HAROLD GARY
Chairman

CRAIG PAEPRER
Vice-Chair

BOARD MEMBERS
ANTHONY GIANNICO
DAVE FURFARO
CARL STONE
KIM KUGLER
RAYMOND COTE

TOWN OF CARMEL
PLANNING BOARD

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

MICHAEL CARNAZZA
Director of Code Enforcement

RICHARD FRANZETTI, P.E.
Town Engineer

PATRICK CLEARY,
AICP,CEP, PP, LEED AP
Town Planner

PLANNING BOARD AGENDA
MAY 18, 2016 – 7:00 P.M.

MEETING ROOM #2

	TAX MAP #	PUB. HEARING	MAP DATE	COMMENTS
REVISED				
PUBLIC HEARING				
1. CVS/Pharmacy – 1879-1905 Route 6, Carmel	55.10-1-12	05/18/16	07/01/14	Bond Return
RESOLUTION				
2. Dewn Holding – Mexico Lane	53.-2-28		02/04/16	Re-Approval of Final Subdivision Approval
SITE PLAN				
3. Rooney, Sean – 17 Miller Road	86.11-1-18		05/05/16	Amended Site Plan
4. Loewenberg, Ralph – 260 West Lake Blvd	64.16-1-30		03/14/16	Site Plan (Bathhouse/Boathouse)
5. Lake Plaza Shopping Center – (Proposed Stop & Shop) – 983-1005 Route 6	65.10-1-45 & 46		04/27/16	Amended Site Plan
MISC.				
6. Infantino, Thomas – 52 Split Rock Road	64.8-1-19,20,21			Bond Return
7. Minutes – 03/16/16 & 04/27/16				

JOHN KARELL, JR., P.E.
121 CUSHMAN ROAD
PATTERSON, NEW YORK, 12563
845-878-7894 FAX 845 878 4939
jack4911@yahoo.com

April 19, 2016

RESPONSE TO COMMENTS PAT CLEARY DATED APRIL 13, 2016
ROONEY, 17 MILLER ROAD, TM # 86.11-1-18

1. Noted

2. Noted

3. It is noted that the lighter weighted lines are the existing conditions, the heavier weighted lines are the proposed condition. The 19 foot aisle is as approved by the Planning Board and ZBA previously in 2008. The ZBA variance specifically approved the driveway width of 19 feet. We do not wish to modify this existing condition.

4. Parking space 8 is the existing condition. Parking space 13 is the proposed condition. The parking area is to be restriped. 24 feet is provided between the edge of parking space 13 and the edge of the building. An existing condition plan has been provided.

5. The cross hatching has been removed.

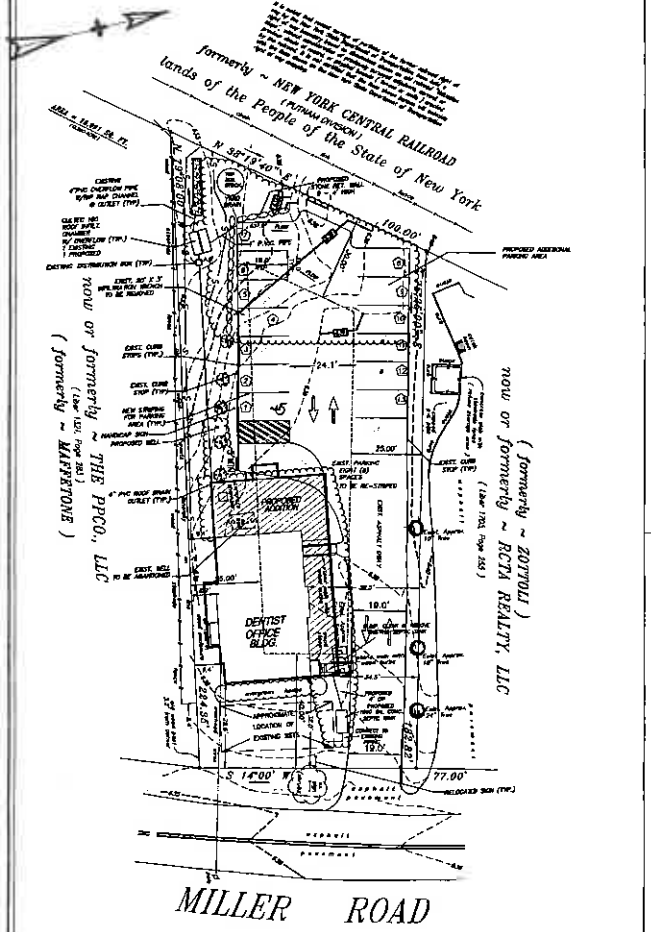
6. The proposed additions will be added to the existing building. The existing building interior will be remodeled to integrate with the new additional spaces. The new full foundation under the proposed additions will be installed and the proposed new floor system will be integrated with the existing floor system. New first floor exterior walls will be 2x6 wood frame construction with R-23 Fiberglass batt insulation with painted drywall interior. New roofing areas will be a mixture of stick built roof rafters and areas of pre-engineered roof trusses. All roof insulation will be up-graded to R-38. Second floor interior will be re-modeled to accommodate office and staff areas, no additional space will be added to the second floor. All utilities will be upgraded.

7. The wall will be visible from the bikeway. The wall will be a fieldstone wall, a detail of which is found on sheet D-1.

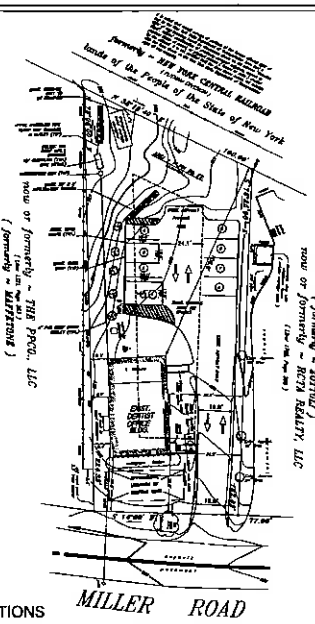
8. See attached letter from Dr. Rooney dated April 18, 2016 in this regard. The Site Plan Zoning table has been revised to reflect 6 employees which including the dentist requires 10 parking spaces, 13 are provided. It is noted that Mr. Rooney wanted to maximize the number of parking spaces serving the building.

9. Lighting is shown on the site plan along with a table of lighting fixtures on sheet S-1. In addition a separate lighting plan has been provided. A lighting spill plan will be provided however it is noted all lighting will be shielded.

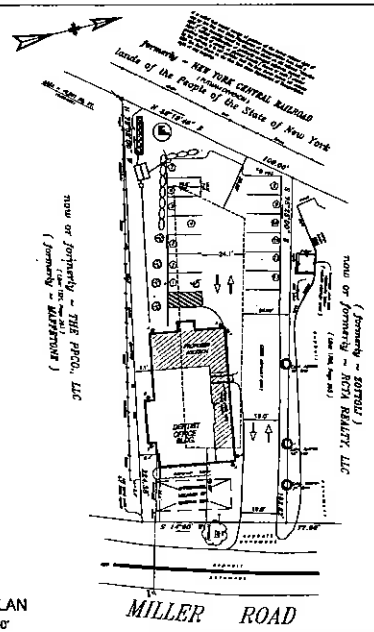
10. Trash removal will be provided by garbage cans stored at the rear of the building.



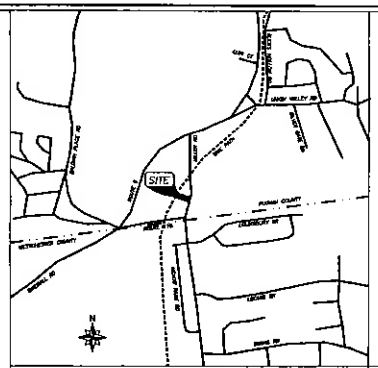
SITE PLAN
SCALE: 1" = 20'



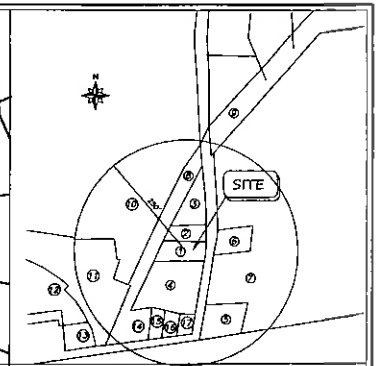
EXISTING CONDITIONS
SCALE: 1" = 30'



LIGHTING PLAN
SCALE: 1" = 30'



VICINITY MAP SCALE: 1" = 1000' +\-



TAX MAP

NOTES:
OWNER:
RODNEY PROPERTIES LLC
50 STOCUM AVENUE
MAHOPAC, NY 10541

PROPERTY ADDRESS:
17 MILLER RD
MAHOPAC, NY 10541

TAX LOT No.:
66.11-1-18

SOILS:
PnB – PAXTON FINE SANDY LOAM 3-8%

DUMPSTER NOT NECESSARY; NOT PROVIDED

AREA OF DISTURBANCE ~ 5,829 S.F.

NEW IMPERVIOUS SURFACE ~ 3700 S.F.

ZONING TABLE

COMMERCIAL/BUSINESS PARK

C/BIZ	REQUIRED	PROVIDED	VARIANCE REQUIRED
MIN. LOT AREA	120,000 SQ.FT.	15,991 SQ.FT*	104,009 SQ.FT**
MIN. YARDS:			
FRONT	50 FT	26.9'*	23.1'**
SIDE	40 FT	8.9'*	31.1'**
REAR	40 FT	100.6'*	NA
MIN. FRONTAGE	300 FT	77'*	223'**
MAX. BLDG. HEIGHT	60 FT	35'	NA
MIN. LOT WIDTH	200 FT	83.5'*	116.5'**
MIN. LOT DEPTH	200 FT	200'	NA
MIN. RES. FLOOR AREA	5000 SQ.FT	2200 SQ.FT*	2811 SQ.FT**
MAX. BLDG. COVERAGE	40%	17.1%	NA
MIN. DRIVEWAY WIDTH	24 FT	18.0'	5'**
PARKING REQ. FOR DOCTOR/DENTIST OFFICE 4 PER DENTIST 1 PER EMPLOYEE	1 DENTIST, 8 EMPLOYEES TOTAL 10 REQ.	13 SPACES	NA

*VARIANCES PREVIOUSLY APPROVED BY CARMEL ZBA IN 1987 & 1988
**VARIANCES APPROVED BY CARMEL ZBA ON 5/22/08

NOTES:

NO NEW PLANTINGS ARE PROPOSED. EXISTING PLANTING WILL BE REMOVED AND REPLANTED IN AREAS TO BE GRADED

SITE LIGHTING:

A	RAB LIGHTING H101#	RECESSED SPOT	150 WATTS
B	RAB LIGHTING PS4-07020WT RAB LIGHTING ALED27TBU/PC	POLE LED LIGHT	26 WATTS
C	RAB LIGHTING FXLED78SFN	LED LIGHT	26 WATTS

ADJACENT LAND OWNERS

	OWNER	TAX LOT NUMBER
1.	MC BRIDE TRUST	66.11-1-17
2.	MC BRIDE, ANDREW	66.11-1-16
3.	FIDELITY LLC	66.11-1-15
4.	FIDELITY LLC	66.11-1-14
5.	MARCHAN, W. JOHN	66.11-1-13
6.	MARCHAN, W. JOHN	66.11-1-12
7.	MAY, W. MARK	66.11-1-11
8.	MAY, W. MARK	66.11-1-10
9.	MAY, W. MARK	66.11-1-9
10.	MAHOPAC MEDICAL ASSOCIATES LLC	66.11-1-7
11.	CARMEL SHOPPING CENTER	66.11-1-6
12.	CARL MARCHAN, LLC	66.11-1-5
13.	CARL MARCHAN, LLC	66.11-1-4
14.	MARCHAN REAL ESTATE	66.11-1-3
15.	MARCHAN REAL ESTATE	66.11-1-2
16.	SAL ALTAMIRANO	66.11-1-1
17.	MARK HINKENS	66.15-1-10

EROSION CONTROL NOTES

1. 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) WEEKLY INSPECTIONS OF AN ON AND OFF SITE AREAS DOWNSTREAM FROM CONSTRUCTION ACTIVITIES.

2. IN INSPECTIONS SHALL BE CONDUCTED BY THE APPLICANT AND/OR HIS REPRESENTATIVE, I.E. THE SITE ENGINEER, OR THE CONTRACTOR, TO DETERMINE/VERIFY FOLLOWING:
   A) THE EFFECTIVENESS OF THE CONTROL MEASURES AND THE NEED FOR REPAIR OR REPLACEMENT.
   B) THE NEED FOR MAINTENANCE, E.G. REMOVAL OF SEDIMENT FROM BARRIERS, TRAPS AND BASINS.
   C) THE NEED FOR ADDITIONAL CONTROL MEASURES.
   D) THE NEED FOR REAPPLICATION OF SEEDING, NETTING AN/OR MULCHING.
   E) THE OVERALL EFFECTIVENESS OF THE CONTROL PLAN.

3. 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.

4. THESE PLANS INDICATE THE CONTROL MEASURES TO BE PUT IN PLACE. ADDITIONAL CONTROL MEASURES SHALL BE IMPLEMENTED AS SITE CONDITIONS CHANGE AND UNFORESEEN PROBLEMS OCCUR. IMPLEMENTATION OF ADDITIONAL CONTROL MEASURES SHALL BE AT THE DISCRETION OF THE THE CONTRACTOR, THE SITE ENGINEER OR THE TOWN.

CONSTRUCTION SEQUENCE

1. SET UP EROSION CONTROL MEASURES AS SHOWN
2. DEMOLISH / CUT OUT NECESSARY AREA OF LOT AND PRELIMINARY GRADE
3. EXCAVATE AND POUR FOUNDATION / FOOTING & BEGIN ADDITION CONSTRUCTION
4. FINALIZE ADDITION CONSTRUCTION
5. FINALIZE LANDSCAPING & FINAL GRADING
6. REMOVE EROSION CONTROL MEASURES.

PLANNING BOARD APPROVAL
APPROVED BY THE PLANNING BOARD OF THE TOWN OF CARMEL, PUTNAM COUNTY, NY. BY RESOLUTION
DATED _____ DAY OF _____, 2015

ANY CHANGES, ERASURE MODIFICATION OR REVISION TO THIS PLAT AS APPROVED SHAL VOID THIS APPROVAL

SIGNED THIS _____ DAY OF _____, 2015

_____
CHAIRMAN

No.	Date	
2	2-26-16	COMMENTS
1	2-26-16	COMMENTS

JOHN KARELL, JR. P.E.
121 CUSHMAN ROAD
PATTERSON, NEW YORK 12563

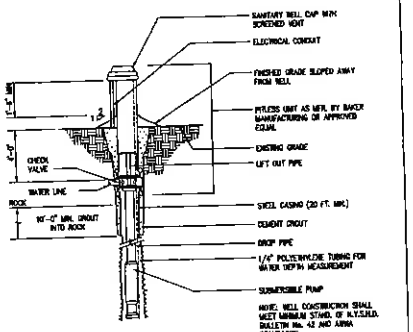
SEAN ROONEY
17 MILLER ROAD
CARMEL, N.Y.
TAX LOT: 66.11-1-18

SITE PLAN

SCALE: 1" = 20'
DATED: NOVEMBER 9, 2015
CHECKED:
LATEST REVISION:
SHEET No. 6-11

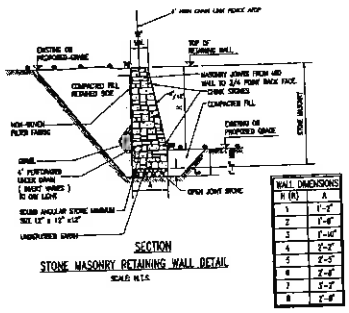
LEGEND

SILT FENCE
SETBACK LINE
PROPOSED GRADE
EXISTING GRADE



TYPICAL WELL DETAIL

N.T.S.



WALL DIMENSIONS	
H (ft)	A
1	1'-0"
2	1'-6"
3	1'-10"
4	1'-2"
5	2'-5"
6	2'-8"
7	3'-1"
8	3'-8"

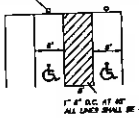
SECTION

STONE MASONRY RETAINING WALL DETAIL

SCALE: N.T.S.

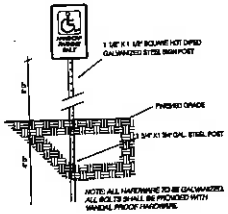
1 1/2" X 1/2" SQUARE HOT-DIP GALVANIZED STEEL SIGN POST

NOTE: ALL HARDWARE TO BE GALVANIZED. ALL BOLTS SHALL BE PROVIDED WITH VANDAL PROOF HARDWARE.



PAINTED HANDICAP PARKING DETAIL

PAINTED HANDICAP SYMBOL DETAIL



SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK GUIDELINES FOR EROSION AND SEDIMENT CONTROL, PREPARED BY THE U.S. DEPARTMENT OF AGRICULTURE – SOIL CONSERVATION SERVICE (REFERRED TO IN THIS NOTE AS "THE NEW YORK GUIDELINES").

2. ANY DISTURBED AREA THAT WILL BE LEFT UNDISTURBED FOR MORE THAN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEED AND MULCHED WITHIN 14 DAYS OF THE LAST DISTURBANCE WITH TEMPORARY SEEDING. IF DUE SEASON

ROY A. FREDRIKSEN, PE

CONSULTING ENGINEER

266 SHEAR HILL ROAD
MAHOPAC, NEW YORK 10541
845-621-4000
RAYEXDESIGN@GMAIL.COM

Date: March 3, 2016

Re: Loewenberg Bathhouse.
260 West Lake Blvd
Mahopac, NY 10541
Tax map #64.16-1-30

To whom it may concern.

This submission is for a site plan to renovate existing boat house and add second floor bathhouse on the same existing footprint. The project is located at address above and will be for seasonal use to serve the existing single family home on the same site.

If I could be of any further assistance, please do not hesitate to contact me.

Roy A. Fredriksen, PE

TOWN OF CARMEL
SITE PLAN APPLICATION INSTRUCTIONS

The Town of Carmel Planning Board meetings are held twice a month, on the second and fourth Wednesday's, at 7:00 PM at Carmel Town Hall, 60 McAlpin Avenue, Carmel

The submission deadline is 10 days prior to the Planning Board meeting. New site plan applications that have been deemed complete will be placed on the agenda in the order they are received.

No application will be placed on the agenda that is incomplete

Pre-Submission:
Prior to the formal submission of the site plan, a pre-submission conference may be requested by the applicant to be conducted with representatives from the Town, which may include the Town Planner, Town Engineer, Director of Code Enforcement and/or the Planning Board Attorney. This conference will serve to educate the applicant on the process he/she must follow, clarify the information required to submit a complete site plan application, and to highlight any specific areas of concern. You may arrange a pre-submission conference through the Planning Board Secretary at (845) 628-1500 extension 190.

Submission Requirements:
At least 10 days prior to the Planning Board meeting, the site plan application shall be submitted to the Planning Board Secretary as follows:

All site plans shall be signed, sealed and folded with the title box legible. The application package shall include:

- ☑ 11 copies of the Site Plan Application Form, signed and notarized.
- ☑ 11 copies of the SEQR Environmental Assessment Form (use of short form or long form shall be determined at pre-submission conference).
- ☑ 5 full size sets of the Site Plan (including floor plans and elevations)
- ☑ 1 CD (in pdf. format) containing an electronic version of the Site Plan
- ☑ 2 copies of the Disclosure Statement
- ☑ 11 copies of the Site Plan Completeness Certification Form
- ☑ All supplemental studies, reports, plans and renderings.
- ☑ 2 copies of the current deed.
- ☑ N/A 2 copies of all easements, covenants and restrictions.
- ☑ The appropriate fee, determined from the attached fee schedule. Make checks payable to the *Town of Carmel.*

Rose Mondrella 5/12/16
Planning Board Secretary; Date

5/12/16
Town Engineer; Date

TOWN OF CARMEL
SITE PLAN APPLICATION

Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION

Application Name: LOEWENBERG, Ralph	**Application #:** 16-0009	**Date Submitted:** 5/3/16

Site Address:
No. 260 Street: W. LAKE BLVD Hamlet: MAHOPAC

Property Location: *(Identify landmarks, distance from intersections, etc.)*
ON THE EAST SIDE OF W. LAKE BLVD ACROSS FROM TENNIS COURT RD.

Town of Carmel Tax Map Designation: Section 64.16 Block 1 Lot(s) 30	**Zoning Designation of Site:** R-120
Property Deed Recorded in County Clerk's Office Date Liber Page	**Liens, Mortgages or other Encumbrances** Yes ✓ No
Existing Easements Relating to the Site (No) Yes Describe and attach copies:	**Are Easements Proposed?** (No) Yes Describe and attach copies:

Have Property Owners within a 500' Radius of the Site Been Identified?
(Yes) No Attached List to this Application Form

APPLICANT/OWNER INFORMATION

Property Owner: RALPH LOEWENBERG	**Phone #:** 914-403-6848 **Fax#:**	**Email:**
Owners Address: No. 260 Street: W. LAKE BLVD Town: MAHOPAC State: NY Zip: 10541		
Applicant (If different than owner): William Besharat	**Phone #:** 914-330-4999 **Fax#:**	**Email:** RAYEXDESIGN@GMAIL.COM
Applicant Address (If different than owner): No. 266 Street: Shear Hill Rd Town: MAHOPAC State: NY Zip: 10541		
Individual/ Firm Responsible for Preparing Site Plan: RAYEX DESIGN ROY A. FREDRIKSEN, PE	**Phone #:** 845-621-4000 **Fax#:**	**Email:** RAYEXDESIGN@GMAIL.COM
Address: No. 266 Street: Shear Hill Rd Town: MAHOPAC State: NY Zip: 10541		
Other Representatives:	**Phone #:** **Fax#:**	**Email:**
Owners Address: No. Street: Town: State: Zip:		

PROJECT DESCRIPTION

Describe the project, proposed use and operation thereof:

RENOVATE EXISTING BOAT HOUSE AND ADD SECOND FLOOR WHICH TO BE USED AS BATHHOUSE.

TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION

Lot size: Acres: 1.5 Square Feet: 67,230	Square footage of all existing structures (by floor):
# of existing parking spaces: 5	# of proposed parking spaces: 5
# of existing dwelling units: 1	# of proposed dwelling units 1

Is the site served by the following public utility infrastructure:

- Is project in sewer district or will private septic system(s) be installed? NO
- If yes to Sanitary Sewer answer the following:
  - Does approval exist to connect to sewer main? Yes: ☐ No: ☐
  - Is this an in-district connection? _____ Out-of district connection? _____
  - What is the total sewer capacity at time of application? _____
  - What is your anticipated average and maximum daily flow _____

For Town of Carmel Town Engineer

- *What is the sewer capacity* NA [illegible] 5/11/16

- Water Supply Yes: ☐ No: ☒

  If Yes:
  - Does approval exist to connect to water main? Yes: ☐ No: ☐
  - What is the total water capacity at time of application? _____
  - What is your anticipated average and maximum daily demand _____
- Storm Sewer Yes: ☐ No: ☐
- Electric Service Yes: ☒ No: ☐
- Gas Service Yes: ☐ No: ☒
- Telephone/Cable Lines Yes: ☒ No: ☐

For Town of Carmel Town Engineer

Water Flows NA [illegible] 5/11/16
Sewer Flows

_____
Town Engineer; Date

What is the predominant soil type(s) on the site? CsD Chatfield Charlton Complex	What is the approximate depth to water table? N/A

Site slope categories:	15-25% 100 %	25-35% ____ %	>35% ____ %
Estimated quantity of excavation:	Cut (C.Y.) 0	Fill (C.Y.) _____	
Is Blasting Proposed Yes: ☐	No: ☒	Unknown: ☐	
Is the site located in a designated Critical Environmental Area?	Yes: ☐	No: ☒	
Does a curb cut exist on the site? Yes: ☒ No: ☐	Are new curb cuts proposed? Yes: ☐ No: ☒	What is the sight distance? Left 200'+ Right 200'+	

Is the site located within 500' of:

- The boundary of an adjoining city, town or village Yes: ☐ No: ☒
- The boundary of a state or county park, recreation area or road right-of-way Yes: ☐ No: ☒
- A county drainage channel line. Yes: ☐ No: ☒
- The boundary of state or county owned land on which a building is located Yes: ☐ No: ☒

TOWN OF CARMEL SITE PLAN APPLICATION

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous)
Yes: ☐ No: ☒

Is the site located in a designated floodplain?
Yes: ☒ No: ☐

YES

Will the project require coverage under the Current NYSDEC Stormwater Regulations

Yes: ☐ No: ☒

Will the project require coverage under the Current NYCDEP Stormwater Regulations

Yes: ☐ No: ☒

Does the site disturb more than 5,000 sq ft Yes: ☐ No: ☒

Does the site disturb more than 1 acre Yes: ☐ No: ☒

Does the site contain freshwater wetlands?
Yes: ☒ No: ☐
Jurisdiction:
NYSDEC: ☐ Town of Carmel: ☒

T.90.

If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.

Are encroachments in regulated wetlands or wetland buffers proposed? Yes: ☐ No: ☐

Does this application require a referral to the Environmental Conservation Board? Yes: ☒ No: ☐

Does the site contain waterbodies, streams or watercourses? Yes: ☒ No: ☐

Are any encroachments, crossings or alterations proposed? Yes: ☐ No: ☒

Is the site located adjacent to New York City watershed lands? Yes: ☐ No: ☒

Is the project funded, partially or in total, by grants or loans from a public source?
Yes: ☐ No: ☒

Will municipal or private solid waste disposal be utilized?
Public: ☐ Private: ☒

Has this application been referred to the Fire Department? Yes: ☒ No: ☐

What is the estimated time of construction for the project? SIX WEEKS

ZONING COMPLIANCE INFORMATION

Zoning Provision	Required	Existing	Proposed
Lot Area	120,000 S.F.	67,230 S.F.	67,230 S.F.
Lot Coverage			
Lot Width			
Lot Depth			
Front Yard	40'	38.3'	38.3'
Side Yard	15'	102' & 82'	102' & 82'
Rear Yard	15'	0'	0'
Minimum Required Floor Area			
Floor Area Ratio			
Height	10'	ϕ	11.5' *
Off-Street Parking	90	4	86
Off-Street Loading	NA		

* VARIANCE REQUIRED

TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: ☒ No: ☐	If yes, identify variances:	EXISTING	REQ.	VARIANCE
	REAR YARD SETBACK	0	15'	15'
	OFF SITE PARKING	5 P.S.	90 P.S.	85 P.S.
	BUILDING HEIGHT, 11.5' WILL EXIST 10' ALLOWED 1.5' VARIANCE			

PROPOSED BUILDING MATERIALS	
Foundation	EXISTING
Structural System	WOOD
Roof	ASPHALT
Exterior Walls	WOOD / SIDING

APPLICANTS ACKNOWLEDGEMENT

I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.

William Besharat
Applicants Name

William Besharat
Applicants Signature

Sworn before me this 3rd day of May 2016

Notary Public

PHYLLIS HUNT BOURGES
Notary Public, State of New York
No. 01BO4798459
Qualified in Putnam County
Certificate Filed in New York County
Commission Expires July 31, 2017

TOWN OF CARMEL

SITE PLAN COMPLETENSS CERTIFICATION FORM

All Site Plans submitted to the Planning Board for review shall include the following information and details, as set forth in Section 156-61 B of the Town of Carmel Zoning Ordinance.

This form shall be included with the site plan submission

	Requirement Data	To Be Completed by the Applicant	Waived by the Town	
1	Name and title of person preparing the site plan	☒	☐	✓
2	Name of the applicant and owner (if different from applicant)	☒	☐	✓
3	Original drawing date, revision dates, scale and north arrow	☒	☐	✓
4	Tax map, block and lot number(s), zoning district	☒	☐	✓
5	All existing property lines, name of owner of each property within a 500' radius of the site	☒	☐	✓
6	Contour lines at two-foot intervals, grades of all roads, driveways, sanitary and storm sewers	☒	☐	~~[illegible]~~
7	The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures	☒ ✓	☐	~~[illegible]~~ ✓
8	The location of all existing and proposed easements	N/A ☐	☐	are there any
9	The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area.	☒	☐	✓
10	On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures	☒	☐	NA
11	Sidewalks, paths and other means of pedestrian circulation	☒	☐	NA
12	On-site parking and loading spaces and travel aisles with dimensions	☒	☐	NA
13	The location, height and type of exterior lighting fixtures	NA ☐	☐	✓
14	Proposed signage	NA ☐	☐	✓
15	For non-residential uses, an estimate of the number of employees who will be using the site, description of the operation, types of products sold, types of machinery and equipment used	NA ☐	☐	✓

TOWN OF CARMEL

SITE PLAN COMPLETENSS CERTIFICATION FORM

	Requirement Data	To Be Completed by the Applicant	Waived by the Town
16	The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance	☐ NA	☐
17	The location and design of buffer areas, screening or other landscaping, including grading and water management. A comprehensive landscaping plan in accordance with the Tree Conservation Law	☐ NA	☐
18	The location of public and private utilities, maintenance responsibilities, trash and garbage areas	N/A ☐	☐
19	A list, certified by the Town Assessor, of all property owners within 500 feet of the site boundary	☒	☐
20	Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter	☒	☐

Applicants Certification (to be completed by the licensed professional preparing the site plan:

I ROY A. FREDRIKSEN PE **hereby certify that the site plan to which I have attached my seal and signature, meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:**

STATE OF NEW YORK
ROY A. FREDRIKSEN
50505
LICENSED PROFESSIONAL ENGINEER

William Beshard — 4/11/16
Signature - Applicant — **Date**

Professionals Seal

4-16-16
Signature - Owner — **Date**

TOWN OF CARMEL

SITE PLAN COMPLETENSS CERTIFICATION FORM

Town Certification (to be completed by the Town)

I Rose Trombetta Rick Flanagan **hereby confirm that the site plan meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:**

Rose Trombetta
Signature - Planning Board Secretary

5/12/16
Date

Signature - Town Engineer

5/12/16
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

Loewnberg,

Name of Action or Project:
Loewnberg Addition

Project Location (describe, and attach a location map):
260 West Lake Blvd, Mahopac, NY 10541

Brief Description of Proposed Action:
Renovate Existing Boathouse and add second floor bathhouse on the same existing footprint of existing boathouse.

Name of Applicant or Sponsor:	Telephone: 914-330-4999
William Besharat	E-Mail: Rayexdesign@gmail.com

Address:
266 Shear Hill Road

City/PO:	State:	Zip Code:
Mahopac	NY	10541

	NO	YES
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.	☐	☑
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3.a. Total acreage of the site of the proposed action? 1.5 acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.5 acres

4. Check all land uses that occur on, adjoining and near the proposed action.

☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☑	☐
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☑	☐
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☑	☐
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☑	☐
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☑	☐
b. Is the proposed action located in an archeological sensitive area?	☐	☑
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?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? 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:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
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?	☐	☑
16. Is the project site located in the 100 year flood plain?	☐	☑
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES _____		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	✓	
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:	✓	
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:	✓	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

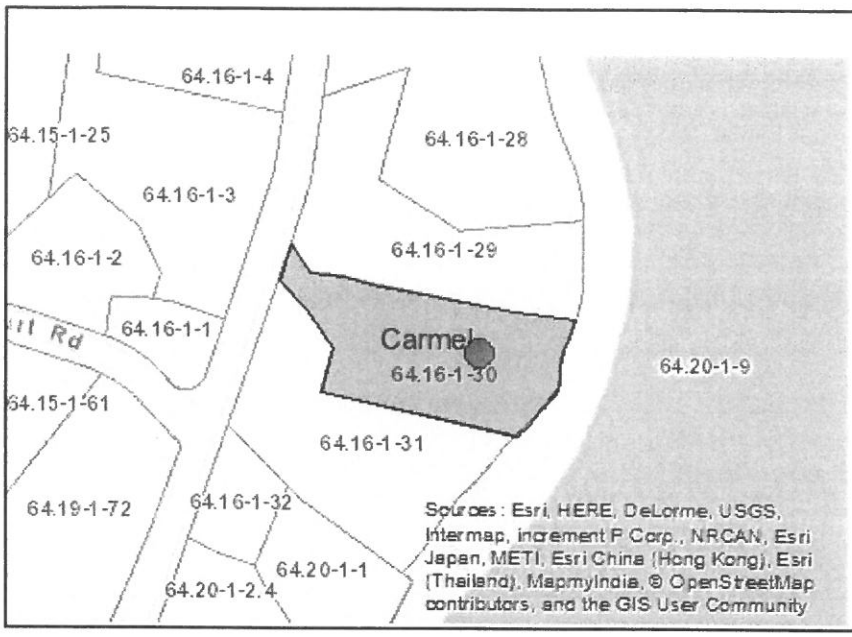
Applicant/sponsor name: William Besharat Date: 04/11/2016

Signature: William Besharat

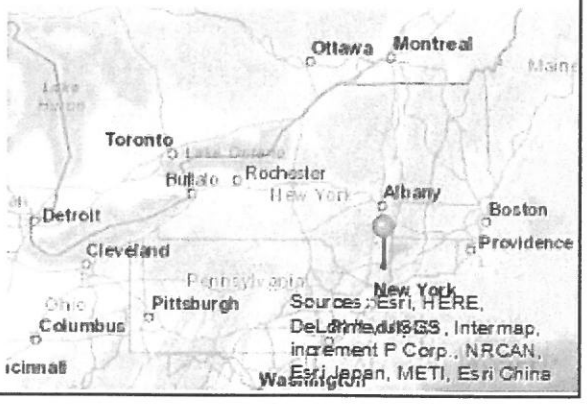
PRINT FORM

EAF Mapper Summary Report

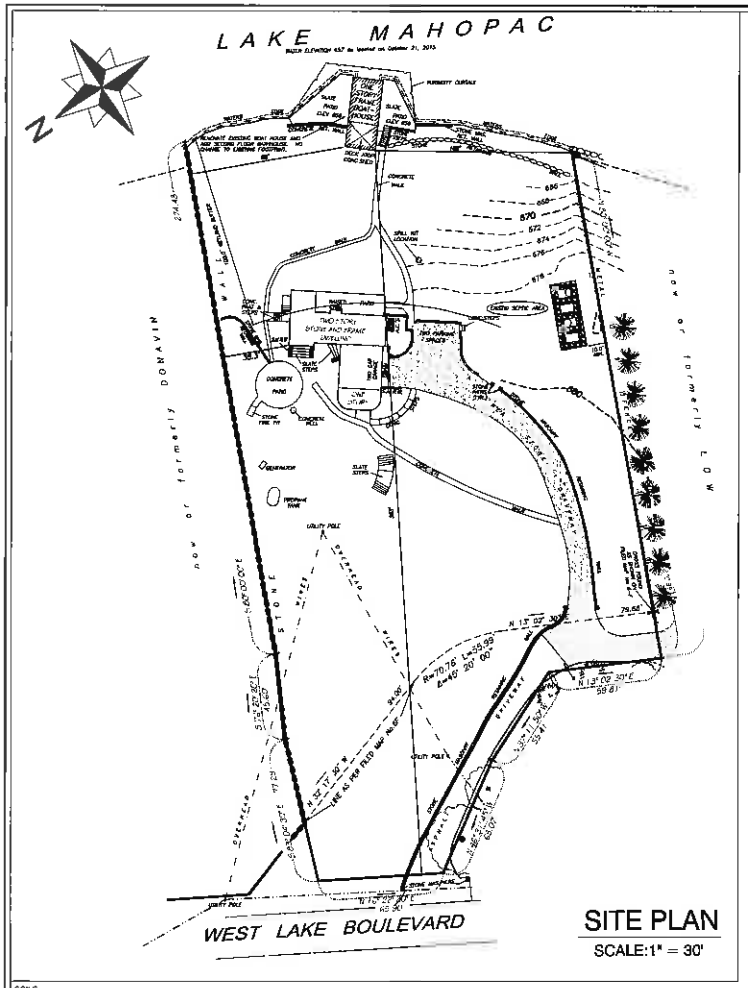
Wednesday, May 11, 2016 3:16 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	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 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

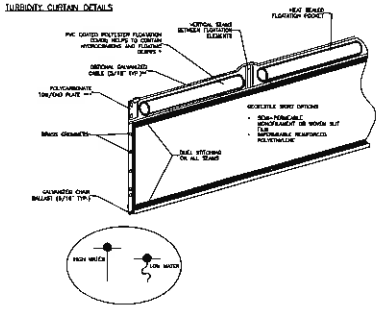


SITE PLAN

SCALE: 1" = 30'

SOILS:
CsD – CHATFIELD CHARLTON COMPLEX (ENTIRE PROPERTY)

TURBIDITY CURTAIN DETAILS



CONSTRUCTION SEQUENCE:
1. PLACE TURBIDITY CURTAIN IN LAKE
2. DEMOLISH AND REMOVE WOOD PORTION OF EXISTING BOATHOUSE
3. PLACE DEBRIS IN DUMPSTER AT DRIVEWAY
4. CONSTRUCT NEW BOATHOUSE WITH SAME FOOTPRINT AND FOUNDATION. BOATHOUSE WILL HAVE BATHHOUSE ABOVE IT.
5. REMOVE DEBRIS THAT MIGHT FALL IN WATER AS IT HAPPENS.
6. AFTER CONSTRUCTION IS COMPLETE REMOVE TURBIDITY CURTAIN.

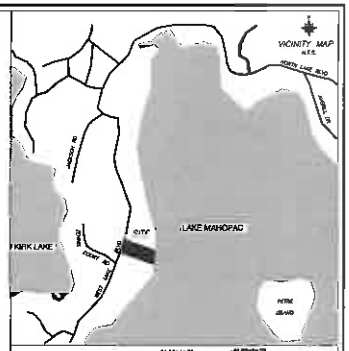
GENERAL NOTES:
1. NO MACHINERY IS NEEDED TO CONSTRUCT THIS PROJECT.
2. SPILL KIT IS PROVIDED IN CASE OF EMERGENCY NEED.
3. PARKING CALCULATION:
   A. ONE PARKING SPACE IS REQUIRED FOR EACH 700 S.F. OF PROPERTY
   67,230 / 700 = 90 PARKING SPACES REQUIRED. 5 PARKING SPACE PROVIDED.

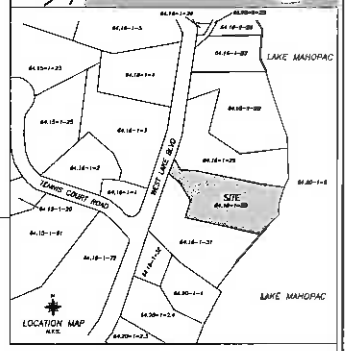
BULK REGULATION TABLE FOR PROPOSED ADDITION ONLY

	REQUIRED	PROVIDED	COMMENTS
FRONT YARD	40 FT	383 FT	COMPLIES
SIDE YARD	15 FT	102 & 82 FT	COMPLIES
REAR YARD	15 FT	0 FT	15 FT VARIANCE NEEDED
HEIGHT	10 FT	11.5 FT	1.5 FT VARIANCE NEEDED
OFF STREET PARKING	90	4	VARIANCE FOR 86

ADJOINING OWNERS

64.15-1-21 Harry Gruber 12 Kansas Court Rd Mahopac, NY 10541	64.16-1-72 Allen Belsky 211 West Lake Blvd Mahopac, NY 10541	64.16-1-2.1 Judy Gelfand 211 A W Lake Rd Wilmington, DE 19810
64.16-1-2.4 Gary Mangino 11 Mitchelson Pl Mahopac, NY 10541	64.16-1-1 Stephen Schwab 16 Greenacres Rd Rhinebeck, NY 12572	64.16-1-35 Richard Valentine 11 Greenacres Rd Rhinebeck, NY 12572
64.16-1-1 West Lake Blvd Water Works Attn: Trustees 280 West Lake Blvd Mahopac, NY 10541	64.16-1-28 Christian Low 1 Washington Sq Apt 2 New York, NY 10012	64.16-1-30 Ralph Loewenberg 260 West Lake Blvd New York, NY 10001
64.16-1-29 Andrew Jamecki 75 Dwight Manor Pleasantville, NY 10570	64.16-1-5 Michael Sommer 268 West Lake Blvd Mahopac, NY 10541	64.16-1-28 Andrew Jamecki 75 Dwight Manor Pleasantville, NY 10570
64.16-1-4 Francis Wright 266 West Lake Blvd Mahopac, NY 10541	64.16-1-27 Joel Rosow 107 East 70th St Apt 4A New York, NY 10021	64.16-1-23 Lisa Applebaum 25 Hill St Mahopac, NY 10541
64.16-1-36 Mark Abraham	64.16-1-23 Robert Kullenger 25 Hill St Mahopac, NY 10541	64.16-1-9 Barbara Faraglia 278 West Lake Blvd Mahopac, NY 10541
64.15-1-6 Michael Mitchell 2 Target Court Rd Mahopac, NY 10541	64.16-1-3 Steven Epstein 4 Target Court Rd Mahopac, NY 10541	64.15-1-25 Mary Bjorkgren Michael Metcalf 28 Deer Park Ave Huntington, Ontario N4V 1E7
64.15-1-20 Francis Collins 7 Target Court Rd Mahopac, NY 10541	64.20-1-6 Jason Di Low Yung 30 Gibbsville Ave Carmel, NY 10512	64.16-1-24 Jeremy Young 13-2 Phil Lindsey Rd Somerville, NJ 08721





N.Y.S. EDUCATION NOTE

IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DOCUMENT IN ANY WAY WITHOUT THE WRITTEN VERIFICATION OR ADOPTION BY A N.Y.S. LICENSED ENGINEER IN ACCORDANCE WITH SECTION 7209(2).

ROY A. FREDRIKSEN, PE

CONSULTING ENGINEER

266 SHEAR HILL RD. • MAHOPAC, NY 10541 • 845-621-4000

OWNER: RALPH LOEWENBERG
260 WEST LAKE BLVD.
MAHOPAC, NY 10541

JOB #:
DRN BY:
CHKD BY:

PROJECT: RENOVATION OF AN EXISTING BOATHOUSE & SECOND FLOOR ADDITION AS BATHHOUSE

TAX MAP #:

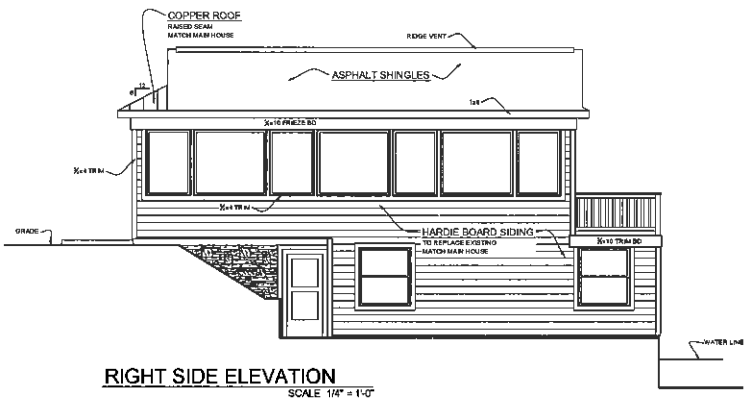
SHEET TITLE: SITE PLAN
1 OF 2

REVISIONS:

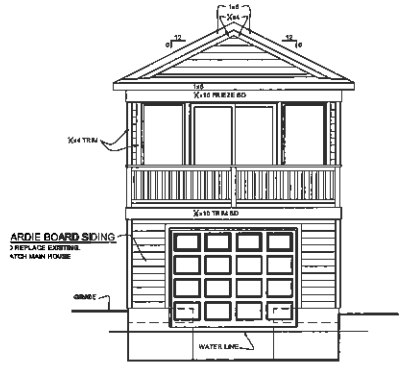
DATE: 3/14/16

260 WEST LAKE BOULEVARD
CARMEL, N.Y.
PUTNAM COUNTY

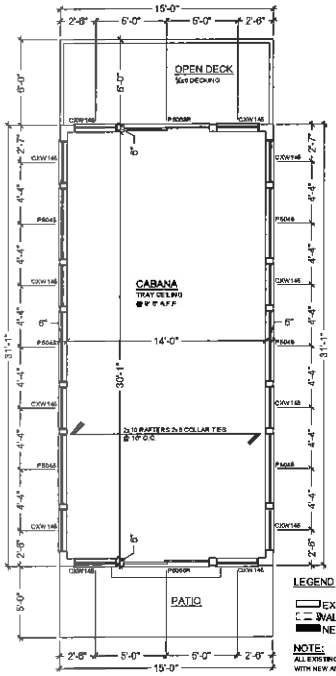
SECTION; 64.16 BLOCK; 1 LOT; 30 TOWN OF CARMEL

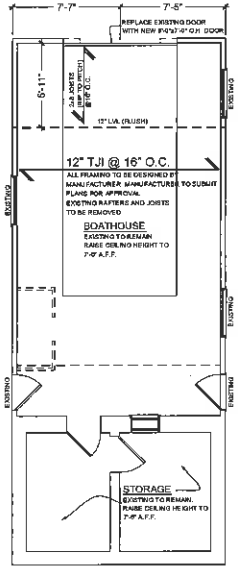


RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"





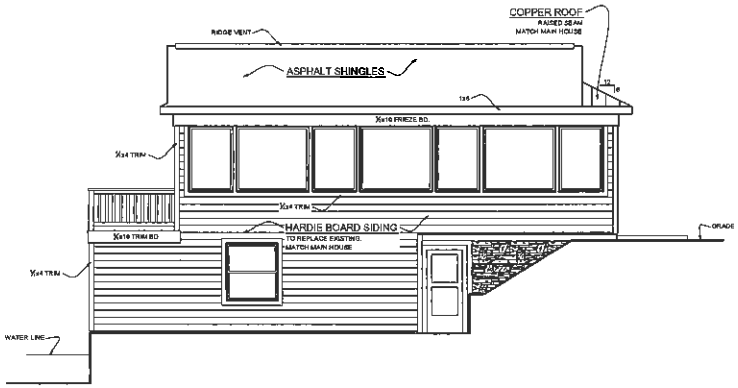
LEGEND

- EXISTING WALLS
- WALLS TO BE REMOVED
- NEW WALLS

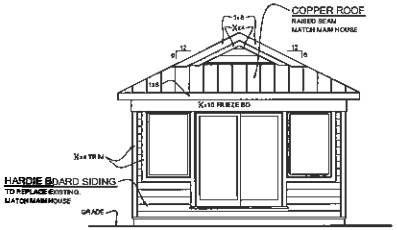
NOTE:
ALL EXISTING WINDOWS TO BE REPLACED
WITH NEW ANDERSEN WINDOWS

UPPER LEVEL PLAN
SCALE 1/4" = 1'-0"

LOWER LEVEL PLAN
SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"

RAYEX
DESIGN PLANNING CONSTRUCTION
266 SHEAR HILL RD. • MAHOPAC, NY 10541 • 845-621-4000

OWNER: RALPH LOEWENBERG
JOB #
DRN BY:
CHKD BY:
TAX MAP #:

PROJECT: BOATHOUSE RENOVATION
LOCATED AT 260 WEST LAKE BLVD. IN
MAHOPAC, NY.

SHEET TITLE: PLANS & ELEVATIONS
2 OF 2

REVISIONS
DATE: 5/3/2016

April 28, 2016

Ref: 41929.00

Via Hand Delivery

Hon. Harold Gary, Chairman
and Members of the Planning Board
Town of Carmel
60 McAlpin Avenue
Mahopac, New York 10541

Richard Franzetti, PE
Town Engineer
Town of Carmel
60 McAlpin Avenue
Mahopac, New York 10541

Re: Lake Plaza Shopping Center
983-1005 Route 6,
Mahopac, NY 10541
Tax Map #65.10-1-45 & 46 – Site Plan Review

Dear Chairman Gary and Members of the Planning Board and Mr. Franzetti,

VHB Engineering, Surveying and Landscape Architecture, P.C. ("VHB") is the civil and traffic engineer for Lake Plaza Shopping Center, LLC ("the Applicant") on its request for Site Plan and stormwater pollution prevention plan approval for the proposed Stop & Shop Supermarket and other improvements in the Lake Plaza Shopping Center (the "Project"). As you will recall, your Board is the lead agency responsible for conducting a coordinated environmental review of the Project under the New York State Environmental Quality Review Act ("SEQRA"). When we were last before your Board, counsel for the Applicant requested that the Board make its determination of significance under SEQRA (which the Applicant believes should be a Negative Declaration), explaining that the SEQRA determination is necessary for us to advance this application before other agencies from which the Applicant requires permits and approvals, such as the New York City Department of Environmental Protection ("DEP"). At that time, the Applicant was asked to address two topics to aid the Board in making its determination of significance under SEQRA – (i) the comments in the review memorandum by Town Engineer Richard Franzetti, P.E., originally

50 Main Street
Suite 360
White Plains, New York 10606
P 914.467.6600
F 914.761.3759

dated January 8, 2016 and last updated March 10, 2016; and (ii) traffic measures to control vehicles entering the Project site from the Dunkin Donuts property. This submission is made to address those items and in further support of this application.

A. Responses to Engineering Review Comments

Enclosed are the following plans and information upon which the specific responses to Town Engineer Franzetti's comments, set forth below, are based:

11 copies:	Proposed Stop & Shop Site Plans issued for Site Plan Approval, Sheets C-00 to C-20, prepared by VHB, last revised April 27, 2016.
11 copies:	Stormwater Pollution Prevention Plan (SWPPP), prepared by VHB, last revised April 2016
11 copies:	Comment Memorandum from Richard Franzetti, PE, Town Engineer, updated March 10, 2016
11 copies:	Report from David J. Klotzle, Town Wetland Inspector, to Richard Franzetti, P.E., dated January 22, 2016, regarding landscaping plan
11 copies:	Report from David J. Klotzle, Town Wetland Inspector, to the Environmental Conservation Board, dated March 29, 2016, confirming wetland delineation and regarding landscaping plan
11 copies:	Putnam County Department of Health Review Letter addressed to Richard Franzetti, P.E., dated January 26, 2016
1 copy:	Easement documents (previously submitted with the initial Site Plan Application package on November 30, 2015 (the "Initial Submission").
1 copy:	CD (Pdf of all attached materials)

I. General Comments

Comment #1: The applicant acknowledges that the following referrals are required:

a. New York State Department of Environmental Conservation (NYSDEC)
b. New York City Department of Environmental Protection (NYCDEP).
c. Putnam County Department of Health (PCDOH).
d. The Town of Carmel Environmental Conservation Board (ECB).
e. Mahopac Fire Department

Response #1: **Comment noted. No action by the Applicant is required. The noted referrals need to be made by the Town, which the Applicant assumes has been done.**

Comment #2: The applicant acknowledges that the following permits are required:

a. NYSDEC - for stormwater and wetlands;
b. NYCDEP for stormwater;
c. PCDOH for well and SSTS.

Response #2: **Comment noted. The Applicant has conferred with the NYSDEC, ECB, NYCDEP and PCDOH regarding the permits referred to in this comment but formal applications for the permits cannot be processed until a SEQRA determination of significance has been made by the Planning Board.**

Comment #3: Copies of the November 2015 Traffic Impact Analysis have been forward to the New York State Department of Transportation and Town of Carmel Highway Department for review.

Response #3: **Comment noted. No action by the Applicant is required. However, the Applicant notes that no activity is proposed that requires a permit from the New York State Department of Transportation or the Town of Carmel Highway Department, therefore no action is required.**

Comment #4: The applicant acknowledges this comment and will provide verification of the wetland mapping and delineations by the NYSDEC upon receipt from the State. A copy of the wetland mapping has been forwarded to the Town of Carmel Wetlands Inspector.

Response #4: **The applicant will forward the verification of the wetland mapping and delineation upon receipt from the NYSDEC. The Town's Wetland Inspector, David J. Klotzle, has confirmed that the Applicant's wetland delineation is accurate. A copy of Mr. Klotzle's Report to the Environmental Conservation Board ("ECB") to that effect, dated March 29, 2016, is enclosed.**

Comment #5: A copy of the planting plan has been forwarded to the Town of Carmel Wetlands Inspector for review and comment.

Response #5: **Comments noted. Planting Note 14 has been added stating, "Temporary 8 foot high deer exclusion fencing will be installed along the project's perimeter and maintained during the planting plan monitoring period to allow plants to become established." Planting Note 10 and Seeding Note 3**

has been revised to require a 3-year warranty on all plants. Planting Note 15 has been added stating, "The contractor shall notify town wetlands inspector David Klotzle at least 10 days prior to site preparation and installation of the proposed plantings to ensure that proper procedures are followed." Please refer to revised Planting Plan (Sheet C-18).

Comment #6 The applicant has scheduled a meeting with the NYCDEP to discuss the Stormwater Pollution Prevention Plan (SWPPP). Review from this Department is ongoing.

Response #6: The statement is correct. The Applicant has had several meetings with NYCDEP to review the SWPPP and has received several comments. However, NYCDEP has made it clear that its review has been strictly conceptual in nature because no formal application has yet been filed because no SEQRA determination has been made. The Applicant needs a SEQRA determination to proceed with a formal, binding review process with the NYCDEP.

Comment #7: The applicant provided a water. Review from this Department is ongoing. The applicant has acknowledged that a wastewater report will be developed and that they will submit report to the NYCDEP for review.

Response #7: A Wastewater Report was prepared by Keane Coppelman Gregory Engineers and submitted to the Town, PCDOH and NYCDEP. (If additional copies are desired, please let us know.) Comments were issued to the Town Engineer by the PCDOH (copy enclosed) but a SEQRA determination is required in order to formalize and advance the reviews by the NYCDEP and the PCDOH.

Comment #8: All easements (water, sewer stormwater etc.) should be provided;

Response #8: An additional copy of all easement instruments is provided. (See attachment) (Two other copies were provided in the Initial Submission. If additional copies are required, please let us know.)

Comment #9: The applicant acknowledge that a stormwater maintenance agreement and maintenance guarantee per Town Code (§156-85 and §156-87 B respectively) is required.

Response #9: Comment noted. These agreements/guarantees will be provided by the Applicant once the site plan is approved. The Applicant assumes the delivery of them will be a condition of site plan approval. Please let us know if you would like a draft of the agreement sooner.

Comment #10: Should any public improvements be deemed necessary as part of the development of the tract, a Performance Bond and associated Engineering Fee must eventually be established for the work. The applicant will need to develop a quantity take off for bonding purposes.

Response #10: Comment noted. No action by the Applicant is required at this time.

II. Detailed Comments

Comment #1: Applicant has acknowledged that Zoning/Parking Chart on Drawing C04 should identify the number of employees. The count is needed for the total future proposed number of employees for wastewater and number of parking spaces.

Response #1: As indicated in Table 2-2 of the Urban Land Institute's publication, Shared Parking, 2nd Edition, a community shopping center such as the Lake Plaza facility would be expected to provide 4 parking spaces per 1000 sf of gross leasable area, of which 0.8 spaces per 1,000 sf would typically be provided for employees. Applying this value to the 164,000 sf center would suggest a maximum of 131 employees on site at any given time. Excluding K-Mart, the remaining approximately 82,000 sf of leasable retail space at Lake Plaza would need to provide 66 parking spaces to accommodate employees. A total of 86 spaces are provided in the rear of the center, which is more than adequate to accommodate this need. A note has been added to sheet C-04 indicating the number of employee.

Comment #2: Drawing C-05 identifies a retaining wall on the east side of the property. In some areas the walls are nine (9) foot tall. The applicant has acknowledged that the wall calculations will be certified by a structural engineer.

Response #2: Comment noted.

Comment #3: The stormwater design must consider the existing regulatory approved (NYCDEP) stormwater infrastructure. The applicant must meet with the NYCDEP to discuss the proposed stormwater design.

Response #3: The Applicant has met with the NYCDEP regarding the proposed stormwater design. The proposed stormwater design has incorporated the comments informally received from NYCDEP. However, as noted above, NYCDEP will not formally consider an application for the Project until the SEQRA determination is made by the Planning Board.

Comment #4: Construction Sequence should be provided.

Response #4: Construction sequence notes are provided in Drawing C-07.

Comment #5: Adequate protection should be provided in the stormwater management practice (SMP) areas to minimize disturbance during construction. Details should be provided to show how the infiltration system will be protected during construction.

Response #5: A more comprehensive erosion and sediment control plan is provided on Drawing C-07. Construction will occur in three phases to minimize the disturbance during construction. Silt fences, drainage inlet protections and soil stockpiling areas are proposed throughout the site for erosion and sediment control. Drawing C-14 show the details of the erosion and sediment control.

Comment #6: Drawing C-07 identifies the limit of work as 5.2 acres. The SWPPP identifies the total disturbance of 4.8 acres. Please clarify. It should also be noted that any disturbance over 5 acres requires permission from the NYSDEC.

Response #6: The latest total limit of work in now 5.64 acres. Both Drawing C-07 and SWPPP have been updated accordingly to reflect the latest limit of work. As noted above, construction will occur in three phases, none of which will exceed five acres of disturbance.

Comment #7: All sewers must meet the Town of Carmel Town Code § 120-29.

Response #7: A note has been added to Utility Plan (Sheet C-06) to reflect this comment.

Comment #8: Sidewalks, manholes and guiderails should be installed per §128 of the Town of Carmel Town Code.

Response #8: A note has been added to Utility Plan (Sheet C-06) to reflect this comment.

Comment #9: All water service connections must be K-copper.

Response #9: A note has been added to Utility Plan (Sheet C-06) to reflect this comment.

Comment #10: Gate valves shall be AWWA non-rising stem type, as manufactured by Mueller Company, Model A-2360-23, or approved equal, conforming to the latest AWWA Standard for Gate Valves - 3" through 48" - for Water and Other Liquids,AWWA Designation C-509.

Response #10: A note has been added to Utility Plan (Sheet C-06) to reflect this comment.

Comment #11: Sizes up to and including 12" shall be 250 psi working pressure. The valve body and bonnet shall be ductile iron. All interior and exterior metal surfaces shall be coated with a two-part thermosetting epoxy complying with AWWA C550.

Response #11: A note has been added to Utility Plan (Sheet C-06) to reflect this comment.

Comment #12: Valves shall have dual "O" ring seals, inside screw, resilient wedge seats in accordance with AWWA Designation C-550 and shall be constructed so as to provide unobstructed full port clearance when fully open and immediate complete closure when closed.The ends of the valves shall be mechanical joint.

Response #12: A note has been added to Utility Plan (Sheet C-06) to reflect this comment.

Comment #13: All valves shall be arranged to open in counter clockwise direction unless otherwise specifically indicated and operating nuts shall be 2" square.

Response #13: A note has been added to Utility Plan (Sheet C-06) to reflect this comment.

Comment #14: Valves shall be tested to a pressure of not less than two times the working pressure.

Response #14: A note has been added to Utility Plan (Sheet C-06) to reflect this comment.

Comment #15: All hydrants shall be six inches in size with six-inch mechanical joint inlet connection an shall be equal to the Mueller Centurion A-421, with one (1) 4.5" pumper nozzle and two (2) 2.5" hose nozzles.

Response #15: A note has been added to Utility Plan (Sheet C-06) to reflect this comment.

Comment #16: Water Service Saddles shall be equal to those manufactured by Mueller, Model 7.5" x 1" SS Series Stainless Steel Saddle, Double Stud.

Response #16: A note has been added to Utility Plan (Sheet C-06) to reflect this comment.

Comment #17: Corporation stops shall be equal to those as manufactured by Mueller Company, Model B- 25000Series, NRS and of the size required. Such corporation stops shall meet the requirements of AWWA Specification No. C800.

Response #17: A note has been added to Utility Plan (Sheet C-06) to reflect this comment.

Comment #18: Curb valves (stops) shall be equal to those as manufactured by Mueller Company , Model H- 15214 and shall conform to AWWA Specification No. C800.

Response #18: A note has been added to Utility Plan (Sheet C-06) to reflect this comment.

Comment #19: Curb boxes shall be equal to those as manufactured by Mueller Company and similar to Mueller extension type with arch pattern base model H-10314 all extension rods shall be stainless steel.

Response #19: A note has been added to Utility Plan (Sheet C-06) to reflect this comment.

Comment #20: All fire hydrants shall be the approved AWWA type fire hydrants in conformance with the American Water Works Association Standard for Fire Hydrants for Ordinary Water Works Service, AWWA Designation C502, and shall have a 5-1/4" valve opening , a 6" mechanical joint inlet complete with an auxiliary gate valve (close coupled), a 6" mechanical joint shoe, and all appurtenances.

Response #20: A note has been added to Utility Plan (Sheet C-06) to reflect this comment.

Comment #21: Fire hydrants shall be rated for a working pressure of 250 Psi. Fire hydrants shall be sized for a 4'-6" bury.

Response #21: A note has been added to Utility Plan (Sheet C-06) to reflect this comment.

B. Controlling Vehicles from the Dunkin Donuts Driveway

As the Board requested, the Applicant had VHB investigate whether there were measures that could be implemented on the Project site to discourage vehicles from driving from Dunkin Donuts directly into the main parking area in the Center, or at least control those movements. You may recall that the Applicant does not own or control the Dunkin Donuts site and it has no authority to make changes to that site. In addition, there exists a cross-access easement between the Lake Plaza property and the Dunkin Donuts/Valvoline property which permits vehicles to travel between the sites and the Applicant has no authority to interfere with the parties' rights under that easement. VHB's investigation could not ignore these legal realities.

John Canning, P.E. from VHB and Pablo Medeiros (on behalf of the Applicant) met with Chairman Gary and Patrick Cleary, AICP, DEP, PP, LEED AP to discuss some concepts VHB developed to address the Board's concern. At the conclusion of the meeting, Mr. Canning was asked to examine what other options might be viable to control traffic entering the Project site from Dunkin Donuts, taking into consideration the cross-access agreement and the requirement under the Applicant's agreement with Stop & Shop to provide a certain number of parking spaces in front of its store.

Specifically, VHB examined variations of a circulation pattern suggested at the meeting that was premised upon reconfiguring and extending the travel lane from Dunkin Donuts into the Project site to make it more restrictive and difficult to navigate and, therefore, less attractive to use. VHB discounted the alternatives because each would significantly extend the travel lane into the area designated for Stop & Shop parking and reduce the number of parking spaces available for Stop & Shop and the Center from that approved by the ZBA. In addition, each alternative would make moving through the Shopping Center and moving between the Center and Dunkin Donuts unnecessarily more complicated. This effect is problematic and undesirable because it creates more potential conflicts between movements at the point at which the Dunkin Donuts driveway and Shopping Center roadway converge. VHB is reluctant to support these types of non-standard solutions as the additional complexity they introduce could have unintended, negative consequences.

It became clear from this analysis of alternatives that, on balance, the most effective approach to controlling the existing traffic condition at the Dunkin Donuts driveway is to implement measures originally requested by your Board which have already been incorporated into the Site Plans. They include the raised concrete islands adjacent to and directly opposite the Dunkin Donuts driveway which will have the effect of preventing vehicles entering the Project site from Dunkin Donuts to shoot straight into the parking lot and travel at unacceptable rates of speed. Instead, those vehicles will have to slow to walking speed so they can negotiate the new safety features.

In addition, the Applicant proposes a new raised island through the middle of the parking lot which will prevent K-Mart shoppers from making a bee-line between K-Mart and the Center's main signalized

driveway. It is VHB's professional opinion that these measures represent a vast improvement over, and will dramatically improve, the existing condition, that site operating conditions will be significantly safer than they are now and that the measures should, on their own, resolve the concerns expressed by the Board without any additional measures of the type suggested to or considered by VHB. For these reasons, VHB endorses the existing Site Plan and the measures incorporated therein as the "preferred plan" for addressing the Board's concern about vehicle movements between the Dunkin Donuts and Project site.

We ask that you schedule this matter for further consideration at the Board's May 11, 2016 meeting at which time we would be pleased to address any of the foregoing items and the SEQRA determination with you. In the interim, please feel free to contact either of us (Michael Junghans, P.E. at (914) 467-6607 or mwjunghans@vhb.com or John Canning, P.E. at (914) 467-6605 or jcanning@VHB.com) if you have any questions or require further information.

C. Additional Changes per discussions with the Town Environmental Conservation Board:

- Updated the wetland buffer impact areas.
- Updated the Soil Erosion and Control Plan (Sheet C-07) to provide the area of disturbance within the 100-foot wetland buffer.
- Updated the Soil Erosion and Control Plan (Sheet C-07) to include silt fence locations, drainage inlet protection locations, a fuel-staging location, and a spill kit location.
- Updated the SWPPP to include the "Catch Basin Construction Checklist" found in Attachment F.
- Updated the Soil Erosion and Control Plan (Sheet C-07) to provide construction phasing notes.
- Landscaping plan was reviewed by David J Klotzle as requested. Comments included in Report prepared by David J. Klotzle Wetland Inspector, to Richard Franzetti, P.E., dated January 22, 2016.
- Report from David J. Klotzle, Town Wetland Inspector, to the Environmental Conservation Board, dated March 29, 2016, confirming wetland delineation and regarding landscaping plan and mitigation area.
- Confirmed with Town of Carmel on April 21, 2016 via email with Rose Trombetta and David J. Klotzle that no tree count or tree clearing permit is necessary, per Town of Carmel Chapter 142-8.A (1). Tree clearing activities are covered by the Planning Board site plan approval.

Sincerely,

Director of Land Engineering
VHB Engineering, Land Survey and Landscape Architecture PC

Director of Transportation
VHB Engineering, Land Survey and Landscape Architecture PC

cc: Mr. Robert Laga and Members of the Environmental Conservation Board

Mr. Robert Heidenberg

Mr. Pablo Medeiros

Ms. Deborah Farr

Geraldine N. Tortorella, Esq.

Richard J.Franzetti, P.E.
Town Engineer

(845) 628-1500
(845) 628-2087
Fax (845) 628-7085

Office of the Town Engineer
60 McAlpin Avenue
Mahopac, New York 10541

MEMORANDUM

To: Carmel Planning Board

From: Richard J. Franzetti P.E. Town Engineer

Date: January 8, 2016

Re: Lake Plaza – Amended Site Plan 65.10-1-45 and 46

DOCUMENTS REVIEWED:

1. C-00 Cover Sheet, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015
2. C-01 Legend & General Notes, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015.
3. C-02 Abutters List & Maps, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015.
4. C-03 Existing Conditions Plan, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015.
5. **C-04 Layout & Materials Plan, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to March 4, 2016.**
6. **C-05 Grading & Drainage Plan, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to March 4, 2016.**
7. C-06 Utility Plan, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015.
8. C-07 Erosion & Sediment Control Plan, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015.
9. C-08 Delivery Truck & Pedestrian Maneuvering Plan, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015
10. C-09 Fire Truck Maneuvering Plan, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015.
11. C-09.1 Passenger Car Maneuvering Plan, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015.
12. C-10 Site Details 1, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015.
13. C-11 Site Details 2, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015
14. C-12 Site Details 3, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015
15. C-13 Site Details 4, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015

March 10, 2016

Lake Plaza – Amended Site Plan 65.10-1-45 and 46

16. C-14 Site Details 5, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015.
17. C-15 Site Lighting Photometric Plan, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015
18. C-16 Site Lighting Plan Details 1, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015.
19. C-17 Site Lighting Plan Details 2, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015
20. C-18 Planting Plan and Notes, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015.
21. C-19 Planting Details, prepared by VHB Engineering, Surveying and Landscape Architecture, P.C., revised to December 31, 2015.

This application involves renovations and expansion of the Lake Plaza Center Shopping Center, including the demolition of the existing 24,000 square foot an existing supermarket and the adjacent 7,800 square foot store. These are to be replaced by a new 53,595 square foot supermarket and a new 3,785 square foot tenant space (no tenant identified). Additionally, the applicant proposes to renovate the façade along the entire shopping center, install new signage for the Stop & Shop, construct additional parking spaces to replace those lost due to the building expansion, repave the parking area, upgrade site lighting and landscaping and to construct new stormwater and utility improvements.

As part of this submission this Department has only reviewed the updated drawings (in bold above).

The applicant has provided additional information based on discussions with the New York Department of Environmental Protection (NYCDEP). At present the NYCDEP is requiring additional bioretenion areas on both the north (Baldwin Road) and east (rear) sides of the property.

Comments from the 01/08/16 memorandum are provided on the following pages and will need to be addressed prior to final approval.

March 10, 2016

Lake Plaza – Amended Site Plan 65.10-1-45 and 46

Based upon our review of this submittal, the Engineering Department offers the following comments:

I. General Comments

1. The applicant acknowledges that the following referrals are required:
    a. New York State Department of Environmental Conservation (NYSDEC)
    b. NYCDEP
    c. Putnam County Department of Health (PCDOH). .
    d. The Town of Carmel Environmental Conservation Board (ECB).
    e. Mahopac Fire Department

2. The applicant acknowledges that the following permits are required:
    a. NYSDEC - for stormwater and wetlands;
    b. NYCDEP for stormwater;
    c. PCDOH for well and SSTS.

3. Copies of the November 2015 Traffic Impact Analysis have been forward to the New York State Department of Transportation and Town of Carmel Highway Department for review.
4. The applicant acknowledges this comment and will provide verification of the wetland mapping and delineations by the NYSDEC upon receipt from the State. A copy of the wetland mapping has been forwarded to the Town of Carmel Wetlands Inspector.
5. A copy of the planting plan has been forwarded to the Town of Carmel Wetlands Inspector for review and comment.
6. The applicant has scheduled a meeting with the NYCDEP to discuss the Stormwater Pollution Prevention Plan (SWPPP). Review from this Department is ongoing.
7. The applicant provided a water use report. Review from this Department is ongoing. The applicant has acknowledged that a wastewater report will be developed and that they will submit report to the NYCDEP for review.
8. All easements (water, sewer stormwater etc.) should be provided;
9. The applicant acknowledge that a stormwater maintenance agreement and maintenance guarantee per Town Code (§156-85 and §156-87 B respectively) is required.
10. Should any public improvements be deemed necessary as part of the development of the tract, a Performance Bond and associated Engineering Fee must eventually be established for the work. The applicant will need to develop a quantity take off for bonding purposes.

I trust that this is adequate for the Board's needs. Should you have any questions, do not hesitate to contact me.

The Engineering Department will work directly with the applicants engineer to address the following preliminary detailed comments:

II. Detailed Comments:

March 10, 2016

Lake Plaza – Amended Site Plan 65.10-1-45 and 46

1. Applicant has acknowledged that Zoning/Parking Chart on Drawing C04 should identify the number of employees. The count is needed for the total future proposed number of employees for wastewater and number of parking spaces.
2. Drawing C-05 identifies a retaining wall on the east side of the property. In some areas the walls are nine (9) foot tall. The applicant has acknowledged that the wall calculations will be certified by a structural engineer.
3. The stormwater design must consider the existing regulatory approved (NYCDEP) stormwater infrastructure. The applicant must meet with the NYCDEP to discuss the proposed stormwater design.
4. Construction Sequence should be provided
5. Adequate protection should be provided in the stormwater management practice (SMP) areas to minimize disturbance during construction. Details should be provided to show how the infiltration system will be protected during construction.
6. Drawing C-07 identifies the limit of work as 5.2 acres. The SWPPP identifies the total disturbance of 4.8 acres. Please clarify. It should also be noted that any disturbance over 5 acres requires permission from the NYSDEC.

The applicant notes that the items 10 through 24 will be complies with - notes/details should be provided on the drawings for these.

7. All sewers must meet the Town of Carmel Town Code § 120-29.
8. Sidewalks, manholes and guiderails should be installed per §128 of the Town of Carmel Town Code
9. All water service connections must be K-copper.
10. Gate valves shall be AWWA non-rising stem type, as manufactured by Mueller Company, Model A-2360-23, or approved equal, conforming to the latest AWWA Standard for Gate Valves - 3" through 48" - for Water and Other Liquids, AWWA Designation C-509.
11. Sizes up to and including 12" shall be 250 psi working pressure. The valve body and bonnet shall be ductile iron. All interior and exterior metal surfaces shall be coated with a two-part thermosetting epoxy complying with AWWA C550.
12. Valves shall have dual "O" ring seals, inside screw, resilient wedge seats in accordance with AWWA Designation C-550 and shall be constructed so as to provide unobstructed full port clearance when fully open and immediate complete closure when closed. The ends of the valves shall be mechanical joint.
13. All valves shall be arranged to open in counter clockwise direction unless otherwise specifically indicated and operating nuts shall be 2" square.
14. Valves shall be tested to a pressure of not less than two times the working pressure.
15. All hydrants shall be six inches in size with six-inch mechanical joint inlet connection and shall be equal to the Mueller Centurion A-421, with one (1) 4 ½ " pumper nozzle and two (2) 2 ½ " hose nozzles.
16. Water Service Saddles shall be equal to those manufactured by Mueller, Model 7 ½" x 1" SS Series Stainless Steel Saddle, Double Stud.
17. Corporation stops shall be equal to those as manufactured by Mueller Company, Model B-25000Series, NRS and of the size required. Such corporation stops shall meet the requirements of AWWA Specification No. C800.

March 10, 2016

Lake Plaza – Amended Site Plan 65.10-1-45 and 46

18. Curb valves (stops) shall be equal to those as manufactured by Mueller Company, Model H-15214 and shall conform to AWWA Specification No. C800.
19. Curb boxes shall be equal to those as manufactured by Mueller Company and similar to Mueller extension type with arch pattern base model H-10314 all extension rods shall be stainless steel.
20. All fire hydrants shall be the approved AWWA type fire hydrants in conformance with the American Water Works Association Standard for Fire Hydrants for Ordinary Water Works Service, AWWA Designation C502, and shall have a 5-1/4" valve opening, a 6" mechanical joint inlet complete with an auxiliary gate valve (close coupled), a 6" mechanical joint shoe, and all appurtenances.
21. Fire hydrants shall be rated for a working pressure of 250 Psi. Fire hydrants shall be sized for a 4'-6" bury.

David J Klotzle Wetland Inspector

Carmel Town Hall
60 McAlpin
Avenue Mahopac
New York ,10541
845 628-1500
E-Mail: dklotzle@bestweb.net

To: Carmel ECB
Date: 3/29/16
Re: Lake Plaza Shopping Center Rt. 6 Mahopac TM # 65.10-1-45 & 46

Lake Plaza /Stop and Shop Planting / Landscape Plans & Wetland Determinations.

My review of these plans by Michael Younghans PE and dated as 12/31/15

1. All plant materials are well chosen for this site.
2. Plans should include deer fencing to protect the young woody perennials like the Red Twig Dogwoods and Red Maples.
3) As always I recommend site plans should require a three-year warrantee on all plants. The typical one-year warrantee does not account for the second and third year root growth beyond the root ball and prepared planting pit.
4. The wetland inspector should be notified at least10 days prior to site preparation and instillation of these plant materials to insure proper procedures are followed

Wetland Delineations

Wetlands are correctly flagged in the field on this site and properly portrayed on a site plan titled Existing Conditions by Michael Younghans PE and dated/31/15
Wetland areas should be protected with orange construction fencing .

David J Klotzle Wetland Inspector

Carmel Town Hall
60 McAlpin
Avenue Mahopac
New York ,10541
845 628-1500
E-Mail: dklotzle@bestweb.net

To: RICHARD FRANZETTI
Date: 1/22/16

Review of landscape Plan for the Lake Plaza Shopping Center (TM 65.10-1-45)
My review of these plans byJuan Carlos Vargas Jr. dated 11/23/15

1.All plant materials are native and well selected for the site.
2. Plans should include deer fencing to protect the young woody perennials where necessary .
3. PB should require a three-year warrantee on all plants.
4.The wetland inspector should be notified 10 days prior to site preparation and instillation of these plant materials to insure proper procedures are followed.

The following is reprinted here from the Carmel Tree Code regarding tree planting in public areas as a guideline for these and future plantings.
§ 142-7
Specifications and requirements.*(for trees not shrubs)*
A.
Trees shall be B&B and shall not be less than two to 2 1/2 inches caliper, measured six inches above the top of the ball, nor less than 10 feet high. They must be well-branched, the branches to start not less than six feet from the crown of the root system. Trees shall be nursery-grown, and a nursery inspection certificate shall be available covering all trees.
B.
In general, excavations for planting shall be at least one foot deeper and two feet wider than the ball of earth supplied with the tree. The pit shall be rock free and refilled with seven parts topsoil and one part humus and the parent soil discarded. Hardpan shall be loosened for an additional 12 inches from the bottom of the pit. Trees shall be adequately fertilized and watered at the time of planting and mulched with three inches of approved mulch immediately after planting. Mulch shall be placed within a topsoil saucer three inches deep and as large as the pit in diameter
C.
Trees shall be staked and guyed immediately after planting. Stakes shall be cedar or oak eight feet long, no less than two inches in diameter and driven into the bottom of the tree pit. Trees shall be guyed to the stakes using No. 10 wire covered with rubber hose or equal. The wire shall be fastened to the stake in such a manner that it will not slip or come into contact with the tree trunk. The trunk of the tree shall be protected with tree wrapping paper.
D.
Removal of debris is required. The property must be left in a neat and orderly condition in accordance with good and accepted planting and tree surgery practice.
E.
Trees shall not be planted between May 15 and September 15 without specific authorization of the Planning Board.
F.

Notice must be given to the Planning Board 30 days prior to the start of planting in order that the plants and trees may be inspected and approved for tree variety, condition, size and quality. All work shall be subject to the general supervision and approval of the Planning Board and the Town Engineer.

G.

Any tree improperly planted or not meeting the specifications of the tree plan and this chapter will be removed upon written demand of the Planning Board and replaced with properly planted tree(s) that meet the specifications of the tree plan and this chapter. Any tree that does not survive or is in an unhealthy condition at the end of one year shall be replaced by the owner of the property at no cost to the Town of Carmel. Said replacement shall be made within 60 days following written demand for such replacement or within a more extended period as may be specified by the Planning Board.

MICHAEL NESHEIWAT, M.D.
Interim Commissioner of Health

MARYELLEN ODELL
County Executive

ROBERT MORRIS, P.E., MPH
Director of Environmental Health

DEPARTMENT OF HEALTH

1 Geneva Road, Brewster, New York 10509
Phone # (845) 808-1390 Fax # (845) 278-7921

January 26, 2016

Mr. Richard Franzetti, P.E.
Town of Carmel
Town Hall
60 McAlpin Avenue
Mahopac, NY 10541

Re: Lake Plaza Shopping Center Expansion
(T) Carmel, TM 65.10-1-45

Dear Mr. Franzetti:

This Department has received the water and wastewater facility reports for the Lake Plaza Shopping Center as prepared by Peter Gregory, P.E. Upon review of the submitted reports, this Department offers the following comments:

1. The wastewater report should clarify that the tabulated average daily flow of 14,000 gpd is based on maximum expected hydraulic loading rates and is not the existing usage.
2. The wastewater report needs to demonstrate how the anticipated flow increase of 4,000 gpd was derived for the shopping center expansion.
3. The wastewater report should include actual water usage data from similar sized Stop and Shop Supermarkets.
4. The wastewater report should address how grease from food service operations will be treated.
5. It appears the design flow of the shopping center on page 3 of the water facilities report was based on the existing 155,000 SF shopping center instead of the proposed expansion to 180,000 SF.
6. Why was 2 gpm used as a well yield for Well #2 in Section C on page 3 of the water facilities report?
7. The proposed water system design specifies a 10,000 gallon storage tank which may not provide a minimum of one days storage.
8. The water facilities report does not address how the distribution system will be pressurized.
9. Why was a well cycle yield of 100 gpm used in the disinfection calculations in Section G of the water facilities report?
10. A well permit(s) is to be obtained from this Department for any proposed source well prior to installation.

Upon completion of the above, this Department will continue its review. Kindly advise us if there are any questions.

Respectfully,

Michael J. Budzinski, P.E.
Director of Engineering

MJB:cml
cc: Peter Gregory, P.E.

Site Plans

Issued for	Site Plan Approval
Date Issued	November 30, 2015
Latest Issue	April 27, 2016

Proposed Stop & Shop

983-1005 Route 6
(Route 6 & Baldwin Lane)
Town of Carmel, Mahopac,
Putnam County, New York
10541

vhb.com

vhb

Engineering, Surveying & Landscape Architecture, PC
50 Main Street
Suite 360
White Plains, NY 10606
p: 914.467.6600
f: 914.761.3759

Owner/Applicant

Lake Plaza Shopping Center, LLC
Heidenberg Properties Group
234 Closter Dock Rd
Closter, NJ 07624

Tax Parcels (Map-Block-Lot)

65.10-1-45
65.10-1-46

Sheet Index

No.	Drawing Title	Latest Issue
C-01	Legend And General Notes	April 27, 2016
C-02	Abutter's List and Map	April 27, 2016
C-03	Existing Conditions Plan	April 27, 2016
C-04	Layout and Materials Plan	April 27, 2016
C-04.1	Signage Summary	April 27, 2016
C-04.2	Stop & Shop Elevation Plan	April 27, 2016
C-05	Grading and Drainage Plan	April 27, 2016
C-06	Utility Plan	April 27, 2016
C-07	Erosion and Sediment Control Plan	April 27, 2016
C-08	Delivery Truck and Pedestrian Maneuvering Plan	April 27, 2016
C-09	Fire Truck Maneuvering Plan	April 27, 2016
C-09.1	Passenger Car Maneuvering Plan	April 27, 2016
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C-11	Site Details 2	April 27, 2016
C-12	Site Details 3	April 27, 2016
C-13	Site Details 4	April 27, 2016
C-14	Site Details 5	April 27, 2016
C-15	Site Lighting Photometric Plan	April 27, 2016
C-16	Site Lighting Plan Details 1	April 27, 2016
C-17	Site Lighting Plan Details 2	April 27, 2016
C-18	Planting Plan and Notes	April 27, 2016
C-19	Planting Details	April 27, 2016
C-20	Sight Line Triangle Plan	April 27, 2016

Surveyor

Insite Engineering, Surveying & Landscape Architecture, P.C.
3 Garret Place
Carmel, New York, 10512

Architect

Michels & Waldron Associates LLC
645 Westwood Avenue
River Vale, New Jersey, 07675

Sewer/Water Engineer

Keane Coppelman Gregory Engineer, P.C.
113 Smith Avenue
Mt. Kisco, New York 10549

Michael W. Junghans
P.E. Professional Engineer
NY Lic. No. 072072

VHB Project : 41925.00_Proposed Supermarket
Issued for : Site Plan Approval April 27, 2016

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Legend

Exist. / Prop.
PROPERTY LINE
PROJECT LIMIT LINE
RIGHT-OF-WAY/PROPERTY LINE
EASEMENT
BUILDING SETBACK
PARKING SETBACK
BASELINE (10+00)
CONSTRUCTION LAYOUT
ZONING LINE
TOWN LINE
LIMIT OF DISTURBANCE
WETLAND LINE WITH FLAG
FLOODPLAIN
BORDERING LAND SUBJECT TO FLOODING
WETLAND BUFFER ZONE
NO DISTURB ZONE
200 RIVERFRONT AREA
GRAVEL ROAD
EDGE OF PAVEMENT
BITUMINOUS BERM (BB)
BITUMINOUS CURB (BC)
CONCRETE CURB (CC)
CURB AND GUTTER (CG)
EXTRUDED CONCRETE CURB (ECC)
MONOLITHIC CONCRETE CURB (MCC)
PRECAST CONC. CURB (PCC)
SLOPED GRAN. EDGING (SGE)
VERT. GRAN. CURB (VGC)
LIMIT OF CURB TYPE
SAWCUT
BUILDING
BUILDING ENTRANCE
LOADING DOCK
BOLLARD
DUMPSTER PAD
SIGN
DOUBLE SIGN
STEEL GUARDRAIL
WOOD GUARDRAIL
PATH
TREE LINE
WIRE FENCE
FENCE
STOCKADE FENCE
STONE WALL
RETAINING WALL
STREAM / POND / WATER COURSE
DETENTION BASIN
HAY BALES
SILT FENCE
SILT SOCK / STRAW WATTLE
MINOR CONTOUR
MAJOR CONTOUR (20)
PARKING COUNT
COMPACT PARKING STALLS
DOUBLE YELLOW LINE (DYL)
STOP LINE (SL)
CROSSWALK
ACCESSIBLE CURB RAMP
ACCESSIBLE PARKING
VAN-ACCESSIBLE PARKING

Exist / Prop.
CONCRETE
HEAVY DUTY PAVEMENT
RIPRAP
CONSTRUCTION ENTRANCE
TOP OF CURB ELEVATION (27.35 TC)
BOTTOM OF CURB ELEVATION (26.85 BC)
SPOT ELEVATION (131.75)
TOP & BOTTOM OF WALL ELEVATION (45.0 TW / 38.5 BW)
BORING LOCATION
TEST PIT LOCATION
MONITORING WELL
UNDERDRAIN
[illegible]
ROOF DRAIN
SEWER
FORCE MAIN
OVERHEAD WIRE
WATER
FIRE PROTECTION
DOMESTIC WATER
GAS
ELECTRIC
STEAM
TELEPHONE
FIRE ALARM
CABLE TV
CATCH BASIN
DOUBLE CATCH BASIN
GUTTER INLET
DRAIN MANHOLE
TRENCH DRAIN
PLUG OR CAP
CLEANOUT
FLARED END SECTION
HEADWALL
SEWER MANHOLE
CURB STOP & BOX
WATER VALVE & BOX
TAPPING SLEEVE, VALVE & BOX
SIAMESE CONNECTION
FIRE HYDRANT
WATER METER
POST INDICATOR VALVE
WATER WELL
GAS GATE
GAS METER
ELECTRIC MANHOLE
ELECTRIC METER
LIGHT POLE
TELEPHONE MANHOLE
TRANSFORMER PAD
UTILITY POLE
GUY POLE
GUY WIRE & ANCHOR
HAND HOLE
PULL BOX
MATCHLINE (Matchline)

Abbreviations

General

ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EXIST	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
MEP	MECHANICAL/ELECTRICAL/PLUMBING
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL

Utility

CB	CATCH BASIN
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DET	DETENTION BASIN
DIP	DUCTILE IRON PIPE
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FI	FIELD INLET
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
PIV	POST INDICATOR VALVE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
R=	RIM ELEVATION
SCO	SANITARY CLEANOUT
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes:

General

1. CONTRACTOR SHALL NOTIFY "DIG SAFELY NY" (1-800-962-7962) AT LEAST 72 HOURS BEFORE THE START OF ANY CONSTRUCTION ACTIVITY.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED.
5. WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
6. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
7. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
8. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
9. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
10. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
11. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
12. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
13. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
14. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND EPA JURISDICTION. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR IS TO FILE A CGP NOTICE OF INTENT WITH THE EPA AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE NPDES REGULATIONS. CONTRACTOR SHALL CONFIRM THE OWNER HAS ALSO FILED A NOTICE OF INTENT WITH THE EPA.

Utilities

1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
3. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
4. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
   A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
   B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
   C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
6. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
   A. WATER PIPES SHALL BE DUCTILE IRON PIPE (DIP), CLASS 52.
   B. SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SEWER PIPE, SDR 35.
   C. STORM DRAINAGE PIPES SHALL BE HDPE AND RCP, TYPE 3.
   D. PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.
8. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
9. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
10. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Layout and Materials

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURB RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
3. CURBING SHALL BE PRECAST CONCRETE CURB (PCC) AND MONOLITHIC CONCRETE CONCRETE (MCC) WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
4. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
5. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
6. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

Demolition

1. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
2. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
4. THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
5. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

1. OBTAIN ALL NECESSARY APPROVALS AND APPLICABLE PERMITS.
2. A PRE-CONSTRUCTION MEETING SHALL BE HELD BETWEEN THE CONTRACTOR, OWNER, TOWN OF CARMEL. AT THE MEETING, THE INDIVIDUAL RESPONSIBLE FOR MAINTAINING THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE DESIGNATED. EROSION CONTROL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE REGULATIONS SET FORTH BY THE NYSDEC (REFER TO NYSDEC SPDES GENERAL PERMIT GP-0-15-002 PART IV.C.). A LOG OF ALL INSPECTIONS AND A COPY OF THE CURRENT DESIGN PLANS SHALL BE KEPT ON SITE AND BE AVAILABLE FOR VIEWING AT ALL TIMES.
3. THE EROSION AND SEDIMENT CONTROLS SHALL BE MODIFIED BY THE CONTRACTOR AT THE DIRECTION OF THE ENGINEER AND/OR THE DESIGNATED VILLAGE REPRESENTATIVE AS NECESSITATED BY CHANGING SITE CONDITIONS DURING CONSTRUCTION.
4. ALL DEWATERING WASTE WATERS SHALL BE DISCHARGED IN A MANNER WHICH MINIMIZES THE DISCOLORATION OF THE RECEIVING WATERS. THE SITE SHOULD BE KEPT CLEAN OF DEBRIS, LITTER AND BUILDING MATERIALS IN ORDER THAT NONE OF THE ABOVE ENTERS WETLANDS OR WATERCOURSES.
5. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
6. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES AND REMOVE SEDIMENT THEREFROM ON A WEEKLY BASIS AND DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
7. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
8. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
9. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (NYSDEC, AUG. 2005).
10. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION AND SHALL BE IN ACCORDANCE WITH THE NYSDEC REQUIREMENTS.
11. THE TOWN OF CARMEL, NYSDEC OR THE SITE ENGINEER MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE THE POTENTIAL FOR ONSITE OR OFFSITE EROSION PROBLEMS THAT MAY OCCUR DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THESE MEASURES.
12. NO DISTURBED AREA SHALL BE LEFT EXPOSED FOR MORE THAN 14 DAYS AFTER WORK STOPPAGE. THESE AREAS MUST IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL. THE SEEDING WILL BE DONE IN ACCORDANCE WITH NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL. AREAS SUBJECT TO CONSTRUCTION TRAFFIC ARE TREATED USING WATER BARS AND BY DIRECTING THE SURFACE WATER FLOW TO TREATMENT AREAS. THESE AREAS ARE NOT SUBJECT TO THE TEMPORARY SEEDING REQUIREMENT DUE TO THE OTHER EROSION AND SEDIMENT CONTROL TREATMENTS AS DESCRIBED HEREIN.
13. ANY GRADED AREAS NOT SUBJECT TO FURTHER DISTURBANCE OR CONSTRUCTION TRAFFIC SHALL, WITHIN 10 DAYS OF FINAL GRADING, RECEIVE PERMANENT VEGETATIVE COVER IN COMBINATION WITH SUITABLE MULCH AS PER THE SPECIFICATIONS.
14. CUT OR FILL SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
15. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
16. ALL STORM DRAINAGE OUTLETS SHALL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
17. CONSTRUCTION FENCING SHALL BE USED TO PROTECT EXISTING TREES TO REMAIN, WETLANDS AND OTHER SENSITIVE AREAS. REFER TO TREE PROTECTION NOTES ON LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
18. IF FOR ANY REASON THE CONSTRUCTION IS HALTED FOR EXTENDED PERIODS, THE CONTRACTOR SHALL STABILIZE THE SELECT MATERIAL BY HYDRO-SEED OR OTHER MEANS, TO THE SATISFACTION OF THE ENGINEER FOR ALL AREAS DEVOID OF VEGETATION.
19. STORM WATER FROM DISTURBED AREAS MUST BE PASSED THROUGH AN APPROVED CONTROL DEVICE BEFORE BEING DISCHARGED BEYOND DISTURBED AREAS OR DISCHARGED INTO INLETS OR OTHER DRAINAGE SYSTEMS.
20. DUST CONTROL - WATER SHALL BE APPLIED BY SPRINKLER OR WATER TRUCK DURING GRADING OPERATIONS TO MINIMIZE SEDIMENT TRANSPORT AND MAINTAIN ACCEPTABLE AIR QUALITY CONDITIONS. REPETITIVE TREATMENTS SHALL BE DONE AS NEEDED UNTIL GRADES ARE STABILIZED.
21. THE TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY TO INSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.
22. THE CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED EROSION CONTROL DEVICES IMMEDIATELY, AND IN NO CASE, MORE THAN TWENTY FOUR (24) HOURS AFTER OBSERVING SUCH DEFICIENCIES.
23. THE CONTRACTOR SHALL BE PREPARED TO IMPLEMENT INTERIM DRAINAGE CONTROLS AND EROSION CONTROL MEASURES AS MAY BE NECESSARY DURING THE COURSE OF CONSTRUCTION.
24. THE CONTRACTOR SHALL MAKE AVAILABLE ONSITE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY TO PERFORM EMERGENCY EROSION CONTROL, AND DRAINAGE IMPROVEMENTS WITHIN FOUR (4) HOURS OF ANY IMPENDING EMERGENCY SITUATION.
25. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE OF THE SITE WORK BY THE OWNER. UPON CERTIFICATION OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME RESPONSIBILITY FOR THE CONTINUED MAINTENANCE OF PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES.
26. PHASES OF CONSTRUCTION INCLUDING CLEARING AND GRUBBING, PRELIMINARY SITE PREPARATION, UTILITY INSTALLATION, PRELIMINARY GRADING, ETC., REQUIRE TREE PROTECTION MEASURES TO BE IN PLACE.
27. NO CONSTRUCTION ACTIVITIES OF ANY KIND SHOULD OCCUR WITHIN THE LIMITS OF THE PROTECTED AREAS INCLUDING, BUT NOT LIMITED TO GRADING, EXCAVATION, STOCKPILING OF MATERIALS, STORAGE OF CONSTRUCTION EQUIPMENT, VEHICLE PARKING, MOVEMENT OF WORKERS OR MACHINERY, OR DUMPING OF CONSTRUCTION DEBRIS.
28. CONTRACTOR SHALL REFER TO THE EROSION DETAILS FOR THE PROTECTION MEASURES PROPOSED.
29. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
30. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS DESCRIBED IN THE PLANS.
31. ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS.
32. THE CONTRACTOR IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
33. SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
34. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE SURROUNDING DRAINAGE AREA.

Existing Conditions Information

1. BASE PLAN: THE EXISTING CONDITIONS SHOWN ON THESE PLANS ARE BASED UPON AN ALTA/ACSM LAND TITLE SURVEY PREPARED INSITE ENGINEERING, SURVEYING, AND LANDSCAPE ARCHITECTURE P.C., DATED NOVEMBER 19, 2015.
2. UNDERGROUND FEATURES SHOWN HEREON HAVE BEEN PLOTTED FROM SURFACE INDICATIONS AND MAPPING PROVIDED BY THE CLIENT IN ACCORDANCE WITH TABLE A, OPTIONAL ITEM 11(A) OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS. NEITHER RECORD SEARCHES NOR SUBSURFACE INVESTIGATIONS WERE CONDUCTED.
3. TOPOGRAPHY: ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 AND IS BASED UPON GPS OBSERVATIONS TAKEN DURING THE COURSE OF THIS SURVEY AND REDUCED USING THE NYS CORS NETWORK.
4. HORIZONTAL INFORMATION BASED ON THE NEW YORK COORDINATE SYSTEM, EAST ZONE (NAD 83).

Document Use

1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

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Tax Parcels
65.10-1-45
65.10-1-46

Proposed Stop & Shop

983-1005 Route 6
Town of Carmel, Mahopac, New York, 10541

No.	Revision	Date	Appvd.
1	PLANNING BOARD RESUBMISSION	12/31/2015	MWJ
2	ZBA APPLICATION	03/10/2016	MWJ
3	PLANNING BOARD RESUBMISSION	03/04/2016	MWJ
4	CCB & PLANNING BOARD SUBMISSION	04/27/2016	MWJ

Designed by DR/OC Checked by MWJ

Site Plan Approval November 30, 2015

Not Approved for Construction

Legend and General Notes

Drawing Number C-01

Sheet 2 of

Michael W. Junghans
N.Y. Professional Engineer
NY Lic No. 072052

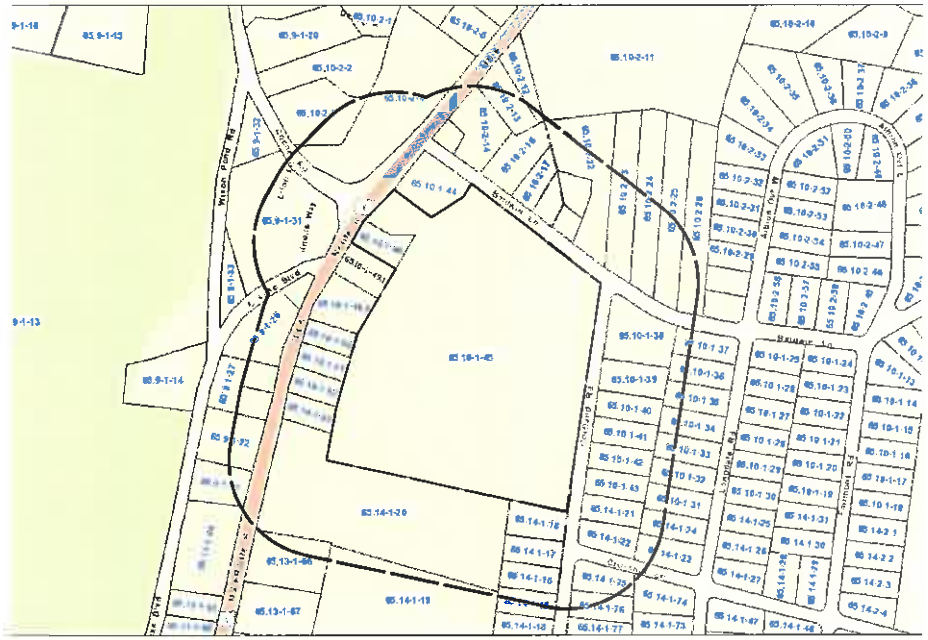
Project Number 41929.00

500-Foot Abutter's List

NAME	COMPANY	ADDRESS	CITY, STATE, ZIP	PARCEL ID
	MAHOPAC MOBILE PARK LLC	PO BOX 443	MAHOPAC FALLS, NY 10542	65.9-1-31
ROBERT BUTTIGLIONE		RTE 118 BOX 86	BALDWIN PLACE, NY 10505	65.10-2-4
CARL LINQUIST		1007 RT 6	MAHOPAC, NY 10541	65.10-2-14
[illegible]		18 BALDWYN LN	MAHOPAC, NY 10541	65.10-2-16
GEORGE PALMIERO		16 COONEY RD	MAHOPAC, NY 10541	65.10-2-3
ELLA RODRIGUEZ		18 BALDWYN LN	MAHOPAC, NY 10541	65.10-2-17
KATHLEEN EDWARDS		2 BALDWIN LN	MAHOPAC, NY 10541	65.10-2-15
ELLEN MARIE ZOTTOLI		22 BALDWIN LN	MAHOPAC, NY 10541	65.10-2-19
GEORGE PALMIERO		24 COONEY RD	MAHOPAC, NY 10541	65.10-2-2
REGINA GUSS		30 WOODS POND RD	MAHOPAC, NY 10541	65.9-1-32
CARLOS TEMENPAGUAY		990 EAST LAKE BLVD	MAHOPAC, NY 10541	65.9-1-33
ANTHONY MORANDO		PO BOX 962	MAHOPAC, NY 10541	65.10-1-52
NICOLE STERN		988 RT 6	MAHOPAC, NY 10541	65.9-1-26
ANTHONY MORANDO		PO BOX 962	MAHOPAC, NY 10541	65.10-1-53
	ISLAND DREAM ASSOCIATES, LLC	110 CHERRY HILL RD	CARMEL, NY 10512	65.10-1-50
	988 EAST LAKE BOULEVARD LLC	PO BOX 207	BALDWIN PLACE, NY 10505	65.9-1-28
	BATISTA FAMILY LTD PARTNERSHIP	28 EASLE RD	DANBURY, CT 06810	65.10-1-49.2
	ROARING BROOK LLC	25 MAIN ST FLATCH	HARTFORD, CT 06110	65.10-1-45.1
LAWRENCE VILLA		15 MINGO CT	BREWSTER, NY 10509	65.10-1-44

Parcel Information Source: Town of Carmel Planning Office

500-Foot Abutter's Map



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Tax Parcels
65.10-1-45
65.10-1-46

Proposed Stop & Shop

983-1005 Route 6
Town of Carmel, Mahopac, New York, 10541

No.	Issued	Date	Appd.
1	PLANNING BOARD RESUBMISSION	12/18/2015	MWJ
2	SEQR APPLICATION	02/05/2016	MWJ
3	PLANNING BOARD RESUBMISSION	02/04/2016	MWJ
4	ZBA & PLANNING BOARD SUBMISSION	04/07/2016	MWJ

Drawn by: DAJK
Checked by: MWJ

Site Plan Approval November 30, 2015

Not Approved for Construction

Abutter's List and Map

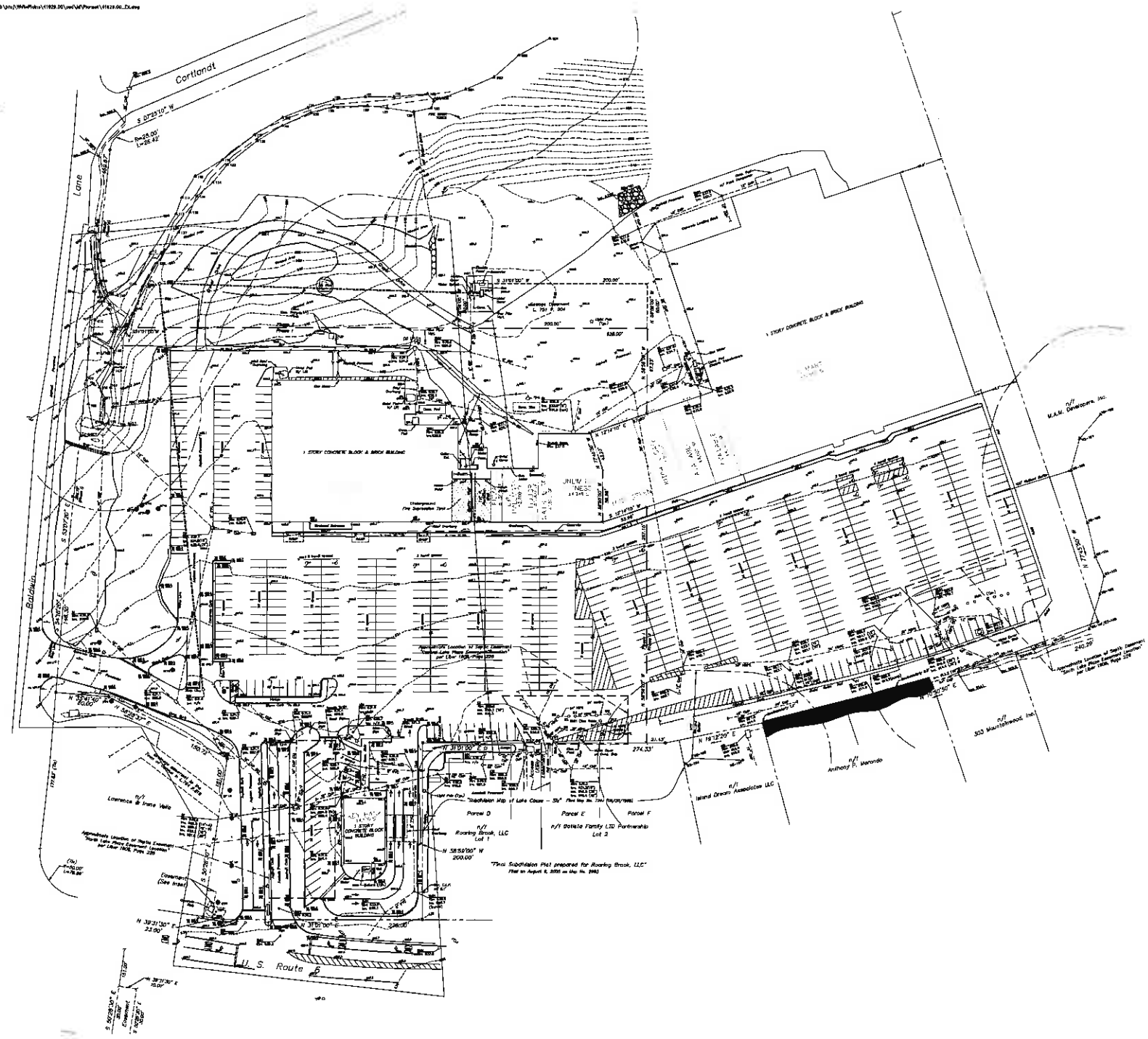
Drawing Number
C-02

Sheet 3

Michael W. Jungbluth
N.Y. Professional Engineer
NY Lic No 072072

Project Number
41929.00

Saved Tuesday, April 19, 2016 10:06:07 AM CDT/PDT Plotted Wednesday, April 27, 2016 1:43:41 PM Chang, Jason



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True North at 74° 30' 00" West (Grid)

40 0 40 80
SCALE IN FEET

Tax Parcels
65.10-1-45
65.10-1-46

Proposed Stop & Shop

983-1005 Route 6
Town of Carmel, Mahopac, New York, 10541

No.	Revision	Date	Initial
1	PLANNING BOARD RESUBMISSION	10/24/2013	MWJ
2	ZBA APPLICATION	02/03/2014	MWJ
3	PLANNING BOARD RESUBMISSION	03/04/2014	MWJ
4	ECB & PLANNING BOARD SUBMISSION	04/27/2014	MWJ

DRAWN: DMC CHECKED: MWJ

Site Plan Approval November 30, 2015

Not Approved for Construction

Existing Conditions Plan

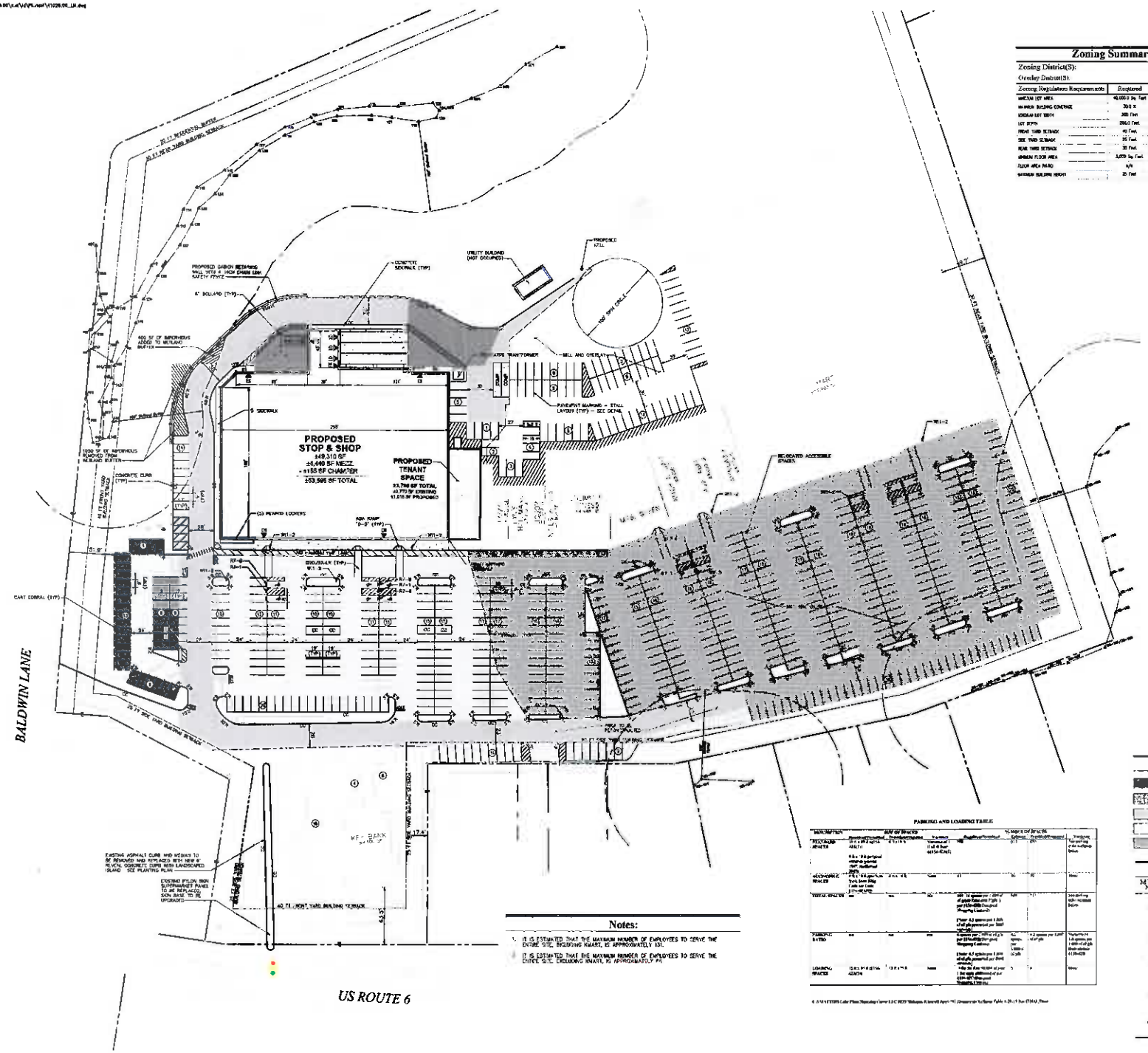
Drawing Number

C-03

Sheet 4 of

Michael W. Jugelonis
P.E. Professional Engineer
NY Lic. No. 072072

Project Number
41929.00


PROPOSED STOP & SHOP
649,310 SF
24,440 SF MEZZ
+6155 SF CHAMBER
253,595 SF TOTAL
PROPOSED TENANT SPACE
23,796 SF TOTAL
10,779 SF EXISTING
13,015 SF PROPOSED
UTILITY BUILDING (NOT OCCUPIED)
PROPOSED KIOSK
100' DIA CIRCLE
PROPOSED GABION RETAINING WALL WITH 6' HIGH CHAIN LINK SAFETY FENCE
CONCRETE SIDEWALK (TYP)
6" BOLLARD (TYP)
400 SF OF IMPERVIOUS ADDED TO WETLAND BUFFER
1200 SF OF IMPERVIOUS REMOVED FROM WETLAND BUFFER
CONCRETE CURB (TYP)
5' SIDEWALK
(3) REMOTE LOCKERS
ADA RAMP "D-8" (TYP)
CONC SIDEWALK (TYP)
CART CORRAL (TYP)
ATRO TRANSFORMER
MILL AND OVERLAY
PAVEMENT MARKING - STALL LAYOUT (TYP) - SEE DETAIL
RELOCATED ACCESSIBLE SPACES
BALDWIN LANE
US ROUTE 6
WETLANDS
EXISTING ASPHALT CURB AND MEDIAN TO BE REMOVED AND REPLACED WITH NEW 6" REVEAL CONCRETE CURB WITH LANDSCAPED ISLAND - SEE PLANTING PLAN
EXISTING PYLON SIGN SUPERMARKET PANEL TO BE REPLACED. SIGN BASE TO BE UPGRADED
40 FT. FRONT YARD BUILDING SETBACK
25 FT. REAR YARD BUILDING SETBACK
25 FT. SIDE YARD BUILDING SETBACK
PLAN REFERENCE NOTE
PLAN REFERENCE NOTE
PLAN REFERENCE NOTE

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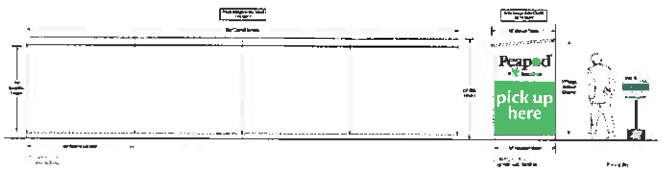


Stop&Shop

CHANNEL LETTERS WITH 3 ROWS [illegible] WHITE FLEX FACE AND PURPLE CUSTOM VINYL OVERLAY WITH A [illegible] RELIEF WHITE TRIM AND WHITE RETURNS WITH METAL BACKS

Stop&Shop

400.2 SQ. FT

10'-3"

Peapod

CHANNEL LETTERS / WHITE TRIM & RETURNS
ACRYLIC FACES WITH TRANS BLACK VINYL & LAM. PRINT

10'-3"

Peapod 30.75 SQ. FT

4'

STARBUCKS COFFEE 16 SQ. FT

CHANNEL LOGO / WHITE TRIM & RETURN
ACRYLIC FACE WITH TRANS GREEN & BLACK VINYL

12'-1"

2'

16"

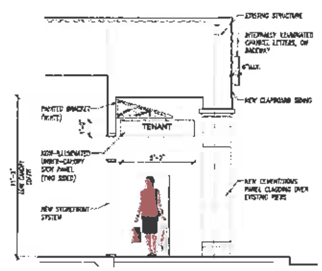
Pharmacy

CHANNEL LETTERS / WHITE TRIM & RETURNS
ACRYLIC FACES WITH TRANS TURQUOISE & DELFT BLUE VINYL

12'-1"

2'-6"

Pharmacy 30.2 SQ. FT



UNDERCANOPY SIGNAGE

9'-10 1/2"

16"

FASTCARE

CHANNEL LETTERS / WHITE TRIM & RETURNS
ACRYLIC FACES WITH TRANS BLACK & TEAL VINYL

9'-10 1/2"

3'-1"

FASTCARE 30.4 SQ. FT

People's United Bank

CHANNEL LETTERS / WHITE TRIM & RETURNS
ACRYLIC FACES WITH TRANS COBALT BLUE VINYL

16'-1 1/2"

1'-6 5/8"

People's United Bank 25 SQ. FT

SIGN TABLE

SIGN	ILLUMINATION	REQUIRED/PERMITTED: # OF SIGNS	REQUIRED/PERMITTED: SIGN AREA (SF)	EXISTING: # OF SIGNS	EXISTING: SIGN AREA (SF)	PROPOSED: # OF SIGNS	PROPOSED: SIGN AREA (SF)	VARIANCE REQUIRED
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Tax Parcels
65.10-1-45
65.10-1-46

Proposed Stop & Shop

983-1005 Route 6
Town of Carmel, Mahopac, New York, 10541

No.	Revision	Date	Appvd.
1	PLANNING BOARD RESUBMISSION	12/31/2015	MWJ
2	ZBA APPLICATION	01/10/2016	MWJ
3	PLANNING BOARD RESUBMISSION	03/04/2016	MWJ
4	ECB & PLANNING BOARD SUBMISSION	04/27/2016	MWJ

Designed by GR/JC Checked by MWJ

Site Plan Approval November 30, 2015

Not Approved for Construction

Drawing Number

C-04.1

Sheet 5.1

Michael W. Junghans
P.E. Professional Engineer
NY Lic. No. 072072

Project Number 41929.00

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Saved Wednesday, April 27, 2016 1:22:17 PM JCHENG Plotted Wednesday, April 27, 2016 1:48:53 PM Cheng, Jenn

RT 6 ELEVATION

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Tax Parcels
65.10-1-45
65.10-1-46

Proposed Stop & Shop

983-1005 Route 6
Town of Carmel, Mahopac, New York, 10541

No	Revision	Date	Initials
1	PLANNING BOARD RESUBMISSION	12/28/2015	MWJ
2	ZBA APPLICATION	02/09/2016	MWJ
3	PLANNING BOARD RESUBMISSION	03/08/2016	MWJ
4	ECB & PLANNING BOARD SUBMISSION	04/07/2016	MWJ

Designed by DB/JC
Drawn by MWJ

Issued for Site Plan Approval
Date November 30, 2015

Not Approved for Construction

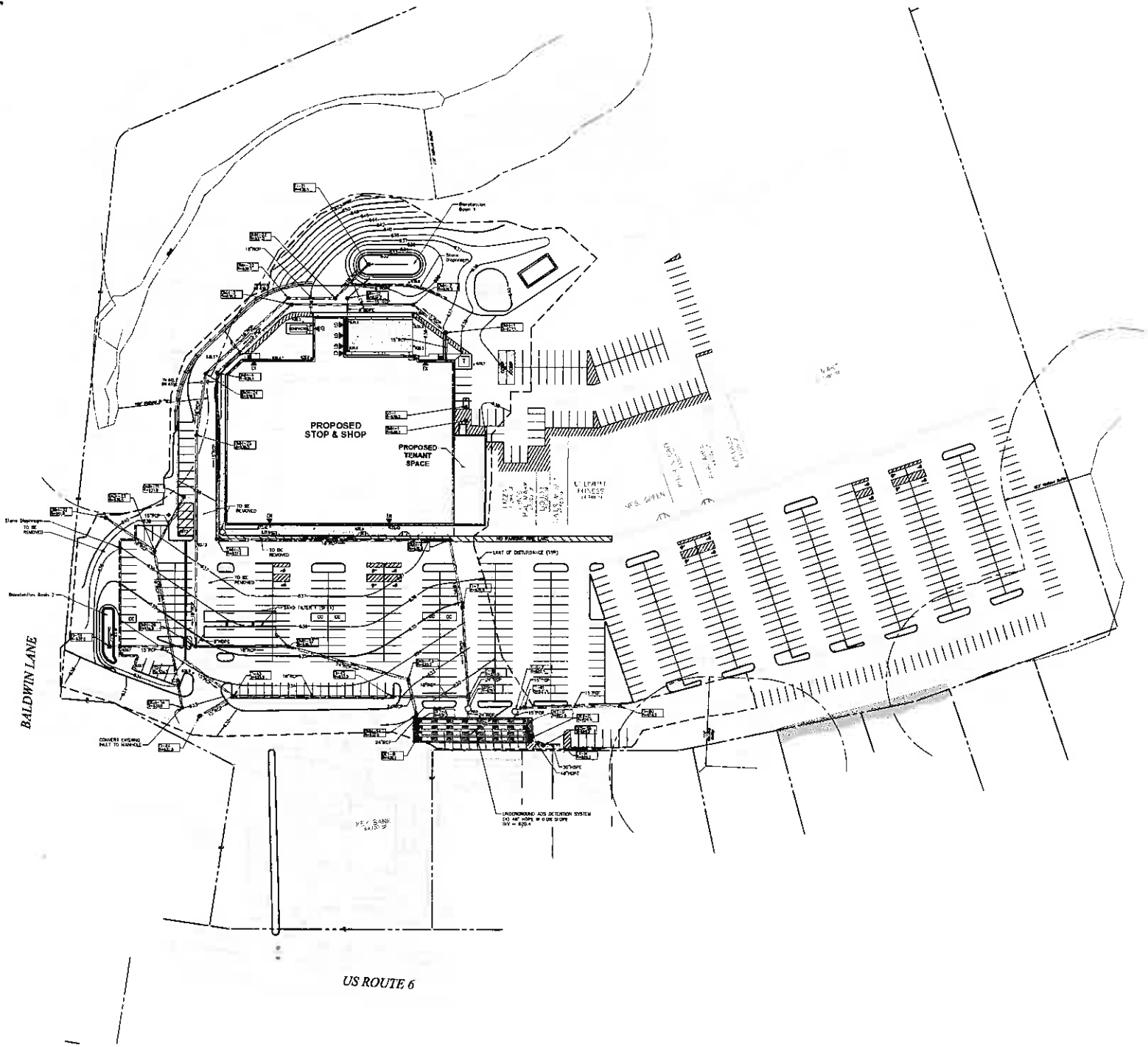
Stop & Shop Building Elevation Plan

Drawing Number C-4.2

Sheet 5.2 of

Michael W. Angelone
P.E. Professional Engineer
NY Lic. No. 072032

Project number 41929.00



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Tax Parcels
65.10-1-45
65.10-1-46

Proposed Stop & Shop

983-1005 Route 6
Town of Carmel, Mahopac, New York, 10541

No.	Comment	Date	Initial
1	PLANNING BOARD RESUBMISSION	11/24/2014	MWJ
2	ZBA APPLICATION	02/10/2014	MWJ
3	PLANNING BOARD RESUBMISSION	02/14/2013	MWJ
4	FOR A PLANNING BOARD SUBMISSION	04/27/2014	MWJ

Drawn by: GRJSC
Checked by: MWJ

Site Plan Approval — November 30, 2015

Not Approved for Construction

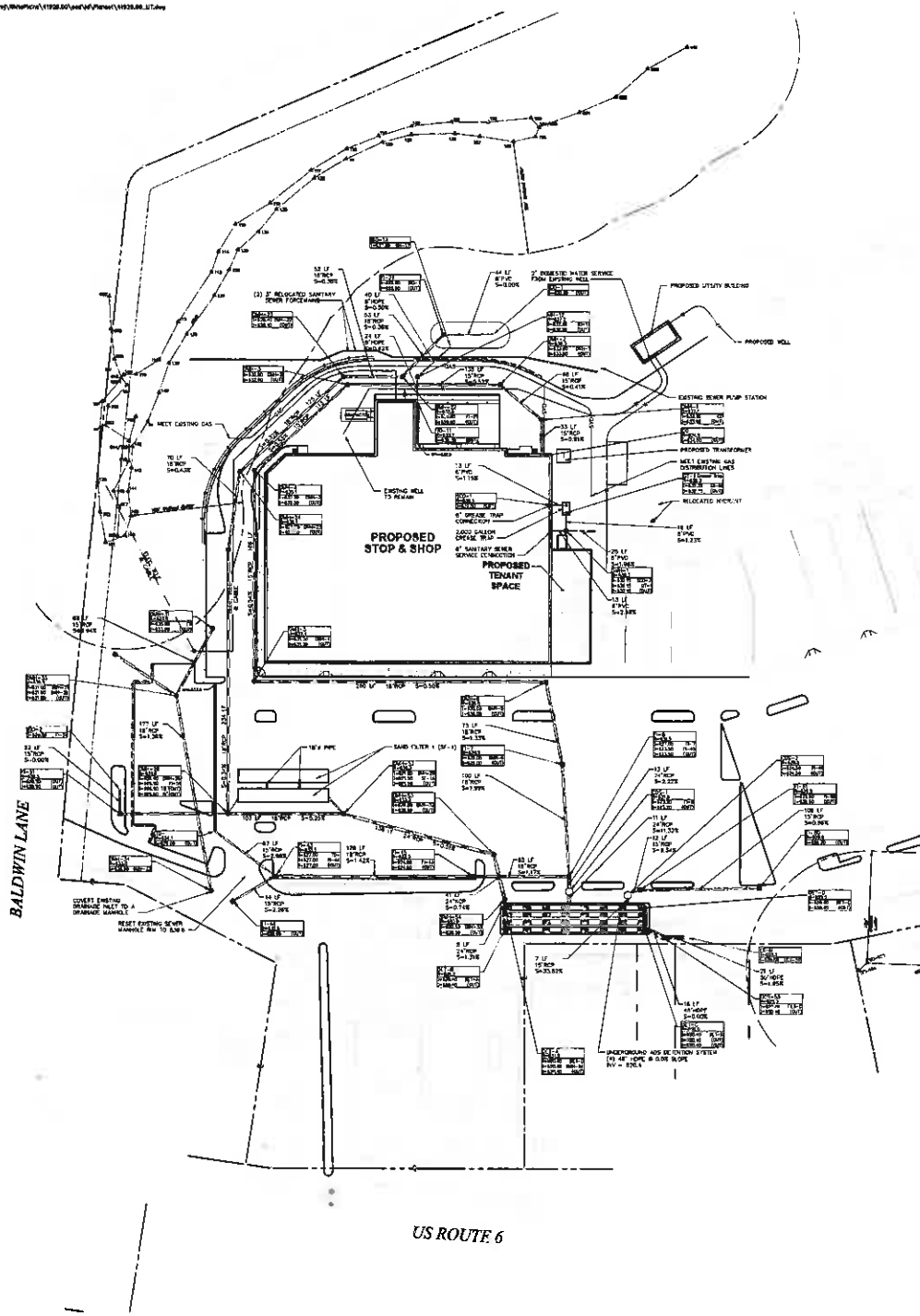
Grading and Drainage Plan

Drawing Number: C-05

Sheet 6 of

Michael W. Jaggi
N.Y. Professional Engineer
NY Lic. No 072052

Project Number: #1929.00



Notes

1. ALL BUILDING UTILITY CONNECTION POINTS ARE PRELIMINARY AND SHALL BE DETERMINED BY OWNER'S MECHANICAL/ELECTRICAL/PLUMBING (MEP) ENGINEER AND/OR ARCHITECT.
2. GAS, TELEPHONE, CABLE, AND ELECTRIC CONNECTIONS TO BE COORDINATED WITH PROVIDING UTILITY COMPANIES FOLLOWING THE DEVELOPMENT OF THE FINAL ENGINEERING PLANS AND UTILITY CONNECTION POINTS BY OWNER'S MEP/ARCHITECT.
3. GAS METER LOCATIONS SHOWN ON THE BUILDING ARE PRELIMINARY. EXACT LOCATIONS TO BE DETERMINED BY THE MEP ENGINEER AND ARCHITECT.
4. WATER PIPE SIZING SHOWN ON THE PLANS ARE PRELIMINARY AND SHALL BE DETERMINED BY OWNER'S MEP ENGINEER BASED ON AVAILABLE FLOW, FIRE PROTECTION AND DOMESTIC NEEDS OF THE BUILDING AND SITE HYDRANTS.
5. SANITARY MANHOLE LOCATIONS ARE BASED ON APPROPRIATE SERVICE LOCATIONS. OWNER'S MEP ENGINEER TO PROVIDE FINAL SERVICE LOCATIONS AT BUILDING AND CONFIRM PIPE SIZES AND FLOW VOLUMES WITH SITE ENGINEER.
6. LENGTHS OF PIPE SHOWN ON THE PLAN SHALL BE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING REQUIRED PIPE LENGTHS BEFORE CONSTRUCTION.
7. A DROP PIPE TO BE PROVIDED FOR SEWERS ENTERING MANHOLES 2 FEET OR MORE ABOVE MANHOLE INVERT.
8. ALL SANITARY SEWER LEADS TO BE INSTALLED WITH AT LEAST 4 FEET OF COVER.
9. ALL SANITARY SEWER LEADS TO BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM POTABLE WATER LINES AND/OR AT LEAST 18" BELOW POTABLE WATER LINES AND IN SEPARATE TRENCHES. INCLUDING EXCEPTIONS IF AT EXISTING, THE 18" VERTICAL CLEARANCE CANNOT BE OBTAINED SANITARY SEWER SHALL BE CONSTRUCTED OF CLASS 52 DUCTILE IRON PIPE CONFORMING WITH NSF 61 AND LINED IN ACCORD WITH ANSI/AWWA C104/A21.4 SHALL BE SOLID WITH GASKETS IN CONFORMANCE WITH ANSI/AWWA C111. THE SEWER ALONE SHALL BE PRESSURE TESTED AT 200 PSI PER AWWA C600. IN ADDITION, THE LENGTH OF THE 2NU PIPES SHALL BE ENCASED IN A CONCRETE ENVELOPE FOR A UNIT UP TO 10 FEET EACH WAY FROM THE CENTERLINE OF THE CROSSING.
10. ALL SEWERS MUST MEET THE TOWN OF CARMEL TOWN CODE § 120-29
11. SIDEWALKS, MANHOLES AND GUIDERAILS SHOULD BE INSTALLED PER §120 OF THE TOWN OF CARMEL TOWN CODE.
12. ALL WATER SERVICE CONNECTIONS MUST BE K-COPPER
13. GATE VALVES SHALL BE AWWA NON-RISING STEM TYPE, AS MANUFACTURED BY MUELLER COMPANY, MODEL A-2360-23, OR APPROVED EQUAL, CONFORMING TO THE LATEST AWWA STANDARD FOR GATE VALVES - 3" THROUGH 48" - FOR WATER AND OTHER LIQUIDS, AWWA DESIGNATION C-509.
14. SIZES UP TO AND INCLUDING 12" SHALL BE 250 PSI WORKING PRESSURE. THE VALVE BODY AND BONNET SHALL BE DUCTILE IRON. ALL INTERIOR AND EXTERIOR METAL SURFACES SHALL BE COATED WITH A TWO-PART THERMOSETTING EPOXY COMPLYING WITH AWWA C550
15. VALVES SHALL HAVE DUAL "O" RING SEALS, INSIDE SCREW, RESILIENT WEDGE SEATS IN ACCORDANCE WITH AWWA DESIGNATION C-509 AND SHALL BE CONSTRUCTED SO AS TO PROVIDE UNOBSTRUCTED FULL PORT CLEARANCE WHEN FULLY OPEN AND ADEQUATE COMPLETE CLOSURE WHEN CLOSED. THE ENDS OF THE VALVE SHALL BE MECHANICAL JOINT
16. ALL VALVES SHALL BE ARRANGED TO OPEN IN COUNTER CLOCKWISE DIRECTION UNLESS OTHERWISE SPECIFICALLY INDICATED AND OPERATING NUTS SHALL BE 2" SQUARE
17. VALVES SHALL BE TESTED TO A PRESSURE OF NOT LESS THAN TWO TIMES THE WORKING PRESSURE.
18. ALL HYDRANTS SHALL BE SIX INCHES IN SIZE WITH SIX-INCH MECHANICAL JOINT INLET CONNECTION AND SHALL BE EQUAL TO THE MUELLER CENTURION A-421, WITH ONE (1) 4 ½" PUMPER NOZZLE AND TWO (2) 2 ½" HOSE NOZZLES.
19. WATER SERVICE SADDLES SHALL BE EQUAL TO THOSE MANUFACTURED BY MUELLER, MODEL 3 ½" X 1" DS SERIES STAINLESS STEEL SADDLE, DOUBLE STRAP.
20. CORPORATION STOPS SHALL BE EQUAL TO THOSE AS MANUFACTURED BY MUELLER COMPANY, MODEL B-25000SERIES, MPS AND OF SIZE REQUIRED. SUCH CORPORATION STOPS SHALL MEET THE REQUIREMENTS OF AWWA SPECIFICATION NO C800.
21. CURB VALVES (STOPS) SHALL BE EQUAL TO THOSE AS MANUFACTURED BY MUELLER COMPANY, MODEL H-15214 AND SHALL CONFORM TO AWWA SPECIFICATION NO. C800.
22. CURB BOXES SHALL BE EQUAL TO THOSE AS MANUFACTURED BY MUELLER COMPANY AND SHALL BE TO MUELLER EXTENSION TYPE WITH ARCH PATTERN BASE, MODEL H-10314 ALL EXTENSION RODS SHALL BE STAINLESS STEEL.
23. ALL FIRE HYDRANTS SHALL BE APPROVED AWWA TYPE FIRE HYDRANTS IN CONFORMANCE WITH THE AMERICAN WATER WORKS ASSOCIATION STANDARD FOR FIRE HYDRANTS FOR ORDINARY WATER WORKS SERVICE, AWWA DESIGNATION C502, AND SHALL HAVE A 5-1/4" VALVE OPENING, A 6" MECHANICAL JOINT INLET COUPLER WITH AN AUXILIARY GATE VALVE (CLOSE COUPLED), A 6" MECHANICAL JOINT SHOE, AND ALL APPURTENANCES.
24. FIRE HYDRANTS SHALL BE RATED FOR A WORKING PRESSURE OF 250 PSI. FIRE HYDRANTS SHALL BE SIZED FOR A 4'-6" BURY.

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True North at 74° 30' 00" West Longitude

40 0 40 80
SCALE IN FEET

Tax Parcels
65.10-1-45
65.10-1-46

Proposed Stop & Shop

983-1005 Route 6
Town of Carmel, Mahopac, New York, 10541

No.	Comment	Date	Approved
1	PLANNING BOARD RESUBMISSION	11/26/2013	MWJ
2	ZBA APPLICATION	07/15/2014	MWJ
3	PLANNING BOARD RESUBMISSION	03/24/2014	MWJ
4	FOR A PLANNING BOARD SUBMISSION	04/29/2014	MWJ

DRJC MWJ

Site Plan Approval November 30, 2015

Not Approved For Construction

Utility Plan

C-06

7

Engineer's Seal
STATE OF NEW YORK
MICHAEL W. JOSEPHSON
NY Lic No. 072072

Engineer's Name
MICHAEL W. JOSEPHSON
NYS Professional Engineer
NY Lic No. 072072

Project Number
41929.00

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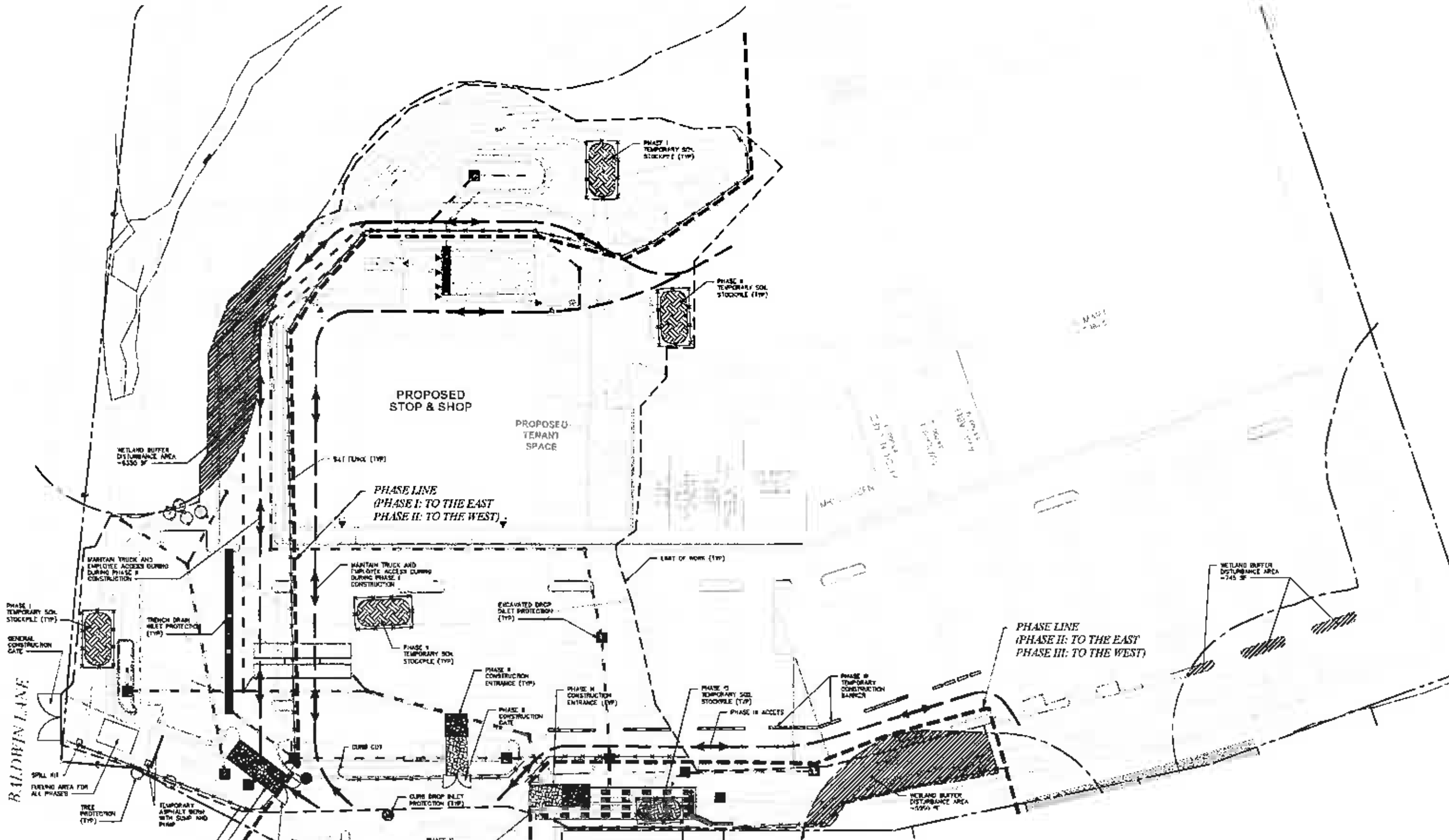

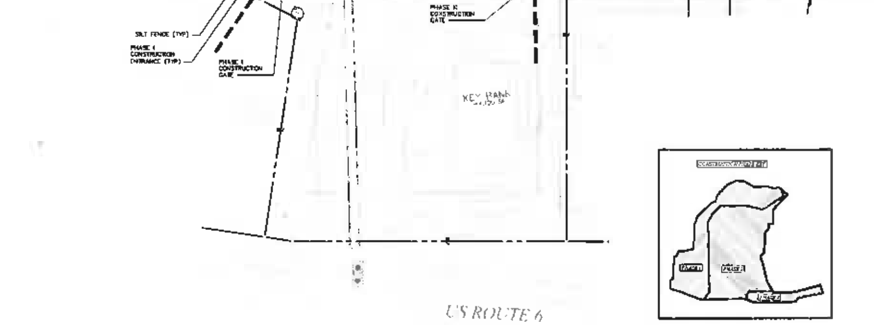

Construction Phasing Notes

	Duration:
Phase I:	
1. CONSTRUCT THE GENERAL SITE CONSTRUCTION ENTRANCE/GATE, FUELING AREA AND TEMPORARY ASPHALT BERM AT THE BALDWIN LANE ENTRANCE AREA AFTER INSTALLED ALL NECESSARY EROSION CONTROL PRACTICE/TEMPORARY STOCKPILE AREA.	1 WEEK
2. CONSTRUCT PHASE I CONSTRUCTION ENTRANCE, GATE AND FENCE.	1 WEEK
3. REMOVE EXISTING PAVEMENT AND UTILITIES.	2 WEEKS
4. INSTALL RETAINING WALLS, BIORETENTION BASINS AND UTILITIES AS PROPOSED	1 MONTH
5. ROUGH GRADE THE PHASE I AREA AS PROPOSED.	1 WEEK
6. CONSTRUCT THE PROPOSED PAVEMENT AREA-BASE COURSE.	1 WEEK
7. PROVIDE TEMPORARY SEEDING AND STABILIZED THE ENTIRE PHASE I AREA	2 WEEKS
8. REMOVE PHASE I CONSTRUCT ENTRANCE AND GATE.	2 DAYS
Phase II:	
1. CONSTRUCT THE PHASE II CONSTRUCTION ENTRANCE, GATE AND FENCE AFTER INSTALLED ALL NECESSARY EROSION CONTROL PRACTICE/TEMPORARY STOCKPILE AREA	1 WEEK
2. DEMOLISH THE EXISTING BUILDING	3 WEEKS
3. REMOVE EXISTING PAVEMENT AND UTILITIES	2 WEEKS
4. CONSTRUCT THE NEW BUILDING AND PROPOSED UTILITIES	5 MONTHS
5. ROUGH GRADE THE PHASE II AREA AS PROPOSED	2 WEEKS
6. CONSTRUCT THE PROPOSED PAVEMENT AREA-BASE COURSE.	1 WEEK
7. PROVIDE TEMPORARY SEEDING AND STABILIZED THE ENTIRE PHASE II AREA	2 WEEKS
4. REMOVE PHASE II CONSTRUCTION ENTRANCE AND GATE.	2 DAYS
Phase III:	
1. CONSTRUCT THE PHASE III CONSTRUCTION ENTRANCE, GATE AND FENCE AFTER INSTALLED ALL NECESSARY EROSION CONTROL PRACTICE/TEMPORARY STOCKPILE AREA.	1 WEEK
2. REMOVE EXISTING PAVEMENT.	3 DAYS
3. CONSTRUCT THE PROPOSED UTILITIES.	2 WEEKS
4. ROUGH GRADE THE PHASE II AREA.	2 DAYS
5. CONSTRUCT THE PROPOSED PAVEMENT AREA-BASE COURSE.	2 DAYS
6. PROVIDE TEMPORARY SEEDING AND STABILIZED THE ENTIRE PHASE II AREA	2 DAYS
7. REMOVE PHASE III CONSTRUCTION ENTRANCE AND GATE.	2 DAYS
Phase IV:	
1. MILL REMAINING PAVEMENT SURFACES.	3 DAYS
2. OVERLAY ENTIRE SITE PARKING AREA.	3 DAYS
3. PERFORM STRIPING OVER ENTIRE PARKING AREA.	1 WEEK

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True North at 74° 30' 00" West Longitude

40 0 40 80
SCALE IN FEET

Phase I Disturbance = 2.07 AC
Phase II Disturbance = 3.15 AC
Phase III Disturbance = 0.42 AC
Total Disturbance Within 100 foot Wetland Buffer = 0.3 AC

Legend

- Excavated Drop Inlet Protection
- Curb Drop Inlet Protection
- Trench Drain Inlet Protection
- Construction Entrance
- Temporary Soil Stockpile Area
- Silt Fence

Erosion Control Notes

1. OBTAIN ALL NECESSARY APPROVALS AND APPLICABLE PERMITS.
2. A PRE-CONSTRUCTION MEETING SHALL BE HELD BETWEEN THE CONTRACTOR, OWNER, TOWN OF CARMEL. AT THE MEETING, THE INDIVIDUAL RESPONSIBLE FOR MAINTAINING THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE DESIGNATED. EROSION CONTROL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE REGULATIONS SET FORTH BY THE NYSDEC (REFER TO NYSDEC SPDES GENERAL PERMIT GP-0-15-002 PART IV.C.). A LOG OF ALL INSPECTIONS AND A COPY OF THE CURRENT DESIGN PLANS SHALL BE KEPT ON SITE AND BE AVAILABLE FOR VIEWING AT ALL TIMES.
3. THE EROSION AND SEDIMENT CONTROLS SHALL BE MODIFIED BY THE CONTRACTOR AT THE DIRECTION OF THE ENGINEER AND/OR THE DESIGNATED VILLAGE REPRESENTATIVE AS NECESSITATED BY CHANGING SITE CONDITIONS DURING CONSTRUCTION.
4. ALL DEWATERING WASTE WATERS SHALL BE DISCHARGED IN A MANNER WHICH MINIMIZES THE DISCOLORATION OF THE RECEIVING WATERS. THE SITE SHOULD BE KEPT CLEAN OF DEBRIS, LITTER AND BUILDING MATERIALS IN ORDER THAT NONE OF THE ABOVE ENTERS WETLANDS OR WATERCOURSES.
5. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
6. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES AND REMOVE SEDIMENT THEREFROM ON A WEEKLY BASIS AND DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
7. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
8. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
9. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (NYSDEC, AUG. 2005).
10. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION AND SHALL BE IN ACCORDANCE WITH THE NYSDEC REQUIREMENTS.
11. THE TOWN OF CARMEL, NYSDEC OR THE SITE ENGINEER MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE THE POTENTIAL FOR ONSITE OR OFFSITE EROSION PROBLEMS THAT MAY OCCUR DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THESE MEASURES.
12. NO DISTURBED AREA SHALL BE LEFT EXPOSED FOR MORE THAN 14 DAYS AFTER WORK STOPPAGE. THESE AREAS MUST IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL. THE SEEDING WILL BE DONE IN ACCORDANCE WITH NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL. AREAS SUBJECT TO CONSTRUCTION TRAFFIC ARE TREATED USING WATER BARS AND BY DIRECTING THE SURFACE WATER FLOW TO TREATMENT AREAS. THESE AREAS ARE NOT SUBJECT TO THE TEMPORARY SEEDING REQUIREMENT DUE TO THE OTHER EROSION AND SEDIMENT CONTROL TREATMENTS AS DESCRIBED HEREIN.
13. ANY GRADED AREAS NOT SUBJECT TO FURTHER DISTURBANCE OR CONSTRUCTION TRAFFIC SHALL, WITHIN 10 DAYS OF FINAL GRADING, RECEIVE PERMANENT VEGETATIVE COVER IN COMBINATION WITH SUITABLE MULCH AS PER THE SPECIFICATIONS.
14. CUT OR FILL SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
15. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
16. ALL STORM DRAINAGE OUTLETS SHALL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
17. CONSTRUCTION FENCING SHALL BE USED TO PROTECT EXISTING TREES TO REMAIN, WETLANDS AND OTHER SENSITIVE AREAS. REFER TO TREE PROTECTION NOTES ON LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
18. IF FOR ANY REASON THE CONSTRUCTION IS HALTED FOR EXTENDED PERIODS, THE CONTRACTOR SHALL STABILIZE THE SELECT MATERIAL BY HYDRO-SEED OR OTHER MEANS, TO THE SATISFACTION OF THE ENGINEER FOR ALL AREAS DEVOID OF VEGETATION.
19. STORM WATER FROM DISTURBED AREAS MUST BE PASSED THROUGH AN APPROVED CONTROL DEVICE BEFORE BEING DISCHARGED BEYOND DISTURBED AREAS OR DISCHARGED INTO INLETS OR OTHER DRAINAGE SYSTEMS.
20. DUST CONTROL - WATER SHALL BE APPLIED BY SPRINKLER OR WATER TRUCK DURING GRADING OPERATIONS TO MINIMIZE SEDIMENT TRANSPORT AND MAINTAIN ACCEPTABLE AIR QUALITY CONDITIONS. REPETITIVE TREATMENTS SHALL BE DONE AS NEEDED UNTIL GRADES ARE STABILIZED.
21. THE TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY TO INSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.
22. THE CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED EROSION CONTROL DEVICES IMMEDIATELY, AND IN NO CASE, MORE THAN TWENTY FOUR (24) HOURS AFTER OBSERVING SUCH DEFICIENCIES.
23. THE CONTRACTOR SHALL BE PREPARED TO IMPLEMENT INTERIM DRAINAGE CONTROLS AND EROSION CONTROL MEASURES AS MAY BE NECESSARY DURING THE COURSE OF CONSTRUCTION.
24. THE CONTRACTOR SHALL MAKE AVAILABLE ONSITE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY TO PERFORM EMERGENCY EROSION CONTROL AND DRAINAGE IMPROVEMENTS WITHIN FOUR (4) HOURS OF ANY IMPENDING EMERGENCY SITUATION.
25. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE OF THE SITE WORK BY THE OWNER. UPON CERTIFICATION OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME RESPONSIBILITY FOR THE CONTINUED MAINTENANCE OF PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES.
26. PHASES OF CONSTRUCTION INCLUDING CLEARING AND GRUBBING, PRELIMINARY SITE PREPARATION, UTILITY INSTALLATION, PRELIMINARY GRADING, ETC., REQUIRE TREE PROTECTION MEASURES TO BE IN PLACE.
27. NO CONSTRUCTION ACTIVITIES OF ANY KIND SHOULD OCCUR WITHIN THE LIMITS OF THE PROTECTED AREAS INCLUDING, BUT NOT LIMITED TO GRADING, EXCAVATION, STOCKPILING OF MATERIALS, STORAGE OF CONSTRUCTION EQUIPMENT, VEHICLE PARKING, MOVEMENT OF WORKERS OR MACHINERY, OR DUMPING OF CONSTRUCTION DEBRIS.
28. CONTRACTOR SHALL REFER TO THE EROSION DETAILS FOR THE PROTECTION MEASURES PROPOSED.
29. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
30. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS DESCRIBED IN THE PLANS.
31. ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS.
32. THE CONTRACTOR IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
33. SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
34. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE SURROUNDING DRAINAGE AREA.
35. CONTRACTOR SHALL REFERENCE THE PROJECTS STORMWATER POLLUTION PREVENTION PLAN, DATED NOVEMBER 2015 FOR COMPLETE PROJECT STORMWATER MANAGEMENT REQUIREMENTS AND EROSION AND SEDIMENT CONTROLS.
36. CONSTRUCTION FENCE TO BE PROVIDED ON PHASE LIMIT FOR EACH PHASE.

Tax Parcels
65.10-1-45
65.10-1-46

Proposed Stop & Shop

983-1005 Route 6
Town of Carmel, Mahopac, New York, 10541

No.	Revision	Date	Appvd.
1	PLANNING BOARD RESUBMISSION	12/31/2015	MWJ
2	ZBA APPLICATION	02/10/2016	MWJ
3	PLANNING BOARD RESUBMISSION	03/04/2016	MWJ
4	ZBA & PLANNING BOARD SUBMISSION	04/27/2016	MWJ

Designed by DR/JC Checked by MWJ

Site Plan Approval November 30, 2015

Not Approved for Construction

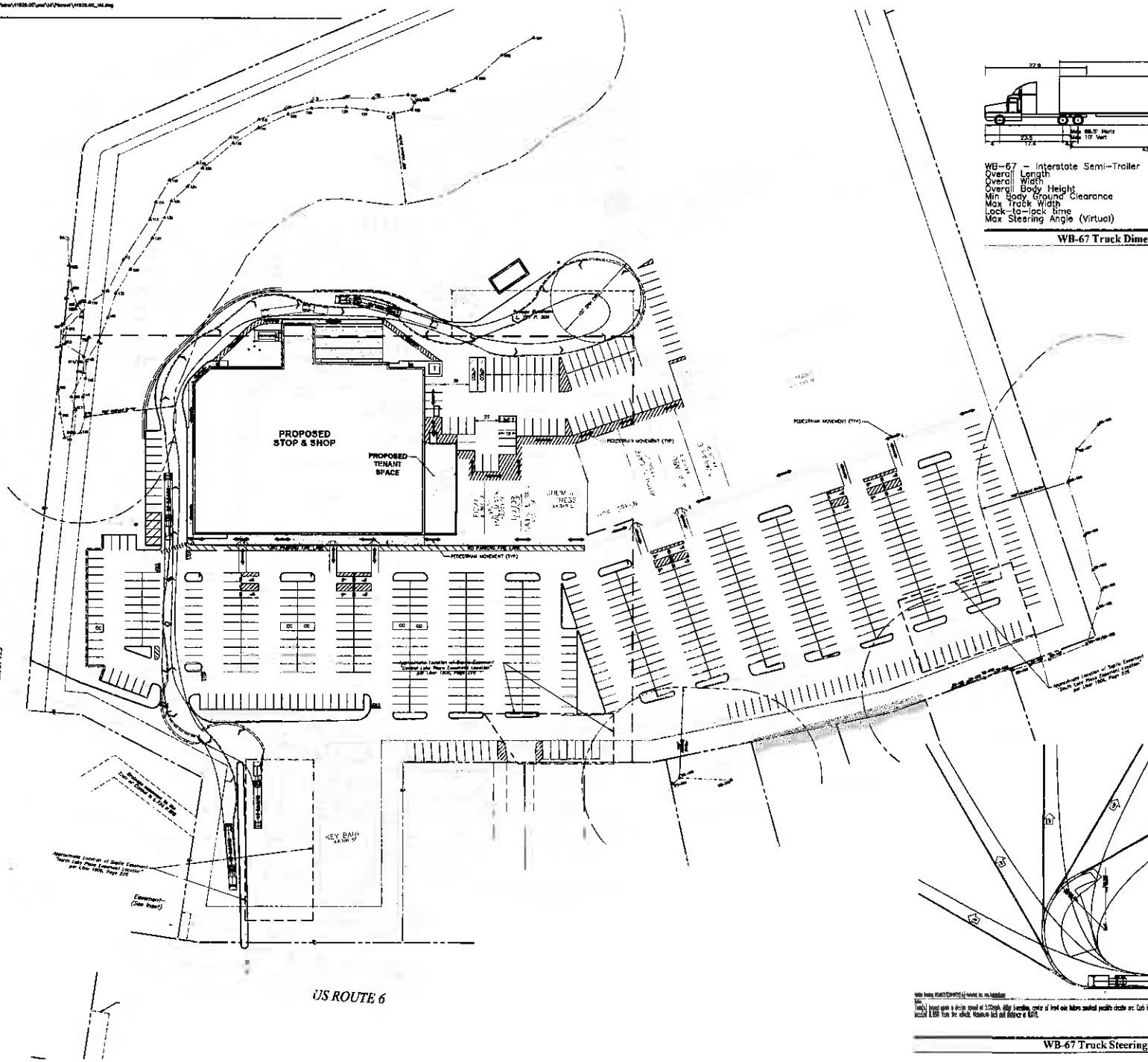
Erosion and Sediment Control Plan

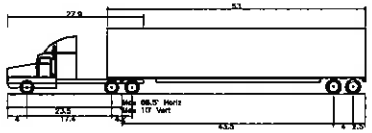
Drawing Number
C-07

Sheet 4

Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072

Project Number
41929.00

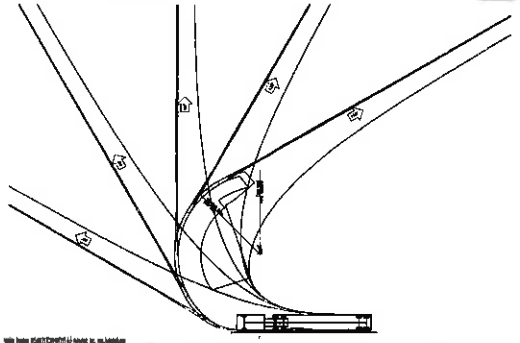




WB-67 – Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

WB-67 Truck Dimensions



WB-67 Truck Steering Path

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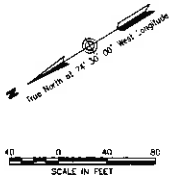


Tax Parcels
65.10-1-45
65.10-1-46

Proposed Stop & Shop

983-1005 Route 6
Town of Carmel, Mahopac, New York, 10541

No.	Revision	Date	Appr'd.
1	PLANNING BOARD RESUBMISSION	12/31/2015	MWJ
2	ZBA APPLICATION	02/08/2015	MWJ
3	PLANNING BOARD RESUBMISSION	03/06/2014	MWJ
4	EOD & PLANNING BOARD SUBMISSION	04/07/2014	MWJ

Designed by: DRJAC
Checked by: MWJ

Site Plan Approval November 30, 2015

Not Approved for Construction

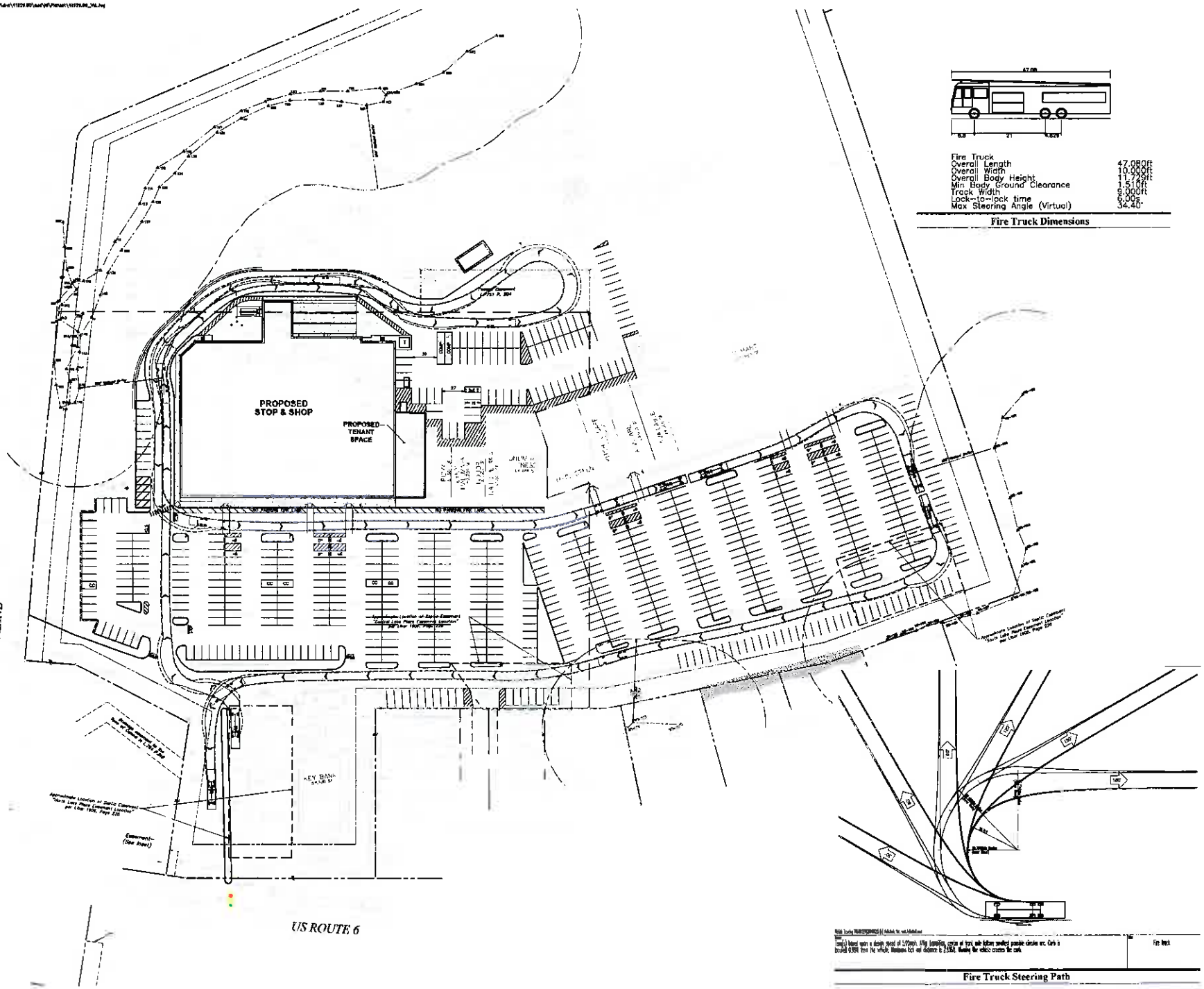
Delivery Truck and Pedestrian Maneuvering Plan

Drawing Number
C-08

Sheet 5 of 9

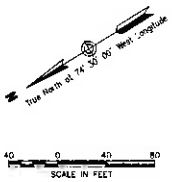
Michael W. Jaughney
NY License No. 073872

Project Number
41926.00



Fire Truck	
Overall Length	47.080ft
Overall Width	10.000ft
Overall Body Height	11.779ft
Min Body Ground Clearance	1.510ft
Track Width	9.000ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	34.40°

Fire Truck Dimensions



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Tax Parcels
65.10-1-45
65.10-1-46

Proposed Stop & Shop

983-1005 Route 6
Town of Carmel, Mahopac, New York, 10541

No.	Revision	Date	Initials
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2	ZBA APPLICATION	02/10/2016	MWJ
3	PLANNING BOARD RESUBMISSION	03/04/2016	MWJ
4	ZBA & PLANNING BOARD SUBMISSION	04/27/2016	MWJ

Drawn by	Checked by
DRJC	MWJ

Issued for: Site Plan Approval — Date: November 30, 2015

Not Approved for Construction

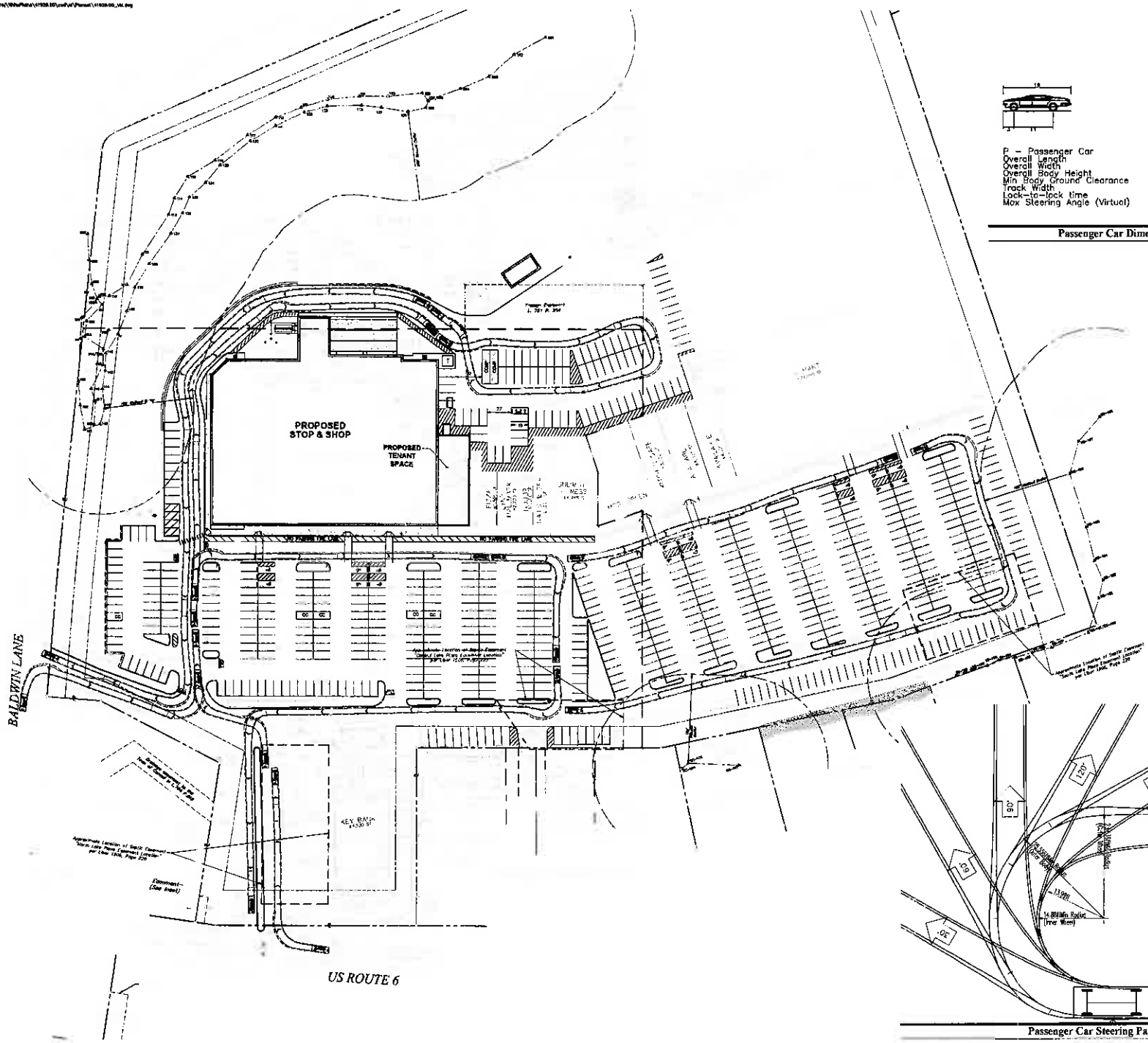
Fire Truck Maneuvering Plan

Drawing Number: C-09

Sheet 10 of

Michael W. Jaggieman
N.Y. Professional Engineer
NY Lic. No 072092

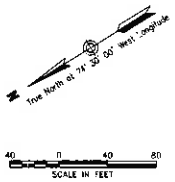
Project Number: 41929.00

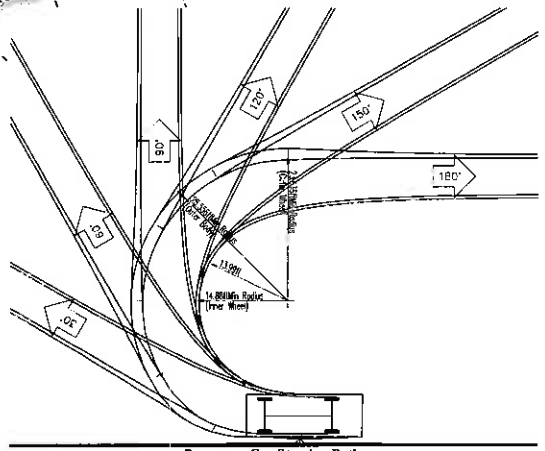


P – Passenger Car

Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°

Passenger Car Dimensions





Passenger Car Steering Path

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Tax Parcels
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65.10-1-46

Proposed Stop & Shop

983-1005 Route 6
Town of Carmel, Mahopac, New York, 10541

No.	Issued	Date	Initials
1	PLANNING BOARD RESUBMISSION	12/28/2015	MWJ
2	ZBA APPLICATION	02/16/2016	MWJ
3	PLANNING BOARD RESUBMISSION	02/24/2016	MWJ
4	CCD & PLANNING BOARD SUBMISSION	01/27/2024	MWJ

Designed: DRJ/JC Drawn by: MWJ
Checked by: Date:
Site Plan Approval November 30, 2015

Not Approved for Construction

Passenger Car Maneuvering Plan

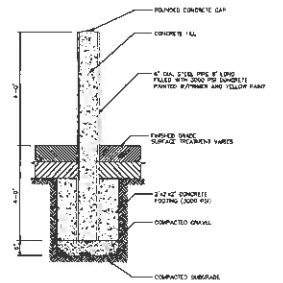
Drawing Number
C-9.1

Sheet 11 of

Signature
Schwed W. Jungbauer
with Professional Engineer
NY Lic No. 072072

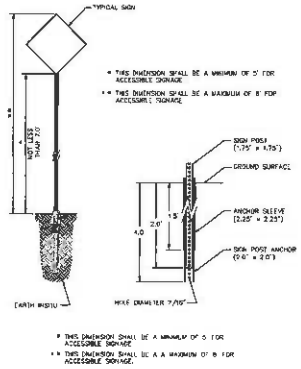
Project Number
41929.00

Saved: Tuesday, April 30, 2019 3:46:15 PM JZ6DNB Plotted: Wednesday, April 31, 2019 11:34:43 PM Chandy, Jason



Bollard

NTS



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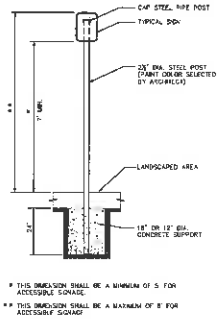
NTS



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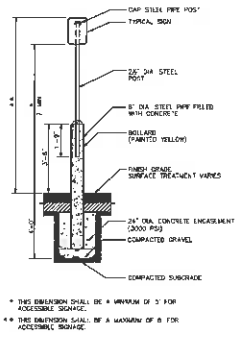
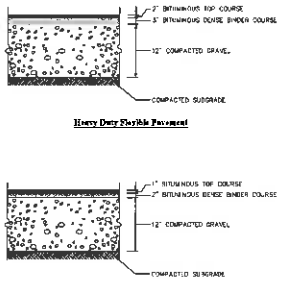


Bollard Mounted Sign

NTS

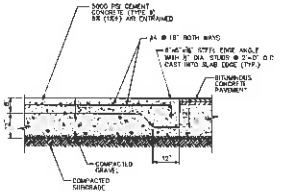


Note

PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

Bituminous Concrete Pavement Sections

NTS

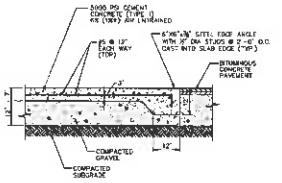


Notes:

1. SIZE OF PAD TO BE AS INDICATED ON PLANS.
2. CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 30 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD.

Loading Dock Pad

NTS

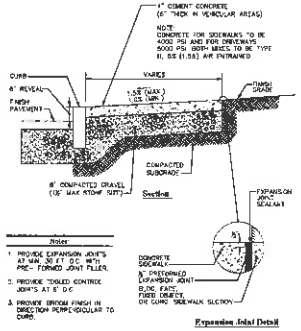


Notes:

1. SIZE OF COMPACTOR PAD TO BE AS INDICATED ON PLANS.
2. CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 30 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD.

Compactor Pad

NTS

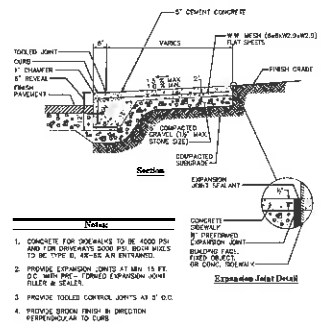


Notes:

1. PROVIDE EXPANSION JOINTS AT MAX. 30 FT. O.C. WITH PMC - FORMED JOINT FILLER.
2. PROVIDE TOOLED CONTROL JOINTS AT 5' O.C.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.

Concrete Sidewalk

NTS

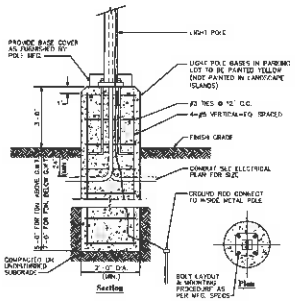


Notes:

1. CONCRETE FOR SIDEWALKS TO BE 4000 PSI AND FOR DRIVEWAYS 5000 PSI. BOTH MIXES TO BE TYPE II, 4S-5S AIR ENTRAINED.
2. PROVIDE EXPANSION JOINTS AT MIN 15 FT. O.C. WITH PMC - FORMED EXPANSION JOINT FILLER @ SEALER.
3. PROVIDE TOOLED CONTROL JOINTS AT 5' O.C.
4. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.

Monolithic Concrete Curb (MCC) & Sidewalk

NTS

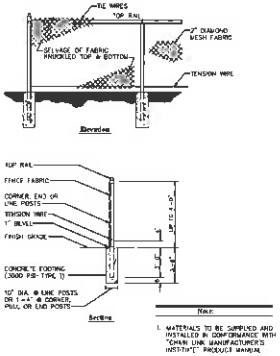


Notes:

1. LIGHT POLE FOUNDATION DESIGN IS SUBJECT TO CHANGE BASED ON FINAL POLE AND FIXTURE SELECTION AND GEOTECHNICAL SITE INVESTIGATION.
2. CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH 5000 PSI, AIR ENTRAINED TYPE II CEMENT.

Light Pole

NTS

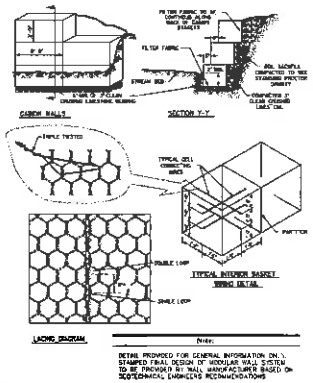


Note

1. MATERIALS TO BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH "CHAIN LINK MANUFACTURER'S INSTITUTE" PRODUCT MANUAL

Chain Link Fence up to 4'

NTS

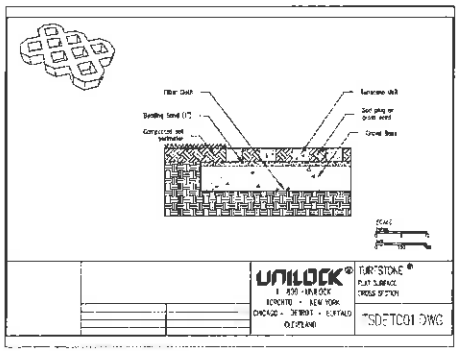


Note:

DETAIL PROVIDED FOR GENERAL INFORMATION ONLY. STAMPED FINAL DESIGN OF MODULAR WALL SYSTEM TO BE PROVIDED BY WALL MANUFACTURER BASED ON GEOTECHNICAL ENGINEERS RECOMMENDATIONS

Gabion Retaining Wall

NTS



Pervious Pavers

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Tax Parcels
65.10-1-45
65.10-1-46

Proposed Stop & Shop

983-1005 Route 6
Town of Carmel, Mahopac, New York, 10541

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1	PLANNING BOARD RESUBMISSION	12/28/2015	MWJ
2	ZBA APPLICATION	02/10/2016	MWJ
3	PLANNING BOARD RESUBMISSION	03/04/2016	MWJ
4	ZBA & PLANNING BOARD SUBMISSION	04/22/2016	MWJ

Drawn by: MWJ
Checked by:

Site Plan Approval — November 30, 2015

Not Approved for Construction

Site Details

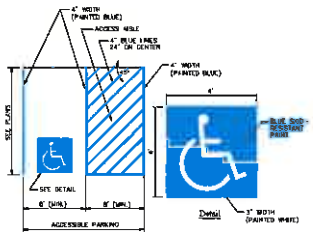
Drawing Number
C-10

Sheet 12 of 12

Michael W. Jungfleisch
N.Y. Professional Engineer
NY Lic No. 072012

Registration Number
41929.00

Survey Township, April 28, 2016 4:37:00 PM JCHERON Portland Wednesday, April 27, 2016 1:34:12 PM Chenny Jason

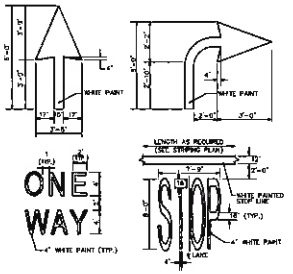


Notes:

1. ALL DIMENSIONS TO EDGES OF 4" PAVEMENT STRIPING.
2. IN STALL WIDTH REFERS TO A CLEAR BETWEEN INSIDE EDGES OF PAVEMENT MARKINGS.
3. ALL SLOPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE AREAS SHALL NOT EXCEED 1.5%.

Accessible Parking Space

NTS

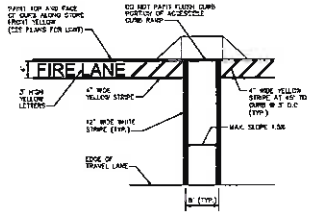


Notes:

1. PAVEMENT MARKINGS TO BE INSTALLED FOR ON SITE WORK IN LOCATIONS SHOWN.

Painted Pavement Markings - On Site

NTS

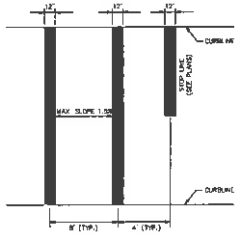


Notes:

1. TWELVE INCH (12") LINES SHALL BE APPLIED IN ONE APPLICATION, NO COMBINATION OF LINES (TWO - 6 INCH LINES) WILL BE ACCEPTED.
2. CROSS WALK SIDESLOPE SHALL NOT EXCEED 1.5%.
3. THE WORDS "NO PARKING FIRE LANE" SHALL BE PAINTED OF THE PAVEMENT IN 3 INCH LETTERS IN 3 LOCATIONS ALONG THE FRONT DRIVE AISLE ADJACENT TO THE FRONT SIDEWALK (SPACED 100' O.C.).
4. STRIPED PEDESTRIAN CROSSWALKS SHALL BE LOCATED AT THE FRONT DRIVE AISLE FROM THE FRONT SIDEWALK TO THE ACCESSIBLE PARKING SPACES.

Crosswalk and Fire Lane Striping

NTS

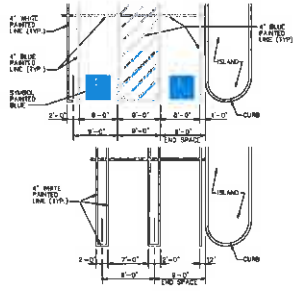


Notes:

1. TWELVE INCH (12") LINES SHALL BE APPLIED IN ONE APPLICATION, NO COMBINATION OF LINES (TWO - 6 INCH LINES) WILL BE ACCEPTED.
2. CROSS WALK SIDESLOPE SHALL NOT EXCEED 1.5%.

Crosswalk

NTS

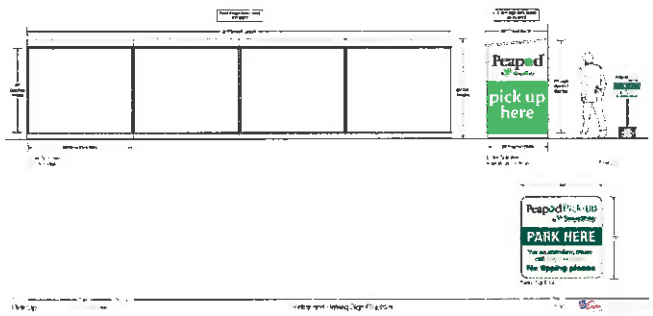


Notes:

1. ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE F. PAINT SHALL BE APPLIED AS DIRECTED BY THE MANUFACTURER.
2. SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
3. ALL SLOPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE AREAS SHALL NOT EXCEED 1.5%.

Pavement Markings - Stall Layout

NTS



Stop and Shop Peapod Lockers

NTS

Stop&Shop Pick-up LOCKERS

Materials:

ACM - Aluminum Composite Material
Side Panels, Doors, Roof

Aluminum Tube
Aluminum Angle
Interior framework construction

Stainless Steel Hardware
for assembly

Galvanized Steel Bi-Pass Door Track

EPS Foam Insulation Panel

Aluminum Diamond Plate
Flooring surface

115v AC Impeller Fans

Stop and Shop Peapod Lockers' Materials

NTS

vhb.com
vhb
Engineering, Surveying & Landscape Architecture, PC
50 Main Street
Suite 360
White Plains, NY 10606
p. 914.467.6600
f. 914.761.3759

Tax Parcels
65.10-1-45
65.10-1-46

Proposed Stop & Shop

983-1005 Route 6
Town of Carmel, Mahopac, New York, 10541

No.	Description	Date	Drawn
1	PLANNING BOARD RESUBMISSION	12/21/2015	MRJ
2	ZBA APPLICATION	08/19/2015	MRM
3	PLANNING BOARD RESUBMISSION	03/04/2015	MRJ
4	ECB & PLANNING BOARD SUBMISSION	04/27/2015	MRM

Reviewed by	Date	Reviewed by	Date
EBJ/JC		MRM	

Site Plan Approval November 30, 2015

Not Approved for Construction

Site Details 2

Drawing Number

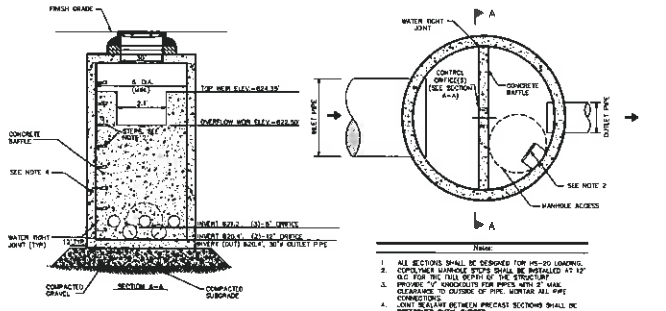
C-11

Sheet 13 of

Michael W. Junghans
Reg. Professional Engineer
NY Lic No. 072972

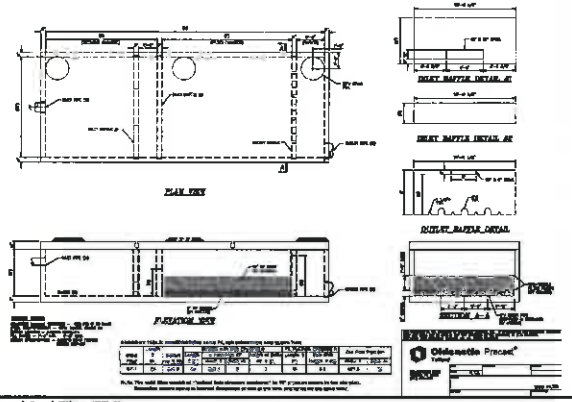
Project Number 41929.00

Saved Tuesday, April 28, 2015 4:57:28 PM JOCKO/S Product Necessary April 27, 2015 1:04:53 PM Drawing Name



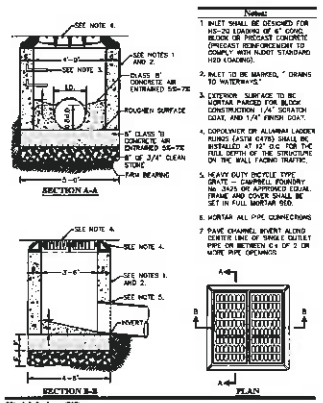
OCS-Outlet Control Structure (OCS-55)

NTS



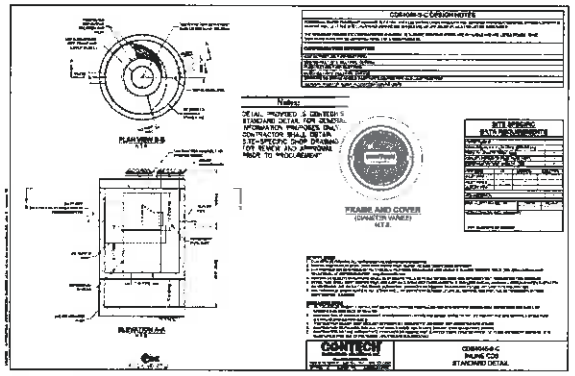
Underground Sand Filter (SF-1)

NTS



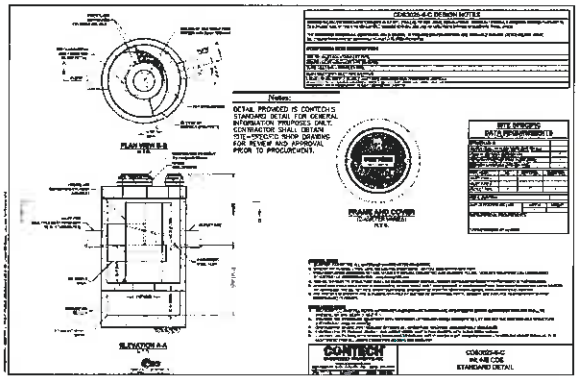
Field Inlet (FI)

NTS



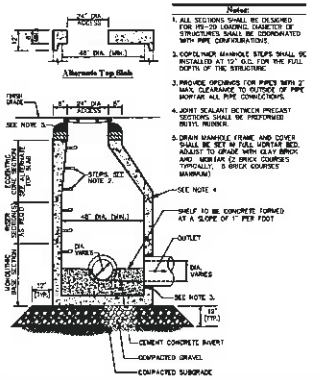
CDS-1

NTS



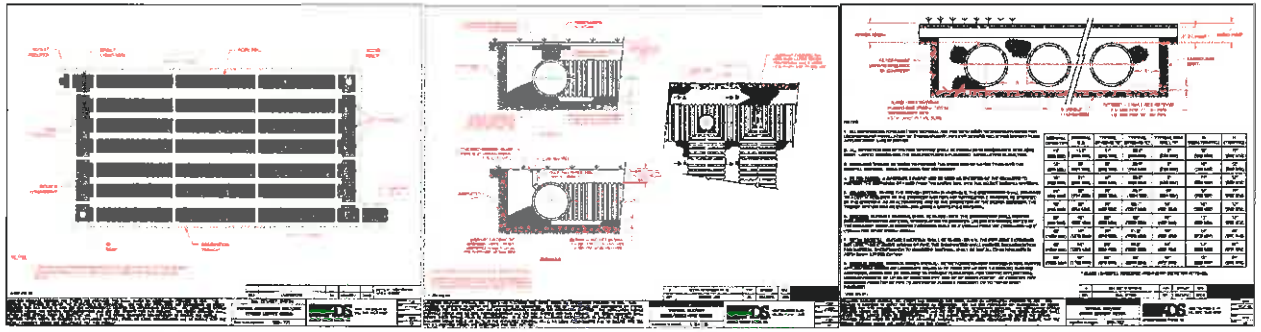
CDS-2

NTS



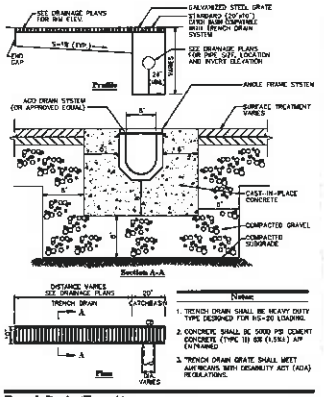
Drain Manhole (DMH)

NTS



Underground ADS Detention Pipe System

NTS



Trench Drain (Type A)

NTS

vhb.com

vhb

Engineering, Surveying & Landscape Architecture, PC
50 Main Street
Suite 360
White Plains, NY 10606
p: 914.467.6600
f: 914.761.3759

Tax Parcels
65.10-1-45
65.10-1-46

Proposed Stop & Shop

983-1005 Route 6
Town of Carmel, Mahopac, New York, 10541

No.	Issue	Date	Initials
1	PLANNING BOARD RESUBMISSION	12/21/2015	WRJ
2	SPA APPLICATION	05/16/2016	WRJ
3	PLANNING BOARD RESUBMISSION	02/01/2016	WRJ
4	ECB & PLANNING BOARD SUBMISSION	04/27/2016	WRJ

DRAWN | APPRD

Site Plan Approval November 30, 2015

Not Approved for Construction

Site Details I

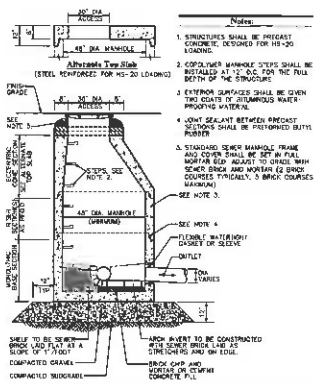
Drawing Number

C-12

Sheet 14 of

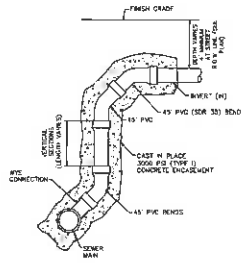
Licensed Professional Engineer
NY Lic No 072072

Registration No. 41929.00



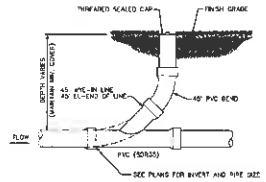
Sanitary Sewer Manhole (SMH)

NTS Source: VHB



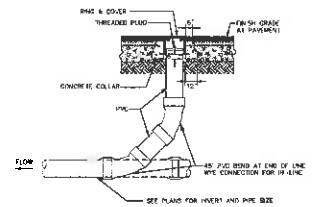
Sewer Service Chimney

NTS Source: VHB



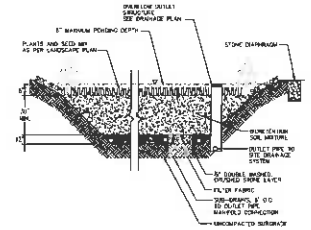
Cleanout - Landscape Area

NTS Source: VHB



Cleanout - Paved Area

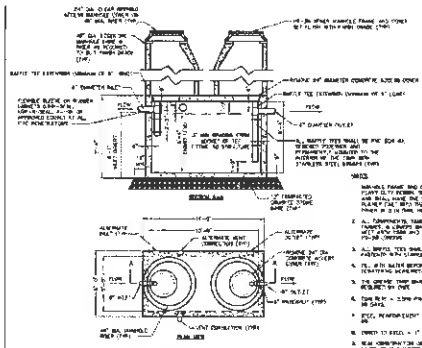
NTS Source: VHB



Notes:
1. SIDE SLOPES SHALL BE 3:1 MAX. 2% MIN.
2. SEE GRADING AND DRAINAGE PLAN AND DETAIL SHEETS FOR LOCATIONS AND INVERTS OF OVERFLOW OUTLETS AND SUBDRAIN CONNECTIONS.

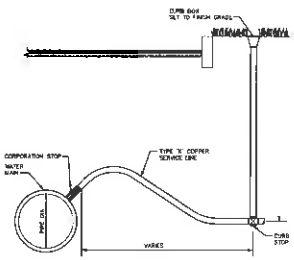
Bioretention Basin

NTS Source: VHB REV



Precast Concrete Grease Trap (GT)

NTS Source: Site & Shop REV



Notes:
1. INSTALLATIONS SHALL CONFORM WITH MUNICIPAL WATER WORKS SPECIFICATIONS AND STANDARDS.

Corporation/Curb Stop with Box

NTS Source: VHB

Table Of Dimensions

BENDS	A	B	C	D	E	F	BENDS	A	B	C	D	E	F
6" 11 1/4"	6"	13"	12"	24"	18"	6"	45°	8"	30"	12"	24"	18"
6" 22 1/2"	6"	16"	-	-	13"	6"	45°	-	30"	-	-	27"
6" 11 1/4"	-	20"	-	-	13"	8"	90°	-	30"	-	-	36"
8" 22 1/2"	-	22"	-	-	17"	8"	90°	-	38"	-	-	36"
12" 11 1/4"	-	24"	-	-	19"	12"	45°	-	40"	-	-	48"
12" 22 1/2"	-	25"	-	-	25"	12"	90°	-	50"	-	-	54"

Bends

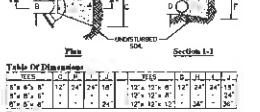
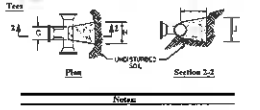


Table Of Dimensions

TEES	G	H	I	J	BELLS	G	H	I	J
6" x 6" x 6"	12"	24"	24"	18"	12" x 12" x 6"	12"	24"	24"	18"
6" x 6" x 6"	-	-	-	-	12" x 12" x 8"	-	-	-	24"
8" x 6" x 6"	-	-	-	24"	12" x 12" x 12"	-	36"	-	36"

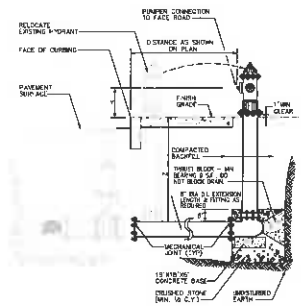
Tees



Notes:
1. PROVIDE BLOCKS FOR TAPPING SLEEVES, DEAD ENDS, GATE VALVES, AND VERTICAL BENDS (SAME SIZE AS REQUIRED FOR TEES). PROVIDE ANCHOR RODS AT VERTICAL BENDS AND GATE VALVES.
2. CONCRETE SHALL NOT BE PLACED AGAINST PIPE BEYOND FITTING.
3. CONCRETE SHALL BE 3000 PSI TYPE C.

Concrete Thrust Block

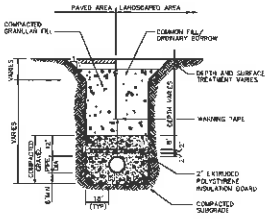
NTS Source: VHB



Notes:
1. CONCRETE "THRUST BLOCKS" TO BE USED ONLY WHERE THEY CAN BEAR ON UNDISTURBED EARTH. USE CLAMPS AND TIE RODS OR OTHER ACCEPTABLE METHOD OF JOINT RESTRAINT WHERE SOIL CONDITIONS PROHIBIT THE USE OF THRUST BLOCKS.
2. DIMENSIONS X AND Z SHALL MEET MUNICIPAL REQUIREMENTS.

Hydrant Relocation Detail

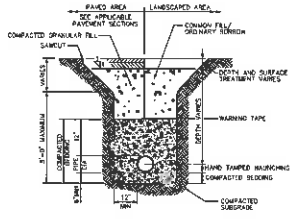
NTS Source: VHB



Notes:
1. SEWER LINE SHALL BE INSULATED WHEN COVER IS LESS THAN FOUR (4) FEET AND WHERE SHOWN ON PLANS.
2. WATER LINE SHALL BE INSULATED WHEN COVER IS LESS THAN FIVE (5) FEET AND WHERE SHOWN ON PLANS.
3. BACKFILL PLACED IN UTILITY TRENCHES INCLUDING DISTURBED AREAS SURROUNDING UTILITY TRENCHES SHALL BE PLACED AND COMPACTED IN 12" (MAX.) VERTICAL LIFTS.

Utility Trench - Pipe Insulation

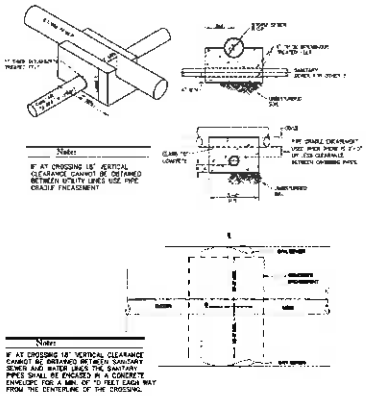
NTS Source: VHB



Notes:
1. WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH ELEVATION MAINTENANCE OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.

Utility Trench

NTS Source: VHB



Notes:
IF AT CROSSING 18" VERTICAL CLEARANCE CANNOT BE OBTAINED BETWEEN UTILITY LINES USE PIPE CRADLE ENCASEMENT.

Notes:
IF AT CROSSING 18" VERTICAL CLEARANCE CANNOT BE OBTAINED BETWEEN SANITARY SEWER AND WATER LINES THE SANITARY PIPE SHALL BE ENCASED IN A CONCRETE ENVELOPE FOR A MIN. OF 10 FEET EACH WAY FROM THE CENTERLINE OF THE CROSSING.

Utility Crossings

NTS Source: VHB

vhb.com
vhb
Engineering, Surveying & Landscape Architecture, PC
50 Main Street
Suite 360
White Plains, NY 10606
p. 914 467.6600
F. 914 761.3759

Tax Parcels
65.10-1-45
65.10-1-46

Proposed Stop & Shop

983-1005 Route 6
Town of Carmel, Mahopac, New York, 10541

No.	Revision	Date	Initials
1	PLANNING BOARD RESUBMISSION	12/01/2015	MW
2	EPA APPLICATION	02/10/2016	MW
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4	ECB & PLANNING BOARD SUBMISSION	04/21/2016	MW

DRAWN BY: DRJC
REVIEWED BY: MWI

Site Plan Approval November 30, 2015

Not Approved for Construction

Site Details

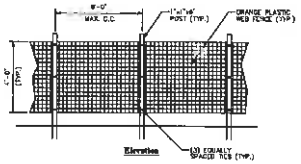
C-13

Sheet 15 of

Michael W. Jaughans
N.Y. Professional Engineer
NY Lic No 072072

Project Number 41929.00

Plotted Tuesday, April 26, 2016 4:07:38 PM JDRIDRC Plotted Wednesday, April 13, 2016 1:30:23 PM Charles_Jones

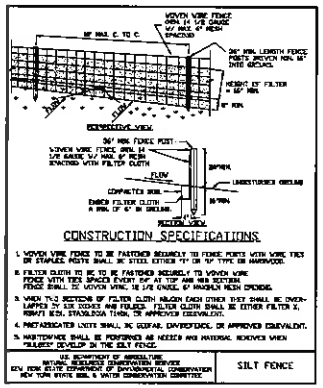


Notes:

1. INSTALL CONSTRUCTION FENCE ALONG WATER QUALITY AND CONSERVATION BUFFERS THAT ARE NOT PROPOSED TO BE DISTURBED.

Construction Fence

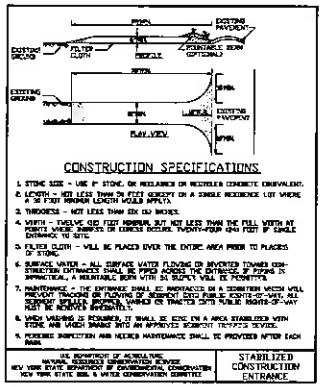
N.T.S. Source: VHB



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 14 1/2 GAUGE, 4" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ABUTTING EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 140N, STABILENKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIFORCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN SEDIMENT DEVELOP IN THE SILT FENCE.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE	SILT FENCE



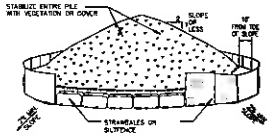
CONSTRUCTION SPECIFICATIONS

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 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FEET 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 RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE	STABILIZED CONSTRUCTION ENTRANCE

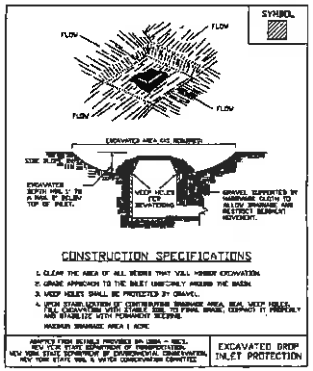
Notes:

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



Soil Stockpiling

N.T.S.

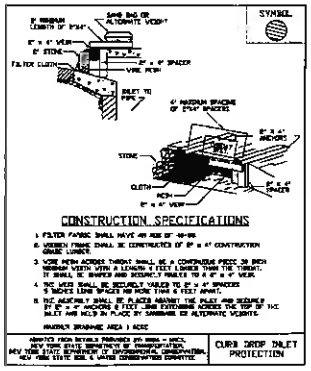


CONSTRUCTION SPECIFICATIONS

1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL EXCAVATION WITH STABLE SOIL, REMOVE GRAVEL, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

MAXIMUM DRAINAGE AREA 1 ACRE

ADAPTED FROM DETAILS PROVIDED BY: NYSDA – NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE	EXCAVATED DROP INLET PROTECTION

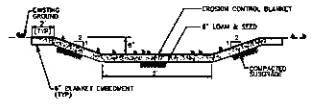


CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN ASE OF 40-85.
2. WOODEN FRAME SHALL BE CONSTRUCTED OF 2" x 4" CONSTRUCTION GRADE LUMBER.
3. WIRE MESH ACROSS THROAT SHALL BE A COMPOSITE PIECE 30 INCH MINIMUM WIDTH WITH A LENGTH 4 FEET LONGER THAN THE THROAT. IT SHALL BE SHAPED AND SECURELY FASTENED TO A 4" x 4" WEIR.
4. THE WEIR SHALL BE SECURELY FASTENED TO 2" x 4" SPACERS 4 INCHES LONG SPACED NO MORE THAN 4 FEET APART.
5. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2" x 4" ANCHORS 4 FEET LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SANDBAGS OR ALTERNATE VIDEOTE.

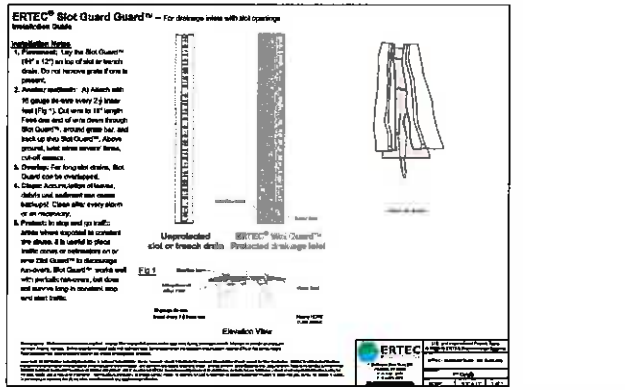
MAXIMUM DRAINAGE AREA 1 ACRE

ADAPTED FROM DETAILS PROVIDED BY: NYSDA – NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE	CURB DROP INLET PROTECTION



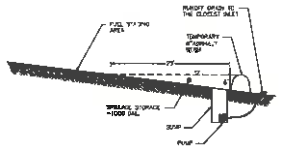
Temporary Construction Swale

N.T.S. Source: V.B



Trench Drain Inlet Protection

N.T.S. Source:



Notes:

1. PUMP WILL BE TURNED OFF DURING FUELING PROCESS.

Fuel Staging Area

N.T.S. Source: V.B REV

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Engineering, Surveying & Landscape Architecture, PC
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Suite 360
White Plains, NY 10606
p. 914.467.6600
f. 914.761.3759

Tax Parcels
65.10-1-45
65.10-1-46

Proposed Stop & Shop

983-1005 Route 6
Town of Carmel, Mahopac, New York, 10541

No.	Revision	Date	Appvd
1	PLANNING BOARD RESUBMISSION	12/21/2015	MMJ
2	ZBA APPLICATION	08/18/2015	MMJ
3	PLANNING BOARD RESUBMISSION	03/04/2014	MMJ
4	FOR A PLANNING BOARD SUBMISSION	01/27/2014	MMJ

DRAWN: MMJ

Site Plan Approval November 30, 2015

Not Approved for Construction

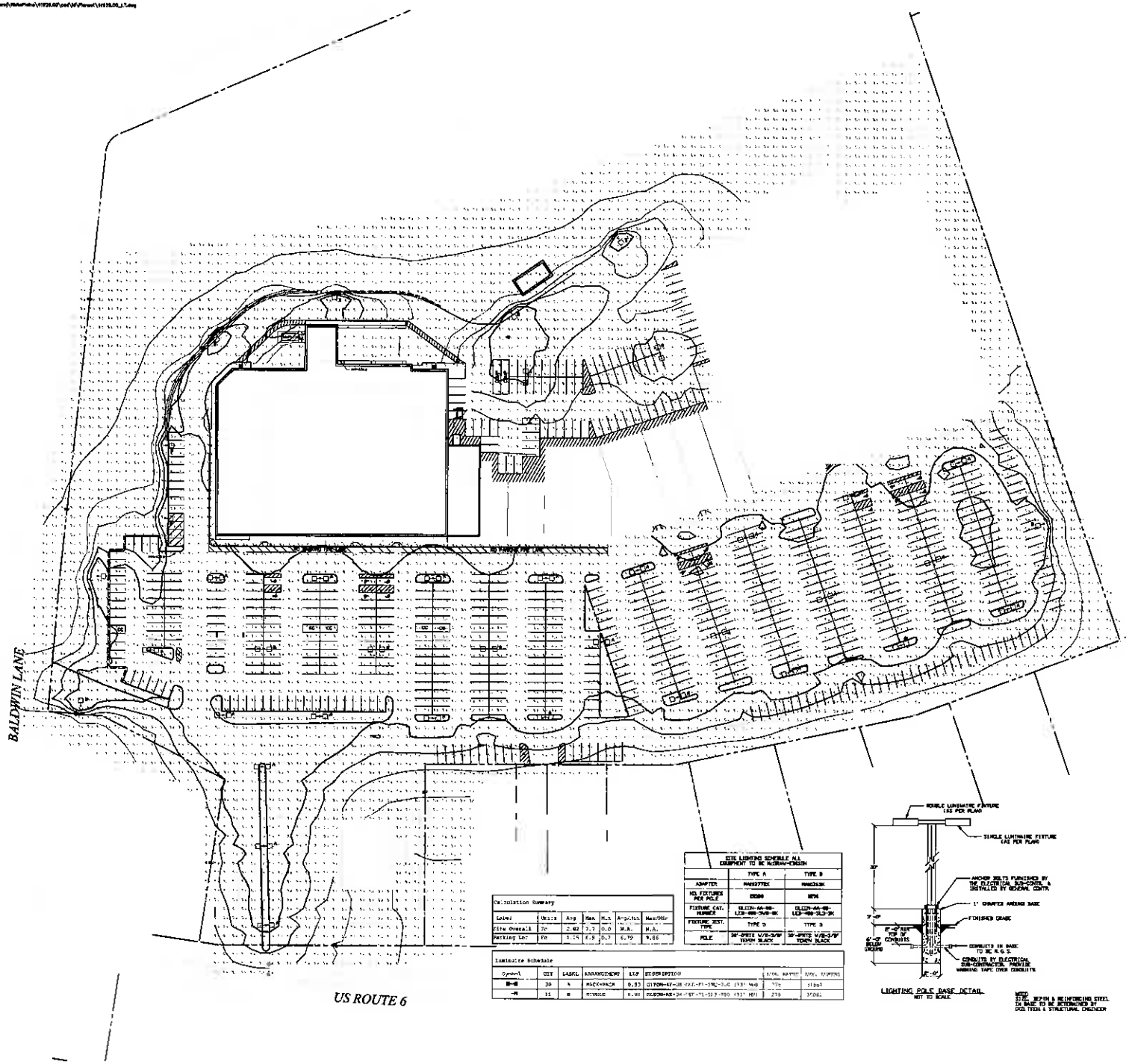
Site Details 3

C-14

16

Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072972

Project Number
41829.00



Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Overall	fc	2.42	9.3	0.0	N.A.	N.A.
Parking Lot	fc	3.05	6.8	0.7	6.79	9.86

Luminaire Schedule								
Symbol	QTY	LAMPS	ARRANGEMENT	LLF	DESCRIPTION	TOTAL WATTS	TOTAL LUMENS
B-B	38	4	BACK-BACK	0.85	GILCON-AA-SB-(XX-F1-SW)-3-C (F3) MH	776	31800
-M	31	8	SINGLE	N.AV	GLCON-AA-SW-(ST-F1-S)3-MBO (F3) MH	276	37000

SITE LIGHTING SCHEDULE ALL EQUIPMENT TO BE ALBRAY-GREEN		
	TYPE A	TYPE B
ADAPTER	R4S277TEX	R4S283SK
NO. FIXTURES PER POLE	DOUB	SGL
FIXTURE CAT. NUMBER	GLCON-AA-SB-LED-SW-3-W-BK	GLCON-AA-SB-LED-MBO-SLD-BK
FIXTURE DIST. TYPE	TYPE 3	TYPE 3
POLE	30'-DRYE V/B-3/8" TOPEN BLACK	30'-DRYE V/B-3/8" TOPEN BLACK

LIGHTING POLE BASE DETAIL
NOT TO SCALE

NOTES
STEEL, 3000 PSI & REINFORCING STEEL IN BASE TO BE DETERMINED BY DGS TECH & STRUCTURAL ENGINEER

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EA ENVIRONMENTAL ADVANTAGE, INC.
400 MAIN STREET, 5TH FLOOR
WALTHAM, MASSACHUSETTS 02451
PHONE (617) 489-3969

True North at 74° 30' 00" West Longitude

40 0 40 80
SCALE IN FEET

Tax Parcels
65.10-1-45
65.10-1-46

Proposed Stop & Shop

983-1005 Route 6
Town of Carmel, Mahopac, New York, 10541

No.	Issue	Date	Initials
1	PLANNING BOARD RESUBMISSION	12/19/2013	MWJ
2	SPA APPLICATION	07/10/2014	MWJ
3	PLANNING BOARD RESUBMISSION	03/04/2015	MWJ
4	ECB & PLANNING BOARD SUBMISSION	01/27/2014	MWJ

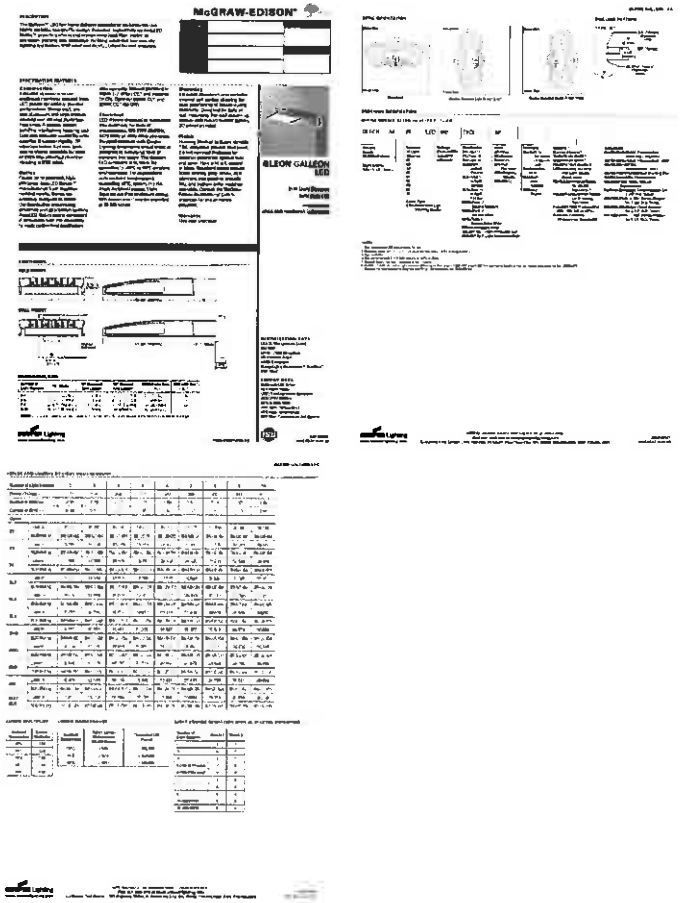
Designed by DMEAC Checked by MWJ
Drawn by Date
Site Plan Approval November 30, 2015
Not Approved for Construction
Lighting Plan

STATE OF NEW YORK
MICHAEL W. JONGHERS
LICENSED PROFESSIONAL ENGINEER

C-15
Sheet 17

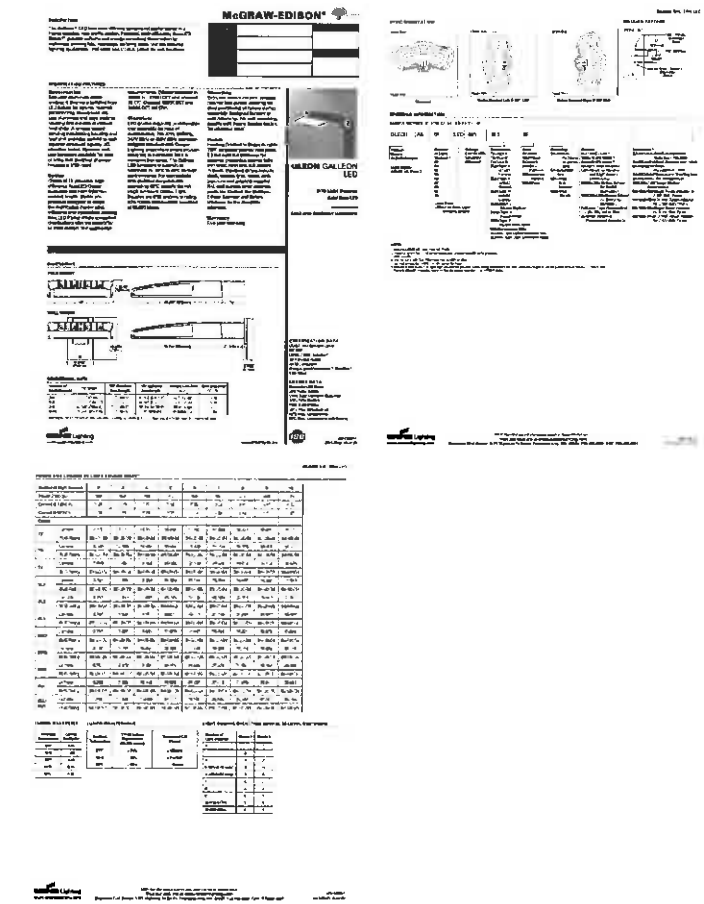
Michael W Jonghers
Reg. Professional Engineer
NY Lic No 072072

Project Number
41929.00



Parking Lot LED Light Detail "Type A"

N.T.S. Source: Engineering Advantage, Inc. 11/10



Parking Lot LED Light Detail "Type B"

N.T.S. Source: Engineering Advantage, Inc. 11/10

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999 MAIN STREET 7TH FLOOR
VALTHAM, MASSACHUSETTS 02451
PHONE: (617) 230-3969

Tax Parcels
65.10-1-45
65.10-1-46

Proposed Stop & Shop

983-1005 Route 6
Town of Carmel, Mahopac, New York, 10541

No.	Revision	Date	Approved
1	PLANNING BOARD RESUBMISSION	12/26/2013	MWJ
2	ZBA APPLICATION	02/10/2014	MWJ
3	PLANNING BOARD RESUBMISSION	10/14/2014	MWJ
4	ZBA & PLANNING BOARD SUBMISSION	04/07/2014	MWJ

Designed by: DPJC
Checked by: MWJ

Issued for: Site Plan Approval
Date: November 30, 2015

Not Approved for Construction

Site Lighting Plan Details 1

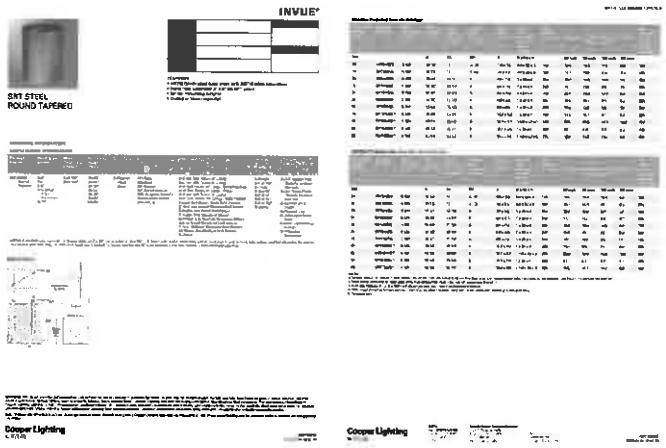
Drawing Number: C-16

Sheet 10 of 10

Michael W. Hughes
P.E. Professional Engineer
NY Lic No 072072

Project Number: 41929.00

Saved: Tuesday, April 15, 2014 3:08:13 PM CDRIVING Pulled: Wednesday, April 23, 2014 4:37:06 PM Drawing: Jason



Straight Round Steel Pole Detail n/a

N T S Source: Engineering Advantage, Inc.

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Suite 360
White Plains, NY 10606
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EA ENGINEERING ADVANTAGE, INC.
500 MAIN STREET, 5TH FLOOR
WALTHAM, MASSACHUSETTS 02451
PHONE: (617) 289-9969

Tax Parcels
65.10-1-45
65.10-1-46

Proposed Stop & Shop

983-1005 Route 6
Town of Carmel, Mahopac, New York, 10541

No	Reason	Date	Approved
1	PLANNING BOARD RESUBMISSION	12/21/2014	MWJ
2	ZBA APPLICATION	07/10/2015	JMB
3	PLANNING BOARD RESUBMISSION	03/04/2016	MWJ
4	ZBA & PLANNING BOARD SUBMISSION	04/07/2016	MWJ

Drawn by: DRJ/JC Reviewed by: MWJ

Issued for: Site Plan Approval Date: November 30, 2015

Not Approved for Construction

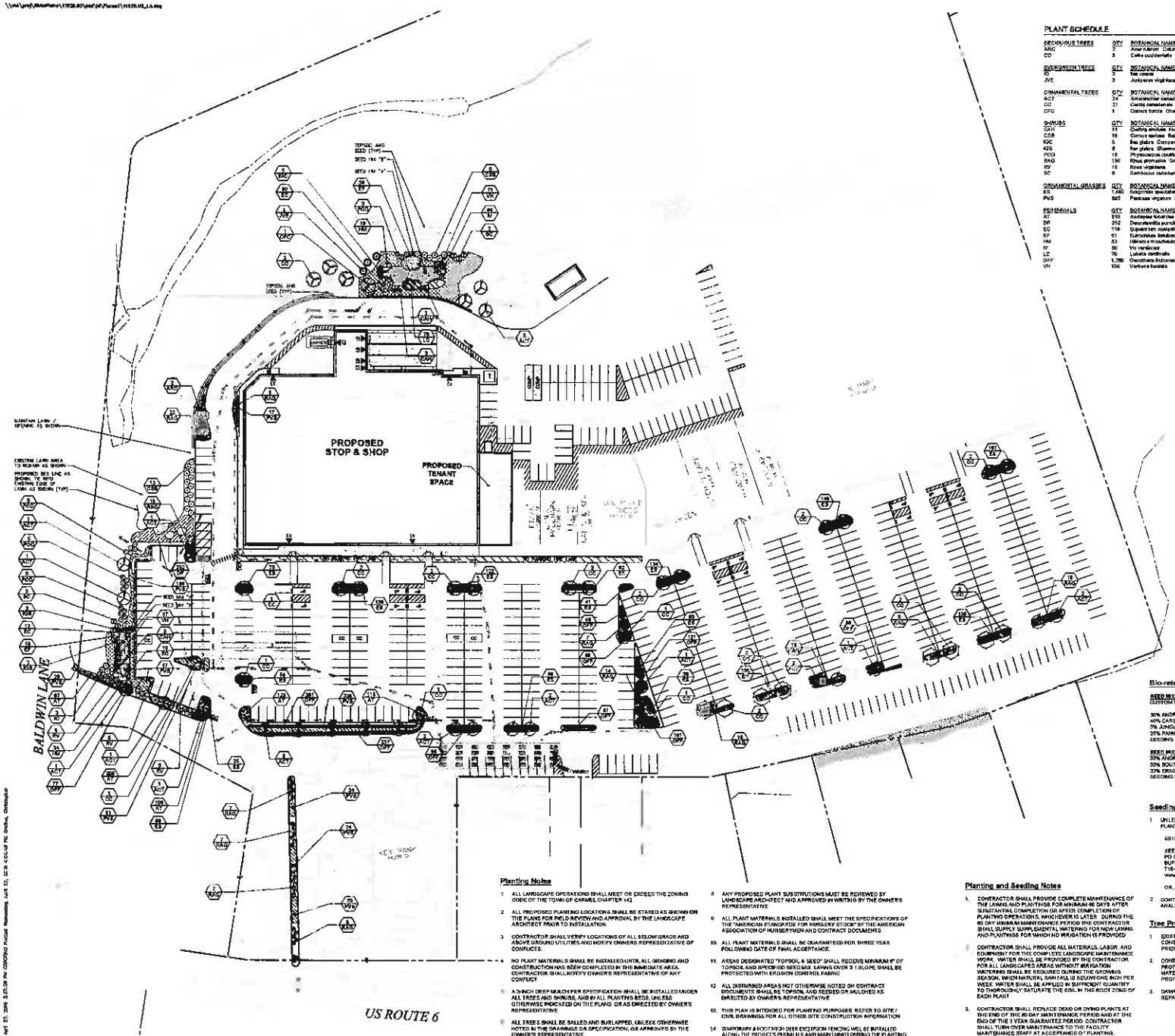
Site Lighting Plan
Details-2

Drawing Number: C-17

Sheet 19 of

Michael W. Jungbauer
R.E. Professional Engineer
NY Lic No 072072

Project Number: 41929.00



PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
ARC	2	Acer rubrum 'Columnare'	Columnar Red Maple	3 - 3 1/2" CAL
CO	3	Celtis occidentalis	Common Hackberry	3 - 3 1/2" CAL

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
IO	3	Ilex opaca	American Holly	7 - 8 HT.
JVE	3	Juniperus virginiana 'Emerald Sentinel'	Red Cedar Juniper	7 - 8 HT.

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
ACT	24	Amelanchier canadensis 'Tradition'	Tradition Serviceberry	2 1/2 - 3" CAL
CC	21	Cercis canadensis	Eastern Redbud	2 1/2 - 3" CAL
CFC	1	Cornus florida 'Cherokee Brave'	Cherokee Brave Dogwood	2 1/2 - 3" CAL

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
CAH	11	Clethra alnifolia 'Hummingbird'	'Hummingbird' Summersweet	#3 CONT	42" o.c.
CSB	18	Cornus sericea 'Bailey'	Red Twig Dogwood	#3 CONT	72" o.c.
IGC	5	Ilex glabra 'Compacta'	Compact Inkberry	18 - 24" SPD	48" o.c.
IGS	8	Ilex glabra 'Shamrock'	Inkberry	#3 CONT	42" o.c.
PCD	18	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	#3 CONT	60" o.c.
RAG	150	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#2 CONT	48" o.c.
RV	18	Rosa virginiana	Virginia Rose	#3 CONT	60" o.c.
SC	8	Sambucus canadensis	Elderberry	#3 CONT	72" o.c.

ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
ES	1,466	Eragrostis spectabilis	Purple Love Grass	5" Plug	18" o.c.
PVS	825	Panicum virgatum 'Shenandoah'	Burgundy Switch Grass	5" Plug	18" o.c.

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
AT	918	Asclepias tuberosa	Butterfly Milkweed	5" Plug	12" o.c.
DP	252	Dennstaedtia punctilobula	Hay-scented Fern	1 QT	24" o.c.
EC	119	Eupatorium coelestinum	Blue Mistflower	5" Plug	18" o.c.
EF	51	Eutrochium fistulosum	Joe Pye Weed	5" Plug	24" o.c.
HM	53	Hibiscus moscheutos	Rose Mallow	5" Plug	24" o.c.
IV	80	Iris versicolor	Blue Flag	5" Plug	18" o.c.
LC	76	Lobelia cardinalis	Cardinal Flower	5" Plug	18" o.c.
OFF	1,286	Oenothera fruticosa 'Fireworks'	Narrowleaf Evening Primrose	5" Plug	18" o.c.
VH	106	Verbena hastata	Blue Vervain	5" Plug	18" o.c.

Planting Notes

1. ALL LANDSCAPE OPERATIONS SHALL MEET OR EXCEED THE ZONING CODE OF THE TOWN OF CARMEL CHAPTER 142
2. ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
4. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT
5. A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND BY ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS OR AS DIRECTED BY OWNER'S REPRESENTATIVE
6. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE
7. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING
8. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE
9. ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS
10. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR THREE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
11. AREAS DESIGNATED "TOPSOIL & SEED" SHALL RECEIVE MINIMUM 6" OF TOPSOIL AND SPECIFIED SEED MIX. LAWNS OVER 3:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC
12. ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE TOPSOIL AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE
13. THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION
14. TEMPORARY 8 FOOT HIGH DEER EXCLUSION FENCING WILL BE INSTALLED ALONG THE PROJECT'S PERIMETER AND MAINTAINED DURING THE PLANTING PLAN MONITORING PERIOD TO ALLOW PLANTS TO BECOME ESTABLISHED
15. THE CONTRACTOR SHALL NOTIFY TOWN WETLANDS INSPECTOR DAVID KLUNCLE AT LEAST 10 DAYS PRIOR TO SITE PREPARATION AND INSTALLATION OF THE PROPOSED PLANTING TO ENSURE THAT PROPER PROCEDURES ARE FOLLOWED

Planting and Seeding Notes

1. CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS FOR MINIMUM 60 DAYS AFTER SUBSTANTIAL COMPLETION OR AFTER COMPLETION OF PLANTING OPERATIONS, WHICHEVER IS LATER. DURING THE 60 DAY MINIMUM MAINTENANCE PERIOD THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS FOR WHICH NO IRRIGATION IS PROVIDED
2. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR FOR ALL LANDSCAPED AREAS WITHOUT IRRIGATION. WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK. WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT
3. CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE 60 DAY MAINTENANCE PERIOD AND AT THE END OF THE 3 YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT ACCEPTANCE OF PLANTING.

Bio-retention Basin Seeding Notes:

SEED MIX "A" - BOTTOM OF FACILITY
CUSTOM SEED MIX OF THE FOLLOWING NATIVE PLANTS

30% ANDROPOGON VIRGINICUS - BROOMSEDGE
40% CAREX VULPINOIDEA - FOX SEDGE
5% JUNCUS EFFUSUS - SOFT RUSH
25% PANICUM VIRGATUM - SWITCHGRASS
SEEDING RATE: 2 LBS PER 1,000 SF

SEED MIX "B" - UPLAND SEED MIX
33% ANDROPOGON VIRGINICUS - BROOMSEDGE
33% BOUTELOUA CURTIPENDULA - SIDEOATS GRAMA
33% ERAGROSTIS SPECTABILIS - PURPLE LOVEGRASS
SEEDING RATE: 2 LBS PER 1,000 SF

Seeding Note:

1. UNLESS OTHERWISE NOTED, ALL DISTURBED LANDSCAPE AREAS NOT BEING PLANTED OR MULCHED, SHALL BE SEEDED WITH THE FOLLOWING SEED MIX

651000, AS PRODUCED BY:

SEED SUPER STORE	33.27% BULLSEYE TURF TYPE TALL FESCUE
PO BOX 812	33.15% Cochise IV TURF TYPE TALL FESCUE
BUFFALO, NY 14205	33.08% LEGACY TURF TYPE TALL FESCUE
716-531-8788	00.30% INERT MATTER
www.seedsuperstore.com	00.00% WEED SEED

OR, APPROVED EQUAL

2. CONTRACTOR SHALL SUBMIT SOURCE, SAMPLE, AND CERTIFIED SEED ANALYSIS FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO ORDERING.

Tree Protection

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE. ERECT FENCE AT EDGE OF THE TREE DRIPLINE PRIOR TO START OF CONSTRUCTION.
2. CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA
3. DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE

Edge of Woods Clearing

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY EROSION CONTROL FENCE AND MAY BAY BARRIER. HAYCY BARRIER AT EDGE OF THE EARTHWORK CUT LINE PRIOR TO TREE CLEARING. LAY OUT THIS LINE BY FIELD SURVEY.

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Tax Parcels
65.10-1-45
65.10-1-46

Proposed Stop & Shop

983-1005 Route 6
Town of Carmel, Mahopac, New York, 10541

No.	Revision	Date	Approved
1	PLANNING BOARD RESUBMISSION	12/29/2015	MWJ
2	TOB & PLANNING BOARD SUBMISSION	04/27/2015	MWJ

Drawn by: MWJ
Designed by: ACD

Site Plan Approval — November 30, 2015

Not Approved for Construction

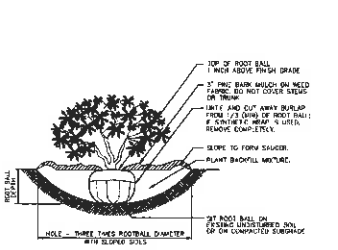
Planting Plan and Notes

C-18

2D

Juan Carlos Vargas, Jr
R.L. Landscape Architect
NY Lic No 002183

41529.00

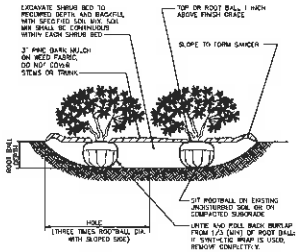


Notes:

1. LOOSEN ROOTS AT THE OUTER EDGE OF ROOTBALL OF CONTAINER GROWN SHRUBS.

Shrub Planting 6/08

N.T.S. Source: VHB LD_806a

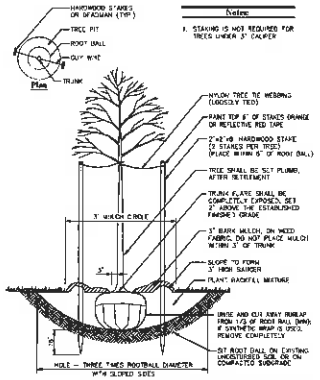


Notes:

1. LOOSEN ROOTS AT THE OUTER EDGE OF ROOTBALL OF CONTAINER GROWN SHRUBS

Shrub Bed Planting 1/07

N.T.S. Source: VHB LD_807a

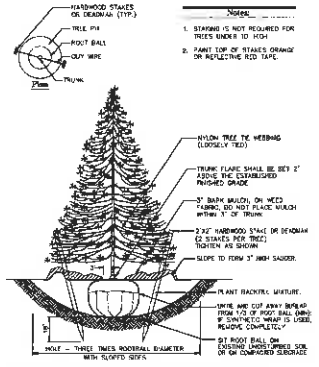


Notes:

1. STAKING IS NOT REQUIRED FOR TREES UNDER 3" CALIPER

Tree Planting (For Trees Under 4" Caliper) 1/10

N.T.S. Source: VHB LD_808a

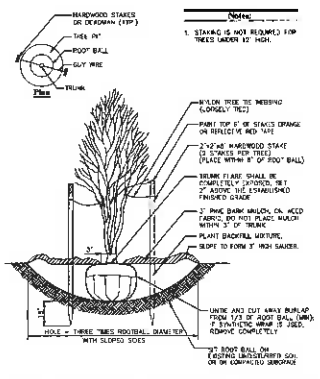


Notes:

1. STAKING IS NOT REQUIRED FOR TREES UNDER 10' HIGH.
2. PAINT TOP OF STAKES ORANGE OR REFLECTIVE RED TAPE.

Evergreen Tree Planting 4/08

N.T.S. Source: VHB LD_809a

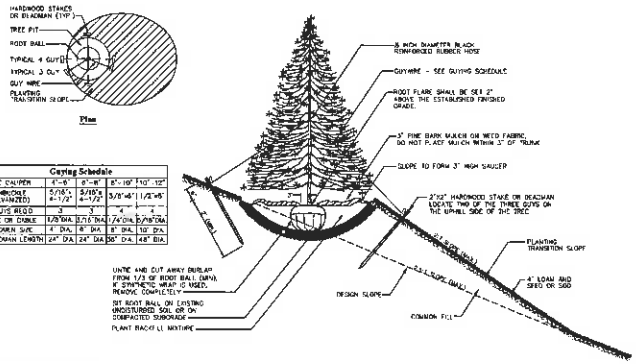


Notes:

1. STAKING IS NOT REQUIRED FOR TREES UNDER 12' HIGH.

Multistem Tree Planting 6/08

N.T.S. Source: VHB LD_810a



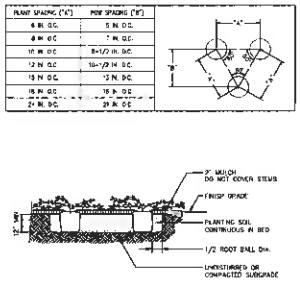
Guying Schedule

TREE CALIPER	4"–6"	6"–8"	8"–10"	10"–12"
TRUNKFLARE (GALVANIZED)	5/16"x 4–1/2"	5/16"x 4–1/2"	3/8"x6"	1 1/2"x6"
# GUYS REQD	3	3	4	4
WIRE OR CABLE	1/8 DIA.	3/16" DIA.	1/4" DIA.	5/16" DIA.
DEADMAN SIZE	4" DIA.	6" DIA.	8" DIA.	10" DIA.
DEADMAN LENGTH	24" DIA.	24" DIA.	36" DIA.	48" DIA.

Tree Planting on Slope 6/08

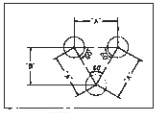
N.T.S. Source: VHB LD_812a

PLANT SPACING ("A")	ROW SPACING ("B")
6 IN. O.C.	5 IN. O.C.
8 IN. O.C.	7 IN. O.C.
10 IN. O.C.	8-1/2 IN. O.C.
12 IN. O.C.	10-1/2 IN. O.C.
15 IN. O.C.	13 IN. O.C.
18 IN. O.C.	16 IN. O.C.
24 IN. O.C.	21 IN. O.C.



Ground Cover Planting 6/08

N.T.S. Source: VHB LD_813

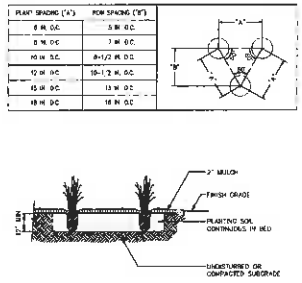


PLANT SPACING ("A")	ROW SPACING ("B")
6 IN. O.C.	5 IN. O.C.
8 IN. O.C.	7 IN. O.C.
10 IN. O.C.	8-1/2 IN. O.C.
12 IN. O.C.	10-1/2 IN. O.C.
15 IN. O.C.	13 IN. O.C.
18 IN. O.C.	16 IN. O.C.
24 IN. O.C.	21 IN. O.C.
30 IN. O.C.	26 IN. O.C.
36 IN. O.C.	30 IN. O.C.
48 IN. O.C.	42 IN. O.C.
54 IN. O.C.	48 IN. O.C.
60 IN. O.C.	54 IN. O.C.

Ground Cover and Shrub Spacing Chart 6/08

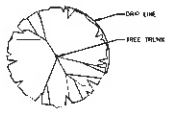
N.T.S. Source: VHB LD_814

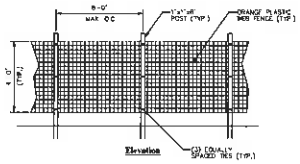
PLANT SPACING ("A")	ROW SPACING ("B")
6 IN. O.C.	5 IN. O.C.
8 IN. O.C.	7 IN. O.C.
10 IN. O.C.	8-1/2 IN. O.C.
12 IN. O.C.	10-1/2 IN. O.C.
15 IN. O.C.	13 IN. O.C.
18 IN. O.C.	16 IN. O.C.



Perennial Plug Planting 11/09

N.T.S. Source: VHB LD_815





Notes:

1. INSTALL TREE PROTECTION FENCE AT THE DRIP LINE OF EXISTING TREES TO REMAIN.

Tree Protection Fence 7/13

N.T.S. Source: VHB LD_816

vhb.com

vhb

Engineering, Surveying & Landscape Architecture, PC
50 Main Street
Suite 360
White Plains, NY 10606
p: 914.467.6600
f: 914.761.3759

Tax Parcels
65.10-1-45
65.10-1-46

Proposed Stop & Shop

983-1005 Route 6
Town of Carmel, Mahopac, New York, 10541

No.	Issue	Date	Approved
1	PLANNING BOARD RESUBMISSION	12/29/2015	MWJ
2	TOWN & PLANNING BOARD SUBMISSION	04/27/2016	MWJ

MWJ ACD

Site Plan Approval November 30, 2015

Not Approved for Construction

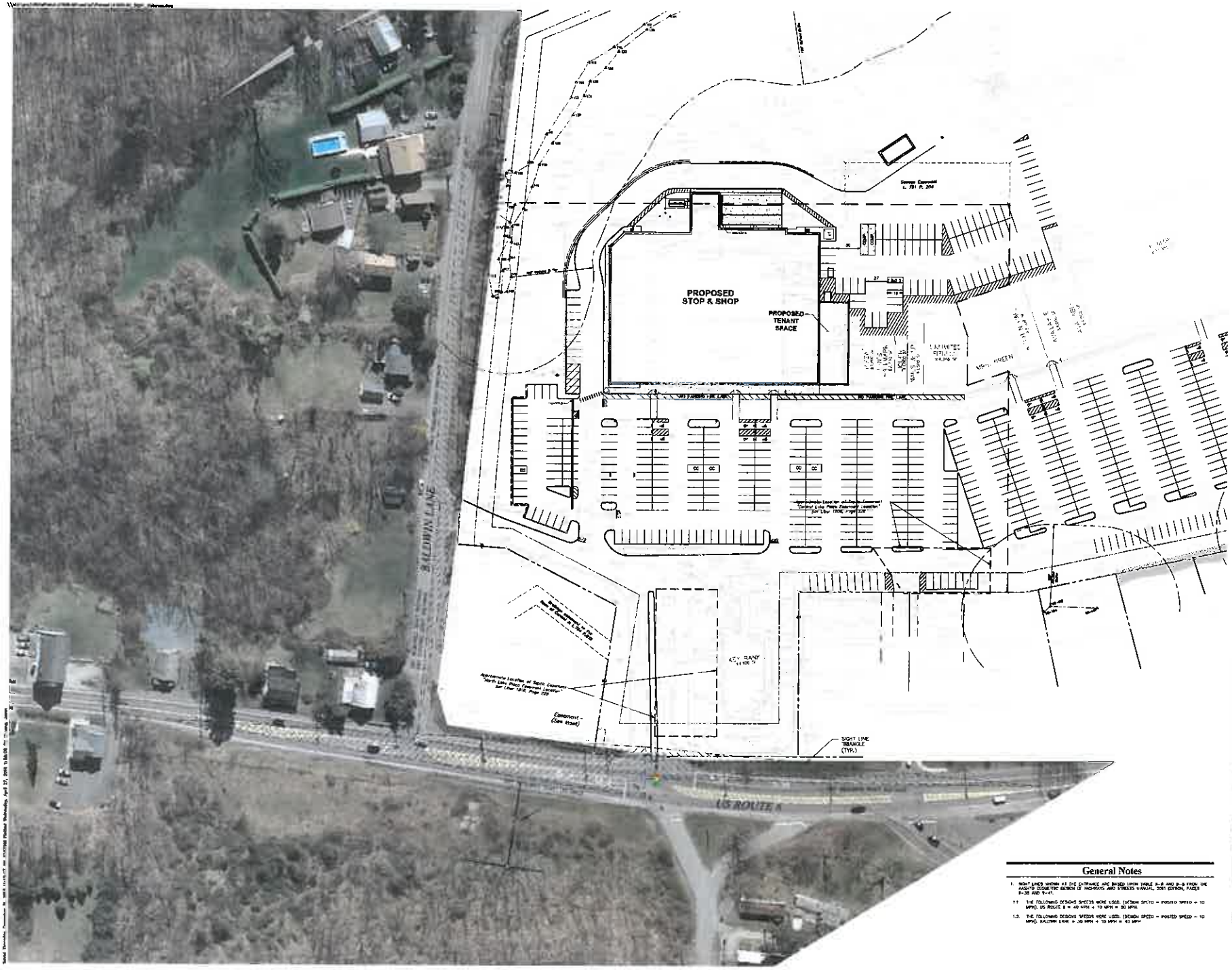
Planting Details

C-19

21

Juan Carlos Vargas, Jr.
N.Y. Registered Landscape Architect
NY Lic No. 002189

41929.00



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Proposed Stop & Shop

983-1005 Route 6
Town of Carmel, Mahopac, New York, 10541

No.	Revision	Date	Approved
1	PLANNING BOARD RESUBMISSION	12/29/2015	MWJ
2	ZBA APPLICATION	09/03/2014	MWJ
3	PLANNING BOARD RESUBMISSION	08/01/2014	MWJ
4	ECB & PLANNING BOARD SUBMISSION	04/22/2014	MWJ

Designed by: DRJ/JC
Drawn by: MWJ
Issued for: Site Plan Approval
Date: November 30, 2015

Not Approved for Construction

Sight Line Triangle Plan

Drawing Number: C-20

Sheet 22 of

Michael W. Jungbacon
N.Y. Professional Engineer
NY Lic No 072072

Project Number 41929.00

General Notes

1. SIGHT LINES SHOWN AT THE ENTRANCE ARE BASED UPON TABLE 9-8 AND 9-9 FROM THE AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREETS MANUAL, 2001 EDITION, PAGES 9-39 AND 9-41.

1.1 THE FOLLOWING DESIGNS SPEEDS WERE USED. (DESIGN SPEED = POSTED SPEED + 10 MPH). US ROUTE 6 = 40 MPH + 10 MPH = 50 MPH.

1.2 THE FOLLOWING DESIGNS SPEEDS WERE USED. (DESIGN SPEED = POSTED SPEED + 10 MPH). BALDWIN LANE = 30 MPH + 10 MPH = 40 MPH

Wednesday, April 27, 2016

Planning Board
Town of Carmel
Town Hall
Mahopac, NY 10541

RE: Bond release for 52 Split Rock Road

To Whom It May Concern,

I, Tom Infantino, would like to request the release of our bond for 52 Split Rock Road, Mahopac, NY 10541 – Tax Map #64.8-1-19. The property has already been inspected by the town engineer. Please contact me at 845-531-9177 should you have any questions.

Sincerely,

Thomas Infantino