

TOWN OF WAPPINGER, DUTCHESS COUNTY, NY

RECORD OWNER

MWF LLC 985 ROUTE 17 RAMSEY, NJ 07446-0000

DEVELOPER / APPLICANT:

MR. CHRISTOPER TURNER PRESTIGE FAMILY OF FINE CARS 50 WILLIAMS DRIVE RAMSEY, NJ 07446

BULK TABLE: HIGHWAY BUSINESS ZONING DISTRICT: (HB) ZONING REQUIREM

SITE CIVIL ENGINEER AND LANDSCAPE ARCHITECT: CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. 21 FOX STREET, POUGHKEEPSIE, NY 12601

PHONE: (845) 454-3980

TAX MAP INFORMATION:

TOWN OF WAPPINGER SECTION 6157, BLOCK 04, LOT 659168 AREA:

TOTAL PROJECT ACREAGE : 6.314 ACRES

ZONING REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	2 ACRES	6.31 ACRES	6.31 ACRES
MINIMUM LOT WIDTH	150 FT	302.7 FT	302.7 FT
MINIMUM LOT DEPTH	200 FT	788 FT	788 FT
MINIMUM REQUIRED STREET FRONTAGE	150 FT	429.4 FT	429.4 FT
MINIMUM YARDS			
FRONT	75 FT	134.7 FT	134.7 FT
SIDES	10 FT	56.8 FT	55.5 FT
REAR	30 FT	442 FT	345.9 FT
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	32 FT
MAXIMUM BUILDING COVERAGE	25 %	6.79%	10.81%
MAXIMUM FLOOR AREA RATIO	0.4	.136	.216
MAXIMUM IMPERVIOUS AREA	75%	51%	54.2%
MINIMUM LANDSCAPED OPEN SPACE	25%	XX FT	XX FT

PARKING REQUIREMENTS AND PROPOSED CONFORMANCE:

40 EMPLOYEE X 2 SPACES / 3 EMPLOYEES = 27

10 CUSTOMER PARKING SPOTS FOR MOTOR VEHICLE SALES ESTABLISHMENTS

TOTAL PARKING SPACES PROVIDED ON SITE:

24 CUSTOMER (3 ADA ACCESSIBLE) 40 EMPLOYEE + 180 EMPLOYEE CÓNTROLLED SPACES

190 INVENTORY 435 SPACES TOTAL

NOTE: 70 CARS PER ACRE MAXIMUM

6.31 ACRES X 70 CARS/ ACRE = 441 CARS, 435 SPACES PROVIDED PER TABLE 1106.1 OF THE NYS BUILDINGS CODE- X HANDICAP SPACES REQUIRED FOR TOTAL PARKING IN LOT FROM XX TO XX SPACES, 3 HANDICAP SPACES PROPOSED. (TOTAL PARKING IN LOT BASED UPON 24 CUSTOMER SPACES + 40 EMPLOYEE SPACES)



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WAPPINGER SUBARU

02/07/22

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LOCATION MAP SCALE: 1"=1000



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ISSUED FOR SITE PLAN REVIEW

WAPPINGER SUBARU

TITLE SHEET

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	PAVED ROAD / DRIVEWAY /		EXISTING PAVEMENT & SIDEWALK TO BE REMOVED	PRE-DEMOL GOVERNING
	PARKING AREA		EXISTING BUILDING	NECESSARY 3. CONFORM T
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<u></u>	GUIDERAIL			6. NOTIFY ADJ NOISE, UTIL
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	ROAD LINING & STRIPING	*	LIGHTED BOLLARD	10. PROTECT EX
		C	CATCH BASIN	12. MAINTAIN E
	GRAVEL PARKING AREA		YARD DRAIN	ROADWAYS, JURISDICTIO
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	DROP INLET PROTECTION		TRAFFIC SIGNAL HEAD	SEALED BY GEOLOGICAL
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<u>نہ۔۔۔</u> نا وصحح	CONCRETE WASH OUT AREA			1. CONTRACTOR THE EXISITNO
	TREE PROTECTION			2. SEPTIC TANK
				ASSOCIATED FREE OF SEA
				FILL MATERIA

- ENGINEER.
- LICENSED DISPOSAL FACILITY.

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ION NOTES:

REQUIREMENTS OUTLINED IN THE EROSION & SEDIMENTS CONTROL PLANS & OR TO COMMENCEMENT OF WORK.

TRUCTURE TO BE DEMOLISHED ARE SHOWN FOR REFERENCE PURPOSES ARE NOT TO BE DEMOLISHED AS PART OF THIS WORK. PRIOR TO NG ANY BUILDINGS/STRUCTURES, THE CONTRACTOR SHALL PERFORM A LITION SURVEY IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS THE DISPOSAL OF SOLID WASTE. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND APPROVALS BY THE AUTHORITY HAVING JURISDICTION.

TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AGE OF DEBRIS.

ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES. EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST JRING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING ERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION.

JACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL LITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER. OVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING

ID IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY ECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND TH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN TED AND CAPPED.

AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER. XISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.

OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES. GRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT OR SIDEWALKS WITHOUT PERMITS. COORDINATE W/ AUTHORITY HAVING

RATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN NOTIFY AUTHORITY HAVING JURISDICTION.

ADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE ND CONTOURS.

FY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED. DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM ENCE WITH SELECTIVE DEMOLITION OPERATIONS.

DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE ELECTIVE DEMOLITION AREA.

MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT AD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING ION, SUCH AS CAUSING ICING, FLOODING, AND TRANSPORTING POLLUTANTS.

ND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON SURFACES AND AREAS.

ACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO EXISTING BEFORE START OF SELECTIVE DEMOLITION.

DISPOSE OF DEMOLISHED MATERIALS. ALL DEBRIS RESULTING FROM ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO E DEBRIS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE O NOT BURN DEMOLISHED MATERIALS ON-SITE.

OF ALL ELECTRICAL SERVICE SHALL BE PERFORMED IN ACCORDANCE WITH ELECTRICAL CODE. COORDINATE WITH LOCAL UTILITY HAVING JURISDICTION.

COUND TANKS, CONTAMINATED SOIL, AND DTES:

NDERGROUND TANKS, CONTAMINATED SOIL, AND PIPING TO BE REMOVED IN CE WITH FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS.

ANDONMENT NOTES:

ONMENT AND/OR DECOMMISSIONING OF ALL EXISTING WELLS MUST BE ANCE WITH THE PROCEDURES SET FORTH IN AWWA STANDARD SECTION 4.10 - DECOMMISSIONING OF TEST HOLES, PARTIALLY WELLS, AND ABANDONED WELLS.

WIRING, AND PIPING SHALL BE PULLED OUT OF THE EXISTING WELL. AND GROUNDWATER SOURCES WHICH ARE NOT IN USE SHALL BE

SUCH METHODS AS NECESSARY TO RESTORE THE CONTROLLING CONDITIONS WHICH EXISTED PRIOR TO CONSTRUCTION OR AS BY THE APPROPRIATE REGULATORY AGENCY.

BE ABANDONED SHALL: (a) BE SEALED TO PREVENT UNDESIRABLE OF WATER FROM ONE AQUIFER TO ANOTHER; (b) PREFERABLY BE NEAR CEMENT GROUT; (c) HAVE FILL MATERIALS OTHER THAN OUT OR CONCRETE, DISINFÉCTED AND FREE OF FOREIGN MATERIALS, HEN FILLED WITH CEMENT GROUT OR CONCRETE, THESE MATERIALS

APPLIED TO THE WELL HOLE THROUGH A PIPE, TREMIE, OR BAILER. BE ABANDONED SHALL BE CERTIFIED BY A NYS PROFESSIONAL P.E.). THAT WELLS HAVE BEEN ABANDONED IN ACCORDANCE WITH

REQUIREMENTS.

IUST BE OBTAINED FROM THE DUTCHESS COUNTY HEALTH NT PRIOR TO ABANDONING WELL.

FACILITIES DEMOLITION NOTES:

SHALL LOCATE AND REMOVE ALL COMPONENTS OF IG SSDS SERVICING ALL BUILDINGS PROPOSED FOR

KS, LEACHING FIELDS, AND OTHER SIMILAR FACILITIES WITH THE EXISTING BUILDING SHALL BE PUMPED PTAGE OR SEWAGE. REMOVED AND THE RESULTING BE BACKFILLED IN LIFTS OF COMPACTED SUITABLE

3. THE ABANDONMENT AND/OR DECOMMISSIONING OF ALL EXISTING SUBSURFACE DISPOSAL SYSTEMS MUST BE IN ACCORDANCE WITH THE PROCEDURES APPROVED BY THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND CERTIFIED BY A NYS PROFESSIONAL

4. THE SEPTIC TANK AND OTHER COMPONENTS REMOVED FROM THE MODEL UNIT SUBSURFACE DISPOSAL SYSTEM MUST BE TRANSPORTED BY A NYSDEC LICENSED HAULER TO A NYSDEC

SITE PLAN NOTES

GENERAL CONSTRUCTION

- 1. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
- 2. ALL PAVEMENT RESTORATION SHALL MEET AND MATCH EXISTING GRADES.
- 3. ALL SAWCUT LINES SHALL BE PARALLEL AND CURVILINEAR TO EXISTING OR PROPOSED CURBING AND SHALL BE A CONSTANT DISTANCE OF 18" MIN AWAY.
- 4. ALL ARCHITECTURE IS SUBJECT TO PLANNING BOARD REVIEW.
- 5. NOTIFY ENGINEER 48 HOURS PRIOR TO INITIALIZATION OF ANY WORK ON SITE.
- 6. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT PRIOR REVIEW FROM THE ENGINEER.
- 7. CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.
- 8. CONTRACTOR IS RESPONSIBLE FOR PROPERLY & SAFELY MAINTAINING AREA BETWEEN ALL ADJOINING PROPERTIES.
- 9. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE SITE PROPERTY LINES OR PUBLIC RIGHT-OF-WAY.
- 10. ALL EXISTING LAWN AREA, CURBING, PAVING, SIDEWALKS, CULVERTS OR OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED BY TRENCHING OR EXCAVATION OPERATIONS SHALL BE REPLACED OR REPAIRED TO A CONDITION EQUAL TO EXISTING, AS DESCRIBED IN CONTRACT DOCUMENTS OR AS ORDERED BY ENGINEER (AOBE). MAILBOXES, SIGN POSTS, ETC SHALL BE PROTECTED OR REMOVED AND REPLACED EXACTLY AS THEY WERE BEFORE BEING DISTURBED. REMOVE AND REPLACE AFFECTED CURBING AND SIDEWALK TO NEAREST JOINT. REMOVE PAVEMENT AND REPLACE TO SAW CUT LINE. SAW CUT IN STRAIGHT LINE TO POINT NEEDED TO BLEND GRADE, REMOVE LAWN AND REPLACE TO MINIMUM LIMIT OF EXCAVATION.

LAYOUT :

BUILDING DIMENSIONS TO BE TAKEN FROM ARCHITECTURAL BUILDING PLANS. NOTIFY THE ENGINEER OF ANY DEVIATION FROM CONDITIONS SHOWN ON THIS PLAN.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND THE ENGINEER AND THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADDITIONS TO THE SATISFACTION OF THE OWNER AND THE ENGINEER BEFORE UTILITIES WILL BE ACCEPTED.

PAVING

- NO VEHICULAR TRAFFIC OF ANY SORT SHALL BE PERMITTED ON THE SURFACE OF SUBBASE COURSE MATERIAL ONCE IT HAS BEEN FINE GRADED, COMPACTED, AND IS READY FOR PAVING. SUBBASE MATERIAL SO PREPARED FOR PAVING SHALL BE PAVED WITHIN THREE DAYS OF PREPARATION.
- 2. SUBBASE MATERIAL AND THE VARIOUS ASPHALT CONCRETE MATERIALS CALLED FOR IN THESE DRAWINGS SHALL CONFORM WITH THE REFERENCED SECTION OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008. CONSTRUCTION SHALL BE AS FURTHER SET FORTH IN THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
- 3. PLACE ASPHALT CONCRETE MIXTURE ON PREPARED SURFACE, SPREAD AND STRIKE-OFF USING A SELF-PROPELLED PAVING MACHINE, WITH VIBRATING SCREED. PLACEMENT IN INACCESSIBLE AND SMALL AREAS MAY BE BY HAND.
- 4. PROVIDE JOINTS BETWEEN OLD AND NEW PAVEMENTS OR BETWEEN SUCCESSIVE DAY'S WORK. 5. TACK COAT WHEN SPECIFIED OR CALLED OUT ON THE DRAWINGS OR REQUIRED BY THE
- REFERENCED SPECIFICATION SHALL CONFORM WITH THE FOLLOWING: A. TACK COAT SHALL MEET THE MATERIAL REQUIREMENTS OF 702-90 ASPHALT EMULSION FOR TACK COAT OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, SHALL BE APPLIED IN ACCORDANCE WITH SECTION 407 - TACK COAT SHALL BE IN ACCORDANCE WITH THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
- B. REMOVE LOOSE AND FOREIGN MATERIAL FROM ASPHALT SURFACE BEFORE PAVING NEXT COURSE. USE POWER BROOMS, BLOWERS OR HAND BROOM. C. APPLY TACK COAT TO ASPHALT PAVEMENT SURFACES & AND SURFACES OF CURBS,
- GUTTERS, MANHOLES, AND OTHER STRUCTURES PROJECTING INTO OR ABUTTING PAVEMENT. DRY TO A "TACKY" CONSISTENCY BEFORE PAVING. D. TACK COAT ENTIRE VERTICAL SURFACE OF ABUTTING EXISTING PAVEMENT
- 6. AFTER COMPLETION OF PAVING AND SURFACING OPERATIONS, CLEAN SURFACES OF EXCESS OR SPILLED ASPHALT, GRAVEL OR STONE MATERIALS TO THE SATISFACTION OF THE ENGINEER.
- 7. HACKENSACK HEIGHTS ROAD SHALL BE MILLED AND REPAVED FROM ROUTE 376 TO THE LIMIT OF WORK

STRIPING

- STRIPE PAVEMENT AS INDICATED ON THE PLANS AND/OR IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
- 2. COLOR: DRIVE LANE DIVIDERS WHITE OR AOBE NO PARKING ZONE WARNINGS - WHITE OR AOBE
- PARKING DIVIDERS WHITE OR AOBE WALKING LINES - WHITE OR AOBE HANDICAP PARKING LINES & SYMBOL - BLUE

GRADING NOTES:

- 1. PRIOR TO SITE DISTURBANCE, CONTRACTOR TO INSTALL EROSION & SEDIMENT CONTROL MEASURES.
- 2. IF ROCK IS ENCOUNTERED DURING CONSTRUCTION & REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- 3. ALL BLASTING OPERATIONS WILL ADHERE TO NEW YORK STATE AND LOCAL AUTHORITY ORDINANCES GOVERNING THE USE OF EXPLOSIVES. THE STATE REGULATIONS ARE CONTAINED IN 12 NYCRR 39 AND INDUSTRIAL CODE RULE 753.
- 4. STRIP ALL TOPSOIL PRIOR TO COMMENCING EARTHWORK OPERATIONS. TOPSOIL MAY BE STORED AND REUSED IN LAWN AND PLANTING AREAS ONLY. TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION THAT ARE TO REMAIN GREEN.
- 5. BOX ALL TREES AND HOUSE ALL SHRUBS AND HEDGES BEFORE PLACING EARTH AGAINST OR NEAR THEM. ORNAMENTAL TREES, SHRUBS AND HEDGES WHICH MUST BE REMOVED DURING CONSTRUCTION SHALL BE HEALED IN AND RE-PLANTED IN AS GOOD A CONDITION AS THEY WERE BEFORE THEIR REMOVAL. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- 6. ALL EARTHWORK SHALL BE SMOOTHLY AND EVENLY BLENDED INTO EXISTING CONDITIONS. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE BOUNDARIES OF ANY EASEMENT OR PROPERTY LINE.
- 7. REMOVE ALL VEGETATION, TREES, STUMPS, GRASSES, ORGANIC SOILS, DEBRIS AND DELETERIOUS MATERIALS WITHIN THE AREAS SLATED FOR CONSTRUCTION.
- 8. IF PREVIOUSLY UNKNOWN CULTURAL, ARCHEOLOGICAL, OR HISTORIC REMAINS OR ARTIFACTS ARE DISCOVERED IN THE COURSE OF CONSTRUCTION OF THIS PROJECT, THE PROJECT SPONSORS SHALL SUSPEND CONSTRUCTION OPERATIONS IN THE PERTINENT AREA AND SHALL NOTIFY THE PROJECT ENGINEER. CONSTRUCTION IN THAT AREA SHALL RESUME ONLY AFTER COMPLETION OF FEDERAL, TRIBAL, AND STATE COORDINATION TO DETERMINE WHETHER PROTECTION OR RECOVERY OF THE REMAINS IS WARRANTED, OR WHETHER THE SITE IS ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES.

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LANDSCAPING NOTES:

1. SEE SHEET C550 FOR ALL LANDSCAPING NOTES.

UTILITY PLAN NOTES:

GENERAL CONSTRUCTION

- 1. ALL UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY THEIR ACTUAL LOCATION IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 2. ANY CONDITION ENCOUNTERED IN THE FIELD DIFFERING FROM THOSE SHOWN HEREON. SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE CONSTRUCTION IS TO PROCEED.
- 3. SEWER MAINS IN RELATION TO WATER MAINS: WHERE POSSIBLE, SEWERS SHALL BE LAID AT LEAST 10 (TEN) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. VERTICAL SEPARATION SHALL BE MAINTAINED TO PROVIDE 18 (EIGHTEEN) INCHES BETWEEN TOP OF SEWER AND BOTTOM OF THE WATER MAIN AT UTILITY CROSSINGS. WHEN NOT POSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, SEWER PIPE SHALL BE PRESSURE RATED AND TESTED @ 150psi, 10 (TEN) FEET ON EACH SIDE OF THE WATER MAIN BEING CROSSED.
- 4. ALL PROPOSED UTILITIES SHALL TERMINATE 5 FEET FROM ANY PROPOSED BUILDING FACE. CONTRACTOR TO COORDINATE WITH BUILDING PLANS FOR ANY CONNECTIONS.
- 5. ALL STORM SEWER SHALL BE SMOOTH INTERIOR HDPE UNLESS OTHERWISE SPECIFIED.
- 6. ALL GRAVITY SANITARY SEWER SHALL BE SDR 35 PVC UNLESS OTHERWISE SPECIFIED.
- 7. ALL WATER PIPES LESS THAN, OR EQUAL TO, 2-INCHES SHALL BE K-COPPER UNLESS OTHERWISE SPECIFIED.
- 8. CONTRACTOR TO VERIFY STATUS OF ALL UTILITY SERVICES PRIOR TO INTERRUPTION.
- 9. EXPLORATORY EXCAVATIONS SHALL BE PERFORMED BY THE CONTRACTOR AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK.
- 10. BEFORE CONSTRUCTING LINES TO CONNECT TO EXISTING UTILITIES, VERIFY EXISTING UTILITY INVERTS AND NOTIFY THE ENGINEER IF ANY VARIATION FROM THE PLAN IS REQUIRED.
- 11. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES IN SERVICE FOR THE DURATION OF THE WORK.
- 12. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
- 13. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING UTILITY TRENCHES AND EXCAVATIONS AND FOR THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF THE WORK.
- 14. IF ROCK REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

ROCK BLASTING NOTES:

_BLASTING OF BEDROCK IS NOT ANTICIPATED AT THIS SITE IN ORDER TO COMPLETE THE PROPOSED DEVELOPMENT. HOWEVER, THESE NOTES ARE INCLUDED SHOULD UNFORESEEN CONDITIONS REQUIRE THE NEED FOR BLASTING TO EXCAVATE BEDROCK.

- 1. ALL RECOMMENDED SAFETY REQUIREMENTS AND STANDARDS REFERENCED AND ANY LOCAL RESTRICTIONS SHALL BE APPLIED AS REQUIRED FOR SAFETY, SECURITY, AND SPECIFICALLY RELATED DETAILS FOR BLASTING PROCEDURES. AT ALL TIMES, FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES WILL BE FOLLOWED CONCERNING THE TRANSPORTATION AND STORAGE OF EXPLOSIVES
- 2. A MINIMUM OF FOUR (4) WEEKS PRIOR TO COMMENCEMENT OF THE INITIAL BLASTING OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES AS APPROPRIATE: POLICE AGENCIES, GAS AND ELECTRIC SERVICE COMPANIES, TELEPHONE AND CABL OPERATING COMPANIES, TOWN WATER AND SEWER DEPARTMENTS, NYSDOT, AND LOCAL FIRE, RESCUE, AND AMBULANCE SERVICES.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE RESULTING FROM THE USE OF EXPLOSIVES. EXPLOSIVES SHALL BE STORED IN A SECURE MANNER IN COMPLIANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES.
- 4. THE CONTRACTOR SHALL NOTIFY EACH PROPERTY AND UTILITY OWNER HAVING A BUILDING. STRUCTURE, OR OTHER INSTALLATION ABOVE OR BELOW GROUND IN PROXIMITY TO THE SITE OF THE WORK OF HIS INTENTION TO USE EXPLOSIVES. NOTICE SHALL BE GIVEN SUFFICIENTLY IN ADVANCE TO ENABLE THE OWNERS TO TAKE STEPS TO PROTECT THEIR PROPERTY. NOTICE SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR DAMAGE RESULTING FROM HIS BLASTING OPERATIONS.
- 5. THE CONTRACTOR SHALL SCHEDULE AND CONDUCT PRE-BLAST SURVEYS WITH PROPERTY OWNERS LOCATED IN THE AREA POTENTIALLY AFFECTED BY AIRBLAST OVERPRESSURE AND GROUND VIBRATION OR AS REQUIRED.
- 6. THE CONTRACTOR SHALL IMPLEMENT ENGINEERING MEASURES IN ORDER TO MINIMIZE THE POTENTIAL IMPACTS OF DUST, NOISE AND GROUND VIBRATION. BLAST VIBRATION CONTROL WILL BE ACHIEVED BY LIMITING THE CHARGE PER DELAY SO THAT THE PEAK PARTICLE VELOCITY REMAINS BELOW THE SPECIFIED LEVELS.
- 7. A APPROPRIATELY QUALIFIED, LICENSED BLASTING SPECIALIST, WITH EXPERIENCE SHALL BE ONSITE AND SUPERVISE BLASTING OPERATIONS. AT ALL TIMES, THE BLASTING AREA SHALL BE RESTRICTED TO BLASTING OPERATIONS AND AUTHORIZED PERSONNEL ONLY.
- 8. PROTECTIVE MEASURES INCLUDING INSTALLATION OF SIGNAGE, NOTIFICATION OF NEARBY RESIDENTS. TRAFFIC CONTROL AS NECESSARY ALONG NEARBY ROADS, AUDIBLE PRE-BLAST WARNINGS, AND USE OF BLAST MATS SHALL BE IMPLEMENTED.
- 9. DELIVERY AND TRANSPORT OF EXPLOSIVES FROM THE POWDER MAGAZINES TO THE BLAST AREA WILL BE BY VEHICLES SPECIFICALLY DESIGNED FOR THIS USE BY THE CRITERIA OUTLINED IN THE SAFETY REQUIREMENTS. ONLY AUTHORIZED PERSONS WILL TRANSPORT AND HANDLE THE EXPLOSIVES AS DESIGNATED BY THE ISSUING AUTHORITY OF THOSE LICENSES FOR THIS PURPOSE.
- 10. MONITORING OF PEAK PARTICLE VELOCITY (INCHES/SECOND) AND PEAK AIRBLAST OVERPRESSURE (PSI) SHALL BE PERFORMED DURING ALL BLASTS.





Drawing Name: Z: \Projects\82100-82199\82136.0 Wappinger Subaru\SVY\dwg\05-SVY_82136-00-UPDATE.dwg Xref's Attached: XBASE-SVY_82136-00 Date Printed: Jan 28, 2022, 9:12am

EXISTING CONDITIONS:		SYMBOLS
	PROPERTY LINE NO PHYSICAL BOUNDS	
	ADJACENT PROPERTY LINE	
110	EXISTING MAJOR CONTOUR	
	EXISTING MINOR CONTOUR	
×500.5	EXISTING SPOT GRADE	
	EXISTING PROPERTY EASEMENT	
	EXISTING RIGHT OF WAY	
	EXISTING BUILDING	
CONC. CURB	EXISTING CURB/GUTTER	
GRA VEL	EXISTING GRAVEL DRIVEWAY	
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XXX	EXISTING FENCE	
	EXISTING TREE LINE	
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	EXISTING BRUSH LINE	
OHW	EXISTING OVERHEAD WIRES	
UT	EXISTING UNDERGROUND COMMUNICATIONS LIN	NE
	EXISTING UNDERGROUND STORM LINE	

# NOTES:

SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH. SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD. TOGETHER WITH RIGHT-OF-WAY 10 FEET IN WIDTH ALONG THE SOUTHERLY LINE OF ROTGER REALTY CORP., AS RESERVED IN LIBER 668 OF DEEDS AT PAGE 497. TOGETHER WITH ANY RIGHTS THE OWNER MAY HAVE IN AND TO AN UNRECORDED PROPOSED ADDITIONAL RIGHT-OF-WAY AS DESCRIBED IN DOC#02-1998-587. SUBJECT TO ANY RIGHTS OF ROTGER REALTY CORP. FOR USE OF DRIVEWAY LEADING EASTERLY FROM ROUTE 9 APPROXIMATLEY 400 FEET. COPYRIGHT CHAZEN ENGINEERING, LAND SURVEYING, LANDSCAPE ARCHITECTURE & GEOLOGY CO., D.P.C., ALL RIGHTS RESERVED.

SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION .. TOPOGRAPHY SHOWN HEREON WAS COMPILED FROM A FIELD SURVEY COMPLETED MAY 20, 2013, BY C.E.L.S. DATUM NAVD-88, 1 FOOT CONTOUR INTERVAL. ADDITIONAL FIELD SURVEY FOR ELGEN PARCEL COMPLETED JANUARY 31, 2014 BY C.E.L.S. SUPPLEMENTAL TOPOGRAPHY AROUND THE NEW VEHICLE DISPLAY AREAS WAS COMPLIED FROM A FIELD SURVEY COMPLETED NOVEMBER 22, 2021 BY THE CHAZEN COMPANIES IN THE ABOVE REFERENCED DATUM. VERTICAL CONTROL IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DERIVED FROM THE ABOVE REFERENCED C.E.L.S. FIELD SURVEY AND WAS VERIFIED BY THE CHAZEN COMPANIES ON NOVEMBER 22, 2021. HORIZONTAL DATUM AND NORTH ORIENTATION ARE BASED ON FILED MAP REFERENCE NO. 4. UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES

HOURS PRIOR TO DIGGING CALL DIGSAFELY NEW YORK 1-800-962-7962 TO HAVE PUBLIC UTILITY LOCATIONS PAINTED.

## FILED MAP REFERENCES

1. SURVEY OF PROGRESSIVE CASUALTY PARCEL SHOWN HEREON DEPICTS PARCELS 1 AND 2 AS SHOWN ON A MAP ENTITLED "AMENDED SUBDIVISION OF THE LANDS OF PULLO " PREPARED BY BARGER, CAMPBELL, GRAY & RAILING #53383 AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON MAY 17, 1984 AS FILED MAP NO. 6901. 2. SURVEY OF PROGRESSIVE CASUALTY PARCEL SHOWN HEREON ALSO DEPICTS PARCELS 1 AND 2 AS SHOWN ON A MAP ENTITLED "SUBDIVISION MAP ABANDONMENT OF FILED MAP 6901 ENTITLED (AMENDED SUBDIVISION OF THE LANDS OF PULLO)" PREPARED BY GRAY ENGINEERING, P.C. #53227 AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON APRIL 4, 2003 AS

FILED[®] MAP NO. 6901A. 3. MAP ENTITLED "MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR INFANTE ASSOCIATES" PREPARED BY CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C., PROJECT 31512, REVISION DATED JANUARY 8, 2014. 4. MAP ENTITLED PRESTIGE MINI LOT CONSOLIDATION PLAN" PREPARED BY THE CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C., AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON FEBRUARY 04, 2015 AS FILED MAP NO. 12496.

# **DEED REFERENCE:**

02-2015-904.

**TAX PARCEL DESIGNATION:** TOWN OF WAPPINGER, DUTCHESS COUNTY, NEW YORK 6157-04-659168

# FLOOD ZONE NOTE:

PARCELS ARE SHOWN TO LIE WITHIN OTHER AREAS ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF WAPPINGER, IDENTIFIED AS MAP NUMBER 36027C0459E AND MAP NUMBER 36027C0458E, BOTH BEARING AN EFFECTIVE DATE OF MAY 2, 2012. THIS INTERPRETATION OF THE BASE FLOOD ELEVATION SHOULD NOT BE RELIED UPON FOR DESIGN PURPOSES WITHOUT OBTAINING CONFIRMATION FROM THE LOCAL FLOOD ADMINISTRATOR AND/OR FEMA AS TO AGREEMENT OF THIS INTERPRETATION OF THE SPECIAL FLOOD HAZARD AREÁ.

1162 ROUTE 9 designed |checked ESM DHD MAP OF EXISTING CONDITIONS date scale 01/17/22 1"=30' PREPARED FOR PRESTIGE project no. 82136.00 FAMILY OF FINE CARS sheet no. SV1 TOWN OF WAPPINGER, COUNTY OF DUTCHESS, NEW YORK

rev.	date	description

EXISTING SIGN EXISTING SIGN EXISTING FENCE POST EXISTING POST EXISTING CONIFEROUS TREE EXISTING DECIDUOUS TREE EXISTING MONUMENT EXISTING IRON PIPE FOUND EXISTING IRON ROD FOUND EXISTING BENCHMARK EXISTING CATCH BASIN EXISTING END SECTION EXISTING ELECTRIC BOX EXISTING GUY WIRE EXISTING UTILITY POLE EXISTING UTILITY POLE W/ LIGHT EXISTING WELL EXISTING TELEPHONE MANHOLE EXISTING TELEPHONE PEDESTAL

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UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND

AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH NEW YORK STATE INDUSTRIAL CODE RULE 753 - 48

PEPPER WHITE PARTNERS, LLC TO MWF, LLC DATED FEBRUARY 2, 2015 AND RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON FEBRUARY 11, 2015 IN DEED DOCUMENT NUMBER



Drawing Name: Z:\Projects\82100-82199\82136.0 Wappinger Subaru\DWG\01_C120_DEMO_82136_00.dwg Xref's Attached: 51312_00 FINAL ASBUILT; XTB_82136_00_24X36; X-BASE_SURVEY; X-LAYOUT_82136.00 Date Printed: Feb 07, 2022, 11:00am

**ISSUED FOR SITE PLAN REVIEW** 



Drawing Name: Z:\Projects\82100-82199\82136.0 Wappinger Subaru\DWG\01_C130_SITE_82136_00.dwg Xref's Attached: 51312_00 FINAL ASBUILT; XTB_82136_00_24X36; X-LAYOUT_82136.00; X-BASE_SURVEY; X-GRADING_82136.00 Date Printed: Feb 07, 2022, 11:00am



Drawing Name: Z:\Projects\82100-82199\82136.0 Wappinger Subaru\DWG\01_C160_GRAD_UTILITY_ESC_82136_00.dwg Xref's Attached: XTB_82136_00_24X36; X-BASE_SURVEY; X-LAYOUT_82136.00; X-GRADING_82136.00 Date Printed: Feb 07, 2022, 11:00am



Drawing Name: Z: \Projects\82100-82199\82136.0 Wappinger Subaru\DWG\01_C530_SITED_82136_00.dwg Xref's Attached: XTB_82136_00_24X36 Date Printed: Feb 07, 2022, 11:04am

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-11/2" TOP COURSE OF MATERIAL CONFORMING WITH NYSDOT HOT-MIX ASPHALT, 12.5 F1 OR F2 TOP COURSE HMA, 80 SERIES COMPACTION. (REFER TO SPECIFICATIONS FOR "F" TYPE BASED ON GEOGRAPHIC LOCATION) -2%" BINDER COURSE OF MATERIAL CONFORMING WITH NYSDOT HOT-MIX ASPHALT, 19 F9 BINDER COURSE HMA, 80

-12" SUBBASE COURSE MATERIAL CONFORMING WITH NYSDOT SUBBASE COURSE TYPE 2. COMPACTED TO 95% OF DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR ANALYSIS. -PROOF ROLLED SUBGRADE, OR COMPACTED SELECT GRANULAR FILL (SEE NOTE NO. 5).

GEOTEXTILE MIRAFI 500X OR APPROVED EQUIVALENT

1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED "CURRENT VERSION", AND ALL ADDENDA THERE TO.

2. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 - SUBBASE COURSE OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS. 3. HOT MIX ASPHALT (HMA) PAVEMENT SHALL CONFORM WITH SECTION

400-HOT MIX ASPHALT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS. ALTHOUGH SECTION 400 IN ITS ENTIRETY IS REFERENCED, THE HOT MIX ASPHALT (HMA) PAVEMENT(S) SPECIFIED FOR THIS CONTRACT SHALL BE AS SPECIFIED UNDER SECTION 402-HOT MIX ASPHALT (HMA) PAVEMENTS.

4. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH SECTION 407-TACK COAT OF THE ABOVE REFERENCED NYSDOT

STANDARD SPECIFICATIONS. 5. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203-EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

6. PAVEMENT SECTION SHOWN IS PRELIMINARY. PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION, THE FINAL DESIGN OF THE PAVEMENT SECTION MUST BE PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER AND MUST BE BASED ON A CURRENT GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.

6. PAVEMENT SECTION DESIGN IS BASED ON THE GEOTECHNICAL REPORT PREPARED BY XXXXX DATED XX/XX/XX.

ALT. NOTE 6 FOR CD'S - {IF CLIENT DOES NOT PROVIDE OR WILL NOT AUTHORIZE PREPARATION OF A GEOTECHNICAL REPORT PRIOR TO ISSUANCE OF CD'S

6. PAVEMENT SECTION SHOWN IS PRELIMINARY. PRIOR TO CONSTRUCTION, SHOP DRAWINGS SHOWING THE FINAL DESIGN OF THE PAVEMENT SECTION MUST BE PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER AND SUBMITTED FOR REVIEW.



ALT. NOTE 6:

PAVEMENT SECTION DETAIL SCALE: NOT TO SCALE

**ISSUED FOR SITE PLAN REVIEW** 



WAPPINGER SUBARU

# SITE DETAILS



-FINISHED SURFACE IN ACCORDANCE

-DETECTABLE WARNING TAPE PER DIG SAFE

WITH PLAN & DETAILS.



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WAPPINGER SUBARU

# **STORM SEWER DETAILS**

1	(	
	designed	checked
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	date	scale
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**ISSUED FOR SITE PLAN REVIEW** 



1. THE TOTAL AREA OF DISTURBANCE PLANNED FOR THIS PROJECT IS LESS THAN 1 ACRE THEREFORE A SPDES GENERAL PERMIT (GP-0-20-001) IS NOT REQUIRED.

### CONSTRUCTION SEQUENCING NOTES

- PRIOR TO COMMENCING ANY CLEARING, GRUBBING, EARTHWORK ACTIVITIES, ETC.AT THE SITE, THE CONTRACTOR SHALL FLAG THE WORK LIMITS AND SHALL INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (I.E. SILT FENCES, TREE PROTECTION/BARRIER FENCES, STABILIZED CONSTRUCTION ENTRANCES, STORM DRAIN SEDIMENT FILTERS, DRAINAGE DITCH SEDIMENT FILTERS, ETC.) INDICATED ON THE PROJECT DRAWINGS. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE CONSTRUCTED, STABILIZED, AND
- FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THEIR TRIBUTARY AREAS. 2. THE CONTRACTOR SHALL CLEAR AND GRUB THE AREA OF THE STORMWATER MANAGEMENT FACILITIES. THIS AREA SHALL NOT EXCEED FIVE (5) ACRES IN
- EXTENT WITHOUT TEMPORARY STABILIZATION. 3. PRIOR TO COMMENCING CLEARING, GRUBBING AND/OR EARTHWORK ACTIVITIES IN ANY OTHER AREA OF THE SITE, THE CONTRACTOR SHALL INSTALL INLET AND OUTLET PROTECTION MEASURES (RIPRAP OVERFLOW WEIR(S), CULVERT INLET/OUTLET PROTECTION, ETC.) AND SHALL STABILIZE THE AREAS DISTURBED
- DURING THE CONSTRUCTION OF THE SEDIMENT BASIN. 4 THE CONTRACTOR SHALL INSTALL TEMPORARY DIVERSION MEASURES WITH ASSOCIATED STABILIZATION MEASURES (I.E., VEGETATIVE COVER, DRAINAGE DITCH SEDIMENT FILTERS, STORM DRAIN SEDIMENT FILTERS, ETC.)TO ASSURE THAT STORMWATER RUNOFF IS CONVEYED TO THE TEMPORARY SEDIMENT BASIN. 5. TEMPORARY DIVERSION MEASURES SHALL BE LOCATED IN A MANNER THAT WILL
- ASSURE THAT THE AREA TRIBUTARY TO EACH DIVERSION DOES NOT EXCEED FIVE (5) ACRES. THESE TEMPORARY DIVERSION MEASURES SHALL BE INSPECTED DAILY AND REPAIRED/STABILIZED AS NECESSARY TO MINIMIZE EROSION. 6. THE CONTRACTOR SHALL COMMENCE SITE CONSTRUCTION ACTIVITIES INCLUDING
- CLEARING & GRADING OF THE PROPOSED AREA OF DISTURBANCE AS REQUIRED. 7. INSTALL PROTECTIVE MEASURES AT THE LOCATIONS OF ALL GRATE INLETS, CURB INLETS, AND AT THE ENDS OF ALL EXPOSED STORM SEWER PIPES.
- 8. CONSTRUCT ALL UTILITIES, CURB AND GUTTER, GUTTER INLETS, AREA INLETS, AND STORM SEWER MANHOLES, AS SHOWN ON THE PLANS. INLET PROTECTION MAY BE REMOVED TEMPORARILY FOR THIS CONSTRUCTION. PLACE REQUIRED RIP-RAP AT LOCATIONS SHOWN ON THE PLANS.
- 9. FINALIZE PAVEMENT SUB-GRADE PREPARATION. 10. REMOVE PROTECTIVE MEASURES AROUND INLETS AND MANHOLES NO MORE THAN 24 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
- 11. INSTALL SUB-BASE MATERIAL AS REQUIRED FOR PAVEMENT. 12. PRIOR TO FINALIZING CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY, ALL CATCH BASINS AND DRAINAGE LINES SHALL BE CLEANED OF ALL
- SILT AND SEDIMENT. 13. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND IMMEDIATELY ESTABLISH PERMANENT VEGETATION ON THE AREAS DISTURBED DURING THEIR REMOVAL.

### **EROSION AND SEDIMENT CONTROL MEASURES:** DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION

- SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES. 2. AS MUCH AS IS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED. FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF
- THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS. 3. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND
- DURATION OF SOIL DISRUPTION. 4. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.

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ORIGINAL SCALE IN INCHES ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL, THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES: PERMANENT AND TEMPORARY VEGETATION: INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE: INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE.

SILT FENCE: INSPECT FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

SOIL STOCKPILE: INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE OR HAY BALE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MÁKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANYWAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCK PILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED

DUST CONTROL: SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED ÁREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFE AND EROSION PROBLEMS.

CHECK DAM: INSPECT CHECK DAMS EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. IF SIGNIFICANT EROSION HAS OCCURRED BETWEEN STRUCTURES A LINER OF STONE OR OTHER SUITABLE MATERIAL SHOULD BE INSTALLED IN THAT PORTION OF THE CHANNEL. REMOVE SEDIMENT ACCUMULATED BEHIND THE DAM AS NEEDED TO ALLOW CHANNEL TO DRAIN THROUGH THE STONE CHECK DAM AND PREVENT LARGE FLOWS FROM CARRYING SEDIMENT OVER THE DAM. REPLACE STONES AS NEEDED TO MAINTAIN THE DESIGN CROSS SECTION OF THE STRUCTURES. REMOVE CHECK DAMS AS PER APPROVAL OF ENGINEER.

EROSION CONTROL BLANKET: INSPECT THE BLANKET EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. REPLACE WIRE STAPLES AS REQUIRED. REPAIR AND RESEED WHERE CRACKS AND DAMAGED VEGETATION IS EVIDENT. WHEN DAMAGED BEYOND REPAIR OR NO LONGER FUNCTIONING, THE BLANKET SHALL BE REPLACED.

INSPECT ALL EARTH DIKES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION SHALL BE REPAIRED IMMEDIATELY.

TEMPORARY SWALE: INSPECT ALL EARTH DIKES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION SHALL BE REPAIRED IMMEDIATELY.

SEDIMENT TRAP: INSPECT ALL SEDIMENT TRAPS EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. REPAIRS SHALL BE MADE AS NEEDED. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO THE ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO 1/2 OF THE DESIGN DEPTH OF THE TRAP.

STORM DRAIN INLET PROTECTION: INSPECT ALL STORM DRAIN INLET PROTECTION DEVICES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE REPAIRS AS NEEDED, REMOVE SEDIMENT FROM THE POOL ARFA AS NECESSARY.

REQUIRED) - INSPECT DAILY DURING OPERATION FOR CLOGGING OR OVERFLOW. ÈLEAR INLET AND DISCHARGE PIPES OF OBSTRUCTIONS. IF A FILTER MATERIAL BECOMES CLOGGED WITH SEDIMENT, PIT SHALL BE DISMANTLED AND CONSTRUCT NEW PITS AS NEEDED.

SNOW AND ICE CONTROL: PARKING LOTS, ROADWAYS, AND DRIVEWAYS ADJACENT TO WATER QUALITY FILTERS SHALL NOT BE SANDED DURING SNOW EVENTS DUE TO HIGH POTENTIAL FOR CLOGGING FROM SAND IN SURFACE WATER RUNOFF. USE SALT ONLY FOR SNOW AND ICE CONTROL.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

<u>DEWATERING PITS:</u>

- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", NOVEMBER 2016. 2. EXCESS SOIL TO BE STOCKPILED WITHIN THE LIMITS OF SITE DISTURBANCE IF NOT
- USED IMMEDIATELY FOR GRADING PURPOSES. INSTALL SILT FENCE AROUND SOIL STOCKPILES.
- 3. APPLY SURFACE STABILIZATION AND RESTORATION MEASURES. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS DELAYED, SUSPENDED, OR INCOMPLETE AND WILL NOT BE REDISTURBED FOR 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED. (SEE SPECIFICATIONS FOR TEMPORARY VEGETATIVE COVER). AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS COMPLETE AND WILL NOT BE REDISTURBED SHALL BE STABILIZED AND RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. (SEE SPECIFICATIONS FOR PERMANENT VEGETATIVE COVER). SEEDING FOR PERMANENT VEGETATIVE COVER SHALL BE WITHIN THE SEASONAL LIMITATIONS. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE
- PERMITTED SEEDING PERIODS. 4. SEEDED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS. 5. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF
- ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION. 6. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED
- SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER. 7. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

TOPSOIL SPECIFICATIONS:

- FXISTING EXCESS TOPSOIL SHALL BE REMOVED AND STORED IN TOPSOIL STOCKPILES SUFFICIENTLY REMOVED FROM OTHER EXCAVATION OR DISTURBANCE TO AVOID MIXING. SILT FENCE SHALL BE INSTALLED AROUND TOPSOIL STOCKPILE AREAS.
- TE PREPARATION
- COMPLETE ROUGH GRADING AND FINAL GRADE, ALLOWING FOR DEPTH OF TOPSOIL TO BE ADDED. SCARIFY ALL COMPACT, SLOWLY PERMEABLE, MEDIUM AND FINE TEXTURED SUBSOIL AREAS. SCARIFY AT APPROXIMATELY RIGHT ANGLES TO THE SLOPE DIRECTION IN SOIL AREAS THAT ARE
- STEEPER THAN 5%. 3. REMOVE REFUSE, WOODY PLANT PARTS, STONES OVER 3 INCHES IN DIAMETER, AND OTHER LITTER.

TOPSOIL MATERIALS:

- NEW TOPSOIL SHALL BE BETTER THAN OR EQUAL TO THE QUALITY OF THE EXISTING ADJACENT TOPSOIL. IT SHALL MEET THE FOLLOWING CRITERIA: A. ORIGINAL LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE,
- WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL B. CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION
- OF A SAMPLING PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°C. C. CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE
- SAMPLE WHICH PASSES A 1/4" SIEVE. D. CONTAINING THE FOLLOWING WASHED GRADATIONS:
- SIEVE DESIGNATION % PASSING
- 1/4" 97-100 NO 200 20-60

APPLICATION AND GRADING:

TOPSOIL SHALL BE DISTRIBUTED TO A UNIFORM DEPTH OF 4" OVER THE AREA. IT SHALL NOT BE PLACED WHEN IT IS PARTLY FROZEN, MUDDY, OR ON FROZEN SLOPES OR OVER ICE, SNOW, OR STANDING WATER.

2. TOPSOIL PLACED AND GRADED ON SLOPES STEEPER THAN 5% SHALL BE PROMPTLY FERTILIZED, SEEDED, MULCHED AND STABILIZED BY "TRACKING" WITH SUITABLE EQUIPMENT.

**VEGETATIVE COVER SPECIFICATIONS:** TEMPORARY VEGETATIVE COVER (DURING CONSTRUCTION):

- SITE PREPARATION (SAME AS PERMANENT VEGETATIVE COVER)
- SEED MIX: (APPLY AT RATE OF 3 TO 4 LBS PER 1000 SF) AMOUNT BY: MINIMUM %
- SPECIES OR VARIETY
   PURITY
   GERMINATION

   ANNUAL RYEGRASS
   98%
   90%
   WEIGHT 100%
- 3. SEEDING (SAME AS PERMANENT VEGETATIVE COVER)

PERMANENT VEGETATIVE COVER (AFTER CONSTRUCTION):

- . SITE PREPARATION A. BRING AREA TO BE SEEDED TO REQUIRED GRADE. A MINIMUM OF 4" OF TOPSOIL IS
- REQUIRED. PREPARE SEEDBED BY LOOSENING SOIL TO A DEPTH OF 4 INCHES.
- REMOVE ALL STONES OVER 1 INCH IN DIAMETER, STICKS AND FOREIGN MATTER FROM THE SURFACE.
- LIME TO PH OF 6.5. FERTILIZER: USE 5-10-5 (NPK) OR EQUIVALENT. APPLY AT RATE OF 4 LBS/1000 SF. INCORPORATE LIME AND FERTILIZER IN THE TOP 4 INCHES OF TOPSOIL. SMOOTH AND FIRM THE SEEDBED.
- 2. SEED MIXTURE FOR USE ON LAWN AREAS: PROVIDE FRESH, CLEAN, NEW-CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS.

LAWN SEED MIX: (APPLY AT RATE OF 5 TO 6 LBS PER 1000 SF)

SUN AND PARTIAL SHADE:

UUN	I BY:	MINIMUM %			
GHT	SPECIES OR VARIETY	PURITY	GERMINATION		
76	KENTUCKY BLUE GRASS*	95%	80%		
76	PERENNIAL RYE	98%	90%		
<u>7</u>	CREEPING RED FESCUE	97 <b>%</b>	85%		
)%					

*MINIMUM 2 (EQUAL PROPORTIONS) VARIETIES AS LISTED IN CORNELL RECOMMENDATIONS FOR TURFGRASS.

AMOUNT BY: WEIGHT SPECIES OR VARIETY 25% KENTUCKY BLUE GRASS** 20% PERENNIAL RYE

MINIMUM % PURITY GERMINATION 95% 80% 98% 90% 97% 85% 97% 85%

**SHADE TOLERANT VARIETY

35% CREEPING RED FESCUE

20% CHEWINGS RED FESCUE

- A. APPLY SEED UNIFORMLY BY CYCLONE SEEDER CULTI-PACKER OR HYDRO-SEEDER AT RATE INDICATED. B. ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING
- METHODS: i. A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS /ACRE MIN., TO BE APPLIED ONCE SEEDING IS COMPLETE.
- WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY HYDROSEEDER AT RATE OF 2,000 LBS/ACRE C. ALL SEÉDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE
- MESH OR APPROVED EQUAL IRRIGATE TO FULLY SATURATE SOIL LAYER, BUT NOT TO DISLODGE PLANTING SOIL. UNLESS OTHERWISE DIRECTED IN WRITING, SEED FROM MARCH 15TH TO JUNE 15TH, AND

FROM AUGUST 15TH TO OCTOBER 15TH.

COMPACTION REQUIREMENTS

LOCATION	COMPACTION	TESTING FREQUENCY		
PIPE TRENCH BACKFILL (IN PAVED AREAS)	95% ASTM D1557	1 SERIES OF TESTS FOR EACH 150 FT OR LESS OF TRENCH LENGTH. SERIES INCLUDE 3 COMPACTION TESTS SPREAD EVENLY ALONG TRENCH PROFILE.		
PIPE TRENCH BACKFILL (IN UNPAVED AREAS)	90% ASTM D1557	1 SERIES OF TESTS FOR EACH 150 LF OR LESS OF TRENCH LENGTH. SERIES INCLUDE 3 COMPACTION TESTS SPREAD EVENLY ALONG TRENCH PROFILE.		
PIPE BEDDING AND PIPE ZONE BACKFILL	95% ASTM D1557	1 TEST FOR EACH 150 FT OR LESS OF TRENCH LENGTH.		
PAVEMENT SUBBASE AND LAST LIFT OF SELECT GRANULAR FILL (FILL BETWEEN SHEET PILES)	95% ASTM D1557	1 TEST FOR EVERY 2,000 SQ FT, OF LIFT AREA BUT NO FEWER THAN TWO TESTS PER LIFT		

$\overline{)}$	CHAZEN ENGINEERING, LAND SURVEYING, LANDSCAPE ARCHITECTURE & GEOLOGY CO., D.P.C.					
	Companies.com	<u>Hudson Valley Office</u> 21 Fox Street Poughkeepsie, New York 12601	<ul> <li>Office Locations</li> <li>Glens Falls, NY</li> <li>Latham, NY</li> <li>Poughkeepsie, NY</li> <li>White Plains, NY</li> <li>New York City, NY</li> </ul>			
	(888) 539-9073			rev.	date	descripti

**ISSUED FOR SITE PLAN REVIEW** 

WAPPINGER SUBARU

**EROSION AND SEDIMENT CONTROL NOTES** 

signed |checked KB CPL scale 2/07/22 AS SHOW oiect no 82136.0 et no C551