TOWN OF CORTLANDT
PLANNING BOARD

Steven Kessler, *Chair*
Thomas A. Bianchi, *Vice-Chair*

Nora Hildinger
Kevin Kobasa
Peter McKinley
Jeff Rothfeder
Karen Timko
Kellan Cantrell, *Alternate*

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914.734.1080
Fax #: 914.788.0294

Planning Staff email:
HeatherL@townofcortlandtny.gov

Town Supervisor
Richard H. Becker, MD

Town Board
James F. Creighton
Cristin Jacoby
Robert Mayes
Joyce C. White

Planning Board Work Session & Meeting
Tuesday September 1, 2026

To join the meeting remotely, use this Zoom link:
https://us02web.zoom.us/j/83868196989?pwd=Ltdff1xZCJcEEUchQhqIzLwvsnyb13.1

WORK SESSION .... 6:00 pm

Discuss items on tonight's Planning Board Meeting Agenda.

MEETING AGENDA ..... 6:30* pm

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Changes to the Meeting Agenda, by majority vote**
4. **Adoption of the minutes from previous month**
5. **Correspondence**

   a. **PB 1-16 Pomona Development LLC Subdivision (Boga)**
   Letter dated August 19, 2026 from Jim Annicchiarico requesting a 6th, 6-month time extension of Preliminary Plat approval for the Pomona Development, LLC (Boga) subdivision located on the south side of Revolutionary Rd., south of Eton Lane.

   b. **PB 2022-10 Cortlandt Manor Hotel (Bilal Ahmad)**
   Letter dated August 10, 2026 from David Steinmetz and Brian Sinsabaugh of Zarin & Steinmetz LLP requesting the 3rd one-year time extension of Conditional Site Development Plan approval for Bilal Ahmad for a proposed hotel located at 2054 East Main Street.

6. **Old Business**

   a. **PB 2026-11 Evergreen Townhomes (Parcel 2)**
   Application of VS Construction Corp for Preliminary Plat approval, Steep Slope, Wetland and Tree Removal permits to permit the construction of 96 townhomes, including 10% affordable units, with associated site improvements on an approximately 17.6-acre portion of the Evergreen Manor project site. The subdivision proposes a 99-lot subdivision of the approximately 21-acre Parcel 2 of the Evergreen Manor Subdivision to

create 96 individual townhome lots, a common homeowners' association (HOA) lot, a commercial lot (Parcel 3), and an open space/non-building lot containing the existing wetland adjacent to Crompond Road. The project is located within the Medical Oriented District on property located at 2003 Crompond Road. Drawings dated August 19, 2026.

b. **PB 2026-12 44 Regina Ave | Cortlandt Self-Storage & Contractor's Yard**
Application of Cronin Engineering on behalf of Cortlandt Self-Storage LP / Mark Giordano for an Amended Site Development Plan to construct one additional 8,000SF storage building and an outdoor contractor's yard. (see prior PB 11-96, PB 30-99, PB 3-06, PB 2021-17)

7. Adjournment

Next Regular Meeting:
Tuesday October 6, 2026 at 6:30* PM

Agenda information is also available at https://www.townofcortlandtny.gov/

** Regular meeting will begin at the conclusion of the work session, which could be prior to 6:30 pm.*

CRONIN ENGINEERING
Professional Engineering & Consulting

39 Arlo Lane
Cortlandt Manor, NY 10567
T:(914) 736-3664 F:(914) 736-3693

August 19, 2026

Steven Kessler, Chairman
Town of Cortlandt Planning Board
Town Hall
One Heady Street
Cortlandt Manor, New York 10567

Re: Time Extension Request for
Preliminary Plat Approval - PB #1-16
Pomona Development, LLC
Revolutionary Road
Tax Map Designation: 23.15-1-43

Dear Chairman Kessler and Members of the Planning Board:

The above referenced project received conditional Preliminary Subdivision Plat approval from the Planning Board via Resolution No. 9-23 on September 5, 2023, valid for a period of six (6) months. This approval was extended via Resolution No. 3-24 for an additional six (6) months on March 5, 2024, extended via Resolution No. 8-24 on September 11, 2024, extended via Resolution No. 7-25 on April 1, 2025, extended via Resolution No. 17-25 on September 4, 2025 and extended via Resolution No. 6-26 on March 3, 2026.

We continue to work through the Realty Subdivision application process with the applicant, Town Staff and the Westchester County Department of Health for their review and approval. Therefore, the Applicant respectfully requests a 6th six (6) month time extension of the approval.

We respectfully request this item be placed on the September 1, 2026 Planning Board agenda for consideration of approval of the time extension. Should you have any questions or require additional information please contact me at the above number. Thank you for your time and consideration in this matter.

[redacted]
James G. Arnicchiarico
Project Engineer/Manager

cc: Cafo Boga, Pomona Development, LLC, Property Owner/Applicant
File: *Boga-Revolutionary Rd-Cortlandt-3 Lot Subdivision-Letter-Time Extension-20260819*

ZARIN & STEINMETZ LLP

Brian T. Sinsabaugh
[redacted]

August 10, 2026

Via FedEx and OpenGov

Hon. Steven Kessler
Chairperson of the Town of Cortlandt Planning Board
and Members of the Planning Board
1 Heady Street
Cortlandt Manor, New York 10567

Re: Site Plan Approval Extension Request (PB2022-10/PBCK-22-2)
Bilal Ahmad/2054 E Main St (SBL: 23.20-1-2 & 3)

Dear Chairperson Kessler and Members of the Planning Board:

On behalf of the Applicant, Bilal Ahmad, we write to respectfully request an extension of the approvals granted by your Board in connection with the proposed construction of a Marriott-flag hotel at the Property located at 2054 East Main Street.

On September 5, 2024, the Planning Board adopted Resolution 10-23 approving the application for Site Development Plan pursuant to Chapter 307 of the Town of Cortlandt Code ("Code"), Tree Removal Permit pursuant to Code Chapter 283, Steep Slope Permit pursuant to Code Chapter 259, and a Wetland Permit pursuant to Code Chapter 179, to permit the development of a 93 room, 5-story hotel on the Property (the "Resolution").[1] The Applicant previously received two one-year extensions of the site development plan approval, which is set to expire September 5, 2026.

The Applicant respectfully requests placement on the Planning Board's September 1st meeting agenda, or at the next available meeting agenda thereafter, to request a third 1-year extension of the site development plan approval to September 5, 2027.

The Applicant and his consultants have diligently pursued completion of each of the conditions of approval. Currently, the Applicant is working to address requests from the Town Engineer for I&I data and DTV sewer main inspections. In addition, certain other conditions of approval remain outstanding. Accordingly, the Applicant requests, in advance of the approval's expiration, a 1-year extension pursuant to Town Code Section 77-23 to September 5, 2027.

[1] Planning Board Resolution No. 10-23, adopted September 5, 2023 and filed with the Office of the Town Clerk and Planning Board on September 6, 2023, is attached as **Schedule "A"**.

Phone: (914) 682-7800
Direct: (914) 220-9806
[redacted]
81 Main Street, Suite 415
White Plains, New York 10601

Enclosed, for payment of the requisite application fee, please find a check for $250 made payable to the Town of Cortlandt.

Should you have any questions or require any additional information, please do not hesitate to contact our office.

Respectfully submitted,

ZARIN & STEINMETZ LLP

By: [redacted]
David S. Steinmetz
Brian T. Sinsabaugh

cc: Heather LaVarnway, CNU-A, AICP, Town Planner
Michael Cunningham, Esq., Deputy Town Attorney
Bilal Ahmad
DTS Provident Design Engineering, LLP
Keplinger Freeman Associates, LLC
GTS Consulting
Phil Hersh, Esq.

Schedule A

TOWN OF CORTLANDT
PLANNING BOARD
PB 2022-10

RESOLUTION NO. 10-23

WHEREAS, an application for Planning Board approval of a Site Development Plan pursuant to Chapter 307 (Zoning) of the Town of Cortlandt Code and for a Tree Removal Permit pursuant to Chapter 283, a Steep Slope Permit pursuant to Chapter 259 and a Wetland Permit pursuant to Chapter 179 of the Town of Cortlandt Code was submitted by Bilal Ahmad for the property of Ace Sport Realty, for a 93 room, 5-story hotel as shown on a 12-page set of drawings entitled "Cortlandt Manor Hotel" prepared by Peter J. Gregory, P.E. latest revision dated July 19, 2023 and a 13-page set of Building Elevations, Roof Plan, Perspectives, Floor Plans and Elevations, entitled, "A New 93-Room Courtyard By Marriott Hotel & Suites for Rainbow Hotel Group" prepared by the RAV Group dated latest revision dated August 18, 2023, and

WHEREAS, the subject property of approximately 2.4 acres is located at 2054 East Main St., is zoned CD, Designed Commercial, and is designated on the Town of Cortlandt Tax Maps as Section 23.20, Block 1, Lots 2 & 3.

WHEREAS, as required by Article 8 of the New York State Environmental Conservation Law for the proposed Unlisted Action the applicant, Bilal Ahmad, completed and submitted Part 1 of the Full Environmental Assessment Form latest revision dated October 18, 2022, and

WHEREAS, the Planning Board Public Hearing was held pursuant to Chapter 307 (Zoning) of the Town of Cortlandt Code and pursuant to Chapter 274-a of the New York State Town Law on said application at the Cortlandt Town Hall, 1 Heady Street, Cortlandt Manor, New York on June 6, 2023 adjourned to July 25, 2023, and

WHEREAS, the Public Hearing Notice was published in the "Croton Gazette" and a "Notice of Public Hearing" sign was posted in front of the subject property and the Public Hearing Notice

was given by the applicant to adjoining property owners and property owners directly across the street from the subject property, and

WHEREAS, the applicant is seeking Site Development plan approval from the Planning Board for an approximately 62,000 sq. ft. 5-story, 93 room-hotel to be located on Route 6 with access to the site from Jacobs Hill Road across from the entrance to Pike Plaza with associated parking and landscaping, and

WHEREAS, the subject property is located on State Route 6, also known as Cortlandt Boulevard, a 4-lane road, with center-turn lane that serves as the Town's principal commercial corridor housing the Cortlandt Crossing and Cortlandt Town Center Shopping centers and a variety of other commercial uses serving the entire Town and surrounding areas, and

WHEREAS, the Town's 2016 Comprehensive Master Plan "Envision Cortlandt" analyzed four key strategies for the future development of the Town and specifically called for the strengthening of the Cortlandt Boulevard area *"as a downtown center by permitting as-of-right mixed-use compact development along the corridor and encouraging streetscape improvements, infrastructure improvements, walkability and Complete Street principles. This approach to downtown planning is critical to help strengthen the commercial center and to create a sense of place within the Town for residents and visitors"*, and

WHEREAS, the proposed hotel is an as-of-right use that will provide additional sidewalk connections, an adaptive traffic signal, enhanced landscaping and the improvement of a vacant parcel of property consistent with the current character of the surrounding land uses that is consistent with the goals and objectives of the 2016 Comprehensive Plan, and

WHEREAS, as required by Chapter 283 (Trees) of the Town of Cortlandt Code the trees on the

subject property were inventoried by the Town Consulting Arborist, Sav A Tree Consulting Group and a report and inventory dated December 7, 2022 was submitted, and

WHEREAS, the report found that the site was made up of a fairly typical northern forest with a mixture of sugar maples, Canadian hemlock, black locust, black walnut with several trees dead, declining or non-native, and

WHEREAS, based on a site visit the Planning Board requested that Sav-A-Tree perform a second investigation to analyze trees located along the Bear Mountain Parkway off-ramp to see what trees could be preserved and what trees need to be removed based on anticipated construction impacts and a Supplemental Report dated July 7, 2023 was submitted, and

WHEREAS, based on the proposed site disturbance and trees to be removed on areas of steep slope the Town Code requires 148 trees to be planted on site, and

WHEREAS, the applicant is proposing a complete landscape plan showing the planting of 70 trees, 225 shrubs and 387 plants and grasses, and

WHEREAS, based on past practice the Planning Board has given partial credit for the planting of shrubs, plants and grasses and in this case the planting of the grasses and shrubs shall be calculated at 1/10 of a tree for a total credit of 60 trees leaving a shortfall of 18 trees requiring a contribution to the Town's Environmental Restoration Fund to make up the shortfall, and

WHEREAS, the subject drawing shows approximately 1.2 acres of regulated steep slope to be impacted within the proposed 2.2-acre Limit of Disturbance (LOD) including approximately 6,800 sq. ft. of disturbance to areas over 30%, and

WHEREAS, the subject site plan shows the proposed hotel and other site improvements located as close to Route 6 (to the south) as feasible so as to be located as far from the significant areas of steep slope as possible, a tiered system of retaining walls with planting in between, as well as

the preservation of existing vegetation, at the rear of the property where the most significant amount of steep slope disturbance is proposed, and

WHEREAS, the applicant submitted Geotechnical Investigation Report dated December 30, 2021 prepared by Kevin L. Patton, P.E. and

WHEREAS, seven borings were drilled on the subject property evaluating the soil and subsurface conditions of the subject property determining that substantial rock excavation may be required to develop the site, and

WHEREAS, the applicant has submitted the required analysis of the impacts to steep slope, as per Section 259-6 of the Steep Slope Law, "Standards for Approval", and

WHEREAS, the applicant's traffic engineer, GTS Engineering, developed a scope for a traffic study to study the potential traffic impacts associated with the proposed hotel, and

WHEREAS, the Town's Consulting Traffic Engineer, Hudson Valley Engineering Associates (HVEA) reviewed and concurred with the proposed scope in a memo dated November 28, 2022, and

WHEREAS, GTS Consulting completed the required Traffic Study entitled *"Traffic Impact Assessment – Proposed Cortlandt Manor Hotel"* dated January 19, 2023, and

WHEREAS, the subject traffic study determined, in part, "The additional traffic generated by the proposed Cortlandt Manor Hotel development will have no notable or significant impact on traffic operations on US Route 6 or Jacobs Hill Road. The development will only average 1 vehicle entering and exiting the site every 1½ minutes or longer during the peak hours, which equates to approximately 1 additional vehicle entering and exiting the study during each cycle of the traffic signals along US Route 6. This minimal increase in traffic will not be noticeable to

existing motorists in the area" and that no mitigation measures were required associated with the construction of the proposed hotel; and

WHEREAS, by a memo received by the Planning Department on April 4, 2023 the Town's traffic consultant concurred with the findings of the applicant's consultant and found, in part, "We agree that any necessary assumptions regarding traffic assignment are reasonable and serve to best represent existing and future traffic conditions. We concur that the development as presented shall have no significant impact on traffic conditions in the immediate area…", and

WHEREAS, the Town's traffic consultant noted that as required by the approvals for nearby projects the Town and the NYSDOT required signal modifications and the installation of adaptive traffic signals at the subject Jacobs Hill Dr./Route 6 intersection and the Bear Mountain Parkway EB and WB off-ramp intersections with Route 6 that will provide for coordinated, adaptive "smart" traffic signals that will improve the traffic flow on Route 6, and

WHEREAS, as per e-mailed correspondence from the NYSDOT the Department of Transportation may identify additional mitigation measures be included as a condition of their highway work permit to possibly include an upgrade of the Jacobs Hill Dr./Route 6 intersection signal to adaptive technology should the nearby previously approved projects not be progressed, and

WHEREAS, the subject site plan shows a sidewalk connection from the proposed site access on Jacobs Hill Rd. down to the existing sidewalk on Route 6, and

WHEREAS, wetlands on the subject property were delineated by Town Wetland Consultant Paul Jaehnig in a report entitled "Wetlands-N/F the Hersh Site" dated December 19, 2022, and

WHEREAS, two areas of wetland were found on the subject property and delineated as Wetland A & B, located at the southern edge of the site near Route 6 and the report stated that Wetland A

functioned as "....a local storm-water detention basin because of its concave profile and restricted drainage outlet. The vegetative cover may provide minor wildlife habitat opportunities including small frogs and song birds" and Wetland B functioned as "...mainly as a surface water discharge point, conveying drainage from one point to another within a small watershed. The small area and limited vegetative cover significantly limit the potential of this area for wildlife habitat opportunities", and

WHEREAS, the subject application proposes to disturb approximately 1,385 sq.ft. of regulated wetland and 24,231 sq. ft. of the 100 ft. regulated buffer requiring mitigation and the issuance of a wetland permit, and

WHEREAS, the applicant submitted a report entitled "Wetland Functional Analysis" prepared by B. Laing Associates dated August 2023, and

WHEREAS, the report analyzed the on-site wetland functions and conditions based on the Level 2 Rapid Assessment Method (NYRAM Version 4.2) and determined that Wetland A, as delineated by Town Consultant Paul Jaehnig, was a low-quality wetland with little natural function and operated as a "steep sided stormwater pond", and

WHEREAS, the applicant is proposing a wetland mitigation plan providing mitigation at a 2:1 ratio, an additional 880 sq. ft., of higher quality wetland creation on-site, immediately adjacent to the existing Wetland A., and

WHEREAS, the applicant submitted the required wetland evaluation as per Town Code Section 179-6, "Criteria for approval, disapproval or approving with modifications" of the Town of Cortlandt Code for the Planning Board to determine that the proposed impacts to the regulated wetland and wetland buffer are sufficiently mitigated as per the proposed on-site wetland mitigation, and

WHEREAS, the proposed site plan requires several variances including height variance, side yard variance, parking space variance and parking lot landscaping variance, and

WHEREAS, the applicant applied to the Zoning Board of Appeals for approval of the requested variance and the Zoning Board held a public hearing and considered the variances and indicated their support for granting the variances but cannot vote on the requests until the Planning Board, acting as Lead Agent on the subject application, approves the project, and

WHEREAS, the applicant provided a video depicting views to a rendering of the proposed hotel as well as several street view renderings and bird's eye views of the proposed hotel as well as building cross sections to show the minimal visual impact the proposed hotel will have an adjacent properties, and

WHEREAS, the applicant is proposing 6 electric charging stations in the parking lot as well as proposing solar panels on the roof and other sustainability measures as required by the Marriot Corporation, and

WHEREAS, the subject application was referred to all interested and involved agencies including the Town Engineering Division, the Town Code Enforcement Division, the Town Conservation Advisory Council (CAC), the Town's Architectural Advisory Council, the City of Peekskill, the Mohegan Fire District, the NYS Office of Parks, Recreation and Historic Preservation (OPRHP), the New York State Department of Environmental Conservation (NYSDEC), the New York State Department of Transportation (NYSDOT), the Westchester County Department of Planning, the Westchester County Health Department and the Westchester County Department of Environmental Facilities, and

WHEREAS, the Planning Board completed a site inspection of the subject premises during which balloons were floated in order to give the Board a clearer understanding of the proposed

height of the building and retaining walls, and

WHEREAS, comments in response to referrals of the subject application were considered by the Planning Board as well as written and verbal comments made in response to the application.

NOW THEREFORE BE IT RESOLVED, that pursuant to Section 617.7 of the SEQR Regulations, as stated in this Resolution and throughout the course of this application as contained in the minutes of the public hearing and other regular meetings of the Planning Board, the Planning Board considered the impacts which may be reasonably expected to result from the proposed action by comparing them against the applicable criteria in said section and finds that:

1. The proposed action will not result in a substantial adverse change to existing air quality, ground or surface water quality and quantity, the Town's water or sewer systems, traffic or noise levels; a substantial increase in solid waste production; nor generate a substantial increase in potential for erosion, flooding, leaching or drainage problems.

2. The proposed action will not result in the removal or destruction of large quantities of vegetation or fauna; will not substantially interfere with the movement of a resident or migratory fish or wildlife species; will not impact a significant habitat area; and will not result in any substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species, or other significant adverse effects to natural resources.

3. The proposed action will not result in the impairment of the environmental characteristics of a Critical Environmental Area.

4. The proposed action will not result in the creation of a material conflict with the adopted 2016 Town Comprehensive Master Plan and Town Zoning Ordinance.

5. The proposed action will not result in the impairment of a character or quality of important historical, archeological, architectural or aesthetic resources or of existing community or

neighborhood character.

6. The proposed action will not significantly impact the use of either the quantity or type of energy.

7. The proposed action will not create a hazard to human health.

8. The proposed action will not result in a substantial change in the use or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses.

9. The proposed action will not encourage or attract a substantially larger number of people to the subject property compared to the number of people who would come to such place absent the action.

10. The proposed action will not create a material demand for other actions which would result in one of the above consequences.

11. The proposed action will neither result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, nor when considered together result in a substantial adverse impact on the environment.

12. The proposed action will neither result in two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, nor when considered cumulatively, meet one or more of the criteria in this section, and the Planning Board considered possible long-term, short-term and cumulative impacts and found no significant effects which would result as a consequence of the proposed action, and

FURTHER BE IT RESOLVED that the Planning Board as lead agency in this matter finds that based on Part 1 of the Full Environmental Assessment Form (EAF) prepared by the applicant dated October 18, 2022 and Parts II & III of the Full EAF prepared by the Planning Division

dated September 5, 2023 and based on the subject site development plan and the record of this application and for reasons stated in this resolution including the analysis of the criteria stated in 617.7(c)(i)-(xii), the proposed project will have no significant, adverse environmental impact upon the environment and therefore the Planning Board adopts said Part II & III of the Full EAF and a Negative Declaration and that no Draft Environmental Impact Statement is required with regard to this matter, and

NOW THEREFORE BE IT FURTHER RESOLVED that the application Bilal Ahmad for the property of Ace Sport Realty, for Planning Board approval of a Site Development Plan pursuant to Chapter 307 (Zoning) of the Town of Cortlandt Code and for a Tree Removal Permit pursuant to Chapter 283, a Steep Slope Permit pursuant to Chapter 259 and a Wetland Permit pursuant to Chapter 179 of the Town of Cortlandt Code for a 93 room, 5-story hotel as shown on a 12-page set of drawings entitled "Cortlandt Manor Hotel" prepared by Peter J. Gregory, P.E. latest revision dated July 19, 2023 and a 13-page set of Building Elevations, Roof Plan, Perspectives, Floor Plans and Elevations, entitled, "A New 93-Room Courtyard By Marriott Hotel & Suites for Rainbow Hotel Group" prepared by the RAV Group latest revision dated August 18, 2023 is **APPROVED** subject to the conditions listed below and that the Chairman of the Planning Board be authorized to endorse approval on said Site Development Plan upon compliance by the applicant with such conditions as listed below, and

FURTHER BE IT RESOLVED that approval of said Site Development Plan shall be valid for a period of twelve (12) months from the date of this Resolution to satisfy all conditions of approval and to obtain the signature of the Planning Board Chairman on the Site Development Plan. If there is no substantial change in the condition of the site and/or its environs, Site Development Plan Approval may be extended by the Planning Board for one (1) additional

period of one (1) year, **upon timely application by this applicant and a written explanation of the reasons for the delay which require the granting of a time extension,** and

FURTHER BE IT RESOLVED that the approved site plan with the Planning Board Chairman's signature shall be valid for a period of twelve (12) months from the date of signing. If there is no substantial change in the condition of the site and\or its environs, Site Development Plan Approval may be extended by the Planning Board for one (1) additional period of one (1) year, **upon timely application by this applicant and a written explanation of the reasons for the delay which require the granting of a time extension.**

CONDITIONS AND MODIFICATIONS:

1. Add the current signature block to the cover page of the drawing set and (a) Obtain the required signature from the Planning Director, the Planning Board Engineer, the Director of Environmental Services and the Planning Board Chairperson on the subject drawing(s) and (b) following the receipt of the required signatures submit four paper copies of said signed drawing set to the Planning Office (c) following all of the signatures e-mail a .pdf scan of the drawing set to the Planning office (d) submit an as-built survey in AutoCAD file in digital format at the completion of the project.

2. Obtain the signature of the Receiver of Taxes on an appropriate form indicating that taxes on the subject property have been paid.

3. The applicant is advised that the conditions of this approval must be satisfied and the site plan drawing signed by the Planning Board Chairman and any required permits obtained prior to beginning any related work on the subject property.

4. Prior to the Chairman signing the site plan improvement drawings the applicant shall post a Performance Security based upon the cost of construction such as approved by the

Director of Technical Services and the Planning Board Engineer guaranteeing the completion of the required site work, landscaping, drainage structures, water and sewer system improvements. Any security or performance collateral required to be posted shall be in accordance with Chapter 237 of the Town Code. In addition, the applicant shall fund a Construction and Inspection Fee in the amount of 5% of the Performance Bond amount.

5. Prior to the Chairperson signing the site plan drawing, a security or bond equal to 2 times the cost of all plantings and soil amendments shall be provided pursuant to Chapter 283.10 of the Town Code. The security or bond shall be kept in place for a period of 24 months from the date of issuance of a certificate of occupancy. This security shall also include the cost of all soil and erosion sedimentation control measures and be considered the security as required by Town Code Chapter 307-73.1.

a. Provide a watering plan for the proposed landscaping and submit a monitoring protocol with goals and deadlines for planting. Reports shall be submitted by a licensed landscape architect, arborist or individual deemed acceptable by the Director of Planning every six (6) months through the 2-year monitoring period.

6. Prior to the Chairperson signing the site plan submit a Final Storm Water Pollution Prevention Plan designed in compliance with Chapter 262 of the Town of Cortlandt Town Code and the NYSDEC Storm Water Design Manual for approval by the Director of the Department of Technical Services.

- Post Construction controls for water quality and quantity shall be provided.
- Submit draft maintenance agreements and easements in accordance with Chapter 262-9 of the Town of Cortlandt Town Code.

- Coverage under the current NYSDEC SPDES General Permit for Construction Activities shall be obtained.

7. Prior to the issuance of any certificate of occupancy, the required stormwater management facilities maintenance agreement and easements in accordance with Chapter 262-9 of the Town of Cortlandt Town Code.

- All stormwater management best practices shall be inspected and certified by the design professional of record. Maintenance activities shall be performed prior to inspection and each practice shall be fully functional prior to the release of a certificate of occupancy. The design professional of record shall certify and provide computations that all practices as installed meet or exceed the design capacity as provided in the SWPPP.
- Maintenance agreements and easements shall be filed with the Westchester County Clerk – Division of Land Records and run concurrently with the deed.

8. The Applicant is advised that no fill shall be imported to the site without prior authorization by the Town. All imported fill must be tested in accordance with Town's Soil Policy and meet the NYSDEC's requirements for unrestricted use. Any material that has received a beneficial use determination from NYSDEC proposed to be imported to the site shall also be tested and certified by the engineer of record that material is clean and is suitable for its intended use.

9. An as-built survey prepared by NYS Licensed Professional Land Surveyor shall be submitted prior to the release of any maintenance securities and certificate of occupancy. All utilities, site features, easements, etc..., shall be captured and shown.

10. Prior to the Chairperson signing the Improvement Drawings the applicant shall receive and respond to comments, if any, from the Architectural Advisory Council, on the proposed building renderings, elevations and floor plans prepared by the RAV Group dated August, 2023

11. Prior to the Chairman signing the subject Site Development Plan drawings a Photometric Plan showing no light spillage off of the subject property shall be submitted.

12. Prior to the Chair signing the subject site plan the applicant shall receive all required variances from the Zoning Board of Appeals.

13. The applicant shall merge Lots 2 & 3 to the satisfaction of the Town Assessor and the Town Legal Department.

14. The applicant shall contribute $2,500 dollars to the Town's Environmental Restoration Fund as a result of the tree re-planting deficiency on the subject site. In addition, the applicant shall work with Town staff and the Town Consulting Arborist to develop a detailed tree preservation plan to be implemented during construction.

15. Prior to the Chairman signing the subject Site Development Plan, the applicant shall submit a Wetland Monitoring Agreement to the satisfaction of the Director of Planning and the Legal Department with a payment of a $5,000 site monitoring fee (in addition to the usual construction inspection fee equal to 5% of the cost of the site improvements) which provides for the payment to the Town of a wetland monitor, selected by the Town, for the review of the proposed wetland plantings including the monitoring, maintenance and replacement of wetland disturbance after construction (for a period of 5 years minimum).

16. The applicant shall fund a $1,500 escrow account for the Town to use to retain a noise consultant to complete a noise study during peak summer time air conditioner usage, if

determined to be necessary, within 1-year of the issuance of a Certificate of Occupancy and to determine if any sound deadening features are required to be installed.

17. The applicant shall work with the Town, and as applicable the New York State Department of Transportation, to make safety improvements to the existing planted landscape island at the intersection of Route 6 and Jacobs Hill Rd. to include, but be not limited to, modifications to the existing landscaping, additional signage, lane markings, etc.

18. The subject landscape plan shall be modified to add additional buffer screening to the Bear Mountain Parkway off-ramp. If sufficient area for the buffering is not available on the subject property, the applicant, with the cooperation of the Town, will work with the New York State Department of Transportation to enter into a lease and maintenance agreement to permit landscaping within the New York State right-of-way of the Bear Mountain Parkway.

19. The applicant shall receive the required permits from the Town Departments of Environmental Services and Technical Services and re-pave the portion of Jacobs Hill Rd. from the proposed new site access to Route 6 as a mitigation measure due to the impact of the construction and utility connections on Jacobs Hill Rd. Additional traffic signage shall also be installed, to the satisfaction of the Director of Environmental Services, prohibiting right turns out of the subject property on to Jacobs Hill Road.

20. The applicant is advised that permits shall be required for all building and monument signage. In addition, the proposed signage shall be referred to the Architectural Review Council for their review and comment.

21. Any blasting that may be required for the construction of any proposed site improvements shall be in conformity *with Chapter 161, Explosives and Blasting* of the Town of Cortlandt Code.

22. The hotel shall comply with all relevant provisions of Chapter 281, *Transient and Non-Transient Lodging.*

23. The applicant shall submit construction improvement drawings including water and sanitary sewer infrastructure extensions as may be required, designed in accordance with the 10 State Standards, NYS Sanitary Code and Town of Cortlandt standards to the satisfaction of the Directors of Technical and Environmental Services. All approvals by agencies having approval jurisdiction shall be provided prior to the release of a building permit.

24. Prior to issuance of a building permit the Applicant shall submit an Engineering Map, Plan and Report and Engineering Study to extend the Jacobs Hill Sewer District to the satisfaction of Town Legal and the Directors of Technical and Environmental Services. Said report shall be filed with the Town Clerk, approved by the Town Board and New York State as required. The Applicant is advised that an inflow and infiltration study will be required with elimination standards set by the Town and Westchester County Department of Environmental Facilities.

25. The subject site plan shall be revised to show a crosswalk from the hotel, across Jacobs Hill Road, to connect to the Pikes Plaza shopping center, subject to the review and approval of the Town Department of Environmental Services and the Department of Technical Services.

26. The construction of the proposed hotel will be in conformance with the requirements of Chapter 197-16, Noise, of the Town of Cortlandt Code and all other applicable code sections.

Adopted: September 5, 2023
Cortlandt Manor, New York

Filed in the Office of the Town Clerk and Planning Board this 6th day of September, 2023.

[redacted]

Chris Kehoe
Clerk to the Planning Board

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP
One North Broadway
White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017
www.dtsprovident.com

Andrew V. Tung, ASLA, Esq., LEED AP
Gerhard M. Schwalbe, P.E.
Charles 'Carlito' Holt, P.E., PTOE
Brian Dempsey, P.E., PTOE, RSP1

August 21, 2026

Hon. Steven Kessler
Chairman of the Town of Cortlandt Planning Board
and Members of the Planning Board
1 Heady Street
Cortlandt Manor, New York 10567

Re: PB 2026-11
VS Construction Corp. – Evergreen Manor Parcel 2 – Townhomes
2003 Crompond Road

Dear Chairman Kessler and Members of the Planning Board:

On behalf of VS Construction Corp, owner of the above-referenced Property, we hereby submit the enclosed updated drawing set and offer the following responses to comments received from Department of Planning & Community Development, dated July 14, 2026.

1. **Comment:** ***Subdivision: The applicant shall explain to the Planning Board how they intend to proceed with the proposed subdivision in relation to the previously approved but not yet filed subdivision application PB 2023-5. The Planning Board cannot grant final site plan approvals for the assisted living facility or the commercial building without completion of this subdivision. Related to the creation of separate lots for the 96 townhomes, the size of the parcel proposed for the 96 townhomes shall be added to the plan based on a metes-and-bounds survey of the lot, and all dimensions of each proposed front, side and rear lot line shall be shown on the subject drawing.***

   Response: The Applicant is currently working to obtain Westchester County Department of Health approval of the conditionally approve subdivision that would create the parcel for the assisted living facility and the proposed right-of-way. The Applicant is also working to provide a subdivision plat that would further subdivide the balance of the site to create the parcel for the commercial building and the 96 townhomes.

2. **Comment:** ***Townhome Lots: The underlying parent parcel for the townhomes is labelled as Parcel 2 and includes 96 townhomes. The townhomes are not shown on individual lots and are numbered by unit but not by lot number. The boundary***

of each townhome lot appears to follow the footprint of each individual unit's foundation and is not shown on a separate lot. Please confirm if each labelled townhome is intended to be on its own lot; if so, please clearly show the lot boundaries for each lot.

Response: The subdivision map has been updated to show a separate lots for each townhome that extend beyond the proposed footprints.

3. **Comment:** ***Wetland and Wetland Buffer Impacts:***

   a. ***The proposed project as designed would require disturbance to USACE and Town wetlands and wetland buffers for the townhomes, roads, driveways, and bioretention areas. The total amount of wetland and wetland buffer disturbance proposed should be quantified for the proposed project. Since the wetlands on site are under the jurisdiction of different agencies, the amount of disturbance to wetlands and buffers should also be quantified based on the entity with jurisdiction over each wetland. The required wetland mitigation will be determined based on the overall wetland disturbance and the mitigation requirements of the agency with jurisdiction (i.e., USACE and the Town). While wetland disturbance and wetland buffer disturbance were analyzed by the Town Board as part of their review of the overall MOD and specific PB 2026-11 Planning Review Memo findings were made in the EIS for the site, confirmation of wetland disturbance and mitigation measures must be finalized by the Planning Board as part of their review of this application. The applicant shall confirm for the Planning Board that the amount of wetland and wetland buffer disturbance is not greater that what was analyzed in the findings statement. Per §179 of the Town code a permit for disturbance to the wetlands and wetland buffers that are regulated by the Town is required to be issued by the Planning Board. Consideration should be given to reducing impacts to wetlands and wetland buffers where possible. Wetland mitigation areas for the proposed wetland disturbance, specifically associated with this phase of development, must be shown on the overall site plan.***

   b. ***A portion of Buildings 20 and 21 would be located within flagged wetlands and portions of numerous buildings including 3, 5, 6, 11 to 16, 20 and 21 and/or their associated improvements including driveways, roads, bio retention basins and other proposed improvements would***

be located within the wetland buffer areas requiring wetlands permits from the Town and/or USACE. The applicant should consider modifying the design to limit encroachments in wetlands and wetland buffers.

c. ***The initial USACE permit for the project dated October 19, 2022 included a wetland mitigation plan based on a delineation by Steve Coleman dated August 29, 2016. The original delineation was superseded by subsequent delineations performed by Steve Marino of Tim Miller Associates and LaBella Associates. The proposed disturbance to wetlands and wetland buffers will require permits and mitigation. Any wetland permit and wetland mitigation plan must reflect the most recent delineations performed at the site. Proposed wetland mitigation areas need to be shown on the site plans. The wetland disturbance and proposed mitigation should be reviewed by the Town's wetland consultant.***

d. ***The majority of the proposed bio retention basins (water quality mitigation measures) are located within wetland buffers. Wetland buffer areas should not be disturbed to provide mitigation for water quality and wetland impacts. Leaving natural wetland buffers intact would result in superior water quality and wetland disturbance mitigation functions than engineered bio retention basins located in the wetland buffer.***

e. ***The plans show a walking path around the wetland located at the rear of the site. The path would be installed within portions of the wetland and buffer. Planning staff recommends this path be removed and that no lighting or non-essential disturbance occur within these environmentally sensitive lands.***

Response: The ACOE regulated wetlands do not include regulated buffer areas. Additional discussion regarding the wetland and wetland buffer disturbances is being evaluated by the Applicant's wetland consultant and will be submitted under separate cover.

The pathway around the wetland will be an approximately 5-foot-wide mulched pathway. It can be routed to the edge of the wetland and buffer to limit any disturbances. Lighting along the pathway has been removed.

4. **Comment:** ***Non-Disturbance Area Encroachments: Buildings 7 and 9 show retaining walls that sit on the 100-foot non-disturbance line with the adjacent residential***

parcels and Buildings 17 and 18 show retaining walls that sit on the 30-foot non-disturbance line with the adjacent residential parcels. It appears construction (clearing and grading) for the retaining wall behind the buildings would result in encroachments into the 100-foot and 30-foot non-disturbance areas.

Response: The Town Board recently adopted a zoning text amendment that would allow temporary encroachment into a non-disturbance area of up to 20% of the depth during construction so long as the disturbed area is restored to a condition acceptable to the Planning Board.

5. **Comment:** ***Landscaping: The Conceptual Landscape Plan (sheet SP-4.1 and SP-4.2) shows plant categories, notes the total number of plants proposed in each category, and lists specific plants that may be selected for that category. However, a precise list and corresponding key to the landscape plan is not shown. A standard planting schedule is required and shall include the name, quantity, and size at planting of each plant material selected, along with a plant-specific key to the landscape plan. The applicant shall note the Town's preference for native/indigenous plant materials wherever possible.***
Wetland mitigation plans required by the USACE and the Town need to be reviewed in context with the proposed landscape plan for the site. The Landscape Plan includes plantings within areas that are proposed to be restored. If plantings are proposed within mitigation areas the plantings must be reviewed and approved by USACE and the Town as part of the wetland permits issued for the site.

Response: The overall site planting plan is in further development and will be coordinated with the updated Wetland Creation and Expansion Plan that is currently in progress (see Sheet SP-11.0). Typical planting plans for townhome entry areas/foundation areas have been added to Sheet SP-4.3.

6. **Comment:** ***Open Space: It appears the applicant is proposing to create an open space parcel along Crompond Road as part of this project. Additional details need to be provided to explain ownership, maintenance and overall management of this parcel.***

Response: The open space parcel is proposed to encompass the area of the wetland along Crompond Road. The ownership, maintenance and management would be shared by a common master "homeowners" association comprised of the three development parcels (assisted living, townhomes, and commercial).

7. **Comment:** ***Site Circulation: The applicant provided an emergency service vehicle maneuvering plan (SP 13.0) as part of the site plan submission. The northern terminus of Road E and the termini of roads A and B do not contain a turnaround or hammerhead for vehicles. The plan should be reviewed by the Town's traffic consultant to confirm that there is enough space for emergency vehicles, garbage and delivery trucks to maneuver around the site. Please note that private roads will not be plowed or otherwise maintained by the Town.***

Response: Comments noted.

8. **Comment:** ***Lighting: All proposed outdoor lighting shall comply with the Town's Outdoor Lighting Standards (§307-12.3). Please indicate if wall-mounted or other outdoor fixtures are proposed. If so, include in the photometrics and provide details. Please revise the lighting fixture table to show the number of fixtures by type and key the fixture type to the map (instead of listing each individual fixture). In addition, please fix the pathway light fixture schedule to clearly reflect the number of light fixtures proposed (see also comment number 17 which may change the response to this comment).***

Each unit will include one exterior LED wall sconce at the front door. A cut sheet for the fixture is included on SP-5.3, Parcel 2 - Site Lighting Details. Per the manufacturers specification the fixture is DarkSky friendly and is designed to emit no light above the horizontal 90◦ plane. The updated photometrics reflect the inclusion of 1 wall sconce at the entrance of each townhome. The lighting fixture schedule has been revised to show the total number of lights for each fixture type. As noted earlier, all pathway lights have been removed from the proposed plan.

On SP-5.3, details #3 and #8 show pole and fixture types that don't match details #1 and #2. If the poles and fixtures shown in the details are not representative of the proposed poles and fixtures (i.e., meant for construction details only), please indicate in the detail description.

Response: The pole and fixture construction details and the pole and fixture cut sheets have been updated to reflect the same information. A cut sheet for a building mounted light to be located at each townhome doorway has been added to this sheet.

9. **Comment:** ***Tree Inventory: A tree removal plan was provided with the site plan and shall be reviewed by a Town-approved arborist. The Planning Board will make a***

determination on the granting of the tree removal permit as per Section 283-7 of the Town Code.

Response: A summary and table of the trees to be removed and preserved within Parcel 2 based on the tree inventory is included in this submission.

10. **Comment:** ***Refuse Container: No refuse containers are shown on the site plan. The applicant should indicate if refuse containers will be provided or if garbage will be collected for each individual unit. Per §154 of the Town code, if refuse containers are proposed the dumpster area shall include a properly designed enclosure and details of the enclosure shall be provided by the applicant. Applicant should add note to the site plan that the Town will not provide garage pickup at the site and garbage pickup at the townhomes will be by private carting only.***

Response: The refuse will be collected from each individual unit. Refuse containers will be stored within the unit garages and brought to the end of the driveway for pickup by unit owners. The garbage pickup will be by private carting company.

11. **Comment:** ***Walls/Fencing: Renderings and details of any walls and fences shown on the plan shall be included with the site plan set.***

Response: Fencing indicated on the site plan at the top of walls will be four-foot-high black vinyl chain link for fall protection. Fencing around the stormwater basins will be four-foot-high post and rail fence. The fence details have been added to SP-6.1, Parcel 2 – Site and Utility Details.

12. **Comment:** ***Signage: Dimensioned graphics and all associated details shall be provided for all exterior signs associated with the townhomes, including wall-mounted signs.***

Response: The Applicant will provide additional details about the wayfinding signage associated with the townhomes.

13. **Comment:** ***Fire District: This parcel is located within the Lake Mohegan Fire District and this should be noted on the site plan.***

Response: The demographic information, including Lake Mohegan Fire District, has been added to the site plan Cover Sheet.

14. **Comment:** ***Road Purpose: The purpose of the road between the two bioretention areas in front of Building 1 and Building 3 should be labelled on the plan.***

Response: The road is for emergency access only. A label has been added to SP-1.2, Site Layout Plan.

We look forward to continuing the review of this application with the Planning Board.

Very truly yours,

DTS PROVIDENT DESIGN ENGINEERING, LLP

[redacted]

Matthew N. Steinberg, AICP
Senior Associate

Enclosure(s)
cc: VS Construction, Zarin & Steinmetz, Lennar

DTS • PROVIDENT
Intelligent Land Use

August 19, 2026

TREE PROTECTION AND REMOVAL
EVERGREEN MANOR – PARCEL 2
2003 CROMPOND ROAD

Section 283-3C(3)(d) of the Tree Ordinance requires that for every 1,000 square feet of lot area disturbed, 1 tree of a minimum 3-inch caliper shall be planted. For the proposed 506,450 square feet (11.5 acres) of disturbance 507 trees would be required to be planted. Additionally, trees removed on slopes of 25% or greater require a replacement of two trees for each tree which is to be removed. There are 21 trees proposed to be removed located on slopes of 25% or greater, which would require the planting of 42 trees. In total, 807 new trees would be required. No trees from Appendix A, List of Protected Trees (§281 Attachment 1) were identified on the Project Site.

In accordance with Chapter 283, **Trees,** of the Town of Cortlandt Code an inventory of existing trees "having a diameter of greater than four inches measured 4 1/2 feet above ground level" was conducted by SavATree. There are 1,386 trees within the Evergreen Manor Parcel 2 site.[1] Within Parcel 2, there are a total of 11 dead trees and 123 in poor condition. Excluding dead/poor condition trees, there are 375 trees that are invasive species.

Within the proposed limit of disturbance, 815 trees would be removed, including 98 dead or poor condition trees. Additionally, excluding dead/poor trees, 259 invasive trees would be removed. Of the total number of trees to be removed, SavATree recommended removing 84 of them.

[1] Based on an assessment of trees was conducted by SavATree in Spring 2026.

TREES TO BE REMOVED

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Parcel #	Removal	Reason for Removal	Protected	25% Slopes
1001	Norway maple	*Acer platanoides*	6	Good	None	Yes	No	P2	☑	Building		☐
1002	Sweetgum	*Liquidambar styraciflua*	33	Fair	Deadwood.	No	No	P2	☑	Building		☐
1003	Sugar maple	*Acer saccharum*	8	Fair	Overtopped	No	No	P2	☑	Building		☐
1004	Sweetgum	*Liquidambar styraciflua*	51	Fair	Large deadwood	No	No	P2	☑	Building		☐
1005	Norway maple	*Acer platanoides*	4	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1006	Sweetgum	*Liquidambar styraciflua*	5	Fair	None	No	No	P2	☑	Building		☐
1007	Sugar maple	*Acer saccharum*	5	Fair	Overtopped	No	No	P2	☑	Grading		☐
1008	Sassafras	*Sassafras albidum*	7	Fair	Overtopped	No	No	P2	☑	Grading		☐
1009	Japanese maple	*Acer palmatum*	9	Fair	Overtopped	No	No	P2	☑	Internal Roadway		☐
1010	Japanese maple	*Acer palmatum*	13	Poor	One dead lead. Dieback	No	Yes	P2	☑	Internal Roadway		☐
1011	Japanese maple	*Acer palmatum*	23	Fair	Decay in trunk	No	No	P2	☑	Internal Roadway		☐
1012	Sugar maple	*Acer saccharum*	18	Good	Deadwood	No	No	P2	☑	Internal Roadway		☐
1013	Japanese maple	*Acer palmatum*	14	Fair	Deadwood	No	No	P2	☑	Building		☐
1014	Norway maple	*Acer platanoides*	14	Good	None	Yes	No	P2	☑	Building		☐
1015	Sugar maple	*Acer saccharum*	5	Fair	Overtopped	No	No	P2	☑	Grading		☐
1016	White pine	*Pinus strobus*	48	Poor	Significant decay in trunk. Little canopy remains	No	Yes	P2	☑	Grading		☐
1017	Black cherry	*Prunus serotina*	5	Fair	Overtopped	No	No	P2	☑	Grading		☐
1039	Japanese maple	*Acer palmatum*	5	Fair	Overtopped	No	No	P2	☑	Grading		☐
1040	Sugar maple	*Acer saccharum*	9	Good	None	No	No	P2	☑	Grading		☐
1041	Japanese angelica tree	*Aralia elata*	4	Fair	None	Yes	No	P2	☑	Grading		☐
1042	Japanese angelica tree	*Aralia elata*	5	Fair	None	Yes	No	P2	☑	Grading		☐
1043	Black cherry	*Prunus serotina*	14	Fair	None	No	No	P2	☑	Building		☐
1044	Sugar maple	*Acer saccharum*	11	Fair	None	No	No	P2	☑	Grading		☐
1045	Norway maple	*Acer platanoides*	7	Fair	Codominant at 6 feet	Yes	No	P2	☑	Grading		☐
1046	Norway maple	*Acer platanoides*	14	Good	None	Yes	No	P2	☑	Building		☐
1047	Japanese maple	*Acer palmatum*	4	Fair	Overtopped	No	No	P2	☑	Building		☐
1048	Japanese maple	*Acer palmatum*	8	Fair	Overtopped. Deadwood	No	No	P2	☑	Building		☐
1049	Japanese angelica tree	*Aralia elata*	9	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1050	Japanese maple	*Acer palmatum*	19	Poor	Dieback. Large deadwood	No	Yes	P2	☑	Building		☐
1051	Japanese angelica tree	*Aralia elata*	4	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1052	Japanese angelica tree	*Aralia elata*	5	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1053	Japanese angelica tree	*Aralia elata*	4	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1054	Japanese angelica tree	*Aralia elata*	4	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1055	Japanese angelica tree	*Aralia elata*	5	Fair	Vines	Yes	No	P2	☑	Building		☐
1056	Japanese maple	*Acer palmatum*	4	Fair	Overtopped. Vines	No	No	P2	☑	Building		☐
1057	Japanese angelica tree	*Aralia elata*	4	Fair	Vines	Yes	No	P2	☑	Building		☐
1058	Sugar maple	*Acer saccharum*	6	Fair	None	No	No	P2	☑	Grading		☐
1059	Sugar maple	*Acer saccharum*	6	Fair	None	No	No	P2	☑	Building		☐
1060	Sugar maple	*Acer saccharum*	5	Fair	None	No	No	P2	☑	Building		☐
1061	Japanese maple	*Acer palmatum*	4	Fair	Overtopped	No	No	P2	☑	Grading		☐
1067	Sugar maple	*Acer saccharum*	11	Good	Small deadwood	No	No	P2	☑	Grading		☐
1068	Sugar maple	*Acer saccharum*	11	Good	Small deadwood	No	No	P2	☑	Grading		☐
1069	Sugar maple	*Acer saccharum*	5	Fair	Overtopped	No	No	P2	☑	Grading		☐
1075	Norway spruce	*Picea abies*	25	Fair	Deadwood	No	No	P2	☑	Grading		☐
1076	Norway maple	*Acer platanoides*	4	Fair	Small deadwood	Yes	No	P2	☑	Grading		☐
1077	Sugar maple	*Acer saccharum*	7	Fair	Deadwood	No	No	P2	☑	Grading		☐
1078	Norway maple	*Acer platanoides*	14	Fair	Slight lean	Yes	No	P2	☑	Building		☐
1079	Sugar maple	*Acer saccharum*	23	Good	Deadwood	No	No	P2	☑	Building		☐

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Parcel #	Removal	Reason for Removal	Protected	25% Slopes
1080	Ailanthus	*Ailanthus altissima*	21	Poor	Broken top. Decay	Yes	Yes	P2	☑	Building		☐
1081	Ailanthus	*Ailanthus altissima*	14	Poor	Broken top. Decay	Yes	Yes	P2	☑	Building		☐
1082	Ailanthus	*Ailanthus altissima*	7	Poor	Broken top. Dieback	Yes	Yes	P2	☑	Internal Roadway		☐
1083	Norway maple	*Acer platanoides*	5	Fair	Overtopped	Yes	No	P2	☑	Internal Roadway		☐
1084	Ailanthus	*Ailanthus altissima*	9	Poor	Broken top. Dieback	Yes	Yes	P2	☑	Internal Roadway		☐
1085	Japanese maple	*Acer palmatum*	5	Fair	Overtopped	No	No	P2	☑	Internal Roadway		☐
1086	Japanese maple	*Acer palmatum*	5	Good	Overtopped	No	No	P2	☑	Internal Roadway		☐
1087	American elm	*Ulmus americana*	5	Fair	Overtopped	No	No	P2	☑	Building		☐
1088	American elm	*Ulmus americana*	15	Fair	Unbalanced canopy	No	No	P2	☑	Building		☐
1089	Sugar maple	*Acer saccharum*	9	Fair	Overtopped. Vines	No	No	P2	☑	Building		☐
1090	White pine	*Pinus strobus*	41	Fair	Deadwood	No	No	P2	☑	Building		☐
1092	White pine	*Pinus strobus*	10	Poor	Decay in trunk. Little canopy remains	No	Yes	P2	☑	Building		☐
1093	Red oak	*Quercus rubra*	13	Fair	Deadwood	No	No	P2	☑	Internal Roadway		☐
1094	Sugar maple	*Acer saccharum*	4	Fair	Overtopped.	No	No	P2	☑	Internal Roadway		☐
1095	Sugar maple	*Acer saccharum*	8	Poor	Overtopped. Broken top	No	Yes	P2	☑	Building		☐
1097	Sugar maple	*Acer saccharum*	5	Fair	Overtopped.	No	No	P2	☑	Internal Roadway		☐
1098	Black cherry	*Prunus serotina*	5	Fair	Overtopped.	No	No	P2	☑	Internal Roadway		☐
1099	Japanese maple	*Acer palmatum*	4	Fair	Overtopped.	No	No	P2	☑	Internal Roadway		☐
1100	Sugar maple	*Acer saccharum*	4	Fair	Overtopped.	No	No	P2	☑	Internal Roadway		☐
1101	Sugar maple	*Acer saccharum*	9	Fair	Overtopped.	No	No	P2	☑	Internal Roadway		☐
1102	Sugar maple	*Acer saccharum*	16	Fair	Self correcting lean	No	No	P2	☑	Building		☐
1103	Sugar maple	*Acer saccharum*	5	Fair	Self correcting lean	No	No	P2	☑	Building		☐
1104	White pine	*Pinus strobus*	37	Fair	Deadwood. Codominant at 9 feet	No	No	P2	☑	Building		☐
1105	Norway maple	*Acer platanoides*	22	Fair	Codominant at 7 feet. Large canker in one lead	Yes	No	P2	☑	Building		☐
1106	Sugar maple	*Acer saccharum*	7	Good	None	No	No	P2	☑	Building		☐
1107	Japanese maple	*Acer palmatum*	4	Fair	Overtopped	No	No	P2	☑	Building		☐
1108	Norway maple	*Acer platanoides*	4	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1109	Norway maple	*Acer platanoides*	5	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1110	American elm	*Ulmus americana*	4	Fair	Overtopped	No	No	P2	☑	Building		☐
1111	Japanese maple	*Acer palmatum*	4	Fair	Overtopped	No	No	P2	☑	Building		☐
1112	Norway maple	*Acer platanoides*	4	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1113	Japanese maple	*Acer palmatum*	4	Fair	Overtopped	No	No	P2	☑	Building		☐
1114	Japanese maple	*Acer palmatum*	4	Fair	Overtopped	No	No	P2	☑	Building		☐
1115	Sugar maple	*Acer saccharum*	9	Fair	Small deadwood	No	No	P2	☑	Building		☐
1116	Sugar maple	*Acer saccharum*	5	Fair	Overtopped	No	No	P2	☑	Building		☐
1117	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☑	Building		☐
1118	American elm	*Ulmus americana*	5	Poor	Dieback	No	No	P2	☑	Building		☐
1119	Norway maple	*Acer platanoides*	14	Good	None	Yes	No	P2	☑	Building		☐
1120	American elm	*Ulmus americana*	10	Fair	Dieback	No	No	P2	☑	Building		☐
1126	Sugar maple	*Acer saccharum*	9	Fair	Vines	No	No	P2	☑	Grading		☐
1127	Japanese maple	*Acer palmatum*	5	Fair	Overtopped	No	No	P2	☑	Grading		☐
1128	Japanese maple	*Acer palmatum*	5	Fair	Overtopped	No	No	P2	☑	Grading		☐
1129	Japanese maple	*Acer palmatum*	5	Good	Overtopped	No	No	P2	☑	Grading		☐
1130	Japanese maple	*Acer palmatum*	6	Fair	Deadwood	No	No	P2	☑	Building		☐
1131	Japanese maple	*Acer palmatum*	5	Fair	Overtopped	No	No	P2	☑	Building		☐
1132	Japanese maple	*Acer palmatum*	6	Fair	Overtopped	No	No	P2	☑	Building		☐
1133	Japanese maple	*Acer palmatum*	6	Fair	Overtopped	No	No	P2	☑	Building		☐
1134	Pignut hickory	*Carya glabra*	10	Good	Small deadwood	No	No	P2	☑	Building		☐

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Parcel #	Removal	Reason for Removal	Protected	25% Slopes
1135	Japanese maple	*Acer palmatum*	5	Fair	Deadwood	No	No	P2	☑	Building		☐
1136	Black cherry	*Prunus serotina*	9	Fair	Vines. Deadwood	No	No	P2	☑	Building		☐
1137	Norway maple	*Acer platanoides*	14	Good	None	Yes	No	P2	☑	Grading		☐
1165	American elm	*Ulmus americana*	11	Fair	Very unbalanced canopy	No	No	P2	☑	Grading		☐
1166	Norway maple	*Acer platanoides*	24	Fair	Deadwood	Yes	No	P2	☑	Grading		☐
1167	Ailanthus	*Ailanthus altissima*	9	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1168	Ailanthus	*Ailanthus altissima*	9	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1169	American elm	*Ulmus americana*	4	Fair	Vines. Overtopped	No	No	P2	☑	Grading		☐
1170	Norway maple	*Acer platanoides*	17	Good	Small deadwood	Yes	No	P2	☑	Grading		☐
1172	American elm	*Ulmus americana*	4	Fair	Vines. Overtopped	No	No	P2	☑	Grading		☐
1182	Norway maple	*Acer platanoides*	13	Fair	Vines	Yes	No	P2	☑	Grading		☐
1183	Norway maple	*Acer platanoides*	6	Fair	Vines. Overtopped	Yes	No	P2	☑	Grading		☐
1184	Sugar maple	*Acer saccharum*	6	Fair	Vines	No	No	P2	☑	Grading		☐
1185	Sugar maple	*Acer saccharum*	5	Poor	Covered in vines	No	Yes	P2	☑	Grading		☐
1186	Sugar maple	*Acer saccharum*	7	Fair	Deadwood	No	No	P2	☑	Grading		☐
1187	Norway maple	*Acer platanoides*	14	Fair	Vines.	Yes	No	P2	☑	Grading		☐
1188	Norway maple	*Acer platanoides*	5	Fair	Overtopped	Yes	No	P2	☑	Grading		☐
1189	Norway maple	*Acer platanoides*	10	Fair	Self correcting lean	Yes	No	P2	☑	Grading		☐
1190	Black cherry	*Prunus serotina*	4	Fair	Overtopped	No	No	P2	☑	Grading		☐
1191	Norway maple	*Acer platanoides*	13	Good	Vines	Yes	No	P2	☑	Grading		☐
1195	Norway maple	*Acer platanoides*	7	Fair	Overtopped	Yes	No	P2	☑	Grading		☐
1196	Red oak	*Quercus rubra*	35	Fair	Large deadwood	No	No	P2	☑	Grading		☐
1197	Norway maple	*Acer platanoides*	4	Fair	Overtopped	Yes	No	P2	☑	Grading		☐
1198	Red maple	*Acer rubrum*	50	Fair	Tri lead at 6 feet. Large deadwood	No	No	P2	☑	Building		☐
1199	Sugar maple	*Acer saccharum*	15	Good	Deadwood	No	No	P2	☑	Building		☐
1200	Sugar maple	*Acer saccharum*	16	Fair	Deadwood	No	No	P2	☑	Building		☐
1201	Eastern red cedar	*Juniperus virginiana*	13	Poor	Vines cover canopy. Little foliage remains	No	Yes	P2	☑	Building		☐
1202	Norway maple	*Acer platanoides*	21	Fair	Self correcting lean. Deadwood	Yes	No	P2	☑	Building		☐
1203	Sugar maple	*Acer saccharum*	17	Fair	Deadwood	No	No	P2	☑	Internal Roadway		☐
1204	Red oak	*Quercus rubra*	7	Poor	Covered in vines	No	Yes	P2	☑	Internal Roadway		☐
1205	Ailanthus	*Ailanthus altissima*	17	Poor	Vines. Codominant at 5 feet with crack in union.	Yes	Yes	P2	☑	Building		☐
1206	Ailanthus	*Ailanthus altissima*	10	Fair	Vines.	Yes	No	P2	☑	Building		☐
1207	Ailanthus	*Ailanthus altissima*	10	Poor	Vines cover canopy. Significant trunk bend	Yes	Yes	P2	☑	Building		☐
1208	Sassafras	*Sassafras albidum*	4	Fair	Vines	No	No	P2	☑	Building		☐
1209	Black cherry	*Prunus serotina*	8	Poor	Covered in vines	No	Yes	P2	☑	Internal Roadway		☐
1210	Ailanthus	*Ailanthus altissima*	16	Fair	Vines. Deadwood	Yes	No	P2	☑	Internal Roadway		☐
1211	Ailanthus	*Ailanthus altissima*	7	Poor	Vines throughout canopy. Significant lean and bend	Yes	Yes	P2	☑	Internal Roadway		☐
1212	Ailanthus	*Ailanthus altissima*	16	Fair	Deadwood. Vines	Yes	No	P2	☑	Internal Roadway		☐
1213	Norway maple	*Acer platanoides*	18	Poor	Basal decay. Trunk cavity. Broken top	Yes	Yes	P2	☑	Internal Roadway		☐
1214	Ailanthus	*Ailanthus altissima*	11	Fair	Deadwood	Yes	No	P2	☑	Grading		☐
1215	Ailanthus	*Ailanthus altissima*	36	Fair	Vines. Tri lead at base	Yes	No	P2	☑	Grading		☐
1216	Ailanthus	*Ailanthus altissima*	12	Fair	Vines. Deadwood	Yes	No	P2	☑	Grading		☐
1217	Ailanthus	*Ailanthus altissima*	7	Fair	Vines. Leans	Yes	No	P2	☑	Grading		☐
1218	Ailanthus	*Ailanthus altissima*	10	Fair	Vines.	Yes	No	P2	☑	Grading		☐
1219	Ailanthus	*Ailanthus altissima*	11	Fair	Vines.	Yes	No	P2	☑	Grading		☐
1220	Bitternut hickory	*Carya cordiformis*	12	Fair	Vines. Minor basal decay	No	No	P2	☑	Internal Roadway		☐
1221	Bitternut hickory	*Carya cordiformis*	13	Poor	Vines cover canopy. Broken top	No	Yes	P2	☑	Internal Roadway		☐
1222	Ailanthus	*Ailanthus altissima*	4	Fair	Vines	Yes	No	P2	☑	Grading		☐

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Parcel #	Removal	Reason for Removal	Protected	25% Slopes
1223	Black cherry	*Prunus serotina*	13	Fair	Vines. Deadwood	No	No	P2	☑	Grading		☑
1224	Ailanthus	*Ailanthus altissima*	59	Fair	Multi lead clump. Vines. Deadwood	Yes	No	P2	☑	Building		☐
1225	Ailanthus	*Ailanthus altissima*	57	Fair	Multi lead clump. Vines. Deadwood	Yes	No	P2	☑	Building		☑
1226	Norway maple	*Acer platanoides*	7	Fair	Vertical wound with missing bark	Yes	No	P2	☑	Building		☐
1227	Ailanthus	*Ailanthus altissima*	16	Poor	Vines. Dead top	Yes	Yes	P2	☑	Internal Roadway		☐
1228	Norway maple	*Acer platanoides*	8	Fair	Overtopped	Yes	No	P2	☑	Internal Roadway		☐
1229	Ailanthus	*Ailanthus altissima*	20	Fair	Deadwood	Yes	No	P2	☑	Grading		☐
1230	Ailanthus	*Ailanthus altissima*	7	Poor	Covered in vines	Yes	Yes	P2	☑	Grading		☐
1231	Sugar maple	*Acer saccharum*	14	Fair	Codominant at 3 feet.	No	No	P2	☑	Grading		☐
1232	Ailanthus	*Ailanthus altissima*	9	Fair	Overtopped	Yes	No	P2	☑	Grading		☐
1233	Ailanthus	*Ailanthus altissima*	7	Fair	Overtopped	Yes	No	P2	☑	Grading		☑
1234	Black cherry	*Prunus serotina*	10	Fair	Deadwood	No	No	P2	☑	Building		☐
1235	Norway maple	*Acer platanoides*	9	Fair	Deadwood	Yes	No	P2	☑	Building		☐
1236	Sugar maple	*Acer saccharum*	11	Fair	Overtopped	No	No	P2	☑	Building		☑
1237	Black cherry	*Prunus serotina*	15	Fair	Leans	No	No	P2	☑	Building		☑
1238	Pignut hickory	*Carya glabra*	21	Good	None	No	No	P2	☑	Building		☐
1239	Black cherry	*Prunus serotina*	10	Fair	Leans	No	No	P2	☑	Building		☐
1240	Norway maple	*Acer platanoides*	8	Fair	Small deadwood	Yes	No	P2	☑	Building		☐
1241	Norway maple	*Acer platanoides*	9	Fair	Small deadwood	Yes	No	P2	☑	Building		☐
1242	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☑	Building		☐
1243	Sugar maple	*Acer saccharum*	8	Fair	Overtopped	No	No	P2	☑	Building		☐
1244	Norway maple	*Acer platanoides*	7	Fair	Deadwood	Yes	No	P2	☑	Building		☐
1245	Sugar maple	*Acer saccharum*	7	Fair	Overtopped	No	No	P2	☑	Building		☐
1246	Sugar maple	*Acer saccharum*	18	Good	Deadwood	No	No	P2	☑	Building		☐
1247	Ailanthus	*Ailanthus altissima*	7	Poor	Leans. Dieback	Yes	Yes	P2	☑	Grading		☐
1248	Norway maple	*Acer platanoides*	5	Fair	Overtopped	Yes	No	P2	☑	Internal Roadway		☐
1250	Norway maple	*Acer platanoides*	9	Fair	Overtopped	Yes	No	P2	☑	Internal Roadway		☐
1251	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☑	Internal Roadway		☐
1252	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☑	Internal Roadway		☐
1253	Norway maple	*Acer platanoides*	14	Fair	Deadwood	Yes	No	P2	☑	Internal Roadway		☐
1254	Norway maple	*Acer platanoides*	6	Fair	Overtopped	Yes	No	P2	☑	Internal Roadway		☐
1255	Norway maple	*Acer platanoides*	5	Fair	Overtopped	Yes	No	P2	☑	Internal Roadway		☐
1256	Norway maple	*Acer platanoides*	12	Fair	Overtopped	Yes	No	P2	☑	Grading		☐
1257	Sugar maple	*Acer saccharum*	5	Fair	Overtopped	No	No	P2	☑	Building		☐
1258	Norway maple	*Acer platanoides*	4	Poor	Overtopped. Bends	Yes	Yes	P2	☑	Grading		☐
1259	Norway maple	*Acer platanoides*	16	Good	None	Yes	No	P2	☑	Building		☐
1260	Norway maple	*Acer platanoides*	9	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1261	Norway maple	*Acer platanoides*	11	Good	None	Yes	No	P2	☑	Building		☐
1262	Black cherry	*Prunus serotina*	14	Fair	Deadwood	No	No	P2	☑	Building		☐
1263	Norway maple	*Acer platanoides*	7	Good	None	Yes	No	P2	☑	Building		☐
1264	Norway maple	*Acer platanoides*	5	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1265	Norway maple	*Acer platanoides*	9	Fair	Overtopped	Yes	No	P2	☑	Grading		☐
1266	Norway maple	*Acer platanoides*	4	Fair	Overtopped	Yes	No	P2	☑	Grading		☐
1273	Norway maple	*Acer platanoides*	10	Fair	Deadwood	Yes	No	P2	☑	Grading		☐
1274	Norway maple	*Acer platanoides*	11	Fair	Deadwood	Yes	No	P2	☑	Grading		☐
1275	American elm	*Ulmus americana*	9	Fair	None	No	No	P2	☑	Building		☐
1276	Norway maple	*Acer platanoides*	9	Fair	Calloused wound in trunk	Yes	No	P2	☑	Building		☐
1277	Sugar maple	*Acer saccharum*	10	Good	None	No	No	P2	☑	Building		☐

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Parcel #	Removal	Reason for Removal	Protected	25% Slopes
1278	Norway maple	*Acer platanoides*	14	Good	None	Yes	No	P2	☑	Building		☐
1279	Norway maple	*Acer platanoides*	12	Good	None	Yes	No	P2	☑	Building		☐
1280	Norway maple	*Acer platanoides*	8	Fair	None	Yes	No	P2	☑	Building		☐
1281	Norway maple	*Acer platanoides*	9	Fair	None	Yes	No	P2	☑	Building		☐
1282	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☑	Internal Roadway		☐
1283	Norway maple	*Acer platanoides*	9	Fair	None	Yes	No	P2	☑	Internal Roadway		☐
1284	Sugar maple	*Acer saccharum*	5	Fair	Overtopped	No	No	P2	☑	Internal Roadway		☐
1285	Norway maple	*Acer platanoides*	14	Good	None	Yes	No	P2	☑	Internal Roadway		☐
1286	Norway maple	*Acer platanoides*	6	Fair	Overtopped	Yes	No	P2	☑	Internal Roadway		☐
1287	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☑	Building		☐
1288	Sugar maple	*Acer saccharum*	5	Fair	Overtopped	No	No	P2	☑	Building		☐
1289	Norway maple	*Acer platanoides*	13	Fair	Small deadwood	Yes	No	P2	☑	Building		☐
1290	Norway maple	*Acer platanoides*	6	Fair	Small deadwood	Yes	No	P2	☑	Building		☐
1291	Sugar maple	*Acer saccharum*	7	Good	None	No	No	P2	☑	Building		☐
1292	Norway maple	*Acer platanoides*	16	Good	Small deadwood	Yes	No	P2	☑	Building		☐
1293	Sugar maple	*Acer saccharum*	6	Fair	Unbalanced canopy	No	No	P2	☑	Building		☐
1294	American elm	*Ulmus americana*	6	Fair	Unbalanced canopy. Overtopped	No	No	P2	☑	Building		☑
1295	Norway maple	*Acer platanoides*	4	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1296	Sugar maple	*Acer saccharum*	11	Fair	Unbalanced canopy	No	No	P2	☑	Building		☑
1297	Norway maple	*Acer platanoides*	4	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1298	Norway maple	*Acer platanoides*	4	Fair	Overtopped	Yes	No	P2	☑	Building		☑
1299	Norway maple	*Acer platanoides*	8	Poor	Broken top	Yes	Yes	P2	☑	Building		☐
1300	Norway maple	*Acer platanoides*	7	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1301	Norway maple	*Acer platanoides*	9	Good	None	Yes	No	P2	☑	Building		☐
1302	Sugar maple	*Acer saccharum*	8	Fair	Small deadwood	No	No	P2	☑	Building		☐
1303	Sugar maple	*Acer saccharum*	5	Fair	Overtopped	No	No	P2	☑	Building		☐
1304	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☑	Grading		☐
1305	Norway maple	*Acer platanoides*	7	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1306	Norway maple	*Acer platanoides*	13	Fair	Deadwood	Yes	No	P2	☑	Internal Roadway		☐
1307	Norway maple	*Acer platanoides*	12	Fair	None	Yes	No	P2	☑	Internal Roadway		☐
1308	Sugar maple	*Acer saccharum*	4	Fair	Overtopped	No	No	P2	☑	Building		☐
1309	Sugar maple	*Acer saccharum*	5	Fair	Overtopped	No	No	P2	☑	Building		☐
1310	Norway maple	*Acer platanoides*	7	Fair	None	Yes	No	P2	☑	Building		☐
1311	Norway maple	*Acer platanoides*	10	Good	None	Yes	No	P2	☑	Building		☐
1312	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☑	Building		☐
1313	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☑	Building		☐
1314	Norway maple	*Acer platanoides*	8	Good	None	Yes	No	P2	☑	Building		☐
1315	Norway maple	*Acer platanoides*	6	Good	None	Yes	No	P2	☑	Grading		☐
1316	Sugar maple	*Acer saccharum*	12	Good	Overtopped	No	No	P2	☑	Grading		☐
1319	Sugar maple	*Acer saccharum*	11	Good	None	No	No	P2	☑	Grading		☐
1320	Sugar maple	*Acer saccharum*	5	Fair	None	No	No	P2	☑	Grading		☐
1321	Sugar maple	*Acer saccharum*	6	Fair	None	No	No	P2	☑	Grading		☐
1322	Sugar maple	*Acer saccharum*	4	Good	None	No	No	P2	☑	Building		☐
1323	Sugar maple	*Acer saccharum*	14	Good	None	No	No	P2	☑	Building		☐
1324	Sugar maple	*Acer saccharum*	4	Fair	Overtopped	No	No	P2	☑	Building		☐
1325	Norway maple	*Acer platanoides*	10	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1326	Norway maple	*Acer platanoides*	9	Fair	None	Yes	No	P2	☑	Building		☐
1327	Norway maple	*Acer platanoides*	13	Good	None	Yes	No	P2	☑	Building		☐

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Parcel #	Removal	Reason for Removal	Protected	25% Slopes
1328	Sugar maple	*Acer saccharum*	4	Fair	Overtopped	No	No	P2	☑	Building		☐
1329	Sugar maple	*Acer saccharum*	9	Fair	Overtopped	No	No	P2	☑	Internal Roadway		☐
1330	Sugar maple	*Acer saccharum*	8	Fair	Overtopped	No	No	P2	☑	Internal Roadway		☐
1331	Norway maple	*Acer platanoides*	16	Good	None	Yes	No	P2	☑	Internal Roadway		☐
1332	Norway maple	*Acer platanoides*	5	Fair	Overtopped	Yes	No	P2	☑	Grading		☐
1333	Norway maple	*Acer platanoides*	18	Good	Small deadwood	Yes	No	P2	☑	Building		☐
1334	Norway maple	*Acer platanoides*	4	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1335	Norway maple	*Acer platanoides*	4	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1336	Norway maple	*Acer platanoides*	5	Fair	Overtopped	Yes	No	P2	☑	Grading		☐
1337	Norway maple	*Acer platanoides*	6	Fair	Overtopped	Yes	No	P2	☑	Grading		☐
1338	Norway maple	*Acer platanoides*	13	Good	Small deadwood	Yes	No	P2	☑	Grading		☐
1339	Norway maple	*Acer platanoides*	7	Fair	Small deadwood	Yes	No	P2	☑	Building		☐
1340	Norway maple	*Acer platanoides*	7	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1341	Sugar maple	*Acer saccharum*	8	Fair	Overtopped	No	No	P2	☑	Building		☐
1342	Sugar maple	*Acer saccharum*	11	Fair	Unbalanced canopy	No	No	P2	☑	Building		☑
1343	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☑	Grading		☐
1344	Pignut hickory	*Carya glabra*	8	Fair	Overtopped.	No	No	P2	☑	Grading		☐
1345	American elm	*Ulmus americana*	7	Fair	Overtopped. Leans	No	No	P2	☑	Grading		☑
1346	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☑	Grading		☐
1347	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☑	Building		☐
1348	Black oak	*Quercus velutina*	31	Poor	Basal decay	No	Yes	P2	☑	Building		☐
1349	Sugar maple	*Acer saccharum*	7	Fair	Overtopped	No	No	P2	☑	Building		☐
1350	Sugar maple	*Acer saccharum*	4	Fair	Overtopped	No	No	P2	☑	Building		☐
1351	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☑	Building		☐
1352	Norway maple	*Acer platanoides*	15	Good	Small deadwood	Yes	No	P2	☑	Building		☐
1354	Norway maple	*Acer platanoides*	24	Good	Deadwood	Yes	No	P2	☑	Internal Roadway		☐
1355	Norway maple	*Acer platanoides*	6	Fair	None	Yes	No	P2	☑	Building		☐
1356	Sugar maple	*Acer saccharum*	11	Fair	None	No	No	P2	☑	Building		☐
1357	Sugar maple	*Acer saccharum*	14	Good	None	No	No	P2	☑	Grading		☐
1358	Sugar maple	*Acer saccharum*	5	Fair	None	No	No	P2	☑	Grading		☐
1359	Sugar maple	*Acer saccharum*	7	Fair	None	No	No	P2	☑	Grading		☐
1360	Sugar maple	*Acer saccharum*	6	Fair	None	No	No	P2	☑	Building		☐
1361	Norway maple	*Acer platanoides*	19	Good	None	Yes	No	P2	☑	Grading		☐
1362	Sugar maple	*Acer saccharum*	4	Fair	None	No	No	P2	☑	Building		☐
1363	Norway maple	*Acer platanoides*	7	Fair	None	Yes	No	P2	☑	Grading		☐
1364	Sugar maple	*Acer saccharum*	7	Fair	None	No	No	P2	☑	Grading		☐
1365	Norway maple	*Acer platanoides*	13	Fair	None	Yes	No	P2	☑	Grading		☐
1367	Sugar maple	*Acer saccharum*	5	Fair	None	No	No	P2	☑	Grading		☐
1368	Sugar maple	*Acer saccharum*	4	Fair	None	No	No	P2	☑	Grading		☐
1369	Norway maple	*Acer platanoides*	8	Good	None	Yes	No	P2	☑	Grading		☐
1370	Sugar maple	*Acer saccharum*	8	Fair	None	No	No	P2	☑	Grading		☐
1371	Sugar maple	*Acer saccharum*	9	Good	None	No	No	P2	☑	Building		☐
1372	Norway maple	*Acer platanoides*	11	Fair	Vines	Yes	No	P2	☑	Building		☐
1373	Sugar maple	*Acer saccharum*	5	Fair	Small deadwood	No	No	P2	☑	Building		☐
1374	Black cherry	*Prunus serotina*	6	Poor	Sap rot decay	No	Yes	P2	☑	Building		☐
1375	Norway maple	*Acer platanoides*	14	Good	None	Yes	No	P2	☑	Building		☐
1376	Sugar maple	*Acer saccharum*	9	Fair	Small deadwood	No	No	P2	☑	Building		☐
1377	Sweetgum	*Liquidambar styraciflua*	23	Fair	Deadwood	No	No	P2	☑	Building		☐

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Parcel #	Removal	Reason for Removal	Protected	25% Slopes
1378	Sugar maple	*Acer saccharum*	9	Fair	Overtopped	No	No	P2	☑	Building		☐
1379	Norway maple	*Acer platanoides*	20	Fair	Deadwood	Yes	No	P2	☑	Internal Roadway		☐
1381	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☑	Building		☐
1382	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☑	Building		☐
1383	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☑	Building		☐
1384	Norway maple	*Acer platanoides*	7	Fair	Small deadwood	Yes	No	P2	☑	Building		☐
1385	Sugar maple	*Acer saccharum*	5	Fair	Overtopped	No	No	P2	☑	Building		☐
1386	Red oak	*Quercus rubra*	28	Fair	Deadwood	No	No	P2	☑	Building		☐
1387	Sugar maple	*Acer saccharum*	7	Fair	Overtopped	No	No	P2	☑	Building		☑
1388	Norway maple	*Acer platanoides*	6	Fair	Overtopped. Slight lean	Yes	No	P2	☑	Building		☑
1389	Norway maple	*Acer platanoides*	6	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1390	Norway maple	*Acer platanoides*	5	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1391	Black cherry	*Prunus serotina*	14	Poor	Large deadwood. Dieback	No	Yes	P2	☑	Building		☑
1392	Norway maple	*Acer platanoides*	10	Good	None	Yes	No	P2	☑	Building		☐
1393	Norway maple	*Acer platanoides*	14	Good	Small deadwood	Yes	No	P2	☑	Building		☐
1394	Norway maple	*Acer platanoides*	10	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1395	Norway maple	*Acer platanoides*	4	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1396	Red oak	*Quercus rubra*	10	Fair	Leans	No	No	P2	☑	Building		☐
1397	Pignut hickory	*Carya glabra*	21	Fair	Deadwood	No	No	P2	☑	Building		☐
1398	Sugar maple	*Acer saccharum*	5	Fair	Overtopped	No	No	P2	☑	Building		☐
1399	Norway maple	*Acer platanoides*	8	Poor	Dead top	Yes	Yes	P2	☑	Building		☐
1400	Norway maple	*Acer platanoides*	11	Fair	Deadwood	Yes	No	P2	☑	Building		☐
1401	Norway maple	*Acer platanoides*	7	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1402	Norway maple	*Acer platanoides*	7	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1403	Norway maple	*Acer platanoides*	4	Fair	Overtopped	Yes	No	P2	☑	Grading		☐
1404	Sugar maple	*Acer saccharum*	15	Good	None	No	No	P2	☑	Internal Roadway		☐
1405	Norway maple	*Acer platanoides*	6	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1406	Norway maple	*Acer platanoides*	17	Fair	Deadwood	Yes	No	P2	☑	Building		☐
1407	Ailanthus	*Ailanthus altissima*	15	Fair	Deadwood	Yes	No	P2	☑	Building		☐
1408	Norway maple	*Acer platanoides*	16	Fair	Vines. Deadwood	Yes	No	P2	☑	Building		☐
1409	Sugar maple	*Acer saccharum*	15	Fair	Deadwood	No	No	P2	☑	Building		☐
1410	Ailanthus	*Ailanthus altissima*	20	Fair	Deadwood	Yes	No	P2	☑	Building		☐
1411	Sugar maple	*Acer saccharum*	13	Good	None	No	No	P2	☑	Building		☐
1412	Norway maple	*Acer platanoides*	9	Fair	Slight lean	Yes	No	P2	☑	Building		☐
1413	Norway maple	*Acer platanoides*	9	Fair	Slight lean	Yes	No	P2	☑	Building		☐
1414	Sugar maple	*Acer saccharum*	7	Fair	Overtopped	No	No	P2	☑	Building		☐
1415	Norway maple	*Acer platanoides*	4	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1416	Norway maple	*Acer platanoides*	14	Fair	Deadwood	Yes	No	P2	☑	Grading		☐
1417	Norway maple	*Acer platanoides*	10	Fair	Overtopped	Yes	No	P2	☑	Grading		☐
1418	Norway maple	*Acer platanoides*	11	Fair	Overtopped	Yes	No	P2	☑	Grading		☐
1420	Sugar maple	*Acer saccharum*	8	Fair	Overtopped	No	No	P2	☑	Grading		☐
1421	Norway maple	*Acer platanoides*	21	Good	Deadwood	Yes	No	P2	☑	Grading		☐
1422	Norway maple	*Acer platanoides*	11	Fair	Deadwood	Yes	No	P2	☑	Grading		☐
1423	Sugar maple	*Acer saccharum*	5	Fair	Overtopped	No	No	P2	☑	Grading		☐
1424	Norway maple	*Acer platanoides*	14	Fair	Vines. Deadwood	Yes	No	P2	☑	Grading		☐
1425	Norway maple	*Acer platanoides*	5	Dead	Standing dead tree	Yes	Yes	P2	☑	Building		☐
1426	Sugar maple	*Acer saccharum*	7	Fair	Overtopped	No	No	P2	☑	Building		☐
1427	Black cherry	*Prunus serotina*	11	Fair	Deadwood	No	No	P2	☑	Building		☐

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Parcel #	Removal	Reason for Removal	Protected	25% Slopes
1428	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☑	Internal Roadway		☐
1429	Norway maple	*Acer platanoides*	14	Fair	Deadwood	Yes	No	P2	☑	Internal Roadway		☐
1430	Sugar maple	*Acer saccharum*	4	Fair	Vines	No	No	P2	☑	Internal Roadway		☐
1431	Sugar maple	*Acer saccharum*	7	Fair	Vines	No	No	P2	☑	Internal Roadway		☐
1432	Norway maple	*Acer platanoides*	7	Fair	Overtopped	Yes	No	P2	☑	Internal Roadway		☐
1433	Sugar maple	*Acer saccharum*	4	Fair	Vines	No	No	P2	☑	Internal Roadway		☐
1434	Norway maple	*Acer platanoides*	4	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1435	Sugar maple	*Acer saccharum*	6	Fair	Vines	No	No	P2	☑	Internal Roadway		☐
1436	Norway maple	*Acer platanoides*	10	Fair	Deadwood	Yes	No	P2	☑	Building		☐
1437	Norway maple	*Acer platanoides*	7	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1438	Norway maple	*Acer platanoides*	8	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1439	Norway maple	*Acer platanoides*	6	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1440	Sugar maple	*Acer saccharum*	8	Good	None	No	No	P2	☑	Internal Roadway		☐
1441	Sugar maple	*Acer saccharum*	7	Fair	Vines	No	No	P2	☑	Internal Roadway		☐
1442	Norway maple	*Acer platanoides*	11	Fair	Deadwood	Yes	No	P2	☑	Building		☐
1443	Norway maple	*Acer platanoides*	16	Fair	Deadwood	Yes	No	P2	☑	Building		☐
1444	Norway maple	*Acer platanoides*	5	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1445	Norway maple	*Acer platanoides*	9	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1446	Red maple	*Acer rubrum*	25	Fair	Deadwood	No	No	P2	☑	Building		☐
1447	Norway maple	*Acer platanoides*	8	Fair	Overtopped	Yes	No	P2	☑	Grading		☐
1448	Norway maple	*Acer platanoides*	21	Fair	None	Yes	No	P2	☑	Grading		☐
1449	Norway maple	*Acer platanoides*	17	Good	None	Yes	No	P2	☑	Building		☐
1450	Sugar maple	*Acer saccharum*	7	Poor	Vines wrapped around trunk	No	No	P2	☑	Building		☐
1451	Ailanthus	*Ailanthus altissima*	6	Fair	None	Yes	No	P2	☑	Grading		☐
1452	Sugar maple	*Acer saccharum*	10	Good	None	No	No	P2	☑	Grading		☐
1453	Sugar maple	*Acer saccharum*	4	Fair	Overtopped	No	No	P2	☑	Grading		☐
1454	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☑	Grading		☐
1465	Norway maple	*Acer platanoides*	16	Good	None	Yes	No	P2	☑	Grading		☐
1470	Norway maple	*Acer platanoides*	12	Good	None	Yes	No	P2	☑	Grading		☐
1476	Sugar maple	*Acer saccharum*	5	Fair	Overtopped. Vines	No	No	P2	☑	Building		☐
1477	Norway maple	*Acer platanoides*	11	Good	None	Yes	No	P2	☑	Building		☐
1478	Norway maple	*Acer platanoides*	12	Good	None	Yes	No	P2	☑	Building		☐
1479	Sugar maple	*Acer saccharum*	11	Fair	Deadwood	No	No	P2	☑	Building		☐
1480	Black cherry	*Prunus serotina*	15	Fair	Deadwood	No	No	P2	☑	Building		☐
1481	Norway maple	*Acer platanoides*	9	Fair	Deadwood	Yes	No	P2	☑	Building		☐
1482	Red maple	*Acer rubrum*	14	Fair	Deadwood	No	No	P2	☑	Building		☐
1483	Sugar maple	*Acer saccharum*	4	Good	None	No	No	P2	☑	Building		☐
1484	Red maple	*Acer rubrum*	28	Fair	Deadwood	No	No	P2	☑	Grading		☐
1486	Black cherry	*Prunus serotina*	12	Fair	Deadwood	No	No	P2	☑	Building		☐
1487	Sugar maple	*Acer saccharum*	10	Good	None	No	No	P2	☑	Building		☐
1488	Black cherry	*Prunus serotina*	20	Poor	Large deadwood. Dieback	No	Yes	P2	☑	Grading		☐
1489	Sugar maple	*Acer saccharum*	10	Fair	None	No	No	P2	☑	Building		☐
1490	Sugar maple	*Acer saccharum*	11	Good	None	No	No	P2	☑	Internal Roadway		☐
1491	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☑	Internal Roadway		☐
1492	Norway maple	*Acer platanoides*	9	Poor	Wrapped by a vine	Yes	No	P2	☑	Building		☐
1493	Norway maple	*Acer platanoides*	13	Good	None	Yes	No	P2	☑	Building		☐
1494	American elm	*Ulmus americana*	5	Fair	Overtopped	No	No	P2	☑	Internal Roadway		☐
1495	Norway maple	*Acer platanoides*	5	Fair	Overtopped	Yes	No	P2	☑	Internal Roadway		☐

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Parcel #	Removal	Reason for Removal	Protected	25% Slopes
1496	Norway maple	*Acer platanoides*	4	Fair	Deadwood	Yes	No	P2	☑	Internal Roadway		☐
1497	Norway maple	*Acer platanoides*	7	Fair	Deadwood	Yes	No	P2	☑	Internal Roadway		☐
1498	Red oak	*Quercus rubra*	12	Fair	Deadwood	No	No	P2	☑	Internal Roadway		☐
1499	Norway maple	*Acer platanoides*	15	Fair	Deadwood	Yes	No	P2	☑	Internal Roadway		☐
1501a	Norway maple	*Acer platanoides*	9	Fair	Overtopped	Yes	No	P2	☑	Grading		☐
1501b	Sugar maple	*Acer saccharum*	8	Fair	Overtopped	No	No	P2	☑	Grading		☐
1541	Red maple	*Acer rubrum*	29	Fair	Codominant at 5 feet. Deadwood	No	No	P2	☑	Grading		☐
1543	Norway maple	*Acer platanoides*	5	Good	None	Yes	No	P2	☑	Grading		☐
1544	American elm	*Ulmus americana*	5	Poor	Broken top. Vines	No	No	P2	☑	Grading		☐
1545	Sugar maple	*Acer saccharum*	6	Fair	Vines	No	No	P2	☑	Grading		☐
1546	Sugar maple	*Acer saccharum*	6	Fair	Vines	No	No	P2	☑	Building		☐
1547	Sugar maple	*Acer saccharum*	5	Fair	Small deadwood	No	No	P2	☑	Building		☐
1548	Sugar maple	*Acer saccharum*	5	Fair	Vines	No	No	P2	☑	Building		☐
1549	American elm	*Ulmus americana*	5	Fair	Overtopped	No	No	P2	☑	Building		☐
1550	Norway maple	*Acer platanoides*	7	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1551	Norway maple	*Acer platanoides*	5	Fair	Vines	Yes	No	P2	☑	Building		☐
1552	Sugar maple	*Acer saccharum*	6	Fair	Vines	No	No	P2	☑	Building		☐
1553	Sugar maple	*Acer saccharum*	5	Fair	Vines	No	No	P2	☑	Building		☐
1554	Black cherry	*Prunus serotina*	4	Fair	Overtopped	No	No	P2	☑	Building		☐
1555	Red maple	*Acer rubrum*	15	Poor	Significant dieback. Decay fungi	No	Yes	P2	☑	Building		☐
1556	Red maple	*Acer rubrum*	31	Fair	Codominant at 3 feet. Vines	No	No	P2	☑	Building		☐
1557	Red maple	*Acer rubrum*	20	Fair	Vines	No	No	P2	☑	Building		☐
1558	Ailanthus	*Ailanthus altissima*	22	Fair	Vines	Yes	No	P2	☑	Grading		☐
1559	Ailanthus	*Ailanthus altissima*	21	Fair	Vines	Yes	No	P2	☑	Grading		☐
1560	Red oak	*Quercus rubra*	8	Fair	Vines	No	No	P2	☑	Grading		☐
1561	Sugar maple	*Acer saccharum*	9	Poor	Significant lean	No	No	P2	☑	Building		☐
1562	Sugar maple	*Acer saccharum*	12	Good	Small deadwood	No	No	P2	☑	Stormwater		☐
1563	American elm	*Ulmus americana*	6	Fair	Overtopped	No	No	P2	☑	Stormwater		☐
1564	Sugar maple	*Acer saccharum*	11	Fair	Small deadwood	No	No	P2	☑	Stormwater		☐
1565	Norway maple	*Acer platanoides*	17	Good	None	Yes	No	P2	☑	Stormwater		☐
1566	Sugar maple	*Acer saccharum*	4	Fair	Small deadwood	No	No	P2	☑	Stormwater		☐
1567	Sugar maple	*Acer saccharum*	9	Fair	Small deadwood	No	No	P2	☑	Stormwater		☐
1568	Norway maple	*Acer platanoides*	5	Fair	Overtopped	Yes	No	P2	☑	Trail		☐
1569	Norway maple	*Acer platanoides*	7	Good	None	Yes	No	P2	☑	Trail		☐
1570	Sugar maple	*Acer saccharum*	14	Good	Small deadwood	No	No	P2	☑	Stormwater		☐
1571	Norway maple	*Acer platanoides*	8	Fair	Overtopped	Yes	No	P2	☑	Stormwater		☐
1572	Red maple	*Acer rubrum*	24	Poor	Vertical wound with significant decay	No	Yes	P2	☑	Grading		☐
1573	Sugar maple	*Acer saccharum*	24	Fair	Deadwood	No	No	P2	☑	Building		☐
1574	American elm	*Ulmus americana*	4	Fair	Overtopped	No	No	P2	☑	Building		☐
1575	American elm	*Ulmus americana*	7	Fair	Vines. Deadwood	No	No	P2	☑	Building		☐
1576	American elm	*Ulmus americana*	8	Fair	Vines. Deadwood	No	No	P2	☑	Building		☐
1577	American elm	*Ulmus americana*	4	Poor	Vines. Dead top	No	Yes	P2	☑	Grading		☐
1578	American elm	*Ulmus americana*	5	Dead	Standing dead tree	No	Yes	P2	☑	Building		☐
1579	American elm	*Ulmus americana*	7	Fair	Vines	No	No	P2	☑	Building		☐
1580	Sugar maple	*Acer saccharum*	7	Fair	Vines	No	No	P2	☑	Stormwater		☐
1581	American elm	*Ulmus americana*	7	Poor	Dieback	No	No	P2	☑	Building		☐
1587	Sugar maple	*Acer saccharum*	5	Fair	Vines	No	No	P2	☑	Building		☐
1588	Norway maple	*Acer platanoides*	7	Fair	Vines	Yes	No	P2	☑	Building		☐

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Parcel #	Removal	Reason for Removal	Protected	25% Slopes
1589	Sugar maple	*Acer saccharum*	6	Fair	Vines	No	No	P2	☑	Building		☐
1590	Sugar maple	*Acer saccharum*	5	Fair	Vines	No	No	P2	☑	Grading		☐
1591	Black cherry	*Prunus serotina*	22	Fair	Deadwood	No	No	P2	☑	Grading		☐
1723	Sugar maple	*Acer saccharum*	5	Fair	Overtopped	No	No	P2	☑	Building		☑
1724	Norway maple	*Acer platanoides*	18	Fair	Deadwood	Yes	No	P2	☑	Building		☐
1725	Norway maple	*Acer platanoides*	14	Fair	Deadwood	Yes	No	P2	☑	Building		☐
1726	Norway maple	*Acer platanoides*	11	Fair	Deadwood	Yes	No	P2	☑	Building		☐
1727	Ailanthus	*Ailanthus altissima*	14	Fair	Deadwood	Yes	No	P2	☑	Grading		☐
1728	Norway maple	*Acer platanoides*	14	Good	Deadwood	Yes	No	P2	☑	Grading		☐
1729	Ailanthus	*Ailanthus altissima*	11	Poor	Deadwood	Yes	No	P2	☑	Building		☐
1773	Red maple	*Acer rubrum*	20	Fair	Codominant near base	No	No	P2	☑	Grading		☐
1781	Red maple	*Acer rubrum*	4	Fair	Overtopped	No	No	P2	☑	Grading		☐
1782	Norway maple	*Acer platanoides*	7	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1783	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☑	Building		☐
1784	Sugar maple	*Acer saccharum*	9	Good	Small deadwood	No	No	P2	☑	Building		☐
1785	Black oak	*Quercus velutina*	17	Fair	Deadwood.	No	No	P2	☑	Building		☐
1786	Red maple	*Acer rubrum*	13	Fair	Deadwood	No	No	P2	☑	Building		☐
1787	Norway maple	*Acer platanoides*	5	Fair	Overtopped. Vines	Yes	No	P2	☑	Grading		☐
1788	Red maple	*Acer rubrum*	7	Poor	Covered in vines	No	Yes	P2	☑	Grading		☐
1789	Norway maple	*Acer platanoides*	5	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1790	Norway maple	*Acer platanoides*	7	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1793	Sugar maple	*Acer saccharum*	4	Fair	Overtopped	No	No	P2	☑	Building		☐
1794	Red oak	*Quercus rubra*	35	Fair	Deadwood. Vines	No	No	P2	☑	Building		☐
1795	Sugar maple	*Acer saccharum*	20	Fair	Deadwood	No	No	P2	☑	Building		☐
1796	Norway maple	*Acer platanoides*	8	Fair	Overtopped	Yes	No	P2	☑	Building		☐
1797	Red oak	*Quercus rubra*	19	Fair	Deadwood	No	No	P2	☑	Building		☐
1798	Red oak	*Quercus rubra*	15	Fair	Deadwood	No	No	P2	☑	Building		☐
1799	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☑	Building		☐
1800	Sassafras	*Sassafras albidum*	23	Fair	Deadwood. Vines	No	No	P2	☑	Building		☐
1881	Sugar maple	*Acer saccharum*	7	Fair	Small deadwood	No	No	P2	☑	Grading		☐
1892	Shagbark hickory	*Carya ovata*	12	Fair	Small deadwood	No	No	P2	☑	Stormwater		☐
1893	Norway maple	*Acer platanoides*	5	Fair	Overtopped	Yes	No	P2	☑	Stormwater		☐
1894	Tulip poplar	*Liriodendron tulipifera*	29	Fair	Deadwood	No	No	P2	☑	Grading		☐
1930	Shagbark hickory	*Carya ovata*	5	Fair	Overtopped	No	No	P2	☑	Stormwater		☐
1931	Red maple	*Acer rubrum*	5	Fair	Vines	No	No	P2	☑	Stormwater		☐
1932	Red maple	*Acer rubrum*	5	Fair	Overtopped	No	No	P2	☑	Stormwater		☐
1933	Sugar maple	*Acer saccharum*	6	Good	Overtopped	No	No	P2	☑	Stormwater		☐
1934	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☑	Stormwater		☐
1935	Sugar maple	*Acer saccharum*	5	Fair	Overtopped	No	No	P2	☑	Stormwater		☐
1937	Ailanthus	*Ailanthus altissima*	15	Fair	Deadwood	Yes	No	P2	☑	Stormwater		☐
1938	American elm	*Ulmus americana*	6	Poor	Vines. Broken top	No	Yes	P2	☑	Building		☐
1939	American elm	*Ulmus americana*	5	Fair	Overtopped	No	No	P2	☑	Building		☐
1940	Red oak	*Quercus rubra*	7	Fair	Overtopped	No	No	P2	☑	Building		☐
1941	Shagbark hickory	*Carya ovata*	6	Fair	Overtopped	No	No	P2	☑	Grading		☐
1942	Sugar maple	*Acer saccharum*	7	Fair	Overtopped	No	No	P2	☑	Building		☐
1943	Red oak	*Quercus rubra*	22	Fair	Deadwood	No	No	P2	☑	Building		☐
1944	Shagbark hickory	*Carya ovata*	6	Fair	Overtopped	No	No	P2	☑	Building		☐
1945	Red oak	*Quercus rubra*	9	Fair	Deadwood	No	No	P2	☑	Building		☐

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Parcel #	Removal	Reason for Removal	Protected	25% Slopes
1946	Sugar maple	*Acer saccharum*	5	Fair	Overtopped. Vines	No	No	P2	☑	Building		☐
1947	Red oak	*Quercus rubra*	14	Fair	Deadwood	No	No	P2	☑	Stormwater		☐
1948	Shagbark hickory	*Carya ovata*	6	Fair	Overtopped	No	No	P2	☑	Stormwater		☐
1949	Sugar maple	*Acer saccharum*	6	Fair	Overtopped. Vines	No	No	P2	☑	Stormwater		☐
1950	Red maple	*Acer rubrum*	5	Fair	Overtopped	No	No	P2	☑	Stormwater		☐
1951	Red oak	*Quercus rubra*	20	Fair	Deadwood	No	No	P2	☑	Stormwater		☐
1952	Red maple	*Acer rubrum*	20	Good	None	No	No	P2	☑	Stormwater		☐
1953	Sugar maple	*Acer saccharum*	6	Fair	Overtopped.	No	No	P2	☑	Stormwater		☐
1954	Sugar maple	*Acer saccharum*	4	Fair	Overtopped.	No	No	P2	☑	Stormwater		☐
1955	Red oak	*Quercus rubra*	21	Fair	Deadwood	No	No	P2	☑	Stormwater		☐
1956	Black gum	*Nyssa sylvatica*	9	Fair	Overtopped	No	No	P2	☑	Stormwater		☐
1957	Tulip poplar	*Liriodendron tulipifera*	12	Fair	Overtopped	No	No	P2	☑	Stormwater		☐
1958	Red oak	*Quercus rubra*	23	Fair	Deadwood	No	No	P2	☑	Stormwater		☐
1959	Sugar maple	*Acer saccharum*	5	Fair	Overtopped.	No	No	P2	☑	Stormwater		☐
1960	Sugar maple	*Acer saccharum*	4	Fair	Overtopped.	No	No	P2	☑	Stormwater		☐
1961	Red oak	*Quercus rubra*	10	Fair	Deadwood	No	No	P2	☑	Stormwater		☐
1962	Pignut hickory	*Carya glabra*	15	Good	Small deadwood	No	No	P2	☑	Stormwater		☐
1963	Red oak	*Quercus rubra*	17	Fair	Deadwood	No	No	P2	☑	Stormwater		☐
1964	Sugar maple	*Acer saccharum*	4	Fair	Overtopped.	No	No	P2	☑	Stormwater		☐
1968	Pignut hickory	*Carya glabra*	10	Fair	Overtopped	No	No	P2	☑	Stormwater		☐
1969	Red oak	*Quercus rubra*	15	Fair	Deadwood	No	No	P2	☑	Stormwater		☐
1970	Red oak	*Quercus rubra*	19	Fair	Deadwood	No	No	P2	☑	Stormwater		☐
1973	Sugar maple	*Acer saccharum*	6	Fair	Overtopped.	No	No	P2	☑	Grading		☐
1974	Shagbark hickory	*Carya ovata*	6	Fair	Overtopped	No	No	P2	☑	Building		☐
1975	Shagbark hickory	*Carya ovata*	5	Fair	Overtopped	No	No	P2	☑	Building		☐
1976	Sugar maple	*Acer saccharum*	10	Fair	Overtopped.	No	No	P2	☑	Building		☐
1977	Red oak	*Quercus rubra*	19	Fair	Deadwood	No	No	P2	☑	Building		☐
1978	Red maple	*Acer rubrum*	15	Fair	Vines	No	No	P2	☑	Building		☐
1991	Sugar maple	*Acer saccharum*	5	Fair	Overtopped. Vines	No	No	P2	☑	Building		☐
1992	Red oak	*Quercus rubra*	7	Poor	Dieback. Deadwood	No	No	P2	☑	Building		☐
1993	Sugar maple	*Acer saccharum*	5	Fair	Overtopped.	No	No	P2	☑	Building		☐
1994	Norway maple	*Acer platanoides*	13	Fair	Deadwood	Yes	No	P2	☑	Grading		☐
1995	Sassafras	*Sassafras albidum*	6	Fair	Overtopped. Vines	No	No	P2	☑	Grading		☐
2000	Red maple	*Acer rubrum*	31	Fair	Codominant at 1 foot. Deadwood	No	No	P2	☑	Trail		☐
4001	Sassafras	*Sassafras albidum*	18	Fair	Deadwood. Vines	No	No	P2	☑	Building		☐
4002	Black walnut	*Juglans nigra*	14	Fair	Vines. Trunk doglegs	No	No	P2	☑	Grading		☐
4003	Sassafras	*Sassafras albidum*	9	Poor	Significant decay in trunk. Vines	No	Yes	P2	☑	Building		☐
4004	Sassafras	*Sassafras albidum*	25	Fair	Deadwood	No	No	P2	☑	Building		☐
4012	Red maple	*Acer rubrum*	9	Poor	Significant lean. Covered in vines	No	Yes	P2	☑	Grading		☐
4013	Red maple	*Acer rubrum*	9	Poor	Covered in vines	No	Yes	P2	☑	Building		☐
4021	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☑	Grading		☐
4022	Sugar maple	*Acer saccharum*	11	Fair	Deadwood	No	No	P2	☑	Grading		☐
4023	Sugar maple	*Acer saccharum*	8	Poor	Covered in vines	No	Yes	P2	☑	Grading		☐
4024	Black cherry	*Prunus serotina*	25	Poor	Basal decay. Large deadwood	No	Yes	P2	☑	Building		☐
4025	Catalpa	*Catalpa speciosa*	7	Poor	Covered in vines	No	Yes	P2	☑	Grading		☐
4026	Catalpa	*Catalpa speciosa*	11	Poor	Covered in vines	No	Yes	P2	☑	Building		☐
4027	Catalpa	*Catalpa speciosa*	9	Poor	Covered in vines	No	Yes	P2	☑	Building		☐
4028	Catalpa	*Catalpa speciosa*	10	Poor	Covered in vines	No	Yes	P2	☑	Grading		☐

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Parcel #	Removal	Reason for Removal	Protected	25% Slopes
4029	Black cherry	*Prunus serotina*	25	Poor	Vines. Deadwood	No	No	P2	☑	Internal Roadway		☐
4030	Black gum	*Nyssa sylvatica*	11	Fair	Vines.	No	No	P2	☑	Building		☐
4031	Sugar maple	*Acer saccharum*	10	Fair	Vines. Leans	No	No	P2	☑	Building		☐
4032	Red maple	*Acer rubrum*	9	Fair	Vines. Overtopped	No	No	P2	☑	Building		☐
4033	American elm	*Ulmus americana*	8	Fair	Overtopped	No	No	P2	☑	Building		☐
4035	Red maple	*Acer rubrum*	21	Fair	Vines. Deadwood	No	No	P2	☑	Building		☐
4036	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☑	Building		☐
4037	Sugar maple	*Acer saccharum*	5	Fair	Overtopped	No	No	P2	☑	Grading		☐
4038	Sugar maple	*Acer saccharum*	10	Good	Small deadwood	No	No	P2	☑	Grading		☐
4039	Norway maple	*Acer platanoides*	9	Fair	Overtopped	Yes	No	P2	☑	Trail		☐
4042	Red maple	*Acer rubrum*	18	Fair	Deadwood	No	No	P2	☑	Grading		☐
4043	Red maple	*Acer rubrum*	28	Fair	Codominant at 3 feet	No	No	P2	☑	Grading		☐
4044	Norway maple	*Acer platanoides*	9	Good	Overtopped	Yes	No	P2	☑	Grading		☐
4049	Sugar maple	*Acer saccharum*	4	Fair	Vines	No	No	P2	☑	Grading		☐
4050	Sugar maple	*Acer saccharum*	9	Fair	Vines	No	No	P2	☑	Grading		☐
4051	Sugar maple	*Acer saccharum*	7	Fair	Vines	No	No	P2	☑	Grading		☐
4053	American elm	*Ulmus americana*	6	Fair	Overtopped	No	No	P2	☑	Grading		☐
4054	American elm	*Ulmus americana*	4	Fair	Overtopped	No	No	P2	☑	Building		☐
4055	Red maple	*Acer rubrum*	23	Fair	Deadwood	No	No	P2	☑	Building		☐
4056	Boxelder	*Acer negundo*	6	Fair	Leans	No	No	P2	☑	Building		☐
4057	Red maple	*Acer rubrum*	13	Fair	Vines	No	No	P2	☑	Building		☐
4058	Mulberry	*Morus spp.*	5	Fair	Overtopped	No	No	P2	☑	Building		☐
4059	Red maple	*Acer rubrum*	40	Fair	Codominant at 4 feet. Deadwood	No	No	P2	☑	Building		☐
4060	Norway maple	*Acer platanoides*	4	Fair	Overtopped	Yes	No	P2	☑	Building		☐
4061	Black walnut	*Juglans nigra*	18	Fair	Vines. Deadwood	No	No	P2	☑	Internal Roadway		☐
4062	Black cherry	*Prunus serotina*	19	Poor	Vines. Significant decay. Dieback	No	Yes	P2	☑	Internal Roadway		☐
4063	Catalpa	*Catalpa speciosa*	6	Poor	Covered in vines	No	Yes	P2	☑	Internal Roadway		☐
4064	Catalpa	*Catalpa speciosa*	10	Poor	Covered in vines	No	Yes	P2	☑	Internal Roadway		☐
4065	Catalpa	*Catalpa speciosa*	9	Poor	Covered in vines	No	Yes	P2	☑	Internal Roadway		☐
4066	Catalpa	*Catalpa speciosa*	6	Poor	Covered in vines	No	Yes	P2	☑	Internal Roadway		☐
4067	Catalpa	*Catalpa speciosa*	6	Poor	Covered in vines	No	Yes	P2	☑	Internal Roadway		☐
4068	Catalpa	*Catalpa speciosa*	8	Poor	Covered in vines	No	Yes	P2	☑	Internal Roadway		☐
4069	Black cherry	*Prunus serotina*	23	Poor	Basal decay. Large deadwood	No	Yes	P2	☑	Building		☐
4070	Red maple	*Acer rubrum*	9	Poor	Column of decay. Vines	No	Yes	P2	☑	Building		☐
4071	Red oak	*Quercus rubra*	38	Fair	Large deadwood	No	No	P2	☑	Building		☐
4072	Red maple	*Acer rubrum*	10	Fair	Codominant at 3 feet	No	No	P2	☑	Building		☐
4073	Red maple	*Acer rubrum*	26	Poor	Codominant at 4 feet. Significant decay	No	Yes	P2	☑	Building		☐
4074	Red maple	*Acer rubrum*	22	Fair	Codominant at 3 feet. Deadwood	No	No	P2	☑	Building		☐
4075	American elm	*Ulmus americana*	10	Fair	Overtopped	No	No	P2	☑	Building		☐
4076	Norway maple	*Acer platanoides*	5	Fair	Overtopped	Yes	No	P2	☑	Building		☐
4077	Red maple	*Acer rubrum*	20	Fair	Deadwood	No	No	P2	☑	Building		☐
4078	Sugar maple	*Acer saccharum*	11	Poor	Covered in vines. Leans	No	Yes	P2	☑	Grading		☐
4079	Red maple	*Acer rubrum*	17	Fair	Deadwood	No	No	P2	☑	Grading		☐
4080	Sugar maple	*Acer saccharum*	12	Fair	Deadwood	No	No	P2	☑	Grading		☐
4081	Sugar maple	*Acer saccharum*	6	Poor	Covered in vines	No	Yes	P2	☑	Grading		☐
4082	Red maple	*Acer rubrum*	18	Fair	Deadwood	No	No	P2	☑	Grading		☐
4084	Sugar maple	*Acer saccharum*	7	Fair	Overtopped	No	No	P2	☑	Grading		☐

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Parcel #	Removal	Reason for Removal	Protected	25% Slopes
4085	Red maple	*Acer rubrum*	21	Poor	Codominant at 3 feet. One lead broken. Basal decay from prior lead failure	No	Yes	P2	☑	Grading		☐
4086	Black cherry	*Prunus serotina*	16	Poor	Significant lean. Deadwood	No	Yes	P2	☑	Grading		☐
4093	Norway maple	*Acer platanoides*	8	Fair	Overtopped	Yes	No	P2	☑	Grading		☐
4102	Black oak	*Quercus velutina*	19	Fair	Deadwood	No	No	P2	☑	Grading		☐
4103	Red maple	*Acer rubrum*	27	Fair	Codominant at 3 feet. Deadwood	No	No	P2	☑	Building		☐
4104	Red maple	*Acer rubrum*	11	Poor	Significant decay	No	Yes	P2	☑	Grading		☐
4105	Red maple	*Acer rubrum*	9	Fair	Overtopped. Leans	No	No	P2	☑	Grading		☐
4106	Red maple	*Acer rubrum*	29	Fair	Codominant at 6 feet. Deadwood	No	No	P2	☑	Grading		☐
4107	Red maple	*Acer rubrum*	9	Fair	Overtopped	No	No	P2	☑	Grading		☐
4117	Norway maple	*Acer platanoides*	6	Fair	Overtopped	Yes	No	P2	☑	Building		☐
4121	Red oak	*Quercus rubra*	26	Fair	Large deadwood	No	No	P2	☑	Building		☐
4122	Red oak	*Quercus rubra*	14	Fair	Deadwood	No	No	P2	☑	Building		☐
4123	Red oak	*Quercus rubra*	21	Fair	Deadwood	No	No	P2	☑	Building		☐
4124	Red oak	*Quercus rubra*	25	Fair	Deadwood	No	No	P2	☑	Building		☐
4125	Norway maple	*Acer platanoides*	5	Fair	Overtopped	Yes	No	P2	☑	Building		☐
4133	Red oak	*Quercus rubra*	26	Fair	Deadwood	No	No	P2	☑	Building		☐
4134	Red maple	*Acer rubrum*	30	Poor	Codominant at 3 feet. One lead failed from base with decay. Large deadwood	No	Yes	P2	☑	Building		☐
4135	Red maple	*Acer rubrum*	13	Fair	Decay	No	No	P2	☑	Building		☐
4136	Red oak	*Quercus rubra*	27	Fair	Deadwood	No	No	P2	☑	Building		☐
4137	Sugar maple	*Acer saccharum*	4	Fair	Overtopped	No	No	P2	☑	Building		☐
4138	Sugar maple	*Acer saccharum*	13	Fair	Codominant at 3 feet. Deadwood	No	No	P2	☑	Building		☐
4139	Norway maple	*Acer platanoides*	4	Fair	Overtopped	Yes	No	P2	☑	Building		☐
4140	Sugar maple	*Acer saccharum*	29	Fair	Codominant at 3 feet. Deadwood	No	No	P2	☑	Building		☐
4141	Sugar maple	*Acer saccharum*	4	Fair	Overtopped	No	No	P2	☑	Building		☐
4142	American elm	*Ulmus americana*	4	Fair	Overtopped	No	No	P2	☑	Building		☐
4143	Sugar maple	*Acer saccharum*	5	Fair	Overtopped	No	No	P2	☑	Building		☐
4144	Sugar maple	*Acer saccharum*	23	Fair	Codominant at 5 feet. Deadwood	No	No	P2	☑	Building		☐
4145	Black cherry	*Prunus serotina*	14	Fair	Deadwood	No	No	P2	☑	Building		☐
4146	Sugar maple	*Acer saccharum*	7	Fair	Overtopped	No	No	P2	☑	Building		☐
4147	Red oak	*Quercus rubra*	24	Fair	Deadwood	No	No	P2	☑	Internal Roadway		☐
4148	American elm	*Ulmus americana*	6	Fair	Overtopped	No	No	P2	☑	Internal Roadway		☐
4149	Black cherry	*Prunus serotina*	17	Fair	Deadwood	No	No	P2	☑	Internal Roadway		☐
4150	Red maple	*Acer rubrum*	37	Fair	Codominant at 2 feet. Deadwood	No	No	P2	☑	Internal Roadway		☐
4151	Sugar maple	*Acer saccharum*	9	Fair	Deadwood	No	No	P2	☑	Grading		☐
4152	Norway maple	*Acer platanoides*	9	Fair	Vines	Yes	No	P2	☑	Building		☐
4153	Norway maple	*Acer platanoides*	8	Fair	Overtopped	Yes	No	P2	☑	Internal Roadway		☐
4154	Black cherry	*Prunus serotina*	10	Fair	Overtopped.	No	No	P2	☑	Grading		☐
4155	Black cherry	*Prunus serotina*	7	Fair	Overtopped. Vines	No	No	P2	☑	Internal Roadway		☐
4156	Black cherry	*Prunus serotina*	4	Poor	Overtopped. Decay in trunk	No	Yes	P2	☑	Internal Roadway		☐
4157	Norway maple	*Acer platanoides*	13	Fair	Deadwood	Yes	No	P2	☑	Internal Roadway		☐
4158	Norway maple	*Acer platanoides*	9	Fair	Overtopped	Yes	No	P2	☑	Internal Roadway		☐
4159	American elm	*Ulmus americana*	5	Poor	Covered in vines	No	Yes	P2	☑	Building		☐
4160	Black cherry	*Prunus serotina*	8	Poor	Covered in vines	No	Yes	P2	☑	Building		☐
4161	Sugar maple	*Acer saccharum*	4	Poor	Vines. Overtopped	No	No	P2	☑	Building		☐
4162	Catalpa	*Catalpa speciosa*	24	Fair	Vines. Deadwood	No	No	P2	☑	Internal Roadway		☐
4163	Sugar maple	*Acer saccharum*	7	Fair	Overtopped	No	No	P2	☑	Building		☐

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Parcel #	Removal	Reason for Removal	Protected	25% Slopes
4164	Pin oak	*Quercus palustris*	20	Poor	Covered in vines	No	Yes	P2	☑	Building		☐
4165	Black cherry	*Prunus serotina*	15	Fair	Deadwood	No	No	P2	☑	Building		☐
4166	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☑	Building		☐
4167	Red maple	*Acer rubrum*	22	Poor	Decay in lower trunk	No	Yes	P2	☑	Building		☐
4168	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☑	Building		☐
4169	Norway maple	*Acer platanoides*	5	Fair	Overtopped	Yes	No	P2	☑	Building		☐
4170	Red maple	*Acer rubrum*	13	Fair	Deadwood	No	No	P2	☑	Building		☐
4171	Black cherry	*Prunus serotina*	25	Fair	Large deadwood	No	No	P2	☑	Building		☐
4172	Sugar maple	*Acer saccharum*	23	Fair	Vines. Deadwood	No	No	P2	☑	Building		☐
4174	Norway maple	*Acer platanoides*	4	Fair	Overtopped	Yes	No	P2	☑	Building		☐
4175	Red maple	*Acer rubrum*	16	Poor	Codominant at 2 feet. One lead dead	No	Yes	P2	☑	Building		☐
4176	Norway maple	*Acer platanoides*	5	Fair	Overtopped	Yes	No	P2	☑	Building		☐
4177	Norway maple	*Acer platanoides*	5	Fair	Overtopped	Yes	No	P2	☑	Building		☐
4178	Norway maple	*Acer platanoides*	4	Fair	Overtopped	Yes	No	P2	☑	Building		☐
4179	Sugar maple	*Acer saccharum*	5	Fair	Overtopped	No	No	P2	☑	Building		☐
4193	Norway maple	*Acer platanoides*	11	Fair	Overtopped	Yes	No	P2	☑	Building		☐
4194	Sugar maple	*Acer saccharum*	11	Fair	Deadwood	No	No	P2	☑	Building		☐
4195	Norway maple	*Acer platanoides*	7	Fair	Overtopped	Yes	No	P2	☑	Building		☐
4196	Red oak	*Quercus rubra*	37	Fair	Deadwood. Codominant at 7 feet	No	No	P2	☑	Building		☐
4197	Sugar maple	*Acer saccharum*	4	Fair	Overtopped	No	No	P2	☑	Building		☐
4198	Mulberry	*Morus spp.*	7	Fair	Vines. Bends	No	No	P2	☑	Building		☐
4199	Ailanthus	*Ailanthus altissima*	5	Poor	Sprout from fallen tree	Yes	Yes	P2	☑	Building		☐
4200	Mulberry	*Morus spp.*	4	Fair	Overtopped	No	No	P2	☑	Building		☐
4201	Red maple	*Acer rubrum*	16	Fair	Deadwood	No	No	P2	☑	Building		☐
4202	Black oak	*Quercus velutina*	29	Fair	Vines throughout	No	No	P2	☑	Building		☐
4203	Black cherry	*Prunus serotina*	4	Poor	Overtopped. Leans	No	No	P2	☑	Building		☐
4204	Red maple	*Acer rubrum*	30	Fair	Codominant at 3 feet. Vines	No	No	P2	☑	Building		☐
4205	Black cherry	*Prunus serotina*	38	Fair	Codominant at base. Deadwood	No	No	P2	☑	Building		☐
4218	American elm	*Ulmus americana*	8	Fair	Small deadwood	No	No	P2	☑	Building		☐
4219	Black cherry	*Prunus serotina*	9	Poor	Vines. Dieback	No	No	P2	☑	Building		☐
4220	Black cherry	*Prunus serotina*	14	Poor	Vines. Dieback	No	No	P2	☑	Building		☐
4221	Norway maple	*Acer platanoides*	44	Fair	Tri lead. Deadwood	Yes	No	P2	☑	Building		☐
4222	Sugar maple	*Acer saccharum*	14	Fair	Deadwood	No	No	P2	☑	Building		☐
4223	Sugar maple	*Acer saccharum*	13	Fair	Overtopped	No	No	P2	☑	Grading		☐
4237	Sugar maple	*Acer saccharum*	7	Fair	Overtopped	No	No	P2	☑	Building		☐
4238	Black cherry	*Prunus serotina*	14	Poor	One lead dead	No	Yes	P2	☑	Building		☐
4239	Sugar maple	*Acer saccharum*	23	Good	Deadwood	No	No	P2	☑	Building		☐
4240	Norway maple	*Acer platanoides*	6	Good	None	Yes	No	P2	☑	Building		☐
4241	Sugar maple	*Acer saccharum*	14	Poor	Codominant at 2 feet with crack in union	No	Yes	P2	☑	Building		☐
4242	Black cherry	*Prunus serotina*	13	Fair	Deadwood	No	No	P2	☑	Building		☐
4243	Sugar maple	*Acer saccharum*	4	Fair	Overtopped	No	No	P2	☑	Internal Roadway		☐
4244	Sugar maple	*Acer saccharum*	4	Fair	Overtopped	No	No	P2	☑	Building		☐
4245	Sugar maple	*Acer saccharum*	5	Fair	Overtopped	No	No	P2	☑	Building		☐
4246	Sugar maple	*Acer saccharum*	12	Fair	None	No	No	P2	☑	Building		☐
4247	Sugar maple	*Acer saccharum*	13	Good	None	No	No	P2	☑	Internal Roadway		☐
4248	Sugar maple	*Acer saccharum*	7	Fair	Overtopped	No	No	P2	☑	Internal Roadway		☐
4249	Red maple	*Acer rubrum*	20	Poor	Broken top. Little canopy remains	No	Yes	P2	☑	Internal Roadway		☐
4250	Sugar maple	*Acer saccharum*	8	Fair	Overtopped	No	No	P2	☑	Internal Roadway		☐

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Parcel #	Removal	Reason for Removal	Protected	25% Slopes
4251	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☑	Internal Roadway		☐
4252	Sugar maple	*Acer saccharum*	17	Fair	Deadwood	No	No	P2	☑	Internal Roadway		☐
4253	Sugar maple	*Acer saccharum*	11	Fair	None	No	No	P2	☑	Internal Roadway		☐
4254	Red maple	*Acer rubrum*	32	Fair	Deadwood	No	No	P2	☑	Internal Roadway		☐
4255	Black cherry	*Prunus serotina*	17	Poor	Leans. Deadwood. Dieback	No	Yes	P2	☑	Internal Roadway		☐
4256	Mulberry	*Morus spp.*	9	Poor	Covered in vines	No	Yes	P2	☑	Building		☐
4258	Black cherry	*Prunus serotina*	8	Poor	Covered in vines	No	Yes	P2	☑	Building		☐
4259	Red maple	*Acer rubrum*	28	Poor	Codominant near base. One lead dead.	No	Yes	P2	☑	Building		☐
4260	Red oak	*Quercus rubra*	10	Fair	Overtopped	No	No	P2	☑	Building		☐
4261	Norway maple	*Acer platanoides*	27	Fair	Deadwood	Yes	No	P2	☑	Building		☐
4262	Black cherry	*Prunus serotina*	15	Poor	Leans. Large deadwood	No	Yes	P2	☑	Building		☐
4263	Sugar maple	*Acer saccharum*	19	Fair	Deadwood	No	No	P2	☑	Building		☐
4264	Sugar maple	*Acer saccharum*	4	Fair	Overtopped	No	No	P2	☑	Building		☐
4265	Norway maple	*Acer platanoides*	11	Fair	Deadwood	Yes	No	P2	☑	Building		☐
4266	Norway maple	*Acer platanoides*	20	Good	Deadwood	Yes	No	P2	☑	Building		☐
4267	Red maple	*Acer rubrum*	23	Fair	Deadwood	No	No	P2	☑	Building		☐
4268	Sugar maple	*Acer saccharum*	13	Good	None	No	No	P2	☑	Building		☐
4269	Red maple	*Acer rubrum*	15	Fair	Deadwood	No	No	P2	☑	Building		☐
4270	Sugar maple	*Acer saccharum*	4	Fair	Overtopped	No	No	P2	☑	Building		☐
4271	Sugar maple	*Acer saccharum*	4	Fair	Overtopped	No	No	P2	☑	Building		☐
4272	Norway maple	*Acer platanoides*	4	Fair	Overtopped	Yes	No	P2	☑	Building		☐
4273	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☑	Building		☐
4274	Red maple	*Acer rubrum*	11	Fair	Small deadwood	No	No	P2	☑	Building		☐
4275	Sugar maple	*Acer saccharum*	8	Fair	None	No	No	P2	☑	Building		☐
4276	Red maple	*Acer rubrum*	26	Fair	Deadwood	No	No	P2	☑	Grading		☐
4277	Red maple	*Acer rubrum*	24	Fair	Deadwood	No	No	P2	☑	Grading		☐
4278	Red maple	*Acer rubrum*	28	Fair	Deadwood	No	No	P2	☑	Grading		☐
4279	Red maple	*Acer rubrum*	35	Fair	Codominant at 5 feet. Vines	No	No	P2	☑	Grading		☐
4280	Red maple	*Acer rubrum*	13	Poor	Basal cavity. Vines	No	Yes	P2	☑	Grading		☐
4281	Red maple	*Acer rubrum*	9	Poor	Basal cavity	No	Yes	P2	☑	Grading		☐
4282	Norway maple	*Acer platanoides*	5	Fair	Overtopped	Yes	No	P2	☑	Building		☐
4283	Black cherry	*Prunus serotina*	12	Fair	Deadwood	No	No	P2	☑	Building		☐
4284	Sugar maple	*Acer saccharum*	9	Fair	None	No	No	P2	☑	Building		☐
4285	Red maple	*Acer rubrum*	19	Good	Small deadwood	No	No	P2	☑	Building		☐
4286	Black cherry	*Prunus serotina*	12	Poor	Cavity with decay. Dieback	No	Yes	P2	☑	Building		☐
4287	Red maple	*Acer rubrum*	14	Fair	Deadwood	No	No	P2	☑	Building		☐
4288	Sugar maple	*Acer saccharum*	4	Fair	Overtoppee	No	No	P2	☑	Grading		☐
4289	Sugar maple	*Acer saccharum*	7	Fair	Deadwood	No	No	P2	☑	Grading		☐
4290	Black cherry	*Prunus serotina*	15	Fair	Deadwood	No	No	P2	☑	Grading		☐
4291	Sugar maple	*Acer saccharum*	12	Fair	Deadwood	No	No	P2	☑	Grading		☐
4292	Norway maple	*Acer platanoides*	6	Fair	Deadwood	Yes	No	P2	☑	Building		☐
4293	Red maple	*Acer rubrum*	12	Fair	Deadwood	No	No	P2	☑	Building		☐
4294	Sugar maple	*Acer saccharum*	9	Good	None	No	No	P2	☑	Building		☐
4295	Norway maple	*Acer platanoides*	5	Good	None	Yes	No	P2	☑	Building		☐
4296	Red maple	*Acer rubrum*	13	Fair	Deadwood	No	No	P2	☑	Building		☐
4297	Red maple	*Acer rubrum*	14	Fair	Deadwood	No	No	P2	☑	Building		☐
4298	Sugar maple	*Acer saccharum*	4	Fair	Overtopped	No	No	P2	☑	Building		☐
4299	Sugar maple	*Acer saccharum*	14	Good	None	No	No	P2	☑	Building		☐

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Parcel #	Removal	Reason for Removal	Protected	25% Slopes
4300	Sugar maple	*Acer saccharum*	13	Good	None	No	No	P2	☑	Grading		☐
4301	Black cherry	*Prunus serotina*	8	Poor	Vines. Leans	No	No	P2	☑	Building		☐
4302	Red maple	*Acer rubrum*	13	Fair	Deadwood	No	No	P2	☑	Building		☐
4303	Sugar maple	*Acer saccharum*	4	Fair	Overtopped	No	No	P2	☑	Building		☐
4304	Sycamore maple	*Acer pseudoplatanus*	14	Fair	Deadwood	Yes	No	P2	☑	Building		☐
4305	Sycamore maple	*Acer pseudoplatanus*	15	Fair	Deadwood	Yes	No	P2	☑	Building		☐
4306	Sugar maple	*Acer saccharum*	13	Fair	Deadwood	No	No	P2	☑	Internal Roadway		☐
4307	Sugar maple	*Acer saccharum*	14	Good	Small deadwood	No	No	P2	☑	Internal Roadway		☐
4308	Sugar maple	*Acer saccharum*	8	Fair	Overtopped	No	No	P2	☑	Internal Roadway		☐
4309	Sugar maple	*Acer saccharum*	7	Fair	Overtopped	No	No	P2	☑	Internal Roadway		☐
4310	Sycamore maple	*Acer pseudoplatanus*	12	Fair	Deadwood	Yes	No	P2	☑	Internal Roadway		☐
4311	Norway maple	*Acer platanoides*	13	Good	Small deadwood	Yes	No	P2	☑	Internal Roadway		☐
4312	Norway maple	*Acer platanoides*	14	Good	Small deadwood	Yes	No	P2	☑	Internal Roadway		☐
4313	Norway maple	*Acer platanoides*	8	Fair	Overtopped	Yes	No	P2	☑	Internal Roadway		☐
4314	Norway maple	*Acer platanoides*	9	Fair	Overtopped	Yes	No	P2	☑	Internal Roadway		☐
4315	Sugar maple	*Acer saccharum*	14	Good	Small deadwood	No	No	P2	☑	Grading		☐
4316	Sugar maple	*Acer saccharum*	9	Fair	Overtopped	No	No	P2	☑	Internal Roadway		☐
4317	Norway maple	*Acer platanoides*	14	Fair	Deadwood	Yes	No	P2	☑	Internal Roadway		☐
4318	Norway maple	*Acer platanoides*	16	Fair	Deadwood	Yes	No	P2	☑	Internal Roadway		☐
4336	American elm	*Ulmus americana*	5	Fair	Vines	No	No	P2	☑	Grading		☐
4337	American elm	*Ulmus americana*	5	Fair	Vines	No	No	P2	☑	Grading		☐
4338	American elm	*Ulmus americana*	4	Poor	Covered in vines	No	Yes	P2	☑	Building		☐
4339	Red maple	*Acer rubrum*	4	Fair	Vines	No	No	P2	☑	Building		☐
4340	American elm	*Ulmus americana*	7	Fair	Vines	No	No	P2	☑	Building		☐
4341	Tulip poplar	*Liriodendron tulipifera*	13	Fair	Vines	No	No	P2	☑	Building		☐
4342	American elm	*Ulmus americana*	4	Fair	Vines	No	No	P2	☑	Building		☐
4343	American elm	*Ulmus americana*	5	Poor	Covered in vines	No	Yes	P2	☑	Building		☐
4344	Butternut	*Juglans cinerea*	9	Poor	Significant lean. Dieback	No	Yes	P2	☑	Internal Roadway		☐
4345	Norway maple	*Acer platanoides*	32	Fair	Codominant at 5 feet. Deadwood	Yes	No	P2	☑	Internal Roadway		☐
4346	Sugar maple	*Acer saccharum*	9	Fair	Overtopped	No	No	P2	☑	Internal Roadway		☐
4347	Sugar maple	*Acer saccharum*	11	Fair	Deadwood	No	No	P2	☑	Internal Roadway		☐
4348	Norway maple	*Acer platanoides*	4	Fair	Overtopped	Yes	No	P2	☑	Internal Roadway		☐
4349	Sugar maple	*Acer saccharum*	16	Fair	Deadwood	No	No	P2	☑	Internal Roadway		☐
4350	Butternut	*Juglans cinerea*	19	Fair	Leans. Deadwood	No	No	P2	☑	Internal Roadway		☐
4351	Norway maple	*Acer platanoides*	17	Good	None	Yes	No	P2	☑	Internal Roadway		☐
4352	Sugar maple	*Acer saccharum*	5	Fair	Overtopped	No	No	P2	☑	Internal Roadway		☐
4353	Red maple	*Acer rubrum*	12	Fair	Deadwood	No	No	P2	☑	Internal Roadway		☑
4354	Sugar maple	*Acer saccharum*	8	Fair	Self correcting lean	No	No	P2	☑	Internal Roadway		☐
4355	Black cherry	*Prunus serotina*	14	Fair	Leans. Deadwood	No	No	P2	☑	Internal Roadway		☐
4356	Sugar maple	*Acer saccharum*	13	Fair	Decay	No	No	P2	☑	Internal Roadway		☐
4357	Norway maple	*Acer platanoides*	6	Fair	Overtopped	Yes	No	P2	☑	Internal Roadway		☐
4358	Black walnut	*Juglans nigra*	13	Fair	Vines	No	No	P2	☑	Internal Roadway		☐
4359	Sugar maple	*Acer saccharum*	7	Poor	Central lead is dead	No	Yes	P2	☑	Internal Roadway		☐
4360	Norway maple	*Acer platanoides*	18	Fair	Deadwood	Yes	No	P2	☑	Internal Roadway		☐
4362	Norway maple	*Acer platanoides*	21	Fair	Deadwood. Vines	Yes	No	P2	☑	Internal Roadway		☐
4363	Norway maple	*Acer platanoides*	18	Good	Small deadwood	Yes	No	P2	☑	Internal Roadway		☐
4364	Norway maple	*Acer platanoides*	5	Fair	Overtopped.	Yes	No	P2	☑	Internal Roadway		☐
4365	Norway maple	*Acer platanoides*	4	Fair	Overtopped.	Yes	No	P2	☑	Internal Roadway		☐

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Parcel #	Removal	Reason for Removal	Protected	25% Slopes
4366	Norway maple	*Acer platanoides*	13	Fair	Overtopped.	Yes	No	P2	☑	Internal Roadway		☐
4367	Norway maple	*Acer platanoides*	14	Fair	Overtopped. Deadwood	Yes	No	P2	☑	Internal Roadway		☐
4368	Norway maple	*Acer platanoides*	19	Fair	Deadwood. Leans	Yes	No	P2	☑	Internal Roadway		☐
4369	Norway maple	*Acer platanoides*	13	Fair	Deadwood	Yes	No	P2	☑	Internal Roadway		☐
4370	Norway maple	*Acer platanoides*	10	Fair	Deadwood	Yes	No	P2	☑	Grading		☐
4609	American holly	*Ilex opaca*	10	Fair	Vines	No	No	P2	☑	Building		☐
4610	Norway spruce	*Picea abies*	43	Poor	Column of decay along trunk. Broken top. Vines	No	Yes	P2	☑	Building		☐
4611	Black walnut	*Juglans nigra*	41	Fair	Deadwood. Vines	No	No	P2	☑	Grading		☐
4612	Norway spruce	*Picea abies*	30	Fair	Deadwood	No	No	P2	☑	Internal Roadway		☐
4613	Japanese maple	*Acer palmatum*	17	Fair	Codominant at 2 feet. Decay in one lead	No	No	P2	☑	Grading		☐
4614	Japanese maple	*Acer palmatum*	15	Good	Small deadwood	No	No	P2	☑	Internal Roadway		☐
4615	Norway spruce	*Picea abies*	23	Good	Deadwood	No	No	P2	☑	Internal Roadway		☐
4616	Sugar maple	*Acer saccharum*	21	Fair	Deadwood	No	No	P2	☑	Internal Roadway		☐
4617	Sugar maple	*Acer saccharum*	22	Fair	Deadwood	No	No	P2	☑	Grading		☐
4618	Mulberry	*Morus spp.*	15	Poor	Covered in vines	No	Yes	P2	☑	Grading		☐
4619	Norway maple	*Acer platanoides*	17	Fair	Deadwood	Yes	No	P2	☑	Stormwater		☐
4620	Ailanthus	*Ailanthus altissima*	5	Fair	Vines.	Yes	No	P2	☑	Grading		☐
4621	Ailanthus	*Ailanthus altissima*	5	Fair	Vines.	Yes	No	P2	☑	Grading		☐
4622	Ailanthus	*Ailanthus altissima*	6	Fair	Vines.	Yes	No	P2	☑	Grading		☐
4623	Japanese maple	*Acer palmatum*	13	Fair	Deadwood	No	No	P2	☑	Stormwater		☐
4624	Japanese maple	*Acer palmatum*	10	Fair	Deadwood	No	No	P2	☑	Stormwater		☐
4625	Japanese maple	*Acer palmatum*	18	Fair	Deadwood	No	No	P2	☑	Stormwater		☑
4626	Black cherry	*Prunus serotina*	8	Fair	Overtopped	No	No	P2	☑	Stormwater		☑
4627	Ailanthus	*Ailanthus altissima*	7	Fair	Vines. Overtopped	Yes	No	P2	☑	Stormwater		☐
4628	Ailanthus	*Ailanthus altissima*	15	Fair	Vines.	Yes	No	P2	☑	Stormwater		☐
4629	Norway spruce	*Picea abies*	44	Fair	Large deadwood. Vines	No	No	P2	☑	Stormwater		☐
4630	Ailanthus	*Ailanthus altissima*	5	Fair	Vines. Overtopped	Yes	No	P2	☑	Stormwater		☐
4631	Ailanthus	*Ailanthus altissima*	4	Fair	Vines. Overtopped	Yes	No	P2	☑	Stormwater		☐
4632	Ailanthus	*Ailanthus altissima*	5	Fair	Vines. Overtopped	Yes	No	P2	☑	Stormwater		☐
4633	Ailanthus	*Ailanthus altissima*	9	Fair	Overtopped	Yes	No	P2	☑	Stormwater		☐
4634	Ailanthus	*Ailanthus altissima*	13	Fair	Codominant near base	Yes	No	P2	☑	Stormwater		☐
4635	Ailanthus	*Ailanthus altissima*	16	Fair	Vines. Tri lead	Yes	No	P2	☑	Stormwater		☐
4636	Norway maple	*Acer platanoides*	16	Fair	Codominant. Deadwood	Yes	No	P2	☑	Stormwater		☐
4637	Japanese maple	*Acer palmatum*	6	Fair	Overtopped	No	No	P2	☑	Stormwater		☐
4641	Red oak	*Quercus rubra*	26	Fair	Deadwood	No	No	P2	☑	Stormwater		☐
4642	Black walnut	*Juglans nigra*	48	Fair	Deadwood	No	No	P2	☑	Stormwater		☐
4643	Ailanthus	*Ailanthus altissima*	6	Fair	Leans. Vines	Yes	No	P2	☑	Stormwater		☐
4644	Mulberry	*Morus spp.*	15	Fair	Deadwood	No	No	P2	☑	Stormwater		☐
4645	Black walnut	*Juglans nigra*	19	Fair	Deadwood. Vines	No	No	P2	☑	Stormwater		☐
4646	Mulberry	*Morus spp.*	5	Fair	Vines	No	No	P2	☑	Stormwater		☐
4647	Mulberry	*Morus spp.*	5	Fair	Vines	No	No	P2	☑	Stormwater		☐
4648	Norway spruce	*Picea abies*	27	Fair	Deadwood	No	No	P2	☑	Grading		☐
4649	Norway spruce	*Picea abies*	22	Fair	Deadwood	No	No	P2	☑	Grading		☐
4650	Japanese maple	*Acer palmatum*	7	Fair	Overtopped	No	No	P2	☑	Building		☑
4651	Japanese maple	*Acer palmatum*	4	Fair	Overtopped	No	No	P2	☑	Building		☑
4652	Ailanthus	*Ailanthus altissima*	9	Fair	Overtopped	Yes	No	P2	☑	Building		☑
4653	Japanese maple	*Acer palmatum*	4	Fair	Overtopped	No	No	P2	☑	Building		☐
4654	Japanese maple	*Acer palmatum*	5	Fair	Overtopped	No	No	P2	☑	Building		☑

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Parcel #	Removal	Reason for Removal	Protected	25% Slopes
4655	Japanese maple	*Acer palmatum*	14	Good	None	No	No	P2	☑	Building		☐
4656	Sugar maple	*Acer saccharum*	7	Fair	Overtopped	No	No	P2	☑	Grading		☐

TREES TO BE PRESERVED

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Parcel #	Removal	Reason for Removal	Protected	25% Slopes
1037	Norway maple	*Acer platanoides*	16	Good	Deadwood	Yes	No	P2	☐	--		☐
1038	Sugar maple	*Acer saccharum*	5	Fair	Overtopped	No	No	P2	☐	--		☐
1062	Sugar maple	*Acer saccharum*	24	Good	None	No	No	P2	☐	--		☐
1063	Sugar maple	*Acer saccharum*	18	Good	Deadwood	No	No	P2	☐	--		☐
1064	Sugar maple	*Acer saccharum*	16	Fair	Deadwood	No	No	P2	☐	--		☐
1065	American elm	*Ulmus americana*	18	Fair	Deadwood	No	No	P2	☐	--		☐
1066	Sugar maple	*Acer saccharum*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1070	Sugar maple	*Acer saccharum*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1071	Norway maple	*Acer platanoides*	11	Good	Small deadwood	Yes	No	P2	☐	--		☐
1072	Sugar maple	*Acer saccharum*	5	Fair	Overtopped	No	No	P2	☐	--		☐
1073	Norway maple	*Acer platanoides*	7	Fair	Small deadwood	Yes	No	P2	☐	--		☐
1074	Sugar maple	*Acer saccharum*	13	Fair	Deadwood	No	No	P2	☐	--		☐
1091	Sugar maple	*Acer saccharum*	4	Fair	Overtopped.	No	No	P2	☐	--		☐
1096	White pine	*Pinus strobus*	43	Poor	One lead broken. Decay	No	Yes	P2	☐	--		☐
1121	Japanese maple	*Acer palmatum*	5	Good	Overtopped	No	No	P2	☐	--		☐
1122	Norway maple	*Acer platanoides*	10	Good	None	Yes	No	P2	☐	--		☐
1123	Japanese maple	*Acer palmatum*	4	Good	Overtopped	No	No	P2	☐	--		☐
1124	Sugar maple	*Acer saccharum*	10	Good	Small deadwood	No	No	P2	☐	--		☐
1125	Japanese maple	*Acer palmatum*	10	Fair	Deadwood	No	No	P2	☐	--		☐
1138	American elm	*Ulmus americana*	6	Fair	Leans	No	No	P2	☐	--		☐
1139	Sugar maple	*Acer saccharum*	5	Fair	Overtopped	No	No	P2	☐	--		☐
1140	American elm	*Ulmus americana*	7	Fair	Leans	No	No	P2	☐	--		☐
1141	Norway maple	*Acer platanoides*	8	Fair	Vines	Yes	No	P2	☐	--		☐
1142	Sugar maple	*Acer saccharum*	9	Fair	Vines. Deadwood	No	No	P2	☐	--		☐
1143	Japanese maple	*Acer palmatum*	5	Fair	Vines	No	No	P2	☐	--		☐
1144	Norway maple	*Acer platanoides*	5	Fair	Overtopped	Yes	No	P2	☐	--		☐
1145	Norway maple	*Acer platanoides*	10	Fair	Deadwood	Yes	No	P2	☐	--		☐
1146	Norway maple	*Acer platanoides*	4	Fair	Overtopped	Yes	No	P2	☐	--		☐
1147	Sugar maple	*Acer saccharum*	4	Fair	Overtopped. Cavity	No	No	P2	☐	--		☐
1148	Norway maple	*Acer platanoides*	6	Fair	Overtopped	Yes	No	P2	☐	--		☐
1149	Norway maple	*Acer platanoides*	6	Fair	Overtopped	Yes	No	P2	☐	--		☐
1150	Norway maple	*Acer platanoides*	27	Fair	Vines. Deadwood	Yes	No	P2	☐	--		☐
1151	American elm	*Ulmus americana*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1152	Red maple	*Acer rubrum*	7	Poor	Dieback. Deadwood	No	No	P2	☐	--		☐
1153	Norway maple	*Acer platanoides*	6	Fair	Overtopped	Yes	No	P2	☐	--		☐
1154	Sugar maple	*Acer saccharum*	5	Fair	Overtopped.	No	No	P2	☐	--		☐
1155	Sugar maple	*Acer saccharum*	9	Poor	Covered in vines	No	Yes	P2	☐	--		☐
1156	American elm	*Ulmus americana*	4	Fair	Vines. Overtopped	No	No	P2	☐	--		☐
1157	Norway maple	*Acer platanoides*	11	Good	None	Yes	No	P2	☐	--		☐
1158	Black cherry	*Prunus serotina*	5	Fair	Overtopped	No	No	P2	☐	--		☐
1159	Sugar maple	*Acer saccharum*	14	Good	None	No	No	P2	☐	--		☐
1160	Japanese maple	*Acer palmatum*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1161	Japanese maple	*Acer palmatum*	5	Fair	Overtopped	No	No	P2	☐	--		☐
1162	Japanese maple	*Acer palmatum*	4	Fair	Overtopped. Vines	No	No	P2	☐	--		☐
1163	Japanese maple	*Acer palmatum*	6	Fair	Overtopped. Vines	No	No	P2	☐	--		☐
1164	Norway maple	*Acer platanoides*	15	Fair	Vines. Deadwood	Yes	No	P2	☐	--		☐
1173	Norway maple	*Acer platanoides*	5	Fair	Vines	Yes	No	P2	☐	--		☐
1174	American elm	*Ulmus americana*	6	Fair	Overtopped	No	No	P2	☐	--		☐

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Parcel #	Removal	Reason for Removal	Protected	25% Slopes
1175	Sugar maple	*Acer saccharum*	9	Fair	Deadwood	No	No	P2	☐	--		☐
1176	Norway maple	*Acer platanoides*	5	Fair	Small deadwood	Yes	No	P2	☐	--		☐
1177	Norway maple	*Acer platanoides*	15	Good	Small deadwood	Yes	No	P2	☐	--		☐
1178	Norway maple	*Acer platanoides*	5	Fair	Overtopped	Yes	No	P2	☐	--		☐
1179	Norway maple	*Acer platanoides*	10	Fair	Vines	Yes	No	P2	☐	--		☐
1180	American elm	*Ulmus americana*	8	Fair	Overtopped	No	No	P2	☐	--		☐
1181	American elm	*Ulmus americana*	7	Fair	Overtopped	No	No	P2	☐	--		☐
1192	Norway maple	*Acer platanoides*	16	Good	None	Yes	No	P2	☐	--		☐
1193	Sugar maple	*Acer saccharum*	9	Fair	Overtopped	No	No	P2	☐	--		☐
1194	Norway maple	*Acer platanoides*	13	Good	None	Yes	No	P2	☐	--		☐
1249	Norway maple	*Acer platanoides*	12	Poor	Dead top	Yes	Yes	P2	☐	--		☐
1267	Norway maple	*Acer platanoides*	7	Fair	Overtopped	Yes	No	P2	☐	--		☐
1268	Red oak	*Quercus rubra*	17	Fair	Deadwood	No	No	P2	☐	--		☐
1269	Sugar maple	*Acer saccharum*	5	Good	None	No	No	P2	☐	--		☐
1270	Black cherry	*Prunus serotina*	18	Fair	Deadwood	No	No	P2	☐	--		☐
1271	Norway maple	*Acer platanoides*	13	Fair	Deadwood	Yes	No	P2	☐	--		☐
1317	Sugar maple	*Acer saccharum*	13	Good	Overtopped	No	No	P2	☐	--		☐
1318	Sugar maple	*Acer saccharum*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1353	Norway maple	*Acer platanoides*	13	Good	Small deadwood	Yes	No	P2	☐	--		☐
1366	Norway maple	*Acer platanoides*	10	Fair	None	Yes	No	P2	☐	--		☐
1380	Red oak	*Quercus rubra*	21	Fair	Deadwood	No	No	P2	☐	--		☐
1419	Sugar maple	*Acer saccharum*	7	Fair	Small deadwood	No	No	P2	☐	--		☐
1455	Sugar maple	*Acer saccharum*	7	Fair	Overtopped	No	No	P2	☐	--		☐
1456	Norway maple	*Acer platanoides*	9	Fair	None	Yes	No	P2	☐	--		☐
1457	Norway maple	*Acer platanoides*	6	Fair	None	Yes	No	P2	☐	--		☐
1458	Sugar maple	*Acer saccharum*	7	Fair	Small deadwood	No	No	P2	☐	--		☐
1459	Sugar maple	*Acer saccharum*	5	Fair	Overtopped	No	No	P2	☐	--		☐
1460	Norway maple	*Acer platanoides*	6	Fair	None	Yes	No	P2	☐	--		☐
1461	Sugar maple	*Acer saccharum*	7	Fair	Overtopped	No	No	P2	☐	--		☐
1462	Sugar maple	*Acer saccharum*	11	Fair	Deadwood	No	No	P2	☐	--		☐
1463	Sugar maple	*Acer saccharum*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1464	Norway maple	*Acer platanoides*	19	Fair	Deadwood	Yes	No	P2	☐	--		☐
1466	Norway maple	*Acer platanoides*	12	Fair	None	Yes	No	P2	☐	--		☐
1467	Norway maple	*Acer platanoides*	10	Good	None	Yes	No	P2	☐	--		☐
1468	Sugar maple	*Acer saccharum*	14	Good	Small deadwood	No	No	P2	☐	--		☐
1469	Red oak	*Quercus rubra*	11	Poor	Vines wrapped around trunk. Decay	No	Yes	P2	☐	--		☐
1471	Sugar maple	*Acer saccharum*	7	Poor	Cavity. Broken top	No	Yes	P2	☐	--		☐
1472	Sugar maple	*Acer saccharum*	5	Fair	Overtopped	No	No	P2	☐	--		☐
1473	Shagbark hickory	*Carya ovata*	10	Fair	None	No	No	P2	☐	--		☐
1474	Shagbark hickory	*Carya ovata*	6	Good	None	No	No	P2	☐	--		☐
1475	Red oak	*Quercus rubra*	9	Good	None	No	No	P2	☐	--		☐
1502	Norway maple	*Acer platanoides*	9	Fair	Overtopped	Yes	No	P2	☐	--		☐
1503	Red oak	*Quercus rubra*	17	Fair	Deadwood	No	No	P2	☐	--		☐
1504	Norway maple	*Acer platanoides*	18	Good	None	Yes	No	P2	☐	--		☐
1506	Norway maple	*Acer platanoides*	5	Fair	Overtopped	Yes	No	P2	☐	--		☐
1507a	Norway maple	*Acer platanoides*	4	Fair	Overtopped	Yes	No	P2	☐	--		☐
1507b	Norway maple	*Acer platanoides*	5	Dead	Standing dead tree	Yes	Yes	P2	☐	--		☐
1508	Black cherry	*Prunus serotina*	17	Fair	Large deadwood	No	No	P2	☐	--		☐

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Parcel #	Removal	Reason for Removal	Protected	25% Slopes
1509	Shagbark hickory	*Carya ovata*	7	Fair	Overtopped	No	No	P2	☐	--		☐
1510	Shagbark hickory	*Carya ovata*	6	Fair	Overtopped	No	No	P2	☐	--		☐
1511	Black cherry	*Prunus serotina*	11	Poor	Significant lean. Dieback	No	No	P2	☐	--		☐
1512	Sugar maple	*Acer saccharum*	10	Fair	Overtopped	No	No	P2	☐	--		☐
1513	Norway maple	*Acer platanoides*	19	Good	Small deadwood	Yes	No	P2	☐	--		☐
1514	Norway maple	*Acer platanoides*	9	Good	Small deadwood	Yes	No	P2	☐	--		☐
1515	Norway maple	*Acer platanoides*	8	Poor	Broken top	Yes	Yes	P2	☐	--		☐
1516	Red maple	*Acer rubrum*	8	Fair	Overtopped	No	No	P2	☐	--		☐
1517	Shagbark hickory	*Carya ovata*	9	Good	None	No	No	P2	☐	--		☐
1518	Shagbark hickory	*Carya ovata*	5	Fair	Overtopped	No	No	P2	☐	--		☐
1519	Ailanthus	*Ailanthus altissima*	17	Fair	Deadwood	Yes	No	P2	☐	--		☐
1520	Shagbark hickory	*Carya ovata*	9	Good	None	No	No	P2	☐	--		☐
1521	Pignut hickory	*Carya glabra*	18	Fair	Deadwood	No	No	P2	☐	--		☐
1522	American elm	*Ulmus americana*	5	Fair	Overtopped	No	No	P2	☐	--		☐
1523	Norway maple	*Acer platanoides*	12	Good	None	Yes	No	P2	☐	--		☐
1524	Norway maple	*Acer platanoides*	9	Fair	Deadwood	Yes	No	P2	☐	--		☐
1525	Norway maple	*Acer platanoides*	14	Fair	Deadwood	Yes	No	P2	☐	--		☐
1526	Norway maple	*Acer platanoides*	8	Fair	Overtopped	Yes	No	P2	☐	--		☐
1527	Norway maple	*Acer platanoides*	27	Fair	Deadwood	Yes	No	P2	☐	--		☑
1528	Norway maple	*Acer platanoides*	17	Good	None	Yes	No	P2	☐	--		☑
1529	Norway spruce	*Picea abies*	13	Fair	Deadwood	No	No	P2	☐	--		☑
1530	Norway spruce	*Picea abies*	23	Fair	Deadwood	No	No	P2	☐	--		☑
1531	Red oak	*Quercus rubra*	44	Fair	Deadwood. Codominant at 12 feet	No	No	P2	☐	--		☐
1532	Norway spruce	*Picea abies*	25	Poor	Significant dieback	No	Yes	P2	☐	--		☑
1533	Norway spruce	*Picea abies*	10	Fair	Overtopped. Deadwood	No	No	P2	☐	--		☑
1534	Red maple	*Acer rubrum*	18	Fair	Deadwood	No	No	P2	☐	--		☑
1535	Norway spruce	*Picea abies*	13	Fair	Deadwood	No	No	P2	☐	--		☑
1536	Norway spruce	*Picea abies*	7	Fair	Overtopped	No	No	P2	☐	--		☑
1537	Norway spruce	*Picea abies*	22	Fair	Deadwood	No	No	P2	☐	--		☑
1538	Ailanthus	*Ailanthus altissima*	14	Fair	Deadwood	Yes	No	P2	☐	--		☐
1539	Norway spruce	*Picea abies*	5	Poor	Overtopped	No	No	P2	☐	--		☑
1540	Red maple	*Acer rubrum*	13	Fair	Overtopped	No	No	P2	☐	--		☑
1542	Sugar maple	*Acer saccharum*	10	Fair	Vines	No	No	P2	☐	--		☐
1582	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☐	--		☐
1583	Sugar maple	*Acer saccharum*	5	Fair	Vines	No	No	P2	☐	--		☐
1584	Yellow birch	*Betula allgheniensis*	13	Fair	Self correcting lean	No	No	P2	☐	--		☐
1585	Norway spruce	*Picea abies*	13	Fair	Deadwood	No	No	P2	☐	--		☐
1586	Norway spruce	*Picea abies*	13	Fair	Deadwood	No	No	P2	☐	--		☐
1592	American elm	*Ulmus americana*	6	Good	Small deadwood	No	No	P2	☐	--		☐
1593	Red oak	*Quercus rubra*	37	Fair	Deadwood	No	No	P2	☐	--		☑
1594	Black birch	*Betula lenta*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1595	Black oak	*Quercus velutina*	23	Fair	Calloused wound with minor decay.	No	No	P2	☐	--		☐
1596	Black oak	*Quercus velutina*	34	Fair	Deadwood	No	No	P2	☐	--		☐
1597	Black birch	*Betula lenta*	5	Fair	Overtopped	No	No	P2	☐	--		☐
1598	Red oak	*Quercus rubra*	20	Fair	Deadwood	No	No	P2	☐	--		☐
1599	Black birch	*Betula lenta*	38	Fair	Codominant at 2 feet. Deadwood	No	No	P2	☐	--		☐
1600	Sugar maple	*Acer saccharum*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1601	Red oak	*Quercus rubra*	24	Fair	Deadwood	No	No	P2	☐	--		☐

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Parcel #	Removal	Reason for Removal	Protected	25% Slopes
1602	Norway maple	*Acer platanoides*	6	Fair	Overtopped	Yes	No	P2	☐	--		☐
1603	Norway maple	*Acer platanoides*	8	Fair	Overtopped	Yes	No	P2	☐	--		☐
1604	Shagbark hickory	*Carya ovata*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1605	Black birch	*Betula lenta*	5	Good	None	No	No	P2	☐	--		☐
1606	Red oak	*Quercus rubra*	32	Fair	Deadwood	No	No	P2	☐	--		☐
1607	Red maple	*Acer rubrum*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1608	Black birch	*Betula lenta*	8	Good	None	No	No	P2	☐	--		☐
1609	Red oak	*Quercus rubra*	20	Fair	Deadwood	No	No	P2	☐	--		☐
1610	Black birch	*Betula lenta*	4	Fair	Ovetopped	No	No	P2	☐	--		☐
1611	Black birch	*Betula lenta*	5	Fair	Ovetopped	No	No	P2	☐	--		☐
1612	Red oak	*Quercus rubra*	21	Fair	Deadwood	No	No	P2	☐	--		☐
1613	Red oak	*Quercus rubra*	20	Fair	Deadwood	No	No	P2	☐	--		☐
1614	Black birch	*Betula lenta*	6	Fair	Ovetopped	No	No	P2	☐	--		☐
1615	Red oak	*Quercus rubra*	16	Fair	Deadwood	No	No	P2	☐	--		☐
1616	Red maple	*Acer rubrum*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1617	Red maple	*Acer rubrum*	5	Fair	Overtopped	No	No	P2	☐	--		☐
1618	Red maple	*Acer rubrum*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1619	Red maple	*Acer rubrum*	5	Good	None	No	No	P2	☐	--		☐
1620	Red oak	*Quercus rubra*	19	Fair	Deadwood	No	No	P2	☐	--		☐
1621	American elm	*Ulmus americana*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1622	Red oak	*Quercus rubra*	26	Fair	Deadwood	No	No	P2	☐	--		☐
1623	American elm	*Ulmus americana*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1624	Red oak	*Quercus rubra*	15	Fair	Deadwood	No	No	P2	☐	--		☐
1625	Red maple	*Acer rubrum*	17	Dead	Standing dead tree	No	Yes	P2	☐	--		☐
1626	Black oak	*Quercus velutina*	23	Good	Deadwood	No	No	P2	☐	--		☐
1627	American elm	*Ulmus americana*	7	Fair	Overtopped	No	No	P2	☐	--		☐
1628	Black cherry	*Prunus serotina*	21	Poor	Large deadwood	No	No	P2	☐	--		☐
1629	American elm	*Ulmus americana*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1630	American elm	*Ulmus americana*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1631	Red oak	*Quercus rubra*	13	Good	Small deadwood	No	No	P2	☐	--		☐
1632	Red oak	*Quercus rubra*	17	Fair	Deadwood	No	No	P2	☐	--		☐
1633	Red maple	*Acer rubrum*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1634	Sugar maple	*Acer saccharum*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1635	Red maple	*Acer rubrum*	6	Good	Small deadwood	No	No	P2	☐	--		☐
1636	Black birch	*Betula lenta*	6	Good	Ovetopped	No	No	P2	☐	--		☐
1637	Red oak	*Quercus rubra*	25	Good	Small deadwood	No	No	P2	☐	--		☐
1638	American elm	*Ulmus americana*	6	Fair	Overtopped	No	No	P2	☐	--		☐
1639	Red maple	*Acer rubrum*	6	Fair	Overtopped	No	No	P2	☐	--		☐
1640	American elm	*Ulmus americana*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1641	American elm	*Ulmus americana*	5	Fair	Overtopped	No	No	P2	☐	--		☐
1642	Red oak	*Quercus rubra*	22	Fair	Deadwood	No	No	P2	☐	--		☐
1643	Sugar maple	*Acer saccharum*	5	Good	Overtopped	No	No	P2	☐	--		☐
1644	Black oak	*Quercus velutina*	31	Fair	Deadwood	No	No	P2	☐	--		☐
1645	Red maple	*Acer rubrum*	22	Fair	Codominant at 3 feet	No	No	P2	☐	--		☐
1646	Red oak	*Quercus rubra*	17	Fair	Deadwood	No	No	P2	☐	--		☐
1647	American elm	*Ulmus americana*	5	Fair	Overtopped	No	No	P2	☐	--		☐
1648	Sugar maple	*Acer saccharum*	4	Good	Overtopped	No	No	P2	☐	--		☐
1649	Red maple	*Acer rubrum*	42	Fair	Codominant at 2 feet	No	No	P2	☐	--		☐

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Parcel #	Removal	Reason for Removal	Protected	25% Slopes
1650	American elm	*Ulmus americana*	5	Fair	Overtopped	No	No	P2	☐	--		☐
1651	American elm	*Ulmus americana*	6	Fair	Overtopped	No	No	P2	☐	--		☐
1652	Red maple	*Acer rubrum*	23	Fair	Leans. Deadwood	No	No	P2	☐	--		☐
1653	American elm	*Ulmus americana*	7	Dead	Standing dead tree	No	Yes	P2	☐	--		☐
1654	Black cherry	*Prunus serotina*	9	Fair	Deadwood	No	No	P2	☐	--		☐
1655	Black gum	*Nyssa sylvatica*	30	Fair	Tri lead at 3 feet	No	No	P2	☐	--		☐
1656	Red maple	*Acer rubrum*	25	Fair	Deadwood	No	No	P2	☐	--		☐
1657	Sugar maple	*Acer saccharum*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1658	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☐	--		☐
1659	Sugar maple	*Acer saccharum*	7	Fair	Overtopped	No	No	P2	☐	--		☐
1660	Sugar maple	*Acer saccharum*	5	Fair	Overtopped	No	No	P2	☐	--		☐
1661	Red maple	*Acer rubrum*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1662	Black cherry	*Prunus serotina*	14	Good	Small deadwood	No	No	P2	☐	--		☑
1663	Red maple	*Acer rubrum*	7	Poor	Broken top. Vines	No	Yes	P2	☐	--		☐
1664	Red maple	*Acer rubrum*	14	Fair	Vines	No	No	P2	☐	--		☐
1665	Sugar maple	*Acer saccharum*	4	Fair	Overtopped. Leans	No	No	P2	☐	--		☐
1666	Red maple	*Acer rubrum*	17	Good	Small deadwood	No	No	P2	☐	--		☐
1667	Red maple	*Acer rubrum*	12	Good	Small deadwood	No	No	P2	☐	--		☐
1668	Red maple	*Acer rubrum*	13	Good	Small deadwood	No	No	P2	☐	--		☐
1669	Red maple	*Acer rubrum*	10	Fair	Vines	No	No	P2	☐	--		☐
1670	Sassafras	*Sassafras albidum*	45	Fair	Vines. Deadwood	No	No	P2	☐	--		☐
1671	American elm	*Ulmus americana*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1672	Norway maple	*Acer platanoides*	9	Fair	Vines	Yes	No	P2	☐	--		☐
1673	Norway maple	*Acer platanoides*	4	Fair	Overtopped	Yes	No	P2	☐	--		☐
1674	Red maple	*Acer rubrum*	5	Fair	Overtopped	No	No	P2	☐	--		☐
1675	American elm	*Ulmus americana*	6	Fair	Overtopped	No	No	P2	☐	--		☐
1676	Red maple	*Acer rubrum*	12	Fair	Leans	No	No	P2	☐	--		☐
1677	Red maple	*Acer rubrum*	24	Fair	Deadwood	No	No	P2	☐	--		☐
1678	Sugar maple	*Acer saccharum*	9	Fair	Overtopped	No	No	P2	☐	--		☐
1679	Sugar maple	*Acer saccharum*	9	Fair	Overtopped. Vines	No	No	P2	☐	--		☐
1680	American elm	*Ulmus americana*	5	Poor	Significant bend	No	No	P2	☐	--		☐
1681	American elm	*Ulmus americana*	11	Fair	Leans. Vines	No	No	P2	☐	--		☐
1682	Sugar maple	*Acer saccharum*	7	Fair	Vines. Overtopped	No	No	P2	☐	--		☐
1683	Sugar maple	*Acer saccharum*	13	Fair	Deadwood	No	No	P2	☐	--		☐
1684	Norway maple	*Acer platanoides*	5	Fair	Overtopped	Yes	No	P2	☐	--		☐
1685	Norway maple	*Acer platanoides*	7	Fair	Overtopped	Yes	No	P2	☐	--		☐
1686	Norway maple	*Acer platanoides*	5	Fair	Overtopped	Yes	No	P2	☐	--		☐
1687	Red maple	*Acer rubrum*	22	Fair	Deadwood. Vines	No	No	P2	☐	--		☐
1688	Red maple	*Acer rubrum*	8	Poor	Overtopped. Bends. Vines	No	Yes	P2	☐	--		☐
1689	Sugar maple	*Acer saccharum*	8	Fair	Overtopped. Vines	No	No	P2	☐	--		☐
1690	Norway maple	*Acer platanoides*	13	Good	None	Yes	No	P2	☐	--		☐
1691	Norway maple	*Acer platanoides*	9	Fair	Overtopped	Yes	No	P2	☐	--		☐
1692	Sugar maple	*Acer saccharum*	23	Fair	Large deadwood	No	No	P2	☐	--		☐
1693	Red maple	*Acer rubrum*	27	Fair	Codominant at 5 feet. Deadwood	No	No	P2	☐	--		☐
1694	American elm	*Ulmus americana*	6	Fair	Overtopped	No	No	P2	☐	--		☐
1695	Red maple	*Acer rubrum*	19	Fair	Deadwood	No	No	P2	☐	--		☐
1696	American elm	*Ulmus americana*	7	Dead	Standing dead tree	No	Yes	P2	☐	--		☐
1697	Black cherry	*Prunus serotina*	17	Fair	Deadwood	No	No	P2	☐	--		☐

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Parcel #	Removal	Reason for Removal	Protected	25% Slopes
1698	Red maple	*Acer rubrum*	17	Good	Deadwood	No	No	P2	☐	--		☐
1699	Norway maple	*Acer platanoides*	9	Fair	Overtopped	Yes	No	P2	☐	--		☐
1700	American elm	*Ulmus americana*	4	Poor	Covered in vines	No	Yes	P2	☐	--		☐
1701	Red oak	*Quercus rubra*	10	Fair	Overtopped	No	No	P2	☐	--		☐
1702	Red maple	*Acer rubrum*	22	Fair	Deadwood	No	No	P2	☐	--		☐
1703	Sugar maple	*Acer saccharum*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1704	Red maple	*Acer rubrum*	17	Fair	Deadwood	No	No	P2	☐	--		☐
1705	Tulip poplar	*Liriodendron tulipifera*	5	Fair	Overtopped	No	No	P2	☐	--		☐
1706	Tulip poplar	*Liriodendron tulipifera*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1707	Red maple	*Acer rubrum*	11	Fair	Deadwood	No	No	P2	☐	--		☐
1708	Red maple	*Acer rubrum*	16	Good	Deadwood	No	No	P2	☐	--		☐
1709	Red maple	*Acer rubrum*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1710	Red maple	*Acer rubrum*	13	Fair	Tri lead	No	No	P2	☐	--		☐
1711	Red maple	*Acer rubrum*	5	Fair	Overtopped	No	No	P2	☐	--		☐
1712	Red maple	*Acer rubrum*	9	Fair	Leans	No	No	P2	☐	--		☐
1713	Red maple	*Acer rubrum*	12	Fair	Deadwood	No	No	P2	☐	--		☐
1714	Red maple	*Acer rubrum*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1715	Red maple	*Acer rubrum*	13	Fair	Deadwood	No	No	P2	☐	--		☐
1716	Red maple	*Acer rubrum*	15	Fair	Deadwood	No	No	P2	☐	--		☐
1717	American elm	*Ulmus americana*	5	Fair	Overtopped	No	No	P2	☐	--		☐
1718	Red maple	*Acer rubrum*	17	Fair	Deadwood	No	No	P2	☐	--		☐
1719	Red maple	*Acer rubrum*	17	Good	Deadwood	No	No	P2	☐	--		☐
1720	Red maple	*Acer rubrum*	14	Fair	Deadwood	No	No	P2	☐	--		☐
1721	Red maple	*Acer rubrum*	18	Fair	Deadwood	No	No	P2	☐	--		☐
1722	Sassafras	*Sassafras albidum*	6	Fair	Overtopped.	No	No	P2	☐	--		☐
1730	Sugar maple	*Acer saccharum*	5	Fair	Overtopped	No	No	P2	☐	--		☐
1731	Sugar maple	*Acer saccharum*	12	Fair	Leans	No	No	P2	☐	--		☐
1732	Sugar maple	*Acer saccharum*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1733	Sugar maple	*Acer saccharum*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1734	Norway maple	*Acer platanoides*	5	Fair	Overtopped	Yes	No	P2	☐	--		☐
1735	Red maple	*Acer rubrum*	14	Fair	Deadwood	No	No	P2	☐	--		☐
1736	Red maple	*Acer rubrum*	30	Poor	Vines. Dieback. Large deadwood	No	Yes	P2	☐	--		☐
1737	Red maple	*Acer rubrum*	24	Poor	Significant decay. Vines	No	Yes	P2	☐	--		☐
1738	Red maple	*Acer rubrum*	7	Fair	Overtopped	No	No	P2	☐	--		☐
1739	Red maple	*Acer rubrum*	21	Fair	Codominant at 4 feet	No	No	P2	☐	--		☐
1740	Red maple	*Acer rubrum*	6	Fair	Overtopped	No	No	P2	☐	--		☐
1741	Red maple	*Acer rubrum*	15	Fair	Codominant at 3 feet	No	No	P2	☐	--		☐
1742	Red maple	*Acer rubrum*	7	Fair	Overtopped	No	No	P2	☐	--		☐
1743	Red maple	*Acer rubrum*	14	Fair	Codominant at 2 feet	No	No	P2	☐	--		☐
1744	Red maple	*Acer rubrum*	7	Fair	Overtopped	No	No	P2	☐	--		☐
1745	Red maple	*Acer rubrum*	7	Fair	Overtopped	No	No	P2	☐	--		☐
1746	Red maple	*Acer rubrum*	8	Fair	Overtopped	No	No	P2	☐	--		☐
1747	Red maple	*Acer rubrum*	6	Fair	Overtopped	No	No	P2	☐	--		☐
1748	Red maple	*Acer rubrum*	7	Fair	Overtopped	No	No	P2	☐	--		☐
1749	Tulip poplar	*Liriodendron tulipifera*	5	Fair	Overtopped	No	No	P2	☐	--		☐
1750	Red maple	*Acer rubrum*	6	Fair	Overtopped	No	No	P2	☐	--		☐
1751	Red maple	*Acer rubrum*	14	Fair	Deadwood	No	No	P2	☐	--		☐
1752	Red maple	*Acer rubrum*	5	Fair	Overtopped	No	No	P2	☐	--		☐

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Parcel #	Removal	Reason for Removal	Protected	25% Slopes
1753	Red maple	*Acer rubrum*	9	Fair	Overtopped	No	No	P2	☐	--		☐
1754	Red maple	*Acer rubrum*	10	Fair	Deadwood	No	No	P2	☐	--		☐
1755	White willow	*Salix alba*	38	Fair	Vines. Large deadwood	No	No	P2	☐	--		☐
1756	Red maple	*Acer rubrum*	9	Fair	Overtopped	No	No	P2	☐	--		☐
1757	Red maple	*Acer rubrum*	10	Fair	Small deadwood	No	No	P2	☐	--		☐
1758	Norway maple	*Acer platanoides*	5	Fair	Overtopped	Yes	No	P2	☐	--		☐
1759	Red maple	*Acer rubrum*	6	Poor	Vines. Broken top	No	Yes	P2	☐	--		☐
1760	Red maple	*Acer rubrum*	17	Fair	Tri lead at 2 feet	No	No	P2	☐	--		☐
1761	Red maple	*Acer rubrum*	15	Fair	Codominant near base	No	No	P2	☐	--		☐
1762	Red maple	*Acer rubrum*	10	Fair	Small deadwood	No	No	P2	☐	--		☐
1763	Red maple	*Acer rubrum*	6	Fair	Overtopped	No	No	P2	☐	--		☐
1764	Red maple	*Acer rubrum*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1765	Red maple	*Acer rubrum*	6	Fair	Overtopped	No	No	P2	☐	--		☐
1766	Red maple	*Acer rubrum*	10	Fair	Small deadwood	No	No	P2	☐	--		☐
1767	Red maple	*Acer rubrum*	11	Good	Small deadwood	No	No	P2	☐	--		☐
1768	Red maple	*Acer rubrum*	11	Fair	Deadwood	No	No	P2	☐	--		☐
1769	Red maple	*Acer rubrum*	6	Fair	Overtopped	No	No	P2	☐	--		☐
1770	American elm	*Ulmus americana*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1771	Red maple	*Acer rubrum*	12	Fair	Overtopped	No	No	P2	☐	--		☐
1772	Red maple	*Acer rubrum*	10	Fair	Overtopped	No	No	P2	☐	--		☐
1774	Red maple	*Acer rubrum*	9	Fair	Overtopped	No	No	P2	☐	--		☐
1775	Red maple	*Acer rubrum*	10	Fair	Small deadwood	No	No	P2	☐	--		☐
1776	Red maple	*Acer rubrum*	7	Fair	Small deadwood	No	No	P2	☐	--		☐
1777	Red maple	*Acer rubrum*	5	Fair	Overtopped	No	No	P2	☐	--		☐
1778	Red maple	*Acer rubrum*	9	Good	Small deadwood	No	No	P2	☐	--		☐
1779	Red maple	*Acer rubrum*	7	Fair	Vines. Overtopped	No	No	P2	☐	--		☐
1780	Red maple	*Acer rubrum*	15	Fair	Deadwood	No	No	P2	☐	--		☐
1791	Red maple	*Acer rubrum*	9	Fair	Overtopped	No	No	P2	☐	--		☐
1792	Norway maple	*Acer platanoides*	10	Fair	Overtopped	Yes	No	P2	☐	--		☐
1801	Red maple	*Acer rubrum*	8	Fair	Overtopped	No	No	P2	☐	--		☐
1802	Red maple	*Acer rubrum*	19	Good	Small deadwood	No	No	P2	☐	--		☐
1803	American elm	*Ulmus americana*	6	Fair	Overtopped	No	No	P2	☐	--		☐
1804	Red maple	*Acer rubrum*	13	Fair	Overtopped	No	No	P2	☐	--		☐
1805	Red maple	*Acer rubrum*	14	Fair	Deadwood	No	No	P2	☐	--		☐
1806	Sugar maple	*Acer saccharum*	17	Good	Small deadwood	No	No	P2	☐	--		☐
1807	American elm	*Ulmus americana*	7	Fair	Overtopped	No	No	P2	☐	--		☐
1808	Red maple	*Acer rubrum*	20	Fair	Leans	No	No	P2	☐	--		☐
1809	American elm	*Ulmus americana*	6	Fair	Overtopped	No	No	P2	☐	--		☐
1810	Norway maple	*Acer platanoides*	6	Good	Overtopped	Yes	No	P2	☐	--		☐
1811	Sycamore maple	*Acer pseudoplatanus*	8	Good	Overtopped	Yes	No	P2	☐	--		☐
1812	American linden	*Tilia americana*	23	Fair	Deadwood	No	No	P2	☐	--		☐
1813	Norway maple	*Acer platanoides*	19	Good	Vines	Yes	No	P2	☐			☐
1814	Red maple	*Acer rubrum*	20	Fair	Deadwood	No	No	P2	☐	--		☐
1815	Red maple	*Acer rubrum*	11	Fair	Deadwood	No	No	P2	☐	--		☐
1816	Sugar maple	*Acer saccharum*	11	Fair	Deadwood	No	No	P2	☐	--		☐
1817	Sugar maple	*Acer saccharum*	4	Fair	Overtoppee	No	No	P2	☐	--		☐
1818	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☐	--		☐
1819	Sugar maple	*Acer saccharum*	10	Fair	Overtopped	No	No	P2	☐	--		☐

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Parcel #	Removal	Reason for Removal	Protected	25% Slopes
1820	Red oak	*Quercus rubra*	18	Fair	Deadwood	No	No	P2	☐	--		☐
1821	Sugar maple	*Acer saccharum*	25	Fair	Deadwood	No	No	P2	☐	--		☐
1822	Sugar maple	*Acer saccharum*	7	Fair	Overtopped. Calloused wound in trunk	No	No	P2	☐	--		☐
1823	Sugar maple	*Acer saccharum*	18	Good	Deadwood	No	No	P2	☐	--		☐
1824	Sugar maple	*Acer saccharum*	12	Good	Small deadwood	No	No	P2	☐	--		☐
1825	Norway maple	*Acer platanoides*	4	Good	None	Yes	No	P2	☐	--		☐
1826	Norway maple	*Acer platanoides*	13	Good	None	Yes	No	P2	☐	--		☐
1827	Sugar maple	*Acer saccharum*	7	Fair	Overtopped	No	No	P2	☐	--		☐
1828	Sugar maple	*Acer saccharum*	19	Good	None	No	No	P2	☐	--		☐
1829	American elm	*Ulmus americana*	4	Fair	Vines	No	No	P2	☐	--		☐
1830	American elm	*Ulmus americana*	5	Fair	Vines	No	No	P2	☐	--		☐
1831	Norway maple	*Acer platanoides*	15	Good	None	Yes	No	P2	☐	--		☐
1832	Sugar maple	*Acer saccharum*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1833	Sugar maple	*Acer saccharum*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1834	Black cherry	*Prunus serotina*	5	Fair	Overtopped. Vines	No	No	P2	☐	--		☐
1835	Red maple	*Acer rubrum*	25	Fair	Vines. Deadwood	No	No	P2	☐	--		☐
1836	Sugar maple	*Acer saccharum*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1837	American elm	*Ulmus americana*	10	Dead	Standing dead tree	No	Yes	P2	☐	--		☐
1838	Sugar maple	*Acer saccharum*	10	Fair	Vines	No	No	P2	☐	--		☐
1839	Sugar maple	*Acer saccharum*	6	Fair	Vines	No	No	P2	☐	--		☐
1840	Sugar maple	*Acer saccharum*	10	Fair	Overtopped	No	No	P2	☐	--		☐
1841	Sugar maple	*Acer saccharum*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1842	Red maple	*Acer rubrum*	24	Fair	Vines. Deadwood	No	No	P2	☐	--		☐
1843	Red maple	*Acer rubrum*	6	Fair	Overtopped. Leans	No	No	P2	☐	--		☐
1844	Red maple	*Acer rubrum*	10	Fair	Overtopped. Leans	No	No	P2	☐	--		☐
1845	Red maple	*Acer rubrum*	8	Good	Overtopped	No	No	P2	☐	--		☐
1846	Red maple	*Acer rubrum*	9	Fair	Self correcting lean	No	No	P2	☐	--		☐
1847	Red maple	*Acer rubrum*	13	Dead	Standing dead tree	No	Yes	P2	☐	--		☐
1848	Red maple	*Acer rubrum*	25	Fair	Codominant at base. Deadwood	No	No	P2	☐	--		☐
1849	American elm	*Ulmus americana*	8	Good	None	No	No	P2	☐	--		☐
1850	American linden	*Tilia americana*	23	Poor	Decay	No	Yes	P2	☐	--		☐
1851	American elm	*Ulmus americana*	7	Poor	Covered in vines	No	Yes	P2	☐	--		☐
1852	Norway maple	*Acer platanoides*	9	Fair	Overtopped	Yes	No	P2	☐	--		☐
1853	Red oak	*Quercus rubra*	14	Fair	Vines	No	No	P2	☐	--		☐
1854	Red oak	*Quercus rubra*	30	Fair	Deadwood	No	No	P2	☐	--		☐
1855	Red maple	*Acer rubrum*	5	Fair	Overtopped	No	No	P2	☐	--		☐
1856	American elm	*Ulmus americana*	6	Fair	Overtopped	No	No	P2	☐	--		☐
1857	American elm	*Ulmus americana*	5	Dead	Standing dead tree	No	Yes	P2	☐	--		☐
1858	American elm	*Ulmus americana*	9	Fair	Overtopped	No	No	P2	☐	--		☐
1859	Red oak	*Quercus rubra*	6	Fair	Overtopped	No	No	P2	☐	--		☐
1860	Red oak	*Quercus rubra*	34	Fair	Deadwood	No	No	P2	☐	--		☐
1861	Red oak	*Quercus rubra*	5	Fair	Overtopped	No	No	P2	☐	--		☐
1862	American elm	*Ulmus americana*	5	Fair	Overtopped	No	No	P2	☐	--		☐
1863	American elm	*Ulmus americana*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1864	Norway maple	*Acer platanoides*	4	Fair	Overtopped	Yes	No	P2	☐	--		☐
1865	Norway maple	*Acer platanoides*	6	Fair	Overtopped	Yes	No	P2	☐	--		☐
1866	Black oak	*Quercus velutina*	21	Fair	Vines. Deadwood	No	No	P2	☐	--		☐
1867	Red maple	*Acer rubrum*	13	Fair	Vines.	No	No	P2	☐	--		☐

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Parcel #	Removal	Reason for Removal	Protected	25% Slopes
1868	Red maple	*Acer rubrum*	22	Good	Small deadwood	No	No	P2	☐	--		☐
1869	American elm	*Ulmus americana*	5	Fair	Overtopped	No	No	P2	☐	--		☐
1870	Red maple	*Acer rubrum*	8	Good	Small deadwood	No	No	P2	☐	--		☐
1871	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☐	--		☐
1872	Red oak	*Quercus rubra*	8	Fair	Overtopped	No	No	P2	☐	--		☐
1873	Norway maple	*Acer platanoides*	9	Good	None	Yes	No	P2	☐	--		☐
1874	Tulip poplar	*Liriodendron tulipifera*	32	Fair	Deadwood	No	No	P2	☐	--		☐
1875	Norway maple	*Acer platanoides*	4	Fair	Overtopped	Yes	No	P2	☐	--		☐
1876	Red maple	*Acer rubrum*	7	Fair	Overtopped	No	No	P2	☐	--		☐
1877	Red maple	*Acer rubrum*	14	Good	Small deadwood	No	No	P2	☐	--		☐
1878	Red maple	*Acer rubrum*	21	Good	Small deadwood	No	No	P2	☐	--		☐
1879	Red maple	*Acer rubrum*	9	Fair	Small deadwood	No	No	P2	☐	--		☐
1880	Sugar maple	*Acer saccharum*	11	Good	Small deadwood	No	No	P2	☐	--		☐
1882	Red maple	*Acer rubrum*	6	Fair	Small deadwood	No	No	P2	☐	--		☐
1883	Sugar maple	*Acer saccharum*	4	Fair	Small deadwood	No	No	P2	☐	--		☐
1884	American elm	*Ulmus americana*	5	Fair	Overtopped	No	No	P2	☐	--		☐
1885	Red oak	*Quercus rubra*	7	Fair	Overtopped	No	No	P2	☐	--		☐
1886	Tulip poplar	*Liriodendron tulipifera*	31	Fair	Deadwood	No	No	P2	☐	--		☐
1887	Sugar maple	*Acer saccharum*	7	Fair	Small deadwood	No	No	P2	☐	--		☐
1888	Sugar maple	*Acer saccharum*	4	Fair	Overtopped. Vines	No	No	P2	☐	--		☐
1889	Flowering dogwood	*Cornus florida*	4	Poor	Overtopped. Dieback	No	No	P2	☐	--		☐
1890	Red maple	*Acer rubrum*	17	Fair	Deadwood. Vines	No	No	P2	☐	--		☐
1891	Tulip poplar	*Liriodendron tulipifera*	33	Fair	Deadwood	No	No	P2	☐	--		☐
1895	Sugar maple	*Acer saccharum*	5	Fair	Overtopped	No	No	P2	☐	--		☐
1896	Red maple	*Acer rubrum*	6	Fair	Overtopped	No	No	P2	☐	--		☐
1897	Red oak	*Quercus rubra*	14	Fair	Deadwood	No	No	P2	☐	--		☐
1898	American elm	*Ulmus americana*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1899	Red maple	*Acer rubrum*	19	Good	Small deadwood	No	No	P2	☐	--		☐
1900	Sugar maple	*Acer saccharum*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1901	Sugar maple	*Acer saccharum*	9	Fair	Overtopped	No	No	P2	☐	--		☐
1902	Red maple	*Acer rubrum*	11	Fair	Overtopped	No	No	P2	☐	--		☐
1903	Red maple	*Acer rubrum*	10	Fair	Overtopped	No	No	P2	☐	--		☐
1904	Red maple	*Acer rubrum*	9	Dead	Standing dead tree	No	Yes	P2	☐	--		☐
1905	Red oak	*Quercus rubra*	15	Good	Small deadwood	No	No	P2	☐	--		☐
1906	Sugar maple	*Acer saccharum*	17	Fair	Codominant at 5 feet	No	No	P2	☐	--		☐
1907	Red maple	*Acer rubrum*	14	Good	Small deadwood	No	No	P2	☐	--		☐
1908	Red maple	*Acer rubrum*	13	Fair	Deadwood	No	No	P2	☐	--		☐
1909	Red maple	*Acer rubrum*	18	Fair	Deadwood	No	No	P2	☐	--		☐
1910	Red maple	*Acer rubrum*	10	Fair	Overtopped	No	No	P2	☐	--		☐
1911	Sugar maple	*Acer saccharum*	14	Good	Small deadwood	No	No	P2	☐	--		☐
1912	Red maple	*Acer rubrum*	13	Fair	Deadwood	No	No	P2	☐	--		☐
1913	Red maple	*Acer rubrum*	9	Poor	Broken top. Decay in trunk	No	Yes	P2	☐	--		☐
1914	Red oak	*Quercus rubra*	21	Fair	Deadwood	No	No	P2	☐	--		☐
1915	Tulip poplar	*Liriodendron tulipifera*	25	Fair	Deadwood	No	No	P2	☐	--		☐
1916	Red maple	*Acer rubrum*	11	Fair	Overtopped	No	No	P2	☐	--		☐
1917	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☐	--		☐
1918	Red maple	*Acer rubrum*	4	Fair	Overtopped	No	No	P2	☐	--		☐
1919	Red maple	*Acer rubrum*	17	Fair	Deadwood	No	No	P2	☐	--		☐

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Parcel #	Removal	Reason for Removal	Protected	25% Slopes
1920	Red maple	*Acer rubrum*	22	Fair	Vines	No	No	P2	☐	--		☐
1921	Red maple	*Acer rubrum*	6	Fair	Overtopped	No	No	P2	☐	--		☐
1922	Red maple	*Acer rubrum*	7	Fair	Overtopped	No	No	P2	☐	--		☐
1923	Norway maple	*Acer platanoides*	5	Fair	Overtopped	Yes	No	P2	☐	--		☐
1924	Red maple	*Acer rubrum*	16	Fair	Codominant at base	No	No	P2	☐	--		☐
1925	Sugar maple	*Acer saccharum*	5	Poor	Overtopped. Vines	No	No	P2	☐	--		☐
1926	Red maple	*Acer rubrum*	14	Good	Small deadwood	No	No	P2	☐	--		☐
1927	Sugar maple	*Acer saccharum*	7	Fair	Overtopped.	No	No	P2	☐	--		☐
1928	Sugar maple	*Acer saccharum*	8	Fair	Overtopped.	No	No	P2	☐	--		☐
1929	Norway maple	*Acer platanoides*	8	Good	None	Yes	No	P2	☐	--		☐
1965	Norway maple	*Acer platanoides*	8	Fair	Overtopped	Yes	No	P2	☐	--		☐
1966	Norway maple	*Acer platanoides*	5	Fair	Overtopped	Yes	No	P2	☐	--		☐
1967	Black birch	*Betula lenta*	16	Fair	Deadwood	No	No	P2	☐	--		☐
1971	Sugar maple	*Acer saccharum*	7	Fair	Overtopped.	No	No	P2	☐	--		☐
1972	Red oak	*Quercus rubra*	20	Fair	Deadwood	No	No	P2	☐	--		☐
1979	Red oak	*Quercus rubra*	23	Fair	Deadwood	No	No	P2	☐	--		☐
1980	Red maple	*Acer rubrum*	6	Fair	Overtopped	No	No	P2	☐	--		☐
1981	Red maple	*Acer rubrum*	6	Fair	Overtopped	No	No	P2	☐	--		☐
1982	Shagbark hickory	*Carya ovata*	11	Good	Small deadwood	No	No	P2	☐	--		☐
1983	Norway maple	*Acer platanoides*	6	Fair	Overtopped	Yes	No	P2	☐	--		☐
1984	Norway maple	*Acer platanoides*	8	Fair	Overtopped	Yes	No	P2	☐	--		☐
1985	Sugar maple	*Acer saccharum*	5	Fair	Overtopped. Vines	No	No	P2	☐	--		☐
1986	Sugar maple	*Acer saccharum*	13	Good	Small deadwood	No	No	P2	☐	--		☐
1987	Red maple	*Acer rubrum*	20	Good	Small deadwood	No	No	P2	☐	--		☐
1988	Red maple	*Acer rubrum*	10	Fair	Overtopped	No	No	P2	☐	--		☐
1989	Red maple	*Acer rubrum*	7	Fair	Overtopped	No	No	P2	☐	--		☐
1990	Red maple	*Acer rubrum*	5	Fair	Overtopped	No	No	P2	☐	--		☐
1996	Sassafras	*Sassafras albidum*	7	Fair	Overtopped. Vines	No	No	P2	☐	--		☐
1997	Red oak	*Quercus rubra*	23	Good	Deadwood	No	No	P2	☐	--		☐
1998	Sassafras	*Sassafras albidum*	5	Fair	Overtopped.	No	No	P2	☐	--		☐
1999	Sassafras	*Sassafras albidum*	6	Fair	Overtopped.	No	No	P2	☐	--		☐
4005	Sugar maple	*Acer saccharum*	14	Fair	Deadwood. Vines	No	No	P2	☐	--		☐
4006	Sugar maple	*Acer saccharum*	10	Fair	Deadwood	No	No	P2	☐	--		☐
4010	Sugar maple	*Acer saccharum*	10	Fair	Vines	No	No	P2	☐	--		☐
4011	Sugar maple	*Acer saccharum*	9	Fair	Vines	No	No	P2	☐	--		☐
4014	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☐	--		☐
4015	Norway maple	*Acer platanoides*	4	Fair	Overtopped	Yes	No	P2	☐	--		☐
4016	Sugar maple	*Acer saccharum*	10	Fair	Overtopped	No	No	P2	☐	--		☐
4017	Norway maple	*Acer platanoides*	10	Fair	Vines	Yes	No	P2	☐	--		☐
4018	Sugar maple	*Acer saccharum*	13	Good	None	No	No	P2	☐	--		☐
4019	Sugar maple	*Acer saccharum*	13	Fair	Vines	No	No	P2	☐	--		☐
4020	Red oak	*Quercus rubra*	13	Fair	Vines	No	No	P2	☐	--		☐
4034	Sweet cherry	*Prunus avium*	6	Fair	Overtopped	No	No	P2	☐	--		☐
4040	Sugar maple	*Acer saccharum*	4	Fair	Vines. Overtopped	No	No	P2	☐	--		☐
4041	Black cherry	*Prunus serotina*	13	Fair	Vines	No	No	P2	☐	--		☐
4045	Sugar maple	*Acer saccharum*	5	Fair	Overtopped	No	No	P2	☐	--		☐
4046	Sugar maple	*Acer saccharum*	9	Fair	Vines	No	No	P2	☐	--		☐
4047	Sugar maple	*Acer saccharum*	6	Fair	Vines. Overtopped	No	No	P2	☐	--		☐

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Parcel #	Removal	Reason for Removal	Protected	25% Slopes
4048	Sugar maple	*Acer saccharum*	5	Fair	Vines	No	No	P2	☐	--		☐
4052	Sugar maple	*Acer saccharum*	13	Good	Small deadwood	No	No	P2	☐	--		☐
4083	American elm	*Ulmus americana*	8	Fair	Overtopped	No	No	P2	☐	--		☐
4087	Sugar maple	*Acer saccharum*	10	Fair	Deadwood	No	No	P2	☐	--		☐
4088	Sugar maple	*Acer saccharum*	11	Fair	Deadwood	No	No	P2	☐	--		☐
4089	Sugar maple	*Acer saccharum*	17	Fair	Deadwood	No	No	P2	☐	--		☐
4090	Red oak	*Quercus rubra*	10	Fair	Overtopped	No	No	P2	☐	--		☐
4091	Sugar maple	*Acer saccharum*	8	Fair	Overtopped	No	No	P2	☐	--		☐
4092	Sugar maple	*Acer saccharum*	14	Fair	Deadwood	No	No	P2	☐	--		☐
4094	Norway maple	*Acer platanoides*	6	Fair	Overtopped	Yes	No	P2	☐	--		☐
4095	Norway maple	*Acer platanoides*	4	Fair	Overtopped	Yes	No	P2	☐	--		☐
4096	Norway maple	*Acer platanoides*	11	Fair	Deadwood	Yes	No	P2	☐	--		☐
4097	Red oak	*Quercus rubra*	23	Fair	Deadwood	No	No	P2	☐	--		☐
4098	Norway maple	*Acer platanoides*	9	Fair	Overtopped	Yes	No	P2	☐	--		☐
4099	Sugar maple	*Acer saccharum*	11	Fair	Overtopped	No	No	P2	☐	--		☐
4100	Norway maple	*Acer platanoides*	9	Fair	Overtopped	Yes	No	P2	☐	--		☐
4101	Red maple	*Acer rubrum*	8	Fair	Overtopped	No	No	P2	☐	--		☐
4108	Red oak	*Quercus rubra*	6	Poor	Overtopped. Deadwood	No	No	P2	☐	--		☐
4109	Norway maple	*Acer platanoides*	5	Fair	Overtopped	Yes	No	P2	☐	--		☐
4110	Red maple	*Acer rubrum*	13	Fair	Deadwood	No	No	P2	☐	--		☐
4111	Norway maple	*Acer platanoides*	4	Fair	Overtopped	Yes	No	P2	☐	--		☐
4112	Norway maple	*Acer platanoides*	10	Good	Overtopped	Yes	No	P2	☐	--		☐
4113	Norway maple	*Acer platanoides*	9	Good	Overtopped	Yes	No	P2	☐	--		☐
4114	Sugar maple	*Acer saccharum*	19	Fair	Deadwood	No	No	P2	☐	--		☐
4115	Red maple	*Acer rubrum*	15	Fair	Deadwood	No	No	P2	☐	--		☐
4116	Sugar maple	*Acer saccharum*	13	Fair	Deadwood	No	No	P2	☐	--		☐
4118	Norway maple	*Acer platanoides*	17	Fair	Deadwood	Yes	No	P2	☐	--		☐
4119	Norway maple	*Acer platanoides*	15	Fair	Deadwood	Yes	No	P2	☐	--		☐
4120	Norway maple	*Acer platanoides*	6	Fair	Overtopped	Yes	No	P2	☐	--		☐
4126	Norway maple	*Acer platanoides*	5	Fair	Overtopped	Yes	No	P2	☐	--		☐
4127	Norway maple	*Acer platanoides*	11	Good	Small deadwood	Yes	No	P2	☐	--		☐
4128	Norway maple	*Acer platanoides*	7	Fair	Overtopped	Yes	No	P2	☐	--		☐
4129	Red oak	*Quercus rubra*	34	Fair	Large deadwood	No	No	P2	☐	--		☐
4130	Norway maple	*Acer platanoides*	4	Fair	Overtopped	Yes	No	P2	☐	--		☐
4131	Sugar maple	*Acer saccharum*	4	Fair	Overtopped	No	No	P2	☐	--		☐
4132	Sugar maple	*Acer saccharum*	8	Fair	Overtopped	No	No	P2	☐	--		☐
4180	Red oak	*Quercus rubra*	20	Fair	Deadwood.	No	No	P2	☐	--		☐
4181	Norway maple	*Acer platanoides*	29	Fair	Deadwood	Yes	No	P2	☐	--		☐
4182	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☐	--		☐
4183	Sugar maple	*Acer saccharum*	13	Fair	Deadwood	No	No	P2	☐	--		☐
4184	Norway maple	*Acer platanoides*	9	Fair	Overtopped	Yes	No	P2	☐	--		☐
4185	Sugar maple	*Acer saccharum*	6	Fair	Overtopped	No	No	P2	☐	--		☐
4186	Norway maple	*Acer platanoides*	21	Fair	Deadwood	Yes	No	P2	☐	--		☐
4187	Norway maple	*Acer platanoides*	5	Fair	Overtopped	Yes	No	P2	☐	--		☐
4188	Norway maple	*Acer platanoides*	9	Fair	Overtopped	Yes	No	P2	☐	--		☐
4189	Norway maple	*Acer platanoides*	5	Fair	Deadwood	Yes	No	P2	☐	--		☐
4190	Norway maple	*Acer platanoides*	17	Fair	Deadwood	Yes	No	P2	☐	--		☐
4191	Sugar maple	*Acer saccharum*	12	Fair	Deadwood	No	No	P2	☐	--		☐

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Invasive?	Remove Based on Condition?	Parcel #	Removal	Reason for Removal	Protected	25% Slopes
4192	Norway maple	*Acer platanoides*	24	Good	None	Yes	No	P2	☐	--		☐
4206	Sugar maple	*Acer saccharum*	11	Fair	Overtopped	No	No	P2	☐	--		☐
4207	Norway maple	*Acer platanoides*	8	Fair	Deadwood	Yes	No	P2	☐	--		☐
4208	Sugar maple	*Acer saccharum*	16	Fair	Overtopped	No	No	P2	☐	--		☐
4209	Sugar maple	*Acer saccharum*	9	Fair	Overtopped	No	No	P2	☐	--		☐
4210	Sugar maple	*Acer saccharum*	14	Fair	Deadwood	No	No	P2	☐	--		☐
4211	Norway maple	*Acer platanoides*	12	Fair	Overtopped	Yes	No	P2	☐	--		☐
4212	Norway maple	*Acer platanoides*	21	Good	Deadwood	Yes	No	P2	☐	--		☐
4213	Norway maple	*Acer platanoides*	9	Fair	Overtopped	Yes	No	P2	☐	--		☐
4214	Norway maple	*Acer platanoides*	13	Fair	Deadwood	Yes	No	P2	☐	--		☐
4215	Sugar maple	*Acer saccharum*	12	Fair	Deadwood	No	No	P2	☐	--		☐
4216	Norway maple	*Acer platanoides*	5	Fair	Overtopped	Yes	No	P2	☐	--		☐
4217	Sugar maple	*Acer saccharum*	29	Poor	Large deadwood. Dieback	No	Yes	P2	☐	--		☐
4224	Sugar maple	*Acer saccharum*	15	Fair	Overtopped	No	No	P2	☐	--		☐
4225	Sugar maple	*Acer saccharum*	12	Fair	Overtopped	No	No	P2	☐	--		☐
4226	Sugar maple	*Acer saccharum*	17	Fair	Deadwood	No	No	P2	☐	--		☐
4227	Sweet cherry	*Prunus avium*	13	Fair	Leans	No	No	P2	☐	--		☐
4228	Norway maple	*Acer platanoides*	17	Fair	Deadwood	Yes	No	P2	☐	--		☐
4229	Sugar maple	*Acer saccharum*	23	Fair	Deadwood	No	No	P2	☐	--		☐
4230	Norway maple	*Acer platanoides*	25	Fair	Deadwood	Yes	No	P2	☐	--		☐
4231	Norway maple	*Acer platanoides*	8	Fair	Overtopped	Yes	No	P2	☐	--		☐
4232	Norway maple	*Acer platanoides*	21	Good	Deadwood	Yes	No	P2	☐	--		☐
4233	Norway maple	*Acer platanoides*	18	Fair	Deadwood	Yes	No	P2	☐	--		☐
4234	Norway maple	*Acer platanoides*	20	Fair	Deadwood	Yes	No	P2	☐	--		☐
4235	Norway maple	*Acer platanoides*	8	Fair	Overtopped	Yes	No	P2	☐	--		☐
4236	Sugar maple	*Acer saccharum*	11	Fair	Overtopped	No	No	P2	☐	--		☐
4257	Black cherry	*Prunus serotina*	10	Poor	Covered in vines	No	Yes	P2	☐	--		☐
4333	American elm	*Ulmus americana*	12	Fair	Vines	No	No	P2	☐	--		☐
4334	American elm	*Ulmus americana*	12	Fair	Vines. Deadwood	No	No	P2	☐	--		☐
4335	Red maple	*Acer rubrum*	4	Fair	Vines	No	No	P2	☐	--		☐
4361	Norway maple	*Acer platanoides*	6	Fair	Overtopped	Yes	No	P2	☐	--		☑
4376	Norway maple	*Acer platanoides*	18	Good	Deadwood	Yes	No	P2	☐	--		☐
4638	Japanese maple	*Acer palmatum*	6	Good	Overtopped	No	No	P2	☐	--		☐
4639	Sugar maple	*Acer saccharum*	38	Poor	Dieback. Large deadwood. Basal decay	No	Yes	P2	☐	--		☐
4640	Black cherry	*Prunus serotina*	7	Good	None	No	No	P2	☐	--		☐
9019	Red maple	*Acer rubrum*	7	Fair	Leans	No	No	P2	☐	--		☐
9020	Red maple	*Acer rubrum*	10	Dead	Significant dieback	No	Yes	P2	☐	--		☐
9021	American elm	*Ulmus americana*	4	Fair	None	No	No	P2	☐	--		☐
9022	Red maple	*Acer rubrum*	27	Fair	Tri lead	No	No	P2	☐	--		☐
9023	Red maple	*Acer rubrum*	12	Good	None	No	No	P2	☐	--		☐
9024	Red maple	*Acer rubrum*	20	Fair	Tri lead	No	No	P2	☐	--		☐
9025	Red maple	*Acer rubrum*	10	Fair	Deadwood	No	No	P2	☐	--		☐
9026	Red maple	*Acer rubrum*	12	Fair	Tri lead	No	No	P2	☐	--		☐

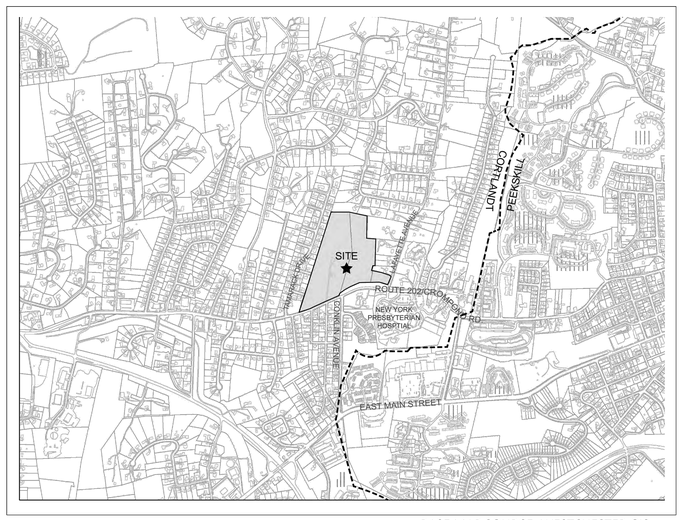
2003 Crompond Road

(TAX LOTS: 33.12-2-8, 33.12-2-7)
Town of Cortlandt, New York

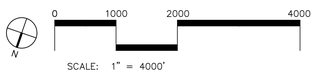
Subdivision and Site Plan Application - Parcel 2

May 20, 2026, Revised August 19, 2026

LOCATION MAP



BASE MAP SOURCE: WESTCHESTER GIS



ZONING TABLE

MEDICAL ORIENTED DISTRICT (MOD)[1]	REQUIRED/ PERMITTED	PROPOSED
Height and Bulk Requirements		
Minimum Dimensions		
Minimum lot area (sf)	100,000	1,246,947[2]
Minimum lot width (ft)	100	>100
Setbacks		
Front (ft)	30	30[4]
Side (ft)	30	30[4]
Rear (ft)	30	30
Maximum Lot Coverage (%)	60	<60[2]
Height (ft)		
Townhouses	35 (2.5 stories)	35 / 2.5 stories
Screenining and Buffering (ft)		
Minimum from nearest lot line of a parcel on Cypress Lane, Nancy Lane, Ridge Road, Tamarack Drive	100	100
Minimum from nearest lot line of a parcel on any other adjacent street with an existing residential unit	30	30

Footnotes:

[1] 307-96.2 Medical-Oriented District, Town of Cortlandt Zoning Ordinance

[2] If a site meets the eligibility requirements above, then all determinations relating to lot coverage and building coverage for any lot or lots subject to internal property subdivision hereunder shall be made treating the entire site as a single unit; provided, however, that access and infrastructure shall be shared by any lot approved under this section. Reciprocal easements and/or agreements that address common access, shared parking, stormwater systems, and utilities shall be developed to ensure the future operation and maintenance of the infrastructure servicing any lot or lots approved hereunder.

[3] Per §307-96.2.C.(4)(a) "The creation of internal property subdivisions within a mixed-use development is permitted to allow for multiple ownership of properties/uses. Any eligible site hereunder may, for purposes of dedication, the creation of rights-of-way, sale, lease, mortgage, or other disposition or financing, be subdivided or re-subdivided, converted to condominium or cooperative ownership, or otherwise divided into lots, parcels or tracts, which may be sold, leased, mortgaged, or otherwise alienated or encumbered, without regard to minimum lot area provided that at least one development from the original lot prior to subdivision is developed as a medical use.

[4] Townhouses. Any residential units styled as a townhouse may have a zero-foot side setback from other residential units styled as townhouses or clusters of multiple dwellings located on a MOD parcel. These dwelling units shall also not be required to meet the minimum lot area requirement or lot width requirement, but shall be no more than 2.5 stories or 35 feet above grade. Each townhouse shall be located on its own lot with common elements of a community owned by a Homeowners Association (HOA).

LIST OF DRAWINGS

LIST OF DRAWINGS				
No.	Name	By	Scale	Date
	COVER SHEET	DTSP		08/19/26
SP-0.1	PARCEL 2 - MASTER SITE PLAN AND KEY PLAN	DTSP	1" = 60'	08/19/26
SP-0.2	PRELIMINARY SUBDIVISION PLAN	DTSP	1" = 60'	08/19/26
SP-0.3	PARCEL 2 - OVERALL SITE PLAN	DTSP	1" = 40'	08/19/26
SP-1.1-1.2	PARCEL 2 - SITE LAYOUT PLAN	DTSP	1" = 30'	08/19/26
SP-2.1-2.2	PARCEL 2 - SITE GRADING AND DRAINAGE PLAN	DTSP	1" = 30'	08/19/26
SP-3.1-3.2	SITE UTILITY PLAN	DTSP	1" = 30'	08/19/26
SP-4.1-4.2	PARCEL 2 - SITE LANDSCAPE PLAN	DTSP	1" = 30'	08/19/26
SP-4.3	PARCEL 2 - PLANT LIST AND PLANTING DETAILS	DTSP	NTS	08/19/26
SP-5.1-5.2	PARCEL 2 - SITE LIGHTING PLAN	DTSP	1" = 30'	08/19/26
SP-5.3	PARCEL 2 - SITE LIGHTING DETAILS	DTSP	NTS	08/19/26
SP-6.1-6.4	SITE AND UTILITY DETAILS	DTSP	NTS	08/19/26
SP-8.0-8.1	DRIVEWAY PROFILES	DTSP	AS NOTED	08/19/26
SP-9.0	STORM PROFILES	DTSP	AS NOTED	08/19/26
SP-9.1	STORM PROFILES	DTSP	AS NOTED	08/19/26
SP-9.2	SEWER PROFILES	DTSP	AS NOTED	08/19/26
SP-9.3	SEWER PROFILES	DTSP	AS NOTED	08/19/26
SP-9.4	WATER PROFILES	DTSP	AS NOTED	08/19/26
SP-11.0	PARCEL 2 - WETLAND CREATION AND EXPANSION PLAN	TMA	1" = 30'	08/19/26
SP-12.0	PARCEL 2 - TREE REMOVALS PLAN	DTSP	1" = 40'	08/19/26
SP-13.0	PARCEL 2 - EMERGENCY SERVICE VEHICLE MANEUVERING PLAN	DTSP	1" = 40'	08/19/26
EX-1.1-1.2	EXISTING CONDITIONS PLAN	DTSP	1" = 30'	08/19/26

LEGEND

DTSP	DTS PROVIDENT DESIGN ENGINEERING, LLP
TMA	TIM MILLER ASSOCIATES

DEMOGRAPHIC INFORMATION

- Mohegan Lake Fire District
- Mohegan Lake EMS District
- Peekskill Sanitary Sewer District
- Westchester County Refuse Disposal District
- Cortlandt Ambulance District #3
- Lakeland Central School District
- Cortlandt Consolidated Water District
- Evergreen Manor Sanitary Sewer Improvement Area
- Evergreen Manor Drainage District

OWNER / APPLICANT
V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

CONTRACT VENDEE
LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

PLANNER, CIVIL ENGINEER, AND LANDSCAPE ARCHITECT
DTS · PROVIDENT
Intelligent Land Use
DTS Provident Design Engineering, LLP
One North Broadway
White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017

ARCHITECT
HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY
ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR
DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLANDS CONSULTANT
TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP SAMUEL THOMPSON 8/19/2026 3:53 PM C:\USERS\SAMUELTHOMPSON\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR--CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\812 P2 SP-0.1 MASTER PLAN.DWG



EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

0 30 60 120

N

SCALE: 1" = 60'

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP AND WERE CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE

DRAWING TITLE:

PARCEL 2 - MASTER SITE PLAN AND KEY PLAN

DRAWN BY:	CHECKED BY:
KMM	MG
PROJECT NO.	DATE:
812	5/20/26

DRAWING NO.

SP-0.1

EXPIRES 7/31/29

PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP SAMUEL THOMPSON 8/19/2026 4:03 PM C:\USERS\SAMUELTHOMPSON\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR-CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\812 P2 SP-0.2 PRELIMINARY SUBDIVISION PLAN.DWG



EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

STOP - CALL BEFORE YOU DIG!

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

N

0 30 60 120

SCALE: 1" = 60'

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE

DRAWING TITLE:

PRELIMINARY SUBDIVISION PLAN

DRAWN BY: KM/RC/ST	CHECKED BY: MG
PROJECT NO. 812	DATE: 5/20/26
DRAWING NO. SP-0.2	

EXPIRES 7/31/29



EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

0 20 40 80
N
SCALE: 1" = 40'

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE

DRAWING TITLE:

PARCEL 2 - OVERALL SITE PLAN

DRAWN BY:	CHECKED BY:
ST/DM/KM	MG
PROJECT NO.	DATE:
812	5/20/26

DRAWING NO.

SP-0.3

EXPIRES 7/31/29



EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

0 15 30 60

N

SCALE: 1" = 30'

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE

DRAWING TITLE:

PARCEL 2 - SITE LAYOUT PLAN

DRAWN BY:	CHECKED BY:
KM/RC/ST	MG
PROJECT NO.	DATE:
812	5/20/26

DRAWING NO.

SP-1.1

EXPIRES 7/31/29

PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP SAMUEL THOMPSON 8/19/2026 3:56 PM C:\USERS\SAMUELTHOMPSON\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR--CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\812 P2 SP-1.1 1.2 LAYOUT PLAN.DWG

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

N

0 15 30 60

SCALE: 1" = 30'

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE

DRAWING TITLE:

PARCEL 2 - SITE LAYOUT PLAN

DRAWN BY:	CHECKED BY:
BZ/DM	MG
PROJECT NO.	DATE:
812	5/20/26

DRAWING NO.

SP-1.2

EXPIRES 7/31/29

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE SURFACE OF EARTH ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

0 15 30 60

N

SCALE: 1" = 30'

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE

DRAWING TITLE:

PARCEL 2 - SITE GRADING & DRAINAGE PLAN

DRAWN BY:	CHECKED BY:
KM/RC/ST/HV	MG
PROJECT NO.	DATE:
812	5/20/26

DRAWING NO.

SP-2.1

EXPIRES 7/31/29

EVERGREEN MANOR

Town of Cortlandt, New York

R-40 RETAINING WALL (TYP.)

MATCHLINE (SEE SHEET SP-2.1)

R-10

ROAD A

ROAD B

ROAD F

TUCKUNDER BUILDING, TYP.

LIMIT OF DISTURBANCE, TYP. 0.50 ln

INFILTRATION BASIN (BOTTOM EL. 385)

BIO RETENTION AREA

RETAINING WALL (TYP.)

WETLAND BUFFER

FLAGGED WETLAND

MOD

CROMPOND ROAD ROUTE 35/202

CONKLIN AVENUE

POOL

R-40

R-10

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

0 15 30 60

N

SCALE: 1" = 30'

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE

DRAWING TITLE:

PARCEL 2 - SITE GRADING & DRAINAGE PLAN

DRAWN BY:	CHECKED BY:
KM/RC/ST	MG
PROJECT NO.	DATE:
812	5/20/26

DRAWING NO.

SP-2.2

EXPIRES 7/31/29

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017

CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

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

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE

DRAWING TITLE:

PARCEL 2 - SITE UTILITY PLAN

DRAWN BY:	CHECKED BY:
	MG
PROJECT NO.	DATE:
812	5/20/26

DRAWING NO.

SP-3.1

EXPIRES 7/31/29

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

0 15 30 60

N

SCALE: 1" = 30'

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP WHICH HAS CREATED AND DEVELOPED IT FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE

DRAWING TITLE:

PARCEL 2 - SITE UTILITY PLAN

DRAWN BY:	CHECKED BY:
RC	MG
PROJECT NO.	DATE:
812	5/20/26

DRAWING NO.

SP-3.2

EXPIRES 7/31/29

PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP SAMUEL THOMPSON 8/19/2026 4:13 PM C:\USERS\SAMUELTHOMPSON\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR--CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\812 P2 SP-4.1 4.2 SITE LANDSCAPE PLAN.DWG



EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

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

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY ANY PERSON FOR ANY PURPOSE WHATSOEVER OTHER THAN WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE

DRAWING TITLE:

PARCEL 2 - SITE LANDSCAPE PLAN

DRAWN BY: ST/DM	CHECKED BY: MG
PROJECT NO. 812	DATE: 5/20/26
DRAWING NO. SP-4.1	

EXPIRES 7/31/26

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

0 15 30 60

N

SCALE: 1" = 30'

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE

DRAWING TITLE:

PARCEL 2 - SITE LANDSCAPE PLAN

DRAWN BY:	CHECKED BY:
BZ/DM	MG
PROJECT NO.	DATE:
812	5/20/26

DRAWING NO.

SP-4.2

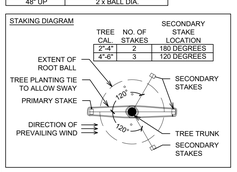
EXPIRES 7/31/26

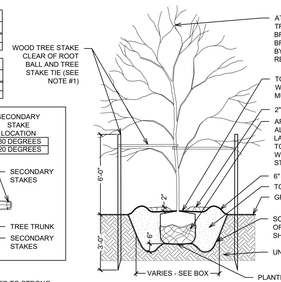
TREE PIT DIAMETER	
BALL DIA.	MIN. PIT WIDTH
UP TO 48"	BALL DIA. +2'
48" UP	1 3/4 x BALL DIA.

PIT DIAMETER IN COMPACTED SOIL	
BALL DIA.	MIN. PIT WIDTH
UP TO 48"	BALL DIA. +5'
48" UP	2 x BALL DIA.

STAKING DIAGRAM

TREE CAL	NO. OF STAKES	SECONDARY STAKE LOCATION
2"-4"	2	180 DEGREES
4"-6"	3	120 DEGREES





NOTE:
1. STAKE ONLY WHERE TREES ARE EXPOSED TO STRONG WINDS, PLANTED SLOPE IS GREATER THAN OR EQUAL TO 3:1 OR AS DIRECTED BY OWNER'S REPRESENTATIVE; SEE STAKING DIAGRAM.
2. SCARIFY ROOT BALL OF CONTAINER STOCK ALL AROUND W/SHARP TOOL.

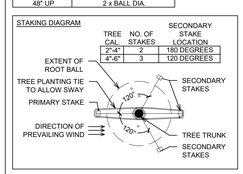
DECIDUOUS TREE PLANTING
SCALE: N.T.S. | 1

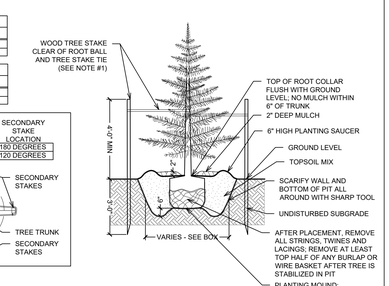
TREE PIT DIAMETER	
BALL DIA.	MIN. PIT WIDTH
UP TO 48"	BALL DIA. +2'
48" UP	1 3/4 x BALL DIA.

PIT DIAMETER IN COMPACTED SOIL	
BALL DIA.	MIN. PIT WIDTH
UP TO 48"	BALL DIA. +5'
48" UP	2 x BALL DIA.

STAKING DIAGRAM

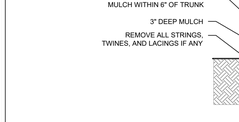
TREE CAL	NO. OF STAKES	SECONDARY STAKE LOCATION
2"-4"	2	180 DEGREES
4"-6"	3	120 DEGREES





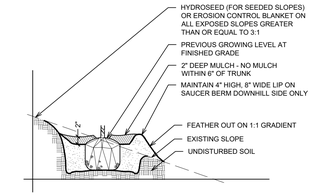
NOTE:
1. STAKE ONLY WHERE TREES ARE EXPOSED TO STRONG WINDS, PLANTED SLOPE IS GREATER THAN OR EQUAL TO 3:1 OR AS DIRECTED BY OWNER'S REPRESENTATIVE; SEE STAKING DIAGRAM.
2. SCARIFY ROOT BALL OF CONTAINER STOCK ALL AROUND W/ SHARP TOOL.

EVERGREEN TREE PLANTING
SCALE: N.T.S. | 2



NOTE:
1. SCARIFY ROOT BALL OF CONTAINER STOCK ALL AROUND W/SHARP TOOL.

SHRUB PLANTING
SCALE: N.T.S. | 3



NOTE:
1. PLANTS SET VERTICALLY, NOT PERPENDICULAR TO SLOPE.
2. EROSION CONTROL BLANKET FOR SEEDED SLOPES TO BE "LANDLOK CS2" OR "PROPEX ECSC-2B" OR APPROVED EQUAL.
3. EROSION CONTROL BLANKET FOR PLANTED SLOPES TO BE JUTE MESH BLANKET OR APPROVED EQUAL.

SLOPE PLANTING
SCALE: N.T.S. | 4

STREET TREES 3" - 3.5" CAL. — 51
ACER RUBRUM `ARMSTRONG` - `ARMSTRONG` RED MAPLE
ACER RUBRUM `RED SUNSET` - `RED SUNSET` RED MAPLE
ULMUS AMERICANA `NEW HARMONY` - `NEW HARMONY` AMERICAN ELM

SHADE TREES 3" - 3.5" CAL. — 79
ACER RUBRUM `OCTOBER GLORY` - `OCTOBER GLORY` RED MAPLE
ACER SACCHARUM - SILVER MAPLE
GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE` - `SKYCOLE` THORNLESS COMMON HONEYLOCUST
LIQUIDAMBAR STYRACIFLUA `ROTUNDILOBA` - `ROTUNDILOBA` SWEETGUM
LIRIODENDRON TULIPIFERA - TULIP POPLAR
QUERCUS PALUSTRIS - SWAMP SPANISH OAK
QUERCUS SPP. - OAK SPECIES
TILIA AMERICANA - BASSWOOD
TILIA CORDATA - SMALL-LEAVED LINDEN
ULMUS AMERICANA `NEW HARMONY` - `NEW HARMONY` AMERICAN ELM

ORNAMENTAL TREES 6` - 8` HGT. — 75
AMELANCHIER X GRANDIFLORA - APPLE SERVICEBERRY
BETULA NIGRA `BNMTF` - `DURA HEAT` RIVER BIRCH
CARPINUS CAROLINIANA - AMERICAN HORNBEAM
CERCIS CANADENSIS - EASTERN RED BUD
CORNUS FLORIDA `CHEROKEE BRAVE` - `CHEROKEE BRAVE` DOGWOOD
CRATAEGUS CRUS-GALLI VAR. INERMIS - THORNLESS COCKSPUR HAWTHORN
CELTIS OCCIDENTALIS - HACKBERRY
CHIONATHUS VIRGINICUS - WHITE FRINGETREE

EVERGREEN TREES 6` - 8` HGT. — 134
ILEX OPACA - AMERICAN HOLLY
JUNIPERUS VIRGINIANA - EASTERN RED CEDAR
PICEA GLAUCA - WHITE SPRUCE
PICEA PUNGENS - BLUE SPRUCE
PINUS STROBUS - WHITE PINE
THUJA X `GREEN GIANT` - `GREEN GIANT` ARBORVITAE

FOUNDATION / ACCENT PLANTING 18" - 24", 24" - 36" — 8,756 SF
CEANOTHUS AMERICANUS - NEW JERSEY TEA
CLETHRA ALNIFOLIA - SUMMERSWEET CLETHRA
ILEX GLABRA - INKBERRY HOLLY
ITEA VIRGINICA - VIRGINIA SWEETSPIRE
JUNIPERUS SPP. - JUNIPER SPECIES
PHYSOCARPUS OPULIFOLIUS - EASTERN NINEBARK
POTENTILLA FRUTICOSA - BUSH CINQUEFOIL
VIBURNUM DENTATUM - ARROWWOOD VIBURNUM

RESTORATION SEED MIX — 104,305 SF
RIGHT OF WAY NATIVE WOODS MIX WITH ANNUAL RYEGRASS
(ERNMX-132-1) AS PRODUCED BY ERNST CONSERVATION SEEDS
INCLUDES: ANNUAL RYEGRASS, DEERTONGUE, SWITCHGRASS, VIRGINIA WILDRYE, AUTUMN BENTGRASS, FOX SEDGE

SEEDING RATE: 30LBS / PER ACRE

SEED AND MAINTAIN PER SEED SUPPLIER'S SPECIFICATIONS.

STORMWATER BASIN SEED MIX — 13,254 SF
ERNMX-183 "NATIVE DETENTION AREA MIX" BY ERNST SEEDS (800) 873-3321
INCLUDES: DEERTONGUE, SWITCHGRASS, FOX SEDGE, VIRGINIA WILDRYE, AUTUMN BENTGRASS, SOFT RUSH, PATH RUSH, REDTOP PANICGRASS.

SEEDING RATE: 1/2 LB. / 1,000 SF.

SEED AND MAINTAIN PER SEED SUPPLIER'S SPECIFICATIONS.

STORMWATER BASIN SIDE SLOPE SEED MIX — 20,756 SF
NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES BY NEW ENGLAND WETLAND PLANTS
413-548-8000
WWW.NEWP.COM OR APPROVED EQUAL

SEEDING RATE: 35LBS/ACRE

SEED AND MAINTAIN PER SEED SUPPLIER`S SPECFICIATIONS.

SAND FILTER FOREBAY SEED MIX — 7,483 SF
BASIN BOTTOM MIX BY PINELANDS NURSERY AND SUPPLY
609-291-9486
WWW.PINELANDSNURSERY.COM
INCLUDES FOX SEDGE, BIRGINIA WILD RYE, SHALLOW SEDGE, DEETTONGUE

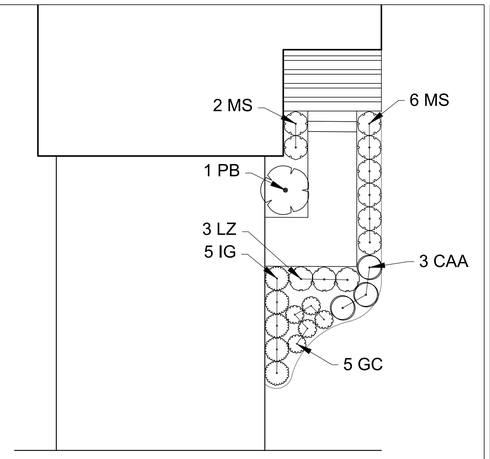
SEEDING RATE: 10LBS/ACRE

SEED AND MAINTAIN PER SEED SUPPLIER`S SPECIFICATIONS

EXISTING WETLAND BUFFER — 31,098 SF

EXISTING WETLAND — 73,199 SF

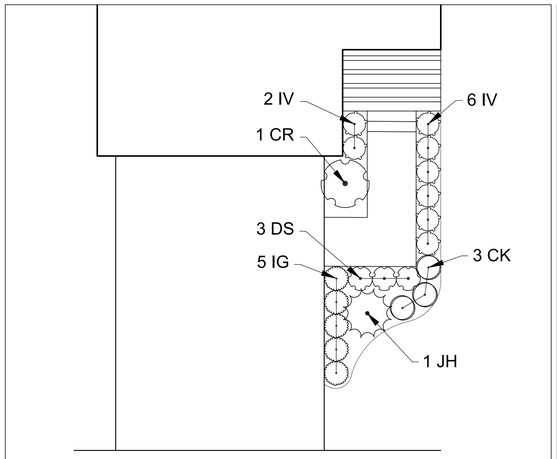
PLANT LIST AND LANDSCAPE NOTES
SCALE: N.T.S. | 11



PLANT SCHEDULE SHAFFER-SHADE-TOWNHOUSE

CODE	QTY	BOTANICAL / COMMON NAME	CONT/SIZE	SPACING
SHRUBS				
CA	3	CALAMAGROSTIS X ACUTIFLORA 'AVALANCHE' / AVALANCHE FEATHER REED GRASS	7 GAL.	24" o.c.
IG	5	ILEX GLABRA 'SMNIGAB17' / GEM BOX® INKBERRY HOLLY	18"-24" SPD	24" o.c.
JH	1	JUNIPERUS HORIZONTALIS 'WILTONII' / BLUE RUG JUNIPER	18"-24" SPD	48" o.c.
LZ	3	LEUCOTHOE FONTANESIANA 'ZEBLID' / SCARLETTA® DROOPING LEUCOTHOE	18"-24" HGT.	24" o.c.
MS	8	MATTEUCCIA STRUTHIOPTERIS / OSTRICH FERN	18"-24" HGT.	24" o.c.
PB	1	PHYSOCARPUS OPULIFOLIUS 'MONLO' / DIABOLO® NINEBARK	24"-30" HGT.	48" o.c.

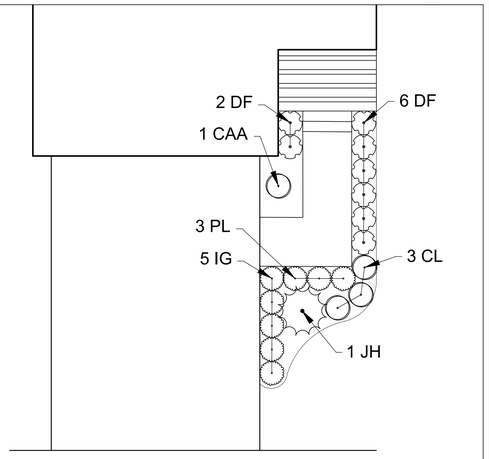
TYPICAL UNIT LANDSCAPE - SHAFFER NORTH FACING (SHADE)
SCALE: 1:5 | 5



PLANT SCHEDULE SHAFFER-PART-TOWNHOUSE

CODE	QTY	BOTANICAL / COMMON NAME	CONT/SIZE	SPACING
SHRUBS				
CK	3	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	7 GAL.	24" o.c.
CR	1	CLETHRA ALNIFOLIA 'RUBY SPICE' / RUBY SPICE SUMMERSWEET	24"-30" HGT.	48" o.c.
DS	3	DIERVILLA X SPLENDENS 'G2X88544' / KODIAK® ORANGE BUSH HONEYSUCKLE	15"-18" HGT.	24" o.c.
IG	5	ILEX GLABRA 'SMNIGAB17' / GEM BOX® INKBERRY HOLLY	18"-24" SPD	24" o.c.
IV	8	ITEA VIRGINICA / VIRGINIA SWEETSPIRE	18"-24" HGT.	24" o.c.
JH	1	JUNIPERUS HORIZONTALIS 'WILTONII' / BLUE RUG JUNIPER	18"-24" SPD	48" o.c.

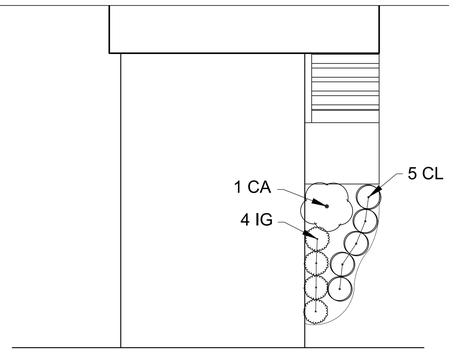
TYPICAL UNIT LANDSCAPE - SHAFFER EAST FACING (PART SUN)
SCALE: 1:5 | 6



PLANT SCHEDULE SHAFFER-SUN-TOWNHOUSE

CODE	QTY	BOTANICAL / COMMON NAME	CONT/SIZE	SPACING
SHRUBS				
CA	1	CALAMAGROSTIS X ACUTIFLORA 'AVALANCHE' / AVALANCHE FEATHER REED GRASS	7 GAL.	24" o.c.
CL	3	CALAMAGROSTIS X ACUTIFLORA 'LIGHTNING STRIKE' / LIGHTNING STRIKE FEATHER REED GRASS	7 GAL.	24" o.c.
DF	8	DASIPHORA FRUTICOSA / BUSH CINQUEFOIL	18"-24" HGT.	24" o.c.
IG	5	ILEX GLABRA 'SMNIGAB17' / GEM BOX® INKBERRY HOLLY	18"-24" SPD	24" o.c.
JH	1	JUNIPERUS HORIZONTALIS 'WILTONII' / BLUE RUG JUNIPER	18"-24" SPD	48" o.c.
PL	3	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' / LITTLE DEVIL™ DWARF NINEBARK	18"-24" HGT.	24" o.c.

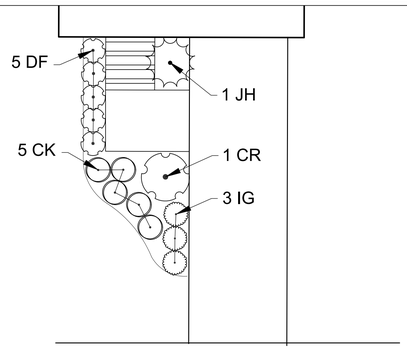
TYPICAL UNIT LANDSCAPE - SHAFFER WEST AND SOUTH FACING (SUN)
SCALE: 1:5 | 7



PLANT SCHEDULE YORKTOWN-TOWNHOUSE

CODE	QTY	BOTANICAL / COMMON NAME	CONT/SIZE	SPACING
SHRUBS				
CA	1	CEANOTHUS AMERICANUS / NEW JERSEY TEA	18"-24" HGT.	48" o.c.
CL	5	CALAMAGROSTIS X ACUTIFLORA 'LIGHTNING STRIKE' / LIGHTNING STRIKE FEATHER REED GRASS	7 GAL.	24" o.c.
IG	4	ILEX GLABRA 'SMNIGAB17' / GEM BOX® INKBERRY HOLLY	18"-24" SPD	24" o.c.

TYPICAL UNIT LANDSCAPE - YORKTOWN
SCALE: 1:5 | 8



PLANT SCHEDULE CHASE TOWNHOUSE

CODE	QTY	BOTANICAL / COMMON NAME	CONT/SIZE	SPACING
SHRUBS				
CK	5	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	7 GAL.	24" o.c.
CR	1	CLETHRA ALNIFOLIA 'RUBY SPICE' / RUBY SPICE SUMMERSWEET	24"-30" HGT.	48" o.c.
DF	5	DASIPHORA FRUTICOSA / BUSH CINQUEFOIL	18"-24" HGT.	24" o.c.
IG	3	ILEX GLABRA 'SMNIGAB17' / GEM BOX® INKBERRY HOLLY	18"-24" SPD	24" o.c.
JH	1	JUNIPERUS HORIZONTALIS 'WILTONII' / BLUE RUG JUNIPER	18"-24" SPD	48" o.c.

TYPICAL UNIT LANDSCAPE - CHASE
SCALE: 1:5 | 9

NOTES:
1. UNLESS OTHERWISE NOTED, ALL PLANT BEDS SHALL RECEIVE 3" OF DOUBLE SHREDDED HARDWOOD BARK MULCH (NO DYE). NO MULCH SHALL BE PLACED WITHIN 6" OF TREE TRUNKS. SEE PLANTING DETAILS FOR PLANTING SAUCER DETAILS.
2. QUANTITIES LISTED IN PLANT LIST ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON LIST AND SHALL BE RESPONSIBLE FOR FURNISHING ALL PLANTS INDICATED ON PLAN.
3. IF TREE STAKING IS INDICATED ON LANDSCAPE PLAN, TREES SHALL BE STAKED PER PLANTING DETAILS.
4. INSTALL EROSION CONTROL BLANKET ON ALL SEEDED SLOPES GREATER THAN OR EQUAL TO 3:1. SEE LANDSCAPE SPECIFICATIONS FOR MATERIAL INFORMATION.
5. INSTALL JUTE MESH BLANKET ON ALL PLANTED SLOPES GREATER THAN OR EQUAL TO 3:1. SEE LANDSCAPE SPECIFICATIONS FOR MATERIAL INFORMATION.
6. IF NOT OTHERWISE PLANTED OR PAVED, ALL NEW OR DISTURBED LANDSCAPE AREAS TO BE RAKED, SEEDED WITH LAWN SEED MIX, AND STRAW MULCHED.

EVERGREEN MANOR
Town of Cortlandt, New York

OWNER / APPLICANT
V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT
DTS • PROVIDENT
Intelligent Land Use
DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017

CONTRACT VENDEE
LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2
HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY
ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR
DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT
TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

N

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE

DRAWING TITLE:
PARCEL 2 - PLANT LIST AND PLANTING DETAILS

DRAWN BY:	CHECKED BY:
BZ/DMM	GMS/MG
PROJECT NO.	DATE:
812	5/20/26

DRAWING NO.
SP-4.3

EXPIRES 7/31/29

PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP SAMUEL THOMPSON 8/19/2026 3:58 PM C:\USERS\SAMUELTHOMPSON\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR-CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\812 P2 SP-5.1 5.2 SITE LIGHTING PLAN.DWG

ROAD POST TOP LIGHT (PT) POLE AND FIXTURE SCHEDULE

ID #	# of Fixtures	Throw Type	Fixture and Pole Manufacturer	Fixture Order Number	Pole Order Number
T3	9	T3	ARCHITECTURAL AREA LIGHTING	PROV2-36L-510-27K8-T3-BLT-CL-HS	DB12-4F12-188-BLT-PTF
T4	7	T4	ARCHITECTURAL AREA LIGHTING	PROV2-36L-510-27K8-T4-BLT-CL-HS	DB12-4F12-188-BLT-PTF

HS INDICATES HOUSE SIDE SHIELD ON ALL POST TOP LIGHTS

ARCHITECTURAL FIXTURE SCHEDULE

EL-105	96		WALL MOUNTED AT 8FT	EL-105-1019E226LED-B	



EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

N

0 15 30 60

SCALE: 1" = 30'

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE

DRAWING TITLE:

PARCEL 2 - SITE LIGHTING PLAN

DRAWN BY:	CHECKED BY:
BZ/DMM	GMS/MG
PROJECT NO. 812	DATE: 5/20/26

DRAWING NO.

SP-5.1

EXPIRES 7/31/29

PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP SAMUEL THOMPSON 8/19/2026 4:09 PM C:\USERS\SAMUELTHOMPSON\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR--CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\BI2 P2 SP--5.1 5.2 SITE LIGHTING PLAN.DWG

MATCHLINE (SEE SHEET SP-5.1)

R-10

MATCHLINE (SEE SHEET SP-5.1)

R-40

100' NONDISTURBANCE AREA

PROPERTY LINE, TYP.

POST TOP MOUNTED LIGHT, TYP.

PROPERTY LINE, (TYP.)

PROPERTY LINE, TYP.

WETLANDS FLAGGED BY LABELLA FLAGGED JULY 14, 2025

30' FRONT YARD SETBACK

WETLAND BUFFER

FLAGGED WETLAND

PROPOSED 10 FT. WIDE DRAINAGE EASEMENT

30.0 '

30' FRONT YARD SETBACK

PROPERTY LINE, TYP.

R-10

MOD

CONKLIN AVENUE

CROMBIE AVENUE

PEEKSKILL-LAKE MAHOPAC ROAD
ROUTE 35/202

POND ROAD
ROUTE 35/202

POOL

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

0 15 30 60

N

SCALE: 1" = 30'

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE

DRAWING TITLE:

PARCEL 2 - SITE LIGHTING PLAN

DRAWN BY:	CHECKED BY:
BZ/DMM	GMS/MG
PROJECT NO.	DATE:
812	5/20/26

DRAWING NO.

SP-5.2

EXPIRES 7/31/29

architectural area lighting

PROV2

ARCHITECTURAL AREA/SITE

DATE:
TYPE:
CATALOG #:



PROV2

ORDERING GUIDE

CATALOG #

SLA1-DF-HS-AD5-UNV

ORDERING GUIDE

HOUSING

PROV2

Housing	LED Quantity	Lumen output	CCT/CRI	Distribution	Finish
PROV2 Providence Medium 2.0	36L 36 LED	295 450mA Microcoxx Equivalent	AMB Amber-595nm Peak ¹	1 Type I	BLS Black Gloss Smooth
		325 325mA, 4500 Lumens	27K7 2700K, 70 CRI	2 Type II	BLT Black Matte Textured
		510 510mA, 6500 Lumens	3K7 3000K, 70 CRI	3 Type III	DBS Dark Bronze Gloss Smooth
		525 700mA Microcoxx Equivalent	35K7 3500K, 70 CRI	4W Type IV Wide	DBT Dark Bronze Matte Textured
		615 615mA, 7500 Lumens	4K7 4000K, 70 CRI	5Q Type V Square	GTT Graphite Matte Textured
			5K7 5000K, 70 CRI	6W Type V Wide	LGS Light Grey Gloss Smooth
			27K8 2700K, 80 CRI		LGT Light Grey Matte Textured
			3K8 3000K, 80 CRI		PSS Platinum Silver Gloss Smooth
			35K8 3500K, 80 CRI		VGT Verde Green Matte Textured
			4K8 4000K, 80 CRI		WHS White Gloss Smooth
			5K8 5000K, 80 CRI		WHT White Matte Textured
			27K9 2700K, 90 CRI		Color Option
			3K9 3000K, 90 CRI		CC ² Custom Color
			35K9 3500K, 90 CRI		CLA-A ³ Clear Anodize
			4K9 4000K, 90 CRI		
			5K9 5000K, 90 CRI		

Mounting	Optional Lens	Options	Mounting Options	Voltage
Pole Mount	CL Clear Lens	HS House Side Shield ⁴	AD5 ⁵ Adaptor-5" OD Pole	UNV 120-277V
STND_MNT ⁶ Standard Mount	DL Diffused Lens ³	PFN Brass Colored Finial	PCA-C ⁵ Photocontrol Adapter Contemporary, not for Wall Mount.	
PT23 2 3/8" tenon		SPK Cast Spikes	PCA-T ⁵ Traditional Photocell Adapter, not for Wall Mount. Photocell by others.	
PT3 3" tenon		BPS Brass Colored Struts		
Arm Mount		SF Single Fuse (120, 277, 347)		
SLA1		DF Double Fuse (208, 240, 480)		
TRA5U-4 4" pole				
TRA6U-4 4" pole				
TRA6S-4 4" pole				
TRA5U-4 4" pole				
TRA5U-5 5" pole				
TRA6U-5 5" pole				
TRA6S-5 5" pole				
TRA6S-5 5" pole				
Wall Mount				
WMA5S Wall Mount				
WMA56 Wall Mount				

Current Control Solutions — Accessories (Sold Seperately)

☑ SCP Sensor Control Programmable Free product install

SENSOR TO TURN OFF AT DAWN AND ON AT DUSK

Pole accessory is available to provide occupancy detection for outdoor applications meeting California Title 24.

For additional information related to these accessories please visit: currentlighting.com. Options denoted for use with integrated sensor, please see specification sheet ordering information table for details.

Notes:
1 Turtle friendly.
2 Diffused Lens is available only with T3 and T5W distribution
3 House side Shield is available only with T1, T2, T3 and T4W distributions
4 Recommended for harsh environment, salt spray 3,000 hours rated
5 See accessories for more information
6 Slips over #700 Pole

Current

currentlighting.com/aal

© 2025 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

POST TOP LIGHT FIXTURE
SCALE: N.T.S.

1

architectural area lighting

PROV2

ARCHITECTURAL AREA/SITE

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

DELIVERED LUMENS

The table below shows the delivered lumens for the various lumen outputs and beam distributions. Use this chart in connection with the lumen factor (LF) capability to deliver any output required.

LED #	Drive Current	Lumen Package	Lens	Distribution	3000K 70CRI Lumen	3000K 70CRI Bug Rating			4000K 70CRI Lumen	4000K 70CRI Bug Rating			5000K 70CRI Lumen	5000K 70CRI Bug Rating		
								Efficiency (Lm/W)				Efficiency (Lm/W)				Efficiency (Lm/W)
36	295	450mA Microcoxx Equivalent	None	1	3807	1	0	118	3960	1	0	118.1	4128	1	0	121.0
				2	3596	1	0	106.4	3740	1	0	109.7	3899	1	0	114.3
				3	3471	1	0	101.8	3611	1	0	105.9	3764	1	0	110.4
				4W	3501	1	0	102.7	3642	1	0	106.8	3796	1	0	111.3
				1-HS	2355	0	0	69.1	2450	0	0	71.8	2554	0	0	74.9
				2-HS	2049	0	0	60.1	2132	0	0	62.5	2222	0	0	65.2
				3-HS	1981	0	0	58.1	2061	0	0	60.4	2148	0	0	63.0
				4W-HS	2044	0	0	59.9	2126	0	0	62.3	2216	0	0	65.0
				5Q	3818	2	0	112.0	3971	2	0	116.5	4140	2	0	121.4
				5W	3529	2	0	103.5	3670	2	0	107.6	3826	2	0	112.2
			Clear	1-CL	3242	1	0	95.0	3373	1	0	98.8	3516	1	0	103.0
				2-CL	3062	1	0	89.7	3186	1	0	93.3	3321	1	0	97.3
				3-CL	2957	1	0	86.7	3076	1	0	90.1	3206	1	0	93.9
				4W-CL	2982	1	0	87.4	3102	1	0	90.9	3233	1	0	94.7
				1-CL-HS	2006	0	0	58.8	2087	0	0	61.1	2175	0	0	63.7
				2-CL-HS	1746	0	0	51.1	1816	0	0	53.2	1893	0	0	55.5
				3-CL-HS	1688	0	0	49.4	1755	0	0	51.4	1830	0	0	53.6
				4W-CL-HS	1740	0	0	51.0	1810	0	0	53.0	1887	0	0	55.3
				5Q-CL	3252	2	0	95.3	3382	2	0	99.1	3526	2	0	103.3
				5W-CL	3005	2	0	88.1	3126	2	0	91.6	3259	2	0	95.5
			Diffused	3-DL	2243	1	0	65.8	2334	1	0	68.4	2433	1	0	71.3
				5W-DL	2280	1	0	66.9	2372	1	0	69.6	2473	1	0	72.5
	325	4500	None	1	4147	1	0	110	4313	1	0	114	4486	1	0	118.9
				2	3917	1	0	104	4074	1	0	108	4247	1	0	112.3
				3	3781	1	0	100	3933	1	0	104	4100	1	0	108.4
				4W	3813	1	0	101	3967	1	0	2	105	4135	1	0	2	109.3
				1-HS	2566	0	0	68	2669	0	0	71	2782	0	0	73.6
				2-HS	2232	0	0	59	2322	0	0	61	2421	0	0	64.0
				3-HS	2158	0	0	57	2245	0	0	59	2340	0	0	61.9
				4W-HS	2226	0	0	59	2315	0	0	61	2414	0	0	63.8
				5Q	4158	2	0	110	4326	2	0	114	4509	2	0	119.2
				5W	3844	2	0	102	3998	2	0	106	4168	3	0	110.2
			Clear	1-CL	3532	1	0	93.4	3674	1	0	97.1	3829	1	0	101.3
				2-CL	3334	1	0	88.2	3470	1	0	91.7	3617	1	0	95.6
				3-CL	3220	1	0	85.2	3350	1	0	88.6	3492	1	0	92.3
				4W-CL	3248	1	0	85.9	3379	1	0	89.3	3522	1	0	93.1
				1-CL-HS	2185	0	0	57.8	2273	0	0	60.1	2369	0	0	62.6
				2-CL-HS	1901	0	0	50.3	1978	0	0	52.3	2062	0	0	54.5
				3-CL-HS	1838	0	0	48.6	1912	0	0	50.6	1993	0	0	52.7
				4W-CL-HS	1896	0	0	50.1	1972	0	0	52.1	2056	0	0	54.4
				5Q-CL	3542	2	0	93.6	3684	2	0	97.4	3840	2	0	101.5
				5W-CL	3274	2	0	86.6	3405	2	0	90.0	3550	2	0	93.9
			Diffused	3-DL	2459	1	0	65.0	2558	1	0	67.7	2666	1	0	70.7
				5W-DL	2469	1	0	65.3	2568	1	0	67.9	2677	1	0	70.9

Current

currentlighting.com/aal

© 2025 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

POST TOP LIGHT FIXTURE
SCALE: N.T.S.

3

architectural area lighting

DB12

DECORATIVE POLE

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

SPECIFICATIONS

CONSTRUCTION

- Base shall be cast aluminum #356 alloy, free of any porosity, foreign materials, or cosmetic fillers. Base casting shall be heat treated to a T-6 condition, and of uniform wall thickness, with no warping or mold shifting

WARNINGS

- Caution must be exercised in the selection of a design wind speed when the pole is to be installed in a special wind region (as indicated by the wind map) or in an area where wind speed is unpredictable
- AAL recommends consulting a local engineer when the pole is to be installed in an area that may be subject to extreme weather and exposure
- Poles installed on structures such as buildings and bridges may be subjected to vibration, oscillations, and other fatigue effects which are not covered by the AAL warranty
- The use of banners or other appendages can severely affect the loading of a pole. No banner or other appendage should be attached to an AAL pole unless approved by AAL
- If the products are to be used on an existing foundation or on other structures, the customer assumes all responsibility for the structural integrity of the existing foundation, anchorage or structures and all the consequences arising there from



CAUTION

- Poles should never be erected without the luminaire installed
- Anchor bolts shall be hot dip galvanized steel. Eight galvanized hex nuts and flat washers, and a bolt circle template shall be provided. Anchor bolt for poles are 3/4" x 24" x 3".

CERTIFICATION

- Certified UL 1598 in accordance with Article 410 of ANSI/NFPA 70, National Electrical Code

ORDERING GUIDE

Example: DB12-4R14-12S-M-BLS-FS1

CATALOG #

POLE

Base	Pole ³		Finish		Options	
DB12 4" Round Fluted Pole	ROUND POLE 4"		BLS Black Gloss Smooth		TEN Tenon, 2 3/8" Ø x 4.1"	
	4R10-12S	4R10-12S	BLT Black Matte Textured		TEN3 Tenon, 3" Ø x 3.1"	
	4R12-12S	4R12-12S	DBS Dark Bronze Gloss Smooth		YA Single Side Arm	
	4R14-12S	4R14-12S	DBT Dark Bronze Matte Textured		2B Double Side Arm	
	4R16-12S	4R16-12S	GTT Graphite Matte Textured		PTF Post Top Fixture	
	4R10-22S	4R10-22S	LGS Light Grey Gloss Smooth		PTA Post Top Arm	
	4R12-22S	4R12-22S	LGT Light Grey Matte Textured		PTAD Post Top Adapter	
	4R14-22S	4R14-22S	PSS Platinum Silver Gloss Smooth		ND No Drilling	
	4R16-22S	4R16-22S	VGT Verde Green Matte Textured		PCR Low profile twist lock photocell receptacle with cast pole cap top;Secures to the top of the pole with three stainless steel set screws. Photocell by others.	
	4R18-22S	4R18-22S	WHS White Gloss Smooth		RBC Cast aluminum receptacle housing, integrally welded to the pole.Includes a NEC approved clear weather proof cover. Does 6"(mm=24.0+0.0mm/-5.6)hole. Hard 18ETop of poleiscoatstandard(83mm ~3.256+4mm ~.236) not include a receptacle or internal wiring	
	4R20-22S	4R20-22S			GFI Ground Fault Interrupter. Wet location receptacle. Standard location is 24" down from top of pole. In-line with hand hole	
	FLUTED 4"					
	4F10-18B	4F10-18B				
	4F12-18B	4F12-18B				
	4F14-18B	4F14-18B				
	4F16-18B	4F16-18B				

Notes:
1 Consult Maximum Allowable EPA (MAX EPA) chart on page 2
2 Consult factory on custom color/ measurement requirement

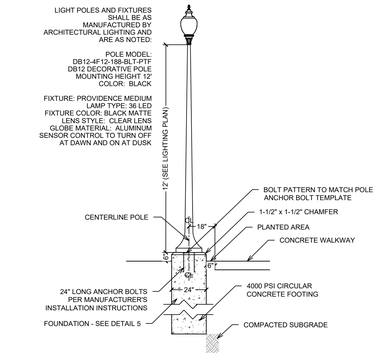
Current

currentlighting.com/aal

© 2025 HLI Solutions, Inc. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

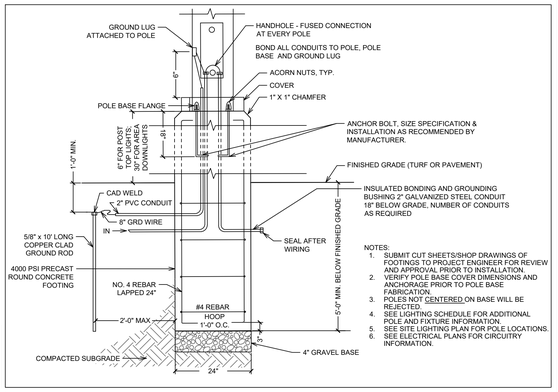
POST TOP LIGHT POLE
SCALE: N.T.S.

2



POST TOP LIGHT FIXTURE
SCALE: N.T.S.

3



LIGHT POLE FOUNDATION
SCALE: N.T.S.

4

NOTES:
1. PER TOWN OF CORTLANDT ZONING CODESECTION 307-12.3 G. (2):SHOULD ANY OUTDOOR LIGHTING FIXTURE OR THE TYPE OF LIGHT SOURCE THEREIN BE CHANGED AFTER A LIGHTING PERMIT AND/OR SITE PLAN APPROVAL HAS BEEN ISSUED, A CHANGE REQUEST MUST BE SUBMITTED TO THE DIRECTOR OF CODE ENFORCEMENT FOR REVISED APPROVAL.
2. THE PHOTOMETRIC PLAN AND LIGHTING DETAILS HAVE BEEN SUBMITTED TO AND APPROVED BY TOWN OF CORTLANDT. SUBSTITUTIONS SUBMITTED FOR APPROVAL REVIEW BY PROJECT ENGINEER MUST HAVE SAME FIXTURE STYLE, WATTAGE, COLOR TEMPERATURE, AND CONSTRUCTION QUALITY AS THE SPECIFIED FIXTURE. PRIOR TO SUBSTITUTION REQUEST, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PRODUCE A POINT BY POINT LIGHTING PLAN WITH STATISTICAL SUMMARY TABLE TO VERIFY THAT THE PROPOSED SUBSTITUTION ACHIEVES THE IESNA RECOMMENDATIONS AND/OR LIGHT LEVELS/STATISTICAL SUMMARY NOTED ON THE LIGHTING PLAN WITHOUT REQUIRING CHANGES TO THE SITE PLAN, LIGHT LOCATIONS OR ARCHITECTURE, AND OBTAINS OWNER APPROVAL. THIS POINT BY POINT PLAN AND STATISTICAL SUMMARY TABLE SHALL BE INCLUDED WITH THE SUBMITTAL. FAILURE TO COMPLY WITH THIS REQUIREMENT WILL RESULT IN THE RETURN OF THE SUBMITTAL AS REJECTED.
3. THE CONTRACTOR SHALL ALSO OBTAIN WRITTEN VERIFICATION FROM THE MUNICIPALITY THAT THE CHANGES DO NOT REQUIRE AN AMENDMENT OR REAPPROVAL OF THE APPROVED SITE PLAN AND/OR ARCHITECTURAL BUILDING PLAN APPROVALS.
4. SUBMIT CUT SHEETS/SHOP DRAWINGS OF FOOTINGS, POLES AND FIXTURES TO PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF ORDERS.
5. POLES MUST BE CENTERED ON POLE BASES OR THEY WILL BE REJECTED.
6. ANY LIFTING POINTS OR OTHER BASE INDENTATIONS SHALL BE FILLED WITH CONCRETE AND SMOOTHED TO MATCH BASE.
7. FACTORY SUPPLIED TEMPLATES MUST BE USED WHEN SETTING ANCHOR BOLTS.
8. SEE LIGHTING SCHEDULE FOR ADDITIONAL INFORMATION. CONTRACTOR TO VERIFY THAT QUANTITIES AND TYPES OF FIXTURES, POLES AND BASES IN THE SCHEDULE ARE IN CONFORMANCE WITH WHAT IS SHOWN ON PLANS.

LIGHT POLE NOTES
SCALE: N.T.S.

5

ELECTRICAL SITE LIGHTING NOTES:

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND WESTCHESTER COUNTY RULES, LAWS AND REGULATIONS.
2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE WORK AS REQUIRED BY OSHA REGULATIONS.
3. THE CONTRACTOR SHALL REVIEW ALL OF THE SITE CONDITIONS PRIOR TO THE SUBMISSION OF THEIR BID TO OWNER. ANY CLARIFICATIONS REQUIRED BY THE CONTRACTOR SHALL BE SUBMITTED TO OWNER FOR RESPONSE, PRIOR TO FINALIZATION OF BID SUBMISSIONS.
4. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE FULL SCOPE OF THE WORK, AND SHALL SUBMIT BIDS THAT REFLECT THE REQUIRED SCOPE OF WORK TO COMPLETE THE WORK.
5. ALL NEW LIGHT POLE BASES SHALL BE PRECAST CONCRETE TYPE, SUITABLE FOR THE PROPOSED LIGHT POLE AND FIXTURE ASSEMBLIES REQUIRED AT EACH LOCATION. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED EXCAVATION, PAVEMENT REPAIR, AND REMOVAL OF SOIL SPOILS AS A PART OF THE WORK.
6. ALL NEW LIGHT POLES AND LIGHT FIXTURES SHALL BE GROUNDED, IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE. GROUND CONDUCTORS WILL ALL TIE BACK INTO THE PANELBOARD GROUND BAR WHERE THE CIRCUIT IS DERIVED.
7. ALL NEW LIGHT FIXTURES SHALL BE EQUIPPED WITH FUSE CUT OUTS, ACCESSIBLE IN THE HAND HOLE OF EACH LIGHT POLE. FIXTURES SHALL BE INDIVIDUALLY FUSED. CARTRIDGE FUSES SHALL BE PROVIDED FOR EACH INDIVIDUAL FIXTURE, CARTRIDGE FUSES SHALL BE SIZED FOR 125% OF FULL LOAD CURRENT OF EACH FIXTURE.
8. PROVIDE A WARNING TAPE ABOVE ALL SITE LIGHTING CONDUIT PATHWAYS, YELLOW BACKGROUND, BLACK LETTERING, 4" WIDE, STATING: WARNING ELECTRIC BELOW. WARNING TAPE SHALL BE EQUIPPED WITH COPPER TRACING STRIP. INSTALL 12" BELOW FINISHED GRADE.
9. SEE ELECTRICAL DRAWINGS FOR LIGHTING CIRCUITS AND CONDUIT LAYOUT.

ELECTRICAL SITE LIGHTING NOTES
SCALE: N.T.S.

6

EfficientLighting
LIGHTING MADE BETTER

EL-105



TYPE:	Exterior Lantern
WIDTH:	7"
HEIGHT:	12"
PROJECTION:	8"
BACK PLATE:	5.75" x 4.25"
OPEN BOTTOM:	Yes
SHADE:	Frosted Glass
AVAILABLE FINISH:	Powder Coated Black
PHOTOCELL:	Yes
SOCKET TYPE:	E26 Medium Base
UL LISTED:	Yes (Wet Location)

ORDERING OPTIONS:

A. Fixture Only, No Bulb Included

Model#:	Bulb Type	Voltage	Dimmable	UL Listing
EL-105-B	The choice is yours as long as it is an E26 socket base. Make sure the bulb size is not too big and fits nicely inside the shade. Disclaimer: The built-in photocell is only compatible with certain LED bulbs. Please check the LED bulb packaging for compatibility.	120V	Yes **ONLY** if pairing with a dimmable bulb	Yes (Wet Location)

B. 1 x 9w A19 LED Bulb Included

Model#:	Total Wattage	Voltage	Color Temperature	Lumen Output	Dimmable	CRI	Lamp Life	UL Listing
EL-105-109E26LED-B	9w	120V	2700K Warm White	800	Yes	90	25000 HR	Yes (Wet Location)

Disclaimer: Do not install multiple photocell fixtures close to each other or near other light sources. This will cause photocell "talking" action (constantly turning on and off) and cause photocell to fail prematurely. Check with your electrician for best installation practices or contact us for more information.

2 Cranberry Rd #B1-B, Parsippany, NJ 07054 | East Coast: 973.846.8568 | West Coast: 714.228.9888 | Fax: 973.846.8567 | www.efficientlightingco.com

2022

BUILDING MOUNTED LIGHT (1 PER UNIT AT FRONT DOOR)
SCALE: N.T.S.

7

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

N

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE

DRAWING TITLE:

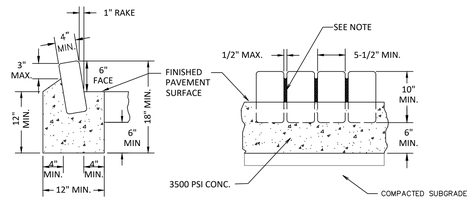
PARCEL 2 -
SITE LIGHTING DETAILS

DRAWN BY:	CHECKED BY:
BZ/DMM	GMS/MG
PROJECT NO.	DATE:
812	5/20/26

DRAWING NO.

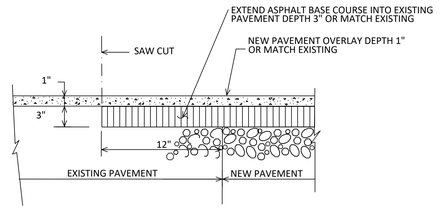
SP-5.3

EXPIRES 7/31/29



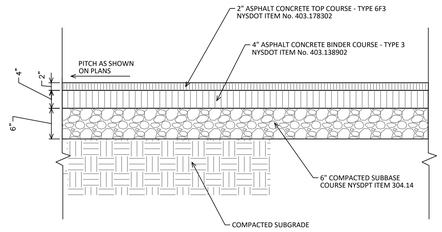
NOTE: JOINTS TO BE 1/2" WIDE USING 1-2 MIX CEMENTS MORTAR STRUCK WITH CONCRETE TOOL

VERTICAL GRANITE BLOCK CURB (WITH GUTTER)
NOT TO SCALE — 1

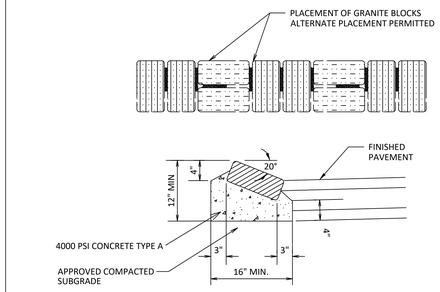


NOTE:
SAW CUT INTO EXISTING PAVEMENT APPLIES TO PAVEMENT REPLACEMENT AT UTILITY TRENCHES EXTENDING INTO R.O.W.

SAW-CUT PAVEMENT KEY-IN
SCALE: N.T.S. — 4

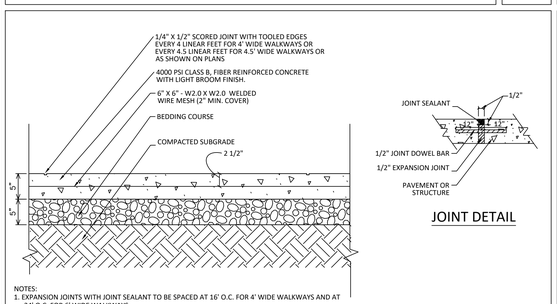


ASPHALT PAVEMENT
SCALE: N.T.S. — 3



NOTE: JOINTS TO BE 1/2" WIDE USING I-2 MIX CEMENTS MORTAR STRUCK WITH CONCRETE TOOL

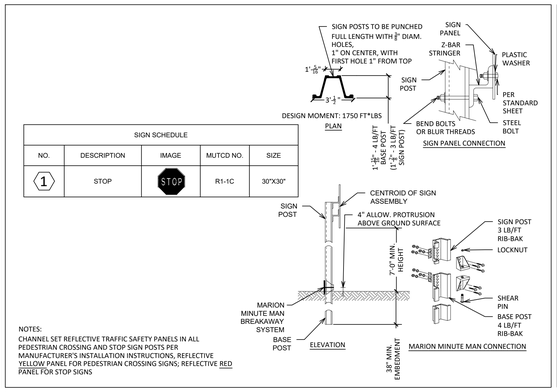
MOUNTABLE GRANITE CURB
NOT TO SCALE — 4



NOTES:
1. EXPANSION JOINTS WITH JOINT SEALANT TO BE SPACED AT 16' O.C. FOR 4' WIDE WALKWAYS AND AT 24' O.C. FOR 6' WIDE WALKWAYS
2. PROVIDE 1/2" EXPANSION JOINT WITH SEALANT BETWEEN CONCRETE WALKWAYS AND CONCRETE CURBS AND STRUCTURES
3. WALKS WITHIN PUBLICLY DEDICATED RIGHT-OF-WAY AREAS TO BE 6" THICK.
4. SIDEWALKS AND DROP CURBS SHALL MEET ALL REQUIREMENTS OF THE NYSDOT STANDARD SPECIFICATIONS.
5. SIDEWALKS SHALL BE 5" THICK MINIMUM AND 7" THICK AT DRIVEWAYS AND CROSSINGS.
6. SIDEWALKS SHALL HAVE A PANEL SIZE OF 5' WITH AN EXPANSION JOINT EVERY 20'
7. SIDEWALKS TO HAVE BROOM SWEPT FINISH WITH CORNER TROWELING.

JOINT DETAIL

CONCRETE SIDEWALK
SCALE: N.T.S. — 5



SIGN SCHEDULE				
NO.	DESCRIPTION	IMAGE	MUTCD NO.	SIZE
1	STOP	STOP	R1-1C	30"X30"

NOTES:
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

SIGN SCHEDULE AND TRAFFIC SIGN POST
SCALE: N.T.S. — 6

ELECTRICAL SITE LIGHTING NOTES:

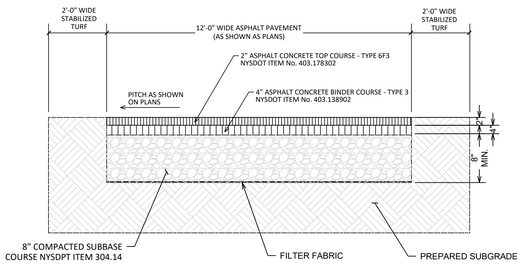
1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND WESTCHESTER COUNTY RULES, LAWS AND REGULATIONS.
2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE WORK AS REQUIRED BY OSHA REGULATIONS.
3. THE CONTRACTOR SHALL REVIEW ALL OF THE SITE CONDITIONS PRIOR TO THE SUBMISSION OF THEIR BID TO EVERGREEN MANOR ANY CLARIFICATIONS REQUIRED BY THE CONTRACTOR SHALL BE SUBMITTED TO EVERGREEN MANOR FOR RESPONSE, PRIOR TO FINALIZATION OF BID SUBMISSIONS.
4. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE FULL SCOPE OF THE WORK, AND SHALL SUBMIT BIDS THAT REFLECT THE REQUIRED SCOPE OF WORK TO COMPLETE THE WORK.
5. ALL NEW LIGHT POLE BASES SHALL BE PRECAST CONCRETE TYPE, SUITABLE FOR THE PROPOSED LIGHT POLE AND FIXTURE ASSEMBLIES REQUIRED AT EACH LOCATION. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED EXCAVATION, PAVEMENT REPAIR, AND REMOVAL OF SOIL SPOILS AS A PART OF THE WORK.
6. ALL NEW LIGHT POLES AND LIGHT FIXTURES SHALL BE GROUNDED, IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE. GROUND CONDUCTORS WILL ALL TIE BACK INTO THE PANELBOARD GROUND BAR WHERE THE CIRCUIT IS DERIVED.
7. ALL NEW LIGHT FIXTURES SHALL BE EQUIPPED WITH FUSE CUT OUTS, ACCESSIBLE IN THE HAND HOLE OF EACH LIGHT POLE. FIXTURES SHALL BE INDIVIDUALLY FUSED. CARTRIDGE FUSES SHALL BE PROVIDED FOR EACH INDIVIDUAL FIXTURE. CARTRIDGE FUSES SHALL BE SIZED FOR 125% OF FULL LOAD CURRENT OF EACH FIXTURE.
8. PROVIDE A WARNING TAPE ABOVE ALL SITE LIGHTING CONDUIT PATHWAYS. YELLOW BACKGROUND, BLACK LETTERING, 4" WIDE, STATING: WARNING ELECTRIC BELOW. WARNING TAPE SHALL BE EQUIPPED WITH COPPER TRACING STRIP. INSTALL 12" BELOW FINISHED GRADE.

ELECTRICAL SITE LIGHTING NOTES
SCALE: N.T.S. — 7

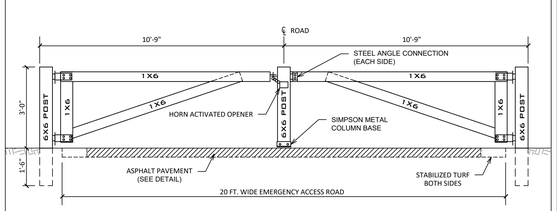
2.1 SOIL MATERIALS (SEE SPECIFICATION 31 20 00 FOR COMPETE SOIL MATERIAL AND EARTHWORK INFORMATION)

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.
   1. UNSATISFACTORY SOILS ALSO INCLUDE SATISFACTORY SOILS NOT MAINTAINED WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.
   2. UNSATISFACTORY MATERIALS ALSO INCLUDE MATERIALS BELOW STRUCTURES AND/OR FOUNDATIONS DETERMINED BY OWNER'S REPRESENTATIVES TO BE UNSATISFACTORY BEARING MATERIALS.
D. SUBBASE COURSE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; MEETING NYSDOT SPECIFICATION FOR NYSDOT ITEM 304.11 SUBBASE COURSE TYPE 1. THE USE OF RECYCLED MATERIAL FROM ANY OFF-SITE SOURCE WILL NOT BE PERMITTED AND RECYCLED MATERIAL FROM ONSITE DEMOLITION MAY NOT BE USED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER.
E. STRUCTURAL 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.
F. 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.
G. 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.
H. 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.
I. 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.
J. SAND: ASTM C 33; FINE AGGREGATE.
K. TOPSOIL: SEE PLANTING MEDIA PREPARATION AND PLACEMENT SPECIFICATION.

SOIL MATERIAL NOTES
SCALE: N.T.S. — 8



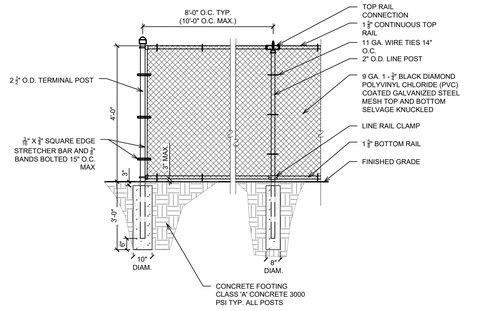
EMERGENCY ACCESS DRIVEWAY
SCALE: N.T.S. — 9



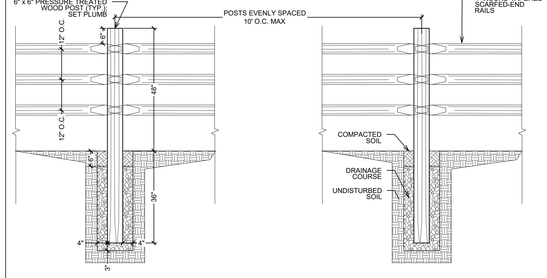
NOTE:

THE GATE SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200 AND UL325, IN ACCORDANCE WITH 2020 NYS FIRE CODE APPENDIX D 103.5

EMERGENCY ACCESS ROAD GATE DETAIL — 10



4' HIGH CHAIN LINK FENCE
SCALE: N.T.S. — 11



4' POST AND RAIL FENCE
SCALE: N.T.S. — 12

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
1-800-962-7962 OR 811

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use
DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017

CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

DRAWING TITLE:

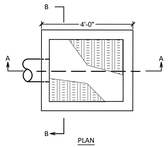
PARCEL 2 - SITE AND UTILITY DETAILS

DRAWN BY:	CHECKED BY:
KM/RC/ST	MG
PROJECT NO.	DATE:
812	5/20/26

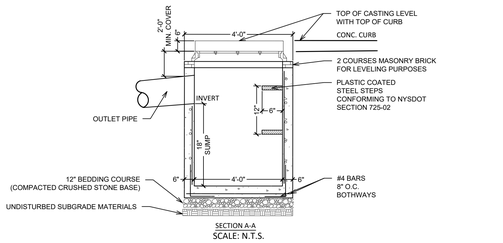
DRAWING NO.

SP-6.1

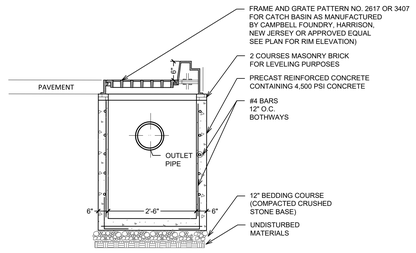
EXPIRES 7/31/29



PLAN



SECTION A-A
SCALE: N.T.S.



SECTION B-B

TOWN OF CORTLANDT CATCH BASIN STANDARD NOTES:
A. PRECAST WITH MINIMUM INSIDE DIMENSION OF 48" WIDTH AND 30" SUITABLE FOR A CAMPBELL FOUNDRY HEAVY DUTY BICYCLE SAFE / ADA ACCESSIBLE GRATE (CURB 2617 OR 3407)
B. NO MORE THAN 2 COURSES OF SEWER GRADE BRICK AND MORTAR
C. COMPRESSIVE STRENGTH OF ALL CONCRETE STRUCTURES SHALL BE NO LESS THAN 4000 PSI AND HAVING AN AIR ENTRAINMENT OF 5% MINIMUM. MINIMUM LOADING SHALL BE AASHTO HS-20 WITH H-25 PROPOSED TO MEET THE REQUIREMENTS OF A 75,000-POUND FIRE TRUCK AND SIMILAR HEAVY VEHICLES.
D. MINIMUM DRAINAGE SIZE 15" HDPE PIPE.
E. BACKFILL / BEDDING (6" ABOVE PIPE) VIRGIN ITEM-4, MEETING NYSDOT MATERIAL SPECIFICATION AND GRADATION REQUIREMENTS. INSITU MATERIAL MAY BE USED AS BACKFILL ABOVE BEDDING AND BELOW FULL DEPTH PAVEMENT.
F. ALL STRUCTURES TO BE DEDICATED TO THE TOWN OF CORTLANDT SHALL HAVE A 12-INCH BEDDING LAYER.
H. CONTRACTOR TO SUBMIT FABRICATION SHOP DRAWINGS FOR ENGINEER AND TOWN APPROVAL

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

1

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" (25-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.

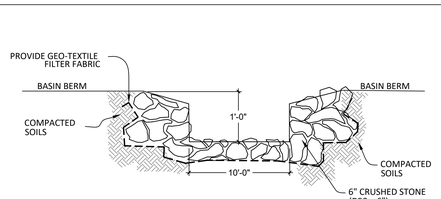
K. SAND: ASTM C 33; FINE AGGREGATE.

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

M. TOPSOIL: SEE SPECIFICATION.

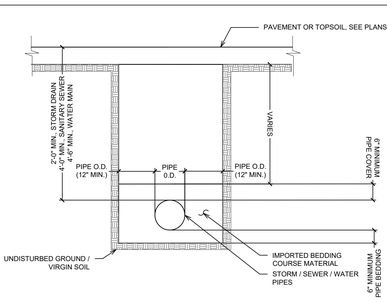
SOIL MATERIAL
SCALE: N.T.S.

2



WEIR DETAIL
SCALE: N.T.S.

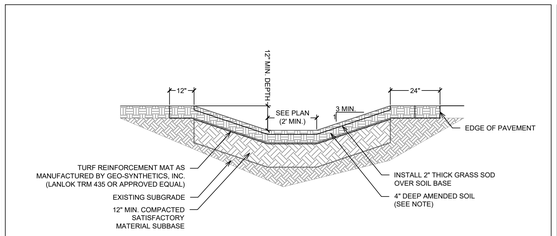
5



NOTES:
1. WHEN PIPES ARE TO BE INSTALLED IN FILL SECTIONS, THE CONTRACTOR SHALL INSTALL CRUSHED STONE, GRAVEL OR APPROVED STRUCTURAL FILL.
2. BACKFILL TO 95% RELATIVE MATERIAL COMPACTED DRY DENSITY AT OPTIMUM MOISTURE UNDER PAVED AREAS AND 90% UNDER LANDSCAPED AREAS (TYP.)
3. BACKFILL/BEDDING (6" ABOVE PIPE) VIRGIN ITEM-4, MEETING NYSDOT MATERIAL SPECIFICATION AND GRADING REQUIREMENTS. INSITU MATERIAL MAY BE USED AS BACKFILL ABOVE BEDDING AND BELOW FULL DEPTH PAVEMENT.
4. REFER ALSO TO DETAIL 4, DWG. SP-4.1 (SAW-CUT PAVEMENT KEY-IN) FOR TRENCHING WITHIN EXISTING PAVEMENT.
5. CONTRACTOR SHALL SURROUND THE NEW PIPE WITH 6-INCHES OF NYSDOT ITEM 304.14 ALL AROUND THE OUTSIDE OF THE PIPE.
6. WHEN DETERMINED BY ENGINEER OR DOTS, AND AS DIRECTED, REMOVE UNSUITABLE MATERIAL AND BACKFILL WITH NYSDOT ITEM 304.14 OR ¾" WASHED GRAVEL AND CRUSHED STONE, COMPACT IN 6- INCH LIFTS.
7. FOR CL-54 CEMENTED LINED DIP WATER MAIN AND CI-52 CEMENT LINED DIP SEWER MAIN, TRENCH SHALL BE 30-INCHES PLUS THE O.D. OF PIPE, AND PIPE SHALL BE IN CENTER OF THE TRENCH.
8. REMOVE ALL BEDROCK WITHIN 6-INCHES OF PIPE.
9. THE CONTRACTOR SHALL FOLLOW ALL GUIDELINES ESTABLISHED BY OSHA (TITLE 29 PART 1926.650-652 (SUBPART-P) FOR TRENCHING OPERATIONS. TRENCHES GREATER THAN 5-FEET IN DEPTH REQUIRE A PROTECTIVE SYSTEM, PRIOR TO ANY WORK, CONTRACTOR SHALL SUBMIT TO DOTS FOR REVIEW A TRENCHING PLAN.
10. RECYCLED FILL/ITEM 4 IS NOT PERMITTED AS BACKFILL.
11. WHEN DETERMINED BY ENGINEER OR DOTS, AND AS DIRECTED, REMOVE UNSUITABLE MATERIAL AND BACKFILL WITH NYSDOT ITEM 304.14 OR ¾" WASHED GRAVEL AND CRUSHED STONE, COMPACT IN 6-INCHLIFTS.
12. FOR CL-54 CEMENTED LINED DIP WATER MAIN AND CI-52 CEMENT LINED DIP SEWER MAIN, TRENCH SHALL BE 30-INCHES PLUS THE O.D. OF PIPE, AND PIPE SHALL BE IN CENTER OF THE TRENCH.
13. THE CONTRACTOR SHALL FOLLOW ALL GUIDELINES ESTABLISHED BY OSHA (TITLE 29 PART 1926.650-652 (SUBPART-P) FOR TRENCHING OPERATIONS. TRENCHES GREATER THAN 5-FEET IN DEPTH REQUIRE A PROTECTIVE SYSTEM, PRIOR TO ANY WORK, CONTRACTOR SHALL SUBMIT TO DOTS FOR REVIEW A TRENCHING PLAN.

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

8

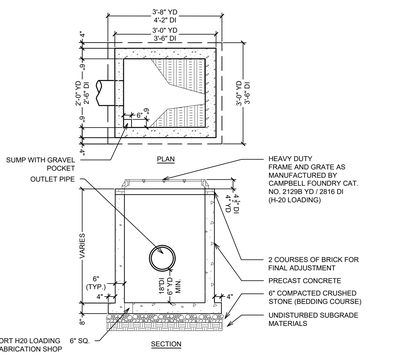


(MAXIMUM SLOPE SHALL NOT EXCEED 5%)

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

VEGETATED SWALE
SCALE: N.T.S.

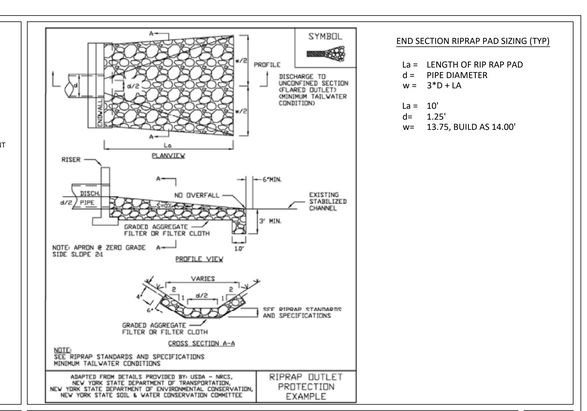
3



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.

6



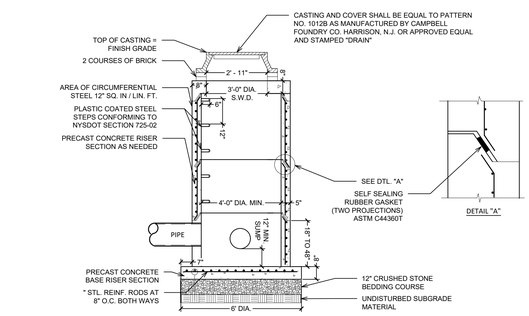
END SECTION RIPRAP PAD SIZING (TYP)

La = LENGTH OF RIP RAP PAD
d = PIPE DIAMETER
w = 3*D + LA

La = 10'
d= 1.25'
w= 13.75, BUILD AS 14.00'

RIPRAP OUTLET PROTECTION/ENERGY DISSIPATOR
SCALE: N.T.S.

4



NOTE:
1. ALL STRUCTURES TO SUPPORT H20 LOADING
2. CONCRETE SHALL BE A MINIMUM 4,500 PSI
3. CONTRACTOR TO SUBMIT FABRICATION SHOP DRAWINGS FOR APPROVAL

STORMWATER PRECAST MANHOLE
SCALE: N.T.S.

7

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE

DRAWING TITLE:

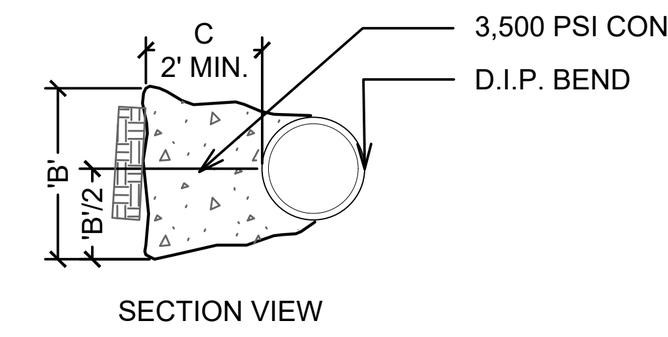
PARCEL 2 - SITE AND UTILITY DETAILS

DRAWN BY:	CHECKED BY:
KM/RC/ST	MG
PROJECT NO.	DATE:
812	5/20/26

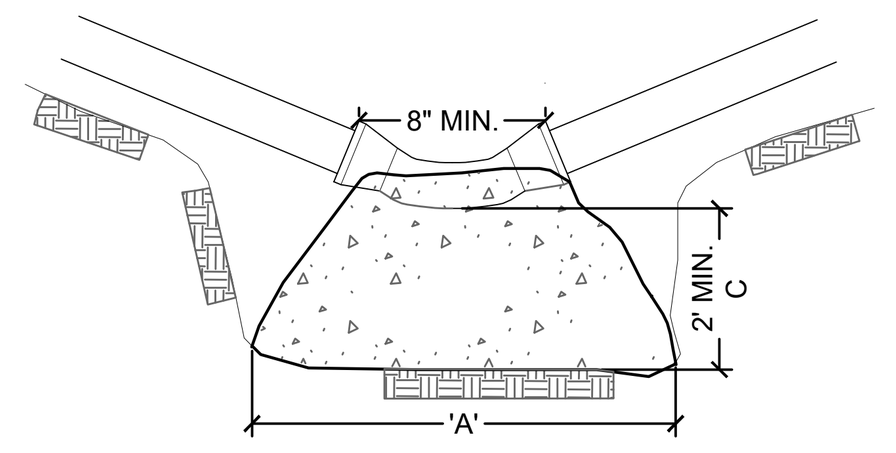
DRAWING NO.

SP-6.2

EXPIRES 7/31/29



SECTION VIEW



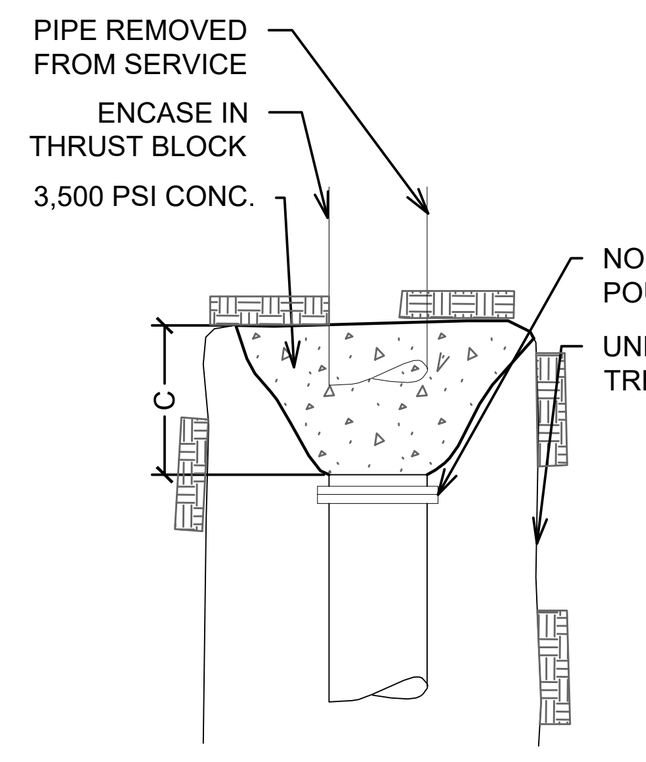
PLAN VIEW

PIPE DIA. (IN.)	BEND	A (FT.)	B (FT.)	C (FT.)	CONC. (CF)	CONC. (CY)
16	90	10.9	6.0	2.0	130.8	4.9
	45	7.9	4.5	2.0	71.1	2.7
	22 1/2	6.0	3.0	2.0	36.0	1.3
	11 1/4	3.6	2.5	2.0	18.0	0.7
12	90	9.4	4.0	2.0	75.2	2.8
	45	5.8	3.5	2.0	40.6	1.5
	22 1/2	4.2	2.5	2.0	21.0	0.8
	11 1/4	2.6	2.0	2.0	10.4	0.4
10	90	6.7	4.0	2.0	53.6	2.0
	45	5.8	2.5	2.0	29.0	1.1
	22 1/2	3.7	2.0	2.0	14.8	0.5
	11 1/4	2.5	1.5	2.0	7.5	0.3
8	90	5.1	3.5	2.0	35.7	1.3
	45	3.8	2.5	2.0	19.0	0.7
	22 1/2	3.3	1.5	2.0	9.9	0.4
	11 1/4	2.5	1.0	2.0	5.0	0.2
6	90	4.1	2.5	2.0	20.5	0.8
	45	2.8	2.0	2.0	11.2	0.4
	22 1/2	2.8	1.0	2.0	5.6	0.2
	11 1/4	1.4	1.0	2.0	2.8	0.1

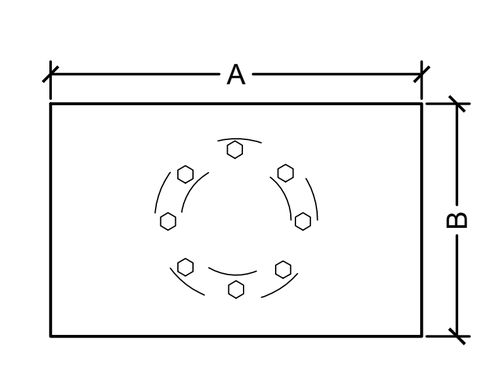
BLOCK DIMENSIONS

THRUST BLOCK AT HORIZONTAL BEND

TITLE
SCALE: N.T.S.



PLAN VIEW

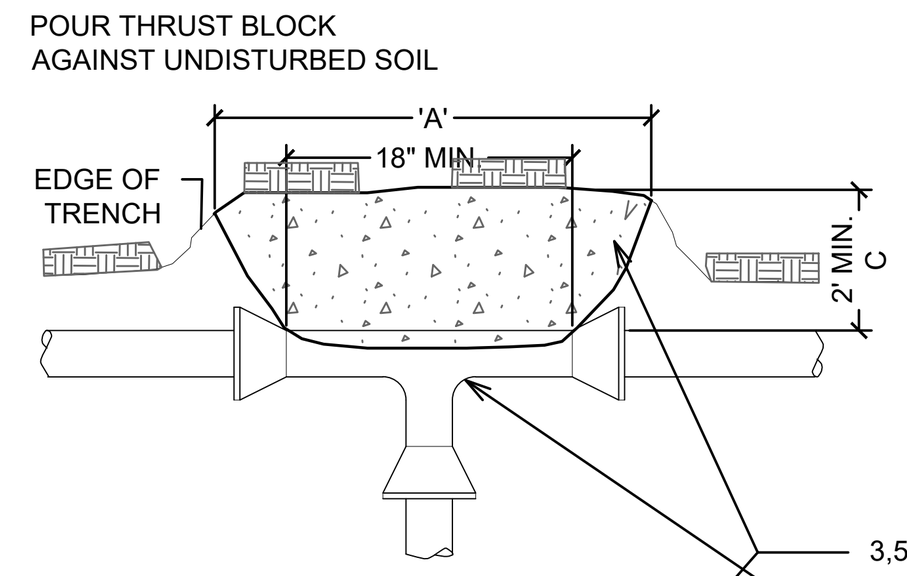


SECTION VIEW
(BACK OF THRUST BLOCK)

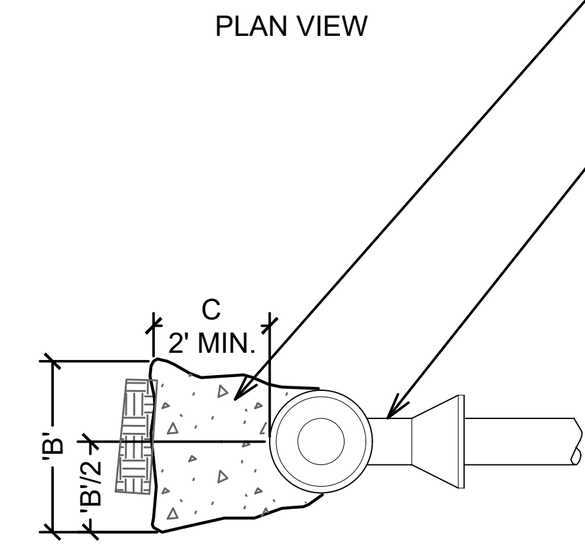
BLOCK DIMENSIONS

BRANCH SIZE (IN.)	A (FT.)	B (FT.)	C (FT.)	CONC. (CF)	CONC. (CY)
6	3.7	2.0	2.0	14.8	0.5
8	5.0	2.5	2.0	25.0	0.9
10	6.3	3.0	2.0	37.8	1.4
12	6.7	4.0	2.0	61.6	2.3
16	10.3	4.5	2.0	92.7	3.4

THRUST BLOCK AT CAP



PLAN VIEW



SECTION VIEW

NOTE:
NO CONC. SHALL BE POURED AGAINST JOINTS

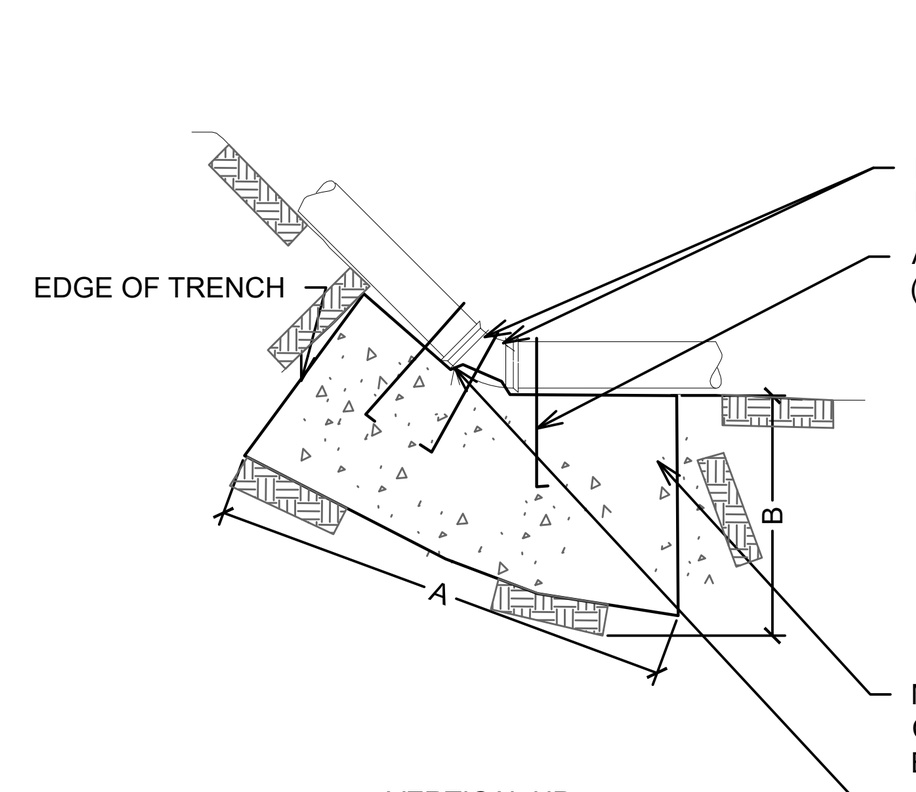
THRUST BLOCK AT TEE

BLOCK DIMENSIONS

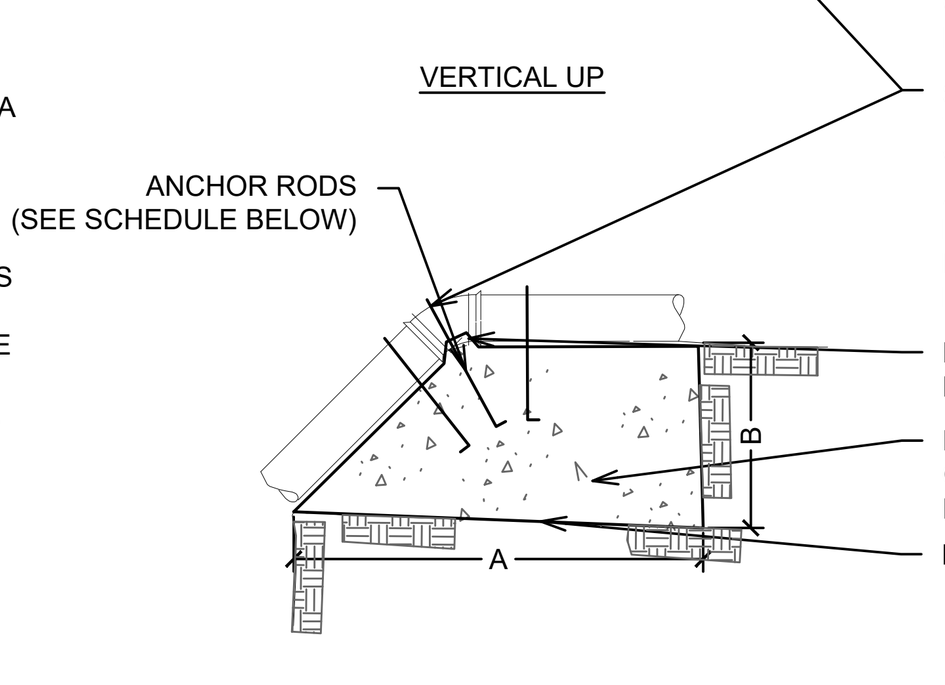
BRANCH SIZE (IN.)	A (FT.)	B (FT.)	C (FT.)	CONC. (CF)	CONC. (CY)
6	3.7	2.0	2.0	14.8	0.5
8	5.0	2.5	2.0	25.0	0.9
10	6.3	3.0	2.0	37.8	1.4
12	6.7	4.0	2.0	61.6	2.3
16	10.3	4.5	2.0	92.7	3.4

NOTES:
1. ALL THRUST BLOCKS SIZED IN ACCORDANCE WITH AWWA DUCTILE IRON PIPE AND FITTINGS, AWWA MANUAL M41 SECOND EDITION - DUCTILE IRON PIPE RESEARCH THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE.
2. CALCULATIONS APPLY A 1.5 SAFETY FACTOR.
3. CALCULATIONS BASED UPON MINIMUM PRESSURE CLASS OF PIPE WITH STANDARD CEMENT-MORTAR LINING.
4. CALCULATIONS BASED UPON A SOIL BEARING PRESSURE OF 1,000 LBS. PER SQUARE FOOT.
5. CALCULATIONS BASED UPON A 130 PSI TEST PRESSURE, MAXIMUM
6. DIMENSIONS ESTABLISHED BASED UPON TRUNCATED TRIANGULAR SHAPED THRUST BLOCK GEOMETRY
7. ALL CONCRETE SHALL BE A MINIMUM 3,500 PSI OR GREATER AT 28 DAYS
8. ALL THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED SOILS
9. NO CONCRETE SHALL BE POURED AGAINST PIPE JOINTS
10. THRUST BLOCK SHOWN ARE MINIMUM SIZES
11. THRUST BLOCK FOR 90 DEGREE BENDS SHALL ONLY BE PERMITTED ON FJ TO FJ CONNECTIONS.
12. ALL WORK TO CONFORM TO WESTCHESTER JOINT WATER WORKS AND TOWN OF HARRISON STANDARDS AND SPECIFICATIONS.

TITLE
SCALE: N.T.S.



VERTICAL UP



VERTICAL DOWN

THRUST BLOCK AT HORIZONTAL BEND

BLOCK DIMENSIONS

PIPE DIA. (IN.)	BEND	A (FT.)	B (FT.)	C (FT.)	CONC. (CF)	CONC. (CY)
16	90	12.0	8.3	6.3	313.7	11.5
	45	12.0	7.5	5.0	225.0	8.3
	22 1/2	11.5	7.0	3.0	120.8	4.5
	11 1/4	9.0	4.5	3.0	60.8	2.3
12	90	10.0	6.5	5.5	178.8	6.6
	45	9.5	6.5	4.3	132.8	4.9
	22 1/2	9.0	5.0	3.0	67.5	2.5
	11 1/4	8.0	4.5	3.0	54.0	2.0
10	90	11.0	6.25	3.75	128.9	4.8
	45	10.0	5.0	3.75	93.8	3.5
	22 1/2	8.0	4.5	3.0	54.0	2.0
	11 1/4	8.0	4.5	3.0	54.0	2.0
8	90	9.5	4.5	4.0	85.5	3.2
	45	9.5	4.0	3.3	62.7	2.3
	22 1/2	8.0	4.5	3.0	54.0	2.0
	11 1/4	8.0	4.5	3.0	54.0	2.0
6	90	8.0	4.5	3.3	54.0	2.0
	45	8.0	4.5	3.3	54.0	2.0
	22 1/2	8.0	4.5	3.0	54.0	2.0
	11 1/4	8.0	4.5	3.0	54.0	2.0

GRAVITY BLOCKS

GRAVITY BLOCKS SHALL REQUIRE A MINIMUM OF 2 CY CONCRETE PER INSTALLATION.

REFER TO "GRAVITY BLOCK RESTRAINT INSTALLATION DETAIL".

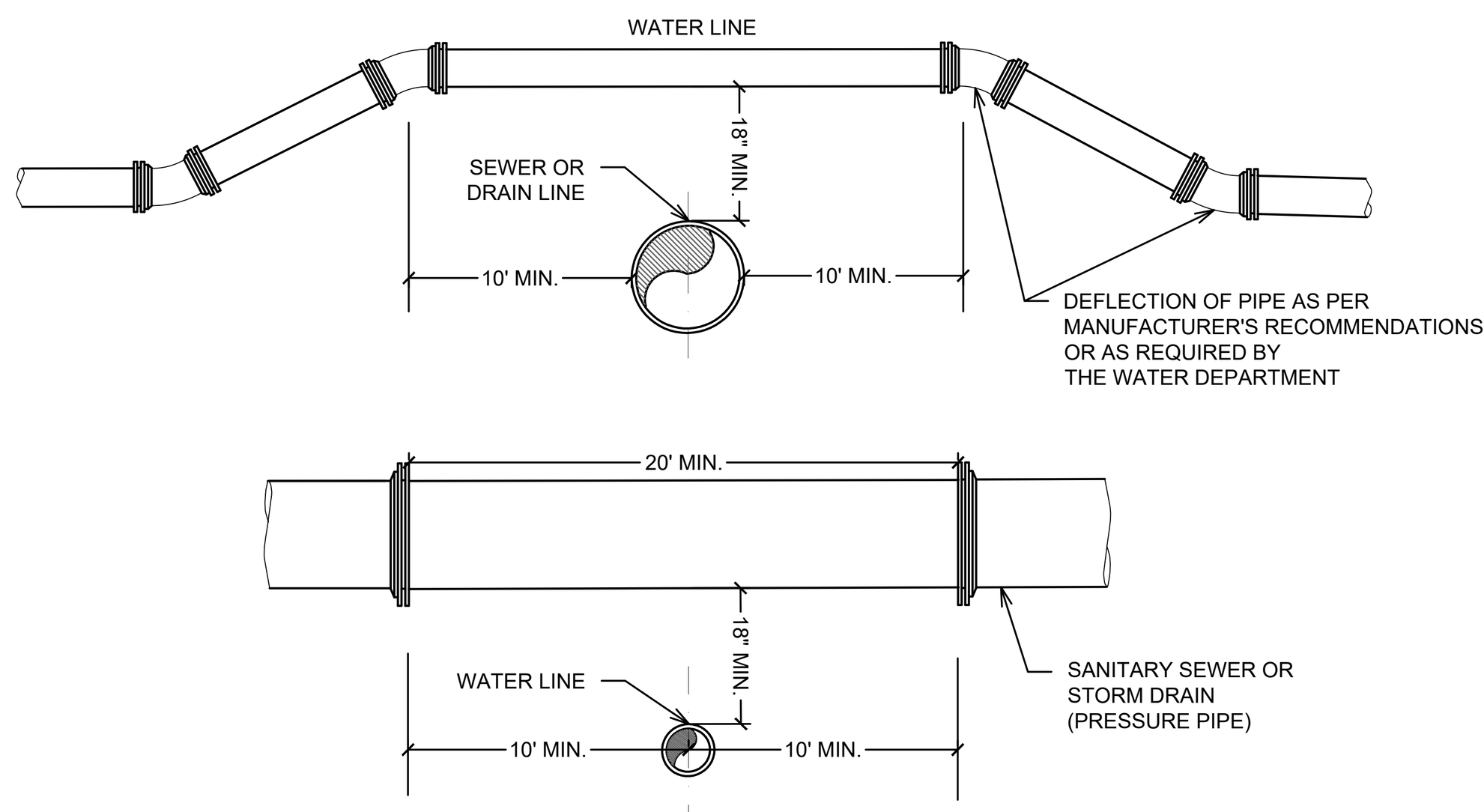
REFER TO "THRUST BLOCK NOTES" FOR INSTALLATION REQUIREMENTS WHERE APPLICABLE.

ANCHOR SCHEDULE FOR GRAVITY BLOCKS

PIPE DIAMETER	RODS	MIN. EMBEDMENT LENGTH
16"	3 - #4	24"
12"	3 - #4	18"
6"	2 - #5	12"
8"	2 - #5	12"

NOTE:
1. ALL EMBEDDED RODS SHOULD HAVE STANDARD ACI HOOKS.
2. IN SOME CASES, IT WILL BE NECESSARY TO INCREASE THE MINIMUM DIMENSIONS SHOWN TO ATTAIN THE MINIMUM CONCRETE VOLUMES.

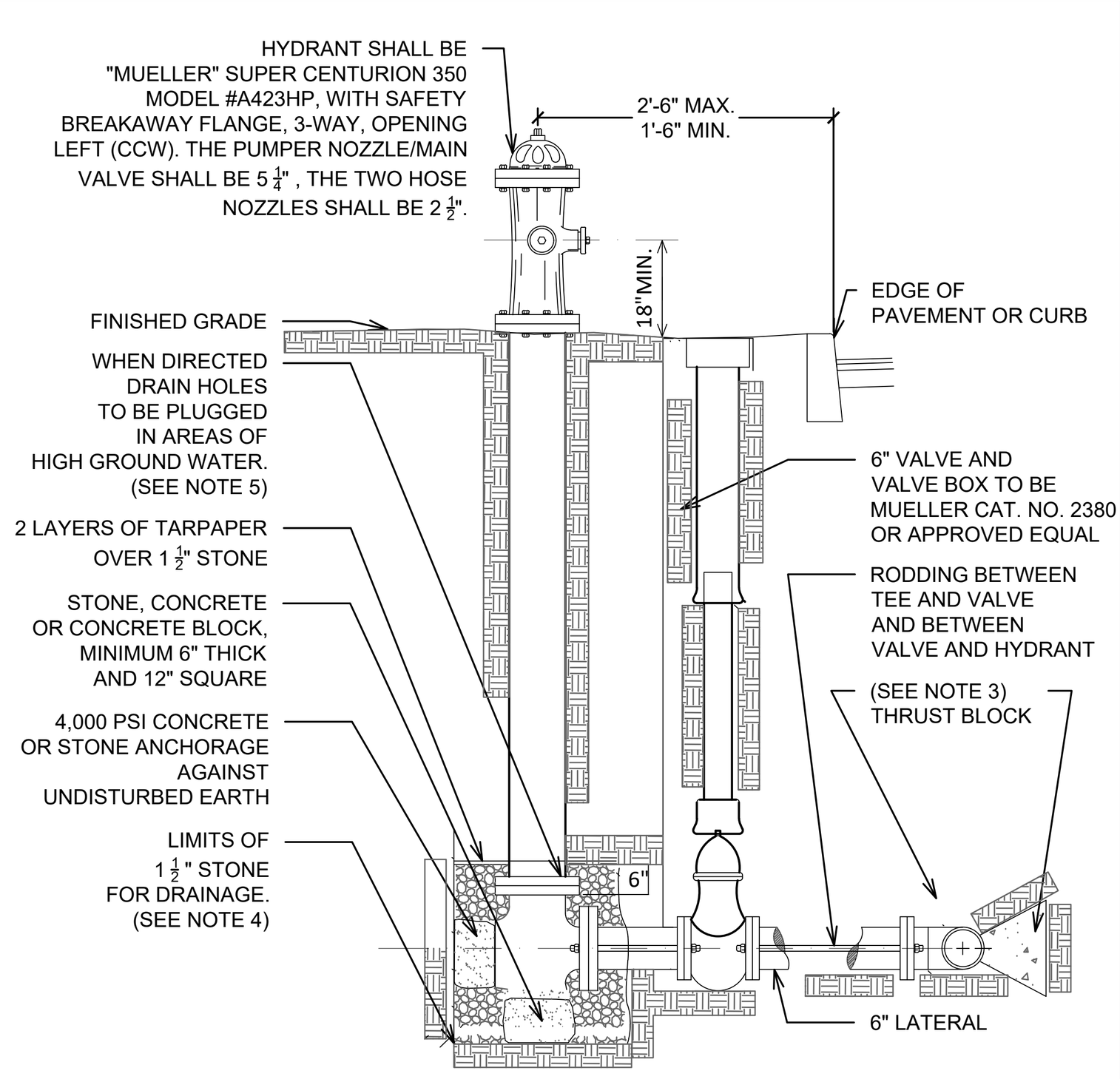
THRUST BLOCK
SCALE: N.T.S.
1



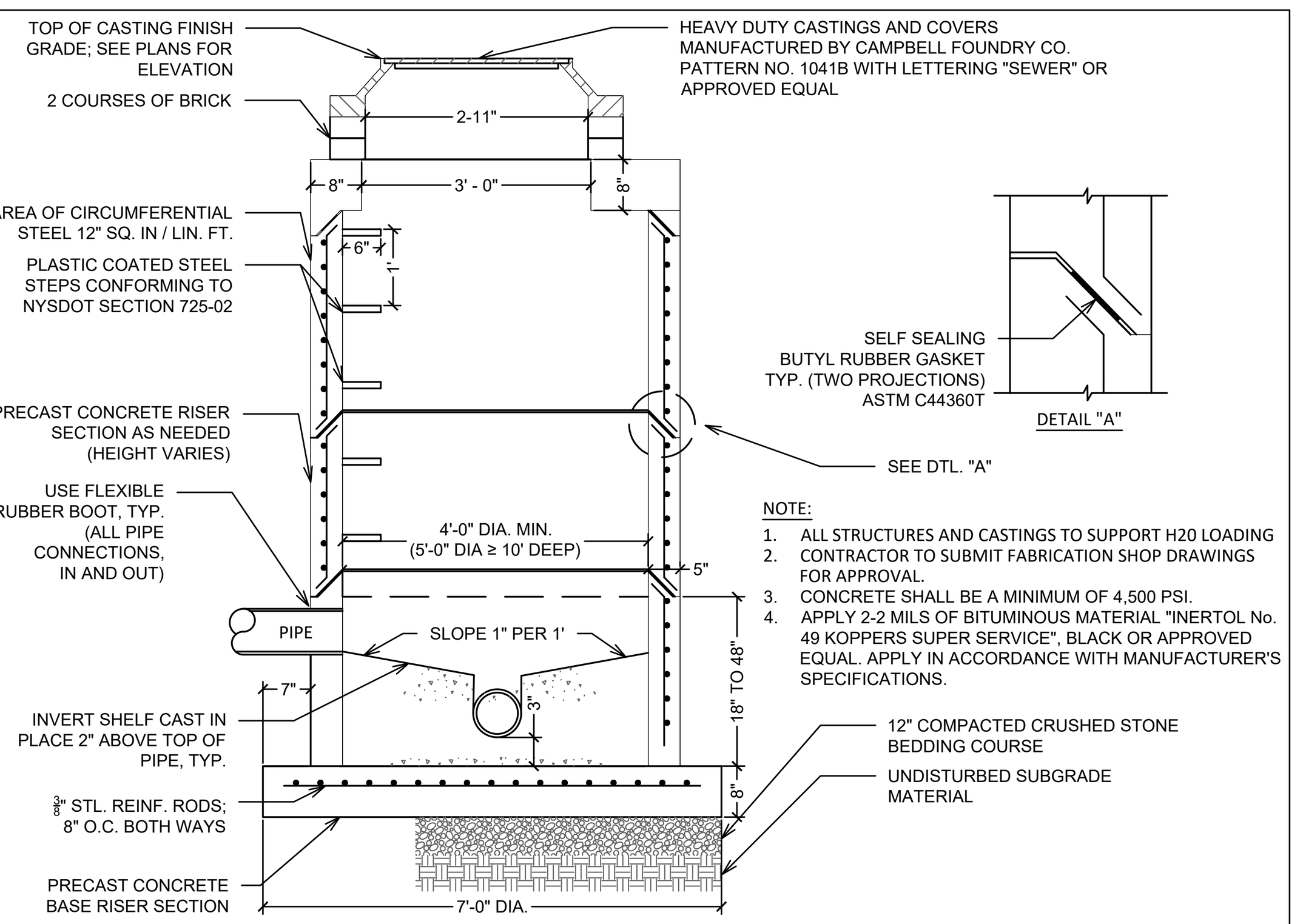
NOTE:
1. FOR ANY CONDITIONS OTHER THAN SHOWN AT RIGHT, THE FOLLOWING REQUIREMENTS SHALL BE MET. THE JOINTS OF THE SANITARY SEWER OR STORM DRAIN SHALL BE A MINIMUM OF 10' FROM THE POINT OF CROSSING. THE SANITARY SEWER SHALL BE CLASS 150 PRESSURE PIPE AND THE STORM DRAIN SHALL BE LOCK JOINT PRESSURE PIPE. 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.
2

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.

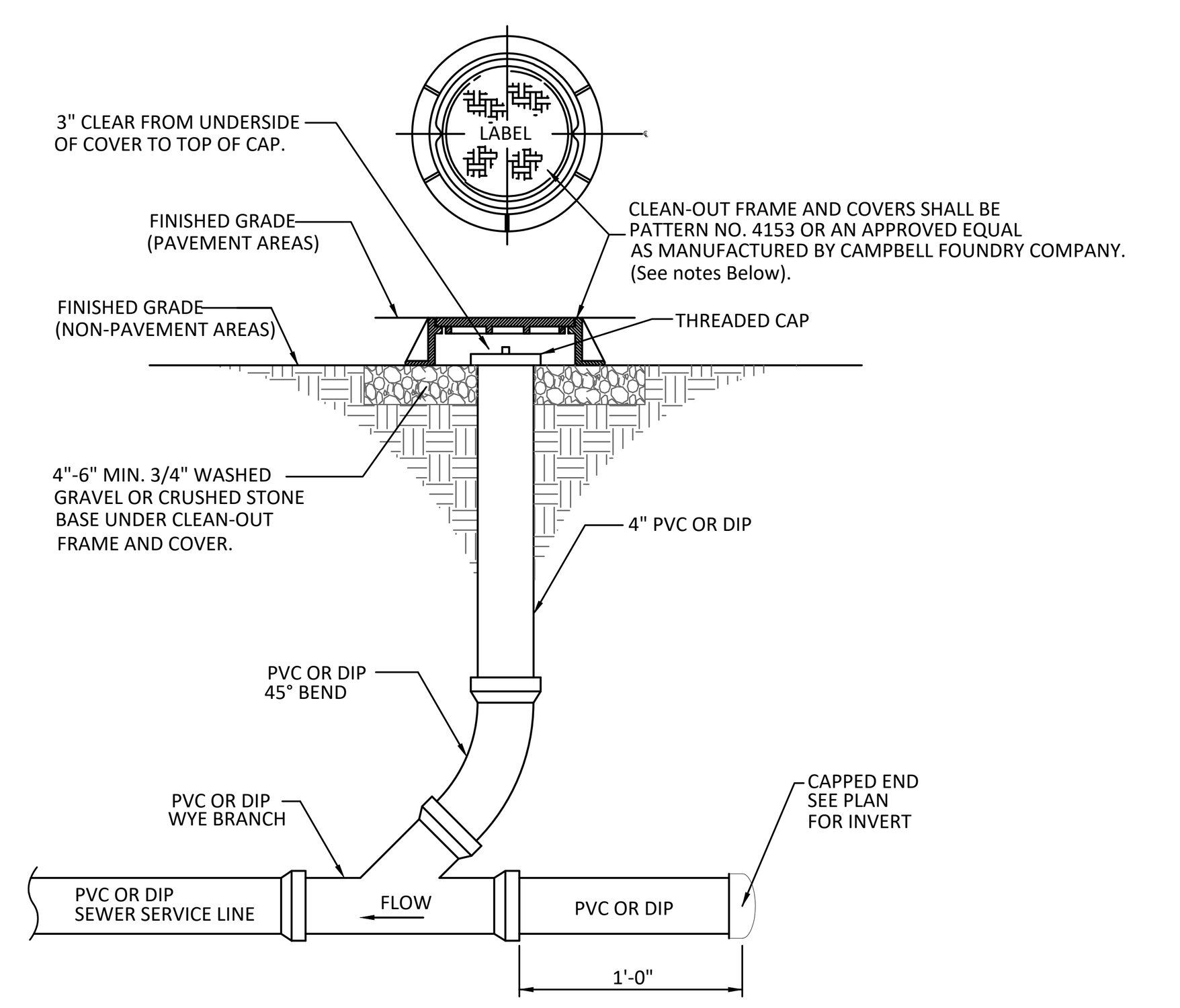


HYDRANT SETTING
SCALE: N.T.S.
3

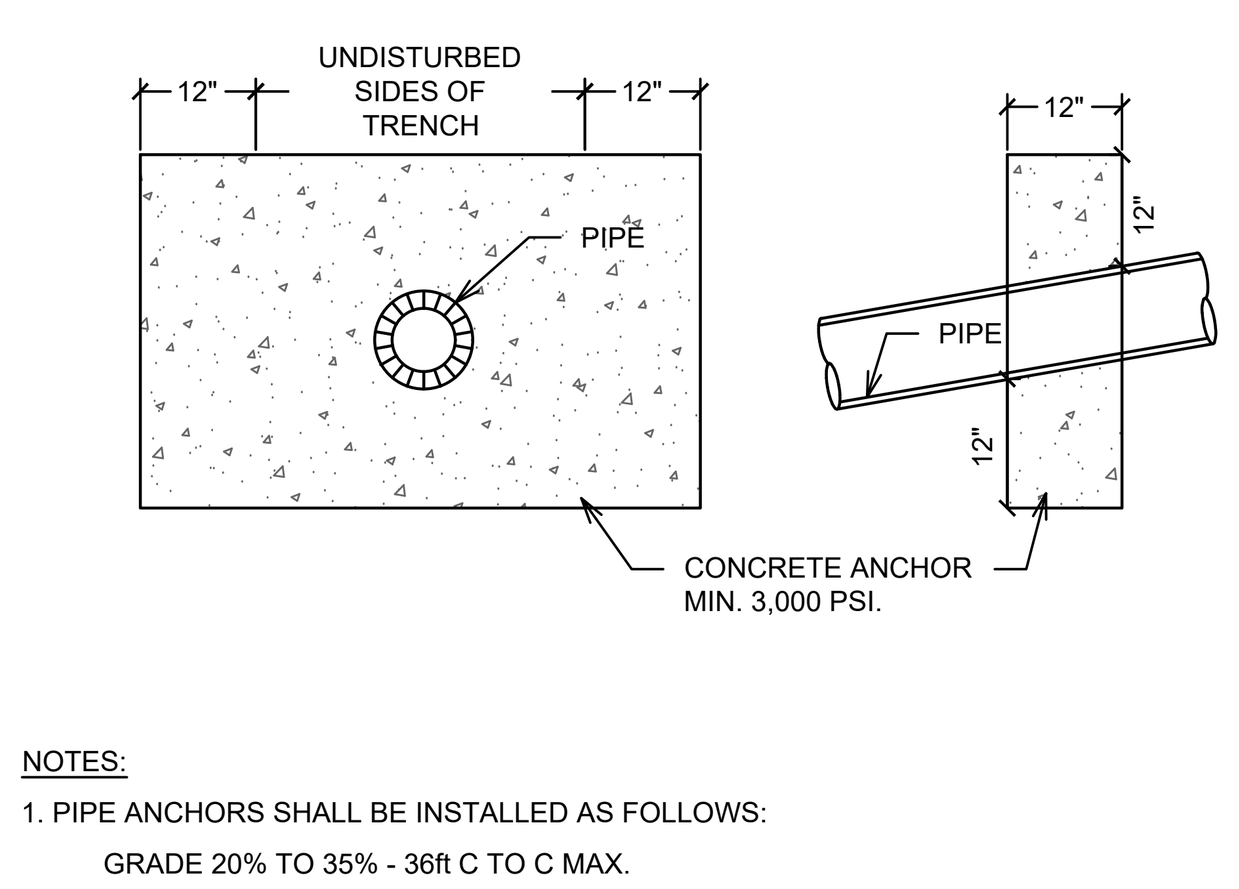


NOTE:
1. ALL STRUCTURES AND CASTINGS TO SUPPORT H20 LOADING
2. CONTRACTOR TO SUBMIT FABRICATION SHOP DRAWINGS FOR APPROVAL.
3. CONCRETE SHALL BE A MINIMUM OF 4,500 PSI.
4. APPLY 2-2 MILS OF BITUMINOUS MATERIAL "INERTOL No. 49 KOPPERS SUPER SERVICE", BLACK OR APPROVED EQUAL. APPLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

SANITARY SEWER MANHOLE
SCALE: N.T.S.
4

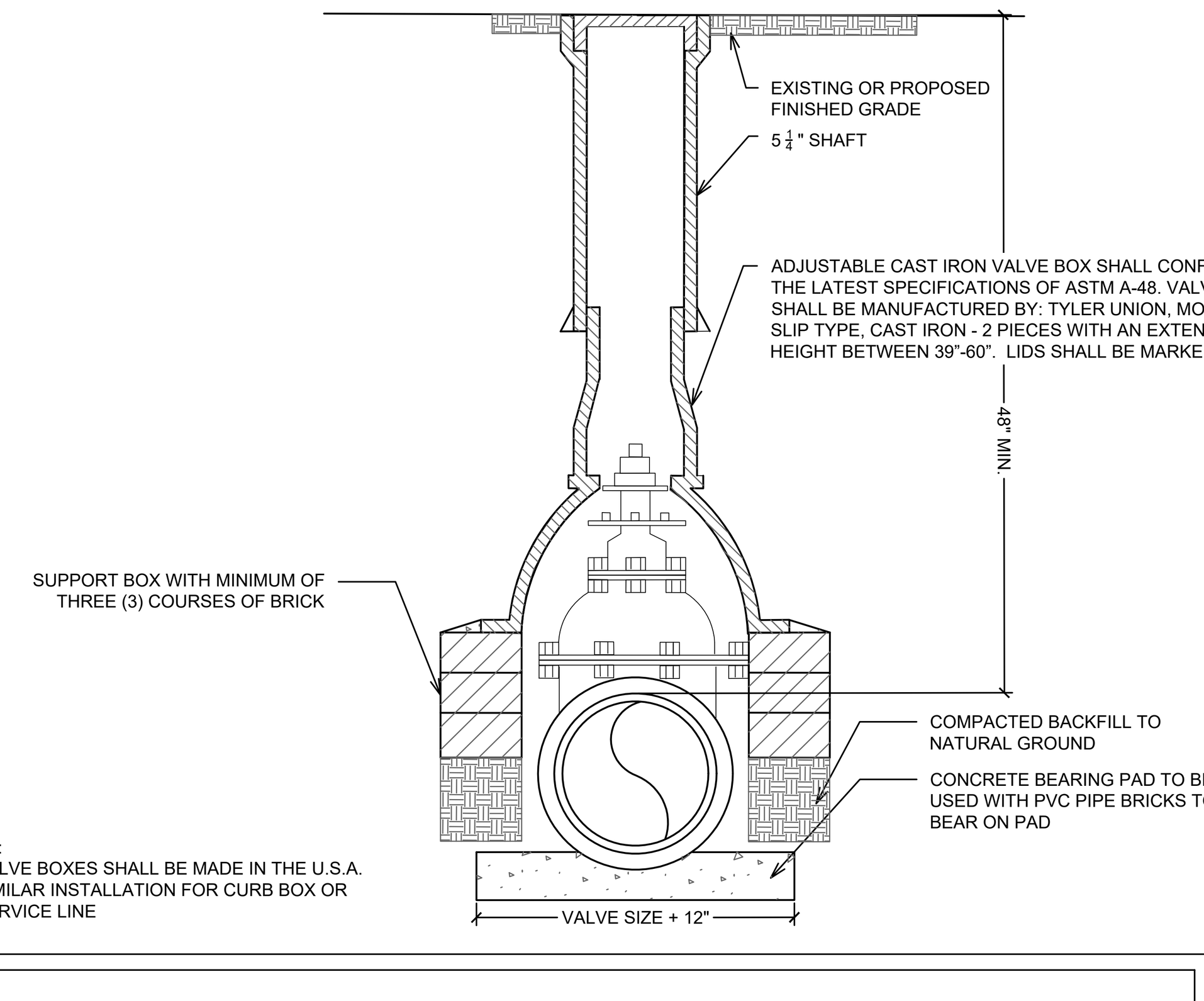


CLEANOUT
SCALE: N.T.S.
5



NOTES:
1. PIPE ANCHORS SHALL BE INSTALLED AS FOLLOWS:
GRADE 20% TO 35% - 36ft C TO C MAX.
GRADE 35% TO 50% - 24FT C TO C MAX.
GRADE OVER 50% - 16FT C TO C MAX.
2. ALL PIPES WITH A GRADE OF 20% OR GREATER SHALL HAVE AT LEAST ONE (1) PIPE ANCHOR INSTALLED ON THE JOINT NEAREST THE MIDDLE OF A VERY SHORT LINE.
3. IF A PIPE ANCHOR IS SET AT THE BELL END OF A PIPE, THE CONCRETE SHALL BE PLACED IN SUCH A MANNER AS TO ASSURE EXPOSURE OF THE JOINT.

PIPE ANCHORS
SCALE: N.T.S.
6



NOTE:
1. VALVE BOXES SHALL BE MADE IN THE U.S.A.
2. SIMILAR INSTALLATION FOR CURB BOX OR SERVICE LINE

TYPICAL VALVE INSTALLATION BOX
SCALE: N.T.S.
7

SANITARY SEWER NOTES

a) ALL SANITARY INFRASTRUCTURE INSTALLED SHALL BE CLASS 52 DUCTILE IRON PIPE WITH WATERTIGHT RUBBER GASKET JOINTS RESTRAINED WITH EBBA MEGALUGS OR EQUIVALENT IF BURY DEPTH IS PROPOSED TO BE GREATER THAN 6-FT.
b) PRIOR TO THE BACKFILLING OF ANY SANITARY SEWER LINE AND MANHOLES, DOTS-ENGINEERING SHALL BE NOTIFIED TO PERFORM AN INSPECTION.
c) THE CONTRACTOR SHALL TEST ALL SEWER MAIN PIPES FOR MAXIMUM DEFLECTION OF 5% OF OUTSIDE DIAMETER. DEFLECTION TESTS SHALL BE PERFORMED USING A CIRCULAR STEEL BALL ON A SLED 1/16 INCH IN DIAMETER SMALLER THAN ALLOWABLE INSIDE DIAMETER OF SEWER MAIN PIPE WHEN DEFLECTED TO A MAXIMUM OF 5% OF OUTSIDE DIAMETER. DEFLECTION OF ANY PIPE WITHIN AN AREA OF CUT SHALL BE DONE NO SOONER THAN 30 DAYS AFTER THE DATE OF INSTALLATION OF THE PIPE; AND WITHIN AN AREA OF FILL SHALL BE DONE NO SOONER THAN 60 DAYS, AFTER THE DATE OF INSTALLATION OF THE PIPE.
d) 10 STATE STANDARDS AND NYS DOH SANITARY CODE SHALL BE FOLLOWED.

NOTE:
ALL SANITARY SEWER MAINS TO BE INSTALLED WITH A POLYETHYLENE WRAP AROUND THE PIPE FOR CORROSION PROTECTION. DUCTILE IRON PIPE WRAPPING SHALL BE LINEAR LOW DENSITY POLYETHYLENE SHEETING AND TUBING 8 MIL LLDPE AS MANUFACTURED BY INFINITY PLASTIC LLC

WESTCHESTER COUNTY PUBLIC WATER SUPPLY AND SANITARY SEWER GENERAL CONSTRUCTION NOTES

WATER NOTES:
1. ALL WATER MAINS TO BE CEMENT LINED CL-54 DUCTILE IRON PIPE. DOMESTIC MATERIAL ONLY, NO IMPORTS.
2. PRESSURE/LEAKAGE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD 600. NO LEAKAGE PERMITTED.
3. DISINFECTION AND BACTERIOLOGICAL TEST WILL BE PERFORMED IN ACCORDANCE WITH AWW STANDARD C651-92, EXCEPT FOR SECTION 5.1.
4. THE SUPPLIER'S RECORDS INDICATE ADEQUATE PRESSURE AND CAPACITY IS AVAILABLE FOR THE AREA.
5. THE MINIMUM WATER MAIN INSTALLATION DEPTH WILL BE AT LEAST FOUR (4) FEET BELOW THE FINISHED GROUND SURFACE (MEASURED FROM TOP OF PIPE). THE MINIMUM REQUIRED SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER/STORM DRAIN PIPING SHALL BE EIGHTEEN (18") INCH VERTICAL, TEN (10') FOOT HORIZONTAL. THE MINIMUM REQUIRED TEN (10') FOOT HORIZONTAL SEPARATION IS ALSO APPLICABLE BETWEEN WATER MAINS AND SANITARY SEWER MANHOLES, STORM DRAIN MANHOLES AND CATCH BASINS.
6. THE WESTCHESTER COUNTY HEALTH DEPARTMENT, TOWN OF CORTLANDT DEPARTMENT OF TECHNICAL SERVICES (D.O.T.S.), WESTCHESTER JOINT WATER WORKS, AND OWNER MUST BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY PRESSURE TEST.
7. ALL WATER MAINS TO BE INSTALLED WITH A POLYETHYLENE WRAP AROUND THE PIPE FOR CORROSION PROTECTION,
8. ADEQUATE COVER OF WATERMAIN SHALL BE PROVIDED.

SEWER NOTES:
1. ALL SANITARY SEWER PIPES TO BE DUCTILE IRON PIPE, CLASS 52, CEMENT LINED. DOMESTIC MATERIALS ONLY. NO IMPORTS.
2. SANITARY SEWER PIPES SHALL BE AIR TESTED IN ACCORDANCE WITH ASTM C 924.
3. SANITARY MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C 1244.
4. THE MINIMUM SEWER INSTALLATION DEPTH WILL BE AT LEAST FOUR (4) FEET BELOW THE FINISHED GROUND SURFACE (MEASURED FROM TOP OF PIPE). THE MINIMUM REQUIRED SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER/STORM DRAIN PIPING SHALL BE EIGHTEEN (18") INCH VERTICAL, TEN (10') FOOT HORIZONTAL. THE MINIMUM REQUIRED TEN (10') FOOT HORIZONTAL SEPARATION IS ALSO APPLICABLE BETWEEN WATER MAINS AND SANITARY SEWER MANHOLES, STORM DRAIN MANHOLES AND CATCH BASINS.
5. THE WESTCHESTER COUNTY HEALTH DEPARTMENT, TOWN OF CORTLANDT DEPARTMENT OF TECHNICAL SERVICES (D.O.T.S.), ENGINEER, AND OWNER MUST BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY TEST.
6. THE APPLICANT'S ENGINEER SHALL BE PRESENT FOR ALL TESTING.

NOTE:
NO RECYCLED MATERIAL SHALL BE USED AS PIPE BEDDING OR BACKFILL OF ANY PUPLIC INFRASTRUCTURE

WATER MAIN NOTES:
a) ALL PIPE SUPPLIED IS UNITED PIPE AND FOUNDRY "TYTON JOINT" WITH PUSH ON RUBBER GASKETS WITH TWO (2) BRONZE WEDGES PER JOINT, DOUBLE CEMENT LINED CLASS 54 DUCTILE IRON PIPE, WITH A PRESSURE RATING OF 350 PSI;
b) ALL FITTINGS SHALL BE FULL BODY, MECHANICAL JOINT WITH RETAINER GLANDS, DOUBLE CEMENT LINED, DUCTILE IRON PIPE AS MANUFACTURED BY UNITED STATES PIPE AND FOUNDRY COMPANY, MADE IN THE U.S.A. OR APPROVED EQUAL.
c) THE PIPE AND FITTINGS SHALL BE CEMENT MORTAR LINED TO TWICE THE STANDARD THICKNESS IN ACCORDANCE WITH ANSI A21.4 (AWWA C104) EXCEPT AS NOTED.
d) ALL CHANGES IN PIPE DIRECTIONS, REQUIRING FITTINGS BOTH VERTICAL AND HORIZONTAL, SHALL BE SECURED WITH RETAINER GLANDS AND THRUST BLOCKED WITH CONCRETE AGAINST UNDISTURBED EARTH.
e) ALL BENDS, TEES AND SOLID SLEEVES SHALL BE MECHANICAL JOINT WITH RETAINER GLANDS, PRESSURE CLASS 350, DUCTILE IRON AS MANUFACTURED BY UNITED STATES PIPE AND FOUNDRY COMPANY OR APPROVED EQUAL. SOLID SLEEVES SHALL BE A MINIMUM 12" IN LENGTH.
f) ALL FITTINGS SHALL CONFORM TO THE FOLLOWING OR LATEST SPECIFICATIONS:

DUCTILE IRON FITTINGS: ANSI/AWWA C110/A21.10
ANSI/AWWA/C104/A21.04

FITTING JOINTS: ANSI/AWWA C111/A21.11

g) GATE VALVES SHALL BE MUELLER IRON BODY, NON-RISING STEM CONVENTIONAL PACKING, RESILIENT SEATED, MECHANICAL JOINT WITH RETAINER GLANDS, PRESSURE CLASS 350, OPENING LEFT (CCW) AND OPERATION SHALL BE BY 2" SQUARE WRENCH NUT. ALL GATE VALVES SHALL CONFORM TO THE LATEST SPECIFICATIONS OF ANSI/AWWA C509.
h) ALL VALVE BOXES SHALL BE MADE IN THE USA AND SHALL CONFORM TO THE LATEST SPECIFICATIONS OF ASTM A-48. VALVE BOXES SHALL BE MANUFACTURED BY TYLER UNION, MODEL 6855 SLIP TYPE, CAST IRON - 2 PIECES WITH AN EXTENSION HEIGHT BETWEEN 39"-60". LIDS SHALL BE MARKED "WATER".
i) RETAINER GLANDS ARE "MEGALUG" SERIES 1100 MECHANICAL JOINT RESTRAINT FOR DUCTILE IRON PIPE AS MANUFACTURED BY EBAA IRON, INC. THEY SHALL BE CONSTRUCTED OF ASTM A536 DUCTILE IRON AND APPROVED FOR USE ON POTABLE WATER PIPE LINES SUBJECT TO HYDROSTATIC PRESSURE AND TESTED IN ACCORDANCE WITH EITHER AWWA C600 OR ASTM D2774.
j) THRUST BLOCKS SHALL HAVE A COMPRESSIVE STRENGTH OF FC = 3,500 PSI (MINIMUM) AT 28 DAYS AND SHALL BE FORMED AND POURED AGAINST UNDISTURBED EARTH.
k) AFTER THE TRENCH HAS BEEN BACKFILLED, HYDROSTATIC ACCEPTANCE TESTS, CONSISTING OF A PRESSURE TEST AND A LEAKAGE TEST, SHALL BE PERFORMED ON ALL SECTIONS OF WATER MAINS INSTALLED. LEAKAGE TEST 2000 FT (MAX.).
l) AFTER ALL TESTS AND INSPECTIONS HAVE BEEN PERFORMED EVIDENCE OF COMPLIANCE SHALL BE FORWARDED TO THE OWNER/ENGINEER AND THE MUNICIPALITY PRIOR TO ACCEPTANCE.
m) ALL WATER FOR TESTS SHALL BE FURNISHED AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. SOURCE AND/OR QUALITY OF WATER WHICH THE CONTRACTOR PROPOSES TO USE IN TESTING LINES SHALL BE ACCEPTABLE TO THE DEPARTMENT OF TECHNICAL SERVICES.
n) HYDROSTATIC PRESUMPTIVE TESTS MAY BE PERFORMED WHEN SYSTEM IS PARTIALLY BACKFILLED TO SIMPLY CHECK WORK, BUT ACCEPTANCE OF SYSTEM SHALL BE BASED ON HYDROSTATIC TESTS RUN ON FINISHED SYSTEM AFTER IT HAS BEEN COMPLETELY BACKFILLED.
o) FOR THE PRESSURE TEST, THE SYSTEM SHALL BE PRESSURIZED AND MAINTAINED AT A MINIMUM OF 150 POUNDS PER SQUARE INCH, OR 1.5 TIMES THE WORKING PRESSURE, WHICHEVER IS GREATER, BASED ON THE ELEVATION OF THE LOWEST POINT IN THE SECTION BEING TESTED AND CORRECTED TO THE ELEVATION OF THE GAUGE. PROVISIONS SHALL BE MADE TO RELIEVE AIR TRAPPED AT HIGH POINTS IN THE SYSTEM THROUGH ADJACENT HYDRANTS OR THROUGH TAPS AND CORPORATION STOPS INSTALLED FOR THIS PURPOSE BY THE CONTRACTOR. AFTER SAID PRESSURE HAS BEEN MAINTAINED SUCCESSFULLY FOR A PERIOD OF AT LEAST TWO HOURS, AND NO LEAKAGE HAS BEEN OBSERVED, THE SECTION UNDER TEST SHALL BE CONSIDERED TO HAVE PASSED THE PRESSURE TEST.
p) IF LEAKAGE IN SYSTEM IS OBSERVED, THE CONTRACTOR SHALL, AT NO ADDED COST TO THE OWNER, LOCATE, REPAIR, AND/OR REPLACE DEFECT(S) AND RE-TEST PIPING SYSTEM.
q) THE WATER LINE MAY BE FLEXED WITHIN PIPE SPECIFICATIONS OR LAID DEEPER IN AREAS WHERE A CROSSING WITH A SANITARY LINE OCCURS, TO ACHIEVE THE REQUIRED 1.5' VERTICAL SEPARATION DISTANCE. IF THIS DISTANCE CANNOT BE REASONABLY ACHIEVED, THE CONTRACTOR SHALL USE PRESSURE RATED SANITARY SEWER PIPE OF EQUAL OR GREATER RATING THAT THE PRESSURE CLASS FOR THE WATER LINE.
r) MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPE SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER LINE AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECT FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER PIPE ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES OR VAULTS.
s) ALL WATER MAINS SHALL HAVE A MINIMUM OF FOUR FEET OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADE STAKES BEFORE TRENCHING TO ENSURE THAT ALL INSTALLED WATERMAINS WILL HAVE THE REQUIRED COVER.
t) THE SUPPLIER OF WATER MUST RECEIVE AT LEAST 48-HOUR ADVANCE NOTIFICATION REQUESTING SAMPLING SERVICES. SAMPLING WILL NOT BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL (ENGINEER, ARCHITECT, OR LAND SURVEYOR WITH A SPECIAL EXEMPTION UNDER SECTION 7208(N) OF THE EDUCATION LAW) CERTIFYING THAT THE WATER SUPPLY IMPROVEMENTS, TESTING AND DISINFECTION PROCEDURES WERE COMPLETED IN ACCORDANCE WITH THE APPROVAL PLANS, REPORTS, SPECIFICATIONS AND ANY APPROVED AMENDMENTS. A NYSDOH CERTIFIED LABORATORY WILL COLLECT SAMPLES FOR FREE CHLORINE RESIDUAL, TOTAL AND FECAL COLIFORM AND 24-HOUR BACTERIAL PLATE COUNT. THE CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED TO THE WATER MAINTENANCE SUPERVISOR AS A CONDITION OF APPROVAL FOR OPERATION.
u) THE CONTRACTOR SHALL COORDINATE THE TESTING WITH THE WATER DEPARTMENT SO AS TO MAINTAIN THE AMOUNT OF SERVICE INTERRUPTION TO EXISTING USERS TO THE LEAST EXTENT PRACTICABLE. WATER MAIN INSTALLATION AND TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER OR HIS DESIGNEE.
v) THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FOR DISINFECTING WATER MAINS DESIGNATION C651 (LATEST REVISION). FOLLOWING DISINFECTION, THE WATER MAIN SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM. THE PROJECT ENGINEER OR HIS DESIGNEE, AND TOWN OF CORTLANDT SHALL ALSO WITNESS DISINFECTION AND FLUSHING.
w) THE SAMPLING POINT(S) MUST BE DECONTAMINATED BY FLAMING.
x) FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS.
y) THE WATER LINE SHALL BE INSTALLED AT A CONTINUOUS GRADE WITH NO ABRUPT HIGH POINTS OR LOW POINTS.
z) FINAL WATER DISTRIBUTION SYSTEM IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE DEPARTMENT OF TECHNICAL SERVICES.
aa) THE WATER MAIN SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY THE TOWN OF CORTLANDT.
bb) ALL WATER SERVICE CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE DEPARTMENT OF TECHNICAL SERVICES PRIOR TO BACKFILLING. BEDDING, PIPE ZONE, AND TRENCH BACKFILL MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR LIGHT GRAVEL HAVING A GRADATION LIMIT OF 3/4" MINUS. AN ACCEPTABLE MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
¾"	100%
No. 40	0-70%
No. 200	0-10%

cc) THE SITE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BURIED PIPING TO THE LOCATION OF THE PROPOSED BUILDING CONNECTION POINT (I.E. INSIDE THE BUILDING). THIS INCLUDES THE TESTING AND CERTIFICATION OF ALL WATER SERVICE WORK FROM THE TOWN WATER CONNECTION POINT TO THE PROPOSED BUILDING'S INTERIOR CONNECTION POINT.
dd) INDICATOR TAPE SHALL BE PLACED AT 12 INCHES BELOW FINISHED GRADE DIRECTLY ABOVE ALL WATERLINES.
ee) ALL COPPER WATER SERVICE PIPING INSTALLATION, BACKFILL AND TESTING SHALL BE REVIEWED, AND APPROVED BY THE DEPARTMENT OF TECHNICAL SERVICES. BEDDING, PIPE ZONE, AND BACKFILL MATERIAL MUST BE SAND ONLY.
ff) PRIOR TO THE BACKFILLING OF ANY WATER LINES AND COMPONENTS, DOTS-ENGINEERING SHALL BE NOTIFIED TO PERFORM AN INSPECTION.

NOTE:
ALL WATER MAINS TO BE INSTALLED WITH A POLYETHYLENE WRAP AROUND THE PIPE FOR CORROSION PROTECTION. DUCTILE IRON PIPE WRAPPING SHALL BE LINEAR LOW DENSITY POLYETHYLENE SHEETING AND TUBING 8 MIL LLDPE AS MANUFACTURED BY INFINITY PLASTIC LLC

EVERGREEN MANOR
Town of Cortlandt, New York

OWNER / APPLICANT
V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT
DTS PROVIDENT
Intelligent Land Use
DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017

ARCHITECT - PARCEL 1
STEIN TROOST ARCHITECTURE, LLC
ONE MORGAN AVENUE
NORWALK, CONNECTICUT 06851

LAND USE ATTORNEY
ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR
DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT
TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2026
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE
1	02/11/25	PARCEL 1 REVISIONS
2	05/22/25	SITE PLAN APPLICATION - PARCEL 1
3	10/23/25	PLANNING BOARD SUBMISSION
4	11/20/25	PLANNING BOARD REVISION
5	04/22/26	PLANNING BOARD REVISION
6	06/24/26	PLANNING BOARD REVISION

DRAWING TITLE:

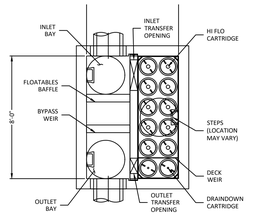
PARCEL 2 - SITE AND UTILITY DETAILS

Seal

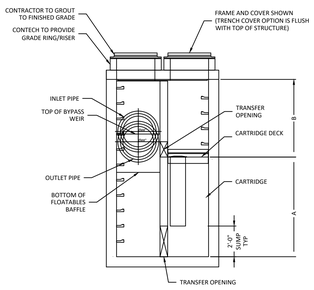
DRAWN BY: BZ/RC/TK	CHECKED BY: GMS/MG
PROJECT NO. 812	DATE: 01/23/25

DRAWING NO.
SP-6.3

EXPIRES 7/31/29



PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)



ELEVATION VIEW

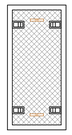
JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD

CARTRIDGE SELECTION

CARTRIDGE LENGTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"	5'-4"	4'-3"	3'-3"
FLOW RATE HI-FLO / DRAINDOWN (CFS) (PER CART)	0.178 / 0.089	0.133 / 0.067	0.089 / 0.045	0.049 / 0.025
MAX. TREATMENT (CFS)	1.96	1.47	0.98	0.54
DECK TO INSIDE TOP (MIN) (B)	5.00	4.00	4.00	4.00



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



24" TRENCH COVER
(LENGTH VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	ID
WATER QUALITY FLOW RATE (cfs)	WQFLOW
PEAK FLOW RATE (cfs)	PEAK
RETURN PERIOD OF PEAK FLOW (yrs)	RETURN
# OF CARTRIDGES REQUIRED (HF / DD)	CART
CARTRIDGE LENGTH	SIZE

PIPE DATA:	I.E.	MAT'L	DIA	SLOPE %	HGL
INLET #1	ELEV	MAT'L	DIA	SLOPE	HGL
INLET #2	ELEV	MAT'L	DIA	SLOPE	HGL
OUTLET	ELEV	MAT'L	DIA	SLOPE	HGL

SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.

RIM ELEVATION	RIM/ELEV
ANTI-FLOTATION BALLAST WIDTH	WIDTH
ANTI-FLOTATION BALLAST HEIGHT	HEIGHT

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 10', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
D. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

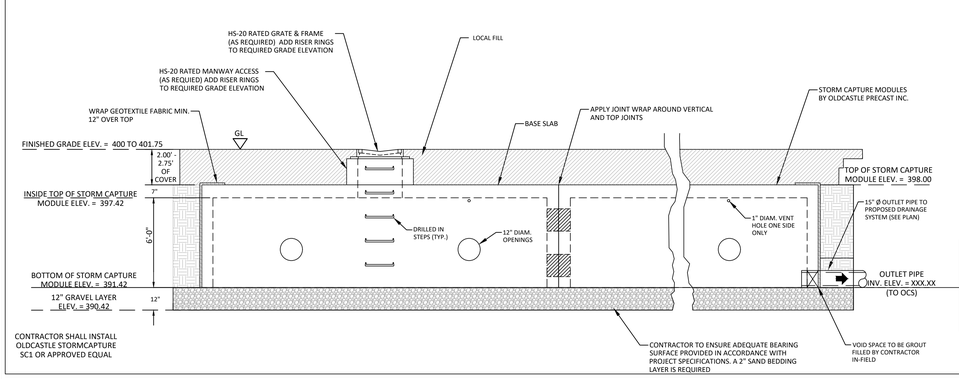
Jellyfish® Filter
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENT NO. 8,287,729; 9,221,710; US & 5,53,005; OTHER INTERNATIONAL PATENTS PENDING

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Drive, Suite 400, West Chester, OH
800-338-1122 513-645-7000 513-645-7993 FAX

JELLYFISH JFPD0806
STANDARD DETAIL
PEAK DIVERSION CONFIGURATION

CONTECH JELLYFISH FILTER
SCALE: N.T.S.

1



STORMCAPTURE UNDERGROUND INFILTRATION SYSTEM (2eP) SECTION DETAIL
NOT TO SCALE

2

STORMCAPTURE UNDERGROUND INFILTRATION SYSTEM (2eP) SECTION DETAIL
NOT TO SCALE

3

STORMCAPTURE @ STORAGE SYSTEM 2 (5 FT.) SECTION DETAIL
NOT TO SCALE

4

BLANK
SCALE: N.T.S.

5

BLANK
SCALE: N.T.S.

6

BLANK

7

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT
V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT
DTS• PROVIDENT
Intelligent Land Use
DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017

ARCHITECT - PARCEL 1
STEIN TROOST ARCHITECTURE, LLC
ONE MORGAN AVENUE
NORWALK, CONNECTICUT 06851

LAND USE ATTORNEY
ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR
DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT
TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2026
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE
1	02/11/25	PARCEL 1 REVISIONS
2	05/22/25	SITE PLAN APPLICATION - PARCEL 1
3	10/23/25	PLANNING BOARD SUBMISSION
4	11/20/25	PLANNING BOARD REVISION
5	04/22/26	PLANNING BOARD REVISION
6	06/24/26	PLANNING BOARD REVISION

DRAWING TITLE:

PARCEL 2 - SITE AND UTILITY DETAILS

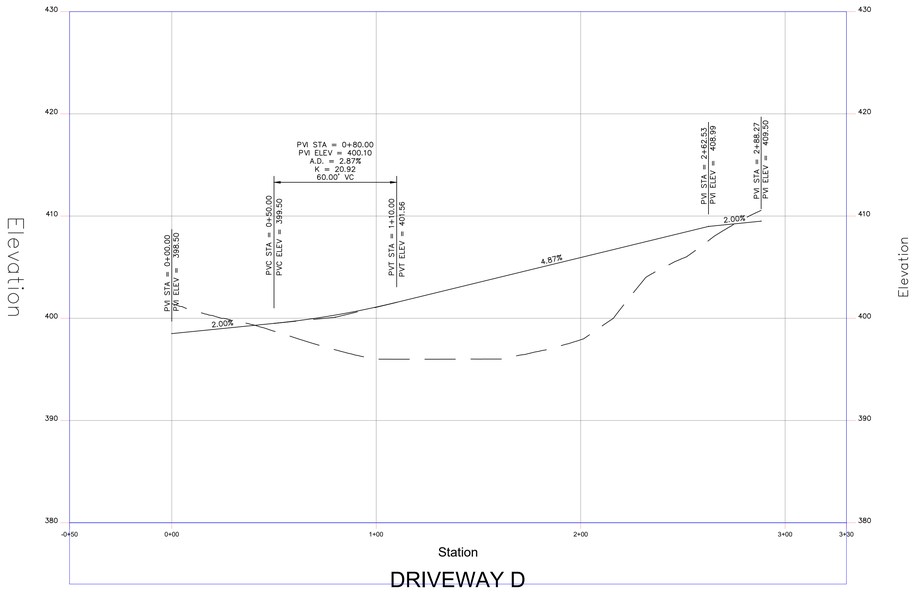
Seal

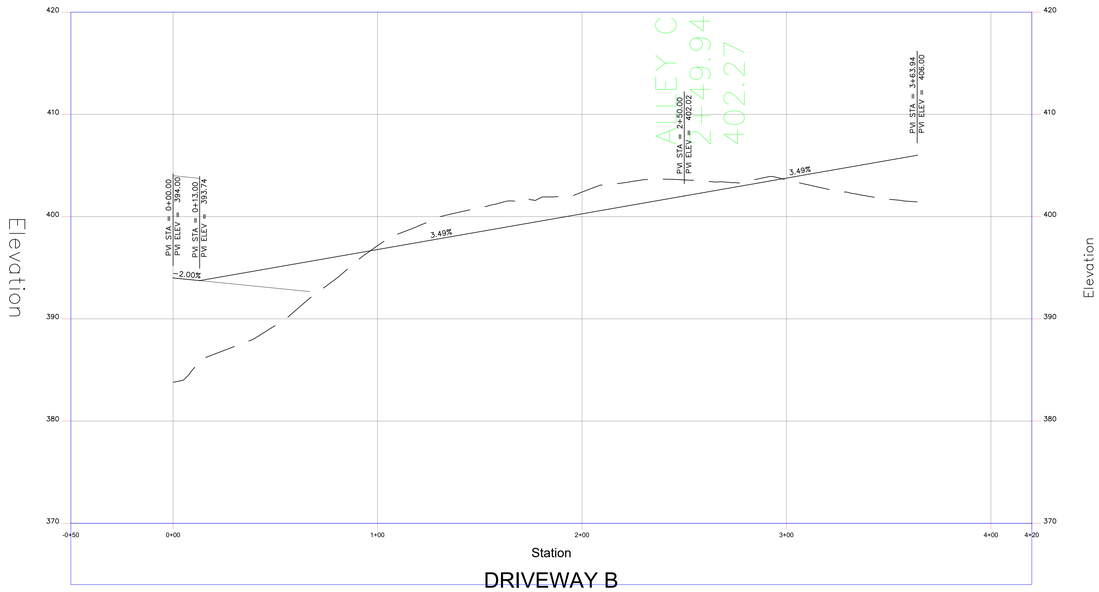
EXPIRES 7/31/29

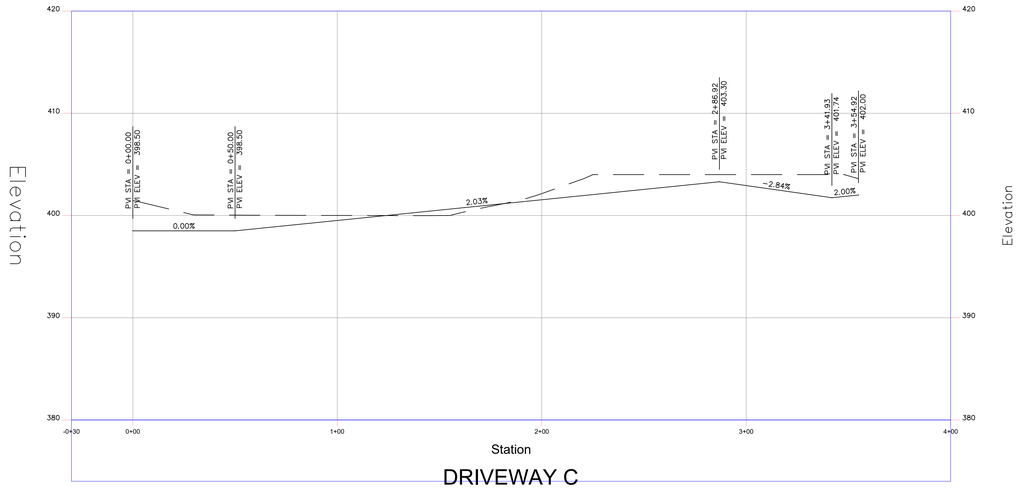
DRAWN BY:	CHECKED BY:
BZ/RC/TK	GMS/MG
PROJECT NO.	DATE:
812	01/23/25

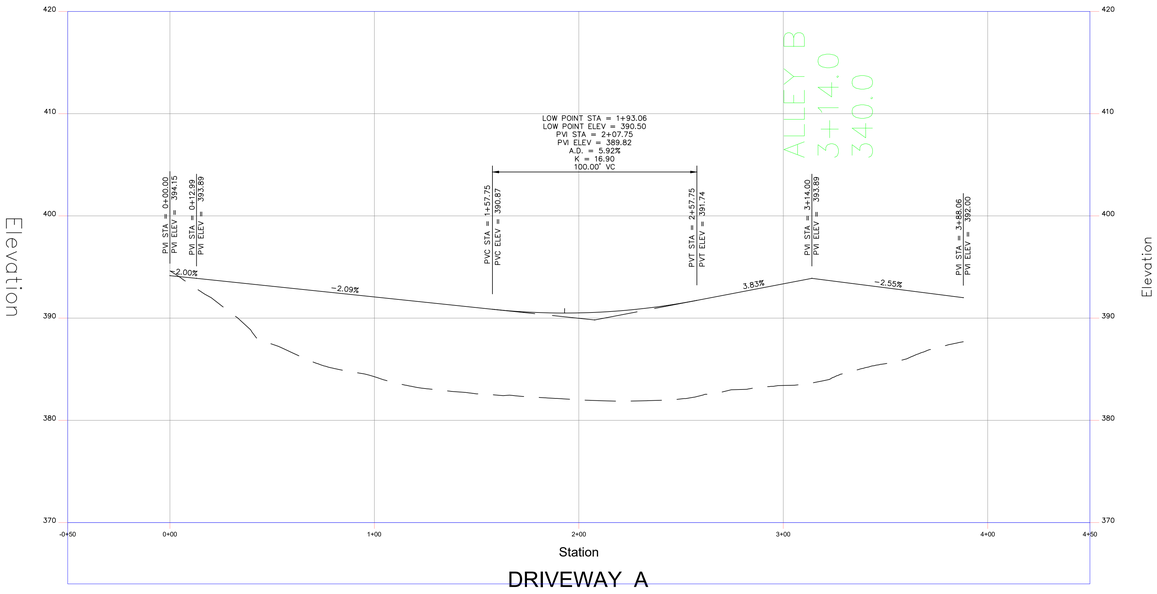
DRAWING NO.

SP-6.4









EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
1-800-962-7962 OR 811

0 15 30 60

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

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE

DRAWING TITLE:

PARCEL 2 - DRIVEWAY PROFILE

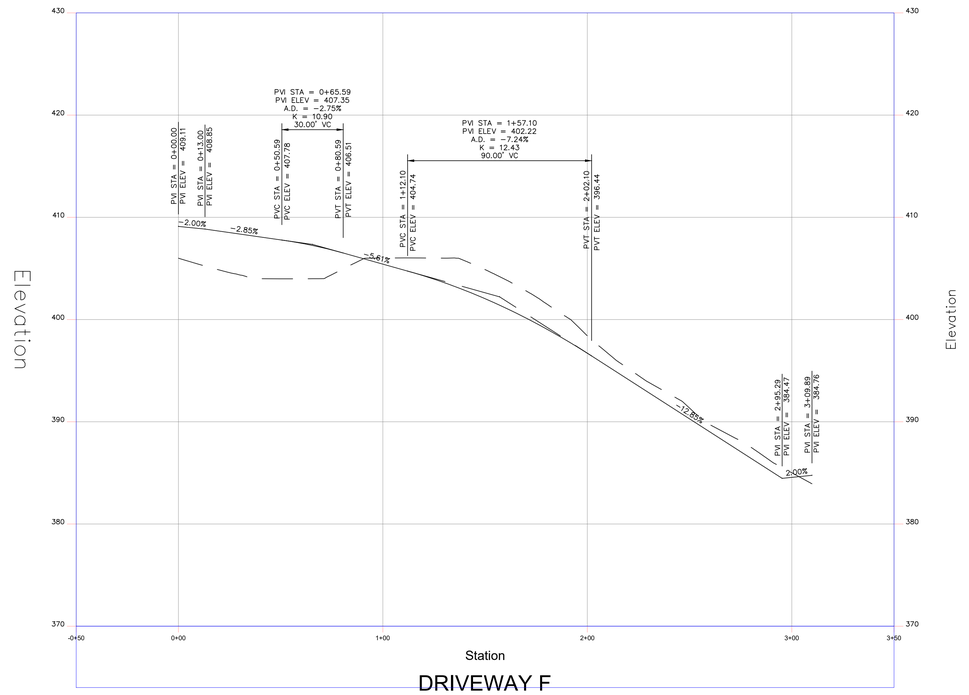
DRAWN BY:	CHECKED BY:
RC	MG
PROJECT NO.	DATE:
812	5/20/26

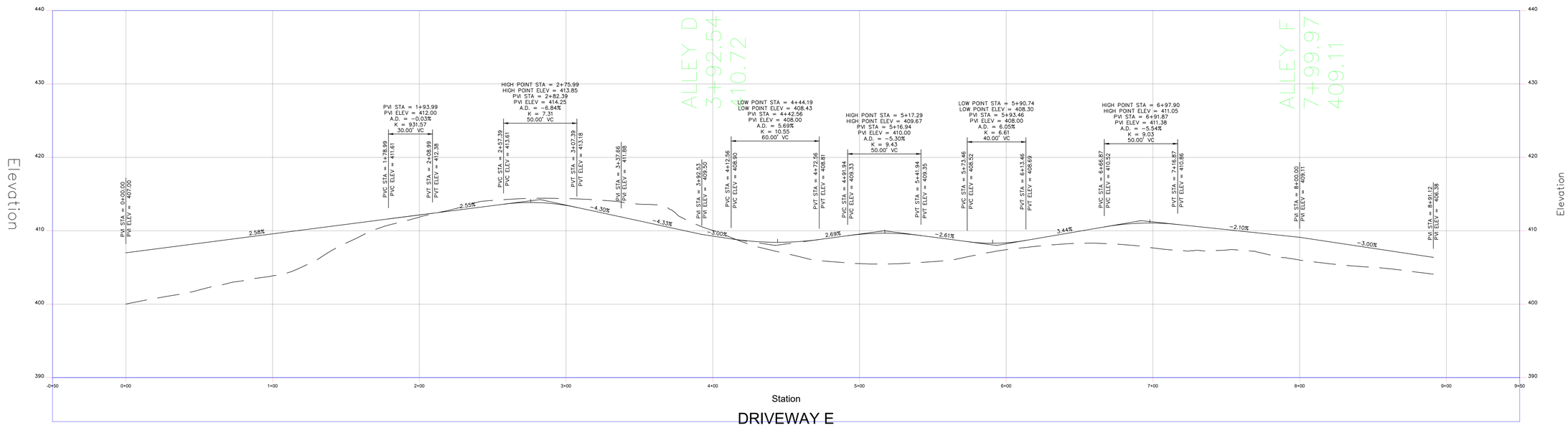
DRAWING NO.

SP-8.0

EXPIRES 7/31/29

PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP SAMUEL THOMPSON 8/19/2026 4:06 PM C:\USERS\SAMUELTHOMPSON\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR-CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\812 P2 SP-8.0 - SP-8.1 DRIVEWAY PROFILE.DWG





EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
1-800-962-7962 OR 811

0 15 30 60

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

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE

DRAWING TITLE:

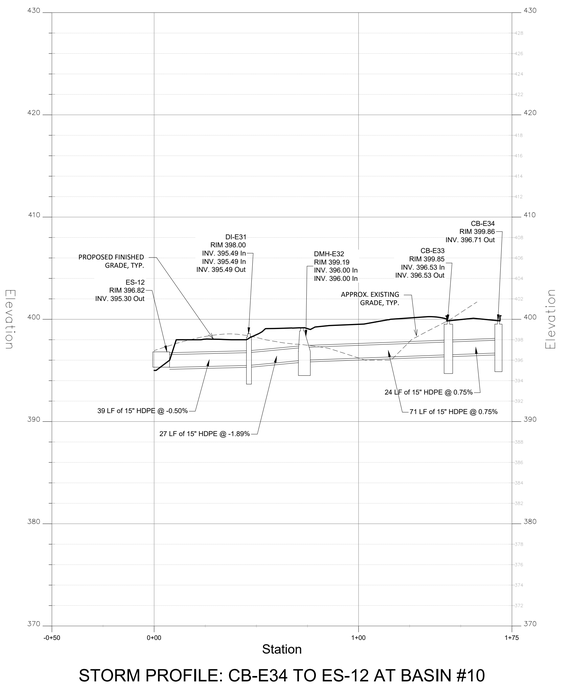
PARCEL 2 - DRIVEWAY PROFILE

DRAWN BY:	CHECKED BY:
	MG
PROJECT NO.	DATE:
812	5/20/26

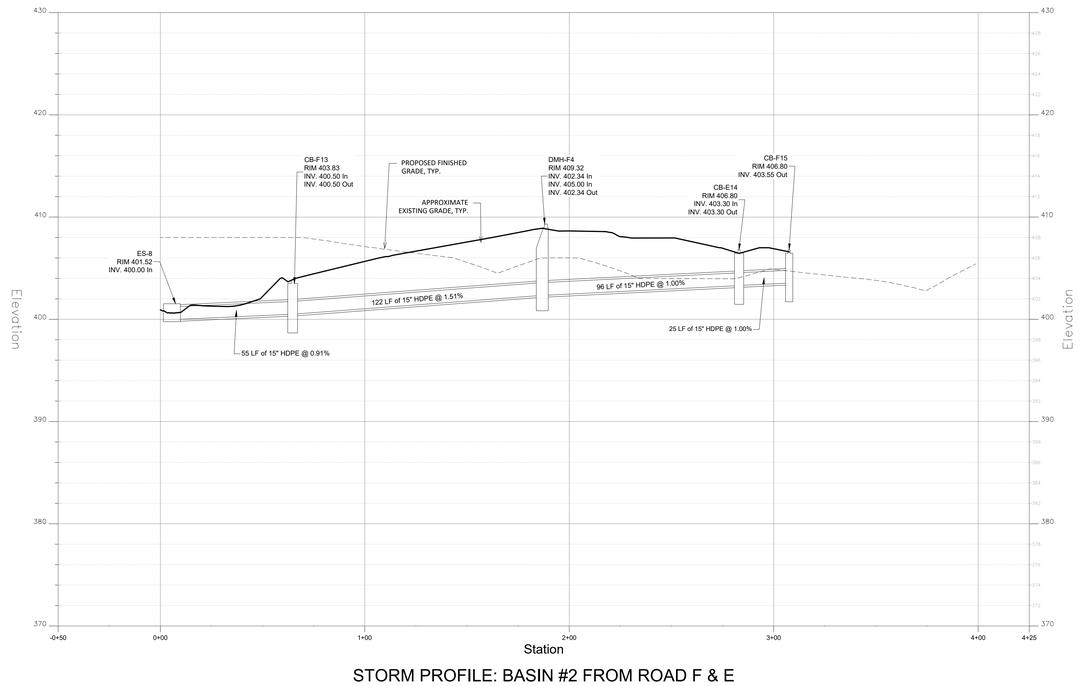
DRAWING NO.

SP-8.1

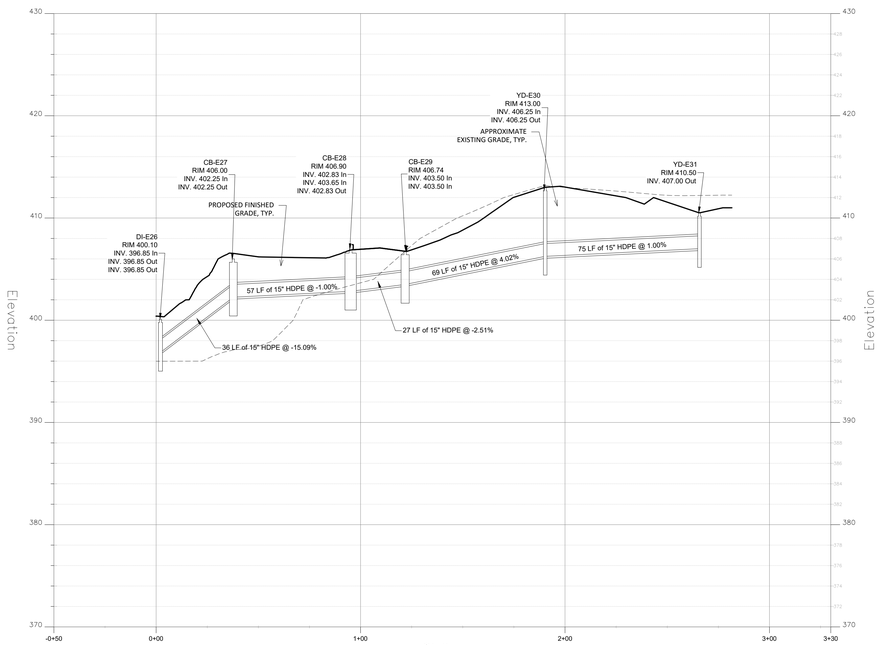
EXPIRES 7/31/29



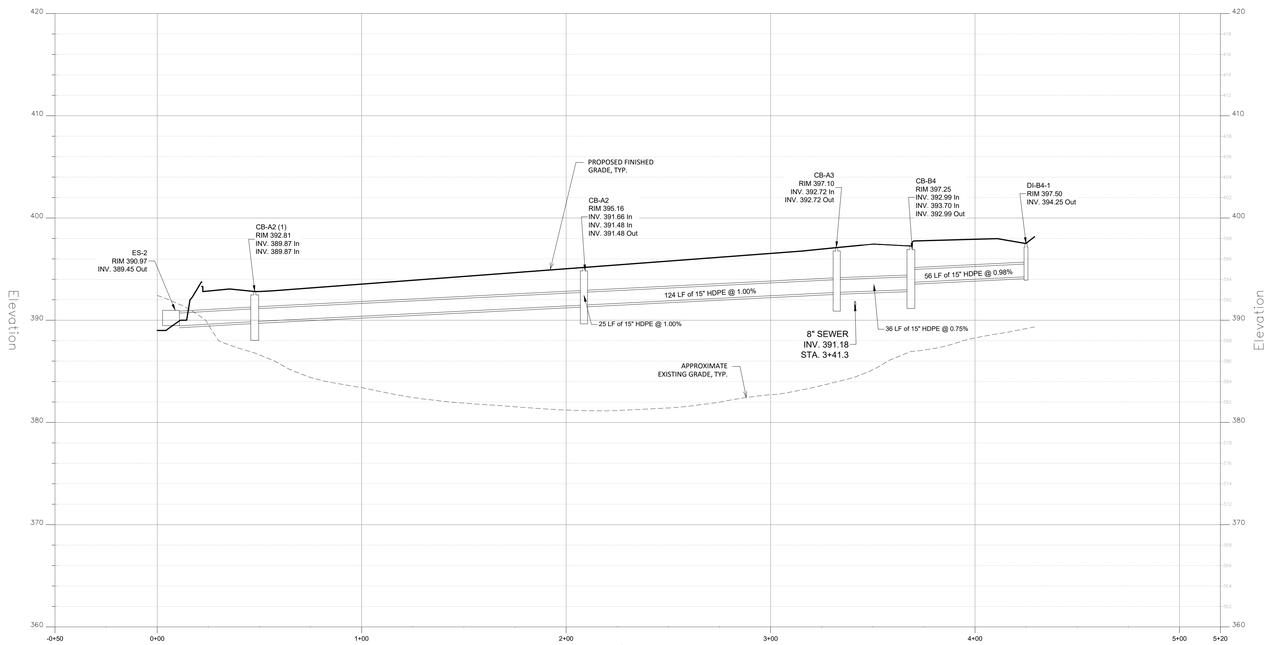
STORM PROFILE: CB-E34 TO ES-12 AT BASIN #10



STORM PROFILE: BASIN #2 FROM ROAD F & E



STORM PROFILE:- ES-10 (EXIST WL)



STORM PROFILE: DI-B4-1 TO ES-2

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

0 25 50 100

SCALE: 1" = 50'h, 10'v

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE

DRAWING TITLE:

PARCEL 2 - STORM PROFILES

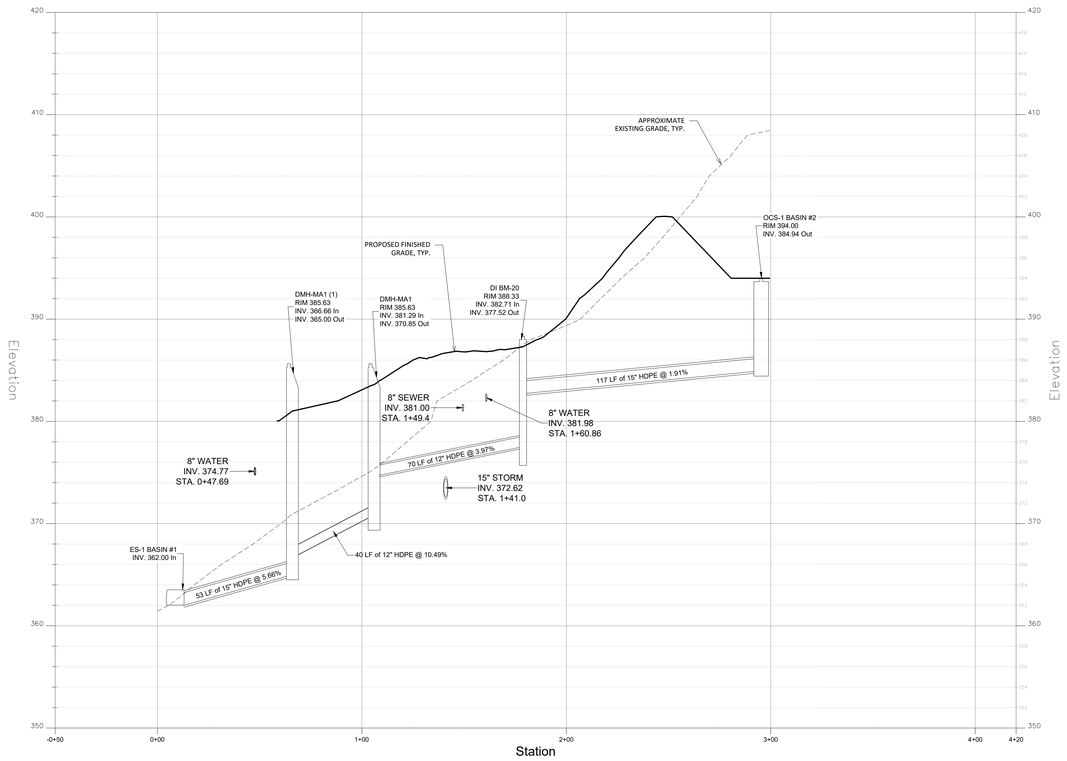
DRAWN BY:	CHECKED BY:
HV	MG
PROJECT NO.	DATE:
812	5/20/26

DRAWING NO.

SP-9.0

EXPIRES 7/31/29

PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP VERAS, HERIBERTO 8/19/2026 4:53 PM C:\USERS\HVERAS\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR--CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\812 P2 SP-9.0 – SP-9.2 UTILITY PROFILE.DWG



STORM PROFILE: ES-1 BASIN #1 FROM OCS-2 BASIN #2

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

0 25 50 100

SCALE: 1" = 50'h, 10'v

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP AND WERE CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE

DRAWING TITLE:

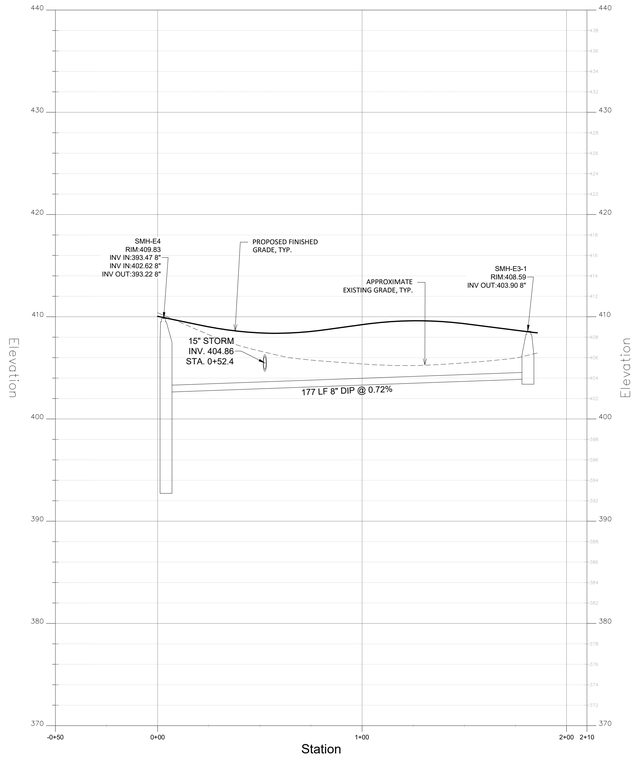
PARCEL 2 - STORM PROFILES

DRAWN BY:	CHECKED BY:
HV	MG
PROJECT NO.	DATE:
812	5/20/26

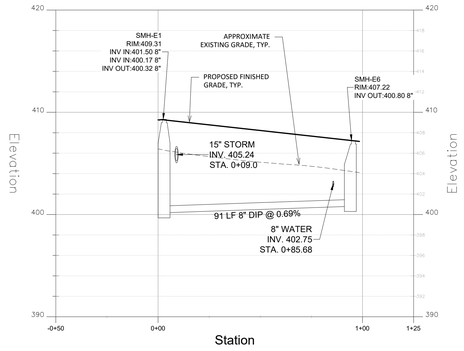
DRAWING NO.

SP-9.1

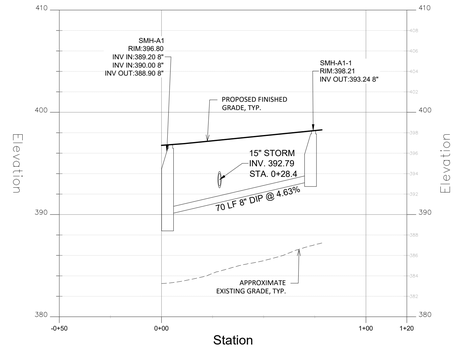
EXPIRES 7/31/29



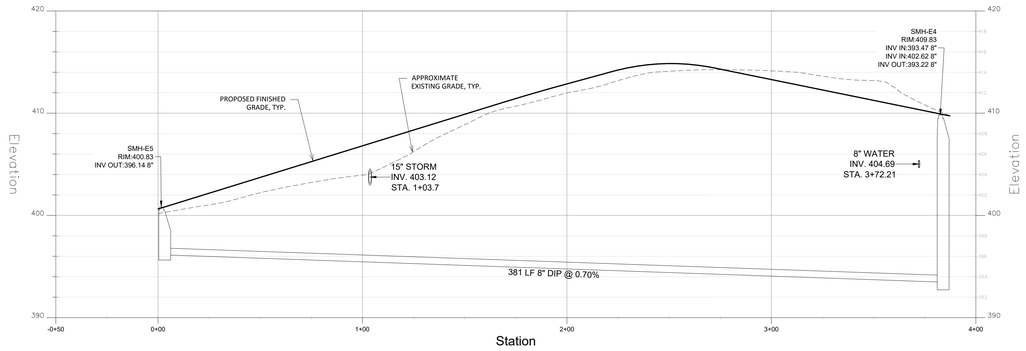
SEWER PROFILE: ALONG ROAD E TO SMH-E2



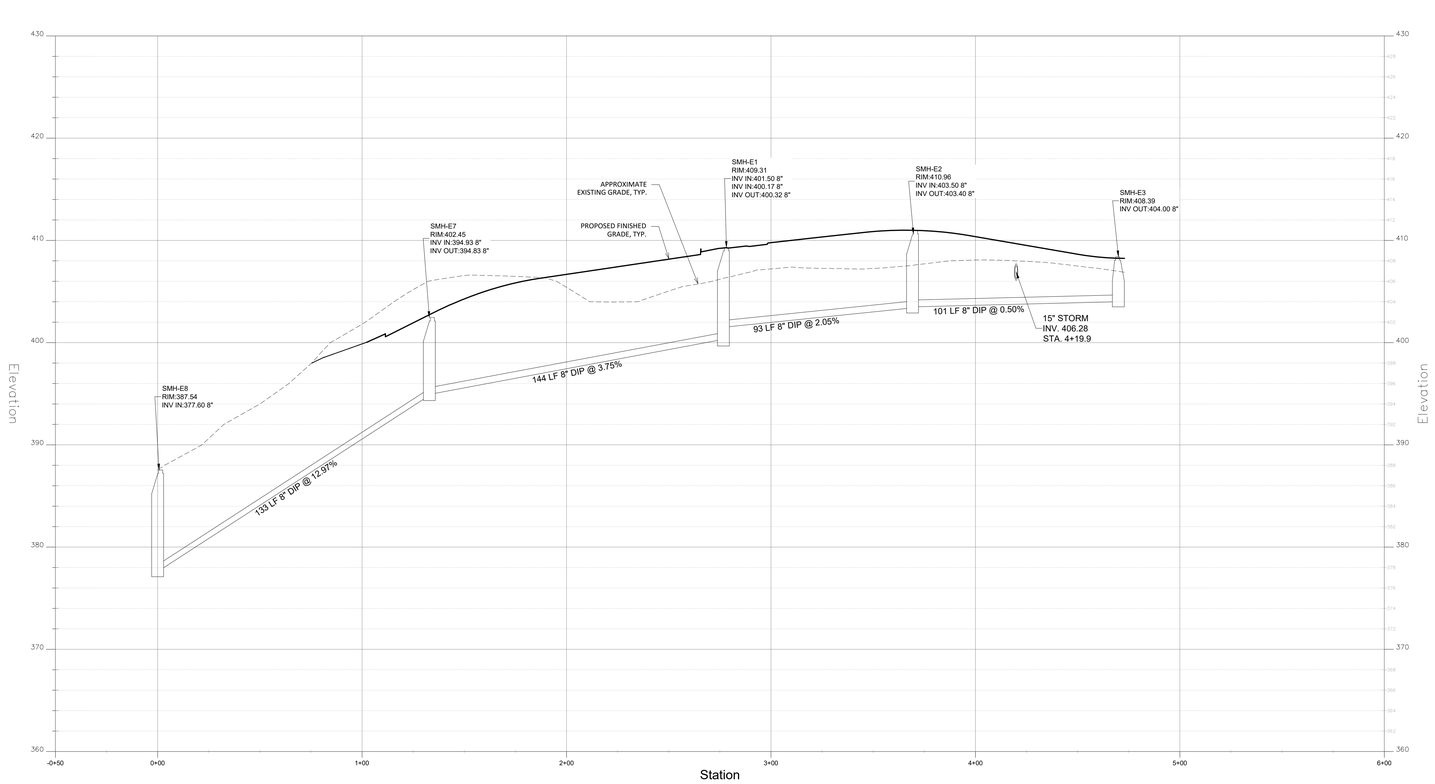
SEWER PROFILE: 8-INCH ROAD E (2)



SEWER PROFILE: SMH-A1 FROM SMH-A-1-1



SEWER PROFILE: ROAD E (SOUTH)



SEWER PROFILE: 8-INCH ROAD E (1)

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

0 15 30 60

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

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE

DRAWING TITLE:

PARCEL 2 -
SEWER PROFILES

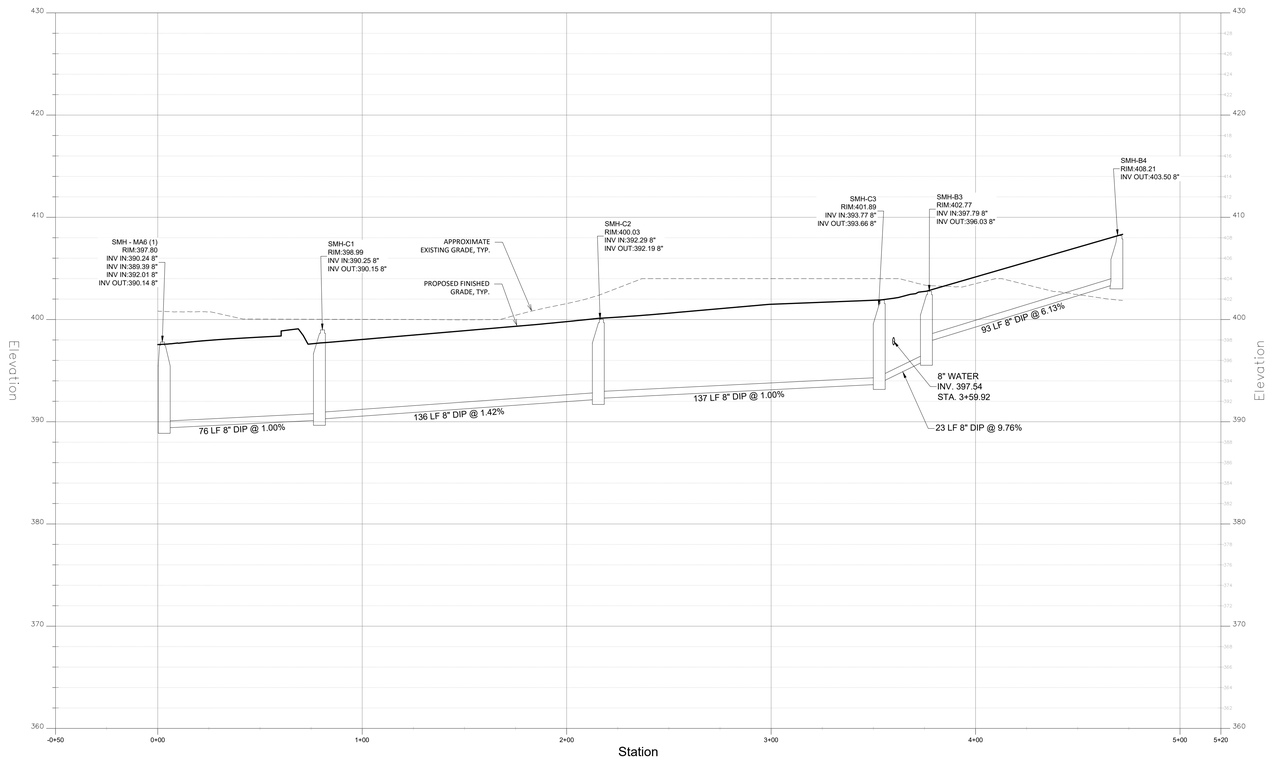
DRAWN BY:	CHECKED BY:
HV	MG
PROJECT NO.	DATE:
812	5/20/26

DRAWING NO.

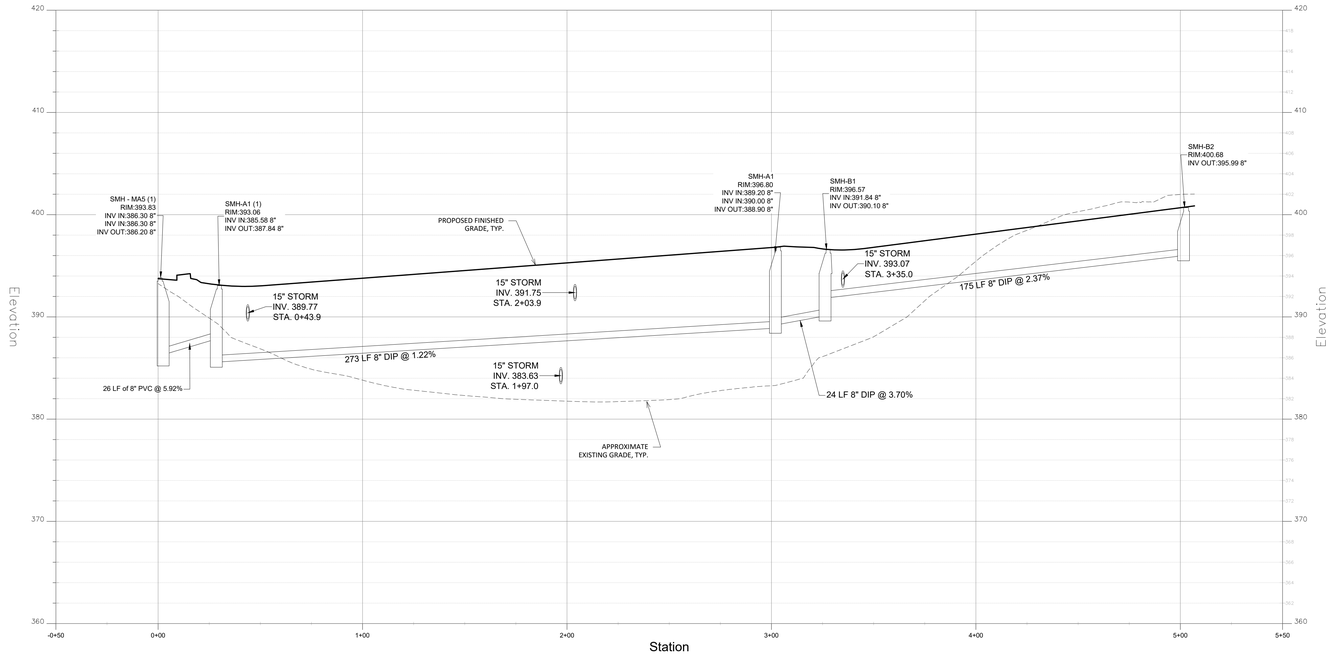
SP-9.2

EXPIRES 7/31/29

PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP VERAS, HERIBERTO 8/19/2026 4:54 PM C:\USERS\HVERAS\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR--CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\812 P2 SP-9.0 – SP-9.2 UTILITY PROFILE.DWG



SEWER PROFILE: 8-INCH ROAD C & B



SEWER PROFILE: 8-INCH ROAD A & B

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

0 15 30 60

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

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP AND WERE CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE

DRAWING TITLE:

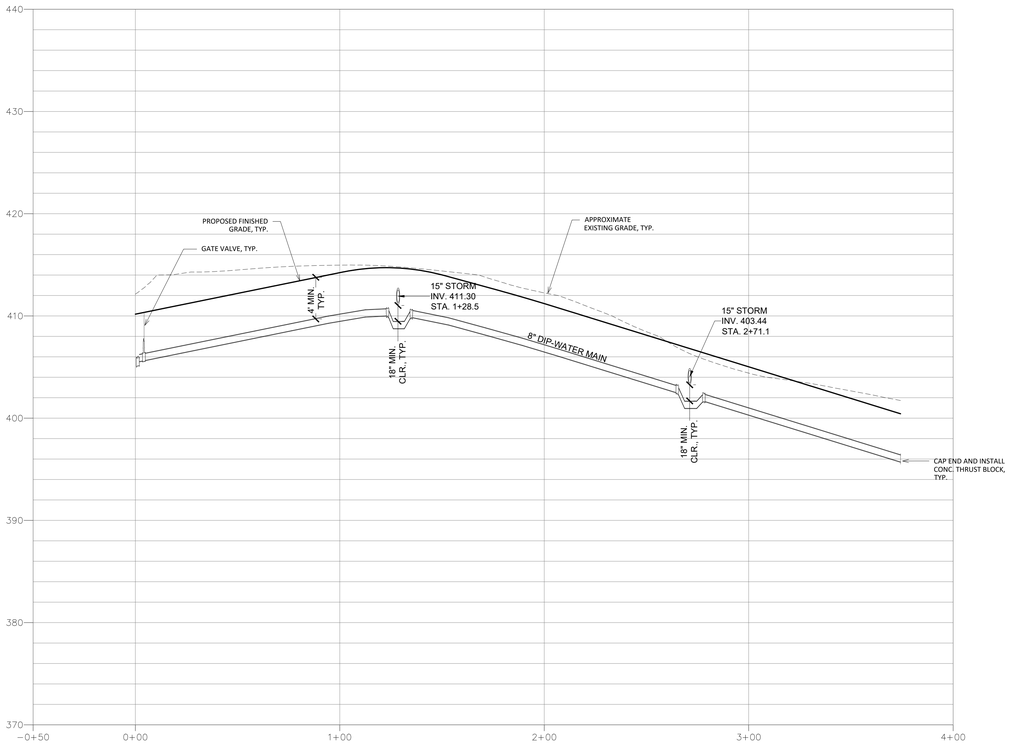
PARCEL 2 -
SEWER PROFILES

DRAWN BY:	CHECKED BY:
HV	MG
PROJECT NO.	DATE:
812	5/20/26

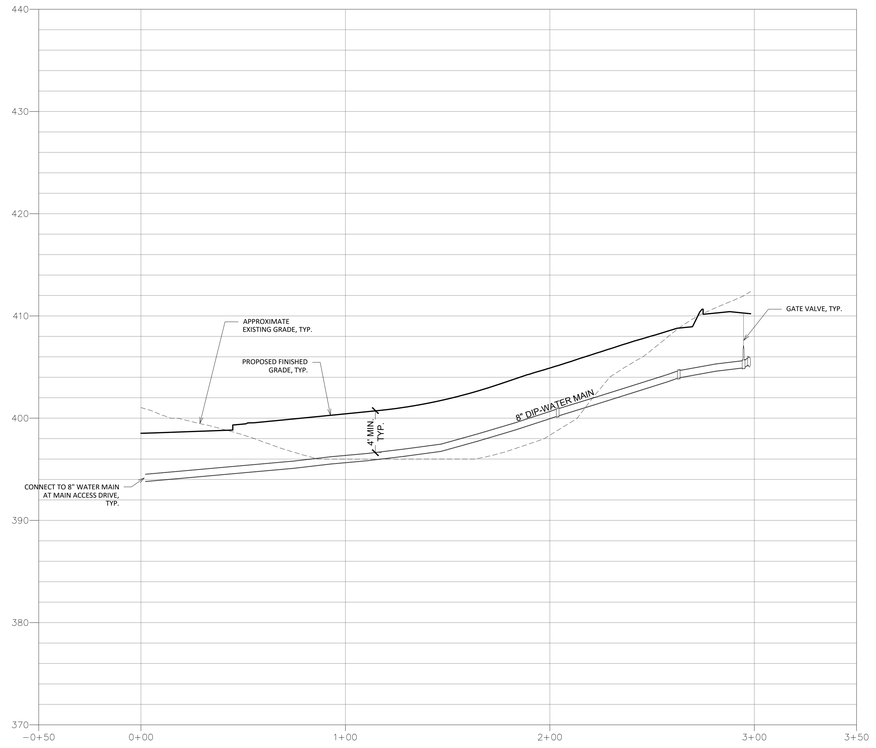
DRAWING NO.

SP-9.3

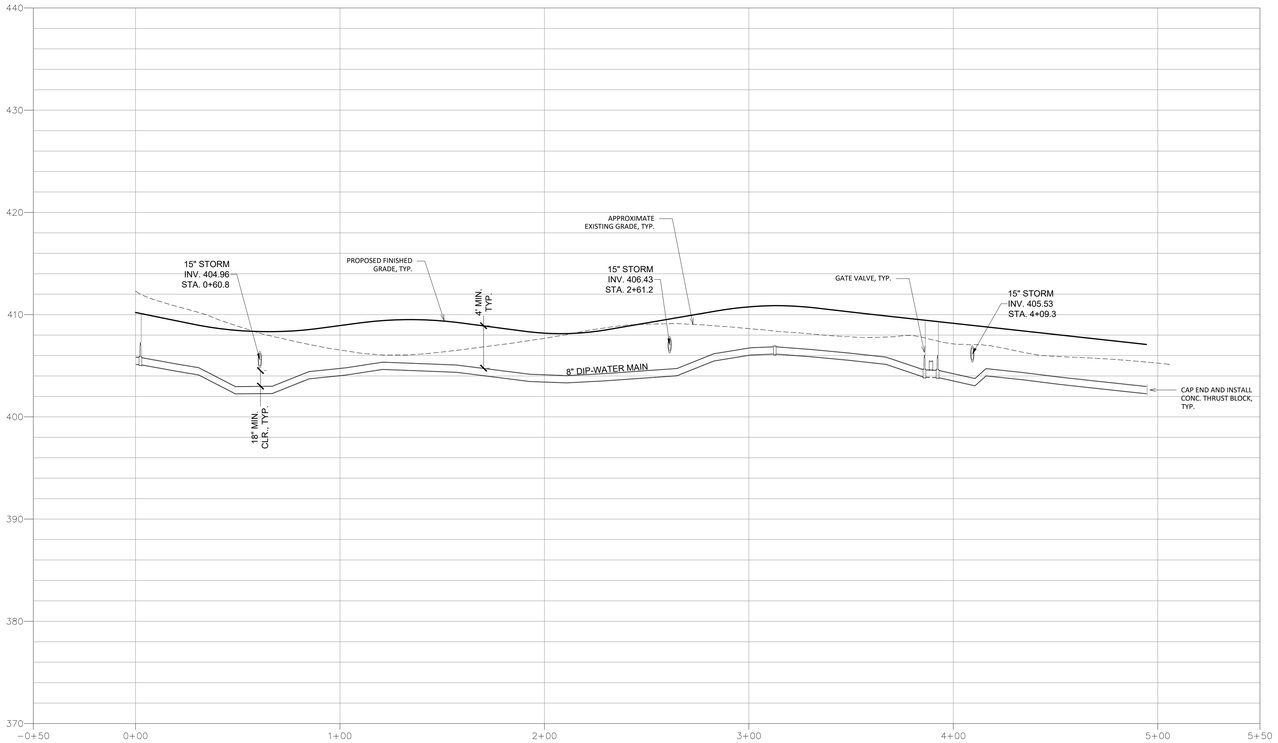
EXPIRES 7/31/29



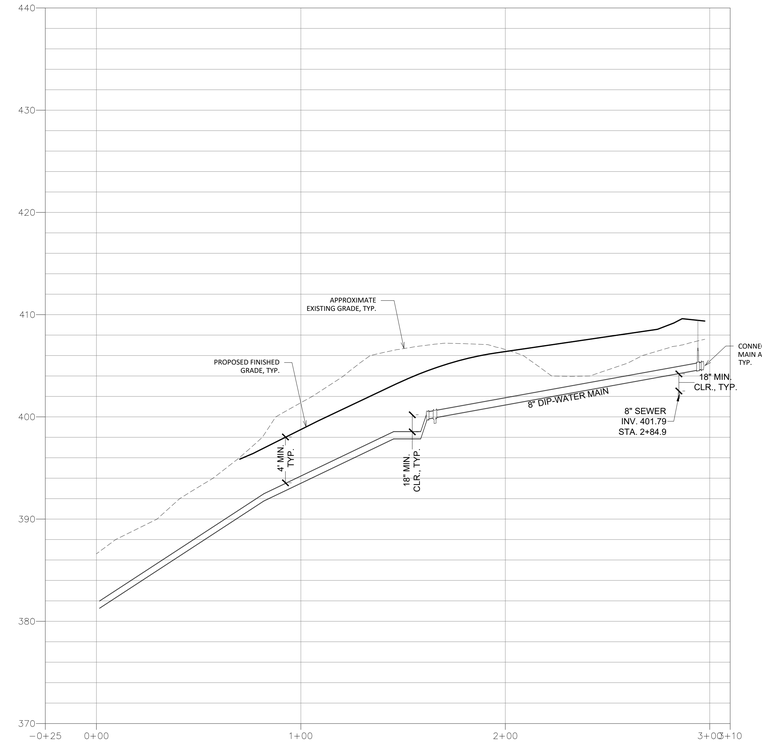
WATER PROFILE: ALONG ROAD E (SOUTH)



WATER PROFILE: ALONG ROAD D



WATER PROFILE: ALONG ROAD E (NORTH)



WATER PROFILE: ALONG ROAD F

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

0 25 50 100

SCALE: 1" = 50'h, 10'v

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED FOR ANY OTHER PROJECT. PROVIDED FOR REVIEW PURPOSES ONLY WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE

DRAWING TITLE:

PARCEL 2 - WATER MAIN PROFILES

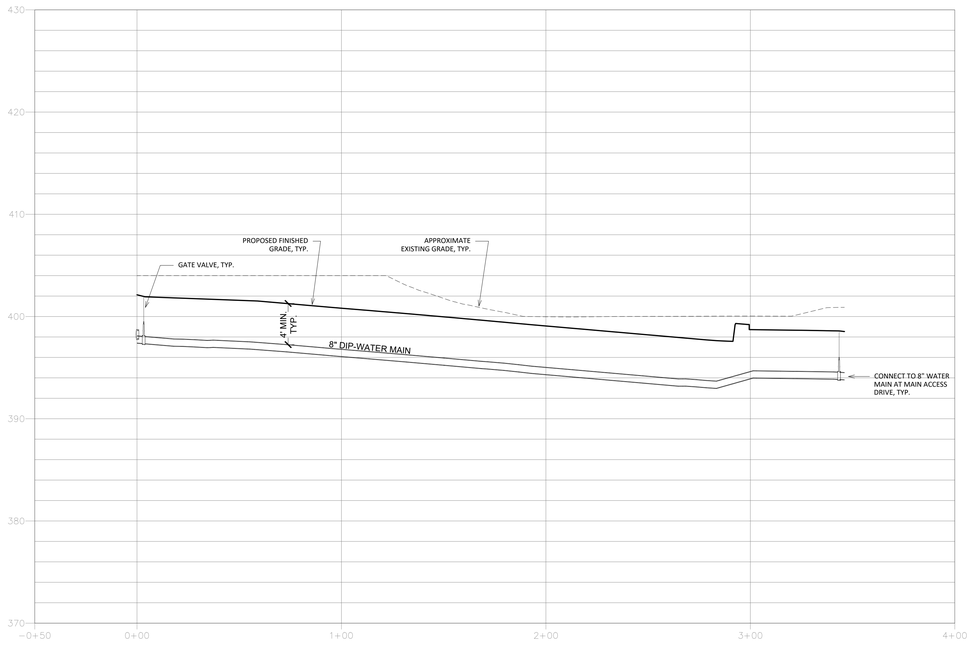
DRAWN BY:	CHECKED BY:
HV	MG
PROJECT NO.	DATE:
812	5/20/26

DRAWING NO.

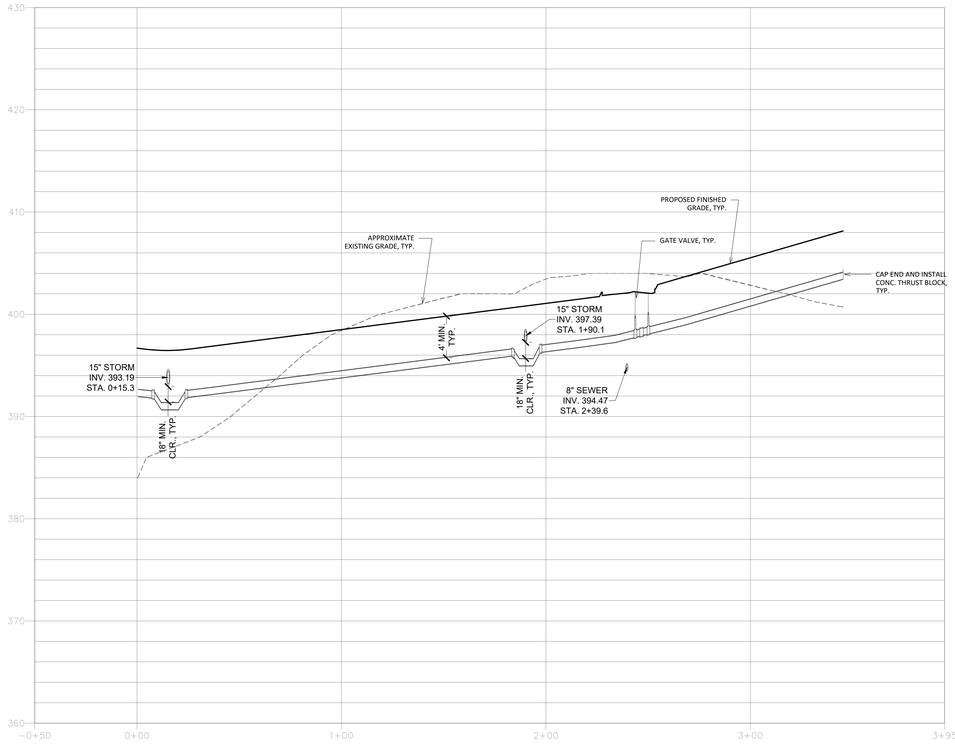
SP-9.4

EXPIRES 7/31/29

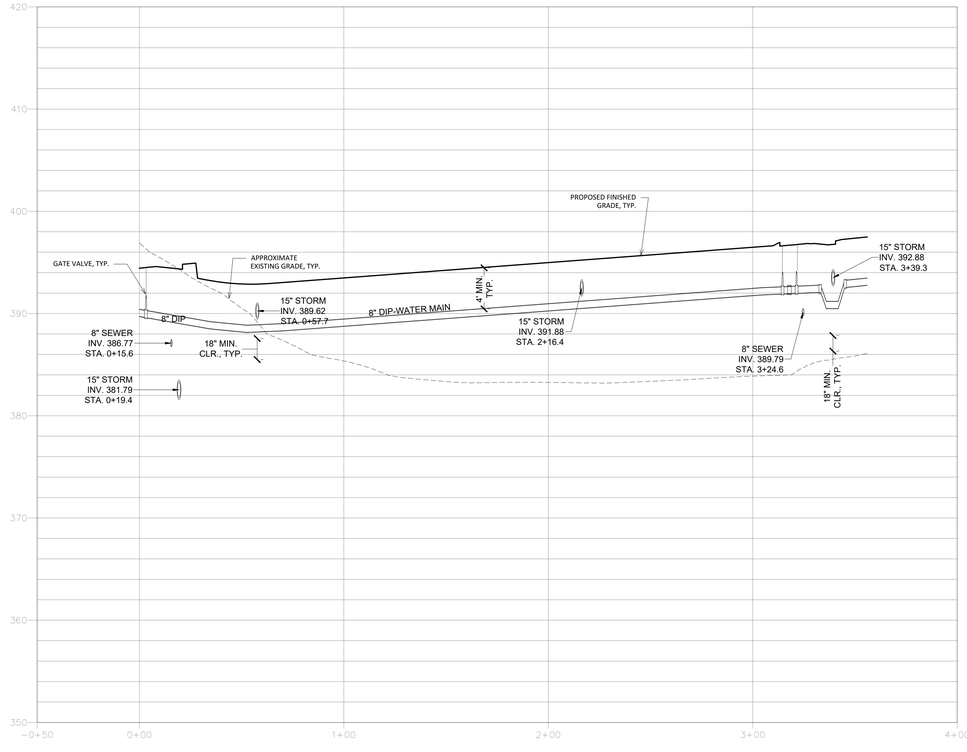
PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP VERAS, HERIBERTO 8/19/2026 4:56 PM C:\USERS\HVERAS\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR-CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\812 P2 SP-9.0 - SP-9.2 UTILITY PROFILE.DWG



WATER PROFILE: ALONG ROAD C



WATER PROFILE: ALONG ROAD B



WATER PROFILE: ALONG ROAD A

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

0 25 50 100

SCALE: 1" = 50'h, 10'v

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE

DRAWING TITLE:

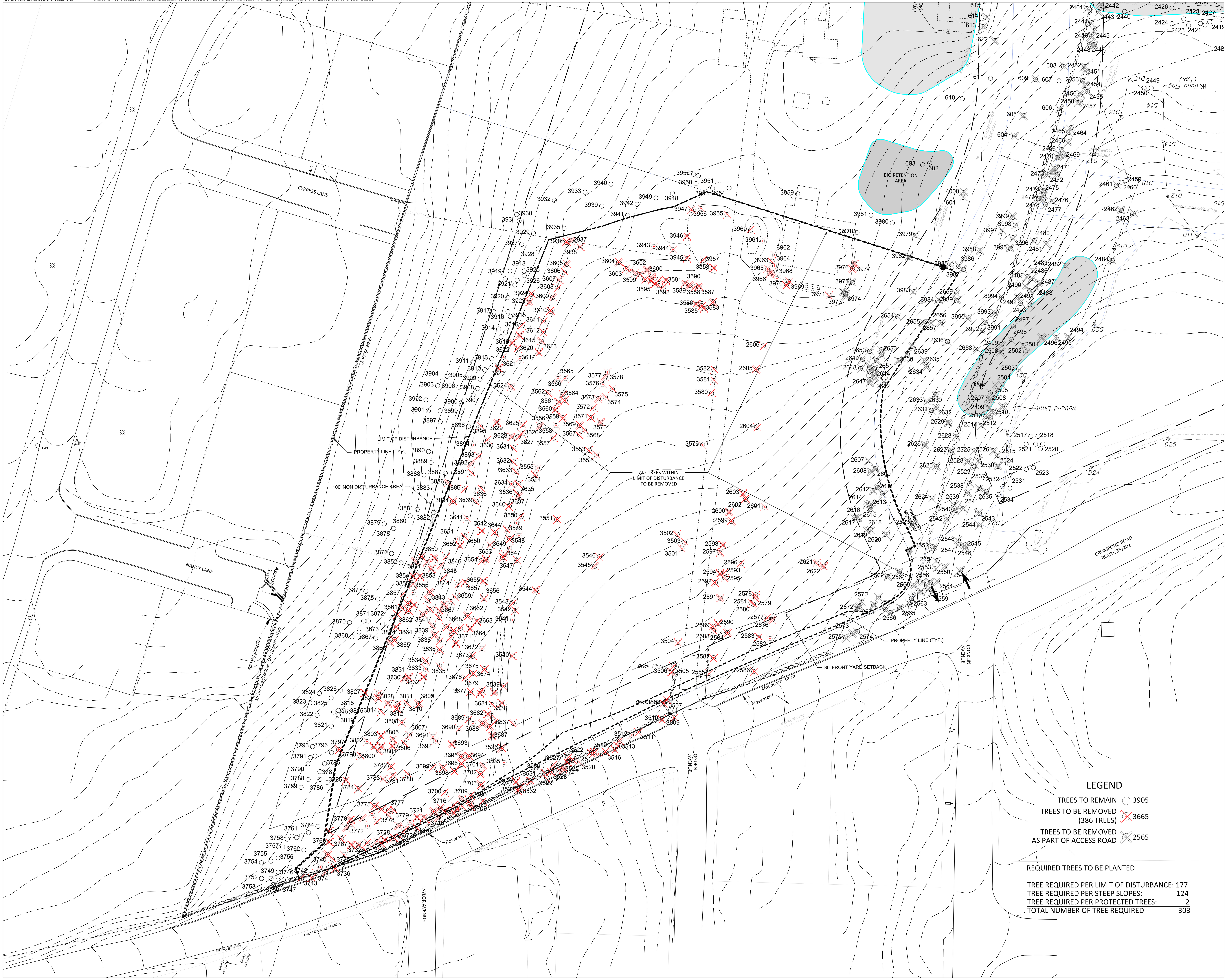
PARCEL 2 - WATER MAIN PROFILES

DRAWN BY:	CHECKED BY:
HV	MG
PROJECT NO.	DATE:
812	5/20/26

DRAWING NO.

SP-9.5

EXPIRES 7/31/29



LEGEND

TREES TO REMAIN	3905
TREES TO BE REMOVED (386 TREES)	3665
TREES TO BE REMOVED AS PART OF ACCESS ROAD	2565

REQUIRED TREES TO BE PLANTED

TREE REQUIRED PER LIMIT OF DISTURBANCE:	177
TREE REQUIRED PER STEEP SLOPES:	124
TREE REQUIRED PER PROTECTED TREES:	2
TOTAL NUMBER OF TREE REQUIRED	303

EVERGREEN MANOR
Town of Cortlandt, New York

OWNER / APPLICANT
V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT
DTS PROVIDENT
Intelligent Land Use
DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017

ARCHITECT - PARCEL 1
STEIN TROOST ARCHITECTURE, LLC
ONE MORGAN AVENUE
NORWALK, CONNECTICUT 06851

LAND USE ATTORNEY
ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR
DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT
TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

STOP - CALL BEFORE YOU DIG!

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

N

0 15 30 60

SCALE: 1" = 30'

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2026
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE
1	02/11/25	PARCEL 1 REVISIONS
2	05/22/25	SITE PLAN APPLICATION - PARCEL 1
3	10/23/25	PLANNING BOARD SUBMISSION
4	11/20/25	PLANNING BOARD REVISION
5	04/22/26	PLANNING BOARD REVISION
6	06/24/26	PLANNING BOARD REVISION

DRAWING TITLE:

PARCEL 1 - TREE REMOVALS PLAN

Seal	DRAWN BY: BZ	CHECKED BY: GMS/MG
	PROJECT NO. 812	DATE: 01/23/25
	DRAWING NO. SP-10.0	

EXPIRES 7/31/29

Planting Details

Plant choices for the wetland expansion were made according to existing site conditions and locally common species. All planting will proceed by hand. Materials will be brought to the site in good condition (see below) and then placed in central drop locations. The materials will then be hand-carried to their planting locations and in turn, planted by hand. Only rounded, shallow planting shovels will be used in this effort.

Criteria for selecting plant material will include (1) the plant's ability to withstand the expected light and saturation conditions; (2) its demonstrated survival on this site and other nearby sites; (3) the plant must be native and non-invasive; and (4) whether the plant material is available at nurseries in the same region as the site. See Table 1 for complete plant species list. Seed mix was chosen based on the species' ability to survive in moist areas adjacent to the road with some sun.

Planting will be done in spring or early summer (between April 1 and July 1). Shrubs may also be planted in the late summer to early fall (September 1 to October 30). In all cases, a hole will be dug twice as deep as the root ball. The only shovels allowed are rounded, shallow spades. The hole will then be backfilled with a thin layer (two to four inches) of rich, organic topsoil, the plant placed inside, the hole backfilled to the top and then gently tamped down. Container-grown plant material delivered to the job site will be inspected to assure moist soil/root masses. Any dry and light weight plants will not be accepted. If not planted immediately the container will be stored out of the sun and wind and kept moist (i.e., a means of watering will be provided and watering will occur daily).

When removed from the containers, the plants will be the size of the specified container. If in leaf, the plants will appear healthy with no spots, leaf damage, discoloration, insects or fungus. If not in leaf, the buds will be firm and free of damage, discoloration, insects or fungus. Containers will be a minimum of quart size for shrubs and gallon size for trees. Plants not having an abundance of well developed terminal buds on the leaders and branches will be rejected. The stems and branches of all plants will be turgid and the cambium healthy or the plants rejected. Seeding within wetland areas should not be completed when there is more than two inches of standing water, or in areas that are likely to be flooded. Seeds should be broadcast by hand or knapsack seeder using the proper seeding rate (3.5 pounds per acre), and carefully proportioning seed for the entire area. Cover with a light layer of straw mulch following seeding.

Plan Notes

1. Prior to commencement of site work, silt fence is to be placed at limit of disturbance.
2. Regrade area and spread topsoil four to six inches deep using existing stockpiles. Final grading is to be generally completed as shown on this plan. Some field adjustment to achieve desired flow paths is acceptable.
3. Trees to remain will be identified prior to the commencement of site grading. These trees will be flagged in the field prior to the commencement of any clearing or excavation. Leave smaller existing trees in assumed area of disturbance to the extent practicable. Field adjustments to the grading plan may be necessary in order to ensure minimal impacts to roots of trees to be saved.
4. Hay and seed area of wetland expansion with Ernst Conservation Seeds Northeast Wetland Hummock Mix or equivalent. Companion seed with annual ryegrass as per grower's recommendations.
5. Trees, shrubs and herbaceous materials will be planted within the proposed wetland creation area as specified on the plan and the table above. Following planting, the planted area will be ringed with deer fencing as shown on the plan and detail.

Monitoring and Maintenance

At least one pre-construction meeting will occur between the chosen grading and/or planting contractor/subcontractor and the site environmental systems planner prior to beginning construction on site. The construction monitor will have experience in wetland construction and a Bachelor of Science degree in Natural and/or Physical Resources.

Monitoring and maintenance efforts for the mitigation plantings will take place over a five year period following construction. This will include bi-weekly visits for the first growing season, and then twice a year for the next two years, with additional inspections as required depending on conditions. The applicant's environmental monitor will conduct a survey of the site and site conditions will be noted and adjusted as necessary. An annual report will be provided to the Town of Cortlandt at the end of the growing season for each of the three years. These reports will include the following information:

1. All plant species, along with their estimated relative frequency and percent cover, shall be identified by using plots measuring 10 feet by 10 feet, with at least one representative plot located in each of the habitat types within the mitigation site. For this proposal, there are two plots identified on the plan view planting plan.
2. Vegetation cover maps, at a scale of one inch equals 100 or larger, shall be prepared for each growing season.
3. Photographs showing all representative areas of the mitigation site shall be taken at least once each year during the period between 1 June and 15 August.
4. Surface water and groundwater elevations in representative areas of the mitigation site shall be recorded twice a year during April through November of each year. The location of the monitoring wells are shown on the plan view grading plan.

Plantings will meet or exceed and 85 percent survival rate by the end of the second growing season. If this goal is not met, the site will be re-evaluated, and re-grading and/or replanting will be completed as necessary. Invasive species (i.e., Lythrum salicaria and Phragmites australis) will not constitute more than 10 percent of the vegetative community. If this goal is exceeded, measures will be taken to eradicate
the invasive species.

Throughout the monitoring period, the mitigation area will be subject to inspection by the Town Environmental Monitor, as will the submitted monitoring reports. The Town's costs associated with such monitoring will be funded by the inspection fees paid by the applicant, which will be paid by the applicant at the signing of this agreement.

1. An invasive species monitoring and control program will be implemented at the project site as part of the overall development plan. Species targeted for removal include the following:

Tree-of-heaven (Ailanthus altissima)
Mugwort (Artemisia vulgaris)
Garlic mustard (Alliaria petiolata)
Common reed (Phragmites australis)
Porcelainberry (Ampelopsis brevipeduncula)
Japanese Stilt Grass (Microstegium vimeneum)
Multiflora rose (Rosa multiflora)
Autumn olive (Eleagnus umbellata)
Purple loosestrife (Lythrum salicara)
Oriental bittersweet (Celastrus orbiculatus)
Japanese Barberry (Berberis thunbergii)
Winged Euonymus (Euonymus alatus)

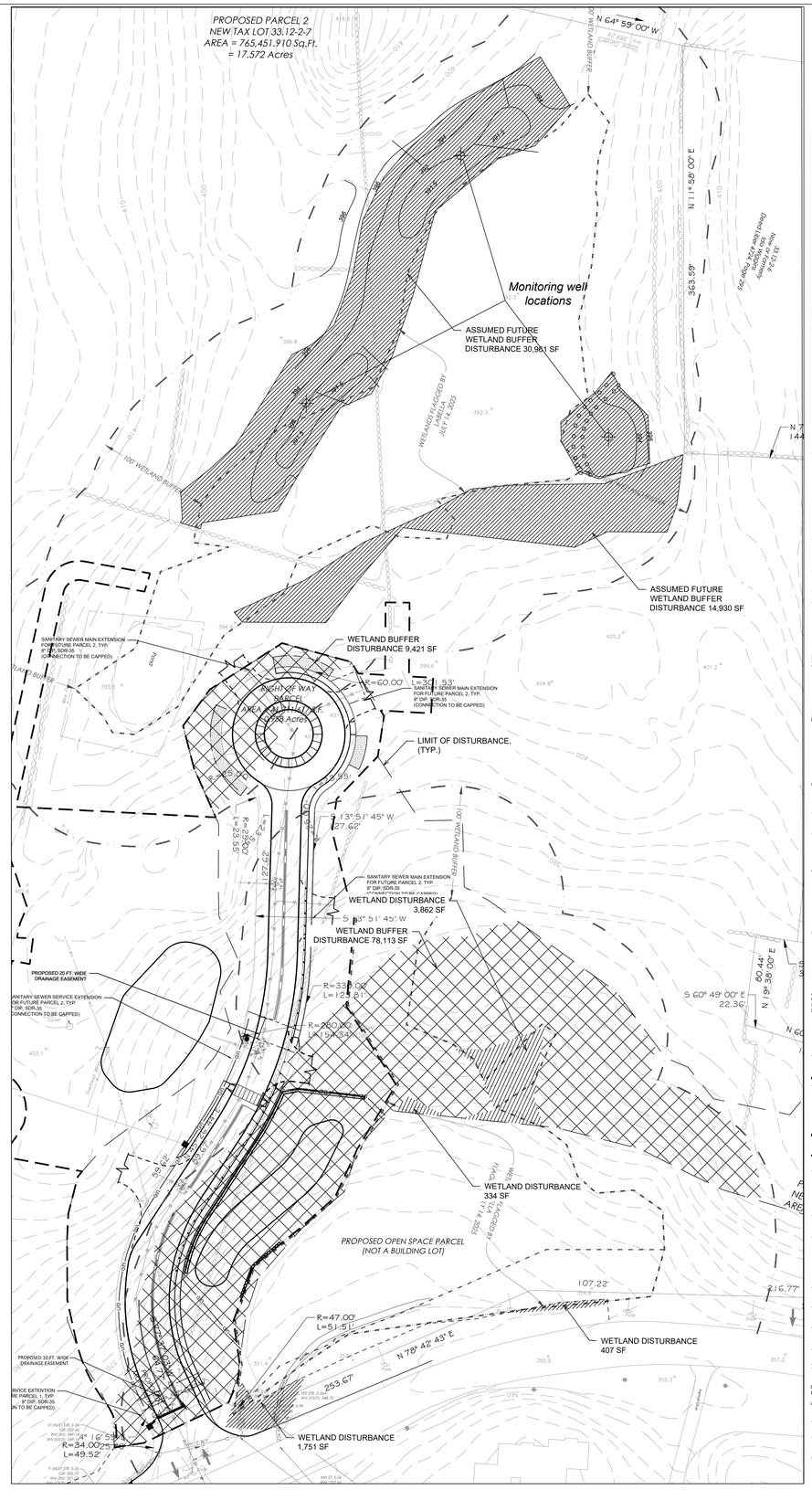
2. The goal of this program is to reduce the presence of exotic/invasive species to a threshold of less than ten percent total cover. A qualified biologist/botanist will supervise the removal of invasive species. Invasive species can be removed in several ways, depending on the location and species of the plant:

1. If a shrub is isolated and does not have its root system entwined with other plants, it may be removed mechanically. As much of the root system as possible should be removed to prevent the possibility of the invasive plant sprouting from root pieces left behind.
2. If a shrub is growing amongst other native plants the plant will be most safely and effectively removed by chemical means, by first cutting back to a few stubs and stumps, about twelve inches from the base. A concentrated solution of glyphosate (Round-up or equivalent) should be painted on the ends of the stumps. This technique is most effective in the early fall months but before the approaching dormant period. Proper notification must be made prior to the application of all restricted pesticides, and application made by a licensed applicator if required. No application will be made in areas of standing water without first receiving a DEC permit for aquatic pesticide application.
3. Highly invasive groundcovers, such as Japanese honeysuckle, should be sprayed with glyphosate, using a very close and targeted application during the active growing season. Repeated treatments may be necessary to remove the plant completely.
4. Several methods may be utilized in removing highly invasive annuals, such as garlic mustard. If the species is growing densely without other plants, the area may be sprayed with glyphosate during the active growing season, following the manufacturer's recommendations. Species may also be removed by hand. Both methods should be performed before plants set seed. Both methods also may need to be performed multiple times over a season and possibly over several seasons to completely eradicate the target species.

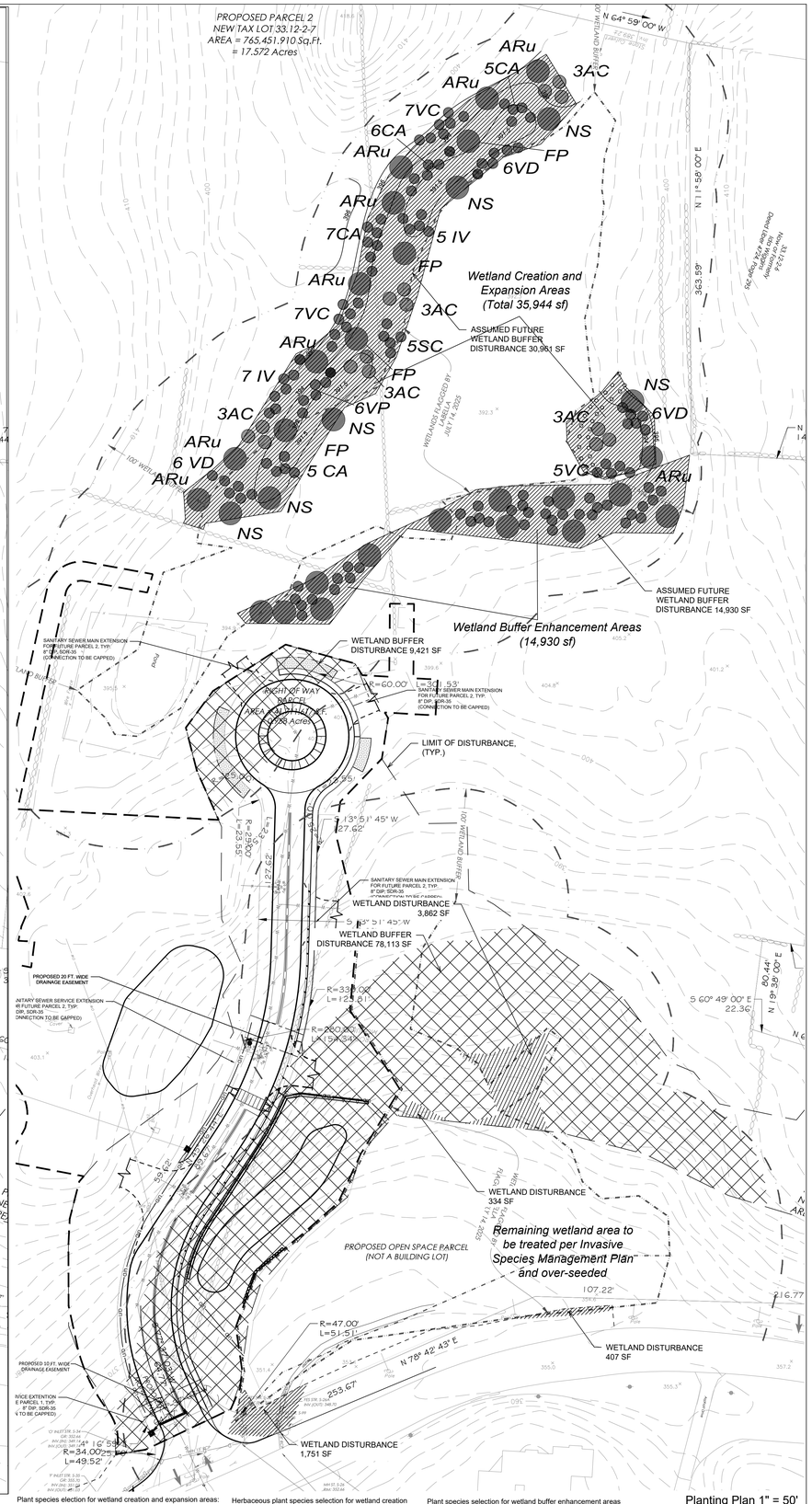
Grading Details

It is proposed to excavate the mitigation area in order to establish pools and flow paths as shown on the grading plan. These areas will be accessed for purposes of the wetland mitigation construction from the proposed road. If suitable, topsoil removed from excavated area will be used within the new wetlands as replacement of organic material for surface preparation. Soil erosion and sediment control fencing will be installed at the outer and down slope limits of the proposed wetland expansion. The location of the proposed mitigation will be cleared as necessary, but with an eye toward preserving any trees or shrubs adjacent to the work area; some may be removed and stockpiled for replanting after completion of grading.

Where available, the upper one foot of topsoil will be stripped from the site and set aside from other site grading materials. The temporary storage area will be an upland site either removed from wetlands by 100 feet or separated from same by a soil erosion and sediment control fence. All excavations will be to finished grade elevations as indicated in the mitigation drawings. Per the above, topsoil will be stripped from the site and stockpiled for use in finishing grading. The stockpiled topsoil will be returned to the site to create a planting surface four to six inches deep for the wetland mitigation plantings as described above. Finished soils at the invert of the mitigation sites will be of landscape quality. The finished surfaces of the planting area will be smooth within specified tolerances in uniform levels or slopes between points where elevations are indicated or between such points and existing grades. The accepted grading tolerance will be a smooth and even surface, free of voids, and within 0.25 feet of the specified elevation. Leaving the surface rough, creating mounds and kettles for a variable microtopography can be beneficial. During the course of earthwork, inspections will be schedule at a frequency to be determined by the engineer/environmental consultant but no less than weekly. Some changes to the grades may be appropriate to establish flow paths and preserve trees. These determinations will be made by the wetland specialist supervising the grading.



Grading Plan 1" = 50'



Planting Plan 1" = 50'

Plant species election for wetland creation and expansion areas:

12 Winterberry holly - *Ilex verticillata (IV)*
12 Arrowwood - *Viburnum dentatum (VD)*
14 Highbush blueberry - *Vaccinium corymbosum (VC)*
5 Elderberry - *Sambucus canadensis (SC)*
6 Possumhaw viburnum - *Viburnum prunifolium (VP)*
23 Summersweet - *Clethra alnifolia (CA)*
12 Shadblow - *Amelanchier canadensis (AC)*
8 Red maple - *Acer rubrum (ARu)*
5 Black gum - *Nyssa sylvatica (NS)*
4 Green ash - *Fraxinus pennsylvanica (FP)*

All shrubs to be in 3 to 5 gallon containers.
All trees to be in 15 gallon containers.

Herbaceous plant species selection for wetland creation and expansion areas (2" plugs):

100 Tussock sedge *(Carex stricta)*
100 Fringed sedge *(Carex crinita)*
100 Soft rush *(Juncus effusus)*
50 Cinnamon fern *(Osmunda cinnamomea)*
50 Sensitive fern *(Onoclea sensibilis)*
75 Burreed *(Sparganium americanum)*
100 Rice cutgrass *(Leerzia oryzoides)*

Overseed planted areas with Ernst wetland hummock mix (ERNMX-125) or equivalent at five pounds per acre.

Plant species selection for wetland buffer enhancement areas (locations and quantities of each species to be determined in the field based on existing tree locations):

Witchhazel - *Hamamelis virigiinana*
Arrowwood - *Viburnum dentatum*
Nannyberry viburnum - *Viburnum lentago*
Gray dogwood - *Cornus racemosa*
Inkberry - *Ilex glabra*
Red maple - *Acer rubrum*
Pin oak - *Quercus palustris*
Sweetgum - *Liquidambar styraciflua*

All shrubs to be in 3 to 5 gallon containers.
All trees to be in 15 gallon containers.

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

0 30 60 120

N

SCALE: 1" = 60'

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE

PARCEL 2 WETLAND CREATION AND EXPANSION PLAN

PLANNING · ENVIRONMENTAL · WETLANDS
TMA WMI

DRAWN BY:	CHECKED BY:
SAM	SAM
PROJECT NO.	DATE:
812	5/20/26

DRAWING NO.

SP-11.0



LEGEND

TREES TO REMAIN ◯ 3905

TREES TO BE REMOVED (816 TREES) ✕ 3665

REQUIRED TREES TO BE PLANTED

TREE REQUIRED PER LIMIT OF DISTURBANCE:	922
TREE REQUIRED PER STEEP SLOPES:	1
TREE REQUIRED PER PROTECTED TREES:	
TOTAL NUMBER OF TREE REQUIRED	923

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

0 20 40 80

N

SCALE: 1" = 40'

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE

DRAWING TITLE:

PARCEL 2
TREE REMOVALS PLAN

EXPIRES 7/31/29

DRAWN BY: BZ	CHECKED BY: GMS/MG
PROJECT NO. 812	DATE: 5/20/26

DRAWING NO.

SP-12.0



EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

CONTRACT VENDEE

LENNAR CORPORATION
2465 KUSER ROAD, FLOOR 3
HAMILTON, NJ 08690

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
1-800-962-7962 OR 811

0 20 40 80
N
SCALE: 1" = 40'

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE

DRAWING TITLE:

PARCEL 2 - EMERGENCY SERVICE VEHICLE MANEUVERING PLAN

DRAWN BY: DM/KM	CHECKED BY: MG
PROJECT NO. 812	DATE: 5/20/26
DRAWING NO. SP-13.0	

EXPIRES 7/31/29

PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP KENNETH MURPHY 6/7/2016 9:55 AM C:\USERS\KMURPHY\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR--CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\812 P1 EX-1.1 = 1.2 EXISTING CONDITIONS PLAN.DWG

SITE PLANS HEREON PRESENTED HAVE BEEN PREPARED WITH REFERENCE TO THE FOLLOWING SOURCES:

SOURCE: PROPERTY LINE AND WETLAND BOUNDARY SURVEY INFORMATION BY DANIEL T. MERRITTS. SURVEY DATED 07/14/2026

TOPOGRAPHIC DATA BY DONALD J. DONNELLY, L.S. DONNELLY AND SURVEYING, P.C. DATE OF AERIAL PHOTOGRAPHY: 05/04/2012

NOTE: DATUM: NGVD29 (SOURCE:TOWN OF CORTLANDT PHOTO CONTROL POINT)



EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS · PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. 1-800-962-7962 OR 811

N

0 15 30 60

SCALE: 1" = 30'

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE

DRAWING TITLE:

PARCEL 2 - EXISTING CONDITIONS

DRAWN BY:	CHECKED BY:
BZ/RC/TK	MG
PROJECT NO.	DATE:
812	5/20/26

DRAWING NO.

EX-1.1

EXPIRES 7/31/29

PLOTTED BY: DTS PROVIDENT DESIGN ENGINEERING, LLP KENNETH MURPHY 6/7/2016 9:55 AM C:\USERS\KMURPHY\DC\ACCDOCS\DTSP\0812_EVERGREEN MANOR-CORTLANDT\PROJECT FILES\DTS\2025 MASTER SITE PLAN\812 P1 EX-1.1 - 1.2 EXISTING CONDITIONS PLAN.DWG



THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
1-800-962-7962 OR 811

0 15 30 60

N

SCALE: 1" = 30'

SITE PLANS HEREON PRESENTED HAVE BEEN PREPARED WITH REFERENCE TO THE FOLLOWING SOURCES:

SOURCE: PROPERTY LINE AND WETLAND BOUNDARY SURVEY INFORMATION BY DANIEL T. MERRITTS. SURVEY DATED 07/14/2026

TOPOGRAPHIC DATA BY DONALD J. DONNELLY, L.S.
DONNELLY AND SURVEYING, P.C.
DATE OF AERIAL PHOTOGRAPHY: 05/04/2012

NOTE: DATUM: NGVD29 (SOURCE:TOWN OF CORTLANDT PHOTO CONTROL POINT)

EVERGREEN MANOR

Town of Cortlandt, New York

OWNER / APPLICANT

V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINING, NY 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DTS · PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

ARCHITECT - PARCEL 2

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055

LAND USE ATTORNEY

ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

SURVEYOR

DANIEL T. MERRITTS, PLS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570

WETLAND CONSULTANT

TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY 10516

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DTS PROVIDENT DESIGN ENGINEERING, LLP.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW.

© Copyright DTS Provident Design Engineering, LLP 2025
All rights reserved.

NOT FOR CONSTRUCTION

REVISIONS/ISSUANCES

NO.	DATE	ISSUE

DRAWING TITLE:

PARCEL 2 - EXISTING CONDITIONS

DRAWN BY:	CHECKED BY:
BZ/RC/TK	MG
PROJECT NO. 812	DATE: 5/20/26
DRAWING NO. EX-1.2	

EXPIRES 7/31/29

CRONIN ENGINEERING
Professional Engineering & Consulting

39 Arlo Lane
Cortlandt Manor, NY 10567
T:(914) 736-3664 F:(914) 736-3693

August 19, 2026

Steven Kessler, Chairman
Town of Cortlandt Planning Board
One Heady Street
Cortlandt Manor, New York 10567

Re: Amended Site Plan Application
Cortlandt Self Storage, L.P.
44 Regina Avenue
Town of Cortlandt, New York
Tax Map Designation: 24.10-1-4

Dear Chairman Kessler and Members of the Planning Board:

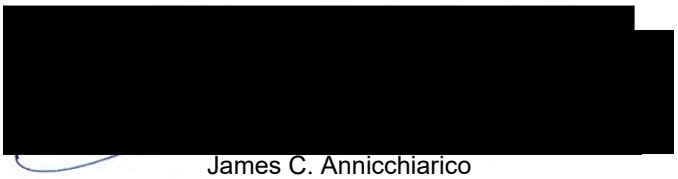
Find enclosed eight copies (1 full size set & 7 reduced size sets) of the following information for the above-referenced application:

- Amended Site Development Plan (5 sheets), dated July 17, 2026, last revised August 19, 2026
- Site Photos

We are pleased to submit the enclosed information on behalf of Cortlandt Self Storage, L.P. ("Applicant"), who is seeking Amended Site Plan Approval for a proposed 40' x 130' building and outdoor contractor equipment storage areas (2) at the above reference property. The parcel is approximately 785,997 sq. ft. (18.044 acres) and is located in the M-1 (Light Industrial) Zoning District.

This submission incorporates the comments made by the Planning Board and the consultants at the August meeting. Specifically, we have added building floor plans, building elevations and further developed the Site Plan drawings to indicate proposed grades, identified existing utilities to be relocated/installed and added specifics for the equipment to be included in the outdoor contractor yard areas.

We look forward to appearing before the Planning Board to discuss the project further on September 1, 2026 at which time we will respectfully request that you schedule a site inspection and consider scheduling a Public Hearing for the October 2026 meeting. Should you have any questions or require additional information please contact me at the above number. Thank you for your time and consideration in this matter.



James C. Annicchiarico
Project Engineer/Manager

enclosures

cc: Mark Giorano, Cortlandt Self Storage, L.P.
David Steinmetz, esq., Zarin & Steinmetz
File: *Giordano-44 Regina Ave-Cortlandt-Site Plan-Letter-20260819*



Representative Photo of Upper Level Entrance to Storage Facility (Building 8 Shown)



Representative Photo of Lower Level Entrance to Storage Facility (Building 8 Shown)



Representative Photo of Elevation
View of Storage Facility
(Building 8 Shown)



Photo of West Side of Building 5



Photo of West Side of Buildings 3 & 4

AMENDED SITE DEVELOPMENT PLAN FOR CORTLANDT SELF-STORAGE

TOWN OF CORTLANDT

WESTCHESTER COUNTY, NEW YORK

GENERAL NOTES

1. PARCEL TAX MAP DESIGNATION: SECTION: 24.10, BLOCK: 1, LOT(S): 4
2. TOTAL AREA OF PROPERTY: 785,997 SQUARE FEET (18.044 ACRES).
3. SURVEY & TOPOGRAPHIC INFORMATION SHOW HEREON IS BASED ON A SURVEY PREPARED BY BADEY & WATSON SURVEYING AND ENGINEERING, D.P.C. ENTITLED "SURVEY OF PROPERTY PREPARED FOR CORTLANDT SELF-STORAGE, L.P..." DATED JULY 2, 2025.
4. PARCEL IS LOCATED IN THE TOWN OF CORTLANDT M-1 (LIGHT INDUSTRIAL) ZONING DISTRICT.
5. PARCEL IS LOCATED IN THE HUDSON RIVER BASIN.

LIST OF DRAWINGS

SHEET TITLE	SHEET NUMBER	TITLE	ISSUE DATE	LAST REVISED
SP-1.1	1 OF 3	AMENDED SITE PLAN	JULY 17, 2026	AUGUST 19, 2026
SP-1.2	2 OF 3	AMENDED SITE PLAN (LARGER SCALE)	JULY 17, 2026	AUGUST 19, 2026
SP-1.3	3 OF 4	BUILDING FLOOR PLANS	AUGUST 19, 2026	N/A
CD-2.1	3 OF 4	CONSTRUCTION DETAILS	AUGUST 19, 2026	N/A
FP-3.1	4 OF 5	FIRST FLOOR PLANS	AUGUST 19, 2025	N/A
FP-3.2	5 OF 5	SECOND FLOOR PLANS	AUGUST 19, 2025	N/A



LOCATION MAP SCALE: 1" = 500'

Dig Safely. New York. Call 811 before you dig

60 0 30 60

SCALE: 1" = 60 FT.

APPLICANT

CORTLANDT SELF STORAGE, L.P.
C/O MARK GIORDANO
44 REGINA AVENUE
CORTLANDT MANOR, NEW YORK 10567

- UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
- COPYRIGHT "2026" BY CRONIN ENGINEERING. ALL RIGHTS RESERVED.

REVISIONS

#	REASON	DATE
5		
4		
3		
2	UPDATE FOR PLANNING BOARD SUBMISSION	AUGUST 19, 2026
1	MOVED BUILDING #11 TO 2' OFF OF EASEMENT	AUGUST 3, 2026

MUNICIPAL TAX IDENTIFICATION:	
SECTION:	24.10
BLOCK:	1
LOT:	4
SUBLOT:	-
DRAWN BY:	AD/JCA
CHECKED:	JCA/PMB
PROJECT:	GIORDANO
DATE:	JULY 17, 2026
JOB #:	240101

STATE OF NEW YORK · PATRICK MICHAEL BELL · LICENSED PROFESSIONAL ENGINEER · 087679

PATRICK M. BELL, P.E.
LICENSE #087679

CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664

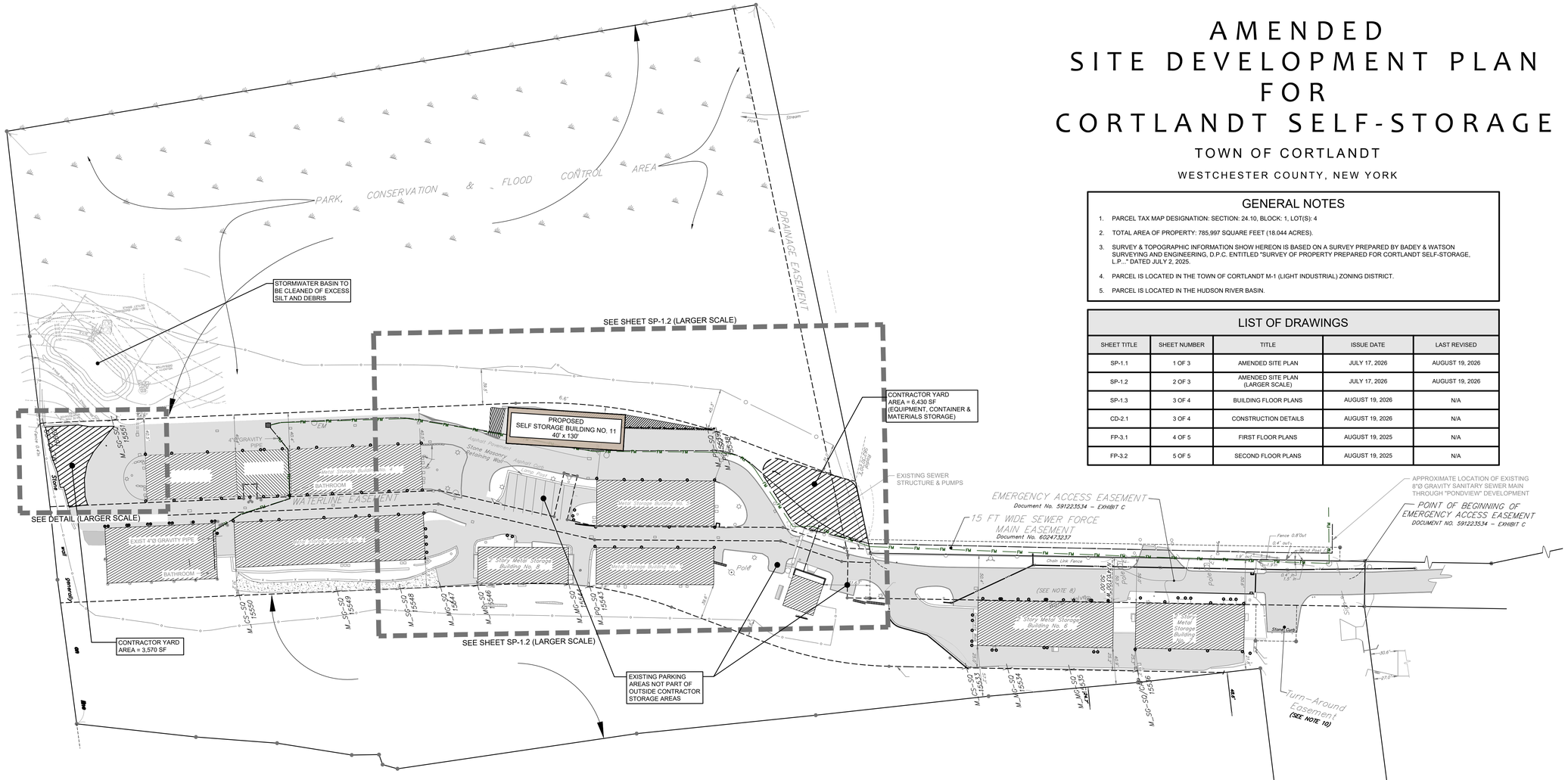
39 Arlo Lane
Cortlandt Manor, New York 10567

SITE DEVELOPMENT PLAN

AMENDED
SITE DEVELOPMENT PLAN
FOR
CORTLANDT SELF-STORAGE, L.P.

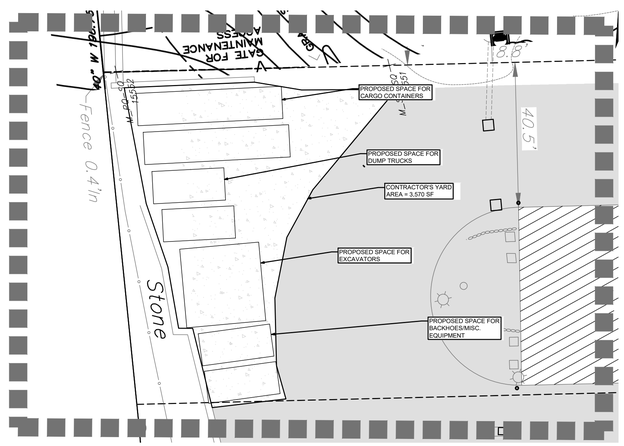
LOCATION:
REGINA AVENUE
TOWN OF CORTLANDT, NEW YORK

SHEET 1 OF 5 | SP-1.1



AMENDED SITE DEVELOPMENT PLAN

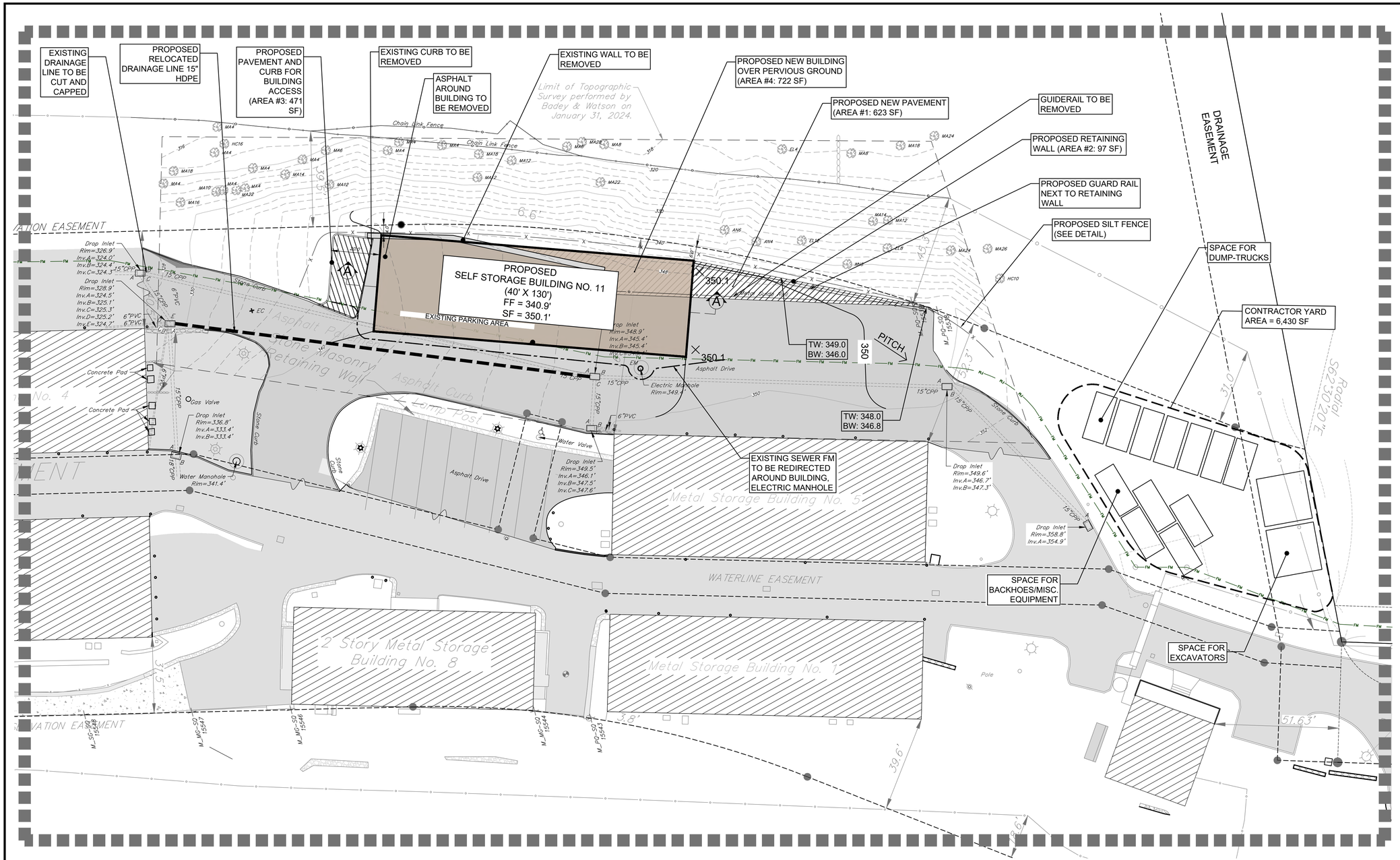
SCALE: 1" = 60'



CONTRACTOR YARD DETAIL

SCALE: 1" = 20'

BUILDING CHART			
BUILDING NO.	AREA (SF)	CURRENT USE	PROPOSED USE
1	5,200 SF	SELF STORAGE	SELF STORAGE
2	10,500 SF	SELF STORAGE	SELF STORAGE
3	5,000 SF	SELF STORAGE	SELF STORAGE
4	7,250 SF	SELF STORAGE	SELF STORAGE
5	6,500 SF	SELF STORAGE	SELF STORAGE
6	7,500 SF	SELF STORAGE	SELF STORAGE
7	6,000 SF	SELF STORAGE	SELF STORAGE
8	4,000 SF	SELF STORAGE	SELF STORAGE
9	7,442 SF	EQUIPMENT STORAGE	EQUIPMENT STORAGE OR SELF STORAGE
10	3,000 SF	MECHANIC SHOP	MECHANIC SHOP
11	5,200 SF	N/A	SELF STORAGE & OFFICE
TOTAL	67,592 SF		

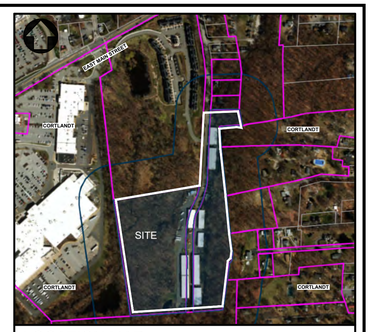


IMPERVIOUS AREA CHART	
REGION	PROPOSED AREA (SF)
AREA #1	623 SF
AREA #2	97 SF
AREA #3	471 SF
AREA #4	722 SF
TOTAL INCREASE	1953 SF

SITE DEVELOPMENT PLAN

SCALE: 1" = 20'

NOTE:
ALL ROOF LEADERS AND FOOTING DRAINS TO TIE INTO EXISTING DRAINAGE



LOCATION MAP SCALE: 1" = 700'

Dig Safely. New York Call 811 before you dig

20 0 10 20

SCALE: 1" = 20 FT.

APPLICANT

CORTLANDT SELF STORAGE, L.P.
C/O MARK GIORDANO
44 REGINA AVENUE
CORTLANDT MANOR, NEW YORK 10567

- UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
- COPYRIGHT "2026" BY CRONIN ENGINEERING. ALL RIGHTS RESERVED.

REVISIONS

#	REASON	DATE
5		
4		
3		
2	UPDATE FOR PLANNING BOARD SUBMISSION	AUGUST 19, 2026
1	MOVED BUILDING #11 TO 2' OFF OF EASEMENT	AUGUST 3, 2026

MUNICIPAL TAX IDENTIFICATION:	
SECTION:	24.10
BLOCK:	1
LOT:	4
SUBLOT:	-
DRAWN BY:	AD/JCA
CHECKED:	JCA/PMB
PROJECT:	GIORDANO
DATE:	JULY 17, 2026
JOB #:	240101

STATE OF NEW YORK · PATRICK MICHAEL BELL · 087679 · LICENSED PROFESSIONAL ENGINEER

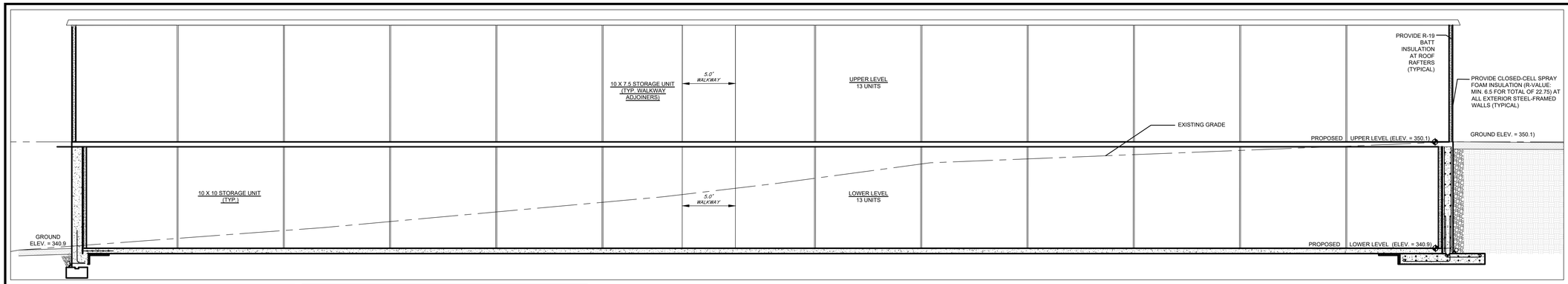
PATRICK M. BELL, P.E.
LICENSE #087679

CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664
39 Arlo Lane
Cortlandt Manor, New York 10567

SITE DEVELOPMENT PLAN

AMENDED
SITE DEVELOPMENT PLAN
FOR
CORTLANDT SELF-STORAGE, L.P.

LOCATION:
REGINA AVENUE
TOWN OF CORTLANDT, NEW YORK

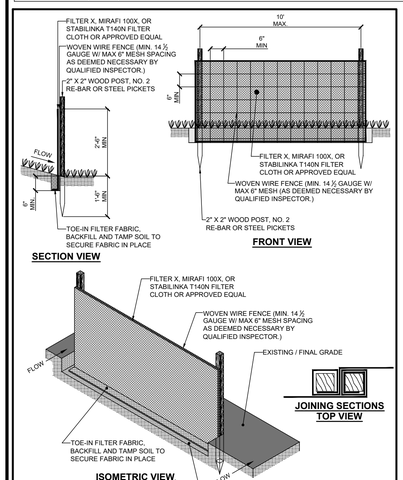


SECTION "A-A"

SCALE: 1" = 5'



LOCATION MAP SCALE: 1" = 700'



SECTION VIEW **FRONT VIEW**

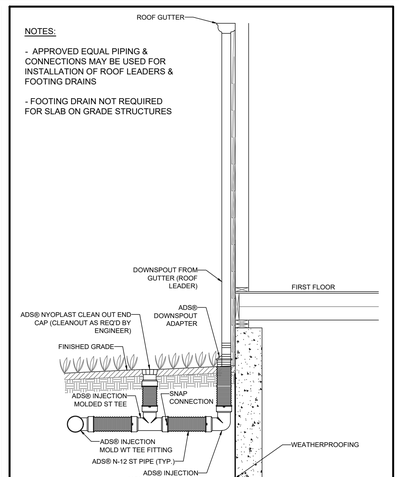
JOINING SECTIONS TOP VIEW

ISOMETRIC VIEW

INSTALLATION NOTES:

1. EXCAVATE A 4 INCH X 4 INCH TRENCH ALONG THE LOWER SIDE OF A SLOPE AS SPECIFIED ON SITE PLAN.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNHILL) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF STORM WATER FLOW).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC FLAT IN THE BOTTOM OF THE TRENCH AND BACKFILL THE TRENCH AND TAMP THE SOIL OVER THE FLAP TO SECURELY HOLD THE FABRIC IN PLACE. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
5. JOIN SECTIONS AS SHOWN ABOVE
6. PREFABRICATED UNITS SHALL BE OF TYPE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.

SILT FENCE INSTALLATION N.T.S.

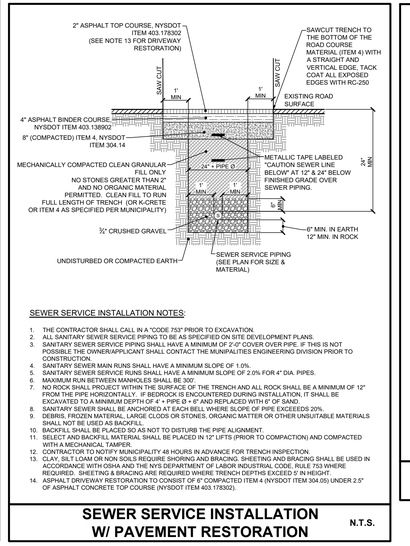


NOTES:

- APPROVED EQUAL PIPING & CONNECTIONS MAY BE USED FOR INSTALLATION OF ROOF LEADERS & FOOTING DRAINS

- FOOTING DRAIN NOT REQUIRED FOR SLAB ON GRADE STRUCTURES

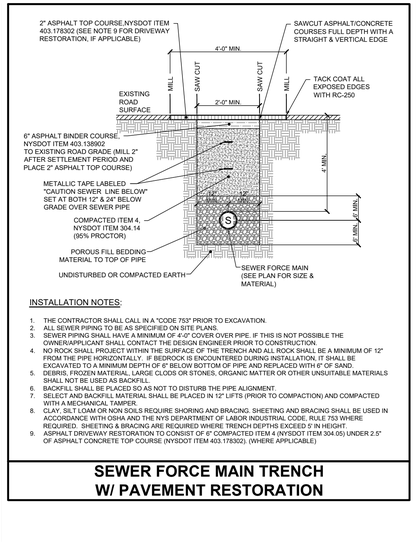
ROOF LEADERS & FOOTING DRAINS N.T.S.



SEWER SERVICE INSTALLATION NOTES:

1. THE CONTRACTOR SHALL CALL IN A "CODE 753" PRIOR TO EXCAVATION.
2. ALL SANITARY SEWER SERVICE PIPING TO BE AS SPECIFIED ON SITE DEVELOPMENT PLANS.
3. SANITARY SEWER SERVICE PIPING SHALL HAVE A MINIMUM OF 2'-0" COVER OVER PIPE. IF THIS IS NOT POSSIBLE THE OWNER/APPLICANT SHALL CONTACT THE MUNIPALITIES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.
4. SANITARY SEWER MAIN RUNS SHALL HAVE A MINIMUM SLOPE OF 1.0%.
5. SANITARY SEWER SERVICE RUNS SHALL HAVE A MINIMUM SLOPE OF 2.0% FOR 4" DIA. PIPES.
6. MAXIMUM RUN BETWEEN MANHOLES SHALL BE 300'.
7. NO ROCK SHALL PROJECT WITHIN THE SURFACE OF THE TRENCH AND ALL ROCK SHALL BE A MINIMUM OF 12" FROM THE PIPE HORIZONTALLY. IF BEDROCK IS ENCOUNTERED DURING INSTALLATION, IT SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 4" PIPE Ø + 6" AND REPLACED WITH 6" OF SAND.
8. SANITARY SEWER SHALL BE ANCHORED AT EACH BELL WHERE SLOPE OF PIPE EXCEEDS 20%.
9. DEBRIS, FROZEN MATERIAL, LARGE CLODS OR STONES, ORGANIC MATTER OR OTHER UNSUITABLE MATERIALS SHALL NOT BE USED AS BACKFILL.
10. BACKFILL SHALL BE PLACED SO AS NOT TO DISTURB THE PIPE ALIGNMENT.
11. SELECT AND BACKFILL MATERIAL SHALL BE PLACED IN 12" LIFTS (PRIOR TO COMPACTION) AND COMPACTED WITH A MECHANICAL TAMPER.
12. CONTRACTOR TO NOTIFY MUNICIPALITY 48 HOURS IN ADVANCE FOR TRENCH INSPECTION.
13. CLAY, SILT LOAM OR NON SOILS REQUIRE SHORING AND BRACING. SHEETING AND BRACING SHALL BE USED IN ACCORDANCE WITH OSHA AND THE NYS DEPARTMENT OF LABOR INDUSTRIAL CODE, RULE 753 WHERE REQUIRED. SHEETING & BRACING ARE REQUIRED WHERE TRENCH DEPTHS EXCEED 5' IN HEIGHT.
14. ASPHALT DRIVEWAY RESTORATION TO CONSIST OF 6" COMPACTED ITEM 4 (NYSDOT ITEM 304.05) UNDER 2.5" OF ASPHALT CONCRETE TOP COURSE (NYSDOT ITEM 403.178302).

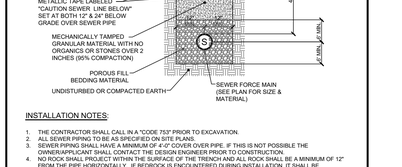
SEWER SERVICE INSTALLATION W/ PAVEMENT RESTORATION N.T.S.



INSTALLATION NOTES:

1. THE CONTRACTOR SHALL CALL IN A "CODE 753" PRIOR TO EXCAVATION.
2. ALL SEWER PIPING TO BE AS SPECIFIED ON SITE PLANS.
3. SEWER PIPING SHALL HAVE A MINIMUM OF 4'-0" COVER OVER PIPE. IF THIS IS NOT POSSIBLE THE OWNER/APPLICANT SHALL CONTACT THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
4. NO ROCK SHALL PROJECT WITHIN THE SURFACE OF THE TRENCH AND ALL ROCK SHALL BE A MINIMUM OF 12" FROM THE PIPE HORIZONTALLY. IF BEDROCK IS ENCOUNTERED DURING INSTALLATION, IT SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 6" BELOW BOTTOM OF PIPE AND REPLACED WITH 6" OF SAND.
5. DEBRIS, FROZEN MATERIAL, LARGE CLODS OR STONES, ORGANIC MATTER OR OTHER UNSUITABLE MATERIALS SHALL NOT BE USED AS BACKFILL.
6. BACKFILL SHALL BE PLACED SO AS NOT TO DISTURB THE PIPE ALIGNMENT.
7. SELECT AND BACKFILL MATERIAL SHALL BE PLACED IN 12" LIFTS (PRIOR TO COMPACTION) AND COMPACTED WITH A MECHANICAL TAMPER.
8. CLAY, SILT LOAM OR NON SOILS REQUIRE SHORING AND BRACING. SHEETING AND BRACING SHALL BE USED IN ACCORDANCE WITH OSHA AND THE NYS DEPARTMENT OF LABOR INDUSTRIAL CODE, RULE 753 WHERE REQUIRED. SHEETING & BRACING ARE REQUIRED WHERE TRENCH DEPTHS EXCEED 5' IN HEIGHT.
9. ASPHALT DRIVEWAY RESTORATION TO CONSIST OF 6" COMPACTED ITEM 4 (NYSDOT ITEM 304.05) UNDER 2.5" OF ASPHALT CONCRETE TOP COURSE (NYSDOT ITEM 403.178302). (WHERE APPLICABLE)

SEWER FORCE MAIN TRENCH W/ PAVEMENT RESTORATION



INSTALLATION NOTES:

1. THE CONTRACTOR SHALL CALL IN A "CODE 753" PRIOR TO EXCAVATION.
2. ALL SEWER PIPING TO BE AS SPECIFIED ON SITE PLANS.
3. SEWER PIPING SHALL HAVE A MINIMUM OF 4'-0" COVER OVER PIPE. IF THIS IS NOT POSSIBLE THE OWNER/APPLICANT SHALL CONTACT THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
4. NO ROCK SHALL PROJECT WITHIN THE SURFACE OF THE TRENCH AND ALL ROCK SHALL BE A MINIMUM OF 12" FROM THE PIPE HORIZONTALLY. IF BEDROCK IS ENCOUNTERED DURING INSTALLATION, IT SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 6" BELOW BOTTOM OF PIPE AND REPLACED WITH 6" OF SAND.
5. DEBRIS, FROZEN MATERIAL, LARGE CLODS OR STONES, ORGANIC MATTER OR OTHER UNSUITABLE MATERIALS SHALL NOT BE USED AS BACKFILL.
6. BACKFILL SHALL BE PLACED SO AS NOT TO DISTURB THE PIPE ALIGNMENT.
7. SELECT AND BACKFILL MATERIAL SHALL BE PLACED IN 12" LIFTS (PRIOR TO COMPACTION) AND COMPACTED WITH A MECHANICAL TAMPER.
8. CLAY, SILT LOAM OR NON SOILS REQUIRE SHORING AND BRACING. SHEETING AND BRACING SHALL BE USED IN ACCORDANCE WITH OSHA AND THE NYS DEPARTMENT OF LABOR INDUSTRIAL CODE, RULE 753 WHERE REQUIRED. SHEETING & BRACING ARE REQUIRED WHERE TRENCH DEPTHS EXCEED 5' IN HEIGHT.
9. ASPHALT DRIVEWAY RESTORATION TO CONSIST OF 6" COMPACTED ITEM 4 (NYSDOT ITEM 304.05) UNDER 2.5" OF ASPHALT CONCRETE TOP COURSE (NYSDOT ITEM 403.178302). (WHERE APPLICABLE).

SEWER FORCE MAIN TRENCH W/O PAVEMENT RESTORATION

EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY, PRIOR TO EXPECTED RAIN EVENTS, AND AFTER EACH HEAVY RAIN TO ENSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.
3. THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH ACCEPTED STANDARDS.
4. ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED,FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING, MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
6. ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
7. 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.
8. SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
9. SOIL SEEDING AND FERTILIZER AMENDMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".
10. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".

Dig Safely. New York Call 811 before you dig

APPLICANT

CORTLANDT SELF STORAGE, L.P.
C/O MARK GIORDANO
44 REGINA AVENUE
CORTLANDT MANOR, NEW YORK 10567

- UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
- COPYRIGHT "2026" BY CRONIN ENGINEERING. ALL RIGHTS RESERVED.

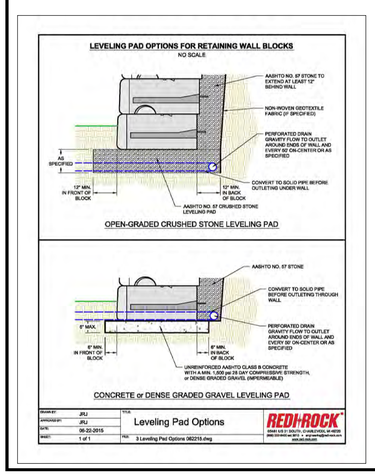
REVISIONS

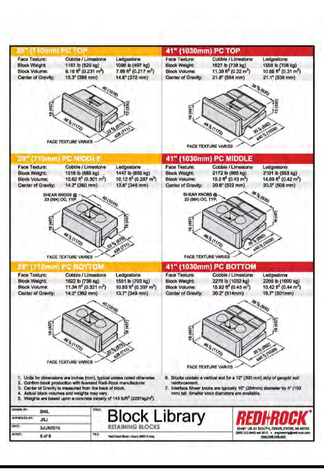
#	REASON	DATE
5		
4		
3		
2		
1		

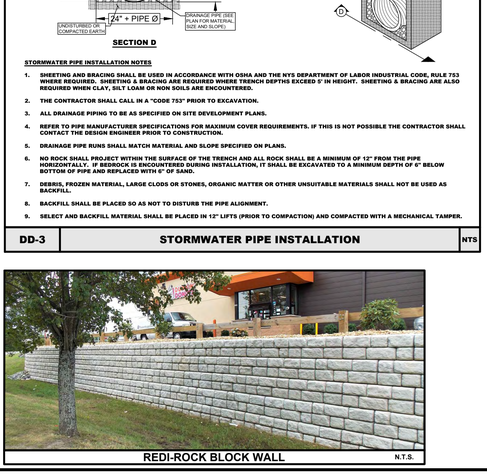
MUNICIPAL TAX IDENTIFICATION:	
SECTION:	24.10
BLOCK:	1
LOT:	4
SUBLOT:	-
DRAWN BY:	LC
CHECKED:	JCA/PMB
PROJECT:	GIORDANO
DATE:	AUGUST 19, 2026
JOB #:	240101

STATE OF NEW YORK PATRICK MICHAEL BELL 087679 LICENSED PROFESSIONAL ENGINEER

PATRICK M. BELL, P.E.
LICENSE #087679





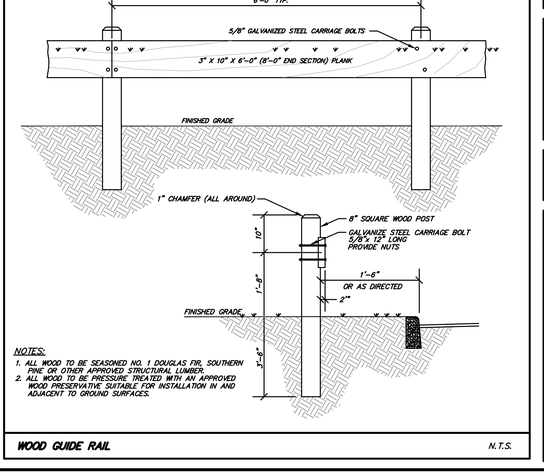


STORMWATER PIPE INSTALLATION NOTES

1. **SHEETING AND BRACING SHALL BE USED IN ACCORDANCE WITH OSHA AND THE NYS DEPARTMENT OF LABOR INDUSTRIAL CODE, RULE 753 WHERE REQUIRED. SHEETING & BRACING ARE REQUIRED WHERE TRENCH DEPTHS EXCEED 5' IN HEIGHT. SHEETING & BRACING ARE ALSO REQUIRED WHEN CLAY, SILT LOAM OR NON SOILS ARE ENCOUNTERED.**
2. **THE CONTRACTOR SHALL CALL IN A "CODE 753" PRIOR TO EXCAVATION.**
3. **ALL DRAINAGE PIPING TO BE AS SPECIFIED ON SITE DEVELOPMENT PLANS.**
4. **REFER TO PIPE MANUFACTURER SPECIFICATIONS FOR MAXIMUM COVER REQUIREMENTS. IF THIS IS NOT POSSIBLE THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.**
5. **DRAINAGE PIPE RUNS SHALL MATCH MATERIAL AND SLOPE SPECIFIED ON PLANS.**
6. **NO ROCK SHALL PROJECT WITHIN THE SURFACE OF THE TRENCH AND ALL ROCK SHALL BE A MINIMUM OF 12" FROM THE PIPE HORIZONTALLY. IF BEDROCK IS ENCOUNTERED DURING INSTALLATION, IT SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 6" BELOW BOTTOM OF PIPE AND REPLACED WITH 6" OF SAND.**
7. **DEBRIS, FROZEN MATERIAL, LARGE CLODS OR STONES, ORGANIC MATTER OR OTHER UNSUITABLE MATERIALS SHALL NOT BE USED AS BACKFILL.**
8. **BACKFILL SHALL BE PLACED SO AS NOT TO DISTURB THE PIPE ALIGNMENT.**
9. **SELECT AND BACKFILL MATERIAL SHALL BE PLACED IN 12" LIFTS (PRIOR TO COMPACTION) AND COMPACTED WITH A MECHANICAL TAMPER.**

DD-3 STORMWATER PIPE INSTALLATION NTS

REDI-ROCK BLOCK WALL N.T.S.



WOOD GUIDE RAIL N.T.S.

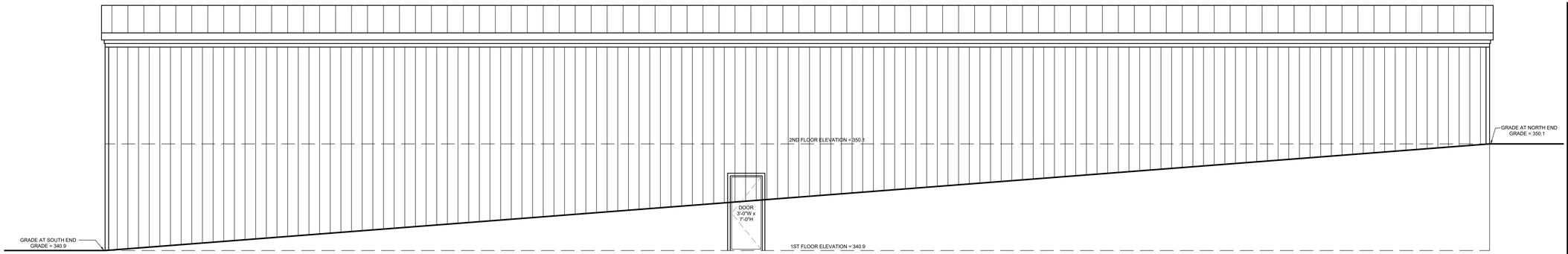
CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664
39 Arlo Lane
Cortlandt Manor, New York 10567

CONSTRUCTION DETAILS

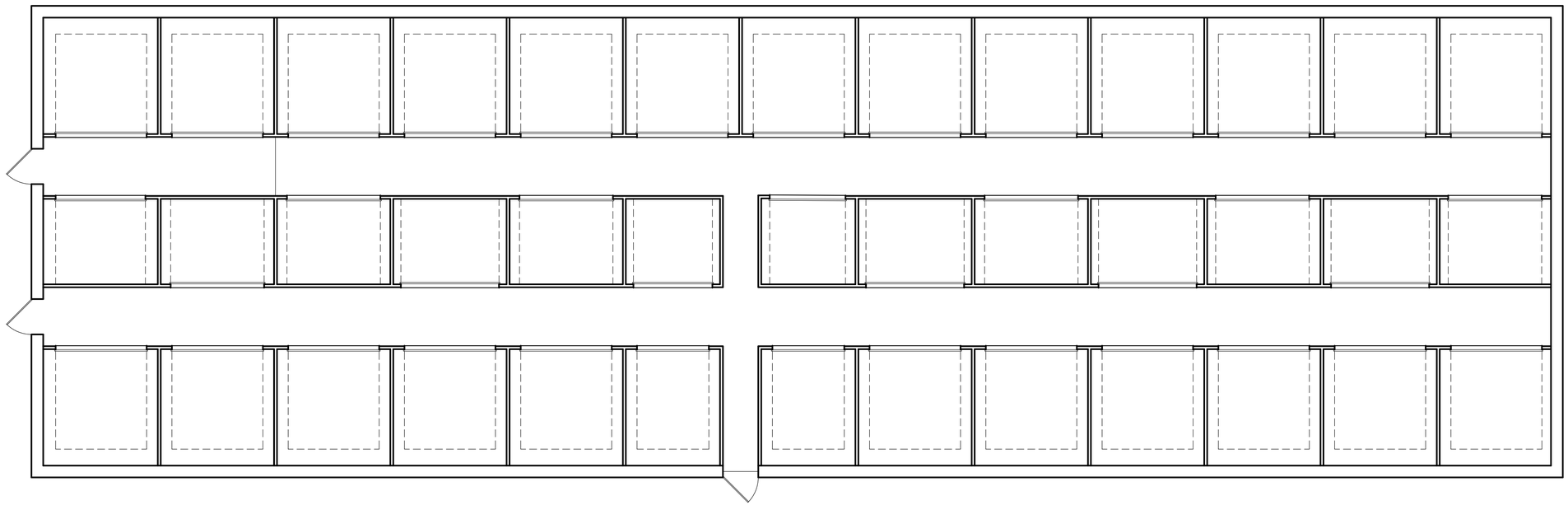
AMENDED
SITE DEVELOPMENT PLAN
FOR
CORTLANDT SELF-STORAGE, L.P.

LOCATION:
REGINA AVENUE
TOWN OF CORTLANDT, NEW YORK

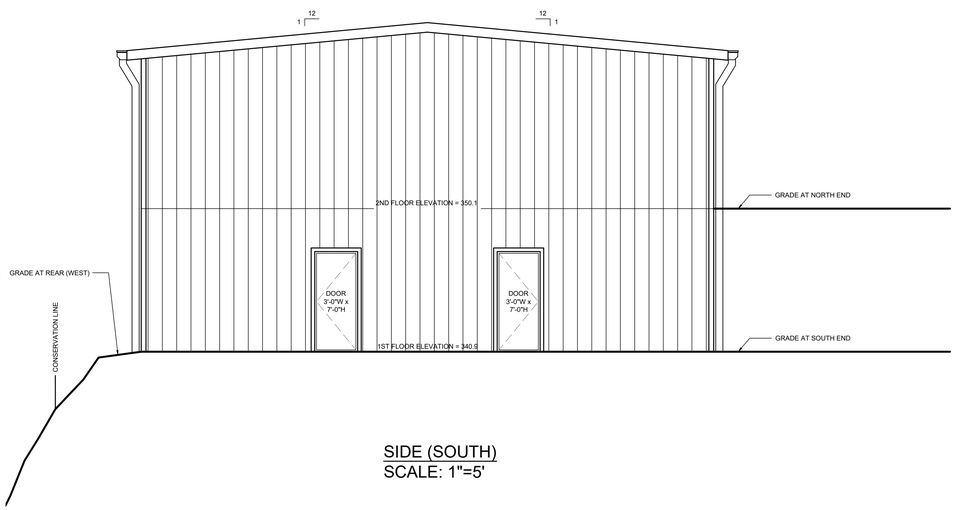
SHEET 3 OF 5 CD-2.1



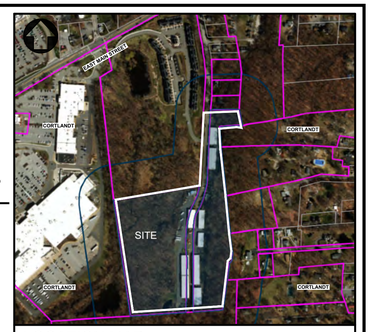
FRONT (EAST)
SCALE: 1"=5'



1ST FLOOR LAYOUT
SCALE: 1"=5'



SIDE (SOUTH)
SCALE: 1"=5'



LOCATION MAP SCALE: 1" = 700'

Dig Safely. New York Call 811 before you dig

APPLICANT

CORTLANDT SELF STORAGE, L.P.
C/O MARK GIORDANO
44 REGINA AVENUE
CORTLANDT MANOR, NEW YORK 10567

- UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
- COPYRIGHT "2026" BY CRONIN ENGINEERING. ALL RIGHTS RESERVED.

REVISIONS

#	REASON	DATE
5		
4		
3		
2		
1		

MUNICIPAL TAX IDENTIFICATION:	
SECTION:	24.10
BLOCK:	1
LOT:	4
SUBLOT:	-
DRAWN BY:	LC
CHECKED:	JCA/PMB
PROJECT:	GIORDANO
DATE:	AUGUST 19, 2026
JOB #:	240101

STATE OF NEW YORK · PATRICK MICHAEL BELL · 087679 · LICENSED PROFESSIONAL ENGINEER

PATRICK M. BELL, P.E.
LICENSE #087679

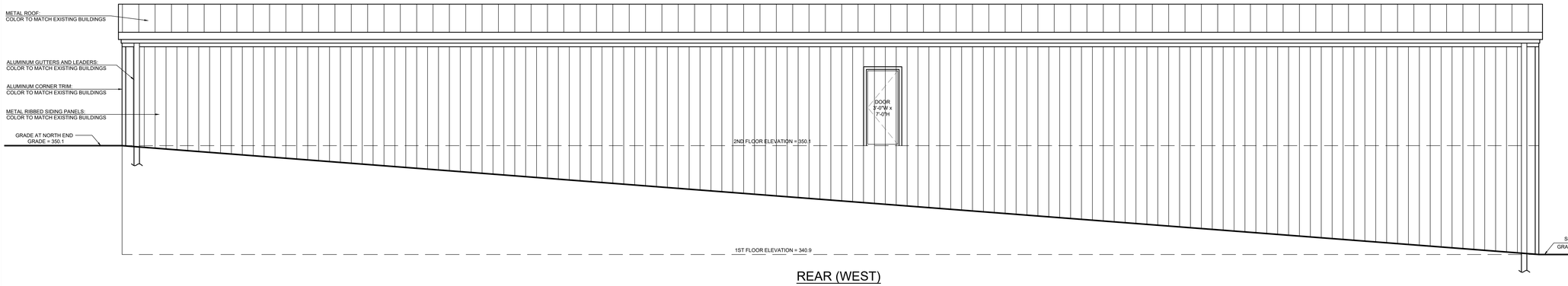
CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664

39 Arlo Lane
Cortlandt Manor, New York 10567

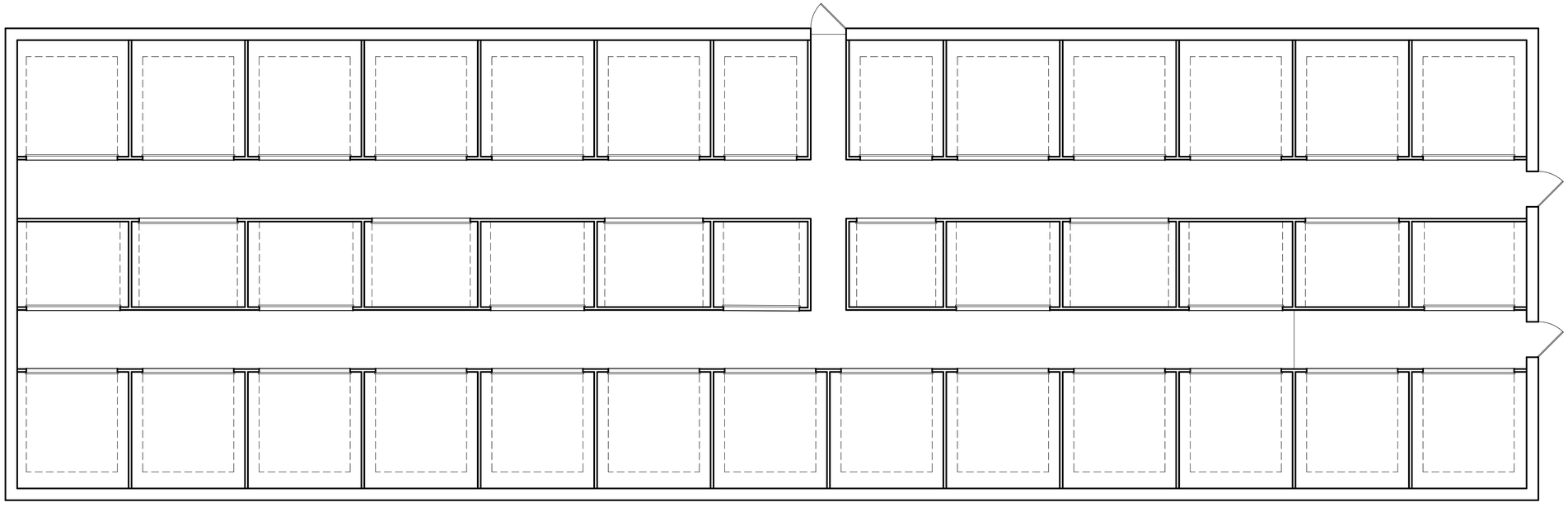
FIRST FLOOR FLOOR PLANS

AMENDED
SITE DEVELOPMENT PLAN
FOR
CORTLANDT SELF-STORAGE, L.P.

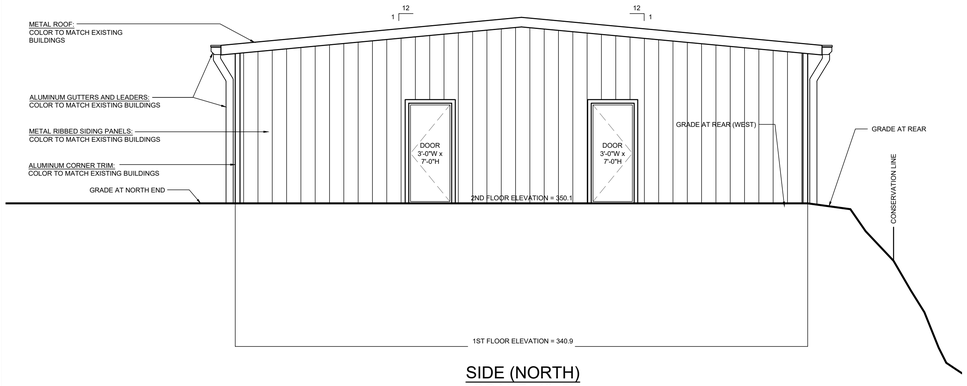
LOCATION:
REGINA AVENUE
TOWN OF CORTLANDT, NEW YORK



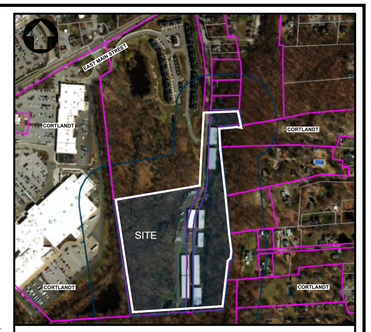
REAR (WEST)
SCALE: 1"=5'



2ND FLOOR LAYOUT
SCALE: 1"=5'



SIDE (NORTH)
SCALE: 1"=5'



LOCATION MAP SCALE: 1" = 700'

Dig Safely. New York Call 811 before you dig

APPLICANT

CORTLANDT SELF STORAGE, L.P.
C/O MARK GIORDANO
44 REGINA AVENUE
CORTLANDT MANOR, NEW YORK 10567

- UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
- COPYRIGHT "2026" BY CRONIN ENGINEERING. ALL RIGHTS RESERVED.

REVISIONS

#	REASON	DATE
5		
4		
3		
2		
1		

MUNICIPAL TAX IDENTIFICATION:	
SECTION:	24.10
BLOCK:	1
LOT:	4
SUBLOT:	-
DRAWN BY:	LC
CHECKED:	JCA/PMB
PROJECT:	GIORDANO
DATE:	AUGUST 19, 2026
JOB #:	240101

STATE OF NEW YORK
PATRICK MICHAEL BELL
087679
LICENSED PROFESSIONAL ENGINEER

PATRICK M. BELL, P.E.
LICENSE #087679

CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664

39 Arlo Lane
Cortlandt Manor, New York 10567

SECOND FLOOR FLOOR PLANS

AMENDED
SITE DEVELOPMENT PLAN
FOR
CORTLANDT SELF-STORAGE, L.P.

LOCATION:
REGINA AVENUE
TOWN OF CORTLANDT, NEW YORK