HAROLD GARY
Chairman

CRAIG PAEPRER
Vice Chairman

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

TOWN OF CARMEL
PLANNING BOARD

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

MICHAEL CARNAZZA
Director of Code Enforcement

RICHARD FRANZETTI, P.E.
Town Engineer

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

VINCENT FRANZE
Architectural Consultant

PLANNING BOARD AGENDA
JANUARY 10, 2018 – 7:00 P.M.

MEETING ROOM #2

	TAX MAP #	PUB. HEARING	MAP DATE	COMMENTS
SITE PLAN				
1. ShopRite Carmel – 184 Route 52, Carmel	44.9-1-9		12/20/17	Amended Site Plan
2. Hudson Valley Federal Credit Union -150 Route 6	86.11-1-1		12/14/17	Amended Site Plan
SUBDIVISION				
3. Baldwin Subdivision – 150 Route 6	86.11-1-1 & 86.6-1-4		12/20/17	Amendment to Final Plat
MISC.				
4. Minutes – 11/29/17				

THE LAURO GROUP
DIVERSIFIED ALLIANCES IN LAND USE

ONE SUFFOLK SQUARE
1601 Veterans Memorial Highway
Suite 330
Islandia, New York 11749
T 631.656.3222 F 631.750.8050
www.thelaurogroup.com

Via US Mail ❖**Via Fed Ex** Via Hand Delivery

LETTER OF TRANSMITTAL

December 20, 2017

TO:
Town of Carmel Planning Board
Office of the Town Engineer
60 McAlpin Avenue
Mahopac, NY 10541
ATTN:
Rose Trombetta

RE:
Shoprite - Carmel
184 NYS Route 52
Carmel, NY 10512
LG Project No.: LG12-0514

WE ARE SENDING YOU: ❖**Attached** Under Separate Cover **...the following Items:**

❖**Multiple Items** Applications Architectural Drawings ❖**Civil Drawings**

MEP Dwgs Specifications Shop Drawings ❖**Other (per below)**

COPIES	DATE	DESCRIPTION
5	12/20/2017	Site Plan Package (Rev. 6; sheets C0.0 - TR1.0)
1	---	CD of plans

THESE ARE BEING TRANSMITTED:

For Signatures As Requested ❖**For Your Use** Approved as Noted For Approval
Returned For Corrections For Review & Comment Approved As Submitted

REMARKS:
Enclosed please find the above referenced plans for your use in placing the project on the next available Planning Board Agenda. If you have any questions or concerns please contact our office (631) 656-3222.

Signed:

Daniel Peveraro, P.E.
dpeveraro@thelaurogroup.com

cc: Wilson Rugel, ShopRite Supermarket Inc. (e-trans only)

Site Plan Package for Proposed Expansion of:
ShopRite Carmel
(Store #235)

PROJECT DATA

APPLICANT
WAKEFERN FOOD CORP.
176 NORTH MAIN STREET
FLORIDA, NY 10921
P (845) 651-2726

OWNER
URSTADT BIDDLE PROPERTIES, INC.
321 RAILROAD AVENUE
GREENWICH, CT 06830
P (203) 863-8200

REFERENCES

SURVEY
GALLAS SURVEYING GROUP
171 CHURCH LANE
NORTH BRUNSWICK, NJ 08902
P (732) 422-8700
DATED: 11-1-16

ARCHITECTURAL FLOOR PLAN & ELEVATIONS
ROSENBAUM DESIGN GROUP
2001 MARCUS AVENUE, LOBBY EAST WING
LAKE SUCCESS, NY 11042
P (516) 616-6111
DATED: 4-21-17

REPORT OF GEOTECHNICAL INVESTIGATION
SOIL MECHANICS DRILLING CORP.
3270 MERRICK ROAD
SEAFORD, NY 11783
P (516) 221-2333
DATED: 1-12-17

GOVERNING AGENCIES

MUNICIPALITY
TOWN OF CARMEL
ENGINEERING DEPARTMENT
60 McALPIN AVENUE
MAHOPAC, NY 10541
P (845) 628-1500

NEW YORK STATE
DEPARTMENT OF TRANSPORTATION
REGION 8
4 BURNETT BOULEVARD
POUGHKEEPSIE, NY 12603
P (845) 431-5857

UTILITIES

SEWERS:
CARMEL SEWER DISTRICT #2
(HAMLET OF CARMEL)
60 McALPIN AVENUE
MAHOPAC, NY 10541
P (845) 628-2097

WATER:
CARMEL WATER DISTRICT #2
(HAMLET OF CARMEL)
60 McALPIN AVENUE
MAHOPAC, NY 10541
P (845) 628-2097

GAS:
CENTRAL HUDSON GAS AND ELECTRIC (SOUTHEAST GAS)
25 CENTRAL HUDSON WAY
FISHKILL, NY 12524
P (845) 452-2700

ELECTRIC:
NYSEG BREWSTER ELECTRIC
TERRAVEST CORPORATE PARK
35 MILAN ROAD
BREWSTER, NY 11768
P (800) 282-8600 EXT. 2

TELEPHONE:
VERIZON VALHALLA HUDSON VALLEY
500 SUMMIT LAKE DRIVE
VALHALLA, NY 10595
P (855) 228-9564

VICINITY MAP
NTS

SHEET INDEX

C0.0	Cover Sheet
C0.1	Notes Sheet
C1.0	Overall Site Plan
C1.1	Partial Site Plan
C1.2	Parking Plan
C2.0	Removals Plan
C3.0	Grading Plan
C4.0	Stormwater Pollution Prevention Plan (Phase I)
C4.1	Stormwater Pollution Prevention Plan (Phase II)
C4.2	Stormwater Pollution Prevention Plan Details
C4.3	Contech Details
C5.0	Utility and Drainage Plan
C6.0	Lighting Plan
C7.0	Landscape Plan
C8.0	Detail Sheet I
C8.1	Detail Sheet II
TR1.0	Truck Run Plan
1 OF 1	Boundary & Topographic Survey (by Others)

184 NYS Route 52
Carmel, Putnam County
New York, 10512
Tax Map ID: Sheet 44.9, Block 1, Lot 9

Know what's below. Call before you dig. 1-800-272-4480

Site Plan Package for Proposed Expansion

SHOPRITE
184 NYS Rte 52
Carmel, NY 10512
Tax Map / Sheet 44.9, Block 1, Lot 9

THE LAURO GROUP
DIVERSIFIED ALLIANCES IN LAND USE
One Suffolk Square, 1901 Veterans Memorial Hwy, Suite 230 Islandia, NY 11749
631.234.2222 631.234.0898 Fax: 631.234.0414

Owner Preserve
DPF ENGINEERING, PLLC
Civil Engineers & Surveyors
New York Licensed No. 080625

No.	Date	By	Revision
1	6/30/17	LK	Revision Per NYS Comments
2	8/30/17	LK	Revision per Town Comments
3	9/11/17	LK	Revision
4	11/07/17	LK	Revision per Drainage Drawing
5	11/08/17	LK	Revision per Town Comments #2
6	11/09/17	LK	Revision per Town Comments #3
7	12/07/17	LK	Revision
8	12/08/17	LK	Revision per Town Comments
9	12/20/17	LK	Revision
10	1/30/18	LK	Revision per Town Comments
11	3/30/18	LK	Revision

PERMIT SET
Project 0151.0016 Drawing LSB&LLP Drawing F:\0151\0016\CPS Date 06/28/17

TOTAL PERMITS

COVER SHEET
SHEET C0.0
1 OF 17

Know what's below.
Call before you dig.
1-800-272-4480

GENERAL NOTES

1. Prior to all activities, the contractor shall inspect and tabulate all documents prepared for the project, the existing current conditions of the site and all applicable jurisdictional requirements. Any clarifications necessary shall be requested in writing to the Engineer of Record prior to construction.
2. All necessary precautions to protect the general public, R.O.W.s, adjacent property, site elements to remain, employees, etc., are the responsibility of the contractor including safety programs, procedures, fencing, traffic control, signing, etc. Should any of the above be damaged, the contractor shall repair/replace them at his own expense. All work shall be performed in accordance with OSHA and all other applicable codes.
3. Utility information shown hereon is a compilation of records, surveys, file documents, etc. available at the time of plan preparation. The contractor shall verify prior to all activities the accuracy and completeness of this information. Furthermore, the contractor shall contact all utilities as well as the local "One Call" system to ensure complete mark out in the field and that all service has been terminated. Should any discrepancies or unclear information appear, the contractor shall contact the Engineer of Record immediately.
4. All unsuitable and/or deleterious materials, excess soil, construction debris, etc. excavated or removed from the site shall be disposed of off-site as required and as specified by the applicable jurisdictional agencies and their laws, codes or ordinances.
5. It is the contractor's responsibility to contact and coordinate the removal, relocation or adjustment of utility poles/facilities with the owning company.
6. Maintenance and protection of traffic is the responsibility of the contractor. Any and all measures necessary to ensure safe vehicular and pedestrian traffic during and after construction shall be provided by the contractor, including but not limited to pavement markings, signage, barrels, lights, guiderails, etc. Such methods and means shall be in accordance with the NYSDOT MUTCD.
7. Methods and materials of construction shall conform to the standards and specifications of the associated jurisdictional agencies and OSHA unless otherwise specified herein.
8. Forty eight (48) hours prior to commencement of any work at the site, the contractor shall notify the Town Planning/Engineering Department.
9. All ADA accessible facilities (parking, ramps, sidewalks, travel paths, etc.) shall be in conformance with the NYSUBC, ICC/ANSI A117.1, and all local, state and federal agency requirements.
10. All Professional Certifications, Controlled Inspections and their coordination and scheduling are the responsibility of the owner/contractor.
11. The contractor shall not substitute materials, make revisions or alterations to the plans, or deviate from the contract documents without prior written consent of the Engineer of Record.
12. Due to dimensions entered by drawing reproduction methods, these documents shall not be scaled for determining unlisted dimensions.
13. The contractor shall have an appropriately Licensed Professional Geotechnical Engineer on-site to inspect, monitor and verify soil conditions and capacities and that they are adequate to support the proposed site elements depicted hereon. Should deviations or inconsistencies appear, he shall notify the Engineer of Record immediately.
14. The contractor is responsible to ensure that approvals and permits have been procured and are current prior to construction activities. Moreover, he shall ensure that approved/permit documents from the various agencies correlate with each other as necessary for safe and proper construction of the project.
15. HVAC and associated equipment shall be installed on the building roof.
16. Building dimensions are to outside face of wall. Refer to Architectural Design drawings.
17. The Plans do not purport to indicate the suitability of items noted to remain on the subject property or in the fronting Rights of Way, inclusive of structural stability, adherence to the latest Building Codes or design criteria, etc. The property owner/contractor shall independently verify that existing items to remain are in good repair and are suitable for use prior to construction.

SITE PLAN NOTES

1. Signs to be filed under separate applications.
2. Lighting fixtures shall be "full cutoff" type and shall be shielded so as not to produce glare or direct illumination across boundary property lines.
3. Location of existing and proposed services shown are approximate and must be confirmed independently by the contractor with the utility companies prior to commencement of construction. If discrepancies exist, notify the engineer immediately in writing.
4. Stormwater runoff within property to be collected on-site with no overland runoff onto right-of-way or adjacent properties.
5. Unsuitable material, construction debris, excess soils, etc. shall be properly removed and disposed of off-site in accordance with all applicable codes, ordinances and laws.
6. The contractor is responsible to take erosion control measures necessary in accordance with NY Standards and Specification for Erosion and Sediment Control to prevent sediment and/or loose debris from reaching onto adjacent properties.
7. Directional signage to comply with the latest NYS MUTCD standards.
8. All sidewalks, curbs, and pavement damaged by construction activities shall be repaired or replaced, whether specified on this plan or not.
9. All on site curbing to be concrete curb unless noted otherwise.
10. Relocation and/or removal of existing utility poles, traffic signs, etc., shall be coordinated by the contractor. The contractor is responsible for field-verifying their presence.
11. Excavation shall be properly back-filled with clean materials. The contractor shall refer to geotechnical reports. The contractor shall be responsible for compaction testing and shall submit such reports and results to the engineer of record and owner.
12. Work within the right-of-way of NYS Route 52 shall be performed in accordance with all applicable requirements of New York State Department of Transportation standards.
13. Refer to traffic plans by others for all work in the New York State right-of-way.
14. Contractor shall repair existing shoulder and curbing as ordered by NYSDOT engineer.
15. A permit is required from the Building Department for any blasting operations.

REMOVALS NOTES

1. Several trees shall be along the depicted line with a straight edge. Proposed pavement shall meet existing pavement along the several line flush with no trip hazard unless otherwise noted.
2. All existing ACMs (Asbestos Containing Materials) within the proposed work area shall be removed from the work area prior to removal activities and disposed of according to local, state, and federal guidelines. The contractor shall be responsible for any required postings and/or certifications as may be required.
3. The Contractor shall refer to the Geotechnical Report (if available) and/or retain a Geotechnical engineer for proper, site specific backfilling requirements and/or any required certifications and inspections.
4. Buildings denoted on these plans to be removed shall include the building foundations, associated underground piping/conduits, footings, etc. unless otherwise noted.
5. The Contractor shall exercise extreme caution when performing removal activities and/or proposed work adjacent to existing structures, specifically structures to remain. The contractor shall be responsible for ensuring the structural stability of adjacent structures prior to performing work in the vicinity.
6. The Contractor shall be responsible to repair/replace any items that are damaged/removed that are not within the subject removals work scope. Contractor shall contact the Engineer of Record of any questionable items prior to their removal.
7. The Contractor shall be responsible for maintaining a safe work environment for his workers, sub-contractors, inspectors, utility workers, the general public, etc.
8. The Contractor shall maintain a safe work site for pedestrians and vehicular traffic utilizing rights of way adjacent to the subject parcel(s). Maintenance and protection of vehicular and pedestrian traffic during all phases of construction shall be the contractor's responsibility.
9. The means and methods of construction, inclusive of proposed removals, are the responsibility of the Contractor and shall conform to pertinent sections of latest edition of the State Building Code and local codes as may be required.
10. The contractor shall install a temporary work fence around the subject work area in accordance with State Building Code and local codes.
11. The contractor shall be responsible for verifying the exact location, size, and depth of any existing utilities, mechanical/storm structures, structures, walls, etc. on the subject parcel(s). Existing items shown hereon depict only their approximate location and are a compilation of visual evidence, record documents made available at the time of the preparation of the plans, evidence of above ground structures, etc. and may not depict all existing above ground or below ground items on site.
12. The contractor must call the local One Call number prior to any disturbances, as required. However, the contractor is advised that any markouts from the One Call number and information depicted on these plans may be incomplete and/or inaccurate.
13. Underground storage tanks (USTs), if encountered, shall be completely emptied, cleaned and removed from the subject parcel in accordance with federal, state, county and local requirements prior to other removal activities.

GRADING AND DRAINAGE NOTES

1. All erosion control measures are the responsibility of the contractor and shall be in accordance with the Town and NYSDEC requirements. No sediment and/or loose debris of any kind shall flow off-site.
2. All proposed curbs, unless otherwise noted, shall have a 6" reveal.
3. All stormwater runoff from the subject property shall be collected and stored on-site.
4. Sanitary and storm surface from the building were taken from the Architectural/MEP drawings at the time of plan preparation. The contractor shall verify that they are consistent with the final Architectural/MEP drawings prior to construction.
5. All cast iron access parts/grates/covers for sanitary and storm structures (existing or proposed) shall be set/adjusted flush with the pavement or grade, as appropriate.
6. The contractor shall comply to the fullest extent with the latest standards of OSHA directives and any other agency having jurisdiction for excavation and trenching procedures. The contractor shall use support systems, sloping, benching, and other means of protection as appropriate for the prevailing conditions. This includes but is not limited to access and egress from all excavation and trenching.
7. Should dewatering be required for the installation of any facilities depicted hereon, the contractor is responsible for any/all permits from the appropriate jurisdictional agency and the directives therein.
8. At the conclusion of construction activities, the contractor shall clean all drainage structures on-site or the vicinity of the work area and in ROW fronting the work area to ensure proper functionality.
9. Roof/sump drain piping shall be 6"Ø PVC SDR 35, unless otherwise noted.
10. Drainage interconnect piping shall be 15"Ø ADS N-12 smooth wall CPP, unless otherwise noted.
11. Pavement slopes in ADA areas shall conform to the latest applicable standards and shall not exceed 1:50 in ADA parking and loading areas.

UTILITY NOTES

1. The crossing of water and sewer lines shall be as follows:

   A. Sewer lines shall be laid below the water line with a vertical separation of at least eighteen inches between the bottom of the water line and the top of the sewer line.

   B. Sewer line joints shall be at least 10 feet from the point of crossing.

   C. When local conditions prevent placement of the water line above the sewer line, the following additional conditions apply:

   a. A vertical separation of at least eighteen inches shall be provided between the bottom of the sewer line and the top of the water line.

   b. Water line joints shall be at least ten feet from the point of crossing.

   c. Sewer lines shall be constructed of materials and joints that are in accordance with water main standards of construction and shall be pressure-tested to ensure watertight-tness prior to backfilling.
2. Water service shall be a minimum 4.5 feet below grade. Domestic water service piping shall be type "K" copper tubing (refer to separate plans for water service and for backflow prevention downstream installations).
3. All proposed and existing utility locations, points of entry, and sizes are schematic only and are based upon information available at the time of plan preparation. The actual lengths, sizes, and locations of cables, pipes, conduits, valves, meters, etc. are subject to changes based on utility company requirement. Contractor shall verify the requirements and scope of responsibility of each utility company and coordinate the installation of all utilities prior to commencement of construction.
4. Contractor to furnish and install all underground conduits and/or piping for all new utility services (gas, water, electric, telephone/catv) in accordance with utility company standards. All utilities, conduits and associated appurtenances shall be furnished and installed by the contractor in accordance with the utility company specifications, as well as all other appropriate governing agencies.

SOD LAWN SPECIFICATIONS

1. Prior to sod installation, existing subgrade shall be loosened by means of rototilling or tilling to a depth of 6", top dressed with topsoil 4" min.), free graded and raked free of all debris larger than 2" diameter.
2. All areas to receive sod shall be amended with limestone and fertilizer (rate to be determined by soil growth) and compacted using a 200 pound roller; the area shall be thoroughly watered and allowed to dry prior to placement of sod.
3. Sod to be drought resistant blend grown in Dutchess Sod Farm or approved equivalent.
4. Sod shall be laid tight together with lateral joints staggered. All dead and/or dying sod shall be replaced prior final inspection.
5. Sod shall be thoroughly watered at time of installation and routinely watered by contractor and/or owner to maintain moisture during the first two growing seasons.

IRRIGATION NOTE

Contractor to provide a irrigation system for both lawn and bed areas. Design is to be submitted to the project Landscape Architect for review and approval. Contractor to verify static pressure prior design. Contractor is responsible for any pressure increasing / reducing devices to meet irrigation equipment manufacturer's requirements as well as all necessary permits for any required RPZ's. Irrigation System Design shall include all necessary valves, piping, heads, drainline, backflow prevention, controllers and meters (as required). All devices under paved areas shall be sleeved.

TOWN OF CARMEL WATER SERVICE NOTES

1. Contractor shall meet with Town Engineer to develop a "Water System Work Plan" prior to start of construction and two weeks prior to start of work on water mains.
2. All water service connections must be 1" copper.
3. 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.
4. Size up to and including 12" shall be 250 psi working pressure. The valve body and bonnet shall be ductile iron. All interior and exterior metal surfaces shall be painted with a two-part thermosetting epoxy complying with AWWA C550.
5. Valves shall have dual "O" ring seals, needs screw, resilient wedge gates in accordance with AWWA Designation C-500 and shall be constructed so as to provide unobstructed full port clearance when fully open and immediate complete closure when closed. The ends of the valves shall be mechanical joint.
6. All valves shall be arranged to open in counter clock wise direction unless otherwise specifically indicated and operating nuts shall be 2" square.
7. Valves shall be tested to a pressure of not less than two times the working pressure.
8. 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) 4½" pumper nozzle and two (2) 2½" hose nozzles.
9. Water Service Saddles shall be equal to those manufactured by Mueller, Model 75½" x 1" DI Series Stainless Steel Saddle, Double Strap.
10. Corporation stops shall be equal to those as manufactured by Mueller Company, Model B-25000Series, AWE end of the size required. Such corporation stops shall meet the requirements of AWWA Specification No. C800.
11. Curb valves (stops) shall be equal to those as manufactured by Mueller Company, Model H-15214 and shall conform to AWWA Specification No. C800.
12. Curb boxes shall be equal to those as manufactured by Mueller Company and similar to Mueller extension type with with pattern base model H-10314 all extension rods shall be stainless steel.
13. All fire hydrants shall be the approved AWWA type fire hydrants in conformance with the American Water Works Association Standard for Fire Hydrants for Ordinary Water Work's Service, AWWA Designation C502, and shall have a 5-1/4" valve opening, a 6" mechanical joint inlet complete with an ordinary gate valve (stem coupled), a 6" mechanical joint shoe, and all appurtenances.
14. Fire hydrants shall be rated for a working pressure of 250 Psi. Fire hydrants shall be tested for a 4'-6" bury.

TOWN OF CARMEL LANDSCAPE NOTES

1. Trees shall be balled and burlapped and shall not be less than two to 2 1/2 inches caliper, measured at a inches above the top of the ball, nor less than 10 feet high. They must be well branched, the branches to start not less than six feet from the crown of the root system. Trees shall be nursery grown, and a nursery inspection certificate shall be available covering all trees.
2. In general, excavations for planting shall be at least one foot deeper and two feet wider than the ball of earth supplied with the tree. The pit shall be rock free and refilled with seven parts topsoil and one part humus and the parent soil discarded. Hardpan shall be loosened for an additional 12 inches from the bottom of the pit. Trees shall be adequately fertilized and watered at the time of planting and mulched with three inches of approved mulch immediately after planting. Mulch shall be placed within a raised saucer three inches deep and as large as the pit in diameter.
3. Trees shall be staked and guyed immediately after planting. Stakes shall be cedar or ash eight feet long, no less than two inches in diameter and driven into the bottom of the tree pit. Trees shall be guyed to the stakes using No. 10 wire covered with rubber hose or equal. The wire shall be fastened to the stake in such a manner that it will not slip or come into contact with the tree trunk. The trunk of the tree shall be protected with tree wrapping paper.
4. Removal of debris is required. The property must be left in a neat and orderly condition in accordance with good and accepted planting and tree surgery practice.
5. Trees shall not be planted between May 15 and September 15 without specific authorization of the Planning Board.
6. Notice must be given to the Planning Board 30 days prior to the start of planting in order that the plants and trees may be inspected and approved for tree variety, condition, size and quality. All work shall be subject to the general supervision and approval of the Planning Board and the Town Engineer.
7. Any tree improperly planted or not meeting the specifications of the tree plan and this chapter will be removed upon written demand of the Planning Board and replaced with properly planted trees(s) that meet the specifications of the tree plan and this chapter. Any tree that does not survive or is in an unhealthy condition at the end of one year shall be replaced by the owner of the property at no cost to the Town of Carmel. Said replacement shall be made within 60 days following written demand for such replacement or within a more extended period as may be specified by the Planning Board.

LEGEND

Existing	Item	Proposed
	Building	
	Sawcut Line	
	Property Line	
	Hydrant	
	Dep. Curb	
	Curb	
	Area Light	
	Building Light	
	Utility pole/Light Pole	
	Guy Wire	
	Sign	
	Traffic Arrows	
	Overhead Wires	
	Manhole Cover	
	Inlet(s)	
	Trench Inlet	
	Water Valve	
	Gas Valve	
	Gas Meter	
	Roof Drain	
	Bollard	
	Tree line	
	Sign Label	4
	Key Note Label	12
	Parking Count	11
	Spot elevation	578.00
	Top of Curb / Bottom of Curb	TC 579.60 / BC 579.30
	Drainage Line	
	Catch Basin	
	Contour Line	
	UG Electric Service	UE
	UG Gas Service	
	UG Fire Service	FS
	Railing	
	Door Location	
	Swale Line	
	Inlet Protection	
	Silt Fence	

NOTE:
CONTRACTOR SHALL TAKE EXTREME CARE WHEN WORKING ADJACENT TO PEDESTRIAN AREAS AND TENANTS. CONTRACTOR SHALL COORDINATE WITH THE TENANTS AND PROPERTY OWNER TO ENSURE PROJECT IS PHASED TO ALLOW FOR CONTINUED USE OF ALL TENANTS DURING CONSTRUCTION.

TOTAL PERMITS

No.	Date	By	Revisions
1	6/15/17	KA	Planning Board Submission
2	8/15/17	KA	Revised per Town Comments
3	9/25/17	KA	Revised per Town Comments
4	12/11/17	KA	Add drainage
5	1/29/18	KA	Revised per Drainage Engineer
6	2/16/18	KA	Revised per Town Comments #2
7	3/26/18	KA	Revised per Planning Board
8	4/26/18	KA	Revised per Planning Board
9	5/30/18	KA	Revised per Planning Board

PERMIT SET

Phone: (914) 232-5300 Website: LAUROGROUP Drawing: 1401-25-14-CR Date: 06/28/17

THE LAURO GROUP
DIVERSIFIED ALLIANCES IN LAND USE
One Park Square 1980 Saxonon Memorial Hwy Suite 200, Mohegan, NY 11749
Tel: (914) 232-5300 Fax: (914) 232-5306 Email: info@lauro.com

David Pearson
SHOPRITE DEVELOPMENT, PLLC
1944 NYS Rte 52
New York Licensed No. 0078025

See Plan Package for Proposed Expansion

SHOPRITE
1944 NYS Rte 52
Carmel, NY 10512
Tax Map #: Sheet 44.2 Block 1 Lot 9

NOTES SHEET
SHEET CO.1
2 OF 17

811 Know what's below. Call before you dig. 1-800-272-4480

SITE DATA

Owner:
Gristedi Bobby Properties Inc.
321 Railroad Avenue
Greenwich, CT 06830
(203) 863-8200

Applicant:
Wakefern Food Corp.
176 North Main St
Florida, NY 10921
(845) 651-2720

Site Tax Map No.:
Sheet 44.8, Block 1, Lot 9

Site Area:
1,131,115 SF OR 25.97 Ac

Zone:
Commercial

Use:
Designed Shopping Center

REFERENCES

Survey prepared by:
Cullen Surveying Group
171 Church Lane
North Brunswick, NJ 08902
(732) 423-8700
DATED: 11/1/10

Floor Plan & Dimensions prepared by:
Rosenbaum Design Group
2001 Marcus Avenue, Lobby Exec Wing
Lake Success, NY 11042
(516) 616-6111
DATED: 4/21/17

BULK REQUIREMENTS

Zone: Commercial
Use: Designed Shopping Center

Item	Code	Permitted	Existing	Proposed
Min. Lot Area (Community-type Shopping Center)	§156-22	25 Acres	1,131,115 SF (26.0 Ac)	1,131,115 SF (26.0 Ac)
Min. Lot Width	§156-15	200'	±663.7'	±663.7'
Min. Lot Depth	§156-15	200'	±1,561.8'	±1,561.8'
Min. Front Yard	§156-15	40'	24.7'	24.7'
Min. Side Yard	§156-15	25'	53.2'	32.2'
Min. Rear Yard	§156-15	30'	175.7'	175.7'
Max. Building Height	§156-15	35'	<35'	<35'
Min. Floor Area	§156-15	5,000 SF	129,503 SF	147,335 SF
Max. Bldg. Lot Coverage	§156-15	30%	11.4% (129,503 SF)	13.0% (147,335 SF)
Landscape Buffer Height	§156-14.A	8'	8'	EXISTING TO REMAIN
ShopRite Employees	N/A	N/A	50 per Shift	50 per Shift

PARKING REQUIREMENTS

Item	Code	Permitted	Existing	Proposed
Min. Parking Stall Size*	§158-8	10' x 20'	9' x 18'	9' x 18'
Min. Parking Stalls	§158-42 B.	895 Stalls	870 Stalls	880 Stalls
Min. Loading Stall Size	§158-8	12' x 25'	14' x 75'	14' x 75'
Min. Loading Stalls	§158-42 C.	5 Stalls	4 Stalls	8 Stalls
Min. Aisle Width	§158-42 D.	24'	24'	24'

PARKING
1 spaces for each 1,000 SF of gross floor area
Proposed Building Area = 147,335 sf
(147,335 SF / 1,000) x 6 = 884.01 Spaces
Total Parking Req'd = 895 Stalls

LOADING
3 for the first 50,000 SF of gross floor area, plus 1 for each additional 50,000 SF
Proposed Building Area = 147,335 SF
Total Loading Req'd = 5 Stalls

*Variance granted in March 1997 by the Town of Carmel ZBA for 9'x18' Stalls — VARIANCE REQUIRED

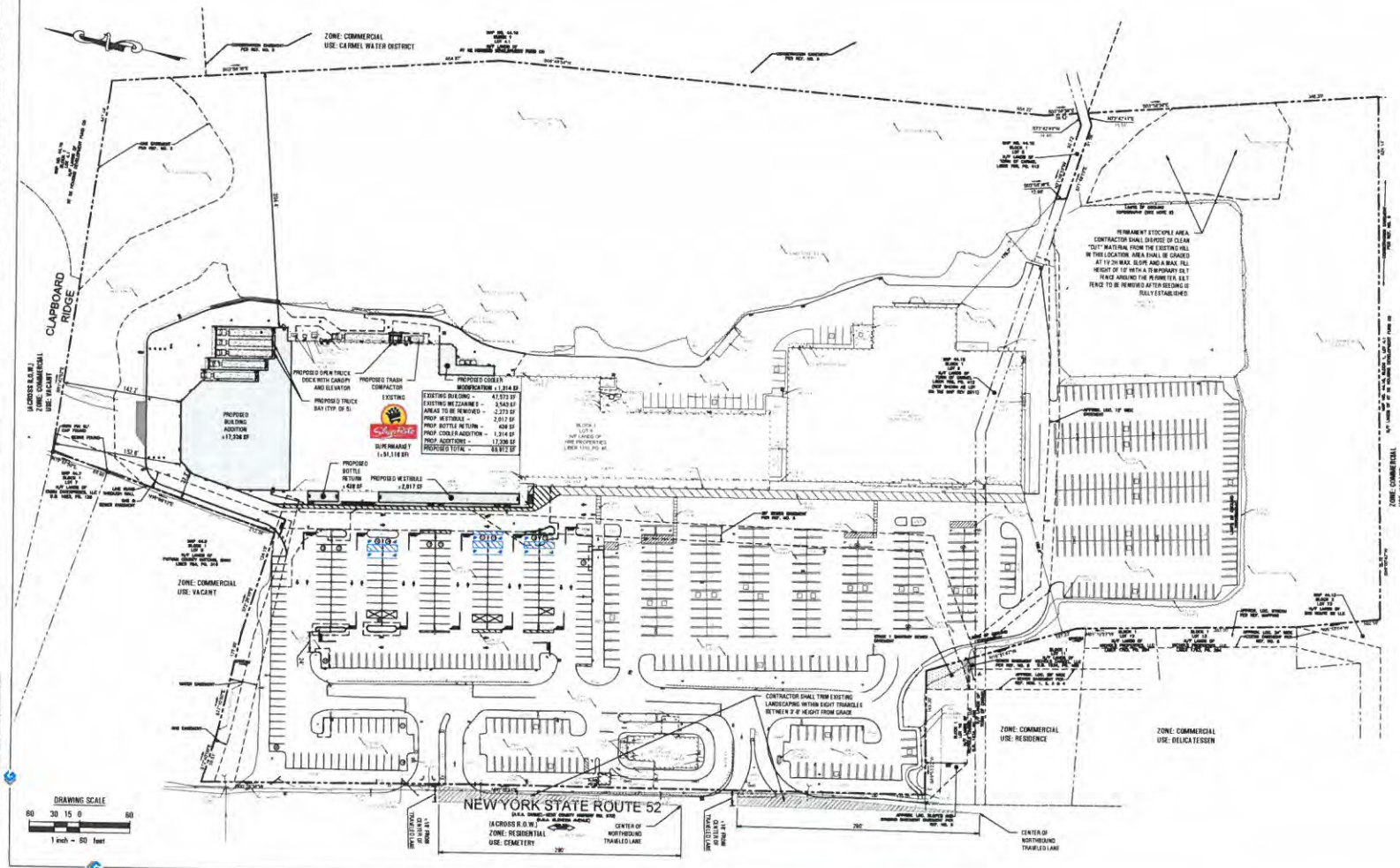
PREVIOUS VARIANCES GRANTED

DATE	REQUEST	RESULTS
January 1997	9'x18' Parking Stall Variance	GRANTED
March 1997	Total Parking (896 Stalls Requested, 737 Stalls Provided)	GRANTED
October 28, 1969	Additional Free-Standing Sign (one to contain 120 of the 25 gross plots)	GRANTED
October 28, 1969	Additional Building Mounted Signs (not to exceed 80 sf)	GRANTED
[illegible]	Front Yard Variance (24.7')	GRANTED

VARIANCES REQUESTED

CODE REQUIRED	PROVIDED	VARIANCE REQUESTED
895 Parking Stalls	880 Parking Stalls	295 Stalls (23.2%)
10' x 20' Parking Stalls	9' x 18' Parking Stalls	20 sq. ft. reduction in parking stall area
1 Wall Sign per Tenant	6 Wall Signs	Additional 5 Wall Signs
80 sq. ft. Additional Sign Face Area	471.4 sq. ft. Total Wall Sign Face Area	Additional 391.4 sq. ft. of Wall Sign Area

VICINITY MAP
N.T.S.



Site Plan Package for Proposed Expansion

SHOPRITE
184-015 Rte. 52
Carmel, NY 10512
Tax Map / Sheet 44.8 Block 1 Lot 9

THE LAURO GROUP
DIVERSIFIED ALLIANCES FOR LAND USE
135 Crossway Park Way, Suite 100, Woodbury, NY 11797
(516) 364-2222 | (631) 752-0475

Civil Engineer
DAFF ENGINEERING, PLLC
Daniel A. Fitzgerald, P.E.
New York License No. 076925

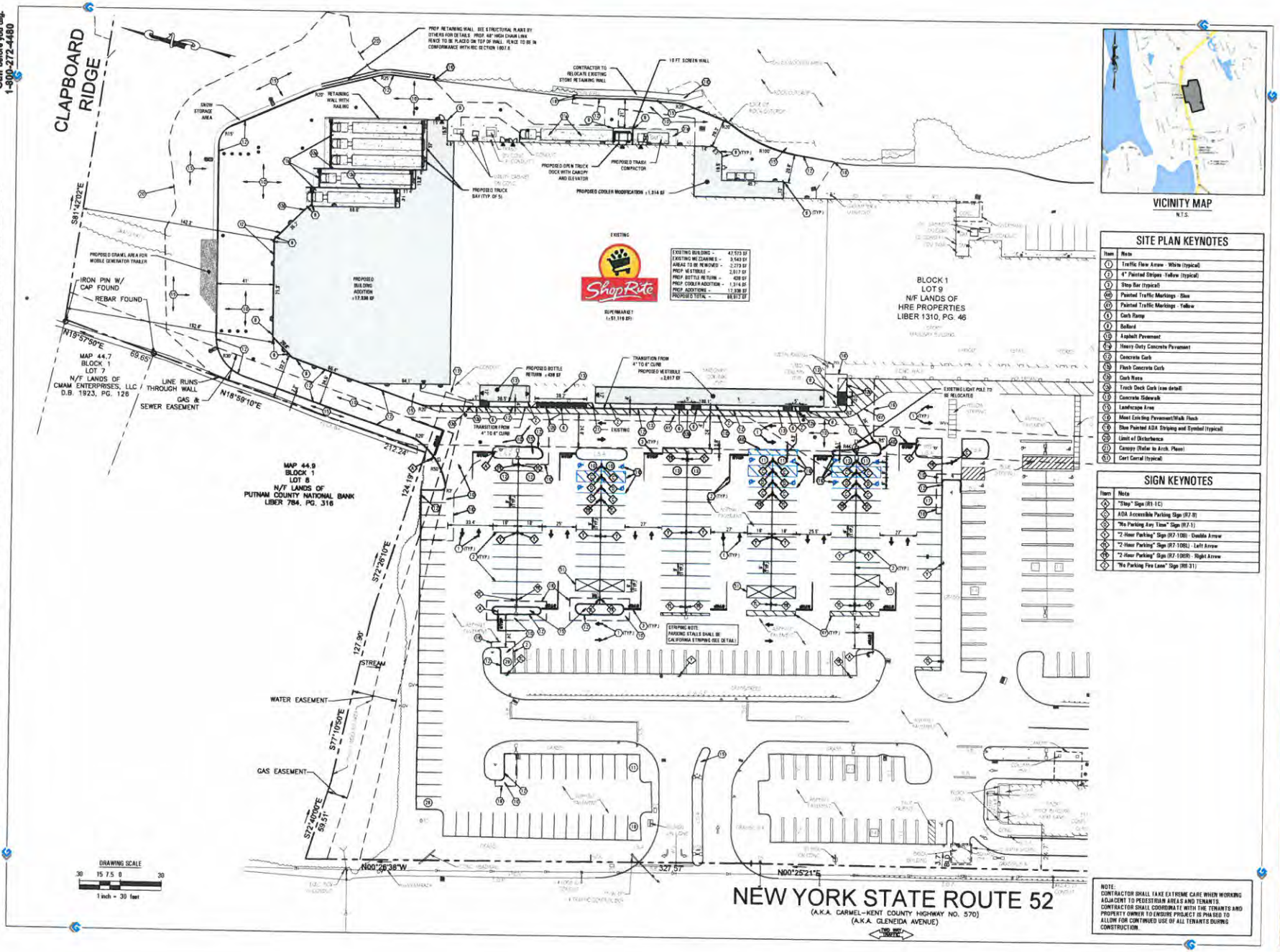
TOTAL PERMITS

No.	Date	Det	Revision
1	06/07/17	DA	Planning Bd. Submission
2	06/21/17	DA	Planning Bd. Comments
3	07/17/17	DA	Revision per Town Comments
4	08/14/17	DA	GEIS Submission
5	09/07/17	DA	Revision per Town Comments
6	10/04/17	DA	Revision per Town Comments
7	12/05/17	DA	Revision per Town Comments
8	12/20/17	DA	Revision per Town Comments
9	12/26/17	DA	Revision per Town Comments
10	02/05/18	DA	Revision per Town Comments

PERMIT SET

Filename: P:\CLIENTS\Shoprite_Carmel_NY\DWG\Site Plan\Site Plan Package.dwg Date: 04/26/17

OVERALL SITE PLAN
SHEET **C1.0**
3 OF 17



VICINITY MAP
N.T.S.

SITE PLAN KEYNOTES

Item	Note
1	Traffic Flow Arrow - White (typical)
2	4" Painted Stripes - Yellow (typical)
3	Stop Bar (typical)
4A	Painted Traffic Markings - Blue
4Y	Painted Traffic Markings - Yellow
6	Curb Ramp
8	Bollard
10	Asphalt Pavement
11A	Heavy Duty Concrete Pavement
12	Concrete Curb
13A	Flush Concrete Curb
14	Curb Reveal
15A	Truck Dock Curb (see detail)
16	Concrete Sidewalk
17	Landscape Area
18	Meet Existing Pavement/Walk Flush
19	Blue Painted ADA Striping and Symbol (typical)
20	Limit of Disturbance
21	Canopy (Refer to Arch. Plans)
51	Cart Corral (typical)

SIGN KEYNOTES

Item	Note
1	"Stop" Sign (R1-1C)
2	ADA Accessible Parking Sign (R7-8)
3	"No Parking Any Time" Sign (R7-1)
4	"2-Hour Parking" Sign (R7-108) - Double Arrow
5	"2-Hour Parking" Sign (R7-108L) - Left Arrow
6	"2-Hour Parking" Sign (R7-108R) - Right Arrow
7	"No Parking Fire Lane" Sign (R8-31)

NOTE:
CONTRACTOR SHALL TAKE EXTREME CARE WHEN WORKING ADJACENT TO PEDESTRIAN AREAS AND TENANTS. CONTRACTOR SHALL COORDINATE WITH THE TENANTS AND PROPERTY OWNER TO ENSURE PROJECT IS PHASED TO ALLOW FOR CONTINUED USE OF ALL TENANTS DURING CONSTRUCTION.

Know what's below. Call before you dig. 1-800-272-4480

Site Plan Package for Proposed Expansion

SHOPRITE
184 NYS Rte 52
Carmel, NY 10512
Tax Map 2, Sheet 44.9, Block 1, Lot 8

PARTIAL SITE PLAN
SHEET C1.1
4 OF 17

THE LAURO GROUP
DIVERSIFIED ALLIANCES ON LAND USE
One Suffolk Square, 1901 Veterans Memorial Hwy, Suite 320, Islandia, NY 11749
T (631) 582-3222 | (631) 582-8010 Fax | F (631) 234-4279

Shop Rite

Seal/Signature
CUTT ENGINEERING, PLLC
New York Licensed Engineer

TOTAL PERMITS

Revisions

No.	Date	By	
1	4/26/17	TEI	Planning Board Submission
2	6/26/17	TEI	Planning Board Comments
3	7/17/17	TEI	DRC Submission
4	8/11/17	TEI	DRC Comments
5	11/17/17	TEI	Revision per Zoning Drawing
6	1/18/17	TEI	Planning Board Resubmission
7	1/26/17	TEI	Site Plan Approval
8	10/31/17	TEI	Minor Revisions/Updates
9	12/20/17	TEI	Planning Board Resubmission

PERMIT SET

Project # 2016-0018 Drawing # 1.DWG/C1.DP Drawing # 1.DWG/C1.DP Date: 04/2017

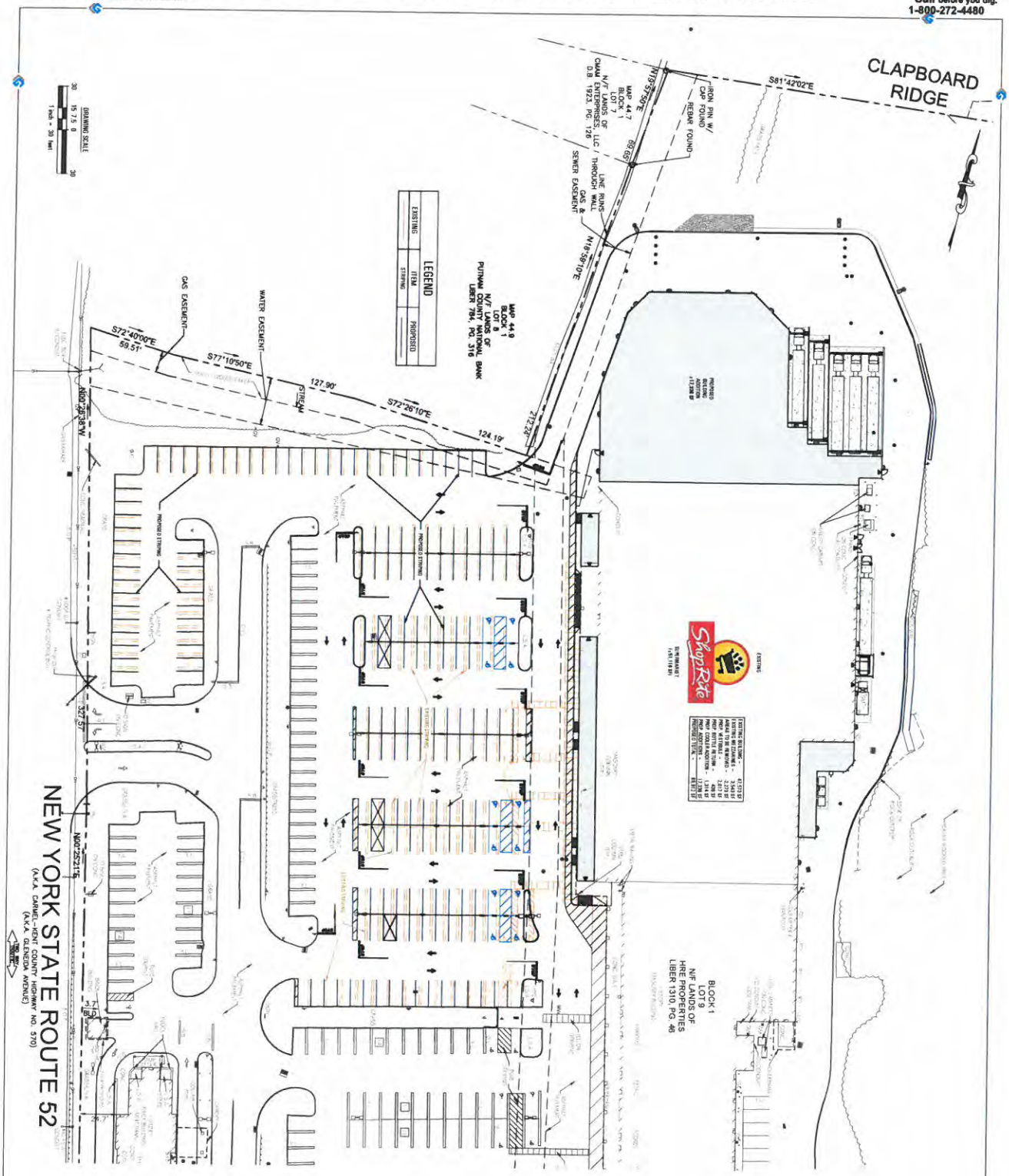
1. This Drawing is copyrighted and protected under the Laws of the United States of America. Any unauthorized use of reproduction of this drawings and/or concept of Lauro Group, Inc. is an infringement upon Copyright Laws. Violators will be subject to prosecution to the full extent of the law.
2. The Client shall make and retain copies of this document for reference and reliance in connection with the specific project. This document is not intended or represented to be suitable for reuse by Client or others on any other project. Any such reuse is unauthorized and shall be at Client's sole risk and without liability or legal exposure to Lauro Group, Inc. Client shall indemnify and hold harmless Lauro Group, Inc. from any and all claims, damages, losses and expenses, including reasonable attorney's fees and costs arising therefrom.
3. The Electronic Law of the State of New York prohibits any person altering any item of work shown on these drawings unless the accompanying specifications, either is under the direction of a licensed Professional Engineer. Where such alterations are made, the Professional Engineer must sign, seal, date and describe the full extent of his or her alterations on the drawings and/or in the specifications. NYS Education Law Section 7209(2)

1. The Drawing is copyrighted and protected under the Laws of the United States of America. Any unauthorized use of reproduction of this document without written consent of Lauro Group, Inc. is an infringement upon Copyright Laws. Violators will be subject to prosecution to the full extent of the Law.

2. The Client may make and retain copies of this document for information and reference in connection with this specific project. This document is not intended or represented to be suitable for reuse by Client or others for any modifications of the project or on any other project. Any such reuse or modification without written permission, verification or further due diligence and adaptations by Engineer or Licensed as appropriate for the specific purpose intended will be at Client's sole risk and without liability or legal exposure to Engineer of Licensed or Lauro Group, Inc. Client shall indemnify and hold harmless Engineer of Licensed and Lauro Group, Inc. from any and all claims, damages, losses and expenses, including attorneys fees arising out of or resulting thereby.

3. The Education Law of the State of New York prohibits any persons altering anything on these drawings and/or the accompanying specifications, unless it is under the direction of a licensed Professional Engineer. Where such alterations are made, the Professional Engineer must sign, seal, date and describe the full extent of the alterations on the drawings and/or in the specifications. NYS Education Law Section 7209-2

Know what's below.
Call before you dig.
1-800-272-4480



PARKING LAYOUT PLAN

SHEET **C1.2**
5 OF 17

Site Plan Package for Proposed Expansion

SHOPRITE
184 NYS Rte 52
Carmel, NY 10512
Tax Map #: Sheet 44.8, Block 1, Lot 8

THE LAURO GROUP
DIVERSIFIED ALLIANCES IN LAND USE
One Suffolk Square 1601 Veterans Memorial Hwy Suite 330 Islandia, NY 11749
T 631.658.3222 F 631.750.8050 Project #: L012-0514-CPM

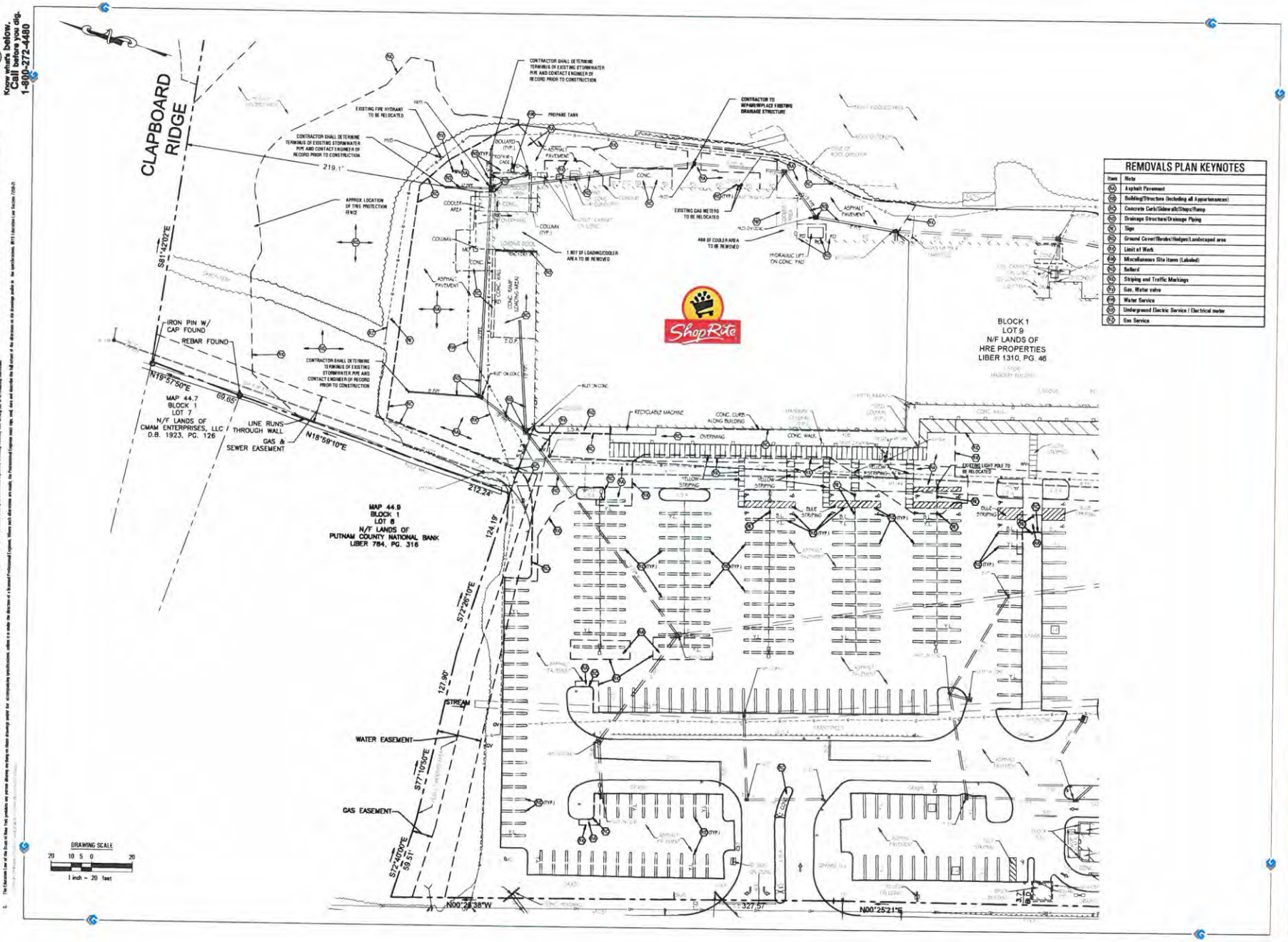
Daniel Pennato
DEP ENGINEERING, PLLC
Professional Engineer
New York License No. 089625

No.	Date	By	Revision
1	4/28/17	KA	Planning Board Submission
2	6/13/17	KA	Revision per Town Comments
3	7/17/17	KA	ZBA Submission
4	8/8/17	KA	Revision per Signage Drawings
5	9/8/17	KA	Revision per Town Comments #2
6	10/12/17	KA	Miscellaneous Revisions
7	12/20/17	KA	Planning Board Resubmission

PERMIT SET
Project #: L012-0514 Drawn by: LSB/KA/DJP Drawing #: L012-0514-CP6 Date: 04/28/17

TOTAL PERMITS

Know what's below.
Call before you dig.
1-800-272-4480



REMOVALS PLAN KEYNOTES

Item	Note
RA	Asphalt Pavement
RB	Building/Structure (including all Appurtenances)
RC	Concrete Curb/Sidewalk/Steps/Ramp
RD	Drainage Structure/Drainage Piping
RE	Sign
RF	Ground Cover/Shrubs/Hedges/Landscaped area
RG	Limit of Work
RH	Miscellaneous Site Items (Labeled)
RI	Bollard
RJ	Striping and Traffic Markings
RK	Gas, Water valve
RL	Water Service
RM	Underground Electric Service / Electrical meter
RN	Gas Service

Site Plan Package for Proposed Expansion

SHOPRITE
184 NY Rte 52
Carmel, NY 10512
Tax Map 21 Block 44.9, Block 1, Lot 8

THE LAURO GROUP
DIVERSIFIED ALLIANCES FOR LAND USE
One Tech Drive, Suite 1001 Veterans Memorial Hwy Suite 220 Islandia, NY 11749
T: 631.234.3222 | F: 631.234.3250

Land Planner:
CGF ENGINEERING, PLLC
Contact: Chris Fuller
New York License No. 076625

No.	Date	By	Revisions
1	4/25/22	CG	Revising Back Loading Area
2	5/13/22	CG	Revision per Comments
3	7/13/22	CG	Site Information
4	7/18/22	CG	Revision per Comments
5	7/18/22	CG	Revision per Town Comments
6	8/29/22	CG	Revision per Comments
7	10/31/22	CG	Revision per Comments
8	12/20/22	CG	Revision per Comments
9	12/20/22	CG	Revision per Comments

TOTAL PERMITS

PERMIT SET

Project File: C:\Users\chris\Desktop\TOTAL PERMITS - LAURO GROUP.dwg | 8.5X11-REMOVALS.CTB | Date: 04/28/22

REMOVALS PLAN
SHEET C2.0
8 OF 17

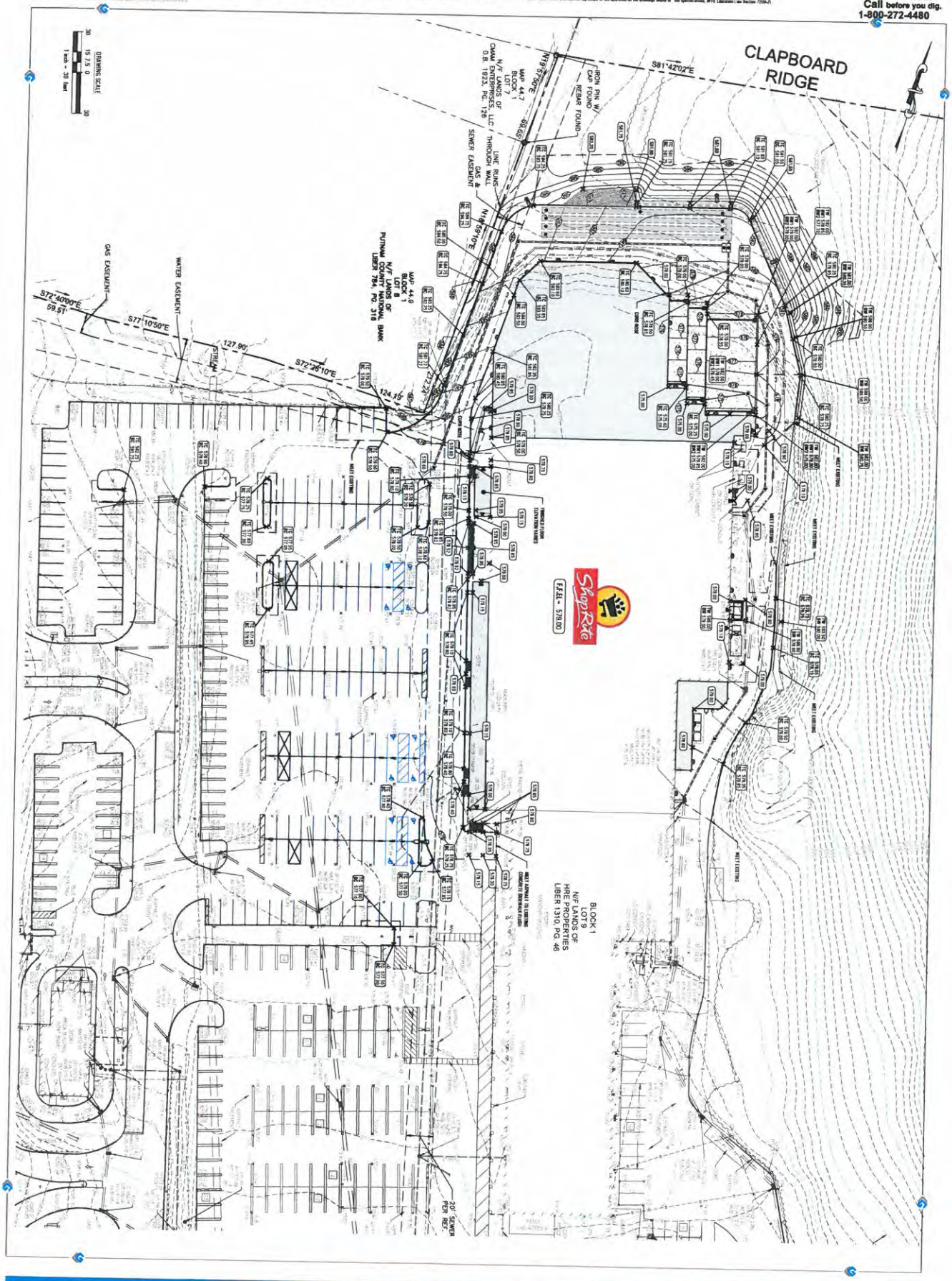
1. The Drawing is copyrighted and provided under fair use of the United States of America. Any unauthorized use of reproduction of this drawing constitutes serious violation of Law. Hong, Inc. or its employees were Copyright Laws. Violators will be subject to prosecution to the full extent of law.
2. The Client may reuse and retain copies of this drawing for informational reference in connection with this specific project. This drawing is not intended or represented to be suitable for reuse by Client or others on any modifications of the project or on any other project. Any such reuse or modification without written permission, verification or further due diligence and adaptation by Engineer of Record is inappropriate for the specific purpose and shall be at Client's sole risk and without liability to Engineer of Record or Lauro Group, Inc. Client shall indemnify and hold harmless Engineer of Record and Lauro Group, Inc. from any and all claims, damages, losses and expenses, including attorneys' fees arising out of or resulting therefrom.
3. The Electronic Set of this drawing is for Client's use in their review and planning purposes only. Client shall not use the Electronic Set for construction purposes, unless it is under the direction of a Licensed Professional Engineer. Where such alterations are made, the Professional Engineer must sign, seal, date and describe the full extent of the alterations on the drawings and/or in the specifications, BYU Alterations Law Section 7209-(2).

1. This Drawing is copyrighted and protected under the Laws of the United States of America. Any unauthorized use of reproduction of this document without written consent of Lauro Group, Inc. is an infringement upon Copyright Laws. Violators will be subject to prosecution by the full extent of the Law.

2. The Client may make and retain copies of this document for information and reference in connection with this specific project. This document is not intended or represented to be suitable by reason by Client or others for any modifications of the project or on any other project. Any such reuse or modifications without written permission, verification or further due diligence and adaptation by Engineer of Record as appropriate for the specific purpose intended will be at Client's sole risk and without liability or legal exposure to Engineer of Record or Lauro Group, Inc. Client shall indemnify and hold harmless Engineer of Record and Lauro Group, Inc. from any and all claims, damages, losses and expenses, including attorney fees arising out of or resulting therefrom.

3. The Education Law of the State of New York prohibits any person altering any thing on these drawings and/or the accompanying specifications, unless it is under the direction of a Licensed Professional Engineer. Where such alterations are made, the Professional Engineer must sign, seal, date and describe the full extent of the alterations on the drawings and/or or the specifications. (NYS Education Law Section 7209-2)

811
Know what's below.
Call before you dig.
1-800-272-4480



GRADING PLAN

SHEET **C3.0**
7 OF 17

Site Plan Package for Proposed Expansion

SHOPRITE
184 NYS Rte 52
Carmel, NY 10512
Tax Map #: Sheet 44.9, Block 1, Lot 8

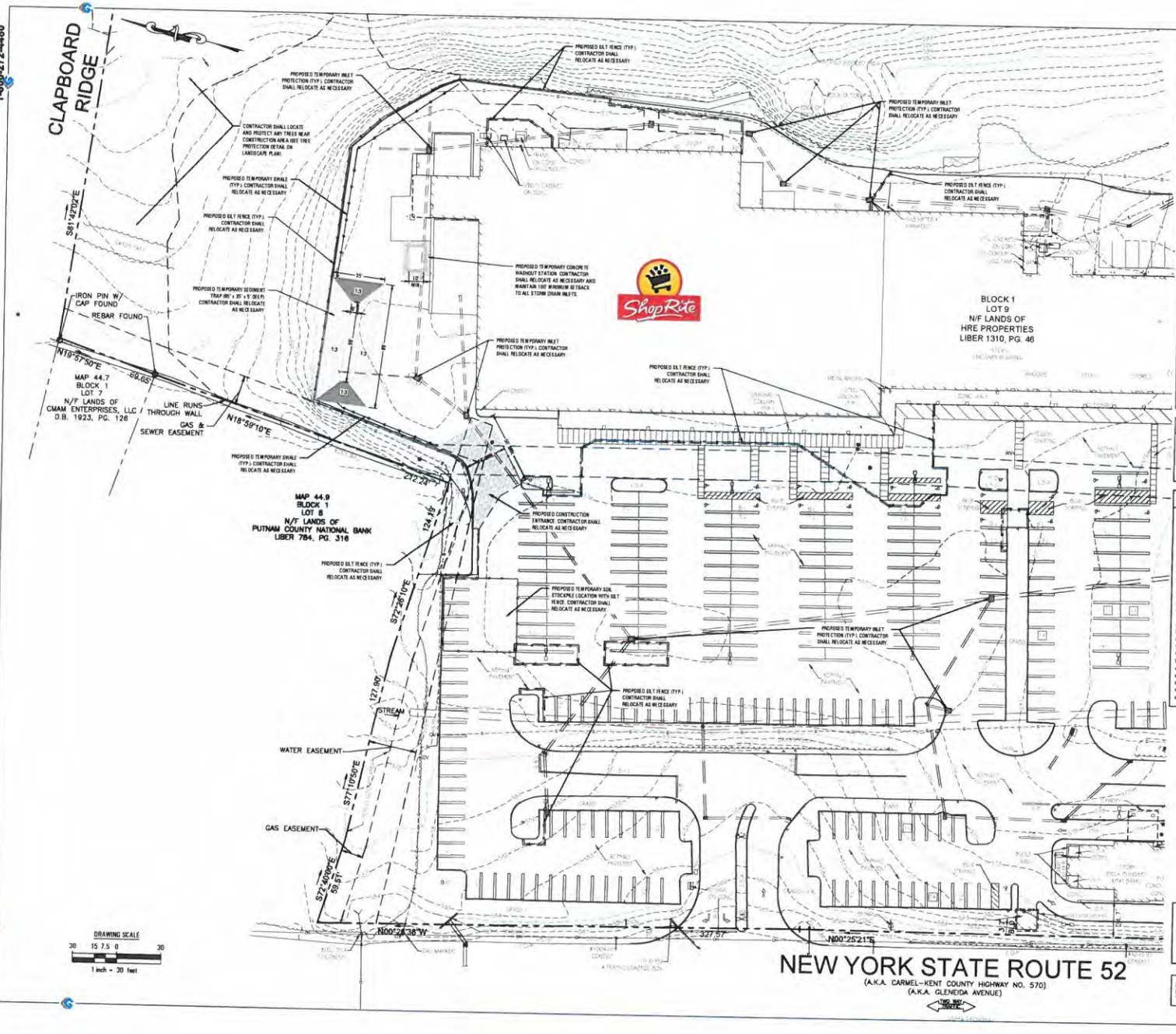
THE LAURO GROUP
DIVERSIFIED ALLIANCES IN LAND USE
One Suffolk Square 1601 Veterans Memorial Hwy Suite 330 Islandia, NY 11749
T 631.658.3222 / 631.750.8050 Project #: L012-0514-CPS

David Pavacas
DAP ENGINEERING, PLLC
Professional Engineer
New York License No. 089025

No.	Date	By	Revision
1	4/26/17	KA	Planning Board Submission
2	6/13/17	KA	Revision per Town Comments
3	7/17/17	KA	ZBA Submission
4	8/8/17	KA	Revision per Signage Drawings
4	7/11/17	KA	Revision per Town Comments #2
5	10/13/17	KA	Miscellaneous Revisions
6	12/20/17	KA	Planning Board Resubmission

PERMIT SET
Project #: L012-0514 Drawn by: LSB/KA/DJP Drawing #: L012-0514-CPS Date: 04/28/17

TOTAL PERMITS



EROSION AND SEDIMENT CONTROL NOTES

1. It is the Owner / Contractors responsibility to provide erosion and sediment control measures during and after the construction of this project. Best Management Practices must be implemented in accordance with the standards and specifications of the New York State Department of Environmental Conservation (NYSDEC) per its most recent publications.
2. The suggested measures shown herein are the minimum and may be modified and/or supplemented by the Contractor with expressed permission from the Owner and Engineer of Record, provided they meet the appropriate requirements, standards and specifications of the NYSDEC, local municipality and all other jurisdictional agencies. Under all circumstances, they must prevent the incidental discharge of silt laden runoff from leaving the site.
3. All necessary inspections of the installed measures and evolving site conditions are the responsibility of the Owner / Contractor to ensure compliance and that their effectiveness has not been compromised as the result of a climatic event or the passage of time. Should any of these measures be damaged or functioning below capacity, they must be re-established to 100% of their effectiveness.
4. All methods, procedures and materials for erosion and sediment control shall be installed with full knowledge, coordination and compliance with all aspects of the plan and/or associated documents, including but not limited to the drawings, notes, specifications and and instructions of the Owner, Engineer of Record and other involved Professionals.
5. Once all the proposed improvements have been completed and accepted by all involved parties, the temporary erosion and sediment control shall be removed by the Contractor.
6. This and all associated documents have been prepared with information available at the time and are only valid through the last date indicated thereon. Since the site is subject to change resulting from climatic events and other unofficial sources, the contractor is responsible to verify the conditions immediately prior to the commencement of work through field observation and other appropriate means. If conditions prevail that prevent or impede the implementation of the proposed measures, he must immediately notify the Owner and Engineer of Record to be reconciled prior to the commencement of work.
7. All drainage inlets in the vicinity of the work area shall be cleaned following completion of construction.
8. The locations of soil erosion control methods (silt fence, construction entrances, etc.) are approximate and may be relocated or eliminated as needed by the contractor in accordance with the approved SWPPP.
9. Permanent vegetative cover must achieve an 80% density per NYSDEC Standards.
10. No ground-disturbing activity shall commence prior to the installation of perimeter stormwater and temporary sediment controls.

SEDIMENT BASIN DESIGN

Per the NYSDEC Blue Book, the minimum required sediment storage volume is 134 cubic yards (3,600 cubic feet) per acre of drainage area.

Drainage Area = 1.74 Ac
Required Storage Volume = 1.74 Ac x 3,600 cf/Ac = 6,264 cf
Proposed Storage Volume (85' x 35' x 5' Sediment Basin) = 7,375 cf

TEMPORARY SEEDING SPECIFICATIONS

Fertilizer or lime are not typically used for temporary seedings.

IF Spring or summer or early fall, then seed the area with ryegrass (annual or perennial) at 30 lbs. per acre (Approximately 0.7 lb./1000 sq. ft. or use 1 lb./1000 sq. ft.).

IF Late fall or early winter, then seed Cereal Armistock winter rye (cereal rye) at 100 lbs. per acre (2.5 lbs./1000 sq. ft.).

Any seeding method may be used that will provide uniform application of seed to the area and result in relatively good soil to seed contact.

Mulch the area with hay or straw at 2 tons/acre (approx. 90 lbs./1000 sq. ft. or 2 bales). Quality of hay or straw mulch allowable will be determined based on long term use and visual concerns. Mulch anchoring will be required when wind or sense of concentrated water are of concern. Wood fiber hydromulch or other sprayable products approved for erosion control (nylon web or mesh) may be used if applied according to manufacturers' specification. Contractor to ask soil when using nylon or other synthetic products. They may be difficult to remove prior to final seeding and can be a hazard to young wildlife species.

NOTE:
CONTRACTOR SHALL PHASE PROJECT SUCH THAT ALL STORES REMAIN ACCESSIBLE TO CUSTOMERS DURING CONSTRUCTION. ITEMS DEPICTED ON THIS PLAN SHALL BE LOCATED AS NECESSARY TO PROVIDE ADEQUATE STORMWATER PROTECTION TO DISTURBED AREAS THAT HAVE NOT BEEN STABILIZED.

PHASE I REPRESENTS SOIL EROSION CONTROL PRACTICES TO BE IMPLEMENTED "PRE-CONSTRUCTION".

Site Plan Package for Proposed Expansion

SHOPRITE
1444 RT. 52
Carmel, NY 10512
Tax Map & Parcel 44.9 (Block 1, Lot 9)

STORMWATER POLLUTION PREVENTION PLAN (PHASE I)
SHEET C4.0
8 OF 17

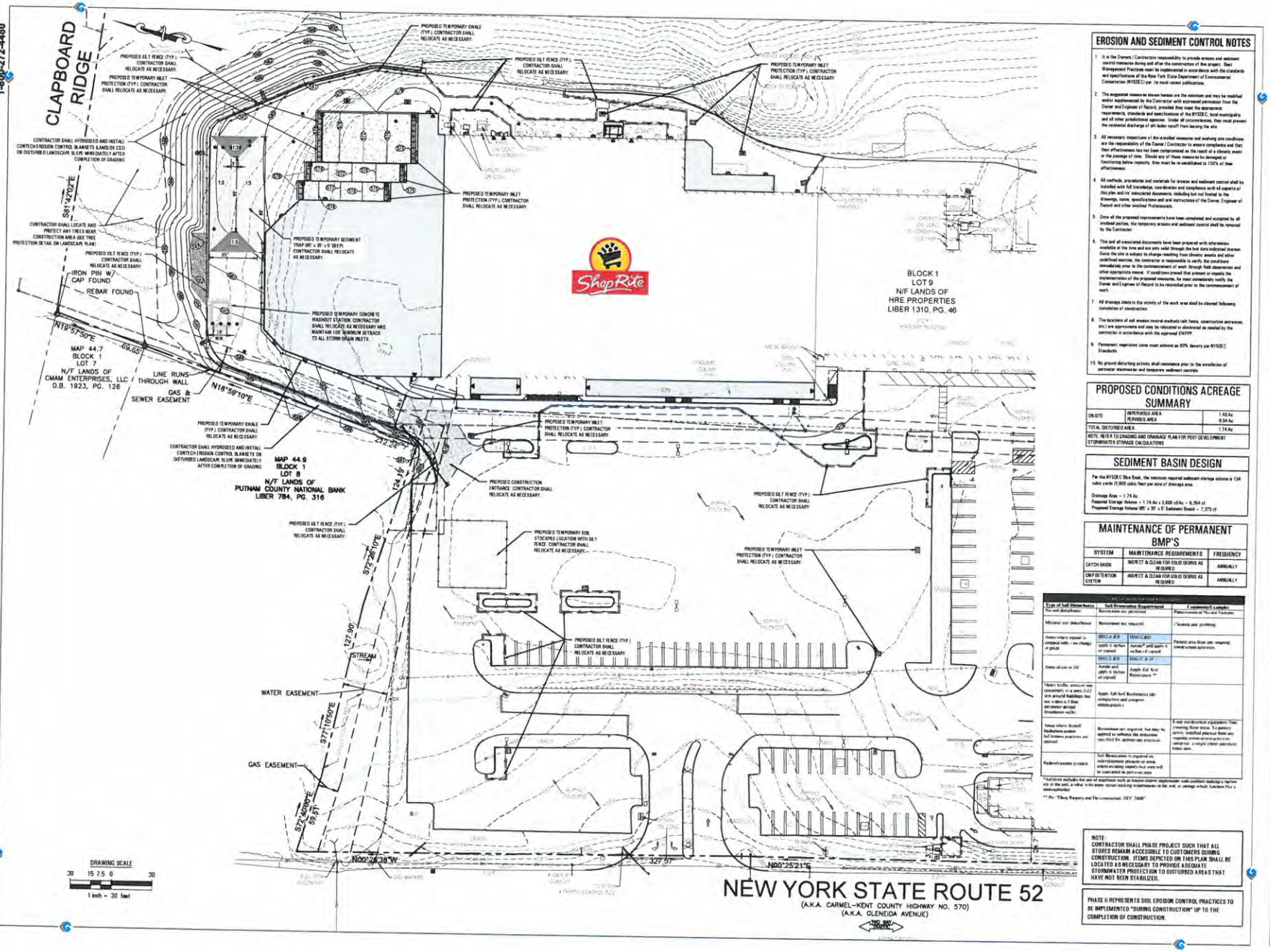
THE LAURO GROUP
DIVERSIFIED ALLIANCES IN LAND USE
One Suffolk Square, 1983 Veterans Memorial Hwy, Suite 230, Islandia, NY 11749
T 631.582.2222 | F 631.582.8650 Project # 631.582.8144.CPB

Design Professional
DAVID PARISH ASSOCIATES PLLC
Professional Engineer
New York License No. 076922

TOTAL PERMITS

No.	Date	By	Revisions
1	06/27/17	DA	Planning Board Submission
2	07/31/17	DA	Response per Town Comments
3	08/31/17	DA	Planning Board Resubmission
4	09/11/17	DA	Revision per Village Drainage
5	10/13/17	DA	Response per Town Comments #2
6	10/31/17	DA	Revision per Town Comments #2
7	11/13/17	DA	Revision per Village Drainage
8	12/20/17	DA	Planning Board Resubmission

PERMIT SET
Project # 631.582.8144 Drawn by: LBR/KA/JP Drawing # 631.582.8144.CPB Date: 06/28/17



EROSION AND SEDIMENT CONTROL NOTES

1. It is the Owner / Contractors responsibility to provide erosion and sediment control measures during and after the construction of the project. Best Management Practices must be implemented in accordance with the standards and specifications of the New York State Department of Environmental Conservation (NYSDEC) per its most recent publications.
2. The suggested measures shown herein are the minimum and may be modified and/or supplemented by the Contractor with expressed permission from the Owner and Engineer of Record, provided they meet the appropriate requirements, standards and specifications of the NYSDEC, local municipality and all other jurisdictional agencies. Under all circumstances, they must prevent the incidental discharge of silt laden runoff from leaving the site.
3. All necessary inspections of the installed measures and evolving site conditions are the responsibility of the Owner / Contractor to ensure compliance and that their effectiveness has not been compromised as the result of a climatic event or the passage of time. Should any of these measures be damaged or functioning below capacity, they must be re-established to 100% of their effectiveness.
4. All methods, procedures and materials for erosion and sediment control shall be installed with full knowledge, coordination and compliance with all aspects of this plan and the associated documents, including but not limited to the drawings, notes, specifications and and instructions of the Owner, Engineer of Record and other involved Professionals.
5. Once of the proposed improvements have been completed and accepted by all involved parties, the temporary erosion and sediment control shall be removed by the Contractor.
6. This and all associated documents have been prepared with information available at the time and are only valid through the last date indicated thereon. Since the site is subject to change resulting from climatic events and other unforeseen sources, the contractor is responsible to verify the conditions immediately prior to the commencement of work through field observation and other appropriate means. If conditions proved that present or impede the implementation of the proposed measures, he must immediately notify the Owner and Engineer of Record to be rescinded prior to the commencement of work.
7. All drainage inlets in the vicinity of the work area shall be cleaned following completion of construction.
8. The locations of soil erosion control methods (silt fence, construction entrances, etc.) are approximate and may be relocated or eliminated as needed by the contractor in accordance with the approved SWPPP.
9. Permanent vegetative cover must achieve an 80% density per NYSDEC Standards.
10. No ground disturbing activity shall commence prior to the installation of perimeter stormwater and temporary sediment controls

PROPOSED CONDITIONS ACREAGE SUMMARY

ON-SITE	IMPERVIOUS AREA	1.40 Ac
	PERVIOUS AREA	0.34 Ac
TOTAL DISTURBED AREA		1.74 Ac

NOTE: REFER TO GRADING AND DRAINAGE PLAN FOR POST DEVELOPMENT STORMWATER STORAGE CALCULATIONS

SEDIMENT BASIN DESIGN

Per the NYSDEC Blue Book, the minimum required sediment storage volume is 134 cubic yards (3,600 cubic feet) per acre of drainage area.

Drainage Area = 1.74 Ac
Required Storage Volume = 1.74 Ac x 3,600 cf/Ac = 6,264 cf
Proposed Storage Volume (85' x 35' x 5' Sediment Basin) = 7,375 cf

MAINTENANCE OF PERMANENT BMP'S

SYSTEM	MAINTENANCE REQUIREMENTS	FREQUENCY
CATCH BASIN	INSPECT & CLEAN FOR SOLID DEBRIS AS REQUIRED	ANNUALLY
OIL/P DETENTION SYSTEM	INSPECT & CLEAN FOR SOLID DEBRIS AS REQUIRED	ANNUALLY

Type of Soil Disturbance	Soil Stabilization Requirement	Exceptions/Examples
Un-soil disturbance	Stabilization not permitted	Permit-required Wetland Evaluation
Minimal soil disturbance	Stabilization not required	Clearing and grubbing
Areas where topsoil is stripped only - no change of grade	DING & ATS Apply 4 inches or more of topsoil	Areas where topsoil is stripped only - no change of grade
	DING & ATS	
Areas of cut or fill	Annual and apply 6 inches of topsoil	Apply full Soil Restoration **
Short-term stockpiles (stockpiled for a period 3-12 days)	Apply full Soil Restoration (de-compaction and progress stabilization)	
Areas where topsoil disturbance under full tillage practices are allowed	Stabilization not required, but may be applied to enhance the stabilization specified for alternate practices	Keep mechanical equipment from removing floor stone. To protect newly installed practices from any ongoing construction activities, construct a temporary protect stabilized future use.
Rehabilitation projects	Soil Restoration is required on rehabilitation projects or areas where existing topsoil (but not well) is compacted or partially gone	

* Activities includes the use of machines such as tracer-dozers implements with uneven ploughs, narrow cut or the cut, a value, is the same system making adjustments in the end, or passage which functions like a semi-plowing

** Per "Deep Ripping and De-compaction DEC 2008"

NOTE:
CONTRACTOR SHALL PHASE PROJECT SUCH THAT ALL STORES REMAIN ACCESSIBLE TO CUSTOMERS DURING CONSTRUCTION. ITEMS DEPICTED ON THIS PLAN SHALL BE LOCATED AS NECESSARY TO PROVIDE ADEQUATE STORMWATER PROTECTION TO DISTURBED AREAS THAT HAVE NOT BEEN STABILIZED.

PHASE II REPRESENTS SOIL EROSION CONTROL PRACTICES TO BE IMPLEMENTED "DURING CONSTRUCTION" UP TO THE COMPLETION OF CONSTRUCTION.

Know what's below. Call before you dig. 1-800-272-4480

No.	Date	By	Revision
1	06/27/17	CA	Planning Board Submission
2	07/17/17	CA	Revision per Town Comments
3	07/17/17	CA	Revision per Town Comments
4	08/01/17	CA	Revision per Village Comments
5	08/17/17	CA	Revision per Village Comments #2
6	10/31/17	CA	Revision per Planning Board #2
7	11/13/17	CA	Revision per Planning Board Resubmission
8	12/06/17	CA	Planning Board Resubmission

PERMIT SET

Project # 2015-0114 Drawn by: LMK/CA/JP Drawing # 15012-01-14-CPR Date: 06/26/17

TOTAL PERMITS

THE LAURO GROUP
DIVERSIFIED ALLIANCES IN LAND USE
One Jericho Square 1983 Veterans Memorial Hwy. Suite 200 Islandia, NY 11749
T 631.582.3222 | F 631.582.8010 Project # 1012-0514-CPR

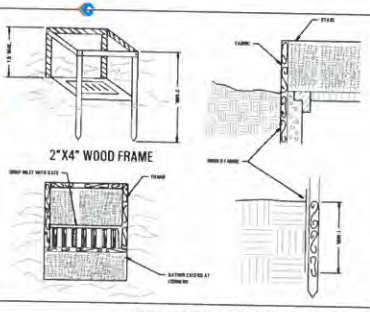
Civil Engineer
DAY PENGELLEY, PLLC
Professional Engineers
New York License No. 078423

Site Plan Package for Proposed Expansion

SHOPRITE
IMAKS Inc.52
Carmel, NY 10512
Tax Map # Sheet 44.8, Block 1, Lot 8

STORMWATER POLLUTION PREVENTION PLAN (PHASE II)

SHEET C4.1
9 OF 17

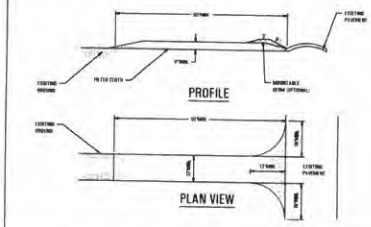


CONSTRUCTION SPECIFICATIONS

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

MAXIMUM DRAINAGE AREA 1 ACRE

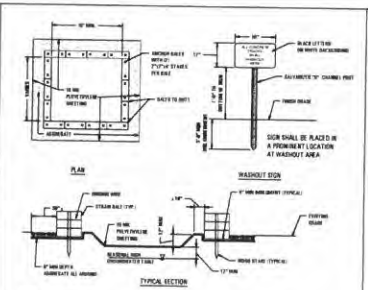
NYSDEC FILTER FABRIC DROP INLET PROTECTION — N.T.S.



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY)
3. THICKNESS - NOT LESS THAN EIGHT INCHES.
4. WIDTH - TWELVE FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOOT (24 FOOT IF SINGLE ENTRANCE TO SITE)
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACEMENT OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS OF WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADS OF WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN BULDOZING IS NECESSARY, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTIONS AND NECESSARY MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

NYSDEC STABILIZED CONSTRUCTION ENTRANCE — N.T.S.



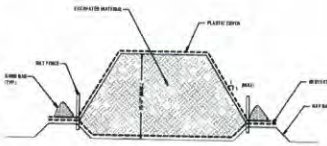
NOTES

1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED
3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL
4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS
5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES
6. AT LEAST WEEKLY REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY

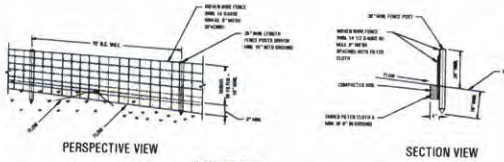
CONCRETE WASHOUT STATION — N.T.S.

STOCKPILE MANAGEMENT NOTES

1. PROTECTION OF STOCKPILES IS A YEAR-ROUND REQUIREMENT
2. LOCATE STOCKPILES A MINIMUM 50 FT. AWAY FROM CONCENTRATED FLOWS OF STORMWATER, DRAINAGE AND INLETS.
3. IMPLEMENT WIND EROSION CONTROL PRACTICES AS APPROPRIATE ON ALL STOCKPILED MATERIAL
4. DURING THE RAINY SEASON, SOIL STOCKPILES SHALL BE PLACED ON AND COVERED WITH PLASTIC OR COMPARABLE MATERIAL AT ALL TIMES
5. REPAIR AND/OR REPLACE PERIMETER CONTROLS AND COVERS AS NEEDED, OR AS DIRECTED BY THE ENGINEER, TO KEEP THEM FUNCTIONING PROPERLY
6. SEDIMENTS SHALL BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-THIRD (1/3) OF THE BARRIER HEIGHT



EXCAVATED MATERIAL STOCK PILE — N.T.S.



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 4' MAX MESH NO OF OPTIONS.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE STAPLED TO I. WIRE AND, IF NECESSARY TIED, OR APPROVED EQUIVALENT
4. PREFABRICATED UNITS SHALL BE SILT SAC CONTAINMENT, OR APPROVED EQUIVALENT
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

NYSDEC SILT FENCE — N.T.S.

CONSTRUCTION / BMP IMPLEMENTATION AND MAINTENANCE SEQUENCE

	BMP ACTIVITIES	MAINTENANCE FREQUENCY
PHASE I		
1 PRE CONSTRUCTION MEETING	DISCUSS SCOPE OF WORK DISCUSS HOW BMP'S WILL BE IMPLEMENTED	ONCE UPON KICK OFF
2 EVALUATE THE SITE	IDENTIFY EOR, STOCKPILE STORAGE AND CONSTRUCTION STAGING AREAS	WEEKLY OR AS REQUIRED
3 INSTALL PERIMETER EROSION CONTROL PRACTICES	PROTECT PERIMETER AREAS AS SHOWN ON THE PLANS INSTALL SILT FENCE AS SHOWN ON PLANS INSTALL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE/EXIT	WEEKLY OR AS REQUIRED
4 PREPARE THE SITE FOR REMOVALS	FOLLOW REMOVALS PLAN	AS REQUIRED
5 PREPARE THE SITE FOR CONSTRUCTION	ADJUST SILT FENCE AS REQUIRED AND/OR AS SHOWN ON THE PLANS LOCATE THE STOCKPILES AND IDENTIFY ON PLANS	AS REQUIRED
6 PRE GRADING	INSTALL TEMPORARY DIVERSION/ INFILTRATION SWALE AS SHOWN ON THE PLANS INSTALL TEMPORARY SEDIMENT BASINS AS SHOWN ON THE PLANS SITE EVALUATION INSPECTION BY QUALIFIED PROFESSIONAL (IE: ENGINEER OR ESC INSPECTOR) ROUGH GRADE SITE	WEEKLY OR AS REQUIRED
PHASE II		
7 CONSTRUCTION FOUNDATION SYSTEM	INSTALL FOUNDATION PROVIDE TEMPORARY STABILIZATION OF BUILDING PAD AREA	AS REQUIRED
8 BUILD THE STRUCTURE(S) AND INSTALL THE UTILITIES	GRADE SITE AREAS STABILIZE EXPOSED AREAS APPLY DUST CONTROL PRACTICES INSTALL TEMPORARY RUN-OFF AND DRAINAGE CONTROL INSTALL NEW DRAINAGE SYSTEM INSTALL TEMPORARY INLET PROTECTION FOR NEW SYSTEM	AS REQUIRED
9 MAINTAIN EROSION CONTROL PRACTICES	MAINTAIN ALL EROSION AND SEDIMENT CONTROL PRACTICES UNTIL CONSTRUCTION IS COMPLETED AND SITE IS STABILIZED INSPECT THE CONTROL PRACTICES A MINIMUM OF ONCE PER WEEK AND AFTER EVERY 1/2" RAINFALL REMOVE SEDIMENT FROM SEDIMENT BASINS SWEEP UP THE SOIL ON ROADWAYS DAILY DO NOT RUSH AREAS WITH WATER INSTALL ADDITIONAL CONTROL MEASURES AS REQUIRED BY THE STATE, COUNTY & TOWN	AS REQUIRED
10 REVEGETATE SITE	FINALIZE GRADING AND LANDSCAPING ESTABLISH PERMANENT VEGETATION WATER NEWLY SEEDED OR SODDED AREAS	ANNUALLY OR AS REQUIRED
11 REMOVE TEMPORARY EROSION CONTROL MEASURES	REMOVE TEMPORARY ESC MEASURES WHEN 85% STABILIZATION ACHIEVED	AS REQUIRED
INSPECTIONS PRE CONSTRUCTION 7 DAY POST RAINFALL POST CONSTRUCTION	INSPECT SEDIMENT TRAPS, PERIMETER CONTROLS, STABILIZED ENTRANCE, INLET PROTECTION AND OTHER BMPS	AS REQUIRED

NOTES

1. BMP ACTIVITIES IDENTIFIED FOR EACH PHASE DESCRIPTION SHALL BE IMPLEMENTED AT THE START OF EACH PHASE AND BE MAINTAINED UNTIL PERMANENT STABILIZATION IS ACHIEVED.
2. IMPLEMENTATION OF BMP ACTIVITIES SHALL IN NO WAY RELIEVE THE CONTRACTOR OF OBLIGATIONS REGARDING OTHER CONSTRUCTION ACTIVITIES AND TIMEFRAMES.

THE DETAILS SHOWN HEREON REPRESENT THE MINIMUM REQUIREMENTS FOR THIS PROJECT BASED UPON HISTORICAL REQUIREMENTS, OR COMMONLY PRACTICED STANDARDS HEREON FOR CONSTRUCTION INSPECTOR AND THE DESIGN ENGINEER OF THE PROJECT. THIS DO NOT PRECLUDE THE CONTRACTOR FROM PURCHASING MATERIALS OF SIMILAR QUALITY OR IMPLEMENTING METHODS OF HIGHER EFFICIENCY PROVIDED THEY MEET OR EXCEED THE DESIGN INTENT AND PROJECT PERFORMANCE SPECIFICATIONS. SHOULD FIELD CONDITIONS FOR OF SEDIMENTS THAT PREVENT THEM FROM THEIR STATED OR THEIR INTENDED EFFECTIVENESS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY AND PRIOR TO CONSTRUCTION. IN ALL CASES, ANY DEVIATIONS CONTAINED SITE MUST BE ENGAGED TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY AND MUST BE APPROVED IN WRITING PRIOR TO IMPLEMENTATION.

Know what's below. Call before you dig. 1-800-272-4480

The Drawing is copyrighted and provided under the Laws of the United States of America. Any unauthorized use or reproduction of this document without written consent of Lauro Group, Inc. is an infringement upon Copyright Laws. Violators will be subject to prosecution by the full extent of the Law.
2. The Client may loan and return copies of this document for information and reference in connection with the specific project. This document is not available or represented to be available for use by Client or others for any modifications of the project or for any other purpose. Any such use or modifications without written permission, verification or further data difference and acceptance by Engineer of Record as supervisor for that specific purpose shall be at Client's sole risk and without liability or legal exposure to Engineer of Record and Lauro Group, Inc. Client shall indemnify and hold harmless Engineer of Record and Lauro Group, Inc. from any and all claims, damages, losses and expenses, including attorney's fees, arising out of or resulting therefrom.
3. The Electronic Copy of the Drawing or Specification (the "Electronic Copy") is under the direction of a licensed Professional Engineer. Where such directions are made, the Professional Engineer seals, signs, and dates and thereby the full extent of the directions on the drawings and/or in the specifications. ESTD Electronic Law Service (TEALS)

STORMWATER POLLUTION PREVENTION PLAN DETAILS

SHEET C4.2

10 OF 17

Site Plan Package for Proposed Expansion

SHOPRITE

HAMPTON RD.
Central, NY 11572
Tax Map: Sec. Block 44.A, Block 1, Lot 9

THE LAURO GROUP
DIVERSIFIED ALLIANCES IN LAND USE
One Suffolk Square, 1901 Veterans Memorial Hwy, Suite 320, Islandia, NY 11749
T 631.234.3222 | 631.234.0100 | F 631.234.0214

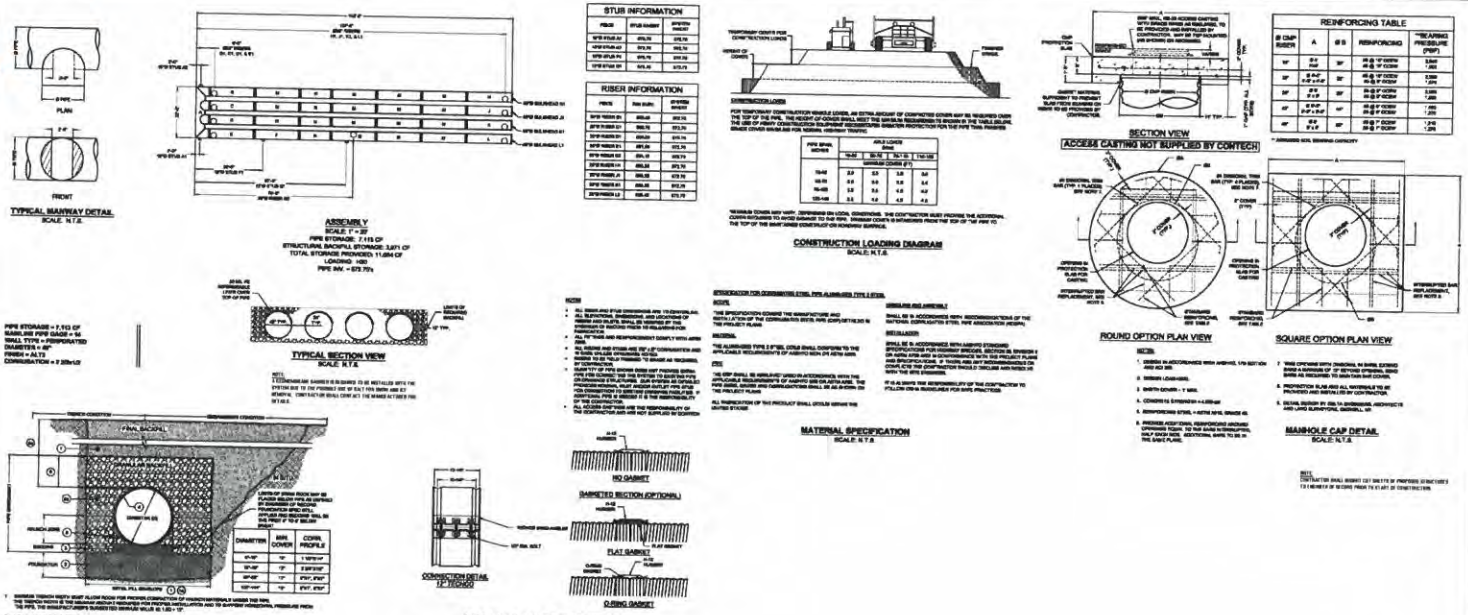
Land Planners
ZOT ENGINEERING, PLLC
Professional Engineer
New York License No. 076843

TOTAL PERMITS

No.	Date	By	Revisions
1	06/07/17	T.K.	Revising Board Submission
2	07/07/17	T.K.	Revisions per Town Comments
3	08/11/17	T.K.	Revisions
4	08/17/17	T.K.	Revision per Storage Drawings
5	09/07/17	T.K.	Revisions per Comments
6	09/21/17	T.K.	Revisions per Comments 2/2
7	09/27/17	T.K.	Revisions
8	10/06/17	T.K.	Revising Board Resubmission

PERMIT SET

Project #15-0220-01 Drawn by: LBR/KJ/GP Printed 10/12/2017 at 1:04 PM



Know what's below. Call before you dig. 1-800-272-4480

THE LAURO GROUP
DIVERSIFIED ALLIANCES IN LAND USE
One Suffolk Square · 1901 Veterans Memorial Hwy, Suite 230, Islandia, NY 11749
T 631.582.3222 | 631.750.8250 · Project # LG12-0514-CPR

TOTAL PERMITS

No.	Date	By	Revisions
1	06/07/17	CA	Planning Board Submission
2	07/07/17	CA	Revisions per Town Comments
3	08/17/17	CA	Revisions per Town
4	08/17/17	CA	Revision per Storage Discussion
5	09/11/17	CA	Revisions per Town Comments #2
6	10/17/17	CA	Revisions per Town
7	10/25/17	CA	Planning Board Resubmission

PERMIT SET

Project # LG12-0514 Scale: N/A Drawing # 1612-0514-CPR Date: 06/28/17

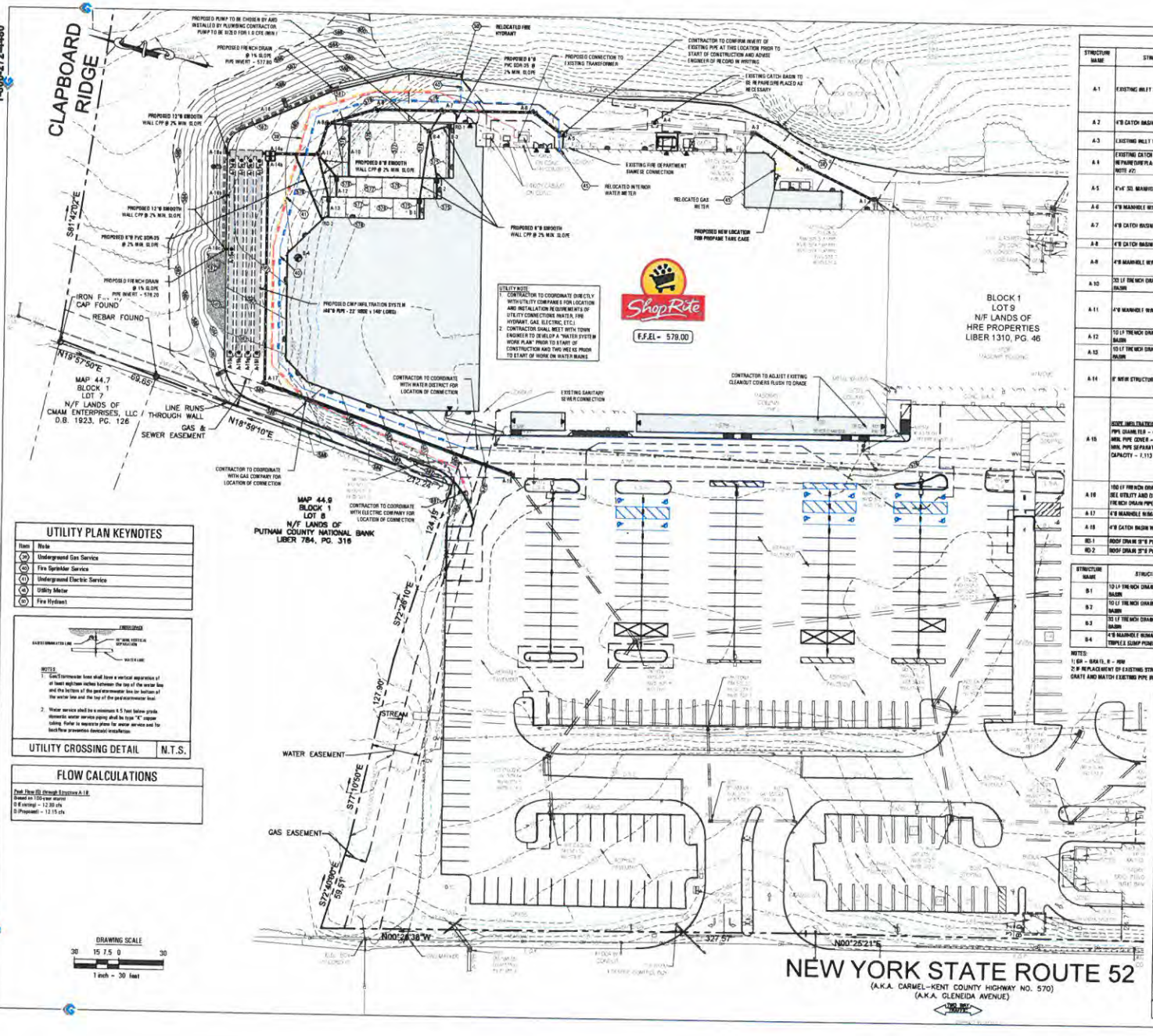
See Plan Package for Proposed Expansion

SHOPRITE
100 NICS Dr N.O.
Central Islip, NY 11722
Tax Map # Sheet 44.2, Block 1, Lot 8

CONTECH DETAILS

SHEET C4.3

11 OF 17



DRAINAGE STRUCTURE SCHEDULE

STRUCTURE NAME	STRUCTURE TYPE	CASTING ELEVATION		INVERT DIRECTION	INVERT ELEVATION
A-1	EXISTING INLET TO REMAIN	GR	578.00	N	573.70
				S (EXISTING)	573.80
				W (ROOF DRAIN)	575.30
				SW (ROOF DRAIN)	574.50
				SW (ROOF DRAIN)	574.10
A-2	4'Ø CATCH BASIN W/FRAME & GRATE	GR	578.00	W	575.00
				S	574.90
A-3	EXISTING INLET TO REMAIN	GR	578.63	NW (EXISTING)	576.10
				S (EXISTING)	576.00
A-4	EXISTING CATCH BASIN TO BE REPAIRED/REPLACED AS NECESSARY (SEE NOTE #2)	GR	578.00	S	EXISTING
				N	EXISTING
A-5	4'x4' SQ. MANHOLE W/MANHOLE COVER	R	578.80	SE	EXISTING
				N	574.80
				SW (ROOF DRAIN)	575.50
A-6	4'Ø MANHOLE W/MANHOLE COVER	R	578.05	ALL	574.00
A-7	4'Ø CATCH BASIN W/FRAME & GRATE	GR	578.05	SE	574.00
				NW	574.00
				W	575.50
A-8	4'Ø CATCH BASIN W/FRAME & GRATE	GR	578.05	ALL	573.80
A-9	4'Ø MANHOLE W/MANHOLE COVER	R	578.40	SE	573.30
				W	573.30
A-10	50 LF TRENCH DRAIN W/2'x2' CATCH BASIN	GR	578.75	S	575.75
				NW	576.15
A-11	4'Ø MANHOLE W/MANHOLE COVER	R	578.40	E	573.10
				NW	573.10
				SE	575.75
				SW	575.75
A-12	10 LF TRENCH DRAIN W/2'x2' CATCH BASIN	GR	578.75	SE	576.00
A-13	10 LF TRENCH DRAIN W/2'x2' CATCH BASIN	GR	578.75	NE	576.00
A-14	6' INVIS STRUCTURE	R	a	SE	572.80
			b	NW	572.80
				TOP OF WEIR	575.75
				DIR	575.50
A-15	SOIL INFILTRATION SYSTEM PIPE DIAMETER - 48"Ø MIN. PIPE COVER - 12" MIN. PIPE SEPARATION - 24" CAPACITY - 7,113 CF	R	a	580.55	BOTTOM OF PIPE 572.75
			b	580.70	
			c	580.90	TOP OF PIPE 578.75
			d	581.05	
			e	581.15	INVERT IN 572.75
			f	582.70	
			g	583.20	
			h	583.35	
			i	583.45	
A-16	150 LF FRENCH DRAIN (1% MIN. SLOPE) SEE UTILITY AND DRAINAGE PLAN FOR FRENCH DRAIN PIPE INVERT ELEVATIONS	—	—	INVERT OUT - a	576.85
				INVERT OUT - b	576.55
				INVERT OUT - c	576.20
A-17	4'Ø MANHOLE W/MANHOLE COVER	R	584.85	ALL	574.00
A-18	4'Ø CATCH BASIN W/FRAME & GRATE	GR	578.10	W	572.25
				S (EXISTING)	572.23
RD-1	ROOF DRAIN (8"Ø PVC SDR-35 PIPE)	—	—	—	574.90
RD-2	ROOF DRAIN (8"Ø PVC SDR-35 PIPE)	—	—	—	575.90

STRUCTURE NAME	STRUCTURE TYPE	CASTING ELEVATION		INVERT DIRECTION	INVERT ELEVATION
B-1	10 LF TRENCH DRAIN W/2'x2' CATCH BASIN	GR	574.80	NW	572.30
B-2	10 LF TRENCH DRAIN W/2'x2' CATCH BASIN	GR	574.90	E	572.30
B-3	10 LF TRENCH DRAIN W/2'x2' CATCH BASIN	GR	574.90	E	573.30
B-4	4'Ø MANHOLE W/MANHOLE COVER & TRIPLEX SUMP PUMP	R	574.70	N	571.00

NOTES:
1) GR - GRATE, R - RIM
2) IF REPLACEMENT OF EXISTING STRUCTURE IS REQUIRED, CONTRACTOR SHALL INSTALL A 4'x4' SQ. CATCH BASIN W/FRAME & GRATE AND MATCH EXISTING PIPE INVERTS.

UTILITY PLAN KEYNOTES

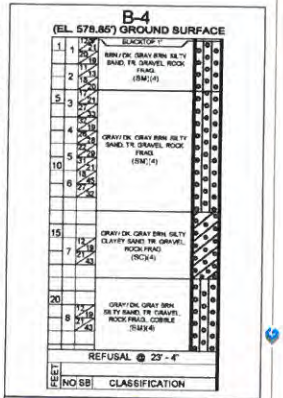
Item	Note
29	Underground Gas Service
30	Fire Sprinkler Service
31	Underground Electric Service
32	Utility Meter
33	Fire Hydrant

UTILITY CROSSING DETAIL — N.T.S.

FLOW CALCULATIONS

Peak Flow (Q) through Structure A-18
Based on 100-year storm
Q (existing) - 12.30 cfs
Q (Proposed) - 12.15 cfs

B-4 (EL. 578.85') GROUND SURFACE



BORING LOG

Know what's below. Call before you dig. 1-800-272-4480

Site Plan Package for Proposed Expansion

SHOPRITE
10 KEITH Rd.
Carmel, NY 10512
Tax Map: Section 44.4, Block 1, Lot 8

THE LAURO GROUP
DIVERSIFIED ALLIANCES IN LAND USE
One Suffolk Square, 1901 Veterans Memorial Hwy, Suite 330, Islandia, NY 11749
T 631.582.3222 | 631.750.8030 Project # LG12-0514-CPS

Land Planners
DAVID SCHWARTZ, PLLC
Professional Engineer
New York License No. 076925

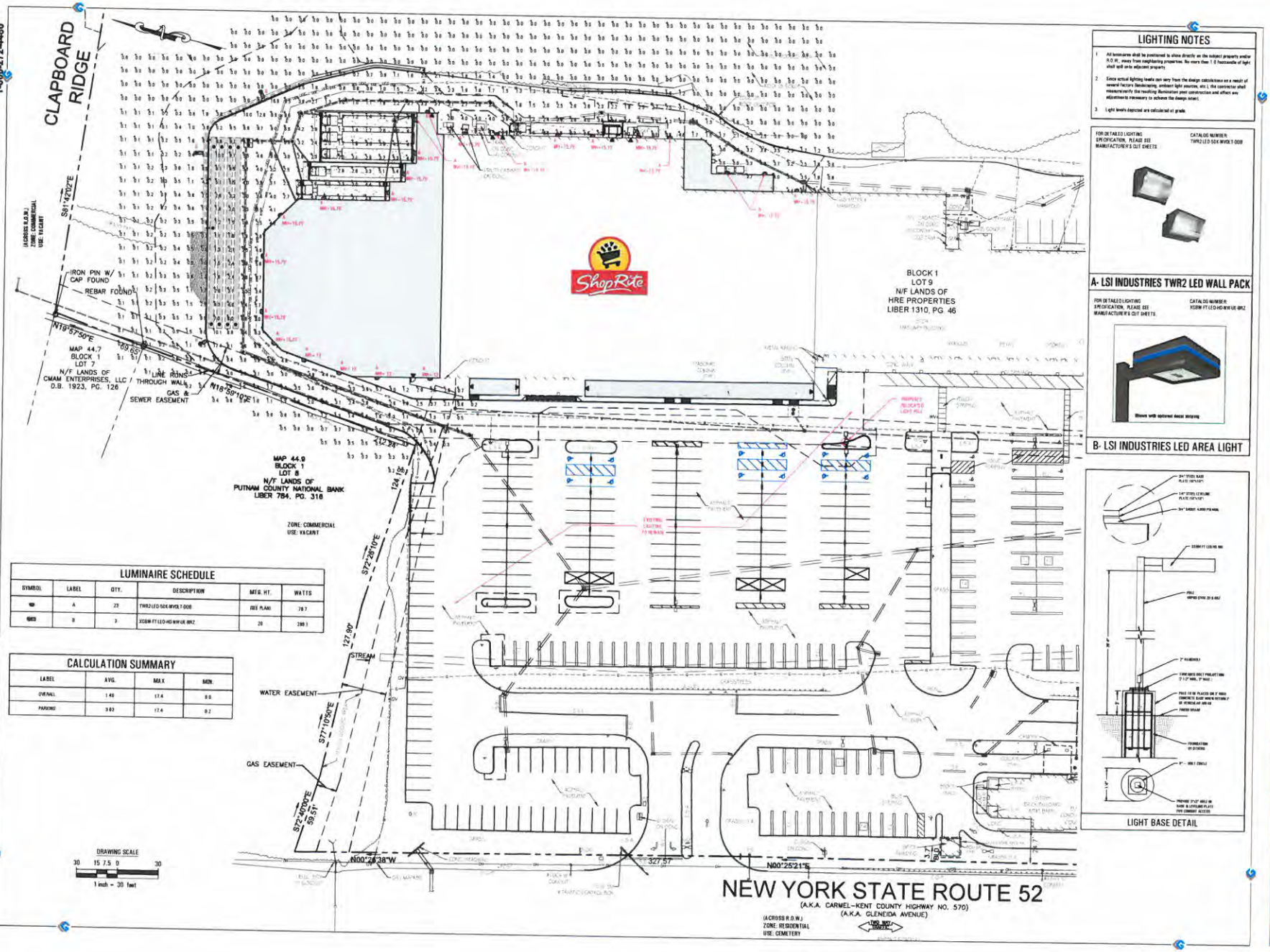
TOTAL PERMITS

No.	Date	By	Revisions
4	4/26/17	LG	Planning Board Submission
3	3/13/17	LG	Revisions per Town Comments
2	1/31/17	LG	Revisions per Comments
1	1/6/17	LG	Revisions per Village Drawings
7	12/21/16	LG	Revisions per Comments 7-2
6	12/21/16	LG	Revisions per Comments 7-1
5	12/20/16	LG	Planning Board Modifications

PERMIT SET
Project FILE:SHOP-01 Drawn by: LG/DS/JS/JP Drawing # LG12-0514-CPS Date: 04/26/17

UTILITY AND DRAINAGE PLAN
SHEET C5.0
12 OF 17

The Drawing is copyrighted and protected under the Laws of the United States of America. Any unauthorized use of reproduction of this document without express consent of Lauro Group, Inc. is an infringement upon Copyright Laws. Violators will be subject to prosecution to the full extent of the Law.
The Client hereby holds and retains copies of this document for information and reference in connection with this specific project. This document is not intended or represented to be suitable for reuse by Client or others on extensions of this project or on any other project. Any such reuse or modifications without written permission, verification or further data diligence and adaptations by Engineer of Record as appropriate for the specific purpose intended will be at Client's sole risk and without liability or legal exposure to Engineer of Record and Lauro Group, Inc. Client shall indemnify and hold harmless Engineer of Record and Lauro Group, Inc. from any and all claims, damages, losses, and expenses including attorney's fees arising out of or resulting therefrom.
The Electronic Law of the State of New York prohibits any person altering anything on this drawing unless he is under the direction of a licensed Professional Engineer, where such alterations are made, the Professional Engineer must sign, seal, date and describe the full extent of the alteration on the drawing under his specifications, NYS Education Law Section 7209(2).



LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	DESCRIPTION	MTG. HT.	WATTS
	A	23	TWR2 LED 504 MVOLT DDB	(SEE PLAN)	78.7
	B	3	XCBM FT LED HO MW UE BRZ	20	280.1

CALCULATION SUMMARY

LABEL	AVG.	MAX	MIN.
OVERALL	1.49	17.4	0.0
PARKING	3.03	17.4	0.2

LIGHTING NOTES

1. All luminaires shall be positioned to shine directly on the subject property and/or R.O.W., away from neighboring properties. No more than 1.0 footcandle of light shall spill onto adjacent property.
2. Since actual lighting levels can vary from the design calculations as a result of several factors (landscaping, ambient light sources, etc.), the contractor shall measure/verify the resulting illumination post construction and effect any adjustments necessary to achieve the design intent.
3. Light levels depicted are calculated at grade.

FOR DETAILED LIGHTING SPECIFICATION, PLEASE SEE MANUFACTURER'S CUT SHEETS.

CATALOG NUMBER: TWR2 LED 504 MVOLT DDB

A- LSI INDUSTRIES TWR2 LED WALL PACK

FOR DETAILED LIGHTING SPECIFICATION, PLEASE SEE MANUFACTURER'S CUT SHEETS.

CATALOG NUMBER: XCBM FT LED HO MW UE BRZ

B- LSI INDUSTRIES LED AREA LIGHT

LIGHT BASE DETAIL

Know what's below. Call before you dig. 1-800-272-4480

TOTAL PERMITS

No.	Date	By	Revisions
1	06/01/17	CA	Planning Board Submission
2	06/13/17	CA	Revisions per Town Comments
3	07/17/17	CA	Site Plan Approval
4	08/01/17	CA	Revisions per Village Comments
5	08/17/17	CA	Revisions per Village Comments #2
6	09/07/17	CA	Revisions per Village Comments #3
7	10/27/17	CA	Revisions per Village Comments #4
8	12/05/17	CA	Revisions per Village Comments #5
9	12/06/17	CA	Planning Board Resubmission

PERMIT SET

Project # 2015-0014 Drawn by: LBR/KC/BJP Plotted: 12/07/2017 1:04:24 PM

Site Plan Package for Proposed Expansion

SHOPRITE
164 NY Rte. 52
Carmel, NY 10512
Tax Map: Section 44.9, Block 1, Lot 8

THE LAURO GROUP
DIVERSIFIED ALLIANCES IN LAND USE
One Suffolk Square, 1901 Veterans Memorial Hwy, Suite 320, Islandia, NY 11749
T 631.234.3222 | F 631.750.8590 | Project # LG12-0014-CPN

Land Surveyor
DGP ENGINEERING, PLLC
Professional Engineer
Bruce Van Leuven Sr. P.E.

LIGHTING PLAN
SHEET C6.0
13 OF 17

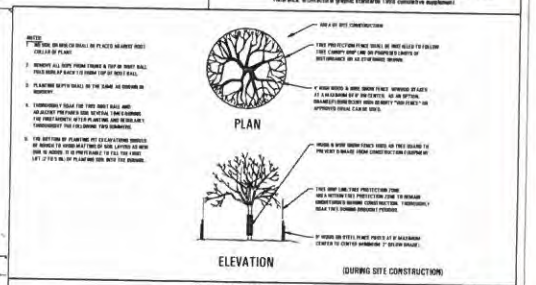
LANDSCAPE SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Evergreen Tree					
PA	9	Picea Abies	Norway Spruce	8'-9' Ht. B&B	25' o.c.
Evergreen Shrub(s)					
EJAM	13	Euonymus Japonicus 'Aureus Marginatus'	Golden Euonymus	#3 Cont.	4' o.c.
ICC	10	Ilex Crenata 'Caroline'	Caroline Holly	#3 Cont.	6' o.c.
RDHR	15	Rhododendron X Obtusum 'Hersey Red'	Hershey Red Azalea	#3 Cont.	5' o.c.
Evergreen Ground(cover(s)					
JCBP	8	Juniperus Conferta 'Blue Pacific'	Blue Pacific Juniper	#1 Cont.	6' o.c.
Deciduous Shrub(s)					
SBG	13	Spiraea X Bumalda 'Gold Flame'	Gold Flame Spirea	#3 Cont.	4' o.c.

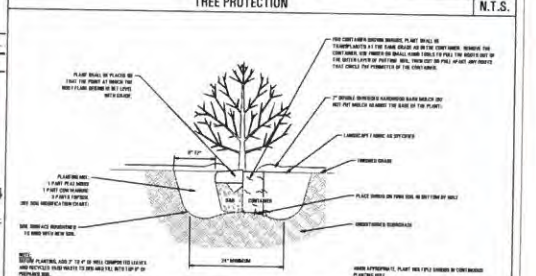
GENERAL RANGE OF SOIL MODIFICATIONS FOR VARIOUS SOIL CONDITIONS

Pre-Construction soil Condition	Type of preparation
Good soil (first previously graded or compacted, topsoil layer intact)	Loosen the existing soils to the widths and depths shown in details above
Compacted soil (first previously graded, topsoil layer disturbed but not eliminated)	Loosen the existing soils to the widths and depths shown in details above; add composted organic content up to 5% dry weight
Graded subsoils and clean fills with clay content between 5 & 25%	Minimum treatment: loosen existing soil to widths and depths shown, add composted organic matter to bring organic content up to 5% dry weight. Optimum treatment: remove top 8-10 in. or the existing soils to the widths and depths shown, add 8-10 in. of loam topsoil
Poor quality fills, heavy clay soils, soils contaminated with rubble or toxic material	Remove existing soils to the widths and depths contaminated with rubble or toxic material

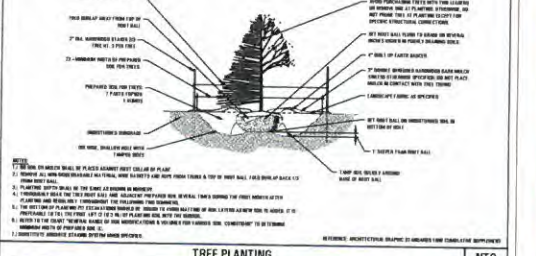
Note: at no time shall preparation and soil modification areas extend into existing tree protection zones.
Reference: architectural graphic standards 1988 cumulative supplement.



TREE PROTECTION N.T.S.



SHRUB PLANTING N.T.S.



TREE PLANTING NTS

Know what's below. Call before you dig. 1-800-272-4480

Revisions

No.	Date	By	
1	06/01/16	TJL	Planning Board Submission
2	08/01/16	TJL	Planning Board Comments
3	11/17/16	TJL	Site Submission
4	12/19/16	TJL	Revisions per Planning Drawings
5	01/09/17	TJL	Revisions per Planning Drawings
6	01/17/17	TJL	Site Modifications
7	02/07/17	TJL	Revisions per Planning Comments
8	03/06/17	TJL	Site Modifications
9	03/20/17	TJL	Planning Board Resubmission
10	06/06/17	TJL	Planning Board Resubmission

PERMIT SET

Project # 2016-1318 Drawn By: TJL/GJP Drawing # 1318-C-LP Date: 06/20/17

TOTAL PERMITS

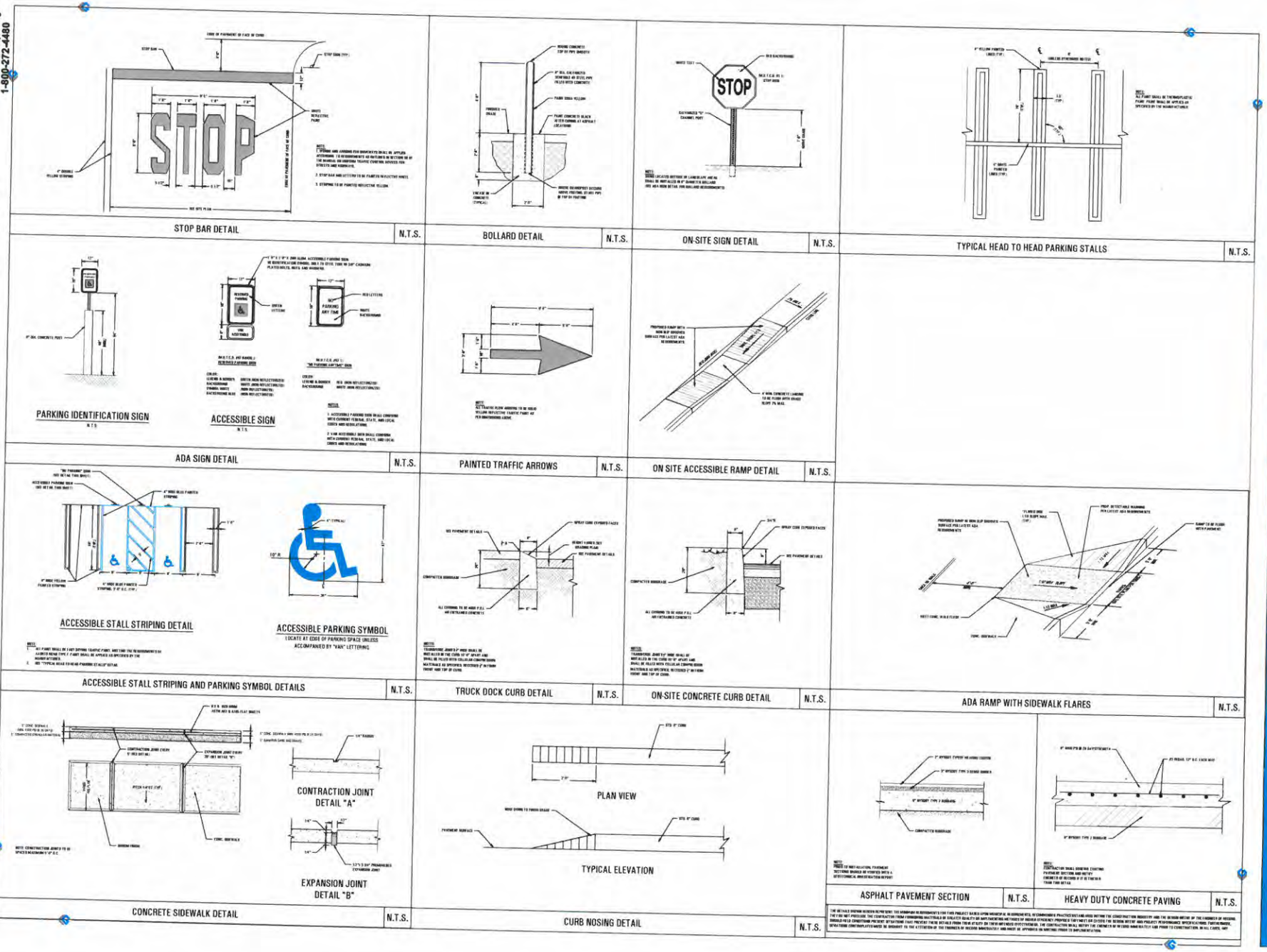
Owner/Applicant: THE LAURO GROUP, DIVERSIFIED ALLIANCES ON LAND USE, One Corporate Center, 1901 Veterans Memorial Hwy Suite 320, Islandia, NY 11749, T (631) 582-2222 F (631) 582-8696

Design Professional: CGP ENGINEERING, PLLC, Gregory J. Pappas, New York Licensed Engineer, 845 Central Avenue, Lake Ronkonkoma, New York 11779, T (631) 913-0479

Site Plan Prepared for Proposed Expansion

SHOPRITE
184 NYS Rte 52
Carmel, NY 10512
Tax Map 2 Sheet 44.9 Block 1 Lot 8

LANDSCAPE PLAN
SHEET C7.0
14 OF 17



Know what's below. Call before you dig. 1-800-272-4480

Site Plan Package for Proposed Expansion

SHOPRITE
184 NYS Rte 52
Carmel, NY 10512
Tax Map # / Sheet 44.8 / Block 1 / Lot 8

LAURO GROUP
DIVERSIFIED ALLIANCES IN LAND USE
One Park Square 1661 Veterans Memorial Hwy Suite 230 Islandia, NY 11749
631-234-3225 | 631-234-3236 Phone/Fax (212-951-6208

Daniel Parsons
DP ENGINEERING, PLLC
Professional Engineer
Rhinebeck, New York 12572
New York Licensed No. 085420

TOTAL PERMITS

No.	Date	By	Revisions
1	03/07/17	CJ	Agency Review Submission
2	03/17/17	CJ	Agency Review Submission
3	03/24/17	CJ	Updated per Town Comments
4	04/07/17	CJ	Updated per Town Comments
5	04/17/17	CJ	Updated per Survey Drawings
6	04/21/17	CJ	Updated per Town Comments
7	05/01/17	CJ	Updated per Town Comments
8	05/08/17	CJ	Agency Review Submission
9	05/08/17	CJ	Agency Review Submission

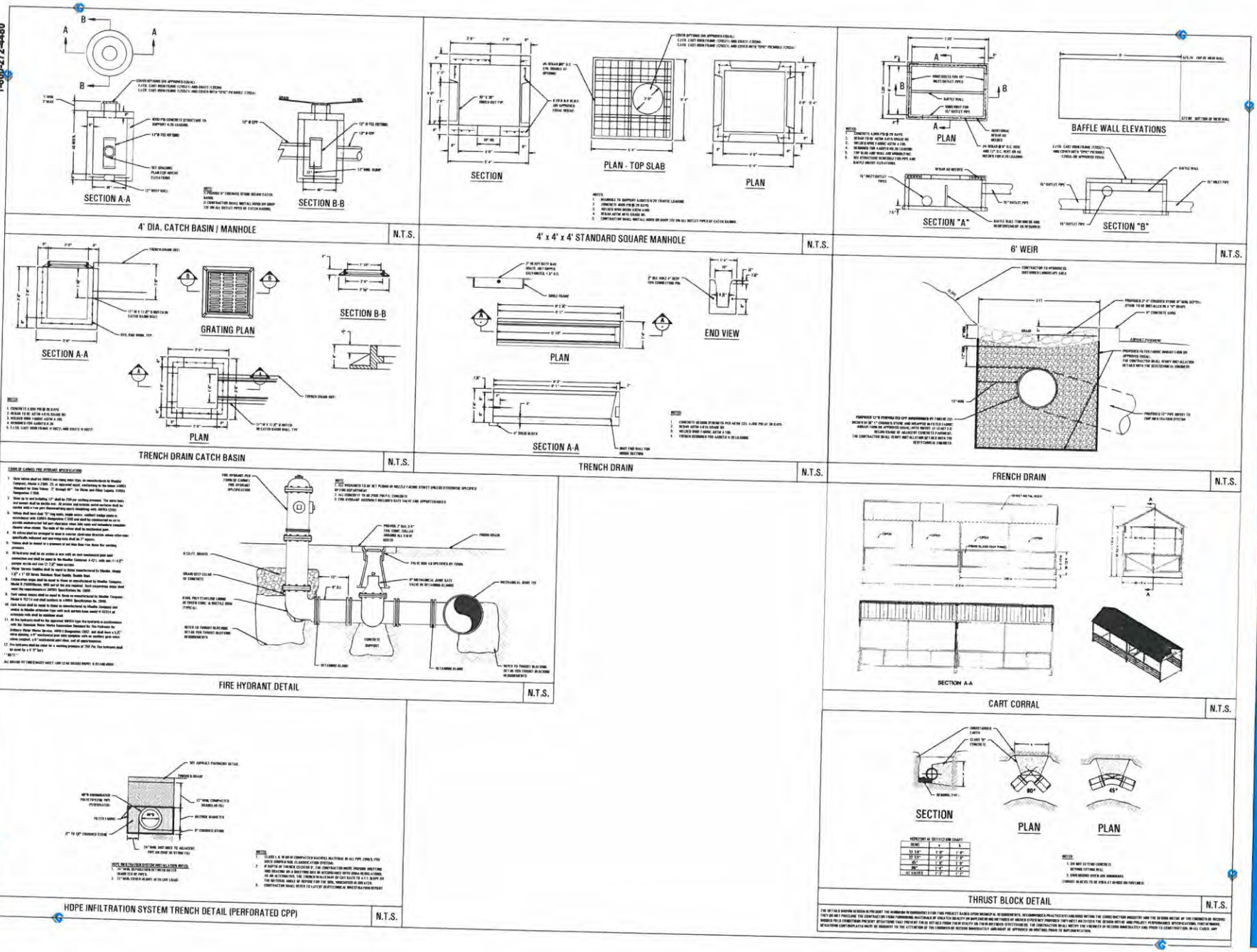
PERMIT SET

Project # 0115-0184 | Drawn by: CJ/DP/AGP | Drawing # 1 | 05/08/14-2017 | Date: 04/28/17

DETAIL SHEET I

SHEET C8.0

15 OF 17



Know what's below. Call before you dig. 1-800-272-4480

Site Plan Package for Proposed Expansion:

SHOPRITE
184 NYS Rte 52
Carmel, NY 10512
Tax Map # / Block 44.2, Block 1, Lot 8

THE LAURO GROUP
DIVERSIFIED ALLIANCES IN LAND USE
One Suffolk Square, Suite 220 Islandia, NY 11749
T: 631.234.2222 · F: 631.234.0705 · Project # 1512-0514-0208

Civil Engineer
Professional Engineer
State Reg. Licensed No. 085025

TOTAL PERMITS

No.	Date	By	Revision
1	05/17	LG	Planning Board Submission
2	6/13/17	LG	Addressed per Town Comments
3	8/11/17	LG	Per Town Comments
4	8/21/17	LG	Submission for Sewage Drawings
5	10/31/17	LG	Addressed per Town Comments #2
6	12/13/17	LG	Per Town Comments
7	12/26/17	LG	Planning Board Resubmission

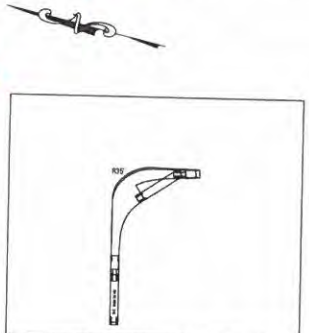
PERMIT SET

Project # 1512-0514-0208 Scale 1=1 LDG/LG/JP Drawing # 1512-0514-0208 Date 04/26/17

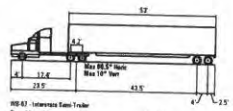
DETAIL SHEET II

SHEET C8.1

18 OF 17



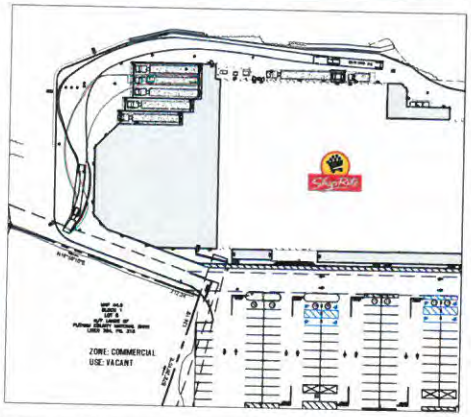
WB-67 TURNING DETAIL



WB-67 DETAIL

NOTE:
TRUCK ANALYSIS PERFORMED UTILIZING
AUTODESK VEHICLE TRACKING 2016

EXISTING CONDITIONS TRUCK RUN



DRAWING SCALE
60 30 15 0 60
1 inch = 60 feet

Know what's below.
Call before you dig.
1-800-272-4480

Site Plan Package for Proposed Expansion

SHOPRITE
184 NYS Rte 52
Carmel, NY 10512
Tax Map #: Sheet 44.8 Block 1, Lot 9

THE LAURO GROUP
DIVERSIFIED ALLIANCES IN LAND USE
One Suffolk Square, Suite 240
Islandia, NY 11749
(631) 234-3222 / (631) 250-8020

Land Planners
Civil Engineers, P.L.L.C.
Professional Engineer
New York License No. 076925

No.	Date	By	Revision
1	4/26/17	LG	Planning Board Submission
2	6/23/17	LG	Comments per Town Comments
3	8/31/17	LG	Revisions per Town Comments
4	10/17/17	LG	Revisions per Town Comments #2
5	10/31/17	LG	Revisions per Town Comments #3
6	11/13/17	LG	Revisions per Engineer Comments
7	12/20/17	LG	Revisions per Town Comments #4
8	12/28/17	LG	Planning Board Resubmission

PERMIT SET

Project: F16-0175-014 Drawn By: LG/BL/JGP Drawing # L16175-014-PZN.TR Date: 04/26/17

TOTAL PERMITS

TRUCK RUN PLAN
SHEET TR1.0
17 OF 17

INSITE
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.

December 20, 2017

Town of Carmel Planning Board
60 McAlpin Avenue
Mahopac, New York 10541

RE: Baldwin Subdivision – Lot Line Adjustment
Route 6
Tax Map Nos. 86.11-1-1 and 86.6-1-4

Dear Chairman Gary and Members of the Board:

Please find enclosed the following plans and documents in support of an application for a lot line adjustment for the above referenced site:

- Lot Line Adjustment Final Subdivision Plat, dated December 20, 2017. (5 copies)
- Subdivision Application, December 20, 2017. (11 copies)
- SEQR Short EAF, dated December 20, 2017. (11 copies)
- Disclosure Addendum Statement, December 20, 2017. (2 copies)
- Subdivision Completeness Certification Form, December 20, 2017. (11 copies)
- Deed for property on file with Town.
- CD containing pdfs of submitted plans and documents. (1 copy)
- A $2,500.00 check for the Lot Line Adjustment Review Fee.

The applicant seeks approval for a lot line adjustment for the three lot commercial subdivision of the subject parcels along Route 6 in the CB/P zone. The proposed lot line adjustment seeks to reconfigure the commercial lots to accommodate future improvements, while merging the remaining acreage to the parcel to the west in consideration of future development plans.

The subject properties were before the Board in October of 2016 in consideration of a similar application and were referred to the Zoning Board of Appeals who granted the necessary variances for lot size, lot width and lot depth. The current application is consistent with the variances already granted.

We trust the enclosed information will be found adequate for your consideration. Please place the project on the agenda for the January 10, 2018 Planning Board meeting for discussion with the Board.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By: _____
Jeffrey J. Contelmo, PE
Senior Principal Engineer

JJC/dlm
Enclosures
cc: Fred Koelsch, w/enclosures
Insite File No. 02119.100

3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717
www.insite-eng.com

Baldwin Subdivison

TOWN OF CARMEL

SUBDIVISION APPLICATION INSTRUCTIONS

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

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

Pre-Submission:

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

Submission Requirements:

At least 10 days prior to the Planning Board meeting, the subdivision application shall be submitted to the Planning Board Secretary as follows:

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

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

Rose Grimbeth 12/27/17 — **Planning Board Secretary; Date**

12/27/17 — **Town Engineer; Date**

TOWN OF CARMEL
SUBDIVISION APPLICATION

Per Town of Carmel Code – Section 131 – Subdivision of Land

SITE IDENTIFICATION INFORMATION

Application Name: Baldwin Subdivision - Lot Line Adjustment	**Application #** 17-0015	**Date Submitted:** 12/20/17

Site Address:
No. 150 *Street:* Route 6 *Hamlet:*

Property Location: *(Identify landmarks, distance from intersections, etc.)*
500' ± north of intersection of Route 6 and Baldwin Place Road

Town of Carmel Tax Map Designation: 86.6-1-4 and *Section* 86.11 *Block* 1 *Lot(s)* 1	**Zoning Designation of Site:** C/BP
Property Deed Recorded in County Clerk's Office *Date* *Liber* 1730 *Page* 394	**Liens, Mortgages or other Encumbrances** *Yes* *No*
Existing Easements Relating to the Site *No* (Yes) *Describe and attach copies:* See Plat	**Are Easements Proposed?** *No* (Yes) *Describe and attach copies:* Access and Utility Easement See Plat

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

APPLICANT/OWNER INFORMATION

Property Owner: Baldwin Hills Realty, LLC	**Phone #:** 845-228-1400 **Fax#:** 845-228-5400	**Email:** crillc@comcast.net

Owners Address:
No. 1699 *Street:* Route 6, Suite 1 *Town:* Carmel *State:* NY *Zip:* 10512

Applicant (If different than owner): Same as owner	**Phone #:** **Fax#:**	**Email:**

Applicant Address (If different than owner):
No. *Street:* *Town:* *State:* *Zip:*

Individual/ Firm Responsible for Preparing Site Plan: Jeffrey J. Contelmo, P.E. Insite Engineering, Surveying & Landscape Architecture, P.C.	**Phone #:** 845-225-9690 **Fax#:** 845-225-9717	**Email:** jcontelmo@insite-eng.com

Address:
No. 3 *Street:* Garrett Place *Town:* Carmel *State:* NY *Zip:* 10512

Other Representatives:	**Phone #:** **Fax#:**	**Email:**

Owners Address:
No. *Street:* *Town:* *State:* *Zip:*

PROJECT DESCRIPTION

Describe the project, proposed use and operation thereof:

Proposed Lot Line Adjustment for 2-Lot commercial subdivision of 12.93± acres in the C/BP (commercial/business park) zoning district. Lot 1: 2.0 AC ±; Lot 2: 1.0 AC ±; Residual: 9.9 AC ± to be added to tax lot 86.6-1-4.

TOWN OF CARMEL SUBDIVISION APPLICATION

PROJECT INFORMATION	
Size of existing parcel to be subdivided: Aggregate total of 3 subject lots *Acres:* 12.93± *Square Feet:* 184.9± AC	
Major Subdivision ☐	**Minor Subdivision** ☑
Number of proposed lots: No Change	**Size of proposed lots:** Lot 1: 2.0 AC ±; Lot 2: 1.0 AC ±; Residual: 9.9 AC ± to be added to tax lot 86.6-1-4
Conventional Subdivision ☐	**Cluster Subdivision** ☐
Will a 10% open space set aside be provided? Yes: ☐ No: ☑	**If no, will a payment in-lieu be provided?** Yes: ☑ No: ☐
Will all new lots have frontage on a mapped street? Yes: ☑ No: ☐	**If not, how will this deficiency be addressed?** N/A

Is the site served by the following public utility infrastructure:

- **Sanitary Sewer** Yes: ☐ No: ☑

  If Yes:
  - Does approval exist to connect to sewer main? Yes: ☐ No: ☐
  - Is this an in-district connection? _____ Out-of district connection? _____
  - What is the total sewer capacity at time of application? _____
  - What is your anticipated average and maximum daily flow _____

- **Water Supply** Yes: ☐ No: ☑

  If Yes:
  - Does approval exist to connect to water main? Yes: ☐ No: ☐
  - What is the total water capacity at time of application? _____
  - What is your anticipated average and maximum daily demand _____

- **Storm Sewer** Yes: ☑ No: ☐
- **Electric Service** Yes: ☑ No: ☐
- **Gas Service** Yes: ☑ No: ☐
- **Telephone/Cable Lines** Yes: ☑ No: ☐

Will any common areas be created outside of individual lots (road rights-of-way, recreation areas, stormwater management areas, etc.)? Yes: ☐ No: ☑

Is a homeowners association proposed? Yes: ☐ No: ☑

What is the predominant soil type(s) on the site? PnB, PnC, PnD	**What is the approximate depth to water table?** 2'+

Site slope categories:	**15-25%** 25 %	**25-35%** 0 %	**>35%** 0 %
Estimated quantity of excavation:	**Cut (C.Y.)** N/A	**Fill (C.Y.)** N/A	

Is Blasting Proposed Yes: ☐ No: ☑ Unknown: ☐

Is the site located ion a designated Critical Environmental Area? Yes: ☐ No: ☑

Does a curb cut exist on the site? Yes: ☑ No: ☐	**Are new curb cuts proposed?** Yes: ☐ No: ☑	**What is the sight distance?** Existing Entrance Left >500' Right >800'

Is the site located within 500' of:

- **The boundary of an adjoining city, town or village** Yes: ☑ No: ☐
- **The boundary of a state or county park, recreation area or road right-of-way** Yes: ☑ No: ☐
- **A county drainage channel line.** Yes: ☐ No: ☑

TOWN OF CARMEL SUBDIVISION APPLICATION

- The boundary of state or county owned land on which a building is located Yes: ☑ No: ☐

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

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

Does the site contain freshwater wetlands?
Yes: ☑ No: ☐
Jurisdiction:
NYCDEC: ☑ Town of Carmel: ☑
If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.
Are encroachments in regulated wetlands or wetland buffers proposed? Yes: ☐ No: ☑

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

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

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

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

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

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

What is the estimated time of construction for the project?

ZONING COMPLIANCE INFORMATION

Zoning Provision	Required	Lot 1 Existing	Lot 2	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
Lot Area	3 ac	3 AC / 9.9 AC		2.0 ac ± *	1.0 ac ± *			
Lot ~~Coverage~~ Depth	200'	209' / 495'		151' *	314'			
Lot Width	200'	658' / 631'		510'	151' *			
Front Yard	50'			-	-			
Side Yard (minimum of 1)	40'			-	-			
Side Yard (total of both)				-	-			
Rear Yard	40'			-	-			
Habitable Floor Area	5,000 s.f.			-	-			
Height	40'			-	-			

(if more than 5 lots are proposed, include additional zoning compliance information on a separate sheet)

Will variances be required? Yes: ☐ No: ☑

If yes, identify variances required for each lot:
Minimum lot depth variance for Lot 1 granted by ZBA on 12/22/16.
Minimum lot area variances for Lots 1 and 2 granted by ZBA on 12/22/16.
Minimum lot width variance for Lot 2 granted by ZBA on 12/22/16.

APPLICANTS ACKNOWLEDGEMENT

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

Paul Camarda, Baldwin Hills Realty, LLC
Applicants Name

Applicants Signature

Sworn before me this 15th **day of** December **20**17

Alicia Hansen
Notary Public, State of New York
Reg. # 01HA6088640
Qualified In Dutchess County
2019

Notary Public

TOWN OF CARMEL

SUBDIVISION COMPLETENESS CERTIFICATION FORM

All Subdivisions submitted to the Planning Board for review shall include the following information and details, as set forth in Section 131-11-14 of the Town of Carmel Subdivision Regulations.

This form shall be included with the subdivision submission

	Requirement Data	*To Be Completed by the Applicant*	*Waived by the Town*
General Requirements			
1	Key map at a scale of one inch equals 800 feet	☑	☐
2	Title block, including title of map; name of subdivision; name, address, seal and signature of professional engineer or land surveyor preparing the plat; written scale; date of original and all revisions.	☑	☐
3	A legend, including, names of all adjacent landowners and those within 500 feet of any property line; zoning district with the requirements of said zone; tax map, block and lot number; names and addresses of owner and subdivider; north point and graphic scale.	☑	☐
4	Location and identification of all zoning district boundaries.	☑	☐
5	Identification of all maps filed in the County Clerk's office affecting properties within 500 feet of the lot to be subdivided.	☐ To Be Provided Later	☐
Sketch Plan Requirements			
1	All General Requirements	☑	☐
2	Proposed subdivision layout at a scale of not less than one inch equals 100 feet.	☑	☐
3	All proposed lot lines, dimensions in feet and the areas of all lots in square feet and identifying numbers for each lot.	☑	☐
4	The location of existing and proposed setback lines, streets within 200 feet of the subdivision, buildings, watercourses, railroads and bridges, culverts, drainpipes and any natural features, such as wooded areas and rock formations.	☑	☐
5	Location and size of areas proposed to be reserved for recreation/open space.	☐ N/A	☐

TOWN OF CARMEL

SUBDIVISION COMPLETENESS CERTIFICATION FORM

	Requirement Data	To Be Completed by the Applicant	Waived by the Town
Preliminary Plat Requirements			
1	All General and Sketch Plan Requirements	☑	☐
2	The area included in the subdivision, by area of lots, roads, reservations if any, and total acreage.	☑	☐
3	The existing and proposed contours (at an interval of not more than two feet), suitably designated to differentiate, with proposed first-floor elevations of the buildings.	☐ *	☐
4	Names of existing streets and proposed names of new streets.	☐ N/A	☐
5	Preliminary profiles of all proposed roads.	N/A ☐	☐
6	Location, type and size of curbs, sidewalks and bikeways.	☑ *	☐
7	For subdivisions of five or more lots, front building elevation sketches and distribution of dissimilar building types on the site to avoid excessive similarity of exterior design.	☐ N/A	☐
8	Plans of proposed utility layouts and all facilities, unsized.	☐ *	☐
9	The natural flow of surface drainage (indicated with arrows and the final disposal of surface waters); location of existing and proposed watercourses, culverts, bridges, drainpipes, lakes and ponds, detention or retention ponds; tentative location of storm drain inlets with the drainage areas tributary to each outlined and the area shown.	☐ *	☐
10	Existing or proposed covenants or deed restrictions applying to the site and a preliminary draft of homeowners' association documents, if applicable.	☐ To Be Provided Later as Applicable	☐
11	A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Article X of Chapter 156 of the Code of the Town of Carmel.	☐ Refer to Individual Site Plan Applications	☐
Final Plat Requirements			
1	All General, Sketch and Preliminary Plat Requirements.	☑	☐

* Refer to Individual Site Plan Applications.

TOWN OF CARMEL

SUBDIVISION COMPLETENESS CERTIFICATION FORM

	Requirement Data	To Be Completed by the Applicant	Waived by the Town
2	Dimensions exactly with reference to monuments, bearings, distances in feet, radii, points of curvature and tangency of property lines, lot widths and depths and square feet of each lot.	☑	☐
3	Location of all proposed setback lines on each lot, with corner and irregular-shaped lots identified as to front, side and rear yards.	☑	☐
4	Location of all existing and proposed monuments.	☑ Proposed To Be Determined	☐
5	All existing streets and streams within the subdivision and within 200 feet of the boundaries thereof, the width of the right-of-way of each street and existing public easements and municipal boundaries within 200 feet of the subdivision.	☑	☐
6	All proposed public easements or rights-of-way and the purposes thereof and proposed streets, identifying right-of-way width and names.	☐ N/A	☐
7	All parcels proposed for open space/recreation use, with a statement of the purpose of each.	☐ N/A	☐
8	Construction plat, which shall include, in addition to the above: final first-floor elevations of dwellings and outside grades at their corner; proposed curb elevations at all lot corners; all existing structures, including a note indicating those to be removed and yard dimensions of those to remain; plans and profiles and proposed improvements and utility layouts; paving widths and locations, section and profiles; sidewalk widths and locations and sections; road alignment, complete with stations, center line curve data and existing and finished contours of the road and all regraded areas; details of manholes, catch basins, headwalls and any other required structure; locations of all street trees, lights and signs; maximum anticipated extent of the areas of cuts and fills where grade	☑ * Refer to Individual Site Plans for Each Proposed Lot	☐

TOWN OF CARMEL
SUBDIVISION COMPLETENESS CERTIFICATION FORM

	Requirement Data	To Be Completed by the Applicant	Waived by the Town
	changes are proposed; the natural flow of surface drainage and the final disposal of surface waters; slopes of banks of all watercourses, if defined, and boundaries of floodplains; specifications, locations, profiles and detailed cross sections of the proposed storm drains, including all inlets and size of the drainage area of the streets, including grades and all other improvements.		
9	Final copy of the homeowners' association documents, if applicable.	N/A ☐	☐
10	Deeds for land to be dedicated for road widening, recreation or other purposes.	N/A ☐	☐
11	Erosion control standards.	☑ *	☐
12	A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Article X of Chapter 156 of the Code of the Town of Carmel and with the terms of preliminary plan approval.	☑ * To Be Provided in Later Submission	☐

* Refer to Individual Site Plans

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

I Jeffrey J. Contelmo, P.E. **hereby certify that the site plan to which I have attached my seal and signature, meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:**

STATE OF NEW YORK
JEFFREY J. CONTELMO
LICENSED PROFESSIONAL ENGINEER
076193

Signature - Applicant **Date** 12/15/17

Professionals Seal

Signature - Owner **Date**

TOWN OF CARMEL
SUBDIVISION COMPLETENESS CERTIFICATION FORM

Town Certification (to be completed by the Town)

I _____ hereby confirm that the site plan meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:

Rose Grumbritta
Signature - Planning Board Secretary

12/27/17
Date

Richard Dayton
Signature - Town Engineer

12/27/17
Date

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information

Name of Action or Project:
Baldwin Subdivision - Lot Line Adjustment

Project Location (describe, and attach a location map):
Route 6, Town of Carmel, Putnam County - See Location Map

Brief Description of Proposed Action:
Proposed Lot Line Adjustment to three (3) existing commercial lots in the C/BP (Commercial/Business Park) Zoning District with no impacts proposed.

Name of Applicant or Sponsor:	Telephone: 845-228-1400
Baldwin Hills Realty, LLC	E-Mail: crillc@comcast.net

Address:
1699 Route 6, Suite 1

City/PO:	State:	Zip Code:
Carmel	NY	10512

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3.a. Total acreage of the site of the proposed action? 184.9± acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 184.9 ± acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☑ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
☑ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

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

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: Name:Baldwin Place Area, Reason:Difficulties w/ portable water source, Agency:Somers, Town of, Date:9-26-90	☐	☑
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☑
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: N/A	☑	☐
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: N/A	☑	☐
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: N/A	☑	☐
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☑	☐
b. Is the proposed action located in an archeological sensitive area? NYSOPRHP letter of no impact was previously submitted.	☐	☑
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	☑	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☑ Forest ☐ Agricultural/grasslands ☑ Early mid-successional
☑ Wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100 year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☑ NO ☐ YES	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☑ NO ☐ YES		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	✔	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	✔	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: Per EAF mapper. Not on-site or adjacent to site. DEC ID # 360023 in the NYSDEC Environmental Site Remediation database, is located within 2,000 feet of the project site. Periodic monitoring and Plant 1 groundwater pump and GAC treatment remedial system ongoing at Somers Commons.	☐	✔

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

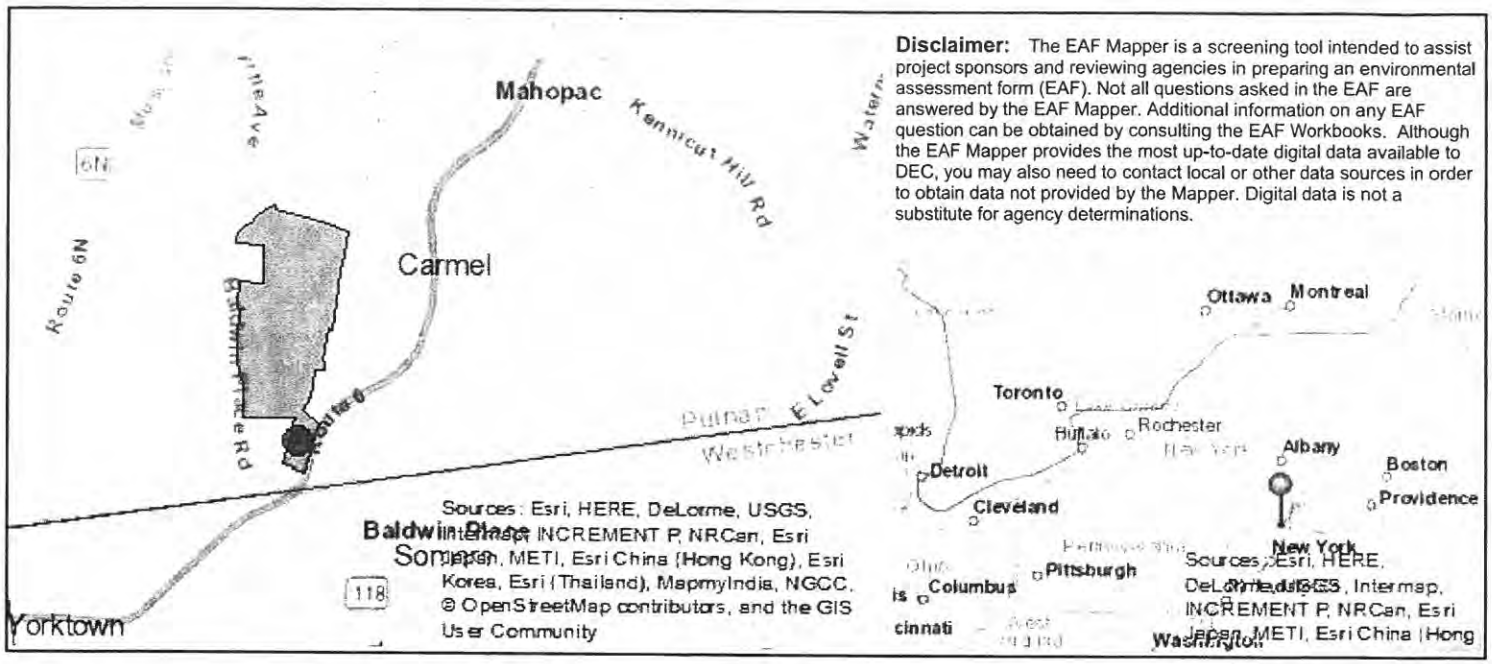
Applicant/sponsor name: Jeffrey J. Contelmo, P.E., Project Engineer Insite Engineering, Surveying & Landscape Architecture, PC Date: December 20, 2017

Signature:

PRINT FORM

EAF Mapper Summary Report

Monday, December 18, 2017 10:53 AM



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Baldwin Place Area, Reason:Difficulties w/ portable water source, Agency:Somers, Town of, Date:9-26-90
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

THE Chazen COMPANIES®
Proud to be Employee Owned
Engineers
Land Surveyors
Planners
Environmental & Safety Professionals
Landscape Architects

Capital District Office
547 River Street
Troy, NY 12180
P: (518) 273-0055 F: (518) 273-8391
www.chazencompanies.com

Hudson Valley Office (845) 454-3980
North Country Office (518) 812-0513

December 14, 2017

Harold Gary, Planning Board Chairman
Town of Carmel Planning Board
60 McAlpin Avenue
Mahopac, NY 10541

Re: Hudson Valley Federal Credit Union
Project Narrative – HVFCU Mahopac Branch
150 Route 6, Carmel NY
Project #: 10512.26

Dear Chairman Gary:

This letter is to serve as an introduction to the Town of Carmel by the Applicant for the proposed site plan amendment at 150 Route 6.

Included please find: 11 copies of the site plan application form, 5 site plan sets, 1 CD containing an electronic version of the site plan, 2 copies of the disclosure statements, 11 site plan completeness certification forms, 2 copies of the current deeds, easements, covenants and restrictions and the appropriate fee.

1.0 SITE ADDRESS

150 Route 6
Carmel, N.Y. 10512
Tax Map Parcels: 86.11-1-1

2.0 APPLICANT

Contact Person:
Scott Bridie, Senior Project Manager (HVFCU Agent)
Hudson Valley Federal Credit Union
PO Box 1071, Poughkeepsie NY 12602
Phone: (845)-463-3011

Design Professional:
Roger E. Keating, PE, LEED AP BD+C
The Chazen Companies
547 River Street, Troy, NY 12180
Phone: (518) 273-0055

3.0 SITE ZONING

The project site is located on one parcel of land, identified as tax parcel 86.11-1-1. The parcel is located within the Commerce/Business Park (C/BP) district in the Town of Carmel where retail sales and service establishments are an approved use.

4.0 SITE ACREAGE AND DESCRIPTION OF EXISTING SITE AND USES

Parcel 86.11-1-1 site plan was previously approved as the "Route 6 Retail" project, prepared by Insite Engineering. Lots 1 and 2 are approximately 9.8 acres and 3.1 acres, respectively. Under existing conditions, Lot 1 has been developed under the previously approved project, consisting of drive lanes, and parking. Lot 2 remains primarily undeveloped, however the mass earth moving, construction of driveways, traffic signals, sewage treatment system and drainage to support both lots has been completed.

On-site topography for Lot 2 is moderately sloping, with slopes ranging from 2 to 20%, apart from the northern and eastern edges, which are relatively steep with slopes of 25-50%. The topography on the northern and eastern edges were affected during the Lot 1 construction, resulting in areas of cut and fill. Runoff from Lot 2 generally discharges West, toward the existing wetlands, and South to the Lot 1 development storm sewer network.

The proposed HVFCU branch is a site plan amendment to the previously approved, "Route 6 Retail" project, which received SEQRA determination and State Historic Preservation Office (SHPO) approval during the previously approved site plan. This project does not propose an additional SEQRA determination or submission to SHPO. In addition, it is not indicated that the existing site contains environmentally unique or fragile species. It has been noted that regulated wetlands do exist on the site but impact to the wetlands and adjacent area is not proposed or anticipated. There are no watercourses or flood plains within the existing site and the National Flood Insurance Program Mapping for the Town of Carmel places the site in Zone X, an area of minima flood hazard.

5.0 PROJECT BACKGROUND

The project lies West of US Route 6 and directly North of the existing Putnam County Savings Bank, located on Lot 1. Various commercial businesses are located East of the project site, across Route 6.

As noted earlier, this project proposes a site plan amendment to the previously approved, "Route 6 Retail ", project submitted to the Town of Carmel Planning Board in November 2015 by Insite Engineering. The initial project submission proposed commercial development on Lots 1 and 2, with the intent of Lot 2 being developed, with a 5,000 SF retail space. Under this plan set, Lots 1 and 2 were approved by the Planning Board and a bank was constructed on Lot 1. The Applicant has agreed upon a Land Lease Agreement for 1.04 acre of the 3.13 acre Lot 2. Ultimately it is envisioned that the 1.04 acre lease portion will be subdivided out of Lot 2.

The initial project submitted and received a zoning variance from the Town of Carmel for a reduction in the minimum building floor area. The initial project proposed a reduction in the building floor area for Lot 1. Lot 2, at the time, proposed a 5,000 SF retail space to meet the Town zoning standard.

6.0 DESCRIPTION OF PROPOSED SITE IMPROVEMENTS AND USES

As discussed earlier, the Applicant has agreed upon a land lease agreement for 1.04 acre of the 3.13 acre Lot 2. Ultimately, it is envisioned that the 1.04 acre lease portion will be subdivided out of Lot 2. The Hudson

Valley Federal Credit Union is proposing a site plan amendment to Lot 2 on the "Route 6 Retail" project. The applicant proposes the construction of a 3,800 SF credit union with associated parking, storm water management facilities, utility service, landscaping and lighting. This design would require a zoning variance for a 1,200 SF reduction in building floor area and a 1' wide by 2' long parking stall dimension reduction, to allow for 9'x18' parking stalls. This is consistent with what the HVFCU constructed in the Town at the intersection of Stoneleigh Avenue and Terrace Drive. Although a variance is required, the site plan amendment would reduce the overall amount of proposed impervious area for Lot 2 as compared to the initial submission.

Based on this amendment, it is envisioned that the previous SEQRA determination would still be valid as the proposed project would fall under the previous threshold established. As such, a SEQR environmental assessment is not included with this submission.

The required, previously approved and proposed Lot 2 characteristics at the end of construction are as follows:

Description	**Required**	**Previously Approved Site Plan**	**Proposed***
Lot Area	3 Acres	3.13 acres	1.04 acres
Lot Coverage	40%	3.6%	9%
Lot Width	200 ft	292 ft	151 ft
Lot Depth	200 ft	497 ft	314 ft
Front Yard	50 ft	149 ft	166 ft
Side Yard	40 ft	47 ft	40 ft
Rear Yard	40 ft	204 ft	95 ft
Minimum Required Floor Area	5,000 sf	5,000 sf	3,800 sf
Height	40 ft	<40 ft	<40 ft
Off-Street Parking	19	26	35
Off-Street Loading	N/A	2	N/A
Impervious Area	N/A	0.85 acres	0.74 acres

*The characteristics provided above for the proposed Lot 2 are based upon the 1.04 acre land lease agreement

7.0 DESCRIPTION OF IMPACTS ON ADJOINING PROPERTIES

Visual impacts are not anticipated after construction, with the property sharing the same land use as the adjoining properties. Erosion and sediment control practices will be implemented during construction to prevent impact to neighboring properties and Route 6.

In accordance with the Town of Carmel's noise control code, construction shall not take place between the hours of 8:00pm and 10:00am on Sunday through Thursday and 11:59pm through 10:00am Friday and

Saturday for noise control. After construction, it is expected that the property will return to its ambient noise level.

Stormwater generated by the project will be conveyed by on-site closed storm sewer networks and to stormwater management practices. These practices were previously designed under the "Route 6 Retail and PCSB Bank" SWPPP. This site plan amendment proposes less impervious on Lot 2 than previously approved. Therefore, it is anticipated that this project will provide post-development discharge rates less than or equal to post-development discharge rates calculated in the "Route 6 Retail and PCSB Bank" Stormwater Pollution Prevention Plan. As such, drainage impacts on adjoining properties are not anticipated as a result of this project.

8.0 DESCRIPTION OF IMPACT OF SERVICES

The site plan amendment for Lot 2 would not impact Town water or sanitary sewer services. The site plan amendment does not propose a revision to the previously approved sanitary sewer service or water service. A new 1½" type K copper water service will be installed from the credit union to a new well, located on the southern end of the site. A 4" sanitary service will be installed from the credit union to a 2,000 gallon septic tank and discharge to a 1,000 gallon dosing tank. Effluent from the dosing tank will connect to an existing sanitary manhole on the western edge of Lot 2 and ultimately reach the existing on-site septic field.

The proposed well, dosing tank, and septic system were previously approved as part of, "Route 6 Retail and PCSB Bank" project. These systems were designed with design flow rates for Lot 2 factored in. The site amendment proposes a smaller building footprint and lower water usage, therefore reducing the design flow rates from the previously approved project. As such, negative impacts on the previously approved water and sanitary systems, are not anticipated as a result of this project.

9.0 CLOSING

This narrative is intended to provide a brief summary of the proposed development. The information described above provided is believed to be accurate and true. The Applicant is requesting that the project be placed on the next Planning Board meeting for project review.

If you have any comments or questions regarding this application or if you require additional information, please feel free to contact this office at (518)273-0055.

Sincerely,

Roger E. Keating, PE, LEED AP BD+C
Director, Civil Engineering

cc: File

HudsonValley®
FEDERAL CREDIT UNION
P.O. Box 1071 | Poughkeepsie, NY | 12602-1071

hvfcu.org

December 14, 2017

Town of Carmel
Planning Board
60 McAlpin Avenue
Mahopac, NY 10541

RE: Letter of Agency for Scott Bridie, Turner Construction

To Whom It May Concern:

This letter is to serve as notification that Scott Bridie, Turner Construction, is acting as agent for Hudson Valley Federal Credit Union with regard to the application to the Town of Carmel Planning Board for the proposed project at 150 Route 6, Tax Map #86.11-1-1 (Subdivision Lot 2).

If you have any questions, please feel free to contact me.

Respectfully,

Mary D. Madden
President/CEO
Tel: (845) 463-3011 ext. 3630

TOWN OF CARMEL

SITE PLAN APPLICATION INSTRUCTIONS

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

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

No application will be placed on the agenda that is incomplete

Pre-Submission:

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

Submission Requirements:

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

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

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

Rose Trombetta 12/27/17 — **Planning Board Secretary; Date**

12/27/17 — **Town Engineer; Date**

TOWN OF CARMEL

SITE PLAN APPLICATION

Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION		
Application Name: Hudson Valley Federal Credit Union - Mahopac Branch	**Application #** 17-0014	**Date Submitted:** 12/14/17
Site Address: *No.* 150 *Street:* Route 6 *Hamlet:* Carmel		
Property Location: *(Identify landmarks, distance from intersections, etc.)* Approximately 850' North of the US-6 and NYS-118 intersection		
Town of Carmel Tax Map Designation: *Section* 86.11 *Block* 1 *Lot(s)* 1	**Zoning Designation of Site:** C/BP	
Property Deed Recorded in County Clerk's Office *Date* 12/13/05 *Liber* 1730 *Page* 394	**Liens, Mortgages or other Encumbrances** *Yes* (No)	
Existing Easements Relating to the Site *No* (Yes) *Describe and attach copies:* See attached	**Are Easements Proposed?** (No) *Yes* *Describe and attach copies:*	
Have Property Owners within a 500' Radius of the Site Been Identified? (Yes) *No* *Attached List to this Application Form*		
APPLICANT/OWNER INFORMATION		
Property Owner: Baldwin Hills Realty, LLC	**Phone #:** (845)228-1400 **Fax#:**	**Email:** crillc@comcast.net
Owners Address: *No.*1699 *Street:* Route 6 Suite 1 *Town:* Carmel *State:* NY *Zip:* 10541		
Applicant (If different than owner): Hudson Valley Federal Credit Union	**Phone #:** (845)463-3011 **Fax#:**	**Email:** sbridie@tcco.com
Applicant Address (If different than owner): *No.* *Street:* PO Box 1071 *Town:* Poughkeepsie *State:* NY *Zip:* 12602		
Individual/ Firm Responsible for Preparing Site Plan: The Chazen Companies, Roger Keating PE	**Phone #:**(518)266-7324 **Fax#:**(518)273-8391	**Email:** rkeating@chazencompanies.com
Address: *No.* 547 *Street:* River Street *Town:* Troy *State:* NY *Zip:* 12180		
Other Representatives: Turner Construction, Scott Bridie	**Phone #:**(914)489-4045 **Fax#:**	**Email:** sbridie@tcco.com
Owners Address: *No.* *Street:* PO Box 1071 *Town:* Poughkeepsie *State:* NY *Zip:* 12602		
PROJECT DESCRIPTION		
Describe the project, proposed use and operation thereof: Construction of a 3,800 SF credit union with associated parking, storm water management facilities, utility services, landscaping and lighting.		

TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION

Lot size: *Acres:* 1.00 *Square Feet:* 45,364	**Square footage of all existing structures (by floor):** 0
# of existing parking spaces: 0	**# of proposed parking spaces:** 35
# of existing dwelling units: 0	**# of proposed dwelling units** 0

Is the site served by the following public utility infrastructure:

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

For Town of Carmel Town Engineer

- *What is the sewer capacity* NOT Appliable

- **Water Supply** **Yes: ☐ No: ☒**

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

For Town of Carmel Town Engineer

Water Flows _____
Sewer Flows _____ } NOT Applicable RS 12/27/17.

_____
Town Engineer; Date

What is the predominant soil type(s) on the site? Paxton fine sandy loam	**What is the approximate depth to water table?** 0 to 37 inches

Site slope categories:	**15-25%** 2 %	**25-35%** 0 %	**>35%** 8 %
Estimated quantity of excavation:	**Cut (C.Y.)** 3,150+/-	**Fill (C.Y.)** 95+/- See Note 1	
Is Blasting Proposed	**Yes: ☐**	**No: ☒**	**Unknown: ☐**
Is the site located in a designated Critical Environmental Area?		**Yes: ☐**	**No: ☒**

Does a curb cut exist on the site? Yes: ☒ No: ☐	**Are new curb cuts proposed? Yes: ☐ No: ☒**	**What is the sight distance?** See Note 2 **Left** N/A **Right** N/A

Is the site located within 500' of:

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

1. Mass earthwork for the site has already been completed as part of the original site plan approval
2. Site has access to an existing signalized intersection.

TOWN OF CARMEL SITE PLAN APPLICATION

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

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

Will the project require coverage under the Current NYSDEC Stormwater Regulations

Yes: ☒ No: ☐

Will the project require coverage under the Current NYCDEP Stormwater Regulations

Yes: ☒ No: ☐

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

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

Does the site contain freshwater wetlands?
Yes: ☒ No: ☐
Jurisdiction:
NYSDEC: ☒ Town of Carmel: ☐
If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.
Are encroachments in regulated wetlands or wetland buffers proposed? **Yes: ☐ No: ☒**

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

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

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

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

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

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

Has this application been referred to the Fire Department? **Yes: ☒ No: ☐**
As part of previous site plan approval

What is the estimated time of construction for the project?
Spring 2018 - Fall 2018

ZONING COMPLIANCE INFORMATION

Zoning Provision	Required	Existing	Proposed
Lot Area	3 acres	3.13 acres	1.04 acres
Lot Coverage	40%	0%	9%
Lot Width	200 ft	292 ft	151 ft
Lot Depth	200 ft	497 ft	314 ft
Front Yard	50 ft	50 ft min.	166 ft
Side Yard	40 ft	40 ft min.	40 ft
Rear Yard	40 ft	40 ft min.	95 ft
Minimum Required Floor Area	5,000 sf	0 sf	3,800 sf
Floor Area Ratio	N/A	N/A	N/A
Height	40 ft	0 ft	<40ft
Off-Street Parking	19	0	35
Off-Street Loading	N/A	N/A	N/A

TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: ☒ No: ☐	If yes, identify variances: Variance for minimum floor area and variance for parking stall dimensions
PROPOSED BUILDING MATERIALS	
Foundation	Poured Concrete
Structural System	Wood Frame
Roof	Metal
Exterior Walls	Masonry

APPLICANTS ACKNOWLEDGEMENT

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

Hudson Valley Federal Credit Union
Applicants Name (Scott Bridie, Agent)

Scott Bridie
Applicants Signature

Sworn before me this 18th **day of** December **20** 17

Notary Public

CLIFFORD JAMES JANICIK
Notary Public - State of New York
NO. 01JA6253487
Qualified in Dutchess County
My Commission Expires 12/19/19

TOWN OF CARMEL

SITE PLAN COMPLETENSS CERTIFICATION FORM

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

This form shall be included with the site plan submission

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

TOWN OF CARMEL

SITE PLAN COMPLETENSS CERTIFICATION FORM

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

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

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

STATE OF NEW YORK
ROGER E. KEATING
083455
LICENSED PROFESSIONAL ENGINEER

Scott Bridi
Signature - Applicant

DEC. 18, 2017
Date

Professionals Seal

Paul Maranda
Signature - Owner

DEC 21. 2017
Date

TOWN OF CARMEL

SITE PLAN COMPLETENSS CERTIFICATION FORM

Town Certification (to be completed by the Town)

I _____ hereby confirm that the site plan meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:

Rose Tromlitta — 12/27/17

Signature - Planning Board Secretary — **Date**

12/27/17

Signature - Town Engineer — **Date**

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information

Name of Action or Project:
Hudson Valley Federal Credit Union - Mahopac Branch

Project Location (describe, and attach a location map):
150 Route 6, Town of Carmel, Orange County NY; Tax Parcel 86.11-1-1

Brief Description of Proposed Action:
The project is a site plan amendment to previously approved plans entitled "Route 6 Retail and PSCB - Mahopac Branch" designed by Insite Engineering & submitted to the Planning Board in November of 2015. The "Route 6 Retail" project proposed commercial development on Lots 1 & 2, with the intent of Lot 2 being developed with a 5,000SF retail space. Under the previous approval Lots 1 & 2 were approved by the Planning Board and a bank was constructed on Lot 1. The HVFCU has agreed upon a land lease agreement for 1.04 acres of the 3.13 acre Lot 2. Ultimately it is envisioned that the lease area will be subdivided out of Lot 2. The HVFCU project proposes construction of a 3,800 SF branch on the Lot 2 retail space, with associated parking, storm water management facilities, utility services, landscaping & lighting. The project will apply for two zoning variances, allowing for a 1,200 SF reduction in min. building footprint requirement and a 1' wide x 2' long reduction in the min. parking stall size. The HVFCU project will reduce the amount of impervious on the lot, as compared to the previously approved plans.

Name of Applicant or Sponsor:	Telephone: (845)-463-3011
Hudson Valley Federal Credit Union	E-Mail: sbridie@tcco.com

Address:
PO Box 1071

City/PO:	State:	Zip Code:
Poughkeepsie	New York	12602

	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 Planning & Zoning Boards, NYCDEP, NYSDEC & DOH.	☐	☑

3.a. Total acreage of the site of the proposed action? 3.13 acres
b. Total acreage to be physically disturbed? 1.26 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.00 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
☑ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

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

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	✓

	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: Name:Baldwin Place Area, Reason:Difficulties w/ portable water source, Agency:Somers, Town of, Date:9-26-90	☐	✓

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	✓	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	✓	☐
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	✓

	NO	YES
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:	☐	✓

	NO	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: The project will utilize a new well for potable water	✓	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities? (Existing on-site septic) If No, describe method for providing wastewater treatment:	☐	✓

	NO	YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	✓	☐
b. Is the proposed action located in an archeological sensitive area?	☐	✓

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	✓
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	✓	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☑ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	✓	☐

	NO	YES
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, 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 Storm water from the site will be discharged one of two places, through storm drains to an existing catch basin located on the shared road with Putnam Savings or through storm drains to a new underground infiltration system.		

	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

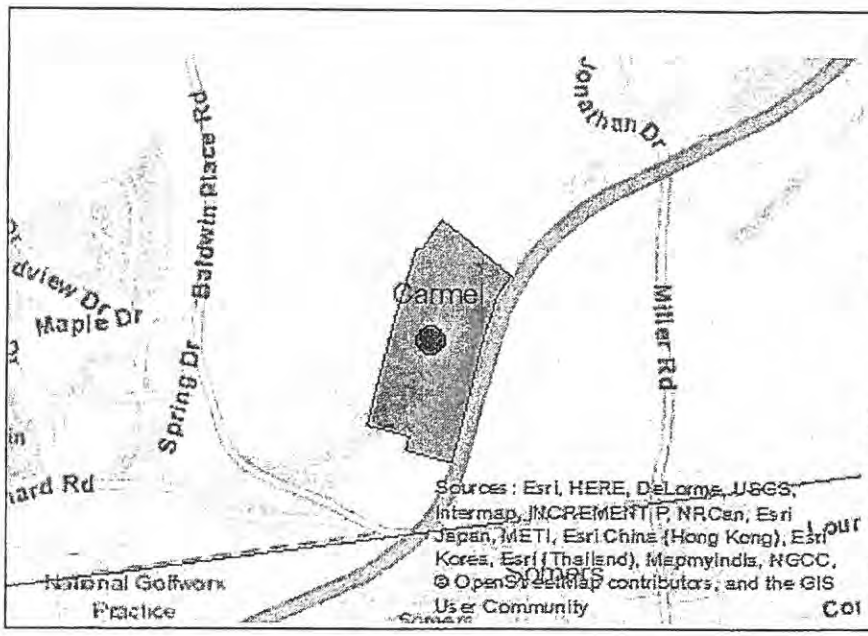
Applicant/sponsor name: Hudson Valley Federal Credit Union Date: DEC. 28, 2017

Signature: Scott Bridie

PRINT FORM

EAF Mapper Summary Report

Wednesday, November 29, 2017 3:27 PM



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

Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Baldwin Place Area, Reason:Difficulties w/ portable water source, Agency:Somers, Town of, Date:9-26-90
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

HUDSON VALLEY FEDERAL CREDIT UNION - MAHOPAC BRANCH

TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DECEMBER 2017

RECORD OWNER:
BALDWIN HILLS REALTY, LLC
C/O CAMARDA REALTY INVESTMENTS, LLC
1699 ROUTE 6 SUITE 1
CARMEL, NY 10512

DEVELOPER / APPLICANT:
HUDSON VALLEY FEDERAL CREDIT UNION
PO BOX 1071
POUGHKEEPSIE, NY 12602

PROJECT COORDINATOR:
INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 GARRETT PLACE
CARMEL, NEW YORK 10512
PHONE: (845) 255-9690

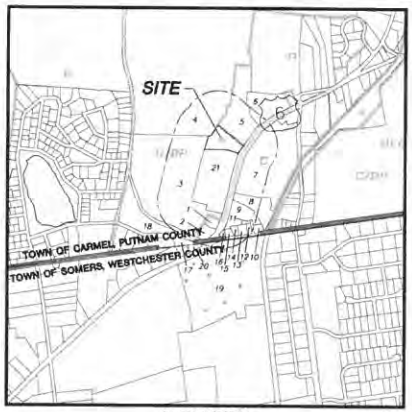
SITE CIVIL ENGINEER AND LANDSCAPE ARCHITECT:
CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.
21 FOX STREET, POUGHKEEPSIE, NY 12601
PHONE: (845) 454-3980

TAX MAP INFORMATION:
TOWN OF CARMEL
SECTION 88.11, BLOCK 1, LOT 1

AREA:
TOTAL PROJECT ACREAGE : 3.13 ACRES (1.04 ACRE LOT PROPOSED)

INDEX OF DRAWINGS

PAGE NO.	REV	SHEET NO.	DATE	DESCRIPTION
1	0	G001	12/14/17	TITLE SHEET
2	0	C100	12/14/17	EXISTING CONDITIONS & DEMOLITION PLAN
3	0	C130	12/14/17	SITE PLAN
4	0	C140	12/14/17	GRADING, DRAINAGE & UTILITY PLAN
5	0	C150	12/14/17	EROSION & SEDIMENT CONTROL PLAN
6	0	C180	12/14/17	LANDSCAPE PLAN & LIGHTING PLAN
7	0	C530	12/14/17	SITE DETAILS
8	0	C531	12/14/17	SITE DETAILS
9	0	C540	12/14/17	STORM SEWER DETAILS
10	0	C541	12/14/17	STORM SEWER DETAILS
11	0	C550	12/14/17	EROSION & SEDIMENT CONTROL DETAILS & NOTES
12	0	C570	12/14/17	WATER & SANITARY SEWER DETAILS
13	0	C580	12/14/17	LANDSCAPE DETAILS & NOTES



LOCATION MAP

500' ADJOINERS:

1. N/F Bernad Creations LTD
2. N/F 102 Route 6, LLC
3. N/F Bernad Creations LTD
4. N/F Baldwin Hills Realty LLC
5. N/F Senior Housing at Mahopac Hill
6. N/F County of Putnam
7. N/F Mahopac Improvements LLC
8. N/F Burke & Barretto
9. N/F Dring Holding Corp.
10. N/F Mirabile
11. N/F Dring
12. N/F Baldwin Place Realty LLC
13. N/F Baldwin Place Realty LLC
14. N/F Stoermann Co., LLC
15. N/F Stoermann Co., LLC
16. N/F Baldwin Place Realty LLC
17. N/F Ferrara
18. N/F Sang Inc.
19. N/F UB Somers, Inc.
20. N/F Reinhard
21. N/F Baldwin Hills Realty, LLC

Site Plan

Approved hereby granted this _____ day of _____
If building permit is not issued within 12 months from the above date, this approval becomes null and void.

Town of Carmel Planning Board

Signed this _____ day of _____ by

Chairman: _____

Secretary: _____

Dig Safely. New York
Call Before You Dig.
Wait The Required Time.
Confirm Utility Response.
Respect The Marks.
Dig With Care.
800-962-7962
www.digsafelynewyork.com

ISSUED FOR SITE PLAN REVIEW

ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THE PROJECT OR SITE IDENTIFIED WITHIN THIS DRAWING OR DOCUMENT. ANY USE FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS INTENDED, ANY MODIFICATION OF THIS DRAWING OR DOCUMENT, OR ANY USE FOR ANY OTHER PROJECT, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY. UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT AND/OR LANDSCAPE ARCHITECT). IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL, THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

0 1 2 3
ORIGINAL SCALE IN INCHES

STATE OF NEW YORK — MARGARET E. KEATING — 083453 — LICENSED PROFESSIONAL ENGINEER

CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE, CO., D.P.C.
THE Chazen COMPANIES
Proud to be Employee Owned
Engineers
Land Surveyors
Planners
Environmental & Safety Professionals
Landscape Architects

Office Locations:
☑ Hudson Valley Office: 21 Fox Street, Poughkeepsie, New York 12601, Phone: (845) 454-3980
☐ North Country Office: 375 Bay Road, Queensbury, New York 12804, Phone: (518) 812-0513
☐ Capital District Office: 547 River Street, Troy, New York 12180, Phone: (518) 273-0055
☐ Central NY Office: 721 East Genesee Street, Syracuse, New York 13210, Phone: (315) 251-1013
Tennessee Office: 1705 Division Street, Nashville, Tennessee 37203, Phone: (615) 380-1359

rev.	date	description

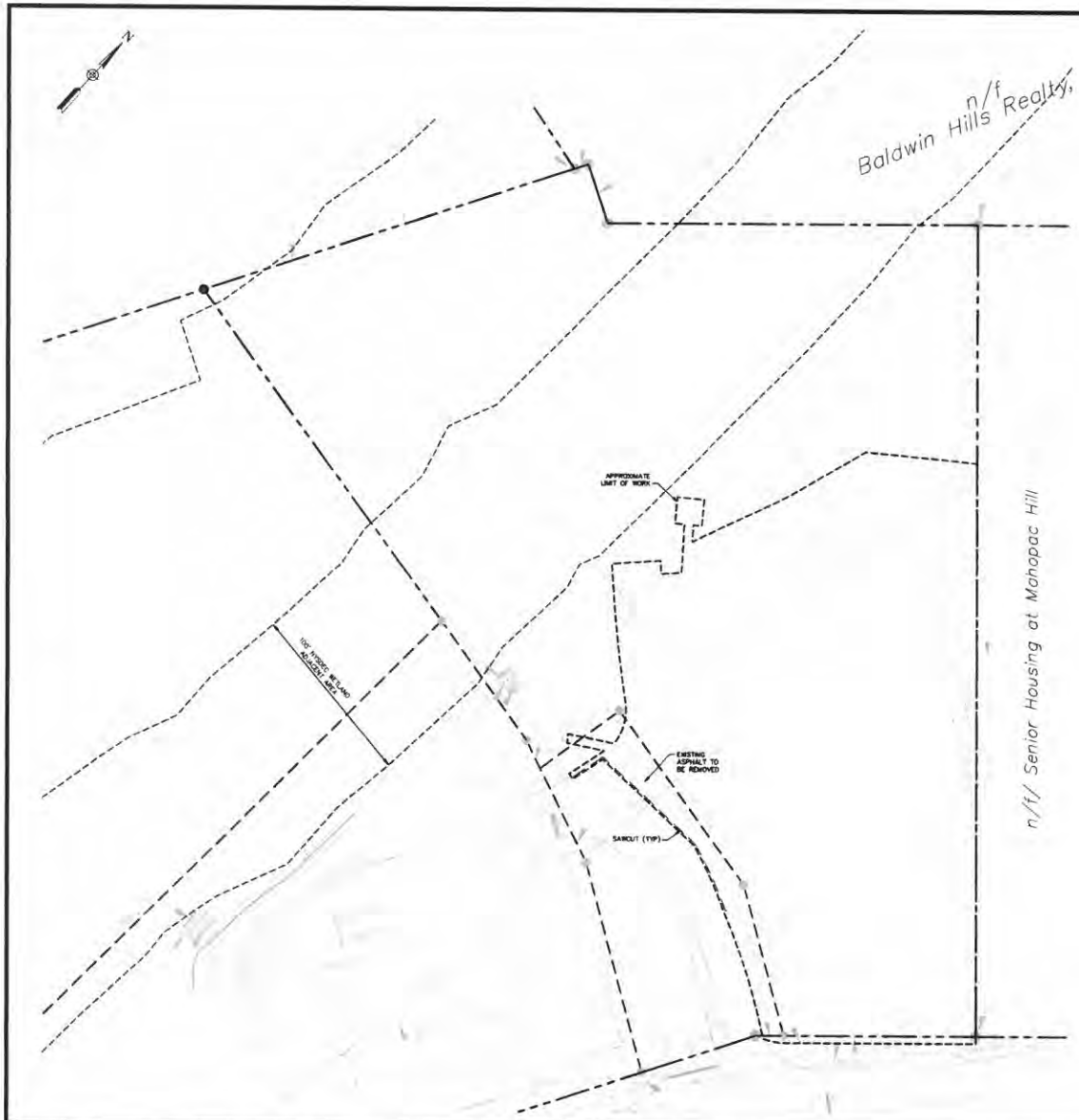
HUDSON VALLEY FEDERAL CREDIT UNION-MAHOPAC BRANCH

TITLE SHEET

TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

designed: TCC	checked: MEK
date: 12/14/17	scale: N.T.S.
project no. 105/2.26	
sheet no. G001	

Drawing Name: C:\Users\sofadec_SJTFYJ0_0005_(0002-24_TITLE.dwg
Xref's Attached: XTB, 105/2-26_XL ROOFT E. KEATING 30 lb
Date Printed: Jan 05, 2018, 7:14pm



LEGEND:

- WORKLIMITS
- PROPERTY LINE
- EXISTING PAVEMENT & SIDEWALK TO BE REMOVED

NOTES

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. COPYRIGHT CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE, CO., P.C. ALL RIGHTS RESERVED.

SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

TOPOGRAPHY SHOWN HEREON WAS BASED ON AN AERIAL PHOTOGRAPH DATED DECEMBER 10, 2001 AND IS PHOTOGRAMMETRICALLY COMPILED AT A SCALE OF 1"=50'. THE CONTOUR INTERVAL IS 2 FEET. PROPERTY LINE INFORMATION IS BASED ON A BOUNDARY SURVEY PREPARED BY INSITE ENGINEERING, SURVEYING, & LANDSCAPING ARCHITECTURE, P.C. DATED JUNE, 19, 2015.

UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.

UNDERGROUND FIBER OPTIC LINE SHOWN HEREON PER UTILITY MARKOUT QUALITY LEVEL "C". UNDERGROUND GAS AND ELECTRIC LINES SHOWN HEREON ON PER RECORD DRAWINGS QUALITY LEVEL"D"

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

MAP REFERENCE

1. MAP ENTITLED "ROUTE 6 RETAIL" BY INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C., DATED 7-29-15, LAST REVISED 5-31-16.
2. MAP ENTITLED "SSTS FOR ROUTE 6 RETAIL" BY INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C., DATED 1-28-16, LAST REVISED 5-31-16.
3. TOPOGRAPHY SHOWN HEREON WAS COMPILETED FROM SURVEY DATA COMPLETED ON 08/25/2017 AS PREPARED BY INSITE ENGINEERING.

DEMOLITION NOTES:

1. REFER TO REQUIREMENTS OUTLINED IN THE EROSION & SEDIMENT CONTROL PLAN & NOTES PRIOR TO COMMENCEMENT OF WORK.
2. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
3. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
4. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
5. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
6. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
7. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
8. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
9. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.
10. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS. COORDINATE W/ AUTHORITY HAVING JURISDICTION.
11. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
12. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
13. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
14. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
15. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
16. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS CAUSING ICING, FLOODING, AND TRANSPORTING POLLUTANTS.
17. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
18. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITION.
19. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.

ISSUED FOR SITE PLAN REVIEW

ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE, CO., D.P.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT, APPLICATION AND SITUATION FOR WHICH IT WAS INTENDED. ANY MODIFICATION OF THIS DRAWING OR DOCUMENT, OR ANY USE FOR ANY PROJECT, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE, CO., D.P.C.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY. UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT). IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL, THE NOTATION "ALTERED BY" AND OR HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

ORIGINAL SCALE IN INCHES

STATE OF NEW YORK · SCOTT E. KEATING · 083455 · LICENSED PROFESSIONAL ENGINEER

CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE, CO., D.P.C.

THE Chazen COMPANIES

Office Locations:

- Hudson Valley Office: 21 Fox Street, Poughkeepsie, New York 12601, Phone: (845) 454-3980
- North Country Office: 375 Bay Road, Queensbury, New York 12804, Phone: (518) 812-0513
- Capital District Office: 547 River Street, Troy, New York 12180, Phone: (518) 273-0055
- Central NY Office: 721 East Genesee Street, Syracuse, New York 13210, Phone: (315) 251-1813
- Tennessee Office: 1705 Donelson Street, Nashville, Tennessee 37203, Phone: (615) 360-1359

rev.	date	description

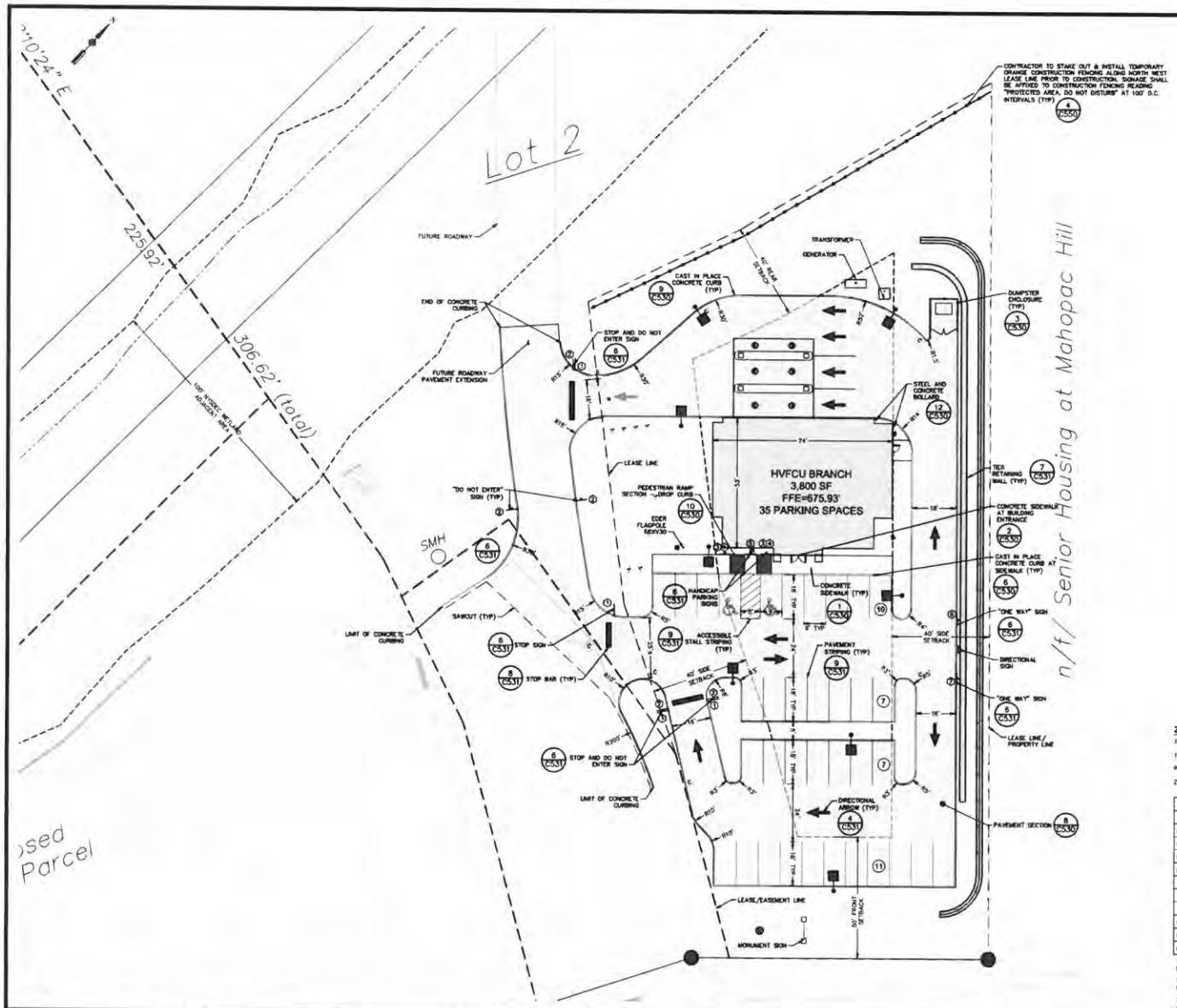
HUDSON VALLEY FEDERAL CREDIT UNION-MAHOPAC BRANCH

EXISTING CONDITIONS & DEMOLITION PLAN

TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

designed	checked
TDC	RFK
date 12/14/17	scale 1"=30'
project no. 10512.26	
sheet no. C100	

Drawing Name: Z:\projects\10500-10599\10512.26 H.FCU - Mahopac\CHAZEN_CORP\10512.26_EX01.dwg
Xref's Attached: 2.5_10512-26_bk, XBASE_10512-26_xb-BASE, XLAYOUT_10512-26, ROGER S. KEATING SEAL.
Date Plotted: Jan 02, 2018, 5:18pm



SITE LEGEND:

- PROPERTY LINE
- SETBACK LINE
- BUILDING
- PAVEMENT
- SIDEWALK
- CURB
- WORK LIMITS
- CHAIN LINK FENCE
- CONCRETE SURFACE
- ROAD LINING & STRIPING
- SIGN
- BOLLARD
- PARKING COUNT
- ORANGE CONSTRUCTION FENCING

ZONING INFORMATION:

TAX LOT DATA: TOWN OF CARMEL, SECTION 86.11, BLOCK 1, LOT 1

TOTAL ACREAGE: 3.13 ACRES (1.04 ACRE LOT PROPOSED)

PROPOSED USE: RETAIL SALES & SERVICE ESTABLISHMENT

ZONE: COMMERCE/BUSINESS PARK

COMMERCE/BUSINESS PARK (C/BP) ZONING REQUIREMENTS		
	REQUIRED	PROPOSED[1]
MINIMUM LOT AREA	3 ACRES	1.04 ACRES
MINIMUM LOT WIDTH	200 FT	151 FT
MINIMUM LOT DEPTH	200 FT	314 FT
MINIMUM YARDS		
FRONT	50 FT	166 FT
SIDE	40 FT	40 FT
REAR	40 FT	95 FT
MAXIMUM BUILDING HEIGHT	40 FT	<40 FT
MINIMUM FLOOR AREA OF BUILDINGS	5,000 SF	3,800 SF[2]
MAXIMUM COVERAGE OF LOT BY BUILDINGS	40%	9%

[1]PREVIOUS VARIANCES GRANTED FOR MINIMUM LOT SIZE AND WIDTH ON DECEMBER 26, 2018.

[2]AH AREA VARIANCE HAS BEEN SUBMITTED FOR A 1,200 SF REDUCTION IN MINIMUM FLOOR AREA.

[3]AH AREA VARIANCE HAS BEEN SUBMITTED FOR A 1'X2' REDUCTION IN PARKING STALL DIMENSIONS.

SITE PLAN NOTES:

GENERAL CONSTRUCTION:

1. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
2. ALL PAVEMENT RESTORATION SHALL MEET AND MATCH EXISTING GRADES.
3. ALL SAWCUT LINES SHALL BE PARALLEL AND CURVILINEAR TO EXISTING OR PROPOSED CURBING AND SHALL BE A CONSTANT DISTANCE OF 18" MIN AWAY.
4. ALL ARCHITECTURE IS SUBJECT TO PLANNING BOARD REVIEW.
5. NOTIFY ENGINEER 48 HOURS PRIOR TO INITIALIZATION OF ANY WORK ON SITE.
6. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT PRIOR REVIEW FROM THE ENGINEER.
7. CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR PROPERLY & SAFELY MAINTAINING AREA BETWEEN ALL ADJOINING PROPERTIES.
9. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE SITE PROPERTY LINES OR PUBLIC RIGHT-OF-WAY.
10. ALL EXISTING LAWN AREA, CURBING, PAVING, SIDEWALKS, CULVERTS OR OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED BY TRENCHING OR EXCAVATION OPERATIONS SHALL BE REPLACED OR REPAIRED TO A CONDITION EQUAL TO EXISTING, AS DESCRIBED IN CONTRACT DOCUMENTS OR AS ORDERED BY ENGINEER (ADBE). MAILBOXES, SIGN POSTS, ETC SHALL BE PROTECTED OR REMOVED AND REPLACED EXACTLY AS THEY WERE BEFORE BEING DISTURBED. REMOVE AND REPLACE AFFECTED CURBING AND SIDEWALK TO NEAREST JOINT. REMOVE PAVEMENT AND REPLACE TO SAW CUT LINE. SAW CUT IN STRAIGHT LINE TO POINT NEEDED TO BLEND GRADE. REMOVE LAWN AND REPLACE TO MINIMUM LIMIT OF EXCAVATION.

LAYOUT:

1. BUILDING DIMENSIONS TO BE TAKEN FROM ARCHITECTURAL BUILDING PLANS. NOTIFY THE ENGINEER OF ANY DEVIATION FROM CONDITIONS SHOWN ON THIS PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND THE ENGINEER AND THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADDITIONS TO THE SATISFACTION OF THE OWNER AND THE ENGINEER BEFORE UTILITIES WILL BE ACCEPTED.

PAVING:

1. NO VEHICULAR TRAFFIC OF ANY SORT SHALL BE PERMITTED ON THE SURFACE OF SUBBASE COURSE MATERIAL ONCE IT HAS BEEN FINE GRADED, COMPACTED, AND IS READY FOR PAVING. SUBBASE MATERIAL SO PREPARED FOR PAVING SHALL BE PAVED WITHIN THREE DAYS OF PREPARATION.
2. SUBBASE MATERIAL AND THE VARIOUS ASPHALT CONCRETE MATERIALS CALLED FOR IN THESE DRAWINGS SHALL CONFORM WITH THE REFERENCED SECTION OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008. CONSTRUCTION SHALL BE AS FURTHER SET FORTH IN THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
3. PLACE ASPHALT CONCRETE MIXTURE ON PREPARED SURFACE, SPREAD AND STRIKE-OFF USING A SELF-PROPELLED PAVING MACHINE WITH VIBRATING SCREED. PLACEMENT IN INACCESSIBLE AND SMALL AREAS MAY BE BY HAND.
4. PROVIDE JOINTS BETWEEN OLD AND NEW PAVEMENTS OR BETWEEN SUCCESSIVE DAY'S WORK.
5. TACK COAT WHEN SPECIFIED OR CALLED OUT ON THE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATION SHALL CONFORM WITH THE FOLLOWING:
   - A. TACK COAT SHALL MEET THE MATERIAL REQUIREMENTS OF 702-80 ASPHALT EMULSION FOR TACK COAT OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, SHALL BE APPLIED IN ACCORDANCE WITH SECTION 407 - TACK COAT SHALL BE IN ACCORDANCE WITH THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
   - B. REMOVE LOOSE AND FOREIGN MATERIAL FROM ASPHALT SURFACE BEFORE PAVING NEXT COURSE. USE POWER BROOMS, BLOWERS OR HAND BROOM.
   - C. APPLY TACK COAT TO ASPHALT PAVEMENT SURFACES & AND SURFACES OF CURBS, GUTTERS, MANHOLES, AND OTHER STRUCTURES PROJECTING INTO OR ABUTTING PAVEMENT. DRY TO A "TACKY" CONSISTENCY BEFORE PAVING.
   - D. TACK COAT ENTIRE VERTICAL SURFACE OF ABUTTING EXISTING PAVEMENT.
6. AFTER COMPLETION OF PAVING AND SURFACING OPERATIONS, CLEAN SURFACES OF EXCESS OR SPILLED ASPHALT GRAVEL OR STONE MATERIALS TO THE SATISFACTION OF THE ENGINEER.

STRIPING:

1. STRIPE PAVEMENT AS INDICATED ON THE PLANS AND/OR IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
2. COLOR: DRIVE LANE DIVIDERS - WHITE OR ADBE
   NO PARKING ZONE MARKINGS - WHITE OR ADBE
   PARKING DIVIDERS - WHITE OR ADBE
   WALKING LINES - WHITE OR ADBE
   HANDICAP PARKING LINES & SYMBOL - BLUE

SITE STATISTICS:

SITE ADDRESS: 150 ROUTE 6, CARMEL, NY

PARKING SUMMARY:

PROPOSED: 35 SPACES
(INCLUDING 2 HANDICAPPED)

REQUIRED BY TOWN: 16 SPACES
(1 SPACE PER 200 S.F. OF GROSS FLOOR AREA; 1 HANDICAPPED ACCESSIBLE PARKING SPACES ARE NEEDED PER A.D.A. REQUIREMENTS)

REQUIRED PARKING = BUILDING FLOOR AREA (SF)/200 SF
= 3,800 SF/200 SF = 19.00
= 19 SPACES

LOADING SPACES: N/A (USE NOT LISTED)

EMPLOYEE SUMMARY: 15 EMPLOYEES

PROPOSED PARKING STALL SIZE[3] 8'X18'

ISSUED FOR SITE PLAN REVIEW

ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS INTENDED. ANY MODIFICATION OF THIS DRAWING OR DOCUMENT FOR ANY OTHER PROJECT, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY. UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LICENSED ARCHITECT OR LANDSCAPE ARCHITECT). IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL, THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

ORIGINAL SCALE IN INCHES

STATE OF NEW YORK · REGISTERED PROFESSIONAL ENGINEER · 083453

CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

THE Chazen COMPANIES

Offices Locations:
- Hudson Valley Office: 21 Fox Street, Poughkeepsie, New York 12601, Phone: (845) 454-3980
- Hardy Country Office: 275 Bay Road, Queensbury, New York 12804, Phone: (518) 812-0513
- Capital District Office: 547 River Street, Troy, New York 12180, Phone: (518) 273-0055
- Central NY Office: 721 East Genesee Street, Syracuse, New York 13210, Phone: (315) 251-1013
- Tennessee Office: 1705 Division Street, Nashville, Tennessee 37203, Phone: (615) 380-1359

Engineers · Land Surveyors · Planners · Environmental & Safety Professionals · Landscape Architects

rev.	date	description

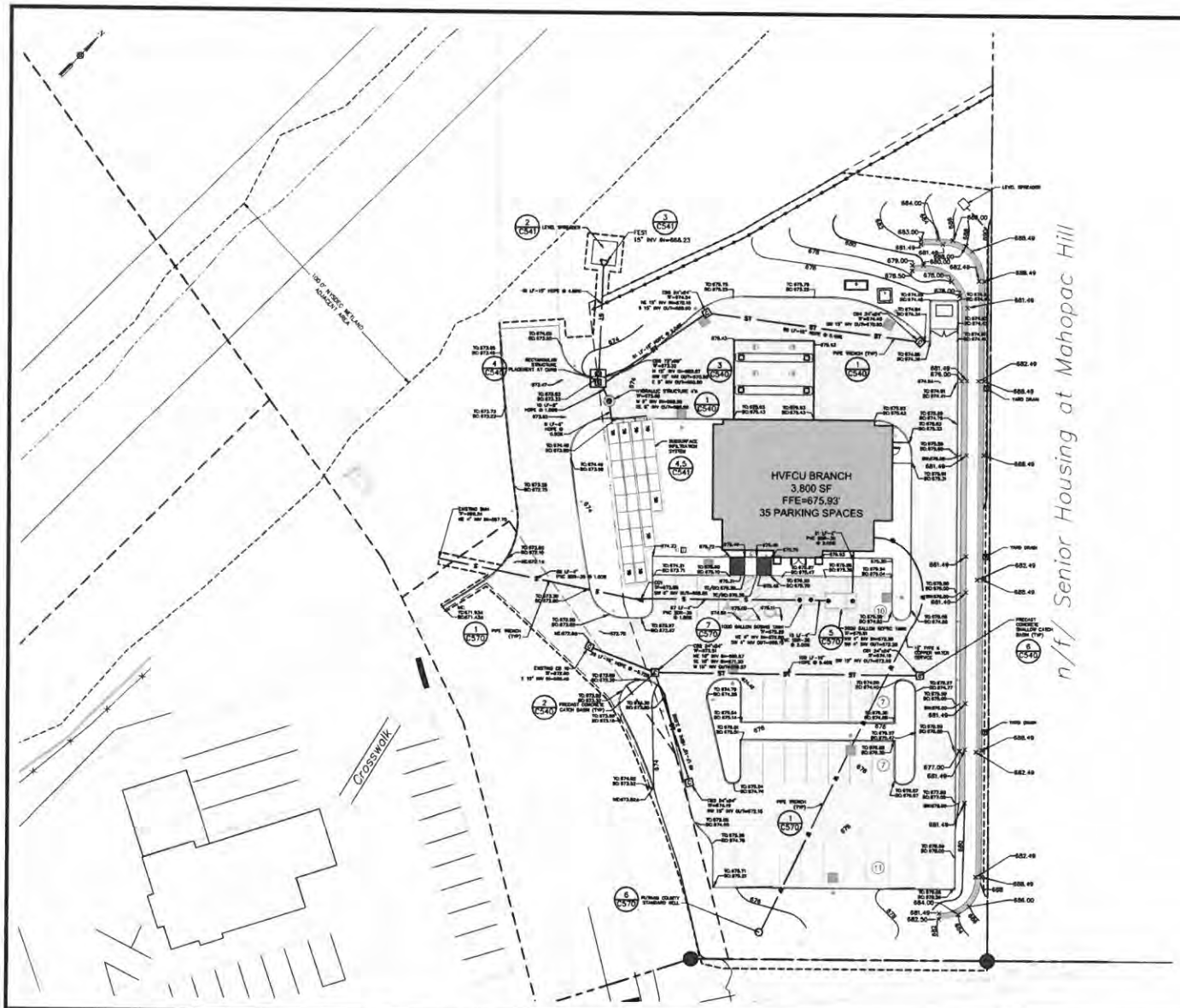
HUDSON VALLEY FEDERAL CREDIT UNION-MAHOPAC BRANCH

SITE PLAN

TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

designed	checked
TCC	REK
date	scale
12/14/17	1"=20'
project no.	
10512.28	
sheet no.	
C130	

Drawing Name: Z:\projects\10500-10549\10512.28 HVFCU - Mahopac\DWG\D_C130_10512-28_SITE.dwg
Red's Minutes: 1:10_10512-28_XR_BLATOU_1.10512-28_XRAME_10512-28_XS-BLAT_ROBERT L XLATOU XLB
Date Printed: Jan 02, 2018, 7:13am



GRADING & DRAINAGE LEGEND:

- PROPERTY LINE
- BUILDING
- PAVEMENT
- 10 FT CONTOUR
- 2 FT CONTOUR
- SPOT GRADE
- WORK LIMIT LINE

ABBREVIATIONS:

TF	TOP OF FRAME
TW	TOP OF WALL
BW	BOTTOM OF WALL
TC	TOP OF CURB
BC	BOTTOM OF CURB
INV	INVERT
M/E	MATCH EXISTING

UTILITY LEGEND:

- PROPERTY LINE
- BUILDING
- S — SANITARY SEWER LINE
- W — WATER LINE
- ST — STORM DRAIN LINE
- SIZE & TYPE — CULVERT W/ END SECTION
- CATCH BASIN
- DRAINAGE MANHOLE
- CLEANOUT
- WELL
- WATER SHUT OFF VALVE
- LIGHT WALL PACK
- POST AND LUMINAIRE
- SANITARY MANHOLE
- ELECTRIC TRANSFORMER

GRADING NOTES:

1. PRIOR TO SITE DISTURBANCE, CONTRACTOR TO INSTALL EROSION & SEDIMENT CONTROL MEASURES.
2. IF ROCK REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
3. ALL BLASTING OPERATIONS WILL ADHERE TO NEW YORK STATE AND LOCAL AUTHORITY ORDINANCES GOVERNING THE USE OF EXPLOSIVES. THE STATE REGULATIONS ARE CONTAINED IN 12 NYCRR 39 AND INDUSTRIAL CODE RULE 753.
4. STRIP ALL TOPSOIL PRIOR TO COMMENCING EARTHWORK OPERATIONS. TOPSOIL MAY BE STORED AND REUSED IN LAWN AND PLANTING AREAS ONLY. TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION THAT ARE TO REMAIN GREEN.
5. BOX ALL TREES AND HOUSE ALL SHRUBS AND HEDGES BEFORE PLACING EARTH AGAINST OR NEAR THEM. ORNAMENTAL TREES, SHRUBS AND HEDGES WHICH MUST BE REMOVED DURING CONSTRUCTION SHALL BE HEALED IN AND RE-PLANTED IN AS GOOD A CONDITION AS THEY WERE BEFORE THEIR REMOVAL. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. ALL EARTHWORK SHALL BE SMOOTHLY AND EVENLY BLENDED INTO EXISTING CONDITIONS. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE BOUNDARIES OF ANY EASEMENT OR PROPERTY LINE.
7. REMOVE ALL VEGETATION, TREES, STUMPS, GRASSES, ORGANIC SOILS, DEBRIS AND DELETERIOUS MATERIALS WITHIN THE AREAS SLATED FOR CONSTRUCTION.

UTILITY PLAN NOTES:

1. ALL UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY THEIR ACTUAL LOCATION IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. ANY CONDITION ENCOUNTERED IN THE FIELD DIFFERING FROM THOSE SHOWN HEREON, SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE CONSTRUCTION IS TO PROCEED.
3. SEWER MAINS IN RELATION TO WATER MAINS: WHERE POSSIBLE, SEWERS SHALL BE LAID AT LEAST 10 (TEN) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. VERTICAL SEPARATION SHALL BE MAINTAINED TO PROVIDE 18 (EIGHTEEN) INCHES BETWEEN TOP OF SEWER AND BOTTOM OF THE WATER MAIN AT UTILITY CROSSINGS. WHEN NOT POSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, SEWER PIPE SHALL BE PRESSURE RATED AND TESTED @ 150psi, 10 (TEN) FEET ON EACH SIDE OF THE WATER MAIN BEING CROSSED.
4. ALL PROPOSED UTILITIES SHALL TERMINATE 5 FEET FROM ANY PROPOSED BUILDING FACE. CONTRACTOR TO COORDINATE WITH BUILDING PLANS FOR ANY CONNECTIONS.
5. ALL STORM SEWER SHALL BE SMOOTH INTERIOR HDPE UNLESS OTHERWISE SPECIFIED.
6. ALL GRAVITY SANITARY SEWER SHALL BE SDR 35 PVC, CONFORMING TO ASTM SPECIFICATION D-3034 MINIMUM PIPE STIFFNESS (F/Y) AT 5% DEFLECTION SHALL BE 46 PSI WHEN TESTED IN ACCORDANCE WITH ASTM SPECIFICATION D-2412. ALL JOINTS AND CONNECTIONS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO VERIFY STATUS OF ALL UTILITY SERVICES PRIOR TO INTERRUPTION.
8. EXPLORATORY EXCAVATIONS SHALL BE PERFORMED BY THE CONTRACTOR AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK.
9. BEFORE CONSTRUCTING LINES TO CONNECT TO EXISTING UTILITIES, VERIFY EXISTING UTILITY INVERTS AND NOTIFY THE ENGINEER IF ANY VARIATION FROM THE PLAN IS REQUIRED.
10. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES IN SERVICE FOR THE DURATION OF THE WORK.
11. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING UTILITY TRENCHES AND EXCAVATIONS AND FOR THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF THE WORK.

ISSUED FOR SITE PLAN REVIEW

ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT WRITTEN CONSENT OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED FOR OR ENTITLED TO BE SATISFACTORY FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT, APPLICATION AND SITUATION FOR WHICH IT WAS PREPARED. ANY USE OF THIS DRAWING OR DOCUMENT, OR ANY USE FOR ANY PROJECT, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY. UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT). IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL THE ALTERATION IN ITEMS BY ITSELF/ITSELF BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

ORIGINAL SCALE IN INCHES

STATE OF NEW YORK · MICHAEL E. GUERRIERE · 083453 · LICENSED PROFESSIONAL ENGINEER

CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE, CO., D.P.C.
THE Chazen COMPANIES
Office Locations:
☑ Hudson Valley Office: 21 Fox Street, Poughkeepsie, New York 12601, Phone: (845) 454-3980
☐ Hunter Country Office: 375 Bay Road, Queensbury, New York 12804, Phone: (518) 812-0513
☐ Capital District Office: 547 River Street, Troy, New York 12180, Phone: (518) 273-0055
☐ Central NY Office: 721 East Genesee Street, Syracuse, New York 13210, Phone: (315) 234-1013
Tennessee Office: 1705 Division Street, Nashville, Tennessee 37203, Phone: (615) 380-1359

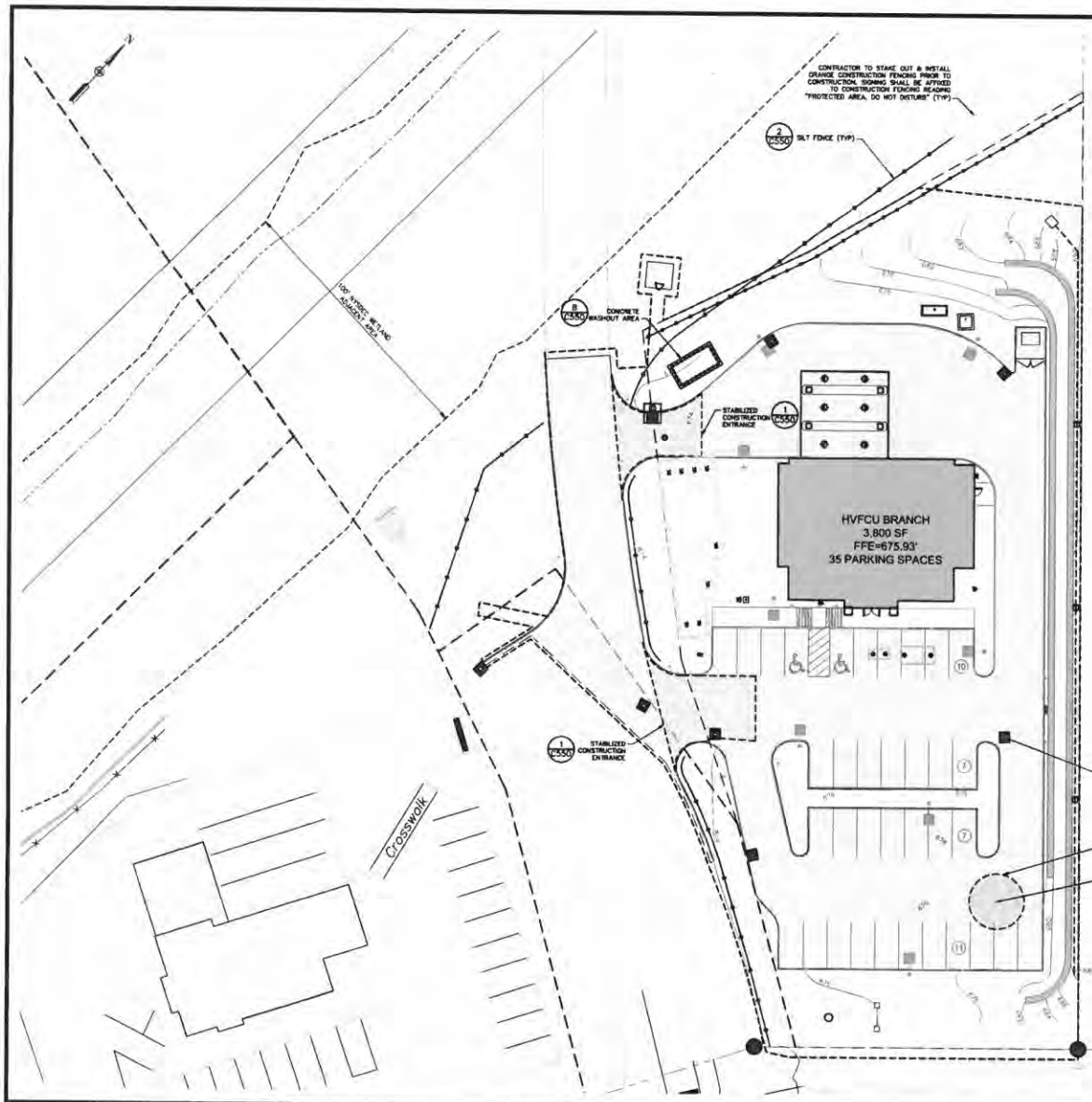
rev.	date	description

HUDSON VALLEY FEDERAL CREDIT UNION-MAHOPAC BRANCH

GRADING, DRAINAGE & UTILITY PLAN

TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

designed	checked
TCC	REK
date	scale
12/14/17	1"=20'
project no.	
10512.26	
sheet no.	
C140	



REQUIRED EROSION CONTROL SWPPP CONTENTS:

PURSUANT TO THE NYSDEC "SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY" (GP-0-15-002), ALL STORMWATER POLLUTION PREVENTION PLANS (SWPPP) SHALL INCLUDE EROSION AND SEDIMENT CONTROL PRACTICES DESIGNED IN CONFORMANCE WITH THE MOST CURRENT VERSION OF THE TECHNICAL STANDARD, "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL". WHERE EROSION AND SEDIMENT CONTROL PRACTICES ARE NOT DESIGNED IN CONFORMANCE WITH THIS TECHNICAL STANDARD, THE OWNER OR OPERATOR MUST DEMONSTRATE EQUIVALENCE TO THE TECHNICAL STANDARD. THE FOLLOWING LIST OF REQUIRED SWPPP COMPONENTS IS PROVIDED IN ACCORDANCE WITH PART 8.B.1.a-l OF GENERAL PERMIT GP-0-15-002:

1. BACKGROUND INFORMATION: THE SUBJECT PROJECT CONSISTS OF THE CONSTRUCTION OF A 5,000 S.F. RETAIL BUILDING WITH ASSOCIATED PARKING, WELL, SEPTIC SYSTEM AND STORMWATER MANAGEMENT.
2. SITE MAP / CONSTRUCTION DRAWING: THESE PLANS SERVE TO SATISFY THIS SWPPP REQUIREMENT.
3. DESCRIPTION OF THE SOILS PRESENT AT THE SITE: ON-SITE SOILS LOCATED WITHIN THE PROPOSED LIMITS OF DISTURBANCE CONSIST OF PAXTON FINE SANDY LOAM (PNB AND PNE) AND PODUNK LOAM (RGA), AS IDENTIFIED ON THE SOIL CONSERVATION SERVICE WEB SOIL SURVEY. THESE SOIL TYPES BELONG TO THE HYDROLOGIC SOIL GROUP "C" AND "D".
4. CONSTRUCTION PHASING PLAN / SEQUENCE OF OPERATIONS: THE CONSTRUCTION SEQUENCE AND PHASING FOUND ON THESE PLANS PROVIDE THE REQUIRED PHASING, A CONSTRUCTION SEQUENCE AND EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE HAS BEEN PROVIDED. THE SEDIMENTATION AND EROSION CONTROL NOTES CONTAINED HEREON OUTLINE A GENERAL SEQUENCE OF OPERATIONS FOR THE PROPOSED PROJECT. IN GENERAL, ALL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO COMMENCEMENT WITH LAND DISTURBING ACTIVITIES, AND AREAS OF DISTURBANCE SHALL BE LIMITED TO THE SHORTEST PERIOD OF TIME AS PRACTICABLE.
5. DESCRIPTION OF EROSION AND SEDIMENT CONTROL PRACTICES: THIS PLAN, AND DETAILS / NOTES SHOWN HEREON SERVE TO SATISFY THIS SWPPP REQUIREMENT.
6. TEMPORARY AND PERMANENT SOIL STABILIZATION PLAN: THE SEDIMENTATION AND EROSION CONTROL NOTES AND DETAILS PROVIDED HEREON IDENTIFY TEMPORARY AND PERMANENT STABILIZATION MEASURES TO BE EMPLOYED WITH RESPECT TO SPECIFIC ELEMENTS OF THE PROJECT, AND AT THE VARIOUS STAGES OF DEVELOPMENT.
7. SITE MAP / CONSTRUCTION DRAWING: THIS PLAN SERVES TO SATISFY THIS SWPPP REQUIREMENT.
8. THE DIMENSIONS, MATERIALS SPECIFICATIONS, INSTALLATION DETAILS, AND OPERATION AND MAINTENANCE REQUIREMENTS FOR ALL EROSION AND SEDIMENT CONTROL PRACTICES: THE DETAILS, EROSION AND SEDIMENT CONTROL NOTES, AND EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULED SERVE TO SATISFY THIS SWPPP REQUIREMENT.
9. AN INSPECTION SCHEDULE: INSPECTIONS ARE TO BE PERFORMED THREE WEEKLY AND BY A QUALIFIED PROFESSIONAL AS REQUIRED BY THE GENERAL PERMIT GP-0-15-002. IN ADDITIONAL THE NYSDEC TRAINED CONTRACTOR SHALL PERFORM ADDITIONAL INSPECTIONS AS CITED IN THE SEDIMENTATION EROSION CONTROL NOTES.
10. A DESCRIPTION OF POLLUTION PREVENTION MEASURES THAT WILL BE USED TO CONTROL LITTER, CONSTRUCTION CHEMICALS AND CONSTRUCTION DEBRIS: IN GENERAL, ALL CONSTRUCTION LITTER / DEBRIS SHALL BE COLLECTED AND REMOVED FROM THE SITE. THE GENERAL CONTRACTOR SHALL SUPPLY EITHER WASTE BARRELS OR DUMPSTER FOR PROPER WASTE DISPOSAL. ANY CONSTRUCTION CHEMICALS UTILIZED DURING CONSTRUCTION SHALL EITHER BE REMOVED FROM SITE DAILY BY THE CONTRACTOR OF STORED IN STRUCTURALLY SOUND AND WEATHERPROOF BUILDING. NO HAZAROUS WASTE SHALL BE DISPOSED OF ONSITE, AND SHALL ULTIMATELY BE DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. MATERIAL SAFETY DATA SHEETS (MSDS), MATERIAL INVENTORY AND EMERGENCY CONTACT NUMBERS SHALL BE MAINTAINED BY THE GENERAL CONTRACTOR FOR ALL CONSTRUCTION CHEMICALS UTILIZED ONSITE. FINALLY, TEMPORARY SANITARY FACILITIES (PORTABLE TOILETS) SHALL BE PROVIDE ONSITE DURING THE ENTIRE LENGTH OF CONSTRUCTION, AND INSPECTED WEEKLY FOR EVIDENCE OF LEAKING HOLDING TANKS.
11. A DESCRIPTION AND LOCATION OF ANY STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY OTHER THAN CONSTRUCTION AT THE SITE: THERE ARE NO KNOWN INDUSTRIAL STORMWATER DISCHARGES PRESENT OR PROPOSED AT THIS SITE.
12. IDENTIFICATION OF ANY ELEMENTS OF THE DESIGN THAT ARE NOT A CONFORMANCE WITH THE TECHNICAL STANDARD: "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL". ALL PROPOSED ELEMENTS OF THIS SWPPP HAVE BEEN DESIGNED IN ACCORDANCE WITH THE "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL."

REQUIRED POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICE COMPONENTS:

1. PURSUANT TO THE NYSDEC "SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY" (GP-0-15-002), ALL CONSTRUCTION PROJECTS NEEDING POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES SHALL PREPARE A SWPPP THAT ALSO INCLUDES PRACTICES DESIGNED IN CONFORMANCE WITH THE MOST CURRENT VERSION OF THE TECHNICAL STANDARD, NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL ("DESIGN MANUAL"). WHERE POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES ARE NOT DESIGNED IN CONFORMANCE WITH THIS TECHNICAL STANDARD, THE OWNER OR OPERATOR MUST DEMONSTRATE EQUIVALENCE TO THE TECHNICAL STANDARD. THE FOLLOWING LIST OF SWPPP COMPONENTS IS PROVIDED IN ACCORDANCE WITH PART 8.B.2.a-G AND 8.B.3.
6. IDENTIFICATION OF ALL POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES TO BE CONSTRUCTED AS PART OF THE PROJECT: THIS PLAN, AND DETAILS / NOTES SHOWN HEREON SERVE TO SATISFY THIS SWPPP REQUIREMENT.
5. A SITE MAP/CONSTRUCTION DRAWINGS SHOWING THE SPECIFIC LOCATION AND SIZE OF EACH POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICE: THIS PLAN, AND DETAILS/NOTES SHOWN HEREON SERVE TO SATISFY THIS SWPPP REQUIREMENT.
4. A STORMWATER MODELING AND ANALYSIS REPORT INCLUDING PRE-DEVELOPMENT CONDITIONS, POST-DEVELOPMENT CONDITIONS, THE RESULTS OF THE STORMWATER MODELING, A SUMMARY TABLE DEMONSTRATING THAT EACH PRACTICE HAS BEEN DESIGNED IN CONFORMANCE WITH THE SIZING CRITERIA, IDENTIFICATION OF AND JUSTIFICATION FOR ANY JUSTIFICATION FOR ANY DEVIATIONS FROM THE DESIGN MANUAL, AND IDENTIFICATION OF ANY DESIGN CRITERIA THAT ARE NOT REQUIRED. THE REQUIRED ANALYSIS IS PROVIDED IN THE REPORT TITLED STORMWATER POLLUTION PREVENTION PLAN FOR ROUTE 6 RETAIL & PCSB MAHOPAC BRANCH.
3. SOIL TESTING RESULTS AND LOCATIONS: THIS SWPPP REQUIREMENT IS PROVIDED IN THE REPORT TITLED STORMWATER POLLUTION PREVENTION PLAN FOR ROUTE 6 RETAIL & PCSB MAHOPAC BRANCH.
2. INFILTRATION TESTING RESULTS: THIS SWPPP REQUIREMENT IS PROVIDED IN THE REPORT TITLED STORMWATER POLLUTION PREVENTION PLAN FOR ROUTE 6 RETAIL & PCSB MAHOPAC BRANCH.
1. AN OPERATIONS AND MAINTENANCE PLAN THAT INCLUDES INSPECTION AND MAINTENANCE SCHEDULES AND ACTIONS TO ENSURE CONTINUOUS AND EFFECTIVE OPERATION OF EACH POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICE: THE PLAN SHALL IDENTIFY THE ENTITY THAT WILL BE RESPONSIBLE FOR THE LONG TERM OPERATION AND MAINTENANCE OF EACH PRACTICE. THE PERMANENT STORMWATER FACILITIES MAINTENANCE SCHEDULE PROVIDED ON THESE PLANS SERVES TO SATISFY THIS REPLACEMENT.
2. ENHANCED PHOSPHORUS REMOVAL STANDARDS – BEGINNING ON SEPTEMBER 30, 2008, ALL CONSTRUCTION PROJECTS IDENTIFIED IN TABLE 2 OF APPENDIX B THAT ARE LOCATED IN THE WATERSHEDS IDENTIFIED IN APPENDIX C SHALL PREPARE A SWPPP THAT INCLUDES POST- CONSTRUCTION STORMWATER MANAGEMENT PRACTICES DESIGNED IN CONFORMANCE WITH THE ENHANCED PHOSPHORUS REMOVAL STANDARDS INCLUDED IN THE MOST CURRENT VERSION OF THE TECHNICAL STANDARD, NEW YORK STORMWATER MANAGEMENT DESIGN MANUAL. AT A MINIMUM, THE POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICE COMPONENT OF THE SWPPP SHALL INCLUDE ITEMS 3.A – 3.F ABOVE.

EROSION CONTROL LEGEND:

- PROPERTY LINE
- BUILDING
- 10 FT CONTOUR
- 2 FT CONTOUR
- SILT FENCE
- CATCH BASIN SILT SAC DROP INLET PROTECTION
- SPOILS STORAGE AREA
- STABILIZED CONSTRUCTION ENTRANCE
- RIPRAP
- CONCRETE WASH OUT AREA

EROSION & SEDIMENT CONTROL NOTES:

1. THE EROSION AND SEDIMENT CONTROL PLAN IS ONLY TO BE REFERRED TO FOR THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES FOR ALL OTHER CONSTRUCTION RELATED ACTIVITIES INCLUDING, BUT NOT LIMITED TO, GRADING AND UTILITIES, REFER TO THE APPROPRIATE DRAWINGS.
2. EACH CONTRACTOR OR SUBCONTRACTOR RESPONSIBLE FOR SOIL DISTURBANCE SHALL HAVE A NYSDEC TRAINED CONTRACTOR (INSIDE THE SOIL DISTURBING ACTIVITIES THE NYSDEC TRAINED CONTRACTOR WILL BE RESPONSIBLE TO COMPLY WITH THE STORMWATER POLLUTION PREVENTION PLAN AND FOR THE IMPLEMENTATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES ON THIS SITE PRIOR TO AND DURING CONSTRUCTION. THE NYSDEC TRAINED CONTRACTOR SHALL SIGN A CERTIFICATION STATEMENT REQUIRED BY GP-0-15-002.
3. ALL CONSTRUCTION ACTIVITIES INVOLVING THE REMOVAL OR DISPOSITION OF SOIL ARE TO BE PROVIDED WITH APPROPRIATE PROTECTIVE MEASURES TO MINIMIZE EROSION AND CONTAIN SEDIMENT DISPOSITION WITHIN. MINIMUM SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS SHOWN ON THE PLANS AND SHALL BE INSTALLED IN ACCORDANCE WITH "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL," LATEST EDITION.
4. WHEREVER FEASIBLE, NATURAL VEGETATION SHOULD BE RETAINED AND PROTECTED. DISTURBANCE SHALL BE MINIMIZED IN THE AREAS REQUIRED TO PERFORM CONSTRUCTION. NO MORE THAN 5 ACRES OF UNPROTECTED SOIL SHALL BE EXPOSED AT ANY ONE TIME.
5. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED. DISTURBANCE SHALL BE MINIMIZED IN THE AREAS REQUIRED TO PERFORM CONSTRUCTION.
6. ALL CONSTRUCTION VEHICLES SHALL BE KEPT CLEAR OF THE WATERCOURSES AND WETLAND CONTROL AREAS OUTSIDE THE AREAS OF PROPOSED DEVELOPMENT. SILT FENCE AND ORANGE CONSTRUCTION FENCE SHALL BE INSTALLED IN THE AREAS WHERE THE GRADING IS IN CLOSE PROXIMITY OF THE WATERCOURSES OR WETLAND CONTROL AREAS.
7. THE STABILIZED CONSTRUCTION ENTRANCE'S, SILT FENCE, AND ORANGE CONSTRUCTION FENCE SHALL BE INSTALLED AS SHOWN ON THE PLANS PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EARTHWORK.
8. ALL TOPSOIL TO BE STRIPPED FROM THE AREA BEING DEVELOPED SHALL BE STOCKPILED AND IMMEDIATELY SEEDED WITH ANNUAL, PERENNIAL OR WINTER RYE FOR TEMPORARY STABILIZATION. WINTER RYE (GRAIN RYE) SHALL BE USED FOR WINTER SEEDING AND ANNUAL OR PERENNIAL RYE SHALL BE USED FOR SPRING AND SUMMER SEEDING.
9. ANY GRADED AREAS NOT SUBJECT TO FURTHER DISTURBANCE OR CONSTRUCTION TRAFFIC SHALL WITHIN 7 DAYS OF FINAL GRADING RECEIVE PERMANENT VEGETATION COVER IN COMBINATION WITH A SUITABLE MULCH. ALL SEEDED AREAS TO RECEIVE A MINIMUM 4" TOPSOIL (FROM STOCKPILE AREA) AND BE SEEDED AND MULCHED BETWEEN MARCH 15 AND MAY 30 OR BETWEEN AUGUST 15 AND OCTOBER 15 OR AS DIRECTED BY PROJECT REPRESENTATIVE. THE SPECIFIED SEED MIXES AS SHOWN IN THE GENERAL SITE SEEDING NOTES:
   - MULCH: SALT HAY OR SMALL GRAIN STRAW APPLIED AT A RATE OF 90 LBS./1000 S.F. OR 2 TONS/ACRE, TO BE APPLIED AND ANCHORED ACCORDING TO "NEW YORK STANDARDS AND SPECIFICATION FOR EROSION AND SEDIMENT CONTROL," LATEST EDITION.
10. GRASS SEED MIX MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS.
11. CUT OR FILL SLOPES STEEPER THAN 3H:1V SHALL BE STABILIZED IMMEDIATELY AFTER GRADING WITH OUTLETS I SINGLE NET EROSION CONTROL BLANKET, OR APPROVED EQUAL.
12. PAVED ROADWAYS SHALL BE KEPT CLEAN AT ALL TIMES.
13. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
14. ALL STORM DRAINAGE OUTLETS SHALL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
15. STORMWATER FROM DISTURBED AREAS MUST BE PASSED THROUGH EROSION CONTROL BARRIERS BEFORE DISCHARGE BEYOND DISTURBED AREAS OR DISCHARGED INTO OTHER DRAINED SYSTEMS.
16. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS BY THE INSPECTOR/CONTRACTOR, TO ENSURE THAT CHANNELS, TEMPORARY AND PERMANENT DITCHES AND PIPES ARE CLEAR OF DEBRIS, THAT EMBANKMENTS AND BERMS HAVE NOT BEEN BREACHED AND THAT ALL STRAW BALES AND SILT FENCES ARE INTACT. ANY FAILURE OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR AND INSPECTED FOR APPROVAL BY THE SITE ENGINEER.
17. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE TRAINED CONTRACTOR OR SITE ENGINEER.
18. CUT AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTY, NOR DIVERT WATER ONTO THE PROPERTY OF OTHERS.
19. ALL FILLS SHALL BE PLACED AND COMPACTED IN 8" LIFTS TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT.
20. THE NYSDEC TRAINED CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS AND AFTER RAINSTORMS.
21. AS WARRANTED BY FIELD CONDITIONS, SPECIAL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES, AS SPECIFIED BY THE SITE ENGINEER, THE WETLANDS INSPECTOR, THE TOWN ENGINEER AND/OR NYSDEP SHALL BE INSTALLED BY THE CONTRACTOR.
22. EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE SUITABLY STABILIZED.
23. AFTER COMPLETION OF THE SITE IMPROVEMENTS, THE OWNER WILL ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE ROADS, PARKING LOTS, DRAINAGE SYSTEMS AND STORMWATER FACILITIES EACH SPRING THE PAVED AREAS SHALL BE CLEANED TO REMOVE THE WINTER ACCUMULATION OF TRACTION SAND. AFTER THIS IS COMPLETED ALL DRAIN INLET AND CATCH BASIN SUMPS SHOULD BE CLEANED. ALL PIPES SHOULD BE INSPECTED FOR DEBRIS AND BLOCKAGE AND CLEANED AS REQUIRED. DURING THE CLEANING PROCESS, THE DRAIN INLETS, CATCH BASINS AND PIPES SHOULD BE INSPECTED FOR STRUCTURAL INTEGRITY AND OVERALL CONDITION. REPAIRS AND/OR REPLACEMENTS SHOULD BE MADE AS REQUIRED.
24. INSPECTION OF THE UNDERGROUND INFILTRATION SYSTEMS SHOULD BE PERFORMED EVERY 6 MONTHS AND AFTER LARGE STORM EVENTS.
25. REFER TO THE STORMWATER POLLUTION PREVENTION PLAN FOR ADDITIONAL DETAILS REGARDING LONG-TERM MAINTENANCE OF THE STORM DRAINAGE FACILITIES.

ISSUED FOR SITE PLAN REVIEW

ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THE PURPOSE STATED, APPLICATION AND SITUATION FOR WHICH IT WAS INTENDED, ANY MODIFICATION OF THIS DRAWING OR DOCUMENT FOR ANY OTHER PROJECT, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

IF IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT). IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL APPEND TO THE DRAWING OR DOCUMENT HIS OR HER SEAL, THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

STATE OF NEW YORK · DOUGLAS E. HERTZ · 083458 · LICENSED PROFESSIONAL ENGINEER

CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE, CO., D.P.C.

The Chazen COMPANIES

Office Locations:

- Hudson Valley Office: 21 Fox Street, Poughkeepsie, New York 12601, Phone: (845) 454-3980
- North Country Office: 375 Bay Road, Queensbury, New York 12804, Phone: (518) 812-0513
- Capital District Office: 547 River Street, Troy, New York 12180, Phone: (518) 273-0055
- Central NY Office: 721 East Genesee Street, Syracuse, New York 13210, Phone: (315) 251-1213
- Tennessee Office: 1705 Duncan Street, Nashville, Tennessee 37203, Phone: (615) 380-1759

rev.	date	description

HUDSON VALLEY FEDERAL CREDIT UNION-MAHOPAC BRANCH

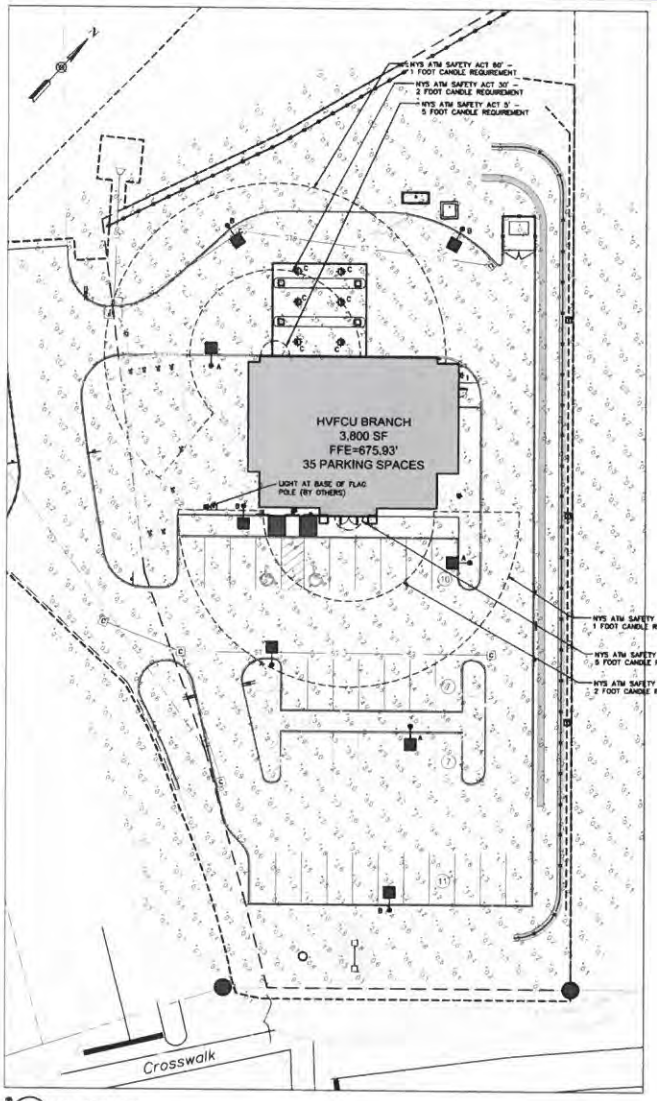
EROSION & SEDIMENT CONTROL PLAN

TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

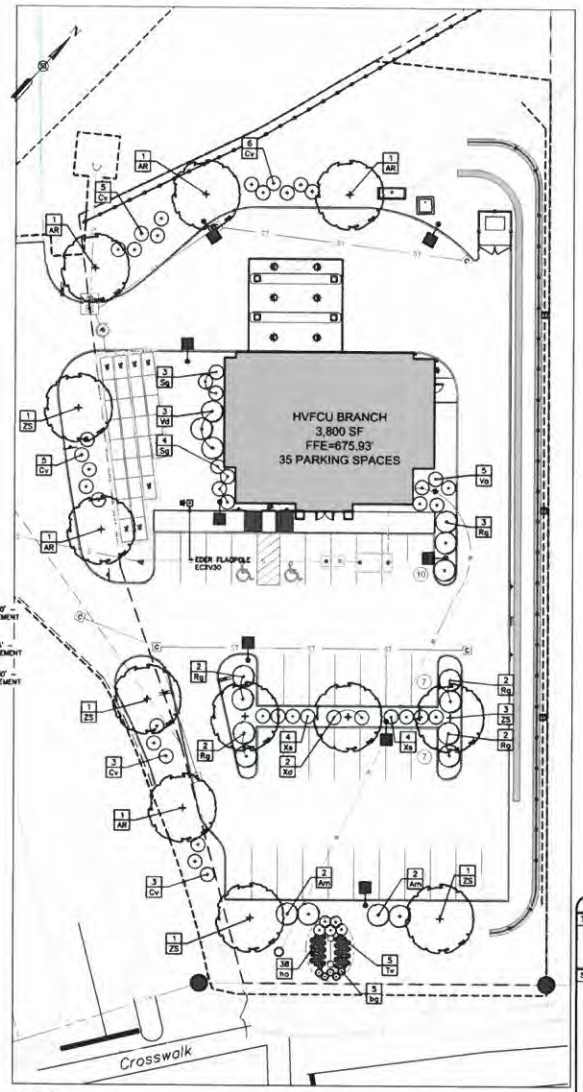
designed TCC	checked REH
date 12/14/17	scale 1"=20'
project no. 10512.26	
sheet no. C150	

ORIGINAL SCALE IN INCHES

Drawing Name: Z:\projects\10500-10999\10512.26 HVFCU - Putnam\DWG\01_C150_10512-26_EROS.dwg
AutoCAD Version: ATB_10512-26_R. Date/Time: 12/14/2017 10:14:15 AM EST Plotted: Jan 02, 2018, 1:17pm



1 LIGHTING PLAN
SCALE: 1"=20'



2 LANDSCAPE PLAN
SCALE: 1"=20'

PHOTOMETRIC LEGEND:

- PROPERTY LINE
- BUILDING
- FOOT CANDLE TICK MARKS
- PROPOSED LIGHT POLE
- PROPOSED LIGHT WALL PACK
- PROPOSED POST AND LUMINAIRE

ABBREVIATIONS:
LTG LIGHTING
LTP LIGHT POLE

LANDSCAPING & LIGHTING LEGEND:

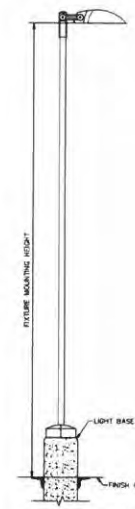
- PROPOSED BUILDING
- LANDSCAPE BED EDGING
- PROPOSED DECIDUOUS TREES
- PROPOSED SHRUBS
- PLANT QUANTITY
- PLANT NAME

LIGHTING NOTES:

1. GRID NUMBERS SHOWN REPRESENT FOOTCANDLE VALUES AT GROUND PLANE.
2. POLES AND FIXTURES WILL BE COLOR: BLACK
3. THE LIGHTING FIXTURES, SURFACE LOCATIONS AND ASSOCIATED PHOTOMETRIC VALUES ARE IDENTIFIED BY TCC. DETAILED DESIGN OF THE LIGHTING SPECIFICATIONS, FOUNDATION DESIGN, LIGHTING CONDUIT, WIRING, AND CONTROL CIRCUITRY SHALL BE BY OTHERS.
4. IF DISCREPENCIES EXIST BETWEEN THE LIGHTING SCHEDULE AND LIGHTING PLAN, THE PLAN SHALL DICTATE.

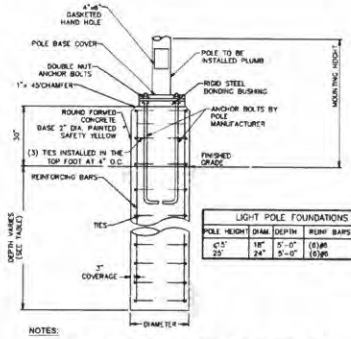
LIGHTING SCHEDULE

KEY	QTY	FIXTURE - MANUFACTURER & MODEL #	MOUNT HT.*	LUMENS	LLF	WATTS	POLE AND MOUNT
A	4	CREE SERIES E EDGE 4000 K – TYPE 5	18	12806	1.000	132	PS4S15C1BK
B	4	CREE SERIES E EDGE 4000 K – TYPE 3	18	9593	1.000	132	PS4S15C1BK
C	8	PHILIPS GARDCO 4000 K SFC CANOPY LIGHT	11	5709	1.000	55	
D	1	CREE TRADITIONAL 4000K LED WALLPACK	18	8600	1.000	86	



* MOUNTING HEIGHT (MH) SHALL BE THE DISTANCE FROM THE LIGHT CENTER OF THE LUMINAIRE TO THE GROUND.

3 LIGHT POLE DETAIL
SCALE: NOT TO SCALE



LIGHT POLE FOUNDATIONS				
POLE HEIGHT	DIAM.	DEPTH	REINF. BARS	TIES
≤15'	18"	5'-0"	(6)#8	#3@18"
25'	24"	5'-0"	(8)#8	#3@12"

NOTES:

1. CONDUITS AND GROUNDING SHALL BE AS REQUIRED BY THE ELECTRICAL DESIGN.
2. ALL CONCRETE SHALL BE 4,500 PSI @ 28 DAYS.
3. ALL REINFORCING STEEL SHALL BE GRADE 60.
4. DESIGNED FOR 90 MPH WIND WITH FIXTURE AREA OF 13 SF.
5. FOUNDATION DIAMETER AND REINFORCING CIRCLE SHALL BE COORDINATED WITH ANCHOR BOLT LIMITS.
6. FOUNDATIONS SHALL BE AUGERED INTO UNDISTURBED NATURAL SOIL OR COMPACTED FILL PER SITE GRADING PLANS.

4 LOT LIGHTING CONCRETE BASE
SCALE: NOT TO SCALE

PLANT LIST

	QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	REMARKS
TREES								
	5	AR	Acer rubrum 'October Glory'	October Glory Red Maple	2 – 2.5" Cal.	B&B	As Shown	
	7	ZS	Zelkova serrata 'Village Green'	Village Green Zelkova	2 – 2.5" Cal	B&B	As Shown	Fall Digging Hazard
SHRUBS								
	4	Am	Amelanchier canadensis	Serviceberry	30–36"	Cont	As Shown	
	22	Cv	Cornus alba 'Bailhalo'	Ivory Halo Dogwood	24"–30"	Cont	As Shown	
	8	Xa	Ilex glabra 'Shamrock'	Shamrock Compact Inkberry	#5 Cont.	Cont.	As Shown	
	2	Xd	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	18"–24"	Cont	As Shown	
	5	Tv	Ilex virginica	Sweetspire	#5 Cont.	Cont	As Shown	
	11	Rg	Rhus aromatica 'Gro-low'	Gro-Low Sumac	36"	Cont.	As Shown	
	1	Sg	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	2 –3' Ht.	B&B	As Shown	
	5	Vd	Viburnum dentatum	Maplelaef Viburnum	24"–30"	Cont.	As Shown	
	3	Vd	Viburnum dentatum	Arrowwood Viburnum	30" – 36"	Cont.	As Shown	
PERENNIALS								
	5	bg	Bouteloua gracilis	Blue Grama Grass		#1 Cont		
	38	ho	Hemerocallis x 'Happy Returns'	Happy Returns Dwarf Daylily		#1 Cont	18" O.C.	

ISSUED FOR SITE PLAN REVIEW

ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS INTENDED. ANY REPRODUCTION OR DISTRIBUTION OF THIS DRAWING OR DOCUMENT, OR ANY USE FOR ANY PURPOSE, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY. UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT). IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL APPEND TO THE DRAWING OR DOCUMENT HIS OR HER SEAL, THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

ORIGINAL SCALE IN INCHES

STATE OF NEW YORK · ROGER E. KEATING · 083453 · LICENSED PROFESSIONAL ENGINEER

CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE, CO., D.P.C.
The Chazen Companies
Hudson Valley Office: 21 Fox Street, Poughkeepsie, New York 12601, Phone: (845) 454-3860
Capital District Office: 347 River Street, Troy, New York 12183, Phone: (518) 273-0055
Tennessee Office: 1705 Division Street, Nashville, Tennessee 37203, Phone: (615) 380-1358
North Country Office: 375 Bay Road, Queensbury, New York 12804, Phone: (518) 812-0513
Central NY Office: 721 East Genesee Street, Syracuse, New York 13210, Phone: (315) 251-1013

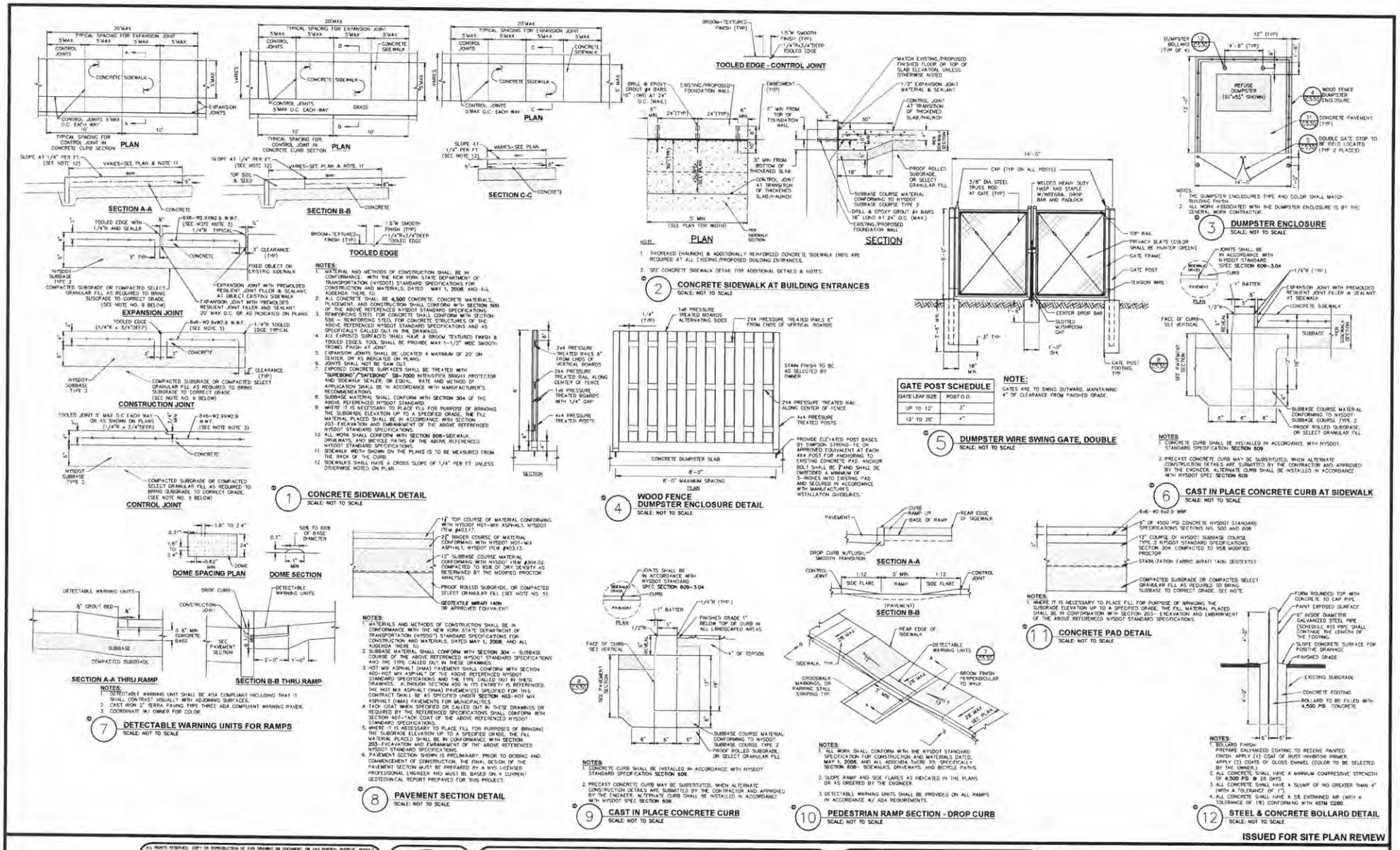
rev.	date	description

HUDSON VALLEY FEDERAL CREDIT UNION-MAHOPAC BRANCH

LANDSCAPING & LIGHTING PLAN

TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

designed: TCC	checked: REK
date: 12/14/17	scale: 1"=20'
project no. 10512.26	
sheet no. C180	



1 CONCRETE SIDEWALK DETAIL
SCALE: NOT TO SCALE

2 CONCRETE SIDEWALK AT BUILDING ENTRANCES
SCALE: NOT TO SCALE

3 DUMPSTER ENCLOSURE
SCALE: NOT TO SCALE

4 WOOD FENCE DUMPSTER ENCLOSURE DETAIL
SCALE: NOT TO SCALE

5 DUMPSTER WIRE SWING GATE, DOUBLE
SCALE: NOT TO SCALE

6 CAST IN PLACE CONCRETE CURB AT SIDEWALK
SCALE: NOT TO SCALE

7 DETECTABLE WARNING UNITS FOR RAMPS
SCALE: NOT TO SCALE

8 PAVEMENT SECTION DETAIL
SCALE: NOT TO SCALE

9 CAST IN PLACE CONCRETE CURB
SCALE: NOT TO SCALE

10 PEDESTRIAN RAMP SECTION - DROP CURB
SCALE: NOT TO SCALE

11 CONCRETE PAD DETAIL
SCALE: NOT TO SCALE

12 STEEL & CONCRETE BOLLARD DETAIL
SCALE: NOT TO SCALE

ISSUED FOR SITE PLAN REVIEW

ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, IN ANY FORM, WHOLE, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS INTENDED BY CHAZEN ENGINEERING. IF THIS SITUATION FOR WHICH IT WAS INTENDED, ANY MODIFICATION OF THIS DRAWING OR DOCUMENT, OR ANY USE FOR ANY PURPOSE, SPECIFICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT). IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL APPLY TO THE DRAWING OR DOCUMENT WITH ON WITH SEAL, THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

STATE OF NEW YORK · DOUGLAS R. KEATING · 083453 · LICENSED PROFESSIONAL ENGINEER

CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE, CO., D.P.C.
THE Chazen COMPANIES
Mission for Empirical Design
Engineers · Land Surveyors · Planners · Environmental & Safety Professionals · Landscape Architects

Office Locations:
☑ Hudson Valley Office — 21 Fox Street, Poughkeepsie, New York 12601, Phone: (845) 454-3980
☐ North Country Office — 375 Bay Road, Queensbury, New York 12804, Phone: (518) 812-0515
☐ Capital District Office — 547 River Street, Troy, New York 12180, Phone: (518) 273-0055
☐ Central NY Office — 721 East Genesee Street, Syracuse, New York 13210, Phone: (315) 751-1013
Tennessee Office — 1705 Division Street, Nashville, Tennessee 37203, Phone: (615) 380-1359

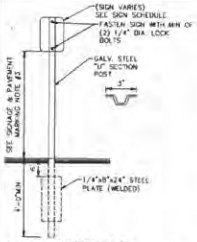
rev.	date	description

HUDSON VALLEY FEDERAL CREDIT UNION-MAHOPAC BRANCH

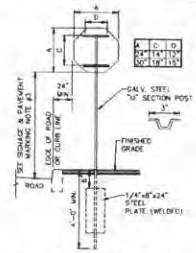
SITE DETAILS

TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

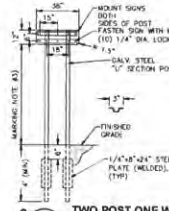
designed TCC	checked REK
date 12/14/17	scale AS NOTED
project no. 10512.26	
sheet no. C530	



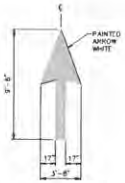
1 SINGLE POST SIGN MOUNTING DETAIL
SCALE: NOT TO SCALE



2 SINGLE POST SIGN MOUNTING DETAIL
SCALE: NOT TO SCALE



3 TWO POST ONE WAY SIGN MOUNTING DETAIL
SCALE: NOT TO SCALE



4 PAVEMENT MARKING DETAIL DIRECTIONAL ARROW
SCALE: NOT TO SCALE

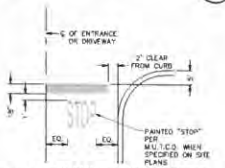
SIGNAGE AND PAVEMENT MARKING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, SECTION 645 & 640 AND THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" – 2009 EDITION AND THE "NYS SUPPLEMENT."
2. STRIPING WORK WILL BE REVIEWED AND ACCEPTED BY THE AUTHORITY HAVING JURISDICTION.
3. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7' MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" – 2009 EDITION AND THE "NYS SUPPLEMENT."
4. SIGN POST SHALL BE IN ACCORDANCE W/ NYSDOT STANDARD SPECS SECTION 730.

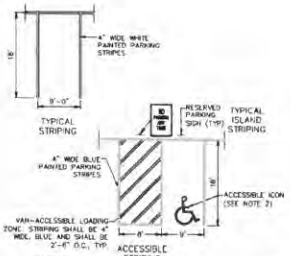
MUTCD SIGN SCHEDULE

SIGN NO.	SIGN FACE	MUTCD NUMBER	MIN SIZE	COLORS BCK GRND	COLORS LEGEND	MOUNTING
①	STOP	R1-1	30"x30"	RED	WHITE	2 (C-5.1)
②	DO NOT ENTER	R5-1	30"x30"	RED	WHITE	2 (C-5.1)
③	VAN ACCESSIBLE	R7-8	12"x18"	WHITE/ BLUE	GREEN/ WHITE	1 (C-5.1)
④	VAN ACCESSIBLE	R7-8p	12"x6"	WHITE	BLUE	1 (C-5.1)
⑤	NO PARKING ANY TIME	R7-1	12"x18"	WHITE	RED	1 (C-5.1)
⑥	Y	R6-1L	36"x12"	BLACK	WHITE	3 (C-5.1)
⑦	Y	R6-1R	36"x12"	BLACK	WHITE	3 (C-5.1)

6 MUTCD SIGN SCHEDULE
SCALE: NOT TO SCALE

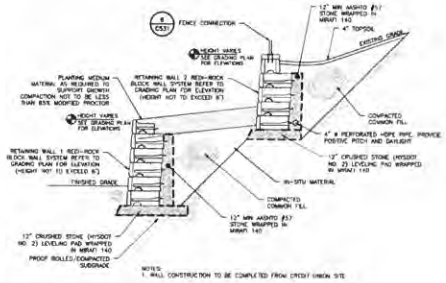


8 PAVEMENT MARKING DETAIL STOP BAR
SCALE: NOT TO SCALE



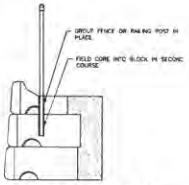
NOTES:
1. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH ADA STANDARD AND CURRENT ZONING AND SITE REGULATIONS.
2. PAINTED ACCESSIBLE LOGO TO BE IN ACCORDANCE W/ NEW YORK STATE LAW.
3. SLOPE OF PAVEMENT SURFACE IN HANDICAP PARKING AREA SHALL NOT EXCEED 2% IN ANY DIRECTION.
4. SEE PLAN FOR ACTUAL LOCATION OF SIGNAGE.

9 PAVEMENT MARKING DETAIL PARKING STRIPING
SCALE: NOT TO SCALE



NOTES:
1. WALL CONSTRUCTION TO BE COMPLETED FROM CREDIT UNION SITE

7 TIER RETAINING WALL
SCALE: NOT TO SCALE



8 FENCE CONNECTION DETAIL
SCALE: NOT TO SCALE

ISSUED FOR SITE PLAN REVIEW

ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT, APPLICATION AND SITUATION FOR WHICH IT WAS INTENDED. ANY MODIFICATION OF THIS DRAWING OR DOCUMENT, OR ANY USE FOR ANY PROJECT, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY. UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT). IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL, THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

ORIGINAL SCALE IN INCHES

STATE OF NEW YORK · NICHOLAS E. KEATING · 083455 · LICENSED PROFESSIONAL ENGINEER

CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.
THE Chazen COMPANIES
Environmental & Safety Professionals · Engineers · Land Surveyors · Landscape Architects
Office Locations:
Hudson Valley Office: 21 Fox Street, Poughkeepsie, New York 12601, Phone: (845) 454-3980
North Country Office: 375 Bay Road, Queensbury, New York 12804, Phone: (518) 812-0513
Capital District Office: 547 River Street, Troy, New York 12180, Phone: (518) 273-0055
Central NY Office: 721 East Genesee Street, Syracuse, New York 13210, Phone: (315) 291-1013
Tennessee Office: 1705 Division Street, Nashville, Tennessee 37203, Phone: (615) 380-1350

rev.	date	description

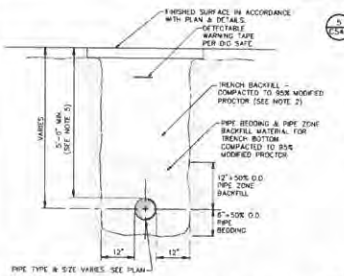
HUDSON VALLEY FEDERAL CREDIT UNION-MAHOPAC BRANCH

SITE DETAILS

TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

designed TOC	checked NEK
date 12/14/17	scale AS NOTED
project no. 10512.26	
sheet no. C531	

Drawing Name: Z:\projects\10500-10599\10512.26 HVFCU - Putnam\DWG\D_C530_10512-26_SITE DETAIL.dwg
Xref's Attached: XFB_0001-BLJA, XFB_10512-26_JA, XOBJ4 L SLAWG BLJC
Date Printed: Jan 02, 2018, 1:13pm



NOTES:

1. PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) SAND OR A MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS.

SIEVE DESIGNATION	% PASSING
3/4"	100%
NO. 40	0-70%
NO. 200	0-10%

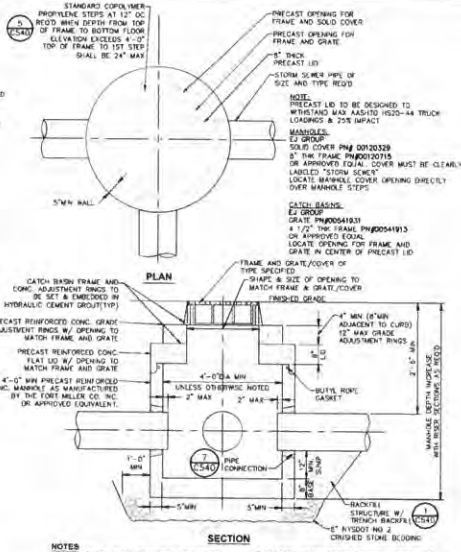
2. TRENCH BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS.

SIEVE DESIGNATION	% PASSING
4"	100%
NO. 40	0-70%
NO. 200	0-10%

IN NON-TRAFFIC UNPAVED AREAS TRENCH BACKFILL CAN BE MATERIALS EXCAVATED FROM THE TRENCH AS APPROVED BY THE ENGINEER AND COMPACTED TO 90% MODIFIED PROCTOR.

3. INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.
4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
5. 5'-0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER FORCE MAINS ONLY.

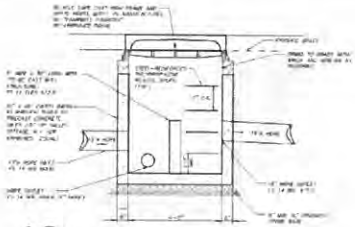
1 PIPE TRENCH DETAIL (TYPICAL)
SCALE: NOT TO SCALE



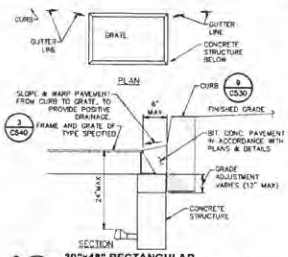
NOTES

1. CATCH BASIN SHALL BE PRECAST CONCRETE. DESIGNED FOR HS20-44 VEHICULAR LOADING AND 25% IMPACT.
2. FRAME AND COVER SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING & 25% IMPACT.
3. CONCRETE CATCH BASIN LID CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.
4. CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE FLOOR OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
5. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 8" LIFTS.
6. SUMPS FOR CATCH BASINS SHALL BE 12"
7. ECCENTRIC CONE TOP CAN BE USED FOR MANHOLES DEPTH GREATER THAN 7 FEET.
8. SEE CHART FOR REQUIRED MANHOLES / CATCH BASINS DIAMETERS.
9. ALL PRECAST CONSTRUCTION IN ACCORDANCE W/ASTM C478

2 PRECAST CONCRETE CATCH BASIN/MANHOLE DETAIL
SCALE: NOT TO SCALE



3 STORM WATER DIVERSION STRUCTURE
SCALE: NOT TO SCALE



4 30"x48" RECTANGULAR STRUCTURE PLACEMENT AT CURB
SCALE: NOT TO SCALE

STORM SEWER NOTES:

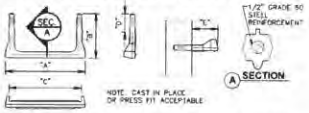
1. ALL STORM WATER MANAGEMENT STRUCTURES (I.E. CATCH BASIN, ETC.) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATION. CATCH BASINS SHALL BE CLEANED WHEN SEDIMENT DEPTH REACHES A MAXIMUM OF 1/2 THE AVAILABLE SUMP DEPTH.
2. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT (A.K.A. SUMP PIT) TO TRAP AND FILTER WATER FOR PUMPING TO A SUITABLE DISCHARGE AREA. THE DEWATERING PIT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, LATEST EDITION.
3. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE AS OUTLINED ON THE EROSION AND SEDIMENT CONTROL PLANS, DETAILS AND NOTES.

ACCEPTABLE MANHOLE STEPS

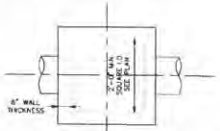
MANUFACTURER	PATTERN NUMBER	"A" STEP WIDTH	"B" LEG LENGTH	"C" RUNG CLEAR	"D" EMBED-MENT	"E" RUNG CLEAR
M.A. INDUSTRIES INC*	PS2-PF	14 3/4	9 1/4	13 3/4	3 3/8	5 7/8
M.A. INDUSTRIES INC*	PS2-PFS	14 3/4	8 1/4	13 3/4	3 3/8	4 7/8

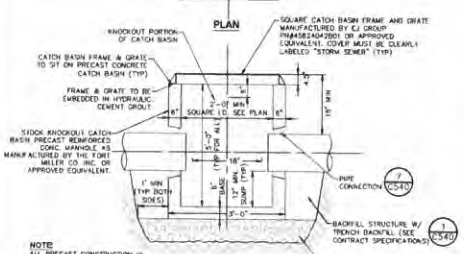
* OR EQUIVALENT

MH STEP DESIGN AND INSTALLATION SHALL COMPLY WITH ALL OSHA REGULATIONS



5 COPOLYMER POLYPROPYLENE MH STEP
SCALE: NOT TO SCALE



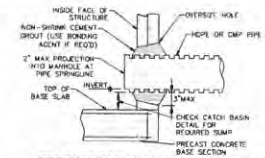


NOTE:
ALL PRECAST CONSTRUCTION IN ACCORDANCE W/ ASTM C478

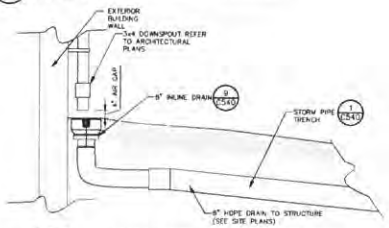
NOTES:

1. CATCH BASIN INLET BASINS SHALL BE PRECAST CONCRETE. DESIGNED FOR HS20-44 VEHICULAR LOADING + 25% IMPACT AS MANUFACTURED BY FORT MILLER OR APPROVED EQUAL.
2. CATCH BASIN SHALL NOT HAVE A DEPTH GREATER THAN 60" FROM FINISHED SURFACE.
3. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 8" LIFTS.
4. MAX STORM SEWER PIPE FOR SHALLOW 2' CATCH BASIN IS 15"

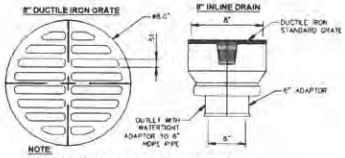
6 PRECAST CONCRETE SHALLOW CATCH BASIN DETAIL
SCALE: NOT TO SCALE



7 PIPE CONNECTION TO DRAINAGE STRUCTURE-CMP OR HDPE CEMENT GROUT SEAL JOINT
SCALE: NOT TO SCALE



8 ROOF LEADER DOWNSPOUT TO INLINE DRAIN
SCALE: NOT TO SCALE



NOTE:

1. CASTINGS ARE RATED FOR LIGHT WHEEL LOAD TRAFFIC.
2. QUALITY MATERIAL SHALL CONFORM TO ASTM A48-CLASS 30B.
3. PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT.
4. INLINE DRAIN BY HYDROPLAST OR APPROVED EQUIVALENT.

9 8" INLINE DRAIN
SCALE: NOT TO SCALE

ISSUED FOR SITE PLAN REVIEW

ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS INTENDED AS OF THE DATE OF ISSUE FOR WHICH IT WAS INTENDED. ANY MODIFICATION OF THIS DRAWING OR DOCUMENT, OR ANY USE FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS INTENDED IN SUCH A SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY. UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT). IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL, THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

STATE OF NEW YORK · ROGER E. KEPPLER · 083453 · LICENSED PROFESSIONAL ENGINEER

CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE, CO., D.P.C.

THE Chazen COMPANIES

Office Locations:

- Hudson Valley Office: 21 Fox Street, Poughkeepsie, New York 12601, Phone: (845) 454-3980
- North Country Office: 375 Bay Road, Queensbury, New York 12804, Phone: (518) 812-0513
- Capital District Office: 547 River Street, Troy, New York 12180, Phone: (518) 273-0055
- Central NY Office: 721 East Genesee Street, Syracuse, New York 13210, Phone: (315) 251-1013
- Tennessee Office: 1705 Division Street, Nashville, Tennessee 37203, Phone: (615) 385-1359

rev.	date	description

HUDSON VALLEY FEDERAL CREDIT UNION-MAHOPAC BRANCH

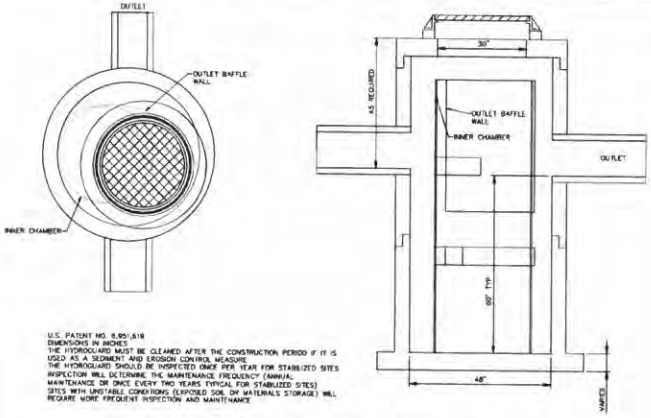
STORM SEWER DETAILS

TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

designed TCC	checked RTK
date 12/14/13	scale AS NOTED
project no. 10512.26	
sheet no. C540	

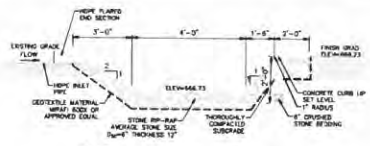
ORIGINAL SCALE IN INCHES 0 1 2 3

Drawing Name: Z:\projects\10500-10599\10512.26 HVFCU - Putnam\DWG\01_C540_10512-26_STORMSEWER.dwg
Xref's Attached: XR_10512-26_H, XRIBB1 & XRAERIAL SCAL
Date Plotted: Jan 02, 2014, 1:17pm



U.S. PATENT NO. 8,951,619
DIMENSIONS IN INCHES
THE HYDROGUARD MUST BE CLEANED AFTER THE CONSTRUCTION PERIOD IF IT IS USED AS A SEDIMENT AND EROSION CONTROL MEASURE
THE HYDROGUARD SHOULD BE INSPECTED ONCE PER YEAR FOR STABILIZED SITES. INSPECTION WILL DETERMINE THE MAINTENANCE FREQUENCY (ANNUAL MAINTENANCE OR ONCE EVERY TWO YEARS TYPICAL FOR STABILIZED SITES). SITES WITH UNSTABLE CONDITIONS (EXPOSED SOIL OR MATERIALS STORAGE) WILL REQUIRE MORE FREQUENT INSPECTION AND MAINTENANCE

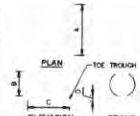
1 HYDRODYNAMIC SEPARATOR
SCALE: NOT TO SCALE



2 LEVEL SPREADER DETAIL
SCALE: NOT TO SCALE

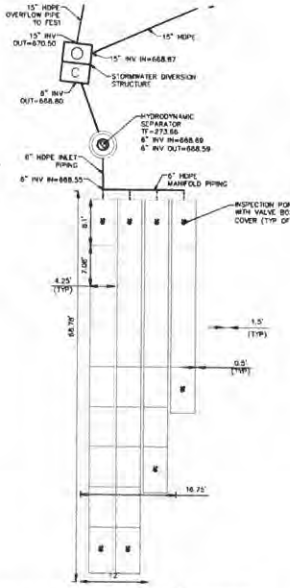
TYPICAL HDPE END SECTION

PIPE DIA.	END SECTION DIMENSIONS			
	A	B	C	D
15"	42"	17"	34"	6"

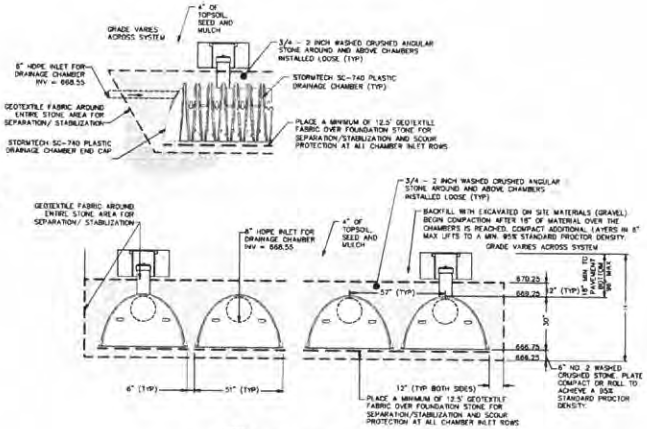


NOTES:
1. SCOPE: THIS SPECIFICATION DESCRIBES 12- THROUGH 36-INCH ADS FLARED END SECTIONS FOR USE IN CULVERT AND DRAINAGE OUTLET APPLICATIONS. FES LARGER THAN 36" SHALL USE CIRCULAR CORRUGATED METAL FLARED END SECTIONS.
2. REQUIREMENTS: THE INVERT OF THE PIPE AND THE END SECTION SHALL BE AT THE SAME ELEVATION. THE ADS FLARED END SECTION SHALL BE HIGH DENSITY POLYETHYLENE MEETING ASTM D3350 MINIMUM CELL CLASSIFICATION 213320C. CONTACT MANUFACTURER FOR ADDITIONAL CELL CLASSIFICATION INFORMATION. WHEN PROVIDED, THE METAL THREADED FASTENING ROD SHALL BE STAINLESS STEEL.
3. INSTALLATION: INSTALLATION SHALL BE IN ACCORDANCE WITH ADS INSTALLATION INSTRUCTIONS AND WITH THOSE ISSUED BY STATE OR LOCAL AUTHORITIES. CONTACT YOUR LOCAL ADS REPRESENTATIVE OR VISIT WWW.ADS-PIPE.COM FOR THE LATEST INSTALLATION INSTRUCTIONS.
4. PROVIDE TRASH RACK ONLY WHERE SPECIFIED ON SITE PLANS.

3 TYPICAL END SECTION - HDPE
SCALE: NOT TO SCALE



4 SUBSURFACE INFILTRATION SYSTEM PLAN VIEW
SCALE: 1"=10'



NOTE
1. SYSTEM REQUIRES 30 STORMWATER CHAMBERS.

5 SUBSURFACE INFILTRATION SYSTEM - TYPICAL CROSS SECTION
SCALE: NOT TO SCALE

ISSUED FOR SITE PLAN REVIEW

ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESSED WRITTEN AUTHORIZATION OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. IS PROHIBITED. WHEN A DRAWING OR DOCUMENT IS NOT WITNESSED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PURPOSE DESCRIBED IN THE TITLE BLOCK OR ELSEWHERE ON THE DRAWING OR DOCUMENT, ANY MODIFICATION OF THIS DRAWING OR DOCUMENT, OR ANY USE FOR ANY PROJECT, APPLICATION OR PURPOSE NOT INTENDED, ANY MODIFICATION OF WHICH IS NOT WITNESSED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY. UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT) AND THE DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL APPLY HIS/HER OWN STAMP/SEAL TO THE DOCUMENT AND, OR NEW SEAL, THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

0 1 2 3
ORIGINAL SCALE IN INCHES

STATE OF NEW YORK · LICENSED PROFESSIONAL ENGINEER · 083453

CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE, CO., D.P.C.
THE Chazen COMPANIES
Offices Locations:
Hudson Valley Office: 21 Fox Street, Poughkeepsie, New York 12601, Phone: (845) 454-3980
North Country Office: 375 Bay Road, Queensbury, New York 12804, Phone: (518) 812-0513
Capital District Office: 547 River Street, Troy, New York 12180, Phone: (518) 273-0055
Central NY Office: 721 East Genesee Street, Syracuse, New York 13210, Phone: (315) 231-1013
Tennessee Office: 1705 Division Street, Nashville, Tennessee 37203, Phone: (615) 380-1359

rev.	date	description

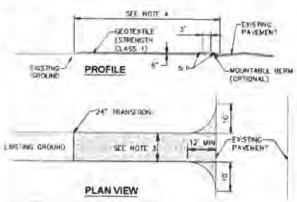
HUDSON VALLEY FEDERAL CREDIT UNION-MAHOPAC BRANCH

STORM SEWER DETAILS

TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

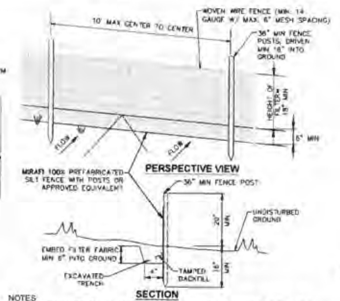
designed TCC	checked RPK
date 12/14/17	scale AS NOTED
project no. 10512.26	
sheet no. C541	

Drawing Name: Z:\projects\10500-10599\10512.26\dwg\ -- Plotted\10512\C541_10512-26_STORMSEWER.dwg
Drg's Attached: XREF(S)\10512-26_xr, BORDER E, XREF(S) SEAL
Date Plotted: Jan 02, 2018 - 11:15am



CONSTRUCTION ENTRANCE SPECIFICATIONS:
1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS – NOT LESS THAN SIX (6) INCHES.
3. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOUR (24) FEET IF SINGLE ENTRANCE TO SITE.
4. LENGTH – NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).
5. GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

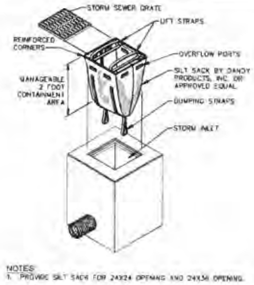
1 STABILIZED CONSTRUCTION ENTRANCE DETAIL
SCALE: NOT TO SCALE



NOTES:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL "T" OR "U" TYPE OR HARDWOOD.
2. FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAX MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED 1/4 ACRE PER 100 FEET OF FENCE.
6. SILT FENCE SHALL BE USED WHERE EROSION COULD OCCUR IN THE FORM OF SHEET EROSION.
7. SILT FENCE SHALL NOT BE USED WHEN A CONCENTRATION OF WATER IS FLOWING TO THE BARRIER.
8. MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUN-OFF TO A SILT FENCE ARE:

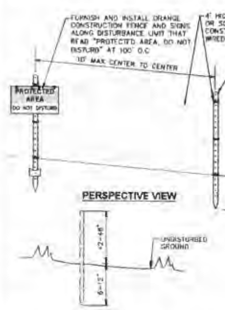
SLOPE STEEPNESS	MAXIMUM SLOPE LENGTH(FT)
2:1	25
3:1	50
4:1	75
5:1 OR FLATTER	100

2 SILT FENCE INSTALLATION DETAIL
SCALE: NOT TO SCALE

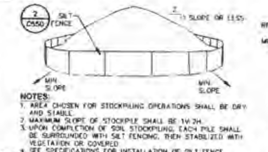


NOTES:
1. PROVIDE SILT SACK FOR 24X24 OPENING AND 24X36 OPENING.

3 SILT SACK DETAIL
SCALE: NOT TO SCALE



4 TEMPORARY ORANGE CONSTRUCTION FENCE DETAIL
SCALE: NOT TO SCALE

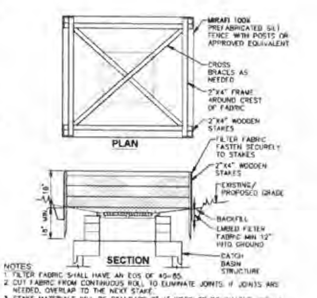


NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.

5 TEMPORARY SOIL STOCKPILE DETAIL
SCALE: NOT TO SCALE

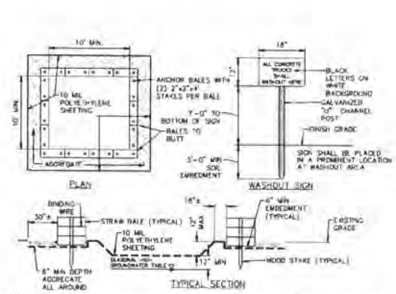
NOTES:
1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.

6 TEMPORARY TOPSOIL, FERTILIZER, SEED & MULCH DETAIL
SCALE: NOT TO SCALE



NOTES:
1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
2. CUT FABRIC FROM CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED, OVERLAP TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2"x4" WOOD OR EQUIVALENT, WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE MINIMUM 18" DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2"x4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVERFLOW STABILITY.
7. MAXIMUM DRAINAGE AREA IS 1 ACRE.
8. INLET PROTECTION SHALL REMAIN IN-PLACE UNTIL SITE HAS BEEN STABILIZED.

7 TEMPORARY OUT OF PAVEMENT FILTER FABRIC DROP INLET PROTECTION DETAIL
SCALE: NOT TO SCALE



NOTES:
1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL. THIS INCLUDES REPLACEMENT OF THE 10 MIL POLYETHYLENE SHEETING.
4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
6. AT LEAST WEEKLY, REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

8 CONCRETE WASHOUT AREA DETAIL
SCALE: NOT TO SCALE

SPDES GENERAL PERMIT GP-0-15-002 COMPLIANCE NOTES:

THIS AMENDMENT PLAN SET AND THE SWPPP ENTITLED "STORMWATER POLLUTION PREVENTION PLAN FOR ROUTE 6 RETAIL AND PCSB BANK" DATED JUNE 6, 2016 HAVE BEEN SUBMITTED AS A SET. THESE ENGINEERING DRAWINGS ARE CONSIDERED AN INTEGRAL PART OF THE SWPPP, THEREFORE THE PLAN SET IS NOT CONSIDERED COMPLETE WITHOUT THE SWPPP.

1. THIS PROJECT HAS NOT RECEIVED WRITTEN APPROVAL FROM THE TOWN OF CARMEL ALLOWING THE DISTURBANCE OF MORE THAN FIVE (5) ACRES OF LAND AT ANY ONE TIME. THEREFORE, IF THE CONTRACTOR'S CONSTRUCTION SEQUENCE REQUIRES THE DISTURBANCE OF MORE THAN FIVE ACRES AT ANY ONE TIME, WRITTEN APPROVAL MUST BE OBTAINED FROM NYSDEC PRIOR TO EXCEEDING THE 5 ACRE LIMIT.

CONSTRUCTION SEQUENCING NOTES:

NOTE: REFER TO THE EROSION AND SEDIMENT CONTROL PLAN FOR ASSOCIATED DETAILS AND LOCATIONS OF PROPOSED EROSION AND SEDIMENT CONTROL MEASURES.

1. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING ONSITE WITH THE DESIGN ENGINEER AND REPRESENTATIVES OF THE NYSDEP AND TOWN OF CARMEL.
2. INSTALL SILT FENCE, ORANGE CONSTRUCTION FENCE, AND INLET PROTECTION IN THE GENERAL LOCATIONS SHOWN HEREON.
3. BEGIN EARTHWORK ACTIVITIES ASSOCIATED WITH PROPOSED CONSTRUCTION ENTRANCE / ANTI-TRACKING PAD IN LOCATION SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN.
4. CLEAR AND GRUB LIMITS OF DISTURBANCE FOR THE HVFCU SITE.
5. STRIP AND STOCKPILE TOPSOIL IN LOCATIONS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN, AND BEGIN SITE EARTHWORK ACTIVITIES. ALL EXCESS MATERIAL SHALL BE HAULED OFFSITE.
6. ONCE SUBGRADE IS ESTABLISHED TEMPORARILY STABILIZE CUT/FILL SLOPES WITH SEED MULCH IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL NOTES PROVIDED HEREON. ALL CUT FILL SLOPES IN EXCESS OF 3 ON 1 SHALL BE IMMEDIATELY STABILIZED WITH EROSION CONTROL BLANKETS.
7. PLACE FILL OVER PORTION OF PARKING LOT WHICH REQUIRES IT AND CONSTRUCT RETAINING WALLS ALONG NORTHEASTERN PORTION OF THE HVFCU RETAIL PARKING LOT.
8. INSTALL REMAINDER OF DRAINAGE STRUCTURES, DRAINAGE PIPE, AND PROPOSED STABILIZED OUTLET PROTECTION. OUTLET FROM FLOW SPLITTER (CDS) TO INFILTRATION SYSTEM SHALL BE PLUGGED UNTIL INFILTRATION SYSTEM INSTALLATION IS COMPLETE AND ALL CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED.
9. BEGIN CONSTRUCTION OF BUILDING.
10. INSTALL SEPTIC & DOSING TANKS FOR HVFCU BUILDING, AND CONNECT TO CAPPED END OF SEWER LINE INSTALLED DURING ADJACENT LOT CONSTRUCTION.
11. INSTALL CONCRETE CURBING, SIDEWALKS AND INFILTRATION SYSTEMS. NOTE: THE INFILTRATION SYSTEM SHALL NOT BE PLACED ONLINE UNTIL ALL CONTRIBUTING DRAINAGE AREAS HAVE BEEN PERMANENTLY STABILIZED.
12. INSTALL ALL REMAINING UNDERGROUND UTILITIES (ELECTRIC, PHONE, ETC).
13. UPON COMPLETION OF GRADING OPERATIONS AND UNDERGROUND UTILITY INSTALLATION FINISHED PARKING AND ACCESS DRIVE SURFACES SHALL BE INSTALLED.
14. UPON COMPLETION OF ALL WORK, INSTALL LANDSCAPING AND STABILIZE DISTURBED AREAS IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL NOTES PROVIDED ON THE EROSION AND SEDIMENT CONTROL PLAN. PERMANENT STABILIZATION IS ACHIEVED WHEN 80% OF THE PLANT/GRASS DENSITY IS ESTABLISHED.
15. ONCE THE SITE HAS RECEIVED FINAL STABILIZATION, REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND PLACE INFILTRATION SYSTEMS ONLINE.

EROSION AND SEDIMENT CONTROL MEASURES:

1. DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
2. AS MUCH AS IS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED. FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS.
3. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
4. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:

PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE:
INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE.

SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE OR HAY BALE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANYWAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCK PILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

DUST CONTROL:
SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

EROSION CONTROL BLANKET:
INSPECT THE BLANKET EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. REPLACE WIRE STAPLES AS REQUIRED. REPAIR AND RESEED WHERE CRACKS AND DAMAGED VEGETATION IS EVIDENT. WHEN DAMAGED BEYOND REPAIR OR NO LONGER FUNCTIONING, THE BLANKET SHALL BE REPLACED.

SEDIMENT TRAP:
INSPECT ALL SEDIMENT TRAPS EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. REPAIRS SHALL BE MADE AS NEEDED. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO THE ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO 1/2 OF THE DESIGN DEPTH OF THE TRAP.

STORM DRAIN INLET PROTECTION:
INSPECT ALL STORM DRAIN INLET PROTECTION DEVICES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE REPAIRS AS NEEDED. REMOVE SEDIMENT FROM THE POOL AREA AS NECESSARY.

DEWATERING PITS:
(IF REQUIRED) – INSPECT DAILY DURING OPERATION FOR CLOGGING OR OVERFLOW. CLEAR INLET AND DISCHARGE PIPES OF OBSTRUCTIONS. IF A FILTER MATERIAL BECOMES CLOGGED WITH SEDIMENT, PIT SHALL BE DISMANTLED AND CONSTRUCT NEW PITS AS NEEDED.

SNOW AND ICE CONTROL:
PARKING LOTS, ROADWAYS, AND DRIVEWAYS ADJACENT TO WATER QUALITY FILTERS SHALL NOT BE SANDED DURING SNOW EVENTS DUE TO HIGH POTENTIAL FOR CLOGGING FROM SAND IN SURFACE WATER RUNOFF. USE SALT ONLY FOR SNOW AND ICE CONTROL.

COMPACTION REQUIREMENTS

LOCATION	COMPACTION	TESTING FREQUENCY
PIPE TRENCH BACKFILL (IN PAVED AREAS)	95% ASTM D1557	1 SERIES OF TESTS FOR EACH 150 FT OR LESS OF TRENCH LENGTH. SERIES INCLUDE 3 COMPACTION TESTS SPREAD EVENLY ALONG TRENCH PROFILE.
PIPE TRENCH BACKFILL (IN UNPAVED AREAS)	90% ASTM D1557	1 SERIES OF TESTS FOR EACH 150 LF OR LESS OF TRENCH LENGTH. SERIES INCLUDE 3 COMPACTION TESTS SPREAD EVENLY ALONG TRENCH PROFILE.
PIPE BEDDING AND PIPE ZONE BACKFILL	95% ASTM D1557	1 TEST FOR EACH 150 FT OR LESS OF TRENCH LENGTH.
PAVEMENT SUBBASE AND LAST LIFT OF SELECT GRANULAR FILL (FILL BETWEEN SHEET PILES)	95% ASTM D1557	1 TEST FOR EVERY 3,000 SQ FT OF LIFT AREA BUT NO FEWER THAN TWO TESTS PER LIFT.

EROSION AND SEDIMENT INSPECTION AND MAINTENANCE SCHEDULE

STRUCTURE	DAILY	WEEKLY	AFTER RAINFALL	NECESSARY TO MAINTAIN FUNCTION	AFTER COMPLETION OF CONSTRUCTION
SILT FENCE BARRIER	---	INSPECT	INSPECT	CLEAN/ REPLACE	REMOVE
STABILIZED CONSTRUCTION ENTRANCE	---	INSPECT	INSPECT	CLEAN/ REPLACE STONE AND FABRIC	REMOVE
DUST CONTROL	INSPECT	---	INSPECT	MULCHING/ SPRAYING WATER	N/A
VEGETATIVE ESTABLISHMENT	---	INSPECT	INSPECT	WATERING/ RE-SEEDING/ RE-MULCHING	PERMANENT
INLET PROTECTION	---	INSPECT	INSPECT	CLEAN/ REPAIR/ REPLACE	REMOVE
SEDIMENT TRAP	---	INSPECT	INSPECT	CLEAN/ REPAIR	REMOVE

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", JULY 2016.
2. EXCESS SOIL TO BE STOCKPILED WITHIN THE LIMITS OF SITE DISTURBANCE IF NOT USED IMMEDIATELY FOR GRADING PURPOSES. INSTALL SILT FENCE AROUND SOIL STOCKPILES.
3. APPLY SURFACE STABILIZATION AND RESTORATION MEASURES. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS DELAYED, SUSPENDED, OR INCOMPLETE AND WILL NOT BE REDISTURBED FOR 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED. (SEE SPECIFICATIONS FOR TEMPORARY VEGETATIVE COVER). AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS COMPLETE AND WILL NOT BE REDISTURBED SHALL BE STABILIZED AND RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. (SEE SPECIFICATIONS FOR PERMANENT VEGETATIVE COVER). SEEDING FOR PERMANENT VEGETATIVE COVER SHALL BE WITHIN THE SEASONAL LIMITATIONS. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
4. SEEDED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.
7. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

TOPSOIL SPECIFICATIONS:

1. EXISTING EXCESS TOPSOIL SHALL BE REMOVED AND STORED IN TOPSOIL STOCKPILES SUFFICIENTLY REMOVED FROM OTHER EXCAVATION OR DISTURBANCE TO AVOID MIXING. SILT FENCE SHALL BE INSTALLED AROUND TOPSOIL STOCKPILE AREAS.

SITE PREPARATION
1. COMPLETE ROUGH GRADING AND FINAL GRADE, ALLOWING FOR DEPTH OF TOPSOIL TO BE ADDED.
2. SCARIFY ALL COMPACT, SLOWLY PERMEABLE, MEDIUM AND FINE TEXTURED SUBSOIL AREAS. SCARIFY AT APPROXIMATELY RIGHT ANGLES TO THE SLOPE DIRECTION IN SOIL AREAS THAT ARE STEEPER THAN 5%.
3. REMOVE REFUSE, WOODY PLANT PARTS, STONES OVER 3 INCHES IN DIAMETER, AND OTHER LITTER.

TOPSOIL MATERIALS
1. NEW TOPSOIL SHALL BE BETTER THAN OR EQUAL TO THE QUALITY OF THE EXISTING ADJACENT TOPSOIL. IT SHALL MEET THE FOLLOWING CRITERIA:
   A. ORIGINAL LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.
   B. CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°C.
   C. CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE.
   D. CONTAINING THE FOLLOWING WASHED GRADATIONS:

SIEVE DESIGNATION	% PASSING
1"	100
1/4"	97-100
NO 200	20-60

APPLICATION AND GRADING
1. TOPSOIL SHALL BE DISTRIBUTED TO A UNIFORM DEPTH OF 4" OVER THE AREA. IT SHALL NOT BE PLACED WHEN IT IS PARTLY FROZEN, MUDDY, OR ON FROZEN SLOPES OR OVER ICE, SNOW, OR STANDING WATER.
2. TOPSOIL PLACED AND GRADED ON SLOPES STEEPER THAN 5% SHALL BE PROMPTLY FERTILIZED, SEEDED, MULCHED AND STABILIZED BY "TRACKING" WITH SUITABLE EQUIPMENT.

VEGETATIVE COVER SPECIFICATIONS:

TEMPORARY VEGETATIVE COVER (DURING CONSTRUCTION)
1. SITE PREPARATION
   (SAME AS PERMANENT VEGETATIVE COVER)
2. SEED MIX: (APPLY AT RATE OF 3 TO 4 LBS PER 1000 SF)

AMOUNT BY WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	GERMINATION
100%	ANNUAL RYEGRASS	95%	90%

3. SEEDING
   (SAME AS PERMANENT VEGETATIVE COVER)

PERMANENT VEGETATIVE COVER (AFTER CONSTRUCTION)
1. SITE PREPARATION
   A. BRING AREA TO BE SEEDED TO REQUIRED GRADE. A MINIMUM OF 4" OF TOPSOIL IS REQUIRED.
   B. PREPARE SEEDBED BY LOOSENING SOIL TO A DEPTH OF 4 INCHES.
   C. REMOVE ALL STONES OVER 1 INCH IN DIAMETER, STICKS AND FOREIGN MATTER FROM THE SURFACE.
   D. LIME TO PH OF 6.5.
   E. FERTILIZER: USE 5-10-5 (NPK) OR EQUIVALENT. APPLY AT RATE OF 4 LBS/1000 SF.
   F. INCORPORATE LIME AND FERTILIZER IN THE TOP 4 INCHES OF TOPSOIL.
   G. SMOOTH AND FIRM THE SEEDBED.
2. SEED MIXTURE FOR USE ON LAWN AREAS:
   PROVIDE FRESH, CLEAN, NEW-CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS.

LAWN SEED MIX: (APPLY AT RATE OF 5 TO 6 LBS PER 1000 SF)

SUN AND PARTIAL SHADE:

AMOUNT BY WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	GERMINATION
50%	KENTUCKY BLUE GRASS*	95%	80%
20%	PERENNIAL RYE	98%	90%
30%	CREEPING RED FESCUE	97%	85%
100%			

*MINIMUM 2 (EQUAL PROPORTIONS) VARIETIES AS LISTED IN CORNELL RECOMMENDATIONS FOR TURFGRASS.

3. SEEDING
   A. APPLY SEED UNIFORMLY BY CYCLONE SEEDER CULTI-PACKER OR HYDRO-SEEDER AT RATE INDICATED.
   B. ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
      1. A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS /ACRE MIN., TO BE APPLIED ONCE SEEDING IS COMPLETE.
      2. WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY HYDROSEEDER AT RATE OF 2,000 LBS/ACRE.
   C. ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL.
   D. IRRIGATE TO FULLY SATURATE SOIL LAYER, BUT NOT TO DISLODGE PLANTING SOIL.
   E. UNLESS OTHERWISE DIRECTED IN WRITING, SEED FROM MARCH 15TH TO JUNE 15TH, AND FROM AUGUST 15TH TO OCTOBER 15TH.

ISSUED FOR SITE PLAN REVIEW

ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT, APPLICATION AND SITUATION FOR WHICH IT WAS INTENDED. ANY MODIFICATION OF THIS DRAWING OR DOCUMENT, OR ANY USE FOR ANY PROJECT, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT). IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL, THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

ORIGINAL SCALE IN INCHES

STATE OF NEW YORK · ROGER E. KEATING · 083455 · LICENSED PROFESSIONAL ENGINEER

CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.
THE Chazen COMPANIES
Office Locations:
☒ Hudson Valley Office: 21 Fox Street, Poughkeepsie, New York 12601, Phone: (845) 454-3980
☐ Capital District Office: 547 River Street, Troy, New York 12180, Phone: (518) 273-0055
☐ Tennessee Office: 1703 Division Street, Nashville, Tennessee 37203, Phone: (615) 380-1359
☐ North Country Office: 375 Bay Road, Queensbury, New York 12804, Phone: (518) 812-0513
☐ Central NY Office: 721 East Genesee Street, Syracuse, New York 13210, Phone: (315) 251-1013

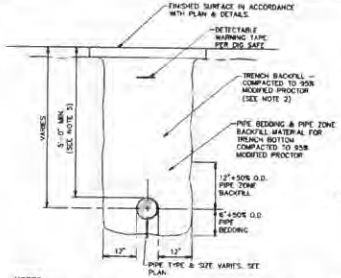
rev.	date	description

HUDSON VALLEY FEDERAL CREDIT UNION-MAHOPAC BRANCH

EROSION & SEDIMENT CONTROL DETAILS & NOTES

TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

designed	checked
TCF	RFK
date 12/14/17	scale AS NOTED
project no. 10512.26	
sheet no. C550	



NOTES:
1. PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) SAND OR A MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS.

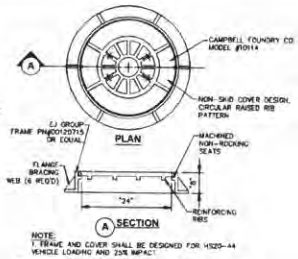
SIEVE DESIGNATION	% PASSING
3/4"	100%
NO. 40	0-70%
NO. 200	0-10%

2. TRENCH BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR PROCESSED GRAVEL OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS.

SIEVE DESIGNATION	% PASSING
4"	100%
NO. 40	0-70%
NO. 200	0-10%

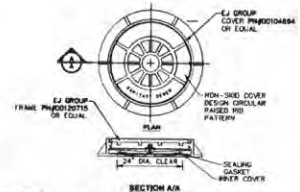
IN NON-TRAFFIC UNPAVED AREAS TRENCH BACKFILL CAN BE MATERIALS EXCAVATED FROM THE TRENCH AS APPROVED BY THE ENGINEER AND COMPACTED TO 90% MODIFIED PROCTOR.
3. INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.
4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
5. 5'-0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER FORCE MAINS ONLY.

1 PIPE TRENCH DETAIL (TYPICAL)
SCALE: NOT TO SCALE

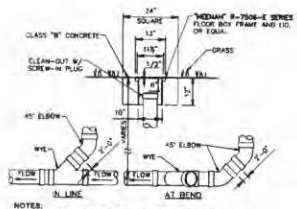


NOTE:
1. FRAME AND COVER SHALL BE DESIGNED FOR HS20-44 VEHICLE LOADING AND 25% IMPACT.

2 HEAVY DUTY STANDARD CAST IRON MH COVER
SCALE: NOT TO SCALE

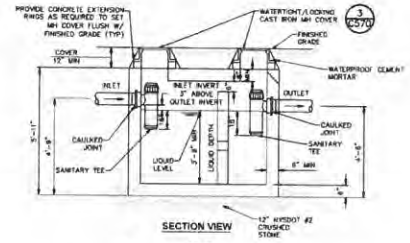


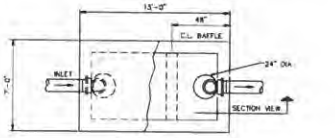
3 WATERTIGHT/LOCKING CAST IRON MH COVER
SCALE: NOT TO SCALE



NOTES:
1. SEWER PIPE FITTINGS TO BE ASTM D-3033 OR D-3034 SDR-35.
2. TO BE USED FOR GRAVITY PORTION OF SANITARY SYSTEM AS WELL AS THE STORM ROOF DRAINAGE SYSTEM.

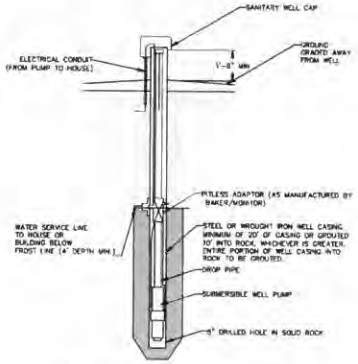
4 CLEAN OUT - NON TRAFFIC AREAS
SCALE: NOT TO SCALE





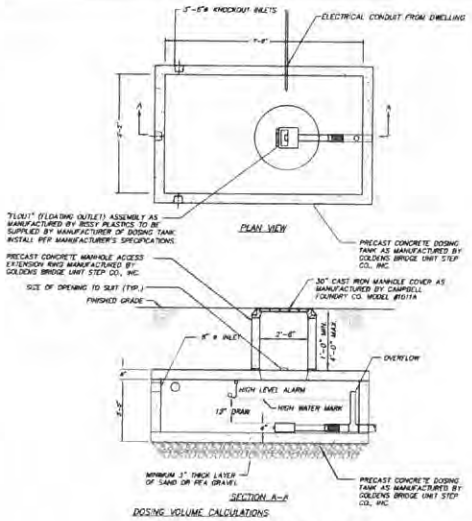
NOTES:
1. SEPTIC TANKS SHALL BE AS MANUFACTURED BY THE FORT MILLER CO. OR APPROVED EQUIVALENT.
2. DIMENSIONS SHOWN ARE PER STRUCTURES MANUFACTURED BY FORT MILLER CO.

5 2000 GAL HEAVY DUTY CONCRETE SEPTIC TANK
SCALE: NOT TO SCALE



NOTES:
1. PROVIDE SANITARY SEALS WHERE NECESSARY.
2. TOP OF CASING 2' ABOVE HIGH WATER LEVEL OR WATERTIGHT.

6 PUTNAM COUNTY WELL DETAIL
SCALE: NOT TO SCALE



DOSING VOLUME CALCULATIONS

DOSE VOLUME = APPROXIMATELY 75% OF ABSORPTION TRENCH VOLUME

ABSORPTION TRENCH VOLUME= 550 LF x $\pi\left(\frac{6}{12}\right)^2$ x $\frac{7.48\ GAL}{CF}$ = 359 GALLONS

APPROXIMATE DOSING VOLUME = 75% TO 85% OF ABSORPTION TRENCH VOLUME

0.75 x 359 GALLONS = 269 GALLONS, 0.85 x 359 GALLONS = 305 GALLONS;

USE DOSING TANK WITH 298 GALLON DOSE

NOTES:
1. THE DOSE SETTINGS NOTED ARE FOR A DOSING TANK WITH THE SPECIFIC DIMENSIONS SHOWN HEREON. IF A DOSING TANK WITH DIFFERENT DIMENSIONS IS USED, PRIOR TO INSTALLATION OF THE TANK, THE CONTRACTOR MUST CONTACT THE DESIGN ENGINEER AND LOCAL DEPARTMENT OF HEALTH FOR REVIEW AND ACCEPTANCE OF THE NEW TANK.
2. AN AUDIO/VISUAL HIGH LEVEL ALARM WILL BE INSTALLED WITHIN THE DWELLING. THE HIGH LEVEL ALARM WILL BE SET HALFWAY BETWEEN THE HIGH WATER MARK AND THE OVERFLOW ELEVATION.

7 DOSING TANK DETAIL
SCALE: NOT TO SCALE

BELOW GRADE STRUCTURES:

1. STRUCTURAL DESIGN FOR MANHOLES AND OTHER BELOW-GRADE PRECAST CONCRETE STRUCTURES:
A. NON-TRAFFIC LOADS:
BELOW GRADE PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO WITHSTAND LOADS IMPOSED BY STRUCTURE WEIGHT, EARTH COVER, LATERAL PRESSURE FROM EARTH AND GROUND WATER, AND LIVE LOADS SUCH AS PEDESTRIAN TRAFFIC OR MACHINERY ON OR ABOVE THE STRUCTURE, AND
B. TRAFFIC LOADS:
BELOW GRADE PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO ALSO WITHSTAND TRAFFIC LOADS CREATED BY AH HS20-44 TRUCK PLUS 25% IMPACT AS DEFINED IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) DESIGN STANDARDS.

2. MATERIAL WHICH SHALL BE UTILIZED IN THE CONSTRUCTION OF PRECAST CONCRETE STRUCTURES:
CEMENT: ASTM C-150, TYPES I,II,III,V)
SAND: NYSDOT STD. SPEC. SECTION NO. 703-0 CONCRETE SAND
STONE: NYSDOT STD. SPEC. SECTION NO. 703-02 COARSE AGGREGATE
STEEL BAR REINFORCEMENT: ASTM A615, GRADE 60
WIRE MESH REINFORCEMENT: ASTM A185 PLAIN
CONCRETE STRENGTH (28 DAY): 4,500 PSI (F'C)
ENTRAINED A/E: 5% MIN.

3. ALL CASTINGS (FRAMES AND COVERS, FRAMES AND GRATES, ETC.) FOR USE IN CONJUNCTION WITH MANHOLES AND OTHER BELOW GRADE STRUCTURES SHALL BE MANUFACTURED FROM GRAY IRON OR DUCTILE IRON. GRAY IRON SHALL CONFORM WITH ASTM A 48, CLASS 30B AND DUCTILE IRON SHALL CONFORM WITH ASTM A 536 AND BE OF A GRADE APPROPRIATE TO ITS INTENDED USE.

4. ALL CASTINGS (FRAMES AND COVERS, FRAMES AND GRATES, ETC.) FOR USE IN CONJUNCTION WITH MANHOLES AND OTHER BELOW GRADE STRUCTURES SHALL BE DESIGNED TO WITHSTAND AASHTO HS 20-44 HIGHWAY LOADING PLUS 25% IMPACT.

5. ALL ASTM REFERENCES SHALL BE FOR THE LATEST ACTIVE STANDARD.

ISSUED FOR SITE PLAN REVIEW

ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS INTENDED. ANY REPRODUCTION OR DISTRIBUTION FOR WHICH IT WAS NOT INTENDED, ANY MODIFICATION OF THIS DRAWING OR DOCUMENT, OR ANY USE FOR ANY PURPOSE OR SITUATION FOR WHICH IT WAS INTENDED, ANY MODIFICATION OF WHICH IS NOT AUTHORIZED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT. IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL, THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

0 1 2
ORIGINAL SCALE IN INCHES

STATE OF NEW YORK · ROBERT E. HEATING · 083453 · LICENSED PROFESSIONAL ENGINEER

CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE, CO., D.P.C.
THE Chazen COMPANIES
Office Locations
Hudson Valley Office: 21 Fox Street, Poughkeepsie, New York 12601, Phone: (845) 454-3980
Capital District Office: 347 River Street, Troy, New York 12180, Phone: (518) 273-0055
Tennessee Office: 1705 Division Street, Nashville, Tennessee 37203, Phone: (615) 380-1359
North Country Office: 375 Bay Road, Queensbury, New York 12804, Phone: (518) 812-0513
Central NY Office: 721 East Genesee Street, Syracuse, New York 13210, Phone: (315) 251-1053

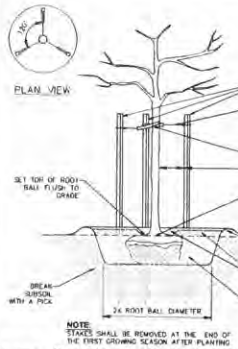
rev.	date	description

HUDSON VALLEY FEDERAL CREDIT UNION-MAHOPAC BRANCH

WATER & SANITARY SEWER DETAILS

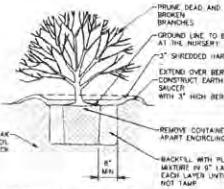
TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

designed: TCC	checked: REH
date: 12/14/17	scale: AS NOTED
project no.: 10512.26	
sheet no.: C570	



NOTE:
STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING

① PLANTING AND GUYING DETAILS-FOR TREES SMALLER THAN 3" CALIPER, BALLED AND BURLAPPED
SCALE: NOT TO SCALE



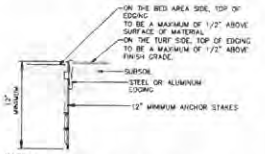
NOTE:
SPRAY WITH ANTI DESICCANT IN ACCORDANCE WITH MFG'S RECOMMENDATIONS IF FOLIAGE IS PRESENT.

② SHRUB PLANTING DETAIL FOR CONTAINERIZED SHRUBS
SCALE: NOT TO SCALE

SECTIONAL ELEVATION

NOTES:
1. SPADED PLANTING SOIL MIX (4"-6" DEPTH). ADD FERTILIZER WHEN MIXING. DO NOT COMPACT AFTER PLANTING.
2. WATER THOROUGHLY AFTER PLANTING.
3. PROVIDE WELL DRAINING SUBSOIL WHEN SOIL IS HEAVY OR COMPACTED.
4. PLANTS SHALL BE REMOVED FROM ALL CONTAINERS WHEN PLANTED, UNLESS OTHERWISE STATED IN THE PLANT SCHEDULE.

③ CONTAINERIZED PERENNIAL PLANTING
SCALE: NOT TO SCALE



NOTES:
1. 16'-0" SECTIONS TO INCLUDE FIVE (5) 12" STAKES
2. 8'-0" SECTIONS TO INCLUDE THREE (3) 12" STAKES
3. COMPACT GRADES ADJACENT TO EDGING TO MINIMIZE SETTLING
4. CORNERS - CUT BASE OF EDGING HALF WAY AND FORM A CONTINUOUS CORNER.

④ LANDSCAPE BED EDGING
SCALE: NOT TO SCALE

LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.

2. THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT/ENGINEER AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.

3. THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.

4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.

5. NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.

6. QUALITY ASSURANCE:
   A. NOMENCLATURE: PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.

   B. SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC (ANN). UNLESS OTHERWISE SPECIFIED.

   C. NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS PLANTS. NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT IN ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE BEEN TRANSPLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL. HEELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.

   D. SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS. IF REQUIRED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL. WHEN AUTHORIZED, ADJUSTMENTS OF CONTRACT AMOUNT (IF ANY) WILL BE MADE BY CHANGE ORDER.

7. SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
   A. UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWNS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 15.

   B. UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.

   C. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE LAWNS OR PLANTINGS ARE TO BE ESTABLISHED AND WORK IS COMPLETE, SHALL BE RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. WORK SHALL BE WITHIN THE SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER (TOPSOIL AND TEMPORARY COVER SEED MIX) WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.

8. PRODUCTS:
   A. IMPORTED TOPSOIL: PROVIDE TOPSOIL CONFORMING TO THE FOLLOWING:
      i. LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL, MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.
      ii. CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°C.
      iii. CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE.
      iv. CONTAINING THE FOLLOWING WASHED GRADATIONS:

SIEVE DESIGNATION	% PASSING
1"	100
1/4"	97-100
NO 200	20-60

   B. SEED MIXTURE:
      PROVIDE FRESH, CLEAN, NEW-CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS. PROVIDE THE FOLLOWING MIXTURES:
      i. LAWN SEED MIX
         SUN AND PARTIAL SHADE

AMOUNT BY WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	MINIMUM % GERMINATION
50%	KENTUCKY BLUE GRASS*	95%	80%
20%	PERENNIAL RYE	98%	90%
30%	CREEPING RED FESCUE	97%	85%
100%			

         *MINIMUM 2 (EQUAL PROPORTIONS) VARIETIES AS LISTED IN CORNELL RECOMMENDATIONS FOR TURFGRASS.

      ii. TEMPORARY COVER SEED MIX

AMOUNT BY WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	MINIMUM % GERMINATION
100%	ANNUAL RYEGRASS	98%	90%

   C. LIME: NATURAL LIMESTONE CONTAINING AT LEAST 85% OF TOTAL CARBONATES, GROUND TO SUCH FINENESS THAT AT LEAST 50% PASSES A 10-MESH SIEVE AND AT LEAST 50% PASSES A 100-MESH SIEVE.

   D. FERTILIZER:
      i. FOR STARTER FERTILIZING: COMMERCIAL STARTER FERTILIZER, GRANULAR, NONBURNING PRODUCT CONTAINING 5% NITROGEN, 10% AVAILABLE PHOSPHORUS, AND 5% WATER SOLUBLE POTASH (5-10-5).
      ii. FOR FINAL FERTILIZING: IF APPLIED IN SPRING SEASON, SHALL BE A SLOW RELEASE COMMERCIAL FERTILIZER, GRANULAR WITH 3-1-2 NPK. IF APPLIED IN FALL SEASON, SHALL BE AS SPECIFIED IN (B.6.i) ABOVE.

   E. TREES, SHRUBS, GROUND COVERS, PERENNIALS, ANNUALS:
      i. PLANTING SOIL MIXTURE: SHALL BE PREMIXED IN BULK, AND CONTAIN THE FOLLOWING BY VOLUME:
         50 PARTS TOPSOIL
         10 PARTS PEAT
         1 PART BONE MEAL
      ii. PEAT: BROWN TO BLACK IN COLOR, WEED AND SEED FREE, DRIED SPHAGNUM PEAT, CONTAINING NOT MORE THAN 5% MINERAL ON A DRY BASIS AND CONFORMING TO MYSDOT 713-15.
      iii. BONE MEAL: FINELY GROUND, RAW, MINIMUM 4% NITROGEN AND 20% PHOSPHORIC ACID. IT SHALL BE DELIVERED IN SEALED BAGS SHOWING THE MANUFACTURER'S GUARANTEED ANALYSIS.

   F. STAKES: 8 FEET LONG, 3 INCH DIA. CEDAR OR P.T. WOOD STAKES.

   G. HOSE: NEW, 2-PLY GARDEN HOSE NOT LESS THAN 1/2 INCH IN DIAMETER.

   H. WEED CONTROL FABRIC: SOIL CHECK AS MANUFACTURED BY BRIGHTON BYPRODUCTS CO. INC. NEW BRIGHTON, PA. WIRASCAPE OR WIRAFI GEOSYNTHETIC PRODUCTS, NORCROSS, PA. OR APPROVED EQUIVALENT.

   I. MULCH:
      i. LAWN AREAS
         OAT OR WHEAT STRAW, FREE OF WEEDS. AN ALTERNATIVE IS WOOD FIBER CELLULOSE IF HYDROSEEDING IS USED.
      ii. PLANT BED AREAS
         GROUND OR SHREDDED HARDWOOD BARK, UNCOLORED. NO PIECES OVER 2 INCHES GREATEST DIMENSION. FREE FROM SAWDUST.

9. EXECUTION:
   A. LANDSCAPE WORK SHALL BE UNDERTAKEN AS SOON AS SITE AREAS ARE AVAILABLE.

   B. TOPSOIL SHALL BE SPREAD NO LESS THAN 4" OVER SUB-GRADE MATERIAL. SOIL AMENDMENTS SHALL BE THOROUGHLY MIXED INTO THE TOP 4" OF TOPSOIL, FOLLOWING THE SPECIFICATIONS STATED BELOW.

   C. PERFORM FINE GRADING TO FINISHED ELEVATION ONLY IMMEDIATELY PRIOR TO PLANTING. PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN SURFACE, FREE OF DEPRESSIONS OR RIDGES WITH A UNIFORM LOOSE, FINE TEXTURE.

   D. FERTILIZING:
      i. THE SOIL SHALL BE TESTED FOR PH AND LIME ADDED AS NECESSARY. ALL AMENDMENTS SHALL BE QUOTED AND APPROVED BY LANDSCAPE ARCHITECT BEFORE AMENDMENTS ARE MADE.
      ii. APPLY FERTILIZER AT RATE OF 4 LBS/1,000 SF FOR LAWN AREAS.

   E. LAWN:
      i. LAWN SEED MIX: SEED AT THE RATE OF 5 TO 6 LBS PER 1,000 SF.
      ii. TEMPORARY COVER SEED MIX: SEED AT THE RATE OF 3 TO 4 LBS PER 1,000 SF.
      iii. TEMPORARY COVER SEED MIX TO BE APPLIED ONLY FOR LATE FALL OR SUMMER SOIL STABILIZATION OUTSIDE ALLOWED SEEDING PERIODS.

   F. ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
      i. A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS/ACRE MIN. TO BE APPLIED ONCE SEEDING IS COMPLETE.
      ii. WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY A HYDROSEEDER AT A RATE OF 2,000 LBS/ACRE.

   G. ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL.

   H. ALL NEWLY PLANTED AREAS SHALL BE KEPT MOIST BY WATERING UNTIL GRASSES AND GROUND COVERS ARE WELL ESTABLISHED. THE LANDSCAPE CONTRACTOR MUST WATER PLANT MATERIAL WHEN NECESSARY FOR 60 DAYS AFTER INSTALLATION.

   I. LAWNS ARE TO BE WARRANTED UNTIL THEY BECOME ESTABLISHED, UNTIL FINAL ACCEPTANCE, AND NOT LESS THAN 60 DAYS AFTER COMPLETION OF ALL WORK. TREES, SHRUBS, GROUND COVERS, AND PERENNIALS SHALL BE WARRANTED AGAINST DEFECTS INCLUDING POOR GROWTH AND DEATH, EXCEPT WHEN RESULTING FROM OWNER NEGLECT. INCIDENTS THAT ARE BEYOND THE CONTROL OF THE LANDSCAPE INSTALLER AND DAMAGE OR ABUSE BY OTHERS, FOR AT LEAST ONE FULL YEAR AFTER PROJECT COMPLETION.

ISSUED FOR SITE PLAN REVIEW

ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS INTENDED AT THE TIME OF ITS PREPARATION. ANY REUSE OF THIS DRAWING OR DOCUMENT, OR ANY USE FOR ANY PROJECT, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY. UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT). IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL, THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

1 0 1 2 3
ORIGINAL SCALE IN INCHES

STATE OF NEW YORK · DEREK R. KEATING · 083455 · LICENSED PROFESSIONAL ENGINEER

CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE, CO., D.P.C.
THE Chazen COMPANIES
Office Locations:
☒ Hudson Valley Office: 21 Fox Street, Poughkeepsie, New York 12601, Phone: (845) 454-3980
☐ Capital District Office: 547 River Street, Troy, New York 12180, Phone: (518) 273-0055
Tennessee Office: 1705 Division Street, Nashville, Tennessee 37203, Phone: (615) 380-1358
☐ Hands Crossing Office: 375 Bay Road, Queensbury, New York 12804, Phone: (518) 812-0515
☐ Central NY Office: 721 East Genesee Street, Syracuse, New York 13210, Phone: (315) 231-1013
Engineers · Land Surveyors · Planners · Environmental & Safety Professionals · Landscape Architects

rev.	date	description

HUDSON VALLEY FEDERAL CREDIT UNION-MAHOPAC BRANCH

LANDSCAPING DETAILS & NOTES

TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

designed	checked
TCC	NEK
date	scale
12/14/17	AS NOTED
project no.	
10512.26	
sheet no.	
C580	

Drawing Name: Z:\projects\10500\10512\26 HVFCU - Putnam\DWG\01-2580_10512-26_LANDSCAPE.dwg
Plot Scale: 1:1
Date Plotted: Jan 02, 2018, 3:17pm

HudsonValley
FEDERAL CREDIT UNION

PROPOSED MAHOPAC BRANCH

UNION PLACE, ROUTE 6 MAHOPAC, NEW YORK

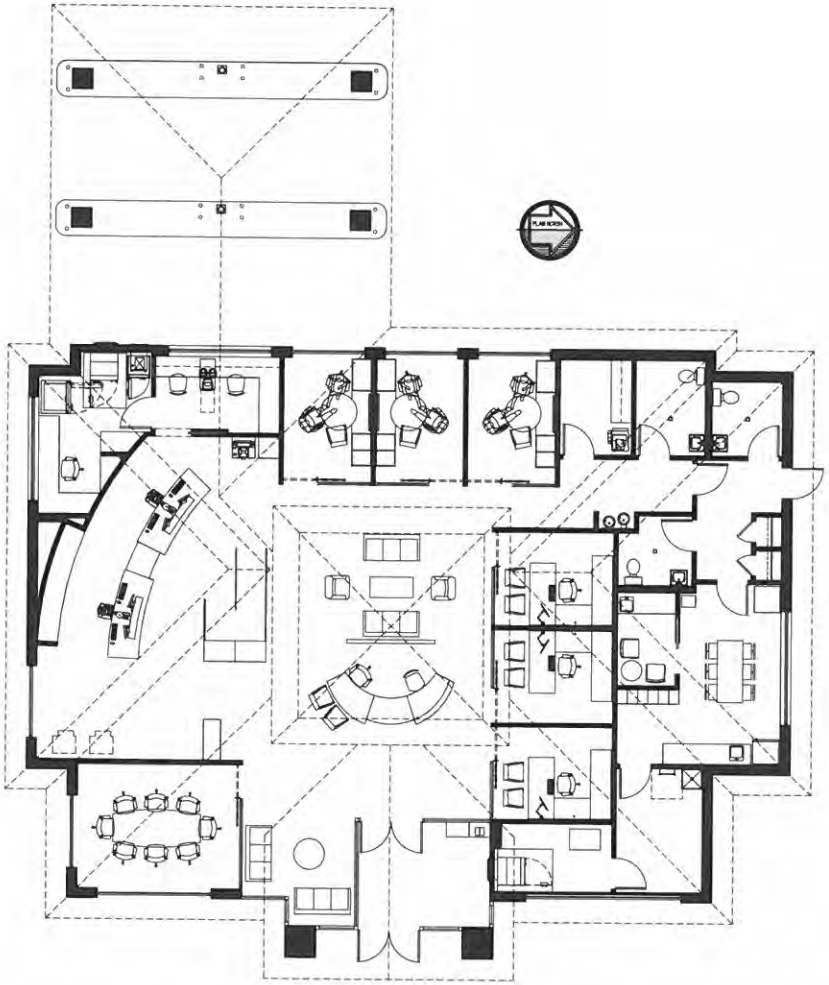
MAURI ARCHITECTS PC

PRELIMINARY WEST ELEVATION

PRELIMINARY EAST ELEVATION

PRELIMINARY NORTH ELEVATION

PRELIMINARY SOUTH ELEVATION



PB-2 PRELIMINARY FLOOR PLAN
SCALE: 3/16" = 1'-0"

project no. 17-04
date 18 DEC 17
drawn by BP

Hudson Valley FEDERAL CREDIT UNION
PROPOSED NEW MAHOPAC BRANCH
UNION PLACE, ROUTE 6
MAHOPAC, NEW YORK

PRELIMINARY FLOOR PLAN

MAURI ARCHITECTS PC
303 MILL STREET POUGHKEEPSIE NY 12601 845.452.1030 mari-architects.com

PB-2