

GENERAL SITE WORK NOTES

- The architect shall not be responsible for the supervision of the construction.
- No changes shall be made to these plans except as per NYS law chapter 567.
- All work and materials shall comply with all applicable codes, including but not limited to AEC, AISC, IBC, NYS Building Code, Zoning and any local laws and ordinances.
- All conditions, locations and dimensions shall be field verified and the architect shall be notified immediately of any discrepancies.
- All changes made to the plans shall be approved by the architect and any such changes shall be filed as amendments to the original building permit.
- The contractor shall supervise and direct the work using his best skill and attention. They shall be solely responsible for all construction means, methods, techniques, sequences and procedures. They shall be responsible for coordinating all portions of the work under the contract.
- The contractor shall be responsible to the owner for the acts and omissions of his employees, subcontractors and their agents and employees, and other persons performing any of the work under a contract written or otherwise with the contractor.
- Safety during construction shall be the responsibility of the contractor and shall conform to all local, state and federal agencies in effect during the period of construction.
- The contractor and his subcontractors shall make application to receive all necessary permits to perform the work under contract. The contractor and his subcontractors shall be licensed to do all work as required by the local, county, state and federal agencies which may have jurisdiction over those trades. The owner shall be presented with copies of all licenses and insurance certificates.
- Final grading around the building area shall slope away from the structure.
- All within dimensions on the drawings shall take precedence over any stated dimensions.
- Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work. Protection must be provided for footings, foundations, party walls, chimneys, skylights and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition activities.
- The person making or causing an excavation to be made shall provide written notice to the owners of adjoining buildings advising them that the excavation is to be made and that the adjoining building should be protected. The notification shall be delivered no less than 10 days prior to the scheduled starting date of the excavation.
- The contractor hired to perform the work shall be endorsed to the name of Philip Holub, AIA as additionally insured on all policies and hold harmless documents, and shall stipulate that this insurance is primary, and that any other insurance or self-insurance maintained by Philip Holub and Datum Architecture PLLC.
- The contractor shall notify all utilities 72 hours prior to the start of his operations and shall comply with all the NYS Industrial Code Rule 753 dig safe regulations.
- The contractor shall contact dig safe NY 811 and have all utilities in the area marked out prior to commencement of any hand digging or mechanized excavation.

INSTALLATION & MAINTENANCE OF EROSION CONTROL NOTES:

- Construction Schedule:
Notify appropriate municipal agencies having jurisdiction over the project at least 5 days prior to starting work.
- Erosion & Sedimentation Control:
Shall be in general conformance with NYSEEC "New York Standards and Specifications for Erosion and Sediment Control".
- Silt fence placed along limits of disturbance.
 - Dust control, wetting of surfaces to prevent blowing of dust and roadway cleaning as appropriate.
 - Construction entrances will be stabilized and prevent mud from tracking on roadways from construction vehicles.
 - Use of soil stockpiles and straw bales as appropriate.
- Erosion Control Measures:
Install all erosion control measures prior to start of construction. Call for inspection from the appropriate municipal agency having jurisdiction at least 2 days prior to finish.
- Inspection by Municipality - Maintenance to be performed during all phases of construction:
After any rain causing runoff, contractor shall inspect silt fences, etc. and remove any excessive sediment and inspect stockpiles and correct any problems with seed establishment. Inspections shall be documented in writing and submitted to the appropriate municipal agency having jurisdiction.
- Inspection by Municipality - Final Grading
Remove unneeded subgrade from the site. Call for inspection from the appropriate municipal agency having jurisdiction at least 2 days prior to finishing work.
- Inspection by Municipality - Landscaping
Spread topsoil evenly over areas to be seeded. Hand rake level. Broadcast 1.25 lb bag of Jonathan Green "Fastgrow" mix or equivalent over area to be seeded. Apply straw mulch and water within 2 days of completion of topsoiling. Call for inspection from the appropriate municipal agency having jurisdiction at least 2 days prior to finish.
- Inspection by Municipality - Final Landscaping
Grass should be established. Call for inspection from the appropriate municipal agency having jurisdiction at least 2 days prior to finish.
- Inspection by Municipality - Final Inspection
All erosion control measures removed and grass established. Call for inspection from the appropriate municipal agency having jurisdiction at least 2 days prior to finish.

TOWN OF WAPPINGERS FALLS SITE WORK NOTES

- RETAINING WALL NOTES:**
- All work regarding the footing/foundation for all site related retaining walls shall remain accessible and exposed until inspected by the Building/Engineering Division. The Building/Engineering Division shall be notified at least 48 hours in advance in order to schedule a footing/foundation inspection.
 - The retaining wall and/or foundations, as shown herein, has been designed to meet and/or exceed the minimum factors of safety for sliding, overturning and settlement.
 - At completion, the applicant's architect or engineer shall submit a "Certificate of Construction Compliance" and "As-Built Section" certifying that the retaining wall as constructed meets all factors of safety for sliding, overturning and settlement in accordance to the approved plans on file with the Building and Engineering Department.
- GENERAL WORK NOTES:**
- The owner of the property acknowledges that the Town of Wappingers Falls and other agencies having jurisdiction shall have the right to enter the property at reasonable times and in a reasonable manner for purposes of inspection.
 - Each contractor who will be involved in a land development activity must have proof that he/she has received training and/or certification in proper erosion and sedimentation control practices.
 - Upon completion of the project, the applicant's architect/engineer shall submit a "Certificate of Construction Compliance" and "As-Built Section" certifying that the retaining wall as constructed meets all factors of safety for sliding, overturning and settlement in accordance to the approved plans on file with the Building and Engineering Department.
 - Upon completion of the project an As-Built Site Plan will be submitted showing all improvements including the location of all stormwater structures and associated piping, patios, driveway improvements, etc.
- FILL NOTES:**
For each truck delivering fill to the above-mentioned site, a Manifest shall be submitted and signed by the owner and/or engineer indicating the following:
- Delivery date
 - Origin of fill
 - Type of fill
 - Certification by a New York State Licensed Professional Engineer that the fill delivered is in compliance with paragraph 360-7.1(b)(1) of 6 NYCRR Part 360 - Solid Waste Management.
- Note: If the fill material, as determined by the Town of New Castle, is considered to be non-exempt material as per paragraph 360-7.1(b)(1) of 6 NYCRR Part 360 - Solid Waste Management then the property owner and/or engineer may be required to perform and/or submit additional information.*

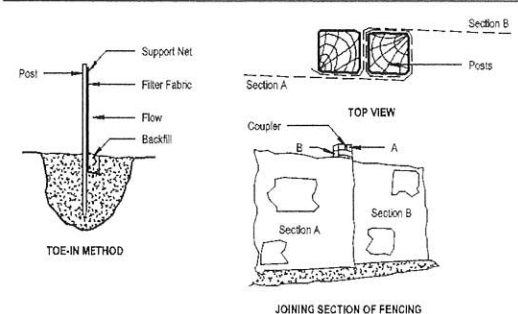
Zoning Information

Zoning information as it relates to the scope of work of this project, defined on T-000.

ZONING - R40 - Town of Wappingers Falls NY				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	VARIANCE REQ.
Minimum lot area (acres)	40,000sf / 0.91 ac	50,520sf / 1.00 acres	No Change	No (a)
Minimum lot width (ft)	125'	180.41'	No Change	No (a)
Minimum lot depth (ft)	125'	257.48'	No Change	No (a)
Minimum lot frontage (ft)	50'	192.72'	No Change	No (a)
Minimum front yard setback (ft)	50'	-	94.96'	No
Minimum side yard setback (ft)	25'	-	25.20'	No
Minimum rear yard (ft)	50'	-	122.88'	No
Max. average principal building height (ft)	2.5 stories or 35'	-	2 story	No
Maximum building coverage (sq ft)	12% of lot area = 6,063 sf	-	1,849sf	No
Maximum floor area (sq ft)	.12 or	-	-	No

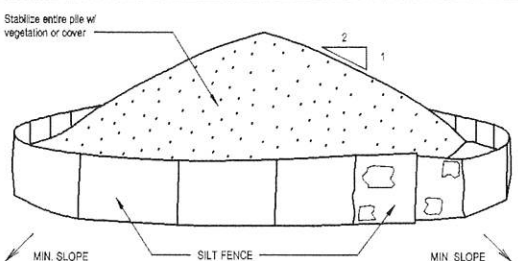
a. Not applicable to scope of work

Silt Fence



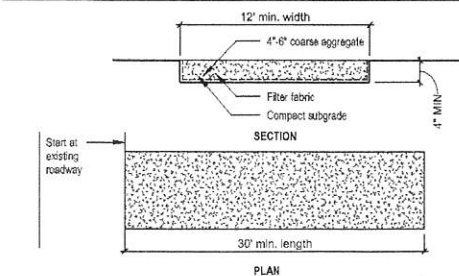
- Silt Fence Installation Notes:**
- Excavate a 4x4' Trench along the lower perimeter of the site.
 - Unroll a section at a time and position the posts against the back (downstream) wall of the trench, net side away from the direction of flow.
 - Post to be steel or type T or U hardwood.
 - Drive the posts into the ground until the netting is approximately 2" from the trench bottom.
 - Lay the toe-in fabric of the fabric onto the undisturbed bottom of the trench. Backfill the trench and tamp the soil. Steeper slopes exceeding 25 percent require and intercept trench and/or straw bales.
 - Join sections as shown above.
 - Fabric to be Filter X, Manaf 100x, Stablinika T140n or equivalent, Geofab and/or Envirofence prefabricated units also acceptable.
 - On slopes upto 8 percent, either silt fence or straw bales can be used.

Soil Stockpiling



- Soil Stockpiling Notes:**
- Areas chosen for stockpiling operations shall be dry and stable.
 - Soils or fill to be stockpiled on site during cutting and filling activities should be located on level portions of the site with a minimum of 50-75 foot setback from temporary drainage swales.
 - Maximum slope of stockpile shall be 1:2.
 - Upon completion of soil stockpiling, each pile shall be surrounded with either silt fencing or straw bales, then stabilized with vegetation or covered.
 - Stockpiles remaining in place for more than a week should be seeded and mulched, or covered with geotextile fabric surrounded by silt fence.
 - See specifications (this manual) for installation of silt fence.

Stabilized Construction Entrance



Stabilized Construction Entrance:

- Entry size will vary depending on site conditions and scope, where no driveway is present, entry should be at minimum a suitable scale for pedestrian walkway, 5' x 6'.
- Stone size - use 3" stone or reclaimed or recycled concrete equivalent. 1" suitable for walkway.
 - Length - as required, but no less than 30' min.
 - Thickness - no less than 4".
 - Width - 12' minimum but no less than the full width at points where ingress and egress would occur.
 - Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter cloth will not be required on a single family residence lot.
 - Surface water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical a mound berm with 5:1 slopes will be permitted.
 - Maintenance - The entrance shall be maintained in a condition which will avoid the tracking or flowing of sediment onto the public right of way. This may require top dressing with additional stone as conditions demand and repair and/or clean out of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public right of way must be moved 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 maintenance shall be provided after each rain as required.

SITE PLAN NOTE:
Site plan is based on survey completed by Charles Boulikas, LLS #049494 on August 17th, 2020. Additional topographic and wastewater treatment information based on drawings prepared by Thomas P. Cummings, PE.

Wastewater treatment information on this Site Plan provided for general reference only. For full scope of wastewater treatment information, ref. SDS-1 prepared by Cummings Engineering P.C.



New House

67 Forest View Wappingers Falls NY 15290

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Wappingers Falls NY 12590
845.853.3310

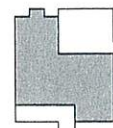
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Seal



Legal Disclaimer
It is a violation of the New York State Education Law 7209 for any person to alter a document that bears the seal of a professional architect or engineer, unless the person is acting under the direction of a licensed architect or engineer.

Key Plan



1 Building Permit Set 1.16.2023
No. Issue Name Date

Date 09/16/22 Project Number 2221

Scale As indicated

Sheet Title

Site Plan

Sheet No.

SD-100