



**FRITO-LAY, INC.**  
MIDDLETOWN, NY



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY FROM AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL AS ALTERED. THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE WORDS "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

**FRITO-LAY NEW ASSOCIATE SUPPORT FACILITY (A.S.F.)**

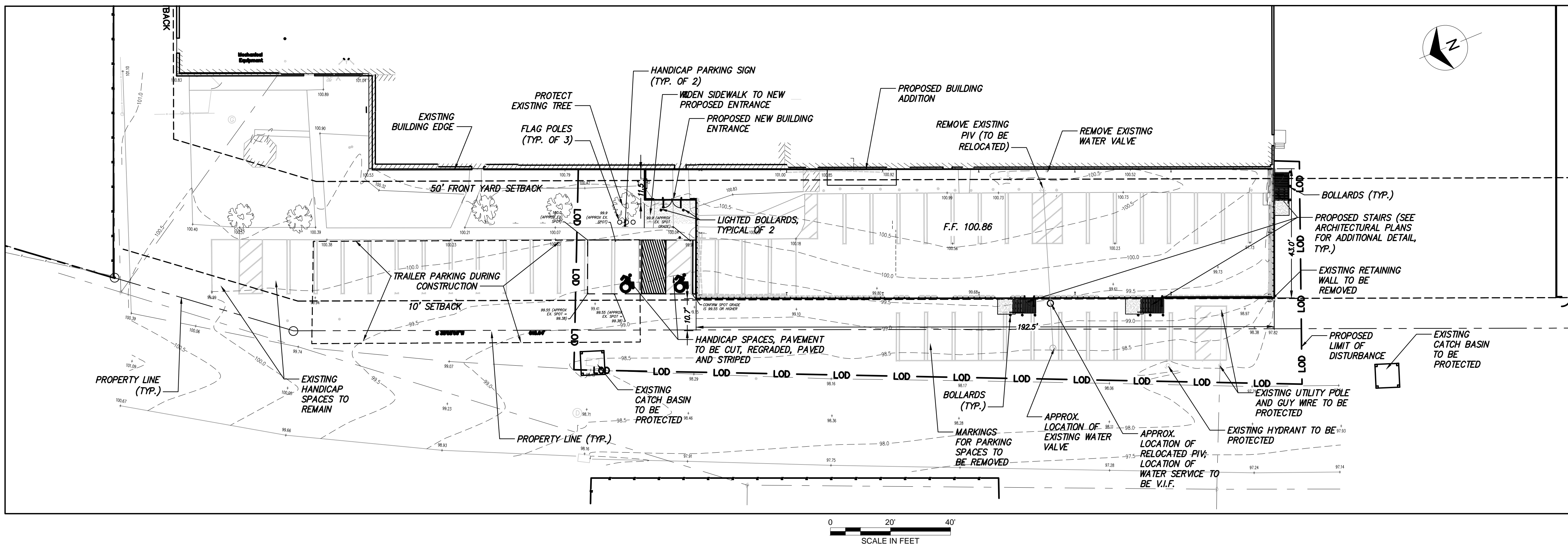
79 INDUSTRIAL PLACE,  
MIDDLETOWN, NEW YORK

No.	Submitted / Revision	App'd. By	Date

**SITE PLAN**

Designed By: DR	Drawn By: DR	Checked By: KK
Issue Date: 6/3/2022	Project No: 76568	Scale: NONE

Drawing No.:  
**C-100**



**SOIL EROSION AND SEDIMENT CONTROL NOTES:**

- ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES AND PRACTICES SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATION FOR EROSION AND SEDIMENT CONTROL (BLUE BOOK) LATEST EDITION. STANDARDS CAN BE ACCESSED IN THE WEB FROM AT THE FOLLOWING ADDRESS: WWW.DEC.NY.GOV/CHEMICAL/29066.HTML.
- THE SOIL EROSION AND SEDIMENT CONTROL MEASURES ARE THE MINIMUM RECOMMENDED. CONTRACTOR SHALL INSTALL AND MAINTAIN ADDITIONAL MEASURES AS REQUIRED BASED ON ACTUAL FIELD CONDITIONS.
- AT THE PRECONSTRUCTION CONFERENCE OR PRIOR TO THE START OF THE APPLICABLE CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT FOR ACCEPTANCE OF SCHEDULES FOR ACCOMPLISHMENT OF TEMPORARY AND PERMANENT EROSION CONTROL WORK AS ARE APPLICABLE FOR EXCAVATION WORK, AND ANY OTHER ELEMENTS OF THE PROJECT WHICH MAY CONTRIBUTE TO GROUND EROSION. NO WORK SHALL BE STARTED UNTIL THE EROSION CONTROL SCHEDULES AND METHODS OF OPERATIONS HAVE BEEN ACCEPTED BY THE CLIENT'S REPRESENTATIVE.
- THE SITE SHALL HAVE ROADS AND ACCESS DRIVES OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM TRACKING ONTO PUBLIC ROADWAYS. SEDIMENT SHALL BE REMOVED IMMEDIATELY FROM THE ROAD BY SHOVELING OR SWEEPING WHEN SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE OR OTHER PAVED AREA BY EQUIPMENT OR VEHICLES EXISTING THE CONSTRUCTION.
- BULK CLEARING OF ACCUMULATED SEDIMENT SHALL BE TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA OR THE POINT OF LIKELY ORIGIN BEFORE THE END OF EACH WORK DAY. ROAD WASHING SHALL BE ALLOWED ONLY AFTER THE SEDIMENT IS REMOVED IN THE ABOVE MANNER.
- THE CLIENT'S REPRESENTATIVE HAS THE AUTHORITY TO LIMIT THE SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY EXCAVATING AND GRADING OPERATIONS, AND TO DIRECT THE CONTRACTOR TO PROVIDE IMMEDIATE OR TEMPORARY POLLUTION CONTROL MEASURES, SUCH WORK MAY INVOLVE THE CONSTRUCTION OF TEMPORARY BERMS, DIKES, DAMS, SEDIMENT BASINS, AND USE OF TEMPORARY MULCHES, MATS, SEEDING OR OTHER CONTROL DEVICES OR METHODS AS NECESSARY TO CONTROL EROSION. CUT SLOPES SHALL BE TEMPORARILY SEEDED AND MULCHED AS THE EXCAVATION PROCEEDS TO THE EXTENT CONSIDERED DESIRABLE AND PRACTICAL.
- TEMPORARY CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE NOT FORESEEN DURING THE DESIGN STAGES THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PRACTICES BUT ARE ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
- WHERE EROSION IS LIKELY TO BE A PROBLEM, EXCAVATION AND GRADING OPERATIONS SHALL BE SO SCHEDULED AND PERFORMED THAT PERMANENT EROSION CONTROL FEATURES CAN FOLLOW IMMEDIATELY; OTHERWISE TEMPORARY EROSION CONTROL MEASURES MAY BE REQUIRED BETWEEN SUCCESSIVE CONSTRUCTION STAGES.
- IN THE EVENT OF CONFLICT BETWEEN THESE REQUIREMENTS AND POLLUTION CONTROL LAWS, RULES AND REGULATION OF OTHER FEDERAL OR STATE OR LOCAL AGENCIES, THE MORE RESTRICTIVE LAWS, RULES OR REGULATIONS SHALL APPLY.
- DURING LAND DISTURBANCE ACTIVITIES AND DURING CONSTRUCTION, ANY ADDITIONAL STANDARD NY STATE CONTROL MEASURES AS DEEMED NECESSARY TO PREVENT EROSION AND CONTROL OF SEDIMENT BEYOND THOSE SHOWN ON THE APPROVED PLANS SHALL BE INSTALLED AS DIRECTED BY THE CLIENT'S REPRESENTATIVE.
- THE CONTRACTOR SHALL MONITOR PERFORMANCE OF SEDIMENT CONTROL MEASURES. THE CONTRACTOR SHALL INSPECT ACTIVE AREA MEASURES DAILY OR FOLLOWING A STORM EVENT THAT GENERATES RUNOFF. THE CONTRACTOR SHALL REMOVE ALL SILT ACCUMULATION IN THE SEDIMENT CONTROL STRUCTURES.
- LOW AND CRITICAL SLOPE AREAS SHALL BE MONITORED AT WEEKLY INTERVALS. ANY BARE OR ERODED AREAS WILL BE RE-ESTABLISHED AS REQUIRED. SHOULD ISOLATED AREAS REPEATEDLY RESIST STABILIZATION, CONTRACTOR SHALL NOTIFY CLIENT'S REPRESENTATIVE.
- ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- THE EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL SOIL DISTURBING ACTIVITIES CEASE AND PERMANENT STABILIZATION OF DISBURBED AREAS IS COMPLETE AND ACCEPTED BY THE CLIENT'S REPRESENTATIVE AND OWNER. PERMANENT STABILIZATION IS DEFINED AS A UNIFORM EROSION RESISTANT PERENNIAL VEGETATIVE COVER OF AT LEAST 80% OF THE DISTURBED AREA.
- THE CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENTATION CONTROL DEVICES AFTER EACH RAINFALL OR SNOWMELT EVEN AND REMOVE ALL ACCUMULATED SEDIMENT WHENEVER THE LEVEL OF ACCUMULATION HAS REACHED ON THIRD OF THE DEPTH OF THE SEDIMENT.
- THE CONTRACTOR SHALL NOTIFY THE CLIENT'S REPRESENTATIVE IMMEDIATELY IF THEY SUSPECT THAT ANY SEDIMENT OR EROSION CONTROL DEVICE IS NOT OPERATING CORRECTLY. THE EXISTING PAVED ROADWAY WILL BE KEPT CLEAN OF ALL SEDIMENT AND SHALL BE INSPECTED DAILY BY THE CONTRACTOR. WHEN THE LOOSE STONE TIRE TREAD CLEANER AT THE CONSTRUCTION ENTRANCE BECOMES CHOKED WITH SEDIMENT, THE CONTRACTOR WILL REPLACE THE STONE OR PROVIDE ADDITIONAL TOP DRESSING OF

CLEAN ASTM C-33 SIZE NO. 2 OR 3 COARSE AGGREGATE AS DIRECTED BY THE CLIENT'S REPRESENTATIVE.

- WATER SHALL BE USED FOR DUST CONTROL IN APPROPRIATE AREAS.
- MAXIMUM SLOPES SHALL NOT EXCEED 3:1 HORIZONTAL TO VERTICAL.
- EROSION CONTROL BLANKETS SHALL BE USED FOR ALL DISTURBED SLOPES 3:1 OR STEEPER.

**VARIANCES (PREVIOUSLY APPROVED):**

- VARIANCE FOR FRONT YARD SETBACK AND LOT COVERAGE FOR SECTION "249-27.E" OF THE TOWN OF WALLKILL ZONING CODE WAS RECEIVED ON JUNE 11, 2013 FROM THE TOWN OF WALLKILL ZONING BOARD OF APPEALS.**
- VARIANCE FOR FRONT YARD SETBACK, REAR YARD SETBACK, IMPERVIOUS COVERAGE, AND LOT COVERAGE FOR SECTION "249-27.E" OF THE TOWN OF WALLKILL ZONING CODE WAS RECEIVED ON OCTOBER 21, 2013 FROM THE TOWN OF WALLKILL ZONING BOARD OF APPEALS.**
- VARIANCE FOR REAR YARD SETBACK, LOT COVERAGE, AND BUILDING HEIGHT FOR SECTION "249-27.E" OF THE TOWN OF WALLKILL ZONING CODE WAS RECEIVED ON FEBRUARY 7, 2014 FROM THE TOWN OF WALLKILL ZONING BOARD OF APPEALS**
- VARIANCE FOR LOT COVERAGE, FRONT YARD SETBACK FOR WAREHOUSE, FRONT YARD SETBACK FOR MAINTENANCE BUILDING, REAR YARD SETBACK FOR WAREHOUSE, AND REAR YARD SETBACK FOR MAINTENANCE BUILDING FOR SECTION "249-27.E" OF THE TOWN OF WALLKILL ZONING CODE WAS RECEIVED ON DECEMBER 9, 2019 FROM THE TOWN OF WALLKILL ZONING BOARD OF APPEALS.**

**LEGEND**

- STABILIZED CONSTRUCTION ACCESS
- INLET PROTECTION
- CONCRETE WASHOUT AREA (CWA)
- COMPOST FILTER SOCK
- LIMIT OF DISTURBANCE
- STOCK PILE

BULK REQUIREMENTS			
ZONING DISTRICT: ENT (ENTERPRISE DISTRICT)			
SPECIAL PERMIT USE: MANUFACTURING AND PRODUCTION			
MINIMUM	REQUIRED	PROVIDED	REMARKS
LOT AREA (SQUARE FEET)	40,000 SF	249,999 S.F.	
LOT WIDTH (FEET)	150 FT.	120.57 FT.	
LOT DEPTH (FEET)	200 FT.	250.5 FT.	PRE-EXISTING
FRONT YARD (FEET)	50 FEET	10 FT.	VARIANCE GRANTED - SEE #2
	50 FEET	4 FT. (NEW STAIRWAY ADDITION AND FRONT ROOF CANOPY)	VARIANCE GRANTED - SEE #4
	50 FEET	27 FT (NEW MAINTENANCE BUILDING)	VARIANCE GRANTED - SEE #4
SIDE YARD (FEET)	50 FEET	10 FT. (NEW ASSOCIATE SUPPORT FACILITY)	VARIANCE REQUESTED AND GRANTED 9/12/2022
	2 FEET OR EQUAL TO THE HEIGHT OF THE BUILDING, WHICHEVER IS GREATER	21.2 FT.	PRE-EXISTING
REAR YARD (FEET)	50 FT.	11.6 FT.	PRE-EXISTING
	50 FT.	12.0 FT. (NEW WAREHOUSE)	VARIANCE GRANTED - SEE #4
	50 FT.	22.0 FT. (NEW MAINTENANCE BUILDING)	VARIANCE GRANTED - SEE #4
MAXIMUM			
BUILDING HEIGHT	35 FT.	38 FT.	VARIANCE GRANTED - SEE #3
LOT COVERAGE	40%	41.7%	VARIANCE REQUESTED AND GRANTED 9/12/2022
IMPERVIOUS COVERAGE	70%	64.9% (162,250 ±SF)	
OFF-STREET PARKING			
WAREHOUSE	1 SPACE PER 1,500 SF OF GROSS FLOOR AREA FOR FIRST 10,000 SF PLUS 1 PER EACH 5,000 SF OF ADDITIONAL GROSS FLOOR AREA ABOVE 10,000 SF.		
	10,000 SF WAREHOUSE / 1,500 = 7 SPACES		
	45,065 SF WAREHOUSE / 5,000 = 10 SPACES		
TOTAL REQUIRED WAREHOUSE = 17 SPACES			
MANUFACTURING	1 PER 1,000 SF OF GROSS FLOOR AREA		
	44,835 SF (36,360 +8,475) / 1,000 = 45 SPACES		
TOTAL REQUIRED MANUFACTURING = 45 SPACES			
OFFICE	1 PER 300 SF OF GROSS AREA		
	4,415 SF OFFICE SPACE / 300 = 15 SPACES		
TOTAL REQUIRED OFFICE = 15 SPACES			
TOTAL PARKING REQUIRED	77 SPACES (73 REGULAR, 4 HANDICAP)	96 SPACES (92 REGULAR, 4 HANDICAP)	
LOADING SPACES	3 SPACES FOR 50.00 - 100.00 SF, PLUS 1 FOR UP TO AN ADDITIONAL 50,000 SF		
	TOTAL LOADING SPACES = 4 SPACES	6 LOADING SPACES	