

LOCATION MAP
N.T.S.

LEGEND

	EXISTING PROPERTY LINE
	ZONING SETBACK LINE
	WETLAND BOUNDARY LINE
	WETLAND SETBACK LINE
	EXISTING STONE WALL
	EXISTING TREE
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR

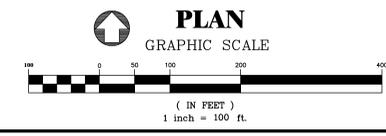
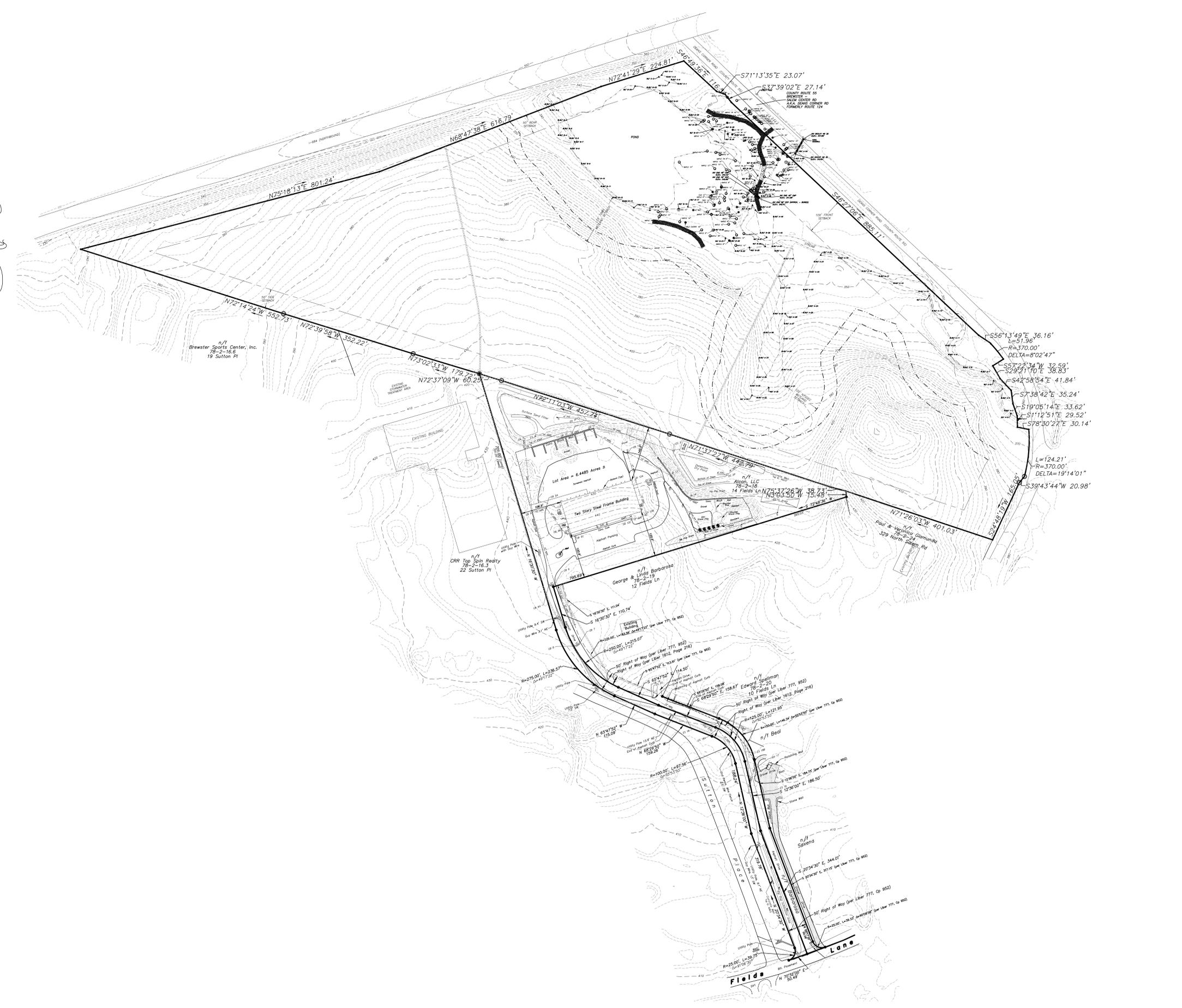
SITE SCHEDULE

TOTAL ACREAGE = 31.5 AC.
 ZONING DISTRICT: OP-1 OFFICE PARK
 TAX MAP I.D.: SEC. 78, BLK. 2, LOT 25
 OWNER / APPLICANT:
 ALFACOR, LLC
 C/O ROBERT ALFREDO
 14 FIELDS LANE
 BREWSTER, NY 10509
 SURVEYOR:
 291 DEANS BRIDGE ROAD
 BERGENDORFF-COLLINS
 52 STARR RIDGE ROAD
 BREWSTER, NY 10509
 SURVEY LAST UPDATED: 5-12-2017
 14 FIELDS LANE
 INSITE SURVEYING, P.C.
 3 GARRET PLACE
 CARMEL, NY 10512
 SURVEY LAST UPDATED: 6-4-2010
 OFFSITE TOPOGRAPHY BY:
 PUTNAM COUNTY GIS MAPPING

SHEET INDEX

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EXISTING CONDITIONS ALFACOR, LLC 291 DEANS CORNER ROAD TOWN OF SOUTHEAST, PUTNAM COUNTY		DATE: OCT. 31, 2018 SCALE: 1" = 100' FILE: B-14 DSGN / CHK: NG/TA DRN. BY: NG SHT NO: 1 OF 7 DWG NO: EX-1
		BIBBO ASSOCIATES, LLP 293 ROUTE 100 SUITE 203 SOMERS, NEW YORK 10589 TEL. 914.277.5805



UNAUTHORIZED ALTERATIONS AND ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 2205 (4-b) OF THE NEW YORK STATE ENGINEERING LAW.

OP-1 ZONING SCHEDULE - 14 FIELDS LANE

LOT AREA	REQUIRED	EXISTING	PROPOSED
120,000 SF	120,000 SF	280,896.66 SF	280,896.66 SF
FRONTAGE	250'	820' +/-	820' +/-
LOT WIDTH	250'	640' +/-	640' +/-
LOT DEPTH	250'	303' +/-	303' +/-
FRONT SETBACK	100'	120.9'	120.9'
SIDE SETBACK	50'/100'	106.9'	106.9'
REAR SETBACK	50'	145.5'	145.5'
BUILDING COVERAGE	25%	5.90%	5.90%
DEVELOPMENT COVERAGE	55%	38.67%	40.68%
F. A. R.	0.25	0.12	0.12
OPEN SPACE	45%	61.33%	59.32%
BLDG. HEIGHT	45' (3 STORIES)	< 45'	< 45'

OP-1 ZONING SCHEDULE - 291 DEANS CORNER ROAD

LOT AREA	REQUIRED	PROVIDED
120,000 SF	120,000 SF	1,372,124 SF
FRONTAGE	250'	1,150'
LOT WIDTH	250'	1,350' +/-
LOT DEPTH	250'	750' +/-
FRONT SETBACK	100'	604.3'
SIDE SETBACK	50'/100'	64.1'
REAR SETBACK	50'	110.1'
BUILDING COVERAGE	25%	7.3%
DEVELOPMENT COVERAGE	55%	18.8%
F. A. R.	0.25	.07
OPEN SPACE	45%	81.2%
BLDG. HEIGHT	45' (3 STORIES)	< 45'

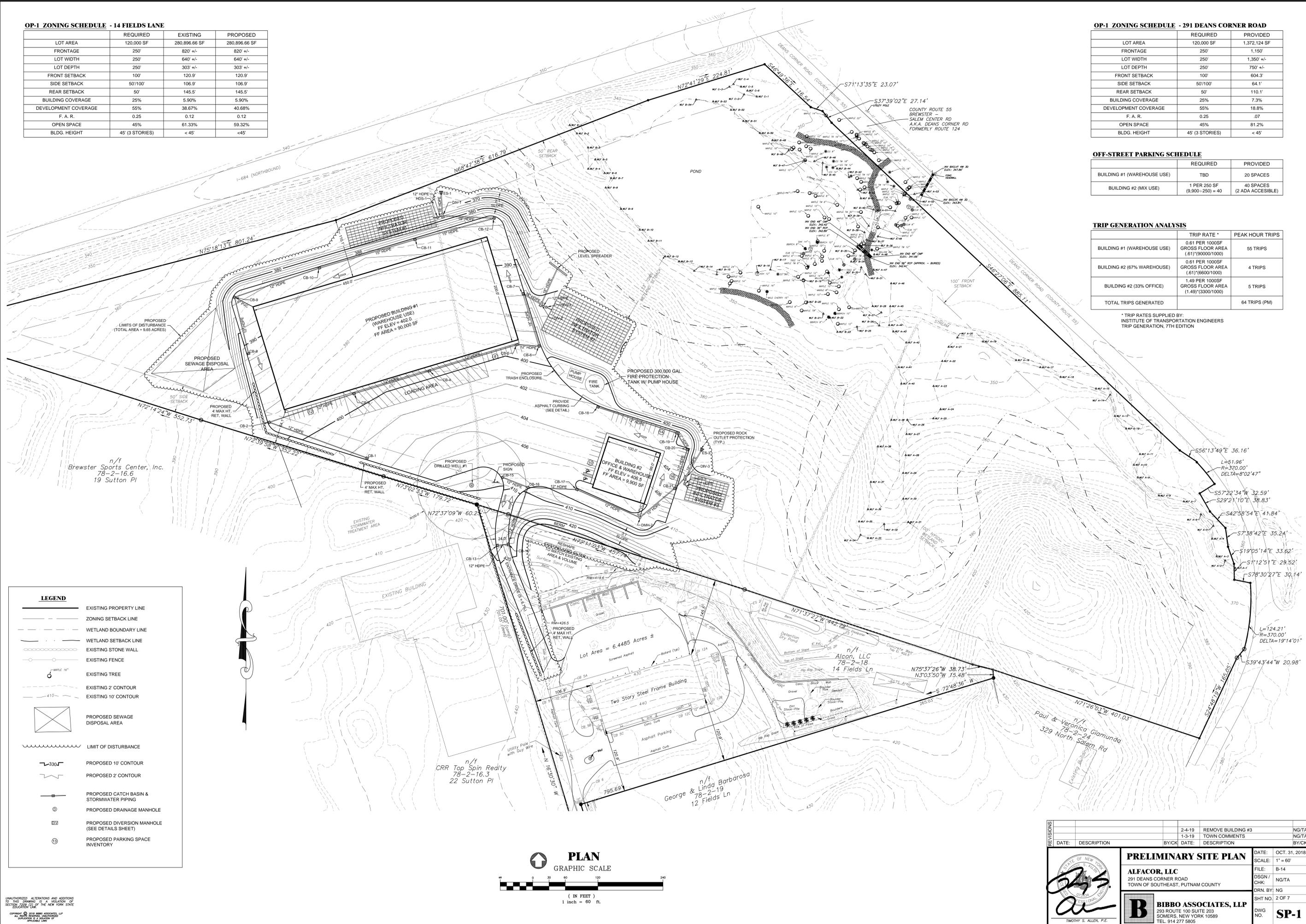
OFF-STREET PARKING SCHEDULE

BUILDING #1 (WAREHOUSE USE)	REQUIRED	PROVIDED
	TBD	20 SPACES
BUILDING #2 (MIX USE)	REQUIRED	PROVIDED
	1 PER 250 SF (9,900 / 250) = 40	40 SPACES (2 ADA ACCESSIBLE)

TRIP GENERATION ANALYSIS

BUILDING #1 (WAREHOUSE USE)	TRIP RATE *	PEAK HOUR TRIPS
	0.61 PER 1000SF GROSS FLOOR AREA (1.61)(9000/1000)	55 TRIPS
BUILDING #2 (67% WAREHOUSE)	TRIP RATE *	PEAK HOUR TRIPS
	0.61 PER 1000SF GROSS FLOOR AREA (1.61)(6600/1000)	4 TRIPS
BUILDING #2 (33% OFFICE)	TRIP RATE *	PEAK HOUR TRIPS
	1.49 PER 1000SF GROSS FLOOR AREA (1.49)(3300/1000)	5 TRIPS
TOTAL TRIPS GENERATED		64 TRIPS (PM)

* TRIP RATES SUPPLIED BY:
INSTITUTE OF TRANSPORTATION ENGINEERS
TRIP GENERATION, 7TH EDITION



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- EXISTING FENCE
- EXISTING TREE
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED SEWAGE DISPOSAL AREA
- LIMIT OF DISTURBANCE
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED CATCH BASIN & STORMWATER PIPING
- PROPOSED DRAINAGE MANHOLE
- PROPOSED DIVERSION MANHOLE (SEE DETAILS SHEET)
- PROPOSED PARKING SPACE INVENTORY

PLAN
GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

DATE: 2-4-19	DESCRIPTION: REMOVE BUILDING #3	BY/CHK: NG/TA
DATE: 1-3-19	DESCRIPTION: TOWN COMMENTS	BY/CHK: NG/TA

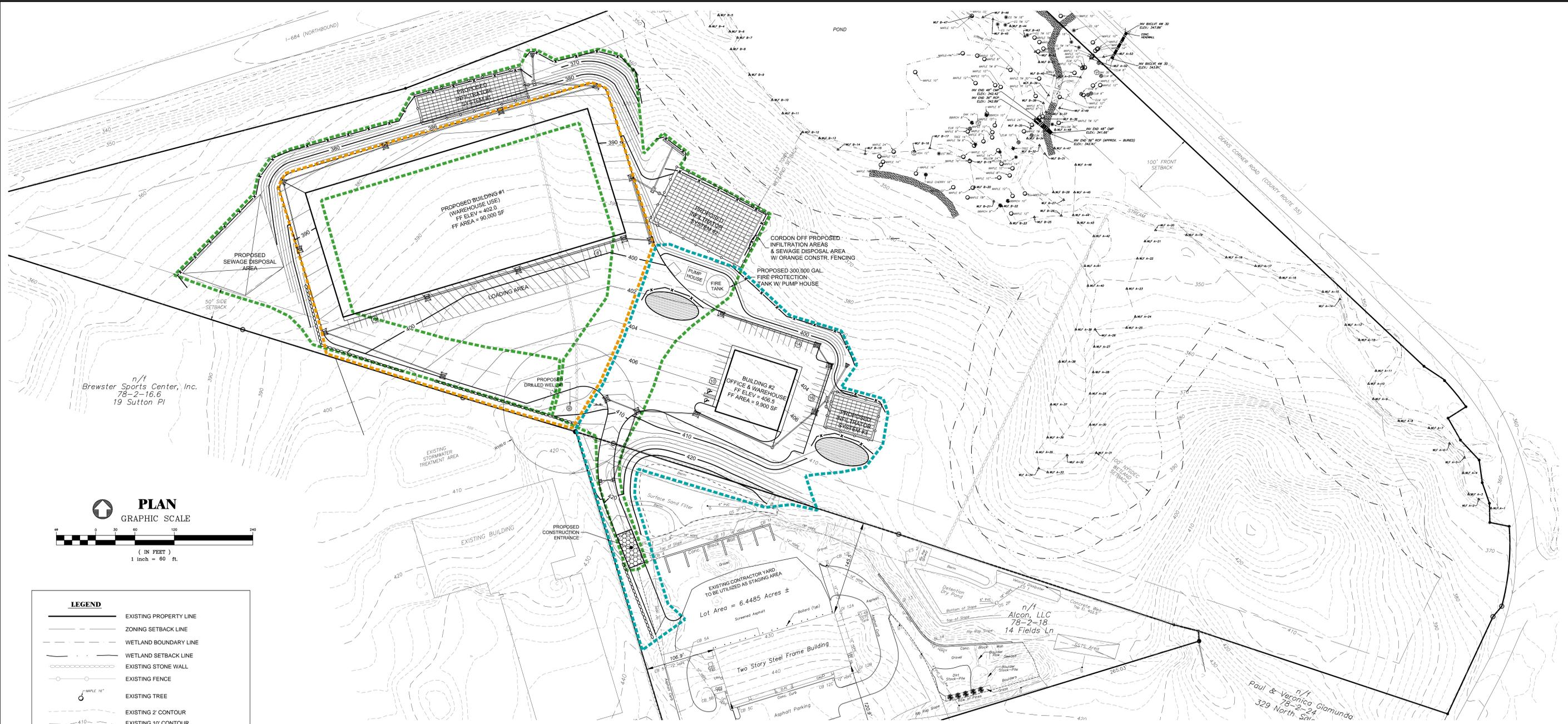
PRELIMINARY SITE PLAN

ALFACOR, LLC
291 DEANS CORNER ROAD
TOWN OF SOUTHEAST, PUTNAM COUNTY

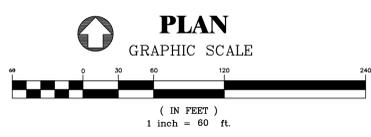
BIBBO ASSOCIATES, LLP
293 ROUTE 100 SUITE 203
SOMERS, NEW YORK 10589
TEL. 914 277 5805

DATE: OCT. 31, 2018
SCALE: 1" = 60'
FILE: B-14
DSGN/CHK: NG/TA
DRN. BY: NG
SHT NO: 2 OF 7
DWG NO. **SP-1**

UNAUTHORIZED ALTERATIONS AND ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 205-B, § 205-B OF THE NEW YORK STATE ENGINEERING LAW.



n/f
Brewster Sports Center, Inc.
78-2-16.6
19 Sutton Pl



LEGEND

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- ⊗ PROPOSED SEWAGE DISPOSAL AREA
- LIMIT OF DISTURBANCE
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED CATCH BASIN & STORMWATER PIPING
- ⊙ PROPOSED DRAINAGE MANHOLE
- PROPOSED SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY SOIL STOCKPILE
- DROP INLET PROTECTION
- ORANGE CONSTRUCTION FENCE
- LIMITS OF PHASE 1 (AREA = 4.75 ACRES)
- LIMITS OF PHASE 2 (AREA = 4.75 ACRES)
- LIMITS OF PHASE 3 (AREA = 3.12 ACRES)

CONSTRUCTION SEQUENCING

Phase One (Disturbance = 4.75 Acres)

1. Clearing limits within the phase shall be staked (or flagged).
2. Install stabilized construction entrance as indicated on the plans. Install silt fence along limits of Phase One.
3. Clear and remove trees within Phase One clearing limits. Locate proposed infiltrator system #1, infiltrator system #2, and the proposed sewage disposal area. Provide Orange Construction Fence to protect these areas from construction traffic.
4. Note that the existing contractor's yard located on 14 Fields Lane property shall be utilized as a staging area for the duration of the project.
5. Excavate tree stumps and remove from site. Strip topsoil and stockpile onsite for later use (see detail).
6. Begin to rough grade edge of the new raised pad surrounding Building Site #1. Import fill as required. Note that all disturbed area that will remain exposed beyond a 7-day period shall be stabilized with temporary seeding and a mulch cover.
7. Install subsurface infiltration system #1 and system #2. Once drainage systems are inspected by the Professional Engineer and the Town Engineer, backfill system and seed/mulch area. Do not connect stormwater piping to infiltration system until all disturbed tributary areas have been stabilized and vegetative cover has been achieved.
8. Install new subsurface sewage disposal system where shown on the plan in accordance with Putnam County Department of Health rules and regulations. Install septic system foreman for Building #2 and cap at limits of Phase One (to be connected to Building #2 in Phase Three.)
9. Bring the new raised pad up to a base course while leaving the area for Building #1 undisturbed to the greatest extent practicable. Provide temporary grading from the edge of the future building down to the existing grade. Do not extend filling operations beyond staked limits of Phase One.
10. Fine grade the permanent slopes surrounding the raised pad and lawn area. Complete restoration of these areas with seed and mulch.

Phase Two (Disturbance = 4.75 Acres)

1. Clearing limits within the phase shall be staked (or flagged).
2. Install silt fence along limits of Phase Two.
3. Clear and remove trees from clearing limits. Strip topsoil and stockpile onsite for later use (see detail). Excavate tree stumps and remove from site.
4. Construct the remainder of the raised pad for Building #1 which was not included in Phase One. Begin construction of building foundation. Begin construction of stone retaining walls where shown on the plan (see detail for wall specifications).
5. Note that all disturbed area that will remain exposed beyond a 7-day period shall be stabilized with temporary seeding and a mulch cover.
6. Construct parking/loading area in front of Building #1 to subgrade. Install catch basins and drainage piping as shown on the plans. Discharge temporarily to grade. Do not connect drainage piping to the infiltrator systems until tributary areas are fully stabilized.
7. Begin Building #1 construction. Install underground utilities for Building #1 and install light pole bases within limits of Phase Two (see lighting plan). Drill well where shown on the plan and install waterline to Building #1 in accordance with Putnam County Department of Health rules and regulations.
8. Fine grade parking/loading areas surrounding Building #1, install base course and asphalt top course. Seed and mulch all disturbed areas to remain as lawn. Connect drainage piping to infiltration practices as shown on the plan when tributary areas have been stabilized.
9. When a firm stand of grass vegetation is achieved, remove silt fence and any other temporary erosion control measures.

Phase Three (Disturbance = 3.12 Acres)

1. Clearing limits within the phase shall be staked (or flagged).
2. Install silt fence along limits of Phase Three.
3. Clear and remove trees within Phase Three clearing limits. Locate proposed infiltrator system #3. Provide Orange Construction Fence to protect these areas from construction traffic.
4. Strip topsoil and stockpile onsite for later use (see detail). Excavate tree stumps and remove from site.
5. Rough grade parking/loading area surrounding Building #2 to subgrade.
6. Install catch basins and drainage piping surrounding Building #2 as shown on the plans. Install subsurface infiltrator system #3 as per the plans. Once drainage system is inspected by the Professional Engineer and the Town Engineer, backfill system and seed/mulch area. Discharge drainage piping temporarily to grade. Do not connect drainage piping to infiltrator system #3 until tributary areas are fully stabilized.
7. Begin Building #2 construction. Install underground utilities for Building #2 and install light pole bases within limits of Phase Three (see lighting plan).
8. Regrade existing sand filter on 14 Fields Lane property to meet surface area and volume requirements (see plan). Install remaining catch basins and piping at entrance. Fine grade parking/loading areas surrounding Building #2 and entrance drive. Install base course and asphalt top course for paved areas. Seed and mulch all disturbed areas to remain as lawn. Connect drainage piping to infiltration system #3 as shown on the plan when tributary areas have been stabilized.
9. When a firm stand of grass vegetation is achieved, remove silt fence and any other temporary erosion control measures.

UNAUTHORIZED ALTERATIONS AND ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 205 OF THE NEW YORK STATE ENGINEERING LAW.

DATE:	2-4-19	REMOVE BUILDING #3	NG/TA
DATE:	1-3-19	TOWN COMMENTS	NG/TA
DATE:		DESCRIPTION	BY/CK

TIMOTHY S. ALLEN, P.E.

EROSION CONTROL & PHASING PLAN

ALFACOR, LLC
291 DEANS CORNER ROAD
TOWN OF SOUTHEAST, PUTNAM COUNTY

BIBBO ASSOCIATES, LLP
293 ROUTE 100 SUITE 203
SOMERS, NEW YORK 10589
TEL. 914.277.5805

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DWG NO. **EC-1**

EROSION CONTROL PROGRAM

PURPOSE:

ALL CONSTRUCTION ACTIVITIES INVOLVING THE REMOVAL OR DEPOSITION OF SOILS ARE TO BE PROVIDED WITH APPROPRIATE PROTECTIVE MEASURES TO INHIBIT EROSION OF AN CONTAIN SEDIMENT DEPOSITION WITHIN THE AREA UNDER DEVELOPMENT. THOSE METHODS DEEMED HIGHLY EFFECTIVE ARE DESCRIBED HEREON.

GENERAL GUIDELINES:

- WHEREVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED (BY FLAGGING OR OTHER EFFECTIVE MEANS).
- ONLY THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSE AT ANY ONE TIME DURING CONSTRUCTION.
- PRIOR TO START OF SITE CONSTRUCTION, ALL TEMPORARY SILTATION BASINS AND/OR OTHER APPROVED SEDIMENT CONTROL MEASURES SHALL BE IN PLACE WHERE MOST EFFECTIVE.
- SITE CONSTRUCTION ACTIVITIES SHALL START WHENEVER POSSIBLE AT THE NEAREST POINT UPSTREAM OF THESE SILT TRAPS AND PROCEED TO ACTIVITIES FURTHER UPSTREAM.
- WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE PERIOD OF EXPOSURE SHALL BE KEPT TO A MINIMUM, INSTALLING PERMANENT AND FINAL VEGETATION, PAVING, STRUCTURES, ETC., AT THE EARLIEST POSSIBLE OPPORTUNITY.
- CONSTRUCTION EQUIPMENT SHALL NOT UNNECESSARILY CROSS LIVE STREAMS EXCEPT BY MEANS OF BRIDGES, CULVERTS, OR OTHER APPROVED MEANS.
- SEDIMENT CONTROL MEASURES INSTALLED IN LIVE STREAMS SHOULD GENERALLY BE MADE OF STONE AND MUST BE SPECIFICALLY DESIGNED, TAKING INTO ACCOUNT THE SIZE OF DRAINAGE BASIN, ANTICIPATED STREAM FLOWS AND STREAM VELOCITIES.
- NO CONSTRUCTION ACTIVITIES WITHIN OR NEAR LIVE STREAMS (CREATION OF PONDS, REALIGNMENT OF STREAM CHANNELS, INSTALLATION OF LARGE CULVERTS, ETC.) SHALL BEGIN UNTIL APPROPRIATE MEASURES FOR TEMPORARILY DIVERTING STREAM FLOW PASSED THE WORK SECTION AND REQUIRED DOWNSTREAM SEDIMENT CONTROLS ARE IN PLACE. IN GENERAL, THESE SEDIMENT CONTROLS ARE TO BE REMOVED ONLY WHEN ALL CONSTRUCTION ACTIVITY UPSTREAM HAS BEEN SATISFACTORILY COMPLETED AND THE STREAM FLOWS CLEAR.

NOTES ON SITE STABILIZATION:

- ALL TOPSOIL TO BE STRIPPED FROM THE AREA BEING DEVELOPED, SHALL BE STOCKPILED NOT LESS THAN 50 FEET FROM ANY BODY OF SURFACE WATER AND SHALL BE IMMEDIATELY SEEDED TO MANHATTAN RYE GRASS.
- ON ALL EMBANKMENT FILL SLOPES, TOPSOIL SHALL BE STRIPPED AT LEAST FIVE (5) FEET WIDER THAN REQUIRED FOR THE EMBANKMENT TOE OF SLOPE. A PROTECTIVE BERM OF TOPSOIL SHALL BE LEFT IN THIS AREA, RUNNING PARALLEL TO THE CONTOURS FOR THE PURPOSE OF RESTRICTING DRAINAGE RUNOFF. THE TOPSOIL BERM SHALL BE SEEDED AS REQUIRED FOR STOCKPILES.
- IN ADDITION TO THE ABOVE, FURTHER EROSION AND SILTATION CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO SLIP TRENCH SILT TRAPS, STAKED HAYBALES OR BRUSH CHECKDAMS, SHALL ALSO BE EMPLOYED WHERE NECESSARY FOR SUPPLEMENTARY EROSION CONTROL MEASURES.
- ALL CUT SLOPES AND EMBANKMENT FILLS ARE TO BE IMMEDIATELY LAID BACK AND STABILIZED AS FOLLOWS:
 - GRADED TO FINISHED SLOPES
 - SCARIFIED
 - TOPSOILED WITH NOT LESS THAN FOUR (4) INCHES OF SUITABLE TOPSOIL MATERIAL
 - SEEDED WITH THE FOLLOWING GRASS MIXTURE (BY WEIGHT) OR APPROVED EQUAL:
 - 45% KENTUCKY BLUE GRASS
 - 45% CREEPING RED FESCUE
 - 10% PERENNIAL RYE GRASS
 SEED SHALL BE APPLIED AT THE RATE OF NOT LESS THAN TWO (2) POUNDS PER 1000 SQUARE FEET
 - MULCHED WITH NOT LESS THAN ONE (1) INCH AND NOT MORE THAN THREE (3) INCHES OF STRAW (TWO (2) TONS/ACRE) AND ANCHORED IN A SUITABLE MANNER.

NOTE:

ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL REMAIN IN PLACE, MAINTAINED REGULARLY IN PROPER FUNCTIONING CONDITION, UNTIL ALL AREAS EXPOSED DURING SITE CONSTRUCTION HAVE BEEN SUITABLY STABILIZED WITH PAVEMENT, PERMANENT STRUCTURES AND/OR FINAL VEGETATION COVER.

EROSION CONTROL NOTES

- CONNECTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED ON A REGULAR BASIS AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.
- THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THIS MANUAL.
- ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED, FERTILIZED TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 14 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL RECEIVE TEMPORARY MULCH AND SEEDING. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
- ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
- THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
- SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT STRUCTURES.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF 'NYS DEC GUIDELINES FOR URBAN EROSION CONTROL, LATEST EDITION'.

CRITICAL AREA SEEDING SPECIFICATION

This practice applies to all disturbed areas void of vegetation except where specific seeding/planting recommendations exist in other standards and specifications for specific uses such as recreation.

SEEDING

Site preparation: scarify ground surface for Seedbed preparation if compacted. Remove debris and obstacles such as rocks and roots.

Soil Amendments

- Lime to PH 6.0
- Fertilize with 600lbs. of 5-10-10 or equivalent per acre (14lbs/1000 sq.ft.).

Seed Mixtures

- Temporary Seedings
 - Ryegrass (annual or perennial) @ 30lbs. per acre (0.7 lbs/100sq.ft.).
 - Certified "arostook" winter rye (cereal rye) @ 100 lbs. per acre (2.5lbs/1000 sq.ft.). Use winter rye if seeding in October/November.
- Permanent Seedings
 - Rough or occasionally mowed areas:

Empire birdfoot trefoil (1)	OR	lbs./acre	lbs./1000sq.ft.
8			0.20
Common white clover(1)	PLUS	8	0.20
Tall fescue	20		0.45
Redtop	PLUS	2	0.05
Ryegrass (perennial)	OR	5	0.10

(1) add inoculant immediately prior to seeding.

Time of seeding

The optimum time for permanent seedings with legumes (birdfoot trefoil or clover) is early spring. Permanent seedings may be any time of the year if properly mulched and adequate moisture is provided. Mid summer is not a good time to seed, but these seedings if construction is complete, will facilitate covering the land. Portions may fail and may need reseeding the following year.

Temporary seedings should be made within 24 hours of construction or disturbance. If not, the soil must be scarified prior to seeding.

Method of seeding

Broadcasting, drilling with cultipack type seeder or hydrosseeding are acceptable. Good soil-to-seed contact is the key to successful seedings.

MULCHING AND MULCH ANCHORING:

Mulching is essential to obtain a uniform stand of plants.

Mulching

The mulching specifications provided hereon apply to any disturbed areas or exposed slopes 20' vertical or greater that are exposed outside of the spring and fall grass growing season.

Mulch Material: Air-dried hay or straw free of undesirable seeds and coarse materials.

Application Rate: 90-100 lbs per 1000 s.f. or 2 tons per acre.

Recommended Surface Coverage: Approximately 90%

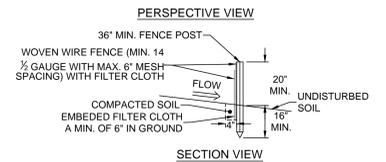
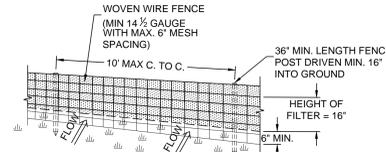
Mulch Anchoring Material: Biodegradable Mulch netting; light weight paper, jute wood fiber, or photodegradable plastic netting

Method of Anchoring Application: Staple mulch netting (light-weight paper, jute wood fiber, or plastic netting) to soil surface in accordance with netting manufacturer's recommendations.

IRRIGATION

Watering may be essential to establish a new seeding. Weather conditions and the intended use of the area will dictate when to water. Irrigation is specialized practice and care needs to be taken not to exceed the application rate/infiltration rate of a given soil.

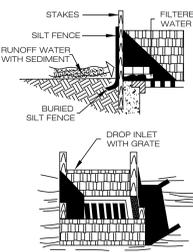
Each application must be uniformly applied and 1 to 2 inches of water should be applied per application set up.



- ### CONSTRUCTION SPECIFICATIONS:
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL WITH 'T' OR 'U' TYPE OR HARDWOOD
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENINGS.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
 - PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL

N.T.S.

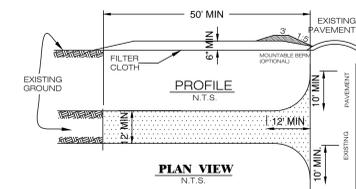


SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 8% WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.9 cfs) ARE TYPICAL). WHERE SLOPES OF FLOWS ARE GREATER OR WHERE CONCENTRATED FLOWS ARE ANTICIPATED, USE HORIZONTAL BRACES ACROSS STAKES AND SURROUND SILT FENCE WITH CRUSHED STONE.

SILT FENCE DROP INLET SEDIMENT FILTER

N.T.S.

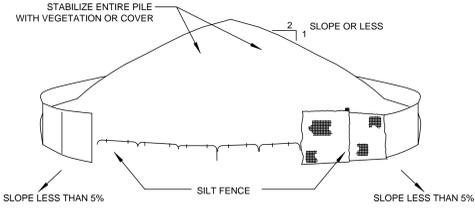


CONSTRUCTION SPECIFICATION

- STONE SIZE- USE 2" STONE, OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY)
- THICKNESS- NOT LESS THAN SIX (6) INCHES
- 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
- FILTER CLOTH- WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- 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 1:1 SLOPES WILL BE PERMITTED.
- 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 TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE & WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

N. T. S.



INSTALLATION NOTES:

- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE
- MAXIMUM SLOPE OF STOCKPILING SHALL BE 1:2
- UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
- SEE SILTATION FENCE DETAIL.

SOIL STOCKPILE DETAIL

N. T. S.

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APPROVED: 2018 08 01 08:00 AM
TIMOTHY S. ALLEN, P.E.

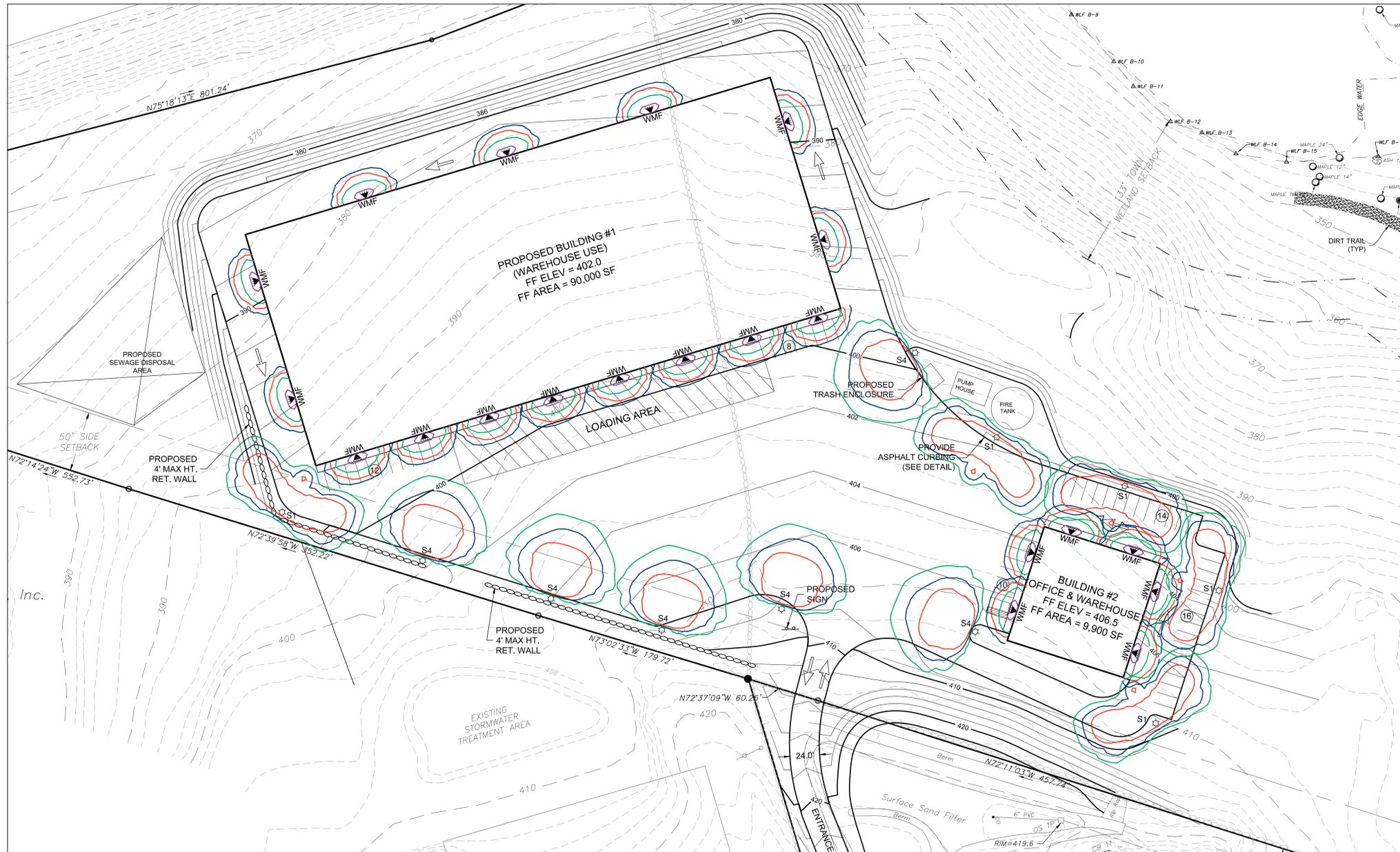
DATE	DESCRIPTION	BY/CHK	DATE	DESCRIPTION	BY/CHK
2-4-19	REMOVE BUILDING #3				NG/TA
1-3-19	TOWN COMMENTS				NG/TA

EROSION CONTROL DETAILS

ALFACOR, LLC
291 DEANS CORNER ROAD
TOWN OF SOUTHEAST, PUTNAM COUNTY

DATE: OCT. 31, 2018
SCALE: AS SHOWN
FILE: B-14
DSGN / CHK: NG/TA
DRN. BY: NG
SHT NO: 4 OF 7
DWG NO. **EC-2**

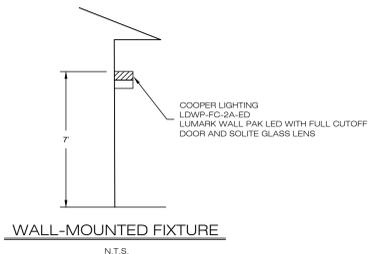
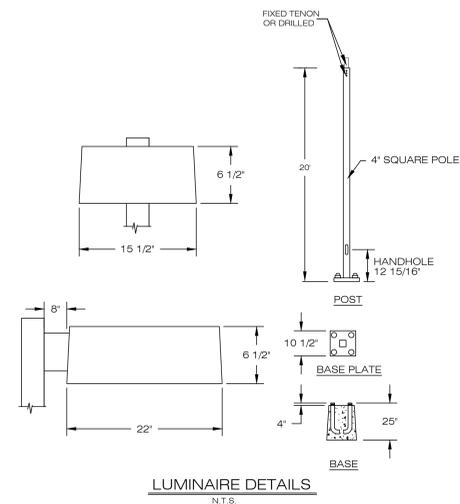
BIBBO ASSOCIATES, LLP
293 ROUTE 100 SUITE 203
SOMERS, NEW YORK 10589
TEL. 914 277 9805



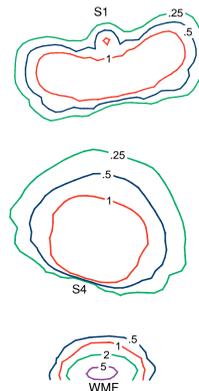
LIGHTING PLAN - BUILDING #1 & #2

SCALE: 1" = 40'

Symbol	Qty	Label	Arrangement	Lumens/Lamp	Description
	5	S1	SINGLE	22500	Lithonia KSF2 250W R3 TB SCWA SP09 HS - SSS 20 4C DM19 DDB 20ft pole
	6	S4	SINGLE	22500	Lithonia KSF2 250W R4SC TB SCWA SP09 - SSS 20 4C DM19 DDB 20ft pole
	21	WMF	SINGLE	5000	Cooper LDWP-FC-2A-ED 7ft WALL MOUNT



PHOTOMETRIC LEGEND



	EXISTING PROPERTY LINE
	ZONING SETBACK LINE
	WETLAND BOUNDARY LINE
	WETLAND SETBACK LINE
	EXISTING STONE WALL
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	PROPOSED SEWAGE DISPOSAL AREA
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED WALL MOUNTED LIGHTING
	PROPOSED LIGHTING POLES

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DATE PLOTTED: 10/31/2018 10:14:58 AM

DATE	DESCRIPTION	BY/CHK	DATE	DESCRIPTION	BY/CHK
2-4-19	REMOVE BUILDING #3				NG/TA
1-3-19	TOWN COMMENTS				NG/TA

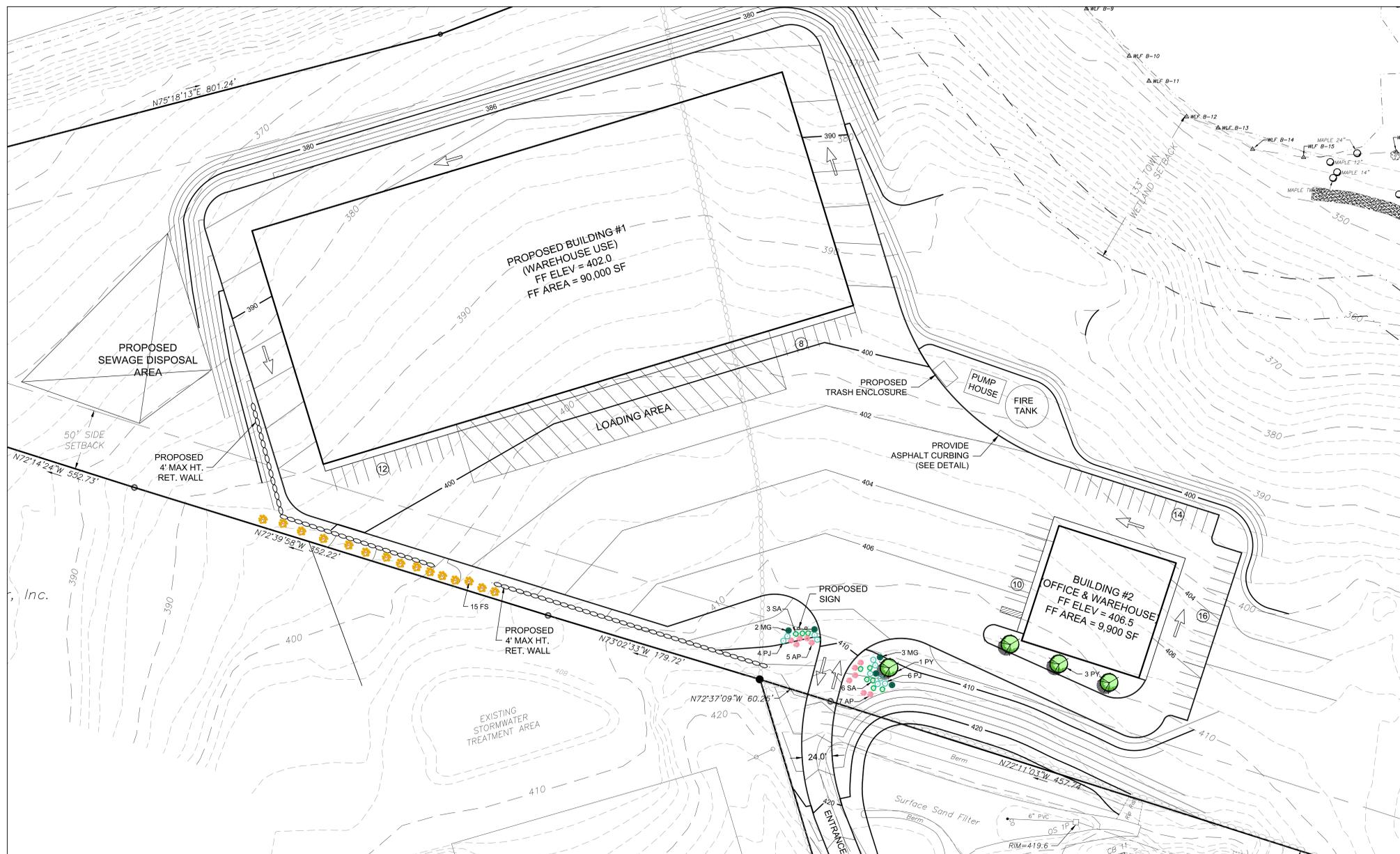
REVISIONS

ALFACOR, LLC
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TOWN OF SOUTHEAST, PUTNAM COUNTY

BIBBO ASSOCIATES, LLP
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TEL. 914.277.5805

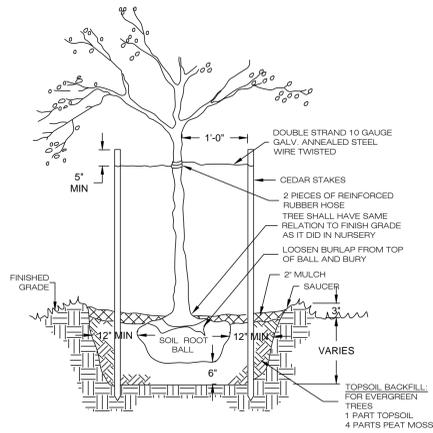
DATE: OCT. 31, 2018
SCALE: 1" = 60'
FILE: B-14
DSGN / CHK: NG/TA
DRN. BY: NG
SHT NO: 5 OF 7
DWG NO. **LP-1**

TIMOTHY S. ALLEN, P.E.



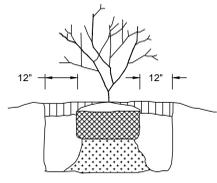
LANDSCAPE PLAN - BUILDING #1 & #2

SCALE: 1" = 40'



TREE PLANTING DETAIL
N.T.S.

NOTE: PRUNE BY THINNING BRANCHES (NOT ALL ENDS TIPS) RETAINING NORMAL SHAPE AS DIRECTED BY LANDSCAPE ARCHITECT NEVER CUT EVERGREEN LEADER



SHRUB PLANTING DETAIL
N.T.S.

PLANTING SCHEDULE				
QTY	SYMBOL	COMMON NAME / BOTANICAL NAME	SIZE	ROOT
4		FLOWERING CRABAPPLE / MALUS FLORIBUNDA	2 1/2'-3' CAL.	BALL & BURLAP
15		WEeping FORSYTHIA / FORSYTHIA SUSPENS A	4'-5'	BALL & BURLAP
5		MAIDEN GRASS / MISCANTHUS SINENSIS		2 GALLON
12		ALBANIAN PINK / DIANTHUS MYRTINERVIUS	1'-2'	1 GALLON
10		ANDROMEDA / PIERIS JAPONICA	30"-36"	1 GALLON
9		LITTLE PRINCESS SPIREA / SPIRAEA JAPONICA ALPINA	18"-24"	3 GALLON

LEGEND	
	EXISTING PROPERTY LINE
	ZONING SETBACK LINE
	WETLAND BOUNDARY LINE
	WETLAND SETBACK LINE
	EXISTING STONE WALL
	EXISTING TREE
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	PROPOSED SEWAGE DISPOSAL AREA
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR

DATE	DESCRIPTION	BY/CHK	DATE	DESCRIPTION	BY/CHK
2-4-19	REMOVE BUILDING #3				NG/TA
1-3-19	TOWN COMMENTS				NG/TA

TIMOTHY S. ALLEN, P.E.

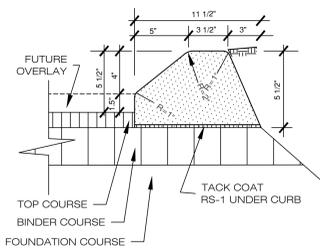
LANDSCAPE PLAN

ALFACOR, LLC
291 DEANS CORNER ROAD
TOWN OF SOUTHEAST, PUTNAM COUNTY

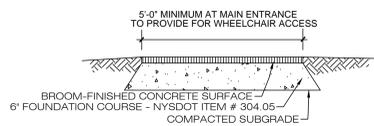
BIBBO ASSOCIATES, LLP
293 ROUTE 100 SUITE 203
SOMERS, NEW YORK 10589
TEL. 914.277.5805

DATE: OCT. 31, 2018
SCALE: 1" = 60'
FILE: B-14
DSGN / CHK: NG/TA
DRN. BY: DK
SHT NO: 6 OF 7
DWG NO. **LS-1**

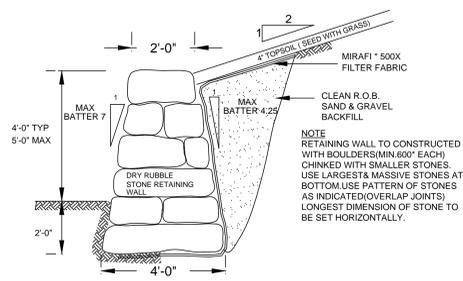
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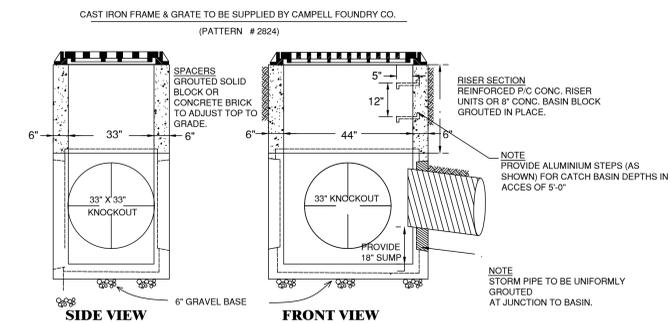
ASPHALT CURB DETAIL
N.T.S.



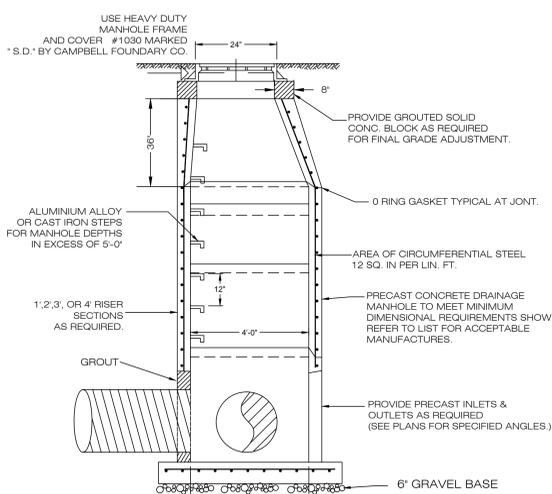
SIDEWALK DETAIL
N.T.S.



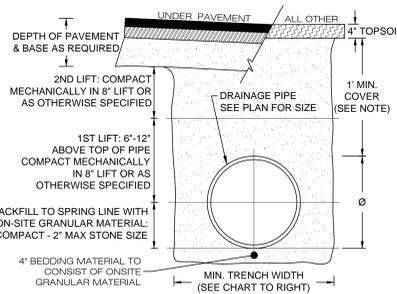
BOULDER RETAINING WALL
N.T.S.



TYPICAL CATCH BASIN
N.T.S.



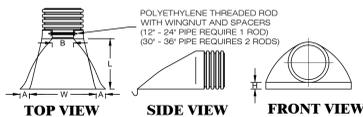
TYPICAL DRAINAGE MANHOLE
N.T.S.



DRAINAGE PIPE INSTALLATION
N.T.S.

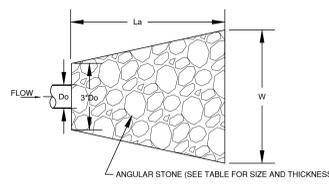
PIPE DIAMETER	TRENCH WIDTH
4\"/>	

- ADDITIONAL NOTES:**
1. ANY ADDITIONAL REQUIREMENTS AND SPECIFICATIONS SET FORTH BY THE PIPE MANUFACTURER MUST BE FOLLOWED FOR BACKFILLING.
 2. BACK FILL MATERIAL TO BE FREE OF FROST & STONES OVER 8\"/>



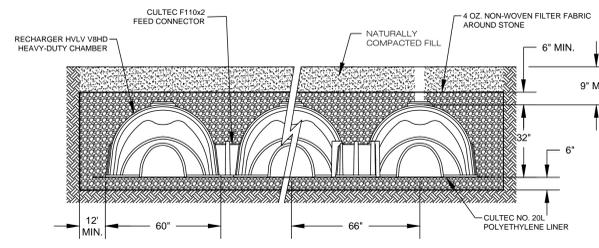
ADS - FLARED END SECTION
OR APPROVED EQUAL
N.T.S.

PART #	PIPE Ø	A	B (MAX)	H	L	W
1210NP	12"	6.0"	10"	6.5"	25"	25"
1510NP	15"	6.6"	10"	6.5"	25"	25"
1810NP	18"	7.5"	15"	6.5"	32"	35"
2410NP	24"	7.2"	15"	6.5"	36"	40"
3015NP	30"	7.5"	12"	8.6"	36"	63"
3615NP	36"	7.5"	25"	8.6"	58"	63"



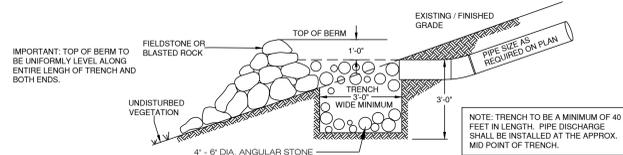
ROCK OUTLET PROTECTION DETAIL
N.T.S.

ROCK OUTLET PROTECTION SIZING				
La (ft)	W (ft)	H (ft)	THICKNESS (in)	STONE SIZE (in)
TYPICAL R.O.P.	6	4.5	7	3.5"

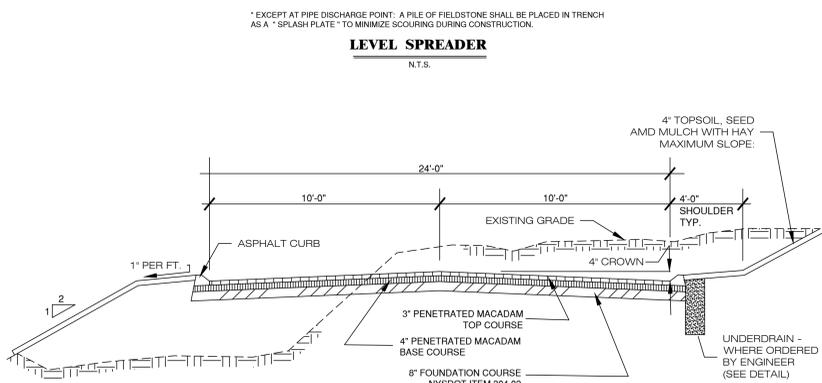


CULTEC RECHARGER V8 TYPICAL SECTION
N.T.S.

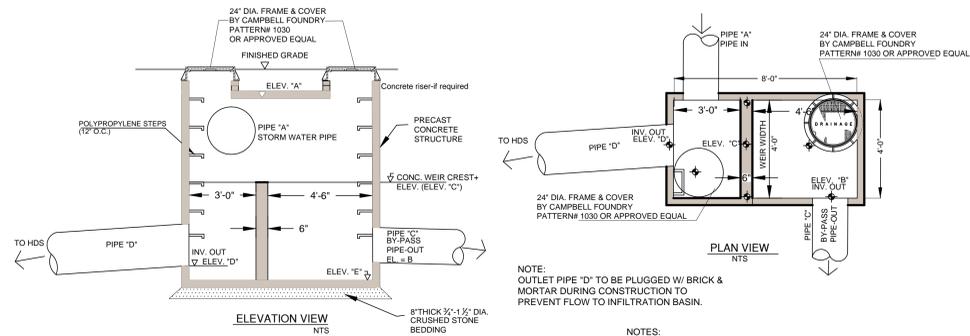
(TO BE USED FOR INFILTRATION SYSTEM #2)



LEVEL SPREADER
N.T.S.



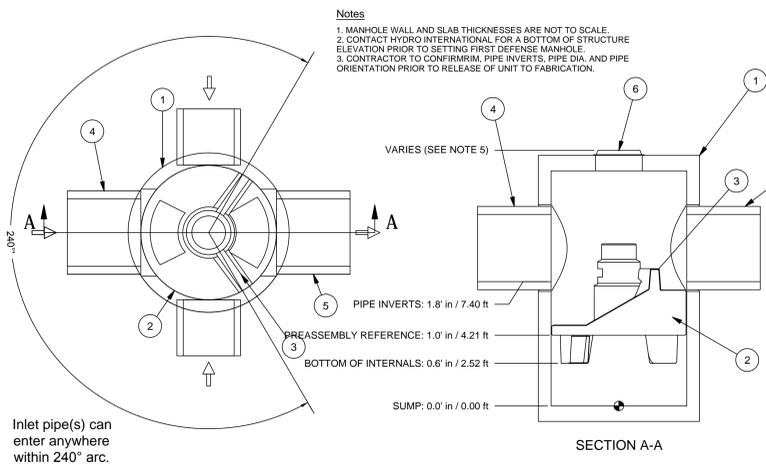
ROAD PAVEMENT SECTION
N.T.S.



DIVERSION MANHOLE
N.T.S.

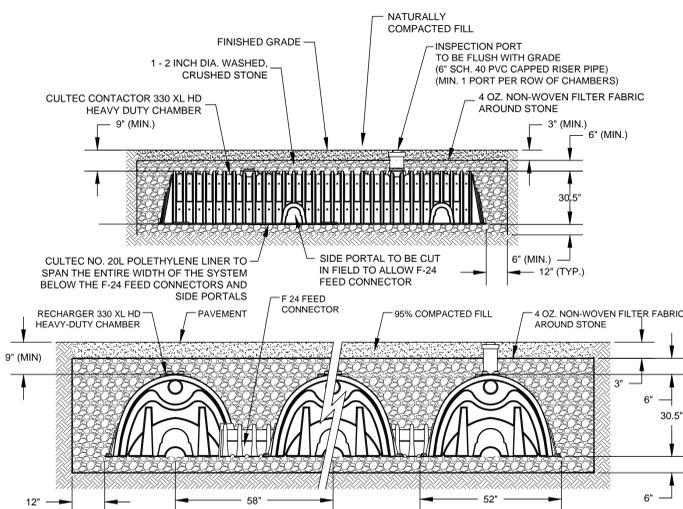
STRUCTURE	FINISHED GRADE	ELEV. 'A' BOTTOM OF TOP SLAB	ELEV. 'E' BOTTOM	INCOMING PIPES		OUTGOING PIPES		WEIR CREST ELEVATIONS
				PIPE 'A' DIA. MAT.	PIPE 'A' INV. IN	PIPE 'D' DIA. MAT.	PIPE 'D' INV. IN	
DIV MH #1	376.00	375.00	370.00	18\"/>				

DIVERSION MANHOLE CHART



8' FIRST DEFENSE HC DETAIL
N.T.S.

(DESIGNED, MANUFACTURED, AND SUPPLIED BY HYDRO INTERNATIONAL, P.L.C.)



CULTEC RECHARGER 330XL
N.T.S.

(TO BE USED FOR INFILTRATION SYSTEM #1 & #3)

ITEM	SIZE (in)	DESCRIPTION
1	96	I.D. PRECAST MANHOLE
2		LEDGER SUPPORT
3		SEPARATION MODULE
4	48	INLET PIPE (BY OTHERS)
5	48	OUTLET PIPE (BY OTHERS)
6	30	FRAME AND COVER (OR GRATE) (ROUND)

- GENERAL NOTES:**
1. General Arrangement drawings only. Contact Hydro International for site specific fabrication drawings.
 2. The treatment system shall fit within the limits of excavation (area and depth) as shown in the project plans and will not exceed the dimensions for the design flow rates specified herein.
 3. The treatment system shall remove greater than or equal to 90% of TSS based on the Target Particle Size (TPS) of 100 microns and/or 80% of TSS based on the TPS of 200 microns at 0.7 cfs and 1.2 cfs, respectively.
 4. The treatment system shall convey the Peak On-the-Flow Rates of up to 50 cfs without causing upstream surcharge conditions. Full-scale independent laboratory scour testing shall demonstrate effluent control of less than or equal to 5 mg/L for all flows up to 200% of MFR-106.
 5. The treatment system shall be capable of capturing and retaining fine silt and sand size particles. Analysis of captured sediment from full-scale field installations shall demonstrate particle sizes predominantly in the 20-micron range.

- GENERAL NOTES**
1. RECHARGER 330 XL HD BY CULTEC, INC. OF BROOKFIELD, CT. CHAMBER STORAGE PROVIDED = 7.45 CF/FT PER DESIGN UNIT. INSTALLED LENGTH = 7'00\"/>

REVISIONS	DATE	DESCRIPTION	BY/CHK	DATE	DESCRIPTION	NG/TA	BY/CHK
	2-4-19	REMOVE BUILDING #3				NG/TA	
	1-3-19	TOWN COMMENTS				NG/TA	

DETAILS

ALFACOR, LLC
291 DEANS CORNER ROAD
TOWN OF SOUTHEAST, PUTNAM COUNTY

BIBBO ASSOCIATES, LLP
293 ROUTE 100 SUITE 203
SOMERS, NEW YORK 10589
TEL. 914.277.5805

DATE: OCT. 31, 2018

SCALE: AS SHOWN

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DSGN / CHK: NG/TA

DRN. BY: NG

SHT NO: 7 OF 7

DWG NO. **D-1**

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