TORVIEW COMMUNITY STORAGE NY, LLC

25 STORMYTOWN ROAD
OSSINING, NY 10562
2.6 MW DC RATED BATTERY STORAGE SYSTEM

Mark Privette

Digitally signed by Mark Privette
Date: 2026.11.02 06:27:49 -05'00'

GENERAL NOTES

1. AS CONTAINED HEREIN, "CONTRACTOR" IS ASSUMED TO BE LUMINANCE HOLDINGS, LLC AND "SUBCONTRACTOR" IS LUMINANCE HOLDINGS, LLC INSTALLATION SUBCONTRACTOR.
2. THESE NOTES SET MINIMUM TECHNICAL STANDARDS FOR CONSTRUCTION. THE DRAWINGS GOVERN OVER THESE NOTES TO THE EXTENT SHOWN.
3. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING: LOCAL BUILDING CODE, LOCAL ELECTRICAL CODE, ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK AND THOSE CODES AND STANDARDS LISTED IN THESE DRAWINGS AND IN THE SUBCONTRACTOR AGREEMENT.
4. EXCEPTIONS TO THE CONTRACT DOCUMENTS ARE PERMITTED ONLY WITH THE APPROVAL OF LUMINANCE HOLDINGS, LLC
5. COORDINATE THESE DRAWINGS WITH SPECIFICATIONS AND MANUFACTURER INSTALLATION AND OPERATION MANUALS AND NOTIFY LUMINANCE HOLDINGS, LLC OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
6. DRAWINGS HAVE BEEN DETAILED IN COMPLIANCE WITH U.L. LISTING REQUIREMENTS AND THE BUILDING CODE FOR THE MATERIALS SPECIFIED. IF AN ALTERNATIVE OR SUBSTITUTED MATERIAL IS ACCEPTED AS AN EQUAL BY LUMINANCE HOLDINGS, LLC, THE SUBCONTRACTOR WILL ASSUME THE RESPONSIBILITY FOR WHATEVER CONSTRUCTION MODIFICATION AND/OR ADDITIONAL COST THAT IS REQUIRED BY REASON OF THIS ACCEPTANCE.
7. PRIOR TO THE COMMENCEMENT OF ANY WORK, EACH TRADE SHALL VERIFY EXISTING CONDITIONS AND NOTIFY LUMINANCE HOLDINGS, LLC OF ANY DISCREPANCIES TO THAT WHICH IS SHOWN IN THESE DRAWINGS, INCLUDING BUT NOT LIMITED TO DIMENSIONS OF THE WORK AREA, STRUCTURE, EXISTING ELECTRICAL SERVICE, CONDUIT PATHS, OBSTRUCTIONS, ACCESSIBILITY ISSUES, AND WORKING CLEARANCES. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE SUBCONTRACTOR AT HIS OWN EXPENSE.
8. SUBCONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO LUMINANCE HOLDINGS, LLC FOR APPROVAL PRIOR TO MAKING ANY CHANGES. APPROVED CHANGED REQUIRE A DRAWING REVISION TO MAINTAIN CONTROL OVER THE APPROVED DESIGN. DEVIATION FROM THESE PLANS PRIOR TO LUMINANCE HOLDINGS, LLC APPROVAL PLACES ALL LIABILITY ON THE SUBCONTRACTOR .
9. UNLESS INDICATED AS EXISTING (E), ALL PROPOSED MATERIALS AND EQUIPMENT ARE NEW.
10. ALL ITEMS TO BE REMOVED AND RELOCATED OR REPLACED SHALL BE HANDLED WITH PROPER CARE AND STORED IN A SAFE PLACE TO PREVENT DAMAGE, OR BE REPLACED AT THE SUBCONTRACTOR'S EXPENSE.
11. ALL EQUIPMENT SHALL BE MOUNTED AS SHOWN, WHERE DETAILS ARE NOT PROVIDED, THE SUBCONTRACTOR SHALL USE DILIGENT EFFORTS TO MOUNT EQUIPMENT SUCH THAT IT WILL BE CLEAN, LEVEL AND SOLID.
12. ALL SURFACES SHALL BE PATCHED AND PAINTED AROUND NEW DEVICES AND EQUIPMENT TO MATCH EXISTING FINISHES.
13. ANY METAL SHAVINGS RESULTING FROM SITE WORK SHALL BE CLEANED FROM ROOF SURFACES, ENCLOSURES AND ANY ADDITIONAL AREAS WHERE OXIDIZED OF CONDUCTIVE METAL SHAVINGS MAY CAUSE RUST, ELECTRICAL SHORT CIRCUITS OR OTHER DAMAGE.
14. NO STRUCTURAL MEMBER SHALL BE DRILLED UNLESS SPECIFICALLY AUTHORIZED BY LUMINANCE HOLDINGS, LLC.
15. SUBCONTRACTOR ACKNOWLEDGES THAT THE SYSTEM AS INDICATED ON THE PLANS REQUIRES ALL COMPONENTS TO BE INSTALLED TO PROPERLY RESIST WIND LOADS, SUCH AS BALLAST, WIND DEFLECTORS, ETC. IT IS THE RESPONSIBILITY OF THE SUBCONTRACTOR TO PROVIDE TEMPORARY MEANS TO RESIST WIND LOADS FOR ALL COMPONENTS NOT YET INSTALLED DURING AND AFTER REGULAR WORKING HOURS. THIS MAY INCLUDE TEMPORARY TIE DOWNS, COVERING, BALLAST OR ANY OTHERS, DAMAGE TO ANY INSTALLED SYSTEM COMPONENT OR THE EXISTING FACILITY AS A RESULT OF THE UNFINISHED CONDITION NOT ADEQUATELY RESISTING WIND SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR TO REPAIR OR REPLACE AT THE SUBCONTRACTOR'S COST.
16. TREES MAY GROW DURING THE LIFE OF THE SYSTEM AND IMPACT THE PRODUCTION.

APPLICABLE CODES AND STANDARDS

- 2025 BUILDING CODE OF NEW YORK STATE
- 2025 MECHANICAL CODE OF NEW YORK STATE
- 2025 FIRE CODE OF NEW YORK STATE
- 2025 PROPERTY MAINTENANCE CODE OF NEW YORK STATE
- 2025 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE
- NYSDEC NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, NOVEMBER 2016.
- NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL, JULY 2024.
- TOWN OF OSSINING TOWN CODE, ARTICLE II OF CHAPTER 168-8, SECTION B. (1).

PROJECT SCOPE

SCOPE OF WORK:
INSTALLATION OF (2) MEGAPACK-3 BATTERY ENERGY STORAGE UNITS. INSTALLATION WILL ALSO INCLUDE ASSOCIATED ELECTRICAL EQUIPMENT ON PROPOSED CONCRETE PADS AND UNDERGROUND UTILITIES. PROPOSED SITE IS ENCLOSED IN A 7'-0" TALL SLATTED CHAIN LINK FENCE WITH (1) DOUBLE ACCESS GATE & (1) MAN GATE.

SYSTEM DESCRIPTION

SYSTEM SIZE AC	2,412 kW
BACKUP DURATION	4.0 HOURS
SYSTEM NAMEPLATE ENERGY CAPACITY	9,652 kWH
UNIT BESS AC ENERGY CAPACITY	4,826 kWH
UNIT BESS AC POWER CAPACITY	1,206.00 kW*
NUMBER OF BESS UNITS	2
TRANSFORMER	(1) 3.0 MVA, 13 KV GRG-Y/ 480V GRD-Y

PROJECT DIRECTORY

HOST
TORVIEW, SWIM & TENNIS CLUB
25 STORMYTOWN ROAD
OSSINING, NY 10562

AUTHORITY HAVING JURISDICTION
TOWN OF OSSINING
OPERATIONS CENTER
RTE. 9A-P.O. BOX 1166
OSSINING, NY 10562

UTILITY
CONEDISON

DEVELOPER
LUMINACE HOLDINGS, LLC
111 S. CALVERT STREET, SUITE 1500, BALTIMORE MD 21202

CONTACT: TESSA GOODMAN
PHONE: (941) 441-6252

CIVIL ENGINEER
FIRM: TECTONIC ENGINEERING CONSULTANTS
CONTACT: J. MARK PRIVETTE, P.E.
PHONE: (845) 534-5959

PROJECT SURVEYOR
FIRM: TECTONIC ENGINEERING CONSULTANTS
CONTACT: JAY M. KIMLER, PLS
PHONE: (845) 534-5959

SIGNATURE BLOCK

APPROVALS:

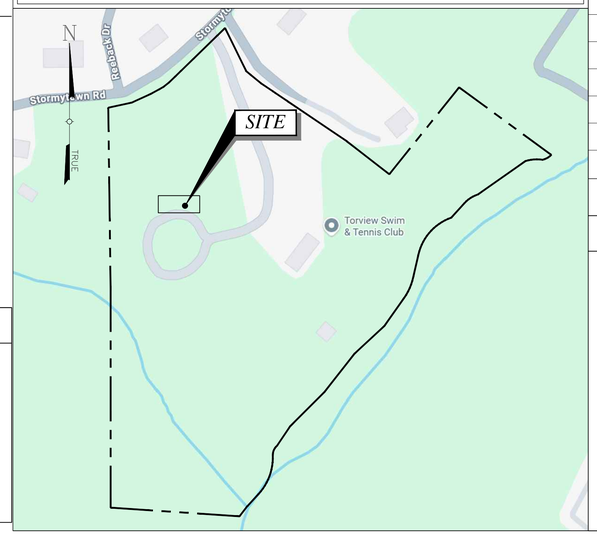
TOWN ENGINEER: _____ DATE: _____

PLANNING BOARD CHAIRMAN: _____ DATE: _____

AERIAL MAP (NTS)



VICINITY MAP (NTS)



NAME

SHEET NO DESCRIPTION

SHEET NO	DESCRIPTION
T-1	TITLE SHEET
GN-1	GENERAL CONSTRUCTION NOTES
C-100	EXISTING CONDITIONS PLAN
C-101	SOILS MAP
C-200	OVERALL SITE PLAN
C-201	ENLARGED SITE PLAN
C-202	ENLARGED SITE PLAN
C-300	DRAINAGE AND GRADING PLAN
C-400	EROSION AND SEDIMENT CONTROL PLAN
C-401	EROSION AND SEDIMENT CONTROL DETAILS
C-500	SITE DETAILS AND ELEVATIONS
C-600	SITE PHOTOS
C-700	LANDSCAPE PLAN
C-701	LANDSCAPE NOTES
C-702	LANDSCAPE DETAILS
C-703	LANDSCAPE DETAILS
C-800	FENCE DETAILS
L-1	PROPOSED LIGHTING AND SECURITY CAMERA PLAN
L-2	LIGHT LAYOUT
L-3	LIGHTING SPECIFICATIONS

GENERAL ABBREVIATIONS

(E)	EXISTING
AHJ	AUTHORITY HAVING JURISDICTION
AL	ALUMINUM
APPROX	APPROXIMATE
ARY	ARRAY
BLDG	BUILDING
AES	AES CLEAN ENERGY
CL	CENTERLINE
DAS	DATA ACQUISITION SYSTEM
DIA	DIAMETER
DO	DITTO
EW	EAST-WEST
FBO	FURNISHED BY OTHERS
FF	FORWARD FACING
GALV	GALVANIZED
HDG	HOT DIP GALVANIZED
HVAC	HEATING VENTILATION AND AIR CONDITIONING
ID	INSIDE DIAMETER
MFR	MANUFACTURER
MOD	SOLAR MODULE
NA	NORTH-SOUTH
NTS	NOT TO SCALE
OAE	OR APPROVED EQUAL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
PV	PHOTOVOLTTAIC
PVC	POLY VINYL CHLORIDE
SCH	SCHEDULE
SS	STAINLESS STEEL
SSS	SOLAR SUPPORT STRUCTURE
STC	STANDARD TEST CONDITIONS
TBD	TO BE DETERMINED
TP	TAMPER PROOF
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFIED IN FIELD
WP	WEATHER PROOF

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PLANS ARE NOT TO BE SCALED

0 1 2
ORIGINAL SIZE IN INCHES

REV	DATE	DESCRIPTION
A	10/30/26	FOR COMMENT

PROJECT NAME
TORVIEW COMMUNITY STORAGE NY, LLC
BATTERY ENERGY STORAGE SYSTEM (BESS)
25 STORMYTOWN ROAD
OSSINING, NY 10562

SEAL & SIGNATURE
STATE OF NEW YORK
JOHN MARK PRIVETTE
100245-1
LICENSED PROFESSIONAL ENGINEER

DWG TITLE:
TITLE SHEET

DOBNOW JOB #:	
DATE:	10/29/26
PROJECT No.:	13856.001
DRAWN BY:	GB
CHECKED BY:	EI
DWG NO.:	T100.00
SHEET:	OF

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF CURRENT BUILDING CODE AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES, LATEST VERSION, AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
2. CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
3. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS OTHERWISE NOTED. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO EFFECT ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
4. DIMENSIONS SHOWN ARE TO FINISH SURFACES, UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS. SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS AND/OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE AUTHORIZED REPRESENTATIVE OR THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
5. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
6. CONTRACTOR SHALL RECEIVE CLARIFICATION IN WRITING, AND SHALL RECEIVE IN WRITING AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEMS NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
7. ONCE THE CONTRACTOR HAS RECEIVED AND ACCEPTED THE "NOTICE TO PROCEED," CONTRACTOR WILL CONTACT THE CONSTRUCTION MANAGER OF RECORD A MINIMUM OF 48 HOURS PRIOR TO WORK START.
8. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND TO BE IN THE FIELD.
9. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST CONSTRUCTION SKILLS AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT, UNLESS OTHERWISE NOTED.
10. ERECTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMEN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AREA, ADJACENT AREAS, AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS.
12. CONTRACTOR SHALL COORDINATE HIS WORK AND SCHEDULE HIS ACTIVITIES AND WORKING HOURS IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THE WORK OF OTHERS AS IT MAY RELATE TO CIVIL, STRUCTURAL, ELECTRICAL AND ANY OTHER PORTIONS OF THE WORK.
14. CONTRACTOR SHALL MAINTAIN LIABILITY INSURANCE TO PROTECT THE OWNER.
15. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
16. MAKE NECESSARY PROVISIONS TO PROTECT EXISTING SURFACES, EQUIPMENT, IMPROVEMENTS, AND PIPING. REPAIR ANY DAMAGE THAT OCCURS DURING CONSTRUCTION.
17. REPAIR ALL EXISTING SURFACES DAMAGED DURING CONSTRUCTION SUCH THAT THEY MATCH AND BLEND WITH ADJACENT SURFACES.
18. KEEP CONTRACT AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS AND RUBBISH. EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OF THE OWNER SHALL BE REMOVED. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ITEMS UNTIL COMPLETION OF CONSTRUCTION.
19. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
20. PROVIDE 48 HOURS WRITTEN NOTICE TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
21. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS AND OTHER DOCUMENTATION SHALL BE TURNED OVER TO OWNER/CARRIER AT COMPLETION OF CONSTRUCTION.
22. COMPLETE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF ACCEPTANCE BY. ANY WORK, MATERIALS OR EQUIPMENT FOUND TO BE DEFECTIVE DURING THAT PERIOD SHALL BE CORRECTED IMMEDIATELY UPON WRITTEN NOTIFICATION AT NO ADDITIONAL COST TO THE OWNER/CARRIER.

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ORIGINAL SIZE IN INCHES

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BATTERY ENERGY STORAGE SYSTEM (BESS)
25 STORMYTOWN ROAD
OSSINING, NY 10562

SEAL & SIGNATURE
STATE OF NEW YORK
JOHN MARK AMSTUTZ
100245-1
PROFESSIONAL ENGINEER

DWG TITLE:
GENERAL CONSTRUCTION NOTES

DOBNOW JOB #:	
DATE:	10/29/26
PROJECT No.:	13856.001
DRAWN BY:	GB
CHECKED BY:	EI
DWG NO.:	GN100.00
SHEET:	OF



1 C100 EXISTING CONDITIONS PLAN

SCALE: 1" = 20'

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ROW/ADJACENT PROPERTY LINE
- EXISTING PAVEMENT
- EXISTING CURB
- EXISTING SIDEWALK
- EXISTING CONTOUR LINES
- PROPOSED CONCRETE
- EXISTING FIRE HYDRANT
- PROPOSED GROUND ELEV.
- PROPOSED TOP OF SLAB ELEV. PROPOSED GROUND AT BASE
- EXISTING SPOT GRADE
- EXISTING SPOT GRADE TOP OF CURB/EDGE OF PVMT.
- EXISTING DROP CURB
- PROPOSED GRAVEL DRIVE
- PROPOSED DUSTLESS SURFACE TREATMENT
- FLOW ARROW
- GAS — EXISTING GAS LINE
- UG/E — EXISTING ELECTRIC CONDUIT
- OHW — EXISTING OVERHEAD ELEC. LINE

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25 STORMYTOWN ROAD
OSSINING, NY 10562

SEAL & SIGNATURE

STATE OF NEW YORK
EDWARD IMAFIDON
100245-1
PROFESSIONAL ENGINEER

DWG TITLE:

EXISTING CONDITIONS PLAN

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DRAWN BY:	GB
CHECKED BY:	EI
DWG NO.:	C100.00
SHEET:	OF



1 C101 AERIAL SOILS MAP
SCALE: 1" = 50'



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ChB	Charlton fine sandy loam, 3 to 8 percent slopes	.24	0.0	0.1%
ChE	Charlton loam, 25 to 35 percent slopes	.32	1.4	11.1%
CrC	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky		0.8	6.1%
CsD	Chatfield-Charlton complex, 15 to 35 percent slopes, very rocky		4.2	33.3%
CuD	Chatfield-Hollis-Rock outcrop complex, 15 to 35 percent slopes		2.0	15.9%
Ub	Udorthents, smoothed	.20	4.3	33.5%
Totals for Area of Interest			**12.7**	**100.0%**

2 C101 SOILS MAP TABULATION
SCALE: NTS

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SEAL & SIGNATURE

STATE OF NEW YORK
JOHN MARK PARTYKA
100245
PROFESSIONAL ENGINEER

DWG TITLE:
SOILS MAP

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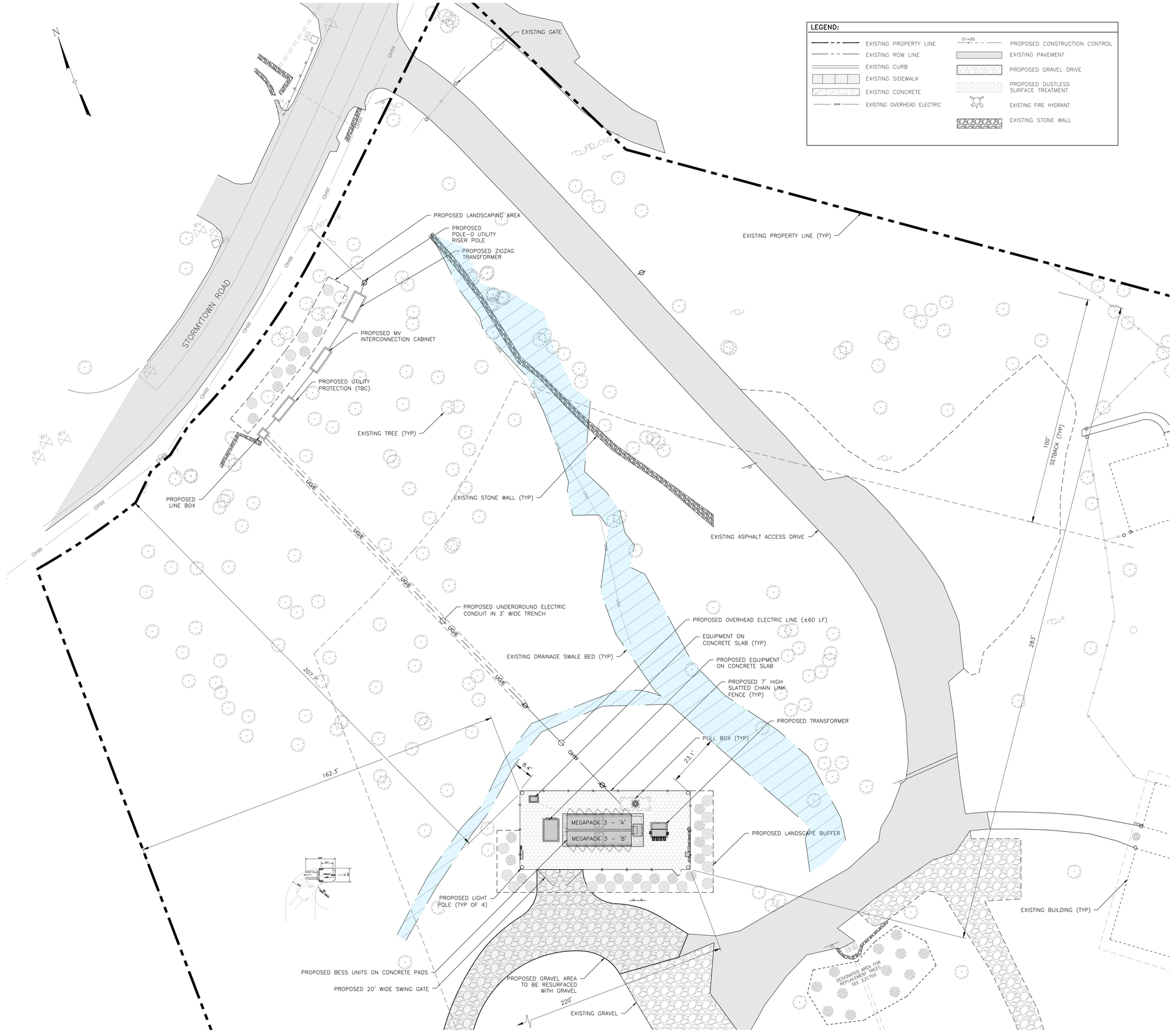
DWG NO.:	C101.00
SHEET:	OF



1 / C200 PROPOSED OVERALL SITE PLAN

SCALE: 1" = 20'

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ROW LINE
- EXISTING CURB
- EXISTING SIDEWALK
- EXISTING CONCRETE
- OHW EXISTING OVERHEAD ELECTRIC
- 01+00 PROPOSED CONSTRUCTION CONTROL
- EXISTING PAVEMENT
- PROPOSED GRAVEL DRIVE
- PROPOSED DUSTLESS SURFACE TREATMENT
- EXISTING FIRE HYDRANT
- EXISTING STONE WALL

BULK AREA TABLE:	REQUIRED	EXISTING	PROPOSED
MAXIMUM BUILDING COVERAGE	22% / 123,144.22 SF	01.25% / 6,985.78 SF	01.36% / 7,620.42 SF
MINIMUM LOT AREA *	4.00 AC / 174,240 SF	12.85 AC / 559,746.47 SF	12.85 AC / 559,746.47 SF
MINIMUM LOT WIDTH	100 LF	318.1 LF	318.1 LF
MINIMUM LOT DEPTH	130 LF	742.9 LF	742.9 LF
MINIMUM SIDE YARD *	100 LF	50.0 LF	142.1 LF
MINIMUM FRONT YARD *	100 LF	351.7 LF	213.6 LF
MINIMUM REAR YARD *	100 LF	696.7 LF	696.7 LF
MAXIMUM BUILDING HEIGHT *	15 FT.	25'±	10 FT.

* SUBJECT PROPERTY IS ZONED "R-20" ONE-FAMILY RESIDENCE DISTRICT, AND AS PER LOCAL LAW #2, 2021; IS SUBJECT TO THE CONDITIONAL USE BULK REQUIREMENTS OF SECTION 200-31.4 H (1), TABLE 200 ATTACHMENT 4; FOR A TIER 2 BATTERY ENERGY STORAGE SYSTEM.

FLOOD ZONE

THE SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR THE TOWN OF OSSINING, COUNTY OF WESTCHESTER, STATE OF NEW YORK, COMMUNITY PANEL NO. #36119C0136F, EFFECTIVE DATE OF 09/28/07. THIS DETERMINATION IS BASED ON SCALED MAP LOCATION AND GRAPHIC PLOTTING.

SITE DATA

PRE DEVELOPMENT DATA			POST DEVELOPMENT DATA		
BUILDING COVERAGE	00.00 SF	0.00%	BUILDING COVERAGE	00.00 SF	00.00%
CONCRETE EQUIPMENT PADS	00.00 SF	0.00%	CONCRETE EQUIPMENT PADS	634.64 SF	9.92%
GRAVEL SURFACE TREATMENT	00.00 SF	0.00%	GRAVEL SURFACE TREATMENT	1829.64 SF	28.58%
OPEN GRASS/LANDSCAPE AREA	2,961.90 SF	46.27%	OPEN LANDSCAPED BUFFER	1,232.32 SF	19.25%
GRAVEL ACCESS DRIVE	3,438.83 SF	53.73%	GRAVEL ACCESS DRIVE	2,704.13 SF	42.25%
TOTAL IMPERVIOUS AREA	3,438.83 SF	53.73%	TOTAL IMPERVIOUS AREA	5,168.41 SF	80.75%
FENCED COMPOUND AREA	N.A.	N.A.	FENCED COMPOUND AREA	2,464.28 SF	38.50%
TOTAL PROJECT AREA	6,400.73 SF	100.00%	TOTAL PROJECT AREA	6,400.73 SF	100.00%

NET CHANGE OF IMPERVIOUS AREA: 1,729.58 SF

SYSTEM SPECIFICATIONS:	
SYSTEM SIZE AC	2,412 kW
BACKUP DURATION	4.0 HOURS
SYSTEM NAMEPLATE ENERGY CAPACITY	9,652 kWH
BESS MANUFACTURER	T.B.D.
BESS MODEL	MEGAPACK 3
UNIT BESS AC ENERGY CAPACITY	4,826 kWH
UNIT BESS AC POWER CAPACITY	1,206.00 kW*
NUMBER OF BESS UNITS	2
TRANSFORMER	(1) 3.0 MVA, 13 KV GRG-Y/ 480V GRD-Y
SITE AREA INSIDE FENCED COMPOUND	2,464.28 SF

* UNIT BESS CONTAINER OUTPUT POWER SHALL BE FACTORY-SET WITH A MAXIMUM NET OUTPUT OF 1206 KW. SITE EXPORT IS LIMITED TO 2,600 kW AND CHARGING TO 1,300 kW/ 1,400 kVA (12AM-8AM)

SAFETY:

SYSTEM CERTIFICATION. BATTERY ENERGY STORAGE SYSTEMS AND EQUIPMENT SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY TO UL 9540 (STANDARD FOR BATTERY ENERGY STORAGE SYSTEMS AND EQUIPMENT) WITH SUBCOMPONENTS MEETING EACH OF THE FOLLOWING STANDARDS AS APPLICABLE:

1. UL 1973 (STANDARD FOR BATTERIES FOR USE IN STATIONARY, VEHICLE AUXILIARY POWER, AND LIGHT ELECTRIC RAIL APPLICATIONS);
2. UL 1642 (STANDARD FOR LITHIUM BATTERIES);
3. UL 1741 OR UL 62109 (INVERTERS AND POWER CONVERTERS);
4. CERTIFIED UNDER THE APPLICABLE ELECTRICAL, BUILDING, AND FIRE PREVENTION CODES AS REQUIRED;
5. ALTERNATIVELY, FIELD EVALUATION BY AN APPROVED TESTING LABORATORY FOR COMPLIANCE WITH UL 9540 AND APPLICABLE CODES, REGULATIONS AND SAFETY STANDARDS MAY BE USED TO MEET SYSTEM CERTIFICATION REQUIREMENTS.

BATTERY ENERGY STORAGE SYSTEMS, COMPONENTS, AND ASSOCIATED ANCILLARY EQUIPMENT SHALL HAVE REQUIRED WORKING SPACE CLEARANCES, AND ELECTRICAL CIRCUITRY SHALL BE WITHIN WEATHERPROOF ENCLOSURES MARKED WITH THE ENVIRONMENTAL RATING SUITABLE FOR THE TYPE OF EXPOSURE IN COMPLIANCE WITH NFPA 70

SITE TREES AND VEGETATION:

SECTION 200-31.4 H (4) TREES AND VEGETATION. THE CLEARING OF VEGETATION SHALL BE LIMITED TO THAT WHICH IS NECESSARY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE TIER 2 BATTERY ENERGY STORAGE SYSTEM.

1. AREAS WITHIN 10 FEET ON EACH SIDE OF TIER 2 BATTERY ENERGY STORAGE SYSTEMS SHALL BE CLEARED OF COMBUSTIBLE VEGETATION AND OTHER COMBUSTIBLE GROWTH. SINGLE SPECIMENS OF TREES, SHRUBBERY, OR CULTIVATED GROUND COVER SUCH AS GREEN GRASS, IVY, SUCCULENTS, OR SIMILAR PLANTS USED AS GROUND COVERS SHALL BE PERMITTED TO BE EXEMPT PROVIDED THAT THEY DO NOT FORM A MEANS OF READILY TRANSMITTING FIRE.
2. TREE REMOVAL SHALL BE SUBJECT TO CHAPTER 183 OF THIS CODE, INCLUDING, BUT NOT LIMITED TO, § 183-12G PERTAINING TO TREE REPLACEMENT AND/OR OTHER MITIGATION.
3. BATTERY ENERGY STORAGE SYSTEMS SHALL NOT BE SITED WITHIN ANY REQUIRED BUFFER AREAS.

NOISE:

THE NOISE GENERATED FROM THE BATTERY ENERGY STORAGE SYSTEMS, COMPONENTS, AND ASSOCIATED ANCILLARY EQUIPMENT SHALL MEET THE REQUIREMENTS OF CHAPTER 130, NOISE. APPLICANTS MAY SUBMIT EQUIPMENT AND COMPONENT MANUFACTURERS NOISE RATINGS TO DEMONSTRATE COMPLIANCE.

SIGNAGE:

1. THE SIGNAGE SHALL BE IN COMPLIANCE WITH ANSI Z535 AND SHALL INCLUDE THE TYPE OF TECHNOLOGY ASSOCIATED WITH THE BATTERY ENERGY STORAGE SYSTEMS, ANY SPECIAL HAZARDS ASSOCIATED, THE TYPE OF SUPPRESSION SYSTEM INSTALLED IN THE AREA OF BATTERY ENERGY STORAGE SYSTEMS, AND TWENTY-FOUR-HOUR EMERGENCY CONTACT INFORMATION, INCLUDING REACH-BACK PHONE NUMBER.
2. AS REQUIRED BY THE NEC, DISCONNECT AND OTHER EMERGENCY SHUTOFF INFORMATION SHALL BE CLEARLY DISPLAYED ON A LIGHT REFLECTIVE SURFACE. A CLEARLY VISIBLE WARNING SIGN CONCERNING VOLTAGE SHALL BE PLACED AT THE BASE OF ALL PAD-MOUNTED TRANSFORMERS AND SUBSTATIONS.

PROPERTY OWNERS:

NAME:TORVIEW SWIM AND TENNIS CLUB

ADDRESS: 25 STORMYTOWN ROAD, OSSINING NY

PHONE: (914) 941-1818

PROJECT DEVELOPER/OPERATOR:

NAME:LUMINACE HOLDINGS, LLC

ADDRESS:111 S. CALVERT STREET, SUITE 1500, BALTIMORE MD 21202

CONTACT: TESSA GOODMAN

PHONE: (941) 441-6252

CLIENT:

Luminace
by Brookfield Renewable
1115 CALVERT ST, SUIT 1500,
BALTIMORE, MD 21202

CONSULTANTS

Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.
Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
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www.tectonicengineering.com

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PLANS ARE NOT TO BE SCALED

0 1 2

ORIGINAL SIZE IN INCHES

REV	DATE	DESCRIPTION
A	10/30/26	FOR COMMENT

PROJECT NAME

TORVIEW COMMUNITY STORAGE NY, LLC
BATTERY ENERGY STORAGE SYSTEM (BESS)
25 STORMYTOWN ROAD
OSSINING, NY 10562

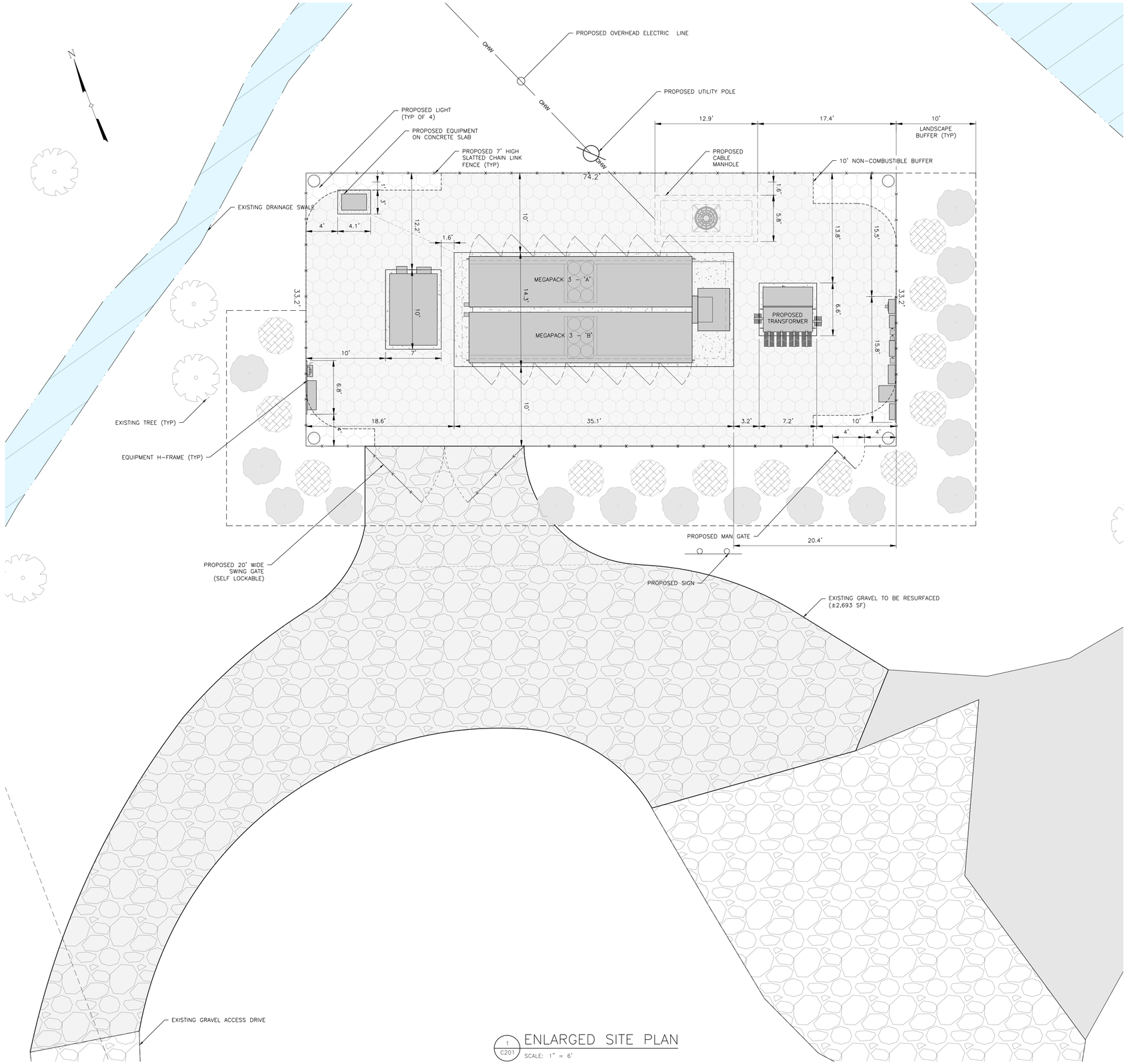
SEAL & SIGNATURE

STATE OF NEW YORK
GREGORY BURGLAS
100245-1
PROFESSIONAL ENGINEER

DWG TITLE:

OVERALL SITE PLAN

DOBNOW JOB #:	
DATE:	10/29/26
PROJECT No.:	13856.001
DRAWN BY:	GB
CHECKED BY:	EI
DWG NO.:	C200.00
SHEET:	OF



1 / C201 ENLARGED SITE PLAN

SCALE: 1" = 6'

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ROW LINE
- EXISTING CURB
- EXISTING SIDEWALK
- EXISTING CONCRETE
- OHW — EXISTING OVERHEAD ELECTRIC
- 01+00 — PROPOSED CONSTRUCTION CONTROL
- EXISTING PAVEMENT
- PROPOSED GRAVEL DRIVE
- PROPOSED DUSTLESS SURFACE TREATMENT
- EXISTING FIRE HYDRANT
- EXISTING STONE WALL

CLIENT:

Luminace
by Brookfield Renewable
1115 CALVERT ST, SUIT 1000,
BALTIMORE, MD 21202

CONSULTANTS

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Newburgh, NY 12550
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PLANS ARE NOT TO BE SCALED

0 1 2

ORIGINAL SIZE IN INCHES

REV	DATE	DESCRIPTION
A	10/30/26	FOR COMMENT

PROJECT NAME

TORVIEW COMMUNITY STORAGE NY, LLC
BATTERY ENERGY STORAGE SYSTEM (BESS)
25 STORMYTOWN ROAD
OSSINING, NY 10562

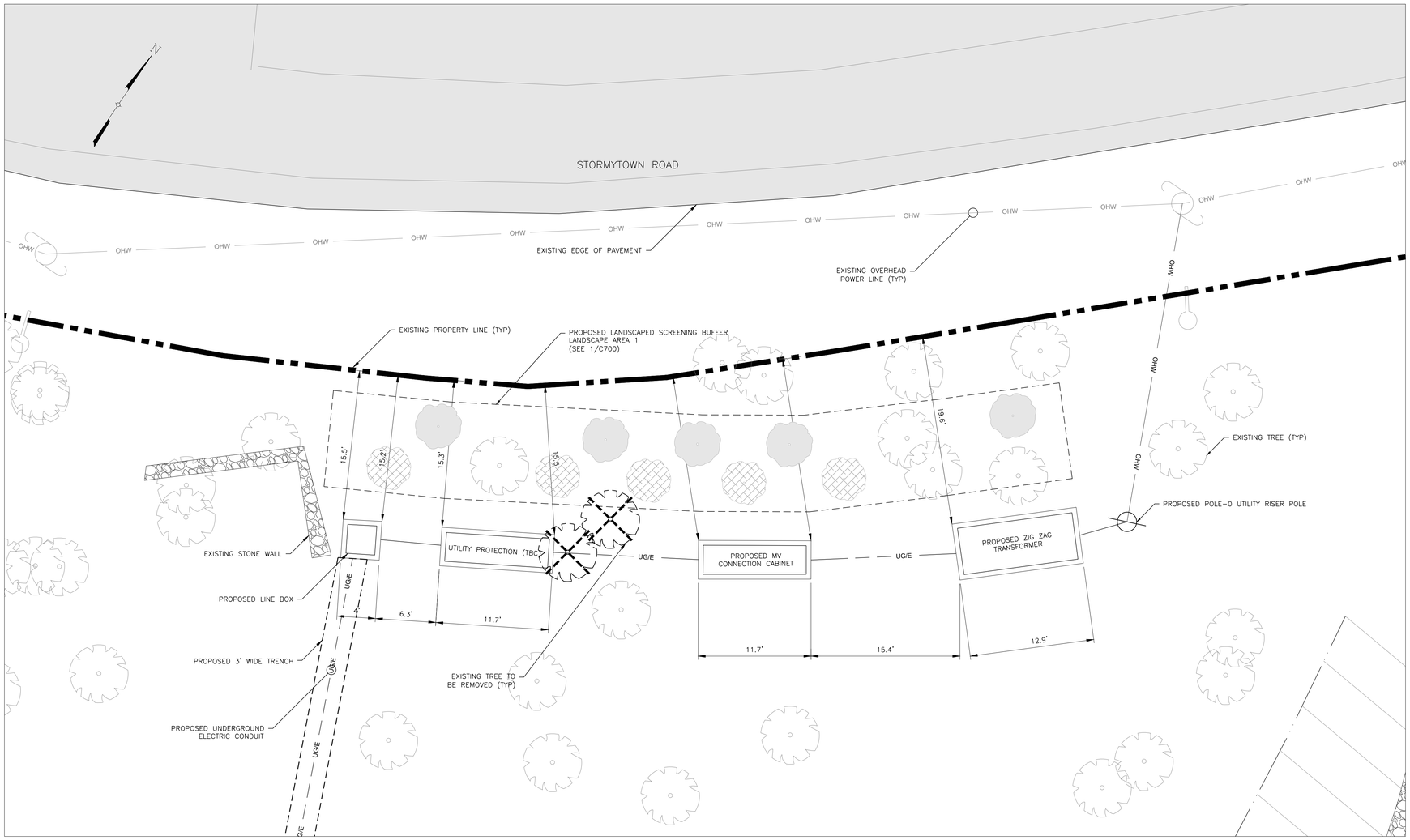
SEAL & SIGNATURE

STATE OF NEW YORK · JOHN MARK PARKER · 100245-1 · LICENSED PROFESSIONAL ENGINEER

DWG TITLE:

ENLARGED SITE PLAN

DOBNOW JOB #:	
DATE:	10/29/26
PROJECT No.:	13856.001
DRAWN BY:	GB
CHECKED BY:	EI
DWG NO.:	C201.00
SHEET:	OF



1 C202 ENLARGED SITE PLAN

SCALE: 1" = 6'

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ROW LINE
- EXISTING CURB
- EXISTING SIDEWALK
- EXISTING CONCRETE
- OHW EXISTING OVERHEAD ELECTRIC
- 01+00 PROPOSED CONSTRUCTION CONTROL
- EXISTING PAVEMENT
- PROPOSED GRAVEL DRIVE
- PROPOSED DUSTLESS SURFACE TREATMENT
- EXISTING FIRE HYDRANT
- EXISTING STONE WALL

CLIENT:

Luminace
by Brookfield Renewable
1115 CALVERT ST, SUIT 1000,
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CONSULTANTS

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0 1 2

ORIGINAL SIZE IN INCHES

REV	DATE	DESCRIPTION
A	10/30/26	FOR COMMENT

PROJECT NAME

TORVIEW COMMUNITY STORAGE NY, LLC
BATTERY ENERGY STORAGE SYSTEM (BESS)
25 STORMYTOWN ROAD
OSSINING, NY 10562

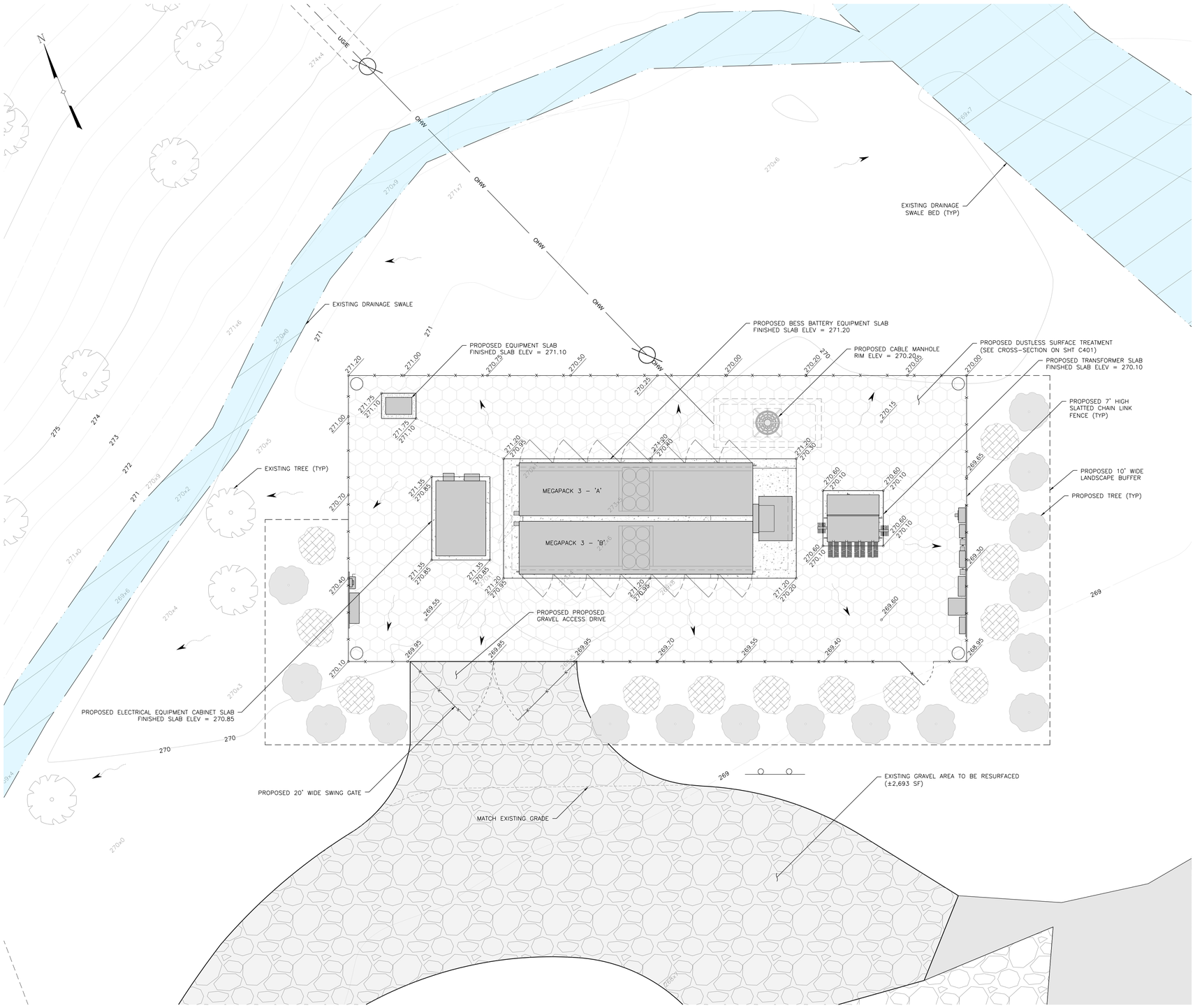
SEAL & SIGNATURE



DWG TITLE:

ENLARGED
SITE PLAN

DOBNOW JOB #:	
DATE:	10/29/26
PROJECT No.:	13856.001
DRAWN BY:	GB
CHECKED BY:	EI
DWG NO.:	C202.00
SHEET:	OF



1 C300 DRAINAGE & GRADING PLAN

SCALE: 1" = 6'

LEGEND:

- STABILIZED CONSTRUCTION ENTRANCE (SCE)
- EXISTING PROPERTY LINE
- EXISTING ROW LINE
- EXISTING CURB
- EXISTING CONTOUR LINES (300 / 288)
- PROPOSED CONTOUR LINES (300 / 288)
- FLOW ARROW
- PROPOSED SPOT GRADE (300.00 TC / 299.50 FF)
- PROPOSED SPOT GRADE TOP OF SLAB / PROPOSED SPOT GRADE BASE OF SLAB (300.00 TOS / 299.50 BOS)
- EXISTING SPOT GRADE (300.00)
- PROPOSED CONCRETE WASHOUT (CWS)
- SILT FENCE

CLIENT:

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PLANS ARE NOT TO BE SCALED

0 1 2

ORIGINAL SIZE IN INCHES

REV	DATE	DESCRIPTION
A	10/30/26	FOR COMMENT

PROJECT NAME

TORVIEW COMMUNITY STORAGE NY, LLC
BATTERY ENERGY STORAGE SYSTEM (BESS)
25 STORMYTOWN ROAD
OSSINING, NY 10562

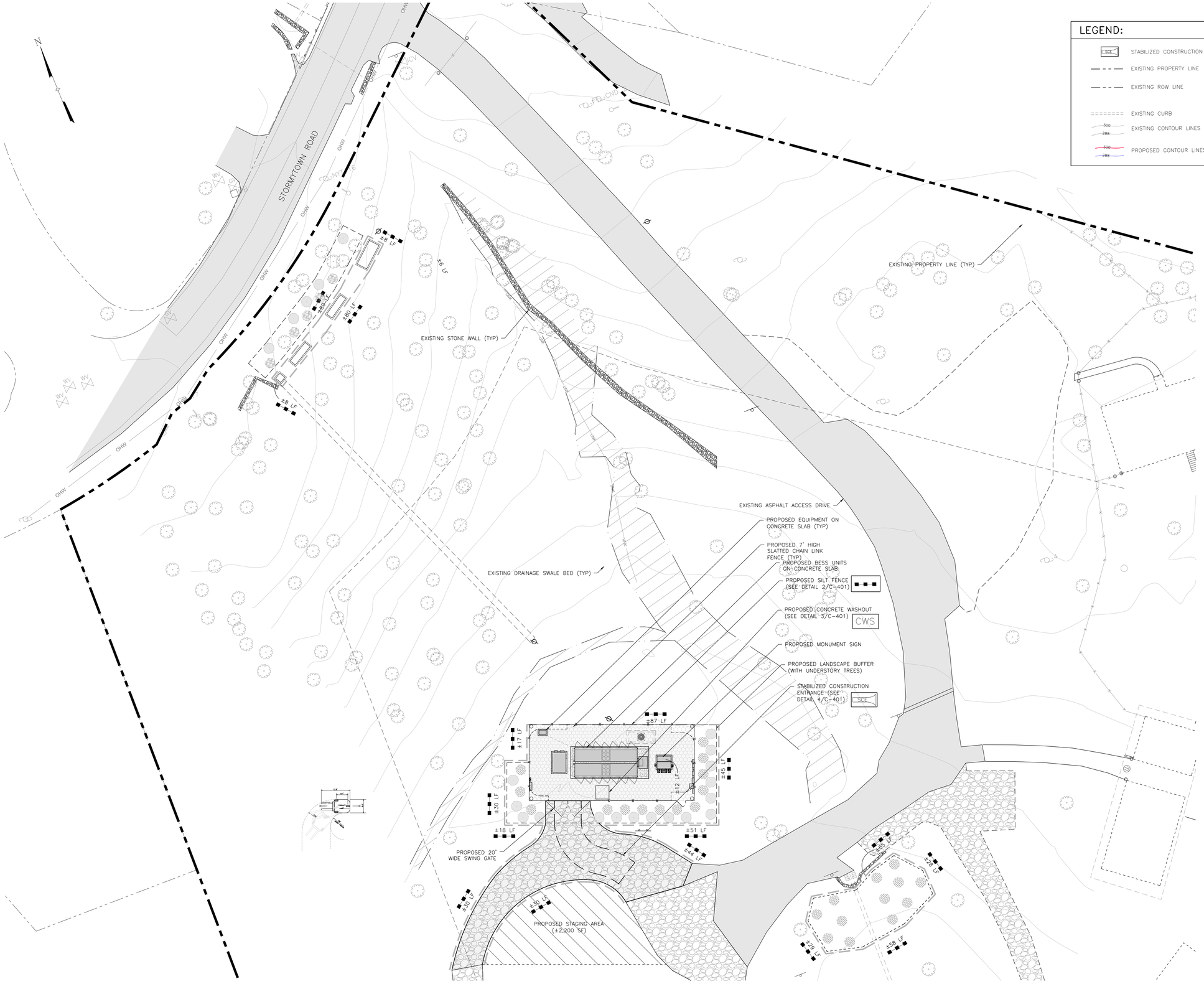
SEAL & SIGNATURE

STATE OF NEW YORK
LUKAS MUSKAWITCH
100245
LICENSED PROFESSIONAL ENGINEER

DWG TITLE:

DRAINAGE AND GRADING PLAN

DOBNOW JOB #:	
DATE:	10/29/26
PROJECT No.:	13856.001
DRAWN BY:	GB
CHECKED BY:	EI
DWG NO.:	C300.00
SHEET:	OF



EROSION & SEDIMENT CONTROL PLAN

C400

SCALE: 1" = 20'

CLIENT:

Luminace
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1115 CALVERT ST., SUIT 1000,
BALTIMORE, MD 21202

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0 1 2

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PROJECT NAME

TORVIEW COMMUNITY STORAGE NY, LLC
BATTERY ENERGY STORAGE SYSTEM (BESS)
25 STORMYTOWN ROAD
OSSINING, NY 10562

SEAL & SIGNATURE

STATE OF NEW YORK
MARK ANTHONY
100245-1
PROFESSIONAL ENGINEER

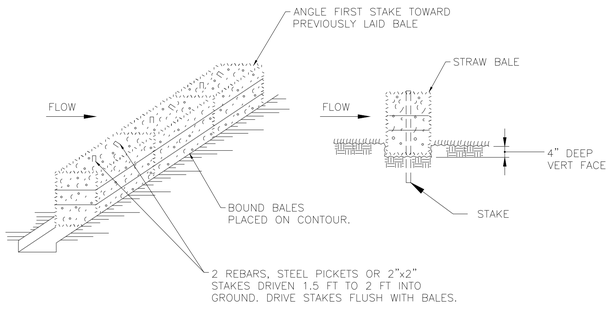
DWG TITLE:

EROSION AND SEDIMENT CONTROL PLAN

DOBNOW JOB #:	
DATE:	10/29/26
PROJECT No.:	13856.001
DRAWN BY:	GB
CHECKED BY:	EI
DWG NO.:	C400.00
SHEET:	OF

NOTES:

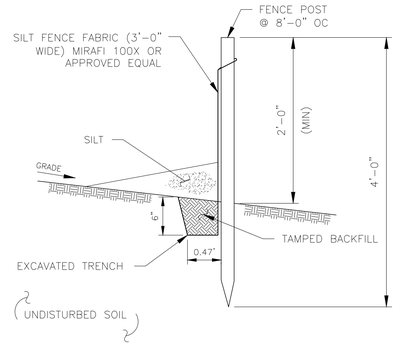
1. SEE STRUCTURAL SHEETS FOR DETAILS AND SPECIFICATIONS FOR ALL PROPOSED WALLS, FENCES AND GATES.
2. SEE STRUCTURAL SHEETS FOR DETAILS AND SPECIFICATIONS FOR ALL PROPOSED CONCRETE SLABS, PIERS AND FOUNDATIONS.
3. SEE BPP SHEETS FOR DETAILS AND SPECIFICATIONS FOR ALL PROPOSED CURBING, SIDEWALK AND PAVEMENT REPLACEMENT.



NOTES:

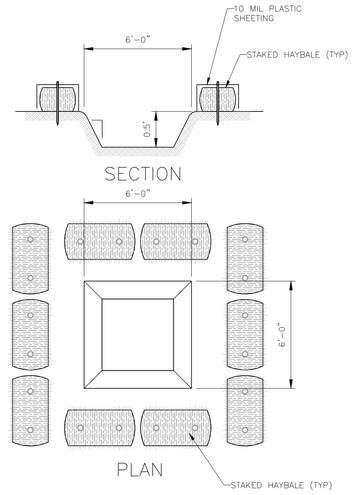
1. BALES SHALL BE PLACED AT THE TOP OF SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4", AND PLACED SO THAT BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

1 / C401 HAY BALES
SCALE: NTS

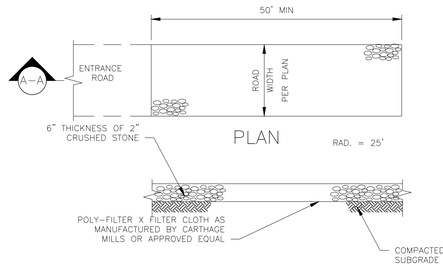


NOTE: SILT FENCE TO BE MAINTAINED IN PLACE DURING CONSTRUCTION PERIOD. REMOVE UPON COMPLETION OF CONSTRUCTION.

2 / C401 SILT FENCE DETAIL
SCALE: 3/4" = 1'-0"



3 / C401 TEMPORARY CONCRETE WASH
SCALE: NTS

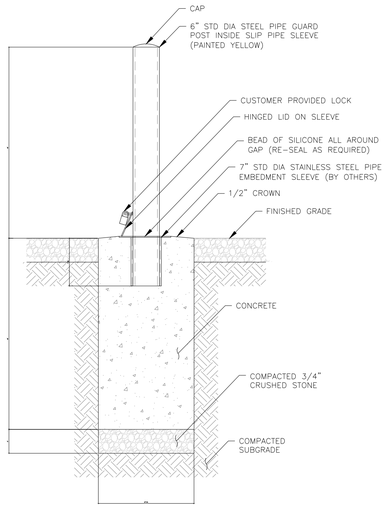


SECTION A-A

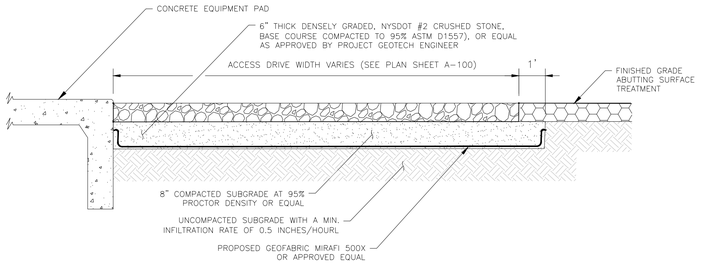
NOTES:

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50 FEET
3. THICKNESS – NOT LESS THAN SIX INCHES
4. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. IF ACCUMULATED SOIL DOES NOT COME OFF BY WAY OF STABILIZED CONSTRUCTION ENTRANCE, THE CONTRACTOR SHALL KNOCK OFF ACCUMULATED SOIL BY MANUAL METHODS UPSLOPE OF A SILT FENCE BARRIER.
9. SEDIMENT TRAPPING – SILT FENCE BARRIER SHALL BE INSTALLED DOWN SLOPE OF CONSTRUCTION ENTRANCE TO CATCH ANY SEDIMENT THAT COULD POTENTIALLY FALL OFF OF CONSTRUCTION EQUIPMENT AND/OR VEHICLES.
10. PERIODIC INSPECTIONS AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

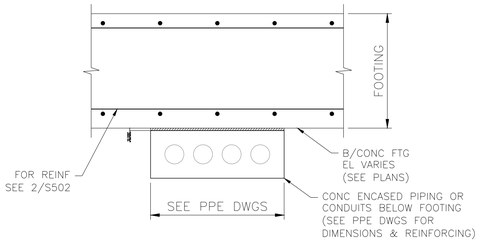
4 / C401 STABILIZED CONSTRUCTION ENTRANCE
SCALE: NTS



5 / C401 REMOVABLE BOLLARD DETAIL
SCALE: NTS



6 / C401 TYPICAL GRAVEL ACCESS DRIVE CROSS SECTION
SCALE: NTS



NOTE:
FOOTING SHALL BE PLACED AFTER PIPE/CONDUIT ENCASEMENT IS IN PLACE.

7 / C401 TYPICAL DUCT BANK UNDER FOOTING DETAIL
SCALE: NTS

CLIENT:
Luminace
by Brookfield Renewable
1115 CALVERT ST, SUIT 1000,
BALTIMORE, MD 21202

CONSULTANTS
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PLANS ARE NOT TO BE SCALED
0 1 2
ORIGINAL SIZE IN INCHES

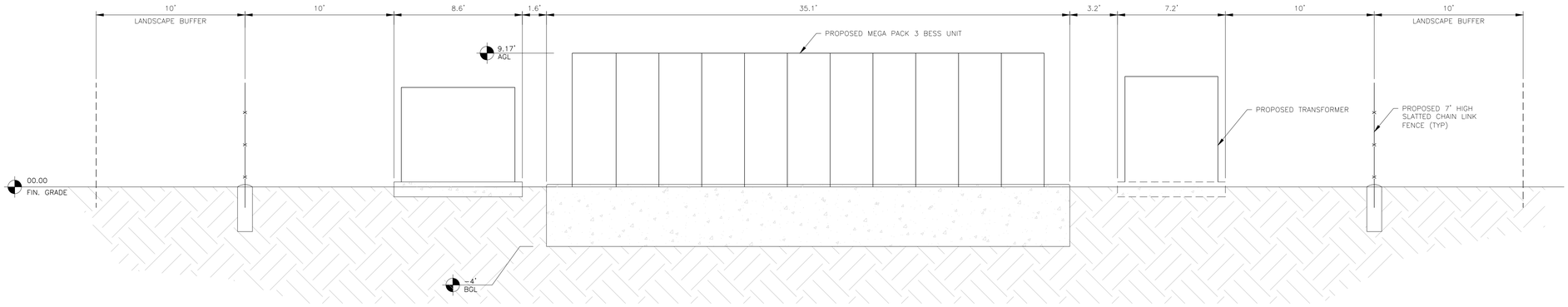
REV	DATE	DESCRIPTION
A	10/30/26	FOR COMMENT

PROJECT NAME
TORVIEW COMMUNITY STORAGE NY, LLC
BATTERY ENERGY STORAGE SYSTEM (BESS)
25 STORMYTOWN ROAD
OSSINING, NY 10562

SEAL & SIGNATURE
STATE OF NEW YORK
JOHN MARK ANDERSON
100245
LICENSED PROFESSIONAL ENGINEER

DWG TITLE:
EROSION AND SEDIMENT CONTROL DETAILS

DOBNOW JOB #:	
DATE:	10/29/26
PROJECT No.:	13856.001
DRAWN BY:	GB
CHECKED BY:	EI
DWG NO.:	C401.00
SHEET:	OF



1 C500 SOUTH ELEVATION

SCALE: NTS

CLIENT:

Luminace
by Brookfield Renewable

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25 STORMYTOWN ROAD
OSSINING, NY 10562

SEAL & SIGNATURE



DWG TITLE:

SITE DETAILS
AND ELEVATIONS

DOBNOW JOB #:	
DATE:	10/29/26
PROJECT No.:	13856.001
DRAWN BY:	GB
CHECKED BY:	EI
DWG NO.:	C500.00
SHEET:	OF



1 C600 AERIAL 1
SCALE: NTS



2 C600 AERIAL 2
SCALE: NTS



3 C600 AERIAL 3
SCALE: NTS



4 C600 CIRCLE
SCALE: NTS



5 C600 ENTRANCE
SCALE: NTS



6 C600 NEAR CIRCLE
SCALE: NTS



7 C600 ROAD
SCALE: NTS

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BATTERY ENERGY STORAGE SYSTEM (BESS)
25 STORMYTOWN ROAD
OSSINING, NY 10562

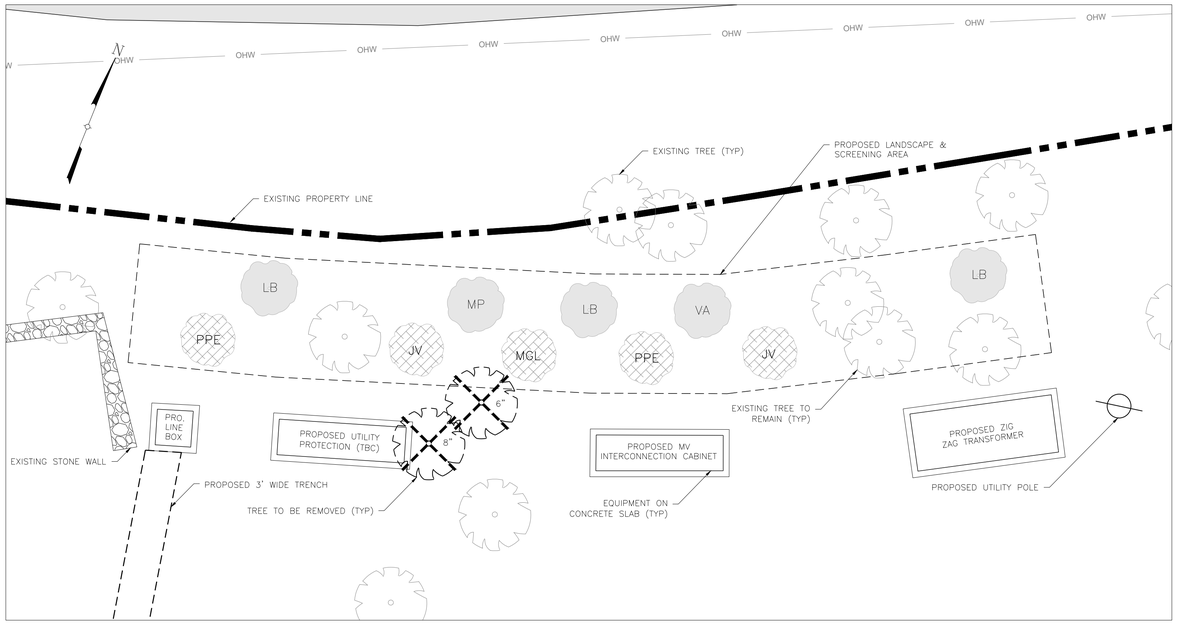
SEAL & SIGNATURE

STATE OF NEW YORK
JOHN MARK PARTYKA
100245
LICENSED PROFESSIONAL ENGINEER

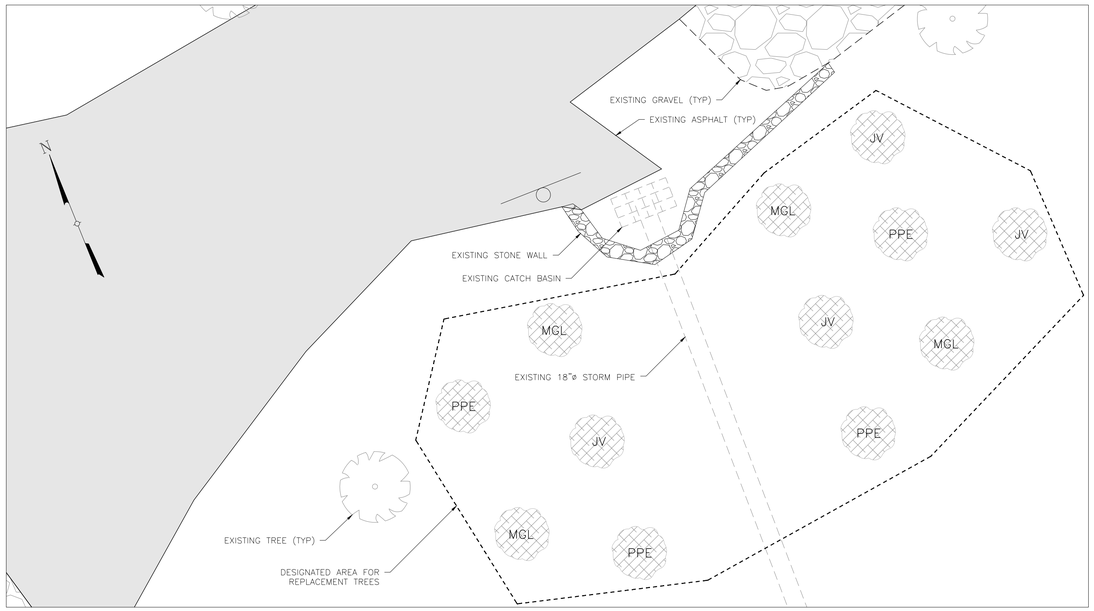
DWG TITLE:

SITE PHOTOS

DOBNOW JOB #:	
DATE:	10/29/26
PROJECT No.:	13656.001
DRAWN BY:	GB
CHECKED BY:	EI
DWG NO.:	C600.00
SHEET:	OF

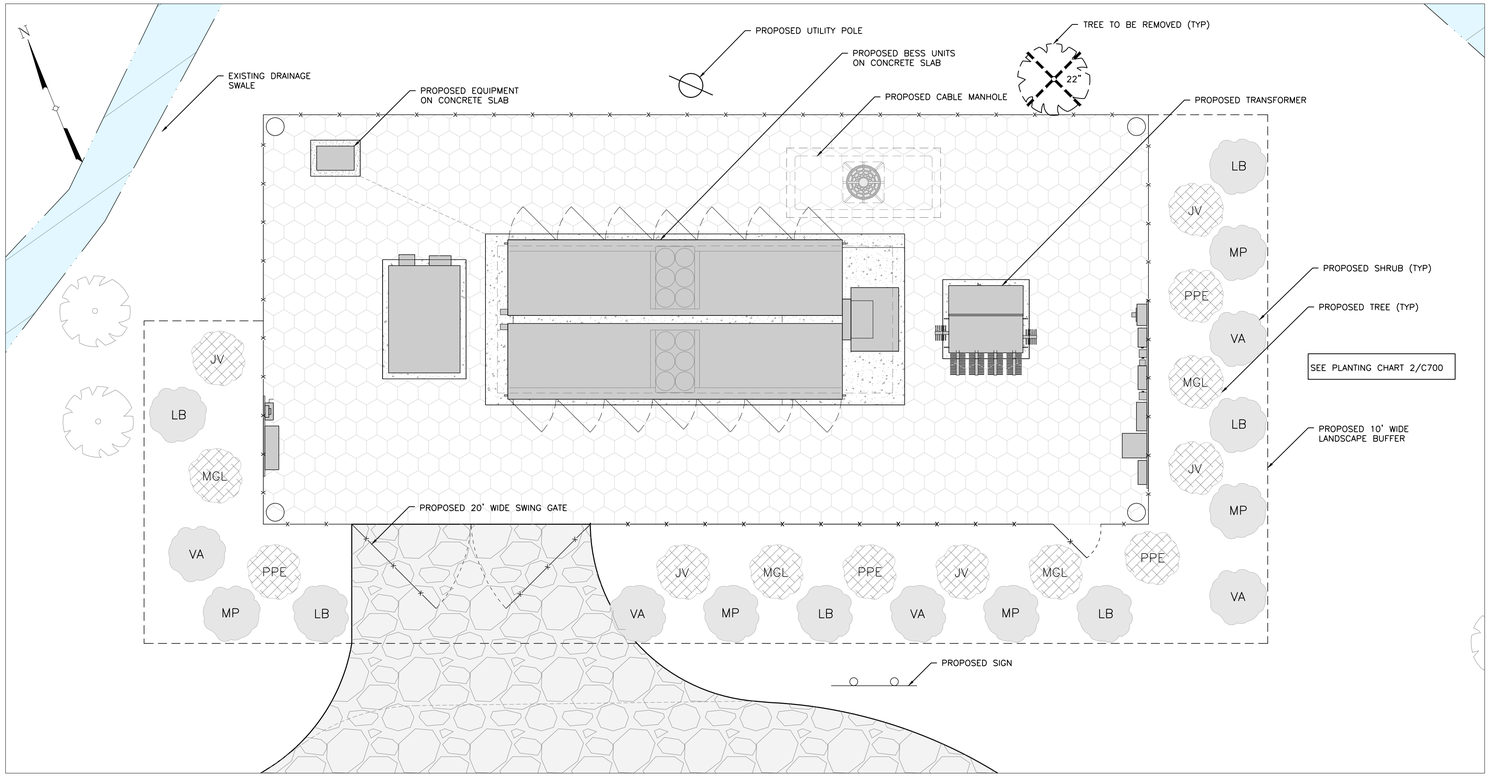


1 C700 LANDSCAPE PLAN AREA 1
SCALE: 1" = 6'



3 C700 REPLACEMENT TREE LOCATION PLAN
SCALE: 1" = 6'

NOTE:
SEE SHEET C100 FOR LOCATIONS OF TREES TO BE REMOVED (6) TOTAL.
(12) REPLACEMENT TREES TO BE INSTALLED



2 C700 LANDSCAPE PLAN AREA 2
SCALE: 1" = 6'

PROPOSED TREE AND SHRUB PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	ROOT	SPACING	MATURE HEIGHT	NYS NATIVE	AMERICAN NATIVE
TREES									
JV	11	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5'-6'	B&B	10'-20'	30'-40'	Y	Y
PPE	9	PICEA PUNGENS ENGLELM	BLUE SPRUCE	5'-6'	B&B	10'-15'	20'-40'	Y	Y
MGL	10	MAGNOLIA GRANDIFLORA L.	SOUTHERN MAGNOLIA	5'-6'	B&B	10'-20'	30'-50'	Y	Y
								Y	Y
SHRUBS									
LB	9	LINDERA BENZOIN	SPICE BUSH	3'-4'	B&B	8'-10'	8'+	Y	Y
MP	6	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	3'-4'	B&B	6'-10'	8'+	Y	Y
VA	6	VIBURNUM ACERIFOLIUM	MAPLE LEAF VIBURNUM	3'-4'	#5 CONT.	6'-10'	6'-10'	Y	Y

EXISTING TREE REMOVAL SCHEDULE

TREES TO BE REMOVED	TRUNK DIAMETER			TOTAL
TYPE	1"-10"	11"-15"	16"-25"	
UNKNOWN	4	1	1	6
TOTAL	4	1	1	6

REPLACEMENT TREES: REPLACEMENT RATIO = 2:1. (4 TREES OF EACH SPECIES - 12 TREES TOTAL, INCLUDED IN THE TREE SCHEDULE ABOVE), LOCATED AS SHOWN IN DETAIL 3/C700.

4 C700 PLANTING SCHEDULES
SCALE: NTS

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ROW LINE
- EXISTING CURB
- EXISTING SIDEWALK
- EXISTING CONCRETE
- EXISTING OVERHEAD ELECTRIC
- 01+00 PROPOSED CONSTRUCTION CONTROL
- EXISTING PAVEMENT
- PROPOSED GRAVEL DRIVE
- PROPOSED DUSTLESS SURFACE TREATMENT
- EXISTING FIRE HYDRANT
- EXISTING STONE WALL

CLIENT:
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BATTERY ENERGY STORAGE SYSTEM (BESS)
25 STORMYTOWN ROAD
OSSINING, NY 10562

SEAL & SIGNATURE
STATE OF NEW YORK
JOHN MARK PAPPAS
100245-1
PROFESSIONAL ENGINEER

DWG TITLE:
LANDSCAPE PLAN

DOBNOW JOB #:

DATE:	10/29/26
PROJECT No.:	13856.001
DRAWN BY:	GB
CHECKED BY:	EI

DWG NO.: C700.00
SHEET: OF

GENERAL LANDSCAPE PLANTING NOTES:

1. ALL PRECAUTIONS SHALL BE TAKEN IN CARTING, STORING, AND PLANTING OF MATERIALS TO PROTECT ADJACENT PAVEMENT AND LANDSCAPE AREAS.

2. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY-GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, UNLESS SPECIFICALLY NOTED. ALL PLANTS SHALL BE OF SPECIMEN QUALITY. EXCEPTIONAL HEAVY, SYMMETRICAL, FREE OF DISEASE AND INSECTS, EGGS, OR LARVAE, AND SHALL HAVE HEALTHY WELL DEVELOPED ROOT SYSTEMS. THE LANDSCAPE ARCHITECT AND/OR THE OWNER OR THEIR REPRESENTATIVE RESERVES THE RIGHT TO TAG, INSPECT AND APPROVE ALL PLANT MATERIALS AND REJECT ANY PLANTS FOUND TO BE UNACCEPTABLE AT THE NURSERY, AT THE SITE UPON DELIVERY, OR UPON INSTALLATION. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIAL FROM THE SITE AND REPLACE WITH APPROVED EQUIVALENT BY LANDSCAPE ARCHITECT.

3. ALL PLANTS SHALL BE LABELED BY PLANT NAME, LABELS SHALL BE ATTACHED SECURELY TO ALL PLANTS, BUNDLES AND CONTAINERS WHEN DELIVERED.

4. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE PERMITTED. IF THE SPECIFIED LANDSCAPE MATERIAL CANNOT BE OBTAINED, THE CONTRACTOR SHALL SUBMIT A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL. SUBSTITUTIONS OF PLANT MATERIALS MUST BE AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT OR PROJECT ENGINEER.

5. THE LANDSCAPE CONTRACTOR SHALL STAKE OUT THE LIMIT OF PLANTING LOCATIONS FOR INSTALLATION WITH REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OR OWNER. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.

6. IF THERE IS A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLAN GOVERNS.

7. IT IS THE CONTRACTORS RESPONSIBILITY TO CALL 811 AND HAVE ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES MARKED PRIOR TO THE START OF EXCAVATION ACTIVITIES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROJECT ENGINEER AND OWNER IF THERE ARE CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.

8. THE BACKFILL MIXTURE AND SOIL MIXES ARE TO BE INSTALLED PER THE SPECIFICATIONS.

9. ALL FENCE AND HARDSCAPE INSTALLATIONS SHALL BE COMPLETED PRIOR TO THE COMMENCEMENT OF ANY LANDSCAPE PLANTING, SEEDING OR LAWN.

10. THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE INSTALLATION FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE AND QUALITY.

11. REMOVE ALL TWINE, ROPE, WIRE, CONTAINERS, LABELS AND FLAGGING ON PLANTS BEFORE COMPLETION. DISPOSE OF ALL DEBRIS APPROPRIATELY AND SWEEP ALL SURROUNDING PAVEMENTS.

12. ALL TREES AND HEDGES ARE NOT TO BE TRIMMED IN GEOMETRIC FORMS AND ARE TO BE LEFT IN A NATURAL HABIT.

13. MULCHING:
    - 13.1. AT THE TIME OF PLANTING, MULCH WITH NO MORE THAN 3" OF DOUBLE-SHREDDED HARDWOOD MULCH OF A NATURAL COLOR. TAKE CARE TO NOT PILE MULCH AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TOUCHING THE BASE OF THE TRUNK ABOVE THE ROOT COLLAR. A GAP OF APPROXIMATELY 2 INCHES SHOULD BE LEFT BETWEEN THE MULCH AND THE TRUNK OF THE TREE TO AVOID MOUNDING ABOVE THE TRUNK FLARE.
    - 13.2. ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE LIMITS OF CONSTRUCTION, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A NATURAL DOUBLE-SHREDDED MULCH THAT WILL PREVENT SOIL EROSION AND CONTROL DUST.
    - 13.3. AFTER INITIAL MULCH INSTALLATION, REPLENISH GARDEN BEDS WITH ADDITIONAL MULCH IN MID TO LATE SPRING, ONLY IN AREAS THAT ARE SHOWING BARE SOILS AND/OR COVERED IN WEEDS. REMOVE ALL UNWANTED PLANTS/WEEDS BEFORE DRESSING BED WITH MULCH.

14. CHOOSING PLANT SPECIES:
    - 14.1. ALL TREES THAT ARE SPECIFIED FOR THE PROJECT SHALL CONFORM TO THE 10-20-30 GUIDELINE TO REDUCE THE RISK OF MASSIVE TREE LOSS DUE TO PESTS. THE PLANTING SCHEDULE SHALL SPECIFY NO MORE THAN 10% OF ANY ONE SPECIES, 20% OF ANY ONE GENUS, OR 30% OF ANY ONE FAMILY.
    - 14.2. NO PLANT SPECIES INCLUDED IN THE PLAN SHALL FALL UNDER THE LATEST RELEASED OF THE "LOWER HUDSON PRISM TIER 1 THROUGH 4 SPECIES INDEX", PREPARED BY LOWER HUDSON PARTNERSHIP FOR REGIONAL INVASIVE SPECIES MANAGEMENT OR "NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION (NYSDEP); PROHIBITED OR REGULATED SPECIES LIST", PREPARED BY NYSDEP. IF SPECIES SPECIFIED ON THE PLAN ARE INCLUDED THEREIN, THE PLANT MUST BE REPLACED WITH AN APPROVED ALTERNATIVE THAT IS (FIRST) NATIVE TO THE LOWER HUDSON REGION, (SECOND) NATIVE TO THE MID-ATLANTIC REGION, (THIRD) CULTIVAR OF A NATIVE IN THE AFOREMENTIONED REGIONS, OR (FOURTH) ALIEN, BUT NON-INVASIVE.
    - 14.3. THE TOWN OF OSSINING ENCOURAGES THE INCLUSION OF SPECIES LISTED IN THE "NATIVE PLANT RESOURCE GUIDE", PUBLISHED BY THE TOWN OF MOUNT PLEASANT CONSERVATION ADVISORY COUNCIL.

15. DELIVERY, HANDLING AND STORAGE:
    - 15.1. TREES AND SHRUBS: SHALL NOT BE PRUNED PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. DO NOT BEND, BIND-TIE TREES IN A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. DO NOT DROP BALL AND BURLAPPED STOCK DURING DELIVERY OR HANDLING. PLASTIC, METAL WIRE BASKET AND/OR OTHER ROOT COVERINGS, WRAPPING AND BIND MATERIAL SHALL BE REMOVED ENTIRELY FROM THE PLANT MATERIAL AT TIME OF INSTALLATION.
    - 15.2. STORE PLANT MATERIAL: IF INSTALLATION IS DELAYED MORE THAN 6 HOURS AFTER ARRIVAL TO SITE, THE CONTRACTOR SHALL SET ALL PLANT MATERIAL IN SHADE, PROTECTED FROM WEATHER, MECHANICAL DAMAGE, THIEVERY, AND DETERIORATION. PLANT SOIL MUST BE KEPT MOIST USING A WATERING TANK, HOSE OR OTHER SYSTEM UNTIL READY FOR PLANTING. ANY PACKAGED MATERIALS, SUCH AS BOXED PERENNIALS MUST BE OPENED, UNWRAPPED AND FREE AS TO NOT RESTRAIN AIR CIRCULATION AND WATERING WHILE WAITING TO BE INSTALLED.

16. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY PROJECT ENGINEER OR LANDSCAPE ARCHITECT.

17. IF COMPACTION OCCURS DURING EARTHWORK PRIOR TO PLANT INSTALLATION, THE CONTRACTOR MUST HAVE THE SOIL SCARIFIED AND LOOSENED TO THE DEPTH OF COMPACTION OR 12-18", WHICHEVER IS DEEPEST, WITH A BACKHOE OR EQUIVALENT WITHOUT TAMPING SOILS.

18. ALL FINE GRADED AREAS SHALL BE HAND RAKED SMOOTH TO ELIMINATE ANY CLUMPS, ROCKS, STUMPS, TRASH AND/OR OTHER UNSIGHTLY DEBRIS PRIOR TO PLANTING OR MULCHING.

19. MAINTAIN SITE DRAINAGE DURING LANDSCAPE INSTALLATION.

20. PLANT INSTALLATIONS:
    - 20.1. BALL AND BURLAP TREES: SHALL HAVE A PLANTING HOLE A MINIMUM OF TWICE TO THREE TIMES THE WIDTH AND JUST AS DEEP AS THE ROOT BALL, WITH SLOPED SIDES. TREES SHALL BE PLANTED WITH THE ROOT FLARE AT EXISTING GRADE. WIRE BASKETS, TWINE, BURLAP, NAILS AND TAGS SHALL BE REMOVED COMPLETELY WITHOUT COMPROMISING THE SOIL OF THE PLANT. IF SOILS ARE EXTREMELY LOOSE, LEAVE BOTTOM HALF OF BURLAP INTACT AND CUT AND REMOVE TOP HALF OF WIRE BASKET. BACKFILL SOIL JUST BELOW ROOT COLLAR. SOAK TREE PIT IMMEDIATELY WITH 5 GALLONS FOR EVERY INCH OF TRUNK DIAMETER.
    - 20.2. CONTAINER PLANTS: SHALL HAVE THE CONTAINER AND TAGS REMOVED BEFORE INSTALLATION. ROOTS SHALL BE CUT THROUGH THE SURFACE IN AN "X" FORMATION AT BASE OF BALL AND CUT ALONG ALONG THE SIDES OF THE BALL AT LEAST SIX TIMES TO FREE ROOTS AND ENCOURAGE NEW GROWTH, ESPECIALLY IF IT IS ROOT BOUND. FINE ROOTS OF SMALLER CONTAINER PLANTS SHOULD BE TEASED DELICATELY WITH BY HAND OR WITH A HAND CULTIVATOR.
    - 20.3. PLUGS: SHALL HAVE TAGS REMOVED BEFORE INSTALLATION. IF HEAVILY ROOT BOUND, DELICATELY LOOSEN ROOTS BY HAND OR HAND CULTIVATOR, TAKING CARE TO NOT BREAK SOIL-TO-ROOT CONTACT. ROOTS SHOULD ONLY BE CUT IF HEAVILY ROOT BOUND WHEN RECEIVED TO ALLOW FOR PROPER GROWTH IN SOIL. SPACE PLANTS EQUALLY ON TRIANGULAR OR GRID SPACING.
    - 20.4. VINES: EQUALLY SPACE VINES PLANTED IN ROWS AGAINST WALLS OR FENCES. SEE DRAWINGS FOR QUANTITY AND SPACING. REMOVE ALL VINES FROM NURSERY STAKES AND SPREAD OUT ONTO WALL PRIOR TO ATTACHING TO SURFACE WITH VINE TAPE. SIMILARLY ATTACH VINES AT PILASTERS OR POSTS.
    - 20.5. STAKING OF ANY INSTALLED TREE IS NOT NEEDED.

21. SEEDING:
    - 21.1. SPREAD SEED IN TWO DIRECTIONS WITH A DRILL SEEDER TO DISTRIBUTE SEED EVENLY OVER ENTIRE AREA OR SEED WITH BROADCAST SEEDER FOLLOWED BY A RAKE OR CULTPACKER. SEED CAN ALSO BE SPREAD BY HYDROSEEDING FROM A HOSE AT GROUND LEVEL, NOT THROUGH THE USE OF A TURRET. IF HYDROSEEDING IS SELECTED, SEEDING WILL REQUIRE A TACKIFIER AND A COLORED MULCH.
    - 21.2. THERE SHALL BE NO SEED SUBSTITUTIONS UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
    - 21.3. GENERALLY DRILL SEED APPLICATION RECOMMENDED PER SPECIFIED APPLICATION RATE TO NO MORE THAN ¼ INCH DEPTH (OR APPROPRIATE DEPTH FOR SELECTED SPECIES). REFER TO LANDSCAPE PLAN FOR SPECIES, PERCENTAGES AND APPLICATION RATES.
    - 21.4. SEE "IRRIGATION NOTES" FOR SPECIFICATIONS ON WATERING.

22. INSTALLED PLANTINGS SHALL BE IN PROPER HEALTH AND HAVE A 90% SURVIVAL RATE OVER THE FIRST TWO YEARS FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE DEAD, DYING OR IN POOR HEALTH SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

PLANTING SOIL SPECIFICATIONS:

1. REUSE "CLEAN FILL" STOCKPILED, CONSISTING ONLY OF SOILS, STONES, OR ROCKS 1/2" DIA. OR LESS, PHYSICAL PROPERTIES OF SANDY LOAM, WITH A PH BETWEEN 5-7, THAT HAS BEEN EXCAVATED ON SITE. USE OF "CLEAN FILL" FOR PLANTING BEDS MUST BE APPROVED BY LANDSCAPE ARCHITECT. VERIFY COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA AS INDICATED IN NOTES, PLANS AND SPECIFICATIONS.

2. SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN OBTAINED FROM NATURALLY WELL-DRAINED SITES. DO NOT USE SOIL FROM AGRICULTURAL LAND, BOGS, MARSHES OR CONTAMINATED SITES.

3. SOIL AMENDMENT:
    - 3.1. IF SOIL ORGANIC CONTENT IS INADEQUATE, SOIL SHALL BE AMENDED WITH COMPOST OR ACCEPTABLE, WEED FREE, ORGANIC MATTER. ORGANIC AMENDMENT SHALL BE WELL COMPOSTED; MOISTURE CONTENT 35-55% BY WEIGHT 100% PASSING THROUGH 1" SIEVE; SOLUBLE SALT CONTENT LESS THAN 0.5 MM MOSCM; MEETING ALL APPLICABLE ENVIRONMENTAL CRITERIA FOR CLEAN FILL. ANIMAL MANURE, NOR PEAT WILL BE USED AS AN ORGANIC SUPPLEMENT
    - 3.2. IF PROPOSED PLANTING BED IS IN A LOCATION OF A FORMER PAVED OR GRAVEL AREA, BEDS SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 30", AND BE BACKFILLED WITH A BOTTOM LAYER OF SANDY LOAM UNDER A LAYER OF PLANTING SOIL AND/OR TOP SOIL.
    - 3.3. NO FERTILIZER APPLICATION SHALL BE USED DURING OR AFTER PLANT INSTALLATION.
    - 3.4. COMPACTED SUBSOIL MAY BE LOOSENED (AS NOTED IN GENERAL LANDSCAPE PLANTING NOTE #17), WHILE THOROUGHLY MIXING 6" OF COMPOST WITH IN-SITU SOIL.

4. SOIL CONDITIONER AND MODIFICATION (PENDING RESULTS OF SOIL ANALYSIS):
    - 4.1. ADJUST THE NUTRIENT LEVELS AS REQUIRED TO ENSURE ACCEPTABLE GROWING MEDIUM ONLY AFTER RECEIVING RESULTS FROM A SOIL ANALYSIS. ADJUSTMENTS CAN ONLY BE MINIMALLY MODIFIED EASILY WITH STANDARD TECHNIQUES.
    - 4.2. MODIFY HEAVY CLAY OR SILT, BY ADDING COMPOST PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COURSE SAND MAY BE USED IF SAND CONTENT CAN REACH 60% OR MORE OF TOTAL MIX.
    - 4.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF TOTAL MIX.

IRRIGATION NOTES:

1. EXACT PLACEMENT FOR ALL LAWN IRRIGATION HEADS SHALL BE ACCEPTED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.

2. PROVIDE AN ALLOWANCE OF 5 PERCENT OF THE TOTAL LINEAL FOOTAGE OF IRRIGATION HEADS TO BE FURNISHED AND INSTALLED DURING THE PROGRESS OF THE WORK AS DIRECTED BY THE LANDSCAPE ARCHITECT.

3. WEATHER-BASED IRRIGATION SYSTEM CONTROLLERS SHALL INCLUDE FUNCTIONING SOIL MOISTURE SENSORS AND A RAIN SENSOR AS COMPONENTS OF THE SYSTEM.
    - 3.1. IF WEATHER-BASED IRRIGATION SYSTEMS ARE NOT PROCURED, IRRIGATION SYSTEMS SHALL BE TURNED OFF DURING A 1" OR MORE RAIN EVENT WITHIN A 24-HOUR PERIOD.

4. TEMPORARY IRRIGATION IS RECOMMENDED FOR ONE GROWING SEASONS OR UNTIL ESTABLISHED, WHICHEVER IS LONGER. IRRIGATION IS REQUIRED FOR NATIVE TREE, SHRUB, OR PERENNIAL PLANTINGS. IRRIGATION FOR AREAS TOO FAR FROM WATER SOURCE WILL INCLUDE MONITORING PLANTINGS AND USING A WATER TRUCK AS NEEDED IF DROUGHT CONDITIONS PERSIST.

5. GENERAL IRRIGATION FOR NEW PLANTS ONLY NEED 1" OF WATER PER WEEK. SHRUBS AND TREES REQUIRED 5 GALLONS PER WEEK. THIS DOES NOT INCLUDE WETLAND OR OTHER WATER-LOVING PLANTS. REFER TO LANDSCAPE ARCHITECT FOR SPECIFIC WATER REQUIREMENTS FOR PLANTS THAT DO NOT FALL UNDER NORMAL WATERING CONDITIONS.

6. RAINWATER COLLECTION/IRRIGATION SYSTEMS ARE ENCOURAGED TO SUPPLEMENT IRRIGATION FOR NEW LANDSCAPING. NEW STRUCTURES SHALL BE ENCOURAGED TO INCLUDE ONE OR MORE RAINWATER CISTERNS AND A SYSTEM TO PROVIDE AT LEAST 75 PERCENT OF EXTERIOR IRRIGATION DURING NORMAL RAINFALL YEARS.

DEER PROTECTION NOTES:

1. WHEN APPROPRIATE, USE PLANTS THAT ARE DEER-INTOLERANT OR DEER-RESISTANT ON THE LANDSCAPE PLAN. AS A GUIDE, REFER TO THE "LANDSCAPE PLANTS RATED BY RESISTANCE", PROVIDED BY RUTGERS NEW JERSEY AGRICULTURAL EXPERIMENT STATION (NJAES).

2. USE HORIZONTAL FENCING BARRIERS OR WOVEN WIRE FENCING WITH A MINIMUM HEIGHT OF 8 FEET OR MORE.

3. REPELLENTS:
    - 3.1. USE SPRAYS THAT ARE INCORPORATE ODOR AND TASTE REPELLENT IN ONE.
    - 3.2. APPLY REPELLENTS EARLY IN SPRING ON THE PERIMETER OF THE GARDENS. RE-APPLY SPRAYS AFTER HEAVY RAINFALL.
    - 3.3. SLOWLY WEAN OFF SPRAY APPLICATION SEASONALLY, AND ONLY APPLY OCCASIONALLY AS REMINDER APPLICATIONS FOR THE REST OF THE YEAR. RESULTS VARY DEPENDING ON DEER POPULATION AND FOOD AVAILABILITY IN AREA.

4. USE SOLAR-POWERED OR MOTION SENSOR DEVICE ON SCARECROWS TO ENGAGE SPRINKLER WHEN DEER APPROACH A "PROTECTED AREA".

5. TREE PROTECTION:
    - 5.1. USE PLASTIC OR MESH TREE GUARDS, OR CHICKEN WIRE FOR NEWLY PLANTED TREES.
    - 5.2. TREE PROTECTION SHOULD BE MONITORED YEARLY TO DETERMINED NEED AND NECESSARY MAINTENANCE.

LANDSCAPE MAINTENANCE NOTES:

1. MAINTENANCE CONTRACTOR TO MAINTAIN ALL PLANT MATERIALS AND IRRIGATION SYSTEM.

2. LANDSCAPE CONTRACTOR OR MAINTENANCE SUBCONTRACTOR SHALL HAVE A FULL TIME EMPLOYEE ASSIGNED TO THE JOB AS FOREMAN FOR THE DURATION OF THE CONTRACT. FOREMAN SHALL HAVE A MINIMUM OF FOUR (4) YEARS EXPERIENCE IN LANDSCAPE MAINTENANCE SUPERVISION, WITH EXPERIENCE OR TRAINING IN TURF MANAGEMENT, ENTOMOLOGY, PEST CONTROL, SOILS, FERTILIZERS AND PLANT IDENTIFICATION.

3. LANDSCAPE MAINTENANCE CONTRACTOR SHALL SUBMIT MAINTENANCE SCHEDULE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO START OF LANDSCAPE MAINTENANCE PERIOD.

4. AT BEGINNING OF MAINTENANCE PERIOD, VISIT AND WALK SITE WITH LANDSCAPE ARCHITECT TO VERIFY SCOPE OF WORK AND UNDERSTAND EXISTING /SITE CONDITIONS. NOTIFY LANDSCAPE ARCHITECT FIVE (5) DAYS PRIOR TO VISIT.

5. STERILIZE ALL TOOLS USED PRIOR TO ANY MAINTENANCE WORK.

6. NO USE OF ANTI-DESSICCANT IS PERMITTED ON ANY PLANT.

7. WOUND DRESSINGS SUCH AS TAR, ASPHALT, PAINT OR OTHER PETROLEUM SOLVENTS ARE NOT PERMITTED TO BE USED ON TREES IN ANY CIRCUMSTANCE.

8. PRUNING:
    - 8.1. NO PRUNING IS NECESSARY FOR FORBS AND GRAMINOIDES. IF CUTTING BACK IS DESIRED FOR AESTHETIC REASONS, PERENNIALS MAY BE CUT IN APRIL TO MAY LEAVING BETWEEN 8-24" OF STALKS INTACT FOR STEM-NESTING INSECTS.
    - 8.2. LATE-BLOOMING PERENNIALS MAY BE TRIMMED 25-75% IN LATE SPRING FOR HEIGHT CONTROL.
    - 8.3. HEDGES ARE NOT TO BE TRIMMED IN GEOMETRIC FORMS, BUT LEFT IN IT'S NATURAL FORM.
    - 8.5. NO PRUNING SHALL BE DONE AT THE TIME OF INSTALLATION, EXCEPT TO REMOVE DEAD OR BROKEN BRANCHES/STEMS.
    - 8.6. ALL ADDITIONAL PRUNING SHOULD BE CONDUCTED BY A CERTIFIED ARBORIST TO DETERMINE PRUNING GOALS, BEST PRACTICES AND LONG TERM PRUNING MAINTENANCE NEEDS OF THE SELECTED SPECIES.
        - 8.6.1. ACCEPTABLE PRUNING OBJECTIVES INCLUDE BUT ARE NOT LIMITED TO PROVIDING CLEARANCE, MAINTAINING HEALTH, RESTORATION FROM WEATHER DAMAGE, RISK MANAGEMENT, AND MANAGING WILDLIFE HABITAT.
        - 8.6.2. PRIOR TO PRUNING OF MATURE TREES, A WRITTEN PRUNING SPECIFICATION SHALL BE PRESENTED TO THE OWNER CLEARLY DEMONSTRATING PRUNING SYSTEMS (TYPE OF PRUNING), OBJECTIVES, LOCATION OF CUT, AMOUNT TO REMOVE, PLAN FOR DISPOSAL OF DEBRIS, TIME FRAME FOR COMPLETION OF WORK AND RE-INSPECTION OR PRUNING INTERVAL.

9. REMOVE LEAVES FROM LAWN AND SHRED TO USE AS MULCH IN GARDEN BEDS. EXCESS LEAVES SHOULD BE COMPOSTED. DO NOT REMOVE LEAVES FROM GARDEN BEDS.

10. DO NOT MOW UP TO THE TRUNK OF NEW OR PREVIOUSLY EXISTING TREES. MAINTAIN A BUFFER OF 3 TO 5 FEET FROM THE BASE OF THE TRUNK TO EITHER BE MANAGED BY HAND OR PROTECTED WITH MULCH OR VEGETATION.

11. FERTILIZER SHOULD NOT BE USED AT THE TIME OF PLANTING OR WITHIN THE FIRST YEAR OF INSTALLATION. ANY FUTURE USE MUST BE DOCUMENTED ACCORDING TO #3 AND THE ADDITIONAL REQUIREMENTS LISTED BELOW.

12. LANDSCAPE CONTRACTOR SHALL: SUBMIT A MANUAL WITH ALL MATERIALS AND PRODUCTS USED IN CONSTRUCTION AND MAINTENANCE PERIOD; MAKE CORRECTIONS AND ADDITIONS PER DIRECTION OF LANDSCAPE ARCHITECT PRIOR TO FINAL SUBMITTAL TO THE OWNER; SUBMIT LOG OF ALL FERTILIZERS AND HERBICIDES WITH DATES AND RATES APPLIED DURING MAINTENANCE PERIOD; LANDSCAPE ARCHITECT SHALL WALK SITE WITH CONTRACTOR AND NOTE ALL UNSATISFACTORY WORK. UNSATISFACTORY WORK SHALL BE CORRECTED WITHIN 10 CALENDAR DAYS.

DEMOLITION NOTES:

1. STOCKPILE EXISTING TOPSOIL, MULCH OR OTHER MATERIALS PER PLAN. TOPSOIL IS TO BE STOCKPILED FOR LEAST AMOUNT OF TIME POSSIBLE. IF STOCKPILE IS NEEDED FOR MORE THAN 6 MONTHS IT WILL NEED TO BE SUPPLEMENTED WITH COMPOST OR ACCEPTABLE, WEED FREE, ORGANIC MATTER AS DETAILED IN "PLANTING SOIL SPECIFICATIONS 3.3.1" AT TIME OF FINAL GRADING.

2. TREE PROTECTION:
    - 2.1. EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO ANY CONSTRUCTION OR DEMOLITION.
    - 2.2. PROVIDE FENCING AT LOCATION SHOWN PRIOR TO START OF CONSTRUCTION. FENCING TO BE ACCEPTED BY LANDSCAPE ARCHITECT AND SHALL REMAIN IN PLACE UNTIL SITE WORK IS COMPLETED.
    - 2.3. ALL WORK PERFORMED WITHIN THE "TREE PROTECTION ZONE" AND/OR THE DRIP LINE OF TREES DESIGNATED AS "EXISTING TREES TO REMAIN" SHALL BE HAND LABOR. NO ROOTS TWO INCHES OR LARGER IN CALIPER SHALL BE SEVERED WITHOUT REVIEW AND ACCEPTANCE BY ARBORIST.
    - 2.4. IF TREE ROOTS NEED TO BE PRUNED OUTSIDE OF "TREE PROTECTION ZONE", THE CONTRACTOR SHALL USE A TRENCHER OR VIBRATORY PLOW TO A DEPTH OF 18". ROOTS OVER 1.5" DIA. SHALL HAVE A CLEAN CUT MADE BY A CLEAN SAW ON THE SURFACE OF THE ROOT.
    - 2.5. PROVIDE PROTECTION FOR ROOTS CUT DURING CONSTRUCTION OPERATIONS. DO NOT PAINT THE END OF CUT ROOTS. TEMPORARILY COVER EXPOSED ROOTS WITH WET BURLAP TO PREVENT DRYING OUT. COVER WITH EARTH AS SOON AS POSSIBLE. SIMILARLY PROTECT SHRUB AND GROUNDCOVER AREAS TO REMAIN.
    - 2.6. IF EXCAVATION IS NEEDED FOR INSTALLATION OF UNDERGROUND UTILITIES WHERE ROOTS ARE FOUND, THREAD THE LINES UNDERNEATH ROOTS AND LEAVE INTACT.
    - 2.7. DO NOT USE HEAVY EQUIPMENT OR CONDUCT ANY ACTIVITY THAT WILL CAUSE COMPACTION UNDER THE DRIP LINE OF EXISTING TREES TO REMAIN. DO NOT STORE EQUIPMENT OR MATERIALS UNDER THE DRIP LINE OR BEHIND PROTECTIVE FENCES.

3. AT NO COST TO THE PROJECT OR OWNER, CONTRACTOR SHALL REPAIR OR REPLACE ALL VEGETATION DESIGNATED AS "EXISTING TO REMAIN" THAT IS DAMAGED BY CONSTRUCTION OPERATIONS. LANDSCAPE ARCHITECT OR ARBORIST WILL MAKE SOLE DETERMINATION AS TO EXTENT OF DAMAGE. EMPLOY A LICENSED ARBORIST TO EVALUATE AND DETERMINE REPAIR NEEDS TO ALL DAMAGE TO TREES TO REMAIN.

4. PROTECT ALL EXISTING SITE IMPROVEMENTS FROM DAMAGE. RESTORE DAMAGED ELEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO THE OWNERS, AT NO COST TO THE PROJECT.

5. CONTRACTOR SHALL MINIMIZE DISTURBANCE OF FINISH GRADE AND PROVIDE EROSION CONTROL MEASURES AS NECESSARY UNTIL FINAL PERMANENT COVER IS IN PLACE.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR KNOWLEDGE OF ALL UNDERGROUND IMPROVEMENTS TO BE PROTECTED AND TAKE SOLE RESPONSIBILITY FOR DAMAGE TO ALL SUCH ITEMS. RESTORE DAMAGED UTILITIES TO ORIGINAL CONDITION, AS ACCEPTABLE TO GOVERNING AGENCIES, WHERE REQUIRED BY CODE.

7. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED ON A WEEKLY BASIS AND LEGALLY DISPOSED OF OFF-SITE, INCLUDING ALL MATERIAL FROM VEGETATION REMOVAL. NO ON-SITE BURNING IS PERMITTED.

8. PLANTS TO BE RELOCATED WILL BE TAGGED IN THE FIELD BY THE LANDSCAPE ARCHITECT. CONTRACTORS SHALL IMMEDIATELY TRANSPLANT TREES DUG FOR RELOCATIONS, AND WATER AS NECESSARY. CONTRACTOR SHALL BE RESPONSIBLE FOR TREE MORTALITY AND REPLACE FAILED TREES AT NO COST TO PROJECT.

9. ON-SITE STORAGE OF EQUIPMENT AND MACHINERY BY THE CONTRACTOR SHALL BE LIMITED TO DESIGNATED STAGING AREAS ACCEPTABLE TO LANDSCAPE ARCHITECT.

10. CONTRACTOR SHALL TAKE EXTREME CARE AT ALL TIMES NOT TO BRING ONTO THE SITE ANY SOIL, VEGETATION OR OTHER MATERIAL THAT POSES A CONTAMINATION HAZARD TO EXISTING PLANT MATERIALS INCLUDING INVASIVE SPECIES SEED OR DEBRIS. ALL TRUCKS ALL EQUIPMENT USED SHALL BE CLEAN OF ALL MUD, DIRT OR TOXIC SUBSTANCES WHEN BROUGHT ONTO AND USED ON THE SITE.

11. SHRUBS TO REMAIN OR TO BE TRANSPLANTED WILL BE TAGGED IN THE FIELD BY THE LANDSCAPE ARCHITECT. SHRUBS TO REMAIN SHALL BE PROTECTED WITH FENCING SIMILAR TO THE TREE PROTECTIONS FENCING.

12. TRANSPLANTED TREES AND SHRUBS SHALL BE PROVIDED WITH IRRIGATION AND PART SHADE. IRRIGATE TRANSPLANTS WEEKLY AT A MINIMUM BY THOROUGHLY SOAKING THE ROOT BALL. ARBORIST MAY INCREASE IRRIGATION SCHEDULE AS NEEDED.

13. ALL EXISTING CONCRETE, ROCK OR PAVING THAT IS APPROVED BY ENGINEER FOR FILL OR BASE ROCK OF FUTURE CONSTRUCTION SHALL BE KEPT AND STORED ON SITE UNTIL NEEDED; PROTECT FROM CONTAMINATION.

14. ALL RETAINING WALLS IDENTIFIED FOR DEMOLITION SHALL INCLUDE REMOVAL OF FOOTINGS.

15. TREE REMOVAL SHALL INCLUDE STUMP GRINDING AND/OR REMOVAL OF MAJOR ROOT SYSTEMS. STUMPS ARE TO REMAIN ON SLOPES OF 25% OR GREATER.

16. IRRIGATION DEMOLITION:
    - 16.1. REMOVE (E) IRRIGATION VALVES AND VALVE BOXES (DO NOT BURY)
    - 16.2. DISCONNECT MAIN LINE FROM WATER SERVICE. IF DEEPER THAN 12", BURY. IF SHALLOWER THAN 12" REMOVE.
    - 16.3. REMOVE ALL SPRINKLER HEADS AND RISERS; REMOVE LATERAL LINES.
    - 16.4. REMOVE QUICK COUPLERS AND HOSE BIBS- RECYCLE IF POSSIBLE.

17. DEMOLITION OF STRUCTURES IS NOT INCLUDED IN LANDSCAPE SCOPE OF WORK. DEMOLITION OF ALL STRUCTURES SHALL BE BY OTHERS AS DETERMINED BY GENERAL CONTRACTOR.

18. GENERAL CONTRACTOR SHALL COORDINATE REMOVAL OF ALL STRUCTURES, SECURE TERMINATION AND DISCONNECTION OF ALL UTILITIES AND SECURE CITY PERMITS.

19. WHERE CONFILCTS MAY OCCUR, NEW SITE DEVELOPMENT DESIGN TAKES PRECEDENCE OVER EXISTING ELEMENTS. SUCH CONFLICTING ELEMENTS SHALL BE REMOVED TO ALLOW FOR NEW CONSTRUCTION.

20. NEW LOCATION FOR ALL TRANSPLANTED PLANT MATERIAL TO BE DETERMINED BY LANDSCAPE ARCHITECT IN FIELD.

LAYOUT NOTES:

1. VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS PRIOR TO COMMENCING SITE WORK.

2. VERIFY LOCATION OF ALL VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT, PIPING, DRAINAGE STRUCTURES, LIGHTING, AND OTHER UTILITIES WITH THE APPROPRIATE ENGINEER'S DRAWINGS.

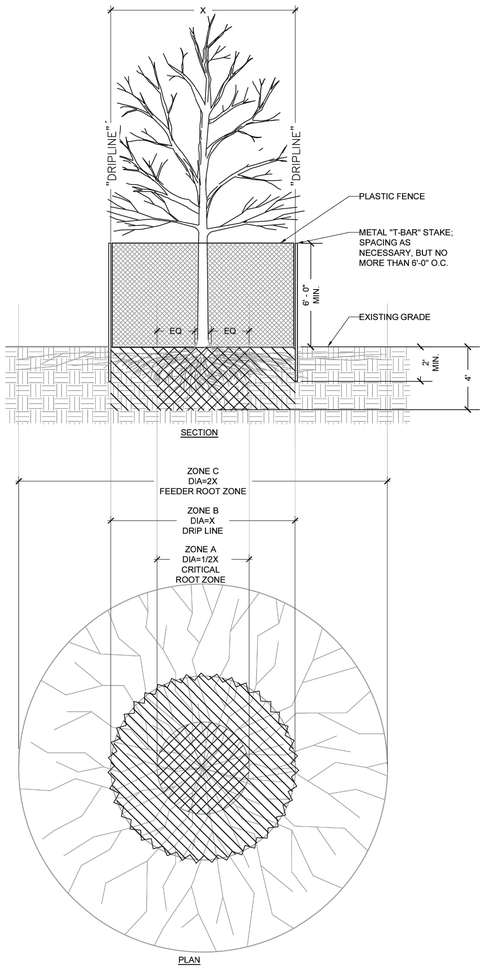
3. WHERE NOT SHOWN ON LANDSCAPE DRAWINGS, SEE CIVIL ENGINEER'S DRAWINGS FOR ROADWAY CENTERLINE, STATION POINTS, BENCHMARKS AND BUILDING SETBACKS.

4. TAKE ALL DIMENSIONS FROM CENTER OF CURB, WALL OR BUILDING, OR TO CENTERLINE OF BUILDING COLUMNS OR TREES UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS CALLED OUT AS "EQUAL" OR "EQ" ARE EQUIDISTANT MEASUREMENTS BETWEEN THE REFERENCE POINTS SHOWN.

6. ALL ITEMS DESIGNATED AS "SIM" OR "TYP" ARE TO BE CONSTRUCTED IN THE MANNER OF THE DETAIL REFERENCED, WITH MINOR ADJUSTMENT FOR SPECIFIC CONDITION.

7. ALL ANGLES ARE 90 DEGREES AND ALL LINES ARE TO BE HELD PARALLEL UNLESS OTHERWISE NOTED ON THE DRAWINGS. MAINTAIN HORIZONTAL ALIG



SECTION

PLAN

1 TREE PROTECTION PLAN

Scale: NTS

FENCING/ROOT PROTECTION
CONSTRUCTION FENCING TO BE PROVIDED AND MAINTAINED AT DRIPLINE

ENGINEER'S APPROVAL REQUIRED FOR USE/ACCESS WITHIN ZONE B. PERMISSION FOR USE/ACCESS REQUIRES SURFACE PROTECTION* (SEE BELOW) FOR ALL UNFENCED, UNPAVED SURFACES WITHIN ZONE B

* SURFACE PROTECTION MEASURES
1. MULCH LAYER, 6"-8"DEPTH
2. 3/4"PLYWOOD
3. STEEL PLATES

TRENCHING/EXCAVATION

ZONE A (CRITICAL ROOT ZONE)
1. NO DISTURBANCE ALLOWED WITHOUT SITE-SPECIFIC INSPECTION AND APPROVAL OF METHODS TO MINIMIZE ROOT DAMAGE

2. SEVERANCE OF ROOTS LARGER THAN 2"DIA REQUIRES ENGINEER'S APPROVAL

3. TUNNELING REQUIRED TO INSTALL LINES 3'-0" BELOW GRADE OR DEEPER

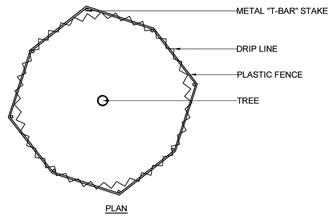
ZONE B (DRIPLINE)
1. OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS SUBJECT TO ENGINEERS APPROVAL SURFACE PROTECTION* (SEE ABOVE) MEASURES REQUIRED

2. TRENCHING ALLOWED AS FOLLOWS:
   2.1. EXCAVATION BY HAND OR WITH HAND-DRIVEN TRENCHER MAY BE REQUIRED
   2.2. LIMIT TRENCH WIDTH. DO NOT DISTURB ZONE A
   2.3. MAINTAIN 2/3 OR MORE OF ZONE B IN UNDISTURBED CONDITION

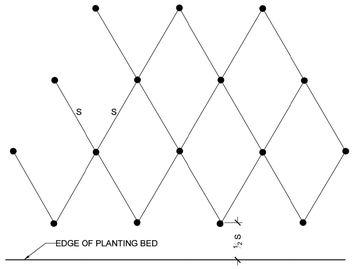
3. TUNNELING MAY BE REQUIRED FOR TRENCHES DEEPER THAN 3'-0"

ZONE C (FEEDER ROOT ZONE)
1. OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS SUBJECT TO ENGINEERS APPROVAL. SURFACE PROTECTION* MEASURES MAY BE REQUIRED

2. TRENCHING WITH HEAVY EQUIPMENT ALLOWED AS FOLLOWS:
   2.1. MINIMIZE TRENCH WIDTH
   2.2. MAINTAIN 2/3 OR MORE OF ZONE C IN UNDISTURBED
   2.3. CONDITION



PLAN



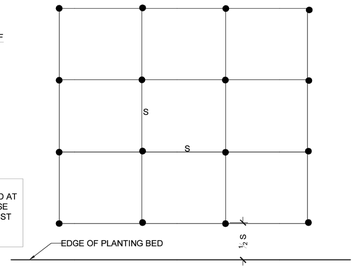
2 EQUILATERAL SPACING

Scale: 1" = 20'

PLANT SPACING

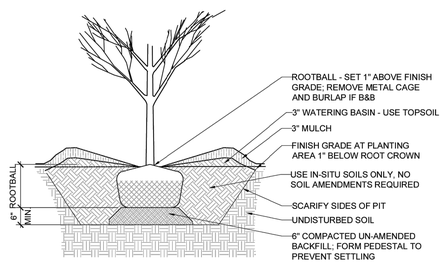
S	PLANTS/SF
8" O.C.	2.25
12" O.C.	1
18" O.C.	.44
24" O.C.	.25
30" O.C.	.16
36" O.C.	.14
44" O.C.	.0625
60" O.C.	.04

NOTE:
ALL GROUNDCOVER TO BE PLANTED AT EQUAL SPACING UNLESS OTHERWISE INDICATED ON PLANS; SEE PLANT LIST FOR ADDITIONAL SPACING REQUIREMENTS



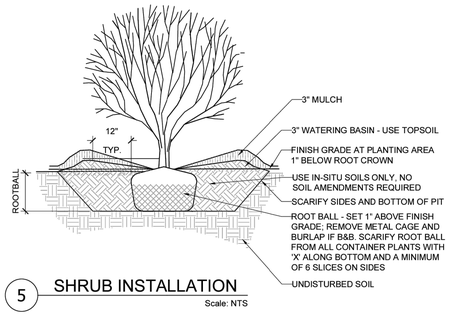
3 SQUARE SPACING

Scale: 1" = 20'



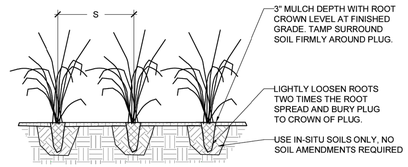
4 TREE INSTALLATION

Scale: NTS



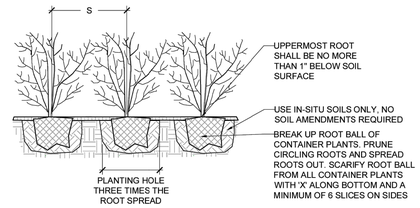
5 SHRUB INSTALLATION

Scale: NTS



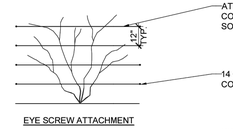
6 PLUG INSTALLATION

Scale: NTS

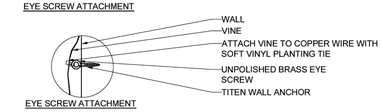


7 PERENNIAL INSTALLATION

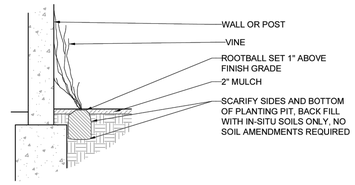
Scale: NTS



EYE SCREW ATTACHMENT

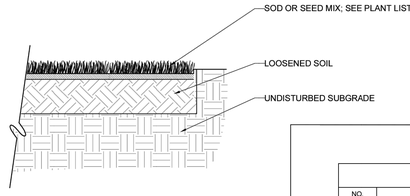


EYE SCREW ATTACHMENT



8 VINE INSTALLATION

Scale: NTS



9 LAWN INSTALLATION

Scale: NTS

DETAIL LIST

NO.	DETAIL NAME	USED	REVISED	NOT USED
1	TREE PROTECTION PLAN			
2	EQUILATERAL SPACING			
3	SQUARE SPACING			
4	TREE INSTALLATION			
5	SHRUB INSTALLATION			
6	PLUG INSTALLATION			
7	PERENNIAL INSTALLATION			
8	VINE INSTALLATION			
9	LAWN INSTALLATION			
10				

REVISION LIST

NO.	DATE	REVISION	BY

LANDSCAPE STANDARD DETAILS

SHEET NO.: 2 OF 3

CLIENT:
Luminace
by Brookfield Renewable
1115 CALVERT ST, SUIT 1000,
BALTIMORE, MD 21202

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Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.
Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
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www.tectonicengineering.com

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PLANS ARE NOT TO BE SCALED

0 1 2

ORIGINAL SIZE IN INCHES

REV	DATE	DESCRIPTION
A	10/30/26	FOR COMMENT

PROJECT NAME

TORVIEW COMMUNITY STORAGE NY, LLC
BATTERY ENERGY STORAGE SYSTEM (BESS)
25 STORMYTOWN ROAD
OSSINING, NY 10562

SEAL & SIGNATURE

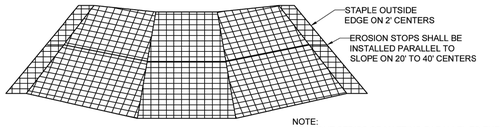
STATE OF NEW YORK
ERIN INSLEY-HAMILTON
100245-1
PROFESSIONAL ENGINEER

DWG TITLE:

LANDSCAPE DETAILS

DOBNOW JOB #:	
DATE:	10/29/26
PROJECT No.:	13856.001
DRAWN BY:	GB
CHECKED BY:	EI
DWG NO.:	C702.00
SHEET:	OF

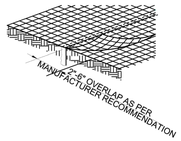
1 / C702 LANDSCAPE DETAILS
SCALE: NTS



NOTE:
ROLL OUT STRIPS OF MATTING PARALLEL TO THE DIRECTION OF FLOW

11 EROSION CONTROL: MATTING DETAIL

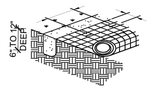
Scale: NTS



NOTE:
JOIN STRIPS BY ANCHORING AND OVERLAPPING. BOTTOM LAYER SHALL BE ANCHORED SIMILAR TO DETAIL AT LEFT. TOP LAYER SHALL BE STAPLED THROUGH BOTTOM LAYER 4" DOWN FROM TRENCH ON A 6" SPACING.

12 EROSION CONTROL: OVERLAP DETAIL

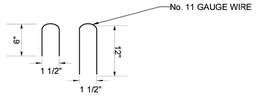
Scale: NTS



NOTE:
ANCHOR MATTING IN A 6" TO 12" TRENCH. TAMP TRENCH FULL OF SOIL AND SECURE MATTING WITH A ROW OF STAPLES ON A 6" SPACING 4" DOWN FROM TRENCH

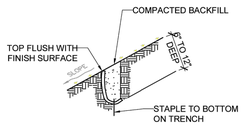
13 EROSION CONTROL: ANCHOR DETAIL

Scale: NTS



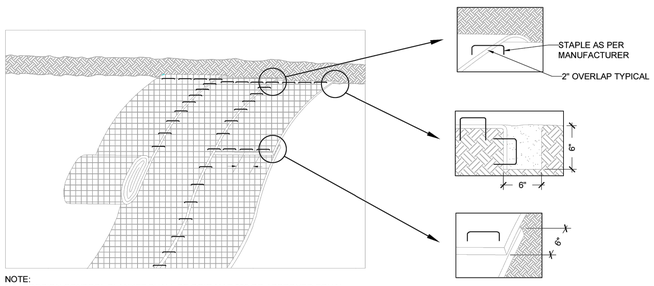
14 EROSION CONTROL: TYPICAL STAPLES

Scale: NTS



15 EROSION CONTROL: EROSION STOP DETAIL

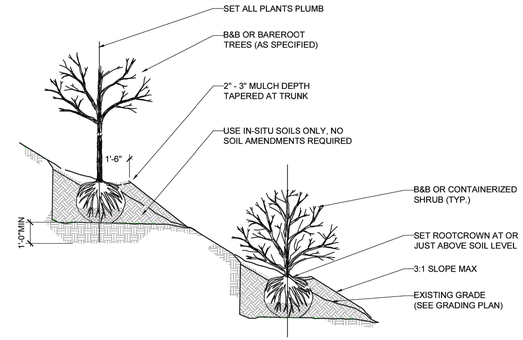
Scale: NTS



NOTE:
1. EROSION CONTROL BLANKET SHALL BE COIR MAT 900 OR APPROVED EQUAL.
2. GEOTEXTILE MATTING (MARAFI 500X OR 600X, OR APPROVED EQUAL) SHALL BE USED DURING WINTER MONTHS IF HYDROSEEDING/ VEGETATIVE STABILIZATION IS NOT PRACTICABLE.
3. CONTRACTOR SHALL INSTALL EROSION CONTROL MESH PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATION.

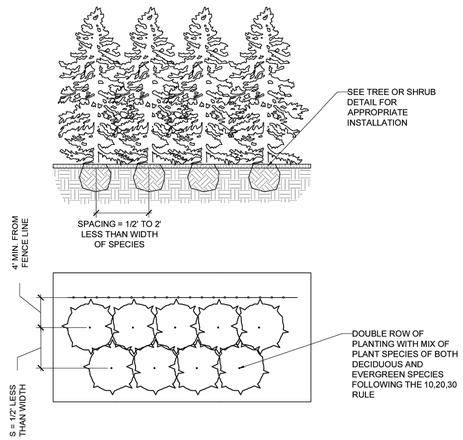
16 EROSION CONTROL: LAYOUT DETAIL

Scale: NTS



17 PLANT INSTALLATION ON SLOPE

Scale: NTS



18 PLANT SCREENING SPACING

Scale: NTS

DETAIL LIST

NO.	DETAIL NAME	USED	REVISED	NOT USED
11	EROSION CONTROL: MATTING DETAIL			
12	EROSION CONTROL: OVERLAP DETAIL			
13	EROSION CONTROL: ANCHOR DETAIL			
14	EROSION CONTROL: TYPICAL STAPLES			
15	EROSION CONTROL: EROSION STOP DETAIL			
16	EROSION CONTROL: LAYOUT DETAIL			
17	PLANT INSTALLATION ON SLOPE			
18	PLANT SCREENING SPACING			
19				
20				

REVISION LIST

NO.	DATE	REVISION	BY

LANDSCAPE STANDARD DETAILS

SHEET NO.: 3 OF 3

1 C703 LANDSCAPE DETAILS
SCALE: NTS

CLIENT:
Luminace
by Brookfield Renewable
1115 CALVERT ST, SUITE 1000,
BALTIMORE, MD 21202

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www.tectonicengineering.com

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PLANS ARE NOT TO BE SCALED

0 1 2
ORIGINAL SIZE IN INCHES

REV	DATE	DESCRIPTION
A	10/30/26	FOR COMMENT

PROJECT NAME
TORVIEW COMMUNITY STORAGE NY, LLC
BATTERY ENERGY STORAGE SYSTEM (BESS)
25 STORMYTOWN ROAD
OSSINING, NY 10562

SEAL & SIGNATURE
STATE OF NEW YORK · MARK IMPERATO · 109245-1 · PROFESSIONAL ENGINEER

DWG TITLE:
LANDSCAPE DETAILS

DOBNOW JOB #:
DATE: 10/29/26
PROJECT No.: 13856.001
DRAWN BY: GB
CHECKED BY: EI
DWG NO.: C703.00
SHEET: OF

NOTE:

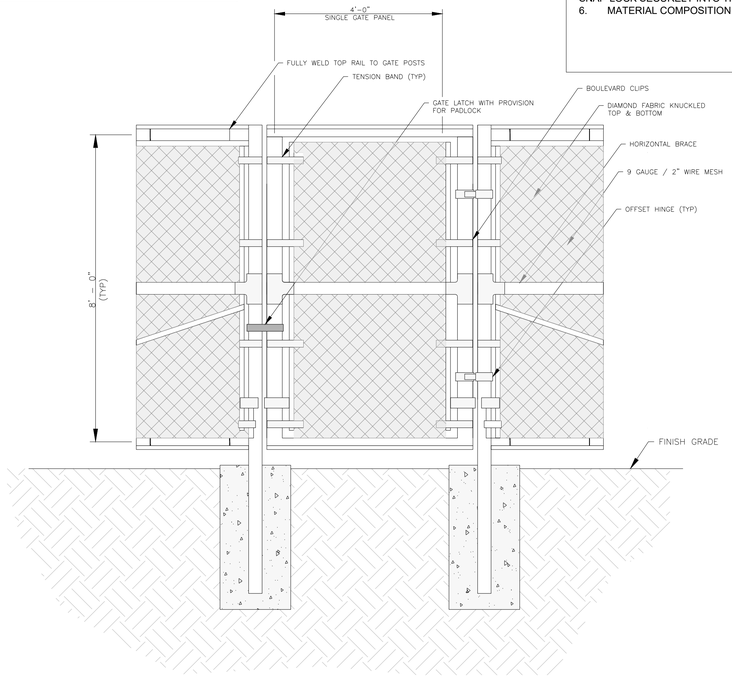
THE FENCE SURROUNDING THE PERIMETER IS TO BE 7' IN HEIGHT. SEE SHEET C200 FOR LOCATIONS.

SLAT SPECIFICATIONS (7 FT FENCE / 2 IN MESH)

1. SLAT LENGTH: 80.5 INCHES TO 81 INCHES (MANUFACTURED 3 TO 3.5 INCHES SHORTER THAN THE 7-FOOT HEIGHT TO CLEAR THE TOP AND BOTTOM FENCE RAILS).
2. SLAT WIDTH: APPROXIMATELY 1-7/16 INCHES WIDE.
3. BODY DESIGN: DOUBLE-WALL FLAT TUBULAR PROFILE FEATURING INTERNAL REINFORCEMENT "LEGS" FOR DURABILITY AND STRUCTURAL INTEGRITY UNDER HEAVY WIND LOADS.
4. WING CONFIGURATION: 4 SMOOTH, FLEXIBLE SIDE WINGS (2 ON EACH SIDE) THAT SIT FLUSH AGAINST THE CHAIN LINK MESH TO MAXIMIZE COVERAGE.
5. LOCKING MECHANISM: TOP-LOCKING SYSTEM. INCLUDES A HORIZONTAL LOCKING TRACK INSERTED THROUGH THE SECOND DIAMOND ROW FROM THE TOP; VERTICAL SLATS SLIDE DOWN AND SNAP-LOCK SECURELY INTO THIS TRACK.
6. MATERIAL COMPOSITION: VIRGIN HIGH-DENSITY POLYETHYLENE (HDPE) INFUSED WITH INDUSTRIAL UV INHIBITORS TO GUARD AGAINST FADING, CRACKING, AND CHALKING.

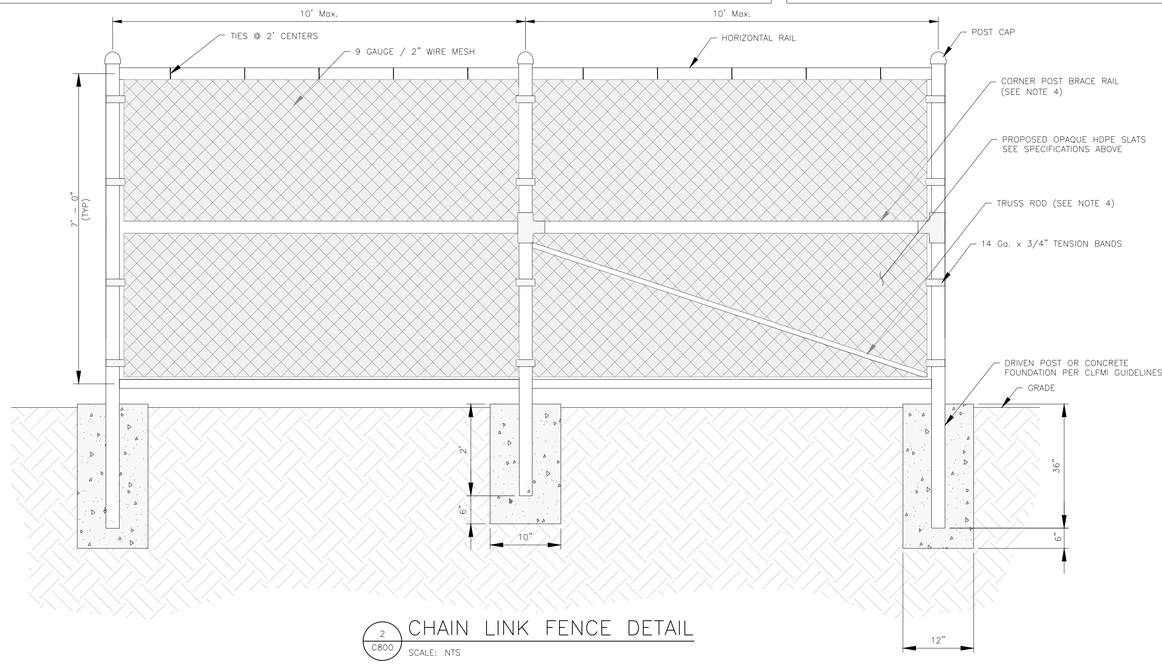
NOTES:

1. THE FENCE SHALL MEET OR EXCEED THE CHAIN LINK FENCE MANUFACTURER INSTITUTE (CLFMI) GUIDELINES AND RELATED FEDERAL AMPLIFICATIONS FOR SECURITY CHAIN LINK FENCE MATERIALS AND INSTALLATION.
2. ALL FENCE MATERIAL AND COMPONENTS SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
3. THIS DETAIL NOT APPLICABLE FOR PRIVACY FENCE OR FENCE WITH SLATS.
4. ADJUSTABLE TRUSS ROD AND BRACE RAIL AT CORNER OR END POSTS ONLY, I REQUIRED BY CLFMI GUIDELINES.
5. PROPOSED FENCE LINE AROUND PERIMETER OF PROPOSED ARRAY FIELD AND EQUIPMENT TO CONTAIN A SELF LOCKING GATE AT MAIN ENTRY POINT



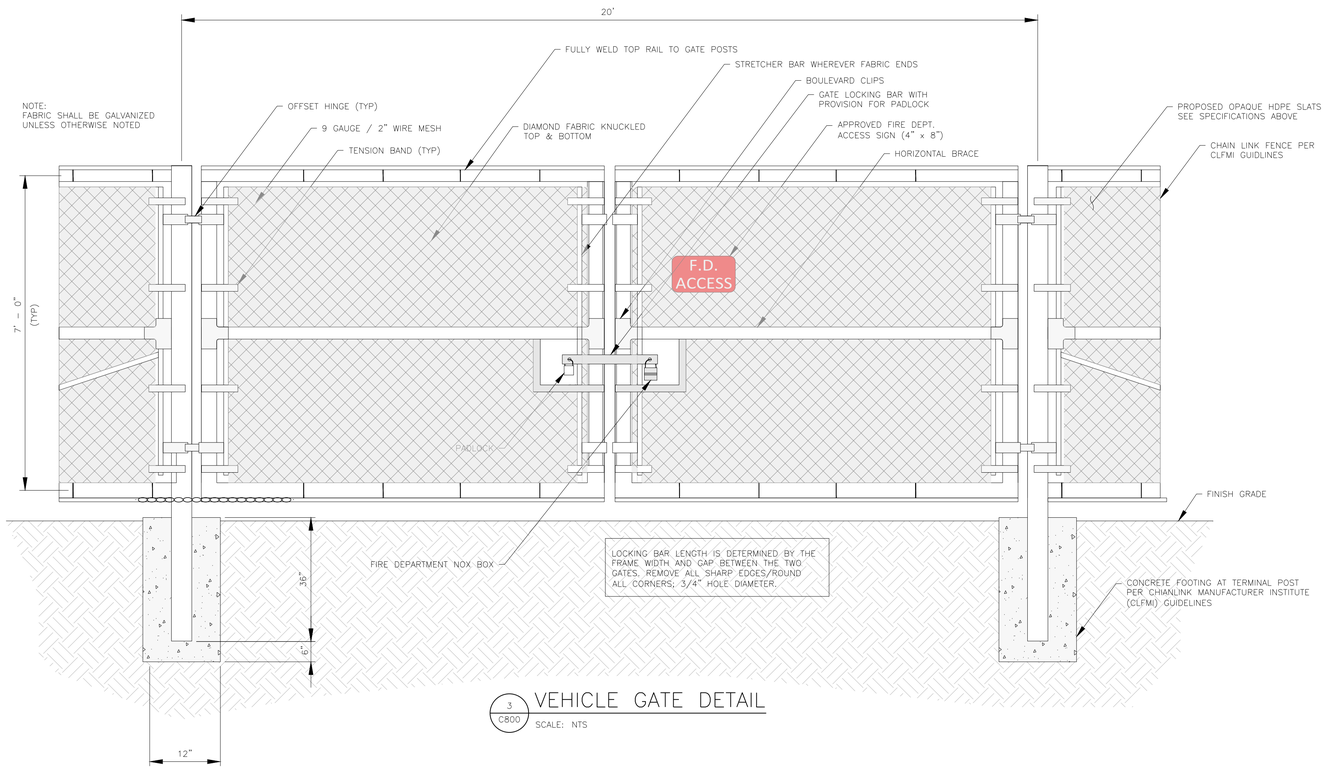
1 C800 MAN GATE DETAIL

SCALE: NTS



2 C800 CHAIN LINK FENCE DETAIL

SCALE: NTS



3 C800 VEHICLE GATE DETAIL

SCALE: NTS



A CLEARLY VISIBLE WARNING SIGN CONCERNING VOLTAGE MUST BE PLACED AT THE BASE OF ALL PAD MOUNTED TRANSFORMERS. SIGN TO BE 7"x10" x 4 MIL PEEL AND STICK POLYESTER LABEL, OR APPROVED EQUAL.



A CLEARLY VISIBLE WARNING SIGN CONCERNING VOLTAGE MUST BE PLACED AT THE GATE ENTRANCE TO THE FACILITY AND ON PERIMETER FENCING. SIGN TO BE 12"x18"x0.55" THICK POLYETHYLENE PLASTIC MOUNTED AT ALL 4 CORNERS.

SITE MANAGED BY:

Luminace
By Brookfield Renewable

(914) 441–6252

SITE NAME: TORVIEW COMMUNITY STORAGE

A SIGN NOT TO EXCEED EIGHT S.F. SHALL BE DISPLAYED ON OR NEAR THE MAIN ACCESS POINT AND SHALL LIST THE FACILITY NAME, OWNER AND TELEPHONE NUMBER, TO BE CONSTRUCTED OF 3/4" x 24" x 48" TREATED PLYWOOD, OR APPROVED EQUAL..

4 C800 SIGNS

SCALE: NTS

CLIENT:

Luminace
by Brookfield Renewable

1115 CALVERT ST, SUIT 1000,
BALTIMORE, MD 21202

CONSULTANTS

Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.
Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
Project Contact: mep
1279 Route 300
Newburgh, NY 12550
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www.tectonicengineering.com

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PLANS ARE NOT TO BE SCALED

0 1 2

ORIGINAL SIZE IN INCHES

REV	DATE	DESCRIPTION
A	10/30/26	FOR COMMENT

PROJECT NAME

TORVIEW COMMUNITY STORAGE NY, LLC
BATTERY ENERGY STORAGE SYSTEM (BESS)
25 STORMYTOWN ROAD
OSSINING, NY 10562

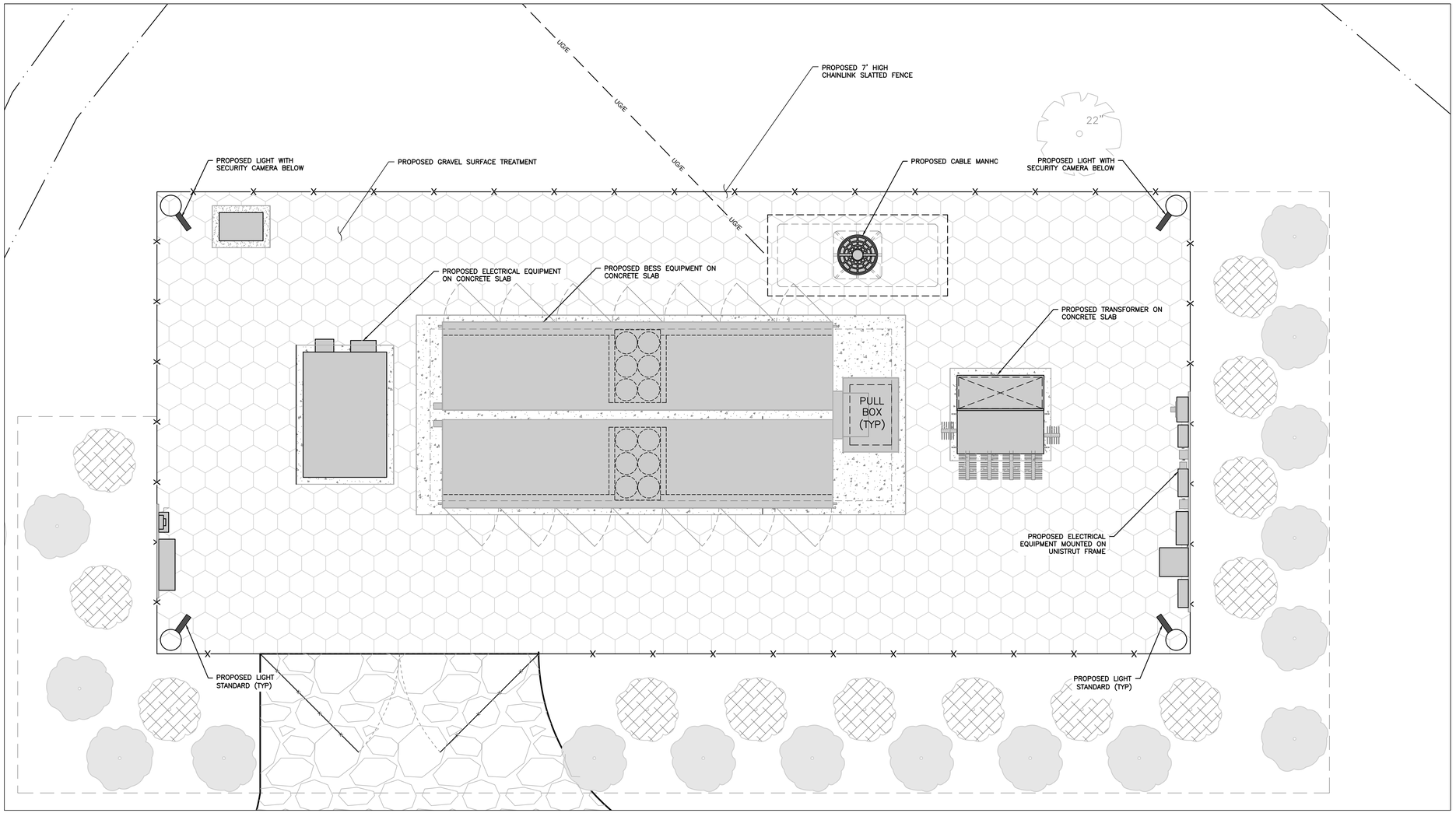
SEAL & SIGNATURE



DWG TITLE:

FENCE DETAILS

DOBNOW JOB #:	
DATE:	10/29/26
PROJECT No.:	13856.001
DRAWN BY:	GB
CHECKED BY:	EI
DWG NO.:	C800.00
SHEET:	OF



1 / L-1 PROPOSED LIGHTING AND SECURITY CAMERA PLAN

SCALE: 1" = 4'

CLIENT:

Luminace
By Brookfield Renewable
1115 CALVERT ST, SUIT 1500,
BALTIMORE, MD 21230

CONSULTANTS

Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.
Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
Project Contact Info
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www.tectonicengineering.com

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PLANS ARE NOT TO BE SCALED

0 1 2

ORIGINAL SIZE IN INCHES

REV	DATE	DESCRIPTION
A	10/30/26	FOR PERMIT

PROJECT NAME

TORVIEW COMMUNITY STORAGE NY, LLC
BATTERY ENERGY STORAGE SYSTEM (BESS)
25 STORMYTOWN ROADOSSINING, NY 10562

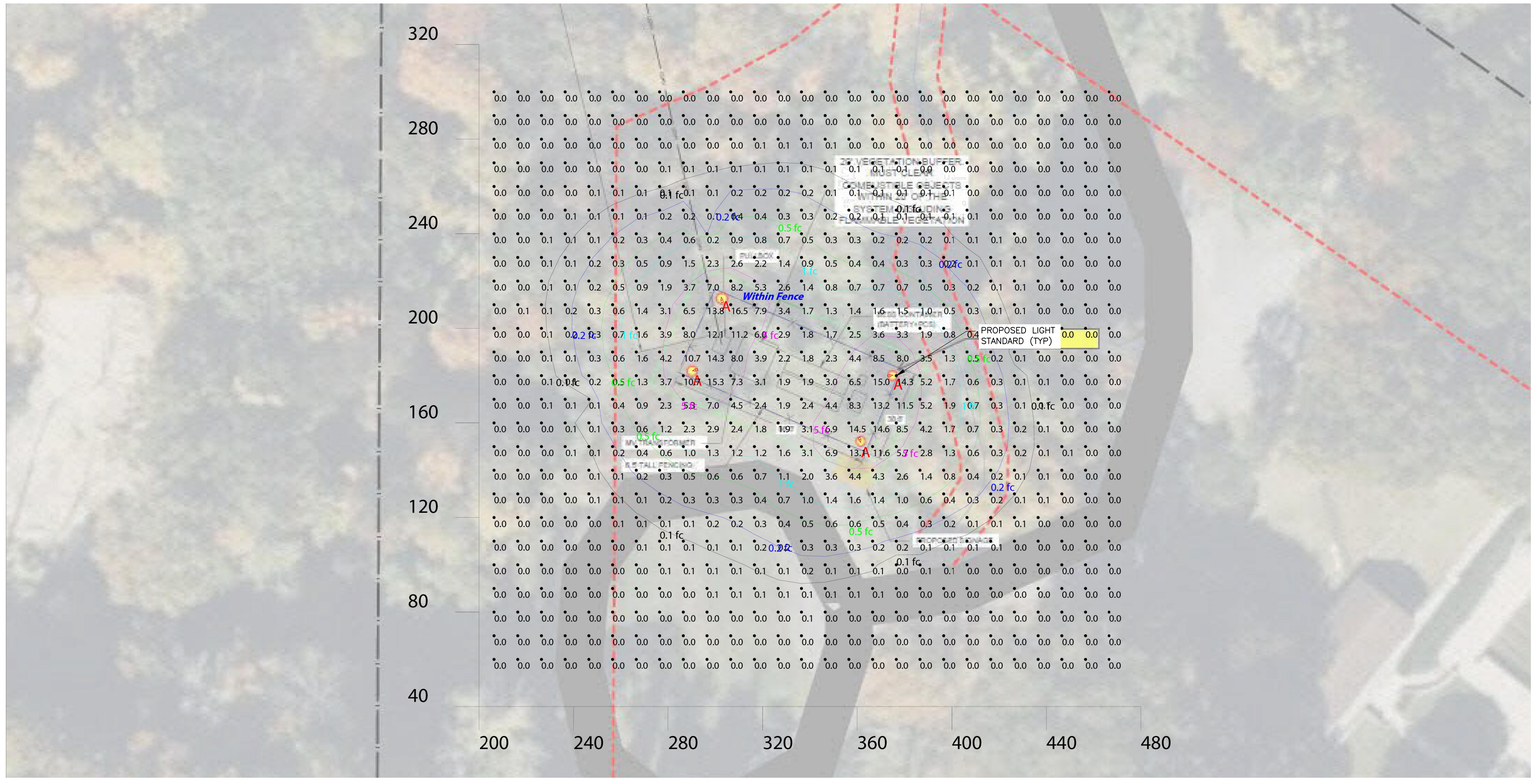
SEAL & SIGNATURE

STATE OF NEW YORK
GREGORY BOYCE
109245-1
LICENSED PROFESSIONAL ENGINEER

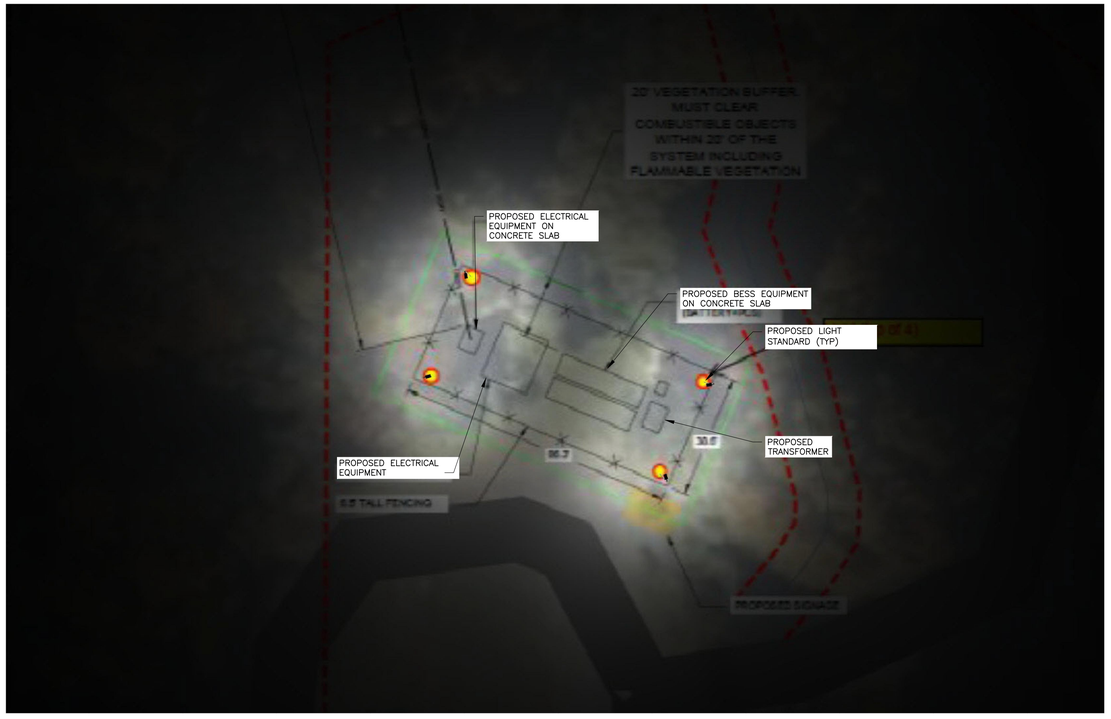
DWG TITLE:

PROPOSED LIGHTING AND SECURITY CAMERA PLAN

DATE:	10/29/26
PROJECT No.:	13856.001
DRAWN BY:	GB
CHECKED BY:	EI
DWG NO.:	L-1
SHEET:	OF



THE LIGHTING ANALYSIS, REPRESENTS AN ANTICIPATED PREDICTION OF LIGHTING SYSTEM PERFORMANCE BASED ON THE MANUFACTURER RAB



1 L-2 LIGHT LAYOUT

SCALE: N.T.S.

CLIENT:

Luminace
by Brookfield Renewable
1115 CALVERT ST, SUIT 1500,
BALTIMORE, MD 21202

CONSULTANTS

Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
Project Contact Info
1279 Route 300
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ORIGINAL SIZE IN INCHES

REV	DATE	DESCRIPTION
A	10/30/26	FOR PERMIT

PROJECT NAME

TORVIEW COMMUNITY STORAGE NY, LLC
BATTERY ENERGY STORAGE SYSTEM (BESS)
25 STORMYTOWN ROADOSSINING, NY 10562

SEAL & SIGNATURE

STATE OF NEW YORK
GINA MARIE PROVENZANO
100245-1
PROFESSIONAL ENGINEER

DWG TITLE:

LIGHT LAYOUT

DATE:	10/29/26
PROJECT No.:	13856.001
DRAWN BY:	GB
CHECKED BY:	EI
DWG NO.:	L-2
SHEET:	OF

Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
Site Lighting	Illuminance	Fc	0.89	16.5	0.0	N.A.	N.A.	Readings taken at grade	10	10	Horizontal
Within Fence	Illuminance	Fc	7.11	16.5	1.8	3.95	9.17	Readings taken at grade			

Luminaire Schedule												
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	BUG Rating
	4	A	A17-4T150 @100W_3K (MAXIMUM 3,000 KELVIN)	Single	15407	15407	1.000	TYPE IV AREA LIGHT	101.464	101.464	405.856	B3-U0-G3

Expanded Luminaire Location Summary						
LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	A	290.478	182.053	15	14.461	0
2	A	302.565	213.082	15	281.042	0
3	A	375.008	180.191	15	188.944	0
4	A	361.458	151.81	15	106.754	0
Total Quantity: 4						

NOTES:
* The light loss factor (LLF) is a product of many variables. RAB's standard is to use the initial 1.0 LLF in accordance with most municipal lighting ordinance light trespass requirements, unless otherwise noted.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* The landscape material shown hereon is conceptual and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.

* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB Lighting Design. The owner/contractor/customer/end-user must provide accurate and complete construction drawings that reflect what will be the final construction RAB is not responsible for any inaccuracies caused by incomplete, inaccurate, or outdated information provided by the owner/contractor/customer/end-user.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending may apply. Please see www.rablighting.com/ip.

* The Lighting Analysis, EZLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

* RAB does not warranty, either implied or stated, actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design.

* RAB does not warranty, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design as compliant with any applicable regulatory code requirements with the exception of those expressly stated on drawings created and submitted by RAB. The Lighting Design is issued, in whole or in part, as advisory documents for informational and convenience purposes only, is not intended for construction nor as a part of a project's construction documentation package and should not be relied upon for any purpose.

* Immediately prior to any party ordering RAB products used in the Lighting Design, the ordering party must verify that the lumen output of the fixtures being ordered (as shown on RAB's website) match the lumen output shown in the Lighting Design. Occasionally, Lighting Designs previously provided use fixtures that are then updated prior to an order and such updates could change the lumen output of the fixture. This in turn, could impact the installed lighting performance that differs from the Lighting Design.



Color: Bronze Weight: 8.8 lbs

LIGHT: MODEL RAB: A17t150

Driver Info		LED Info	
Type	Constant Current	Watts	150/120/100W
120V	1.21A/0.97A/0.81A	Color Temp	3000/4000/5000K
208V	0.70A/0.56A/0.47A	Color Accuracy	81-84 CRI
240V	0.63A/0.51A/0.42A	L70 Lifespan	100,000 Hours
277V	0.53A/0.45A/0.38A	Lumens	15,460-22,709 lm
Input Watts	98.6-149.4W	Efficacy	141.3-164 lm/W

Technical Specifications

Compliance
UL Listed:
Suitable for wet locations

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

IP Rating:
Ingress protection rating of IP65 for dust and water

DLC Listed:
This product family is listed with the DesignLights Consortium (DLC). Individual SKUs within this family may carry either a DLC Standard or DLC Premium qualification. Please refer to the individual product specification sheet or the DLC Qualified Products List (QPL) at designlights.org to confirm the qualification status of a specific SKU prior to specification or purchase.

Electrical
Driver:
150W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 1.21A, 208V: 0.70A, 240V: 0.63A, 277V: 0.53A
120W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.97A, 208V: 0.56A, 240V: 0.51A, 277V: 0.45A
100W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.81A, 208V: 0.47A, 240V: 0.42A, 277V: 0.38A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
3.01% at 120V, 5.56% at 277V

Power Factor:
99.88% at 120V, 95.4% at 277V

Surge Protection:
6 kV

Performance
Lifespan:
100,000-Hour LED lifespan based on IESlm-80 results and TM-21 calculations

Optical
IES Classification:
The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

BUG Rating:
B3 U0 G3

LED Characteristics
LEDs:
Long-life, high-efficiency, surface-mount LEDs

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction
Cold Weather Starting:
The minimum starting temperature is -40°F (-40°C)

Maximum Ambient Temperature:
Suitable for use in up to 104°F (40°C)

1 L–3 LIGHTING SPECIFICATION
SCALE: N.T.S.

Technical Specifications (continued)

Lens:
Polycarbonate lens

Housing:
Die-cast aluminum housing, lens frame and mounting arm

Vibration Rating:
3G vibration rating per ANSI C136.31

Effective Projected Area (EPA) (Without Shield):
1 Fixture: 0.60 ft²
2 Fixtures at 90°: 0.86 ft²
2 Fixtures at 180°: 1.21 ft²
3 Fixtures at 90°: 1.47 ft²
4 Fixtures at 90°: 1.47 ft²

Effective Projected Area (EPA) (With Shield):
1 Fixture: 0.64 ft²
2 Fixtures at 90°: 1.14 ft²
2 Fixtures at 180°: 1.28 ft²
3 Fixtures at 90°: 1.8 ft²
4 Fixtures at 90°: 1.8 ft²

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

Installation
Mounting:
Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole adapter plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Other
5-Year Limited Warranty:
The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze Weight: 105.8 lbs

Project:	Type:
Prepared By:	Date:

Dimensions

Features
Designed for ground mounting
Heavy duty TGIC polyester coating
Reinforced hand holes with grounding lug and removable cover for easy wiring access
Pole caps, base covers & bolts are sold separately
Custom manufactured for each application

LIGHT TO BE ATTACHED AT 14' ON THE PROPOSED POLE

Ordering Matrix

Family		Distribution	Wattage/Lumens	Mounting	Color Temp	Finish	Driver	Options
A17	–	4T	150	14 FT	3,000			
		3T = Type III 5T = Type V 4T = Type IV	200 = 200/180/166W 480 = 480/400/320W 375 = 375/300/240W 300 = 300/240/200W 150 = 150/120/100W 100 = 100/80/60W 70 = 70/60/50W	SF = Slipfitter (Factory installed SF available in 150W)† Blank = Universal Pole Mount	Blank = 3000/4000/5000K CCT Adjustable	Blank = Bronze	Blank = 120-277V, 0-10V Dimming /480 = 480V, 0-10V Dimming	/LCBS/MVS = Lightcloud Blue w/MVS Sensor /LCBS = Lightcloud Blue w/PIR Sensor /MVS = Microwave Motion Sensor /7PRS = 7-pin Receptacle and Shorting Cap /3PRS = 3-pin Receptacle and Shorting Cap Blank = No Option

† 1Slipfitter Mount available on 150W only
Type II distribution available as special order.
Wall mount and roadway arm mount available as optional accessories.

Technical Specifications

Compliance
CSA Listed:
Suitable for wet locations

Construction
Shaft:
46,000 p.s.i. minimum yield.

Hand Holes:
Reinforced with grounding lug and removable cover

Base Plates:
Slotted base plates 36,000 p.s.i.

Shipping Protection:
All poles are shipped in individual corrugated cartons to prevent finish damage

Color:
Bronze powder coating

Height:
15 ft

Weight:
106 lbs

Gauge:
11

Wall Thickness:
1/8"

Shaft Size:
4"

Hand Hole Dimensions:
3" x 5"

Bolt Circle:
8 1/2"

Base Dimension:
8"

Anchor Bolt:
Anchor bolt kits are sold separately. Order ABK4-11-BCK-S4 for anchor bolt kits.

Anchor Bolt Templates:
WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available online.

Max EPA's/Max Weights:
70MPH 17.4 ft/450 lb.
80MPH 12.5 ft/440 lb.
90MPH 9.0 ft/440 lb.
100MPH 6.6 ft/440 lb.
110MPH 4.8 ft/435 lb.
120MPH 3.4 ft/436lb.
130MPH 2.3 ft/435 lb.
140MPH 1.4 ft/430 lb.
150MPH 0.8 ft/420 lb

Other
Terms of Sale:
Pole Terms of Sale is available online.

CLIENT:
Luminace
By Brookfield Renewable
1115 CALVERT ST, SUIT 1560,
BALTIMORE, MD 21202

CONSULTANTS
Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.
Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
Project Contact: mhk
1279 Route 300 Phone: (845) 567–6656
Newburgh, NY 12550 (800) 829–6531
www.tectonicengineering.com

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PLANS ARE NOT TO BE SCALED

0 1 2
ORIGINAL SIZE IN INCHES

REV	DATE	DESCRIPTION
A	10/30/26	FOR PERMIT

PROJECT NAME
TORVIEW COMMUNITY STORAGE NY,LLC
BATTERY ENERGY STORAGE SYSTEM (BESS)
25 STORMYTOWN ROADOSSINING, NY 10562

SEAL & SIGNATURE
STATE OF NEW YORK
GREGORY KOPACZ
132545-1
LICENSED PROFESSIONAL ENGINEER

DWG TITLE:
LIGHTING SPECIFICATIONS

DATE:	10/29/26
PROJECT No.:	13856.001
DRAWN BY:	GB
CHECKED BY:	EI
DWG NO.:	L-3
SHEET:	OF