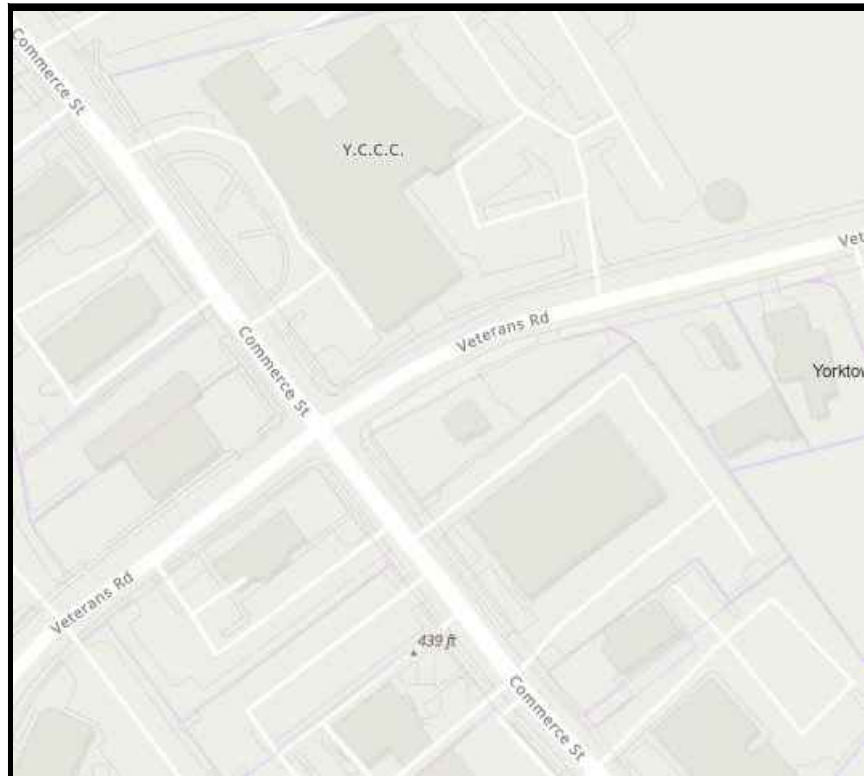
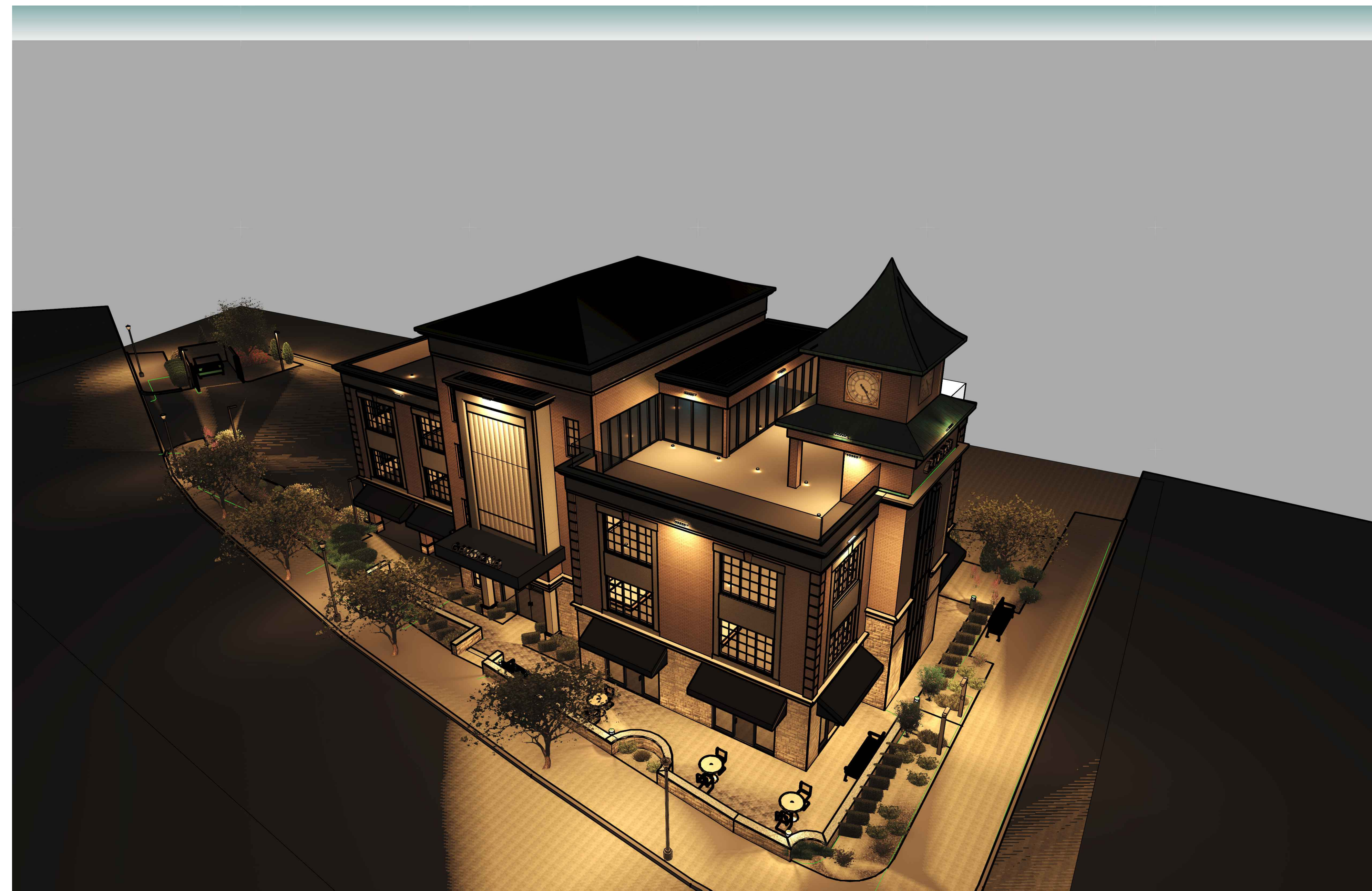
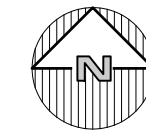


# GARDENA HOTEL

1952 Commerce Street  
Yorktown Heights, NY



LOCATION MAP  
NOT TO SCALE



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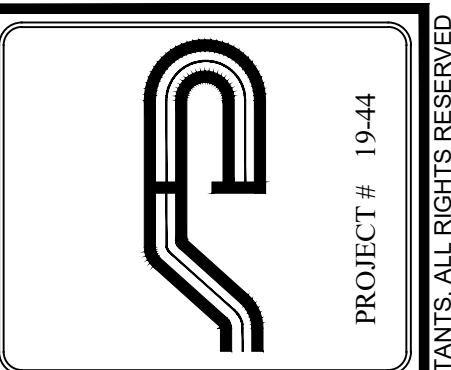
JUNE 15, 2023





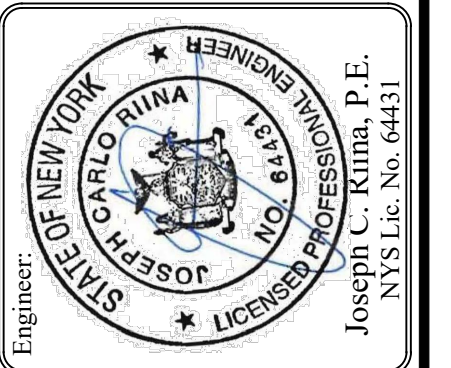
E:\2018\18-44\_XIO\_GARDENA HOTEL\_1882\COMMERCE ST\ENGINEERING\CADD\18-44\_XIO\_XIO\_1882\COMMERCE ST\DWG\18-44\_XIO\_XIO\_1882\COMMERCE ST\18-44\_XIO\_XIO\_1882.dwg, 6/15/23, 11:50 AM

boundaries 0 55 110 200



PROJECT # 19-44

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Revisions:	No.	Date	Comments
	1.	4/05/23	Storm & Lighting
	2.	6/15/23	Plan Revisions

SCALE:	NTS
DRAWN BY:	JCR
DATE:	2/17/23

**VICINITY MAP**

SITE PLAN  
 PREPARED FOR  
**GARDENA HOTEL**  
 1952 COMMERCE STREET  
 Town of Yorktown  
 Westchester County, NY

Sheet **V-1**

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**ZONING SCHEDULE:**

ZONING DISTRICT: C-2R, COMMERCIAL HAMLET CENTER DISTRICT			
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:			
MINIMUM LOT AREA:	NONE	12,971 S.F.	NONE
MINIMUM LOT WIDTH:	NONE	61 FT.	NONE
MINIMUM YARD DIMENSIONS:			
PRINCIPAL BUILDING:			
FRONT YARD SETBACK:	*15 FT.	6 FT.	60%
REAR YARD SETBACK:	30 FT.	NONE	NONE
ONE SIDE YARD SETBACK:	**0 FT.	0 FT.	NONE
COMBINED SIDE YARD SETBACK:	NONE	N/A	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:			
PRINCIPAL BUILDING COVERAGE:	30% OF LOT AREA	36.1 % (4,686 SF)	5.8%
MAXIMUM HEIGHT:			
PRINCIPAL BUILDING - FEET:	43.75 FEET	49 FT.	6 FT.
ACCESSORY BUILDING - FEET:	20 FEET	NONE	NONE
ACCESSORY BUILDING - STORIES:	2 1/2	NONE	NONE

**NOTE:**

1. PARKING PLAN APPROVAL REQUIRED IN ACCORDANCE WITH §§ 300-179 THROUGH 300-182 AND 300-183 THROUGH 300-186. SEPARATE STRUCTURES LESS THAN 500 SQUARE FEET SHALL NOT BE PERMITTED. \*FRONT YARD SETBACK IS 75 FEET WITH PARKING. \*\*NONE, BUT IF PROVIDED SHALL BE 10 FEET; IF USED AS ONE-WAY VEHICULAR ACCESS, SHALL BE 17 FEET; TWO-WAY VEHICULAR ACCESS, 25 FEET; IF ADJOINS AN R DISTRICT, SHALL BE 50 FEET.

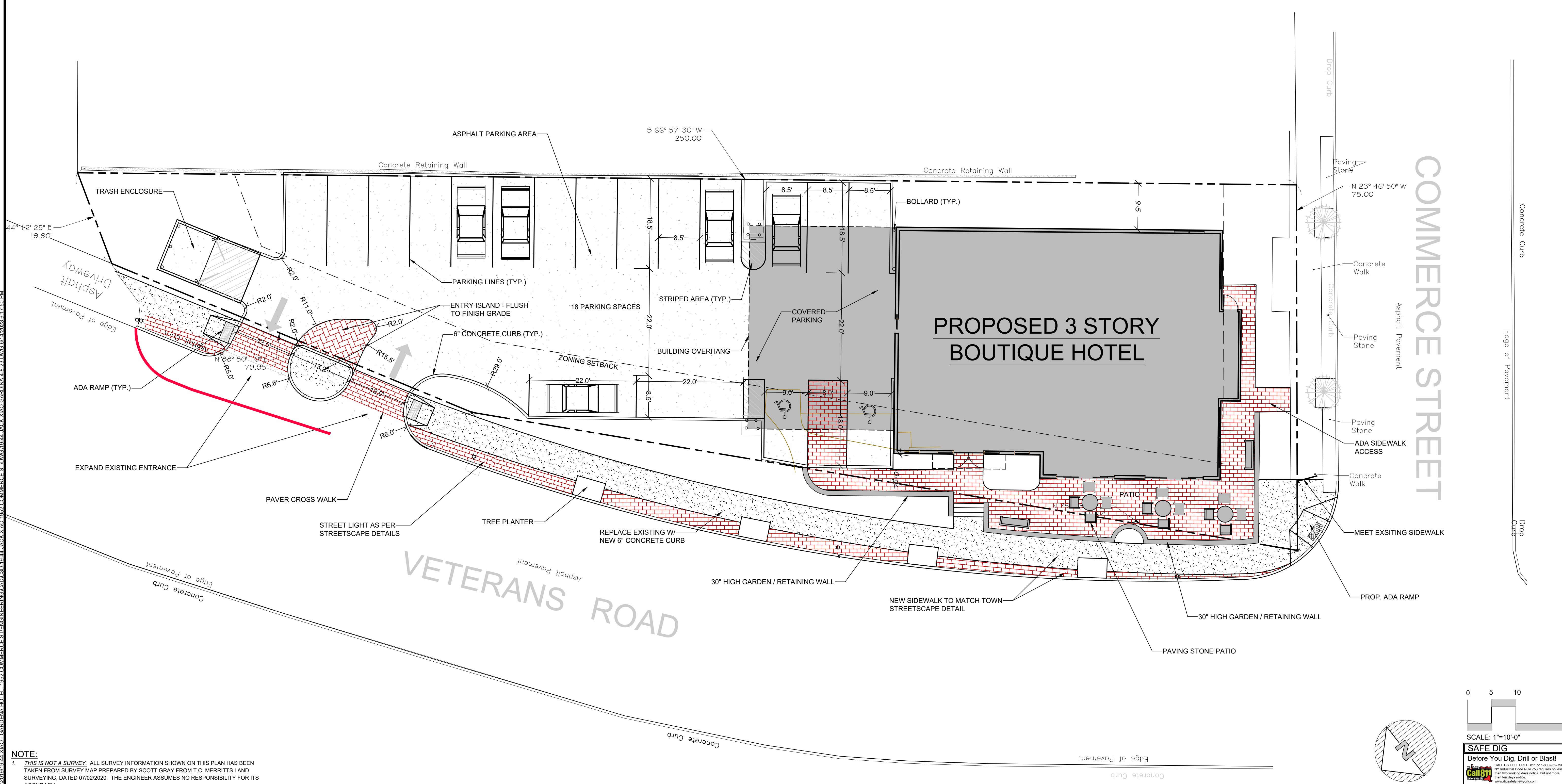
**SITE DATA:**

OWNER / DEVELOPER: 1952 COMMERCE ST, LLC. - LI BIN (JACK) XIAO  
 1952 COMMERCE STREET  
 YORKTOWN HEIGHTS, NY  
 1952 COMMERCE STREET  
 YORKTOWN HEIGHTS, NY  
 C2-R COMMERCIAL - PLANNED DESIGN OVERLAY DISTRICT  
 PROPOSED USE: HOTEL / BED AND BREAKFAST  
 TOWN TAX MAP DATA: SECTION 37.14, BLOCK 2, LOT 54  
 SITE AREA: 0.297 ACRES (12,971 SF)  
 SEWAGE FACILITIES: PUBLIC SEWERS  
 WATER FACILITIES: PUBLIC WATER FACILITIES

**PARKING SCHEDULE**

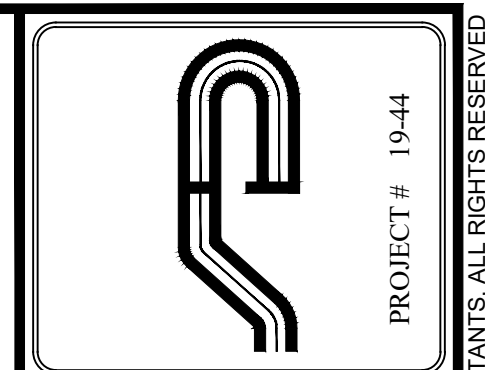
REQUIRED PARKING		
HOTEL:	1.1 SPACE PER SLEEPING ROOM	
LOUNGE/DINING PUBLIC AREAS:	1 SPACE / 250 SF OTHER AREAS	
SLEEPING ROOM:	18 @ 1.1 SPACE PER =	19.8 SPACES
CAFE / TEA ROOM / LOUNGE:	1454 SF @ 1 SPACES / 250 SF =	5.8 SPACES
ROOFTOP BAR/GRILL:	2400 SF @ 1 SPACES / 250 SF =	9.6 SPACES
	(DEDUCT HOTEL PATRON CARS) 9 SPACES*	
	TOTAL REQUIRED:	27 SPACES
PROVIDED PARKING:	16 STANDARD	
	2 HANDICAP	
TOTAL PROVIDED PARKING:	18 SPACES ON-SITE	
PARKING VARIANCE REQUIRED:	9 SPACES ( OFFSITE PARKING EXISTS IN THE VICINITY)	

\* ASSUMES 50% OF HOTEL PATRONS WOULD BE UTILIZING ROOFTOP AMENITIES

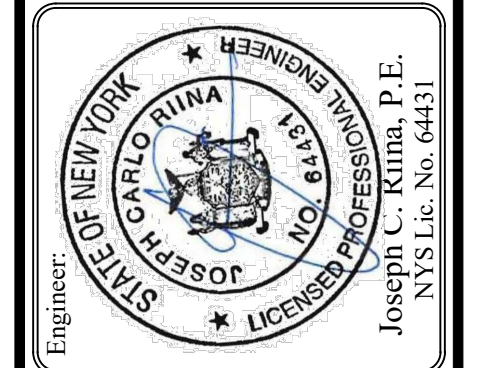


**NOTE:**  
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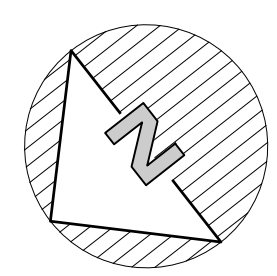
Revisions:	No.	Date	Comments
	1.	4/05/23	Storm & Lighting Plan Revisions
	2.	6/15/23	Plan Revisions

SCALE: 1" = 10'  
 DRAWN BY: JCR  
 DATE: 2/17/23

**SITE LAYOUT PLAN**

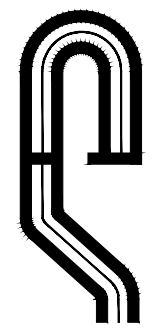
SITE PLAN PREPARED FOR  
**GARDENA HOTEL**  
 1952 COMMERCE STREET  
 Westchester County, NY  
 Town of Yorktown

0 5 10 20  
 SCALE: 1"=10'-0"  
**SAFE DIG**  
 Before You Dig, Drill or Blast!  
 Call 811  
 Call 811 to locate underground utilities before you dig. It's free and it's fast. Call 811 at least 48 hours before you dig. Digging without calling 811 is illegal and can be dangerous. Call 811 for more information.



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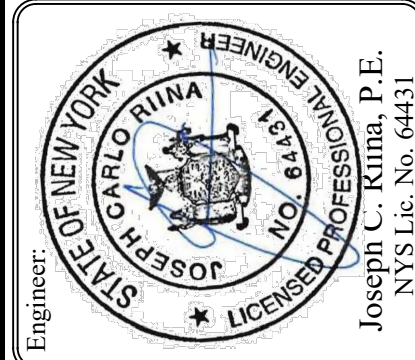




PROJECT # 1944#

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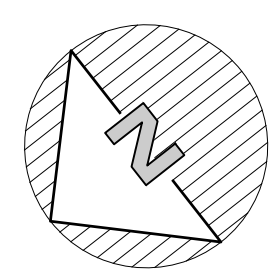
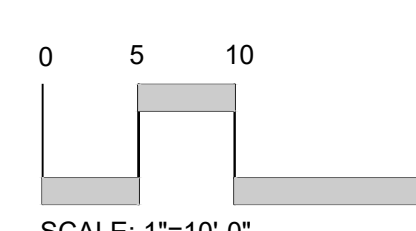
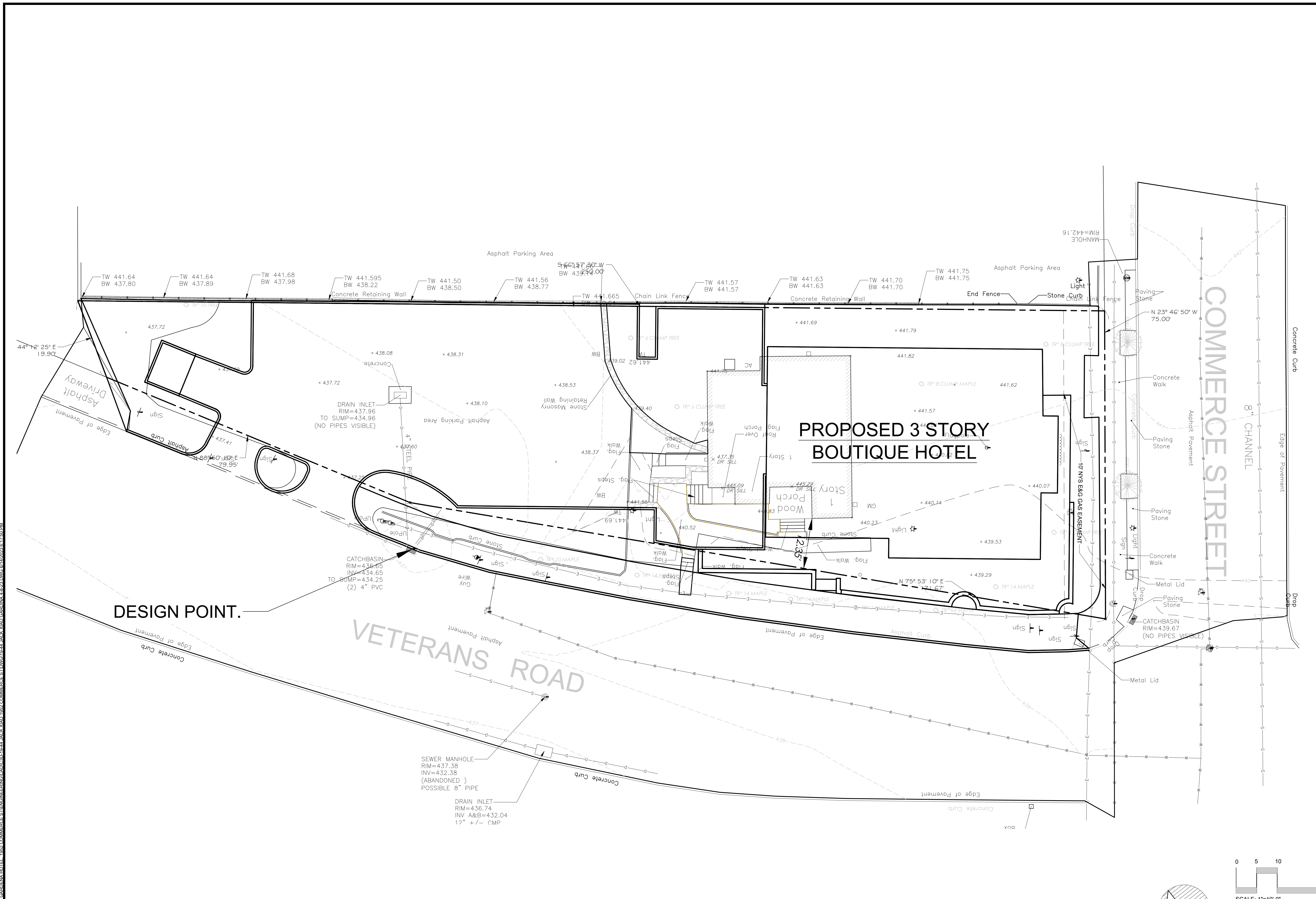
## EXISTING CONDITIONS

SITE PLAN PREPARED FOR  
**GARDENA HOTEL**

1952 COMMERCE STREET

Westchester County, NY

Town of Yorktown  
Sheet 2 of 13



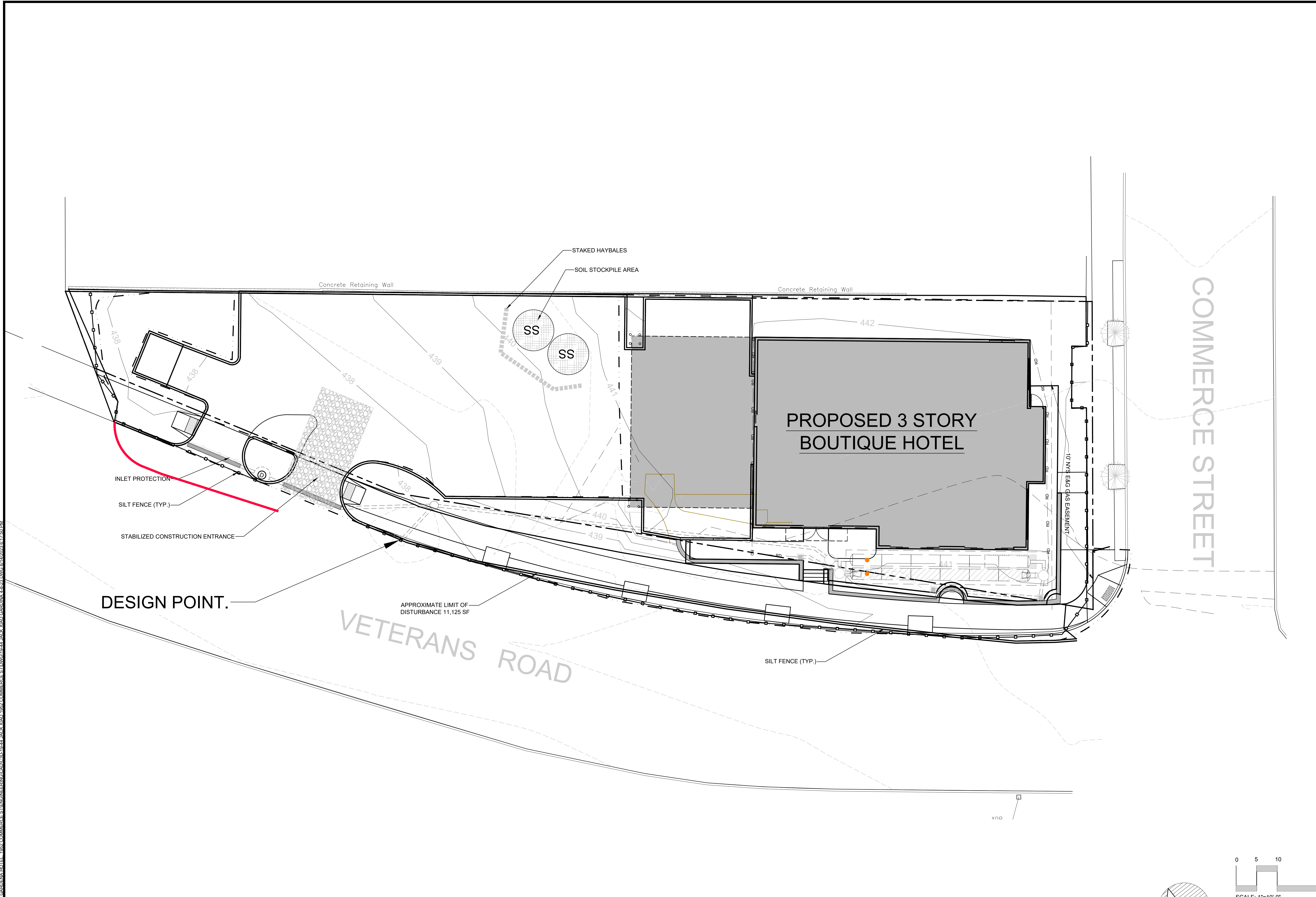
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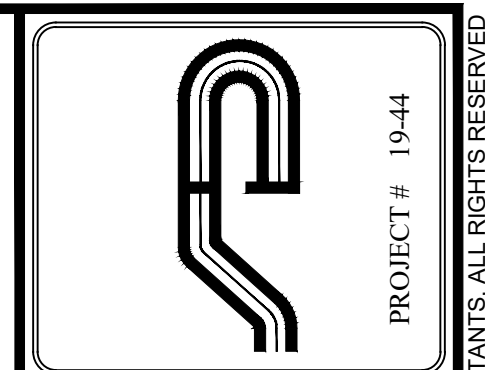
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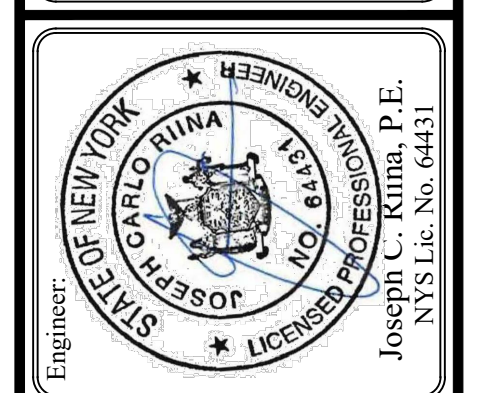


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SCALE: 1" = 10'  
 DRAWN BY: JCR  
 DATE: 2/17/23

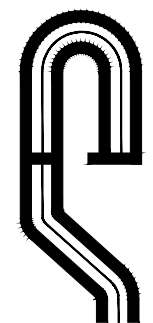
**EROSION & SEDIMENT CONTROL**

SITE PLAN PREPARED FOR  
**GARDENA HOTEL**  
 1932 COMMERCE STREET  
 Town of Yorktown  
 Westchester County, NY

Sheet 3 of 13

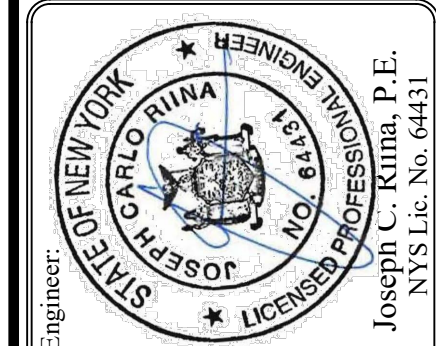
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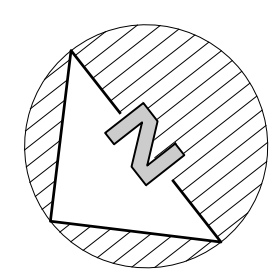
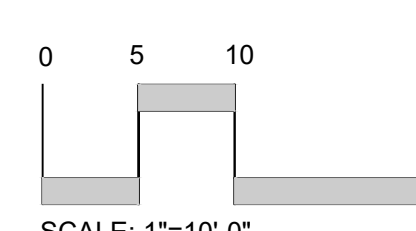
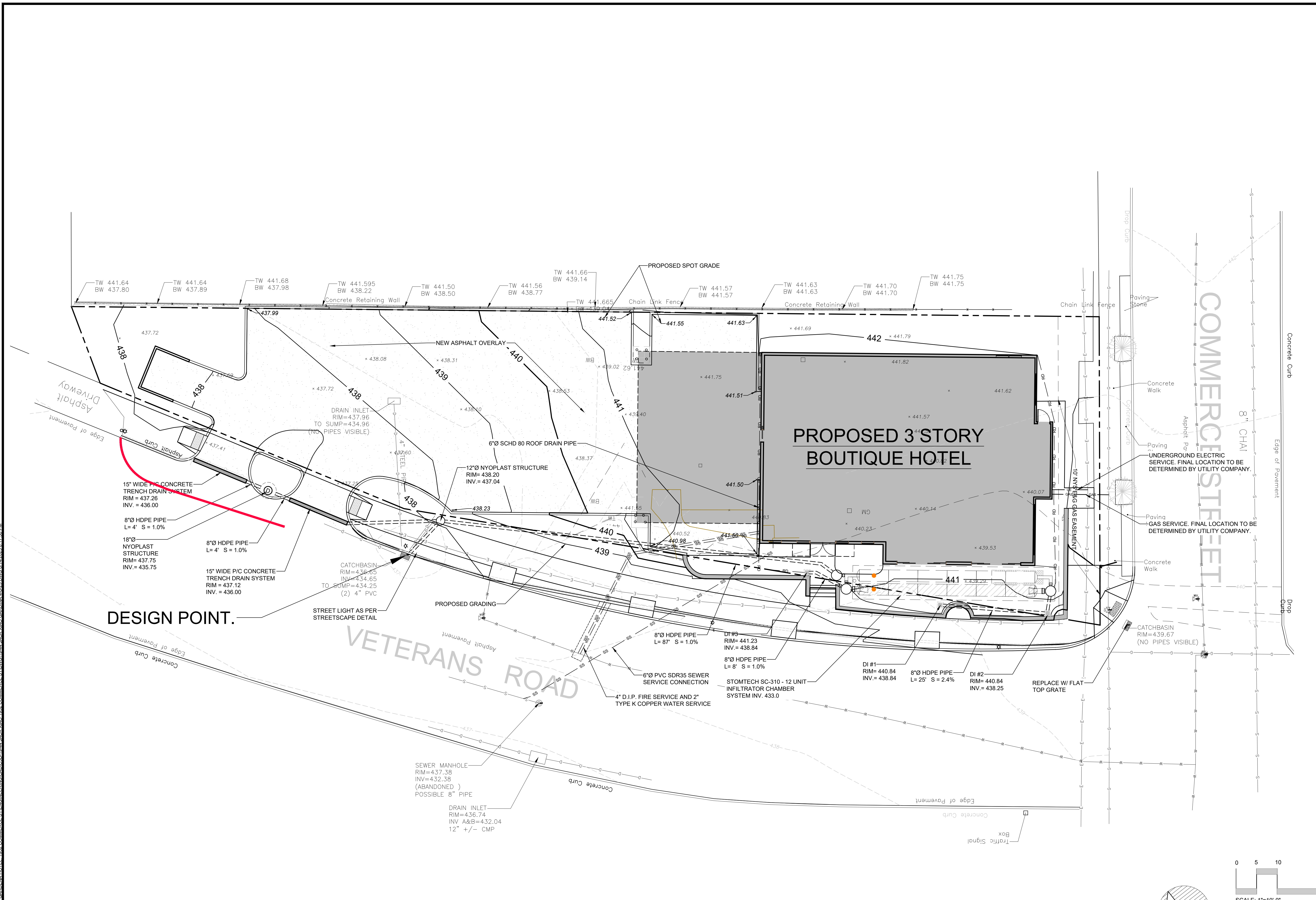
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SCALE: 1" = 10'	DRAWN BY: JCR	DATE: 2/17/23
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# IMPROVEMENT PLAN

SITE PLAN PREPARED FOR  
**GARDENA HOTEL**  
1952 COMMERCE STREET  
Town of Yorktown  
Westchester County, NY

Sheet 4 of 13



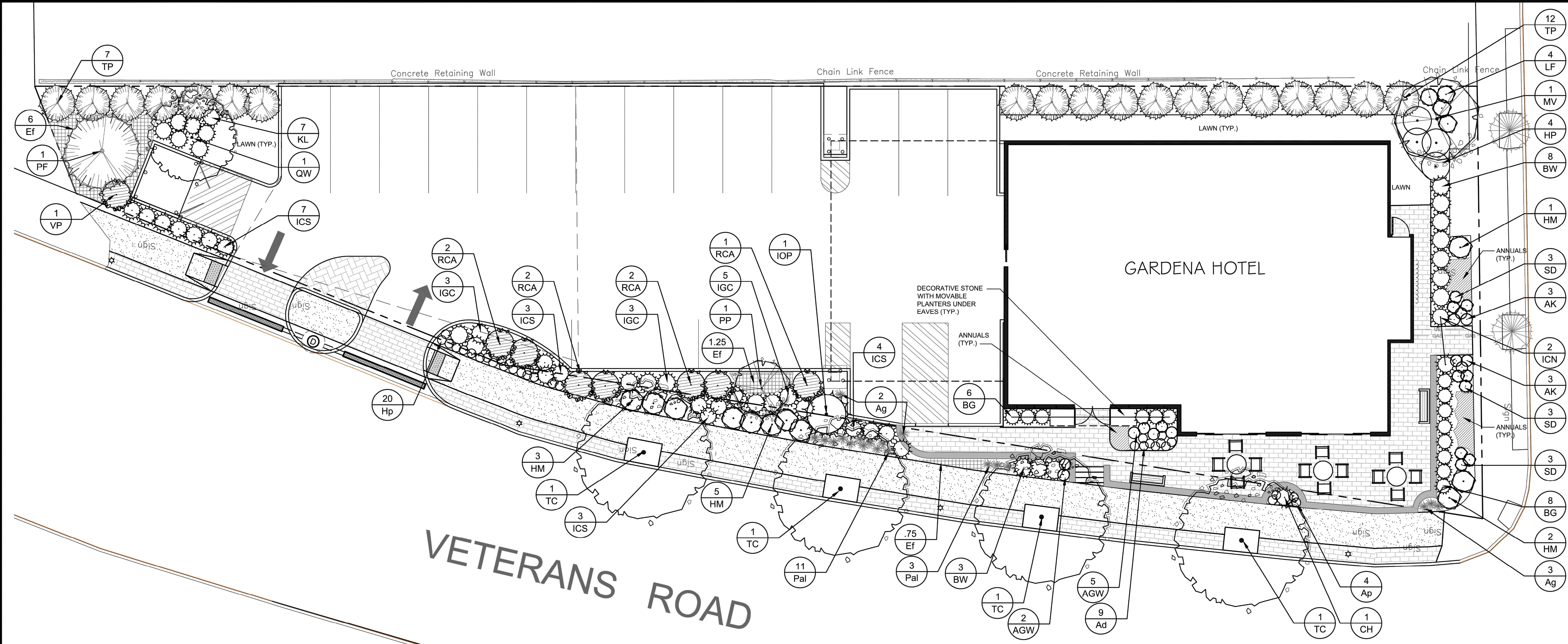
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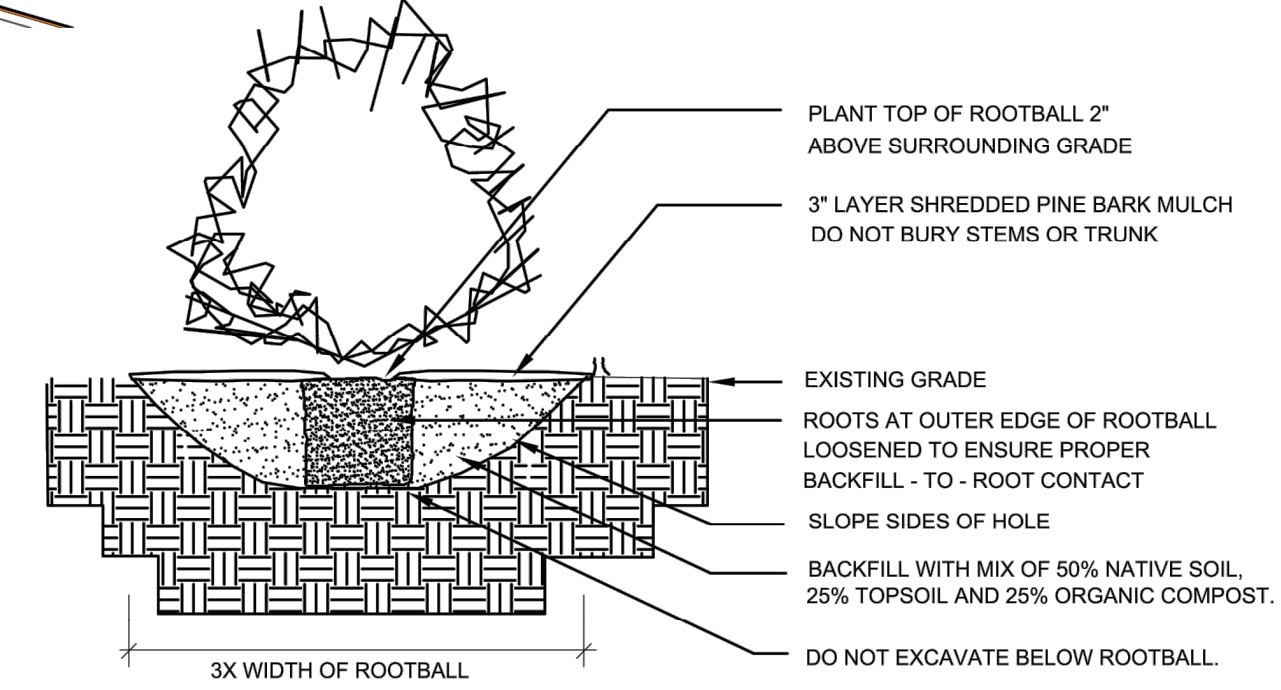
**GENERAL PLANTING NOTES**

- ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO APPLICABLE A.N.L.A. STANDARDS.
- THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT LIST. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER NUMBER SHALL APPLY.
- ALL PLANTS SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE LOCATED ON SITE BY THE CONTRACTOR. FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT. ANY INSTALLATIONS WHICH WERE NOT PRE-APPROVED BY THE LANDSCAPE ARCHITECT AND WHICH ARE SUBSEQUENTLY REQUESTED TO BE REMOVED, WILL BE DONE AT THE CONTRACTORS EXPENSE.
- PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLAN ARE TO BE FIELD STAKED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE PREVIOUS NOTE.
- ALL SHRUB AND TREE PITS SHALL BE MULCHED TO A DEPTH OF 2" WITH CLIENT APPROVED MULCH.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED VEGETATION AND SHALL REPLACE OR REPAIR ANY DAMAGE, AT HIS OWN EXPENSE.
- ALL PLANTING AREAS SHALL HAVE A CONTINUOUS BED OF TOPSOIL 18" DEEP.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD. WHERE PLANT MATERIAL MAY INTERFERE WITH UTILITIES, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO COORDINATE THEIR INSTALLATION.
- PLANTINGS INSTALLED IN THE DRY SUMMER MONTHS AND/OR LAWN SEEDED OUT OF SPRING OR FALL PERIODS, IF ALLOWED BY OWNER, WILL REQUIRE AGGRESSIVE IRRIGATION PROGRAMS AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- SUBSTITUTIONS PERMITTED ONLY UPON WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
- PLANT TAGS TO REMAIN ON ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE. CONTRACTOR TO THEN REMOVE ALL PLANT TAGS.
- WHERE A SIZE RANGE IS GIVEN IN THE PLANT SCHEDULE, AT LEAST 50% OF THE PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
- CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.
- CONTRACTOR TO MAINTAIN ALL PLANT MATERIAL UNTIL 60 DAYS AFTER FINAL ACCEPTANCE.
- TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES AND NOT COVERED BY OTHER SITE IMPROVEMENTS.
- CONTRACTOR TO VERIFY ALL SITE CONDITIONS IN FIELD PRIOR TO THE START OF CONSTRUCTION.
- FIELD REVISIONS TO PLANT MATERIAL LOCATION AND MATERIAL SUBSTITUTIONS WILL BE PERMITTED IF CONFLICTS ARISE. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF CHANGE IS REQUIRED.
- ANY AREA SCHEDULED TO BE DRESSED WITH ORNAMENTAL GRAVEL OR GRAVEL/STONE MULCH SHALL HAVE A LAYER OF FILTER FABRIC INSTALLED PRIOR TO STONE PLACEMENT.

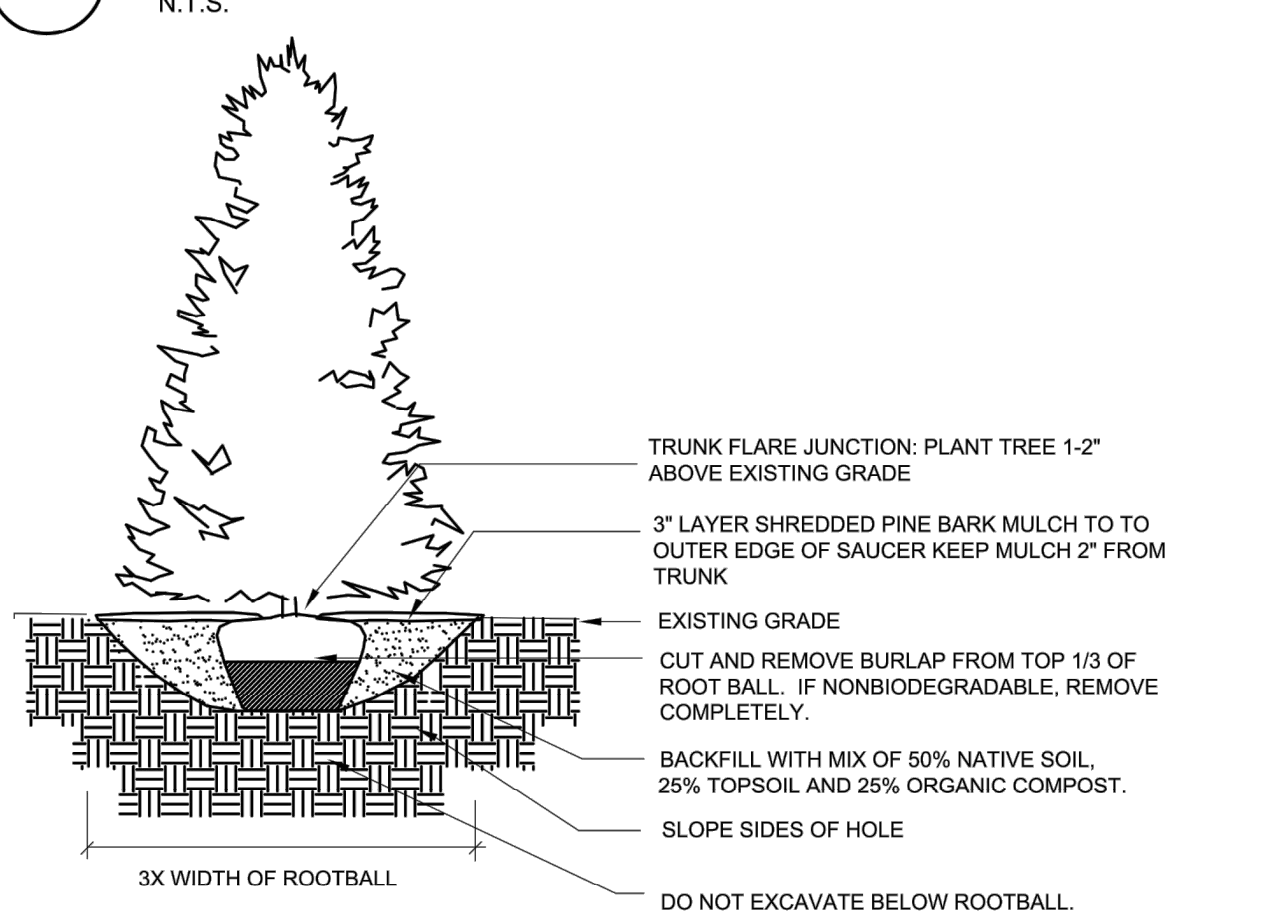
**GENERAL SEED MIX:**  
 WATER STAR ULTRA MIXTURE AS SUPPLIED BY PLANTER CHOICE NURSERY, OR APPROVED EQUAL.  
 30% RAZOR CREEPING RED FESCUE  
 20% INTERGA PERENNIAL RYEGRASS  
 20% APR 2015 PERENNIAL RYEGRASS  
 10% SURVIVOR CHEWINGS FESCUE  
 10% SOPRANO PERENNIAL RYEGRASS  
 10% BLUE BONNET KENTUCKY BLUE  
 50# per 12,500 sq. ft.

**VETERANS ROAD**

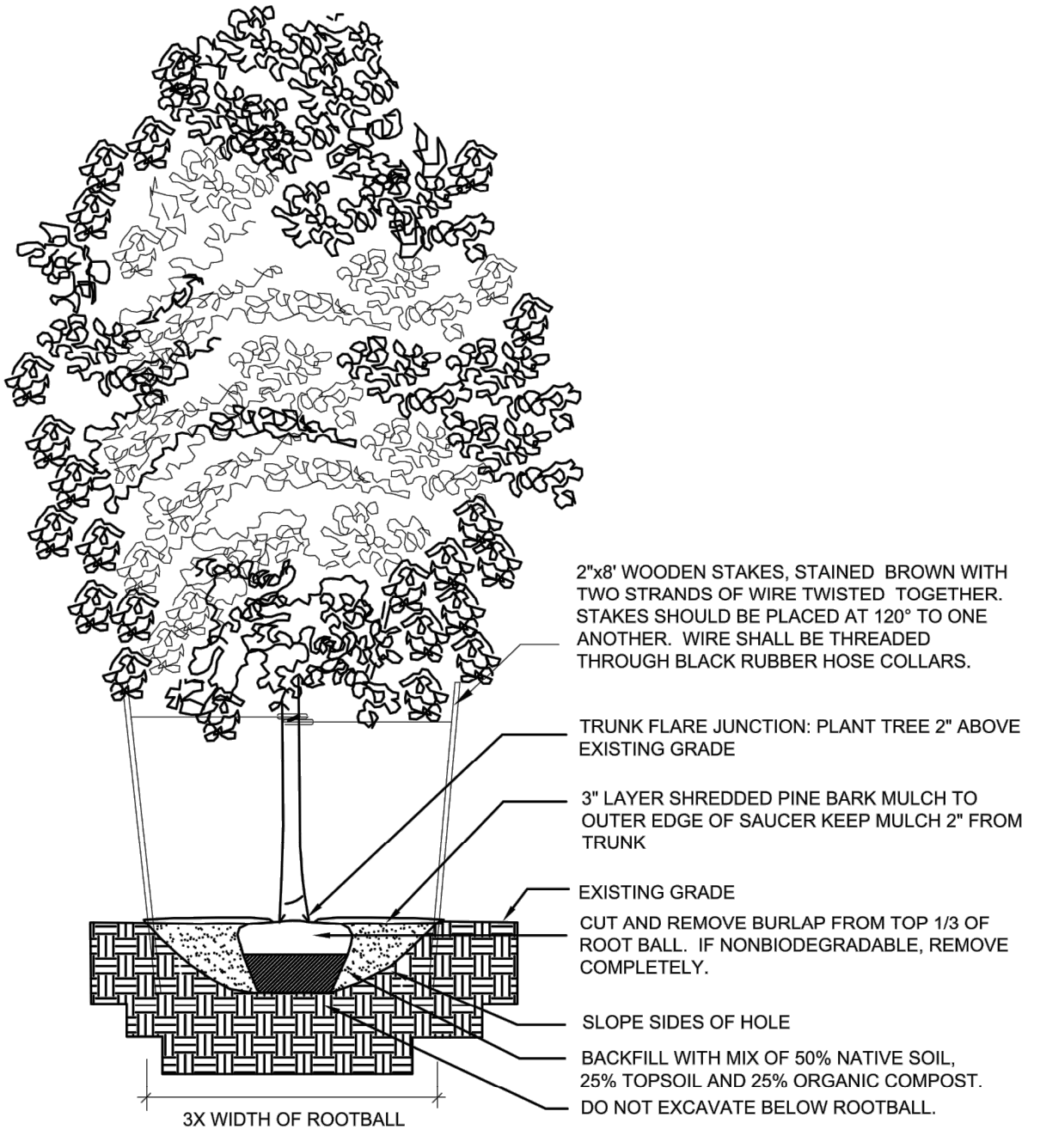
PLANT SCHEDULE						
CATEGORY	SYM.	NO.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
SHADE TREES	TC	4	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLE LEAF LINDEN	4" - 4 1/2" CAL.	B&B
	MV	1	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	2" - 2 1/2" CAL.	B&B
	QW	1	QUERCUS WAREI 'REGAL PRINCE'	REGAL PRINCE COLUMNAR OAK	2" - 2 1/2" CAL.	B&B
	PP	1	PRUNUS X 'PINK CASCADE'	PINK CASCADE WEeping CHERRY	6'-7' HT.	B&B
EVERGREEN TREES	IOP	1	ILEX OPACA 'PATERSON'	PATERSON AMERICAN HOLLY	7'-8' HT.	B&B
	PF	1	PINUS FLEXILIS 'VANDERWOLF'	LIMBER PINE	7'-8' HT.	B&B
	TP	19	THUJA PLICATUM 'GREEN GIANT'	GREEN GIANT WESTERN ARBOVITAE	5'-6' HT.	B&B
SHRUBS	AK	6	AZALEA 'KOMO -KUSHAN'	KOMO KUSHAN EVERGREEN AZALEA	3 GAL.	B&B
	AGW	7	AZALEA 'GUMPO WHITE'	GUMPO WHITE EVERGREEN AZALEA	3 GAL.	CONT.
	BG	14	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	3 GAL.	CONT.
	BW	11	BUXUS SINACA VAR. 1. 'WINTER GEM'	WINTER GEM KOREAN BOXWOOD	5 GAL.	CONT.
	CH	1	CEPHALOTAXUS HARRINGTONIA 'FASTIGIATA'	UPRIGHT JAPANESE PLUM YEW	4'-5' HT.	B&B
	HM	11	HYDRANGEA MACOPHYLLA 'ALL SUMMER BEAUTY'	ALL SUMMER BEAUTY MOPHEAD HYDRANGEA	3 GAL.	CONT.
	HP	4	HYDRANGEA PANICULATA 'PINKY WINKY'	PINKY WINKY PANICLE HYDRANGEA	5 GAL.	CONT.
	ICN	2	ILEX CRENATA 'NIGRA'	NIGRA JAPANESE UPRIGHT HOLLY	3 GAL.	CONT.
	ICS	10	ILEX CRENATA 'SCHWOEBEL EXCELSA'	SCHWOEBEL EXCELSA JAPANESE HOLLY	5 GAL.	CONT.
	IGC	11	ILEX GLABRA COMPACTA	COMPACT INKBERRY	3 GAL.	CONT.
	KL	7	KALMIA LATIFOLIA 'LITTLE LINDA'	LITTLE LINDA MOUNTAIN LAUREL	3 GAL.	CONT.
GRASSES AND PERENNIALS	LF	4	LEUCOTHOE FONTANESIANA 'RAINBOW'	RAINBOW FETTERBUSH	3 GAL.	CONT.
	RCA	7	RHODODENDRON CATAWBIENSE 'ALBUM'	WHITE LARGE LEAVED RHODODENDRON	5 GAL.	CONT.
	SD	9	SPIREA X DOUBLE PLAY 'DOOZIE'	DOOZIE DOUBLE PLAY SPIREA	3 GAL.	CONT.
	VP	1	VIBURNUM PLICATUM F. 'TOMENTOSUM 'WATANABEI'	SUMMER SNOWFLAKE VIBURNUM	5 GAL.	CONT.
	Ag	5	ANDROPOGON GERARDII 'RED OCTOBER'	RED OCTOBER BIG BLUE STEM	1 GAL.	CONT.
	Ad	9	ASTILBE 'DRUM AND BASS'	DRUM AND BASE ASTILBE	1 GAL.	CONT.
	Ap	4	ASTILBE C. PUMILA	FALSE SPIREA	1 GAL.	CONT.
	EF	8	EUONYMUS FORTUNEI 'COLORATUS'	PURPLE WINTER CREEPER	FLATS	16-24 PER FLAT
	Hp	20	HEMEROCALLIS 'PURPLE D'ORO'	PURPLE D'ORO DAY LILLY	1 GAL.	CONT.
	Pal	14	PENNISETUM ALOPECUROIDES 'LITTLE BUNNIES'	LITTLE BUNNIES DWARF FOUNTAIN GRASS	1 GAL.	CONT.



**SHRUB PLANTING, TYP.**  
N.T.S.



**EVERGREEN TREE PLANTING, TYP.**  
N.T.S.



**DECIDUOUS TREE PLANTING, TYP.**  
N.T.S.

NOTES:  
 1. BASE INFORMATION TAKEN FROM A SITE PLAN BY SITE DESIGN CONSULTANTS, PREPARED FOR BELDOTTI DEVELOPMENT, EMAILED MARCH 1, 2023.

NOTES:  
 1. FOR EVERGREEN PLANTINGS, ADD HOLLYTONE.  
 2. REPEAT YEARLY AS NECESSARY.

SEE PLANS PREPARED BY SITE DESIGN CONSULTANTS UTILITIES, EASEMENTS, SITE, GRADING & DRAINAGE DESIGN.

NEW PLANT MATERIAL TO BE LAID OUT IN FIELD BY LANDSCAPE ARCHITECT.

SEED ALL DISTURBED AREAS WITH GENERAL SEED MIX UNLESS OTHERWISE NOTED.

**A2 LAND CONSULTING**  
 LANDSCAPE ARCHITECTURE  
 LAND USE CONSULTING

A2 Land Consulting, LLC  
 30 Rocky Hill Rd.  
 New Fairfield, CT  
 P: 845.531.1504  
 E: abigail@a2land.com  
 W: www.a2land.com

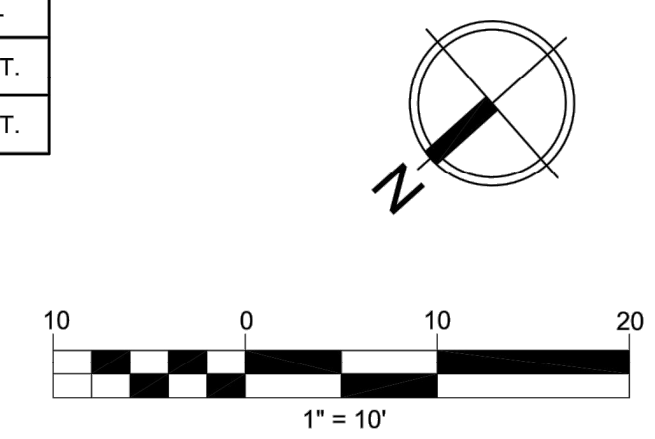
**GARDENA HOTEL**

**PLANTING PLAN**

PREPARED FOR  
 GARDENA HOTEL

1952 COMMERCE STREET  
 YORKTOWN HEIGHTS, NY

DATE:	3.5.23
SCALE:	1" = 10'
PROJ #:	2324
DWG FILE:	2324SP
SHEET:	L1



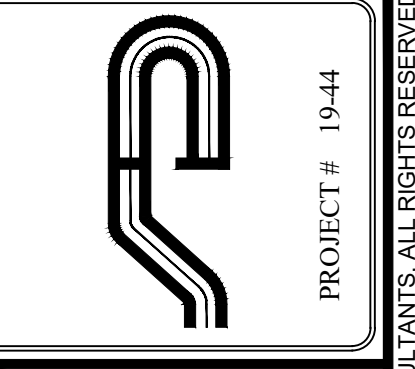


Symbol	Label	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
⊙	1	Holophane	ARE3 P30 30K GL3	Arlington Gen 3, P30 Performance Package, 3000K, 70 CRI, Type 3 Glass refractor	1	5394	0.9	50.6205
⊙	2	Holophane	ARUE3 P30 30K GL3 PHSS180	Arlington Utility Gen 3, P30 Performance Package, 3000K, 70 CRI, Type 3 Glass refractor with 180° House Side Shield	1	3983	0.9	50.6205
	3	Lithonia Lighting	DSXB LED 16C 350 30K SYM	D-SERIES BOLLARD WITH 16 3000K LEDS OPERATED AT 350mA AND SYMMETRIC DISTRIBUTION	1	1558	0.9	20
○	4	Hydrel	PDX4 9LED WHT30K MVOLT FLC SP	5"DIA. X 8-1/8"H. PARADOX SERIES IN-GRADE LED WITH SPOT DISTRIBUTION TEMPERED CLEAR FLAT BOROSILICATE GLASS LENS	1	274	0.85	10.06
○	5A	Gotham Architectural Lighting	ICO4UDWC 35/05 AR LSS 40D - DOWN	INCITO 4 INCH WALL MOUNT DIRECT/INDIRECT CYLINDER, ROUND, 3500K, 500 LUMENS, CLEAR, SEMI-SPECULAR, 40 DEGREE BEAM, CRIBO	1	658	0.9	6.73
○	6	Hydrel	Aspen P1 80CRI 35K 12 25DEG FLC	Aspen, Clear Lens	1	713	1	8.11
○	7	Gotham Architectural Lighting	ICO CYL 35/50 6AR 20	ICO DOWNLIGHT 3500K 5000 LUMENS 20 DEGREE BEAM	1	6896	1	101
○	8	Gotham Architectural Lighting	ICO 35/10 4AR LSS 65D CRIBO	ICO 3500K 1000 LUMENS 65 DEGREE BEAM	1	1127	0.9	11.1256
	9	Hydrel	HLF501 2FT WDIM GOLR 15X30 1000LMF 80	Hyline 501, 2FT, Exterior, Warm Dim, Golden, 15x30 Distribution, 1000 Lumens per Foot, 80CRI	1	1651	1	19.32

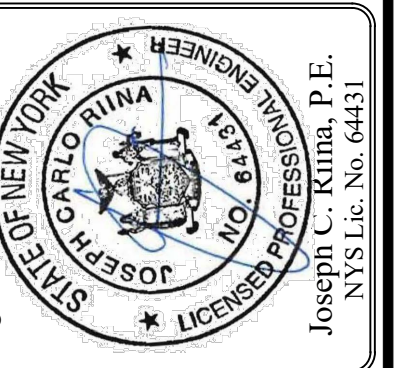
**Note**  
 1. Photometric model elements such as buildings, plants, furnishings or any architectural details which impact the dispersion of light MUST be "detailed" by the customer documents for inclusion in the lighting design model.  
 2. Property Trespass Calculations include contribution from modeled and included "simulated" existing street lights.  
 3. Mounting height determination is job site specific, our lighting simulation indicates the height to the top of the luminaire.  
 4. The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual results may vary from anticipated performance based on actual field conditions and luminaire locations.  
 5. Trees are NOT included for blocking of street lighting.

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FRONT ENTRY	+	21.7 fc	28.7 fc	18.3 fc	1.6:1	1.2:1
OUTDOOR PARKING	+	1.2 fc	3.1 fc	0.3 fc	10.3:1	4.0:1
Patio Seating Area	+	4.1 fc	25.6 fc	0.3 fc	85.3:1	13.7:1
Property Line	+	1.3 fc	12.9 fc	0.0 fc	N/A	N/A
Sidewalk	+	1.1 fc	17.3 fc	0.2 fc	86.5:1	5.5:1
COVERED PARKING	+	8.9 fc	12.2 fc	1.1 fc	11.1:1	8.1:1

**Designer**  
 Andrew Gross, LC  
**Date**  
 04/03/2023  
**Scale**  
 Not to Scale  
**Drawing No.**  
 Version 3  
**Summary**



**Site Design Consultants**  
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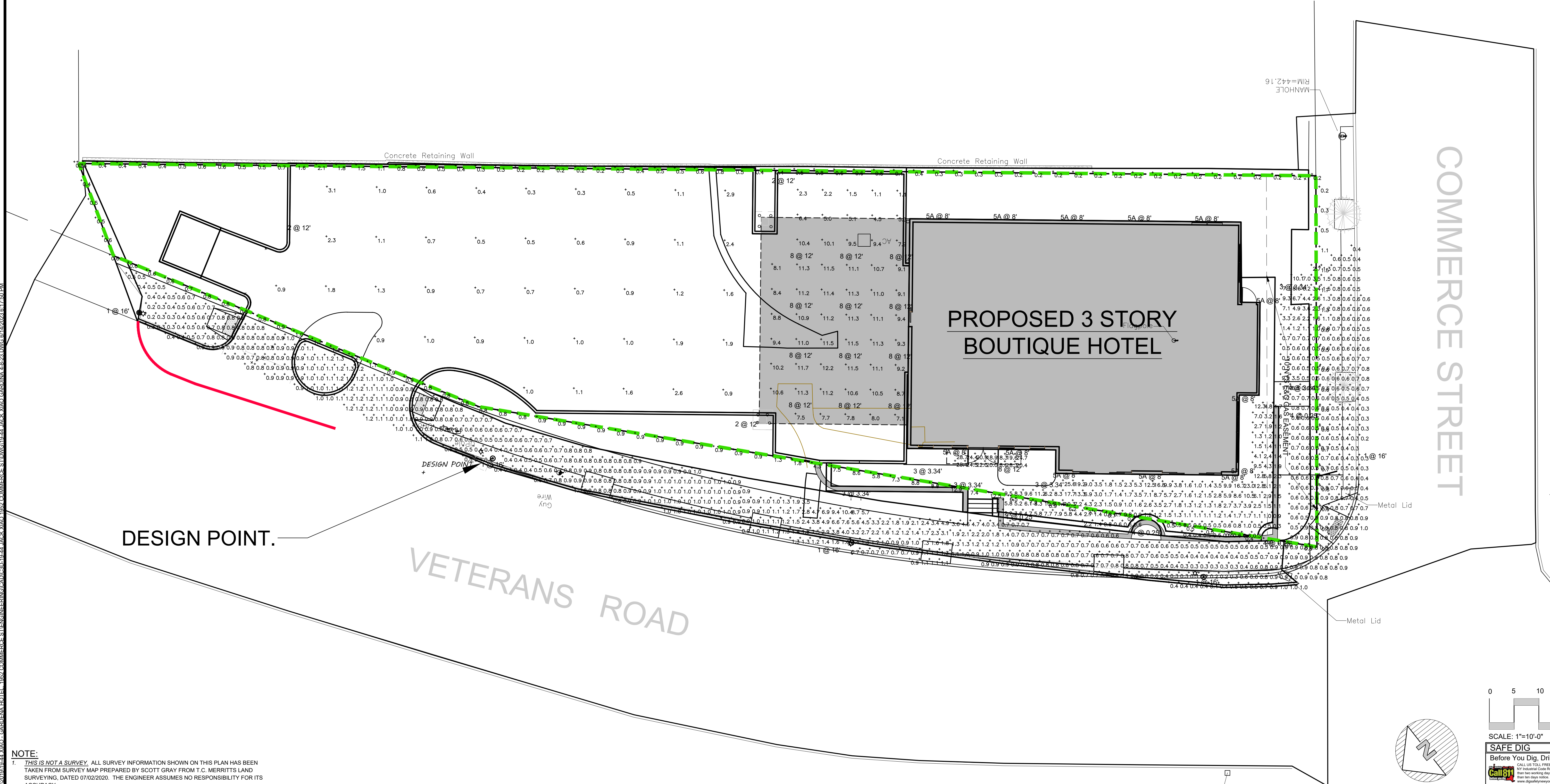


Revisions:	No.	Date	Comments
	1.	4/05/23	Storm & Lighting Plan Revisions
	2.	6/15/23	Plan Revisions

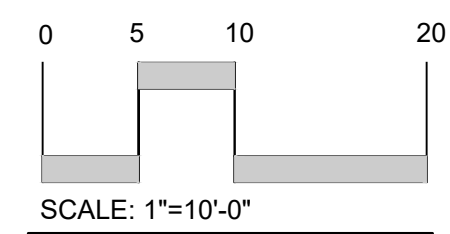
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 DRAWN BY: JCR  
 DATE: 2/17/23

**Lighting Plan**

**SITE PLAN PREPARED FOR**  
**GARDENA HOTEL**  
 1952 COMMERCE STREET  
 Westchester County, NY



**NOTE:**  
 1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY SCOTT GRAY FROM T.C. MERRITT'S LAND SURVEYING, DATED 07/02/2020. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



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**GENERAL EROSION CONTROL NOTES:**

- Contractor shall be responsible for compliance with all sediment and erosion control practices. The sediment and erosion control practices are to be installed prior to any major soil disturbances, and maintained until permanent protection is established. Road surface flows from the site should be dissipated with tracking pad or appropriate measures during adjacent road shoulder grading. Contractor is responsible for the installation and maintenance of all soil erosion and sedimentation control devices throughout the course of construction.
- Catch basin inlet protection must be installed and operating at all times until tributary areas have been stabilized. When possible flows should be stabilized before reaching inlet protection structure. Timely maintenance of sediment control structures is the responsibility of the Contractor.
- All structures shall be maintained in good working order at all times. The sediment level in all sediment traps shall be closely monitored and sediment removed promptly when maximum levels are reached or as ordered by the engineer. All sediment control structures shall be inspected on a regular basis, and after each heavy rain to insure proper operation as designed. An inspection schedule shall be set forth prior to the start of construction.
- The locations and the installation times of the sediment capturing standards shall be as specified in these plans, as ordered by the Engineer, and in accordance with the latest edition of the "New York Standards and Specifications for Erosion and Sediment Control" (NYSSESC).
- All topsoil shall be placed in a stabilized stockpile for reuse on the site. All stockpile material required for final grading and stored on site shall be temporarily seeded and mulched within 7 days. Refer to soil stockpile details.
- Any disturbed areas that will be left exposed more than 7 days and not subject to construction traffic, shall immediately receive temporary seeding. Mulch shall be used if the season prevents the establishment of a temporary cover. Disturbed areas shall not be limed and fertilized prior to temporary seeding.
- All disturbed areas within 500 feet of an inhabited dwelling shall be wetted as necessary to provide dust control.
- The contractor shall keep the roadways within the project clear of soil and debris and is responsible for any street cleaning necessary during the course of the project.
- Sediment and erosion control structures shall be removed and the area stabilized when the drainage area has been properly stabilized by permanent measures.
- All sediment and erosion control measures shall be installed in accordance with current edition of NYSSESC.
- All regraded areas must be stabilized appropriately prior to any rock blasting, cutting, and/or filling of soils. Special care should be taken during construction to insure stability during maintenance and integrity of control structures.
- Any slopes graded at 3:1 or greater shall be stabilized with erosion blankets to be staked into place in accordance with the manufactures requirements. Erosion blankets may also be required at the discretion of Town officials or Project Engineer. When stabilized blanket is utilized for channel stabilization, place all of the volume of seed mix prior to laying net, or as recommended by the manufacturer.
- To prevent heavy construction equipment and trucks from tracking soil off-site, construct a pervious crushed stone pad. Locate and construct pads as detailed in these plans.
- Contractor is responsible for controlling dust by sprinkling exposed soil areas periodically with water as required. Contractor to supply all equipment and water.
- Contractor shall be responsible for construction inspections as per NYSDEC GP-0-20-001 and Town of Yorktown Code.

**MAINTENANCE OF TEMPORARY EROSION AND SEDIMENT CONTROL STRUCTURES:**

N.Y.S.D.E.C. GP-0-20-001 EXPOSURE RESTRICTIONS - States that any exposed earthwork shall be stabilized in accordance with the guidelines of this plan.

- Trees and vegetation shall be protected at all times as shown on the detail drawing and as directed by the Engineer.
- Care should be taken so as not to channel concentrated runoff through the areas of construction activity on the site.
- Fill and site disturbances should not be created which causes water to pond off site or on adjacent properties.
- Runoff from land disturbances shall not be discharged or have the potential to discharge off site without first being intercepted by a control structure, such as a sediment trap or silt fence. Sediment shall be removed before exceeding 50% of the retention structure's capacity.
- For finished grading, adequate grade shall be provided so that water will not pond on lawns for more than 24 hours after rainfall, except in swale flow areas which may drain for as long as 48 hours after rainfall.
- All swales and other areas of concentrated flow shall be properly stabilized with temporary control measures to prevent erosion and sediment travel. Surface flows over cut and fill areas shall be stabilized at all times.
- All sites shall be stabilized with erosion control materials within 7 days of final grading.
- Temporary sediment trapping devices shall be removed from the site within 30 days of final stabilization.

**MAINTENANCE SCHEDULE:**

	DAILY	WEEKLY	MONTHLY	AFTER RAINFALL	NECESSARY TO MAINTAIN FUNCTION	AFTER APPROVAL OF INSPECTOR
SILT FENCE	---	---	INSP.	INSP.	CLEAN/REPLACE	REMOVE
WHEEL CLEANER	CLEAN	---	---	---	REPLACE	REMOVE
INLET PROTECTION	---	INSP.	INSP.	CLEAN	REPLACE	REMOVE

**MAINTENANCE OF PERMANENT CONTROL STRUCTURES DURING CONSTRUCTION:**

The stormwater management system and outlet structure shall be inspected on a regular basis and after every rainfall event. Sediment build up shall be removed from the inlet protection regularly to insure detention capacity and proper drainage. Outlet structure shall be free of obstructions. All piping and drain inlets shall be free of obstruction. Any sediment build up shall be removed.

**MAINTENANCE OF CONTROLS AFTER CONSTRUCTION:**

Controls (including respective outlet structures) should be inspected periodically for the first few months after construction and on an annual basis thereafter. They should also be inspected after major storm events.

**DEBRIS AND LITTER REMOVAL:**

Twice a year, inspect outlet structure and drain inlets for accumulated debris. Also, remove any accumulations during each mowing operation.

**STRUCTURAL REPAIR/REPLACEMENT:**

Outlet structure must be inspected twice a year for evidence of structural damage and repaired immediately.

**EROSION CONTROL:**

Unstable areas tributary to the basin shall immediately be stabilized with vegetation or other appropriate erosion control measures.

**SEDIMENT REMOVAL:**

Sediment should be removed after it has reached a maximum depth of five inches above the stormwater management system floor.

**TOPSOIL:**

Existing topsoil will be removed and stored in piles sufficiently as to avoid mixing with other excavation. Stockpiles shall be surrounded by erosion control as outlined on these plans. The furnishing of new topsoil shall be of a better or equal to the following criteria (SS713.01 NYSDOT):

- The pH of the material shall be 5.5 to 7.6.
- The organic content shall not be less than 2% or more than 70%.
- Gradation:

SIEVE SIZE	% PASSING BY WGT.
2 INCH	100
1 INCH	85 TO 100
1/4 INCH	65 TO 100
NO. 200 MESH	20 TO 80

**PERMANENT VEGETATIVE COVER:**

- Site preparation:
  - 1.1. Install erosion control measures.
  - 1.2. Scarify compacted soil areas.
  - 1.3. Lime as required to ph 6.5.
  - 1.4. Fertilize with 10-6-4 4 lbs/1,000 S.F.
  - 1.5. Incorporate amendments into soil with disc harrow.
- Seed mixtures for use on swales and cut and fill areas.

MIXTURE	LBS./ACRE
ALT. A	
KENTUCKY BLUE GRASS	20
CREeping RED FESCUE	28
RYE GRASS OR REDTOP	5
ALT. B	
CREeping RED FESCUE	20
REDTOP	2
TALL FESCUE/SMOOTH BLOOMGRASS	20
- SEEDING
  - 3.1. Prepare seed bed by raking to remove stones, twigs, roots and other foreign material.
  - 3.2. Apply soil amendments and integrate into soil.
  - 3.3. Apply seed uniformly by cyclone seeder culti-packer or hydro-seeder at rate indicated.
  - 3.4. Stabilize seeded areas in drainage swales.
  - 3.5. Irrigate to fully saturate soil layer, but not to dislodge planting soil.
  - 3.6. Seed between April 1st and May 15th or August 15th and October 15th.
  - 3.7. Seeding may occur May 15th and August 15th if adequate irrigation is provided.

**TEMPORARY VEGETATIVE COVER:**

**SITE PREPARATION:**

1. Install erosion control measures.
2. Scarify areas of compacted soil.
3. Fertilize with 10-10-10 at 400/acre.
4. Lime as required to ph 6.5.

**SEED SPECIES:**

MIXTURE	LBS./ACRE
Rapidly germinating annual ryegrass (or approved equal)	20
Perennial ryegrass	20
Cereal oats	36

**SEEDING:**

Same as permanent vegetative cover

**CONTRACTOR CERTIFICATION STATEMENT**

Certification Statement - All contractors and subcontractors as identified in a SWPPP, by the Owner or Operator, in accordance with Part III.A.5 of the SPDES General Permit for Stormwater Runoff from Construction Activity, GP-0-20-001, dated January 29, 2020, Page 19 to 20, shall sign a copy of the following Certification Statement before undertaking any construction activity at the Site identified in the SWPPP:

"I hereby certify that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the Qualified Inspector during a site inspection. I also understand that the Owner or Operator must comply with the terms and conditions of the New York State Pollutant Discharge Elimination System ("SPDES") General Permit for Stormwater Discharge from Construction Activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings."

Individual Contractor: \_\_\_\_\_

Name and Title (please print): \_\_\_\_\_

Signature of Contractor: \_\_\_\_\_

Company / Contracting Firm: \_\_\_\_\_

Name of Company: \_\_\_\_\_

Address of Company: \_\_\_\_\_

Telephone Number / Cell Number: \_\_\_\_\_

Site Information: \_\_\_\_\_

Address of Site: \_\_\_\_\_

Today's Date: \_\_\_\_\_

**GENERAL CONSTRUCTION SEQUENCE:**

REFER TO THE PLAN SET FOR ALL PLANS AND DETAILS WHICH RELATE TO CONSTRUCTION SEQUENCE.

- A LICENSED SURVEYOR MUST DEFINE INFRASTRUCTURE LOCATIONS, LIMITS OF DISTURBANCE, AND GRADES IN THE FIELD PRIOR TO START OF ANY CONSTRUCTION. LIMITS OF DISTURBANCE SHALL BE MARKED WITH THE INSTALLATION OF CONSTRUCTION FENCE OR APPROVED EQUAL. THE EXTENTS OF ALL OF THE STORMWATER MANAGEMENT SYSTEMS SHALL BE CORDONED OFF TO MINIMIZE THE DISTURBANCE ON THIS AREA.
- INSTALL ALL PERIMETER EROSION CONTROL MEASURES, CONSTRUCTION ENTRANCE AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN AND THE ASSOCIATED DETAILS. INSTALL SILT FENCING AT THE BOTTOM OF SLOPES.
- STRIP SITE AND PLACE TOPSOIL IN STOCKPILE LOCATIONS SHOWN ON THE PLAN.
- BEGIN ROUGH GRADING THE SITE. CONTRACTOR TO LIMIT EXPOSURE OF DENUDED SOILS BY PROVIDING TEMPORARY STABILIZATION FOR WORK AREAS THAT WILL REMAIN UNDISTURBED FOR OVER SEVEN (7) DAYS. EXCESS MATERIAL SHALL BE STOCKPILED IN THE LOCATION SHOWN ON THE PLAN AS GRADES ALLOW. MATERIAL UNABLE TO BE STOCKPILED SHALL BE REMOVED FROM THE SITE.
- ROUGH GRADE BUILDING, DRIVEWAY, PARKING AREA, AND PLAZA AREA.
- BEGIN CONSTRUCTION OF BUILDING AND RETAINING WALL. WALL SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF THE PROPOSED DRIVEWAY AND PARKING AREA.
- THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A SHORING DESIGN FOR THE INSTALLATION OF THE RETAINING WALL TO PROTECT THE EXISTING ROADWAY AND UTILITY INFRASTRUCTURE. THE DESIGN MUST BE PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER AND SUBMITTED TO THE PROJECT ENGINEER AND THE TOWN ENGINEER FOR APPROVAL.
- BEGIN THE EXCAVATION AND INSTALLATION OF UTILITIES. PROTECT TRENCHES AND OPEN EXCAVATIONS FROM EROSION. ENTRY INTO THE DRAINAGE SYSTEM SHALL BE BLOCKED OFF UNTIL SITE HAS REACHED FINAL STABILIZATION. ONCE SYSTEM HAS BEEN INSTALLED, BACKFILL, AND SEED WHERE NECESSARY.
- DURING SITE CONSTRUCTION MAINTAIN AND RE-ESTABLISH AS REQUIRED EROSION CONTROL AND STABILIZATION MEASURES AS REQUIRED BY THE SITE PLAN AND DETAILS.
- EXCAVATE TO THE SUB-GRADE LEVEL. SCARIFY THE EXISTING SOIL TO A DEPTH OF 12-INCHES BY ROTOTILLING OR OTHER MEANS ACCEPTABLE TO THE ENGINEER. INSTALL ALL COURSES OF STONE AS PER THE SPECIFICATIONS GIVEN ON THE PLAN.
- INSTALL BASE COURSE OF ITEM 4 IN ALL PAVEMENT AREAS. STABILIZE ALL OPEN AREAS WITH SEED AND MULCH.
- CONSTRUCT REMAINDER OF BUILDING, DRIVEWAY AND PARKING AREAS. FIRST INSTALL CURBS, ASPHALT BINDER, AND CONCRETE SIDEWALK. ONCE BINDER COURSE IS INSTALLED, DRAINAGE OUTLET MAY BE UNBLOCKED.
- BACKFILL CURBS, GRADE, PLACE FINAL SOIL TOPPING AND PUT IN PLACE PERMANENT VEGETATIVE COVER OVER ALL DISTURBED AREAS, LANDSCAPE BEDS, SLOPES, ETC.
- ONCE SITE STABILIZATION HAS TAKEN PLACE (AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 80% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS), REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROLS, UNPLUG THE DRAINAGE SYSTEM TO ALLOW RUNOFF TO ENTER THE STORMWATER MANAGEMENT SYSTEM.

**WINTER STABILIZATION NOTES:**

IF CONSTRUCTION ACTIVITIES ARE EXPECTED TO EXTEND INTO OR OCCUR DURING THE WINTER SEASON THE CONTRACTOR SHALL ANTICIPATE PROPER STABILIZATION AND SEQUENCING. CONSTRUCTION SHALL BE SEQUENCED SUCH THAT WHEREVER POSSIBLE AREAS OF DISTURBANCE THAT CAN BE COMPLETED AND PERMANENTLY STABILIZED SHALL BE DONE BY APPLYING AND ESTABLISHING PERMANENT VEGETATIVE COVER BEFORE THE FIRST FROST. AREAS SUBJECT TO TEMPORARY DISTURBANCE THAT WILL NOT BE WORKED FOR AN EXTENDED PERIOD OF TIME SHALL BE TREATED WITH TEMPORARY SEED, MULCH, AND/OR EROSION BLANKETS.

**OWNER / OPERATOR CERTIFICATION**

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. Further, I hereby certify that the SWPPP meets all Federal, State, and local erosion and sediment control requirements. I am aware that false statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law."

Name (please print): \_\_\_\_\_

Title: \_\_\_\_\_

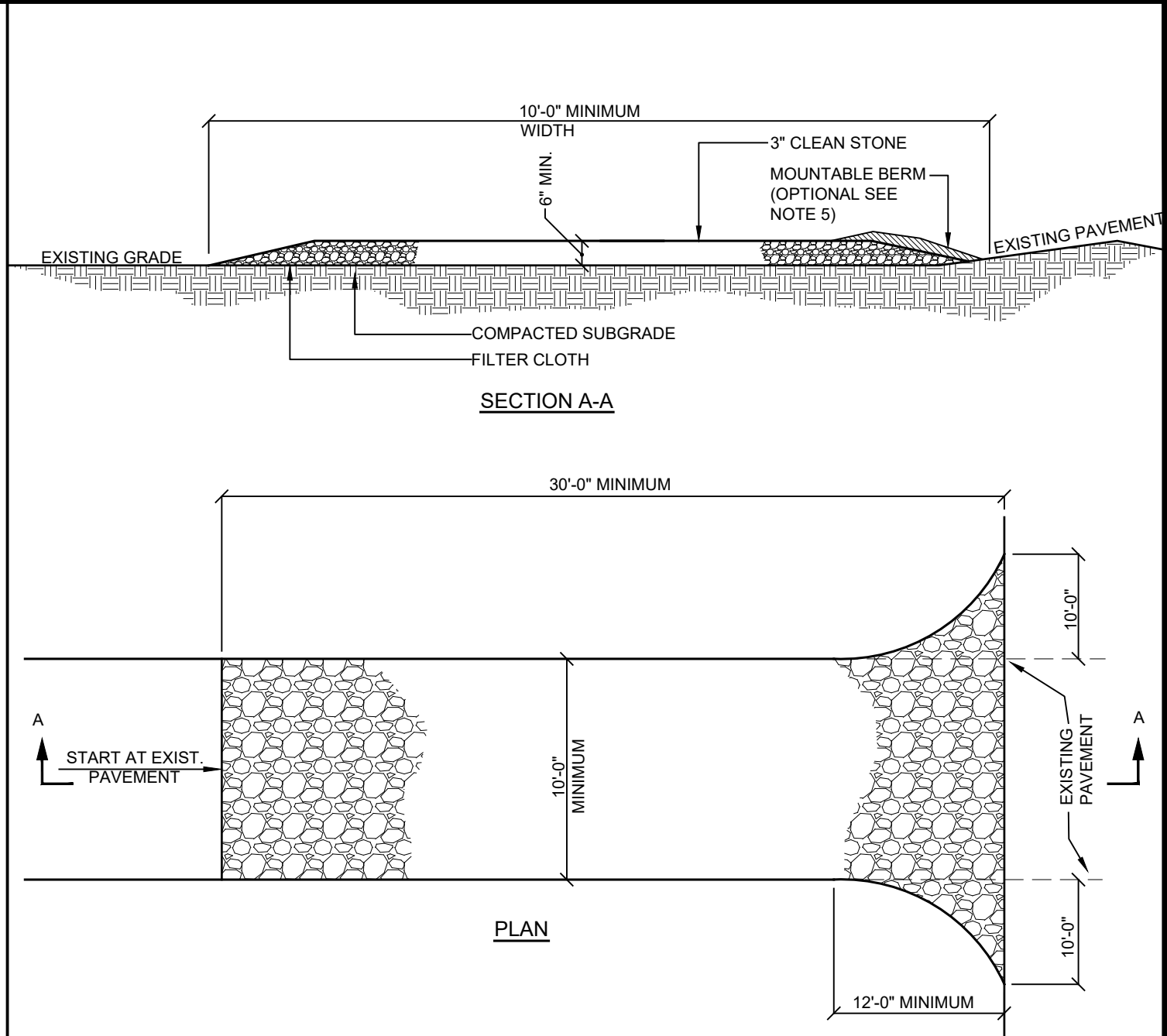
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Address: \_\_\_\_\_

Phone: \_\_\_\_\_

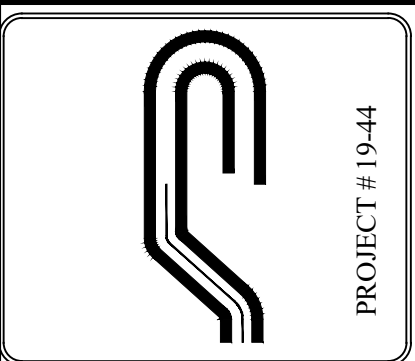
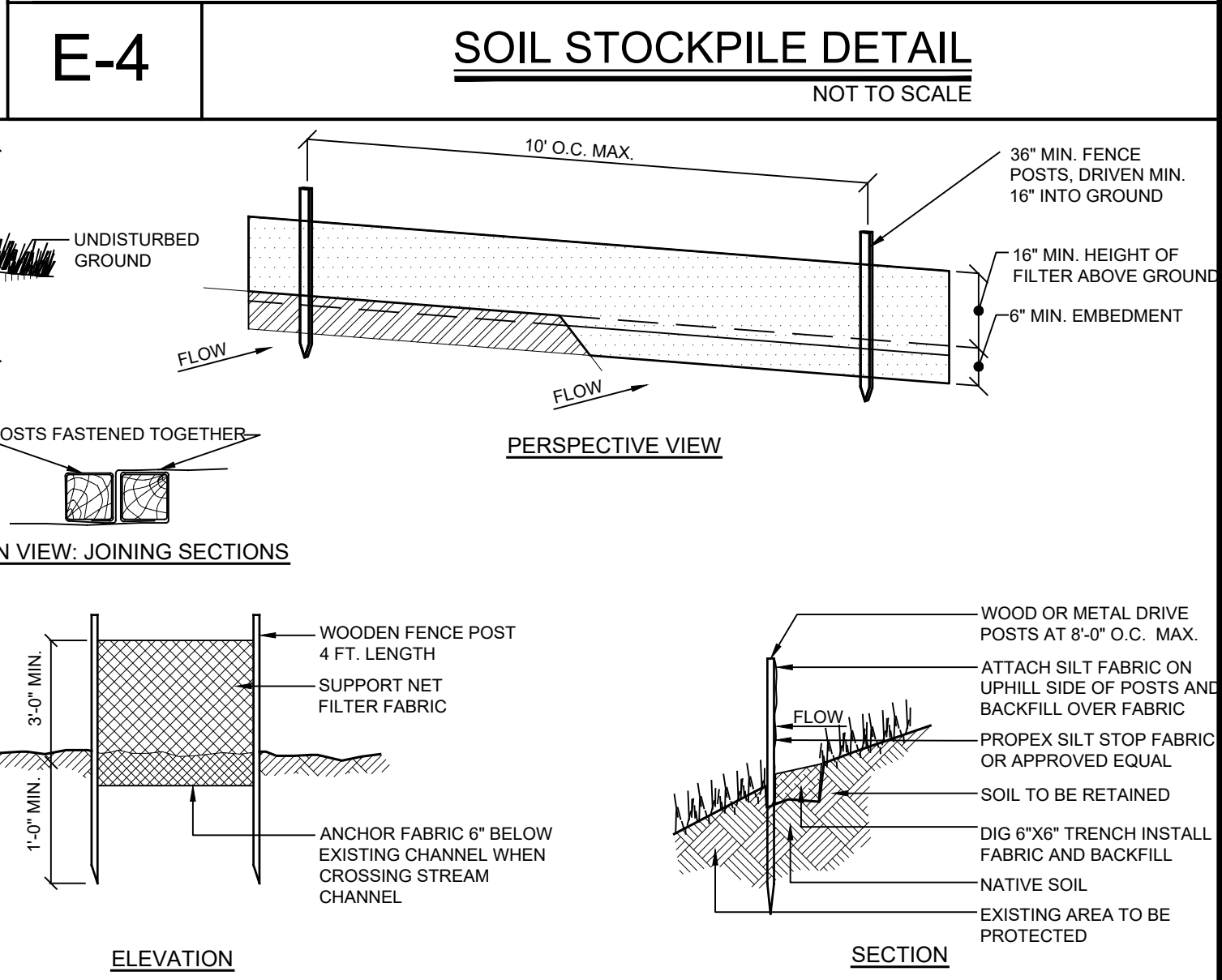
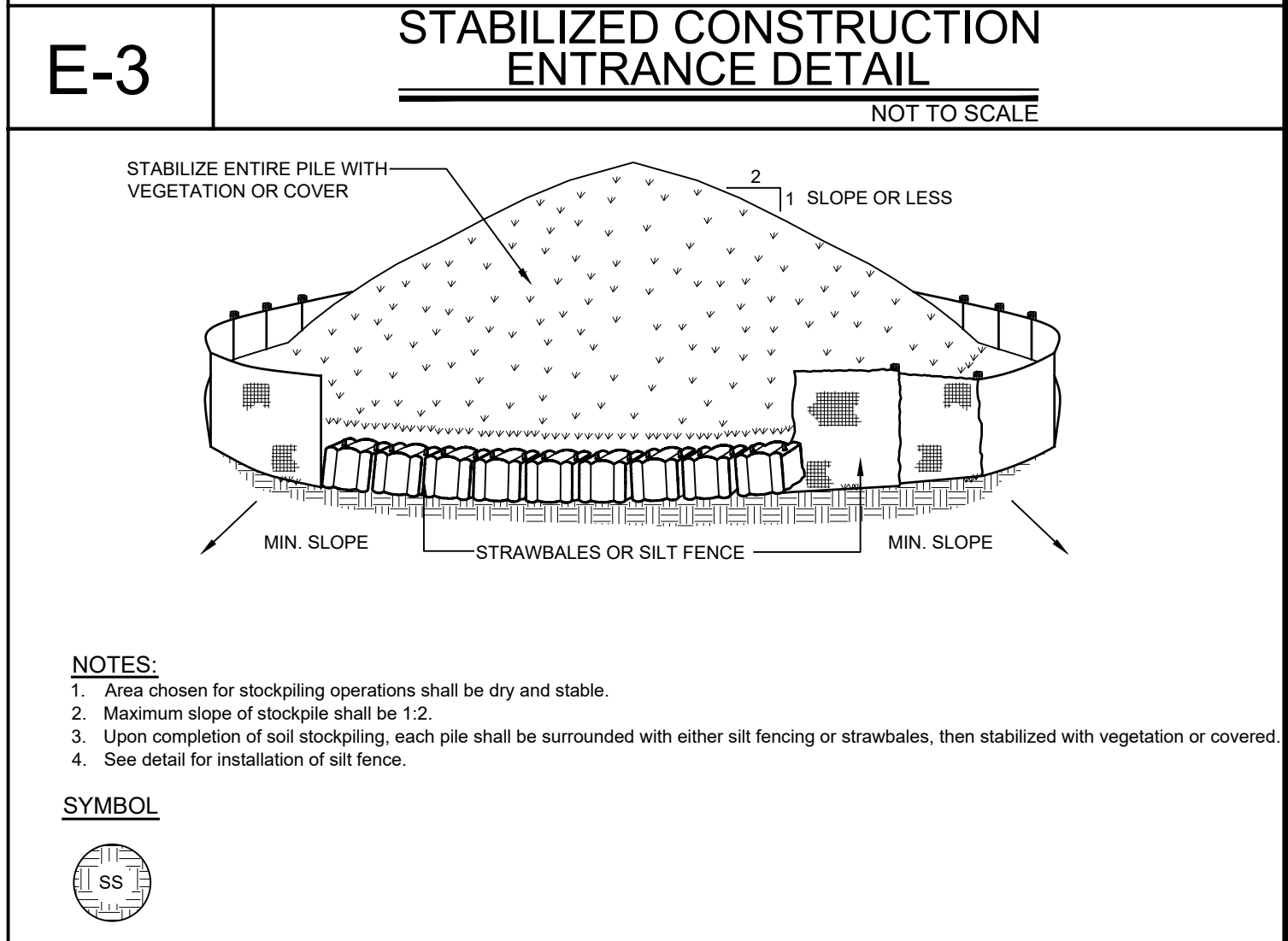
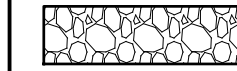
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Signature: \_\_\_\_\_

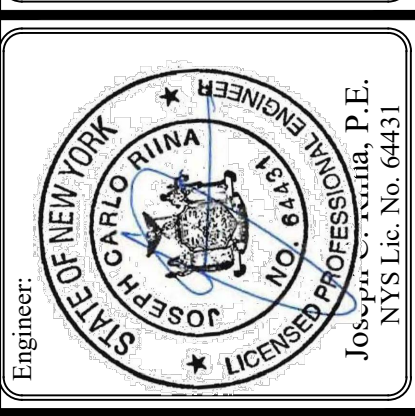


- INSTALLATION NOTES:**
- Stone size - use 3" min. Stone, or reclaimed or recycled concrete equivalent.
  - Length - as required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
  - Thickness - not less than six (6) inches.
  - Width - 10 foot minimum, but not less than the full width at points where ingress or egress occur. 24 ft if single entrance to site.
  - Surface water - all surface water flowing or diverted toward construction entrances shall be piped across 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 right of way this may require periodic top dressing with additional stone as conditions demand and repair and/or cleanouts of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public right of way must be removed immediately.
  - Washing - wheels shall be cleaned to remove sediment prior to entrance onto public right of way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
  - Periodic inspection and needed maintenance shall be provided after each rain.

**SYMBOL**



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Revisions:	No.	Date	Comments
	1.	4/05/23	Storm & Lightning Plan Revisions
	2.	6/15/23	Plan Revisions

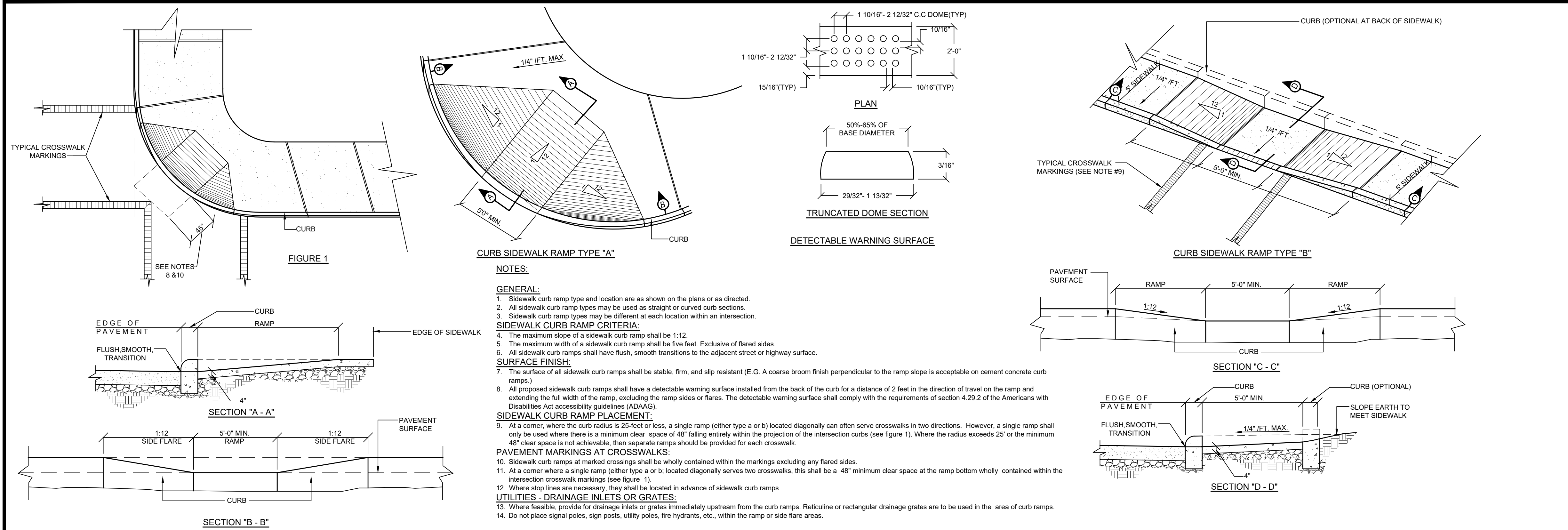
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**E&S DETAILS**

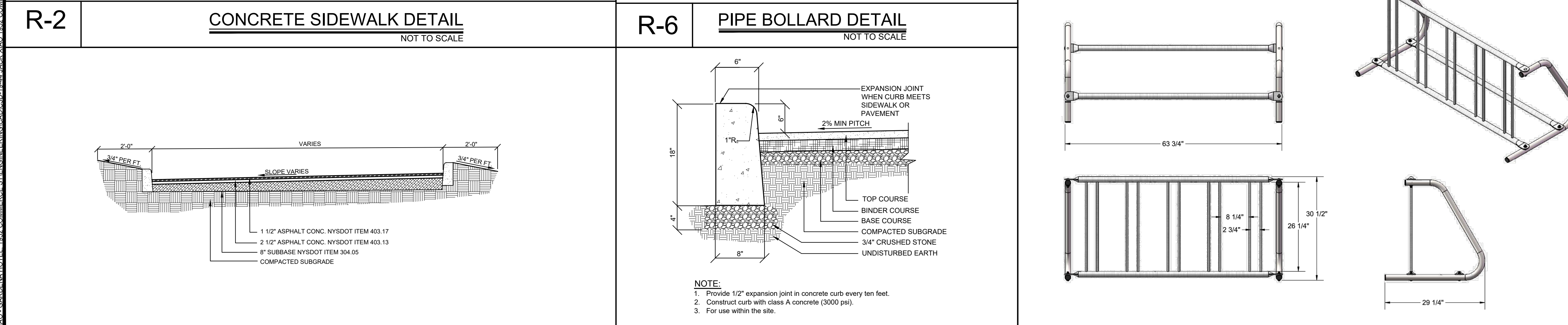
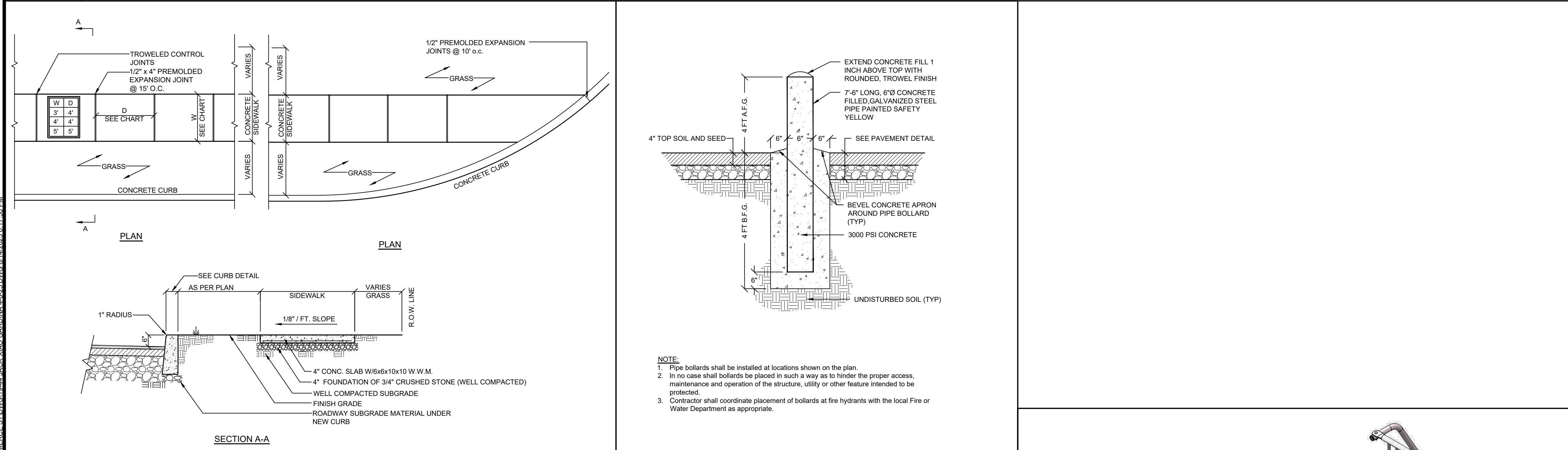
SITE PLAN PREPARED FOR  
**GARDENA HOTEL**  
 1952 COMMERCE STREET  
 Westchester County, NY  
 Town of Yorktown

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**R-1** **SIDEWALK CURB-RAMP DETAIL**  
NOT TO SCALE



**R-3** **TYPICAL DRIVEWAY AND PARKING LOT SECTION**  
NOT TO SCALE

**R-5** **CONCRETE CURB DETAIL**  
NOT TO SCALE

**S-1** **BIKE RACK DETAIL**  
NOT TO SCALE

PROJECT # 19-44

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STATE OF NEW YORK  
LICENSED PROFESSIONAL ENGINEER  
NYS Lic. No. 64431

Revisions:	No.	Date	Comments:
1.	4/05/23	Storm & Lighting	Plan Revisions
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SCALE: NTS  
DRAWN BY: JCR  
DATE: 2/17/23

**SITE DETAILS**  
1

**GARDENA HOTEL**  
1952 COMMERCE STREET  
Town of Yorktown  
Westchester County, NY

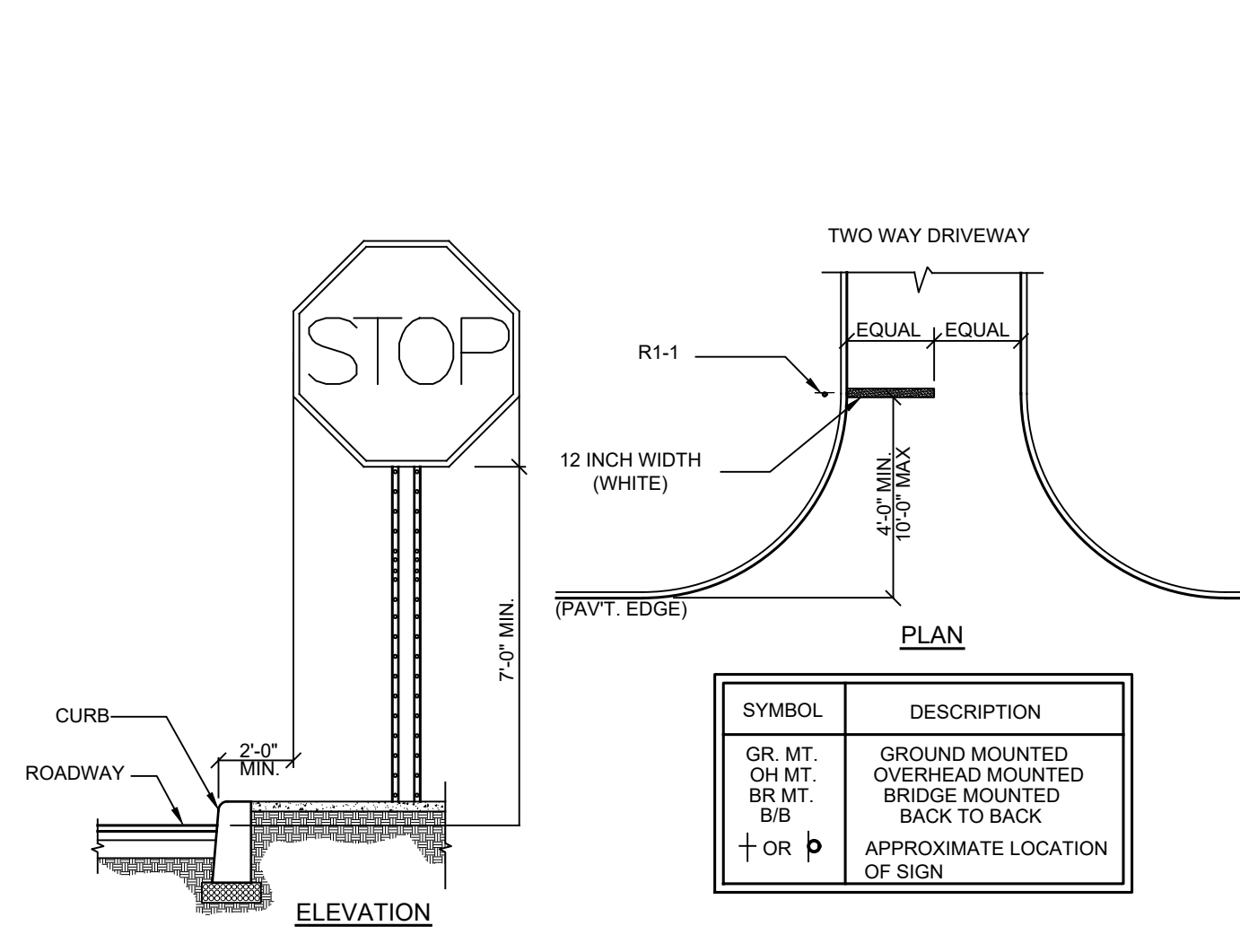
Sheet 8 of 13

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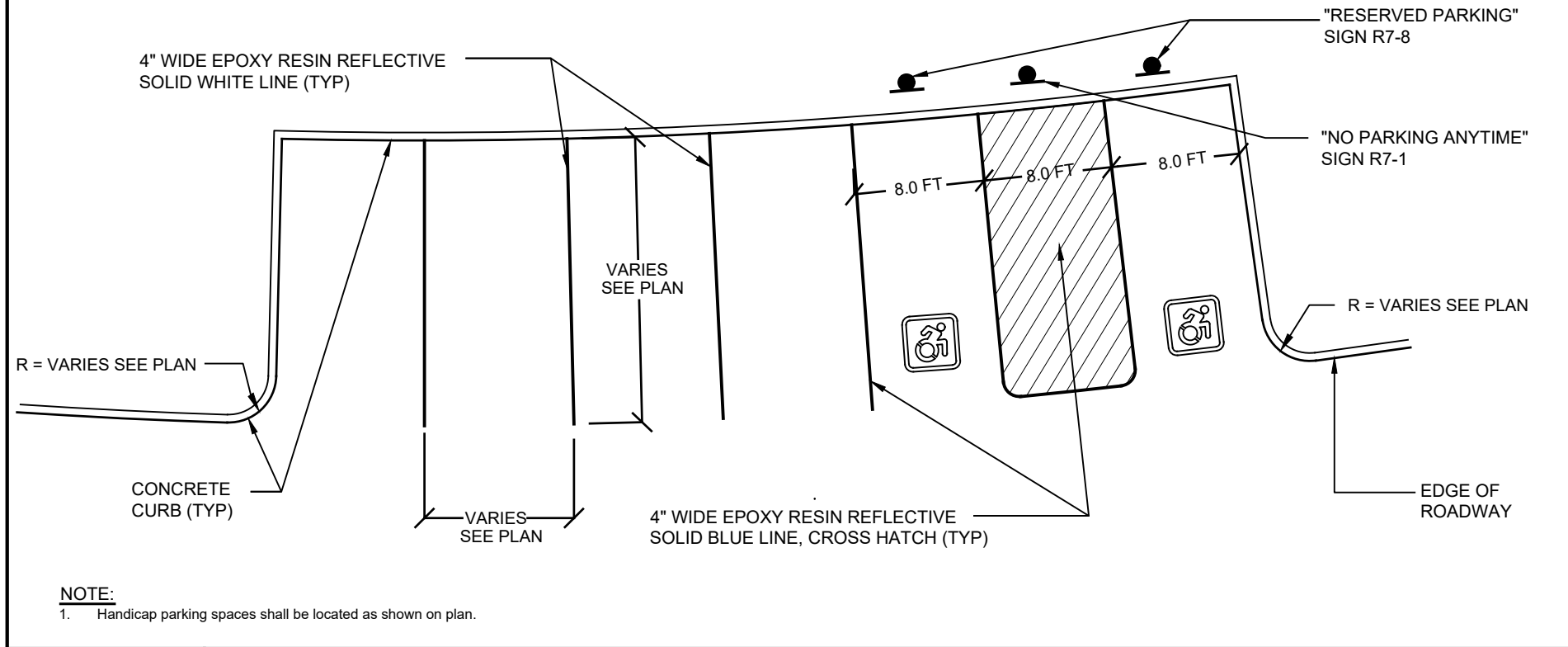
**TYPICAL INSTALLATION GUIDELINES**

SIGN	M.U.T.C.D. NUMBER	SIZE OF SIGN	TYPE OF MOUNT
	R1-1	30" X 30"	GR. MT.
	R7-8	12" X 18"	GR. MT.

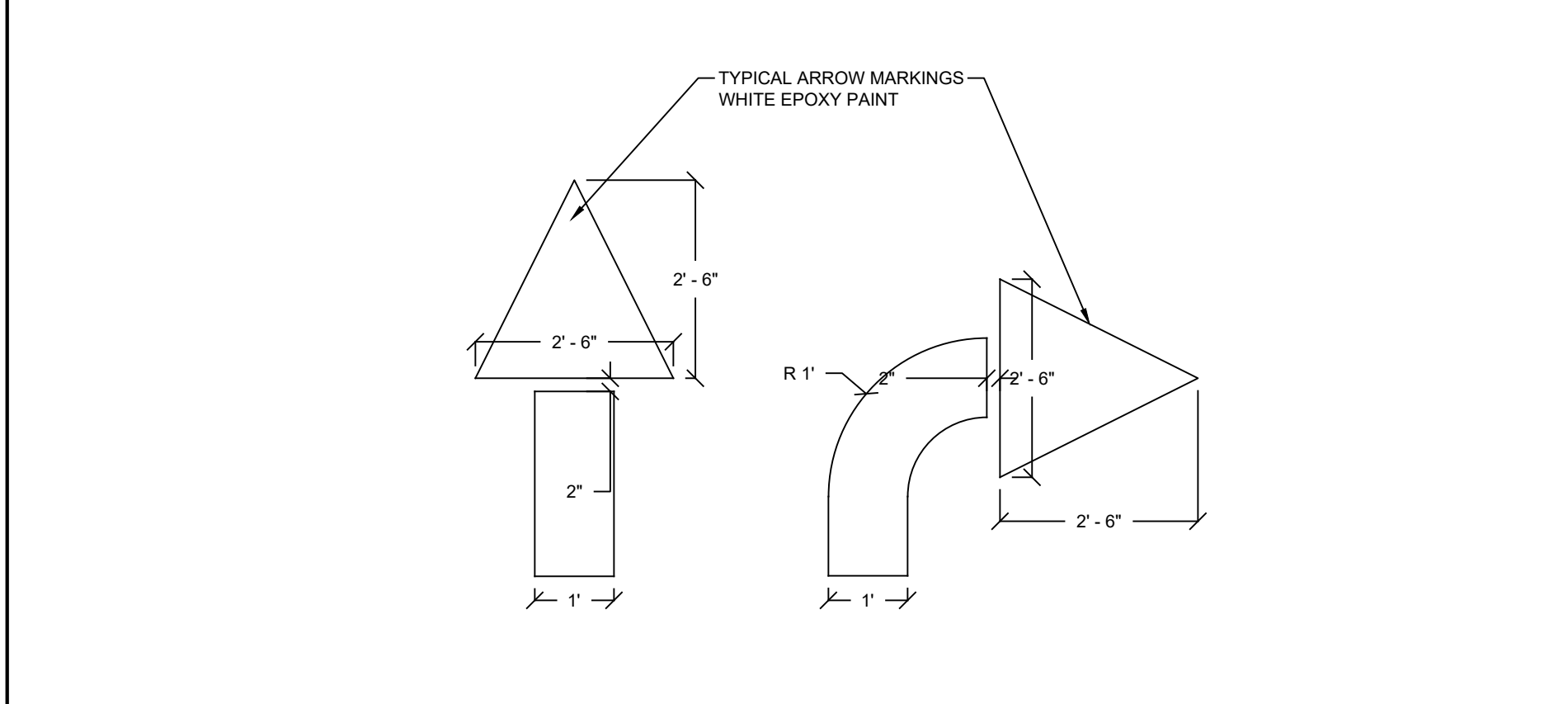
SIGN	M.U.T.C.D. NUMBER	SIZE OF SIGN	TYPE OF MOUNT
	R7-1	12" X 18"	GR. MT.
	P1-2 (SEE NOTE 4)	12" X 18"	GR. MT.

- GENERAL NOTES:**
- All signage shall be in accordance with the latest edition of the national MUTCD and the N.Y.S Supplement (MUTCD), September 2007, including the following:
    - A. Letter size and series
    - B. Legend and background color
    - C. Reflectivity
    - D. Size of sign
  - The type of characters as specified in the standard specifications shall be as follows:
 

MUTCD CODE LETTER	TYPE OF CHARACTER
G.I.	TYPE IV
R.P.W.M.	TYPE IV OR V
  - Sign locations as shown on plans are approximate. The Contractor shall relocate existing signs and install new signs in accordance with the MUTCD, latest edition. The Contractor shall contact the Town Engineer to discuss/resolve problem areas.
  - Except where otherwise specified, parking signs shall be placed facing approaching traffic at an angle of between 30 and 45 degrees with the line of traffic flow. Parking signs shall be placed at each end of a regulation (single-headed arrows) and, within the regulation (double-headed arrows), at intervals not to exceed 200 ft.
  - Where new signs are installed the Contractor shall affix a label to the back of the sign panel. This label will show the date of installation and identification numbers.
  - Placement of W3-17 sign is prescribed in the General Municipal Law.

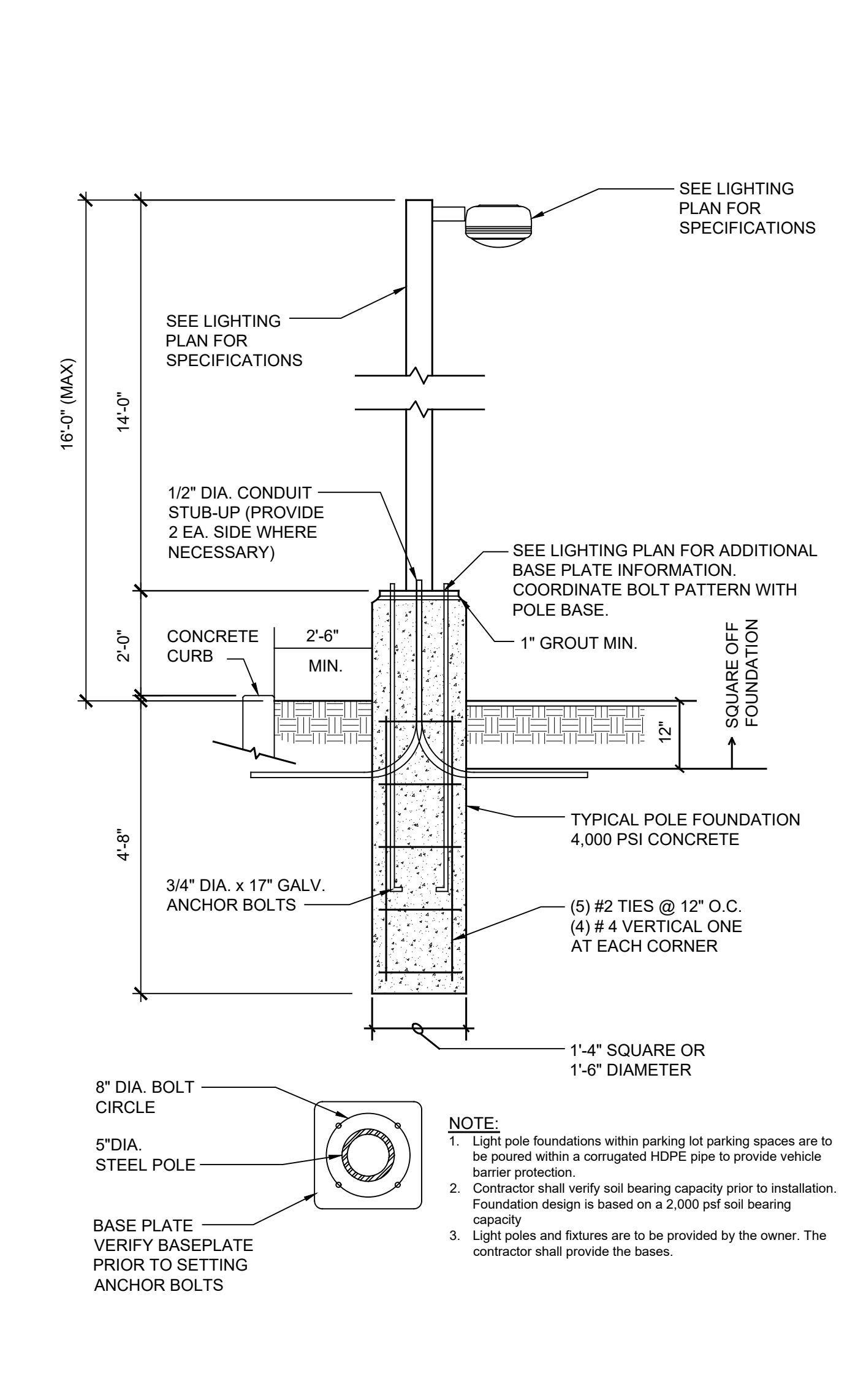


**R-10** TYPICAL PARKING STALL LAYOUT  
NOT TO SCALE

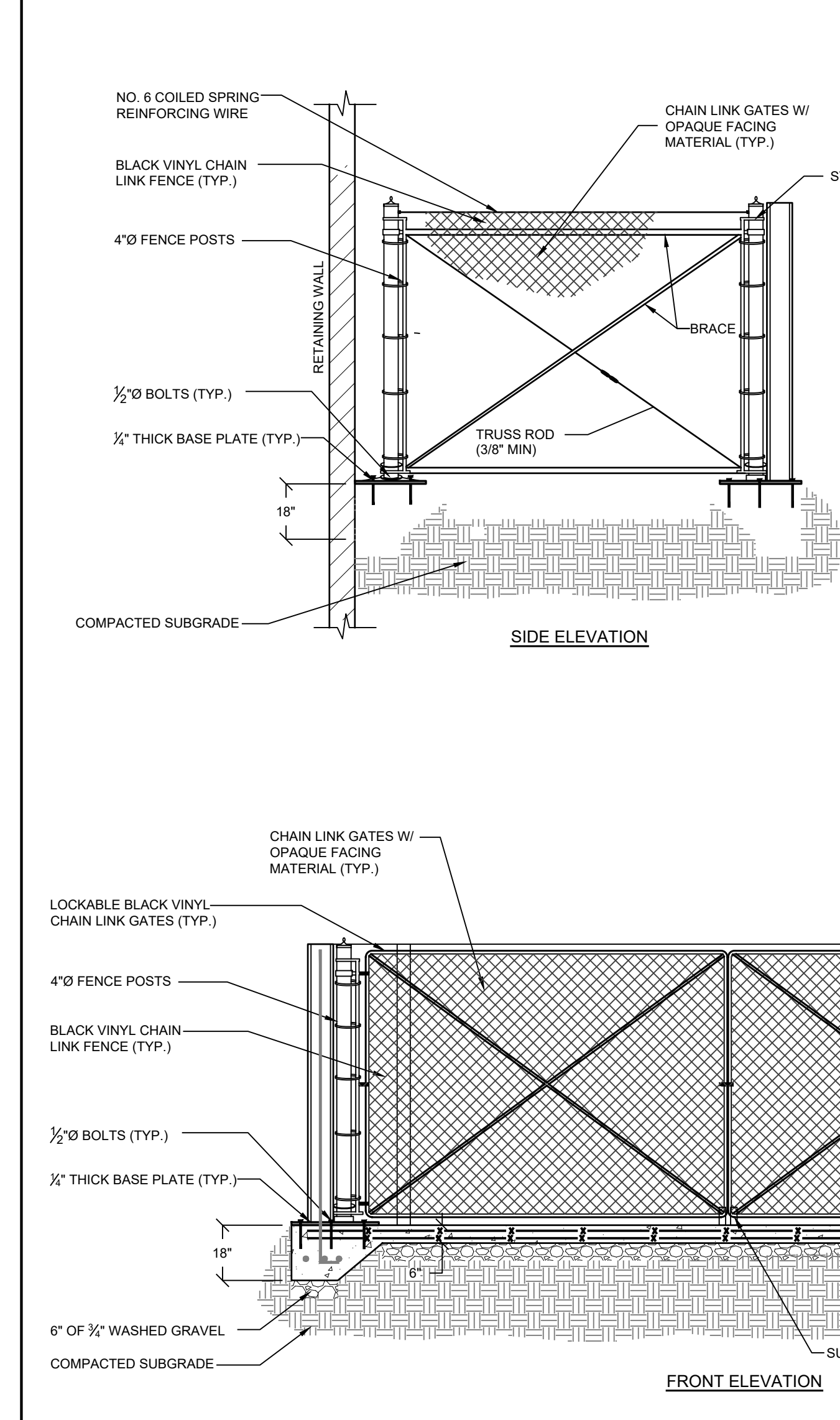


**R-11** PAVEMENT ARROWS DETAIL  
NOT TO SCALE

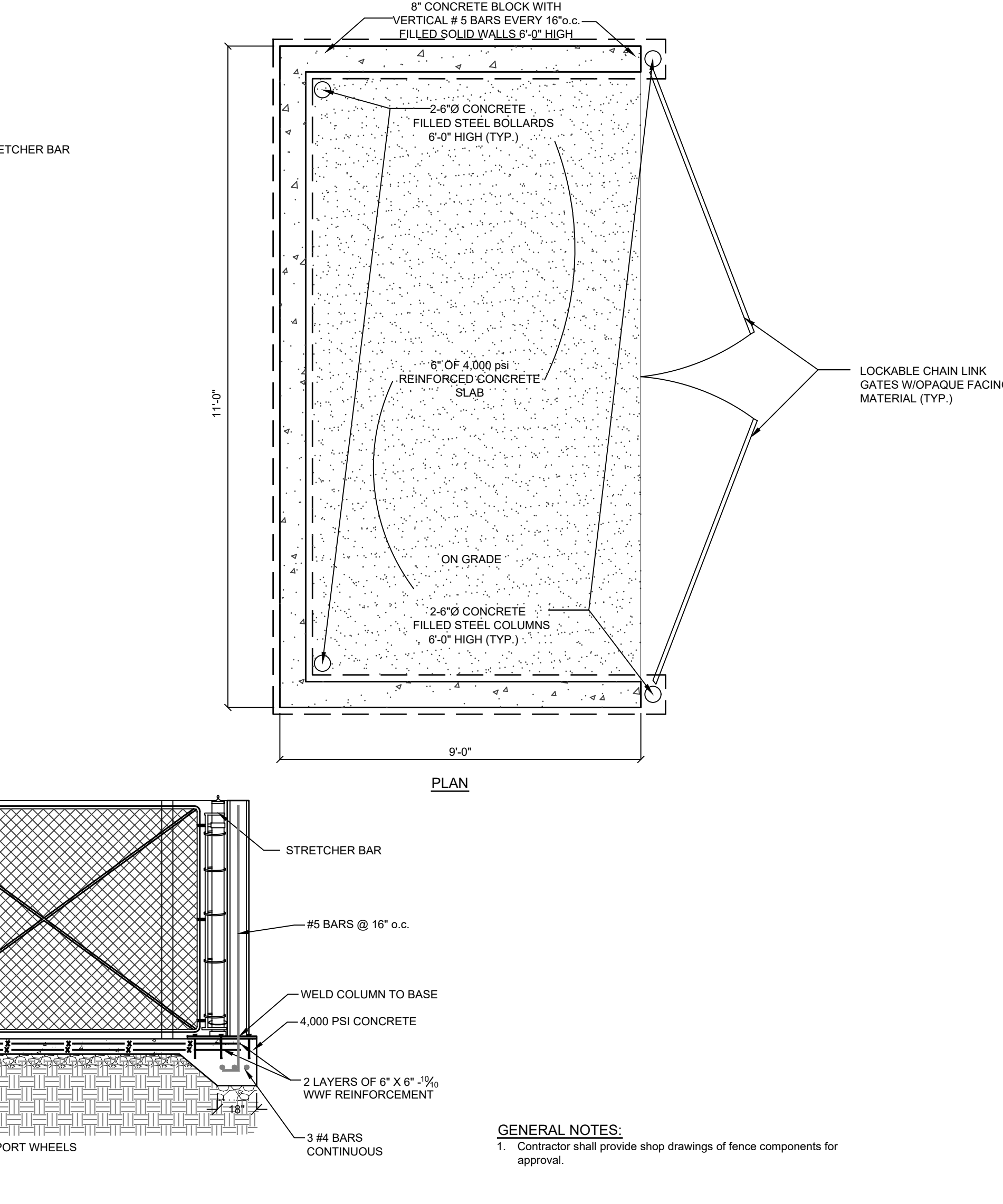
**R-7** TRAFFIC SIGN DETAIL  
NOT TO SCALE



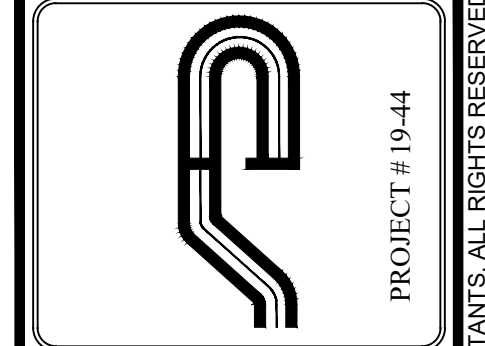
**L-1** LIGHT POLE BASE DETAIL  
NOT TO SCALE



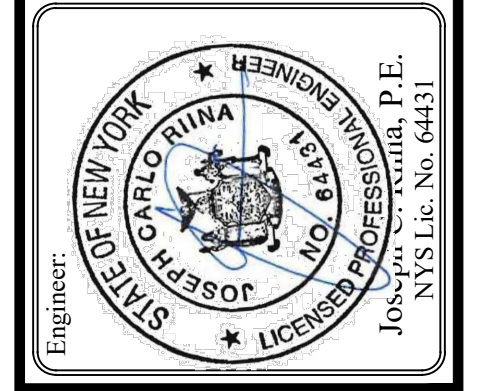
**F-1** TRASH ENCLOSURE  
NOT TO SCALE



**R-12** TRASH ENCLOSURE DETAIL  
NOT TO SCALE



**Site Design Consultants**  
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251-F Underhill Avenue, Yorktown Heights, NY 10598  
(914) 962-4488 - Fax: (914) 962-7386  
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Revisions:

No.	Date	Comments
1.	4/05/23	Storm & Lighting Plan Revisions
2.	6/15/23	Plan Revisions

SCALE: NTS  
DRAWN BY: JCR  
DATE: 2/17/23

**SITE DETAILS**  
2

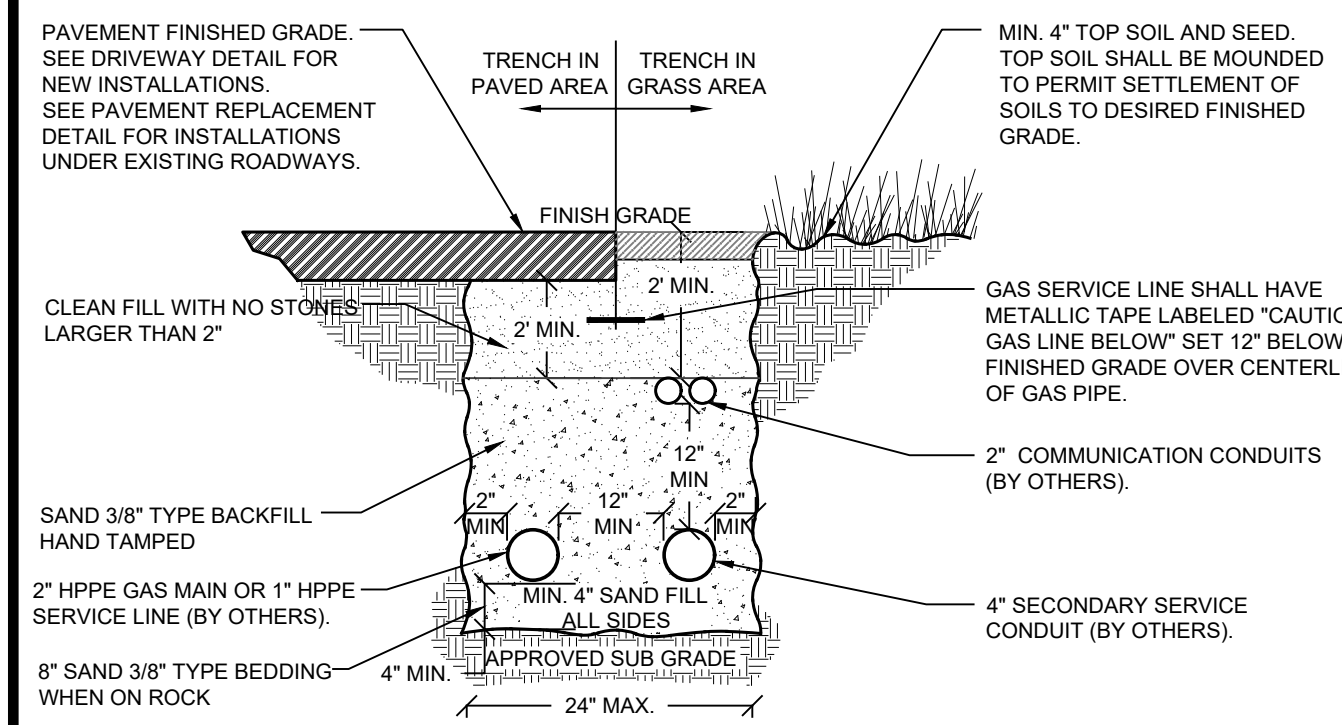
**GARDENA HOTEL**  
1952 COMMERCE STREET  
Town of Yorktown  
Westchester County, NY

E:\2018\18-44 XHO - GARDENA HOTEL - 1852 COMMERCE STREET\DWG\18-44 XHO.XXD 1852 COMMERCE STREET\DWG\18-44 XHO.XXD 4.8.23 DWG 6/14/2024 11:17:50 AM

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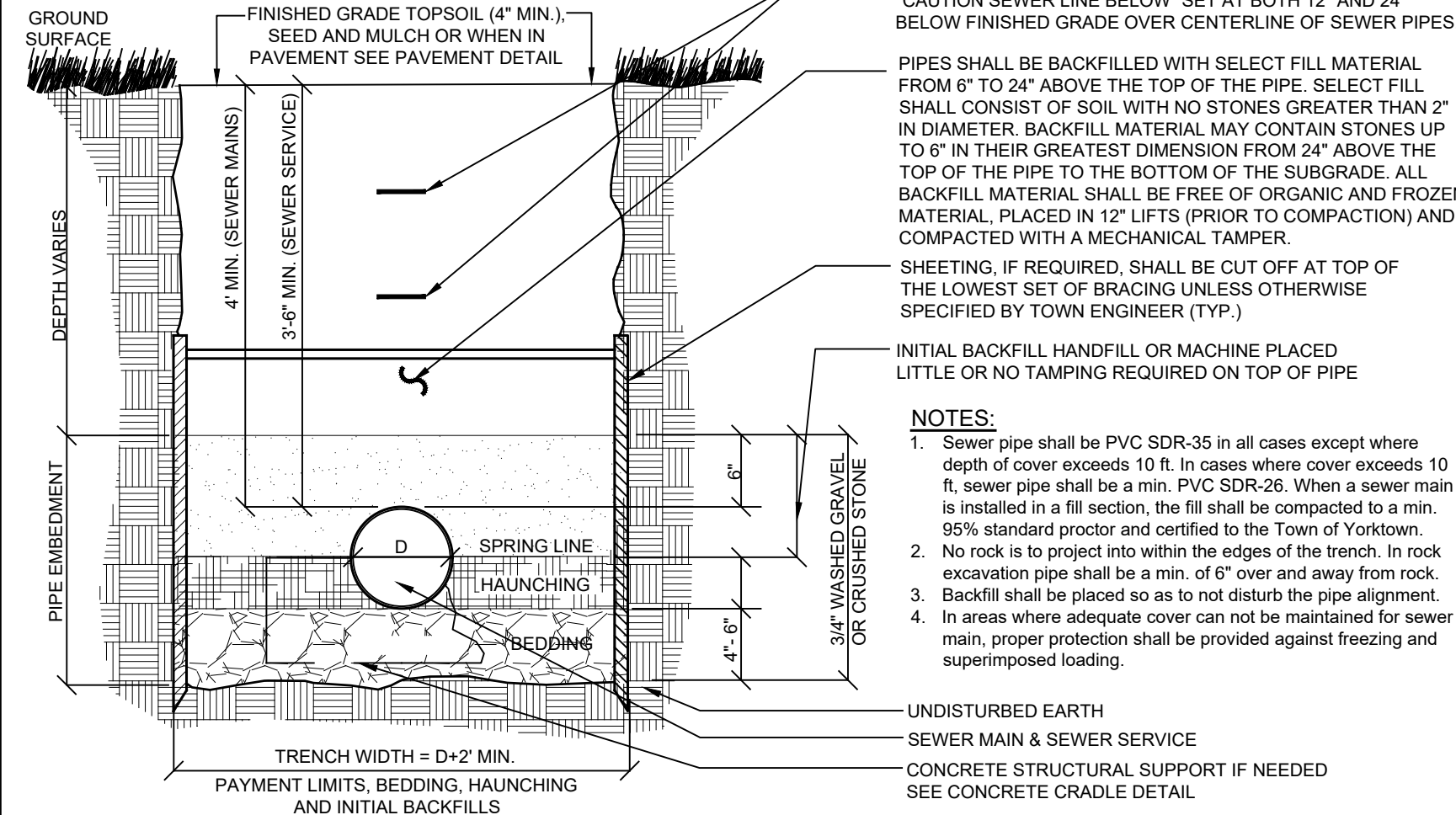
**GAS SERVICE BEDDING NOTES:**

- Contractor shall coordinate installation with owner. All materials and installation procedures shall meet or exceed minimal requirements of the utility owner.
- Pipe shall be laid and connected in the bedding which shall consist of:
  - Compacted existing subsoil when laid above ground water or;
  - 3/4" crushed stone when laid below ground water.
- If subsoil is determined to be unsuitable by the engineer, all unsuitable material shall be removed for at least 2'-6" below the pipe invert or twice the pipe diameter, whichever is greater, and replaced with compacted bedding material.

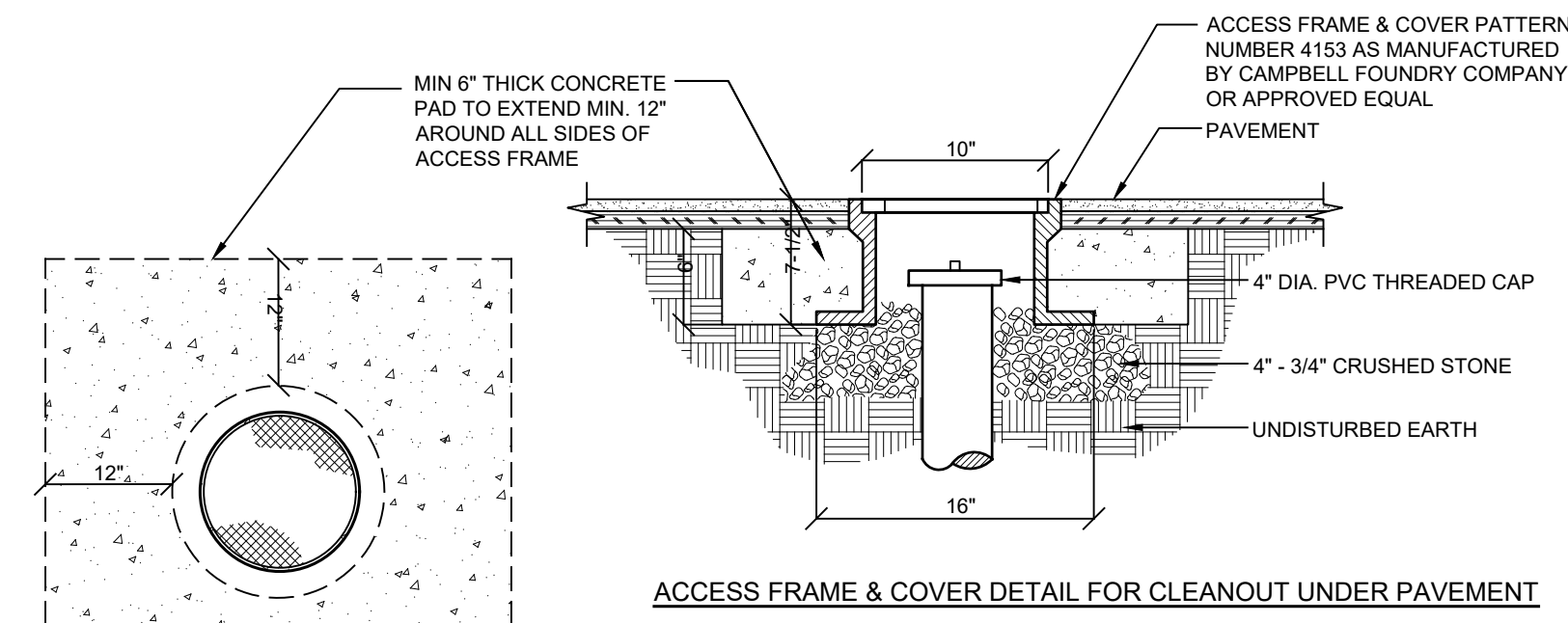
**UTILITY CONDUIT BEDDING NOTES:**

- Contractor shall coordinate installation with owner. All materials and installation procedures shall meet or exceed minimal requirements of the utility owner.
- Pipe shall be laid and connected in the bedding which shall consist of:
  - Compacted existing subsoil when laid above ground water or;
  - 3/4" crushed stone when laid below ground water.
- If subsoil is determined to be unsuitable by the engineer, all unsuitable material shall be removed for at least 2'-6" below the pipe invert or twice the pipe diameter, whichever is greater, and replaced with compacted bedding material.

**U-1** GAS AND UTILITY SERVICE BEDDING TRENCH DETAIL  
NOT TO SCALE

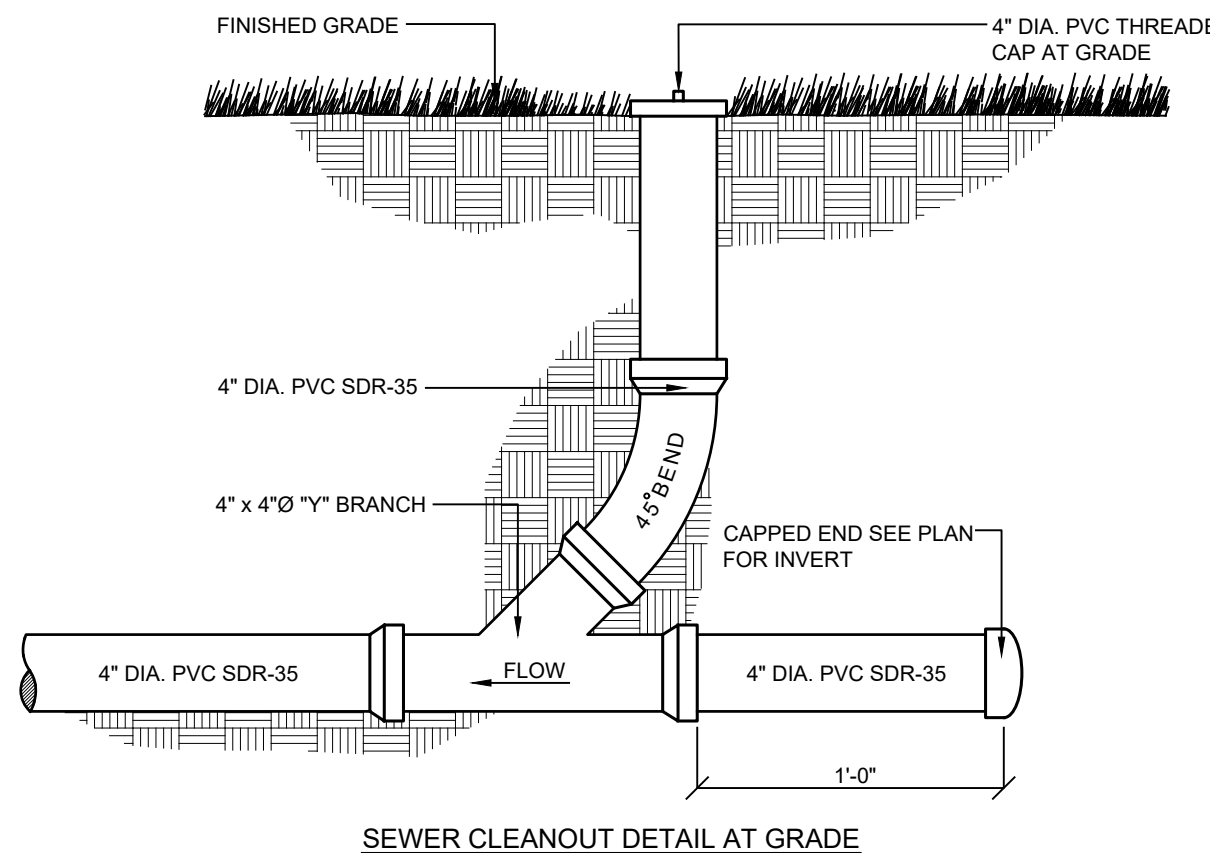


**SS-1** SEWER MAIN / SEWER SERVICE TRENCH DETAIL  
NOT TO SCALE

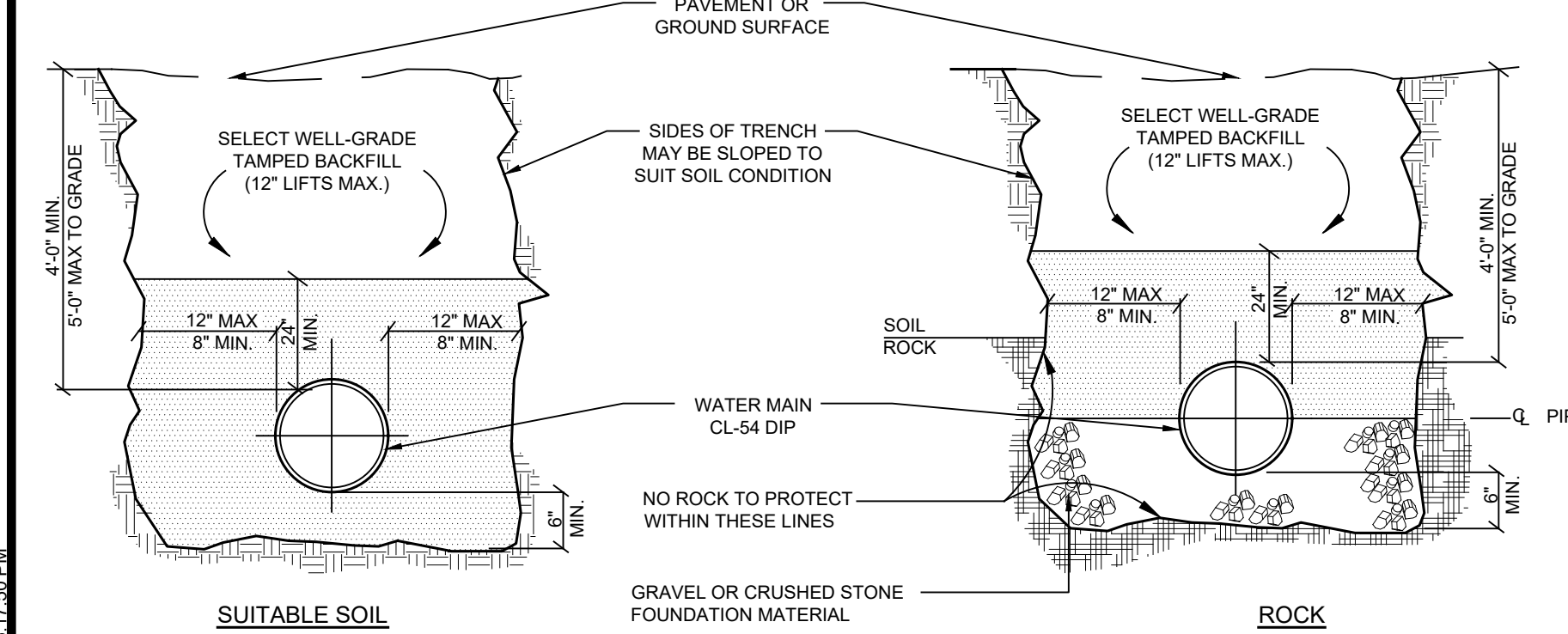


**NOTES:**

- Clean-outs shall be spaced at minimum 50 ft intervals and/or at all changes in vertical and horizontal alignment.
- All fittings to be white H.D. As manufactured by GPK Products Inc. or approved equal.



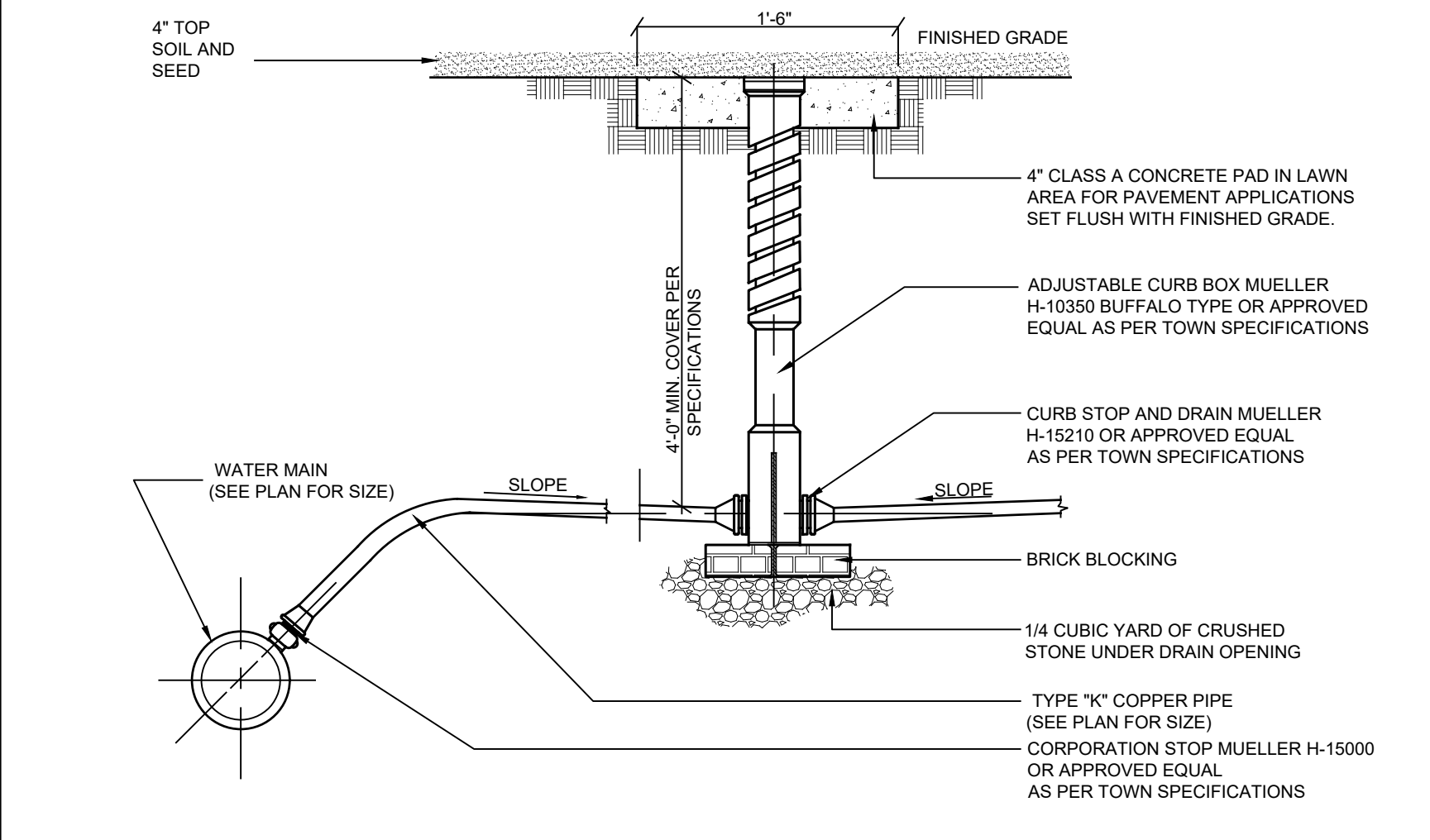
**SS-2** GRAVITY SEWER LATERAL CLEAN-OUT DETAIL  
NOT TO SCALE



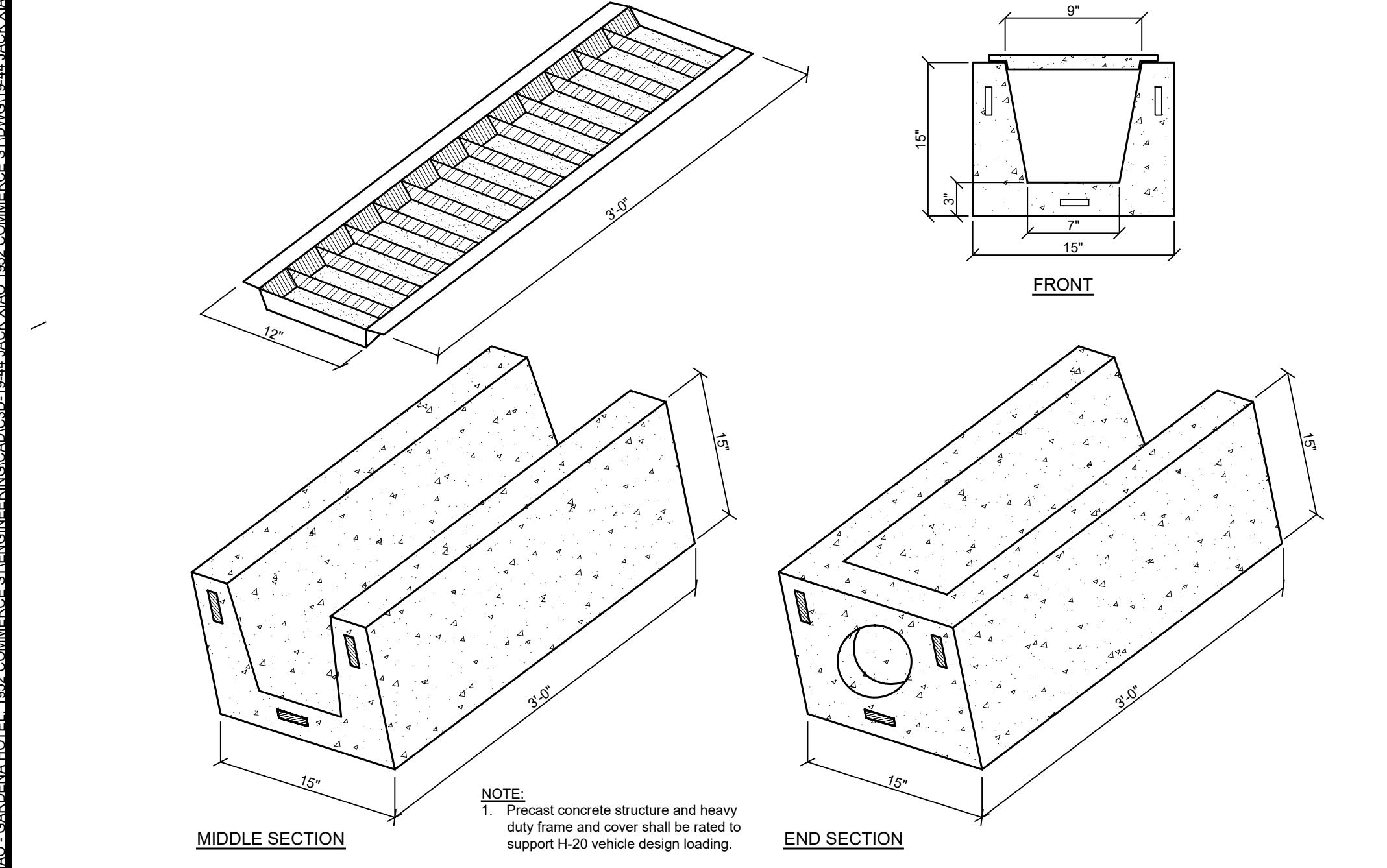
**NOTES:**

- In materials to be considered as unsuitable (i.e. Muck) material is to be replaced 24" below the pipe invert and replaced with item no. 4 bedding.
- A continuous and uniform bedding shall be provided in the trench for all buried pipe. Backfill material shall be tamped in layers around the pipe and to a sufficient height above the pipe to adequately support and protect the pipe. Stones found in the trench shall be removed for a depth of at least six inches below the bottom of the pipe.

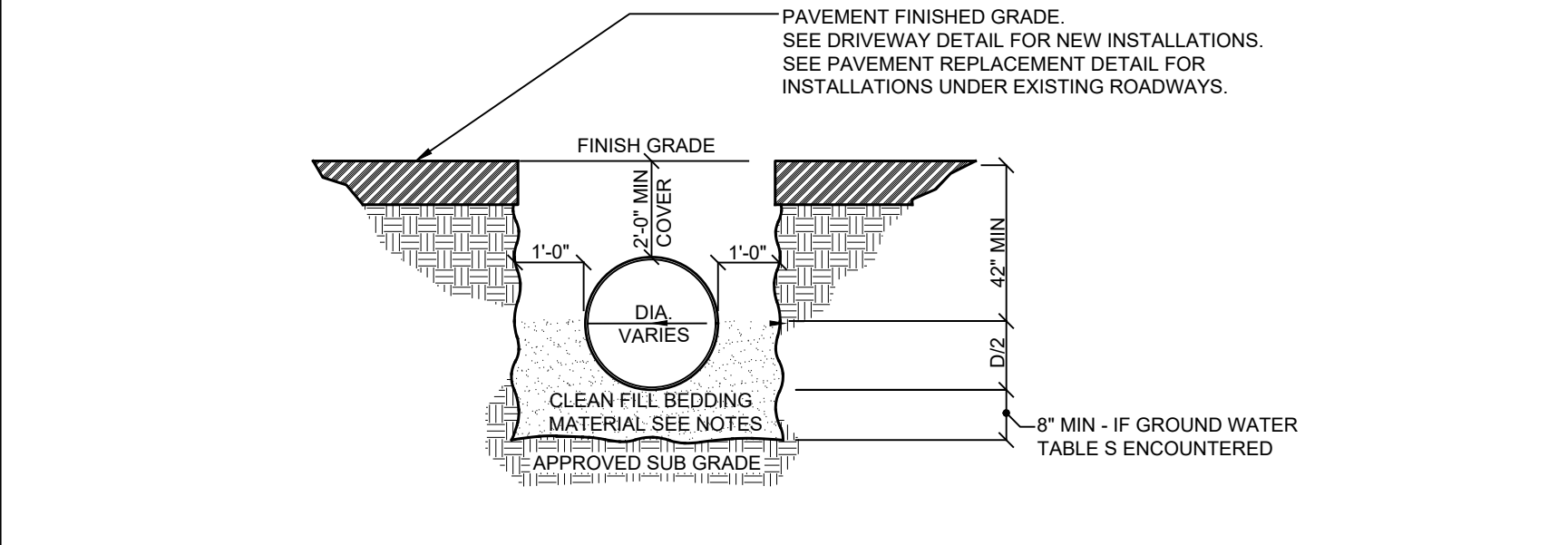
**W-1** WATER MAIN BEDDING DETAIL  
NOT TO SCALE



**W-2** WATER SERVICE CONNECTION DETAIL  
NOT TO SCALE



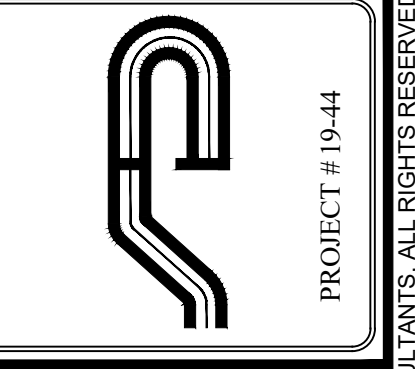
**D-2** TRENCH DRAIN BOX & GRATE DETAIL  
NOT TO SCALE



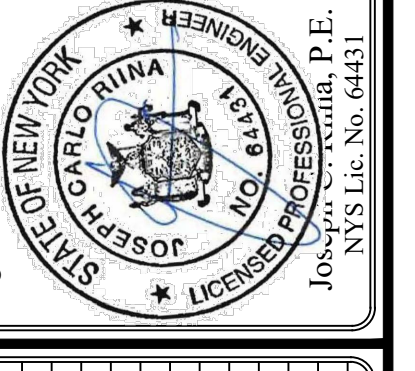
**NOTES:**

- Pipe shall be laid and connected in the bedding which shall consist of:
  - Compacted existing subsoil when laid above ground water or;
  - 3/4" crushed stone when laid below ground water.
- If subsoil is determined to be unsuitable by the Engineer, all unsuitable material shall be removed for at least 2'-6" below the pipe invert or twice the pipe diameter, whichever is greater, and replaced with compacted bedding material.

**D-1** STORM PIPE BEDDING DETAIL  
NOT TO SCALE



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Revisions:	No.	Date	Comments:
	1.	4/05/23	Storm & Lighting Plan Revisions
	2.	6/15/23	Plan Revisions

SCALE: NTS  
DRAWN BY: JCR  
DATE: 2/17/23

**UTILITY DETAILS**

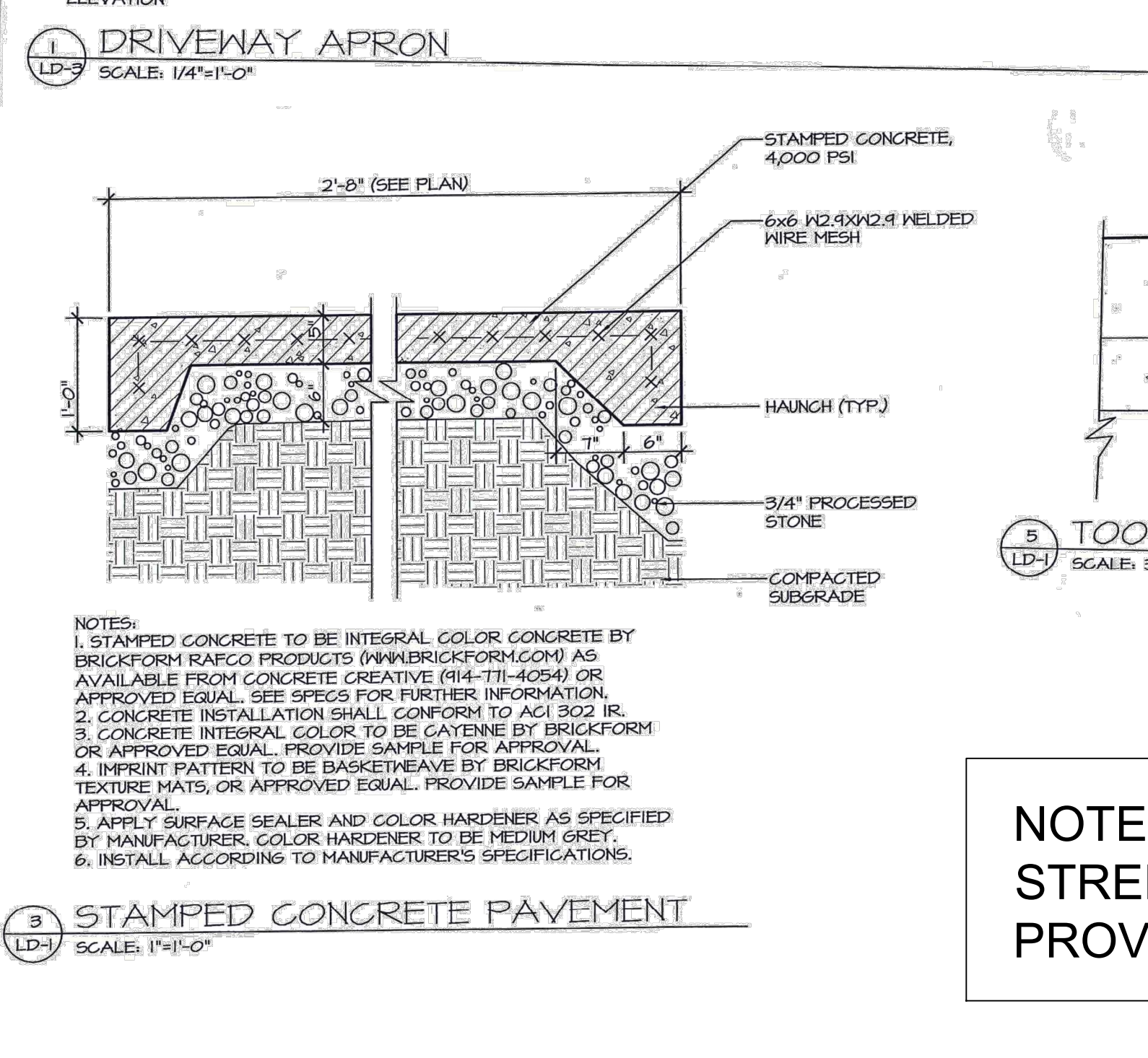
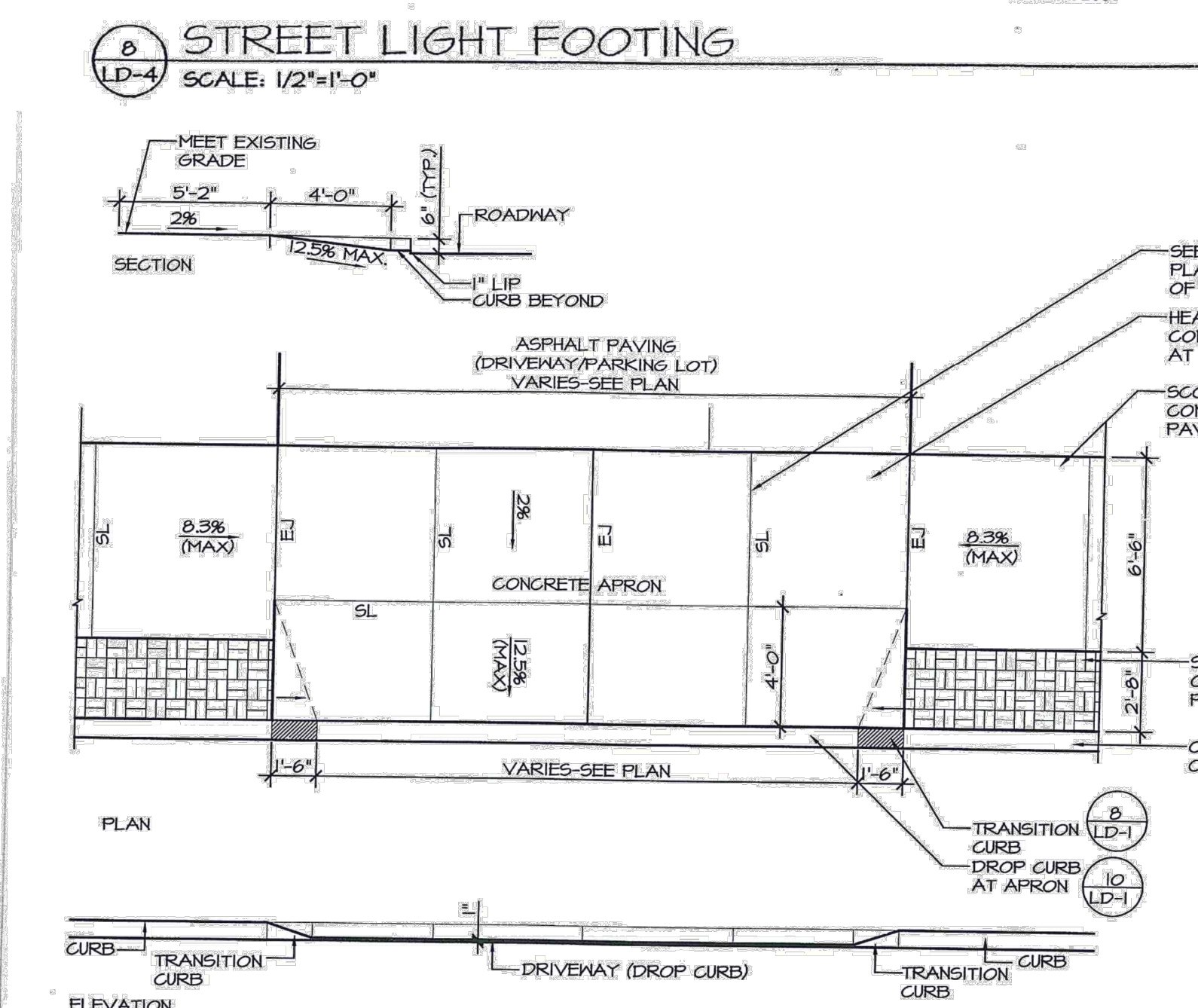
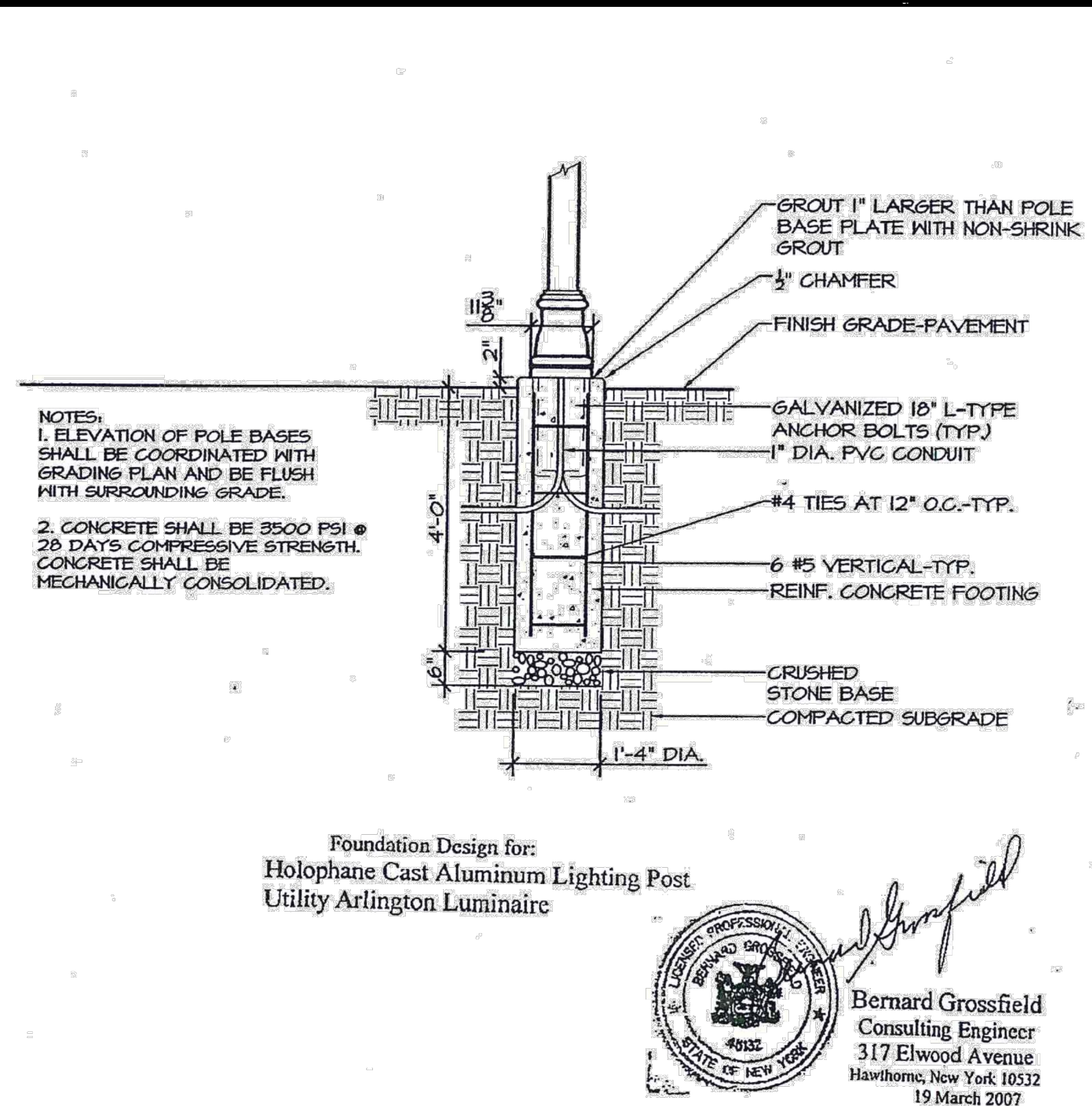
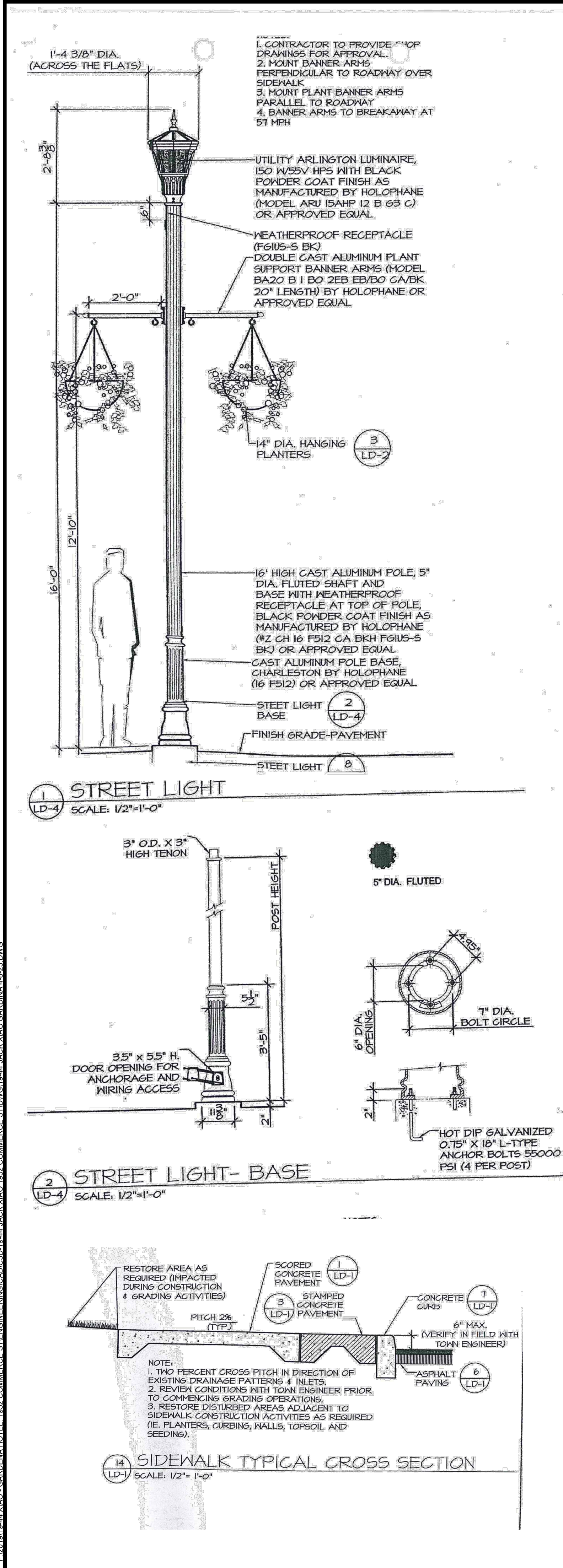
SITE PLAN PREPARED FOR  
**GARDENA HOTEL**  
1952 COMMERCE STREET  
Town of Yorktown  
Westchester County, NY

E:\2019\18-44\_XIAO\_GARDENA HOTEL\_1852 COMMERCE STREET\ENGINEERING\CADD\3D-18-44\_XIAO\_XIAO\_1852 COMMERCE STREET\19-44\_XIAO\_XIAO\_GARDENA HOTEL\_1852 COMMERCE STREET\DWG\6-14-2023\6-17-23.DWG

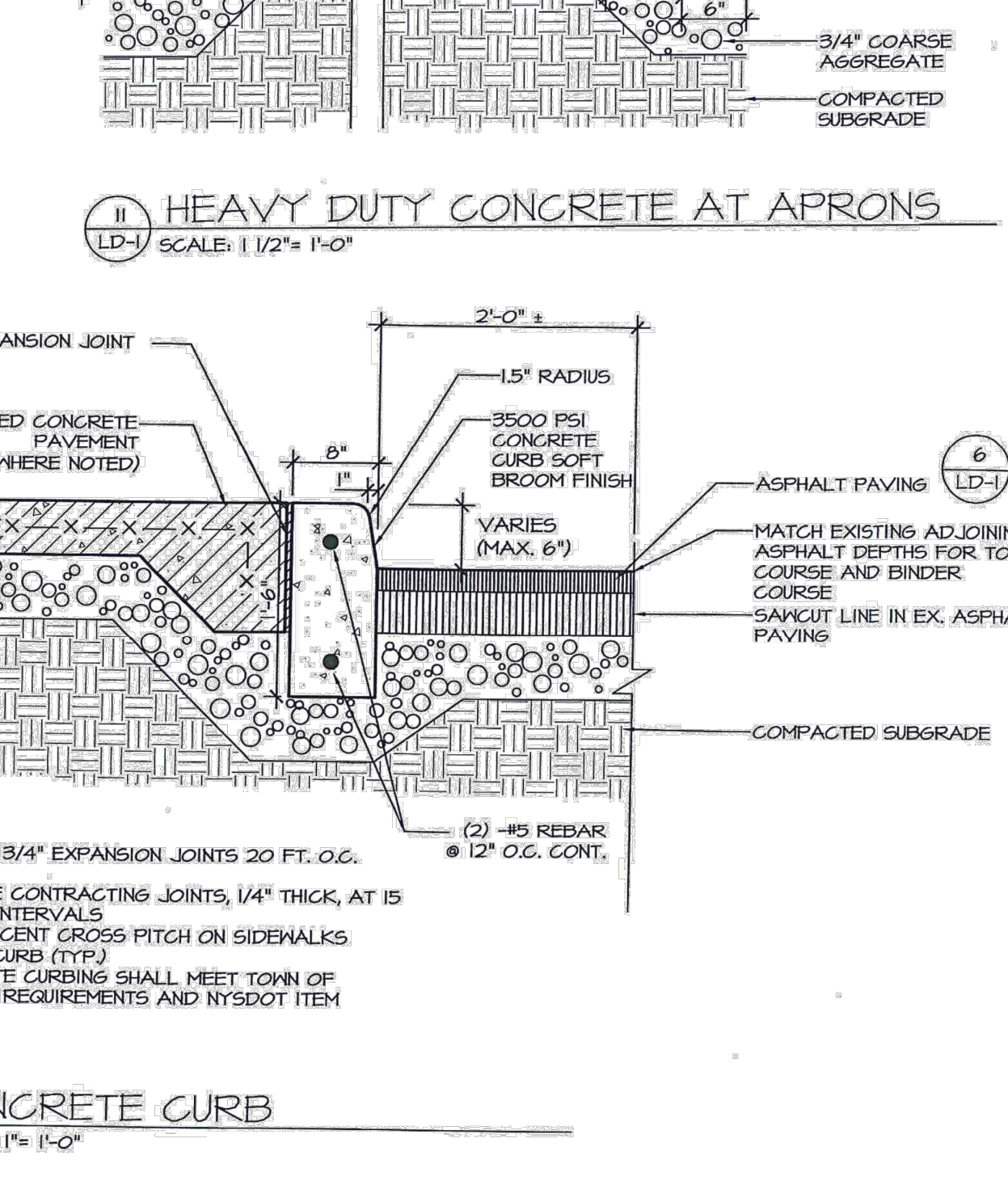
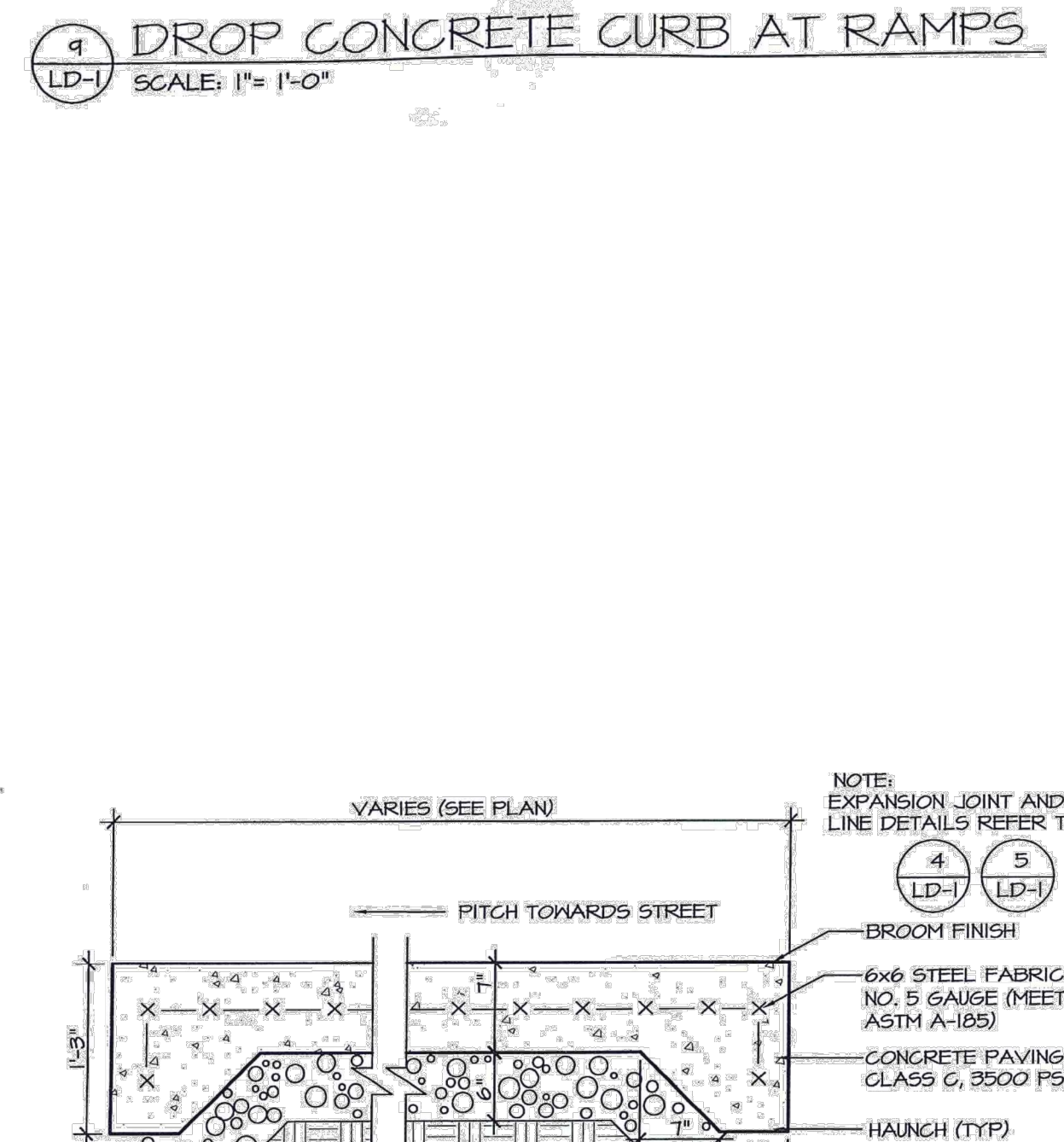
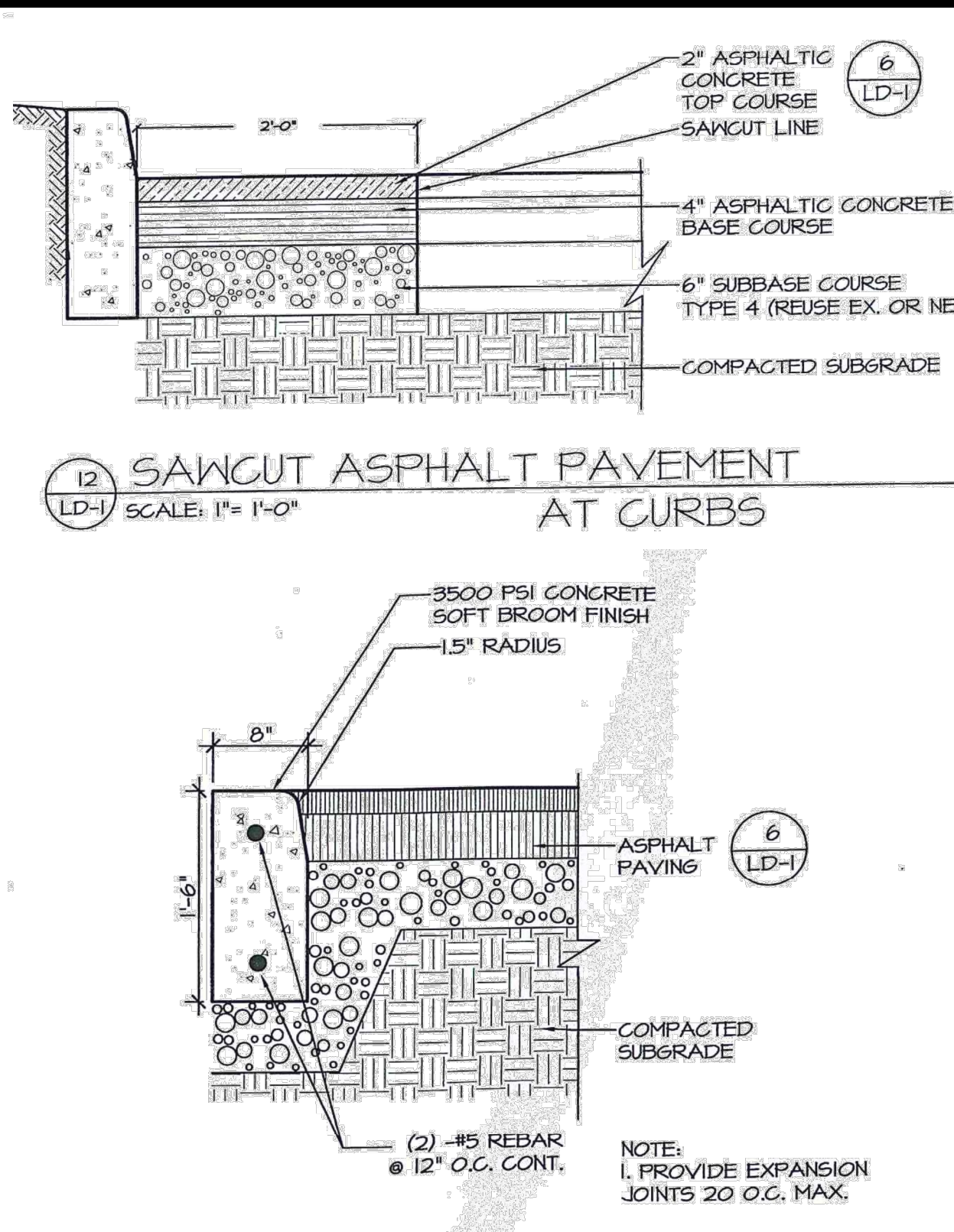
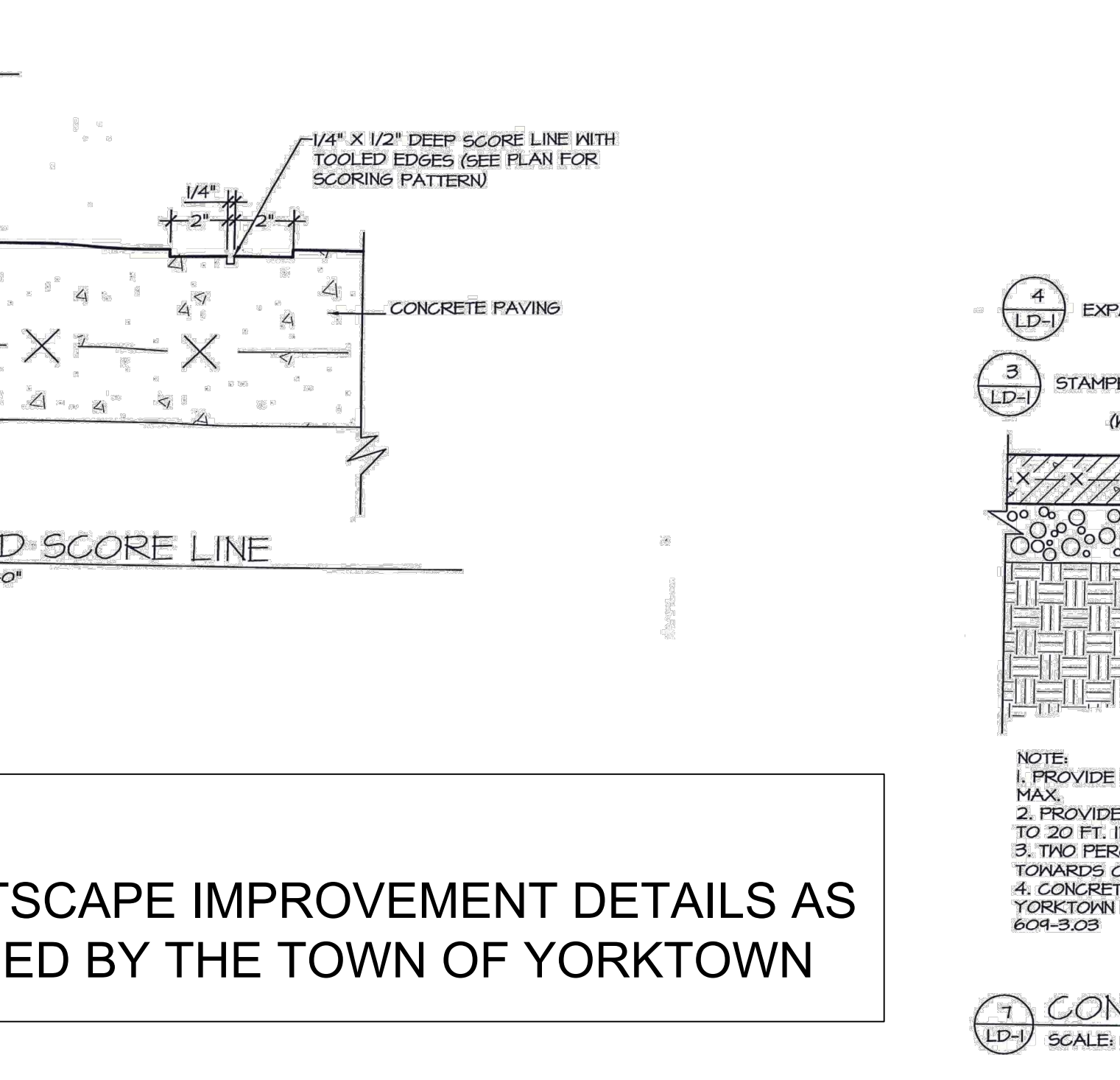
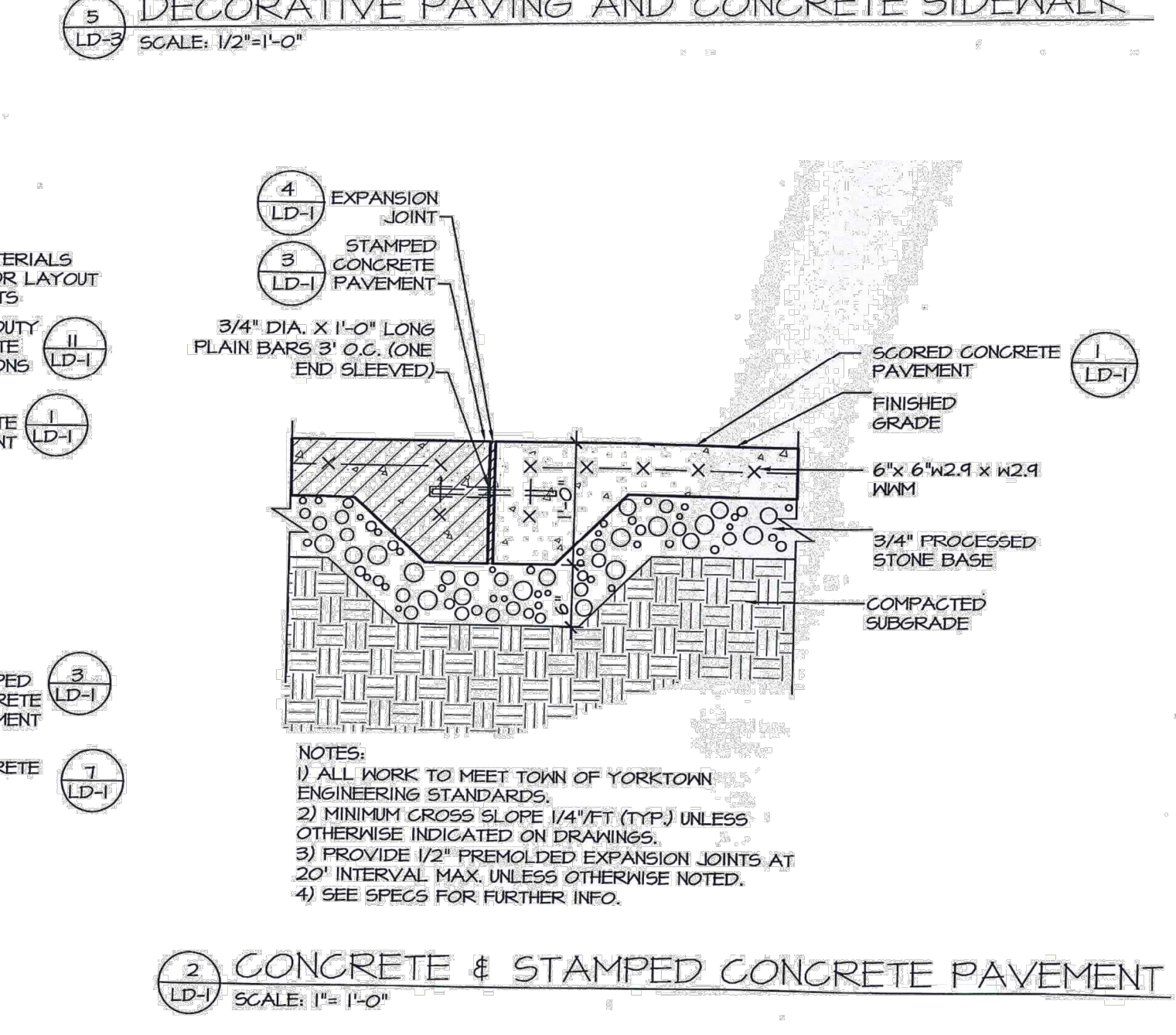
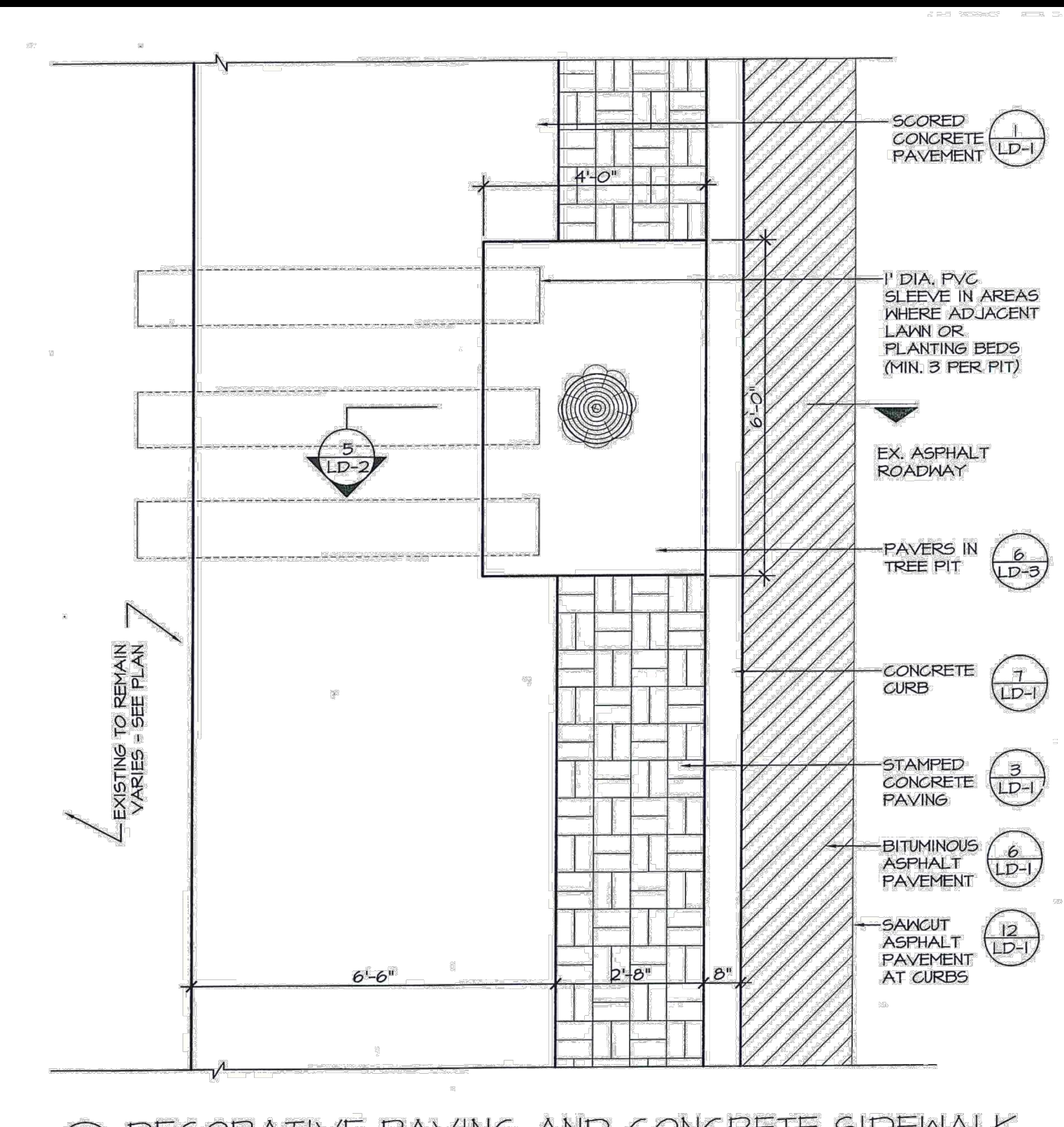
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**NOTE:  
STREETSCAPE IMPROVEMENT DETAILS AS PROVIDED BY THE TOWN OF YORKTOWN**



**Site Design Consultants**  
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251-J Underhill Avenue, Yorktown Heights, NY 10598  
(914) 962-4488 - Fax: (914) 962-7386  
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Engineer: Joseph C. Rinn, P.E.  
NYS Lic. No. 64431

Revisions:	No.	Date	Comments
	1	4/05/23	Storm & Lightening Plan Revisions
	2	6/15/23	Plan Revisions

SCALE: N.T.S.  
DRAWN BY: JCR  
DATE: 2/17/23

**STREETSCAPE DETAILS**

**SITE PLAN PREPARED FOR:  
GARDENA HOTEL  
1952 COMMERCE STREET  
Westchester County, NY  
Town of Yorktown**

Sheet 11 of 13

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### gotham | INCITO

Multiple Layers of Light

#### High Center Beam Round Downlight

**4"**

**Feature Set**

- Evenly dispersed distribution pattern allows designers to achieve balanced objectives
- Blending light into ceiling design
- 40° Cutoff to source and source image
- Fixed interchangeable optic
- Clear and LED light engine fully serviceable from below ceiling
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM, 80 CRI typical, 90+ CRI optional
- Features an energy optimized, covered LED chip
- EN62383 certified product
- USG of 100 ft. x 100 ft. x 100 ft. ceiling with a 4" x 4" x 4" fixture
- 100 ft. x 100 ft. x 100 ft. ceiling with a 4" x 4" x 4" fixture
- 100 ft. x 100 ft. x 100 ft. ceiling with a 4" x 4" x 4" fixture

**Distribution**

**Superior Performance**

**Coordinated Apertures | Multiple Layers of Light**

**General Illumination Layer EVO** | **High Center Beam Layer 1 Incho** | **EVO + Incho - Multiple Layers of Light**

**Core**

**Healthcare**

**Special Applications**

### gotham | INCITO

4" High Center Beam Round Downlight

Luminaire Type: Catalog Number:

**EXAMPLE: 404 3014 60 180 200 273 021**

Color	Temp	Beam	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp
404	3014	60	180	200	273	021												

**ORDERING INFORMATION**

**EXAMPLE: D5XB LED 16C 700 40K SYM MVOLT/TBD**

Model	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp
D5XB	16C	700	40K	SYM	MVOLT/TBD													

**ACCESSORIES** — order as separate catalog numbers (shipped separately)

**OPTIC ESD** Additional optic for field installation. Replace "XX" with beam angle.

### D-Series LED Bollard

Introduction

The D-Series LED Bollard is a stylish, energy-saving, long-life bollard designed to perform the way a bollard should—with zero light spill. An optical lens forward, the lens off of luminaire will meet the most stringent of lighting codes.

The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

**Specifications**

Height: 6" Round  
Diameter: 4.25"  
Weight (max): 27.2 lbs

**Ordering Information**

**EXAMPLE: D5XB LED 16C 700 40K SYM MVOLT/TBD**

Model	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp
D5XB	16C	700	40K	SYM	MVOLT/TBD													

**ACCESSORIES**

**WALL MOUNT** Available to 200"

### HOLOPHANE

LEADER IN LIGHTING SOLUTIONS

#### ARE3 Arlington Postop LED

**Specifications**

Height: 24" Round  
Diameter: 12" Round  
Weight (max): 27.2 lbs

**Ordering Information**

**EXAMPLE: D5XB LED 16C 700 40K SYM MVOLT/TBD**

Model	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp
D5XB	16C	700	40K	SYM	MVOLT/TBD													

**ACCESSORIES**

**WALL MOUNT** Available to 200"

### ARE3 Arlington Postop LED

**ORDERING INFORMATION**

Model	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp
ARE3	3014	60	180	200	273	021												

**EXAMPLE: ARE3 P30 30K MVOLT G13 BK SK**

**ORDERING INFORMATION**

Model	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp
ARE3	3014	60	180	200	273	021												

**ACCESSORIES**

**WALL MOUNT** Available to 200"

### gotham | INCITO

Multiple Layers of Light

#### High Center Beam Wall Mount Direct/Indirect Cylinder

**4"**

**Feature Set**

- Downlight and uplight can be individually specified for ambient, task and accent lighting
- 2.5 SDCM, 80 CRI typical, 90+ CRI optional
- Features an energy optimized, covered LED chip
- EN62383 certified product
- USG of 100 ft. x 100 ft. x 100 ft. ceiling with a 4" x 4" x 4" fixture
- 100 ft. x 100 ft. x 100 ft. ceiling with a 4" x 4" x 4" fixture
- 100 ft. x 100 ft. x 100 ft. ceiling with a 4" x 4" x 4" fixture

**Distribution**

**Superior Performance**

**Coordinated Apertures | Multiple Layers of Light**

**General Illumination Layer EVO** | **High Center Beam Layer 1 Incho** | **EVO + Incho - Multiple Layers of Light**

**Core**

**Healthcare**

**Special Applications**

### gotham | INCITO

4" High Center Beam Wall Mount Direct/Indirect Cylinder

Luminaire Type: Catalog Number:

**EXAMPLE: 404 3014 60 180 200 273 021**

Color	Temp	Beam	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp
404	3014	60	180	200	273	021												

**ORDERING INFORMATION**

**EXAMPLE: HLF501 3T1 MS22 80CFL 30CFL ZK1 MVOLT MV5EG FCA H50ADQ2 CWMS HYSR DAC FCSL50D DMK BKT**

Model	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp
HLF501	3T1	MS22	80CFL	30CFL	ZK1	MVOLT	MV5EG	FCA	H50ADQ2	CWMS	HYSR	DAC	FCSL50D	DMK	BKT			

**ACCESSORIES** — order as separate catalog numbers (shipped separately)

**OPTIC ESD** Additional optic for field installation. Replace "XX" with beam angle.

### gotham | INCITO

4" High Center Beam Wall Mount Direct/Indirect Cylinder

Luminaire Type: Catalog Number:

**EXAMPLE: 404 3014 60 180 200 273 021**

Color	Temp	Beam	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp
404	3014	60	180	200	273	021												

**ORDERING INFORMATION**

**EXAMPLE: HLF501 3T1 MS22 80CFL 30CFL ZK1 MVOLT MV5EG FCA H50ADQ2 CWMS HYSR DAC FCSL50D DMK BKT**

Model	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp
HLF501	3T1	MS22	80CFL	30CFL	ZK1	MVOLT	MV5EG	FCA	H50ADQ2	CWMS	HYSR	DAC	FCSL50D	DMK	BKT			

**ACCESSORIES** — order as separate catalog numbers (shipped separately)

**OPTIC ESD** Additional optic for field installation. Replace "XX" with beam angle.

### HYDREL

12V/120V LED

**HIGHLIGHTS**

- Ascent lights are suitable for a variety of mounting applications including ground, wall, sign and architectural accents
- Suitable for wet locations
- Inorganic driver for 120V
- Dimmable using standard Triac driver for 120V and transformer for 120V
- Tap-in dimmer switch
- Available in 800K and 900K
- 1:1000

**ORDERING INFORMATION**

**EXAMPLE: ASPEN 5P 1 B003 30K 12000V WS KM C1 BL**

Model	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp
ASPEN	5P	1	B003	30K	12000V	WS	KM	C1	BL									

**ACCESSORIES** — order as separate catalog numbers (shipped separately)

**OPTIC ESD** Additional optic for field installation. Replace "XX" with beam angle.

### HYDREL

12V/120V LED

**HIGHLIGHTS**

- Ascent lights are suitable for a variety of mounting applications including ground, wall, sign and architectural accents
- Suitable for wet locations
- Inorganic driver for 120V
- Dimmable using standard Triac driver for 120V and transformer for 120V
- Tap-in dimmer switch
- Available in 800K and 900K
- 1:1000

**ORDERING INFORMATION**

**EXAMPLE: ASPEN 5P 1 B003 30K 12000V WS KM C1 BL**

Model	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp
ASPEN	5P	1	B003	30K	12000V	WS	KM	C1	BL									

**ACCESSORIES** — order as separate catalog numbers (shipped separately)

**OPTIC ESD** Additional optic for field installation. Replace "XX" with beam angle.

### HYDREL

HLF501 Linear Flood

Static White and Static Color

**HIGHLIGHTS**

- Surface mount luminaire designed to graze or wash architectural features for an evolutionary experience
- One-piece extruded aluminum housing lending both high quality and longevity
- IP64 rated per IEC60598
- Available in 2ft, 3ft, or 4ft lengths with wide open distribution, placing the light where it is required.
- 3G vibration resistor per ANSI C136.31

**LUMEN PACKAGES**

Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp
HLF501	24	30	36	42	48	54	60	66	72	78	84	90	96	102	108	114	120	126

**ORDERING INFORMATION**

**EXAMPLE: HLF501 3T1 MS22 80CFL 30CFL ZK1 MVOLT MV5EG FCA H50ADQ2 CWMS HYSR DAC FCSL50D DMK BKT**

Model	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp
HLF501	3T1	MS22	80CFL	30CFL	ZK1	MVOLT	MV5EG	FCA	H50ADQ2	CWMS	HYSR	DAC	FCSL50D	DMK	BKT			

**ACCESSORIES** — order as separate catalog numbers (shipped separately)

**OPTIC ESD** Additional optic for field installation. Replace "XX" with beam angle.

### HYDREL

HLF501 Linear Flood

Static White and Static Color

**HIGHLIGHTS**

- Surface mount luminaire designed to graze or wash architectural features for an evolutionary experience
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**LUMEN PACKAGES**

Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp
HLF501	24	30	36	42	48	54	60	66	72	78	84	90	96	102	108	114	120	126

**ORDERING INFORMATION**

**EXAMPLE: HLF501 3T1 MS22 80CFL 30CFL ZK1 MVOLT MV5EG FCA H50ADQ2 CWMS HYSR DAC FCSL50D DMK BKT**

Model	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp
HLF501	3T1	MS22	80CFL	30CFL	ZK1	MVOLT	MV5EG	FCA	H50ADQ2	CWMS	HYSR	DAC	FCSL50D	DMK	BKT			

**ACCESSORIES** — order as separate catalog numbers (shipped separately)

**OPTIC ESD** Additional optic for field installation. Replace "XX" with beam angle.

### gotham

6" Incho Cylinder

**Specifications**

Height: 6" Round  
Diameter: 6" Round  
Weight (max): 27.2 lbs

**Ordering Information**

**EXAMPLE: HLF501 3T1 MS22 80CFL 30CFL ZK1 MVOLT MV5EG FCA H50ADQ2 CWMS HYSR DAC FCSL50D DMK BKT**

Model	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp
HLF501	3T1	MS22	80CFL	30CFL	ZK1	MVOLT	MV5EG	FCA	H50ADQ2	CWMS	HYSR	DAC	FCSL50D	DMK	BKT			

**ACCESSORIES** — order as separate catalog numbers (shipped separately)

**OPTIC ESD** Additional optic for field installation. Replace "XX" with beam angle.

### gotham

6" Incho Cylinder

**Specifications**

Height: 6" Round  
Diameter: 6" Round  
Weight (max): 27.2 lbs

**Ordering Information**

**EXAMPLE: HLF501 3T1 MS22 80CFL 30CFL ZK1 MVOLT MV5EG FCA H50ADQ2 CWMS HYSR DAC FCSL50D DMK BKT**

Model	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp	Temp
HLF501	3T1	MS22	80CFL	30CFL	ZK1	MVOLT	MV5EG	FCA	H50ADQ2	CWMS	HYSR	DAC	FCSL50D	DMK	BKT			

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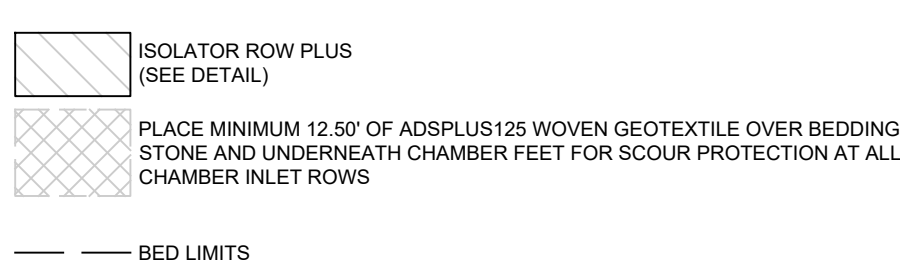
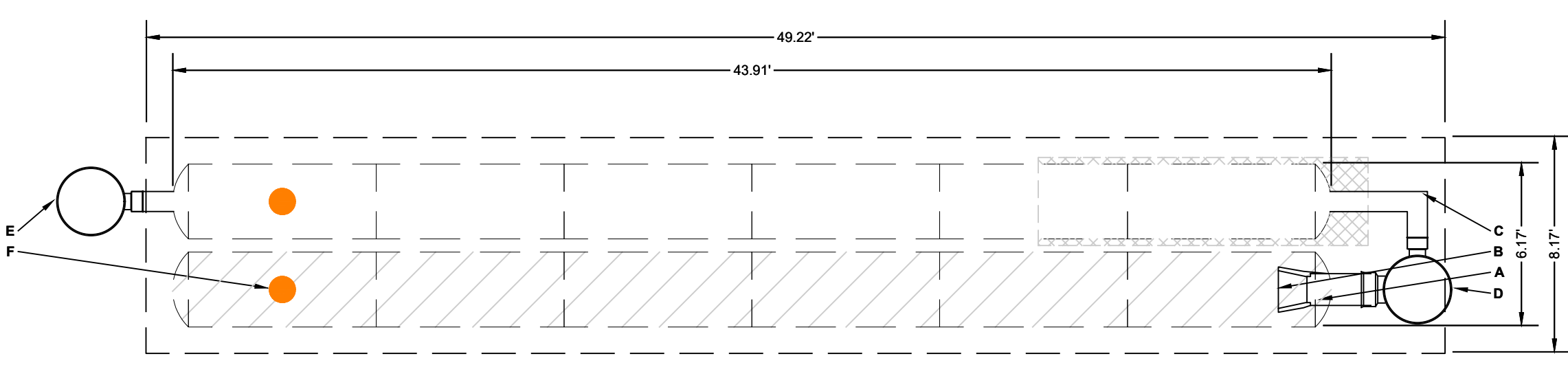
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PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS		PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT	MAX FLOW
16	STORMTECH SC-740 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT UNPAVED)	11.50					
8	STORMTECH SC-740 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)	5.00				0.10'	
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)	5.00					
12	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT)	5.00					
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)	5.00					
1622	INSTALLED SYSTEM VOLUME (CF)	TOP OF SC-740 CHAMBER	4.00				12.50'	
	PERIMETER STONE INCLUDED	12" x 12" TOP MANIFOLD INVERT	3.50					
	COVER STONE INCLUDED	12" BOTTOM CONNECTION INVERT	2.00					5.7 CFS IN
738	SYSTEM AREA (SF)	24" ISOLATOR ROW PLUS INVERT	1.00					
113.0	SYSTEM PERIMETER (ft)	BOTTOM OF SC-740 CHAMBER	1.00					
		BOTTOM OF STONE	0.00					2.0 CFS OUT

\*INVERT ABOVE BASE OF CHAMBER



**NOTES**

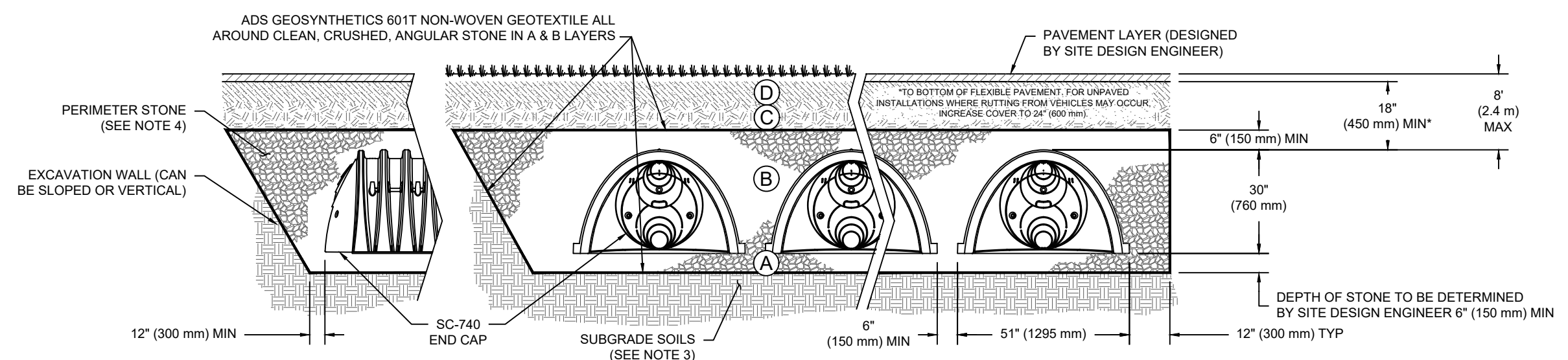
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

**ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS**

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	<b>FINAL FILL:</b> FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	<b>INITIAL FILL:</b> FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. OR AASHTO M43* 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTATIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	<b>EMBEDMENT STONE:</b> FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE AASHTO M43* 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	<b>FOUNDATION STONE:</b> FILL BELOW CHAMBERS FROM THE SURFACE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE AASHTO M43* 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.*

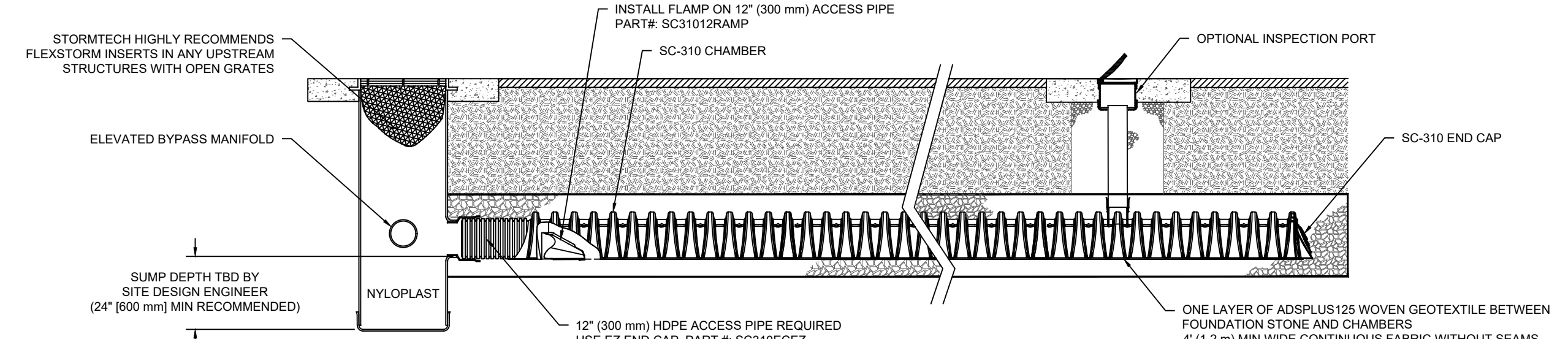
**PLEASE NOTE:**

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITH PRODUCTION EQUIPMENT. FOR SPECIAL LOAD CONDITIONS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



**NOTES:**

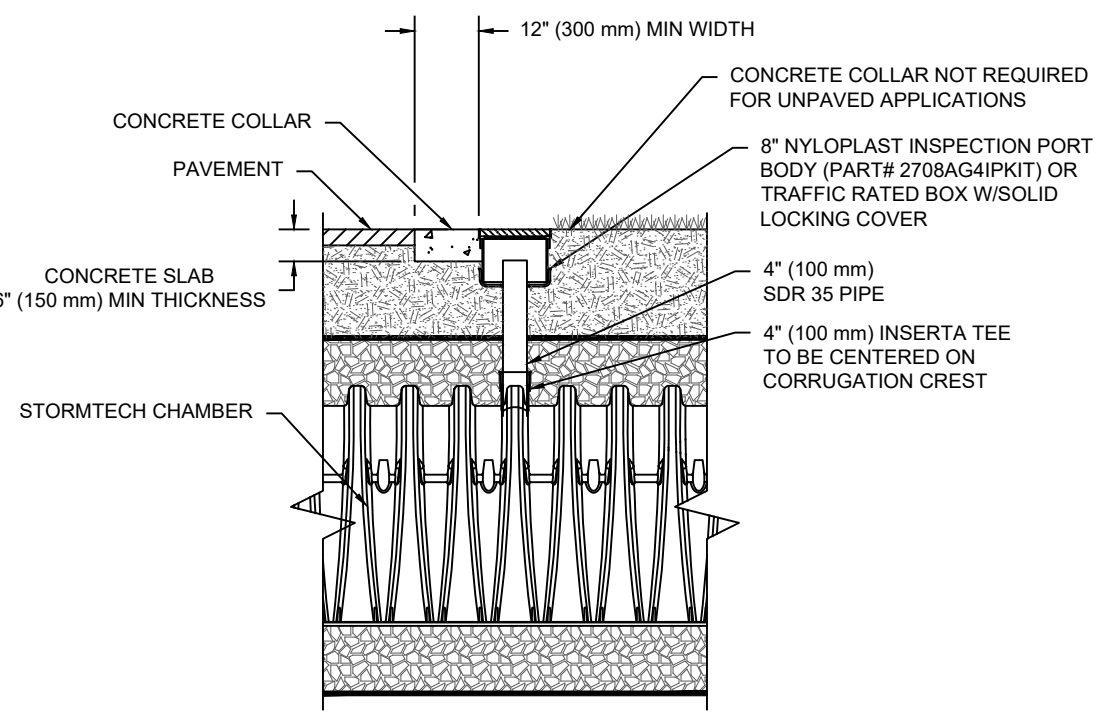
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
  - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
  - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
  - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT<sup>3</sup>. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.



**SC-310 ISOLATOR ROW PLUS DETAIL**  
NTS

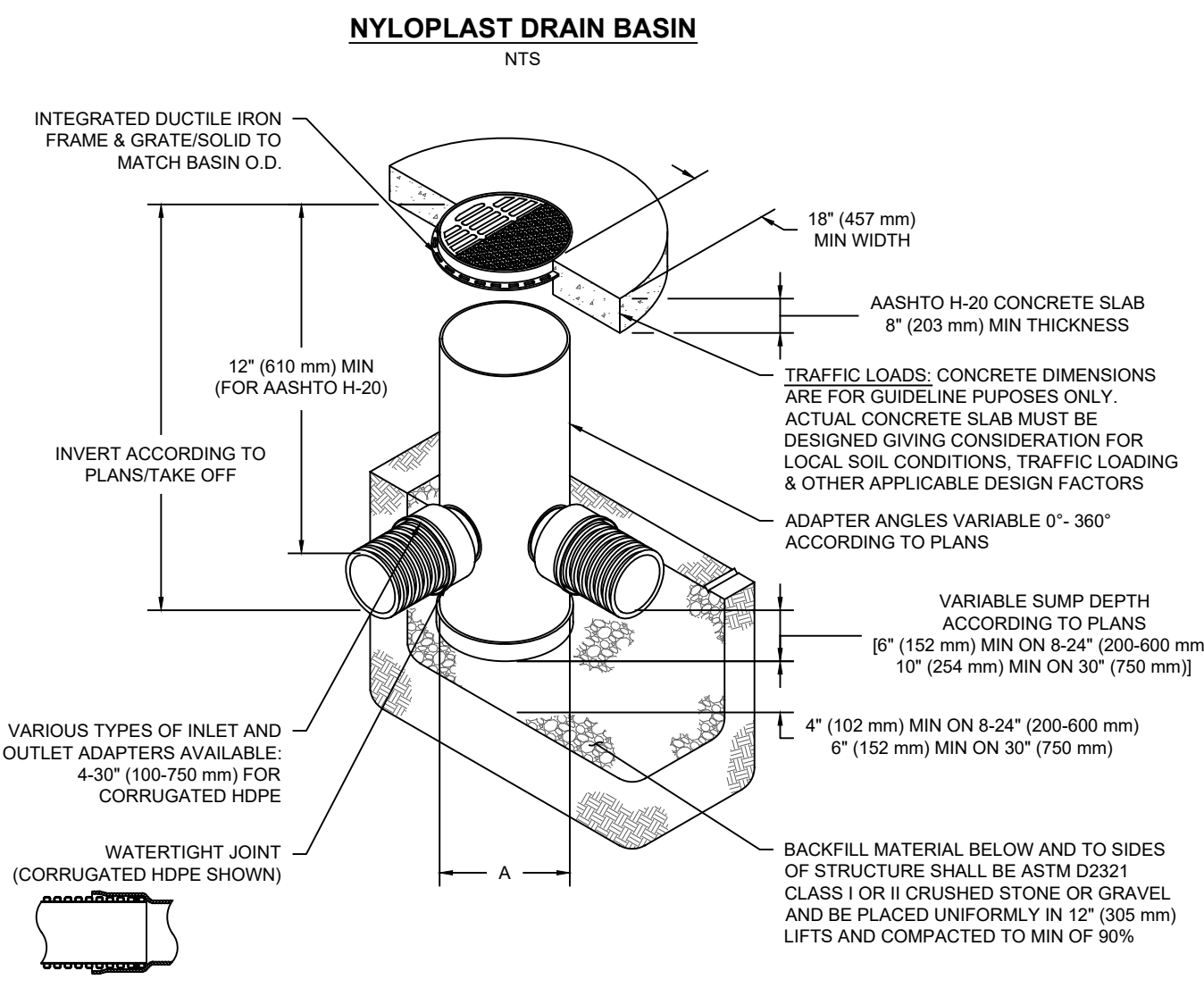
**INSPECTION & MAINTENANCE**

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT**
- A. INSPECTION PORTS (IF PRESENT)
    - A.1. REMOVE/OPEN LID ON NYLOPLAST IN-LINE DRAIN
    - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
    - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
    - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
    - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
  - B. ALL ISOLATOR PLUS ROWS
    - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
    - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
      - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
      - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
    - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS**
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
  - B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
  - C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.**
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.**



**NOTES:**  
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

**4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)**  
NTS

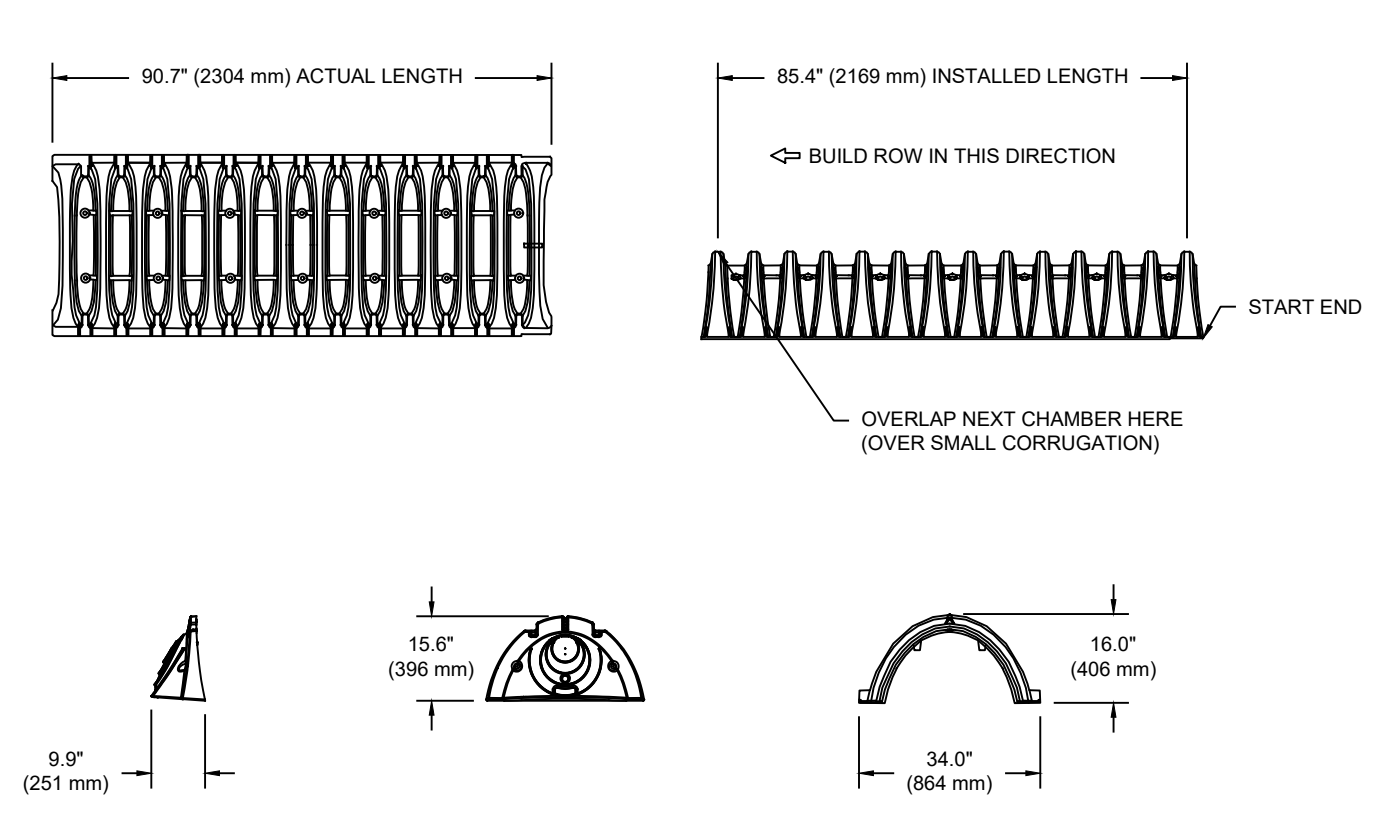


**NOTES**

- 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- 12-30" (800-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOCK DUAL WALL) & SDR 35 PVC
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYLOPLAST-US.COM
- TO ORDER CALL: 800-821-6710

A	PART #	GRATE/SOLID COVER OPTIONS
8"	2808AG	PEDESTRIAN LIGHT DUTY / STANDARD LIGHT DUTY / SOLID LIGHT DUTY
10"	2810AG	PEDESTRIAN LIGHT DUTY / STANDARD LIGHT DUTY / SOLID LIGHT DUTY
12"	2812AG	PEDESTRIAN AASHTO H-10 / STANDARD AASHTO H-20 / SOLID AASHTO H-20
15"	2815AG	PEDESTRIAN AASHTO H-10 / STANDARD AASHTO H-20 / SOLID AASHTO H-20
18"	2818AG	PEDESTRIAN AASHTO H-10 / STANDARD AASHTO H-20 / SOLID AASHTO H-20
24"	2824AG	PEDESTRIAN AASHTO H-10 / STANDARD AASHTO H-20 / SOLID AASHTO H-20
30"	2830AG	PEDESTRIAN AASHTO H-20 / STANDARD AASHTO H-20 / SOLID AASHTO H-20

**SC-310 TECHNICAL SPECIFICATION**  
NTS



**NOMINAL CHAMBER SPECIFICATIONS**

SIZE: (W X H X INSTALLED LENGTH)

CHAMBER STORAGE	MINIMUM INSTALLED STORAGE* WEIGHT
34.0' X 16.0' X 85.4' (0.42 m <sup>3</sup> )	31.0 CUBIC FEET (16.9 kg)
(864 mm X 406 mm X 2169 mm)	

\*ASSUMES 6" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS



PRE-FAB STUB AT BOTTOM OF END CAP WITH FLANGE END WITH "B"  
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "B"  
PRE-CORED END CAPS END WITH "PC"

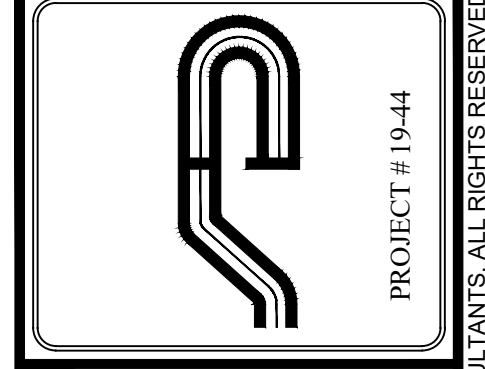
PART #	STUB	A	B	C
SC310EPE06T / SC310EPE06TPC	6" (150 mm)	9.6" (244 mm)	5.8" (147 mm)	---
SC310EPE06B / SC310EPE06BPC	---	---	---	0.5" (13 mm)
SC310EPE08T / SC310EPE08TPC	8" (200 mm)	11.9" (302 mm)	3.5" (89 mm)	---
SC310EPE08B / SC310EPE08BPC	---	---	---	0.6" (16 mm)
SC310EPE10T / SC310EPE10TPC	10" (250 mm)	12.7" (323 mm)	1.4" (36 mm)	---
SC310EPE10B / SC310EPE10BPC	---	---	---	0.7" (18 mm)
SC310ECEZ*	12" (300 mm)	13.5" (343 mm)	---	0.9" (23 mm)

ALL STUBS, EXCEPT FOR THE SC310ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2684.

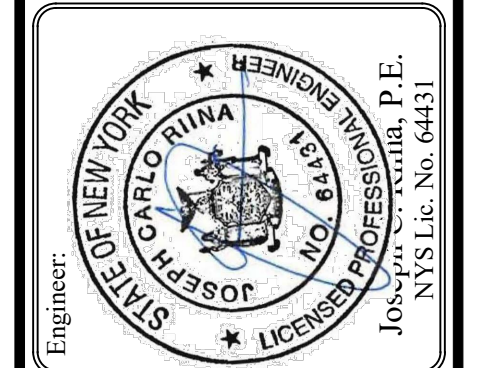
\* FOR THE SC310ECEZ THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL.

E:\2018\18-44-XHO-GARDENA HOTEL\_1892-COMMERCE-ENGINEERING\CADD\18-44-ACK-XHO\_1892-COMMERCE-STORMTECH\18-44-ACK-XHO\_CARDONAL-4-8-23.DWG (6/16/2024) 17:50:24



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Civil Engineers • Land Planners  
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Revisions:	No.	Date	Comments
	1	4/05/23	Storm & Lighting

SCALE: NTS  
DRAWN BY: JCR  
DATE: 2/17/23

**STORM DETAILS (2)**

**GARDENA HOTEL**  
1952 COMMERCE STREET  
Yorktown  
Westchester County, NY

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.