

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.



NOTE: CONTOURS TAKEN FROM ULSTER COUNTY GIS LIDAR.

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).

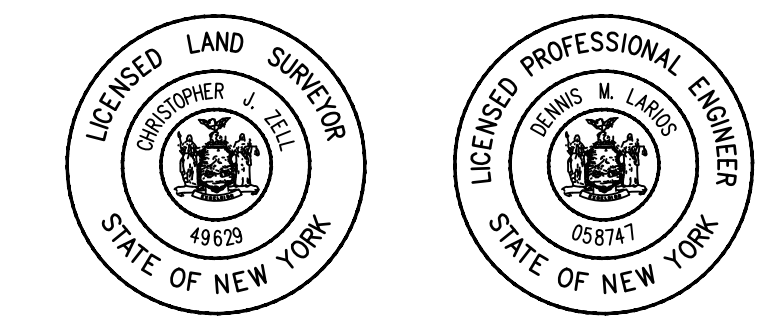
SITE PLAN

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: 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 agree 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.

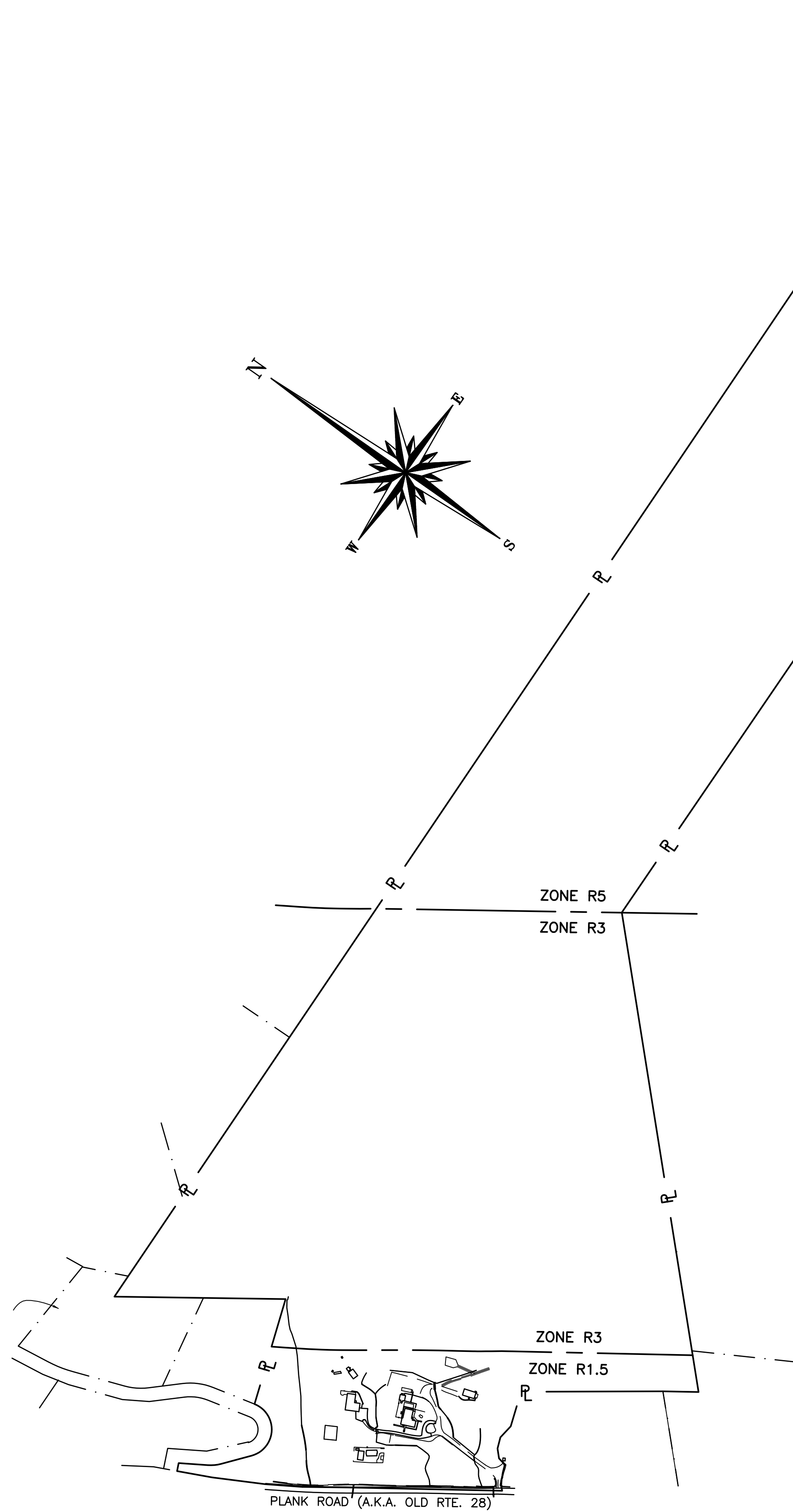


Unauthorized alteration or addition to a plan bearing a licensed engineer's seal is a violation of section 7209, subdivision 2, of the New York State Education Law.

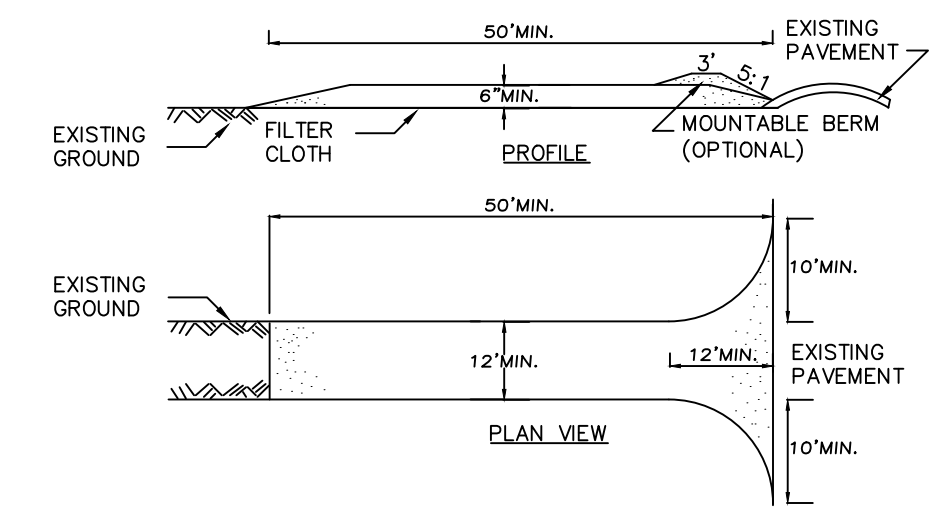
SMALL SWPPP SITE PLAN

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		SHEET NO.
SCALE	DATE	
AS SHOWN	AUGUST 2023	1 OF 2
DWG	CHK	
WFP	AMD	



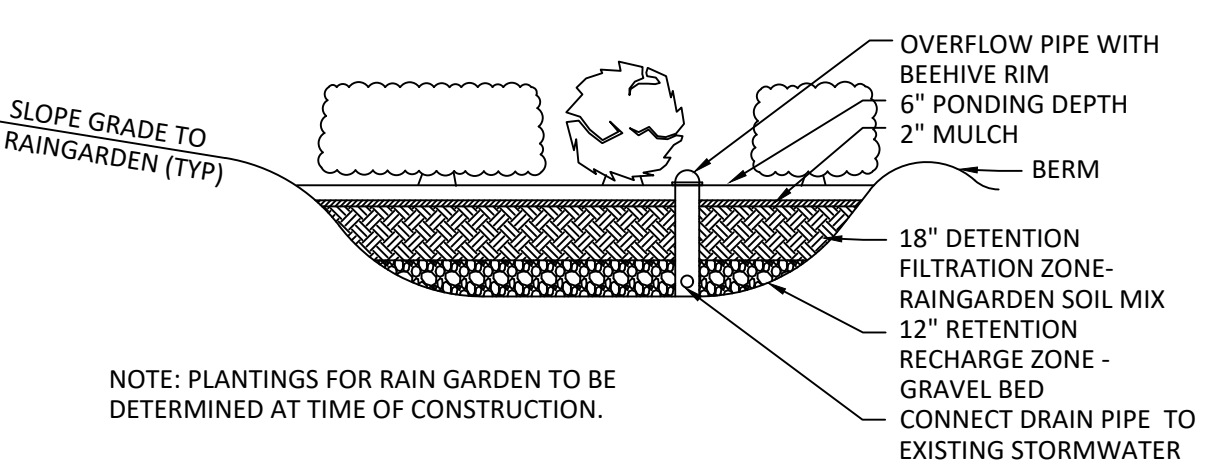
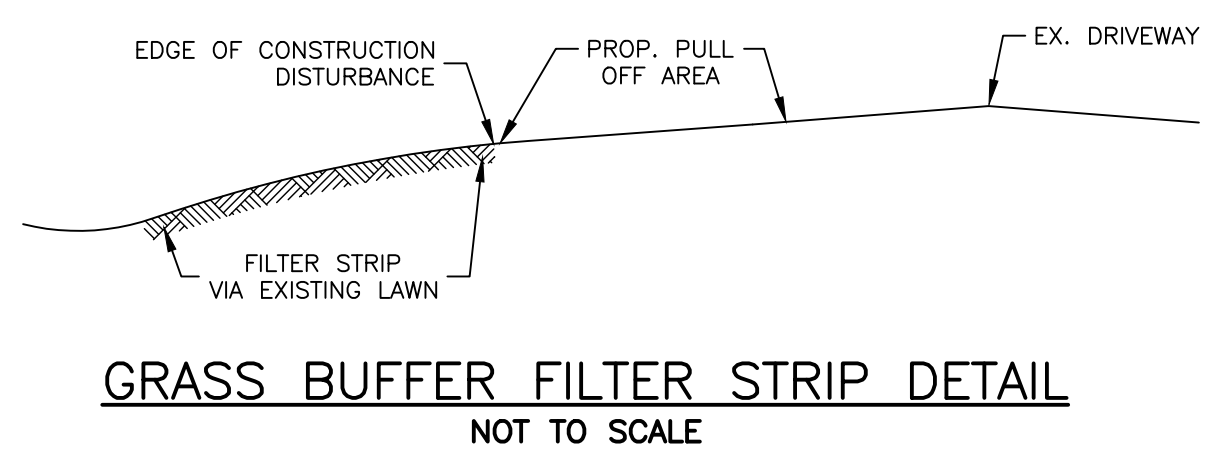
OVERALL SITE MAP
SCALE: 1" = 300'



CONSTRUCTION SPECIFICATIONS

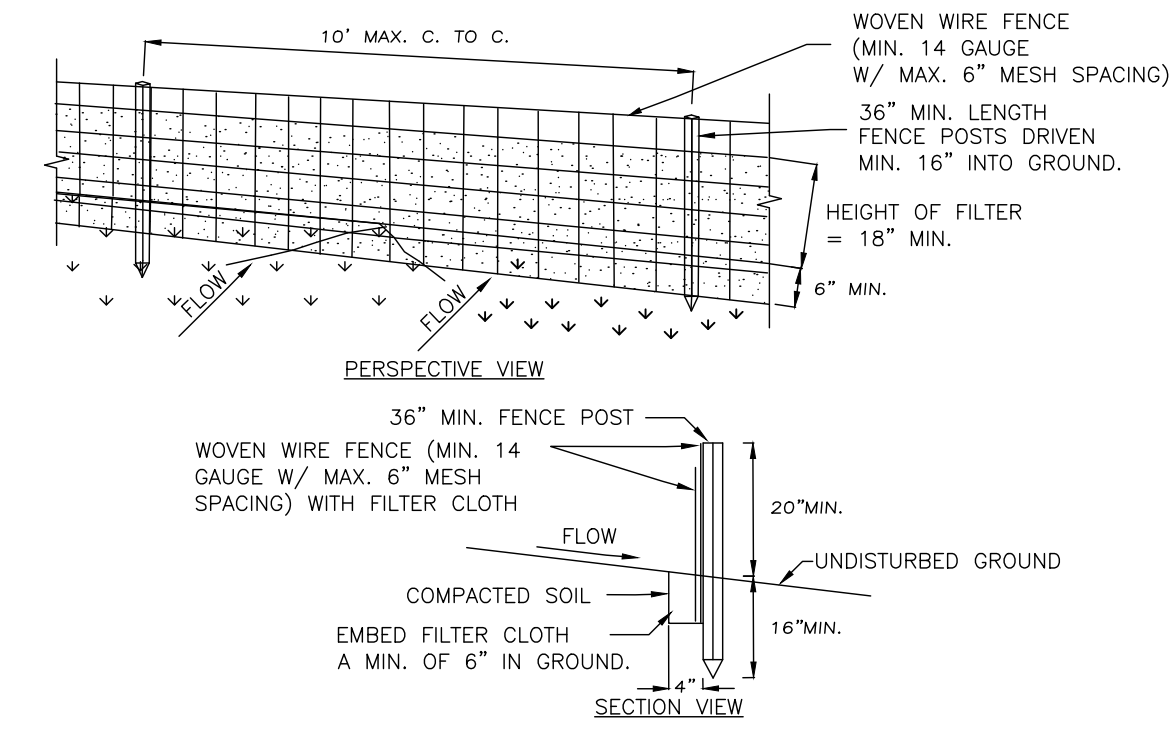
- STONE SIZE - USE 1-4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET OR EXISTING ASPHALT ROAD SURFACE.
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- 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.
- 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.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN EVENT.

TYPICAL STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



RAIN GARDEN DETAIL
NOT TO SCALE

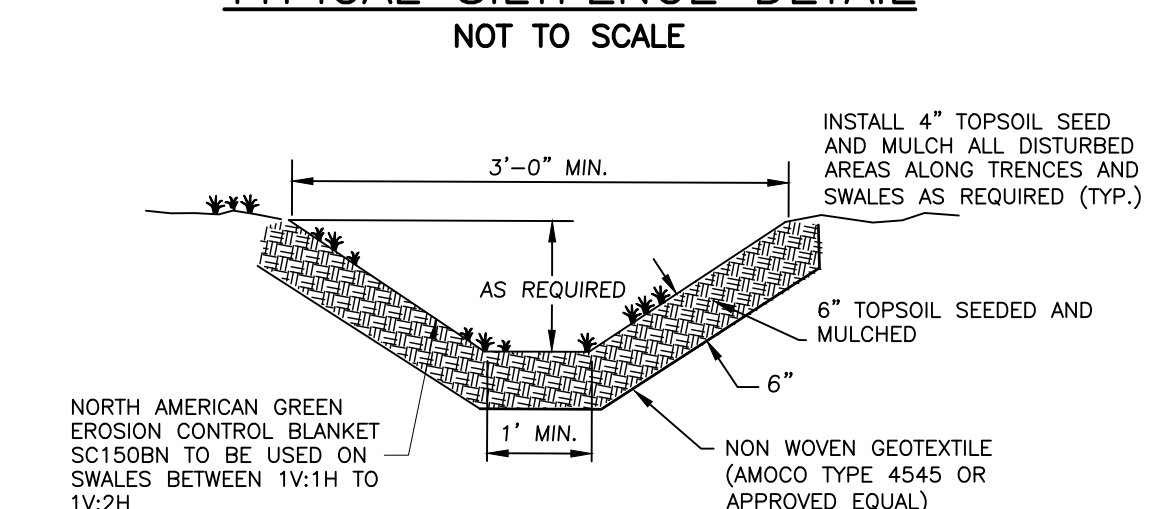
NOTE: PLANTINGS FOR RAIN GARDEN TO BE DETERMINED AT TIME OF CONSTRUCTION.



CONSTRUCTION SPECIFICATIONS

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "1" OR "1/2" 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, 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 X, MIRAFI 100X, STABILINKA 1140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL MEET THE MINIMUM REQUIREMENTS SHOWN.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- SILT FENCE LOCATIONS AS DEPICTED ON PLANS ARE ILLUSTRATIVE. CONTRACTOR SHALL EXERCISE DILIGENCE WHEN INSTALLING SILT FENCE TO CAPTURE ALL SEDIMENT LADEN RUNOFF.

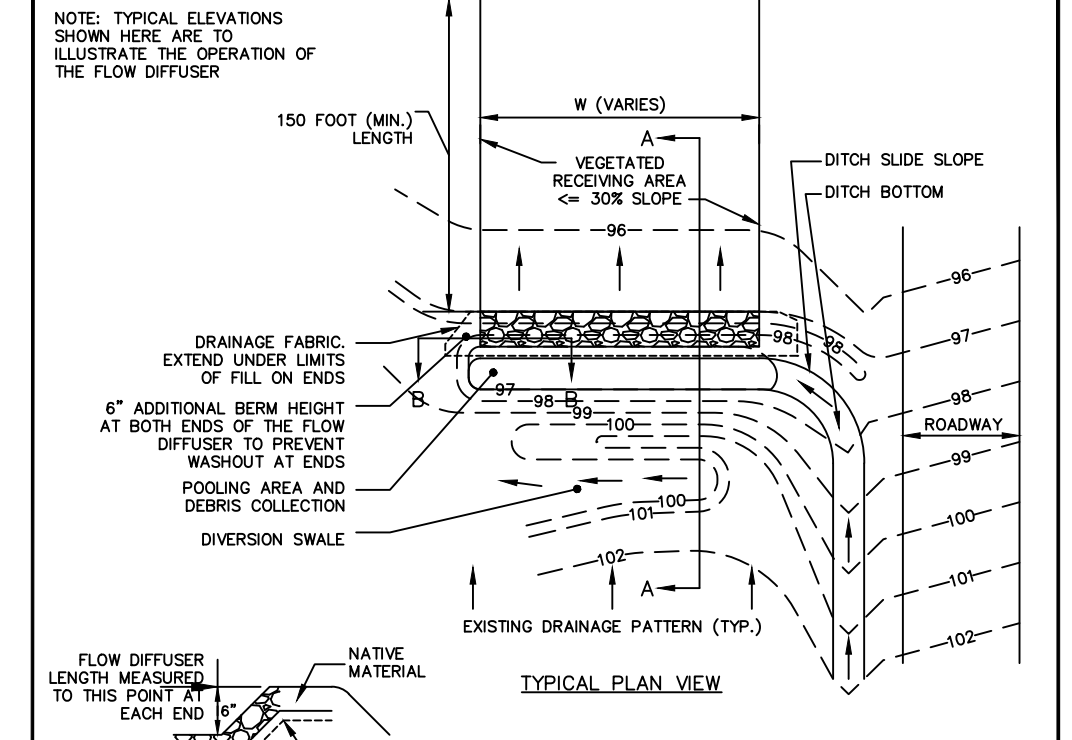
TYPICAL SILT FENCE DETAIL
NOT TO SCALE



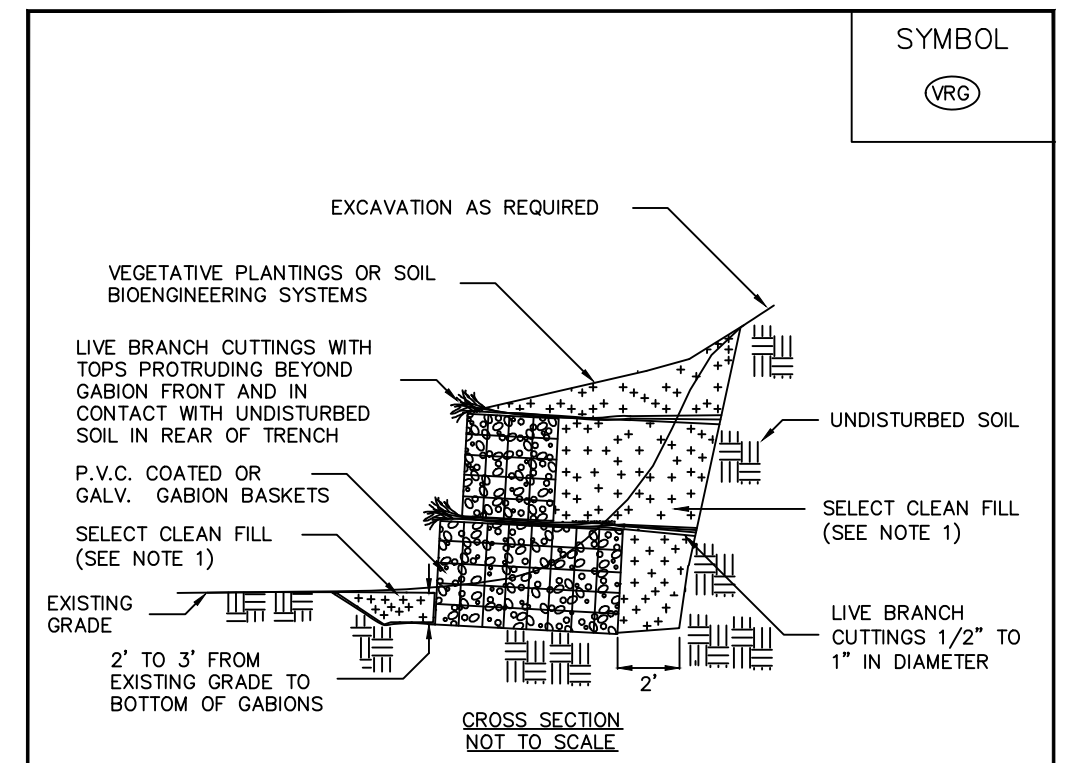
GRASS LINED SWALE DETAIL (FOR CUT-OFF SWALE)
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

- 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.
- 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.
- FILLS SHALL BE COMPACTED AS NEEDED TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETE WATERWAY.
- 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.
- STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARD AND SPECIFICATIONS FOR VEGETATIVE PRACTICES.
- SEEDING SHALL BE DONE PRIOR TO PLACEMENT OF EROSION CONTROL BLANKET.



FLOW DIFFUSER DETAIL
NOT TO SCALE



VEGETATED ROCK GABIONS DETAIL
NOT TO SCALE

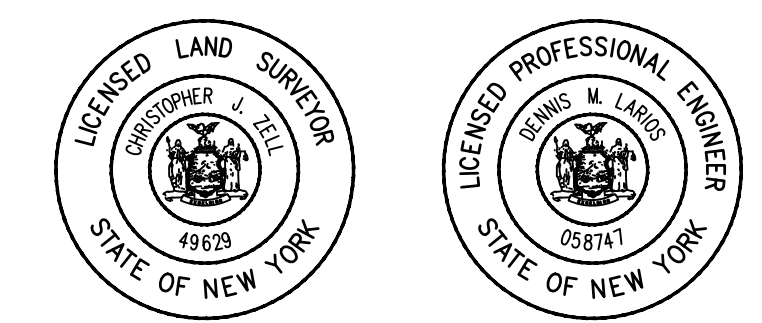
CONSTRUCTION SPECIFICATIONS

- ALL SELECT CLEAN FILL FOR GABIONS SHALL BE HAND TAMPED IN 6" LIFTS.
- 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.
- 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.



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SMALL SWPPP DETAILS

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DATE	REVISION RECORD	BRINNIE & LARIOS, P.C. ENGINEERS & LAND SURVEYORS 67 MAIDEN LANE KINGSTON, N.Y. Phone: 845-338-7622 Fax: 845-338-7660					
SCALE	DATE	SHEET NO.					
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