ALFACOR, LLC
TOWN OF SOUTHEAST, PUTNAM COUNTY
OCT. 31, 2018

291 DEANS CORNER ROAD

LOT AREA
120,000 SF

FRONTAGE
250'

LOT WIDTH
250'

FRONT SETBACK
100'

SIDE SETBACK
50'/100'

REAR SETBACK
50'

BUILDING COVERAGE
25%

DEVELOPMENT COVERAGE
55%

F. A. R.
0.25

OPEN SPACE
45%

BLDG. HEIGHT
45' (3 STORIES)

OP-1 ZONING SCHEDULE - 291 DEANS CORNER ROAD

TRIP GENERATION ANALYSIS

* TRIP RATES SUPPLIED BY:
INSTITUTE OF TRANSPORTATION ENGINEERS
TRIP GENERATION, 7TH EDITION

TOTAL TRIPS GENERATED
64 TRIPS (PM)

TRIP RATE *
0.61 PER 1000SF

GROSS FLOOR AREA
(.61)*(90000/1000)
55 TRIPS

BUILDING #2 (MIX USE)
1 PER 250 SF
(9,900 ÷ 250) = 40
40 SPACES
(2 ADA ACCESSIBLE)

TOTAL TRIPS GENERATED
64 TRIPS (PM)

TRIP GENERATION ANALYSIS

* TRIP RATES SUPPLIED BY:
INSTITUTE OF TRANSPORTATION ENGINEERS
TRIP GENERATION, 7TH EDITION
CONSTRUCTION SEQUENCING

Phase Two (Disturbance = 4.75 Acres)

1. Locate proposed infiltrator system #3. Provide Orange Construction Fence to protect these areas from construction traffic.
2. Clear and remove trees within Phase One clearing limits.
3. Clear and remove trees within Phase Two clearing limits.
4. Clear the temporary silt fence/drainage ditches, including the area on 10 Fields Lane.
5. Begin Building #1 construction. Install underground utilities for Building #1 and install light pole bases within limits of Phase One.
6. Excavate tree stumps and remove from site. Strip topsoil and stockpile onsite for later use (see detail).
7. Rough grade parking/loading area surrounding Building #2 to subgrade. Install catch basins and drainage piping as shown on the plans. Install subsurface infiltration system #1 and system #2. Once drainage systems are inspected by the Professional Engineer and the Town Engineer, backfill system and seed/mulch area. Do not connect stormwater piping to infiltration system #3 until tributary areas are fully stabilized.
8. Install stabilized construction entrance as indicated on the plans. Install silt fence along limits of Phase One.
9. Cabinet for existing subsurface sewage disposal system where shown on the plan in accordance with Putnam County Department of Health rules and regulations. Install septic system forcemain for Building #2 and cap at limits of Phase Two.
10. Begin Building #2 construction. Install underground utilities for Building #2 and install light pole bases within limits of Phase Two. Install subsurface infiltration system #3 as per the plans. Provide Orange Construction Fence to protect these areas from construction traffic.
11. Construct parking/loading area in front of Building #1 to subgrade. Install catch basins and drainage piping as shown on the plans. Construct the remainder of the raised pad for Building #1 which was not included in Phase One. Begin construction of Building #2 (see lighting plan). Dril well where shown on the plan and install waterline to Building #1 in accordance with Department of Health rules and regulations.
12. Locate proposed infiltrator system #1, infiltrator system #2, and Orange Construction Fence to protect these areas from construction traffic. Locate proposed infiltrator system #3. Provide Orange Construction Fence to protect these areas from construction traffic.
13. Construct the remainder of the raised pad for Building #1 which was not included in Phase One. Begin construction of Building #2 (see lighting plan). Dril well where shown on the plan and install waterline to Building #1 in accordance with Department of Health rules and regulations.
14. Install new subsurface sewage disposal system where shown on the plan in accordance with Putnam County Department of Health rules and regulations. Install septic system forcemain for Building #2 and cap at limits of Phase Two.
15. When a firm stand of grass vegetation is achieved, remove silt fence and any other temporary erosion control measures. When a firm stand of grass vegetation is achieved, remove silt fence and any other temporary erosion control measures.

Phase Three (Disturbance = 3.12 Acres)

16. Install subsurface infiltration system #1 and system #2. Once drainage systems are inspected by the Professional Engineer and the Town Engineer, backfill system and seed/mulch area. Do not connect stormwater piping to infiltration system #3 until tributary areas are fully stabilized.
17. Install subsurface infiltration system #3 as per the plans. Provide Orange Construction Fence to protect these areas from construction traffic.
18. Fine grade parking/loading areas surrounding Building #2 and entrance drive. Install base course and asphalt top course for paved areas. Seed and mulch all disturbed areas to remain as cover.
19. Install stabilized construction entrance as indicated on the plans. Install silt fence along limits of Phase Three.
20. Rough grade parking/loading area surrounding Building #3 (to be connected to Building #2 in Phase Three.). Install base course and asphalt top course for paved areas. Seed and mulch all disturbed areas to remain as cover.
21. Construct parking/loading area surrounding Building #2, install base course and asphalt top course. Seed and mulch disturbed area that will remain exposed beyond a 7-day period shall be stabilized with temporary seeding and a mulch cover.
22. When a firm stand of grass vegetation is achieved, remove silt fence and any other temporary erosion control measures.

Note that all disturbed area that will remain exposed beyond a 7-day period shall be stabilized with temporary seeding and a mulch cover.
CRITICAL AREA SEEDING SPECIFICATION

1. **Sediment and Erosion Control Structures** shall be removed and the area stabilized when the construction traffic shall receive temporary mulch and seeding. Disturbed areas shall be applied per application set up. Each application must be uniformly applied and 1 to 2 inches of water should be applied per application set up.

2. **Method of Anchoring Application**:
   - **Mulch Anchoring Material**: Air-dried hay or straw free of undesirable seeds and coarse materials.
   - **Mulch Material**: Biodegradable mulch netting; light weight paper, jute wood fiber, Mirafi 100X, Stabilinka T140N, or approved equivalent.
   - **Temporary Seedings** should be made within 24 hours of construction or disturbance. If not, the temporary seedings will facilitate covering the land. Portions may fail and may need reseeding the following year.

3. **UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED**.

4. **SITE PREPARATION** shall be provided. Mid summer is not a good time to seed, but these seedings if construction is complete, permanent seedings may be any time of the year if properly mulched and adequate moisture is provided. Mid summer is not a good time to seed, but these seedings if construction is complete, permanent seedings may be any time of the year if properly mulched and adequate moisture is provided. The optimum time for permanent seedings with legumes (birdsfoot trefoil or clover) is early spring.

5. **TALL FESCUE** and **PLUS** are recommended for the above areas. Additional information is available from local suppliers.

6. **STABLE EROSION CONTROL**:
   - **Silt Fence**
   - **Drop Inlet**
   - **Sediment Filter**

7. **MAINTENANCE** - The entrance shall be maintained in a condition which will facilitate covering the land. Portions may fail and may need reseeding the following year.

8. **WHEN WASHING IS REQUIRED**, it shall be done on an area stabilized with stone & compacted soil.