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REV	DATE	DESCRIPTION
1	03/01/26	REVISED FOR ZBA APPLICATION SUBMISSION.
2	06/01/26	REVISED PER BUILDING DEPARTMENT COMMENTS.

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TWC LANDSCAPING & POOLS
GRADING PERMIT POOL PLAN
10 CARROLL DRIVE
PARCEL NUMBER: 135689-6257-02-923602-0000
TOWN OF WAPPINGER
DUTCHESS COUNTY
NEW YORK STATE

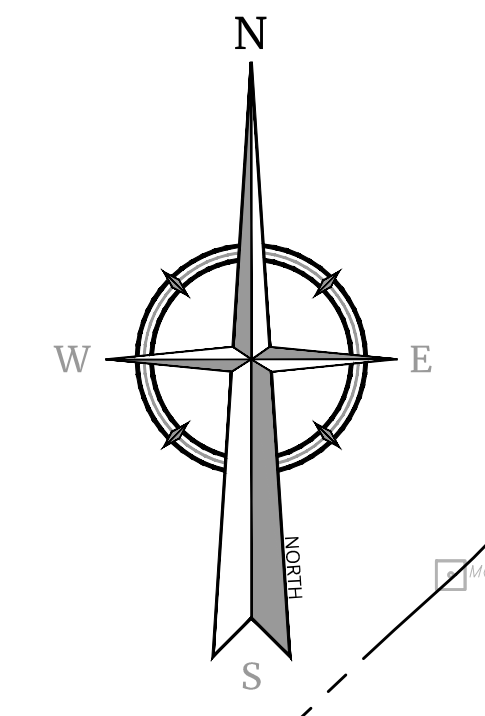
Robinson Cory Daniel
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 103788-01
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A.#: 0017609

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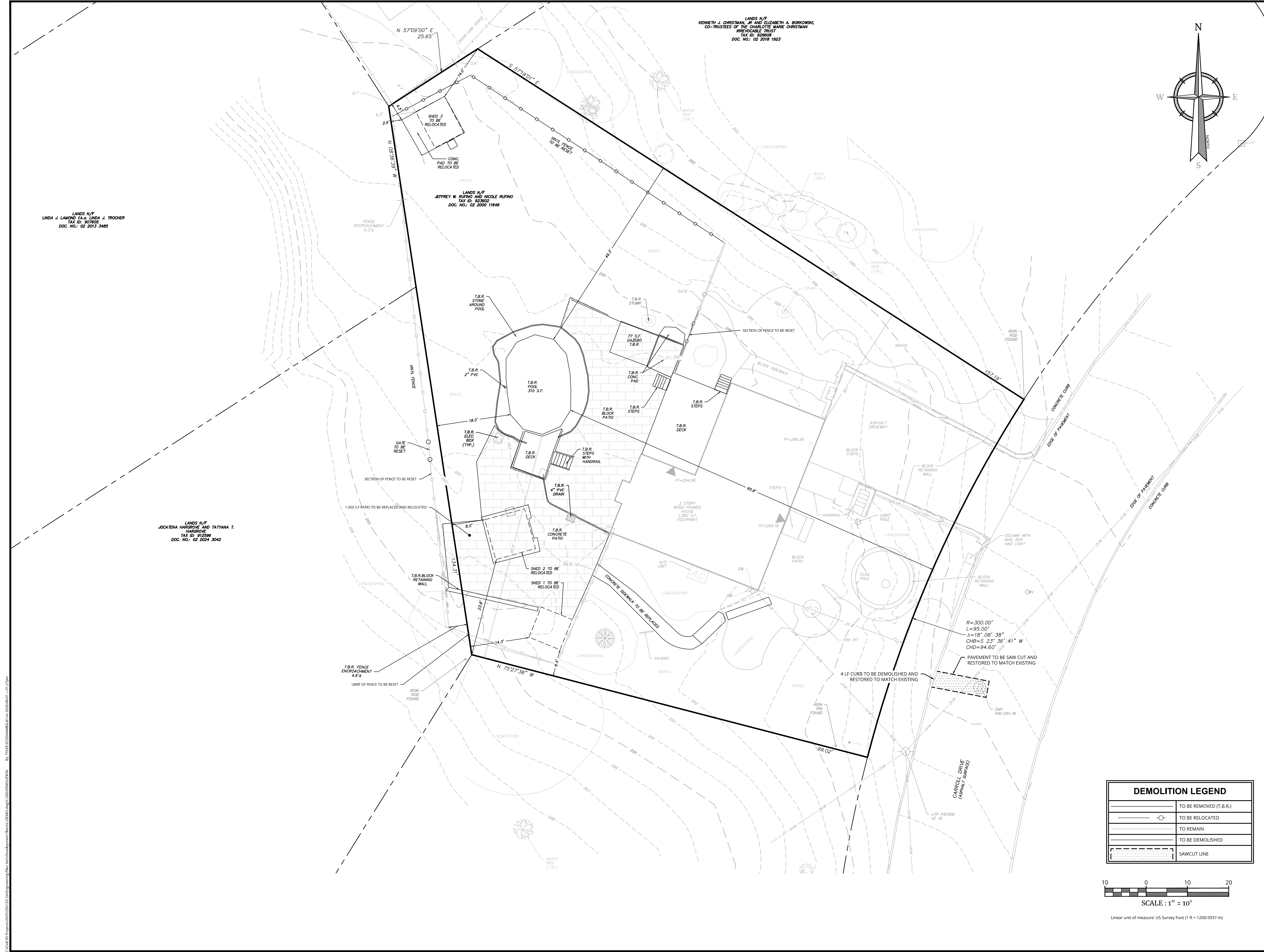
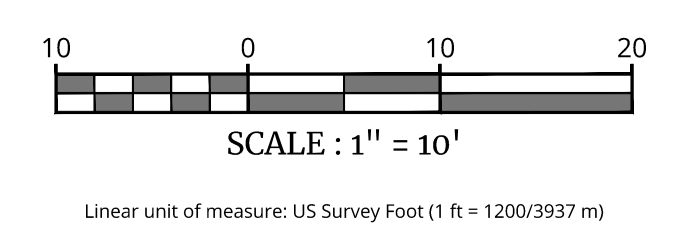
SCALE: AS SHOWN
DESIGNED BY: TPS
DATE ISSUED: 01/20/2026
DRAWN BY: TPS
REVIEWED BY: CDR
PROJECT NUMBER: 25013312A

SHEET NAME: EXISTING CONDITIONS & DEMOLITION PLAN

DRAWING NUMBER: C-200



DEMOLITION LEGEND	
	TO BE REMOVED (T.B.R.)
	TO BE RELOCATED
	TO REMAIN
	TO BE DEMOLISHED
	SAWCUT LINE



LANDS N/F
KENNETH J. CHRISTMAN, JR. AND ELIZABETH A. BORKOWSKI,
CO-TRUSTEES OF THE CHARLOTTE MARIE CHRISTMAN
IRREVOCABLE TRUST
TAX ID: 929608
DOC. NO.: 02 2018 1823

LANDS N/F
LINDA J. LAMOND T.K.A. LINDA J. TROCHER
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DOC. NO.: 02 2013 3485

LANDS N/F
JEFFREY W. RUENO AND NICOLE RUENO
TAX ID: 823802
DOC. NO.: 02 2020 11646

LANDS N/F
JOCATENA HARGROVE AND TATYANA T.
HARGROVE
TAX ID: 812596
DOC. NO.: 02 2024 3042

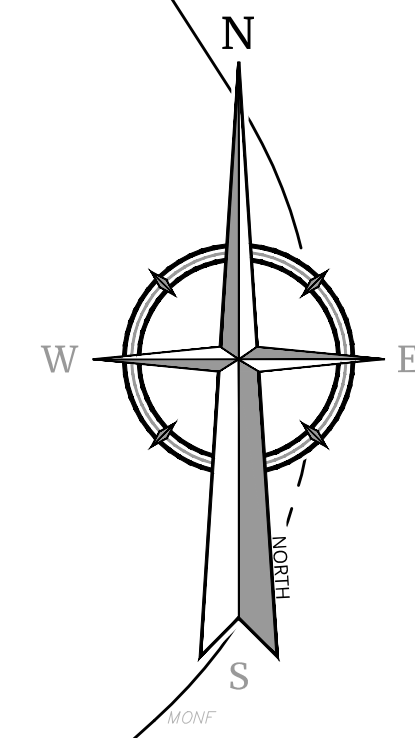
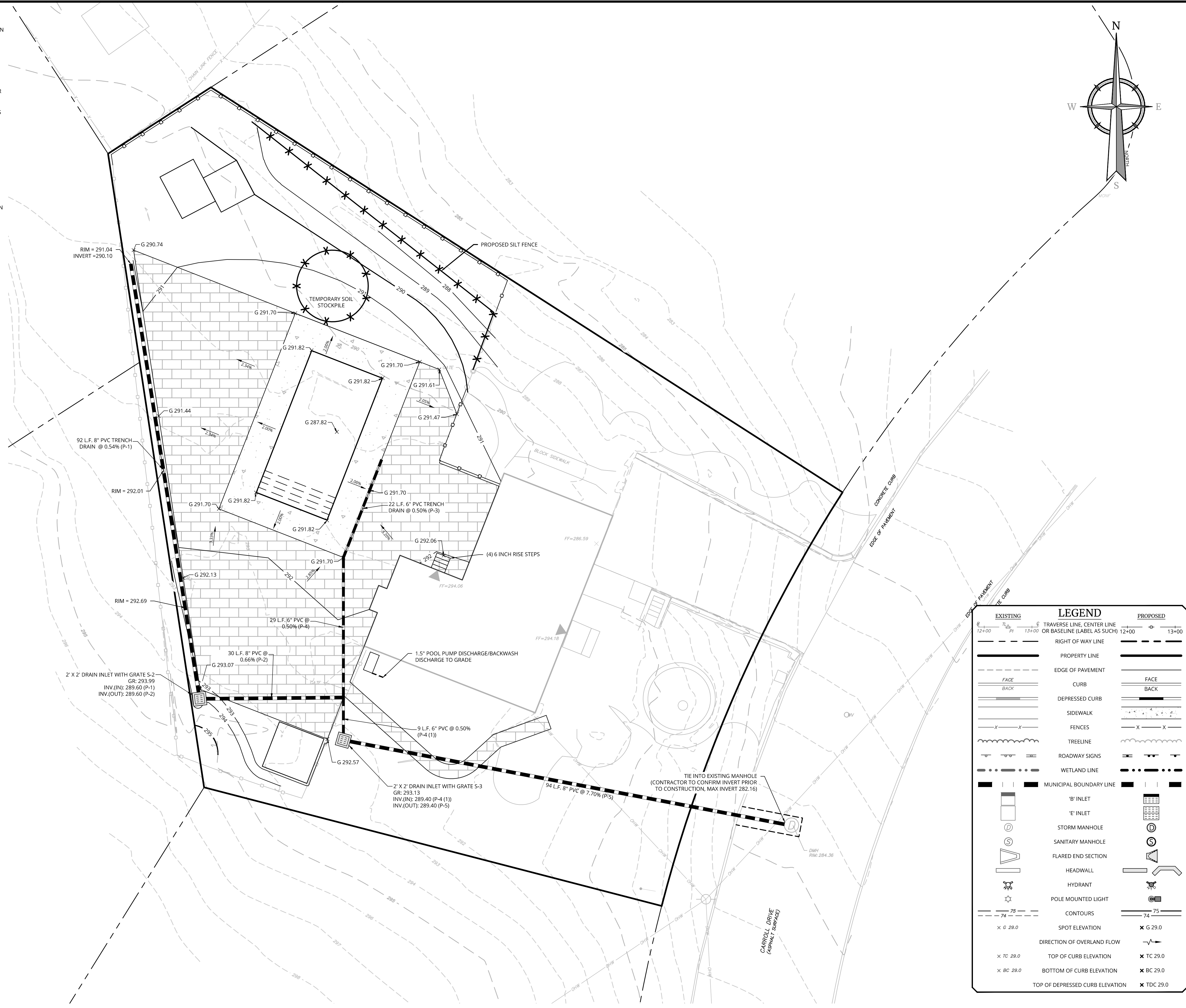
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GRADING NOTES

- SUITABLE FENCING, WITH A MINIMUM HEIGHT OF 48", BE PROVIDED TO GUARD ANY EXCAVATION GREATER THAN FOUR FEET IN DEPTH. ALL GATES SHALL BE LOCKED AT ALL TIMES WHEN WORK IS NOT BEING DONE ON THE PROPERTY.
- EXCAVATION AND/OR FILLING WORK SHALL NOT COMMENCE UNTIL A BUILDING PERMIT HAS BEEN ISSUED AND EROSION AND SEDIMENT CONTROL DEVICES HAVE BEEN INSTALLED, IN ORDER TO PREVENT POTENTIAL IMPACTS TO STORMWATER DRAINAGE, WATER BODIES AND/OR WETLANDS.
- DURING CONSTRUCTION, ALL EXCAVATIONS SHALL BE DRAINED SO THAT ANY STANDING WATER AT THE BOTTOM IS NOT GREATER THAN ONE FOOT IN DEPTH.
- ANY FILL FROM OFF-SITE SHALL BE CLEAN, CONTAINING NO GARBAGE, REFUSE OR DELETERIOUS MATTER, THE ENGINEER SHALL INSPECT ALL FILL FROM OFF-SITE SOURCES AND MAY REQUIRE TESTING, BY AN APPROVED LABORATORY, TO DETERMINE THE CLEANLINESS OF THE FILL.
- APPROPRIATE DUST-CONTROL MEASURES SHALL BE IMPLEMENTED ON-SITE AND ON ACCESS ROADS AND ANY TRAVELED AREAS USED IN CONNECTION WITH AND EXCAVATION AND/OR FILLING WORK TO PROTECT THE PUBLIC AND SURROUNDING AREA AGAINST WINDBLOWN SOIL AND DUST.
- REMOVAL OF SOIL OR OTHER MATERIAL FROM THE GROUND AND/OR PLACEMENT OF FILL ON THE GROUND SHALL NOT PREVENT OR INTERFERE WITH THE ORDERLY DEVELOPMENT OF LAND IN THE VICINITY, SHALL NOT UNREASONABLY IMPEDE TRAFFIC FLOW, OR PARKING.
- PROVISIONS SHALL BE MADE FOR THE TEMPORARY DRAINAGE OF THE PROPERTY DURING EXCAVATIONS OR FILLING OPERATIONS AND FOR PERMANENT DRAINAGE TO BE EFFECTIVE UPON THE COMPLETION OF THE OPERATIONS.
- ANY EXCESS SOIL FROM THE EXCAVATION NOT TO BE USED ON SITE, SHALL BE REMOVED FROM THE SITE IMMEDIATELY BUT IN NO EVENT MORE THAN 20 DAYS FROM EXCAVATION.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATION & POOL.
- PROPOSED SPOT ELEVATIONS IN HARDSCAPE AREAS ARE TOP OF FINISHED SURFACE.

EROSION CONTROL NOTES:

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SEVEN (7) DAYS WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
- PERMANENT VEGETATION TO BE SEED OR SODDED ON ALL EXPOSED AREAS WITHIN FIVE (5) DAYS AFTER FINAL GRADING. MULCHING IS REQUIRED ON ALL SEEDING WHEN HYDROSEEDING, MULCH SHALL NOT BE INCLUDED IN THE TANK WITH THE SEED.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2016 NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL OR AS AMENDED.
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
- ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION CONTINUES (I.E. SLOPES GREATER THAN 3:1).
- ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION AND SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
- STOCKPILE LOCATION DETERMINED IN THE FIELD, SHALL BE PLACED WITHIN THE LIMITS OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN.
- ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED BY THE PROPERTY OWNER, AND SHALL BECOME THEIR RESPONSIBILITY.
- PAVEMENT AREAS ARE TO BE KEPT CLEAN AT ALL TIMES.
- DURING CONSTRUCTION, ANY ADDITIONAL CONTROL MEASURES AS DEEMED NECESSARY TO PREVENT EROSION OR CONTROL SEDIMENT BEYOND THOSE MEASURES SHOWN ON THE APPROVED PLAN SHALL BE INSTALLED OR EMPLOYED AT THE DIRECTION OF THE MUNICIPAL ENGINEER.



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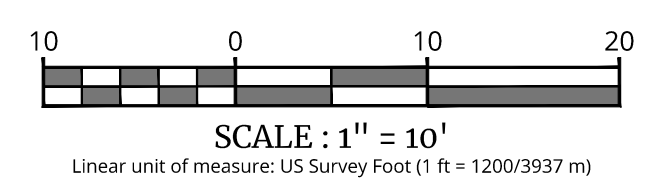
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TWC LANDSCAPING & POOLS
GRADING PERMIT POOL PLAN

10 CARROLL DRIVE
PARCEL NUMBER:
135689-6257-02-923602-0000
TOWN OF WAPPINGER
DUTCHESS COUNTY
NEW YORK STATE

EXISTING	LEGEND	PROPOSED
12+00	TRaverse LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00
---	RIGHT OF WAY LINE	---
---	PROPERTY LINE	---
---	EDGE OF PAVEMENT	---
FACE	CURB	FACE
BACK	DEPRESSED CURB	BACK
---	SIDEWALK	---
---	FENCES	---
---	TREELINE	---
---	ROADWAY SIGNS	---
---	WETLAND LINE	---
---	MUNICIPAL BOUNDARY LINE	---
⊕	'B' INLET	⊕
⊕	'E' INLET	⊕
⊕	STORM MANHOLE	⊕
⊕	SANITARY MANHOLE	⊕
⊕	FLARED END SECTION	⊕
⊕	HEADWALL	⊕
⊕	HYDRANT	⊕
⊕	POLE MOUNTED LIGHT	⊕
---	CONTOURS	---
×	SPOT ELEVATION	×
---	DIRECTION OF OVERLAND FLOW	---
×	TOP OF CURB ELEVATION	×
×	BOTTOM OF CURB ELEVATION	×
×	TOP OF DEPRESSED CURB ELEVATION	×



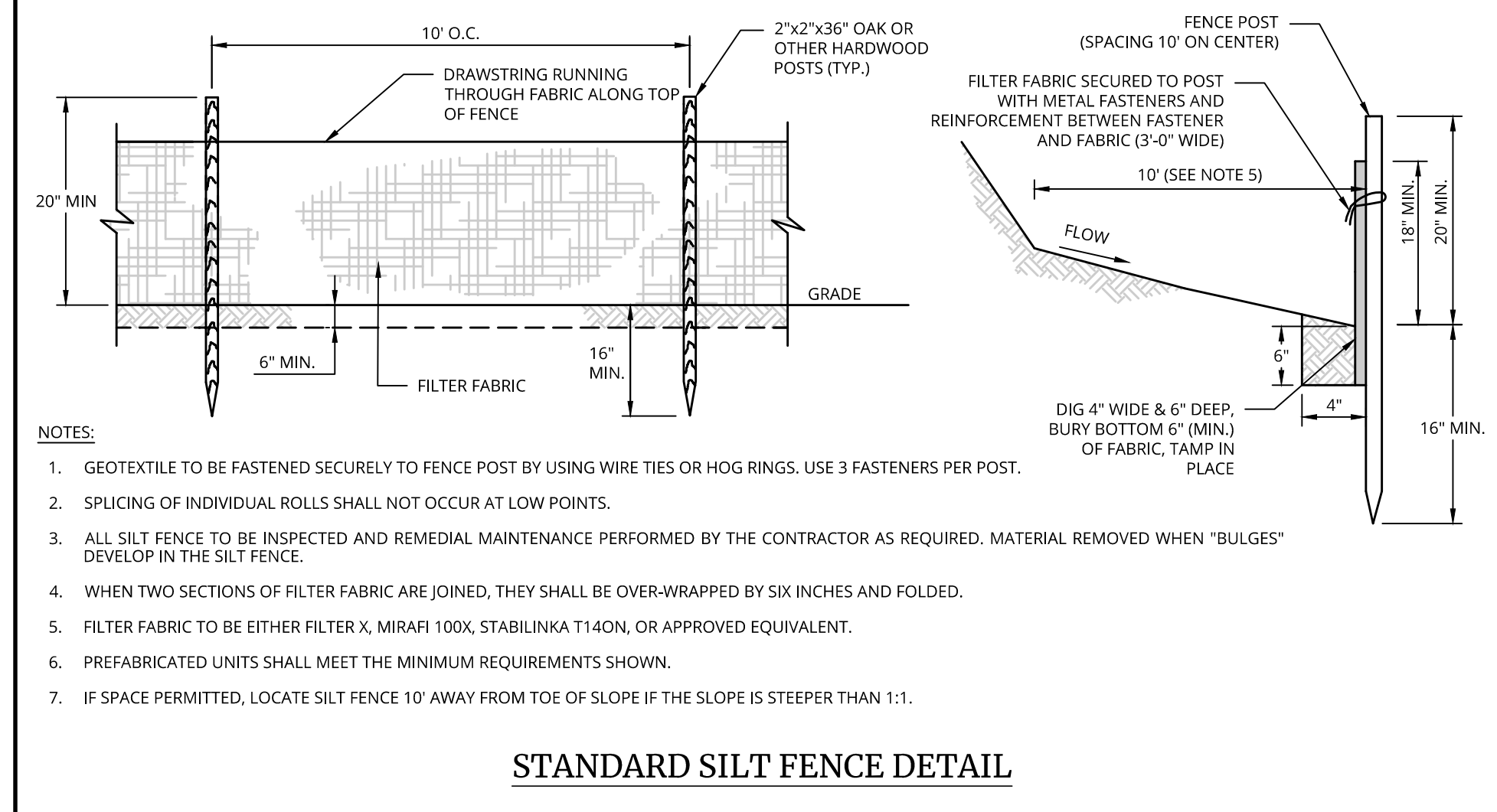
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AS SHOWN	TPS
DESIGNED BY:	REVIEWED BY:
TPS	CDR
DATE ISSUED:	PROJECT NUMBER:
01/20/2026	25013312A

GRADING & DRAINAGE PLAN

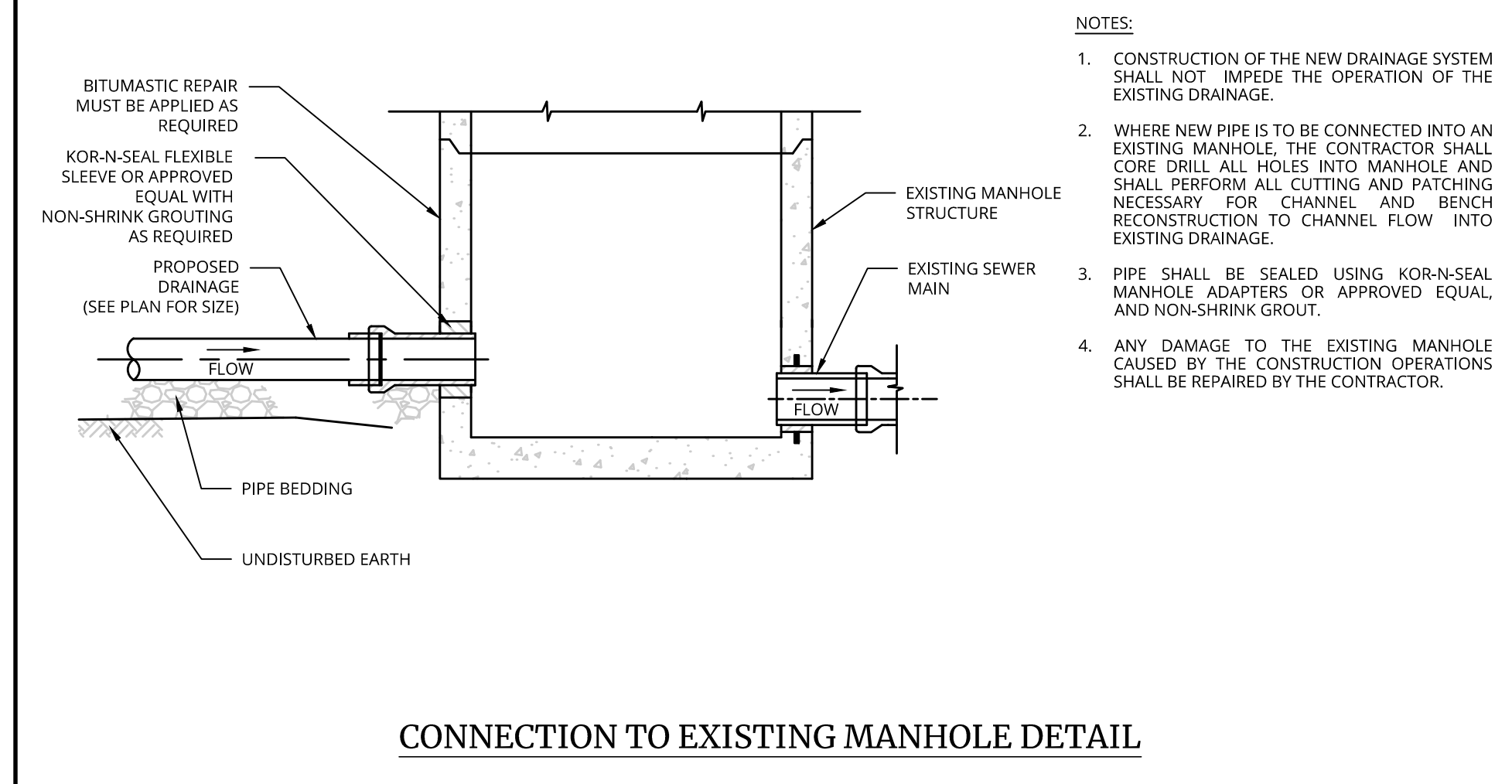
DRAWING NUMBER:
C-400



NOTES:
 1. GEOTEXTILE TO BE FASTENED SECURELY TO FENCE POST BY USING WIRE TIES OR HOG RINGS. USE 3 FASTENERS PER POST.
 2. SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.
 3. ALL SILT FENCE TO BE INSPECTED AND REMEDIAL MAINTENANCE PERFORMED BY THE CONTRACTOR AS REQUIRED. MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
 4. WHEN TWO SECTIONS OF FILTER FABRIC ARE JOINED, THEY SHALL BE OVER-WRAPPED BY SIX INCHES AND FOLDED.
 5. FILTER FABRIC TO BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
 6. PREFABRICATED UNITS SHALL MEET THE MINIMUM REQUIREMENTS SHOWN.
 7. IF SPACE PERMITTED, LOCATE SILT FENCE 10' AWAY FROM TOE OF SLOPE IF THE SLOPE IS STEEPER THAN 1:1.

STANDARD SILT FENCE DETAIL

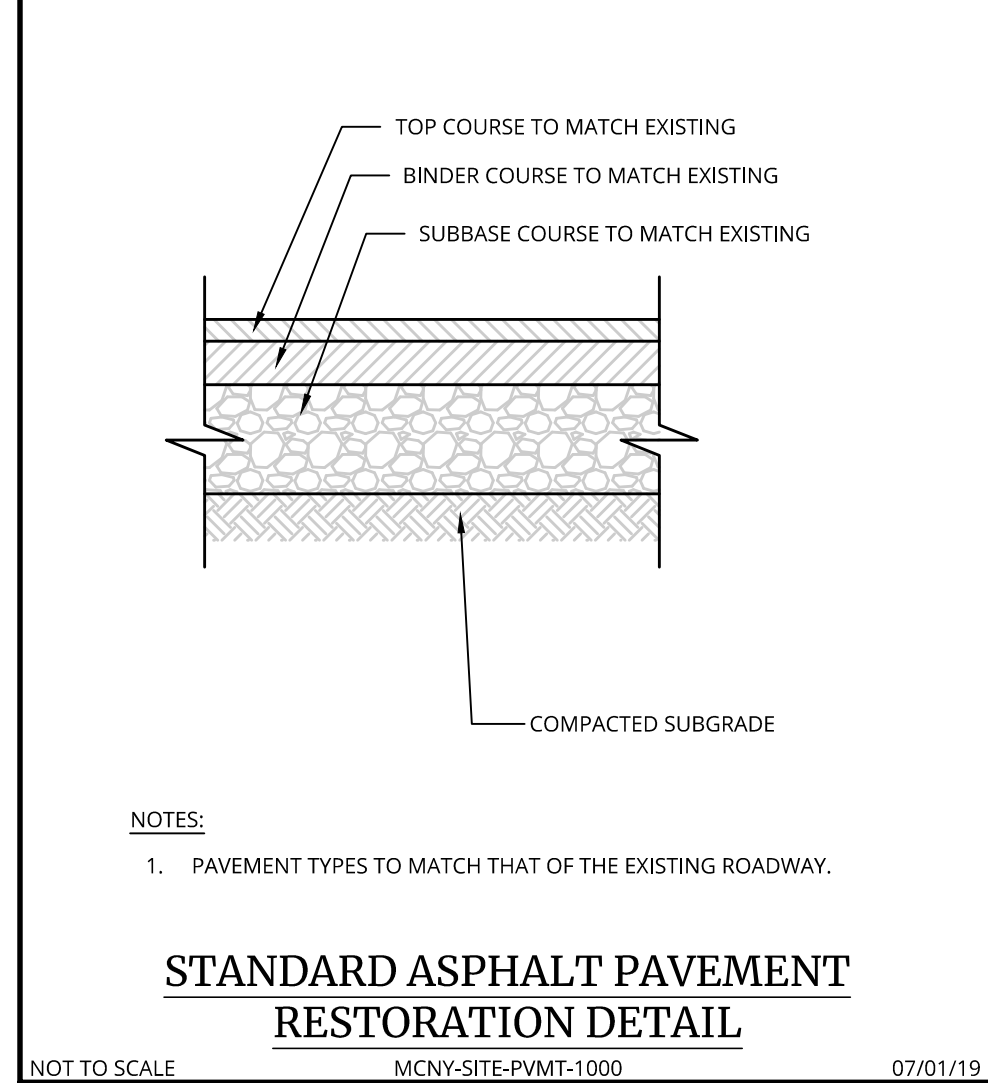
NOT TO SCALE MCNY-SOIL-EROS-1100 07/01/19



NOTES:
 1. CONSTRUCTION OF THE NEW DRAINAGE SYSTEM SHALL NOT IMPIDE THE OPERATION OF THE EXISTING DRAINAGE.
 2. WHERE NEW PIPE IS TO BE CONNECTED INTO AN EXISTING MANHOLE, THE CONTRACTOR SHALL CORE DRILL ALL HOLES INTO MANHOLE AND SHALL PERFORM ALL CUTTING AND PATCHING NECESSARY FOR CHANNEL FLOW INTO EXISTING DRAINAGE.
 3. PIPE SHALL BE SEALED USING KOR-N-SEAL MANHOLE ADAPTERS OR APPROVED EQUAL AND NON-SHRINK GROUT.
 4. ANY DAMAGE TO THE EXISTING MANHOLE CAUSED BY THE CONSTRUCTION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR.

CONNECTION TO EXISTING MANHOLE DETAIL

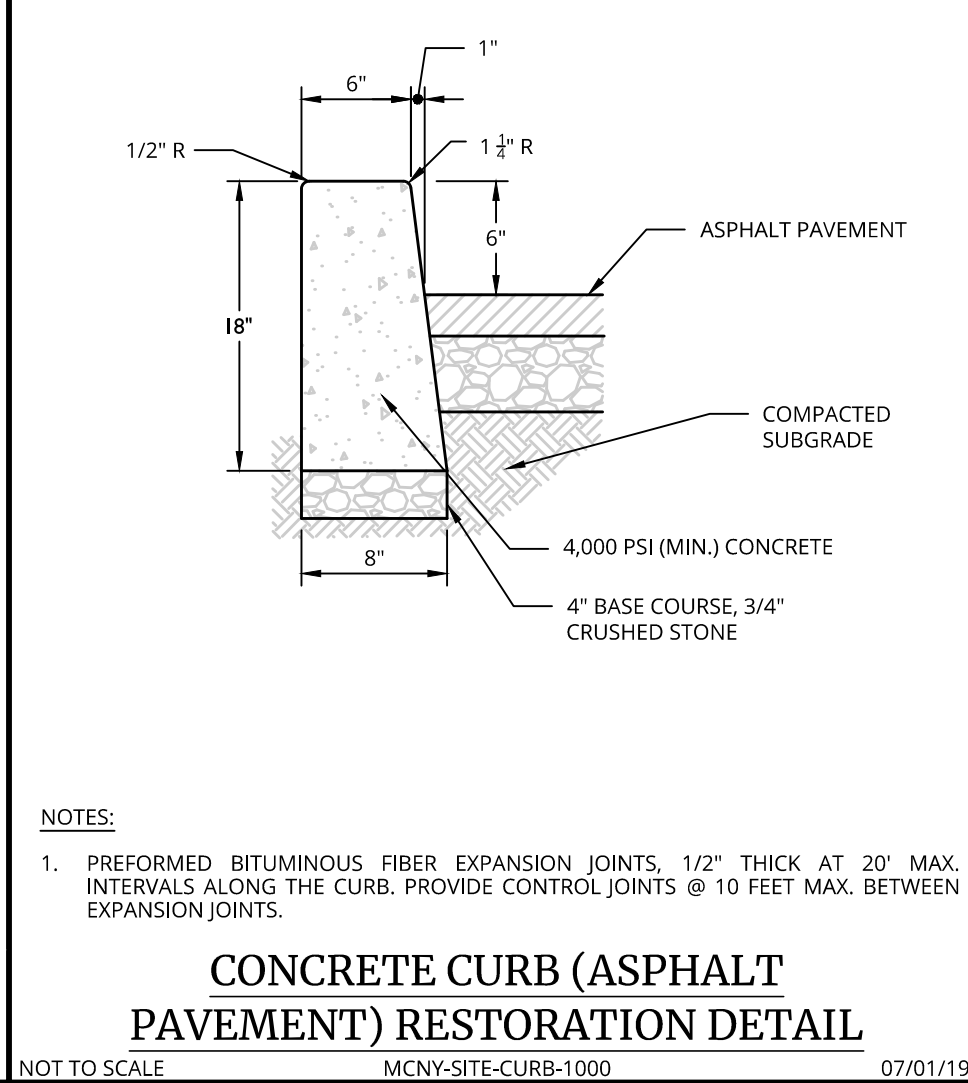
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NOTES:
 1. PAVEMENT TYPES TO MATCH THAT OF THE EXISTING ROADWAY.

STANDARD ASPHALT PAVEMENT RESTORATION DETAIL

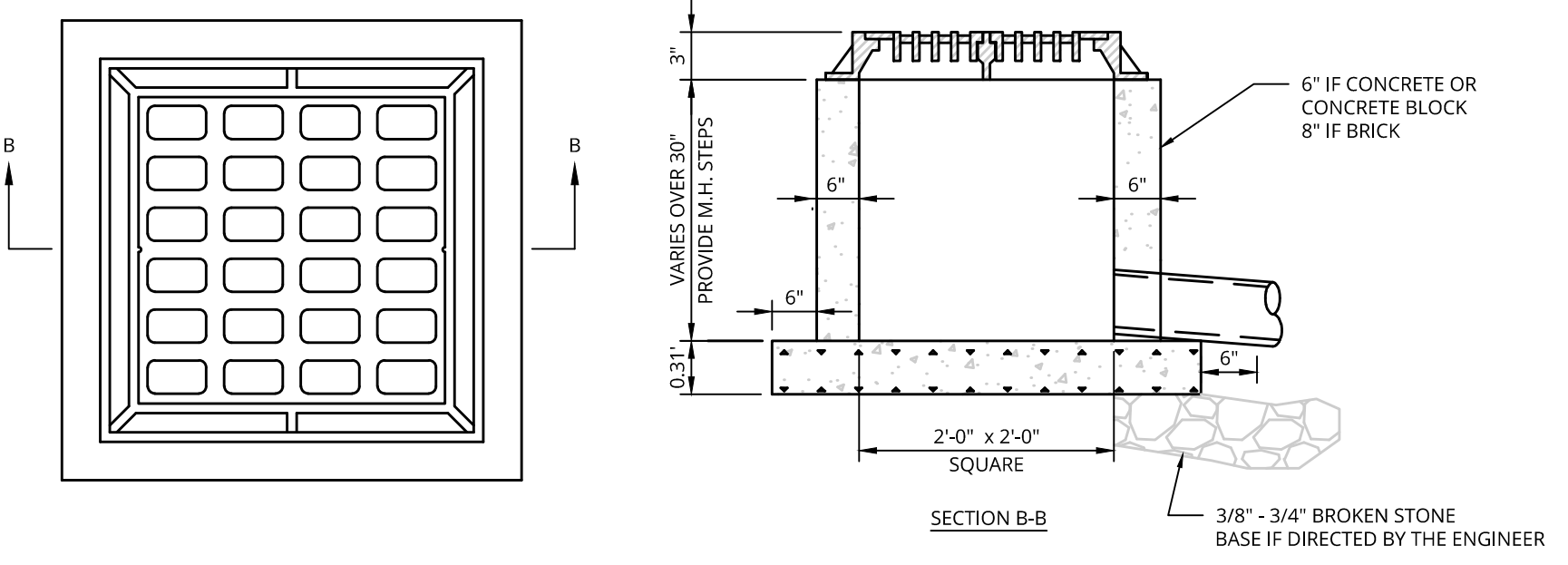
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NOTES:
 1. PREFORMED BITUMINOUS FIBER EXPANSION JOINTS, 1/2\"/>

CONCRETE CURB (ASPHALT PAVEMENT) RESTORATION DETAIL

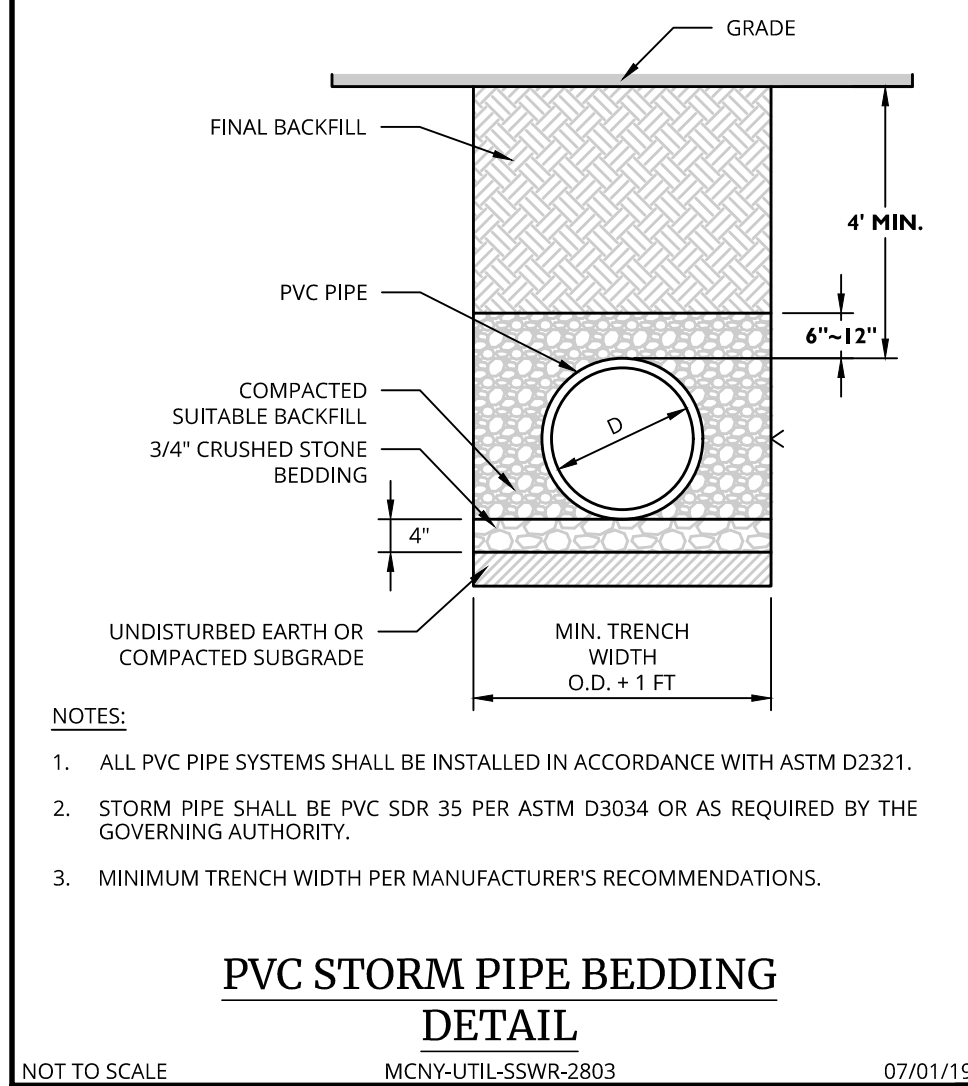
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GENERAL CONSTRUCTION NOTES:
 1. FOOTER TO BE CONCRETE.
 2. INVERT TO BE 4000 PSI CONCRETE.
 3. IF WALL CONSTRUCTION IS OTHER THAN CONCRETE, THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2\"/>

YARD INLET DETAIL

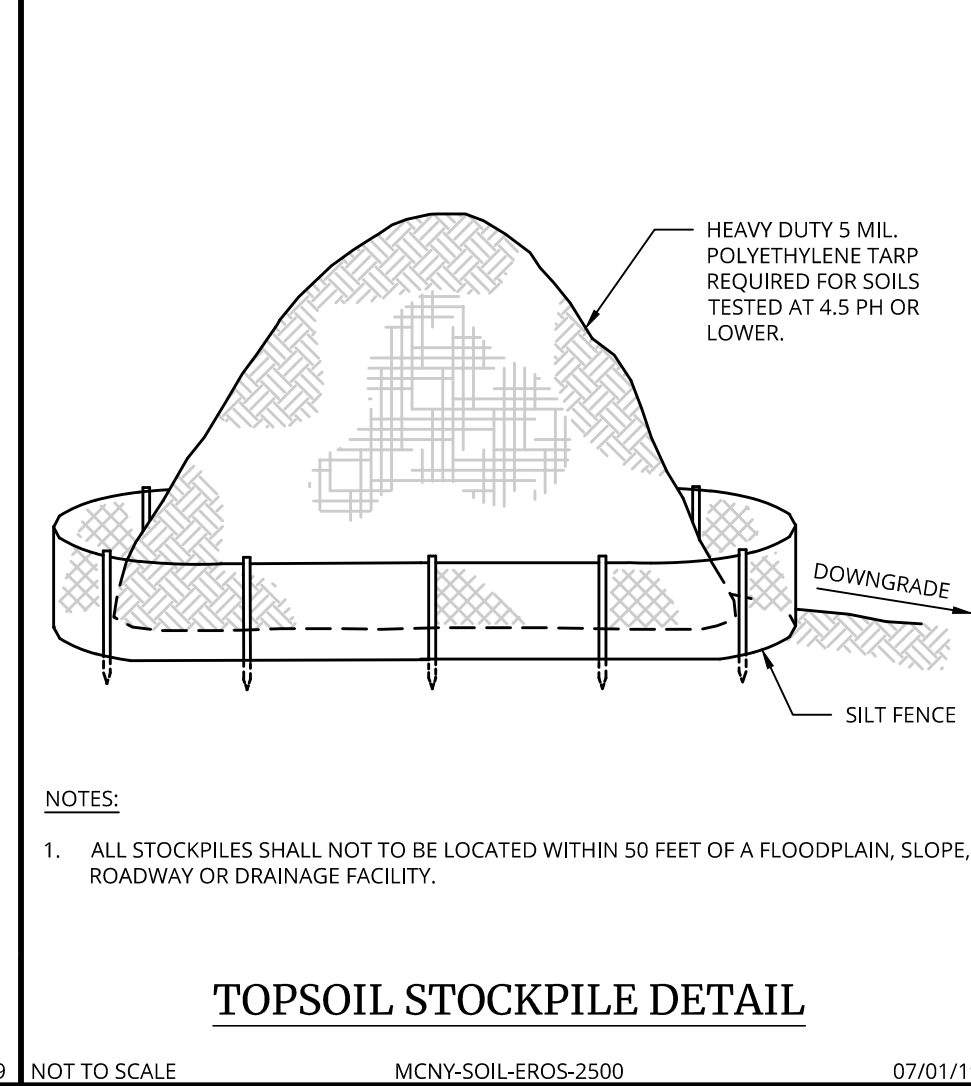
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NOTES:
 1. ALL PVC PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321.
 2. STORM PIPE SHALL BE PVC SDR 35 PER ASTM D3034 OR AS REQUIRED BY THE GOVERNING AUTHORITY.
 3. MINIMUM TRENCH WIDTH PER MANUFACTURER'S RECOMMENDATIONS.

PVC STORM PIPE BEDDING DETAIL

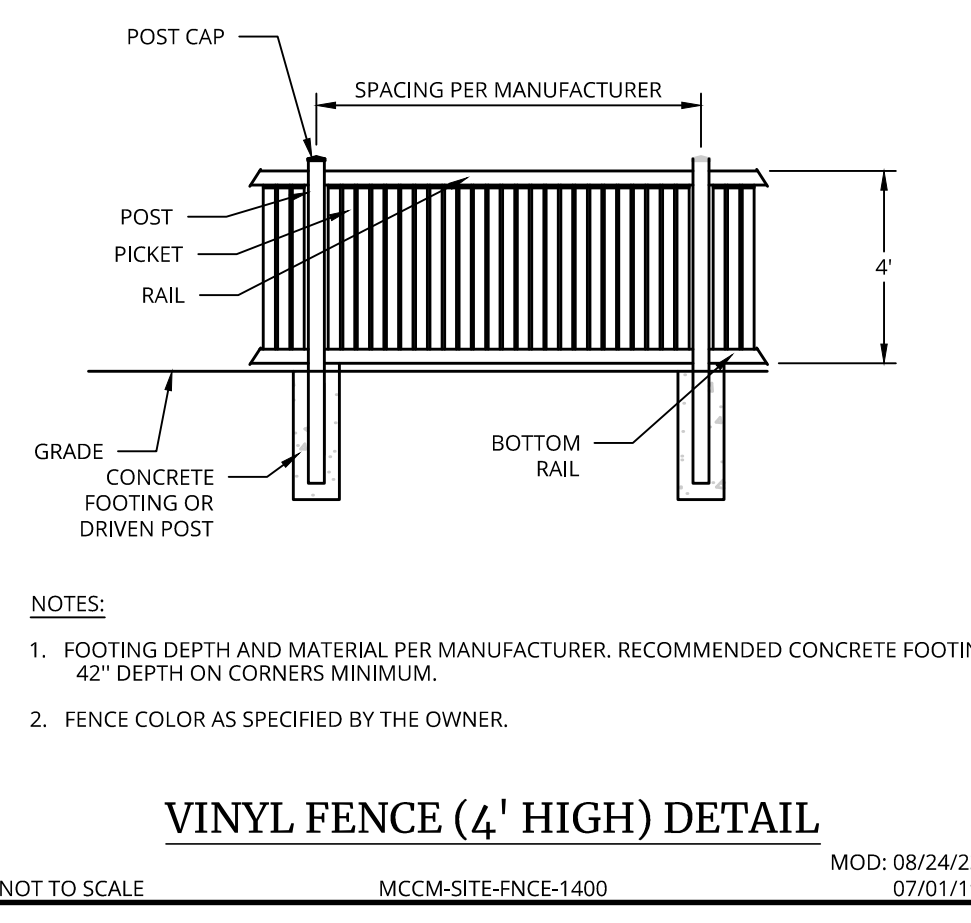
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NOTES:
 1. ALL STOCKPILES SHALL NOT BE LOCATED WITHIN 50 FEET OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY.

TOPSOIL STOCKPILE DETAIL

NOT TO SCALE MCNY-SOIL-EROS-2500 07/01/19



NOTES:
 1. FOOTING DEPTH AND MATERIAL PER MANUFACTURER. RECOMMENDED CONCRETE FOOTING 42\"/>

VINYL FENCE (4' HIGH) DETAIL

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CONSTRUCTION DETAILS

DRAWING NUMBER: C-500

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