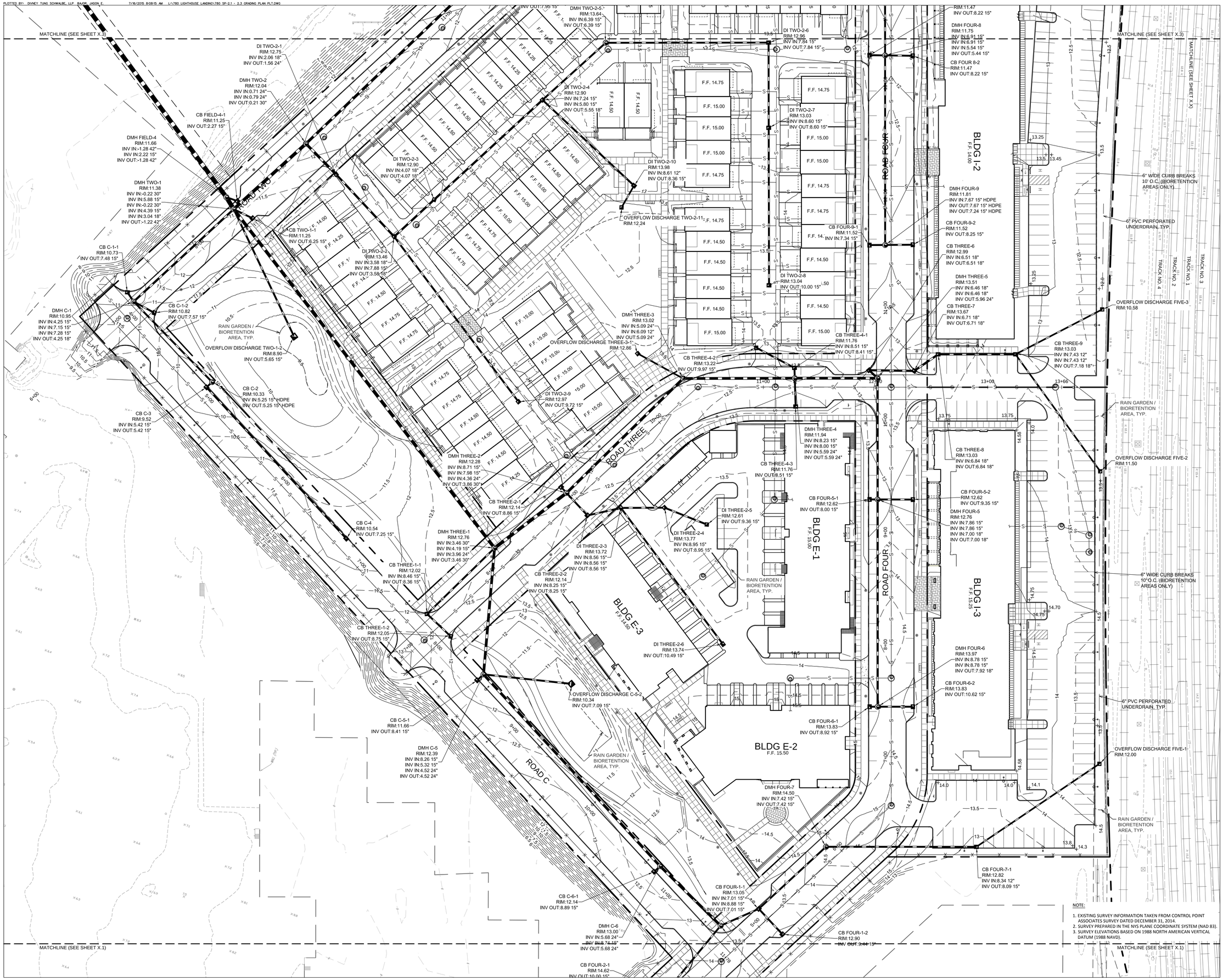
PHASE 1 GRADING & DRAINAGE PLAN

STATE OF NEW YORK · BERNARD MARTIN SCHWALBE · 084469 · LICENSED PROFESSIONAL ENGINEER

DRAWN BY:	CHECKED BY:
RC/MBG/BZ	MSG
PROJECT NO.	DATE:
780	05/07/15

DRAWING NO.

SP-2.1



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).

EDGE-ON-HUDSON

Sleepy Hollow, NY

OWNER / APPLICANT

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35 Technology Drive, 1st Floor
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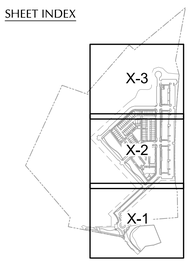
SHEET INDEX



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SCALE: 1" = 30'

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DRAWING TITLE:

PHASE 1 GRADING & DRAINAGE PLAN

STATE OF NEW YORK · LICENSED PROFESSIONAL ENGINEER · 084469 · RICHARD MARTIN SCHULTZ · 2015

DRAWN BY:	CHECKED BY:
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PROJECT NO.	DATE:
780	05/07/15

DRAWING NO.

SP-2.2

Tide Level	Feet Relative to NAVD 88
MHHW	2.04
MHW	1.76
MLW	-1.47
MLLW	-1.67

HW FIELD-1
RIM:0.40
INV IN:-3.90 64"

15' DRAINAGE EASEMENT

DMH FIELD-2
RIM:8.32
INV IN:-3.43 42"
INV OUT:-3.51 64"

MATCH LINE

DMH FIELD-3
RIM:10.99
INV IN:-2.76 42"
INV OUT:-2.76 42"

MATCH LINE (SEE PART PLAN)

DMH FIELD-3
RIM:10.99
INV IN:-2.76 42"
INV OUT:-2.76 42"

15' DRAINAGE EASEMENT

MATCHLINE (SEE SHEET X.2)

DI TWO-2-1
RIM:12.75
INV IN:2.06 18"
INV OUT:1.56 24"

CB FOUR-10-2
RIM:10.79
INV OUT:7.50 15"

DMH FOUR-10
RIM:11.02
INV IN:6.27 15"
INV IN:6.27 15"
INV IN:6.06 15"
INV OUT:5.81 18"

CB FOUR-10-1
RIM:10.84
INV OUT:7.59 15"

CB FIVE-6
RIM:11.28
INV IN:6.29 15"
INV OUT:6.29 15"

STA:17+20.05
OFF:18.00'R
ELEV:11.09

CB FIVE-7
RIM:10.74
INV OUT:7.13 15"

RAIN GARDEN / BIORETENTION AREA, TYP.

6' WIDE CURB BREAKS 10' O.C. (BIORETENTION AREAS ONLY)

6" PVC PERFORATED UNDERDRAIN, TYP.

BLDG I-1
F.F. 13.67

ROAD FOUR

DMH TWO-7
RIM:12.93
INV IN:4.19 15"
INV IN:4.22 18"
INV IN:4.19 15"
INV OUT:3.72 24"

DMH TWO-6
RIM:11.60
INV IN:8.06 15"
INV IN:7.66 15"
INV IN:3.39 24"
INV OUT:3.39 24"

CB TWO-9
RIM:11.80
INV IN:5.69 12"
INV OUT:5.69 15"

CB TWO-8
RIM:11.78
INV IN:4.82 15"
INV OUT:4.72 15"

OVERFLOW DISCHARGE FIVE-5
RIM:10.00
INV OUT:7.00 12"

DMH TWO-5
RIM:11.46
INV IN:7.88 15"
INV IN:7.51 15"
INV IN:2.50 24"
INV OUT:2.50 24"

CB TWO-5-1
RIM:11.29
INV OUT:8.04 15"

DMH TWO-4
RIM:11.86
INV IN:2.21 24"
INV OUT:2.21 24"

CB TWO-6-1
RIM:11.45
INV OUT:8.20 15"

CB TWO-3-1
RIM:11.20
INV OUT:7.95 15"

DMH TWO-3
RIM:11.37
INV IN:7.81 15"
INV IN:7.40 15"
INV IN:1.89 24"
INV OUT:1.89 24"

ROAD TWO

CB TWO-3-2
RIM:11.22
INV OUT:7.95 15"

DMH TWO-2-5
RIM:13.64
INV IN:6.39 15"
INV OUT:6.39 15"

CB TWO-6-2
RIM:11.45
INV OUT:8.20 15"

DI TWO-2-6
RIM:12.96
INV IN:7.84 15"
INV OUT:7.84 15"

CB FOUR-8-1
RIM:11.47
INV OUT:8.22 15"

DMH FOUR-8
RIM:11.75
INV IN:6.91 15"
INV IN:6.91 15"
INV IN:5.54 15"
INV OUT:5.44 15"

CB FOUR 8-2
RIM:11.47

OVERFLOW DISCHARGE FIVE-4
RIM:10.00

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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).

MATCHLINE (SEE SHEET X.2)

X-3
X-2
X-1

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

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EDGE-ON-HUDSON

Sleepy Hollow, NY

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New York, NY 10020

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SURVEYOR

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Warren, NJ 07059

SHEET INDEX

DRAWING TITLE:

PHASE 1 GRADING & DRAINAGE PLAN

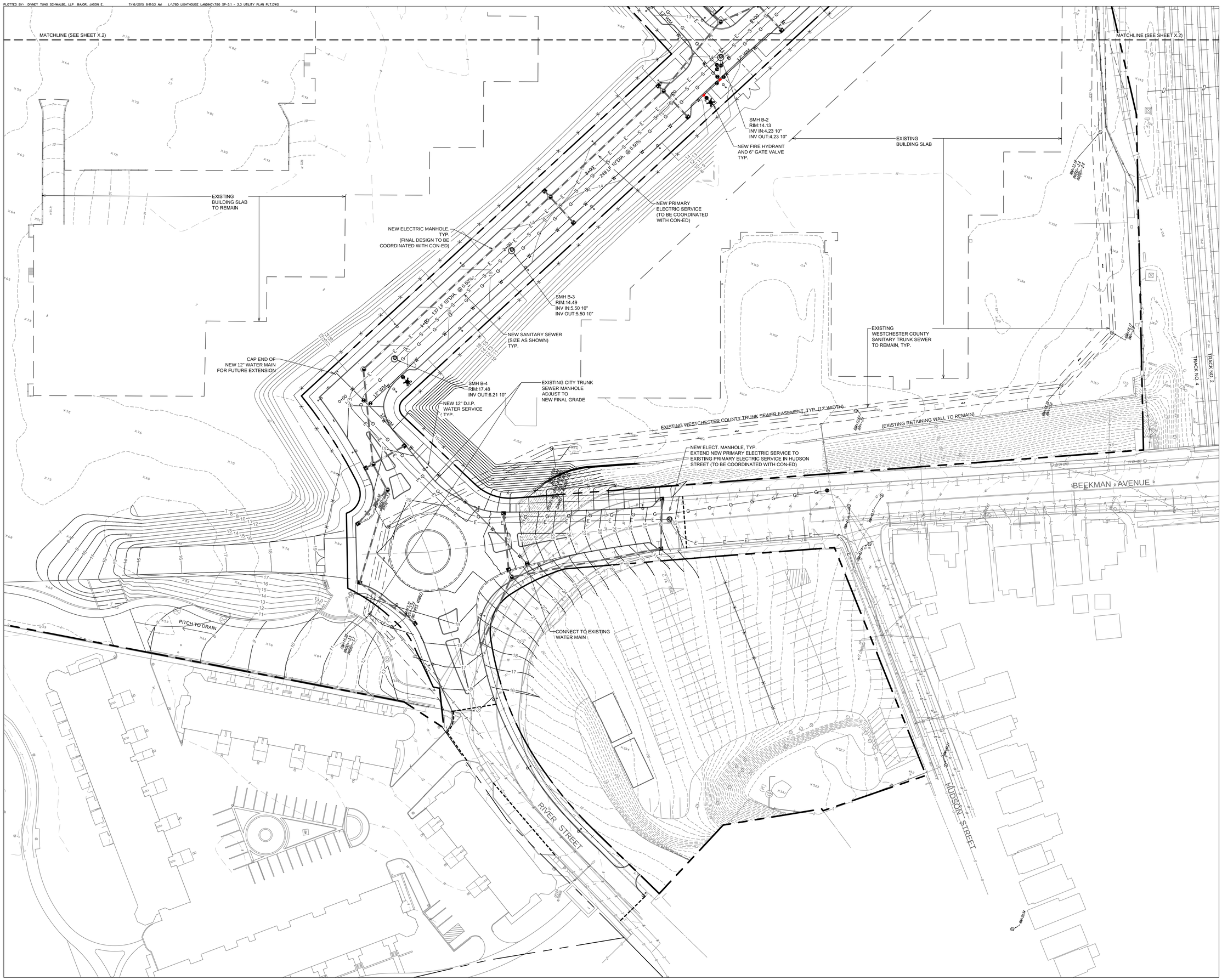
STATE OF NEW YORK
BERNARD MARTIN SCHULTE
084469
LICENSED PROFESSIONAL ENGINEER

DRAWN BY:	CHECKED BY:
RC/MBG/BZ	MSG
PROJECT NO.	DATE:
780	05/07/15

DRAWING NO.

SP-2.3

PLOTTED BY: DIVNEY TUNG SCHWALBE, LLP BAJOR, JASON E. 7/16/2015 8:11:53 AM L:\780 LIGHTHOUSE LANDING\780 SP-3.1 - 3.3 UTILITY PLAN PLT.DWG



EDGE-ON-HUDSON

Sleepy Hollow, NY

OWNER / APPLICANT

Lighthouse Landing Venture LLC
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New York, NY 10020

SITE ENGINEER / LANDSCAPE ARCHITECT

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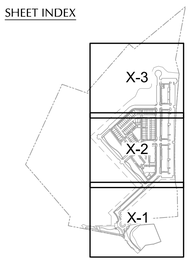
SHEET INDEX



N 0 15 30 60

SCALE: 1" = 30'

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DRAWING TITLE:

PHASE 1 UTILITY PLAN

STATE OF NEW YORK
GERHARD MARTIN SCHWALBE
064469
LICENSED PROFESSIONAL ENGINEER

DRAWN BY:	CHECKED BY:
RC/MBG/BZ	MSG
PROJECT NO. 780	DATE: 05/07/15
DRAWING NO. SP-3.1	

MATCHLINE (SEE SHEET X.3)

SMH A-4-1-3
RIM:11.77
INV OUT:8.25 8"

SMH D-4
RIM:12.32
INV OUT:6.44 8"

SMH A-6-4
RIM:13.60
INV IN:8.00 8"

139 LF 8"DIA. @ 0.50%

227 LF 8"DIA. @ 0.93%

145 LF 8"DIA. @ 1.00%

58 LF 8"DIA. @ -6.73%

F.F. 14.75 31
F.F. 15.00 30
F.F. 15.00 29
F.F. 14.75 27
F.F. 14.75 26
F.F. 14.50 25
F.F. 14.50 24
F.F. 14.50 23
F.F. 14.50 22
F.F. 15.00 21
F.F. 14.75 10
F.F. 15.00 11
F.F. 15.00 12
F.F. 15.00 13
F.F. 14.75 15
F.F. 14.75 16
F.F. 14.50 17
F.F. 14.50 18
F.F. 14.50 19
F.F. 15.00 20
F.F. 14.50 32
F.F. 14.50 33

DOMESTIC WATER SERVICE & VALVE (TYP.)

4" PVC SEWER LATERAL (TYP.)

298 LF 6"DIA. @ 0.93%

BLDG I-2
F.F. 14.00

47 LF 6"DIA. @ 12.34%

BUILDING WATER SERVICE, TYP.

6" BUILDING SEWER INV. 8.00

8" SANITARY SEWER CLEANOUT

6" WIDE CURB BREAKS 10' O.C. (BIORETENTION AREAS ONLY)

6" PVC PERFORATED UNDERDRAIN, TYP.

NEW FIRE HYDRANT AND 6" GATE VALVE, TYP.

GAS SERVICE, TYP.

SMH A-4
RIM:12.12
INV IN:2.00 8"
INV IN:3.50 8"
INV IN:3.50 8"
INV OUT:1.84 10"

SMH A-5
RIM:12.43
INV IN:2.25 8"
INV OUT:2.35 8"

SMH A-8
RIM:11.33
INV IN:5.96 8"
INV OUT:5.96 8"

SMH A-6-3
RIM:14.20
INV IN:6.30 8"
INV OUT:6.20 8"

124 LF 8"DIA. @ 1.06%

64 LF 8"DIA. @ 0.50%

98 LF 10"DIA. @ 0.50%

141 LF 10"DIA. @ 0.50%

SMH A-2
RIM:13.25
INV IN:0.59 10"
INV IN:0.59 10"

SMH A-3
RIM:13.83
INV IN:1.32 10"
INV IN:1.32 10"
INV IN:1.32 10"
INV OUT:1.32 10"

SMH A-6-2
RIM:13.80
INV IN:4.80 8"
INV IN:4.80 4"
INV OUT:4.70 8"

386 LF 8"DIA. @ 0.50%

37 LF 8"DIA. @ 0.80%

97 LF 8"DIA. @ 0.50%

SMH A-6
RIM:12.87
INV IN:2.86 8"
INV IN:4.36 8"
INV OUT:2.86 8"

SMH A-4-2
RIM:13.85
INV IN:7.00 6"
INV IN:7.00 8"
INV OUT:7.00 8"

14 LF 6"DIA. @ 12.34%

6" BUILDING SEWER INV. 9.00

BLDG E-1
F.F. 15.00

69 LF 8"DIA. @ 1.07%

SMH A-4-2-1
RIM:13.40
INV IN:8.00 6"
INV OUT:8.00 8"

45 LF 6"DIA. @ 1.04%

BLDG E-3
F.F. 14.50

6" BUILDING SEWER INV. 8.50

SMH B-1-2
RIM:14.00
INV IN:9.00 6"
INV OUT:9.00 8"

SMH B-1-1
RIM:14.40
INV IN:2.63 10"
INV IN:2.63 10"
INV IN:4.13 8"
INV OUT:2.62 10"

85 LF 8"DIA. @ 5.42%

27 LF 6"DIA. @ 1.71%

6" BUILDING SEWER INV. 9.50

BLDG E-2
F.F. 15.50

SMH A-7
RIM:12.69
INV IN:4.01 8" PVC
INV OUT:4.01 8"

EXISTING BUILDING SLAB

NEW D.I.P. WATER SERVICE (SIZE AS SHOWN) TYP.

BLDG I-3
F.F. 15.50

44 LF 6"DIA. @ 1.92%

6" BUILDING SEWER INV. 9.25

21 LF 8"DIA. @ 2.00%

SMH A-1-1
RIM:13.36
INV IN:8.36 6"
INV OUT:8.36 8"

SMH A-1
(DROP MANHOLE)
RIM:13.20
INV IN:7.84 8"
INV OUT:-0.09 10"
INV OUT:-0.09 10"

10 LF 10"DIA. @ 0.50%

WC-1
(EXIST SMH
PIPE INVERT OUT TO
6" BIORETENTION
AREA)
INV OUT:0.16 10"

CONNECT TO EXISTING WESTCHESTER CITY TRUNK SEWER MANHOLE

4" DOMESTIC WATER AND 6" FIRE SERVICE (TYP.)

BUILDING ELECTRIC SERVICE, TYP. (TO BE COORDINATED WITH CON-ED)

PROPOSED PAD MOUNTED TRANSFORMER LOCATION, TYP. (FINAL DESIGN TO BE COORDINATED WITH CON-ED)

NEW HYDRANT W/6" GATE VALVE (TYP.)

SMH B-1
RIM:14.87
INV IN:3.20 10"
INV OUT:3.20 10"

NEW SANITARY SEWER MANHOLE, TYP.

STUB END FOR FUTURE EXTENSION

201 LF 10"DIA. @ 0.50%

169 LF 10"DIA. @ 0.50%

TRACK NO. 4
TRACK NO. 2
TRACK NO. 1
TRACK NO. 3

MATCHLINE (SEE SHEET X.1)

MATCHLINE (SEE SHEET X.1)

X-3
X-2
X-1

N 0 15 30 60

SCALE: 1" = 30'

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EDGE-ON-HUDSON

Sleepy Hollow, NY

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1270 Avenue of the Americas, Suite 301
New York, NY 10020

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SHEET INDEX

DRAWING TITLE:

PHASE 1 UTILITY PLAN

STATE OF NEW YORK · BERNARD MARTIN SCHWALBE · 084469 · LICENSED PROFESSIONAL ENGINEER

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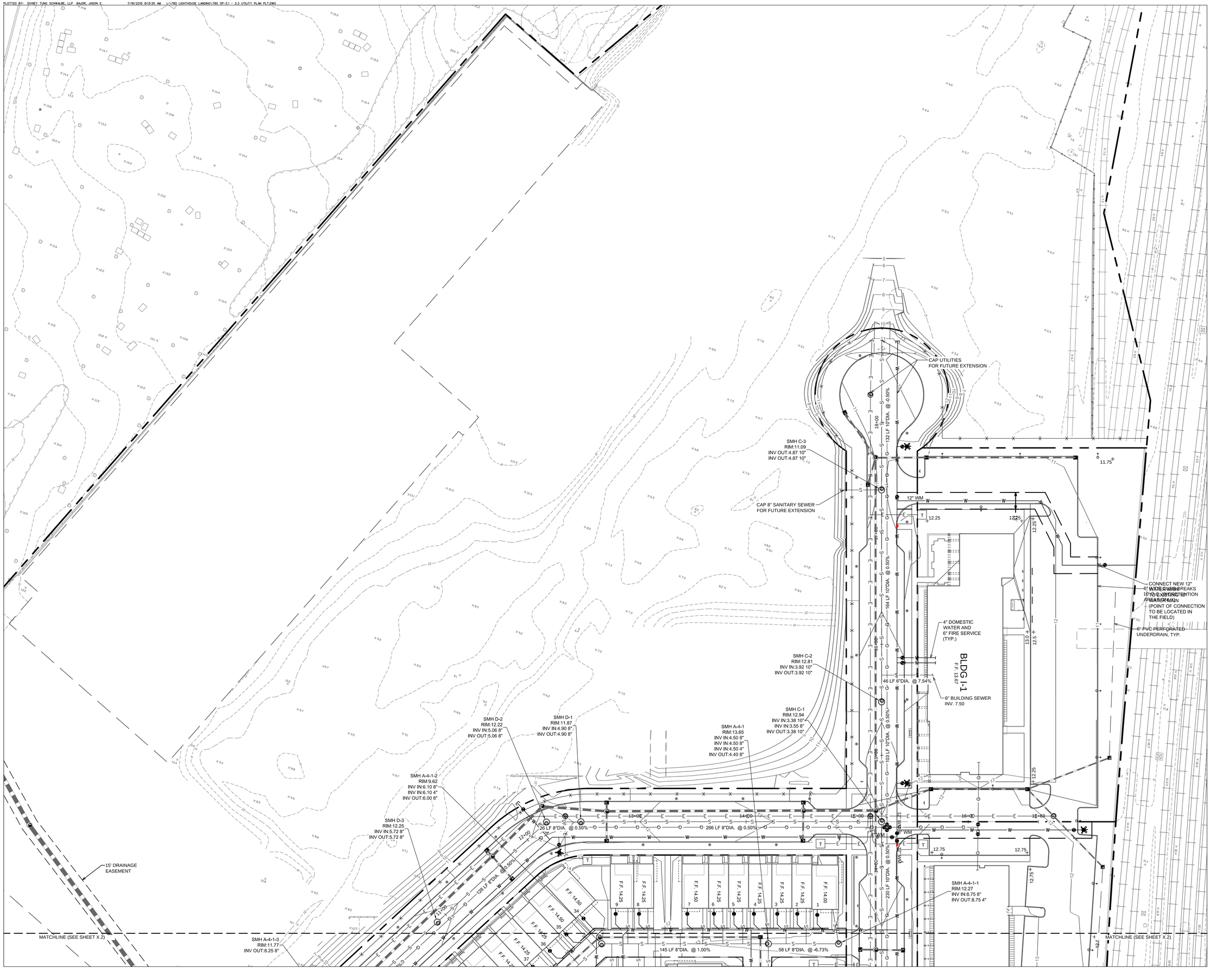
DRAWING NO.

SP-3.2

PLOTTED BY: DIVNEY TUNG SCHWALBE, LLP BAJOR, JASON E. 7/16/2015 8:13:35 AM L:\780 LIGHTHOUSE LANDING\780 SP-3.1 - 3.3 UTILITY PLAN PLT.DWG



EDGE-ON-HUDSON

Sleepy Hollow, NY

OWNER / APPLICANT

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

SITE ENGINEER / LANDSCAPE ARCHITECT

DIVNEY • TUNG • SCHWALBE
Intelligent Land Use

Divney Tung Schwalbe, LLP
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White Plains, NY 10601

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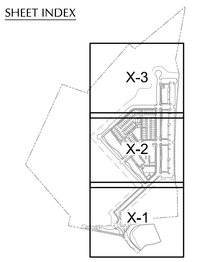

N 0 15 30 60

SCALE: 1" = 30'

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DRAWING TITLE:

PHASE 1 UTILITY PLAN

STATE OF NEW YORK — BERNARD MARTIN SCHWALBE — 084469 — LICENSED PROFESSIONAL ENGINEER

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PROJECT NO.	DATE:
780	05/07/15

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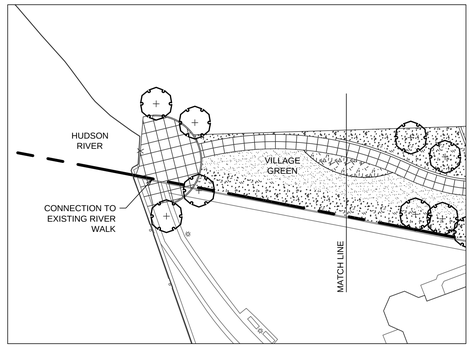
SP-3.3

PLOTTED BY: DIVNEY TUNG SCHWALBE, LLP BAJOR, JASON E. 7/15/2015 4:06:55 PM L:\780 LIGHTHOUSE LANDING\780 SP-4.1 - 4.3 LANDSCAPE PLAN.DWG

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

MATCH LINE

N/F
ICHABOD'S LANDING

RIVER STREET

N/F
VILLAGE OF SLEEPY HOLLOW

BEEKMAN AVENUE

HUDSON STREET

TRACK NO. 4

TRACK NO. 2

EDGE-ON-HUDSON

Sleepy Hollow, NY

OWNER / APPLICANT

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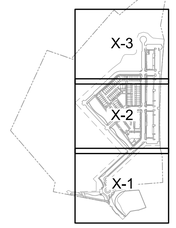

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DRAWING TITLE:

PHASE 1 LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
ANDREW V. TUNG
841
STATE OF NEW YORK

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PROJECT NO.	DATE:
780	05/07/15

DRAWING NO.

SP-4.1

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MATCHLINE (SEE SHEET X.3)

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

RAIN GARDEN / BIORETENTION AREA, TYP.

BLDG I-2

TRACK NO. 4
TRACK NO. 2
TRACK NO. 1
TRACK NO. 3

RAIN GARDEN / BIORETENTION AREA, TYP.

BLDG E-1

BLDG E-3

BLDG E-2

BLDG I-3

RAIN GARDEN / BIORETENTION AREA, TYP.

MATCHLINE (SEE SHEET X.1)

MATCHLINE (SEE SHEET X.1)

EDGE-ON-HUDSON

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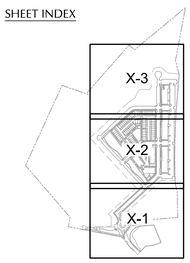

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PHASE 1 LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT ANDREW V. TUNG 841 STATE OF NEW YORK

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780	05/07/15

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SP-4.2

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CONCEPT PLANT SCHEDULE

STREET TREES (3" - 3 1/2" CAL.) — 182
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

DECIDUOUS TREES (2"-2 1/2", 3"-3 1/2" CAL.) — 225
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

EVERGREEN TREES (5`-6`, 6`-8`, 8`-10` HGT.) — 90
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

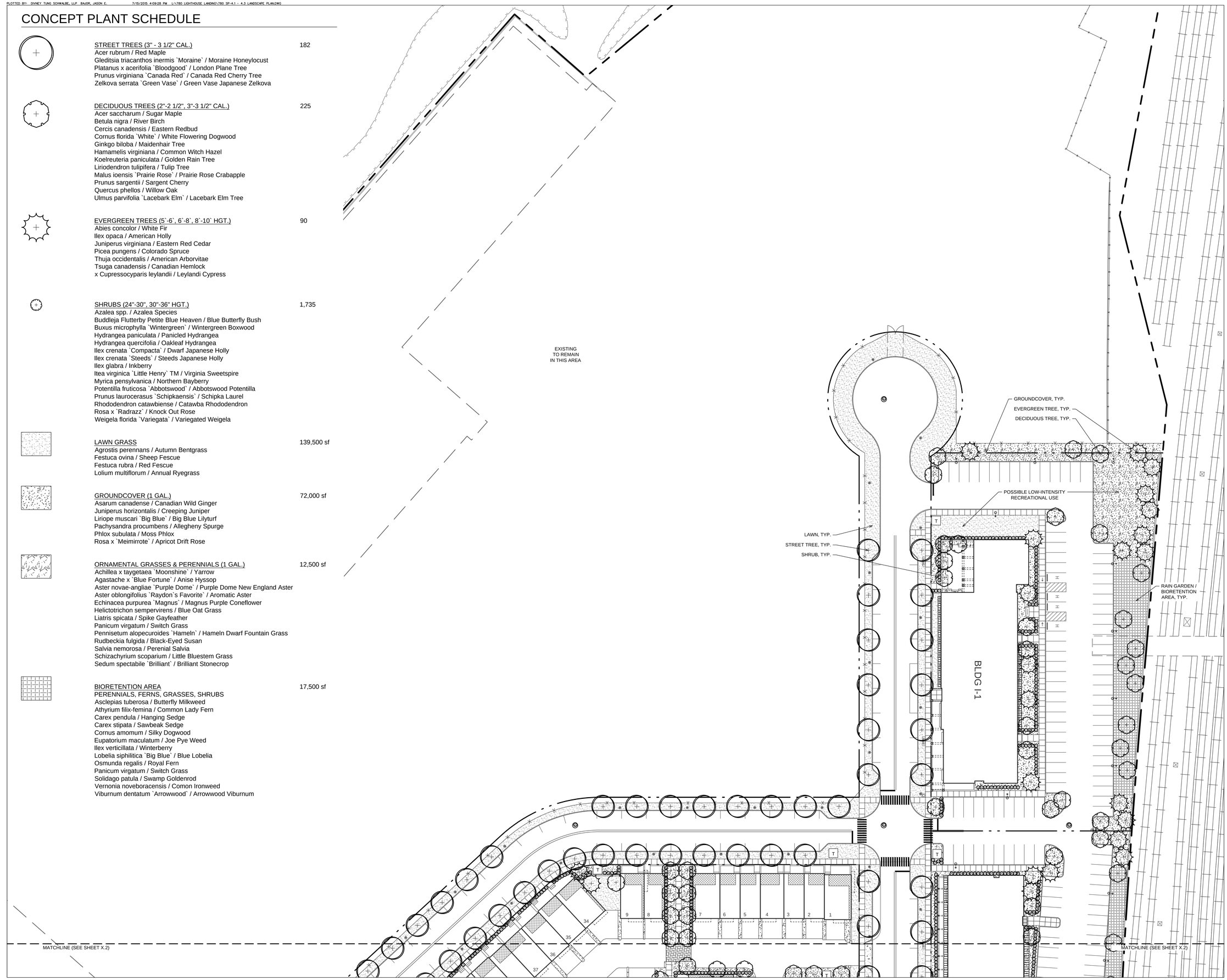
SHRUBS (24"-30", 30"-36" HGT.) — 1,735
Azalea spp. / Azalea Species
Buddleja Flutterby Petite Blue Heaven / Blue Butterfly Bush
Buxus microphylla `Wintergreen` / Wintergreen Boxwood
Hydrangea paniculata / Panicled Hydrangea
Hydrangea quercifolia / Oakleaf Hydrangea
Ilex crenata `Compacta` / Dwarf Japanese 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

LAWN GRASS — 139,500 sf
Agrostis perennans / Autumn Bentgrass
Festuca ovina / Sheep Fescue
Festuca rubra / Red Fescue
Lolium multiflorum / Annual Ryegrass

GROUNDCOVER (1 GAL.) — 72,000 sf
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 `Meimirrote` / Apricot Drift Rose

ORNAMENTAL GRASSES & PERENNIALS (1 GAL.) — 12,500 sf
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 `Hameln` / Hameln Dwarf Fountain Grass
Rudbeckia fulgida / Black-Eyed Susan
Salvia nemorosa / Perenial Salvia
Schizachyrium scoparium / Little Bluestem Grass
Sedum spectabile `Brilliant` / Brilliant Stonecrop

BIORETENTION AREA — 17,500 sf
PERENNIALS, FERNS, GRASSES, SHRUBS
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



EDGE-ON-HUDSON

Sleepy Hollow, NY

OWNER / APPLICANT

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New York, NY 10020

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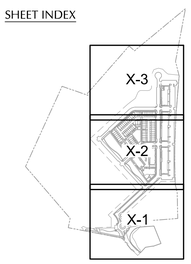

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PHASE 1 LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
ANDREW V. TUNG
841
STATE OF NEW YORK

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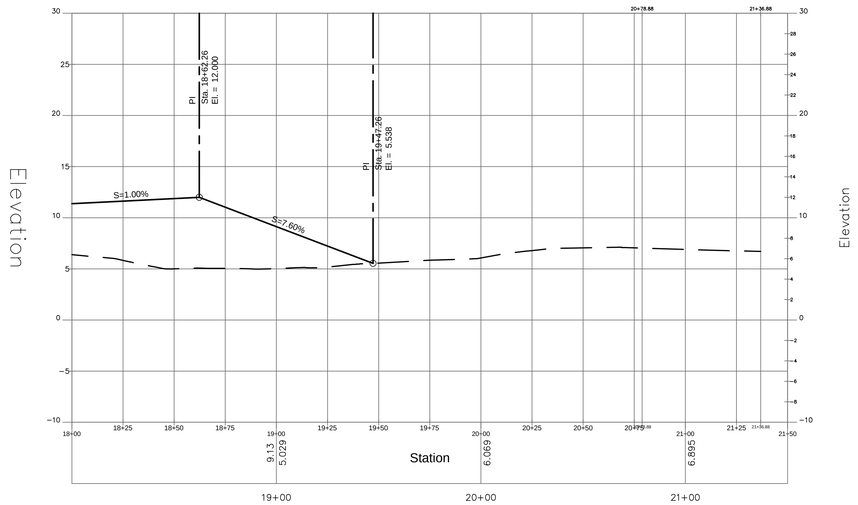
DRAWING NO.

SP-4.3



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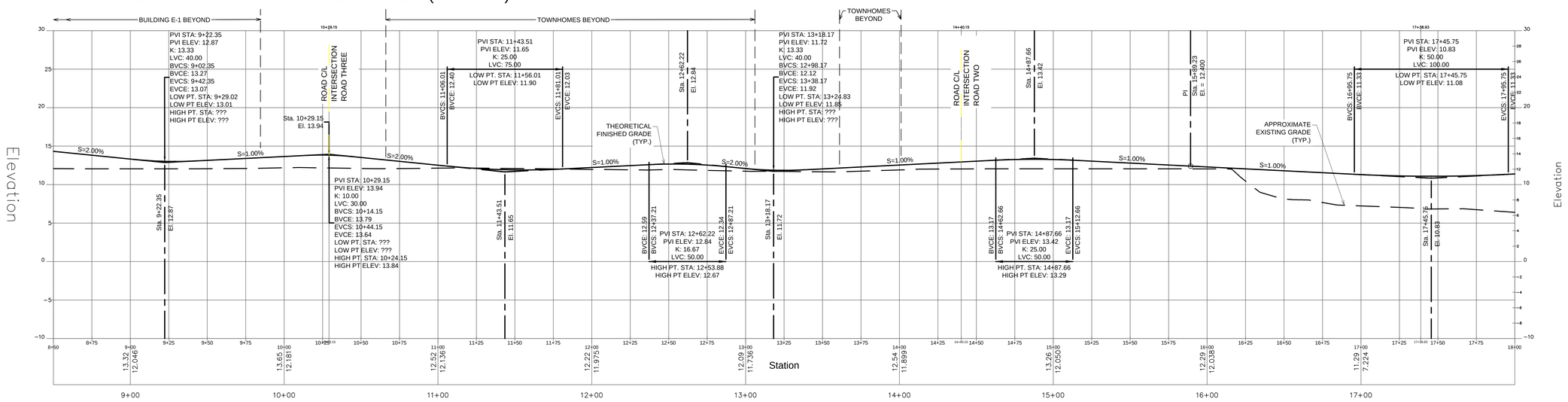

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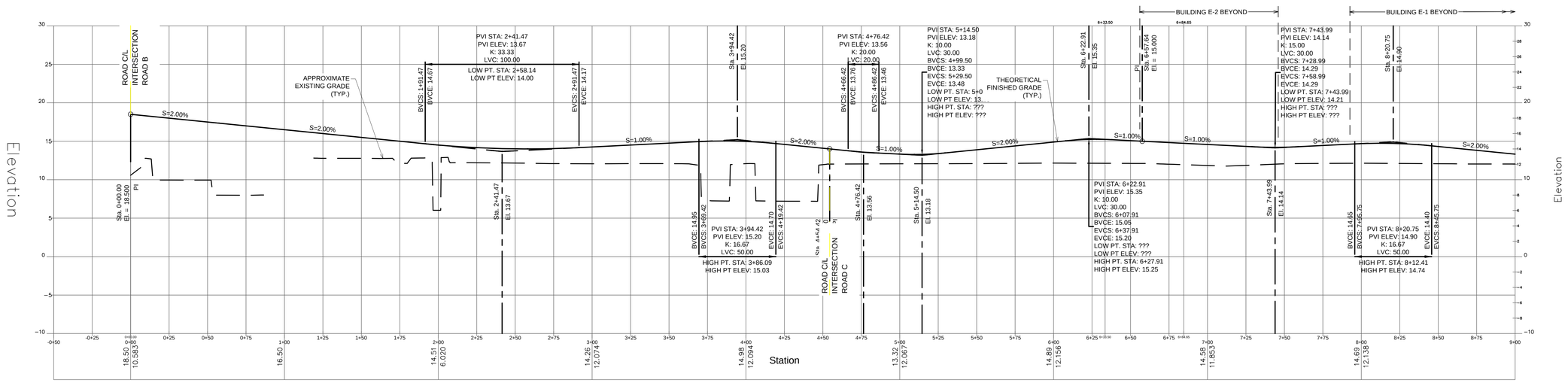

CENTERLINE PROFILE: ROAD 'FOUR'

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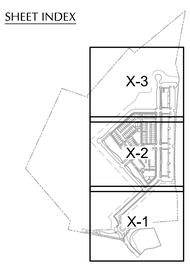

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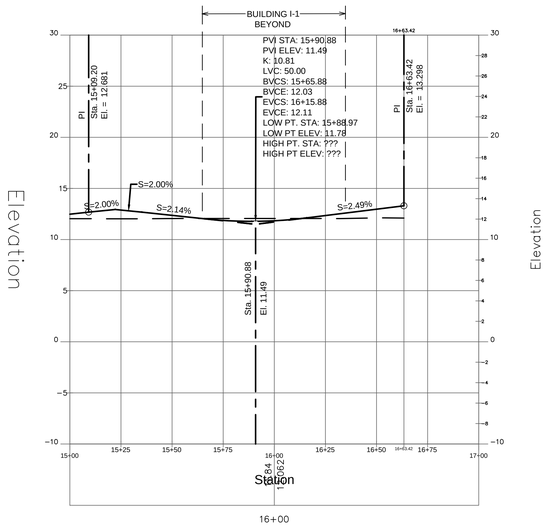
SP-5.1

STATE OF NEW YORK · RICHARD MARTIN SCHWALBE · 064469 · LICENSED PROFESSIONAL ENGINEER



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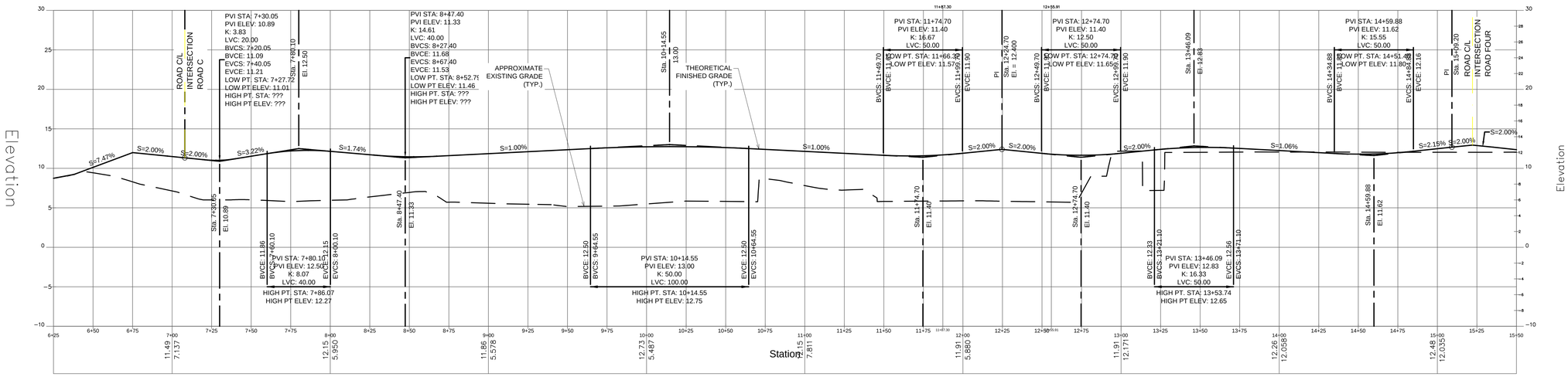

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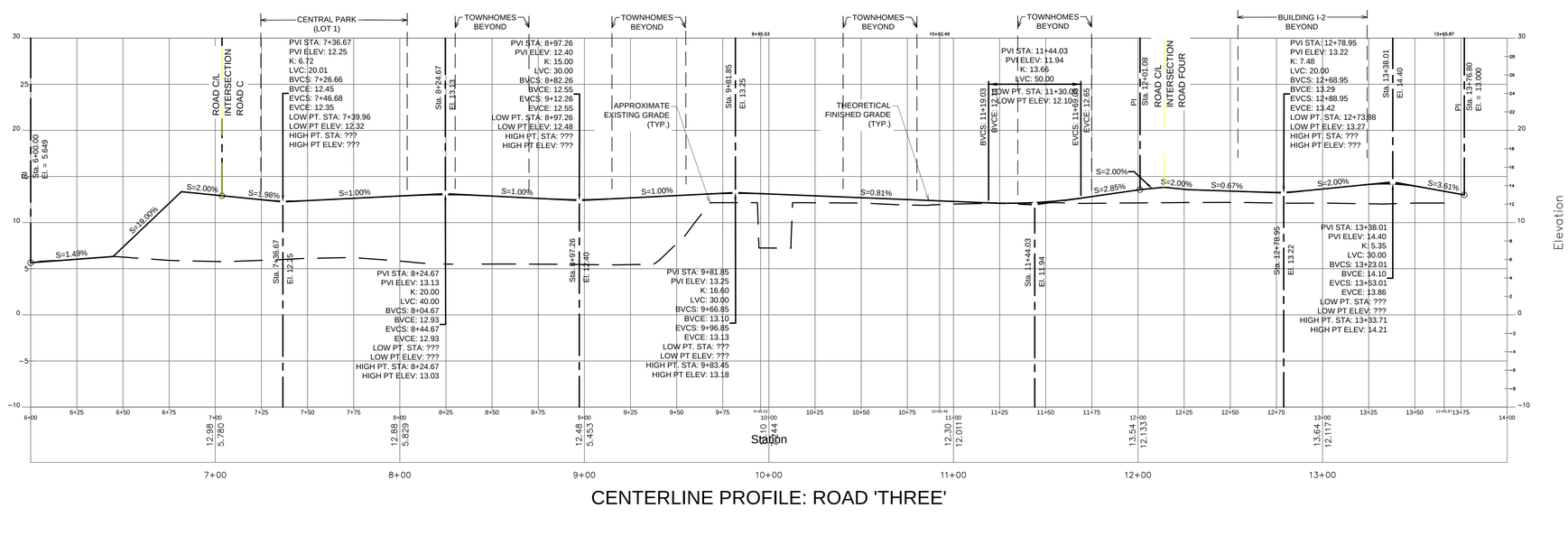

CENTERLINE PROFILE: ROAD 'THREE'

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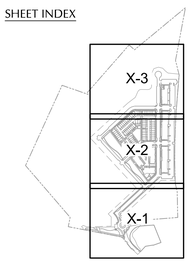

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DRAWING TITLE:

ROAD PROFILES (ROAD THREE, TWO)

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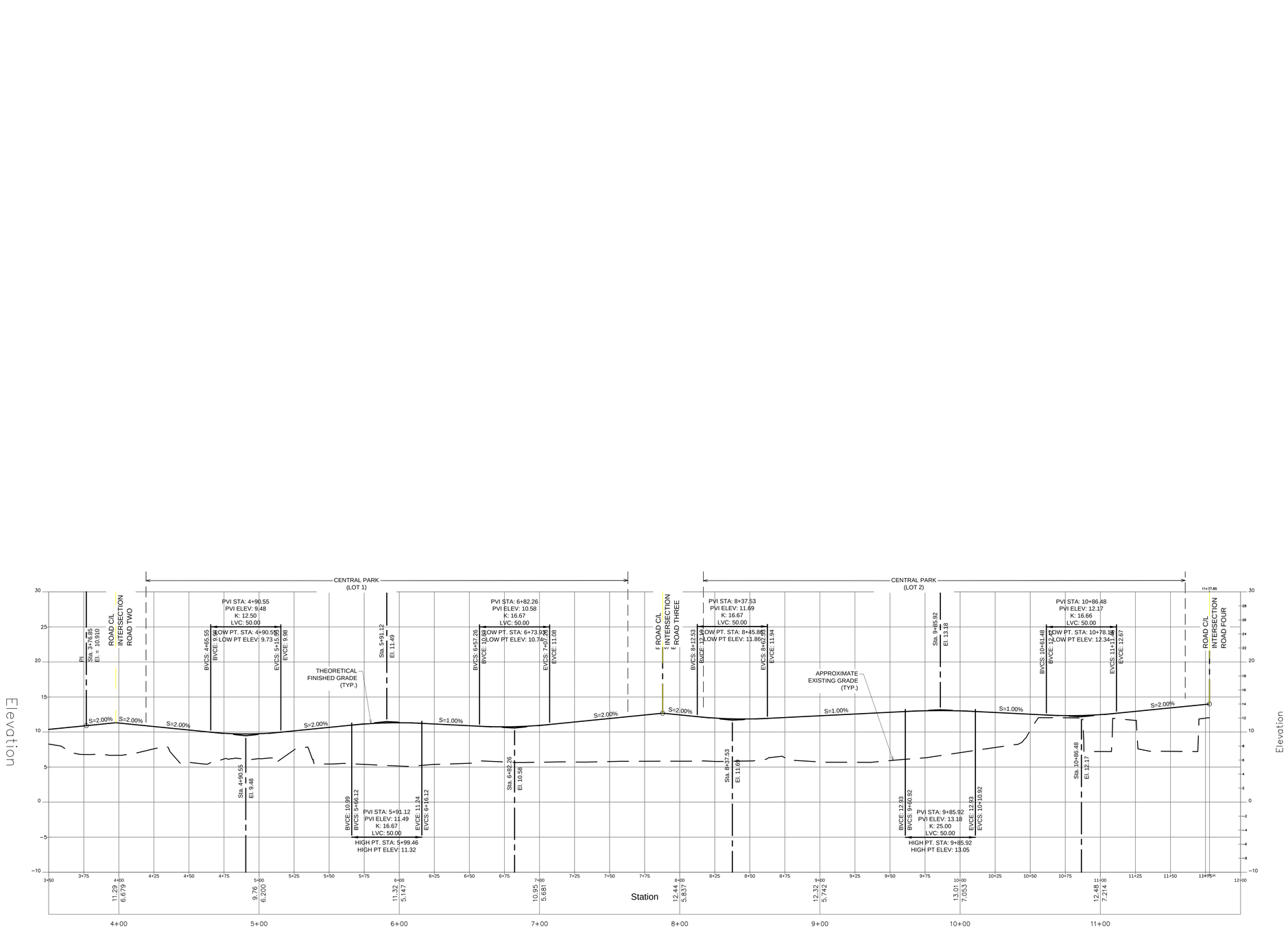
SP-5.2

STATE OF NEW YORK · GERARD MARTIN SCOTT · 084469 · LICENSED PROFESSIONAL ENGINEER

PLOTTED BY: DIVNEY TUNG SCHWALBE, LLP BAJOR, JASON E. 7/15/2015 4:25:04 PM L:\780 LIGHTHOUSE LANDING\780 SP-5.1 - 5.3 ROAD PROFILES PLT.DWG



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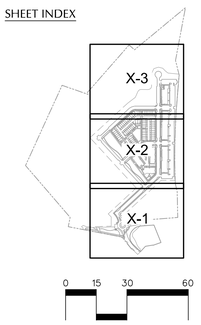

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ROAD PROFILES (ROAD C)

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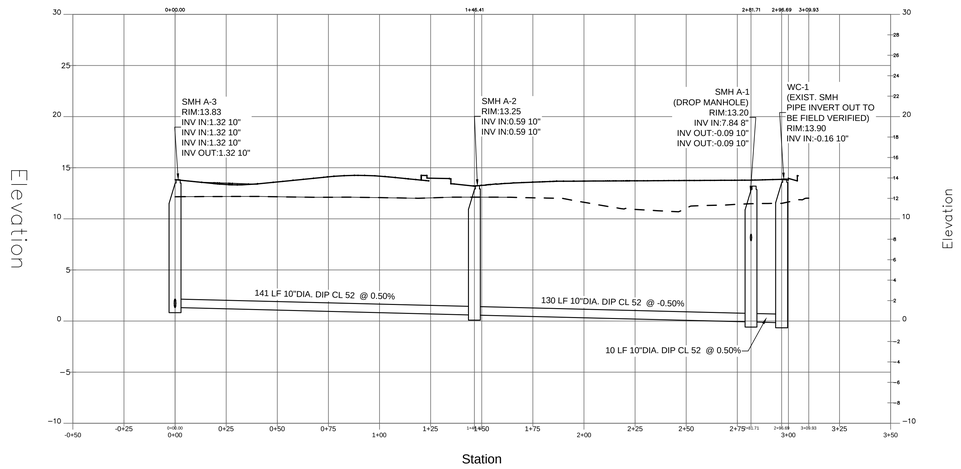
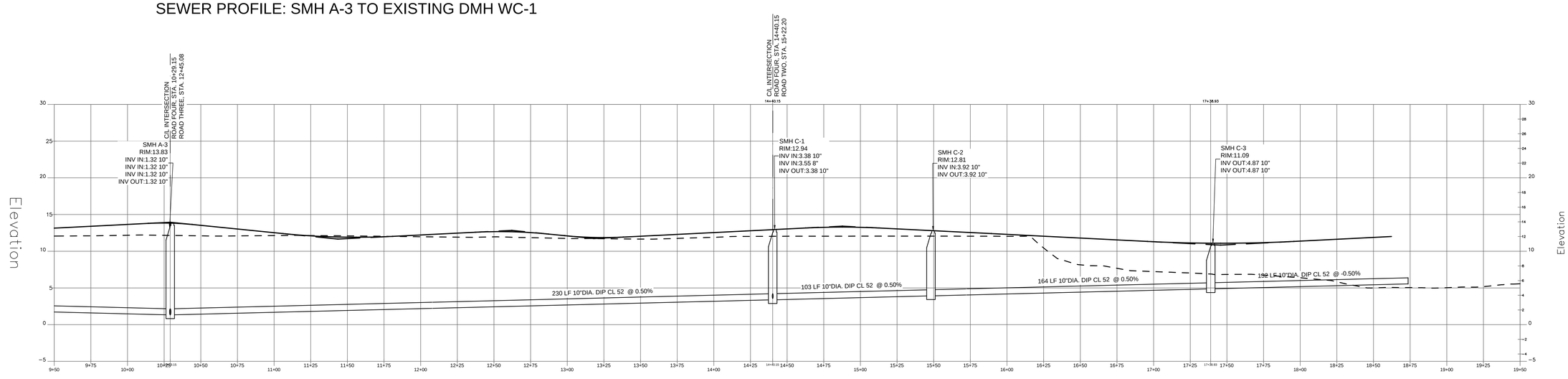
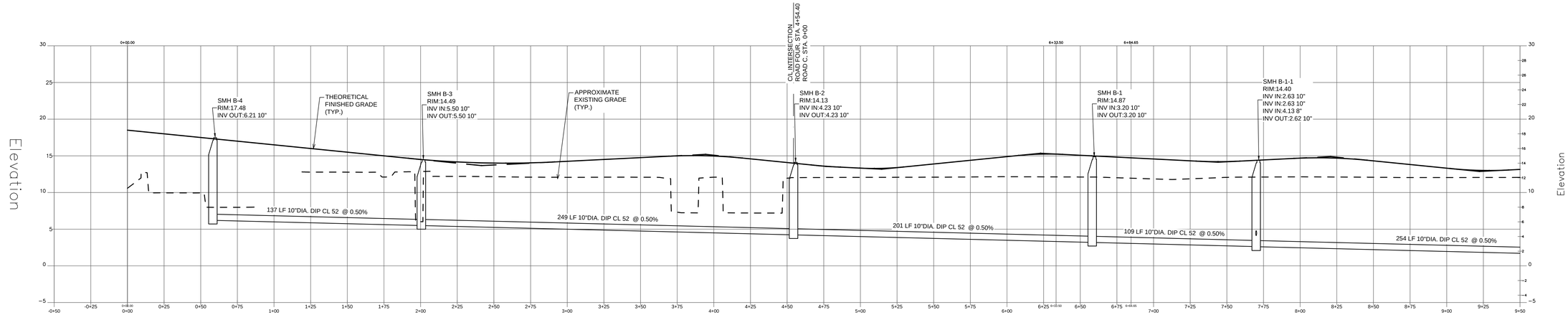


SEWER PROFILE: SMH A-3 TO EXISTING DMH WC-1



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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SANITARY SEWER PROFILES

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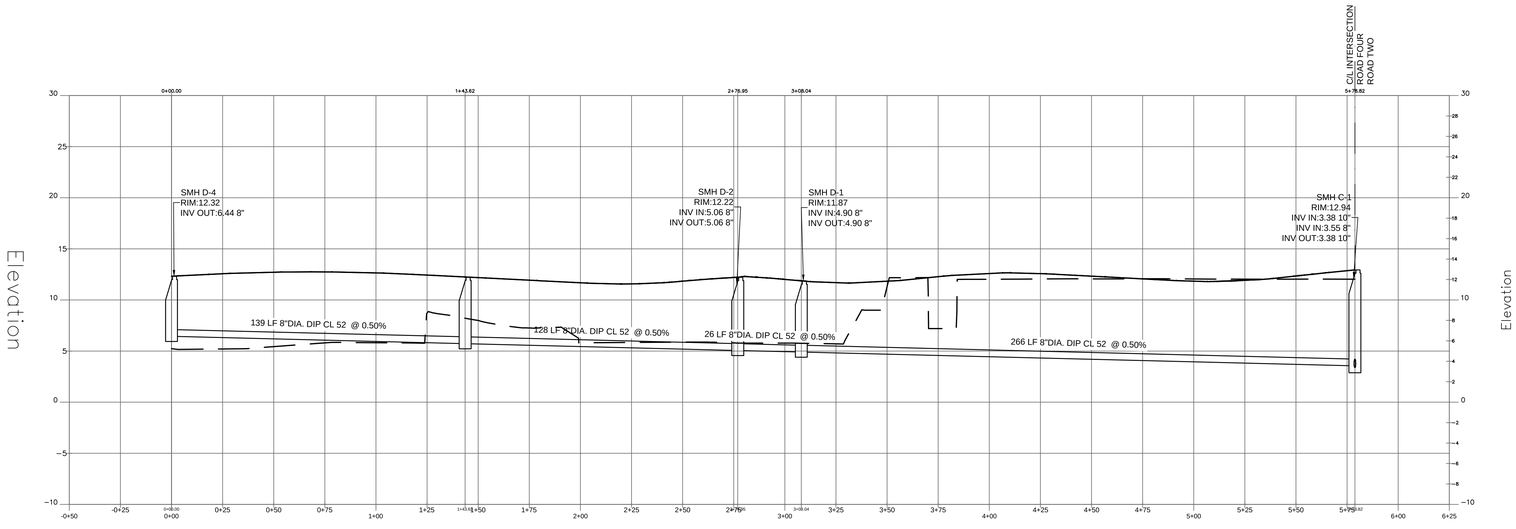
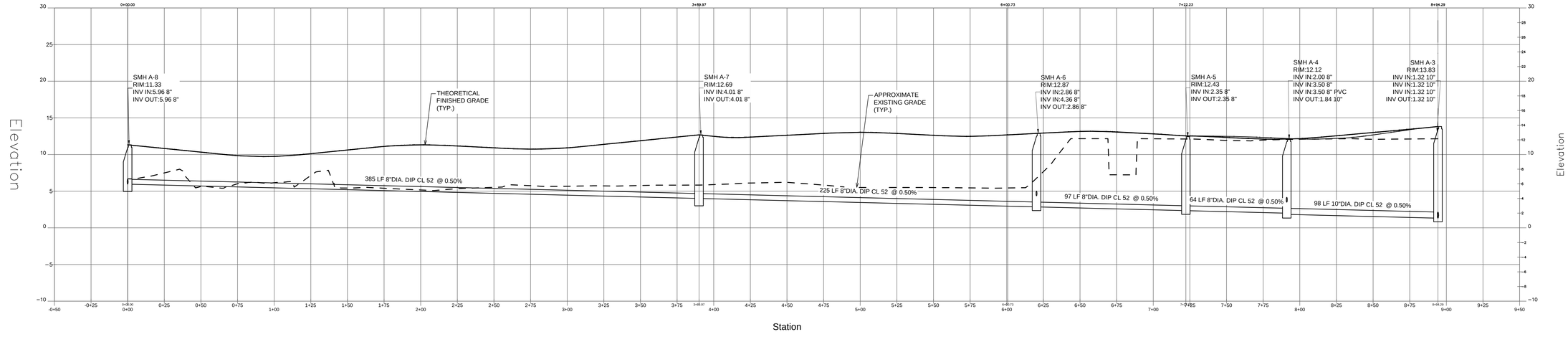


SEWER PROFILE: SMH D-4 TO SMH C-1 (ALONG ROAD TWO TO ROAD FOUR)



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

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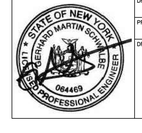
SANITARY SEWER PROFILES



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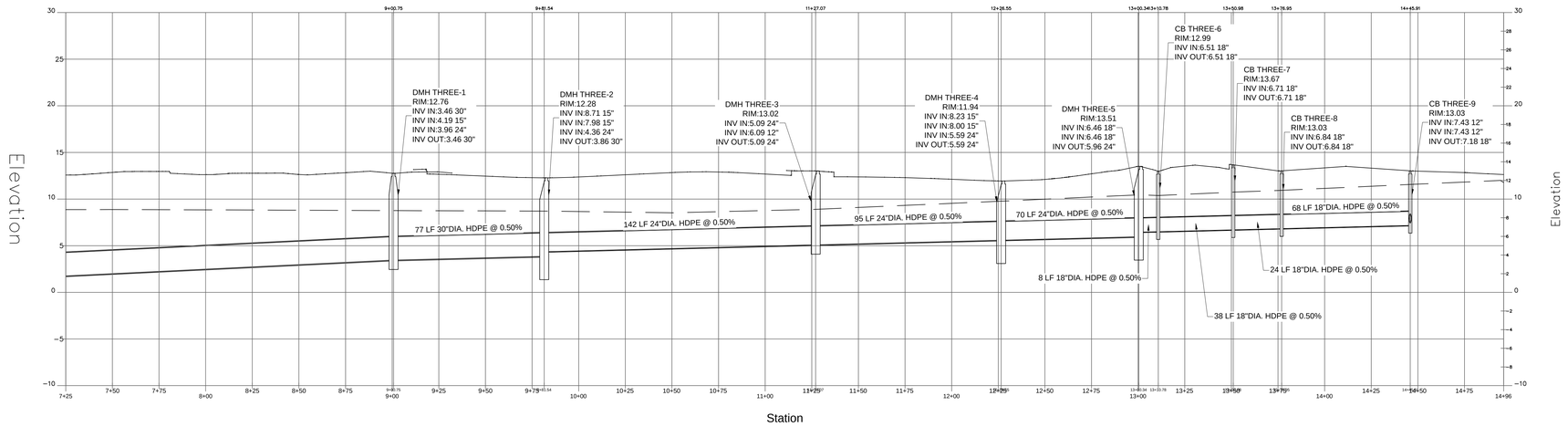
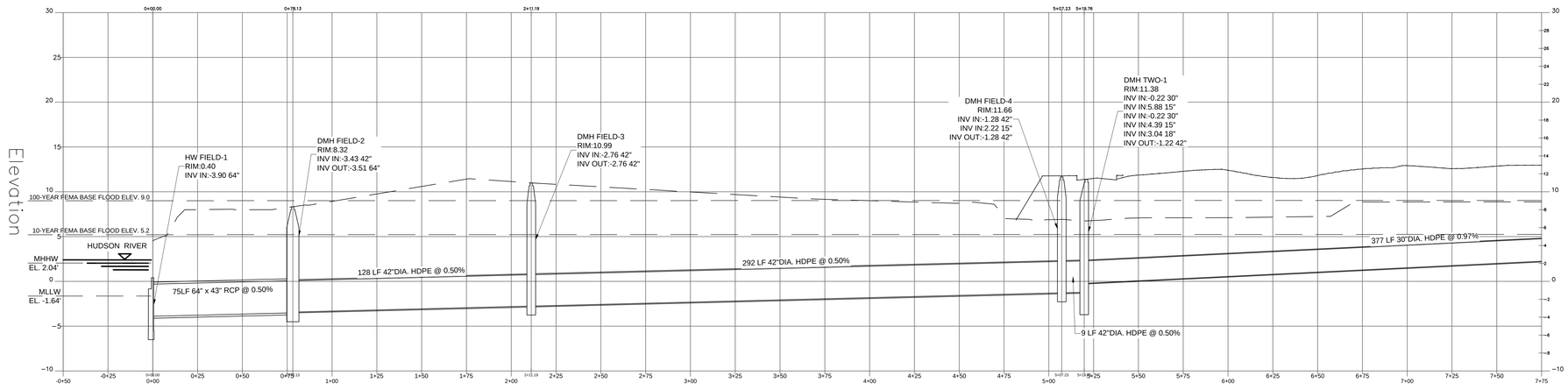


STORM PROFILE: FIELD-1 TO CB THREE-9 (1)



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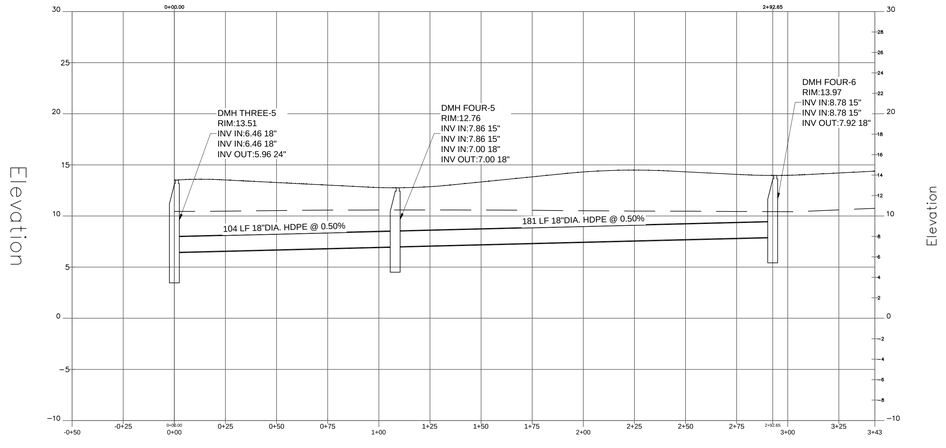

STORM PROFILE: DMH THREE-5 TO DMH FOUR-6

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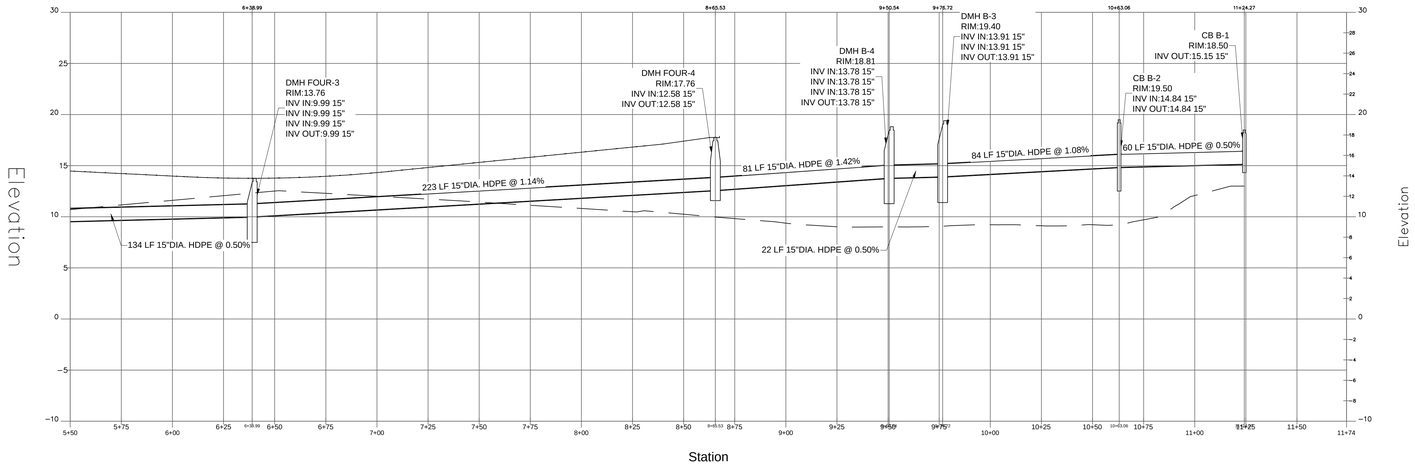

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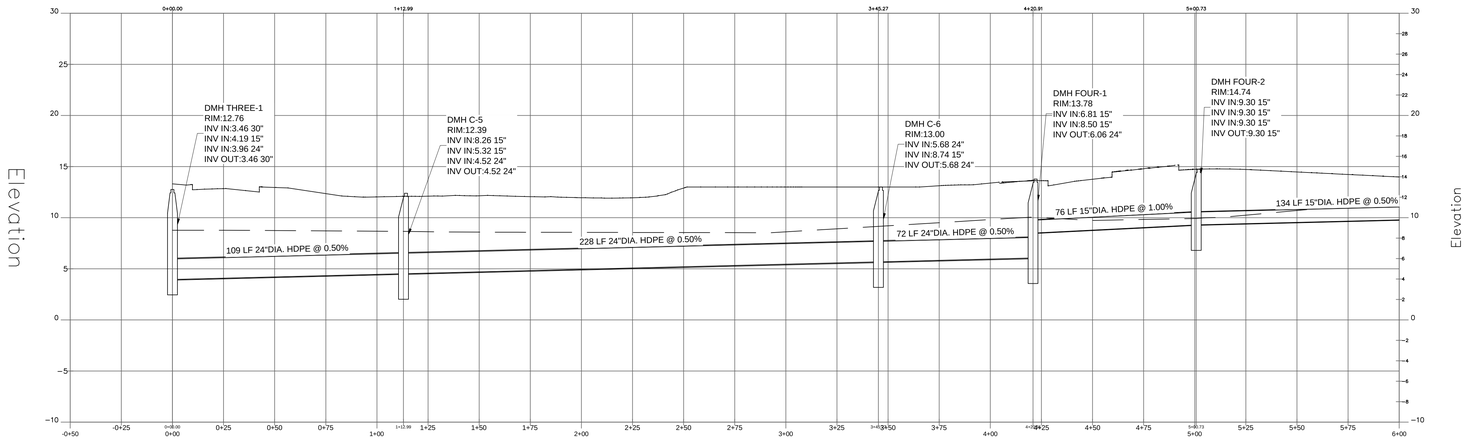

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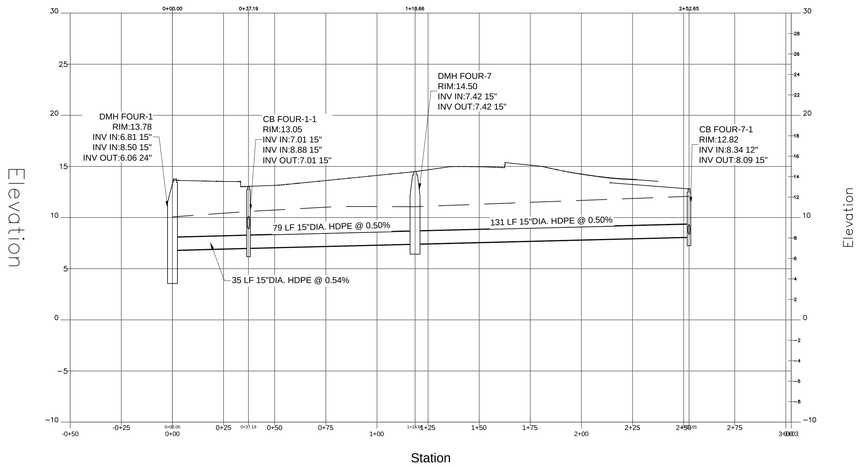

STORM PROFILE: DMH FOUR-1 TO CB FOUR-7-1

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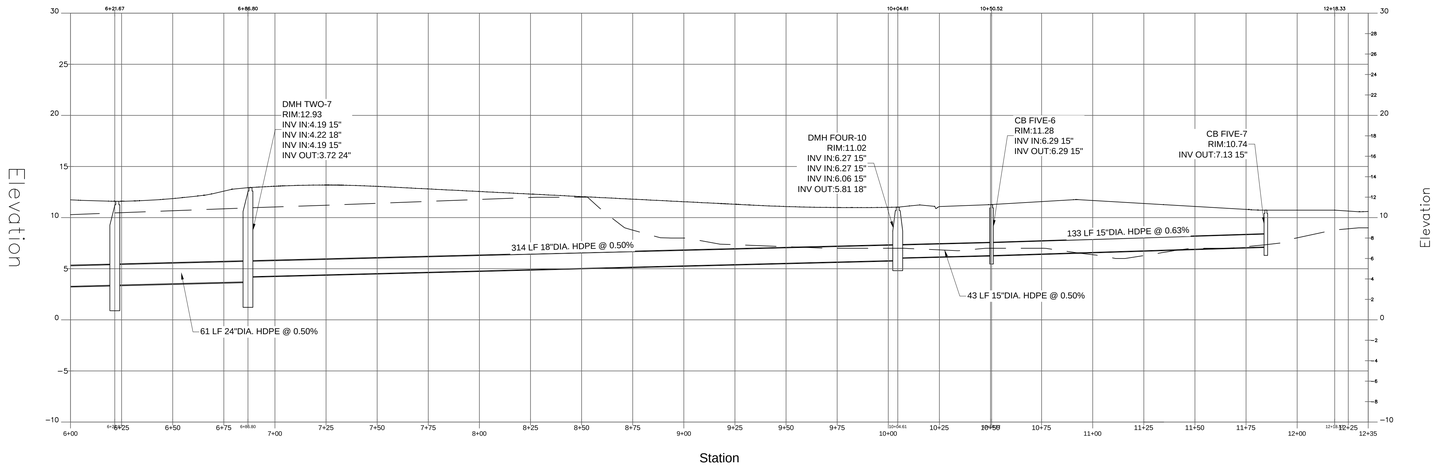
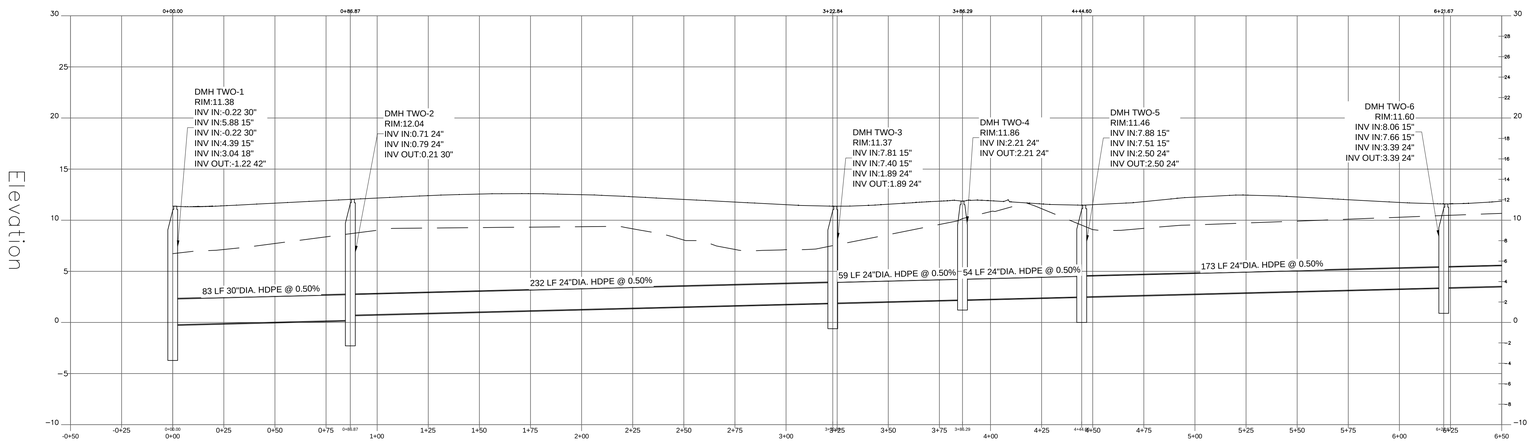
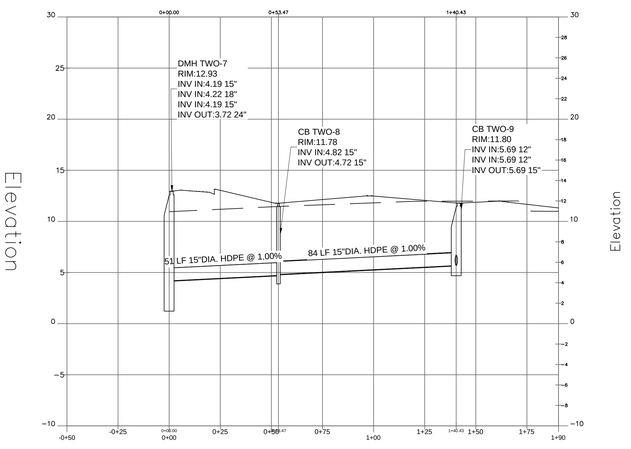


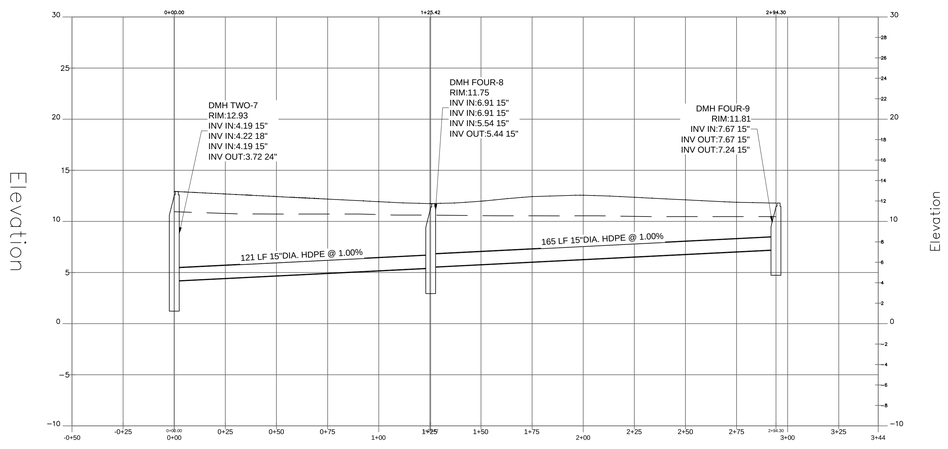
STORM PROFILE: DMH TWO-1 TO CB FIVE-7 (1)



STORM PROFILE: DMH TWO-1 TO CB FIVE-7



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



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

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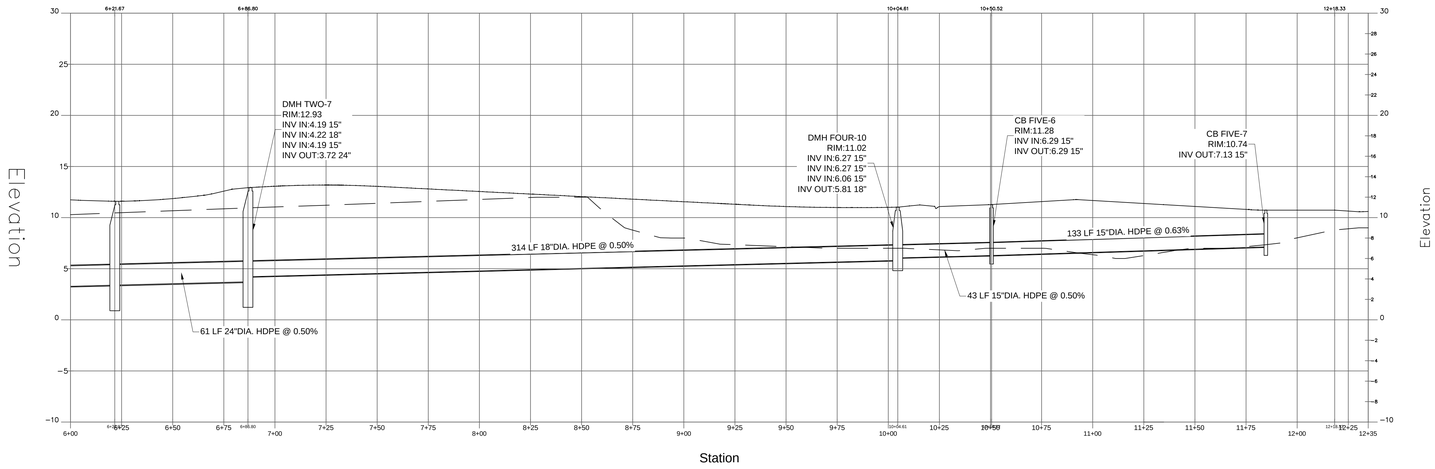
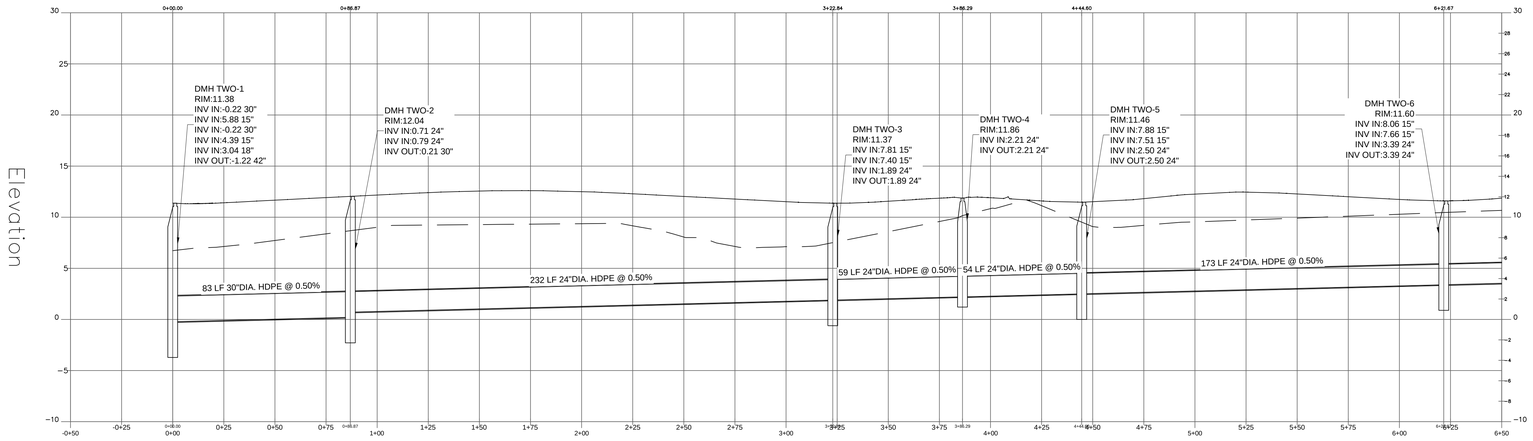


STORM PROFILE: DMH TWO-1 TO CB FIVE-7 (1)



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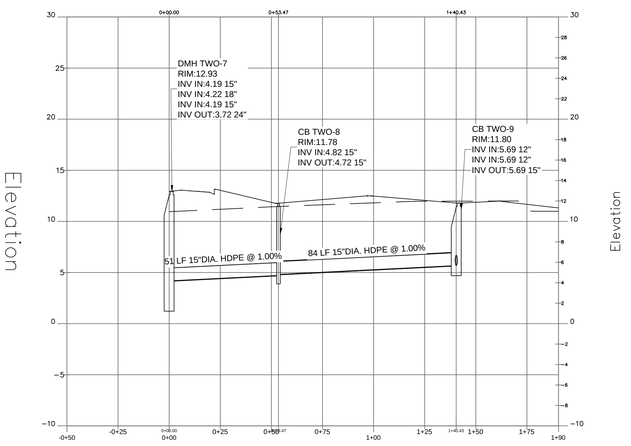

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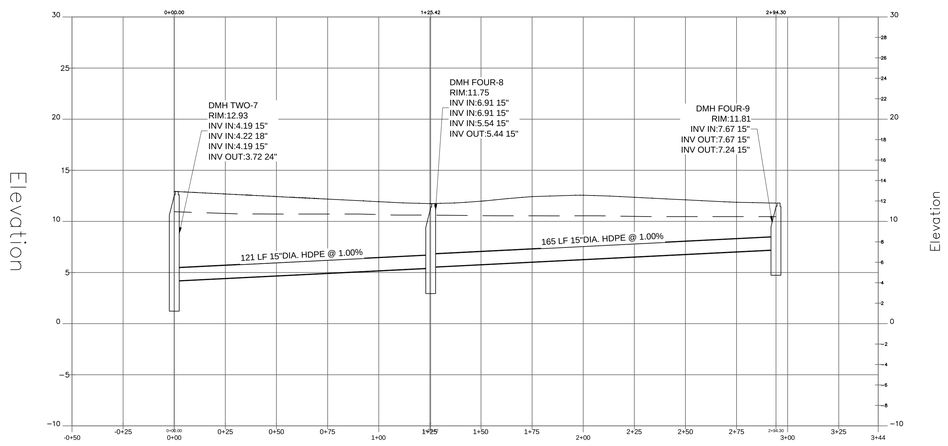

STORM PROFILE: DMH TWO-7 TO DMH FOUR-9

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SITE ENGINEER / LANDSCAPE ARCHITECT

DIVNEY • TUNG • SCHWALBE
Intelligent Land Use

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ARCHITECT

Minno & Wasko
80 Lambert Lane, Suite 105
Lambertville, NJ 08530

TRAFFIC ENGINEER

TRC Engineers, Inc.
7 Skyline Drive
Hawthorne, NY 10532

SURVEYOR

Control Point Associates, Inc.
35 Technology Drive, 1st Floor
Warren, NJ 07059

0 15 30 60

SCALE: 1" - 30'h, 6'v

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REVISIONS

NO.	DATE	ISSUE
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DRAWING TITLE:

STORM DRAINAGE PROFILES

STATE OF NEW YORK · LICENSED PROFESSIONAL ENGINEER · 084469 · GERHARD MARTIN SCHULZ, PE

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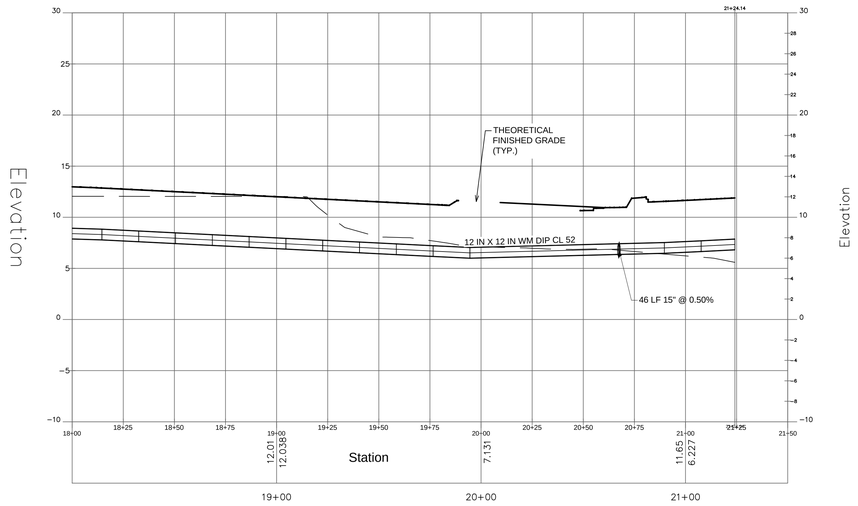
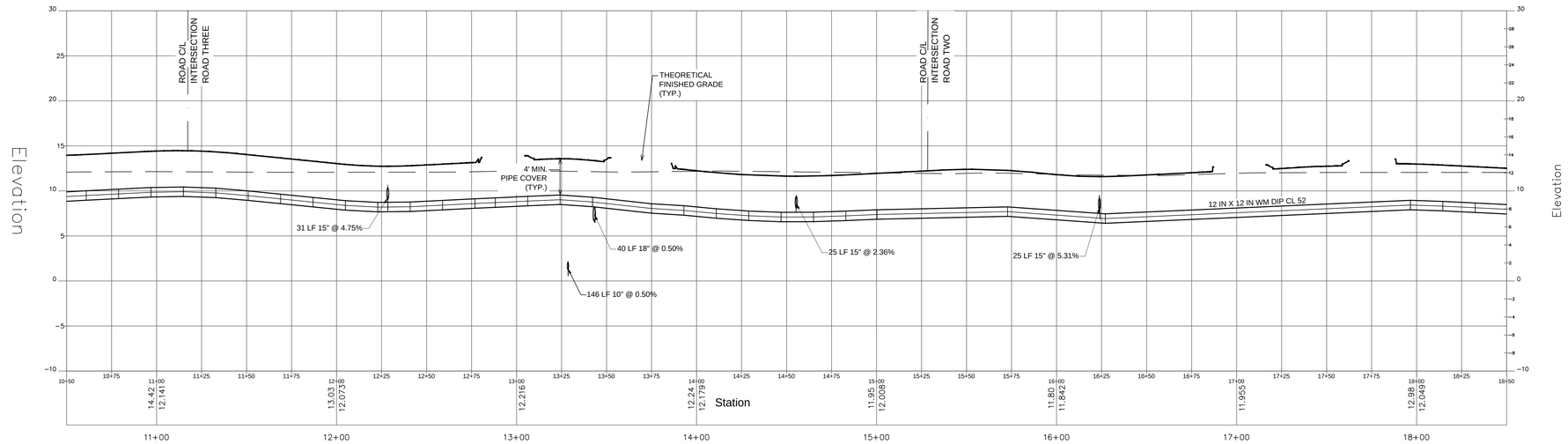
RCC	MSG
PROJECT NO.	DATE:
780	05/07/15

DRAWING NO.

SP-6.6



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



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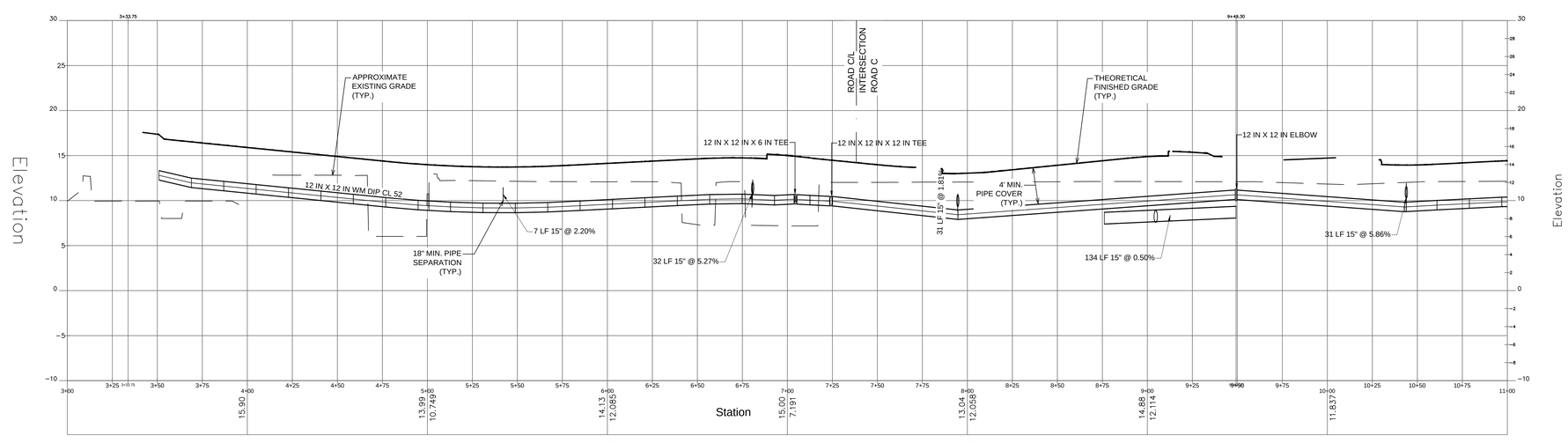

WATE MAIN PROFILE: ALONG ROAD 'FOUR'

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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DRAWING TITLE:

WATER MAIN PROFILES

LICENSED PROFESSIONAL ENGINEER — EDWARD MARTIN SCHALK III — 084469 — STATE OF NEW YORK

DRAWN BY:	CHECKED BY:
RCC	MSG
PROJECT NO.	DATE:
780	05/07/15

DRAWING NO.

SP-6.7

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 gage 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 sediement 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 Entrance: 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.
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G. Construction Vehicles: Wash down all construction vehicles and cover with tarpaulins as necessary to prevent vehicle transport of sediment off-site.
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EDGE-ON-HUDSON

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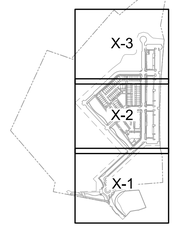

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DRAWING TITLE:

PHASE 1 EROSION & SEDIMENT CONTROL PLAN

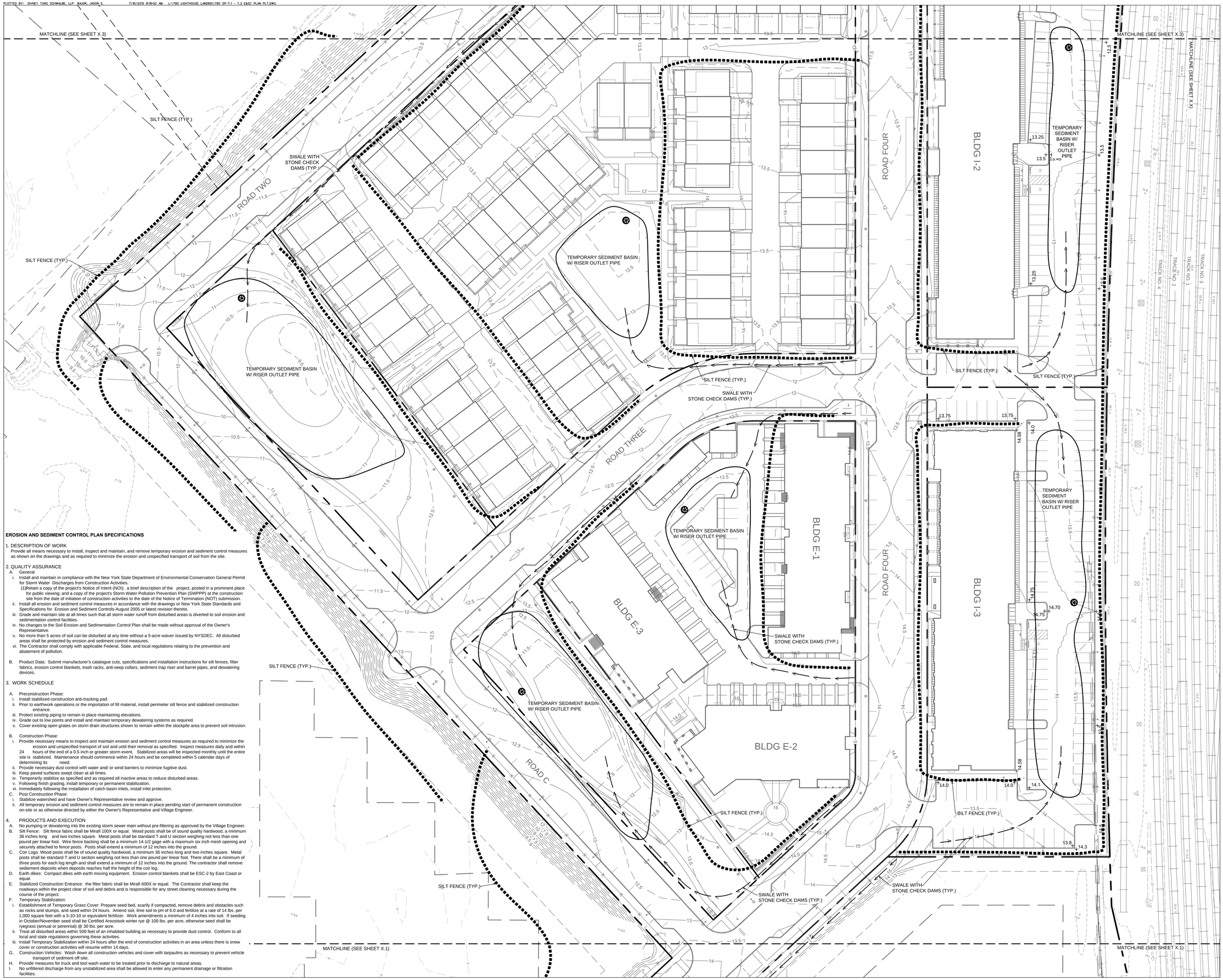
DRAWN BY:	CHECKED BY:
CR	MSG
PROJECT NO.	DATE:
780	05/07/15

DRAWING NO.

SP-7.1

STATE OF NEW YORK · LICENSED PROFESSIONAL ENGINEER · 084469 · BERNARD MARTIN SCOTT III

PLOTTED BY: DIVNEY TUNG SCHWALBE, LLP BAJOR, JASON E. 7/16/2015 8:18:02 AM L:\780 LIGHTHOUSE LANDING\780 SP-7.1 - 7.3 E&SC PLAN PLT.DWG



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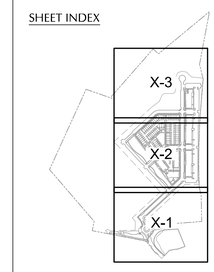

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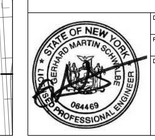

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PROJECT NO. 780	DATE: 05/07/15
DRAWING NO.	SP-7.2

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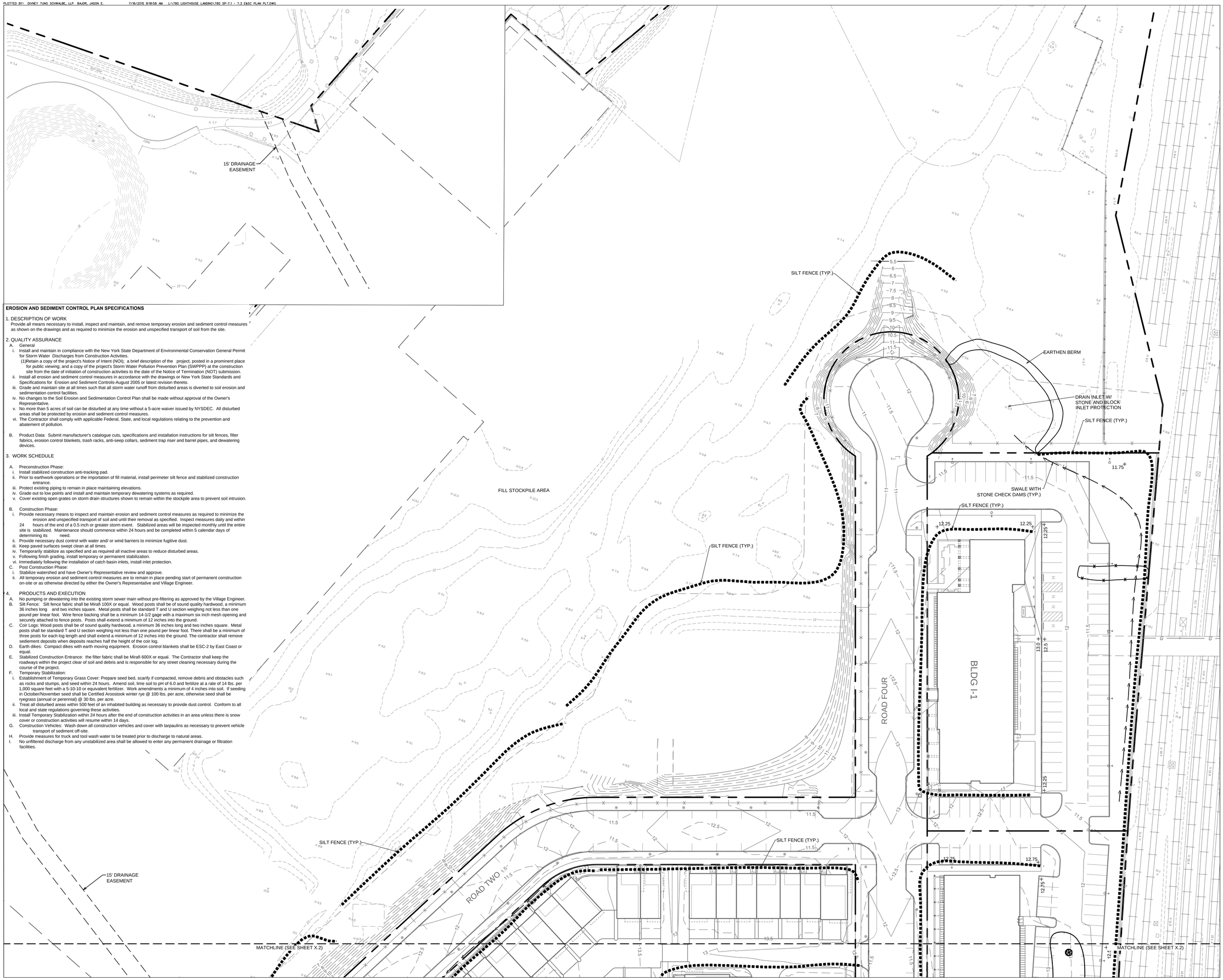

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F. Temporary Stabilization:

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.

iii. 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.

G. Construction Vehicles: Wash down all construction vehicles and cover with tarpaulins as necessary to prevent vehicle transport of sediment off-site.

H. Provide measures for truck and tool wash water to be treated prior to discharge to natural areas.

I. No unfiltered discharge from any unstabilized area shall be allowed to enter any permanent drainage or filtration facilities.

EDGE-ON-HUDSON

Sleepy Hollow, NY

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SHEET INDEX

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REVISIONS

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

DRAWING TITLE:

PHASE 1 EROSION & SEDIMENT CONTROL PLAN

STATE OF NEW YORK · EDWARD MARTIN SOSA · 084469 · LICENSED PROFESSIONAL ENGINEER

DRAWN BY:	CHECKED BY:
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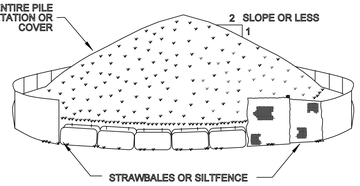
780	05/07/15

DRAWING NO.

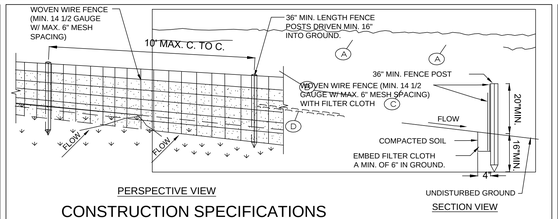
SP-7.3



INSTALLATION NOTES

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

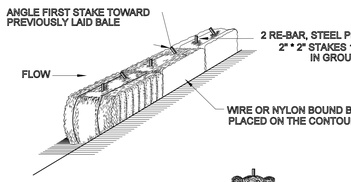
SOIL STOCKPILING
SCALE: N.T.S. 1



CONSTRUCTION SPECIFICATIONS

1. 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.
2. 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.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

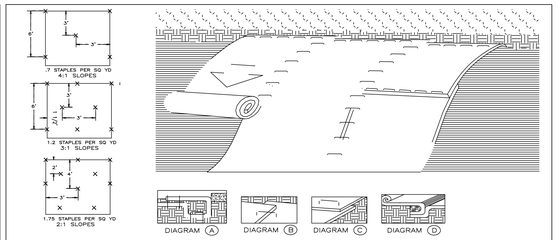
SILT FENCE
SCALE: N.T.S. 2



INSTALLATION NOTES

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

HAY BALES
SCALE: N.T.S. 3



INSTALLATION GUIDELINES

1. **Prepare the soil surface including raking, seeding, and fertilizing.**
2. **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)**
3. **Roll the blanket vertically down the slope. Secure using the appropriate staple pattern shown hereon specified by slopes.**
4. **Parallel blankets must be overlapped by a minimum 4" and secured with a row of staples placed approximately 3'-0" apart. (See Diagram B)**
5. **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)**
6. **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 4" 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)**
7. **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

- CONSTRUCTION OPERATIONS SHOULD BE SCHEDULES 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.

1.VEGETATIVE COVER

FOR DISTURBED AREAS NOT SUBJECT TO TRAFFIC, VEGETATION PROVIDES THE MOST PRACTICAL METHOD OF DUST CONTROL.

2.MULCH (INCLUDING GRAVEL MULCH)

MULCH OFFERS A FAST EFFECTIVE MEANS OF CONTROLLING DUST. THIS CAN ALSO INCLUDE ROLLED EROSION CONTROL BLANKETS.

B. DRIVING AREAS
THESE AREAS UTILIZE WATER AND BARRIERS TO PREVENT DUST MOVEMENT FROM THE TRAFFIC SURFACES INTO THE AIR.

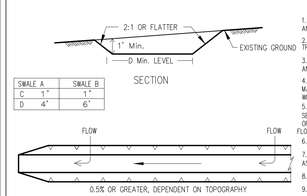
1. SPRINKLING
THE SITE MAY BE SPRAYED WITH WATER UNTIL THE SURFACE IS WET. THIS IS ESPECIALLY EFFECTIVE ON HAUL ROADS AND ACCESS ROUTES.

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 A 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



SWALE A	SWALE B
C 1'	1'
D 4'	6'

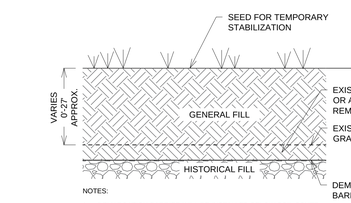
OUTLET AS REQUIRED SEE ITEM 8 BELOW

INSTALLATION NOTES

1. ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
2. DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
3. DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
4. 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.
5. 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 IMPEDE NORMAL FLOW.
6. FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
7. ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO AS NOT TO INTERFERE WITH THE FUNCTIONING OF THE SWALE.
8. INSPECTION AND MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.
9. STABILIZATION SHALL BE AS PER THE CHART BELOW:

FLOW CHANNEL STABILIZATION			
TYPE OF TREATMENT	CHANNEL GRADE	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"
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

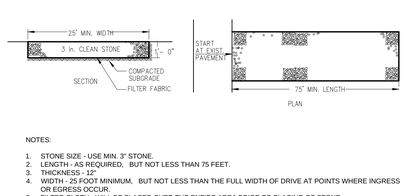
TEMPORARY DIVERSION SWALE
SCALE: N.T.S. 6



NOTES:

1. 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.
2. TOP 2 FEET OF SOIL COVER SHALL MEET SOIL CLEANUP OBJECTIVES (SCOs) FOR RESTRICTED RESIDENTIAL USE.

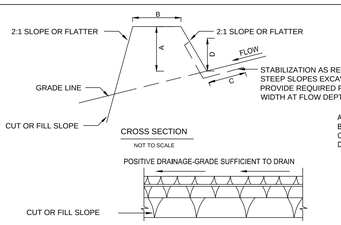
TYPICAL SOIL COVER
SCALE: N.T.S. 7



NOTES:

1. STONE SIZE - USE MIN. 3" STONE.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 75 FEET.
3. THICKNESS - 12"
4. WIDTH - 25 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH OF DRIVE AT POINTS WHERE INGRESS OR EGRESS OCCUR.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD COMPACTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION 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.
8. 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

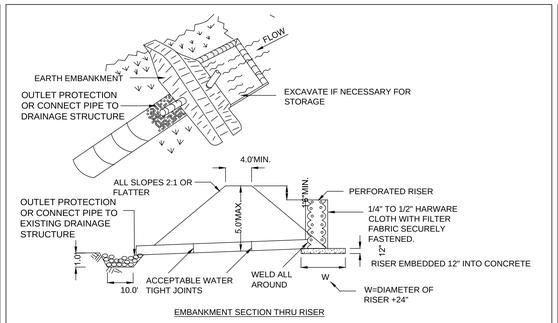


	DIKE A (5 AC. OR LESS)	DIKE B (5-10AC.)
A - DIKE HEIGHT	18"	36"
B - DIKE WIDTH	24"	36"
C - FLOW WIDTH	48"	60"
D - FLOW DEPTH	8"	15"

CONSTRUCTION SPECIFICATIONS

1. ALL DIKES SHALL BE COMPACTED BY EARTH-MOVING EQUIPMENT.
2. ALL DIKES SHALL HAVE POSITIVE DRAINAGE TO AN OUTLET.
3. TOP WIDTH MAY BE WIDER AND SIDE SLOPES BE FLATTER IF DESIRED TO FACILITATE CROSSING BY CONSTRUCTION TRAFFIC.
4. FIELD LOCATION SHOULD BE ADJUSTED AS NEEDED TO UTILIZE A STABILIZED SAFE OUTLET.
5. 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



EMBANKMENT SECTION THRU RISER

SIZES OF PIPE NEEDED:

BARREL DIAMETER: 24"
RISER DIAMETER: 18"

DESIGN VOLUME IS _____ CU.FT.

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

CONSTRUCTION SPECIFICATIONS

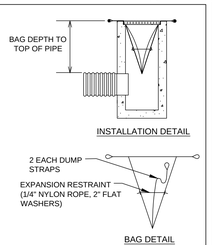
1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL, OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
3. VOLUME OF SEDIMENT STORAGE SHALL BE 3600 CUBIC FEET PER ACRE OF CONTRIBUTORY DRAINAGE.
4. 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 SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
5. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.
7. THE STRUCTURE SHALL BE REMOVED AND AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
8. ALL FILL SLOPES SHALL BE 2:1 OR FLATTER; CUT SLOPES 1:1 OR FLATTER.
9. ALL PIPE CONNECTIONS SHALL BE WATERTIGHT.
10. THE TOP 2/3 OF THE RISER SHALL BE PERFORATED 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.
11. THE RISER SHALL BE WRAPPED WITH 1/4 TO 1/2 INCH HARDWARE CLOTH WIRE THEN WRAPPED WITH FILTER CLOTH (HAVING AN EQUIVALENT SIEVE SIZE OF 40-80). 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 OVER-LAPPED, FOLDED AND STAPLED TO PREVENT BYPASS.
12. 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.
13. 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.
14. THE RISER SHALL BE ANCHORED WITH EITHER A CONCRETE BASE OR STEEL PLATE BASE TO PREVENT FLOTATION. FOR CONCRETE BASED THE DEPTH SHALL BE TWELVE (12) INCHES WITH THE RISER EMBEDDED NINE (9) 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 WATERTIGHT CONNECTION AND THEN PLACE TWO (2) FEET OF STONE, GRAVEL, OR TAMPED EARTH ON THE PLATE.

PIPE OUTLET SEDIMENT SPECIFICATIONS 11

CONSTRUCTION SPECIFICATIONS

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.

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

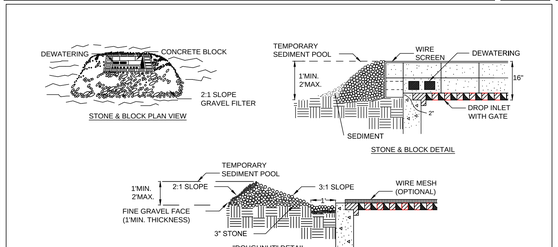


INLET SEDIMENT CONTROL DEVICE - SILT SACK

NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT SIZE DEVICE FOR EACH INLET.
2. FOR NON-STANDARD CATCH BASINS AND INLETS, THE CONTRACTOR SHALL MEASURE DIMENSIONS IN THE FIELD AND ORDER THE APPROPRIATE SIZE(S).
3. THE INLET SEDIMENT CONTROL DEVICE SHALL BE OF HIGH FLOW DESIGN AS PER THE MANUFACTURER'S SPECS.
4. 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.
5. SUBSTITUTION OF A SHEET OF FILTER FABRIC PLACED OVER THE OPENING OF THE INLET IS NOT APPROVED.
6. RECESSED CURB INLET CATCH BASINS MUST BE BLOCKED WHEN USING FILTER FABRIC INLET SACKS, SIZE OF FILTER INLET SACK TO BE DETERMINED BY MANUFACTURER.
7. THE FILTER SHALL BE REPLACED OR CLEANED WHEN THE BAG BECOMES HALF FULL.

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



CONSTRUCTION SPECIFICATIONS:

1. 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.
2. HARDWARE CLOTH OR ½" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL ½ - ¾ 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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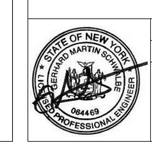
1	7/15/15	REVISED PER PLANNING BOARD COMMENTS

DRAWING TITLE:

EROSION & SEDIMENT CONTROL DETAILS



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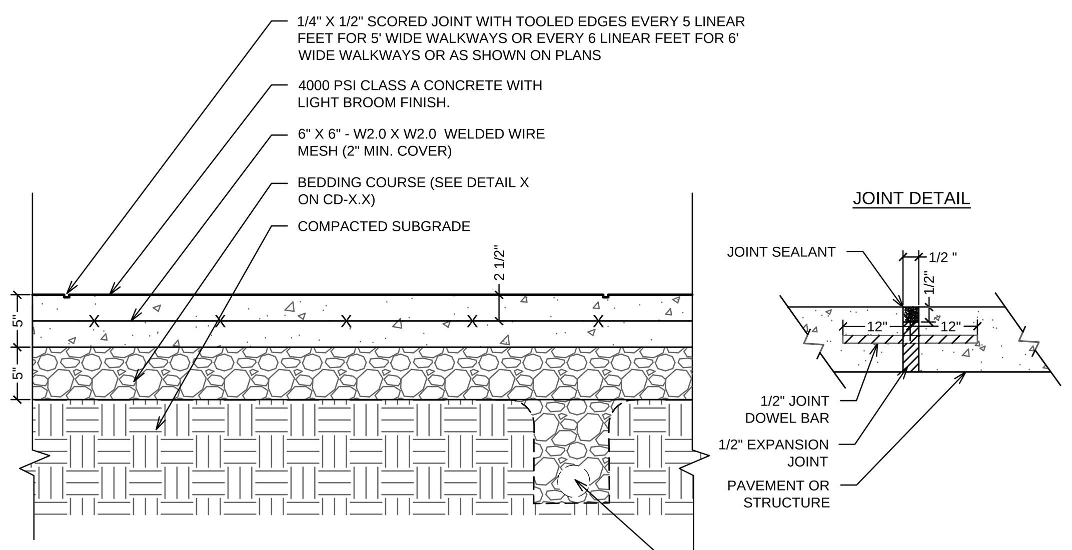
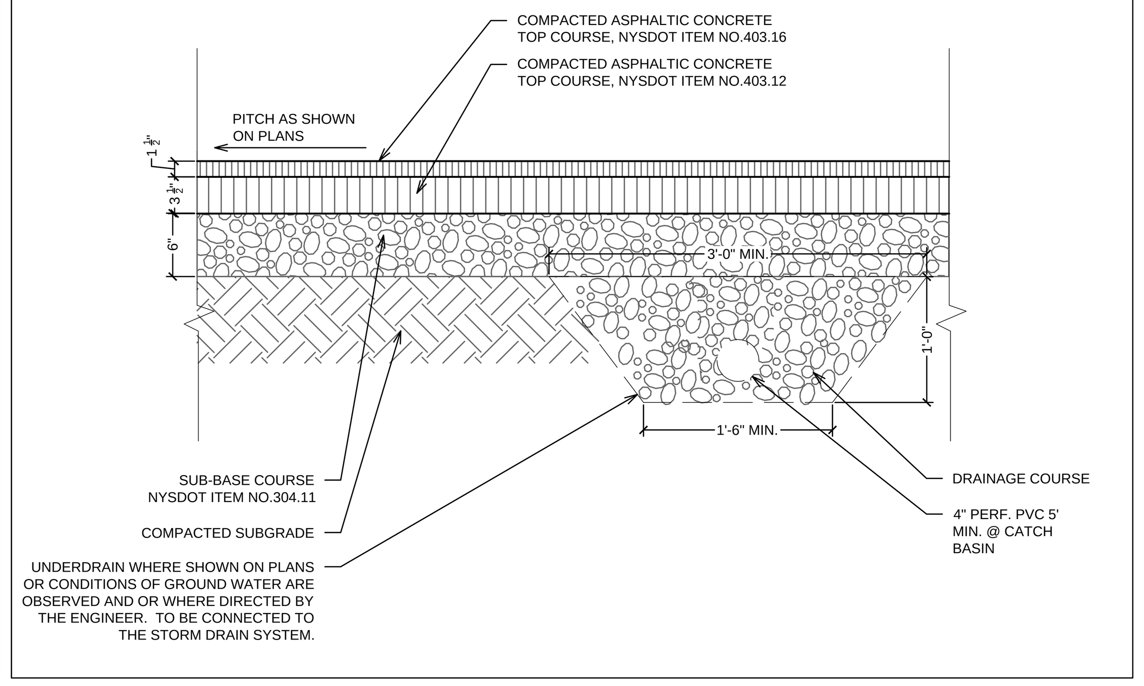
SP-7.4

PLOTTED BY: DIVNEY TUNG SCHWALBE, LLP BAJOR, JASON E. 7/16/2015 8:20:08 AM L:\780 LIGHTHOUSE LANDING\780 SP-8.1 - 8.3 DETAILS.DWG

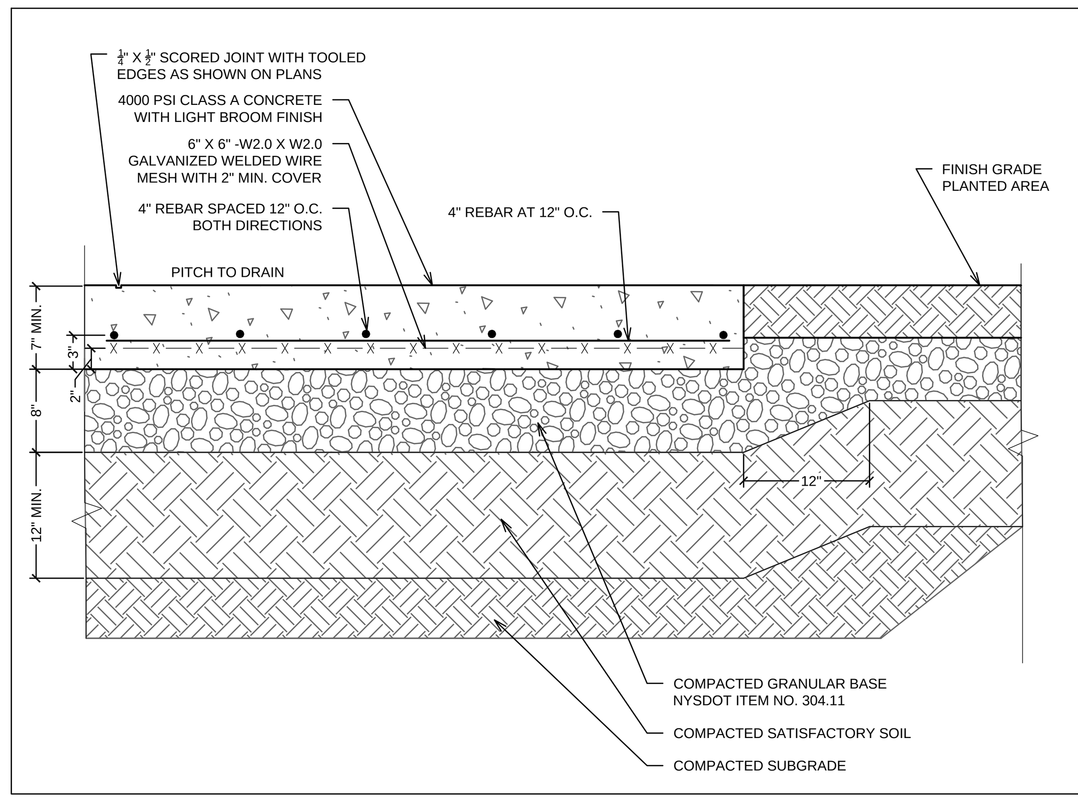


NOTE:
EXPANSION JOINTS WITH JOINT SEALANT TO BE SPACED AT 20' O.C. FOR 5' WIDE WALKWAYS AND 24' O.C. FOR 6' WIDE WALKWAYS PROVIDE 1/2" EXPANSION JOINT WITH SEALANT BETWEEN CONCRETE WALKWAYS AND CONCRETE CURBS AND STRUCTURES

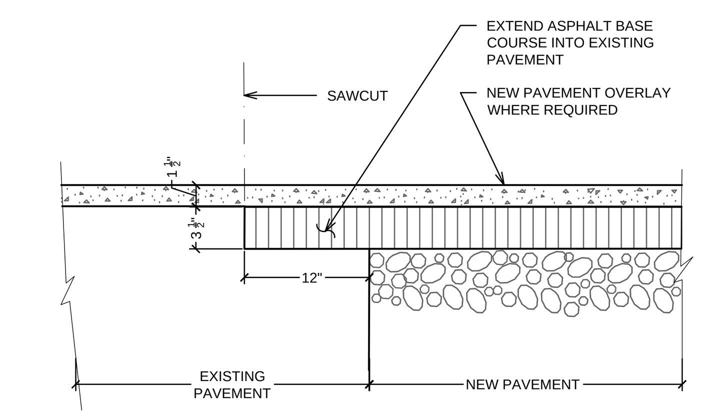
CONCRETE PAVEMENT (SIDEWALK)
SCALE: N.T.S.
1



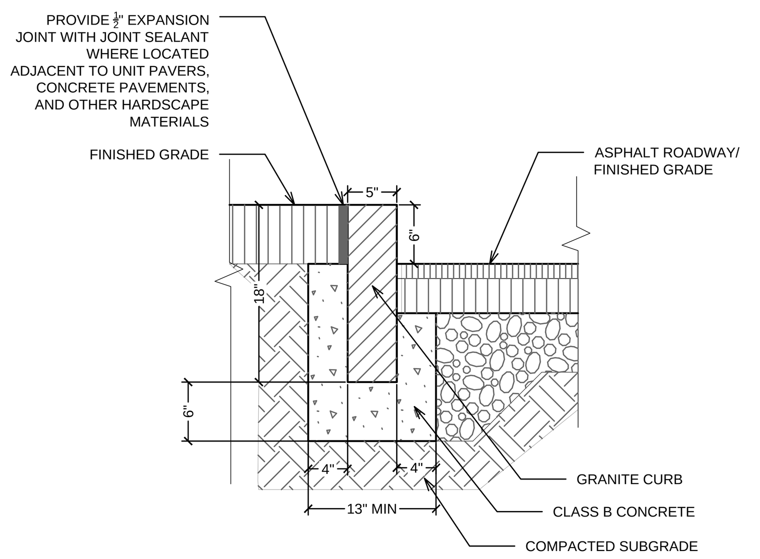
ASPHALT PAVEMENT
SCALE: N.T.S.
2



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

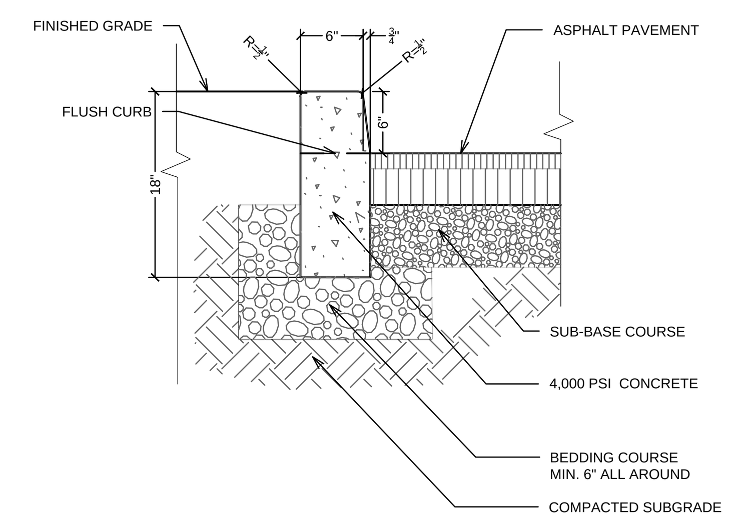


SAW-CUT PAVEMENT KEY-IN (BEEKMAN AVE.)
SCALE: N.T.S.
4



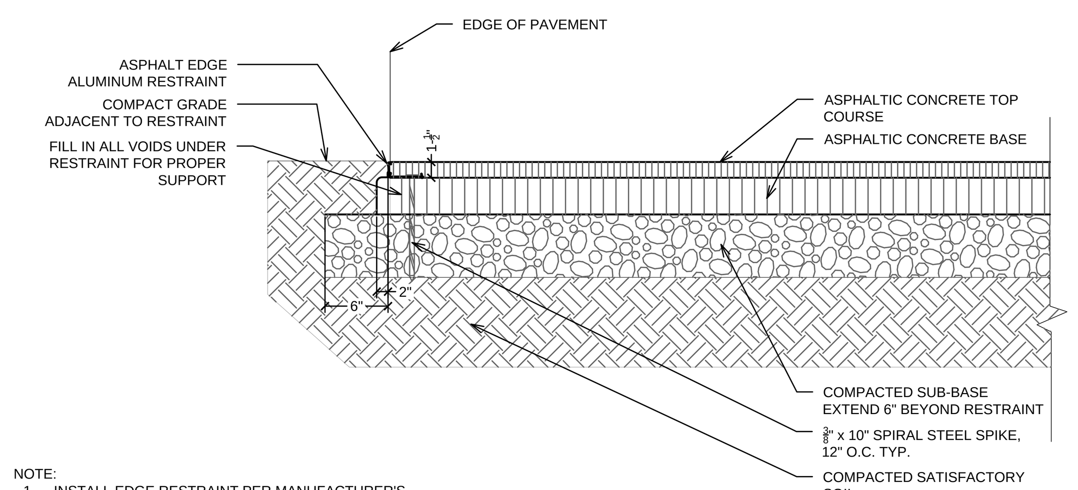
NOTE:
1. CONTRACTOR TO SUBMIT CONCRETE CURB SAMPLE FOR APPROVAL PRIOR TO SETTING CURB
2. STONE CURB 6' MAXIMUM LENGTH
3. WHERE SHOWN ON PLANS, 6" HIGH REVEAL, TYP. MOUNTABLE STONE CURB TO BE 8" WIDE
4. SUBMIT SHOP DRAWING OF MOUNTABLE CURB FOR APPROVAL

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



NOTE:
1. EXPOSED SURFACES TO HAVE BROOM FINISH
2. PROVIDE 1/2" PREMOLDED EXPANSION JOINT AND SEALANT EVERY 20' O.C.
3. PROVIDE 1/2" PREMOLDED EXPANSION JOINT AND SEALANT WHEN CONCRETE PAVEMENT ABUTS CONCRETE CURB
4. MOUNTABLE CONCRETE CURBS TO BE NYSDOT MODEL M150, 9" WIDE, 2" VERTICAL, 6" EXPOSED REVEAL HEIGHT, 18" TOTAL HEIGHT

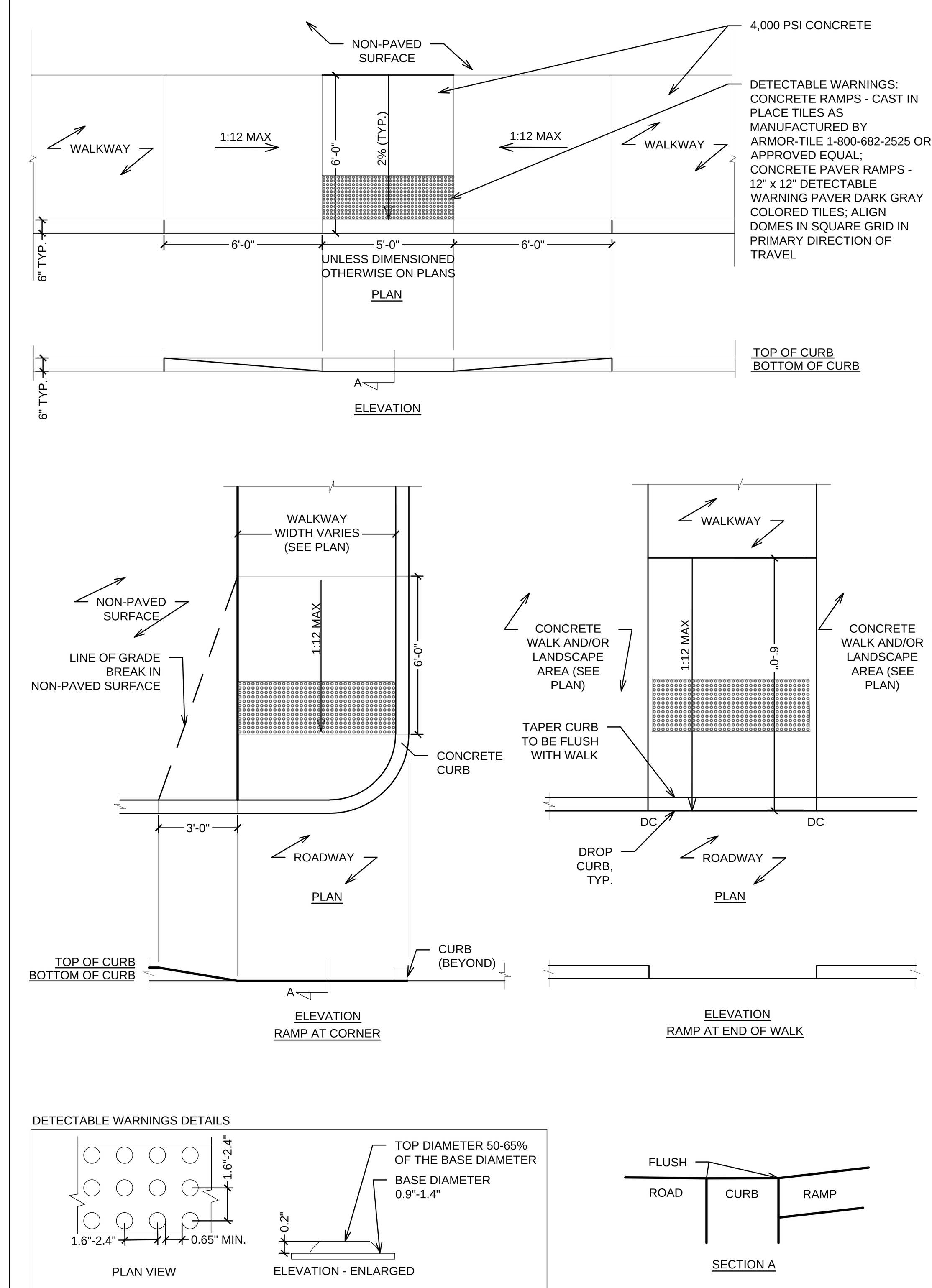
CONCRETE CURB (ALL PRIVATE AREAS)
SCALE: N.T.S.
6



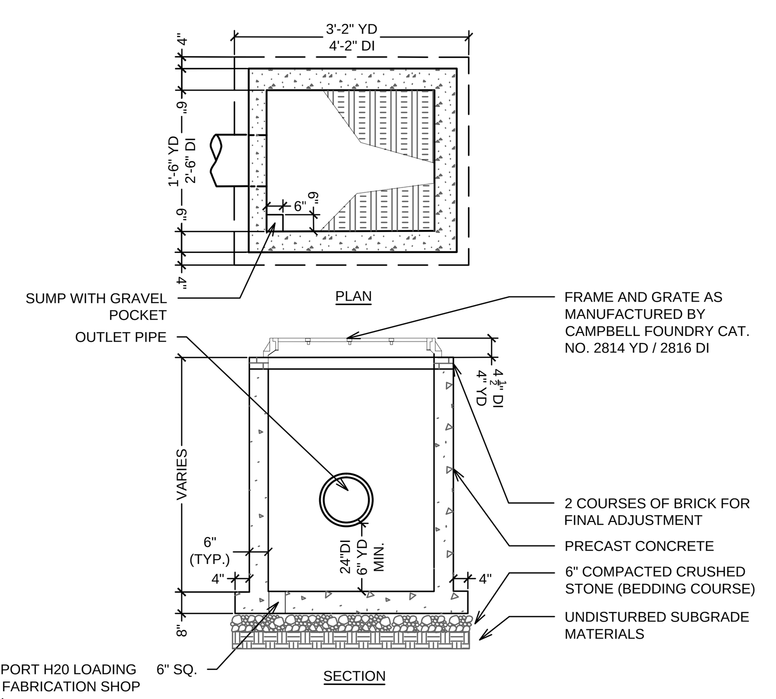
NOTE:
1. INSTALL EDGE RESTRAINT PER MANUFACTURER'S "INSTALLATION GUIDELINES"
2. 8'-0" SECTIONS CONNECTED WITH 4" SLIDING CONNECTOR
3. MAINTAIN 3/8" GAP BETWEEN SECTIONS TO ALLOW FOR PRODUCT EXPANSION
4. CORNERS: NOTCH BASE ONLY AND FORM A CONTINUOUS CORNER
5. PERMALOC ASPHALT EDGE AS MANUFACTURED BY PERMALOC CORP. 1-800-356-9660 OR APPROVED EQUAL
6. COLOR: MILL FINISH

ALUMINUM ASPHALT EDGE RESTRAINT TO BE INSTALLED AROUND PERIMETER OF THE ASPHALT DRIVEWAY/PARKING WHERE THERE IS NO CURBING

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

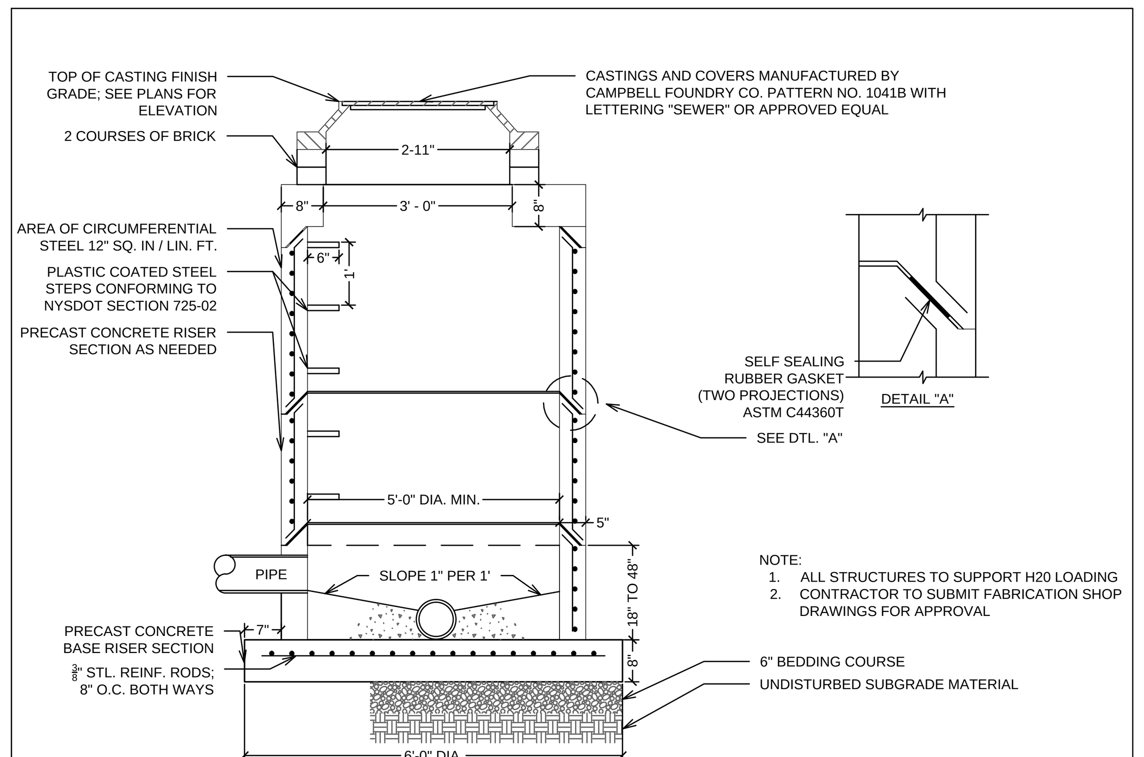


PEDESTRIAN RAMPS
SCALE: N.T.S.
8



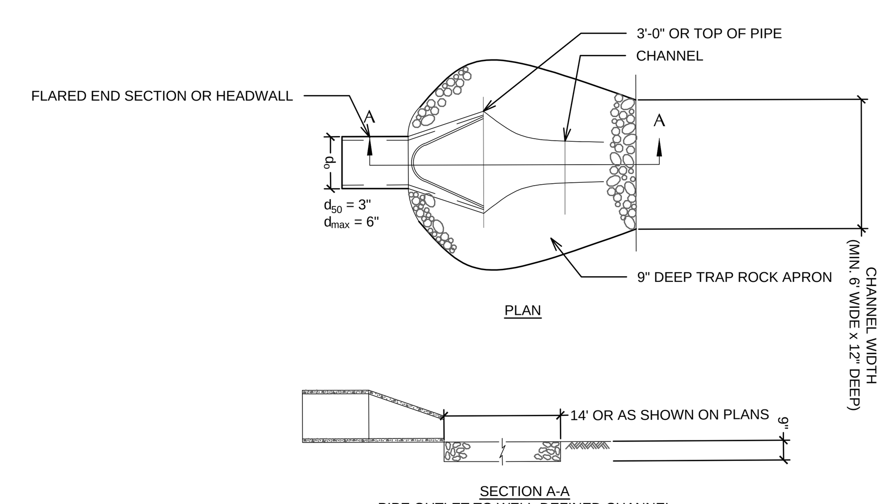
NOTE:
1. ALL STRUCTURES TO SUPPORT H20 LOADING
2. CONTRACTOR TO SUBMIT FABRICATION SHOP DRAWINGS FOR APPROVAL

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

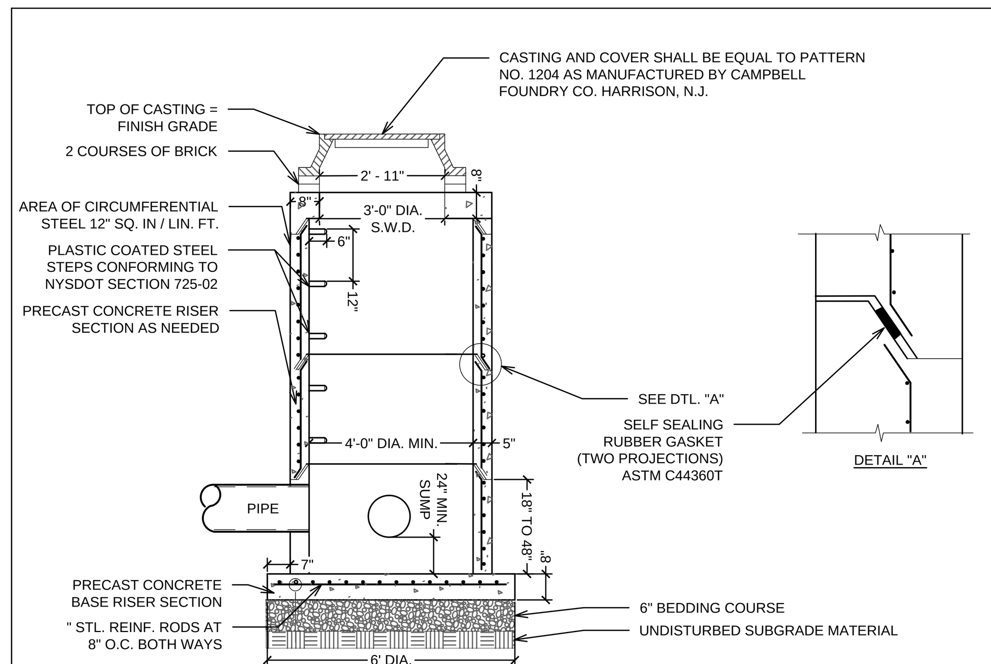


NOTE:
1. ALL STRUCTURES TO SUPPORT H20 LOADING
2. CONTRACTOR TO SUBMIT FABRICATION SHOP DRAWINGS FOR APPROVAL

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

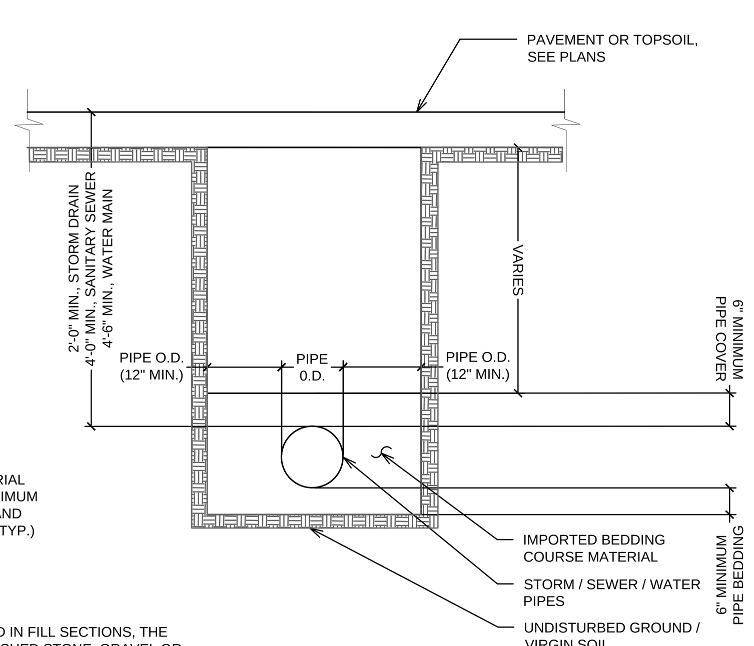


END SECTION ENERGY DISSIPATOR
SCALE: N.T.S.
11



NOTE:
1. ALL STRUCTURES TO SUPPORT H20 LOADING
2. CONTRACTOR TO SUBMIT FABRICATION SHOP DRAWINGS FOR APPROVAL

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

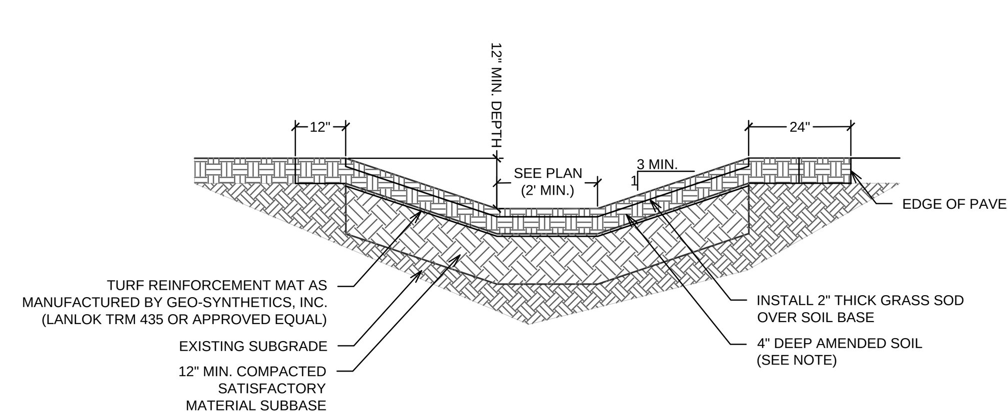


BACKFILL TO 95% RELATIVE MATERIAL COMPACTED DRY DENSITY AT OPTIMUM MOISTURE UNDER PAVED AREAS AND 90% UNDER LANDSCAPED AREAS (TYP.)

BACKFILL WITH 90PSI FLOWABLE CONCRETE IN TOWN R.O.W.

NOTE:
WHEN PIPES ARE TO BE INSTALLED IN FILL SECTIONS, THE CONTRACTOR SHALL INSTALL CRUSHED STONE, GRAVEL OR APPROVED STRUCTURAL FILL.

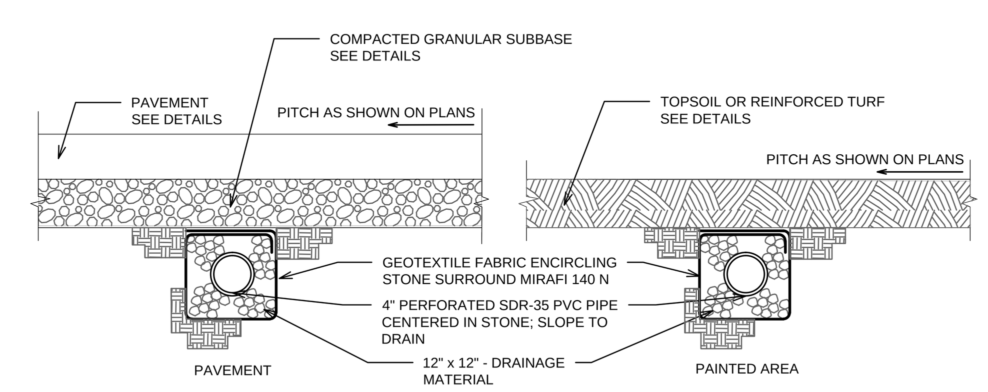
TRENCH DETAIL (STORM / SEWER / WATER)
SCALE: N.T.S.
14



(MAXIMUM SLOPE SHALL NOT EXCEED 5%)

NOTE:
AMENDED SOIL COMPOSITION (CLEAN AND WEED SEED FREE):
50% SAND
20-30% TOPSOIL WITH <5% CLAY CONTENT
20-30% LEAF COMPOST

GRASS SWALE
SCALE: N.T.S.
15



UNDER DRAIN
SCALE: N.T.S.
16

EDGE-ON-HUDSON

Sleepy Hollow, NY

OWNER / APPLICANT

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

SITE ENGINEER / LANDSCAPE ARCHITECT

DIVNEY • TUNG • SCHWALBE
Intelligent Land Use

Divney Tung Schwalbe, LLP
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

ARCHITECT / LANDSCAPE ARCHITECT

HART HOWERTON
PLANNERS · ARCHITECTS
LANDSCAPE ARCHITECTS

10 East 40th Street
New York, NY 10016

ARCHITECT

Minno & Wasko
80 Lambert Lane, Suite 105
Lambertville, NJ 08530

TRAFFIC ENGINEER

TRC Engineers, Inc.
7 Skyline Drive
Hawthorne, NY 10532

SURVEYOR

Control Point Associates, Inc.
35 Technology Drive, 1st Floor
Warren, NJ 07059

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REVISIONS

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

DRAWING TITLE:

SITE DETAILS

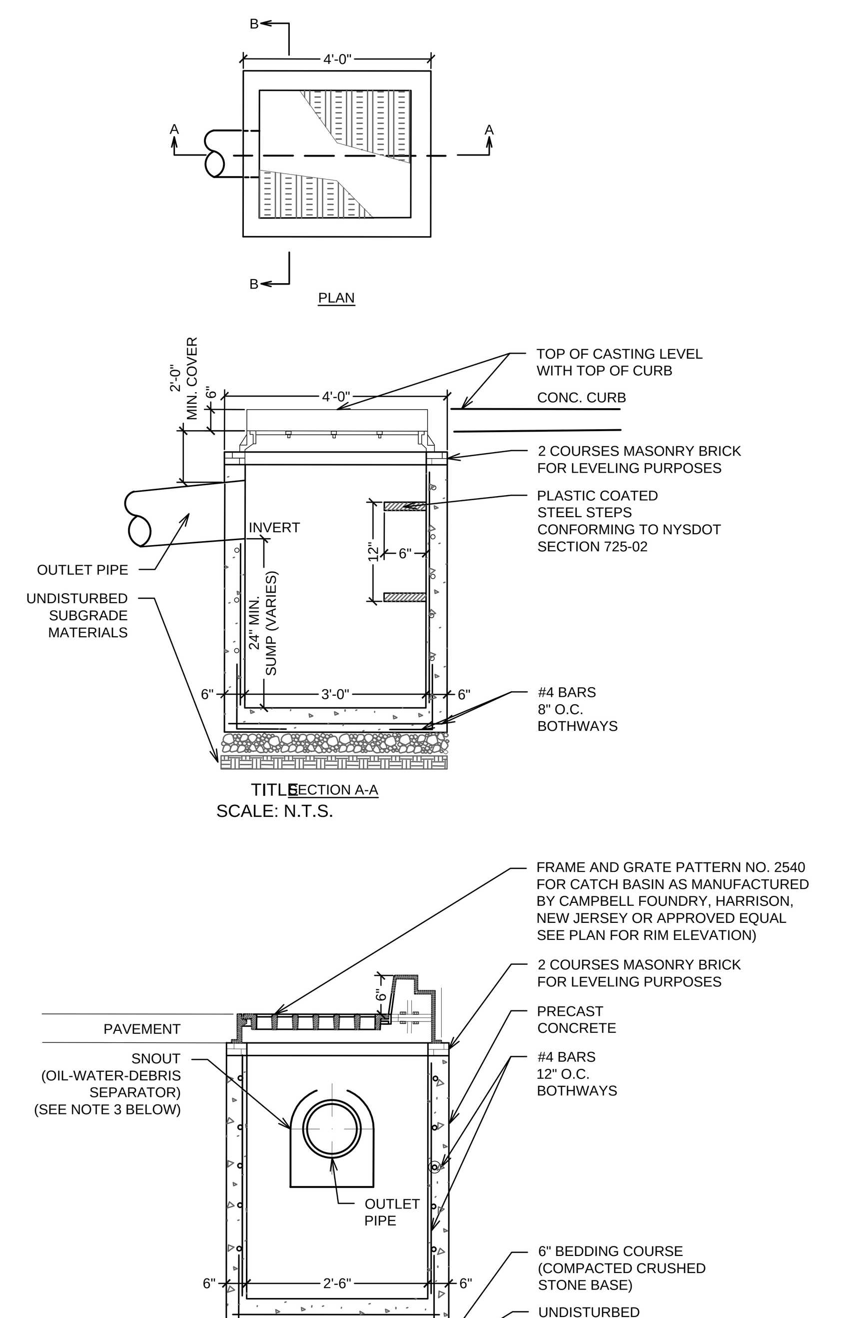
STATE OF NEW YORK · GERHARD MARTIN SCHWALBE · LICENSED PROFESSIONAL ENGINEER · 084469

DRAWN BY:	CHECKED BY:
BZ	MSG/GMS
PROJECT NO. 780	DATE: 05/07/15

DRAWING NO.

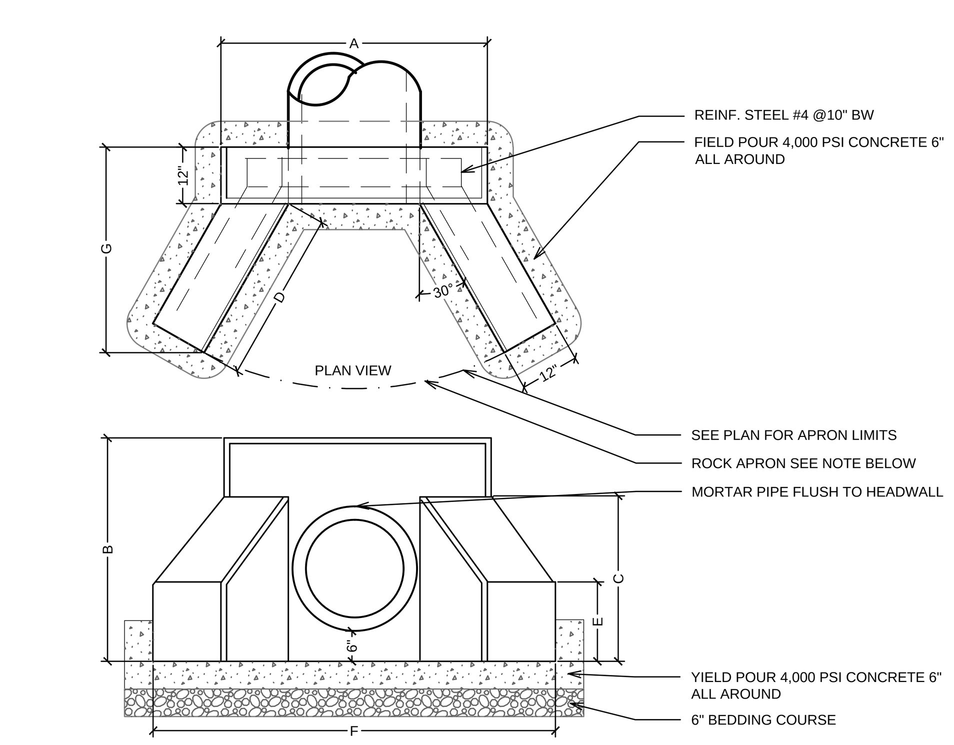
SP-8.1

PLOTTED BY: DIVNEY TUNG SCHWALBE, LLP BAJOR, JASON E. 7/16/2015 8:21:14 AM L:\780 LIGHTHOUSE LANDING\780 SP-8.1 - 8.3 DETAILS.DWG



NOTE:
1. ALL STRUCTURES TO SUPPORT H20 LOADING
2. CONTRACTOR TO SUBMIT FABRICATION SHOP DRAWINGS FOR APPROVAL
3. FURNISH AND INSTALL SNOUT OIL-WATER-DEBRIS SEPARATOR IN ALL CATCH BASINS WITHIN R.O.W. AREAS AND IN THE LAST PRIVATE CATCH BASIN, INLET OR DRAIN PRIOR TO CONNECTION TO THE MUNICIPAL STORM DRAIN COLLECTION SYSTEM

CATCH BASIN CURB TYPE (CB)
SCALE: N.T.S.
5



TYPE	PIPE ID (IN)	WEIGHT (LBS)	A (IN)	B (IN)	C (IN)	D (IN)	E (IN)	F (IN)	G (IN)
I	12-25	3400	56	39	26	36	12	86	44
II	18-21	4880	64	48	36	39	20	96	48
III	24-27	5270	68	52	40	42	24	104	48
IV	30-36	9250	79	65	54	63	28	134	67
V	42	9500	88	71	54	63	28	143	67
*VI	48	12780	96	78	66	81	30	170	83
*VII	60	15810	122	102	66	81	30	184	83
*VIII	72	18900	142	120	66	81	30	204	83

OUTLET PROTECTION RIPRAP

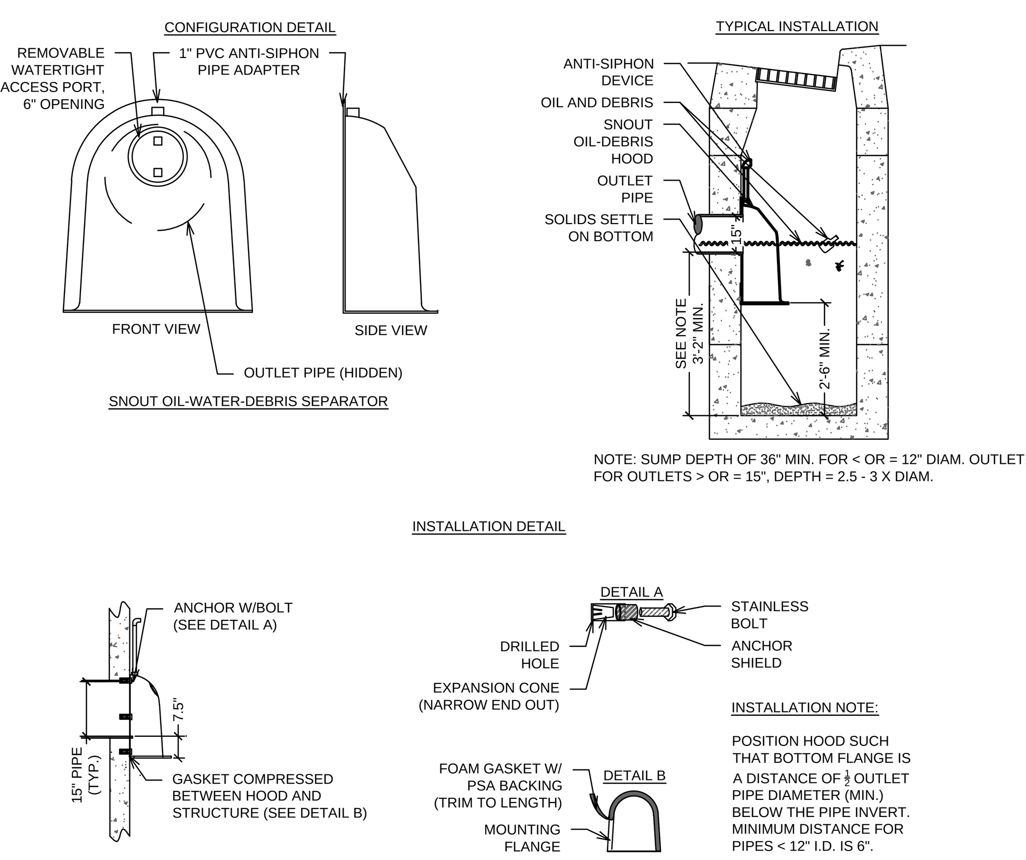
HW E-1:
d_{50} = 3" TRAP ROCK
d_{max} = 6" TRAP ROCK
DEPTH = 12"

REPLACEMENT HW:
d_{50} = 10" TRAP ROCK
d_{max} = 16" TRAP ROCK
DEPTH = 24"

DETAIL AND DIMENSIONS BASED UPON PRODUCTS MANUFACTURED BY ATLANTIC PRECAST, TULLYTOWN, PA

NOTE:
1. CONCRETE IS DESIGNED TO OBTAIN A STRENGTH 4,000 PSI IN 28 DAYS
2. REINFORCING STEEL HAS A YIELD STRENGTH 60,000 PSI
3. SUBMIT SHOP DRAWINGS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK
4. CONTRACTOR TO SUBMIT FABRICATION SHOP DRAWINGS FOR APPROVAL
5. TYPE MARKED BY * INDICATES WALL FABRICATED IN (3) PIECES

PRECAST CONCRETE HEADWALL
SCALE: N.T.S.
6



NOTES:

1. ALL HOODS AND TRAPS FOR CATCH BASINS ARE WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:

BEST MANAGEMENT PRODUCTS, INC.
53 MT. ARCHER RD.
LYME, CT 06371
(860) 434-0277, (860) 434-3195 FAX
TOLL FREE: (800) 504-8008 OR (888) 354-7585
WEB SITE: WWW.BMPINC.COM
OR PRE-APPROVED EQUAL

2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.

3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL.)

4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.

5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO ½ THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.

6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.

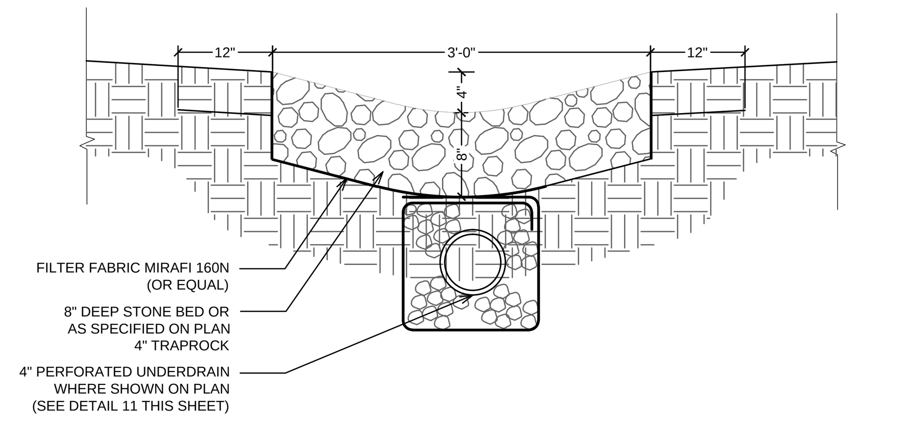
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.

8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH ⅜" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL.)

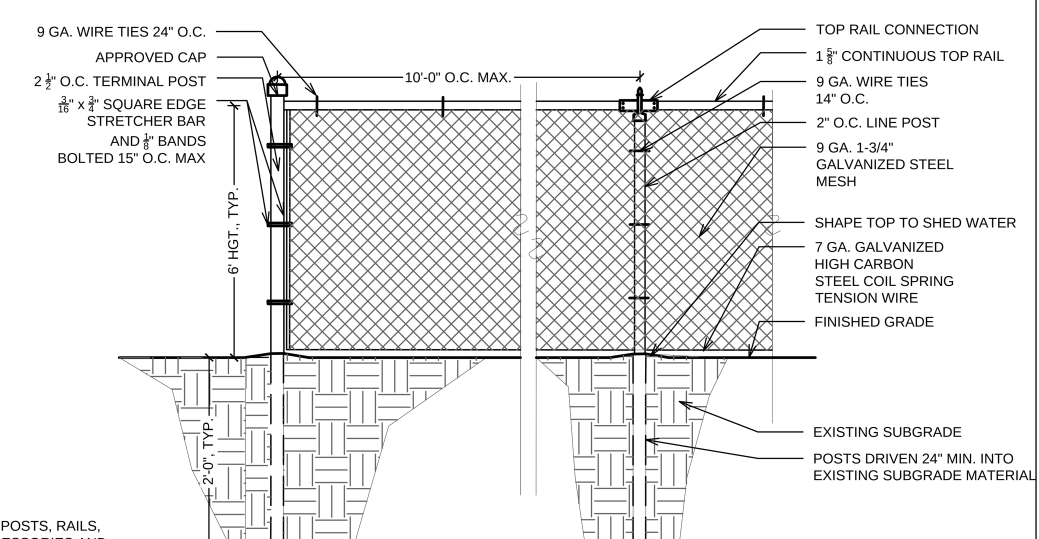
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.

INSTALLATION KIT SHALL INCLUDE:
A. INSTALLATION INSTRUCTIONS
B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
C. OIL-RESISTANT CRUSHED CELL FORM GASKET WITH PSA BACKING
D. ⅜" STAINLESS STEEL BOLTS
E. ANCHOR SHIELDS

SNOUT (OIL-WATER-DEBRIS SEPARATOR)
SCALE: N.T.S.
7



STONE SWALE
SCALE: N.T.S.
8



NOTE:
1. ALL POSTS, RAILS, ACCESSORIES AND HARDWARE SHALL BE GALVANIZED OR ALUMINIZED.
2. TERMINAL POSTS SHALL CONSIST OF END, CORNER, ANGLE AND PULL POSTS.
3. FABRIC SCREEN SHALL BE INSTALLED ON THE OUTSIDE.

TEMPORARY CONSTRUCTION FENCE / PERIMETER FENCING
SCALE: N.T.S.
9

2.1 SOIL MATERIALS (SEE SPECIFICATIONS FOR COMPETE SOIL MATERIAL AND EARTHWORK INFORMATION)

A. GENERAL: PROVIDE BORROW SOIL MATERIALS WHEN SUFFICIENT SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE FROM EXCAVATIONS.

B. SATISFACTORY SOILS: SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, AND SP ACCORDING TO ASTM D 2487, OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.

C. UNSATISFACTORY SOILS: SOIL CLASSIFICATION GROUPS SM, GC, SC, CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487, OR A COMBINATION OF THESE GROUPS.

C.A. UNSATISFACTORY SOILS ALSO INCLUDE SATISFACTORY SOILS NOT MAINTAINED WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION

D. SUBBASE MATERIAL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-½" (37.5-MM) SIEVE AND NOT MORE THAN 5 PERCENT PASSING A NO. 200 (0.075-MM) SIEVE.

E. BASE COURSE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; NYSDOT ITEM 304.11. RECYCLED MATERIAL (BUILDING AND ROAD DEMOLITION MATERIAL AND RECYCLED MATERIAL CONSISTING OF BRICK, CEMENT CONCRETE, OR OTHER MATERIALS) MAY NOT BE USED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER.

F. ENGINEERED FILL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-½" (37.5-MM) SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 (0.075-MM) SIEVE.

G. BEDDING COURSE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; EXCEPT WITH 100 PERCENT PASSING A 1-INCH (25-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO.8 (2.36-MM) SIEVE.

H. DRAINAGE COURSE: NARROWLY GRADED MIXTURE OF WASHED CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 57; WITH 100 PERCENT PASSING A 1-½" (37.5-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO.8 (2.36-MM) SIEVE.

I. FILTER MATERIAL: NARROWLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, OR CRUSHED STONE AND NATURAL SAND; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 67; WITH 100 PERCENT PASSING A 1" (25-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO.4 (4.75-MM) SIEVE.

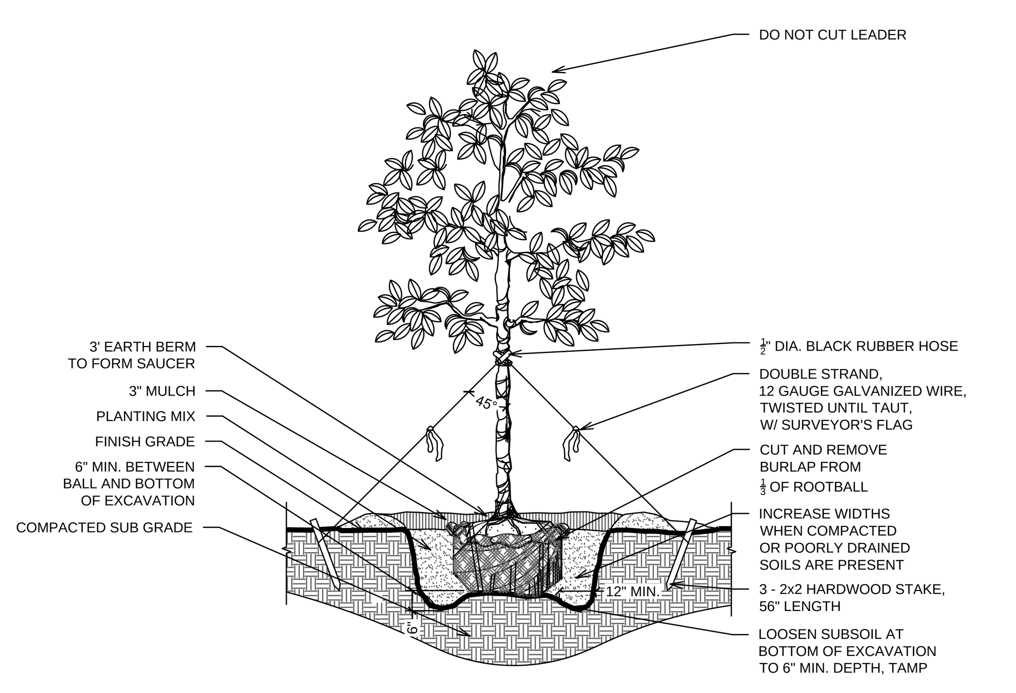
J. TRAP ROCK: NARROWLY GRADED MIXTURE OF WASHED CRUSHED STONE ASTM D 448; CORASE-AGGREGATE GRADING SIZE 1; WITH 100 PERCENT PASSING A 4-INCH (100-MM) SIEVE AND 0 TO 15 PERCENT PASSING A 1-½" (37.5-MM) SIEVE.

K. SAND: ASTM C 33; FINE AGGREGATE.

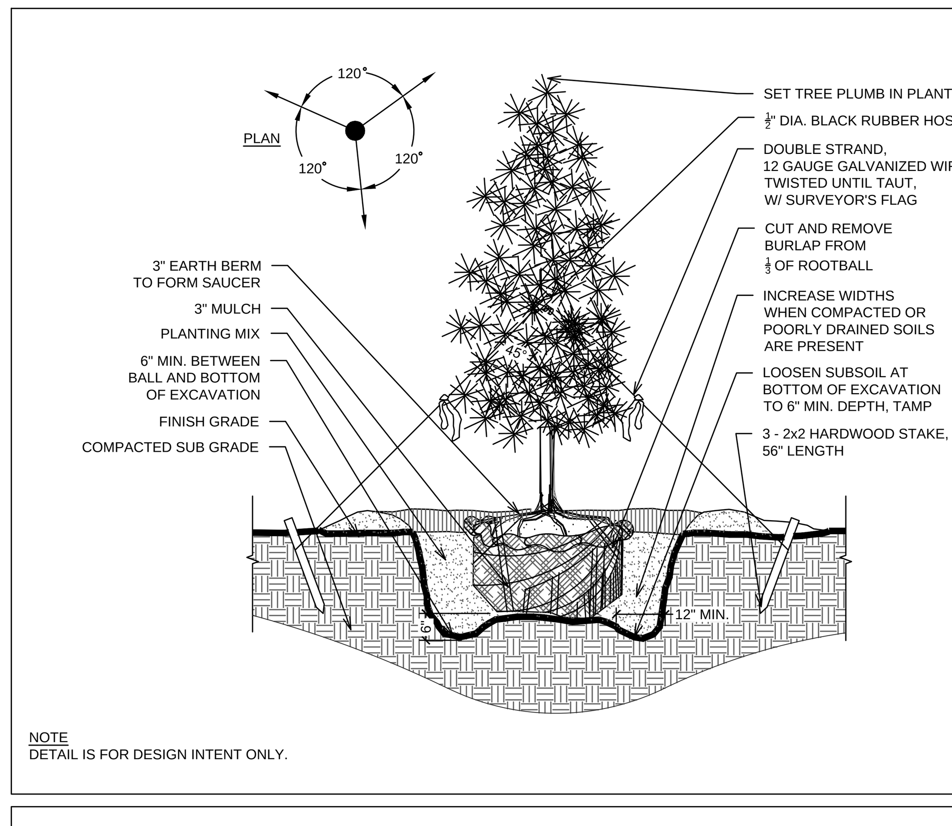
L. IMPERVIOUS FILL: CLAYEY GRAVEL AND SAND MIXTURE CAPABLE OF COMPACTING TO A DENSE STATE.

M. TOPSOIL: SEE SPECIFICATION.

SOIL MATERIAL
SCALE: N.T.S.
10

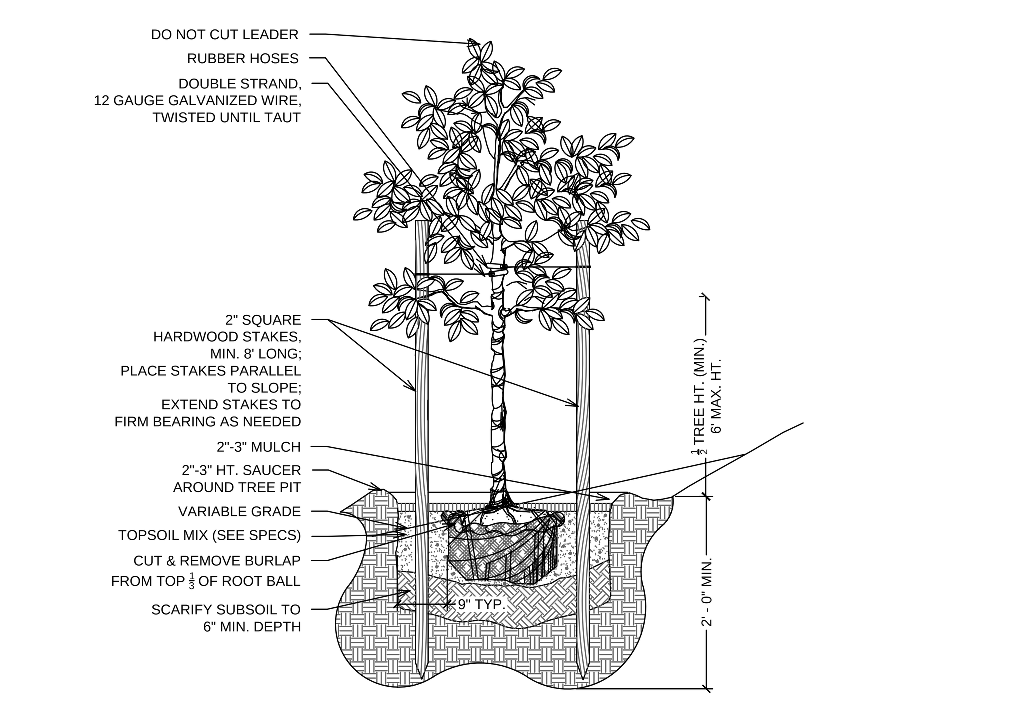


LARGE TREE PLANTING
SCALE: N.T.S.
11

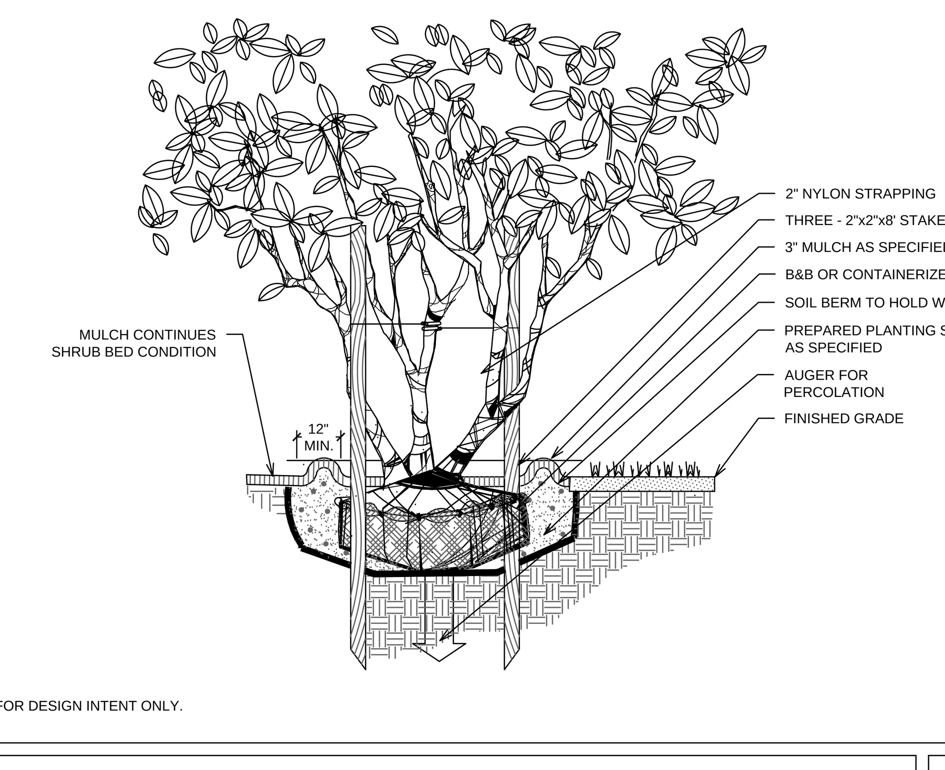


NOTE
DETAIL IS FOR DESIGN INTENT ONLY.

EVERGREEN TREE PLANTING
SCALE: N.T.S.
12

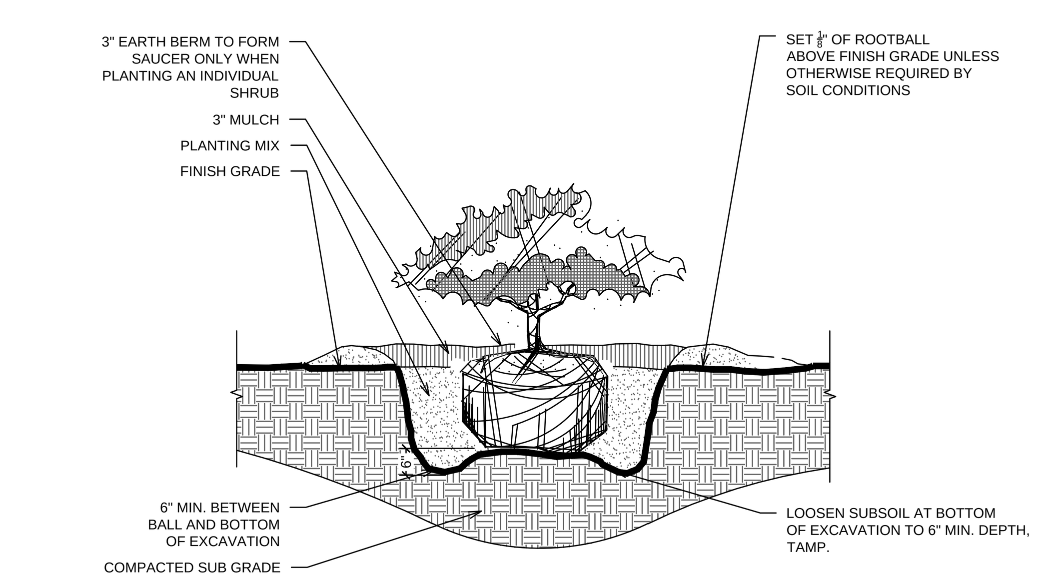


SMALL TREE ON SLOPE PLANTING
SCALE: N.T.S.
13



NOTE
DETAIL IS FOR DESIGN INTENT ONLY.

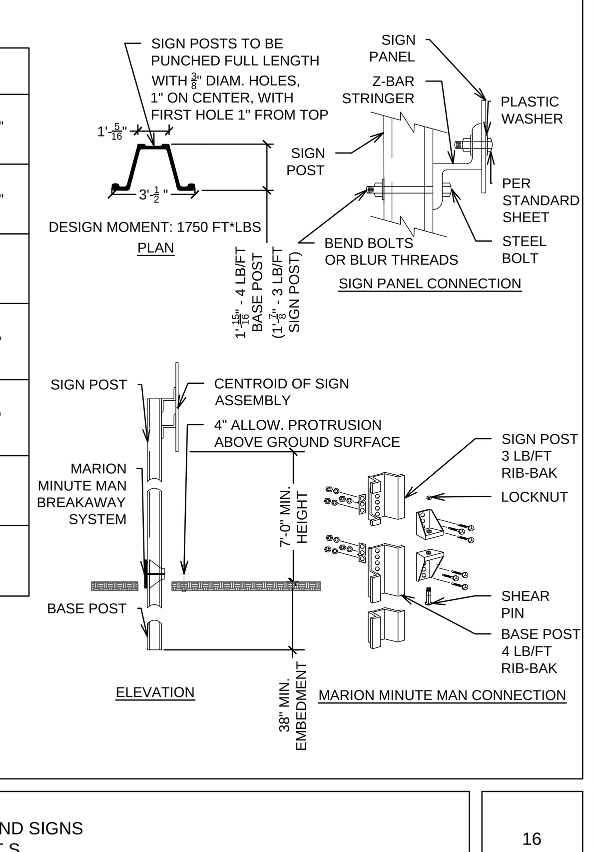
MULTI-TRUNK TREE PLANTING
SCALE: N.T.S.
14



NOTE
DETAIL IS FOR DESIGN INTENT ONLY.

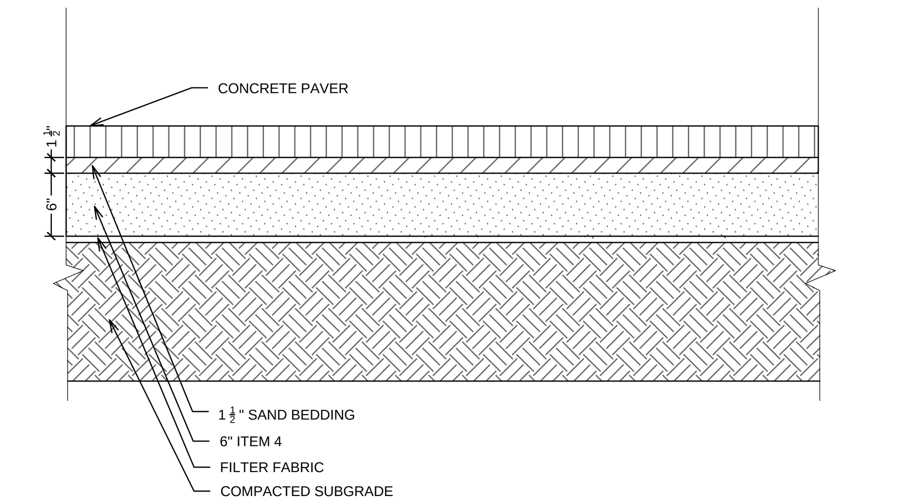
SHRUB / GROUNDCOVER PLANTING
SCALE: N.T.S.
15

NO.	DESCRIPTION	IMAGE	MUTCD #	SIZE
1.	STOP SIGN	STOP	R1-1C	30" x 30"
2.	CROSSWALK		W5-2C	30" x 30"
3.	NO PARKING ANY TIME		R7-1	12" x 18"
4.	NO PARKING LOADING ZONE		R7-6	12" x 18"
5.	30 MPH SPEED LIMIT	SPEED LIMIT 30	R2-1	18" x 24"
6.	DO NOT ENTER	DO NOT ENTER	R5-1	30" x 30"
7.	NO PARKING ACCESSIBILITY		R7-8	12" x 18"



NOTE:
CHANNEL SET REFLECTIVE TRAFFIC SAFETY PANELS IN ALL PEDESTRIAN CROSSING AND STOP SIGN POSTS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS, REFLECTIVE YELLOW PANEL FOR PEDESTRIAN CROSSING SIGNS; REFLECTIVE RED PANEL FOR STOP SIGNS

SIGNAGE POST AND SIGNS
SCALE: N.T.S.
16



SPECIALITY PAVEMENT
SCALE: N.T.S.
17

EDGE-ON-HUDSON
Sleepy Hollow, NY

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SCALE: N.T.S.

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35 Technology Drive, 1st Floor
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REVISIONS

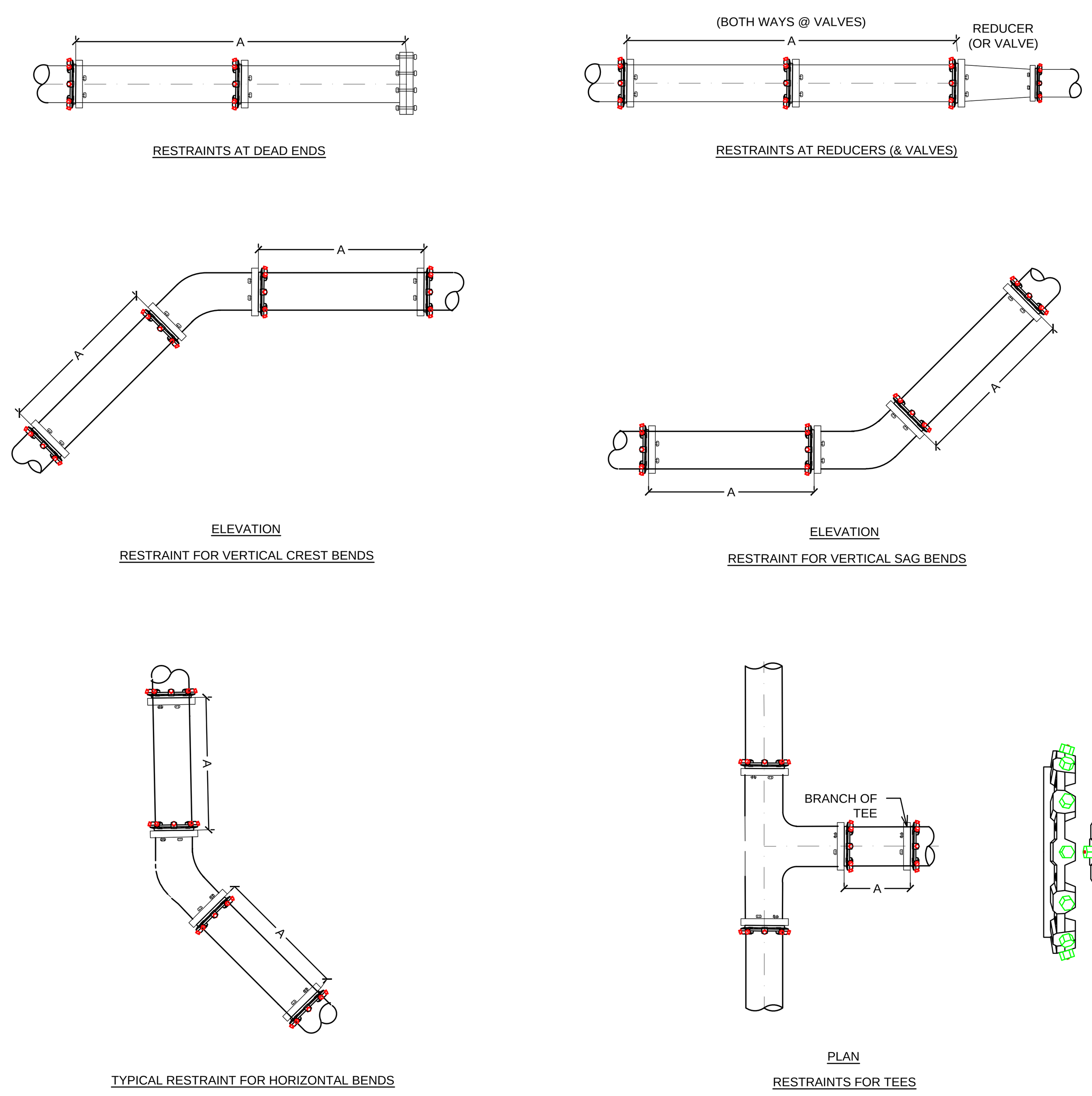
NO.	DATE	ISSUE
1	7/15/15	REVISED PER PLANNING BOARD COMMENTS

DRAWING TITLE:

SITE DETAILS

STATE OF NEW YORK · GERHARD MARTIN SCHWALBE · 084469 · LICENSED PROFESSIONAL ENGINEER

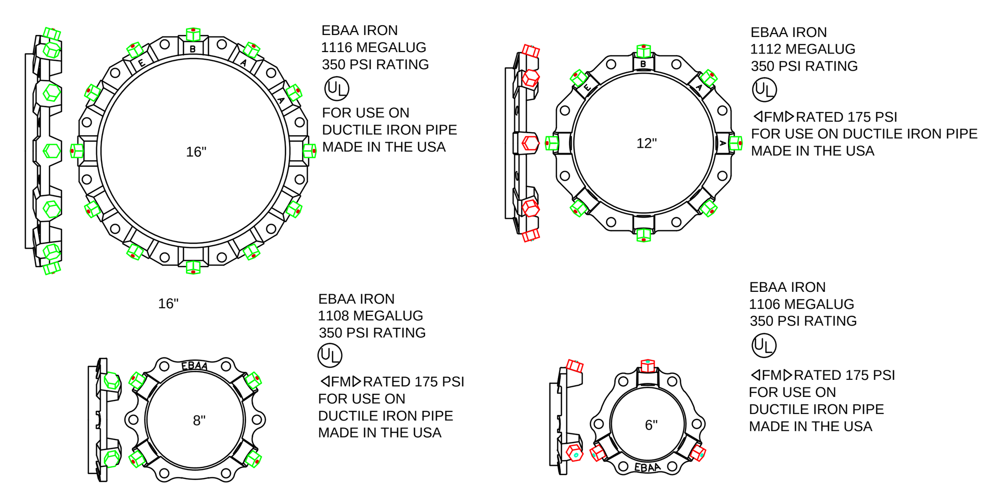
DRAWN BY: BZ	CHECKED BY: MSG/GMS
PROJECT NO. 780	DATE: 05/07/15
DRAWING NO. SP-8.2	



RESTRAIN ALL JOINTS AT FITTING AND WITHIN "A" FEET IN DIRECTION SHOWN FOR THE FOLLOWING PIPE DIAMETERS

FITTING TYPE	BEND	12 INCH	8 INCH	6 INCH
HORIZONTAL BEND	90°	20	12	8
	45°	7	5	5
	22 1/2°	4	3	3
	11 1/4°	2	2	2
TEE		2	2	2
CROSS		2	2	2
DEAD END		40	30	25
VERTICAL CREST BEND	45°	20	12	8
	22 1/2°	8	6	5
	11 1/4°	4	3	3
VERTICAL SAG BEND	45°	7	5	4
	22 1/2°	4	3	3
	11 1/4°	2	2	2
REDUCER	8 x 6	X	15	15
	12 x 6	20	X	20
	12 x 8	22	22	X
VALVE		22	22	20

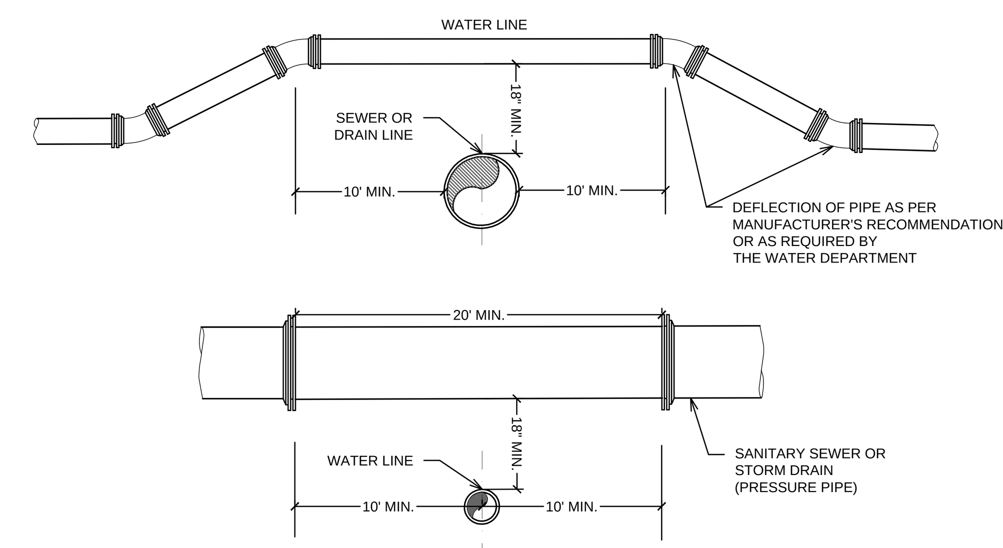
RESTRAINT LENGTHS BASED ON:
CLASS 52 DUCTILE IRON PIPE
WORKING PRESSURE OF 150 PSI
4' MIN. COVER
COMPACTED GRANULAR MATERIAL TO TOP OF PIPE
90 PERCENT STANDARD PROCTOR COMPACTION



MEGALUG SERIES 1100 MECHANICAL JOINT RESTRAINTS

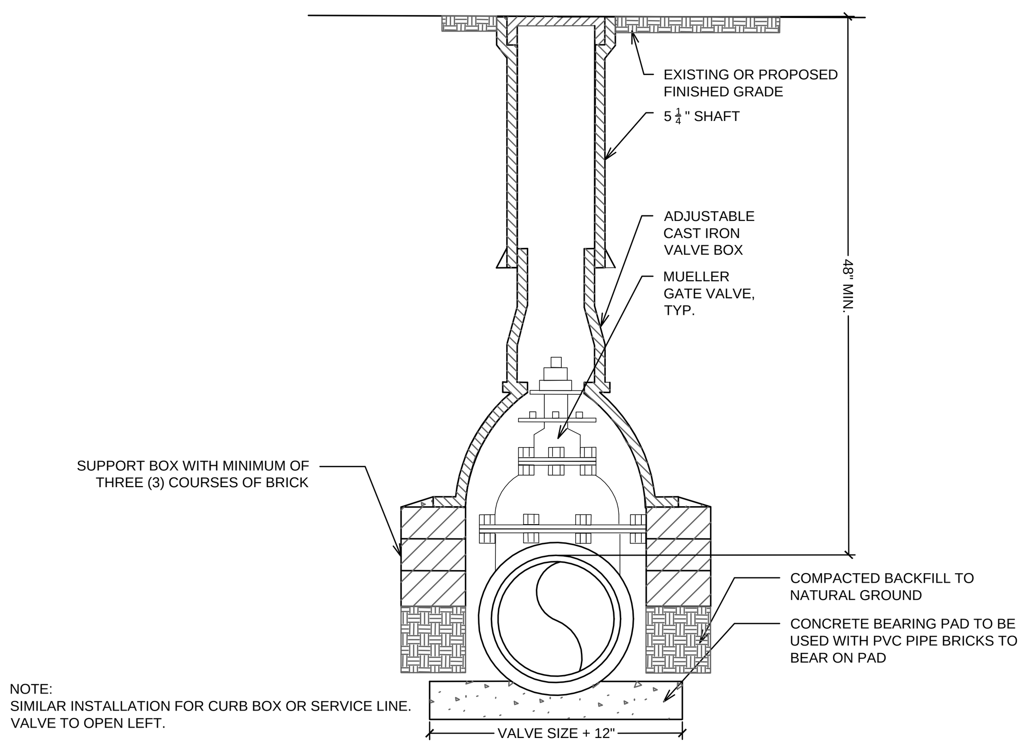
MEGALUG JOINT RESTRAINT DETAILS OBTAINED FROM EBAA INC.
REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR PROPER INSTALLATION PROCEDURES.

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



NOTE:
1. FOR ANY CONDITIONS OTHER THAN SHOWN AT RIGHT, THE FOLLOWING REQUIREMENTS SHALL BE MET. THE JOINTS OF THE SANITARY SEWER OR STORM DRAIN SHALL BE A MINIMUM OF 10' FROM THE POINT OF CROSSING. THE SANITARY SEWER SHALL BE CLASS 150 PRESSURE PIPE AND THE STORM DRAIN SHALL BE LOCK JOINT PRESSURE PIPE. WHERE THE ABOVE CONDITIONS CANNOT BE MET, THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH WILL BE NOTIFIED AND THEIR APPROVAL WILL BE REQUIRED.
2. WHERE THE WATER LINE PASSES BENEATH THE SEWER LINE OR STORM DRAIN, THE JOINTS OF THE PIPE SHALL BE A MINIMUM OF 10' FROM THE POINT OF CROSSING. SEWER PIPE SHALL BE CLASS 150 PRESSURE PIPE AND THE STORM DRAIN SHALL BE LOCK-JOINT PRESSURE PIPE.
3. REQUIREMENTS AS STATED IN TWO CONDITIONS ABOVE WILL ALSO APPLY WHEN HORIZONTAL SEPARATION BETWEEN THE SEWER AND WATER IS LESS THAN 10' AND VERTICAL SEPARATION IS LESS THAN 18". WHERE THE ABOVE CONDITIONS CANNOT BE MET, THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH WILL BE NOTIFIED AND THEIR APPROVAL WILL BE REQUIRED IF NOT PREVIOUSLY APPROVED.

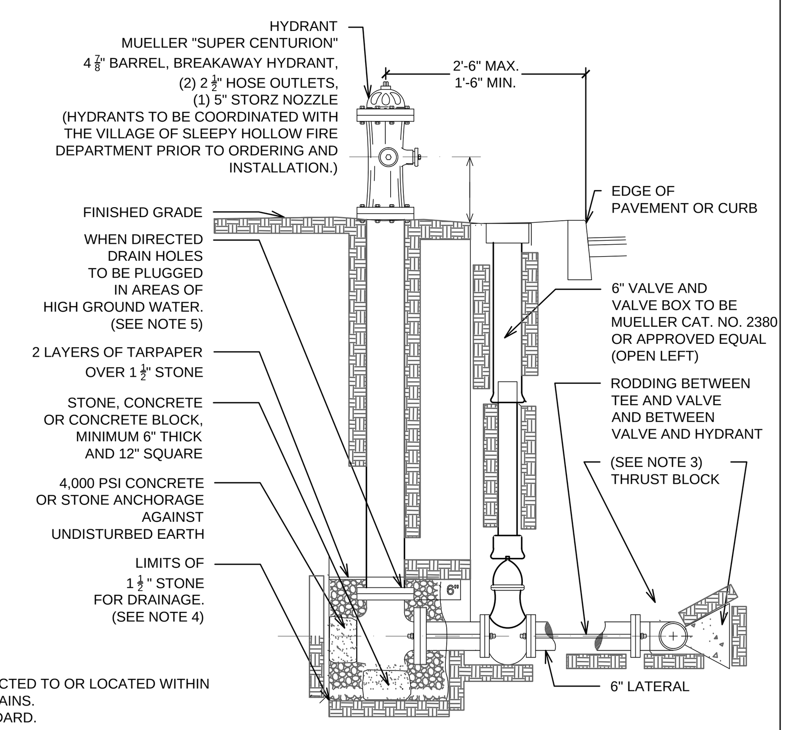
CROSSING OF WATER LINE AND STORM / SANITARY SEWER
SCALE: N.T.S. 3



NOTE:
SIMILAR INSTALLATION FOR CURB BOX OR SERVICE LINE. VALVE TO OPEN LEFT.

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

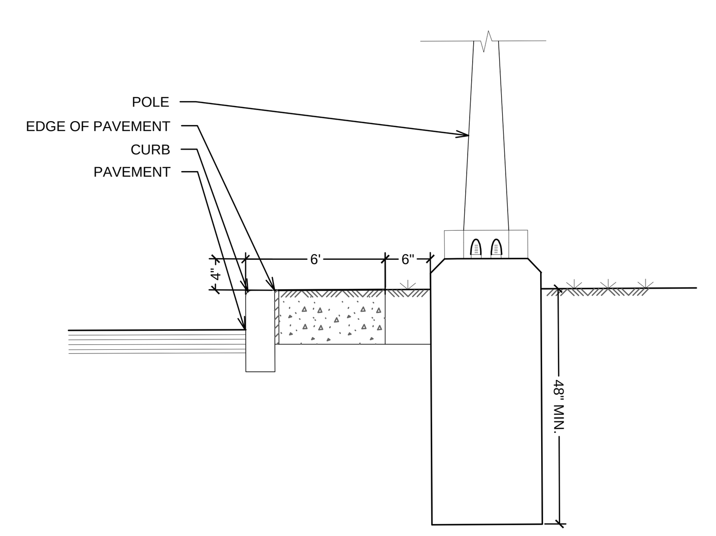
NOTE:
1. PUMPER OUTLET SHALL FACE STREET; HOSE OUTLETS SHALL BE PARALLEL TO STREET.
2. PLUMBNESS OF HYDRANT TO BE CHECKED IN TWO DIRECTIONS, 90^ APART.
3. RODDING SHALL CONSIST OF TWO 3/4" THREADED RODS CAREFULLY COATED WITH BITUMASTIC PAINT. RODDING MAY BE OMITTED BETWEEN THE MAIN AND LATERAL VALVE ONLY WHERE A TAPPING VALVE OR HYDRANT VALVE ANCHORING TEE IS USED.
4. 1 1/2" STONE SHALL BE PLACED AROUND THE HYDRANT FROM THE BOTTOM OF THE TRENCH, BUT AT LEAST 6" BELOW THE BASE OF THE HYDRANT TO 6" ABOVE THE WASTE OPENING AND TO A DISTANCE OF 12" AROUND THE ELBOW.
5. HYDRANTS WITH PLUGGED DRAINS SHALL HAVE A 3" BLACK CIRCLE PAINTED DIRECTLY UNDER THE PUMPER OUTLET.
6. HYDRANT DRAINS TO BE PLUGGED WHERE THE WATER TABLE IS WITHIN 7' OF FINISHED GRADE. WHEN THE DRAINS ARE PLUGGED, THE BARRELS MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. WHERE HYDRANT DRAINS ARE NOT PLUGGED, A GRAVEL POCKET OR DRY WELL SHALL BE PROVIDED UNLESS THE NATURAL SOILS WILL PROVIDE ADEQUATE DRAINAGE. HYDRANT DRAINS SHALL NOT BE CONNECTED TO OR LOCATED WITHIN 10' OF SANITARY SEWERS OR STORM DRAINS.
7. ALL THREADS MUST BE NATIONAL STANDARD.



HYDRANT SETTING
SCALE: N.T.S. 7

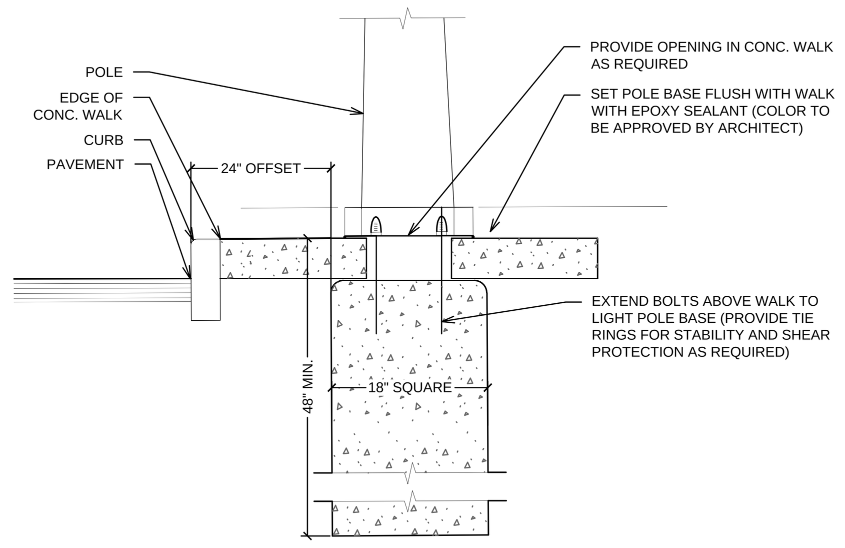
WATER MAIN NOTES
1. WATER MAIN SHALL HAVE MINIMUM OF 4'-O" COVER.
2. DEFLECTION OF JOINTS ON WATER MAINS SHALL NOT EXCEED 50% OF THE MAXIMUM DEFLECTION RECOMMENDED BY THE MANUFACTURER, OR AS ORDERED BY THE ENGINEER.
3. ALL HORIZONTAL AND VERTICAL BENDS REQUIRE THRUST BLOCKS. SEE SCHEDULE THIS SHEET FOR MINIMUM REQUIREMENTS.
4. ALL PIPING, VALVES, HYDRANTS, AND FITTINGS TO BE APPROVED BY THE WATER COMPANY.
5. ALL WATER MAINS TO BE DISINFECTED IN ACCORDANCE WITH A.W.W.A. SPECIFICATION C651-86, EXCEPT FOR SECTION 5.1 LATEST REVISION. ACCEPTABLE RESULTS OF BACTERIOLOGICAL ANALYSIS OF SAMPLES OF WATER COLLECTED FROM THE NEW DISTRIBUTION MAIN AFTER DISINFECTION SHALL BE SUBMITTED TO THE VILLAGE OF SLEEPY HOLLOW, AND THE WESTCHESTER COUNTRY HEALTH DEPARTMENT PRIOR TO USE.
6. PRESSURE AND LEAKAGE TESTS WILL BE DONE IN ACCORDANCE WITH THE LATEST A.W.W.A. STANDARDS.
7. THE PROPOSED WATER MAIN WILL INSTALLED A MINIMUM OF 10'-0" HORIZONTALLY AND 18" VERTICALLY FROM ALL STORM AND SANITARY SEWERS, EXCEPT WHERE SHOWN ON PROFILE. 3" THICK CONCRETE ENCASEMENT SHALL BE USED WHERE THE MINIMUM SEPARATION DISTANCE IS NOT MET.

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



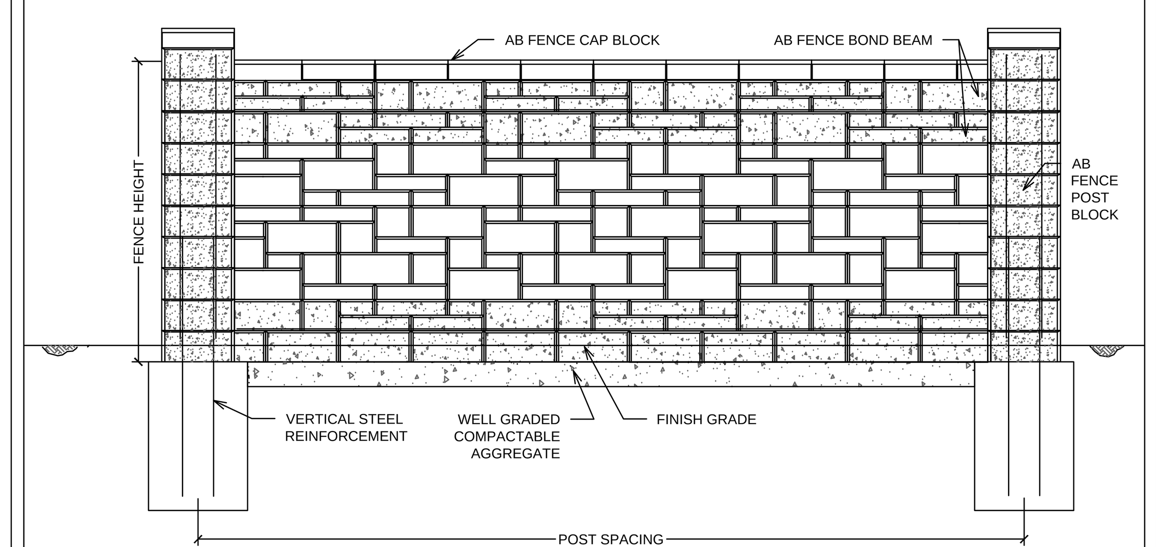
NOTE:
1. SEE ELECTRICAL PLANS FOR WIRE AND GROUNDING REQUIREMENTS.
2. ALL CONCRETE BASES TO BE 24" ABOVE FINISHED SURFACES UNLESS OTHERWISE NOTED ON PLANS.
3. REFER ALSO TO ARCHITECTURAL, STRUCTURAL, AND ELECTRICAL PLANS FOR ADDITIONAL CONCRETE BASE DETAILS.

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



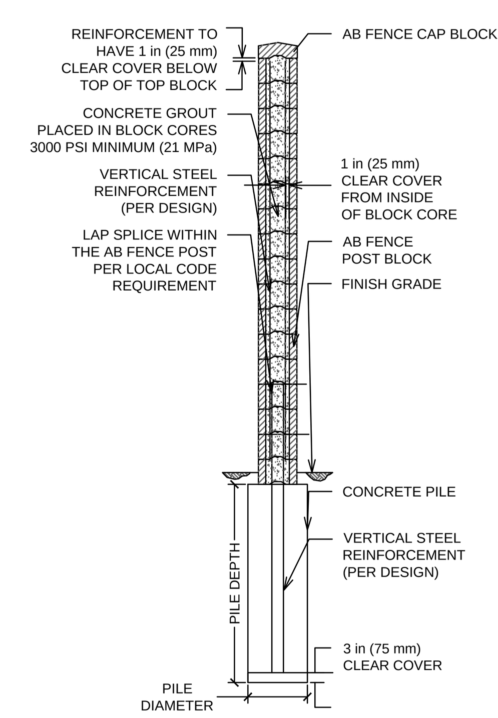
NOTE:
1. SEE ELECTRICAL PLANS FOR WIRE AND GROUNDING REQUIREMENTS.
2. ALL CONCRETE BASES TO BE 24" ABOVE FINISHED SURFACES UNLESS OTHERWISE NOTED ON PLANS.
3. REFER ALSO TO ARCHITECTURAL, STRUCTURAL, AND ELECTRICAL PLANS FOR ADDITIONAL CONCRETE BASE DETAILS.
4. SEE SPECIAL DETAIL FOR EAST ACCESS ROAD LIGHT POLE LAYOUT.

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



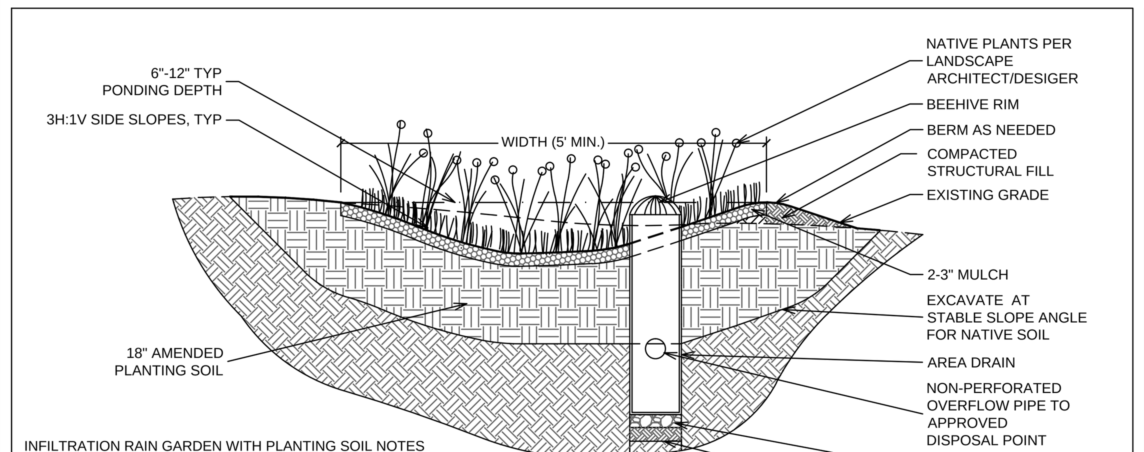
ASHLAR PATTERN FENCE WITH PATTERN BOND BEAM

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



FENCE POST SECTION

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

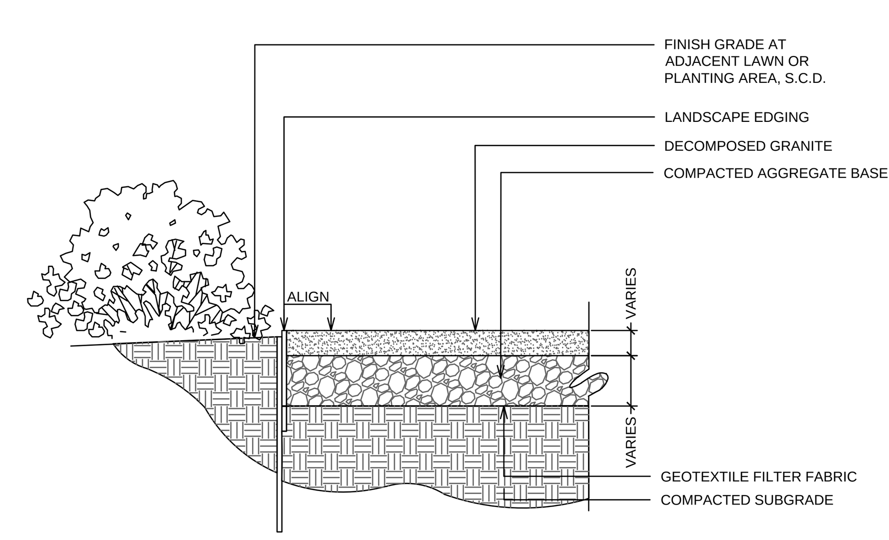


INFILTRATION RAIN GARDEN WITH PLANTING SOIL NOTES

DESIGN NOTES:
1. PLANT WITH PLANTS PER LANDSCAPE ARCHITECT DWGS. NATIVE PLANTS ARE PREFERRED, BECAUSE NON-NATIVE AND INVASIVE SPECIES CAN MOVE DOWNSTREAM AND DAMAGE HABITAT. IF NON-NATIVES ARE CHOSEN, BE SURE THAT THEY WILL NOT DAMAGE DOWNSTREAM HABITAT.

CONSTRUCTION NOTES:
2. BUILD AND VEGETATE RAIN GARDEN AS EARLY AS POSSIBLE TO ESTABLISH PLANTINGS BEFORE DIRECTING STORMWATER RUNOFF TO IT OR DIVERT STORMWATER AROUND FACILITY. PREFERABLY, THIS PERIOD WOULD LAST A MINIMUM OF 3 MONTHS OR PER LANDSCAPE ARCHITECT/DESIGNER GUIDELINES.
3. INFILTRATION AREAS (THE AREA OF THE RAIN GARDEN AS DEFINED BY THE TOP ELEVATION OF THE FACILITY) SHALL BE FENCED OFF FROM THE FIRST DAY OF EARTH MOVING UNTIL PROJECT COMPLETION TO PREVENT COMPACTION OF THE SUBGRADE, DIRT TRACKING ONTO ANY LAYER OF THE FACILITY AND STOCKPILING OF CONSTRUCTION MATERIALS THAT MAY CLOG THE SURFACE.
4. DURING EXCAVATION OF NATIVE SOILS TO THE BOTTOM OF THE FACILITY, RAINFALL MAY CAUSE FINES TO CLOG THE SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
5. CALL THE CIVIL ENGINEER, [ENTER NAME HERE] AT [ENTER PHONE NUMBER HERE] 24 HOURS IN ADVANCE OF CONSTRUCTING THIS FACILITY SO CONSTRUCTION OBSERVATION MAY BE PERFORMED TO IDENTIFY VARIATIONS IN THE FIELD THAT MAY AFFECT DESIGN AND VERIFY PROPER CONSTRUCTION.
6. DURING AREA DRAIN INSTALLATION, DISTURB NATIVE SOILS AS LITTLE AS POSSIBLE.

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



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

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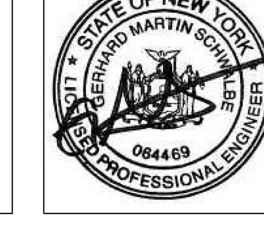

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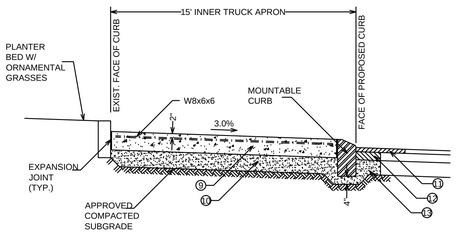
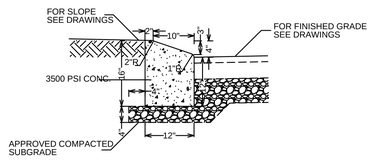
PROJECT NO. 780	DATE: 05/07/15

DRAWING NO.
SP-8.3

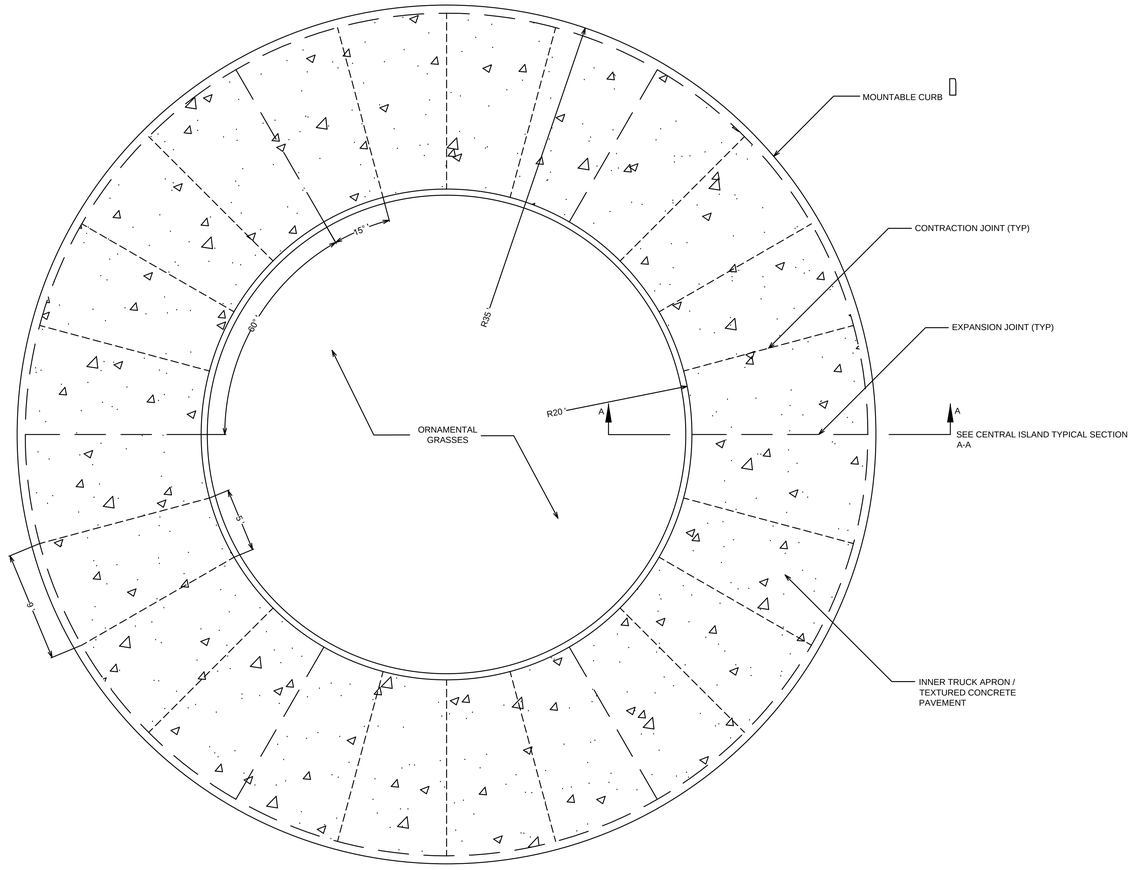
SECTION LEGEND			
LEGEND	ITEM NO.	DESCRIPTION	UNIT
1	403.17	2" TYPE 6 TOP COURSE	TON
2	403.13	4" TYPE 3 BINDER COURSE	TON
3	304.14	8" SUBBASE COURSE, TYPE 4	CY
4	N/A	6" WELDED WIRE FABRIC REINFORCED CONCRETE	N/A
5	304.14	6" SUBBASE COURSE, TYPE 4	CY
6	202.97	PAVEMENT EXCAVATION	SY
7	203.02	UNCLASSIFIED 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



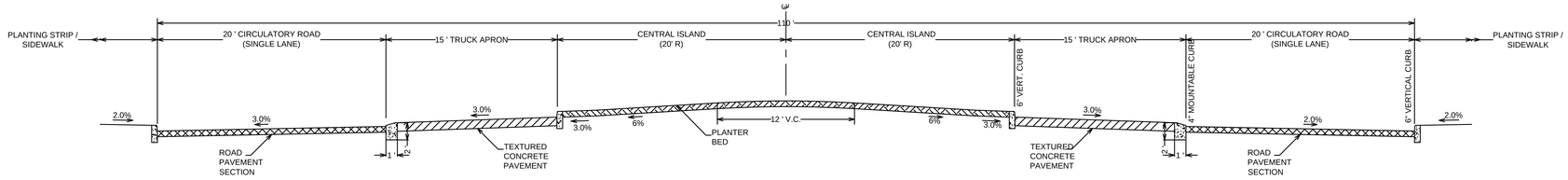
PROPOSED SECTION A-A
NOT TO SCALE



MOUNTABLE CURB
NOT TO SCALE



CENTRAL ISLAND LAYOUT PLAN
SCALE: 1"=5'



ROUNDABOUT TYPICAL CROSS-SECTION
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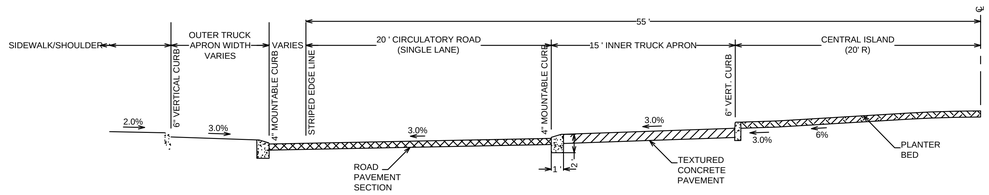
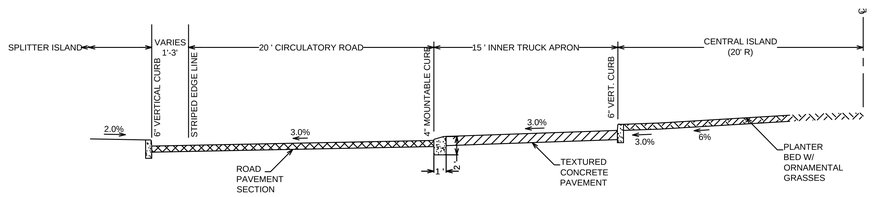


TYPICAL HALF SECTION @ OUTER TRUCK APRON
SCALE: 1"=5'



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

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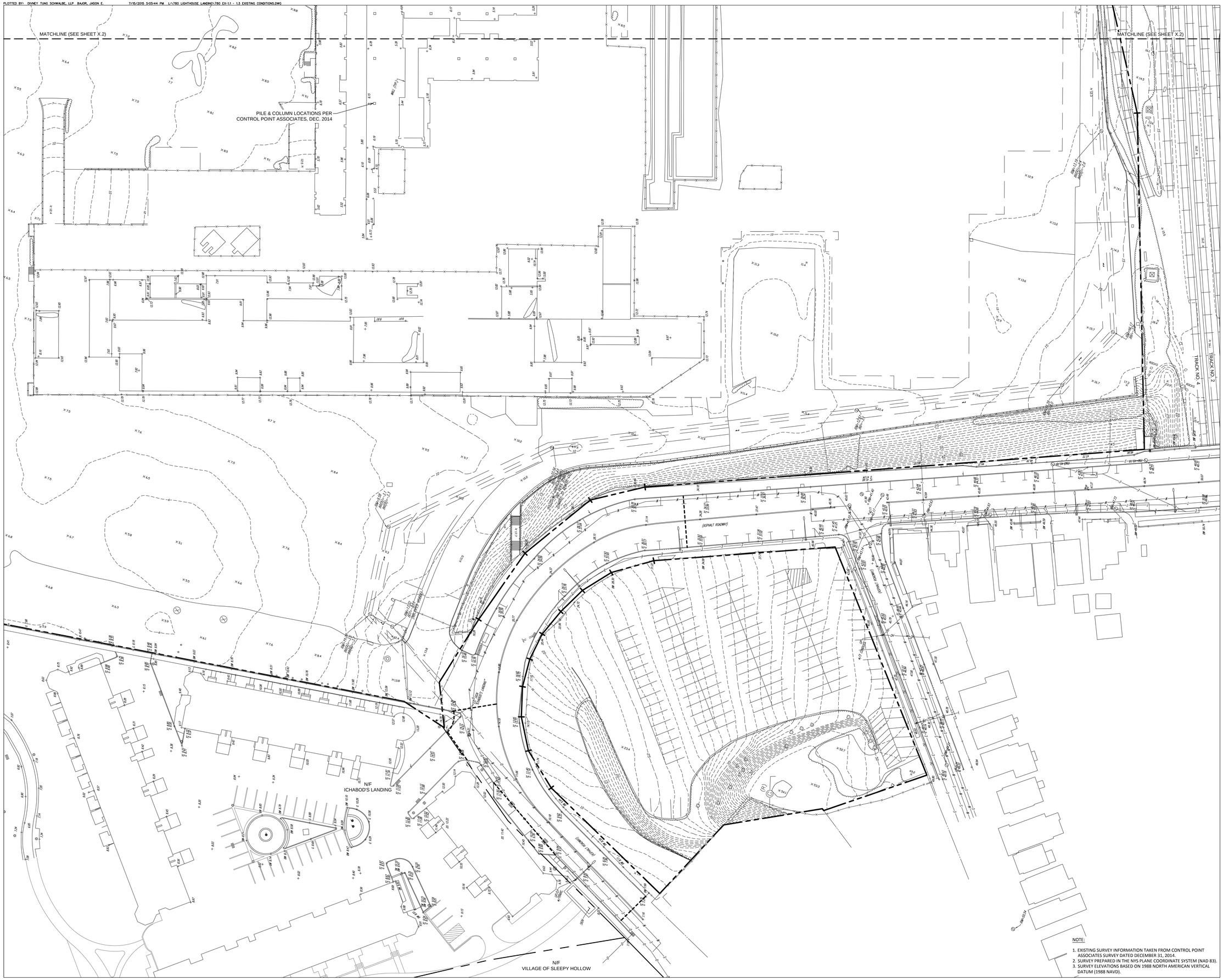
PROJECT NO. 780 | DATE: 07/15/15
DRAWING NO.
SP-8.4

STATE OF NEW YORK · LICENSED PROFESSIONAL ENGINEER · GERHARD MARTIN SCHWALBE · 064469



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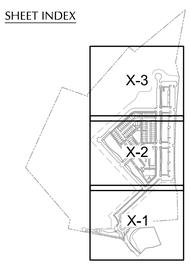
SHEET INDEX



N 0 15 30 60

SCALE: 1" = 30'

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REVISIONS

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1	7/15/15	REVISED PER PLANNING BOARD COMMENTS

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).

DRAWING TITLE:

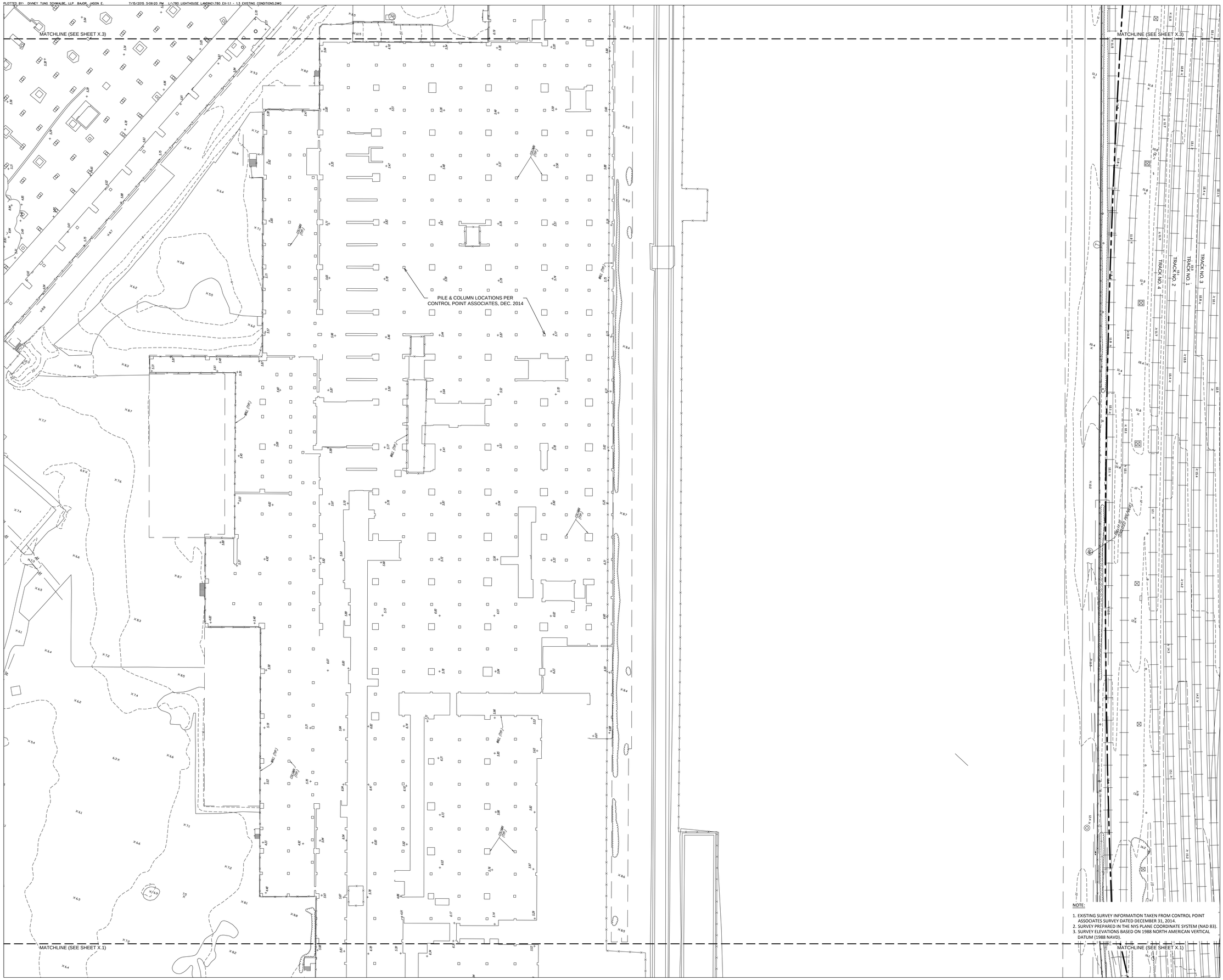
EXISTING CONDITIONS

STATE OF NEW YORK · LICENSED · BERNARD MARTIN SCHWALBE · 084469 · PROFESSIONAL ENGINEER

DRAWN BY:	CHECKED BY:
JEB	MSG
PROJECT NO.	DATE:
780	05/07/15

DRAWING NO.

EX-1.1



NOTE:

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2. SURVEY PREPARED IN THE NYS PLANE COORDINATE SYSTEM (NAD 83).
3. SURVEY ELEVATIONS BASED ON 1988 NORTH AMERICAN VERTICAL DATUM (1988 NAVD).

EDGE-ON-HUDSON

Sleepy Hollow, NY

OWNER / APPLICANT

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

SITE ENGINEER / LANDSCAPE ARCHITECT

DIVNEY • TUNG • SCHWALBE
Intelligent Land Use

Divney Tung Schwalbe, LLP
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

ARCHITECT / LANDSCAPE ARCHITECT

HART | HOWERTON
PLANNERS · ARCHITECTS
LANDSCAPE ARCHITECTS

10 East 40th Street
New York, NY 10016

ARCHITECT

Minno & Wasko
80 Lambert Lane, Suite 105
Lambertville, NJ 08530

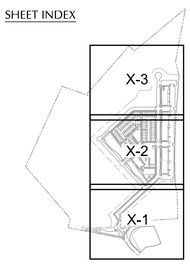
TRAFFIC ENGINEER

TRC Engineers, Inc.
7 Skyline Drive
Hawthorne, NY 10532

SURVEYOR

Control Point Associates, Inc.
35 Technology Drive, 1st Floor
Warren, NJ 07059

SHEET INDEX



N 0 15 30 60

SCALE: 1" = 30'

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STATE OF NEW YORK · EDWARD MARTIN SCOTT · 084469 · LICENSED PROFESSIONAL ENGINEER

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JEB	MSG
PROJECT NO.	DATE:
780	05/07/15

DRAWING NO.

EX-1.2

N/F
KINGSLAND POINT PARK

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

MATCHLINE (SEE SHEET X.2)

MATCHLINE (SEE SHEET X.2)

NOTE:

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EDGE-ON-HUDSON

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SURVEYOR

Control Point Associates, Inc.
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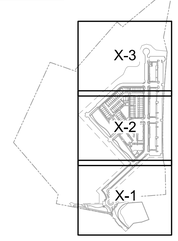
Warren, NJ 07059

SHEET INDEX



N 0 15 30 60

SCALE: 1" = 30'

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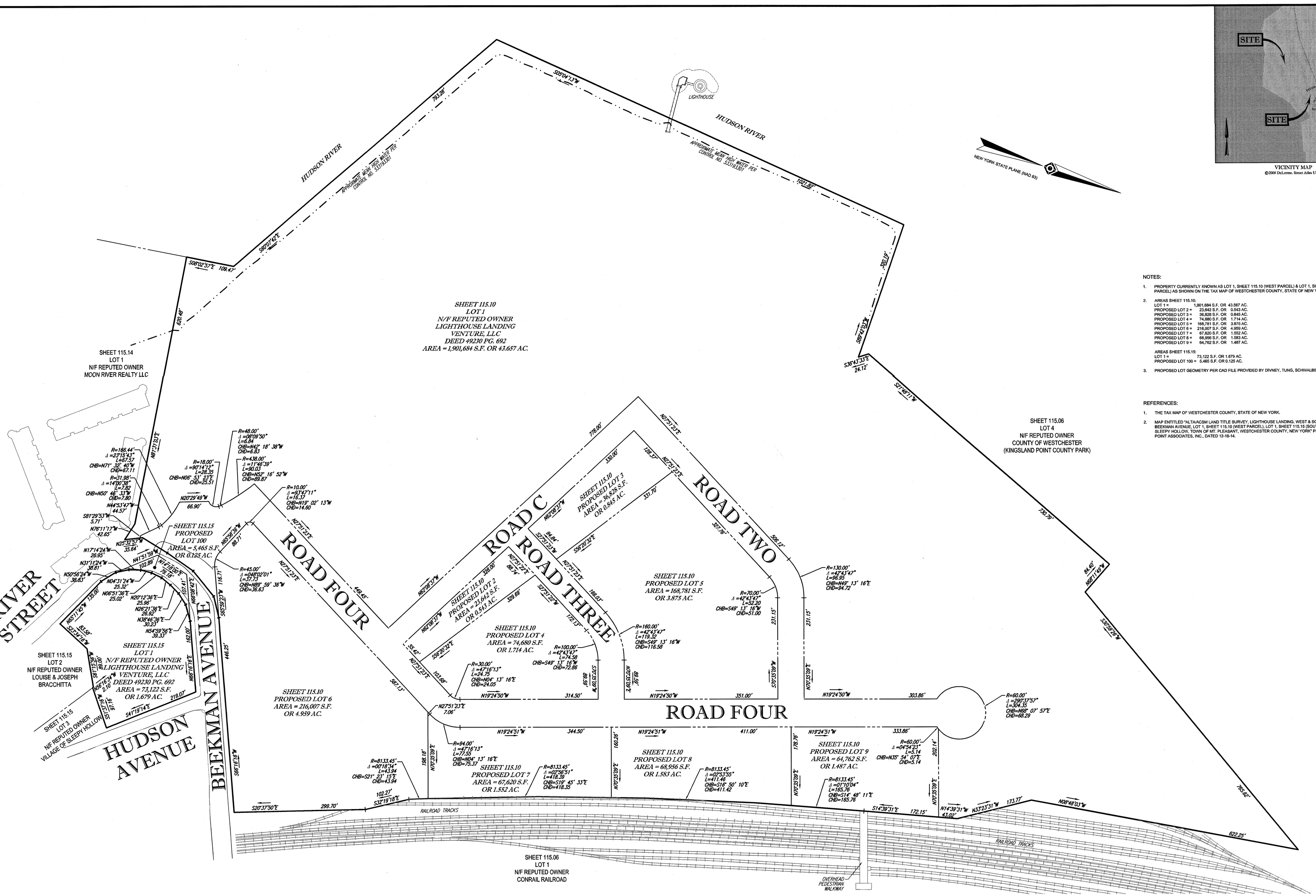
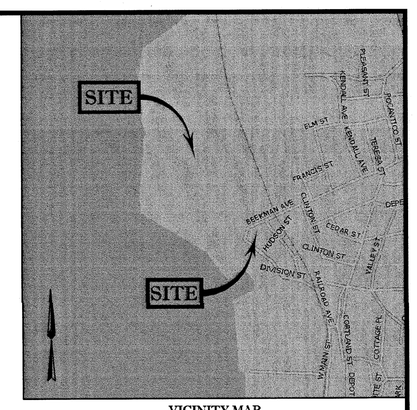
DRAWN BY:	CHECKED BY:
JEB	MSG
PROJECT NO.	DATE:
780	05/07/15

DRAWING NO.

EX-1.3





VICINITY MAP
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NEW YORK STATE PLANE (NAD 83)

NOTES:

1. 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.
2. AREAS SHEET 115.10:

LOT 1 =	1,901,684 S.F. OR	43.567 AC.	
PROPOSED LOT 2 =	23,642 S.F. OR	0.543 AC.	
PROPOSED LOT 3 =	36,828 S.F. OR	0.845 AC.	
PROPOSED LOT 4 =	74,680 S.F. OR	1.714 AC.	
PROPOSED LOT 5 =	168,781 S.F. OR	3.875 AC.	
PROPOSED LOT 6 =	216,007 S.F. OR	4.959 AC.	
PROPOSED LOT 7 =	67,620 S.F. OR	1.552 AC.	
PROPOSED LOT 8 =	68,956 S.F. OR	1.583 AC.	
PROPOSED LOT 9 =	64,762 S.F. OR	1.487 AC.	

AREAS SHEET 115.15:

LOT 1 =	73,122 S.F. OR	1.679 AC.
PROPOSED LOT 100 =	5,465 S.F. OR	0.125 AC.

3. PROPOSED LOT GEOMETRY PER CAD FILE PROVIDED BY DIVNEY, TUNG, SCHWALBE ON 5-5-15.

REFERENCES:

1. THE TAX MAP OF WESTCHESTER COUNTY, STATE OF NEW YORK.
2. MAP ENTITLED "ALTA/ACSM 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 SLEEPY HOLLOW, TOWN OF MT. PLEASANT, WESTCHESTER COUNTY, NEW YORK" PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 12-18-14.

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GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

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JAMES C. WEED
NEW YORK PROFESSIONAL LAND SURVEYOR #50765

5-7-15
DATE

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 SLEEPY HOLLOW, TOWN OF MT. PLEASANT
WESTCHESTER COUNTY, STATE OF NEW YORK

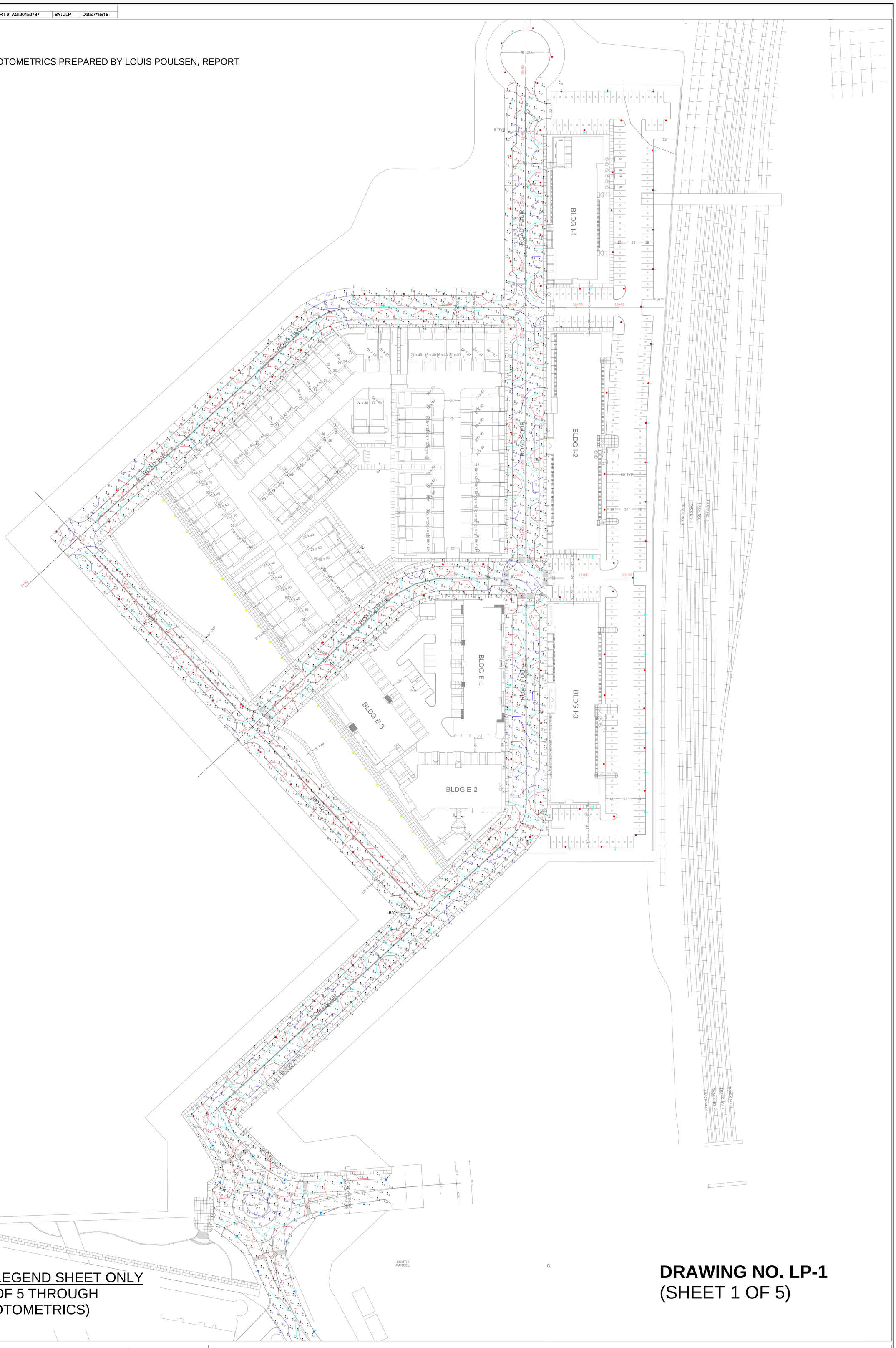
CONTROL POINT ASSOCIATES, INC.
35 TECHNOLOGY DRIVE
WARREN, NJ 07059
908.668.0099 - 908.668.9595 FAX
MANHATTAN, NY 646.780.0411
MT. LAUREL, NJ 609.857.7699
CHALFONT, PA 215.712.9800
SOUTHBOROUGH, MA 508.948.3000

FIELD DATE:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
-	G.J.S.	5-7-15	1"=80'	C14120	1 OF 1
FIELD BOOK NO.					
-					
FIELD BOOK PG.					
-					
FIELD CREW					
-					
DRAWN:					
A.H.					
REVIEWED:					
G.J.S.					

LOUIS POULSEN			
PROJECT NAME: Sleepy Hollow Property REV08	REPORT #: AGI20150787	BY: JLP	Date:7/15/15

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 — 0.50fc — 0.75fc — 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'

LOUIS POULSEN			
PROJECT NAME: Sleepy Hollow Property REV08	REPORT #: AGI20150787	BY: JLP	Date:7/15/15

SOURCE:

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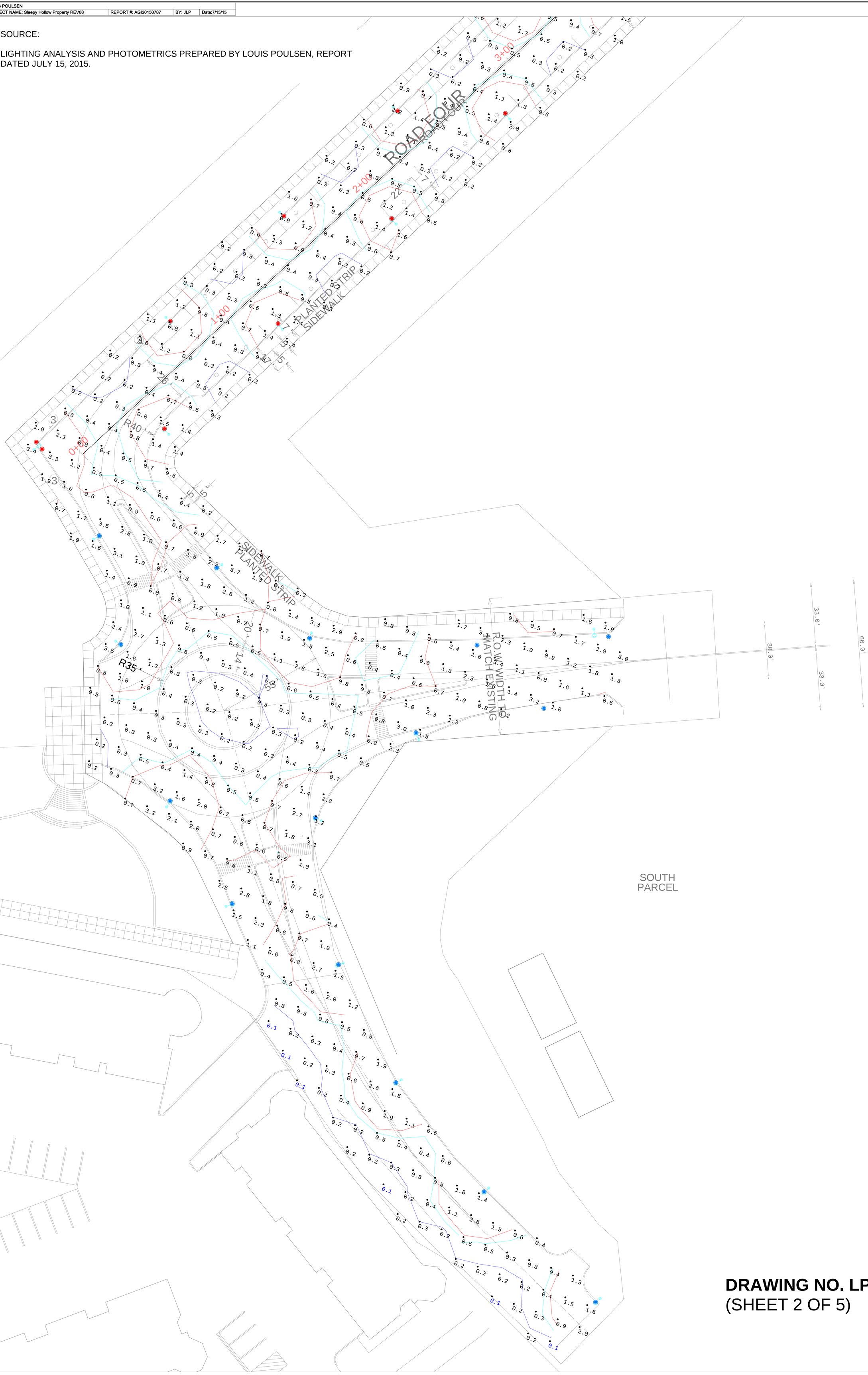

DRAWING NO. LP-1
(SHEET 2 OF 5)

RIGHT OF WAY

0.25fc
0.50fc
0.75fc
1.00fc

LOUIS POULSEN			
PROJECT NAME: Sleepy Hollow Property REV08	REPORT #: AGI20150787	BY: JLP	Date:7/15/15

SOURCE:

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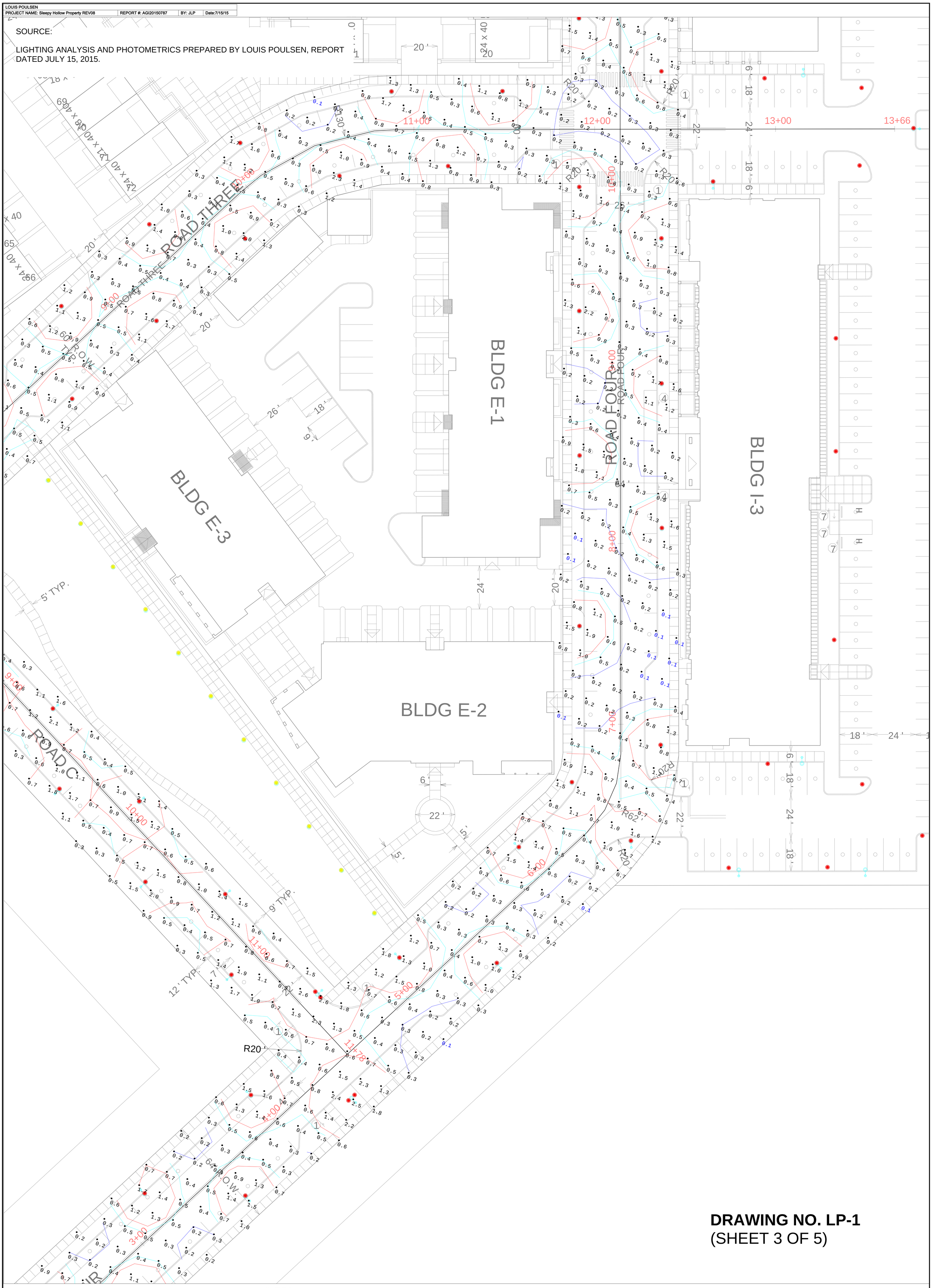

DRAWING NO. LP-1
(SHEET 3 OF 5)

RIGHT OF WAY — 0.25fc — 0.50fc — 0.75fc — 1.00fc

LOUIS POULSEN			
PROJECT NAME: Sleepy Hollow Property REV08	REPORT #: AGI20150787	BY: JLP	Date:7/15/15

SOURCE:

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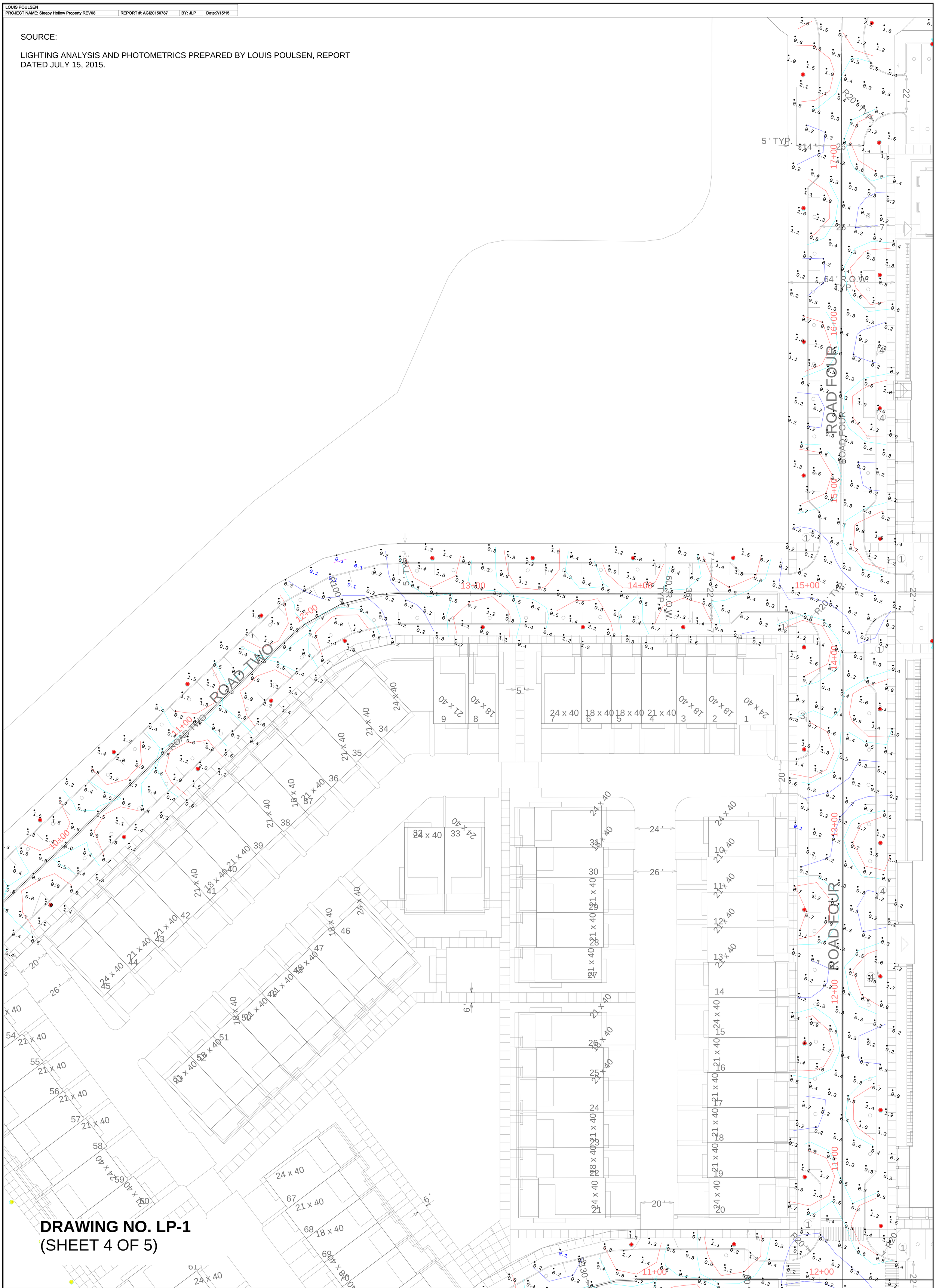

DRAWING NO. LP-1
(SHEET 4 OF 5)

RIGHT OF WAY

0.25fc
0.50fc
0.75fc
1.00fc

LOUIS POULSEN			
PROJECT NAME: Sleepy Hollow Property REV08	REPORT #: AGI20150787	BY: JLP	Date:7/15/15

SOURCE:

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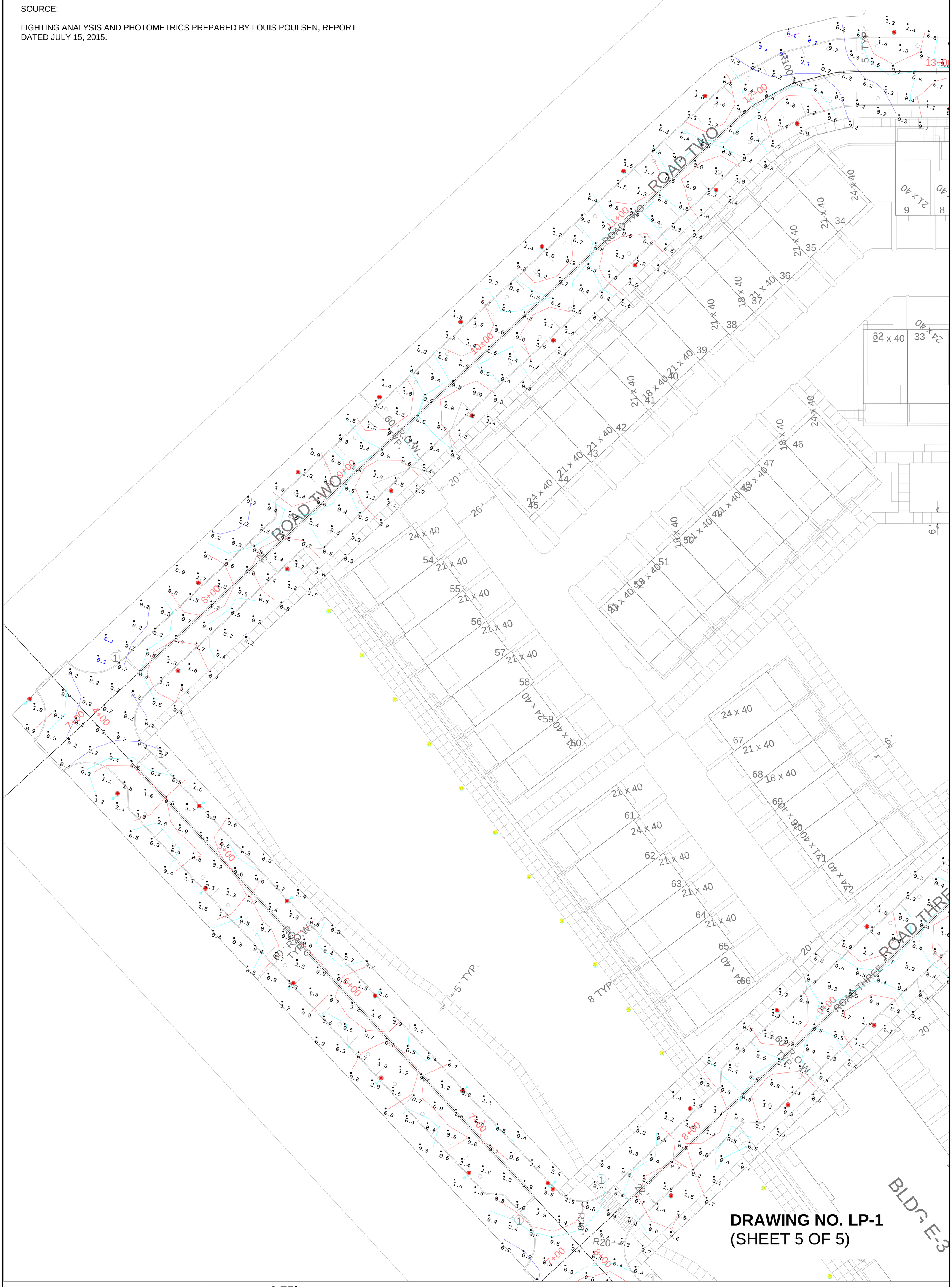

DRAWING NO. LP-1
(SHEET 5 OF 5)

RIGHT OF WAY — 0.25fc — 0.50fc — 0.75fc — 1.00fc

LOUIS POULSEN			
PROJECT NAME: Sleepy Hollow Property REV08	REPORT #: AGI20150787	BY: JLP	Date: 7/15/15

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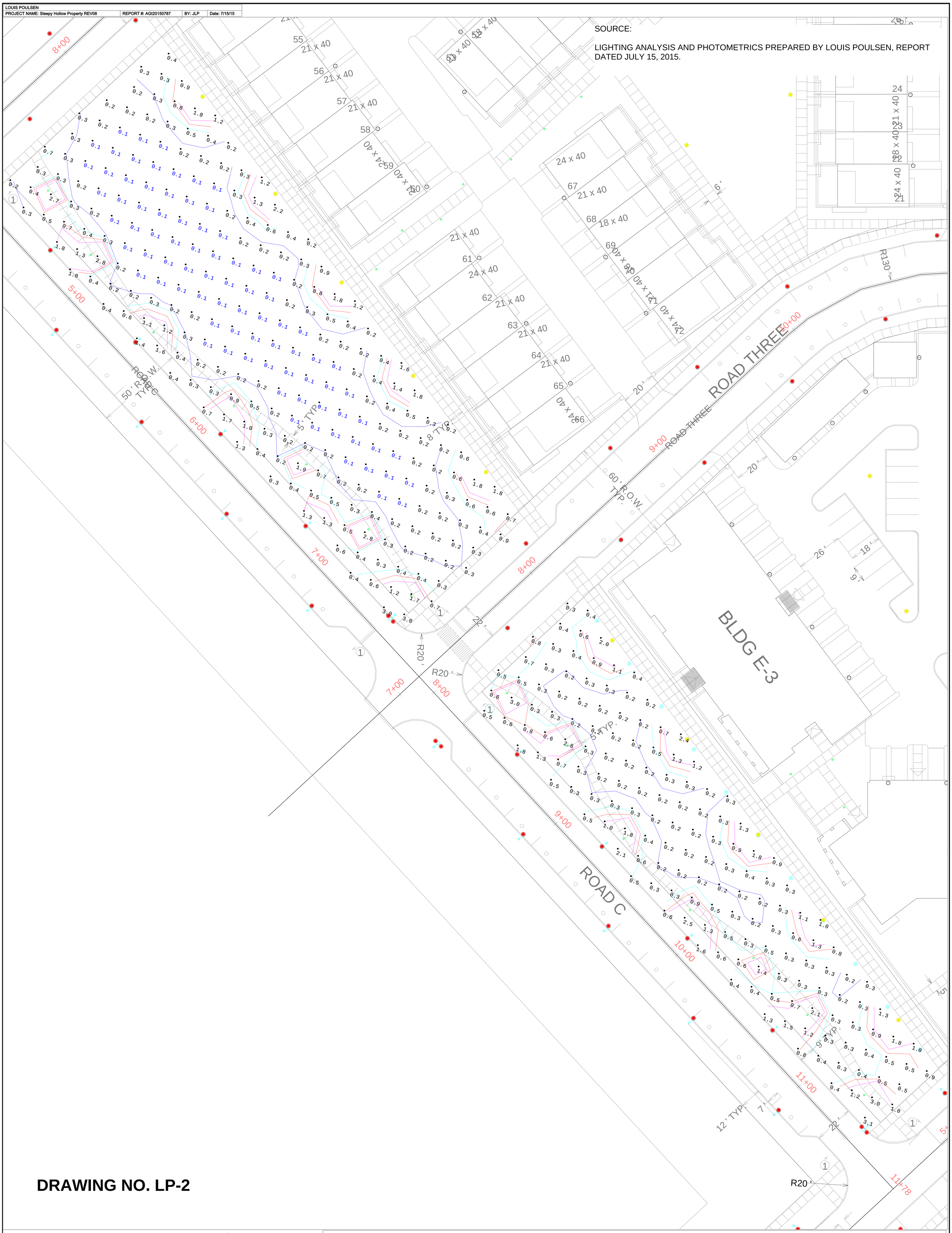


DRAWING NO. LP-2

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

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

Luminaire Schedule

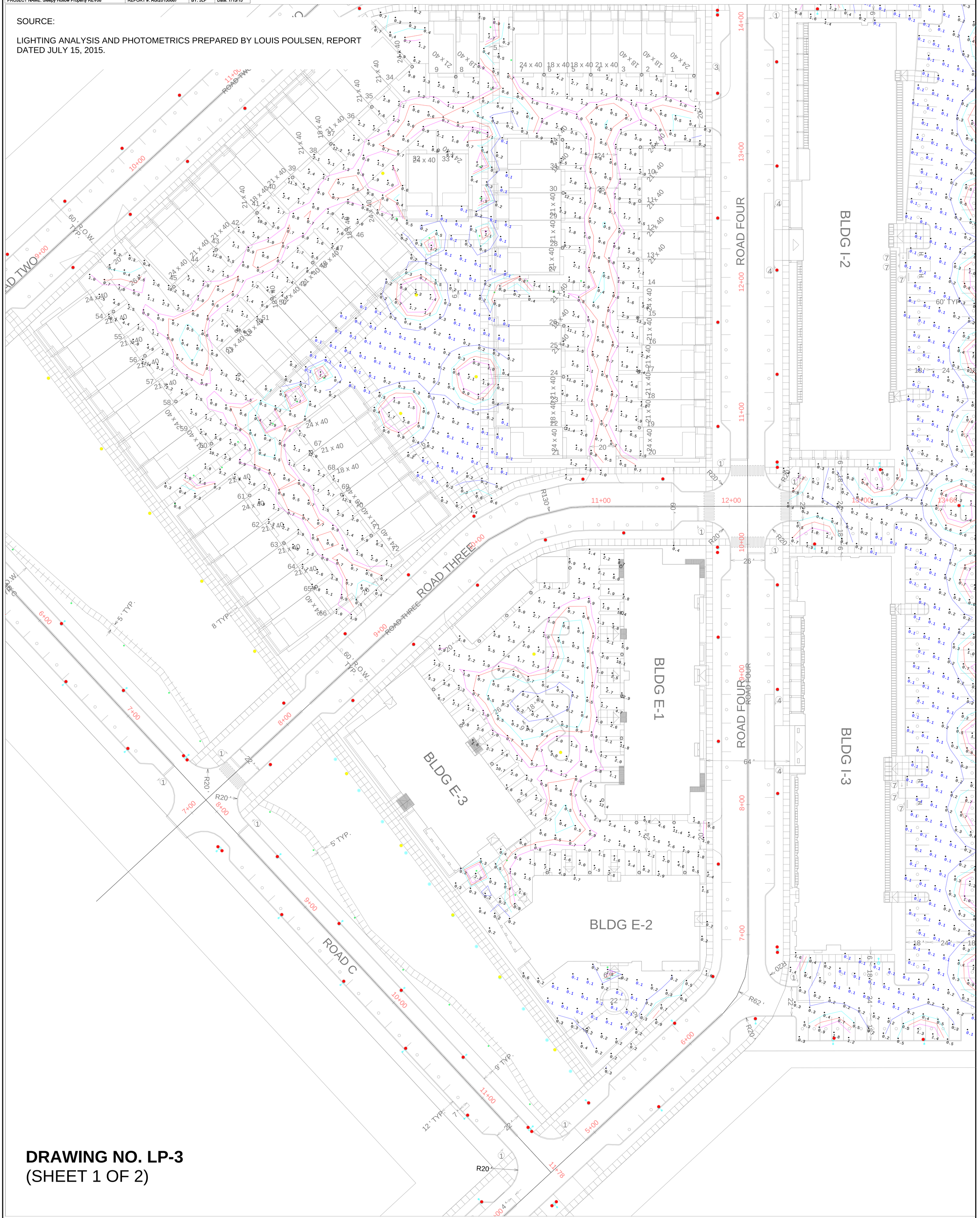
Project: Central Park

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'

LOUIS POULSEN			
PROJECT NAME: Sleepy Hollow Property REV08	REPORT #: AGI20150687	BY: JLP	Date: 7/15/15

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 — 0.50fc — 0.75fc — 1.00fc

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

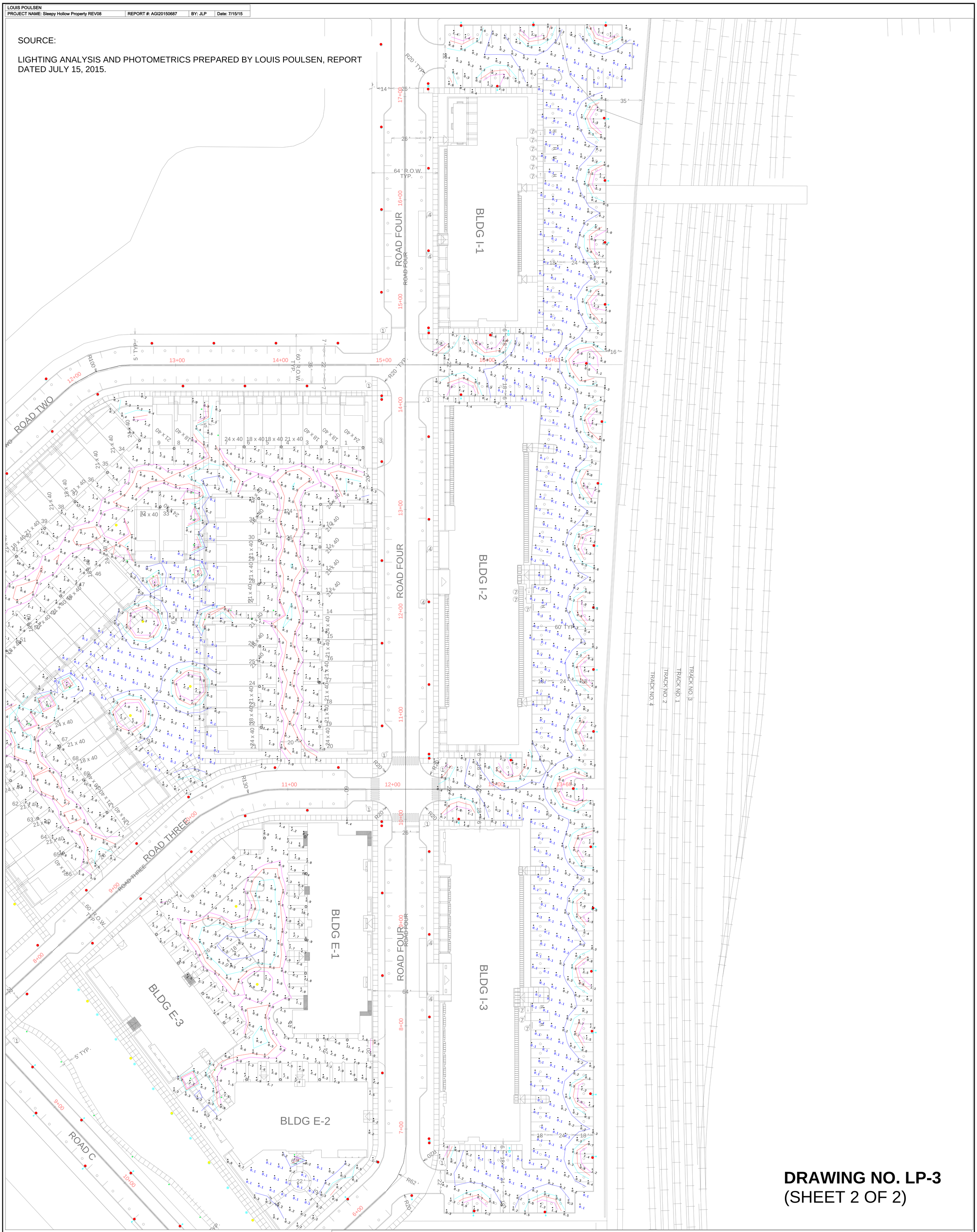
Project: Mews, Parking, Neighborhood parks

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'

LOUIS POULSEN			
PROJECT NAME: Sleepy Hollow Property REV08	REPORT #: AGI20150687	BY: JLP	Date: 7/15/15

SOURCE:

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



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

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'

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