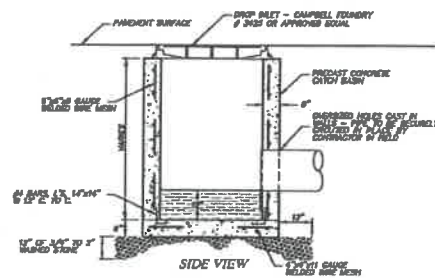
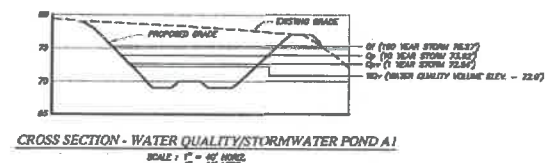


ZONING TABLE										
ZONING DISTRICT	USE	MINIMUM LOT AREA (SQ. FT.)	MINIMUM LOT DEPTH (FEET)	MINIMUM FRONT SETBACK (FEET)	MINIMUM SIDE SETBACK (FEET)			MINIMUM LOT AREA PER DWELLING UNIT (SQUARE FEET)	MINIMUM BUILDING COVERAGE (PERCENT OF LOT AREA)	MINIMUM LAKEFRONT COVERAGE (PERCENT OF LOT AREA)
					FRONT	REAR	REAR			
HO-24	COMMERCIAL	30,000	100	2 1/2' SIDING OR 25 FEET	30	30	30	NA	20%	20%
H-1	RESIDENTIAL	30,000	100	2 1/2' SIDING OR 25 FEET	40	30	30			

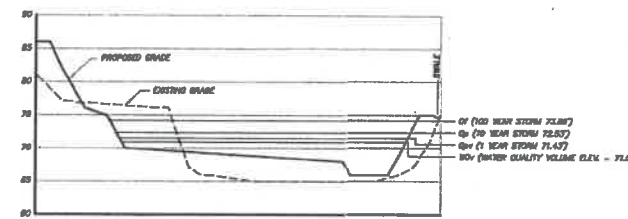
- NOTES:
- 1) PARKING REQUIREMENT IS 1 SPACE PER 300 SQUARE FEET OF BUILDING FLOOR AREA.
  - 2) SIDE AREAS NOT DEMONSTRATED FOR SPECIFIC USES MAY BE USED FOR SIDEWALKS, PARKING, DRIVEWAYS, DRIVEWAYS, OR MOBILE EQUIPMENT PARKING.
  - 3) SIDE REQUIREMENTS ARE AS FOLLOWS:  
 FRONT: 24 SQUARE FEET  
 REAR: 24 SQUARE FEET  
 SIDE: 24 SQUARE FEET PER FOOT OF BUILDING FRONTAGE  
 UNLESS THE SQUARE FOOTAGE OF FRONTAGE OR PROTECTIVE BARRIERS



STANDARD CATCH BASIN TRAP  
NOT TO SCALE



CROSS SECTION - WATER QUALITY/STORMWATER POND A1  
SCALE: 1" = 40' HORIZ.  
1" = 10' VERT.



CROSS SECTION - WATER QUALITY/STORMWATER POND A2  
SCALE: 1" = 40' HORIZ.  
1" = 10' VERT.

**HYDRAULIC PERFORMANCE**

The stormwater retention pond shall be designed to meet the following criteria:

1. Provide a detention volume of 100,000 gallons.
2. Provide a detention time of 24 hours.
3. Provide a detention volume of 100,000 gallons.
4. Provide a detention time of 24 hours.
5. Provide a detention volume of 100,000 gallons.
6. Provide a detention time of 24 hours.
7. Provide a detention volume of 100,000 gallons.
8. Provide a detention time of 24 hours.
9. Provide a detention volume of 100,000 gallons.
10. Provide a detention time of 24 hours.
11. Provide a detention volume of 100,000 gallons.
12. Provide a detention time of 24 hours.
13. Provide a detention volume of 100,000 gallons.

**HYDRO**

Hydro Engineering, Inc.  
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 Parsippany, NJ 07054  
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 Fax: (973) 798-4210  
 www.hydroeng.com

**SEQUENCE OF CONSTRUCTION NOTES:**

1. Prior to any site construction, the contractor shall install the stabilized construction entrance as shown on the SHPPP.
2. Upon completion of the stabilized construction entrance, the contractor shall install all fencing for Phase 1 of site after disturbance shall be fully installed before any site filling occurs. Pond A1 shall also act as a sediment basin during construction.
3. Construct Pond A2 and install outlet structure. The pond shall act as a sediment basin during construction.
4. After completion of Phase 1, construct Pond A1 with outlet structure. Site fencing and temporary diversion swales and check dams shall be fully installed before any site filling occurs. Pond A1 shall also act as a sediment basin during construction.
5. Install all diversion swales and check dams as shown on the SHPPP.
6. Commence Phase 2 site construction including filling as shown on the site plan.
7. Construct all stockpiling area with all fences installed around stockpile as shown on the SHPPP.
8. Install both storm water protection Downstream Detention water quality structure as shown on the plans.
9. Install all piping, catch basins and drainage manholes associated with project development.
10. Upon completion of piping and basins, provide inlet control protection around all storm water basins.
11. Then provide rip rap on all designated outlets to and from the storm water quality ponds as shown on the plans.
12. Install slot drains and all / water separator around the concrete pad as shown on the plans.
13. Complete all site grading as shown on the plans and install top surface for all designated areas.
14. Provide topsoil, seeding and mulching for all disturbed areas which will not be surfaced with Item 4.
15. Remove soil stockpiles.
16. Provide seed and biodegradable netting over the site slopes as shown on the plans.
17. Remove stabilized construction entrance and all check dams once vegetation is established.
18. Install emergency overflow with rip rap as shown on the plans.
19. Clean out all accumulated sediment in the sedimentation ponds.
20. Unplug outlet culverts and install all landscaping associated with the water quality ponds.

**SITE PAVING SCHEDULE**

- a. ALL TEMPORARY WORK SURFACES SHALL BE SURFACED WITH M.T.S.D.O.T. ITEM 4 PRIOR TO PAVING.
- b. ASPHALT PAVING OF AREAS 1, 2 AND 4 WILL OCCUR WITHIN 90 DAYS OF THE DATE UPON WHICH THE SITE PLAN IS APPROVED, OR IF WEATHER PREVENTS PAVING DURING THIS TIME PERIOD, BY THE NEXT ENSUING JUNE 15th.
- c. THE REMAINING ASPHALT PAVING WORK AREAS WILL BE PAVED AS DEPICTED ON THE SITE PLAN WITHIN 3 YEARS FOLLOWING THEIR RESPECTIVE COMPLETION, OR IF WEATHER PREVENTS PAVING DURING THIS TIME PERIOD, BY THE NEXT ENSUING JULY 15th.

**LEGEND**

- - - - - EXISTING 10 FOOT CONTOUR
- - - - - EXISTING 2 FOOT CONTOUR
- - - - - ADJOINING PROPERTY LINE
- - - - - PARCEL BOUNDARY
- - - - - PROPOSED 10' CONTOUR WITH ELEVATION
- - - - - PROPOSED 2' CONTOUR WITH ELEVATION
- - - - - PROPOSED 1' CONTOUR WITH ELEVATION
- - - - - PROPOSED ITEM 4 - FUTURE PAVEMENT

**SUBJECT PROPERTY TAX LOTS:**

- PARCEL 1 - TAX LOT 30  
LIBER 8360, PAGE 95
- PARCEL 2 - TAX LOT 29  
LIBER 8962, PAGE 100

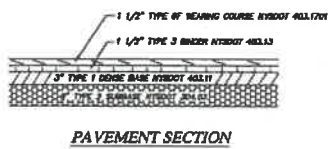
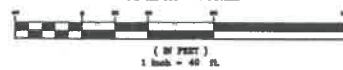
**STEEP SLOPE NOTES**

- 1) Disturbance of steep slopes shall be undertaken in weather conditions in which the disturbance can be completed and stabilized in that condition within 14 days of the date of the disturbance and before the start of the rainy season (December 15 through April 15).
- 2) Disturbance of existing vegetative ground cover shall not take place more than 15 days prior to grading and construction.
- 3) Temporary soil stabilization, including, if appropriate, temporary vegetation measures such as mulching or matting to reduce soil erosion during the construction period, shall be applied to all areas of disturbance within 14 days of disturbing the soil grade, and permanent stabilization shall be applied within 14 days of stabilizing the soil grade.
- 4) Soil stabilization shall be applied within 14 days of disturbance if the final grade is not expected to be established within 60 days.
- 5) Measures for the control of erosion and sedimentation shall be undertaken consistent with the Westchester County Soil and Water Conservation District's Best Management Practices Manual for Erosion and Sediment Control and New York State Guidelines for Urban Erosion and Sediment Control, as amended, or their equivalent satisfactory to the approval authority.
- 6) All proposed disturbance of steep slopes shall be undertaken with consideration of the soil erosion characteristics contained in the Westchester County Soil Survey, 1988, as prepared by the Westchester County Soil and Water Conservation District, in terms of recognition of features of soils on steep slopes for development and application of all appropriate measures and as deemed necessary by the approval authority.
- 7) Topsoil shall be stored in an area of disturbance, stockpiled and stabilized in a manner to minimize erosion and sedimentation and removed immediately on the site at the time of final grading. Stockpiling shall not be permitted on slopes of greater than 10%.
- 8) No organic material or mulch with a silica that will not allow acceptable drainage or cover by topsoil shall be used as 1) mulch, 2) mulch, 3) mulch shall be a low grade than the soil upon which it is placed and shall drain away.
- 9) Construction of 10' materials in all areas shall be such to ensure support of proposed structures and vegetation for intended use.

**NOTES:**

1. THIS MAP WAS PREPARED FROM A SURVEY PLAT OBTAINED FROM CONTRACTOR'S LINE & GRADE, DATED AUGUST 18, 2008.
2. WATER QUALITY PONDS TO ACT AS SEDIMENTATION PONDS DURING CONSTRUCTION (REFER TO DETAIL SHEET 0).
3. AREAS NOT SPECIFIED TO BE TOPPED WITH ITEM 4, ASPHALT PAVEMENT OR CONCRETE SHALL BE TOPSOIL SEEDING AND MULCHING (REFER TO DETAIL SHEET 0).
4. SITE AREA - 8.7286 ACRES

**GRAPHIC SCALE**



PAVEMENT SECTION  
NOT TO SCALE

**NOTES:**

THE PLAN AND DETAILS CONTAINED ON THIS SET OF DRAWINGS SHALL BE CONSIDERED AS THE ONLY AUTHORITY FOR THE CONSTRUCTION OF THE PROJECT. ANY CHANGES TO THE DRAWINGS SHALL BE MADE BY THE ENGINEER AND SHALL BE INDICATED BY A REVISION TABLE. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED ON THESE DRAWINGS.

**NOSEK ENGINEERING**  
 301 WARD STREET, SUITE G  
 MONTAIGNEY, NEW YORK 12549

**ENGINEER**  
 BROOKFIELD RESOURCE MANAGEMENT  
 MONROE SITE  
 60 Scale - Site Plan  
 SHEET NUMBER 3

DATE: 10/22/10  
 SCALE: 1" = 40'  
 SHEET NUMBER: 0801  
 SHEET NUMBER: 3