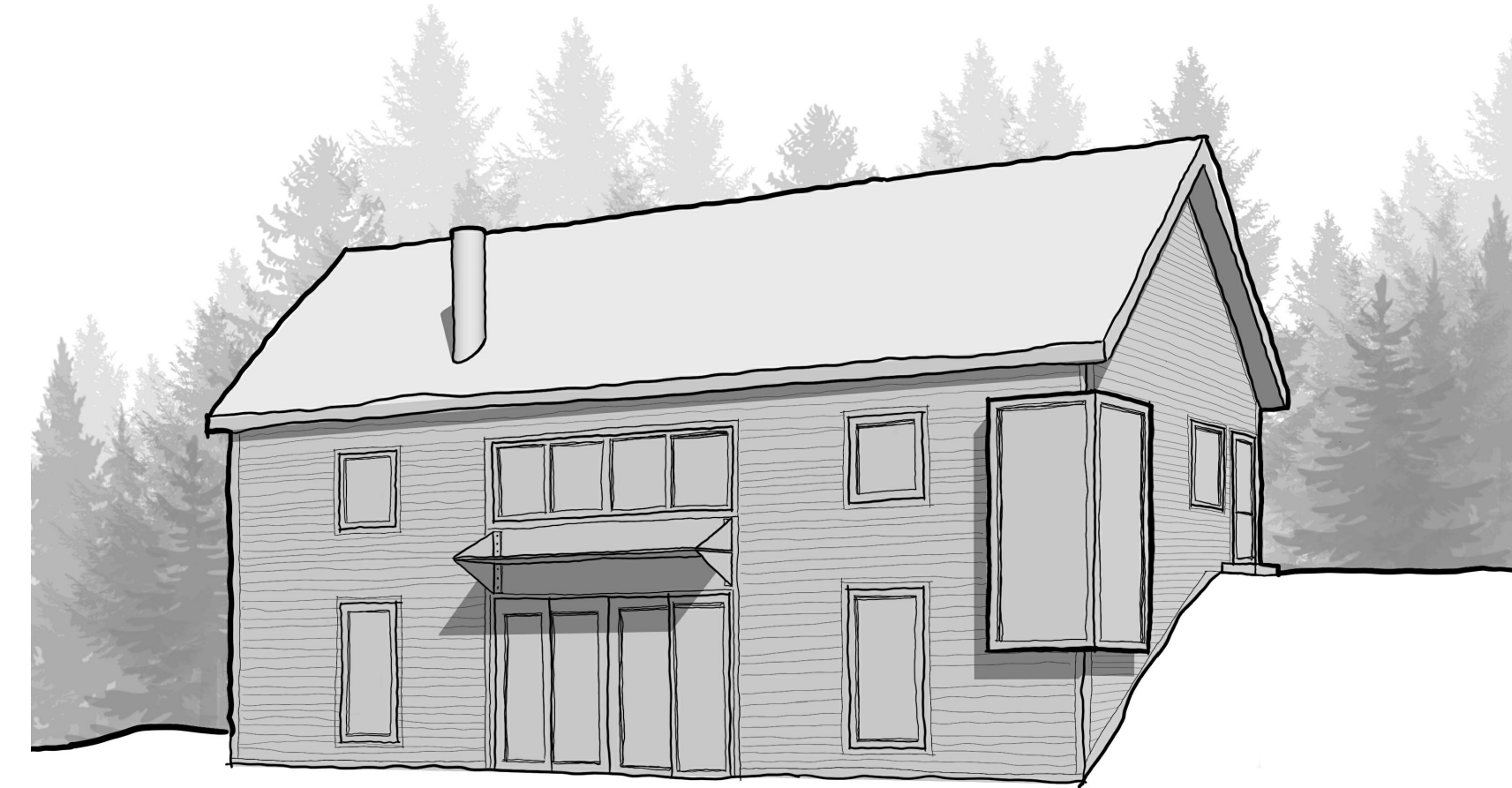


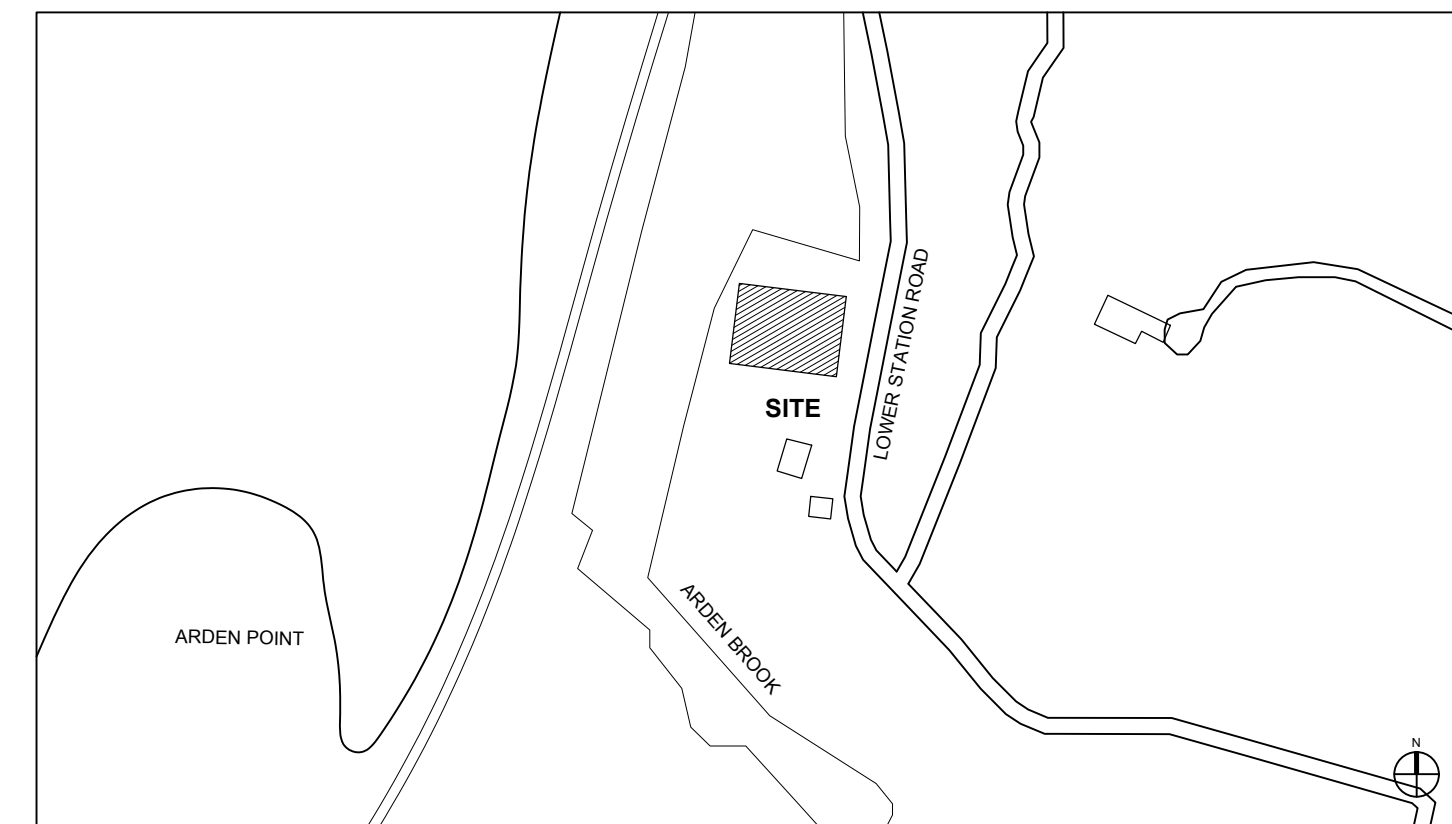
STARNER - SHUMWAY RESIDENCE

77 LOWER STATION ROAD
GARRISON, NY 10524

PROGRESS SET - MAY 2022



LOCATION MAP



PROJECT DESCRIPTION

NO WORK TO EXISTING EXTERIOR OR INTERIOR OF MAIN RESIDENCE.

NEW 992 SQFT SINGLE LEVEL ACCESSORY STRUCTURE, STORAGE AREAS, RECREATIONAL AREA WITH KITCHENETTE, 1.5 BATHS, OFFICE AND EXTERIOR TERRACE.

APPLICABLE CODES

BUILDING:	N.Y. STATE RESIDENTIAL CODE
ENERGY:	THE N.Y. STATE ENERGY CONSERVATION CODE
ELECTRICAL:	CHAPTER 27 OF THE N.Y. STATE BUILDING CODE
MECHANICAL:	NOT APPLICABLE
PLUMBING:	NOT APPLICABLE
FIRE:	FIRE CODE OF N.Y. STATE
ENVIRONMENTAL:	NOT APPLICABLE
LABOR:	NOT APPLICABLE
OCC. SAFETY:	NOT APPLICABLE
ACCESSIBILITY:	NOT APPLICABLE

STANDARDS

PERFORMANCE OF WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

1. U.S. DEPARTMENT OF HEALTH EDUCATION WELFARE TECHNICAL HANDBOOK FOR FACILITIES ENGINEERING AND CONSTRUCTION MANUAL PART 4: DESIGN OF BARRIER-FREE FACILITIES (SECTION 4.12)
2. STANDARDS LISTED UNDER ITEM 1.2 OF EACH TECHNICAL SPECIFICATION SECTION INCLUDING BUT NOT LIMITED TO U.L., NEMS, 1 PCEA, ASTM, ANSI, NBS, ASHRE, UTILITY COMPANY STANDARDS, ETC.

DRAWING INDEX

ARCHITECTURAL:

- A000 TITLE SHEET
- A000a GENERAL NOTES
- A000b GENERAL NOTES
- A010 EXISTING SURVEY PLAN
- A011 PROPOSED SITE PLAN
- A101 LEVEL 01 CONSTRUCTION PLAN
- A102 LEVEL 02 CONSTRUCTION PLAN
- A103 ROOF LEVEL CONSTRUCTION PLAN
- A400 EXTERIOR ELEVATIONS
- A450 BUILDING SECTIONS

CIVIL ENGINEER'S DRAWINGS:

- 1 OF 4 EXISTING CONDITIONS MAP
- 2 OF 4 GRADING, DRAINAGE AND E&SC PLAN
- 3 OF 4 CONSTRUCTION DETAILS & E&SC NOTES
- 4 OF 4 SITE CONSTRUCTION & E&SC NOTES

PROJECT TEAM:

CLIENT:
GREG STARNER AND CHARITY SHUMWAY

CONTACT:
TBC
77 LOWER STATION ROAD
GARRISON, NY 10524

ARCHITECT:
GARRISON FOUNDRY ARCHITECTURE
40 NELSON LANE
GARRISON, NY 10524

CONTACT: ANNIE MENNES
917-364-3218

STRUCTURAL ENGINEER:

MIKE CARR, PE
13 WOODLAND DR
GARRISON, NY 10524

CONTACT: MIKE CARR
845-424-6119

CIVIL ENGINEER:

BADEY & WATSON
3063 ROUTE 9
COLD SPRING, NY 10516-3842

CONTACT: MARGARET MOMANUS
914-462-1368

No.	DATE	REVISION

**GARRISON FOUNDRY
ARCHITECTURE**

40 NELSON LANE GARRISON NY 10524
T: 917.364.3218 F: 845.424.6261

**77 LOWER STATION RD
GARRISON, NY 10524**

TITLE SHEET

SEAL & SIGNATURE

PROJECT: 77 LSR

DATE: 05/24/2022

CHK BY: GF

DWG No:

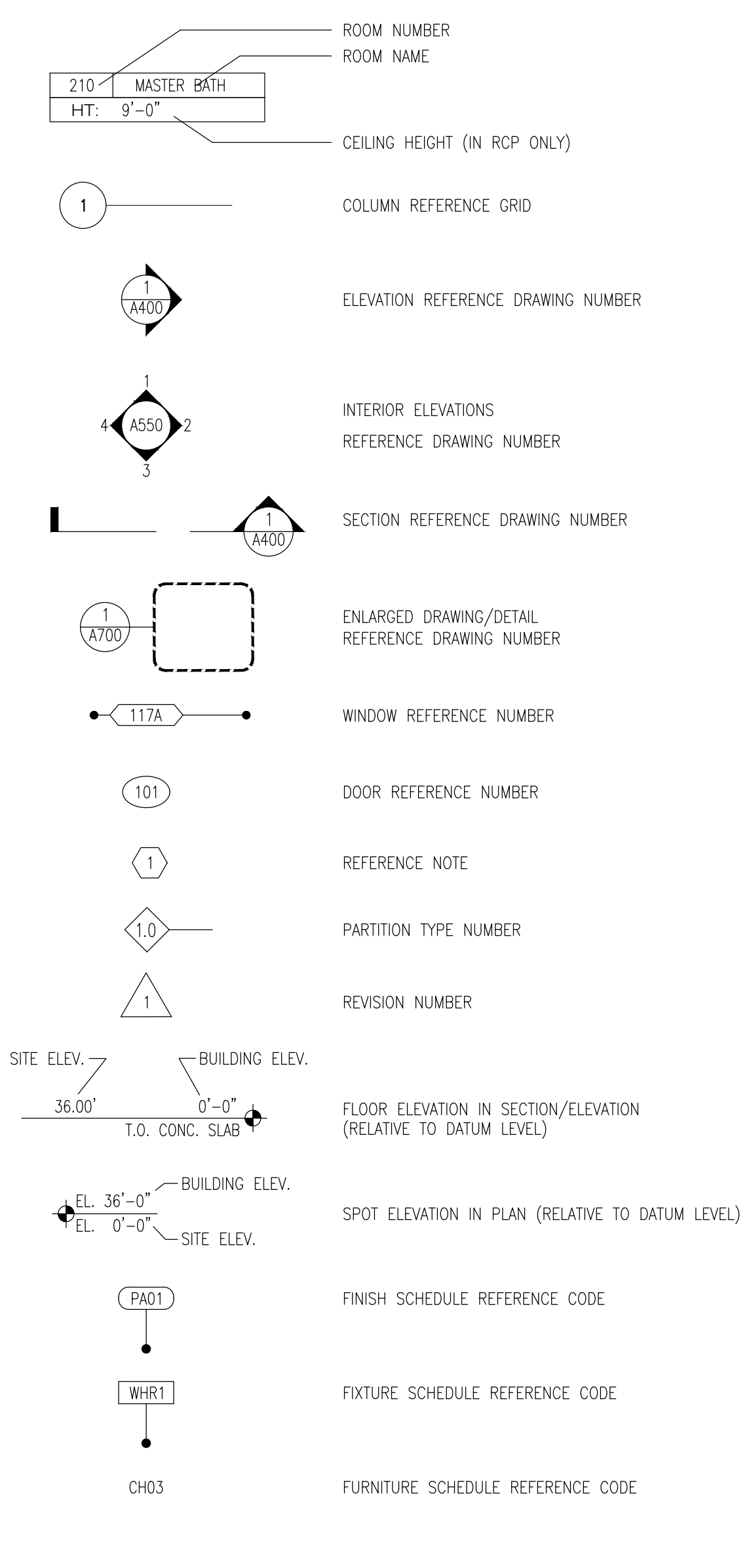
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CAD FILE No: x of x

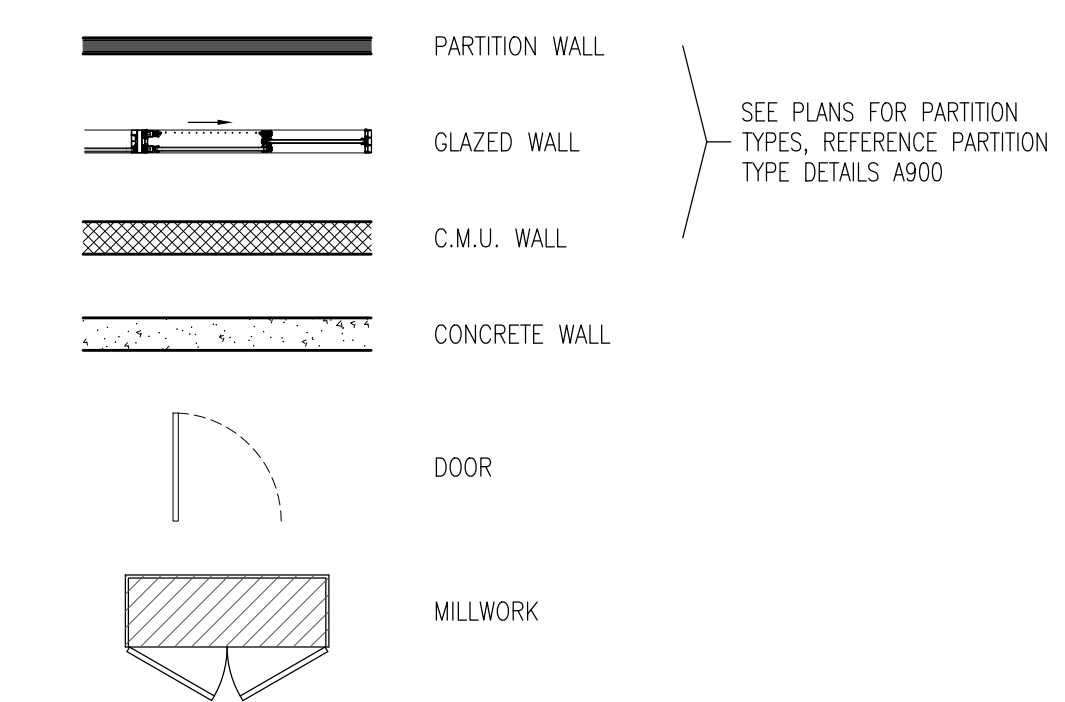
LIST OF ABBREVIATIONS:

A	ACT ADA AFF ALT ALUM	ACOUSTIC CEILING TILE AMERICANS WITH DISABILITIES ACT ABOVE FINISHED FLOOR ALTERNATE ALUMINUM
B	B.O. BLDG BRK	BY OTHERS BUILDING BRICK
C	C.L. CLG CLR C.M.U. COL CONC CONT C.T. CPT	CENTER LINE CEILING CLEAR CONCRETE MASONRY UNIT COLUMN CONCRETE CONTINUOUS CERAMIC TILE CARPET
D	DEMO D.F. DIA DIF DIM DN DTL DWG	DEMOLITION DRINKING FOUNTAIN DIAMETER DIFFUSER DIMMER, DIMMING DOWN DETAIL DRAWING
E	EA ELEC EQ EQP E.W.H. EXIST EXP EXT	EACH ELECTRICAL EQUAL EQUIPMENT ELECTRIC WATER HEATER EXISTING EXPOSED EXTERIOR
F	F.C.I.C. FLR FLUO F.O.I.C. FT FURN FXT	FURNISHED BY CONTRACTOR, INSTALLED BY CONTRACTOR FLOOR FLUORESCENT FURNISHED BY OWNER, INSTALLED BY CONTRACTOR FOOT, FEET FURNISHED FIXTURE
G	GA G.B. G.C. GL G.W.B. GYP	GAUGE GLASS BLOCK GENERAL CONTRACTOR GLASS, GLAZED, GLAZING GYPSUM WALL BOARD GYPSUM
H	H.C. HDW H.M. HR HT H.W.H.	HOLLOW CORE HARDWARE HOLLOW METAL HOUR HEIGHT HOT WATER HEATER
I	I.C. I.D. IN INSL INT	INSTALLED BY CONTRACTOR INSIDE DIAMETER INCH, INCHES INSULATED INTERIOR
L	LAM LAV LIN LT	LAMINATED LAVATORY LINEAR LIGHT
M	MAX MECH MEZZ MFG MIN MISC MTD MTL	MAXIMUM MECHANICAL MEZZANINE MANUFACTURE, MANUFACTURER MINIMUM MISCELLANEOUS MOUNTED METAL
N	N/A N.I.C. NOM NTS	NOT APPLICABLE NOT IN CONTRACT NOMINAL NOT TO SCALE
O	O.A. O.C. O.D.	OUTSIDE AIR ON CENTER OUTSIDE DIAMETER
P	P-LAM PTD PLWD	PLASTIC LAMINATE PAINTED PLYWOOD
R	R R.A. R.C.P. REQ'D RES REV RM	RADIUS RETURN AIR REFLECTED CEILING PLAN REQUIRED RESILIENT REVISION, REVISE, REVISED ROOM
S	S.A. S.C. SCHED SECT S.F. SHT SIM STD STL STN STO STRUCT SUSP	SUPPLY AIR SOLID CORE SCHEDULED SECTION SQUARE FOOT, SQUARE FEET SHEET SIMILAR STANDARD STEEL STAIN, STAINED STONE STRUCTURAL SUSPENDED
T	T.B.D. THK TMPR T.O.S. T.S.T. TYP.	TO BE DETERMINED THICK, THICKNESS TEMPER, TEMPERED TOP OF SLAB TOP OF STEEL TYPICAL
U	U.O.N.	UNLESS OTHERWISE NOTED
V	V.C.T. V.I.F. VNR	VINYL COMPOSITION TILE VERIFY IN FIELD VENEER
W	W/ W.C. WD W/O	WITH WATER CLOSET WOOD WITHOUT

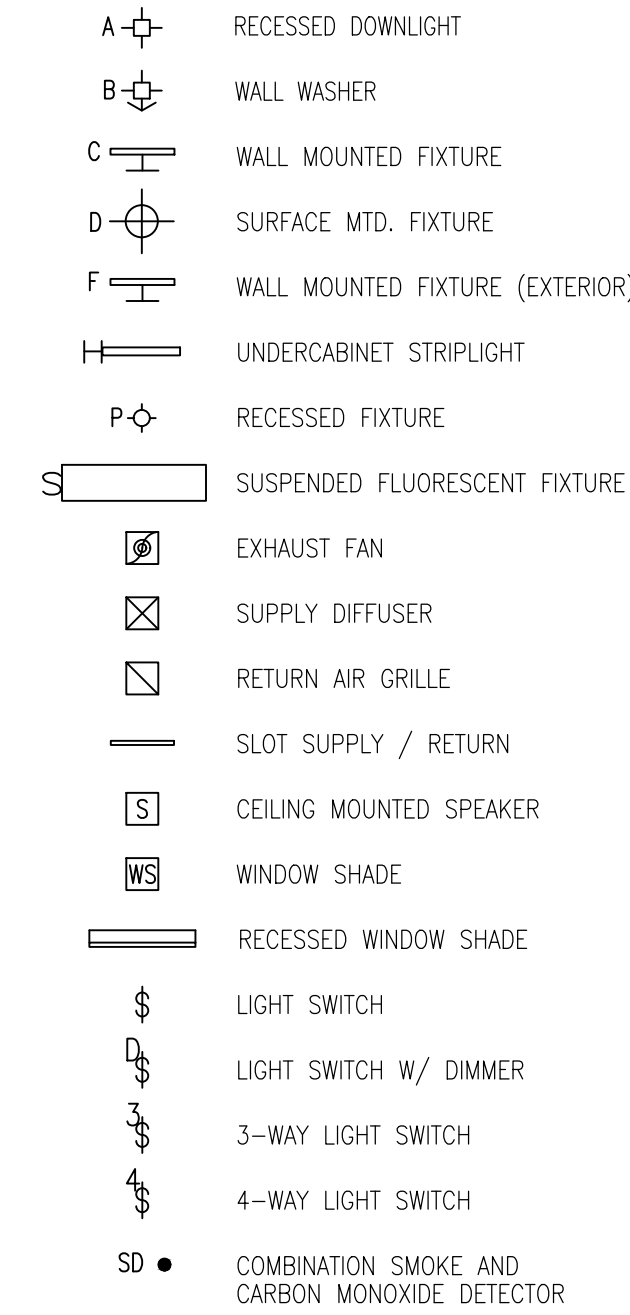
SYMBOL LEGEND:



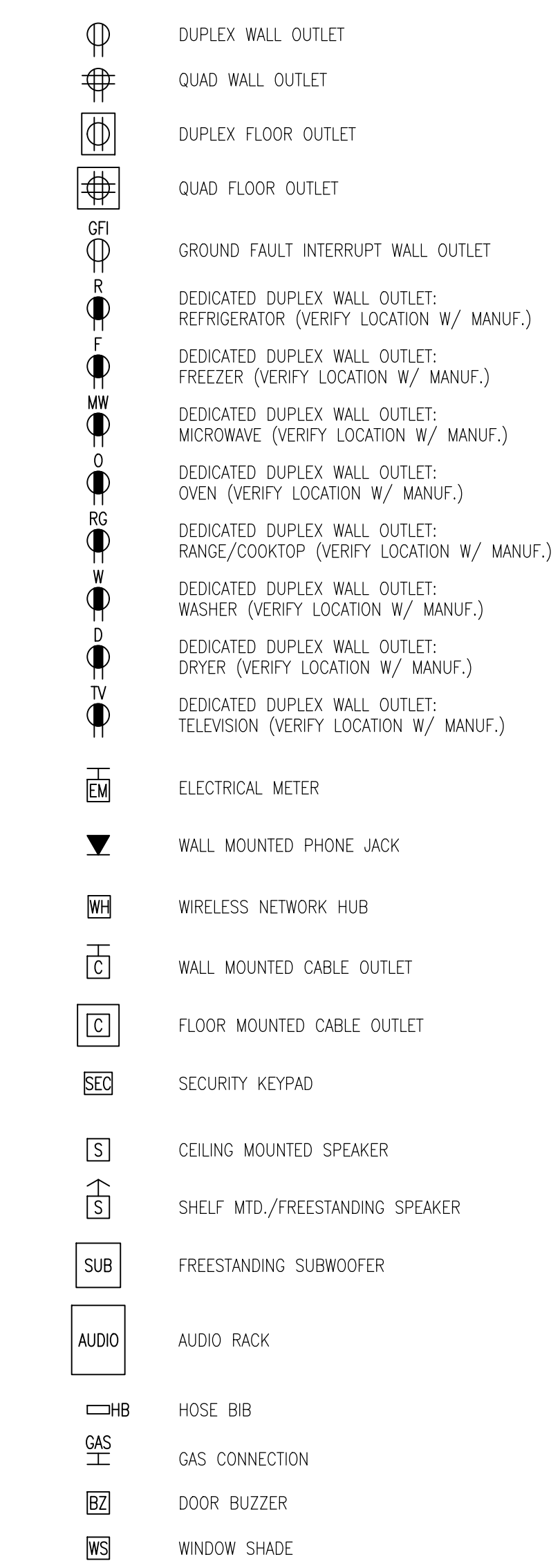
FLOOR PLAN LEGEND:



REFLECTED CEILING PLAN LEGEND:



POWER & SIGNAL PLAN LEGEND:



No.	DATE	REVISION

GARRISON FOUNDRY ARCHITECTURE

40 NELSON LANE GARRISON NY 10524
T: 917.364.3218 F: 845.424.6261

77 LOWER STATION RD
GARRISON, NY 10524

NOTES, ABBREVIATIONS, SYMBOLS & LEGENDS

SEAL & SIGNATURE	PROJECT: 77 LSR
	DATE : 05/24/2022
	CHK BY : GF
	DWG No : A-000a
CAD FILE No:	x of x

No.	DATE	REVISION



HUDSON RIVER

1 EXISTING SURVEY PLAN
SCALE: 1/16" = 1' - 0"

**GARRISON FOUNDRY
ARCHITECTURE**

40 NELSON LANE GARRISON NY 10524
T: 917.364.3218 F: 845.424.6261

**77 LOWER STATION RD
GARRISON, NY 10524**

EXISTING SURVEY

SEAL & SIGNATURE	PROJECT: 77 LSR
	DATE: 05/24/2022
	CHK BY: GF
	DWG No:
	A-010.00
CAD FILE No:	x of x

No.	DATE	REVISION



1 PROPOSED SITE PLAN
SCALE: 1/16" = 1' - 0"

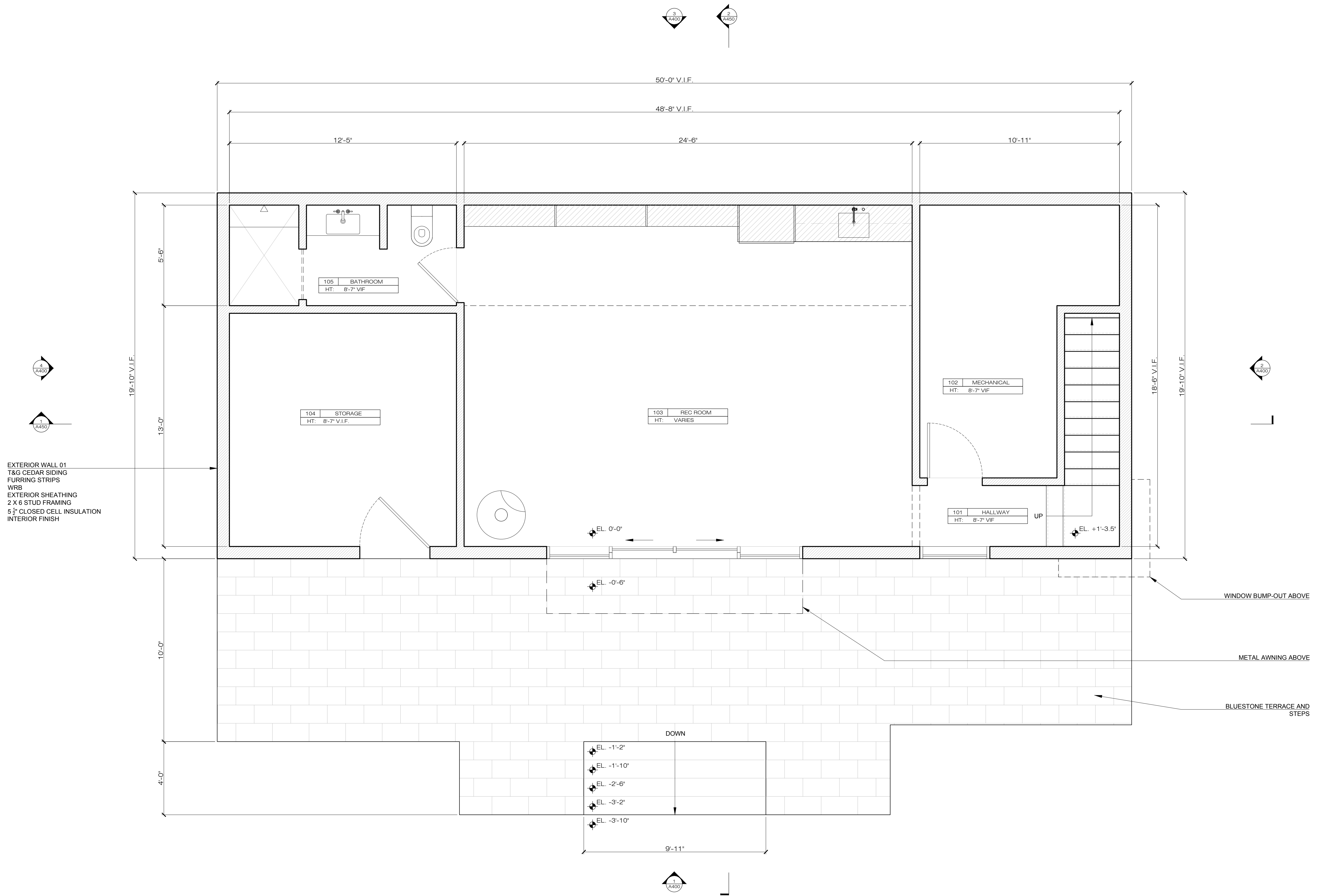
GARRISON FOUNDRY
ARCHITECTURE
40 NELSON LANE GARRISON NY 10524
T: 917.364.3218 F: 845.424.6261

77 LOWER STATION RD
GARRISON, NY 10524

PROPOSED
SITE PLAN

SEAL & SIGNATURE	PROJECT: 77 LSR
	DATE: 05/24/2022
	CHK BY: GF
	DWG No:
	A-011.00
CAD FILE No:	x of x

No.	DATE	REVISION



① LEVEL 01 CONSTRUCTION FLOOR PLAN
SCALE: 3/8" = 1' - 0"

GARRISON FOUNDRY
ARCHITECTURE

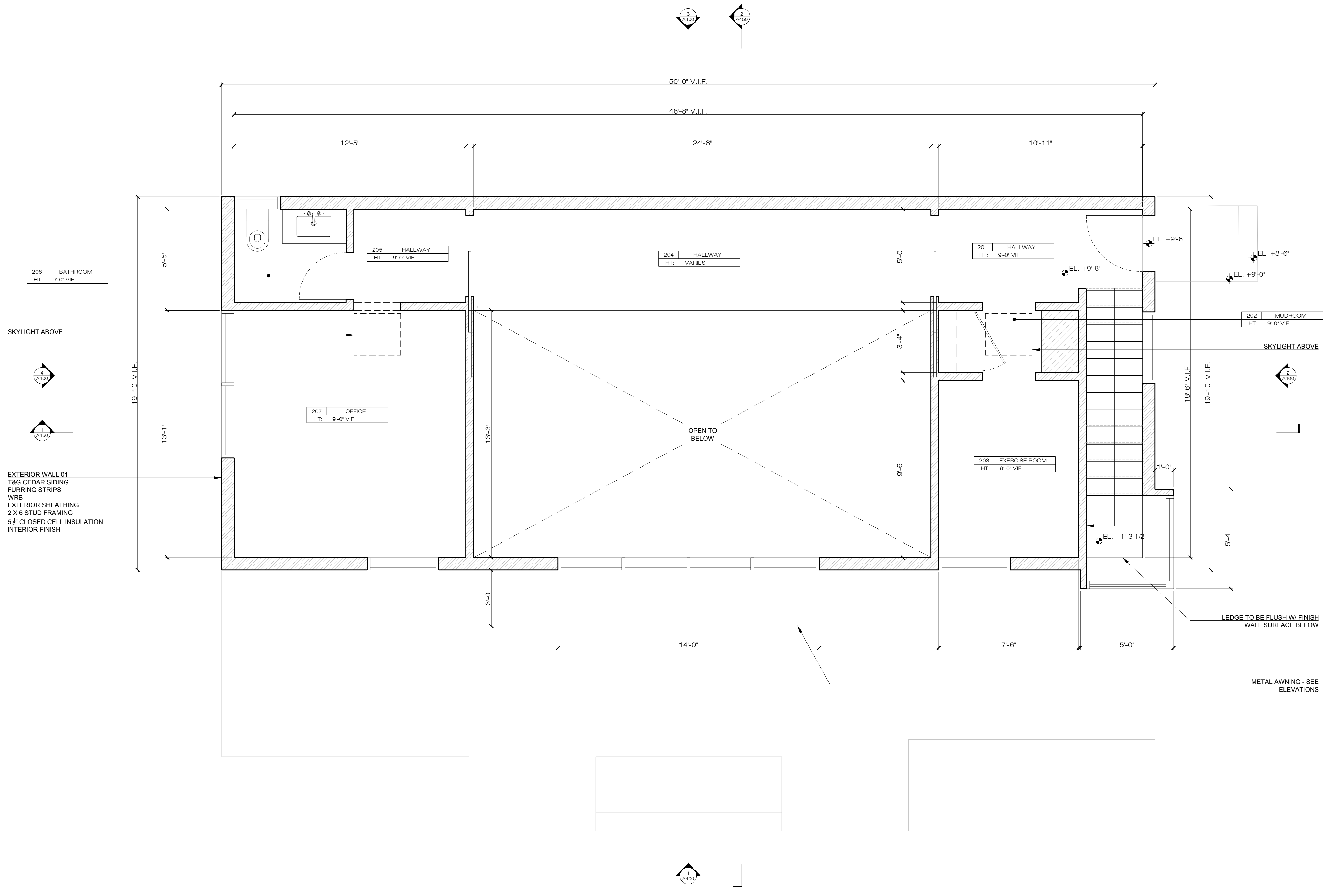
40 NELSON LANE GARRISON NY 10524
T: 917.364.3218 F: 845.424.6261

77 LOWER STATION RD
GARRISON, NY 10524

LEVEL 01
CONSTRUCTION PLAN

SEAL & SIGNATURE	PROJECT: 77 LSR
	DATE: 05/24/2022
	CHK BY: GF
	DWG No:
	A-101.00
CAD FILE No:	x of x

No.	DATE	REVISION



① LEVEL 02 CONSTRUCTION FLOOR PLAN
SCALE: 3/8" = 1' - 0"

GARRISON FOUNDRY
ARCHITECTURE

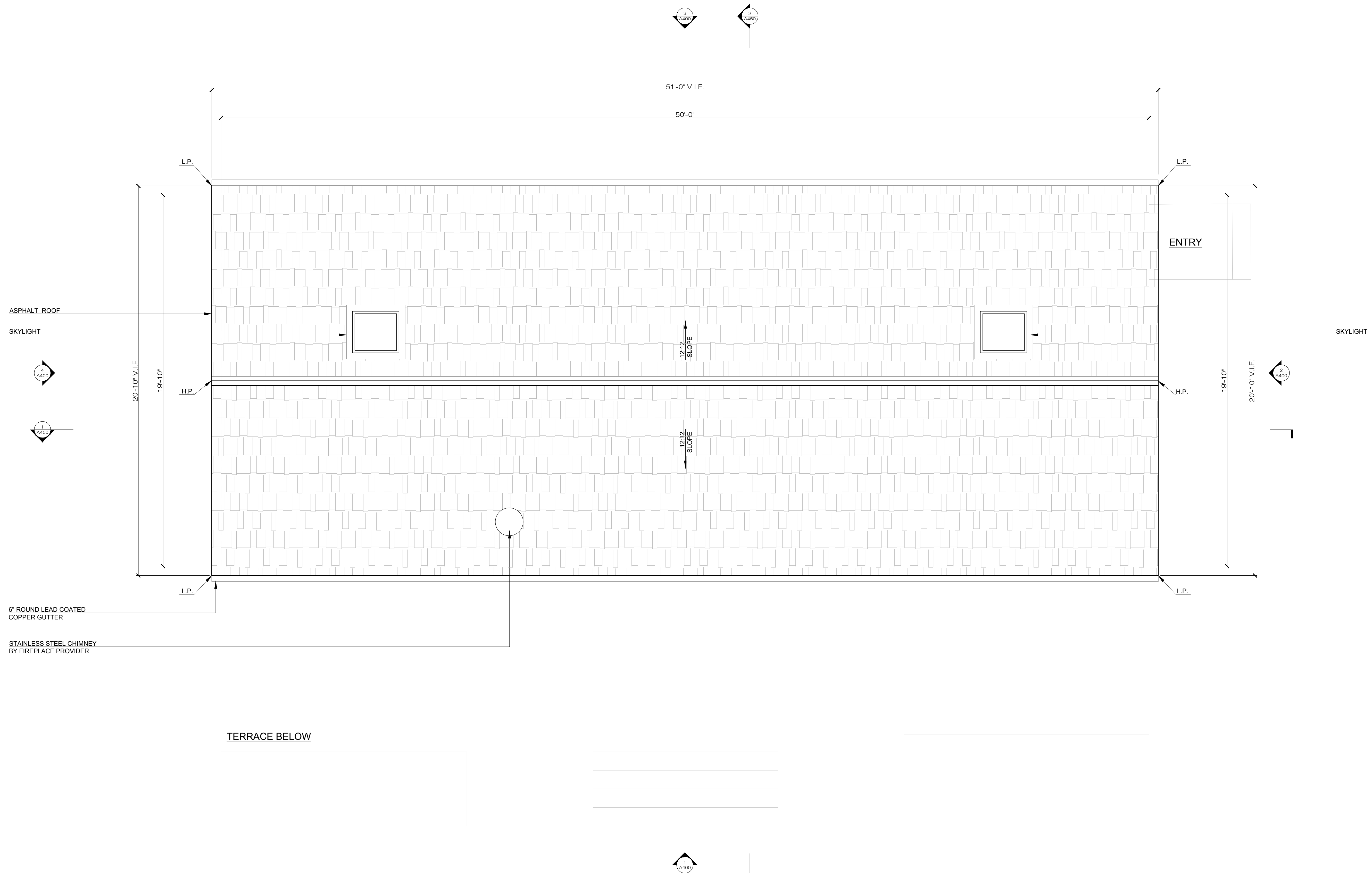
40 NELSON LANE GARRISON NY 10524
T: 917.364.3218 F: 845.424.6261

77 LOWER STATION RD
GARRISON, NY 10524

LEVEL 02
CONSTRUCTION PLAN

SEAL & SIGNATURE	PROJECT: 77 LSR
	DATE: 05/24/2022
	CHK BY: GF
	DWG No:
	A-102.00
CAD FILE No:	x of x

No.	DATE	REVISION



TERRACE BELOW

1 CONSTRUCTION ROOF PLAN
SCALE: 3/8" = 1' - 0"

GARRISON FOUNDRY
ARCHITECTURE

40 NELSON LANE GARRISON NY 10524
T: 917.364.3218 F: 845.424.6261

77 LOWER STATION RD
GARRISON, NY 10524

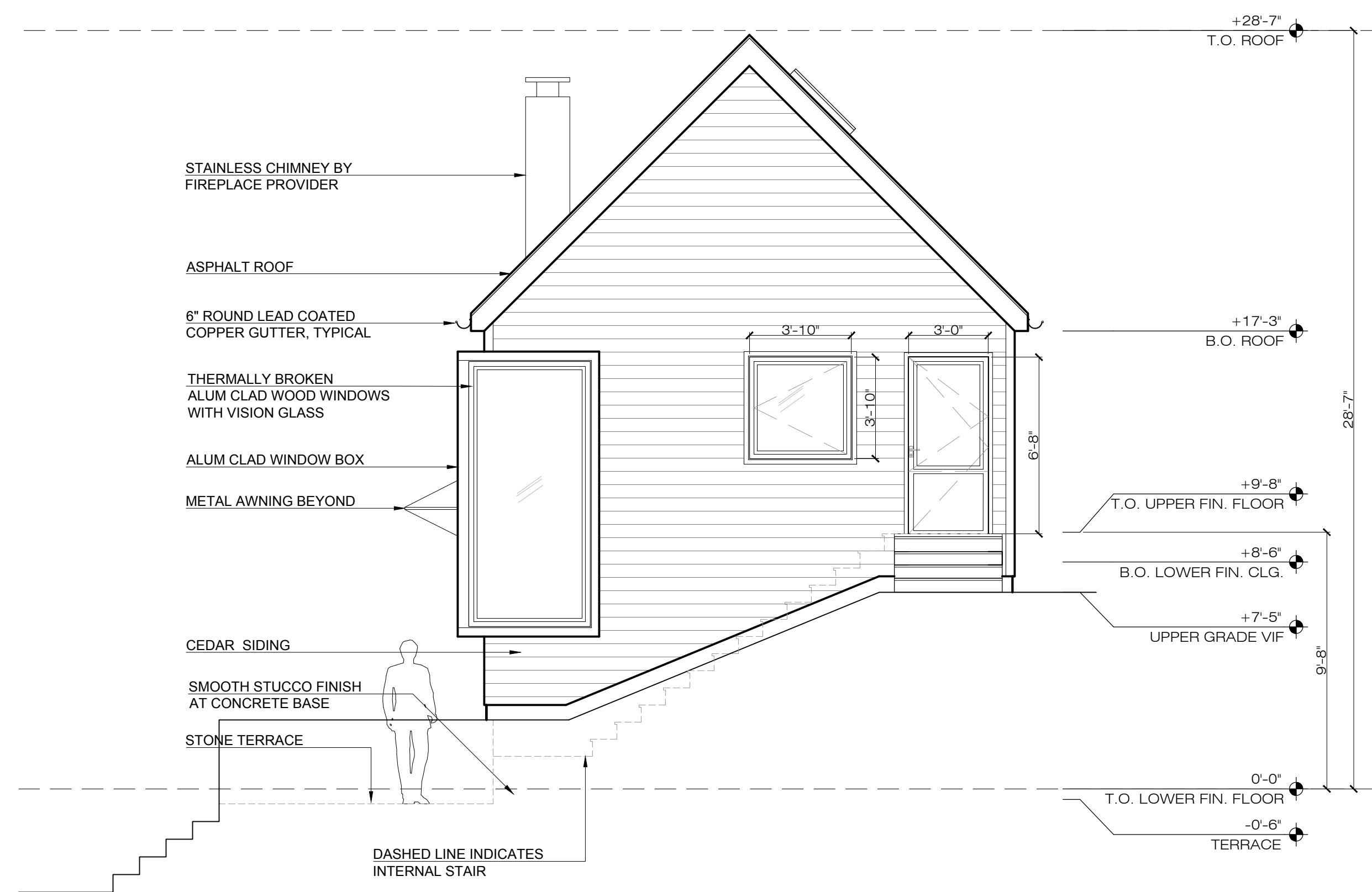
**ROOF
CONSTRUCTION PLAN**

SEAL & SIGNATURE	PROJECT: 77 LSR
	DATE: 05/24/2022
	CHK BY: GF
	DWG No: A-103.00
CAD FILE No:	x of x

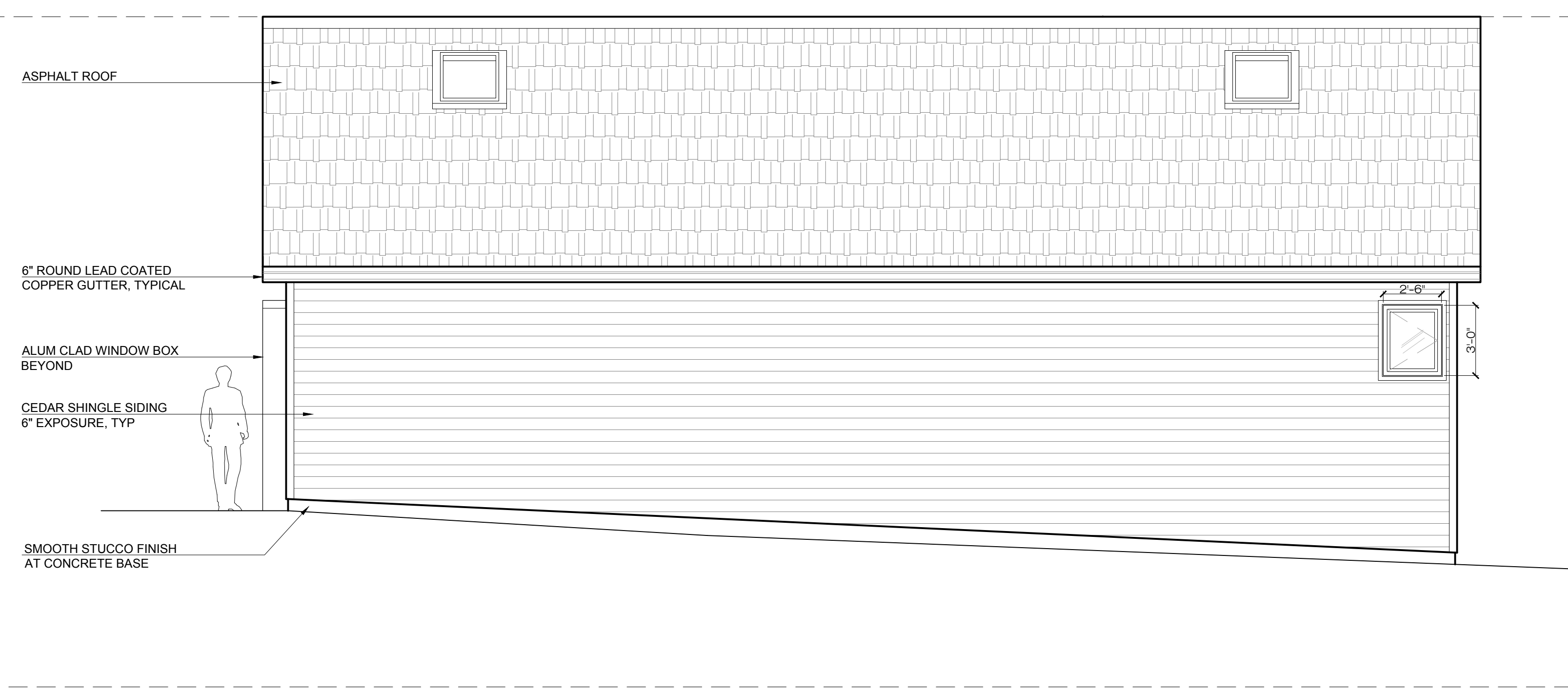
No.	DATE	REVISION



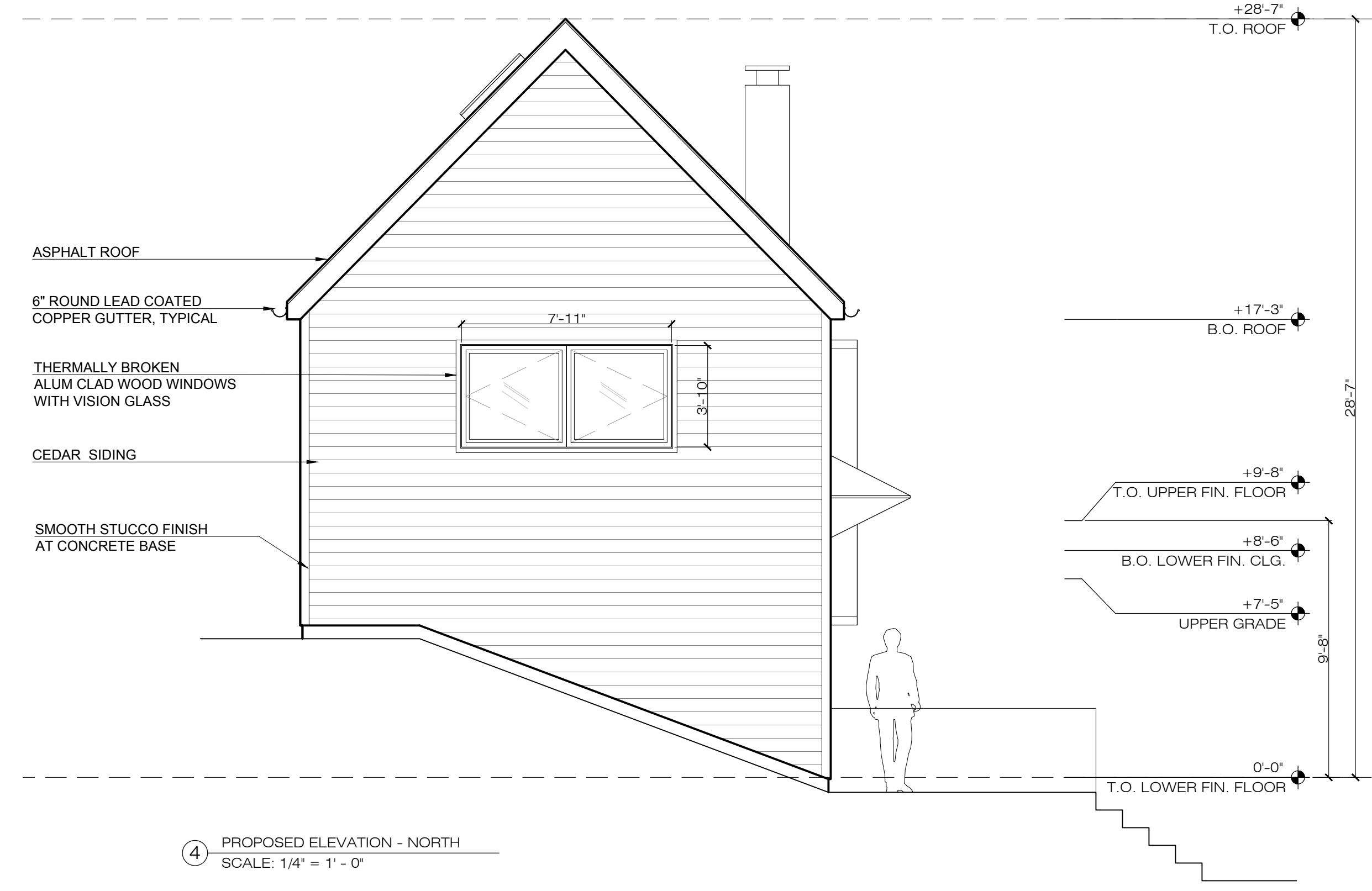
1 PROPOSED ELEVATION - WEST
SCALE: 1/4" = 1' - 0"



2 PROPOSED ELEVATION - SOUTH
SCALE: 1/4" = 1' - 0"



3 PROPOSED ELEVATION - EAST
SCALE: 1/4" = 1' - 0"



4 PROPOSED ELEVATION - NORTH
SCALE: 1/4" = 1' - 0"

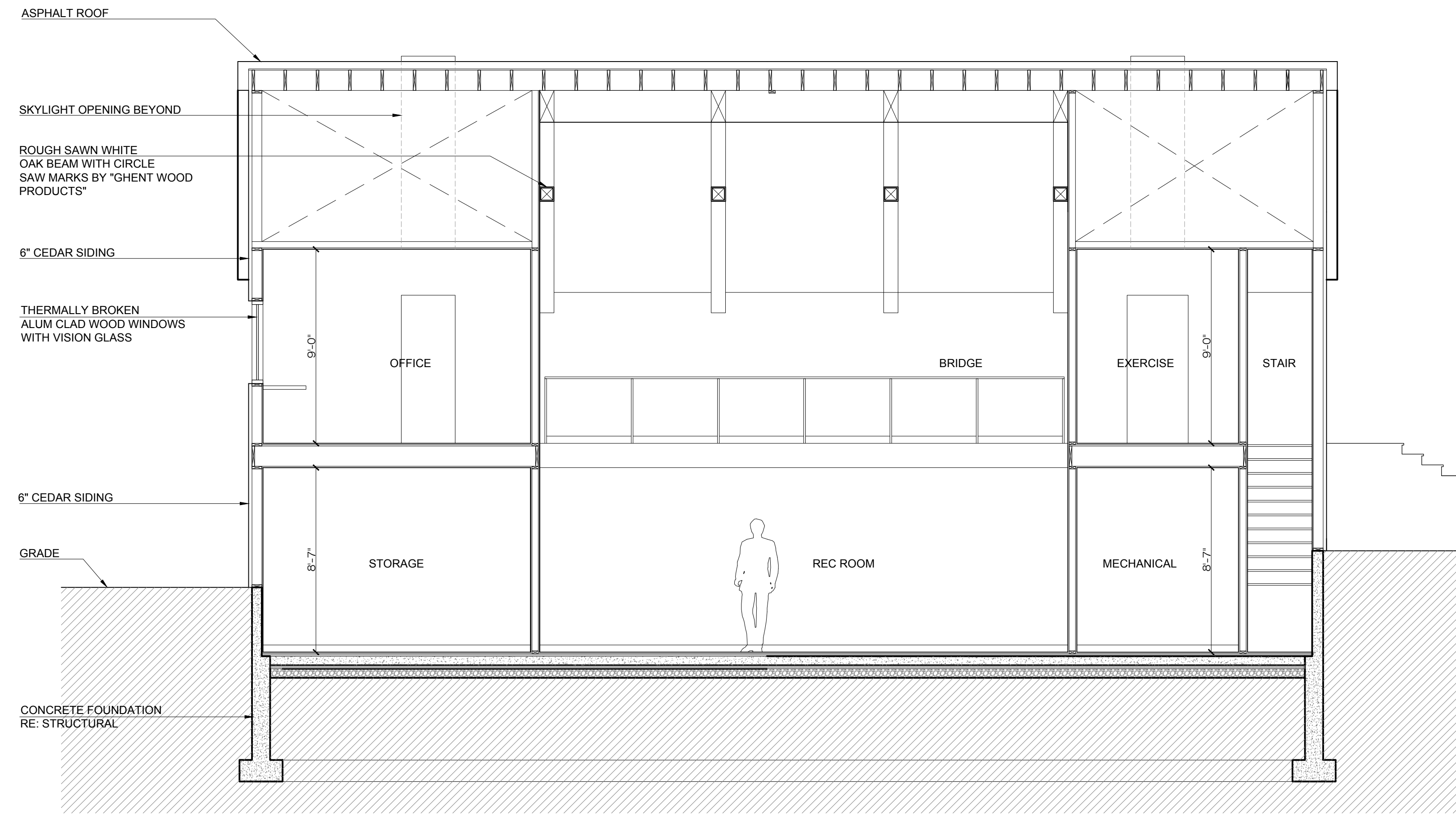
GARRISON FOUNDRY
ARCHITECTURE

40 NELSON LANE GARRISON NY 10524
T: 917.364.3218 F: 845.424.6261

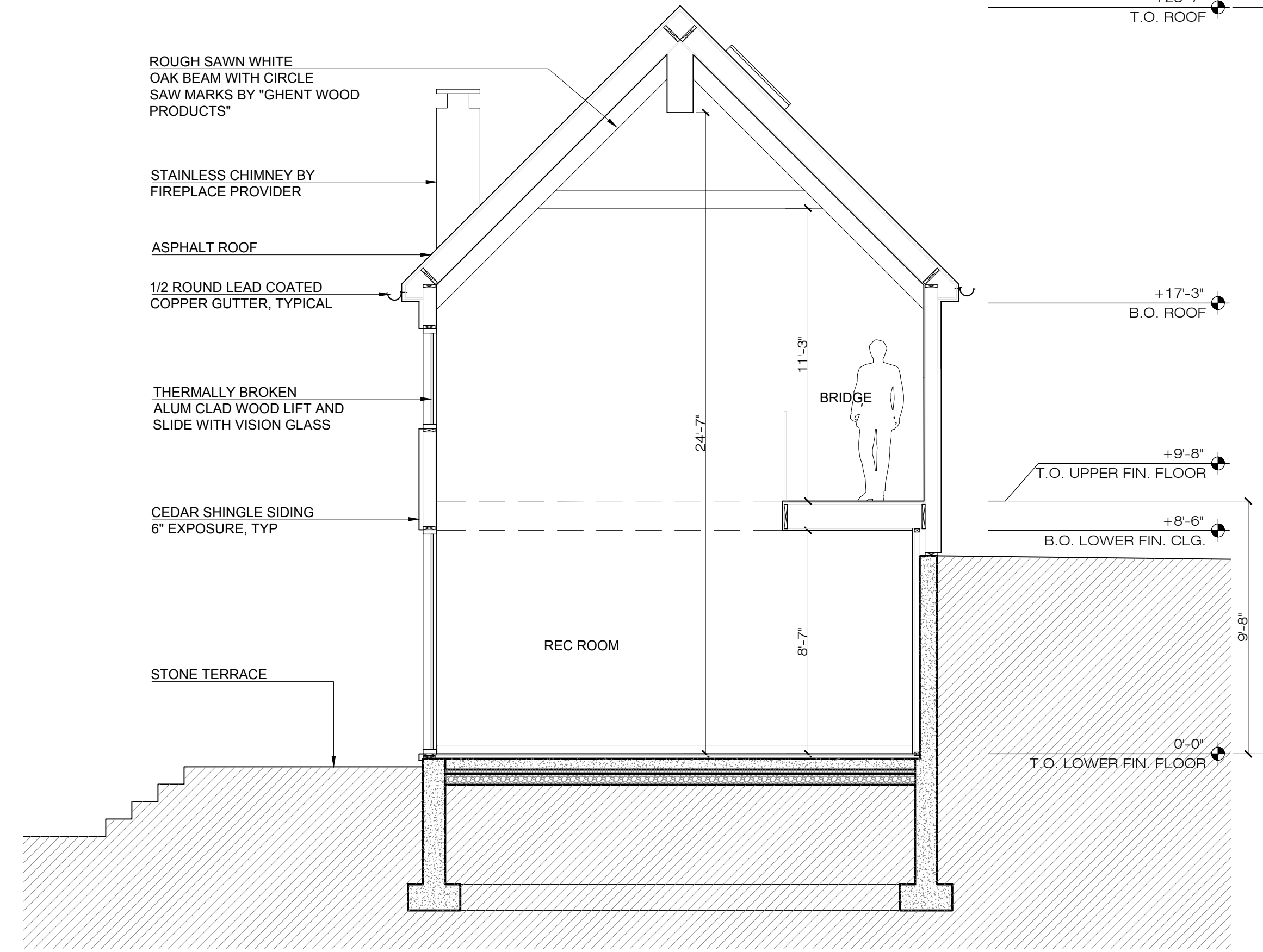
77 LOWER STATION RD
GARRISON, NY 10524

PROPOSED ELEVATIONS

SEAL & SIGNATURE _____ PROJECT: 77 LSR
DATE: 05/24/2022
CHK BY: GF
DWG No:
A-400.00
CAD FILE No: _____ x of x



① BUILDING SECTION 01
SCALE: 1/4" = 1' - 0"



② BUILDING SECTION 02
SCALE: 1/4" = 1' - 0"

No.	DATE	REVISION

**GARRISON FOUNDRY
ARCHITECTURE**

40 NELSON LANE GARRISON NY 10524
T: 917.364.3218 F: 845.424.6261

**77 LOWER STATION RD
GARRISON, NY 10524**

**BUILDING
SECTIONS**

SEAL & SIGNATURE	PROJECT: 77 LSR
	DATE: 05/24/2022
	CHK BY: GF
	DWG No:
	A-450.00
CAD FILE No:	x of x

DRAWING NAME: SP25866__R01_V17 LAYOUT: EXG W.O. NO. 25866 CHECKED BY MSM DRAWN BY JRS

LEGEND	
○	SHRUB
—350—	CONTOUR LINE
●	GAS VALVE
⋄	GUY
⊞	HEDGES
○MH	MANHOLE
○TM	MANHOLE (TELEPHONE)
⊙	POLE
⊙	POST
⊖	STONE RETAINING WALL
⊖	SIGN (SMALL)
362.0	SPOT ELEVATION
↑10217.7 BC215.9	TOP & BOTTOM OF CURB
↑10217.7 BP215.9	TOP & BOTTOM OF PLANTER
↑10217.7 BP215.9	TOP & BOTTOM OF WALL
□WB	WATER BOX
□EC	ELECTRIC BOX
⊕	WATER VALVE
⊕	SPRINKLER HEAD

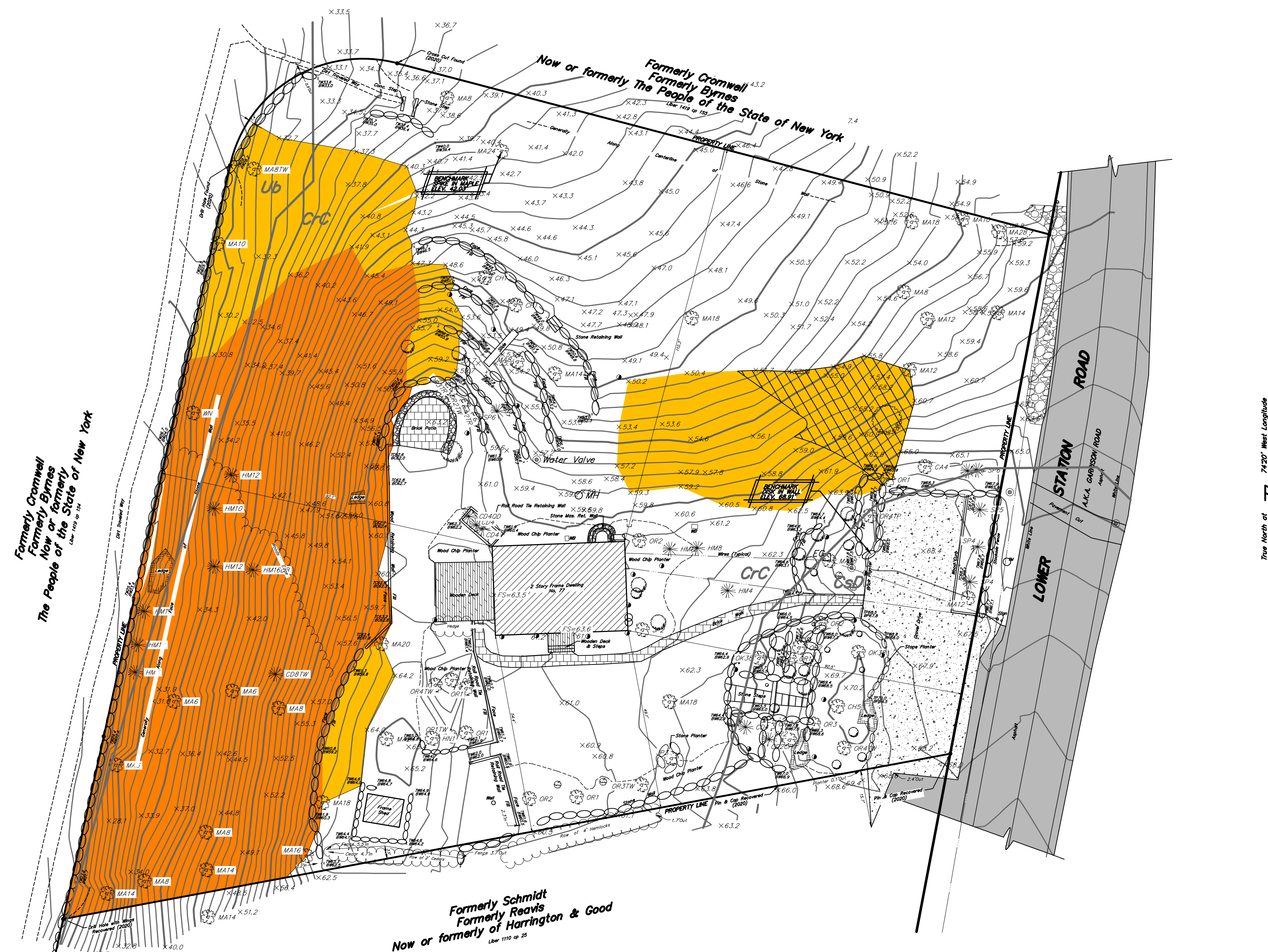
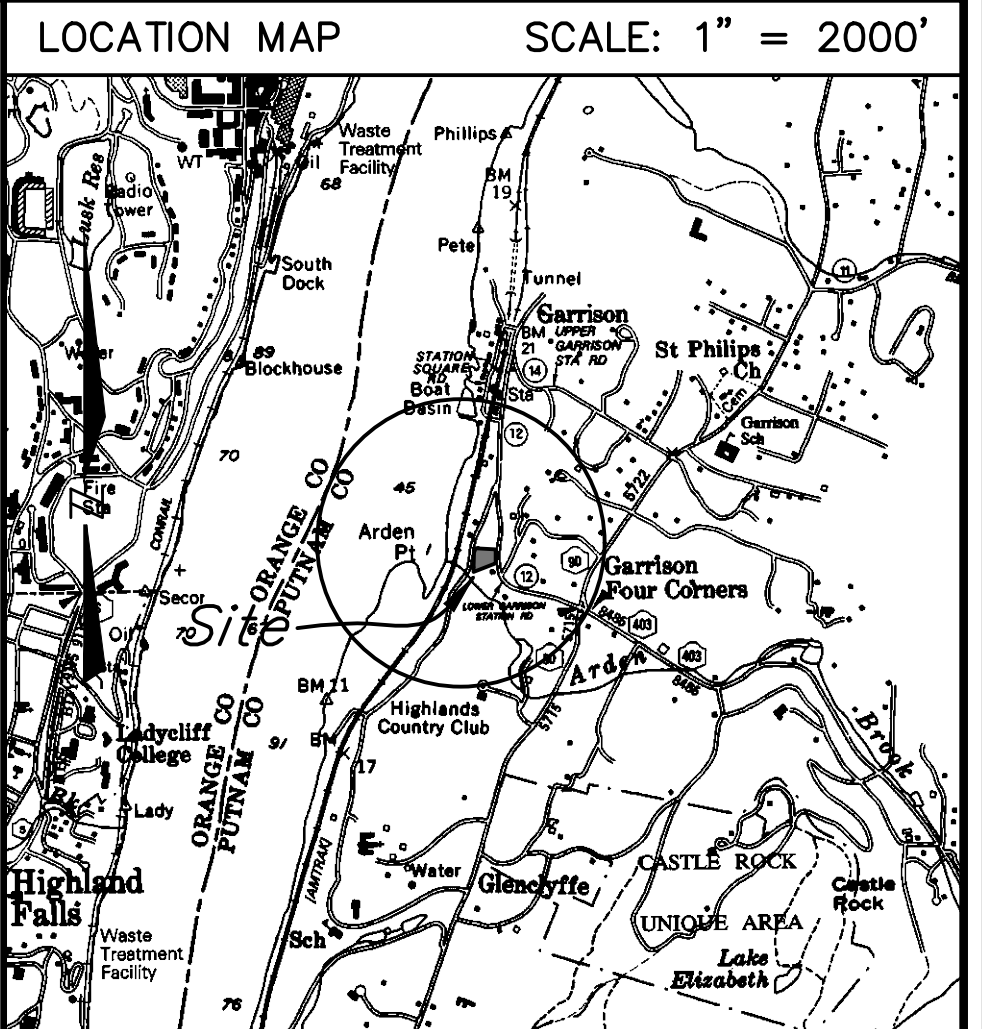
TREE LEGEND	
OK14TW	ATTRIBUTE (TW = TWIN)
—	CALIPER (14 = 14")
—	SPECIES (OK = OAK)
—	TREE LOCATION

KEY	
SPECIES	
CA CATALPA	MA MAPLE
CD CEDAR	OK OAK
CH CHERRY	OR ORNAMENTAL
HM HEMLOCK	SP SPRUCE
HN HORSE CHESTNUT	WN WALNUT
JP JAPANESE MAPLE	

ATTRIBUTES	
BK BROKEN	QN QUINTUPLE
CP CLUMP	QU QUADRUPLE
DA DAMAGED	SB STUMP
DE DEAD	TR TRIPLE
DB DOUBLE	*TW TWIN
FN FALLEN	

*DOUBLE TREES ARE THOSE WHERE THE TRUNK SPLITS AT 4.5 FEET OR HIGHER, TWIN TREES ARE THOSE WHERE THE TRUNK SPLITS BELOW 4.5 FEET.

SLOPE ANALYSIS	
□	EXISTING SLOPE RANGE FROM 0-20%
■	EXISTING SLOPE RANGE FROM 20-35%
■	EXISTING SLOPES GREATER THAN 35%
▨	PROPOSED CONSTRUCTION ON SLOPES IN EXCESS OF 20% SUBJECT TO 175-36.B. SLOPE RESTRICTIONS



SITE DATA	
TAX MAP NO: 71.5-1-4	
LOT AREA: 1.005 ACRES	
ZONING DISTRICT: HAMLET RESIDENTIAL (HR)	
PROPOSED USE: ACCESSORY APARTMENT	
SCHOOL DISTRICT: GARRISON UNION FREE	
FIRE: GARRISON VOLUNTEER FIRE COMPANY	
AMBULANCE: GARRISON VOL. AMB. CORPS	
SUBDIVISION: NOT APPLICABLE	
SEWER: SEPARATE SEPTIC SYSTEM	
WATER: EXISTING PUBLIC WATER SERVICE	

MAP NOTES	
1. TOPOGRAPHIC DATA SHOWN HEREON IS AS SHOWN ON THAT CERTAIN MAP ENTITLED "TOPOGRAPHIC SURVEY PREPARED FOR CHARITY SHUMWAY..." PREPARED BY BADEY & WATSON, SURVEYING & ENGINEERING, D.P.C. DATED OCTOBER 1, 2020.	
2. VERTICAL DATUM HEREON IS MEAN SEA LEVEL, NVD 1929.	
3. SURVEY INFORMATION SHOWN HEREON IS AS SHOWN ON THAT CERTAIN ENTITLED "SURVEY OF PROPERTY PREPARED FOR MARGARET A. SCOTT & BENJAMIN B. RAUCH..." PREPARED BY BADEY & WATSON, SURVEYING & ENGINEERING, D.P.C. DATED FEBRUARY 11, 2014.	

REVISIONS	
DATE	DESCRIPTION
05/27/22	ORIGINAL DRAWING

ARCHITECT	
GARRISON FOUNDRY ARCHITECTURE	
40 NELSON LANE	
GARRISON, NY 10524	

PROJECT LOCATION	
77 LOWER STATION ROAD, GARRISON	
TOWN OF PHILIPSTOWN	
COUNTY OF PUTNAM	
STATE OF NEW YORK	

PROJECT DESCRIPTION	
NEW CONSTRUCTION OF DETACHED ACCESSORY STRUCTURE TO BE SERVED BY A PROPOSED SUBSURFACE SEWAGE TREATMENT SYSTEM AND AN EXISTING PUBLIC WATER SERVICE TAP.	

PREPARED FOR	
CHARITY SHUMWAY & GREGORY STARNER	
77 LOWER STATION ROAD	
GARRISON, NY 10524	

EXISTING CONDITIONS MAP	
SCALE: 1" = 20'	

PRELIMINARY	PRINTED
	June 1, 2022

 BADEY & WATSON Surveying & Engineering, D.P.C.	
3063 Route 9 Cold Spring, NY 10516 www.Badey-Watson.com	845.265.9217 877.3.141593 (Toll Free)

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 BADEY & WATSON Surveying & Engineering, D.P.C.	
3063 Route 9 Cold Spring, NY 10516 www.Badey-Watson.com	845.265.9217 877.3.141593 (Toll Free)

SHEET 1 OF 4

SOILS LEGEND		
Map Symbol	Hydrologic Group	Soil Name
CcC	B	CHARLTON-CHATFIELD complex, rolling, very rocky
CsD	B	CHATFIELD-CHARLTON complex, hilly, very rocky
Ub	-	UDORTMENTS, smoothed

— = Soil delineation (boundary) lines

Soils classifications and delineated lines have been derived from U.S. Department of Agriculture, Soil Conservation Service "Soil Survey of Putnam & Westchester Counties, New York" issued September 1994.

LEGEND

- SHRUB
- CONTOUR LINE
- GAS VALVE
- GUY
- HEDGES
- MANHOLE
- MANHOLE (TELEPHONE)
- POLE
- POST
- STONE RETAINING WALL
- SIGN (SMALL)
- SPOT ELEVATION
- TOP & BOTTOM OF CURB
- TOP & BOTTOM OF PLANTER
- TOP & BOTTOM OF WALL
- WATER BOX
- ELECTRIC BOX
- WATER VALVE
- SPRINKLER HEAD

TREE LEGEND

OK14TW ATTRIBUTE (TW = TWN)
CALIPER (14 = 14")
SPECIES (OK = OAK)
TREE LOCATION

KEY

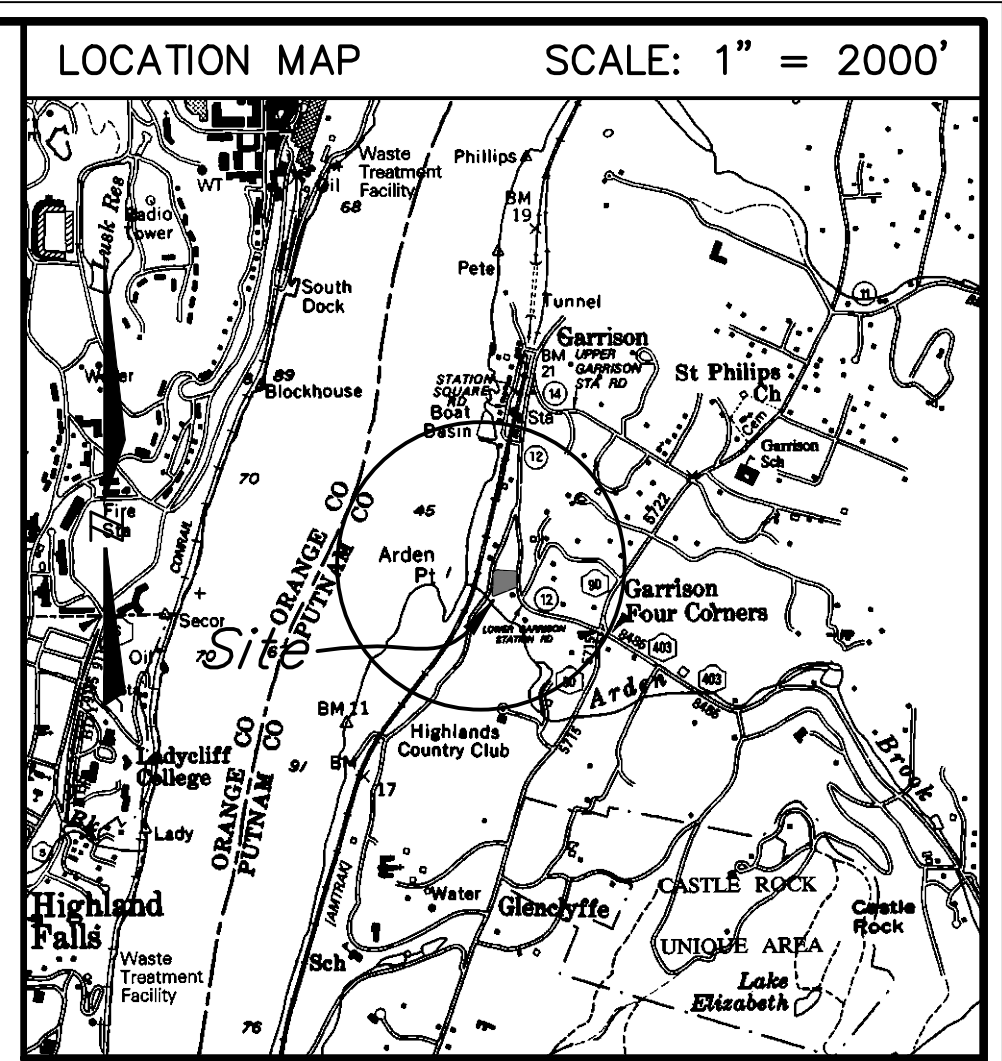
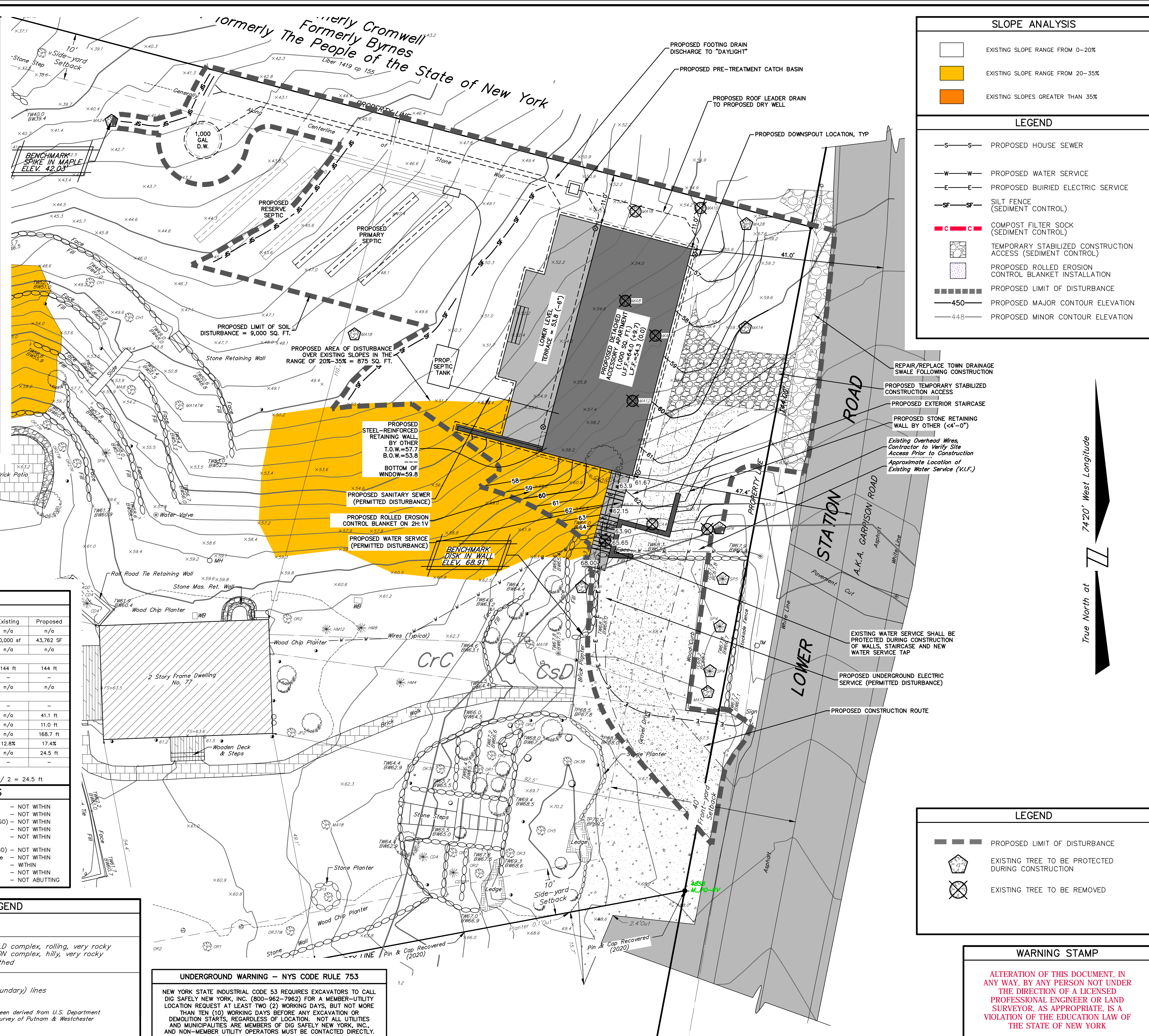
SPECIES

CA CATALPA	MA MAPLE
CD CEDAR	OK OAK
CH CHERRY	OR ORNAMENTAL
HM HEMLOCK	SP SPRUCE
HW HORSE CHESTNUT	TR TRIPLE
JP JAPANESE MAPLE	WN WALNUT

ATTRIBUTES

BK BROKEN	ON QUINTUPLE
CP CLUMP	OU QUADRUPLE
DA DAMAGED	SS STRUMP
DE DEAD	TR TRIPLE
DB DOUBLE	TW TWIN
FN FALLEN	

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SITE DATA

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MAP NOTES

- TOPOGRAPHIC DATA SHOWN HEREON IS AS SHOWN ON THAT CERTAIN MAP ENTITLED "TOPOGRAPHIC SURVEY PREPARED FOR CHARITY SHUMWAY..." PREPARED BY BADEY & WATSON, SURVEYING & ENGINEERING, D.P.C. DATED OCTOBER 1, 2020.
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REVISIONS

DATE	DESCRIPTION
05/27/22	ORIGINAL DRAWING

ARCHITECT

GARRISON FOUNDRY ARCHITECTURE
 40 NELSON LANE
 GARRISON, NY 10524

PROJECT LOCATION

77 LOWER STATION ROAD, GARRISON
 TOWN OF PHILIPSTOWN
 COUNTY OF PUTNAM
 STATE OF NEW YORK

PROJECT DESCRIPTION

NEW CONSTRUCTION OF DETACHED ACCESSORY STRUCTURE TO BE SERVED BY A PROPOSED SUBSURFACE SEWAGE TREATMENT SYSTEM AND AN EXISTING PUBLIC WATER SERVICE TAP.

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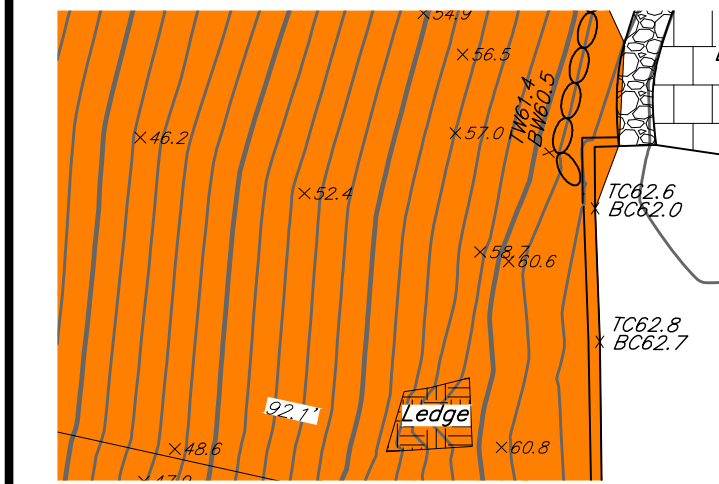
GRADING, DRAINAGE AND E&SC PLAN

SCALE: 1" = 10'

PRINTED
 June 1, 2022

BADEY & WATSON
 Surveying & Engineering, D.P.C.

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ZONING DATA

DISTRICT: HAMLET RESIDENTIAL (HR)

	Required	Existing	Proposed
Maximum density (conservation)	-	n/a	n/a
Minimum lot size (conventional/ODA)	40,000 sf	40,000 sf	43,762 SF
Minimum lot size (conservation)*	-	n/a	n/a
Minimum road frontage for conventional subdivision	-	-	-
Town road	40 ft	144 ft	144 ft
County/state road	50 ft	-	-
ODA ROW	-	n/a	n/a
Minimum front yard setback	-	-	-
Town road	25 ft	-	-
County/state road	40 ft	n/a	41.1 ft
Minimum side yard setback	10 ft	n/a	11.0 ft
Minimum rear yard setback	10 ft	n/a	168.7 ft
Max. impervious surface coverage*	30%	12.8%	17.4%
Maximum height**	40 ft	n/a	24.5 ft
Max. footprint for non-res struct.	5,000 sf	-	-

*Buildable Land = 27,797 sf
 **Building Height = [20.5 ft (front) + 28.5 ft (rear)] / 2 = 24.5 ft

OVERLAY DISTRICTS

175-13 Floodplain Overlay District - NFIP Map (FPO)	- NOT WITHIN
175-18.1 Mobile Home Overlay District (MHO)	- NOT WITHIN
175-14 Cold Spring Reservoir Water Shed Overlay (WSO)	- NOT WITHIN
175-15 Scenic Protection Overlay (SPO)	- NOT WITHIN
175-16 Aquifer Overlay District (AQO)	- NOT WITHIN
Town-wide Regional Aquifer (RA) only.	- NOT WITHIN
175-18 Open Space Conservation Overlay District (OSO)	- NOT WITHIN
175-35 Within 100' Buffer of Wetlands or Watercourse	- NOT WITHIN
175-36 Steep Terrain	- WITHIN
175-36 Ridge Line Protection	- NOT WITHIN
175-37 Protection of Agriculture	- NOT ABUTTING

SOILS LEGEND

Map Symbol	Hydrologic Group	Soil Name
CrC	B	CHARLTON-CHATFIELD complex, rolling, very rocky
CsD	B	CHATFIELD-CHARLTON complex, hilly, very rocky
Ub	-	UDORTMENTS, smoothed

= Soil delineation (boundary) lines

Soils classifications and delineated lines have been derived from U.S. Department of Agriculture, Soil Conservation Service "Soil Survey of Putnam & Westchester Counties, New York" issued September 1994.

UNDERGROUND WARNING - NYS CODE RULE 753

NEW YORK STATE INDUSTRIAL CODE 53 REQUIRES EXCAVATORS TO CALL DIG SAFELY NEW YORK, INC. (800-962-7962) FOR A MEMBER-UTILITY LOCATION REQUEST AT LEAST TWO (2) WORKING DAYS, BUT NOT MORE THAN TEN (10) WORKING DAYS BEFORE ANY EXCAVATION OR DEMOLITION STARTS, REGARDLESS OF LOCATION. NOT ALL UTILITIES AND MUNICIPALITIES ARE MEMBERS OF DIG SAFELY NEW YORK, INC., AND NON-MEMBER UTILITY OPERATORS MUST BE CONTACTED DIRECTLY.

SLOPE ANALYSIS

- EXISTING SLOPE RANGE FROM 0-20%
- EXISTING SLOPE RANGE FROM 20-35%
- EXISTING SLOPES GREATER THAN 35%

LEGEND

- PROPOSED HOUSE SEWER
- PROPOSED WATER SERVICE
- PROPOSED BURIED ELECTRIC SERVICE
- SILT FENCE (SEDIMENT CONTROL)
- COMPOST FILTER SOCK (SEDIMENT CONTROL)
- TEMPORARY STABILIZED CONSTRUCTION ACCESS (SEDIMENT CONTROL)
- PROPOSED ROLLED EROSION CONTROL BLANKET INSTALLATION
- PROPOSED LIMIT OF DISTURBANCE
- 450 PROPOSED MAJOR CONTOUR ELEVATION
- 448 PROPOSED MINOR CONTOUR ELEVATION

REPAIR/REPLACE TOWN DRAINAGE SWALE FOLLOWING CONSTRUCTION

PROPOSED TEMPORARY STABILIZED CONSTRUCTION ACCESS

PROPOSED EXTERIOR STAIRCASE

PROPOSED STONE RETAINING WALL BY OTHER (<4'-0")

Existing Overhead Wires, Contractor to Verify Site Access Prior to Construction

Approximate Location of Existing Water Service (V.I.F.)

EXISTING WATER SERVICE SHALL BE PROTECTED DURING CONSTRUCTION OF WALLS, STAIRCASE AND NEW WATER SERVICE TAP

PROPOSED UNDERGROUND ELECTRIC SERVICE (PERMITTED DISTURBANCE)

PROPOSED CONSTRUCTION ROUTE

LEGEND

- PROPOSED LIMIT OF DISTURBANCE
- EXISTING TREE TO BE PROTECTED DURING CONSTRUCTION
- EXISTING TREE TO BE REMOVED

WARNING STAMP

ALTERATION OF THIS DOCUMENT, IN ANY WAY, BY ANY PERSON NOT UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, AS APPROPRIATE, IS A VIOLATION OF THE EDUCATION LAW OF THE STATE OF NEW YORK

DRAWING NAME: SP25866__R01_V17 LAYOUT: PLAN W.O. NO. 25866 CHECKED BY MSM DRAWN BY JRS

SYMBOL
—SF—

CONSTRUCTION SPECIFICATIONS

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOTAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

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SILT FENCE

SYMBOL
[Symbol]

CONSTRUCTION SPECIFICATIONS

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- 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) FOOT IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH - 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, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- 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.

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STABILIZED CONSTRUCTION ENTRANCE

CONSTRUCTION SPECIFICATIONS

- ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
- ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN AND THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS".
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
- AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF FOUR INCHES PRIOR TO PLACEMENT OF TOPSOIL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL FILL TO BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
- STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION.

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LANDGRADING SPECIFICATIONS

Soil Stockpiling

INSTALLATION NOTES

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

LOCATION MAP SCALE: 1" = 2000'

SITE DATA

TAX MAP NO: 71.5-1-4
LOT AREA: 1.005 ACRES
ZONING DISTRICT: HAMLET RESIDENTIAL (HR)
PROPOSED USE: ACCESSORY APARTMENT
SCHOOL DISTRICT: GARRISON UNION FREE
FIRE: GARRISON VOLUNTEER FIRE COMPANY
AMBULANCE: GARRISON VOL. AMB. CORPS
SUBDIVISION: NOT APPLICABLE
SEWER: SEPARATE SEPTIC SYSTEM
WATER: EXISTING PUBLIC WATER SERVICE

MAP NOTES

- TOPOGRAPHIC DATA SHOWN HEREON IS AS SHOWN ON THAT CERTAIN MAP ENTITLED "TOPOGRAPHIC SURVEY PREPARED FOR CHARITY SHUMWAY..." PREPARED BY BADEY & WATSON, SURVEYING & ENGINEERING, D.P.C. DATED OCTOBER 1, 2020.
- VERTICAL DATUM HEREON IS MEAN SEA LEVEL, NGVD 1929.
- SURVEY INFORMATION SHOWN HEREON IS AS SHOWN ON THAT CERTAIN ENTITLED "SURVEY OF PROPERTY PREPARED FOR MARGARET A. SCOTT & BENJAMIN B. RAUCH..." PREPARED BY BADEY & WATSON, SURVEYING & ENGINEERING, D.P.C. DATED FEBRUARY 11, 2014.

REVISIONS

DATE	DESCRIPTION
05/27/22	ORIGINAL DRAWING

ARCHITECT
GARRISON FOUNDRY ARCHITECTURE
40 NELSON LANE
GARRISON, NY 10524

PROJECT LOCATION
77 LOWER STATION ROAD, GARRISON
TOWN OF PHILIPSTOWN
COUNTY OF PUTNAM
STATE OF NEW YORK

PROJECT DESCRIPTION
NEW CONSTRUCTION OF DETACHED ACCESSORY STRUCTURE TO BE SERVED BY A PROPOSED SUBSURFACE SEWAGE TREATMENT SYSTEM AND AN EXISTING PUBLIC WATER SERVICE TAP.

PREPARED FOR
CHARITY SHUMWAY & GREGORY STARNER
77 LOWER STATION ROAD
GARRISON, NY 10524

CONSTRUCTION DETAILS & E&SC NOTES
SCALE: AS NOTED

PRINTED
May 31, 2022
BADEY & WATSON
Surveying & Engineering, D.P.C.
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ORANGE CONSTRUCTION FENCE
NOT TO SCALE

PERSPECTIVE VIEW
PROVIDE 6" GROUND STAPLES FOR SECURING FENCE

SECTION
60" MIN. FENCE POST
UNDISTURBED GROUND
12" MIN.

TEMPORARY WOODEN TREE GUARD DETAIL
NOT TO SCALE

PLAN
6'-6" MIN. POST
EX. TREE
4'-0" MIN.

ELEVATION
EX. TREE
RAIL
4X4 POSTS
1'-10" RAIL
2'-2" POSTS
2'-0" POSTS

NOTE:
1. NO CONSTRUCTION MATERIALS ARE TO BE STORED WITHIN TREE GUARD.
2. ALL CONSTRUCTION ACTIVITY SHALL STAY OUTSIDE OF TREE DRIP LINE.

RIPRAP OUTLET PROTECTION

PROFILE
DISCHARGE TO UNCONFINED SECTION (FLARED OUTLET) (MINIMUM TAILWATER CONDITION)

PLANVIEW
RISER
DISCH. PIPE
NO OVERFALL
EXISTING STABILIZED CHANNEL
GRADED AGGREGATE FILTER OR FILTER CLOTH
3' MIN.
1'-0"

CROSS SECTION A-A
NOTE: APRON @ ZERO GRADE
SIDE SLOPE 2:1
SEE RIPRAP STANDARDS AND SPECIFICATIONS

NOTE:
SEE RIPRAP STANDARDS AND SPECIFICATIONS
MINIMUM TAILWATER CONDITIONS

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ROLLED EROSION CONTROL DETAIL
(NOT TO SCALE)

DETAIL 1 TERMINAL FOLD
TAMP SOIL FIRMLY
4" MIN. JUTE MESH
EXCELSIOR BLANKET
EROSION CONTROL MATTING
STAPLES

DETAIL 2 JUNCTION SLOT
TAMP SOIL FIRMLY
4" MIN. JUTE MESH
EXCELSIOR BLANKET
EROSION CONTROL MATTING
STAPLES

DETAIL 3 ANCHOR SLOT
TAMP SOIL FIRMLY
4" MIN. JUTE MESH
EXCELSIOR BLANKET
EROSION CONTROL MATTING
STAPLES

DETAIL 4 LAP JOINT
TAMP SOIL FIRMLY
4" MIN. JUTE MESH
EXCELSIOR BLANKET
EROSION CONTROL MATTING
STAPLES

CONSTRUCTION SPECIFICATIONS

- APPLY TO SLOPES GREATER THAN 3H:1V OR WHERE NECESSARY TO AID IN ESTABLISHING VEGETATION.
- APPLY FERTILIZER, LIME AND SEED PRIOR TO PLACING MATTING.
- STAPLES ARE TO BE PLACED ALTERNATELY, IN COLUMNS APPROXIMATELY 2' APART AND IN ROWS APPROXIMATELY 3' APART. APPROXIMATELY 175 STAPLES ARE REQUIRED PER 4'X25' ROLL OF MATERIAL AND 125 STAPLES ARE REQUIRED PER 4'X150' ROLL OF MATERIAL.
- DISTURBED AREAS SHALL BE SMOOTHLY GRADED. EROSION CONTROL MATERIAL SHALL BE PLACED LOOSELY OVER GROUND SURFACE. DO NOT STRETCH.
- ALL TERMINAL ENDS AND TRANSVERSE LAPS SHALL BE STAPLED AT APPROXIMATELY 12" INTERVALS.

PROPOSED GRASS SWALE DETAIL
(NOT TO SCALE)

PROPOSED FINISHED GRADE
36"
2% MIN.
4" TOPSOIL, SEED & MULCH
SUBGRADE
ROLLED EROSION CONTROL BLANKET

PRECAST CONCRETE DRY WELL DETAIL
(NOT TO SCALE)

MANHOLE FRAME & COVER AS MANUFACTURED BY CAMPBELL FOUNDRY PATTERN NO. 1309
CM-96 TOP
12" MIN. RING OF 2 1/2" - 4" CRUSHED STONE
6" MIN. TOPSOIL COVER
CONCRETE FOOTING RING
10'-0" EFFECTIVE WIDTH
SPECIFICATIONS
CONC. MINIMUM STRENGTH - 4,000 PSI AT 28 DAYS
REINFORCEMENT - #5 REBAR
AIR ENTRAINMENT - 6%

STORMWATER OVERFLOW DETAIL
(NOT TO SCALE)

ROOF LEADER
SURCHARGE PIPE
SPLASH BLOCK
ACCESS LID
SEE DRY WELL DETAIL
CAP WITH SCREW TOP LID
BUILDING FOUNDATION
MESH SCREEN
FILTER FABRIC
BANK RUN GRAVEL
OBSERVATION WELL
FOOT PLATE
SUMP
SEE PRE-TREATMENT CATCH BASIN DETAIL

THIS DETAIL IS ADAPTED FROM STANDARD NYSDEC DETAIL. SEE REVISION CLOUDS FOR SITE SPECIFIC DESIGN.

PRE-TREATMENT CATCH BASIN DETAIL
(NOT TO SCALE)

TOPSOIL AS SPECIFIED
CLEAN, COMMON FILL
BLOCK AND MORTAR RISER AS REQUIRED
HEAVY DUTY CAST IRON FRAME AND COVER
CAMBELL FOUNDRY PATTERN NO. 2802
PRECAST CONCRETE KNOCKOUT
CATCH BASIN
ASPHALT PAVEMENT
GRANULAR BASE AS SPECIFIED
STORM DRAIN AS SPECIFIED

IN FROM ROOF DRAIN
12" MIN.
2'-4" SUMP
18" MIN.
OUT TO DRYWELL

DRAWING NAME: SP25866__R01_V17 LAYOUT: DETAIL CHECKED BY MSM DRAWN BY JRS W.O. NO. 25866

EROSION & SEDIMENT CONTROL NOTES

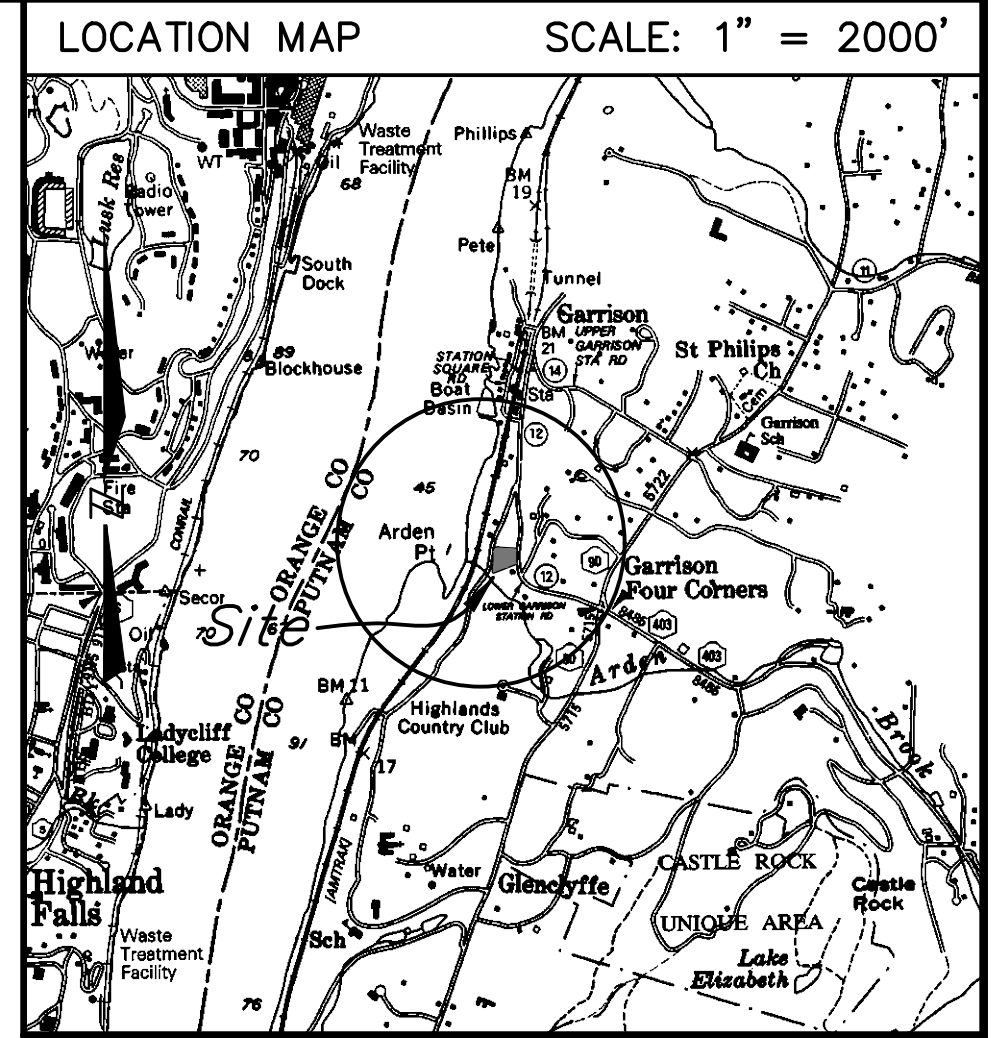
- PRIOR TO THE START OF CONSTRUCTION ACTIVITY, THE TEMPORARY STRUCTURAL SEDIMENT CONTROLS (SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE, ETC.) FOR THE ANTICIPATED WORK MUST BE INSTALLED.
- THE LIMITS OF LAND DISTURBANCE MUST BE PHYSICALLY MARKED ON-SITE WITH ORANGE CONSTRUCTION FENCE. SILT FENCE MUST BE INSTALLED ON-CONTOUR AND SHALL NOT BE USED TO DELINEATE THE LIMIT OF CONTRACT, OR PROPERTY LINE.
- MASS CLEARINGS AND GRADING MUST BE AVOIDED. CLEAR AND GRUB ONLY WHAT IS REQUIRED FOR IMMEDIATE CONSTRUCTION ACTIVITY.
- EXPOSED SOILS ANTICIPATED TO REMAIN IDLE FOR MORE THAN FOURTEEN (14) DAYS SHALL BE IMMEDIATELY STABILIZED WITH TEMPORARY SEED AND MULCH.
- WHEREVER POSSIBLE, NATURAL VEGETATION IS TO BE PROTECTED BY LIMITING THE CLEARING AND GRUBBING OPERATION, AS WELL AS RESTRICTING CONSTRUCTION EQUIPMENT TO THE WORK AREA.
- WHERE FEASIBLE, LARGE TREES TO BE PRESERVED SHALL BE FENCED OFF SO THAT THE ROOT SYSTEM AND OVERHANGING BRANCHES ARE PROTECTED FROM CONSTRUCTION EQUIPMENT.
- OFF-SITE RUNOFF SHOULD BE DIVERTED FROM HIGHLY ERODIBLE SOILS AND STEEP SLOPES TO STABLE AREAS WITH TEMPORARY DIKES AND/OR SWALES.
- PERMANENT SEEDING SHOULD OPTIMALLY BE UNDERTAKEN IN THE SPRING FROM MARCH THROUGH MAY, AND IN LATE SUMMER AND EARLY FALL FROM SEPTEMBER TO OCTOBER 15. PERMANENT SEEDING MAY BE UNDERTAKEN DURING THE SUMMER, PROVIDING AN ADEQUATE WATERING SCHEDULE IS MAINTAINED.
- DURING THE PEAK SUMMER MONTHS AND IN THE FALL AFTER OCTOBER 15, WHEN SEEDING IS OTHERWISE FOUND TO BE IMPRACTICABLE, AN APPROPRIATE TEMPORARY MULCH SHALL BE APPLIED. TEMPORARY SEEDING WITH RYE CAN BE UTILIZED THROUGH NOVEMBER.
- ALL SLOPES STEEPER THAN 3H:1V AS WELL AS PERIMETER DIKES, SEDIMENT BASINS OR TRAPS, AND EMBANKMENTS SHALL, UPON COMPLETION, BE IMMEDIATELY STABILIZED WITH SOD, SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES (RECP).
- MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION. AREAS OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM SHALL NOT BE DISTURBED.
- AREAS WHERE PERMANENT VEGETATION IS TO BE ESTABLISHED SHALL BE DRESSED WITH A MINIMUM OF 4 INCHES OF TOPSOIL. COMPACTED SUB-SOILS SHALL BE DISKED OR TILLED PRIOR TO PLACEMENT OF TOPSOIL. SURFACE SHALL BE RAKED SMOOTH, REMOVING STICKS, FOREIGN MATTER, AND STONES OVER 1" IN DIAMETER.
- TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20%. IT SHALL HAVE NOT LESS THAN 20% OF MATERIAL PASSING THE NO. 200 SIEVE, AND NOT MORE THAN 15% CLAY. IT SHALL BE RELATIVELY FREE OF STONES OVER 1-1/2" INCHES IN DIAMETER, TRASH, NOXIOUS WEEDS, AND SHALL HAVE LESS THAN 10% GRAVEL.
- SEEDING FOR TEMPORARY STABILIZATION OR IN PREPARATION OF WINTER SHUTDOWN SHALL BE APPLIED AT THE FOLLOWING RATE AND SCHEDULE: SPRING OR SUMMER OR EARLY FALL, USE RYEGRASS AT 30 LBS PER ACRE. LATE FALL OR EARLY WINTER, USE WINTER RYE AT 100 LBS PER ACRE.
- PERMANENT SEEDING FOR FINAL STABILIZATION SHOULD BE APPLIED EITHER FROM SPRING-THAW TO MID-MAY OR MID-AUGUST TO EARLY OCTOBER WITH A 65/20/15 MIX OF KENTUCKY BLUEGRASS/PERENNIAL RYEGRASS/FINE FESCUE AT 160 LBS. PER ACRE. IF SEEDING IS DONE BETWEEN MID-MAY AND MID-AUGUST, IRRIGATION MAY BE REQUIRED FOR TO ACHIEVE FINAL STABILIZATION.
- HAY OR STRAW MULCH SHALL BE APPLIED TO ALL SEEDED AREAS, TEMPORARY OR PERMANENT, AT A RATE OF 2 TONS PER ACRE (OR 3 BALES PER 1,000 SQ FT).
- WHEN SPECIFIED, ROLLED EROSION CONTROL BLANKET SHALL BE STRAW BIODEGRADABLE DOUBLE-NET BLANKET (EBX-S2 NN) AS MANUFACTURED BY CARTHAGE MILLS, SHALL BE PROVIDED ON ALL FINAL GRADES STEEPER THAN 1 VERTICAL OVER 3 HORIZONTAL (UP TO 2H:1V).
- WHEN SPECIFIED, INLET PROTECTION SHALL BE INSTALLED CONCURRENTLY WITH CATCH BASIN INSTALLATION. IN THE SAME MANNER, ROCK OUTLET PROTECTION SHALL BE INSTALLED CONCURRENTLY WITH PIPE DISCHARGE INSTALLATION.
- EROSION AND SEDIMENT CONTROL PRACTICES WITHIN THE ACTIVE WORK AREA SHALL BE INSPECTED DAILY TO ENSURE THAT THEY ARE BEING MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES.
- IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CREASED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN FOURTEEN (14) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED.
- DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCHES AND EXCAVATIONS, MUST BE MANAGED BY APPROPRIATE CONTROL MEASURES.
- STABILIZED CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED SO AS TO PREVENT THE TRACKING OF SEDIMENT OFF-SITE. SEDIMENT TRACKED ONTO PAVED RIGHTS-OF-WAY SHALL BE SWEEPED CLEAN AT THE END OF EACH WORK DAY.
- SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT BECOMES 6" DEEP AT THE FABRIC. SILT FENCE SHALL BE REPLACED WHEN FABRIC BECOMES RIPPED OR FRAYED.
- SEDIMENT SHALL BE REMOVED FROM SEDIMENT TRAPPING DEVICES WHEN ACCUMULATION REACHES 50% OF DESIGN CAPACITY. STONE SHALL BE CLEANED OR REPLACED WHEN SEDIMENT POOL NO LONGER DRAINS PROPERLY.

GOOD HOUSEKEEPING

- ALL WASTE MATERIAL WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER SUPPLIED BY A WASTE HANDLER THAT IS A LICENSED SOLID WASTE MANAGEMENT COMPANY. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER(S). THE DUMPSTER SHALL BE EMPTIED ON AN AS-NEEDED BASIS AND THE TRASH WILL BE HAULED TO AN APPROVED LANDFILL. NO CONSTRUCTION MATERIALS WILL BE BURIED ON-SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL.
- ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF TWO TIMES PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.
- GOOD HOUSEKEEPING AND SPILL CONTROL PRACTICES WILL BE FOLLOWED DURING CONSTRUCTION TO MINIMIZE STORMWATER CONTAMINATION FROM PETROLEUM PRODUCTS, FERTILIZERS, PAINTS, AND CONCRETE. TO PREVENT STORMWATER CONTAMINATION FROM THE SITE, GOOD HOUSEKEEPING PRACTICES ARE LISTED BELOW:
 - FERTILIZERS WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER, UNLESS SPECIFIED OTHERWISE BY THE ENGINEER AND WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER.
 - FERTILIZERS WILL BE STORED IN A COVERED SHED AND PARTIALLY USED BAGS WILL BE TRANSFERRED TO A SEALABLE BIN TO AVOID SPILLS.
 - A COVERED DUMPSTER WILL BE USED FOR ALL WASTE MATERIALS.
 - MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEAN-UP WILL BE KEPT IN THE TEMPORARY MATERIAL STORAGE TRAILER ON-SITE. EQUIPMENT WILL INCLUDE BUT NOT BE LIMITED TO: BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, FAST ABSORBENT MATERIAL, SAND, SAW DUST, AND PLASTIC AND METAL TRASH CONTAINERS.
 - CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.
 - WHEN TESTING/CLEANING OF WATER SUPPLY LINES, THE DISCHARGE FROM THE TESTED PIPE WILL BE COLLECTED AND CONVEYED TO A COMPLETED STORMWATER COLLECTION SYSTEM.
 - A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENT.
 - DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPULIN.
 - ALL RUTS CAUSED BY EQUIPMENT USED FOR SITE CLEARING AND GRADING WILL BE ELIMINATED BY RE-GRADING.
- VEHICLE MAINTENANCE - ALL ON-SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. ANY VEHICLE LEAKING FUEL OR HYDRAULIC FUEL WILL BE IMMEDIATELY SCHEDULED FOR REPAIRS AND USE WILL BE DISCONTINUED UNTIL REPAIRS ARE MADE.
- SPILL PREVENTION AND RESPONSE - THE FOLLOWING CONTROLS AND PROCEDURES SHALL BE USED TO MINIMIZE THE POTENTIAL FOR LEAKS, SPILLS AND OTHER RELEASES:
 - PERSONNEL WILL BE MADE AWARE OF EMERGENCY TELEPHONE NUMBERS.
 - THE OWNER/OPERATOR AND OR CONTRACTOR SHALL IMMEDIATELY CONTACT NYSDEC IN THE EVENT OF A SPILL, AND SHALL TAKE ALL APPROPRIATE STEPS TO CONTAIN THE SPILL, INCLUDING CONSTRUCTION OF A DIKE AROUND THE SPILL AND PLACING ABSORBENT MATERIAL OVER THIS SPILL.
 - THE OWNER/OPERATOR AND OR CONTRACTOR SHALL INSTRUCT PERSONNEL THAT SPILLAGE OF FUELS, OILS, AND SIMILAR CHEMICALS MUST BE AVOIDED.
 - OILS, AND CHEMICALS WILL BE STORED IN APPROPRIATE AND TIGHTLY CAPPED CONTAINERS. CONTAINERS SHALL NOT BE DISPOSED OF ON THE PROJECT SITE.
 - OILS, CHEMICALS, MATERIAL, EQUIPMENT, AND SANITARY FACILITIES WILL BE STORED/LOCATED AWAY FROM TREES AND AT LEAST 100 FEET FROM STREAMS, WELLS, WET AREAS, AND OTHER ENVIRONMENTALLY SENSITIVE SITE.
 - DISPOSE OF CHEMICAL CONTAINERS AND SURPLUS CHEMICALS OFF THE PROJECT SITE IN ACCORDANCE WITH LABEL DIRECTIONS AND LEGAL REQUIREMENTS.
 - USE TIGHT CONNECTIONS AND HOSES WITH APPROPRIATE NOZZLES IN ALL OPERATIONS INVOLVING FUELS.
 - USE FUNNELS WHEN POURING FUELS, LUBRICATING MATERIALS OR CHEMICALS.
 - REFUELING OF CONSTRUCTION EQUIPMENT WILL TAKE PLACE IN PARKING AREAS TO PROVIDE RAPID RESPONSE TO EMERGENCY SITUATIONS.
 - PETROLEUM SPILLS AND MOST HAZARDOUS MATERIALS SPILLS MUST BE REPORTED TO THE NYS DEC HOTLINE (1-800-457-7362), UNLESS THEY MEET ALL OF THE FOLLOWING CRITERIA:
 - THE SPILL IS KNOWN TO BE LESS THAN 5 GALLONS; AND
 - THE SPILL IS CONTAINED AND UNDER THE CONTROL OF THE SPILLER; AND
 - THE SPILL HAS NOT AND WILL NOT REACH THE STATE'S WATER OR ANY LAND; AND
 - THE SPILL IS CLEANED UP WITHIN 2 HOURS OF DISCOVERY.
 - SPILLS SHALL ALSO BE REPORTED TO THE LOCAL AUTHORITIES, IF REQUIRED. FOR SPILLS NOT DEEMED REPORTABLE, THE FACTS CONCERNING THE INCIDENT SHALL BE DOCUMENTED BY THE SPILLER, AND A RECORD MAINTAINED FOR ONE YEAR.

PHILIPSTOWN STANDARD SITE PLAN NOTES:

- ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
 - ALL EXISTING TREES TO BE SAVED SHALL BE FLAGGED AND SNOW FENCE IS TO BE ERECTED AROUND TREES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
 - PRIOR TO THE INITIATION OF CONSTRUCTION, THE APPLICANT OR HIS REPRESENTATIVE WILL MEET WITH THE TOWN ENGINEER, HIGHWAY SUPERINTENDENT, BUILDING INSPECTOR, SITE CONTRACTOR, AND/OR ANY ADDITIONAL OUTSIDE AGENCIES THAT MAY HAVE JURISDICTION FOR A PRE-CONSTRUCTION CONFERENCE TO REVIEW ALL FACETS OF CONSTRUCTION AND REQUIRED INSPECTIONS.
 - ALL EROSION CONTROLS ARE TO BE SET IN PLACE PRIOR TO ANY LAND DISTURBANCES ON THE SITE
 - DURING THE COURSE OF CONSTRUCTION, WHEREVER THE TOWN HIGHWAY SUPERINTENDENT AND/OR TOWN ENGINEER DETERMINE THAT ADDITIONAL DRAINAGE FACILITIES ARE REQUIRED TO PROVIDE POSITIVE DRAINAGE WITHIN THE RIGHT-OF-WAY OR ADJACENT PROPERTY, THEY SHALL BE INSTALLED BY THE DEVELOPER AT NO COST TO THE TOWN
 - ANY ACTIVITIES WITHIN 100 FEET OF A TOWN REGULATED WETLAND, A TOWN REGULATED STREAM OR OTHER BODY OR WATER REQUIRES A WETLAND/WATERCOURSE PERMIT FROM THE TOWN OF PHILIPSTOWN.
 - PER NEW YORK STATE LAW, THE CONTRACTOR SHALL CALL DIG SAFELY NY AT 1-800-962-7962 TWO (2) FULL DAYS PRIOR TO PERFORMING ANY EXCAVATION WORK.
 - ALL EMBANKMENTS ARE TO BE GRADED AND SEEDED IMMEDIATELY UPON BEING LAID BACK.
 - STABILIZED CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL DRIVEWAY ENTRANCES AND SHALL CONFORM TO NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
 - PRIOR TO THE INITIATION OF CONSTRUCTION ON ANY NEW SITE DRIVEWAY WHICH GAINS ACCESS FROM A TOWN ROAD, THE PROPERTY OWNER SHALL BE REQUIRED TO OBTAIN A DRIVEWAY PERMIT FROM THE PHILIPSTOWN HIGHWAY SUPERINTENDENT.
 - STONEWALLS SHALL BE PRESERVED WHEREVER POSSIBLE.
 - ALL AREAS SHOWN BY LIMITS OF DISTURBANCE SHALL BE FLAGGED AND SUITABLE BARRIERS ERECTED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
 - NO MECHANICAL EQUIPMENT SHALL BE MOUNTED ON THE ROOF, IF VISIBLE FROM THE STREET, UNLESS AUTHORIZED BY THE PLANNING BOARD.
 - TRAILERS SHALL NOT BE PERMITTED AS OUTDOOR STORAGE AREAS. ANY TRAILER WHICH HAS SUBSTANTIALLY REMAINED ON SITE FOR A PERIOD OF 30 DAYS SHALL BE CONSIDERED OUTDOOR STORAGE.
 - IF APPLICABLE, PRIOR TO COMMENCEMENT OF ANY CLEARING, GRADING, OR EXCAVATION IN CONNECTION WITH THE PROPOSED CONSTRUCTION ACTIVITY, THE OWNER OF RECORD SHALL FILE A "NOTICE OF INTENT" WITH THE NYS DEC AND THE TOWN OF PHILIPSTOWN. WHEN ALL CONSTRUCTION HAS BEEN COMPLETED AND THE SITE HAS REACHED FINAL STABILIZATION THE OWNER SHALL SUBMIT A "NOTICE OF TERMINATION" TO THE NYS DEC AND THE TOWN OF PHILIPSTOWN.
 - PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY THE PROJECT OWNER SHALL DELIVER TO THE PLANNING BOARD AN AS-BUILT SURVEY SHOWING THE LOCATION OF ALL BUILDINGS, SITE IMPROVEMENTS, AND THE LOCATION AND ELEVATION OF ALL STORMWATER MANAGEMENT FACILITIES INCLUDING OUTLET CONTROL STRUCTURES, WEIR WALLS, OUTLET PIPES AND OVERFLOW SPILLWAYS.
- CONSTRUCTION SEQUENCE**
- OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
 - FLAG THE WORK LIMITS AND MARK TREES TO BE REMOVED.
 - HOLD PRE-CONSTRUCTION CONFERENCE WITH INVOLVED AGENCIES AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION ACTIVITY.
 - INSTALL SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE, AND SEDIMENT CONTROLS.
 - CLEAR AND GRUB ANTICIPATED WORK AREA.
 - ROUGH GRADE SITE, STOCKPILE TOPSOIL, GRADE/INSTALL DRAINAGE AND INTEL/OUTLET PROTECTION, MAINTAIN SOIL STABILIZATION OF EXPOSED SOILS.
 - CONSTRUCT HOUSE AND INSTALL SITE UTILITIES.
 - COMPLETE FINAL GRADING OF DRIVEWAY AND HOUSE SITE
 - PREPARED SITE FOR FINAL STABILIZATION: PAVE, OR DRESS WITH GRAVEL, THE DRIVEWAY; PREPARE ANY REMAINING LAWN AREAS WITH PERMANENT VEGETATION; DRESS STONE CHANNELS AND APRONS WITH FRESH RIP-RAP; DRESS PLANTING BEDS, TREES AND SHRUBS WITH SHREDDED HARDWOOD.
 - ONCE FINAL STABILIZATION HAS BEEN ACHIEVED, REMOVE ALL EROSION AND SEDIMENT CONTROLS. RAKE, SEED, AND MULCH AREAS DISTURBED FROM SILT FENCE REMOVAL.



SITE DATA

TAX MAP NO: 71.5-1-4
 LOT AREA: 1.005 ACRES
 ZONING DISTRICT: HAMLET RESIDENTIAL (HR)
 PROPOSED USE: ACCESSORY APARTMENT
 SCHOOL DISTRICT: GARRISON UNION FREE
 FIRE: GARRISON VOLUNTEER FIRE COMPANY
 AMBULANCE: GARRISON VOL. AMB. CORPS
 SUBDIVISION: NOT APPLICABLE
 SEWER: SEPARATE SEPTIC SYSTEM
 WATER: EXISTING PUBLIC WATER SERVICE

MAP NOTES

- TOPOGRAPHIC DATA SHOWN HEREON IS AS SHOWN ON THAT CERTAIN MAP ENTITLED "TOPOGRAPHIC SURVEY PREPARED FOR CHARITY SHUMWAY..." PREPARED BY BADEY & WATSON, SURVEYING & ENGINEERING, D.P.C. DATED OCTOBER 1, 2020.
- VERTICAL DATUM HEREON IS MEAN SEA LEVEL, NGVD 1929.
- SURVEY INFORMATION SHOWN HEREON IS AS SHOWN ON THAT CERTAIN ENTITLED "SURVEY OF PROPERTY PREPARED FOR MARGARET A. SCOTT & BENJAMIN B. RAUCH..." PREPARED BY BADEY & WATSON, SURVEYING & ENGINEERING, D.P.C. DATED FEBRUARY 11, 2014.

REVISIONS

DATE	DESCRIPTION
05/27/22	ORIGINAL DRAWING

ARCHITECT

GARRISON FOUNDRY ARCHITECTURE
 40 NELSON LANE
 GARRISON, NY 10524

PROJECT LOCATION

77 LOWER STATION ROAD, GARRISON
 TOWN OF PHILIPSTOWN
 COUNTY OF PUTNAM
 STATE OF NEW YORK

PROJECT DESCRIPTION

NEW CONSTRUCTION OF DETACHED ACCESSORY STRUCTURE TO BE SERVED BY A PROPOSED SUBSURFACE SEWAGE TREATMENT SYSTEM AND AN EXISTING PUBLIC WATER SERVICE TAP.

PREPARED FOR

CHARITY SHUMWAY & GREGORY STARNER
 77 LOWER STATION ROAD
 GARRISON, NY 10524

SITE CONSTRUCTION & E&SC NOTES

SCALE: AS NOTED

PRINTED

May 31, 2022

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SHEET 4 OF 4

DRAWING NAME: SP25866___R01_V17 LAYOUT: NOTES W.O. NO. 25866 CHECKED BY MSM DRAWN BY JRS