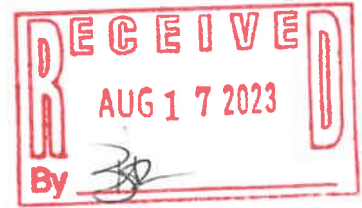




VILLAGE OF WAPPINGERS FALLS

BUILDING DEPARTMENT
OFFICE OF CODE ENFORCEMENT
OFFICE OF THE FIRE INSPECTOR
2582 SOUTH AVENUE
WAPPINGERS FALLS, NY 12590
PHONE: (845) 297-5277 FAX: (845) 296-0379
E-mail: bmurphy@wappingersfallsny.gov
www.wappingersfallsny.gov



APPLICATION FOR PLANNING BOARD REVIEW

Submission Date: _____

Date of Meeting: 9/7/2023

Meetings are held at the American Legion Hall, 7 Spring Street on the first Thursday of the month at 7:00 p.m. All information must be completely filled out and returned no later than 15 business days before meeting date. For the complete list of Planning Meeting Dates and Deadlines go to the Building, Planning and Zoning page on the village website www.wappingersfallsny.gov.

A filing fee is required in connection with any application to the Planning Board for approval.

The Planning Board is responsible for the review and approval of all applications concerning:

- Opening a new business in the Village
- Installing a new sign
- Building a new structure in a commercial zone
- Subdivision / Site Review/ Lot Line Adjustment

Items to be submitted for review: (Only items pertaining to project)

- PDF Emailed to Building Dept. and Ten (10) hard copy sets of construction/site/elevation/plans - Engineer drawings showing all areas to be affected. Or a sketch of the proposed floor plan layout (*All sets of plans must be folded*)
- Legal Documents (Right of Ways/Easements/Lease/Contracts of Sale, etc.)
- Consent Form (*The applicant must provide consent form, from homeowner authorizing him/her to file for Planning Review*)
- Application fee
- Application for proposed sign - Including Renderings/sketch of proposed sign/ Elevation/size/ exact color samples.

(Separate Application)

6158-14-305264



VILLAGE OF WAPPINGERS FALLS

BUILDING DEPARTMENT
2582 SOUTH AVENUE
WAPPINGERS FALLS, NY 12590
PHONE: (845) 297-5277 FAX: (845) 296-0379
E-mail: bmurphy@wappingersfallsny.gov
www.wappingersfallsny.gov

APPLICATION FOR PLANNING BOARD REVIEW

All information must be completely filled out and returned no later than the stated submission date.

Date Submitted: _____ Date of Meeting: _____

Property Identification:

Address: 2665 E Main St, Wappingers Falls

Zoning District: _____ Existing site area: _____

Owner Information:

Name: Elmii Berisha

Address: 21 S Mesier avenue

City: wappingers falls State: New York Zip: 12590

Contact Numbers: (H) 845 590 4807 (C) _____

(E-mail) _____

Applicant Information:

(Please provide if someone other than the property owner is the applicant)

Name: Oliver Wilkinson

Address: 21 Trinity Way

City: Lagrangeville State: NY Zip: 12540

Contact Numbers: (H) _____ (C) 203-798-0475

E-mail Address: oowilki44@gmail.com

Lead Design Professional: (If applicable)

(Indicate the primary design professional associated with this application)

Name: _____

Title: _____

Architect Engineer

Company: _____

Address: _____

Telephone #: _____

E-mail Address: _____



VILLAGE OF WAPPINGERS FALLS
APPLICATION FOR PLANNING BOARD REVIEW
(Continued)

Proposed Site:

(Property where improvements are proposed)

Existing Use(s): PIZZA SHOP

Proposed square footage: 1,000

Project Description : *(Please print or type)*

(Describe the project in detail indicating all areas of work, type(s) of improvement and materials to be used as a part of the proposed improvements. Use additional sheets if necessary.)

painting ceilings & walls, cleanup, keeping all the existing structure, etc. Adding grease trap, under the sink.

Items to be submitted for review: (Only items pertaining to project)

- Ten (10) sets of plans.
- Legal Documents (Right of Ways/Easements/Lease/Contracts of Sale, etc.)
- Consent Form
- Application for proposed sign
- Application Fee
- Proof that the taxes, utility bills and fines for the property are paid in full.

With the completion of this application, I hereby state that the information provided and all Accompanying documentation is accurate to the best of my knowledge, and that the attached plans contain all information required by the appropriate checklist.

Signature of Applicant Signed

Date

Office use only:

[] FEE : _____ Receipt No. : _____ Cash / Check # _____ Date: _____

Revised by : _____ Revision date : _____
Zoning Administrator/Code Enforcement Officer



VILLAGE OF WAPPINGERS FALLS

Office of Building, Planning & Zoning
2582 South Avenue
Wappingers Falls, NY 12590
Phone: (845) 297-5277 Fax: (845) 296-0379
E-mail: bmurphy@wappingersfallsny.gov
www.wappingersfallsny.gov

CONSENT FORM

Name of property owner: Elmi Berisha

Address of property owner: 21 S Mesier Avenue

City: Wappingers Falls State: New York Zip: 12590

Phone number of property owner: (Include home, work, mobile number and e-mail address):

(H) 845 990 4807 (C) _____

(W) _____ (Email) _____

Address of site where work is being conducted: _____

2665 east main street, Wappingers Falls, NY, 12590

Description of work: _____

Name of person doing work: Elmi Berisha

Address of person doing work: 21 S Mesier Avenue

City: ~~Wappingers Falls~~ Wappingers State: NY Zip: 12590

Phone number of person doing work (Include home, work, mobile numbers and e-mail address):

(H) 845 - 590 - 4807 (C) _____

(W) _____ (Email) _____

I, as property owner for the above mentioned property, am aware of all work described above and give my consent to the aforementioned person to do the work.

Signature of Property Owner

08/15/23

Date Signed

617.20
Appendix B
Short Environmental Assessment Form

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: Painting & Cleaning			
Project Location (describe, and attach a location map): 2665 east main street			
Brief Description of Proposed Action: Painting ceilings & walls, cleaning up, Keeping all the existing structure, etc. Adding grease trap under the sink			
Name of Applicant or Sponsor: oliver wilkinson		Telephone: 203-788-0475	
		E-Mail:	
Address: 21 trinity way			
City/PO: Lagrangeville		State: NY	Zip Code: 12540
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		1,000 sq. ft. acres	
b. Total acreage to be physically disturbed?		1,000 Sqft. acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1,000 sq. ft. acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
Urban	Rural (non-agriculture)	Industrial	Commercial
Forest Agriculture Parkland		Aquatic	Residential (suburban)
		Other (specify): _____	

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		<input checked="" type="checkbox"/>	
b. Consistent with the adopted comprehensive plan?		<input checked="" type="checkbox"/>	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO		YES <input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>		YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>		YES
b. Are public transportation service(s) available at or near the site of the proposed action?			YES <input checked="" type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			YES <input checked="" type="checkbox"/>
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 <input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO		YES <input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO		YES <input checked="" type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>		YES
b. Is the proposed action located in an archeological sensitive area?		<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input checked="" type="checkbox"/>		YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	NO <input checked="" type="checkbox"/>		YES
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/grassland Early mid-successional Wetland			
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 <input checked="" type="checkbox"/>		YES
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>		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 <input checked="" type="checkbox"/>		YES
b. Will storm water discharges be directed to established conveyance systems off and storm drains)? If Yes, briefly describe: _____		<input checked="" type="checkbox"/>	

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: _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Oliver Wilkinson</u> Date: <u>08/15/2023</u> Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	✓	
2. Will the proposed action result in a change in the use or intensity of use of land?	✓	
3. Will the proposed action impair the character or quality of the existing community?	✓	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	✓	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	✓	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	✓	
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	✓ ✓	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	✓	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	✓	

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	✓	
11. Will the proposed action create a hazard to environmental resources or human health?	✓	

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. **Part 3** should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
<hr/> Name of Lead Agency	<hr/> Date
<hr/> Print or Type Name of Responsible Officer in Lead Agency	<hr/> Title of Responsible Officer
<hr/> Signature of Responsible Officer in Lead Agency	<hr/> Signature of Preparer (if different from Responsible Officer)

PART "A"
OWNER AFFIDAVIT

State of New York }
County of Dutchess } ss:

_____ being duly sworn, deposes and says:

1. That I/we are the Owner(s) of the within property as described in the foregoing application for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That I/we hereby authorize _____, to act as my/our representative in all matters regarding said application(s), and that I/we have the legal right to make or authorize the making of said application.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action.
4. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Village related to this application.
5. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Village Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Village of Wappingers Falls, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Town Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Village official(s) entering the property for the purpose of conducting inspections.
6. That I/we understand that the Village of Wappingers Falls Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we have examined this affidavit and that it is true and correct.

Applicant/Owner



Applicant/Owner

Sworn to before me this 17th day of August, 2023.


Heather M. McCormick

Notary Public

HEATHER M McCORMICK
Notary Public, State of NY
No. 01MC5031663
Qualified In Dutchess County
Commission Expires August 8, 2026

PART "B"
APPLICANT / AGENT AFFIDAVIT

State of New York }
County of Dutchess } ss:

_____ being duly sworn, deposes and says:

1. That I/we are the _____ named in the foregoing application for Planning Board for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at or conducts business at _____ in the County of _____ and the State of _____.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Village related to this application.
4. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Village Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Village of Wappingers Falls, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Village Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Village official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Village of Wappingers Falls Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.

Applicant/Agent

Applicant/Agent

Sworn to before me this 17th day of August, 2023.

Heather M. McCormick
Notary Public

HEATHER M MCCORMICK
Notary Public, State of NY
No. 01MC5031663
Qualified in Dutchess County
Commission Expires August 8, 2026

GENERAL CONSTRUCTION NOTES:

CONSTRUCTION ACCORDING TO THE 2020 COMMERCIAL CONSTRUCTION CODE OF NEW YORK STATE (USE APPLICABLE NOTES).

- THE CONTRACTOR IS EXPECTED TO FAMILIARIZE HIMSELF WITH THE EXISTING SITE BEFORE STARTING WORK. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD, DO NOT SCALE DRAWINGS. USE DIMENSIONS GIVEN. ANY DISCREPANCIES OR CHANGES TO THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AT ONCE. IF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IN THESE NOTES ARE INTENDED TO BE CHANGED BY THE CONTRACTOR THE ENGINEER SHALL BE NOTIFIED PRIOR TO THE CHANGES FOR APPROVAL. ALL GUTTER AND FOOTING DRAIN OUTLETS SHALL BE DIRECTED/DISCHARGED FROM SEPTIC SYSTEM.
- ALL WORK TO BE COMPLETED SHALL CONFORM TO CURRENT CODE AND FIRE PREVENTION CODE, AND ANY OTHER APPLICABLE LOCAL CODES. THE OWNER/CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY REQUIRED CONSTRUCTION PERMITS BEFORE STARTING WORK AND SCHEDULING ANY APPLICABLE INSPECTIONS WITH THE BUILDING DEPARTMENT OR THIRD PARTY INSPECTION FIRM.
- THE CONTRACTOR SHALL REMOVE ALL DEBRIS CREATED BY HIS SCOPE OF WORK.

CONCRETE & FOUNDATIONS

- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND REPORTING ANY DISCREPANCIES BETWEEN THE FOUNDATION AND THE FLOOR PLANS PRIOR TO CONSTRUCTION.
- ALL EXCAVATION SHALL BE FREE OF WATER DURING THE FORMING, INSTALLATION AND CONSTRUCTION OF THE FOOTINGS AND FOUNDATION.
- WITH THE EXCEPTION OF SLABS, ALL CONCRETE SHALL BE 3000 P.S.I.(28 DAY COMPRESSIVE STRENGTH) WITH 5% TO 7% AIR ENTRAINMENT.
- CONCRETE DESIGN MIX AND REBAR SPLICES AND COVERAGE SHALL BE IN ACCORDANCE WITH CURRENT ACT CODES. ALL REINFORCING BARS SHALL BE GRADE 60.
- ALL CONCRETE WORK SHALL CONFORM TO THE LATEST REVISIONS OF THE ACI332 OR EQUIVALENT.
- ALL SLABS ON GRADE SHALL BE 3500 P.S.I. WITH 5% TO 7% AIR ENTRAINMENT, 4" CONCRETE ON 4" SAND OR GRAVEL FILL WITH 6#X10-10X10W/M REINFORCING. ALL INTERIOR SLABS SHALL BE PLACED ON A 6 MIL POLYETHYLENE VAPOR BARRIER. VAPOR BARRIER JOINTS SHALL BE LAPPED 6" MIN.
- PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS AND ABUTTING CONCRETE WALLS OCCURRING IN EXTERIOR OR UNHEATED INTERIOR AREAS.
- ALL FOOTINGS SHALL BE 20" W (MIN.) X 10" H (MIN.) OR PER PLANS/CONCRETE ON UNDISTURBED SOIL WITH TWO #4 BARS CONTINUOUS 3" FROM FOOTING BOTTOM.
- WATERPROOF WALLS OF EXCAVATED AREAS WITH TEROSEAL OR EQUAL. PLACE 4" DIA. PERFORATED PVC DRAINAGE PIPE AT PERIMETER OF EXCAVATED AREAS. COVER TOP OF JOINTS W/ 15 LB. FELT AND MINIMUM OF 6" COARSE ROCK OR GRAVEL. SLOPE PIPE 3/16" PER FT. MIN. TO POINT OF DISCHARGE.
- CONCRETE PLACED IN COLD WEATHER SHALL BE IN CONFORMANCE WITH ACT CODES FOR DESIGN MIX AND/OR CURING OF COLD WEATHER.
- CONCRETE CRAWL SPACES SHALL BE VENTED ONE SQ. FT. MINIMUM PER 150 SQ.FT. AREA. VENTS SHALL BE WITHIN 3' OF CORNERS. IN ADDITION, A 24" X 18" MIN. ACCESS OPENING SHALL BE PROVIDED.
- BACKFILL SHALL NOT BE PLACED MORE THAN FOUR FEET ABOVE INTERIOR GRADE UNTIL HOUSE DECK IS ON AND BASEMENT SLAB IS POURED.
- FOR ALL FOUNDATION AND CONCRETE WORK USE 3000 PSI OR GREATER - ALL REBAR SHALL BE GRADE 60. USE ONLY PRESSURE TREATED SILL PLATES. USE W/ X 12" ANCHOR BOLTS AT 4'-0" O.C., 12" FROM CORNERS OR SPLICES. FOR ALL CONCRETE BLOCK MASONRY USE DURO-WALL BERRY OTHER COURSE, TOP COURSE TO BE SOLID. MINIMUM SOIL BEARING CAPACITY SHALL BE 2000 P.S.F.
- FOOTING SHALL NOT TO BE PLACED ON FROZEN GROUND OR SOIL NOT MAINTAINING MINIMUM SOIL BEARING CAPACITY. IF SOIL DOES NOT MEET THIS CRITERIA, THIS SOIL SHALL BE REPLACED WITH APPROVED STRUCTURAL BACKFILL. CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER IF NON-SUITABLE SOILS ARE ENCOUNTERED.

FRAMING AND CARPENTRY

- ALL LUMBER SHALL BE CONSTRUCTION GRADE SPF (Fb = 1,200 PSI) OR EQUAL.
- DOUBLE UP ALL STUDS AT WINDOWS, DOORS, AND HEADERS. DOUBLE UP ALL FLOOR JOISTS, UNDER PARTITIONS PARALLEL TO THEM. ALL FLOOR JOISTS SHALL BE BRACED OR BLOCKED AT MID-SPAN. ALL PLYWOOD SUB-FLOORING SHALL BE SCRIMED DOWN. PROVIDE ALL FIBRE STOPPING AS REQUIRED BY CODE. ANY LUMBER USED FOR DECKS OR EXTERIOR USE SHALL BE PRESSURE TREATED.
- USE JOIST HANGERS FOR ANY LUMBER FRAMED FLUSH WITH A BEAM. USE ONLY GALVANIZED ITEMS FOR EXTERIOR USE. PROVIDE CROSS BRACING OR SOLID BLOCKING BETWEEN ALL JOISTS. PROVIDE DOUBLE JOISTS UNDER COLUMNS THAT FALL ABOVE IT. ALL OTHER NAILS, FASTENERS, HANGERS, ETC. SHALL MEET GENERALLY ACCEPTED INDUSTRY STANDARDS.
- FOR EXTERIOR WORK USE ALUMINUM STEP FLASHING AT THE INTERSECTION OF ALL ROOFS AND WALLS. OVERLAP ROOF SHINGLES AT ALL VALLEYS AND HIPs IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. FOR ALL VALLEYS AND ENDS, LINE WITH WEATHER-GUARD (OR EQUIVALENT) AVAILABLE ICE SHIELD BEFORE INSTALLING SHINGLES. VAPOR BARRIER SHALL BE PROVIDED WHERE INSULATION IS CAPABLE OF ABSORBING MOISTURE.
- ALL ITEMS NOT SPECIFICALLY NOTED IN THESE PLANS INCLUDING FLOOR, PAINT, FINISH CARPENTRY, PLUMBING FIXTURES, ELECTRICAL LIGHT FIXTURES, ETC. SHALL BE DISCUSSED AND NOTED WITH THE OWNERS BEFORE BEGINNING WORK.
- ALL INTERIOR WALLS SHALL BE 3 X 4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD, SPACKLED, TAPED AND FINISHED, UNLESS OTHERWISE NOTED. ALL EXTERIOR WALLS SHALL 2 X 6 STUDS AT 16" O.C. (REFER TO TYPICAL WALL DETAILS FOR SPECIFICATIONS).
- FOR INTERIOR SIDE OF FRAME WALLS, FLOORS, AND CEILINGS, VAPOR RETARDERS SHALL BE INSTALLED.
- UNLESS OTHERWISE NOTED, PROVIDE DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS. DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
- DOUBLE 2 X 10 HEADERS WITH 1/2" PLYWOOD BETWEEN AT ALL DOOR AND WINDOW OPENINGS, (UNLESS OTHERWISE NOTED ON PLAN).
- 1 ROW OF 1" X 3" CROSS BRIDGING PER JOISTS SPAN. FLOOR CONSTRUCTION SHALL BE 3/4" TONGUE AND GROOVE PLYWOOD WITH EXTERIOR GLUE.

- USE WATER RESISTANT GYPSUM BOARD FOR WALLS AND CEILINGS AND 1/2" PLYWOOD UNDERLAYMENT IN ALL BATH AND TOILET AREAS.
- ALL LVL GIRDERS EXCEEDING (3) SHALL BE THRU BOLTED WITH 1" DIAMETER THRU BOLTS AND OVERSIZED WASHERS, STAGGERED AT 16" O.C.
- ALL EXTERIOR WINDOW AND DOOR HEADERS SHALL BE (3) X 10 UNLESS NOTED OTHERWISE.
- ALL INTERIOR WINDOW AND DOOR HEADERS SHALL BE (2) X 10 WITH 1/4" PLYWOOD UNLESS NOTED OTHERWISE.
- 2 X 6 COLLAR TIES AT 16" O.C. SHALL BE PROVIDED IN ALL AREAS WHERE STRUCTURAL RIDGE IS NOT NOTED.

ELECTRICAL SPECIFICATIONS

- ALL ELECTRIC SHALL COMPLY WITH THE 2020 NY'S COMMERCIAL CODE REQUIREMENTS.
- ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST APPROVED CODE. ALL ELECTRICAL WORK SHALL BE INSPECTED AT THE ROUGH AND FINAL STAGES OF THE CONSTRUCTION.
- ELECTRICAL SERVICE SHALL BE 200 AMP/220 VOLT.
- SMOKE DETECTORS SHALL BE HARD WIRED, INTER-CONNECTED AND HAVE A BATTERY BACKUP. SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, WITHIN 15 FEET OUTSIDE OF EACH SEPARATE SLEEPING AREA, AND ON EACH ADDITIONAL STORY OF A DWELLING, INCLUDING BASEMENTS AND CELLARS.
- CARBON MONOXIDE DETECTORS SHALL BE HARD WIRED AND HAVE A BATTERY BACKUP. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED WITHIN 15 FEET OF ALL BEDROOMS OUTSIDE OF EACH SEPARATE SLEEPING AREA AND ON EACH ADDITIONAL STORY OF A DWELLING, INCLUDING BASEMENTS AND CELLARS.
- AFCI PROTECTION SHALL BE PROVIDED FOR ALL OUTLETS IN BEDROOMS, HALLWAYS, LIVING ROOMS, LAUNDRY ROOMS, DINING ROOM, AND KITCHEN.
- GFCI PROTECTION SHALL BE PROVIDED FOR ALL OUTLETS IN BATHROOMS, KITCHEN, GARAGE, OUTSIDE, LAUNDRY ROOM, AND UTILITY ROOM.
- ALL OUTLETS NOT LABELED GFCI SHALL BE ARC-FAULT CIRCUIT INTERRUPTER AND SHALL HAVE CIRCUIT INTERRUPTER PROTECTION INSTALLED IN EACH ROOM PER CURRENT CODE.
- RECESSED LIGHTING FIXTURES IN THE BUILDING ENVELOPE SHALL BE SEALED TO PREVENT AIR LEAKAGE.
- A PERMANENT CERTIFICATE SHALL BE POSTED ON, OR IN THE ELECTRICAL DISTRIBUTION PANEL BY A STATE LICENSED ELECTRICAL INSPECTOR AND SHALL CONFORM TO THE CURRENT CODE REQUIREMENTS.

MECHANICAL & VENTILATION SPECIFICATIONS

- UTILITY ROOM SHALL BE VENTED TO THE EXTERIOR. PROVIDE MINIMUM FRESH AIR REQUIRED FOR COMBUSTION BY HEATING UNIT MANUFACTURER.
- FURNACE, BOILERS, WATER HEATERS, WASHERS AND DRYER UNITS SHALL BE RAISED A MINIMUM OF 18" FROM ALL SLABS.
- A MECHANICAL VENTILATION SYSTEM SHALL BE INSTALLED TO PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE OF NOT LESS THAN 75 CFM.
- THE MECHANICAL VENTILATION SYSTEM IS PERMITTED TO OPERATE INTERMITTENTLY WHERE THE SYSTEM HAS CONTROLS THAT ENABLE OPERATION FOR NOT LESS THAN 25-PERCENT OF EACH 4-HOUR SEGMENT AND THE VENTILATION RATE NOTED ABOVE IS MULTIPLIED BY THE FACTOR DETERMINED IN ACCORDANCE WITH TABLE 1507.3.6(1).
- THE MECHANICAL VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION OF SUCH, AND ASSOCIATED DUCTS AND CONTROLS; THE MANUAL OVERRIDE SHALL BE LOCATED IN THE UTILITY ROOM OF THE DWELLING.
- THE FAI DUCT FROM THE WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE INSULATED WITH R-4 DUCTWRAP IF WITHIN BUILDING ENVELOPE, INSULATE WITH R-4 IF OUTSIDE OF THE BUILDING ENVELOPE.
- A MINIMUM DISTANCE OF 18" ± SHALL BE MAINTAINED FROM FAI AND ALL OTHER EXHAUST OUTLETS AND FLUES. EXHAUST TERMINATIONS MAY BE RUN THRU ATTIC TO ROOF JACKS IN LIEU OF WALL CAPS, FIELD COORDINATE.
- OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY VENTILATION IF APPLICABLE.
- BATHROOM VENTS SHALL BE 20 CFM CONTINUOUS OR 30 CFM INTERMITTENT AND KITCHEN VENTS SHALL BE 25 CFM CONTINUOUS OR 100 CFM INTERMITTENT, BATH FANS SHALL BE OF ALUMINUM CONSTRUCTION.
- GRAVITY OR AUTOMATIC DAMPERS FOR ALL OUTDOOR AIR INTAKES AND EXHAUSTS SHALL CLOSE WHEN VENTILATION SYSTEM IS NOT OPERATING.
- CLOTHES DRYERS SHALL BE EXHAUSTED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, AND EXHAUST SYSTEMS SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS. THE EXHAUST SYSTEMS SHALL CONVEY THE MOISTURE AND ANY PRODUCTS OF COMBUSTION TO THE OUTSIDE OF THE BUILDING.

PLUMBING SPECIFICATIONS

- CONSISTENCY SHALL SHOW BETWEEN FIXTURE OUTLET SIZE AND DRAIN SIZE, 3" MINIMUM, AT ALL TIMES. PLUMBING SHALL BE INTO MUNICIPAL SEWER OR SEPTIC.
- TRAPS ARE TYPICAL FOR ALL TOILETS PER CURRENT CODE. ALL WASTE LINES SHALL HAVE A MINIMUM 1/4" PER FOOT SLOPE.
- VENT STACK AND WASTER PIPE SHALL BE PVC. SUPPLY LINES SHALL BE PEX.
- AT LEAST ONE VENT STACK IS REQUIRED IN EACH RESIDENCE AND SHALL EXTEND NO MORE THAN 18" ABOVE THE ROOF. THE VENT SHALL BE UNINSULATED IN SIZE, 3" AND AS DIRECTLY AS POSSIBLE FROM THE BUILDING DRAIN THROUGH TO THE OPEN AIR ABOVE THE ROOF.
- WATER TESTING IS REQUIRED ON ALL WASTE, VENT, AND DRAIN PIPES.
- WATER HAMMER ARRESTORS ARE REQUIRED IN ACCORDANCE WITH CURRENT CODE.
- ROUGH IN FOR PLUMBING FIXTURES LOCATIONS SHALL REMAIN CONSISTENT WITH PLANS. NO ADDITIONAL PLUMBING SHALL BE DOUBLED IN WITHOUT THE AUTHORIZATION OF THE DESIGN ENGINEER AND TOWN APPROVAL.

ENERGY CODE

- HIGH-EFFICIENCY LAMPS SHALL ACCOUNT FOR 50% OF PERMANENTLY INSTALLED LIGHTING FIXTURES.
- R-4 INSULATION IS REQUIRED FOR ALL SUPPLY DUCTS IN ATTICS. ALL OTHER DUCTS SHALL BE INSULATED WITH R-4 OR GREATER.
- THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR.
- WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NOT GREATER THAN 0.3 CFM PER SQUARE FOOT AND SWINGING DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NOT GREATER THAN 0.5 CFM PER SQUARE FOOT.
- EACH HEATING AND COOLING SYSTEM SHALL HAVE AT LEAST ONE PROGRAMMABLE THERMOSTAT.
- HOT WATER BOILERS THAT SUPPLY HEAD TO THE BUILDING THROUGH ONE- OR TWO-PIPE HEATING SYSTEMS SHALL HAVE AN OUTDOOR SETBACK CONTROL THAT DECREASES THE BOILER WATER TEMPERATURE BASED ON THE OUTDOOR TEMPERATURE.
- AIR HANDLERS SHALL HAVE A MANUFACTURER'S DESIGNATION FOR AN AIR LEAKAGE OF NOT GREATER THAN 2 PERCENT OF THE DESIGN AIRFLOW RATE WHEN TESTED IN ACCORDANCE WITH ASHRAE 153.
- MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS GREATER THAN 105 DEGREES FAHRENHEIT (41 DEGREES CELSIUS) OR LESS THAN 55 DEGREES FAHRENHEIT (13 DEGREES CELSIUS) SHALL BE INSULATED TO AN R-VALUE OF NOT LESS THAN R-3.
- PIPING INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED FROM DAMAGE, INCLUDING THAT CAUSED BY SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE AND WIND. THE PROTECTION SHALL PROVIDE SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL. ADHESIVE TAPE SHALL BE PROHIBITED.
- HEATED WATER CIRCULATION SYSTEMS SHALL BE PROVIDED WITH A CIRCULATION PUMP. THE SYSTEM RETURN PIPE SHALL BE A DEDICATED RETURN PIPE OR A COLD WATER SUPPLY PIPE. GRAVITY AND THERMOSYPHON CIRCULATION SYSTEMS SHALL BE PROHIBITED. CONTROLS FOR CIRCULATING HOT WATER SYSTEM PUMPS SHALL START THE PUMP BASED ON THE IDENTIFICATION OF A DEMAND FOR HOT WATER. WHEN THE OCCUPANCY, THE CONTROLS SHALL AUTOMATICALLY TURN OFF THE PUMP WHEN THE WATER IN THE CIRCULATION LOOP IS AT THE DESIRED TEMPERATURE AND WHEN THERE IS NO DEMAND FOR HOT WATER.
- ELECTRIC HEAT TRACE SYSTEMS SHALL COMPLY WITH IEEE 515.1 OF RULE 515. CONTROLS FOR SUCH SYSTEMS SHALL AUTOMATICALLY ADJUST THE ENERGY INPUT TO THE HEAT TRACING TO MAINTAIN THE DESIRED WATER TEMPERATURE IN THE PIPING IN ACCORDANCE WITH THE TIMES HEATED WATER IS USED IN OCCUPANCY.

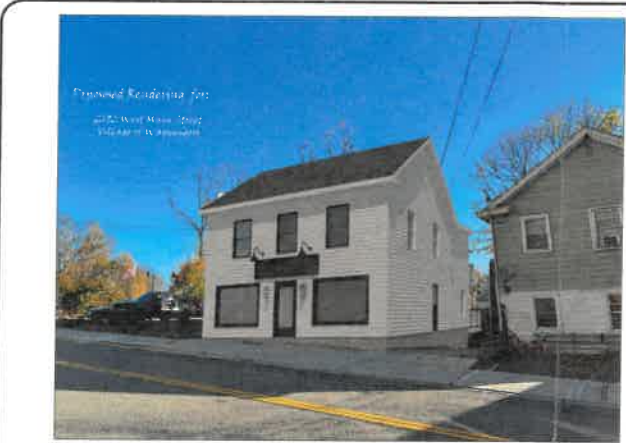
- DWELLING SHALL COMPLY WITH TIGHTNESS AND INSULATION REQUIREMENTS ILLUSTRATED IN THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE. ATTIC ACCESS SHALL BE INSULATED AND WEATHERSTRIPPED TO LEVEL EQUIVALENT TO INSULATION LEVEL TO SURROUNDING SURFACES. RAFTERS SHALL BE PROVIDED TO PREVENT LOOSE FILL INSULATION FROM SPILLING TO LIVABLE SPACE.

ATTICS

- THE ATTIC OPENING (PASSAGEWAY) MUST HAVE A CLEAR UNOBSTRUCTED VIEW LARGE ENOUGH TO REMOVE AND REPLACE ALL APPLIANCES LOCATED IN THE ATTIC.
- THE WALKING SURFACE SHALL EXTEND FROM THE ATTIC ACCESS TO THE APPLIANCE AND EXTEND A MINIMUM OF 2' BEYOND THE EDGE OF ALL APPLIANCES FOR MAINTENANCE PURPOSES.
- FOR APPLIANCES IN THE ATTICS, AN OPEN AND UNOBSTRUCTED PASSAGE WAY LARGE ENOUGH TO ALLOW FOR THE REMOVAL OF THE APPLIANCE SHALL BE PROVIDED IN ATTIC. APPLIANCE LOCATION SHOULD BE NO FURTHER THAN 30" ± FROM THE ATTIC ACCESS POINT AND SHALL HAVE A SOLID FLOOR FROM ATTIC ACCESS POINT TO APPLIANCE LOCATION AND THE AREA AROUND THE APPLIANCE TO ACCOMMODATE FOR SERVICE. FINAL LOCATION OF APPLIANCES LOCATED IN ATTIC TO BE DETERMINED IN FIELD.
- APPLIANCES SHALL BE LOCATED TO ALLOW FOR ACCESS FOR INSPECTION, SERVICES, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION, OTHER APPLIANCES, OR ANY OTHER PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED, SERVICED, REPAIRED OR REPLACED. A LEVEL WORKING SPACE NOT LESS THAN 30 INCHES DEEP AND 30 INCHES WIDE (762MM BY 762MM) SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE. A LUMINAIRE CONTROLLED BY A SWITCH LOCATED AT THE REQUIRED PASSAGEWAY OPENING AND A RECEPTACLE OUTLET SHALL BE INSTALLED AT OR NEAR THE APPLIANCE LOCATION IN ACCORDANCE WITH CHAPTER 39. EXPOSED LAMPS SHALL BE PROTECTED FROM DAMAGE BY LOCATION OR LAMP GUARDS.
- ATTIC ACCESS SHOWING SHALL BE INSULATED AND WEATHERSTRIPPED TO PROVIDE A LEVEL OF INSULATION EQUIVALENT TO THE INSULATION ON SURROUNDING SURFACES. WOOD FLOOR OR EQUIVALENT BAREFL, OR RETAINER SHALL BE PROVIDED, AS REQUIRED.
- THE ATTIC FLOOR INSULATION SHALL NOT BE COMPRESSED. SLEEPERS SHALL BE PROVIDED UNDER ALL PLYWOOD FLOORING IF INSULATION EXTENDS ABOVE TOP OF ATTIC FLOOR JOISTS.

DRAWING SHEETS

- A-1 GENERAL CONSTRUCTION NOTES, PROPOSED CONCEPTUAL RENDERING OF FRONT ELEVATION, & PHOTO OF EXISTING CONDITIONS
- A-2 CONCEPTUAL RENDERINGS & PHOTOS OF EXISTING ELEVATIONS
- A-3 EXISTING FLOOR PLANS
- A-4 DEMOLITION PLANS
- A-5 PROPOSED FLOOR PLANS
- A-6 ROOF PLAN PLUMBING SCHEMATIC, ELECTRICAL SPECIFICATIONS, & NOTING/BORING DETAILS
- A-7 SECTIONS & DETAILS
- A-8 STEEL CONNECTION DETAILS & TYPICAL WALL SECTION



PROPOSED CONCEPTUAL RENDERING OF FRONT ELEVATION



PHOTO OF EXISTING FRONT ELEVATION

THESE PLANS HAVE BEEN PREPARED OR MODIFIED AND REVIEWED UNDER MY DIRECT SUPERVISIONS AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, SUCH PLANS FOR SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2020 RESIDENTIAL CONSTRUCTION CODE OF NEW YORK STATE AND THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

ITEM	LOADS P.S.F.	
	LIVE	DEAD
FLOOR	100	10
ATTIC	20	10
DECK	100	10

ITEM	LOADS P.S.F.	
	GROUND SNOW LOAD	DEAD
ROOF	30	10

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
	WIND SPEED	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WINDBORNE DEBRIS ZONE		WEATHERING	FROST DEPTH	TERMITE	DECAY					
30 PSF	115 MPH	NO	YES	NO	B	SEVERE	42 IN.	MODERATE TO HEAVY	SLIGHT TO MODERATE	6	REQUIRED	PER SITE PLAN	1500 OR LESS	51.6

NO.	DATE:	REVISION DESCRIPTION:

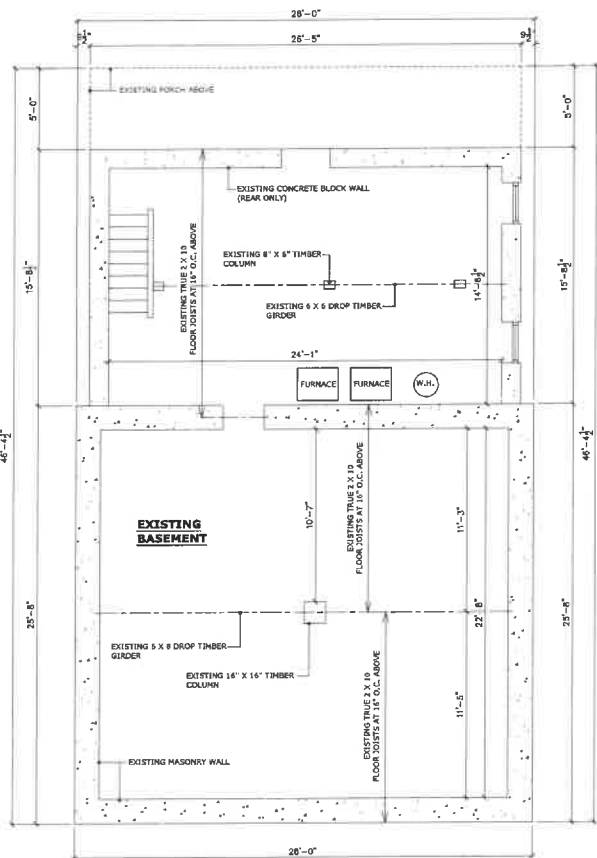
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GENERAL CONSTRUCTION NOTES & PROPOSED FRONT ELEVATION

PROJECT TITLE:
2692 WEST MAIN STREET RENOVATION
2692 WEST MAIN STREET
VILLAGE OF WAPPINGERS, NEW YORK
DUTCHESS COUNTY

SCALE:

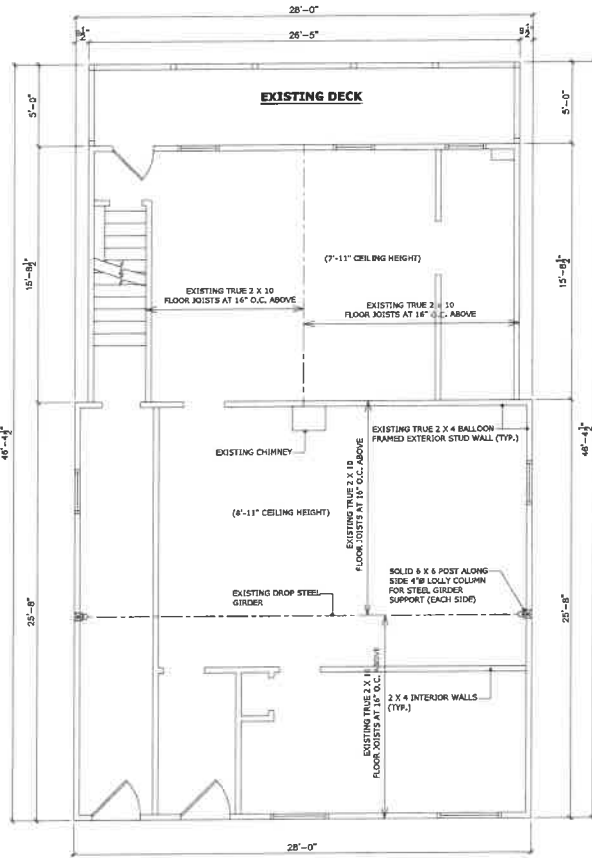
DESIGNER/ENGINEER:
Feeney Engineering
20 Alta Drive
Newburgh, New York 12550
feeneyengineering@aol.com
(845) 590-5543

DATE:
5/11/2023
JOB NUMBER:
23-006-1.5
SHEET NUMBER:
A-1



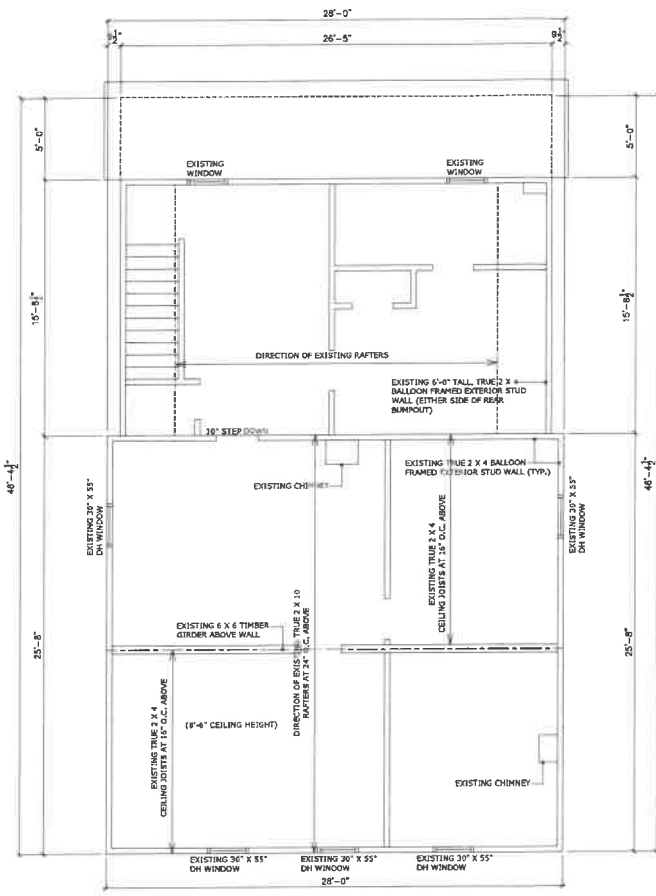
EXISTING FOUNDATION PLAN

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



EXISTING FIRST FLOOR PLAN

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



EXISTING SECOND FLOOR PLAN

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



LEGEND

	CONCRETE FOUNDATION WALL
	2 X 6 INSULATED WALL
	2 X 6 WALL, UNINSULATED
	2 X 4 INSULATED WALL
	2 X 4 WALL, UNINSULATED
	HALF-WALL
	SOLID POST UNDER GIRDER ENDS
	GIRDER OR HEADER
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	HEAT DETECTOR
	MECHANICAL VENT TO EXTERIOR

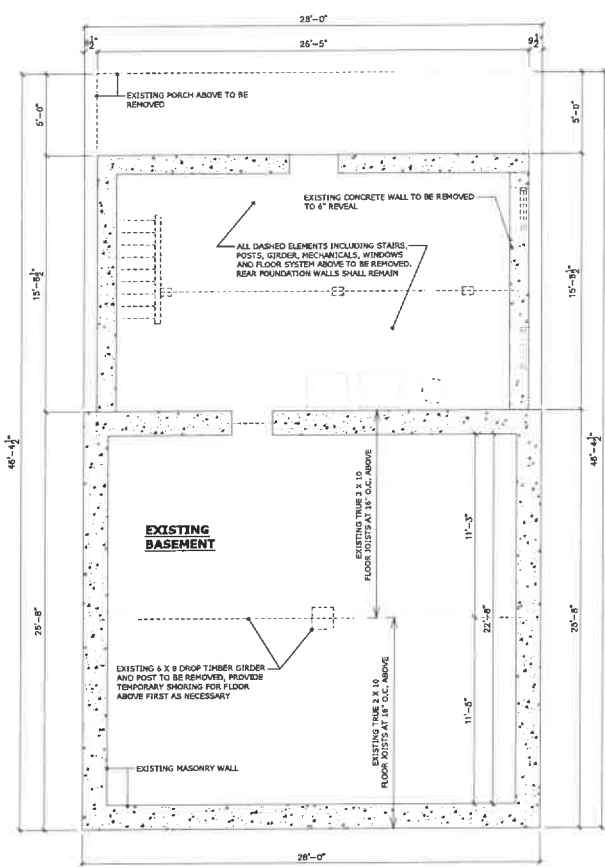
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SHEET TITLE:
EXISTING FLOOR PLANS

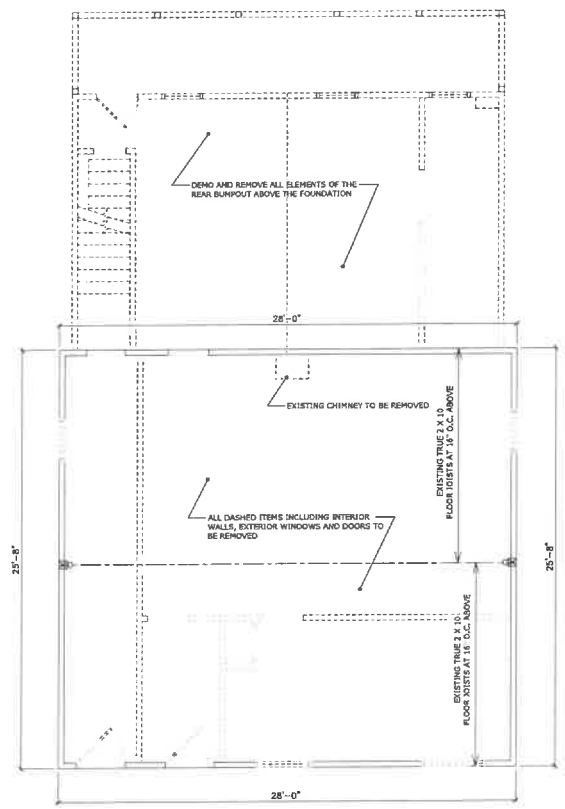
PROJECT TITLE:
2692 WEST MAIN STREET RENOVATION
2692 WEST MAIN STREET
VILLAGE OF WAPPINGERS, NEW YORK
DUTCHESS COUNTY

DESIGNER/ENGINEER:
Feeney Engineering
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(845)590-5543

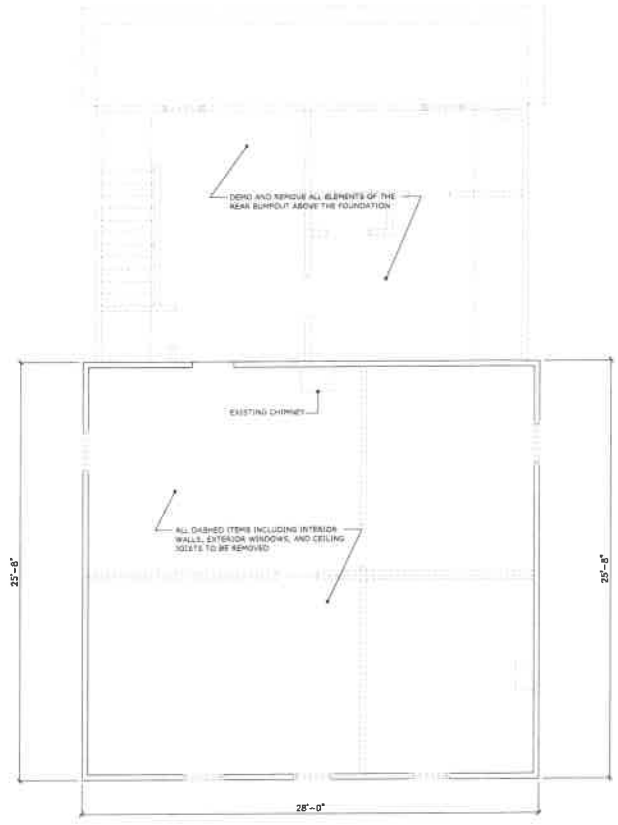
DATE:
5/15/2023
JOB NUMBER:
33-004-LLS
SHEET NUMBER:
A-3



EXISTING FOUNDATION PLAN
Scale: 1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



LEGEND

	CONCRETE FOUNDATION WALL
	2 X 6 INSULATED WALL
	2 X 6 WALL, UNINSULATED
	2 X 4 INSULATED WALL
	2 X 4 WALL, UNINSULATED
	HALF-WALL
	SOLID POST UNDER GIRDER ENDS
	GIRDER OR HEADER
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	HEAT DETECTOR
	MECHANICAL VENT TO EXTERIOR

NO: _____ DATE: _____

REVISION DESCRIPTION:

SHEET TITLE:
DEMOLITION PLANS

PROJECT TITLE:
2692 WEST MAIN STREET RENOVATION
2692 WEST MAIN STREET
VILLAGE OF WAPPINGERS, NEW YORK
DUTCHESS COUNTY

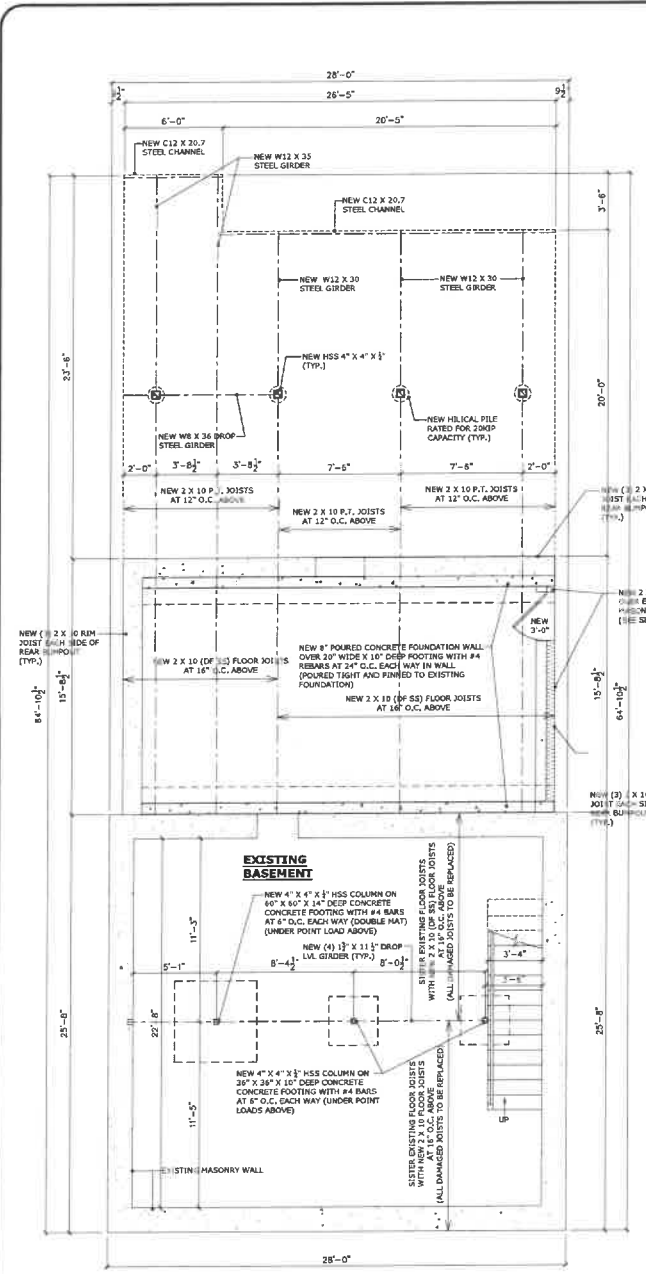
SEAL:

DESIGNER/ENGINEER:
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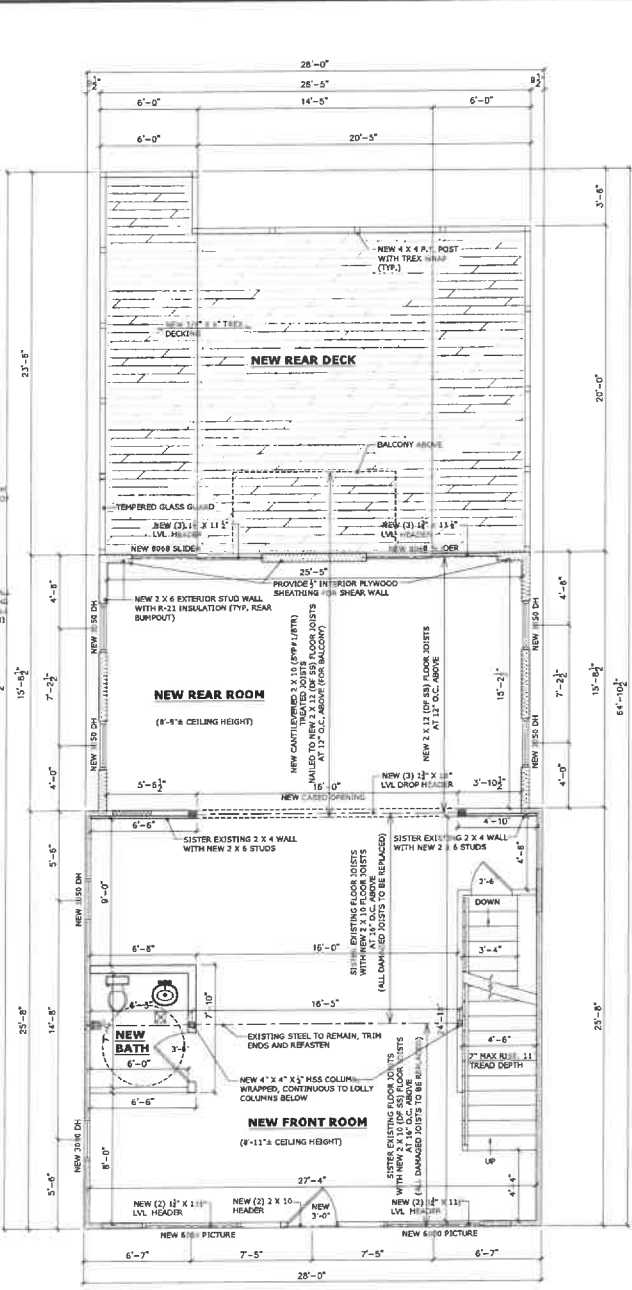
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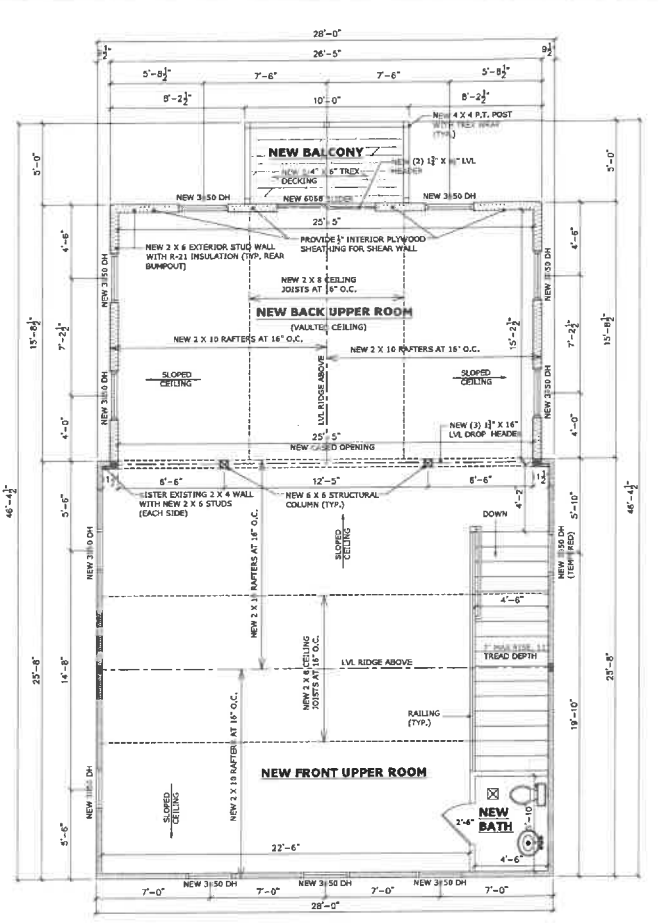
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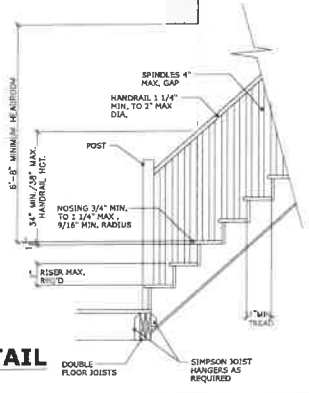
PROPOSED FOUNDATION PLAN
Scale: 1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



STAIR DETAIL
Scale: N.T.S.

LEGEND

	CONCRETE FOUNDATION WALL
	2 X 6 INSULATED WALL
	2 X 6 WALL, UNINSULATED
	2 X 4 INSULATED WALL
	2 X 4 WALL, UNINSULATED
	HALF-WALL
	SOLID POST UNDER GIRDER ENDS
	GIRDER OR HEADER
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	HEAT DETECTOR
	MECHANICAL VENT TO EXTERIOR

NO: _____ DATE: _____

REVISION DESCRIPTION:

SHEET TITLE:
PROPOSED FLOOR PLANS

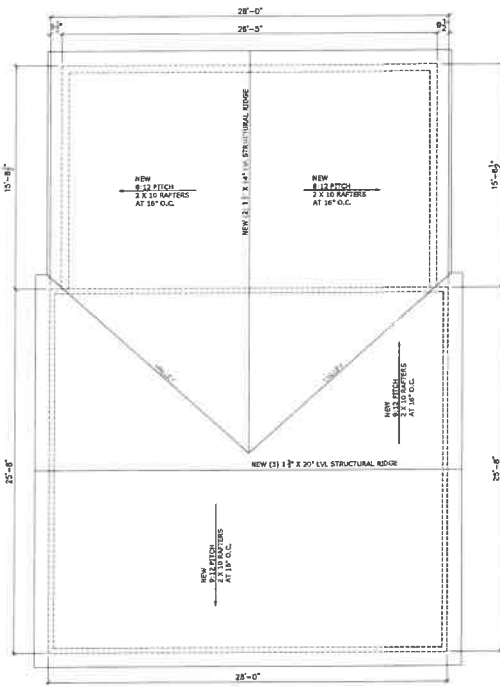
PROJECT TITLE:
2692 WEST MAIN STREET RENOVATION
2692 WEST MAIN STREET
VILLAGE OF WAPPINGERS, NEW YORK
DUTCHESS COUNTY

DESIGNER/ENGINEER:
Feeney Engineering
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Newburgh, New York, 12550
feeneyengineering@gmail.com
(845) 590-5543

DATE:
5/12/23

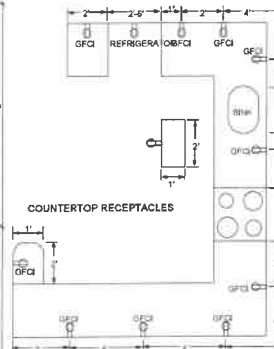
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33-008-LLS

SHEET NUMBER:
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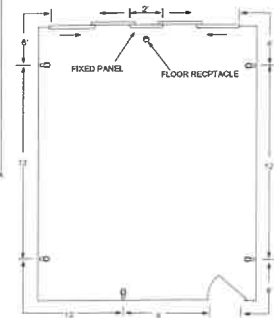


PROPOSED ROOF PLAN

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



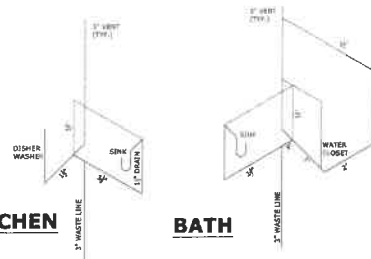
COUNTERTOP RECEPTACLES



GENERAL USE RECEPTACLE DISTRIBUTION

ELECTRICAL DETAILS

Scale: N.T.S.



KITCHEN

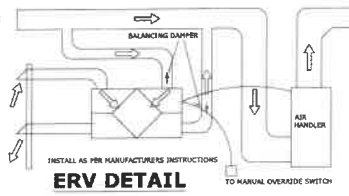
BATH

PIPING SHALL BE SIZED AS FOLLOWS:

FIXTURE	CW	HW	WASTE	VENT
SINK/LAV.	1/2"	1/2"	1 1/2"	1 1/2"
TOILET	1/2"		3"	2"
SHOWER	1/2"	1/2"	2"	1 1/2"
DISH WASHER	1/2"	1/2"	1 1/2"	1 1/2"
WASHER	1/2"	1/2"	2"	1 1/2"

PLUMBING SCHEMATIC

Scale: N.T.S.
NOTE: SEE PLUMBING NOTES PAGE A-1 FOR SPECIFICATIONS.

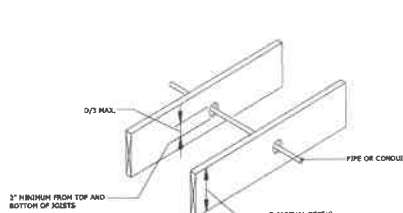


ERV DETAIL

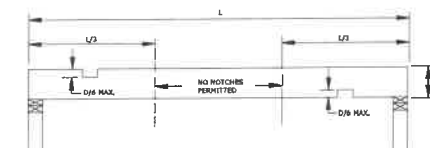
Scale: N.T.S.

NOTCHING, BORING AND CUTTING DETAILS

NOTE: DETAILS ARE NOT TO SCALE



DRILLING THROUGH JOISTS



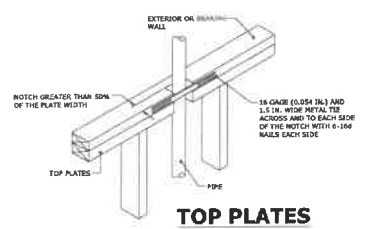
FLOOR JOISTS-CENTER CUTS



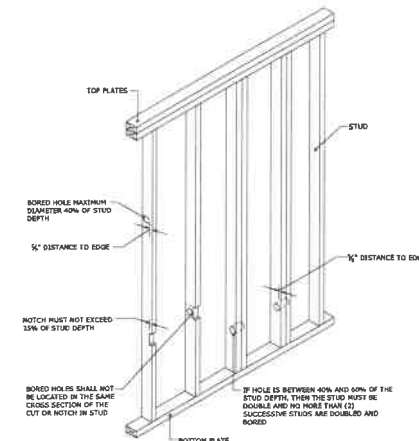
FLOOR JOISTS-END CUTS



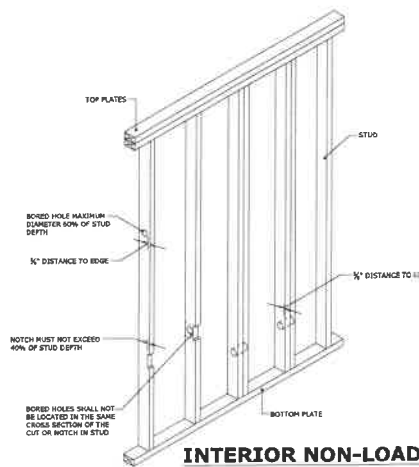
RAFTERS/CEILING JOISTS



TOP PLATES



INTERIOR NON-LOAD BEARING WALLS



INTERIOR NON-LOAD BEARING WALLS

NO.	DATE	REVISION DESCRIPTION

SHEET TITLE: **ELECTRICAL, PLUMBING DETAILS, PLUMBING SCHEMATIC, AND NOTCHING/BORING DETAILS**

PROJECT TITLE: **WEST MAIN STREET RENOVATION**
2692 WEST MAIN STREET
VILLAGE OF WAPPINGERS, NEW YORK
DUTCHESS COUNTY

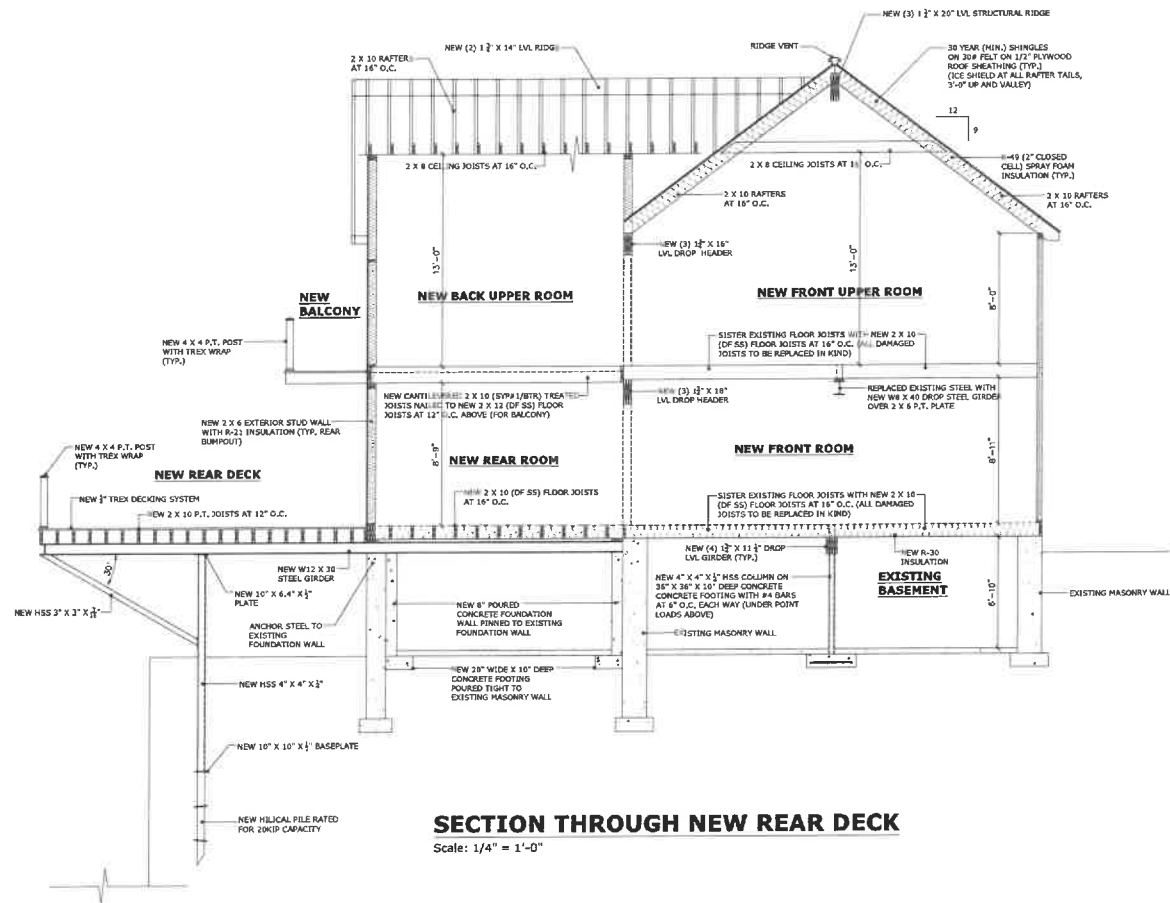
SCALE:

DESIGN ENGINEER:

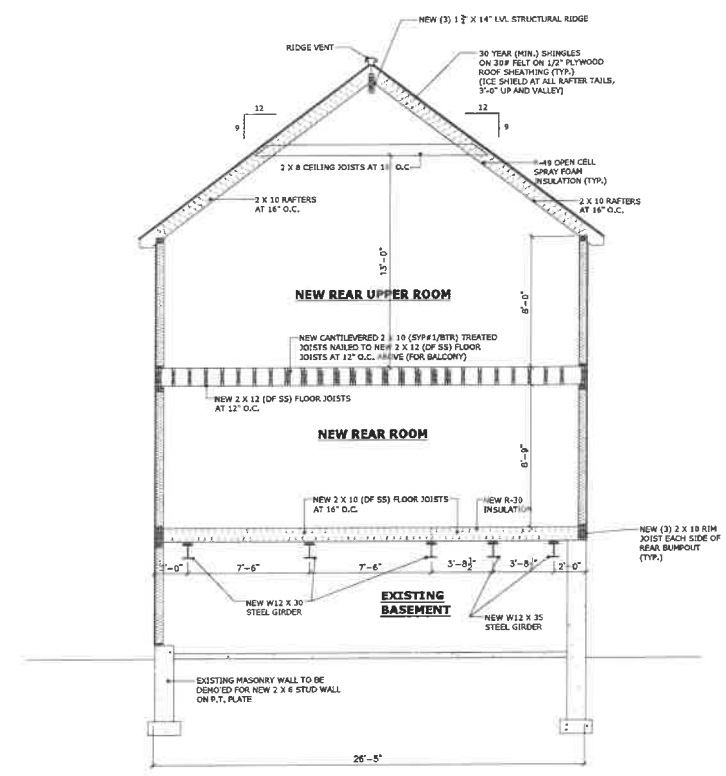
Feeney Engineering
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DATE: 5/14/2023
JOB NUMBER: 23-006-L15
SHEET NUMBER:

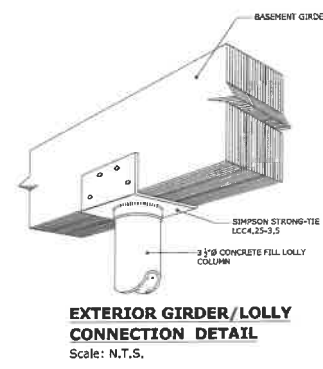
A-6



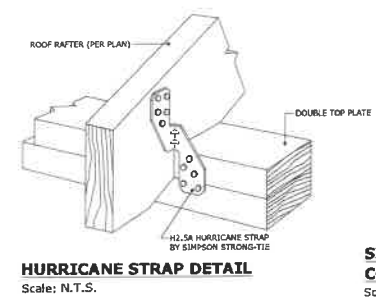
SECTION THROUGH NEW REAR DECK
Scale: 1/4" = 1'-0"



SECTION THROUGH REAR BUMPOUT
Scale: 1/4" = 1'-0"

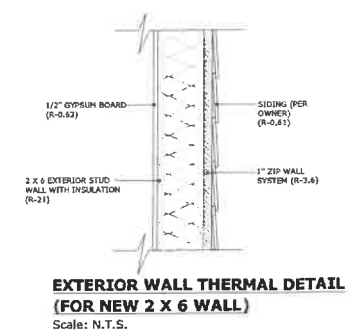
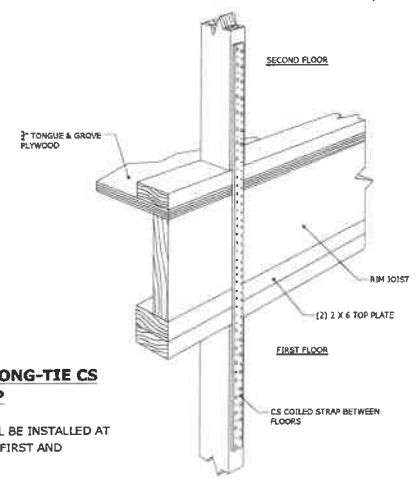


EXTERIOR GIRDER/LOLLY CONNECTION DETAIL
Scale: N.T.S.



HURRICANE STRAP DETAIL
Scale: N.T.S.

SIMPSON STRONG-TIE CS COILED STRAP
Scale: N.T.S.
NOTE: STRAPS SHALL BE INSTALLED AT 4'-0" O.C. BETWEEN FIRST AND SECOND FLOOR.



EXTERIOR WALL THERMAL DETAIL (FOR NEW 2 X 6 WALL)
Scale: N.T.S.

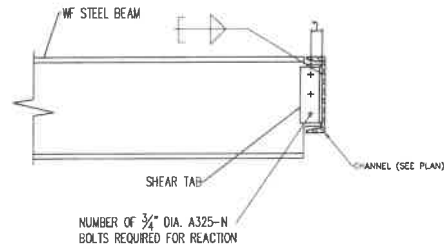
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SHEET TITLE:
SECTIONS & DETAILS

PROJECT TITLE:
2692 WEST MAIN STREET RENOVATION
2692 WEST MAIN STREET
VILLAGE OF WAPPINGERS, NEW YORK
DUTCHESS COUNTY

DESIGNER/ENGINEER:
Feeney Engineering
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(845)350-3543

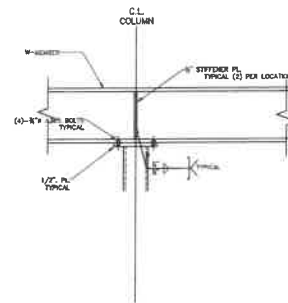
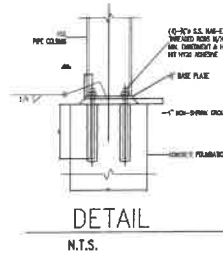
DATE:
5/15/2023
JOB NUMBER:
23-066-LLS
SHEET NUMBER:
A-7



1. CONNECTION SHALL BE DESIGNED FOR 2 KIP
2. BOLTS SHALL BE DESIGNED TO ACCOUNT FOR ECCENTRICITY "e".

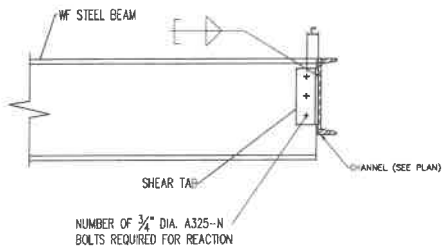
BEAM TO CHANNEL SHEAR DETAIL

N.T.S.



COLUMN CONNECTION DETAIL

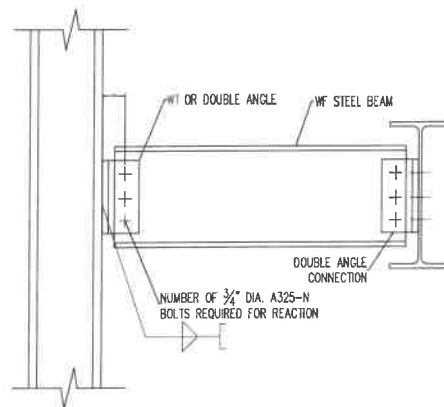
N.T.S.



1. CONNECTION SHALL BE DESIGNED FOR 2 KIP
2. BOLTS SHALL BE DESIGNED TO ACCOUNT FOR ECCENTRICITY "e".

BEAM TO CHANNEL SHEAR DETAIL

N.T.S.

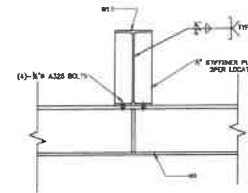
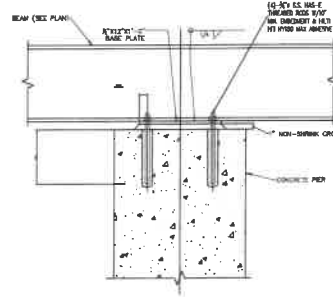


1. CONNECTION SHALL BE DESIGNED FOR 1.10 x REACTION INDICATED ON PLAN.
2. BOLTS SHALL BE DESIGNED TO ACCOUNT FOR ECCENTRICITY "e".
3. SHEAR TAB CONNECTIONS ARE NOT PERMITTED, UNLESS OTHERWISE INDICATED.

TYP. SHEAR CONNECTION DETAILS

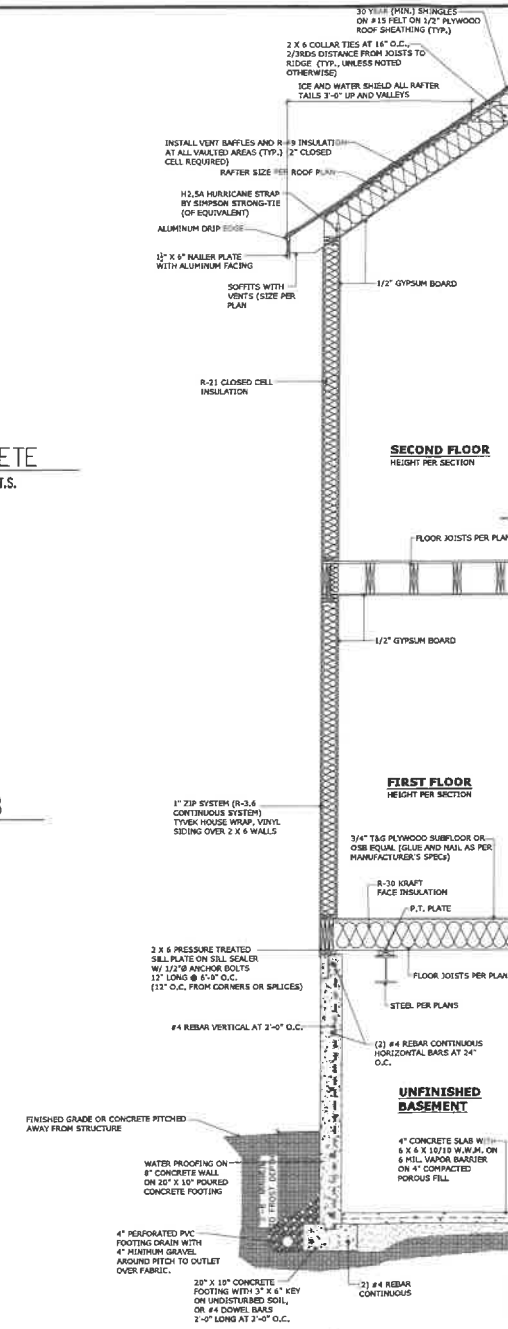
CONNECTION TO CONCRETE

N.T.S.



DETAIL: W12 TO W8

N.T.S.



TYPICAL WALL DETAIL (REAR SECTION)

Scale: 1/2" = 1'-0"

NOTE: ALL CONCRETE WORK SHALL CONFORM TO THE LATEST REVISIONS OF THE ACI332 OR EQUIVALENT.

NO.	DATE:	REVISION DESCRIPTION:

SHEET TITLE:
STEEL CONNECTION
DETAILS & TYPICAL
WALL SECTION

PROJECT TITLE:
2692 WEST MAIN STREET
RENOVATION
VILLAGE OF WAPPINGERS, NEW YORK
DUTCHESS COUNTY

SEAL:

DESIGNER/ENGINEER:
Feeney Engineering
20 Alta Drive
Newburgh, New York, 12550
feeneyengineering@gmail.com
(845)590-3343

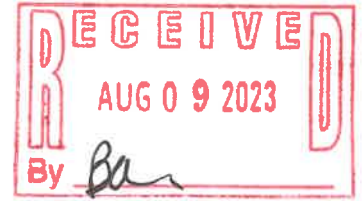
DATE:
5/18/2023
JOB NUMBER:
23-006418
SHEET NUMBER:

A-8



VILLAGE OF WAPPINGERS FALLS

BUILDING DEPARTMENT
OFFICE OF CODE ENFORCEMENT
OFFICE OF THE FIRE INSPECTOR
2582 SOUTH AVENUE
WAPPINGERS FALLS, NY 12590
PHONE: (845) 297-5277 FAX: (845) 296-0379
E-mail: bmurphy@wappingersfallsny.gov
www.wappingersfallsny.gov



APPLICATION FOR PLANNING BOARD REVIEW

Submission Date: 8/9/2023

Date of Meeting: 9/13/2023

Meetings are held at the American Legion Hall, 7 Spring Street on the first Thursday of the month at 7:00 p.m. All information must be completely filled out and returned no later than 15 business days before meeting date. For the complete list of Planning Meeting Dates and Deadlines go to the Building, Planning and Zoning page on the village website www.wappingersfallsny.gov.

A filing fee is required in connection with any application to the Planning Board for approval.

The Planning Board is responsible for the review and approval of all applications concerning:

- Opening a new business in the Village
- Installing a new sign
- Building a new structure in a commercial zone
- Subdivision / Site Review/ Lot Line Adjustment

Items to be submitted for review: (Only items pertaining to project)

- PDF Emailed to Building Dept. and Ten (10) hard copy sets of construction/site/elevation/plans - Engineer drawings showing all areas to be affected. Or a sketch of the proposed floor plan layout (*All sets of plans must be folded*)
- Legal Documents (Right of Ways/Easements/Lease/Contracts of Sale, etc.)
- Consent Form (*The applicant must provide consent form, from homeowner authorizing him/her to file for Planning Review*)
- Application fee
- Application for proposed sign - Including Renderings/sketch of proposed sign/ Elevation/size/ exact color samples.

(Separate Application)



VILLAGE OF WAPPINGERS FALLS

APPLICATION FOR PLANNING BOARD REVIEW

(Continued)

Proposed Site:

(Property where improvements are proposed)

Existing Use(s): Vacant

Proposed square footage: 2400 sqft

Project Description :*(Please print or type)*

(Describe the project in detail indicating all areas of work, type(s) of improvement and materials to be used as a part of the proposed improvements. Use additional sheets if necessary.)

Change from 2 family into Restaurant

Items to be submitted for review: (Only items pertaining to project)

- Ten (10) sets of plans.
- Legal Documents (Right of Ways/Easements/Lease/Contracts of Sale, etc.)
- Consent Form
- Application for proposed sign
- Application Fee
- Proof that the taxes, utility bills and fines for the property are paid in full.

With the completion of this application, I hereby state that the information provided and all Accompanying documentation is accurate to the best of my knowledge, and that the attached plans contain all information required by the appropriate checklist.


Signature of Applicant Signed

Aug. 9.23
Date

Office use only:

[] FEE : _____ Receipt No. : _____ Cash / Check # _____ Date: _____

Revised by : _____ Revision date : _____
Zoning Administrator/Code Enforcement Officer

617.20
Appendix B
Short Environmental Assessment Form

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.

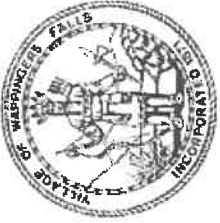
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map): <i>2692 W. Main St. Wappingers Falls</i>			
Brief Description of Proposed Action: <i>Change 2 family into Restaurant</i>			
Name of Applicant or Sponsor: <i>2692 W. Main West Main LLC</i>		Telephone:	
		E-Mail:	
Address: <i>27 Old State Rd.</i>			
City/PO: <i>Hopewell Junction</i>		State: <i>N.Y.</i>	Zip Code: <i>12533</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO
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:			YES
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
Urban	Rural (non-agriculture)	Industrial	<u>Commercial</u>
Forest Agriculture Parkland		Aquatic	Residential (suburban)
Other (specify): _____			

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: _____ _____	NO	YES
	✓	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	✓	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	✓	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>2692 West Main LLC.</u> Date: <u>Aug. 9. 23</u>		
Signature: <u><i>[Signature]</i></u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		



SCANNED

8/1/2023



Village of Wappingers Falls
Office of Planning and Zoning
2582 South Avenue, Wappingers Falls, NY 12590
(845) 297-5277 Fax: (845) 296-0379

SPECIAL USE PERMIT APPLICATION

Part 1 – to be completed by all Applicants Date: 7/20/23

NAME OF PROJECT: (ex: Doe Accessory Apartment) day & nite lounge

APPLICANT:

Name: Amy Parks
Address: 2057 E. Main St #3 Wf, NY 12590
Phone: 917-589-9704 Fax: _____
Email: parksarmyg@gmail.com

PROPERTY OWNER:

Name: Elmi Bensha
Address: 21 S. Mesier wf ny 12590
Phone: 845-845-590-4807 Fax: _____
Email: Elmi.bensha70@gmail.com

PROPERTY INFORMATION:

Address: 2055 E. Main St Wf NY 12590
Parcel ID #: _____ Parcel size: _____
Zoning District: WC Current use: ~~AG~~ mixed u

If this application seeks a special use permit for an accessory dwelling (apartment), complete and attach Part 2 of this form, including the affidavit included as Exhibit A thereto.

If this application seeks a special use permit for any use other than an accessory apartment, complete and attach Part 3 of this form.

Every application must be accompanied by an owner affidavit in the form set forth on the next pages.

The Planning Board of the Village of Wappingers Falls generally meets in regular session on the first Thursday of each month. In order to be placed on a Planning Board agenda for any given month, the original and ~~ten~~ ¹⁷ (17) copies of a completed application form and all necessary supporting documentation, together with the required fee, must be received by the Zoning Enforcement Officer no later than noon on the date 15 days prior to the next-scheduled meeting of the Planning Board. There shall be no exceptions. The Zoning Administrator will review each application for completeness. Incomplete applications will not be placed on an agenda. The Zoning Administrator is without authority to vary this rule. Early submissions are encouraged so that, if deficiencies are noted, applicants have sufficient time to revise their submission to correct them and be placed on that month's agenda.

Application fees and escrow fees shall be paid by separate checks, each made payable to the "Village of Wappingers Falls." No application will be deemed complete or placed on an agenda until such fees have been received by the Village.

I certify that I have read the foregoing and that the information submitted is true and accurate to the best of my knowledge:


Applicant

OWNER'S AFFIDAVIT

This affidavit must be signed by all owners of record of the property.

State of NY)
County of Dutchess) ss.:

Elmi Berisha being duly sworn, deposes and says:

1. That I/we are the Owner(s) of the within property as described in the foregoing application for special permit approval and that the statements contained therein are true to the best of my/our knowledge and belief.
2. (If applicable) That I/we hereby authorize Amy Parks to act as my/our representative in all matters regarding said application(s), and that I/we have the legal right to make or authorize the making of said application.
3. That I/we understand that by submitting this application for special permit approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action.
4. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Village related to this application.
5. That I/we understand that I/we, and any of our contractors and representatives, shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from noncompliance with the approved application, and with non-compliance with any provision of the Village Code.
6. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, Code Enforcement Officer or Zoning

Administrator, and any duly authorized representative of the Village of Wappingers Falls, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Village Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that, by submitting this application, the approval of said application, including the commencement of any work related to the approved plan, is an express waiver of any objection to authorized Village official(s) entering the property for the purpose of conducting inspections.

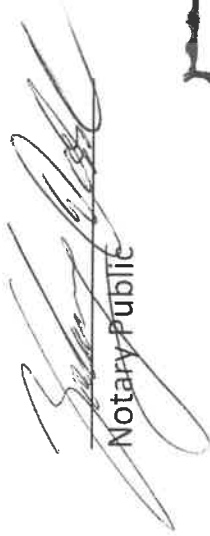
6. That I/we understand that the Planning Board intends to rely on the foregoing representations in making a determination to issue the requested special permit approval.

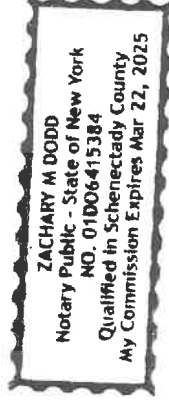
Under penalty of perjury, I/we declare that I/we have examined this affidavit and that it is true and correct.


Owner

July 26/23
Owner

Sworn to before me on the 2023rd
26 day of July, 2019


Notary Public



Part 2

(To be completed if a special use permit is sought for an accessory apartment)

1. Briefly describe the proposed use.

n/a

2. Will the accessory apartment be contained within the existing dwelling or is an addition proposed? If an addition is proposed, how many square feet are proposed to be added?

3. Is the primary use of the property as a single-family dwelling? _____

4. When was the primary residence built? _____

5. Is there a certificate of occupancy for the primary dwelling unit? _____

6. Will the owner of the single-family dwelling occupy either the main dwelling unit or the accessory apartment? _____

7. How many square feet is the primary dwelling unit? _____

8. How many square feet is the proposed accessory apartment? _____

9. How many bedrooms will the accessory apartment contain? _____

10. Pursuant to §151-18 of the Village Code, an occupant of at least one of the dwelling units shall be the father, mother, son or daughter (including legally adopted), brother, sister, grandparent or grandchild of the occupant of the accessory apartment. State the relationship between the occupant(s) of the main dwelling unit and the accessory apartment. _____

Part 2, continued

11. Either the primary dwelling unit or the accessory apartment must be the principal residence of the persons identified in the preceding question. Will this requirement be met? Explain. _____

12. How many parking spaces are available on site? _____

13. How many residents of driving age reside in the primary dwelling unit? _____

14. Were any variances or special use permits previously granted for this property? If so, please describe them. _____

15. Is the property served by municipal water and sewer? If not, describe the adequacy of these utilities for the additional use. _____

**Supporting Documentation
to be submitted with an Application for a
Special Use Permit for an Accessory Dwelling (Apartment)**

1. A plot plan to convenient scale showing lot lines, the dimension(s) of all existing structures, and the location and dimensions of any proposed structures or additions.
2. If the proposal for the accessory apartment is made in conjunction with the development of a lot, a formal site plan must be submitted that complies with the site plan requirements found in the Village Code. The site plan must be signed by licensed professional engineer and shall show all required information, unless otherwise specified by the Zoning Board of Appeals. Note: site plan approval will be required to be obtained from the Planning Board.
3. An EAF short form (or long form if deemed necessary).
4. For any special use permit application that constitutes a land development activity, attach a storm water pollution prevention plan.
5. A copy of the deed for the property showing the current ownership.
6. Documentation sufficient to establish that the premises for which the special use permit is sought is the owner's principal place of residence.
7. Documentation sufficient to establish that the access to the proposed accessory apartment is not observable from the street, unless there is a single access to the principal dwelling unit and proposed accessory apartment from the front of the building with a split access inside the building.
8. Complete and return the affidavit attached hereto as Exhibit A acknowledging that the special use permit, if granted, will terminate upon the death of the owner or upon the transfer of title to said premises or if the owner no longer occupies the premises as their principal residence. This affidavit will be binding upon the owners, their heirs or distributees, executors, administrators, successors and assigns.
9. The owner's affidavit.
10. Photographs of the existing structure(s) are helpful but not required.

ACCESSORY APARTMENT ONLY

Exhibit A – Affidavit of Ownership

(Each owner of the property must complete a separate affidavit.)

STATE OF NEW YORK)
)
 ss.:
COUNTY OF DUTCHSS)

I, _____, hereby swear or affirm under penalty of perjury as follows:

1. I am the owner of the property located at _____
2. I have applied to the Planning Board of the Village of Wappingers Falls for a special use permit to have an accessory apartment at this location.
3. The property is my principal residence.
4. The occupants of the accessory apartment will comply with the requirements of §151-18.
5. There will be only one accessory apartment on the property, for a total of no more than two dwelling units (principal and accessory).
6. I hereby specifically acknowledge that the special use permit, if granted, will terminate upon my death, or upon the transfer of title to said premises, or if I no longer occupy the premises as my principal residence.
7. The special use permit, if granted, also will terminate if the use is discontinued for a period of 12 months for any reason, or if all required improvements are not made within one year from the date of issuance.
8. I further acknowledge that the terms and conditions of any special use permit that may be granted shall be binding upon me, my heirs, distributees, executors, administrators, successors and assigns.
9. The statements made by me in the application to which this affidavit is attached are incorporated by reference as if fully set forth herein.

Sworn to before me this _____
day of _____

_____ (sign)

_____ (print name)

Notary Public

Part 3

(To be completed if a special use permit is sought for any use other than an accessory dwelling unit. Attach additional sheets if necessary.)

1. Describe the proposed use.

Cocktail lounge with small tapas style menu.
Outdoor patio seating on 2nd fl.

2. Will the proposed use utilize the entire site or only a portion thereof? Describe.

First floor and 1/2 indoor space on 2nd fl.
Outdoor patio off 2nd fl.

3. Are any new structures proposed to be constructed? If yes, describe.

no

4. How many vehicle trips per day is the proposed use anticipated to generate? 0

5. How will the proposed use affect the development of the district in which it is located?

improvement to Main St by painting building +
new storefront/windows. Bring customers to town.

6. Were any variances or special use permits previously granted for this property? If yes, please describe. no

7. Describe how the proposed use is compatible with the principles of the zoning district in which it is located, the purposes set forth in this chapter, and the goals of the Comprehensive Plan of the Village of Wappingers Falls.

to drive traffic / revenue to Main St.

Bring younger, affluent clientele, n/c visitors,
professional to Man St.

8. Describe how the proposed use is compatible with the adjoining properties and with the natural and man-made environment.

Complimentary to existing restaurants as we will
be open later so patrons can dine & then go out.
Not competing w/ existing bars in pocket.
i.e. wine bar, champagne bar,

9. Describe how the height of buildings, walls, fences and the nature and extent of landscaping on the site are such that the proposed use will not hinder or discourage the appropriate development and use of adjacent land and buildings.

Not changing anything so will not disrupt.
Fenced exist but will be replaced with
 nicer.

10. Describe how the height of buildings, walls, fences and the nature and extent of landscaping on the site are such that the proposed use will not hinder or discourage the appropriate development and use of adjacent land and buildings.

11. Describe how parking areas will be of adequate size for the proposed use, properly located and suitably screened from adjoining residential uses, and how

appropriate vehicular circulation and infrastructure for the proposed use, including accessibility to fire, police, and emergency vehicles and sufficient water supply and appurtenances, will be provided.

will utilize street, municipal and privately owned parking spaces currently deemed "Patsy's private parking" owned by Jeff Berisha.

12. Will the proposed use generate any noise, fumes, vibration or other characteristics greater than would be the operations of any allowed use not requiring a special permit?

no

13. What will be the overall impact of the proposed use on the site and its surroundings, considering environmental, social and economic impacts of traffic, noise, dust, odors, release of harmful substances, solid waste disposal, glare, or any other nuisances?

none

14. Is the location of the proposed use consistent with the goal of creating a healthy mix of uses that enhances the viability of the Village?

yes

15. Is the property located in the historic district or adjacent to a historic structure? If yes, describe the compatibility of the proposed use with the historic character and use of the structure or structures and the historic character of the site and in the surrounding area.

no

**Supporting Documentation for a
Special Use Permit other than for an Accessory Dwelling**

1. A plot plan to convenient scale showing lot lines, the dimension(s) of all existing structures, and the locations and dimensions of any proposed structures.
2. If the proposed special use is in conjunction with the development of a lot, a formal site plan must be submitted that complies with the site plan requirements found in the Village Code. The site plan must be signed by a licensed professional engineer and shall show all required information, unless otherwise specified by the Planning Board.
3. An EAF short form (or long form if deemed necessary).
4. For any special use permit application that constitutes a land development activity, attach a storm water pollution prevention plan.
5. A copy of the deed for the property showing the current ownership, and copies of any easements for the property.
6. The owner's affidavit.
7. Photographs of the existing structure(s) are helpful but not required.

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 13th day of May, two thousand and twenty one

BETWEEN

Mary Wise
residing at 137 Old Mill Road, Greenwich, CT 06831
party of the first part, and
Elmi Berisha
residing at 215 Mesier Avenue, Wappingers Falls, NY 12590
party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE ATTACHED LEGAL DESCRIPTION

Being same premises conveyed to grantor by deed dated 11/1/2019 and recorded 11/7/2019 in the Dutchess County Clerk's Office as Document No. 02 2019 7312

Together with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **To Have And To Hold** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

And the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

And the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the Improvement and will apply the same first to the payment of the cost of the improvement for using any part of the total of the same for any purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

In Witness Whereof, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


Mary Wise

STATE OF NEW YORK, COUNTY OF

On the day of in the year of 20, before me, the undersigned, a Notary Public in and for the State, personally appeared

STATE OF NEW YORK, COUNTY OF ss: On the day of in the year of 20, before me, the undersigned, a Notary Public in and for the State, personally appeared

personally known to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

personally known to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

STATE OF NEW YORK, COUNTY OF Dutchess ss:

On the 7th day May of in the year of 2021, before me, the undersigned, a Notary Public in and for the State, personally appeared Mary Wise

STATE OF NEW YORK, COUNTY OF ss: On the day of in the year of 20, before me, the undersigned, a Notary Public in and for the State, personally appeared

personally known to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

personally known to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

MICHAEL P FARLEY
NOTARY PUBLIC STATE OF NEW YORK
DUTCHESS COUNTY
LIC. #01FA493932
COMM. EXP. 3/30/2022

Bargain and Sale Deed

With Covenant Against Grantor's Acts

Title No. GA-21-10337-D

Mary Wise
TO
Elmi Berisha

Section: 6158
Block: 14
Lot: 312254
City or Town: Town of Wappinger
County: Dutchess

Record and Return to:

Law Office of Saffioti & Anderson
Michelle Anderson, Esq.
5031 Route 9W
Newburgh, NY 12550

RESERVE THIS SPACE FOR RECORDING OFFICE



VILLAGE OF WAPPINGERS FALLS

BUILDING DEPARTMENT
2582 SOUTH AVENUE
WAPPINGERS FALLS, NY 12590
PHONE: (845) 297-5277 FAX: (845) 296-0379
E-mail: bmurphy@wappingersfallsny.gov
www.wappingersfallsny.gov

F

SCANNED
8/1/2023

APPLICATION FOR PLANNING BOARD REVIEW

All information must be completely filled out and returned no later than the stated submission date.

Date Submitted: 7/5/23 Date of Meeting: 8/3/23

Property Identification:

Address: 2657 E. Main St

Zoning District: VL Existing site area: ~~4000~~ n/a

Owner Information:

Name: Elmi Bensha

Address: 21. S. Mesier Ave

City: Wappingers Falls State: NY Zip: 12590

Contact Numbers: (H) (C) 845-590-4807

(E-mail) Elmi Bensha 70@gmail.com

Applicant Information:

(Please provide if someone other than the property owner is the applicant)

Name: Amy Parks

Address: 2657 E Main St #3

City: Wappingers Falls State: NY Zip: 12590

Contact Numbers: (H) (C) 917-589-9704

E-mail Address: parksamy9@gmail.com

Lead Design Professional: (If applicable)

(Indicate the primary design professional associated with this application)

Name:

Title:

Architect Engineer

Company:

Address:

Telephone #:

E-mail Address:



VILLAGE OF WAPPINGERS FALLS
APPLICATION FOR PLANNING BOARD REVIEW
 (Continued)

Proposed Site:

(Property where improvements are proposed)

Existing Use(s): n/a

Proposed square footage: 2200 includes back patio

Project Description : *(Please print or type)*

(Describe the project in detail indicating all areas of work, type(s) of improvement and materials to be used as a part of the proposed improvements. Use additional sheets if necessary.)

Build out of commercial first floor, 2nd floor private room/service bar, and back patio. New ceilings, floors, stairs, windows to be completed.

Highend cocktail lounge geared toward tourists, locals & NYC dwellers.

Items to be submitted for review: (Only items pertaining to project)

- ⁷ ~~Ten (10)~~ sets of plans.
- Legal Documents (Right of Ways/Easements/Lease/Contracts of Sale, etc.)
- Consent Form
- Application for proposed sign - not today - by 7/19
- Application Fee
- Proof that the taxes, ~~utility bills and fines for the property are paid in full.~~

With the completion of this application, I hereby state that the information provided and all Accompanying documentation is accurate to the best of my knowledge, and that the attached plans contain all information required by the appropriate checklist.

Signature of Applicant Signed

 7/5/23
 Date

Office use only:

[] FEE : _____ Receipt No. : _____ Cash / Check # _____ Date: _____

Revised by : _____ Revision date : _____
 Zoning Administrator/Code Enforcement Officer



VILLAGE OF WAPPINGERS FALLS

Office of Building, Planning & Zoning
2582 South Avenue
Wappingers Falls, NY 12590
Phone: (845) 297-5277 Fax: (845) 296-0379
E-mail: bmurphy@wappingersfallsny.gov
www.wappingersfallsny.gov

CONSENT FORM

Name of property owner: Elmi Berisha

Address of property owner: 215 Mesier Ave.

City: Wappingers Falls State: ny Zip: 12590

Phone number of property owner: (Include home, work, mobile number and e-mail address):

(H) _____ (C) 845-590-4807

(W) _____ (Email) elmi.berisha70@gmail.com

Address of site where work is being conducted: 2655 E. Main St

Wappingers Falls, ny 12590

Description of work: Renovation of 1st floor, half of 2nd outdoor patio for the a high-end cocktail and event lounge. new frontage (windows/door), back windows, floors, ceilings, sheet rock, paint.

Name of person doing work: Elmi Berisha

Address of person doing work: 215 Mesier Ave

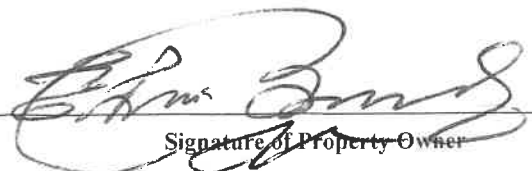
City: Wappingers Falls State: ny Zip: 12590

Phone number of person doing work (Include home, work, mobile numbers and e-mail address):

(H) _____ (C) 845-590-4807

(W) _____ (Email) elmi.berisha70@gmail.com

I, as property owner for the above mentioned property, am aware of all work described above and give my consent to the aforementioned person to do the work.



Signature of Property Owner

June 5/23

Date Signed

617.20
Appendix B
Short Environmental Assessment Form

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: Day & nite lounge			
Project Location (describe and attach a location map): 2655 E. Main St. Wappingers Falls, ny 12590			
Brief Description of Proposed Action: Renovation of 1st floor, half of 2nd fl. & outdoor patio for a high end cocktail & event lounge. New frontage back windows, floors, ceilings, sheet rock, paint.			
Name of Applicant or Sponsor: Amy Parks		Telephone: 917-589-9704	
		E-Mail: parksamy@gmail.com	
Address: 2657 E. Main St			
City/PO: Wappingers Falls		State: ny	Zip Code: 12590
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
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:			NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		220 sq ft acres	
b. Total acreage to be physically disturbed?		— acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		220 sq ft acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
Urban	Rural (non-agriculture)	Industrial	<input checked="" type="checkbox"/> Commercial
		<input checked="" type="checkbox"/> Residential (suburban)	
Forest Agriculture Parkland		Aquatic	
Other (specify): _____			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		✓	
b. Consistent with the adopted comprehensive plan?		✓	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	✓		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	✓		
b. Are public transportation service(s) available at or near the site of the proposed action?			✓
			✓
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			✓
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	✓		
10. Will the proposed action connect to an existing <u>public</u> /private water supply? If No, describe method for providing potable water: _____	NO	YES	
			✓
11. Will the proposed action connect to existing wastewater utilities? 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?	NO	YES	
	✓		
b. Is the proposed action located in an archeological sensitive area?			✓
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	✓		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	✓		
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/grassland <u>Early mid-successional</u> Wetland			
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 off and storm drains)? If Yes, briefly describe: _____			✓

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: _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Amy Parks</u> Date: <u>7/5/23</u></p> <p>Signature: <u>Amy Parks</u></p>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. **Part 3** should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PART "A"
OWNER AFFIDAVIT

State of New York }
County of Dutchess } ss:

Elmi Benshe being duly sworn, deposes and says:

1. That I/we are the Owner(s) of the within property as described in the foregoing application for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That I/we hereby authorize Amy Parks / Days nite LLC, to act as my/our representative in all matters regarding said application(s), and that I/we have the legal right to make or authorize the making of said application.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action.
4. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Village related to this application.
5. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Village Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Village of Wappingers Falls, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Town Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Village official(s) entering the property for the purpose of conducting inspections.
6. That I/we understand that the Village of Wappingers Falls Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we have examined this affidavit and that it is true and correct.

[Signature]
Applicant/Owner

Applicant/Owner

Sworn to before me this 15th day of

July, 2023.

[Signature]
Notary Public

RICARDO F MENDES
Notary Public, State of New York
Commission No. 01ME6177155
Qualified in Dutchess County
Commission expires Nov. 13th, 2023

PART "B"
APPLICANT / AGENT AFFIDAVIT

State of New York }
County of Dutchess } ss:

Amy Parei being duly sworn, deposes and says:

1. That I/we are the Applicant named in the foregoing application for Planning Board for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at or conducts business at 2655 E Main St in the County of Dutchess and the State of New York.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Village related to this application.
4. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Village Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Village of Wappingers Falls, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Village Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Village official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Village of Wappingers Falls Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.

[Signature]
Applicant/Agent

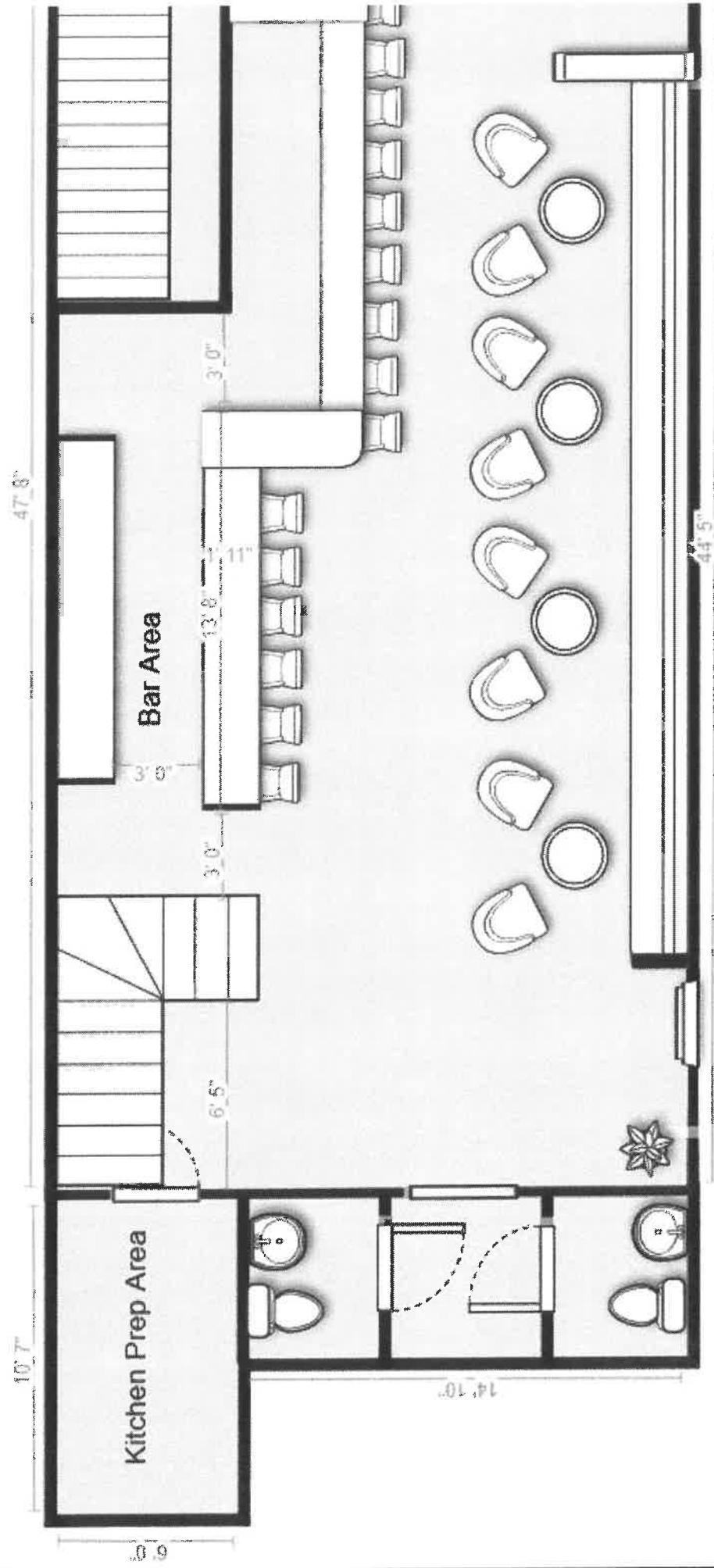
Applicant/Agent

Sworn to before me this 5th day of July, 2023.

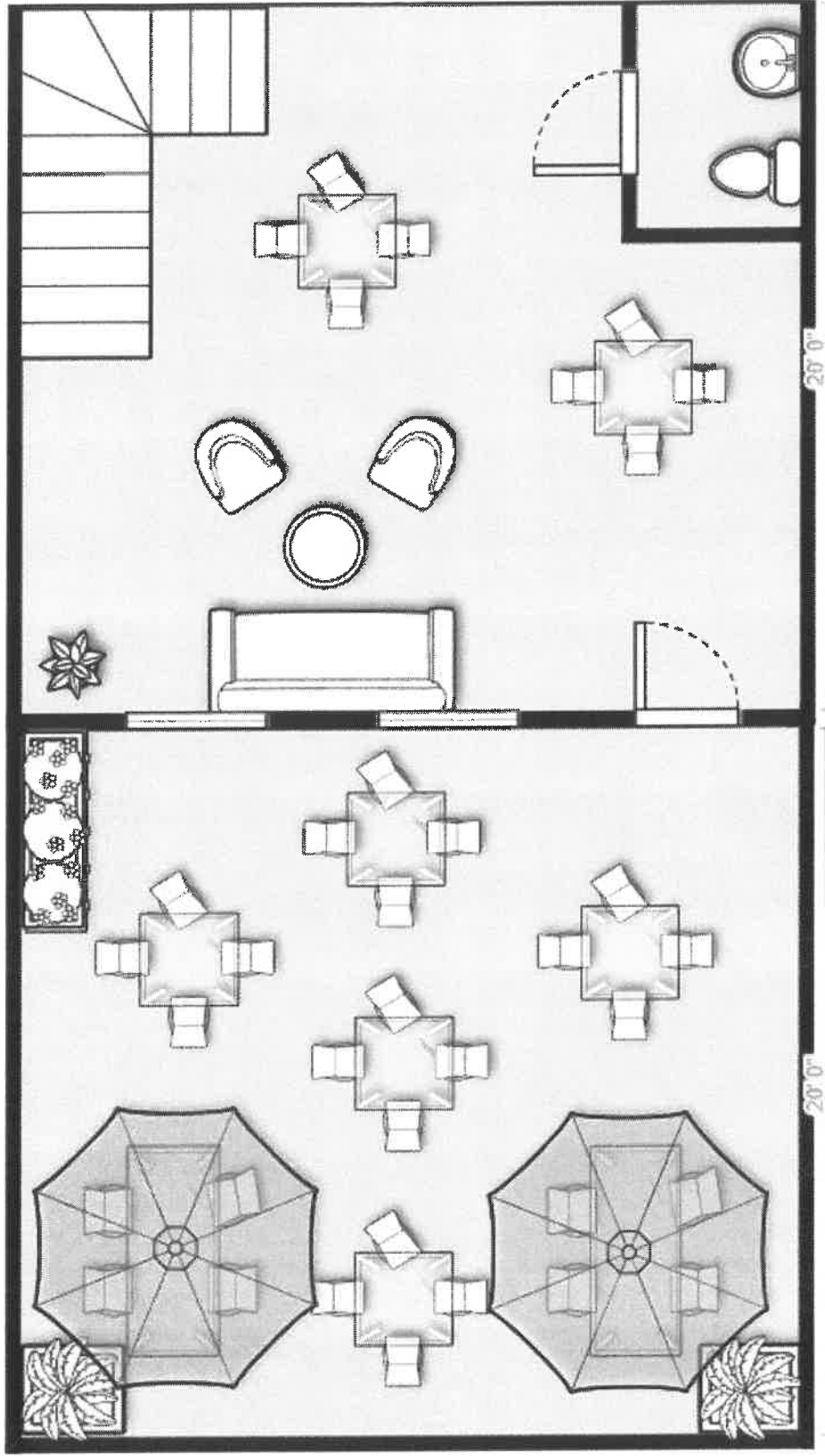
Ricardo F Mendes
Notary Public

RICARDO F MENDES
Notary Public, State of New York
Commission No. 01ME6177155
Qualified in Dutchess County
Commission expires Nov. 13th, 2023

First Floor – Floor Plan



2nd Floor – Floor Plan





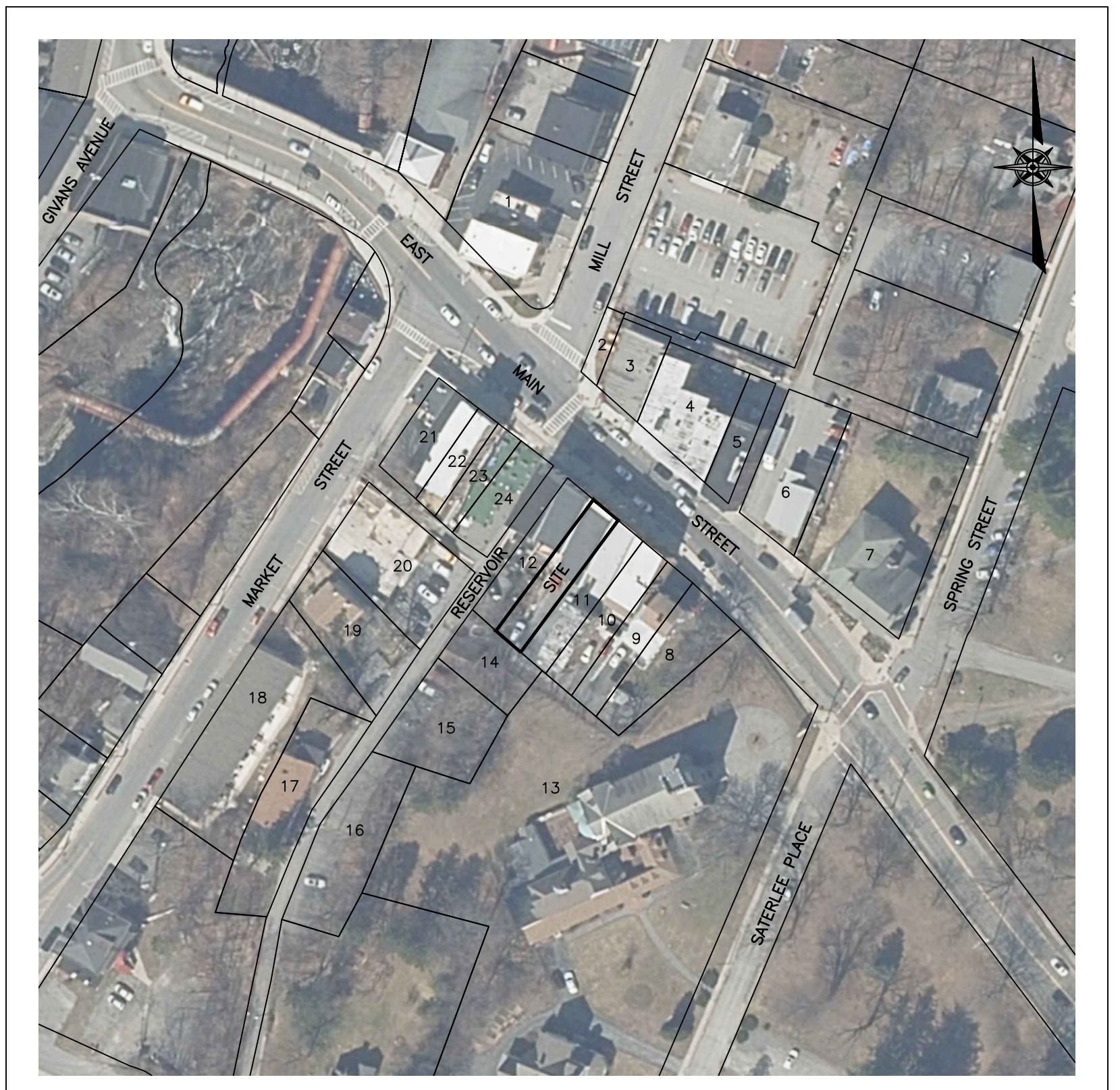
PROJECT INFORMATION:

PARCEL OWNER:	ELMI BERISHA; 2657 EAST MAIN STREET, WAPPINGERS FALLS, NY 12590
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PROJECT APPLICANT:	AMY PARKS; 2657 EAST MAIN STREET, WAPPINGERS FALLS, NY 12590
PARCEL LOCATION:	2655 EAST MAIN STREET WAPPINGERS FALLS, NY 12590
TAX PARCEL ID:	6158-14-312254
PARCEL AREA:	±0.06-ACRE
ZONING DISTRICT:	VC (VILLAGE COMMERCIAL) WITH HISTORIC OVERLAY
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL

MAP REFERENCE:
 1. "BOUNDARY SURVEY OF 2661 & 2657 EAST MAIN STREET" DATED MARCH 7, 2019 AS PREPARED BY TEC LAND SURVEYING, N.Y.S. LICENSE NO. 50732.

TOTAL PARCEL AREA:
 ±2,750 S.F. OR ± 0.06 ACRE.

TAX MAP REFERENCE:
 VILLAGE OF WAPPINGERS FALLS 6158-14-312254.



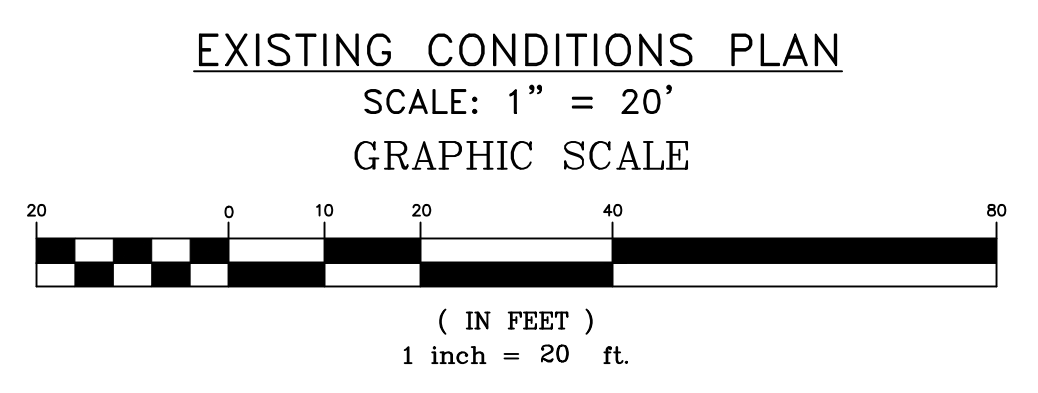
LOCATION MAP: SCALE 1"=100'

LIST OF ADJOINERS:

- 2658 E MAIN INC.; 412 SARATOGA LANE FISHKILL, NY 12524
- VILLAGE OF WAPPINGERS FALLS; SPRING STREET WAPPINGERS FALLS, NY 12590
- PETER C. PETRALIA; PO BOX 593 MARLBORO, NY 12542
- ADELINA & TEUTA PROPERTIES LLC; 21 SOUTH MESIER AVE WAPPINGERS FALLS, NY 12590
- ZHENG, QIN PING; 2646 EAST MAIN STREET WAPPINGERS FALLS, NY 12590
- 2644 EAST MAIN STREET LLC; 2644 EAST MAIN STREET WAPPINGERS FALLS, NY 12590
- GRINELL LIBRARY; 26 EAST MAIN STREET WAPPINGERS FALLS, NY 12590
- REXHAP UKAJ; 2647 EAST MAIN STREET WAPPINGERS FALLS, NY 12590
- CHARLES CAROZZA PROPERTIES INC; 2649 EAST MAIN STREET WAPPINGERS FALLS, NY 12590
- DANIEL QUEZADA; 2651 EAST MAIN STREET WAPPINGERS FALLS, NY 12590
- ANITA 2653 LLC; 169 MAIN STREET BEACON, NY 12508
- BERISHA, ELMI; 2657 EAST MAIN STREET WAPPINGERS FALLS, NY 12590
- ZION EPISCOPAL CHURCH; 12 SATTERLEE PL WAPPINGERS FALLS, NY 12590
- ANTHONY DARINZO; 3 ANDREWS PL WAPPINGERS FALLS, NY 12590
- VILLAGE OF WAPPINGERS FALLS; 2628 SOUTH AVE WAPPINGERS FALLS, NY 12590
- VILLAGE OF WAPPINGERS FALLS; 2582 SOUTH AVE WAPPINGERS FALLS, NY 12590
- FRANCISE, DANIEL J.; 11 RESERVOIR PLACE WAPPINGERS FALLS, NY 12590
- F A N ENTERPRISES INC; 236 KETCHANTOWN ROAD WAPPINGERS FALLS, NY 12590
- JULIO DUQUE; 18 MARKET STREET WAPPINGERS FALLS, NY 12590
- JSK RENTALS LLC; 1165 ROUTE 9G HYDE PARK, NY 12538
- MICHAEL TREYBICH; 14 DEER RUN RD POUGHKEEPSIE, NY 12603
- EDUARDO LAURIA; POBOX 174 GARRISON, NY 10525
- PETER PURDY; 35 SANDI DRIVE POUGHKEEPSIE, NY 12603
- LMD PROPERTY HOLDINGS LLC; 2537 ROUTE 52 SUITE 16 HOPEWELL JUNCTION, NY 12533

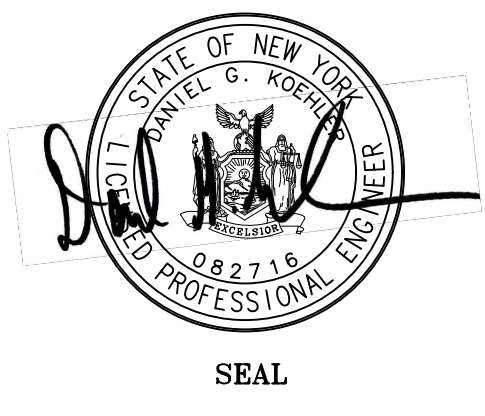
LEGEND

---	EXISTING PROPERTY LINE
- - -	EXISTING ADJOINER LINE
⊙	EXISTING TREE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
+	EXISTING SPOT ELEVATION
W	EXISTING WATER LINE
S	EXISTING SEWER LINE



DRAWING INDEX:
 SHEET 1: EXISTING CONDITIONS (EC-1)
 SHEET 2: SITE PLAN (SP-1)
 SHEET 3: CONSTRUCTION DETAILS (CD-1)

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY



HUDSON LAND DESIGN
 PROFESSIONAL ENGINEERING P.C.
 174 MAIN ST., BEACON, NEW YORK 12508
 13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
 PH: 845-440-6926

EXISTING CONDITIONS PLAN
DAY & NITE LOUNGE
 2655 EAST MAIN STREET
 VILLAGE OF WAPPINGERS FALLS
 DUTCHESS COUNTY, NEW YORK
 TAX ID: 6156-14-312254

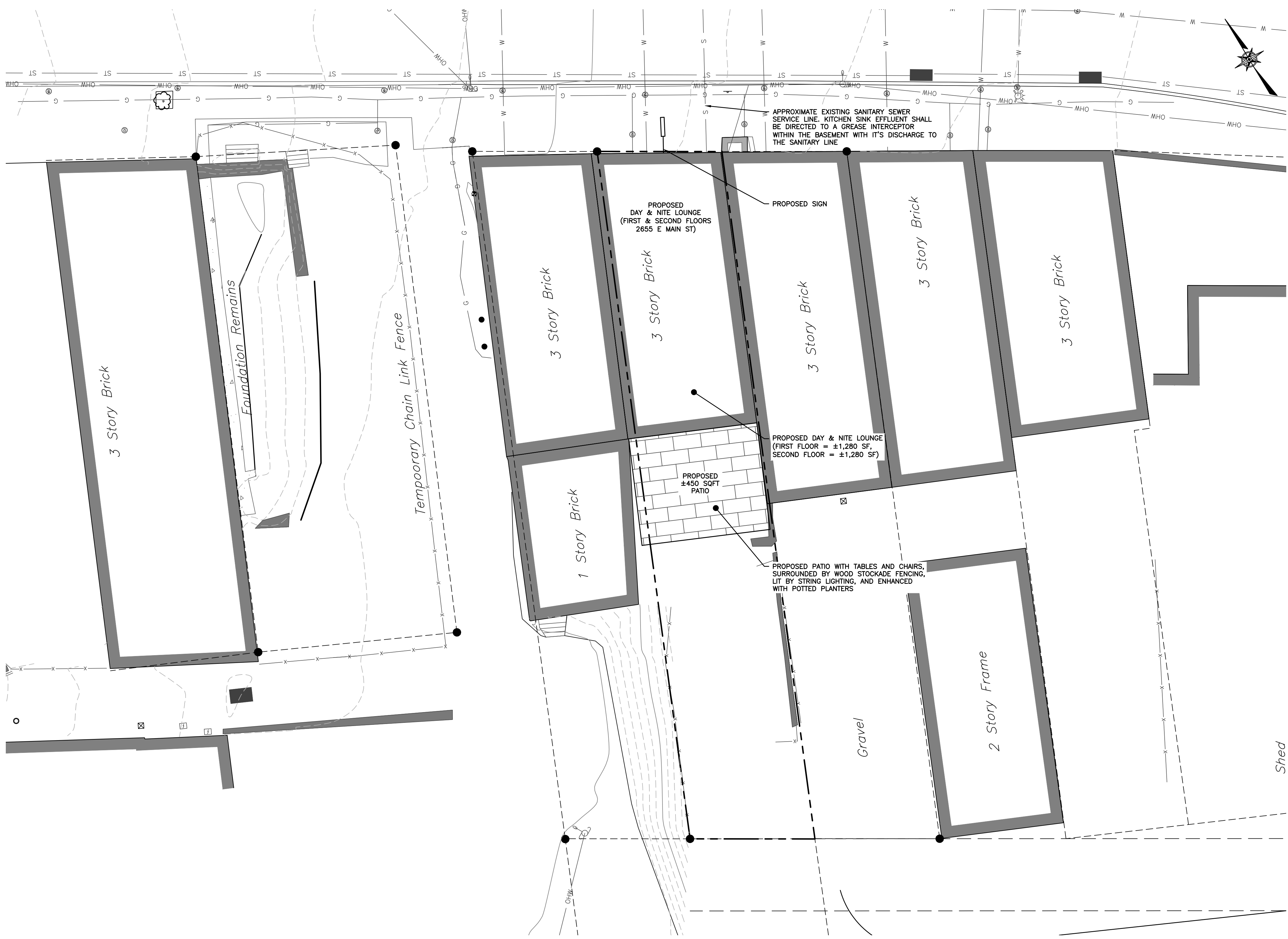
JOB #: 2023:026
 DATE: 8/16/2023
 SCALE: 1" = 20'
 TITLE: XC-1
 SHEET: 1 OF 3

OWNER'S CONSENT:
 THE UNDERSIGNED OWNER OF THE PROPERTY HERON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.
 ELMI BERISHA _____ DATE _____

VILLAGE OF WAPPINGERS FALLS, N.Y. PLANNING BOARD

FINAL APPROVAL: _____ DATE: _____

SECRETARY _____ CHAIRMAN _____



SCHEDULE OF REGULATIONS (VC)		
BULK REGULATIONS TABLE:		
PARAMETER	REQUIREMENT	EXISTING
LOT AREA:	N/A	±2,784 SQFT
LOT WIDTH:	20 FEET MINIMUM	±22 FEET
YARD SETBACKS (COMMERCIAL USE):		
FRONT YARD:	2 FT MIN., 12 FT MAX.	±0 INCHES*
SIDE YARD 1:	0 FT MIN., 24 FT MAX.	-1.4 FEET*
SIDE YARD 2:	0 FT MIN., 24 FT MAX.	±0.2 FEET
REAR YARD:	3 FT MIN.	±7.3 FEET
BUILDING COVERAGE:	100% MAX	±40 %
MAXIMUM BUILDING HEIGHT:	5 STORIES OR 65 FEET	3 STORY, < 65'

- SITE PLAN NOTES:**
- THE PROJECT CALLS FOR BUILDING RENOVATIONS. THE FIRST & SECOND FLOOR CONSISTS OF 1,280 SF EACH AND WILL SERVE AS DAY & NITE LOUNGE OPERATION.
 - DELIVERIES SHALL OCCUR BEFORE PEAK MORNING TRAFFIC PERIOD.
 - THERE ARE NO KNOWN ENVIRONMENTAL CONSTRAINTS ONSITE (E.G., NO FLOODPLAIN, NO WETLANDS, ETC.)
 - PROPOSED HOURS OF OPERATIONS ARE:
 MONDAY: CLOSED
 TUESDAY: CLOSED
 WEDNESDAY: 9AM TO 10PM
 THURSDAY: 9AM TO 10PM
 FRIDAY: 9AM TO 2AM
 SATURDAY: 9AM TO 2AM
 SUNDAY: 9AM TO 10PM

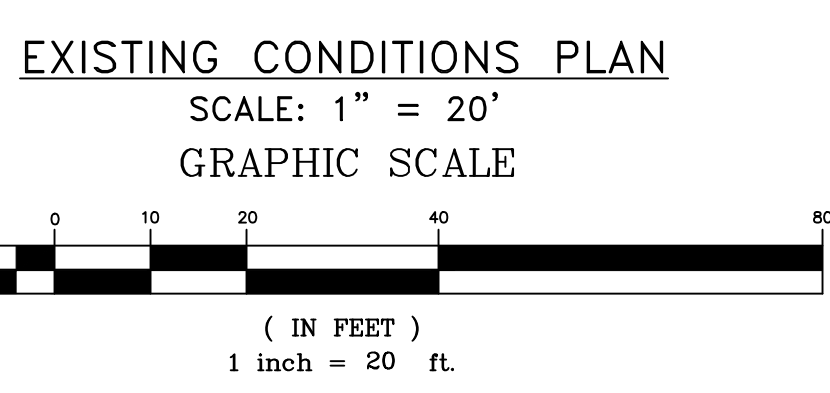
- GENERAL CONSTRUCTION NOTES:**
- CONTRACTOR IS REQUIRED TO HAVE ALL EXISTING UTILITIES MARKED IN THE FIELD PRIOR TO BEGINNING WORK. ANY POTENTIAL UTILITY CROSSINGS AND/OR INTERFERENCES MUST BE EVALUATED BY THE DESIGN ENGINEER.
 - CONTRACTOR IS NOT TO ASSUME THAT ELEVATIONS SHOWN ARE CORRECT. ALL ELEVATIONS, PIPE MATERIALS, PIPE SIZES, ETC. MUST BE VERIFIED BY CONTRACTOR AND CHANGES SHALL BE REPORTED TO DESIGN ENGINEER TO DETERMINE WHETHER OR NOT DESIGN CHANGES ARE WARRANTED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PERSONS DURING CONSTRUCTION FROM HARM IN ACCORDANCE WITH ALL APPLICABLE CODES, RULES & REGULATIONS, STANDARDS AND GOOD PRACTICES.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL CODES, RULES AND REGULATIONS.

- LIGHTING NOTES:**
- LIGHTING FOR THE PATIO TO BE STRING-TYPE LIGHTING.

- GREASE INTERCEPTOR NOTES:**
- AN INTERIOR GREASE INTERCEPTOR SHALL BE INSTALLED TO THE SATISFACTION OF THE VILLAGE BUILDING DEPARTMENT. THE GREASE INTERCEPTOR WILL BE LOCATED IN THE BASEMENT.
 - THE GREASE INTERCEPTOR SHALL RECEIVE KITCHEN SINK EFFLUENT AND DISHWASHER EFFLUENT. THE KITCHEN WILL HAVE ONE (1) KITCHEN SINKS, AND ONE (1) DISHWASHER. THE EFFLUENT FOR BOTH LINES SHALL BE PLUMBED TO A SINGLE DISCHARGE PIPE, WHICH SHALL BE PLUMBED TO THE PROPOSED GREASE INTERCEPTOR LOCATED IN THE BASEMENT OF THE STRUCTURE.
 - THE GREASE INTERCEPTOR SHALL BE L&J MODEL NUMBER LJ-50 (25 GALLONS PER MINUTE RATED FLOW / 50 POUNDS GREASE CAPACITY). THE GREASE INTERCEPTOR HAS BEEN SIZED TO ACCOMMODATE FLOW FROM THE TWO FIXTURES NOTED ABOVE. IT IS ASSUMED THAT THE FLOW FROM THE SINK WILL NOT EXCEED 5 GPM, AND THAT THE AUTOMATIC DISHWASHER WILL USE APPROXIMATELY 1 GALLON FOR EVERY 90-SECOND CLEANING CYCLE. CONSERVATIVELY, THE FLOW IS THEN ESTIMATED AT 6 GPM. THE UNIT IS CAPABLE OF TREATING UP TO 25 GPM.
 - ALL MANUFACTURER INSTALLATION RECOMMENDATIONS SHALL BE FOLLOWED, AND ALL PLUMBING CODE REQUIREMENTS SHALL BE ADHERED TO.
 - EMPLOYEES SHALL REGULARLY MAINTAIN THE GREASE INTERCEPTOR BY REMOVING GREASE AND DISPOSING OF IN A PROPER CONTAINER. THE FREQUENCY OF GREASE REMOVAL IS DEPENDENT UPON THE QUANTITY OF GREASE IN THE WASTE WATER. GREASE AND OTHER WASTE MATERIALS THAT HAVE BEEN REMOVED FROM THE INTERCEPTOR SHALL NOT BE INTRODUCED INTO ANY DRAIN, SEWER, OR NATURAL BODY OF WATER. AFTER THE ACCUMULATED GREASE AND WASTE MATERIAL HAS BEEN REMOVED, THE INTERCEPTOR SHOULD BE THOROUGHLY CHECKED TO MAKE CERTAIN THAT INLET, OUTLET AND AIR RELIEF PORTS ARE CLEAR OF OBSTRUCTIONS.
 - REFER TO DETAILS ON SHEET 3 FOR ADDITIONAL INFORMATION.

LEGEND

---	EXISTING PROPERTY LINE
- - - -	EXISTING ADJOINER LINE
○	EXISTING TREE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
+	EXISTING SPOT ELEVATION
W	EXISTING WATER LINE
S	EXISTING SEWER LINE



OWNER'S CONSENT:
 THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

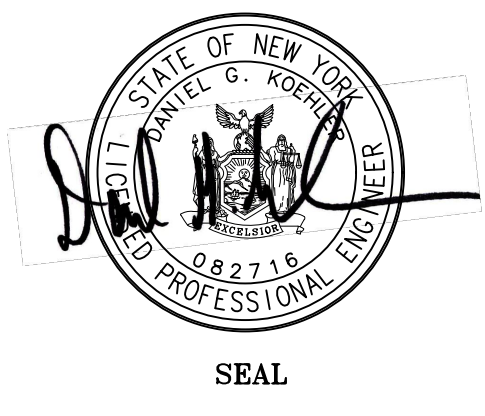
ELMI BERISHA _____ DATE _____

VILLAGE OF WAPPINGERS FALLS, N.Y.
 PLANNING BOARD

FINAL APPROVAL: _____
 DATE: _____

SECRETARY _____ CHAIRMAN _____

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY



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 PROFESSIONAL ENGINEERING P.C.
 174 MAIN ST., BEACON, NEW YORK 12508
 13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
 PH: 845-440-6926

SITE PLAN
DAY & NITE LOUNGE
 2655 EAST MAIN STREET
 VILLAGE OF WAPPINGERS FALLS
 DUTCHESS COUNTY, NEW YORK
 TAX ID: 6156-14-312254

JOB #: 2023:026
 DATE: 8/16/2023
 SCALE: 1" = 10'
 TITLE: SP-1
 SHEET: 2 OF 3

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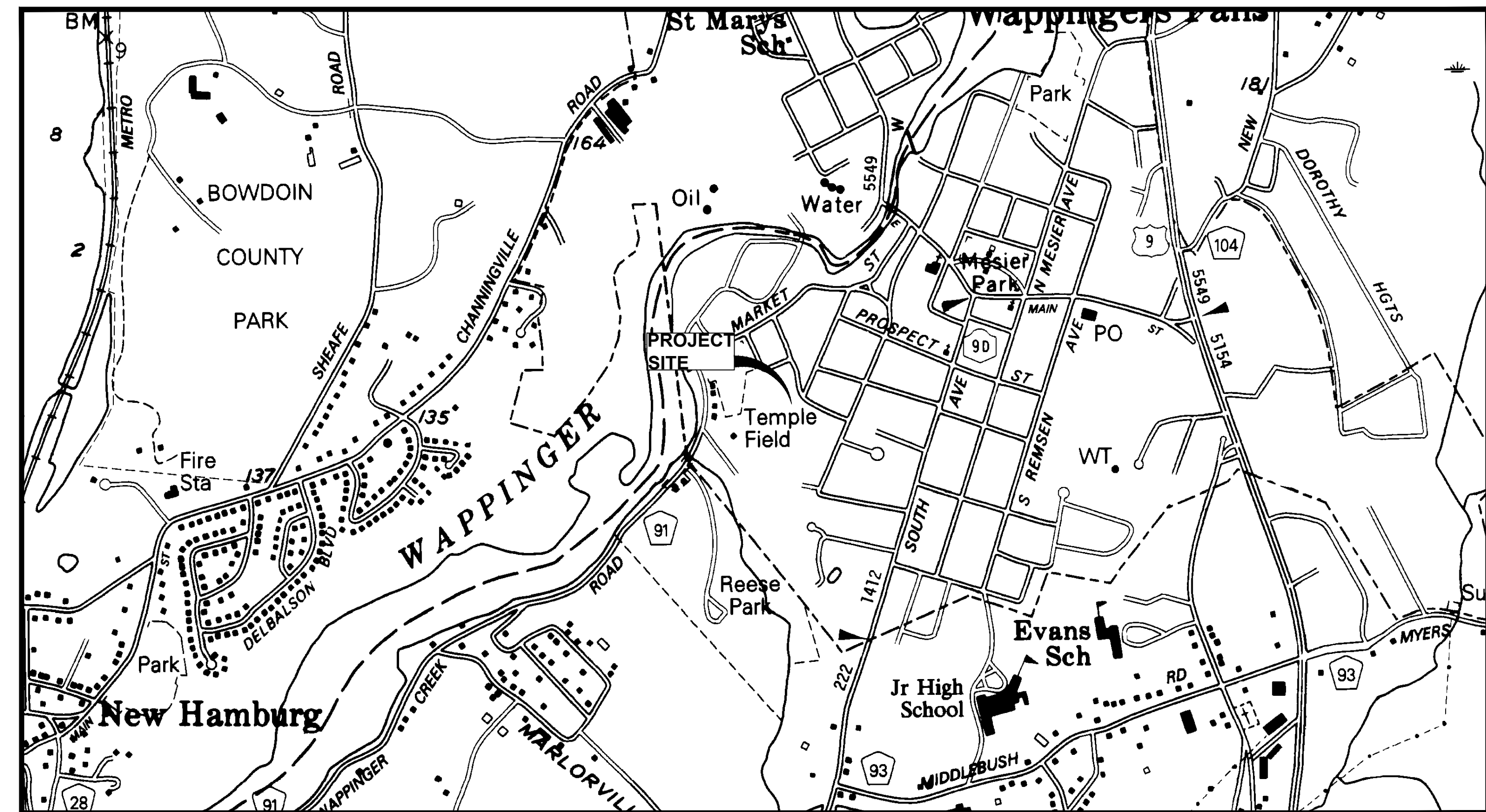


2230010 TERRA GROUP 201, LLC

DUTCHESS AVE
VILLAGE OF WAPPINGERS FALLS, NY 12590

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LOCATION MAP
N.T.S.

OWNER / APPLICANT SIGNATURE

THE UNDERSIGNED APPLICANT FOR THE PROPERTY AND THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS NOTES AND ITS CONTENTS, AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN TO KEEP THIS SITE AS PER SITE PLAN APPROVAL BY THE TOWN PLANNING BOARD UNTIL A NEW OR REVISED SITE PLAN IS APPROVED FOR THE SITE. THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN NOT TO OCCUPY THE PREMISES BEFORE A CO IS ISSUED BY THE TOWN BUILDING DEPARTMENT.

APPLICANT _____ DATE _____
OWNER _____ DATE _____

DUTCHESS COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH APPROVAL

FOR SHEETS G001, G002, C120, C140, AND C560

VILLAGE OF WAPPINGERS FALLS

PLANNING BOARD

FINAL APPROVAL DATE: _____

PB CHAIR: _____ DATE: _____
WITNESS: _____

TERRA GROUP 201, LLC.

395 ROUTE 212

SAUGERTIES, NY 12477

PROJECT NO: 2230010

DECEMBER 7TH, 2022

LAST REVISED JULY 12TH, 2023



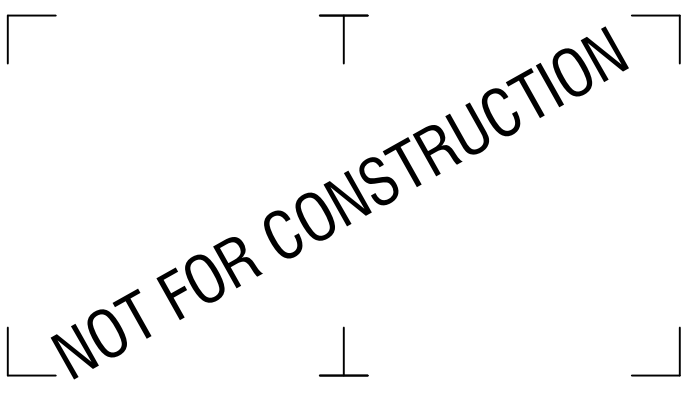
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ISSUED FOR REVIEW
DECEMBER 7TH, 2022
LAST REVISED AUGUST 21ST, 2023

TERRA GROUP 201, LLC.
PROJECT NO: 2230010

TERRA GROUP 201 LLC
DUTCHESS AVE
VILLAGE OF WAPPINGERS FALLS, NY 12590



It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, land surveyor, landscape architect or geologist to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, land surveyor, landscape architect or geologist shall affix to the item their seal and notation attesting that they followed by their signature and date of such alteration, and a specific description of the alteration.

Terra Group 201, LLC.

395 Route 212 Saugerties, NY 12477

Terra Group 201, LLC.

Dutchess Ave and Garden Street Village of Wappingers, NY

6	08/21/23	Village Comments
5	07/12/23	Village Comments
4	06/14/23	Village Comments
3	05/10/23	Village Comments
2	3/15/23	Village Comments
1	2/8/23	Village Comments
NO.	DATE:	DESCRIPTION:

Revisions

PROJECT NUMBER: 2230010

DRAWN BY: TK

REVIEWED BY: CPL

ISSUED FOR: PLANNING BOARD APPROVAL

DATE: 12/7/22

DRAWING NAME:

NOTES & LEGENDS

DRAWING NUMBER:

G002

WATER MAIN NOTES:

- ALL WATER MAINS SHALL BE GEMENT LINED DUCTILE IRON PIPE, CLASS 52 PUSH-ON JOINT, UNLESS OTHERWISE SPECIFIED BY OR APPROVED BY THE VILLAGE WATER DEPARTMENT. JOINT SHALL EMPLOY MECHANICAL RESTRAINT CONNECTIONS SUCH AS CLOW F-1058, MECALUG STAR PIPE SERIES 600 "MEGALUG" CONNECTIONS, FLEX LOCK GASKET, OR AS ALTERNATIVELY SPECIFIED BY THE VILLAGE WATER DEPARTMENT. ALL WATER PIPING CONSTRUCTION SHALL BE TO THE SPECIFICATIONS OF THE VILLAGE WATER DEPARTMENT. MET TAP OF PUBLIC WATER SYSTEM SHALL BE APPROVED AND SUPERVISED BY THE VILLAGE WATER DEPARTMENT. COPPER SLEEVE SHALL BE STAINLESS STEEL OR APPROVED EQUAL. ALL MAINLINE VALVES SHALL BE RESILIENT WEDGE OR APPROVED EQUAL.
- THE WATER LINE MAY BE FLEXED WITHIN PIPE SPECIFICATIONS OR LAID DEEPER IN AREAS WHERE A CROSSING WITH A SANITARY LINE OCCURS, TO ACHIEVE THE REQUIRED 1.5' VERTICAL SEPARATION DISTANCE. IF THIS DISTANCE CANNOT BE REASONABLY ACHIEVED, THE CONTRACTOR SHALL USE PRESSURE RATED SANITARY SEWER PIPE OF EQUAL OR GREATER RATEING THAT THE PRESSURE CLASS FOR THE WATER LINE.
- MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPE SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER LINE AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECT FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER PIPE ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES OR VAULTS.
- ALL WATER MAINS SHALL HAVE A MINIMUM OF (5) FIVE FEET OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADE STAKES BEFORE TRENCHING TO ENSURE THAT ALL INSTALLED WATERMANS WILL HAVE THE REQUIRED COVER.
- THE SUPPLIER OF WATER MUST RECEIVE AT LEAST 48-HOUR ADVANCE NOTIFICATION REQUESTING SAMPLING SERVICES. SAMPLING WILL NOT BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED REGISTERED DESIGN PROFESSIONAL (ENGINEER, ARCHITECT, OR LAND SURVEYOR WITH A SPECIAL EXEMPTION UNDER SECTION 7208(N) OF THE EDUCATION LAW) CERTIFYING THAT THE WATER SUPPLY IMPROVEMENTS, TESTING AND DISINFECTION PROCEDURES WERE COMPLETED IN ACCORDANCE WITH THE APPROVAL PLANS, REPORTS, SPECIFICATIONS AND ANY APPROVED AMENDMENTS. A NYSDOH CERTIFIED LABORATORY WILL COLLECT SAMPLES FOR FREE CHLORINE RESIDUAL, TOTAL AND FECAL COLIFORM AND 24-HOUR BACTERIAL PLATE COUNT. THE CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED TO THE WATER MAINTENANCE SUPERVISOR AS A CONDITION OF APPROVAL FOR OPERATION.
- THE CONTRACTOR SHALL COORDINATE THE TESTING WITH THE WATER DEPARTMENT SO AS TO MAINTAIN THE AMOUNT OF SERVICE INTERRUPTION TO EXISTING USERS TO THE LEAST EXTENT PRACTICABLE. WATER MAIN INSTALLATION AND TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER OR HIS DESIGNEE AS NECESSARY TO MEET CONDITIONS IN NOTE 5 ABOVE.
- THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FOR DISINFECTING WATER MAINS DESIGNATION C651 (LATEST REVISION). FOLLOWING DISINFECTION, THE WATER MAIN SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM. THE PROJECT ENGINEER OR HIS DESIGNEE SHALL ALSO WITNESS DISINFECTION AND FLUSHING.
- ALL WATER MAIN FITTINGS NOT RECEIVING 24-HOUR CHLORINE DISINFECTION TIME MUST BE SWAB-DISINFECTED 30 MINUTES PRIOR TO INSTALLATION.
- THE SAMPLING POINT(S) MUST BE DECONTAMINATED BY FLAMING.
- FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS.
- FIRE HYDRANTS WEEP HOLES (DRAINS) SHALL BE PLUGGED WHEN GROUND WATER IS ENCOUNTERED WITHIN SEVEN FEET OF THE FINISHED GRADE. WHEN DRAINS ARE PLUGGED, THE BARRELS MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. SUCH HYDRANTS SHALL BE IDENTIFIED BY MARKINGS APPROVED BY THE VILLAGE WATER DEPARTMENT.
- PROPOSED WATER METERS LOCATED WITHIN THE METER PIT OR BUILDING SHALL BE A COMPATIBLE REMOTE STYLE TYPE (SENSUS OR APPROVED EQUAL), AND SHALL BE APPROVED BY THE VILLAGE WATER DEPARTMENT PRIOR TO INSTALLATION. WATER METERS SHALL BE EQUIPPED WITH (RADIO TYPE) TRANSCIEVER PROVIDED BY THE VILLAGE WATER DEPARTMENT.
- THE WATER LINE SHALL BE INSTALLED AT A CONTINUOUS GRADE WITH NO ABRUPT HIGH POINTS OR LOW POINTS.
- FINAL WATER DISTRIBUTION SYSTEM IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE VILLAGE WATER DEPARTMENT.
- ALL WATER MAINS AND RELATED APPURTENANCES SHALL BE CONSTRUCTED TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE VILLAGE.
- THE WATER MAIN SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY THE VILLAGE.
- ALL WATER SERVICE CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE VILLAGE WATER DEPARTMENT PRIOR TO BACKFILLING.
- THE SITE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BURIED PIPING TO THE LOCATION OF THE PROPOSED BUILDING CONNECTION POINT (I.E. INSIDE THE BUILDING). THIS INCLUDES THE TESTING AND CERTIFICATION OF ALL WATER SERVICE WORK FROM THE VILLAGE WATER CONNECTION POINT TO THE PROPOSED BUILDINGS INTERIOR CONNECTION POINT.
- ALL WATER SERVICE PIPING INSTALLATION, BACKFILL AND TESTING SHALL BE REVIEWED, AND APPROVED BY THE VILLAGE WATER MAINTENANCE SUPERVISOR OR HIS DESIGNEE.
- PIPE BEND FITTINGS SHOWN ON THE DRAWINGS ARE INDICATIVE OF PROBABLE DIRECTIONAL CHANGES IN THE PROPOSED WATER MAIN ALIGNMENT. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL FITTINGS, EITHER SHOWN OR FIELD REQUIRED, AS PART OF THE CONTRACTOR'S CONTRACT AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL BRASS WEDGES ACROSS ALL PIPE JOINTS TO ENSURE ELECTRICAL CONDUCTIVITY. THE LOCATION AND THE NUMBER OF WEDGES TO BE PROVIDED SHALL BE ACCORDING TO THE PIPE MANUFACTURER'S RECOMMENDATIONS AND THE SPECIFICATIONS.
- SHEETING AND EXCAVATION BRACING FOR THE WATERMAIN INSTALLATION SHALL BE PROVIDED IN ACCORDANCE WITH OSHA REQUIREMENTS TO SUIT EXISTING SOIL CONDITIONS. SHEETING, IF REQUIRED, SHALL BE TIGHT WOOD SHEETING AND SHALL BE LEFT IN PLACE, AND AFTER BACKFILLING SHALL BE CUT AT GROUND LEVEL OR AS ORDERED BY THE OWNER'S REPRESENTATIVE.

- DISINFECTED WATER MUST REMAIN IN THE WATER MAINS FOR A MINIMUM OF 24 HOURS BEFORE BEING THOROUGHLY FLUSHED OUT.
- WATER SERVICE LINES SHALL BE DISINFECTED AS PER AWWA SECTION C651 WHERE:
 - CHLORINE CONCENTRATION IN WATER LINES SHALL BE NO LESS THAN 50 MG/L AT START OF 24-HOUR TEST.
 - CHLORINE RESIDUAL SHALL BE NO LESS THAN 10 MG/L AT END OF TEST.
- PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY, MICROBIOLOGICAL SAMPLES SHALL BE COLLECTED FROM BOTH ENDS AND THE MIDDLE OF EACH NEW LINE. ALL LINES SHALL NOT BE USED UNTIL MICROBIOLOGICAL SAMPLES ARE ACCEPTED BY THE VILLAGE. RESULTS OF ALL MICROBIOLOGICAL TESTING SHALL BE SUBMITTED TO THE VILLAGE ALONG WITH ENGINEER'S CERTIFICATE OF COMPLIANCE.

- AFTER TRENCH HAS BEEN BACKFILLED, HYDROSTATIC ACCEPTANCE TESTS, CONSISTING OF A PRESSURE TEST AND A LEAKAGE TEST, SHALL BE PERFORMED ON SECTIONS OF WATER MAINS INSTALLED. LEAKAGE TEST SHALL BE CONDUCTED CONCURRENTLY WITH PRESSURE TEST. TEST SECTION SHALL BE LIMITED TO 1,500 FT (MAX.). TESTS SHOULD BE CONDUCTED TO FIRST VALVE IN BUILDING.
- AFTER ALL TESTS AND INSPECTIONS HAVE BEEN PERFORMED EVIDENCE OF COMPLIANCE SHALL BE FORWARDED TO OWNER/ENGINEER AND THE VILLAGE PRIOR TO ACCEPTANCE.
- ALL WATER FOR TESTS SHALL BE FURNISHED AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. SOURCE AND/OR QUALITY OF WATER WHICH THE CONTRACTOR PROPOSES TO USE IN TESTING LINES SHALL BE ACCEPTABLE TO THE ENGINEER.

DUTCHESS COUNTY STANDARD NOTES FOR SEWER/WATER SYSTEMS:

- THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:
- "NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS", NYSDEC
 - "RECOMMENDED STANDARDS FOR SEWAGE TREATMENT WORKS, (TEN STATES)."
 - "RECOMMENDED STANDARDS FOR WATER WORKS, (TEN STATES)."
 - "NEW YORK STATE DEPARTMENT OF HEALTH AND DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION POLICIES, PROCEDURES AND STANDARDS."
 - "DUTCHESS COUNTY AND NEW YORK STATE SANITARY CODES."
 - "DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION CERTIFICATE OF APPROVAL LETTER."

THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND WATER SUPPLY FACILITIES.

UPON COMPLETION OF THE FACILITIES, THE FINISHED WORKS SHALL BE INSPECTED, TESTED, AND CERTIFIED COMPLETE TO THE DC EHSB BY THE NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SUPERVISING CONSTRUCTION. NO PART OF THE FACILITIES SHALL BE PLACED INTO SERVICE UNTIL ACCEPTED BY THE DC EHSB.

APPROVAL OF ANY PLAN(S) OR AMENDMENT THERETO SHALL BE VALID FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF APPROVAL FOLLOWING THE EXPIRATION OF SAID APPROVAL, THE PLAN(S) SHALL BE RE-SUBMITTED TO THE COMMISSIONER OF HEALTH FOR CONSIDERATION FOR RE-APPROVAL. RE-SUBMISSION OR REVISED SUBMISSION OF PLANS AND/OR ASSOCIATED DOCUMENTS SHALL BE SUBJECT TO COMPLIANCE WITH THE TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES IN EFFECT AT THE TIME OF THE RE-SUBMISSION.

NO CELLAR, FOOTING, FLOOR, GARAGE, COOLER OR ROOF DRAINS SHALL BE DISCHARGED INTO THE SEWAGE COLLECTION SYSTEM.

ALL BUILDINGS SHALL BE CONSTRUCTED AT AN ELEVATION HIGH ENOUGH TO ENSURE GRAVITY FLOW TO THE SEWAGE COLLECTION SYSTEM.

ALL REQUIRED EROSION & SEDIMENT CONTROL AND STORMWATER POLLUTION PREVENTION WATER QUALITY & QUANTITY CONTROL STRUCTURES, PERMANENT AND TEMPORARY, ARE SHOWN ON THE PLANS.

THE DC EHSB SHALL BE NOTIFIED SIXTY DAYS PRIOR TO ANY CHANGE IN USE; USE CHANGES MAY REQUIRE RE-APPROVAL BY THE DC EHSB.

NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WATER SYSTEM SHALL NOT BE PLACED INTO SERVICE, UNTIL A "COMPLETED WORKS APPROVAL" IS USED UNDER SECTION 5-1.22(D) OF PART 5 OF THE NEW YORK STATE SANITARY CODE (10NYCRR5)

NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WASTEWATER COLLECTION SYSTEM SHALL NOT BE PLACED INTO SERVICE UNTIL, A "CERTIFICATE OF CONSTRUCTION COMPLIANCE" IS ISSUED UNDER SECTION 19.7 OF ARTICLE 19 OF THE DUTCHESS COUNTY SANITARY CODE

ALL SERVICE LINES ARE THE RESPONSIBILITY OF THE OWNER UP TO THE PROPERTY LINE. THE WATER AND SEWER COMPANIES SHALL BE RESPONSIBLE FOR ALL VALVES AND PIPES WHICH ARE NOT ON THE OWNER'S PROPERTY.

THE UNDERSIGNED OWNERS OF THE PROPERTY HERON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS STATES HERON.

TESTING GRAVITY SEWER SYSTEM:

- CONTRACTOR SHALL INSPECT AND TEST THE INSTALLATIONS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION WHEN WORK IS READY FOR TESTING. AFTER ALL TESTS HAVE BEEN PERFORMED, EVIDENCE OF COMPLIANCE SHALL BE FORWARDED TO OWNER/ENGINEER AND THE AUTHORITY HAVING JURISDICTION PRIOR TO ACCEPTANCE.
- THE CONTRACTOR SHALL TEST AND INSPECT FOR ALIGNMENT OF ALL SANITARY SEWERS.
- EACH MANHOLE-TO-MANHOLE SECTION SHALL BE REJECTED OR ACCEPTED BASED ONLY ON RESULTS OF ITS OWN INDEPENDENT SECTION TEST AND NOT ON RESULTS OF ANY ONE TEST RUN SIMULTANEOUSLY OVER MORE THAN ONE CONSECUTIVE MANHOLE-TO-MANHOLE SECTION. THE ONLY EXCEPTION ALLOWED: ACCEPTING SEVERAL CONSECUTIVE MANHOLE-TO-MANHOLE SECTIONS BASED ON ONE COMBINED INFILTRATION TEST INDICATING ZERO INFILTRATION.
- LOW PRESSURE AIR TESTING SHALL BE PERFORMED UNDER DIRECTION OF ENGINEER ACCORDING TO ASTM F1417. LOW PRESSURE AIR TEST IS A COMBINATION OF THE MEASURED TIME NECESSARY FOR ONE (1) PSIG PRESSURE DROP TO OCCUR, IF AT ALL, WITH MINIMUM ALLOWABLE TIME FOR THAT PRESSURE DROP TO OCCUR DETERMINED BY METHODS INDICATED IN ASTM F1417. IF THE ONE (1) PSIG PRESSURE DROP OCCURS FASTER THAN ALLOWABLE TIME, SECTION IS UNACCEPTABLE.
- AN AIR TEST SHALL NOT BE RUN UNTIL SECTION OF LINE TO BE TESTED HAS BEEN CLEANED OF ALL FOREIGN MATERIAL BY FLUSHING AND HAS BEEN VISUALLY INSPECTED AND APPROVED BY THE ENGINEER. CERTAIN PIPE MATERIALS PRODUCE MORE CONSISTENT RESULTS WHEN INTERIOR OF PIPE IS WETTED PRIOR TO TESTING.
- WHERE FLEXIBLE PIPE IS USED, CONTRACTOR SHALL TEST ALL MAINLINE PIPE FOR MAXIMUM ALLOWABLE DEFLECTION OF 5% OF OUTSIDE DIAMETER. DEFLECTION TESTS SHALL BE PERFORMED USING A CIRCULAR STEEL BALL ON SLED 1/16-INCH IN DIAMETER SMALLER THAN ALLOWABLE INSIDE DIAMETER OF FLEXIBLE PIPE WHEN DEFLECTED A MAXIMUM OF 5% OF OUTSIDE DIAMETER. DEFLECTION TESTING OF ANY PIPE SHALL BE DONE NO SOONER THAN 30 DAYS AFTER DATE OF INSTALLATION OF PIPE SECTION UNLESS WRITTEN EXCEPTION.
- SEWERS SHALL BE LAID WITH STRAIGHT ALIGNMENT BETWEEN MANHOLES. STRAIGHT ALIGNMENT SHALL BE CHECKED EITHER USING A LASER BEAM OR LAMPING. TESTING SHALL COMPLY WITH REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- MANHOLES, WHICH CANNOT BE PROPERLY AIR TESTED, SHOULD BE VISUALLY INSPECTED AND LEAKAGE-TESTED USING INTERNAL OR EXTERNAL HYDROSTATIC PRESSURE. LEAKAGE TESTING SHALL COMPLY WITH REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- IN AREAS WHERE CONVENTIONAL TESTING IS IMPRACTICAL (I.E. AREAS DESIGNATED BY ENGINEER WHERE EXISTING SERVICES ARE TIED INTO NEW LINE IMMEDIATELY AND ANY BLOCKAGE COULD RESULT IN HEALTH PROBLEMS) NO LINES SHALL BE BACKFILLED UNTIL EACH PIPE SECTION AND CONNECTION IS INSPECTED AND APPROVED.
- WHERE SEWERS ARE CONSTRUCTED OF PRESSURE-RATED PIPE AND INSTALLED WITH LESS THAN 18 INCHES VERTICAL SEPARATION FROM EXISTING OR PROPOSED WATER MAINS, SEWERS SHALL BE HYDROSTATICALLY TESTED AT 150 PSI TO ASSURE WATER TIGHTNESS. HYDROSTATIC ACCEPTANCE TESTS SHALL BE CONDUCTED AS SPECIFIED FOR TESTING WATER MAINS, EXCEPT THAT TESTING MAY BE PERFORMED WITH THE PIPE SECTION PARTIALLY BACK-FILLED.
- IF THE ALLOWABLE RATE OF AIR LEAKAGE IS EXCEEDED, THE CONTRACTOR SHALL LOCATE POINTS OF EXCESSIVE LEAKAGE AND SHALL PROMPTLY CORRECT, REPAIR, AND BRING SYSTEM UP TO THE STANDARD. COSTS OF ALL SUCH REPAIRS AND CORRECTIVE MEASURES, INCLUDING COSTS OF REPEATED TESTS, SHALL BE BORN BY CONTRACTOR. THE SEWER LINE SECTION (INCLUDING MANHOLES AND BUILDING SERVICES) UNDER TEST SHALL NOT BE ACCEPTED UNTIL THESE TEST CRITERIA ARE MET.
- SANITARY MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C1244. A VACUUM OF 10 INCHES OF Hg SHOULD BE DRAWN ON THE MANHOLE AFTER ALL HOLES ARE PLUGGED, AND INLETS/OUTLETS ARE TEMPORARILY PLUGGED AND SECURED. THE TIME IS MEASURED FOR THE VACUUM TO DROP TO 9 INCHES Hg. THE MANHOLE IS ACCEPTED IF THE MEASURED TIME EXCEEDS THE VALUES PRESENTED IN TABLE 1 OF ASTM C1244. IF THE MANHOLE FAILS THE INITIAL TEST, IT SHALL BE REPAIRED BY AN APPROVED METHOD UNTIL A SATISFACTORY TEST IS OBTAINED. MANHOLES, WHICH CANNOT BE PROPERLY AIR TESTED, SHOULD BE VISUALLY INSPECTED AND LEAKAGE-TESTED USING INTERNAL OR EXTERNAL HYDROSTATIC PRESSURE. LEAKAGE TESTING SHALL COMPLY WITH REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.

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WATER MAIN DISINFECTION NOTES:

- APPROVED AND TESTED WATER MAIN SHALL BE DISINFECTED PER A.W.W.A. SECTION C651, LATEST EDITION. TABLET OR POWDERED METHOD IS NOT ALLOWED.
- THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY AND THE PROJECT ENGINEER 48 HOURS PRIOR TO DISINFECTING THE SERVICE LINES.
- DISINFECTED WATER MUST REMAIN IN THE WATER MAINS FOR A MINIMUM OF 24 HOURS BEFORE BEING THOROUGHLY FLUSHED OUT.
- WATER SERVICE LINES SHALL BE DISINFECTED AS PER AWWA SECTION C651 WHERE:
 - CHLORINE CONCENTRATION IN WATER LINES SHALL BE NO LESS THAN 50 MG/L AT START OF 24-HOUR TEST.
 - CHLORINE RESIDUAL SHALL BE NO LESS THAN 10 MG/L AT END OF TEST.
- PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY, MICROBIOLOGICAL SAMPLES SHALL BE COLLECTED FROM BOTH ENDS AND THE MIDDLE OF EACH NEW LINE. ALL LINES SHALL NOT BE USED UNTIL MICROBIOLOGICAL SAMPLES ARE ACCEPTED BY THE VILLAGE. RESULTS OF ALL MICROBIOLOGICAL TESTING SHALL BE SUBMITTED TO THE VILLAGE ALONG WITH ENGINEER'S CERTIFICATE OF COMPLIANCE.

TESTING WATER MAINS:

- AFTER TRENCH HAS BEEN BACKFILLED, HYDROSTATIC ACCEPTANCE TESTS, CONSISTING OF A PRESSURE TEST AND A LEAKAGE TEST, SHALL BE PERFORMED ON SECTIONS OF WATER MAINS INSTALLED. LEAKAGE TEST SHALL BE CONDUCTED CONCURRENTLY WITH PRESSURE TEST. TEST SECTION SHALL BE LIMITED TO 1,500 FT (MAX.). TESTS SHOULD BE CONDUCTED TO FIRST VALVE IN BUILDING.
- AFTER ALL TESTS AND INSPECTIONS HAVE BEEN PERFORMED EVIDENCE OF COMPLIANCE SHALL BE FORWARDED TO OWNER/ENGINEER AND THE VILLAGE PRIOR TO ACCEPTANCE.
- ALL WATER FOR TESTS SHALL BE FURNISHED AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. SOURCE AND/OR QUALITY OF WATER WHICH THE CONTRACTOR PROPOSES TO USE IN TESTING LINES SHALL BE ACCEPTABLE TO THE ENGINEER.
- HYDROSTATIC PRESUMPTIVE TESTS MAY BE PERFORMED WHEN SYSTEM IS PARTIALLY BACKFILLED TO SIMPLY CHECK WORK. BUT ACCEPTANCE OF SYSTEM SHALL BE BASED ON HYDROSTATIC TESTS RUN ON FINISHED SYSTEM AFTER IT HAS BEEN COMPLETELY BACKFILLED. ALL HYDROSTATIC TESTS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 4 OF AWWA STANDARD C 600 OR LATER ADDITION, AS MODIFIED HEREIN.
- FOR THE PRESSURE TEST, SYSTEM SHALL BE PRESSURIZED AND MAINTAINED AT A MINIMUM OF 150 POUNDS PER SQUARE INCH, OR 1.5 TIMES THE WORKING PRESSURE, WHICHEVER IS GREATER, BASED ON THE ELEVATION OF THE LOWEST POINT IN THE SECTION BEING TESTED AND CORRECTED TO THE ELEVATION OF THE GAUGE. PROVISIONS SHALL BE MADE TO RELIEVE AIR TRAPPED AT HIGH POINTS IN THE SYSTEM THROUGH ADJACENT HYDRANTS OR THROUGH TAPS AND CORPORATION STOPS INSTALLED FOR THIS PURPOSE BY THE CONTRACTOR. AFTER SAID PRESSURE HAS BEEN MAINTAINED SUCCESSFULLY, WITH FURTHER PUMPING AS REQUIRED, FOR A PERIOD OF AT LEAST TWO HOURS, THE SECTION UNDER TEST SHALL BE CONSIDERED TO HAVE PASSED THE PRESSURE TEST.
- LEAKAGE TEST SHALL BE PERFORMED CONCURRENTLY USING A MINIMUM TEST PRESSURE OF 150 LBS/SQUARE INCH, OR 1.5 TIMES THE WORKING PRESSURE, WHICHEVER IS GREATER, BASED ON THE ELEVATION OF THE LOWEST POINT IN THE SECTION UNDER TEST AND CORRECTED TO ELEVATION OF THE GAUGE. LEAKAGE TEST DURATION SHALL BE A MINIMUM OF 2 HOURS AFTER LEAKAGE RATE HAS STABILIZED.
- MAXIMUM ALLOWABLE LEAKAGE SHALL BE AS SHOWN IN THE FOLLOWING TABLE:
ALLOWABLE LEAKAGE PER 1000 FT (305M) OF PIPELINE (GPH)

AVG. TEST PRESSURE	NOMINAL PIPE DIAMETER-IN.						
	4	6	8	10	12	14	16
450	0.57	0.86	1.15	1.43	1.72	2.01	2.29
600	0.54	0.82	1.10	1.38	1.66	1.94	2.18
350	0.51	0.76	1.01	1.26	1.52	1.77	2.02
300	0.47	0.70	0.94	1.17	1.40	1.64	1.87
275	0.47	0.67	0.87	1.07	1.24	1.57	1.74
250	0.43	0.64	0.85	1.07	1.28	1.50	1.71
225	0.41	0.61	0.81	1.01	1.22	1.42	1.62
200	0.38	0.57	0.76	0.95	1.15	1.34	1.53
175	0.36	0.54	0.72	0.89	1.07	1.25	1.43
150	0.33	0.50	0.66	0.83	0.99	1.16	1.32
125	0.30	0.45	0.60	0.75	0.91	1.06	1.21
100	0.27	0.41	0.54	0.68	0.81	0.95	1.08

- IF LEAKAGE IN SYSTEM EXCEEDS THE SPECIFIED AMOUNT, THE CONTRACTOR SHALL, AT NO ADDED COST TO THE OWNER, LOCATE, REPAIR, AND/OR REPLACE DEFECT(S) AND RE-TEST PIPING SYSTEM.

COMPACTION REQUIREMENTS

LOCATION	COMPACTION	TESTING FREQUENCY
PIPE TRENCH BACKFILL (N 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 (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 4" OF SELECT GRANULAR FILL (FILL BETWEEN SHEET PILES)	95% ASTM D1557	1 TEST FOR EVERY 2,000 SQ FT, OF LIFT FT OF SELECT GRANULAR FILL BUT NO FEWER THAN TWO TESTS PER LIFT

GRADING NOTES:

- PRIOR TO SITE DISTURBANCE, CONTRACTOR TO INSTALL EROSION & SEDIMENT CONTROL MEASURES.
- IF ROCK IS ENCOUNTERED DURING CONSTRUCTION & REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- 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 75.3.
- 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.
- BOX ALL TREES AND PLANT ALL SHRUBS AND HEDGES BEFORE PLAING EARTH AGAINST OR NEAR THEM. ORNAMENTAL TREES BEFORE CONSTRUCTION IS TO BE REMOVED DURING CONSTRUCTION SHALL BE HEALED IN AND RE-PLAUSED 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.
- ALL EARTHWORK SHALL BE SMOOTHLY AND EVENLY BLENDED INTO EXISTING CONDITIONS. NO WORK, STORAGE OR TREES SHALL BE PERMITTED BEYOND THE BOUNDARIES OF ANY EASEMENT OR PROPERTY LINE.
- REMOVE ALL VEGETATION, TREES, STUMPS, GRASSES, ORGANIC SOLS, DEBRIS AND DELETERIOUS MATERIALS WITHIN THE AREAS SLATED FOR CONSTRUCTION.
- IF PREVIOUSLY UNKNOWN CULTURAL, ARCHEOLOGICAL, OR HISTORIC REMAINS OR ARTIFACTS ARE DISCOVERED IN THE COURSE OF CONSTRUCTION OF THIS PROJECT, THE PROJECT SPONSORS SHALL SUSPEND CONSTRUCTION OPERATIONS IN THE PERTINENT AREA AND SHALL NOTIFY THE PROJECT ENGINEER. CONSTRUCTION IN THAT AREA SHALL RESUME ONLY AFTER COMPLETION OF FEDERAL, TRIBAL, AND STATE COORDINATION TO DETERMINE WHETHER PROTECTION OR RECOVERY OF THE REMAINS IS WARRANTED, OR WHETHER THE SITE IS ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES.
- IT IS THE INTENT OF THIS PLAN FOR ALL SITE GRADING TO DRAIN & NO PONDING OCCURS. MINIMUM SLOPE OF AT LEAST ONE PERCENT SHALL BE MAINTAINED TO PERMITS AND ASSOCIATED CONDITIONS.
- CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
- 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 ALL CROSSINGS. WHEN NOT POSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, SEWER PIPE SHALL BE PRESSURE RATED AND TESTED TO 150psi, 10 (TEN) FEET ON EACH SIDE OF THE WATER MAIN BEING CROSSED.
- ALL PROPOSED UTILITIES SHALL TERMINATE 5 FEET FROM ANY PROPOSED BUILDING FACE. CONTRACTOR TO COORDINATE WITH OWNER FOR ANY CONNECTIONS.
- ALL STORM SEWER SHALL BE SMOOTH INTERIOR HDPE UNLESS OTHERWISE SPECIFIED.
- ALL GRAVITY SANITARY SEWER SHALL BE SDR 35 PVC UNLESS OTHERWISE SPECIFIED.
- ALL WATER PIPE SHALL BE DUCTILE IRON PIPE UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR TO VERIFY STATUS OF ALL UTILITY SERVICES PRIOR TO INTERUPTION.
- EXPLORATORY EXCAVATIONS SHALL BE PERFORMED BY THE CONTRACTOR AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK.
- BEFORE CONSTRUCTING UTILITIES TO EXISTING UTILITIES, VERIFY EXISTING UTILITY INVERTS AND NOTIFY THE ENGINEER IF ANY VARIATION FROM THE PLAN IS REQUIRED.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES IN SERVICE FOR THE DURATION OF THE WORK.
- BEFORE CONSTRUCTING UTILITIES TO EXISTING UTILITIES, VERIFY EXISTING UTILITY INVERTS AND NOTIFY THE ENGINEER IF ANY VARIATION FROM THE PLAN IS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DOWATERING UTILITY TRENCHES AND EXCAVATIONS AND FOR THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF THE WORK.
- IF ROCK REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE VILLAGE OF WAPPINGERS

UTILITY PLAN NOTES:

GENERAL CONSTRUCTION NOTES:

- 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.
- ANY CONDITION ENCOUNTERED IN THE FIELD DIFFERING FROM THOSE SHOWN HEREON, SHALL BE REPORTED TO COORDINATE WITH OWNER FOR ANY CONNECTIONS.
- 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 ALL CROSSINGS. WHEN NOT POSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, SEWER PIPE SHALL BE PRESSURE RATED AND TESTED TO 150psi, 10 (TEN) FEET ON EACH SIDE OF THE WATER MAIN BEING CROSSED.
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ROCK BLASTING NOTES:

BLASTING OF BEDROCK IS NOT ANTICIPATED AT THIS SITE IN ORDER TO COMPLETE THE PROPOSED DEVELOPMENT. HOWEVER, THESE NOTES ARE INCLUDED SHOULD UNFORESEEN CONDITIONS REQUIRE THE NEED FOR BLASTING TO EXCAVATE BEDROCK.

- ALL RECOMMENDED SAFETY REQUIREMENTS AND STANDARDS REFERENCED AND ANY LOCAL RESTRICTIONS SHALL BE APPLIED AS REQUIRED FOR SAFETY, SECURITY, AND SPECIFICALLY RELATED DETAILS FOR BLASTING PROCEDURES. AT ALL TIMES, FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES WILL BE FOLLOWED CONCERNING THE TRANSPORTATION AND STORAGE OF EXPLOSIVES.
- A MINIMUM OF FOUR (4) WEEKS PRIOR TO COMMENCEMENT OF THE INITIAL BLASTING OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES AS APPROPRIATE: POLICE AGENCIES, GAS AND ELECTRIC SERVICE COMPANIES, TELEPHONE AND CABLE COMPANIES, TOWN WATER AND SEWER DEPARTMENTS, NYSDOT, AND LOCAL FIRE, RESCUE, AND AMBULANCE SERVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE RESULTING FROM THE USE OF EXPLOSIVES. EXPLOSIVES SHALL BE STORED IN A SECURE MANNER IN COMPLIANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES.
- THE CONTRACTOR SHALL NOTIFY EACH PROPERTY AND UTILITY OWNER HAVING A BUILDING, STRUCTURE, OR OTHER INSTALLATION ABOVE OR BELOW GROUND IN PROXIMITY TO THE SITE OF THE WORK OF HIS INTENTION TO USE EXPLOSIVES TO EXCAVATE BEDROCK. THE CONTRACTOR SHALL NOTIFY THE OWNERS TO TAKE STEPS TO PROTECT THEIR PROPERTY. NOTICE SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR DAMAGE RESULTING FROM HIS BLASTING OPERATIONS.
- THE CONTRACTOR SHALL SCHEDULE AND CONDUCT PRE-BLAST SURVEYS WITH PROPERTY OWNERS LOCATED IN THE AREA POTENTIALLY AFFECTED BY AIRBLAST OVERPRESSURE AND GROUND VIBRATION OR AS REQUIRED.
- THE CONTRACTOR SHALL IMPLEMENT ENGINEERING MEASURES IN ORDER TO MINIMIZE THE POTENTIAL IMPACTS OF DUST, NOISE AND GROUND VIBRATION. BLAST VIBRATION CONTROL WILL BE ACHIEVED BY LIMITING THE CHARGE PER DELAY SO THAT THE PEAK PARTICLE VELOCITY REMAINS BELOW THE SPECIFIED LEVELS.
- A APPROPRIATELY QUALIFIED, LICENSED BLASTING SPECIALIST, WITH EXPERIENCE SHALL BE ONSITE AND

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395 Route 212 Saugerties, NY 12477

Terra Group 201, LLC.
Dutchess Ave and Garden Street Village of Wappingers, NY

NO.	DATE:	DESCRIPTION:
6	08/21/23	Village Comments
5	07/12/23	Village Comments
4	06/14/23	Village Comments
3	05/10/23	Village Comments
2	3/15/23	Village Comments
1	2/8/23	Village Comments

PROJECT NUMBER: 2230010

DRAWN BY: TK

REVIEWED BY: CPL

ISSUED FOR: PLANNING BOARD APPROVAL

DATE: 12/7/22

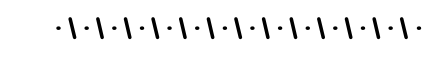









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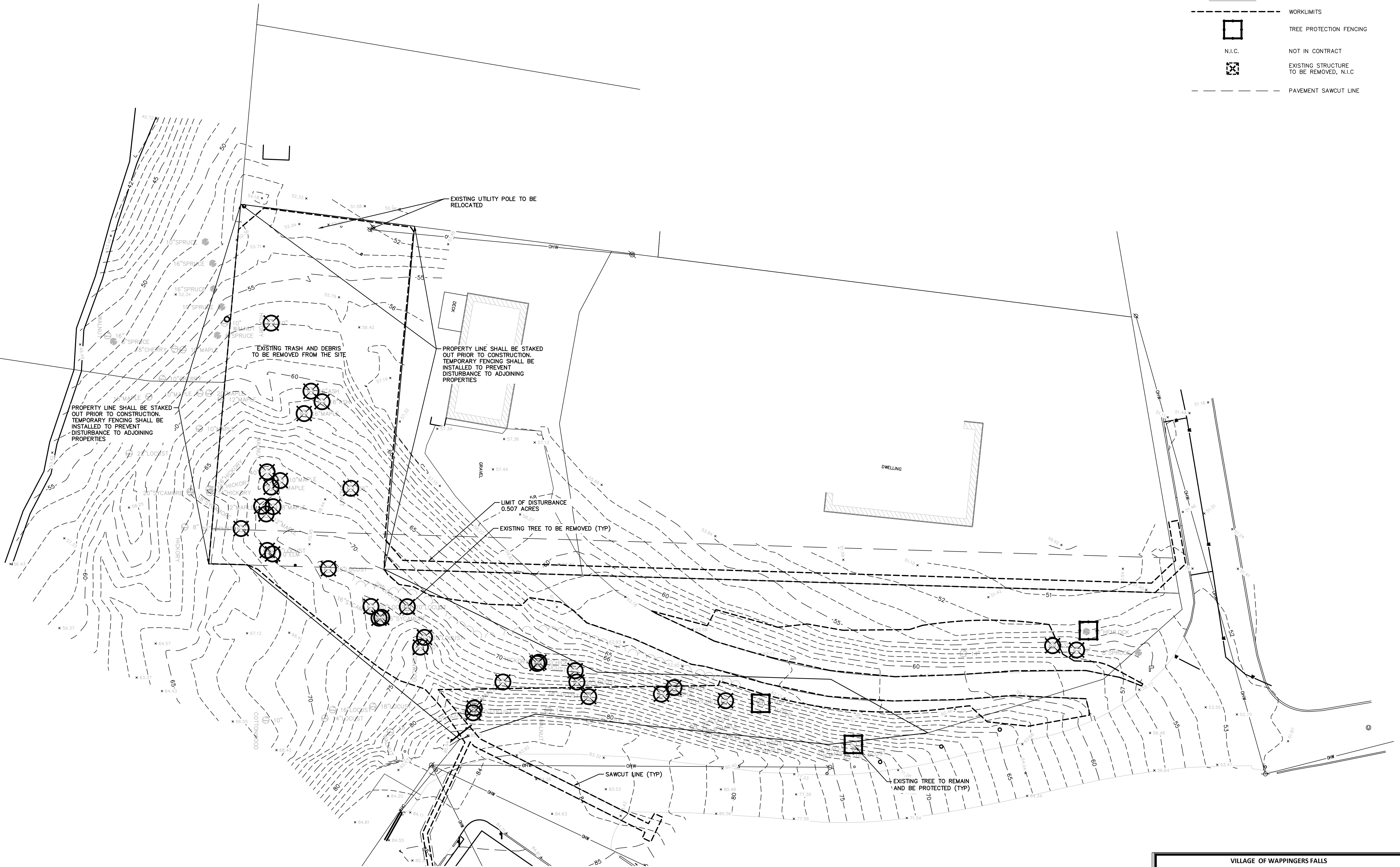
DEMOLITION PLAN

DRAWING NUMBER:

C120

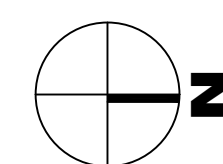
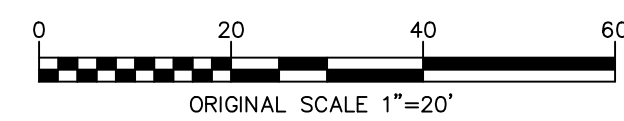
LEGEND:

-  EXISTING FEATURE TO BE REMOVED
-  EXISTING TREE TO BE REMOVED
-  EXISTING SITE FEATURE TO BE REMOVED
-  EXISTING PAVEMENT & SIDEWALK TO BE REMOVED
-  EXISTING BUILDING TO BE REMOVED
-  WORKLIMITS
-  TREE PROTECTION FENCING
-  N.I.C. NOT IN CONTRACT
-  EXISTING STRUCTURE TO BE REMOVED, N.I.C.
-  PAVEMENT SAWCUT LINE



1 DEMOLITION PLAN

C120 SCALE: 1" = 20'



VILLAGE OF WAPPINGERS FALLS
PLANNING BOARD

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PB CHAIR: _____ DATE: _____

WITNESS: _____

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Revisions

PROJECT NUMBER: 2230010

DRAWN BY: TK

REVIEWED BY: CPL

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DATE: 12/7/22

DRAWING NAME:

SITE PLAN

DRAWING NUMBER:

C130

BULK TABLE

ZONING DISTRICT: VR VILLAGE RESIDENTIAL

ZONING DISTRICT REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	N/A	0.447 ACRES	0.447 ACRES
MINIMUM LOT WIDTH	25 FT	75 FT	75 FT
MINIMUM SETBACK REQUIREMENTS			
FRONT	10 FT	N/A	127.2 FT
SIDES	0 FT	N/A	1.9'
REAR	10 FT	N/A	18.5'
MAXIMUM BUILDING HEIGHT	46 FT OR 3 STORIES MAX	N/A	3 STORIES, <46 FT
MINIMUM BUILDING HEIGHT	2 STORIES	N/A	3 STORIES
MAXIMUM LOT COVERAGE	60%(11,693 SF)	0%	57% (11,159 SF)
MINIMUM GREEN SPACE	15%	100%	43%
MINIMUM LOT DEPTH	N/A	N/A	190.6 FT

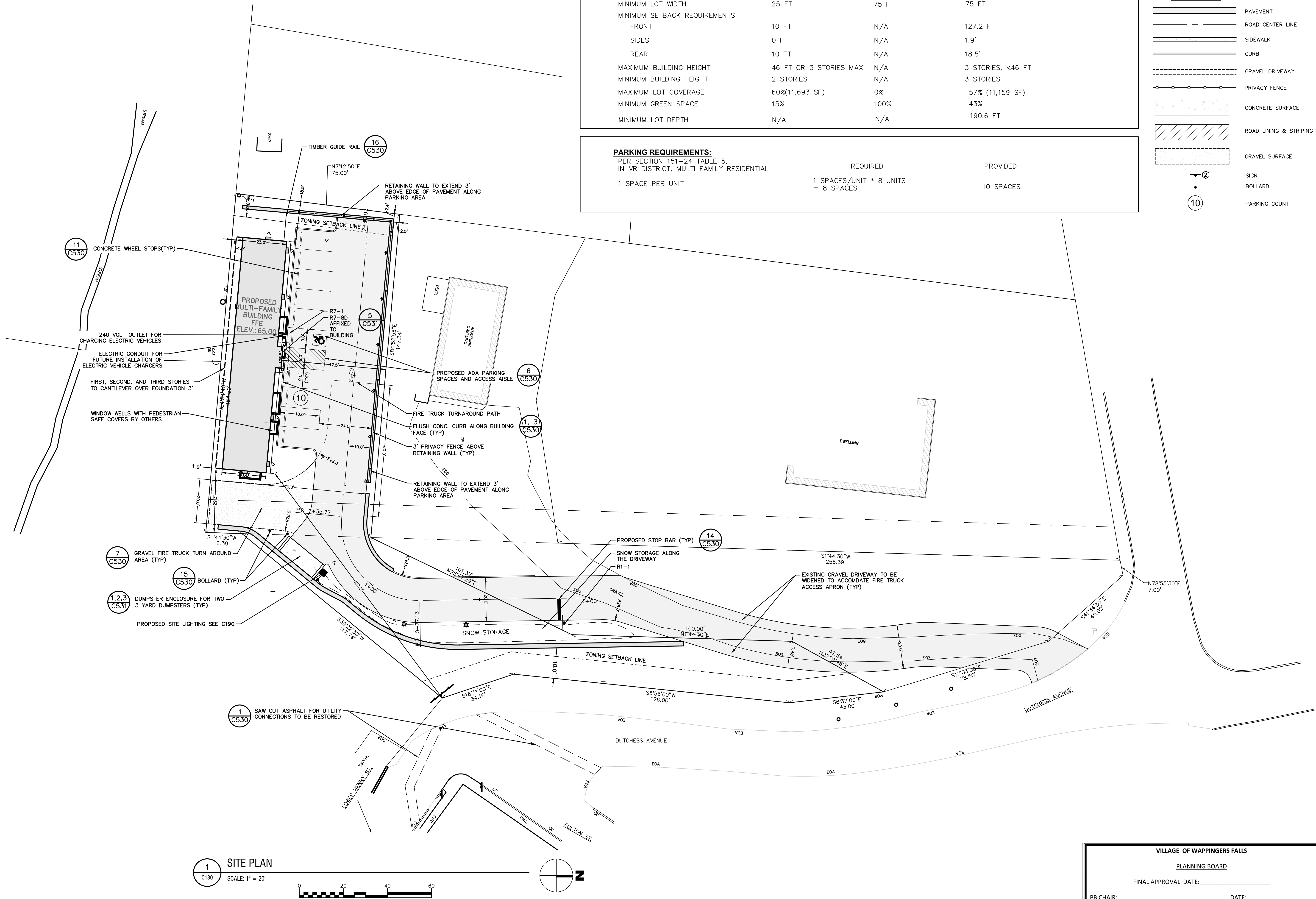
PARKING REQUIREMENTS:

PER SECTION 151-24 TABLE 5,
IN VR DISTRICT, MULTI FAMILY RESIDENTIAL

	REQUIRED	PROVIDED
1 SPACE PER UNIT	1 SPACES/UNIT * 8 UNITS = 8 SPACES	10 SPACES

SITE LEGEND:

- PROPERTY LINE
- SETBACK LINE
- BUILDING
- PAVEMENT
- ROAD CENTER LINE
- SIDEWALK
- CURB
- GRAVEL DRIVEWAY
- PRIVACY FENCE
- CONCRETE SURFACE
- ROAD LINING & STRIPING
- GRAVEL SURFACE
- SIGN
- BOLLARD
- PARKING COUNT



1 SITE PLAN
C130

SCALE: 1" = 20'

ORIGINAL SCALE 1" = 20'

VILLAGE OF WAPPINGERS FALLS
PLANNING BOARD

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WITNESS: _____

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DRAWING NAME:

GRADING & DRAINAGE PLAN

DRAWING NUMBER:

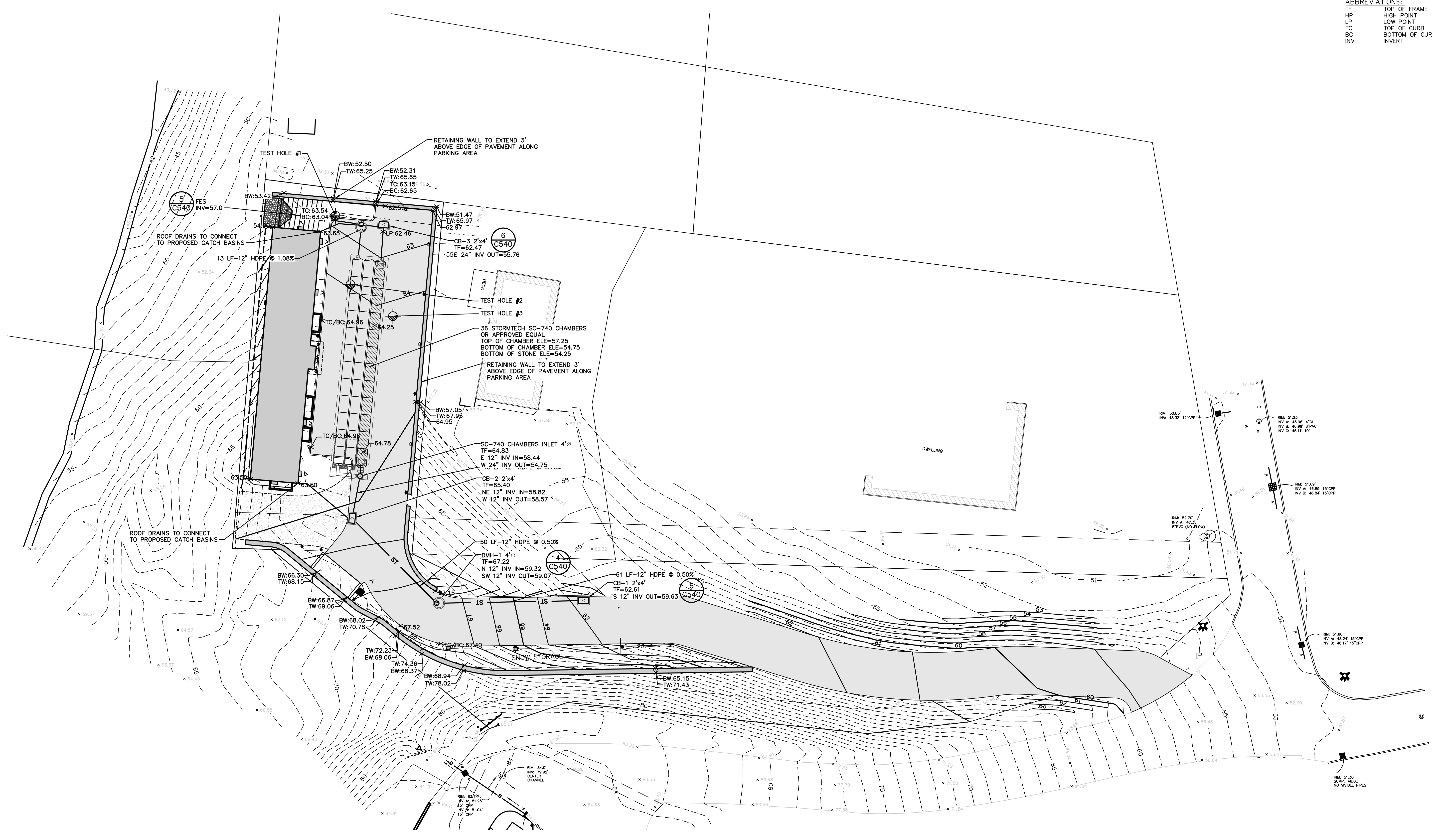
C140

GRADING & DRAINAGE LEGEND:

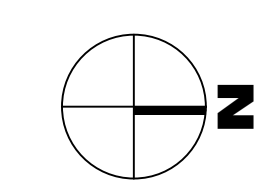
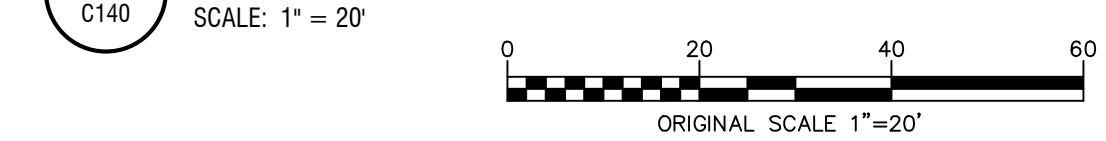
	PROPERTY LINE
	BUILDING
	PAVEMENT
	10 FT CONTOUR
	2 FT CONTOUR
	SPOT GRADE

ABBREVIATIONS:

TF	TOP OF FRAME
HP	HIGH POINT
LP	LOW POINT
TC	TOP OF CURB
BC	BOTTOM OF CURB
INV	INVERT



1 GRADING & DRAINAGE PLAN



VILLAGE OF WAPPINGERS FALLS
PLANNING BOARD

FINAL APPROVAL DATE: _____

PB CHAIR: _____ DATE: _____

WITNESS: _____

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Revisions

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DRAWING NAME:

EROSION & SEDIMENT CONTROL PLAN

DRAWING NUMBER:

PB CHAIR: _____ DATE: _____
WITNESS: _____

C150

EROSION CONTROL LEGEND:

- PROPERTY LINE
- BUILDING
- 5 FT CONTOUR
- 1 FT CONTOUR
- TREE LINE
- SHRUB LINE
- SILT FENCE
- CATCH BASIN SILT SAC DROP INLET PROTECTION
- SPOILS STORAGE AREA
- STABILIZED CONSTRUCTION ENTRANCE
- CONCRETE WASH OUT AREA
- TREE PROTECTION

SEQUENCE OF CONSTRUCTION

DUE TO THE PROXIMITY OF THE PROPOSED DEVELOPMENT TO MULTIPLE LOT LINES, USE OF EROSION AND SEDIMENT CONTROL STRUCTURES AND STABILIZATION PRACTICES ARE IMPORTANT FOR MAINTAINING SITE STABILITY UNDER RUNOFF AND DURING DAILY CONSTRUCTION ACTIVITIES. ALL CONTROLS SHOULD BE IN PLACE AND IMPLEMENTED PRIOR TO CONSTRUCTION AS INDICATED. AS CONSTRUCTION PROCEEDS, THE CONTROLS SHOULD BE MONITORED, MAINTAINED AND REPLACED AS NEEDED. ADDITIONAL CONTROLS MAY BE REQUIRED AS NEEDED TO ADDRESS UNFORESEEN SITUATIONS.

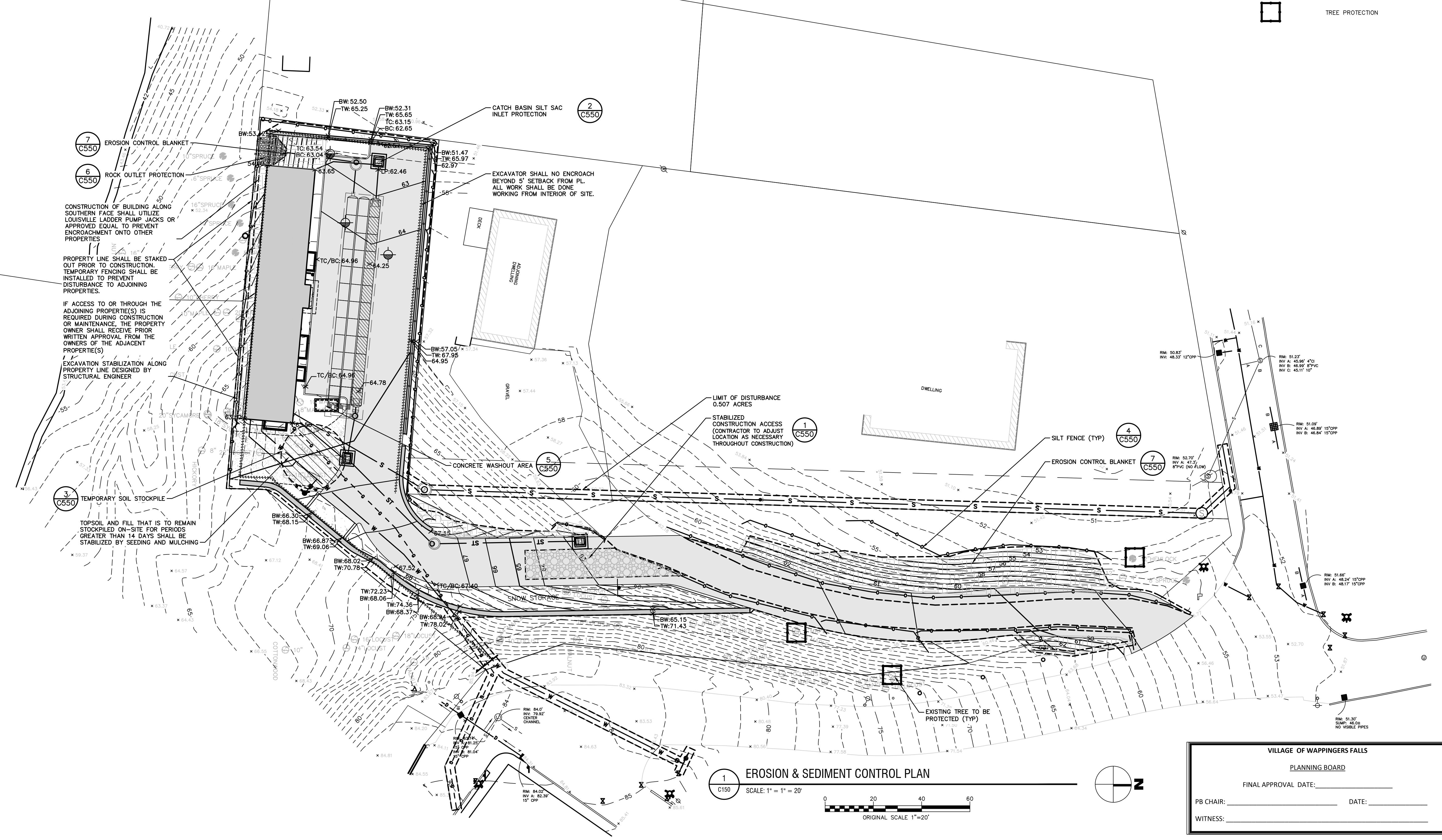
REFER TO THE CONSTRUCTION DRAWINGS FOR ALL PLANS AND DETAILS WHICH RELATE TO THE CONSTRUCTION SEQUENCE. THIS SEQUENCE SHOULD BE FOLLOWED IN CONJUNCTION WITH ALL PLANS, NOTES, AND THE STORMWATER POLLUTION PREVENTION PLAN. PRIOR TO THE COMMENCEMENT OF WORK, THE OWNER AND GENERAL CONTRACTOR SHALL READ AND UNDERSTAND THE SEQUENCE FOR CONSTRUCTION.

CONSTRUCTION SEQUENCE

- PRIOR TO THE BEGINNING OF ANY SITE WORK THE MAJOR FEATURES OF THE CONSTRUCTION MUST BE FIELD STAKED BY A LICENSED SURVEYOR. THESE INCLUDE THE BUILDING, SITE INFRASTRUCTURE, LIMITS OF DISTURBANCE, UTILITY LINES, AND PROPERTY LINES. TEMPORARY CONSTRUCTION FENCING SHALL BE PLACED ALONG THE PROPERTY LINE WHERE WORK WILL RESULT IN DISTURBANCE WITHIN 10' OF THE PROPERTY LINE.
- PRIOR TO COMMENCEMENT OF WORK, AN ON-SITE PRE-CONSTRUCTION MEETING WILL BE HELD. THIS WILL BE ATTENDED BY THE PROJECT OWNER, THE OPERATOR RESPONSIBLE FOR COMPLYING WITH THE APPROVED CONSTRUCTION DRAWINGS INCLUDING THE E&S PLAN AND DETAILS, THE DESIGN ENGINEER, THE PROFESSIONAL RESPONSIBLE FOR E&S MONITORING DURING CONSTRUCTION, AND TOWN REPRESENTATIVES FROM THE ENGINEERING DEPARTMENT AND CODE ENFORCEMENT.
- INSTALL ALL TEMPORARY EROSION CONTROL MEASURES AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN FOR THE PROJECT'S IMMEDIATE DISTURBANCE AREAS. THIS SHALL INCLUDE, BUT NOT LIMITED TO SILT FENCE, STABILIZED CONSTRUCTION ENTRANCES, CONSTRUCTION FENCE, ETC. THIS SEQUENCE MUST BE FOLLOWED TO ENSURE PROPER IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL PLAN (E&SCP) AND TO ENSURE DISTURBANCE DOES NOT EXCEED PROPERTY LIMITS.
- CUT AND CLEAR TREES WITHIN THE WORK AREA LIMITS AS NECESSARY. INSTALL TREE PROTECTIVE MEASURE AT MARKED LOCATIONS ON E&S PLAN.

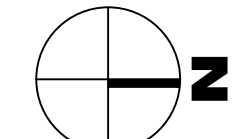
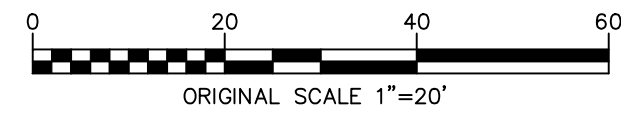
5. TIMBERED TREES AND WOODCHIPS SHALL BE TEMPORARILY STORED IN THE STOCKPILE AND OR STAGING AREA IF NECESSARY BEFORE BEING REMOVED OFF-SITE. WOODCHIPS MAY BE USED FOR MULCH TO STABILIZE DISTURBED AREAS. WOODCHIP MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 500 LBS. PER 1000 SF (2" THICK MINIMUM).
6. REMOVE EXISTING VEGETATIVE COVER, GRUB, REMOVE STUMPS AND OTHER SURFACE FEATURES IN THE LIMIT OF CONSTRUCTION ONLY. ANY DISTURBANCE THAT RESULTS FROM TREE CLEARING AND GRUBBING SHALL BE IMMEDIATELY STABILIZED WITH WOODCHIPS MULCH, HYDRO-MULCH, OR STRAW AND SEED. TIMBERED TREES, WOOD CHIPS, AND STUMPS SHALL BE REMOVED OFF-SITE UNLESS OTHERWISE DIRECTED. AS STATED WOODCHIPS MAY BE STOCKPILED FOR USE AS STABILIZING GROUND COVER, DEMOLISH AND/OR REMOVE EXISTING FEATURES, I.E. FENCE, CONCRETE SLAB, ASPHALT ETC., AND DISPOSE OF OR STOCKPILE AS REQUIRED BY THE OWNER. ALL CONSTRUCTION DEBRIS SHALL BE PROPERLY DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS.
7. BEGIN EXCAVATION AND ROUGH GRADING FOR THE NEW DRIVEWAY. EXCAVATED SOILS SHALL BE STOCKPILED IN THE LOCATIONS SHOWN ON THE E&S PLAN. AREAS WHICH ARE TO REMAIN UNDISTURBED FOR MORE THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING OR MULCH.
8. BEGIN INSTALLATION OF WATER AND GAS SERVICES. WATER MAIN MUST BE CONSTRUCTED UP TO THE PROPOSED FIRE HYDRANT AND MAY BE CONTINUED LATER DURING CONSTRUCTION.
9. BEGIN CONSTRUCTION OF THE RETAINING WALL ALONG THE SOUTHERN SIDE OF THE PROPOSED DRIVEWAY. THIS WALL SHALL BE COMPLETED BEFORE WORK ON THE REMAINDER OF THE SITE COMMENCES.
10. INSTALL EXCAVATION STABILIZATION ALONG SOUTHERN SIDE OF BUILDING WHERE EXCAVATION EXCEEDS 5'.
11. BEGIN PREPARATION OF THE BUILDING SITE AND EXCAVATION OF THE BUILDING. ALL WORK SHALL OCCUR FROM WITHIN THE SITE WORKING OUTWARD TO ENSURE THERE IS NO DISTURBANCE ACROSS PROPERTY LINES.
12. BEGIN CONSTRUCTION OF THE FOUNDATION. UPON COMPLETION AND AFTER PROPER CURING TIME IS ACHIEVED, BACKFILL THE FOUNDATION AND REMOVE THE EXCAVATION STABILIZATION. STABILIZE DISTURBED AREAS ALONG THE SOUTHERN SIDE OF THE BUILDING WITH EROSION MATTING AS PER THE EROSION AND SEDIMENT CONTROL PLAN. AREAS WHICH ARE TO REMAIN UNDISTURBED FOR MORE THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING OR MULCH.
13. BEGIN CONSTRUCTION OF THE PROPOSED SEWER SERVICE AND COMPLETE CONSTRUCTION OF THE PROPOSED WATER AND GAS SERVICES AS NEEDED FOR BUILDING CONNECTIONS. CONNECTIONS TO THE EXISTING PUBLIC MAINS SHALL NOT BE OPENED UNTIL FINAL BUILDING CONSTRUCTION HAS BEEN COMPLETED.

14. BEGIN CONSTRUCTION OF REMAINING SITE RETAINING WALLS AND FINISH ROUGH GRADING THE SITE.
15. INSTALL DRAINAGE STRUCTURES AND PIPE BEGINNING AT THE DISCHARGE POINT BEHIND THE BUILDING AND WORKING TOWARDS THE PROPOSED CATCH BASIN AT THE NEW DRIVEWAY ENTRANCE. INLET PROTECTION SHALL BE PLACED AROUND ALL CATCH BASINS AS PER THE EROSION AND SEDIMENT CONTROL PLAN. BACKFILL TRENCHES FOLLOWING THE INSTALLATION OF PIPE OR STRUCTURES. TO THE GREATEST EXTENT POSSIBLE DO NOT LEAVE OPEN EXCAVATIONS AT THE END OF THE WORK DAY. IF TRENCHES ARE TO BE LEFT OPEN, PLACE EXCAVATED MATERIAL ON THE UP-SLOPE SIDES OF THE TRENCH AND PROTECT AND STABILIZE IF IT IS TO REMAIN OPEN FOR AN EXTENDED PERIOD OF 7 DAYS OR MORE.
16. INSTALL THE BASE MATERIAL FOR THE DRIVES AND PARKING AREAS AND SIDEWALKS. INSTALL DRAINAGE MATERIAL FOR POROUS ASPHALT AREAS AS PER THE DETAIL.
17. STAKE OUT AND INSTALL CURBING AS PER PLAN. ONCE CURBING IS COMPLETED AROUND CATCH BASINS, RE-INSTALL INLET PROTECTION WITHIN CATCH BASINS. AS CURBING IS COMPLETE, BACKFILL WITH TOPSOIL. AREAS THAT ARE FILLED WITH TOPSOIL ARE TO BE RAKED, SEED, AND HAY MULCHED.
18. INSTALL ALL SIDEWALKS, PAVEMENT SECTIONS, AND POROUS PAVEMENT. ONCE THE FINAL GRADE IS ACHIEVED PLACE FINAL TOPSOIL COVER TO OPEN AREAS, BEGIN PLACEMENT OF SEED MIX AND EROSION CONTROL BLANKET, OR HYDRO-MULCH. REFER TO THE LANDSCAPE PLAN FOR THE SEED MIX REQUIREMENTS.
19. COMPLETE CONSTRUCTION OF THE REMAINDER OF THE BUILDING. WORK ALONG THE SOUTHERN SIDE SHALL UTILIZE LOUISVILLE LADDER PUMP JACKS OR APPROVED EQUAL AT NO POINT SHALL CONSTRUCTION ENCRROACH ACROSS THE PROPERTY LINE.
20. INSTALL FINAL VEGETATION INCLUDING SOD AND LANDSCAPING. REFER TO LANDSCAPE PLANS FOR LOCATION AND IDENTIFICATION OF GROUND COVER AND PLANTINGS. CLEAR SITE OF DEBRIS AND ALL UNWANTED MATERIALS. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS.
21. UPON COMPLETION OF ALL WORK, THE SITE SHALL BE INSPECTED BY THE SUPERVISING ENGINEER AND TOWN INSPECTOR TO DETERMINE COMPLETION OF ALL WORK AND PERMANENT STABILIZATION OF THE SITE.
22. ANY AREAS DEEMED INCOMPLETE OR NOT PROPERLY STABILIZED SHALL BE DONE SO TO THE SATISFACTION TO THE SUPERVISING ENGINEER AND TOWN INSPECTOR.
23. ONCE THE SITE IS DEEMED ADEQUATELY STABLE THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES CAN BE REMOVED. ALL PLUGGED PIPES SHALL BE OPENED TO ALLOW FLOW TO THE SUB-SURFACE STORMWATER MANAGEMENT SYSTEMS.



1 EROSION & SEDIMENT CONTROL PLAN

C150 SCALE: 1" = 1' = 20'



VILLAGE OF WAPPINGERS FALLS
PLANNING BOARD
FINAL APPROVAL DATE: _____
PB CHAIR: _____ DATE: _____
WITNESS: _____

WATER DEMAND REQUIREMENTS:
16 BEDROOMS @ 110 GPD = 1760 GPD

SANITARY SEWER DEMAND REQUIREMENTS:
16 BEDROOMS @ 110 GPD = 1760 GPD

- UTILITY LEGEND:**
- — — — — PROPERTY LINE
 - ▭ BUILDING
 - OHW — OVERHEAD WIRES
 - S — SANITARY SEWER LINE
 - W — WATER LINE
 - ST — STORM DRAIN LINE
 - CATCH BASIN
 - DRAINAGE MANHOLE
 - CLEANOUT
 - ⊙ HYDRANT
 - ⊙ WATER VALVE
 - ⊙ LIGHT POLE
 - ⊙ LIGHT WALL PACK
 - ⊙ SANITARY MANHOLE
 - ⊙ UTILITY POLE
 - ◀ REDUCER



21 Fox Street
Poughkeepsie, NY 12601
(845) 454-3980
labellap.com

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395 Route 212 Saugerties, NY 12477

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Dutchess Ave and Garden Street Village of Wappingers, NY

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1	2/8/23	Village Comments

PROJECT NUMBER: 2230010

DRAWN BY: TK

REVIEWED BY: CPL

ISSUED FOR: PLANNING BOARD APPROVAL

DATE: 12/7/22

DRAWING NAME:

UTILITY PLAN

DRAWING NUMBER:

C160



1 UTILITY PLAN
C160 SCALE: 1" = 20'

0 20 40 60
ORIGINAL SCALE 1" = 20'

North Arrow

VILLAGE OF WAPPINGERS FALLS
PLANNING BOARD

FINAL APPROVAL DATE: _____

PB CHAIR: _____ DATE: _____

WITNESS: _____

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DRAWN BY: TK

REVIEWED BY: CPL

ISSUED FOR: PLANNING BOARD APPROVAL

DATE: 12/7/22

DRAWING NAME:

PLAN & PROFILE

DRAWING NUMBER:

C170

PROFILE LEGEND:

----- EXISTING GRADE
————— PROPOSED GRADE

ABBREVIATIONS:

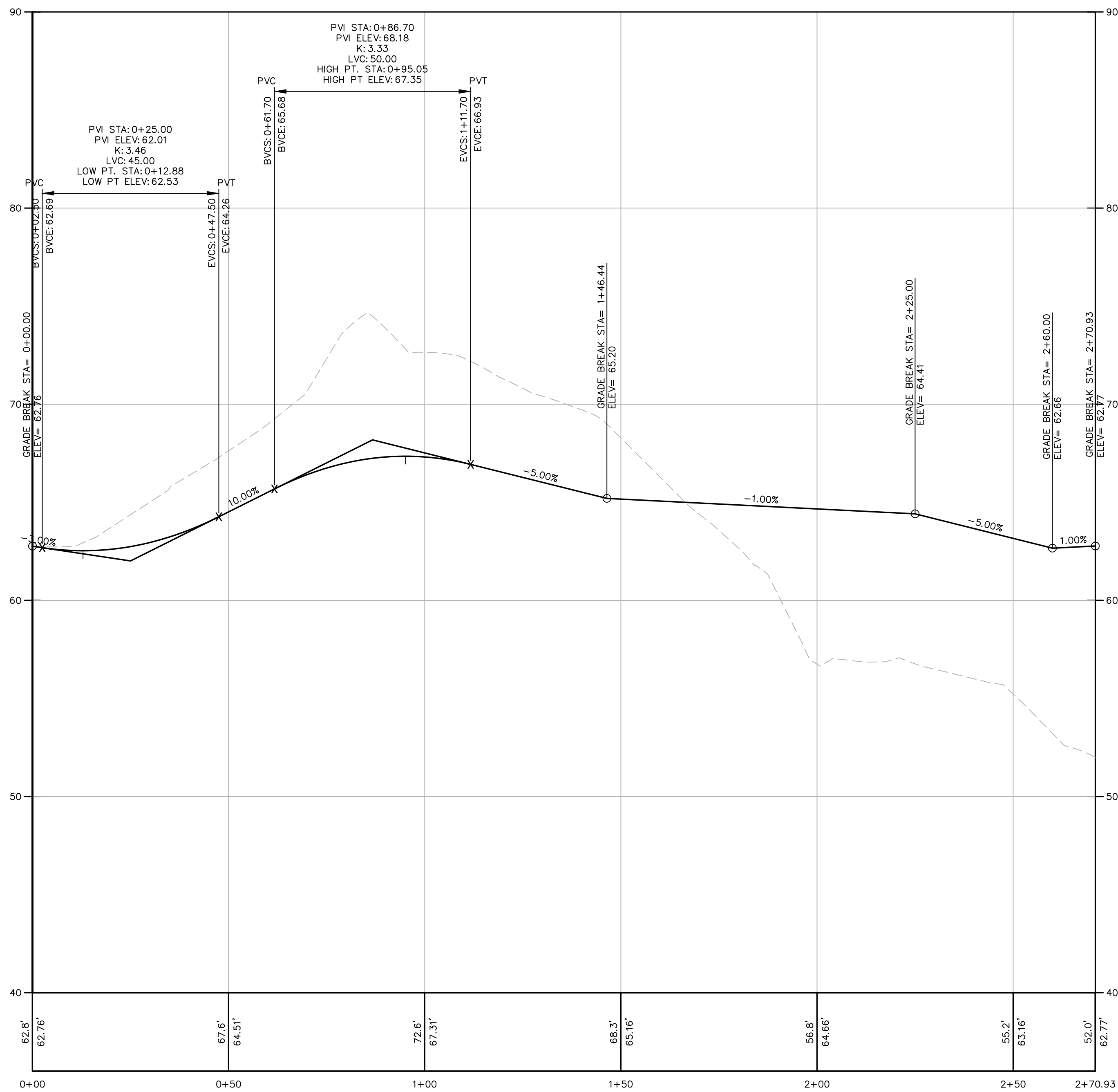
PVC POINT OF VERTICAL CURVE
PVI POINT OF VERTICAL INTERSECTION
PVT POINT OF VERTICAL TANGENCY
HORIZ HORIZONTAL
VERT VERTICAL
ID INSIDE DIAMETER
S= SLOPE
INV INVERT

STRUCTURES:

CB CATCH BASIN
DMH DRAINAGE MANHOLE
SMH SEWER MANHOLE
FES FAIRED END SECTION
CO CLEAN OUT
WSO WATER SHUT OFF
HYD HYDRANT

PIPES:

DI DUCTILE IRON PIPE
VC VITRIFIED CLAY
PVC POLYVINYLCHLORIDE PIPE
HDPE HIGH DENSITY POLYETHYLENE PIPE
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
SICPP SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE

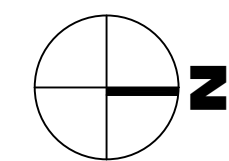


1 DRIVEWAY PROFILE STA: 0+00 - 2+70.66
C170 HORIZONTAL SCALE: 1" = 2'
VERTICAL SCALE: 1" = 20'

NOTE:
1. STATIONING SHOWN ON PROFILE IS CENTERLINE OF ROADWAY STATIONING.



1 PLAN STA: 0+00 - 2+04.68
C170 SCALE: 1" = 20'



NOTE:
UTILITIES ARE NOT SHOWN ON THE PROFILE VIEW OF THIS ROADWAY AT THIS TIME. THEY WILL BE ADDED AND SUBMITTED TO THE BUILDING DEPARTMENT IN CONJUNCTION WITH THE BUILDING PERMIT APPLICATION.

VILLAGE OF WAPPINGERS FALLS
PLANNING BOARD

FINAL APPROVAL DATE: _____

PB CHAIR: _____ DATE: _____

WITNESS: _____

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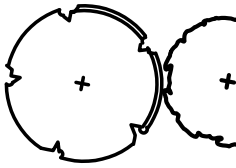
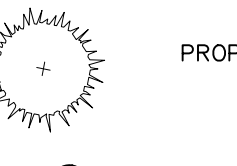

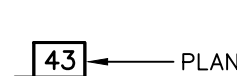
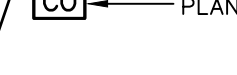

DRAWING NAME:

LANDSCAPING PLAN

DRAWING NUMBER:

C180

LANDSCAPING & LIGHTING LEGEND:

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



PLANT LIST

QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	REMARKS
TREES							
22	JK	Juniperus virginiana 'Skyrocket'	Skyrocket Eastern Red Cedar	6'-7'	B&B	As Shown	
3	PS	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Columnar Ginkgo	2.0-2.5' Cal.	B&B	As Shown	12-14 ft. ave. height
SHRUBS							
5	Bm	Buxus x 'Green Mountain'	'Green Mountain' Boxwood	24"-30" Ht.	Cont.	3' O.C.	
2	Sk	Syringa 'Penda' Boomerang	Boomerang Purple Lilac	#5	Cont.	As Shown	
22	Xr	Ilex verticillata 'Nana'	Red Sprite Winterberry	18"-24"	Cont.	As Shown	
4	Ho	Ilex crenata 'Soft Touch'	Soft touch Holly Shrub	2 gal	Cont.	As Shown	

LANDSCAPE MALIGNANCE NOTES:

- THE OWNER OF RECORD SHALL MAINTAIN ALL LANDSCAPING AS SHOWN ON THE SITE PLAN THROUGHOUT THE DURATION OF THE USE.

VILLAGE OF WAPPINGERS FALLS
PLANNING BOARD

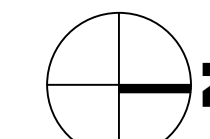
FINAL APPROVAL DATE: _____

PB CHAIR: _____ DATE: _____

WITNESS: _____

1
C180 LANDSCAPING PLAN

SCALE: 1" = 20'



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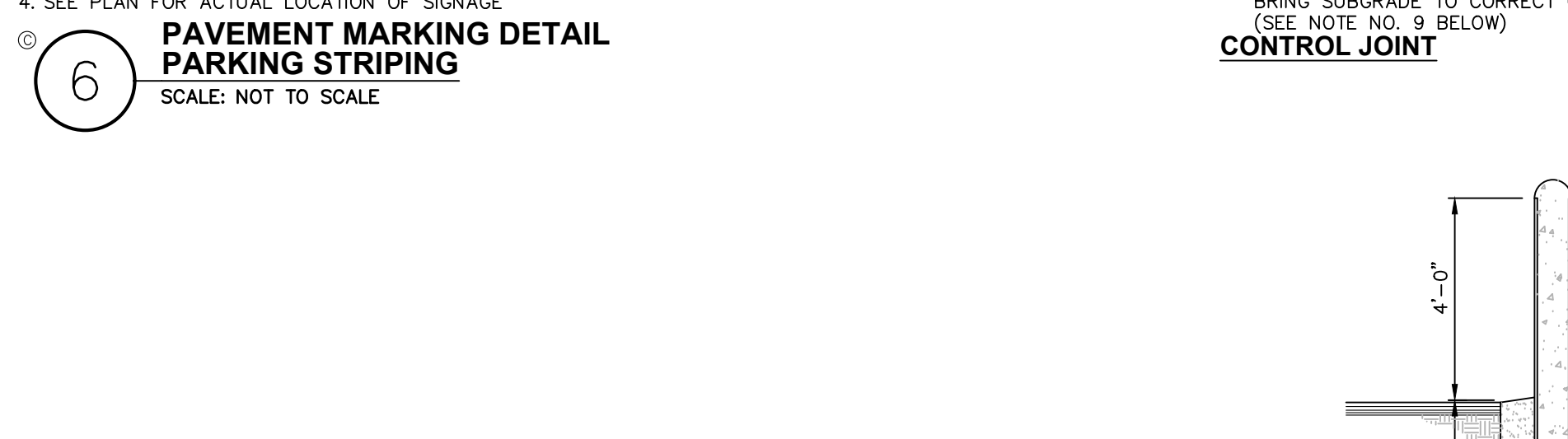
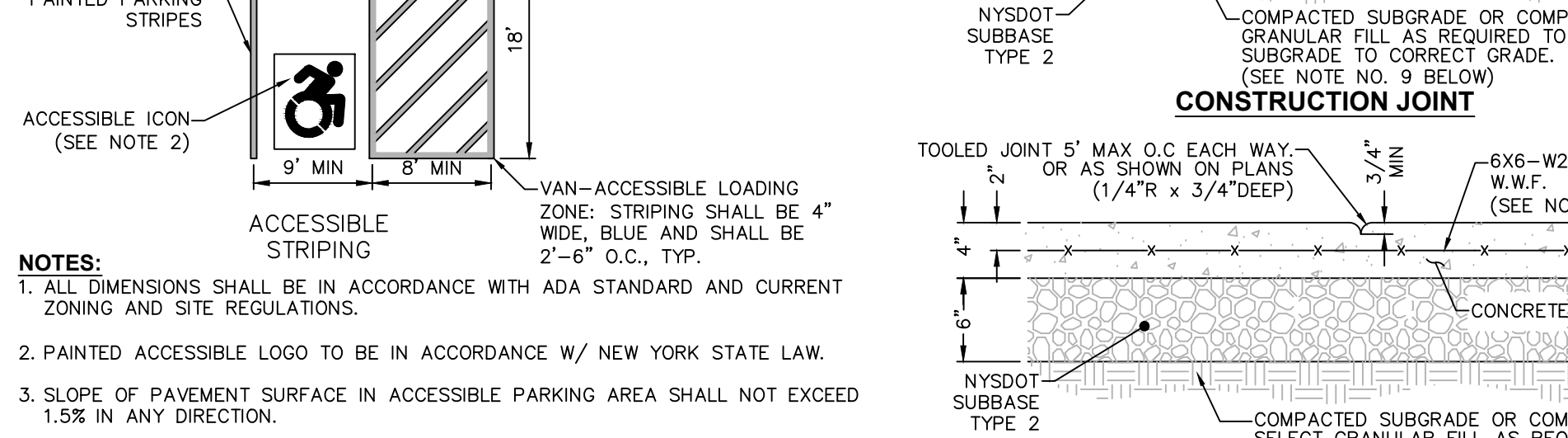
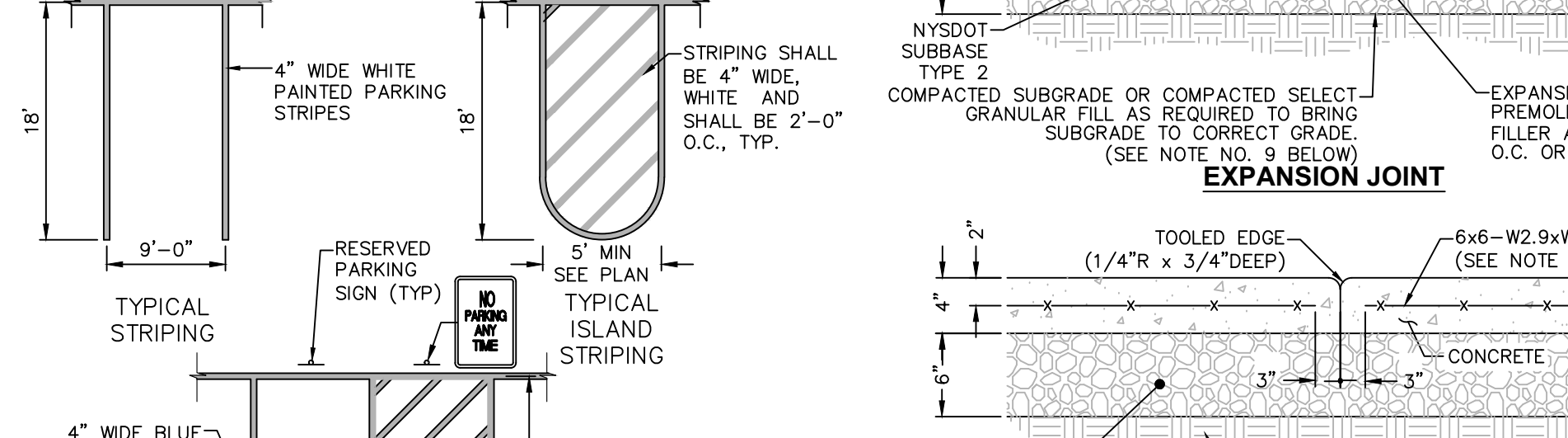
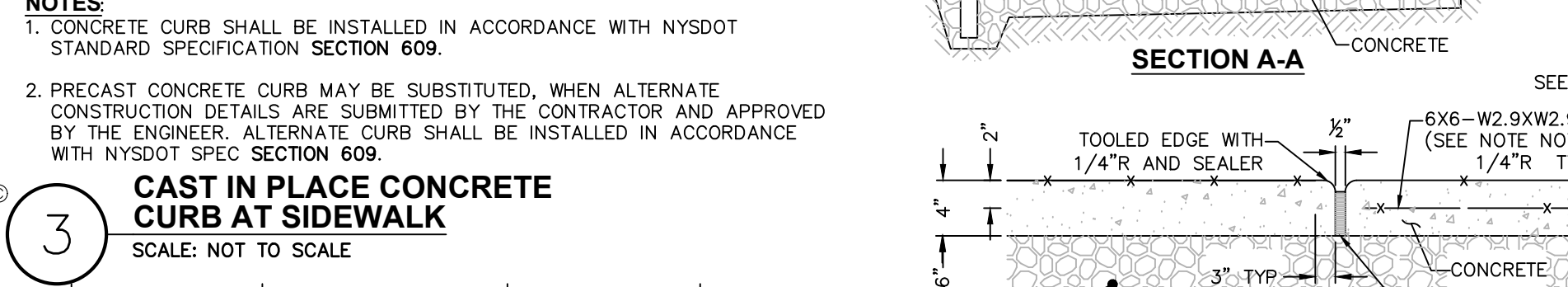
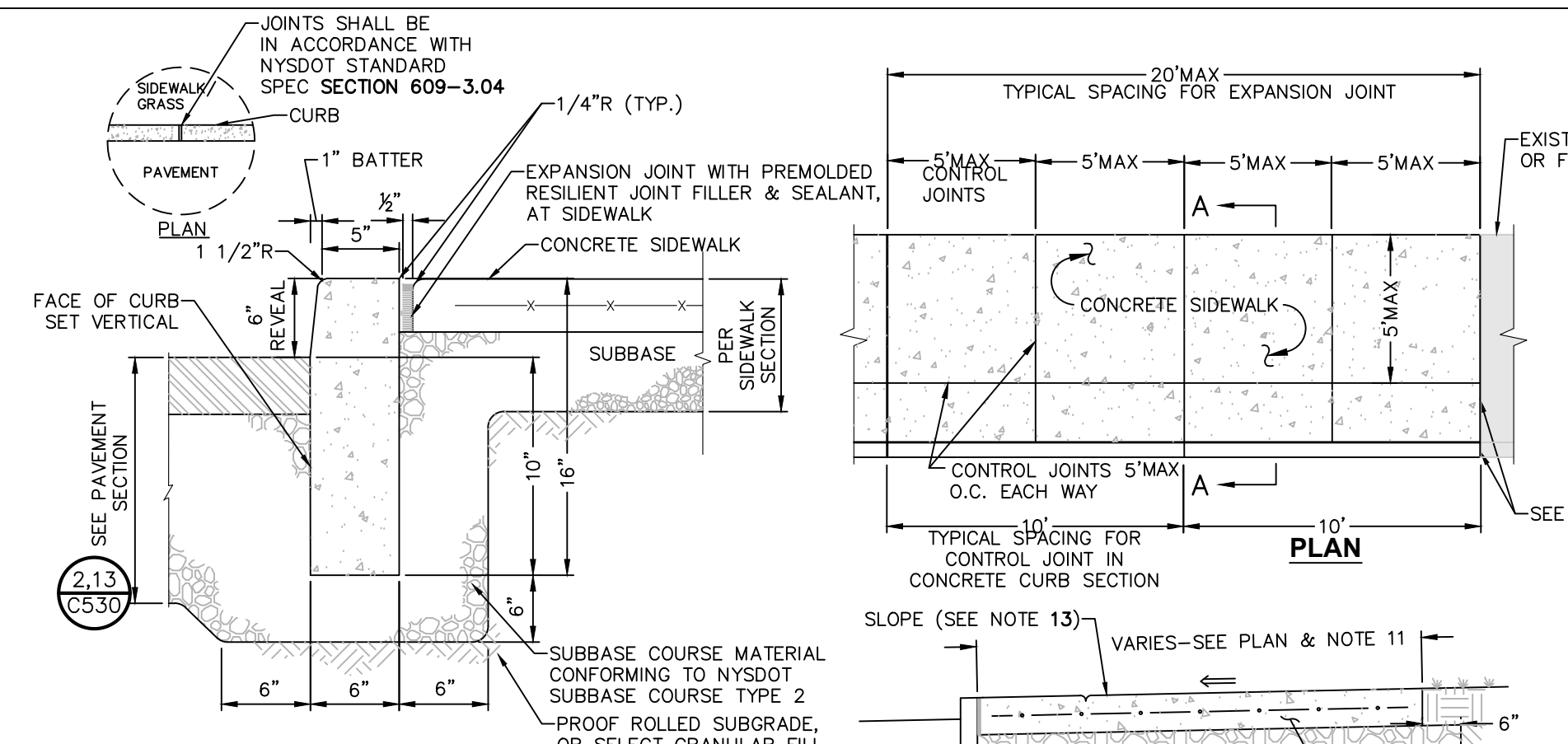
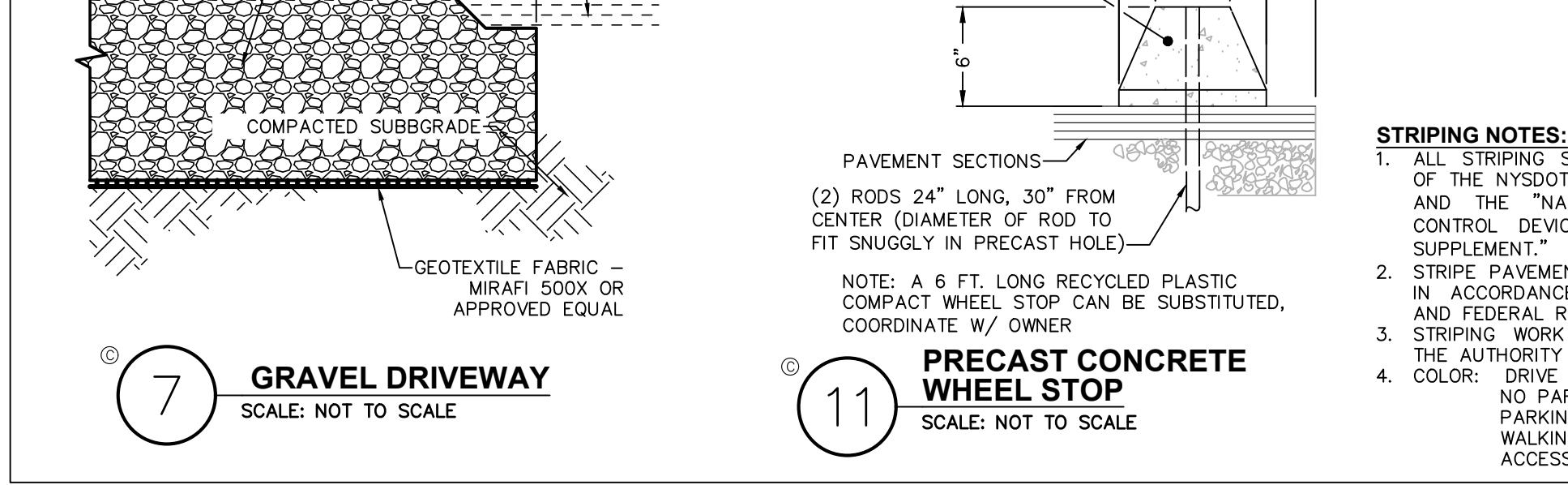
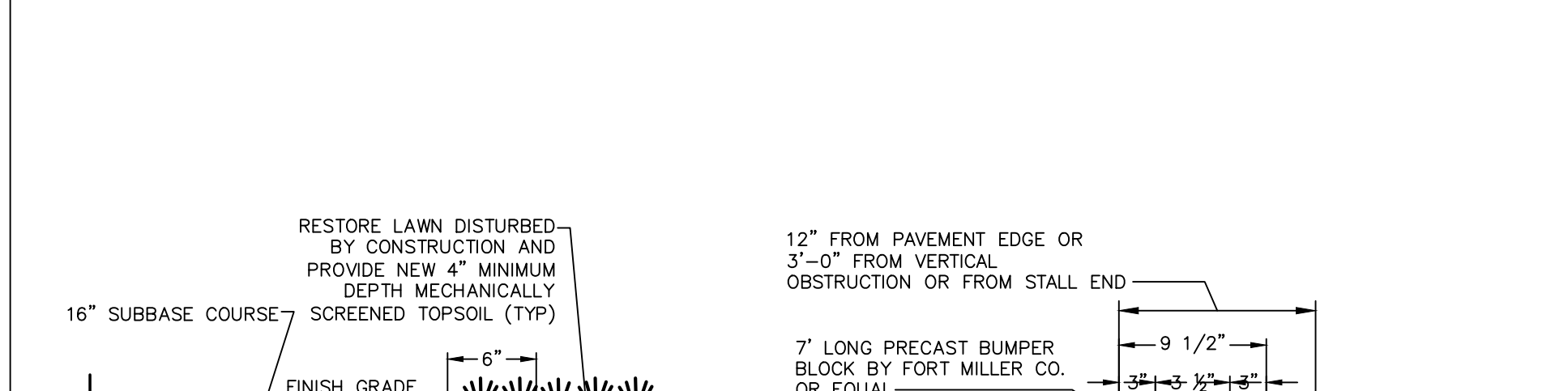
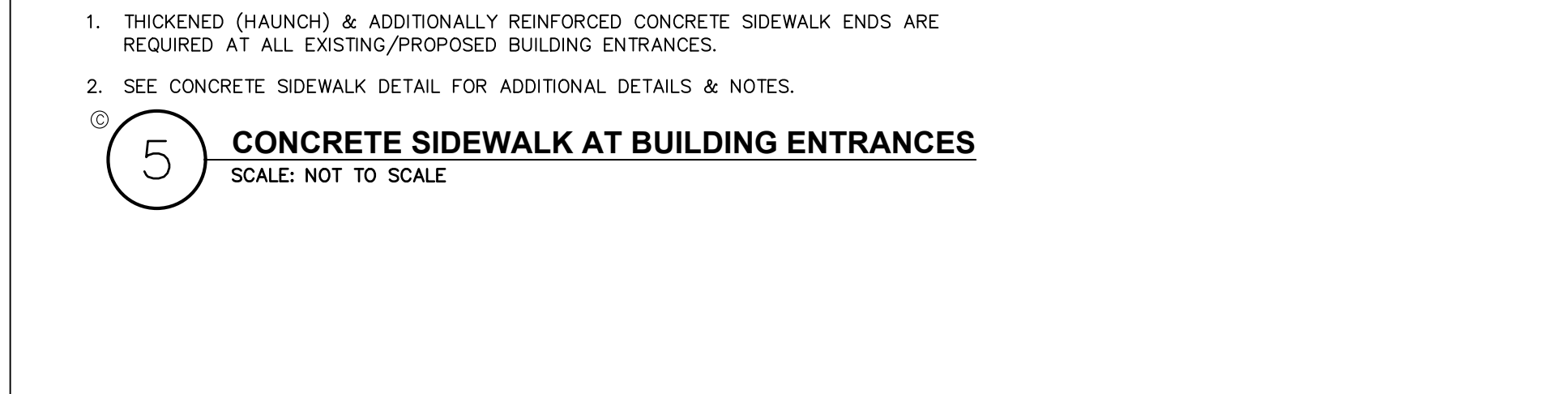
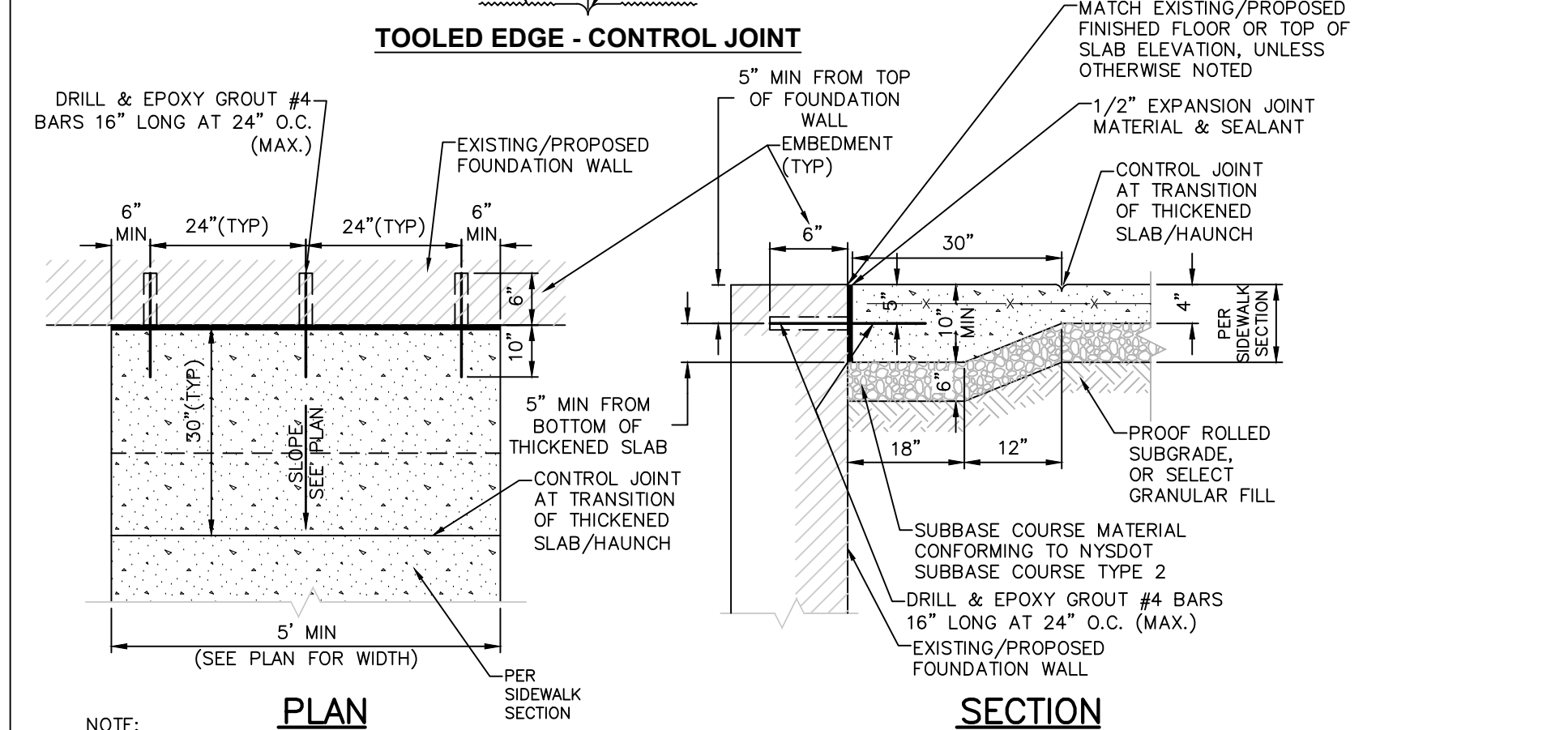
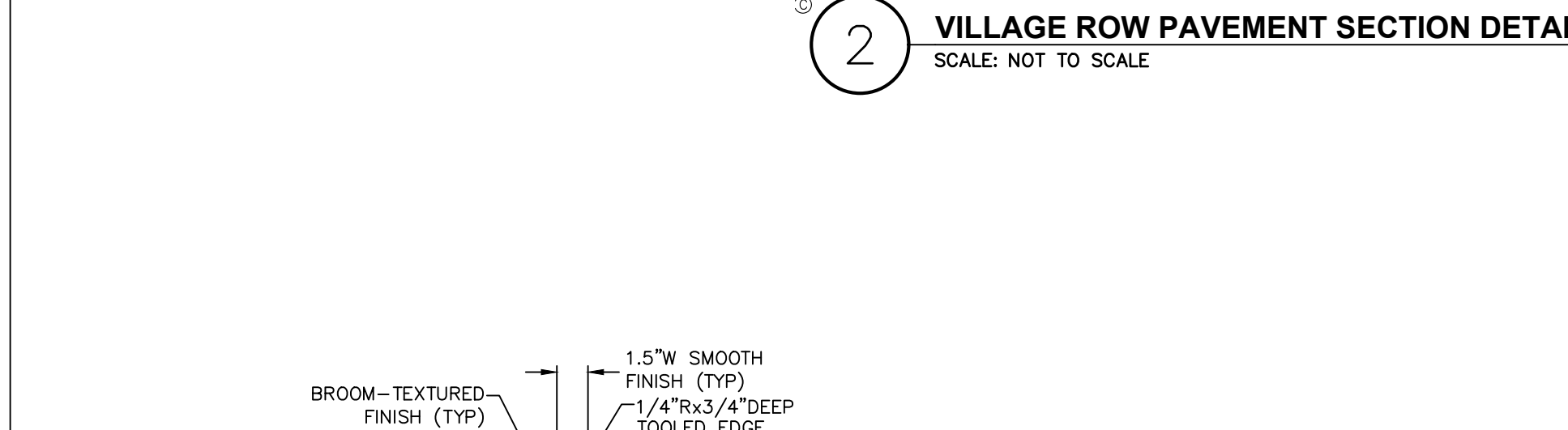
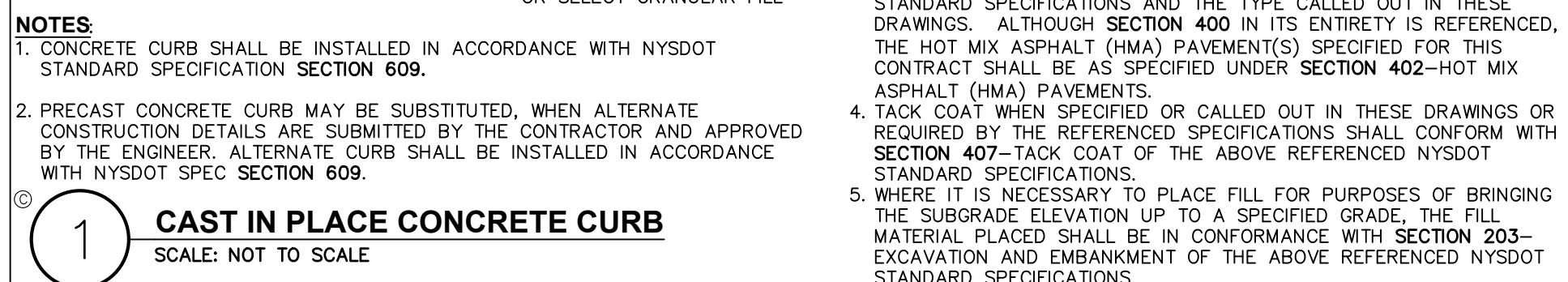
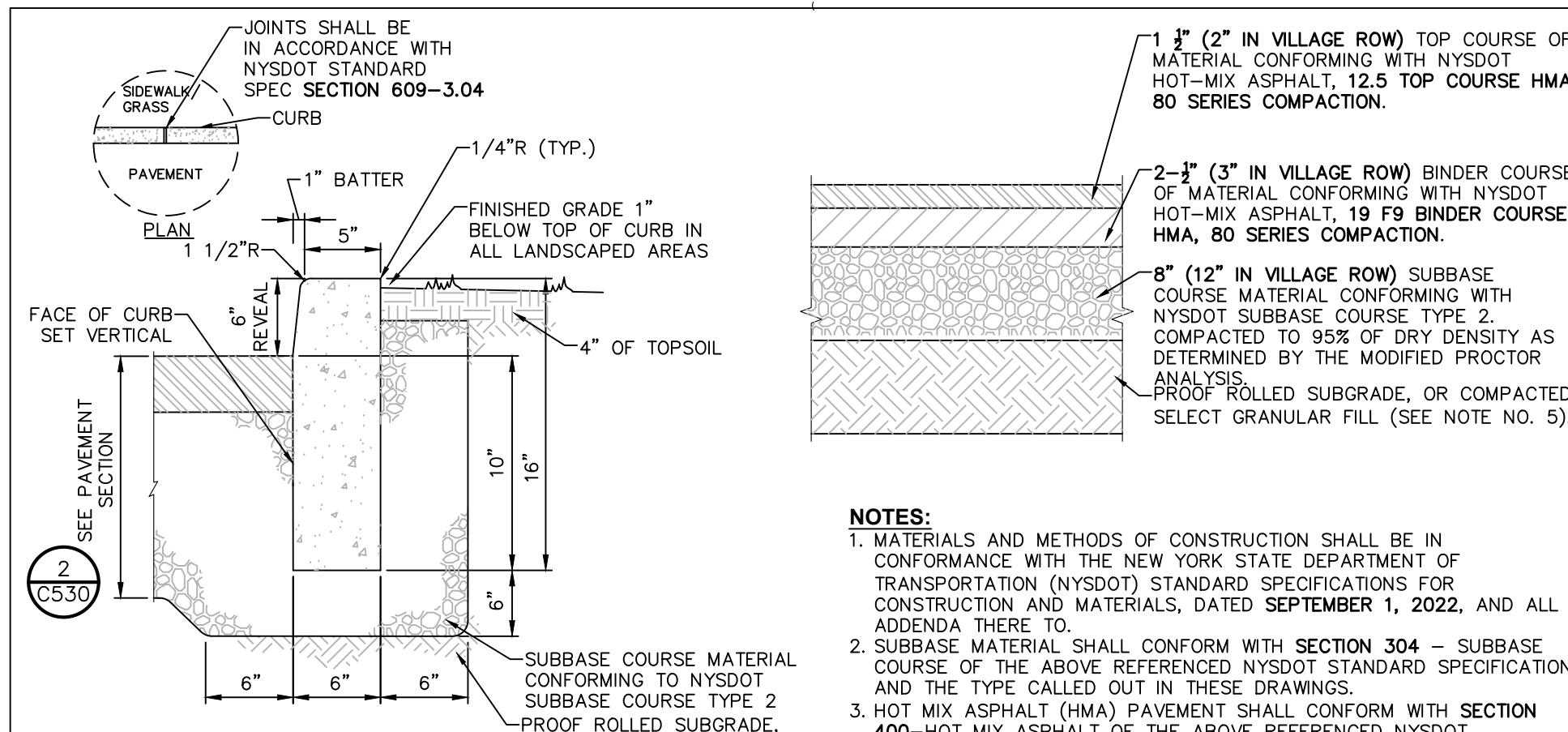
DATE: 12/7/22

DRAWING NAME:

SITE DETAILS

DRAWING NUMBER:

C530



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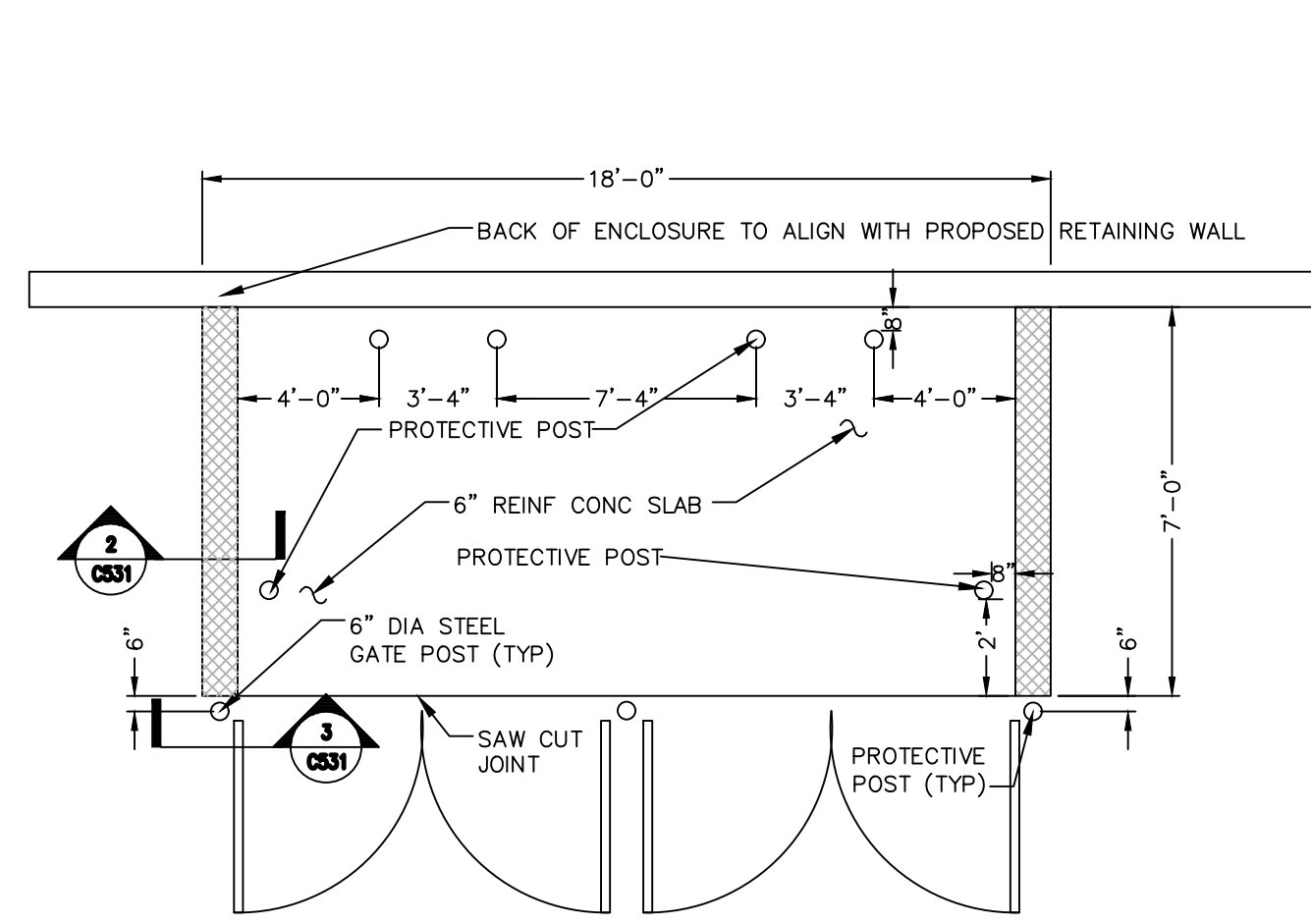
DRAWN BY: TK
REVIEWED BY: CPL

ISSUED FOR: PLANNING BOARD APPROVAL

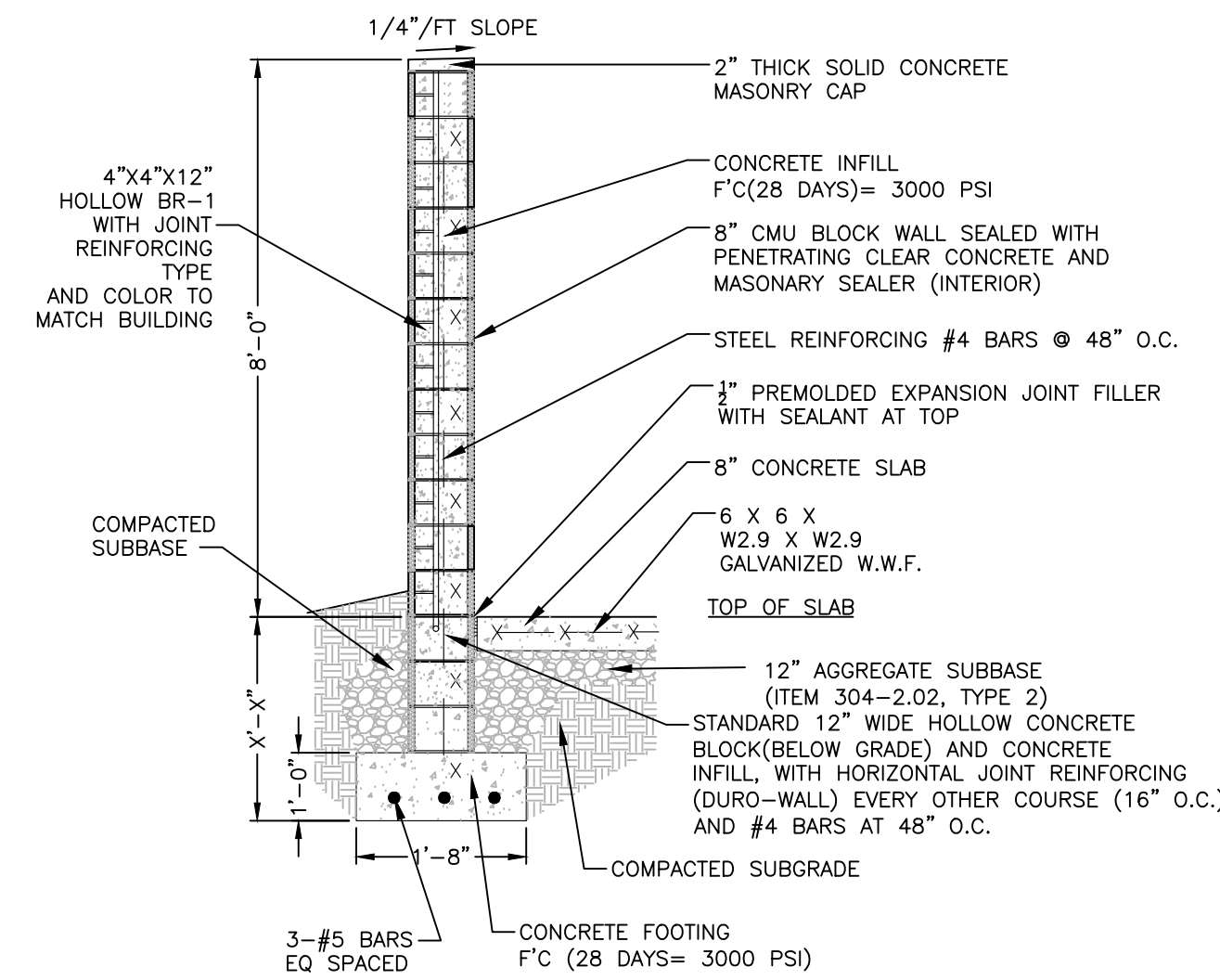
DATE: 12/7/22

DRAWING NAME:

SITE DETAILS 2

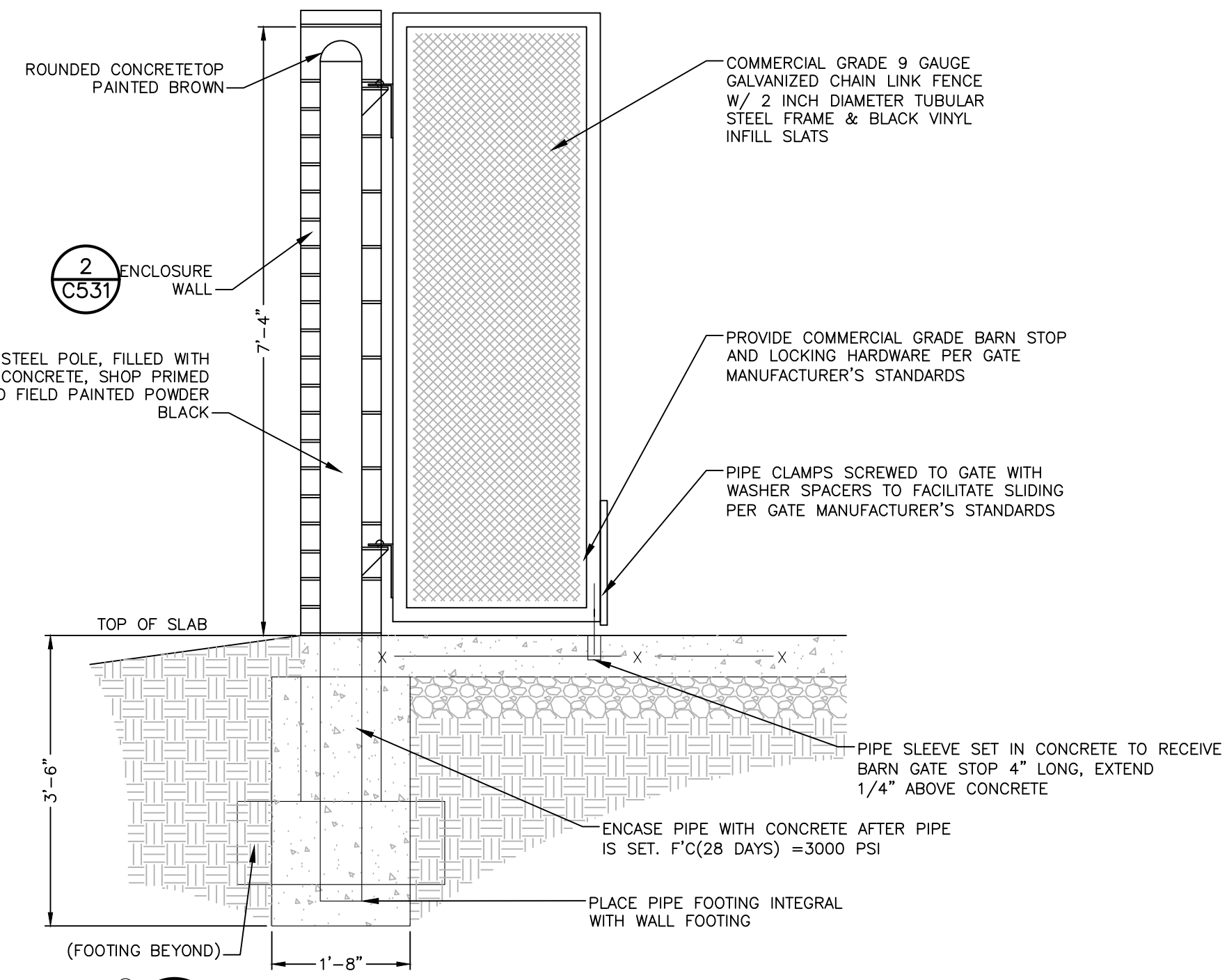


NOTE: SEE SITE PLAN FOR CONTINUATION OF CURBS AND FOR ADDITIONAL INFORMATION.
1 DUMPSTER PAD & ENCLOSURE DETAIL
SCALE: NOT TO SCALE

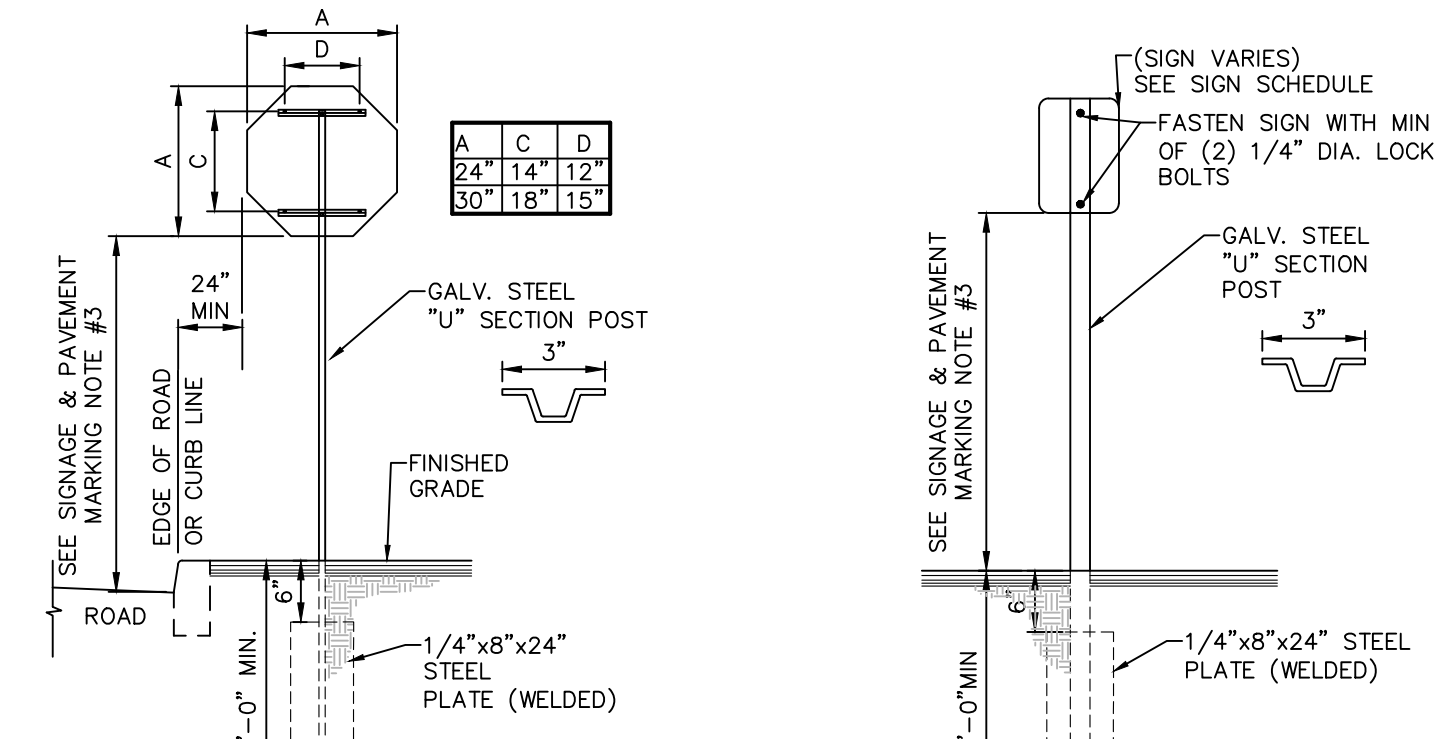


NOTE:
1. ITEM NUMBERS, REFER TO NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
2. ALL CONCRETE FOR DUMPSTER PADS SHALL BE 4000 PSI @ 28 DAYS WITH BROOM FINISH

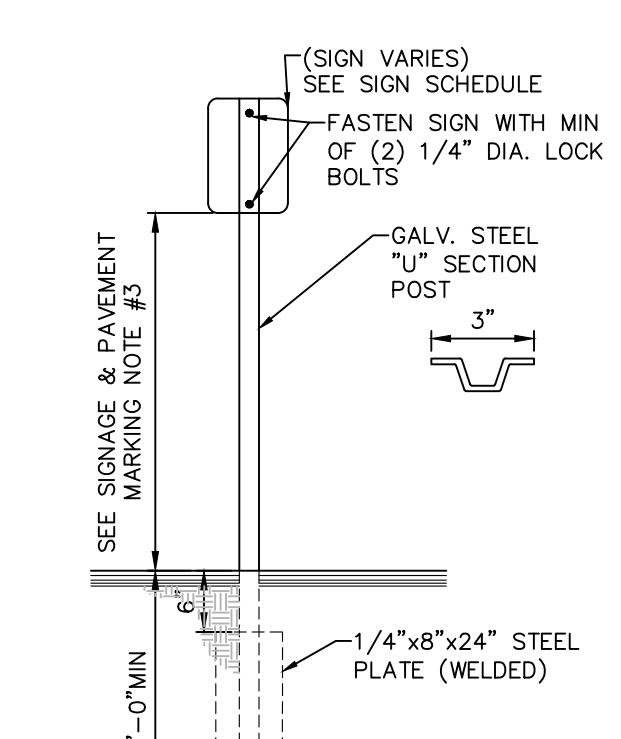
2 DUMPSTER PAD & ENCLOSURE DETAIL
SCALE: NOT TO SCALE



3 DUMPSTER PAD & ENCLOSURE DETAIL
SCALE: NOT TO SCALE



4 SINGLE POST STOP SIGN MOUNTING DETAIL
SCALE: NOT TO SCALE



5 SINGLE POST SIGN MOUNTING DETAIL
SCALE: NOT TO SCALE

SIGN NO.	SIGN FACE	MUTCD NUMBER	MIN SIZE	COLORS BCK GRND	LEGEND	MOUNTING
①	STOP	R1-1	30"x30"	RED	WHITE	④ (C5.31)
②	RESERVED PARKING	R7-80	12"x18"	WHITE/BLUE	GREEN/WHITE	⑤ (C5.31)
③	NO PARKING ANY TIME	R7-1	12"x18"	WHITE	RED	⑤ (C5.31)

6 MUTCD SIGN SCHEDULE
SCALE: NOT TO SCALE

SIGNAGE NOTES:
1. ALL SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE NYS DOT STANDARD SPECIFICATIONS, SECTION 645 AND THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" - 2009 EDITION AND THE "NYS SUPPLEMENT."
2. 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."
3. SIGN POST SHALL BE IN ACCORDANCE W/ NYS DOT STANDARD SPECS SECTION 730.

VILLAGE OF WAPPINGERS FALLS
PLANNING BOARD

FINAL APPROVAL DATE: _____

PB CHAIR: _____ DATE: _____

WITNESS: _____

C531

NOT FOR CONSTRUCTION

It is a violation of New York Education Law Article 145 Sec. 7209, for any person, unless acting under the direction of a licensed architect, professional engineer, land surveyor, landscape architect or geologist to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, land surveyor, landscape architect or geologist shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

Terra Group 201, LLC.
395 Route 212 Saugerties, NY 12477

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Dutchess Ave and Garden Street Village of Wappingers, NY

6	08/21/23	Village Comments
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1	2/8/23	Village Comments
NO.	DATE:	DESCRIPTION:

Revisions

PROJECT NUMBER: 2230010

DRAWN BY: TK

REVIEWED BY: CPL

ISSUED FOR: PLANNING BOARD APPROVAL

DATE: 12/7/22

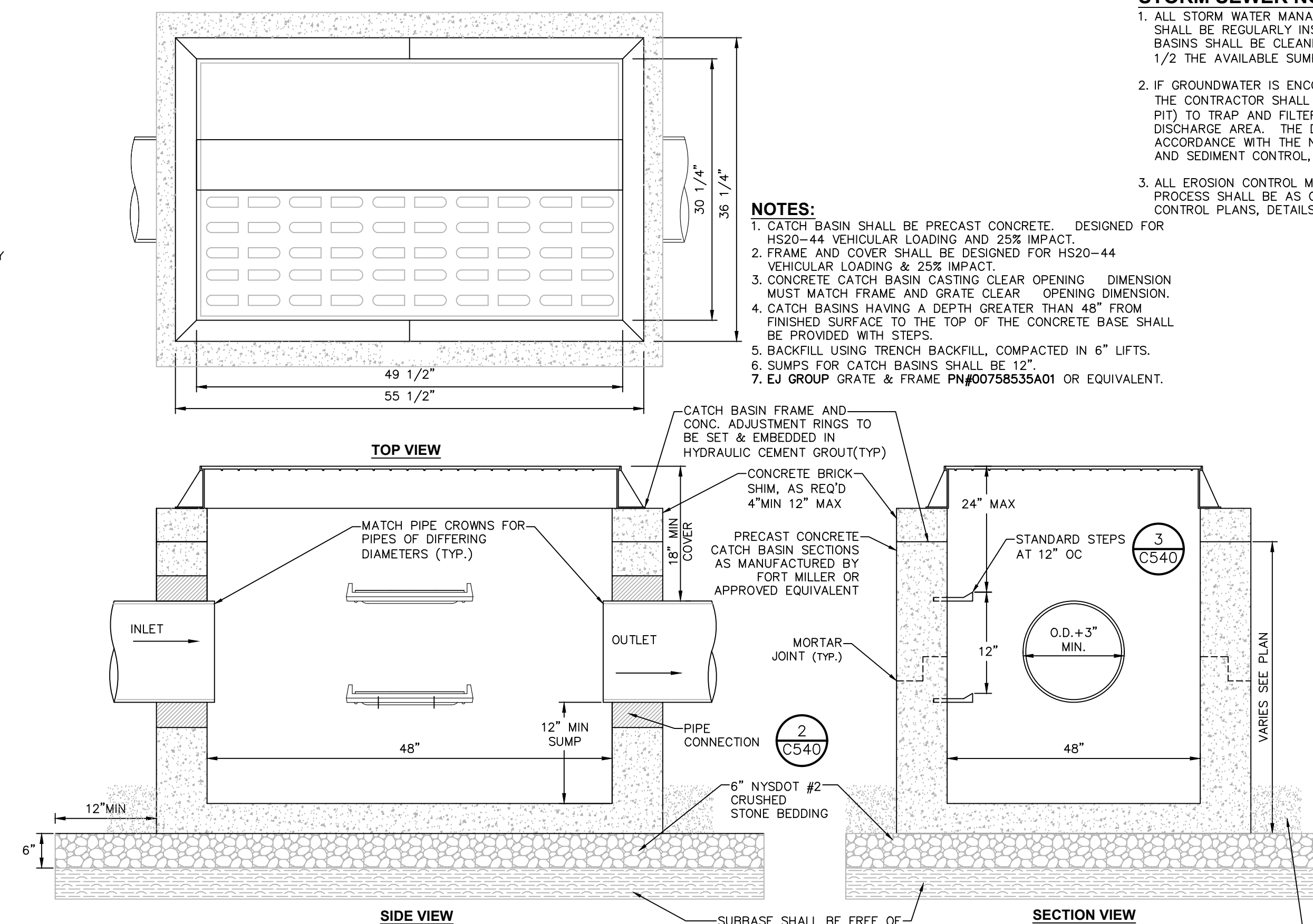
DRAWING NAME:

STORM SEWER DETAILS

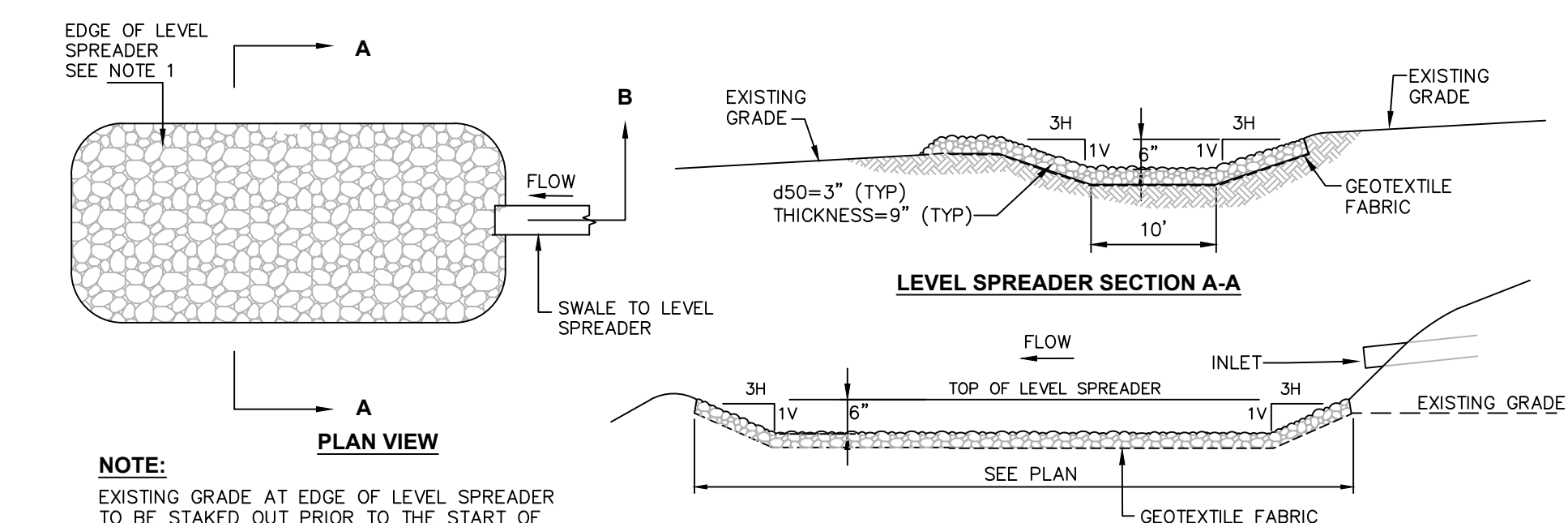
DRAWING NUMBER:

STORM SEWER NOTES:
1. ALL STORM WATER MANAGEMENT STRUCTURES (I.E. CATCH BASIN, ETC.) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. 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.

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 CASTING 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 TOP OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
5. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.
6. SUMPS FOR CATCH BASINS SHALL BE 12".
7. EJ GROUP GRATE & FRAME PN#0075853A01 OR EQUIVALENT.

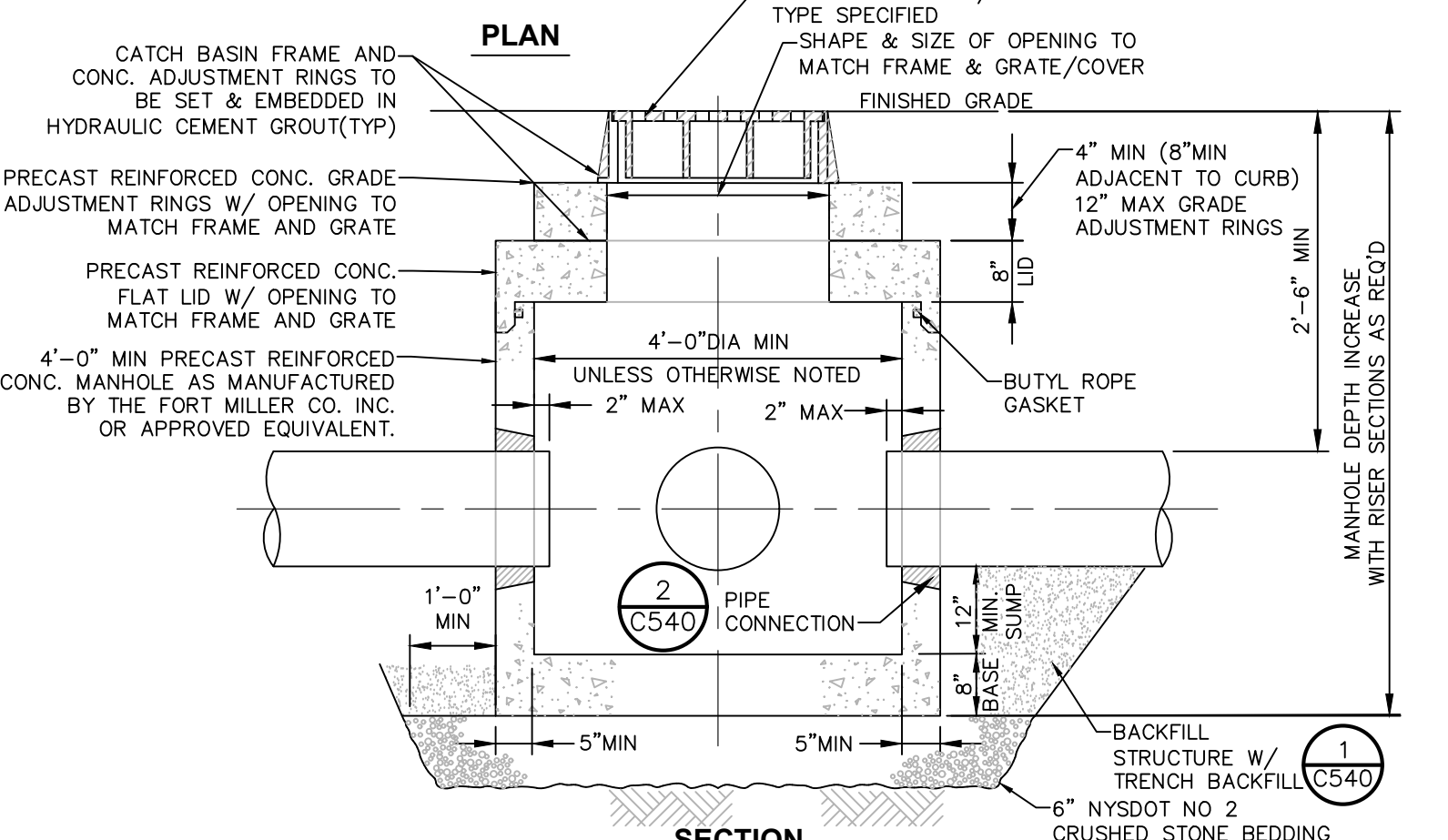
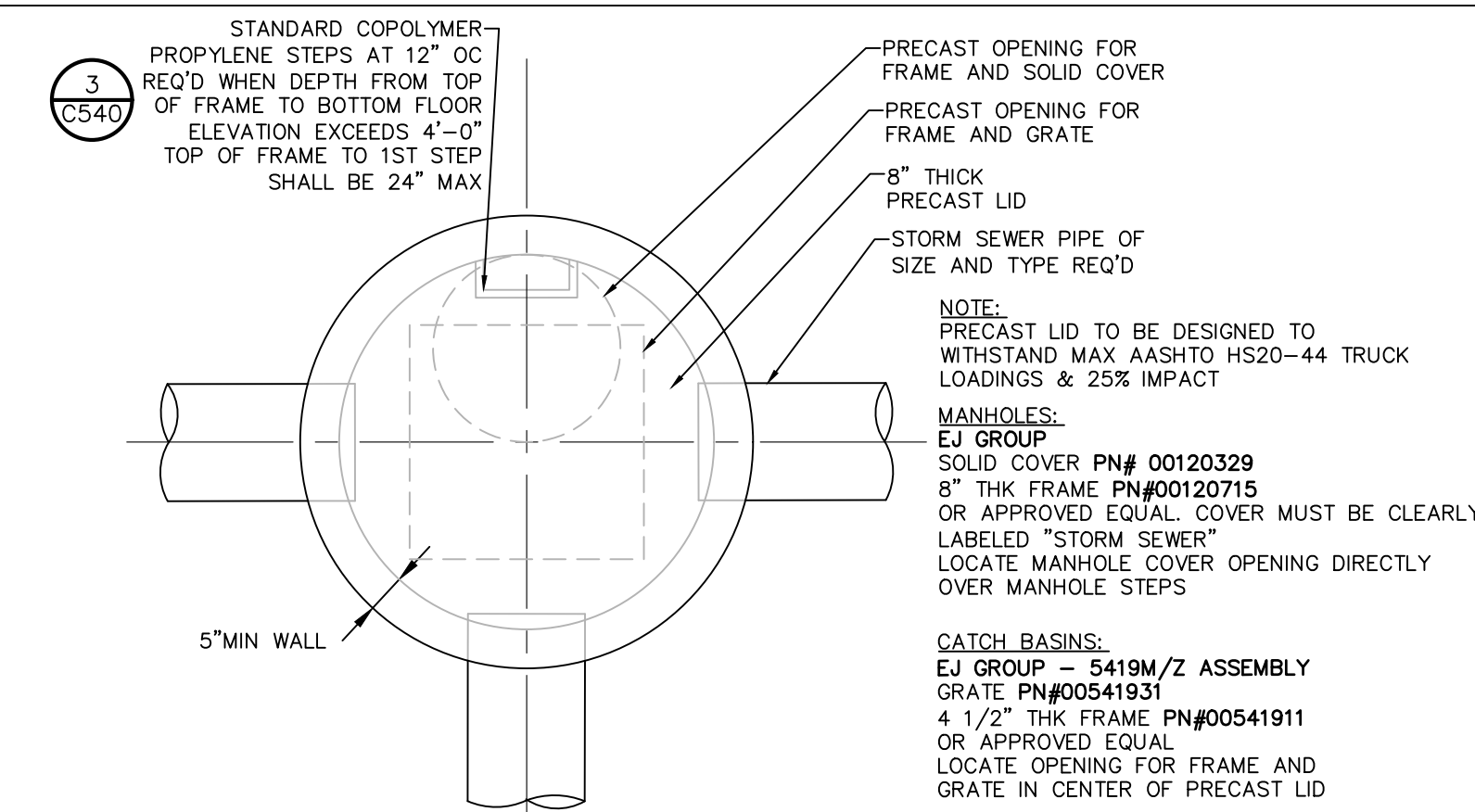


6 PRECAST CONCRETE RECTANGULAR CATCH BASIN DETAIL
SCALE: NOT TO SCALE



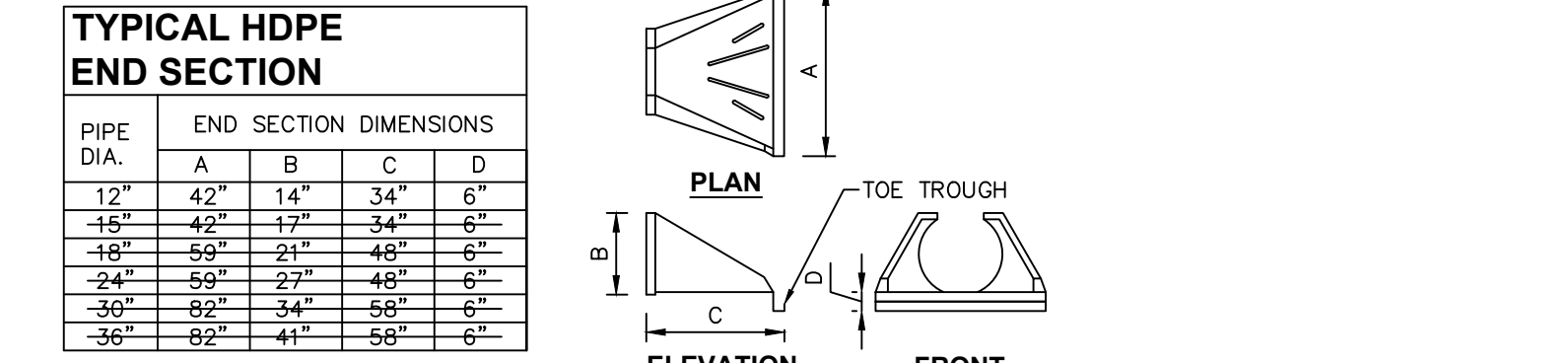
7 LEVEL SPREADER
SCALE: NOT TO SCALE

NOTE:
EXISTING GRADE AT EDGE OF LEVEL SPREADER TO BE STAKED OUT PRIOR TO THE START OF CONSTRUCTION.



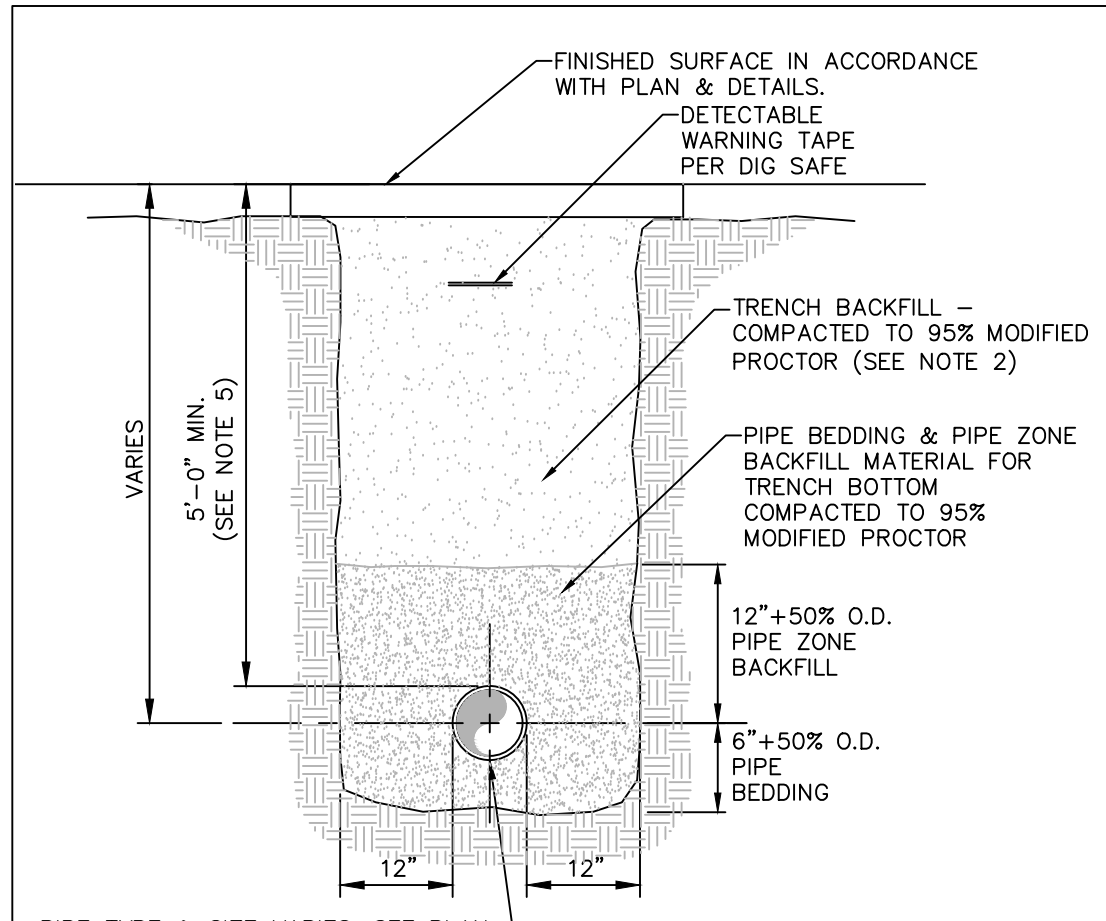
NOTES:
1. CATCH BASIN SHALL BE PRECAST CONCRETE. DESIGNED FOR HS20-44 VEHICULAR LOADING AND 25% IMPACT.
2. FRAME AND COVER SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING & 25% IMPACT.
3. CONCRETE CATCH BASIN LID CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.
4. CATCH BASINS 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 6" 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

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



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.

5 TYPICAL END SECTION - HDPE
SCALE: NOT TO SCALE



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%

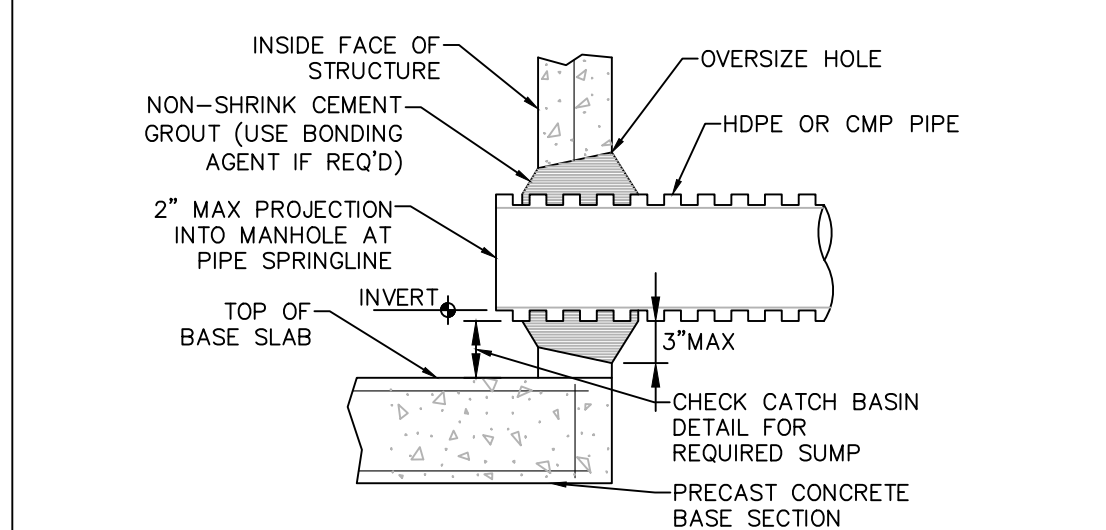
IN NON-TRAFFIC UNPAVED AREAS TRENCH BACKFILL CAN BE MATERIALS EXCAVATED FROM THE TRENCH AS APPROVED BY THE ENGINEER AND COMPACTED TO 90% MODIFIED PROCTOR.

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

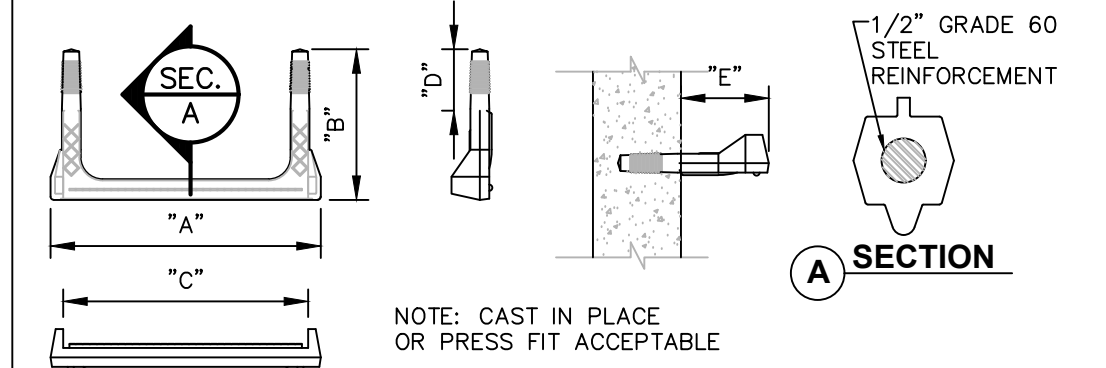


2 PIPE CONNECTION TO DRAINAGE STRUCTURE-CMP OR HDPE CEMENT GROUT SEAL JOINT
SCALE: NOT TO SCALE

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



3 COPOLYMER POLYPROPYLENE MH STEP
SCALE: NOT TO SCALE

VILLAGE OF WAPPINGERS FALLS
PLANNING BOARD
FINAL APPROVAL DATE: _____
PB CHAIR: _____ DATE: _____
WITNESS: _____

C540

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PROJECT NUMBER: 2230010

DRAWN BY: TK

REVIEWED BY: CPL

ISSUED FOR: PLANNING BOARD APPROVAL

DATE: 12/7/22

DRAWING NAME:

EROSION & SEDIMENT CONTROL DETAILS

DRAWING NUMBER:

C550

SPDES GENERAL PERMIT GP-0-20-001 COMPLIANCE NOTES:

- THE TOTAL AREA OF DISTURBANCE PLANNED FOR THIS PROJECT IS LESS THAN 1 ACRE THEREFORE A SPDES GENERAL PERMIT (GP-0-20-001) IS NOT REQUIRED.

CONSTRUCTION SEQUENCING NOTES:

- PRIOR TO COMMENCING ANY CLEARING, GRUBBING, EARTHWORK ACTIVITIES, ETC. AT THE SITE, THE CONTRACTOR SHALL FLAG THE WORK LIMITS AND SHALL INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (I.E. SILT FENCES, TREE PROTECTION/BARRIER FENCES, STABILIZED CONSTRUCTION ENTRANCES, STORM DRAIN SEDIMENT FILTERS, DRAINAGE DITCH SEDIMENT FILTERS, ETC.) INDICATED ON THE PROJECT DRAWINGS. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THEIR TRIBUTARY AREAS.
- PRIOR TO COMMENCING CLEARING, GRUBBING AND/OR EARTHWORK ACTIVITIES IN ANY OTHER AREA OF THE SITE, THE CONTRACTOR SHALL INSTALL INLET AND OUTLET PROTECTION MEASURES AS STABILIZED.
- TEMPORARY DIVERSION MEASURES SHALL BE LOCATED IN A MANNER THAT WILL ASSURE THAT THE AREA TRIBUTARY TO EACH DIVERSION DOES NOT EXCEED FIVE (5) ACRES. THESE TEMPORARY DIVERSION MEASURES SHALL BE INSPECTED DAILY AND REPAIRED AS NECESSARY TO MINIMIZE EROSION.
- THE CONTRACTOR SHALL COMMENCE SITE CONSTRUCTION ACTIVITIES INCLUDING CLEARING & GRADING OF THE PROPOSED AREA OF DISTURBANCE AS REQUIRED.
- INSTALL PROTECTIVE MEASURES AT THE LOCATIONS OF ALL GRATE INLETS, CURB INLETS AND AT THE ENDS OF ALL TEMPORARY STORM SEWER PIPES.
- CONSTRUCT ALL UTILITIES, CURB AND GUTTER, GUTTER INLETS, AREA INLETS, AND STORM SEWER MANHOLES, AS SHOWN ON THE PLANS. INLET PROTECTION MAY BE REMOVED TEMPORARILY FOR THIS CONSTRUCTION. PLACE REQUIRED RIP-RAP AT LOCATIONS SHOWN ON THE PLANS.
- FINALIZE PAVEMENT SUB-GRADE PREPARATION.
- REMOVE PROTECTIVE MEASURES AROUND INLETS AND MANHOLES NO MORE THAN 24 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
- INSTALL SUB-BASE MATERIAL AS REQUIRED FOR PAVEMENT.
- THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND IMMEDIATELY ESTABLISH PERMANENT VEGETATION ON THE AREAS DISTURBED DURING THEIR REMOVAL.

EROSION AND SEDIMENT CONTROL MEASURES:

- DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
- 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.
- SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF DISTURBANCE.
- 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 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 STONES 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 ROADWAYS AND IMMEDIATELY REPAIR AND RESTABILIZE 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 ANY WAY 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 SUCH AS SEEDING SHOULD 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 TO REPAIR AND RESEAL AND RESEAL DAMAGED AREAS. IF VEGETATION IS EVIDENT, WHEN DAMAGED BEYOND REPAIR OR NO LONGER FUNCTIONING, THE BLANKET SHALL BE REPLACED.

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.

SNOW AND ICE CONTROL:

PAVING LOGS, 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.

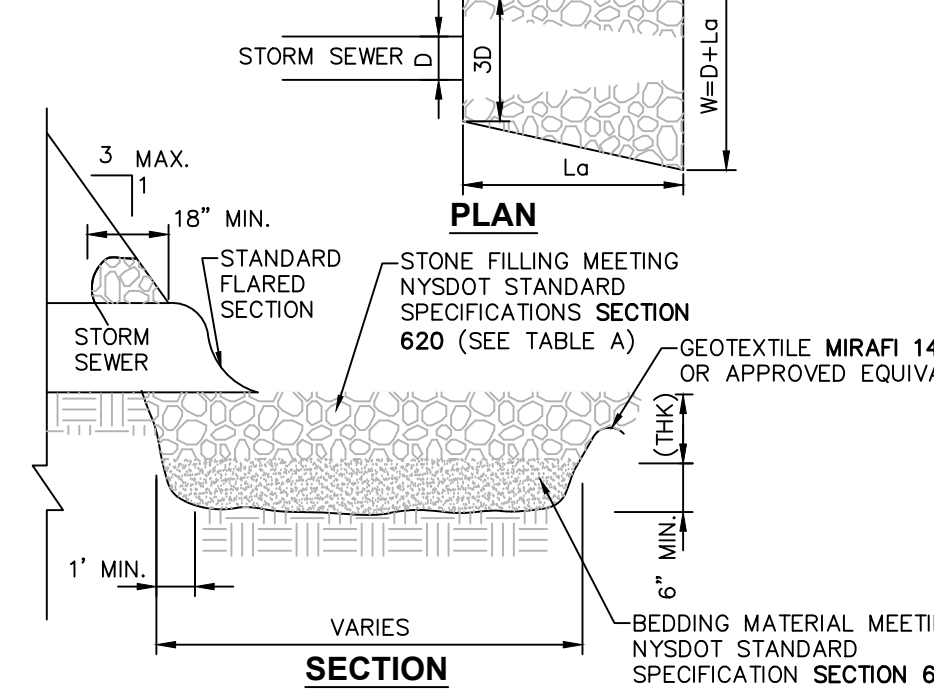
GENERAL EROSION AND SEDIMENT CONTROL NOTES:

- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", NOVEMBER 2016.
- EXCESS SOIL TO BE STOCKPILED WITHIN THE LIMITS OF SITE DISTURBANCE IF NOT USED IMMEDIATELY FOR GRADING PURPOSES. INSTALL SILT FENCE AROUND SOIL STOCKPILES.
- 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 IS 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.
- SEEDED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.
- 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.
- WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

STONE APRON SIZING REQUIREMENT - TABLE "A"

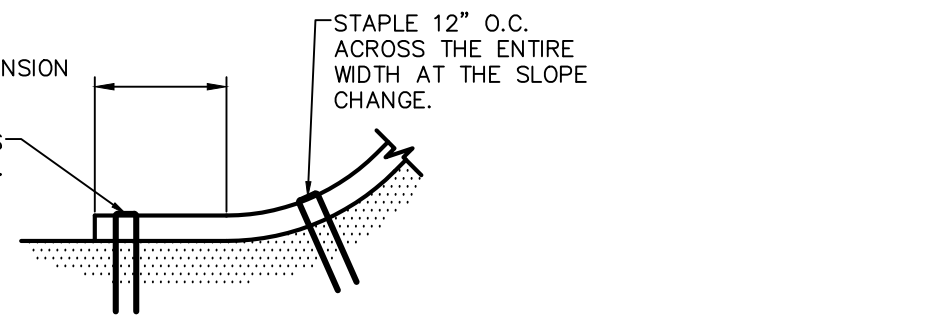
CULVERT DIA. (D)	CULVERT SLOPE, %	NYSDOT STANDARD STONE FILLING APRON MATERIAL	d50	dMAX	MINIMUM APRON THICKNESS (IN)	MINIMUM OUTLET APRON LENGTH (FT)
12"	< 8	LIGHT	6"	9"	18	6
	8-10	MEDIUM	9"-12"	14"-18"	24	10
18"	< 4	LIGHT	6"	9"	18	10
	4-6	MEDIUM	9"-12"	14"-18"	24	12
	6-8	HEAVY	15"-18"	22"-27"	36	12
	8-10	HEAVY	15"-18"	22"-27"	36	18
24"	< 3	LIGHT	6"	9"	18	12
	3-4	MEDIUM	9"-12"	14"-18"	24	16
	4-6	HEAVY	15"-18"	22"-27"	36	24
	6-8	HEAVY	15"-18"	22"-27"	36	24
30"	< 1	LIGHT	6"	9"	18	15
	1-2	MEDIUM	9"-12"	14"-18"	24	20
	2-4	HEAVY	15"-18"	22"-27"	36	25
	4-6	HEAVY	15"-18"	22"-27"	36	30
36"	< 2	MEDIUM	9"-12"	14"-18"	24	24
	2-3	HEAVY	15"-18"	22"-27"	36	30
	3-5	HEAVY	15"-18"	22"-27"	36	36
42"	< 1	MEDIUM	9"-12"	14"-18"	24	28
	1-2	HEAVY	15"-18"	22"-27"	36	35
	2-3	HEAVY	15"-18"	22"-27"	36	42
48"	< 1	MEDIUM	9"-12"	14"-18"	24	32
	1-2	HEAVY	15"-18"	22"-27"	36	40
	2-3	HEAVY	15"-18"	22"-27"	36	48

STONE FILLING MEETING NYSDOT STANDARD SPECIFICATIONS SECTION 620 (SEE TABLE A)



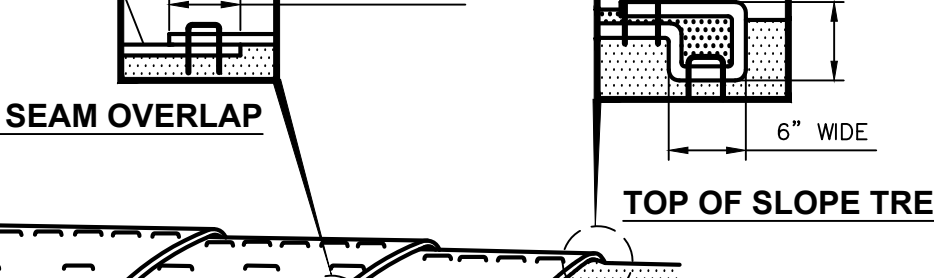
END SECTION WITH STONE LINED APRON DETAIL

SCALE: NOT TO SCALE



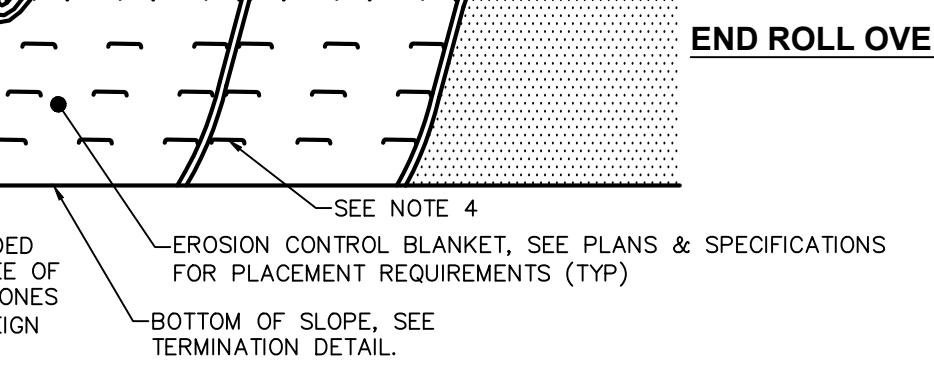
"BOTTOM OF SLOPE TERMINATION"

SEE TRENCHING & ANCHORING PROCEDURE NOTES (TYP)



END ROLL OVERLAP

SEE NOTE 4



NOTES:

- PREPARE THE TOPSOIL (SEEDBED) FIRST BY RAKING, SHAPING, FINE GRADING, COMPACTING, SEEDING & FERTILIZING THE SLOPES.
- USE THE TRENCHING & ANCHORING PROCEDURES DETAILED HEREIN TO SECURE ANY EXPOSED MATERIAL ENDS. SECURE ALL PRODUCT OVERLAPS. OVERLAP IN THE DIRECTION OF WATER FLOW, PERPENDICULAR TO THE SLOPE.
- KEEP EROSION CONTROL BLANKET IN SOLID CONTACT WITH THE TOPSOIL.
- USE THE REQUIRED NUMBER OF STAPLES/STAKES TO SECURELY FASTEN THE EROSION CONTROL BLANKET TO THE SLOPE. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLES/STAKES LENGTHS GREATER THAN 6" MAY BE NECESSARY FOR PROPER SECURING. STAPLE PATTERNS & OVERLAPS ARE DEPENDENT ON SITE CONDITIONS & MANUFACTURER'S REQUIREMENTS. CONTRACTOR SHALL CONSULT WITH MANUFACTURER FOR ACTUAL SITE SPECIFIC REQUIREMENTS.

TRENCHING & ANCHORING PROCEDURE NOTES:

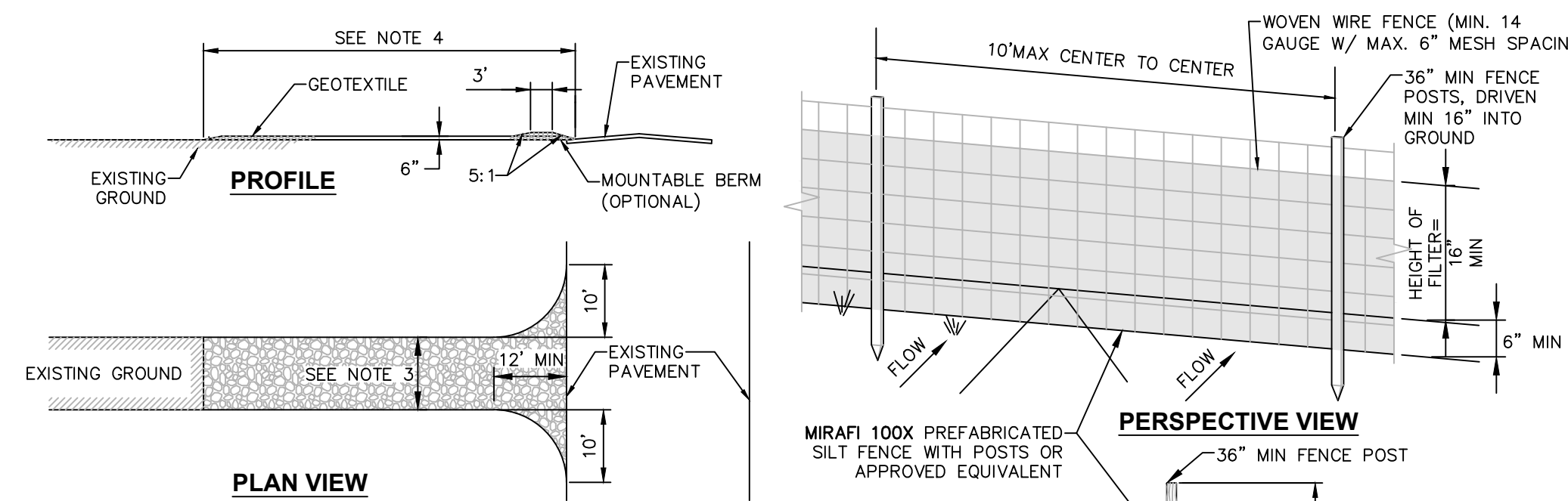
SIDE SEAM OVERLAP: THE EDGES OF PARALLEL BLANKETS SHALL BE STAPLED WITH A 5" OVERLAP.

TOP OF SLOPE TRENCH: BEGIN AT THE TOP OF SLOPE BY ANCHORING THE EROSION CONTROL BLANKET IN A 6" x 6" TRENCH WITH A 12" OVERLAP EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR WITH A ROW OF STAPLES/STAKES 12" O.C. IN THE BOTTOM OF THE TRENCH. BACKFILL & COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL & FOLD THE REMAINING 12" PORTION OF THE EROSION CONTROL BLANKET BACK OVER THE SEED & COMPACTED SOIL. SECURE THE EROSION CONTROL BLANKET OVER THE COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED 12" O.C. ACROSS THE ENTIRE WIDTH.

END ROLL OVERLAP: CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE SHALL BE PLACED END OVER END (SHINGLE-STYLE) WITH A 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREAS, 12" APART ACROSS THE ENTIRE WIDTH.

EROSION CONTROL BLANKET INSTALLATION DETAIL

SCALE: NTS

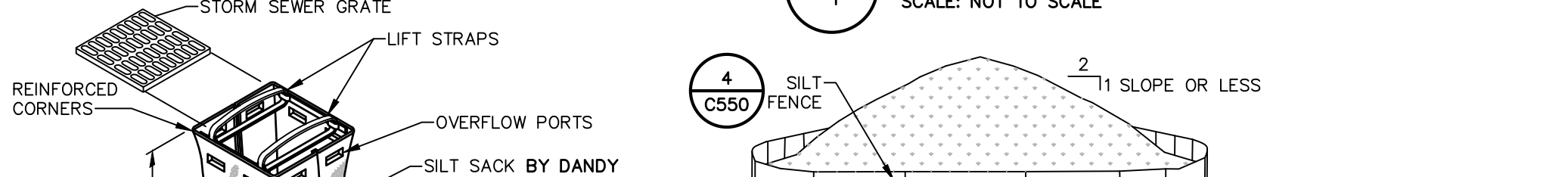


CONSTRUCTION ENTRANCE SPECIFICATIONS:

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- 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.
- LENGTH - NOT LESS THAN 50' (EXCEPT ON A SINGLE SLOPE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).
- GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- 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.
- 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 SKIPPED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- 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.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

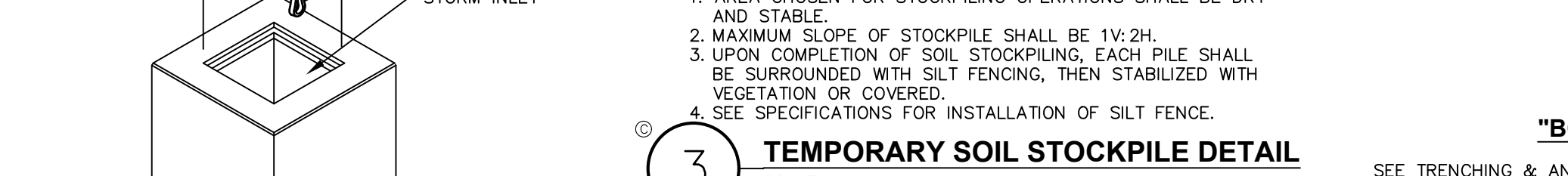
STABILIZED CONSTRUCTION ACCESS DETAIL

SCALE: NOT TO SCALE



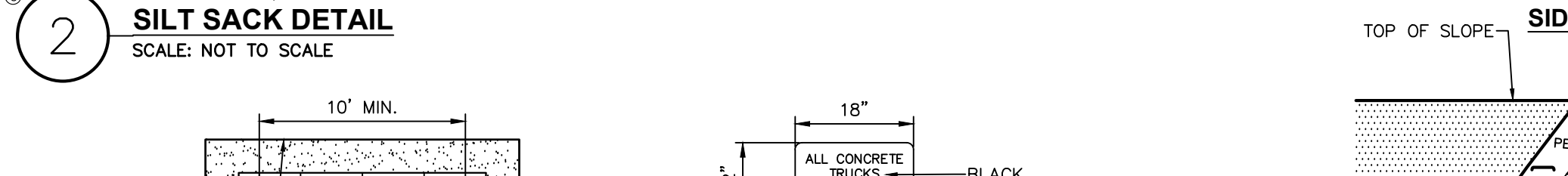
SILT SACK INSTALLATION DETAIL

SCALE: NOT TO SCALE



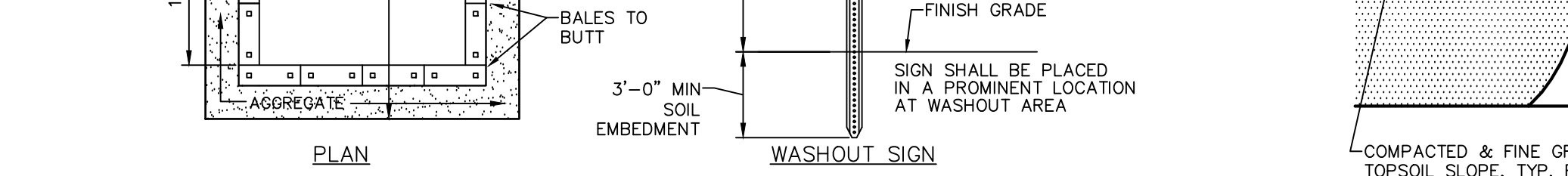
TEMPORARY SOIL STOCKPILE DETAIL

SCALE: NOT TO SCALE



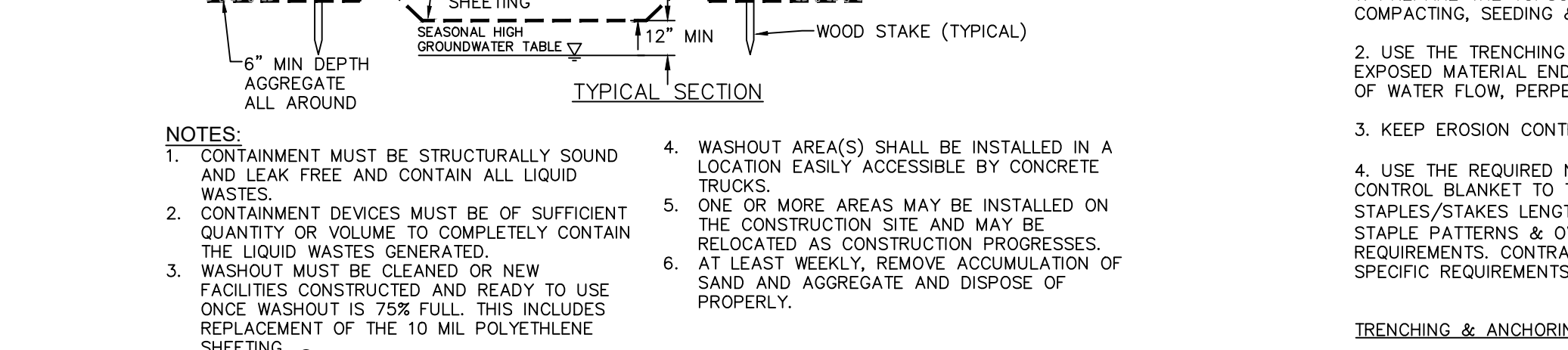
SILT SACK DETAIL

SCALE: NOT TO SCALE



CONCRETE WASHOUT AREA DETAIL

SCALE: NOT TO SCALE



EROSION CONTROL BLANKET INSTALLATION DETAIL

SCALE: NTS



EROSION CONTROL BLANKET INSTALLATION DETAIL

SCALE: NTS

NOT FOR CONSTRUCTION

It is a violation of New York Education Law Article 145 Sec. 7209, for any person, unless acting under the direction of a licensed architect, professional engineer, land surveyor, landscape architect or geologist to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered, the altering architect, engineer, land surveyor, landscape architect or geologist shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

Terra Group 201, LLC.

395 Route 212 Saugerties, NY 12477

Terra Group 201, LLC.

Dutchess Ave and Garden Street Village of Wappingers, NY

NO.	DATE	DESCRIPTION
6	08/21/23	Village Comments
5	07/12/23	Village Comments
4	06/14/23	Village Comments
3	05/10/23	Village Comments
2	3/15/23	Village Comments
1	2/8/23	Village Comments

Revisions

PROJECT NUMBER: 2230010

DRAWN BY: TK

REVIEWED BY: CPL

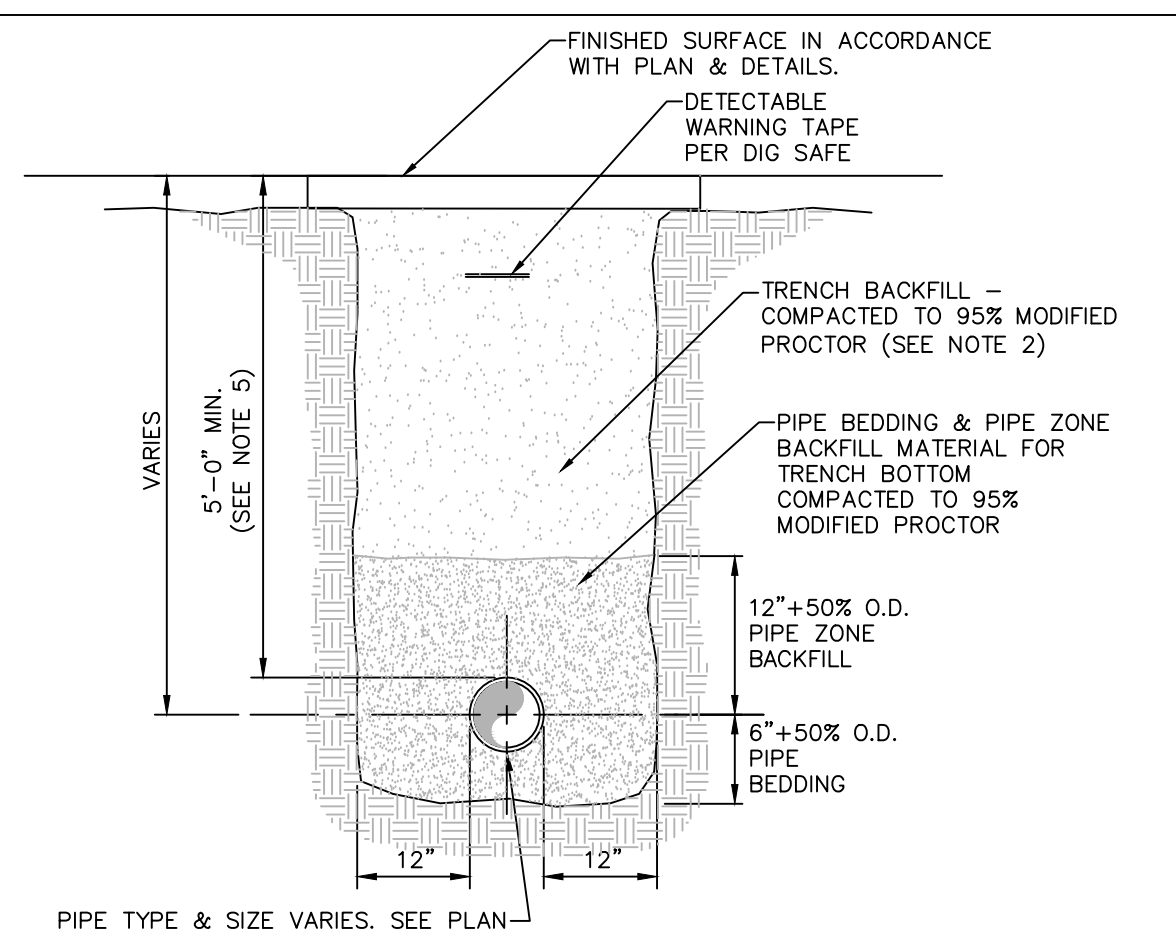
ISSUED FOR: PLANNING BOARD APPROVAL

DATE: 12/7/22

DRAWING NAME:

DRAWING NUMBER:

WATER SYSTEM DETAILS



NOTES:
1. PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE AN IMPORTED 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:

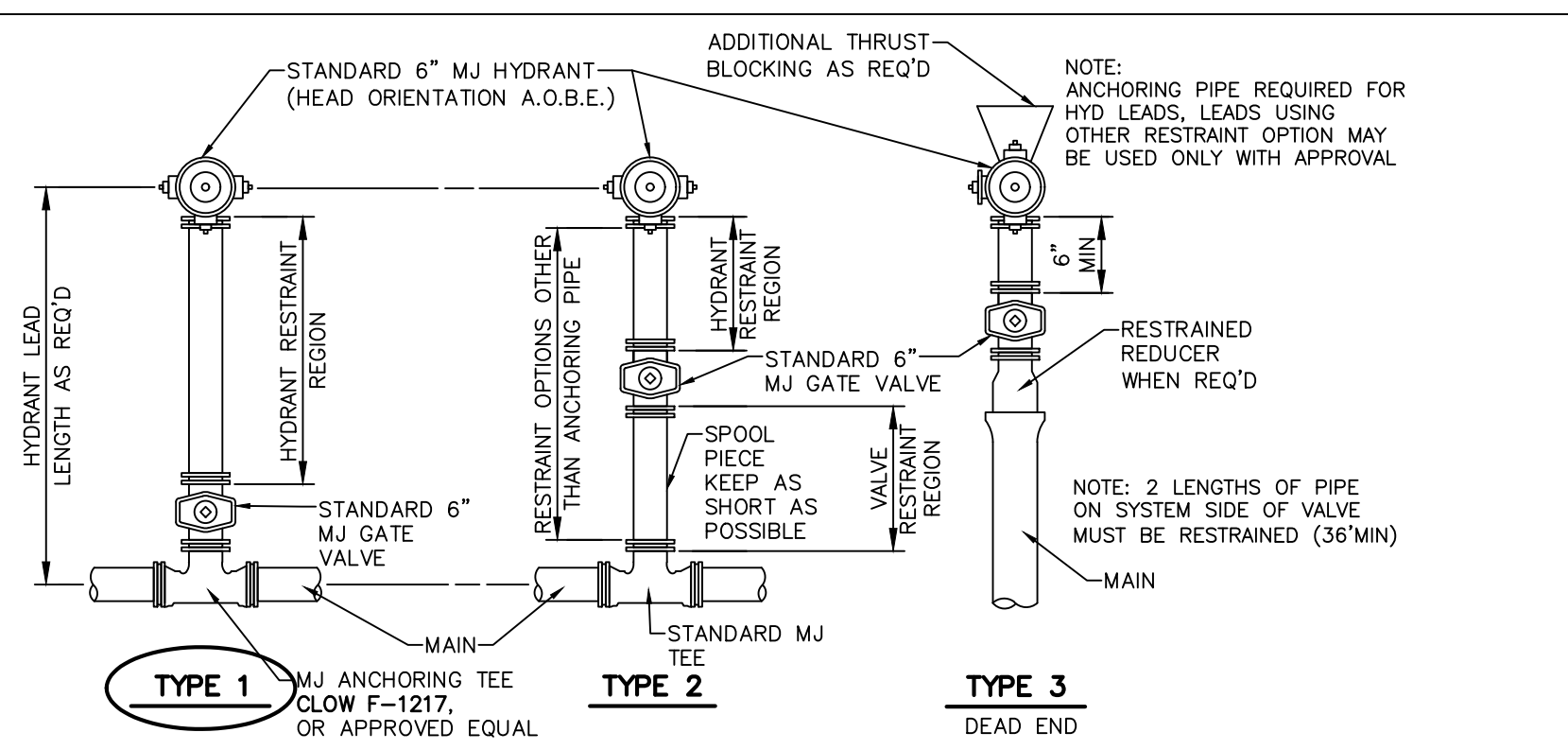
SIEVE DESIGNATION	% PASSING
3/4"	100%
NO. 40	0-70%
NO. 200	0-10%

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:

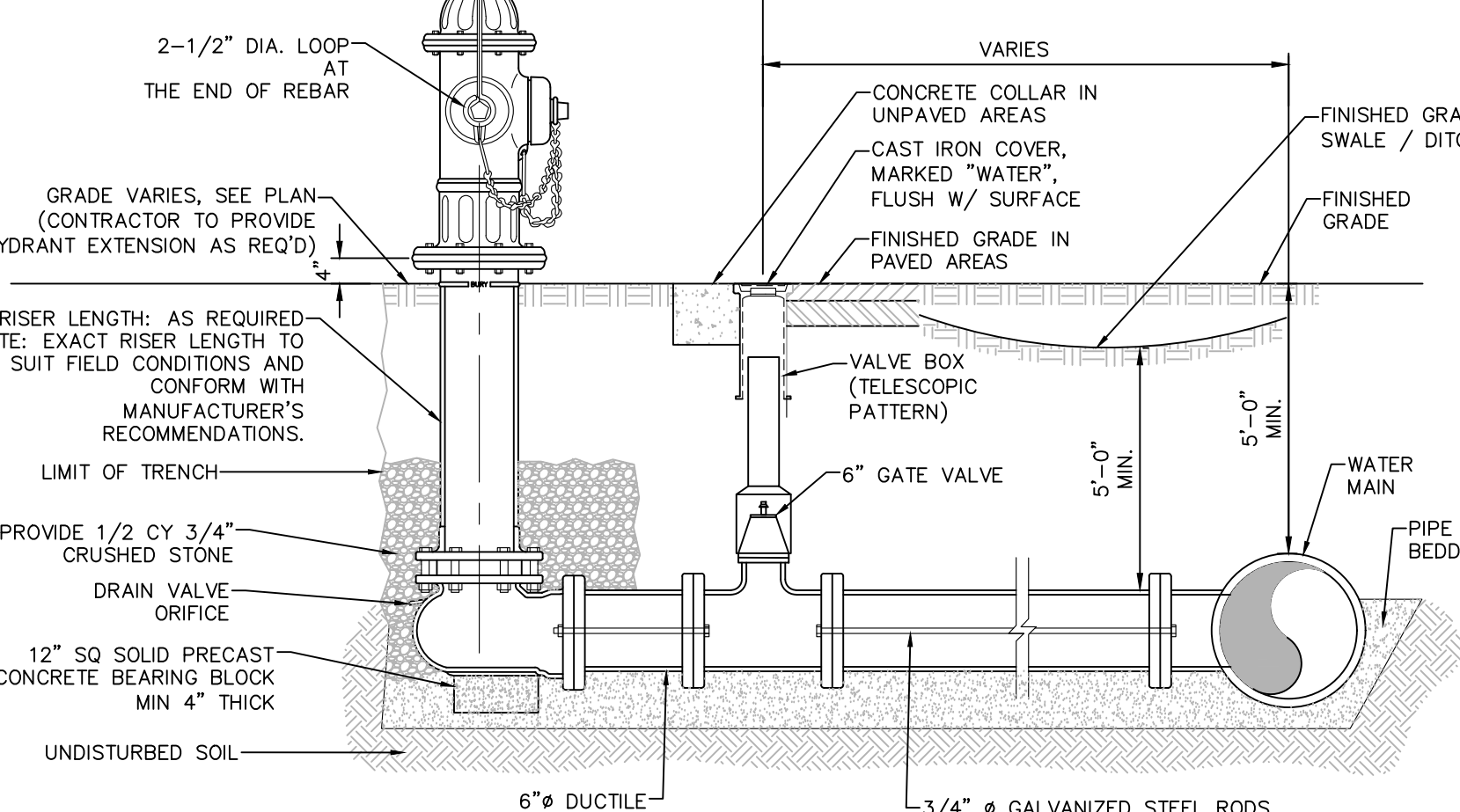
SIEVE DESIGNATION	% PASSING
4"	100%
NO. 40	0-70%
NO. 200	0-10%

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.

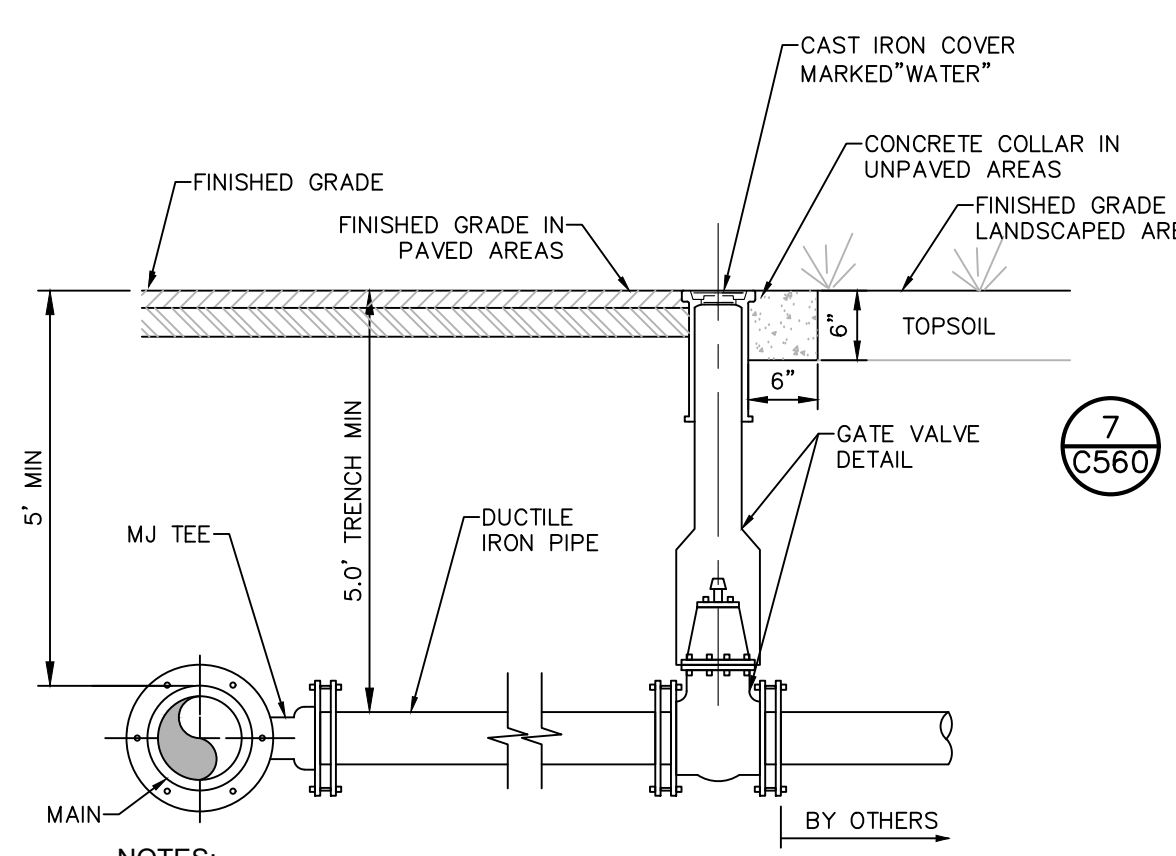
1 PIPE TRENCH DETAIL (TYPICAL)
SCALE: NOT TO SCALE



NOTES:
1. HYDRANTS SHALL BE MUELLER SUPER CENTURION 250 OR APPROVED EQUIVALENT BY THE AUTHORITY HAVING JURISDICTION. HYDRANTS SHALL MEET REQUIREMENTS OF AWWA STANDARD C-502.
2. HYDRANTS SHALL BE CAST IRON BODY, DRY BARREL DESIGN, COMPRESSION-TYPE VALVE, OPENING AGAINST PRESSURE AND CLOSING WITH PRESSURE, 6-INCH MECHANICAL JOINT INLET FOOT PIECE, 5/8 INCH MAIN VALVE OPENING, O-RING TYPE PACKING, RATED FOR 250-PSI WORKING PRESSURE, TWO (2) 2 1/2 INCH HOSE NOZZLES AND ONE (1) 4 1/2 INCH PLUMBER NOZZLE.
3. NOZZLE OUTLET THREADS SHALL MEET LOCAL FIRE DEPARTMENT REQUIREMENTS AND HAVE CAST IRON CAPS WITH NON-KINKING STEEL CHAINS. OPERATING AND CAP NUTS: PENTAGON 1 1/2 INCH POINT TO FLAT. HYDRANT VALVES SHALL BE OPEN BY TURNING OPERATING NUT TO THE LEFT, OR COUNTERCLOCKWISE.
4. HYDRANTS SHALL BE TRAFFIC TYPE WITH BREAKABLE SAFETY FLANGE WITH RED EXTERIOR ALKYD GLOSS ENAMEL PAINT. HYDRANTS SHALL BE TOUCHED UP TO REMOVE ANY MARKS OR SCRAPED PAINT CAUSED BY INSTALLATION OR TRANSIT.



2 HYDRANT ASSEMBLY DETAIL
SCALE: NOT TO SCALE



NOTES:
1. GATE VALVE & VALVE BOX SHALL BE IN ACCORDANCE WITH MUNICIPAL STANDARDS & AS MANUFACTURED BY MUELLER OR APPROVED EQUIVALENT.

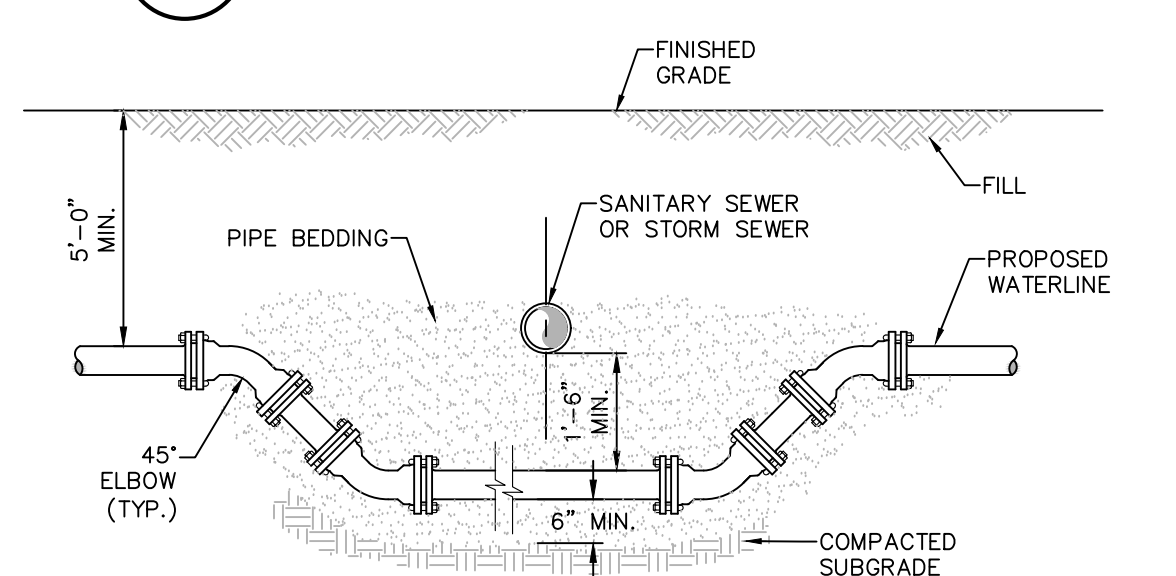
4 DUCTILE IRON SERVICE PIPE
SCALE: NOT TO SCALE

SCHEDULE OF JOINT RESTRAINT-- (PVC OR POLYWRAPPED DIP)
(LENGTH OF PIPE EACH SIDE OF FITTING TO BE RESTRAINED IN FEET "L")

PIPE SIZE (INCHES)	FITTING TYPE			
	TEE	REDUCER	TEE	REDUCER
30"	90'	45'	22 1/2'	11 1/2'
24"	198	82	39	20
18"	149	62	30	15
16"	134	56	27	14
14"	118	49	24	12
12"	102	43	21	11
10"	86	36	17	9
8"	71	30	15	7
6"	54	22	11	6
4"	38	16	8	4

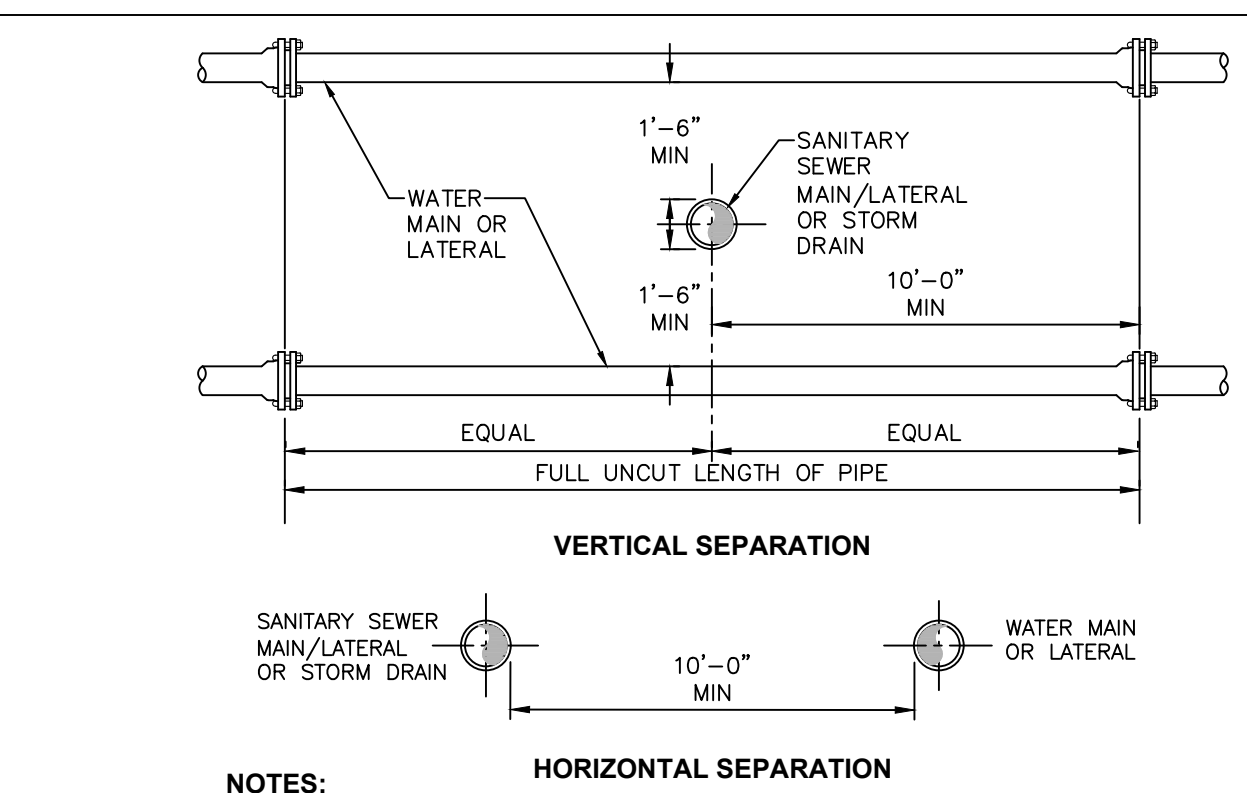
NOTES:
1. THE LENGTH ("L") OF NEW PIPE TO BE RESTRAINED IS THE LENGTH FOR EACH SIDE OF THE FITTING.
A. BEDDING TYPE 2 - FLAT BOTTOM TRENCH, BACKFILL LIGHTLY CONSOLIDATED TO CENTER LINE OF PIPE.
B. SOIL TYPE CLAY 1 - CLAY OF MEDIUM TO LOW PLASTICITY, LL<50, <25% COARSE PARTICLES [CL & CL-ML]:
CL - INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY GRAVELY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
ML - INORGANIC SILTS, VERY FINE SAND, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS.
C. PIPE TABLE CALCULATION IS BASED ON PVC OR POLYWRAPPED DIP
D. DEPTH TO TOP OF PIPE 5'-0" MINIMUM
E. MAXIMUM OPERATING PRESSURE OF 150 PSI
F. FACTOR OF SAFETY OF 1.5
2. FOR END PLUGS, USE RESTRAIN PIPE LENGTH GIVEN FOR DEAD END FITTING.
3. THE LENGTH ("L") OF NEW PIPE TO BE RESTRAINED IS THE LENGTH FOR EACH SIDE OF THE FITTING.
4. THE ABOVE INFORMATION WAS PROVIDED USING THE THRUST RESTRAINT PROGRAM ISSUED BY THE DUCTILE IRON PIPE RESEARCH ASSOCIATION (DIPRA) AND IS BASED ON THE ASSUMPTIONS LISTED IN NOTE 1. RESTRAINED LENGTH REQUIREMENTS FOR FIELD CONDITIONS AND PIPE SIZES DIFFERING FROM THOSE LISTED ABOVE SHOULD BE EVALUATED SEPARATELY.
5. RESTRAINED JOINT PIPE AND FITTINGS SHALL BE USED ONLY AS ALLOWED BY THE PROJECT PLANS AND/OR SPECIFICATION. (IF THRUST BLOCKS ARE USED SEE THRUST BLOCK DETAIL).
6. THE FITTINGS: PIPE SIZE SHOWN FOR THE TEE IS THE SIZE OF THE RUN. THE RESTRAINED LENGTH SHOWN IS FOR THE BRANCH. THE VALUE OF THE RESTRAINED LENGTH ASSUMES THAT THE SIZE OF THE BRANCH IS EQUAL TO OR LESS THAN THE RUN. THE VALUE OF THE L=USED IN THE TABLE IS 10 FEET. (L= TOTAL LENGTH BETWEEN FIRST JOINTS ON EITHER SIDE OF THE TEE ON THE RUN.)

6 JOINT RESTRAINT SCHEDULE AND NOTES
SCALE: NOT TO SCALE



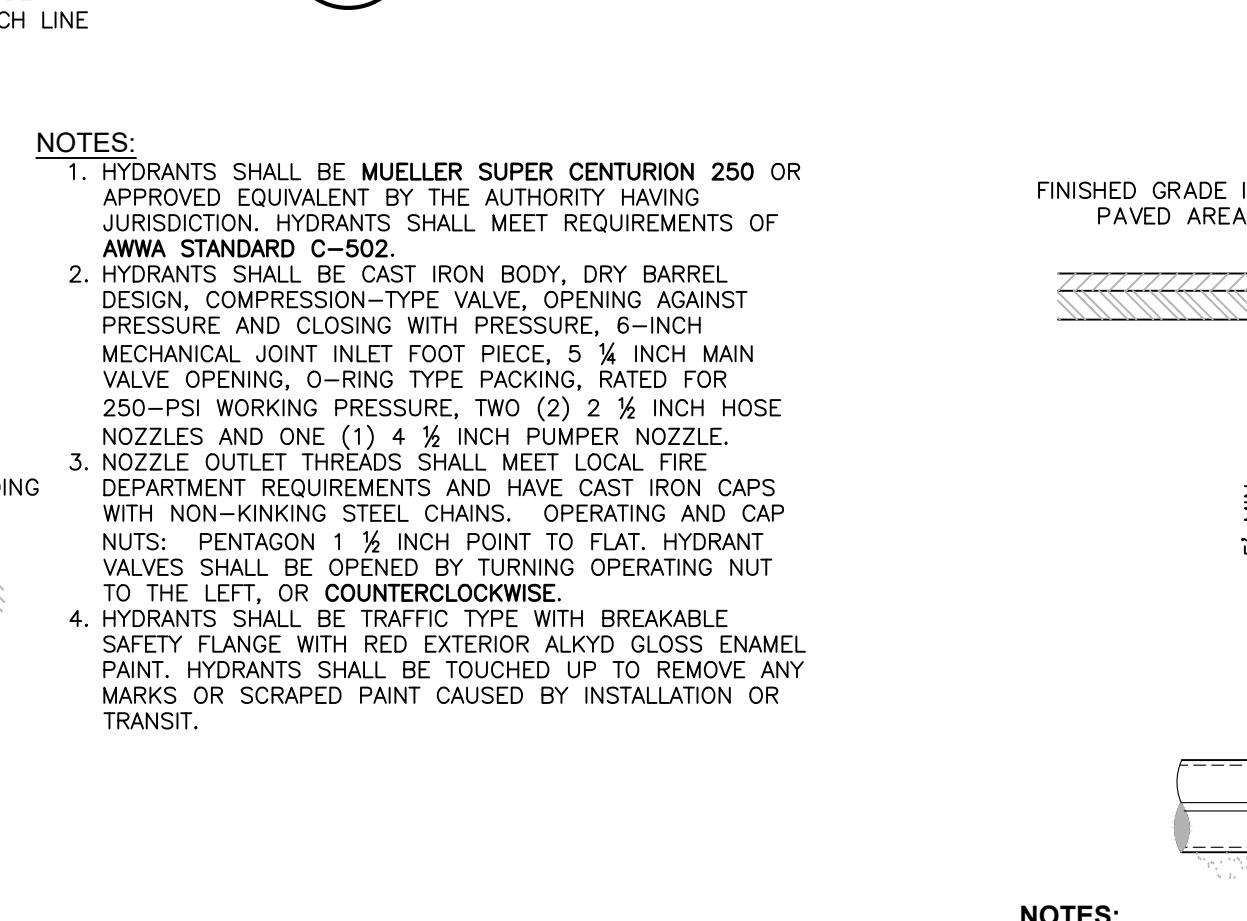
NOTES:
1. WHEN THE ELEVATION OF THE SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS REQUIRED SEPARATION.
2. WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS INDICATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT DUCTILE IRON PIPE OR PVC WATER WORKS GRADE PRESSURE PIPE FOR 10' EACH SIDE OF CROSSING AND SHALL BE PRESSURE TESTED TO 150psi TO ASSURE WATER TIGHTNESS.

5 WATERLINE OFFSET DETAIL
SCALE: NOT TO SCALE



NOTES:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE NYS HEALTH DEPARTMENT. OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.
2. WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS INDICATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT, DUCTILE IRON PIPE OR PVC WATER WORKS GRADE PRESSURE PIPE FOR 10' EACH SIDE OF CROSSING AND SHALL BE PRESSURE TESTED TO 150psi TO ASSURE WATER TIGHTNESS.

3 SANITARY/STORM SEWER AND WATERMAIN SEPARATION DETAIL
SCALE: NOT TO SCALE



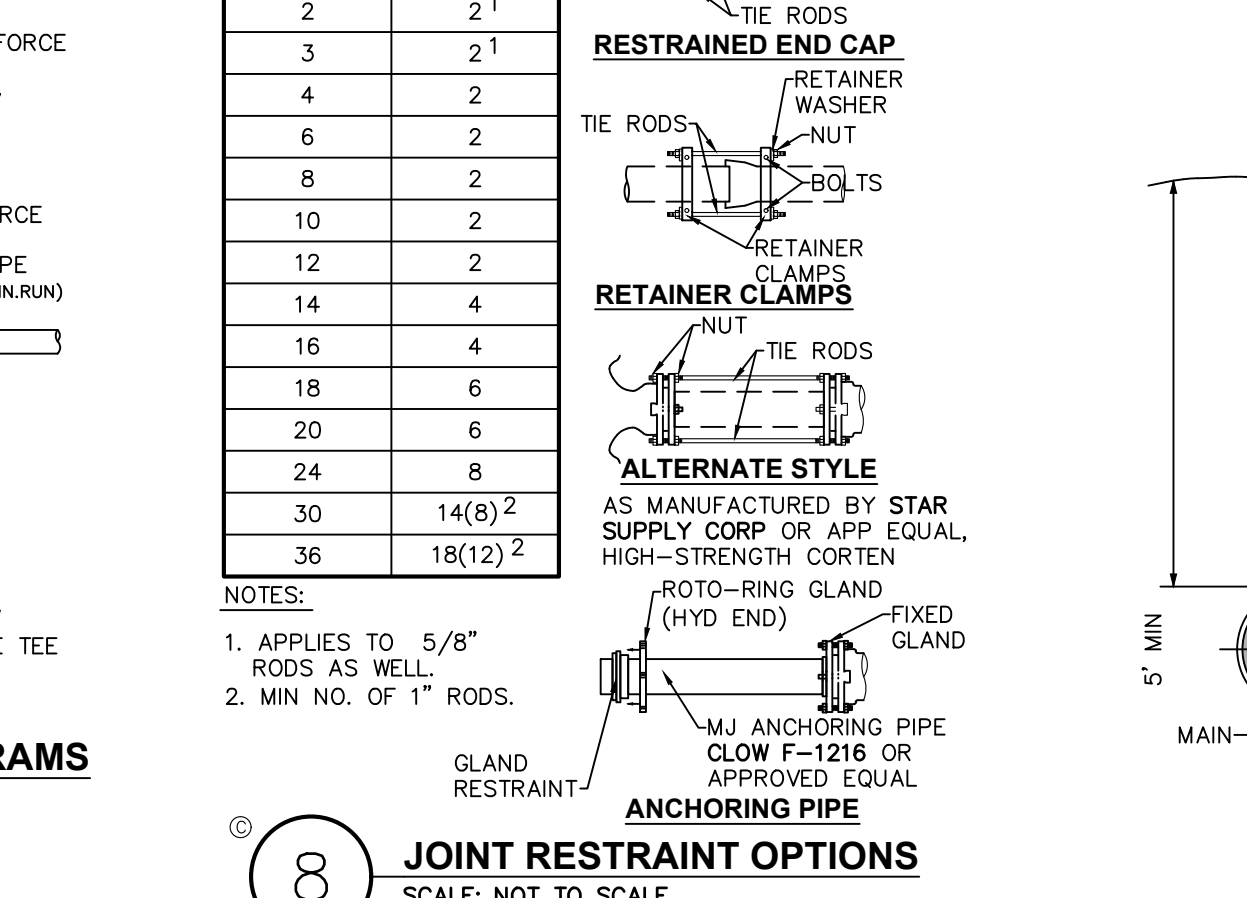
5 RESTRAINED JOINT THRUST RESTRAINT DETAIL
SCALE: NOT TO SCALE

NO. OF TIE RODS REQUIRED

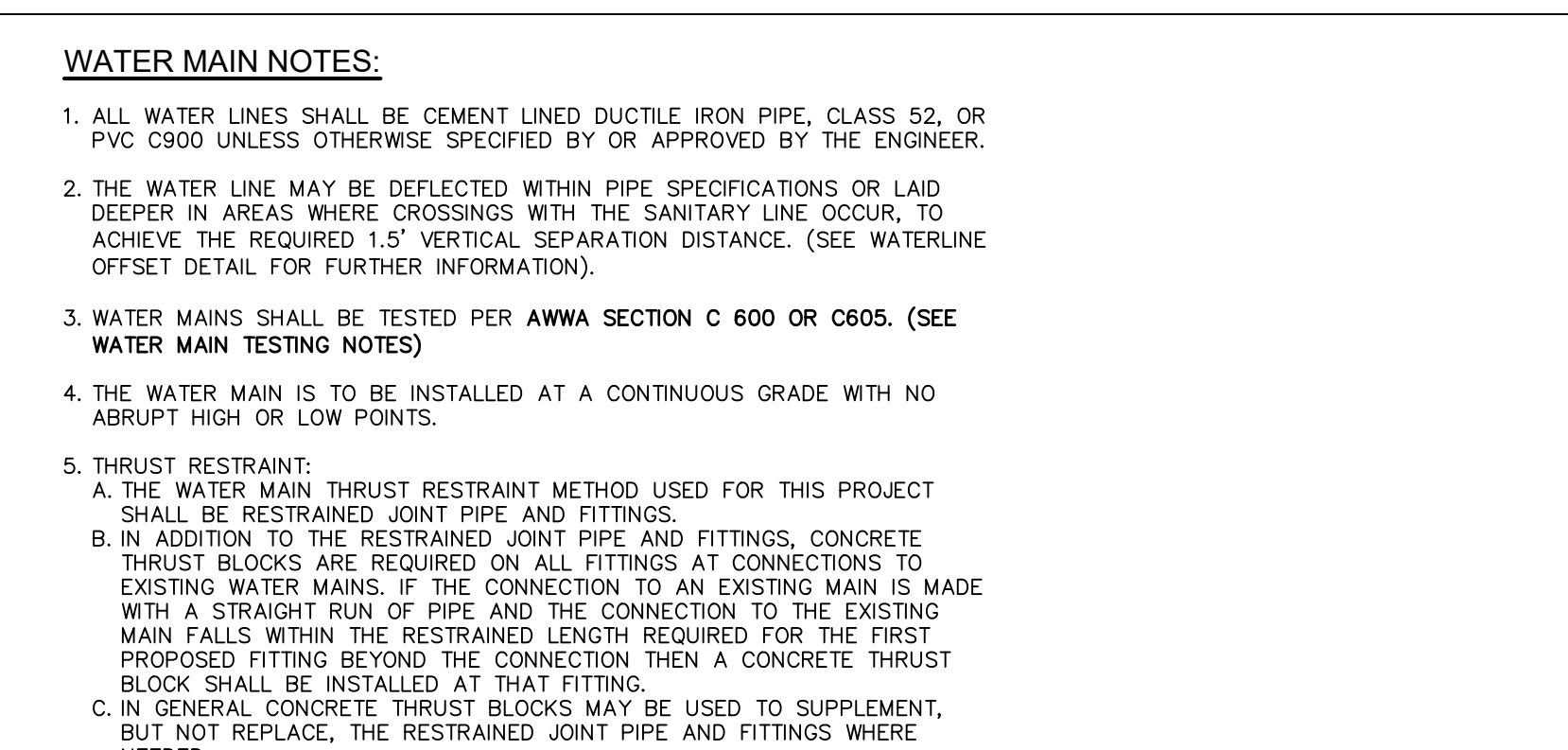
PIPE SIZE INCHES	MIN NO. OF 3/4" RODS
2	2
3	2
4	2
6	2
8	2
10	2
12	2
14	4
16	4
18	6
20	6
24	8
30	14(8) ²
36	18(12) ²

NOTES:
1. APPLIES TO 5/8" RODS AS WELL
2. MIN NO. OF 1" RODS.

8 JOINT RESTRAINT OPTIONS
SCALE: NOT TO SCALE

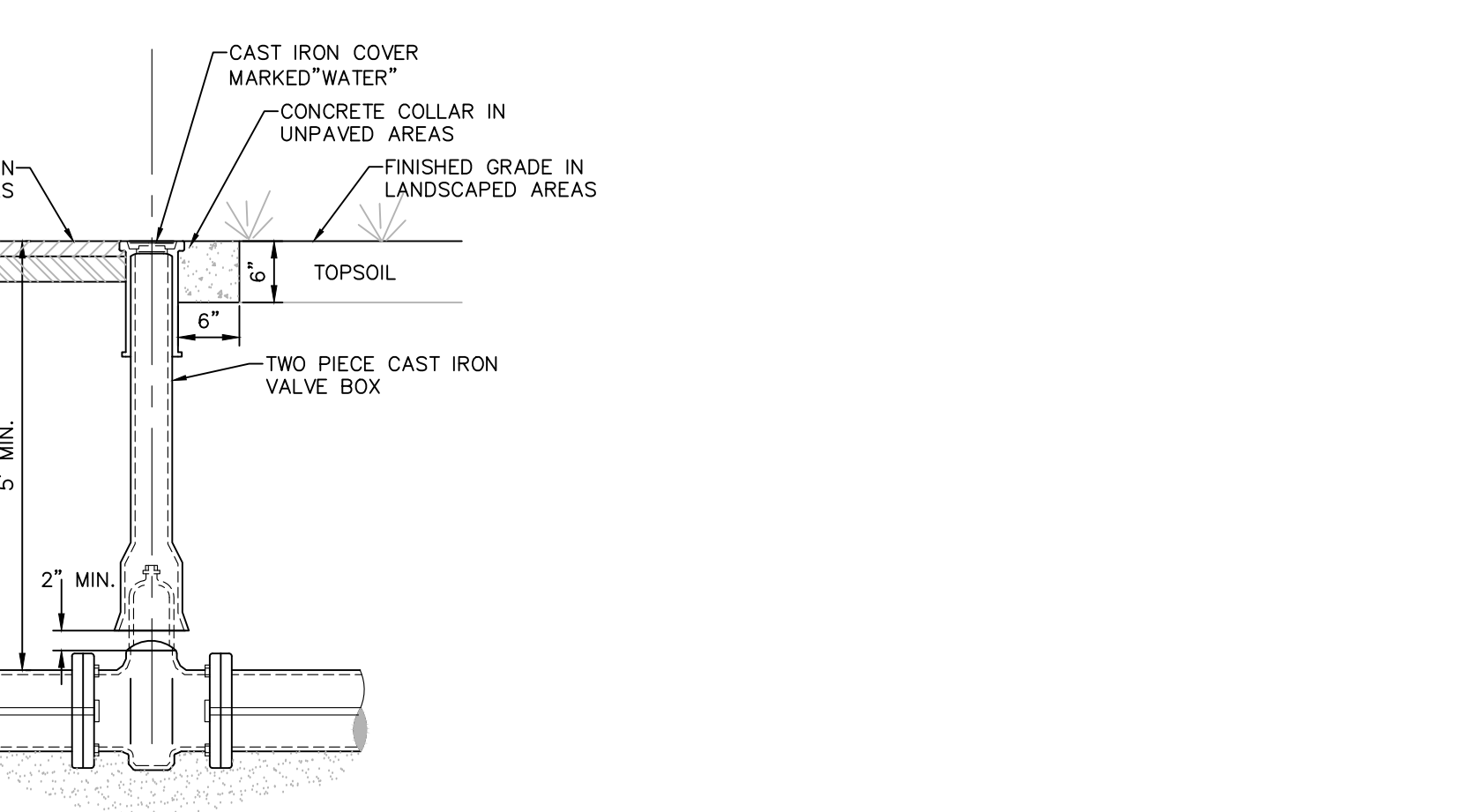


9 TYPICAL GATE VALVE DETAIL
SCALE: NOT TO SCALE

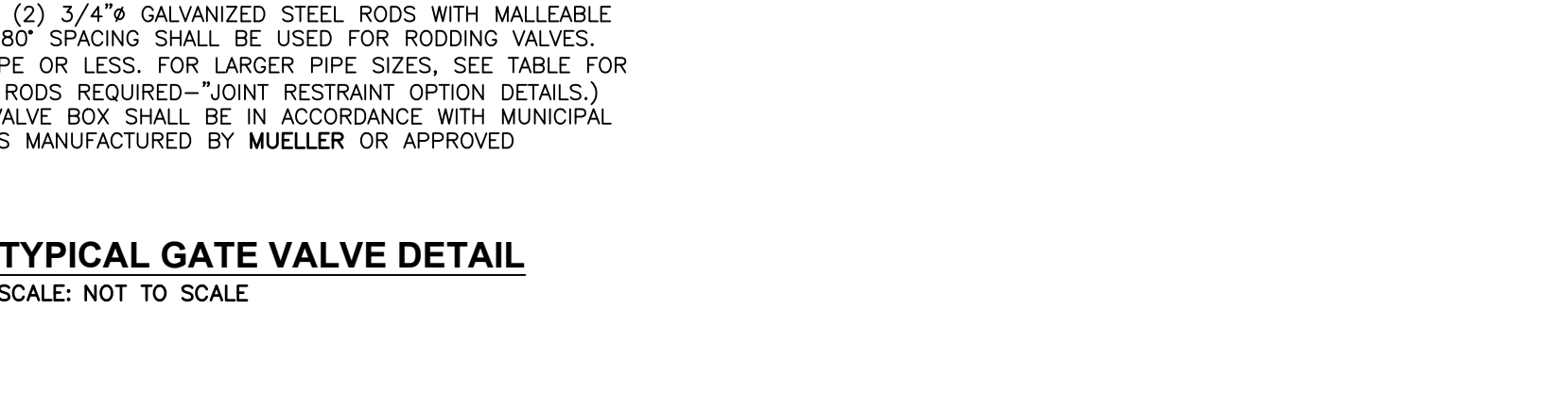


NOTES:
1. MINIMUM DISTANCE TO JOINTS, FITTINGS OR OTHER WET TAPS OR STOPS SHALL BE MAINTAINED IN ACCORDANCE WITH REGULATORY AGENCY.

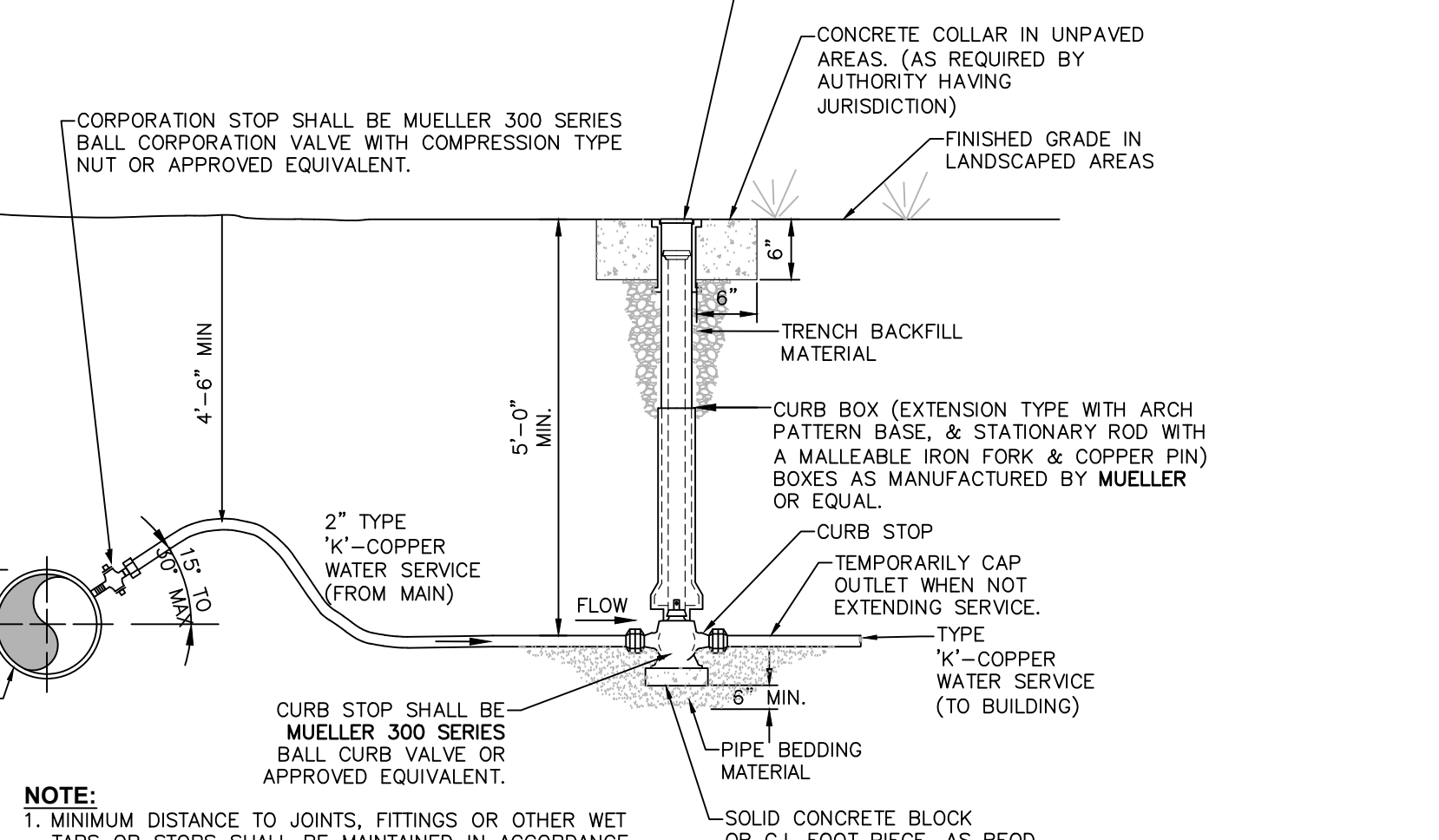
10 COPPER WATER SERVICE
SCALE: NOT TO SCALE



7 CORPORATION STOP
SCALE: NOT TO SCALE



5 RESTRAINED JOINT THRUST RESTRAINT DETAIL
SCALE: NOT TO SCALE



VILLAGE OF WAPPINGERS FALLS PLANNING BOARD

NOT FOR CONSTRUCTION

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Dutchess Ave and Garden Street Village of Wappingers, NY

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4	06/14/23	Village Comments
3	05/10/23	Village Comments
2	3/15/23	Village Comments
1	2/8/23	Village Comments
NO.	DATE:	DESCRIPTION:

Revisions

PROJECT NUMBER: 2230010

DRAWN BY: TK

REVIEWED BY: CPL

ISSUED FOR: PLANNING BOARD APPROVAL

DATE: 12/7/22

DRAWING NAME:

SANITARY SEWER SYSTEM DETAIL

DRAWING NUMBER:

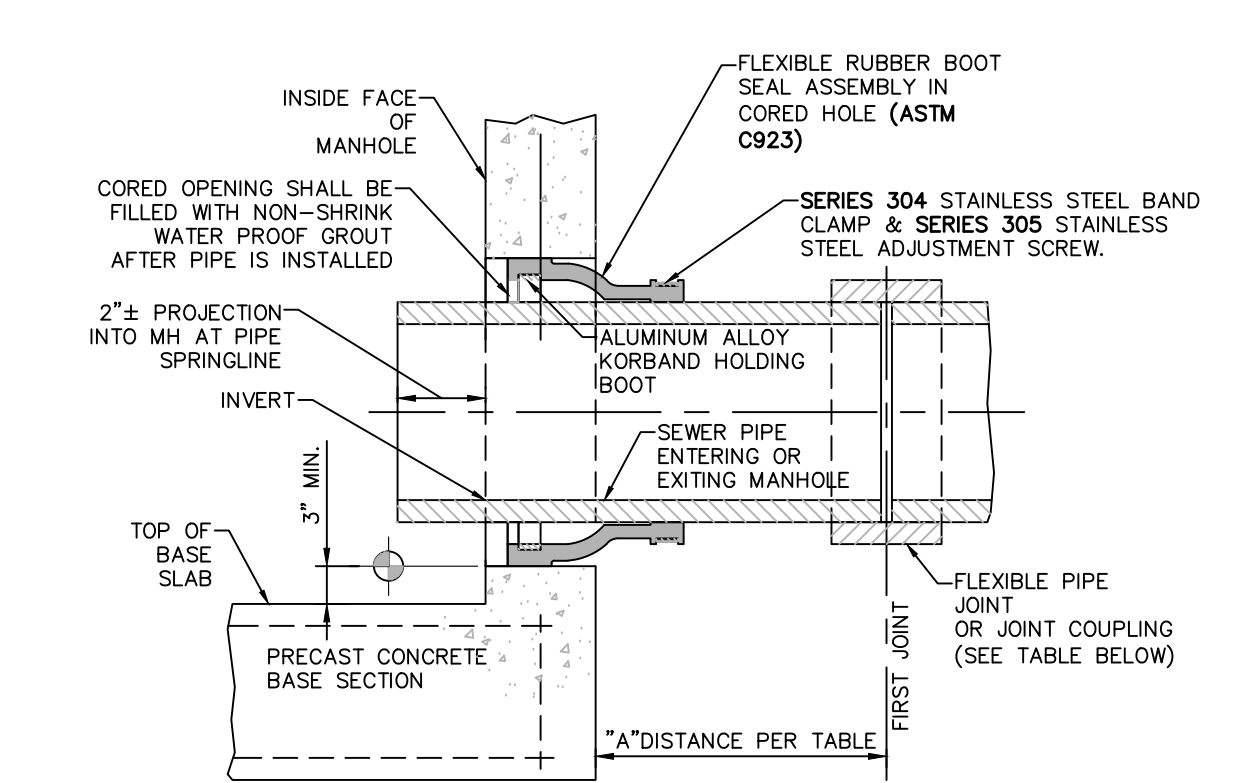
VILLAGE OF WAPPINGERS FALLS

PLANNING BOARD

FINAL APPROVAL DATE: _____

PB CHAIR: _____ DATE: _____

WITNESS: _____

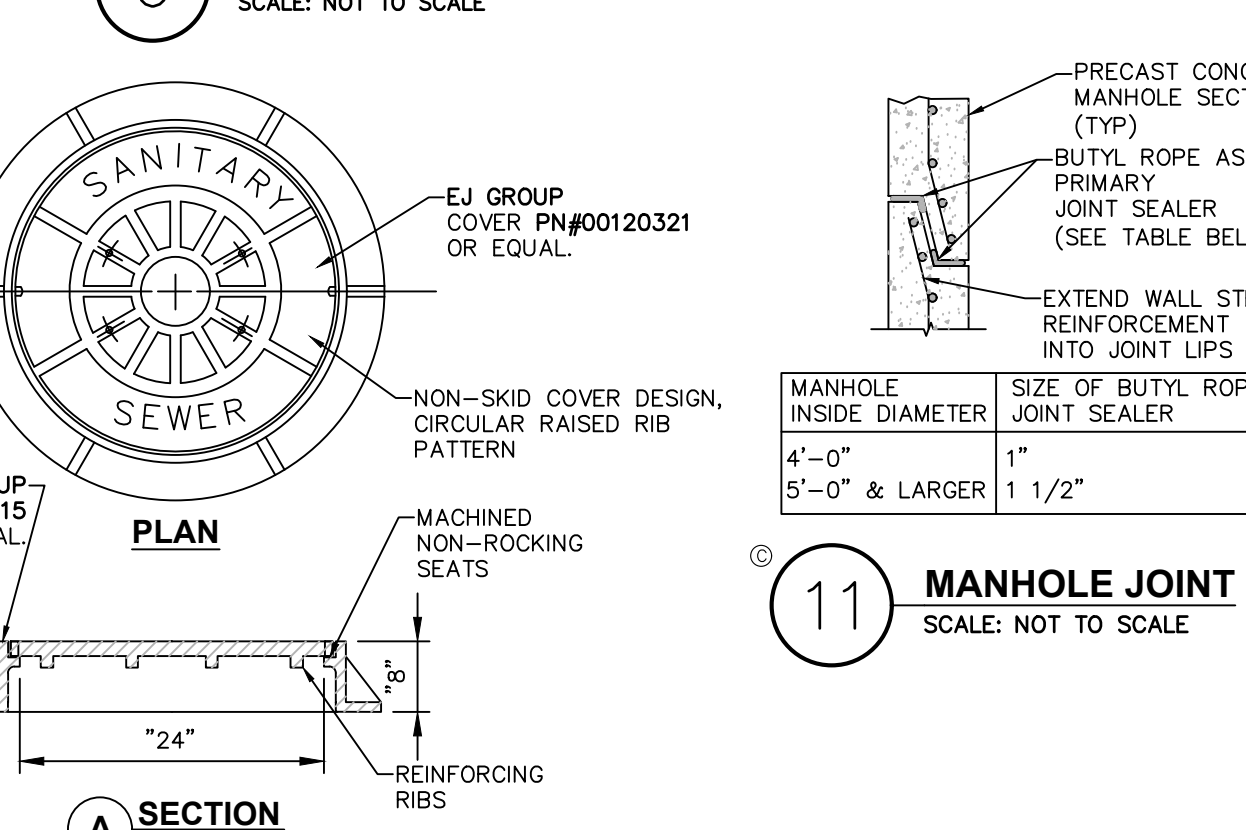


FLEXIBLE JOINT REQUIREMENTS

SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	"A" DISTANCE (FEET)
DUCTILE IRON	STD RUBBER GASKET PIPE JOINT ONLY	10' MAX
PVC	STD RUBBER GASKET PIPE JOINT ONLY	3' MAX

NOTE: REFERENCE MANHOLE DETAIL(S) FOR REQUIRED INVERT CHANNEL CONFIGURATION.

PIPE CONNECTION TO MANHOLE - PRECAST OR CORED HOLE W/ INSERTED FLEXIBLE BOOT



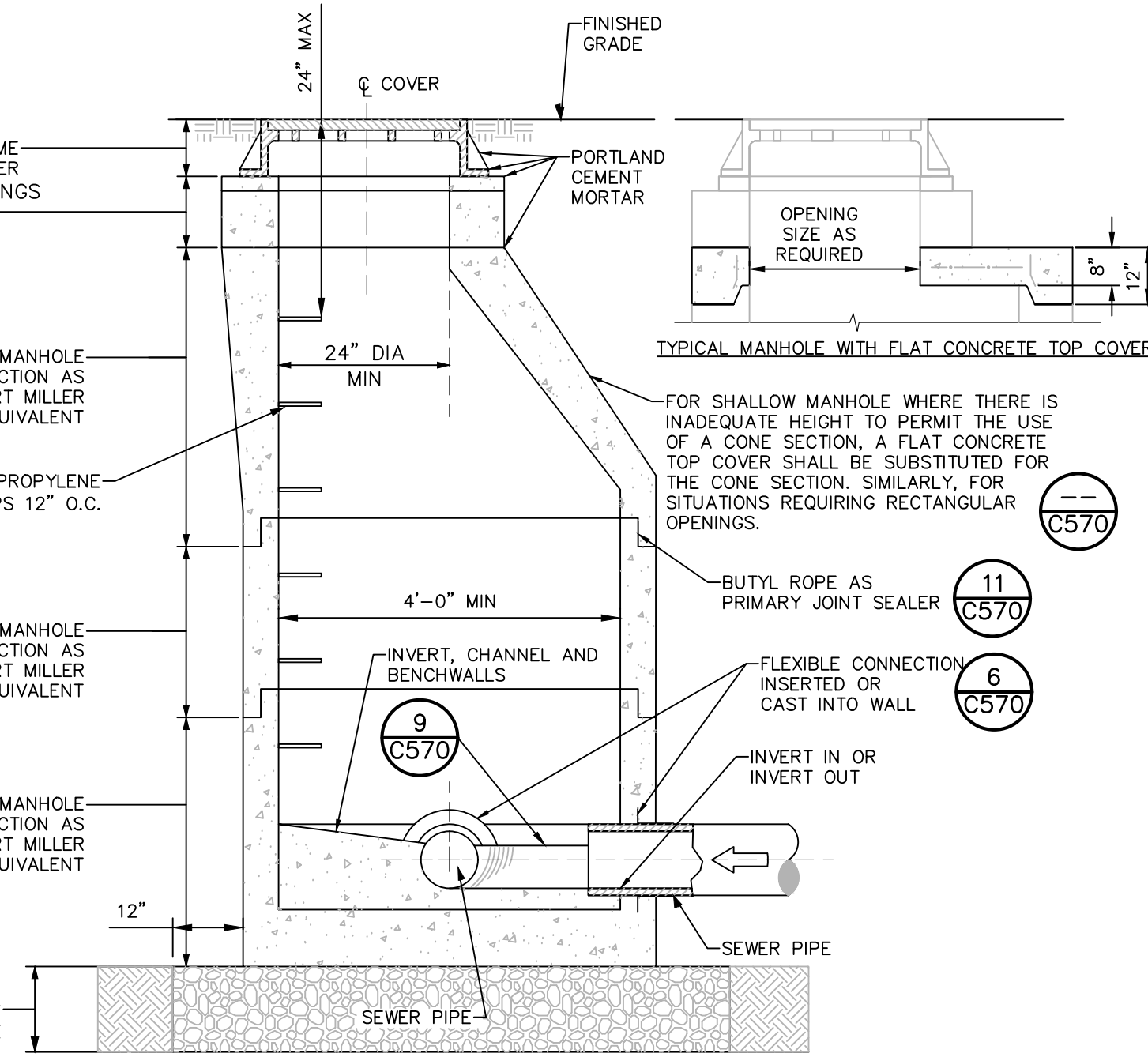
NOTE: 1. FRAME AND COVER SHALL BE DESIGNED FOR HS20-44 VEHICLE LOADING AND 25% IMPACT.

HEAVY DUTY STANDARD CAST IRON MH COVER

SCALE: NOT TO SCALE

MANHOLES AND OTHER BELOW GRADE STRUCTURES:

- STRUCTURAL DESIGN FOR MANHOLES AND OTHER BELOW-GRADE PRECAST CONCRETE STRUCTURES:
 - 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
 - TRAFFIC LOADS: BELOW GRADE PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO ALSO WITHSTAND TRAFFIC LOADS CREATED BY AN 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.
- MATERIAL WHICH SHALL BE UTILIZED IN THE CONSTRUCTION OF PRECAST CONCRETE STRUCTURES:
 - CEMENT: ASTM C-150, TYPES I, II, III, IV
 - 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 PLAN
 - CONCRETE STRENGTH (28 DAY): 4,500 PSI (F'°)
 - ENTRAINED AIR: 5% MIN.
- 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.
- 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.
- ALL ASTM REFERENCES SHALL BE FOR THE LATEST ACTIVE STANDARD.



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

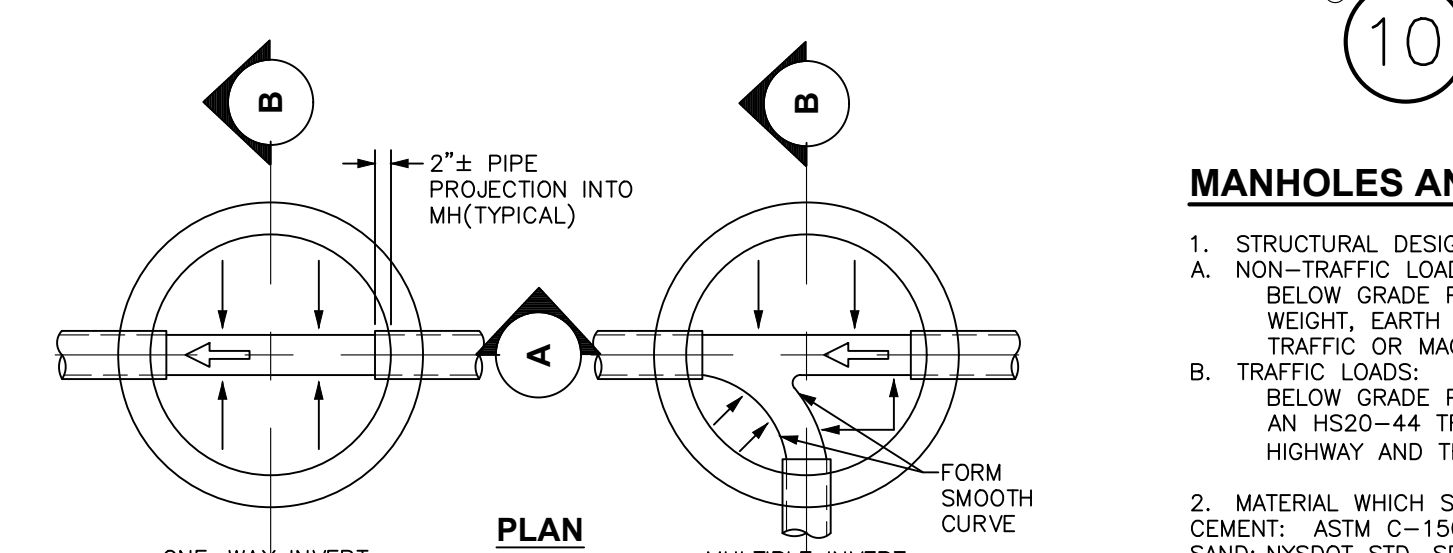
CONE DIMENSIONS

DIAM. OPENING	HEIGHT
24"	24" OR 42"
30"	34"

- INVERT SHALL BE FILLETED.
- REINFORCEMENT FOR MANHOLE COMPONENTS SHALL BE DESIGNED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW. STRUCTURE SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING PLUS 25% IMPACT.
- CONCRETE TO TEST 4,500 PSI AT 28 DAYS IN CONFORMANCE WITH A.S.T.M. C-478.
- BENCH SHALL BE BUILT FOR FLOW BETWEEN INLET AND OUTLET.
- EACH MANHOLE EXTERIOR SHALL RECEIVE TWO BITUMINOUS COATS.

PRECAST CONCRETE MANHOLE

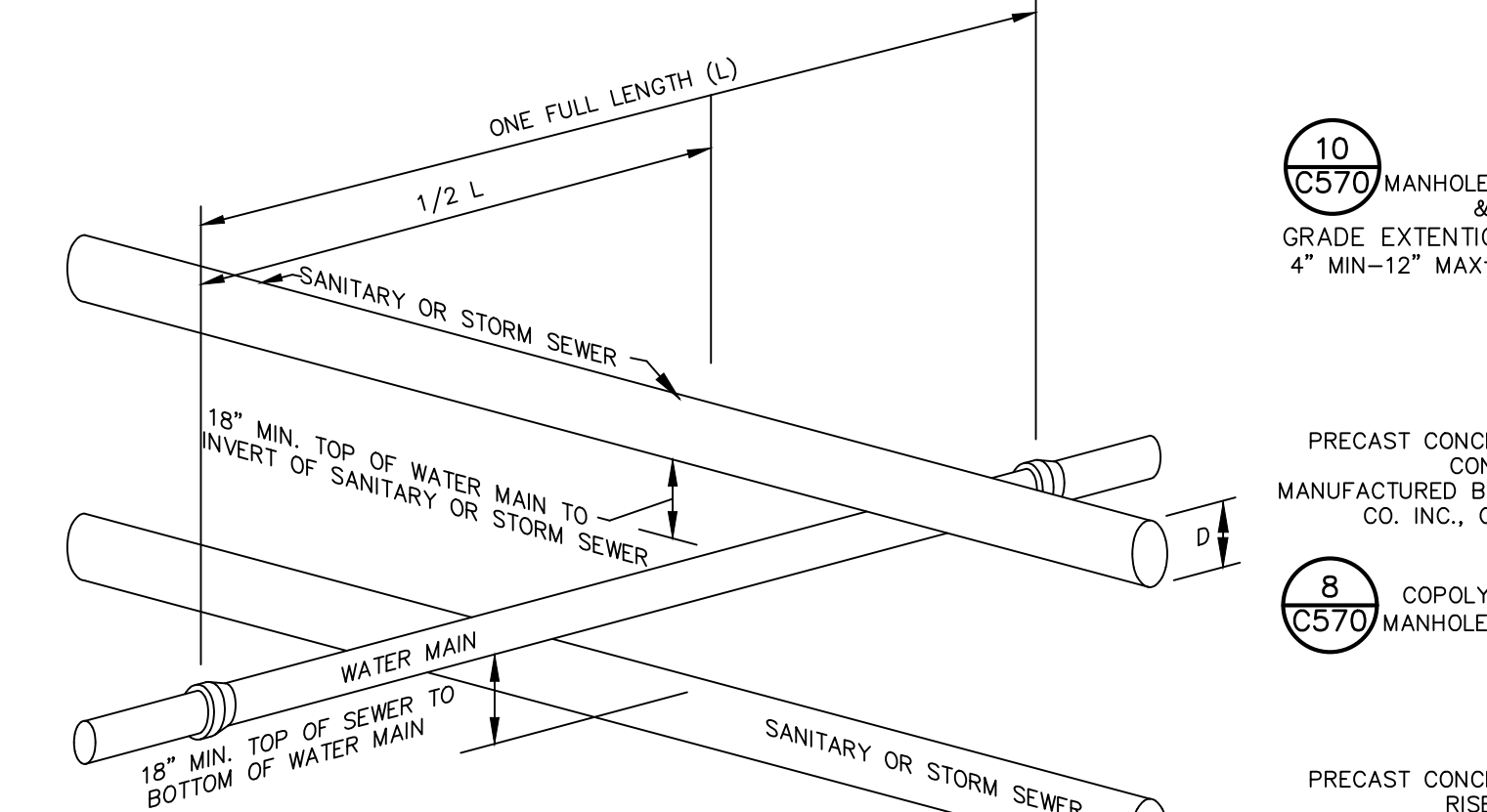
SCALE: NOT TO SCALE



NOTE: 1. INLET AND OUTLET OF PIPES SHOWN ON PLAN VIEW OF BASE ARE NOT NECESSARILY TYPICAL OF ALL MANHOLES. REFER TO UTILITY PLAN FOR INLET AND OUTLET DIRECTIONS.

INVERT, CHANNEL AND BENCHWALLS

SCALE: NOT TO SCALE

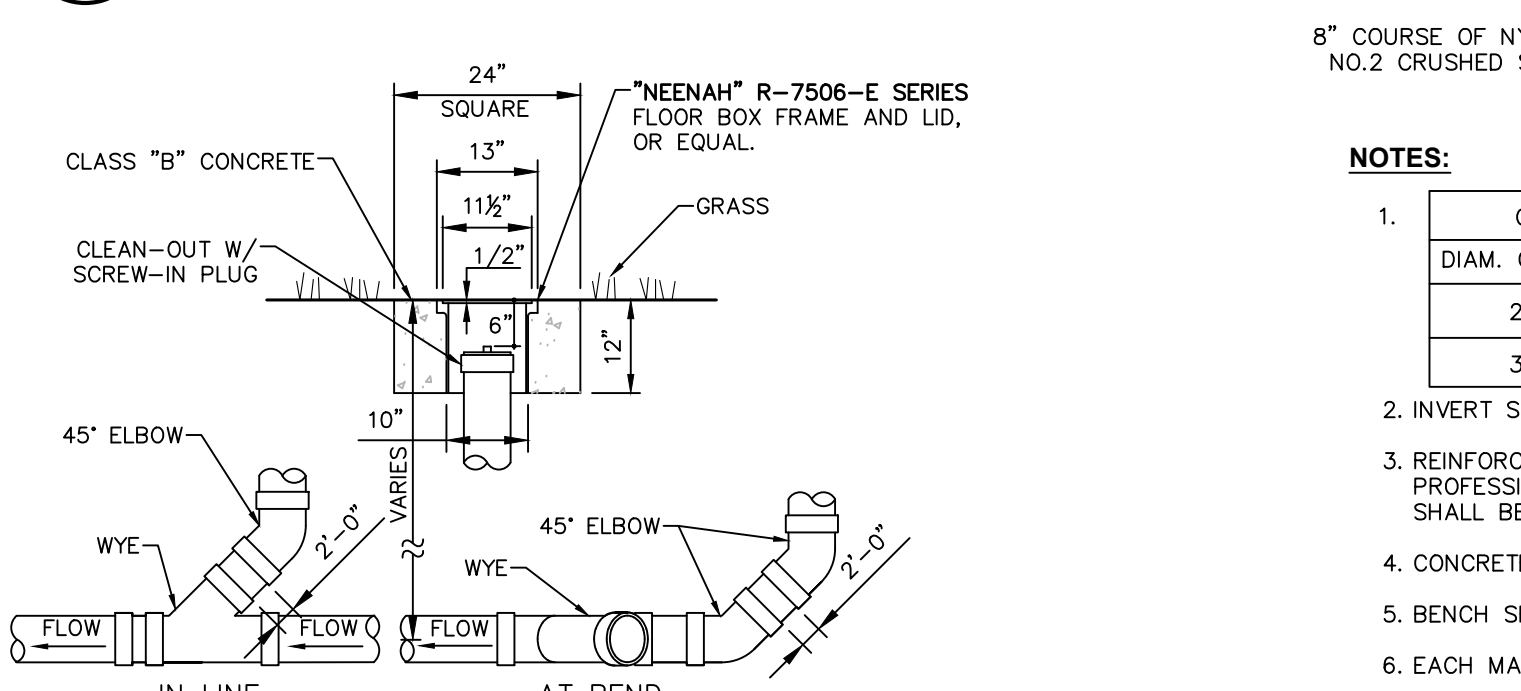


NOTES: IF 18" VERTICAL SEPARATION CAN NOT BE ACHIEVED AT LOCATIONS OF WATER MAIN & SEWER CROSSINGS, CONTRACTOR SHALL CONSTRUCT EITHER OF THE FOLLOWING OPTIONS:

- CONSTRUCT SEWER OF PVC WATERWORKS GRADE PRESSURE PIPE MATERIAL 10" ON EACH SIDE OF THE WATER MAIN AND TEST TO 150PSI TO ASSURE TIGHTNESS.
- EITHER THE WATER MAIN OR THE SEWER LINE MAY BE ENCASED IN A WATER TIGHT CARRIER PIPE WHICH EXTENDS 10 FEET ON BOTH SIDES OF THE CROSSING. THE CARRIER PIPE SHALL BE OF MATERIAL APPROVED FOR THE USE IN WATER MAIN CONSTRUCTION.

SECTION WATER/SEWER SEPARATION REQUIREMENTS

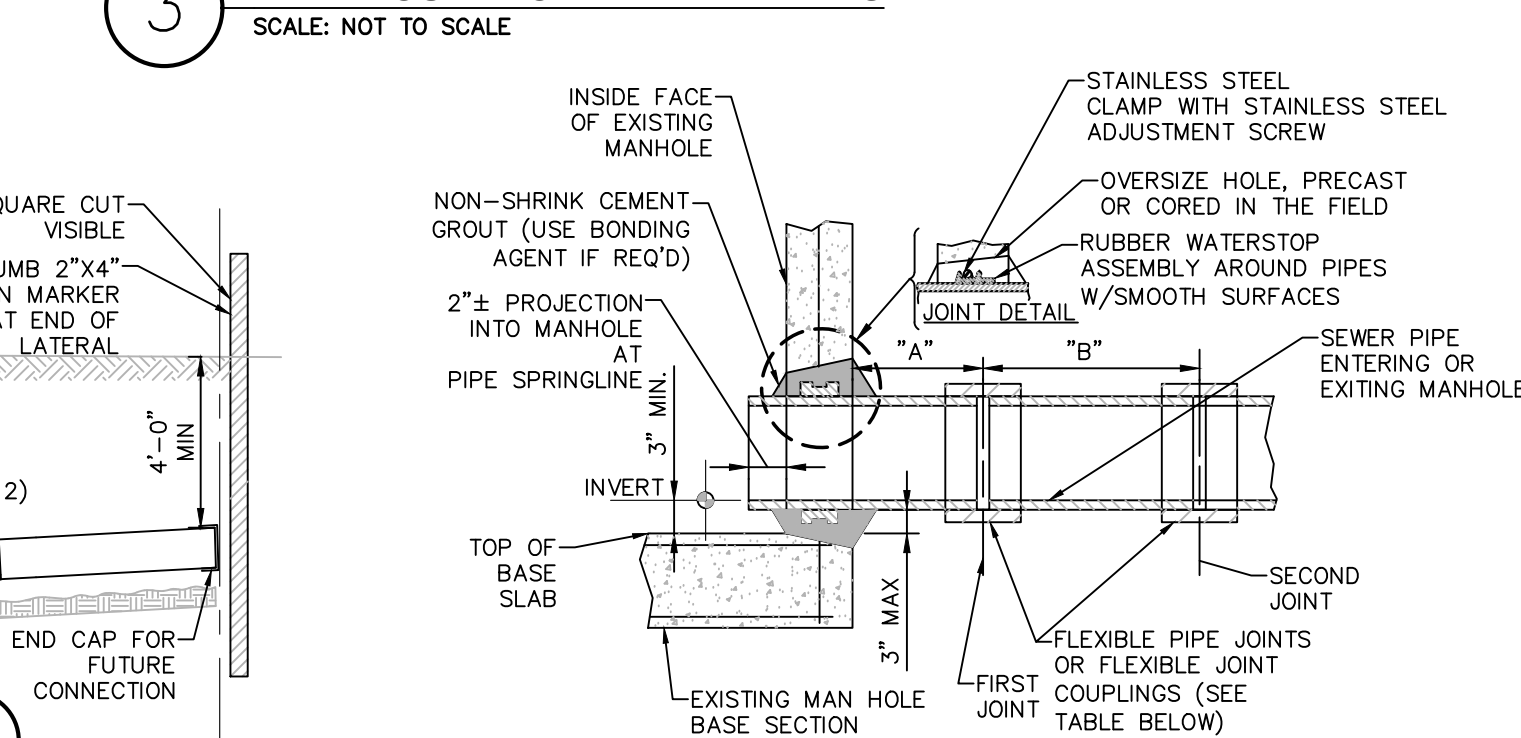
SCALE: NOT TO SCALE



NOTES: 1. SEWER PIPE FITTINGS TO BE ASTM D-3033 OR D-3034 SDR-35.

CLEAN OUT - NON TRAFFIC AREAS

SCALE: NOT TO SCALE



PIPE CONNECTION TO EXISTING MANHOLE - CEMENT GROUT SEAL WITH WATER STOP

SCALE: NOT TO SCALE

FLEXIBLE JOINT & WATERSTOP REQUIREMENTS

SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	"A" DISTANCE (FEET)	"B" DISTANCE (FEET)	MH WATER STOP REQD.
DUCTILE IRON	STD RUBBER GASKET	10'MAX	NO LIMIT	YES
PVC	STD RUBBER GASKET PIPE JOINT ONLY	1'MAX	3'MAX	YES

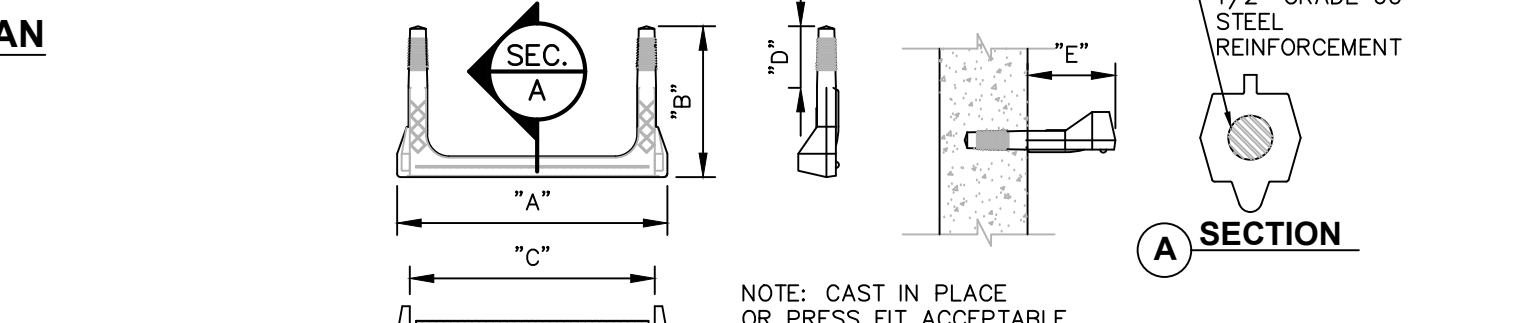
NOTES: 1. THIS DETAIL SHALL BE USED AT NO EXTRA COST IN PLACE OF EITHER OF THE PIPE-TO-MANHOLE CONNECTION DETAILS ONLY WHEN CONNECTING TO EXISTING MANHOLES THAT HAVE NO FLEXIBLE RUBBER BOOT PROVIDED.

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

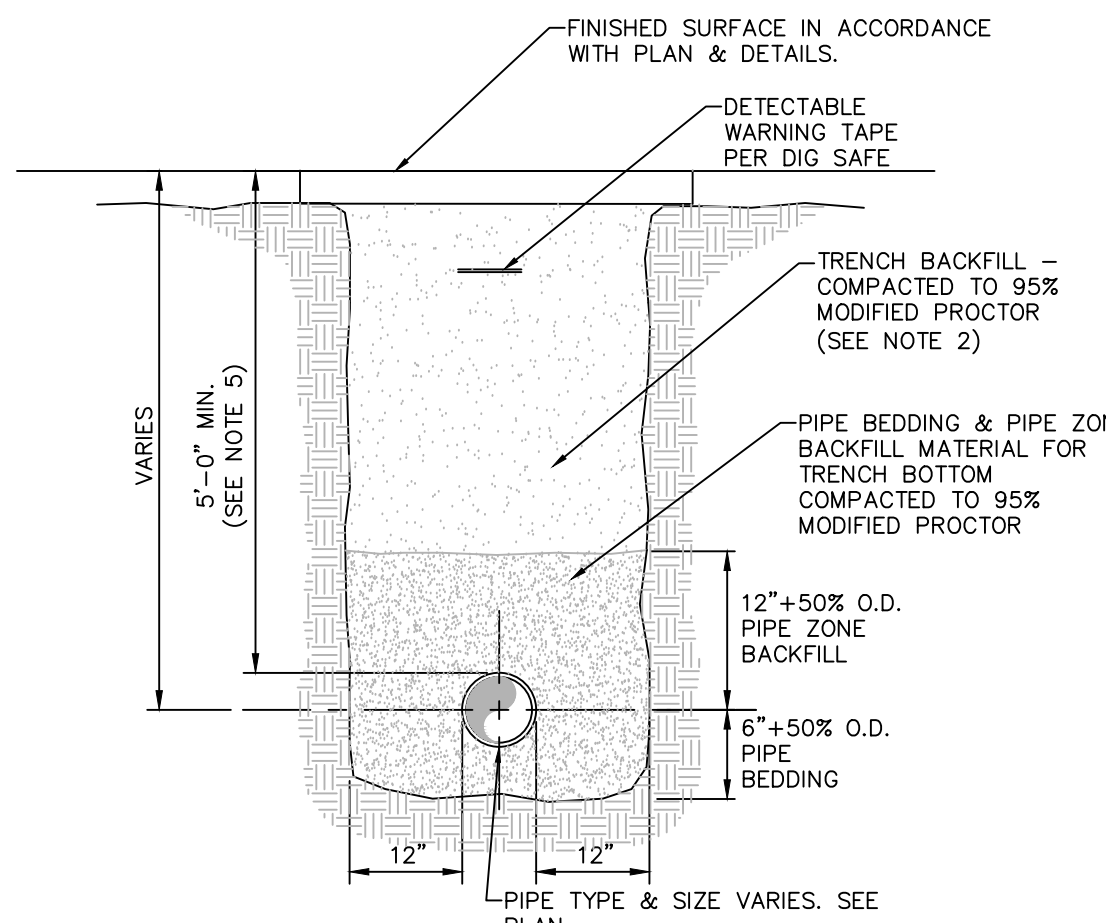
* OR EQUIVALENT

MH STEP DESIGN AND INSTALLATION SHALL COMPLY WITH ALL OSHA REGULATIONS



COPOLYMER POLYPROPYLENE MH STEP

SCALE: NOT TO SCALE



NOTES: 1. PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE AN IMPORTED 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

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

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.

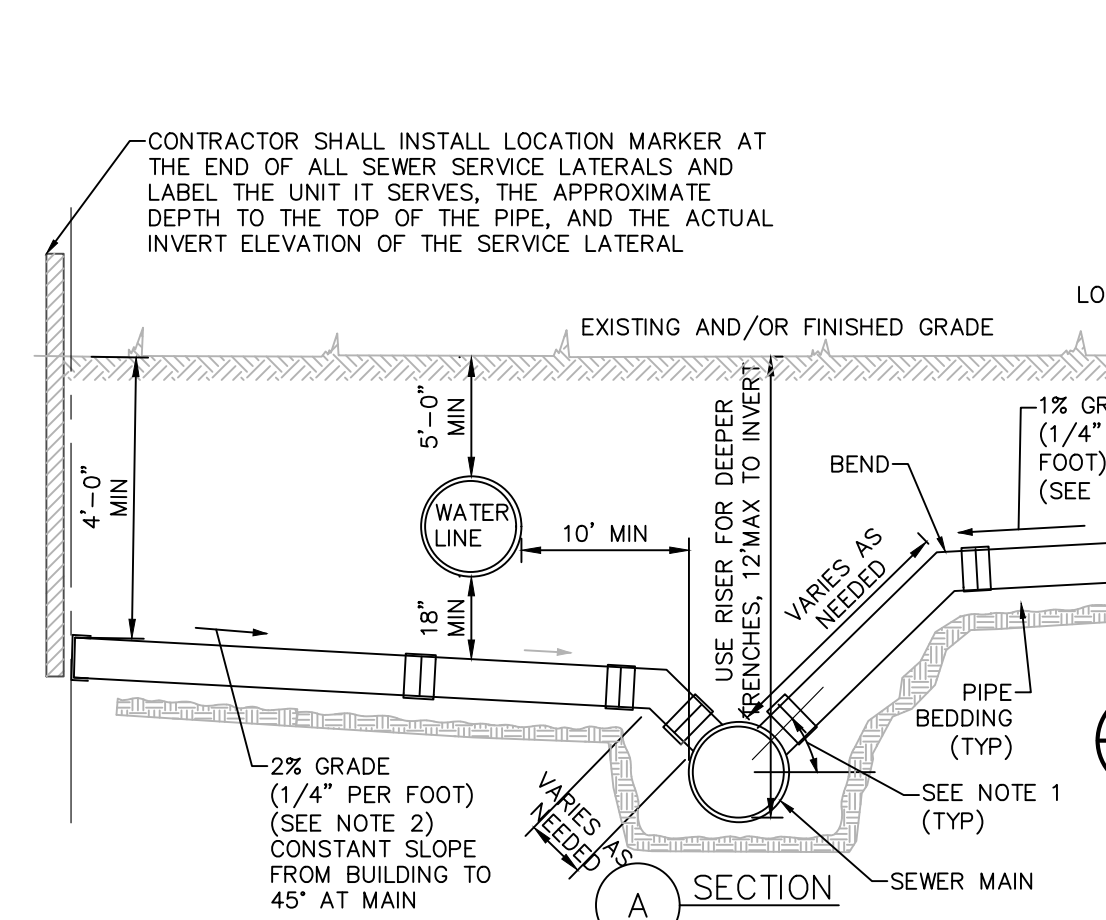
3. INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.

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.

PIPE TRENCH DETAIL (TYPICAL)

SCALE: NOT TO SCALE

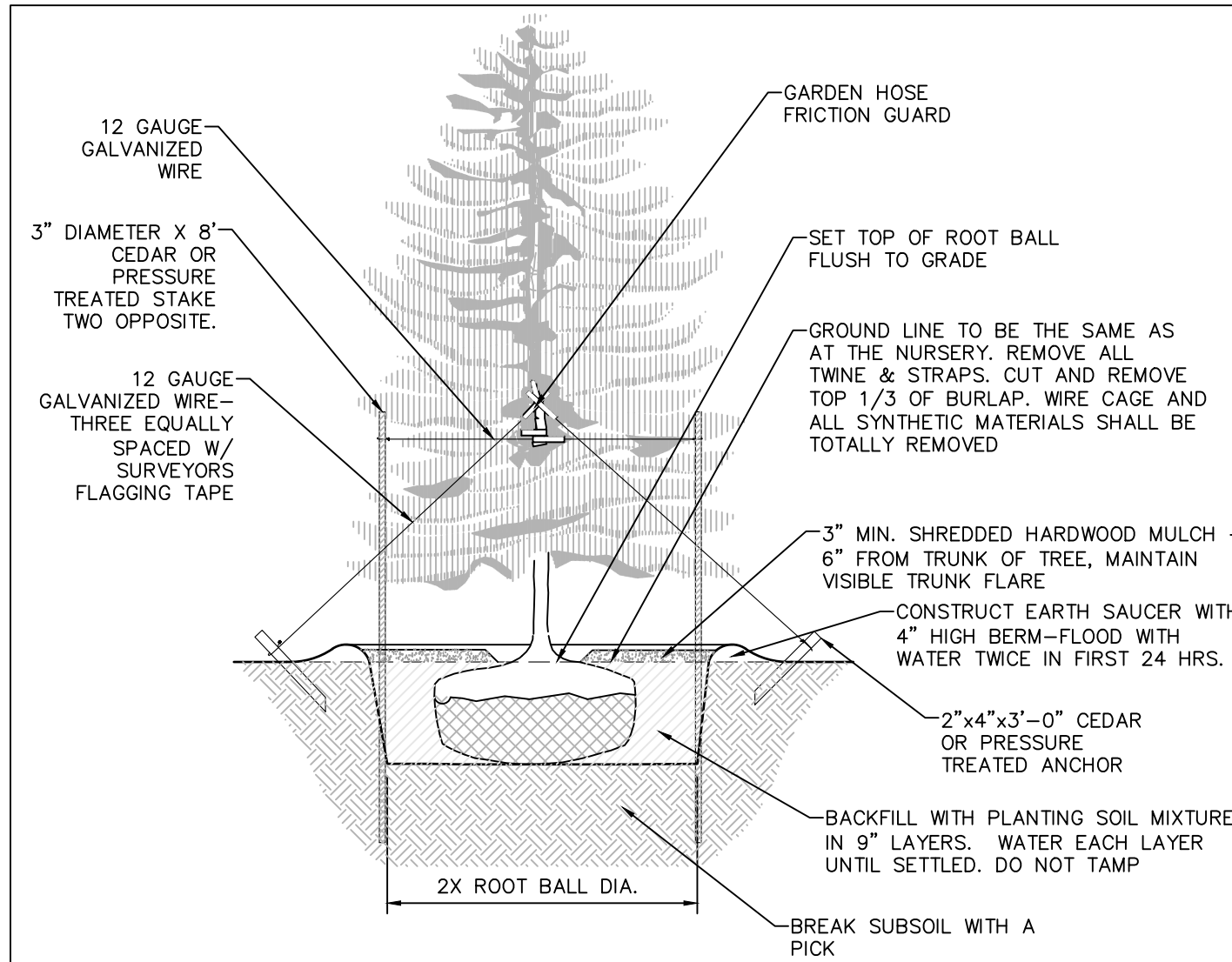


NOTES: 1. OPTIMUM ANGLE IS 45°. THE ENGINEER MAY CALL FOR OTHER ANGLES TO SUIT JOB CONDITIONS.

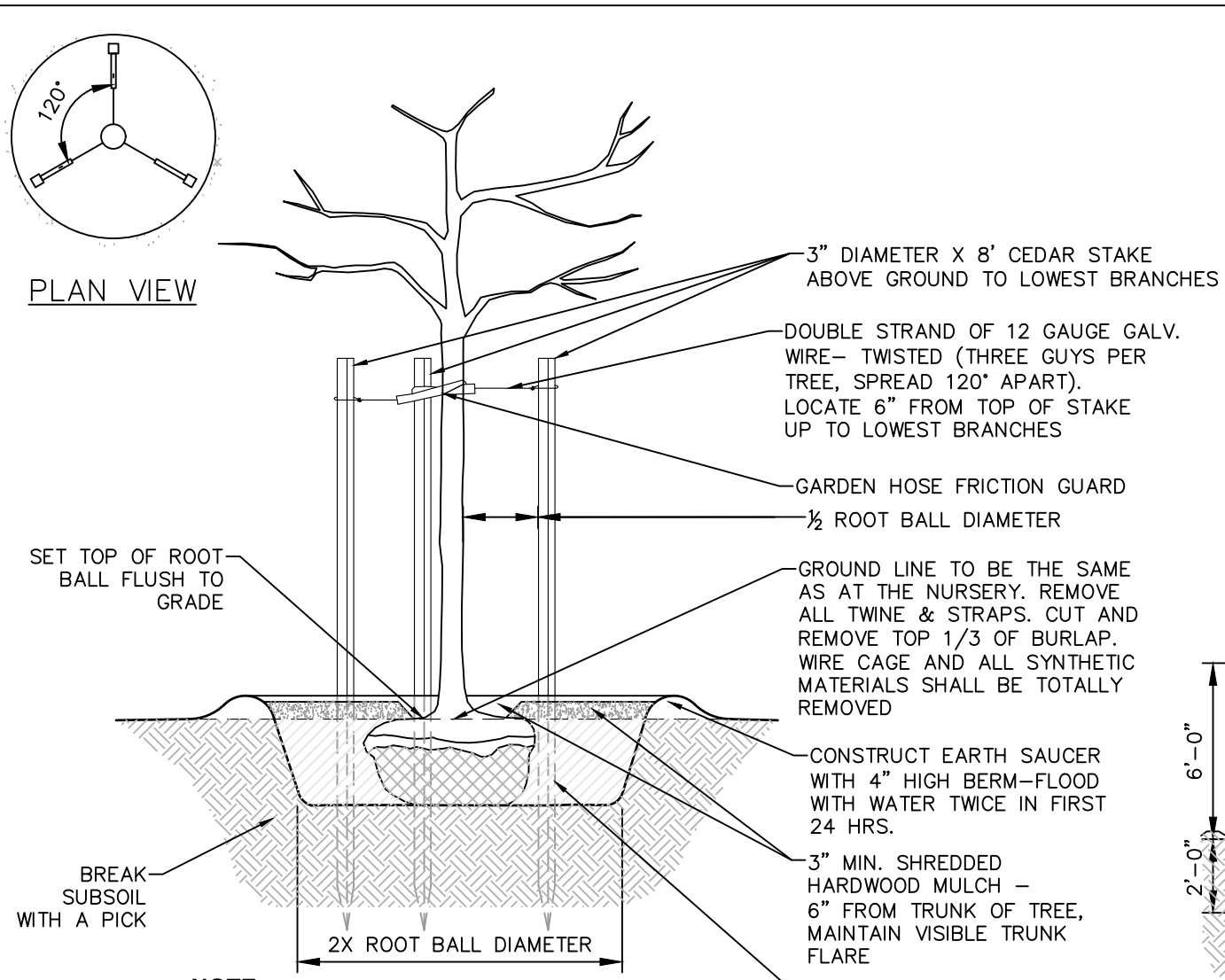
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING THE SEWER LATERAL AS CONFIGURED AT THE SLOPE SPECIFIED, AND FOR ESTABLISHING THE ELEVATION AT THE TERMINATION POINT OF THE LATERAL, IF EXISTING UTILITIES OR OTHER FEATURES PREVENT INSTALLATION IN THAT MANNER, THE ENGINEER SHALL BE CONSULTED PRIOR TO INSTALLATION.

STANDARD SEWER SERVICE CONNECTION PLAN

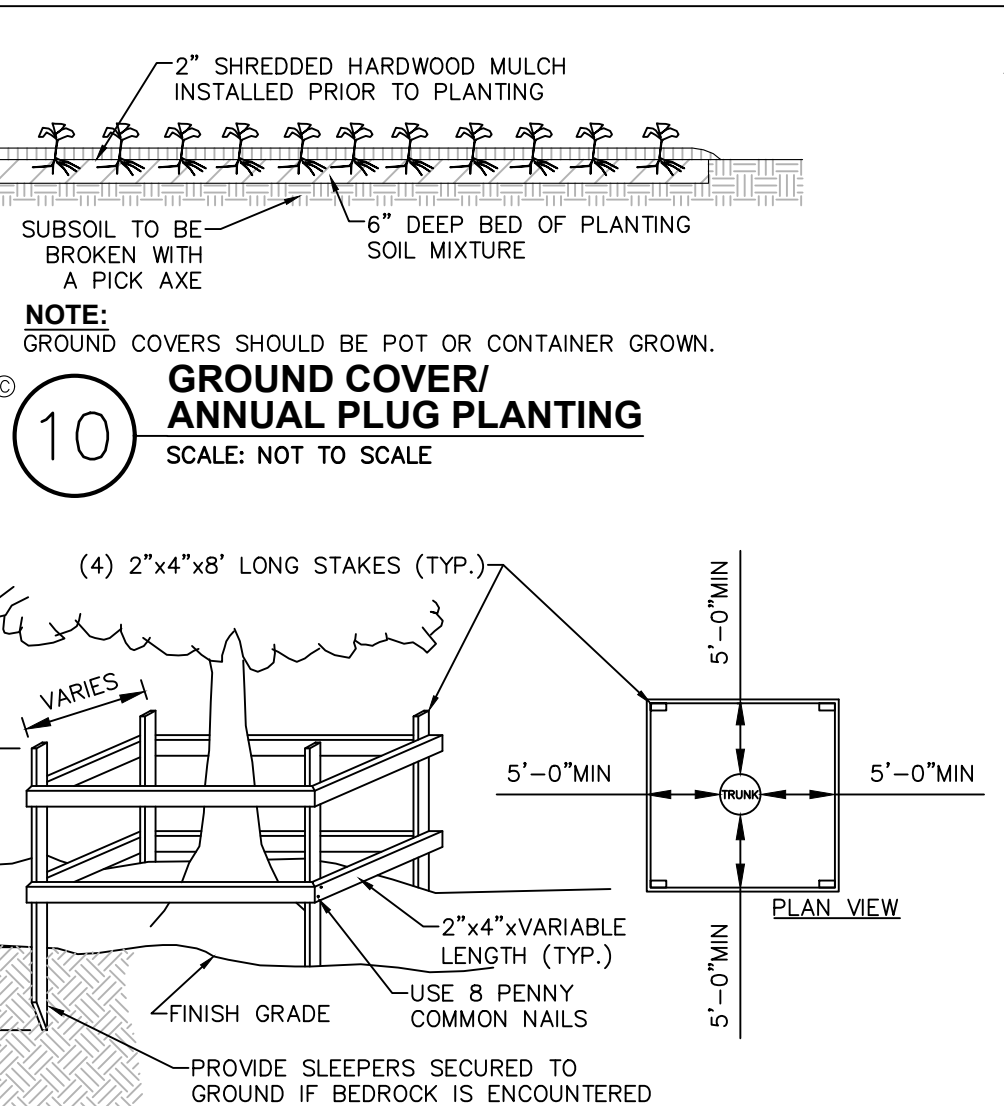
SCALE: NOT TO SCALE



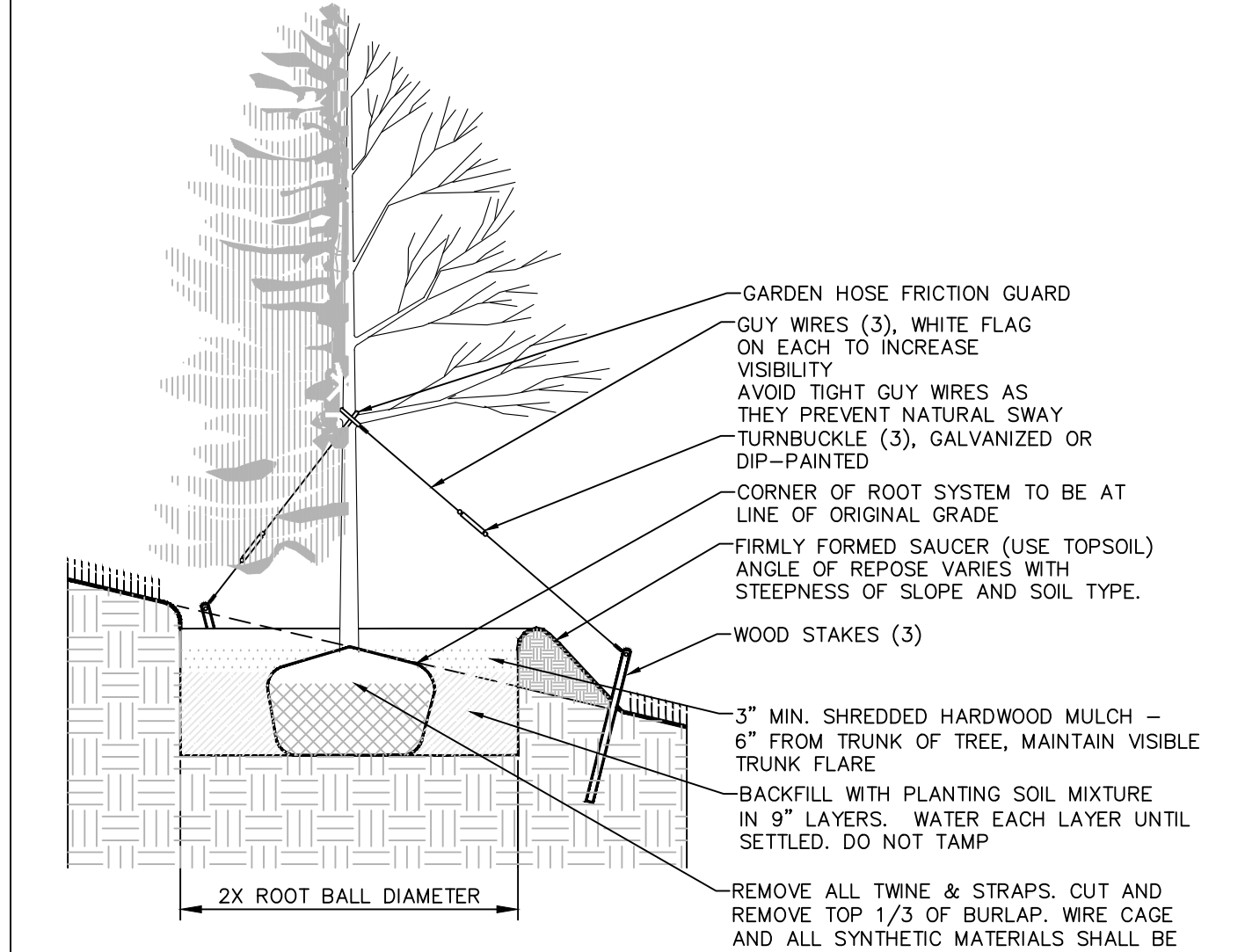
NOTES:
 1. SPRAY WITH ANTIDESSICANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS.
 2. TREES LESS THAN 3\"/>



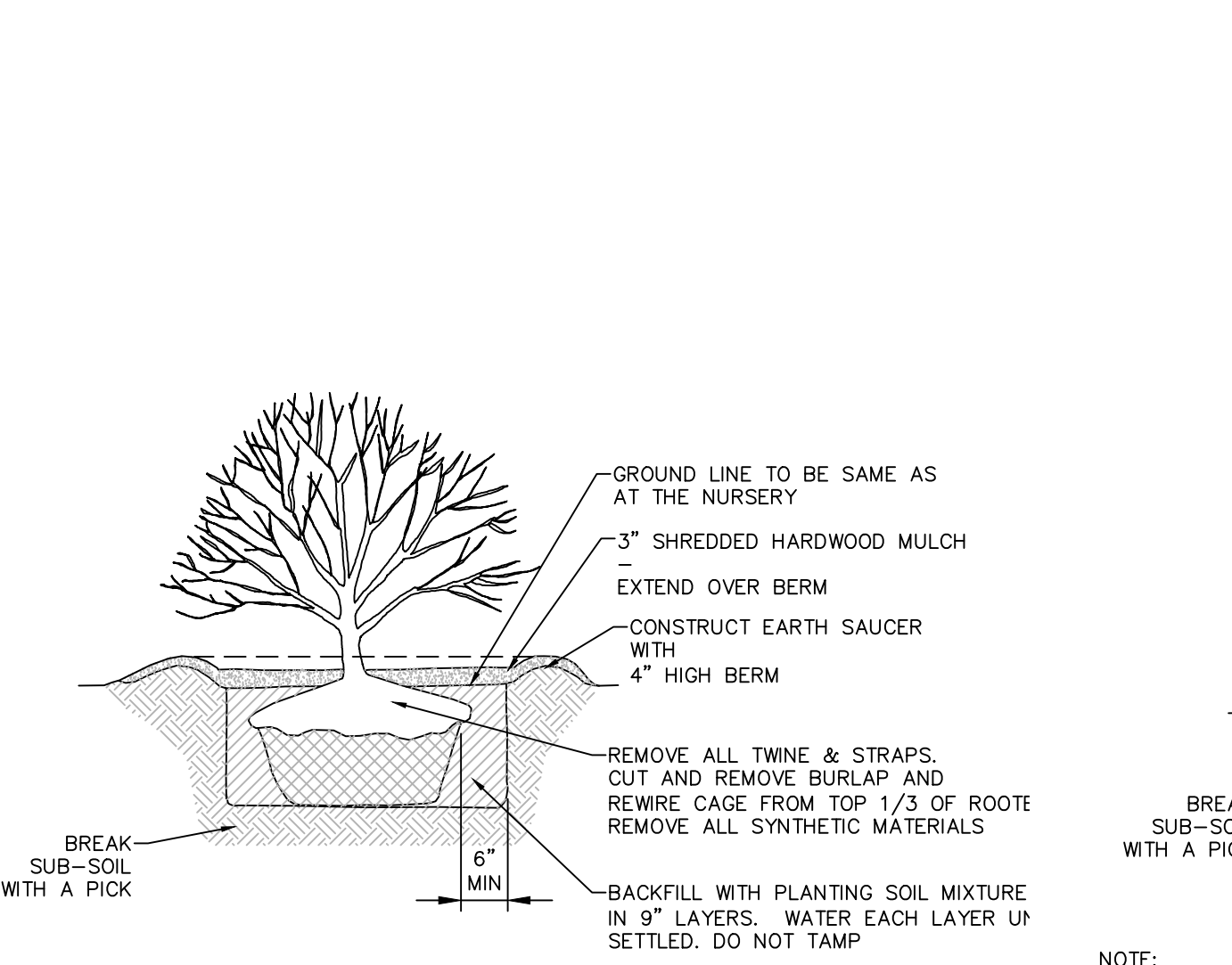
NOTE:
 STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING



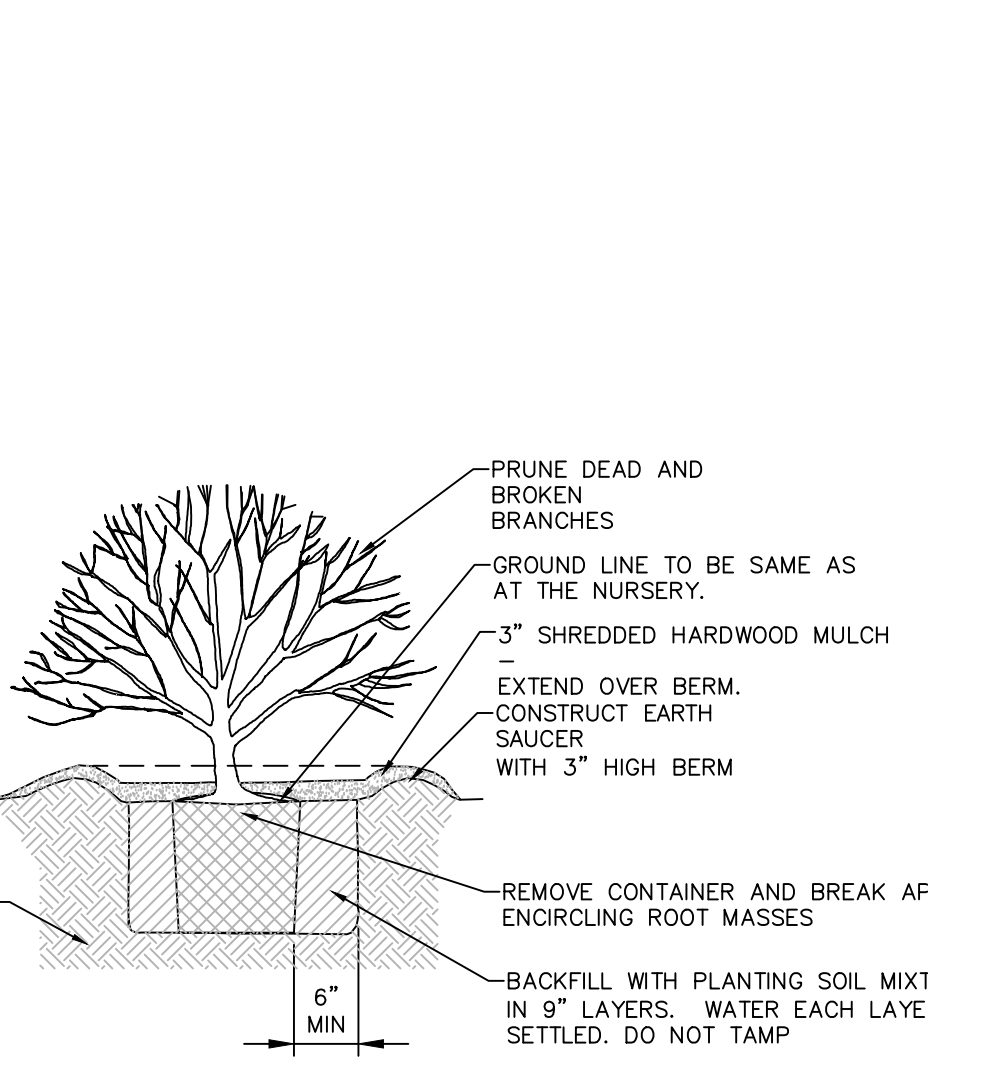
NOTE:
 SEE LANDSCAPING PLAN FOR ADDITIONAL TREE PROTECTION NOTES.



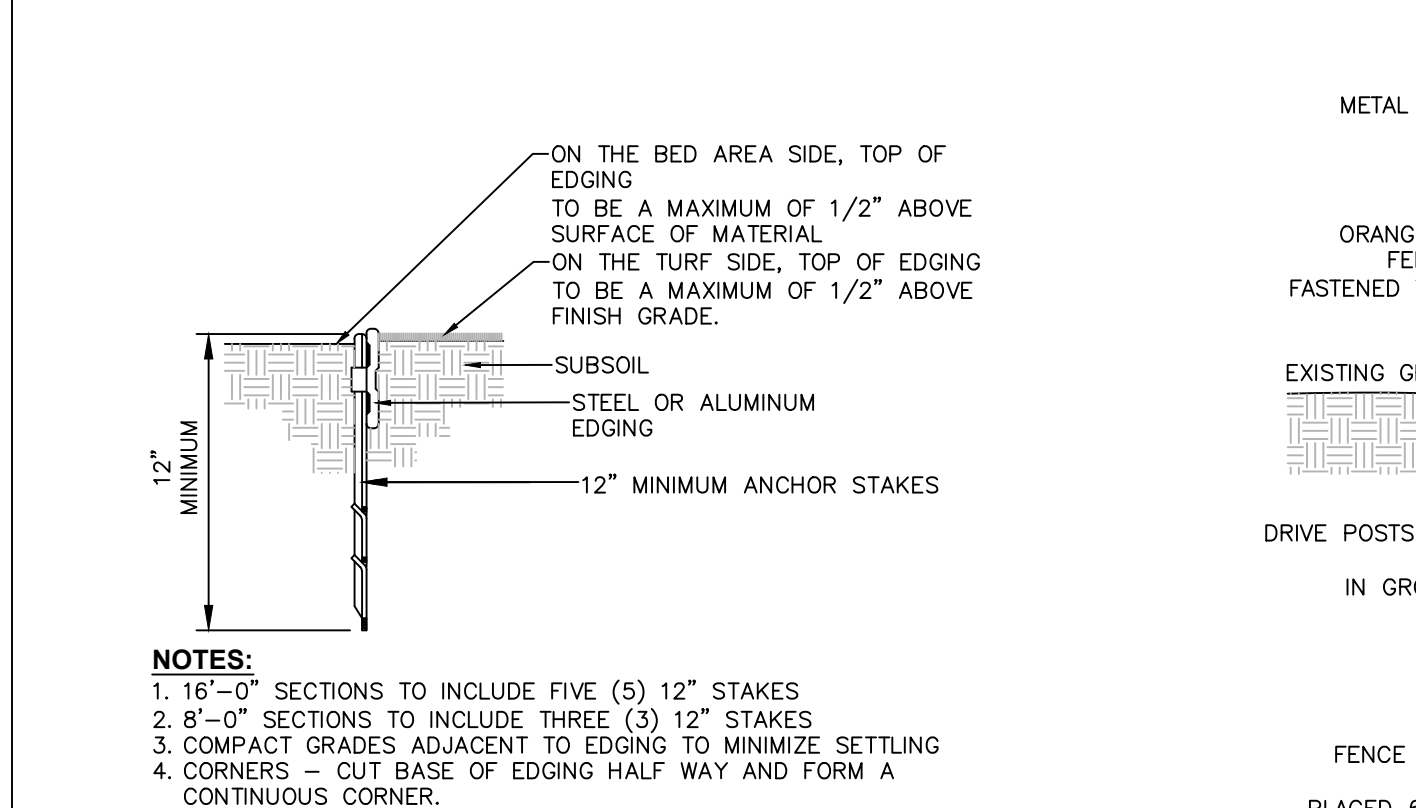
NOTE:
 DETAIL SHALL BE UTILIZED FOR DECIDUOUS AND CONIFEROUS TREE PLANTING ON SLOPE.



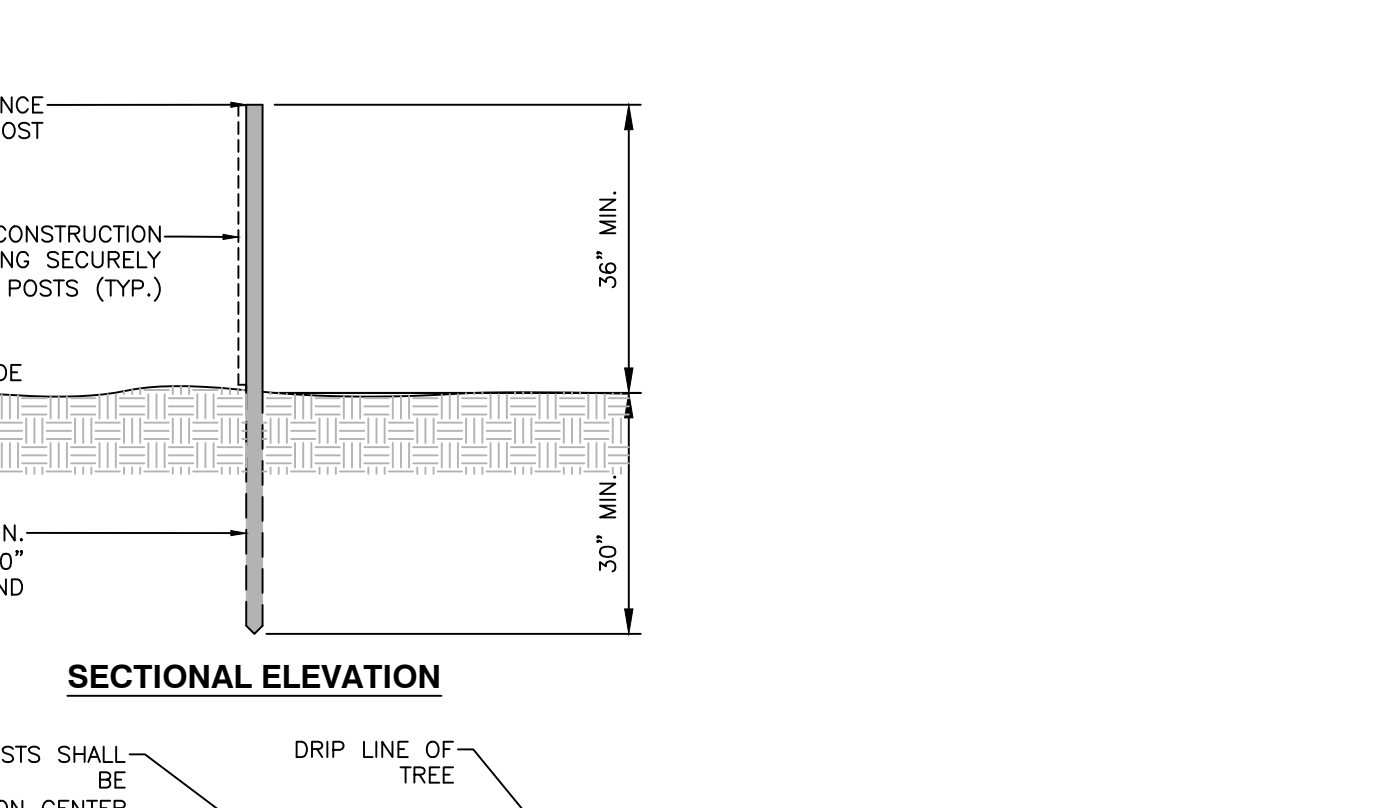
NOTE:
 SPRAY WITH ANTI DESSICANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS IF FOLIAGE IS PRESENT.



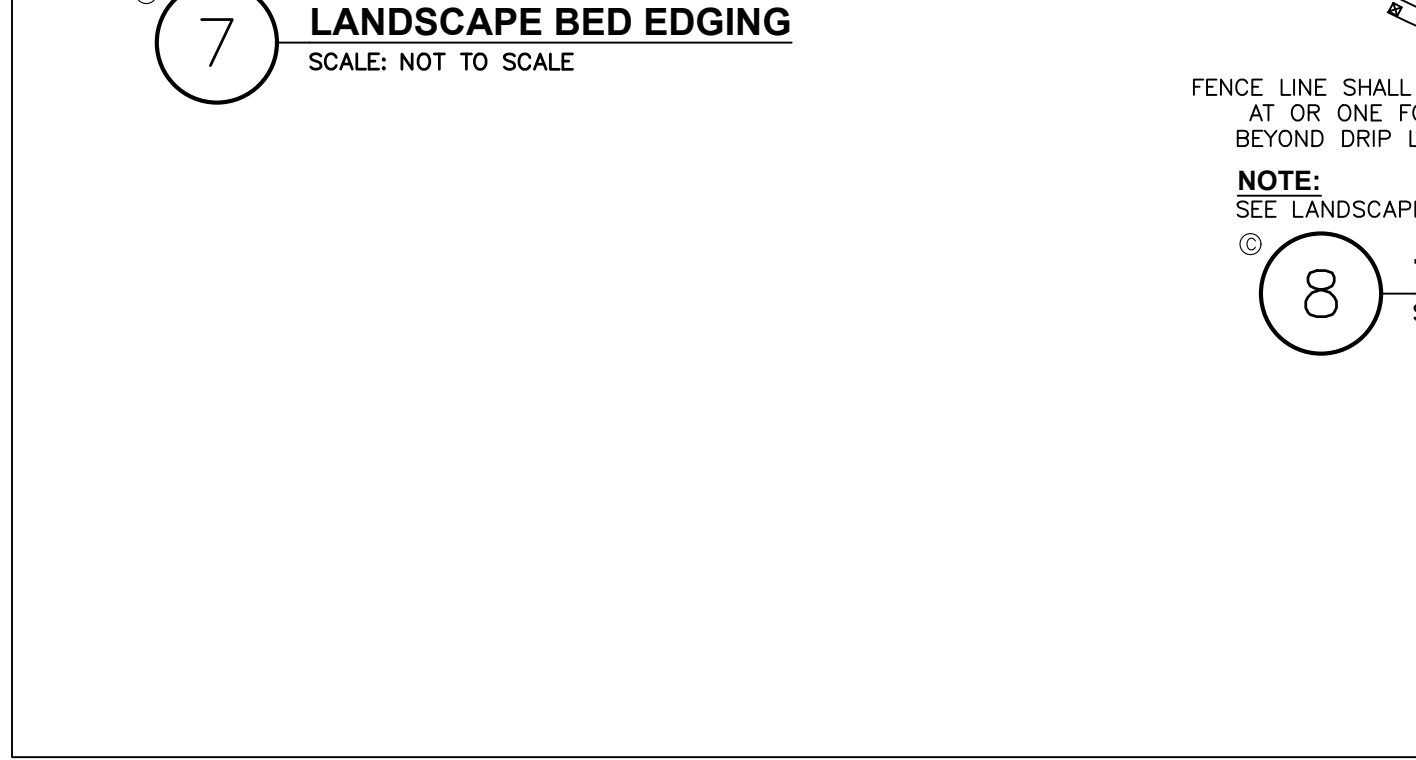
NOTE:
 SPRAY WITH ANTI DESSICANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS IF FOLIAGE IS PRESENT.



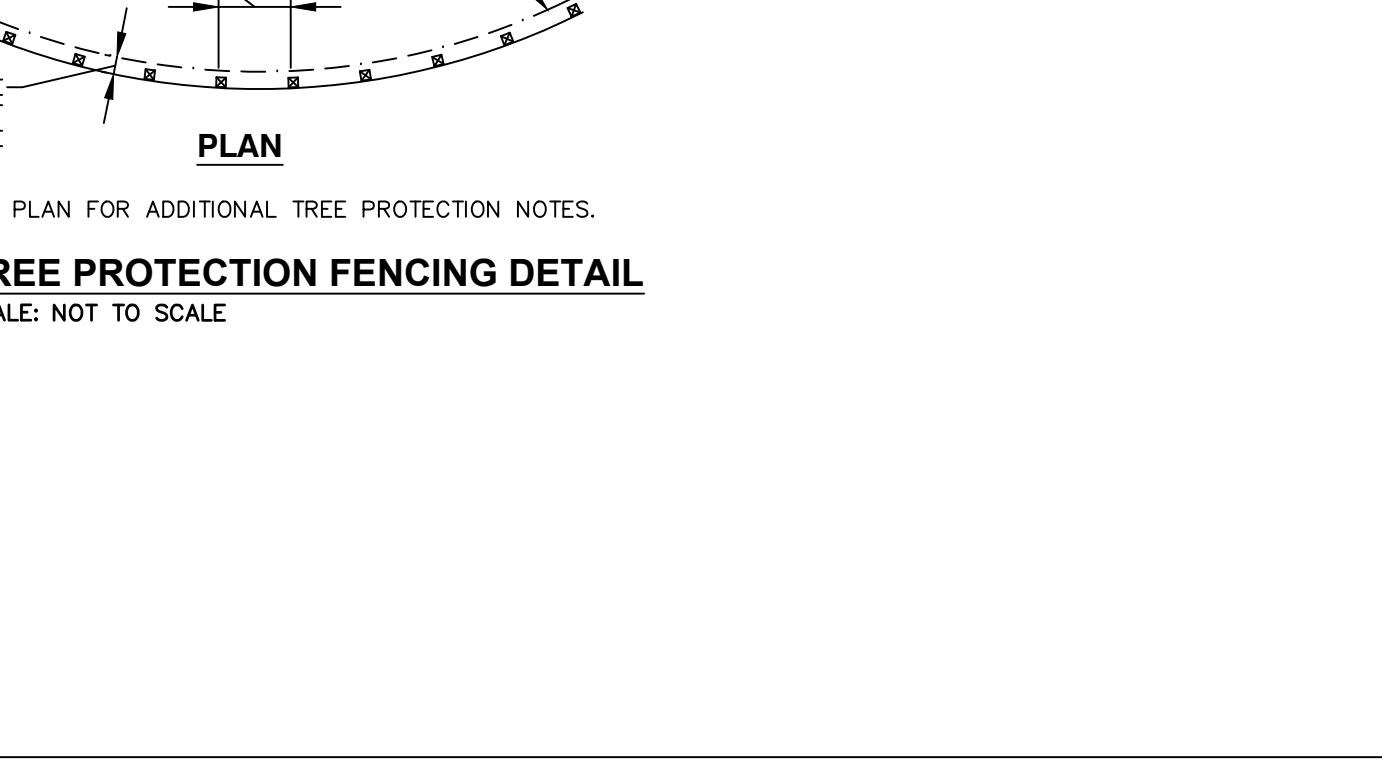
NOTES:
 1. 16\"/>



NOTE:
 SEE LANDSCAPING PLAN FOR ADDITIONAL TREE PROTECTION NOTES.



NOTES:
 1. 16\"/>



NOTE:
 GROUND COVERS SHOULD BE POT OR CONTAINER GROWN.

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 (AAM), 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. HELED 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\"/>

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.				
SHADE:	AMOUNT BY WEIGHT	SPECIES OR VARIETY	MINIMUM PURITY	MINIMUM GERMINATION
	25%	KENTUCKY BLUE GRASS**	95%	80%
	50%	PERENNIAL RYE	98%	90%
	35%	CREeping RED FESCUE	97%	85%
	20%	CHEWINGS RED FESCUE	97%	85%
100%				
**SHADE TOLERANT VARIETY				
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 90% 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 PHOSPHOROUS, 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.D.) ABOVE.
 E. TREES, SHRUBS, GROUND COVERS, PERENNIALS, ANNUALS:
 i. PLANTING SOIL MIXTURE: SHALL BE PREMIXED IN BULK, AND CONTAIN THE FOLLOWING BY VOLUME:
 30 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 9% MINERAL ON A DRY BASIS AND CONFORMING TO NYSDOT 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; MIRASCAPe OR MIRAFI GEOSYNTHETIC PRODUCTS, NORCROSS, GA, 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\"/>

VILLAGE OF WAPPINGERS FALLS
PLANNING BOARD
 FINAL APPROVAL DATE: _____
 PB CHAIR: _____ DATE: _____
 WITNESS: _____

NOT FOR CONSTRUCTION

It is a violation of New York Education Law Article 145 Sec. 7209, for any person, unless acting under the direction of a licensed architect, professional engineer, land surveyor, landscape architect or geologist to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered, the altering architect, engineer, land surveyor, landscape architect or geologist shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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Terra Group 201, LLC.
 Dutchess Ave and Garden Street Village of Wappingers, NY

NO.	DATE:	DESCRIPTION:
6	08/21/23	Village Comments
5	07/12/23	Village Comments
4	06/14/23	Village Comments
3	05/10/23	Village Comments
2	3/15/23	Village Comments
1	2/8/23	Village Comments

Revisions

PROJECT NUMBER: 2230010

DRAWN BY: TK

REVIEWED BY: CPL

ISSUED FOR: PLANNING BOARD APPROVAL

DATE: 12/7/22

DRAWING NAME:

DRAWING NUMBER:

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 90 DAYS AFTER INSTALLATION. THE SELECTED CONTRACTOR IS RESPONSIBLE FOR BRINGING A WATER TRUCK TO THE SITE FOR ALL 90 DAYS.
 I. LAWNS ARE TO BE WARRANTED UNTIL THEY BECOME ESTABLISHED, UNTIL FINAL ACCEPTANCE, AND NOT LESS THAN 90 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 TWO FULL YEARS AFTER PROJECT COMPLETION.

NOT FOR CONSTRUCTION

It is a violation of New York Education Law Article 145 Sec. 7209, for any person, unless acting under the direction of a licensed architect, professional engineer, land surveyor, landscape architect or geologist to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, land surveyor, landscape architect or geologist shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

Terra Group 201, LLC.
395 Route 212 Saugerties, NY 12477

Terra Group 201, LLC.
Dutchess Ave and Garden Street Village of Wappingers, NY

NO.	DATE	DESCRIPTION
6	08/21/23	Village Comments
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4	06/14/23	Village Comments
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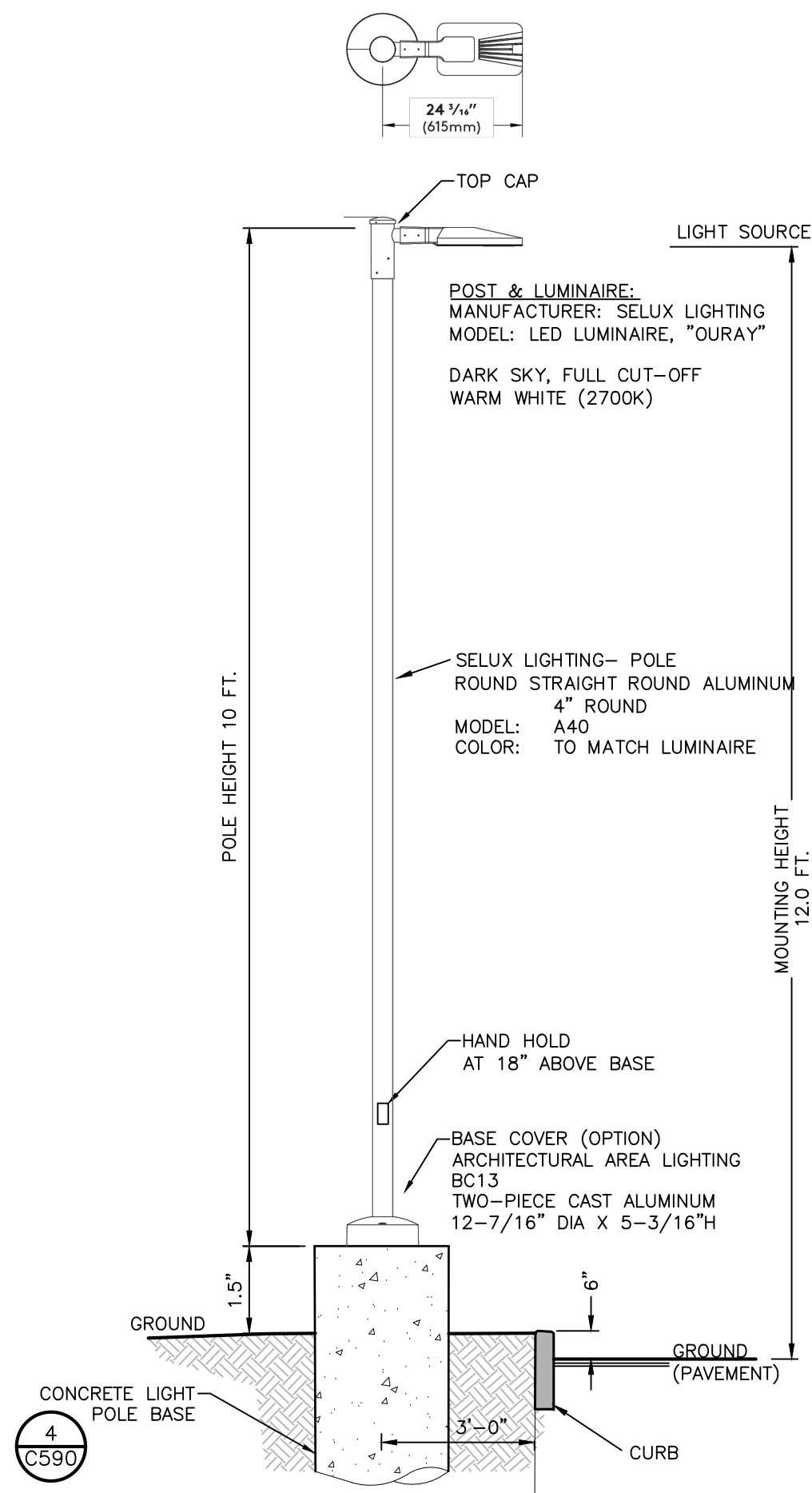
DATE: 12/7/22

DRAWING NAME:

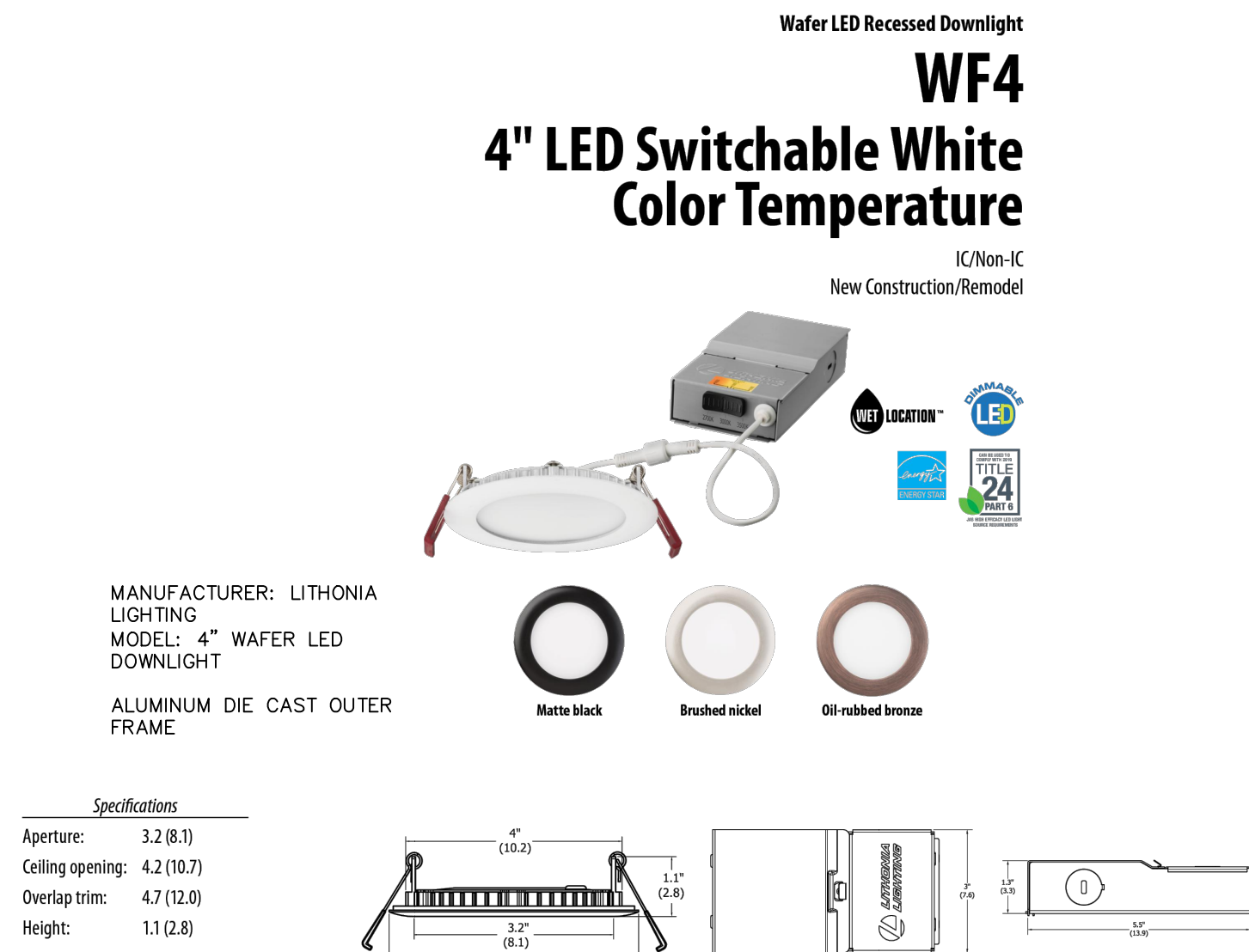
LIGHTING DETAILS

DRAWING NUMBER:

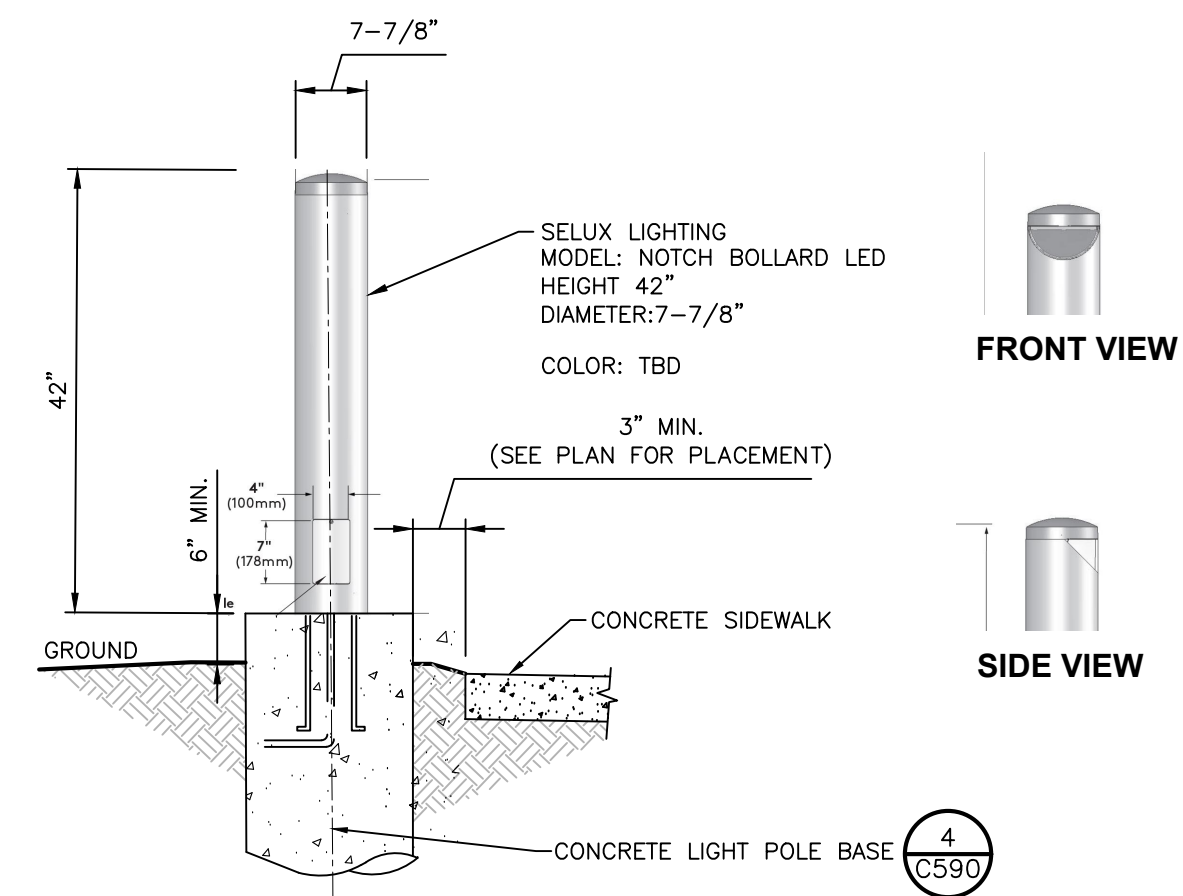
C590



4 BUILDING MOUNTED LIGHTING FIXTURE DETAIL
SCALE: NOT TO SCALE **LAST REVISED:**



2 SOFFIT LIGHTING FIXTURE DETAIL
SCALE: NOT TO SCALE **LAST REVISED:**

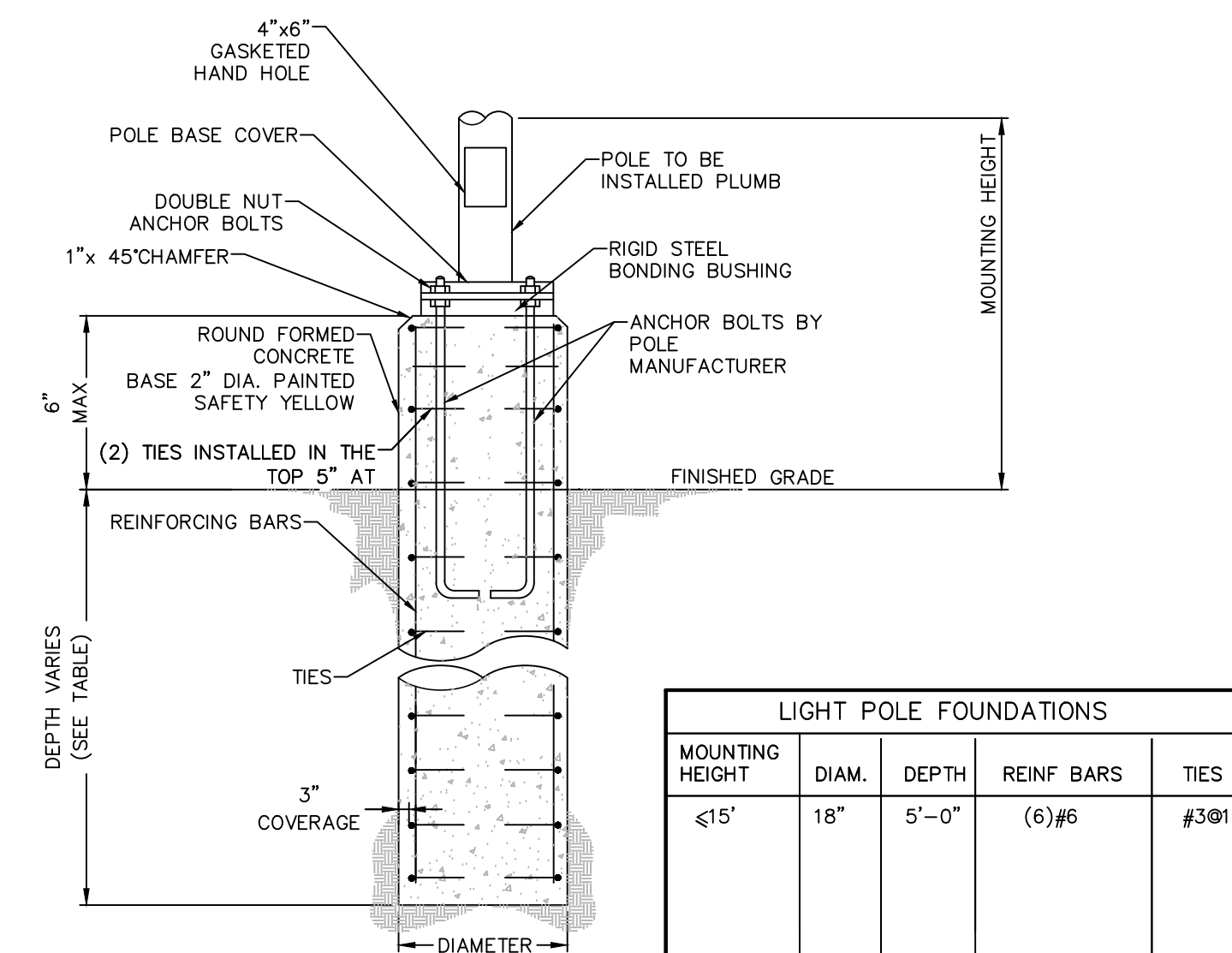


3 BOLLARD LIGHTING FIXTURE DETAIL
SCALE: NOT TO SCALE **LAST REVISED:**

UAB-30031
Abacus 6 Small



5 RETAINING WALL LIGHTING FIXTURE DETAIL
SCALE: NOT TO SCALE **LAST REVISED:**



6 LOT LIGHTING CONCRETE BASE
SCALE: NOT TO SCALE **LAST REVISED: 12/27/17**



August 21, 2023

Chairman Tom Morris
Village of Wappingers Falls
Planning Board
2582 South Avenue
Wappingers Falls, NY 12590

Re: Dutchess Ave and Garden St, 2nd Review
Tax ID#: 135601-6158-17-198119
JRFA Job #06120219

Dear Mr. Morris:

The Applicant of the above-referenced project, Terra Group 201, LLC, is in receipt of comments issued for consideration by the following agencies in response to their site plan application originally dated December 7, 2022 and revised on August 21th, 2023. The site plan drawings have been amended in response to these comments. Below is a point-by-point response to each of the comments received.

- ***Village of Wappingers Falls Four Corners Planning comments dated August 02, 2023***
- ***Village of Wappingers Falls Planning Board J. Robert Folchetti & Associates comments dated August 02, 2023***
- ***Village of Wappingers Falls Office of Building, Planning, and Zoning comments dated August 16, 2023***
- ***EAJ part 2 Draft dated 8/16/23***

VILLAGE OF WAPPINGERS FALLS FOUR CORNERS PLANNING COMMENTS, DATED July 05, 2023:

1. ***SEQR.*** *The Planning Board circulated for this Unlisted action on June 1, 2023 and is now the lead agency for the SEQR review of the project.*

Response: This is understood.

2. ***Area and Bulk Requirements.*** *Once the applicant has provided additional information, the Building Inspector will confirm whether the proposed fire-resistant materials will allow for a 1'9" side yard setback.*

Response: No response needed.

3. ***Construction Easement.*** *The Planning Board should decide whether to require an easement for construction and maintenance of the building.*



Response: We have previously provided plans and discussed this the with planning board. No construction easements are planned to be needed for this project.

4. **Building Elevations.**

- (a) All windows on the front building elevation are now similar in appearance, except for those under the central gable.

Response: The architectural plans have been revised to provide a window design preferred by the planning board and is consistent on all sides

- (b) Rather than making the trim, sill, and drip edge on all the windows on the building match those on the front facade, as recommended, the windows on the front facade have been modified to remove the larger sill and drip edge, which gives the building a more modern appearance.

Response: The architectural plans have been revised to provide a window design preferred by the planning board and is consistent on all sides

- (c) The note on all sheets of the elevations that reads, "See General Notes on Sheet A200 included in set" should be deleted

Response: The referenced note on Sheet A200 has been deleted.

5. **Retaining Walls.** The design of all proposed retaining walls will be submitted for review at a later date.

Response: Preliminary designs have been provided in this submission.

6. **Outdoor Lighting.** The Village Engineer will review the lighting levels on the photometric plan, along with the cut sheets to ensure that all fixtures are full cut-off with a color temperature of 2700K.

Response: Comment Noted.

7. **Recreation Fee.** Payment of the recreation fee for eight (8) new dwelling units can be made a condition of approval.

Response: This will be provided prior to planning board approval.

8. **Owner's Consent/Common Use and Maintenance Agreement.** The Planning Board Attorney should address whether an owner's consent form should be required for the work to be conducted on the adjacent property, and whether a common use and maintenance agreement should be required for the shared driveway.

Response: The client has provided a maintenance agreement for the shared driveway.

9. **Public Hearing.** A public hearing on the site plan application was opened on July



10. 5, 2023 and adjourned to the August 3, 2023 meeting.

Response: Comment Noted.

VILLAGE OF WAPPINGERS FALLS J. ROBERT FOLCHETTI & ASSOCIATES COMMENTS, DATED July 03, 2023:

Engineer Review:

1. The driveway entrance is now depicted at 24 feet wide. The Chief of the Village of Wappingers Fire Department has approved the current road layout

Response: Comment noted

2. Proposed turn-around area for a fire truck was approved by the chief of the Village of Wappingers Falls Fire Department.

Response: comment noted

3. Construction of the building foundation and retaining walls are proposed close to multiple property lines. Retaining wall and building footings may potentially exceed the property limits. The applicant has provided an engineering sequence of work plan demonstrating how the building foundation and retaining walls will be installed without disturbing the neighboring properties.

Response: No response needed.

4. The Village property adjacent to the proposed building has a NYSDEC Land Fill on it. All measures to ensure that no disturbance to that parcel should be taken. A disturbance bond maybe required for work in close proximity to the adjacent Village property. Applicant states no disturbance will occur and will provide a design measure from their structural engineer.

Response: Prior to construction, the property line will be staked, and construction fencing will be installed to ensure there is no disturbance to the Landfill site. During excavation of the foundation, stabilization measures will be deployed to prevent disturbance. Design of this measure has been provided in this submission.

5. Design plans and calculations for retaining walls over four feet in height have been provided. The design plans and calculations must be signed and sealed by a NYS licensed engineer.

Response: Signed plans will be provided in a future submission.

VILLAGE OF WAPPINGERS FALLS OFFICE OF BUILDING, PLANNING, AND ZONING COMMENTS, DATED August 16, 2023:

1. Knox box location shown. Comment satisfied

Response: No response needed.



2. 1 hour rated exterior wall shown to comply with BC602. Comment satisfied.

Response: No response needed.

3. Sheet A103#5 footing detail. Footing drain must not connect to SEWER system.

Response: This was shown in error and has been removed from the plan.

4. Explain how Pump Jacks will be installed without using adjoining property.

Response: We have discussed at the August 16th planning board meeting that the pump jacks will be lifter in a direction parallel to the property line to ensure workers do not need to cross the property line.

EAF Part 2

At the August 13th planning board meeting, the planning board reviewed the responses to Part 2 of the EAF. We offer the following responses as requested by the planning board.

- 1b. The proposed action may involve construction on slopes 15% or greater.

Response: The majority of the disturbance to slopes in excess of 15% is the result of the construction of the improved shared driveway and the proposed driveway for the multifamily residence. The location of both of these is limited by the original subdivision approval. In order to construct these driveways in the allowable locations, and to meet the dimensional requirements of the village building, fire, and highway department, disturbance to these slopes cannot be avoided. Our plan limits the disturbance to the greatest extent possible.

- 4b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer.

Response: The demand for the proposed project is 1760 GPD. The village water department is currently experiencing issues with the capacity at their treatment plant. They are currently exploring methods to mitigate these issues. This includes the repair of leaks to the existing system, rehabilitation of the existing source wells for the village water supply, and the implementation of new treatment practices at the village water treatment plant. These means are in various states of implementation. We are awaiting the results of the repair of an existing leak. Once this is complete, the village may find that adequate capacity is available for the proposed project.

- 7c. The proposed action.

Response: The project has limited the timeframe for tree cutting and clearing so as not to impact endangered bat species.

- 10b. The proposed action may occur wholly or partially within, or substantially contiguous to an area designated as sensitive for archaeological site on the NY State Historic Preservation Office (SHPO) archaeological site inventory.



Response: NYS has reviewed the project and issued a letter stating the project will not have a significant impact on any nearby historic districts.

17c. The proposed action is inconsistent with local land use plans or zoning regulations.

Response: The proposed action will result in the construction of a multifamily residence. The current village code allows for this use in the VR district. The village comprehensive plan issued in March of 2023 discourages multifamily uses in excess of two families or town homes in the VR district. The purpose of this is to encourage single family ownership. It also includes a comment that lots in the VR district generally are not capable of providing the space required by multifamily residences, citing parking as an example.

The proposed project meets all existing code requirements for the VR zone. No variances are required for this project. In addition, the site improvements required for any development on the subject property, make single family, two family, or town homes economically infeasible on this lot.

18e. The proposed action is inconsistent with the predominant architectural scale and character.

Response: There are multiple multifamily residences in the vicinity of the proposed project. Within the VR district, the following properties have multifamily residences in excess of three family:

8 Clapp Ave – 15 units

26 W Academy St – 6 units

20 Clapp Ave – 4 units

Carmine Drive – Multi Unit Complex

2553 South Ave – 4 units

38-50 Franklindale Ave – Multiple Units Different Configuration

Franklindale Ave – Multiple 4 Family units along this Ave

28-30 Fulton St – 4 units

Di Marco Pl – Multi Unit Complex

In addition, the property to the south of the proposed multifamily residence, while in a different zone, has a multiple large multifamily apartment buildings.

We have also prepared a landscape plan that is included in the plan set. In it we show screening of the proposed development with landscaping and fencing above the retaining wall.

Therefore the proposed multifamily use is consistent with the architectural scale and character of the surrounding area.

Comments Received at the August 16th PB Meeting



1. At the August 16th PB meeting, the board requested a note stating that, if in the event construction or maintenance workers would need access to adjoining properties, written approval would be required.

Response: We have added a noted indicating this on the E&SC plan

2. At the August 16th PB meeting, a comment from the village highway superintendent was issued. This was a request to widen the entrance of the driveway 3' on the east side.

Response: We have made this revisions and revised all relevant plans to reflect this change.

Please find the attached revised Engineering Plan Set and support documents listed below. If you should have any questions or comments during your review of the submitted documents, feel free to reach out to me directly at (845) 486-1525.

Sincerely,

Thomas Kerrigan, P.E.
Civil Engineer

Encl: Amended Site Plan Set, last revised 8/21/23 (10 full-size copies)
Short Environmental Assessment Form Part 1 with Figures and Attachments dated December 7, 2022, last revised May 10th, 2023; (10 full-size copies)
Architectural plans prepared by Colangelo Associates Architects dated 8/17/23 (10 full sized copies)
A copy of the proposed Maintenance Agreement for the shared driveway

cc: Applicant
File

Abdul M Chowdhury
22 Garden st,
Wappinger Falls, NY-12590
Email Address: abdulchowdhury7@gmail.com
Cell: 3475735572

Subject:- Request to Deny 8 Unit Construction Application.

Dear Member of Wappinger Falls Planning Department,

I hope this letter finds you in good health and high spirits. I am writing to express my concerns regarding the proposed construction of an 8 unit apartment building in front of my residence at 22 Garden St. This complex will have negative implications to my neighborhood.

First, I would like to address the issue of easement. This is only to build duplexes, not 8 units. Adding this in front of my house will significantly infringe upon my privacy. As a homeowner, I value the peaceful and quiet environment that my property provides. Introducing a multi-family dwelling in such close proximity to my residence will compromise the tranquility and solitude that I currently enjoy.

Second, the issue of parking. The complex is very close to my residence and the potential 8 new families will no doubt want to park as close to their house as possible. This will undoubtedly lead to a fighting amongst the tenants. The increased foot traffic and potential noise associated with multiple units will disrupt the harmony of our neighborhood and create an uncomfortable living environment.

Moreover, the visual impact of an 8 unit directly in front of my house cannot be overlooked. The construction of such a building will drastically alter the aesthetic appeal of our neighborhood. I came to this area because of how in touch with nature the town is and how quaint the houses are. It will disrupt the existing architectural harmony and compromise the overall charm and character of the area. I implore you to consider the negative impact this change will have on property values and the well-being of the community.

In conclusion, I kindly request that you deny the application for the construction of a 8 unit in front of my residence at 22 Garden St. The adverse effects on parking availability, privacy, and the visual appeal of our neighborhood are significant concerns that should not be taken lightly. I trust that the Wappinger Falls Planning Department will thoroughly evaluate the potential consequences and prioritize the best interests of the residents.

Thank you for your attention to this matter. I kindly request to be informed of any developments regarding this application and welcome the opportunity to further discuss my concerns, if necessary. Your efforts to preserve the integrity and quality of our neighborhood are sincerely appreciated.

PRIVATE ROAD MAINTENANCE ACKNOWLEDGEMENT

THIS ACKNOWLEDGEMENT is made for the benefit of the existing and future private driveway property owners for Lot #2 and Lot #3 as shown on a filed subdivision map prepared for Frank T. and Maria T. Scianna, filed on October 8, 1993 as Map #9802 ("Filed Map"); and

WHEREAS, Lot #3 is currently owned by Terra Group 201, LLC, having an address at 395 Route 212, Saugerties, New York, 12477; and

WHEREAS, the owner of Lot 3 intends to construct a structure on said property; and

WHEREAS, the Village of Wappingers Falls Planning Board requires that there be safe, suitable and properly maintained driveway access to Lot #3 as shown on the Filed Map; and

WHEREAS, the owner of Lot #3 hereby agrees that effective upon completion of an 8-unit multifamily dwelling, which is to be built on Lot #3, to accept full responsibility for maintaining the ingress and egress for the private driveway servicing the owners of Lot #2 and Lot #3, their guests, visitors, invitees and other persons using the private driveway to gain access to the respective premises; and

NOW, THEREFORE, in consideration of the sum often (\$ 10.00), the mutual promises and covenants contained herein and other good and valuable consideration, the parties hereto agree as follows:

1. All maintenance responsibilities of owner of Lot #3 as described in this document in its entirety are to commence only on the date of issuance of a certificate of occupancy from the Village of Wappingers Falls for an 8-unit multifamily dwelling to be constructed on Lot #3.

2. The owner of Lot #3 agrees that it will maintain the private driveway from the point it runs from Garden Street directly to the boundary lines between said private driveway and Lots #2 and Lot #3 as shown on the Filed Map. Maintenance shall include repairs, along with ice and snow removal as necessary.

This Agreement shall be recorded and shall be deemed a covenant running with the lands affected hereby and shall inure to the benefit of and be binding upon the Declarants, all Owners, and their successors, heirs, representatives, and assigns forever.

TERRA GROUP 201, LLC

By: RICHARD SCHULTZ, Member

Title: OWNER Lot #3

SBL#6158-17-198119

Date:

VILLAGE OF WAPPINGERS FALLS

By:

Name:

Title:

Date:

Terra Group 201 LLC
Dutchess Ave. & Garden St.

Village of Wappingers Falls
Dutchess County, New York



Issued: December 7, 2022
Last Revised: August 21, 2023

Prepared for:
Terra Group 201 LLC
395 Route 212
Saugerties, NY 12477

Prepared by:
LaBella Associates
21 Fox Street Suite 201
Poughkeepsie, NY 12601
845-486-1541

LaBella Project No. 2230010

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FULL ENVIRONMENTAL ASSESSMENT FORM, PART 1

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- Figure 8: Scenic Resources Map

ATTACHMENTS

- Attachment A - United States Fish and Wildlife Service (USFWS) Informal Species List
- Attachment B - SHPO Letter of No Adverse Impact and No Archaeological Concerns

Site Plan Set will be submitted separately

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1.0 PROJECT DESCRIPTION

1.1 Introduction

Terra Group 201 LLC is seeking site plan approval from the Village of Wappingers Falls Planning Board, to develop a three-story (with full basement below), eight-unit, 9,484 gross square foot (gsf) multifamily development, on a 0.45-acre parcel (Tax Lot 198119), in the Village of Wappingers, Dutchess County, New York (see Figures 1 and 2). The basement will have a footprint of 2,134-sf, and the first, second and third floors will be 2,450-sf each. The proposed multifamily residential units will consist of eight, two-bedroom units. A total of 10 parking spaces are proposed. There is an existing access easement for the driveway on tax lot 197127 and an existing sewer easement on tax lots 197127 and 191142.

The project site is located at the intersection of Dutchess Avenue and Garden Street and municipal water and sewer is available to the site. Access will be provided from the existing access easement and existing driveway off of the Dutchess Avenue and Garden Street intersection. The Applicant seeks to widen the gravel driveway to accommodate fire truck access onto the project site.

The project site is located within the Village Residential (VR) zoning district, where multifamily dwellings are a permitted use in the VR zone pursuant to site plan review. Approximately 0.51 acre of ground disturbance is proposed; of the total 0.51 acres of ground disturbance, 0.35 acres is proposed on site and 0.16 acres is proposed off-site.

1.2 Approvals, Consultations and Referrals

The following approvals are required for the implementation of the proposed project:

1. Village of Wappingers Falls Village Board – Sewer connection approval
2. Dutchess County Department of Behavioral and Community Health – Sewer & Water connection approval
3. Village of Wappingers Falls Planning Board - Site Plan Approval
4. Village of Wappingers Falls Water Department and Village Sewer District - Water & Sewer Hookups
5. NYS Office of Parks, Recreation, and Historic Preservation (OPRHP) – SHPO Consult

2.0 ENVIRONMENTAL ASSESSMENT

2.1 Land Use, Zoning and Public Policy

2.1.1 Land Use

The project site is located in the Village Residential (VR) zoning district and is currently undeveloped. The land uses located within 1,000 feet of the project site are characterized by

commercial (office buildings with associated parking), vacant (wooded and undeveloped), and residential areas (see Figure 3).

The proposed use, as an eight-unit, multifamily residential development, is a permitted use within the VR zone, pursuant to site plan review. The proposed use is permitted and will be consistent with the mixed land use character of the area.

2.1.2 Zoning

As stated above, the project site is located within the VR zoning district.

Per Article III, ZS 151-10, Table 4A, multifamily dwellings are classified as permitted uses within the VR District, pursuant to site plan review.

The proposed project will comply with all of the lot, bulk, and design requirements and standards included in ZS 151, Table 2C.

The proposed project will comply with all of the Village's parking criteria included in ZS 151-24(E), (I), and (L).

The proposed project will comply with all of the Village's screening requirements included in ZS 151-24(H), parking lot landscaping requirements included in ZS 151-24(I), and new planting requirements included in ZS 151-24(K).

2.1.3 Public Policy

The 2023 Village of Wappingers Falls Comprehensive Plan Volume states that two of the Village's goals focus on encouraging diversified growth of the Village, including a variety of residential, commercial, and industrial areas, while still preserving its single-family residential character; and, ensuring that public facilities and services are adequate in location, capacity and design to properly serve planned development and growth of the Village. The proposed project meets both goals, as the proposed multi-family development encourages housing diversity and is in an ideal residential location, proximate to diverse amenities within walking and driving distance from the project site. In addition, the project meets the parking requirements of the code for the number of bedrooms.

2.2 Utilities

2.2.1 Water Supply

Municipal water is available at the project site and has the capacity to support the proposed project. The total anticipated water demand per day for the proposed eight apartment units (eight, two-bedroom units) would be approximately 1,760 gallons per day. The Applicant will coordinate with the Village of Wappingers Falls Water Department for water connections.

2.2.2 Sanitary Sewage

Municipal sewer is available at the project site and has the capacity to support the proposed project; therefore, the proposed project will connect to existing municipal sanitary sewer

infrastructure. The total anticipated liquid waste generation per day for the proposed eight apartment units (eight, two-bedroom units) would be approximately 1,760 gallons per day. The Applicant will coordinate with the Village of Wappingers Falls Sewer District for sanitary sewer connections.

2.3 Soils and Water Resources

2.3.1 Soils

The following table provides the soil characteristics for each soil type expected to be found on the project site, according to the USDA Natural Resources Conservation Service website (see Figure 4).

Table 1: Characteristics of Anticipated Soil Types within Project Site

% of SITE	SOIL SYMBOL	SOIL TYPE	FARMLAND CLASSIFICATION	SLOPES	DRAINAGE	DEPTH TO WATER TABLE	DEPTH TO BEDROCK
89.3	HuB	Hoosic-Urban land complex, undulating	Not prime farmland	1-6%	Somewhat excessively drained	>80 inches	>80 inches
9.8	Ps	Pits, gravel	Not prime farmland				
0.8	HsD	Hoosic gravelly loam, hilly	Not prime farmland	15-30%	Somewhat excessively drained	>80 inches	>80 inches

A majority of the project site is occupied by the HuB soil type. This soil type is considered to be somewhat excessively well drained. The majority of the project site is relatively flat, with only 1-6% slopes.

2.3.2 Surface Water Resources and Floodplains

According to the NYSDEC EAF Mapper, the NYSDEC Environmental Resource Mapper, and available GIS mapping, the project site does not contain nor is contiguous to a State or Federally regulated wetland (see Figure 5). Additionally, there are no floodplains located on or near the project site. However, the proposed project is located on a principal aquifer. The site will be connected to municipal water and sewer services. Thus, the proposed project will not result in any adverse impacts to wetlands or streams.

2.4 Vegetation and Wildlife

According to the NYSDEC Environmental Resource Mapper (see Figure 6), there are known occurrences of the pied-billed grebe and Indiana bat on or in the vicinity of the project site.

According to the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), the project lies within the range of records for Indiana bat

(endangered), northern long-eared bat¹ and the monarch butterfly, a candidate species. Candidate species are not regulated by the USFWS (see Attachment A). The IPaC also states that there are no critical habitats at the project location.

The proposed project will require 0.11 acres of tree clearing for construction of the proposed multifamily development. To avoid direct or indirect take of bat species, it is recommended that any forest clearing take place between October 30 and March 31, as during this time, the bats would be in hibernation and not present on the project site.

The pied-billed grebe nests in open water or within stands of tall, emergent vegetation, such as cattails. It breeds on freshwater to brackish seasonal and permanent ponds. Since there are no wetlands or other waterbodies on or near the project site, it is safe to assume that this species will not be present and there will be no adverse impacts.

2.5 Historic and Archaeological Resources

According to the NYS Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) Cultural Resource Information System (CRIS) mapping (see Figure 7), there are no National or State Historic Register sites on the project site; however, there is a National Register Historic Site, Wappingers Falls Historic District (NR# 90NR00446), located substantially contiguous to the site.

The Wappingers Falls Historic District is located just north of the project site, opposite Garden Street. The Wappingers Falls Historic District is considered state and nationally significant due to its historic industry/processing/extraction uses & late Victorian architecture. The project site is also located within a known archaeologically sensitive area. Thus, a SHPO consultation was submitted to NYSOPRHP on February 20, 2023.

On March 23, 2023, a letter from NYSOPRHP stated that the project will have No Adverse Impact on historic resources (see Attachment B). Additionally, there are no archaeological concerns on the project site and no archaeological survey is warranted.

2.6 Environmental Contamination

The project site is within 2,000 feet of four sites (DEC IDs 314045, 314058, 314127, 31404, and 546031), located in the NYSDEC Environmental Site Remediation database. These four sites are located off-site from the project site.

DEC Site ID 314045 is identified as Wappingers Falls Village Landfill, which was in the State Superfund Program and classified as a Class N remediation site. This site was a municipal landfill site which received municipal wastes including Village STP dried sludge. Closure of site includes a final soil cover, leachate control and drainage control. No record of hazardous waste disposal at the site exists. The site is currently used for disposal of leaves and brush. A Phase I investigation has been completed. The site does not qualify for addition to the Registry of Inactive Hazardous Waste Disposal Sites.

¹ Recently the USFWS published a final rule uplisting the northern long-eared bat from threatened to endangered. That rule will go into effect January 30, 2023. This uplisting would likely cause the northern long-eared bat to be regulated in a similar fashion as the Indiana bat.

DEC Site ID 314058 is identified as Three Star Anodizing, which was in the State Superfund Program and classified as a Class 2 remediation site. Three Star Anodizing was an industrial site that discharged contaminants to the Wappinger Creek. Currently, site remediation is complete and residual contaminants in the soil, groundwater, and sediment are being managed under a site management plan (SMP). Site access is unrestricted so trespassers and on-site employees could be exposed to surface wastes and contaminated surface soil. However, exposure via drinking water is not expected as the site is served by public water. Potential for volatile organic compounds (VOCs) found in soil and groundwater to migrate via soil vapor intrusion will be investigated and mitigation will be provided as necessary.

DEC Site ID 314127 is identified as Wappinger Creek, which was in the State Superfund Program and classified as a Class 2 remediation site. Previous industrial uses have resulted in contaminants in the stream bed. The primary contaminants of concern in the creek sediments are mercury, lead, zinc and chromium. As information for this site becomes available, it will be reviewed by the NYSDOH to determine if site contamination presents public health exposure concerns.

DEC Site ID 546031 is identified as Hudson River PCB Sediments, which was in the State Superfund Program and classified as a Class 2 remediation site. The sediments were a result of discharge (1946-present) from two GE plants in Hudson Falls and Fort Edward. This site has been included in the Federal National Priorities List (NPL). Remedial investigation to address floodplain soils in the Upper Hudson River Floodplain under USEPA and State oversight is now underway.

2.7 Traffic

According to the Institute of Transportation Engineers (ITE) Traffic Generation Manual, 11th Edition, low-rise multifamily housing with eight apartment units, (Land Use Code 220) is expected to generate 3 vehicle trip ends (vtes) per weekday a.m. peak hour of adjacent street traffic (1 entry/2 exit) and 4 vtes per weekday p.m. peak hour of adjacent street traffic (3 entry/1 exit). The total of 3 a.m. peak hour vtes and total of 4 p.m. peak hour vtes, are each below the ITE guideline of 100 peak hour trips for warranting a detailed traffic analysis.

Therefore, it is safe to assume that the proposed project will not adversely affect the traffic operations on the surrounding roadway network.

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FULL ENVIRONMENTAL ASSESSMENT FORM PART 1

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Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
<p>i. Coastal Resources.</p> <p><i>i.</i> Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>ii.</i> Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>iii.</i> Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? _____

b. What police or other public protection forces serve the project site?

c. Which fire protection and emergency medical services serve the project site?

d. What parks serve the project site?

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

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

Note: 0.85 acres includes the subject property and the disturbed areas outside of property bounds.
Note: 0.51 acres is the limit of disturbance. Of the total 0.51 acres of ground disturbance, 0.35 acres is on-site and 0.16 acres is off-site.

c. Is the proposed action an expansion of an existing project or use? Yes No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes: **The apartments would require 110 gpd/bedroom. Assuming eight, 2-BR units : (8 x 220 gpd) = 1,760 gpd/day**

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes: **The apartments would require 110 gpd/bedroom. Assuming eight, 2-BR units : (8 x 220 gpd) = 1,760 gpd/day**

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

 • If to surface waters, identify receiving water bodies or wetlands: _____

• Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No
 If Yes:
 i. Estimate methane generation in tons/year (metric): _____
 ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No
 If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No
 If Yes:
 i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.
 ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
 iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____
 iv. Does the proposed action include any shared use parking? Yes No
 v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____
 vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No
 vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No
 viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No
 If Yes:
 i. Estimate annual electricity demand during operation of the proposed action: _____
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____
 iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____

 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes: *Note: Site code 314045, Wappingers Falls Village Landfill, abuts the project site on its eastern edge.*
i. Has the facility been formally closed? *The DEC ER Record states that the landfill was closed, however a formal closure date is not provided.* Yes No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes: *Note: The Wappingers Falls Village Landfill abuts the project site on its eastern edge. The DEC ER Database states that no official record of hazardous waste disposal at the project site exists; however, the site does not qualify for addition to the Registry of Inactive Hazardous Waste Disposal Sites.*
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes: *Note: The four sites in the NYSDEC Environmental Site Remediation database are located off-site.*
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No

- Yes – Spills Incidents database Provide DEC ID number(s): _____
- Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
- Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

is complete and residual contaminants in the soil, groundwater, and sediment are being managed under a SMP. Site access is unrestricted so trespassers and on-site employees could be exposed to surface wastes and contaminated surface soil. However, exposure via drinking water is not expected as the site is served by public water. Potential for VOCs found in soil and groundwater to migrate via soil vapor intrusion will be investigated and mitigation will be provided as necessary.

314045: Wappingers Falls Village Landfill: State Superfund Program Class N - A municipal landfill site which received municipal wastes including Village STP dried sludge. Closure of site includes a final soil cover, leachate control and drainage control. No record of hazardous waste disposal at site exists. Phase I was completed. The site does not qualify for addition to the Registry of Inactive Hazardous Waste Disposal Sites.
546031: Hudson River PCB Sediments: State Superfund Program Class 2 - Result of discharge (1946-present) from two GE plants in Hudson Falls and Fort Edward. This site has been included in the Federal National Priorities List (NPL). Remedial investigation to address floodplain soils in the Upper Hudson River Floodplain under USEPA and State oversight is now underway.

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: _____ %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____	

<p>e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes: The project site does not contain any historic buildings or sites; however, it is substantially contiguous to a National Register Site just north of the project site across Garden Street.</p> <p>i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</p> <p>ii. Name: _____</p> <p>iii. Brief description of attributes on which listing is based: _____</p>
<p>f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe possible resource(s): _____</p> <p>ii. Basis for identification: _____</p>
<p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Identify resource: _____</p> <p>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p>iii. Distance between project and resource: _____ miles.</p>
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Identify the name of the river and its designation: _____</p> <p>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name _____ Date _____

Signature _____ *Krithika Prabhakaran* Title _____



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.



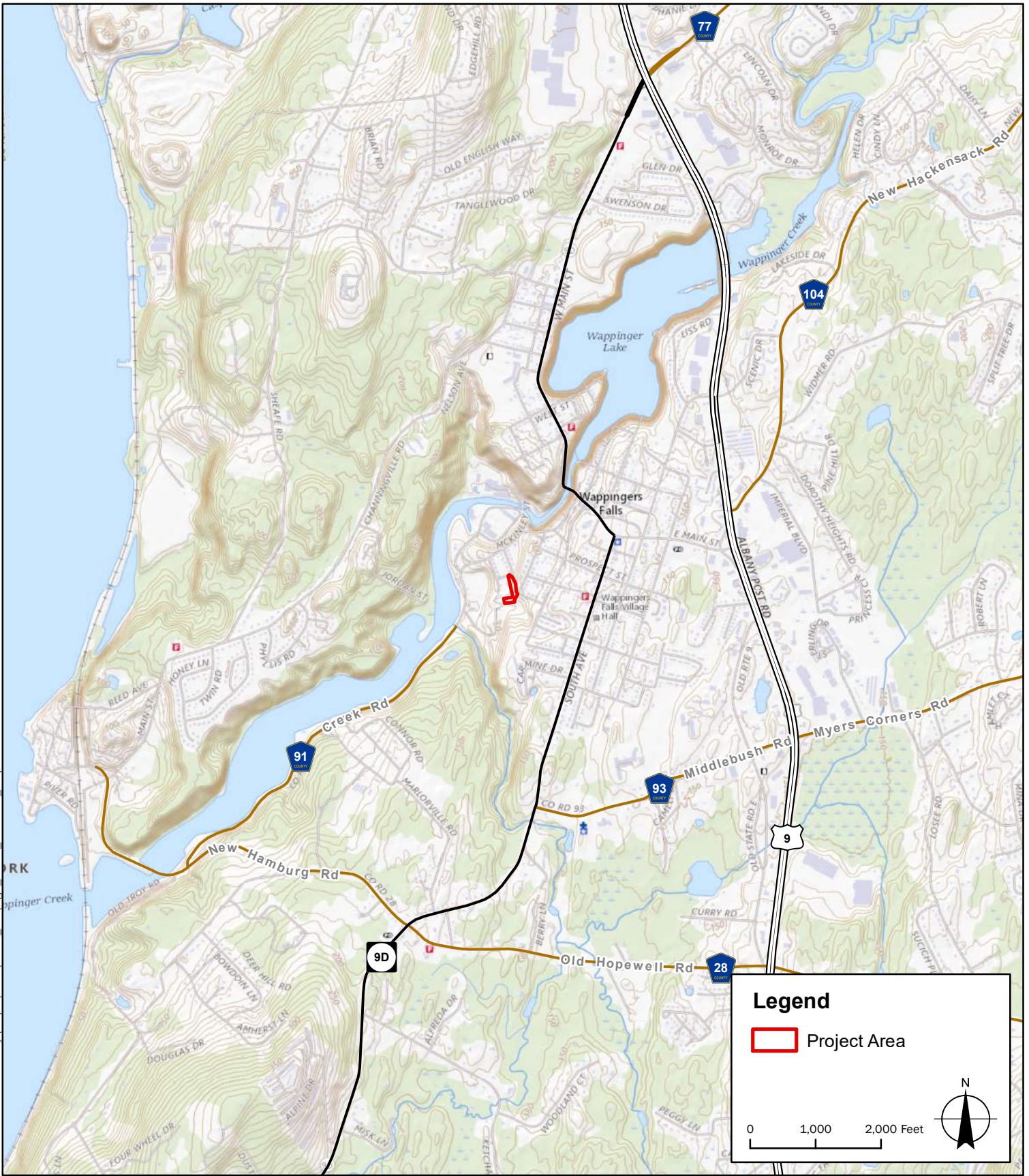
B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	314127, 314058, 546031
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No

E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Pied-billed Grebe, Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Duchess Company Superintendent's House, Wappingers Falls Historic District
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

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FIGURES

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Legend

Project Area

0 1,000 2,000 Feet

- Sources:
1. Project Area: LaBella 2022; Regrid 2021
 2. Streets: NYS GIS Program Office 2022
 3. Basemap: USGS Topo Map

LaBella
Powered by partnership.

Dutchess Avenue,
Village of Wappinger Falls,
Dutchess Co., New York

**Dutchess Avenue
Multifamily**

LaBella Project No: 2230010
Date: 2/7/2023

**USGS Location
Map**


FIGURE 1



Legend

- Project Area
- Tax Parcel Boundary

0 30 60 Feet



- Sources:
1. Project Area: LaBella 2022
 2. Tax Parcels: Regrid 2021
 3. Streets: NYS GIS Program Office 2022
 4. Basemap: Bing Maps



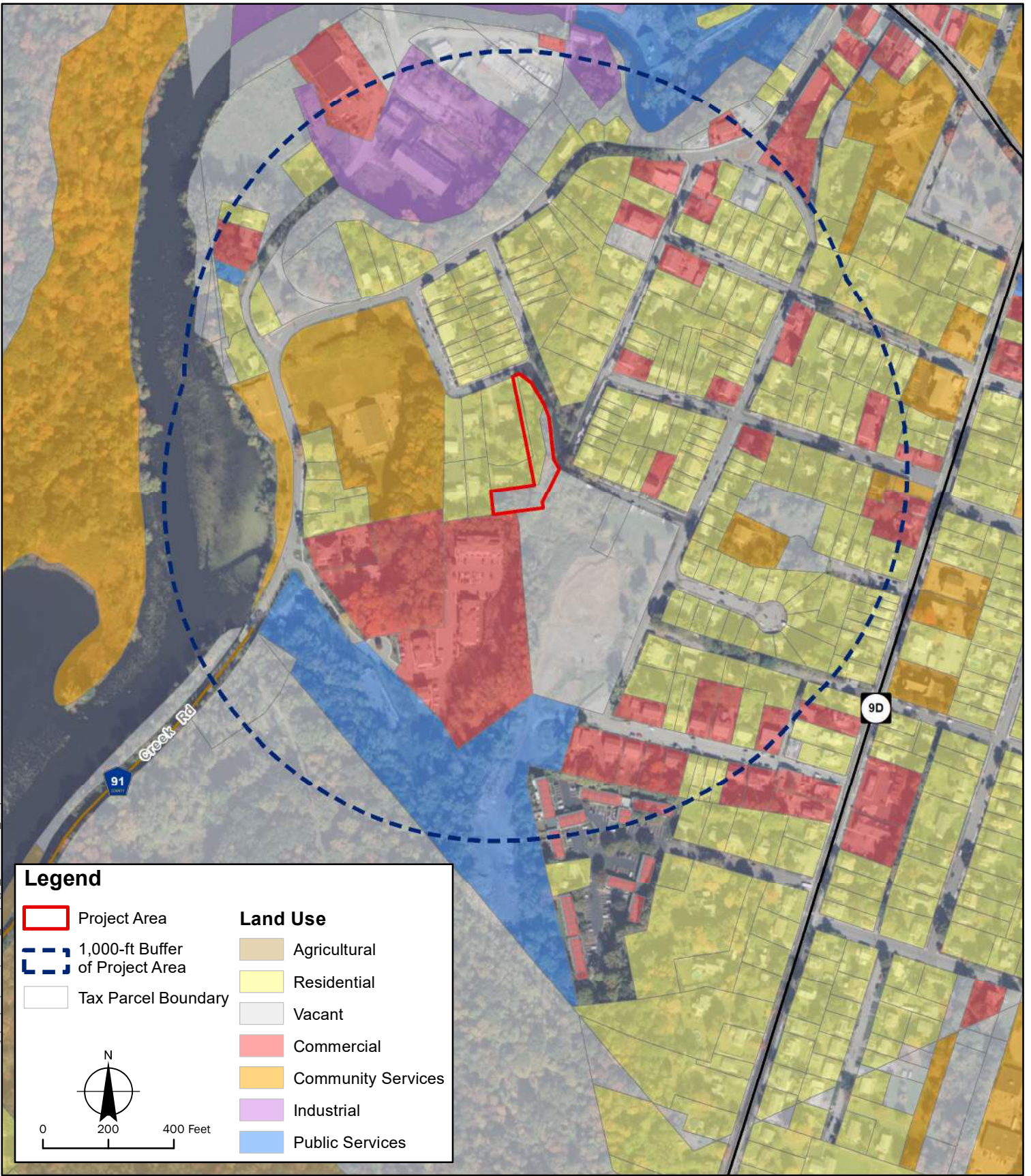
LaBella
Powered by partnership.

Dutchess Avenue,
Village of Wappinger Falls,
Dutchess Co., New York

Dutchess Avenue
Multifamily

LaBella Project No: 2230010
Date: 2/7/2023

**Orthophoto
Tax Map
FIGURE 2**



Legend

Project Area	Land Use
1,000-ft Buffer of Project Area	Agricultural
Tax Parcel Boundary	Residential
	Vacant
	Commercial
	Community Services
	Industrial
	Public Services

- Sources:
1. Project Area: LaBella, 2022
 2. Tax Parcels: Regrid, 2021
 3. Land Use: Regrid, 2021
 4. Streets: NYS GIS Program Office, 2022
 5. Basemap: Bing Maps

 LaBella <small>Powered by partnership.</small>	<p>Dutchess Avenue Multifamily</p>
<p>Dutchess Avenue, Village of Wappinger Falls, Dutchess Co., New York</p>	<p>LaBella Project No: 2230010 Date: 2/7/2023</p>

**Land Use
Map
FIGURE 3**



- Sources:
1. Project Area: LaBella 2022
 2. Soil Map Unit: USDA/NRCS 2021
 3. Streets: NYS GIS Program Office 2022
 4. Basemap: Bing Maps

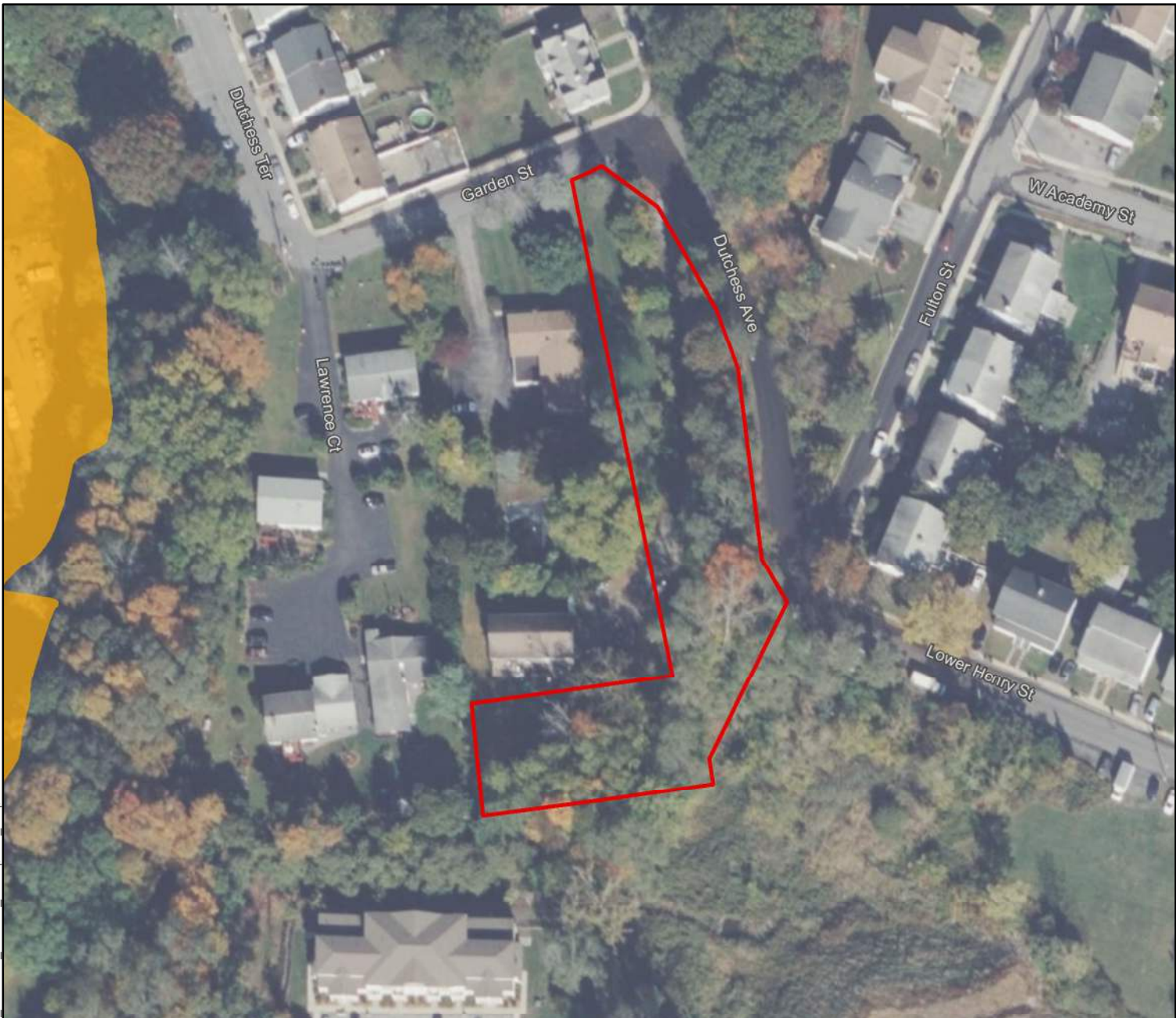


Dutchess Avenue,
Village of Wappinger Falls,
Dutchess Co., New York

Dutchess Avenue
Multifamily




LaBella Project No: 2230010
Date: 2/7/2023





**Soils
Map
FIGURE 4**



Legend


Floodzones

-  Zone A (1% Annual Chance Flood Hazard)
-  Zone AE (1% Annual Chance Flood Hazard)
-  Zone X (0.2% Annual Chance Flood Hazard)

-  Project
-  NYSDEC Stream*
-  NYSDEC Wetland*
-  USFWS NWI Wetland*

*Note: There are no NYSDEC Streams, NYSDEC Wetlands, and USFWS NWI Wetlands within the Project Area.

0 50 100 Feet



- Sources:
1. Project Area: LaBella 2022; Regrid 2021
 2. NYSDEC Streams: NYSDEC 2021
 3. NYSDEC Wetlands: NYSDEC 2006
 4. NWI Wetlands: USFWS 2022
 5. Flood Zones: FEMA 2021
 6. Streets: NYS GIS Program Office 2022
 7. Basemap: Bing Maps



LaBella
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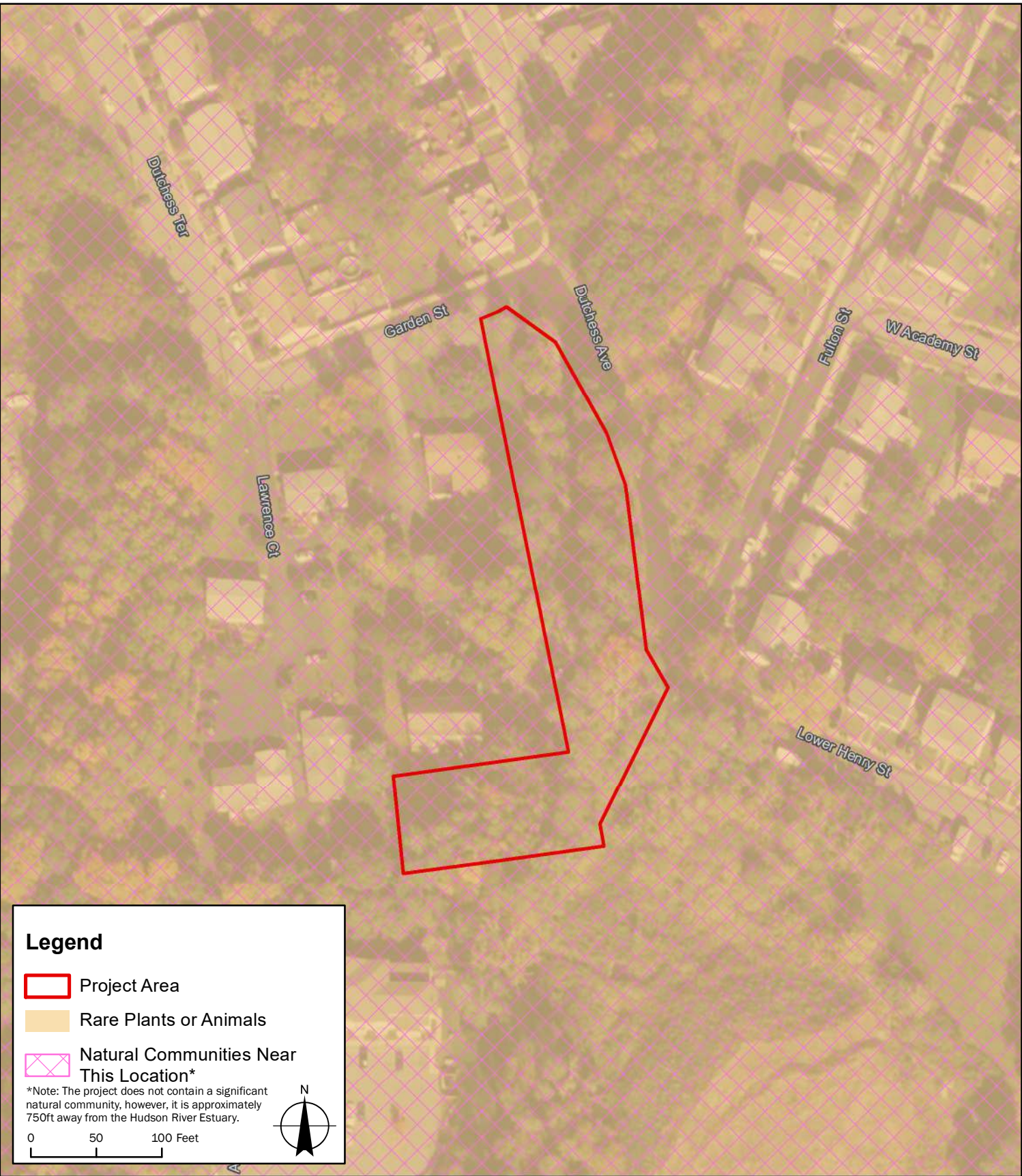
Dutchess Avenue,
Village of Wappinger Falls,
Dutchess Co., New York

Dutchess Avenue
Multifamily




LaBella Project No: 2230010
Date: 2/7/2023

**Wetland, Stream,
and Floodplain
Map**

FIGURE 5

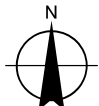


Legend

-  Project Area
-  Rare Plants or Animals
-  Natural Communities Near This Location*

*Note: The project does not contain a significant natural community, however, it is approximately 750ft away from the Hudson River Estuary.

0 50 100 Feet



- Sources:
1. Project Area: LaBella 2022
 2. Rare Plants or Animals and Significant Natural Communities: NYSDEC Environmental Resource Mapper (ERM) 2022
 3. NYSDEC Wetlands: NYSDEC 2006
 4. Streets: NYS GIS Program Office 2022
 5. Basemap: Bing Maps



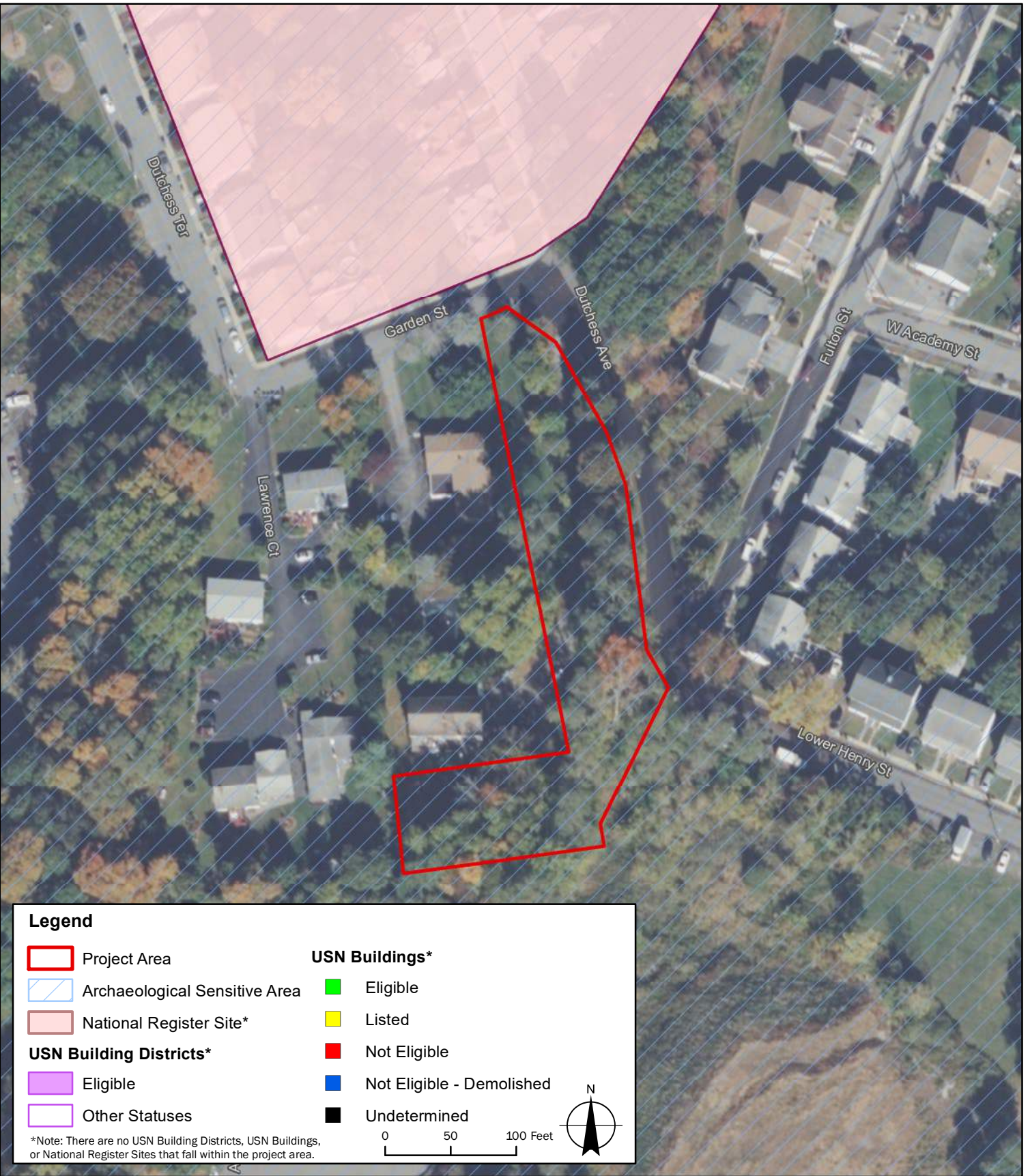
Dutchess Avenue,
Village of Wappinger Falls,
Dutchess Co., New York

Dutchess Avenue
Multifamily

LaBella Project No: 2230010
Date: 2/7/2023

**NYSDEC
Environmental
Resource Map**

FIGURE 6



- Sources:
1. Project Area: LaBella, 2022
 2. Archaeologically Sensitive Areas/National Register Sites: NYSOPRHP Cultural Resource Information System (CRIS), 2022
 3. Streets: NYS GIS Program Office, 2022
 4. Basemap: Bing Maps



LaBella
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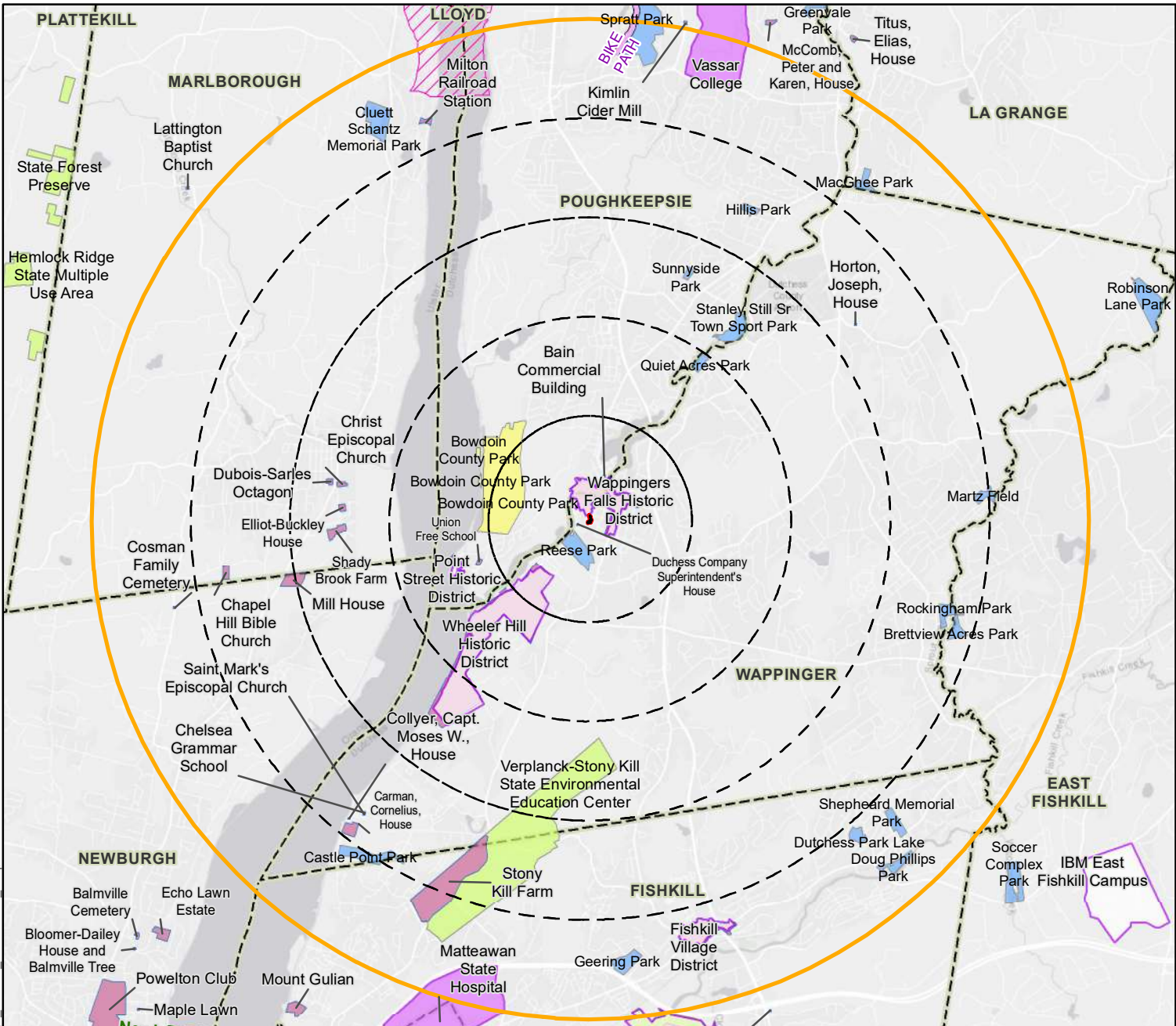
Dutchess Avenue,
Village of Wappinger Falls,
Dutchess Co., New York

Dutchess Avenue
Multifamily

LaBella Project No: 2230010
Date: 2/7/2023

**NYSOPRHP
Cultural Resource
Information System
(CRIS) Map**

FIGURE 7



Project Area	Scenic Areas of Statewide Significance	State Parks And Historic Sites	USN Buildings*
5-Mile Buffer of Project Area	State Forest Land	State And National Register Listed Site	Eligible
1-Mile Buffers of Project Area	Federal Recreation	USN Building Districts	Listed
NYS Scenic Byway	State Recreation	Eligible	Not Eligible - Demolished
Scenic Trail	County Recreation	Other Statuses	Not Eligible
	Municipal Recreation		Undetermined

0 1 2 Miles

Sources:
 1. Project Area: LaBella 2022
 2. Streets: NYS GIS Program Office 2022
 3. Scenic Resources: NYS GIS Program Office; NYSDEC; NYSDOT; NYSOPRHP; CRIS 2022
 4. Basemap: Bing

Note: National and State building districts shown. However, isolated listed and eligible buildings are too many to show at this scale.

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Dutchess Avenue,
 Village of Wappinger Falls,
 Dutchess Co., New York

Dutchess Avenue
 Multifamily

LaBella Project No: 2230010
 Date: 2/7/2023

**Publicly Accessible
 Federal, State, or Local
 Scenic or Aesthetic
 Resources Map**

FIGURE 8

Attachment A
United States Fish and Wildlife Service
(USFWS) Informal Species List

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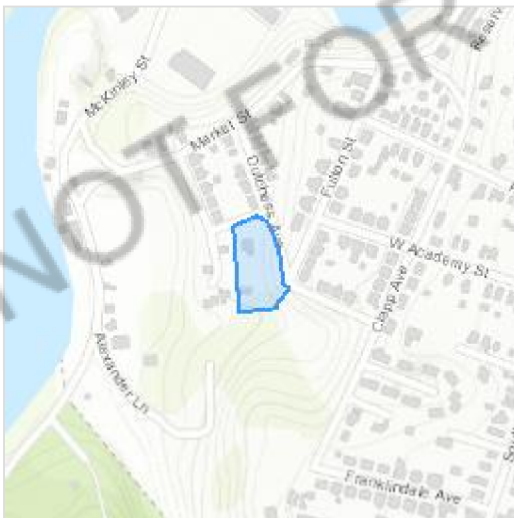
IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Dutchess County, New York



Local office

New York Ecological Services Field Office

☎ (607) 753-9334

📠 (607) 753-9699

✉ fw5es_nyfo@fws.gov

3817 Luker Road
Cortland, NY 13045-9385

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

-
1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Indiana Bat <i>Myotis sodalis</i> Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/5949	Endangered
Northern Long-eared Bat <i>Myotis septentrionalis</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9045	Endangered

Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <https://www.fws.gov/program/migratory-birds/species>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Dec 1 to Aug 31

<p>Belted Kingfisher <i>Megaceryle alcyon</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	<p>Breeds Mar 15 to Jul 25</p>
<p>Black-billed Cuckoo <i>Coccyzus erythrophthalmus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399</p>	<p>Breeds May 15 to Oct 10</p>
<p>Blue-winged Warbler <i>Vermivora pinus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	<p>Breeds May 1 to Jun 30</p>
<p>Canada Warbler <i>Cardellina canadensis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	<p>Breeds May 20 to Aug 10</p>
<p>Cerulean Warbler <i>Dendroica cerulea</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/2974</p>	<p>Breeds Apr 20 to Jul 20</p>
<p>Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	<p>Breeds Mar 15 to Aug 25</p>
<p>Evening Grosbeak <i>Coccothraustes vespertinus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	<p>Breeds May 15 to Aug 10</p>
<p>Prairie Warbler <i>Dendroica discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	<p>Breeds May 1 to Jul 31</p>
<p>Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	<p>Breeds May 10 to Sep 10</p>
<p>Wood Thrush <i>Hyllocichla mustelina</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	<p>Breeds May 10 to Aug 31</p>

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

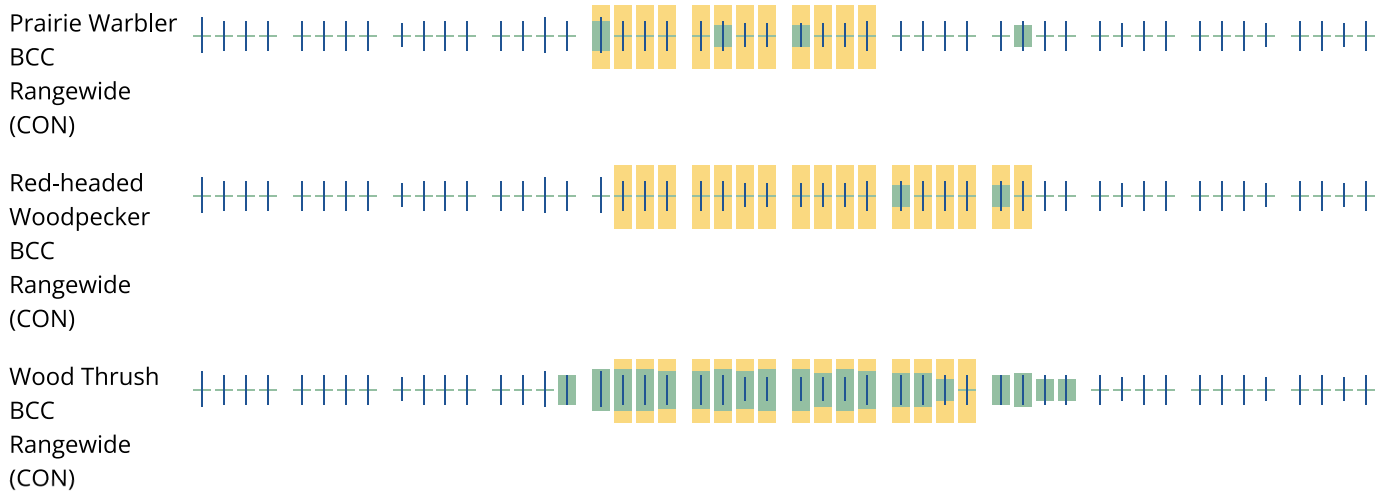
To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Coastal Barrier Resources System

Projects within the [John H. Chafee Coastal Barrier Resources System](#) (CBRS) may be subject to the restrictions on Federal expenditures and financial assistance and the consultation requirements of the Coastal Barrier Resources Act (CBRA) (16 U.S.C. 3501 et seq.). For more information, please contact the local [Ecological Services Field Office](#) or visit the [CBRA Consultations website](#). The CBRA website provides tools such as a flow chart to help determine whether consultation is required and a template to facilitate the consultation process.

There are no known coastal barriers at this location.

Data limitations

The CBRS boundaries used in IPaC are representations of the controlling boundaries, which are depicted on the [official CBRS maps](#). The boundaries depicted in this layer are not to be considered authoritative for in/out determinations close to a CBRS boundary (i.e., within the "CBRS Buffer Zone" that appears as a hatched area on either side of the boundary). For projects that are very close to a CBRS boundary but do not clearly intersect a unit, you may contact the Service for an official determination by following the instructions here: <https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation>

Data exclusions

CBRS units extend seaward out to either the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward extent of the units is not shown in the CBRS data, therefore projects in the offshore areas of units (e.g., dredging, breakwaters, offshore wind energy or oil and gas projects) may be subject to CBRA even if they do not intersect the CBRS data. For additional information, please contact CBRA@fws.gov.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

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Attachment B
SHPO Letter of No Adverse Impact and
No Archaeological Concerns

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**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

March 23, 2023

Brittany Micheline
LaBella Associates
21 Fox Street
Poughkeepsie, NY 12480

Re: DEC
Dutchess Avenue Multi-Family
Village of Wappingers Falls, Dutchess County, NY
23PR01396

Dear Brittany Micheline:

Thank you for continuing to consult with the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law).

The project is contiguous to the National Register listed Wappingers Falls Historic District. Because of this, we have reviewed the project.

It is the opinion of OPRHP that the project will have No Adverse Impact on historic resources.

If you have any questions, I can be reached at sloane.bullough@parks.ny.gov or 518-268-2158.

Sincerely,

Sloane Bullough
Historic Sites Restoration Coordinator via email only

From: Schreyer, Jessica (PARKS) <Jessica.Schreyer@parks.ny.gov>
Sent: Thursday, April 27, 2023 2:09 PM
To: LoBrutto, Caren <clobrutto@LaBellaPC.com>
Cc: Kerrigan, Thomas <tkerrigan@LaBellaPC.com>; Micheline, Brittany <bmicheline@LaBellaPC.com>; Prabhakaran, Krithika <kprabhakaran@LaBellaPC.com>
Subject: [Ext] RE: Dutchess Avenue Multi-Family project - Consultation: 23PR01396

Hi Caren,

I have no archaeological concerns for this project.

In our first correspondence, I included my note of *no archaeology concerns*:

<https://cris.parks.ny.gov/?type=CR&id=EJTLX1PUDVRX>

Also, an effect finding letter cannot go out from our office until both archaeology and the buildings/structures units have commented on effects to historic properties.

Jessica

From: LoBrutto, Caren <clobrutto@LaBellaPC.com>
Sent: Thursday, April 27, 2023 1:48 PM
To: Schreyer, Jessica (PARKS) <Jessica.Schreyer@parks.ny.gov>
Cc: Kerrigan, Thomas <tkerrigan@LaBellaPC.com>; Micheline, Brittany <bmicheline@LaBellaPC.com>; Prabhakaran, Krithika <kprabhakaran@LaBellaPC.com>
Subject: Dutchess Avenue Multi-Family project - Consultation: 23PR01396

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Hi Jessica,

You recently completed an archaeology review for the Dutchess Avenue Multi-Family project. The Village of Wappingers Falls is requesting a sign off regarding archaeology in addition to the no effect letter that we received, see attached. Please confirm your findings relative to archaeology.

Thanks,
Caren

Caren LoBrutto
LaBella Associates | Senior Planner

Close

View and/or Address a Response

Project 23PR01396: Dutchess Avenue Multi-Family (EJTLX1PUDVRX)

View Project

Please accept the following information below as the consolidated response from NYS SHPO for the above referenced submission.


Review Responses

Reviewer	Review Type	Response
Jessica Schreyer	Archaeology	No archaeological concerns. No archaeological survey is warranted.
Sloane Bullough	Technical Services	In order for SHPO to complete our evaluation of the historic significance of all buildings/structures/districts within or adjacent to your project area, we need further information. Please review the specific information request(s) below and click the Process button to respond to each request.

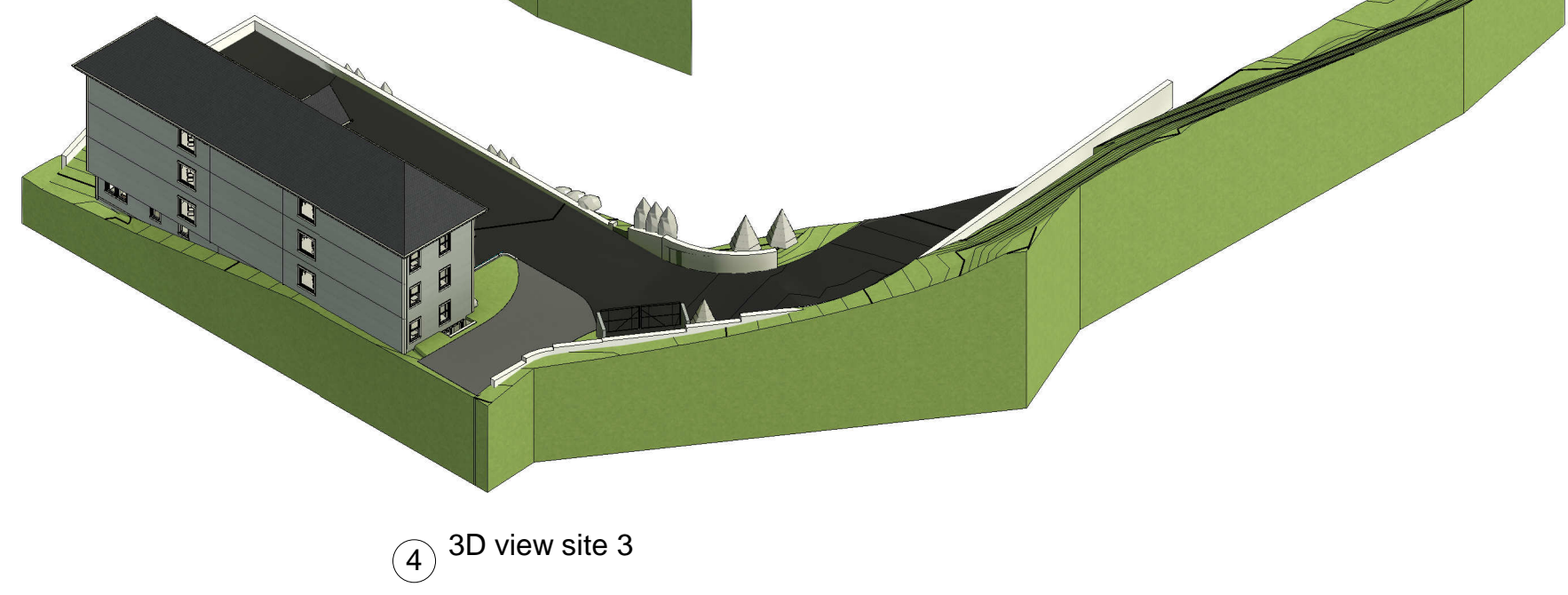
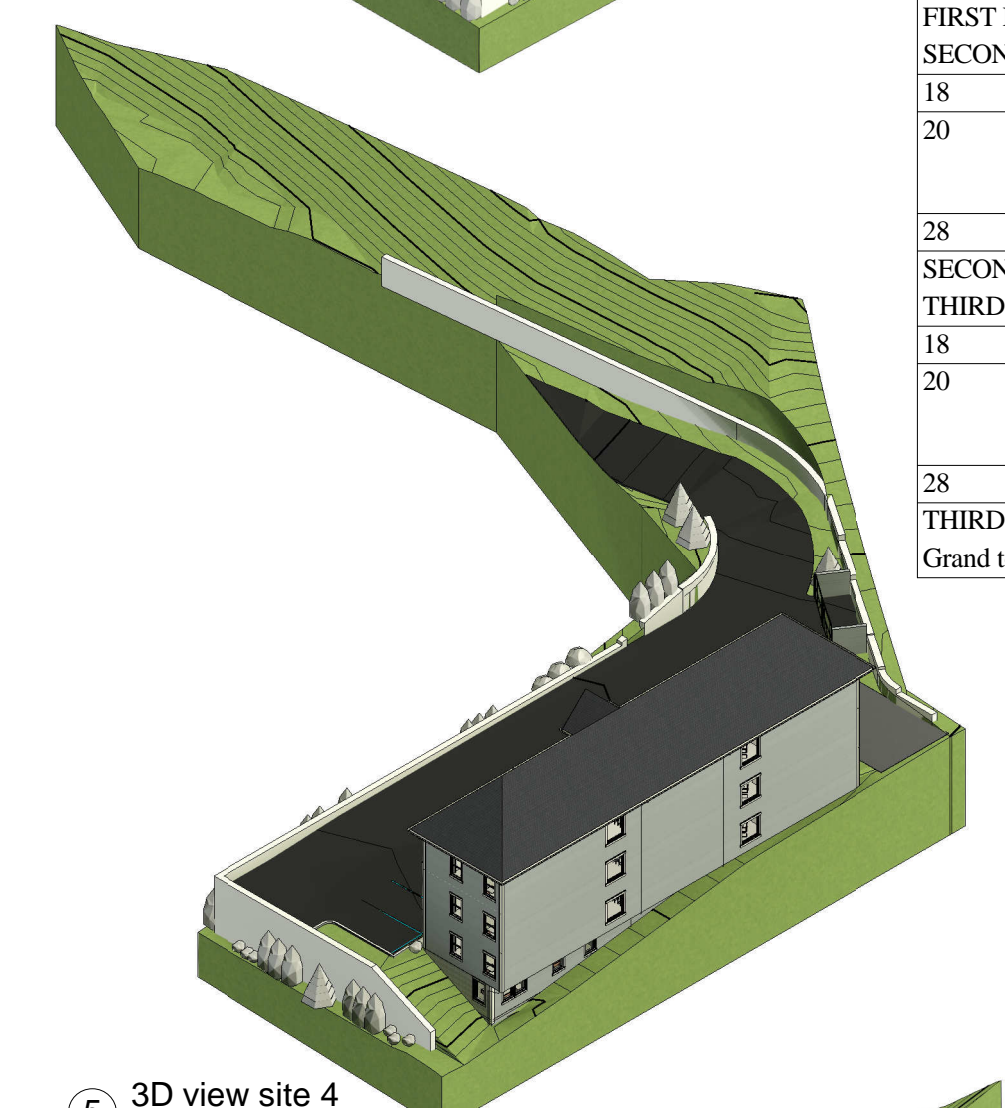
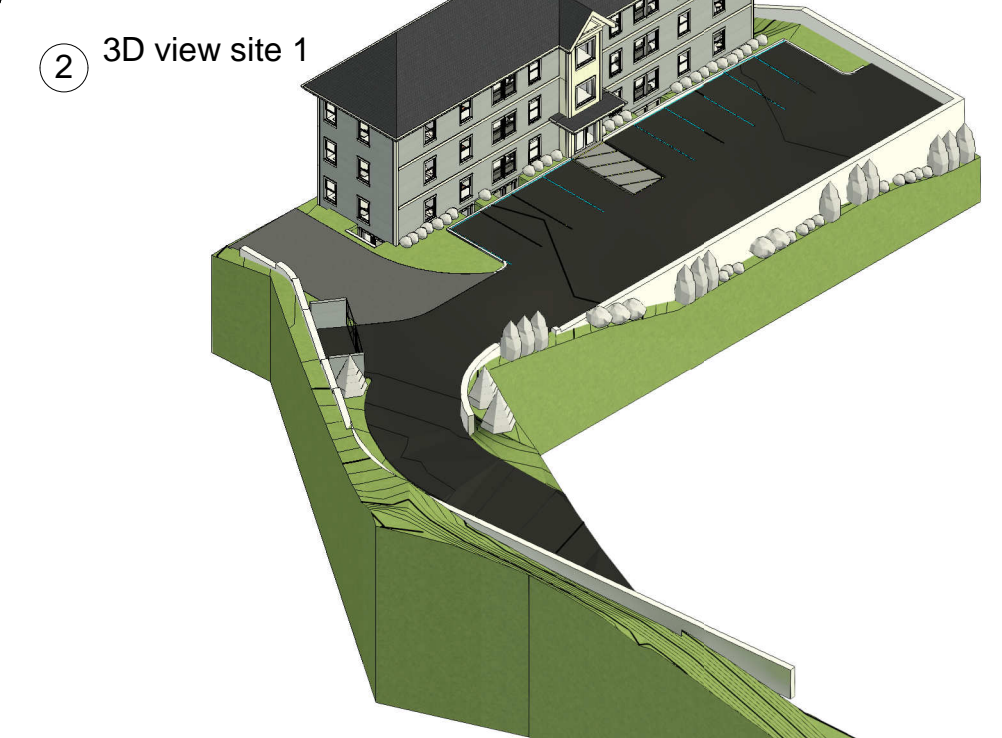
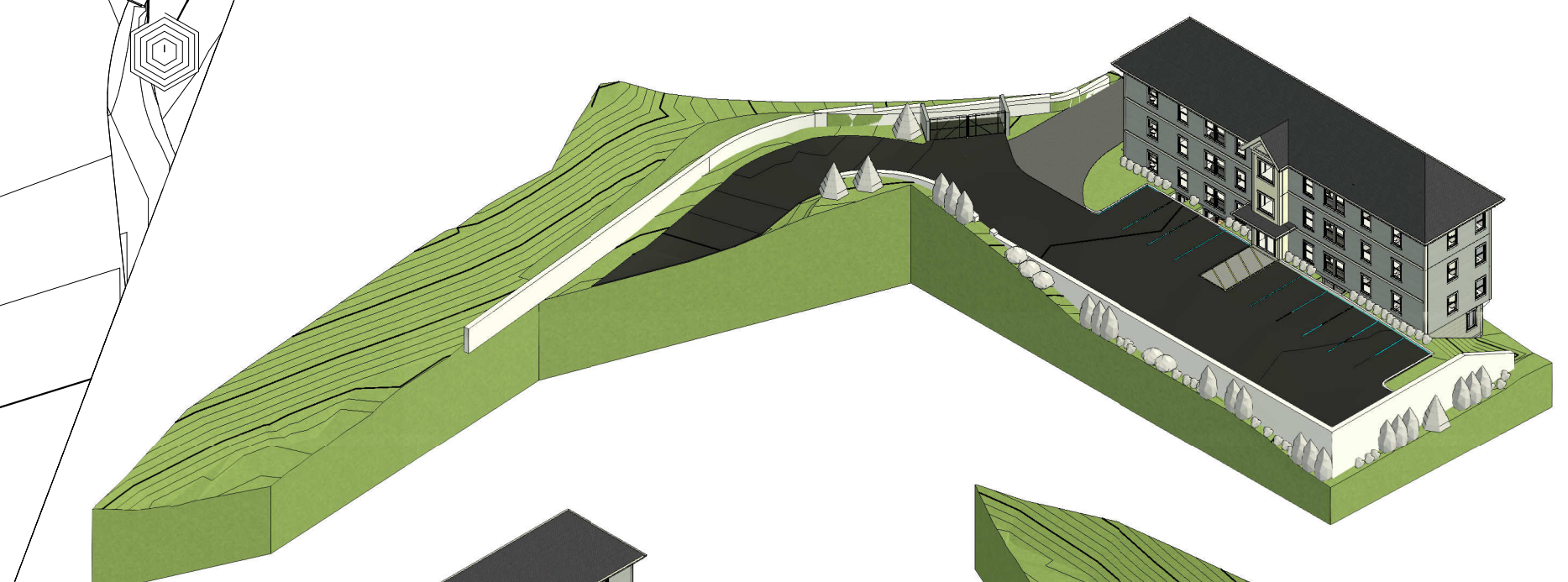
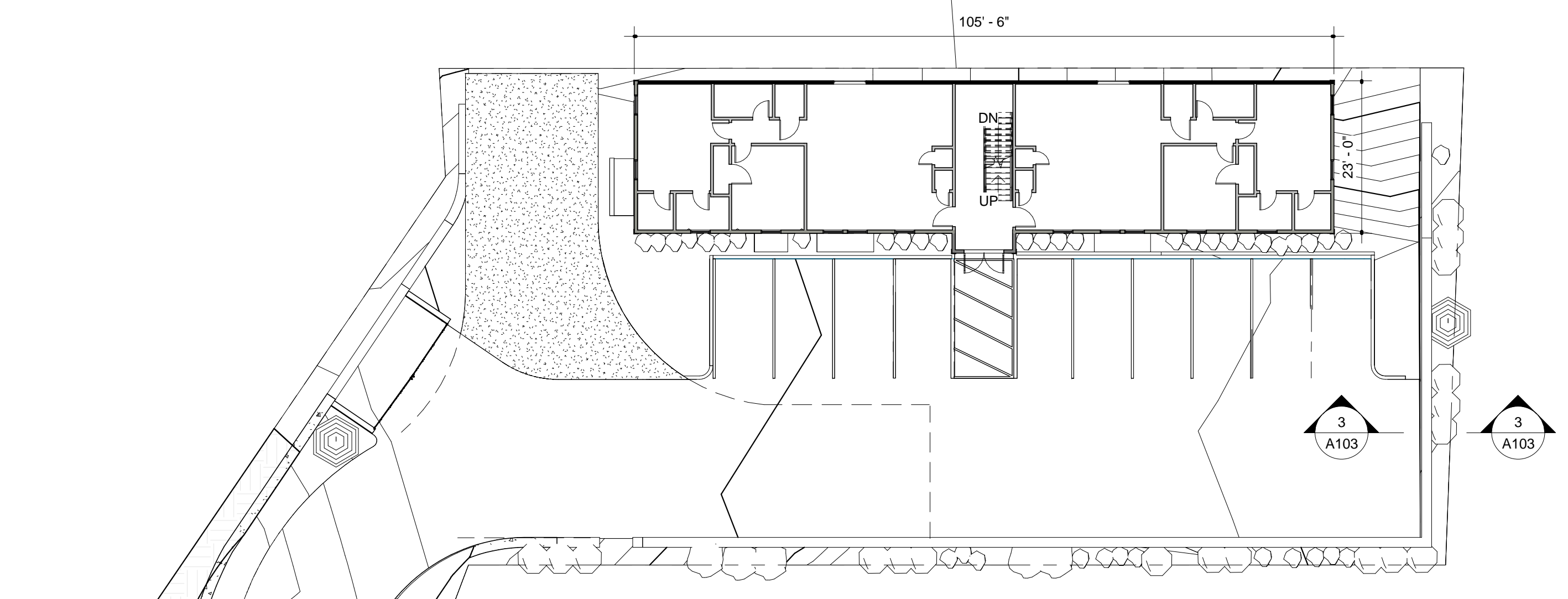
Information Requests

Process	Status	Reviewer	Review Type	Request Type	Request Entity	Request Item	Request Description
	Rejected	Sloane Bullough	Technical Services	Request a New Attachment, Photo, or Survey for this Consultation Project		Attachment	see letter

Attachments

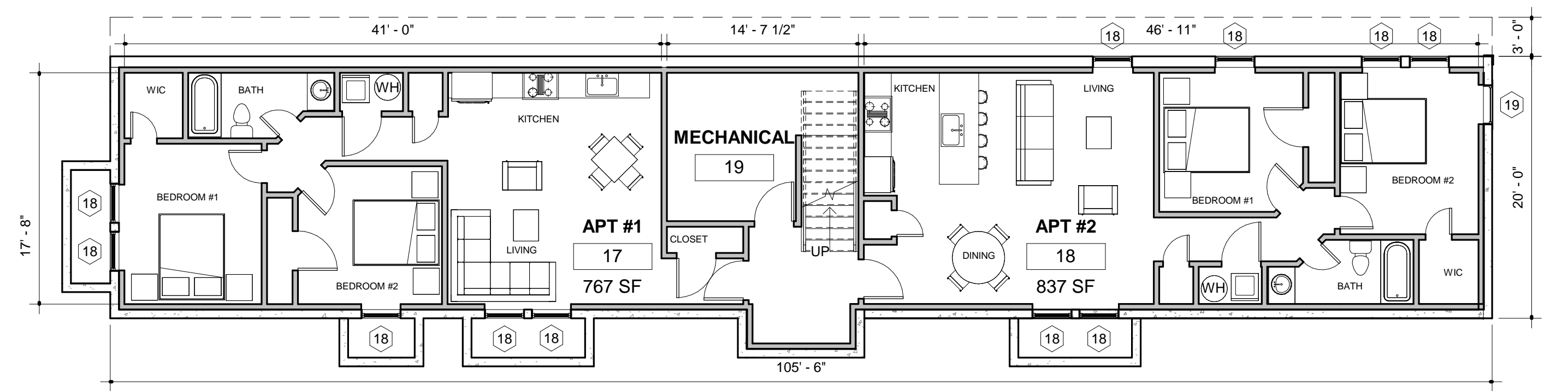
Attachment	Reviewer	Review Type	Type	Name	Description
	Sloane Bullough	Technical Services	Document	OPRHP response to submission 1	null

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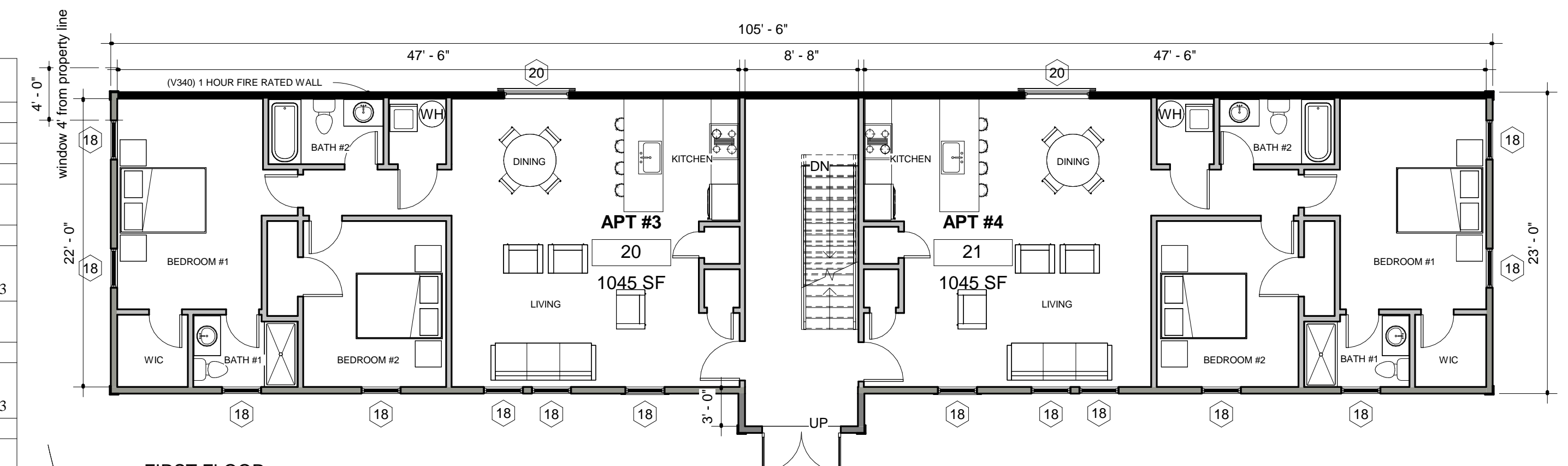


Window Schedule					
Type Mark	Count	Width	Height	Comments	
BASEMENT					
18	11	3'-0"	5'-0"	double hung	
19	1	3'-0"	5'-0"	single panel	
BASEMENT: 12					
FIRST FLOOR					
18	14	3'-0"	5'-0"	double hung	
20	2	5'-0"	5'-0"	single panel. 1hr fire rated curtainwall to comply with code ASTM E 199 or UL 263	
FIRST FLOOR: 16					
SECOND FLOOR					
18	14	3'-0"	5'-0"	double hung	
20	2	5'-0"	5'-0"	single panel. 1hr fire rated curtainwall to comply with code ASTM E 199 or UL 263	
28	1	5'-0"	5'-0"	single panel	
SECOND FLOOR: 17					
THIRD FLOOR					
18	14	3'-0"	5'-0"	double hung	
20	2	5'-0"	5'-0"	single panel. 1hr fire rated curtainwall to comply with code ASTM E 199 or UL 263	
28	1	5'-0"	5'-0"	single panel	
THIRD FLOOR: 17					
Grand total: 62					

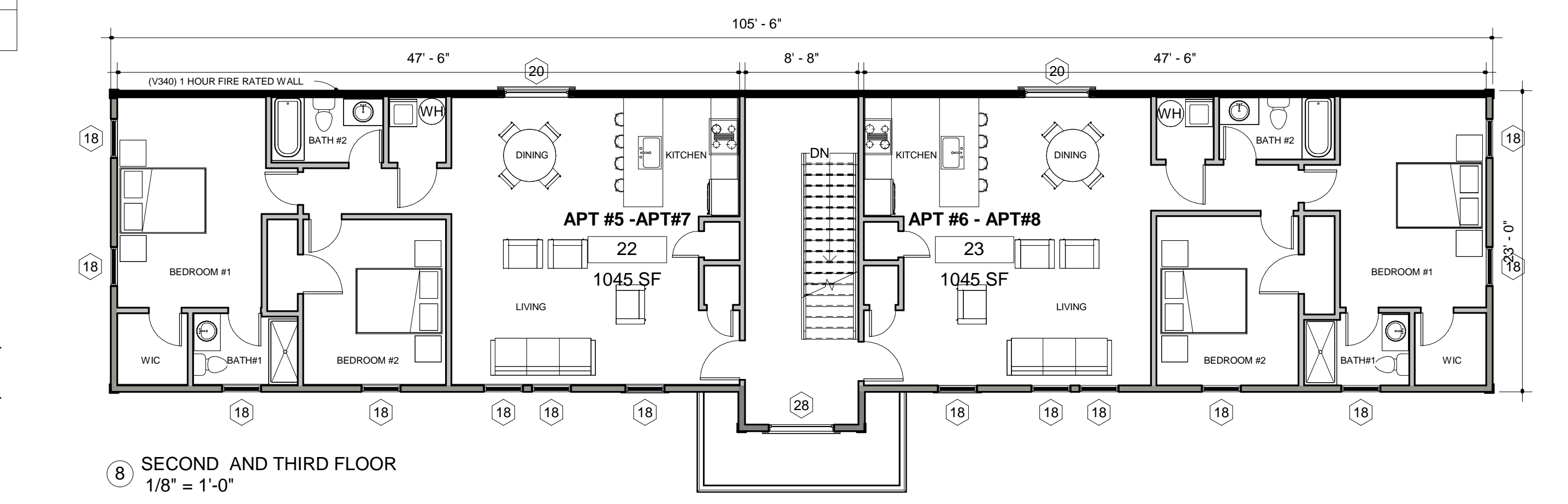
- 8" FOUNDATION WALL
- WALL (2X4 STUDS W 5/8" GYP. B.D. BOTH SIDES)
- WALL (2X6 STUDS W 5/8" GYP. B.D. ONE SIDE, SIDING EXTERIOR)
- (V340) 1 HOUR FIRE RATED WALL
- WALL LEGEND
1/4" = 1'-0"



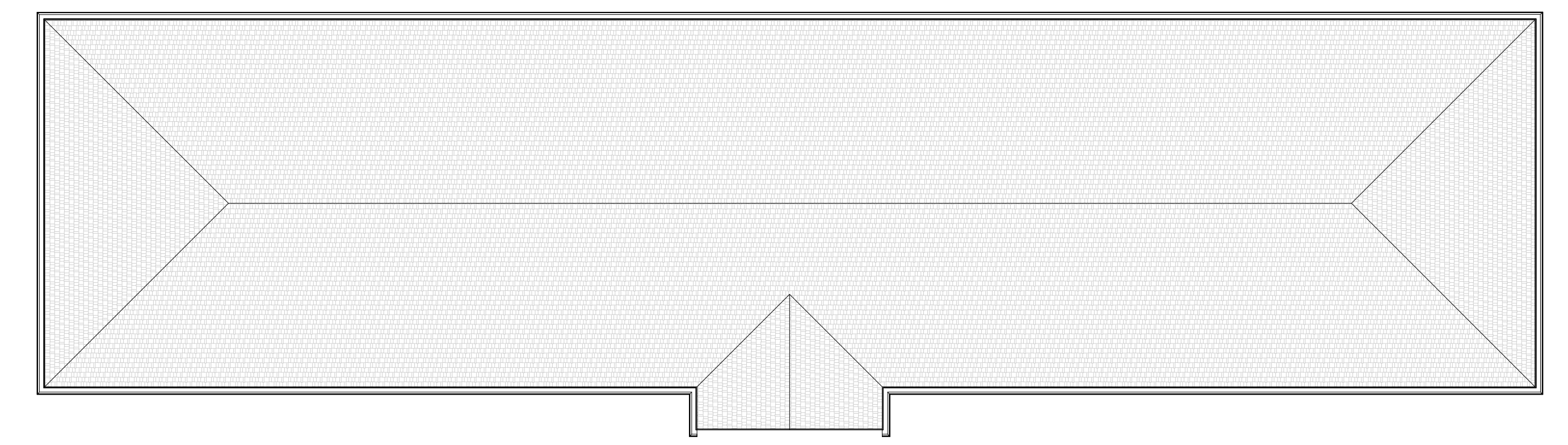
6 BASEMENT
1/8" = 1'-0"



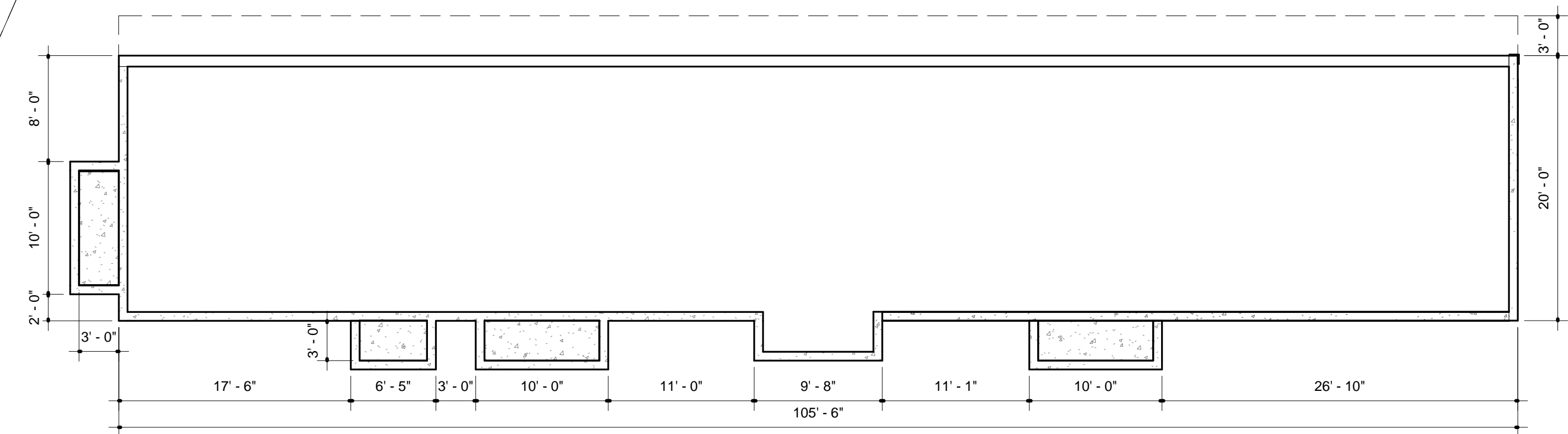
7 FIRST FLOOR
1/8" = 1'-0"



8 SECOND AND THIRD FLOOR
1/8" = 1'-0"

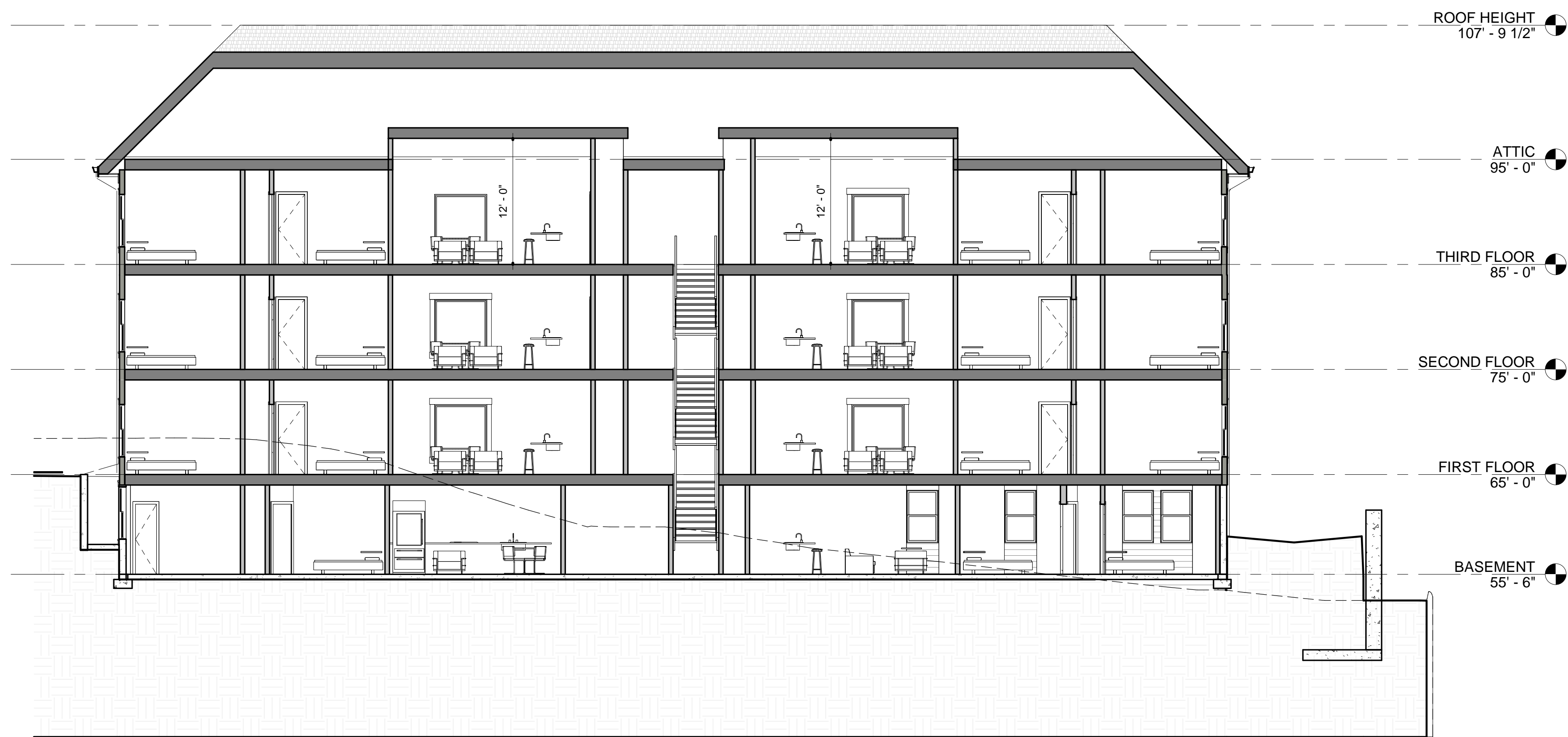


10 ROOF HEIGHT
1/8" = 1'-0"

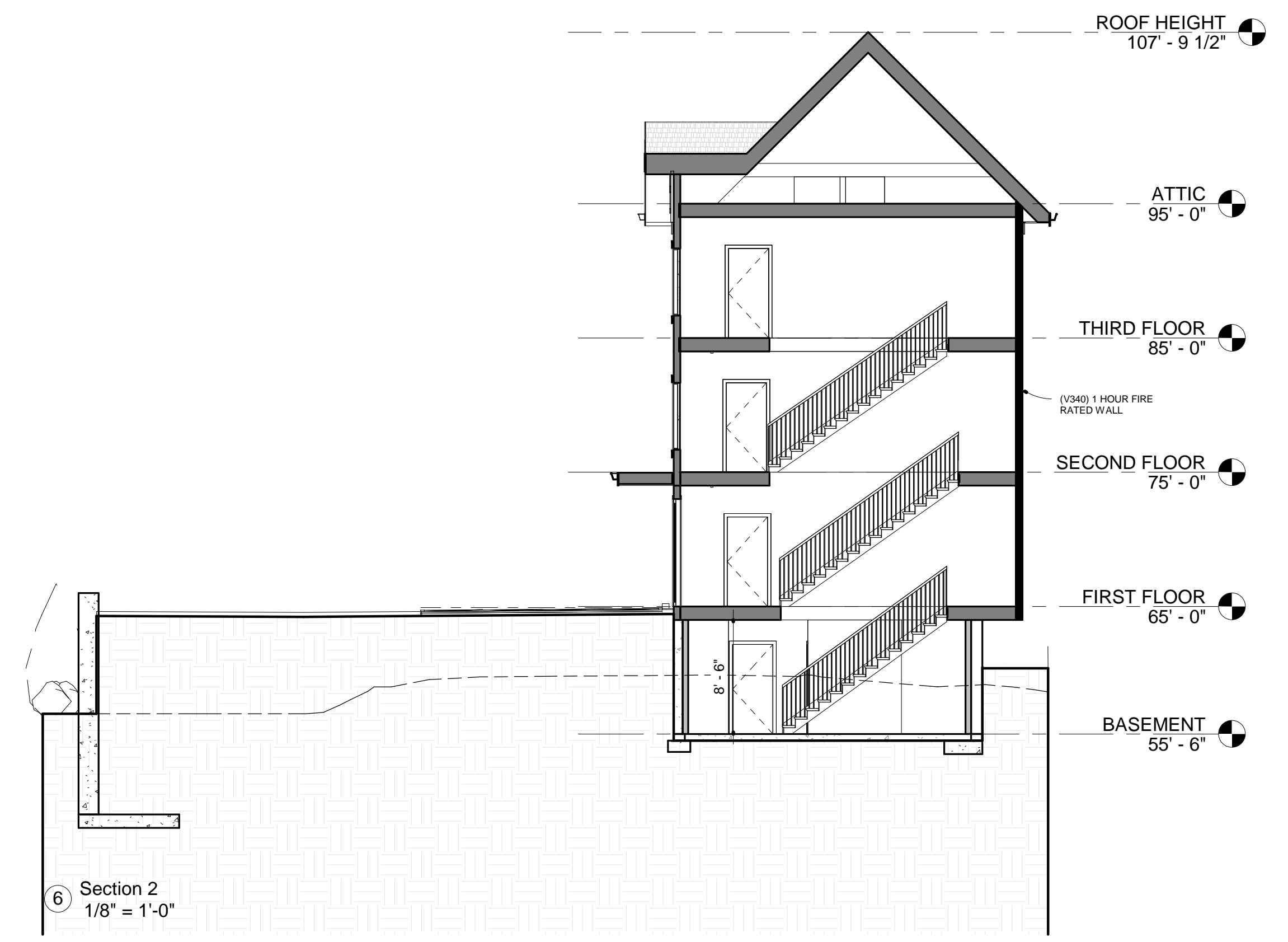


9 FOUNDATION
1/8" = 1'-0"

Sheet List	
Sheet Number	Sheet Name
A101	SITE PLAN, FLOOR PLANS, 3D VIEWS
A102	SECTIONS & ELEVATIONS
A103	SECTIONS, WALL SECTIONS



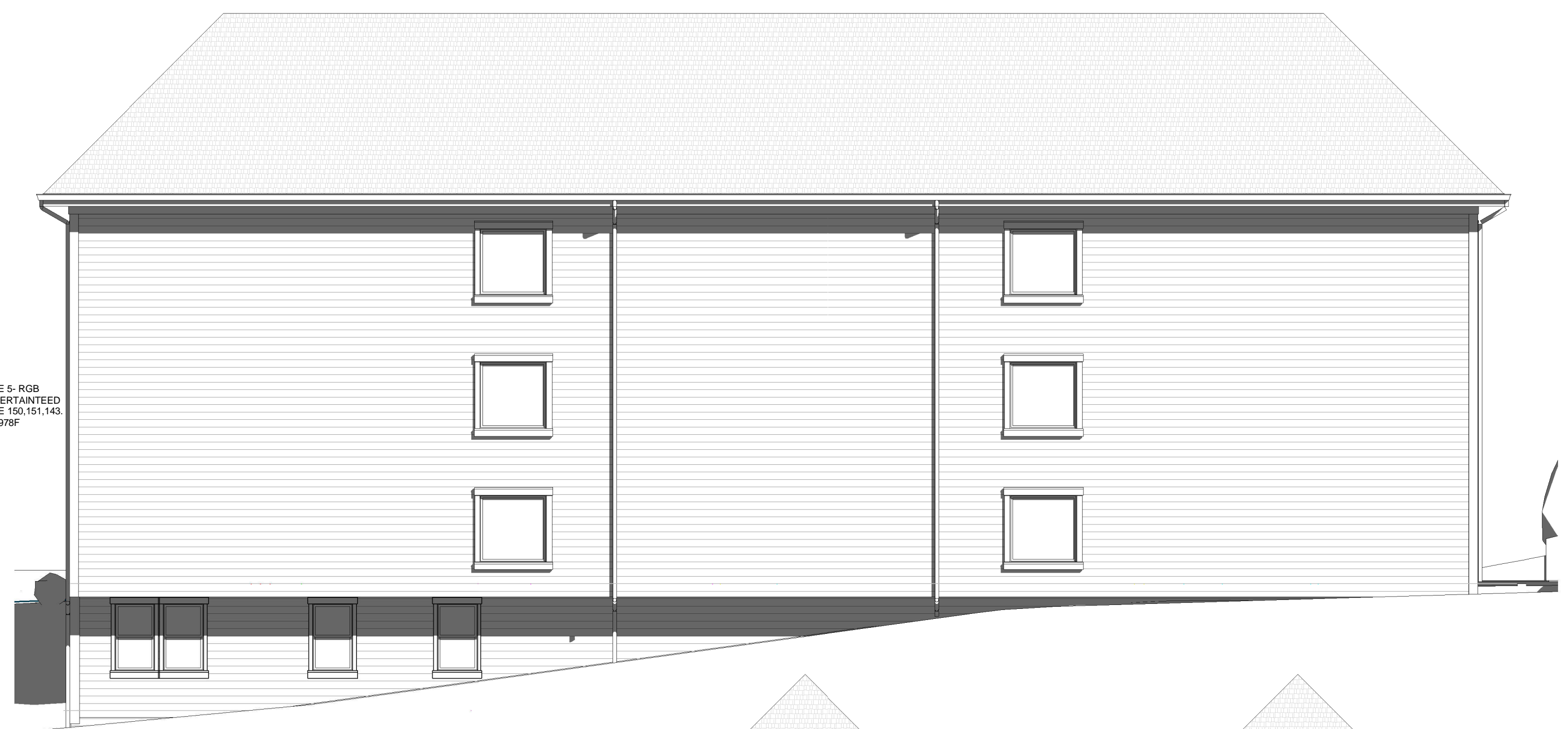
5 Section 1
1/8" = 1'-0"



6 Section 2
1/8" = 1'-0"



2 North
1/8" = 1'-0"

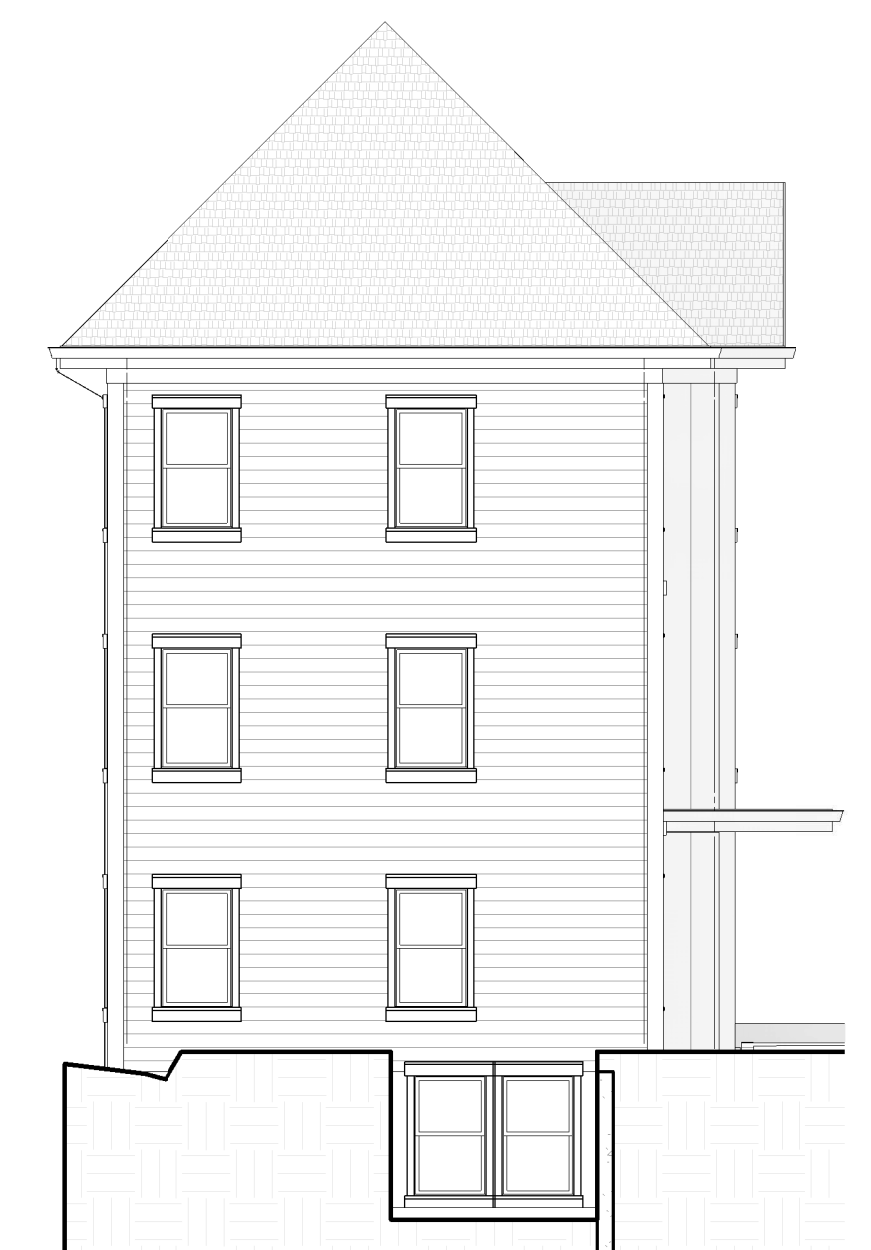


3 South
1/8" = 1'-0"

#96978F
rgb(150, 151, 143)
hsl(67, 4%, 58%)
#dfe0d9
rgb(223, 224, 217)
hsl(69, 10%, 86%)



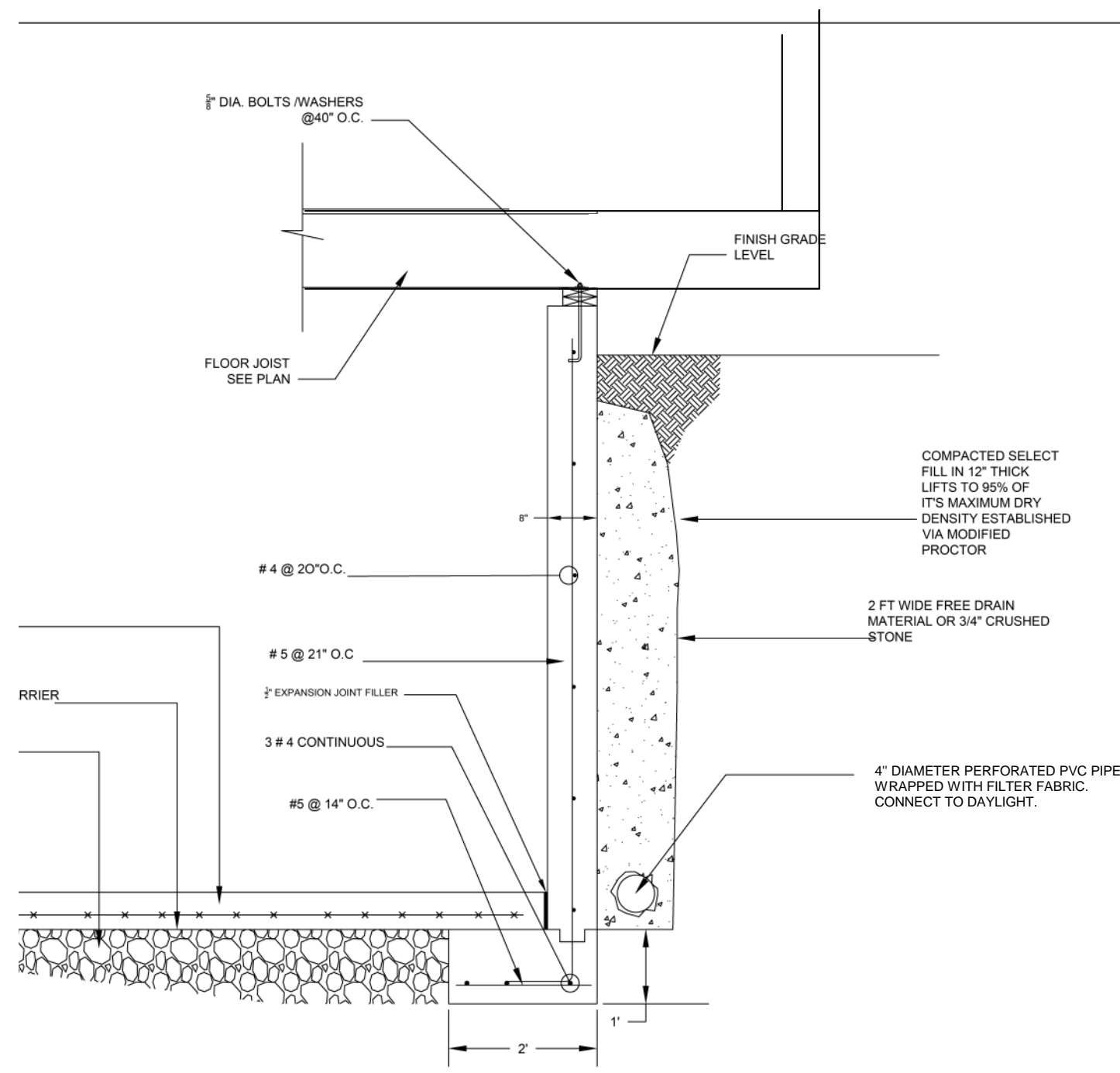
4 West
1/8" = 1'-0"



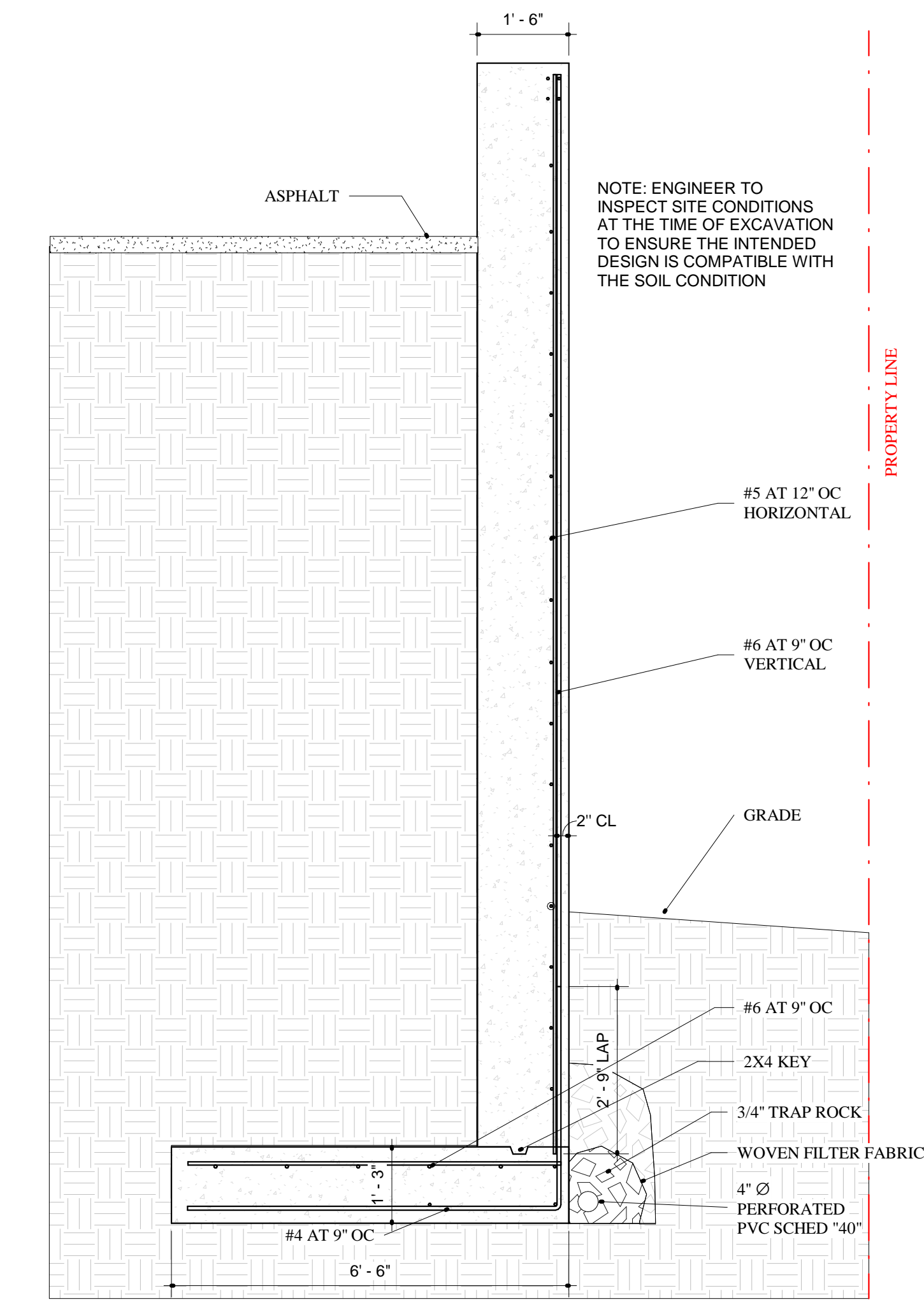
1 East
1/8" = 1'-0"

Sheet List	
Sheet Number	Sheet Name
A101	SITE PLAN, FLOOR PLANS, 3D VIEWS
A102	SECTIONS & ELEVATIONS
A103	SECTIONS, WALL SECTIONS

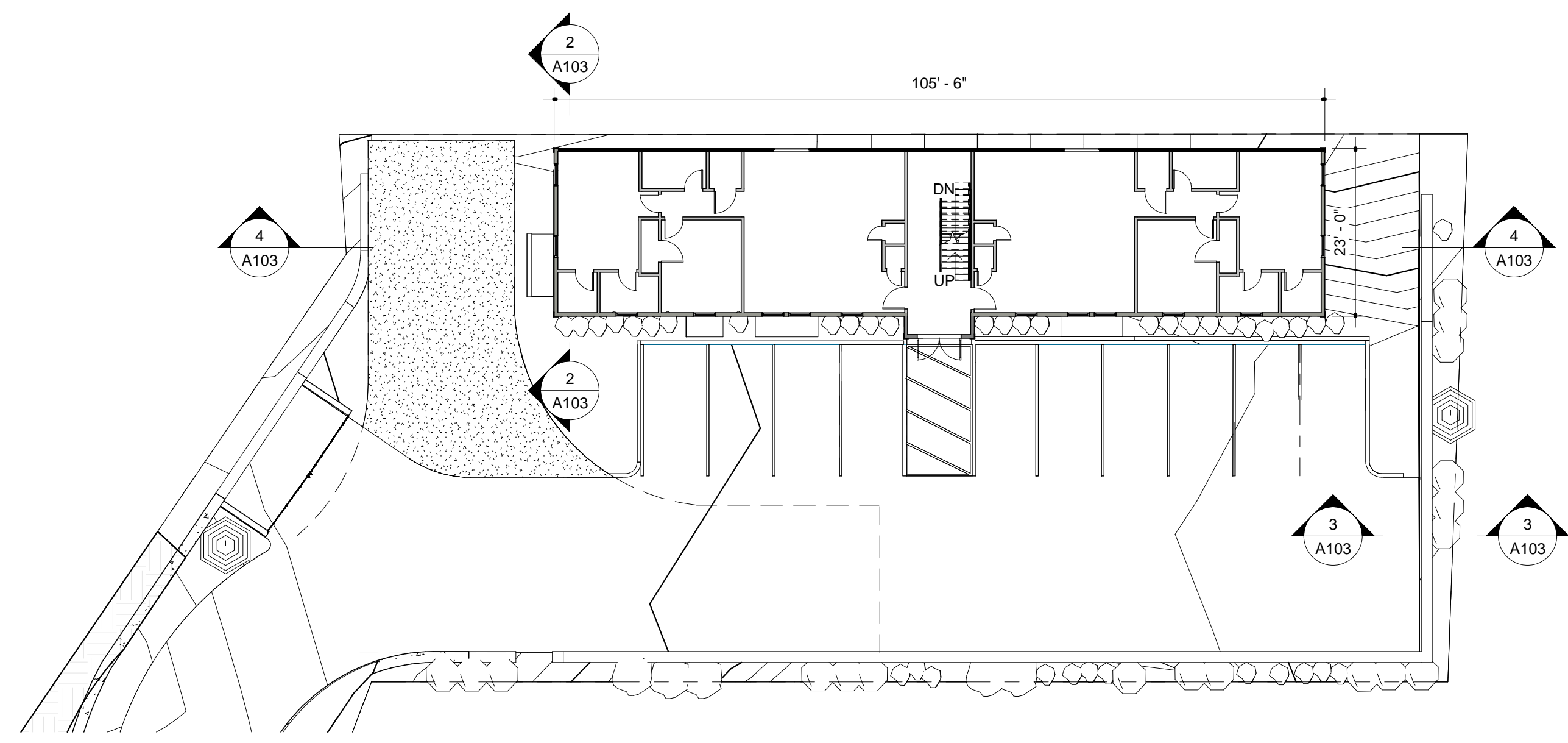




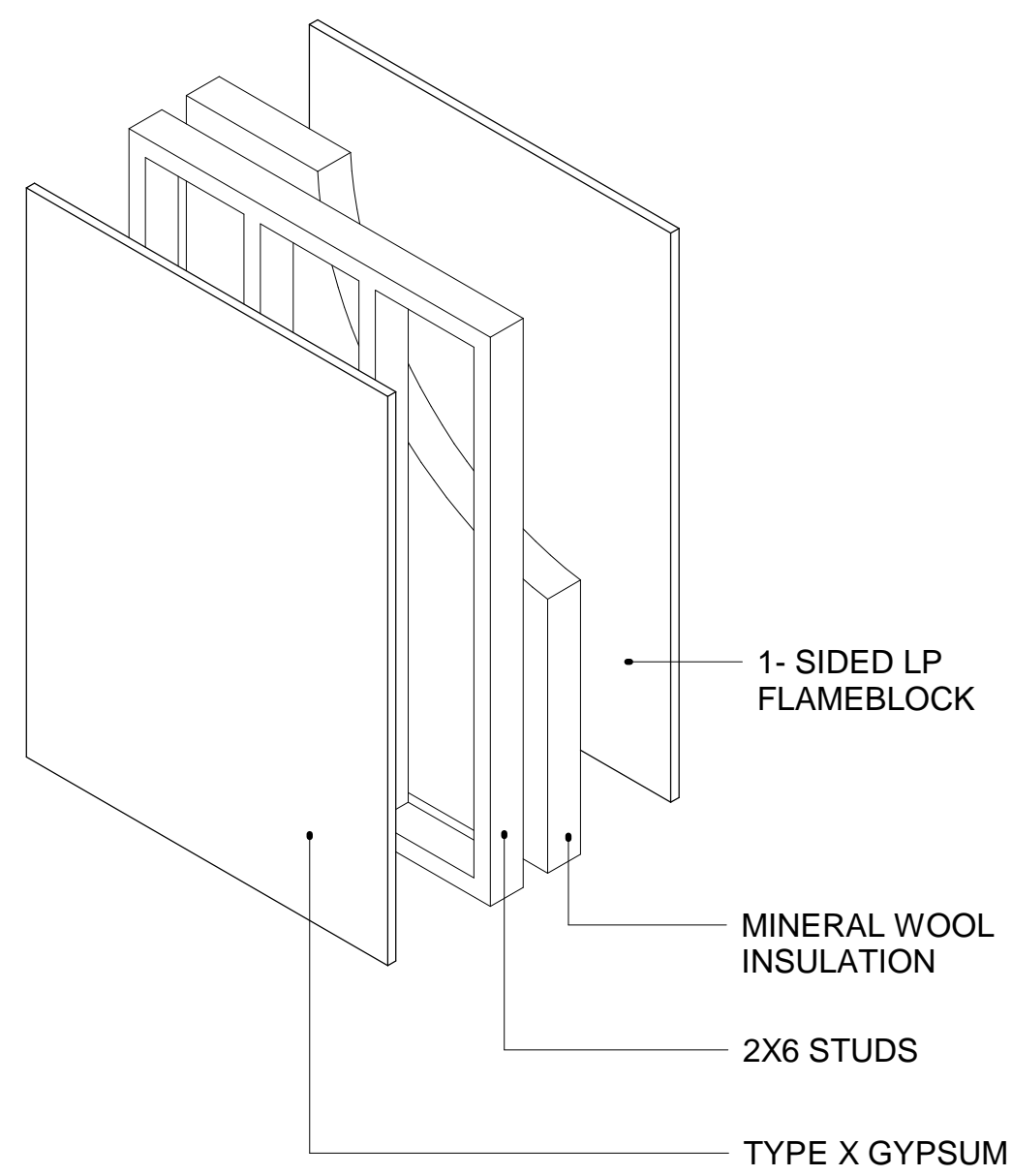
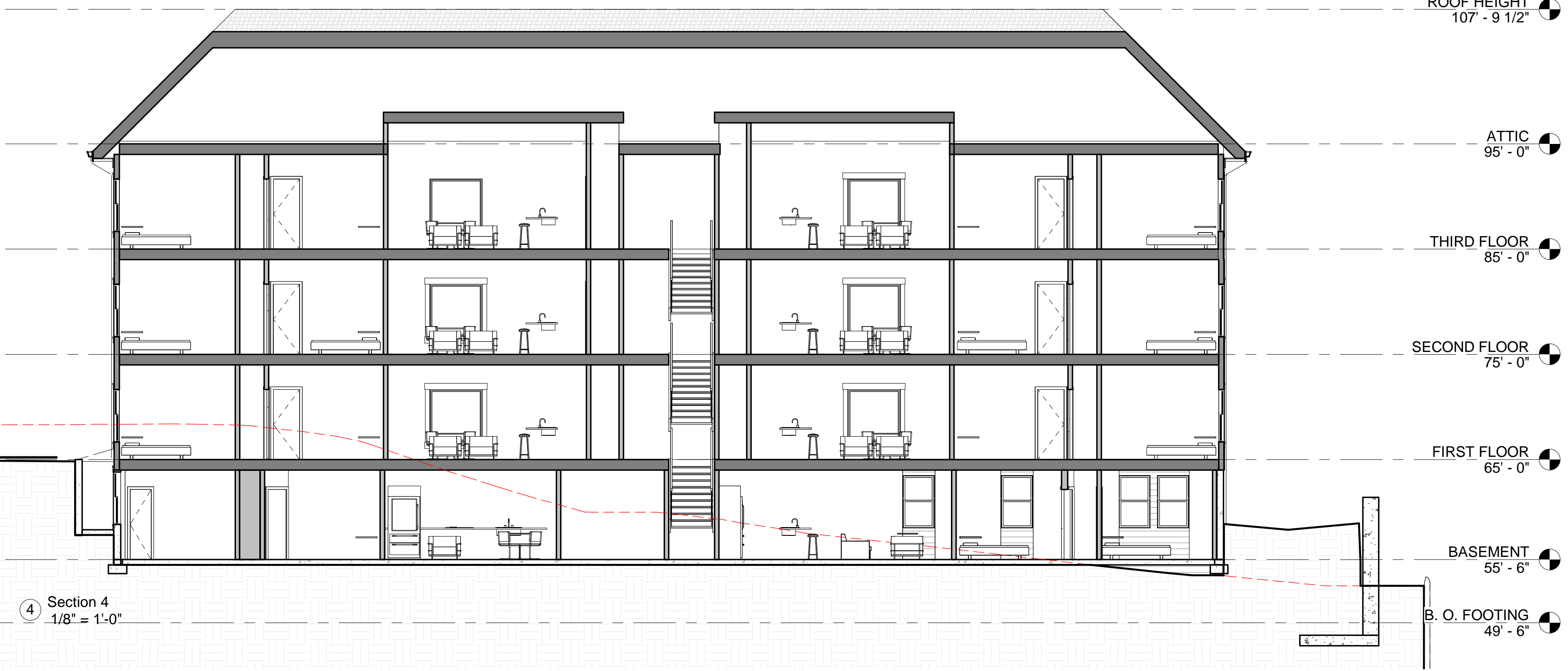
⑤ TYPICAL BASEMENT WALL OFF SET FOOTING
 1/2" = 1'-0"



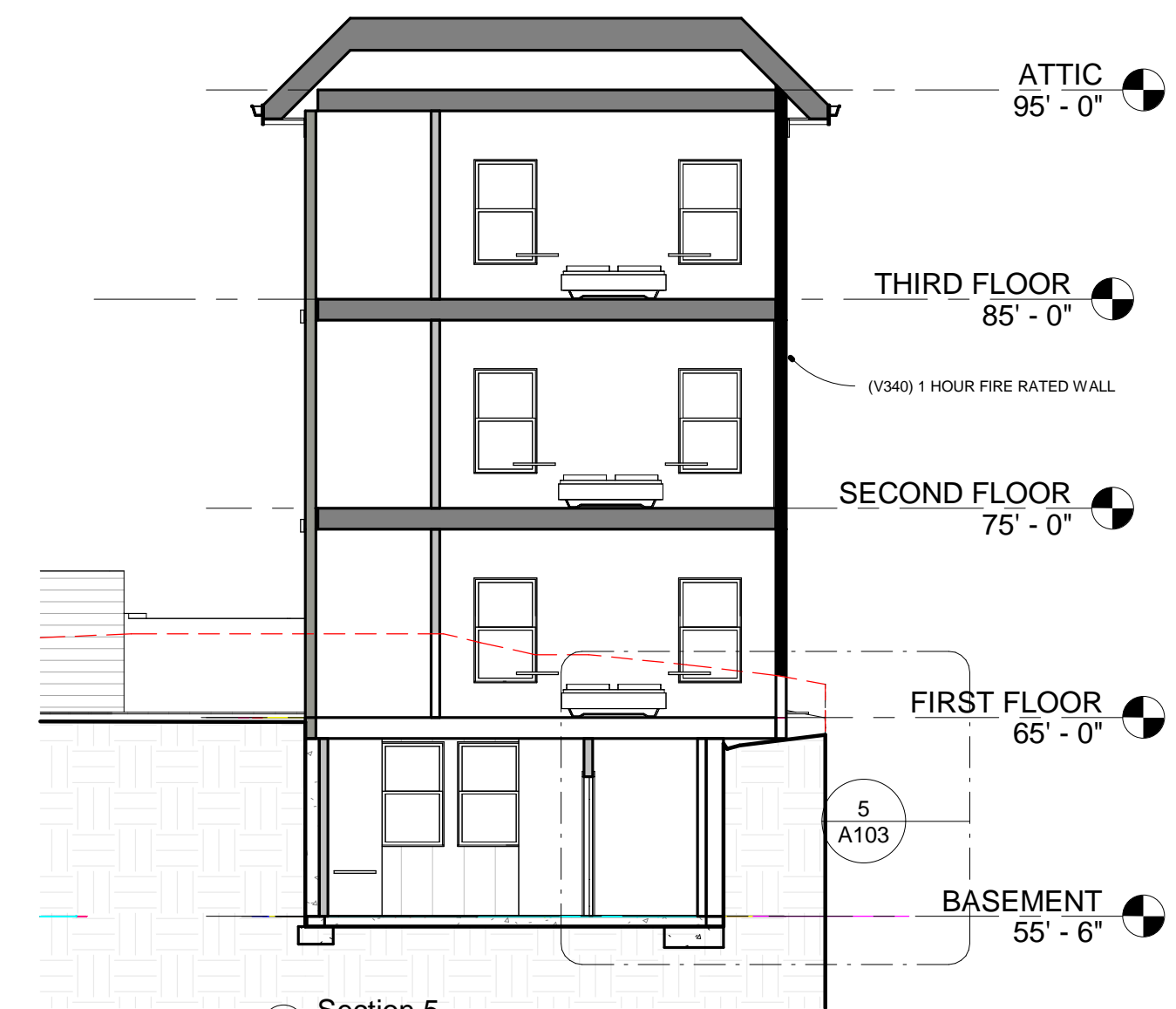
③ RETAINING WALL DETAIL
 1/2" = 1'-0"



① Site Copy 2
 1/16" = 1'-0"



⑥ (V340) 1 HOUR FIRE RATED WALL



② Section 5
 1/8" = 1'-0"

Sheet List	
Sheet Number	Sheet Name
A101	SITE PLAN, FLOOR PLANS, 3D VIEWS
A102	SECTIONS & ELEVATIONS
A103	SECTIONS, WALL SECTIONS

