

ROBERT LAGA
Chairman

NICHOLAS FANNIN
Vice Chairman

ROSE TROMBETTA
Secretary

TOWN OF CARMEL
ENVIRONMENTAL CONSERVATION BOARD



60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 - Ext. 190
www.ci.carmel.ny.us

BOARD MEMBERS

Edward Barnett
Vincent Turano
Julie McKeon

ENVIRONMENTAL CONSERVATION BOARD AGENDA

MAY 2, 2019 – 7:30 P.M.

SUBMISSION OF AN APPLICATION OR LETTER OF PERMISSION

<u>APPLICANT</u>	<u>ADDRESS</u>	<u>TAX MAP #</u>	<u>COMMENTS</u>
1. Jamal, Mohamad	188 West Lake Blvd	64.19-1-80	Demolish Existing Dock & Construct Deck
2. Reid, William	274 East Lake Blvd	65.13-1-2	Construct 247 sf 2 nd Floor Addition

MISCELLANEOUS

3. Minutes – 01/17/19, 03/7/19 & 03/21/19

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APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: Mohamad Jamah

Address of Applicant: 14 BONNIE Wood Dr. Email: _____
Putnam Valley

Telephone: _____ Name and Address of Owner if different from Applicant: _____

Property Address: 188 W. LAKE BLVD. Tax Map # 64.19-1-80

Agency Submitting Application if Applicable: _____

Location of Wetland: MAHOPAC LAKE

Size of Work Section & Specific Location: 479 S/F BOAT DOCK

Will Project Utilize State Owned Lands? If Yes, Specify: DOCK POSTS OVER LAKE

Type and extent of work (feet of new channel, yards of material to be removed, draining, dredging, filling, etc). A brief description of the regulated activity (attach supporting details).

Remove existing dock + replace with
floating dock. Construct 504 square foot deck

Proposed Start Date: ASAP Anticipated Completion Date: _____ Fee Paid \$ _____

CERTIFICATION

I hereby affirm under penalty of perjury that information provided on this form is true to the best of my knowledge and belief, false statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law. As a condition to the issuance of a permit, the applicant accepts full legal responsibility for all damage, direct or indirect, or whatever nature, and by whomever suffered, arising out of the project described here-in and agrees to indemnify and save harmless the Town of Carmel from suits, actions, damages and costs of every name and description resulting from the said project.

[Signature]
SIGNATURE

2/15/18
DATE

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information							
Name of Action or Project: BOAT DOCK							
Project Location (describe, and attach a location map): 188 W. LAKE BLVD.							
Brief Description of Proposed Action: Remove existing dock + replace with floating dock. Construct 504 sq ft dock.							
Name of Applicant or Sponsor: Mohamad Jamal		Telephone: 9					
Address: 14 BONNIE WOOD DR.		E-Mail: .30.c					
City/PO: PUTNAM VALLEY		State: NY	Zip Code:				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres							
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: <u>LAKE MAHOPAC</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: <u>NA</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			

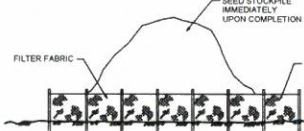
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Mohamed Jamal</u> Date: <u>2/15/19</u>		
Signature: <u>[Signature]</u> Title: <u>Pres</u>		



SITE

Diagram illustrating a vegetated pile stabilization system. The structure consists of a central pile (1) surrounded by a layer of vegetation (2). The entire pile is stabilized by a layer of vegetation or cover (3). The diagram also shows the minimum slope (MIN. SLOPE) and the silt fence (SILT FENCE) used for stabilization.

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.



NOTES:

- NO FUELING WITHIN 100' WETLANDS BUFFER
- WETLAND INSPECTOR SHALL BE PRESENT AT THE TIME OF SILT FENCE INSTALLATION& REMOVAL
- A SPILL KIT SHALL BE ON SITE AT ALL TIME DURING CONSTRUCTION

NOTE:

(5) 4' x 20' FLOATING DOCK BUILT SEPARATELY TO BE ASSEMBLY ON SITE

A-0 COVER PAGE-SITE PLAN, SILT FENCE
AND EROSION CONTROL

- | | |
|-----|----------------------------------|
| A-1 | FLOATING DOCK PLATFORM STRUCTURE |
| A-2 | EXISTING FLOOR PLAN |
| A-3 | FOUNDATION PLAN AND NOTES |
| A-4 | PROPOSED FLOOR PLAN AND NOTES |
| A-5 | PROPOSED ELEVATIONS |
| A-6 | PHOTOS FOR REFERENCE |

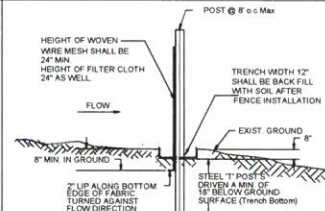
Anthony Soffile, P.E.
215 Hilltop Street
Mahopac, NY 10541
T. 845.628.6089

CONTRACTOR



PERS

NOTE: AT REMOVAL OF SILT FENCE THE CONTRACTOR SHALL RESTORE THE GROUND TO THE INTENDED CONDITION.



CONSTRUCTION SEQUENCE:

1. SCHEDULE FOR DEP INSPECTOR TO VISIT SITE & INSTALL S&T FENCE AS INDICATED PLANS BEFORE COMMENCING WORK OR EXCAVATING ON JOB SITE.
2. EXCAVATE AS NEEDED TO DEVELOP FOOTINGS. POUR CONCRETE FOOTING AND BUILD CONCRETE FILLED SONOTUBES AS INDICATED ON PLANS.
3. SCHEDULE FOR DEP INSPECTOR TO VISIT PREMISES FOR REMOVAL OF EROSION CONTROL MEASURES WHEN ALL DISTURBED AREAS ARE SUITABLY STABILIZED.

SEDIMENTATION & EROSION CONTROL NOTES

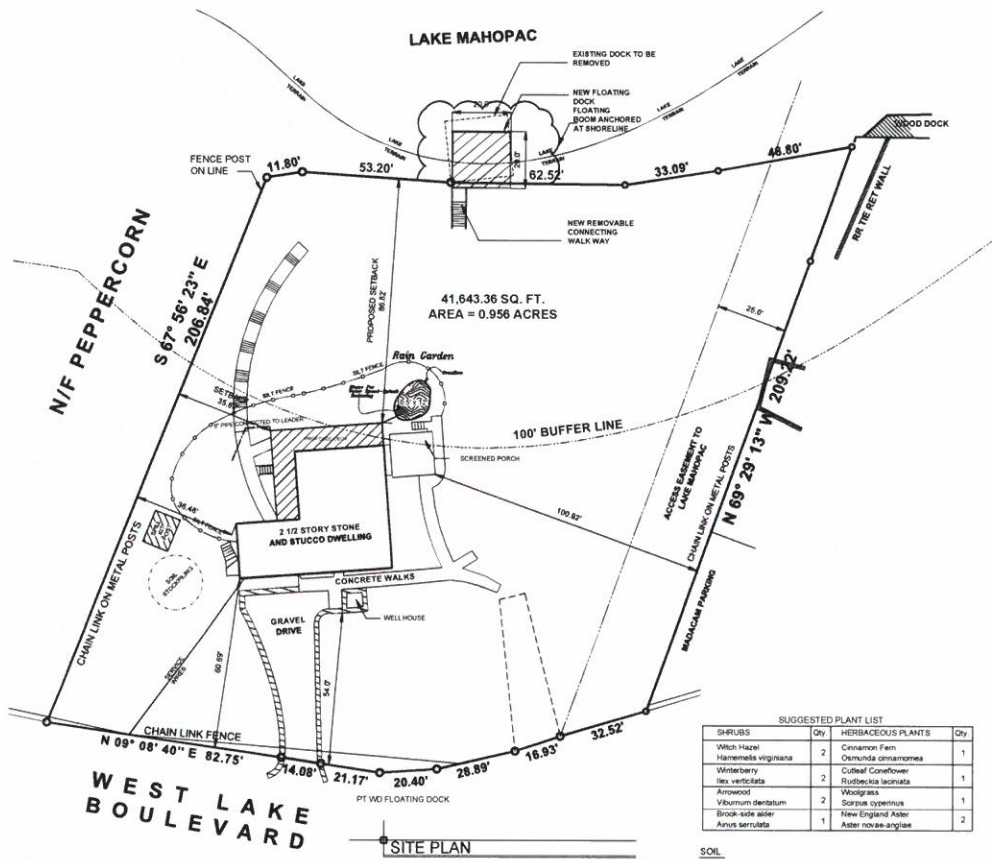
3. THE EROSION CONTROL PLAN IS ONLY TO REFERRED TO FOR THE INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES FOR ALL OTHER CONSTRUCTION ACTIVITIES. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED TO THE APPROPRIATE DURATION.
4. EROSION CONTROL MEASURES AND EROSION CONTROL STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH NEW YORK GUIDELINES FOR URBAN EROSION & SEDIMENT CONTROL.
5. WHEREVER FEASIBLE, NATURAL VEGETATION SHOULD BE RETAINED AND PROTECTED TO THE MAXIMUM EXTENT POSSIBLE. ANY OTHER VEGETATION DEVELOPED SHALL BE STOPPED AND IMMEDIATELY SEALED WITH 6:1 PERMANENT TALL FESCUE.
6. ANY EXPOSED SOIL SURFACES SHALL BE COVERED WITH EROSION CONTROL STRUCTURES TRAFFIC SHALL WITHIN 10 DAYS OF FINAL GRADING. RECOVERED PERMANENT VEGETATION SHALL BE MAINTAINED FOR A MINIMUM OF 1 YEAR. ANY EXPOSED SOIL SURFACES SHALL BE COVERED WITH A MINIMUM OF TOPSOIL (FROM STOCKPILE AREA) AND BE SEEDED AND MULCHED AS FOLLOWS:
7. SEED MIXTURE TO BE PLANTED BETWEEN APRIL 1 AND MAY 15 OR BETWEEN AUGUST 15 AND SEPTEMBER 15. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 50 POUNDS PER ACRE IN THE FOLLOWING PROPORTIONS:
8. CREEPING RED FESCUE 40 %
PERMANENT TALL FESCUE 40 %
ANNUAL RYEGRASS 20 %
ANNUAL BERGMANN 20 %
ANNUAL PERGYRASS 20 %

- [illegible]

[illegible]

JAMAL
188 W Lake Blvd
Mahopac, NY 10541

Drawing Number	E-1		
	Date	APRIL-18-19	
	Scale	As Noted	
	Check By: PM	Dwg. By: PM	Mag #

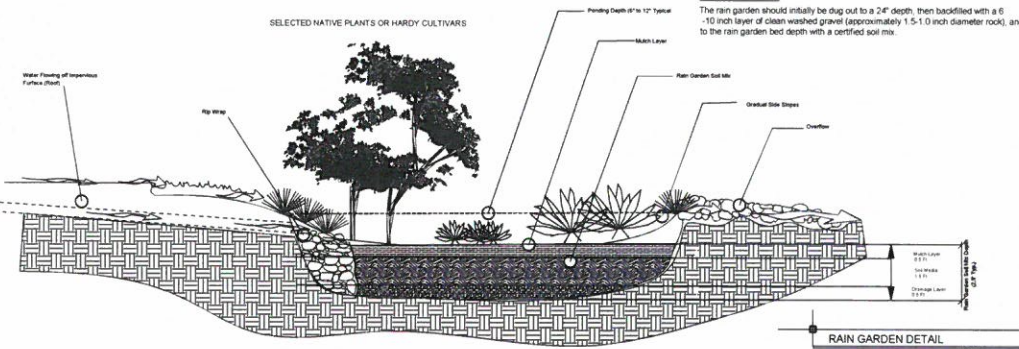


SUGGESTED PLANT LIST			
SHRUBS	Qty	HERBACEOUS PLANTS	Qty
Witch Hazel	2	Ceanothus	1
Hymenocallis virginiana		Oenothera biennis	1
Wisteria	2	Cutleaf Conifer	1
Veronica	2	Rudbeckia laciniata	1
Amorpha		Woolgrass	1
Viburnum dentatum	2	Sorbus cydoniifolia	1
Brodiaea	1	New England Aster	2
Aster serrulatus	1	Aster novae-angliae	2

SOIL
The composition of the soil media should consist of 50% sand, 20-30% top soil with less than 5% clay content, and 20-30% leaf compost. The depth of the amended soil should be approximately 4 inches below the bottom of the deepest root ball.

CONSTRUCTION
The rain garden should initially be dug out to a 2' depth, then backfilled with a 6" - 10" inch layer of clean washed gravel (approximately 1.5-1.0 inch diameter rock), and filled back to the rain garden bed depth with a certified soil mix.

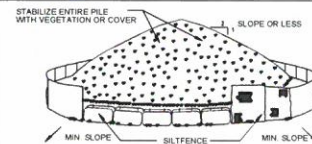
SELECTED NATIVE PLANTS OR HARDY CULTIVARS



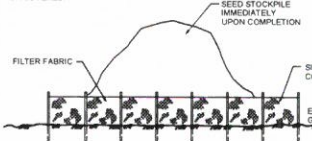
RAIN GARDEN DETAIL

SITE

LOCATION MAP



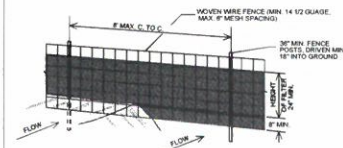
- INSTALLATION NOTES**
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
 3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAUBLES, THEN STABILIZED WITH VEGETATION OR COVERED.



SOIL STOCKPILING DETAIL

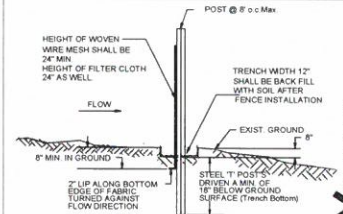
SEDIMENTATION & EROSION CONTROL NOTES

1. THE EROSION CONTROL PLAN IS ONLY TO REFERRED TO FOR THE INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES. FOR ALL OTHER CONSTRUCTION RELATED ACTIVITIES, INCLUDING BUT NOT LIMITED TO, GRADING AND UTILITIES, REFER TO THE APPROPRIATE DRAWINGS.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH NEW YORK GUIDELINES FOR URBAN EROSION & SEDIMENT CONTROL, LATEST EDITION.
3. WHEREVER FEASIBLE, NATURAL VEGETATION SHOULD BE RETAINED AND PROTECTED.
4. ALL TOPSOIL TO BE STRIPPED FROM THE AREA BEING DEVELOPED SHALL BE STOCKPILED AND IMMEDIATELY SEEDING WITH 1:1 PERMANENT TALL FESCUE.
5. ANY GRADED AREAS NOT SUBJECT TO FURTHER DISTURBANCE OR CONSTRUCTION TRAFFIC SHALL, WITHIN 10 DAYS OF FINISH GRADING, RECEIVE PERMANENT VEGETATION COVER IN COMBINATION WITH A SUITABLE MULCH. ALL SEEDING AREAS TO RECEIVE A MINIMUM 4" TOPSOIL FROM STOCKPILE AREA AND BE SEEDING AND MULCHED AS FOLLOWS:
SEED MIXTURE TO BE PLANTED BETWEEN APRIL 1 AND MAY 15, OR BETWEEN AUGUST 15 AND OCTOBER 15 OR AS DIRECTED BY PROJECT REPRESENTATIVE. AT RATE OF 50 POUNDS PER ACRE IN THE FOLLOWING PROPORTIONS:
KENTUCKY BLUEGRASS 20%
CREeping RED FESCUE 40%
PERENNIAL RYEGRASS 20%
ANNUAL RYEGRASS 20%
MULCH, SALT FREE OR SHALL GRASS STRAW APPLIED AT A RATE OF 90 LBS/1000 S.F. OR 2 TONS/ACRE, TO BE APPLIED AND ANCHORED ACCORDING TO NEW YORK GUIDELINES FOR URBAN EROSION & SEDIMENT CONTROL, LATEST EDITION.
6. GRASS SEED MIX MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE NY SOOT STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS, SECTION 810.10, METHOD B.
7. ALL CONTROL MEASURES FOR EROSION AND SEDIMENTATION SHALL 7. COMPLY WITH THE FOLLOWING INSPECTION SCHEDULE:
A. WEEKLY INSPECTIONS OF ALL CONTROL MEASURES.
B. WEEKLY INSPECTIONS OF IN-STREAM CONTROL MEASURES.
C. INSPECTIONS OF ALL CONTROL MEASURES BEFORE FORECASTED PERIODS OF HEAVY OR PROLONGED RAIN.
D. WEEKLY INSPECTIONS OF ON AND OFF-SITE AREAS DOWNSTREAM FROM CONSTRUCTION ACTIVITIES.
E. THE INSPECTIONS SHALL BE CONDUCTED BY THE APPLICANT AND/OR HIS REPRESENTATIVE, I.E. THE SITE ENGINEER, OR THE CONTRACTOR, TO DETERMINE THE FOLLOWING:
1. THE CONDITIONS OF THE EROSION MEASURES AND THE NEED FOR REPAIR OR REPLACEMENT.
2. THE NEED FOR MAINTENANCE, E.G. REMOVAL OF SEDIMENT FROM BARRIERS, TRAPS, AND BASINS.
3. THE NEED FOR ADDITIONAL CONTROL MEASURES.
4. THE NEED FOR REAPPLICATION OF SEEDING, NETTING AND/OR MULCHING.
5. THE OVERALL EFFECTIVENESS OF THE CONTROL PLAN.
6. ALL TEMPORARY AND PERMANENT CONTROL DEVICES MUST BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL NECESSARY REPAIRS SHALL BE PERFORMED IMMEDIATELY.
7. THESE PLANS INDICATE THE LOCATION OF THE ADDITIONAL CONTROL MEASURES SHALL BE AT THE DISCRETION OF THE CONTRACTOR, THE SITE ENGINEER OR THE TOWN.
8. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE O.P.R.
9. CUT AND FILLS SHALL NOT EXPOSE ADJACENT PROPERTY, NOT DIVERT WATER FROM THE PROPERTY OF OTHERS.
10. ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT OF OTHERS.
11. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE SUITABLY STABILIZED.



PERSPECTIVE VIEW

N.T.S.
NOTE: AT REMOVAL OF SILT FENCE THE CONTRACTOR SHALL RESTORE THE GROUND TO THE INTENDED CONDITION.



WIRE REINFORCED SILT FENCE DETAIL

N.T.S.

RAIN GARDEN SIZING AND DESIGN GUIDANCE
 $WQ_v = V_{in} + V_{di} + (D_p \times A_{gr})$
 $V_{in} = A_{gr} \times D_{in} \times X_{perm}$
 $V_{di} (\text{optional}) = A_{gr} \times D_{di} \times n_{di}$
 where:
 V_{in} = volume of the rain garden (cubic feet)
 V_{di} = volume of the drainage layer (cubic feet)
 A_{gr} = rain garden surface area (square feet)
 D_{in} = depth of the soil media, typically 1.0 to 1.5 feet (feet)
 D_{di} = depth of the drainage layer, typically 0.5 to 1.0 feet (feet)
 D_p = depth of ponding above surface, maximum 0.5 feet (feet)

RAIN GARDEN SIZING CALCULATIONS
 121 of impervious drainage area (e.g., rooftops), a rain garden PROPOSED GARDEN SIZING design has been proposed with a 121 of surface area, a soil layer depth of 12 inches, a drainage layer depth of 6 inches, and an allowable ponding depth of 3 inches.
 Design to satisfies site WQ_v requirements:

$$WQ_v = \frac{(P) (R) (A)}{12}$$

where:
 P = 80% rainfall number = 1.3 in
 R_v = 0.054000 (0.05 + 0.054000/100) = 0.05
 I = Percentage impervious area draining to site = 100%
 A = Area draining to practice (treatment area) = 120 ft²

$$WQ_v = \frac{(1.3) (0.05) (120)}{12}$$

$$WQ_v = 12.36 \text{ cfs}$$

Step 2: Solve for drainage layer and soil media storage volume
 $V_{in} = A_{gr} \times D_{in} \times X_{perm}$
 $V_{di} = A_{gr} \times D_{di} \times n_{di}$
 where:
 A_{gr} = proposed rain garden surface area = 121 of
 D_{in} = depth soil media = 12 inches = 1.0 ft
 D_{di} = depth drainage layer = 6 inches = 0.5 ft
 X_{perm} = permeability of soil media = 0.20
 n_{di} = porosity of drainage layer = 0.40
 $V_{in} = 121 \text{ sf} \times 1.0 \text{ ft} \times 0.20 = 24.2 \text{ sf}$
 $V_{di} = 121 \text{ sf} \times 0.5 \text{ ft} \times 0.40 = 24.2 \text{ sf}$
 D_p = ponding depth = 3 inches = 0.25 ft
 $WQ_v < V_{in} + V_{di} + D_p \times A_{gr} = 24.2 \text{ sf} + 24.2 \text{ sf} + (0.25 \text{ ft} \times 120 \text{ sf}) = 78.0 \text{ sf}$
 $WQ_v = 12.45 \text{ cfs} < 78.0 \text{ cfs}$ OK
 Construct a Rain Garden 10' x 12' = 120 sf

- NOTES:**
- NO FUELING WITHIN 100' WETLANDS BUFFER.
 - WETLAND INSPECTOR SHALL BE PRESENT AT THE TIME OF SILT FENCE INSTALLATION/REMOVAL.
 - A SPILL KIT SHALL BE ON SITE AT ALL TIME DURING CONSTRUCTION.
 - NO MACHINERY TO BE OPERATED WITHIN 100' BUFFER LINE.

NOTE:
 (5) 4' x 20' FLOATING DOCK UNITS BUILT SEPARATELY TO BE ASSEMBLED ON SITE.

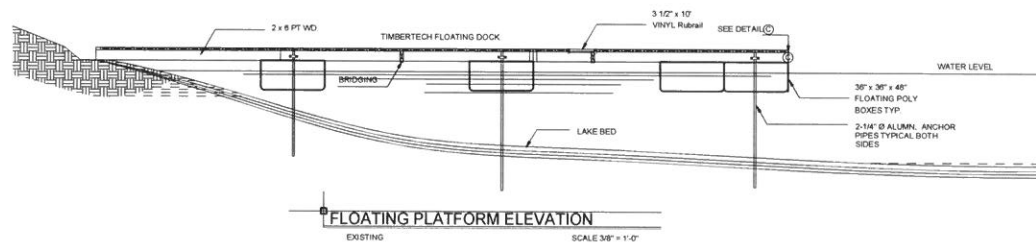
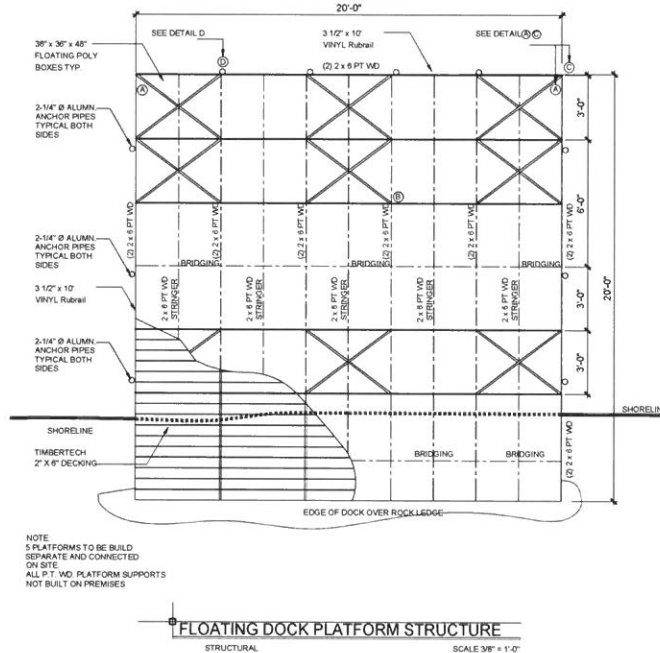
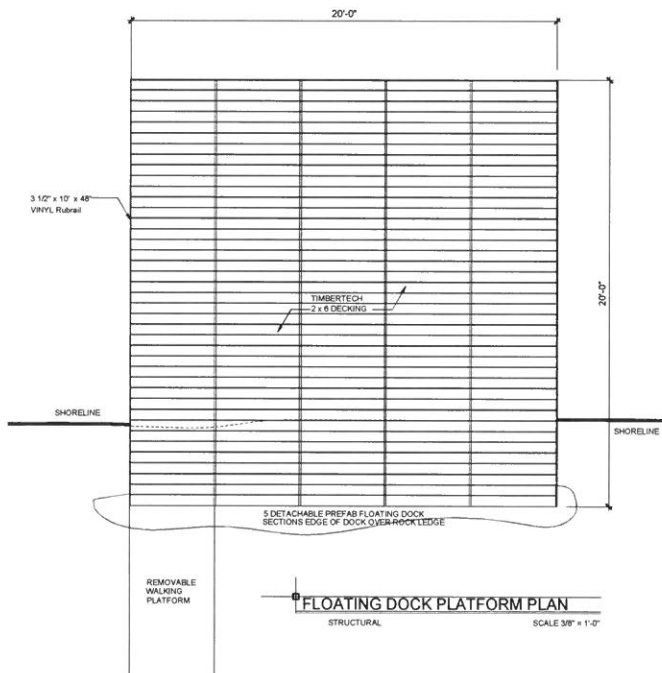
DESIGN: JAMAL & ASSOCIATES, INC.
 PROJECT: WEST LAKE BOULEVARD
 SHEET: SITE PLAN, SILT FENCE AND EROSION CONTROL

DESIGN GROUP
 JAMAL & ASSOCIATES, INC.
 188 W. Lake Blvd
 Mahopac, NY 10541

ISSUES / REVISIONS	DATE	BY	REVISION
1. SITE PLAN, SILT FENCE AND EROSION CONTROL			

JAMAL
 188 W. Lake Blvd
 Mahopac, NY 10541

DATE: APRIL 19, 19
 SCALE: AS SHOWN
 SHEET: A-0



SEDIMENTATION CONTROL NOTES

THE EROSION CONTROL PLAN IS ONLY TO REFERRED TO FOR THE INSTALLATION

1. OF SEDIMENTATION AND EROSION CONTROL MEASURES FOR ALL OTHER CONSTRUCTION RELATED ACTIVITIES, INCLUDING BUT NOT LIMITED TO, GRADING AND UTILITIES, REFER TO THE APPROPRIATE DRAWINGS
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH NEW YORK GUIDELINES FOR URBAN EROSION & SEDIMENT CONTROL, LATEST EDITION
3. WHENEVER FEASIBLE, NATURAL VEGETATION SHOULD BE RETAINED AND PROTECTED
4. ALL TOPSOIL TO BE STRIPPED FROM THE AREA BEING DEVELOPED SHALL BE STOCKPILED AND IMMEDIATELY SEEDED WITH K-31 PERENNIAL TALL FESCUE
5. ANY GRADED AREAS NOT SUBJECT TO FURTHER DISTURBANCE OR CONSTRUCTION TRAFFIC SHALL, WITHIN 18 DAYS OF FINAL GRADING, RECEIVE PERMANENT VEGETATION COVER IN COMBINATION WITH A SUITABLE MULCH. ALL SEEDED AREAS TO RECEIVE A MINIMUM 4" TOPSOIL FROM STOCKPILE AREA, AND BE SEEDED AND MULCHED AS FOLLOWS:

SEED MIXTURE TO BE PLANTED BETWEEN APRIL 1 AND MAY 15, OR BETWEEN AUGUST 15 AND OCTOBER 15 OR AS DIRECTED BY PROJECT REPRESENTATIVE AT A RATE OF 50 POUNDS PER ACRE IN THE FOLLOWING PROPORTIONS:

KENTUCKY BLUEGRASS	25 %
CREeping RED FESCUE	40 %
PERENNIAL RYEGRASS	25 %
ANNUAL RYEGRASS	20 %

MULCH: SALT HAY OR SHALL GRASS STRAW APPLIED AT A RATE OF 90 LBS./1000 S.F. OR 2 TONS/ACRE, TO BE APPLIED AND ANCHORED ACCORDING TO NEW YORK GUIDELINES FOR URBAN EROSION & SEDIMENT CONTROL, LATEST EDITION.

6. GRASS SEED MIX MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS, SECTION 610.3.02, METHOD #1.

7. ALL CONTROL MEASURES FOR EROSION AND SEDIMENTATION SHALL COMPLY WITH THE FOLLOWING INSPECTION SCHEDULE:

- A) WEEKLY INSPECTIONS OF ALL CONTROL MEASURES
- B) WEEKLY INSPECTIONS OF IN-STREAM CONTROL MEASURES
- C) INSPECTIONS OF ALL CONTROL MEASURES BEFORE FORECASTED AND AFTER PERIODS OF HEAVY OR PROLONGED RAIN
- D) CUT AND FILL SHALL NOT ENRIDGE ADJACENT PROPERTY, NOT DIVERT WATER ONTO THE PROPERTY OF OTHERS

NOTES:
PLATFORM AREA = 97.25 S.F. ALLOWED DIMENSION OVER WATER 25'-0" MAX. REMOVABLE SECTIONS TO BE PLACED OUT OF THE WATER DURING WINTER TIME.

ALWAYS CALL BEFORE YOU DIG



CONNECTIONS DETAILS

DETAIL A

DETAIL B

DETAIL C

DETAIL D

NOTES:
PLATFORM AREA = 400 S.F.
ALLOWED DIMENSION OVER WATER 25'-0" MAX.
REMOVABLE SECTIONS TO BE PLACED OUT OF THE WATER DURING WINTER TIME

DESIGN GROUP

210 N. 10TH ST. WASHINGTON, DC 20004

202.462.1111

DESIGNER: JAMAL

DATE: 4.15.19

PROJECT: FLOTTING DOCK AT WADSWORTH LAKE

REVISIONS:

NO.	DATE	DESCRIPTION
1	4.15.19	FOR MEETING COMMENTS

FLOOR PLAN

JAMAL

188 W Lake Blvd

Mahopac, NY 10541

Scale: As Noted

Date: 4.15.19

Drawn By: PM

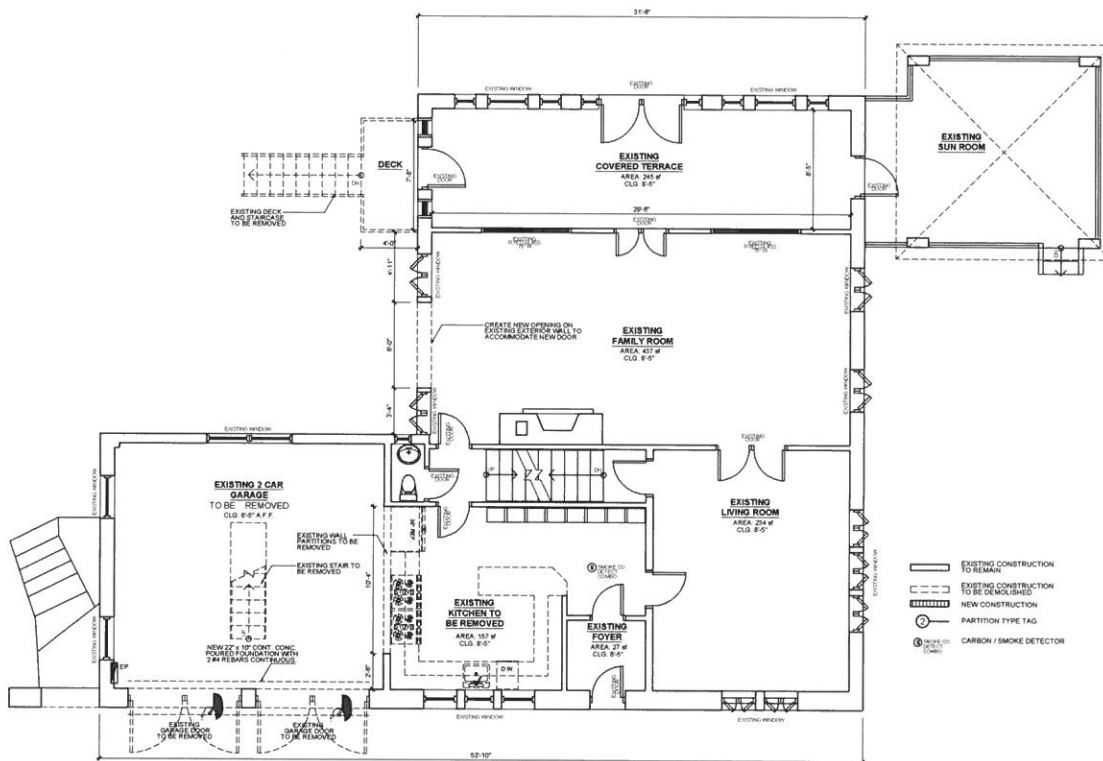
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Drawn By: J

Check By: J



EXISTING BASEMENT PLAN
2,037 SQ. FT. SCALE 1/4" = 1'-0"

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR
A/C	AIR CONDITIONING UNIT
B.D.	BOARD
B.L.D.G. STD.	BUILDING STANDARD
B.L.K./B.L.G.	BLOCK / BLOCKING
B.O.	BOTTOM OF / BY OTHERS
B.R.K.T.S.	BRACKETS
CAB.	CABINET
CATV	CABLE TELEVISION
C.L.G.	CEILING
C.L.R.	CLEAR
C.O.L.	COLUMN
CONT.	CONTINUOUS
DIM.	DIMENSION
D.W.	DISHWASHER
DWG.	DRAWING
D.P.	DEEP
EXT.	EXTERIOR
EQ.	EQUAL
EXT.	EXTERIOR
EQ.	EQUAL
F.A.R.	FLOOR AREA RATIO
F.F.	FINISH FLOOR
FIN.	FINISH
F.S.	FULL SCALE
FSTR	FASTENER
GL.	GYPSUM WALL BOARD
GYPSUM	GYPSUM
H.W.D.	HARDWOOD
H.M.	HOLLOW METAL
H.T.	HEIGHT
J.T.	JOINT
L.T.	LIGHT
MAX.	MAXIMUM
MIN.	MINIMUM
M.T.L.	METAL
MFD.	MANUFACTURED
MFR.	MANUFACTURER
M.D.G.	MOLDING
M.O.	MASONRY OPENING
N.T.S.	NOT TO SCALE
N.I.C.	NOT IN CONTRACT
OPNG.	OPENING
O.C.	ON CENTER
PTD.	PAINTED
PLY.	PLYWOOD
REF.	REFRIGERATOR
REIN.	REINFORCED
R.O.	ROUGH OPENING
RM.	ROOM
SHT.	SHEET
S.P.	SOUND-PROOF
SM.	SIMILAR
SPKLR.	SPEAKER
STL.	STAINLESS STEEL
STD.	STANDARD
STR.	STAIR
SUSP.	SUSPENDED
TBD.	TO BE DETERMINED
TEL.	TELEPHONE
THRU.	THROUGH
T.O.	TRIMMED OPENING / TOP OF
TYP.	UNLESS OTHERWISE NOTED
U.O.N.	VERIFY IN FIELD
V.I.F.	VERIFY IN FIELD
W.C.	WATER CLOSET
W.D.	WASHER / DRYER
W.P.	WATER-PROOF

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- NEW CONSTRUCTION
- PARTITION TYPE TAG
- CARBON / SMOKE DETECTOR

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO COMMENCING WORK.
2. CONSTRUCTION NOTES ON DRAWINGS ARE INCLUSIVE OF ALL TRADES AND SHALL BE READ AND UNDERSTOOD BY ALL CONTRACTORS AND SUBCONTRACTORS.
3. ARCHITECTURAL DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS ACTUAL FIELD CONDITIONS AND THE WORK OF OTHER TRADES PERMIT. ANY WIRING, WELDING, OR MATERIALS NOT SPECIFICALLY SHOWN OR SPECIFIED BUT NEEDED TO COMPLETE THE WORK SHALL BE DEEMED TO BE PART OF THE WORK AND SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK, SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
4. THE CONTRACTOR SHALL VERIFY ALL EQUIPMENT LOCATIONS, CLEARANCES AND HOOK-UPS WITH MANUFACTURER'S SPECIFICATIONS WHETHER THE EQUIPMENT IS SUPPLIED BY THE GENERAL CONTRACTOR OR OTHERS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF ALL WORK, WHETHER BY THE GENERAL CONTRACTOR OR BY SUBCONTRACTORS. NO ALLOWANCES SHALL BE MADE ON BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.
6. CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE REQUIREMENTS OF LOCAL AUTHORITIES.
7. CONTRACTOR SHALL EMPLOY WORKMEN SKILLED IN THE WORK THEY PERFORM. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS, WORKMANLIKE MANNER AND IN NO WAY SHALL DAMAGE OR WEAKEN THE STRUCTURAL STRENGTH OR INTEGRITY OF THE EXISTING BUILDING.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL METHODS AND MEANS OF CONSTRUCTION AND PROVIDE ALL SAFEGUARDS TO ENSURE SAFETY TO THE PUBLIC FOR THE DURATION OF THIS RENOVATION PROJECT.
9. CONTRACTOR SHALL CONFORM TO THE RESIDENTIAL BUILDING CODE OF NEW YORK STATE AND OTHER APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS, REGULATIONS, ORDINANCES AND REQUIREMENTS.
10. CONTRACTOR SHALL OBTAIN THE REQUIRED PERMITS AND PAY THE REQUIRED FEES, INCLUDING FOR THE USE OF CRANES, HOSTS OR OTHER SPECIAL EQUIPMENT, BEFORE COMMENCING WORK. ALL PERMITS SHALL BE CONSPICUOUSLY DISPLAYED AT THE SITE IN A LOCATION OPEN TO PUBLIC INSPECTION FOR THE DURATION OF THE WORK.
11. WORK SHALL NOT COMMENCE UNTIL IT HAS BEEN APPROVED BY THE AGENCIES HAVING JURISDICTION.
12. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS OR APPROPRIATE MATERIALS INSTITUTE, WHERE MANUFACTURER'S SPECIFICATIONS SO STATE. MANUFACTURER SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THEIR PRODUCT AND SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, DESIGNER AND GENERAL CONTRACTOR IN CASE OF FAILURE.
13. ALL CONTRACTORS TO PROVIDE ALL NECESSARY BARRICADES AND SAFETY PRECAUTIONS AND STRICTLY ADHERE TO ALL APPLICABLE CODES RELATED TO SAFETY, INCLUDING STATE, LOCAL AND OSHA REQUIREMENTS.
14. ALL MATERIALS AND EQUIPMENT SHALL BE APPROVED FOR USE AS REQUIRED BY GOVERNING MUNICIPAL, STATE AND/OR FEDERAL AGENCIES AND SHALL MEET ALL REQUIRED CONDITIONS.
15. PLUMBING AND ELECTRICAL WORK SHALL BE DONE BY LICENSED PLUMBER AND ELECTRICIAN.
16. THESE BID DOCUMENTS DO NOT INCLUDE THE DESIGN OF PLUMBING OR HVAC SYSTEMS.
17. THE DESIGNER SHALL HAVE FINAL APPROVAL OF HVAC, RADIATOR LOCATIONS, SPRINKLER HEAD LOCATIONS, NEW DUCT LAYOUT, SUPPLY AND RETURN AIR GRILLE LOCATIONS.
18. PROVIDE AND INSTALL ALL REQUIRED WIRING FOR NEW CONSTRUCTION AND MODIFICATIONS TO EXISTING AREAS AS REQUIRED AS PER THE POWER AND LIGHTING PLANS. RELOCATE EXISTING SERVICES AS MAY BE REQUIRED. REVIEW PROPOSED RELOCATIONS WITH DESIGNER PRIOR TO STARTING WORK.
19. OBTAIN ALL REQUIRED PERMITS, INSPECTIONS AND APPROVALS. COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR AND THE APPLICABLE UTILITY COMPANIES. ENTIRE INSTALLATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE, STATE AND LOCAL CODES AND ORDINANCES AND THE ELECTRIC UTILITY AND TELEPHONE COMPANIES.

BATHROOM CABINETS & KITCHEN CABINETS & APPLIANCES

- A) PROVIDE STOCK HARDWOOD WITH LACQUER FINISH OR LAMINATED PLASTIC CABINETS WITH LAMINATED PLASTIC TOP AND BACKPLANK.
- B) KITCHEN LAY OUT SHOWN ON PLANS IS FOR REFERENCE ONLY. WE RECOMMEND KITCHEN MANUFACTURER REPRESENTATIVE TO VISIT CONSTRUCTION SITE WHEN WALLS ARE ERECTED FOR ACCURATE DIMENSIONS AND TEMPLATES. SHOP DRAWINGS MUST BE SUBMITTED TO COST PRIOR TO ELABORATION OF CABINETS AND COUNTER TOPS.
- C) PROVIDE DISHWASHER, OVEN AND RANGE WITH HOOD AND EXHAUST FAN OVER, VENT TO EXTERIOR. PROVIDE DRYER VENTS TO EXTERIOR.



NOTES:
ALL WORK SHALL BE IN COMPLIANCE WITH THE 2015 IRC EDITION & 2017 NYS UNIFORM CODE SUPPLEMENT

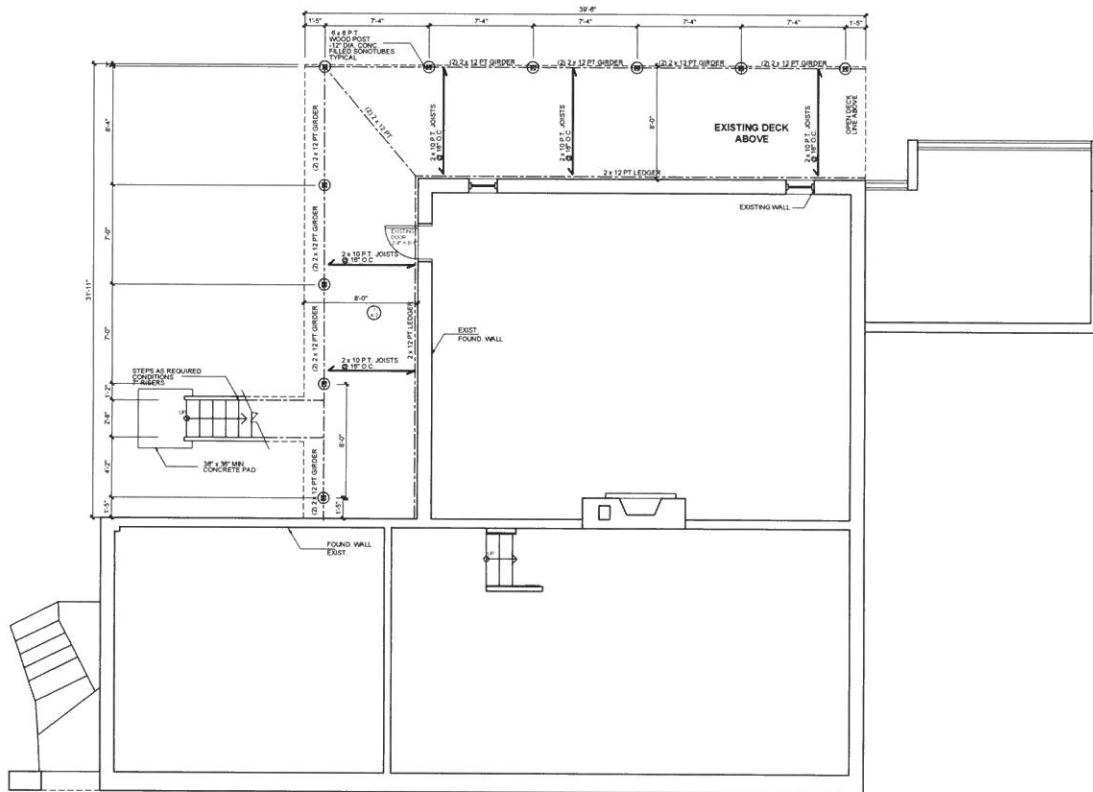
TABLE R 301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.	SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARD
			WEATHERING	FROST LINE DEPTH	TERMITES	DECAY			
30	WIND FOR S1 0.447 M/S X 110 = 48.17 M/S OR 110 MPH	SITE CLASS C	SEVERE	42" MIN. PROPOSED 42"	MODERATE TO HEAVY	SLIGHT TO MODERATE	7	YES	AS PER FEMA

MEMERJ
DESIGN GROUP
183 W. Lake Blvd
Mahopac, NY 10541

OWNER:
JAMAL
183 W. Lake Blvd
Mahopac, NY 10541

DATE: APRIL 17, 19
SCALE: As Noted
DRAWING NUMBER: A-2



PROPOSED FOUNDATION PLAN
453.0 SQ. FT. SCALE 1/4" = 1'-0"

ELECTRICAL

- ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND CERTIFICATE OF INSPECTION OF THE LOCAL AGENCY SHALL BE ISSUED.
- PROVIDE MINIMUM 200 AMP SERVICE WITH CIRCUIT BREAKER PANEL. MINIMUM WORKING SPACE FROM ENERGIZED PARTS (PANEL BOARD) SHALL BE NOT LESS THAN 36" ON DEPTH, 30" WIDE AND 66" FROM THE FLOOR.
- PROVIDE TELEPHONE AND CABLE WIRING AND OUTLETS QUANTITIES AND LOCATIONS AS PER CONTRACT.

WINDOWS

- ALL WINDOW SHALL BE AS MANUFACTURED BY "ANDERSEN" OR APPROVED EQUAL AND IN COMPLIANCE WITH THE N.Y.S. ENERGY CODE AND IN CONFORMITY WITH THE EGRESS SECTION OF THE CODE. EMERGENCY ESCAPE OPENING TO BE 57 SF. UPSTAIRS AND GRADE FLOOR OPENING TO BE 5 SF.
- ALL WINDOWS MUST HAVE INSULATED GLASS AND SCREENS. GRILLS AS SHOWN ON ELEVATIONS.
- PROVIDE TEMPERED GLASS WHERE WINDOW IS LESS THAN 18" AWAY FROM FINISHED FLOOR.
- ALL SKYLIGHTS ARE TO BE SELF-FLASHING AND AS MANUFACTURED BY "VELUX" OR APPROVED EQUAL.
- ALL WINDOWS SHALL BE MANUFACTURED BY "ANDERSEN" OR APPROVED EQUAL.

TERMITE PROTECTION

WHERE REQUIRED UTILIZE CONTINUOUS METAL SHIELD AND PRESSURE TREATED SILL PLATES.

NOTES

- ALL EXISTING DIMENSIONS TO BE VERIFY ON SITE.
- ALL WINDOW HEADERS RO = @ 6'-0" ABOVE FIN. FLOOR UNLESS OTHERWISE NOTED ON PLANS.
- PROVIDE SMOKE DETECTOR CM DETECTOR COMBINATION TO ENTIRE HOUSE ROOMS & HALLWAYS.
- ALL EXTERIOR WALLS TO BE 2 X 6 STUDS @ 16" O.C. WIDTH UNLESS OTHERWISE SPEC. ALL INTERIOR WALLS TO BE 2 X 4 STUDS WALLS @ 16" O.C. UNLESS OTHERWISE SPEC.
- ALL ELECTRICAL WIRING @ DEMOLISHED WALLS TO BE REMOVED.
- EXIT SIGN TO BE ELECT. WIRED POWERED WITH 90 MIN. BATTERY BACKUP.
- ALL EXIST. OUTLETS, SWITCHES & LIGHTING TO REMAIN ON UNDISTURBED WALLS.

TILE WORK:

CEMENT TILE, SET IN THIN-SET GROUT. INSTALLATION TO AS PER LATEST EDITION OF THE TILE COUNCIL OF AMERICA SPECIFICATIONS. CONSULT MANUFACTURER'S OTHER SETTING METHODS ARE TO BE USED TO BE USED TO RESISTANT CEMENT BACKER BOARDS TO TUB AND SHOWER WALLS.

PLUMBING:

- ALL PLUMBING TO BE IN ACCORDANCE WITH LOCAL CODES AND THE STATE OF NEW YORK PLUMBING CODE.
- ALL UNDERGROUND WASTE LINES SHALL BE CAST IRON. WASTE LINES ABOVE GROUND MAY BE APPROVED COPPER, COPPER ALLOY, OR PVC PIPE.
- ALL WATER LINES SHALL BE COPPER OR COPPER ALLOY PIPE. THERE SHALL BE SHUT-OFFS PROVIDED FOR ALL FUTURES ALL EXPOSED PIPES IN BATHROOMS TO BE CHROME BRASS OR GOLD PLATED TO MATCH FACETS.
- PROVIDE AND INSTALL ALL FUTURE AS MANUFACTURED BY "KOLER" OR "ELAF" UNLESS OTHERWISE DIRECTED.
- PROVIDE ALL SUPPLY PIPES, WASTE PIPES, TRAPS, CLEAN OUTS, AND VENTING NECESSARY FOR THE SUCCESSFUL OPERATION OF ALL PLUMBING FIXTURES. A METEOROLOGICAL TEST SHALL BE COMPLETED SUCCESSFULLY PRIOR TO RETAILING OR RENTAL.
- PROVIDE WATER LINE WITH SHUT-OFF AND DRAIN CONNECTION FOR ALL APPLIANCES THAT REQUIRED DO.
- PROVIDE MINIMUM TWO FROST-PROOF HOSE BIBBS UNLESS OTHERWISE DIRECTED.
- PROVIDE 1" INSULATION IN ALL PIPES IN UNHEATED SPACES SUCH AS CRAWL SPACES, BASEMENT, ATTIC AND OVERHANG FRAMING, ETC.

GENERAL NOTES

- CONTRACTOR OR SUB-CONTRACTOR TO VISIT SITE TO CONFIRM ALL SIZES AND EXAMINE ALL EXISTING CONDITIONS AND MEASUREMENTS PRIOR TO SUBMITTING A BID. ANY DISCREPANCIES MUST BE REPORTED.
- CONTRACTOR AND/OR SUB-CONTRACTORS ARE TO PERFORM ALL WORK SHOWN IMPLIED OR THAT IS REQUIRED TO PROVIDE A COMPLETE AND FINISHED KEY IN LOCK JOB EVEN IF EACH AND EVERY SPECIFIC ITEM IS NOT SPECIFICALLY CALLED FOR.
- WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO AVOID MISTAKES THE PREPARE CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OR THE JOB MUST BE CHECK AND CONFIRM ALL DIMENSIONS AND DETAILS AND BE RESPONSIBLE FOR SAME.
- CODES: ALL WORK AND MATERIALS MUST CONFORM TO THE LOCAL AND STATE BUILDING CODES, NATIONAL BOARD OF FIRE UNDERWRITERS.
- MATERIALS: SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. ALL WORK SHALL COMPLY WITH APPLICABLE SECTIONS OF THE MOST CURRENT STATE AND LOCAL CODES AND THE GENERALLY ACCEPTED STANDARDS AS LISTED IN THE STATE BUILDING CODE.

NOTES

- ALL EXISTING DIMENSIONS TO BE VERIFY ON SITE.
- ALL WINDOW HEADERS RO = @ 6'-0" ABOVE FIN. FLOOR UNLESS OTHERWISE NOTED ON PLANS.
- PROVIDE SMOKE DETECTOR CM DETECTOR COMBINATION TO ENTIRE HOUSE ROOMS & HALLWAYS.
- ALL EXTERIOR WALLS TO BE 2 X 6 STUDS @ 16" O.C. WIDTH UNLESS OTHERWISE SPEC. ALL INTERIOR WALLS TO BE 2 X 4 STUDS WALLS @ 16" O.C. UNLESS OTHERWISE SPEC.
- ALL ELECTRICAL WIRING @ DEMOLISHED WALLS TO BE REMOVED.
- EXIT SIGN TO BE ELECT. WIRED POWERED WITH 90 MIN. BATTERY BACKUP.
- ALL EXIST. OUTLETS, SWITCHES & LIGHTING TO REMAIN ON UNDISTURBED WALLS.

DECK FRAMING NOTES

PROVIDE FLASHING @ LEDGER SADDLES & LEDGER BLOCK @ 16" O.C. AT END BAYS OF DECK JOIST.
ALL LUMBER TO BE IN PRESSURE TREATED SOUTHERN YELLOW PINE.

TERMITE PROTECTION

WHERE REQUIRED UTILIZE CONTINUOUS METAL SHIELD AND PRESSURE TREATED SILL PLATES.

LUMBER AND FRAMING

- NOTE: LUMBER MUST HAVE A CURRENT IN GRADE VALUE MARK FROM A CREDITED LUMBER GRADING CONTRACTOR VERIFY.
- ALL FRAMING TO BE IN ACCORDANCE TO THE 2015 IRC.
 - ALL FRAMING LUMBER TO BE A MIXTURE OF CONSTRUCTION GRADES #1 AND #2 DOUGLAS FIR HAVING MODULUS OF ELASTICITY OF 1,800,000 AND NORMAL DURATION DESIGN VALUE OF 1000-1200 WITH MAXIMUM MOISTURE TREATED LUMBER CONTENT IS 10%. ALL PRESSURE TO BE SOUTHERN YELLOW PINE WHICH TO BE USED FOR PLATES AND ALL DECK STRUCTURAL ELEMENTS. ANCHOR, ALL SILL PLATES WITH 12" X 12" STEEL ANCHOR BOLTS AT 6'-0" O.C. 12" FROM CORNER 2 MIN. BOLTS PER PLATE.
 - ALL PARALLEL PARTITIONS DOUBLE FLOOR JOISTS UNDER INCLUDING EXTERIOR WALLS.
 - AT ALL BEARING POINTS PROVIDE STUDDING 4" WIDER THAT THICKNESS OF HEADER OR GIRDER.
 - ALL STUDS IN BEARING WALLS ARE TO BE TOE NAILED ON TOP AND BOTTOM WITH MINIMUM SIX (6) COMMON NAILS.
 - INTERIOR HEADERS AS NOTED OR SPANS UP TO 30' USE (2) 2x4, 30'-48' USE (2) 2x4, 48'-72' USE (2) 2x6 MORE THAN 72' USE (2) 2x10'S. ALL HEADERS FOR EXTERIOR OPENINGS TO BE (2) 2x10'S UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR AND INTERIOR WINDOW AND DOOR OPENINGS ARE TO BE 6'-0" ABOVE FINISHED FLOOR.
 - WHERE JOISTS MEET A FLUSH GIRDER OF LEDGER, TEO JOIST HANGERS MUST BE USED. ALL DECK LEDGERS TO BE BOLTED TO WALL WITH 1/2" STEEL BOLTS AT 24" O.C.
 - PROVIDE SOLID WOOD BRIDGING AT MID SPAN OF ALL JOISTS.
 - USE 3/8" X 4" PLYWOOD TO TRIM ALL SOFFITS AND PROVIDE A 2" CONTINUOUS SOFFIT VENT.
 - USE 3/8" X 4" PLYWOOD TO TRIM ALL SOFFITS AND SOFFIT VENT. PROVIDE A 2" CONTINUOUS.

DESIGN LOADS POUND PER SQ. FOOT

- FLOORS NON SLEEPING AREAS 40# L.L. 20# D.L.
- FLOORS SLEEPING AREAS 30# L.L. 20# D.L.
- SNOW 35# L.L. COMBINED.

WIND LOAD 3-second gust
Use 2-1/2" #8 Wood Screws (Fastenings)
To Secure Roof

CONCRETE

- MAKE SURE THAT THE SOIL BEARING CAPACITY IS 2500 P.S.F. MINIMUM.
- FOUR CONCRETE FOR FOOTINGS CONTINUOUSLY AND TO FOOTINGS. STIFFLY, SIZE AS SHOWN ON DRAWINGS. FOOTINGS TO BE REINFORCED WITH (3) #4 RE-BARS AND POURED AT 4" BELOW GRADE AT ALL POINTS EXCEPT WHERE IT BEARS ON ROCK LEDGE #6 RE-BARS TO BE USED TO INH REINFORCEMENT MAY BE MINIMIZED.
- CONCRETE FOR FOOTINGS TO DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS SAMPLES FOR STRENGTH TEST OF EX CLASS OF CONCRETE. PHASE 1A, DAY 1 SHALL BE TAKEN NOT LESS THAN ONCE A DAY, NOT LESS THAN ONCE FOR 150 CUBIC YARDS (115 M3) NOR LESS THAN ONCE FOR EA 5000 SF. 150 M3 OR SURFACE AREA FOR SLABS OVER 12'.
- FOUNDATION WALLS TO BE CONCRETE BLOCK.
- PROVIDE BUTYRALIZED WATERPROOFING OVER 1/2" CEMENT PARGE WITH ANTI-HYDRO ON THE OUTSIDE OF WALL FOUNDATION WALLS. PROVIDE WATERPROOF CEMENT COAT WHERE FOUNDATION WALL MEETS FOOTINGS.
- INSTALL 4" DIAMETER PVC FOOTING DRAINS WITH MINIMUM 12" GRAVEL.
- CONCRETE SLABS TO BE TROWEL FINISHED AND REINFORCED WITH #6 #1010 WELDED WIRE, MESH POURED OVER 4" MIN. VAPOR BARRIER AND 4" GRAVEL.

EXCAVATION:

- EXCAVATE AS REQUIRED TO ALLOW FOR THE CONSTRUCTION OF THE BUILDING SHOWN ON DRAWINGS.
- EXCAVATION FOR FOOTINGS TO BE GENERALLY TO DEPTH SHOWN OR TO VARIOUS SOIL, BUT IN NO CASE LESS THE 4" BELOW FINISHED GRADE UNLESS FOOTINGS ARE SET ON LEDGER ROCK.
- BACKFILL AGAINST FOUNDATION WALLS WITH CLEAN FILL GRADES TO SLOPE AWAY FROM FOUNDATION. NO HEAVY BACKFILLING AGAINST BASEMENT FOUNDATION WALLS.
- NO HEAVY BACKFILLING TO COME WITHIN 6" FROM FOUNDATIONS.

SITE PREPARATION:

- TOP SOIL IN CLEARED AREA TO BE REMOVED FOR REUSE.
- GRADING, CUTTING AND FILLING SHOULD BE AS MINIMUM AS POSSIBLE TO TRANSFORM EXISTING GRADES TO GRADES SHOWN ON THE DRAWINGS OR AS REQUIRED FOR ALL WORK.
- CERTIFY THAT ALL PROPER SETBACKS HAVE BEEN MET AFTER FOOTINGS HAVE BEEN FORMED AND PRIOR TO CONCRETE BEING POURED.

DESIGN, PLANNING & ARCHITECTURAL ENGINEERING

DESIGNER: JAMAL
PROJECT: 188 W. Lake Blvd
MADONAC, NY 10541

ISSUES / REVISIONS

Date	Title

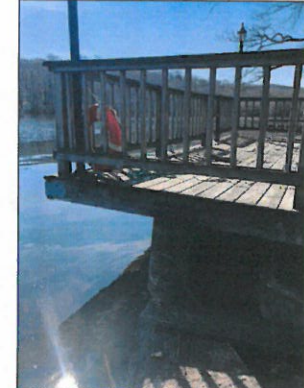
OWNER: JAMAL
188 W. Lake Blvd
MADONAC, NY 10541

SCALE: 1/4" = 1'-0"

DATE: APRIL-17-19

AS NOTED

A-3



EXISTING DOCK TO BE REMOVED

		DESIGN GROUP		275 HILLTOP ST. MAHOPEAC, NY 10541 (845) 522-4000 Fax: (845) 522-4001 E-mail: info@memeru.com Website: www.memeru.com
		275 HILLTOP ST. MAHOPEAC, NY 10541 (845) 522-4000 Fax: (845) 522-4001 E-mail: info@memeru.com Website: www.memeru.com		
JAMAL 188 W Lake Blvd Mahopac, NY 10541		PHOTOS		
Drawn By: RM Scale: As Noted Date: 4-15-19	Check By: DOT Date:	Drawing Number: A-3		

Project Narrative

For: Town of Carmel Environmental Conservation Board

Property Address: 274 East Lake Boulevard, Mahopac.

Tax Map # 65.13-1-2

Project Narrative – Reid Residence

1. **Description of Regulated Activity:** The project consists of an existing non-conforming renovation and second story addition to the property owned by Mark and Andrea Reid located at 274 East Lake Blvd, Mahopac, NY.
 - a. We will be doing a small amount of excavation in the front and rear of the of the building.
 - i. The rear excavation will reduce the grade slightly to allow for an additional means of egress to a small rear patio walkout with small retaining walls on either side. These retaining walls will be around 4 feet in height. This section is located within the wetland setback. Measures will be taken to ensure proper erosion control.
 - ii. The front excavation will allow for new footings and foundation walls to be poured. A new footing drain will be installed before backfilling. Inspections will be scheduled in accordance with local protocols. This area to be excavated in the front of the building does not fall within any of the setback zones. Measures will be taken to ensure proper erosion control.
 - b. A portion of the building will be demolished to accommodate the rebuild and new second floor addition. This is shown in the Demolition plans.
 - c. The section of building within the wetland setback will be rebuilt without expanding the footprint.
 - d. Four footings will be poured in the rear of the building within the setback for the option of a pergola.
 - e. We will be building a second level on the section of building that will not be demolished. Part of this addition falls within the wetland setback. The height will be remaining under the maximum allowed building height.

- f. Existing stormwater drains will be utilized to shed water away from the building. There will be no significant increase or diversion in the flow velocity or volume of storm water to existing drains. We will be adding one catch basin at the location shown on the map to collect any remaining stormwater run-off. A dry well will be added on location shown on the map. Specifications of the catch basin and dry well are provided with this document.
- g. We will be carefully extracting and moving four Japanese Maple trees to other locations on the property. The trees are located within the setback.

2. Proposed Scope and sequencing of work to be performed:

a. Phase I

- i. Demolition of non-structural partitions & finishes in basement.
- ii. Demolition of non-structural partitions on rest of first floor.
- iii. Removal of flooring.
- iv. Remove insulation and sheetrock on ceiling down to the joists in living room, dining room and entry.

b. Phase II

- i. Demolition of exterior & structural partitions, roofing, rafters, windows, and doors according to the Construction Documents.
- ii. Excavation and new footings/foundation walls.
- iii. Framing of subfloor, exterior walls, joists, rafters to prepare building for a closed envelope.
- iv. Install EDPM roofing, windows, doors and close envelope.
- v. Install composite wood and stone veneer siding, wood facia, flashing, gutters.
- vi. New catch basins will be installed at locations specified on the map.
- vii. A dry well will be installed to mitigate flow of storm water through the existing drain which connects directly to the lake.
- viii. Paint exterior siding.
- ix. Interior framing of non-structural partitions.
- x. Insulation.
- xi. Install drywall, tape, spackle, and paint interior.
- xii. Install interior doors, trim, finish carpentry.
- xiii. Install flooring and tile.
- xiv. Install interior Millwork and finishes.

3. Equipment Used:

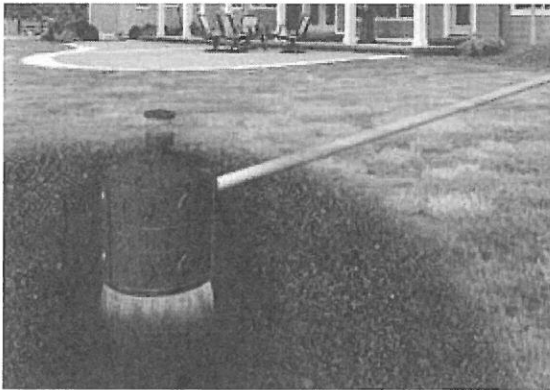
- a. We will be using a small excavator to lower the grade in rear of the building to accommodate an entrance/exit and small patio. A small skid-steer will be used to bring gravel/crushed stone to lay a foundation pad for the patio. We will also be using a small plate compactor to level and dampen the area where the patio will be constructed.
- b. We will use an small excavator to excavate an area in the front of the building that will be wide and deep enough for a proper steel-reinforced footing to be poured in accordance with local building codes. A small skid steer will be utilized to bring gravel/dirt to backfill and allow for adequate drainage.

4. Quantity of material used:

- a. Approximately 5-10 cubic yards of gravel/ to cover drain pipe for front footing drain.
- b. Approximately 2.5 cubic yards of gravel/ crushed stone for the rear patio.
- c. Remaining backfill will be reused from excavation.
- d. Grass will be planted to hold new soil in place.

- 5. Erosion control plan:** In order to mitigate any erosion in the wetland setback caused by the activity described above, we will be utilizing silt fences and hay bales at key locations shown on the accompanying map provided. We will use one new catch basin at location shown on the map to catch water from leaders. A new drywell will be installed at location shown on the map

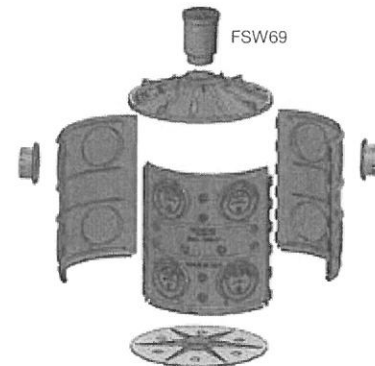
FLO-WELL®: A BETTER DRY WELL



With the Flo-Well®, water can now be discharged into the subsoil rapidly and easily. Unlike competitive systems, there is no need for piping systems to transport stormwater to a far-off discharge point, large heavy equipment, considerable excavation of current landscaped areas, nor large labor costs that those systems incur. With Flo-Well, water dispersion is now easier than ever. Flo-Well is a key component in the NDS S5 System.

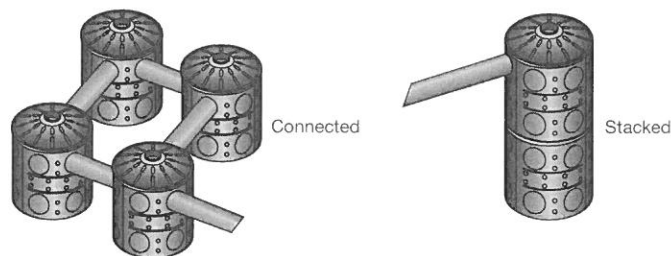
Options

Larger 9" or 12" grates can be added to Flo-Well to manage surface water.	Ideal as a stand-alone drain:	Ideal as a stand-alone reservoir:
<p>This option is ideal for draining:</p> <ul style="list-style-type: none"> Golf course areas prone to puddling Playground areas under slides and swings Outdoor drinking fountain runoff Outdoor showers at beaches Wash-down areas 	<p>Disturbs only 4 square feet of turf to install</p> <p>Requires less than 10 cubic feet of soil removed to bury</p> <p>Measures only 24" in diameter by 28.75" high</p> <p>Weighs only 22 pounds</p> <p>Holds over 48 gallons. Or, connect to existing system for increased drainage capabilities</p>	<p>Collect and hold rainwater for lawn and garden irrigation (used with a pump connected to a garden hose)</p> <p>Connect Flo-Well to rain gutters using a catch basin & grate below each downspout (see drawing)</p> <p>Ideal solution for arid areas impacted by drought</p> <p>Reservoir for pond and waterfall recirculation pumps</p>

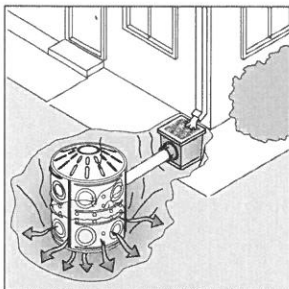


Stackable & Expandable

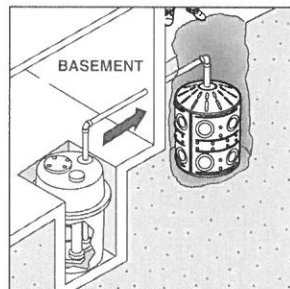
Flo-Well® can be used individually, connected in series or in any array, and can be stacked up to 4 units high (with center support pipe).



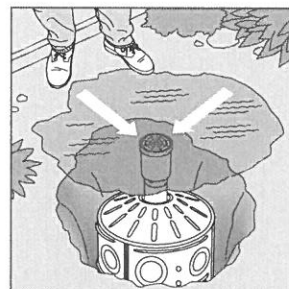
Applications



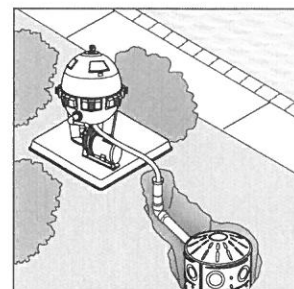
For gutters and downspouts



Install with sump pumps

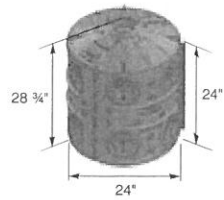


Eliminates puddles

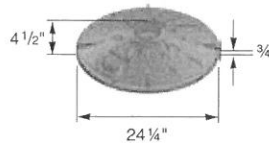


Backwash tank

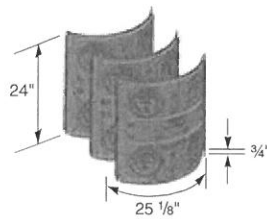
FLO-WELL® ENGINEERED DRY WELL



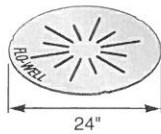
Part No.	Description	Color	Pkg. Qty.	Wt. Ea. (lbs.)	Product Class	Specifications
FWAS24WH	24" diam. x 28.75"H Flo-Well® Stormwater Leaching System	Black	1	18.96	10FW	NDS #FWAS24WH structural foam polyolefin round drywell system with UV inhibitors. 50 gal. storage capacity.
	Includes 3 side panels, 1 top component. Fits 4" Sch. 40 Pipe and 4" DWV Pipe.					



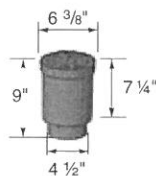
Part No.	Description	Color	Pkg. Qty.	Wt. Ea. (lbs.)	Product Class	Specifications
FWAS24CWH	24" diam. Flo-Well® Cover	Black	2	5.92	10FW	Structural foam polyolefin round drywell system cover with UV inhibitors. 24-1/4" dia., 4-1/2" height, 3/4" outer lip, 4.5" center knockout fits NDS #FWSD69, std pipe and 4" Sch. 40 pipe.
	Use with #FWAS24.					



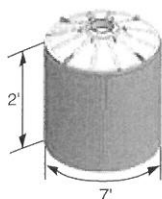
Part No.	Description	Color	Pkg. Qty.	Wt. Ea. (lbs.)	Product Class	Specifications
FWSPS3WH	Flo-Well® Side Panels/Extension Only	Black	1	4.35	10FW	Structural foam polyolefin side panels with UV inhibitors with 22 1-1/2" knockout leaching ports and 4 4.5" knockout inlet/outlet ports per panel. 0.75" lip for firm stacking.
	Includes 3 side panels; makes 1 round drywell. (May also be used as a durable compost bin)					



Part No.	Description	Color	Pkg. Qty.	Wt. Ea. (lbs.)	Product Class	Specifications
FWBP24	24" diam. Flo-Well® Bottom	Black	5	3.41	10FW	Structural foam polyolefin round Flo-Well® bottom with UV inhibitors. 24" diameter with six 1-1/2" leaching ports. Collects debris for easy cleanout.
	Fits #FWAS24. (Not included in #FWAS24 kit)					



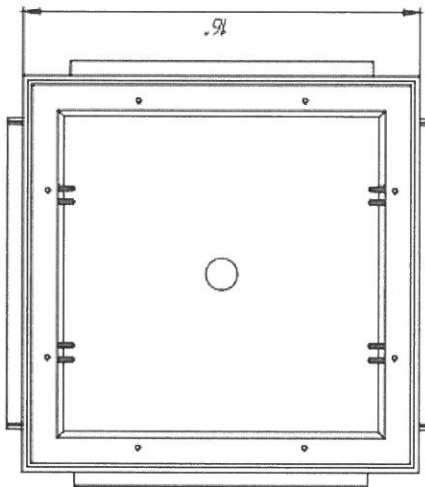
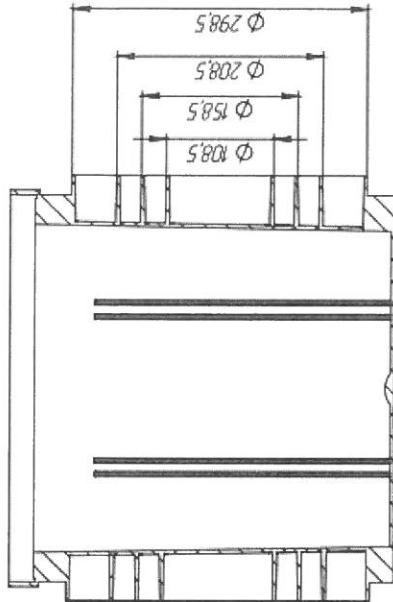
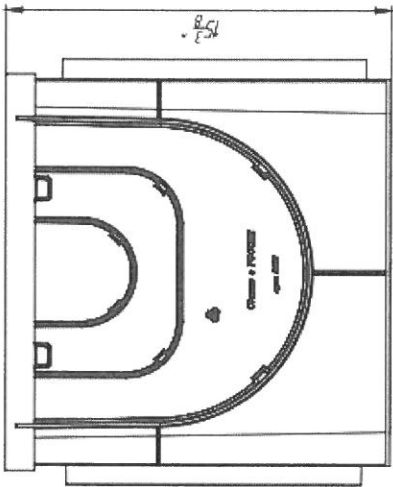
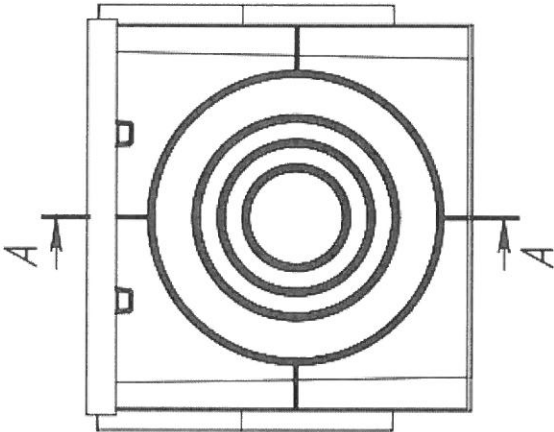
Part No.	Description	Color	Pkg. Qty.	Wt. Ea. (lbs.)	Product Class	Specifications
FWSD69	4" Sch. 40 Surface Drain Inlet with Grate	Black	8	1.85	10FW	Structural foam polyolefin 6" grate with 4" inlet with UV inhibitors. 6" diameter at inlet. 9" high. 4.5" OD fits Sch. 40 PVC fittings. Open surface area 8.22 square inches. 25.15 GPM.
	Fits #FWAS24 and #FWAS24C. ADA Compliant.					



Part No.	Description	Color	Pkg. Qty.	Wt. Ea. (lbs.)	Product Class	Specifications
FWFF67	Porous Filter Fabric Wrap for Flo-Well®	Black	1	0.35	10FW	7' long x 2' wide to surround Flo-Well® Drywell System. Non-woven fabric. Weight 1 oz. Mullen burst 175 psi. 200 GPM flow-through.
	Use with #FWAS24.					

Plastic Storm Water Inlet 16x16

SECTION A-A



- Material properties:
- 1. Water Absorption, 24 hrs 0.01 - 0.03 %
 - 2. Working Temperature -40 to 176 °F
 - 3. Chemical resistance YES

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Copied by

Size A3

Technical drawing of a rectangular grid structure. The drawing shows a perspective view of a grid with 10 columns and 10 rows of squares. The grid is composed of thin lines. To the right of the grid, there is a vertical dimension line with arrows at both ends, labeled $15\frac{3}{8}$. Above the grid, there is a horizontal dimension line with arrows at both ends, labeled $\frac{2}{1}$. The grid is enclosed in a rectangular frame.

[illegible]

ROBERT LAGA
Chairman

NICHOLAS FANNIN
Vice Chairman

ROSE TROMBETTA
Secretary

TOWN OF CARMEL
ENVIRONMENTAL CONSERVATION BOARD



60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 - Ext. 190
www.ci.carmel.ny.us

BOARD MEMBERS

Edward Barnett
Vincent Turano
Julie McKeon

APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: William Mark Reid

Address of Applicant: 1949 Route 9, Garrison Email: william.reid@att.net

Telephone# 1 Name and Address of Owner if different from Applicant:

William Reid 43 Galleria Dr, San Antonio, TX 78257

Property Address: 274 East Lake Blvd, Mahopac Tax Map # 65.13-1-2

Agency Submitting Application if Applicable: Hudson Design

Location of Wetland: Lake Mahopac

Size of Work Section & Specific Location: 247 Square Feet

Will Project Utilize State Owned Lands? If Yes, Specify: No

Type and extent of work (feet of new channel, yards of material to be removed, draining, dredging, filling, etc). A brief description of the regulated activity (attach supporting details).

247 SF new second story addition over a pre-existing First Floor.

Excavation next to basement for new back patio. Minor landscaping.

Proposed Start Date: ASAP Anticipated Completion Date: _____ Fee Paid \$ 225.00

CERTIFICATION

I hereby affirm under penalty of perjury that information provided on this form is true to the best of my knowledge and belief, false statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law. As a condition to the issuance of a permit, the applicant accepts full legal responsibility for all damage, direct or indirect, or whatever nature, and by whomever suffered, arising out of the project described here-in and agrees to indemnify and save harmless the Town of Carmel from suits, actions, damages and costs of every name and description resulting from the said project.

[Signature]
SIGNATURE

4.2.19
DATE

Short Environmental Assessment Form

Part 1 - Project Information

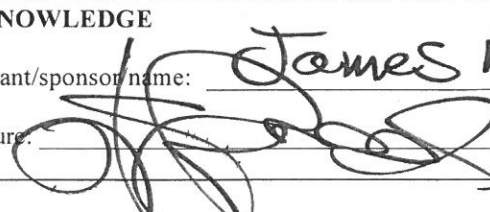
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

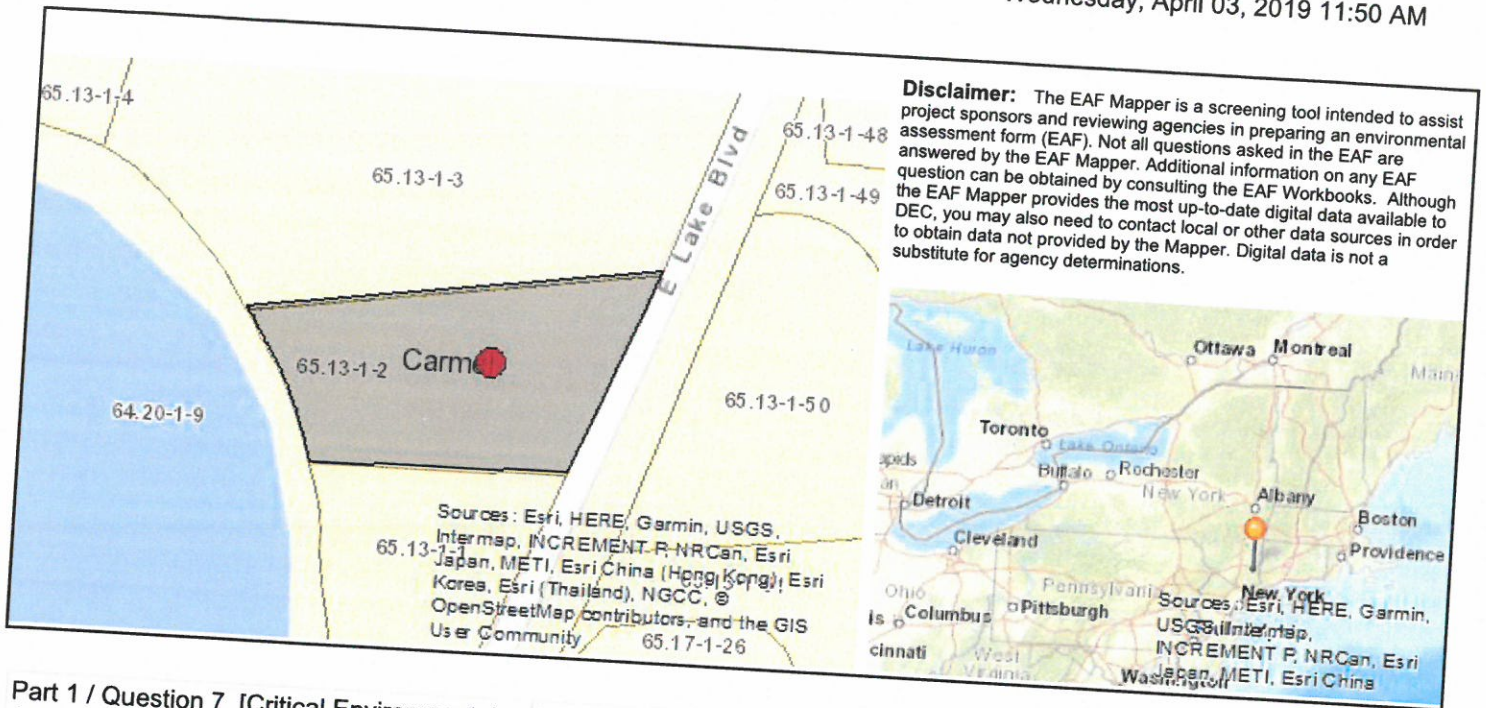
Part 1 – Project and Sponsor Information			
Name of Action or Project: Construct 2nd floor addition			
Project Location (describe, and attach a location map): 274 East Lake Blvd, Mahopac, NY 10541			
Brief Description of Proposed Action: Construction of second ^{Floor} addition on top of existing nonconforming first floor. Excavation of basement patio area to prepare for new patio.			
Name of Applicant or Sponsor: William Reid		Telephone: E-Mail:	
Address: 43 Galleria Drive			
City/PO: San Antonio		State: Texas	Zip Code: 28257
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Building permit			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			.62 acres .006 acres (247 SF) .62 acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ Well _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ septic _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

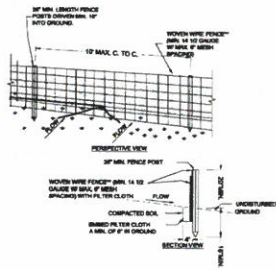
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: <u>Pre existing roof leaders and pipes drain to the lake</u>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>James M. Capeland</u> Date: <u>4.10.19</u> Signature:  Title: <u>Architect</u>		

EAF Mapper Summary Report

Wednesday, April 03, 2019 11:50 AM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No



3 LOCATION MAP
1" = 400'-0"

- CONSTRUCTION SPECIFICATIONS**
1. FENCE SHALL BE 30' HIGH, 12' WIDE, AND 12' DEEP. FENCE SHALL BE 12' WIDE, 12' HIGH, AND 12' DEEP. FENCE SHALL BE 12' WIDE, 12' HIGH, AND 12' DEEP.
 2. FENCE SHALL BE 12' WIDE, 12' HIGH, AND 12' DEEP. FENCE SHALL BE 12' WIDE, 12' HIGH, AND 12' DEEP. FENCE SHALL BE 12' WIDE, 12' HIGH, AND 12' DEEP.
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 4. FENCE SHALL BE 12' WIDE, 12' HIGH, AND 12' DEEP. FENCE SHALL BE 12' WIDE, 12' HIGH, AND 12' DEEP. FENCE SHALL BE 12' WIDE, 12' HIGH, AND 12' DEEP.

DETAIL STAINED SILT FENCE

* STAINED SILT FENCE SHALL BE 12' WIDE, 12' HIGH, AND 12' DEEP. STAINED SILT FENCE SHALL BE 12' WIDE, 12' HIGH, AND 12' DEEP. STAINED SILT FENCE SHALL BE 12' WIDE, 12' HIGH, AND 12' DEEP.

ZONING ANALYSIS

SECTION: LOCAL CODE SECTION - ZONING 156 ATTACHMENT 1
ZONING DISTRICT: TOWN OF CARMEL - (R) RESIDENTIAL

	MINIMUM	MAXIMUM	EXISTING	PROPOSED	VARIANCE REQUIRED
LOT AREA (SQ. FT.)	120,000 SQFT	38768.4 SQFT	TO REMAIN	NO	
LOT WIDTH (FT.)	200 FT	118 FT	TO REMAIN	NO	
FRONT YARD (FT.)	40 FT	33.9 FT	TO REMAIN	NO - PREEXISTING NON CONFORMING	
REAR YARD (FT.)	40 FT	93 FT	TO REMAIN	NO	
SIDE YARD (FT.)	25 FT	19.77 FT	TO REMAIN	NO - PREEXISTING NON CONFORMING	
BOTH SIDE YARDS (FT.)	50 FT	52.92	TO REMAIN	NO	
LIVABLE FLOOR AREA PER DWELLING (SQ. FT.)		N/A	2912 SQFT	XX	N/A
COVERAGE OF LOT BY BUILDINGS		15 %	8.9%	9.2%	NO
BUILDING HEIGHT (FT)		35 FT	17 FT	25 FT	NO

ARCHITECTURE
MASTER PLANNING
INTERIOR DESIGN



**HUDSON
DESIGN**

1949 ROUTE NINE
GARRISON, NEW YORK
10524

PHONE: 845-424-4810
FAX: 845-424-4815
www.hudsonsdesign.pro

NEW CONSTRUCTION FOR:
ALTERATIONS FOR:
REID RESIDENCE

274 EAST LAKE BOULEVARD,
MAHOPAC, NY, 10541

Proj. #18-116
Designer

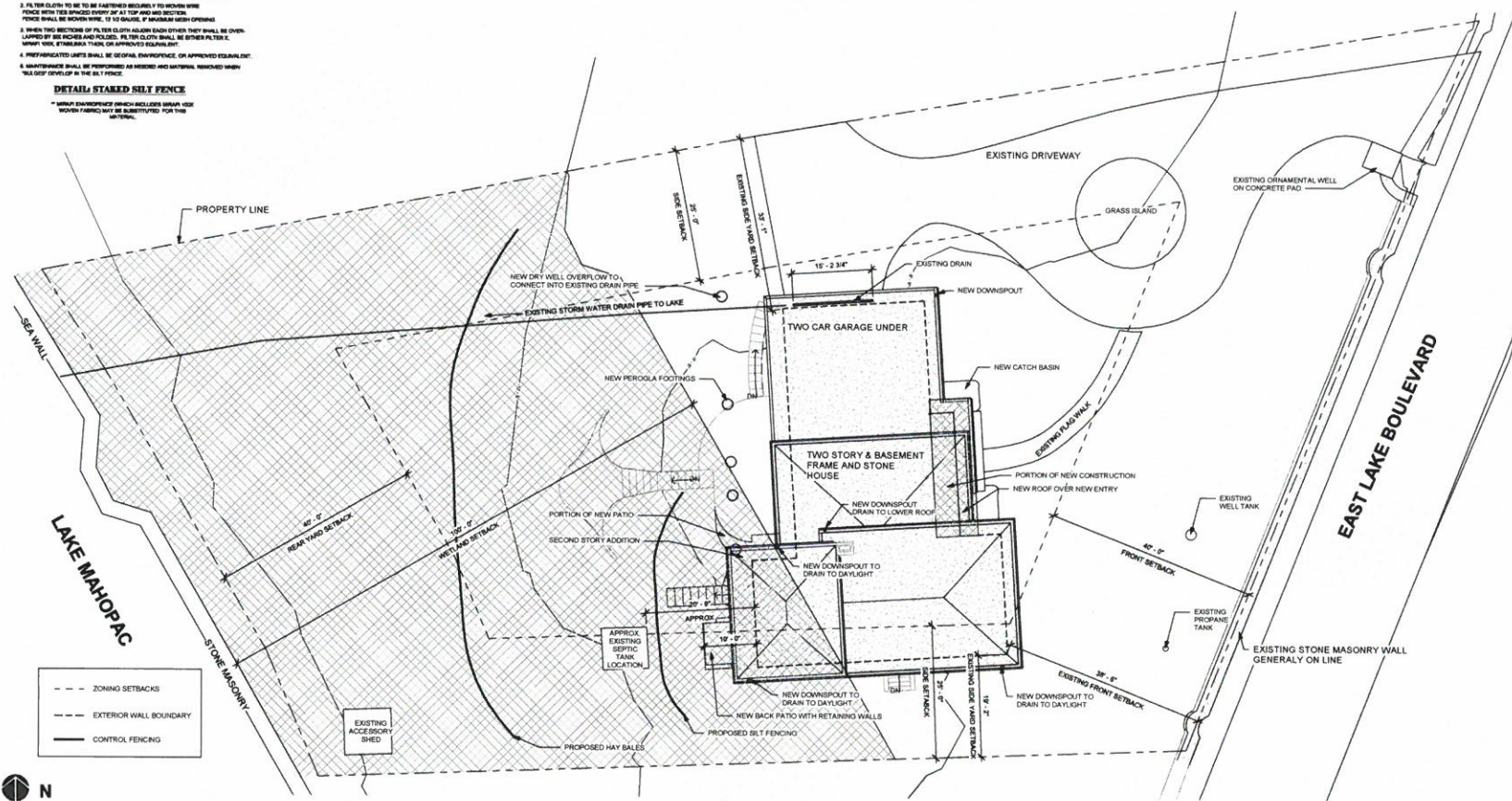
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Project Status
DATE
04/26/19

SITE PLAN

SP

Proj. #18-116 REID RESIDENCE



- - - ZONING SETBACKS
- - - EXTERIOR WALL BOUNDARY
- - - CONTROL FENCING

1 SITE PLAN DRAINAGE
1" = 10'-0"