

PROJECT DESCRIPTION:

General: On a site formerly housing a mobile home with a detached workshop/garage, Bill Duthie is proposing to build two 2) single-story duplex rental units. The site measures approximately 2.48 acres and is immediately west of his current commercial property on Ridge Road. The site is currently zoned R-2. Each rental unit will have two bedrooms, so the total number of bedrooms for the four units is eight.

Access: The development will reuse the former concrete and stone driveway that is connected to Ridge Road (NYS Route 34B). Additional paved drive and parking will be added. A total of eight (8) parking spaces will be provided. A new concrete walk will connect the parking to the rental unit entry doors. All drives, both new and existing and parking spaces will be paved with asphalt.

Storm Water: The disturbed area, per DEC definitions, is approximately 27,000 s.f. This area includes an amount for incidental re-grading around the site. Since the affected land is less than one acre (43,560 s.f.) a complete SWPPP is not needed. We will install silt fencing along the "low" side of the lot as well as protect existing drainageways. We will provide cobble stone drive at the site access point to limit construction dirt to contaminate Ridge Road. Site drainage will continue to sheet across the site and will rely on absorption just as currently happens. The building roofs will drain to gutters that will discharge to daylight. Finally, the shallow foundation stone fill will be drained to daylight.

Site Utilities: Public water is currently available along Ridge Road. A curb box has already been installed on the site. The existing water line will be extended to a meter pit and split to serve each building. The former well, that originally served the mobile home, will be abandoned and capped. No tie-in will be made to it. A new septic system will be installed for each building. The details are shown on the Drawings. Electric, phone and cable TV will be run underground to each building from the existing utility pole located along Ridge Road. Each rental unit will have their own electric meter. In addition, a house meter will be included on the lower unit for landlord loads.

Site Lighting: A new LED pole light will be installed along the driveway. A "dark sky" LED wallpack will be installed in the gable end of each building entrance. This fixture will provide light to the parking areas in front of each unit. The pole light and two building main entrance wallpacks will be supplied from the "house" electric. In addition, each unit will have a small wall light placed adjacent the unit entrance door. Additionally, a small wallpack will be installed above the door leading to the patio to provide intermittent light for nighttime patio use. These lights will be powered by the Tenant's panels.

Plantings: Most of the existing trees, located on the site, will be preserved. In addition, six Blue Spruce will be planted to help screen the upper unit from Ridge Road. Each unit will have planting areas consisting of bushes and/or perennials planted adjacent the front of each building and patio area. The existing lawn areas will by and large be maintained. The existing brush line along the east property line will be maintained.

Site Improvements: Each unit will have its own patio area. Currently, the patio area will be paved with colored concrete pavers. An exterior electrical outlet will be provided on the kitchen "bump-out".