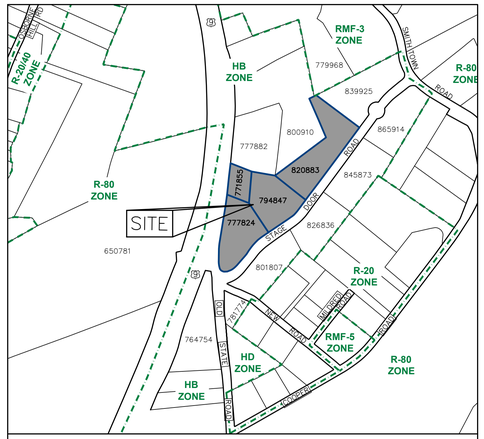


AREA MAP
1" = 400 FT.

ADJOINING PROPERTY OWNERS

13–5689–6156–02–779968 BIRCH DUTCHESS PARK, LLC 110 SIDNEY COURT YORKTOWN HEIGHTS, NY 10598	13–5689–6156–02–845873 DANIEL J SILVESTRI JR. 173 OLD ROUTE 9, STE. 1 FISHKILL, NY 12524	13–5689–6156–02–764754 NUSSBOKEL BROTHERS REALTY CO. 205 OLD ROUTE 9 FISHKILL, NY 12524
13–5689–6156–02–839925 DAHYABHAI PATEL 17 ECK ROAD WAPPINGERS FALLS, NY 12590	13–5689–6156–02–826836 SIGMA, LLC 312 TITUSVILLE ROAD, STE B POUGHKEEPSIE, NY 12603	13–5689–6156–02–777882 NY ORANGE COUNTY PROPERTY LLC 725 ROUTE 9 FISHKILL, NY 12524
13–5689–6156–02–865914 STAGE DOOR REALTY LLC 77 WATER STREET OSSINING, NY 10562	13–5689–6156–02–801807 LOMBARDI EQUITIES CO. 20 ECK ROAD WAPPINGERS FALLS, NY 12590	13–5689–6156–02–800910 BEACH REALTY OF WESTCHESTER 1070–1072 ROUTE 9 FISHKILL, NY 12524

SCHEDULE OF BULK REGULATIONS

DISTRICT: HB – HIGHWAY BUSINESS	REQUIRED	EXISTING (AFTER LOT CONSOLIDATION)	PROPOSED
MINIMUM LOT AREA	2 acres	7.40 acres	7.40 acres
MINIMUM LOT WIDTH	150 ft.	1,266 ft.	1,266 ft.
MINIMUM LOT DEPTH	200 ft.	319 ft.	319 ft.
MINIMUM STREET FRONTAGE	150 ft.	2,022 ft.	2,022 ft.
MINIMUM FRONT YARD FROM:			
COUNTY/ STATE HWY (U.S. RTE. 9)	75 ft.	*22.2 ft.	**25.9 ft.
CL OF OTHER STREET	75 ft.	*62.6 ft.	87.1 ft.
FRONT LOT LINE OF OTHER ST.	50 ft.	*22.4 ft.	50.0 ft.
MINIMUM SIDE YARD	10 ft.	176.4 ft.	111.0 ft.
MINIMUM REAR YARD	30 ft.	*23.5 ft.	30.0 ft.
MAXIMUM BUILDING HEIGHT	2.5 stories/35 ft.	2.5 stories/35 ft.	**3.0 stories/33 ft.
MAXIMUM BUILDING COVERAGE	25%	9.3%	20.6%
MAXIMUM FLOOR AREA RATIO	0.4	0.09	**0.5
MAXIMUM IMPERVIOUS SURFACE	75%	12%	55%
MINUMUM LANDSCAPED OPEN SPACE	25%	88%	45%

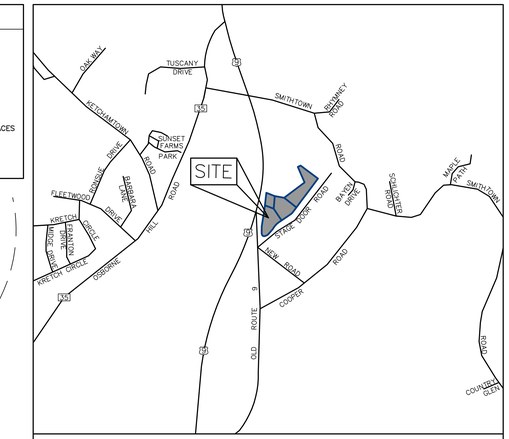
* PRE–EXISTING, NON–CONFORMING – VARIANCES GRANTED JANUARY 14, 1982
** VARIANCE REQUIRED

SCHEDULE OF PARKING REGULATIONS

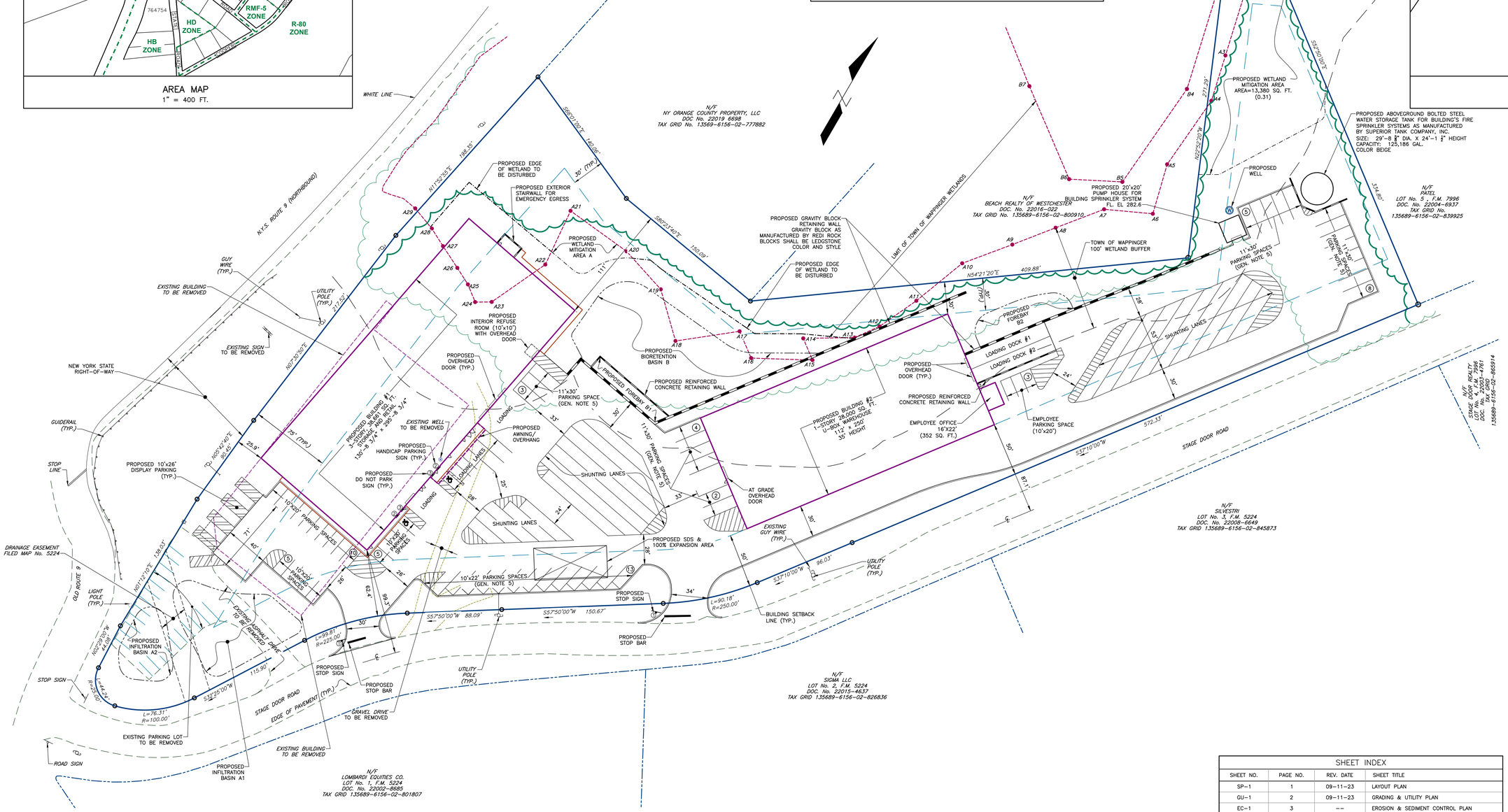
PARKING SPACES REQUIRED:

1,200 SELF STORAGE UNITS WITH ACCESSORY RETAIL & U–BOX STORAGE
(PER ITE PARKING GENERATION MANUAL
5TH EDITION LAND USE 151 (MINI–WAREHOUSE):
1.36 PARKING SPACE REQUIRED PER 100 STORAGE UNITS (WEEKDAY)
(1.36 X 1,200/100) = 16.3 SPACES
U–BOX DELIVERY DRIVERS WITH ACCESSORY 352 SQ. FT. OFFICE
2 DRIVERS = 2.0 SPACES
TOTAL REQUIRED: 18.3 = 19 SPACES

PARKING SPACE PROVIDED: 58 SPACES



LOCATION MAP
1" = 2,000 FT.



GENERAL NOTES

1. ALTERATION OF THIS PLAN BY ANY PERSON OTHER THAN A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209–2 OF THE NEW YORK STATE EDUCATION LAWS. ANY ALTERATIONS OF THIS PLAN BY A NYS LICENSED PROFESSIONAL ENGINEER SHALL BE SO NOTED AND DATED AND BE ACCOMPANIED BY THE SEAL AND SIGNATURE OF SUCH PROFESSIONAL ENGINEER.
2. BOUNDARY AND EXISTING TOPOGRAPHY IS TAKEN FROM A SURVEY ENTITLED "MAP OF SURVEY FOR LOT No. 6, 7 & 8 MONFORT & NESTLER SUBDIVISION AND THE LANDS OF BEVERLY HILLS DEVELOPMENT, INC. PREPARED BY ROBERT V. OSWALD, LAND SURVEYING AND DATED SEPTEMBER 22, 2022
3. AREA OF DISTURBANCE IS 6.77 Ac.
4. SHUNTING LANES PROVIDE FOR PULL–THROUGH/STAGED/STACKED PARKING OF RENTAL VEHICLES & TRAILERS.
5. PARKING SPACES ARE PROVIDED FOR RENTAL VEHICLES & TRAILERS.

INDIANA BAT MITIGATION MEASURE NOTES:

1. ALL TREE REMOVAL SHALL COMMENCE BETWEEN NOVEMBER 1 THROUGH MARCH 31. IF TREES ARE TO BE REMOVED BETWEEN APRIL 1 AND OCTOBER 31, AN EMERGENCE SURVEY SHALL BE PREPARED BY A QUALIFIED BIOLOGIST IN ACCORDANCE WITH THE U.S. FISH AND WILDLIFE SERVICE PUBLICATION "RANGE WIDE INDIANA BAT SURVEY GUIDELINES", APPENDIX E: PHASE 4 EMERGENCE SURVEYS DATED MARCH 2020, TO THE SATISFACTION OF THE NYSDEC PRIOR TO ANY TREE BEING FELLED.

PROPOSED BUILDING USE TABLE

USE	FLOOR	SQUARE FOOTAGE
BUILDING 1		
SELF–STORAGE	FLOOR 1 (BASEMENT)	38,661
	FLOOR 2 (AT GRADE)	35,661
	FLOOR 3	38,661
RETAIL/TRUCK & TRAILER RENTAL	FLOOR 2 (AT GRADE)	3,000
TOTAL BUILDING 1		115,983
BUILDING 2		
U–BOX RENTAL	FLOOR 1	28,000
EMPLOYEE OFFICES	FLOOR 1	352
TOTAL BUILDING 2		28,352

APPLICANT:
U–HAUL COMPANY OF LOWER HUDSON VALLEY
300 WINDSOR HIGHWAY
NEW WINDSOR, NY 12553

OWNER:
CONTRAIL, LLC
3 NANCY COURT, SUITE 4
WAPPINGERS FALLS, NY 12590

PROPERTY INFORMATION:
TAX ID No. 13–5689–6156–02–777824
AREA: 7.40 Ac.

ZONING DESIGNATIONS:
HB – HIGHWAY BUSINESS

SHEET INDEX

SHEET NO.	PAGE NO.	REV. DATE	SHEET TITLE
SP–1	1	09–11–23	LAYOUT PLAN
GU–1	2	09–11–23	GRADING & UTILITY PLAN
EC–1	3	––	EROSION & SEDIMENT CONTROL PLAN
LT–1	4	––	LIGHTING PLAN
LS–1	5	––	LANDSCAPING & WETLAND MITIGATION PLAN
D–1	6	09–11–23	DETAILS
D–2	7	––	DETAILS
TM–1	8	––	TRUCK MOVEMENT PLAN

TOWN OF WAPPINGER PLANNING BOARD APPROVAL

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WAPPINGER, NEW YORK, ON THE ____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.
SIGNED THIS _____ DAY OF _____, 20_____, BY

_____
CHAIRMAN

_____
SECRETARY

REVISIONS

DATE:	DESCRIPTION:
09–11–23	GENERAL REVISION PER TOWN COMMENTS

LEGEND

PROPERTY LINE
EXISTING R.O.W.
EXISTING EASEMENT
EXISTING UTILITY POLE
EXISTING SIGN
EXISTING WELL
PROPOSED WELL
EXISTING TREE LINE
PROPOSED TREE LINE
PROPOSED SIGN
PROPOSED RETAINING WALL
A18 EXISTING WETLAND FLAG
LIMITS OF TOWN OF WAPPINGER WETLAND
100' TOWN WETLAND BUFFER

OWNER'S CONSENT NOTE:

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS, AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

_____ OWNER
_____ DATE

POVALL ENGINEERING, PLLC

STATE OF NEW YORK · WILLIAM H. POVALL III · 075020-1 · LICENSED PROFESSIONAL ENGINEER

WILLIAM H. POVALL III, P.E.
N.Y.S.P.E. LICENSE #075020

3 NANCY COURT, SUITE 4
WAPPINGERS FALLS, NY 12590

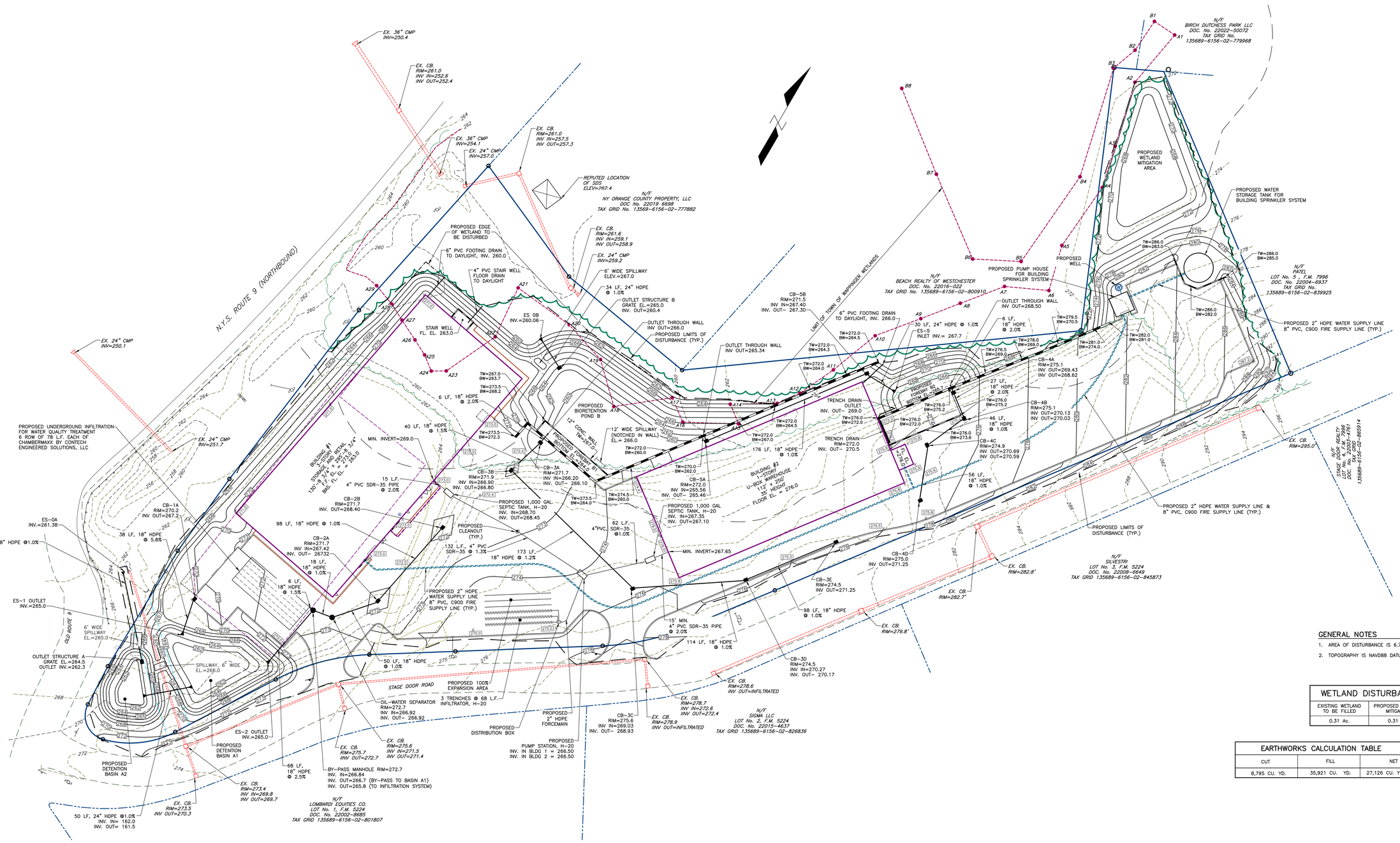
TEL.: (845) 897-8205
FAX: (845) 897-0042

SITE PLAN FOR U-HAUL, STAGE DOOR ROAD

LAYOUT PLAN

TOWN OF WAPPINGER — DUTCHESS COUNTY, NEW YORK

JOB #: 2221
DATE: 07-17 -23
SCALE: 1"=40'
SP-1
SHEET 1 OF 8



GENERAL NOTES

1. AREA OF DISTURBANCE IS 6.77 Ac.
2. TOPOGRAPHY IS NAVD88 DATUM

WETLAND DISTURBANCE	
EXISTING WETLAND TO BE FILLED	PROPOSED WETLAND MITIGATION
0.31 Ac.	0.31 Ac.

EARTHWORKS CALCULATION TABLE		
CUT	FILL	NET
8,795 CU. YD.	35,921 CU. YD.	27,126 CU. YD. (FILL)

REVISIONS

DATE:	DESCRIPTION:
09-11-23	GENERAL REVISIONS PER TOWN COMMENTS

LEGEND

PROPERTY LINE	EXISTING CATCH BASIN	PROPOSED CONTOUR	PROPOSED WATER LINE
ADJOINING PROPERTY LINE	EXISTING STORM DRAINAGE PIPE	PROPOSED SPOT ELEVATION	PROPOSED LIMITS OF DISTURBANCE
EXISTING EASEMENT	EXISTING TREE LINE	PROPOSED CATCH BASIN	
EXISTING UTILITY POLE	EXISTING WETLAND FLAG	PROPOSED END SECTION	
EXISTING CONTOUR	LIMITS OF TOWN OF WAPPINGER WETLAND	PROPOSED TREELINE	
EXISTING WELL	100' WETLAND BUFFER	PROPOSED WELL	

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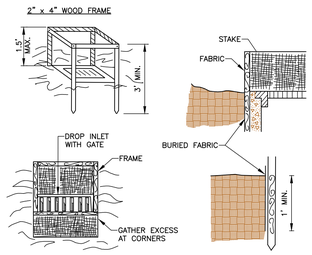
SITE PLAN FOR U-HAUL, STAGE DOOR ROAD

GRADING & UTILITY PLAN

TOWN OF WAPPINGER — DUTCHESS COUNTY, NEW YORK

JOB #: 2221
DATE: 07-17-23
SCALE: 1"=40'

GU-1
SHEET 2 OF 8



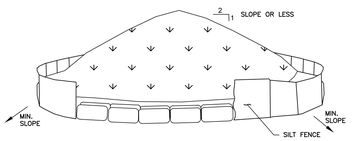
CONSTRUCTION SPECIFICATIONS:

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVERFLOW STABILITY.

MAXIMUM DRAINAGE AREA 1 ACRE.

FILTER FABRIC DROP INLET PROTECTION DETAIL

NOT TO SCALE

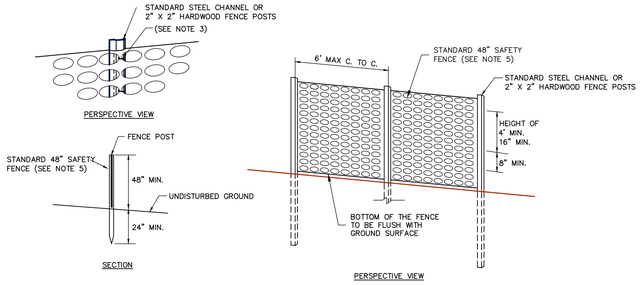


NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.
5. HAYBALES TO BE USED WHERE STOCKPILES ARE LOCATED ON PAVED AREAS.

TEMPORARY SOIL STOCKPILE

NOT TO SCALE

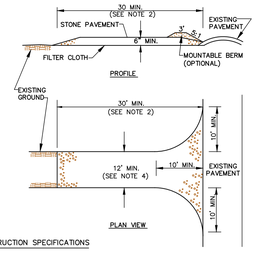


NOTES

1. SPACE SUPPORT POST AT 6' INTERVALS.
2. DRIVE POST 2' INTO THE GROUND.
3. FIRMLY FASTEN FENCE MATERIAL IN PLACE BY WIRING TO FENCE POST WHILE MAINTAINING TENSION ACROSS FULL HEIGHT OF FENCE. WIRING SHALL BE DONE IN A MANNER THAT WILL PREVENT SAGGING OF FENCE MATERIAL.
4. PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF FENCE INCLUDING REPAIRS AS NECESSARY AND REQUIRED.
5. PLASTIC FENCE SHALL BE INTERNATIONAL ORANGE COLOR, AS MANUFACTURED BY ADPI ENTERPRISES, INC. OR APPROVED EQUAL.

CONSTRUCTION FENCE

NOT TO SCALE

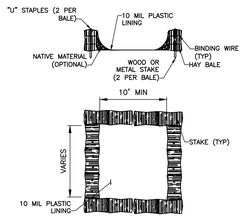


CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. 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.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAINFALL EVENT.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

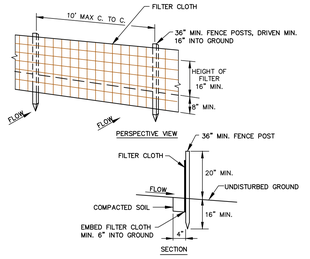


NOTES:

1. CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. REMOVE HARDEN CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
3. CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL.
4. LINERS, HAYBALES, ET.C SHALL BE INSPECTED FOR DAMAGE. ANY DAMAGE SHALL BE REPAIR PROMPTLY.

ABOVE GROUND TEMPORARY CONCRETE WASHOUT FACILITY

NOT TO SCALE



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

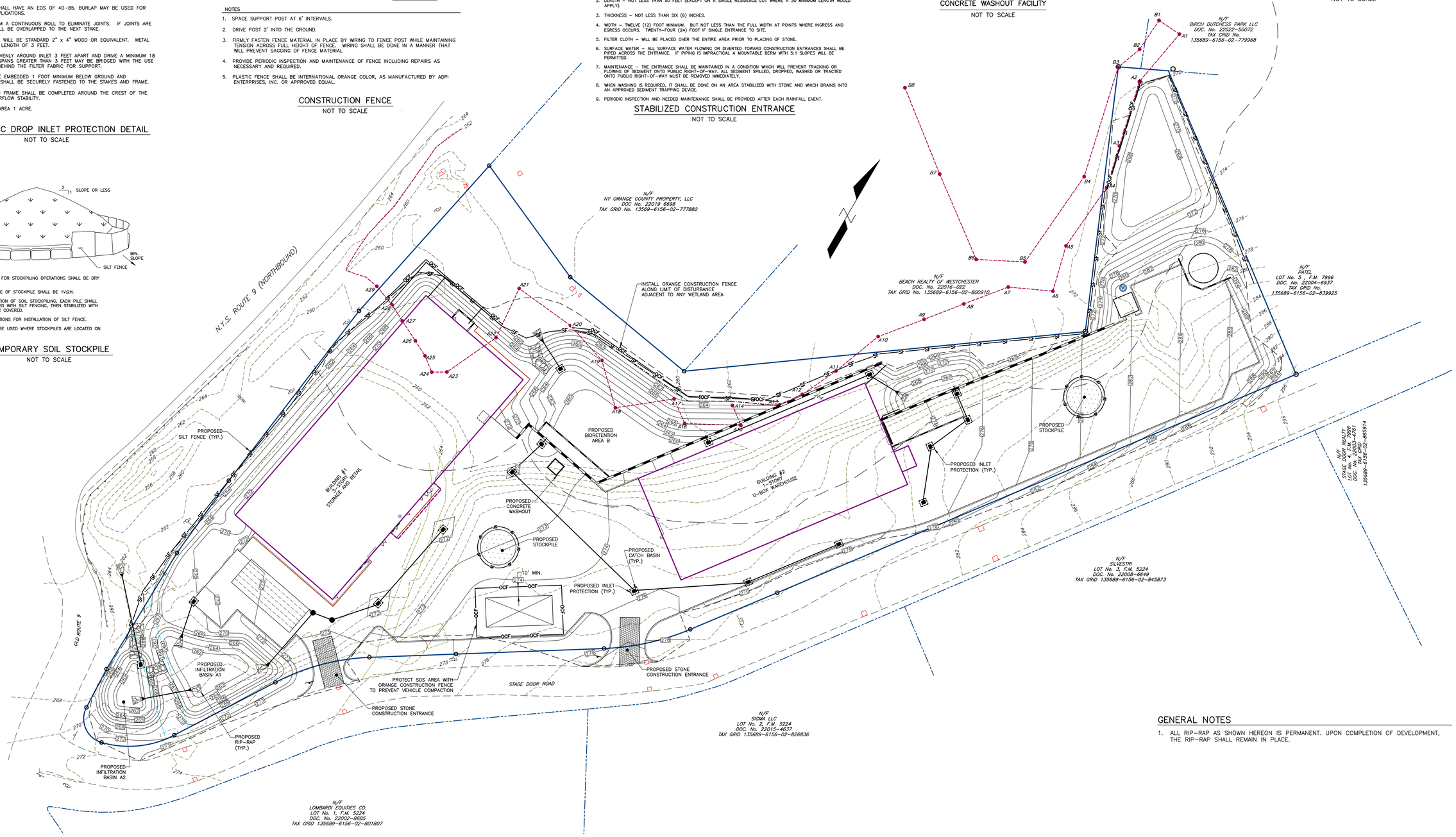
POSTS: STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD

FILTER CLOTH: FILTER X, MIRAFI 100X STABILINKA T140N OR APPROVED EQUAL

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.

SILT FENCE

NOT TO SCALE



GENERAL NOTES

1. ALL RIP-RAP AS SHOWN HEREON IS PERMANENT. UPON COMPLETION OF DEVELOPMENT, THE RIP-RAP SHALL REMAIN IN PLACE.

REVISIONS

DATE:	DESCRIPTION:

LEGEND

	PROPERTY LINE		EXISTING CATCH BASIN	260	PROPOSED CONTOUR
	ADJOINING PROPERTY LINE	A18	EXISTING WETLAND FLAG		PROPOSED CATCH BASIN
	EXISTING EASEMENT		LIMITS OF TOWN OF WAPPINGER WETLAND		PROPOSED END SECTION
	EXISTING UTILITY POLE		100' TOWN WETLAND BUFFER	OCF OCF	PROPOSED ORANGE CONSTRUCTION FENCE
140	EXISTING CONTOUR		PROPOSED WELL	SF SF	PROPOSED SILT FENCE
	EXISTING WELL				PROPOSED INLET PROTECTION

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SITE PLAN FOR U-HAUL, STAGE DOOR ROAD

EROSION & SEDIMENT CONTROL PLAN

TOWN OF WAPPINGER — DUTCHESS COUNTY, NEW YORK

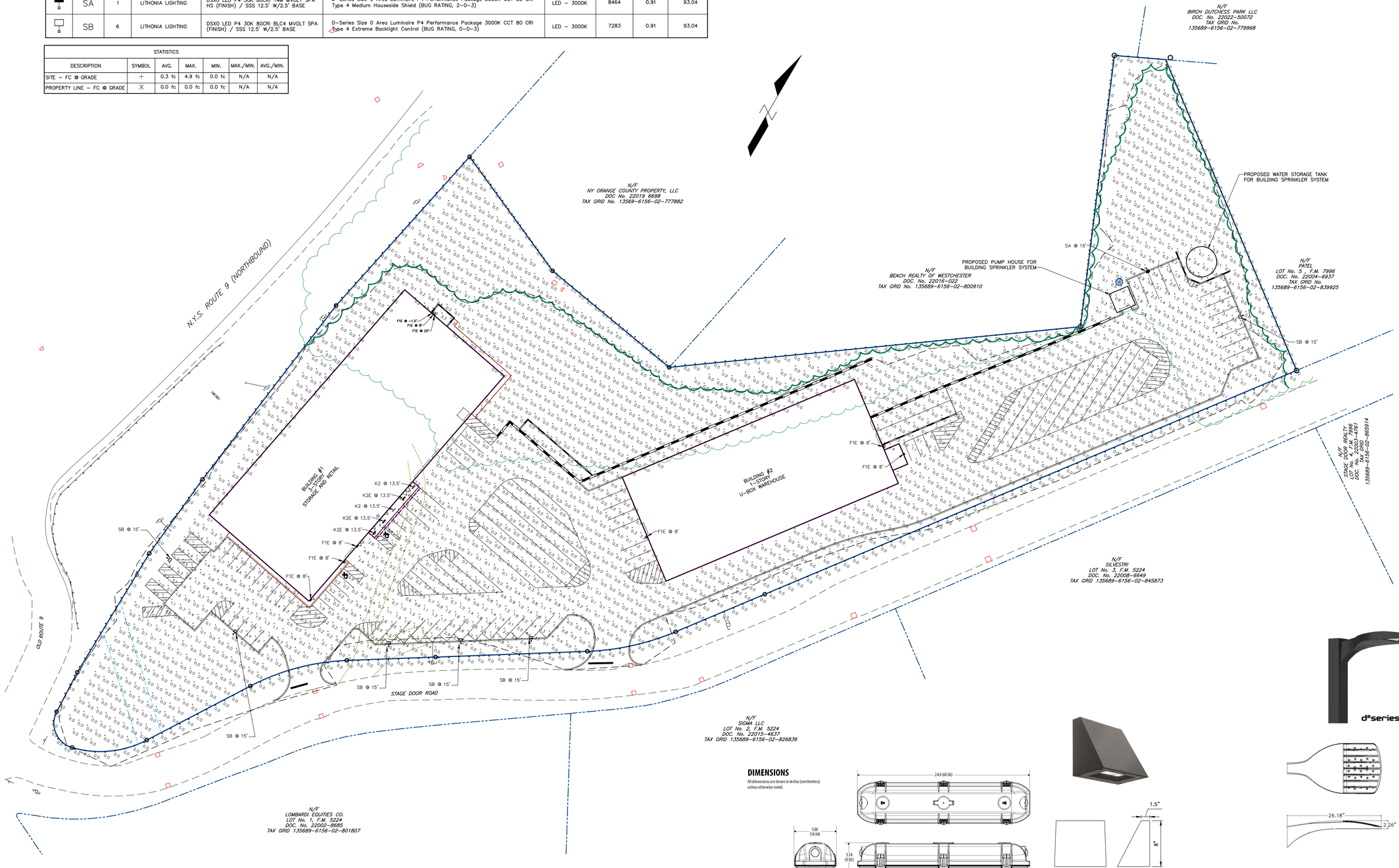
JOB #: 2221
DATE: 07-17-23
SCALE: 1"=40'

EC-1
SHEET 3 OF 8

PROPOSED LIGHTING INFORMATION

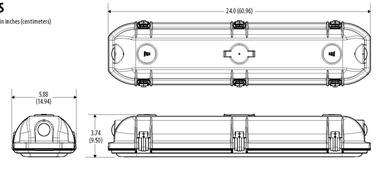
SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE
	F1E	9	LITHONIA LIGHTING	WDGE1 LED P1 30K 80CRI VW MVOLT SRM E4WH DDBXD	FULL CUT-OFF LED WALL-PACK LIGHT (BUG RATING, 1-0-0)	LED - 3000K	1163	0.95	10.0002
	K2	2	LITHONIA LIGHTING	DMW2 2000LM WD AFL MVOLT 30K 80CRI	4' LENGTH VAPORTITE (BUG RATING, 1-2-1)	LED - 3000K	2100	0.95	18.78
	K2E	3	LITHONIA LIGHTING	DMW2 2000LM WD AFL MVOLT 30K 80CRI E10WCP	4' LENGTH VAPORTITE W/EM BATTERY PACK (BUG RATING, 1-2-1)	LED - 3000K	2100	0.95	18.78
	SA	1	LITHONIA LIGHTING	DSX0 LED P4 30K 80CRI T4M MVOLT SPA HS (FINISH) / SSS 12.5' W/2.5' BASE	D-Series Size 0 Area Luminaire P4 Performance Package 3000K CCT 80 CRI Type 4 Medium Houseside Shield (BUG RATING, 2-0-3)	LED - 3000K	8464	0.91	93.04
	SB	6	LITHONIA LIGHTING	DSX0 LED P4 30K 80CRI BLC4 MVOLT SPA (FINISH) / SSS 12.5' W/2.5' BASE	D-Series Size 0 Area Luminaire P4 Performance Package 3000K CCT 80 CRI Type 4 Extreme Backlight Control (BUG RATING, 0-0-3)	LED - 3000K	7283	0.91	93.04

STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX./MIN.	AVG./MIN.
SITE - FC @ GRADE	+	0.3 fc	4.9 fc	0.0 fc	N/A	N/A
PROPERTY LINE - FC @ GRADE	X	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

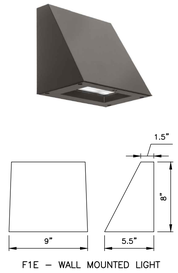


DIMENSIONS

All dimensions are shown in inches (centimeters) unless otherwise noted.

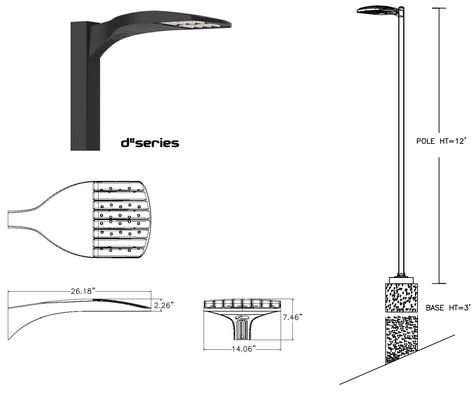


K2 & K2E - WALL MOUNTED LIGHT



F1E - WALL MOUNTED LIGHT

WALL MOUNTED LIGHTING DETAIL
NOT TO SCALE



POLE MOUNTED LIGHTING DETAIL
NOT TO SCALE

REVISIONS	
DATE:	DESCRIPTION:

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING UTILITY POLE
- 140 EXISTING CONTOUR
- EXISTING WELL
- EXISTING CATCH BASIN
- EXISTING TREE LINE
- PROPOSED TREELINE
- 260 PROPOSED CONTOUR
- PROPOSED LIGHT POLE FIXTURE
- PROPOSED WALL MOUNTED LIGHT FIXTURE

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3 NANCY COURT, SUITE 4
WAPPINGERS FALLS, NY 12590

TEL.: (845) 897-8205
FAX: (845) 897-0042

SITE PLAN FOR U-HAUL, STAGE DOOR ROAD

LIGHTING PLAN

TOWN OF WAPPINGER — DUTCHESS COUNTY, NEW YORK

JOB #:	2221
DATE:	07-17-23
SCALE:	1"=40'
	LT-1
	SHEET 4 OF 8

PLANTING SCHEDULE

SYMBOL		QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS
TREES						
	RM	18	RED MAPLE	ACER RUBRUM	3"–3 1/2" CAL.	B.& B.
	RO	15	RED OAK	QUERCUS RUBRA	3"–3 1/2" CAL.	B.& B.
	CP	9	CLEVELAND PEAR TREE	PYRUS CALLERYANA	2 1/2" CAL.	B.& B.
	BS	6	BLUE SPRUCE	PICEA PUNGENS	8–10 FT. HT.	B.& B.
	WP	6	EASTERN WHITE PINE	PINUS STROBUS	8–10 FT. HT.	B.& B.
SHRUBS						
	JH	45	BAR HARBOR JUNIPER	JUNIPERUS H. BAR HARBOR	15–18" SPD.	
	HM	25	ROSE OF SHARON	HIBISCUS S. MINERVA	2–3 FT.HT.	
	PS	24	CREEPING PHLOX	PHLOX SUBULATA	3 GAL. CONT.	
	PF	32	ABBOTSWOOD POTENTILLA	POTENTILLA FRUTICOSA	3 GAL. CONT.	

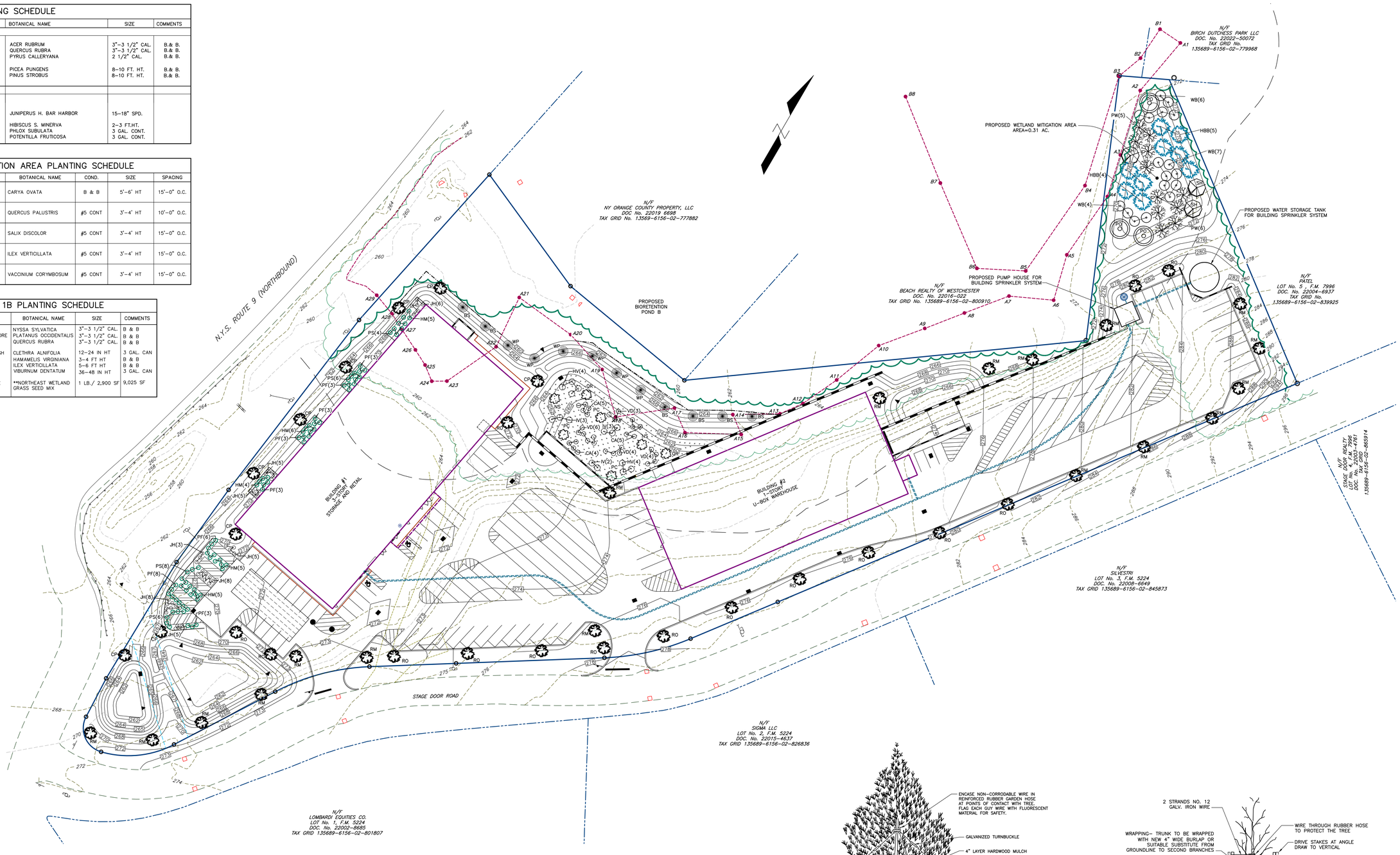
WETLAND MITIGATION AREA PLANTING SCHEDULE

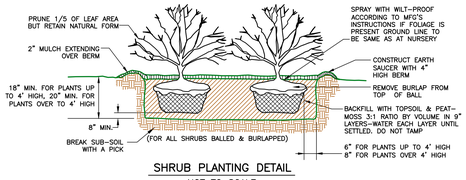
	SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	COND.	SIZE	SPACING
TREES	SH	3	SHAGBARK HICKORY	CARYA OVATA	B & B	5'–6' HT	15'–0" O.C.
TREES	PO	3	PIN OAK	QUERCUS PALUSTRIS	#5 CONT	3'–4' HT	10'–0" O.C.
SHRUBS	PW	11	PUSSY WILLOW	SALIX DISCOLOR	#5 CONT	3'–4' HT	15'–0" O.C.
SHRUBS	WB	13	WINTERBERRY	ILEX VERTICILLATA	#5 CONT	3'–4' HT	15'–0" O.C.
SHRUBS	HBB	9	HIGHBUSH BLUBERRY	VACCINIUM CORYMBOSUM	#5 CONT	3'–4' HT	15'–0" O.C.

BIORETENTION AREA 1B PLANTING SCHEDULE

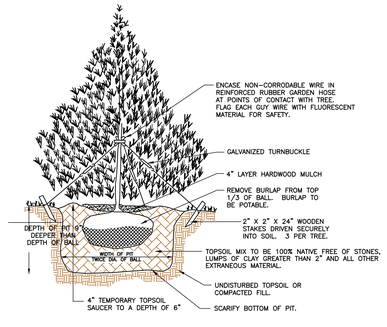
LOCATION/SYMBOL		QTY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS
SHRUB	NS	2	BLACKGUM	NYSSA SYLVATICA	3"–3 1/2" CAL.	B & B
	PC	3	AMERICAN SYCAMORE	PLATANUS OCCIDENTALIS	3"–3 1/2" CAL.	B & B
	QR	2	RED OAK	QUERCUS RUBRA	3"–3 1/2" CAL.	B & B
	CA	14	SWEET PEPPERBUSH	CLETHRA ALNIFOLIA	12–24 IN HT	3 GAL. CAN
	HV	7	WITCHHAZEL	HAMAMELIS VIRGINIANA	3–4 FT HT	B & B
	IV	8	WINTERBERRY	ILEX VERTICILLATA	5–6 FT HT	B & B
	VD	17	ARROWWOOD	VIBURNUM DENTATUM	36–48 IN HT	3 GAL. CAN
			MEADOW SEED MIX	**NORTHEAST WETLAND GRASS SEED MIX	1 LB./ 2,900 SF	9,025 SF

** SOURCE: SOUTHERN TIER CONSULTING
2701–A ROUTE 305, PO BOX 30
WEST CLARKSVILLE, NY 14786
PHONE: 585–968–3120



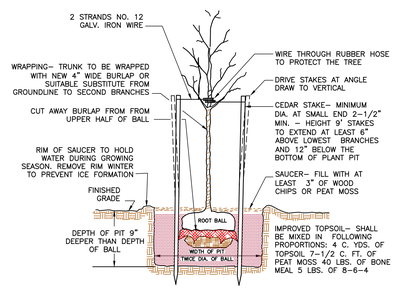


SHRUB PLANTING DETAIL
NOT TO SCALE



NOTES:
1. SET TREE 4" ABOVE FINISHED GRADE TO ALLOW FOR SETTLEMENT.
2. REMOVE DEAD AND DAMAGED BRANCHES BY PRUNING ACCORDING TO RECOGNIZED HORTICULTURAL PRACTICES. DO NOT CUT LEADER.

EVERGREEN PLANTING DETAIL
NOT TO SCALE



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

REVISIONS	
DATE:	DESCRIPTION:

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING UTILITY POLE
- 140 EXISTING CONTOUR
- EXISTING WELL
- EXISTING CATCH BASIN
- EXISTING TREE LINE
- A18 EXISTING WETLAND FLAG
- LIMITS OF TOWN OF WAPPINGER WETLAND
- 100' TOWN WETLAND BUFFER
- 260 PROPOSED CONTOUR
- 260 X PROPOSED SPOT ELEVATION
- PROPOSED CATCH BASIN
- PROPOSED TREELINE

POVALL ENGINEERING, PLLC

STATE OF NEW YORK — WILLIAM H. POVALL — 075020 — LICENSED PROFESSIONAL ENGINEER

WILLIAM H. POVALL III, P.E.
N.Y.S.P.E. LICENSE #075020

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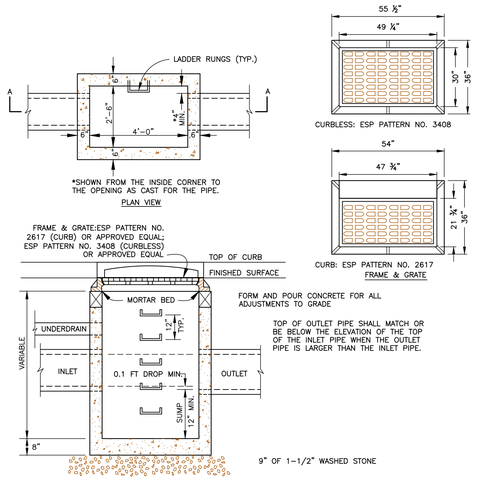
SITE PLAN FOR U-HAUL, STAGE DOOR ROAD
LANDSCAPING & WETLAND MITIGATION PLAN

TOWN OF WAPPINGER — DUTCHESS COUNTY, NEW YORK

JOB #:	2221
DATE:	07-17-23
SCALE:	1"=40'
	LS-1
	SHEET 5 OF 8

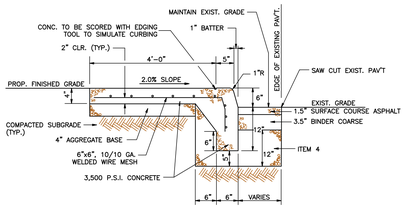


NOTES:

1. SEE GRADING AND UTILITY PLAN TO IDENTIFY CURB OR CURBLESS TYPE GRATES
2. PRECAST CATCH BASIN, FRAME, AND GRATE SHALL BE DESIGNED FOR H-20 LOADING.
3. PRECAST CONCRETE TOP WITH FRAME AND GRATE MAY NOT BE USED.
4. LADDER RUNGS SHALL BE STEEL REINFORCED POLYPROPYLENE PLASTIC STEPS IN CONFORMANCE WITH ASTM C-478, 12" TO BOTTOM.
5. ALL PIPES SHALL BE LAID OR CUT FLUSH WITH THE INSIDE OF THE CATCH BASIN WALL AND SHALL BE FIRMLY PARGED IN PLACE, BOTH INSIDE AND OUTSIDE.
6. BACKFILL SHALL BE SELECT FILL COMPACTED IN 6 " LIFTS.
7. PRECAST "KNOCKOUT" BASINS SHALL NOT BE USED.
8. IF A HOLE IS FIELD BROKEN INTO THE WALL, THE REMAINING WALL SHALL BE MINIMUM 4" FROM THE CORNER TO THE EDGE OF THE REMAINING CONCRETE. THE OPENING SHALL BE SEALED AND PARGED AFTER THE PIPE IS INSERTED. FURTHER THE 4" MINIMUM APPLIES TO A SKEWED PIPE ENTRANCE ALSO.
9. THERE SHALL BE NO SUMPS FOR OFF-ROAD CATCH BASINS.

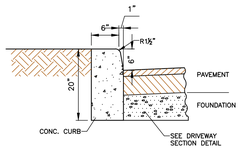
STANDARD PRECAST CONCRETE CATCH BASIN DETAIL

NOT TO SCALE



MONOLITHIC CONCRETE CURB & SIDEWALK DETAIL

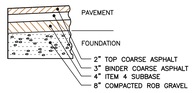
NOT TO SCALE



NOTES:
1. TO BE USED OUTSIDE OF THE NYSDOT PAVING LIMITS.

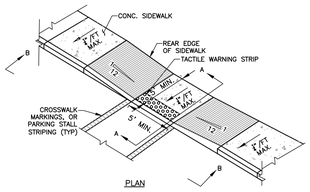
NON-MOUNTABLE CONCRETE CURB DETAIL

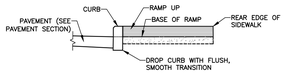
NOT TO SCALE

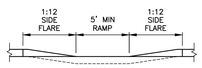


PAVEMENT SECTION DETAIL

NOT TO SCALE

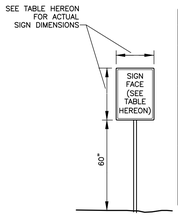






HANDICAP RAMP DETAIL

NOT TO SCALE

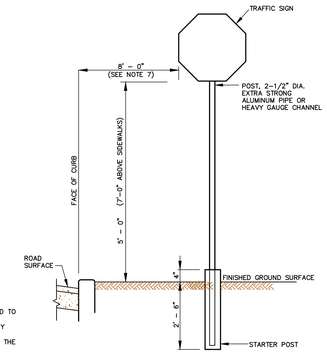


SIGN SCHEDULE					
SIGN NO.	SIGN FACE	MUTCD NUMBER	SIZE	BACKGROUND COLOR	LEGEND COLOR
1	STOP	R1-1	30"x30"	RED	WHITE
2	RESERVED PARKING	R7-8 (NO ARROWS)	9"x18"	WHITE	BLUE, GREEN
3	NO PARKING ANY TIME	R7-1 (NO ARROWS)	12"x18"	WHITE	RED

NOTES:
1. ALL SIGNS SHALL CONFORM TO THE NYSDOT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND TO THE "NYS SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
2. A MINIMUM OF TWO CROSS BRACES SHALL BE PROVIDED ON ALL SINGLE CHANNEL SIGNS HAVING ANY DIMENSION GREATER THAN 24 INCHES.
3. ALL SIGNS SHALL HAVE A MOUNTING HEIGHT OF 5'-0" TO THE BOTTOM OF THE SIGN AND 7'-0" TO THE BOTTOM OF THE SIGN ABOVE SIDEWALKS.
4. ALL SIGNS SHALL UTILIZE A CHANNEL-TYPE MOUNTING.
5. ALL SIGNS SHALL BE REFLECTORIZED.
6. FOR SIGN LOCATIONS SEE SITE PLAN SHEETS.
7. SETBACK FROM THE CURB CAN BE DECREASED WHEN THERE IS NO PEDESTRIAN TRAFFIC OR PARKED CARS.
8. THE SIGN SUPPORT SHALL COMPLY WITH THE BREAKAWAY REQUIREMENTS OF THE LATEST EDITION OF NYSDOT SPECIFICATIONS.

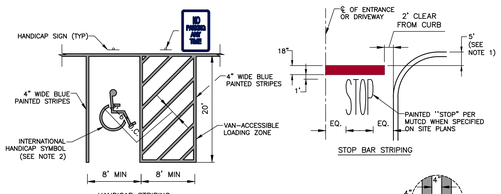
PROPOSED SIGN DETAIL

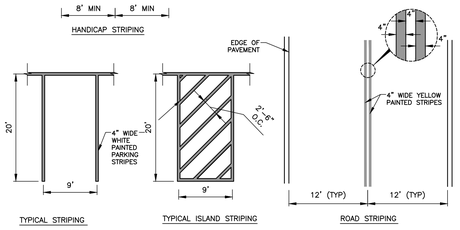
NOT TO SCALE



STOP SIGN DETAIL

NOT TO SCALE

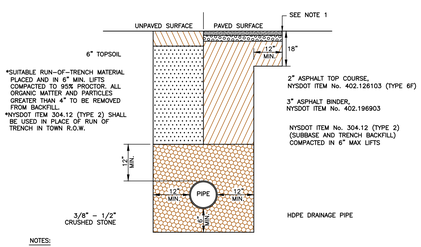




NOTES:
1. ALL DISTANCES SUBJECT TO CURRENT ZONING AND SITE REGULATIONS.
2. PAINTED HANDICAP SYMBOL TO BE IN ACCORDANCE WITH ADA STANDARDS.
3. STOP BAR SHALL BE PLACED A MINIMUM OF 4' IN ADVANCE OF THE NEAREST CROSSWALK LINE AT CONTROLLED INTERSECTIONS WITH CROSSWALKS.
4. STRIPING WORK SHALL BE REVIEWED AND ACCEPTED BY THE AUTHORITY HAVING JURISDICTION.

PAVEMENT MARKINGS DETAIL

NOT TO SCALE

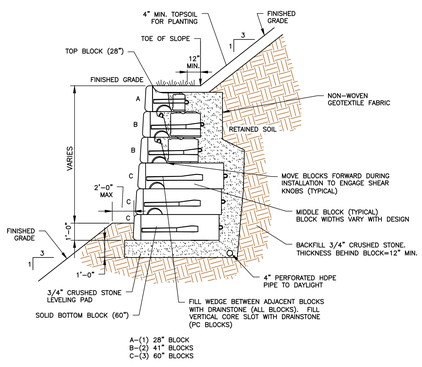


NOTES:

1. SAW CUT 12" MIN. FROM EDGE OF TRENCH IN ALL PAVED AREAS. EDGES OF SAW CUT SHALL BE SEALED WITH ASPHALT EMULSION PRIOR TO PAVING.
2. PAVEMENT SECTION IN AREAS OF NEW CONSTRUCTION SHALL CONFORM TO TYPICAL PAVEMENT SECTION.
3. WHEN PLACING FILL OR BACKFILL AROUND CULVERTS AND PIPES, LIFTS SHALL BE PLACED TO PROGRESSIVELY BURY THE PIPE OR CULVERT TO EQUAL DEPTHS ON BOTH SIDES.
4. BACKFILL MATERIAL UNDER PAVED AND UNPAVED SURFACES SHALL BE RUN-OF-TRENCH MATERIAL AND BE PLACED IN HORIZONTAL LIFTS NOT EXCEEDING 6 INCHES IN THICKNESS PRIOR TO COMPACTION. IF EXCAVATED MATERIAL IS UNSUITABLE FOR BACKFILLING, R.O.B GRAVEL SHALL BE USED. NO STONE GREATER THAN 4" INCHES IN SIZE SHALL BE PLACED IN TRENCH.
5. TRENCH EXCAVATION SHALL CONFORM TO AWWA STANDARDS AS WELL AS OSHA REQUIREMENTS.
6. IF UNSUITABLE MATERIAL IS FOUND AT BOTTOM OF TRENCH, AN APPROVED MEANS OF SUPPORTING THE PIPE SHALL BE IMPLEMENTED SUBJECT TO APPROVAL BY THE TOWN ENGINEER.
7. RUN-OF-TRENCH BACKFILL SHALL BE FREE FROM COBBLES, FROZEN SOIL OR ANY ORGANIC MATERIAL.
8. CRUSHED STONE SHALL BE INSTALLED IN 6" (MAXIMUM) LIFTS AND MECHANICALLY COMPACTED.

STORM DRAINAGE PIPE TRENCH DETAIL

NOT TO SCALE

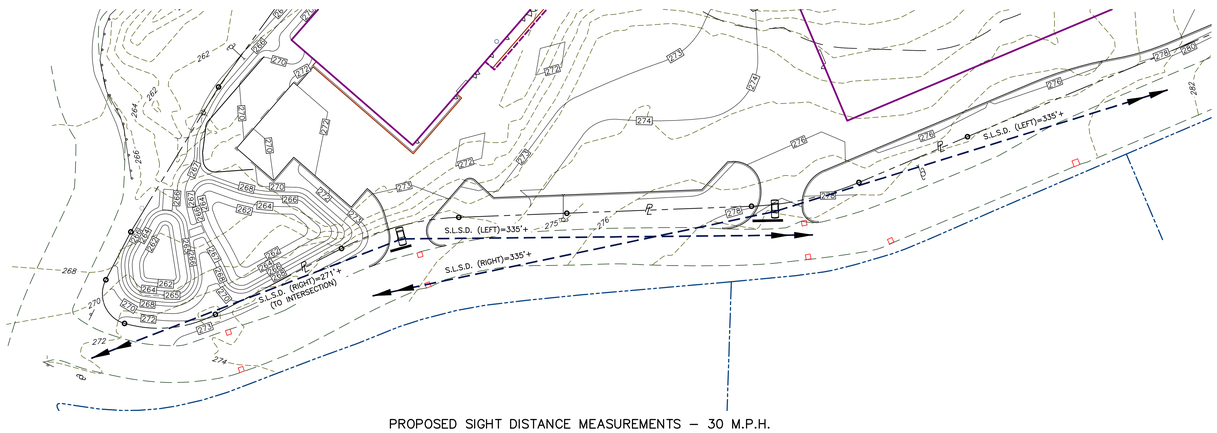


NOTES:

1. BLOCK RETAINING WALL SHALL BE AS MANUFACTURED BY REDI ROCK. BLOCKS SHALL BE LEDGESTONE COLOR AND STYLE.
2. RETAINING WALL SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL MANUFACTURER SPECIFICATIONS
3. GRAVITY BLOCK RETAINING WALL SHALL PROVIDE A "STANDARD" BATTER CONSISTENT WITH THE MANUFACTURER'S SPECIFICATIONS.
4. SPECIFIC BLOCK CONFIGURATION SHALL BE DESIGNED FOR THE APPROPRIATE HEIGHT AND BACKFILL AND FINISHED GRADE BEHIND EACH WALL.

TYPICAL BLOCK RETAINING WALL DETAIL

NOT TO SCALE



PROPOSED SIGHT DISTANCE MEASUREMENTS – 30 M.P.H.
DUTCHESS COUNTY DEPARTMENT OF PUBLIC WORKS

SCALE: 1"=50'

REVISIONS	
DATE:	DESCRIPTION:
09-11-23	GENERAL REVISIONS PER TOWN COMMENTS

POVALL ENGINEERING, PLLC

WILLIAM H. POVALL III, P.E.
N.Y.S.P.E. LICENSE #075020

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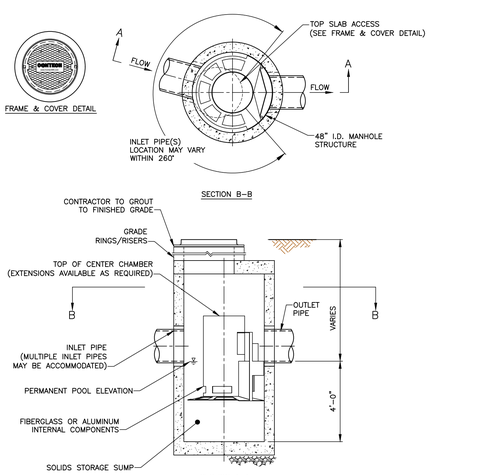
SITE PLAN FOR U-HAUL, STAGE DOOR ROAD

DETAILS

TOWN OF WAPPINGER — DUTCHESS COUNTY, NEW YORK

JOB #: 2221
DATE: 07-17-23
SCALE: AS SHOWN

D-1
SHEET 6 OF 8



NOTES:

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' – 2' (610), AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION, OR AS DETERMINED BY ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES

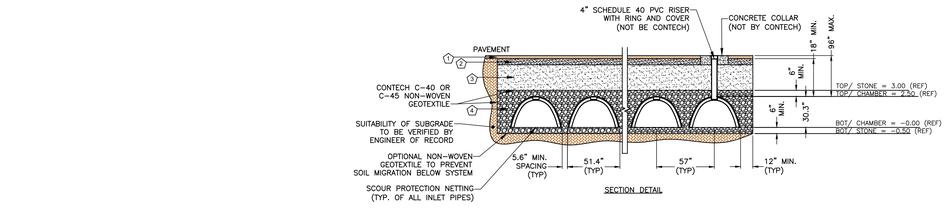
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCHED PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

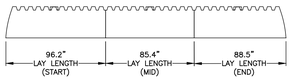
UNIT SPECIFICATION:

UNIT TO BE 4' DIA. CASCADE SEPARATOR, CS-4 AS MANUFACTURED BY CONTECH ENGINEERED SOLUTIONS, LLC.

OIL/WATER SEPARATOR DETAIL

NOT TO SCALE





KEY

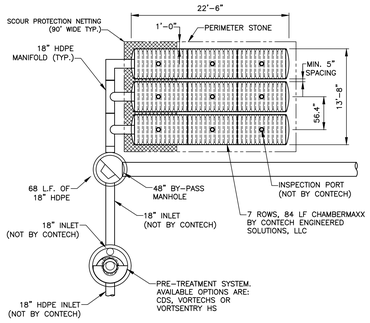
1. FLEXIBLE PAVEMENT.
2. GRANULAR ROAD BASE.
3. ANY SUITABLE NATIVE OR GENERAL BACKFILL, SEE ENGINEER PLANS.
4. THE BACKFILL MATERIAL SHALL BE FREE-DRAINING ANGULAR WASHED STONE 3/4" – 2" PARTICLE SIZE. MATERIAL SHALL BE PLACED IN 8"–10" MAXIMUM LIFTS. MATERIAL SHALL BE WORKED INTO THE CHAMBER SPACING BY MEANS OF SHOVEL-SLICING, RODDING, AIR-TAMPER, VIBRATORY ROD, OR OTHER EFFECTIVE METHODS. COMPACTION IS CONSIDERED ADEQUATE WHEN NO FURTHER YIELDING OF THE MATERIAL IS OBSERVED UNDER THE COMPACTOR, OR UNDER FOOT, AND THE PROJECT ENGINEER OR THEIR REPRESENTATIVE IS SATISFIED WITH THE LEVEL OF COMPACTION. INADEQUATE COMPACTION CAN LEAD TO EXCESSIVE DEFLECTIONS WITHIN THE SYSTEM AND SETTLEMENT OF THE SOILS OVER THE SYSTEM. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO-LIFT DIFFERENTIAL BETWEEN THE SIDES OF ANY CHAMBER IN THE SYSTEM AT ALL TIMES DURING THE BACKFILL PROCESS. BACKFILL SHALL BE ADVANCED ALONG THE LENGTH OF THE SYSTEM AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING ON ANY PIPES IN THE SYSTEM.

EQUIPMENT USED TO PLACE AND COMPACT THE BACKFILL SHALL BE OF A SIZE AND TYPE SO AS NOT TO DISTORT, DAMAGE, OR DISPLACE THE CHAMBERS. ATTENTION MUST BE GIVEN TO PROVIDING ADEQUATE MINIMUM COVER FOR SUCH EQUIPMENT, AND MAINTAIN BALANCED LOADING ON ALL CHAMBERS IN THE SYSTEM, DURING ALL SUCH OPERATIONS.

OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS. CONTACT YOUR LOCAL CONTECH REPRESENTATIVE FOR DETAILS.

INSTALLATION NOTES

1. CHAMBERMAXX INSTALLATION GUIDE TO BE REVIEWED BY CONTRACTOR PRIOR TO INSTALLATION.
2. PRIOR TO PLACING BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, UNSUITABLE MATERIAL SHALL BE REMOVED AND BROUGHT BACK TO GRADE WITH FILL MATERIAL AS APPROVED BY THE ENGINEER OF RECORD. ONCE THE FOUNDATION PREPARATION IS COMPLETE, THE BEDDING MATERIAL CAN BE PLACED.
3. THE SCOUR PROTECTION NETTING TO EXTEND 1'–0" BEYOND OUTSIDE EDGE OF INLET CHAMBERS.
4. COVER ANY OPEN VOID SPACES GREATER THAN 3/4" ON CHAMBERS WITH A NON-WOVEN GEOTEXTILE TO PREVENT INFILTRATION OF BACKFILL MATERIAL.
5. STONE EMBEDMENT MATERIAL SHALL BE INSTALLED TO 95% STANDARD PROCTOR DENSITY AND PLACED IN 6-INCH TO 8-INCH LIFTS SUCH THAT THERE IS NO MORE THAN A TWO LIFT DIFFERENTIAL BETWEEN ANY OF THE CHAMBERS AT ANY TIME. GRANULAR BACKFILL MATERIAL SHALL BE COMPACTED TO 90% SPD. BACKFILLING SHALL BE ADVANCED ALONG THE LENGTH OF THE CHAMBER ROWS AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING AND DISPLACEMENT OF THE CHAMBERS. THE MINIMUM CHAMBER SPACING MUST BE MAINTAINED.
6. REFER TO CHAMBERMAXX INSTALLATION GUIDE FOR TEMPORARY CONSTRUCTION LOADING GUIDELINES.
7. IT IS ALWAYS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.
8. GENERAL INSTALLATION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH ASTM D2321.



CHAMBERMAXX DESIGN DETAILS			
FEATURE	START CHAMBER	MIDDLE CHAMBER	END CHAMBER
OVERALL CHAMBER HEIGHT – IN	30.3	30.3	30.3
OVERALL CHAMBER WIDTH – IN	51.4	51.4	51.4
ACTUAL LENGTH – IN	98.4	91.0	92.0
INSTALLED LAY LENGTHS – IN	96.2	85.4	88.5
CHAMBER STORAGE VOLUME – CF	50.2	47.2	46.2
CHAMBER STORAGE PER LINEAR FOOT – CF/LF	6.3	6.6	6.3
*MIN. INSTALLED CHAMBER VOLUME – CF	78.1	75.1	74.1
*MIN. INSTALLED CHAMBER VOLUME PER LINEAR FOOT – CF/LF	9.7	10.6	10.0
CHAMBER WEIGHT – LB	83	73	76

*6" OF STONE ABOVE AND BELOW CHAMBER, 5.6" CHAMBER SPACING AND 40% POROSITY

STORMWATER INFILATRATION PRACTICE DETAIL

NOT TO SCALE

SPDES GENERAL PERMIT GP-0-20-001 COMPLIANCE NOTES:

1. THE NOTICE OF INTENT (NOI) AND SIGNED MS4 SWPPP ACCEPTANCE FORM (IF APPLICABLE) SHALL BE FILED WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC). A COPY OF THE NOI, SIGNED MS4 SWPPP ACCEPTANCE FORM (IF APPLICABLE), AND THE NOI ACKNOWLEDGEMENT SHALL BE MAINTAINED AT THE SITE IN THE LOG BOOK.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE FOLLOWING:

   A. THE CONTRACTOR AND HIS/HER SUBCONTRACTORS SHALL READ AND UNDERSTAND THE CONDITIONS OF THE "NYSDEC SPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES", GP-0-20-001.

   B. THE CONTRACTOR AND HIS/HER SUBCONTRACTORS SHALL READ AND SIGN THE CERTIFICATION STATEMENT PROVIDED IN THE APPENDICES OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). A COPY OF THE SIGNED CERTIFICATION STATEMENT SHALL BE PLACED IN THE SITE LOG BOOK AND GIVEN TO THE TOWN FOR THEIR RECORDS.

   C. THE CONTRACTOR AND HIS/HER SUBCONTRACTORS SHALL IDENTIFY THE TRAINED INDIVIDUAL(S) THAT WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE SWPPP. THE TRAINED INDIVIDUAL(S) SHALL READ AND SIGN THE CERTIFICATION STATEMENT PROVIDED IN THE SWPPP. A COPY OF THE SIGNED CERTIFICATION STATEMENT SHALL BE PLACED IN THE SITE LOG BOOK AND GIVEN TO THE TOWN FOR THEIR RECORDS.

   D. THE TRAINED INDIVIDUAL(S) SHALL PROVIDE DOCUMENTATION THAT HE/SHE HAS RECEIVED TRAINING IN PROPER EROSION AND SEDIMENT CONTROL PRINCIPLES FROM A SOIL AND WATER CONSERVATION DISTRICT, OR OTHER NYSDEC ENDORSED ENTITY TO THE TOWN FOR THEIR RECORDS.

   E. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS NECESSARY FOR THE WORK OUTLINED HEREIN.

   F. THE TRAINED CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL STORMWATER POLLUTION PREVENTION MEASURES OUTLINED IN THE SWPPP AND PROJECT PLANS.

   G. THE CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION CONFERENCE WITH THE OWNER'S REPRESENTATIVES AT LEAST ONE WEEK PRIOR TO COMMENCEMENT OF CONSTRUCTION.

   H. THE CONTRACTOR/OWNER SHALL HAVE A QUALIFIED PROFESSIONAL AS DEFINED WITHIN THE NYSDEC SPDES GENERAL PERMIT GP-0-20-001, CONDUCT AN INITIAL SITE ASSESSMENT PRIOR TO CONSTRUCTION FOLLOWING THE COMMENCEMENT OF CONSTRUCTION AT LEAST EVERY 7 CALENDAR DAYS. REFER TO SWPPP FOR INSPECTION GUIDELINES.

   I. PRIOR TO COMMENCEMENT OF CONSTRUCTION, A QUALIFIED PROFESSIONAL (HIRED BY CONTRACTOR/OWNER) SHALL CONDUCT AN ASSESSMENT OF THE SITE AND CERTIFY THAT THE APPROPRIATE EROSION AND SEDIMENT CONTROL STRUCTURES AS DEPICTED ON THE PLANS HAVE BEEN ADEQUATELY INSTALLED AND IMPLEMENTED. CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER ONCE THE EROSION AND SEDIMENT CONTROL STRUCTURES HAVE BEEN INSTALLED. REFER TO SWPPP FOR INSPECTION GUIDELINES.

   J. A RECORD OF ALL EROSION AND SEDIMENT CONTROL INSPECTION REPORTS SHALL BE MAINTAINED AT THE SITE IN A LOG BOOK. THE SITE LOG BOOK SHALL BE MAINTAINED ON-SITE AND BE MADE AVAILABLE TO THE PERMITTING AUTHORITY. THE OWNER/CONTRACTOR SHALL POST AT THE SITE, IN A PUBLICLY ACCESSIBLE LOCATION, A SUMMARY OF THE SITE INSPECTION ACTIVITIES ON A MONTHLY BASIS.

3. ONCE CONSTRUCTION ACTIVITIES ARE COMPLETE, THE OWNER/OPERATOR SHALL HAVE A QUALIFIED PROFESSIONAL CONDUCT A FINAL SITE ASSESSMENT TO DETERMINE IF THE SITE MEETS THE FINAL STABILIZATION CRITERIA AS DEFINED WITHIN THE NYSDEC SPDES GENERAL PERMIT GP-0-20-001. IF THE SITE IS DETERMINED TO MEET THE FINAL STABILIZATION CRITERIA, A NOTICE OF TERMINATION (N.O.T.) SHALL BE COMPLETED AND SUBMITTED TO THE NYSDEC TO TERMINATE COVERAGE UNDER THE SPDES GENERAL PERMIT GP-0-20-001.

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", AUGUST 2005 AND SUBSEQUENT REVISIONS.

2. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION. EXISTING VEGETATION SHALL BE PRESERVED AS MUCH AS IS PRACTICAL.

3. THE CONTRACTOR AND HIS/HER SUBCONTRACTOR(S) SHALL IDENTIFY THE TRAINED INDIVIDUAL THAT WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL MEASURES ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE DURATION OF CONSTRUCTION.

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.

5. DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.

6. EROSION AND SEDIMENT CONTROL INSPECTIONS:

   A. THE TRAINED INDIVIDUAL SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES ON A WEEKLY BASIS AND FOLLOWING EACH RAINFALL EVENT TO MEASURE PROPER PERFORMANCE. ANY SILTATION BUILDUP WILL BE CLEANED, AND SHIFTED HAY BALES WILL BE REINFORCED. ALL DAMAGES TO EROSION AND SEDIMENT CONTROLS SHALL BE REPAIRED EITHER AT THE BEGINNING OR AT THE END OF EACH WORKING DAY.

   B. THE QUALIFIED PROFESSIONAL SHALL CONDUCT SITE INSPECTIONS EVERY 7 DAYS DURING CONSTRUCTION. ANY DEFICIENCIES NOTED IN THE REPORTS SHALL BE CORRECTED IMMEDIATELY BY THE CONTRACTOR.

8. ALL RECORDS, INCLUDING COPIES OF THE SWPPP, SPDES PERMIT AND INSPECTION REPORTS, SHALL BE MAINTAINED ONSITE AND BE PUBLICLY ACCESSIBLE.

9. 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.

10. EARTHWORK ACTIVITIES SHALL BE CONSISTENT WITH THE PLANS. EARTHWORK OPERATION AREAS SHALL BE STABILIZED ON AN ONGOING BASIS WITH NO AREAS, WHICH ARE NOT CURRENTLY UNDER CONSTRUCTION, LEFT WITHOUT AT LEAST TEMPORARY COVER FOR MORE THAN 48 HOURS.

11. STOCKPILED TOPSOIL SHALL BE TEMPORARILY SEEDED, MULCHED, AND ENCLOSED WITH SILT FENCING. ALL GRASS SEED WILL CONTAIN AT LEAST 25 PERCENT RAPID GERMINATING PERENNIAL RYE GRASS.

12. EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED BY A SURROUNDING SILT FENCE BARRIER.

13. FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS.

14. IF THE CONSTRUCTION PROCESS EXPOSES SIGNIFICANT SOIL AREAS FOR ANY LENGTH OF TIME, INCREASED POTENTIAL FOR EROSION AND DUST CREATION WILL OCCUR. THE CONTRACTOR SHALL PROVIDE, AT THE TOWN ENGINEERS AND/OR PROJECT ENGINEERS DIRECTION, SUPPLEMENTAL SURFACE TREATMENTS (SUCH AS SILT FENCE, TEMPORARY SWALES AND/OR RIP-RAP INTERCEPT POOLS, AND DUST CONTROL MEASURES) AS MAY BE REQUIRED.

15. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE UNDERGONE FINAL STABILIZATION AND WHEN UPGRADIENT SURFACES ARE PROPERLY STABILIZED AND ALL STORMWATER MANAGEMENT SYSTEMS ARE IN PLACE AND OPERABLE. ALL AREAS DISTURBED BY THE REMOVAL OF THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE FILLED IN, TOPSOILED, SEEDED, AND MULCHED.

16. TOWN OF WAPPINGER STORMWATER MANAGEMENT OFFICER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE FOLLOWING:

    A. START OF CONSTRUCTION.
    B. INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES.
    C. COMPLETION OF SITE CLEARING.
    D. COMPLETION OF ROUGH GRADING.
    E. COMPLETION OF FINAL GRADING.
    F. CLOSE OF CONSTRUCTION SEASON.
    G. COMPLETION OF FINAL LANDSCAPING.
    H. SUCCESSFUL ESTABLISHMENT OF LANDSCAPING IN PUBLIC AREAS.

POLLUTION PREVENTION CONTROLS:

GOOD HOUSEKEEPING PRACTICES ARE DESIGNED TO MAINTAIN A CLEAN AND ORDERLY WORK ENVIRONMENT. GOOD HOUSEKEEPING MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS BY THOSE PARTIES INVOLVED WITH THE DIRECT CARE AND DEVELOPMENT OF THE SITE. THE FOLLOWING MEASURES SHOULD BE IMPLEMENTED TO CONTROL THE POSSIBLE EXPOSURE OF HARMFUL SUBSTANCES AND MATERIALS TO STORMWATER RUNOFF:

1. MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATION SHALL BE STOCKPILED AWAY FROM STORM DRAINAGE, WATER BODIES AND/OR WATERCOURSES AND SURROUNDED WITH ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES. SOIL STOCKPILE LOCATIONS SHALL BE EXPOSED NO LONGER THAN 14 DAYS BEFORE SEEDING.

2. EQUIPMENT MAINTENANCE AREAS SHALL BE PROTECTED FROM STORMWATER FLOWS AND SHALL BE SUPPLIED WITH APPROPRIATE WASTE RECEPTACLES FOR SPENT CHEMICALS, SOLVENTS, OILS, GREASES, GASOLINE, AND ANY POLLUTANTS THAT MIGHT CONTAMINATE THE SURROUNDING HABITAT AND/OR WATER SUPPLY. EQUIPMENT WASH-DOWN ZONES SHALL BE LOCATED WITHIN AREAS DRAINING TO SEDIMENT CONTROL DEVICES.

3. THE USE OF DETERGENTS FOR LARGE-SCALE (I.E., VEHICLES, BUILDINGS, PAVEMENT SURFACES, ETC.) WASHING IS PROHIBITED.

4. MATERIAL STORAGE LOCATIONS AND FACILITIES (I.E., COVERED STORAGE AREAS, STORAGE SHEDS, ETC.) SHALL BE LOCATED ON-SITE AND SHALL BE STORED ACCORDING TO THE MANUFACTURER'S STANDARDS IN A DEDICATED STAGING AREA. CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER TOXIC MATERIAL MUST BE STORED IN WATERPROOF CONTAINERS. RUNOFF CONTAINING SUCH MATERIALS MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED AND DISPOSED AT AN APPROVED SOLID WASTE OR CHEMICAL DISPOSAL FACILITY.

5. HAZARDOUS SPILLS SHALL BE IMMEDIATELY CONTAINED TO PREVENT SUCH POLLUTANTS FROM ENTERING THE SURROUNDING HABITAT AND/OR WATER SUPPLY. SPILL KITS SHALL BE PROVIDED ON-SITE AND SHALL BE DISPLAYED IN A PROMINENT LOCATION FOR EASE OF ACCESS AND USE. SPILLS GREATER THAN FIVE (5) GALLONS SHALL BE REPORTED TO THE NYSDEC RESPONSE UNIT AT 1-800-457-7362. IN ADDITION, A RECORD OF THE INCIDENT(S) AND/OR NOTIFICATIONS SHALL BE DOCUMENTED AND ATTACHED TO THE SWPPP.

6. PORTABLE SANITARY WASTE FACILITIES SHALL BE PROVIDED ON-SITE FOR WORKERS AND SHALL BE PROPERLY MAINTAINED.

7. DUMPSTERS AND/OR DEBRIS CONTAINERS SHALL BE LOCATED ON-SITE AND SHALL BE OF ADEQUATE SIZE TO MANAGE RESPECTIVE MATERIALS. REGULAR COLLECTION AND DISPOSAL OF WASTES SHALL OCCUR AS REQUIRED.

8. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHALL BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED AND DISPOSED OF. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED AND/OR REPAIRED, SEEDED, AND MULCHED FOR FINAL STABILIZATION.

9. NON-STORMWATER COMPONENTS OF SITE DISCHARGE MUST BE CLEAN WATER. WATER USED FOR CONSTRUCTION, WHICH DISCHARGES FROM THE SITE, MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE. IT CAN BE RETAINED IN THE PONDS UNTIL IT INFILTRATES AND EVAPORATES.

CONSTRUCTION SEQUENCING NOTES:

1. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (E.G., STABILIZED CONSTRUCTION ENTRANCE, SILT FENCING, STORM DRAIN INLET PROTECTION, ETC.) SHALL BE INSTALLED AS SHOWN ON THE PROJECT PLANS. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THEIR TRIBUTARY AREAS.

2. STAKE OUT THE LOCATIONS OF THE LIMITS OF DISTURBANCE, PROPOSED STORMWATER MANAGEMENT FACILITIES, AND IMPROVEMENTS (I.E. ROADWAYS, ETC.).

3. REMOVE TREES, STUMPS, AND VEGETATION WITHIN THE DISTURBANCE LIMITS IN ACCORDANCE WITH THE PROJECT PLANS. ALL STUMPS SHALL BE STOCKPILED FOR EITHER GRINDING IN-PLACE OR REMOVAL FROM SITE. THE STUMP PILE SHALL BE PROTECTED IN ACCORDANCE WITH THE STOCKPILE DETAIL ON THE PROJECT PLANS AS APPROPRIATE. STUMP BURIAL IS PROHIBITED.

4. ROUGH GRADE THE SITE. PLACE SURPLUS MATERIAL IN THE TEMPORARY SOIL STOCKPILE LOCATIONS SHOWN ON THE PROJECT PLANS.

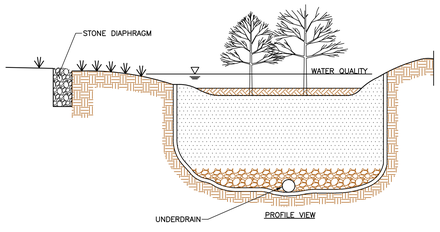
5. CONSTRUCT STORMWATER INFILTRATION AREAS. INSTALL INLET AND OUTLET PROTECTION MEASURES (I.E., RIP-RAP OVERFLOW WEIRS(S), CULVERT INLET/OUTLET PROTECTION, ETC) AND STABILIZE THE AREAS DISTURBED DURING THE CONSTRUCTION OF THE TEMPORARY SEDIMENT BASIN.

6. CONSTRUCT ALL SITE UTILITIES AND UTILITY SERVICE CONNECTIONS AS SHOWN ON THE PROJECT PLANS. INSTALL INLET PROTECTION MEASURES AT ALL INLETS AND AT THE ENDS OF ALL EXPOSED STORMWATER PIPES AND RIP-RAP AT THE LOCATIONS SHOWN ON THE PROJECT PLANS.

7. FINISH GRADING AND STABILIZE ALL DISTURBED AREAS. ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE LEFT IN PLACE TO PREVENT SEDIMENT FROM ENTERING THE INFILTRATION BASINS. THE CONTRACTOR SHALL CLEAN ALL CATCH BAINS, MANHOLES AND DRAINAGE LINES OF ANY ACCUMULATED SILT AND SEDIMENT PRIOR TO FINALIZING THE INFILTRATION AREA.

8. FINALIZE CONSTRUCTION OF THE INFILTRATION BASIN. REMOVE ANY ACCUMULATED SILT AND SEDIMENT FROM THE INFILTRATION AREA WHICH WAS USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION.

9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES. IMMEDIATELY STABILIZE THE AREAS DISTURBED DURING THEIR REMOVAL. ESTABLISH PERMANENT VEGETATIVE COVER AND INSTALL ALL LANDSCAPING AND INFILTRATION AREA PLANTINGS.

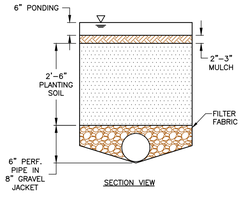


NOTES:

1. PLANTING SOIL TO BE A SANDY LOAM, LOAMY SAND, LOAM (USDA), OR A LOAM/SAND MIX (MIN. 35 TO 65% SAND BY VOLUME).
2. PLANTING SOIL TO HAVE A PERMEABILITY OF AT LEAST 1.0 FOOT PER DAY.
3. PLANTING SOIL TO BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER.
4. PLACEMENT OF PLANTING SOILS TO BE IN 12 TO 18" LIFTS, LOOSELY COMPACTED.
5. SPECIFIC SPECIFICATIONS

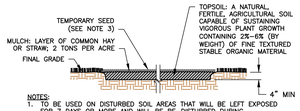
PARAMETER	VALUE
pH RANGE	5.2 TO 7.0
ORGANIC MATTER	1.5 TO 4.0%
MAGNESIUM	35 LBS/AC (MIN.)
PHOSPHOROUS	75 LBS/AC (MIN.)
POTASSIUM	85 LBS/AC (MIN.)
SOLUBLE SALTS	500 PPM
CLAY	10 TO 25%
SILT	30 TO 35%
SAND	35 TO 60%

6. MULCH LAYER TO BE STANDARD LANDSCAPE STYLE, SINGLE OR DOUBLE, SHREDDED HARDWOOD MULCH OR CHIPS. THE MULCH LAYER SHOULD BE WELL AGED (STOCKPILED OR STORED FOR AT LEAST 12 MONTHS), UNIFORM IN COLOR, AND FREE OF WEEDS, ROOTS, SOIL, ETC. GRASS CLIPPINGS SHALL NOT BE USED AS MULCH MATERIAL.



BIORETENTION POND B TYPICAL CROSS SECTION

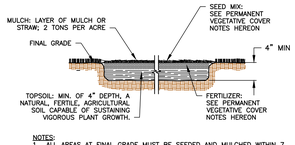
NOT TO SCALE



NOTES:

1. TO BE USED ON DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 7 DAYS OR MORE AND WILL BE RE-DISTURBED DURING CONSTRUCTION.
2. FERTILIZER OR LIME ARE NOT TYPICALLY USED FOR TEMPORARY SEEDINGS.
3. SEED MIX:
   A. IF SPRING, SUMMER OR EARLY FALL: SEED WITH ANNUAL OR PERENNIAL RYEGRASS AT A RATE OF 1 LB PER 1000 SF.
   B. IF LATE FALL OR WINTER: SEED WITH CERTIFIED "AROOSTOOK" WINTER (CEREAL RYE) AT A RATE OF 2.5 LBS PER 1000 SF.

TEMPORARY VEGETATIVE COVER


MULCH: LAYER OF MULCH OR
STRAW; 2 TONS PER ACRE
FINAL GRADE
SEED MIX:
SEE PERMANENT
VEGETATIVE COVER
NOTES HEREON
4" MIN
TOPSOIL: MIN. OF 4" DEPTH, A
NATURAL, FERTILE, AGRICULTURAL
SOIL CAPABLE OF SUSTAINING
VIGOROUS PLANT GROWTH.
FERTILIZER:
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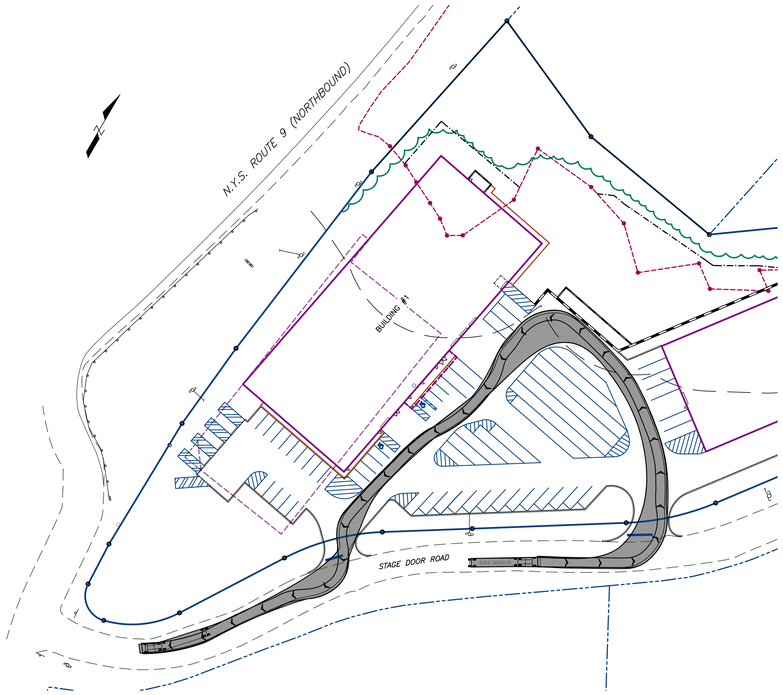
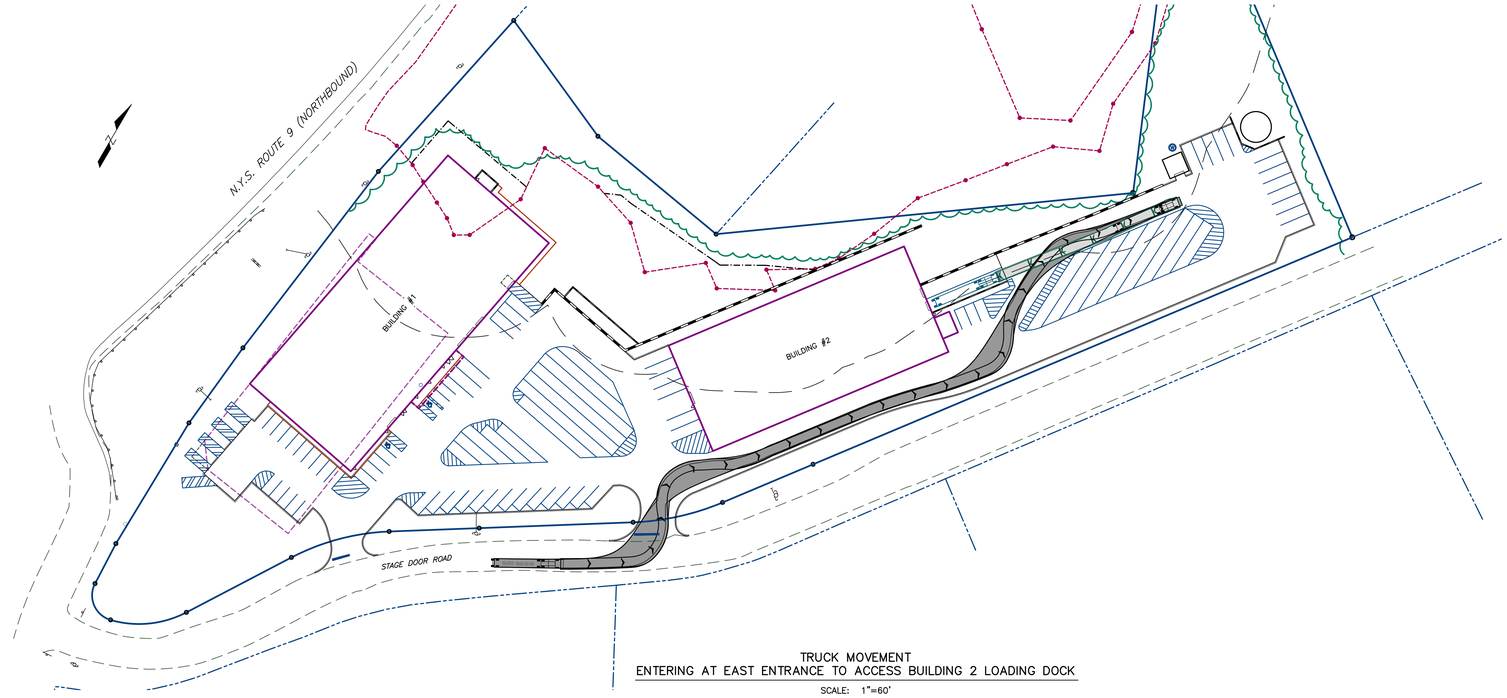


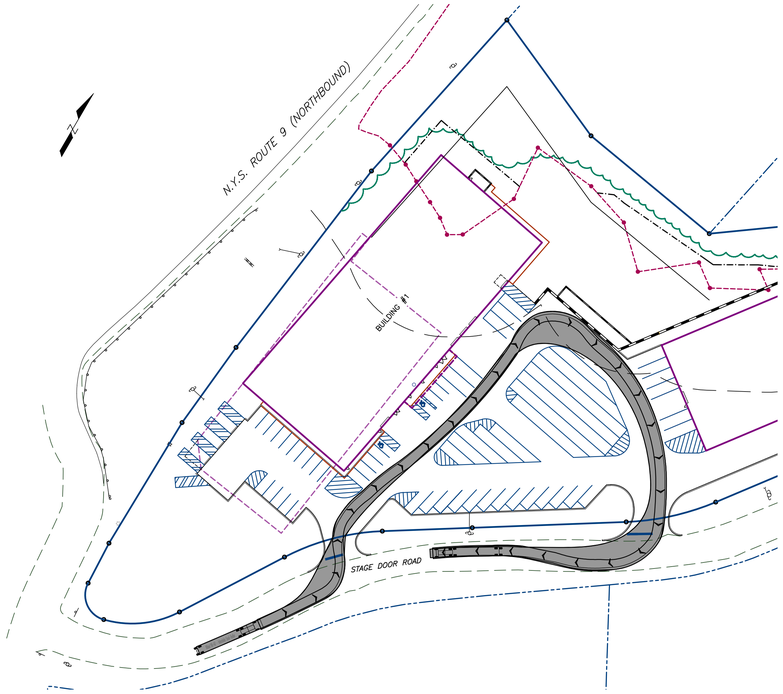
TRUCK MOVEMENT
ENTERING AT EAST ENTRANCE & EXITING AT WEST EXIT

SCALE: 1"=60'



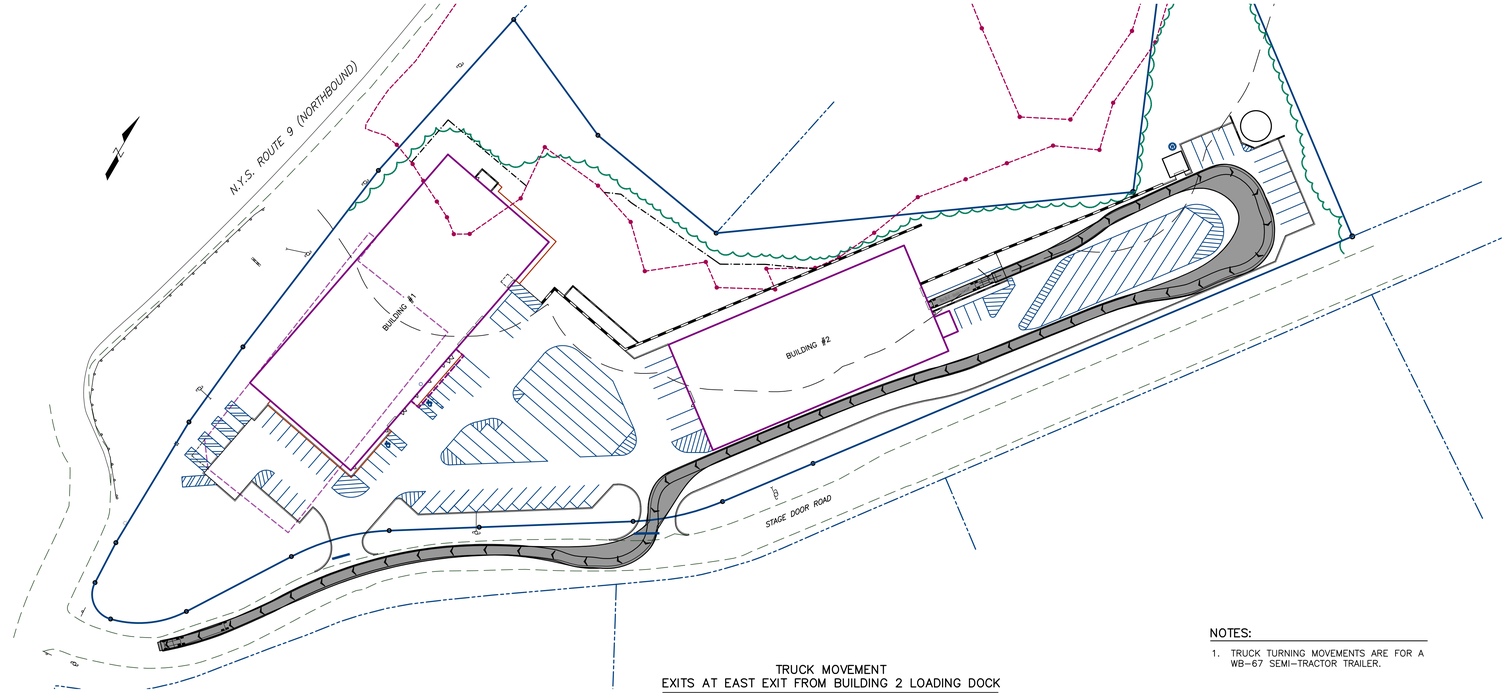
TRUCK MOVEMENT
ENTERING AT EAST ENTRANCE TO ACCESS BUILDING 2 LOADING DOCK

SCALE: 1"=60'



TRUCK MOVEMENT
ENTERING AT WEST ENTRANCE & EXITING AT EAST EXIT

SCALE: 1"=60'



TRUCK MOVEMENT
EXITS AT EAST EXIT FROM BUILDING 2 LOADING DOCK

SCALE: 1"=60'

NOTES:

1. TRUCK TURNING MOVEMENTS ARE FOR A WB-67 SEMI-TRACTOR TRAILER.

REVISIONS

DATE:	DESCRIPTION:

LEGEND

- PROPERTY LINE
- EXISTING R.O.W.
- EXISTING EASEMENT
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING WELL
- PROPOSED WELL
- PROPOSED TREE LINE
- PROPOSED RETAINING WALL
- A18 EXISTING WETLAND FLAG
- LIMITS OF TOWN OF WAPPINGER WETLAND
- 100' TOWN WETLAND BUFFER

POVALL ENGINEERING, PLLC

STATE OF NEW YORK · WILLIAM H. POVALL · 075020-1 · LICENSED PROFESSIONAL ENGINEER

WILLIAM H. POVALL III, P.E.
N.Y.S.P.E. LICENSE #075020

3 NANCY COURT, SUITE 4
WAPPINGERS FALLS, NY 12590

TEL.: (845) 897-8205
FAX: (845) 897-0042

SITE PLAN FOR U-HAUL, STAGE DOOR ROAD

TRUCK MOVEMENT PLAN

TOWN OF WAPPINGER — DUTCHESS COUNTY, NEW YORK

JOB #: 2221

DATE: 07-17-23

SCALE: 1"=60'

TM-1

SHEET 8 OF 8