

# ELKAY DRIVE COMMERCIAL BUILDING SITE PLAN

## TOWN OF CHESTER ORANGE COUNTY, NEW YORK

### GENERAL NOTES:

1. PARCEL OF LAND TO BE DEVELOPED IS LOCATED IN THE TOWN OF CHESTER, SECTION 6 BLOCK 1 LOT 69.4.
2. TOTAL AREA OF PARCEL: 2.77± ACRES.
3. PARCEL IS LOCATED IN THE IP INDUSTRIAL PARK ZONING DISTRICT.
4. PROPOSED USE IS LIGHT INDUSTRIAL USES, INCLUDING MANUFACTURING, ASSEMBLY, CONVERTING, ALTERING, FINISHING, CLEANING OR ANY OTHER PROCESSING OF MATERIALS INVOLVING THE USE OF ONLY OIL, GAS, ELECTRICITY OR THE EQUIVALENT.
5. TOTAL BUILDING SQUARE FOOTAGE IS 30,500 sq.ft.
6. TOTAL NUMBER OF PARKING SPACES IS 27 PARKING SPACES.
7. TOTAL NUMBER OF LOADING DOCKS IS 2.
8. FACILITY TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEM AND WELL.
9. ENTIRE PARCEL IS WITHIN THE CHESTER UNION FREE SCHOOL DISTRICT.
10. ENTIRE PARCEL IS WITHIN THE CHESTER FIRE DISTRICT.
11. THERE ARE NO N.Y.S.D.E.C. WETLANDS OR FEDERAL WETLANDS ONSITE.
12. BUILDING DIMENSIONS AND AREAS ARE APPROXIMATE. FINAL DIMENSIONS AND AREAS WILL BE DEVELOPED AS PART OF THE FINAL BUILDING PLANS.
13. MAXIMUM NUMBER OF EMPLOYEES PER MAX SHIFT IS 24.
14. MAP REFERENCE: "SURVEY & TOPOGRAPHY OF PROPERTY FOR 1657 MANAGEMENT, LLC DATED JULY 27, 2018 AND PREPARED BY JAMES A. DILLON, PLS
15. CONSTRUCTION OF ANY RETAINING WALL WITH HEIGHT GREATER THAN 4 FEET SHALL REQUIRE A BUILDING PERMIT.

### CONSTRUCTION NOTES:

1. PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO CONTACT ALL UTILITY COMPANIES FOR UTILITY MARK OUTS. CONTRACTOR IS TO ASSUME FULL RESPONSIBILITY FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO UTILITIES IN THE EVENT OF DAMAGE.
2. PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES LOCATIONS, ELEVATIONS, INVERTS, ETC. AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES ON THIS PLAN.
3. CONTRACTOR IS TO COORDINATE NEW UTILITY SERVICES WITH ALL UTILITY COMPANIES.
4. CONTRACTOR IS TO BE RESPONSIBLE FOR ALL TRAFFIC MAINTENANCE.
5. CONTRACTOR IS TO BE RESPONSIBLE FOR ALL PROJECT SAFETY REQUIREMENTS.

### PROPOSED HOURS OF OPERATION

DAY OF WEEK	HOURS OF OPERATION (2 SHIFTS MAX.)
MONDAY-FRIDAY	6 A.M.-10 P.M.
SATURDAY	9 A.M.-5 P.M.
SUNDAY	10 A.M.-5 P.M.

### HIGHWAY DEPARTMENT NOTES:

1. A \$20,000 CASH DRIVEWAY OPENING BOND SHALL BE SECURED IN A FORM ACCEPTABLE BY THE TOWN OF CHESTER FOR BOTH ENTRANCES.
2. A \$50,000 BOND SHALL BE SECURED IN A FORM ACCEPTABLE BY THE TOWN OF CHESTER FOR PROTECTION OF EXISTING TOWN ROAD, ELKAY DRIVE

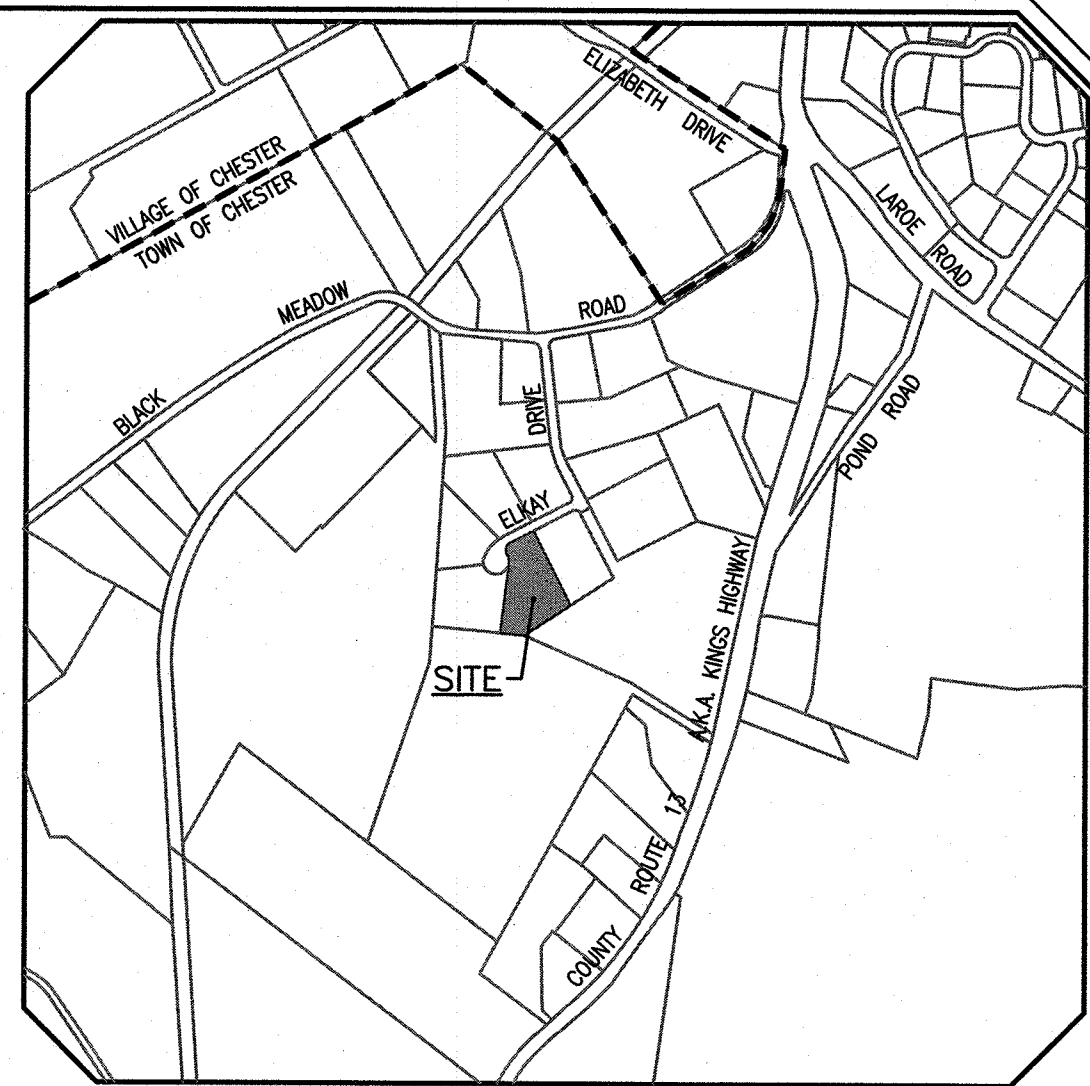
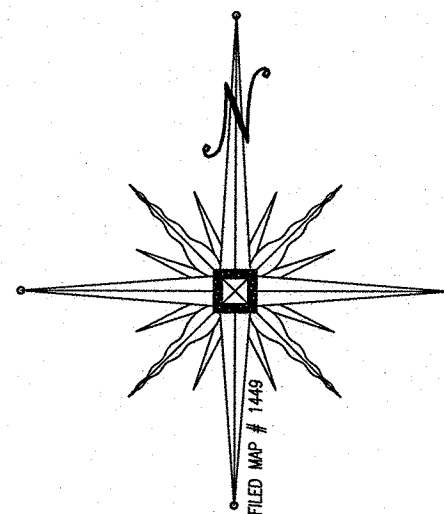
N/F  
SINGH / KHANDUJA  
6-1-69.3

N/F  
SURESKY STORAGE LOT, LLC.  
6-1-70.12

N/F  
AL-TAKIQ  
6-1-72



BEFORE YOU DIG, DRILL OR BLAST!  
-CALL TOLL FREE 1-800-962-7962  
-NY INDUSTRIAL CODE RULE 753 REQUIRES NO LESS THAN TWO WORKING DAYS NOTICE, BUT NOT MORE THAN TEN DAYS NOTICE.



LOCATION MAP  
SCALE: 1"=1,000'

RECORD OWNER  
1657 MANAGEMENT LLC  
P.O. BOX 96  
MONROE, NEW YORK 10949

RECORD APPLICANT  
1657 MANAGEMENT LLC  
P.O. BOX 96  
MONROE, NEW YORK 10949

### BULK REQUIREMENTS

ZONE IP (INDUSTRIAL PARK DISTRICT)  
USE GROUP (12) LIGHT INDUSTRIAL USES

	MIN. REQUIRED	PROVIDED
LOT AREA (AC.)	2	2.77
LOT WIDTH (FT.)	200	266
FRONT YARD (FT.)	60	60
SIDE YARD (FT.)	50	50
TOTAL SIDE YARD (FT.)	100	100
REAR YARD (FT.)	50	50

### MAX. PERMITTED

BLDG. HEIGHT (FT.)	65	<65
BUILDING COVERAGE (%)	40	25.3

### PLAN INDEX

SHEET NO.	TITLE
1	COVER SHEET/SITE PLAN
2	EXISTING CONDITIONS PLAN
3	GRADING PLAN
4	UTILITY PLAN
5	EROSION CONTROL PLAN
6	EROSION CONTROL DETAILS
7	LIGHTING PLAN
8	LANDSCAPING PLAN
9	SITE DETAILS 1
10	SITE DETAILS 2
11	SANITARY & WATER SUPPLY DETAILS

### PARKING CALCULATIONS

#### INDUSTRIAL/MANUFACTURING USE

2 SPACES PER 3 EMPLOYEES ON THE  
2 LARGEST CONSECUTIVE SHIFTS

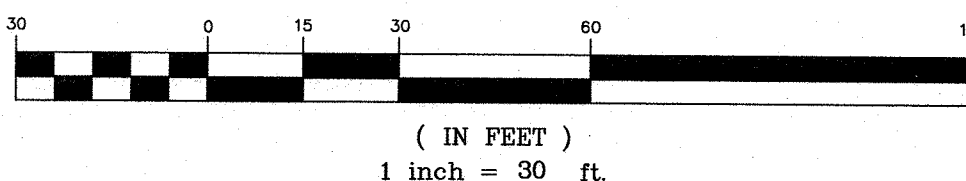
ASSUME 24 EMPLOYEES PER MAX SHIFT:

2 SPACES/3 EML. x 24 EMPLOYEES = 16.0 SPACES

MIN. NUMBER OF SPACES REQUIRED = 16 SPACES

TOTAL NUMBER OF SPACES PROVIDED = 27 SPACES

### GRAPHIC SCALE



RESERVED FOR TOWN OF CHESTER PLANNING BOARD APPROVAL

DATE	DESCRIPTION	INITIALS
01-21-20	SWPPP PREP & FUSCO COMMENTS DATED 12-3-19	CJP
11-6-19	SITE PLAN PREPARATION DATE	JJP
DATE	DESCRIPTION	INITIALS
REVISIONS		
MAP CHECK DATE:	INITIALED BY:	

**PIETRZAK & PFAU**  
ENGINEERING & SURVEYING, PLLC  
282 GREENWICH AVENUE, SUITE A  
GOSHEN, NEW YORK 10924  
(845) 284-0806  
2 HAMILTON AVENUE  
MONTICELLO, NEW YORK 12701  
(845) 786-4646

JOSEPH J. PFAU P.E.  
LICENSE NO. 009086  
MICHAEL F. CROGAN P.L.S.  
LICENSE NO. 050023  
VINCENT J. PIETRZAK P.E. P.L.S. LEADSAP  
P.E. LICENSE NO. 079936, P.L.S. LICENSE NO. 050075  
VINCENT J. PIETRZAK P.L.S. LEADSAP  
P.L.S. LICENSE NO. 050086

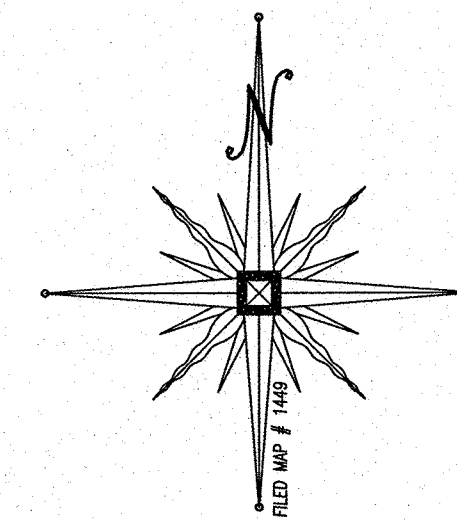
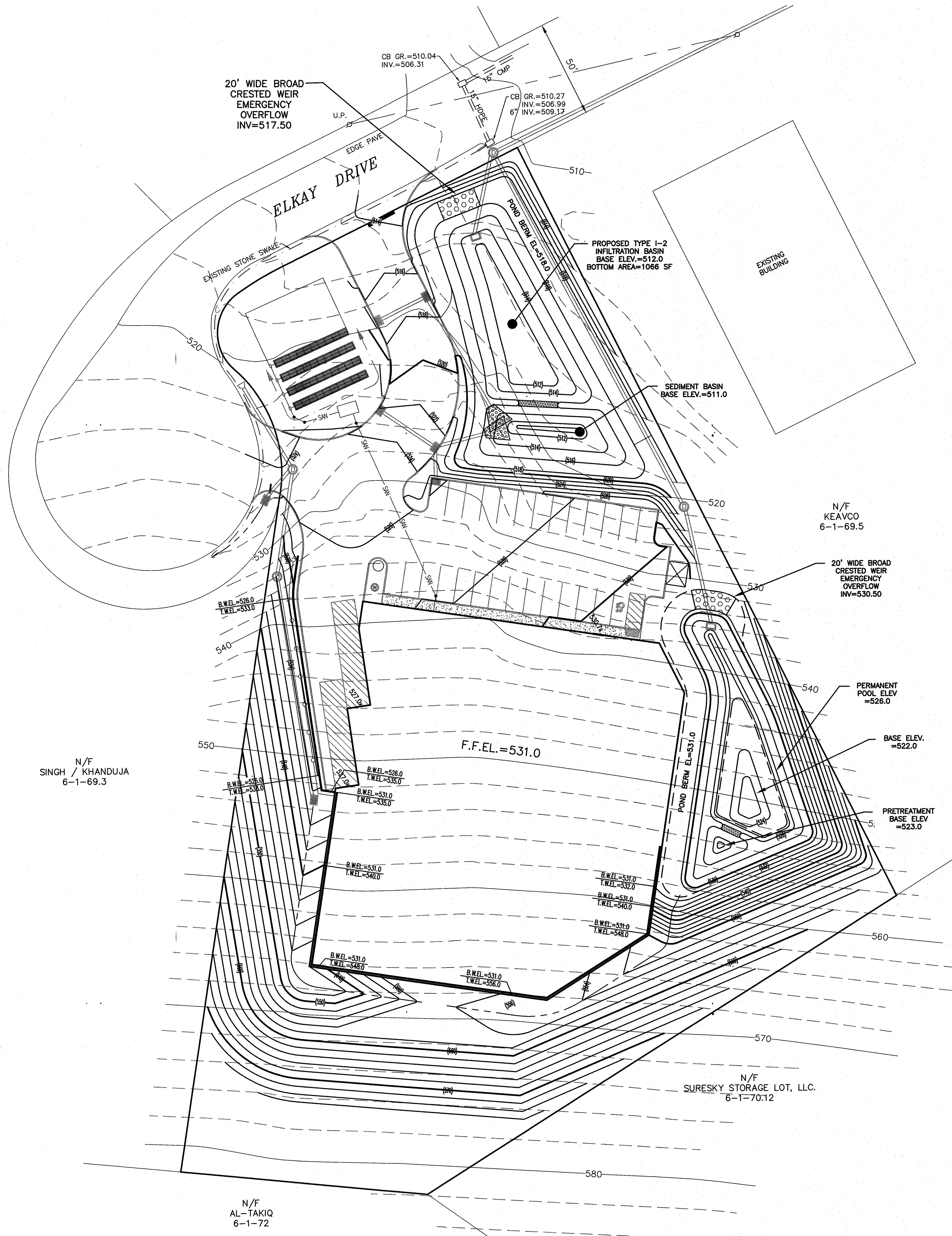
**ELKAY DRIVE COMMERCIAL  
BUILDING SITE PLAN**  
TOWN OF CHESTER  
COUNTY OF ORANGE, NEW YORK  
PROJECT TITLE

**COVER SHEET/  
SITE PLAN**  
SECTION 6 BLOCK 1 LOT 69.4

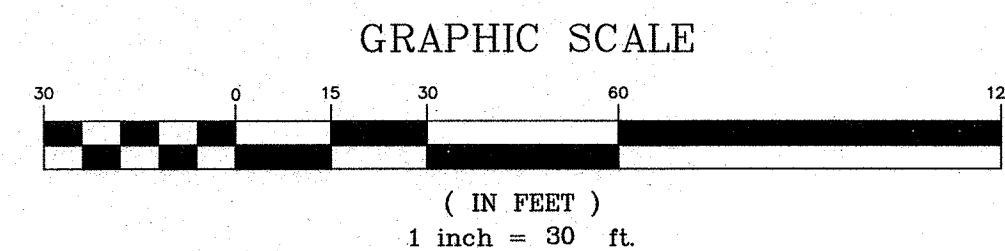
O.C.D. SHEET NO. N/A. OF	D.E.C. SHEET NO. N/A. OF	DRAWING NUMBER 1 OF 11
SCALE 1"=30'	CAD REFERENCE 19139-ENG-BASE	PROJECT NUMBER 19139.01







- CONSTRUCTION NOTES:**
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11-6-19	SITE PLAN PREPARATION DATE	JJP
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**PIETRZAK & PFAU**  
ENGINEERING & SURVEYING, PLLC  
282 GREENWICH AVENUE, SUITE A  
GOSHEN, NEW YORK 10824  
(845) 284-0006

**2 HAMILTON AVENUE**  
MONTICELLO, NEW YORK 12701  
(845) 796-4846

**JOSEPH J. PFAU P.E.**  
LICENSE NO. 088945

**MICHAEL F. CROGAN P.L.S.**  
LICENSE NO. 050323

**VINCENT A. PIETRZAK P.E., P.L.S. LEED AP**  
P.E. LICENSE NO. 076808, P.L.S. LICENSE NO. 050075  
N.Y.P.L.S. LICENSE #1 35386

SIGNATURE: *[Signature]* DATE: 01-21-20

**ELKAY DRIVE COMMERCIAL**  
**BUILDING SITE PLAN**  
TOWN OF CHESTER  
COUNTY OF ORANGE, NEW YORK  
PROJECT TITLE

**GRADING PLAN**  
SECTION 6 BLOCK 1 LOT 69.4

DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 2209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW

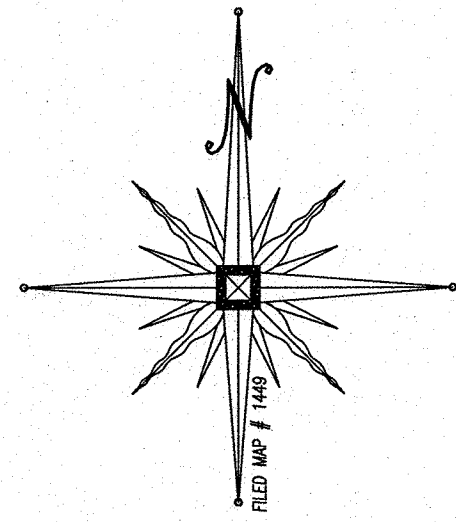
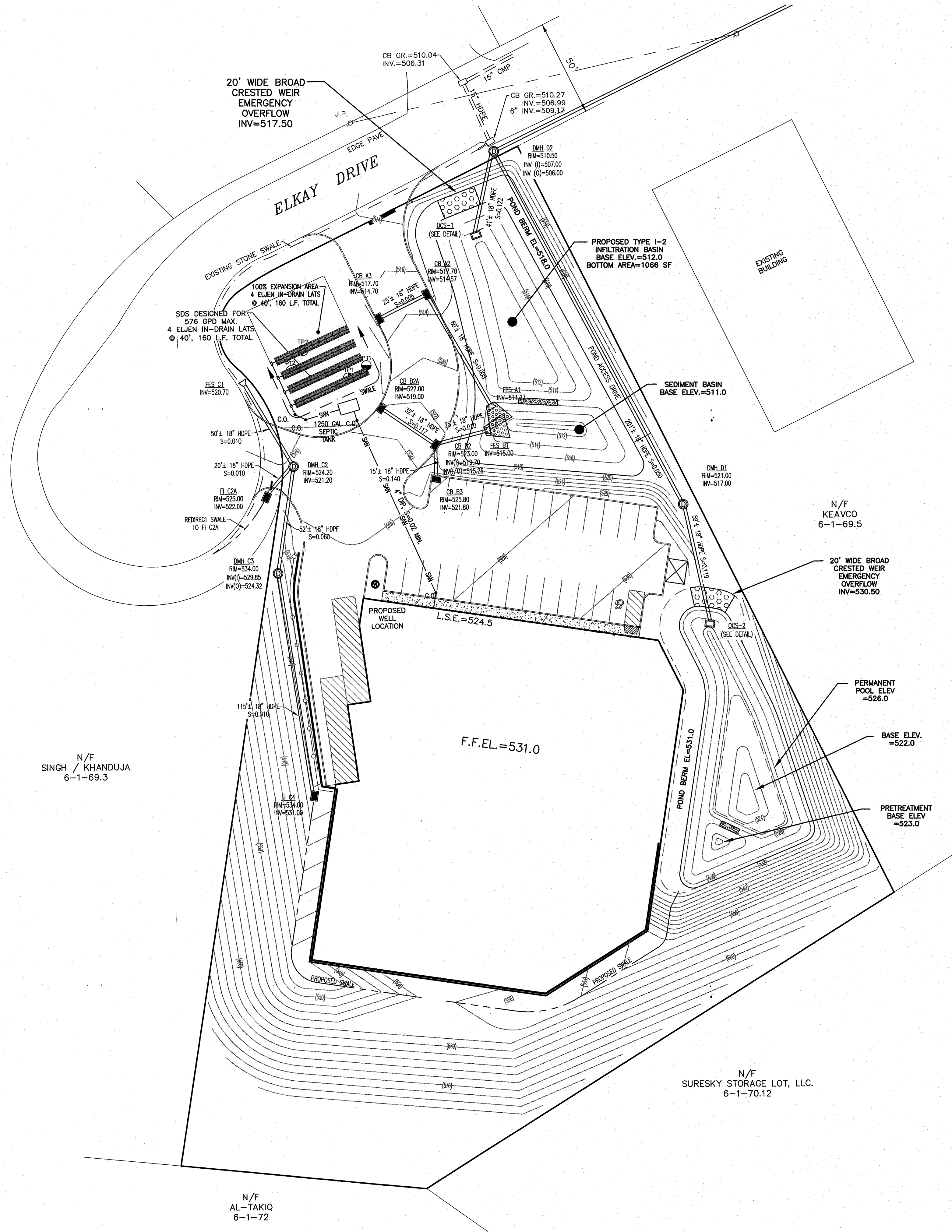
O.C.H.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
N/A. OF	N/A. OF	3 OF 11
SCALE	CAD REFERENCE	PROJECT NUMBER
1"=30'	19139 ENG BASE	19139.01



BEFORE YOU DIG, DRILL OR BLAST!  
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N/F  
AL-TAKIO  
6-1-72





### WATER USE CALCULATIONS

USE 15 GAL/DAY/EMPLOYEE/SHIFT  
 ASSUME 2 SHIFTS MAXIMUM  
 ALLOW 24 EMPLOYEES PER SHIFT  
 24 EMPLOYEES x 15 GPD/SHIFT x 2 SHIFTS 720 GPD  
 APPLY 20% REDUCTION FOR WATER SAVING FIXTURES  
 720 GPD x 80% = 576 GPD  
 TOTAL AVERAGE DAILY FLOW = **576 GPD**

### ABSORPTION TRENCH SIZING CALCULATIONS FOR ELJEN IN-DRAIN SYSTEMS

LONGEST PERCOLATION RATE: 28 MINUTES/INCH  
 USE 21-30 MIN/INCH DESIGN RATE  
 APPLICATION RATE = 0.6 GAL/DAY/SF  
 WATER USAGE = 576 GAL/DAY  
 576 GPD / 0.6 GPD/SF = 960 SF / 6' = 160 LF  
 LINEAR FEET OF ELJEN IN-DRAIN REQUIRED = 160 LF  
 LINEAR FEET OF ELJEN IN-DRAIN PROVIDED = 160 LF  
 (4 LATERALS @ 40' EACH)

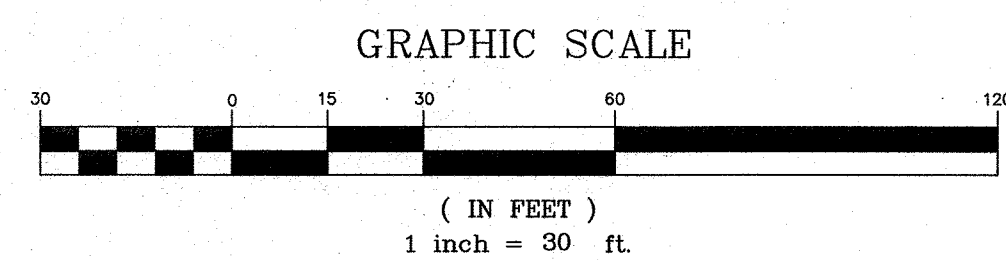
### SEPTIC TANK SIZING CALCULATIONS

WATER USAGE = 576 GAL/DAY  
 FOR FLOWS < 5,000 GAL/DAY USE 1.5Q  
 576 GPD x 1.5 = 864 GALLONS  
 MINIMUM SEPTIC TANK SIZE REQUIRED = 864 GALLONS  
 SEPTIC TANK SIZE PROVIDED = 1,250 GALLONS

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11-6-19 SITE PLAN PREPARATION DATE		JJP
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<b>PIETRZAK &amp; PFAU</b> <b>ENGINEERING &amp; SURVEYING, PLLC</b> 262 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10924 (845) 204-0808 2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701 (845) 706-4646 JOSEPH J. PFAU P.E. LICENSE NO. 068945 VINCENT A. PIETRZAK P.E., P.L.S., LEED AP P.E. LICENSE NO. 078638, P.L.S. LICENSE NO. 050075 W.F.P.S. LICENSE NY 36396 SIGNATURE: <i>[Signature]</i> DATE: 01-21-20		
<b>ELKAY DRIVE COMMERCIAL</b> <b>BUILDING SITE PLAN</b> TOWN OF CHESTER COUNTY OF ORANGE, NEW YORK PROJECT TITLE		
<b>UTILITY PLAN</b> SECTION 6 BLOCK 1 LOT 69.4 DRAWING TITLE		
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O.C.H.D. SHEET NO. N/A OF	D.E.C. SHEET NO. N/A OF	DRAWING NUMBER 4 OF 11
SCALE 1"=30'	CAD REFERENCE 19139 ENG BASE	PROJECT NUMBER 19139.01



EROSION CONTROL & CONSTRUCTION SEQUENCE:

MEASURES SHALL BE TAKEN TO PREVENT SOIL EROSION DURING PROJECT CONSTRUCTION. ALL FRESHLY DISTURBED AREAS THAT WILL REMAIN DISTURBED FOR MORE THAN A PERIOD OF FOURTEEN (14) DAYS SHALL BE STABILIZED BY TEMPORARY SEEDING AS INDICATED ON THE TEMPORARY SEEDING SCHEDULE. DISTURBED AREAS SHALL BE MINIMAL IN SIZE AND SHALL NOT EXCEED THE APPROVED CLEARING AND GRADING LIMITS. THE FOLLOWING MEASURES SHALL BE IMPLEMENTED AS CONSTRUCTION PROGRESSES:

- A MEETING WITH TOWN REPRESENTATIVES, INCLUDING THE TOWN ENGINEER, AS WELL AS PROJECT AND SITE CONTRACTORS, PROJECT MANAGER, AND FOREMAN IS TO TAKE PLACE A MINIMUM OF ONE WEEK PRIOR TO CONSTRUCTION.
- THE OWNER OR OPERATOR MUST MAINTAIN A COPY OF THE NOI, NOI ACKNOWLEDGEMENT LETTER, SWPPP AND INSPECTION REPORTS AT THE CONSTRUCTION SITE. THE DOCUMENTS MUST BE MAINTAINED IN A SECURE LOCATION, SUCH AS A JOB TRAILER, ON-SITE CONSTRUCTION OFFICE, OR MAILBOX WITH LOCK; THAT IS ACCESSIBLE DURING NORMAL WORKING HOURS TO A PERSON PERFORMING A COMPLIANCE INSPECTION.
- PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES, THE LIMITS OF CLEARING AND GRADING SHALL BE MARKED. FILTER FABRIC SEDIMENTATION BARRIERS (SILT FENCE) SHALL BE PLACED ALONG THE DOWNGRADE PERIMETER OF THE SITE AND ANY OTHER AREAS WHERE SILT FENCE IS INDICATED AS TO BE INSTALLED "PRIOR TO CONSTRUCTION" ON THE APPROVED PLANS. INSTALLATION IS TO BEGIN AT THE DOWNSTREAM PORTIONS OF THE SITE THEN WORKING UPSTREAM.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE BUILT IN THE AREAS SHOWN ON THE APPROVED PLANS AND ANYWHERE A CONSTRUCTION ACCESS ROAD INTERSECTS A PUBLIC THOROUGHFARE. STABILIZED ENTRANCES SHALL BE BUILT IN ACCORDANCE WITH THE STABILIZED CONSTRUCTION ENTRANCE DETAIL.
- UPON COMPLETION OF CLEARING AND GRUBBING ACTIVITIES, TOPSOIL SHALL BE STRIPPED AND STOCKPILED FROM ALL AREAS TO BE DISTURBED. STOCKPILED TOPSOIL SHALL BE STABILIZED BY TEMPORARY SEEDING AND SURROUNDED WITH A PERIMETER SILT FENCE.
- TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMMENCING EARTH MOVING ACTIVITIES. THIS INCLUDES SEDIMENTATION TRAPS OR BASINS, TYPE "B" DIVERSION SWALES (WITH CHECK DAMS IF APPLICABLE), AND SILT FENCE. INSTALLATION SHALL BEGIN AT DOWNSTREAM PORTIONS OF THE SITE THEN WORKING UPSTREAM.
- IMMEDIATELY AFTER COMPLETION OF ROUGH GRADING, REMAINING TEMPORARY EROSION CONTROL SHALL BE INSTALLED AS SPECIFIED ON THE APPROVED PLANS. THIS INCLUDES ANY REMAINING SILT FENCE AND TYPE "A" DIVERSION SWALES (WITH CHECK DAMS IF APPLICABLE). AREAS NOT REQUIRING FURTHER EARTHWORK SHALL BE FINE GRADED, TOPSOILED, AND STABILIZED AS EARLY AS POSSIBLE.
- ANY PROPOSED STORM DRAINAGE SHALL BE INSTALLED AND INCORPORATED INTO THE EROSION CONTROL AS SPECIFIED ON THE APPROVED PLANS. STORM DRAINAGE COMPONENTS SHALL BE PROTECTED FROM SILTATION AS INDICATED.
- UPON COMPLETION OF CONSTRUCTION ACTIVITIES, REMAINING AREAS SHALL BE FINE GRADED, TOPSOILED, AND STABILIZED. PERMANENT VEGETATION AND LANDSCAPING SHALL BE ESTABLISHED.
- TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED ONCE UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED. REMOVAL OF TEMPORARY EROSION CONTROL DEVICES SHALL BEGIN WITH THE MOST UPSTREAM PORTIONS OF THE SITE THEN WORKING DOWNSTREAM. THE TEMPORARY SEDIMENTATION BASINS ARE TO BE REMOVED, RE-GRADED, AND STABILIZED LAST. ANY SEDIMENTATION BASINS THAT ARE PLANNED TO BE USED AS A FOREBAY FOR A STORMWATER MANAGEMENT DEVICE SHOULD BE CLEANED AND RESHAPED TO THE PROPOSED DIMENSIONS SHOWN ON THE APPROVED PLAN AT THIS TIME.
- ALL NEWLY SEEDING VEGETATIVE COVER SHALL BE MAINTAINED. WASHOUTS OR POORLY GROWING AREAS SHALL BE CORRECTED AS THEY OCCUR.

WINTER WEATHER STABILIZATION NOTES:

THE WINTER CONSTRUCTION PERIOD IS CONSIDERED TO BE ALL CONSTRUCTION ACTIVITIES INVOLVED WITH ONGOING LAND DISTURBANCE AND EXPOSURE BETWEEN NOVEMBER 15<sup>TH</sup> TO THE FOLLOWING APRIL 1<sup>ST</sup>.

- THE OWNER / OPERATOR AND SITE CONTRACTOR SHALL PREPARE A SNOW MANAGEMENT PLAN WITH ADEQUATE STORAGE FOR SNOW AND CONTROL OF MELT WATER, REQUIRING CLEARED SNOW TO BE STORED IN A MANNER NOT AFFECTING ONGOING CONSTRUCTION ACTIVITIES.
- ENLARGE AND STABILIZE ACCESS POINTS TO PROVIDE FOR SNOW MANAGEMENT AND STOCKPILING. SNOW MANAGEMENT ACTIVITIES MUST NOT DESTROY OR DEGRADE INSTALLED EROSION AND SEDIMENT CONTROL PRACTICES.
- A MINIMUM 25 FOOT BUFFER SHALL BE MAINTAINED FROM ALL PERIMETER CONTROLS SUCH AS SILT FENCE. MARK SILT FENCE WITH TALL STAKES THAT ARE VISIBLE ABOVE THE SNOW PACK.
- EDGES OF DISTURBED AREAS THAT DRAIN TO A WATERBODY WITHIN 100 FEET WILL HAVE 2 ROWS OF SILT FENCE, 5 FEET APART, INSTALLED ON THE CONTOUR.
- DRAINAGE STRUCTURES MUST BE KEPT OPEN AND FREE OF SNOW AND ICE DAMS. ALL DEBRIS, ICE DAMS, OR DEBRIS FROM PLOWING OPERATIONS, THAT RESTRICT THE FLOW OF RUNOFF AND MELTWATER, SHALL BE REMOVED.
- SEDIMENT BARRIERS MUST BE INSTALLED AT ALL APPROPRIATE PERIMETER AND SENSITIVE LOCATIONS. SILT FENCE AND OTHER PRACTICES REQUIRING EARTH DISTURBANCE MUST BE INSTALLED BEFORE THE GROUND FREEZES.
- SOIL STOCKPILES MUST BE PROTECTED BY THE USE OF ESTABLISHED VEGETATION, ANCHORED STRAW MULCH, ROLLED STABILIZATION MATTING, OR OTHER DURABLE COVERING. A BARRIER MUST BE INSTALLED AT LEAST 15 FEET FROM THE TOE OF THE STOCKPILE TO PREVENT SOIL MIGRATION AND TO CAPTURE LOOSE SOIL.
- IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES SHOULD BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN THREE (3) DAYS. ROLLED EROSION CONTROL BLANKETS MUST BE USED ON ALL SLOPES 3 HORIZONTAL TO 1 VERTICAL OR STEEPER.
- IF STRAW MULCH ALONE IS USED FOR TEMPORARY STABILIZATION, IT SHALL BE APPLIED AT DOUBLE THE STANDARD RATE OF 2 TONS PER ACRE, MAKING THE APPLICATION RATE 4 TONS PER ACRE. OTHER MANUFACTURED MULCHES SHOULD BE APPLIED AT DOUBLE THE MANUFACTURER'S RECOMMENDED RATE.
- TO ENSURE ADEQUATE STABILIZATION OF DISTURBED SOIL IN ADVANCE OF A MELT EVENT, AREAS OF DISTURBED SOIL SHOULD BE STABILIZED AT THE END OF EACH WORK DAY UNLESS:
  - WORK WILL RESUME WITHIN 24 HOURS IN THE SAME AREA AND NO PRECIPITATION IS FORECAST OR;
  - THE WORK IS IN DISTURBED AREAS THAT COLLECT AND RETAIN RUNOFF, SUCH AS OPEN UTILITY TRENCHES, FOUNDATION EXCAVATIONS, OR WATER MANAGEMENT AREAS.
- USE STONE PATHS TO STABILIZE ACCESS PERIMETERS OF BUILDINGS UNDER CONSTRUCTION AND AREAS WHERE CONSTRUCTION VEHICLE TRAFFIC IS ANTICIPATED. STONE PATHS SHOULD BE A MINIMUM 10 FEET IN WIDTH BUT WIDER AS NECESSARY TO ACCOMMODATE EQUIPMENT.

THE SITE SHALL BE INSPECTED FREQUENTLY TO ENSURE THAT THE EROSION AND SEDIMENT CONTROL PLAN IS PERFORMING ITS WINTER STABILIZATION FUNCTION. IF THE SITE WILL NOT HAVE EARTH DISTURBING ACTIVITIES ONGOING DURING THE WINTER SEASON, ALL BARE EXPOSED SOIL MUST BE STABILIZED BY ESTABLISHED VEGETATION, STRAW OR OTHER ACCEPTABLE MULCH, MATTING, ROCK, OR OTHER APPROVED MATERIAL SUCH AS ROLLED EROSION CONTROL PRODUCTS. SEEDING OF AREAS WITH MULCH COVER IS PREFERRED BUT, SEEDING ALONE IS NOT ACCEPTABLE FOR PROPER STABILIZATION.

COMPLIANCE INSPECTIONS MUST BE PERFORMED AND REPORTS FILED PROPERLY IN ACCORDANCE WITH THE SWPPP FOR ALL SITES UNDER A WINTER SHUTDOWN.

GENERAL EROSION CONTROL NOTES AND MAINTENANCE REQUIREMENTS

- THE MAINTENANCE OF EROSION CONTROL DEVICES WILL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR AND SITE CONTRACTOR. THE JOB SUPERINTENDENT WILL MONITOR THE CONDITION OF ALL THE DEVICES. CLEAN OR REPLACE STRUCTURES AS CLIMATIC CONDITIONS REQUIRE. THE OWNER/OPERATOR WILL ALSO BE SUBJECT TO THE DIRECTIVE OF THE DESIGN ENGINEER AND MUNICIPAL REPRESENTATIVES TO INCLUDE MUNICIPAL ENGINEER, HIGHWAY SUPERINTENDENT AND BUILDING INSPECTOR.
- ALL CONTRACTORS SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE APPROVED PLANS AND MAY BE SUBJECT TO ADDITIONAL EROSION CONTROL REQUIREMENTS AS CONDITIONS MAY ARISE IN THE FIELD, OR AS DIRECTED BY THE DESIGN ENGINEER AND/OR MUNICIPAL REPRESENTATIVES. THE EROSION CONTROL PLAN IS A "LIVING" DOCUMENT.
- THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE APPROVED PLANS, MANUFACTURER'S RECOMMENDATIONS, AND AS DIRECTED BY THE DESIGN ENGINEER AND MUNICIPAL REPRESENTATIVES.
- NO EROSION CONTROL STRUCTURES SHALL BE REMOVED UNTIL ALL WORK UPSTREAM THEREFROM HAS BEEN COMPLETED. INCLUDING STABILIZATION, AND APPROVED BY THE DESIGN ENGINEER AND MUNICIPAL REPRESENTATIVES.
- WHEREVER FEASIBLE, NATURAL VEGETATION SHOULD BE RETAINED AND PROTECTED.
- ONLY THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING CONSTRUCTION.
- WHEN LANDS IS DISTURBED DURING CONSTRUCTION, THE EXPOSURE SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME.
- ALL CONSTRUCTION EQUIPMENT SHALL HAVE PROPERLY SIZED AND MAINTAINED MUFFLERS.
- ALL CONSTRUCTION EQUIPMENT SHALL BE TURNED OFF WHEN NOT IN USE.
- FILTER FABRIC IS TO BE MIRAFI 140, AS MANUFACTURED BY THE CELANESE CORPORATION, OR APPROVED EQUAL.

STREAMS, DRAINAGE SWALES, AND EMBANKMENTS

- ALL CONSTRUCTION ACTIVITIES IN OR EXISTING AROUND DRAINAGE SWALES OR WETLANDS ARE TO BE PROVIDED WITH TEMPORARY EROSION CONTROL STRUCTURES AS SHOWN IN DETAIL, LOCATED IMMEDIATELY DOWNSTREAM FROM SUCH ACTIVITY. THESE STRUCTURES ARE TO BE IN PLACE AS SHOWN PRIOR TO THE START OF ANY UP-STREAM CONSTRUCTION ACTIVITY.
- CONSTRUCTION EQUIPMENT SHALL NOT UNNECESSARILY CROSS LIVE STREAMS OR DRAINAGE SWALES EXCEPT BY MEANS OF BRIDGES AND CULVERTS OR OTHER APPROVED METHODS.
- ALL EMBANKMENTS TO BE GRADED AND SEEDING IMMEDIATELY UPON BEING LAID BACK.
- STABILIZATION OF THE SWALES WILL INCLUDE SEEDING AND STRAW MULCH ON SLOPES LESS THAN 5% AND JUTE NETTING OR EQUAL ON SLOPES EXCEEDING 5%.
- TOPSOIL AND/OR EARTH STOCKPILE SHALL BE LOCATED OUTSIDE OF EXISTING DRAINAGE SWALES, WETLANDS AND ADJACENT AREAS. SILT FENCES WILL BE PLACED ALONG THE TOE OF THE PILES AND THESE PILES SHALL RECEIVE TEMPORARY SEEDING.



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-CALL TOLL FREE 1-800-962-7962  
-NY INDUSTRIAL CODE RULE 753 REQUIRES NO LESS THAN TWO WORKING DAYS NOTICE, BUT NOT MORE THAN TEN DAYS NOTICE.

TEMPORARY SEEDING:

TEMPORARY SEEDING SHALL BE APPLIED ON CONSTRUCTION SITES TO PROTECT AN AREA, OR SECTION, WHERE FINAL GRADING IS COMPLETE, WHEN PREPARING FOR WINTER WORK SHUTDOWN, OR TO PROVIDE COVER WHEN PERMANENT SEEDINGS AREA LIKELY TO FAIL DUE TO MID-SUMMER HEAT AND DROUGHT. WATER MANAGEMENT PRACTICES MUST BE INSTALLED AS APPROPRIATE FOR SITE CONDITIONS. THE AREA MUST BE ROUGH GRADED AND SLOPES PHYSICALLY STABLE. LARGE DEBRIS AND ROCKS ARE USUALLY REMOVED. SEEDING MUST BE SEEDING WITHIN 24 HOURS OF DISTURBANCE OR SCARIFICATION OF THE SOIL SURFACE WILL BE NECESSARY PRIOR TO SEEDING.

- SEED MIX (SPRING, SUMMER OR EARLY FALL)
  - RYEGRASS (ANNUAL OR PERENNIAL) AT 30LBS/ACRE OR 0.7LB/1000 SQFT
- SEED MIX (LATE FALL OR EARLY WINTER)
  - CERTIFIED "AROSTOOK" WINTER RYE (CEREAL RYE) AT 100LBS/ACRE OR 2.5LBS/1000 SQFT
- MULCH
  - MULCH THE AREA WITH STRAW AT 2 TONS/ACRE (90LBS/1000SQFT OR 2 BALES). MULCH ANCHORING WILL BE REQUIRED WHERE WIND OR AREAS OF CONCENTRATED WATER ARE OF CONCERN. WOOD FIBER HYDROMULCH OR OTHER SPRAYABLE PRODUCTS APPROVED FOR EROSION CONTROL (NYLON WEB OR MESH) MAY BE USED IF APPLIED ACCORDING TO MANUFACTURERS' SPECIFICATIONS. CAUTION IS ADVISED WHEN USING NYLON OR OTHER SYNTHETIC PRODUCTS, AS THEY MAY BE DIFFICULT TO REMOVE PRIOR TO FINAL SEEDING.

PERMANENT SEEDING:

ALL WATER CONTROL MEASURES WILL BE INSTALLED AS NEEDED PRIOR TO FINAL GRADING AND SEEDBED PREPARATION. ANY SEVERELY COMPACTED SECTIONS WILL REQUIRE CHISELING OR DISKING TO PROVIDE AN ADEQUATE ROOTING ZONE, TO A MINIMUM DEPTH OF 12". PER THE SOIL RESTORATION STANDARD PROVIDED IN THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, DATED NOVEMBER 2016, THE SEEDBED MUST BE PREPARED TO ALLOW GOOD SOIL TO SEED CONTACT, WITH THE SOIL NOT TOO SOFT AND NOT TOO COMPACT. ADEQUATE SOIL MOISTURE MUST BE PRESENT TO ACCOMPLISH THIS. IF SURFACE IS POWDER DRY OR STICKY WET, POSTPONE OPERATIONS UNTIL MOISTURE CHANGES TO A FAVORABLE CONDITION. IF SEEDING IS ACCOMPLISHED WITHIN 24 HOURS OF FINAL GRADING, ADDITIONAL SCARIFICATION IS GENERALLY NOT NEEDED, ESPECIALLY ON DITCH AND STREAM BANKS. REMOVE ALL STONES OR OTHER DEBRIS FROM THE SURFACE THAT ARE GREATER THAN 4 INCHES, OR THAT WILL INTERFERE WITH FUTURE MOWING OR MAINTENANCE.

SOIL AMENDMENTS SHOULD BE INCORPORATED INTO THE UPPER 2 INCHES OF SOIL WHEN FEASIBLE. SOIL SHOULD BE TESTED TO DETERMINE THE AMOUNTS OF AMENDMENTS NEEDED. APPLY GROUND AGRICULTURAL LIMESTONE TO ATTAIN A PH OF 6.0 IN THE UPPER 2 INCHES OF SOIL. FERTILIZER SHOULD BE APPLIED IN ACCORDANCE WITH SOIL TESTING. IF SOIL MUST BE FERTILIZED BEFORE RESULTS OF A SOIL TEST CAN BE OBTAINED TO DETERMINE FERTILIZER NEEDS, APPLY COMMERCIAL FERTILIZER AT 600 LBS. PER ACRE OF 5-5-10 OR EQUIVALENT. IF MANURE IS USED, APPLY A QUANTITY TO MEET THE NUTRIENTS OF THE ABOVE FERTILIZER. THIS REQUIRES AN APPROPRIATE MANURE ANALYSIS PRIOR TO APPLYING TO THE SITE. DO NOT USE MANURE ON SITES TO BE PLANTED WITH BIRDFOOT TREFOIL OR IN THE PATH OF CONCENTRATED WATER FLOW.

THE OPTIMUM TIMING FOR PERMANENT SEEDING IS EARLY SPRING. PERMANENT SEEDING MAY BE MADE ANY TIME OF YEAR IF PROPERLY MULCHED AND ADEQUATE MOISTURE IS PROVIDED. LATE JUNE THROUGH EARLY AUGUST IS NOT A GOOD TIME TO SEED, BUT MAY FACILITATE COVERING THE LAND WITHOUT ADDITIONAL DISTURBANCE IF CONSTRUCTION IS COMPLETED. PORTIONS OF THE SEEDING MAY FAIL DUE TO DROUGHT AND HEAT. THESE AREAS MAY NEED RESEEDING IN LATE SUMMER/FALL OR THE FOLLOWING SPRING.

BROADCASTING, DRILLING, CULTPACK TYPE SEEDING, OR HYDROSEEDING ARE ACCEPTABLE METHODS. PROPER SOIL TO SEED CONTACT IS KEY TO SUCCESSFUL SEEDINGS.

MULCHING IS ESSENTIAL TO OBTAIN A UNIFORM STAND OF SEEDING PLANTS. OPTIMUM BENEFITS OF MULCHING NEW SEEDINGS ARE OBTAINED WITH THE USE OF SMALL GRAIN STRAW APPLIED AT A RATE OF 2 TONS PER ACRE, AND ANCHORED ON A NETTING OR JACKRIER. APPLY STRAW (CEREAL GRAIN) MULCH AFTER SOIL AMENDMENTS AND PLANTING IS ACCOMPLISHED OR SIMULTANEOUSLY IF HYDROSEEDING IS USED. APPLY STRAW MULCH AT 2 TON/ACRE (90LBS/1000SQFT) AND ANCHORED WITH WOOD FIBER MULCH (HYDROMULCH) AT 500-750 LBS/ACRE (11-17 LBS/1000SQFT). THE WOOD FIBER MULCH MUST BE APPLIED THROUGH A HYDROSEEDER IMMEDIATELY AFTER MULCHING.

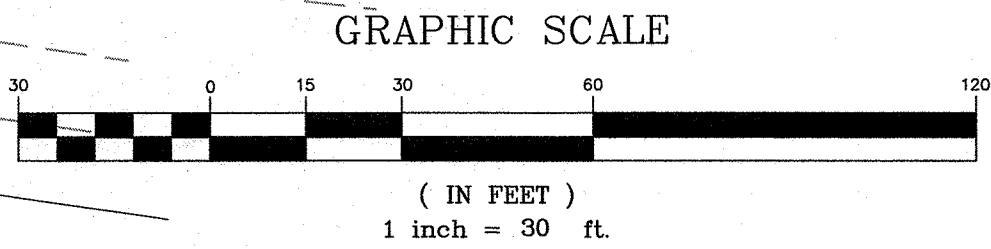
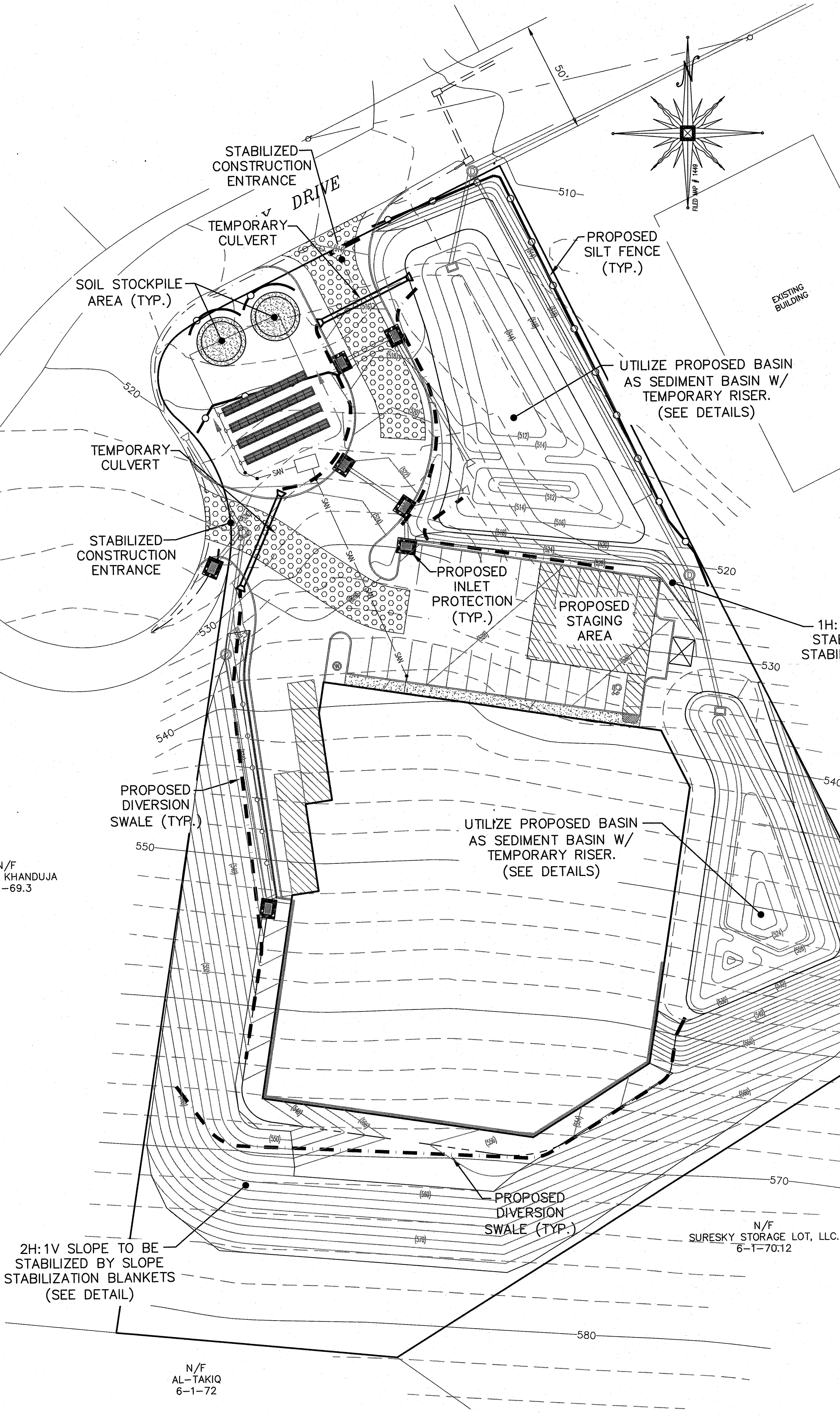
WATERING MAY BE ESSENTIAL TO ESTABLISH A NEW SEEDING WHEN A DROUGHT CONDITION OCCURS SHORTLY AFTER A NEW SEEDING EMERGES.

THE OPTIMUM TIMING FOR PERMANENT SEEDING IS EARLY SPRING. LATE JUNE THROUGH EARLY AUGUST IS NOT A GOOD TIME TO SEED DUE TO DROUGHT AND HEAT. PERMANENT SEED MIXTURES SHOULD NOT BE USED DURING WINTER/COLD WEATHER MONTHS.

GENERAL SEED MIX:	VARIETY	LBS. / ACRE	LBS. / 1000 SQ.FT.
RED CLOVER <sup>1</sup> OR	ACCLAIM, RALLY, RED HEAD II, RENEGADE	8 <sup>2</sup>	0.20
COMMON WHITE CLOVER <sup>1</sup>	COMMON	8	0.20
PLUS			
CREEPING RED FESCUE	COMMON	20	0.45
PLUS			
SMOOTH BROMEGRASS OR	COMMON	2	0.05
RYEGRASS (PERENNIAL)	PENNINFINE / LINN	5	0.10
<sup>1</sup> ADD INOCULANT IMMEDIATELY PRIOR TO SEEDING			
<sup>2</sup> MIX 4 LBS EACH OF EMPIRE AND PARDEE OR 4 LBS OF BIRDFOOT AND 4 LBS WHITE CLOVER PER ACRE. ALL SEEDING RATES ARE GIVEN FOR PURE LIVE SEED (PLS)			

CONSTRUCTION NOTES:

- PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO CONTACT ALL UTILITY COMPANIES FOR UTILITY MARK OUTS. CONTRACTOR IS TO ASSUME FULL RESPONSIBILITY FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO UTILITIES IN THE EVENT OF DAMAGE.
- PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES LOCATIONS, ELEVATIONS, INVERTS, ETC. AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES ON THIS PLAN.
- CONTRACTOR IS TO COORDINATE NEW UTILITY SERVICES WITH ALL UTILITY COMPANIES.
- CONTRACTOR IS TO BE RESPONSIBLE FOR ALL TRAFFIC MAINTENANCE.
- CONTRACTOR IS TO BE RESPONSIBLE FOR ALL PROJECT SAFETY REQUIREMENTS.



RESERVED FOR TOWN OF CHESTER PLANNING BOARD APPROVAL

01-21-20	SWPPP PREP & FUSCO COMMENTS DATED 12-3-19	CJP
11-6-19	SITE PLAN PREPARATION DATE	JJP
DATE	DESCRIPTION	INITIALS
REVISIONS		
MAP CHECK DATE: INITIALED BY:		

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LICENSE NO. 068945  
**VINCENT J. PIETRZAK P.E., P.L.S.**  
P.E. LICENSE NO. 076606, P.L.S. LICENSE NO. 050075  
**MICHAEL F. CROGAN P.L.S.**  
LICENSE NO. 050023

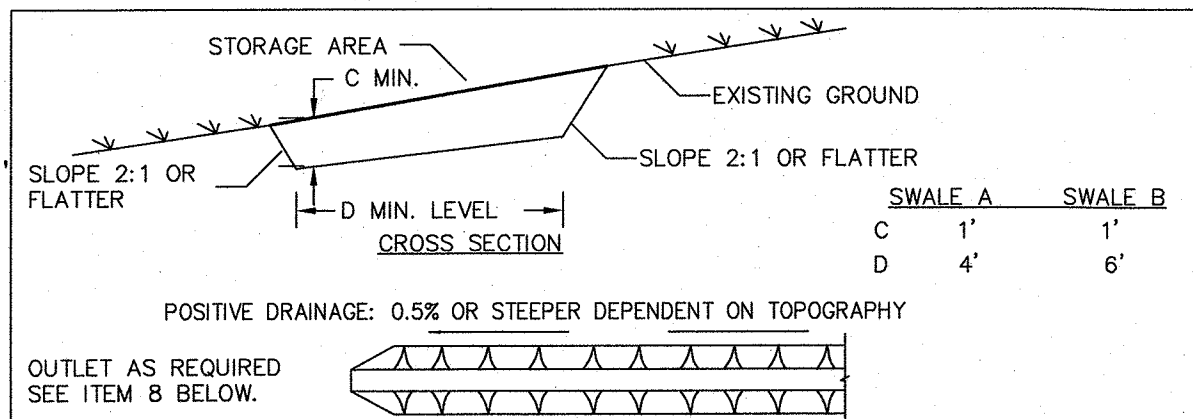
**ELKAY DRIVE COMMERCIAL BUILDING SITE PLAN**  
TOWN OF CHESTER  
COUNTY OF ORANGE, NEW YORK  
PROJECT TITLE

**EROSION CONTROL PLAN**  
SECTION 6 BLOCK 1 LOT 69.4  
DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO. N/A OF	D.E.C. SHEET NO. N/A OF	DRAWING NUMBER 5 OF 11
SCALE 1"=30'	CAD REFERENCE 19139 ENG BASE	PROJECT NUMBER 19139.01





### CONSTRUCTION SPECIFICATIONS

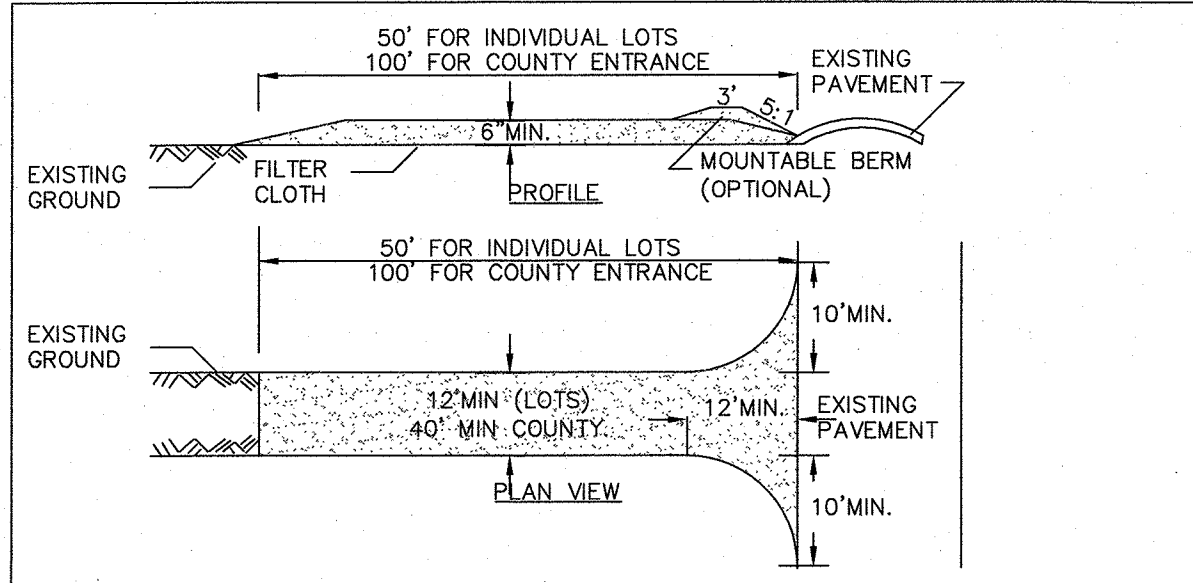
1. ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
2. DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
3. DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
4. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
5. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
6. FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
7. ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SWALE.
8. STABILIZATION SHALL BE AS PER THE FLOW CHANNEL STABILIZATION CHART BELOW:

TYPE OF TREATMENT	CHANNEL GRADE	A/S AC OR LESS	B/S AC - 100 AC
1	0.5-3.0%	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	3.1-5.0%	SEED AND STRAW MULCH	SEED USING JUTE OR EXCELSIOR
3	5.1-8.0%	SEED WITH JUTE OR EXCELSIOR, SO	LINED WITH 4-8" RIP-RAP OR RECYCLED CONCRETE EQUIVALENT
4	8.1-20%	LINED WITH 4-8" RIP-RAP	ENGINEERED DESIGN

9. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

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TEMPORARY SWALE

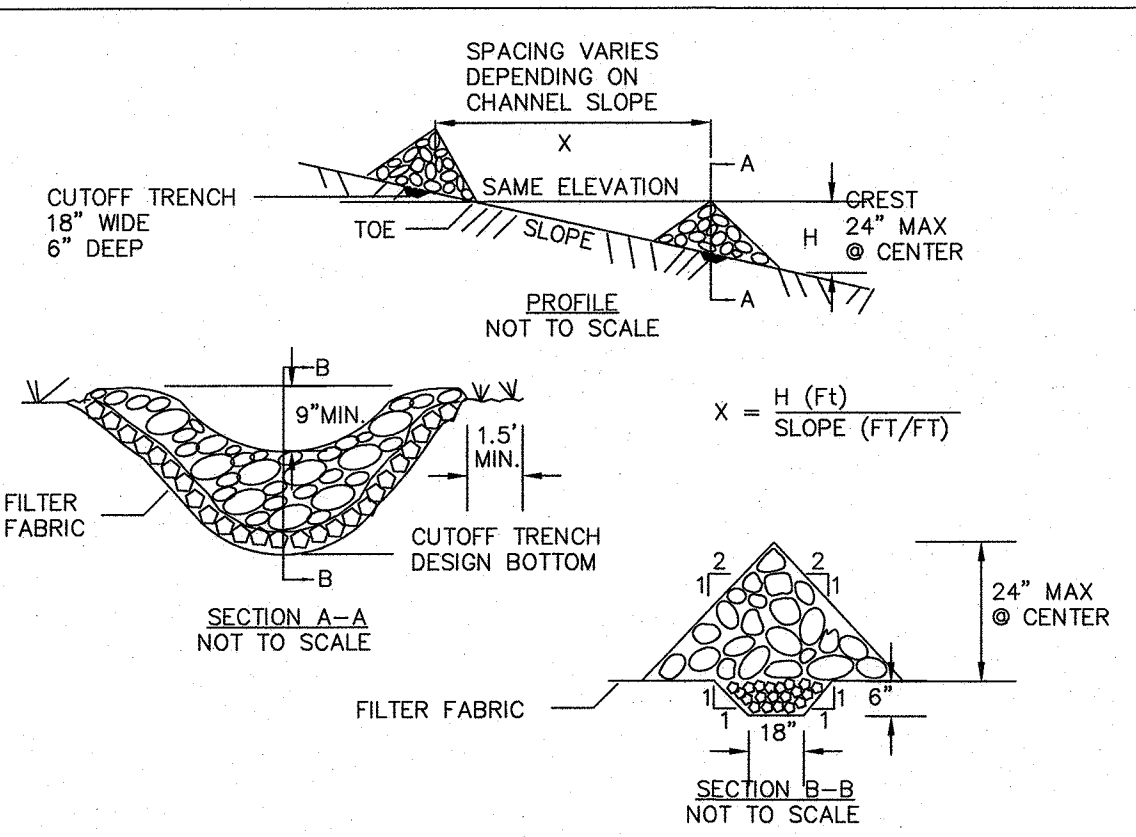


### CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
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 WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

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STABILIZED CONSTRUCTION ENTRANCE

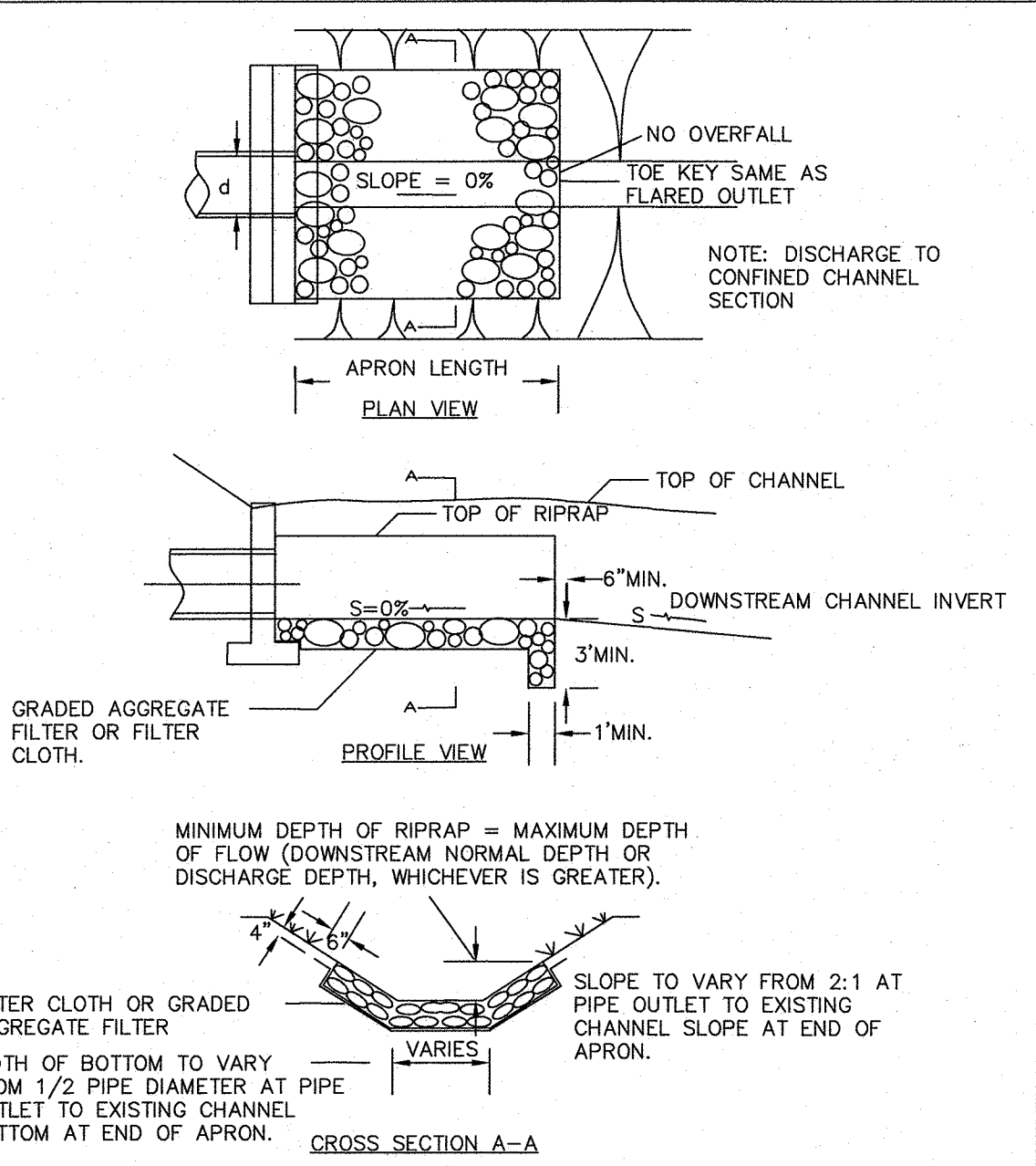


### CONSTRUCTION SPECIFICATIONS

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

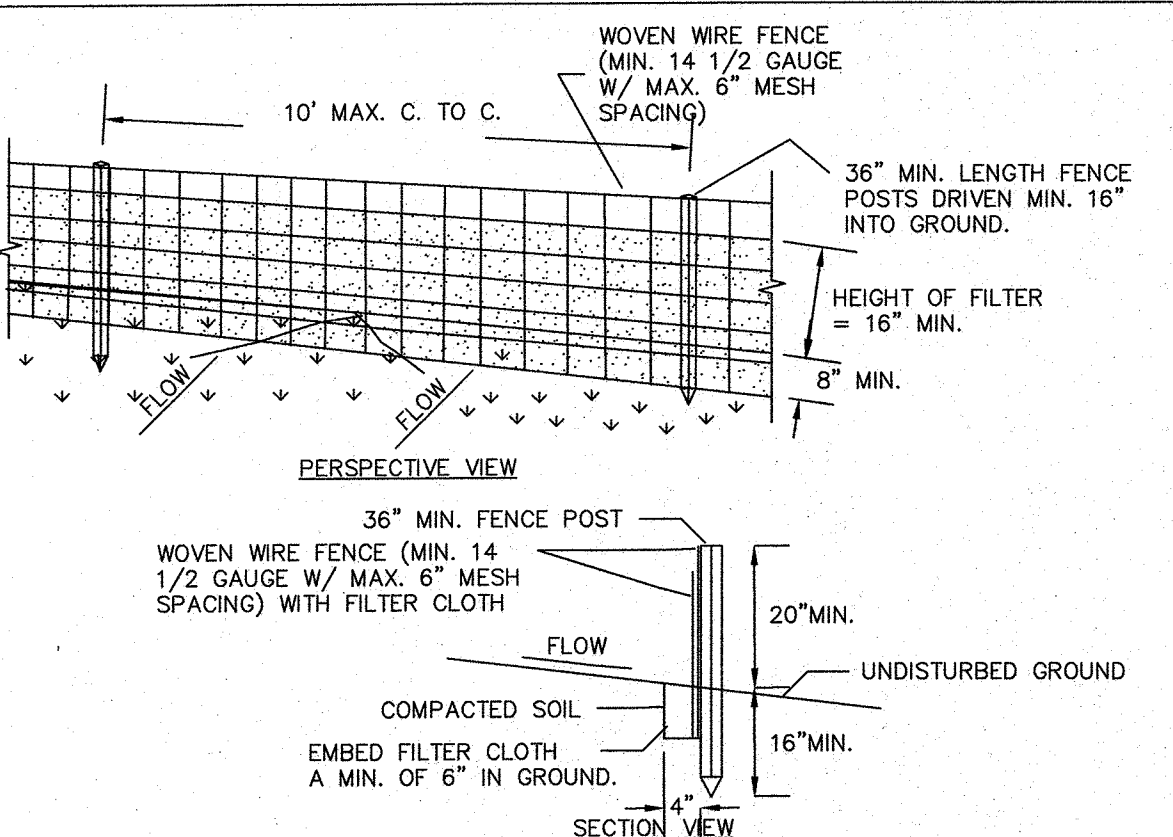
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CHECK DAM



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RIPRAP OUTLET PROTECTION EXAMPLE

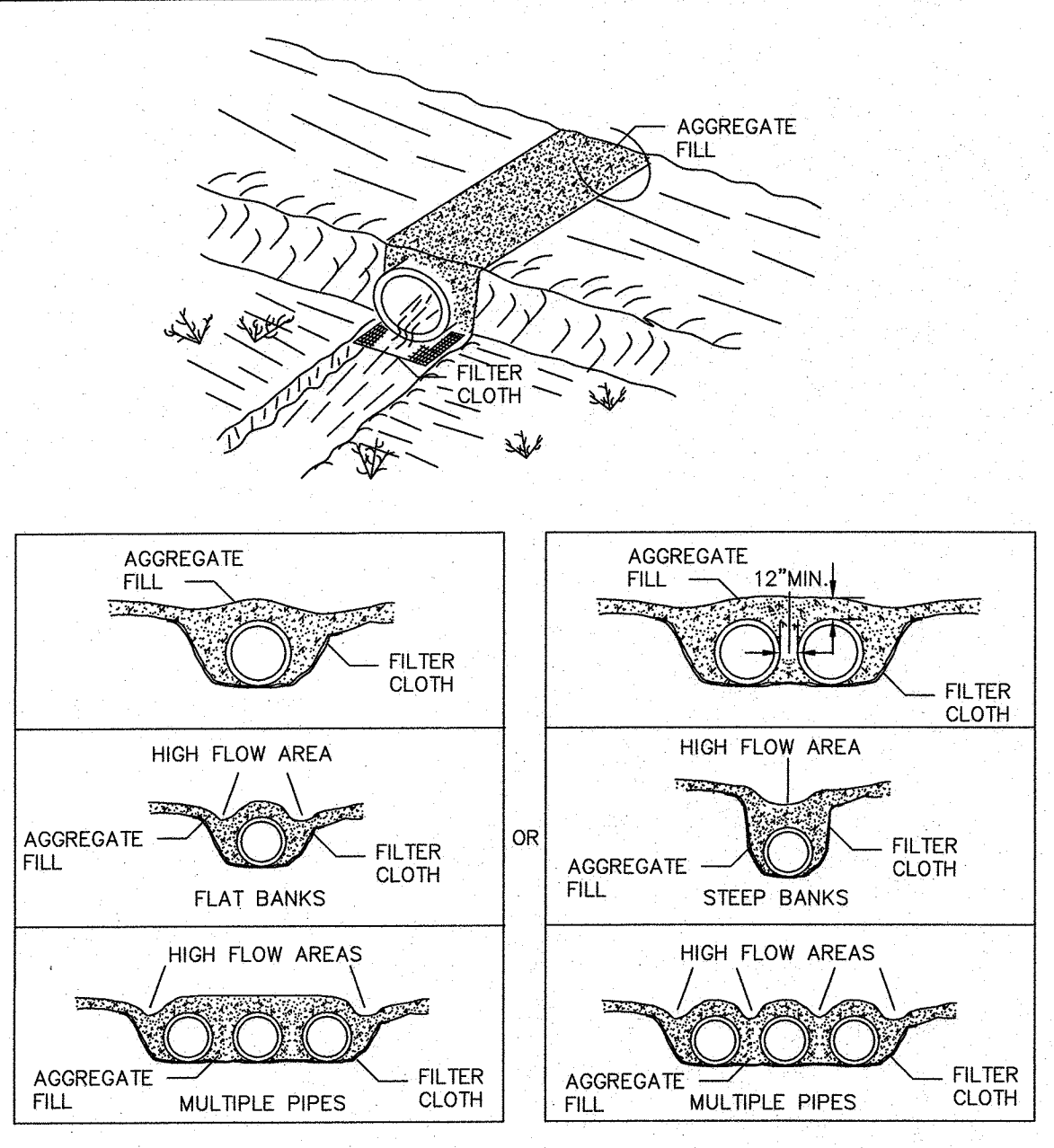


### CONSTRUCTION SPECIFICATIONS

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

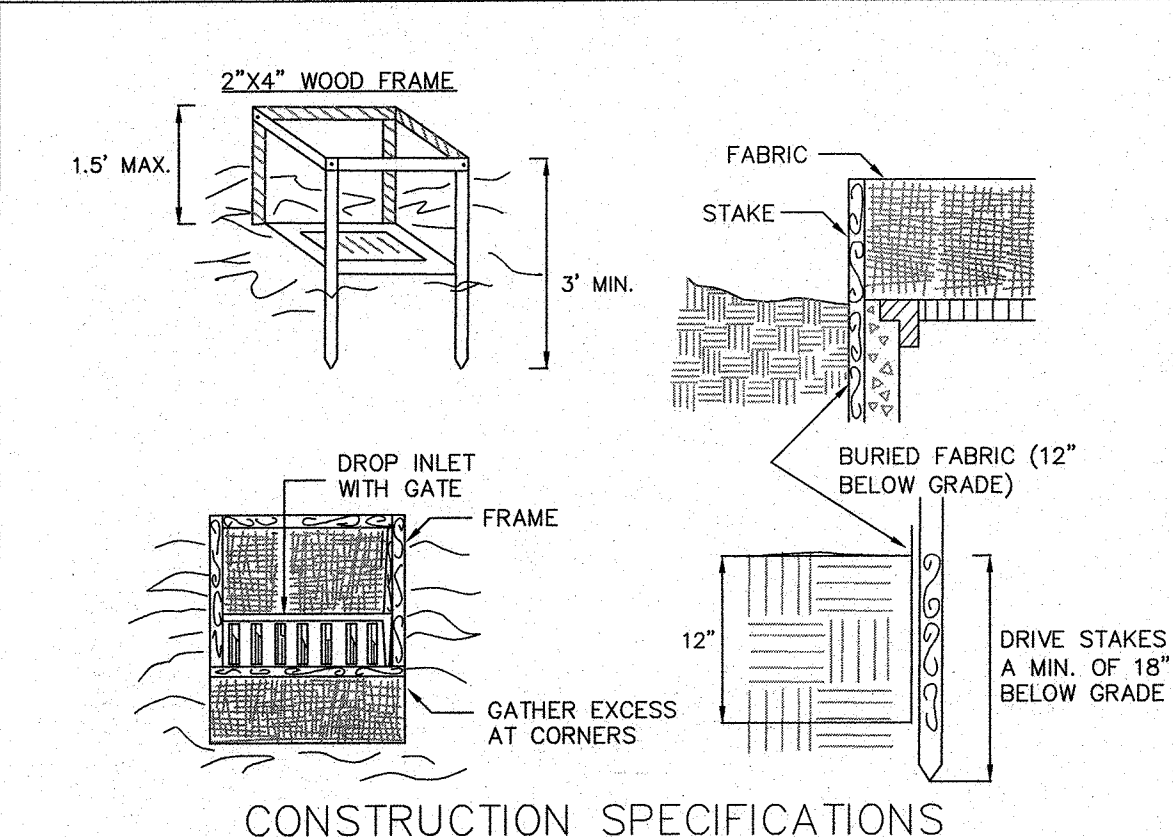
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SILT FENCE



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TEMPORARY ACCESS CULVERT

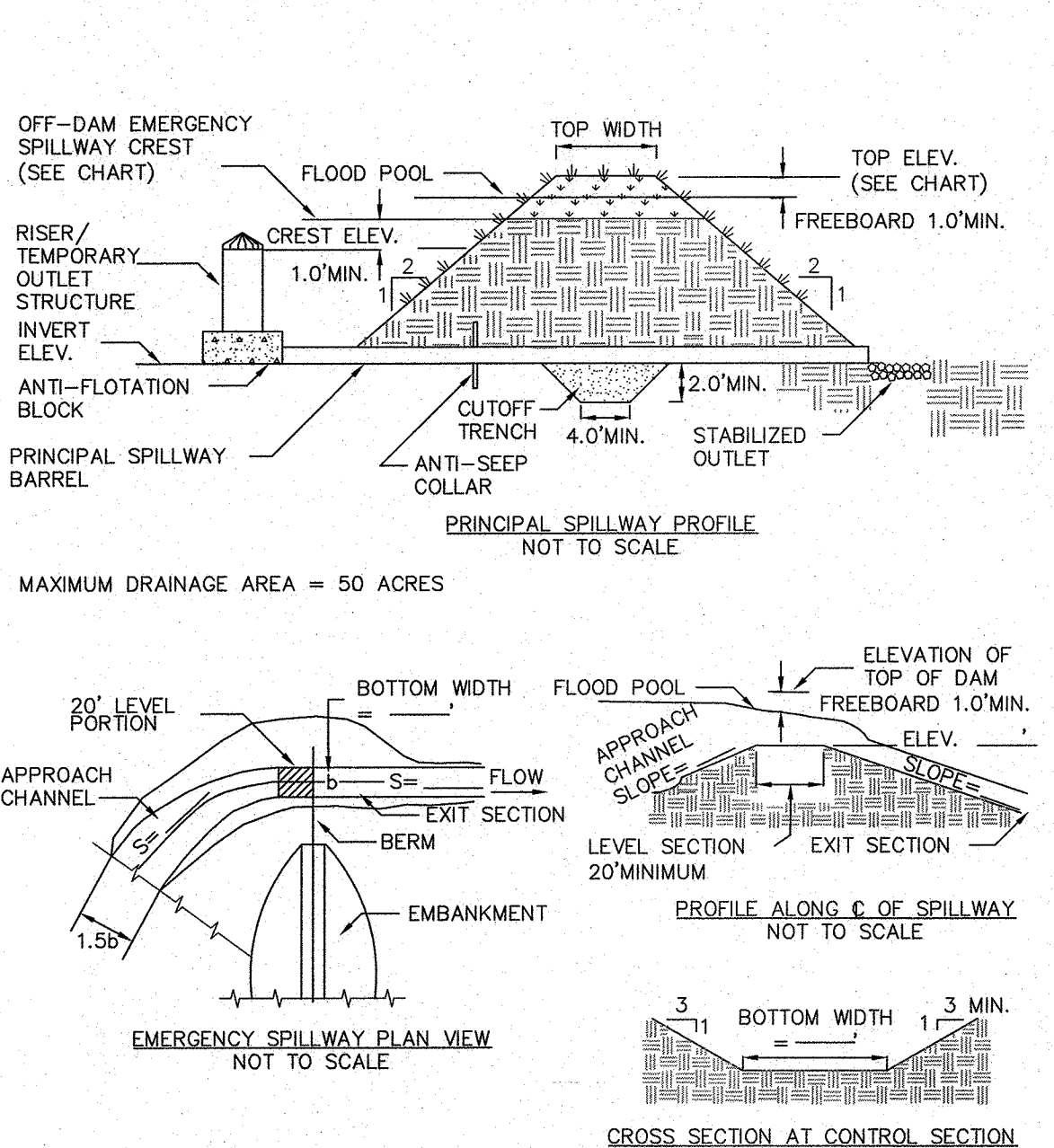


### CONSTRUCTION SPECIFICATIONS

1. FABRIC SHALL HAVE AN E.O.S. OF 42-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPACES GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND, AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

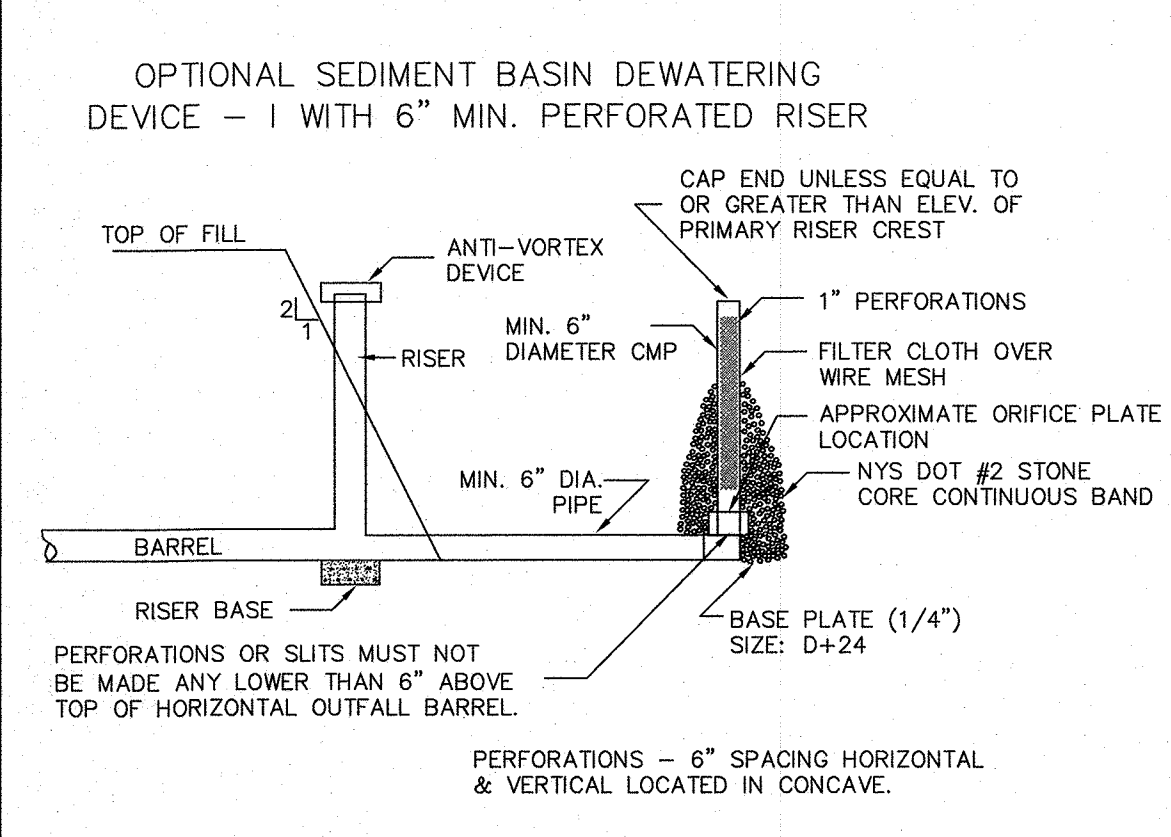
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FABRIC DROP INLET PROTECTION

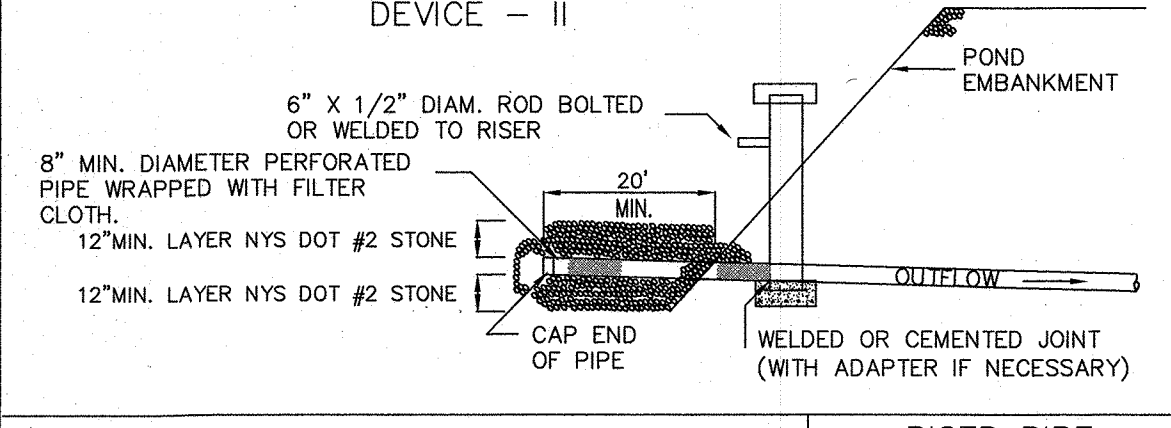


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SEDIMENT BASIN DETAILS



### OPTIONAL SEDIMENT BASIN DEWATERING DEVICE - II

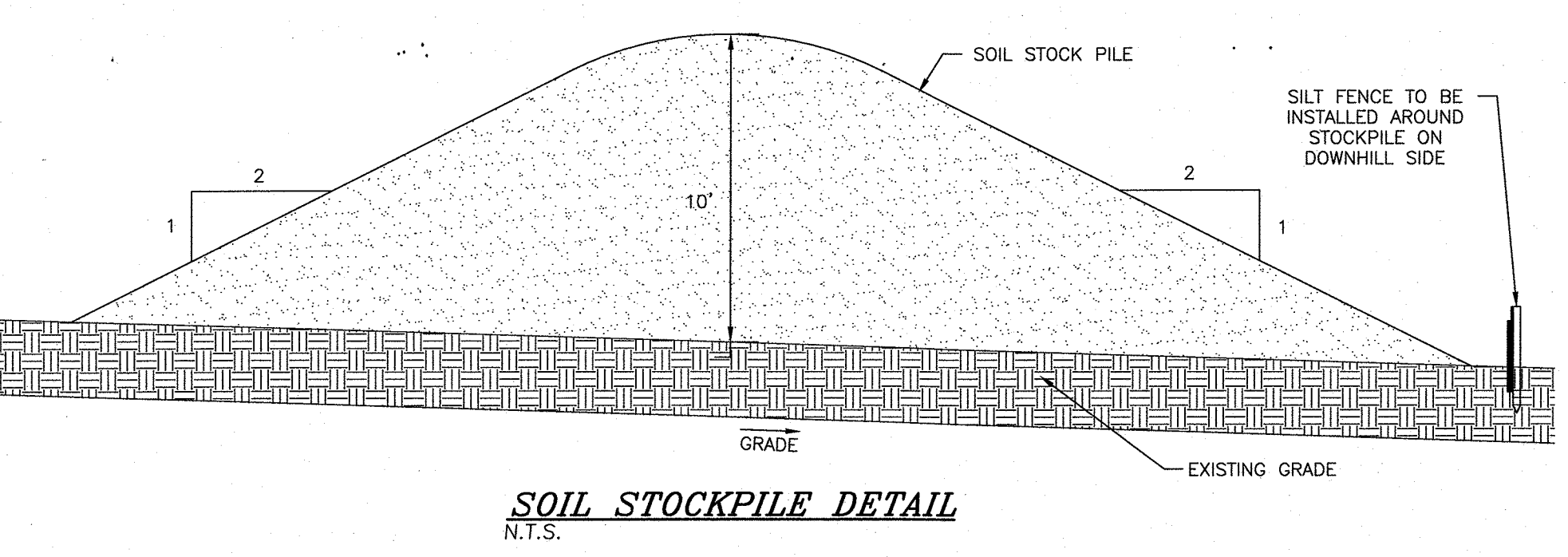


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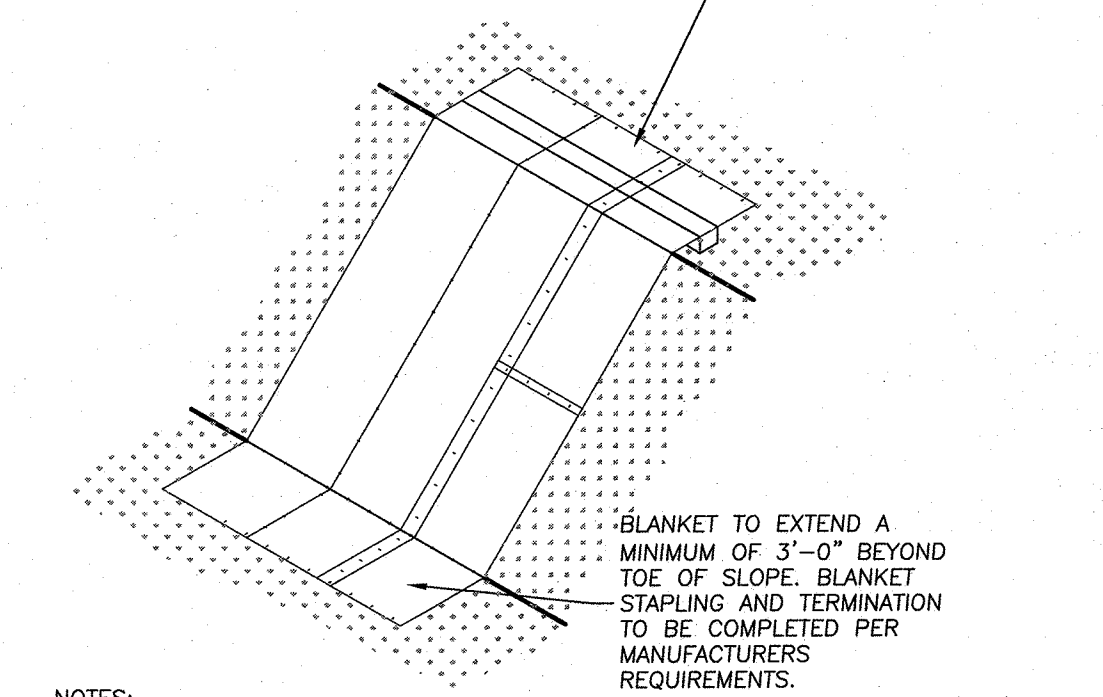
RISER PIPE DEWATERING DEVICES

SEDIMENT BASIN DESIGN INFORMATION TABLE					
BASIN #	DRAINAGE AREA (AC.)	SEDIMENT ZONE VOL. REQ. (CU.FT.)	SEDIMENT ZONE VOL. PROVIDED (CU.FT.)	DEWATERING ZONE VOL. REQ. (CU.FT.)	DEWATERING ZONE VOL. PROVIDED (CU.FT.)
1	3.2	3,200	XXXXX	11,520	XXXXX

DATE	DESCRIPTION	INITIALS
01-21-20	SWPPP PREP & FUSCO COMMENTS DATED 12-3-19	CJP
11-6-19	SITE PLAN PREPARATION DATE	JJP
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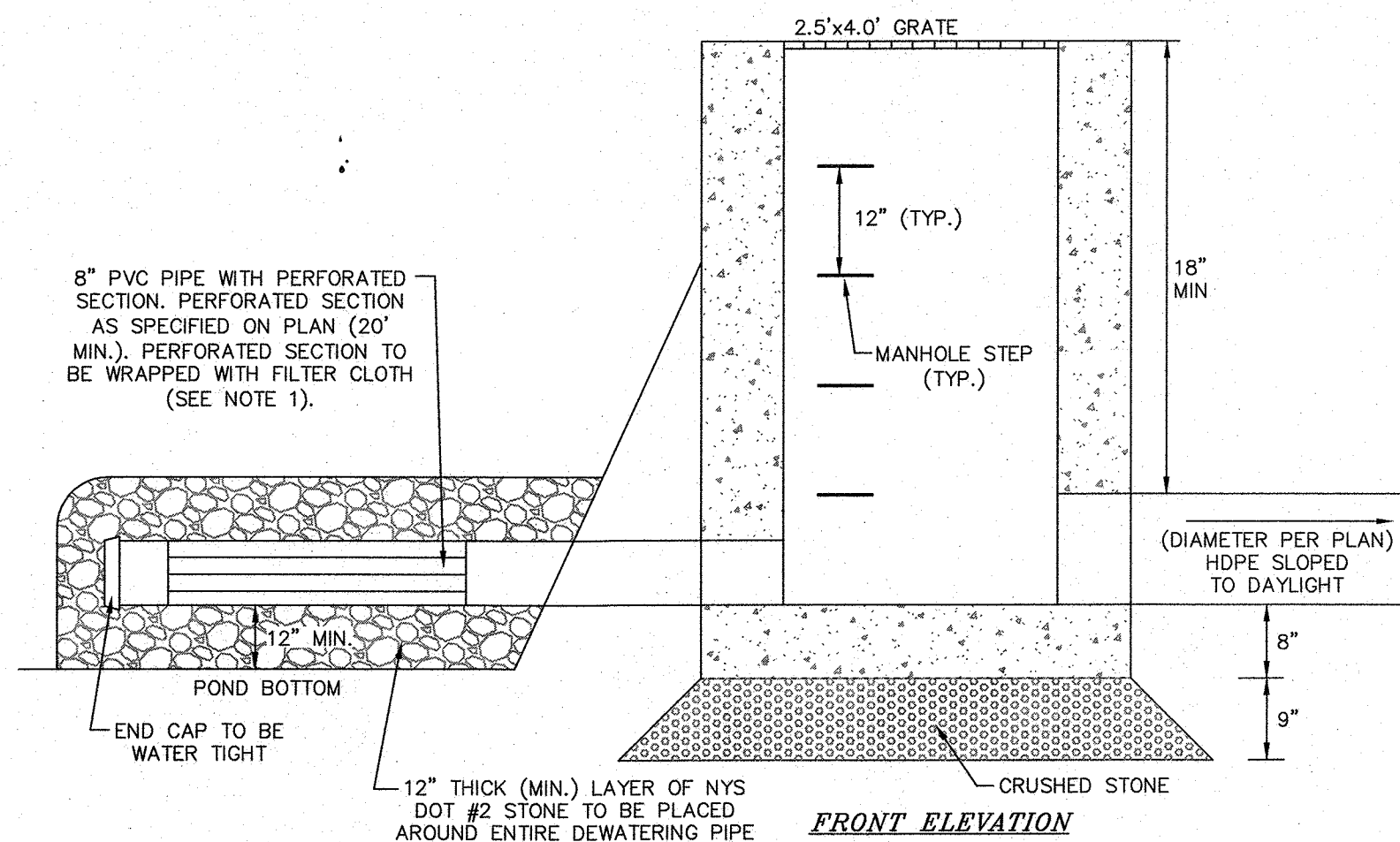
EXTEND BLANKET A MINIMUM OF 3'-0" OVER CREST OF SLOPE, PER MANUFACTURERS REQUIREMENTS. TRENCHING NEEDED IF A MINIMUM OF 3'-0" IS NOT AVAILABLE AT THE CREST OF SLOPE OR IF OVERLAND FLOW IS ANTICIPATED FROM UPLAND AREAS. TRENCHING TO BE CONSTRUCTED PER MANUFACTURERS REQUIREMENTS.



1. EROSION CONTROL BLANKET TO BE PLACED ON DISTURBED SLOPES GREATER THAN 2 HORIZONTAL TO 1 VERTICAL. AS SHOWN ON THE EROSION CONTROL PLAN.
2. FOR SLOPES OF 2H:1V - EROSION CONTROL BLANKET TO BE CURLEX I (EXCELSIOR EROSION CONTROL BLANKETS) OR APPROVED EQUAL.
3. FOR SLOPES OF 1H:1V - EROSION CONTROL BLANKET TO BE CURLEX III (EXCELSIOR EROSION CONTROL BLANKETS) OR APPROVED EQUAL.
4. EROSION CONTROL BLANKET IS TO BE INSTALLED PER MANUFACTURERS REQUIREMENTS.

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SLOPE STABILIZATION BLANKET DETAIL N.T.S.



1. FILTER CLOTH IS TO HAVE A SIEVE SIZE BETWEEN #40-80 (MIRAFI FW402, OR APPROVED EQUAL). FILTER CLOTH IS TO COVER PIPE AT LEAST 6" PAST PERFORATIONS AND IS TO BE SECURED WITH STRAPPING OR A CONNECTING BAND ON EACH END.
2. UPON FINAL STABILIZATION OF ALL UPSTREAM AREAS, THE TEMPORARY OUTLET STRUCTURE IS TO BE REMOVED AND THE SEDIMENT BASIN IS TO BE REMOVED OR CLEANED AND REGRADED AS SHOWN ON THE PLANS.

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PROPOSED TEMPORARY OUTLET STRUCTURE FOR SEDIMENT BASIN DETAIL N.T.S.

1. PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO CONTACT ALL UTILITY COMPANIES FOR UTILITY MARK OUTS. CONTRACTOR IS TO ASSUME FULL RESPONSIBILITY FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO UTILITIES IN THE EVENT OF DAMAGE.
2. PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES LOCATIONS, ELEVATIONS, INVERTS, ETC. AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES ON THIS PLAN.
3. CONTRACTOR IS TO COORDINATE NEW UTILITY SERVICES WITH ALL UTILITY COMPANIES.
4. CONTRACTOR IS TO BE RESPONSIBLE FOR ALL TRAFFIC MAINTENANCE.
5. CONTRACTOR IS TO BE RESPONSIBLE FOR ALL PROJECT SAFETY REQUIREMENTS.

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CONSTRUCTION NOTES

RESERVED FOR TOWN OF CHESTER PLANNING BOARD APPROVAL



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P.E. LICENSE NO. 078636, P.L.S. LICENSE NO. 060075  
N.Y.S. LICENSE NO. 55386

SIGNATURE DATE 01-21-20

**ELKAY DRIVE COMMERCIAL BUILDING SITE PLAN**  
TOWN OF CHESTER  
COUNTY OF ORANGE, NEW YORK  
PROJECT TITLE

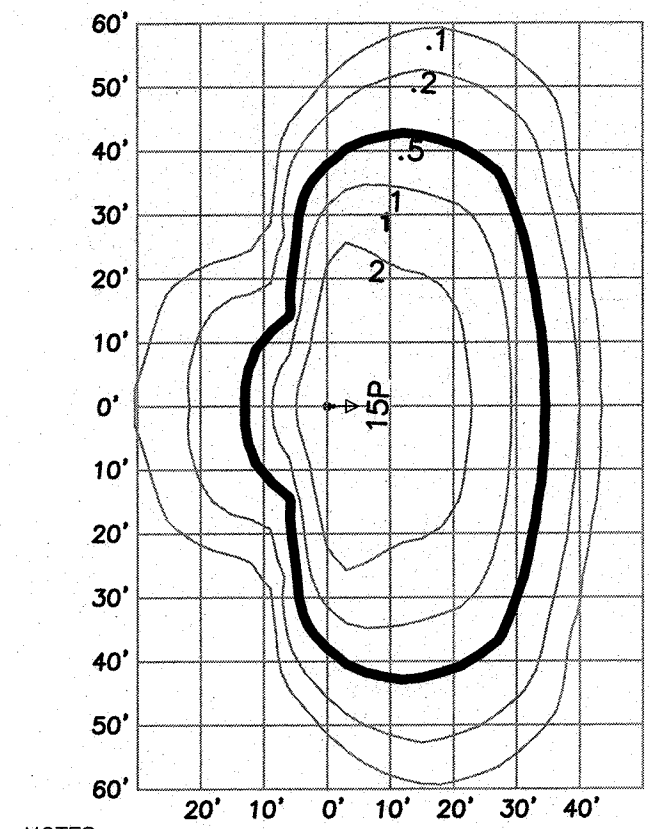
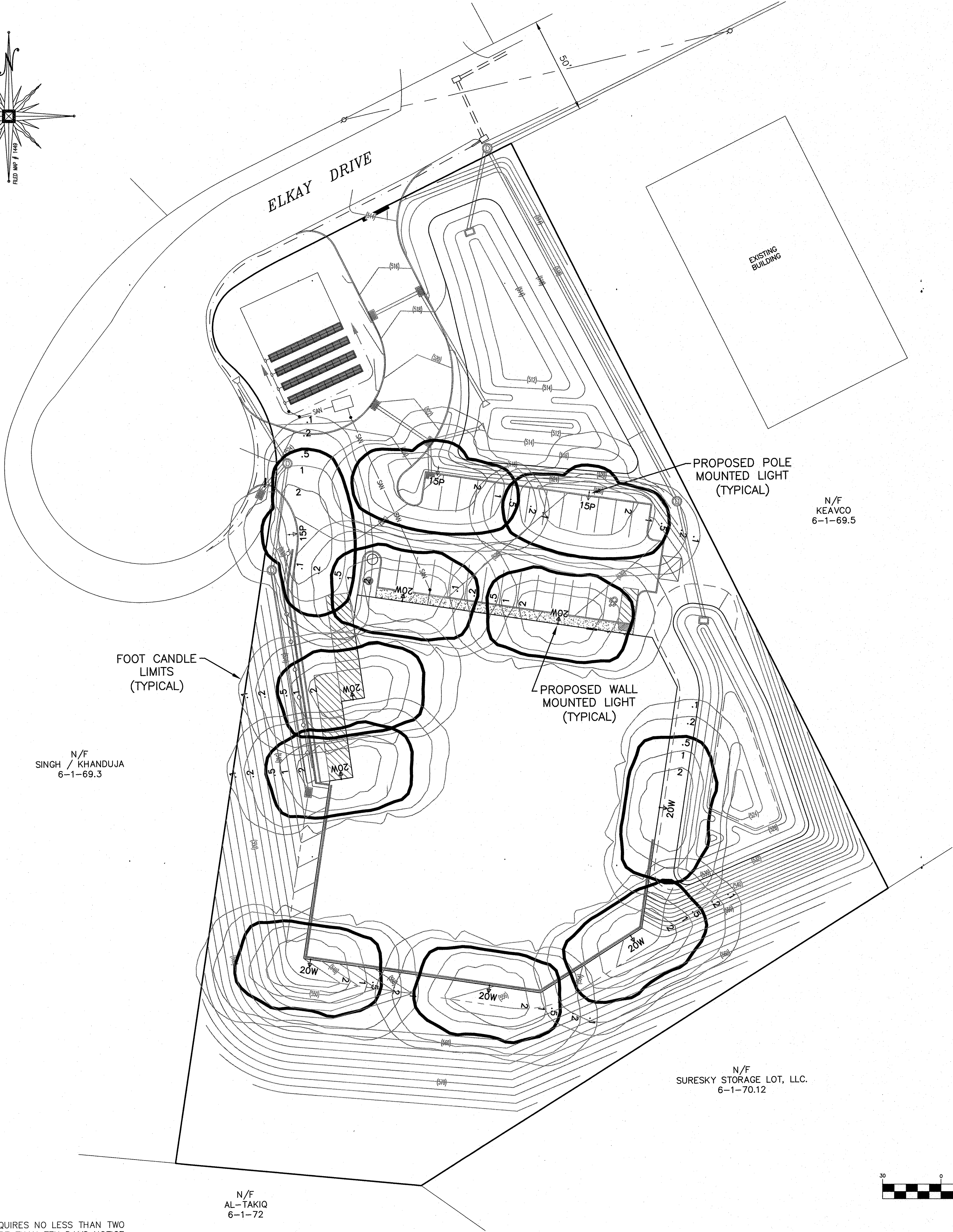
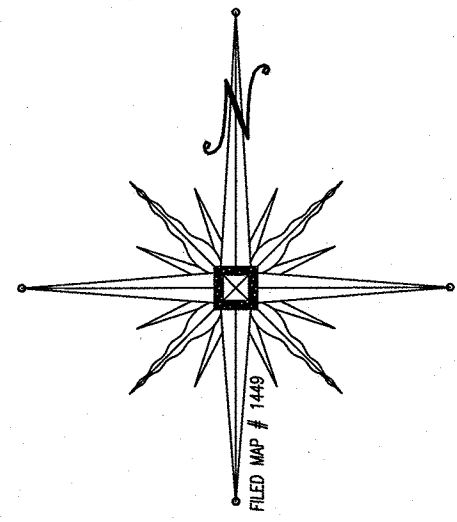
**EROSION CONTROL DETAILS**  
SECTION 6 BLOCK 1 LOT 69.4

DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

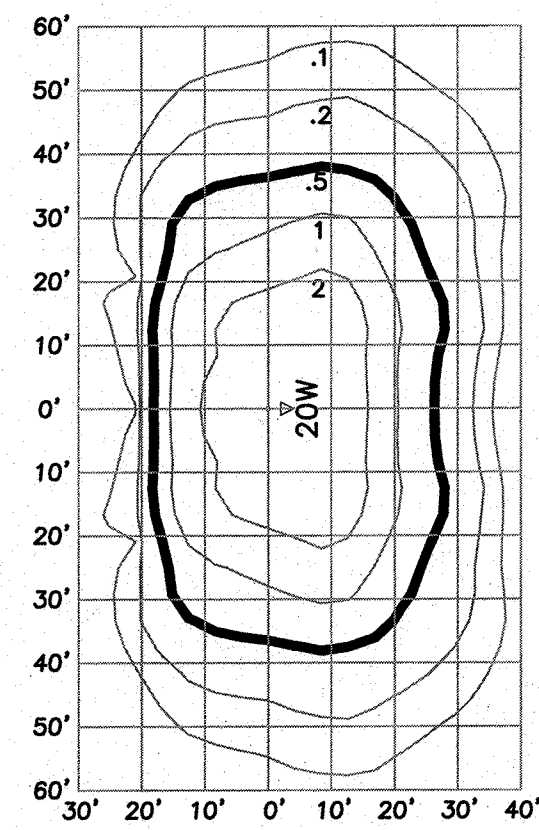
O.C.H.D. SHEET NO. N/A OF	D.E.C. SHEET NO. N/A OF	DRAWING NUMBER 6 OF 11
SCALE 1"=30'	CAD REFERENCE 19139 ENG. BASE	PROJECT NUMBER 19139.01





- NOTES
1. LIGHTS SHALL INCLUDE NON-GLARE, FULL CUT-OFF SHIELDS.
  2. POLE MOUNT LIGHT AS SPECIFIED MANUFACTURED BY COOPER LIGHTING, CRANBURY, N.J. GALLEON LED MODEL #GLEON-AE-01-LED-E1-T3 (POLE MOUNT AT 15')

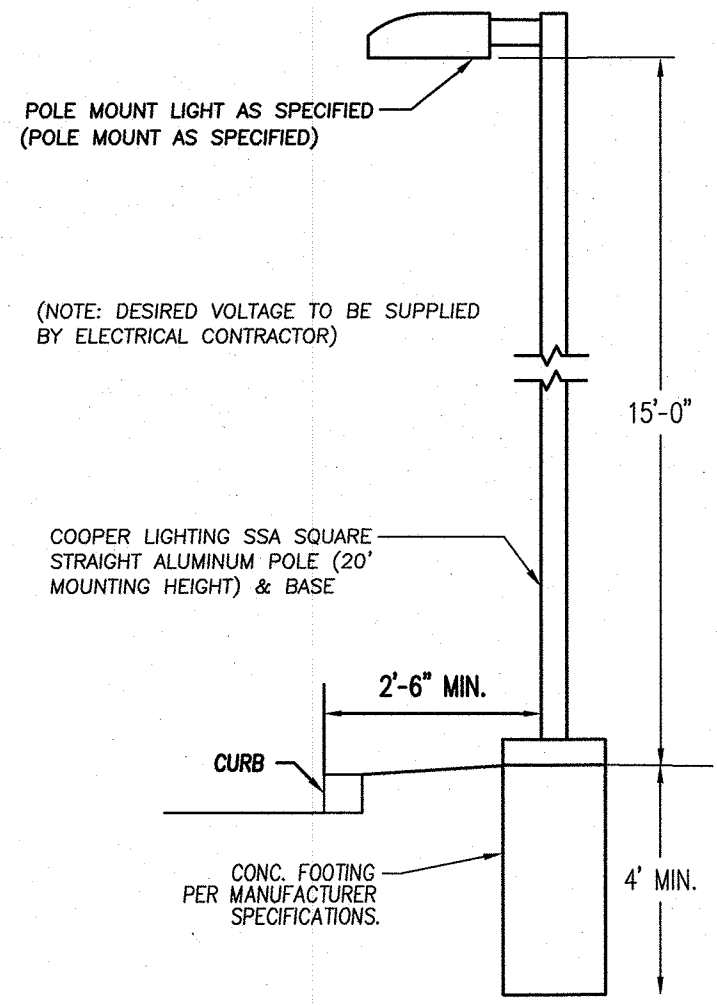
**FOOTCANDLE TABLE FOR SINGLE POLE (15' HEIGHT)**



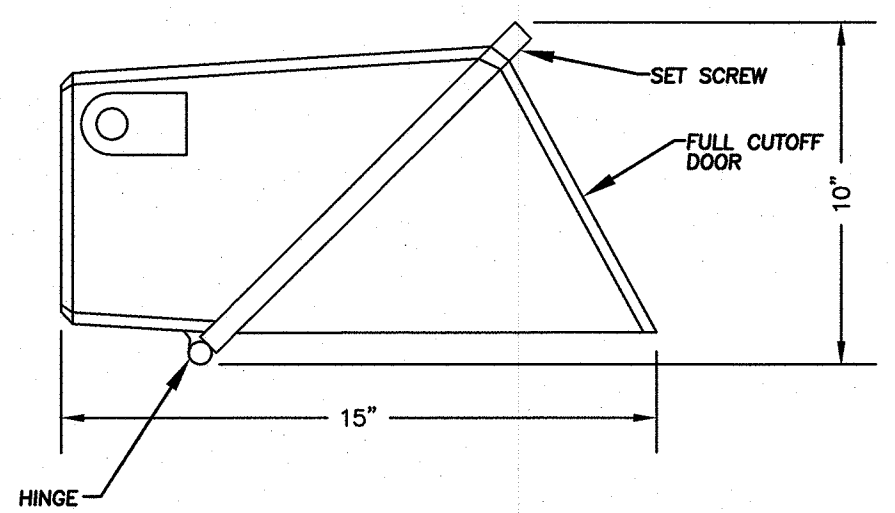
- NOTE:
1. WALL LIGHT - 72 WATT, 48 LED LAMP MOUNTED AT 20 FEET, MODEL XGBWMS W1-COOL WHITE AS SUPPLIED BY LSI INDUSTRIES, OR APPROVED EQUAL.
  2. LIGHTS SHALL INCLUDE NON-GLARE, FULL CUT-OFF SHIELDS.

**FOOTCANDLE TABLE FOR WALL LIGHTING (20' HEIGHT)**

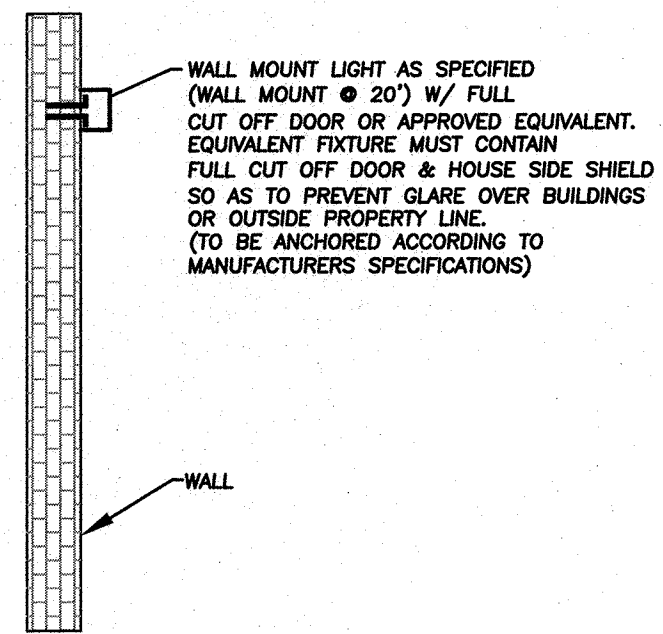
- CONSTRUCTION NOTES:
1. PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO CONTACT ALL UTILITY COMPANIES FOR UTILITY MARK CUTS. CONTRACTOR IS TO ASSUME FULL RESPONSIBILITY FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO UTILITIES IN THE EVENT OF DAMAGE.
  2. PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES LOCATIONS, ELEVATIONS, INVERTS, ETC. AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES ON THIS PLAN.
  3. CONTRACTOR IS TO COORDINATE NEW UTILITY SERVICES WITH ALL UTILITY COMPANIES.
  4. CONTRACTOR IS TO BE RESPONSIBLE FOR ALL TRAFFIC MAINTENANCE.
  5. CONTRACTOR IS TO BE RESPONSIBLE FOR ALL PROJECT SAFETY REQUIREMENTS.



**POLE-MOUNTED LIGHTING DETAIL N.T.S.**



**LUMARK WAL-PAK DETAIL N.T.S.**



**WALL MOUNT LIGHTING DETAIL N.T.S.**

01-21-20	SWPPP PREP & FUSCO COMMENTS DATED 12-3-19	CJP
11-6-19	SITE PLAN PREPARATION DATE	JJP
DATE	DESCRIPTION	INITIALS
REVISIONS		
MAP CHECK DATE:		INITIALED BY:

**PIETRZAK & PFAU**  
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MICHAEL F. CROGGAN P.L.S. LICENSE NO. 050323  
VINCENT A. PIETRZAK P.E. P.L.S. 1800-AP  
JULIE M. JAMESON P.L.S. LICENSE NO. 950075  
JULIE M. JAMESON P.L.S. LICENSE NO. 950076

SIGNATURE DATE 01-21-20

**ELKAY DRIVE COMMERCIAL BUILDING SITE PLAN**  
TOWN OF CHESTER  
COUNTY OF ORANGE, NEW YORK  
PROJECT TITLE

**LIGHTING PLAN**

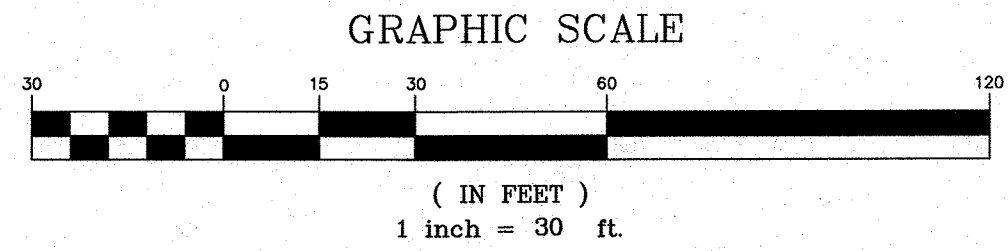
SECTION 6 BLOCK 1 LOT 69.4

DRAWING TITLE		
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 2205, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW		
O.C.H.D. SHEET NO. N/A. OF	D.E.C. SHEET NO. N/A. OF	DRAWING NUMBER 7 OF 11
SCALE 1"=30'	CAD REFERENCE 19139 ENG. BASE	PROJECT NUMBER 19139.01



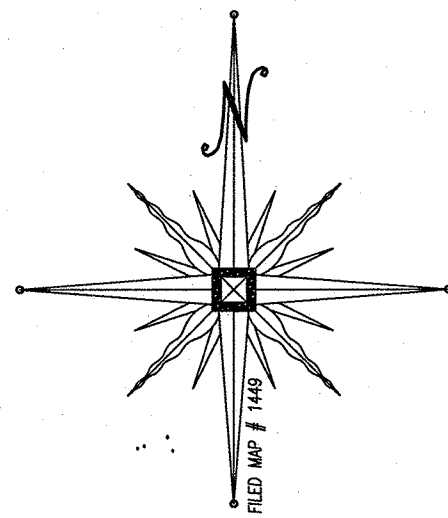
BEFORE YOU DIG, DRILL OR BLAST!  
-CALL TOLL FREE 1-800-962-7962  
-NY INDUSTRIAL CODE RULE 753 REQUIRES NO LESS THAN TWO WORKING DAYS NOTICE, BUT NOT MORE THAN TEN DAYS NOTICE.

N/F  
AL-TAKIQ  
6-1-72



RESERVED FOR TOWN OF CHESTER PLANNING BOARD APPROVAL





ELKAY DRIVE

EXISTING BUILDING

N/F  
KEAVCO  
6-1-69.5

N/F  
SINGH / KHANDUJA  
6-1-69.3

N/F  
SURESKEY STORAGE LOT, LLC.  
6-1-70.12

N/F  
AL-TAKIO  
6-1-72



BEFORE YOU DIG, DRILL OR BLAST!  
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-NY INDUSTRIAL CODE RULE 753 REQUIRES NO LESS THAN TWO  
WORKING DAYS NOTICE, BUT NOT MORE THAN TEN DAYS NOTICE.

DECIDUOUS TREES				
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
	3	ACER RUBRUM "OCTOBER GLORY"	OCTOBER GLORY RED MAPLE	2.5-3" CAL. 12-14' HT.
	3	ACER SACCHARUM	SUGAR MAPLE	2.5-3" CAL. 12-14' HT.
	4	MALUS 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE	2" CAL. 4-5' HT.
	1	MALUS 'PATRIOT'	PRAIRIE FLOWERING CRABAPPLE	2" CAL. 4-5' HT.
EVERGREEN TREES				
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
	4	PINUS STROBUS	WHITE PINE	7-8" HT. SEMI-SHEARED
	4	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	7-8" HT. SEMI-SHEARED
	3	THUJA STANDISHII PULCATA 'GREEN GIANT'	GREEN GIANT ARBOVITAE	6-7" HT.

EVERGREEN SHRUBS				
KEY	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS
Jc	3	JUNIPERUS CHINENSIS "GOLD COAST"	GOLD COAST JUNIPER	CONTAINER
Pj	3	PIERIS JAPONICA	JAPANESE ANDROMEDA	B&B
DECIDUOUS SHRUBS				
KEY	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS
Pt	1	PENTANTHERA	AZALEA	CONTAINER

NOTE:  
1. THE LANDSCAPE VEGETATION SPECIES SPECIFIED MAY BE MIXED AND MATCHED AT THE LANDSCAPE ARCHITECT OR LANDSCAPER'S DISCRETION, SO LONG AS THE QUANTITY OF VEGETATION SHOWN IS MET.  
2. THE TREE SPECIES PROVIDED IN THE FRONT OF THE PROPOSED BUILDING SHALL BE LIMITED TO A MAXIMUM GROWTH HEIGHT OF 20 TO 25 FEET.

#### PLANTING NOTES

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO EXCAVATING FOR PLANTING WORK. CONTRACTOR MUST REQUEST FIELD LOCATIONS FROM THE VARIOUS UTILITY COMPANIES PRIOR TO BEGINNING THE WORK.

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS, INCLUDING LOCAL ORDINANCES GOVERNING THE PROVISIONS FOR CONTRACTORS' LABORERS' OR TRANSPORTS' SAFETY OR SECURITY, WHICH IS THE SOLE RESPONSIBILITY OF CONTRACTORS, OWNERS AND OPERATORS.

PROVIDE AMENDED TOPSOIL BACKFILL FOR ALL NEWLY PLANTED MATERIAL. TOPSOIL FOR BACKFILL SHALL COMPLY WITH THE FOLLOWING SPECIFICATIONS: ORGANIC MATTER CONTENT - MIN. 5% PH RANGE - 5.0 TO 6.5 CLASSIFICATION - SANDY LOAM OR LOAM AGGREGATE - FREE OF STONES 1/2" OR GREATER

BACKFILL MIXTURE FOR DECIDUOUS TREES AND SHRUBS SHALL BE AMENDED AS FOLLOWS: 1 PART APPROVED TOPSOIL TO 2 PARTS ROTTED LEAF COMPOST OR PEAT MOSS, THOROUGHLY MIXED.

BACKFILL MIXTURE FOR EVERGREEN TREES AND SHRUBS SHALL BE AMENDED AS FOLLOWS: 1 PART APPROVED TOPSOIL TO 3 PARTS ROTTED LEAF COMPOST OR PEAT MOSS, THOROUGHLY MIXED.

COMMERCIAL FERTILIZER SHALL BE ADDED TO THE BACKFILL MIXTURE IN COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. COMMERCIAL FERTILIZER FOR ALL TREES AND SHRUBS SHALL BE HIGH PHOSPHOROUS FERTILIZER WITH AN EQUIVALENT RATING OF 5 - 10 - 5 (NITROGEN, PHOSPHOROUS AND POTASSIUM). EVERGREEN TREES AND SHRUBS TOPDRESS WITH A HIGH NITROGEN GRANULAR FERTILIZER SUCH AS HOLLITONE, OR APPROVED EQUAL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. FOR DECIDUOUS TREES AND SHRUBS, TOPDRESS WITH A HIGH PHOSPHOROUS GRANULAR FERTILIZER, SUCH AS 5 - 10 - 5, COMPLETE GARDEN FERTILIZER, IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED IN DURING BACKFILLING AND AFTER PLANTING/MULCHING HAS BEEN COMPLETED.

PLANT BEDS, HEDGES, GROUPINGS, ETC. SHALL BE UNIFORMLY MULCHED OVER THE ENTIRE BED AREA WITH 3 THICK DOUBLE SHREDDED OAK BARK MULCH, BLACK IN COLOR. PALETTE MULCH OR OTHER SHREDDED WOOD MULCH IS NOT ACCEPTABLE.

ALL BED LINES SHALL BE SMOOTHLY AND UNIFORMLY DEFINED WITH A GARDEN SPADE.

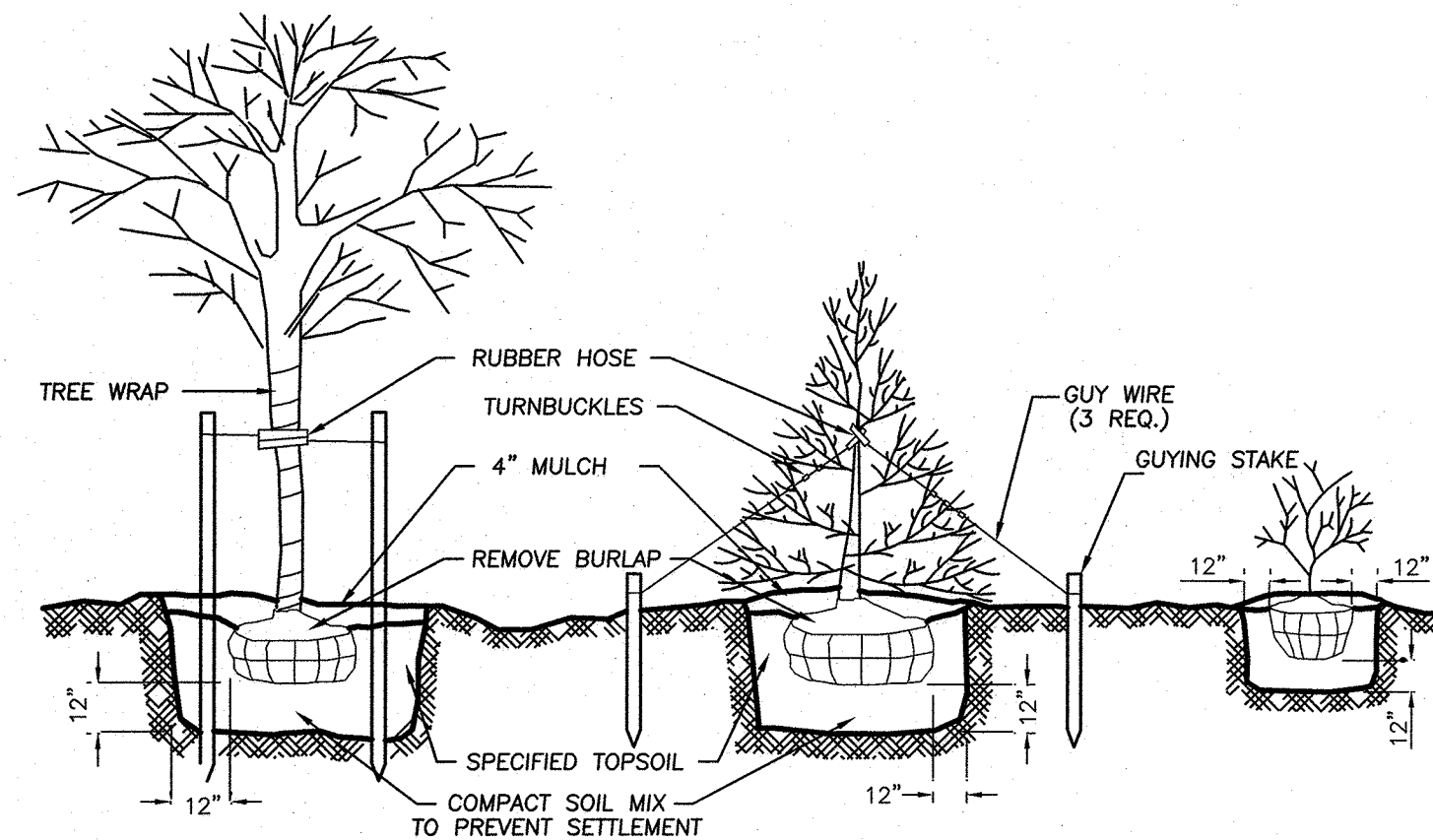
ALL PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION BY A LANDSCAPE ARCHITECT OR ENGINEER AT ITS SOURCE, PRIOR TO SHIPMENT TO THE JOBSITE. ALL SPECIMEN ORNAMENTALS, DECIDUOUS TREES, EVERGREEN TREES SHALL BE INSPECTED BY THE LANDSCAPE CONTRACTOR AND/OR A LANDSCAPE ARCHITECT OR ENGINEER FOR COMPLIANCE WITH THE PLANT LIST.

ALL PLANT MATERIAL SHALL BE HIGH QUALITY, SPECIMEN GRADE MATERIAL, IN VIGOROUS HEALTHY CONDITION. REFERENCED STANDARD FOR PLANT MATERIAL SHALL BE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN, WASHINGTON, D.C.

TREES SHALL NOT BE PLANTED BETWEEN MAY 15 AND SEPTEMBER 15 WITHOUT SPECIFIC AUTHORIZATION OF THE BUILDING INSPECTOR.

ALL TREES MUST MEET THE STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK. ALL TREES SHALL MEASURE AT LEAST 2 TO 2.5 INCHES IN DIAMETER AS MEASURED AT A POINT 6 INCHES ABOVE THE TOP OF THE BALL, NOR LESS THAN 10 FEET HIGH UNLESS OTHERWISE SPECIFIED.

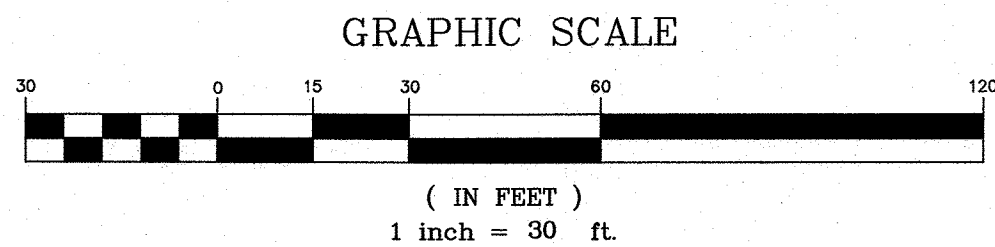
ANY TREE IMPROPERLY PLANTED OR NOT MEETING THESE SPECIFICATIONS WILL BE SUBJECT TO REMOVAL. ANY TREE THAT DOES NOT SURVIVE OR IS IN AN UNHEALTHY CONDITION AT THE END OF ONE (1) YEAR SHALL BE REPLACED. SAID REPLACEMENT SHALL BE MADE WITHIN SIXTY (60) DAYS FOLLOWING WRITTEN DEMAND FOR SUCH REPLACEMENT OR WITHIN A MORE EXTENDED PERIOD AS MAY BE SPECIFIED.



DECIDUOUS TREES EVERGREEN TREES SHRUBS

#### PLANTING & GUYING DETAIL

RESERVED FOR TOWN OF CHESTER PLANNING BOARD APPROVAL



#### TOPSOIL & SEEDING NOTES

- AREAS DESIGNATED TO BE TOPSOILED AND SEEDED SHALL BE TREATED AS FOLLOWS:
  - ESTABLISH SUBGRADE TO A SMOOTH, UNIFORM SURFACE ELEVATION 4 INCHES BELOW FINISHED GRADE. REMOVE ALL SURFACE STONES 2" OR GREATER FROM THE TOP 2" OF THE SUBGRADE.
  - SPREAD HIGH PHOSPHOROUS GRANULAR FERTILIZER OVER THE SUBGRADE AT A RATE OF 5 POUNDS PER 1000 SQUARE FEET.
  - SPREAD APPROVED TOPSOIL OVER THE ENTIRE AREA TO A UNIFORM 4" DEPTH (MINIMUM), TO THE REQUIRED FINISHED GRADE ELEVATIONS. REMOVE ALL STONES 3/4" DIA. OR GREATER FROM THE ENTIRE DEPTH OF TOPSOIL. APPLY PULVERIZED LIMESTONE TO THE TOPSOIL AT A RATE DETERMINED BY SOIL TESTING TO MEET REQUIRED PH REQUIREMENTS.
  - SPREAD HIGH NITROGEN FERTILIZER (20 - 10 - 10) OVER THE ENTIRE AREA AND RAKE INTO THE TOP 1" OF SOIL, AT A RATE OF 3 POUNDS PER 1000 SQUARE FEET.
  - SPREAD SEED MIXTURE UNIFORMLY OVER THE ENTIRE AREA AT A RATE OF 5 POUNDS PER 1000 SQUARE FEET. LIGHTLY RAKE SEED INTO THE TOP 1/4" OF SOIL. MIST THE ENTIRE SEED BED THOROUGHLY WITH CARE NOT TO CREATE EROSION OF SEEDBED.
  - STRAW MULCH (UNIFORMLY BLOWN ON) TO A 1/2" BLANKET AND IMMEDIATELY WATER THE MULCH BLANKET.
- TOPSOIL SHALL BE AS SPECIFIED UNDER PLANTING NOTES.
- SEED MIXTURE SHALL BE AS SHOWN IN SEEDING SCHEDULE.
- CONTRACTOR SHALL SUBMIT SEED CERTIFICATION PRIOR TO SEEDING.

#### SEEDING SCHEDULE

PERMANENT MIX:  
SEED RATE IS 200 POUNDS PER ACRE OR 5 POUNDS PER 1000 SQUARE FEET.  
SEED SHALL NOT CONTAIN IN EXCESS OF 0.5% WEED SEED.  
THE SEED SHALL HAVE A MINIMUM PURITY AND GERMINATION PERCENTAGES AS FOLLOWS:

GRASSES	% MINIMUM SEED PURITY	% MINIMUM GERMINATION	% MIX
"RELIANT" HARD FESCUE	96	85	65
FESCUE, RED (CHEWING OR CREEPING)	97	80	20
RYEGRASS, PERENNIAL	98	90	15

LEGUME MIX:  
PALMER PERENNIAL 20% RYEGRASS, CROWNVECH 60%, JAMESTOWN CHEWING FESCUE 20%  
SEED RATE IS 200 POUNDS PER ACRE OR 5 POUNDS PER 1000 SQUARE FEET.  
SEED CONTAINING PROHIBITED OR RESTRICTED NOXIOUS WEEDS WILL NOT BE ACCEPTED.  
SEED SHALL NOT CONTAIN IN EXCESS OF 0.5% WEED SEED.  
THE SEED SHALL HAVE A MINIMUM PURITY AND GERMINATION PERCENTAGES AS FOLLOWS:

GRASSES	% MINIMUM SEED PURITY	% MINIMUM GERMINATION	% MIX
CROWNVECH	95	68	60
FESCUE, RED (CHEWING OR CREEPING)	97	80	20
RYEGRASS, PERENNIAL	98	90	15

WHERE INNOCUANT IS TO BE USED FOR TREATING LEGUME SEED, THE INNOCUANT SHALL NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER. TWICE THE SUPPLIERS RECOMMENDED RATE OF INNOCUANT SHALL BE USED WHEN SEED IS BROADCAST, FOUR TIMES THE RECOMMENDED RATE IF HYDROSEEDING.

#### CONSTRUCTION NOTES:

- PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO CONTACT ALL UTILITY COMPANIES FOR UTILITY MARK OUTS. CONTRACTOR IS TO ASSUME FULL RESPONSIBILITY FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO UTILITIES IN THE EVENT OF DAMAGE.
- PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES LOCATIONS, ELEVATIONS, INVERTS, ETC. AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES ON THIS PLAN.
- CONTRACTOR IS TO COORDINATE NEW UTILITY SERVICES WITH ALL UTILITY COMPANIES.
- CONTRACTOR IS TO BE RESPONSIBLE FOR ALL TRAFFIC MAINTENANCE.
- CONTRACTOR IS TO BE RESPONSIBLE FOR ALL PROJECT SAFETY REQUIREMENTS.

DATE	DESCRIPTION	INITIALS
01-21-20	SWPPP PREP & FUSCO COMMENTS DATED 12-3-19	CJP
11-6-19	SITE PLAN PREPARATION DATE	JJP
DATE	DESCRIPTION	INITIALS
REVISIONS		
MAP CHECK DATE: INITIALED BY:		

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VINCENT A. PIETRZAK P.E. P.L.S. LEADSHIP  
P.E. LICENSE NO. 076836, P.L.S. LICENSE NO. 050075  
P.L.S. LEADSHIP NO. 53386

SIGNATURE: \_\_\_\_\_ DATE: 01-21-20

#### ELKAY DRIVE COMMERCIAL BUILDING SITE PLAN

TOWN OF CHESTER  
COUNTY OF ORANGE, NEW YORK

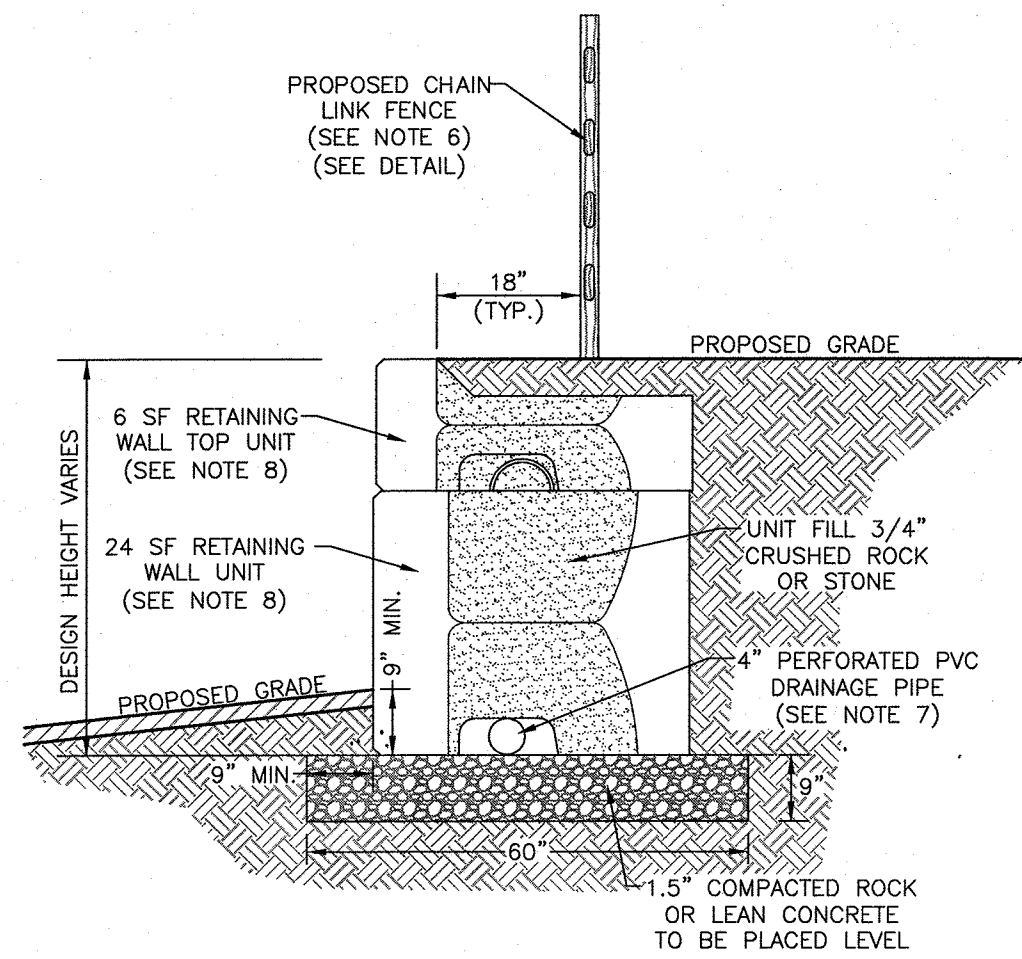
PROJECT TITLE

#### LANDSCAPING PLAN

SECTION 6 BLOCK 1 LOT 69.4

DRAWING TITLE		
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.		
O.C.H.D. SHEET NO. N/A OF	D.E.C. SHEET NO. N/A OF	DRAWING NUMBER 8 OF 11
SCALE 1"=30'	CAD REFERENCE 19139 ENG BASE	PROJECT NUMBER 19139.01

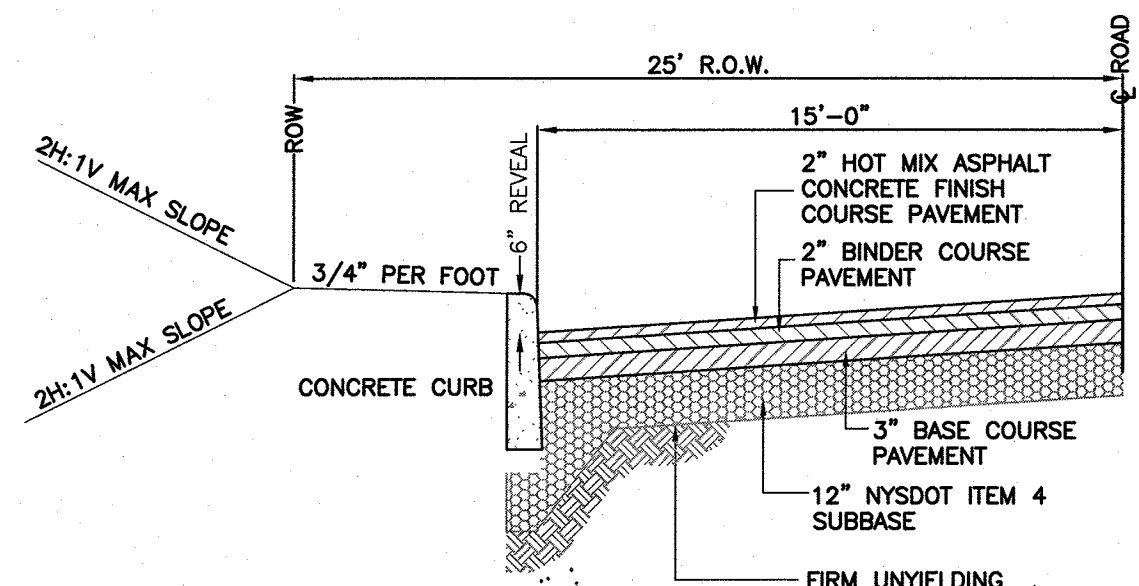




- NOTES:
1. PROPOSED CONCRETE BLOCK RETAINING WALL TO BE A STRONG STONE SYSTEMS WALL, UTILIZING A MIXTURE OF THE 24 SQUARE FOOT UNITS, 6 SQUARE FOOT UNITS AND THE STEP/CAP UNITS, OR APPROVED EQUAL.
  2. DESIGN FOR THE RETAINING WALL SHOWN HEREON SHALL BE PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER AND SUBMITTED TO THE TOWN BUILDING INSPECTOR FOR RECORD PRIOR TO CONSTRUCTION. SUCH DESIGN DRAWINGS (OR SHOP DRAWINGS) SHALL BEAR THE STAMP AND SIGNATURE OF SUCH ENGINEER, AND SHALL BE SPECIFIC FOR THE SITE AND SPECIFIC TO THE RETAINING WALL SYSTEM TO BE UTILIZED AND SHALL CONSIDER ALL APPROPRIATE AND NECESSARY POSSIBLE LOADINGS AND CONDITIONS RELATED TO THIS PROJECT.
  3. THE AFOREMENTIONED DESIGN AND DETAILS SHALL CONSIDER / IDENTIFY / INCLUDE, BUT SHALL NOT BE LIMITED TO: SIGNED AND SEALED DESIGN CALCULATIONS; COMPLETE AND SPECIFIC CONSTRUCTION PLANS AND DETAILS FOR EACH WALL; APPROPRIATE SIZING FOR DRAINAGE SYSTEM TO HANDLE INTENSE STORM CONDITIONS; MAINTENANCE ABILITY TO CLEAN STORMWATER PIPING SYSTEMS; APPROPRIATE BACKFILL MATERIAL SUFFICIENT POROSITY TO ALLOW FREE DRAINAGE OF WATER; EVALUATE POTENTIAL FAILURE BY INTERNAL/EXTERNAL FAILURE MECHANISMS, GLOBAL FAILURE OR OTHER POTENTIAL FAILURES; AND SEISMIC DESIGN CONSIDERATIONS.
  4. DURING CONSTRUCTION, THE WORK MUST BE INSPECTED BY A NYS LICENSED PROFESSIONAL ENGINEER WHO SHALL PROVIDE WRITTEN VERIFICATION TO THE TOWN BUILDING INSPECTOR, PRIOR TO THE REQUEST FOR A CERTIFICATE OF OCCUPANCY, THAT HE/SHE HAS PERSONALLY INSPECTED THE WORK, AND THE INSTALLATION IS IN COMPLIANCE WITH THE DESIGN DRAWINGS AND MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
  5. IF DEEMED NECESSARY BY THE DESIGN ENGINEER AND/OR THE TOWN, THIRD PARTY TESTING WILL BE PERFORMED REGARDING MATERIAL COMPACTION, FILL QUALITY, ETC. A COPY OF ALL SUCH TESTING RECORDS SHALL BE PROVIDED TO THE TOWN BUILDING DEPARTMENT FOR RECORD.
  6. DUE TO THE HEIGHT OF THE PROPOSED RETAINING WALL, SAFETY FENCING IS TO BE PROVIDED ON THE UPHILL SIDE OF THE PROPOSED RETAINING WALL AND IS TO BE INCLUDED IN THE DESIGN PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER. THE FENCING IS TO BE CHAIN LINK FENCE IN ACCORDANCE WITH THE DETAIL PROVIDED IN THIS PLAN SET.
  7. SEE GRADING PLAN FOR LOCATION OF PROPOSED WALL.
  8. DRAINAGE PIPE IS TO BE WRAPPED IN FILTER FABRIC WHEN SITE CONDITIONS REQUIRE AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. DRAINAGE PIPE IS TO BE RUN TO DAYLIGHT OR CONNECTED TO CATCH BASINS AT LOW POINTS THROUGH WALL, OR AT ENDS.
  9. VERTICAL STRONG STONE SYSTEM WALLS REQUIRE A MODIFIED ALIGNMENT RECESS & A MODIFIED FACE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

#### CONCRETE BLOCK RETAINING WALL DETAIL

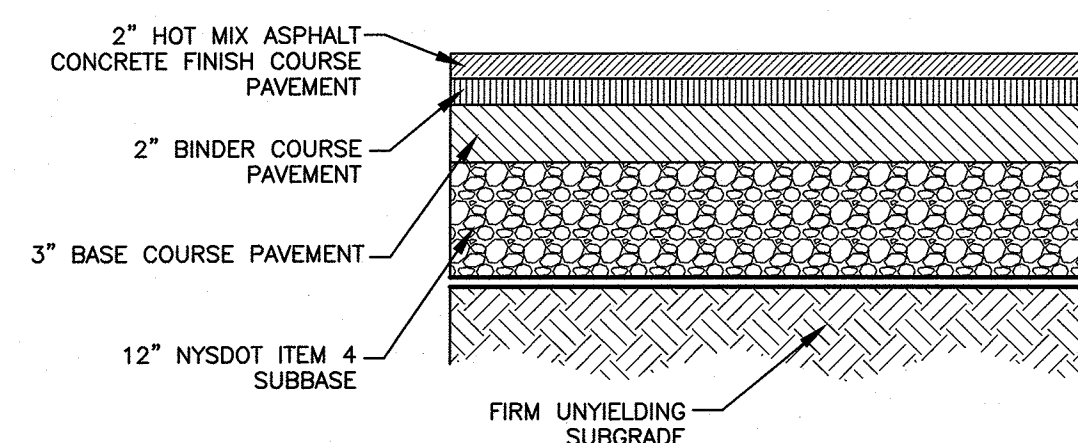
N.T.S.



\* NOTE: ALL THICKNESSES ARE MINIMUM

#### MAIN ACCESS DRIVE, HALF SECTION

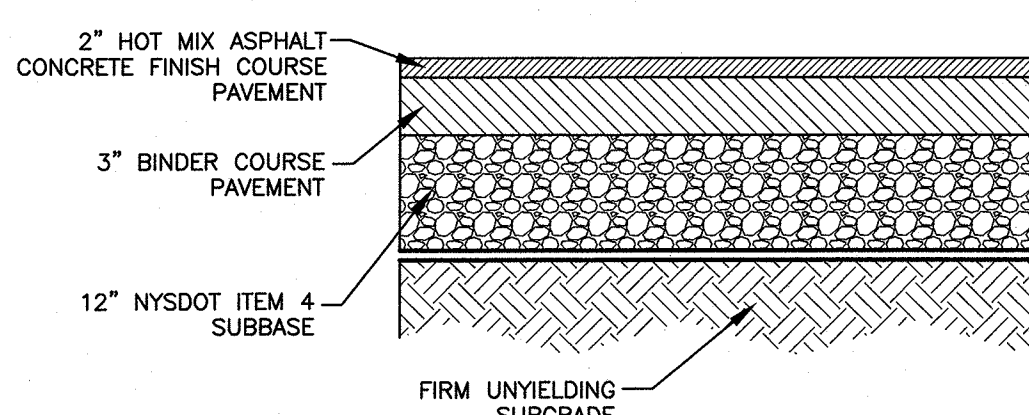
N.T.S.



- NOTES:
1. WHERE UNSUITABLE MATERIAL IS ENCOUNTERED BELOW SUBBASE, UNDERCUT TO SUITABLE MATERIAL.
  2. ALL THICKNESSES ARE MINIMUM

#### TRUCK ACCESS/LOADING CROSS-SECTION

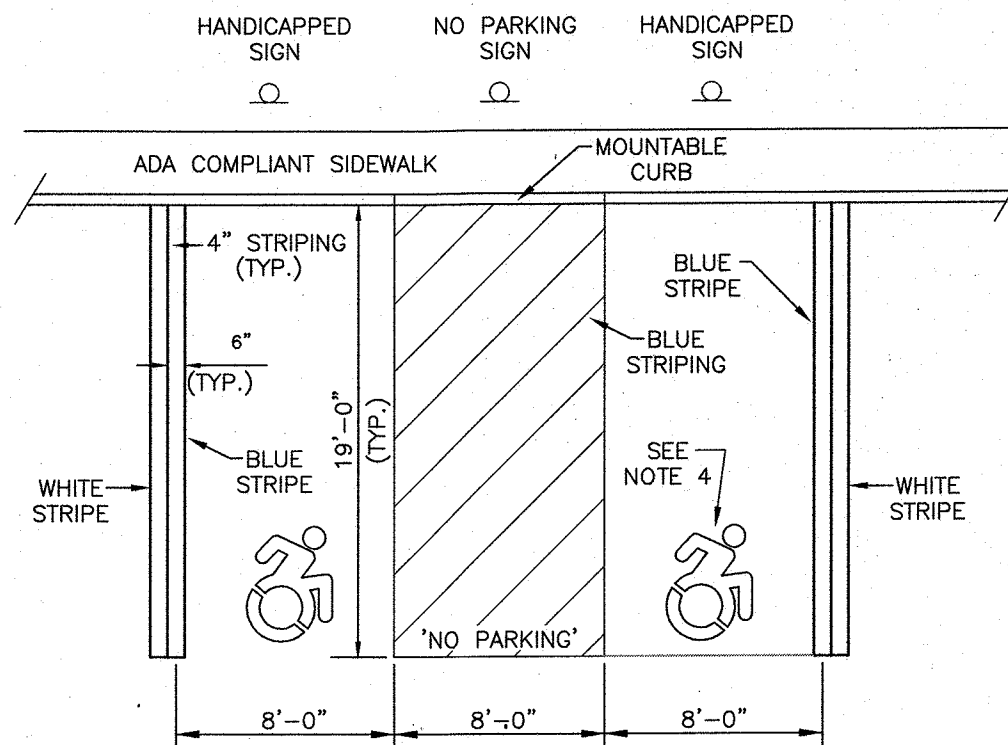
N.T.S.



- NOTES:
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  2. ALL THICKNESSES ARE MINIMUM

#### PARKING LOT CROSS-SECTION

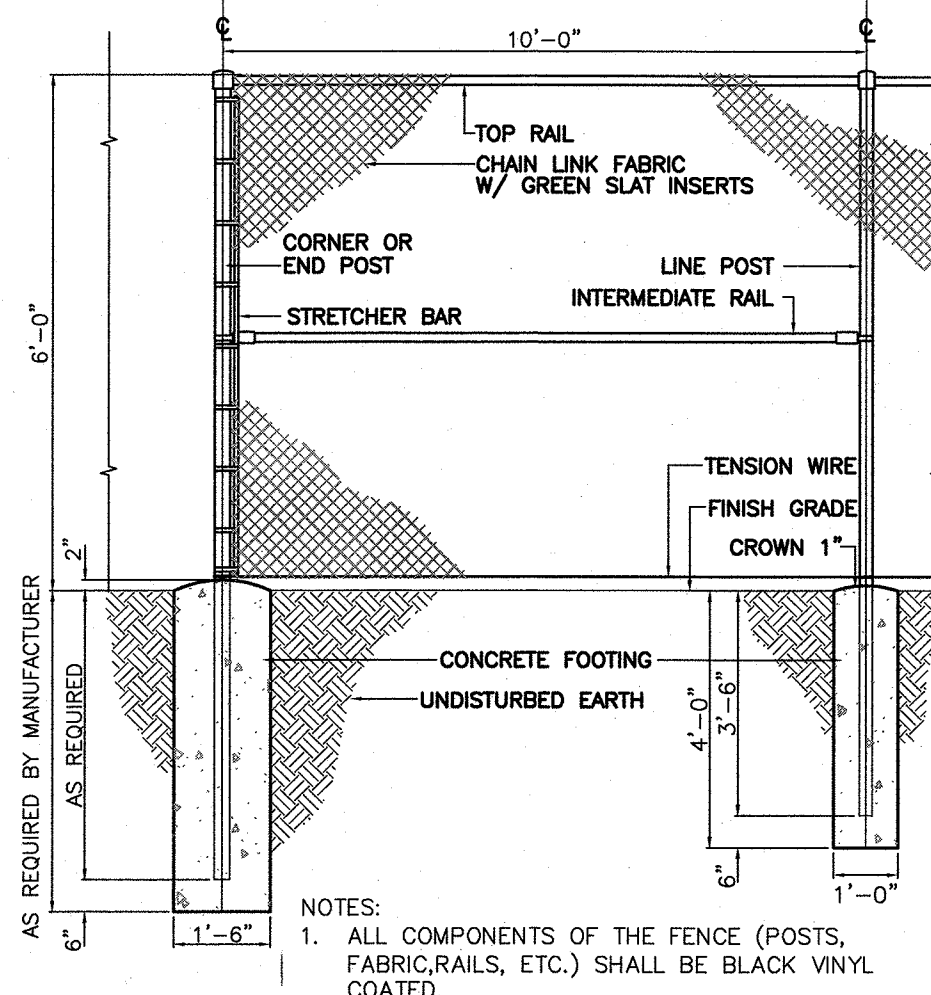
N.T.S.



- NOTES:
1. ALL STRIPING FOR THE HANDICAPPED SPACE MUST BE BLUE. WHEN A STANDARD SPACE ADJOINS A HANDICAPPED SPACE, A DOUBLE LINE SHOULD BE INSTALLED, ONE BLUE, ONE WHITE.
  2. FOR THE CROSS-HATCHED ACCESS LANE NEAR THE BOTTOM, ADD BLUE PAINTED TEXT "NO PARKING".
  3. THE MOUNTABLE CURB SHALL MEET ALL ADA HANDICAPPED TRANSITION REQUIREMENTS.
  4. THE MOUNTING HEIGHT TO THE BOTTOM OF THE SIGN SHALL BE FIVE (5) FEET TO SEVEN (7) FEET.
  5. DYNAMIC ACCESSIBILITY SYMBOLS SHALL BE USED.

#### ACCESSIBLE PARKING STRIPING AND SIGNAGE DETAIL

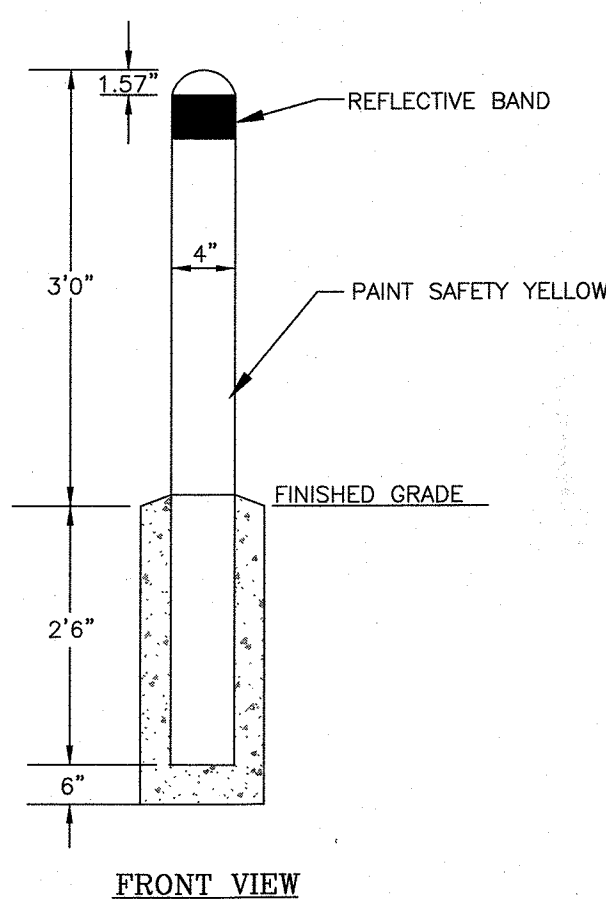
N.T.S.



- NOTES:
1. ALL COMPONENTS OF THE FENCE (POSTS, FABRIC, RAILS, ETC.) SHALL BE BLACK VINYL COATED.

#### CHAIN LINK FENCE DETAIL

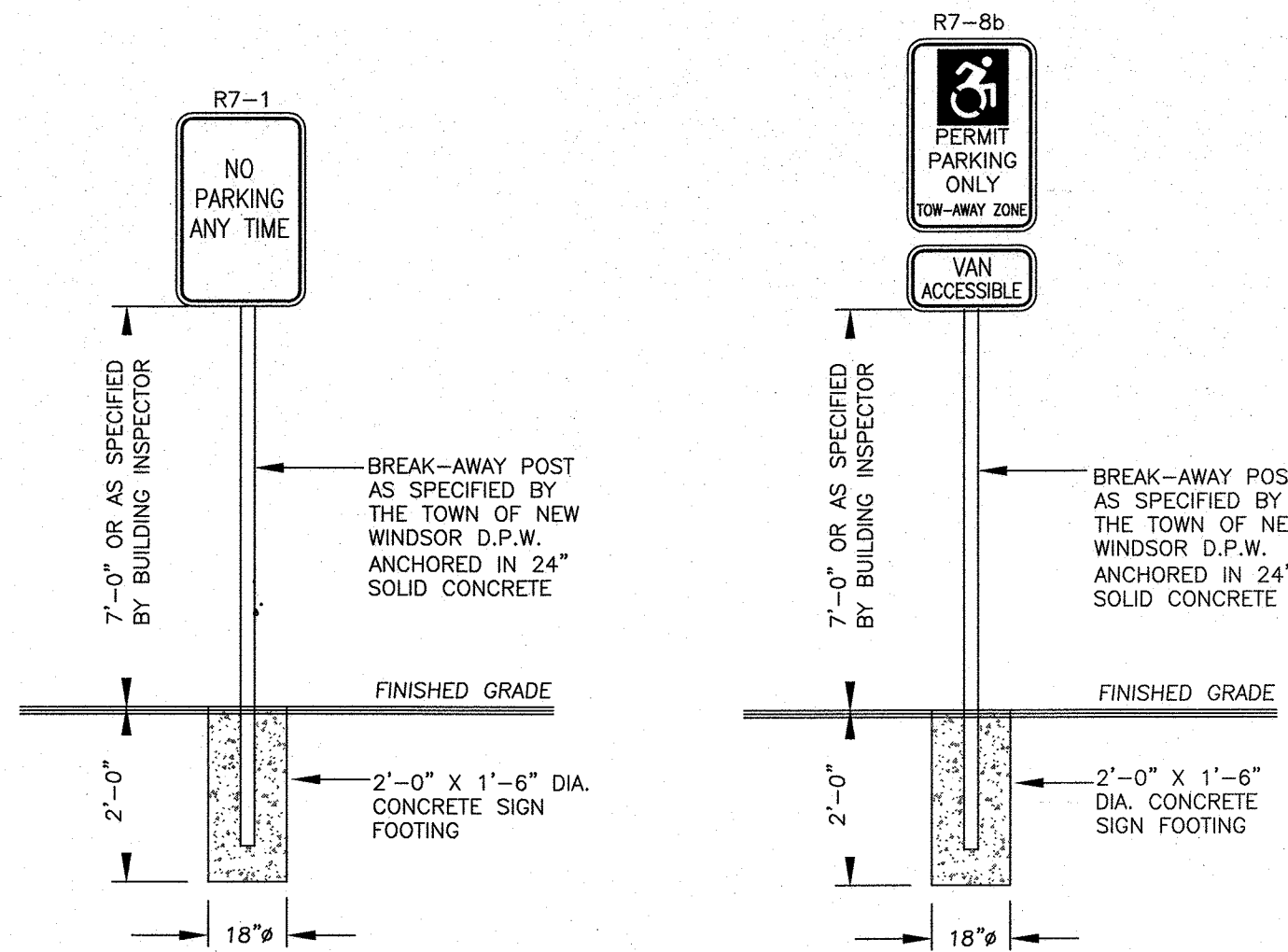
N.T.S.



- NOTES:
1. BOLLARD TO BE STANDARD WEIGHT STEEL PIPE.
  2. BOLLARD TO BE POWDER COATED YELLOW WITH CAP.

#### CONCRETE STEEL BOLLARD DETAIL

N.T.S.

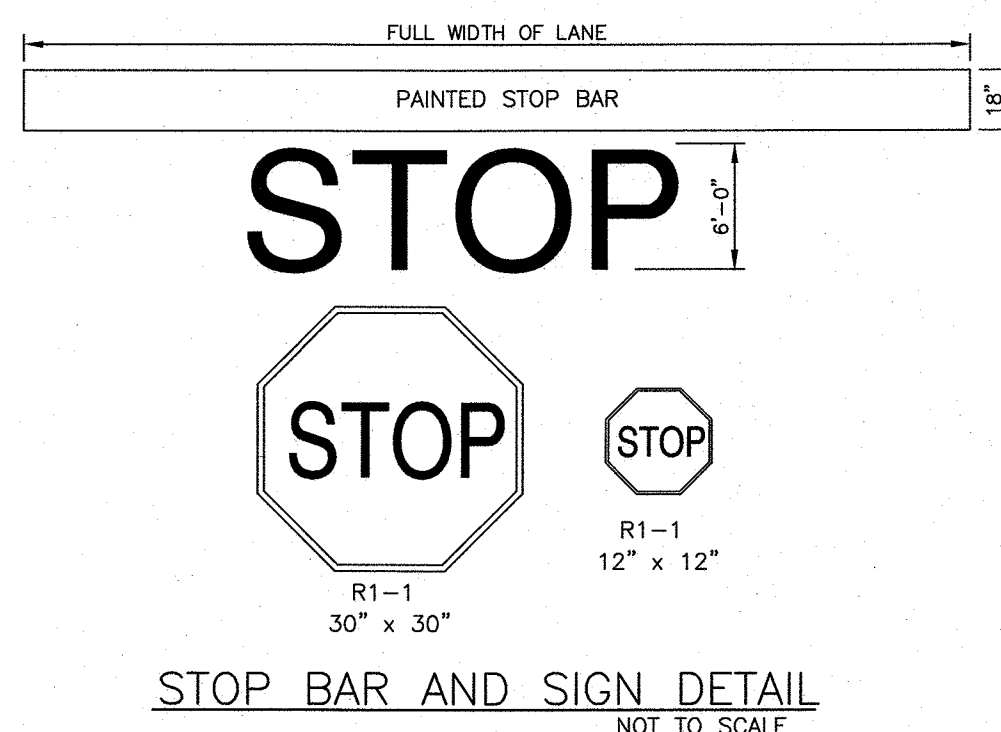


#### NO PARKING SIGN DETAIL

N.T.S.

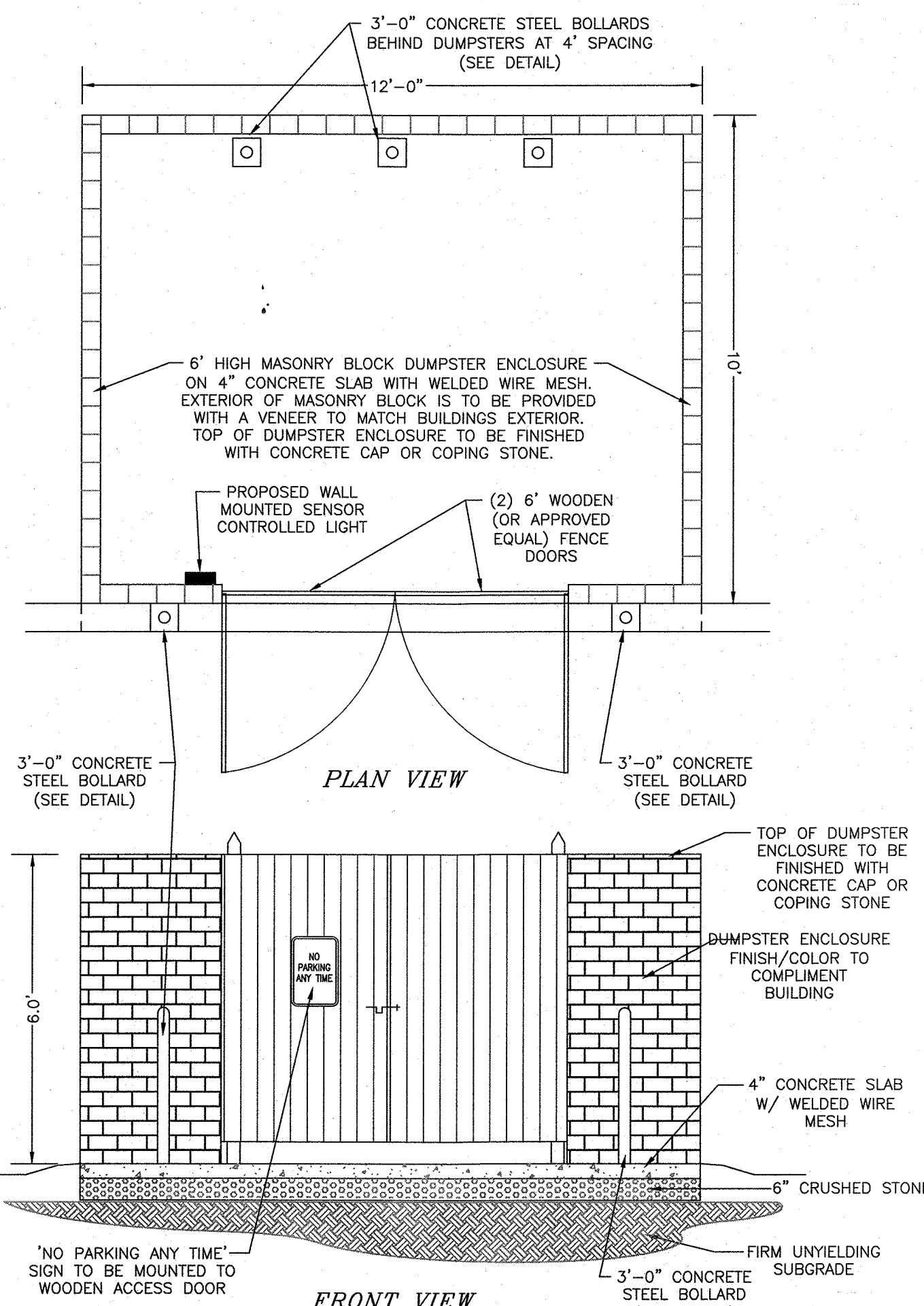
#### HANDICAP SIGN DETAIL

N.T.S.



#### STOP BAR AND SIGN DETAIL

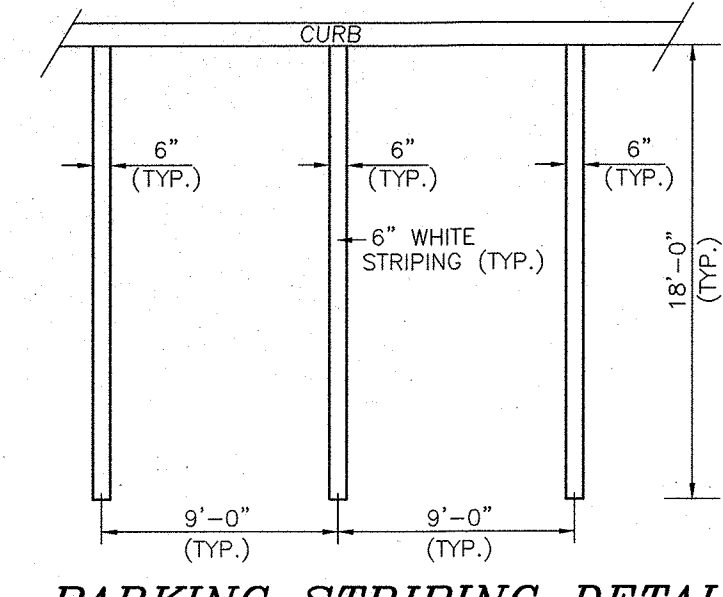
NOT TO SCALE



#### FRONT VIEW

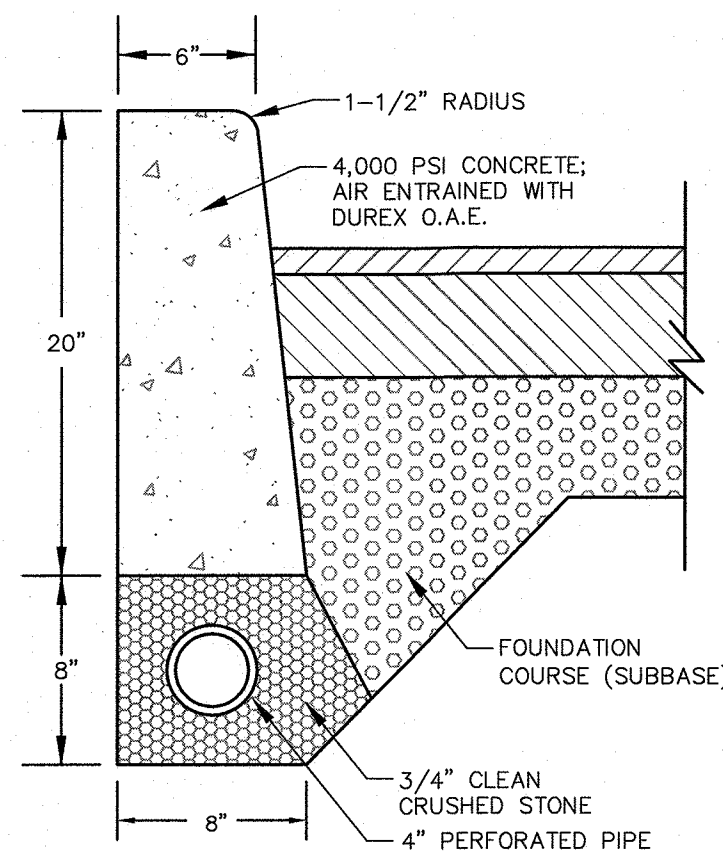
#### MASONRY BLOCK DUMPSTER ENCLOSURE DETAIL

N.T.S.



#### PARKING STRIPING DETAIL

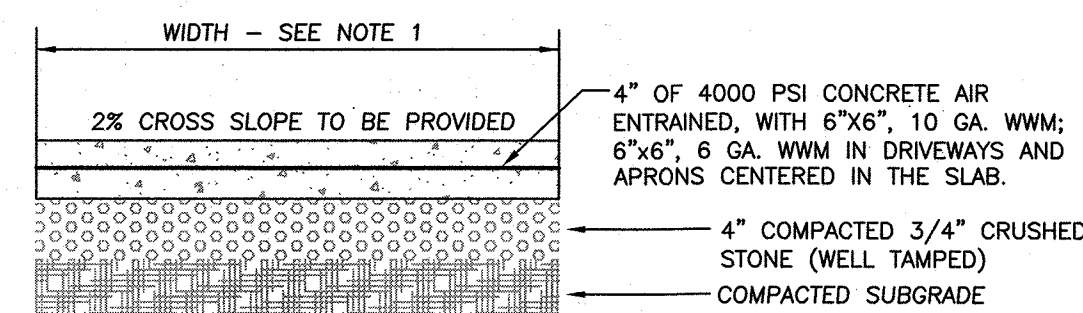
N.T.S.



- NOTES:
1. CURB SHALL BE CAST-IN-PLACE. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE INSTALLED AT 10' INTERVALS AND WHERE CURB IS AGAINST CATCH BASINS, SIDEWALKS AND OTHER STRUCTURES. CONTRACTION (CONTROL) JOINTS SHALL BE INSTALLED AT 10' INTERVALS.
  2. ALL UNDERDRAIN PIPES SHALL BE CONNECTED TO THE NEAREST CATCH BASIN.

#### CONCRETE CURB DETAIL

N.T.S.

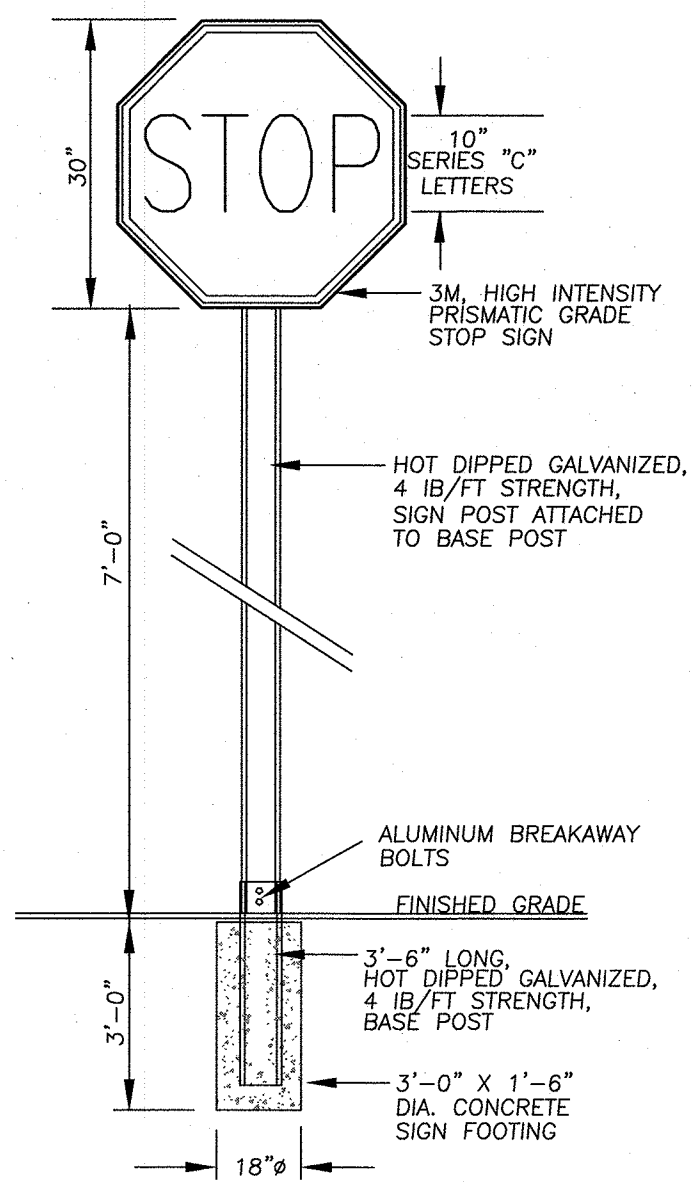


NOTES:

1. SIDEWALKS SHALL BE A MINIMUM OF 6' WIDE WHEN ADJACENT TO PARKING STALLS AND MINIMUM OF 5' WIDE IN ALL OTHER AREAS.
2. FINISH TO BE BROOM FINISH AT 90° TO EACH SUCCEEDING SLAB.
3. JOINTER TO BE 1" DEEP. JOINT SPACING SHALL BE EQUAL TO WIDTH OF WALK FOR SPACING.
4. INSTALL 1/2" PRE-MOLDED EXPANSION JOINT AT 20' O.C. AND WHERE SIDEWALK IS AGAINST CONCRETE CURBS, BUILDINGS, AND OTHER STRUCTURES.

#### CONCRETE SIDEWALK DETAIL

N.T.S.



- NOTES:
1. BASE POST TO PROJECT A MAXIMUM OF 4" ABOVE FINISHED GRADE.
  2. POST IS TO HAVE TWO 3' X 3" RED HIGH INTENSITY PRISMATIC GRADE PANELS.

#### STOP SIGN DETAIL

N.T.S.

DATE	DESCRIPTION	INITIALS
01-21-20	SWPPP PREP & FUSCO COMMENTS DATED 12-3-19	CJP
11-6-19	SITE PLAN PREPARATION DATE	JJP
REVISIONS		
MAP CHECK DATE:		INITIALED BY:

**PIETRZAK & PFAU**  
ENGINEERING & SURVEYING, PLLC  
282 GREENWICH AVENUE, SUITE A  
GOSHEN, NEW YORK 10924  
(845) 284-0606

**MICHAEL F. CROGAN P.E.**  
LICENSE NO. 066023

**VINCENT A. PIETRZAK P.E. P.S. LICENSED**  
P.E. LICENSE NO. 078898 P.S. LICENSE NO. 050075  
JULY 19-2008 NO. 05306

SIGNATURE: *[Signature]* DATE: 01-21-20

**ELKAY DRIVE COMMERCIAL**  
**BUILDING SITE PLAN**

TOWN OF CHESTER  
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

#### SITE DETAILS 1

SECTION 6 BLOCK 1 LOT 69.4

DRAWING TITLE	O.C.H.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.	N/A	N/A	9 OF 11
SCALE AS SHOWN	CAD REFERENCE 19139 ENG BASE	PROJECT NUMBER 19139.01	





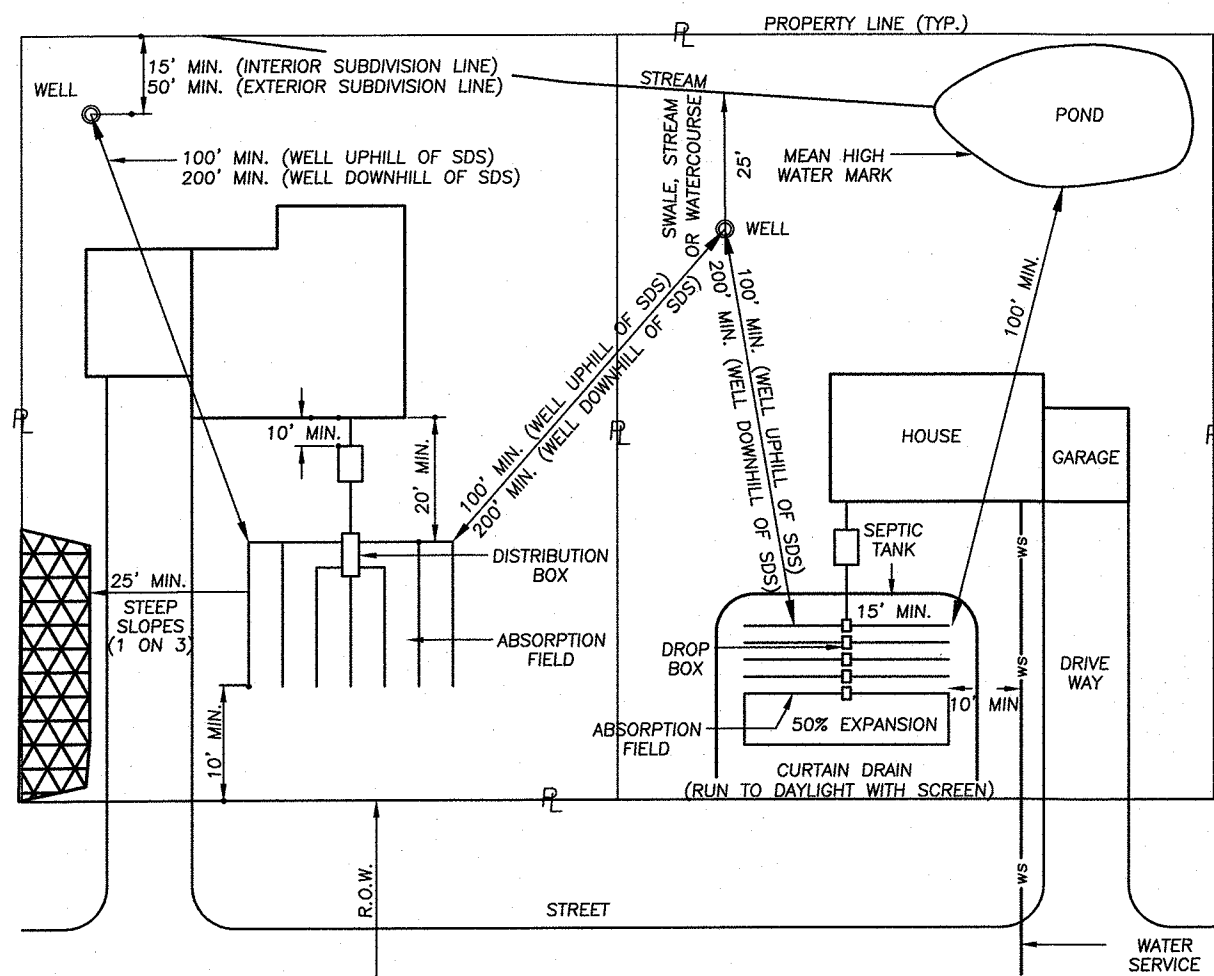


# SOIL TEST RESULTS

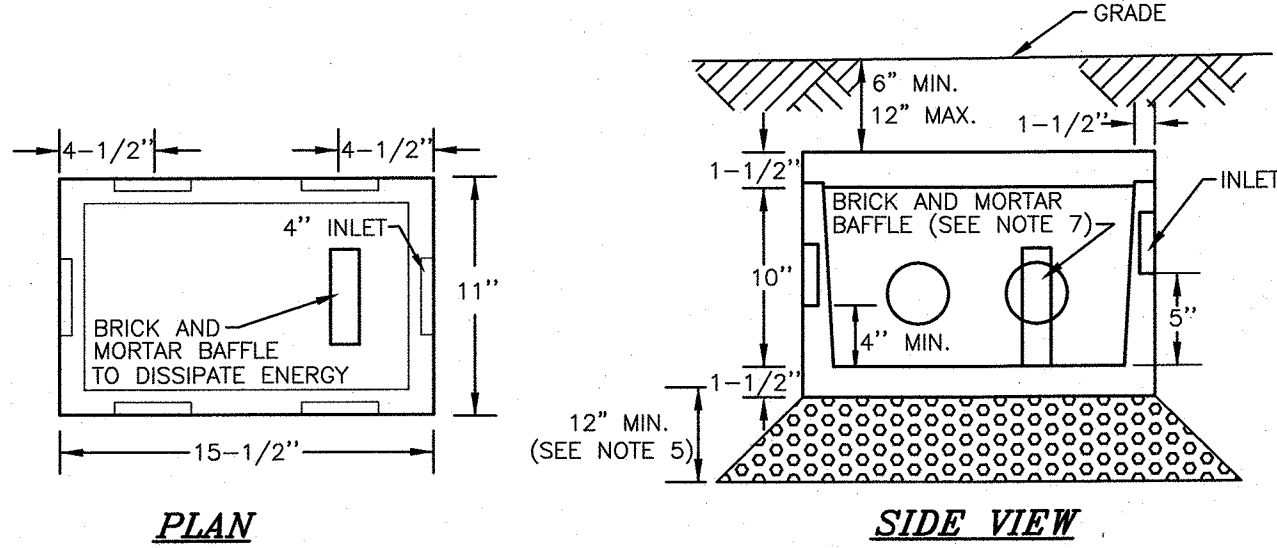
LOT #	DEEP TEST PIT #1 RESULTS	PERC RATE
1	0"-4" TOPSOIL 4"-42" BROWN SILTY SAND WITH SMALL STONES 42"-66" LIGHT BROWN SANDY GRAVEL WITH LARGE STONES  NO MOTTLING, NO BEDROCK, NO GROUNDWATER	PTI: 22 MIN. DEPTH: 24"
2	0"-3" TOPSOIL 3"-72" LIGHT BROWN SILTY SAND  NO MOTTLING, NO BEDROCK, NO GROUNDWATER	PTI: 28 MIN. DEPTH: 24"
3	0"-4" TOPSOIL 4"-84" BROWN SAND  NO MOTTLING, NO BEDROCK, NO GROUNDWATER	
4	0"-4" TOPSOIL 4"-48" BROWN SILTY SAND WITH STONES 48"-96" BROWN SILTY SAND AND GRAVEL  @84" SEEPAGE NO BEDROCK, NO MOTTLING	
5	0"-4" TOPSOIL 4"-54" BROWN CLAYEY SAND WITH STONES 54"-72" ROCK LEDGE 72"-85" BROWN CLAYEY GRAVEL  NO MOTTLING, NO BEDROCK, NO GROUNDWATER	
6	0"-4" TOPSOIL 4"-92" BROWN CLAYEY GRAVEL WITH STONES  @30" SEEPAGE NO MOTTLING, NO BEDROCK	
7	0"-6" TOPSOIL 6"-42" BROWN CLAYEY GRAVEL WITH STONES 42"-72" BROWN CLAYEY SAND WITH STONES  @72" SEEPAGE NO MOTTLING, NO BEDROCK	

## SOIL TESTING AND SEPTIC SYSTEM DESIGN NOTES:

- PERCOLATION TESTS WERE PERFORMED BY PIETRZAK & PFAU, PLLC ON 11/21/19.
- PERCOLATION TESTS WERE PERFORMED AT A DEPTH OF 24" UNLESS NOTED OTHERWISE.
- DEEP TEST PITS WERE WITNESSED BY PIETRZAK & PFAU, PLLC ON 11/21/19.



TYPICAL SEPARATION DISTANCE REQUIREMENTS  
N.T.S. CAD/SDS/39

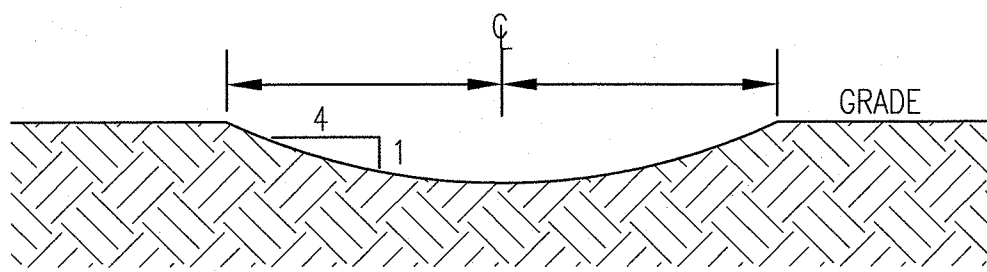


## NOTES:

- DROP BOX TO BE AS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC. MODEL NO. DB-6DB OR APPROVED EQUAL.
- CONCRETE TO TEST 4,000 PSI AT 28 DAYS.
- ALL OUTLETS NOT USED SHALL REMAIN PLUGGED.
- BOX TO BE INSTALLED WITH A MIN. 6" AND MAX. 12" EARTH COVER.
- BOX TO BE INSTALLED ON 12" MIN OF SAND, PEA GRAVEL, OR TRENCH AGGREGATE.
- PIPE JOINTS TO BE SEALED WITH POLYLOK SEAL OR EQUAL.
- BRICK AND MORTAR BAFFLE TO BE INSTALLED IN THE CENTER, FOUR (4) INCHES FROM THE INLET END.

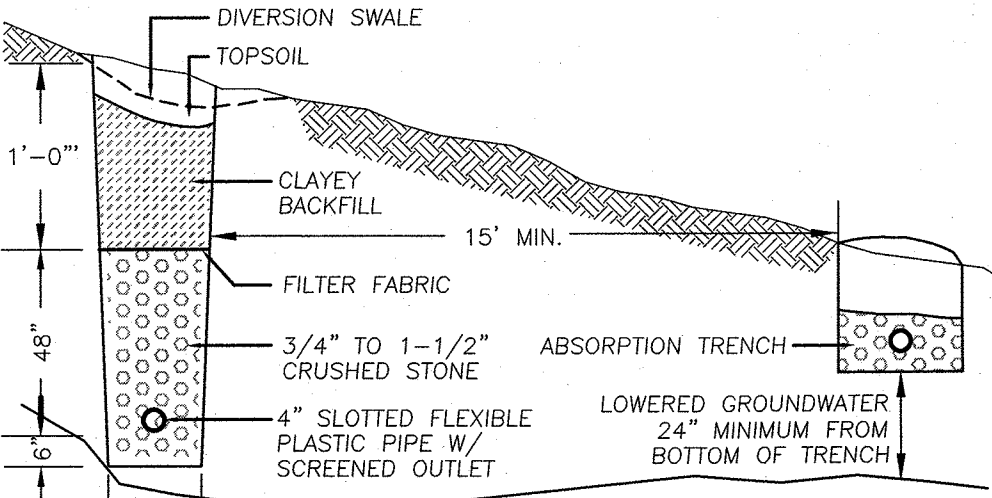
## 5-OUTLET DROP BOX DETAIL

N.T.S.



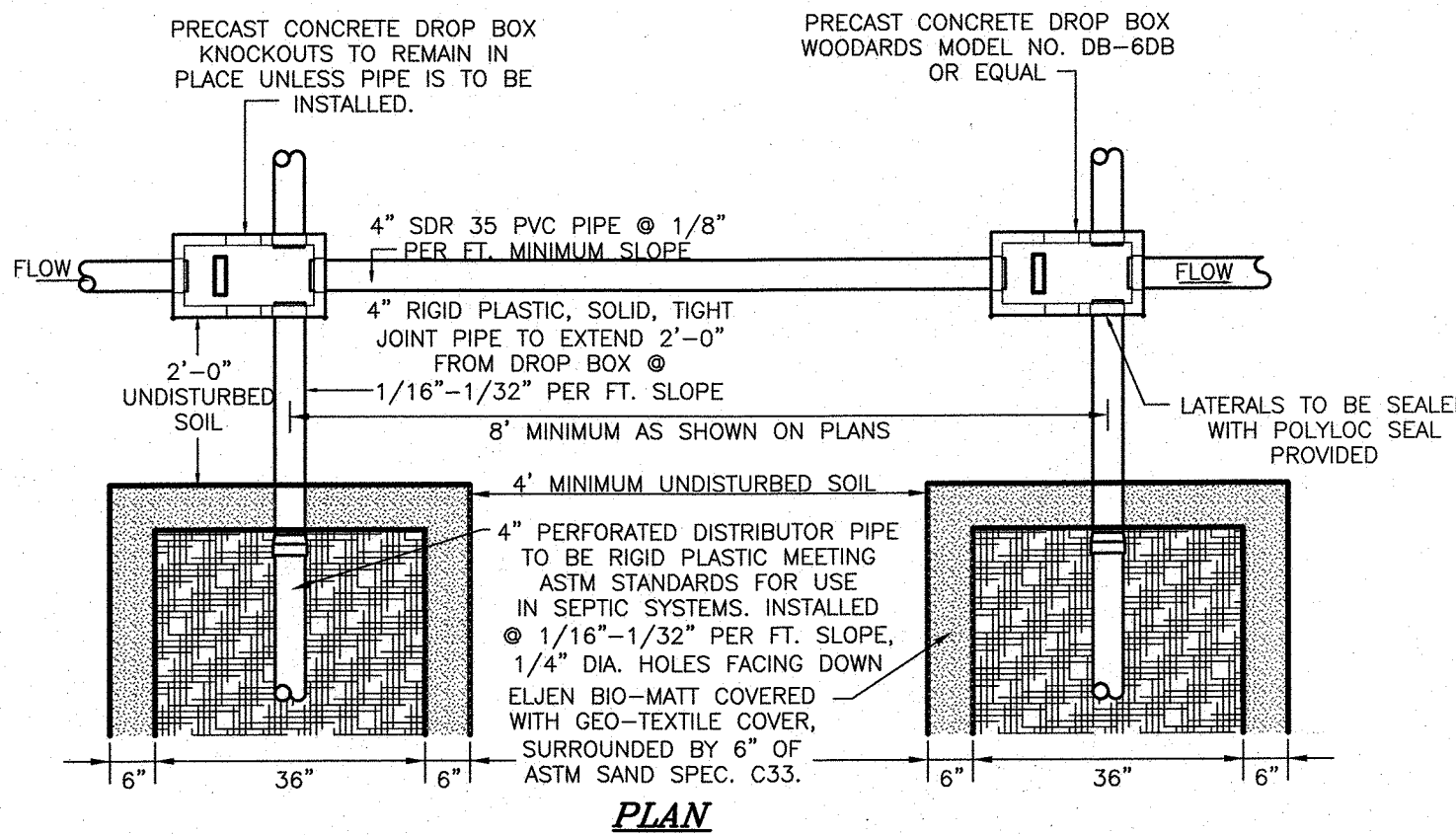
## SWALE CROSS SECTION

N.T.S.



## CURTAIN DRAIN DETAIL

N.T.S.

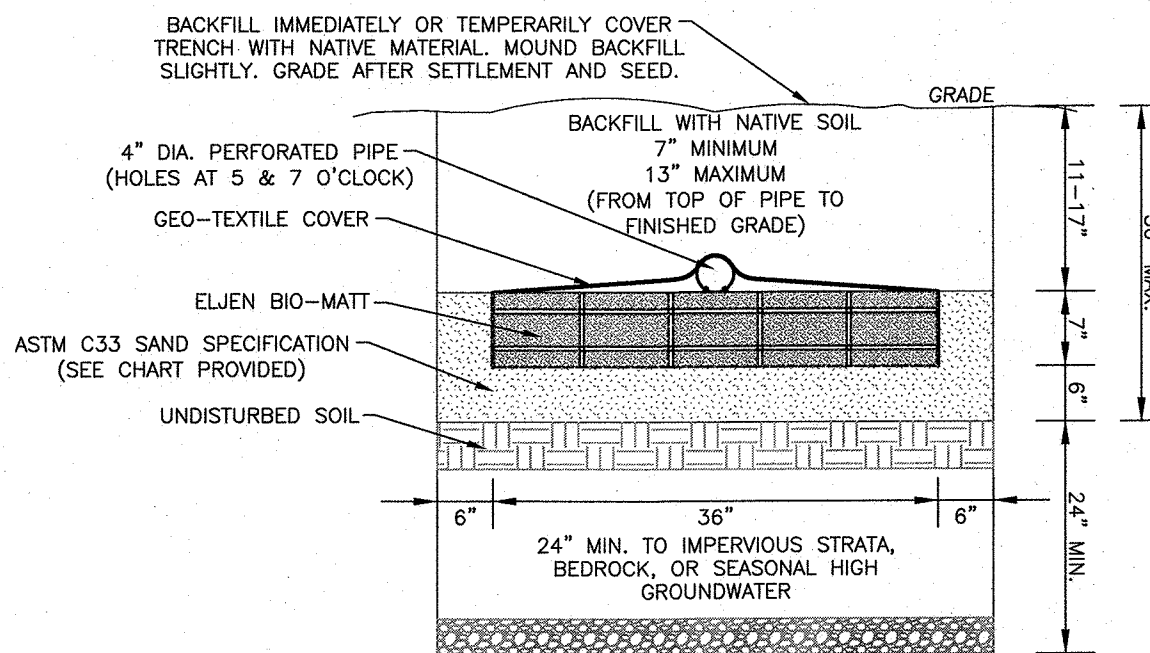


## NOTES:

- ABSORPTION FIELDS SHALL NOT BE BUILT UNDER DRIVEWAYS, PARTS OF BUILDINGS, OR UNDER ABOVE GROUND POOLS, OR OTHER AREAS SUBJECT TO HEAVY LOADINGS.
- THE SAND BEDDING SHALL BE COVERED WITH THE GEOTEXTILE FABRIC PROVIDED WITH EACH UNIT.
- TRENCHES SHALL NOT BE CONSTRUCTED IN WET SOIL.
- SIDES AND BOTTOM OF TRENCH SHALL BE RAKED IMMEDIATELY PRIOR TO PLACING SAND.
- THE END OF ALL DISTRIBUTOR PIPES SHALL BE PLUGGED.
- HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE FIELD EXCEPT FOR ACTUAL CONSTRUCTION OF THE FIELD. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE AREA OF THE PROPOSED FIELD, BEFORE OR AFTER CONSTRUCTION.
- DISTRIBUTION LATERALS SHALL BE SLOPED AT 1/16"-1/32" PER FOOT.
- ABSORPTION TRENCH BOTTOM TO BE SET LEVEL.
- DISTRIBUTION LATERALS ARE TO BE SET WITH PERFORATIONS FACING DOWN.

## ELJEN IN-DRAIN SYSTEM DROP BOX/ABSORPTION TRENCH DETAIL

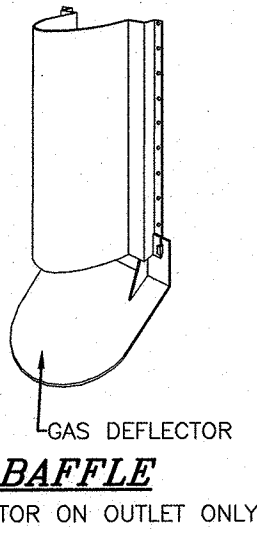
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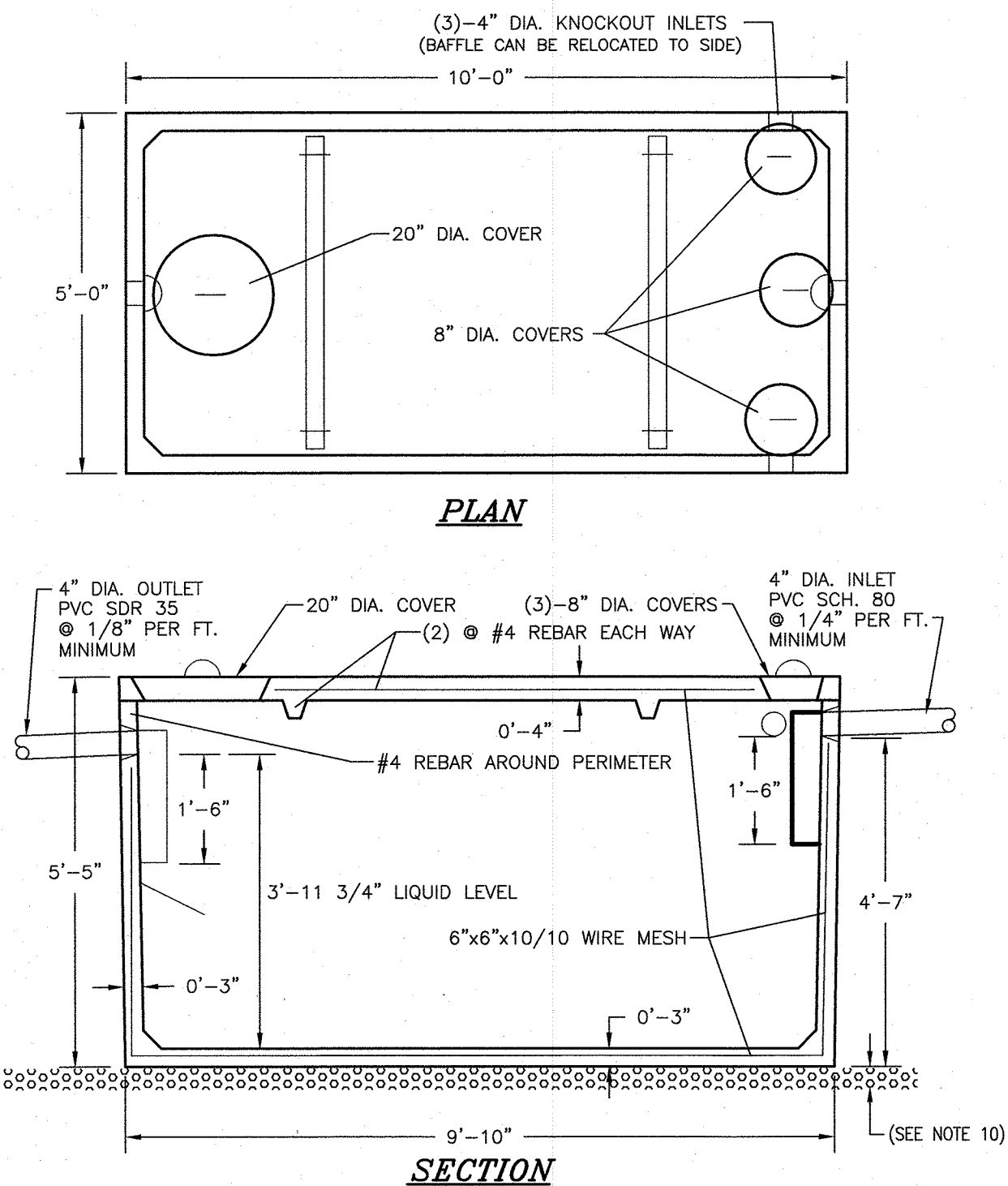
## ELJEN IN-DRAIN CROSS SECTION DETAIL

N.T.S.

ASTM C33 SAND SPECIFICATION		
SIEVE SIZE	SIEVE SQUARE OPENING SIZE	SPECIFICATION % PASSING (WET SIEVE)
0.375"	9.5 mm	100.0 - 100.0
#4	4.75 mm	95.0 - 100.0
#8	2.36 mm	80.0 - 100.0
#16	1.18 mm	50.0 - 85.0
#30	600 µm	25.0 - 60.0
#50	300 µm	5.0 - 30.0
#100	150 µm	< 10.0
#200	75 µm	< 5.0



BAFFLE  
(DEFLECTOR ON OUTLET ONLY)

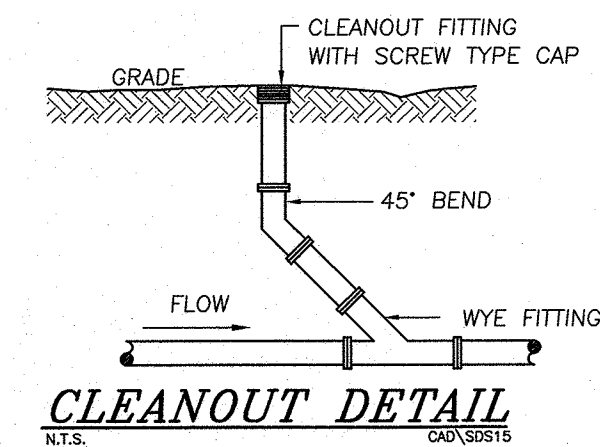


## NOTES:

- BUILDING SEWER TO BE SCHEDULE 80 PVC.
- SEPTIC TANK TO BE INSTALLED A MINIMUM OF TEN (10) FEET FROM BUILDING FOUNDATION.
- LOCATION STAKE TO BE SET IN GROUND DIRECTLY ABOVE THE INLET END COVER.
- SEPTIC TANK TO BE COVERED WITH EARTH TO A MINIMUM DEPTH OF 6" AND A MAXIMUM DEPTH OF 12".
- PRECAST CONCRETE TO REACH 4000 PSI STRENGTH @ 28 DAYS.
- TANK CONSTRUCTION JOINTS TO BE SEALED WITH BUTYL RUBBER BASE CEMENT.
- INLET INVERT TO BE 3" HIGHER THAN OUTLET INVERT.
- INLET AND OUTLET JOINTS TO BE SEALED WITH PORTLAND CEMENT GROUT.
- PRECAST CONCRETE SEPTIC TANK TO BE AS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC. MODEL ST1250 OR EQUAL.
- 3" MINIMUM OF SAND, PEA GRAVEL OR TRENCH AGGREGATE FOR BEDDING.
- SEPTIC TANKS SHOULD BE INSPECTED PERIODICALLY AND PUMPED EVERY 2-3 YEARS.

## 1,250 GALLON SEPTIC TANK DETAIL

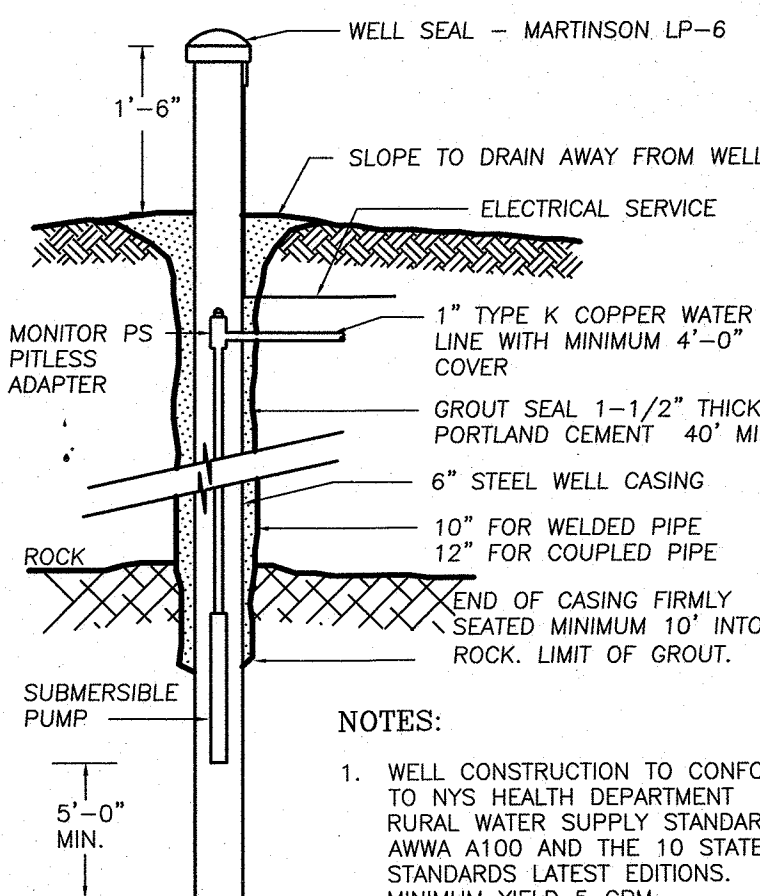
N.T.S.



CLEANOUT DETAIL  
CAD/SDS/35

## CONSTRUCTION NOTES:

- PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO CONTACT ALL UTILITY COMPANIES FOR UTILITY MARK OUTS. CONTRACTOR IS TO ASSUME FULL RESPONSIBILITY FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO UTILITIES IN THE EVENT OF DAMAGE.
- PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES LOCATIONS, ELEVATIONS, INVERTS, ETC. AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES ON THIS PLAN.
- CONTRACTOR IS TO COORDINATE NEW UTILITY SERVICES WITH ALL UTILITY COMPANIES.
- CONTRACTOR IS TO BE RESPONSIBLE FOR ALL TRAFFIC MAINTENANCE.
- CONTRACTOR IS TO BE RESPONSIBLE FOR ALL PROJECT SAFETY REQUIREMENTS.



## NOTES:

- WELL CONSTRUCTION TO CONFORM TO NYS HEALTH DEPARTMENT RURAL WATER SUPPLY STANDARDS, AWWA A100 AND THE 10 STATE STANDARDS LATEST EDITIONS. MINIMUM YIELD 5 GPM.
- INSTALL TOP OF CASING MINIMUM 24" ABOVE THE 100 YEAR FLOOD LEVEL.
- ANTICIPATED DEPTHS OF WELL CASINGS ARE 40' AND THROUGH BEDROCK.
- DIAMETER OF DRILL HOLES TO BE 10"-12" THROUGH OVERBURDEN, AND 6" THROUGH ROCK.
- IF WATER IS ENCOUNTERED AT A DEPTH OF LESS THAN 50 FEET, THE MINIMUM CASING AND REQUIREMENT SHALL BE 50 FEET.

## WELL DETAIL

N.T.S.

RESERVED FOR TOWN OF CHESTER PLANNING BOARD APPROVAL

DATE	DESCRIPTION	INITIALS
01-21-20	SWPPP PREP & FUSCO COMMENTS DATED 12-3-19	CJP
11-6-19	SITE PLAN PREPARATION DATE	JJP
REVISIONS		
MAP CHECK DATE: INITIALED BY:		

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**JOSEPH J. PFAU P.E.**  
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**VINCENT A. PIETRZAK P.E., P.L.S.**  
P.E. LICENSE NO. 078866, P.L.S. LICENSE NO. 050575  
**MICHAEL F. CHERAGAN P.L.S.**  
LICENSE NO. 050323

SIGNATURE DATE

**ELKAY DRIVE COMMERCIAL  
BUILDING SITE PLAN**

TOWN OF CHESTER  
COUNTY OF ORANGE, NEW YORK

**SANITARY & WATER  
SUPPLY DETAILS**  
SECTION 6 BLOCK 1 LOT 89.4

O.C.H.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
N/A OF	N/A OF	11 OF 11
SCALE	CAD REFERENCE	PROJECT NUMBER
AS SHOWN	19139 ENG BASE	19139.01