ROBERT LAGA
Chairman

NICHOLAS FANNIN
Vice Chairman

ROSE TROMBETTA
Secretary

TOWN OF CARMEL
ENVIRONMENTAL CONSERVATION BOARD

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

BOARD MEMBERS

Edward Barnett
Vincent Turano
John Starace

ENVIRONMENTAL CONSERVATION BOARD AGENDA

JUNE 15, 2017 – 7:30 P.M.

EXTENSION OF WETLAND PERMIT

APPLICANT	ADDRESS	TAX MAP #	COMMENTS
1. McGovern, Patrick	208 Daisy Lane	77.19-1-30.2	Construct Detached Garage

ESCROW RETURN

2. New York City DEP (Barrett Pond Forest Project)	Lockwood Lane & Dixon Road	42.-1-65.1	Tree Cutting Permit (11 Trees)

ELIGIBLE FOR A PERMIT

3. Lake Plaza Shopping Center (Proposed Stop & Shop)	983-1005 Route 6	65.10-1-45 & 46	Amended Site Plan

SUBMISSION OF AN APPLICATION OR LETTER OF PERMISSION

3. Peckham Materials Corp.	1181 Route 6	65.-1-11	Tree Cutting Permit (140 Trees)

MISCELLANEOUS

4. Minutes – 05/18/17

208 Daisy Ln Carmel, NY 10512

Patrick McGovern

25 May 25, 2017

To the Environmental Conservation Board,

I am writing to request an extension for my extension of my permit for the construction of a garage on my property at 208 Daisy Ln. in Carmel. I have had to change companies doing the work, and it is unfortunately taking longer than originally planned. A one year extension should be sufficient for the project to be completed. I would request that this be placed on the agenda for the June 15th meeting. Thank you for your consideration.

Respectfully,

Patrick McGovern

BRIAN BOWER, CERTIFIED FORESTER

Forestry / Wildlife / Environmental / Wetland Delineation / Planning Services

305 County Route 20 Cairo, New York 12413 Voice: 518-622-9362 Fax: 877-782-8524 email: bbowerforest@verizon.net
Society of American Foresters CF # 229 Massachusetts Licensed Forester # 328 Vermont Licensed Forester # 148.0123746

May 9, 2017

Town Of Carmel
Environmental Conservation Board
60 McAlpin Avenue
Mahopac, NY 10541

RE: Peckham Materials Corp, Commercial thinning; SBL 65-1-11

Dear ECB,

Enclosed you will find the above application for a commercial thinning on 41 acres as shown in the application.

As the property is enrolled in 480a of the Real Property Tax Law, as per 142-8 we would respectfully request a waiver of permit review under 142-8, part G.

Thank you,

Sincerely,

Brian Bower, CF
BB/mm
enc.

BRIAN BOWER, CERTIFIED FORESTER

Forestry / Wildlife / Environmental / Wetland Delineation / Planning Services

305 County Route 20 Cairo, New York 12413 Voice: 518-622-9362 Fax: 877-782-8524 email: bbowerforest@verizon.net
Society of American Foresters CF # 229 Massachusetts Licensed Forester # 328 Vermont Licensed Forester # 148.0123746

May 9, 2017

Peckham Material Corp. T/Carmel, Putnam County

Project Overview

Forest Management/Past and Present

The proposed timber harvest is called, in forestry terms, a commercial thinning. Like you would pull grass plants growing adjacent to your tomatoes plants, to reduce competition for water, light and nutrients and grow better tomatoes, we do the same thing in a forested environment to grow better and healthier trees.

The typical time between forest treatments (thinning, etc.) is 10-15 years and the last time we treated this forest was in 2001. Back then, we received a "waiver of permit" to harvest approximately 60 trees. That waiver was granted by the ECB as that treatment was below the 5 tree per acre criteria, cited in the T/Carmel law.

In 2016, Peckham Materials, after serious consideration, decide to enroll the property in the NYS Forest Tax Law (aka FTL; actual law is RPTL 480a) and a Forest Management Plan was prepared. The FTL provides for a partial tax exemption and requires a rolling ten year for the exemption. As such, it is a strong open space law and Peckham has made that commitment to maintain, the committed lands, as open space for the next ten years.

As the FTL requires forest treatments, this treatment is required and the *Certificate of Approval* (CofA) and the *Prescription Approval* form DEC are enclosed.

Access/Truck Traffic generated from Thinning

The subject property is located off US Route 6 and is an industrial property currently supplying Hot Mix Asphalt (HMA) to the local area. As such, it has it's own, long standing (industrial use) entrance, for truck ingress/egress.

The commercial thinning will generate approximately 14 truck loads of logs/firewood during the thinning. That duration is estimated at 4 weeks, so it will generate an average of 3+/- loads per week. That is negligible for this facility. As per above, the next treatment on this property will be 10-16 years out.

Trees Marked

All trees have been marked by a professional forester at two pints so as to be readily visible. This includes what is referred to a butt mark that will be visible after the tree is removed.

Buffers

Substantial buffers of the boundary lines have been maintained with the minimum buffer being 100' where there are no homes, and 150'+ where there are homes.

Water Resources

The harvest area is devoid of any water resources.

Threatened/Endangered Species

After completing the Short Form EAF w/EAF Mapper, Threatened and Endangered Species were noted. This lead to a Natural Heritage Review by DEC Forester Robert Mackenzie who directed us to a Jurisdictional Determination (JD) by DEC (all attached).

As per the JD dated May 4, 2017, the commercial thinning will be conducted within the parameters listed.

Watershed Agricultural Council (WAC) and Best Management Practice (BMP) Cost Share

WAC BMP cost share will be employed and has been applied for (application attached). At completion of the sale all roads will be smoothed, leveled and protected with waterbars (a Best Management Practice). Additionally, the landing will be seeded.

Compliance w/Town of Carmel Chapter 142

This sale will be conducted within all requirement of T/Carmel Law Chapter 142.

Process of Sale

It would be our desire to bid this sale and only reputable and competent concerns are on our bid list. Requirements of the sale will be a 10% performance bond (which we may waived depending on size of T/Carmel's bond) as well as $2 million General Liability and Workman's Comp. Insurance certificates are issued prior to the start of activities. Additional requirements will be that a spill kit be on the log landing at all times.

To facilitate this process, I might suggest the ECB's review take place, including public hearing, then we could bid the sale and select the contractor (4-5 week period) and then the final permit could be issued.

Brian Bower, CF

ROBERT LAGA
Chairman

NICHOLAS FANNIN
Vice-Chair

ROSE TROMBETTA
Secretary

TOWN OF CARMEL
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Vincent Turano
John Starace

APPLICATION FOR A TREE CUTTING PERMIT

Name of Applicant: Peckham Materials Corp.

Address: 763 Schoharie Tpk, Athens, N.Y. 12015 **Tel. No.** 518-622-9362 Brian Bowen 575-881-7994 Matt Lazzari

Owner of Property: Same

Address: Property 1181 Route 6, Carmel **Tel. No.**

Tax Map Number: 65.-1-11 **Total Land Area Involved:** 41 acres

Number of trees of each species to be cut: **Range, in inches, of diameter, measured 4 & ½ feet above the ground of the trees to be cut:** See attached Volume Report (VR)

Total Board Foot Volume for each species to be cut: See attached VR

A Sketch Map drawn to scale must be attached showing:

1. Boundaries of Property.
2. Access Roads into property and proposed roads and skid trails in the property.
3. Area within the property where cutting will occur.
4. Location and size of product loading areas.
5. Any area of the property defined as a wetland by the Town of Carmel Wetland Law.
6. If tree cutting operation is to be conducted in stages, each stage shall be shown on the sketch map.
7. Scale of map.

A written statement must be attached stating that each tree to be removed has been designated with paint or other distinctive means at two points so as to be readily visible. One point shall be low enough on the tree so as to be visible on the stump after the tree is removed.

Permit Fee is: - Up to 25 acres - $300.00 -Over 25 acres - $400.00 +$50.00 an acre.

SIGNATURE OF OWNER **SIGNATURE OF APPLICANT**

5/9/17

All property owners within 500 feet of the subject property must be notified by U.S. Mail prior to commencement of the operation.

VOLUME REPORT

Owner: Peckham (***Carmel***)
Harvest Area: 41 +/- acres
Total Timber Volume: 42,607 bf Int. Rule
Total Timber Trees: 140
No. Culls: 25
Volume/acre: 1000 +/- bf

Sawtimber

DBH	RO	BO	CO	WO	SO	BB	SM	Pop
12	56	-	112	-	-	-	-	-
14	78	78	729	78	78	78	105	-
16	318	360	890	212	-	355	143	-
18	1368	824	2929	728	-	504	-	184
20	1620	701	1870	1001	171	639	-	234
22	791	1581	4612	-	211	211	-	-
24+	6486	8081	3271	346	-	130	441	-
TOT.	10717	11625	14413	2365	460	1917	689	421
No/Tr.	43	36	71	14	3	12	3	2
BF/Tree	249	323	203	168	153	160	229	210

Hardwood Pulp/firewood: 34 cords (112 trees, 10-24" DBH—primarily oak/birch).

Tree species codes: RO=Red Oak, BO=Black Oak, CO=Chestnut Oak, WO=White Oak, SO=Scarlet Oak, BB=Black Birch, SM=Soft Maple, Pop=Poplar/Aspen.

PECKHAM MATERIALS CORP.
7065 Route 9w South
Catskill, NY 12414
Ph (518) 881-7994
Fax (518) 943-6956
Email: mlazz@peckham.com

Date: March 27th, 2017

Town of Carmel Environamnetal Conservation Board

To whom it may concern,

LETTER TO AUTHORIZE PERSON IN CHARGE

We the undersigned, hereby authorize **Brian Bower, CF and/or Lower Hudson Forestry Services, LLC.** to act on our behalf in all manners that represent Peckham Materials Corporation interests, for commercial thinning on sec/block/lot 65-1-11, before the Town of Carmel Environmental Conservation Board (ECB), including signing of all service/permits related to these activities. Any acts carried out by **Brian Bower, CF and/or Lower Hudson Forestry Services, LLC** on our behalf shall have the same effect as acts of our own.

This authorization is valid until further written notice from **Peckham Materials Corporation**.

Thank you.

Sincerely,

Full Name: Matthew Lazzari
Designation: Peckham Industries Inc. Property Manager

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Lands and Forests

CERTIFICATE OF APPROVAL

Certificate Number

37-028

Property Owner(s)

Peckham Materials Corp.
c/o Matt Lazzari
20 Haarlem Ave.
White Plains NY 10603-
Telephone #: (914) 949-2000

Original Certification Date **10/11/2016**
Date of Last Amendment
Last 5-Year Update

County	Town	Municipal Code	Roll Year	COMMITTED Acres	NON COMMITTED Acres	FULLY ASSESSED COMMITTED Acres	DATE ENDING
PUTNAM	CARMEL	372000	2016	57.00	38.48	0.00	

Tax Map Number	Roll ID	Deed Liber, *Page*	Total Acres:	Committed Acres:	F.A.C. Acres	Date Ending F.A.C.
65-1-11		1869 *223*	95.48	57	0	

TOTALS **57.00 Committed Acres** **38.48 Non-Committed Acres** **0.00 F.A.C. Acres** **95.48 Total Acres**

This is to certify that pursuant to Section 480-a of the Real Property Tax Law of the State of New York, the eligible tract described above has been accepted for certification by the Department of Environmental Conservation conditioned upon compliance with the work schedule below.

2017 To 2018 Commercial Harvest of 57 Acres in Stand(s) 1&2: Mark Property & Committed Acreage Boundary Lines as Necessary.

2018 To 2019 No Treatments Necessary

2019 To 2020 No Treatments Necessary

2020 To 2021 Re-mark Property & Committed Acreage Boundary Lines as Necessary.

2021 To 2022 Five-Year Update of Management Plan as required.

2022 To 2023 No Treatments Necessary

2023 To 2024 No Treatments Necessary

2024 To 2025 No Treatments Necessary

2025 To 2026 Re-mark Property & Committed Acreage Boundary Lines as Necessary.

2026 To 2027 Five-Year Update of Management Plan as required.

2027 To 2028 No Treatments Necessary

2028 To 2029 No Treatments Necessary

2029 To 2030 No Treatments Necessary

2030 To 2031 Re-mark Property & Committed Acreage Boundary Lines as Necessary.

2031 To 2032 Five-Year Update of Management Plan as required.

ACCEPTED BY REGIONAL FORESTER: Jeff Wiegert

REGION 3 21 SOUTH PUTT CORNERS ROAD, NEW PALTZ, NY 12561

11-Oct-16
DATE

New York State Department of Environmental Conservation
Division of Lands and Forests, Region 3
21 South Putt Corners Road, New Paltz, New York 12561-1696
Phone: (845) 256-3075 FAX: (845) 255-1701 E-Mail: michael.pogue @dec.ny.gov
Phone: (845) 256-3078 FAX: (845) 255-1701 E-Mail: robert.mackenzie @dec.ny.gov

MEMORANDUM

TO: BRIAN BOWER, Consulting Forester

FROM: Regional Forester Jeff Wiegert

RE: Stand Diagnosis Prescription For A Timber Harvest

DATE: Friday, March 31, 2017

The Regional Forester has reviewed and accepted the stand diagnosis and prescription for the following Forest Tax Law property and management plan fiscal year.

Property Name:	Peckham Materials Corp.
Certificate Number:	37-028
FTL Fiscal Year:	2017
Stand Number(s):	1&2
Harvest Acreage:	47

If you have any questions please contact Mike Pogue, Senior Forester, at (845) 256-3075 for properties located in Orange, Ulster, Sullivan or Rockland Counties or Bob Mackenzie, Senior Forester at (845) 256-3078 for properties in Dutchess, Putnam and Westchester Counties.

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information

Name of Action or Project:
Peckham Materials, Corp. Commercial thinning

Project Location (describe, and attach a location map):
US Route 6, west of Drewville Road.

Brief Description of Proposed Action:
Commercial thinning of stands 1 and 2, property enrolled in New York State Forest Tax Law (RPTL 480a)

Name of Applicant or Sponsor:	Telephone: 518-622-9362
Peckham Materials Corp; c/o Brian Bower, CF	E-Mail: bbowerforest@verizon.net

Address:
305 CR 20

City/PO:	State:	Zip Code:
Cairo	NY	12413

	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: Town of Carmel, Env, Con. Board	☐	☑

3.a. Total acreage of the site of the proposed action? 95.48 acres
b. Total acreage to be physically disturbed? 42 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 95.48 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?	☐	☑	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☑	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify:	NO ☑	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO ☑	YES ☐	
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: Not applicable	NO ☐	YES ☑	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: Not applicable	NO ☑	YES ☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: No applicable ;	NO ☑	YES ☐	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO ☑	YES ☐	
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?	NO ☐	YES ☑	
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: Federal wetlands are found on adjacent properties.	☑	☐	

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?	NO ☑	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties? ☑ NO ☐ YES	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☑ NO ☐ YES Not applicable as no discharges. This is a light commercial thinning and Best Management Practices (BMP's) will be adhered too.		

	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: Peckham Materials Corp. Date: 3/27/17

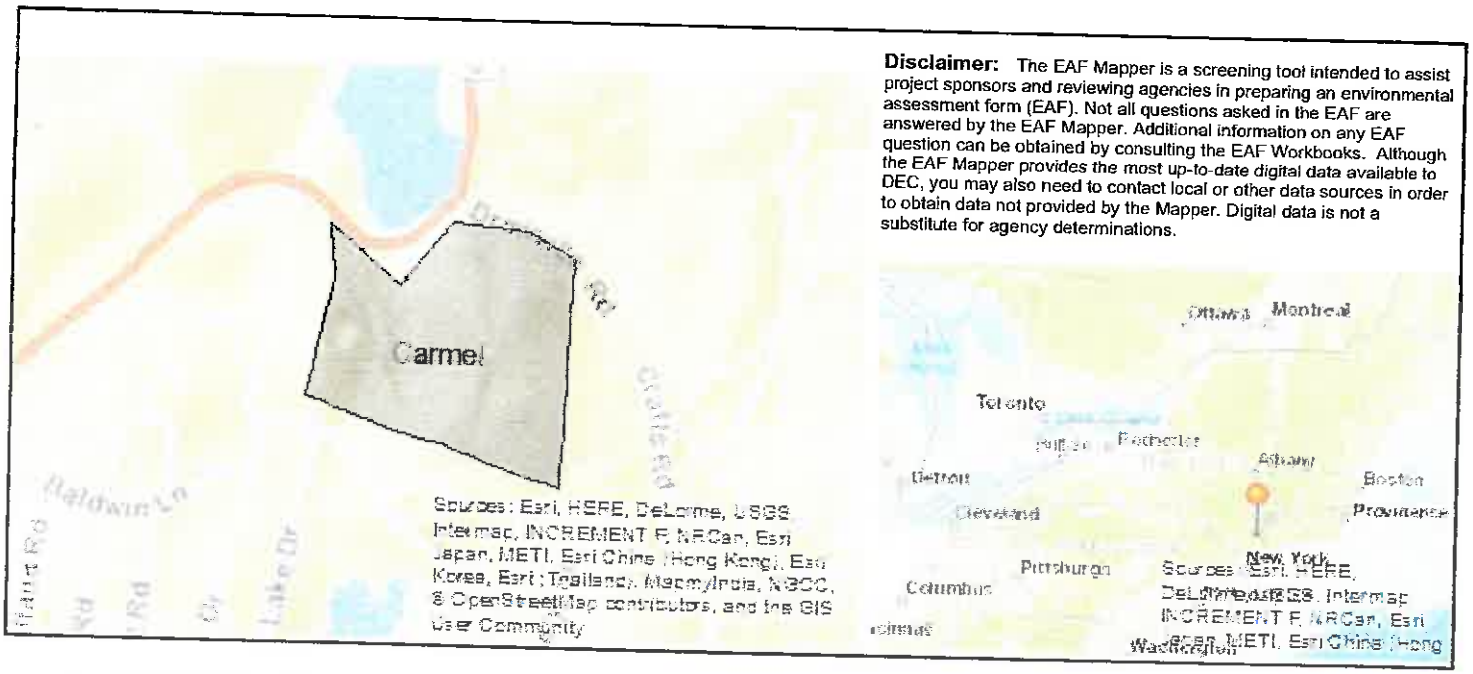
Signature:

Brian Bower, CF
305 CR 20
Cairo, NY 12413

PRINT FORM

EAF Mapper Summary Report

Monday, March 27, 2017 9:36 AM



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]	No
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]	No
Part 1 / Question 20 [Remediation Site]	No

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Lands and Forests, Region 3
21 South Putt Corners Road, New Paltz, NY 12561-1620
P: (845) 256-3000 | F: (845) 255-1701
www.dec.ny.gov

Endangered and Threatened Species Report
Includes NYS Wetlands, Classified Streams, and Federal Wetlands

Owner Name: Peckham Materials Corp
Parcel Numbers:
65-1-1

Town and County: Carmel, Putnam

Reason for Review:

__X__RPTL 480-A application

_____RPTL 480-A 5 year update

_____Stand analysis

_____Other purpose (Forest Stewardship Plan)

The above named property was checked for the presence of threatened and endangered plants and animals using the New York State Natural Heritage maps on GIS. Preliminary results are noted below, but we highly recommend that the definitive authority responsible for identifying ETS issues for any property is the New York Natural Heritage Program. Information on how to do this can be found at the following website: http://www.dec.ny.gov/animals/31181.html.

This is a listing of known historical or recent sightings and is not necessarily meant to be a definitive listing. Rare species may occur on a property and may not be listed on the Natural Heritage maps that we checked, thus the recommendation to contact the New York Natural Heritage Program.

- Species and location will not be divulged except to the landowner. NYS wetland and streams are based on DEC maps on the DEC GIS database. COE wetlands are based on maps within the DEC GIS database.

Review of Natural Heritage Significant Habitat Database:

Endangered/Threatened Species: Northern Long-eared Bat *Myotis septentrionalis*

NYS Protected Wetlands: NA

NYS Classified Streams: NA

Federal Wetlands: NA

Once ETS are identified, to obtain guidance on how to avoid impacts and avoid a take of ETS or their habitat, please feel free to contact our Wildlife office at (845) 256-2257. If all of their guidance can be followed, the project is not likely to require a permit. Likewise, if the guidance cannot be followed, the Department (wildlife and/or permits) should be contacted to review what options exist for the project to move ahead, including additional study and possible permitting for incidental take of endangered or threatened species.

In addition, any other applicable permits such as an Article 15 or Article 24 must be obtained from New York State Department of Environmental Conservation Division of Environmental Permits (845-256-3054) prior to any forest management activities taking place.

Reviewed by:	Title:	Date:
Robert Mackenzie	Forester 1	3/31/17

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 3
21 South Putt Corners Road, New Paltz, NY 12561-1620
P: (845) 256-3054 | F: (845) 255-4659
www.dec.ny.gov

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

May 4, 2017

Peckham Materials Corp
Attn: Brian Bower
305 CR 20
Cairo, NY 12413

RE: Peckham Materials Corp – Commercial Thinning
Permit Jurisdiction Determination
Town of Carmel, Putnam County
CH#: 7009

Dear Mr. Bower:

The New York State Department of environmental Conservation (DEC or Department) has reviewed the submitted materials regarding the above referenced project. Peckham Materials Corp is proposing a timber harvest on Route 6 in the Town of Carmel, Putnam County. The proposal consists of the commercial thinning of 57 acres of tax parcel 65-1-11 utilizing existing skid trails. The tax parcel to be harvested is land currently enrolled in 480-A Tax Law Program under Certificate No. 37-028. There are 221 saw trees to be removed as well as 139 Hardwood Pulp/Firewood trees.

Based upon our review of your inquiry received April 4, 2017, we offer the following comments:

STATE-LISTED SPECIES

Due to the presence of the state listed species Northern long-eared bat, *Myotis septentrionalis* (threatened), in close proximity to the project area, the project falls within what is considered to be occupied habitat and could result in adverse impacts and result in a "take" under Article 11 Part 182 of the Department's regulations. In order to avoid the need for an Article 11 Part 182 permit for the proposed activity, the following incidental take avoidance measures must be implemented. In addition, the proposed timber harvest must not result in a land use change and must result in the area remaining forested. The best management practices, to take avoidance measures, outlined below, are intended to protect individuals of the listed species, as well as the habitat of the listed species. These practices include seasonal restriction on activities, as well as other recommended measures to avoid impacts to individuals and habitat of state listed species.

Northern long-eared bat:

The proposed timber harvest is 3.0 miles from and over ¼ mile from the closest hibernacula for this species. Tree cutting should follow the requirements outlined on the Department's website (http://www.dec.ny.gov/animals/106090.html#Requirements) and noted below:

Requirements for Projects That Do Not Result in a Change of Land Use within NLEB Occupied Habitat

November 1 through March 31

During this period of time, the NLEB are inactive and within the hibernacula.

- No cutting of any trees may occur within ¼ mile buffer around the hibernaculum
  - Please note that if any tree clearing activities are required within the ¼ mile of a hibernation area for the NLEB, you may be required to obtain a permit from the US Fish and Wildlife Service.

April 1 through October 31

During this period of time, the NLEB are active and will be found outside of the hibernacula.

- Within 5 miles of known hibernacula or within 150 feet of documented summer occurrences the following cutting restriction apply:
  - Leave uncut ALL snag and cavity trees unless their removal is necessary for protection of human life and property. For the purposed of this guidance, protection of human life and property includes removal of trees that, if not removed, could result in the loss of electric service. Snag and cavity trees are defined under DEC Program Policy ONR-DLF-2 Retention on State Forests.
  - Leave uncut all known and documented roost trees, and any trees within a 150 foot radius of a documented summer occurrence.
    - Please note that if you plan any tree clearing activities within 150 feet of a summer occurrence for NLEB during June or July, you may be required to obtain a permit from the US Fish and Wildlife Service.
  - If any bats are observed flying from a tree, or on a tree that has been cut, forestry activities in the area should be suspended and DEC Wildlife staff notified as soon as possible.
- Within ¼ mile of a hibernaculum, leave uncut ALL trees unless their removal is necessary for the protection of human life and property.

Please note that if any tree clearing activities are required within ¼ miles of a hibernation area for NLEB, you me be required to obtain a permit for the US Fish and Wildlife Service.

As long as all take avoidance measures are implemented, the Department has determined that the proposed activity is not likely to resulting in the incidental taking of these threatened species, and an Article 11 Permit is not required for this project.

If significant modifications are proposed to the above referenced scope of work, please contact the Department for further review.

For technical questions regarding the Northern long-eared bat and its associated take avoidance and mitigation measures, please contact Lisa Masi of Wildlife at (845) 256-2257.

The absence of data does not necessarily mean that rare or other state-listed species, natural communities or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information which indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

PROTECTION OF WATERS

There are no waterbodies that appear on our regulatory maps at the identified project location. Therefore, if there is a stream or pond outlet present at the site with year-round flow, it assumes the classification of the watercourse into which it feeds, Craft Brook, Class and Standard C(T), and a Protection of Waters permit is required, or a tributary of Crafts Brook, Class C, and a Protection of Waters permit is not required. If there is a stream or pond outlet present at the site that runs intermittently (seasonally), it is not protected, and a Protection of Waters permit is not required.

If a permit is not required, please note, however, you are still responsible for ensuring that work shall not pollute any stream or waterbody. Care shall be taken to stabilize any disturbed areas promptly after construction, and all necessary precautions shall be taken to prevent contamination of the stream or waterbody by silt, sediment, fuels, solvents, lubricants, or any other pollutant associated with the project.

FRESHWATER WETLANDS

The identified project site is not within a New York State protected Freshwater Wetland. However, please contact the town officials and the United States Army Corps of Engineers in New York City, telephone (917) 790-8511 (Westchester/Rockland Counties), or (917) 790-8411 (other counties), for any permitting they might require.

WATER QUALITY CERTIFICATION

Please be aware that the ACOE may require a permit for work completed in or impacting a federal wetland. If a permit from the ACOE is required, a Section 401 Water Quality Certification may be required from the Department. Please contact the ACOE for a determination.

CULTURAL RESOURCES

We have reviewed the statewide inventory of archaeological resources maintained by the New York State Museum and the New York State Office of Parks, Recreation, and Historic Preservation. These records indicate that the project is not located within an area

considered to be sensitive with regard to archaeological resources. For more information, please visit the New York State Office of Historic Preservation website at http://www.nysparks.com/shpo/.

OTHER

Please note that this letter only addresses the requirements for the following permits from the Department: Protection of Waters, State-listed Species, and Freshwater Wetlands. Other permits from this Department or other agencies may be required for projects conducted on this property now or in the future. Also, regulations applicable to the location subject to this determination occasionally are revised and you should, therefore, verify the need for permits if your project is delayed or postponed. This determination regarding the need for permits will remain effective for a maximum of one year unless you are otherwise notified. Applications may be downloaded from our website at www.dec.ny.gov under "Programs" then "Division of Environmental Permits."

Please contact this office if you have questions regarding the above information. Thank you.

Sincerely,

Katherine Coffin
Division of Environmental Permits
Region 3, Telephone No. (845) 256-3158

Cc: Lisa Masi, R3 DEC
Dan Hannon, R3 DEC

NOTE: Regarding erosion/sedimentation control requirements:
Stormwater discharges require a State Pollutant Discharge Elimination System (SPDES) Stormwater permit from this Department if they either:

- occur at industrial facilities and contain either toxic contaminants or priority pollutants OR
- result from construction projects involving the disturbance of 5000 square feet or more of land within the NYC Department of Environmental Protection East of Hudson Watershed or for proposed disturbance of 1 acre or more of land outside the NYC DEP Watershed

Your project may be covered by one of two Statewide General Permits or may require an individual permit. For information on stormwater and the general permits, see the DEC website at http://www.dec.ny.gov/chemical/8468.html.
For construction permits, if this site is within an MS4 area (Municipal Separate Storm Sewer System), the stormwater plan must be reviewed and accepted by the municipality and the MS-4 Acceptance Form must be submitted to the Department. If the site is not within an MS4 area and other DEC permits are required, please contact the regional Division of Environmental Permits.

Best Management Practice Program Application

Watershed Agricultural Council

PROGRAM INFORMATION

The purpose of the Best Management Practice (BMP) Program is to provide financial and technical assistance to Loggers, Foresters and Landowners in order to support the implementation of Best Management Practices on privately owned forestland within the New York City Watershed.

This application should be completed by loggers who wish to borrow portable bridges, receive cost-share assistance for installing BMPs on their logging jobs, and receive free samples of new and underutilized BMP's such as culvert pipes, grass seed and hay. Foresters and landowners can also use this application to apply for assistance to address sedimentation issues on logging jobs or their forested property. Applications for active logging jobs are reviewed and approved on a continual basis throughout the year. Applications submitted by landowners are reviewed and approved twice each year, once in July and once in January. Payment will be made for BMP's approved in this plan that are implemented in accordance with New York State BMP guidelines. Any changes to this application after initial approval must be approved by a WAC Watershed Forester.

This application contains information of a technical nature. If you need assistance with completing this form, please contact the Forestry Program at (607) 865-7790 ext.101. Thank you for your interest in our Best Management Practice Program.

LANDOWNER INFORMATION

Peckham Materials Corp.
Name

Attn: Matt Lazzarini
Preferred Mailing Address

703 Schoharie Turnpike
Town

Athens N.Y. 12015
State Zip

518-881-7994
Telephone

mlazza@peckham.com
E-Mail

LOGGER/OPERATOR INFORMATION

TBD via bid
Name

Preferred Mailing Address

Town State Zip

Telephone

E-Mail

New York State Trained Logger Certified (TLC)? ☐ Yes ☐ No

PROJECT INFORMATION

T/ Carmel
Town/Hamlet/County

Putnam County

US Rt. 6
Road Where Property is Accessed From (or Nearest Road Intersection)

Estimated Project Time Frame: Start Date: Fall 17

End Date: Fall 17

Is a Watershed Qualified Forester participating in this project?
If yes - please provide name:

Brian Bower

MUTUAL AGREEMENT

We the undersigned have agreed to the layout and implementation of the proposed BMPs as outlined in this application plan. Following signed approval, [illegible] contractors will be paid for services directly from the Watershed Agricultural Council.

3-24-2017
Landowner's signature (required) Date

Logger/Operator's signature (required) Date

3/24/17
Forester's signature Date
(required if forester is conducting layout)

STREAM CROSSINGS

The purpose of this section of the application is to provide the appropriate Bridges and BMPs to the participant for crossing streams. Stream crossings are where the majority of sediment pollution occurs on logging jobs. By focusing BMP implementation on the stream crossing this sediment pollution can be avoided.

This diagram is intended to be completed with the assistance of a WAC Watershed Forester. Please call (607) 865-7790 ext. 101 for assistance.

Approach A | Crossing Structure | Approach B

BMP Plan (Identify for all approaches, the skid trail width, length, and slope)

Approach A	Crossing Structure (CS)	Approach B
	NA	

*Any changes to this plan are required to be approved by a WAC Watershed Forester.

Best Management Practice		Rate	TLC Rate	
Successfully following plan for A, CS, & B (above)		$225.11/component	$281.39/component	$ _____
Corduroy		$225.11/approach	$315.14/approach	$ _____
Water Bars	#___	$56.28/water bar	$78.78/water bar	$ _____
Post Harvest Stabilization (hay, mulch, seeding)		$112.55/approach	$157.58/approach	$ _____

TOTAL FUNDING REQUEST (not to exceed $3,376.53 OR $4,261.64/TLC) $ _____

BRIDGE LOAN

The WAC Forestry Program owns rubber tire mats, plastic arch culverts, 20 foot portable skidder bridges, a 30 foot portable skidder/truck bridge, and a 50 foot portable skidder/truck bridge. All structures are loaned for a maximum of three months. extensions are available upon request. Bridge loans are restricted to loggers/operators and a certificate of liability insurance is required. Please call for availability.

Structure requested: ☐ Rubber Tire Mats ☐ Arch Culvert ☐ 20ft Skidder Bridge ☐ 30ft Skidder Bridge ☐ 50ft Skidder Bridge (*deposit required)

Loan Details: Start Date: _____ End Date: _____ Return Location: _____

Bridge Applicant's Signature *(required)* _____ _____

(I have read and understood the terms on the back of this application) Date

EROSION CONTROL

The purpose of this section of the application is to identify specific Best Management Practices that will be used to stabilize skid trails and landings within a harvest area. This application will require the identification of specific BMP's and their location. It may also require an estimation of the number of BMPs used to stabilize the skid trials and landings. If you need assistance developing estimates please contact us.

If you are a Trained Certified Logger eligible to receive TLC incentive rates, check here ☐

If you are a Watershed Qualified Forester receiving layout fee, check here (skid trails must be flagged) ☑

Best Management Practice		Rate	TLC Rate	
Length of Road Layout	# 5861 ft	$0.11	n/a	$ 644.71

Best Management Practice		Rate	TLC Rate	
Skid Trail Re-grading	# 5861 ft	$0.07	$0.09	$ 410.27
Road Relocation	# _____ ft	$0.29/ft	$0.29/ft	$ _____
Post Harvest Stabilization (hay, mulch, seeding)	# 1 acres	$180.07/acre	$270.13/acre	$ 180.07
Corduroy (min. 8in. diameter stock, min 8ft. width)	# _____ ft	$11.26/linear ft	$16.88/linear ft	$ _____
Number of Water Bars	# 40	$28.14/water bar	$39.39/water bar	$ 1125.60
Number of Broad Based Dips	# _____	$56.28/bbd	$78.78/bbd	$ _____
Geotextile Fabric	# _____ ft	$1.12/linear ft.	$1.69/linear ft.	$ _____
Yards of Gravel	# _____ yard	$11.26/yard	$16.88/yard ($22.52/yd EOH)	$ _____
Culverts (10" - 15" diameter)	# _____ ft	$13.50/ft	$20.26/ft	$ _____
Culverts (18" diameter)	# _____ ft	$18.00/ft	$27.01/ft	$ _____
Culverts (24" diameter)	# _____ ft	$23.64/ft	$36.02/ft	$ _____
Silt Fencing	# _____ ft	$0.29/ft	$0.41/ft	$ _____
Hay Bales	# _____ bales	$1.12/bale	$2.25/bale	$ _____
Additional BMPs as determined by WAC Forester	_____			$ _____
				$ _____
				$ _____

Total Due Forester $ 644.71

Total Due Logger/Operator $ 1715.94

TOTAL FUNDING REQUEST (not to exceed $5,627.55 or $7,102.74/TLC) $ 2360.65

FREE SAMPLES

The purpose of this section of the application is to provide loggers and foresters with an opportunity to try-out new and underutilized Best Management Practices free of charge. Free samples are for use on logging sites within the NYC watershed.

Check the free samples you wish to utilize:

- ☐ Geotextile Road Fabric (210' x 15')
- ☐ Erosion Control Blanket
- ☐ 20 Bales of Hay
- ☐ 50lbs Grass Seed
- ☐ Straw Wattle
- ☐ Silt Fence (100' x 3' with stakes)
- ☐ Organic Oil (chainsaw lubricant)
- ☐ Plastic Road Culverts 12", 18", or 24" x 20' (please circle size required)

DeLORME

XMap® 7

Stand	Acreage
1	45
2	12
Total	57
In/NC	38.48

Scale 1:7,925

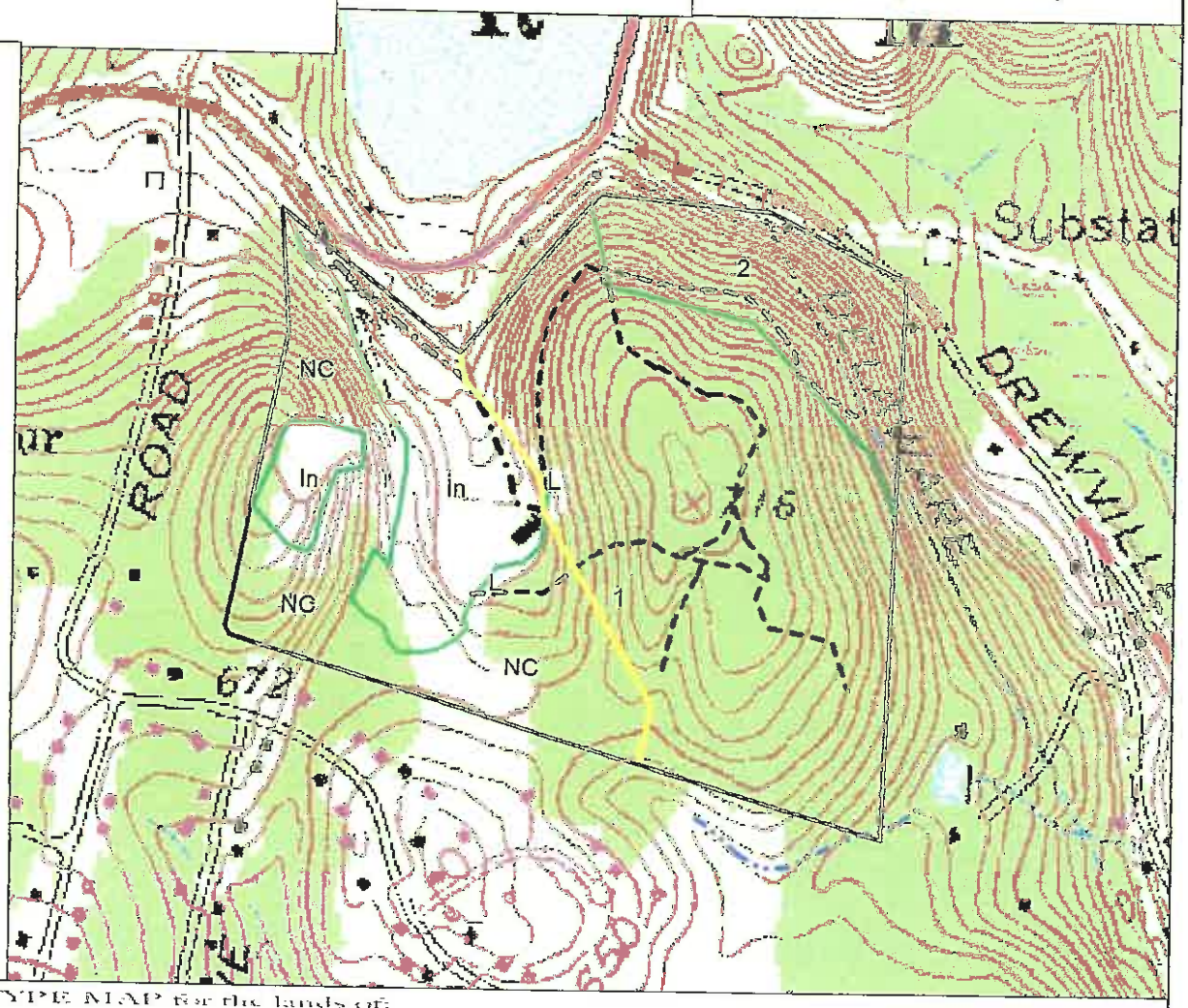
0 200 400 600 800 1000 ft

1" = 660.4 ft

Data Zoom 14-6

TN

MN (13.1° W)



FOREST TYPE MAP for the lands of:
Peckham Materials Corporation

Situate in the Town of Carmel, Putnam County, NY
S=Seep 1=Forest Stand
Forest Type Boundary= = Non Committed Line
NC=Non Committed F=Field
L=Existing Landing LR=Recommended Landing In=Ineligible B=Brush
Existing Forest Roads= Haul Road
Recommended Forest Roads=
Existing Culvert= Recommended Culvert= Stream= Waterbar=
Building(s) as Shown

Driveway= Riparian Area Stand=

Forest Type Map Prepared by Brian Bower, CF
305 County Route 20, Cairo, NY 12413 518-622-0302, Fax: 518-622-0427
email: bbower@verizon.net
All Maps Geo-referenced by Brian Bower

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www.delorme.com

DeLORME

XMap

Stand	Acreage
1	45
2	12
Total	57
In/NC	38.48

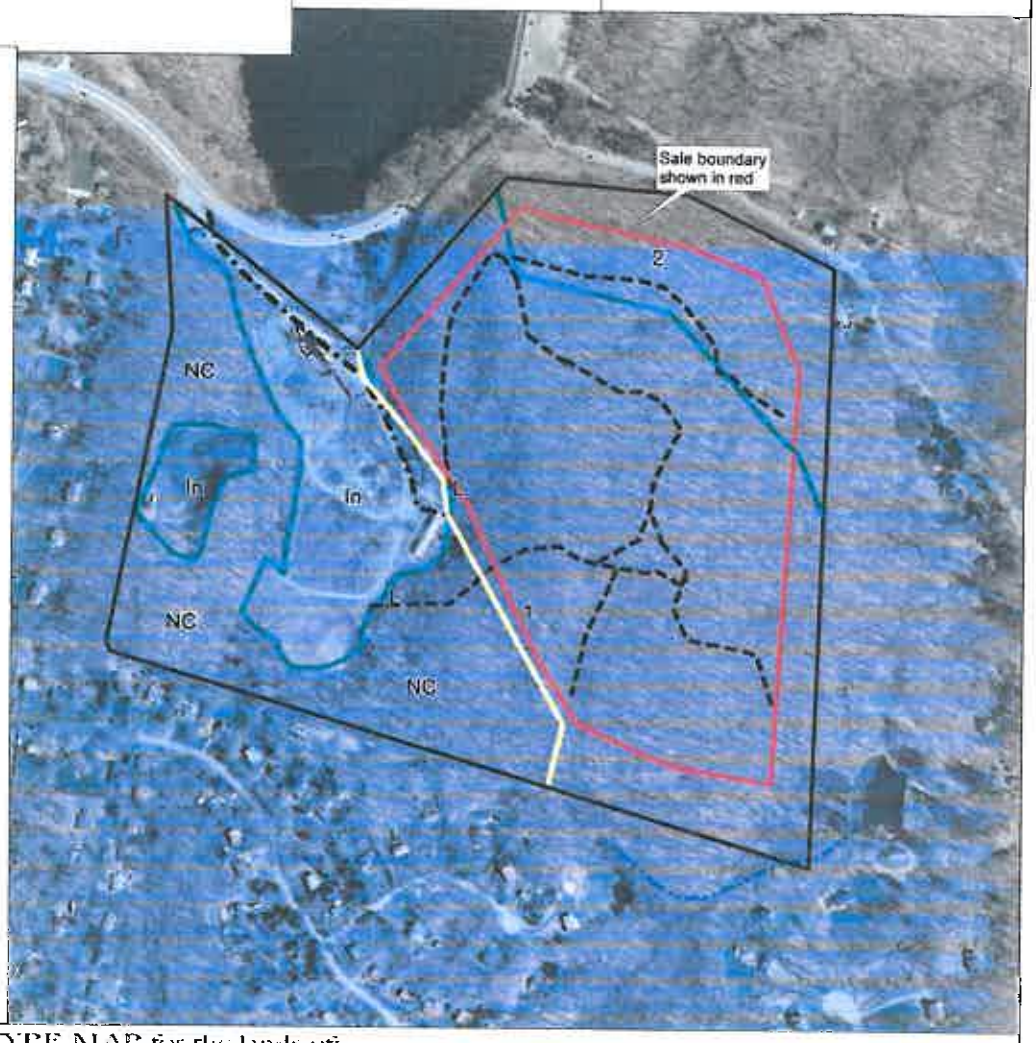
Scale 1:4,800

0 180 360 540 720 900 ft

1" = 400.0 ft Data Zoom 15-0

TN

MN (13.1° W)



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All Maps Georeferenced by Brian Bower

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2	12
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In/NC	38.48

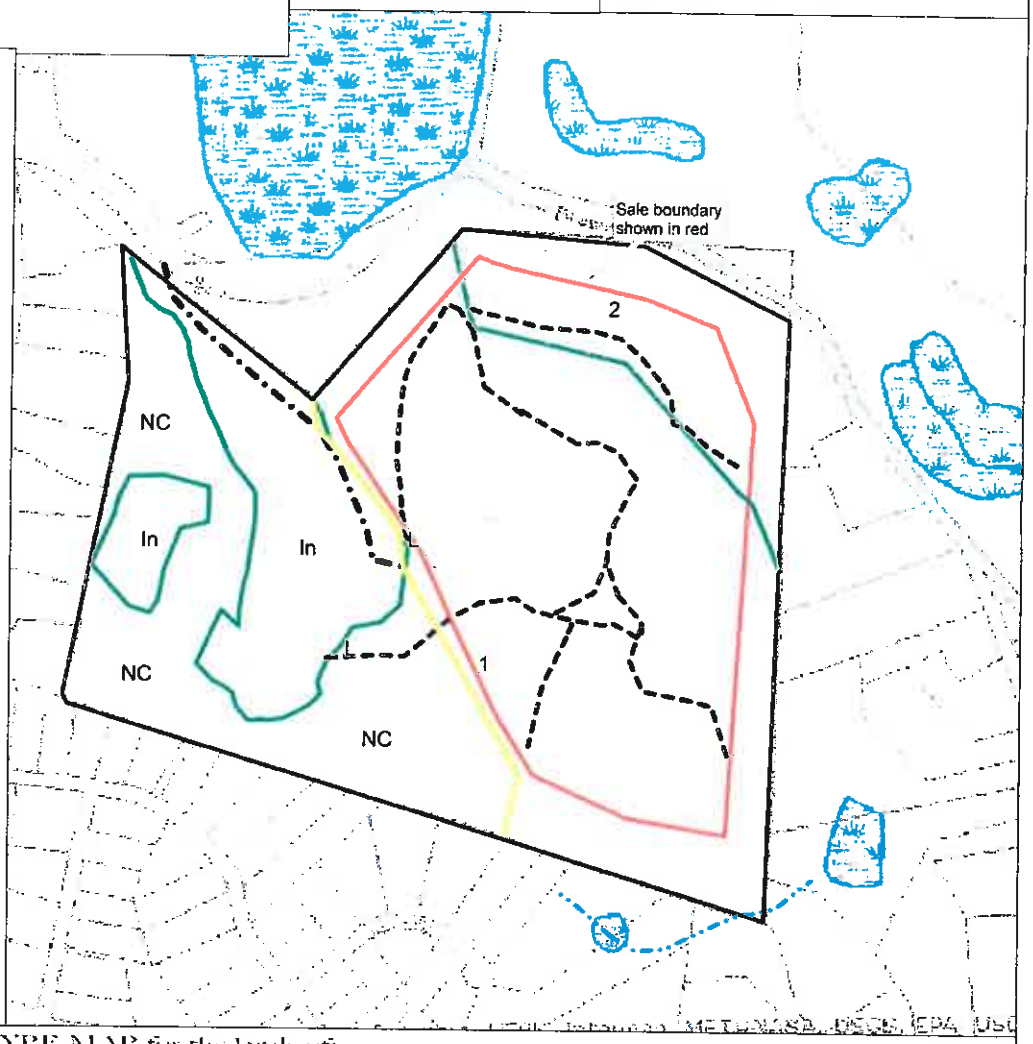
Scale 1:4,000

0 180 360 540 720 900 ft

1" = 400.0 ft Data Zoom 15-0

TN

MN (13.1° W)



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Existing Forest Roads=

Recommended Forest Roads= Haul Road

Existing Culvert= Recommended Culvert= Stream= Waterbar=

Buildings as Shown

Driveway= Riparian Area Stand=

Forest Type Map Prepared by Brian Bower, CF

305 County Route 20, Cairo, NY 12413 518-622-9302, Fax: 518-622-0427

email: bbowerforest@verizon.net

All Maps Geo-referenced by Brian Bower

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XMap® 7

Stand	Acreage
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2	12
Total	57
In/NC	38.48

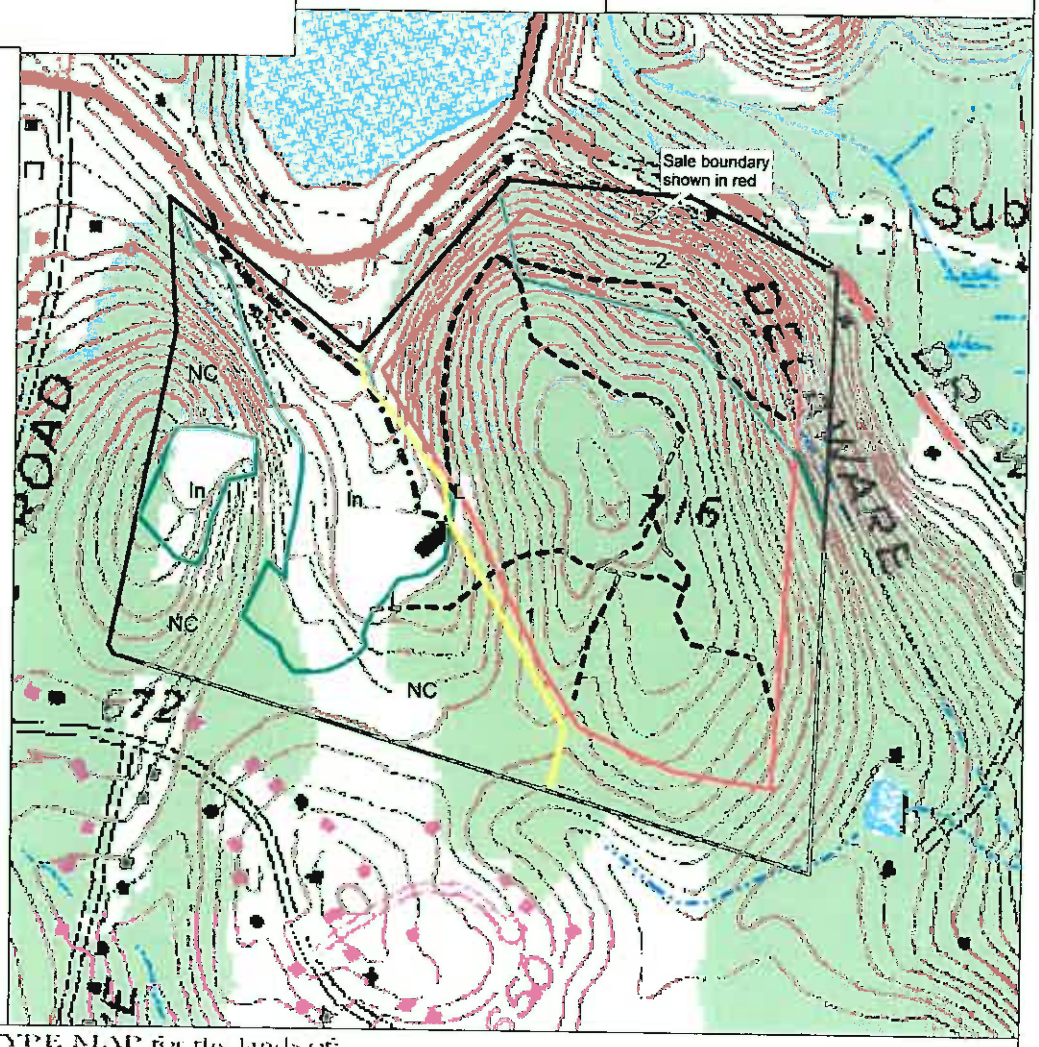
Scale 1:4,800

0 180 360 540 720 900 ft

1" = 400.0 ft Data Zoom 15-0

TN

MN (13.1° W)


Sale boundary shown in red
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HOCHERMAN TORTORELLA & WEKSTEIN, LLP
ATTORNEYS AT LAW

ONE NORTH BROADWAY, SUITE 701
WHITE PLAINS, NEW YORK 10601-2319

GERALDINE N. TORTORELLA
ADAM L. WEKSTEIN

NOELLE CRISALLI WOLFSON

TEL: (914) 421-1800
FAX: (914) 421-1856
WEB: WWW.HTWLEGAL.COM

HENRY M. HOCHERMAN
RETIRED

June 12, 2017

Via Hand Delivery

Hon. Robert Laga, Chairman
and Members of the Environmental Conservation Board
Town of Carmel
60 McAlpin Avenue
Mahopac, New York 10541

Re: Application of Lake Plaza Shopping Center, LLC for Wetland Permit Approval for the Lake Plaza Shopping Center 983-1005 Route 6, Route 6 and Baldwin Lane Tax Identification Number: Section 65.10, Block 1, Lots 45 and 46

Dear Chairman Laga and Members of the Board:

As you may recall, we initially presented this application to your Board in February 2016 and supplemented our submission in response to your Board's questions until the Board was satisfied and deemed the application complete. Your Board issued the public notice required under Chapter 89 and, because no comments were received, elected not to hold a public hearing. The Board directed us to return for issuance of the formal wetland permit after we obtained our Stormwater Pollution Prevention Plan ("SWPPP") approval from the New York City Department of Environmental Protection ("DEP") and wetland permit from the New York State Department of Environmental Conservation ("DEC"). We are pleased to report that the DEP and DEC approvals have been obtained. One copy of each is enclosed for your records. We now make this submission so that your Board can take final action on the wetland permit application for this project.[1]

During the course of DEP's review of the project, DEP required some minor modifications to the

[1] Just by way of reminder, on June 8, 2016, the Planning Board adopted a Negative Declaration for the project after conducting a coordinated environmental review under the State Environmental Quality Review Act ("SEQRA"), so no additional action is required under SEQRA, and the Planning Board granted final Site Plan approval for the project on October 26, 2016. On February 16, 2017, your Board granted the Applicant a Tree Removal Permit associated with the project because the Applicant was under time constraints to complete tree removal in March or be delayed with such work and, thus, the project, until October.

elements of the SWPPP which resulted in minor changes to the Site Plan. Although none of the changes occurs in the regulated wetland or wetland buffer areas, VHB Engineering, Surveying and Landscape Architecture, P.C. ("VHB") has prepared an illustrative plan of, and a memorandum summarizing, the changes for your information. Enclosed for filing are ten copies of the following items in further support of this application:

1. Memorandum prepared by VHB, dated May 30, 2017, addressed to the Applicant, and summarizing the Site Plan changes;
2. An illustrative plan prepared by VHB, entitled "ECB – Exhibit of Site Plan Changes," dated 6-7-17 (reduced size); and
3. The following Sheets from the Site Plan set relevant to this wetlands application, prepared by VHB and last revised March 1, 2017 (reduced size):

   a. Sheet C-04, "Layout and Materials Plan;"
   b. Sheet C-05, "Grading and Drainage Plan;" and
   c. Sheet C-19, "Planting Plan and Notes."

Also enclosed are two full-size sets of the Site Plan (i.e. Sheets C-00 through C-20) for your information and reference).[2]

Kindly schedule this matter for the Board's June 15, 2017 meeting, at which time we hope your Board will take final action on the application and issue a wetland permit for it. We will be available at the meeting to address any further questions your Members may have. Thank you for your courtesy.

Respectfully yours,

Hocherman Tortorella & Wekstein, LLP

By: Geraldine N. Tortorella

GNT:hc
Enclosures
cc: *Via Electronic Mail (with enclosures)*
Patrick Cleary, AICP, CEP, PP, LEED AP
Richard Franzetti, P.E.
Mr. Michael Carnazza
Mr. Robert Heidenberg

[2] If you would like additional full-size copies of any of the enclosed plans, please do not hesitate to contact us.

Mr. Pablo Medeiros
Ms. Cynthia Hanenberg
Patrick O'Leary, P.E.

S:\# MATTERS\Heidenberg Properties Group 0225\Lake Plaza Shopping Center LLC 001\Letters\ECB 6-12-17.docx

Memorandum

To: Mr. Pablo Medeiros
Heidenberg Properties

Date: May 30, 2017

Project #: 41929.00

From: Patrick N. O'Leary
Principal

Re: Proposed Stop & Shop - 983-1005 Route 6 - Town of Carmel, Mahopac, New York

---

Below is a list of changes between the Planning Board/ECB Submission of the Proposed Stop & Shop dated April 27, 2016 revised through March 6, 2017. Please note that none of the proposed/approved changes occur with the Wetland Regulated Area.

- Retaining Wall has been added to eastern side of Bioretention Basin 1.
- Bioretention Basin 1 has been increased in size.
- Bioretention Basin 2 has been increased in size.
- Sand Filter 1 has been decreased in size.
- Slight changes in Electrical routing as well as connection point into Stop & Shop.
- Slight changes in natural gas routing as well as connection point into Stop & Shop.
- Minor changes in sanitary sewer routing from pump station into existing sanitary sewer to accommodate increase in Bioretention Basin 1
- Changes in landscaping at Bioretention Basin 1 & 2.
- Overall increase in landscaping throughout site.

Additionally, trees were removed in the vicinity of Bioretention Basin 2 and the proposed landscaping was enhanced in accordance with directives provided during the February 16, 2016 ECB meeting

50 Main Street
Suite 360
White Plains, NY 10606-1900
P 914.467.6600

PERMIT

Under the Environmental Conservation Law (ECL)

Permittee and Facility Information

Permit Issued To:
MAHOPAC DRIVE IN THEATRE, INC
40 SHALLOW STREAM RD
CARMEL, NY 10512
(914) 714-8304

Facility:
LAKE PLAZA SHOPPING CENTER LLC
983 Rte 6
Mahopac, NY 10541

Facility Location: in CARMEL in PUTNAM COUNTY
Facility Principal Reference Point: NYTM-E: 606.844 NYTM-N: 4582.902
Latitude: 41°23'26.0" Longitude: 73°43'19.3"
Project Location: Lake Plaza Shopping Center - east side of US Route 6
Authorized Activity: Fill and grade approximately 0.3 acre of the 100 foot adjacent area of Freshwater Wetland LC-32 (Class II) to construct a portion of new paved parking area with concrete curbing, installation of underground utilities including two 18" diameter stormwater conveyance pipes, and revegetation of disturbed areas, in accordance with the plans referenced in Natural Resources Permit Condition No. 1 and as conditioned in this permit.

Permit Authorizations

Freshwater Wetlands - Under Article 24
Permit ID 3-3720-00245/00003
New Permit Effective Date: 5/18/2017 Expiration Date: 12/31/2020

NYSDEC Approval

By acceptance of this permit, the permittee agrees that the permit is contingent upon strict compliance with the ECL, all applicable regulations, and all conditions included as part of this permit.

Permit Administrator: SCOTT BALLARD, Deputy Regional Permit Administrator
Address: NYSDEC Region 3 Headquarters
21 S Putt Corners Rd
New Paltz, NY 12561

Authorized Signature: _____ Date 5/18/17

4. **Post Permit Sign** The permit sign enclosed with this permit shall be posted in a conspicuous location on the worksite and adequately protected from the weather.

5. **DEC Notification Required** The permittee must provide notification to the Department at least 48 hours prior to the start of construction activities affecting Freshwater Wetland LC-32. Such notification shall be provided via electronic mail to Kelly McKean of the Bureau of Habitat at this web address: kelly.mckean@dec.ny.gov.

6. **Remove Excess Materials** Any debris or excess materials from construction of this project shall be immediately and completely removed from the adjacent area of the wetland to an appropriate upland area for disposal.

7. **Stabilize Disturbed Areas** All areas of soil disturbance resulting from this project shall be seeded with an appropriate perennial grass and mulched with hay or straw within one week of final grading. Mulch shall be maintained until a suitable vegetative cover is established.

8. **State May Order Removal or Alteration of Work** If future operations by the State of New York require an alteration in the position of the structure or work herein authorized, or if, in the opinion of the Department of Environmental Conservation it shall cause unreasonable obstruction to the free navigation of said waters or flood flows or endanger the health, safety or welfare of the people of the State, or cause loss or destruction of the natural resources of the State, the owner may be ordered by the Department to remove or alter the structural work, obstructions, or hazards caused thereby without expense to the State, and if, upon the expiration or revocation of this permit, the structure, fill, excavation, or other modification of the watercourse hereby authorized shall not be completed, the owners, shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may require, remove all or any portion of the uncompleted structure or fill and restore to its former condition the navigable and flood capacity of the watercourse. No claim shall be made against the State of New York on account of any such removal or alteration.

9. **State May Require Site Restoration** If upon the expiration or revocation of this permit, the project hereby authorized has not been completed, the applicant shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may lawfully require, remove all or any portion of the uncompleted structure or fill and restore the site to its former condition. No claim shall be made against the State of New York on account of any such removal or alteration.

10. **State Not Liable for Damage** The State of New York shall in no case be liable for any damage or injury to the structure or work herein authorized which may be caused by or result from future operations undertaken by the State for the conservation or improvement of navigation, or for other purposes, and no claim or right to compensation shall accrue from any such damage.

GENERAL CONDITIONS - Apply to ALL Authorized Permits:

1. **Facility Inspection by The Department** The permitted site or facility, including relevant records, is subject to inspection at reasonable hours and intervals by an authorized representative of the Department

ownership.

NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

Item A: Permittee Accepts Legal Responsibility and Agrees to Indemnification
The permittee, excepting state or federal agencies, expressly agrees to indemnify and hold harmless the Department of Environmental Conservation of the State of New York, its representatives, employees, and agents ("DEC") for all claims, suits, actions, and damages, to the extent attributable to the permittee's acts or omissions in connection with the permittee's undertaking of activities in connection with, or operation and maintenance of, the facility or facilities authorized by the permit whether in compliance or not in compliance with the terms and conditions of the permit. This indemnification does not extend to any claims, suits, actions, or damages to the extent attributable to DEC's own negligent or intentional acts or omissions, or to any claims, suits, or actions naming the DEC and arising under Article 78 of the New York Civil Practice Laws and Rules or any citizen suit or civil rights provision under federal or state laws.

Item B: Permittee's Contractors to Comply with Permit
The permittee is responsible for informing its independent contractors, employees, agents and assigns of their responsibility to comply with this permit, including all special conditions while acting as the permittee's agent with respect to the permitted activities, and such persons shall be subject to the same sanctions for violations of the Environmental Conservation Law as those prescribed for the permittee.

Item C: Permittee Responsible for Obtaining Other Required Permits
The permittee is responsible for obtaining any other permits, approvals, lands, easements and rights-of-way that may be required to carry out the activities that are authorized by this permit.

Item D: No Right to Trespass or Interfere with Riparian Rights
This permit does not convey to the permittee any right to trespass upon the lands or interfere with the riparian rights of others in order to perform the permitted work nor does it authorize the impairment of any rights, title, or interest in real or personal property held or vested in a person not a party to the permit.

Item E: SEQR Unlisted Action, No Significant Impact Under the State Environmental Quality Review Act (SEQR), the project associated with this permit is classified as an Unlisted Action with Carmel Town Planning Board designated as the lead agency. It has been determined that the project will not have a significant effect on the environment.

New York State
Department of Environmental Conservation

NOTICE

The Department of Environmental Conservation (DEC) has issued permit(s) pursuant to the Environmental Conservation Law for work being conducted at this site. For further information regarding the nature and extent of work approved and any Department conditions on it, contact the DEC at 845/256-3054. Please refer to the permit number shown when contacting the DEC.

Permittee: Mahopac Drive-In Theater Permit No. 3- 3720-00245/1

Effective Date: 5/18/17 Expiration date: 12/31/20

☐ Applicable if checked. No instream work allowed between October 1 & April 30

NOTE: This notice is **NOT** a permit.

Environmental Protection

Vincent Sapienza
Acting Commissioner

Paul V. Rush, P.E.
Deputy Commissioner
Bureau of Water Supply
prush@dep.nyc.gov

465 Columbus Avenue
Valhalla, NY 10595
T: (845) 340-7800
F: (845) 334-7175

March 6, 2017

Mr. Michael Junghans, P.E.
Director of Land Engineering

Mr. Jason Cheong, P.E.
VHB Engineering, Surveying & Landscape Architecture, P.C.
50 Main Street, Suite 360
White Plains, NY 10606

Via email: mwjunghans@vbh.com
jcheong@VHB.com

Re: Lake Plaza Shopping Center
983-1005 Route 6, (T) Carmel
Tax Map # 65.10-1-45 & 46
Croton Falls Reservoir Basin
DEP Log # 2000-CF-0712-SP.1

Dear Mr. Janghans:

This letter is to inform you that your application to engage in the above referenced regulated activity pursuant to the "Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources" (Regulations) was approved on March 6, 2017.

The Department reserves the right to modify, suspend or revoke this approval based on the grounds set forth in Section 18-26 of the Regulations. The activity proposed in your application only applies to the terms of this approval and is subject to the Regulations cited above. Failure to comply with the conditions of the approval may be the cause for suspension of this approval and initiation of an enforcement action. Should modification, suspension or revocation of an approval be necessary, the Department will notify the regulated party, via certified mail or personal service prior to modifying, suspending or revoking the approval. The notice will state the alleged facts or conduct which appear to warrant the intended action and explain the procedures to be followed.

The Regulations provide that an applicant may appeal the imposition of a substantial condition in an approval by filing a petition, in writing, with NYCDEP and with the New York City Office of Administrative Trials and Hearings (OATH) within thirty days of the date this determination was mailed.

NYCDEP may inspect and monitor the erosion control practices at the project site during construction. Therefore, a pre-construction meeting must be held at least two days prior to the start of any work. The owner, design professional, contractor and NYCDEP personnel must attend.

New York City
Department of
Environmental Protection

STORMWATER POLLUTION PREVENTION PLAN DETERMINATION

Pursuant to the authority granted under:

> Article 11 of the New York State Public Health Law;
> Rules and Regulations For The Protection From Contamination, Degradation and Pollution Of The New York City Water Supply and Its Sources, 15 RCNY Chapter 18, 10 NYCRR Part 128.

New York City Department of Environmental Protection makes the following determinations with respect to the stormwater pollution prevention plan described below:

Name of Project: Lake Plaza Shopping Center

Location: 983-1005 US Route 6
(T) Carmel, Putnam County, New York
Tax Map # 65.10-1-45 & 46

Owner: Lake Plaza Shopping Center, LLC
c/o Pablo Medeiros, Heidenberg Properties

Address: 234 Closter Dock Road
Closter, NJ 07625

Drainage Basin: Croton Falls Reservoir

General Description:

The proposed project consists of redevelopment of an existing shopping center and construction of new impervious surfaces to expand the existing grocery store building and add new parking. Approximately ½ an acre of new impervious surface is proposed. DEP review and approval is required by Section 18-39 (b)(3)(iv) – because more than two acres of disturbance is proposed, part of which is located within 100 feet of a watercourse and/or on slopes exceeding 15%.

(XX) Approved ( ) Denied

Conditions of Approval:

This approval is granted with the following conditions:

- The regulated activity must be conducted in compliance with the plans as approved, listed in Appendix A, all applicable accepted standards, and all applicable laws, rules and regulations.
- Any alteration or modification of the SWPPP must be approved by DEP prior to implementation; DEP may opt to issue an amended SWPPP Determination.
- The applicant must schedule a pre-construction conference prior to the start of construction. Present at the meeting should be the applicant, the design engineer, the general contractor, and DEP staff.
- The applicant must notify DEP at least forty-eight (48) hours prior to the commencement of construction activity so that compliance inspections may be scheduled by DEP.
- All erosion and sediment controls must be properly installed and maintained until the site has been stabilized and the risk of erosion eliminated. Final stabilization is defined in the General Permit as all soil disturbing activities at the site have been completed, and that a uniform perennial vegetative cover with a density of 80% cover for the area has been established or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed.
- The applicant is required to submit as-built drawings for all stormwater management and water quality facilities.
- The stormwater management and water quality facilities must be maintained in accordance with the maintenance schedule included in the SWPPP as approved by DEP.
- This approval shall expire and thereafter be null and void unless construction is completed within Five (5) years of the date of issuance or within any extended period of time approved by DEP upon good cause shown.
- In the event that the material submitted is inaccurate or misleading, this approval is not valid and construction of this project is in violation of DEP regulations
- Failure to comply with any of the conditions of this approval is a violation of this approval and the *Rules and Regulations For The Protection From Contamination, Degradation and Pollution Of The New York City Water Supply and Its Sources.*

This approval and all conditions of the approval are binding on the owner of the property where the stormwater management facilities are to be located. Any references to the "applicant" in this approval or in any conditions of this approval shall be deemed to refer to the owner of such property.

Date: March 6, 2017

Determination made by:

Mary P. Galasso
Supervisor
Stormwater programs, EOH
DEP Regulatory and Engineering Programs

This determination letter must be maintained by the applicant and be readily available for inspection at the construction site.

14. Drawing C-13 entitled "Site Details 4" dated November 30, 2015, last revised March 1, 2017.

15. Drawing C-14 entitled "Site Details 5" dated November 30, 2015, last revised March 1, 2017.

16. Drawing C-18 entitled "Planting Plan and Notes" dated November 30, 2015, last revised March 1, 2017.

17. Drawing C-18.1 entitled "Planting Part Plan – Bioretention Basins" dated November 30, 2015, last revised March 1, 2017.

18. Drawing C-19 entitled "Planting Details" dated November 30, 2015, last revised March 1, 2017.

19. Drawing C-21 entitled "Drainage Profiles Plan 1" dated November 30, 2015, last revised March 1, 2017.

20. Drawing C-21.1 entitled "Drainage Profiles Plan 2" dated November 30, 2015, last revised March 1, 2017.

21. Drawing C-21.2 entitled "Drainage Profiles Plan 3" dated November 30, 2015, last revised March 1, 2017.

ECB - Exhibit of Site Plan Changes

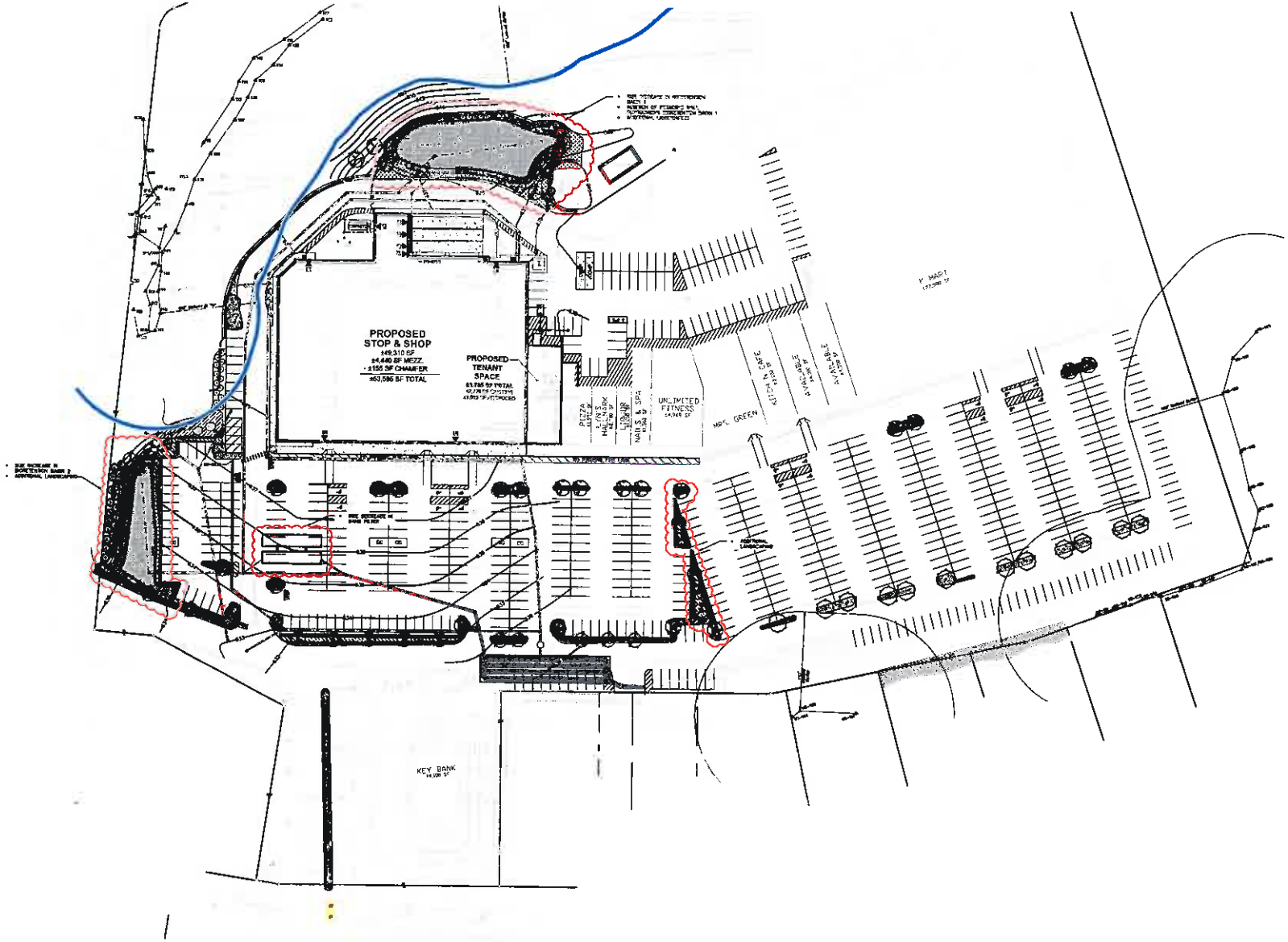
Proposed Stop & Shop

983-1005 Route 6

0 20 40 60 Feet

Prepared for: MEETINGS
Date: 06/07/2017

vhb



ECB - Exhibit of Site Plan Changes

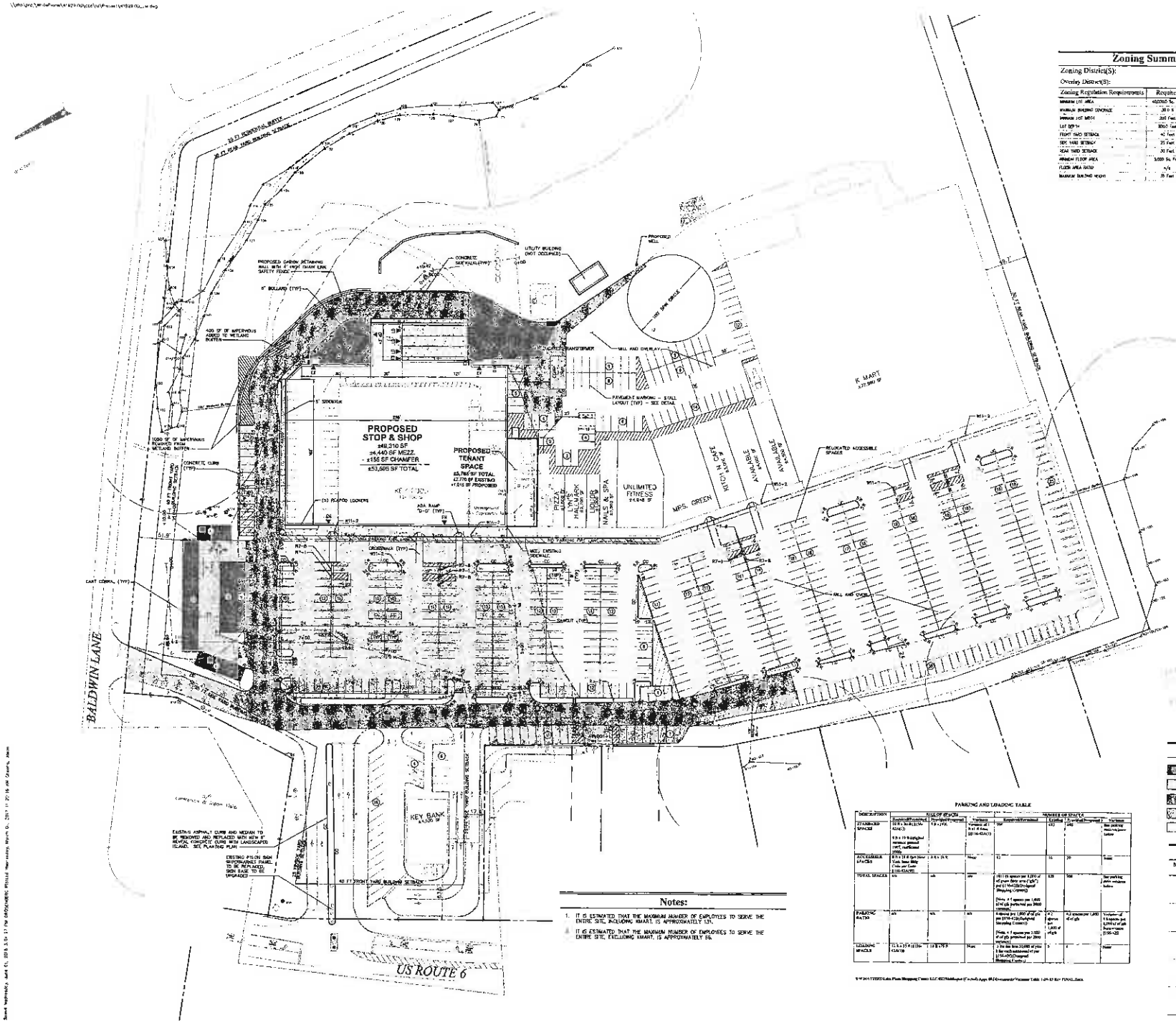
Proposed Stop & Shop

983-1005 Route 6 - Mahopac, NY

Prepared for: MEETINGS
Date: 06/07/2017

0 20 40 80 Feet

vhb



Zoning Summary Chart

Zoning District(S): C-Commercial

Overlay District(S):

Zoning Regulation Requirements	Required	Existing	Provided
MINIMUM LOT AREA	40,000.0 Sq. Feet	913,848.0 Sq. Feet	913,848.0 Sq. Feet
MAXIMUM BUILDING COVERAGE	20.0 %	19.0 %	19.5 %
MINIMUM LOT WIDTH	200 Feet	800 Feet	800 Feet
LOT DEPTH	300.0 Feet	970 Feet	970 Feet
FRONT YARD SETBACK	40 Feet	63.5 Feet	63.5 Feet
SIDE YARD SETBACK	25 Feet	13.4 Feet	13.4 Feet
REAR YARD SETBACK	30 Feet	46.3 Feet	46.3 Feet
MINIMUM FLOOR AREA	1,000 Sq. Feet		
FLOOR AREA RATIO	n/a		
MAXIMUM BUILDING HEIGHT	35 Feet		38 Feet

Notes:

1. IT IS ESTIMATED THAT THE MAXIMUM NUMBER OF EMPLOYEES TO SERVE THE ENTIRE SITE, INCLUDING KMART, IS APPROXIMATELY 131.
2. IT IS ESTIMATED THAT THE MAXIMUM NUMBER OF EMPLOYEES TO SERVE THE ENTIRE SITE, EXCLUDING KMART, IS APPROXIMATELY 86.

PARKING AND LOADING TABLE

DESCRIPTION	SIZE OF SPACES: Standard/Parallel	SIZE OF SPACES: Handicapped	SIZE OF SPACES: Variances	NUMBER OF SPACES: Required	NUMBER OF SPACES: Existing	NUMBER OF SPACES: Proposed	NUMBER OF SPACES: Net Change
27 STANDARD SPACES	10 ft x 20 ft (BLDG 424-13) 9 ft x 19 ft (highlighted nominal ground level) (unfinished area)	9 ft x 19 ft	Variances of 1 ft x 1 ft (Sec. 201.14-424-13)	108	0	108	
ACCESSIBLE SPACES	8 ft x 18 ft (gm New York State Bldg Code per Code §1106-424.1)	8 ft x 18 ft	None	5		10	29
TOTAL SPACES	n/a	n/a	yes	(8) 1 ft spaces per 1,000 sf of gfa (Sec. 201.14-424-13 (Shopping Center)) Then, 4 1 spaces per 1,000 sf of gfa (reduced per Sec. 201.14-424-13)	128	268	See parking space variance below
PARKING RATIO	n/a	n/a	n/a	4 spaces per 1,000 sf of gfa per §114-424 (Shopping Center) (Note: 4.7 spaces per 1,000 sf of gfa permitted per Sec. 201.14-424-13)	4.7 spaces per 1,000 sf of gfa	4.2 spaces per 1,000 sf of gfa	Variance of 0.5 spaces per 1,000 sf of gfa
LOADING SPACES	12 ft x 35 ft (Sec. 114-139)	12 ft x 35 ft	None	3 (for the first 20,000 sf plus 1 for each additional 10 sf per §114-139 (Shopping Center))	3	3	None

Legend

- PERVIOUS PAVER
- CONCRETE
- HEAVY DUTY FLEXIBLE BITUMINOUS PAVEMENT
- STANDARD DUTY FLEXIBLE BITUMINOUS PAVEMENT
- MILL AND OVERLAY

Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R3-7	24"	24"	
R1-1	30"	30"	STOP
R2-1	12"	18"	
R3-4	12"	18"	
R11-2	12"	18"	

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

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.	Revision	Date	Approved
1	PLANNING BOARD RESUBMISSION	12/21/2015	MWJ
2	ZBA APPLICATION	02/15/2016	MWJ
3	PLANNING BOARD RESUBMISSION	03/04/2016	MWJ
4	ZBA & PLANNING BOARD Submission	04/27/2016	MWJ
5	AREED GUARD ISLAND	08/31/2016	MWJ
6	REVISED	08/25/2016	MWJ
7	REVISED PER COMMENTS	06/28/2016	MWJ
8	REVISED PER COMMENTS	01/13/2017	MWJ
9	REVISED PER COMMENTS	02/01/2017	MWJ

Site Plan Approval November 30, 2015

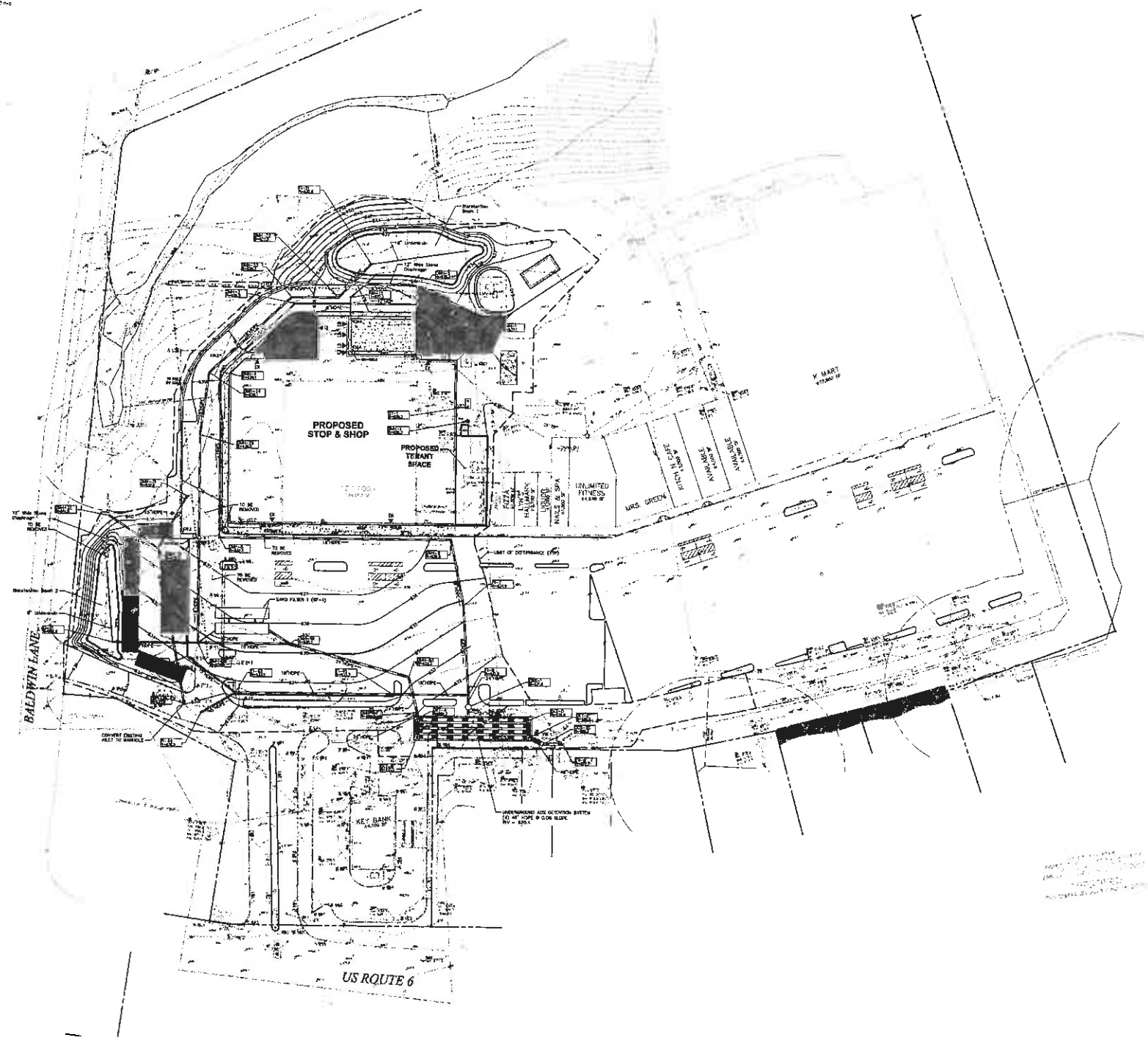
Not Approved for Construction

Drawing Number
C-04

Sheet 5 of

Michael W. Jongbloets
Project Engineer
NY Lic. No. 072072

Project Number
41929.00



vhb

Engineering, Surveying & Landscape Architecture, PC
50 Main Street
Suite 360
White Plains, NY 10606
p: 914.467.6600
f: 914.761.9759

Legend

POROUS PAVER

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	12/20/2013	WRJ
2	ZBA APPLICATION	02/10/2014	WRJ
3	PLANNING BOARD RESUBMISSION	03/04/2014	WRJ
4	LOS & PLANNING BOARD RESUBMISSION	04/07/2014	WRJ
5	WRJ CLARIFICATIONS	06/21/2014	WRJ
6	NYSDOH	06/21/2016	WRJ
7	NYSDOH RESUBMISSION	08/09/2016	WRJ
8	NYSDOH RESUBMISSION	01/20/2017	WRJ
9	NYSDOH RESUBMISSION	03/07/2017	WRJ

Seal by Date

Site Plan Approval November 30, 2015

Not Approved for Construction

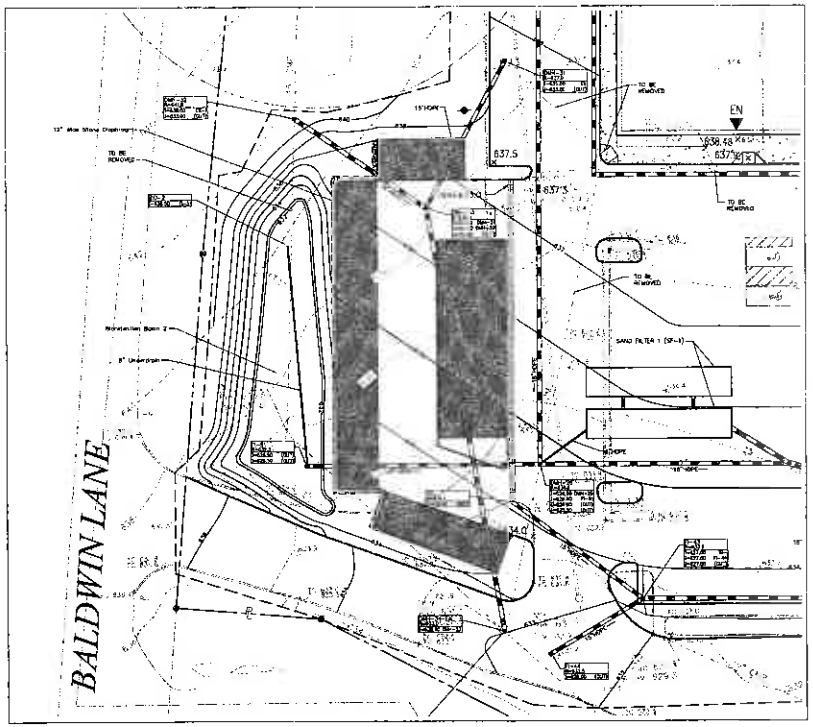
Grading and Drainage Plan

C-05

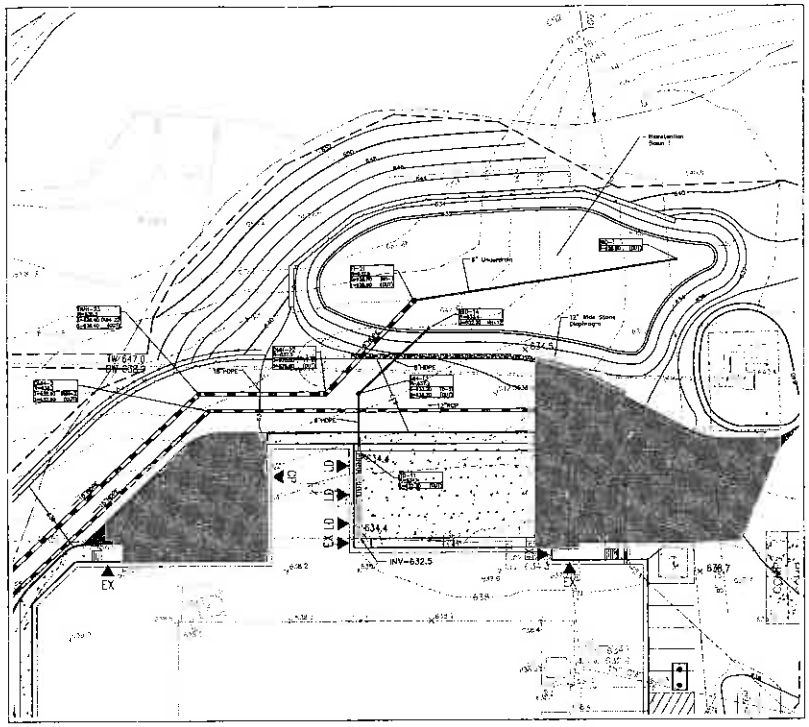
Sheet 6

Michael W. Jonghans
M.S. Professional Engineer
NY Lic. No. 072072

Project Number
41929.00



Bioretention Basin 2



Bioretention Basin 1

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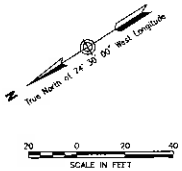
vhb
Engineering, Surveying & Landscape Architecture, PC
50 Main Street
Suite 360
White Plains, NY 10606
p. 914 467 6600
f: 914 761 3759



Legend

PERVIOUS PAVER

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	11/13/2013	MMJ
2	ZBA APPLICATION	02/13/2014	MMJ
3	PLANNING BOARD RESUBMISSION	12/04/2014	MMJ
4	LOS & PLANNING BOARD SUBMISSION	04/27/2015	MMJ
5	ASBUILT SURVEY BLAKE	08/25/2015	MMJ
6	NYSDOT	09/21/2015	MMJ
7	NYSDOT RESUBMISSION	09/24/2015	MMJ
8	NYSDOT RESUBMISSION	09/25/2015	MMJ
9	NYSDOT RESUBMISSION	01/20/2017	MMJ

Site Plan Approval November 30, 2015

Not Approved for Construction

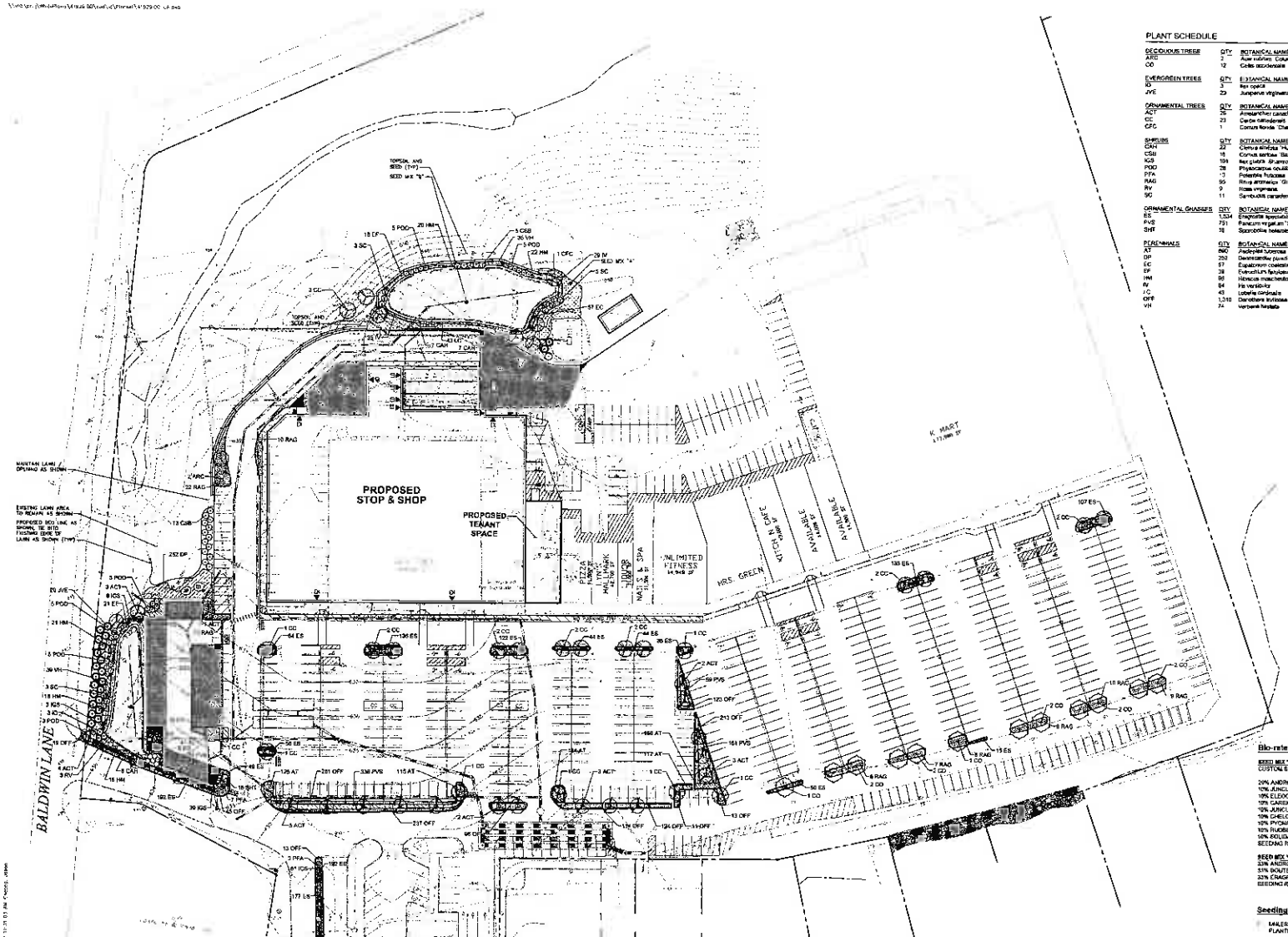
Grading and Drainage
Plan
Bioretention Basins

C-05.1

6.1

Michael W. Houghton
NY Lic. No. 072072

41928.00



PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
ARC	2	Acer rubrum 'Columnare'	Columnar Red Maple	3 - 3 1/2" CAL
CO	12	Celtis occidentalis	Common Hackberry	3 - 3 1/2" CAL

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
ID	3	Ilex opaca	American Holly	7 - 8' HT.
JVE	29	Juniperus virginiana 'Emerald Sentinel'	Red Cedar Juniper	7 - 8' HT

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
ACT	26	Amelanchier canadensis 'Tradition'	Tradition Serviceberry	2 1/2 - 3" CAL
CC	23	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	22	Clethra alnifolia 'Hummingbird'	'Hummingbird' Summersweet	#3 CONT	42" o.c.
CSsi	18	Cornus sericea 'Bailey'	Red Twig Dogwood	#3 CONT	72" o.c.
IGS	159	Ilex glabra 'Shamrock'	Inkberry	#2 CONT.	42" o.c.
POD	28	Physocarpus opulifolius 'Diablo	Diablo Ninebark	#3 CONT	60" o.c.
PFA	13	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	#2 CONT	42" o.c.
RAG	96	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#2 CONT	48" o.c.
RV	9	Rosa virginiana	Virginia Rose	#3 CONT	60" o.c.
SC	11	Sambucus canadensis	Elderberry	#3 CONT	72" o.c.

ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
ES	1,534	Eragrostis spectabilis	Purple Love Grass	5" Plug	18" o.c.
PVS	751	Panicum virgatum 'Shenandoah	Burgundy Switch Grass	5" Plug	18" o.c.
SHT	16	Sporobolus heterolepis 'Tara'	Prairie Dropseed	5" Plug	18" o.c.

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
AT	860	Asclepias tuberosa	Butterfly Milkweed	5" Plug	12" o.c.
DP	202	Desmodiumlespedeza	Hay-scented Fern	1 QT	24" o.c.
EC	57	Eupatorium coelestinum	Blue Mistflower	5" Plug	18" o.c.
EF	38	Eutrochium fistulosum	Joe Pye Weed	5" Plug	24" o.c.
HM	86	Hibiscus moscheutos	Rose Mallow	5" Plug	24" o.c.
IV	64	Iris versicolor	Blue Flag	5" Plug	18" o.c.
LC	43	Lobelia cardinalis	Cardinal Flower	5" Plug	18" o.c.
OHF	1,310	Oenothera fruticosa 'Fireworks	Narrowleaf Evening Primrose	5" Plug	15" o.c.
VH	74	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 SHREDDED MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN 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 2:1 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 PROJECTS PERIMETER AND MAINTAINED DURING THE PLANTING PLAN MONITORING PERIOD TO ALLOW PLANTS TO BECOME ESTABLISHED.
15. 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.

Planting and Seeding Notes

1. CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS FOR MINIMUM 90 DAYS AFTER SUBSTANTIAL COMPLETION OR AFTER COMPLETION OF PLANTING OPERATIONS, WHICHEVER IS LATER. DURING THE 90 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 90 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

20% ANDROPOGON VIRGINICUS - BROOMSEDGE
10% JUNCUS TENUIS - POVERTY RUSH
10% ELEOCHARIS OBTUSA - BLUNT SPIKERUSH
10% CAREX VULPINOIDEA - FOX SEDGE
10% JUNCUS EFFUSUS - SOFT RUSH
10% CHELONE LYONII 'HOT LIPS' - PINK TURTLEHEAD
10% PYCNANTHEMUM MUTICUM - SHORT-TOOTHED MOUNTAIN MINT
10% RUDBECKIA FULGIDA VAR. FULGIDA - BLACK-EYED SUSAN
10% SOLIDAGO ODORA - ANISESCENTED GOLDENROD
SEEDING RATE: 2 LBS PER 1,000 SF

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

Seeding Note:

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

   SEMOOO AS PRODUCED BY

   SEED SUPER STORE — 33.37% BULLSEYE TURF TYPE TALL FESCUE
   PO BOX 812 — 33.15% Contour N TURF TYPE TALL FESCUE
   BUFFALO, NY 14225 — 33.08% LS1200 TURF TYPE TALL FESCUE
   716-631-6786 — 00.52% 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 HAY BALE BARRIER. ERECT BARRIER AT EDGE OF THE EARTHWORK CUT LINE PRIOR TO TREE CLEARING. LAY OUT THE LINE BY FIELD SURVEY

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True North at 74° 30' 00" West Longitude

40 0 40 80
SCALE IN FEET

Legend

PERMIOUS PAVER

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.	Remark	Date	Initials
1	PLANNING BOARD RESUBMISSION	12/20/2013	MHJ
2	ESE & PLANNING BOARD SUBMISSION	04/07/2014	MHJ
3	NYSDOT SIGNED COLLAPSE	05/01/2014	MHJ
4	NYSDOT	06/01/2014	MHJ
5	NYSDOT RESUBMISSION	08/01/2014	MHJ
6	NYSDOT RESUBMISSION	01/12/2017	MHJ
7	NYSDOT RESUBMISSION	03/02/2017	MHJ

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

Plan Approved for Construction

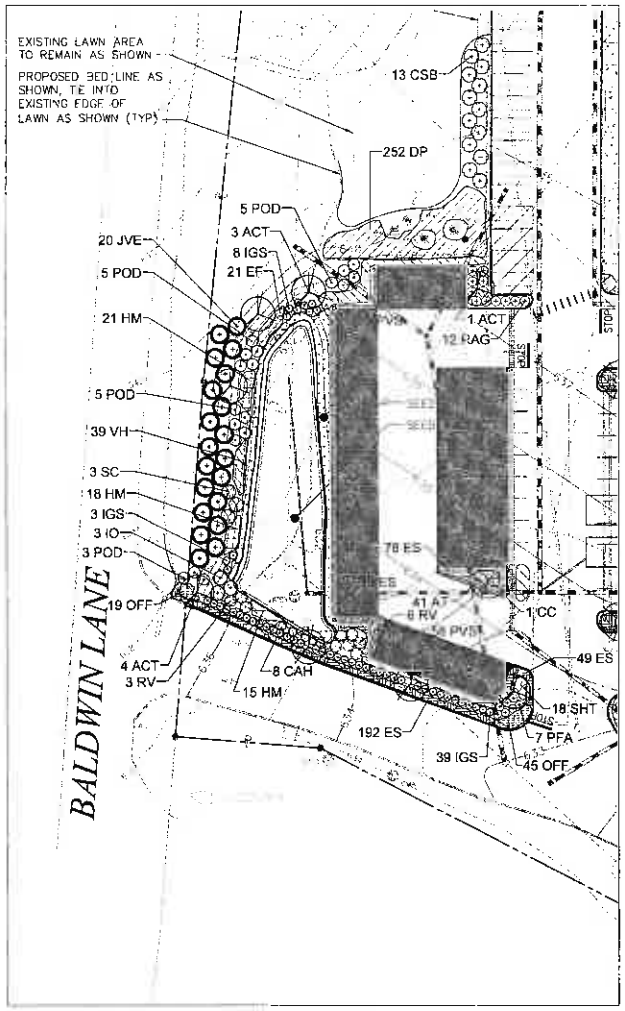
Planting Plan and Notes

Drawing Number: C-18

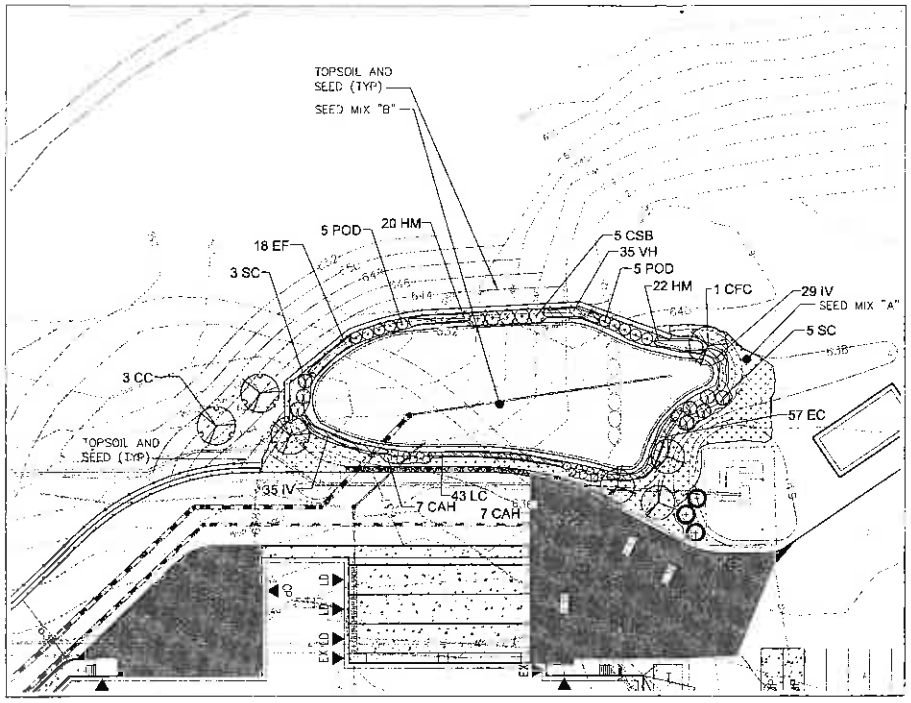
20

Jose Carlos Vargas, Jr.
Registered Architect, Landscape Architect
NY Lic. No. 002183

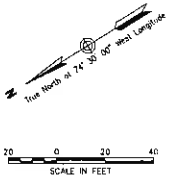
Project Number: 41925.00



Bioretention Basin 2



Bioretention Basin 1



Legend

POROUS PAVER

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	Approved
1	PLANNING BOARD RESUBMISSION	11/20/2015	VRM
2	ZBA & PLANNING BOARD SUBMISSION	04/27/2016	VRM
3	ADDED GUARD RAILING	10/31/2016	VRM
4	REVISED	06/23/2016	VRM
5	REVISED RESUBMISSION	06/30/2016	VRM
6	REVISED RESUBMISSION	01/12/2017	VRM
7	REVISED RESUBMISSION	03/01/2017	VRM

Site Plan Approval November 30, 2015

Not Approved for Construction

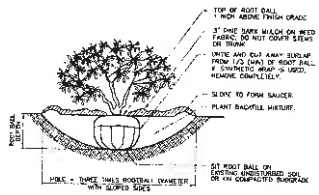
Planting Pan Plan
Bioretention Basins

C-18.1

20.1

Project Number 41929.00

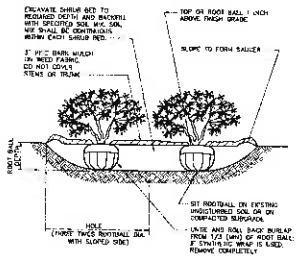
Juan Carlos Vargas, Jr.
Licensed Landscape Architect
NY Lic. No. 002183



Notes:

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

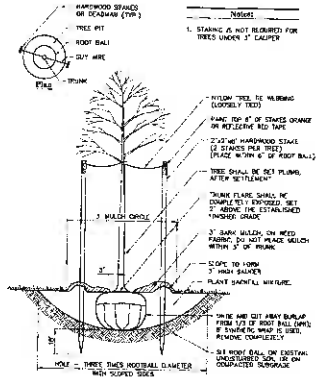
Shrub Planting
NTS



Notes:

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

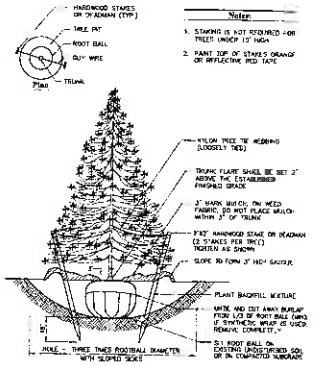
Shrub Bed Planting
NTS



Notes:

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

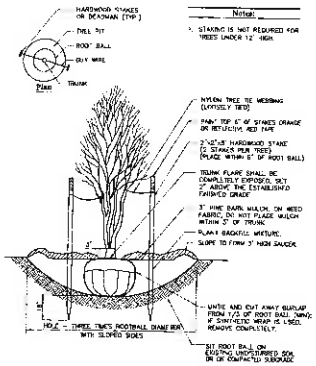
Tree Planting (For Trees Under 4" Caliper)
NTS



Notes:

1. STAKING IS NOT REQUIRED FOR TREES UNDER 12' HIGH
2. PAINT TOP OF STAKES ORANGE OR REFLECTIVE RED TAPE

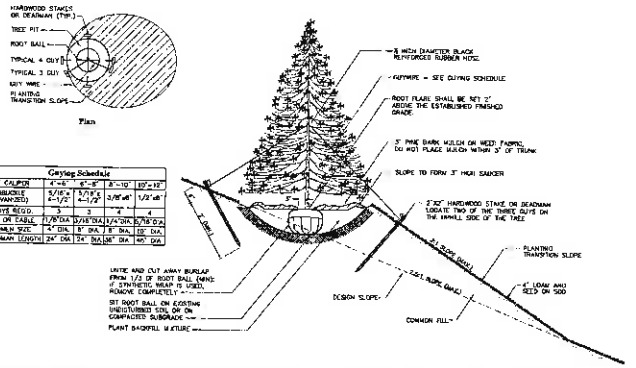
Evergreen Tree Planting
NTS



Notes:

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

Multistem Tree Planting
NTS

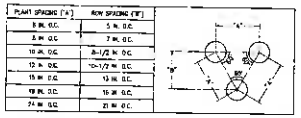


Guying Schedule

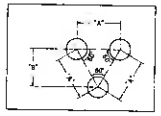
TREE CALIPER	4"-6"	6"-8"	8"-10"	10"-12"
TURNBUCKLE (GALVANIZED)	5/16" x 4-1/2"	5/16" x 4-1/2"	3/8" x6"	1/2" x8"
# GUYS REQ'D.	3	3	4	4
WIRE OR CABLE	1/8" DIA	3/16" DIA	1/4" DIA.	5/16" DIA
DEADMAN SIZE	4" DIA.	6" DIA.	8" DIA.	10" DIA.
DEADMAN LENGTH	24" DIA.	24" DIA.	36" DIA.	40" DIA.

Tree Planting on Slope
NTS

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.



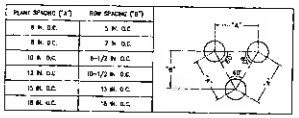
Ground Cover Planting
NTS

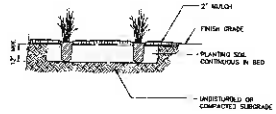


PLANT SPACING ("A")	ROW SPACING ("B")
6 IN. O.C.	5 IN. O.C.
8 IN. O.C.	7 IN. O.C.
10 IN. O.C.	8-1/2 IN. O.C.
12 IN. O.C.	10-1/2 IN. O.C.
15 IN. O.C.	13 IN. O.C.
18 IN. O.C.	16 IN. O.C.
24 IN. O.C.	21 IN. O.C.
30 IN. O.C.	26 IN. O.C.
36 IN. O.C.	30 IN. O.C.
48 IN. O.C.	42 IN. O.C.
54 IN. O.C.	48 IN. O.C.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

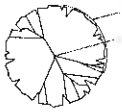
Ground Cover and Shrub Spacing Chart
NTS

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.

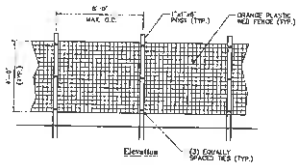




Perennial Plug Planting
NTS



Plan



Elevation

Notes:

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

Tree Protection Fence
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.	Revision	Date	Issued
1	PLANNING BOARD RESUBMISSION	11/21/2013	MNJ
2	ECB & PLANNING BOARD SUBMISSION	04/22/2014	MNJ
3	ACOE SUBMISSION	10/21/2014	MNJ
4	NYSDOT	10/21/2014	MNJ
5	NYSDOT RESUBMISSION	04/20/2015	MNJ
6	NYSDOT RESUBMISSION	07/21/2015	MNJ
7	NYSDOT RESUBMISSION	11/21/2015	MNJ

Sheet Title: Site Plan Approval — Date: November 30, 2015

Not Approved for Construction

Planting Details

Drawing Number: C-19

21

Sheet No.

Juan Carlos Vargas, Jr.
N.Y. Registered Landscape Architect
NY Lic. No. 002183

Project Number: 41929.00

Site Plans

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. 914.793.3759

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
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C-03	Existing Conditions Plan	March 1, 2017
C-04	Layout and Materials Plan	March 1, 2017
C-04.1	Signage Summary	March 1, 2017
C-04.2	Stop & Shop Elevation Plan	March 1, 2017
C-05	Grading and Drainage Plan	March 1, 2017
C-05.1	Grading and Drainage Part Plan - Bioretention Basins	March 1, 2017
C-06	Utility Plan	March 1, 2017
C-07A	Erosion and Sediment Control Plan - Building Demolition	March 1, 2017
C-07B	Erosion and Sediment Control Plan - Construction	March 1, 2017
C-08	Delivery Truck and Pedestrian Maneuvering Plan	March 1, 2017
C-09	Fire Truck Maneuvering Plan	March 1, 2017
C-09.1	Passenger Car Maneuvering Plan	March 1, 2017
C-10	Site Details 1	March 1, 2017
C-11	Site Details 2	March 1, 2017
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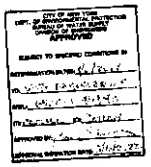
C-14	Site Details 5	March 1, 2017
C-15	Site Lighting Photometric Plan	March 1, 2017
C-16	Site Lighting Plan Details 1	March 1, 2017
C-17	Site Lighting Plan Details 2	March 1, 2017
C-18	Planting Plan and Notes	March 1, 2017
C-18.1	Planting Part Plan - Bioretention Basins	March 1, 2017
C-19	Planting Details	March 1, 2017
C-20	Sight Line Triangle Plan	March 1, 2017
C-21	Drainage Profiles Plan 1	March 1, 2017
C-21.1	Drainage Profiles Plan 2	March 1, 2017
C-21.2	Drainage Profiles Plan 3	March 1, 2017

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. Jaughans
NY Licensed Engineer
NY Lic. No. 072072

VHB Project: 45626.00 Proposed Supermarket
Issued for: NYCDEP SWPPP Approval March 1, 2017

Legend

Exist.	Prop.	Description
		PROPERTY LINE
		PROJECT LIMIT LINE
		RIGHT-OF-WAY/PROPERTY LINE
		EASEMENT
		BUILDING SETBACK
		PARKING SETBACK
		BASELINE
		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
	BB	BITUMINOUS BERM
	BC	BITUMINOUS CURB
	CC	CONCRETE CURB
	CG	CURB AND GUTTER
	ECC	EXTRUDED CONCRETE CURB
	MCC	MONOLITHIC CONCRETE CURB
	PCC	PRECAST CONC. CURB
	SGE	SLOPED GRAN. EDGING
	VGC	VERT. GRAN. CURB
		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
	20	MAJOR CONTOUR
		PARKING COUNT
		COMPACT PARKING STALLS
	DYL	DOUBLE YELLOW LINE
	SL	STOP LINE
		CROSSWALK
		ACCESSIBLE CURB RAMP
		ACCESSIBLE PARKING
		VAN-ACCESSIBLE PARKING

Exist.	Prop.	Description
		CONCRETE
		HEAVY DUTY PAVEMENT
		RIPRAP
		CONSTRUCTION ENTRANCE
	27.35 TC×	TOP OF CURB ELEVATION
	26.85 BC×	BOTTOM OF CURB ELEVATION
	132.75×	SPOT ELEVATION
	45.0 TW / 38.5 BW	TOP & BOTTOM OF WALL ELEVATION
		BORING LOCATION
		TEST PIT LOCATION
	MW	MONITORING WELL
	UD	UNDERDRAIN
	12"D	DRAIN
	6"RD	ROOF DRAIN
	12"S	SEWER
	FM	FORCE MAIN
	OHW	OVERHEAD WIRE
	6"W	WATER
	6"FP	FIRE PROTECTION
	2"DW	DOMESTIC WATER
	G	GAS
	E	ELECTRIC
	STM	STEAM
	T	TELEPHONE
	FA	FIRE ALARM
	CATV	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
	HH	HAND HOLE
	PB	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 DEPARTMENT'S 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 (D.I.P.), 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 18, 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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CITY OF NEW YORK
DEPT. OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER SUPPLY
APPROVED
SUBJECT TO [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	11/21/2016	WMJ
2	ZBA APPLICATION	01/19/2016	WMJ
3	PLANNING BOARD RESUBMISSION	03/04/2016	WMJ
4	DOT & PLANNING BOARD Submission	04/27/2016	WMJ
5	ADDED CURB ISLAND	05/26/2016	WMJ
6	NYCDEP	08/21/2016	WMJ
7	NYCDEP RESUBMISSION	08/26/2016	WMJ
8	NYCDEP RESUBMISSION	01/12/2017	WMJ
9	NYCDEP RESUBMISSION	03/01/2017	WMJ

[redacted]

Site Plan Approval — November 30, 2015

Not Approved for Construction

C-01

2

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

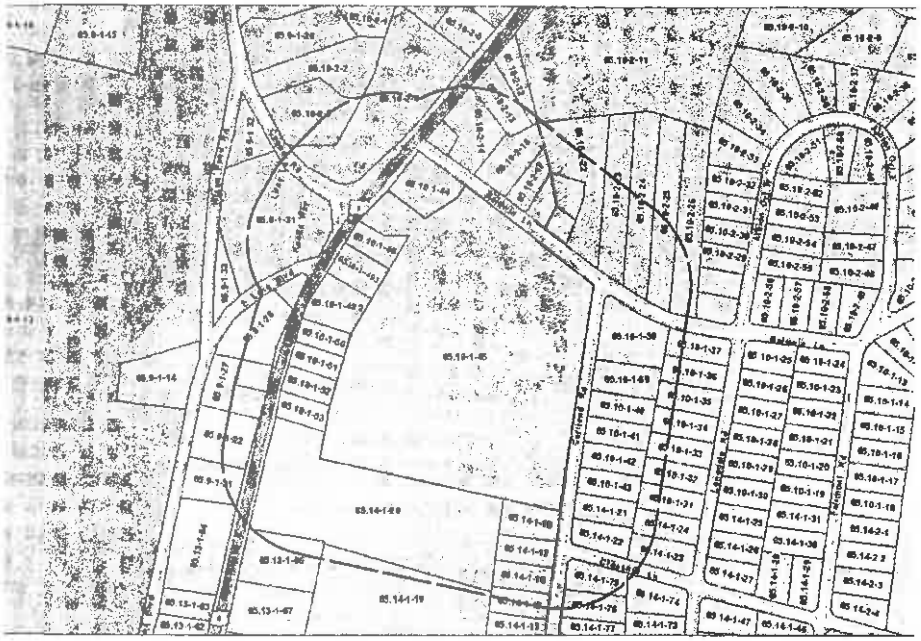
Project Number 41929.00

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		KEE 118 BOX 88	BALDWIN PLACE, NY 10505	65.10-1-4
CARL LINQUIST		1007 RT 6	MAHOPAC , NY 10541	65.10-2-14
BRIAN GALLAGHER		18 BALDWIN LN	MAHOPAC, NY 10541	65.10-2-16
GEORGE PALMIERO		16 COONEY RD	MAHOPAC, NY 10541	65.10-2-3
ELLA RODRIGUEZ		18 BALDWIN 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 WISCON POND RD	MAHOPAC, NY 10541	65.9-1-32
CARLOS TEMEMPAGUAY		350 EAST LAKE BLVD	MAHOPAC, NY 10541	65.9-1-33
ANTHONY MORANDO		PO BOX 962	MAHOPAC, NY 10541	65.10-1-52
NICOLE STERN		388 RT 6	MAHOPAC, NY 10541	65.9-1-26
ANTHONY MORANDO		PO BOX 962	MAHOPAC, NY 10541	65.10-1-51
	ISLAND DREAM ASSOCIATES, LLC	110 CHERRY HILL RD	CARMEL, NY 10512	65.10-1-50
	996 EAST LAKE BOULEVARD LLC	PO BOX 107	BALDWIN PLACE, NY 10505	65.9-1-28
	BATISTA FAMILY LTD PARTNERSHIP	26 EAGLE RD	DANBURY, CT 06810	65.10-1-49.1
	ROARING BROOK LLC	25 MAIN ST FL 4TH	HARTFORD, CT 06103	65.10-1-49.1
LAWRENCE VELLA		15 MINOR 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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Proposed Stop & Shop

583-1005 Route 6
Town of Carmel, Mahopac, New York, 10541

No	Revision	Date	Drawn
1	PLANNING BOARD RESUBMISSION	12/21/2012	MRU
2	ZBA APPLICATION	05/15/2013	MRU
3	PLANNING BOARD RESUBMISSION	03/04/2014	MRU
4	ZBA & PLANNING BOARD SUBMISSION	04/22/2014	MRU
5	ADDED SIGNAGE PLANS	06/27/2014	MRU
6	HYDROP	08/21/2014	MRU
7	HYDROP RESUBMISSION	08/05/2015	MRU
8	HYDROP RESUBMISSION	09/14/2015	MRU
9	HYDROP RESUBMISSION	03/09/2017	MRU

Site Plan Approval November 30, 2015

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Abutter's List and Map

C-02

Scale 1" = 3

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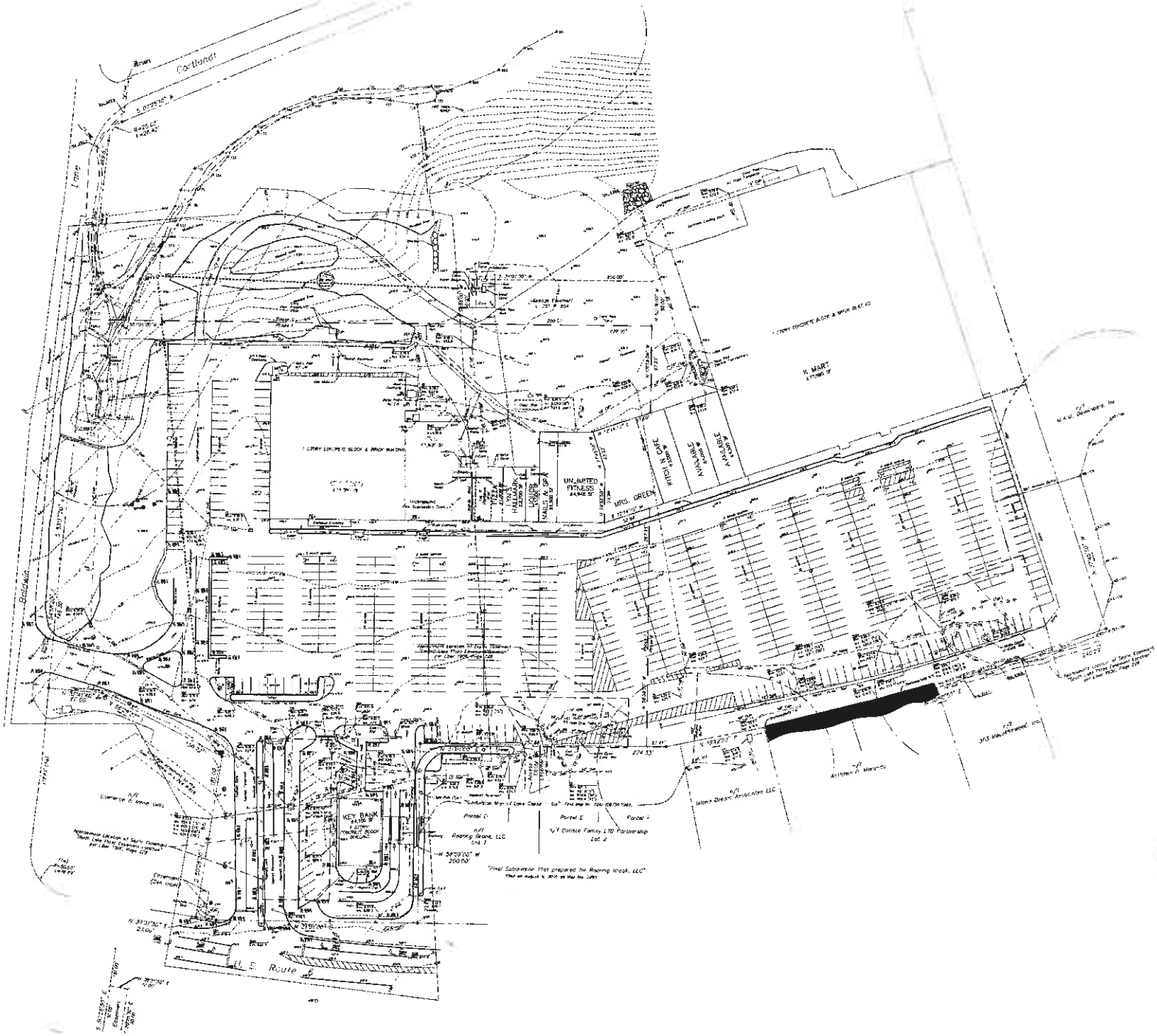
File/Project 41929.00



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Proposed Stop & Shop

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

No.	Revision	Date	Initials
1	PLANNING BOARD RESUBMISSION	12/24/2014	VMT
2	ZBA APPLICATION	02/02/2015	MRJ
3	PLANNING BOARD RESUBMISSION	03/04/2015	MRJ
4	ZLB & PLANNING BOARD SUBMISSION	07/07/2015	MRJ
5	ARCOM BOARD REVIEW	08/20/2015	MRJ
6	WRCOP	09/21/2015	MRJ
7	WRCOP RESUBMISSION	09/28/2015	MRJ
8	WRCOP RESUBMISSION	01/13/2017	MRJ
9	WRCOP RESUBMISSION	03/06/2017	MRJ
10	[redacted]		
11	[redacted]		

Issued for
Site Plan Approval November 30, 2015

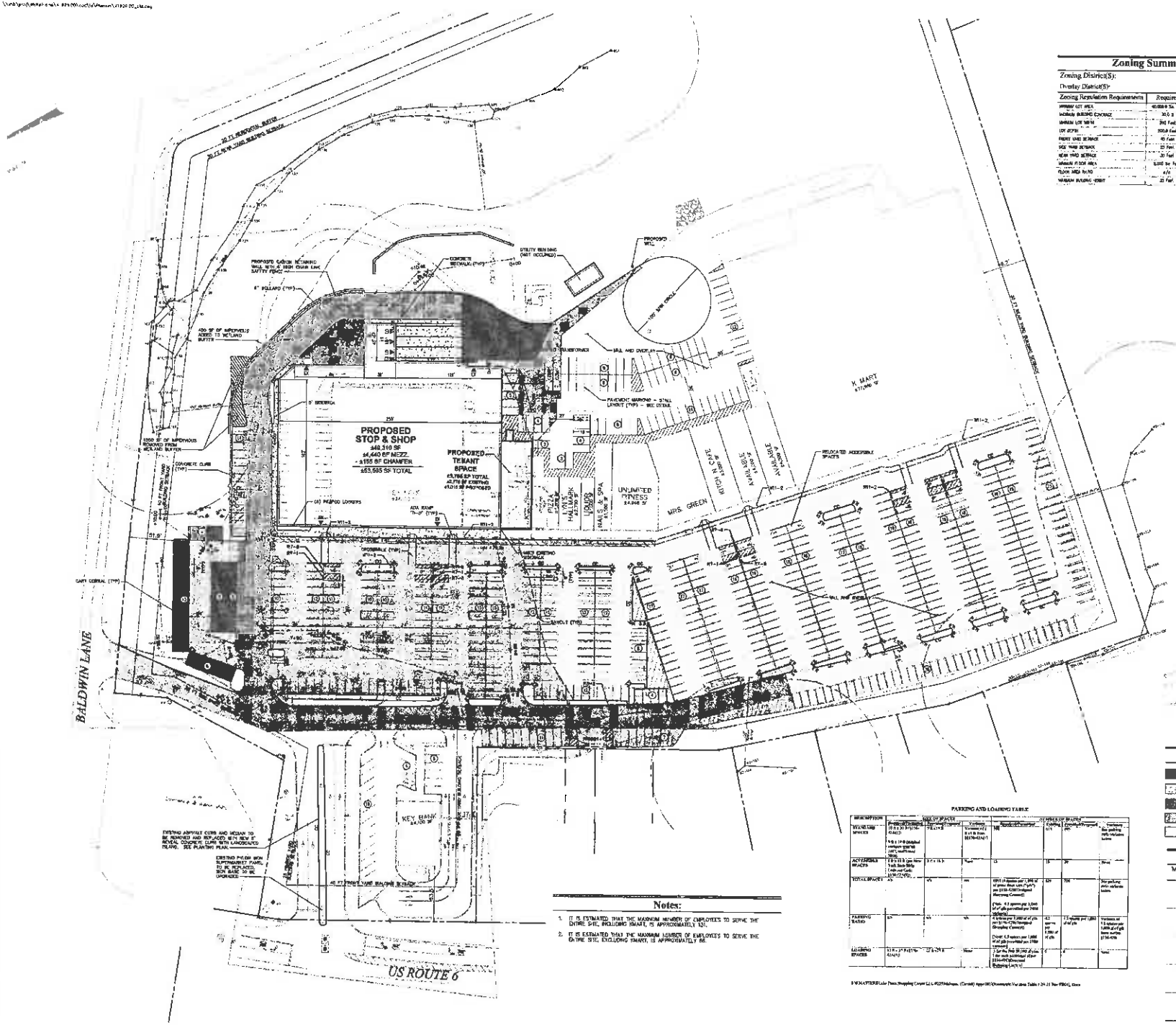
Not Approved for Construction

[redacted]

C-03

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

Project Number
41929.00



Zoning Summary Chart

Zoning District(S): C-Commercial

Overlay District(S):

Zoning Regulation Requirements	Required	Existing	Provided
MINIMUM LOT AREA	40,000.0 Sq. Feet	43,560.0 Sq. Feet	43,560.0 Sq. Feet
MAXIMUM BUILDING COVERAGE	30.0 %	15.0 %	12.3 %
MINIMUM LOT WIDTH	200 Feet	200 Feet	200 Feet
LOT DEPTH	200.0 Feet	209 Feet	209 Feet
FRONT YARD SETBACK	40 Feet	53.5 Feet	53.5 Feet
SIDE YARD SETBACK	20 Feet	17.4 Feet	17.4 Feet
REAR YARD SETBACK	30 Feet	40.7 Feet	40.7 Feet
MAXIMUM FLOOR AREA	5,000 Sq. Feet		
FLOOR AREA RATIO	n/a		
MAXIMUM BUILDING HEIGHT	35 Feet		30 Feet

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Notes:

1. IT IS ESTIMATED THAT THE MAXIMUM NUMBER OF EMPLOYEES TO SERVE THE ENTIRE SITE, INCLUDING KMART, IS APPROXIMATELY 120.
2. IT IS ESTIMATED THAT THE MAXIMUM LOUNGER OF EMPLOYEES TO SERVE THE ENTIRE SITE, EXCLUDING KMART, IS APPROXIMATELY 80.

PARKING AND LOADING TABLE

DESCRIPTION	REQUIRED BY CODE	PROVIDED BY PLAN	Variance	REFERENCE	USE	REQUIRED BY CODE	PROVIDED BY PLAN	Variance
STANDARD SPACES	10 ft x 20 ft (typical) [illegible]	9 ft x 18 ft	[illegible]					
ACCESSIBLE SPACES	8 ft x 18 ft [illegible]	8 ft x 18 ft	None	13		16	20	None
TOTAL SPACES	n/a	n/a	n/a	[illegible]		624	704	[illegible]
PARKING RATIO	n/a	n/a	n/a	[illegible]		4.2	4.7	[illegible]
LOADING SPACES	[illegible]	[illegible]	None	[illegible]		1	1	None

Legend

- PERVIOUS PAVER
- CONCRETE
- HEAVY DUTY FLEXIBLE BITUMINOUS PAVEMENT
- STANDARD DUTY FLEXIBLE BITUMINOUS PAVEMENT
- MILL AND OVERLAY

Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R5-2	24"	24"	
R1-1	30"	30"	
R7-1	12"	18"	
R7-8	12"	18"	
R1-2	12"	18"	

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	12/31/2013	MWJ
2	ZBA APPLICATION	08/06/2014	MWJ
3	PLANNING BOARD RESUBMISSION	03/31/2015	VMT
4	FOR A PLANNING BOARD SUBMISSION	04/27/2015	MWJ
5	ADDED BUMPER ISLAND	05/26/2015	MWJ
6	SPOTS +	06/29/2015	MWJ
7	NYSDOT RESUBMISSION	08/28/2015	MWJ
8	NYSDOT RESUBMISSION	09/23/2015	MWJ
9	NYSDOT RESUBMISSION	03/01/2017	MWJ

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

Not Approved for Construction

Grading and Materials Plan

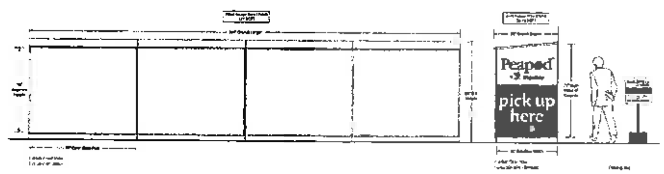
Engineering Plan

C-04

Sheet 5

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

Project Number: 41929.00



CHANNEL LETTERS WITH 3 ROWS L.E.D. WHITE FLEX FACE AND PURPLE CUSTOM VINYL OVERLAY WITH A 3/8" RELIEF WHITE TRIM AND WHITE RETURNS WITH METAL BACKS

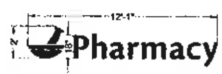
400.2 SQ. FT.

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

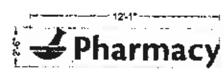
30.75 SQ. FT.

16 SQ. FT.

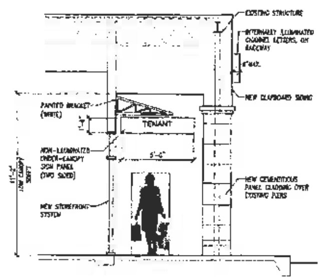
CHANNEL LOGO / WHITE TRIM & RETURN ACRYLIC FACE WITH TRANS GREEN & BLACK VINYL



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

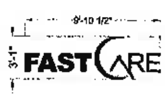


30.2 SQ. FT.

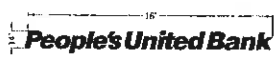


UNDERCANOPY SIGNAGE

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



30.4 SQ. FT.



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

25 SQ. FT.

SIGN TABLE

SIGN	ILLUMINATION	REQUIRED/PERMITTED # OF SIGNS	REQUIRED/PERMITTED SIGN AREA (SF)	EXISTING # OF SIGNS	EXISTING SIGN AREA (SF)	PROVIDED/PROPOSED # OF SIGNS	PROVIDED/PROPOSED SIGN AREA (SF)	VARIANCE REQUIRED
TENANT SPACE 2 (VACANT)	Wall: Internally Illuminated; Under Canopy: No Illumination	1	40	0	0	1 (wall); 1 (under canopy)	40 (wall); 10 (5 per side) (under canopy)	None; Variance from §156-41 C(4) & (5) permitting a second sign (5sf per side) to project more than 6 inches from the building wall
TENANT SPACE 3 (VACANT)	Wall: Internally Illuminated; Under Canopy: No Illumination	1	40	0	0	1 (wall); 1 (under canopy)	40 (wall); 10 (5 per side) (under canopy)	None; Variance from §156-41 C(4) & (5) permitting a second sign (5sf per side) to project more than 6 inches from the building wall
TENANT SPACE 4 KITCH N KAFE	Wall: Internally Illuminated; Under Canopy: No Illumination	1	40	1	[illegible]	1 (wall); 1 (under canopy)	40 (wall); 10 (5 per side) (under canopy)	None; Variance from §156-41 C(4) & (5) permitting a second sign (5sf per side) to project more than 6 inches from the building wall
TENANT SPACE 5 (VACANT-FORMERLY [illegible])	Wall: Internally Illuminated; Under Canopy: No Illumination	1	40	0	0	1 (wall); 1 (under canopy)	40 (wall); 10 (5 per side) (under canopy)	None; Variance from §156-41 C(4) & (5) permitting a second sign (5sf per side) to project more than 6 inches from the building wall
TENANT SPACE 6 - FITNESS UNLIMITED	Wall: Internally Illuminated; Under Canopy: No Illumination	1	40	1	25	1 (wall); 1 (under canopy)	40 (wall); 10 (5 per side) (under canopy)	None; Variance from §156-41 C(4) & (5) permitting a second sign (5sf per side) to project more than 6 inches from the building wall
TENANT SPACE 7 - CONCEPT NAILS	Wall: Internally Illuminated; Under Canopy: No Illumination	1	40	1	34	1 (wall); 1 (under canopy)	40 (wall); 10 (5 per side) (under canopy)	None; Variance from §156-41 C(4) & (5) permitting a second sign (5sf per side) to project more than 6 inches from the building wall
TENANT SPACE 8 - LIQUOR STORE	Wall: Internally Illuminated; Under Canopy: No Illumination	1	40	1	24	1 (wall); 1 (under canopy)	40 (wall); 10 (5 per side) (under canopy)	None; Variance from §156-41 C(4) & (5) permitting a second sign (5sf per side) to project more than 6 inches from the building wall
TENANT SPACE 9 - LYNN'S HALLMARK	Wall: Internally Illuminated; Under Canopy: No Illumination	1	40	1	30	1 (wall); 1 (under canopy)	40 (wall); 10 (5 per side) (under canopy)	None; Variance from §156-41 C(4) & (5) permitting a second sign (5sf per side) to project more than 6 inches from the building wall
TENANT SPACE 10 PIZZA	Wall: Internally Illuminated; Under Canopy: No Illumination	1	40	1	36	1 (wall); 1 (under canopy)	40 (wall); 10 (5 per side) (under canopy)	None; Variance from §156-41 C(4) & (5) permitting a second sign (5sf per side) to project more than 6 inches from the building wall
PROPOSED TENANT SPACE (TENANT SPACE 11 - PART OF CVS)	Wall: Internally Illuminated; Under Canopy: No Illumination	1	40	1	16	1 (wall); 1 (under canopy)	40 (wall); 10 (5 per side) (under canopy)	None; Variance from §156-41 C(4) & (5) permitting a second sign (5sf per side) to project more than 6 inches from the building wall
KEY FOOD MARKETPLACE	Internally Illuminated	1	40	1	80	0	0	None (Sign to be removed)
KEY BANK (TOTAL)	See below	Total 7 [illegible]	See below	Total 10	See below	0	See below	To be discontinued
Main drive [illegible]	No Illumination	Total 7 [illegible]	[illegible]	2	5	1	5	To be discontinued
ATM sign	No Illumination	Total 7 [illegible]	40	1	9.33	2	9.33	To be discontinued
[illegible] building sign	[illegible] Illumination	Total 7 [illegible]	40	1	40	1	40	To be discontinued
[illegible] building wall by entrance	No Illumination	Total 7 [illegible]	40	1	4	1	4	To be discontinued
ATM/[illegible] wall directional sign	No Illumination	Total 7 [illegible]	40	1	2.25	1	2.25	To be discontinued
[illegible] wall sign	No Illumination	Total 7 [illegible]	40	1	1	1	8	To be discontinued
[illegible] sign facing shopping center	No Illumination	Total 7 [illegible]	40	1	6	1	6	To be discontinued
Parking sign [illegible]	No Illumination	Total 7 [illegible]	Directional signs permitted per §156-41[illegible]; No area specified	1	2.25	1	2.25	To be discontinued
[illegible] sign	No Illumination	Total 7 [illegible]	40	1	22.5	1	22.5	To be discontinued
Temporary Sign [illegible]	No Illumination	Total 7 [illegible]	40	1	13	1	13	To be discontinued
[illegible]	Internally Illuminated	1	[illegible]	1	[illegible]	[illegible]	[illegible] (no change proposed)	None
STOP & SHOP (TOTAL)	See below	Total 2 (1 sign per commercial establishment [illegible])	40 per commercial establishment on each street-facing wall	N/A	N/A	Total 7; 6 facing Rte 6; 1 facing [illegible] Lane (Peapod Locker Sign)	See below	Variance from §156-41 [illegible] permitting Stop & Shop to maintain [illegible] signs [illegible] (see Stop & Shop sign Variance [illegible]); Variance for individual sign area [illegible] below; No variance is required to permit Stop & Shop to maintain [illegible]
Stop & Shop (facing Rte 6)	Internally Illuminated	See above	40 per commercial establishment on each street-facing wall	N/A	N/A	1	400.2	Variance of 360.2 SF from § 156-41(D)(1)
Pharmacy (facing Rte 6)	Internally Illuminated	See above	40 per commercial establishment on each street-facing wall	N/A	N/A	1	30.2	None required for sign area [illegible] location; Subject to Stop & Shop Sign Number Variance above
Fast Care (facing Rte 6)	Internally Illuminated	See above	40 per commercial establishment on each street-facing wall	N/A	N/A	1	30.4	None required for sign area [illegible] location; Subject to Stop & Shop Sign Number Variance above
Peapod Wall Sign (facing Rte 6)	Internally Illuminated	See above	40 per commercial establishment on each street-facing wall	N/A	N/A	1	30.75	None required for sign area [illegible] location; Subject to Stop & Shop Sign Number Variance above
Peapod Locker Sign (front) (facing Rte 6)	Non-Illuminated	See above	40 per commercial establishment on each street-facing wall	N/A	N/A	1	17.78	Variance of [illegible] from §156-41[illegible]; Subject to Stop & Shop Sign Number Variance above
Peapod Locker Sign Side (facing [illegible] Lot)	Non-Illuminated	See above	40 per commercial establishment on each street-facing wall	N/A	N/A	1	24	None
Peapod Locker Sign Side (facing Shopping Center)	Non-Illuminated	See above	40 per commercial establishment on each street-facing wall	N/A	N/A	1	24	None required for sign area; Subject to Stop & Shop Sign Number Variance above; Variance from §156-41 C [illegible] permitting this sign to project more than 6 inches from the Stop & Shop wall [illegible]
STARBUCKS (facing Rte 6)	Internally Illuminated	1	40 per commercial establishment for each street-facing wall	N/A	N/A	1	16	None
PEOPLE'S UNITED BANK (facing Rte 6)	Internally Illuminated	1	40 per commercial establishment for each street-facing wall	N/A	N/A	1	25	None
MONUMENT SIGN	Internally Illuminated	1 for each street on which the shopping center fronts (§156-41[illegible])	150 (§156-41[illegible])	1	117.5 (73.75 of per side)	1	117.5 (73.75 of per side)	None
DIRECTIONAL/PARKING SIGNS	See below	See below	See Below	See Below	See Below	See Below	See Below	See Below
Peapod Pick-up Parking Signs	Non-Illuminated	n/a	Directional signs permitted per §156-41[illegible]; No area specified	n/a	n/a	4	4 sf	None

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	[illegible]
2	ZBA APPLICATION	01/10/2016	[illegible]
3	PLANNING BOARD RESUBMISSION	03/04/2016	[illegible]
4	ZBA & PLANNING BOARD [illegible]	04/27/2016	[illegible]
5	[illegible]	05/31/2016	[illegible]
6	NYCDEP	08/21/2016	[illegible]
7	NYCDEP RESUBMISSION	09/26/2016	[illegible]
8	NYCDEP RESUBMISSION	01/13/2017	[illegible]
9	NYCDEP RESUBMISSION	03/01/2017	[illegible]

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

Not Approved for Construction

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

C-04.1

Sheet of 5.1

Project Number 41929.00

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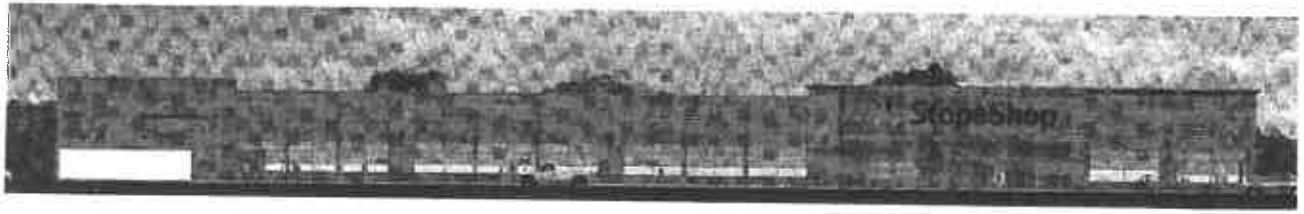
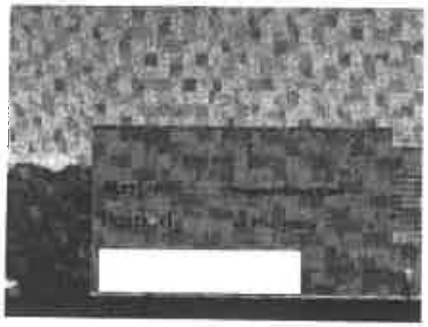
RT 6 ELEVATION





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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.	Description	Date	Initials
1	PLANNING BOARD RESUBMISSION	12/2/2014	MRJ
2	SEQR DISCUSSION	08/06/2014	MRJ
3	PLANNING BOARD RESUBMISSION	02/04/2015	MRJ
4	DGEIS & PLANNING BOARD SUBMISSION	04/22/2015	MRJ
5	ADDED CURBS ISLAND	06/17/2015	MRJ
6	NYSDOT	08/21/2015	MRJ
7	NYSDOT RESUBMISSION	08/24/2015	MRJ
8	NYSDOT RESUBMISSION	09/22/2015	MRJ
9	NYSDOT RESUBMISSION	10/09/2015	MRJ

Site Plan Approval November 30, 2015

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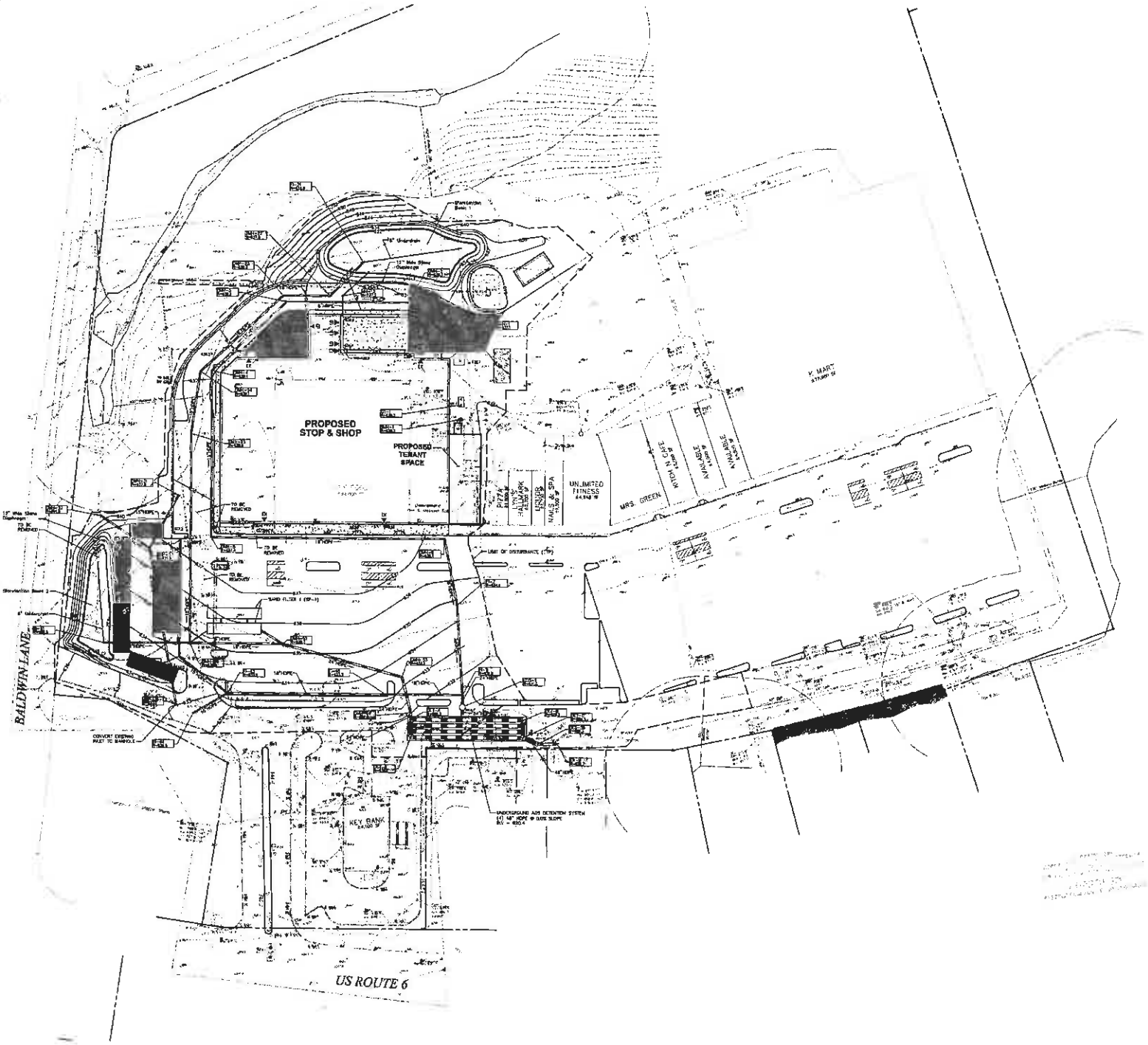
Stop & Shop Building Elevation Plan

C-4.2

5.2

Michael W. Hughes
NY Lic. No. 072972

41529.00



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Legend

POROUS PAVER

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	Notes	Date	Rev.
1	PLANNING BOARD RESUBMISSION	11/25/2014	MRJ
2	ZBA APPLICATION	02/13/2014	MRJ
3	PLANNING BOARD RESUBMISSION	05/04/2014	MRJ
4	ZBA & PLANNING BOARD RESUBMISSION	06/27/2014	MRJ
5	ADDED SIGNAGE LEGEND	06/26/2015	MRJ
6	NYSDEC	08/7/2015	MRJ
7	NYSDEC RESUBMISSION	08/24/2015	MRJ
8	NYSDEC RESUBMISSION	09/11/2015	MRJ
9	NYSDEC RESUBMISSION	10/6/2015	MRJ

Issued for Date

Site Plan Approval November 30, 2015

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Grading and Drainage Plan

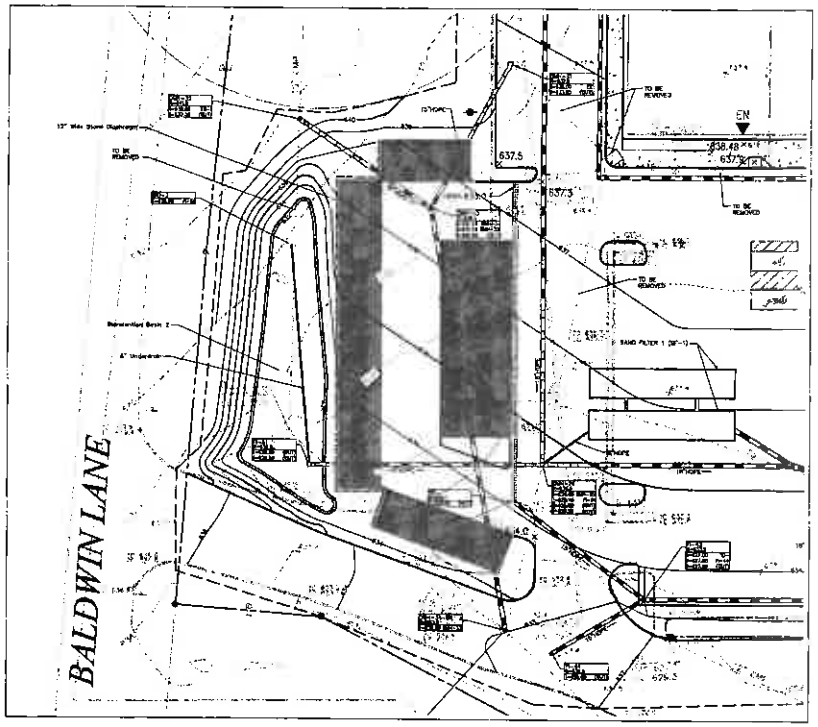
Sheet Number

C-05

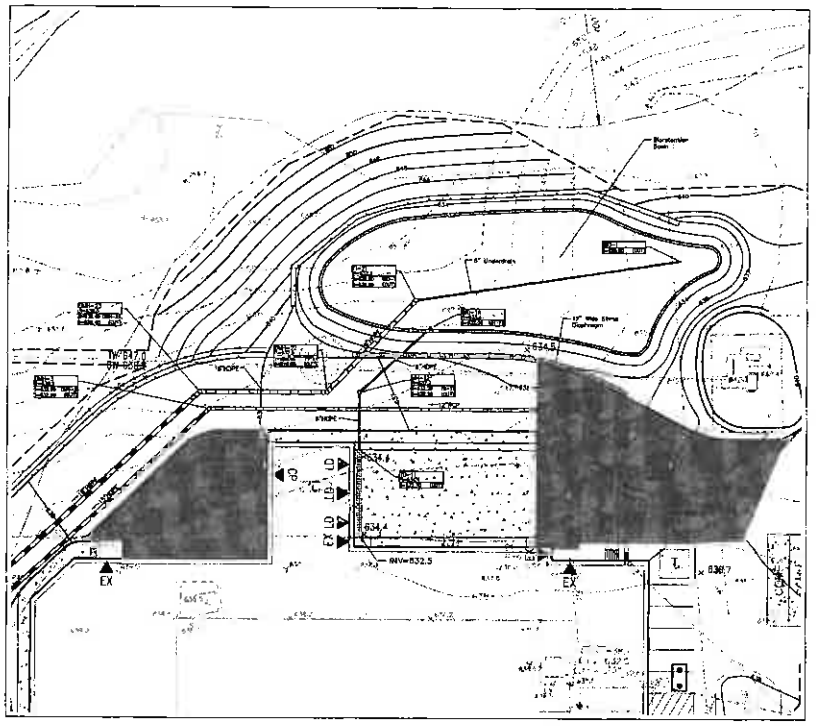
Sheet 6 of

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

Project Number
41929.00



Bioretention Basin 2



Bioretention Basin 1

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True North at 24 30' 00" West Longitude

20 0 20 40
SCALE IN FEET

Legend

POROUS PAVER

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.	Author	Date	Check
7	PLANNING BOARD RESUBMISSION	11/20/2015	MRJ
6	ZBA APPLICATION	06/10/2014	MRJ
5	PLANNING BOARD RESUBMISSION	02/04/2014	MRJ
4	ECB & PLANNING BOARD SUBMISSION	01/27/2012	MRJ
3	AFRED BOARD REVIEW	05/31/2011	MRJ
2	NYSDOT	06/01/2010	MRJ
1	NYSDOT RESUBMISSION	08/06/2009	MRJ
0	NYSDOT RESUBMISSION	05/12/2003	MRJ
0	NYSDOT RESUBMISSION	01/09/2007	MRJ

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Grading and Drainage
Plan
Bioretention Basin 1

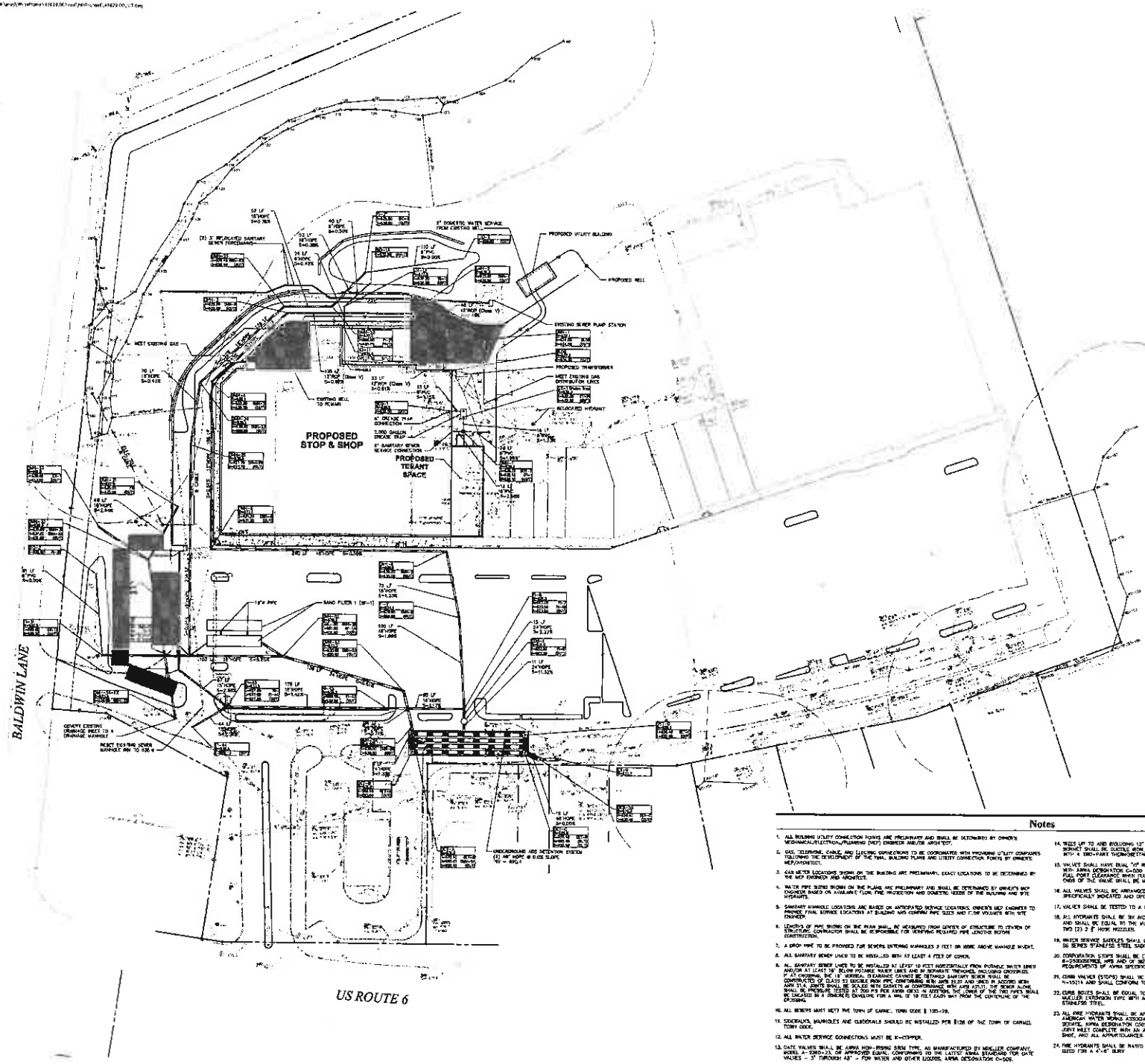
STATE OF NEW YORK

C-05.1

6.1

Michael W. Junghans
Architect Engineer
NY Lic. No. 072072

Project Number
41929.00



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 LIGHTING CONNECTIONS TO BE COORDINATED WITH PROVIDING UTILITY COMPANIES FOLLOWING THE DEVELOPMENT OF THE FINAL BUILDING 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 ANTICIPATED 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 3 FEET OR MORE ABOVE MANHOLE INVERT.
8. ALL SANITARY SEWER LINES TO BE INSTALLED WITH AT LEAST 4 FEET OF COVER.
9. ALL SANITARY SEWER LINES TO BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM POTABLE WATER LINES AND/OR AT LEAST 18" BELOW POTABLE WATER LINES AND BY SEPARATE TRENCHES. INCLUDED CROSSPIPE IF AT CROSSING. THE 18" VERTICAL CLEARANCE CANNOT BE OBTAINED SANITARY SEWER SHALL BE CONSTRUCTED OF CLASS 52 DUCTILE IRON PIPE CONFORMING WITH ANSI 21.51 AND SPED IN ACCORD WITH AWWA STD. JOINTS SHALL BE SEALED WITH GASKETS IN CONFORMANCE WITH AWWA A21.11. THE SEWER ALONE SHALL BE PRESSURE TESTED AT 200 PSI PER AWWA C600. IN ADDITION, THE LOWER OF THE TWO PIPES SHALL BE ENCASED IN A CONCRETE ENVELOPE FOR A MINIMUM OF 10 FEET EACH WAY FROM THE CENTERLINE OF THE CROSSING.
10. ALL SEWERS MUST MEET THE TOWN OF CARMEL, TOWN CODE § 125-29.
11. SIDEWALKS, MANHOLES AND CURBERAILS SHOULD BE INSTALLED PER §128 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. "TEES UP TO AND INCLUDING 12" SHALL BE 250 PSI WORKING PRESSURE. THE VALVE, FOOT 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 IMMEDIATE COMPLETE CLOSURE WHEN CLOSED. THE OWER 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 1/2" PUMPER NOZZLE AND TWO (2) 2 1/2" HOSE NOZZLES.
19. WATER SERVICE SADDLES SHALL BE EQUAL TO THOSE MANUFACTURED BY MUELLER, MODEL 2 1/2" X 1" SS SERIES STAINLESS STEEL SADDLE, DOUBLE STUD.
20. CORPORATION STOPS SHALL BE EQUAL TO THOSE AS MANUFACTURED BY MUELLER COMPANY, MODEL H-15008 WITH AND OF BEE 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 SIMILAR 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 COMPLETE WITH AN AUXILIARY GATE VALVE (SLUICE 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 of 74 30' 00" West Longitude

40 0 40 80
SCALE IN FEET

Legend

PERVIOUS PAVER

Tax Parcels
63.10-1-45
63.10-1-46

Proposed Stop & Shop

988-1005 Route 6
Town of Carmel, Mahopac, New York, 10541

No.	Revision	Date	Issued
1	PLANNING BOARD RESUBMISSION	12/01/2015	WRJ
2	SEQR APPLICATION	02/04/2016	WRJ
3	PLANNING BOARD RESUBMISSION	03/04/2016	WRJ
4	ZBA & PLANNING BOARD SUBMISSION	04/27/2016	WRJ
5	ADDED SIGNAGE ISLAND	05/27/2016	WRJ
6	WORDING	06/14/2016	WRJ
7	WORDING RESUBMISSION	06/28/2016	WRJ
8	WORDING RESUBMISSION	09/13/2017	WRJ
9	WORDING RESUBMISSION	03/01/2017	WRJ

Site Plan Approval November 30, 2015

Not Approved for Construction

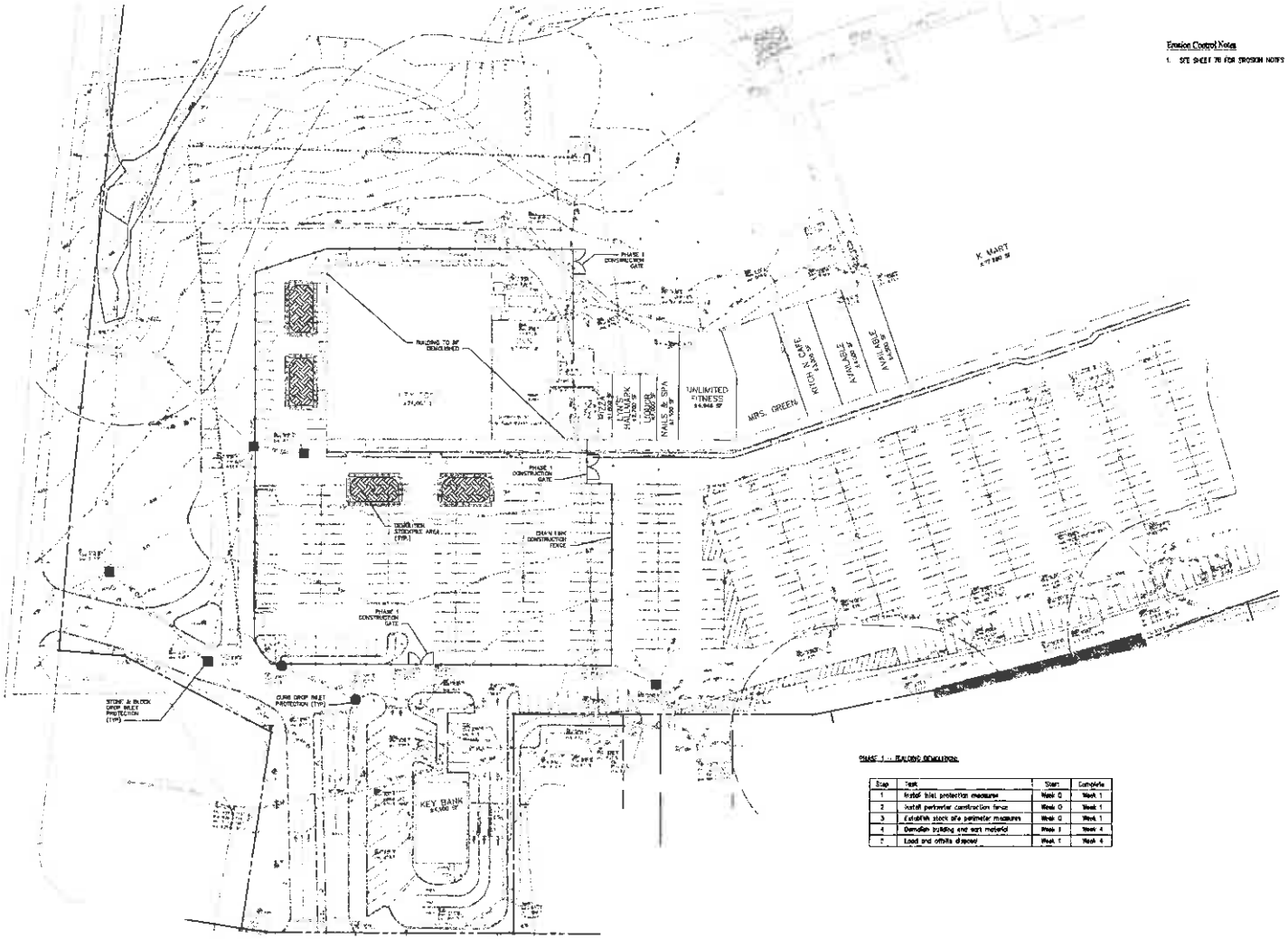
Drawing Plan

C-06

7

Michael W. Josephson
NY Registered Architect
NY Lic. No. 077072

Project Number
41929.00



Erosion Control Notes

1. SEE SHEET 7B FOR EROSION NOTES

PHASE 1 – BUILDING DEMOLITION:

Step	Task	Start	Complete
1	Install inlet protection measures	Week 0	Week 1
2	Install perimeter construction fence	Week 0	Week 1
3	Establish stock site perimeter measures	Week 0	Week 1
4	Demolish building and spot material	Week 1	Week 4
5	Load and offsite disposal	Week 1	Week 4

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Zone North at 74° 30' 00" West Longitude

Legend

- Stone & Block Drop Inlet Protection
- Curb Drop Inlet Protection
- Temporary Soil Stockpile Area (surrounded by straw bale & provide tarp over stockpile)
- Construction Chain Link Fence
- Straw Bale

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	Initial
1	PLANNING BOARD RESUBMISSION	12/29/2014	MRJ
2	ZBA APPLICATION	05/18/2015	MRJ
3	PLANNING BOARD RESUBMISSION	11/16/2015	MRJ
4	FCS & PLANNING BOARD SUBMISSION	11/27/2015	MRJ
5	AGENCY REVIEW BY NYS	06/01/2016	MRJ
6	NYSDOT	06/01/2016	MRJ
7	NYSDOT RESUBMISSION	08/26/2016	MRJ
8	NYSDOT RESUBMISSION	01/17/2017	MRJ
9	NYSDOT RESUBMISSION	03/01/2017	MRJ

Site Plan Approval November 30, 2015

Not Approved for Construction

Erosion and Sediment Control Plan
Building Demolition

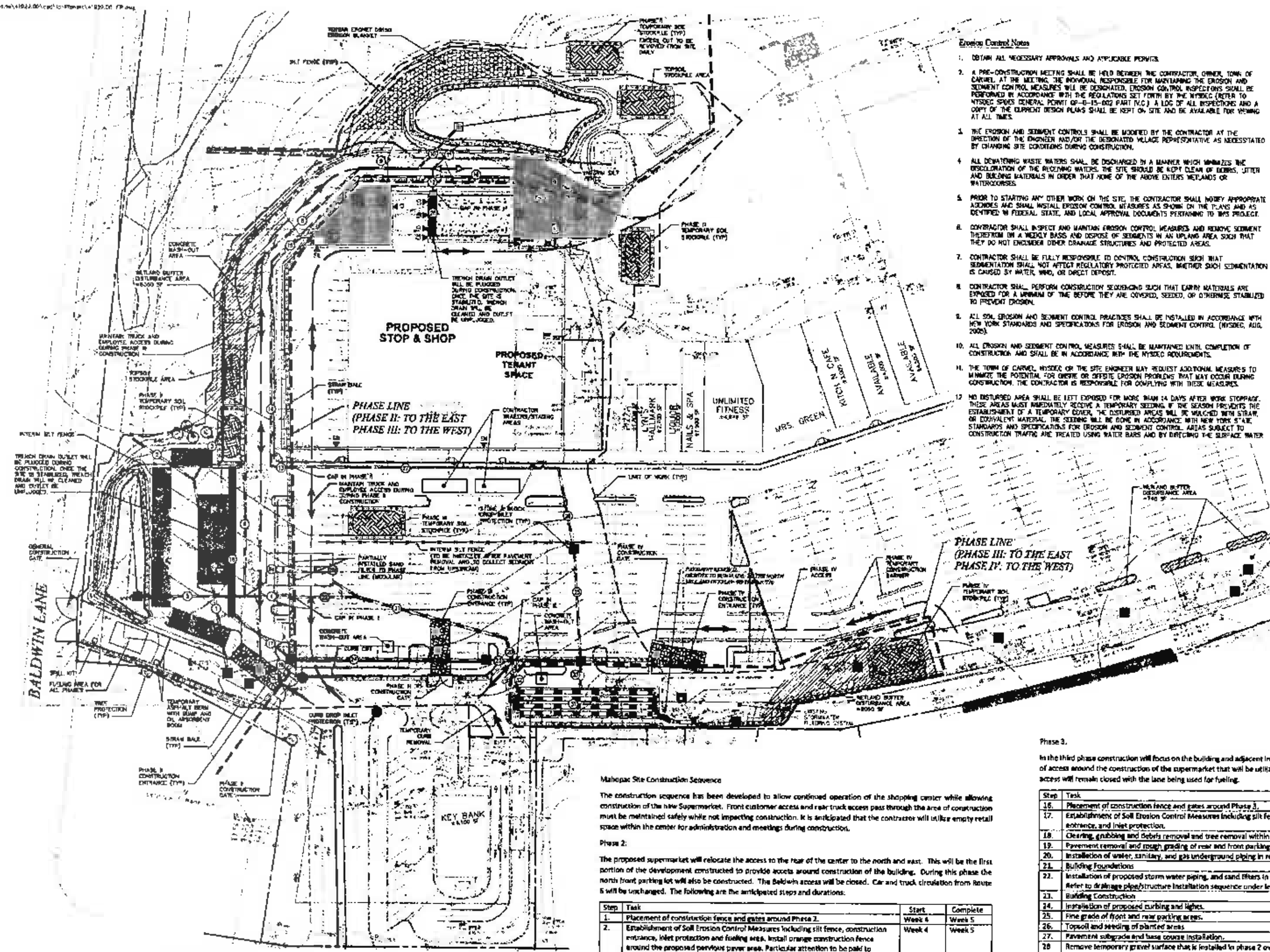
SCALE IN FEET

C-07A

8.1

Michael W. Janghoos
NY Professional Engineer
NY Lic. No. 072072

Project Number
#1929.00



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 PROJECT'S STORMWATER POLLUTION PREVENTION PLAN, DATED NOVEMBER 2015, OR MOST CURRENT REVISED EDITION, FOR ITS COMPLETE PROJECT STORMWATER MANAGEMENT REQUIREMENTS AND EROSION AND SEDIMENT CONTROLS.
36. CONSTRUCTION FENCE TO BE PROVIDED ON PHASE LIMIT FOR EACH PHASE.

Temporary Erosion and Sediment Control Measures – Inspection / Maintenance Checklist

Practice	Inspection Frequency	Date Inspected	Inspector	Minimum Maintenance and Key Items to Check
Inlet Protection	Weekly			Sediment/silt shall be removed regularly to ensure the inlet protection function properly.
Silt Fence	Weekly			Sediment/silt shall be removed when "bulges" develop in the silt fence. Damage silt fence shall be replaced
Construction Entrance	Weekly			All sediment spilled, dropped or traced onto public right-of-way must be removed immediately
Soil Stockpile Area	Weekly			Strawbale or silt fence shall be replaced if damaged or as necessary.
Straw Bale	Weekly			Strawbale shall be replaced if damaged or as necessary
Pavement Sweeping	Weekly			

Post Construction Stormwater Management Measures – Inspection / Maintenance Checklist

Practice	Inspection Frequency	Date Inspected	Inspector	Minimum Maintenance and Key Items to Check
Bioretention Basin	Twice a year			Sediment/silt shall be removed from filter bed when accumulation exceed one inch. Dead or diseased plant material shall be replaced. Remulch annually.
Underground sand filter	Twice a year			Sediment/silt shall be removed from filter bed when accumulation exceed one inch. Sediment shall be cleaned out of the sedimentation chamber when it accumulates to a depth of more than six inches.
Underground Detention System	Per manufacturer's recommendations/ inspect once a year			Sediment build up exceeding 10% of pipe diameter shall be removed
CDS Unit	Per manufacturer's Recommendations/ inspect 2 times per year/ clean at minimum once per year			The CDS unit shall be cleaned when the level of sediment has reached 75% of capacity in the isolated sump.
Catch basin	Annually			Sediment shall be removed from the structure
Pavement Sweeping	4 times a year			

Mahopac Site Construction Sequence

The construction sequence has been developed to allow continued operation of the shopping center while allowing construction of the new Supermarket. Front customer access and rear truck access pass through the area of construction must be maintained safely while not impacting construction. It is anticipated that the contractor will utilize empty retail space within the center for administration and meetings during construction.

Phase 2:

The proposed supermarket will relocate the access to the rear of the center to the north and east. This will be the first portion of the development constructed to provide access around construction of the building. During this phase the north front parking lot will also be constructed. The Baldwin access will be closed. Car and truck circulation from Route 6 will be unchanged. The following are the anticipated steps and durations:

Step	Task	Start	Complete
1.	Placement of construction fence and gates around Phase 2.	Week 4	Week 5
2.	Establishment of Soil Erosion Control Measures including silt fence, construction entrance, inlet protection and fueling area. Install orange construction fence around the proposed pervious paver area. Particular attention to be paid to installation of inlet protection upstream of existing filtering practices to ensure construction activities to not compromise the practices performance. Contractor to reevaluate inlet protection at each step at system modification to ensure competent protection of the existing filtering systems. The inlet protection for the existing filtering systems will only be removed after the entire site is stabilized.	Week 4	Week 5
3.	Clearing, grubbing and debris removal and tree removal within phase limits.	Week 5	Week 7
4.	Excavation to locate existing sanitary sewer force main in rear of property below proposed excavation. Install new force main that run parallel to the existing force main, connect new force main to existing pump station and then remove the existing force main.	Week 5	Week 8
5.	Rough grade in area of rear near basin.	Week 7	Week 8
6.	Install erosion blanket, retaining wall and vegetated cover to stabilize area of rear near basin.	Week 7	Week 8
7.	Pavement removal and rough grading of north front parking area.	Week 9	Week 11
8.	Installation of storm piping and structures in area of north front parking to rear of property and provide sediment protection. Refer to drainage pipe/structure installation sequence under legend on this plan.	Week 12	Week 14
9.	Installation of north retaining wall.	Week 12	Week 14
10.	Installation of proposed curbing and light pole foundations	Week 12	Week 14
11.	Fine grade of north and rear basin area.	Week 14	Week 15
12.	Provide 6" temporary gravel surface over the proposed pervious paver area.		
13.	Topsoil and seeding of planted areas (excluding bioretention basin areas)	Week 16	Week 17
14.	Pavement subgrade and base course installation.	Week 17	Week 18
15.	Select removal of sedimentation controls from stabilized areas and construction fences removal.	Week 18	Week 19

NOTE:
1. INLET PROTECTION PRACTICE IS PROPOSED FOR THE INLETS OF THE DRAINAGE STRUCTURE AND SAND FILTER TO PREVENT SEDIMENT FROM ENTERING THE STRUCTURES.
2. STRAW BALE IS PROPOSED TO SURROUND THE BIORETENTION BASINS TO PROTECT THE BASIN FROM SEDIMENT ACCUMULATION.
3. THESE EROSION CONTROL MEASURES WILL BE REMOVED ONCE THE UPLAND AREA WHERE THOSE MEASURES ARE PROTECTING IS STABILIZED.
4. ALL DRAINAGE PIPES WILL REMAIN CAPPED UNTIL THE ENTIRE DRAINAGE SYSTEM IS COMPLETELY INSTALLED AND CONTRIBUTING DRAINAGE AREAS ARE STABILIZED.

Phase 3.

In the third phase construction will focus on the building and adjacent improvements. Phase 2 provided the establishment of access around the construction of the supermarket that will be utilized in Phase 3. Please note that the Baldwin Lane access will remain closed with the lane being used for fueling.

Step	Task	Start	Complete
16.	Placement of construction fence and gates around Phase 3.	Week 18	Week 19
17.	Establishment of Soil Erosion Control Measures including silt fence, construction entrance, and inlet protection.	Week 18	Week 19
18.	Clearing, grubbing and debris removal and tree removal within phase limits.	Week 19	Week 20
19.	Pavement removal and rough grading of rear and front parking area.	Week 20	Week 22
20.	Installation of water, sanitary, and gas underground piping in rear parking area.	Week 22	Week 24
21.	Building Foundations	Week 22	Week 25
22.	Installation of proposed storm water piping, and sand filters in front parking area. Refer to drainage pipe/structure installation sequence under legend on this plan.	Week 24	Week 26
23.	Building Construction	Week 24	Week 44
24.	Installation of proposed curbing and lights.	Week 27	Week 28
25.	Fine grade of front and rear parking areas.	Week 28	Week 29
26.	Topsoil and seeding of planted areas	Week 28	Week 29
27.	Pavement subgrade and base course installation.	Week 29	Week 30
28	Remove temporary gravel surface that is installed in phase 2 over the proposed pervious paver area and install the proposed pervious paver.	Week 30	Week 31
29	Install bioretention basin soil mixture and planting for both basin.	Week 31	Week 32
30.	Select removal of sedimentation controls from stabilized areas and construction fences removal.	Week 32	Week 33

Phase 4:

In the fourth phase construction of the building continues and work to the access leading to the southern anchor tenant is performed. Also in the fourth phase is the installation of islands being cut into the south end of the parking area and final overall site surface course paving, remainder of lighting and landscaping. Please note that the Baldwin Lane access will remain closed with the lane being used for fueling.

Step	Task	Start	Complete
31.	Placement of construction fence and gates around Phase 4.	Week 32	Week 33
32.	Establishment of Soil Erosion Control Measures including silt fence, construction entrance and inlet protection.	Week 32	Week 33
33.	Clearing, grubbing and debris removal and tree removal within phase limits.	Week 32	Week 33
34.	Continued Building Construction of supermarket and facade upgrade of center.	Week 24	Week 44
35.	Pavement removal and rough grading of area.	Week 34	Week 35
36.	Installation of subsurface detention system, piping and structures. Refer to drainage pipe/structure installation sequence under legend on this plan.	Week 34	Week 36
37.	Installation of proposed curbing.	Week 36	Week 37
38.	Fine grade area.	Week 37	Week 38
39.	Topsoil and seeding of planted areas.	Week 37	Week 38
40.	Pavement subgrade and base course installation.	Week 37	Week 38
41.	Cut Islands into south parking area	Week 38	Week 40
42.	Install new lighting in all remaining parking areas.	Week 40	Week 42
43.	Install new landscaping, and signage throughout site.	Week 40	Week 42
44.	Select removal of sedimentation controls from stabilized areas and construction fences removal and fuel area removal.	Week 40	Week 42
45.	Surface course pave Phase 2, 3 and 4 areas	Week 42	Week 43
46.	Mill and Overlay remaining parking areas	Week 49	Week 44
47.	Stripe parking and roadways	Week 44	Week 45
48.	Remove remaining soil and erosion measures after verification of vegetative establishment.	Week 45	Week 46
49.	Store Opening	Week 47	

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True North at 74° 30' 00" West Longitude

40 0 40 80
SCALE IN FEET

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

Legend

- Stone & Block Drop Inlet Protection
- Curb Drop Inlet Protection
- Construction Entrance
- Temporary Soil Stockpile Area (surrounded by silt fence & provide tarp over stockpile)
- Temporary Soil Stockpile Area (surrounded by straw bale & provide tarp over stockpile)
- Silt Fence
- Straw Bale
- Pervious Paver
- Drainage pipe/structure installation sequence (in numerical sequence)
  - Phase II: ① to ⑲
  - Phase III: ⑳ to ㉘
  - Phase IV: ㉛ to ㉝

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	[illegible]
2	ZBA APPLICATION	02/16/2016	[illegible]
3	PLANNING BOARD RESUBMISSION	03/04/2016	[illegible]
4	ZBA & PLANNING BOARD SUBMISSION	04/27/2016	[illegible]
5	ADDED BAND ISLAND	[illegible]	[illegible]
6	NYCDEP	[illegible]	[illegible]
7	NYCDEP RESUBMISSION	[illegible]	[illegible]
8	NYCDEP RESUBMISSION	[illegible]	[illegible]
9	NYCDEP RESUBMISSION	[illegible]	[illegible]

[redacted]

Site Plan Approval November 30, 2015

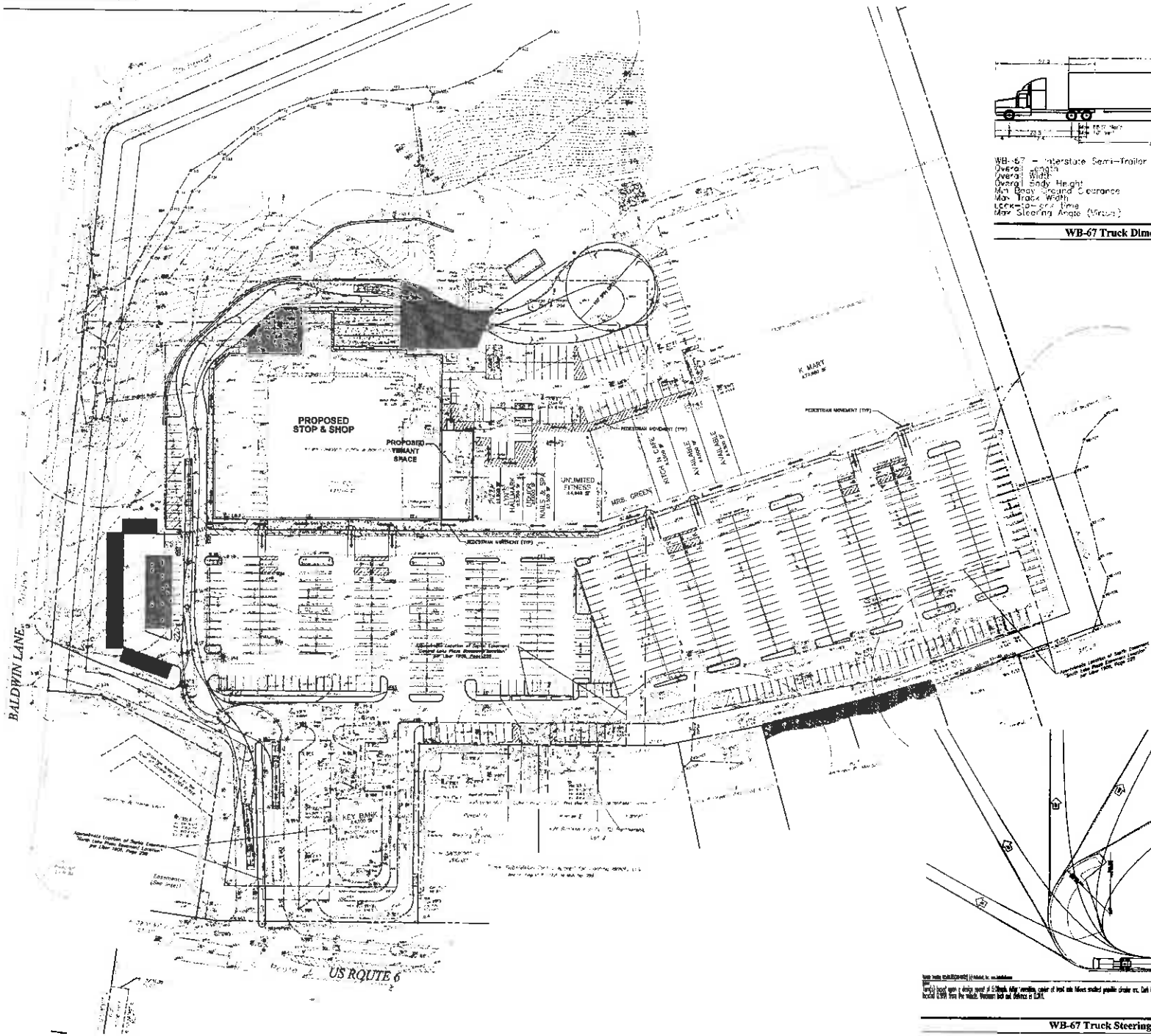
Not Approved for Construction

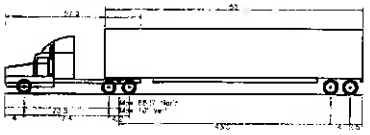
C-07B

8.2

Michael W. Junghans
NY Lic. No. 072072

41929.00





WB-67 – Interstate Semi-Trailer

Overall Length	73.50ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Ground Clearance	.833ft
Max Track Width	8.500ft
Lock-to-lock time	6.0s
Max Steering Angle (Virtual)	25.4°

WB-67 Truck Dimensions

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True North at 74° 30' 00" West Longitude

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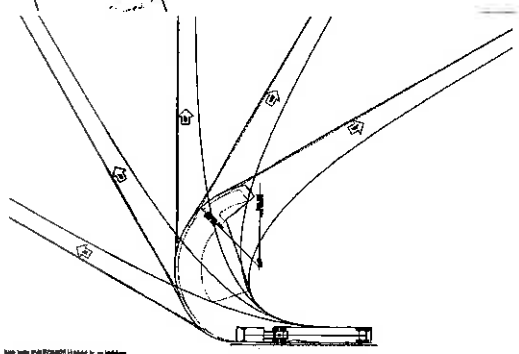
Legend

PERVIOUS PAVER



WB-67 – Interstate Semi-Trailer

WB-67 Truck Steering Path

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.	Remark	Date	Signed
1	PLANNING BOARD RESUBMISSION	12/19/2014	MRW
2	ZBA APPLICATION	02/16/2015	MRW
3	PLANNING BOARD RESUBMISSION	03/04/2015	MRW
4	CPD & PLANNING BOARD SUBMISSION	04/27/2015	MRW
5	HOGEN CLEARED INCAME	08/31/2015	MRW
6	SITEPLAN	09/21/2015	JDW
7	SITEPLAN RESUBMISSION	09/28/2015	MRW
8	SITEPLAN RESUBMISSION	01/06/2017	MRW
9	SITEPLAN RESUBMISSION	01/06/2017	MRW

Site Plan Approval November 30, 2015

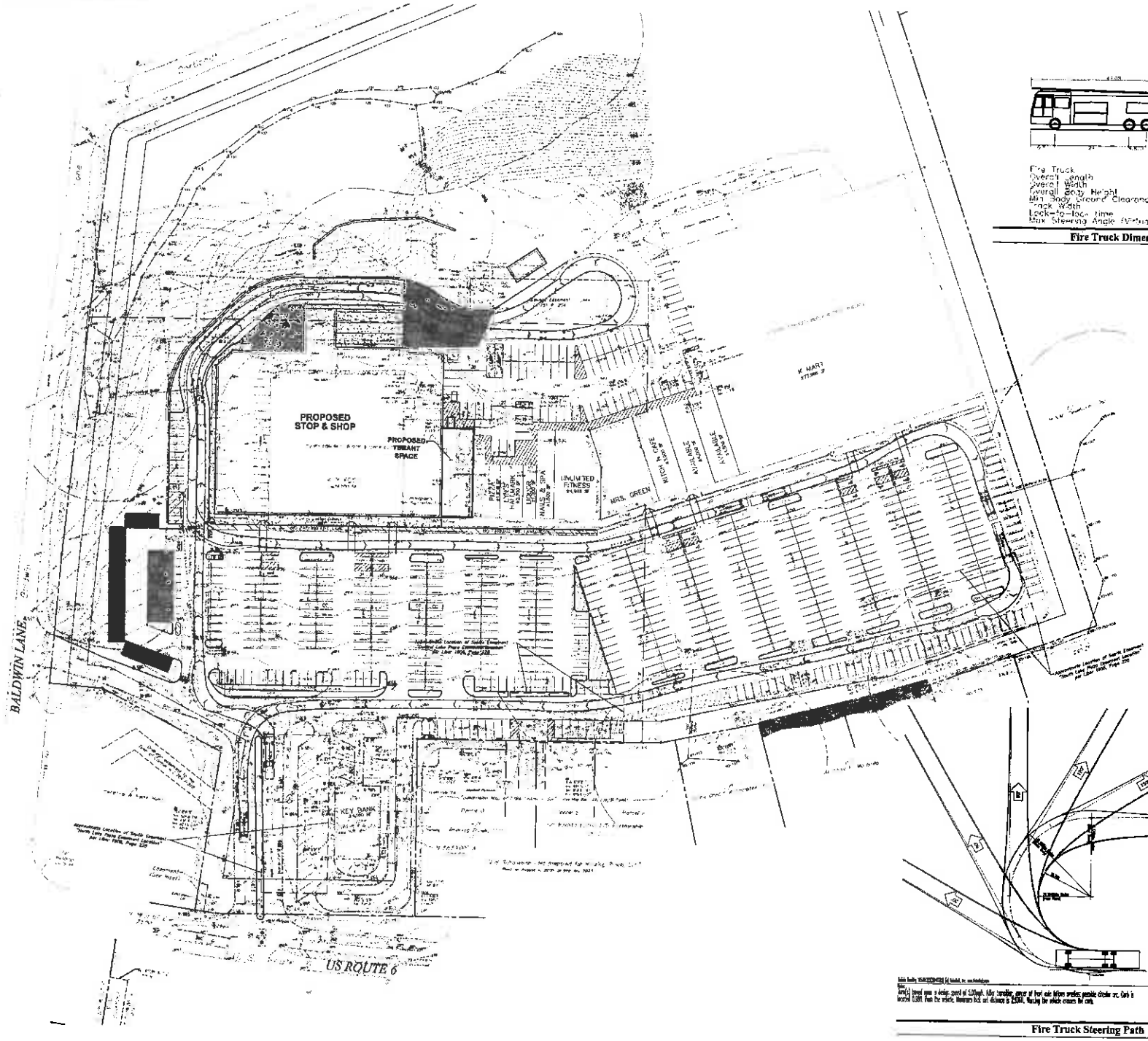
Not Approved for Construction

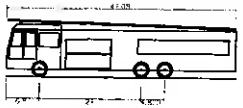
Delivery Truck and Pedestrian Movements Plan

C-08

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

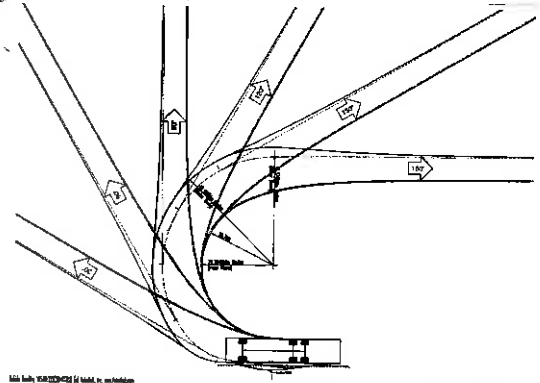
41929.00





Fire Truck	
Overall Length	47.08ft
Overall Width	10.00ft
Overall Body Height	11.72ft
Min Body Ground Clearance	1.50ft
Track Width	9.00ft
Lock-to-lock time	6.0s
Max Steering Angle (Virtual)	42.2°

Fire Truck Dimensions



Fire Truck Steering Path

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

True North at 74° 30' 00" West Longitude

40 0 40 80
SCALE IN FEET

Legend

PERVIOUS PAVER

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.	Name	Date	Subch
1	PLANNING BOARD RESUBMISSION	11/24/2014	WRJ
2	SWA APPLICATION	02/13/2015	WRJ
3	PLANNING BOARD RESUBMISSION	03/04/2015	WRJ
4	6TH & PLANNING BOARD RESUBMISSION	04/21/2015	WRJ
5	ADDED BUILDING ISLAND	05/26/2015	WRJ
6	NYSDOT	06/25/2015	WRJ
7	NYSDOT RESUBMISSION	08/28/2015	WRJ
8	NYSDOT RESUBMISSION	09/01/2015	WRJ
9	NYSDOT RESUBMISSION	01/05/2017	WRJ

Site Plan Approval November 30, 2015

Not Approved for Construction

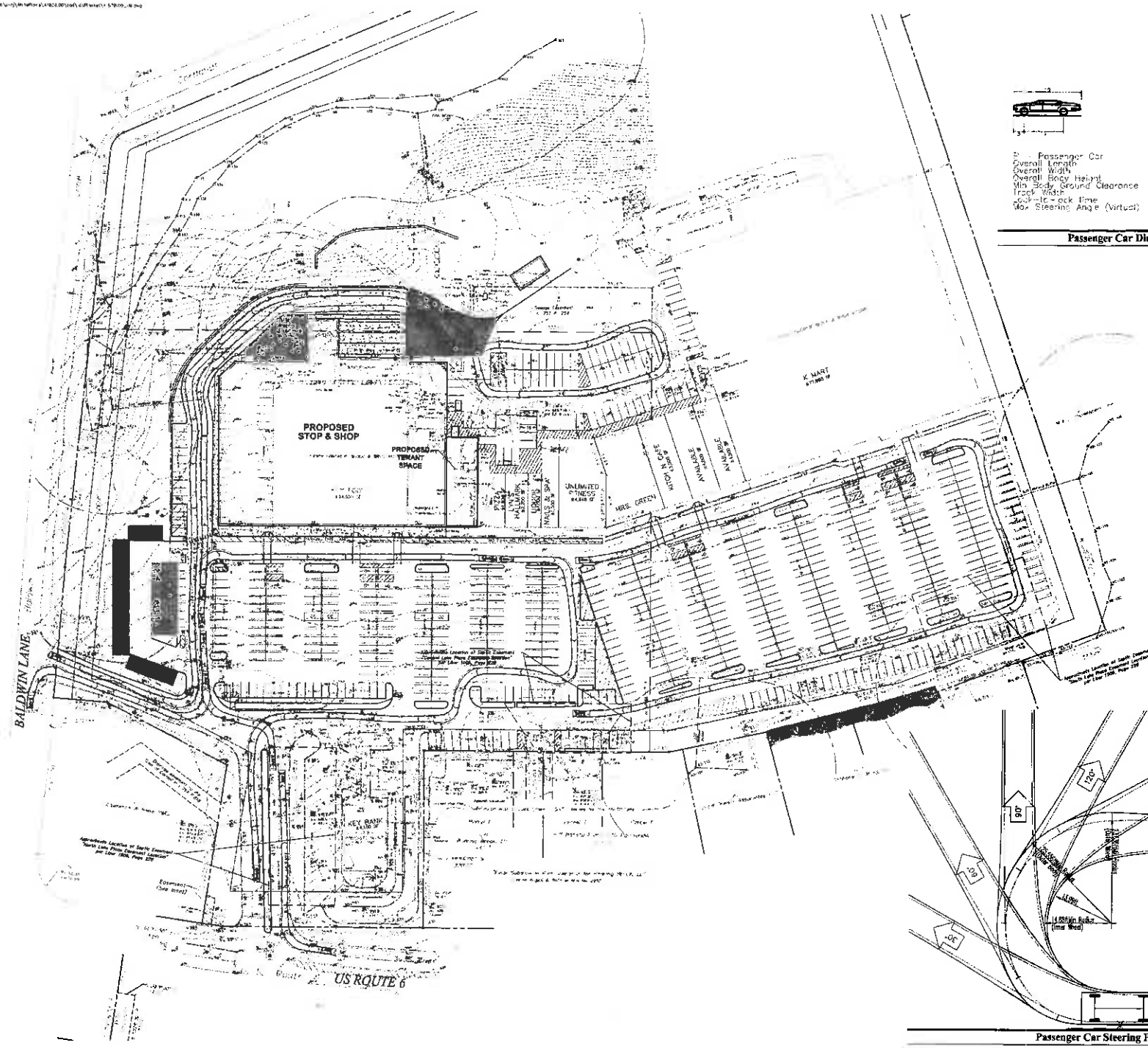
Fire Truck Maneuvering Plan

C-09

10

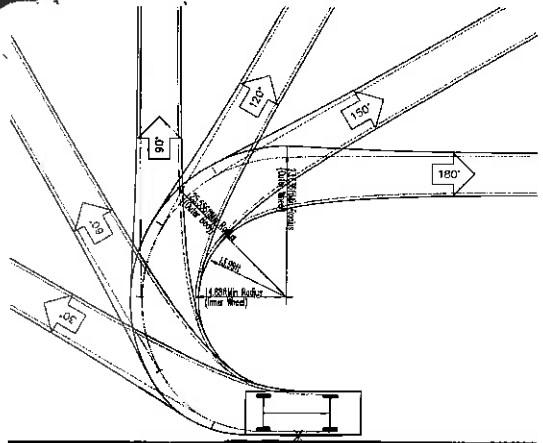
Michael W. Faughan
P.E. Principal Engineer
NY Lic. No. 072072

41529.00



Passenger Car	
Overall Length	19.000ft
Overall Width	7.500ft
Overall Body Height	5.500ft
Min Body Ground Clearance	1.115ft
Track Width	5.000ft
Lock-to-Lock Time	4.00s
Max Steering Angle (Virtual)	31.60°

Passenger Car Dimensions



Passenger Car Steering Path

vhb.com
vhb
Engineering, Surveying & Landscape Architecture, PC
50 Main Street
Suite 350
White Plains, NY 10606
p: 914.467.6600
f: 914.761.3759

True North at 74° 30' 00" West Longitude

40 0 40 80
SCALE IN FEET

Legend

PERVIOUS PAVER

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	Initials
1	PLANNING BOARD RESUBMISSION	12/17/2013	VHJ
2	ZBA APPLICATION	02/13/2014	VHJ
3	PLANNING BOARD RESUBMISSION	02/26/2014	VHJ
4	SITE & PLANNING BOARD SUBMISSION	10/22/2014	VHJ
5	ADDED COUNTY LA AND	06/27/2016	VHJ
6	ROUSED	08/01/2016	VHJ
7	UPDATED PER COMMENTS	09/28/2016	MMA
8	UPDATED PER COMMENTS	01/31/2017	VHJ
9	UPDATED PER COMMENTS	03/08/2017	VHJ

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

Not Approved for Construction

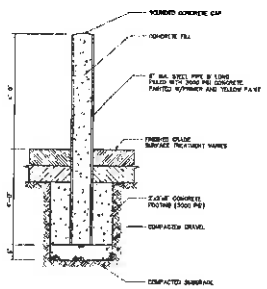
Building Co
Map Filing Plan

Michael W. Jaughane
NY Lic. No. 072032

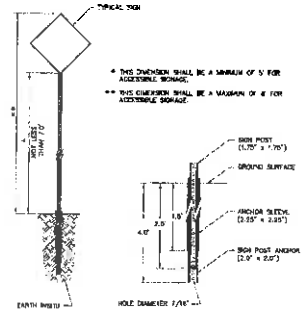
C-9.1

Sheet 11

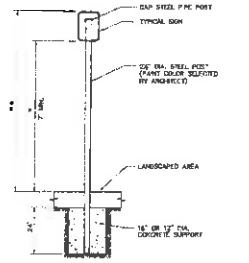
Project Number 41928.00



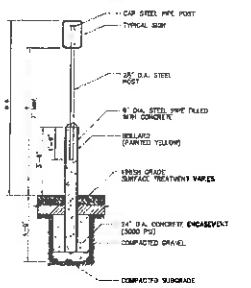
Bollard
N.T.S.



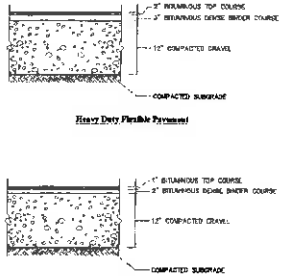
Sign Post - Type 'B'
N.T.S.



Sign Post - Type 'A'
N.T.S.

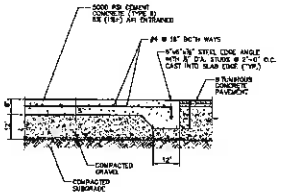


Bollard Mounted Sign
N.T.S.



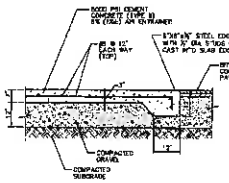
Note:
PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

Bituminous Concrete Pavement Sections
N.T.S.



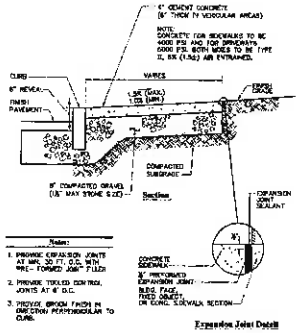
Notes:
1. SIZE OF PAD TO BE AS INDICATED ON PLANS.
2. CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 30 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD.

Loading Dock Pad
N.T.S.



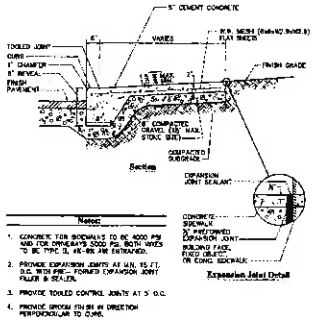
Notes:
1. SIZE OF COMPACTOR PAD TO BE AS INDICATED ON PLANS.
2. CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 30 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD.

Compactor Pad
N.T.S.



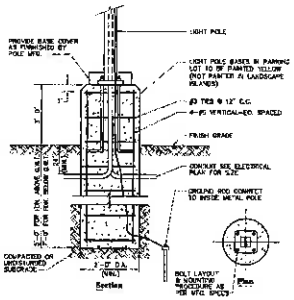
Notes:
1. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE-FORMED JOINT FILLER.
2. PROVIDE TOOLED CONTROL JOINTS AT 6' O.C.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.

Concrete Sidewalk
N.T.S.



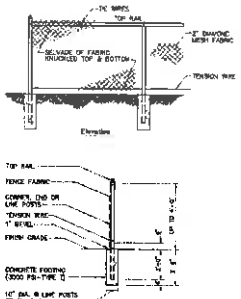
Notes:
1. CONCRETE FOR SIDEWALKS TO BE 4000 PSI AND FOR DRIVEWAYS 5000 PSI, BOTH MIXES TO BE TYPE II, 6% (+0%) AIR ENTRAINED.
2. PROVIDE EXPANSION JOINTS AT MIN. 15 FT. O.C. WITH PRE-FORMED EXPANSION JOINT FILLER & SEALER.
3. PROVIDE TOOLED CONTROL JOINTS AT 5' O.C.
4. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.

Monolithic Concrete Curb (MCC) & Sidewalk
N.T.S.



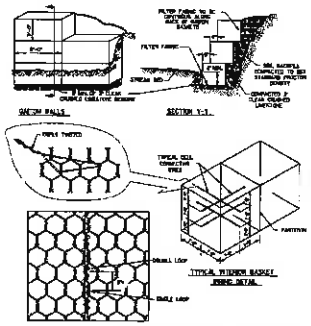
Notes:
1. LIGHT POLE FOUNDATION DESIGN IS SUBJECT TO CHANGE BASED ON FINAL POLE AND FIXTURE SELECTION AND GEOTECHNICAL SITE INVESTIGATION.
2. CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH 5000 PSI, AIR ENTRAINED TYPE I CEMENT

Light Pole
N.T.S.



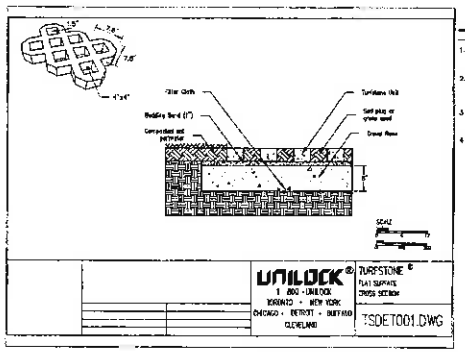
Note:
1. MATERIALS TO BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH "CHAIN LINK MANUFACTURER'S INSTITUTE" PRODUCT MANUAL.

Chain Link Fence up to 4'
N.T.S.



Note:
DETAIL PROVIDED FOR GENERAL INFORMATION ONLY STAMPED FINAL DESIGN OF MODULAR WALL SYSTEM TO BE PROVIDED BY WALL MANUFACTURER BASED ON GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

Gabion Retaining Wall
N.T.S.



Installation Plan or Specifications
1. THE PAVER PROFILE SHOULD BE CONSTRUCTED ON A FIRM, UNYIELDING SUBGRADE COMPACTED TO A MINIMUM OF 95% OF THE SOIL MAXIMUM DENSITY, AS DETERMINED BY ASTM D698.
2. A MINIMUM OF EIGHT INCHES (8") OF A DENSE GRADED AGGREGATE CONSISTING OF A NATURAL STONE BLEND OR CLEAN CRUSHED AGGREGATE BLEND SHOULD BE PLACED AND COMPACTED TO 95% OF ITS MAXIMUM DENSITY.
3. A NON-WOVEN FABRIC SHALL BE PLACED BETWEEN THE NATURAL SUBGRADE AND THE DENSE GRADED AGGREGATE BASE. THE BASE SHOULD BE CROWNED BY 1"-1½" UNITS OF A COURSE SAND CONFORMING TO ASTM C33. THE SAND AND AGGREGATE BASE SHOULD EXTEND HORIZONTALLY, A MINIMUM OF 12", BEYOND THE PAVERS.

Pervious Pavers
N.T.S.

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.	Notes	Date	Initial
1	PLANNING BOARD SUBMISSION	12/21/2015	MRJ
2	DRA APPROVAL	02/12/2016	MRJ
3	PLANNING BOARD RESUBMISSION	03/04/2016	MRJ
4	DOB & PLANNING BOARD SUBMISSION	04/27/2016	MRJ
5	ABRB BOARD ISSUE	10/17/2016	MRJ
6	NYSDOT	06/21/2016	MRJ
7	NYSDOT RESUBMISSION	06/06/2016	MRJ
8	NYSDOT RESUBMISSION	01/23/2017	MRJ
9	NYSDOT RESUBMISSION	02/08/2017	MRJ

Site Plan Approval November 30, 2015

Not Approved for Construction

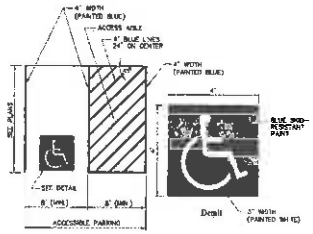
C-10

12

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

Project Number
41929.00

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

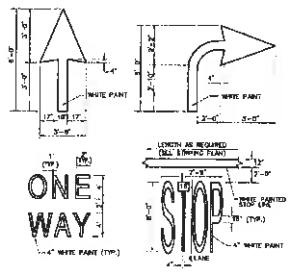


Notes:

1. ALL DIMENSIONS TO EDGES OF 4" PAVEMENT STRIPING.
2. 8' STALL WIDTH REFERS TO 8' CLEAR BETWEEN INSIDE LINES OF PAVEMENT MARKINGS.
3. ALL SLOPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE AREAS SHALL NOT EXCEED 1:50.

Accessible Parking Space

N.T.S.

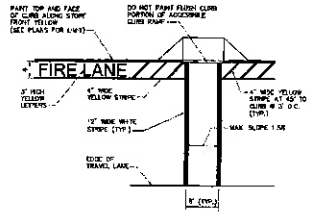


Notes:

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

Painted Pavement Markings - On Site

N.T.S.

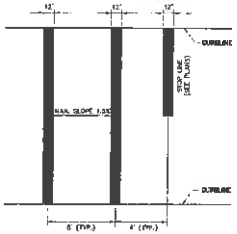


Notes:

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 1:50.
3. THE WORDS "NO PARKING FIRE LANE" SHALL BE PAINTED ON THE PAVEMENT IN 3' HIGH LETTERS IN 3 LOCATIONS ALONG THE FRONT DRIVE AISLE ADJACENT TO THE FRONT SIDEWALK SPACED 100' O.C.
4. STRIPED MEDIANS FROM CROSSWALKS SHALL BE LOCATED AT THE FRONT DRIVE AISLE FROM THE FRONT SIDEWALK TO THE ACCESSIBLE PARKING SPACES.

Crosswalk and Fire Lane Striping

N.T.S.

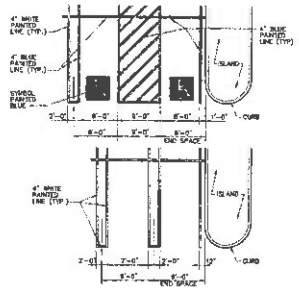


Notes:

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 1:50.

Crosswalk

N.T.S.

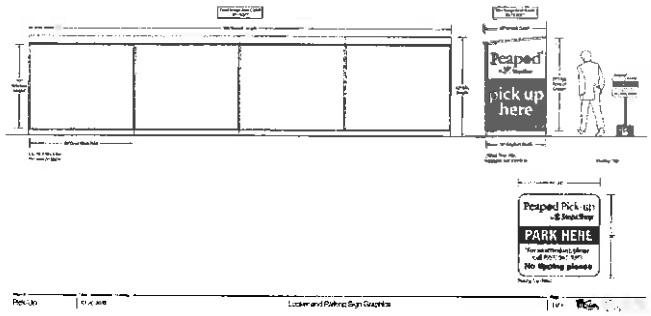


Notes:

1. ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED 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 1:50.

Pavement Markings - Stall Layout

N.T.S.



Stop and Shop Peapod Lockers

N.T.S.

StopsShop 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

N.T.S.

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	Approved
1	PLANNING BOARD RESUBMISSION	12/8/2015	MWJ
2	ZBA APPLICATION	02/02/2016	MWJ
3	PLANNING BOARD RESUBMISSION	02/04/2016	MWJ
4	TOB & PLANNING BOARD SUBMISSION	05/17/2016	MWJ
5	ARCHT. GUARD BOARD	06/01/2016	MWJ
6	NYSDOT	06/22/2016	MWJ
7	NYSDOT RESUBMISSION	08/08/2016	MWJ
8	NYSDOT RESUBMISSION	01/03/2017	MWJ
9	NYSDOT RESUBMISSION	03/09/2017	MWJ

Site Plan Approval November 30, 2015

Not Approved for Construction

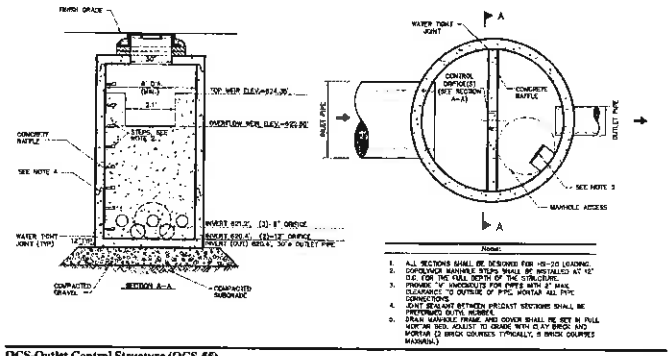
Site Details 2

C-11

13

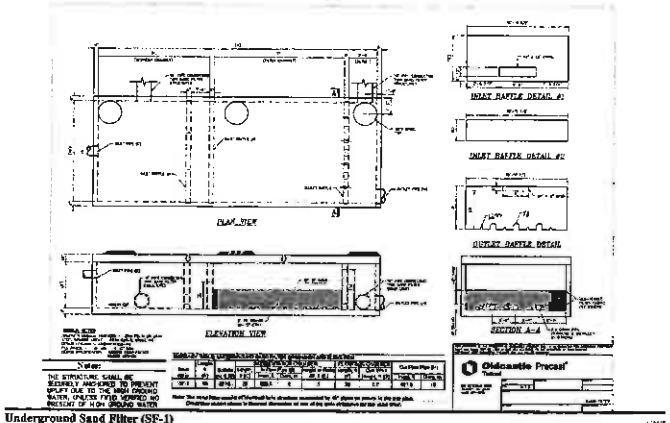
Michael W. Junghans
NY Professional Engineer
NY Lic. No. 072072

Project No. 41929.00



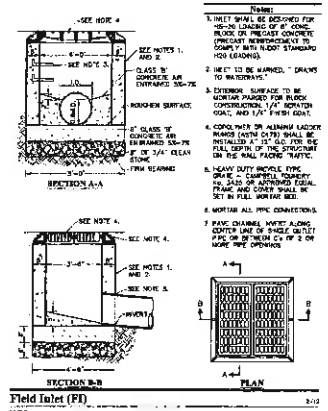
OCS-Outlet Control Structure (OCS-55)

N.T.S.



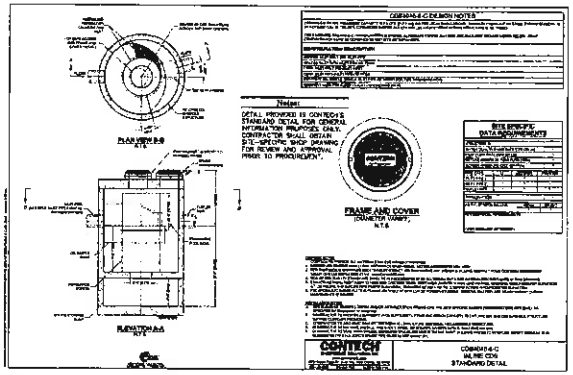
Underground Sand Filter (SF-1)

N.T.S.



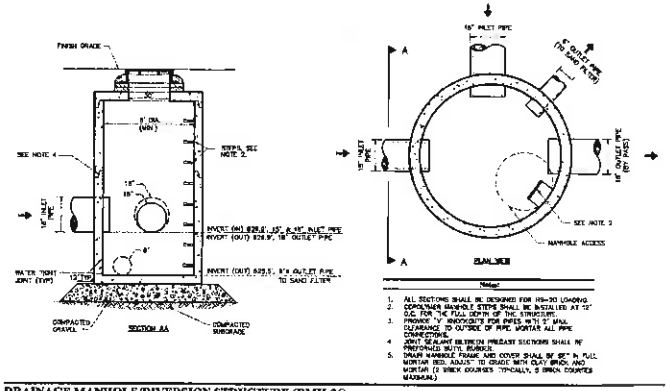
Field Inlet (FI)

N.T.S.



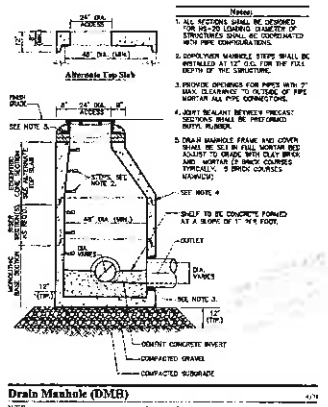
CDS-1

N.T.S.



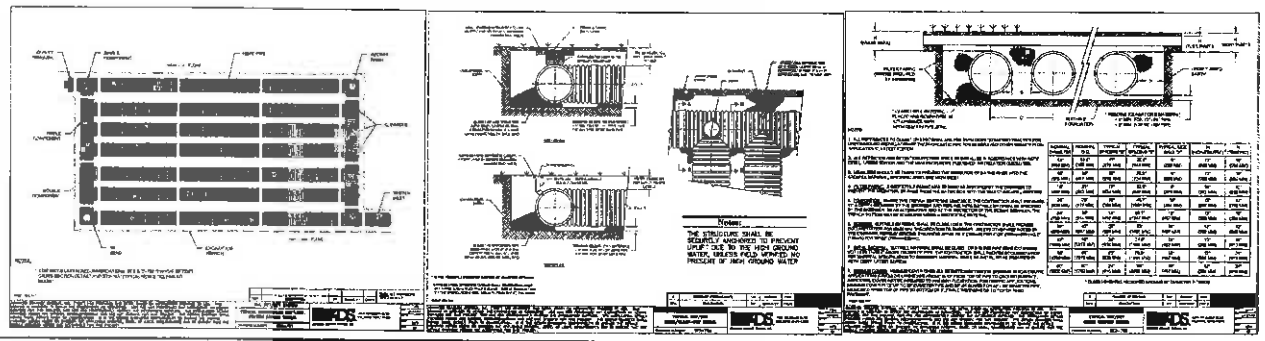
DRAINAGE MANHOLE/DIVERSION STRUCTURE (DMH-26)

N.T.S.



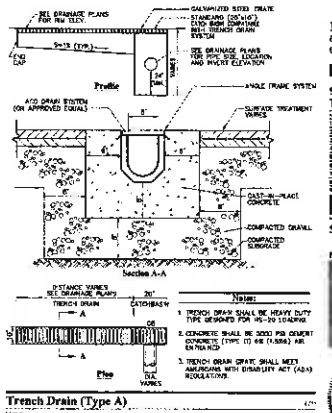
Drain Manhole (DMH)

N.T.S.



Underground ADS Detention Pipe System

N.T.S.



Trench Drain (Type A)

N.T.S.

vhb.com

vhb

Engineering, Surveying & Landscape Architecture, PC
50 Main Street
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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.	Description	Date	Initials
1	PLANNING BOARD RESUBMISSION	10/29/2015	WM
2	ZBA APPLICATION	09/10/2015	WM
3	PLANNING BOARD RESUBMISSION	10/04/2014	WM
4	ZBA & PLANNING BOARD SUBMISSION	01/27/2015	WM
5	ADDED TRAFFIC ISLAND	06/9/2014	WM
6	RESUBMISSION	06/26/2014	WM
7	REVISED RESUBMISSION	09/26/2014	WM
8	REVISED RESUBMISSION	01/12/2017	WM
9	REVISED RESUBMISSION	02/01/2017	WM

Site Plan Approval November 30, 2015

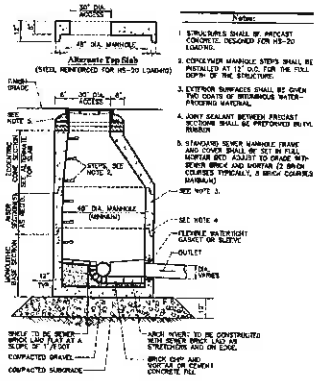
Not Approved for Construction

C-12

14

Michael W. Jeffries
NY Licensed Professional Engineer
NY Lic. No. 072072

Project Number
41929.00



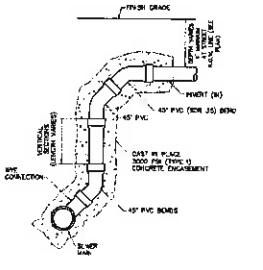
Notes:

1. STRUCTURES SHALL BE PRECAST CONCRETE, DESIGNED FOR HS-20 LOADING.
2. CONCENTER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATER-PROOFING MATERIAL.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. STANDARD SEWER MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH SEWER BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 3 BRICK COURSES MAXIMUM).

Alternate Top Slab
(STD3, REINFORCED FOR HS-20 LOADING)

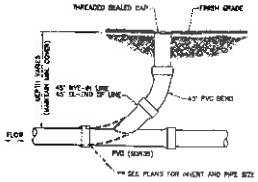
Sanitary Sewer Manhole (SMH)

N.T.S. Source: VHB



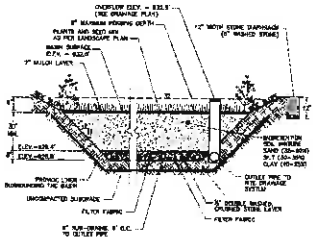
Sewer Service Chimney

N.T.S. Source: VHB



Cleanout - Landscape Area

N.T.S. Source: VHB

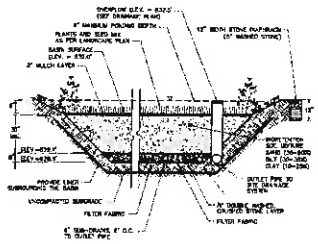


Notes:

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 1

N.T.S. Source: VHB

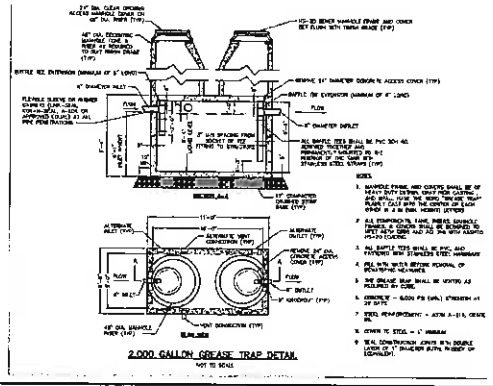


Notes:

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 2

N.T.S. Source: VHB



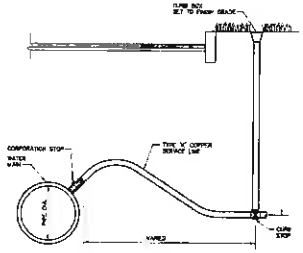
2,000 GALLON GREASE TRAP DETAIL

NOTES

1. MANHOLE FRAME AND COVERS SHALL BE OF HEAVY DUTY DUTIES, GRAY IRON CASTING, ASTM A48 CLASS 30. THE WORD "SEWER" MUST CLEARLY BE THE CENTER OF EACH COVER IN A 6 INCH HEIGHT LETTERS.
2. ALL CONNECTIONS, PIPE, FITTINGS, GASKETS, SEALS & COVER SHALL BE DESIGNED TO WITHSTAND HS-20 LOADING AND AS PER WITH ASSHTO HS-20 LOADING.
3. ALL BAFFLE TEES SHALL BE PVC AND FASTENED WITH STAINLESS STEEL HARDWARE.
4. FILL WITH WATER BEFORE REMOVAL OF DEWATERING MECHANICS.
5. THE GREASE TRAP SHALL BE MOUNTED AS PROVIDED ON CORE.
6. CONCRETE - 6,000 PSI (MIN.) STRENGTH AT 28 DAYS.
7. STEEL REINFORCEMENT - ASTM A-615, GRADE 60.
8. COVER TO STEEL - 1" MINIMUM.
9. SEAL CONNECTION JOINTS WITH DOUBLE LAYER OF 1" DIAMETER BUTYL RUBBER OR EQUIVALENT.

Precast Concrete Grease Trap (GT)

N.T.S.

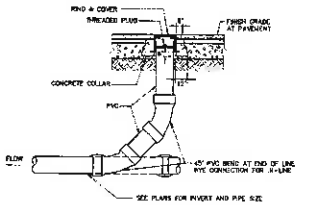


Notes:

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

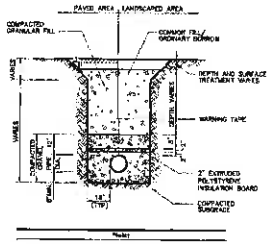
Corporation/Curb Stop with Box

N.T.S. Source: VHB



Cleanout - Paved Area

N.T.S. Source: VHB

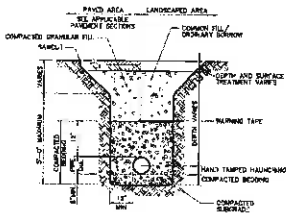


Notes:

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

N.T.S. Source: VHB

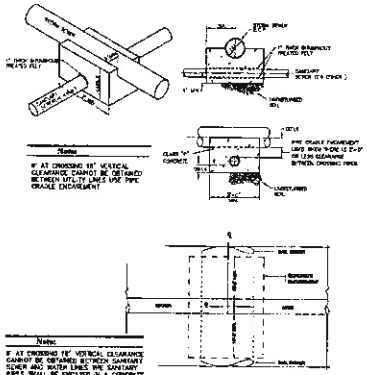


Notes:

1. WHERE UTILITY TRENCHES ARE CONTINUATED THROUGH DETERIOR BASIN BERMS OR OTHER SUCH SPECIAL SITUATIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL BERM REQUIREMENTS.
2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.

Utility Trench

N.T.S. Source: VHB



Notes:

1. IF AT CROSSING 18" VERTICAL CLEARANCE CANNOT BE OBTAINED BETWEEN UTILITY LINES USE PIPE GRADE ENCASEMENT.
2. IF AT CROSSING 18" VERTICAL CLEARANCE CANNOT BE OBTAINED BETWEEN SANITARY SEWER AND WATER LINES PIPE SANITARY PIPES SHALL BE ENCASED IN A CONCRETE ENVELOPE FOR A MIN. OF 10 FEET EACH WAY FROM THE CENTERLINE OF THE CROSSING.

Utility Crossings

N.T.S. Source: VHB

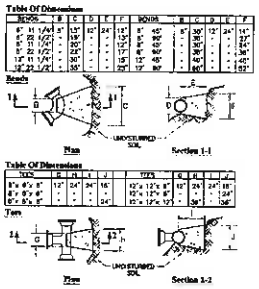


Table Of Dimensions

BEND	A	B	C	D	E	F	BONDS	A	B	C	D	E	F
6"	11 1/4"	8"	13"	10"	24"	13"	6"	45°	-	8"	30"	12"	24"
8"	22 1/2"	-	19"	-	-	13"	8"	45°	-	-	36"	-	27"
10"	11 3/4"	-	20"	-	-	13"	10"	45°	-	-	36"	-	27"
12"	22 1/2"	-	21"	-	-	17"	12"	45°	-	-	36"	-	36"
14"	11 1/4"	-	30"	-	-	15"	14"	45°	-	-	42"	-	42"
16"	22 1/2"	-	30"	-	-	20"	16"	45°	-	-	60"	-	60"

Bends

Plan — Section 1-1

Table Of Dimensions

TEES	A	B	C	D	E	FITTS	A	B	C	D
6"x 6"x 6"	13"	24"	24"	16"	-	12"x 12"x 6"	10"	24"	24"	16"
8"x 8"x 8"	-	-	-	-	-	12"x 12"x 8"	-	-	-	24"
10"x 10"x 10"	-	-	24"	-	-	12"x 12"x 12"	-	-	36"	36"

Tees

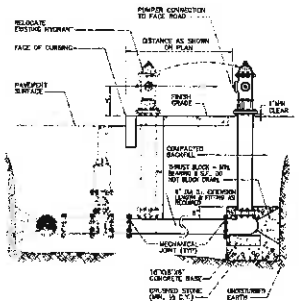
Plan — Section 2-2

Notes:

1. PROVIDE BLOCKS FOR TAPPING SLEEVES, DEAD ENDS, GATE VALVES, AND VERTICAL BENDS (SAME SIZE AS PROVIDED 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 I.

Concrete Thrust Block

N.T.S. 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

N.T.S. Source: VHB

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Engineering, Surveying & Landscape Architecture, PC
50 Main Street
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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	Initial
1	PLANNING BOARD RESUBMISSION	12/31/2013	MWJ
2	SDP APPLICATION	02/10/2014	MWJ
3	PLANNING BOARD RESUBMITTAL	03/04/2014	MWJ
4	SDP & PLANNING BOARD RESUBMISSION	04/21/2014	MWJ
5	ZONING BOARD RESUBMISSION	06/30/2014	MWJ
6	ZONING	09/17/2014	MWJ
7	ZONING RESUBMISSION	10/24/2014	MWJ
8	ZONING RESUBMISSION	04/24/2015	MWJ
9	ZONING RESUBMISSION	07/07/2015	MWJ

Site Plan Approval — November 30, 2015

Not Approved for Construction

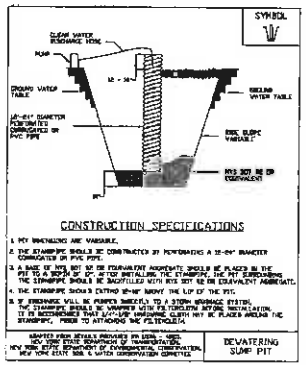
Site Details 4

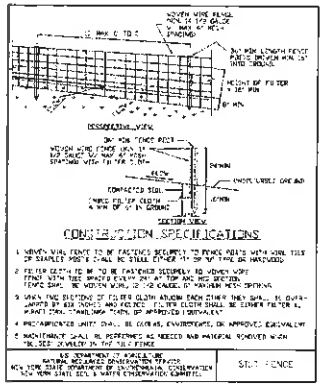
C-13

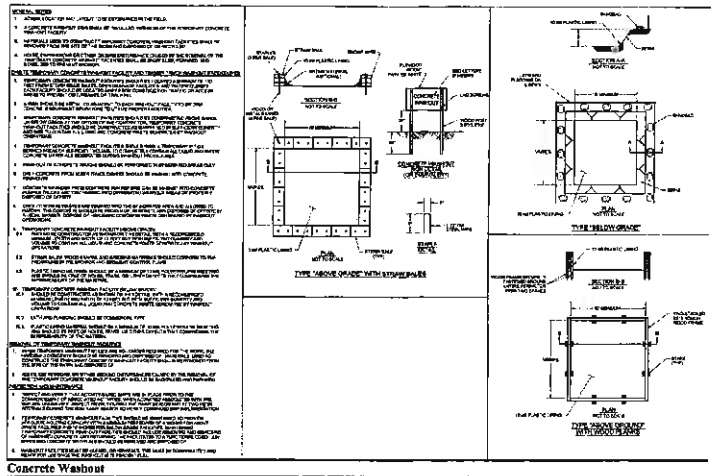
15

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

Project No.
41929.00

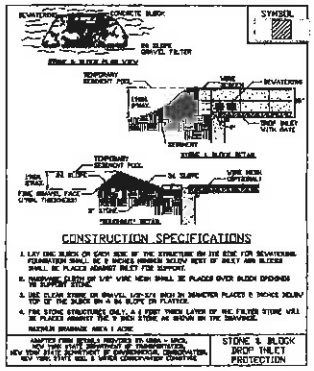


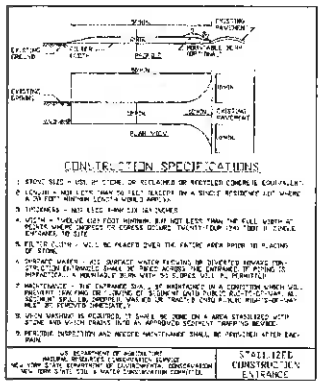


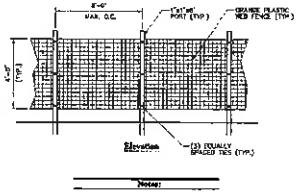


Concrete Washout

N.T.S.





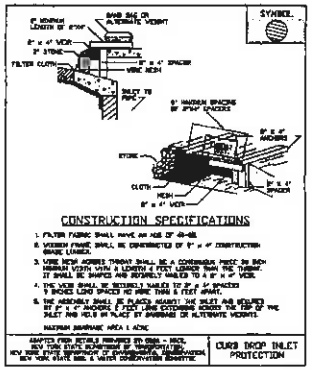


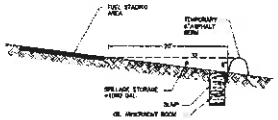
Notes:

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

Construction Fence

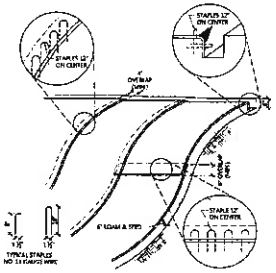
N.T.S.





Fuel Staging Area

N.T.S.

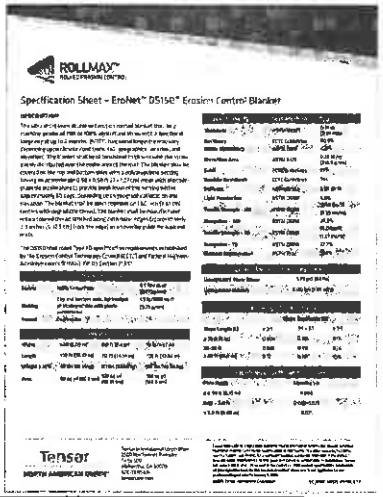


NOTES

1. BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH. BACKFILL AND COMPACT THOROUGHLY AFTER SEEDING.
2. ROLL THE BLANKET DOWN THE SWALE IN THE DIRECTION OF THE WATER FLOW.
3. THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROXIMATELY 4 INCH OVERLAP WHERE 2 ON ABOVE STRIP WIDTHS ARE ROLLED.
4. WHEN BLANKETS MUST BE SPLICED DOWN THE SWALE, PLACE UPPER BLANKET END OVER LOWER END WITH 6 INCH (APPROX.) OVERLAP AND STAPLE SO THEY TOGETHER.
5. METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURERS RECOMMENDATIONS.
6. EROSION CONTROL BLANKETS SHALL BE USED IN ALL AREAS WHERE SLOPES EXCEED 3:1.

Erosion Control Blanket Slope Installation

N.T.S.



Tensar Eronet DS150 Erosion Blanket

N.T.S.

vhb.com

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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.	Description	Date	Issued
1	PLANNING BOARD RESUBMISSION	12/27/2013	MWJ
2	SDP APPLICATION	02/05/2014	MWJ
3	PLANNING BOARD RESUBMISSION	11/04/2014	MWJ
4	ECB & PLANNING BOARD RESUBMISS.	04/23/2015	MWJ
5	ZONING BOARD SUBMIT	05/29/2015	MWJ
6	NYSDOT	08/25/2015	MWJ
7	NYSDOT RESUBMISSION	08/26/2015	MWJ
8	NYSDOT RESUBMISSION	09/01/2015	MWJ
9	NYSDOT RESUBMISSION	09/09/2015	MWJ

Site Plan Approval November 30, 2015

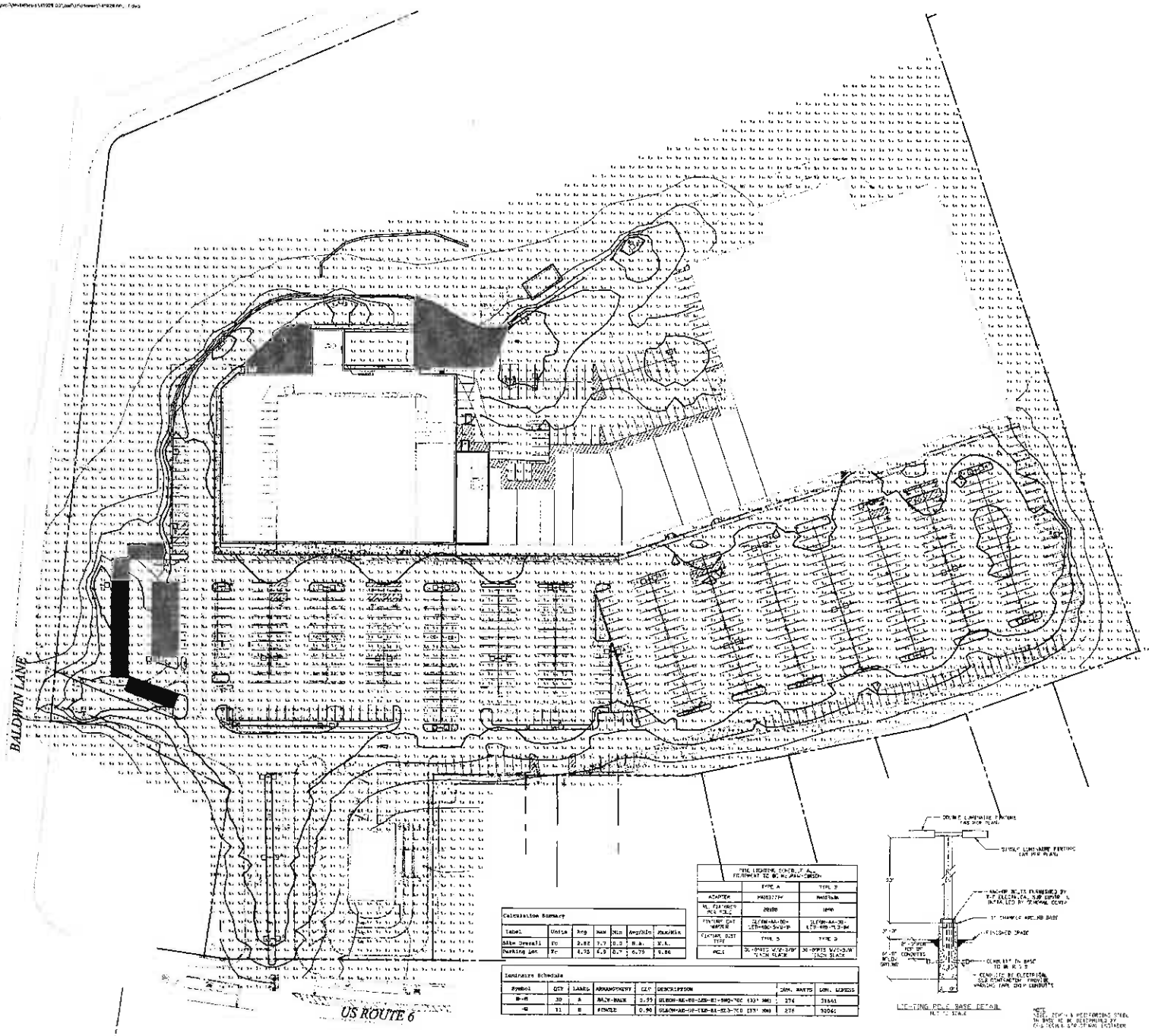
Not Approved for Construction

C-14

16

Michael W. Josephson
NY Professional Engineer
NY Lic. No. 072072

Project Number
41929.00



Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Overall	Fc	2.82	7.7	0.3	N.A.	N.A.
Parking Lot	Fc	4.75	6.9	0.7	6.79	9.86

Luminaire Schedule							
Symbol	QTY	Label	Arrangement	LLF	Description	Lamp Watts	Lum. Lumens
B-H	30	A	Back-Back	0.99	[illegible]	276	31641
-H	11	B	Single	0.90	[illegible]	276	30041

[illegible]	Type A	Type B
Adapter	[illegible]	[illegible]
Mounting Height	20'00	[illegible]
Fixture Cut Sheet	[illegible]	[illegible]
Fixture Dist Type	Type 5	Type 2
Pole	[illegible]	[illegible]

LIGHTING POLE BASE DETAIL
NOT TO SCALE

NOTE
[illegible]

vhb
Engineering, Surveying & Landscape Architecture, PC
50 Main Street
Suite 350
White Plains, NY 10606
p: 914.467.6600
f: 914.761.3759

True North at 74° 39' 00" West Longitude

SCALE IN FEET
40 0 40 80

Legend

PERMEABLE PAVER

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	10/24/2014	MRC
2	GML APPLICATION	02/02/2015	MRC
3	PLANNING BOARD RESUBMISSION	04/06/2015	MRC
4	TOWN & PLANNING BOARD SUBMISSION	04/27/2015	MRC
5	AGRICULTURAL BOARD	05/04/2015	JRM
6	NYSDOT	06/05/2015	MRC
7	NYSDOT RESUBMISSION	08/26/2015	MRC
8	NYSDOT RESUBMISSION	9/21/2015	JRM
9	NYSDOT RESUBMISSION	01/07/2017	MRC

Site Plan Approval November 30, 2015

Not Approved for Construction

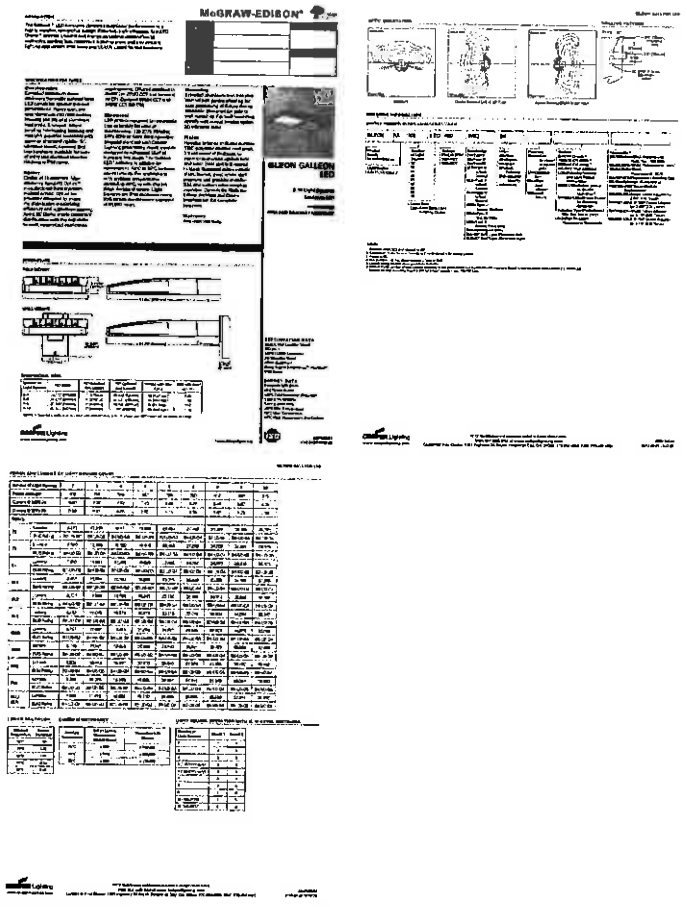
Lighting Plan

C-15

17

Michael W. Junghans
NY Licensed Engineer
NY Lic. No. 072072

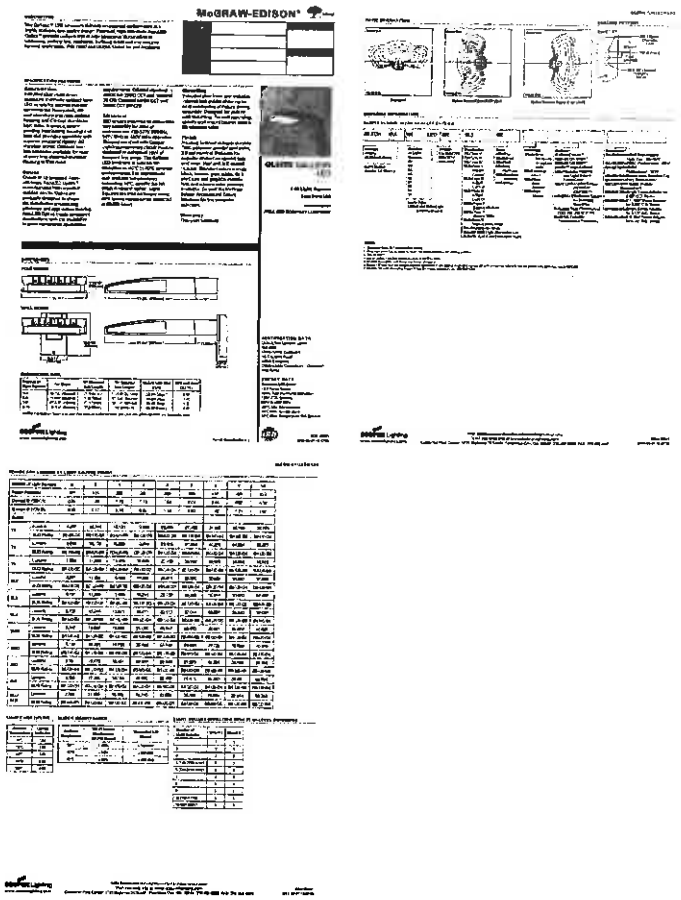
41929.00



Parking Lot LED Light Detail "Type A"

N.T.S.

Source: Engineering Advantage, Inc.



Parking Lot LED Light Detail "Type B"

N.T.S.

Source: Engineering Advantage, Inc.

vhb.com

vhb

Engineering, Surveying & Landscape Architecture, PC
50 Main Street
Suite 360
White Plains, NY 10606
p: 914.467.6600
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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	11/20/2014	MWJ
2	ZBA APPLICATION	02/16/2015	MWJ
3	PLANNING BOARD RESUBMISSION	03/04/2015	MWJ
4	ZBA & PLANNING BOARD SUBMISSION	04/07/2015	MWJ
5	ADDED SIGNAGE TO PLAN	08/04/2015	MWJ
6	PNCDP	09/29/2015	MWJ
7	PNCDP RESUBMISSION	06/28/2016	MWJ
8	PNCDP RESUBMISSION	05/15/2017	MWJ
9	PNCDP RESUBMISSION	02/07/2017	MWJ

Site Plan Approval November 30, 2015

Not Approved for Construction

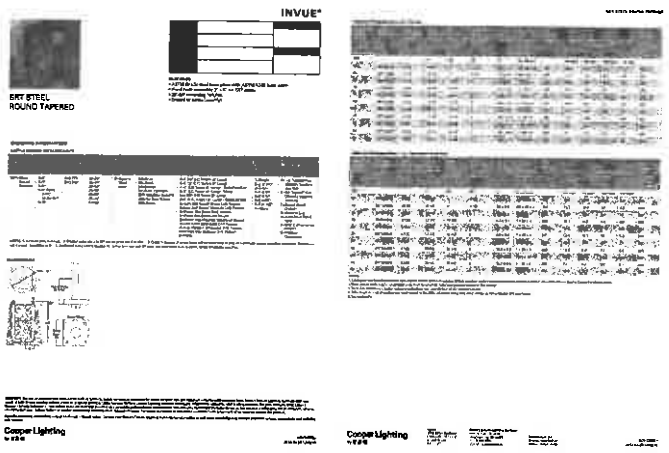
Site Improvement Plan Details

C-16

18

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

Project Number
41929.00



Straight Round Steel Pole Detail

N.T.S

Source: Engineering Advantage, Inc.

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Tax Parcels
65.10-1-45
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Proposed Stop & Shop

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

No.	Revision	Date	Initials
1	PLANNING BOARD RESUBMISSION	12/17/2013	MWJ
2	ZBA APPLICATION	02/03/2014	MWJ
3	PLANNING BOARD RESUBMISSION	03/04/2014	MWJ
4	CDB & PLANNING BOARD SUBMISSION	04/17/2014	MWJ
5	ADDED BUILDING ELEVATIONS	06/27/2014	MWJ
6	MINOR	08/27/2014	MWJ
7	MINOR REVISIONS	09/08/2014	MWJ
8	MINOR REVISIONS	01/13/2017	MWJ
9	MINOR REVISIONS	05/01/2017	MWJ

Site Plan Approval November 30, 2015

Not Approved for Construction

Site Lighting Plan
Details

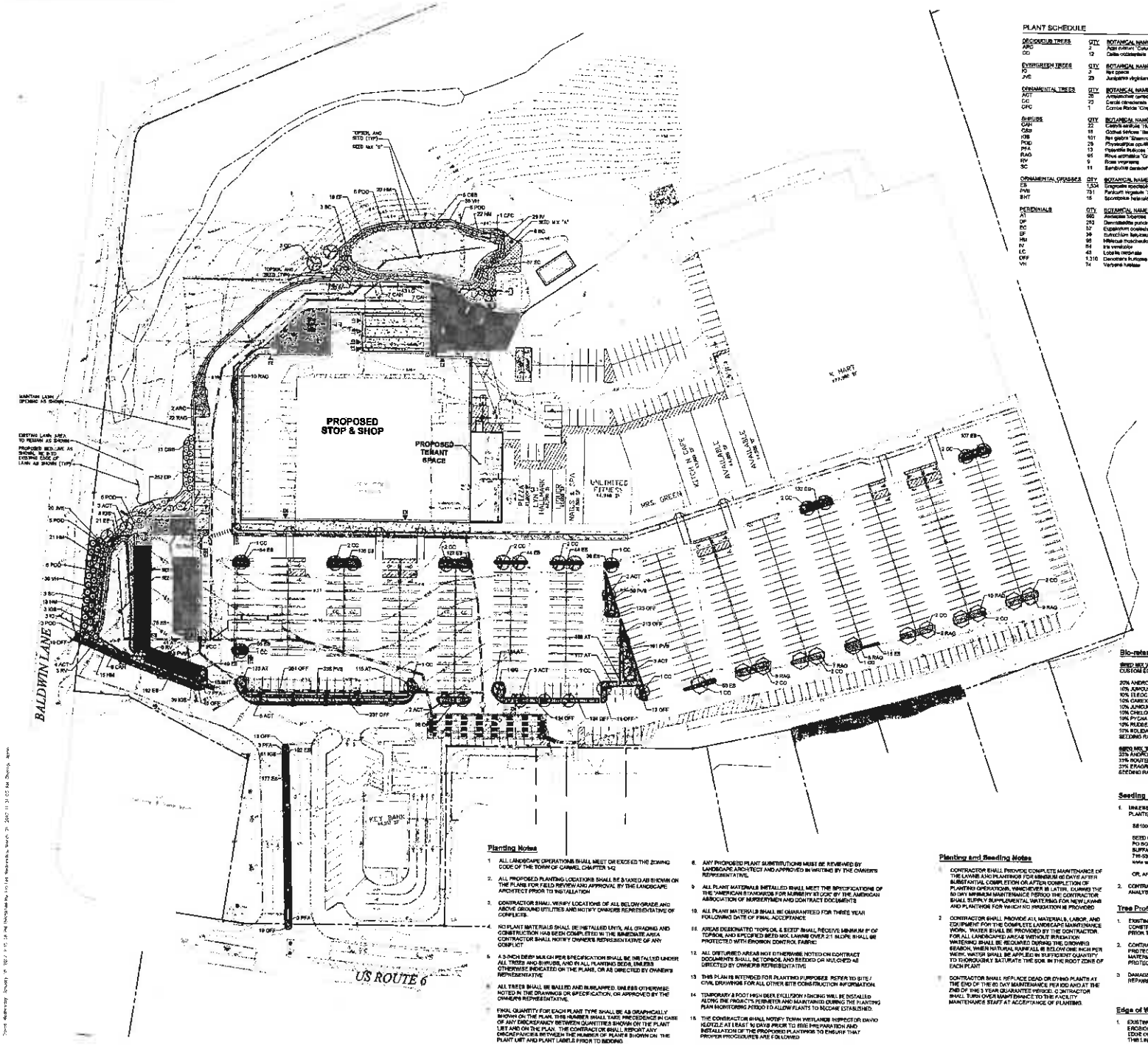
Drawing for

C-17

Sheet 19 of 19

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

File Number
41929.00



PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
ARC	2	Acer rubrum 'Columnare'	Columnar Red Maple	2 - 3 1/2" CAL
CO	12	Celtis occidentalis	Common Hackberry	3 - 3 1/2" CAL

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
IC	2	Ilex opaca	American Holly	7 - 8' HT
JVE	29	Juniperus virginiana 'Emerald Sentinel'	Red Cedar Juniper	7 - 8' HT

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
ACT	26	Amelanchier canadensis 'Tradition'	Tradition Serviceberry	2 1/2 - 3" CAL
CC	23	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	22	Caryopteris x clandonensis 'Hummingbird'	Hummingbird Summersweet	#3 CONT	42" o.c.
CSS	18	Cornus sericea 'Bailey'	Red Twig Dogwood	#3 CONT	72" o.c.
IGB	101	Ilex glabra 'Shamrock'	Inkberry	#3 CONT	42" o.c.
POD	29	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	#3 CONT	60" o.c.
PFA	13	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	#3 CONT	48" o.c.
RAG	95	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#3 CONT	48" o.c.
RV	9	Rosa virginiana	Virginia Rose	#3 CONT	60" o.c.
SC	11	Sambucus canadensis	Elderberry	#3 CONT	72" o.c.

ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
EB	1,304	Eragrostis spectabilis	Purple Love Grass	5" Plug	10" o.c.
PVS	751	Panicum virgatum 'Shenandoah'	Burgundy Switch Grass	5" Plug	18" o.c.
SHT	16	Sporobolus heterolepis 'Tara'	Prairie Dropseed	5" Plug	18" o.c.

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
AT	860	Asclepias tuberosa	Butterfly Milkweed	5" Plug	12" o.c.
DP	292	Dennstaedtia punctilobula	Hay-scented Fern	1 QT	24" o.c.
EC	57	Eupatorium coelestinum	Blue Mistflower	5" Plug	18" o.c.
EF	34	Eutrochium fistulosum	Joe Pye Weed	5" Plug	24" o.c.
HM	98	Hibiscus moscheutos	Rose Mallow	5" Plug	24" o.c.
IV	84	Iris versicolor	Blue Flag	5" Plug	18" o.c.
LC	43	Lobelia cardinalis	Cardinal Flower	5" Plug	14" o.c.
OFF	1,310	Oenothera fruticosa 'Fireworks'	Narrowleaf Evening Primrose	5" Plug	16" o.c.
VH	14	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 W/ THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE OF ANY CONFLICT
5. A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN 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. THE 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 2:1 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 4 FOOT HIGH DEER EXCLUSION FENCING WILL BE INSTALLED ALONG THE PROJECTS PERIMETER AND MAINTAINED DURING THE PLANTING PLAN MONITORING PERIOD TO ALLOW PLANTS TO BECOME ESTABLISHED.
15. 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

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 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

20% ANDROPOGON VIRGINICUS - BROOMSEDGE
10% JUNCUS TENUIS - POVERTY RUSH
10% ELEOCHARIS OBTUSA - BLUNT SPIKERUSH
10% CAREX VULPINOIDEA - FOX SEDGE
10% JUNCUS EFFUSUS - SOFT RUSH
10% CHELONE LYONII NOT LIFE - PINK TURTLEHEAD
10% PYCNANTHEMUM MUTICUM - SHORT-TOOTHED MOUNTAIN MINT
10% RUDBECKIA FULGIDA VAR. FULGIDA - BLACK-EYED SUSAN
10% SOLIDAGO ODORA - APPRESSINITED GOLDENROD
SEEDING RATE: 2 LBS PER 1000 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

SS1000, AS PRODUCED BY:

SEED BARN STORE	33.27% BULLEYE TURF TYPE TALL FESCUE
PO BOX 912	33.13% Cayenne IV TURF TYPE TALL FESCUE
BUFFALO, NY 14225	33.06% LS1200 TURF TYPE TALL FESCUE
716-931-6188	00.60% INERT MATTER
www.seedsaverstore.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 HAY BALE BARRIER. ERECT BARRIER AT EDGE OF THE EARTHWORK CUT LINE PRIOR TO TREE CLEARING. LAY OUT THIS LINE BY FIELD SURVEY

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White Plains, NY 10606
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True North at 74° 30' 00" West Longitude

40 0 40 80
SCALE IN FEET

Legend

PERVIOUS PAVER

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	10/29/2015	WRJ
2	PB & PLANNING BOARD SUBMISSION	11/30/2015	WRJ
3	ADDED GUARD RAILING	06/3/2016	WRJ
4	SPOTTED	08/31/2016	WRJ
5	SPOTTED RESUBMISSION	09/29/2016	WRJ
6	SPOTTED RESUBMISSION	01/12/2017	WRJ
7	SPOTTED RESUBMISSION	03/06/2017	WRJ

Site Plan Approval November 30, 2015

Not Approved for Construction

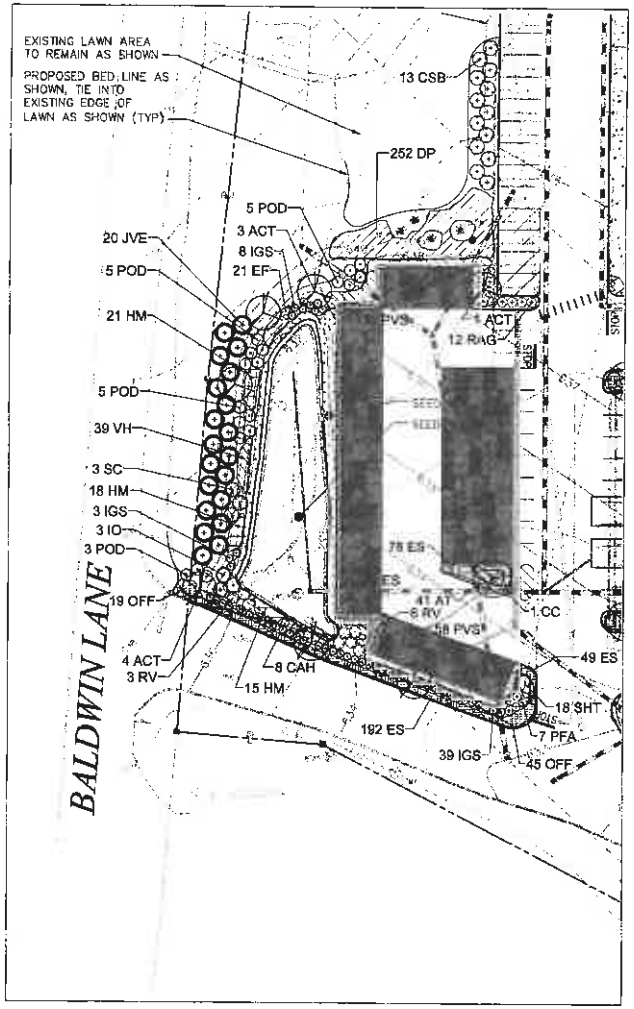
Planting Plan and Notes

C-18

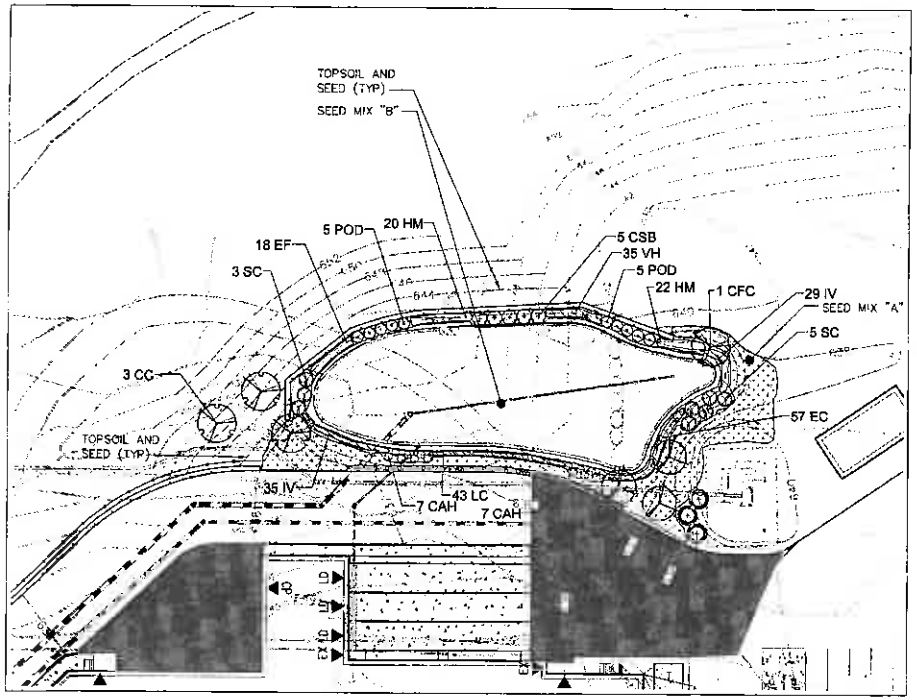
20

Jose Carlos Vargas, Jr.
NY Lic. No. 002183

Reg. Number
41929.00



Bioretention Basin 2



Bioretention Basin 1

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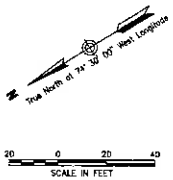


Legend

POROUS PAVER

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

Proposed Stop & Shop

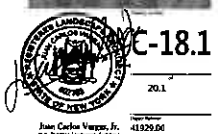
983-1005 Route 6
Town of Carmel, Mahopac, New York, 10541

No.	Revision	Date	Signature
1	PLANNING BOARD RESUBMISSION	11/19/2013	[illegible]
2	CON. & PLANNING BOARD RESUBMISSION	04/22/2014	[illegible]
3	ASBPO SUBMISSION	08/29/2014	[illegible]
4	NYSDOT	04/23/2014	[illegible]
5	NYSDOT RESUBMISSION	08/05/2015	[illegible]
6	NYSDOT RESUBMISSION	01/25/2017	[illegible]
7	NYSDOT RESUBMISSION	03/09/2017	[illegible]

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

Not Approved for Construction

Planting Plan
Bioretention Basins

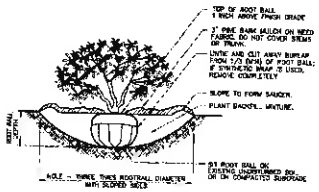


C-18.1

20.1

Juan Carlos Vargas, Jr.
N.Y. Registered Landscape Architect
NY Lic. No. 002181

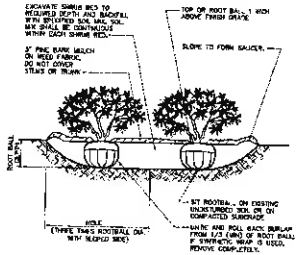
Project Number
41929.00



Notes:

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

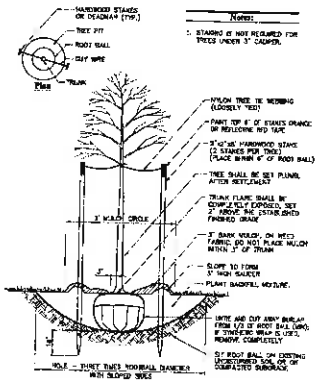
Shrub Planting
N.T.S.



Notes:

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

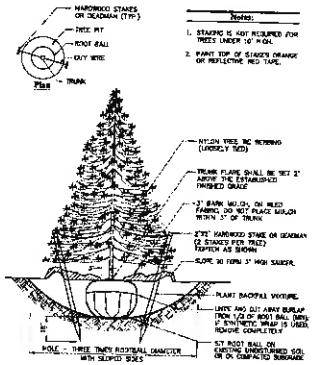
Shrub Bed Planting
N.T.S.



Notes:

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

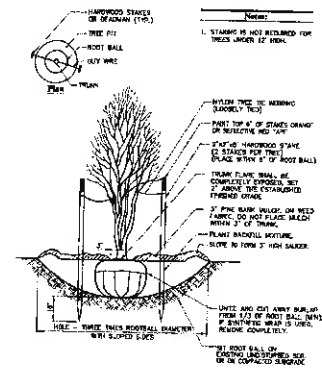
Tree Planting (For Trees Under 4" Caliper)
N.T.S.



Notes:

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

Evergreen Tree Planting
N.T.S.



Notes:

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

Multistem Tree Planting
N.T.S.

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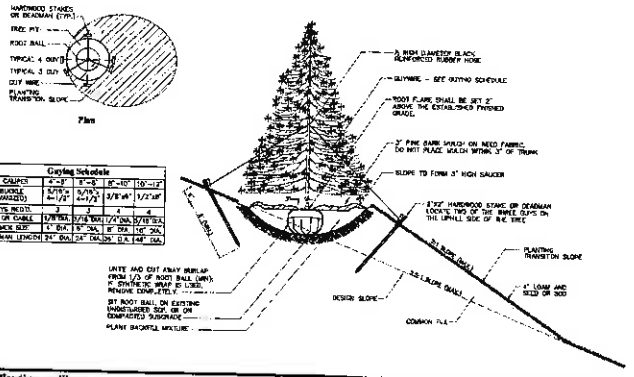
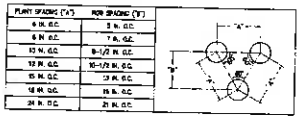
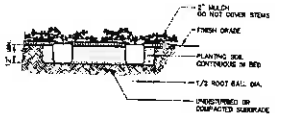


Guying Schedule					
TREE CALIPER	4"–5"	5"–6"	6"–10"	10"–12"	
TURNBUCKLE (GALVANIZED)	5/16"x 4–1/2"	5/16"x 4–1/2"	3/8"x6"	1/2"x8"	
# GUYS REQ'D.	3	3	4	4	
WIRE OR CABLE	3/8"DIA.	3/16 DIA.	1/4" DIA.	3/16"DIA.	
DEADMEN SIZE	1" DIA.	8" DIA.	8" DIA.	10" DIA.	
DEADMAN LENGTH	24" DIA.	24" DIA.	36" D.A.	48" DIA.	

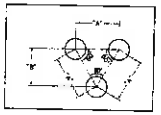
Tree Planting on Slope
N.T.S.

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.	15 IN. O.C.
24 IN. O.C.	21 IN. O.C.





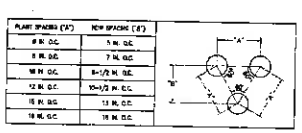
Ground Cover Planting
N.T.S.

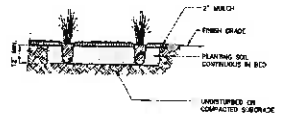


PLANT SPACING ("A")	ROW SPACING ("B")
6 IN. O.C.	5 IN. O.C.
8 IN. O.C.	7 IN. O.C.
10 IN. O.C.	8-1/2 IN. O.C.
12 IN. O.C.	10-1/2 IN. O.C.
15 IN. O.C.	13 IN. O.C.
18 IN. O.C.	15 IN. O.C.
24 IN. O.C.	21 IN. O.C.
30 IN. O.C.	26 IN. O.C.
36 IN. O.C.	30 IN. O.C.
48 IN. O.C.	42 IN. O.C.
54 IN. O.C.	48 IN. O.C.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

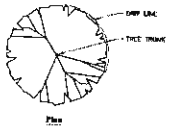
Ground Cover and Shrub Spacing Chart
N.T.S.

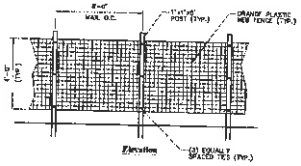
PLANT SPACING ("A")	ROW SPACING ("B")
6 IN. O.C.	5 IN. O.C.
8 IN. O.C.	7 IN. O.C.
10 IN. O.C.	8-1/2 IN. O.C.
12 IN. O.C.	10-1/2 IN. O.C.
15 IN. O.C.	13 IN. O.C.
18 IN. O.C.	15 IN. O.C.





Perennial Plug Planting
N.T.S.





Notes:

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

Tree Protection Fence
N.T.S.

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

Proposed Stop & Shop

983-2005 Route 6
Town of Carmel, Mahopac, New York, 10541

No.	Revision	Date	Drawn
1	PLANNING BOARD RESUBMISSION	12/31/2013	WRJ
2	ZBA & PLANNING BOARD SUBMISSION	04/07/2014	WRJ
3	ADDED GUARD ISLAND	06/27/2014	WRJ
4	WTCDEP	08/25/2014	WRJ
5	WTCDEP RES/SUBMISSION	09/04/2014	WRJ
6	NYSDOT RESUBMISSION	05/12/2017	WRJ
7	NYSDEP RESUBMISSION	06/01/2017	WRJ

Site Plan Approval November 30, 2015

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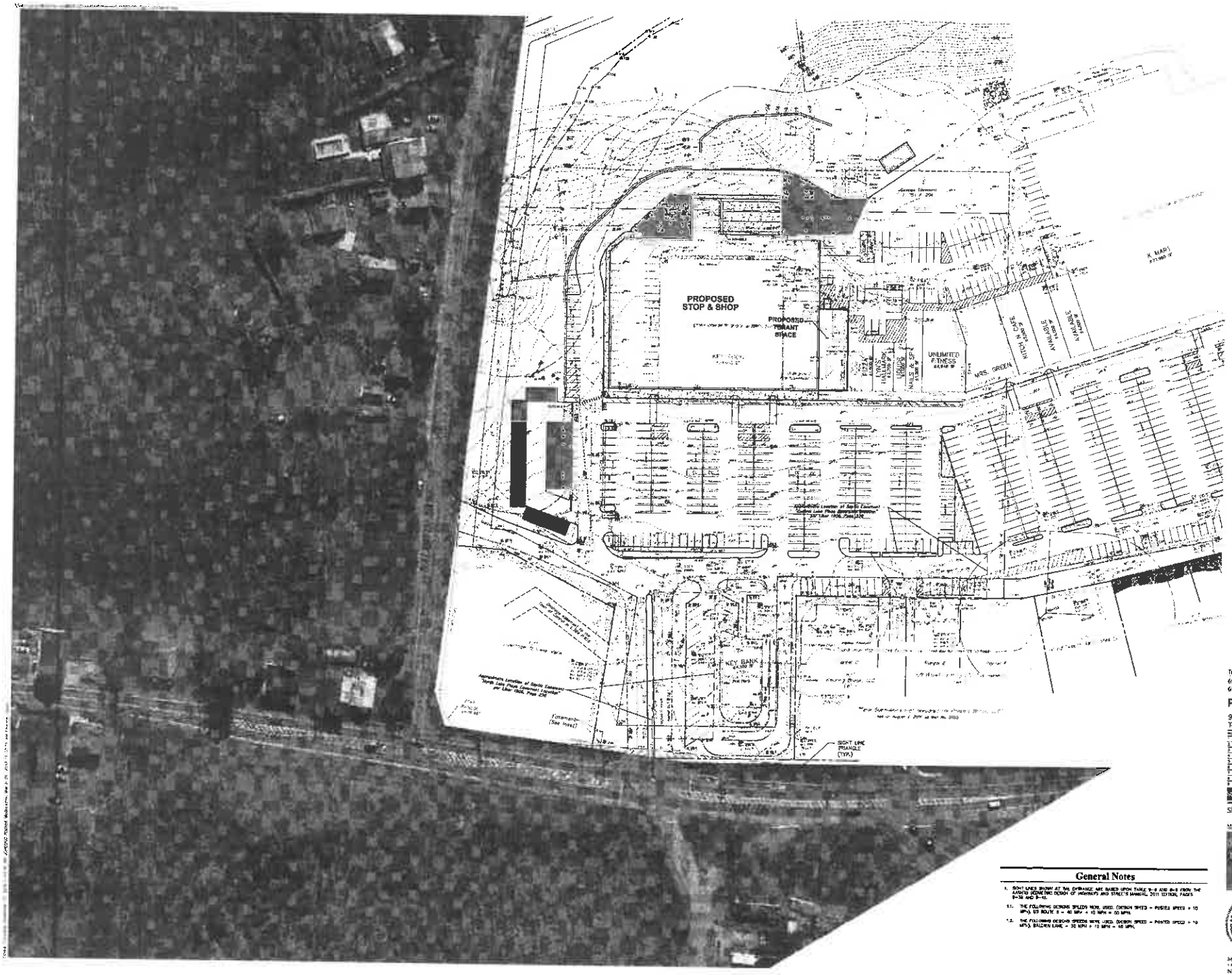
Planting Details

C-19

21

Jesus Carlos Vargas, Jr.
N.Y. Registered Landscape Architect
NY Lic. No. 002183

Project Number
41929.00



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Legend

PERVIOUS PAVER

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
	PLANNING BOARD RESUBMISSION	11/24/2015	MWJ
1	ZBA APPLICATION	07/15/2016	MWJ
2	PLANNING BOARD RESUBMISSION	03/06/2018	MWJ
3	ZBA & PLANNING BOARD RESUBMISSION	04/27/2018	MWJ
4	ADDED SHARE ISLAND	05/24/2018	MWJ
5	FINAL	06/12/2018	MWJ
6	FINAL RESUBMISSION	08/24/2018	MWJ
7	FINAL RESUBMISSION	04/13/2017	MWJ
8	FINAL RESUBMISSION	03/04/2017	MWJ

Site Plan Approval November 30, 2015

Sight Line Triangle Plan

C-20

22

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

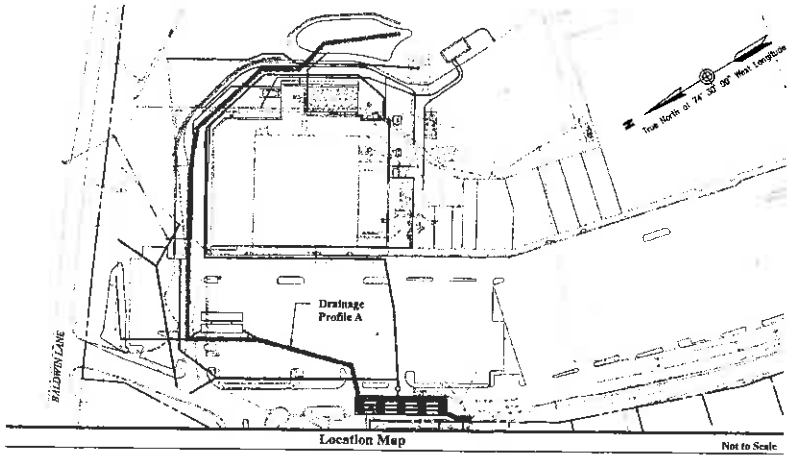
Project Number
41.929.00

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, 2011 EDITION, PAGES 9-38 AND 9-41.

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

1.2. THE FOLLOWING DESIGN SPEEDS WERE USED. (DESIGN SPEED = POSTED SPEED + 10 MPH). BALDWIN LANE = 35 MPH + 10 MPH = 45 MPH.



Location Map

Not to Scale

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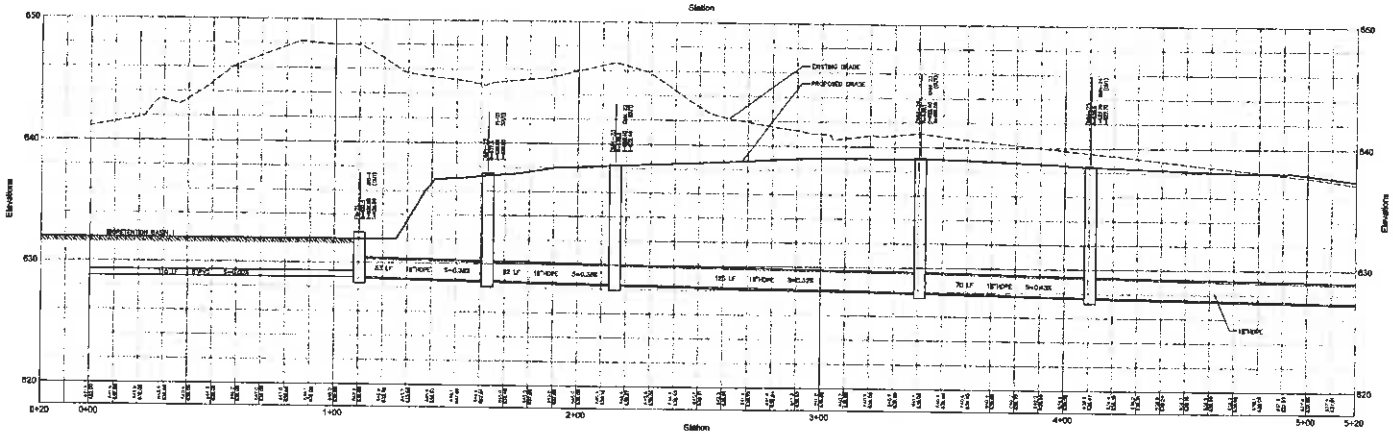
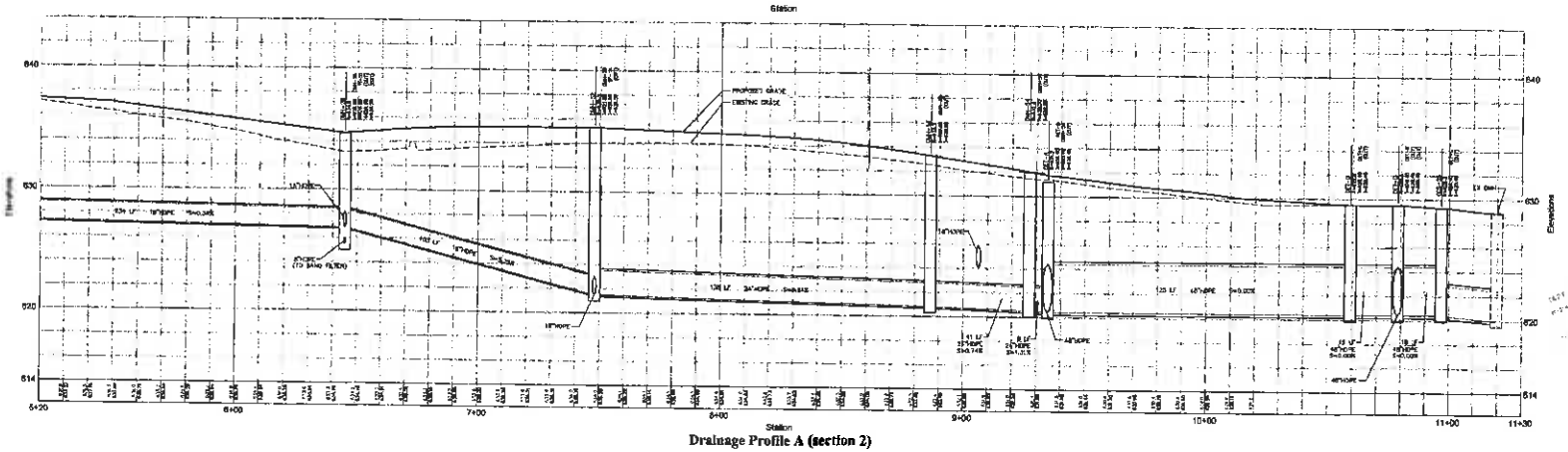
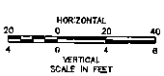


Drainage Profile A (section 1)



Drainage Profile A (section 2)



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

Proposed Stop & Shop

988-1005 Route 6
Town of Carmel, Mahopac, New York, 10541

No.	Revision	Date	Initials
1	PLANNING BOARD RESUBMISSION	12/31/2013	WRJ
2	ZBA APPLICATION	02/14/2014	WRJ
3	PLANNING BOARD RESUBMISSION	03/05/2014	WRJ
4	SDR & PLANNING BOARD SUBMISSION	07/07/2014	WRJ
5	NOTICE OF ISSUANCE	08/25/2014	WRJ
6	NOTICE	08/25/2014	WRJ
7	NOTICE RESUBMISSION	06/26/2015	WRJ
8	NOTICE RESUBMISSION	01/17/2017	WRJ
9	NOTICE RESUBMISSION	03/01/2017	WRJ

Site Plan Approval November 30, 2015

Not Approved for Construction

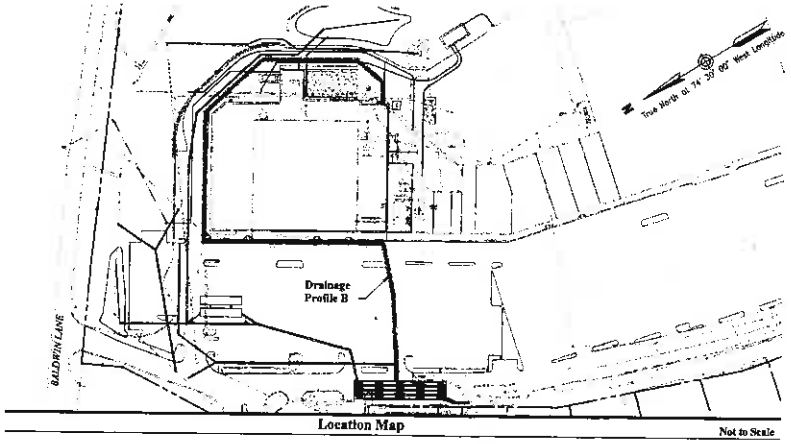
Drainage Profile Plan

C-21

23

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

Project Number
42928.00



Location Map

Not to Scale

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White Plains, NY 10606
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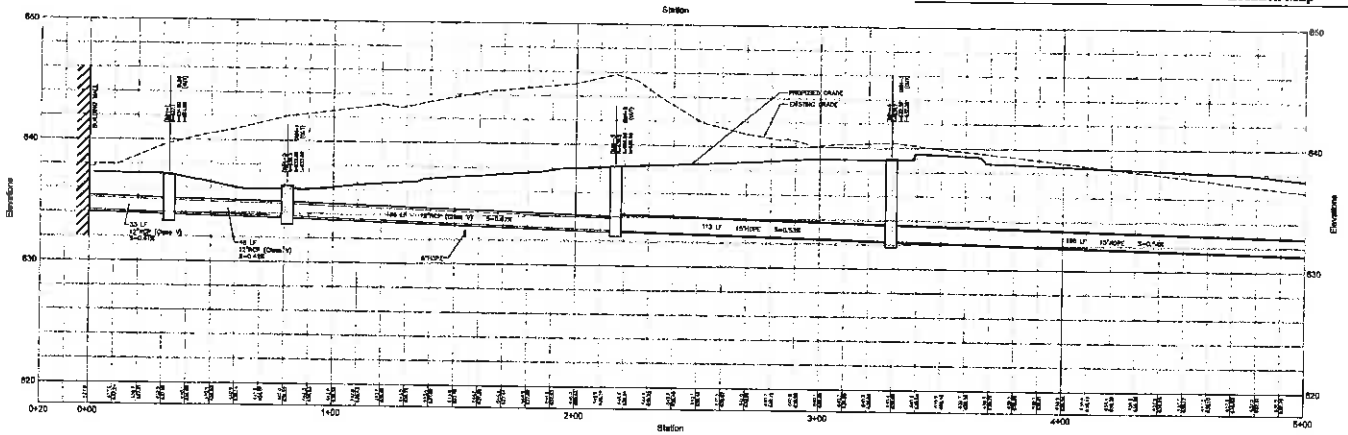
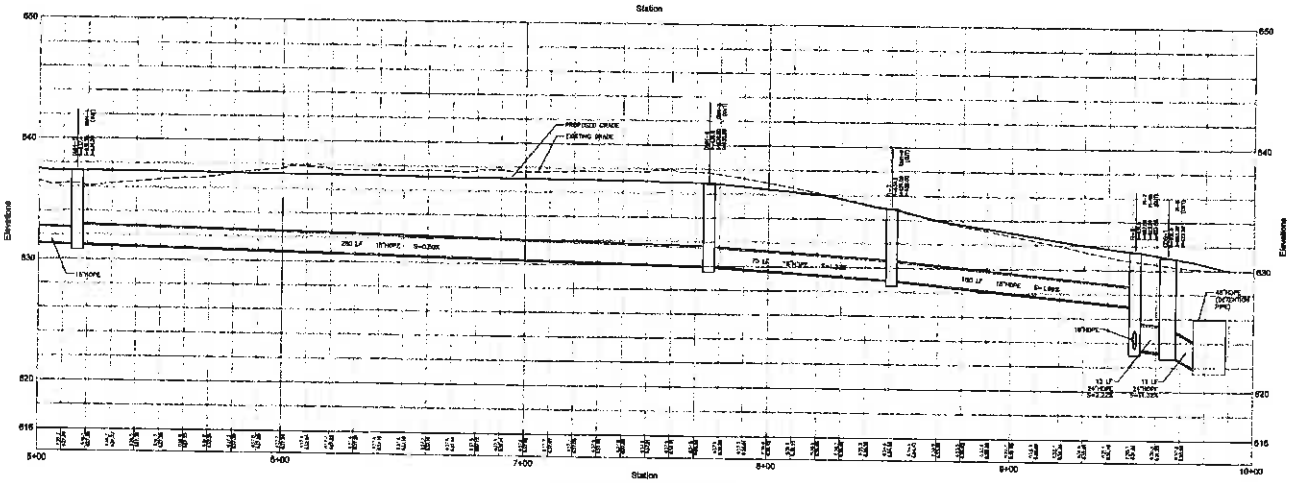


Drainage Profile B (Section 1)



Drainage Profile B (Section 2)

HORIZONTAL
20 0 20 40
4 0 4 8
VERTICAL
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	Author
1	PLANNING BOARD RESUBMISSION	12/18/2015	VHB
2	SDP APPLICATION	06/10/2016	VHB
3	PLANNING BOARD RESUBMISSION	10/04/2016	VHB
4	EDB & PLANNING BOARD SUBMISSION	01/27/2016	VHB
5	ARCHITECTURAL REVIEW BOARD	06/21/2016	VHB
6	REVISED	08/31/2016	VHB
7	REVISED RESUBMISSION	05/24/2016	VHB
8	REVISED RESUBMISSION	01/11/2017	VHB
9	REVISED RESUBMISSION	03/20/2017	VHB

Issued for
Site Plan Approval November 30, 2015

Plan Approved for Construction

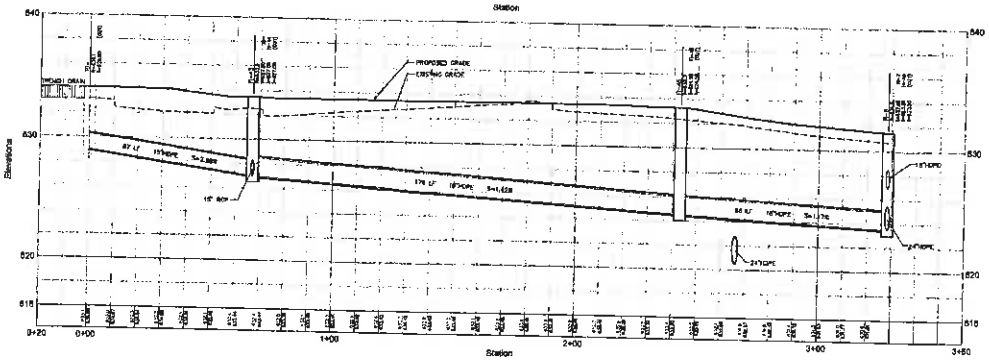
Drainage Profiles Plan 2

C-21.1

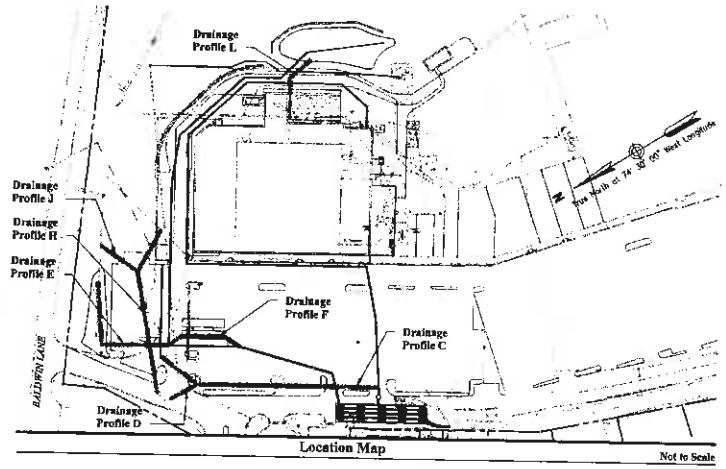
24

Michael W. Josephson
Professional Engineer
NY Lic. No. 072072

Project Number
41929.00



Drainage Profile C



Location Map

Not to Scale

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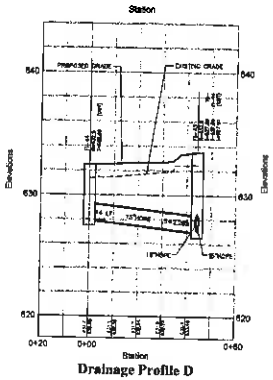
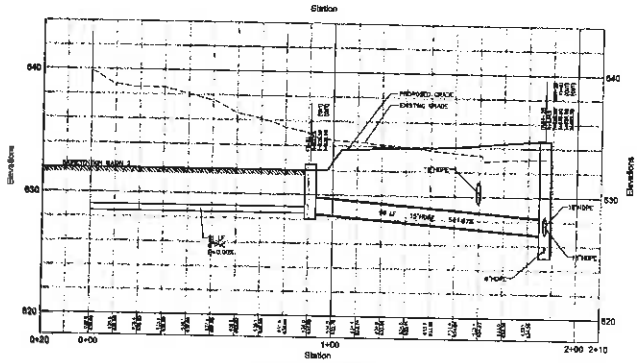
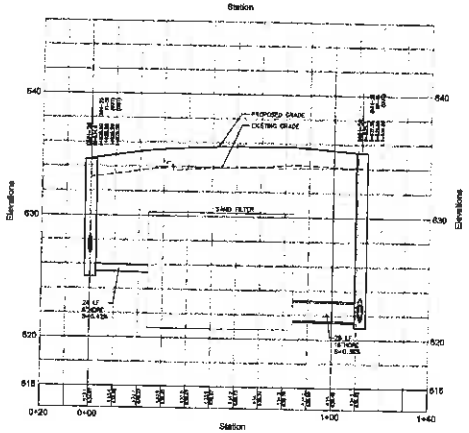


Drainage Profile D



Drainage Profile E



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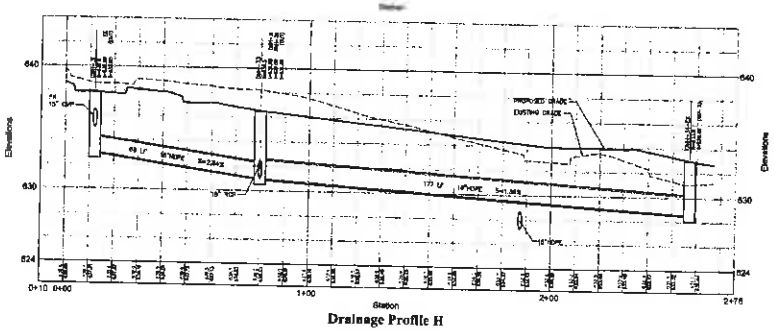

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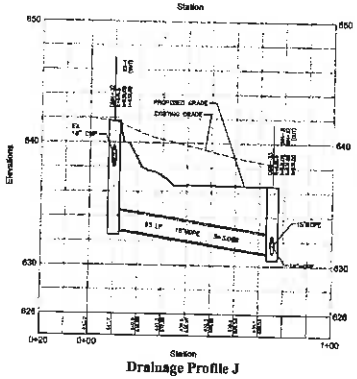

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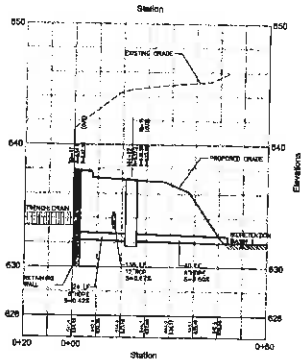

Drainage Profile L

HORIZONTAL
20 0 20 40
4 0 4 8
VERTICAL
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	Initials
1	PLANNING BOARD RESUBMISSION	10/31/2013	MRJ
2	Site APPROVAL	06/04/2014	MRJ
3	PLANNING BOARD RESUBMISSION	03/04/2015	MRJ
4	SITE & PLANNING BOARD SUBMISSION	04/07/2015	MRJ
5	ARCCO WARD BLANK	06/24/2015	MRJ
6	ARCOM	08/21/2015	MRJ
7	ARCOM RESUBMISSION	09/08/2015	MRJ
8	ARCOM RESUBMISSION	01/13/2017	MRJ
9	ARCOM RESUBMISSION	07/05/2017	MRJ

Site Plan Approval November 30, 2015

Not Approved for Construction

Drainage Profile Plan 3

C-21.2

25

Michael W. Jennings
Vice President / Agent
NY Lic. No. 075072

File Number
41929.00