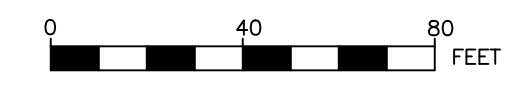


LEGEND

- PT3 ● PERC HOLE LOCATION
- TH3 ● TEST HOLE LOCATION
- PROPOSED PAVEMENT
- PROPOSED GRAVEL
- N.Y.C.D.E.P. STREAM BUFFER ZONE
- CO PROPOSED CLEANOUT
- x — PROPOSED GUIDERAIL
- o — PROPOSED SILT FENCE

SITE PLAN

SCALE: 1" = 40'



NOTE: CONTOURS TAKEN FROM ULSTER COUNTY GIS LIDAR.

ZONING COMPLIANCE TABLE
R1.5 ZONING DISTRICT

ITEM	REQUIRED	EXISTING R1.5 ZONE (PARCEL)	PROPOSED R1.5 ZONE (PARCEL)
MINIMUM LOT AREA REQUIREMENT (ACRES)	R1.5 - 1.5 ACRES	APPROX. 12.96 AC.* (131.74 AC.)	APPROX. 12.96 AC. (131.74 AC.)
MAXIMUM STRUCTURE COVERAGE (%)	R1.5 - 10%	APPROX. 1.4%* (0.13%)	APPROX. 1.8%* (0.18%)
MINIMUM OPEN SPACE (%)	R1.5 - 60%	APPROX. 94.2%* (99.4%)	APPROX. 92.9%* (99.3%)
MAXIMUM STRUCTURE HEIGHT (FEET)	R1.5 - 35 FEET	32 FEET	35 FEET
MINIMUM LOT WIDTH	R1.5 - 200 FEET	APPROX. 826.87 FEET	APPROX. 826.87 FEET
MINIMUM FRONT SETBACK (FEET)	R1.5 - 50 FEET	APPROX. 137.8 FEET	APPROX. 137.8 FEET
MINIMUM SIDE SETBACK (FEET)	R1.5 - 25 FEET	APPROX. 147.6 FEET	APPROX. 147.6 FEET
MINIMUM REAR SETBACK (FEET)	R1.5 - 50 FEET	APPROX. 5,140 FEET	APPROX. 5,140 FEET

* BASED ONLY ON AREA WITHIN R1.5 ZONE

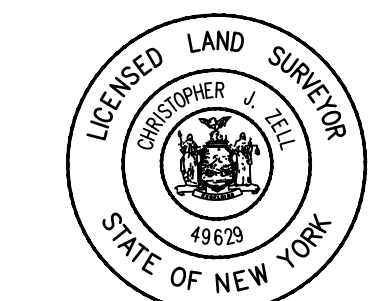
R3 & R5 ZONING DISTRICTS

ITEM	REQUIRED	EXISTING R3 & R5 ZONES (PARCEL)	PROPOSED R3 & R5 ZONES (PARCEL)
MINIMUM LOT AREA REQUIREMENT (ACRES)	R3 - 3.0 AC. R5 - 5.0 AC.	R3 - APPROX. 55.29 AC.* R5 - APPROX. 63.49 AC.* (131.74 AC.)	R3 - APPROX. 55.29 AC.* R5 - APPROX. 63.49 AC.* (131.74 AC.)
MAXIMUM STRUCTURE COVERAGE (%)	R3 & R5 - 10%	0%* (0.13%)	0%* (0.18%)
MINIMUM OPEN SPACE (%)	R3 - 70%, R5 - 80%	100%* (99.4%)	100%* (99.3%)
MAXIMUM STRUCTURE HEIGHT (FEET)	R3 & R5 - 35 FT.	N/A	N/A
MINIMUM LOT WIDTH	R3 - 200 FT., R5 - 300 FT.	APPROX. 750.64 FT.	APPROX. 750.64 FT.
MINIMUM FRONT SETBACK (FEET)	R3 - 60 FT., R5 - 75 FT.	N/A	N/A
MINIMUM SIDE SETBACK (FEET)	R3.0 - 50 FT., R5 - 75 FT.	N/A	N/A
MINIMUM REAR SETBACK (FEET)	R3.0 - 60 FT., R5 - 75 FT.	N/A	N/A

* BASED ONLY ON AREA WITHIN R3 & R5 ZONES. THERE ARE NO BUILDINGS AND THERE IS NO WORK PROPOSED IN THE R3 & R5 ZONES OF THE PARCEL.



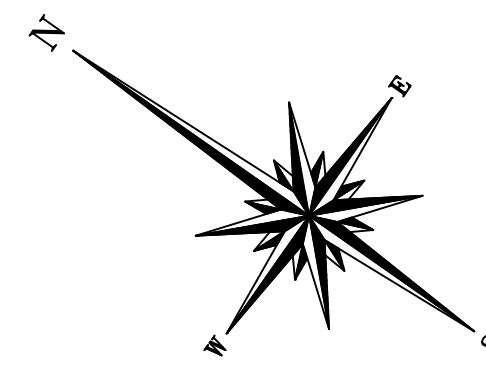
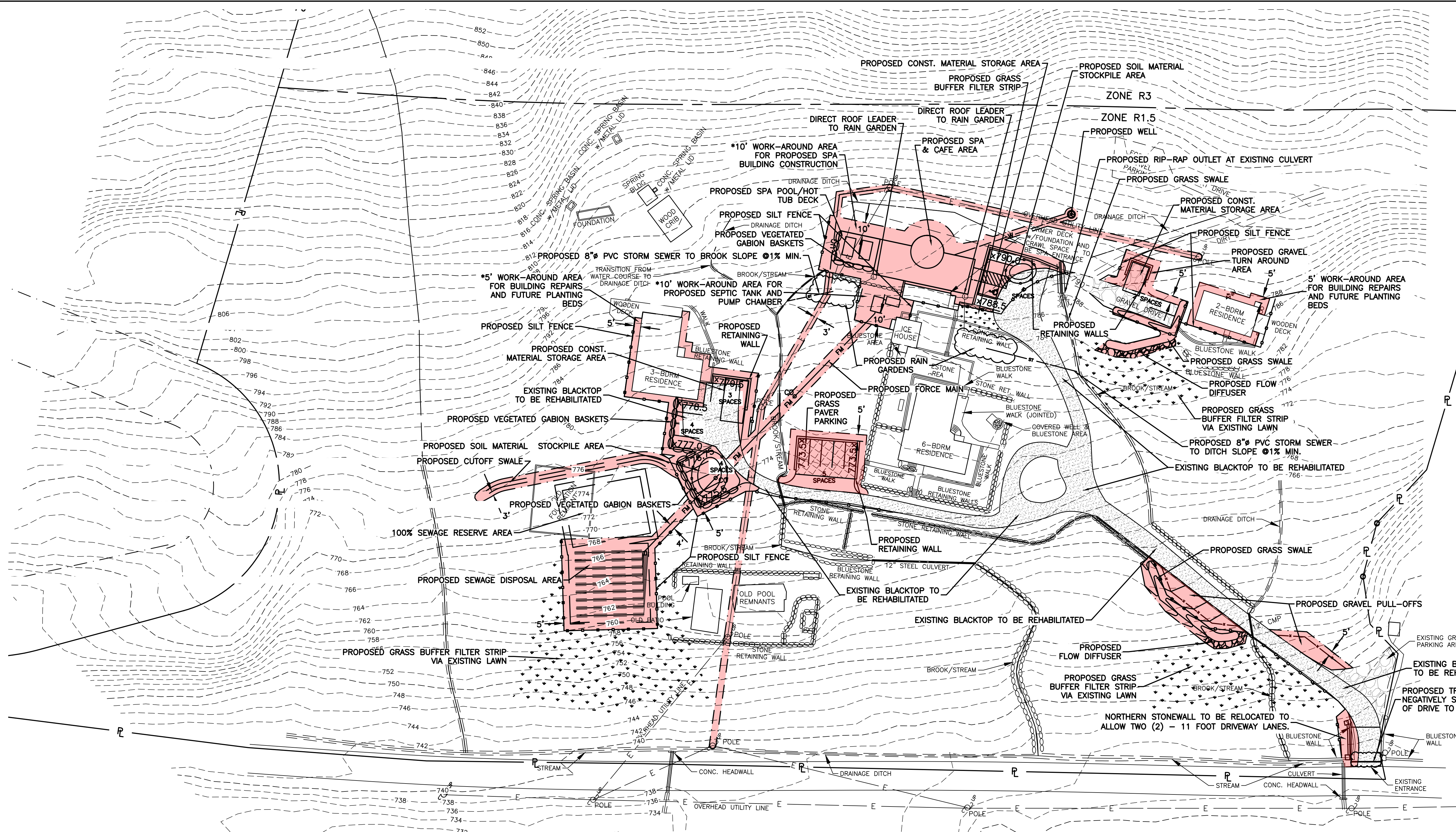
NOTE: The location of existing underground utilities are shown in an approximate way only and have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.



Unauthorized alteration or addition to a plan bearing a licensed engineer's seal is a violation of section 7209, subdivision 2, of the New York State Education Law.

SITE PLAN
THE AURUM
PLANK ROAD

TOWN OF SHANDAKEN		ULSTER COUNTY		NEW YORK	
DATE	REVISION RECORD	BRINNIER & LARIOS, P.C. ENGINEERS & LAND SURVEYORS 67 MAIDEN LANE KINGSTON, N.Y. Phone: 845-338-7622 Fax: 845-338-7660			
6/30/23	PERC HOLE LOCATIONS ADDED	SCALE	DATE	SHEET NO.	
8/08/23	PERC HOLE LOCATIONS ADDED	AS SHOWN	AUGUST 2023	2 OF 5	
9/21/23	PER DEP COMMENTS		DWG. WFP	CHK. WFP	AMD.
10/30/23	ZONING TABLE UPDATED				
1/8/24	MODIFIED DRIVEWAY & PARKING				
3/22/24	ADD EROS. & SEDI. CONTROLS				



LEGEND

- BLACKTOP DRIVEWAY (SEE NOTE BELOW)
- EXISTING GRAVEL DRIVEWAY
- N.Y.C.D.E.P. STREAM BUFFER ZONE
- PROPOSED CLEANOUT
- APPROXIMATE ZONING BOUNDARY
- LIMITS OF DISTURBANCE
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED PARKING SPACE
- PROPOSED GUIDERAIL
- PROPOSED SILT FENCE
- PROPOSED GRASS FILTER STRIP
- PROPOSED FLOW DIFFUSER
- PROPOSED VEGETATED GABION BASKETS

NOTE: USE EXISTING VEGETATION FOR GRASS BUFFER FILTER STRIPS.

PARKING SPACE SUMMARY

TYPE OF USE	CODE REQUIREMENT	NUMBER SPACES/BERTHS REQUIRED PER CODE
INN	1 SPACE PER GUEST ROOM	11 GUEST ROOMS / 1 SPACE PER ROOM = 11 SPACES
SPA	1 SPACE PER 3 GUESTS	12 CONCURRENT GUESTS / 1 SPACE PER 3 GUESTS = 4 SPACES
FOOD SERVICE	1 SPACE PER 3 SEATS	14 SEATS / 1 SPACE PER 3 SEATS = 5 SPACES
EMPLOYEES	1 SPACE PER EMPLOYEE	2 EMPLOYEES / 1 SPACE PER EMPLOYEE = 2 SPACES

TOTAL PARKING SPACES REQUIRED = 22 SPACES
 TOTAL PARKING SPACES PROVIDED = 22 SPACES
 TOTAL NUMBER OF ACCESSIBLE SPACES REQUIRED = 1 ACCESSIBLE SPACE PER 25 TOTAL SPACES
 TOTAL NUMBER OF ACCESSIBLE SPACES PROVIDED = 1 ACCESSIBLE SPACE

NOTES:

- INN:**
- PROPOSED BUSINESS USE IS FOR AN INN. THE INN WILL BE OPEN SEVEN (7) DAYS PER WEEK. THE PROPOSED INN WILL UTILIZE THE EXISTING ELEVEN (11) BEDROOMS ON THE PROPERTY AS GUEST ROOMS.
 - THERE WILL BE ONE (1) PARKING SPACE REQUIRED/PROVIDED PER GUEST ROOM PER SECTION 116-24 PARKING AND LOADING STANDARDS (HOTEL OR MOTEL). SEE BELOW FOR EMPLOYEE PARKING.
- SPA:**
- PROPOSED BUSINESS USE TO ACCOMPANY THE INN IS A SPA. THE SPA WILL BE OPEN FOUR (4) DAYS PER WEEK, THURSDAY THRU SUNDAY. A MAXIMUM OF TWELVE (12) SPA GUESTS CAN BE ACCOMMODATED DURING A SCHEDULED SESSION. A MAXIMUM OF THIRTY-FIVE (35) SPA GUESTS CAN BE ACCOMMODATED PER DAY.
 - THERE WILL BE ONE (1) PARKING SPACE PROVIDED PER THREE (3) CONCURRENT GUESTS. THIS IS ANALOGOUS TO SECTION 116-24 PARKING AND LOADING STANDARDS (RESTAURANT OR OTHER EATING AND DRINKING ESTABLISHMENT) FOR WHICH ONE (1) SEAT PER 3 GUESTS IS REQUIRED.

CAFÉ:

- PROPOSED BUSINESS USE TO ACCOMPANY THE SPA IS A CAFÉ TYPE OF FOOD SERVICE ESTABLISHMENT. THE CAFÉ WILL HAVE FOURTEEN (14) SEATS. THE CAFÉ WILL BE OPEN FOUR (4) DAYS PER WEEK, THURSDAY THRU SUNDAY.
- THERE WILL BE ONE (1) PARKING SPACE REQUIRED/PROVIDED PER THREE (3) SEATS PER SECTION 116-24 PARKING AND LOADING STANDARDS (RESTAURANT OR OTHER EATING AND DRINKING ESTABLISHMENT).

EMPLOYEES:

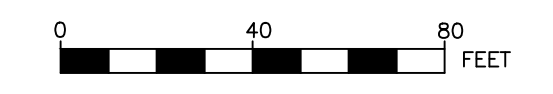
- THERE WILL BE TWO (2) EMPLOYEES.
- THERE WILL BE ONE (1) PARKING SPACE REQUIRED/PROVIDED PER EMPLOYEE PER SECTION 116-24 PARKING AND LOADING STANDARDS.

ACCESSIBLE PARKING:

- ONE (1) ACCESSIBLE PARKING SPACE IS REQUIRED/PROVIDED (WITH VAN ACCESSIBILITY).

SITE PLAN

SCALE: 1" = 40'



AREA OF DISTURBANCE = 36,703 SQ. FT. (0.84 ACRE)

DISTURBANCE NOTES:

- EXISTING BLACKTOP TO BE REHABILITATED AS SHOWN.
- REHABILITATION OF BLACKTOP SURFACE SHALL CAUSE MINIMAL DISTURBANCE TO EXISTING SUBBASE MATERIAL AND SHALL NOT DISTURB ORIGINAL GROUND.
- *EXISTING BUILDING WORK-ROUND DISTURBANCE AREA INTENDED FOR RESIDING, ROOF REPAIR, AND MINOR FOUNDATION REPAIRS FOR EXPOSED FOUNDATION WALLS, FOR EXAMPLE PARKING, AS NECESSARY.

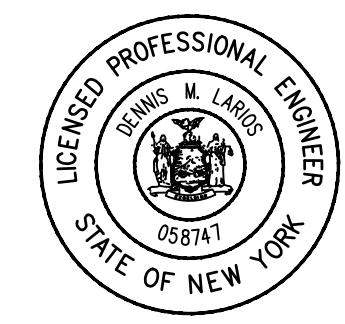
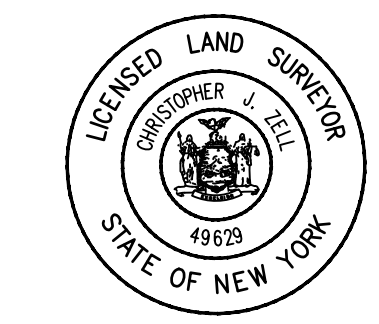
NOTE:

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NOTE: CONTOURS TAKEN FROM ULSTER COUNTY GIS LIDAR.

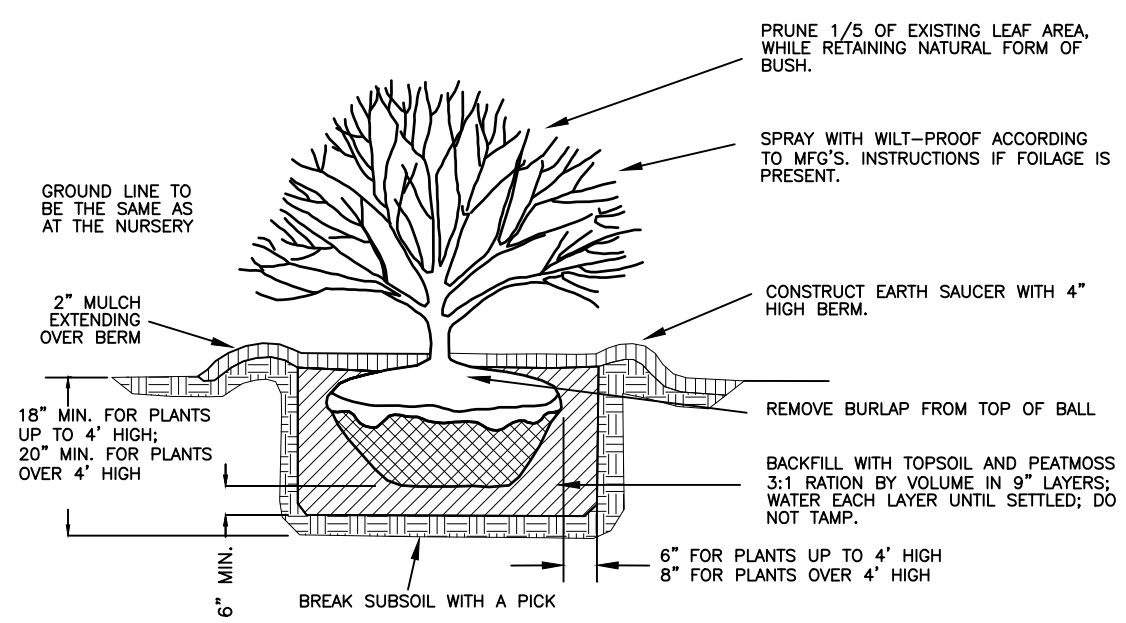


PARKING, GRADING & DISTURBANCE PLAN

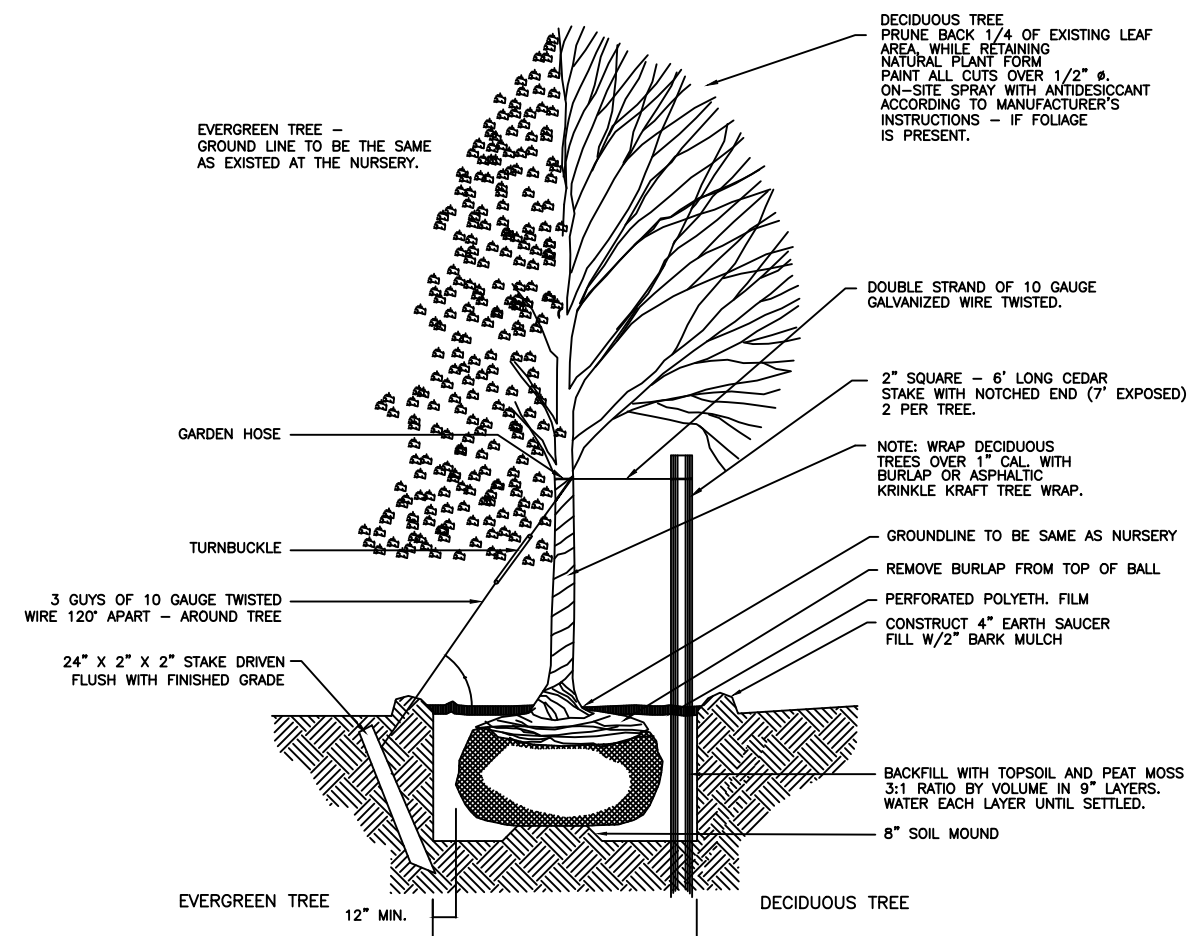


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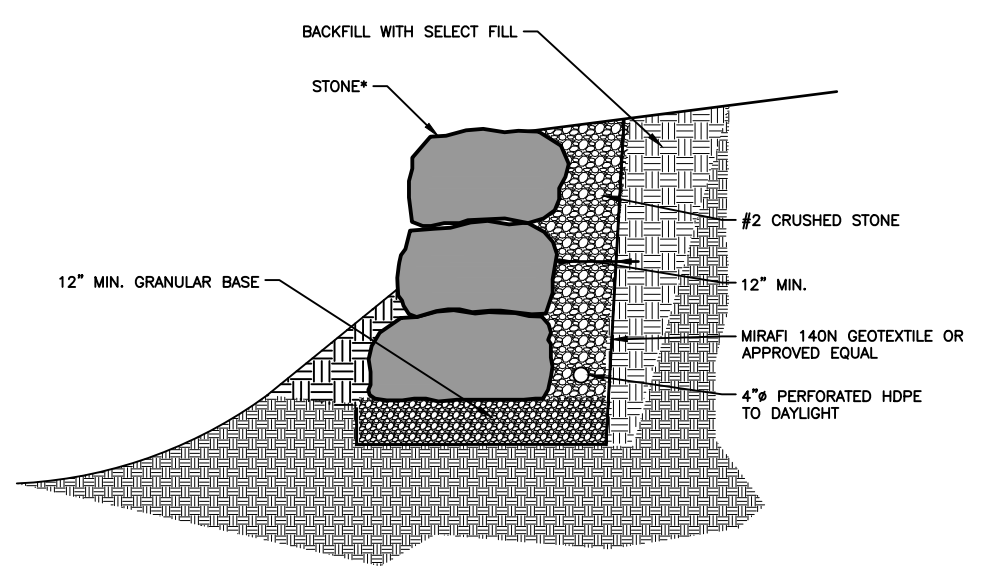
TOWN OF SHANDAKEN		ULSTER COUNTY		NEW YORK	
DATE	REVISION RECORD	BRINNIER & LARIOS, P.C. ENGINEERS & LAND SURVEYORS 67 MAIDEN LANE KINGSTON, N.Y. Phone: 845-338-7622 Fax: 845-338-7660			
6/30/23	PERC HOLE LOCATIONS ADDED	SCALE: AS SHOWN			
8/08/23	PERC HOLE LOCATIONS ADDED				
9/21/23	PER DEP COMMENTS	DATE: AUGUST 2023 SHEET NO. 3 OF 5			
10/30/23	ZONING TABLE UPDATED				
1/8/24	MODIFIED DRIVEWAY & PARKING	DATE: AUGUST 2023	DATE: AUGUST 2023	DATE: AUGUST 2023	DATE: AUGUST 2023
3/22/24	ADD EROS. & SEDI. CONTROLS	DWG: WFP	CHK: WFP	AMD: WFP	AMD: WFP



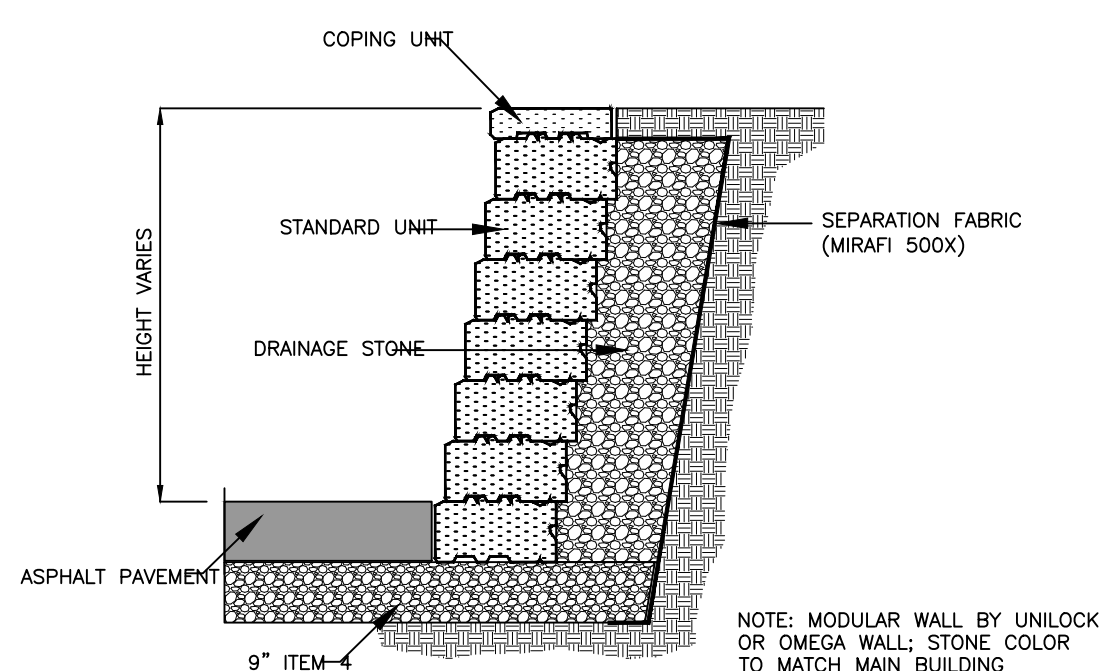
BRUSH/SHRUB PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE

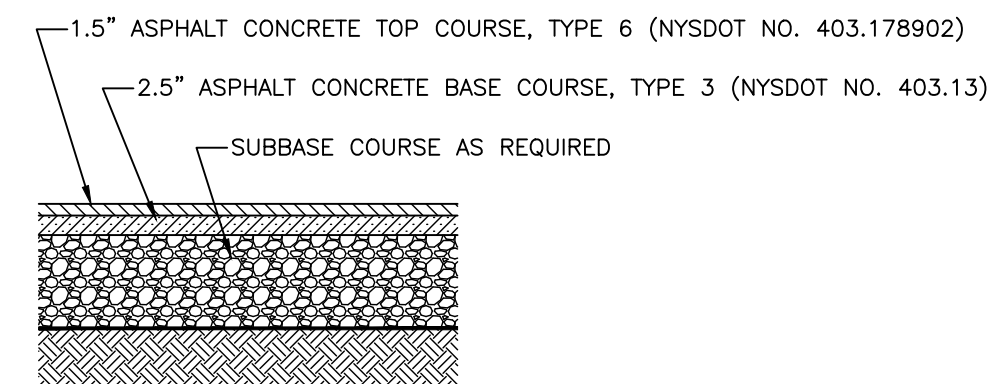


NATIVE STONE WALL DETAIL
NOT TO SCALE

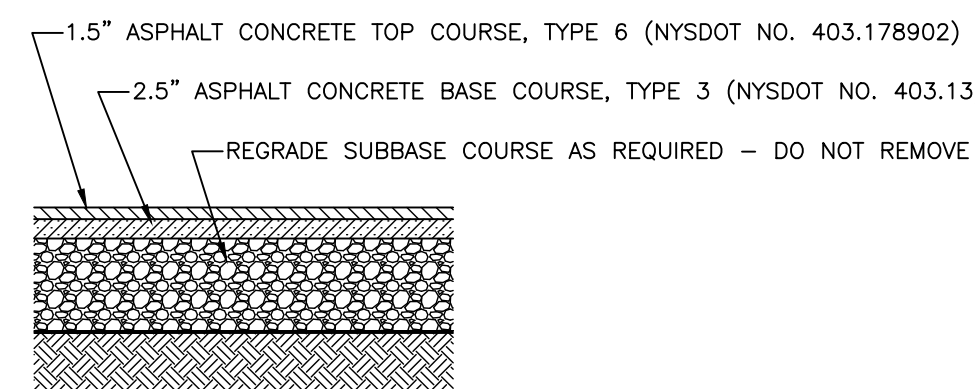


TYPICAL LANDSCAPE BLOCK RETAINING WALL DETAIL - ALTERNATIVE
NOT TO SCALE

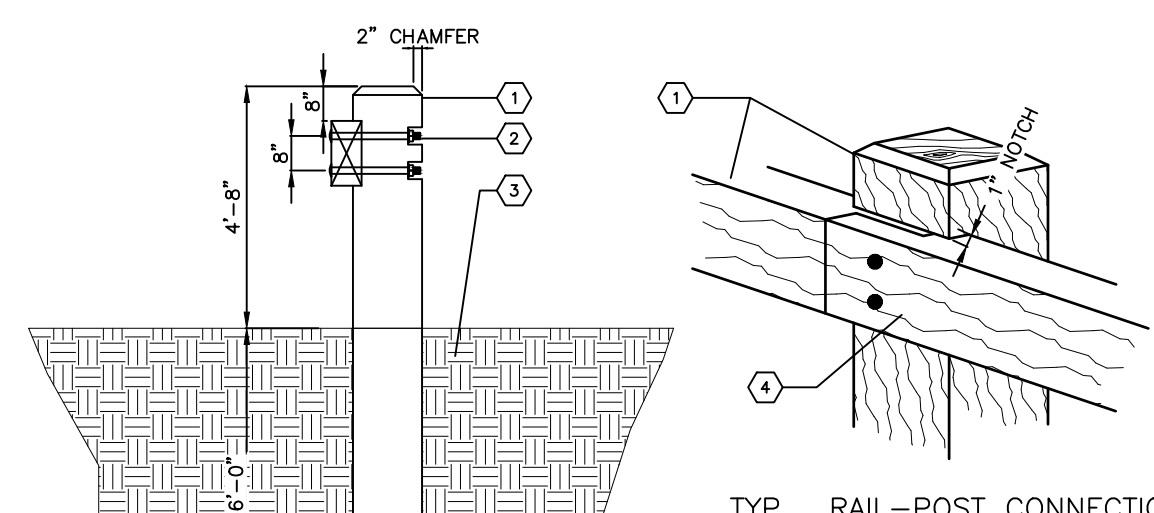
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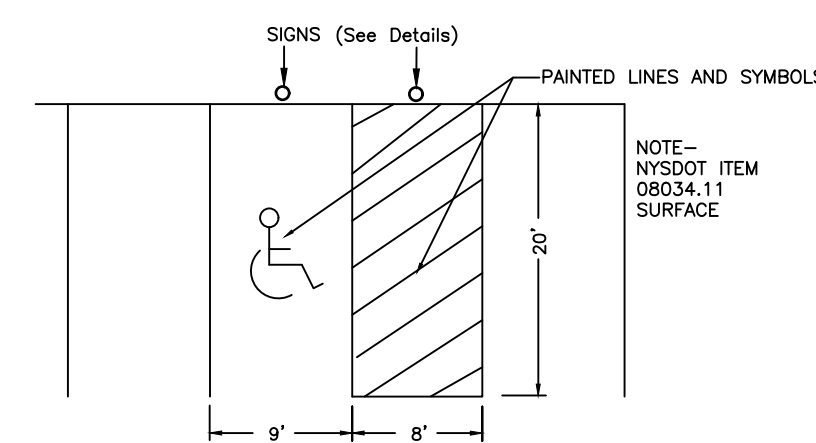
PAVING DETAIL
NOT TO SCALE



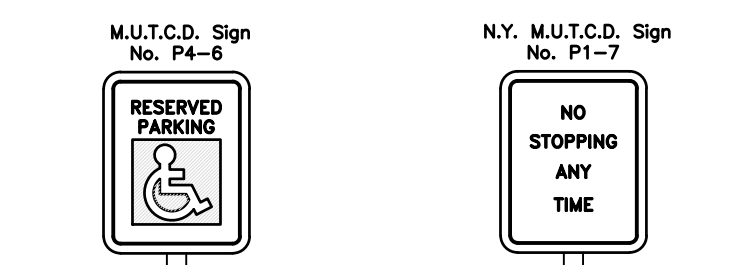
RE-PAVING DETAIL FOR COUNTY ROAD ACCESS
NOT TO SCALE



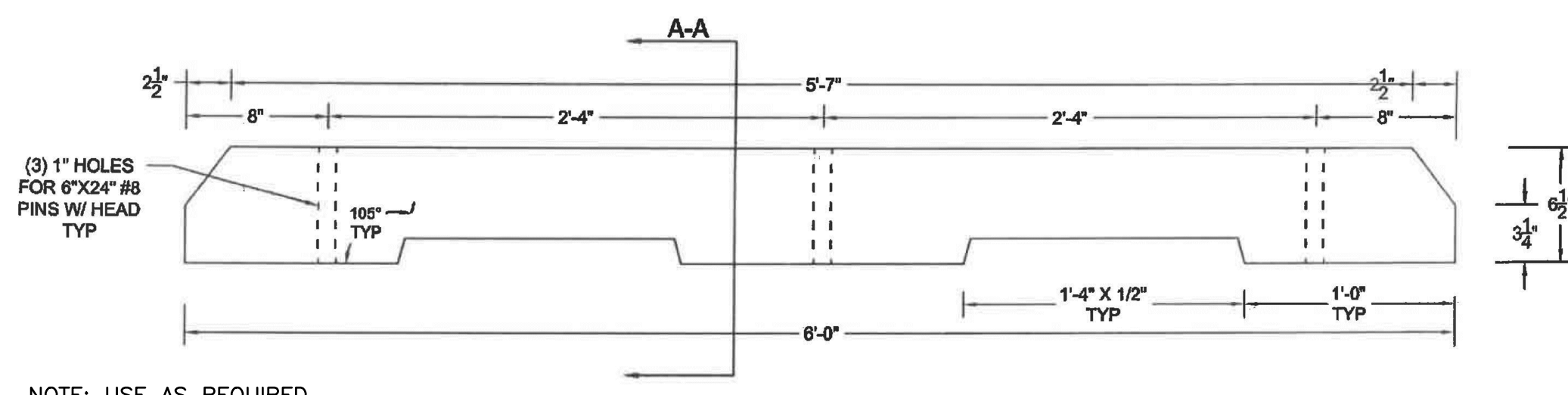
TYPICAL TIMBER GUIDERAIL DETAIL
NOT TO SCALE



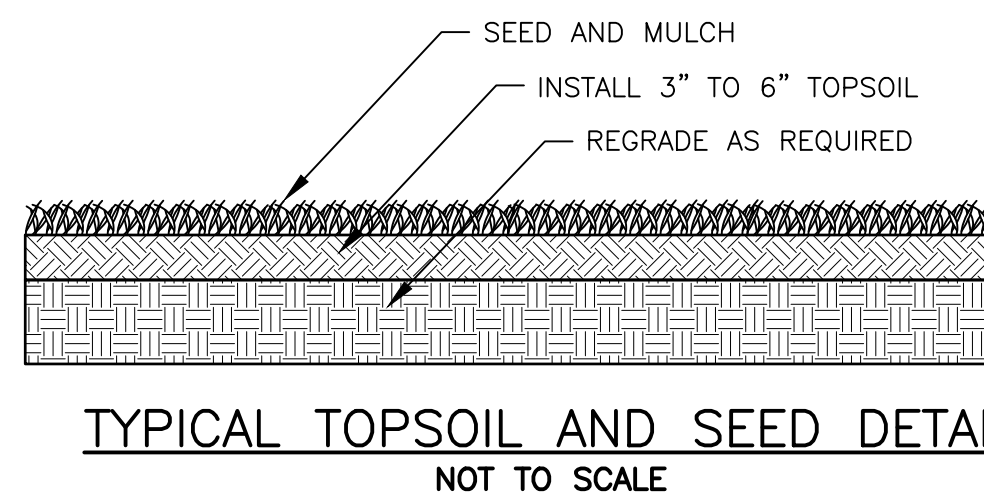
TYPICAL ADA PARKING DETAIL
NOT TO SCALE



TYPICAL ADA SIGN DETAIL
NOT TO SCALE

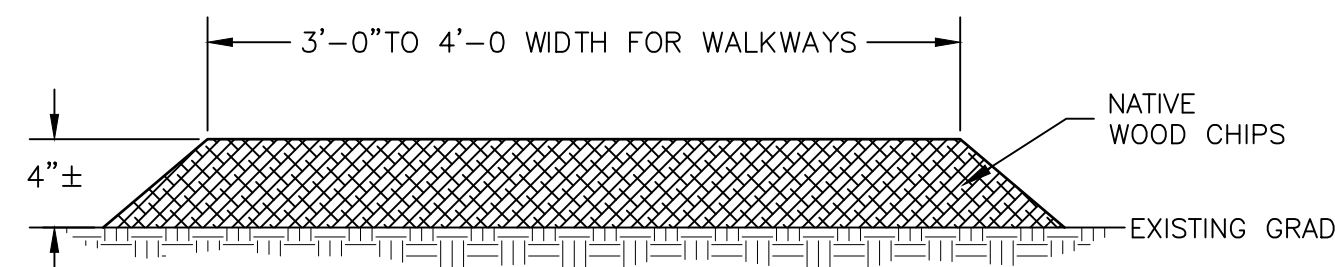
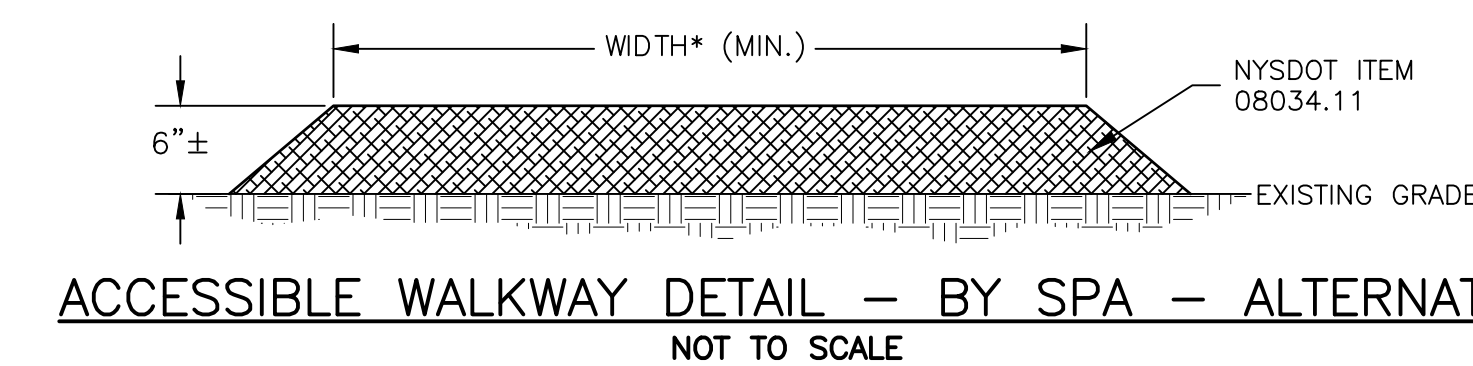


PRECAST CONCRETE PARKING CURB
NOT TO SCALE

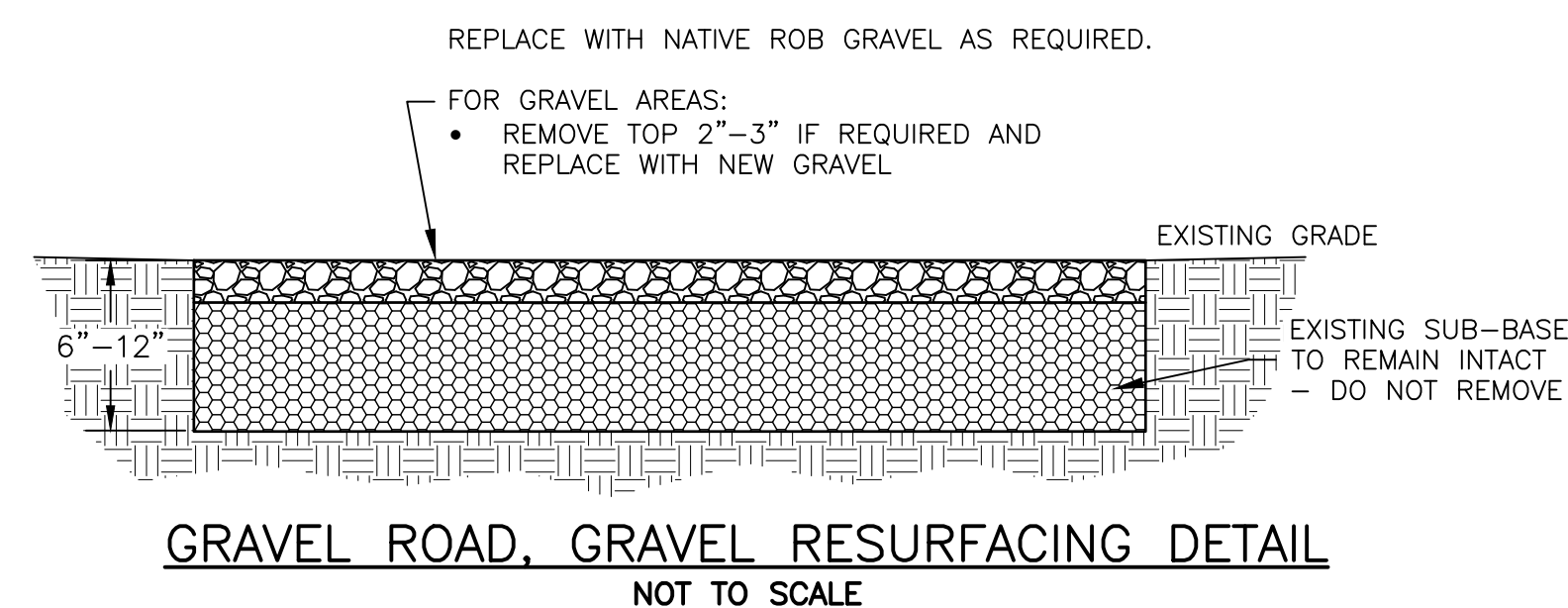


TYPICAL TOPSOIL AND SEED DETAIL
NOT TO SCALE

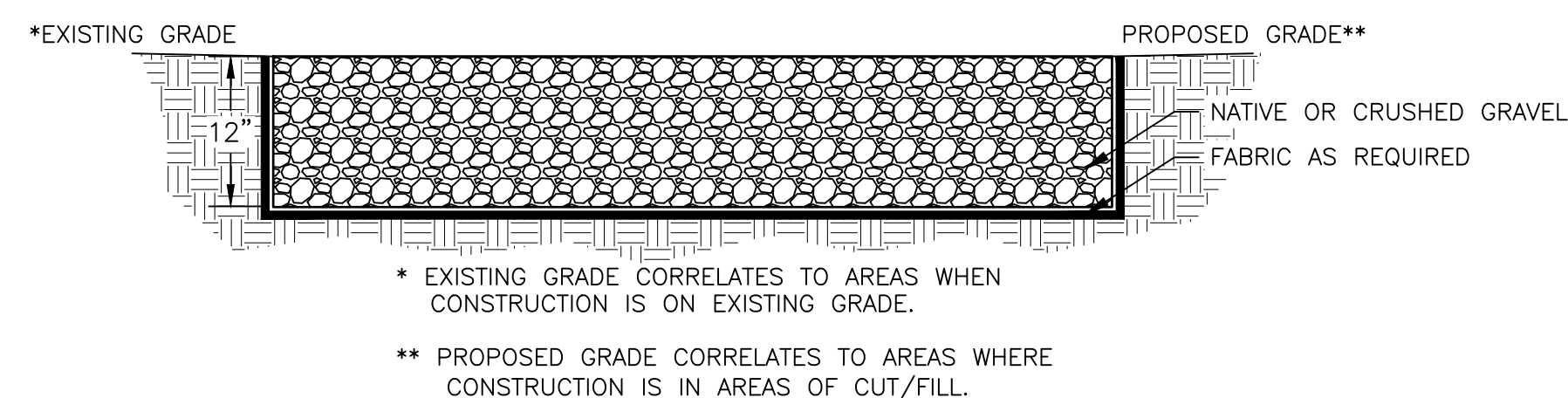
* WIDTH TO BE 5'-0" FOR PATHS
* WIDTH TO BE PER PARKING DETAIL FOR ACCESSIBLE PARKING



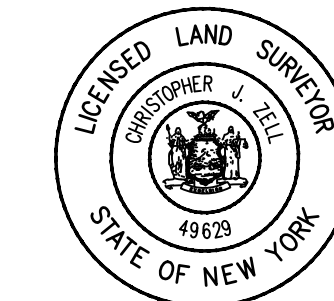
WOOD CHIP PATH DETAIL (FUTURE)
NOT TO SCALE



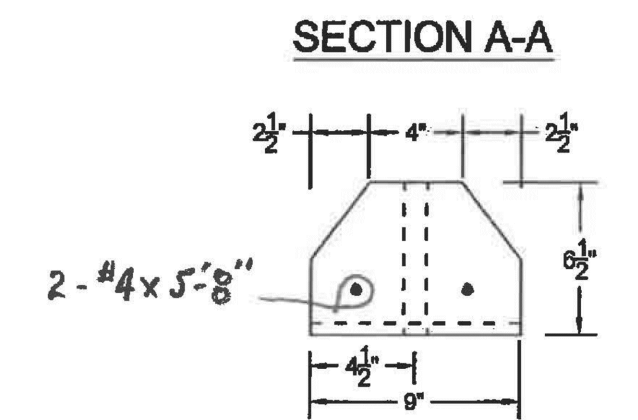
GRAVEL ROAD, GRAVEL RESURFACING DETAIL
NOT TO SCALE



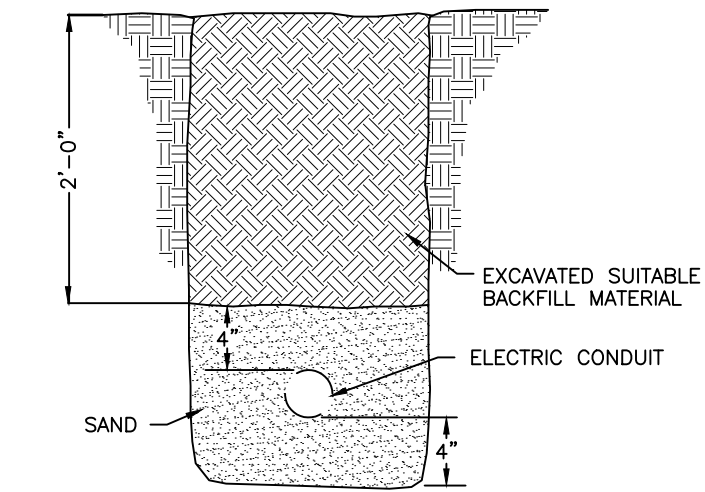
NEW GRAVEL ROAD AND PARKING SURFACING DETAIL
NOT TO SCALE



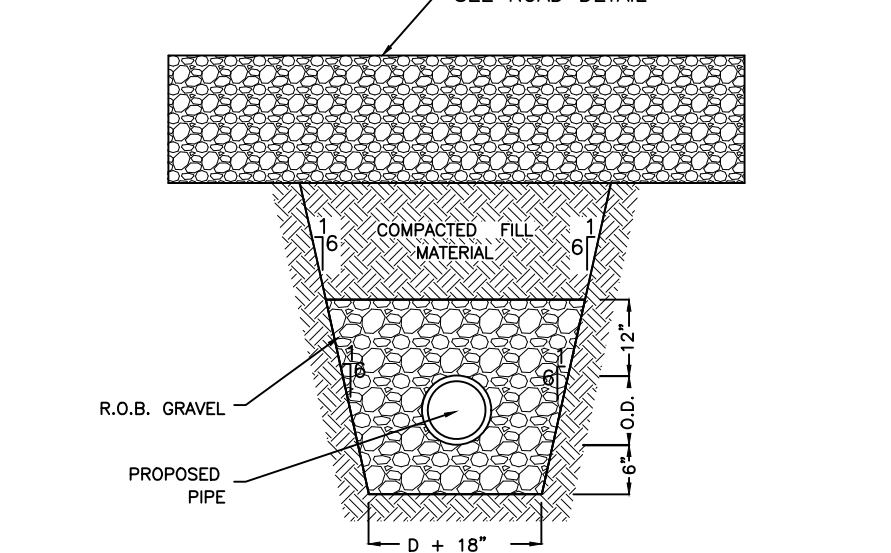
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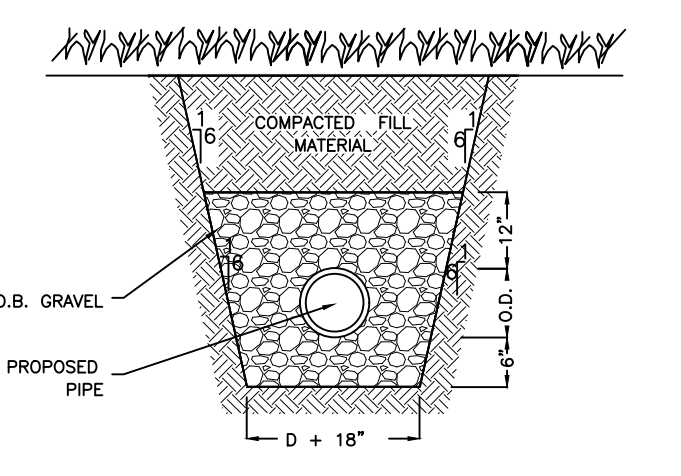
PRECAST CONCRETE PARKING CURB
NOT TO SCALE



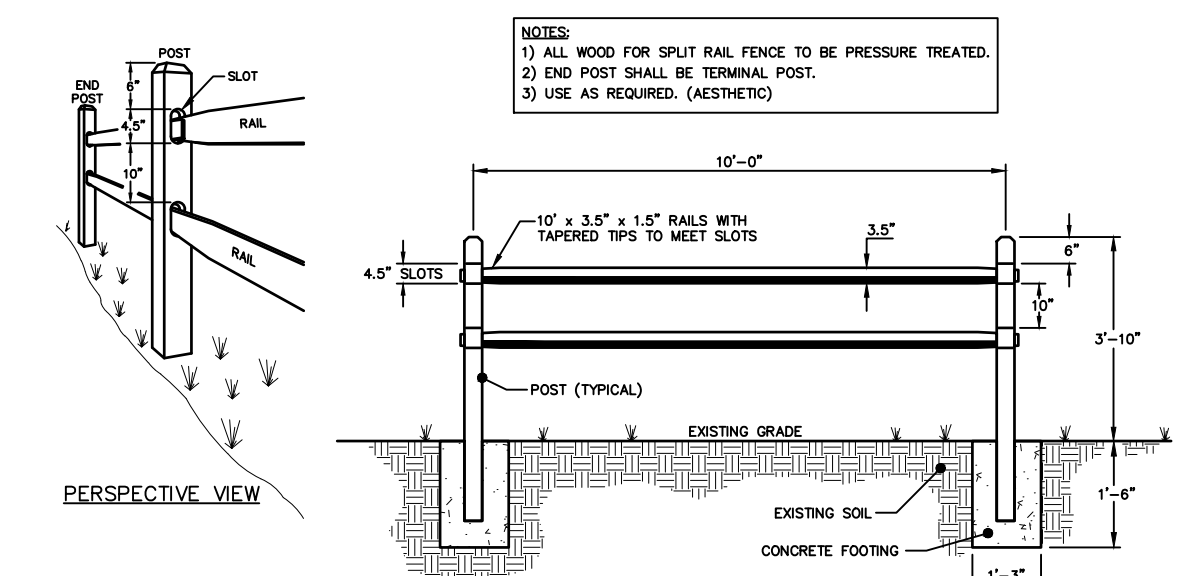
TYPICAL UTILITY TRENCH DETAIL
NOT TO SCALE



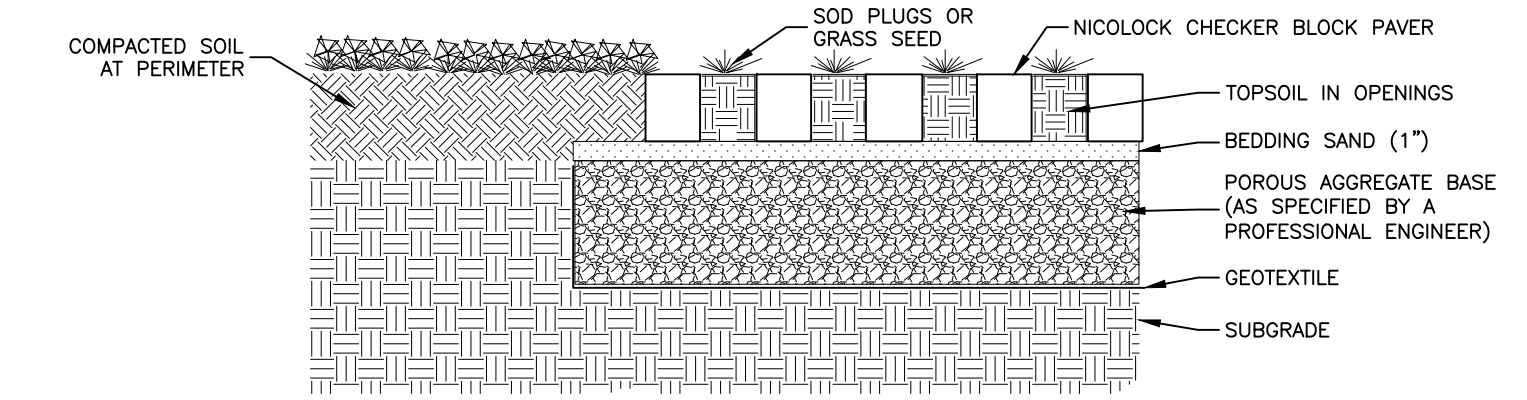
TYPICAL SEWER TRENCH DETAIL (ROAD AREAS)
NOT TO SCALE



TYPICAL SEWER TRENCH DETAIL (GRASSED AREAS)
NOT TO SCALE



TYPICAL SPLIT-RAIL FENCE DETAIL (FUTURE)
NOT TO SCALE

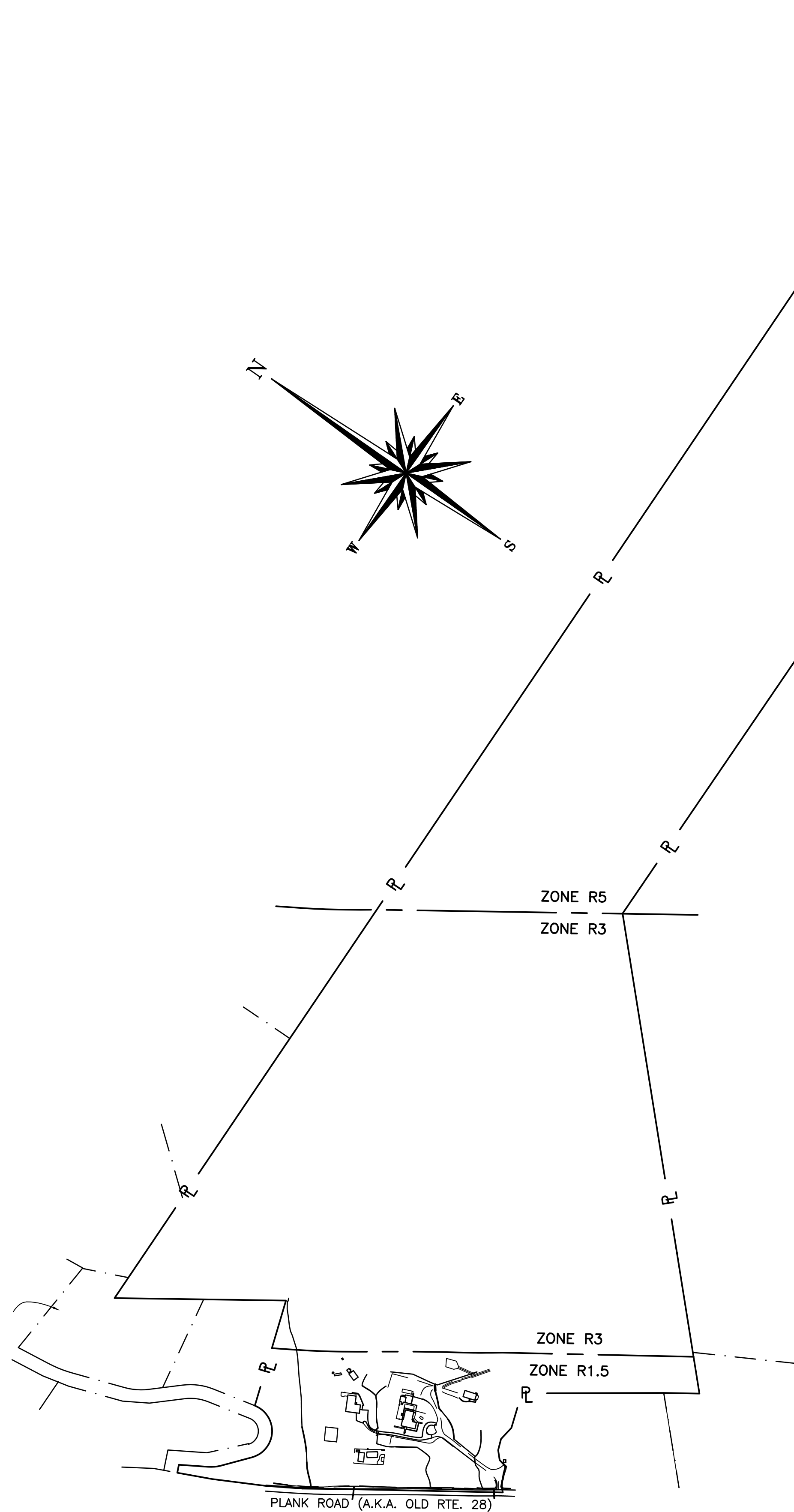


GRASS AND PAVER PARKING DETAIL
NOT TO SCALE

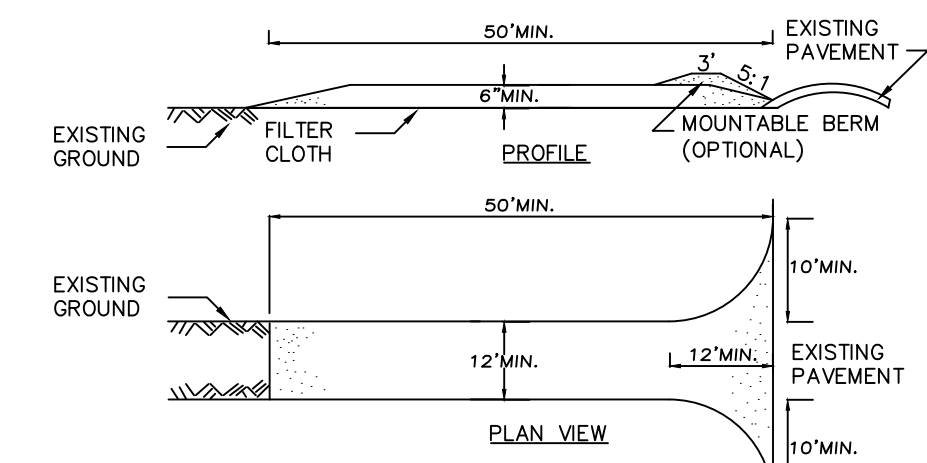
DETAILS

THE AURUM PLANK ROAD

TOWN OF SHANDAKEN		ULSTER COUNTY		NEW YORK	
DATE	REVISION RECORD	BRINNIER & LARIOS, P.C. ENGINEERS & LAND SURVEYORS 67 MAIDEN LANE KINGSTON, N.Y. Phone: 845-338-7622 Fax: 845-338-7660			
6/30/23	PERC HOLE LOCATIONS ADDED	SCALE AS SHOWN			
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10/30/23	ZONING TABLE UPDATED				
1/8/24	MODIFIED DRIVEWAY & PARKING	DATE AUGUST 2023	SHEET NO. 4 OF 5		
3/22/24	ADD EROS. & SEDI. CONTROLS	DWS WFP	CHK AMD		

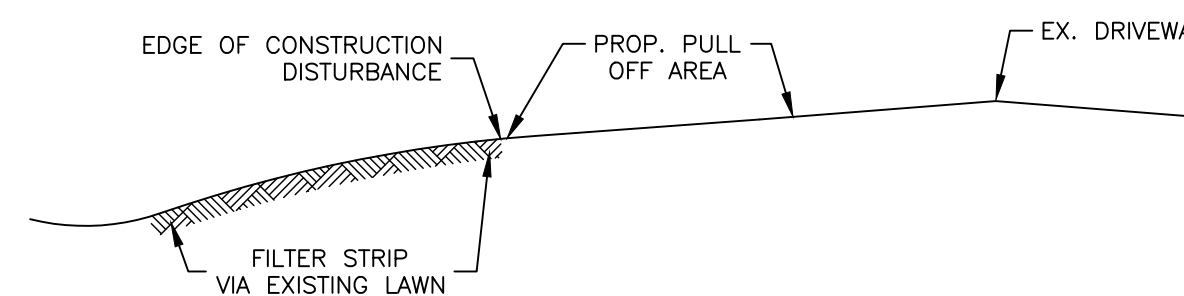


OVERALL SITE MAP
SCALE: 1" = 300'

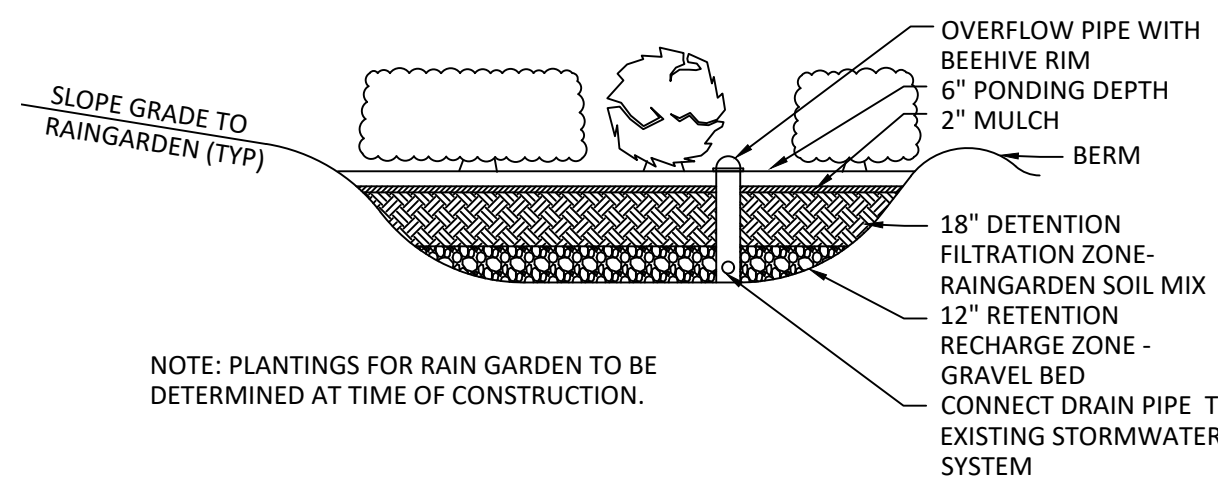


- CONSTRUCTION SPECIFICATIONS**
1. STONE SIZE - USE 1-4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - NOT LESS THAN 50 FEET OR EXISTING ASPHALT ROAD SURFACE.
 3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
 4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN EVENT.

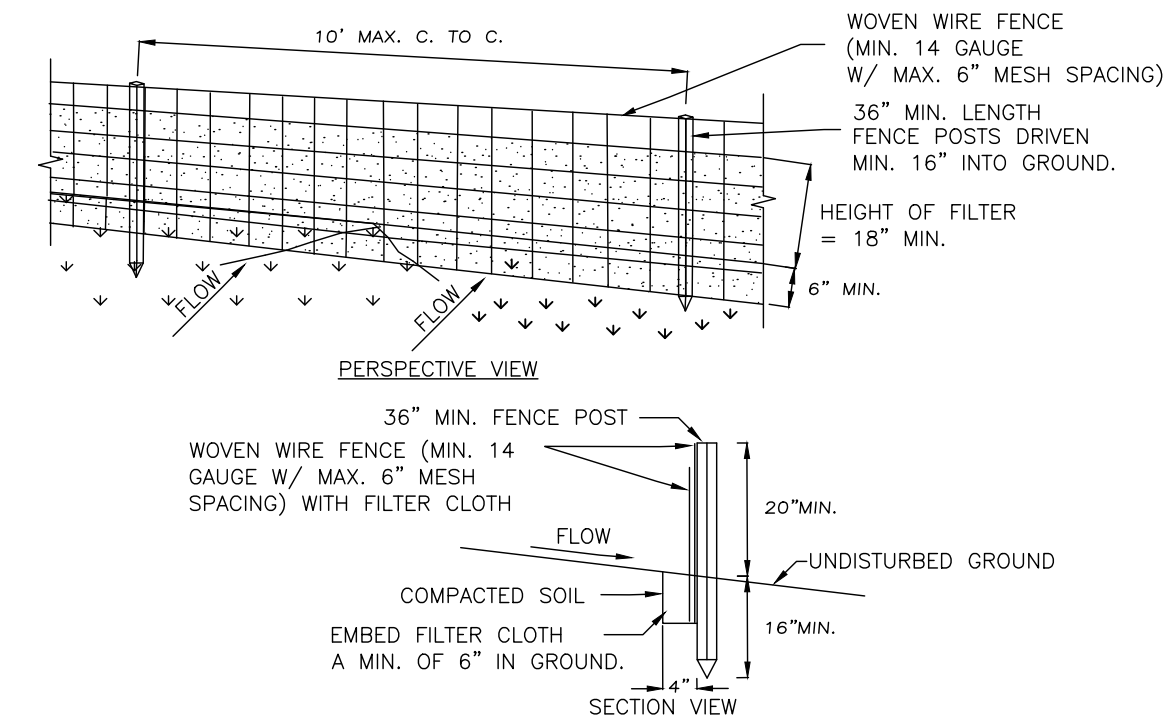
TYPICAL STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



GRASS BUFFER FILTER STRIP DETAIL
NOT TO SCALE

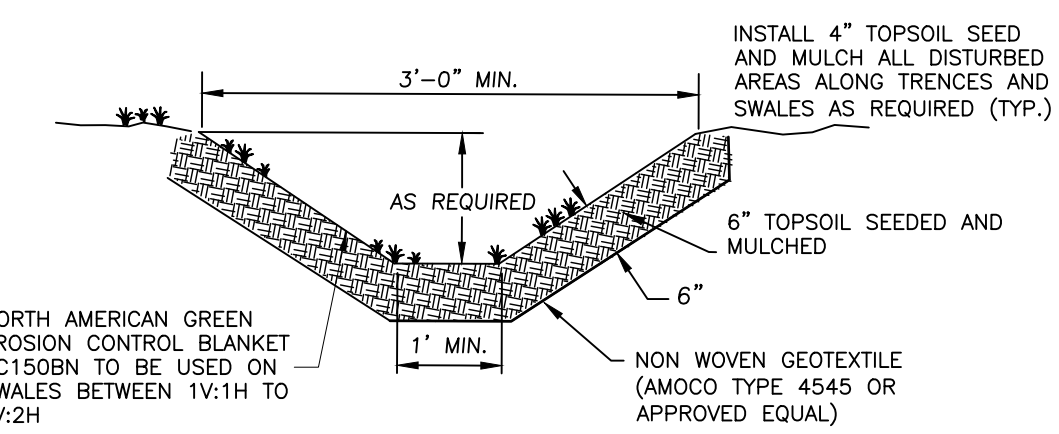


RAIN GARDEN DETAIL
NOT TO SCALE



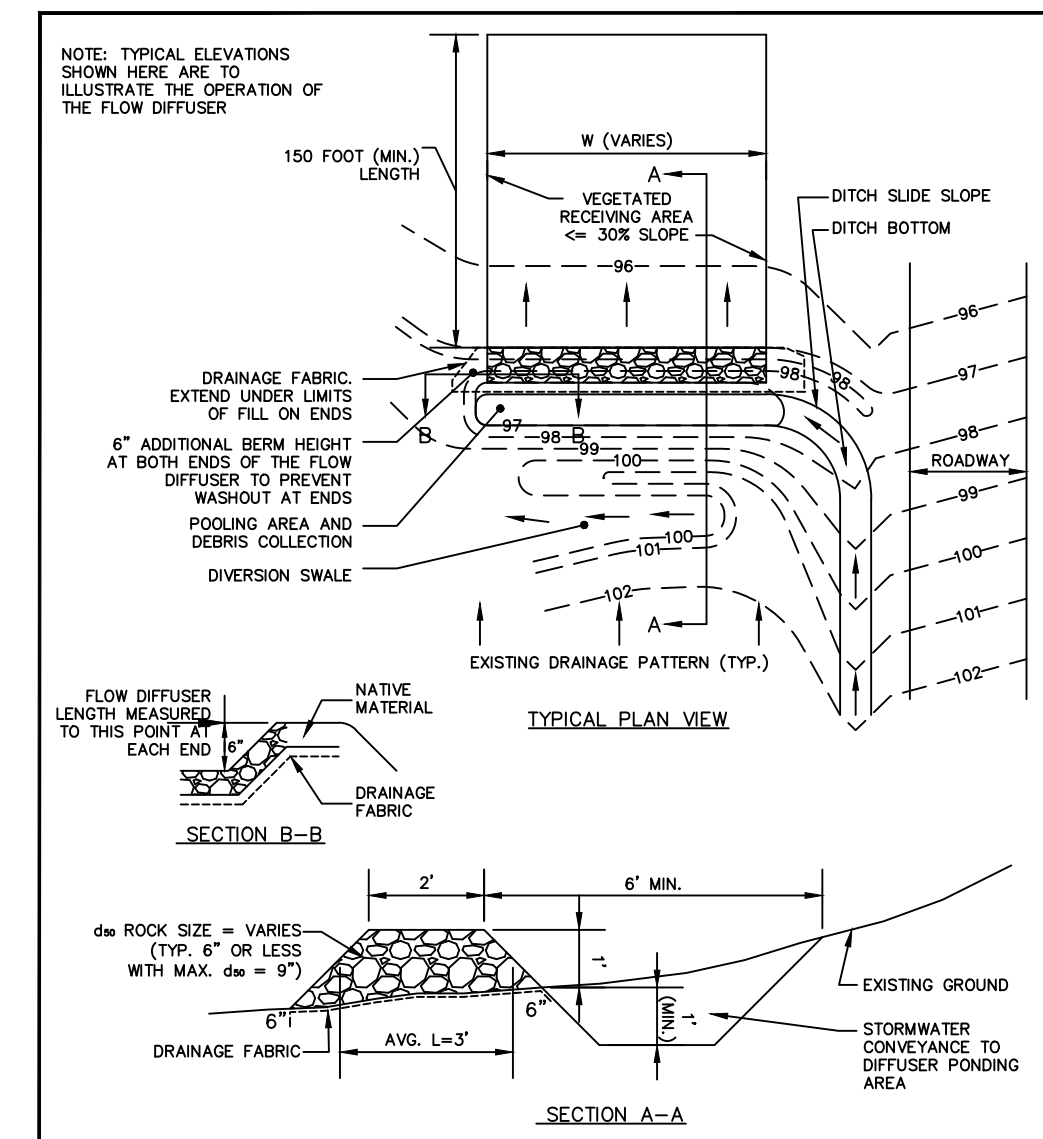
- CONSTRUCTION SPECIFICATIONS**
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "1" OR "2" TYPE OR HARDWOOD.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
 3. 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 X, MIRAFI 100X, STABILINKA 1140N, OR APPROVED EQUIVALENT.
 4. PREFABRICATED UNITS SHALL MEET THE MINIMUM REQUIREMENTS SHOWN.
 5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
 6. SILT FENCE LOCATIONS AS DEPICTED ON PLANS ARE ILLUSTRATIVE. CONTRACTOR SHALL EXERCISE DILIGENCE WHEN INSTALLING SILT FENCE TO CAPTURE ALL SEDIMENT LADEN RUNOFF.

TYPICAL SILTFENCE DETAIL
NOT TO SCALE

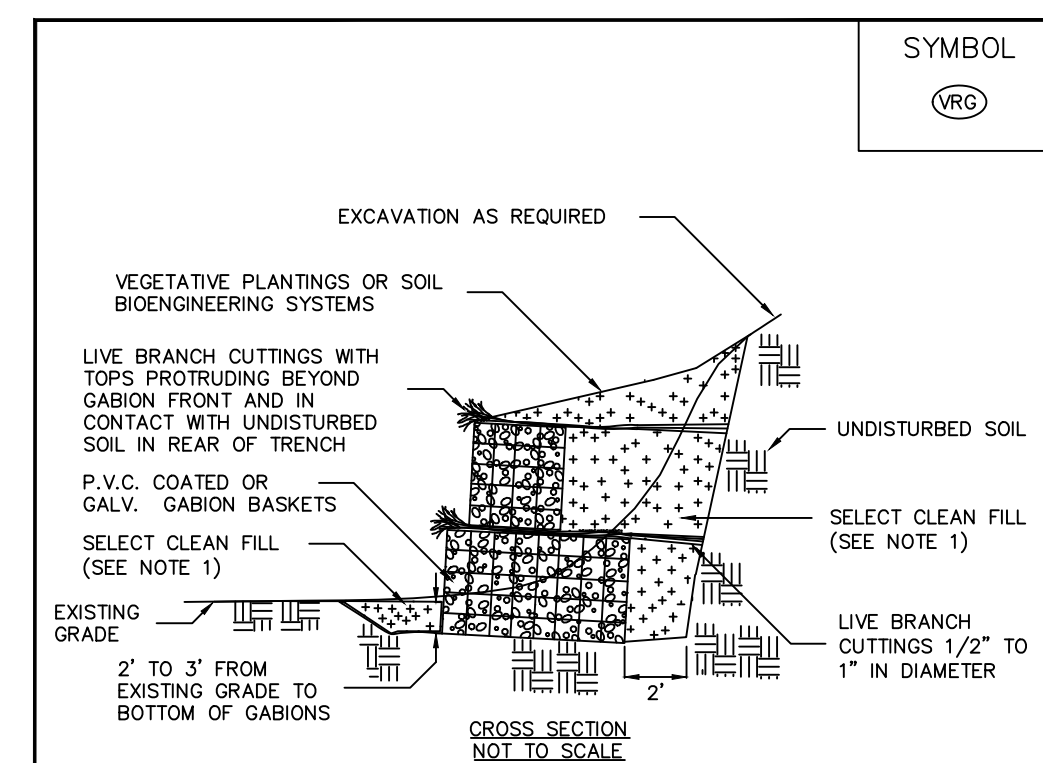


GRASS LINED SWALE DETAIL (FOR CUT-OFF SWALE)
NOT TO SCALE

- CONSTRUCTION SPECIFICATIONS**
1. 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 WATERWAY.
 2. THE WATERWAY 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 IMPEDE NORMAL FLOW.
 3. FILLS SHALL BE COMPACTED AS NEEDED TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETE WATERWAY.
 4. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE WATERWAY.
 5. STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARD AND SPECIFICATIONS FOR VEGETATIVE PRACTICES.
 6. SEEDING SHALL BE DONE PRIOR TO PLACEMENT OF EROSION CONTROL BLANKET.



FLOW DIFFUSER DETAIL
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

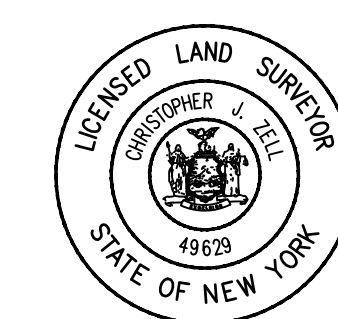
1. ALL SELECT CLEAN FILL FOR GABIONS SHALL BE HAND TAMPED IN 6" LIFTS.
2. A 1" LAYER OF BACKFILL SHALL BE PLACED ON TOP OF THE ROW OF GABIONS AND RAKED. THE CUTTINGS SHALL BE PLACED ON THE BACKFILL MATERIAL AND ANOTHER 1" LAYER OF BACKFILL SHALL BE PLACED ON THE CUTTINGS BETWEEN THE GABIONS.
3. CLASS 2, TYPE B OR C, INTERMEDIATE EROSION CONTROL PRODUCT SHALL BE INSTALLED ON THE FRONT INSIDE FACE AND ANY OTHER EXPOSED VERTICAL SURFACE OF THE GABIONS.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE.

VEGETATED ROCK GABIONS DETAIL
NOT TO SCALE



NOTE: The location of existing underground utilities are shown in an approximate way only and have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.



Unauthorized alteration or addition to a plan bearing a licensed engineer's seal is a violation of section 7209, subdivision 2, of the New York State Education Law.

DETAILS

THE AURUM PLANK ROAD

TOWN OF SHANDAKEN		ULSTER COUNTY		NEW YORK	
DATE	REVISION RECORD	BRINNIE & LARIOS, P.C. ENGINEERS & LAND SURVEYORS 67 MAIDEN LANE KINGSTON, N.Y. Phone: 845-338-7622 Fax: 845-338-7660			
6/30/23	PERC HOLE LOCATIONS ADDED	SCALE: AS SHOWN			
8/08/23	PERC HOLE LOCATIONS ADDED				
9/21/23	PER DEP COMMENTS				
10/30/23	ZONING TABLE UPDATED	DATE: AUGUST 2023	SHEET NO. 5 OF 5		
1/8/24	MODIFIED DRIVEWAY & PARKING	DWG: WFP	CHK: AMD		
3/22/24	ADD EROS. & SEDI. CONTROLS				