

# PROPOSED ACCESSORY TRAILER STORAGE PARKING LOT

## 500 BRADLEY HILL ROAD

SECTION 65.18, BLOCK 1, LOT 19  
TOWN OF ORANGETOWN, ROCKLAND COUNTY, N.Y.

### INDEX OF DRAWINGS

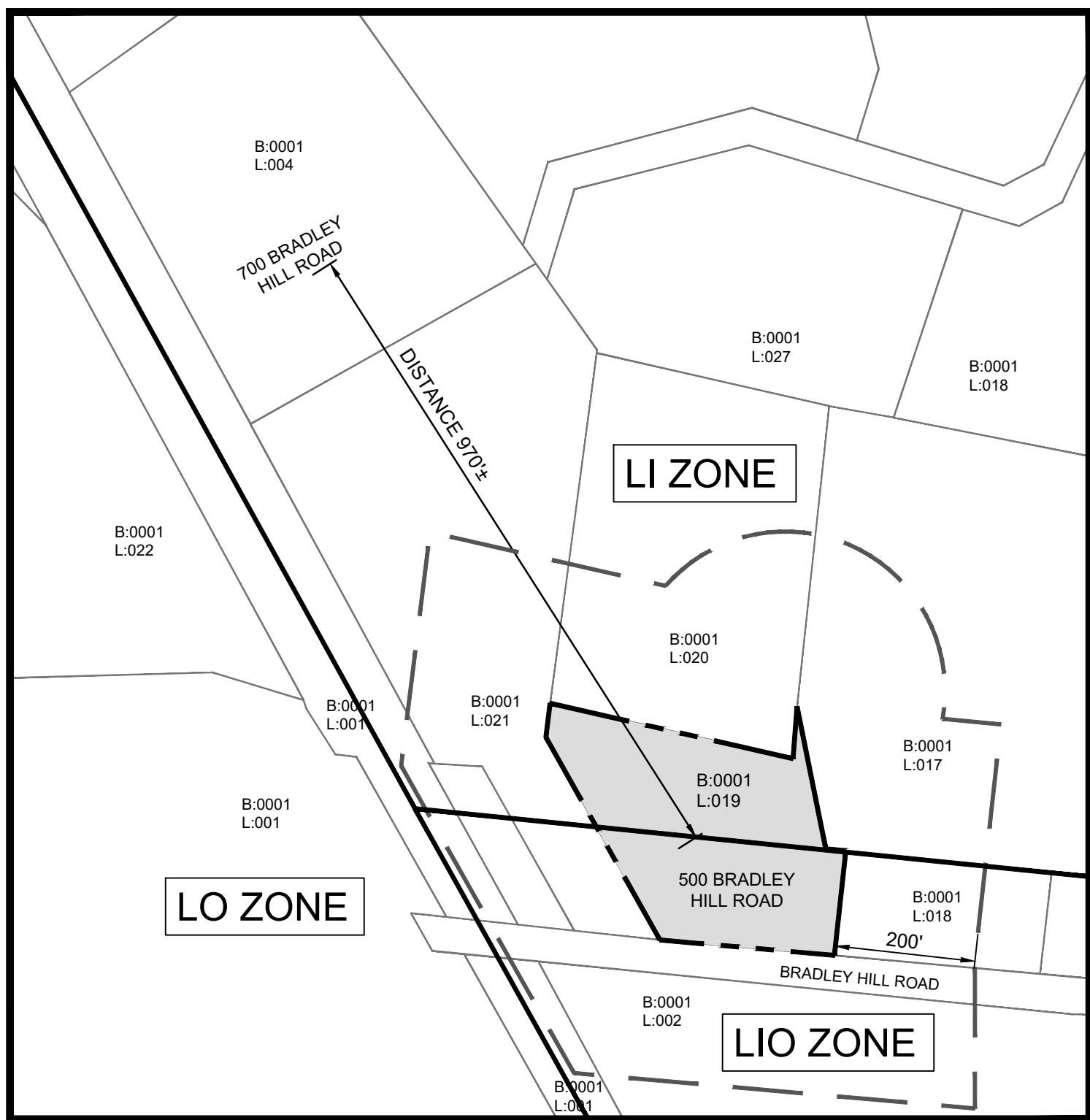
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### DISTRICTS

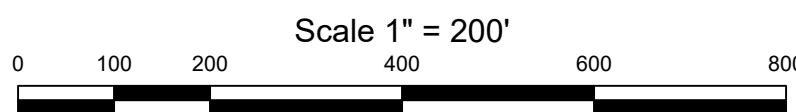
SCHOOL: SOUTH ORANGETOWN CENTRAL SCHOOL DISTRICT  
FIRE: BLAUVELT  
LIGHTING: TOWN OF ORANGETOWN  
SEWER: TOWN OF ORANGETOWN  
ZONING: LI AND LIO

ZONING TABLE SUMMARY 500 BRADLEY HILL ROAD SECTION 65.18, BLOCK 1, LOT 19 HAMLET OF BLAUVELT, NEW YORK, 10913 PROJECT NO. 12319				
ZONE: LIGHT INDUSTRIAL (LI)				
PERMITTED USE: LOADING SPACE				
EXISTING USE: COMMERCIAL				
PROPOSED USE: ACCESSORY TRAILER STORAGE PARKING LOT				
CODE	ITEM	REQUIRED	PROPOSED	COMPLIANCE / VARIANCE/ EXISTING NON- CONFORMANCE
AREA, YARD AND HEIGHT REQUIREMENTS				
§43	SCHEDULE OF AREA, YARD AND HEIGHT REQUIREMENTS	2 ACRES	94,507 FT (2.17 ACRES) (47,976 SF THIS ZONE)	COMPLIANCE
§43	SCHEDULE OF AREA, YARD AND HEIGHT REQUIREMENTS	MINIMUM LOT AREA	150 FT	COMPLIANCE
§43	SCHEDULE OF AREA, YARD AND HEIGHT REQUIREMENTS	MIN. PRINCIPAL BUILDING FRONT YARD	50 FT	N/A
§43	SCHEDULE OF AREA, YARD AND HEIGHT REQUIREMENTS	MIN. PRINCIPAL BUILDING REAR YARD	50 FT	N/A
§43	SCHEDULE OF AREA, YARD AND HEIGHT REQUIREMENTS	MIN. PRINCIPAL BUILDING SIDE YARD	50 FT	N/A
§43	SCHEDULE OF AREA, YARD AND HEIGHT REQUIREMENTS	MIN. PRINCIPAL BUILDING TOTAL SIDE YARD	100 FT	N/A
§43	SCHEDULE OF AREA, YARD AND HEIGHT REQUIREMENTS	MAX. BUILDING HEIGHT (FEET)	25 FT	N/A
§43	ATTACHMENT 18	MAX. LAND COVERAGE	80%	20%

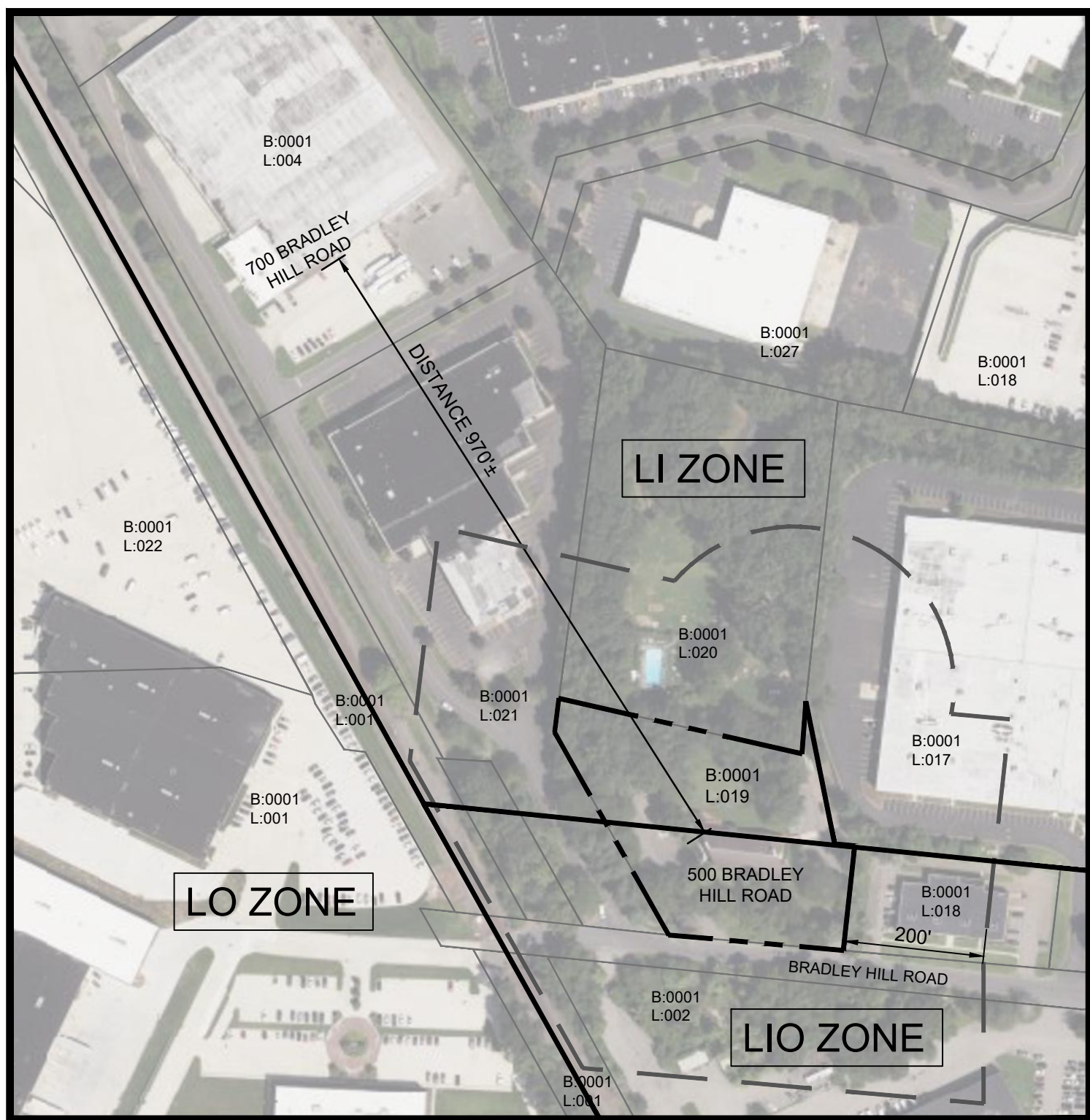
ZONING TABLE SUMMARY 500 BRADLEY HILL ROAD SECTION 65.18, BLOCK 1, LOT 19 HAMLET OF BLAUVELT, NEW YORK, 10913 PROJECT NO. 12319				
ZONE: LIGHT INDUSTRIAL/OFFICE (LIO)				
PERMITTED USE: LOADING SPACE				
EXISTING USE: COMMERCIAL				
PROPOSED USE: ACCESSORY TRAILER STORAGE PARKING LOT				
CODE	ITEM	REQUIRED	PROPOSED	COMPLIANCE / VARIANCE/ EXISTING NON- CONFORMANCE
AREA, YARD AND HEIGHT REQUIREMENTS				
§43	SCHEDULE OF AREA, YARD AND HEIGHT REQUIREMENTS	2 ACRES	94,507 FT (2.17 ACRES) (46,531 SF THIS ZONE)	COMPLIANCE
§43	SCHEDULE OF AREA, YARD AND HEIGHT REQUIREMENTS	MINIMUM LOT AREA	50 FT	250.1 FT
§43	SCHEDULE OF AREA, YARD AND HEIGHT REQUIREMENTS	MIN. PRINCIPAL BUILDING FRONT YARD	100 FT	N/A
§43	SCHEDULE OF AREA, YARD AND HEIGHT REQUIREMENTS	MIN. PRINCIPAL BUILDING REAR YARD	100 FT	N/A
§43	SCHEDULE OF AREA, YARD AND HEIGHT REQUIREMENTS	MIN. PRINCIPAL BUILDING SIDE YARD	100 FT	N/A
§43	SCHEDULE OF AREA, YARD AND HEIGHT REQUIREMENTS	MIN. PRINCIPAL BUILDING TOTAL SIDE YARD	200 FT	N/A
§43	SCHEDULE OF AREA, YARD AND HEIGHT REQUIREMENTS	MAX. BUILDING HEIGHT (FEET)	25 FT	N/A
§43	ATTACHMENT 18	MAX. LAND COVERAGE	75%	71%



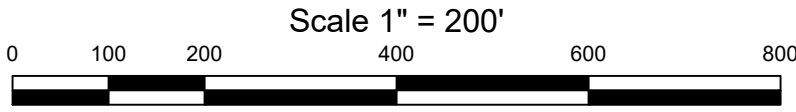
ZONING & LOCATION MAP  
SCALE: 1" = 200' ±



LEGEND  
B: 001 BLOCK NUMBER  
L: 019 LOT NUMBER  
--- LOT LINE  
--- PROJECT AREA LIMITS  
--- ZONE BOUNDARY LINE



AERIAL MAP  
SCALE: 1" = 200' ±



LEGEND  
--- PROJECT AREA LIMITS

SITE PLAN OF:  
500 BRADLEY HILL ROAD  
TOWN OF ORANGETOWN, NEW YORK

OWNER/APPLICANT:  
PG-OE 500 BRADLEY HILL ROAD OWNER, L.L.C.  
C/O ONYX MANAGEMENT GROUP, LLC  
900 ROUTE 9 NORTH, SUITE 400  
WOODBIDGE, NJ 07095

APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

ATTORNEY :  
MCCULLOUGH, GOLDBERGER & STAUDT, LLP  
1311 MAMARONECK AVE., SUITE 340 WHITE PLAINS, NY  
10605 CONTACT: SETH M. MANDELBAUM  
PHONE:914-949-6400 EMAIL: SManelbaum@mgslawyers.com

CIVIL ENGINEER :  
SESI CONSULTING ENGINEERS  
959 ROUTE 46E, 3RD FLOOR  
PARSIPPANY, NJ 07054  
CONTACT: FRANZ W. LAKI, PE  
PHONE: 973-808-9050  
EMAIL: FL@SESI.ORG

TOWN OF ORANGETOWN	
THIS SITE PLAN IS HEREBY APPROVED BY THE PLANNING BOARD OF THE TOWN OF ORANGETOWN, NEW YORK.	
DATE _____	SECRETARY _____
DATE _____	CHAIRMAN _____
THIS SITE PLAN HAS BEEN REVIEWED AND IS HEREBY APPROVED.	
DATE _____	TOWN ENGINEER _____



FRANZ W. LAKI, P.E.  
PROFESSIONAL ENGINEER  
N.Y. LIC. NO. 96772

**SESI** CONSULTING ENGINEERS

GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL  
959 route 46e, 3rd floor, parsippany, nj 07054 ph: 973.808.9050

DATE: 2/2/2022 JOB NO. 12319 SHEET C-1

rev	date	description	by
1	6/9/2023	REV. PER MUNICIPAL COMMENTS	



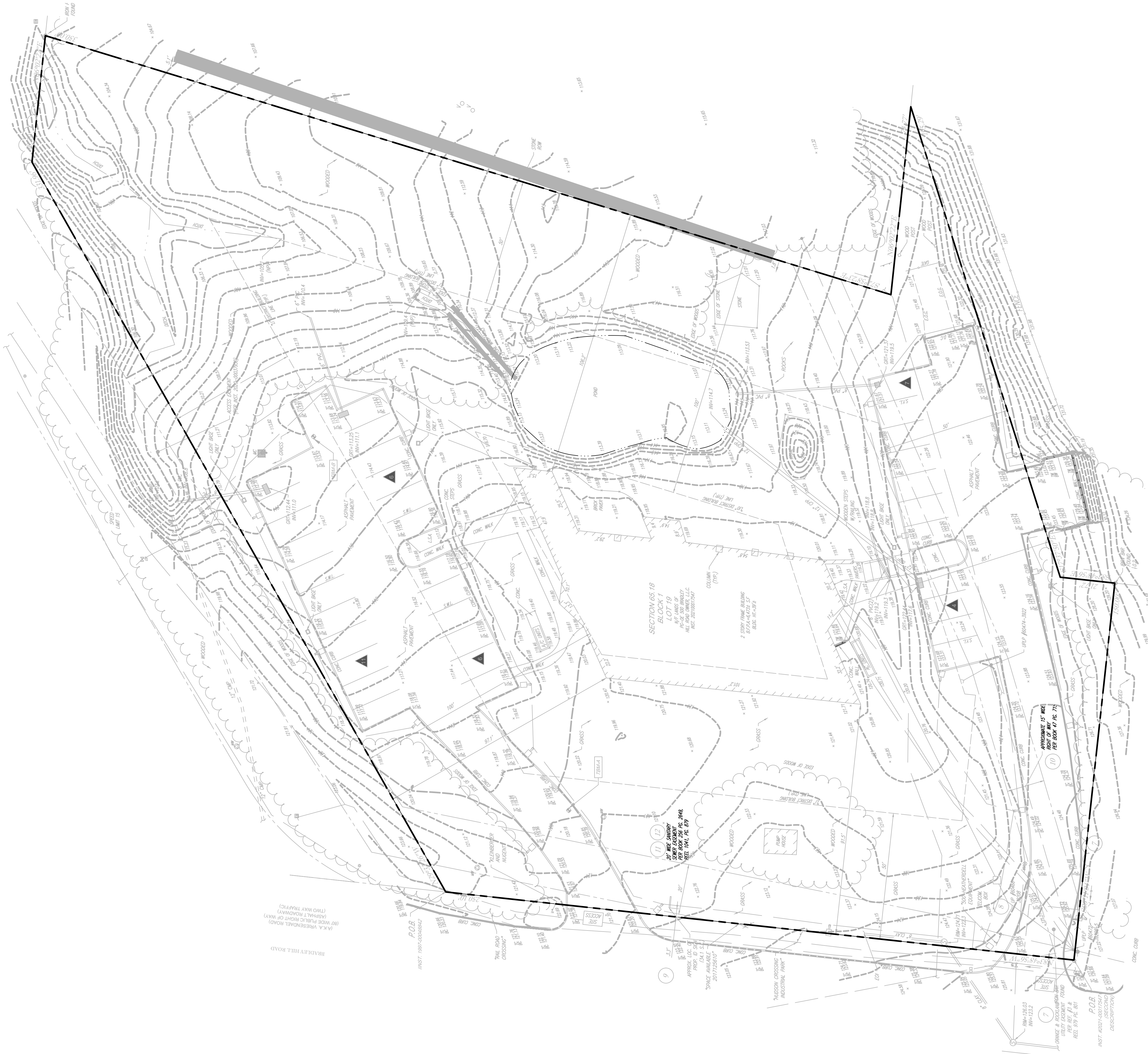
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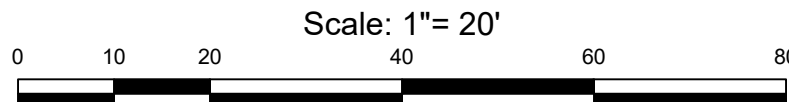
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REFERENCE:

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- THE AREA OF DISTURBANCE FOR THE PROJECT IS 1.8 ACRES.



- LEGEND
- PROPERTY LINE
  - EXISTING CURB
  - EXISTING CONTOUR
  - EXISTING SPOT ELEVATION



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PROPOSED ACCESSORY TRAILER STORAGE PARKING LOT  
SECTION 65.18, BLOCK 1, LOT 19  
HAMLET OF BLAUVELT, TOWN OF ORANGETOWN  
ROCKLAND COUNTY, N.Y.

EXISTING CONDITIONS PLAN

job no. 12319  
drawing no.

EC-1

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chk by: FL  
scale: AS NOTED  
date: 2/2/2023

rev	date	description
1	06/2023	REV. PER MUNICIPAL COMMENTS

by



N:\ACAD\12319\CAD\SITE PLAN\12319.DWG\DEMOLITION PLAN.DWG 06/09/23 10:04:18AM bton-gonczarski\_LAYOUT1.DWG-1

NOTE:  
1. UTILITIES TO BE REMOVED SHOULD BE COORDINATED WITH THE UTILITY COMPANY PRIOR TO REMOVAL.

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- LEGEND
- PROPERTY LINE
  - EXISTING CURB
  - EXISTING CONTOUR
  - EXISTING SPOT ELEVATION
  - SITE FEATURES TO BE REMOVED
  - LIMIT OF DISTURBANCE

Scale: 1"= 20'

0 10 20 40 60 80



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PROPOSED ACCESSORY TRAILER STORAGE PARKING LOT  
SECTION 65.18, BLOCK 1, LOT 19  
HAMLET OF BLAUVELT, TOWN OF ORANGETOWN  
ROCKLAND COUNTY, N.Y.

DEMOLITION PLAN

job no. 12319  
drawing no.

DE-1

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chk by: FL  
scale: AS NOTED  
date: 2/2/2023

rev date description

1	06/09/23	REV PER MUNICIPAL COMMENTS
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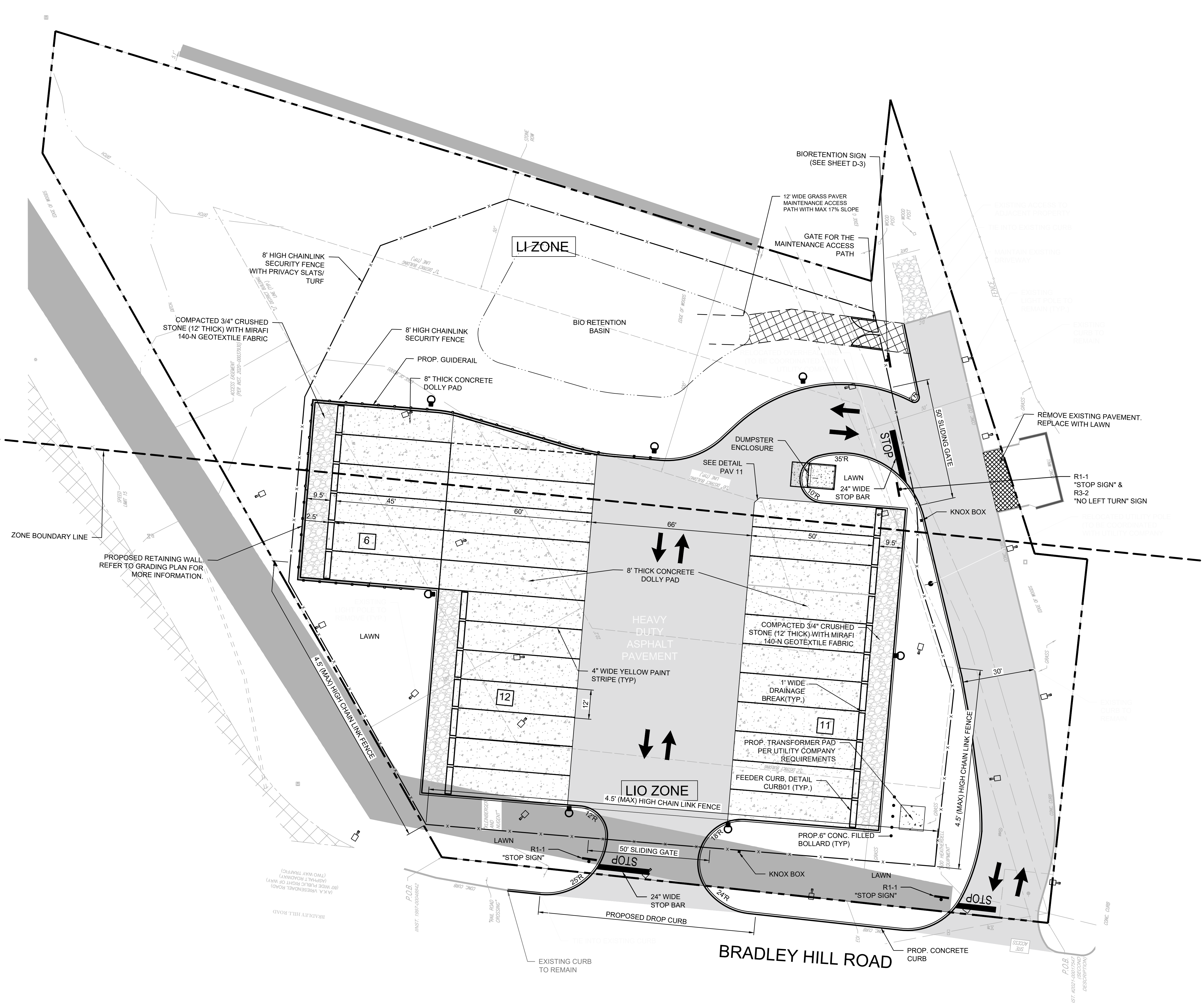
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2. THE AREA OF DISTURBANCE FOR THE PROJECT IS 1.8 ACRES.



#### NOTES

1. ALL CHAINLINK FENCES SHALL HAVE PRIVACY SCREENING
2. ALL FENCING AND RETAINING WALL WITHIN THE FRONT YARD SETBACK OF THE LIO DISTRICT SHALL BE NO TALLER THAN 4.5'
3. A FENCE OVER SIX-FOOT HEIGHT IS PERMITTED IN THE SIDE AND REAR YARDS, PROVIDED THAT IS SETBACK FROM THE LOT LINE A DISTANCE EQUAL TO 2/3 ITS HEIGHT.
4. NO TRAILER STORAGE OR STAGING SHALL BE PERMITTED ON BRADLEY HILL ROAD

#### LEGEND

- PROPERTY LINE
- EXISTING CURB
- PROPOSED CURB
- PROPOSED GUIDERAIL
- PROPOSED CHAIN LINK SECURITY FENCE WITH PRIVACY SLATS/TURF
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED HEAVY-DUTY CONCRETE
- COMPACTED 3/4" STONE 140-N GEOTEXTILE
- PROPOSED # OF TRAILER STORAGE SPACES
- ZONE BOUNDARY LINE

Scale: 1"= 20'

0 10 20 40 60 80



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PROPOSED ACCESSORY TRAILER STORAGE PARKING LOT  
500 BRADLEY HILL ROAD  
SECTION 65.18, BLOCK 1, LOT 19  
HAMLET OF BLAUVELT, TOWN OF ORANGE TOWN  
ROCKLAND COUNTY, N.Y.

SITE PLAN

drawing title:  
job no. 12319  
drawing no.

S-1

dwg by: APG  
chk by: FL  
scale: AS NOTED  
date: 2/2/2023

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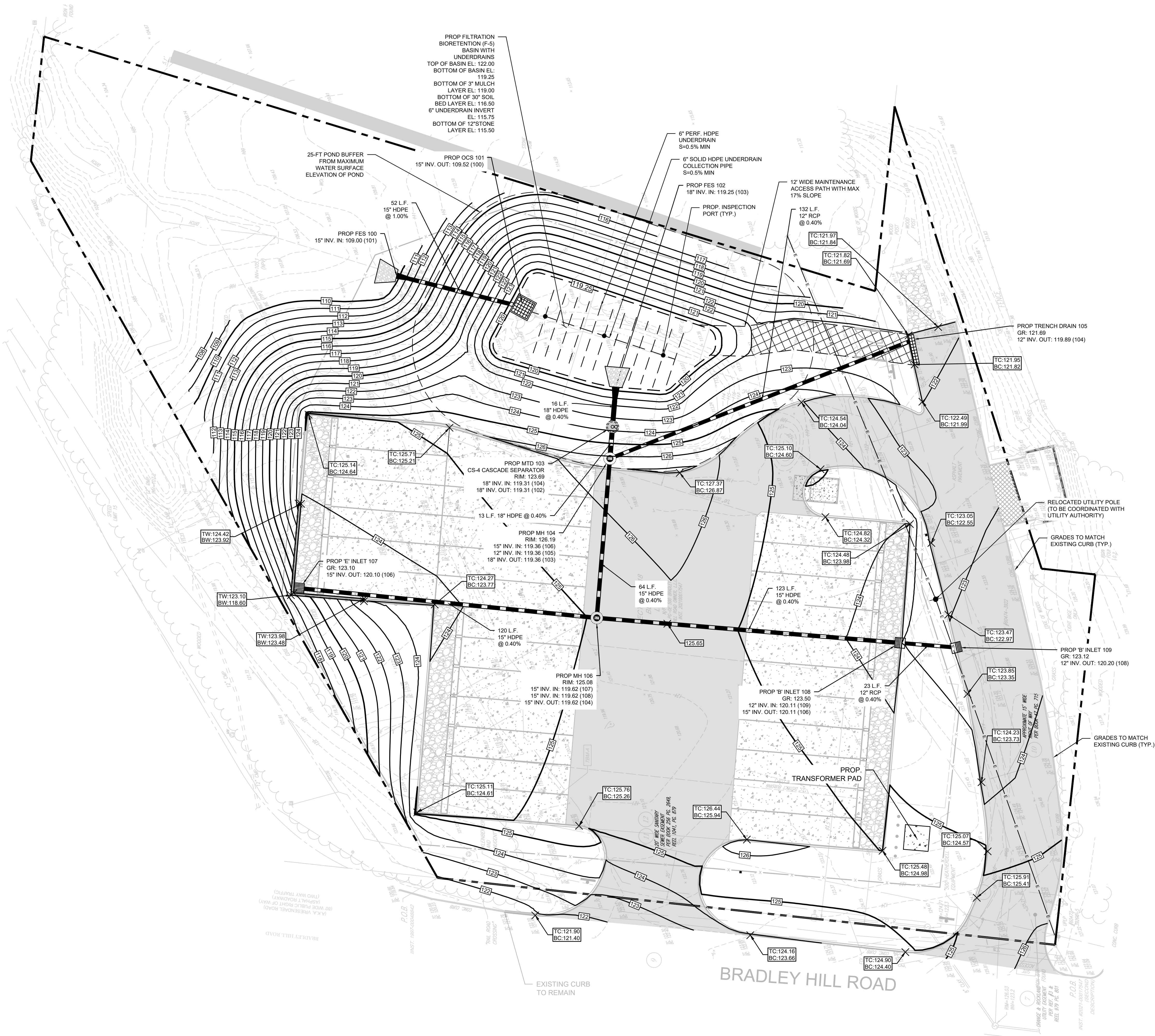
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- THE AREA OF DISTURBANCE FOR THE PROJECT IS 1.8 ACRES.



LEGEND	
	PROPERTY LINE
	EXISTING CURB
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED STORM
	PROPOSED FLARED END SECTION
	PROPOSED 'E' INLET
	RELOCATED UTILITY POLE
	RELOCATED UTILITY LINE

Scale: 1"= 20'  
0 10 20 40 60 80



PROPOSED ACCESSORY TRAILER STORAGE PARKING LOT  
500 BRADLEY HILL ROAD  
SECTION 65.18, BLOCK 1, LOT 19  
HAMLET OF BLAUVELT, TOWN OF ORANGETOWN  
ROCKLAND COUNTY, N. Y.

drawing title:  
job no. 12319  
drawing no.

GRADING & UTILITY PLAN

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N.Y. LIC. NO. 98772

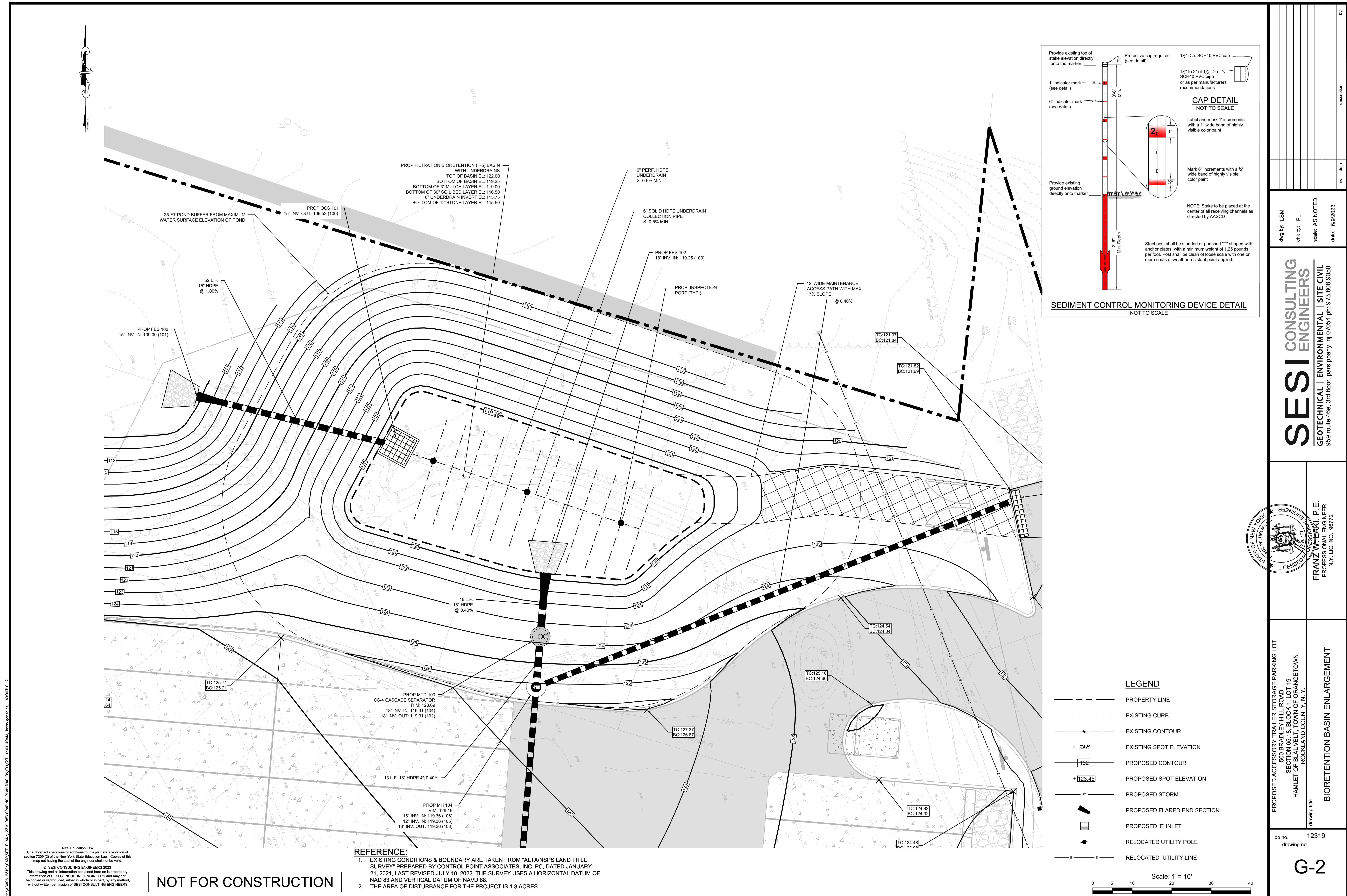
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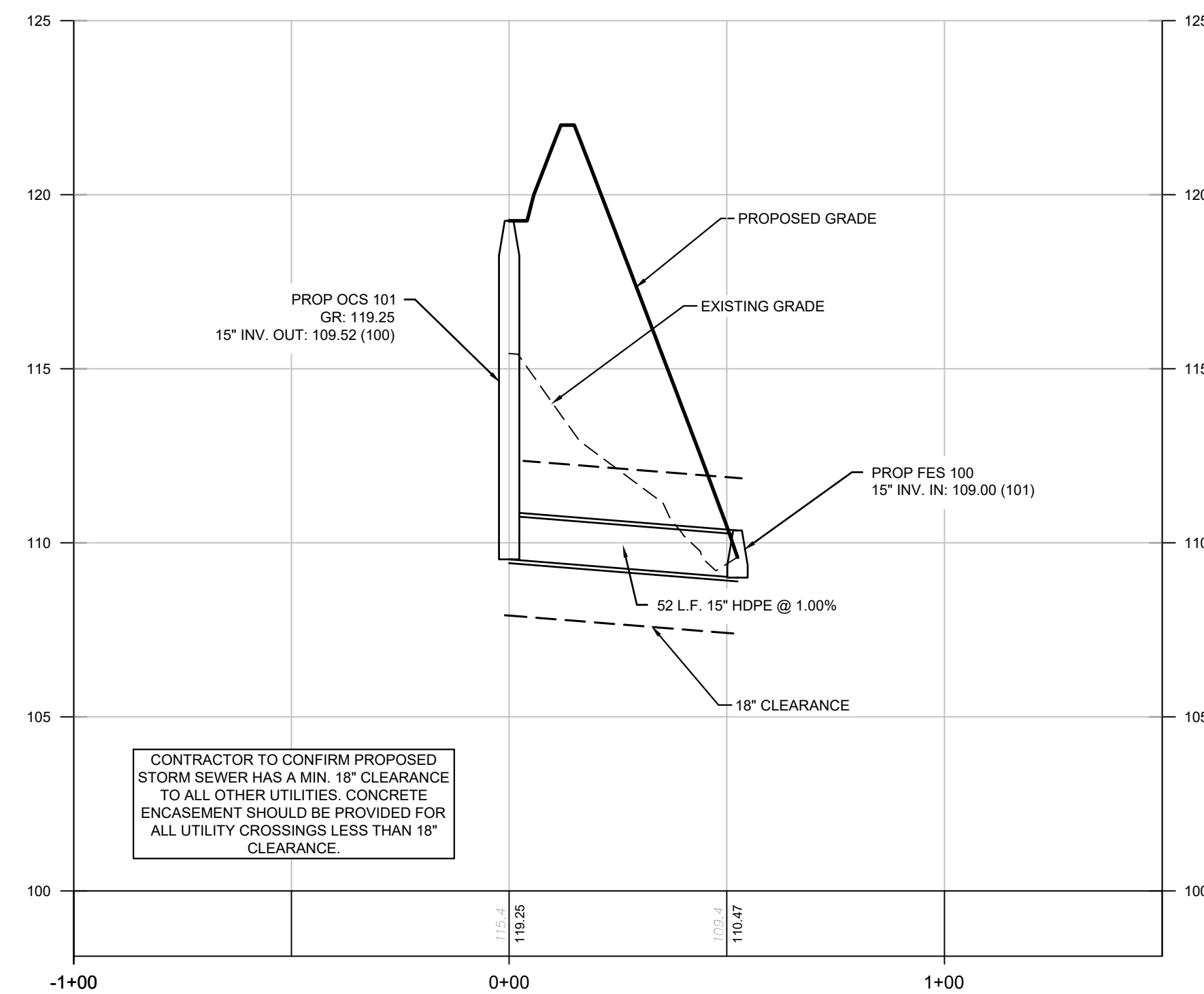
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date: 2/2/2023

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1	6/8/2023	REV. PER MUNICIPAL COMMENTS	

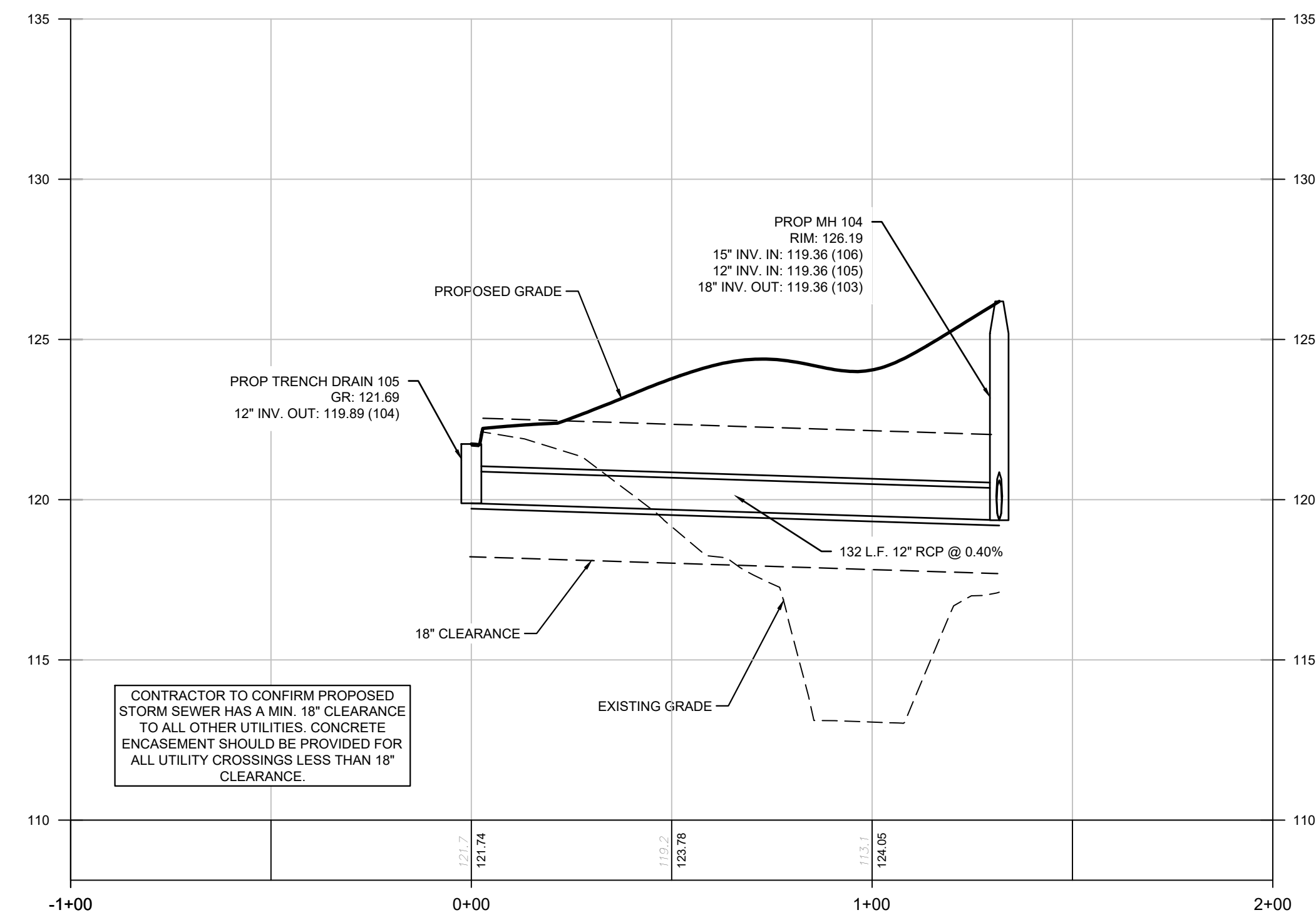




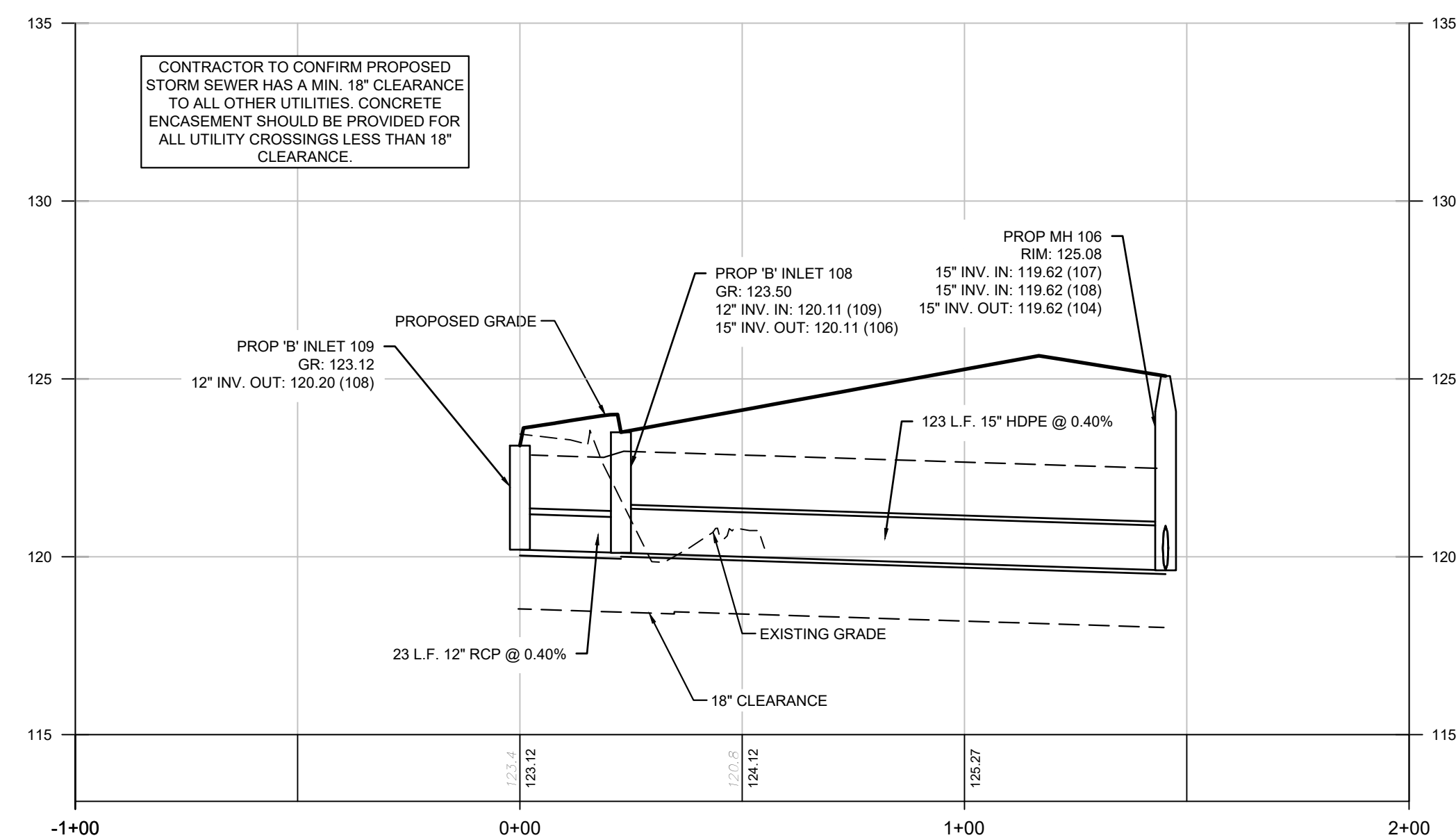




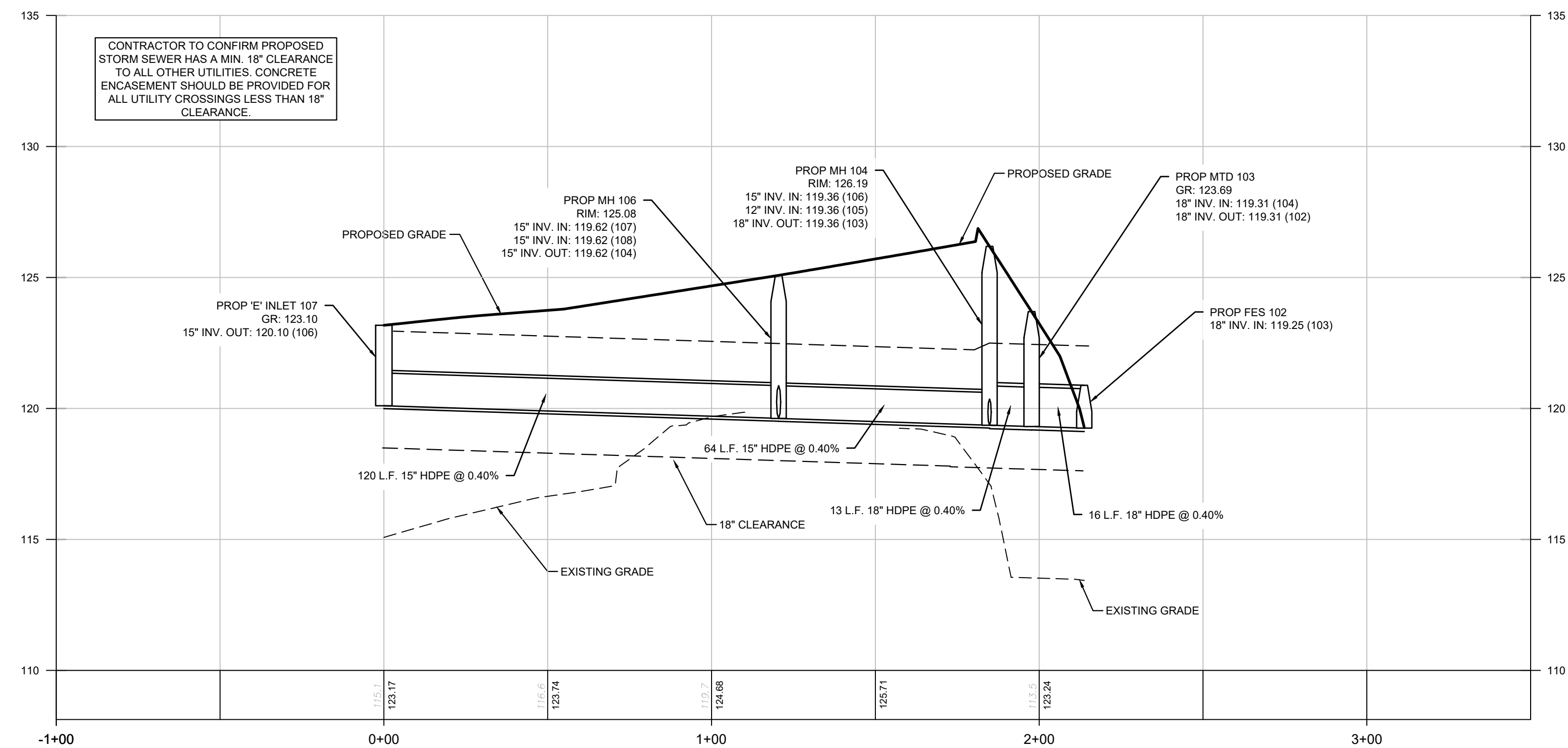
## FROM 101 TO 100 PROFILE



FROM 105 TO 104 PROFILE



FROM 109 TO 106 PROFILE

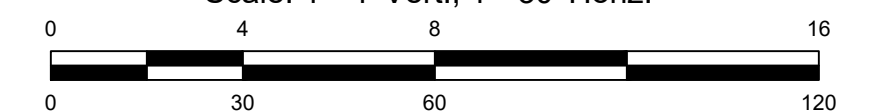


FROM 107 TO 102 PROFILE

SEE SHEET G-1 FOR DETAILED DRAINAGE PLANS. IN CASE OF DISCREPANCIES  
BETWEEN THE DESIGN INFORMATION SHOWN ON THIS DRAWING AND G-1  
GRADING AND UTILITIES PLAN, THE INFORMATION ON G-1 GRADING AND  
UTILITIES PLAN SHALL GOVERN

## PROFILES


Scale: 1"=4' Vert., 1"=30' Horiz.

[illegible]

chk by: FL  
scale: AS NOTED  
date: 6/9/2023

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SECTION 85.18, BLOCK T, LOT 19  
HAMLET OF BLAUVELT, TOWN OF ORANGETOWN  
ROCKLAND COUNTY, N. Y.

DRAINAGE PROFILES

Drawing title:

12319

G-3



\\NACAD\2\3\9\CAD\SITE PLANS\12319.DWG:SOIL EROSION AND SEDIMENT CONTROL PLANING.dwg 06/09/23 10:05:00AM AutoCAD LT 2023 LAYOUT SE-1

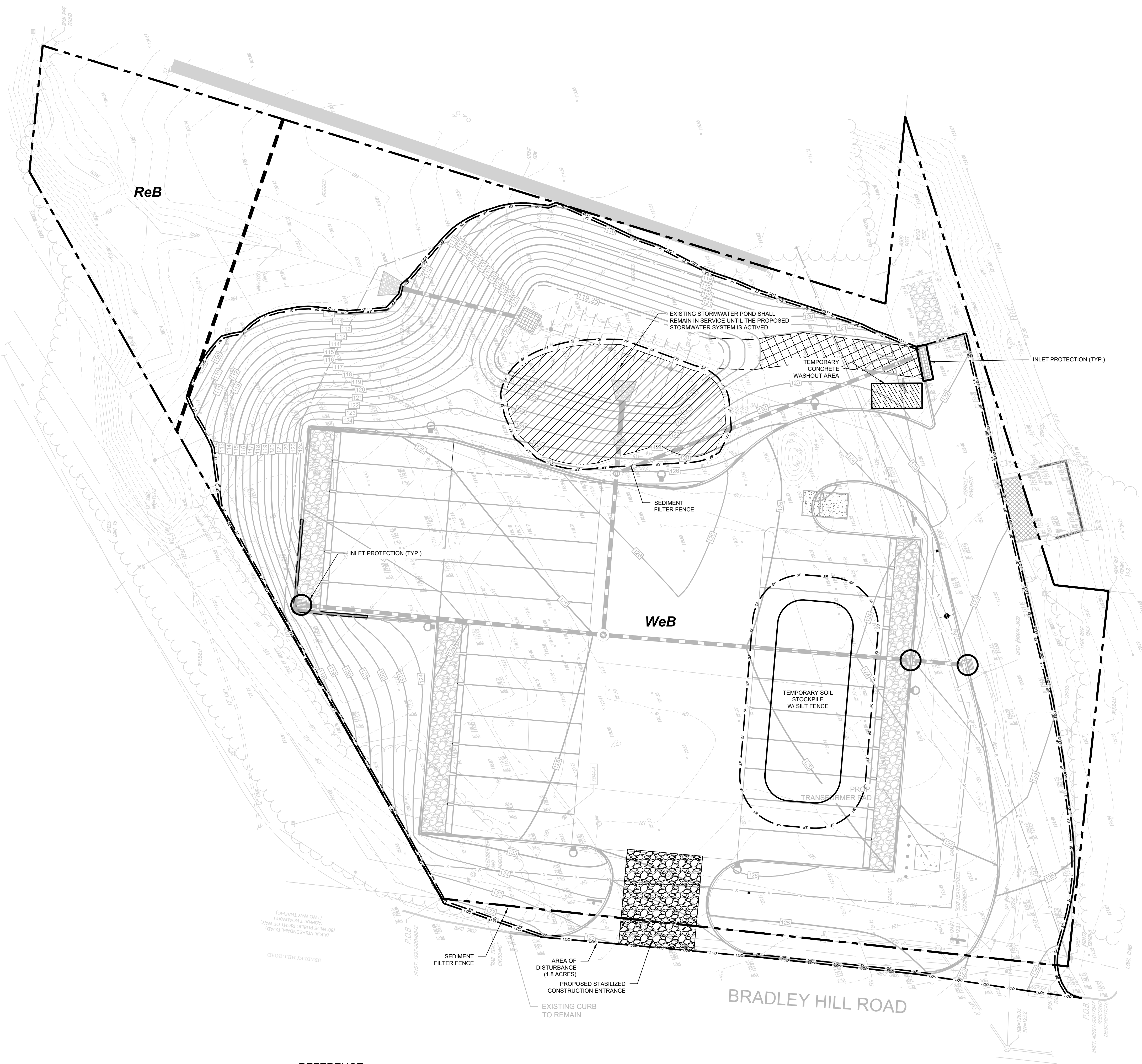
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- THE AREA OF DISTURBANCE FOR THE PROJECT IS 1.8 ACRES.



#### NOTES:

- THE EXISTING STORMWATER POND SHALL REMAIN ACTIVE UNTIL ALL PROPOSED STORMWATER FACILITIES ARE INSTALLED AND ACTIVATED.
- DURING CONSTRUCTION, POSITIVE DRAINAGE SHALL BE MAINTAINED TO CONVEY STORMWATER TO THE EXISTING STORMWATER BASIN.
- THE PROPOSED CATCH BASINS SHALL BE PROTECTED WITH INLET FILTERS UNTIL FINAL STABILIZATION IS ACHIEVED.

#### CONSTRUCTION SEQUENCE:

- OBTAIN ALL PERMITS
- PRE-CONSTRUCTION MEETING
- NOTIFY MUNICIPALITY AND REGULATORY AGENCIES OF THE START OF CONSTRUCTION
- INSTALL ALL SOIL EROSION CONTROL MEASURES (INLET PROTECT, SILT FENCE, HAYBALES, ETC)
- GENERAL DEMOLITION AND REMOVAL
- ROUGH GRADING
- INSTALL CURB
- INSTALL STORMWATER FACILITIES
- MILL EASTERN DRIVE AISLE
- FINE GRADING
- INSTALL PAVEMENT SUBBASE AND BASE COURSE
- CONCRETE FLATWORK
- INSTALL LANDSCAPING AND VEGETATION
- INSTALL FINAL PAVEMENT
- PAVEMENT MARKINGS
- REMOVE SOIL EROSION CONTROL MEASURES

#### LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE (1.8 AC)
- SEDIMENT FILTER FENCE
- SOIL TYPE BOUNDARY LINE
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- RIVERHEAD FINE SANDY LOAM  
3 TO 8% SLOPES
- WETHERSFIELD GRAVELLY SILT LOAM  
3 TO 8% SLOPES



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PROFESSIONAL ENGINEER  
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500 BRADLEY HILL ROAD  
SECTION 65.18, BLOCK 1, LOT 19  
HAMLET OF BLAUVELT, TOWN OF ORANGETOWN  
ROCKLAND COUNTY, N.Y.

drawing title:  
SOIL EROSION AND SEDIMENT CONTROL PLAN

job no. 12319  
drawing no.

SE-1

dwg by: AW  
chk by: FL  
scale: AS NOTED  
date: 2/2/2023

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rev description

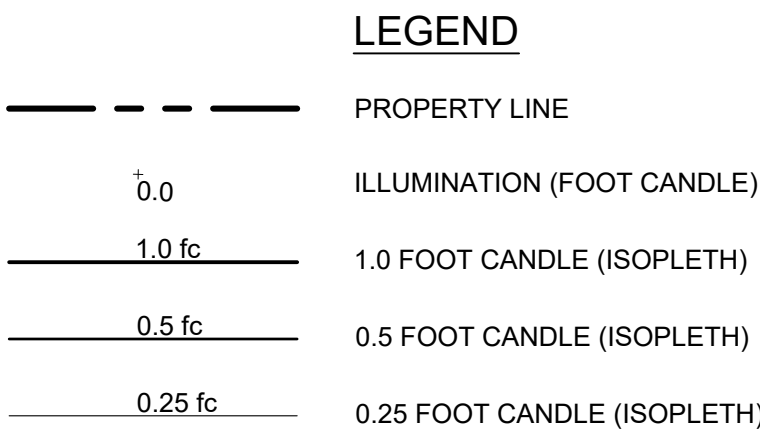
1 06/2023 REV PER MUNICIPAL COMMENTS

date

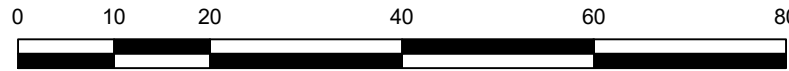
by



DIVERSIFIED NJ  
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FAIRFIELD, NJ 07004  
DESIGNER: MATTHEW STERNER  
PHONE: (908) 907-8462  
EMAIL: MSTERNER@DIVNJ.COM



Scale: 1"= 20'



**REFERENCE:**

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2. THE AREA OF DISTURBANCE FOR THE PROJECT IS 1.8 ACRES.

NOT FOR CONSTRUCTION

dwg by: AW  
chk by: FL  
scale: AS NOTED  
date: 2/2/2023

**SES** | CONSULTING  
ENGINEERS

---

GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL

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N.Y. LIC. NO. 96772

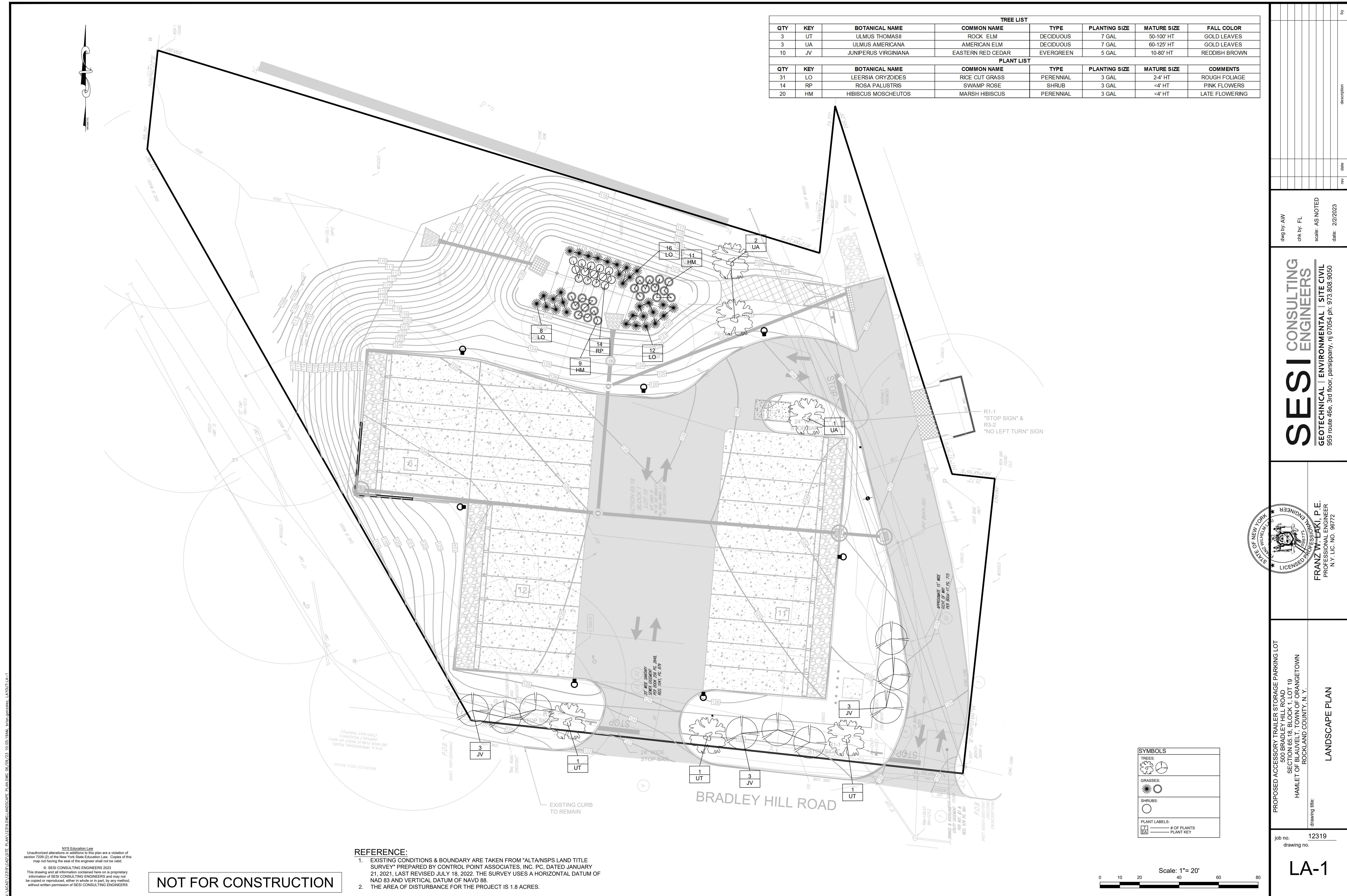
PROPOSED ACCESSORY TRAILER STORAGE PARKING LOT  
500 BRADLEY HILL ROAD  
SECTION 65:18, BLOCK 1, LOT 19  
HAMILET OF BLAUVELT, TOWN OF ORANGETOWN  
ROCKLAND COUNTY, N. Y.

job no. 12319  
drawing no.

## LIGHTING PLAN

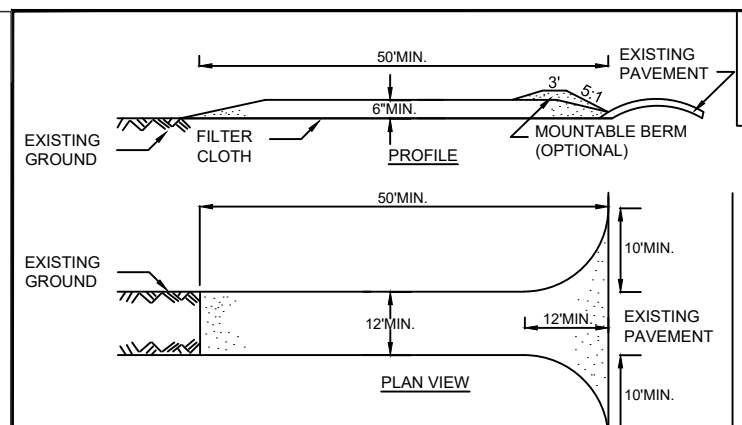
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SEDIMENT CONTROL MONITORING DEVICE DETAIL  
NOT TO SCALE



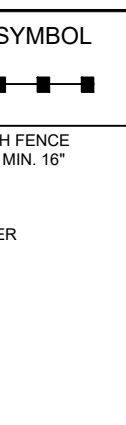
## CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - UP TO 1/4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDUAL LOT WHERE 25 FEET MINIMUM LENGTH WOULD APPLY)
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWENTY (20) FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE THERE ARE EGRESS CORNERS, TWENTY-FOUR (24) FEET IF SINGLE ENTRANCE TO SITE.
5. GEOTECHNICAL - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TO TOWARD CONSTRUCTION SHALL BE COLLECTED AND REMOVED FROM THE SITE AREA. IF FLOWING IS IMPRACTICAL, A MOUNTAINABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT THE ENTRANCE FROM BEING USED AS A PUBLIC RIGHT-OF-WAY. ALL SEDIMENT SPOILED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAIN INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH



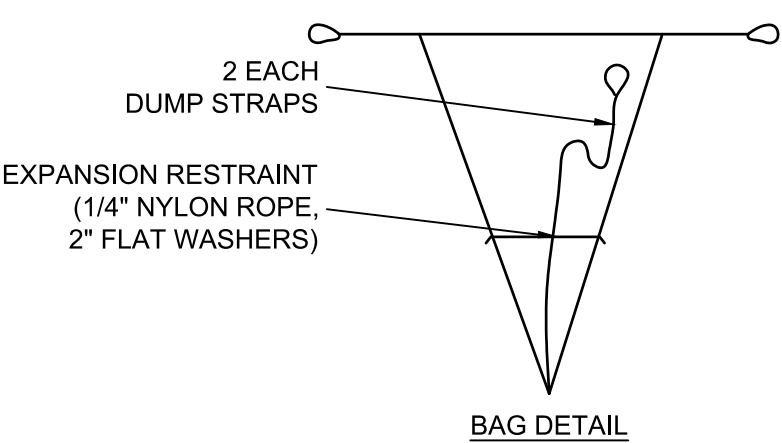
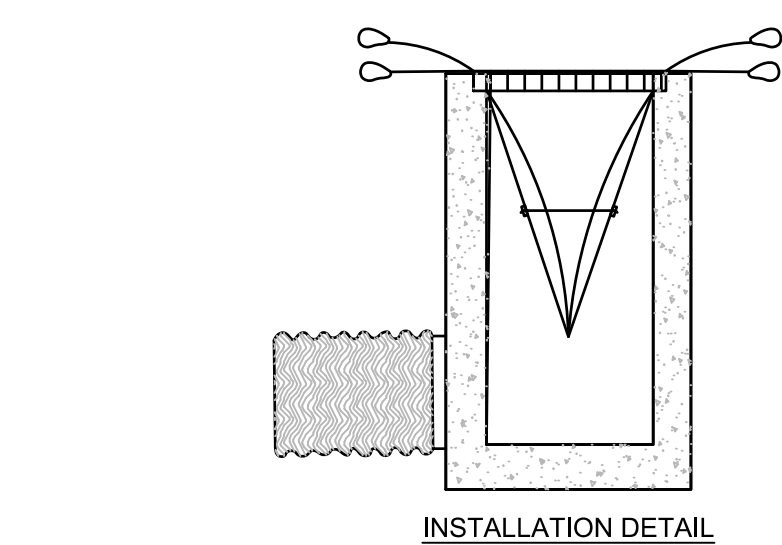
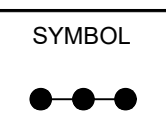
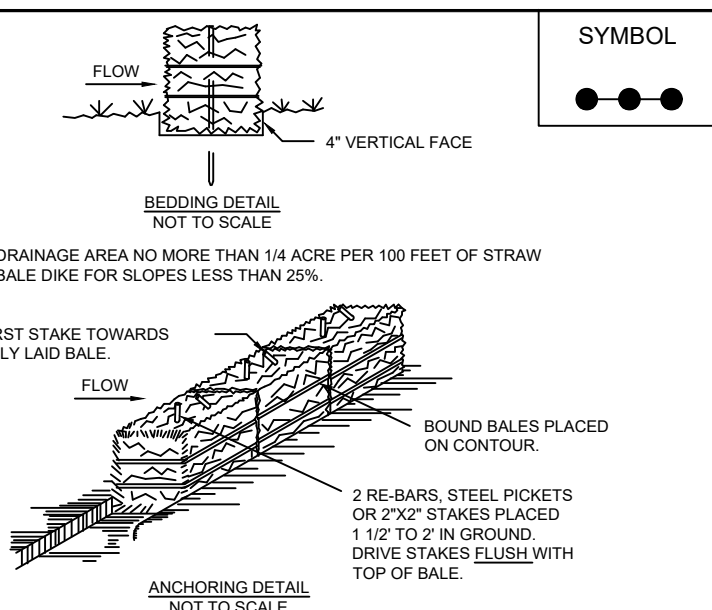
## CONSTRUCTION SPECIFICATIONS

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. FENCE SHALL BE WOVEN WIRE, 8" MAXIMUM MESH OPENING.
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, BRASS 100, STABILUNS 100, OR APPROVED EQUIVALENT
4. PREFABRICATED SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN



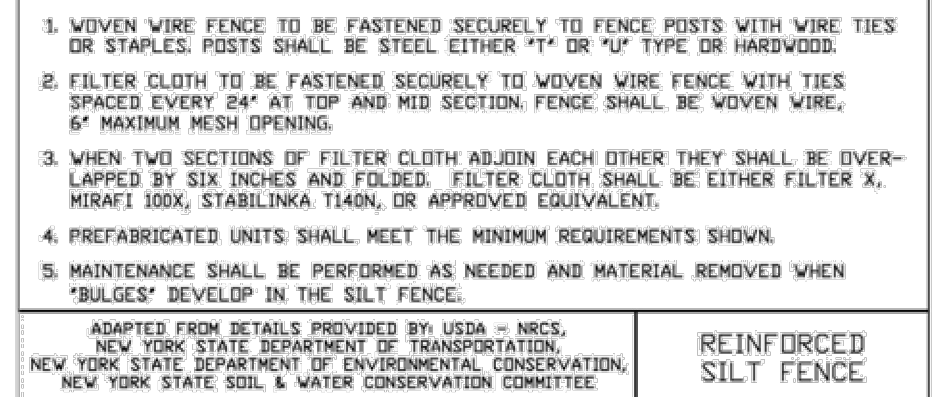
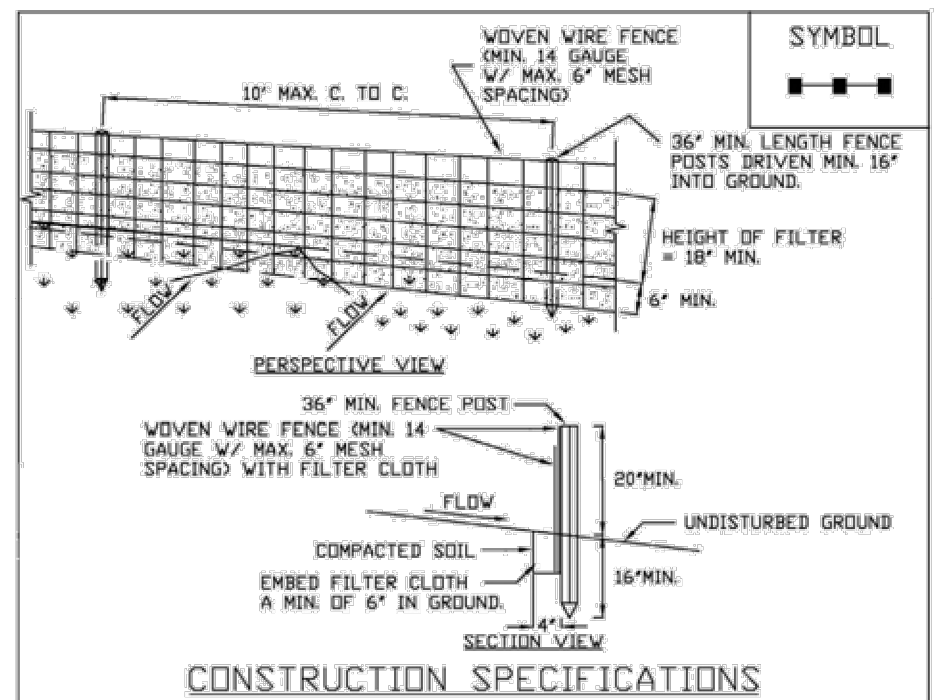
## CONSTRUCTION SPECIFICATIONS

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

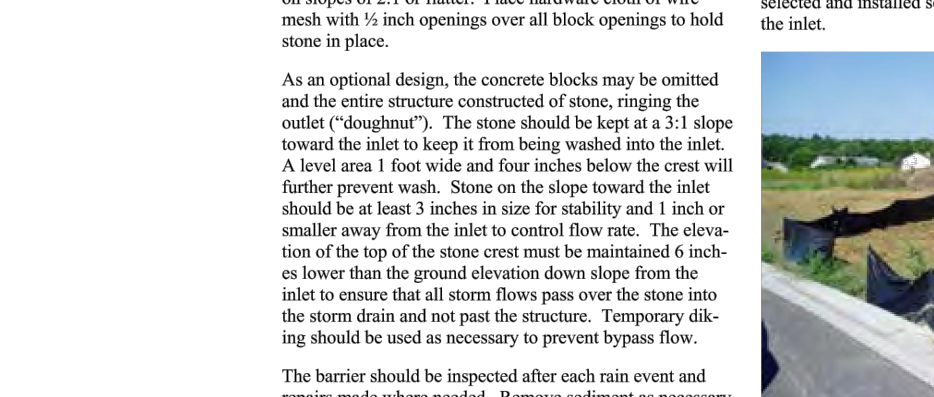
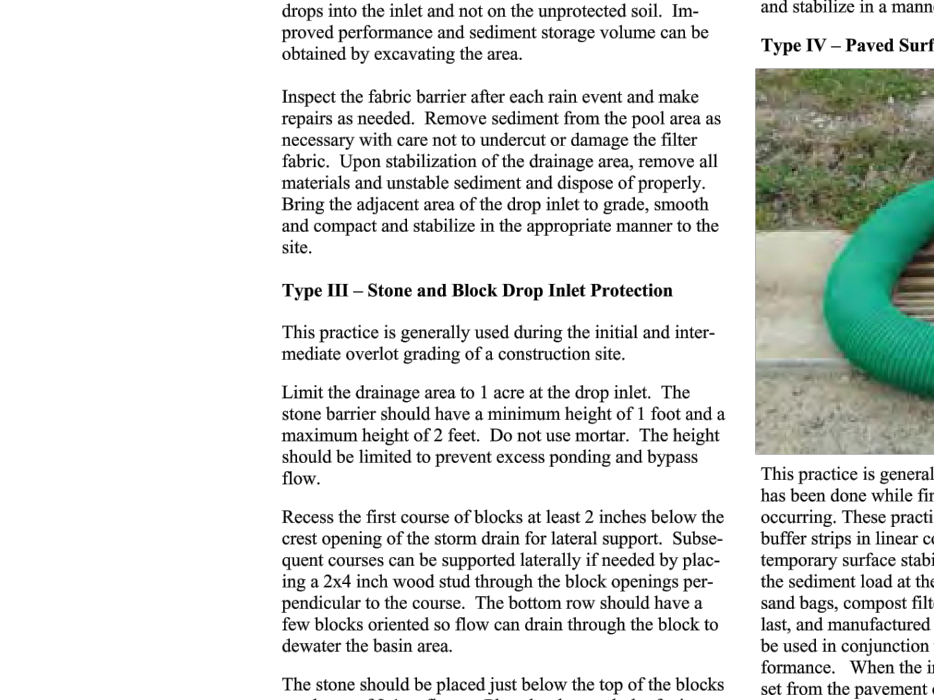


INTERNAL INLET  
SEDIMENT CONTROL DEVICE  
NTS

- NOTES:**
1. STORMWATER INLETS, WHICH DO NOT DISCHARGE TO SEDIMENT TRAPS OR BASINS, MUST BE PROTECTED FOR THE DURATION OF CONSTRUCTION.



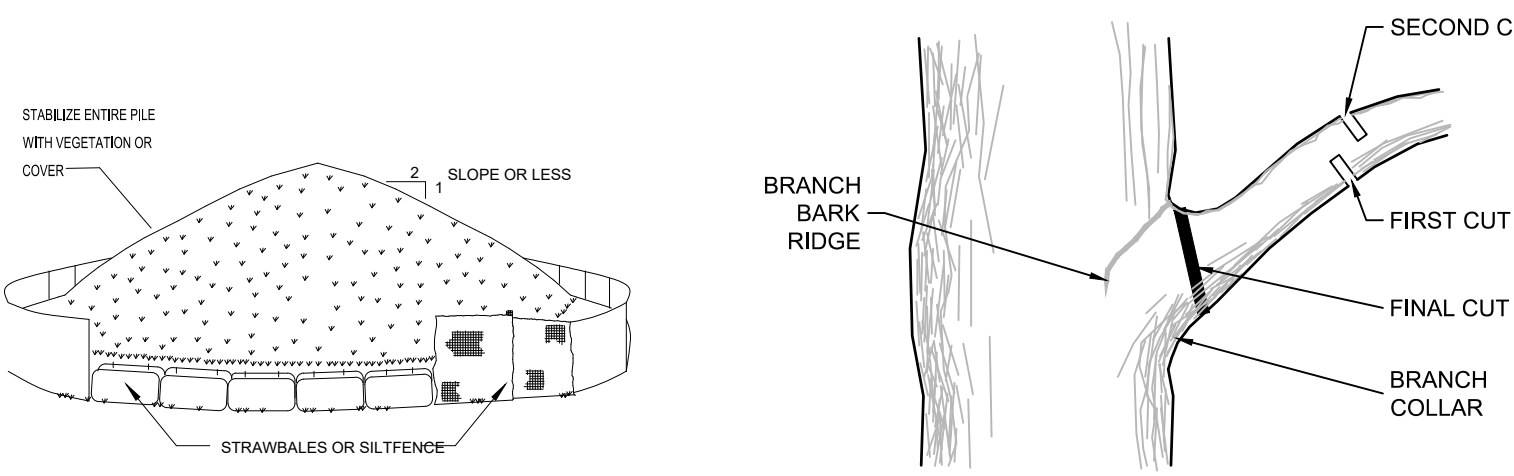
November 2016 tions	Page 5.56	New York State Standards and Specifications For Erosion and Sediment Control
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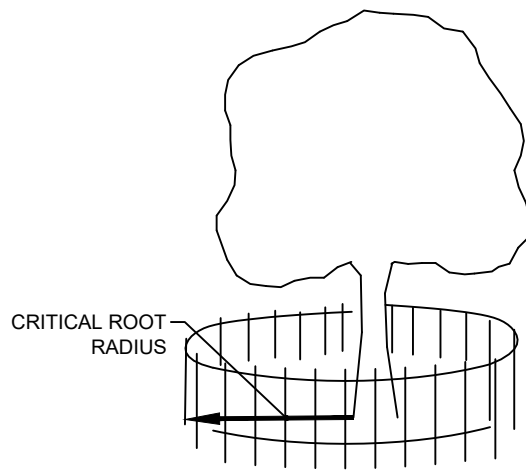


- DESCRIPTION OF WORK
- PROVIDE ALL MEANS NECESSARY TO INSTALL, INSPECT AND MAINTAIN, AND REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE DRAWINGS AND AS REQUIRED TO MINIMIZE THE EROSION AND UNSPECIFIED TRANSPORT OF SOIL FROM THE SITE.
- 2) QUALITY ASSURANCE
- a) GENERAL
- i. INSTALL AND MAINTAIN IN COMPLIANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES.
- 1) RETAIN A COPY OF THE PROJECTS NOTICE ON INTENT (NOI), A BRIEF DESCRIPTION OF THE PROJECT, POSTED IN A PROMINENT PLACE FOR PUBLIC VIEWING, AND A COPY OF THE PROJECT'S STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AT THE CONSTRUCTION SITE FROM THE DATE OF INITIATION OF CONSTRUCTION ACTIVITIES TO THE DATE OF THE NOTICE OF TERMINATION (NOT) SUBMISSION.
- ii. INSTALL IN ACCORDANCE WITH THE DRAWINGS OR NEW YORK STANDARDS AND SPECIFICATIONS FOR SOIL EROSION & SEDIMENT CONTROL, AUGUST 2005 (N.Y. GUIDELINES) OR THE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MANUAL, SERIES, WESTCHESTER COUNTY, NY, 1991 (N.Y. GUIDELINES).
- iii. GRADE AND MAINTAIN SITE AT ALL TIMES SUCH THAT ALL STORM WASTE RUNOFF FROM DISTURBED AREAS IS DIVERTED TO SOIL EROSION AND SEDIMENTATION CONTROL FACILITIES.
- iv. ANY CHANGES TO EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE MADE WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE.
- v. NO MORE THAN 5 ACRES OF SOIL, NOT PROTECTED BY EROSION AND SEDIMENTATION CONTROL MEASURES, CAN BE DISTURBED AT ANY TIME.
- vi. THE CONTRACTOR SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS RELATING TO THE PREVENTION AND ABATEMENT OF EROSION.
- b) PRODUCT DATA: SUBMIT MANUFACTURER'S CATALOGUE CUTS, SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR SILT FENCES, FILTER FABRICS, EROSION CONTROL BLANKETS, TRASH RACKS, ANTI-SEEP COLLARS, AND SEDIMENT BASIN RISER AND BARREL PIPES.
- 3) WORK SCHEDULE
- a) PRECONSTRUCTION PHASE
- i. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- ii. PRIOR TO CLEARING VEGETATION IN WATERSHED, INSTALL PERIMETER SILT FENCE/HAY BALES AND SILT FENCE.
- iii. PRIOR TO GRUBBING AND GRADING WITHIN A SPECIFIC WATER SHED INSTALL:
- 1) TEMPORARY SEDIMENT BASINS,
- 2) TEMPORARY EARTH DIKES/VALES
- b) CONSTRUCTION PHASE
- i. INSPECT AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES UNTIL THEIR REMOVAL AS SPECIFIED. INSPECT MEASURES AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A 0.5 INCH OR GREATER STORM EVENT. STABILIZED AREAS WILL BE INSPECTED MONTHLY UNTIL THE SILT FENCE SITE IS STABILIZED. MAINTENANCE WILL BE PERMANENTLY STABILIZED THE RELATED DISTURBED AREA.
- ii. WHEN EXCESS SOIL FROM EARTHWORK ACTIVITIES OCCURS, CONSTRUCT AND STABILIZE SOIL STOCKPILES.
- iii. PROVIDE DUST CONTROL.
- iv. KEEP PAVED ROADWAYS CLEAN AT ALL TIMES.
- v. TEMPORARILY STABILIZE AS SPECIFIED.
- vi. FOLLOWING FINISH GRADING, INSTALL TEMPORARY OR PERMANENT STABILIZATION.
- vii. IMMEDIATELY FOLLOWING THE INSTALLATION OF CATCH BASIN INLETS INSTALL INLET PROTECTION.
- c) POST CONSTRUCTION PHASE
- i. STABILIZE WATERSHED AND HAVE OWNER'S REPRESENTATIVE REVIEW AND APPROVE.
- ii. REMOVE TEMPORARY EARTH DIKES AND VEGETATE AND PERMANENTLY STABILIZE THE RELATED DISTURBED AREAS.
- iii. REMOVE SEDIMENT BASINS AND VEGETATE AND PERMANENTLY STABILIZE THE RELATED DISTURBED AREAS.
- iv. HAVE OWNER'S REPRESENTATIVE REVIEW AND APPROVE STABILIZATION OF AREAS NOT ABOVE.
- v. REMOVE PERIMETER SILT FENCE AND VEGETATE AND STABILIZE THE RELATED DISTURBED AREA.
- vi. ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
- 4) PRODUCTS AND EXECUTION
- a) SEDIMENT BASINS: ALL PIPE CONNECTIONS AND ANTI-SEEP COLLAR CONNECTIONS SHALL BE WATERTIGHT EXCEPT FOR THE RISER TOP INLET OPENING AND EXHAUSTING HOLES. EXHAUSTING HOLES SHALL BE 18" DIA. OR SMALLER. APPROVED AREAS AS DIRECTED BY OWNER'S REPRESENTATIVE. IT SHALL BE CLEAN MINERAL SOIL FREE OF ROOTS, WOODY VEGETATION, OVERSIZED STONES, ROCKS, OR OTHER OBJECTIONABLE MATERIAL. RELATIVELY PERVIOUS MATERIAL SUCH AS SAND OR GRAVEL SHALL NOT BE PLACED IN THE EMBAIMENT. AREAS ON WHICH FILL IS TO BE PLACED SHALL BE SCARIFIED PRIOR TO PLACEMENT OF FILL. THE FILL MATERIAL SHALL CONTAIN SUFFICIENT MOISTURE SO THAT IT CAN BE FORMED BY HAND INTO A BALL WITHOUT CRUMBLING. IF WATER CAN BE SQUEEZED OUT OF THE FILL MATERIAL, IT IS TOO WET FOR PROPER COMPACTION AND UNACCEPTABLE FOR USE IN THE EMBAIMENT. FILL MATERIAL SHALL BE PLACED IN SIX INCH TO EIGHT INCH THICK CONTINUOUS LAYERS OVER THE ENTIRE LENGTH OF THE FILL. COMPACTION SHALL BE OBTAINED BY ROUTING AND HAULING THE CONSTRUCTION EQUIPMENT OVER THE FILL SO THAT THE ENTIRE SURFACE OF EACH LAYER OF THE FILL IS TRAVERSED BY AT LEAST ONE WHEEL OR TIRE OF A COMPACTOR. THE COMPACTOR OR EMBAIMENT SHALL BE CONSTRUCTED TO AN ELEVATION TEN PERCENT HIGHER THAN THE DESIGN HEIGHT TO ALLOW FOR SETTLEMENT.
- b) INLET PROTECTION: THE FILTER FABRIC SHALL BE MIRAFI 700X OR EQUAL.
- c) EXHAUSTING HOLES: EXHAUSTING HOLES WITHIN 50 FEET OF EROSION CONTROL BLANKETS SHALL BE BONTERRA CS2 OR EQUAL.
- d) STABILIZED CONSTRUCTION ENTRANCE: THE FILTER FABRIC SHALL BE MIRAFI 600X OR EQUAL. 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.
- e) MULCH: SILT FENCE, SILT FENCE BARRIERS, TRASH RACKS OR CATCH BASIN MULCH SHALL BE OF STANDARD OR HARDWOOD, A MINIMUM 36 INCHES LONG AND TWO INCHES SQUARE. METAL POSTS SHALL BE STANDARD T AND U SECTION WEIGHING NOT LESS THAN ONE POUND PER LINEAR FOOT. WIRE FENCE BACKING SHALL BE A MINIMUM 14-1/2 GAUGE WITH A MAXIMUM SIX INCH MESH OPENING AND SECURELY ATTACHED TO FENCE POSTS. POSTS SHALL EXTEND A MINIMUM 18 INCHES INTO THE GROUND.
- f) HAY BALE BARRIERS: WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD, A MINIMUM 36 INCHES LONG. METAL POSTS SHALL BE STANDARD T AND U SECTION WEIGHING NOT LESS THAN ONE POUND PER LINEAR FOOT.
- g) TEMPORARY STABILIZATION
- i. ESTABLISH A TEMPORARY GRASS COVER: PREPARE SEED BED, SCARIFY IF COMPACTED, REMOVE DEBRIS AND OBSTACLES SUCH AS ROCKS AND STUMPS, AND SEED WITHIN 24 HOURS. AMEND SOIL, LIME, SOIL TO PH 6.0 OR FERTILIZE AT A RATE OF 14 LBS. PER 1,000 SQUARE FEET WITH A 5-10-10 OR EQUIVALENT FERTILIZER. WORK AMENDMENTS A MINIMUM OF 4 INCHES INTO SOIL. IF SEEDING IN OCTOBER/NOVEMBER SEED SHALL BE CERTIFIED NON-TOXIC TO BIRDS AND MAMMALS. SEED SHALL BE 100% PURE AND NON-HYBRID.
- ii. MULCH: SMALL GRASS STRAW/MULCH SHALL BE APPLIED AT A RATE OF TWO TONS (100 TO 120 LBS) PER ACRE. SLOPES GREATER THAN 5% SHALL BE IMMEDIATELY MULCHED WITH EROSION CONTROL BLANKETS. BLANKETS SHALL BE BONTERRA S2 INSTALLED AS RECOMMENDED BY MANUFACTURER.
- iii. SEED AT ALL DISBURSED AREAS WITHIN 50 FEET OF AN INHABITED DWELLING AS NECESSARY TO PROVIDE DUST CONTROL. CONFORM TO ALL LOCAL AND STATE REGULATIONS GOVERNING THESE ACTIVITIES.
- iv. INSTALL TEMPORARY STABILIZATION WITHIN 24 HOURS AFTER THE END OF CONSTRUCTION ACTIVITIES IN AN AREA UNLESS THERE IS SNOW COVER OR OTHER OBSTACLES TO CONSTRUCTION.
- h) CONSTRUCTION VEHICLES: THOROUGHLY WASH DOWN ALL CONSTRUCTION VEHICLES EACH TIME THEY LEAVE THE SITE, AND COVER WITH TARPULAINS AS NECESSARY TO PREVENT VEHICLE TRANSPORT OF SEDIMENT OFF-SITE. DIRECT WASTEWATER FROM WASH DOWN OPERATIONS TO A SEDIMENT BASIN.
- 5) THE CONTRACTOR SHALL REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION ON OR DISTURBED SOILS.



TREE LIMB REMOVAL DETAIL  
NTS

1. CARE FOR SERIOUS INJURY SHOULD BE PRESCRIBED BY A PROFESSIONAL OR A LICENSED TREE EXPERT.
2. TREE LIMB REMOVAL, WHERE NECESSARY, WILL BE DONE FLUSH TO THE TRUNK OR MAIN BRANCH.



## FENCING DETAIL - TREE PROTECTION

- NOTES:**
- CONSTRUCTION FENCE OR OTHER PROTECTIVE BARRIER SHALL BE INSTALLED OUTSIDE OF THE CRITICAL ROOT RADIUS.
  - BOARDS SHALL NOT BE NAILED TO TREES.
  - ROOTS SHALL NOT BE CUT OR DAMAGED WITHIN THE CRITICAL ROOT RADIUS.
  - TREE LIMB REMOVAL, WHERE NECESSARY, SHALL BE DONE FLUSH TO THE TRUNK OR MAIN BRANCH.
- CALCULATING THE CRITICAL ROOT RADIUS (CRR):**
1. MEASURE THE DBH (DIAMETER OF THE TRUNK AT BREAST HEIGHT, 4.5 FEET ABOVE GROUND) ON THE UPPERMOST OF TREE IN INCHES.
  2. MULTIPLY MEASURED DBH BY 1.5 OR 1.0. EXPRESS THE RESULT IN FEET.
  - 2.1. DBH X 1.5: CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY, OR SENSITIVE SPECIES.
  - 2.2. DBH X 1.0: CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY, OR TOLERANT SPECIES.
- EXAMPLE: 6" DBH X 1.5 = 9" CONVERTS TO 9" CRITICAL ROOT RADIUS

### SOIL EROSION AND SEDIMENT CONTROL NOTES

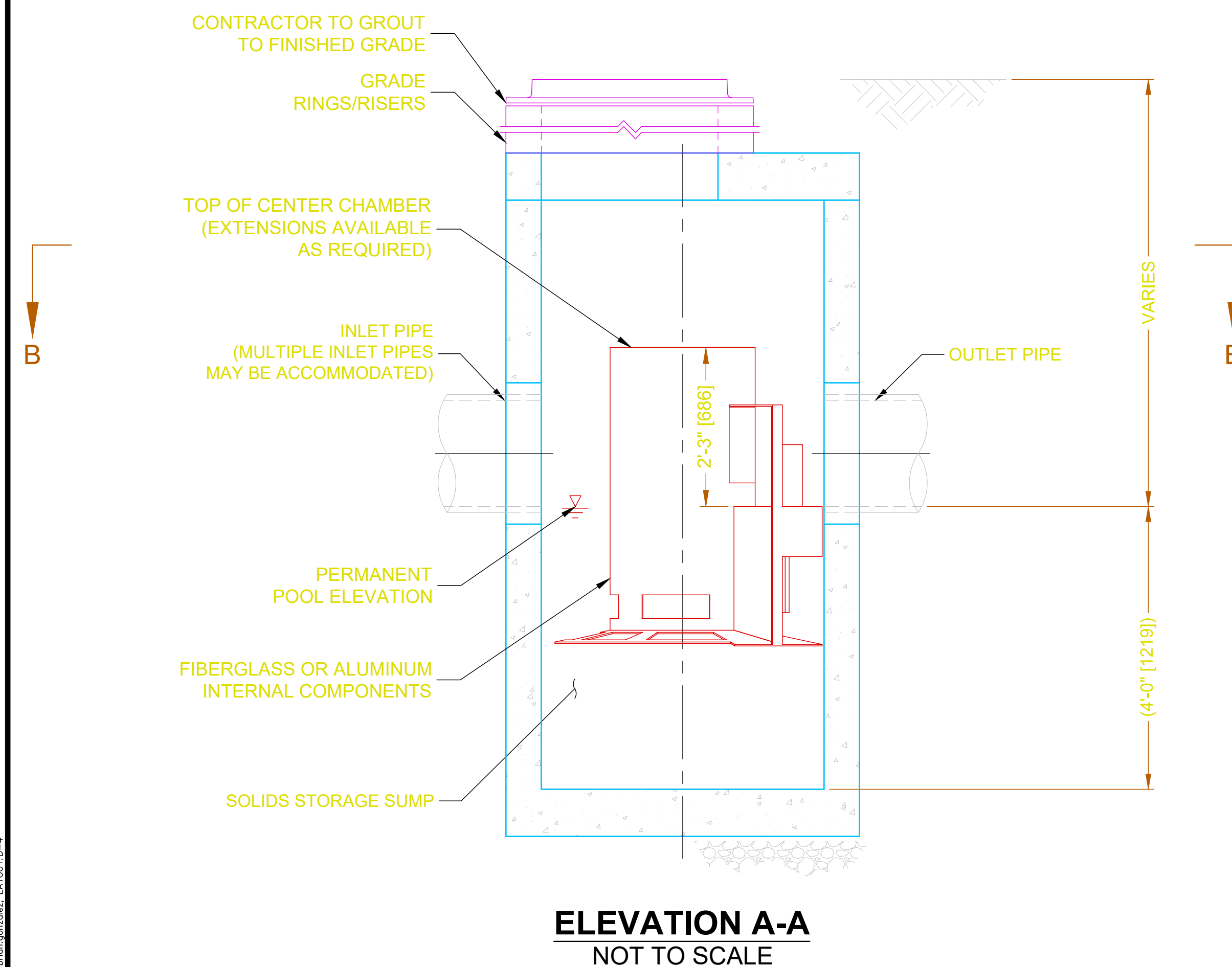
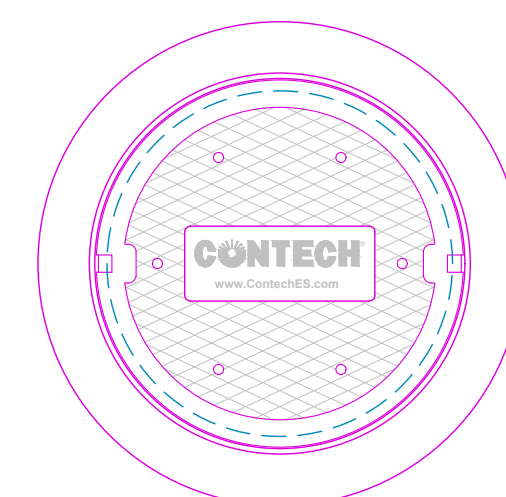
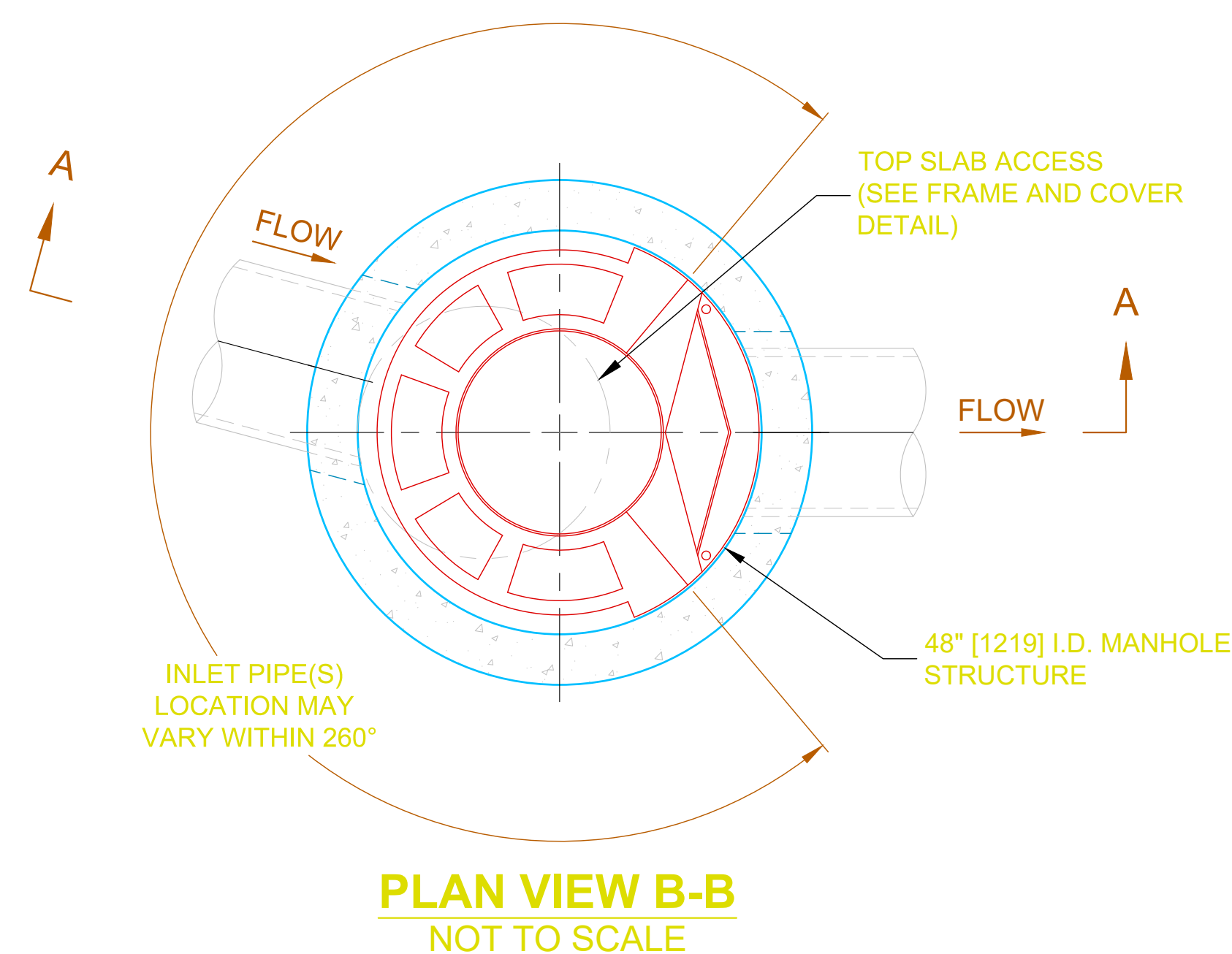












# CASCADE SEPARATOR

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NTS

## CASCADE SEPARATOR DESIGN NOTES

THE STANDARD ##### CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES

## GENERAL NOTES

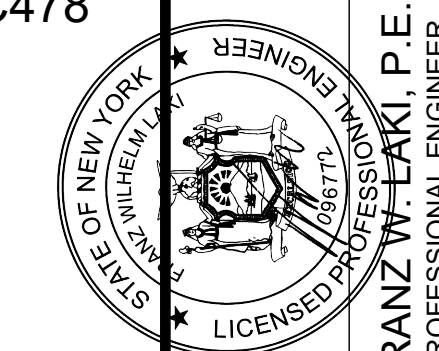
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. [www.ContechES.com](http://www.ContechES.com)
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

## INSTALLATION NOTES

- A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
- C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
- E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

dwg by: LSM  
chk by: FL  
scale: AS NO  
date: 6/9/2022

**SESI** CONSULTING  
ENGINEERS  
GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL



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PROPOSED ACCESSORY TRAILER STORAGE PARKING LOT  
500 BRADLEY HILL ROAD  
SECTION 85.18, BLOCK 1, LOT 19  
HAMLET OF BLAUVELT, TOWN OF ORANGETOWN  
BRACKEN, ALICE COUNTY, TEXAS

PROPOSAL

job no. 12319  
drawing no.

D-4

NOT FOR CONSTRUCTION

\\ACAD\12310\CAD\SITE PLAN\12310 DMC DETAILS AND NOTES.DWG 06/00/23 10:05:20AM brion corp\levi LAVOIT-D-4

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