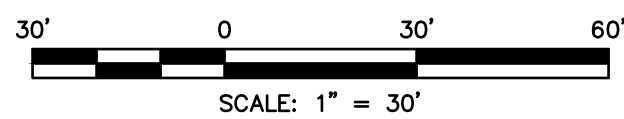


GENERAL NOTES:

- RECORD OWNER:
NEIGHBORHOOD SELF-STORAGE
20 GLENFORD WITTENBERG RD.
GLENFORD, NY
 - TAX MAP NUMBER: SECTION 52-BLOCK 1- LOT 29.21
 - DEED REFERENCE: D.B. 14,516, PG. 744
 - AREA: 5.49± ACRES
 - FILED MAP: # 424-06 , LOT 1
 - MAP REFERENCE:
ZONING DISTRICT: HMU
PERMITTED USE:
D NO WATER/SEWER
- | LOT AREA: | REQUIRED | PROVIDED |
|----------------------|----------------|---------------|
| 40,000 SF MIN. | 40,000 SF MIN. | 5.49± AC |
| LOT WIDTH/DEPTH: | 200'/200' MIN. | >200' / >200' |
| FRONT YARD: | 35' MIN. | 66' |
| SIDE YARD: | 35' MIN. | 44' |
| BOTH SIDE YARDS: | 35' MIN. | 147' |
| REAR YARD: | 35' MIN. | 118' |
| IMPERVIOUS COVERAGE: | 70% MAX. | 47.3% |
| BUILDING HEIGHT: | 75' MAX. | <75' |
| BUILDING COVERAGE: | 40% | 18.2% |
- CONTRACTOR/OWNER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING CONSTRUCTION BEFORE PROCEEDING WITH HIS WORK.
 - CALL BEFORE YOU DIG UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TWO (2) FULL WORKING DAYS BEFORE YOU DIG. CALL 1-800-962-7962.
 - VERIFICATION OF SUITABLE TRENCH BOTTOM SOIL CONDITIONS TO BE MADE BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER.
 - STABILIZED CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT DRIVEWAY ENTRANCES ONTO ROADS.
 - ALL EMBANKMENTS ARE TO BE GRADED AND SEEDING IMMEDIATELY UPON BEING LAID BACK.
 - ALL EROSION CONTROL DEVICES ARE TO BE SET IN PLACE PRIOR TO ANY LAND DISTURBANCE. DURING THE COURSE OF CONSTRUCTION, WHENEVER THE TOWN BUILDING INSPECTOR AND/OR TOWN ENGINEER DETERMINE THAT ADDITIONAL EROSION CONTROL DEVICES ARE REQUIRED, THEY SHALL BE INSTALLED IMMEDIATELY BY THE DEVELOPER AT NO COST TO THE TOWN.
 - EXISTING ONSITE WASTE WATER SYSTEM AND WELL. NO ADDITIONAL OFFICE SPACE TO BE PROVIDED, NO FLOW INCREASE.
 - DRIVEWAYS SHALL BE PAVED WITH SUBBASE COURSE, TYPE 4, NYSDOT ITEM 304.14 SEE DETAIL 9/C-2.
 - LIMIT OF DISTURBANCE AREA 0.8 AC.

LEGEND

- EXISTING WETLAND APPROXIMATE
- PROP. FLOOD PLAIN
- EXISTING FLOOD PLAIN
- SETBACK
- PROPERTY LINE
- EASEMENT
- PROPOSED DWELLING
- EXISTING TREE LINE
- x 506.00 EXISTING SPOT ELEVATION
- x 506.000 PROP. SPOT ELEVATION
- 510 EXISTING CONTOUR
- 508 EXISTING CONTOUR
- 520 PROP. CONTOUR
- SILT FENCE
- x-x-x EXISTING FENCE LINE
- xx-x-x-x PROP. FENCE LINE
- EXISTING STREAM
- PROP. SAN. LINE
- EXISTING SAN. LINE
- 8"W --- PROP. WATER LINE
- W --- EXISTING WATER LINE
- HYD. ● PROP. HYDRANT
- HYD. ○ EXISTING HYDRANT
- CB ■ PROP. CB
- CB □ EXISTING CB
- PROP. MH
- EXISTING MH
- ⊕ PROP. VALVE
- ⊖ EXISTING VALVE
- LIGHT
- EXISTING LIGHT



NO.	DATE	REVISION	BY	CK.
B	03/30/21	SUBMITTED TO PLANNING BOARD	P.H.	M.S.
A	01/27/21	SUBMITTED TO PLANNING BOARD	P.H.	M.S.

MICHAEL J. SANDOR PE
NY PROFESSIONAL ENGINEER NO. 60445

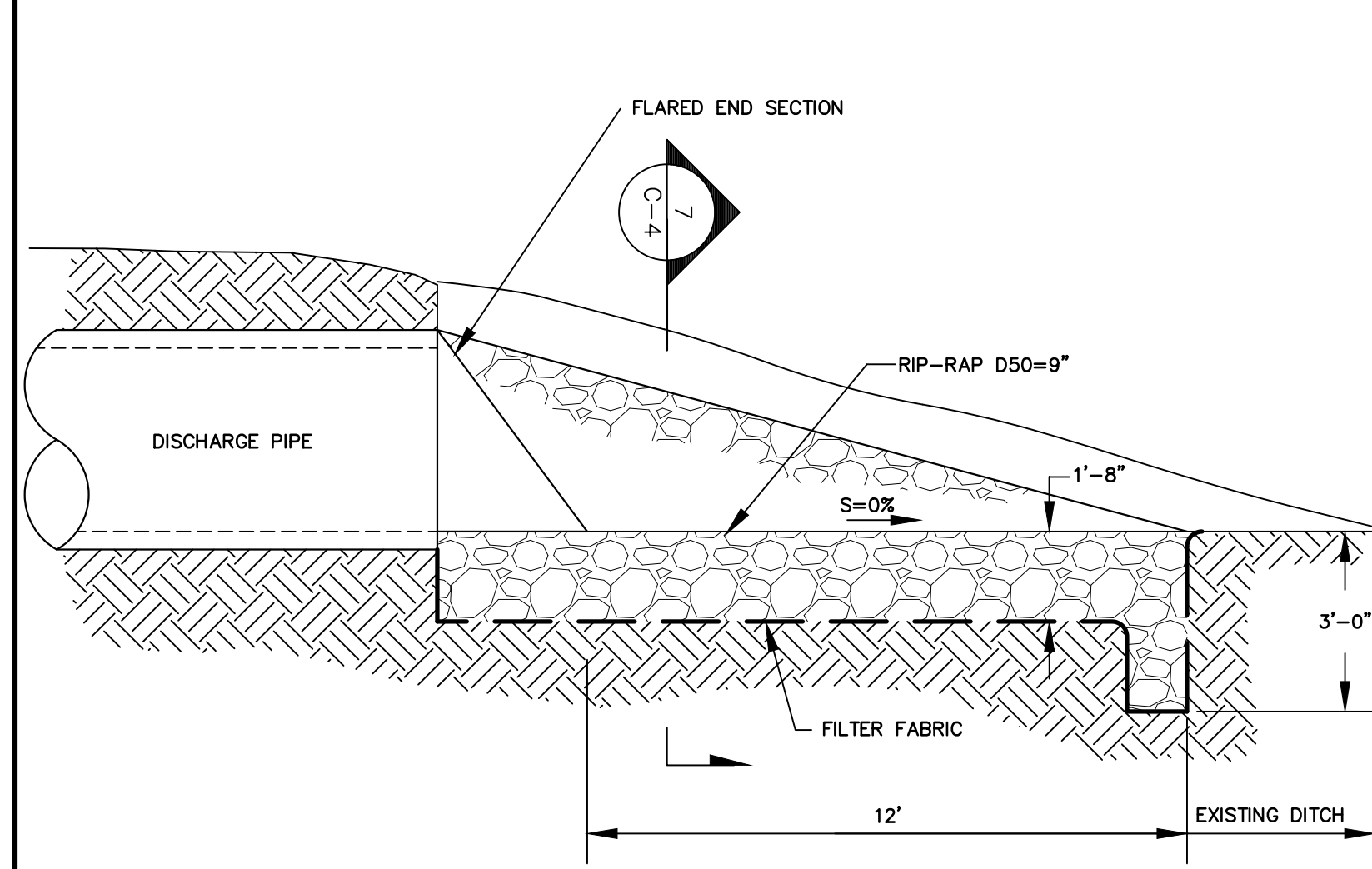
DRAWN BY:
DEPT. CK. M. SANDOR
DEP. APPR.
COORD. CK.
P.M. APPR.
CLIENT APPR.

MJS ENGINEERING &
LAND SURVEYING, PC
261 Greenwich Ave
Goshen, NY 10924
845-291-8650
Fax 845-291-8657

SHEET TITLE:
SITE PLAN

JOB NAME:
**NEIGHBORHOOD
SELF-STORAGE**
TOWN OF DEERPARK, ORANGE COUNTY, NY

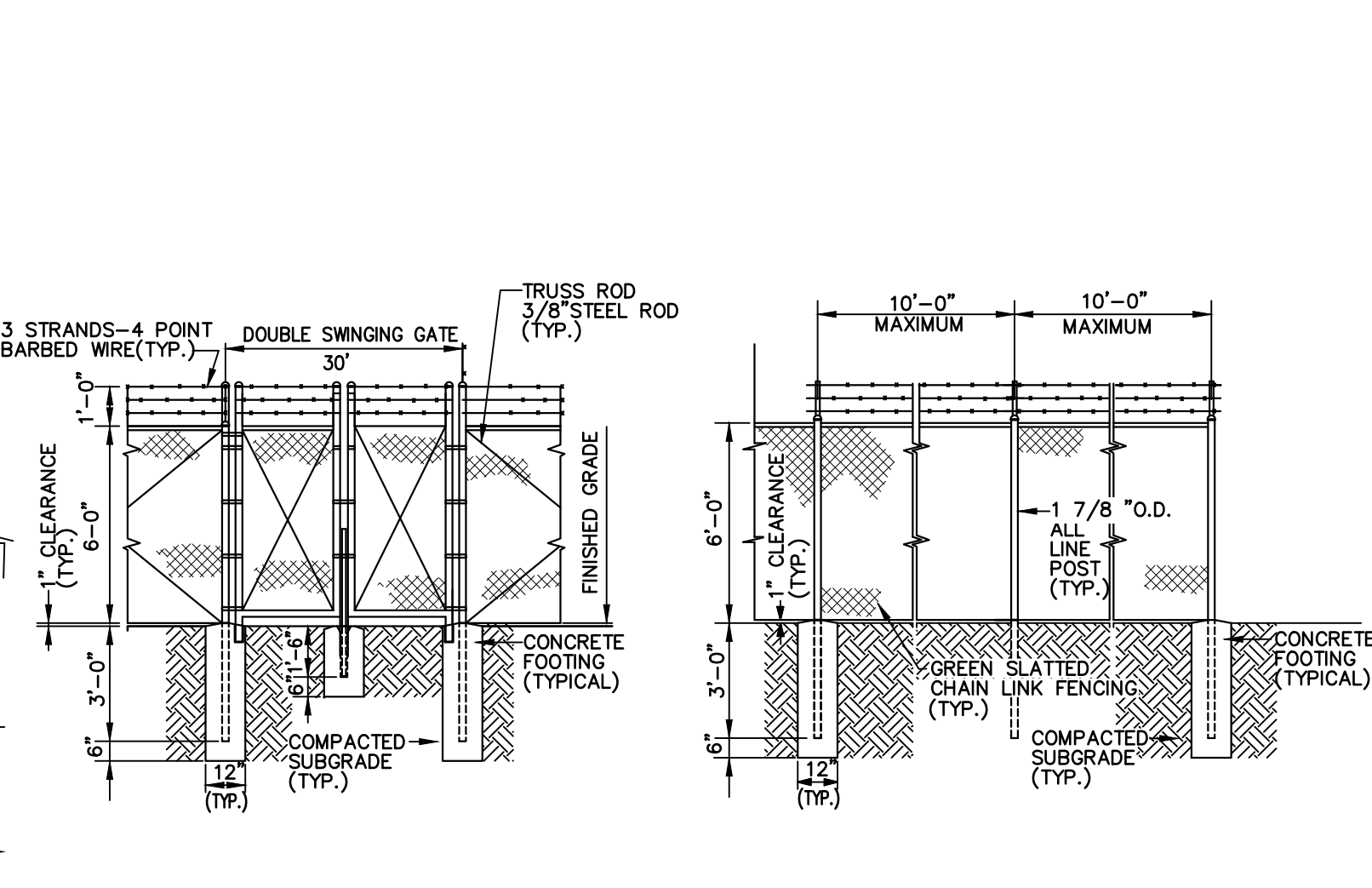
DATE: 01/27/21
JOB NO. 060152
SCALE: 1" = 30'
REV. NO. B
DWG. NO. C-1
SHEET 1 OF 2



FES WITH RIP-RAP APRON

SCALE 3/8" = 1'-0"

1
C-2

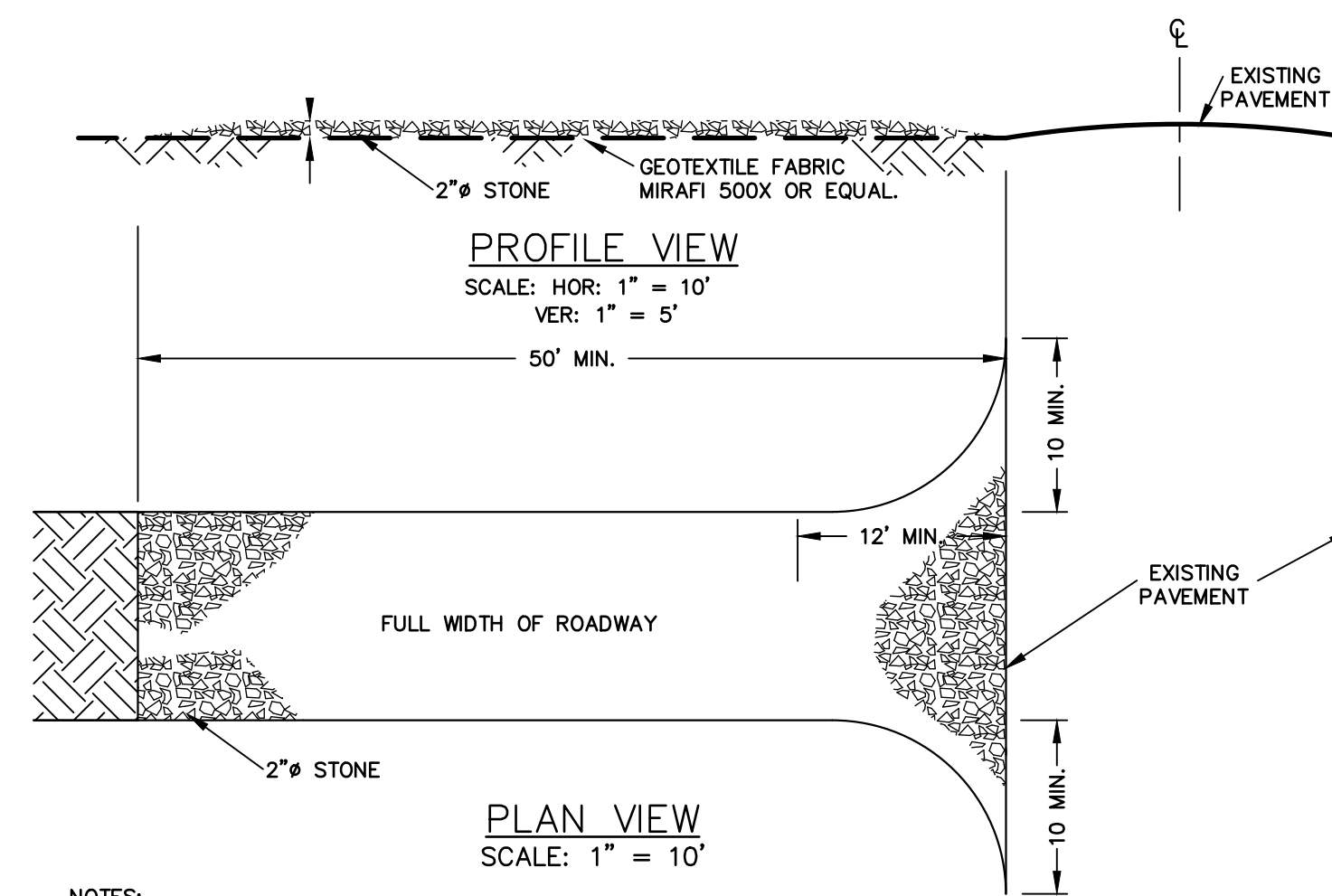


GATE DETAIL FENCE DETAIL

FENCE AND GATE DETAIL

SCALE: NTS

4
C-2



NOTES:
1. 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 WILL BE REMOVED IMMEDIATELY.
2. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT-TRAPPING DEVICE.
3. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

CONSTRUCTION ENTRANCE

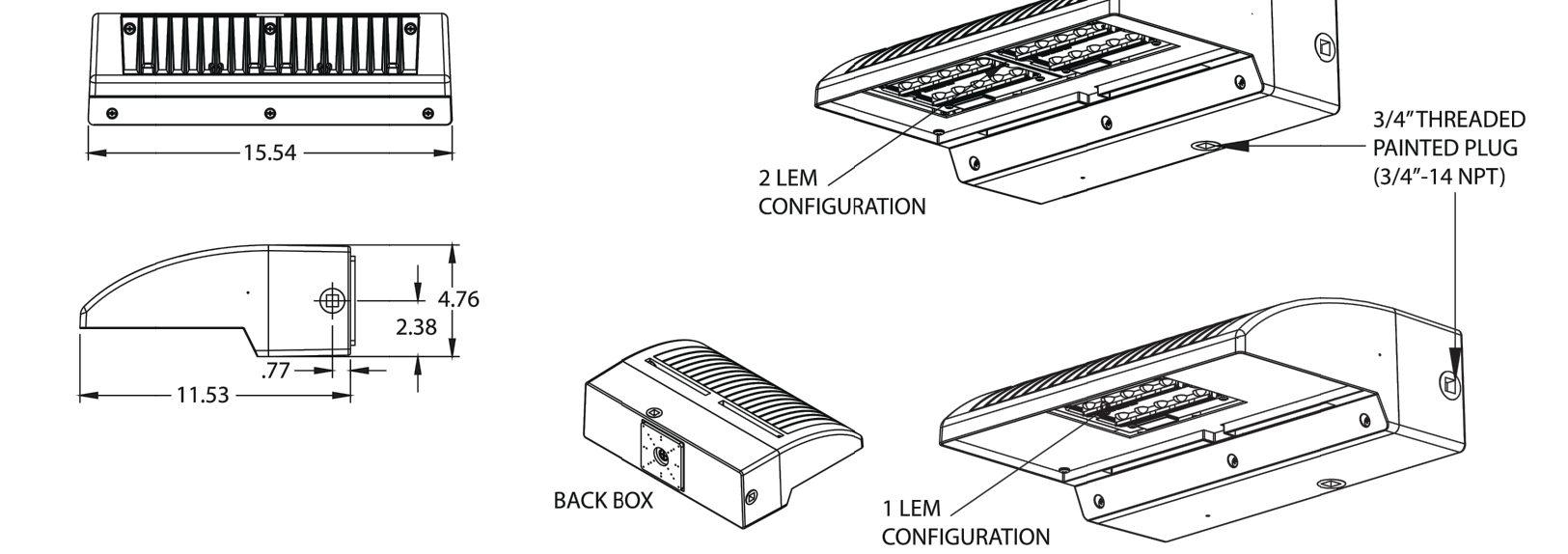
SCALE: AS NOTED

7
C-2

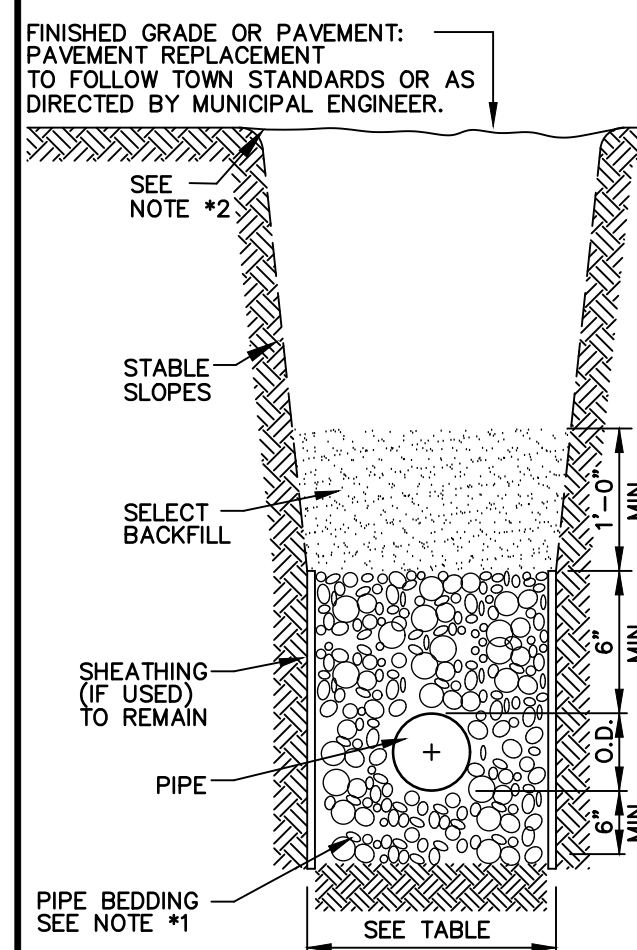
WALLPACK FULL CUTOFF LED

SCALE: NTS

NOTES:
1. LUMINAIRES SHALL BE HLWPC2 WALLPAK FULL CUTOFF LED AS MANUFACTURED BY HOLOPHANE



10
C-2



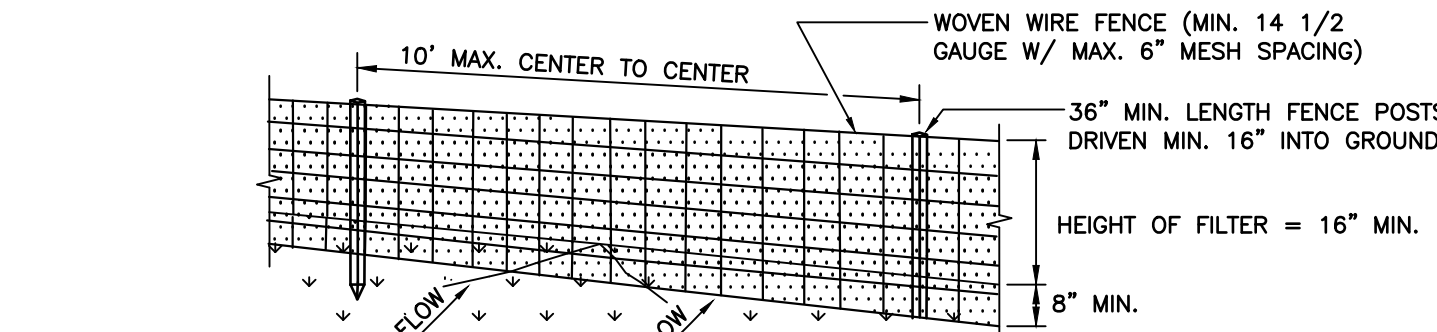
NOTES:
1. PIPE BEDDING SHALL BE CRUSHED STONE OR WASHED GRAVEL PASSING A 3/4 INCH SIEVE AND RETAINED ON A 3/8 INCH SIEVE.
2. SELECT BACKFILL SHALL BE FINE EARTH, FREE FROM CINDERS, STONES, DEBRIS AND FROZEN EARTH. REMAINING BACKFILL SHALL BE FREE FROM LARGE CLOUDS, ROCKS, AND CINDERS.
3. PLACE PIPE BEDDING BY HAND HAND COMPACT UNDER AND AROUND PIPE CENTERLINE. PLACE BACKFILL IN 6" LAYERS ABOVE PIPE CENTERLINE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A COMPETENT PERSON DURING ALL PHASES OF CONSTRUCTION WHOSE DUTY SHALL BE TO INSURE THAT ALL PHASES OF CONSTRUCTION ARE IN FULL COMPLIANCE WITH LOCAL SPECIFICATION AND ALL APPLICABLE FEDERAL, STATE AND LOCAL STATUTES, CODES, RULES, REGULATIONS AND LAWS INCLUDING, BUT NOT LIMITED TO UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND NEW YORK STATE DEPARTMENT OF LABOR FOR OSHA SECTION 1910.146 PERMIT REQUIRED CONFINED SPACE ENTRY, OSHA SECTION 1926.650 EXCAVATION GENERAL PROTECTION REQUIREMENTS AND OSHA SECTION 1926.651 TRENCHING AND SHORING, STATE OF NEW YORK UNIFORM FIRE PREVENTION AND BUILDING CODES AND NATIONAL FIRE PROTECTION ASSOCIATION CODES.
5. ALL APPROVED MAIN LINE SEWER PIPE SHALL BE THE SAME MATERIAL FROM MANHOLE TO MANHOLE.
6. FILL SECTION AREA MUST BE GRADED WITH THE PLACEMENT OF SUITABLE SOIL MATERIAL, AS DETERMINED BY THE PROJECT SITE ENGINEER, IN 12" (MAX.) LAYERS COMPACTED TO 95% OF THE MAXIMUM DENSITY OF THE SOIL AS DETERMINED BY THE STANDARD PROCTOR TEST (AASHTO DESIGNATION T-99) TO 2'-0" (MIN.) ABOVE TOP OF PIPE AT A MIN. WITH OF O.D. +4" BEFORE TRENCH EXCAVATING.
7. WHERE ROCK IS ENCOUNTERED IN TRENCH BOTTOM, UNDERCUT MUST BE MADE 12" MIN.
8. WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN TRENCH BOTTOM, UNDERCUT TO SUITABLE MATERIAL (AS APPROVED).

PIPE O.D.	MIN. TRENCH WIDTH
24" AND SMALLER	O.D. + 1'-4"
30" AND LARGER	O.D. + 2'-0"

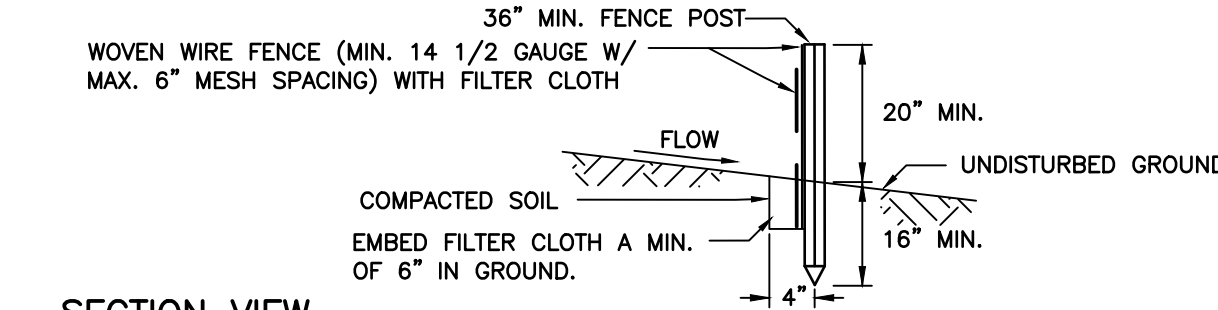
TRENCH DETAIL (SANITARY & STORM)

SCALE: NTS

2
C-2



PERSPECTIVE VIEW



SECTION VIEW

CONSTRUCTION SPECIFICATIONS

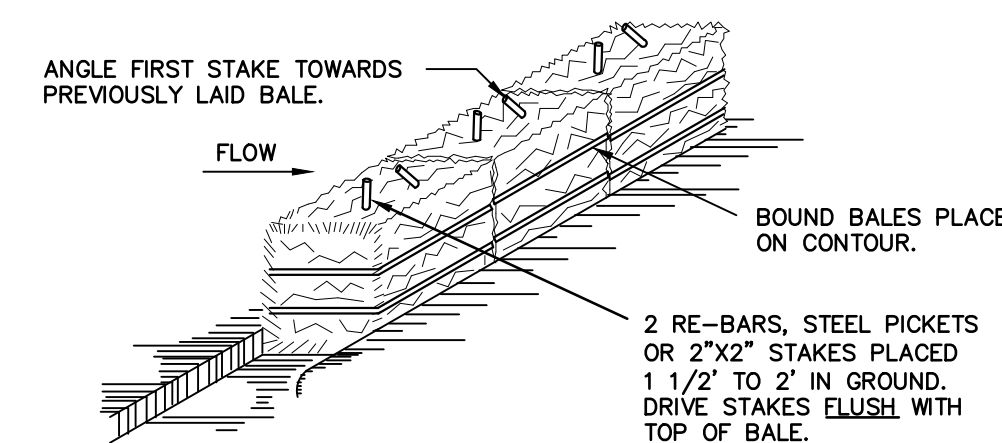
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER CLOTH, MIRAFI 100X, STABILINKA 1140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOFAB, ENVIRFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE

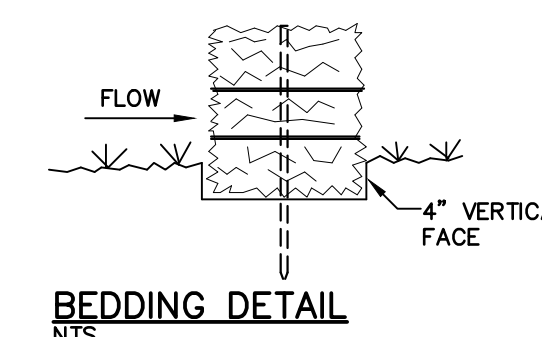
SCALE: NTS

5
C-2

DRAINAGE AREA NO MORE THAN 1/4 ACRE PER 100 FEET OF STRAW BALE DIKE FOR SLOPES LESS THAN 25%.



ANCHORING DETAIL NTS



BEDDING DETAIL NTS

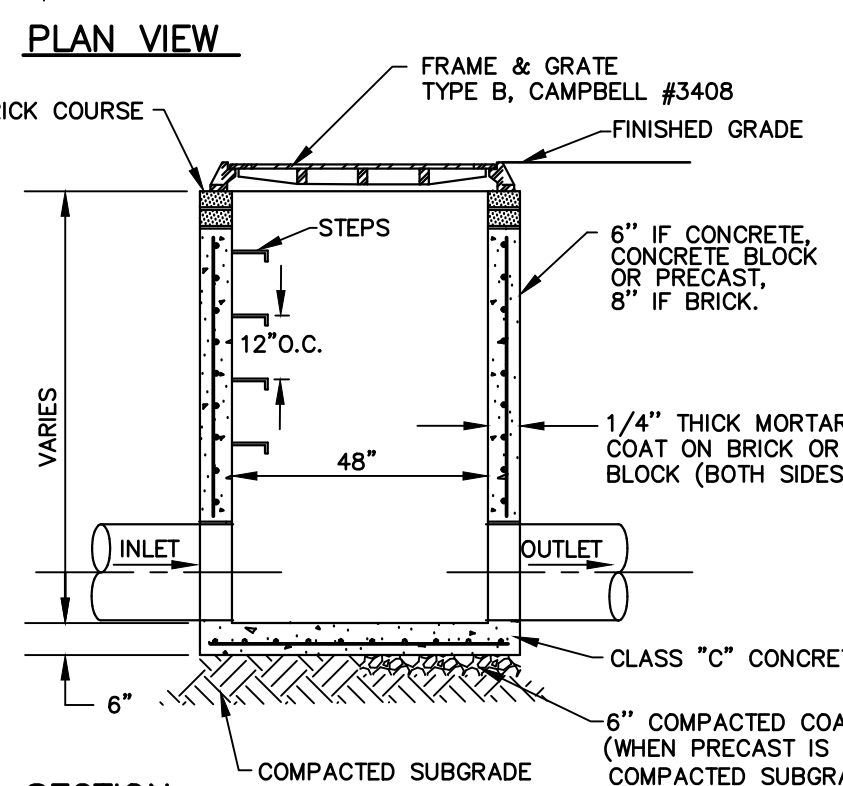
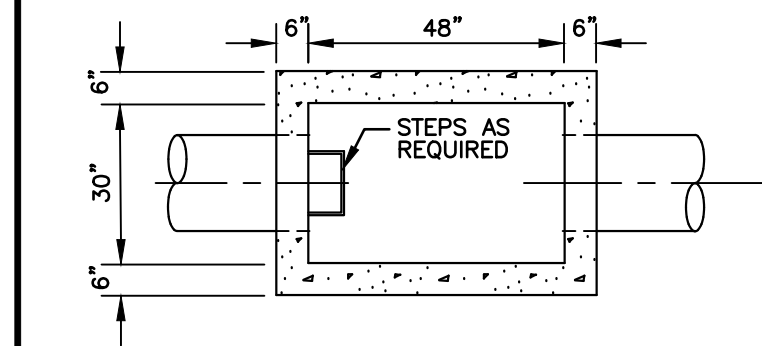
CONSTRUCTION SPECIFICATIONS

- 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.
- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
- 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 TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
- INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

STRAW BALE DIKE

SCALE: NTS

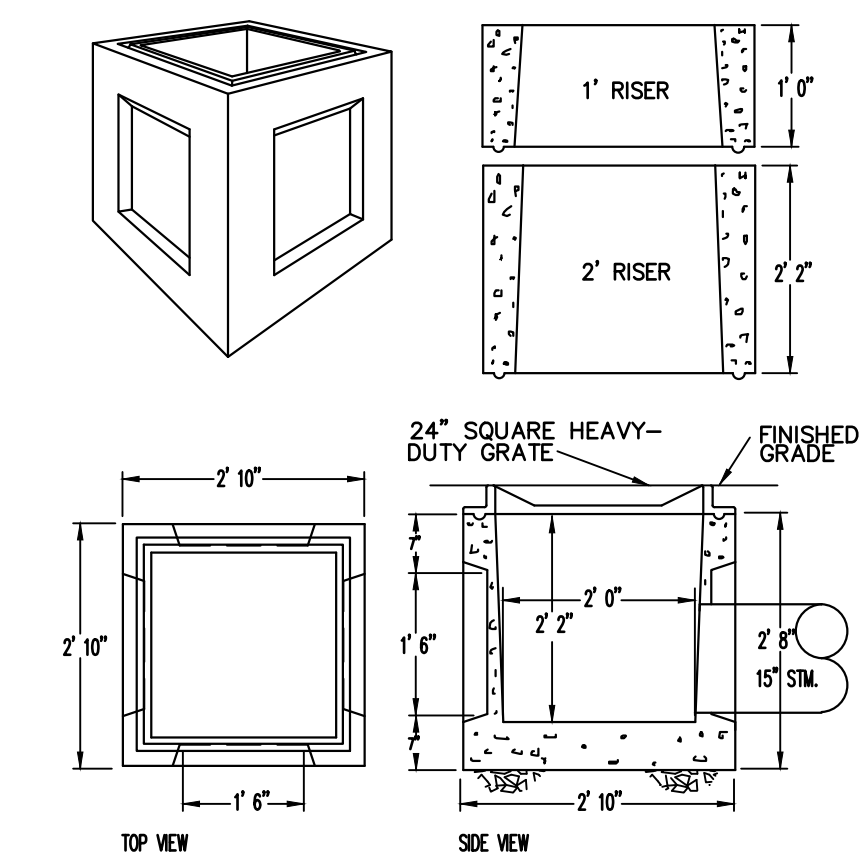
8
C-2



STORM DRAIN INLET

SCALE: NTS

3
C-2



SPECIFICATIONS
CONCRETE MINIMUM STRENGTH - 4,000 PSI AT 28 DAYS
REINFORCEMENT #4 REBAR, FIBER
AIR ENTRAINMENT - 6%
LOAD DESIGN - H20

PRECAST CATCH BASIN

SCALE: 1/2" = 1'

6
C-2

PAVEMENT SECTION

SCALE: 1" = 1"

9
C-2

NO.	DATE	REVISION	BY	CK.
B	03/30/21	SUBMITTED TO PLANNING BOARD	P.H.	M.S.
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MICHAEL J. SANDOR PE
NY PROFESSIONAL ENGINEER NO. 60445

DRAWN BY:
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CLIENT APPR.

MJS ENGINEERING & LAND SURVEYING, PC
261 Greenwich Ave
Goshen, NY 10924
845-291-8650
Fax 845-291-8657

SHEET TITLE:

DETAILS

JOB NAME:
NEIGHBORHOOD SELF-STORAGE
TOWN OF DEERPARK, ORANGE COUNTY, NY

DATE: 01/27/21
JOB NO. 060152
SCALE: 1" = 30'

REV. NO. B
DWG. NO. C-2
SHEET 2 OF 2