

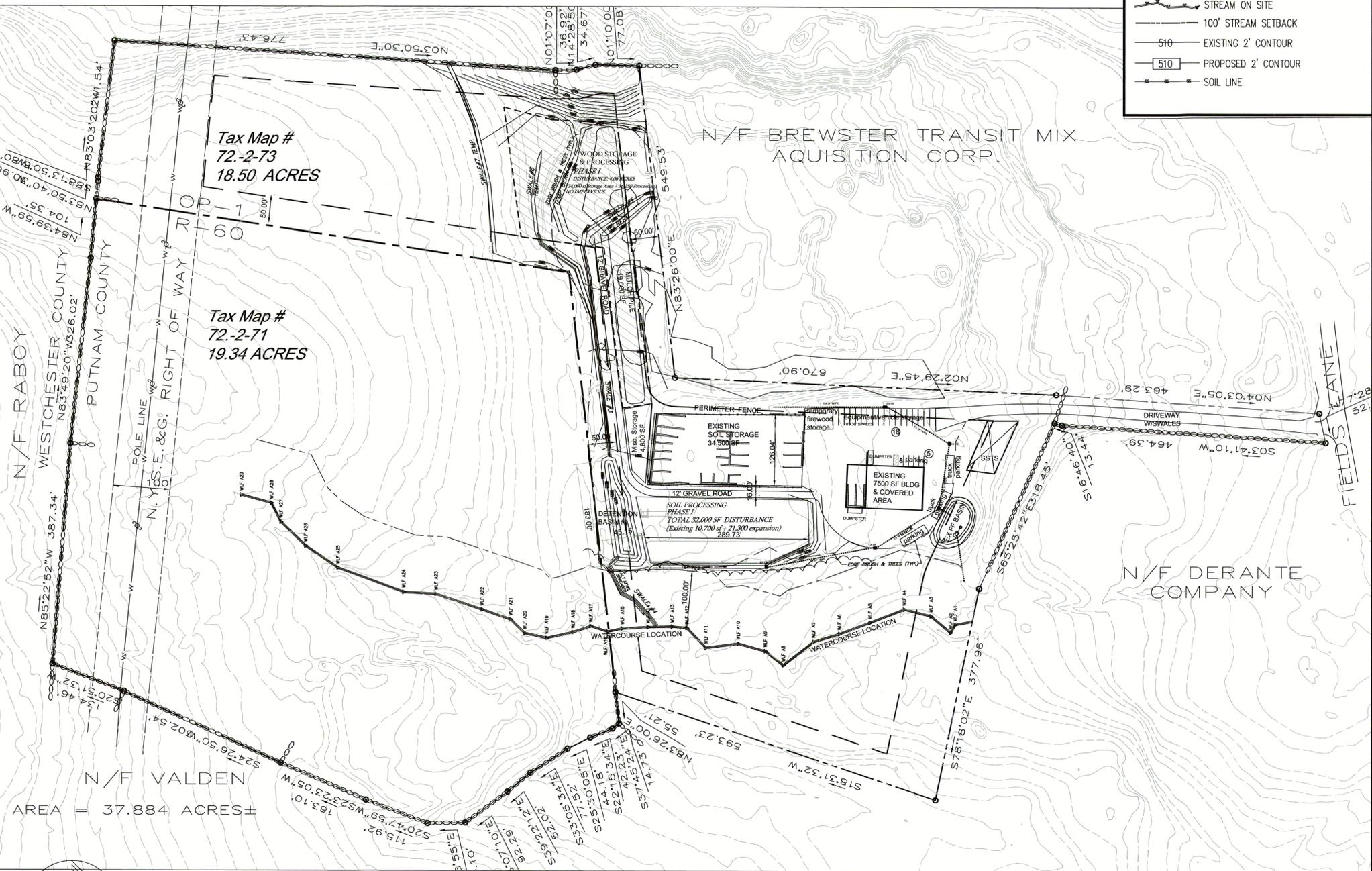
LEGEND
NOT TO SCALE

- PROPERTY LINE
- SETBACK LINE
- QTY PARKING SPACES (9.0'x20')
- ▨ PROPOSED PAVEMENT STRIPING
- PAINTED HANDICAPPED SYMBOL
- PROPOSED WALL PACK LIGHT
- CATCH BASIN
- R: CURB RADIUS
- ▬ PROPOSED 6" HIGH CONCRETE CURB
- ▭ PROPOSED DUMPSTER W/ENCLOSURE
- ▭ PROPOSED HANDICAPPED RAMP
- PROPOSED BOLLARD
- ▭ PROPOSED CONCRETE PAD
- ▭ EXISTING BUILDING/STRUCTURES
- STREAM ON SITE
- 100' STREAM SETBACK
- 510 EXISTING 2' CONTOUR
- 510 PROPOSED 2' CONTOUR
- SOIL LINE

ZONING TABULATION CHART
TOWN OF SOUTHEAST OP-1 ZONE

ITEM	REQUIRED/ PERMITTED	EXISTING	PHASE I
LOT GEOMETRY			
MIN LOT SIZE	120,000 SQ FT	805,860 SQ	805,860 SQ
FRONTAGE	250 FT	52.17*	52.17*
WIDTH	250 FT	700 FT	700 FT
DEPTH	250 FT	1,200 FT	1,200 FT
FRONT YARD	100 FT	150 FT	150 FT
SIDE YARD	50 FT	140 FT	140 FT
REAR YARD	50 FT	290 FT	290 FT
BUILDING COVERAGE	25%	1.25%	1.25%
LOT COVERAGE (Building & Pavement)	55%	2.80%	2.80%
F.A.R.	.25 MAX	0.02	0.02
OPEN SPACE (Process Area / Basin Excluded)	45% MIN	65.90%	57%
MAX HEIGHT	4 STORIES - 50 FT	20 FT, 2 STORY	20 FT, 2 STORY
PARKING			
	FRONT	50 FT	120 FT
	SIDE	25 FT	60 FT
REAR	25 FT	370 FT	370 FT
WOOD PROCESS TOTAL AREA	-	22,500 SF	56,700 SF
SOIL PROCESS TOTAL AREA	-	37,500 SF	67,300 SF
OUTDOOR STORAGE COMPONENT	20,146 SF	40,000 SF**	86,300 SF
	25%	4.96%	10.70%

*PRE-EXISTING NON-CONFORMING
**EXISTING FACILITY HAS A VARIANCE FOR 40,000 SF OF OUTDOOR STORAGE - SUPERSEDED WITH NEW CODE



DRAWING LIST

#	Drawing Name	Submission Date	
		1/30/2019	
EX	Existing Survey Plan	✓	
SY1A	Parking Site Plan - Phase I	✓	
SY1B	Parking Site Plan - Phase II	✓	
SY2A	Erosion Control - Phase I	✓	
SY2B	Erosion Control - Phase II	✓	
SY3	Erosion Control Details	✓	
SY4	Erosion Control Notes	✓	
SY5	Site Construction Details	✓	
D1	Pre-Development Overlay	✓	
D2A	Post-Development Overlay - Phase I	✓	
D2B	Post-Development Overlay - Phase II	✓	
D3	Swale Overlay	✓	

VARIANCES
1998 VARIANCE FOR 40,000 SF OUTDOOR STORAGE; SUPERCEDED WITH NEW CODE

NONE REQUIRED FOR PROPOSAL

OUTSIDE STORAGE
PERMITTED: 25% LOT AREA OR 138-46L
PERMITTED: 25% *18.5 ACRES = 201,465 SF

PARKING CALCULATIONS
OFFICE FIRST FLOOR: 1/250 SF.
OFFICE SECOND FLOOR: 1/250 SF.
WAREHOUSE: 1/1.5 EMPLOYEE

EXISTING PARKING - 5 SPACES
TRUCK PARKING 18 PARKING & 3 LOADING SPACES
PROPOSED PARKING - PHASE I & II: NO CHANGE

STREAM SETBACK
TOWN OF SOUTHEAST SETBACKS
SOILS: C; SLOPE: 8-15%
100' FOR WATERCOURSE

NYCDEP SETBACK
100' FOR WATERCOURSE

NORTHWOOD TREE CARE
PROJECT INFORMATION
Project Location: 25 Fields Lane
Town of Southeast
State of New York

Zoning District: OP-1 & R60
Property Identification: Tax Map # 72-2-73 & 71
Owner: Alka Realty Inc
10 Knoll Ridge Ct
Brewster, NY 10509

Applicant: P.W. Scott
Engineering & Architecture, P.C.
3871 Route 6
Brewster, NY 10509

Engineer/Architect: P.W. Scott
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Surveyor: Terry Bergendorff Collins Land Surveyor
52 Starr Ridge Road
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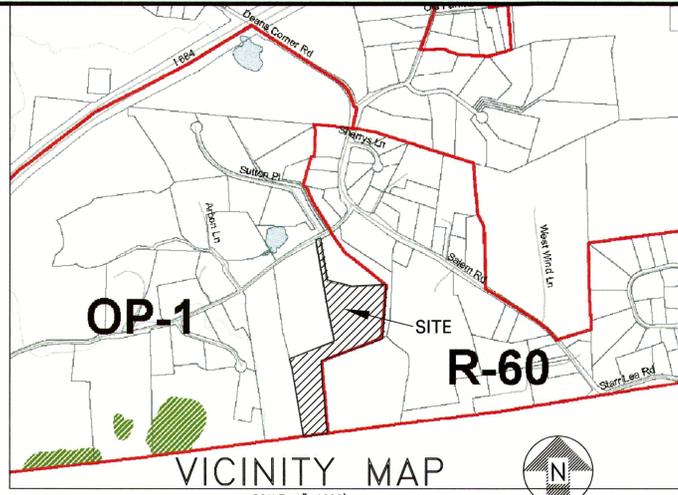
Owner's Attorney: Leslie B. Maron, Esq.
Maron & Mazzanti
5 Westchester Avenue
Pound Ridge, NY 10576
(914) 645-0780
lesmaron@gmail.com

PARKING SITE PLAN - Phase I

P.W. SCOTT
ENGINEERING & ARCHITECTURE, P.C.
3871 ROUTE 6
BREWSTER, NY 10509 845-278-2110

GRAPHIC SCALE
1 inch = 100 ft.

REVISION	DATE	NATURE OF REVISION	Dwg. Title	Dwg. No.
			PARKING SITE PLAN PHASE I	SY1A
			Project Title 25 FIELDS LANE, SOUTHEAST, NY	
			Proj. No. 18-105	
			Drawn by MA / PWS	
			Date 1/30/19	
			Scale AS NOTED	



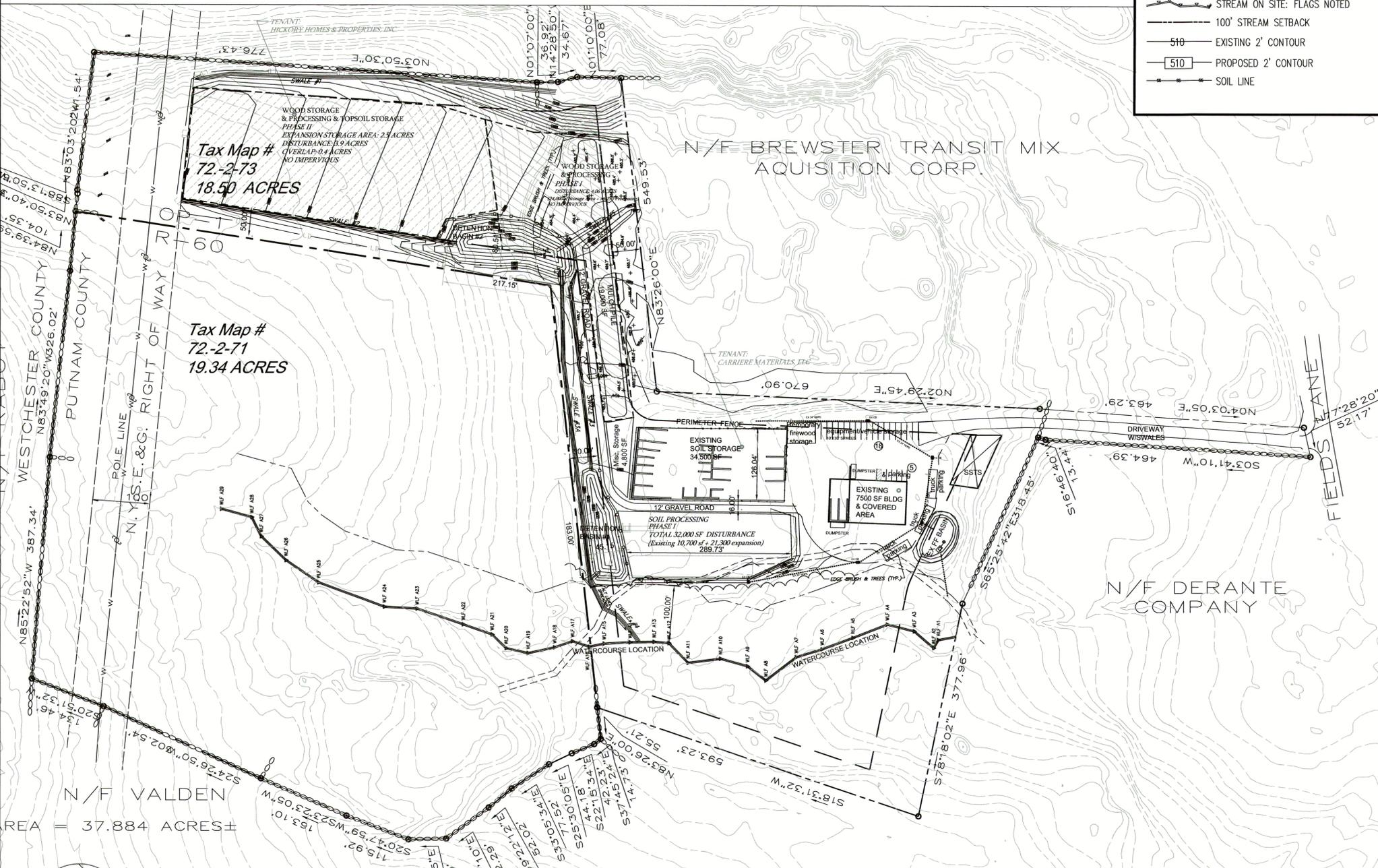
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TOWN OF SOUTHEAST OP-1 ZONE

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OPEN SPACE	45% MIN	68%	65.90%	54%
(Process Area/Basin Excluded)				
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OUTDOOR STORAGE COMPONENT	20,146 SF	40,000 SF**	86,300 SF	195,200 SF
	25%	4.96%	10.70%	24.20%

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Owner's Attorney: Leslie B. Maron, Esq.
Maron & Mazzanti
5 Westchester Avenue
Pound Ridge, NY 10576
(914) 645-0780
lesmaron@gmail.com

PARKING SITE PLAN - Phase II

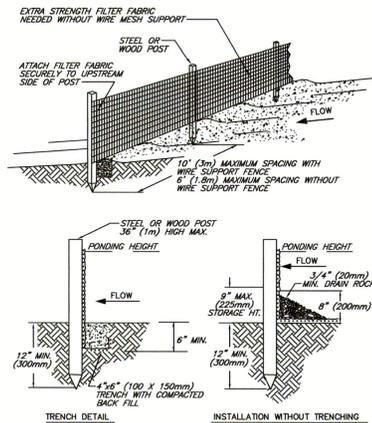
GRAPHIC SCALE

P.W. SCOTT
ENGINEERING & ARCHITECTURE, P.C.
3871 ROUTE 6
BREWSTER, NY 10509 845-278-2110

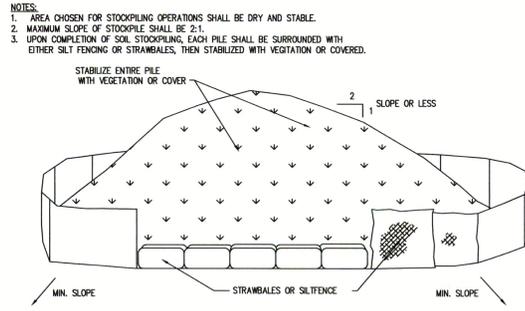
REVISION	DATE	NATURE OF REVISION

Dwg. Title	PARKING SITE PLAN - PHASE 2	
Project Title	25 FIELDS LANE, SOUTHEAST, NY	
Proj. No.	18-105	Drawn by MA / PWS
Date	1/30/19	Scale AS NOTED

SY1B



NOTES:
 1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
 2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
 3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.



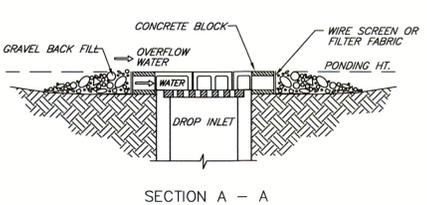
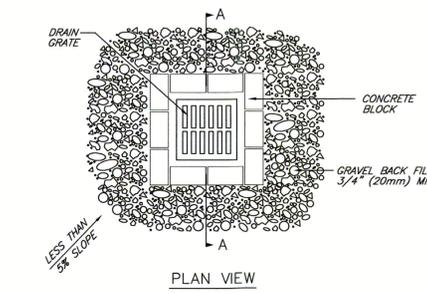
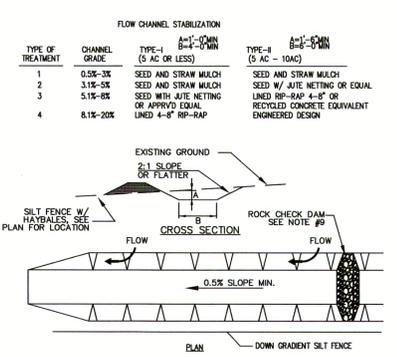
NOTES:
 1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
 3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.

TO BE USED WHERE TOPSOIL IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE GRAUHY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONEY, SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS. PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.

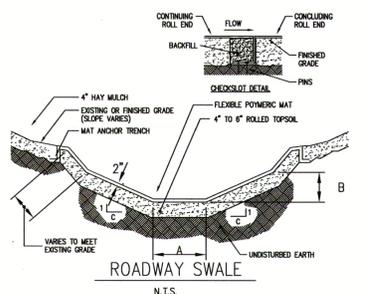
TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH, NONVEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURES SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND REQUIRED PERIOD OF USE.

SEE EROSION AND SEDIMENT CONTROL PLAN FOR LOCATIONS.

- NOTES:**
- ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
 - DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
 - DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
 - 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.
 - 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 IMPED NORMAL FLOW.
 - FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
 - ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SWALE.
 - STABILIZATION SHALL BE AS PER THE CHART BELOW.
 - INSTALL ROCK CHECK DAMS AT 100' INTERVALS WHERE CHANNEL SLOPE EXCEEDS 5%.
 - PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.



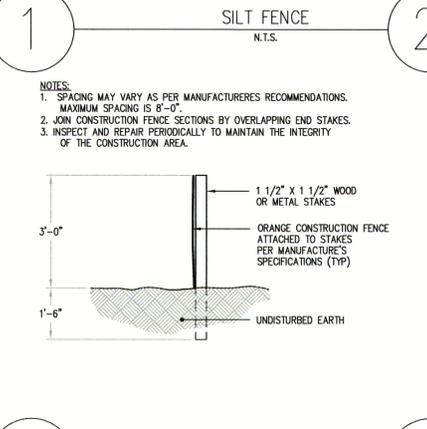
NOTES:
 1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
 2. EXCAVATE A BASIN OF SUFFICIENT SIZE ADJACENT TO THE DROP INLET.
 3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWN SLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWN SLOPE SIDE OF THE STRUCTURE.



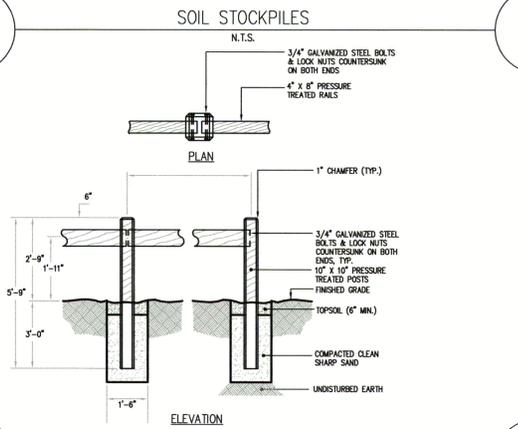
NOTES:
 1. SITE PREPARATION: GRADE SURFACE OF INSTALLATION AREAS SO GROUND IS SMOOTH AND COMPACT. REMOVE ALL ROCKS, ROOTS AND OTHER OBSTRUCTIONS FROM LYING IN DIRECT CONTACT WITH THE SOIL SURFACE AND THE MAT.
 2. PROVIDE 4" TO 6" ROLLED TOPSOIL AND SEED. INSTALL MAT AS DIRECTED BELOW AND RESEED AREAS DISTURBED DURING MAT INSTALLATION. SEED DISTURBED AREAS OUTSIDE OF MAT INSTALLATION AND MULCH WITH MAT.
 3. PREPARE 4" X 12" MAT ANCHOR TRENCHES AT TERMINAL ENDS 6" X 6" PERIMETER TRENCHES AT SEES OF INSTALLATION.
 4. GROUND FASTENERS: 1/2" PINS, 3/16" DIA. WITH ATTACHED 1 1/2" WASHERS. PIN EACH MAT AT CENTER AND AT OVERLAPPED EDGES.
 5. ROLL WITH OVERLAPS SHALL BE A MINIMUM OF 3" PIN AT 5' TO 5' INTERVALS. SPLICE ROLL ENDS IN A 6" X 6" GREEK SLOT.
 6. BACKFILL TO COVER CONCLUDING AND CONTINUING ENDS AND FASTENERS. TAMP FIRMLY, AND ROLL CONTINUING MAT ROLL ACROSS BACKFILL AND PIN AGAIN.
 7. PERIMETER TRENCHES SHOULD ONLY BE BUILT UPON READING ACTUAL FORMER OF INSTALLATION. PIN AT 5' TO 5' INTERVALS PRIOR TO BACKFILLING AND TAMING.
 8. MANUFACTURER: MIRAMAT TM-8 GEOSYNTHETIC ROLLED EROSION CONTROL MAT

#	Shape	Bottom Width	Overall Depth	Design Slope %
1	Trapezoidal	3.0	1.25	1.5
2	Trapezoidal	2.0	1.0	2.0
3	Trapezoidal	4.0	1.25	1.5
3A	Trapezoidal	4.0	1.25	1.5
4	Trapezoidal	4.0	1.25	2.8
5	Trapezoidal	2.0	1.25	1.0
6	Trapezoidal	4.0	1.25	1.5
7	Trapezoidal	4.0	1.25	1.5

Note: Depth provides 6" free board. Contractor to verify slope in field during construction. Slopes cannot be less than noted. Maximum slope - 5% for grass lined swales.



6 CONSTRUCTION FENCE DETAIL N.T.S.



7 TYPICAL TIMBER GUIDERAIL DETAIL N.T.S.

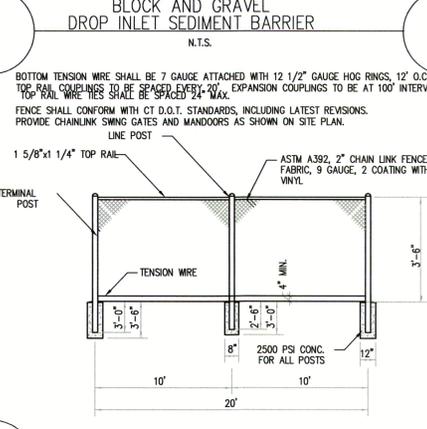
NOTES:

TEMPORARY SEEDINGS:
 SEEDING REQUIREMENTS: RYE GRASS 80#/ACRE (0.7/1000 SF.)
 WATER CONDITION: CERTIFIED "broadcast" winter rye (seeded rye) required for November/October seeding

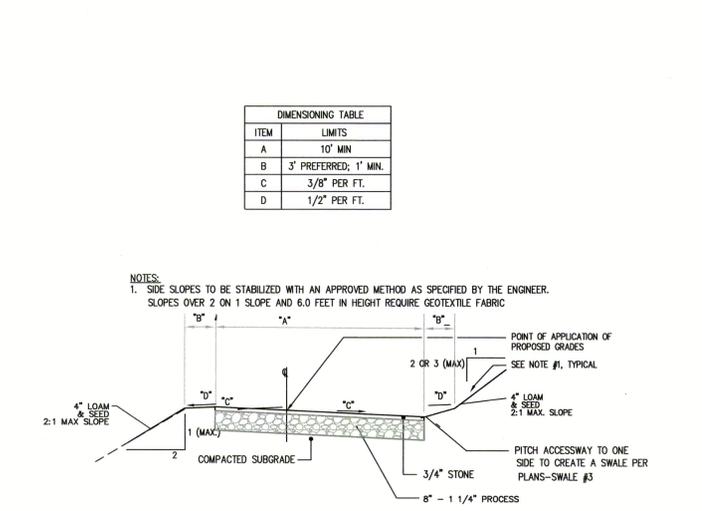
PERMANENT SEEDINGS:
 ROUGH OR OCCASIONALLY MOWED:
 EMPIRE BROMEGRASS @ 1#/ACRE, 20#/1000 SF.
 TREFOIL OR COMMON WHITE CLOVER
 TALL FESCUE @ 2#/ACRE, 45#/1000 SF.
 RESTOP @ 2#/ACRE, 05#/1000 SF.
 FREQUENTLY MOWED: SHADY DRY SITES
 65% FINE FESCUE @ 1#/ACRE, 3.3#/1000 SF.
 15% PERENNIAL RYE @ 33#/ACRE, 0.7#/1000 SF.
 20% BLUE GRASS BLEND @ 44#/ACRE, 1.0#/1000 SF.

MULCH REQUIREMENTS:
 INSTALL TEMPORARY SEDIMENT CONTROL DEVICES
 JUTE NETTING: UNWEALED PLANNAWE MARR-78 D60/10, WET-41 D60/10. APPLICATION RATE: 40' X 50' 105,000 SF. (60#/ACRE) DEPTH APPLICATION: 60 SL. 105. TE DOWN PER MANUFACTURER'S SPECIFICATIONS.
 BEST COMMERICAL FIBERS: STRAW (SMALL GRAINED) MULCH APPLICATION RATE: 2 TONS (80#/1000 SF.) HAY OR WOOD FIBER MULCH (HORN-HALO) APPLICATION RATE: 500-700#/ACRE (14,000 SF.) THE WOOD FIBER MUST BE APPLIED THROUGH HYDRO-SEEDER IMMEDIATELY AFTER MULCHING.
 ANCHORING: MULCH NETTING HAY OR STRAW: STAPLE WITH LIGHT-WEIGHT JUTE CHEMICAL: APPLY WITH BRUSH (ACK-56) OR AEROSPRAY 7000 GAL/1/ACRE

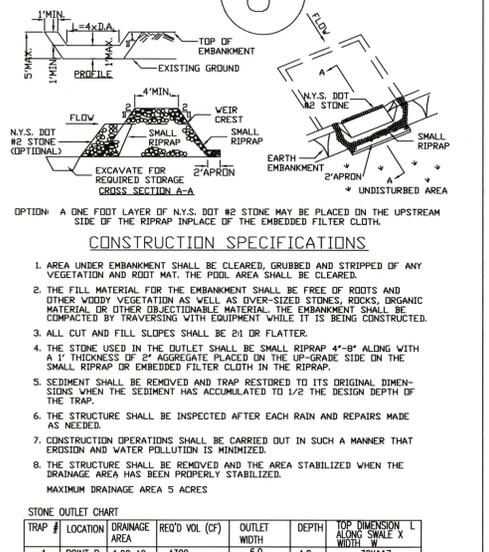
8 SEEDING & MULCH SPECIFICATIONS N.T.S.



9 CHAIN LINK FENCE N.T.S.



10 GRAVEL DRIVEWAY DETAIL N.T.S.



11 TEMPORARY SWALE SEDIMENT TRAP N.T.S.

CONSTRUCTION SPECIFICATIONS

- AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE PERL. AREA SHALL BE CLEARED.
- THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS AND OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
- ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
- THE STONE USED IN THE OUTLET SHALL BE SMALL RIPRAP 4"-8" ALONG WITH A 1" THICKNESS OF 2" AGGREGATE PLACED ON THE UP-GRADE SIDE ON THE SMALL RIPRAP OR EMBEDDED FILTER CLOTH IN THE RIPRAP.
- SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP.
- THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION IS MINIMIZED.
- THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED. MAXIMUM DRAINAGE AREA 5 ACRES

STONE OUTLET CHART

TRAP #	LOCATION	DRAINAGE AREA	REQ'D VOL. (CF)	OUTLET WIDTH	DEPTH	TOP DIMENSION L ALONG SWALE X WIDTH W
1	POINT B	1.22 AC	4300	6.0	4.0	32X117

P.W. SCOTT ENGINEERING & ARCHITECTURE, P.C. 3871 ROUTE 6 BREWSTER, NY 10509 845-278-2110	REVISION	DATE	NATURE OF REVISION	Dwg. Title	EROSION CONTROL & SITE DETAILS
				Project Title	25 FIELDS LANE, SOUTHEAST, NY
				Proj. No.	18-105
				Date	01/30/19
			Drawn by	MA / PS	SY3
			Scale	AS NOTED	

EROSION CONTROL NOTES

- ALL EROSION CONTROL MEASURES ARE TO BE INSPECTED AND MAINTAINED ON A REGULAR BASIS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED LAND HAS BEEN STABILIZED BY VEGETATION OR PAVING. THE MINIMUM REQUIREMENT IS FOR DAILY INSPECTION, PLUS INSPECTION IMMEDIATELY BEFORE AND AFTER ALL STORMS. REFER TO SPECIFIC STRUCTURES FOR REQUIRED MAINTENANCE SCHEDULE.
- A PRE-CONSTRUCTION CONFERENCE IS TO BE HELD ON THE SITE WITH THE DESIGN ENGINEER, THE OWNER, THE CONSTRUCTION CONTRACTOR AND THE TOWN ENGINEER TO REVIEW THE EROSION AND SEDIMENT CONTROL PLAN.
- RESPONSIBILITY FOR THIS EROSION AND SEDIMENT CONTROL PLAN RESTS WITH THE LANDOWNER OF RECORD. THIS RESPONSIBILITY INCLUDES INSTALLATION AND MAINTENANCE OF ALL CONTROL MEASURES, INFORMING ALL PARTIES INVOLVED IN SITE CONSTRUCTION OF THE PLANS OBJECTIVES AND REQUIREMENTS, NOTIFYING THE TOWN OF ANY TRANSFER OF THIS RESPONSIBILITY, AND TRANSFERRING A COPY OF THE CERTIFIED EROSION AND SEDIMENT CONTROL PLAN SHOULD THE TITLE OF ALL OR PART OF THE LAND BE TRANSFERRED.
- SHOULD ANY PROBLEMS OR UNFORESEEN EVENTS TAKE PLACE DURING THE IMPLEMENTATION OF THE PLAN, THE ENGINEER OF RECORD AND THE TOWN ENGINEER OR SUPERINTENDENT OF HIGHWAYS SHALL BE NOTIFIED. THE CONTRACTOR SHALL MAINTAIN ON THE PROJECT EXTRA EROSION CONTROL MATERIALS INCLUDING SILT FENCE, SLOPE BLANKETS AND RIP-RAP TO FACILITATE SITE STABILIZATION. SHOULD ANY PROBLEMS DEVELOP, THE CONTRACTOR SHALL TAKE ALL MEASURES TO CONTAIN SEDIMENT DOWN SLOPE OF DISTURBED AREAS.

TEMPORARY STRUCTURES MAINTENANCE

Silt Fence: Shall be inspected weekly. Maintenance shall be performed as needed. Material shall be removed when "bulges" develop in the silt fence. Inspect silt fences after every major storm event to determine the integrity of the fences. Repair or replacement shall be completed promptly as needed.

Aspects to inspect shall be:

- silt fence maintaining integrity
 - no erosion channels forming which shall bypass the silt fence.
 - no excessive scouring at the base of the silt fence.
- Cleanout of accumulated sediments behind the silt fence is necessary if 1/2 of the original height of the silt fence becomes filled in with sediment.

Block & gravel drop inlet sediment

Provide inspection after each storm event
Complete repairs as necessary including: remove sediment from barrier, remove sediment and dispose of properly and bring disturbed area to proper grade, smooth, compact and stabilize in a manner appropriate for the site.

Diversion Trenches: Shall be inspected weekly. The diversion trenches shall be monitored for silt/sediment accumulation and erosion and repaired with soil and seeding as necessary to ensure stability.

Stone Outlet Sediment Trap

Inspection of this structure is a review of any rilling and erosion of the trap. Side slopes should be evaluated and adequate stabilization should be provided. The outlet stone weir should be inspected for damages, accumulation of sediment, trash and debris, and overall performance and displaced stones and repaired as required to original specifications. If the sediment reaches more than 50% original depth, it shall be removed to the specified disposal location.

Temporary Sediment Basin

Any rilling and erosion of the basin side slopes should be evaluated and adequate stabilization should be provided. Rolled erosion control blankets or other stabilization practices should be installed on the side slopes. The outlet structure should be inspected for damages, accumulation of sediment, trash and debris, and overall performance. If sediment-laden storm water is leaving the basin then additional erosion and sediment control practices may be required.

PERMANENT STRUCTURES MAINTENANCE

- Detention Basins
 - Inspections

Basins should be inspected weekly during construction and bi-annually thereafter to ensure that the structure operates in the manner originally intended. Inspections must be conducted during wet weather to determine if the basin is meeting the targeted detention times during construction. Basins shall be inspected after storm events greater than a 0.5" storm event to verify the integrity of the basin and temporary outlet structures.

The extended detention flow control devices should be inspected in November and April for evidence of clogging. Inlet and outlet pipes should be checked for clogging and vandalism.

Checklist should also include: differential settlement of embankment, cracking, erosion of bed and banks, seepage through embankments, brush, shrub or tree growth on embankments, sediment accumulation on basin floor, the vigor and density of grass on basin floor and banks. Attention should be paid to modification of the basin or its contributing watershed that may affect its performance. Inspection should be carried out with as-built basin drawings in hand. If regular maintenance and inspections are not taken, the basin will not achieve its intended purpose.

- Mowing

The exterior embankment of the basin must be mowed 2 times annually, in first week of June and in first week of September. Soggy conditions can be mitigated based upon mowing schedule or through the use of walk-behind mowers.

- Debris and Litter Removal

Debris and litter will accumulate near flow control devices and should be removed during each mowing operation.

- Erosion Control

Unstable, eroding areas should be stabilized with vegetation or other appropriate erosion control practices.

- Structural Repair/Replacement

Eventually, the inlet, outlet and riser works will deteriorate and must be replaced. This is based upon inspections during annual review of the project.

- Sediment Removal

Accumulated sediment should be removed every 5-years for the Basin. Front-end loaders and backhoes can be used to scrape off a bulk of accumulated sediment. Disturbed area shall be immediately stabilized with vegetation after removal operations are completed to prevent the control device from clogging again.

- Stormwater Swales:

The maintenance consists of inspections after storm events and weekly during installation. Upon final completion of project, inspections are once per year. Maintenance consists of replacement of displaced soils, erosion along edge of swales and sediment removal behind gravel water breaks should swale bottom become filled to half the depth of the water break.

Swale to be mowed as required to maintain a grass height of 4 to 6 inches.

Swale maintenance is largely aimed at keeping the grass cover dense and vigorous. This primarily involves periodic mowing, occasional spot reseeding, and weed control. Watering may also be necessary in times of drought, particularly in the first few months after establishment. Care should be exercised to prevent mowing too close to the swale surface to maintain operation of the swale.

Stone check dam maintenance shall consist of stone inspection and repair of displaced stones, removal of trapped sediments during cleaning and adequate flow through the check dam.

- Catch Basins/Yard Drains

Inspection once per month visually review rim/grate and sump for accumulated sediments, erosion and evidence of storm water bypass.

Maintenance consists of the following:

 - Remove sediments from the basin sump if accumulated volume greater than 12".
 - Clear the rim and grate of debris and leaves.
 - Ensure that the swale, which drains into the yard drain is clear of debris and evidence of erosion is repaired with grass plantings or rip-rap as required.

SEQUENCE OF CONSTRUCTION

INTRODUCTION

This narrative describes the erosion and sediment controls proposed for this project, discusses the construction sequence and states the requirements for inspection and maintenance of the erosion and sediment controls. The plan has been designed in accordance with the State of New York "Standards and Specifications for Erosion and Sediment Control."

The sequences provided include anticipated start dates, which are predicated on municipal and state agency approvals.

GENERAL SPECIFICATIONS

- Prior to construction, all existing utility line locations must be verified in field (Call Before You Dig) 1-800-962-7962 or 811
- Surveyor to stake out the location of proposed structures prior to start of construction.
- A pre-construction conference is to be held on the site with the design engineer, the owner, the construction contractor, the zoning enforcement officer, the town engineer, and the NYSDEC to review the Erosion and Sediment Control Plan.
- During construction, if storm event over a 1" storm takes place: contractor personnel must be on site with machinery and additional materials to address any erosion issues. The Engineer of Record (EOR) must be contacted of any such event.
- Erosion and sediment control measures are the responsibility of the developer of record. The responsibility includes installation and maintenance of all control measures, informing all parties involved in site construction of the plans objectives and requirements, notification of the Town of Southeast of any transfer of this responsibility, and transferring a copy of the certified erosion and sediment control plan, should the title of all or part of the land be transferred, to respective parties.
- NYSDEC shall be notified of construction through filing of NOI with inspections under NYSDEC regulations.

NYSDEC Inspections

All erosion control measures are to be inspected and maintained on a regular basis throughout the construction period and until all disturbed land has been stabilized by vegetation.

In compliance with the NOI, **twice per week** inspection report and inspection before and after any storm events greater than 1" in depth are required by NYS Certified Erosion Control Inspectors or a Licensed Professional Engineer. Results of said inspection on NYSDEC Inspection forms shall be maintained within a Large Mail Box posted at the entrance to the site by the Contractor, available for inspection by NYSDEC personnel.

Refer to specific structures for required inspection schedules.

SCOPE OF WORK

Phase I:

Area of Disturbance - 4.06 Acres
Construction Activity - Construction Basin & Phase I Process Areas.

Duration - Approximately 3 months (Sept. 2019 to Nov. 2019)

Phase I Construction Sequence

- Inspect existing Basin #1 to ensure all outlet structures and piping are clean and correct to accept existing flows.
- Existing catch basins and piping are present on the site - inspect piping for collected debris. And find end of pipe below soil process area. Clean to accept existing flows.
- Engage surveyor to flag 100' watercourse setback line.
- Install silt fence along the border of proposed activities outside 100' ft watercourse setback. Refer to 1 / SY3.
- Extend Swale #4 to the existing watercourse.
- Construct Basin #1 in compliance with drawing to serve as sediment basin. Line with construction fence. Refer to 1/SY5
- Extend Swale #3 up the hillside to the end of the proposed gravel road.
- Install gravel road to terminus noted. Refer to 10/SY3
- Install guard rail and permanent fencing per site plan to protect the Basin.
- Install Berm and Swale #5 discharge to Swale #3.
- Install silt fence along western property line at wood processing area.
Note: Property line is a stone wall.
- Install temporary Berm at edge of disturbed area for wood processing space.
- Remove trees within ravine - Cut & remove all stumps off site. No mulch storage in this area.
- Stockpile all topsoil to area noted on site plan. Refer to 2/SY3.
14A. Install stone outlet Sediment Trap #1. Refer to 11/SY3.
- Install temporary Swale #7 and divert runoff to western property line. Install rip-rap velocity weirs as required along steep sections if swale erosion is evident.
- Install common fill in 12" lifts extending from base of slope at western property to top of hillside elevation - 486.0
- Install topsoil across final constructed slope - seed & mulch.
- Install fill within ravine starting at elevation 486.0 extending to 482.0 at eastern edge to channel any runoff into the collection Swale #3 (which extends to Sediment Basin #1) at base of hillside.
- Once this area is final graded - seed or storage of mulch can take place since Phase I allows the use of this area for storage of mulch once the soil is stabilized.
- Seed all areas between Swale #3 and roadway between property line and 50.0' offset along any border with Brewster Transit
- Clean out Basin #1 of any trapped sediment. Clean the fabric on discharge weir to allow percolation through the berm.
- This completes this phase.
- Once vegetation has stabilized disturbed areas, remove silt fences in place. Sediment trap to remain in place for Phase II.

SCOPE OF WORK

Phase II

Note: A pre-construction meeting may be required.

Area of Disturbance - 3.9 acres
Construction Activity - Expansion of wood processing area. Construction of Basin #2

Duration - Approximately 4 months (March 2020 to July 2020)

Phase II Construction Sequence

- Surveyor to install steel pin and flag at property corner next to future Basin #2 and edge of utility easement at rear of lot.
- Inspect the western corner of site for any erosion or soil displacement and repair with topsoil, seed and mulch.
- Install silt fence along western property border along stone wall of Phase II area. Refer to 1/SY3.
- Install silt fence along eastern border of Phase II area.
- Install silt fence along the southern border from basin #1 to proposed Basin #2 location.
- Excavate Swale #3A extending from Basin #1 overflow channel to Basin #2, install liner and seed as required.
- Within fill area of Phase I excavate the detention Basin #2 to serve as sediment basin. Ensure temporary Diversion Swale #7 remains in place and functioning as the basin is constructed. Install orange construction fence around perimeter of Basin for safety. Refer to 2/SY5.
- Ensure Sediment Basin #2 can collect runoff and drains to Swale #3A prior to next steps.
- Connect Swale #5 into Basin #2
- Extend Swale #2 to the south up the hillside from Sediment Basin #2.
- Clean out Sediment Trap #1 at western corner of site.
- Install Swale #1 up the hillside from Sediment Trap #1.
- Remove temporary Swale #7 and ensure flow across site extends into Sediment Basin #2.
- Cut trees in Phase II construction area to the south. Remove stumps off site and remove topsoil to designated areas. Refer to 2/SY3.
- Excavate soils from hillside to meet proposed grades. For every 75 ft up the hillside install silt fence. Refer to 1/SY3.
Ensure soils are limited to sandy soils which are found on the hillside at depths over 18 inches per soil maps. Compact to 15% proctor levels.
- Seed and mulch the slopes on the eastern and western side of the Phase II area beyond the process area.
- Install permanent fencing and gate at Sediment Basin 32.
- Install guard rails as noted on plan next to Sediment Basin #2.
- Clean out Basin #2 of any trapped sediment. Clean the fabric at discharge weir to allow percolation through the berm.
- This completes the Phase II plan.
Once vegetation has stabilized disturbed areas, remove silt fence and leave Swale
- Sediment Trap in place as a permanent structure for potential mulch collection point.

Maintenance Schedule – During Construction – Temporary Structures

Component	MINIMUM Inspection Required	After Every Storm Event	Item to Inspect	Sediment Removal Req'd	Special Inspection Items. Inspect the following:	Maintenance and sediment removal
1	Silt Fence	Bi-Weekly	X	Woven Wire Fence Alignment	Yes	Woven Wire & Fence Stability
2	Diversion Swale	Weekly	X	Swale's water capacity	Yes	Side slopes & Bottom to be clean, no erosion or breaks On Bi-weekly basis, clean swale of debris, fix channel and side slopes, ensure no blow outs
3	Catch Basin Protection (Block & Gravel)	Weekly	X	Gravel & Sediment Placement or silt fence	Yes	Gravel & block placement around perimeter of catch basin On Bi-weekly basis, remove sediment and fix block placement
4	Topsoil Stockpile Area	Bi-Weekly	X	Soil Pile Condition	None	Silt Fence at Base of Pile to be inspected and seeding reviewed. Remove material when a "bulge" develops, ensure fence extends into soil and fence is upright, staple fencing
5	Temporary Sediment Basin & Sediment Traps	Weekly	X	Sediment Level/Erosion Outlet	Yes/ see details	Side slopes & Bottom to be clean, no erosion or breaks Remove sediment Clean Outlet

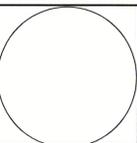
Maintenance Schedule – Permanent Structure

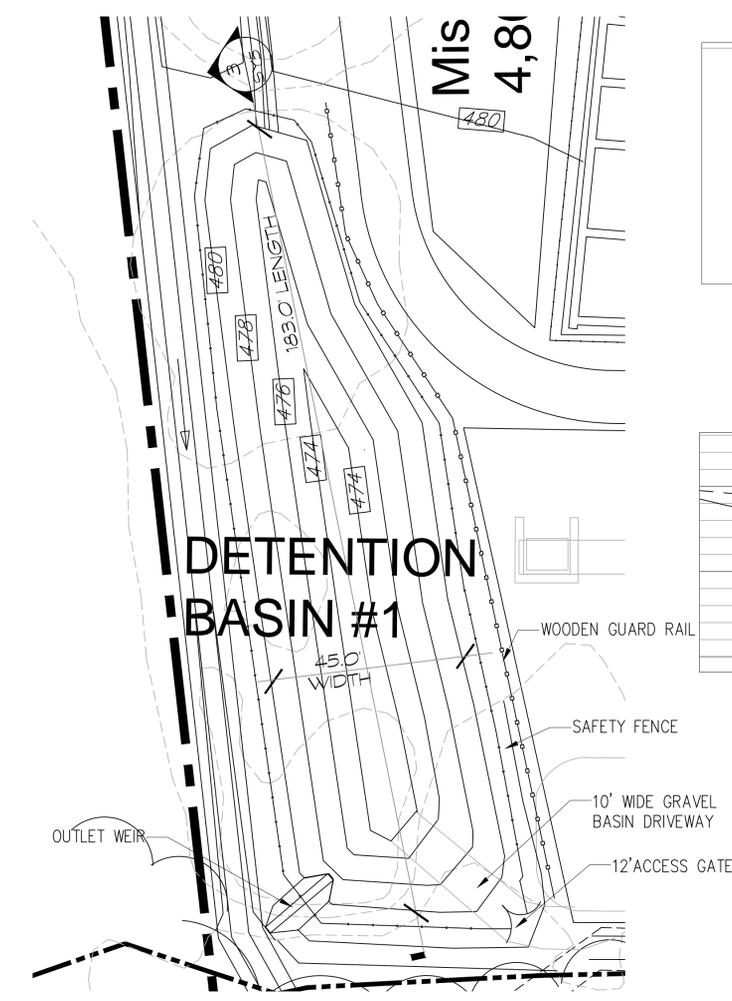
Component	Inspections Required		Items to Inspect	Mowing Schedule		Sediment Removal	Schedule (Years)	Outlet		Planting		Erosion or Displacement	Task	
	Upon Installation	During Construction		Berm & Top	1 st Week June/Sept.			Structure	Schedule	Supplemental	Schedule			
1	Infiltration/Detention Structures	X	Weekly	Refer to DEC Appendix G Enclosed in SWPPP	Berm & Top	1 st Week June/Sept.	Inlet Piping/Trench Dewatering	Monthly	Debris Removal Clogging	Monthly	Grass Cover 50% Repair Berm	1 st year & 2 nd year Annually	Bi-annual inspect.	Repair Area & Seed
2	Swales - Permanent	X	Weekly	Rock Displacement	Side Slope Channel Water Passage	1 st Week June/Sept.	To Swale Dimensions	Annually	N/A	N/A	For Grass Swale	If Eroded or Annually	Bi-annual inspect	
3	Catch Basin	X	Monthly	Sediment & Debris	N/A		Sediment & Oil	Annual	Clear Outlet Pipe	Monthly	N/A		Monthly	RIM Deflection SHIM as required

TEMPORARY & PERMANENT MAINTENANCE IMPLEMENTATION THE REQUIRED PARTIES RESPONSIBLE FOR FOR THE IMPLEMENTATION OF STORMWATER FACILITY INSPECTION AND MAINTENANCE PROGRAM CONSISTS OF THE LAND OWNER DURING & AFTER CONSTRUCTION:

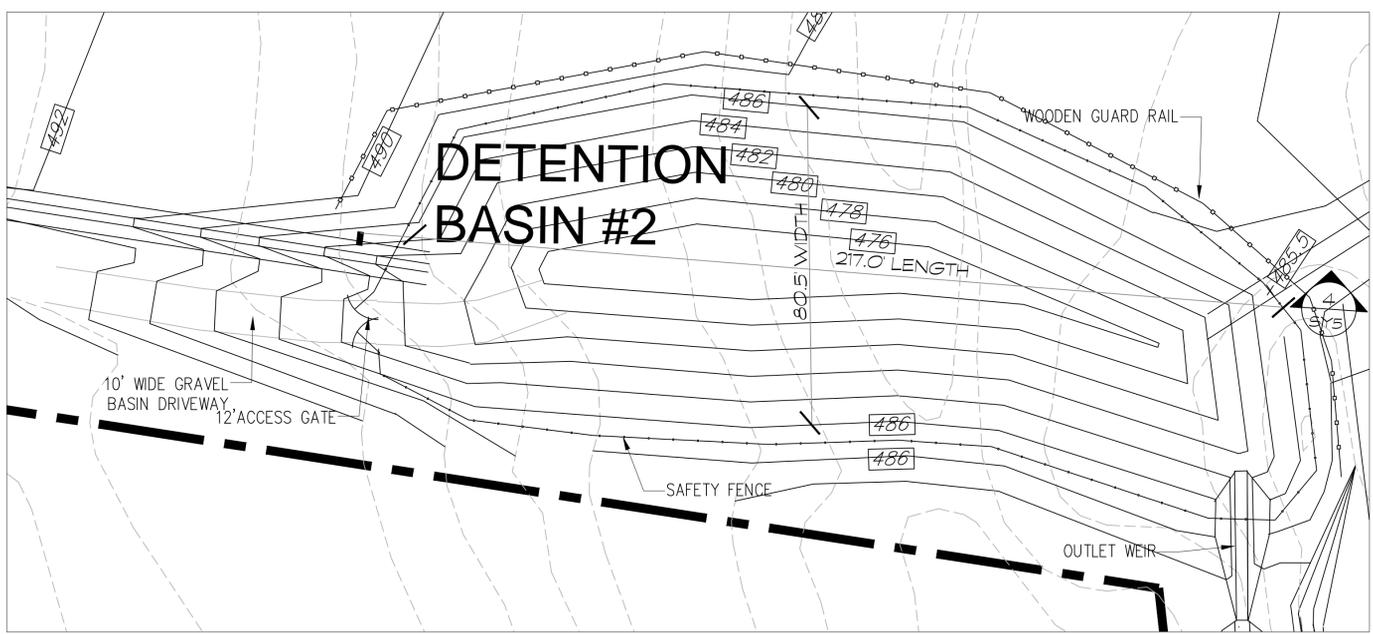
ALBERT VALENTINE
ALKA REALTY
10 KNOLL RIDGE CT
BREWSTER, NY 10509
TELE #: 914-589-2148

ALL SITE WORK SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF A LICENSED ENGINEER IN THE STATE OF NEW YORK.

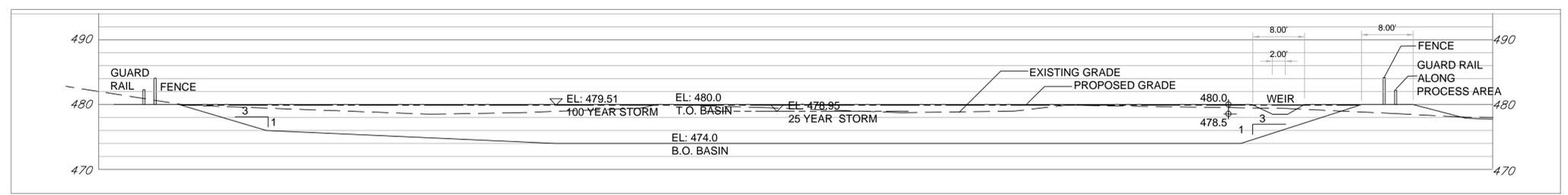
 P.W. SCOTT ENGINEERING & ARCHITECTURE, P.C. 3871 ROUTE 6 BREWSTER, NY 10509 845-278-2110	REVISION	DATE	NATURE OF REVISION	Dwg. Title	EROSION CONTROL NOTES		 Dwg. No. SY4	
				Project Title	25 FIELDS LANE, SOUTHEAST, NY			
				Proj. No.	18-105	Drawn by		MA / PS
				Date	01/30/19	Scale		AS NOTED



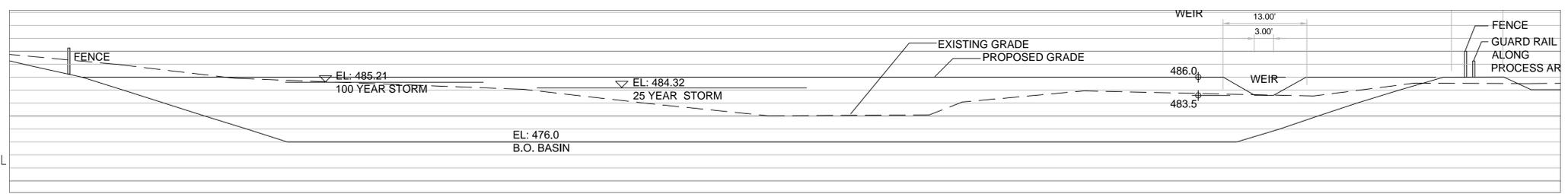
1 SY5 DETENTION BASIN PLAN VIEW
SCALE: 1" = 20'-0"



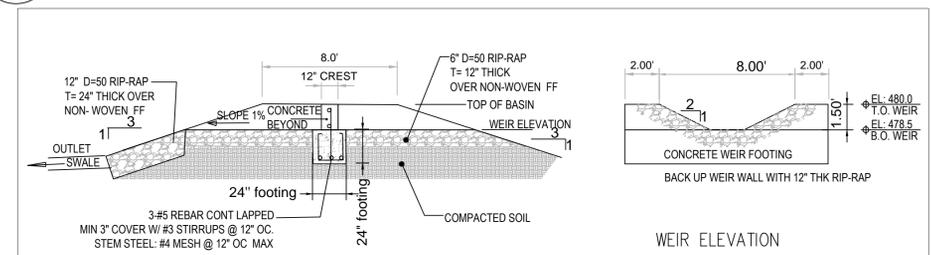
2 SY5 DETENTION BASIN PLAN VIEW
SCALE: 1" = 20'-0"



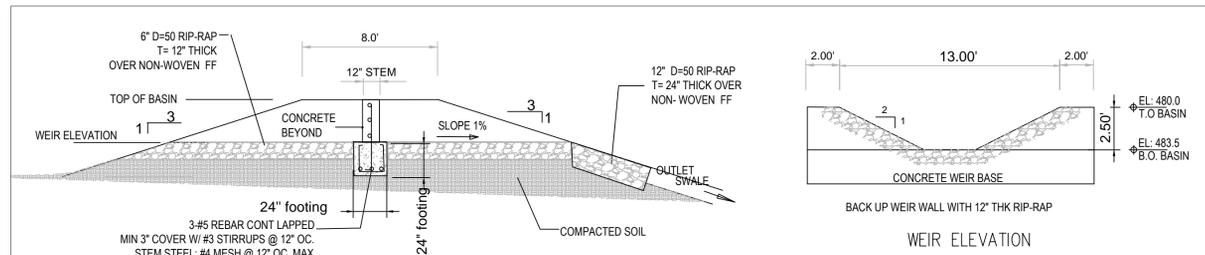
3 SY5 SECTION THROUGH BASIN 1
SCALE: 1" = 10'-0"



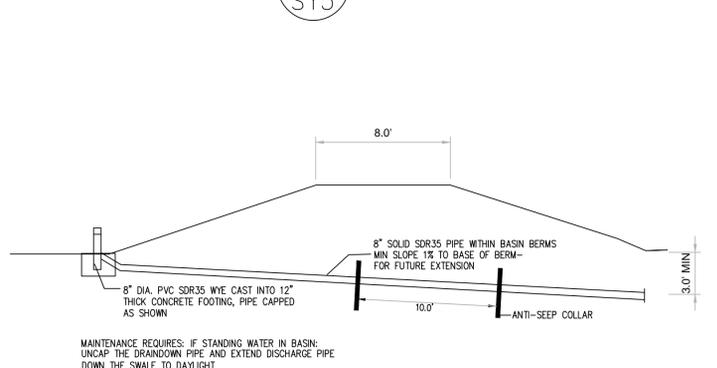
4 SY5 SECTION THROUGH BASIN 2
SCALE: 1" = 10'-0"



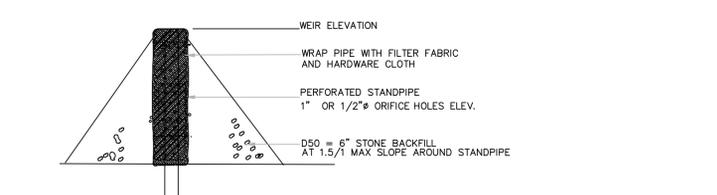
5 SY5 OUTLET WEIR SECTION BASIN 1
SCALE: 1" = 5'-0"



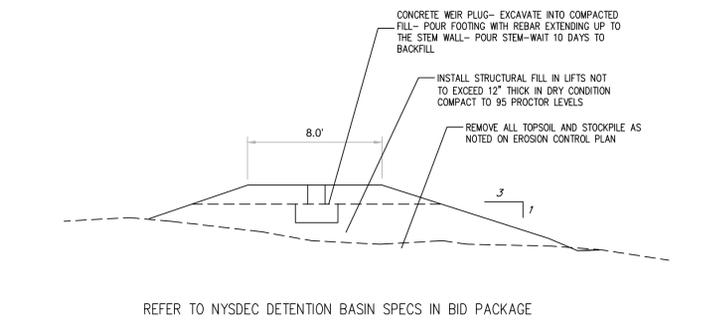
6 SY5 OUTLET WEIR SECTION BASIN 2
SCALE: 1" = 5'-0"



7 SY5 DRAIN DOWN PIPE
SCALE: 1" = 5'-0"



9 SY5 DRAIN DOWN STANDPIPE IF REQUIRED
NTS

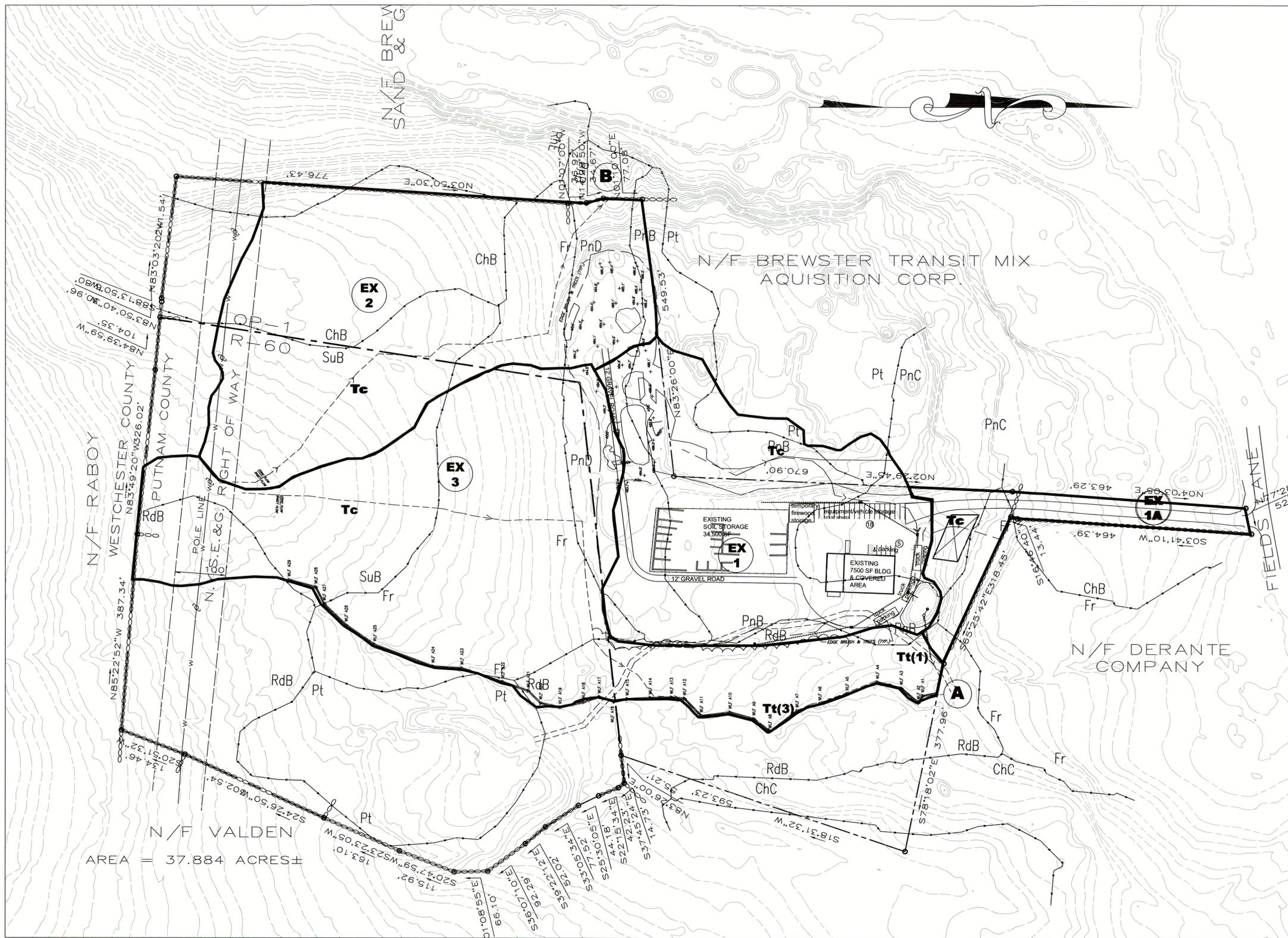


8 SY5 TYPICAL BASIN SECTION
SCALE: 1" = 5'-0"

BASIN #	A	B	Ø	# OF ANTI-SEEP COLLAR
1-2	14"	36"	8	2

10 SY5 ANTI-SEEP COLLAR
NTS

P.W. SCOTT ENGINEERING & ARCHITECTURE, P.C. 3871 ROUTE 6 BREWSTER, NY 10509 845-278-2110	REVISION	DATE	NATURE OF REVISION	Dwg. Title BASIN PLAN & DETAILS Project Title 25 FIELDS LANE, SOUTHEAST, NY Proj. No. 18-105 Date 1/30/19	Drawn by M.A./P.W.S. Scale AS NOTED		Dwg. No. SY5
			PER NYTSPB REVIEW				



Soil Types

Symbol	Soil Series Name	Hydrologic Soil Group
CHB	Charlot Loam	B
ChC	Charlton Fine Sandy Loam	B
FR	Predon Silt Loam	C
PAB	Paxton Fine Sandy Loam	C
PNC	Paxton Fine Sandy Loam	C
PND	Paxton Fine Sandy Loam	C
Pt	Pits Gravel	A
RdB	Ridgebury Loam	C
Sub	Sutton Loam	C

LEGEND
NOT TO SCALE

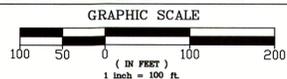
- PROPERTY LINE
- CATCH BASIN: CB
- STORM DRAINAGE PIPE
- PROPOSED EDGE OF GRAVEL
- BUILDING EXISTING
- PROPOSED GRADE
- EXISTING GRADE
- FLARED END SECTION
- SOIL LINE

SYMBOL DEFINITIONS

- CB = CATCH BASIN
- YD = YARD DRAIN (ROOF DRAINAGE ONLY)
- FES = FLARED END SECTION



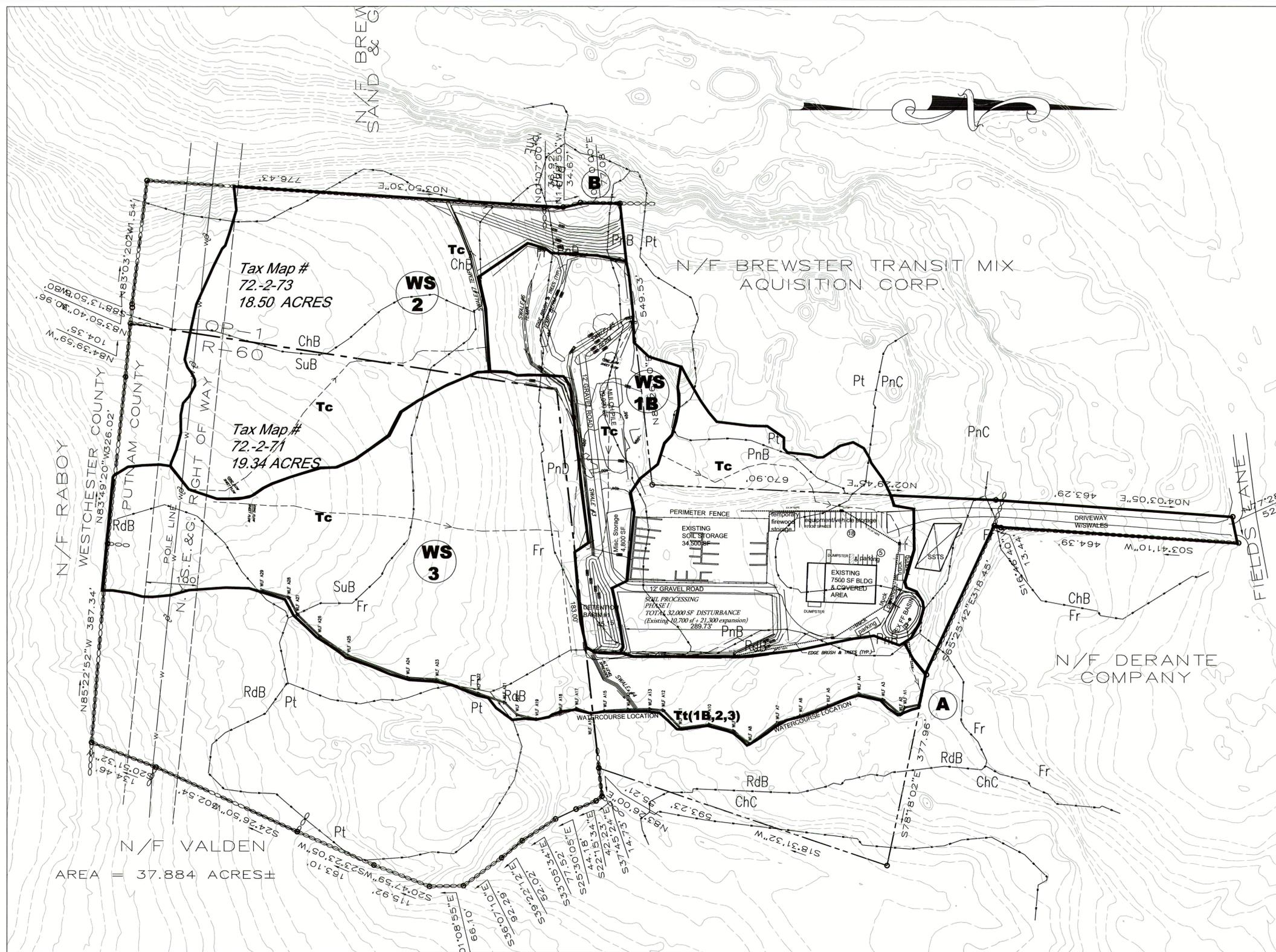
PRE DEVELOPMENT OVERLAY



<p>P.W. SCOTT ENGINEERING & ARCHITECTURE, P.C. 3871 ROUTE 6 BREWSTER, NY 10509 845-278-2110</p>	REVISION	DATE	NATURE OF REVISION	Dwg. Title	PRE DEVELOPMENT OVERLAY			
				Project Title	25 FIELDS LANE, SOUTHEAST, NY			
				Proj. No.	18-105		Drawn by	PWS
				Date	1/30/19		Scale	AS NOTED

Soil Types

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PND	Paxton Fine Sandy Loam	C
Pt	Pits Gravel	A
RdB	Ridgebury Loam	C
Sub	Sutton Loam	C



LEGEND

NOT TO SCALE

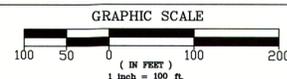
- PROPERTY LINE
- CATCH BASIN: CB
- STORM DRAINAGE PIPE
- PROPOSED EDGE OF GRAVEL
- BUILDING EXISTING
- PROPOSED GRADE
- EXISTING GRADE
- FLARED END SECTION
- SOIL LINE

SYMBOL DEFINITIONS

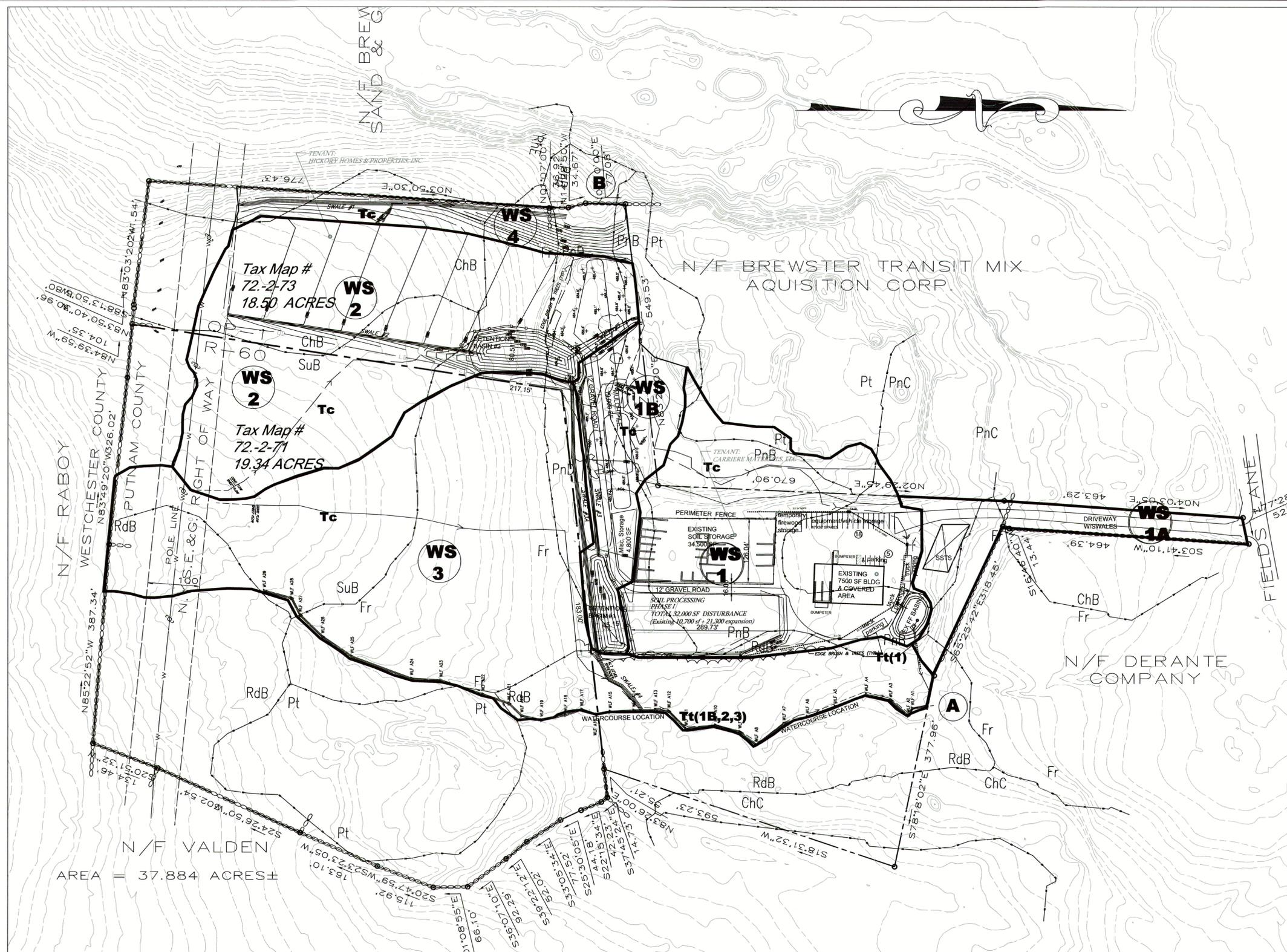
CB = CATCH BASIN
 YD = YARD DRAIN (ROOF DRAINAGE ONLY)
 FES = FLARED END SECTION



POST DEVELOPMENT OVERLAY—phase I



P.W. SCOTT ENGINEERING & ARCHITECTURE, P.C. 3871 ROUTE 6 BREWSTER, NY 10509 845-278-2110	REVISION	DATE	NATURE OF REVISION	Dwg. Title	POST DEVELOPMENT OVERLAY			
				Project Title	25 FIELDS LANE, SOUTHEAST, NY			
				Proj. No.	18-105		Drawn by	PWS
				Date	1/30/19		Scale	AS NOTED



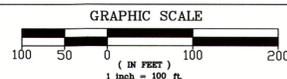
Soil Types

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ChC	Charlton Fine Sandy Loam	B
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PNC	Paxton Fine Sandy Loam	C
PND	Paxton Fine Sandy Loam	C
Pt	Pits Gravel	A
RdB	Ridgebury Loam	C
Sub	Sutton Loam	C

N/F VALDEN
AREA = 37.884 ACRES ±



POST DEVELOPMENT OVERLAY—phase II

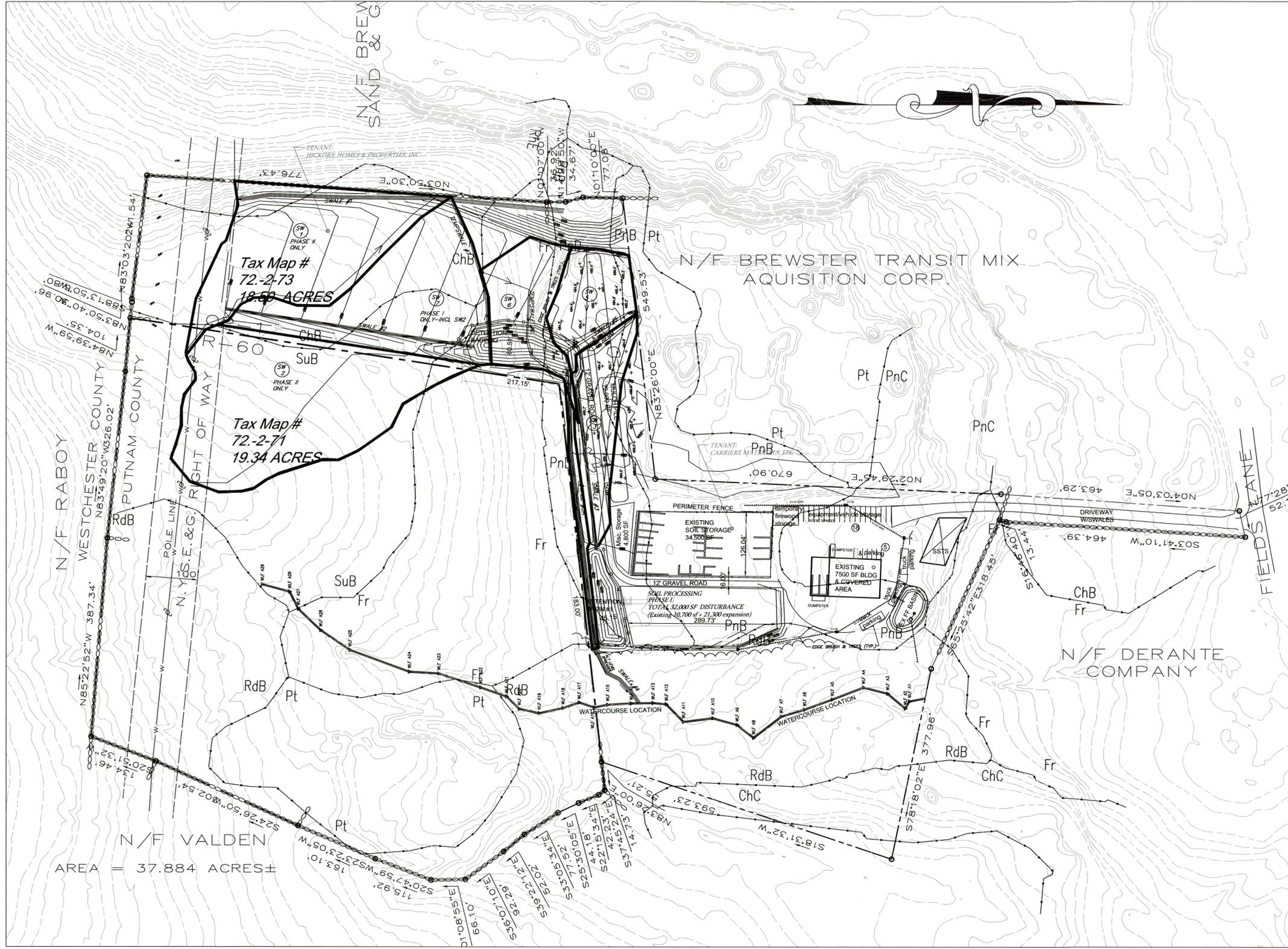


LEGEND
NOT TO SCALE

- PROPERTY LINE
- CATCH BASIN: CB
- STORM DRAINAGE PIPE
- PROPOSED EDGE OF GRAVEL
- BUILDING EXISTING
- PROPOSED GRADE
- EXISTING GRADE
- FLARED END SECTION
- SOIL LINE

SYMBOL DEFINITIONS
 CB = CATCH BASIN
 YD = YARD DRAIN (ROOF DRAINAGE ONLY)
 FES = FLARED END SECTION

P.W. SCOTT ENGINEERING & ARCHITECTURE, P.C. 3871 ROUTE 6 BREWSTER, NY 10509 845-278-2110	REVISION	DATE	NATURE OF REVISION	Dwg. Title	POST DEVELOPMENT OVERLAY		Dwg. No.	D2B
				Project Title	25 FIELDS LANE, SOUTHEAST, NY			
				Proj. No.	18-105		Drawn by	PWS
				Date	1/30/19		Scale	AS NOTED



Soil Types		
Symbol	Soil Series Name	Hydrologic Soil Group
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PND	Paxton Fine Sandy Loam	C
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Sub	Sutton Loam	C

LEGEND
NOT TO SCALE

- PROPERTY LINE
- CATCH BASIN: CB
- STORM DRAINAGE PIPE
- PROPOSED EDGE OF GRAVEL
- BUILDING EXISTING
- PROPOSED GRADE
- EXISTING GRADE
- FLARED END SECTION
- SOIL LINE

SYMBOL DEFINITIONS

CB = CATCH BASIN
 YD = YARD DRAIN (ROOF DRAINAGE ONLY)
 FES = FLARED END SECTION

SWALE OVERLAY

GRAPHIC SCALE

100 50 0 100 200
(IN FEET)
1 inch = 100 ft.

P.W. SCOTT ENGINEERING & ARCHITECTURE, P.C. 3871 ROUTE 6 BREWSTER, NY 10509 845-278-2110	REVISION	DATE	NATURE OF REVISION	Dwg. Title	SWALE OVERLAY
				Project Title	25 FIELDS LANE, SOUTHEAST, NY
				Proj. No.	18-105
				Date	1/30/19
			Drawn by	M.A.	
			Scale	AS NOTED	
					Dwg. No.
					D3