



# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

845-485-3657 Phone

February 13, 2026

K. Taylor, Senior Planner

### A.5. 51 VASSAR ROAD

**SEQRA Review, Site Plan Review, and Architectural Review** for the redevelopment of a parcel to include construction of a ±10,640 square foot building for retail use. 51 Vassar Road; Red Oaks Mill Neighborhood Services Center (ROMNSC) Zoning District; ±4.58 acres; Grid #: 6260-04-565213; Unlisted Action; *Calito Development Group, LLC c/o Matt Eucalito (Applicant) and Oak Mill Plaza LLC c/o Vincent Destaso (Owner)*.

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### SEQRA Review

The proposed action is an Unlisted Action subject to a coordinated review. The Planning Board declared its intent to be Lead Agency on November 21, 2024. No objections were received.

Staff the following comments:

1. Applicant is encouraged to seek early consultation with DC Department of Health and keep Town staff informed accordingly.
  - a. *Applicant notes in their response to comments that consultation is ongoing.*
2. Applicant is encouraged to seek continued consultation with DC Department of Public Works and keep Town staff informed accordingly.
  - a. *Applicant notes in their response to comments that consultation is ongoing.*
3. Applicant to confirm the area of physical disturbance based on changes to the proposed site plan. A revised FEAF Part 1 has not been submitted for review.

### Site Plan Review

1. Sheet CS101: Applicant to document any area variances with the area and bulk table as a result of this review.
2. Sheet CS101: Applicant, per Planning Board and staff advisement, is now proposing the placement of a sidewalk along the “front” of their property along Vassar Road. Given that Dutchess County has jurisdiction over this portion of roadway, the applicant will be required to coordinate maintenance agreements and otherwise with the appropriate County departments.
3. Sheet CS101: Applicant shows sidewalk and internal connections throughout the site. Applicant to show on the site plan where drop curbs are proposed with detectable warning pads. Provide details accordingly.
4. Sheet CS101: Applicant to label the existing driveway dimension on the site plan. Applicant does not appear to propose to repave or define this driveway as part of this project’s scope. This driveway falls within the 51 Vassar Road parcel. In a response to comments regarding fire truck access, as it relates to quality and composition of the gravel/dirt road here, and seeking confirmation that this is acceptable to the Arlington Fire Department, the applicant notes that it is beyond the scope of this application. Staff respectfully disagree with this approach to the application. This comment is not solely about emergency access. The applicant plans to provide a sidewalk along Vassar Road within their property limits. There is no plan to make an accessible connection to the existing sidewalk to the north of the existing driveway that is to remain. Additionally, there are a handful of plantings proposed along the northern side of the proposed new northern driveway for the proposed Dollar General. Again, this area should be further defined and/or landscaped.

5. Sheet CS101: Applicant to confirm that the new driveway layout is not going to impede vehicle circulation on the parcel to the north. Arlington Fire Department and refuse hauler access to be maintained.
  - a. *Applicant notes in their response to comments that a revised layout now provides access and said access is to be maintained with an easement. Legal instruments are forthcoming.*
  - b. *Applicant to confirm that the proposed compacted dirt is sufficient for the weight of emergency vehicles*
6. Sheet CS101: Applicant to confirm parking demand. Are the proposed parallel parking spaces needed? Additionally, there is limited connection between these parking spaces and the proposed building entrance. Sidewalk along the building frontage should include a drop curb and warning pad to the south.
7. Sheet CS101: Applicant is proposing an electric vehicle charging station along Vassar Road. While staff commend the proposal of this technology, the location proposal should also consider the size of the proposed charging station, any signage, and transformer placement and/or any other required equipment and screening. Is there any alternate place for the charging station?
8. Sheet CS101: Applicant to place a note on the plan that confirms that there will no storage of materials outside on the sidewalk, storefront, without proper approvals from the Town.
9. Sheet CS101: Applicant is proposing a loading area at the back or east side of the proposed building. Applicant to confirm that there is a drop curb for deliveries. Are all deliveries going to fit through a normal doorway? Additionally, is the striping along the eastern pavement necessary? Applicant to consider just painting “loading zone” on the pavement.
10. Sheet CS101: Applicant to confirm that there is no proposal or need for a compactor on site and that normal waste/recycling containers are proposed for the refuse enclosure.
11. Sheet CS101: Applicant to provide an elevation view of the proposed retaining wall and black chain link fence. The Planning Board will want to know what this looks like, how high the wall sits with the proposed chain link fence.
12. Sheet CS102: Applicant to confirm that they anticipate receiving WB-67 vehicles on site.
  - a. Appropriate coordination with DCDPW is required about turning movements into and out of the property. The need for larger vehicles to cross multiple lanes on Vassar Road in order to accommodate said turning movements should be discussed.
    - *Applicant notes in their response to comments that consultation with DCDPW is ongoing. Staff request confirmation from DCDPW in writing.*
  - b. Vassar Road lanes to be shown for all circulation paths.
    - *Applicant notes in their response to comments that the lines are included. Staff note that the only lines present are those of driveways. Staff are specifically looking for lane markings too.*
13. Sheet CS502: Applicant to confirm that an eight (8) foot monument sign is necessary. Although the sign is permitted by Town Code, the building front will include a wall sign with the business name.
  - a. Applicant to note that there is a tree proposed near this monument sign that may hinder visibility. Confirm planting locations here.
14. Sheet LL101: The photometrics plan sheet appears incomplete. Applicant to provide photometrics to the property line. Applicant to review outputs at the southeast corner of the lot. Per Town Code §210-81, the cutoff for this parcel at the property line is 0.2 footcandles. However, the property to the south of this parcel is located in the R-20 zoning district and therefore consideration to get the footcandles to 0.0 should be given.
15. Sheet CU501 and LL501: Applicant to confirm details for the proposed site fencing. Details include split rail, chain link, and composite.

16. Applicant to review the following design standards as prescribed by Town Code for new development of undeveloped land. **Given that this application proposes redevelopment of a previously developed parcel, Planning Board discretion applies.**
- a. §210-29(F)(3): Screening and landscaping. A hedge, fence or wall of a design and material subject to approval by the Planning Board, with a height of not less than six feet and, except in the case of planting screens, not more than eight feet, adequate to screen at all seasons of the year the operations conducted on the lot from the view of any abutting residence district, shall be installed along any residence district boundary.
    - *Applicant is proposing a fence and landscaping for screening.*
  - b. §210-29(F)(5): For the redevelopment of a parcel, a landscaped buffer area of not less than 15 feet in depth shall be provided along the side yard and rear yard of any lot. In addition, a landscaped buffer area of not less than 10 feet in depth shall be provided along the front yard of any lot.
    - *Applicant is proposing as much landscaping as possible given the site layout. A waiver from the Planning Board is requested. Dimensions to be confirmed as site plan review continues.*
  - c. §210-29(F)(12): Setbacks and landscaping for nonresidential and mixed-use developments shall be subject to the requirements of § 210-152A(2) of this chapter.
    - i. §210-152(A)(2)(b)(3): If the property proposed for development is located in a center, a hamlet, a business, or a commercial district, and is greater than two acres in size, and adjoins property located in a residential district, all site improvements shall be set back not less than 100 feet from the adjacent residential lot line.
      - *Applicant is requesting a waiver from the Planning Board. Dimensions to be confirmed as site plan review continues.*
    - ii. §210-152(A)(2)(c): The setbacks are intended to provide a visual and noise buffer between residential and nonresidential uses and shall be landscaped to a depth of not less than 25 feet in a location as approved by the Planning Board. The setback shall be planted with a mixture of evergreen and deciduous plantings, or fencing, at a height so as to provide, as much as practicable, a visual screen of the nonresidential improvements from residential uses. The species type, location and planted height of such landscaping shall be subject to the approval of the Planning Board. The setback area shall be permanently preserved by recorded deed instrument in a form approved by the Town Attorney, and which shall provide for Town enforcement of said restriction.
      - *Applicant is requesting a waiver from the Planning Board. Dimensions to be confirmed as site plan review continues.*
  - d. §210-29(F)(15): The construction of any blank, windowless facade facing a corridor that provides frontage for the lot on which the building is located is prohibited. All facades that face a street, parking lot or public area shall have windows.
  - e. §210-17(F)(17): All roof-mounted equipment shall be screened utilizing screens of a height equal to the height of the unit.
    - *Applicant confirms compliance. Applicant to include on any elevation submitted for review.*
17. As required, applicant to provide cross-access easements/agreements for review by Planning Board counsel. Planning Board counsel may have templates.
18. Application is subject to architectural review.
- a. Applicant to discuss the proposed east elevation. Planning Board tends to like to see at least a faux window treatment and no blank facades.

**Recommendation**

Staff recommend that the Planning Board discuss the application and take the following actions:

- A. Open the public hearing, as follows:  
**“I move that the Planning Board open the public hearing.”**
- B. Adjourn the public hearing, as follows:  
**“I move that the Planning Board adjourn the public hearing to [March 19, 2026 or April 16, 2026].”**
- C. Defer action, with comments, as follows:  
**“I move that the Planning Board defer action on this application, and direct the applicant to respond to comments, in writing, of the Planning Board and those received from Town departments and Agencies, including, but not limited to, the following:”**
  - 1. Town Planning Department comments dated February 13, 2026 (this document).
  - 2. Town Building Department comments dated February 9, 2026.
  - 3. Arlington Fire Department comments dated February 9, 2026.
  - 4. Town Water Department comments dated February 9, 2026.
  - 5. Town Zoning Department comments dated February 9, 2026.
  - 6. Town Engineering Department review.
  - 7. DC Department of Health review.
  - 8. DC Department of Public Works review.
  - 9. Planning Board comments.

***OR***

- A. Open the public hearing, as follows:  
**“I move that the Planning Board open the public hearing.”**
- B. Close the public hearing, as follows:  
**“I move that the Planning Board close the public hearing.”**
- C. Adopt a SEQRA resolution, as follows:  
**“I move that the Planning Board hereby determines that the 51 Vassar Road project would not have a significant adverse impact on the environment and that no environmental impact statement will not be required for the reasons set forth in the Negative Declaration dated February 19, 2026.”**
- D. Adopt a resolution to grant conditional site plan approval, as follows:  
**“I move that the Planning Board grant conditional site plan approval for 51 Vassar Road project, subject to the following:**

**Respond to comments of the Planning Board and those received from Town departments and Agencies and said response to be reviewed by the Planning Department as to adequacy and completeness, inclusive of, but not limited to, the following:”**

- 1. Town Planning Department comments dated February 13, 2026 (this document).
  - 2. Town Building Department comments dated February 9, 2026.
  - 3. Arlington Fire Department comments dated February 9, 2026.
  - 4. Town Water Department comments dated February 9, 2026.
  - 5. Town Zoning Department comments dated February 9, 2026.
  - 6. Town Engineering Department review.
  - 7. DC Department of Health review.
  - 8. DC Department of Public Works review.
  - 9. Planning Board comments.
- E. Planning Board to conduct architectural review.



# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

845-485-3657 Phone

### TOWN DEPARTMENT, CONSULTANT AND FIRE DISTRICT COMMENTS

**Project Name: 51 VASSAR ROAD**  
**Parcel ID #(s): 6260-04-565213-0000**  
**For Planning Board Meeting on: February 19, 2026**

Town Departments, Consultants, and the appropriate Fire District have reviewed materials submitted by the applicant for this Planning Board Meeting and have the following comments:

#### Review For Meeting - Engineering

02/11/2026

Andrew Learn

1. Response to prior Comment No. 1 is noted, the comment remains. Continue coordination with the DC DPW and provide all correspondence upon receipt.
2. Response to prior Comment No. 2 is noted, the comment remains. The DCDBCH should be contacted for review and approval of the proposed on-site sanitary septic system. Please provide all correspondence upon receipt.
3. Response to prior Comment No. 3 is noted, the comment remains. The proposed project will exceed 1 acre of disturbance and trigger the requirement for coverage under the NYS DEC SPDES General Permit for Stormwater Discharges from Construction Activity and preparation of a Stormwater Pollution Prevention Plan.
  - a. Any soil testing completed for the preparation of the SWPPP must be witnessed by this office, please contact us to schedule inspection.
  - b. A stormwater maintenance agreement and easement to allow the Town the ability but not the obligation to complete repairs or maintenance of any post construction stormwater features must be prepared. Please contact the Town's Planning Board Attorney prior to preparing these documents.
  - c. Review of the proposed stormwater management practices and details will be conducted upon submission of a SWPPP.
4. Response to prior comment No. 4 is noted, the comment remains. The Planning Board Attorney should review the need for an access easement and agreement for the continued use of the existing gravel/dirt drive by the neighboring property to the north.
5. Response to prior Comment No. 5 is noted. Please provide all necessary construction details for the proposed sidewalks on site and within the County Right-of-way.
6. Responses to prior Comment No. 8 are noted, the comment has been revised. The following comments are related to the Grading Plan:
  - a. Revisions to slope stabilization fabric are noted. Please also provide fabric at the end of the retaining wall near the southern property line.
7. Response to prior Comment No. 7 is noted, the comment has been revised. The sight distance measurement as provided with the DC DPW Certification should be identified on the Landscaping Plan or Detail 10/CS102. It is unclear if the proposed landscaping will impact sight lines.

Review For Meeting - Zoning

02/09/2026

Kristina Granieri

All applicant responses to the zoning department are noted.

Submit sign applications to the zoning department when ready.

NEW:

The proposed rear elevation wall sign will requires a variance from §210-126(C) for not facing a public road.

Review For Meeting - Water Department

02/09/2026

Tom Colgan

Your utility plans call for 2" diameter copper for the domestic water feed. After the meter pit, you have the option of using plastic tubing to the building. Longer lengths of means less liabilities associated with copper couplings. Your 2" Sensus meter will include a strainer in front of the meter, so make sure the pit is sized correctly. Bury a 6' length of 4" diameter PVC pipe vertically and tighten against the pit exterior wall to install the wire in the pipe, and the radio transmitter on out side for meter reading.

Review For Meeting - Building

02/09/2026

Bruce Flower

EV Charging station must be located at the head of the access aisle in order to be accessible. The current location will not be accessible with a vehicle parked in the parking space.

Review For Meeting - Fire District - ADF

02/09/2026

Chris Mills

Site circulation and access is acceptable. No further comments.

January 26, 2025

Town of Poughkeepsie  
Planning Board Chair & Board Members  
Attn: Carl Whitehead  
1 Overocker Road  
Poughkeepsie, NY 12603

**Sent Via: Hand delivered**

**Re: Amended Site Plan for Calito Development Group, LLC**  
**51 Vassar Road, Poughkeepsie, NY 12603**  
**Parcel ID #134689-6260-04-565213**

Dear Planning Board Chair & Board Members:

We are respectfully seeking to make a submission to be placed on the next available Planning Board agenda.

Please see our responses below for consideration.

This office is in receipt of a comment memo from Kristen Taylor, Senior Planner, Town of Poughkeepsie Planning Department dated September 12, 2025. We offer the following responses:

**SEQRA Review**

The proposed action is an Unlisted Action subject to a coordinated review. The Planning Board declared its intent to be Lead Agency on November 21, 2024. No objections were received.

Staff reviewed the Full Environmental Assessment Form and have the following comments:

1. Applicant is encouraged to seek early consultation with DC Department of Behavioral and Community Health and keep Town staff informed accordingly.
  - a. *Applicant notes in their response to comments that consultation is ongoing.*

**Response: We will advise of any changes as we pursue and make progress with the BOH. Typically the BOH requires SEQRA completed prior to a full review of any application.**

2. Applicant is encouraged to seek continued consultation with DC Department of Public Works and keep Town staff informed accordingly.
  - a. *Applicant notes in their response to comments that consultation is ongoing.*

**Response: We will advise of any changes as we pursue and make progress with the DCDPW.**

3. Applicant is encouraged to seek early consultation with NYS Department of Environmental Conservation regarding jurisdictional determination review and keep Town staff informed accordingly.
  - a. *Applicant notes in their response to comments that the 90-day window has passed and they still have not received a determination from NYSDEC. Staff encourage that the applicant follow up directly with NYSDEC.*

**Response: We received a letter of No Jurisdiction dated October 16, 2025. A copy has been included with this submission.**

### **Site Plan Review**

1. Sheet CS10I: Applicant to document any area variances with the area and bulk table as a result of this review.

**Response: We will continue to work with the board on any required variances from the ZBA or waivers from the Board once the layout is tentatively finalized. A note has been added to sheet CS101 beneath the bulk regs.**

2. Sheet CS101: Applicant, per Planning Board and staff advisement, is now proposing the placement of a sidewalk along the "front" of their property along Vassar Road. Given that Dutchess County has jurisdiction over this portion of roadway, the applicant will be required to coordinate maintenance agreements and otherwise with the appropriate County departments.

**Response: The applicant will coordinate maintenance agreements and permits with the appropriate County departments as may be required.**

3. Sheet CS101: Applicant to confirm that the new driveway layout is not going to impede vehicle circulation on the parcel to the north. Arlington Fire Department and refuse hauler access to be maintained.
  - a. *Applicant notes in their response to comments that a revised layout now provides access and said access is to be maintained with an easement. Legal instruments are forthcoming.*

**Response: The applicants attorney will advise when they have completed draft agreements**

- b. *Applicant to confirm that the proposed compacted dirt is sufficient for the weight of emergency vehicles.*

**Response: The proposed fire access within our site is paved. Existing offsite traveled areas behind the neighboring plaza are beyond the scope of this project.**

4. Sheet CS102: Applicant to confirm that they anticipate receiving WB-67 vehicles on site.
  - a. Appropriate coordination with DCDPW is required about turning movements into and out of the property. The need for larger vehicles to cross multiple lanes on Vassar Road in order to accommodate said turning movements should be discussed.
    - *Applicant notes in their response to comments that consultation with DCDPW is ongoing. Staff request confirmation from DCDPW in writing.*

**Response: Correspondence will be forwarded if and when received.**

- b. Vassar Road lanes to be shown for all circulation paths.
  - *Applicant notes in their response to comments that the lines are included. Staff note that the only lines present are those of driveways. Staff are specifically looking for lane markings too.*

**Response: The line color has been revised to better plot on hard copies of the plan.**

5. Applicant to review the following design standards as prescribed by Town Code for new development of undeveloped land. Given that this application proposes redevelopment of a previously disturbed parcel, Planning Board discretion applies.
  - a. §210-29(F)(3): Screening and landscaping. A hedge, fence or wall of a design and material subject to approval by the Planning Board, with a height of not less than six feet and, except in the case of planting screens, not more than eight feet, adequate to screen at all seasons of the year the operations conducted on the lot from the view of any abutting residence district, shall be installed along any residence district boundary.
    - *Applicant is proposing a fence and landscaping for screening.*

**Response: Comment acknowledged. We have added a fence detail to sheet LL501 with the fence color and material**

- b. §210-29(F)(5): For the redevelopment of a parcel, a landscaped buffer area of not less than 15 feet in depth shall be provided along the side yard and rear yard of any lot. In addition, a landscaped buffer area of not less than 10 feet in depth shall be provided along the front yard of any lot.
  - *Applicant is proposing as much landscaping as possible given the site layout. A waiver from the Planning Board is requested. Dimensions to be confirmed as site plan review continues.*

**Response: This request is now noted on sheet CS101**

- c. §210-29(F)(12): Setbacks and landscaping for nonresidential and mixed-use developments shall be subject to the requirements of § 210-152A(2) of this chapter.
- i. §210-152(A)(2)(b)(3): If the property proposed for development is located in a center, a hamlet, a business, or a commercial district, and is greater than two acres in size, and adjoins property located in a residential district, all site improvements shall be set back not less than 100 feet from the adjacent residential lot line.
- *Applicant is requesting a waiver from the Planning Board. Dimensions to be confirmed as site plan review continues.*

**Response: We are seeking relief in the form of a waiver from the planning board on this requirement given the limitations of the parcel and fact this was previously developed up to the property lines on three sides. This request is now noted on sheet CS101**

- ii. §210-152(A)(2)(c): The setbacks are intended to provide a visual and noise buffer between residential and nonresidential uses and shall be landscaped to a depth of not less than 25 feet in a location as approved by the Planning Board. The setback shall be planted with a mixture of evergreen and deciduous plantings, or fencing, at a height so as to provide, as much as practicable, a visual screen of the nonresidential improvements from residential uses. The species type, location and planted height of such landscaping shall be subject to the approval of the Planning Board. The setback area shall be permanently preserved by recorded deed instrument in a form approved by the Town Attorney, and which shall provide for Town enforcement of said restriction.
- *Applicant is requesting a waiver from the Planning Board. Dimensions to be confirmed as site plan review continues.*

**Response: This request is now noted on sheet CS101**

- d. §210-29(F)(15): The construction of any blank, windowless facade facing a corridor that provides frontage for the lot on which the building is located is prohibited. All facades that face a street, parking lot or public area shall have windows.

**Response: The architect has provided revised elevations showing faux windows as requested.**

- e. §210-17(F)(1 7): All roof-mounted equipment shall be screened utilizing screens of a height equal to the height of the unit.

- *Applicant confirms compliance. Applicant to include on any elevation submitted for review.*

**Response: Revised elevations showing the proposed parapet height and RTU typical height have been included with this submission**

6. As required, applicant to provide cross-access easements/agreements for review by Planning Board counsel. Planning Board counsel may have templates.

**Response: Easements/agreements will be provided to the Planning Board at a later date once a layout has been approved by the applicant's attorney.**

7. Application is subject to architectural review.

**Response: Comment acknowledged. We await the Planning Boards direction.**

This office is in receipt of a comment memo from Tom Colgan, Town Water Department, dated September 4, 2025. We offer the following responses:

The utility plan looks good. As your plan acknowledges, the water meter will be in a pit at the property line. The pressure reducer and the backflow preventer are better suited in the building's basement. Abandoning the existing service will include shutting off and separating from main.

**Response: A pit detail has been added to the details.**

This office is in receipt of a comment memo from Andrew Learn, Town Engineer, dated September 9, 2025. We offer the following responses:

1. Response to prior Comment No. 1 is noted, the comment has been revised. Continue coordination with the DC DPW and provide all correspondence upon receipt.

**Response: Correspondence from the DCDPW will be provided upon receipt.**

2. Response to prior Comment No. 2 is noted, the comment remains. The DCDBCH should be contacted for review and approval of the proposed on-site sanitary septic system. Please provide all correspondence upon receipt.

**Response: Correspondence from the DCDBCH will be provided upon receipt. Typically the process begins with the BOH after SEQRA determination has been made.**

3. Response to prior Comment No. 3 is noted, the comment remains. The proposed project will exceed 1 acre of disturbance and trigger the requirement for coverage under the NYS DEC SPDES General Permit for Stormwater Discharges from Construction Activity and preparation of a Stormwater Pollution Prevention Plan.

a. Any soil testing completed for the preparation of the SWPPP must be witnessed by this office, please contact us to schedule inspection.

**Response: Soil testing will be coordinated with the Town Engineer, weather and site conditions subject to.**

b. A stormwater maintenance agreement and easement to allow the Town the ability but not the obligation to complete repairs or maintenance of any post construction stormwater features must be prepared. Please contact the Town's Planning Board Attorney prior to preparing these documents.

**Response: A stormwater maintenance agreement will be coordinated with the town attorney.**

4. Response to prior comment No. 7 is noted, the comment has been revised. The Planning Board Attorney should review the need for an access easement and agreement for the continued use of the existing gravel/dirt drive by the neighboring property to the north.

**Response: The layout has been revised to maintain access to the north property as well as access to the rear of our property for maintenance and access to the stormwater and sewage disposal areas.**

5. Response to prior Comment No. 6 is noted. Please provide the DCDPW Complete Streets Checklist and all necessary construction details for the proposed sidewalks.

**Response: The complete street checklist is now provided**

6. Responses to prior Comment No. 7 are noted, the comment has been revised. The following comments are related to the Utility Plan:

a. Provide a pit-setter water meter detail, contact the Water Department for all requirements.

**Response: A detail has been added for consideration.**

b. Provide invert elevations for the sanitary sewer service and septic tank.

**Response: Inverts for the sanitary system have been added**

7. Responses to prior Comment No. 8 are noted, the comment has been revised. The following comments are related to the Grading Plan:

- a. Provide top and bottom of wall elevations for the proposed retaining wall across the entire length of the wall.

**Response: Top of wall elevations have been added based on the current layout. Will be revised as may be needed during course of review and approval**

- b. Provide top and bottom of curb elevations throughout the site, including ADA ramps.

**Response: Preliminary spot elevations have been added. Will be revised as may be needed during course of review and approval**

- c. Provide slope stabilization fabric on all steep slopes, 3:1 or greater, and identify with hatching.

**Response: Slope fabric has been called out on the ESC sheets and a detail added to the details. The anticipated areas of steeper slopes are around the truck turnaround area**

8. The Utility Plan should be revised to provide rim and invert elevations for all drainage structures as well as pipe size, material and slope for all drainage pipe.

**Response: Preliminary pipe slopes, rims and inverts have been provided. Will be revised as may be needed during course of review and approval**

9. Please provide confirmation from Central Hudson that it will be possible to relocate the guy wires as noted on the utility plan.

**Response: The pole or wire will be moved as they may require.**

10. Response to prior Comment No. 10 is noted, the comment remains. The sight distance measurement as provided with the DC DPW Certification should be identified on the Site Plan and Landscaping Plan.

**Response: The sight distance now provided on sheet CS102 with an overlay of the area from satellite imagery.**

11. A Stormwater Management Practice Area is shown on the Existing Conditions Plan. Please confirm if that feature is existing or proposed.

**Response: The erroneous call out has been removed.**

12. The Grading plan appears to create a diversion swale to prevent runoff from reaching the proposed sewage disposal system. If a swale is proposed the centerline should be indicated on the site plan and a construction detail should be added to the plan set.

**Response: The final grading will be determined in conjunction with the BOH review. A swale is not needed for the small area and has been removed.**

This office is in receipt of a comment memo from Kristina Granieri, Zoning, dated September 3, 2025. We offer the following responses:

- 1) It is unclear if the "building sign" is a wall sign? It appears forward of the gooseneck lighting? Confirm sign is attached to the building wall. and in accordance

with §210-126(C), Signs attached to buildings. On a site one wall sign for each wall of a business facing a public road shall be permitted equal to an area of 25% of the face of the building up to a maximum of 50 square feet.

**Response: The sign will be wall mounted in accordance with the Town requirements**

2) I see the monument sign location on the plan, however will need an architectural rendering of the proposed monument sign on the plan in accordance with §210-126(B),

Freestanding sign. One freestanding sign with an area not to exceed 50 square feet at each driveway entrance of a site is allowed. The base of any such freestanding sign shall be mounted within a landscaped monument of stone, brick or other natural material as approved by the Planning Board.

**Response: The proposed sign has been added to the plan set as provided by the architect**

OLD:

1) Impervious surface and building height should be noted on the bulk table.

**Response: The bulk table has been revised**

2) Is exterior signage going to be proposed? Any monuments should be shown on site plan and wall signs shown on elevations in accordance with §210-126.

**Response: A location near the entrance has been shown for a sign, 10 feet off the property line, with an architectural elevation of the proposed sign and building mounted signs.**

3) Will there be any outdoor storage or commercial vehicle parking?

**Response: No outdoor storage or commercial vehicle parking is proposed.**

As per §210-152(A)((2)(b)[4], If the property proposed for development is located in a center, a hamlet, a business, or a commercial district, and is greater than two acres in size, and adjoins property located in a residential district, all site improvements shall be set back not less than 100 feet from the adjacent residential lot line.

The applicant is aware that a waiver is required from the planning board.

**Response: We await directions from the Planning Board regarding the 100-foot requirement and the requested waiver. This is now noted on sheet CS101**

This office is in receipt of a comment memo from the Building Department, dated September 8, 2025. We offer the following:

The charging station is now shown as accessible with access aisle. All comments have been addressed.

This office is in receipt of a comment memo from Chris Mills, Fire District, dated September 8, 2025. We offer the following:

1. Response to construction fencing comments is noted.

2. Site access and circulation is acceptable.

This office is in receipt of a comment memo from John Aldrich, Dutchess County Department of Health, dated September 2, 2025. We offer the following:

Our only comment *remains* that detail plans and specifications must be submitted to this Department for review of the proposed onsite wastewater treatment system and water supply connection. Reference is made to the Dutchess County Sanitary Code articles 5 and 19.

**Response: A submission to the Dutchess County Department of Health is pending soil test, final preliminary design and SEQRA determination.**

This office is in receipt of a comment memo from Mathew Dutcavich, Dutchess County Department of Public Works, dated August 27, 2025. We offer the following:

I see in their response letter that they are still working on sight-distance tables for us. We don't have additional comment at this time, as we are waiting on resolution of those concerns. We haven't received any submittals from them to review since making our comments in April.

**Response: Comment acknowledged. See responses to April review below.**

**Responses to April 4, 2025, comments we offer the following:**

- The sight distance certification appears to have an error. Please verify the 333' stopping sight distance for the driveway location 218' from south P/L

**Response: The surveyor has verified the measurements and provided an updated certification, included on sheet CS102.**

- 85th% speed is 49.2MPH, therefore 50MPH shall be used as a basis of comparison for sight distance requirements. Accordingly, due to the lack of sight distance looking left and volume of traffic, the driveway shall be designed to only allow right turns when exiting.

**Response: The suggested 85<sup>th</sup> percentile speed seems inconsistent with the location as the nearest speed study was conducted nearly 1-1/4 miles away in an area that does not reflect the intersection proximity or developed nature of the area, namely it was in a straight flat residential portion. The proximity of the intersection and movement of cars into and out of the local commercial businesses would seemingly make 49mph less probable during business hours. We will be discussing.**

- A Complete Streets Checklist must be submitted to the County for review, the applicant shall use the most current version from our Planning Department's website. The County will not grant approvals for the driveway until this process is complete.

**Response: A complete streets checklist has now been provided**

- Pedestrian movements/connections to and from the neighboring plaza should be considered in the site design.

**Response: Sidewalks have been added across the frontage.**

- DPW driveway details shall be included in the final plan set.

**Response: The county standard details have been added to the plan set .**

**Responses to April 7, 2025. We offer the following:**

- Applicant must provide sight distance measurements for traffic making a left into the driveway; it appears that a one-way entrance to the south may be needed to achieve safe sight distance for entering traffic, and separate one-way exit to the north to maximize sight distance for exiting traffic.

**Response: This does not seem pragmatic, forcing cars to turn around farther south, reversing out from a residential driveway, and back out onto Vassar Road to enter the site via a one-way entrance would conceivably be more likely to cause a conflict than single full movement to begin with. This is assuming that drivers do not ignore a no left turn. We meet the TSD requirements for the speed limit for a turning car in any case.**

- Sight distance looking left when exiting is hindered by a large shrub. The applicant's surveyor needs to determine if this is within the public ROW for potential trimming to increase the available sight distance.

**Response: Field inspection with your office had shown evidence the bush has been trimmed previously along the general location of the ROW line to maximize sight distance. The surveyor has provided an overlay that the shrub and signs are not within the ROW.**

Please call or email me if you have any additional concerns.

Very truly yours,



Brian J. Watts

cc: file



## LETTER OF NO JURISDICTION – FRESHWATER WETLANDS

10/06/2025

Brian Watts

3 Van Wyck Ln, Wappingers Falls, NY, 12590, USA

Sent via email to: [bwatts@daystokosaeng.com](mailto:bwatts@daystokosaeng.com)

Re: DEC Freshwater Wetlands Parcel Jurisdictional Determination for Parcel 1346896260-04-565213-0000, Dutchess County.

Dear Brian Watts,

Based on the parcel(s) identified in your request, the New York State Department of Environmental Conservation (DEC) has determined that there are no DEC regulated freshwater wetlands and/or adjacent areas identified on the parcel(s) referenced above. Therefore, in accordance with Article 24 of the Environmental Conservation Law (ECL) and 6 NYCRR Part 663, no freshwater wetlands permit is required. Pursuant to ECL section 24-0703, this letter shall remain valid for a period of five years from the date it is issued (through 10/04/2030).

Please note that this determination pertains only to state-regulated, freshwater wetlands and regulated adjacent areas. DEC also regulates protected streams, tidal wetlands, coastal erosion hazard areas, and other important environmental resources. Work affecting those areas may also require DEC permits. More information on other DEC permit programs is available online at <https://dec.ny.gov/regulatory/permits-licenses/environmental-permits>.

In addition, please note that this letter does not relieve you of the responsibility of obtaining any other necessary permits or approvals from other local, state, or federal agencies.

If you have questions regarding this determination, please email [FWWjurisdiction@dec.ny.gov](mailto:FWWjurisdiction@dec.ny.gov).

# Dutchess County Complete Streets Checklist

**Dutchess County Complete Streets Policy:**  
 Dutchess County shall strive to plan, design, construct, operate, and maintain its streets, bridges, bus system, parks, trails, and buildings to promote safe, comfortable, efficient and convenient travel for people of all ages and abilities and for all types of transportation, including walking, bicycling, riding the bus, and driving, to the greatest extent possible. Over time, these facilities will be integrated into a countywide network that promotes the health, safety, environment, and economic vitality of Dutchess County and makes it a more desirable place to live, work and visit.

This checklist is intended to assist the County in achieving its vision for Complete Streets. It shall be completed for all projects involving County roads and property, as well as public and private projects over which the County Department of Public Works has permitting authority, either by the County's project manager or the project applicant.

**Project Name:** Amended Site Plan for Calito Development Group

**Date:** January 20, 2026

**Location/Limits:** 51 Vassar Road, Poughkeepsie NY 12603

**Tax Parcel Lot #:** 134689-6260-04-565213

**Project Description:** Amended Site Plan, Redevelopment

**Street Classification** (street(s) within the project area, or County access road)

Rural Principal Arterial	<input type="checkbox"/>	Urban Principal Arterial	<input type="checkbox"/>
Rural Minor Arterial	<input type="checkbox"/>	Urban Minor Arterial	<input checked="" type="checkbox"/>
Rural Major Collector	<input type="checkbox"/>	Urban Major Collector	<input type="checkbox"/>
Rural Minor Collector	<input type="checkbox"/>	Urban Minor Collector	<input type="checkbox"/>
Rural Local Road	<input type="checkbox"/>	Urban Local Road	<input type="checkbox"/>

<b>Annual Average Daily Traffic:</b> 12,077 (2021)	<b>Posted Speed Limit:</b> 40
<b>85<sup>th</sup> Percentile Speed:</b> 49.3 (2019, 1.25 mile south)	<b>% Heavy Vehicles</b> (classes F4-F13): 3.97(2019)
<b>5-yr total pedestrian crashes:</b>	<b>5-yr total bicycle crashes:</b>
<b>Pedestrian count</b> (if available): 0 (2024)	<b>Bicycle count</b> (if available): 7 (2024)

**Instructions:** For each box checked, briefly describe how the item is addressed, not addressed, or not applicable and include supporting documentation. If more space is needed for any response, please add an additional page.

Refer to best practice design standards as needed, including from the American Association of State Highway Officials (AASHTO), the Manual on Uniform Traffic Control Devices (MUTCD), the New York State Department of Transportation (NYSDOT), the Institute of Transportation Engineers (ITE), the National Association of City Transportation Officials (NACTO), the Americans with Disabilities Act (ADA), and the US Access Board's Public Right-of-Way Accessibility Guidelines (PROWAG).

EXISTING CONDITIONS				
Item to Be Considered	YES	NO	N/A	Description (Required)
<b>Existing Walking &amp; Bicycling Facilities</b>				
Do <u>walking</u> or <u>bicycling</u> facilities exist within 300 feet of the project area? (see page 3 for examples)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing concrete abandoned landscape channilization islands may serve as walkway but were not purpose built as sidewalks
Is there <u>bicycle parking</u> within 300 feet of the project area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Existing Roadway Facilities</b>				
Are road shoulder widths adequate for walking and bicycling? If not, specify travel lane and road shoulder widths.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Are road shoulder surfaces in good condition for walking and bicycling? If not, please specify.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See above regarding concrete areas
Is on-street parking present on the road?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Existing Transit Facilities</b>				
Is the project area on a transit route? ( <u>Dutchess County Public Transit routes</u> , <u>Metro-North</u> , or other)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Are there bus stops or <u>train stations</u> within a quarter mile of the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dutchess Bus Route G stops 216 and 214 (Afternoon Only)

## EXISTING CONDITIONS

Item to Be Considered	YES	NO	N/A	Description (Required)
<b>Existing Access/ADA</b>				
Do all sidewalks, ramps, signals, and other facilities within the project area meet ADA standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No facilities provided
<b>Existing Walking/Bicycling Issues</b>				
Have local leaders, residents, or organizations been contacted to discuss issues related to walking, bicycling, or transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planning Board Input
<b>Existing Safety Issues</b>				
Has the local law enforcement agency ( <a href="#">County Sheriff's Office</a> and local police) and/or road owner been contacted to discuss any safety issues in the project area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Key Destinations (see also <a href="#">WalkBikeDutchess</a> Chapters 5.1-5.5 for maps of key destinations)</b>				
Are there shopping, employment centers, cultural centers, historic sites, landmarks, <a href="#">recreation areas</a> , or other key destinations that could be connected to the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Neighboring Shopping Plazas
Are there <a href="#">schools, hospitals, senior centers, community centers</a> or centers for persons with disabilities within a half-mile of the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vassar Road Elem.
<b>Planned Facilities</b>				
Is there a planned walking, bicycling, or transit facility within 300 feet of the project area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Centers &amp; Greenspaces</b>				
Is the project within an identified center per the County's <a href="#">Centers &amp; Greenspaces Plan</a> ? If yes, which center?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Red Oaks Mill
<b>Plans &amp; Policies</b>				
Describe relevant recommendations from County & municipal planning or policy documents addressing walking, bicycling, transit, or truck/freight travel in or near the project area and how the project incorporates them, or if not, why not.				
Examples include: DCTC's <a href="#">Metropolitan Transportation Plan</a> ; <a href="#">Walk Bike Dutchess (DCTC's County-wide Pedestrian &amp; Bicycle Plan)</a> ; a municipal Comprehensive Plan, trail plan, sidewalk or pedestrian plan, or bicycle plan. Also see Walk Bike Dutchess <a href="#">Chapter 2</a> for County & local policies and plans, and <a href="#">Chapter 6: County-wide recommendations</a> . DCTC's completed <a href="#">planning studies</a> are also a good reference. <a href="#">Contact the Transportation Council</a> if you need assistance.				

**\*Attach a map of the project area and surrounding context, including existing & planned facilities and destinations.\***

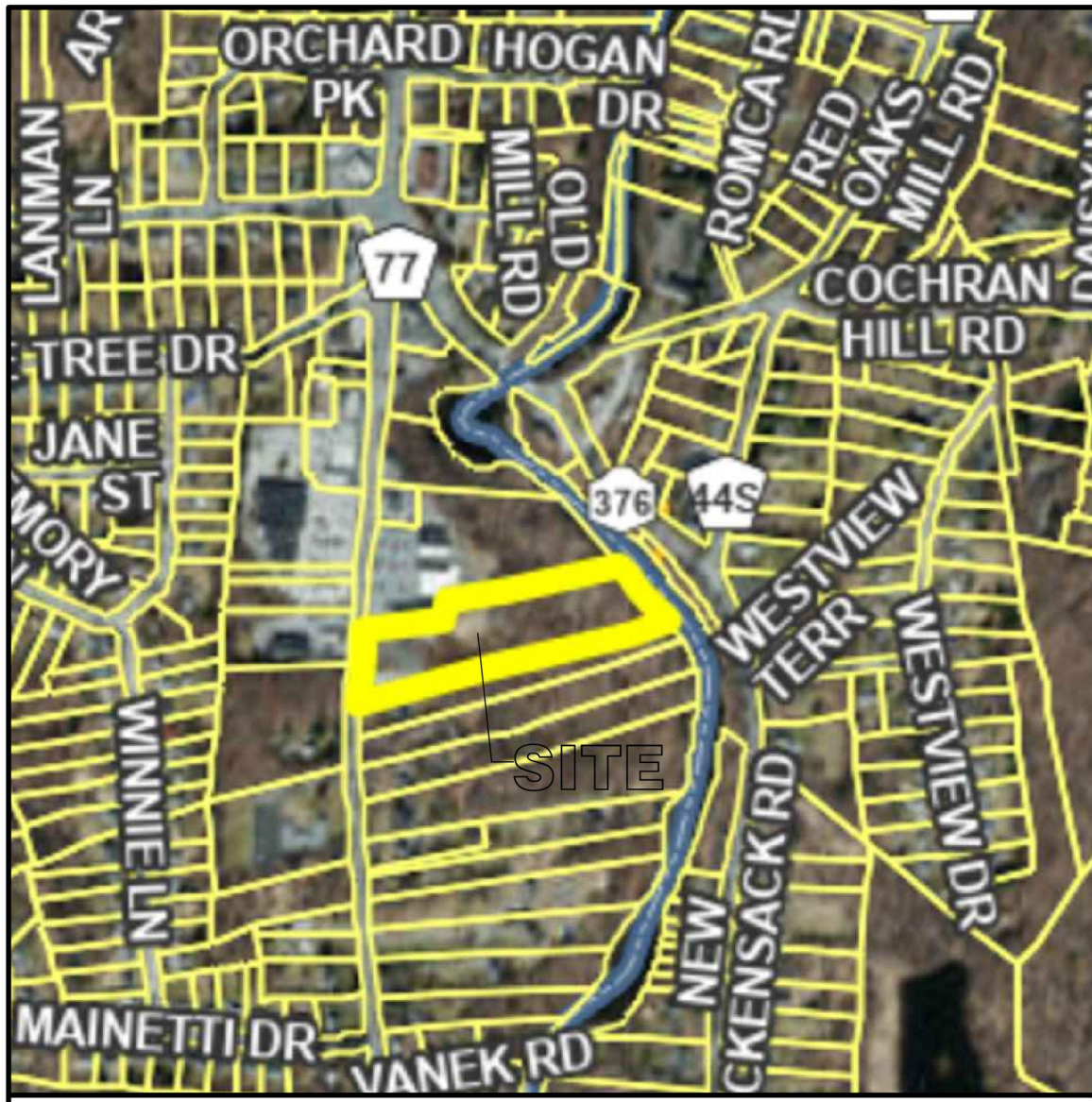
**PROPOSED DESIGN**

**Complete Streets Elements: What is proposed?**

<b>Bicycling Facilities:</b>	
Off-roadway path/trail	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> n/a
On-street bike lane	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> n/a
Shared-lane markings (sharrows)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> n/a
Paved shoulders (4 feet min; 5+ feet preferred)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> n/a
Bike detection at traffic signals	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> n/a
Signals with adequate minimum green time for bicyclists to cross the intersection	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> n/a
Bicycle-safe inlet grates	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> n/a
Bicycle parking (short and long-term)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a
<b>Transit Facilities:</b>	
Transit vehicle access into site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> n/a
Bus pull-offs or curb extensions at stops	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> n/a
Marked bus stops	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> n/a
Bus stop shelters	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> n/a
Has transit agency been contacted to discuss options?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> n/a
<b>Accessible Facilities &amp; Access Management:</b>	
ADA-compliant sidewalk/path	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a
Accessible pedestrian traffic signals (push-buttons with audible tones)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> n/a
Curb ramps with detectable warning surface	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a
ADA-compliant slopes and cross-slopes for driveway ramps, sidewalks, & crossings	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a
Access management: reduce conflict points between pedestrians, bicyclists, and vehicles	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a
<b>Freight &amp; Emergency Vehicles:</b>	
Loading/unloading zones	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a
Emergency vehicle access	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a

<b>Walking Facilities:</b>	
Sidewalks (preferred on both sides of the street) or path	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a
Paved Shoulders (4 feet minimum; 5+ feet preferred)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> n/a
High-visibility crosswalks	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a
Curb extensions to reduce crossing distance	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> n/a
Pedestrian traffic signals with adequate crossing time	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> n/a
Signal timing: protected left turn phases, leading pedestrian interval, no right turn on red, etc.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> n/a
Raised median with refuge islands (especially on roads with 2 or more lanes in each direction)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> n/a
Traffic calming elements, lighting & signage, especially at uncontrolled crossings	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> n/a
<b>Connectivity:</b>	
Connections to bicycling, walking, or transit facilities	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a
Connections to key destinations (see page 2)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a
Connections to neighborhoods	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a
<b>Streetscape Elements:</b>	
Landscaping, street trees, planters, buffer strips, etc.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a
Pedestrian-scale lighting	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> n/a
Public seating or benches	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> n/a
Wayfinding signage for walking, bicycling, & transit	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> n/a
Utilities: relocate poles or wires	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a
<b>Responsible Agencies:</b>	
Construction-period pedestrian/bicycle access:	Property Owner / Contractor
Ongoing facility maintenance:	Property Owner
Law Enforcement:	Town of Poughkepsie PD, DC Sheriff's, NYS Troopers
Road Owner:	Dutchess County





**AREA MAP** SCALE: 1" = 200'

**PARCEL INFORMATION**

TAX MAP No.:	134689-6260-04-565213
AREA OF PARCEL:	4.58 ACRES (199,441 S.F.)
ZONING:	ROMNSC (RED OAKS MILL NEIGHBORHOOD SERVICES CENTER)
PROPOSED USE:	RETAIL (PERMITTED)
SEWER:	PRIVATE
WATER:	COMMUNITY
SCHOOL DISTRICT:	WAPPINGERS CENTRAL SCHOOL DISTRICT
SPECIAL DISTRICT:	CONSOLIDATED LIGHT, TOWNWIDE DRAIN & WATER IMP., ARLINGTON FIRE, & POK LIBRARY

**SURVEY INFORMATION**

PREPARED BY LARRY L. LYNN, L.S. "LARRY L. LYNN, LAND SURVEYOR, P.C." 66 MIDDLEBUSH RD., STE. G107 WAPPINGERS FALLS, NY 12590, (845) 483-2733. PLAN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION ON FEBRUARY 16, 2024. BASED ON A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION ON FEBRUARY 7, 2024.

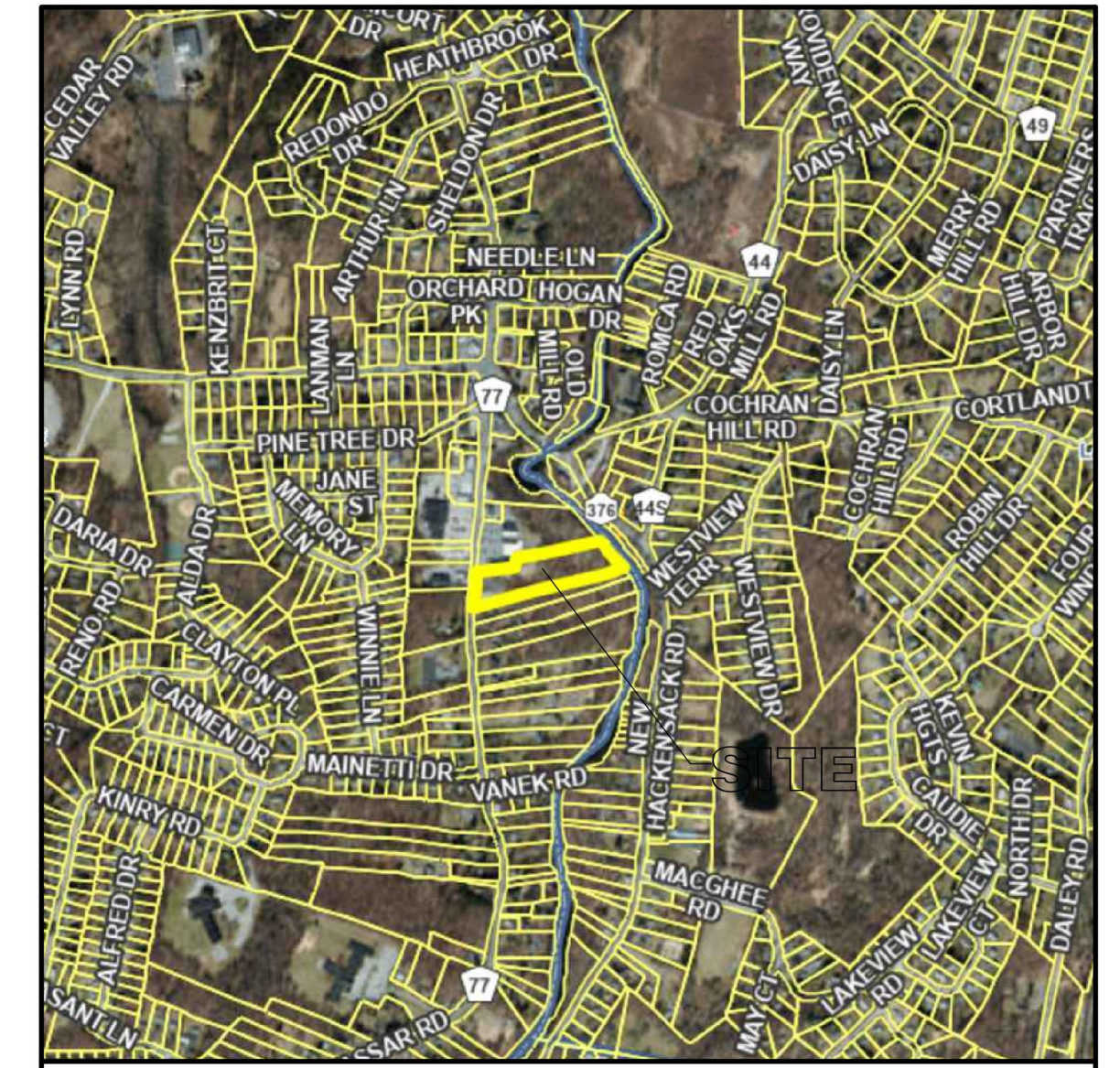
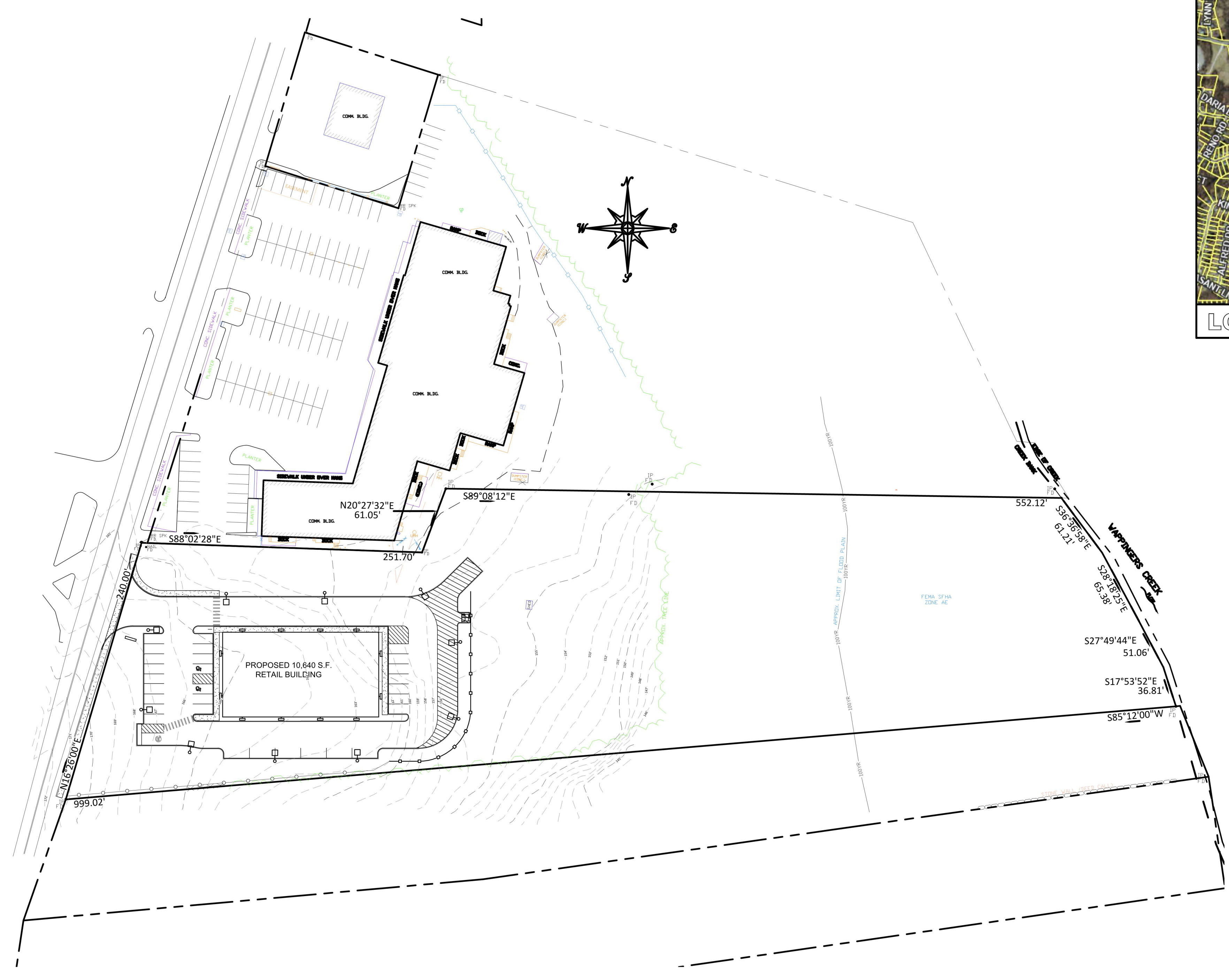
UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. SUBJECT TO THE FINDINGS OF A CURRENT TITLE SEARCH. SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS AND AGREEMENTS OF RECORD. COPYRIGHT © 2024 LARRY L. LYNN, ALL RIGHTS RESERVED.

MAP REFERENCES:

- DEPENDANT UPON A SURVEY COMPLETED FOR VASSAR DEVELOPMENT INC., PREPARED BY GERALD L. LYNN, L.S. ON MARCH 2, 2004.

NOTES:

- METES & BOUNDS AS CORRECTED BY 2004 SURVEY. NORTHERLY LINES AS PER LOT LINE AGREEMENT DATED APRIL 21, 2005, SEE LIBER 22008 P7238.
- HORIZONTAL DATUM IS STATE PLANE NY EAST, NAD83.
- CONTOUR INTERVAL=1', VERTICAL DATUM IS NAVD88



**LOCATION MAP** SCALE: 1" = 400'

**Table of Contents**

Sheet No.	Sheet Title
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CU501 7 of 12	Utility Details
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LL501 10 of 12	LL Details
CE101 11 of 12	E&SC Control
CE501 12 of 12	E&SC Details

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Mark A Day, PE	
JANUARY 26, 2026	
AUGUST 25, 2025	
Revisions	MARCH 24, 2025
Project No.	2024.096
License No.	069646

**DAY STOKOSA**  
ENGINEERING P.C.

3 Van Wyck Lane  
Wappingers Falls, New York  
(845)-223-3202

PROJECT: AMENDED SITE PLAN FOR CALITO DEVELOPMENT GROUP, LLC  
Town of Poughkeepsie Dutchess County, New York

**Cover Sheet**

SCALE	DRAWN BY	DRAWING No.
1" = 60'	BJW	G-001
DATE	CHECKED BY	
10-28-24	MAD	1 of 12

**APWA UNIFORM COLOR CODE FOR MARKING UNDERGROUND UTILITY LINES**

WHITE	PROPOSED EXCAVATION MARKINGS
PINK	TEMPORARY SURVEY
RED	ELECTRICAL POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES
YELLOW	GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS
ORANGE	COMMUNICATION, ALARM OR SIGNAL LINES, CABLES, OR CONDUIT
BLUE	POTABLE WATER
PURPLE	RECLAIMED WATER IRRIGATION AND SLURRY LINES
GREEN	SEWER & DRAIN LINES

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**TOWN OF POUGHKEEPSIE PLANNING BOARD APPROVAL**

THE PLAN OF DEVELOPMENT FOR THE PROPERTY AS DEPICTED HEREON WAS APPROVED BY A MAJORITY OF THE MEMBERS OF THE TOWN OF POUGHKEEPSIE PLANNING BOARD AT A MEETING HELD ON \_\_\_\_\_, AND THE CONDITIONS OF SITE PLAN APPROVAL HAVE BEEN MADE TO ENSURE COMPLETION OF ANY OUTSTANDING OR INCOMPLETE CONDITIONS.

\_\_\_\_\_  
Planning Board Chair

Date \_\_\_\_\_

**OWNERS**

CALITO DEVELOPMENT GROUP, LLC  
59 FIELDS STREET, SUITE 108  
TORRINGTON, CT 06790

**OWNERS**

JL RED OAKS MILL PLAZA LLC  
108 HUDSON POINTE DR.  
POUGHKEEPSIE, NY 12601

**TOWN OF POUGHKEEPSIE PLANNING BOARD OWNER/APPLICANT SIGNATURES**

THE UNDERSIGNED APPLICANT FOR THE PROPERTY AND THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN CERTIFY THAT THEY ARE FAMILIAR WITH THIS MAP AND ITS NOTES AND ITS CONTENTS AS STATED HEREON INCLUDING ALL CONDITIONS OF APPROVAL. THE APPLICANT AND THE OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN TO KEEP THE PREMISES AS PER PLAN APPROVAL BY THE PLANNING BOARD UNTIL A NEW OR REVISED PLAN FOR DEVELOPMENT OR USE OF THE SITE IS APPROVED BY THE PLANNING BOARD. THE APPLICANT AND THE OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN NOT TO OCCUPY THE PREMISES BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE TOWN FOR THE OCCUPANCY APPROVED HEREON.

Owner \_\_\_\_\_ Date \_\_\_\_\_

Owner \_\_\_\_\_ Date \_\_\_\_\_

Applicant \_\_\_\_\_ Date \_\_\_\_\_

**TOWN OF POUGHKEEPSIE DEPARTMENTAL SIGNATURE**  
(REQUIRED BEFORE CHAIRMAN'S SIGNATURE)

Planning Department \_\_\_\_\_ Date \_\_\_\_\_

Building Department \_\_\_\_\_ Date \_\_\_\_\_

Fire Department \_\_\_\_\_ Date \_\_\_\_\_

Water Department \_\_\_\_\_ Date \_\_\_\_\_

Sewer Department \_\_\_\_\_ Date \_\_\_\_\_

Zoning Administrator \_\_\_\_\_ Date \_\_\_\_\_

Engineering Department \_\_\_\_\_ Date \_\_\_\_\_

## Town of Poughkeepsie Planning Board Planning Department Notes

- The location, size, placement, and installation of any highway signage regulating traffic on a town road (i.e. "Stop") or advisory sign (i.e. "Stop Ahead") shall be in accordance with the Federal Highway Administration standards as set forth in the Manual on Uniform Traffic Control Devices (MUTCD), and shall be installed at the direction of the Town of Poughkeepsie Police Department in consultation with the Town of Poughkeepsie Highway Superintendent.
- It is the responsibility of the owner/applicant to submit to the Planning Board proof that the conditions of approval have been completed, and the signature of the Planning Board Chairman shall be withheld pending receipt of a written memorandum from the Planning Department verifying that the conditions of approval have been completed.
- Prior to commencement of any site work the applicant's contractor and consulting engineer shall meet with the Building Department, the Town Engineer, and the Planning Department to discuss the phasing of the site work and the construction work, the placement of erosion control measures, requirements for certification from the applicant's professionals, implementation of required mitigation, approval of field changes, and periodic field inspections by the Building Department, the Town Engineer, and the Planning Department.
- At the completion of construction, and prior to issuance of a temporary or a permanent Certificate of Occupancy for any structure, the applicant shall provide to the Planning Department, the Town Engineer, and the Building Inspector a certification in the form required by the Town, prepared by a New York State Licensed Professional Engineer, a NYS Licensed Land Surveyor and other New York State licensed professionals as the case may be, that all site work has been carried out and completed in compliance with the approved plans for the project. Additionally, the applicant shall provide to the Planning Department, the Town Engineer, and the Building Inspector an "as built" survey of the completed site work including associated storm water management facilities and any easements.
- In the event the applicant seeks a temporary or final Certificate of Occupancy for any building or use prior to the completion of construction of all elements shown on the approved project, the applicant shall propose and obtain Department of Planning and Engineering Department approval of a phased implementation plan. The phased implementation plan shall address buildings, access, utilities, parking, landscaping, lighting, pedestrian amenities, public safety and separation from continuing construction activities and any other elements or issues as deemed appropriate by the Town. The applicant shall provide the previously referenced engineer's certification and "as built" survey upon completion of all construction.

## Town of Poughkeepsie Planning Board Sanitary and Sewer Notes

- Restaurant or food service will require a grease trap and odor control measures to be incorporated using the appropriate NYS DEC 1988 formulae for review and approval by the Town and Dutchess County Department of Health.
- Deflection tests shall be performed on all flexible pipes. The tests shall be conducted after final backfill has been in place at least 5 days. No pipe shall exceed a deflection of 5%. If the deflection test is to be run using a rigid ball or mandrel, it shall have a diameter equal to 95% of the inside diameter of the pipe. The test shall be performed without mechanical pulling devices.
- Sanitary sewers and appurtenances shall be constructed in accordance with the latest standards and specifications of the Town of Poughkeepsie. All sanitary sewer system components shall be installed by or under the supervision of a Town of Poughkeepsie licensed plumber in accordance with the Town Plumbing Code.
- Major earthwork shall be completed prior to installation of any sanitary sewer mains and appurtenances. All connecting sewer lines shall be flushed before tested.
- Maximum allowable infiltration or EXFILTRATION shall not exceed 100 gallons per inch diameter per mile of pipe per day for the sanitary sewer. If an air test is used, the test, as a minimum, shall conform to the procedure described in the ASTM-F-1417 (1992) entitled "Standard Practice for Installation Acceptance of Gravity Sewer Lines Using Low Air Pressure" (Re-approved 1998). Sanitary manholes shall be visually inspected and tested for leakage by EXFILTRATION or vacuum. Vacuum testing of manholes shall comply with the method outlines in the New York State Department of Environmental Conservation Technical Information Pamphlet (TIP) No. 15 (revised).
- Sanitary sewer mains are to be polyvinyl chloride (PVC) and sanitary laterals shall be PVC, SDR-35, unless otherwise noted.
- Final sewer collection system layout is subject to review, revision and approval by the Town of Poughkeepsie Sewer Department.
- All sanitary pipe and/or manholes shall be a minimum of ten (10) horizontal feet from the water main. Sanitary pipe shall have a minimum 18" separation from any water main or water service line. If for some reason this separation cannot be achieved, sanitary sewer pipe in the area shall be SDR-26 pressure rated pipe, and one full length of water main shall be centered under or over the sewer. All sanitary sewer construction shall be to specifications of the Town of Poughkeepsie Sewer Department.
- All sanitary testing shall be performed under the supervision of the project engineer, and, certificates of compliance with the installation specifications, test standards, approved plans or approved amendments shall be provided to the appropriate sewer authority as a condition of approval for operation.
- All sanitary sewer construction shall be subject to inspection by the Town Sewer Superintendent prior to backfilling. Pipe bedding and pipe zone material shall be composed of crushed stone or gravel, free of soft nondurable particles with the following gradation requirements:

Sieve Designation	% Passing
3/4"	100
No. 40	0-70
No. 200	0-10

All trench backfill material shall be approved by the Superintendent of Sewers and must meet the following gradation requirement:

Sieve Designation	% Passing
2 inch	100
1/2 inch	30-65
No. 40	5-40
No. 200	0-15

Bedding and backfill material shall be stockpiled in amounts necessary for reasonable backfilling requirements. A Sieve Analysis of bedding or backfill may be required at the request of the Town of Poughkeepsie.

- All new sanitary sewer manhole covers shall be nominal 26" diameter cast iron and shall read "Sanitary Sewer". Frames shall be 8-inches in height and the frame and cover shall be Syracuse Castings No. 1009 or an approved equal.
- Indicator tape shall be placed 12" below finished grade directly above all sanitary lines.
- Location of sewer lateral clean outs are to be placed as shown on the approved site plan and not to exceed every 75' measured from the sewer main connection or as determined by the Town of Poughkeepsie Superintendent of Sewers where locations are not specifically shown.
- External drop manholes shall be used for sewers entering at an elevation of 24 inches or higher at the inlet of a sewer manhole.
- Three as-built drawings which include verification of the sewer infrastructure including rims and inverts will be provided to the planning department for dissemination to the engineering and sewer departments prior to any easement dedication to the town.

## Town of Poughkeepsie Planning Board Water Department Notes

- All water mains shall be cement lined ductile iron pipe, class 52 push-on joint, unless otherwise specified by or approved by the Town of Poughkeepsie Water Department. Joining shall employ "Megalug" connections, field lock gasket, or as alternatively specified by the Town of Poughkeepsie Water Department. All water piping construction shall be to the specifications of the Town of Poughkeepsie Water Department. Wet tap of public water system shall be approved and supervised by the Town of Poughkeepsie Water Department. Tapping 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 pipe of equal or greater rating 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 water mains 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 or 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 approved 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 pressure leakage tested in accordance with the minimum requirements of the AWWA standard C600 (latest revision) or in accordance with more stringent requirements imposed by the supplier of water. Test to first valve within building. Page 2 December 28, 2009
- 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 contact time must be swabdisinfected 30 minutes prior to installation.
- The sampling point(s) must be decontaminated by flaming.
- Fire hydrants are not acceptable sampling points.
- Fire hydrant 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 as approved by the Town of Poughkeepsie.
- 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 Town of Poughkeepsie Water Department prior to installation. Water meter shall be equipped with (radio type) transceiver as approved by the Town of Poughkeepsie 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 Town of Poughkeepsie Water Department.
- All water mains and related appurtenances shall be constructed to the latest standards and specifications of the Town of Poughkeepsie.
- The water main shall not be placed into service until so authorized by the Town of Poughkeepsie.
- All water service construction shall be subject to inspection by the Town Water Department prior to backfilling. Bedding and pipe zone material shall be composed of either washed stone, crushed stone, light gravel or coarse sand having a gradation limit of 3/4" minus. An acceptable material shall meet the following requirement:

Sieve Designation	% Passing
3/2"	100
No. 40	0-70
No. 200	0-10

Trench backfill shall be well-graded soil and gravel material. All particles shall have a gradation of 2" or less. An acceptable material shall meet the following requirement:

Sieve Designation	% Passing
2 Inch	100
1/4 Inch	30-65
No. 40	5-40
No. 200	0-15

Bedding and backfill material shall be stockpiled in amounts necessary for reasonable backfilling requirements. A sieve analysis of bedding or backfill may be required at the request of the Town of Poughkeepsie. Page 3 December 28, 2009

- 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 town water connection point to the proposed buildings interior connection point.
- Indicator tape shall be placed 12" below finished grade directly above all waterlines.
- All copper water service piping installation, backfill and testing shall be reviewed, and approved by the Town of Poughkeepsie Water Maintenance Supervisor or his designee. Bedding, pipe zone, and backfill material must be sand only.
- The pipe supports for the meter pit shall be made of galvanized steel and shall be adjustable. The supports are to be placed only beneath spool pieces and not under critical equipment, meters, etc.
- Three as-built drawings which include verification of the sewer infrastructure including rims and inverts will be provided to the planning department for dissemination to the engineering and sewer departments prior to any easement dedication to the Town.

## Town of Poughkeepsie Planning Board Standard Fire Department Notes

- Fire hydrants are to be installed, flow tested and approved by both town water department and appropriate FD prior to any combustibles being brought onto the construction site. Hydrant locations to be approved by FD. All hydrants to have snow flags and NFPA color banding showing demonstrated flow capabilities. Flow data for new and existing water mains to be provided to town fire inspector and FD.
- All street names and building numbering as required by Dutchess County law. Street signs to be installed prior to any building construction. Approved street names to be shown on final (signed) site plan.
- The name of the fire district in which the project is located shall be prominently displayed on the map. For properties bisected by or adjacent to a fire district boundary, the location of the boundary shall be depicted on the plan with the proper names of the fire districts shown along the boundary line.
- All fire protection systems and notification devices to be designed, installed, tested and maintained according to NYS Code and/or the appropriate NFPA standard.
- Fire sprinkler and/or standpipe systems, FDC design, and fire detection system designs are to be reviewed in advance and signed off by the appropriate FD. FDC locations to be shown on site plan and approved by FD. FDC signage design, wording and installation location as approved by FD.
- An emergency apparatus/truck movement plan shall be depicted on the proposed plan, using apparatus specifications provided by the FD.
- On any building with an alarm system, other than a single family residence, a key box shall be obtained through the appropriate FD and installed at a location approved by the FD. Master keys, elevator keys, and/or magnetic swipe cards for all doors shall be provided. 2 or more complete sets of keys, or as approved by the FD, shall be provided for installation in the box. The key box shall be of sufficient size to accommodate all of the required keys. Knox padlocks, or an approved alternative shall be provided for FD access when construction gates are in place
- On any building with a fire alarm system, other than a single family residence, an exterior strobe light, connected to the fire alarm system shall be installed at a location approved by the FD. A mechanical water gong, or 110v. electronic water flow bell to be installed on all sprinkler systems, independent of the fire alarm system. Location of bell to be near FDC, or as otherwise approved by FD.
- Zone maps to be installed adjacent to all fire alarm system annunciator panels. Proposed display messages for annunciator panels to be approved in advance by the appropriate FD.
- 1 or more sets of fire alarm system design drawings to be maintained and kept at the alarm panel. Drawings to show all alarm system devices, plus any roof-top units.
- A representative of the fire district shall be present at any pre-construction meetings, and the fire district shall be provided no less than 48 hours notice of any periodic meetings and inspections, including any testing of fire safety devices and hydrants.
- Any special requirement and field changes agreed to by the fire district that are above the NYS building related codes or local town code, shall appear on the final signed plan map, and be appropriately highlighted.
- All apparatus access roads and/or fire lanes to be either blacktop, concrete, or as approved by the appropriate FD.
- All elevators to be of sufficient size and capacity to accommodate a recumbent patient on an ambulance stretcher, attended by an EMS crew
- Light weight truss construction signage, as described in NYS code, to be installed for all building types, except for single family residences

### FLOODPLAIN DEVELOPMENT NOTES:

Upon placement of the lowest floor or floodproofing by whatever means, it shall be the duty of the permit holder to submit to the local administrator a certificate of the elevation of the lowest floor or floodproofed elevation in relation to mean sea level. The elevation certificate shall be prepared by or under the direct supervision of a licensed land surveyor or professional engineer and certified by the same. When floodproofing is utilized for a particular building, the floodproofing certificate shall be prepared by or under the direct supervision of a licensed professional engineer or architect and certified by the same. Any further work undertaken prior to submission and approval of the certification shall be at the permit holder's risk. The local administrator shall review all data submitted. Deficiencies detected shall be cause to issue a stop-work order for the project unless immediately corrected.

## GENERAL SITE NOTES

- THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD VERIFY EXISTING SITE CONDITIONS; CORRELATE CONDITIONS WITH THE DRAWINGS; AND, RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS HE/SHE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFI'S SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISIONS OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
- THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
- DRAWINGS ARE NOT TO BE SCALED: USE DIMENSIONS ONLY.
- BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. BUILDING DIMENSION TO BE TAKEN FROM ARCHITECTURAL PLANS. THE ENGINEERING SHALL BE NOTIFIED OF ANY DEVIATION FROM THE CONDITIONS SHOWN ON THE PLANS.
- CONTRACTOR SHALL VERIFY WITH LOCATE UTILITY COMPANY THE LOCATION OF ANY UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATIONS.
- ALL MATERIAL AND WORKMANSHIP IS TO BE GUARANTEED BY THE CONTRACTOR TO BE FREE OF DEFECTS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO CORRECT, WITHOUT CHARGE SUCH CONDITIONS AS MAY OCCUR DURING THE GUARANTEE PERIOD.
- ALL MATERIALS, ASSEMBLIES, CONSTRUCTION AND EQUIPMENT SHOWN HERE ON SHALL BE IN ACCORDANCE WITH
  - BUILDING CODE OF NEW YORK STATE AND SHALL CONFORM TO GENERALLY ACCEPTED STANDARDS.
  - CURRENT PREVAILING MUNICIPAL, COUNTY AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS AND REQUIREMENTS.
  - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
  - CURRENT MANUFACTURER SPECIFICATION, STANDARDS AND REQUIREMENTS.
- ALL CHANGES AND/OR SUBSTITUTIONS ARE TO BE APPROVED IN WRITING BEFORE BEING INCORPORATED INTO THE WORK.
- CONTRACTOR IS TO REMOVE ALL RUBBISH FROM THE SITE RESULTING FROM HIS WORK DURING THE PROGRESS OF CONSTRUCTION AND SHALL LEAVE THE PREMISES IN A CONDITION SATISFACTORY TO THE OWNER PRIOR TO THE FINAL PAYMENT.

### INDIANA BAT NOTE:

IN ORDER TO PROTECT THE FEDERALLY LISTED ENDANGERED INDIANA BAT (MYOTIS SODALIS) THE CLEARING OF TREES SHALL OCCUR BETWEEN OCTOBER 1ST AND MARCH 31ST. ORANGE CONSTRUCTION FENCING OR FLAGGING SHALL BE USED TO SEPARATE AREAS TO BE GRADED FROM AREAS TO BE LEFT UNDISTURBED. ARTIFICIAL DYES, COLORING, INSECTICIDE, OR ALGAECIDE SHALL NOT BE USED ON THE GROUND FOR LONG TERM MAINTENANCE OF THE SITE

### SNOW REMOVAL NOTE:

IN THE EVENT OF A SIGNIFICANT SNOW FALL EVENT, EXCESS SNOW SHALL BE TRUCKED OFFSITE IN A TIMELY FASHION.

### ONSITE STORAGE NOTE:


THERE SHALL BE NO DISPLAY OR STORAGE OF MATERIALS OR MERCHANDISE ON THE SIDEWALK AROUND THE BUILDING OR ELSEWHERE ONSITE UNLESS SPECIFICALLY DOCUMENTED AND APPROVED BY THE PLANNING BOARD ON AN APPROVED SITE PLAN OR AN APPROVED AMENDMENT THEREOF.

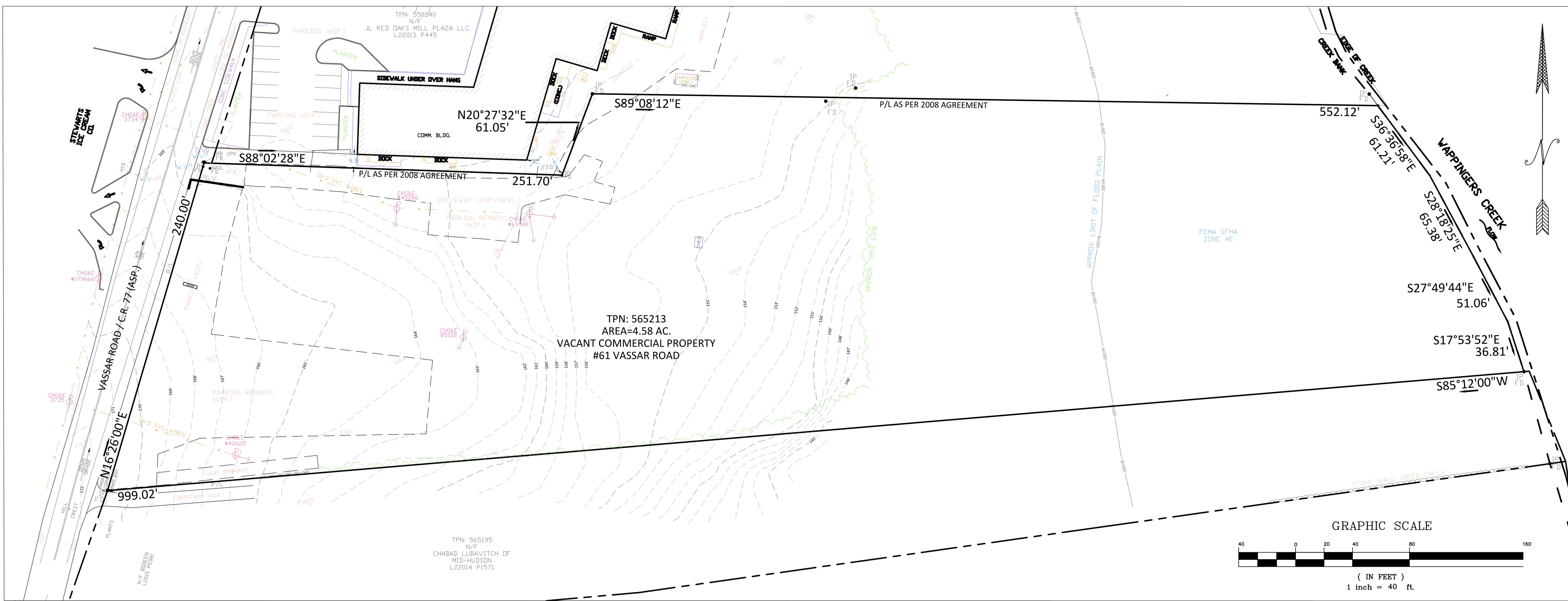
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IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Mark A Day, PE	
	
JANUARY 26, 2026 AUGUST 25, 2025 Revisions MARCH 24, 2025	
Project No.	2024.096 License No. 069646
<b>DAY   STOKOSA</b> ENGINEERING P.C.	
3 Van Wyck Lane Wappingers Falls, New York (845)-223-3202	
PROJECT AMENDED SITE PLAN FOR CALITO DEVELOPMENT GROUP, LLC Town of Poughkeepsie Dutchess County, New York	
<h1>Note Sheet</h1>	
SCALE	DRAWN BY BJW
DATE 10-28-24	CHECKED BY MAD
<h2>G-002</h2> 2 of 12	

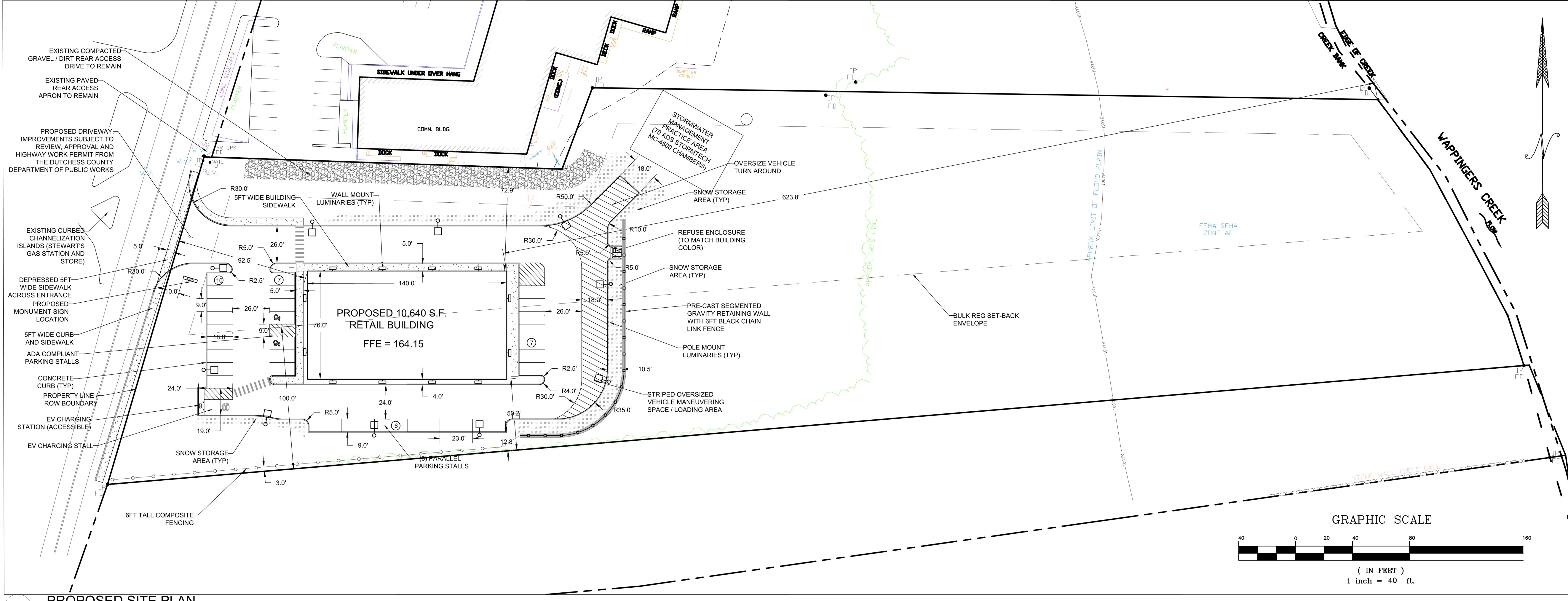
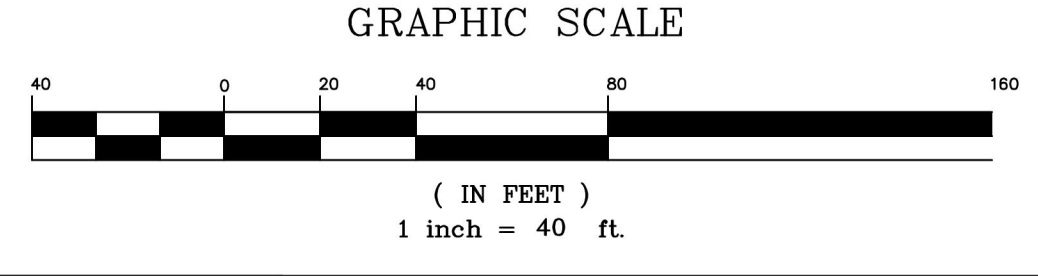


1 EXISTING CONDITIONS  
1" = 40'

ZONING & BULK REGULATIONS			
BULK REGULATION	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA SQ. FT.:	20,000	4.58 ACRES	4.58 ACRES
MINIMUM REQUIRED LOT FRONTAGE:	N/A	240'	240'
MINIMUM LOT WIDTH	N/A	N/A	N/A
FRONT YARD SETBACK:	25'	N/A	92.9'
SIDE YARD SETBACK:	25'	N/A	50.2'
REAR YARD SETBACK:	35'	N/A	623.8'
MAXIMUM LOT COVERAGE:	30%	N/A	21.0%
MAXIMUM IMPERVIOUS:	80%	N/A	21.0%
MAXIMUM HEIGHT:	30' OR 1 STORY	N/A	26'-0"
PARKING REQUIREMENTS:	4 SP/2000 S.F.	N/A	30 SPACES
SETBACK FROM RESIDENTIAL LOT LINE	100'	5.3 X 4 = 21.28	50.7

- REQUESTED PLANNING BOARD WAIVERS:
- \$210-29(F)(5): FOR THE REDEVELOPMENT OF A PARCEL, A LANDSCAPED BUFFER AREA OF NOT LESS THAN 15 FEET IN DEPTH SHALL BE PROVIDED ALONG THE SIDE YARD AND REAR YARD OF ANY LOT. IN ADDITION, A LANDSCAPED BUFFER AREA OF NOT LESS THAN 10 FEET IN DEPTH SHALL BE PROVIDED ALONG THE FRONT YARD OF ANY LOT.  
*THE REDEVELOPMENT PROJECT IS LANDSCAPED TO PROVIDE A BUFFER TO THE EXTENT PRACTICAL WHEREAS NONE EXISTED.*
  - \$210-152(A)(2)(b)(3): IF THE PROPERTY PROPOSED FOR DEVELOPMENT IS LOCATED IN A CENTER, A HAMLET, A BUSINESS, OR A COMMERCIAL DISTRICT, AND IS GREATER THAN TWO ACRES IN SIZE, AND ADJOINS PROPERTY LOCATED IN A RESIDENTIAL DISTRICT, ALL SITE IMPROVEMENTS SHALL BE SET BACK NOT LESS THAN 100 FEET FROM THE ADJACENT RESIDENTIAL LOT LINE.  
*THE PARCEL WIDTH DOES NOT READILY ALLOW FOR DEVELOPMENT. IMPROVEMENTS ARE SET BACK AS FAR AS PRACTICAL.*
  - \$210-152(A)(2)(c): THE SETBACKS ARE INTENDED TO PROVIDE A VISUAL AND NOISE BUFFER BETWEEN RESIDENTIAL AND NONRESIDENTIAL USES AND SHALL LANDSCAPED TO A DEPTH OF NOT LESS THAN 25 FEET IN A LOCATION AS APPROVED BY THE PLANNING BOARD. THE SETBACK SHALL BE PLANTED WITH A MIXTURE OF EVERGREEN AND DECIDUOUS PLANTINGS, OR FENCING, AT A HEIGHT SO AS TO PROVIDE, AS MUCH AS PRACTICABLE, A VISUAL SCREEN OF THE NONRESIDENTIAL IMPROVEMENTS FROM RESIDENTIAL USES. THE SPECIES TYPE, LOCATION AND PLANTED HEIGHT OF SUCH LANDSCAPING SHALL BE SUBJECT TO THE APPROVAL OF THE PLANNING BOARD. THE SETBACK AREA SHALL BE PERMANENTLY PRESERVED BY RECORDED DEED INSTRUMENT IN A FORM APPROVED BY THE TOWN ATTORNEY, AND WHICH SHALL PROVIDE FOR TOWN ENFORCEMENT OF SAID RESTRICTION.  
*THE REDEVELOPMENT PROJECT IS LANDSCAPED TO PROVIDE A BUFFER TO THE EXTENT PRACTICAL WHEREAS NONE EXISTED.*


- SITE NOTES:
- THE PROPOSED USE OF THE SITE IS SOLELY RETAIL.
  - ALL DELIVERY TRUCK ENGINES WILL NOT OPERATE DURING LOADING AND UNLOADING.
  - ANY AND ALL WORK WITHIN THE ROW, DEPICTED OR OTHERWISE REQUIRED, IS SUBJECT TO REQUIREMENTS OF A HIGHWAY WORK PERMIT FROM THE DC DPW.
  - IN THE EVENT OF A SIGNIFICANT SNOW EVENT EXCESS SNOW WILL BE TRUCKED OFF-SITE IN A TIMELY FASHION.
  - THERE SHALL BE NO DISPLAY OR STORAGE OF MATERIALS ON THE SIDEWALK AROUND THE BUILDING.

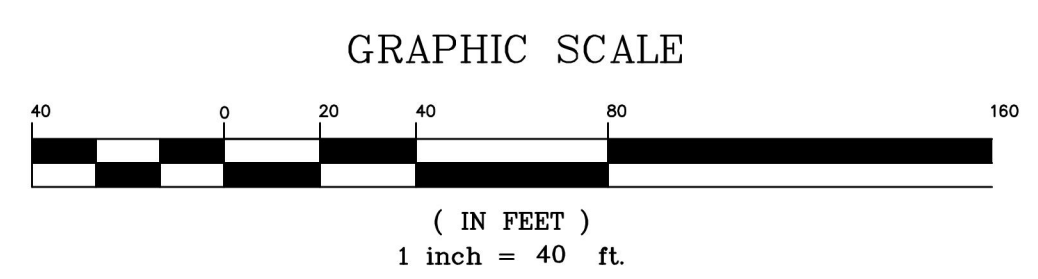


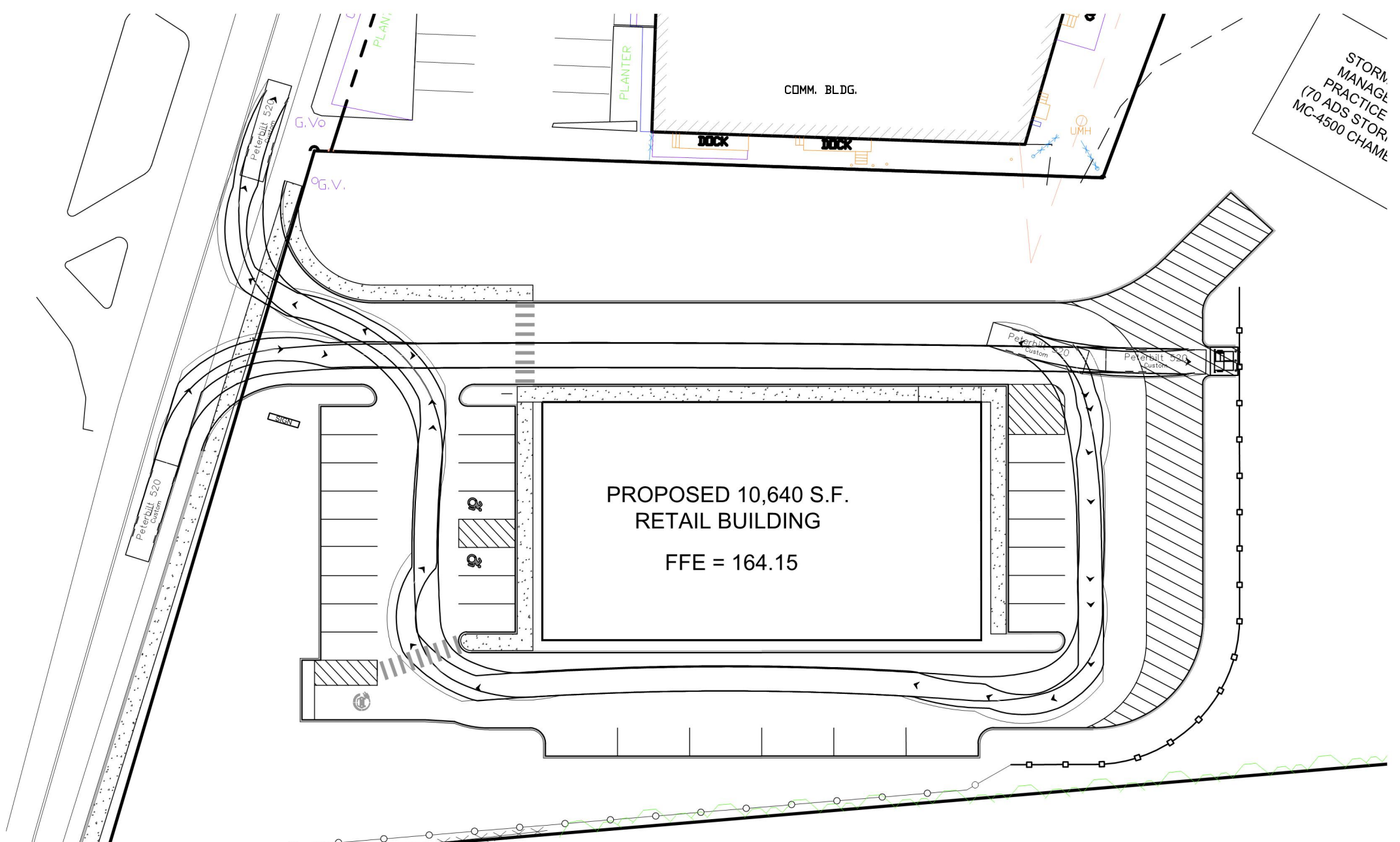
2 PROPOSED SITE PLAN  
1" = 40'

PARKING CALCULATIONS	
ALL CENTER AND HAMLET DISTRICTS: 4 SPACES FOR EACH 2,000 SQUARE FEET OF BUILDING AREA FOR A NONRESIDENTIAL USE.	
AREA OF PROPOSED RETAIL = 10,640 S.F./2,000 S.F. = 5.32 X 4 SPACES = 21.28 SPACES	
STANDARD SPACES PROVIDED = 27 SPACES	
ADA SPACES PROVIDED =	02 SPACES
EV CHARGING SPACES =	01 SPACES
TOTAL SPACES PROVIDED =	30 SPACES

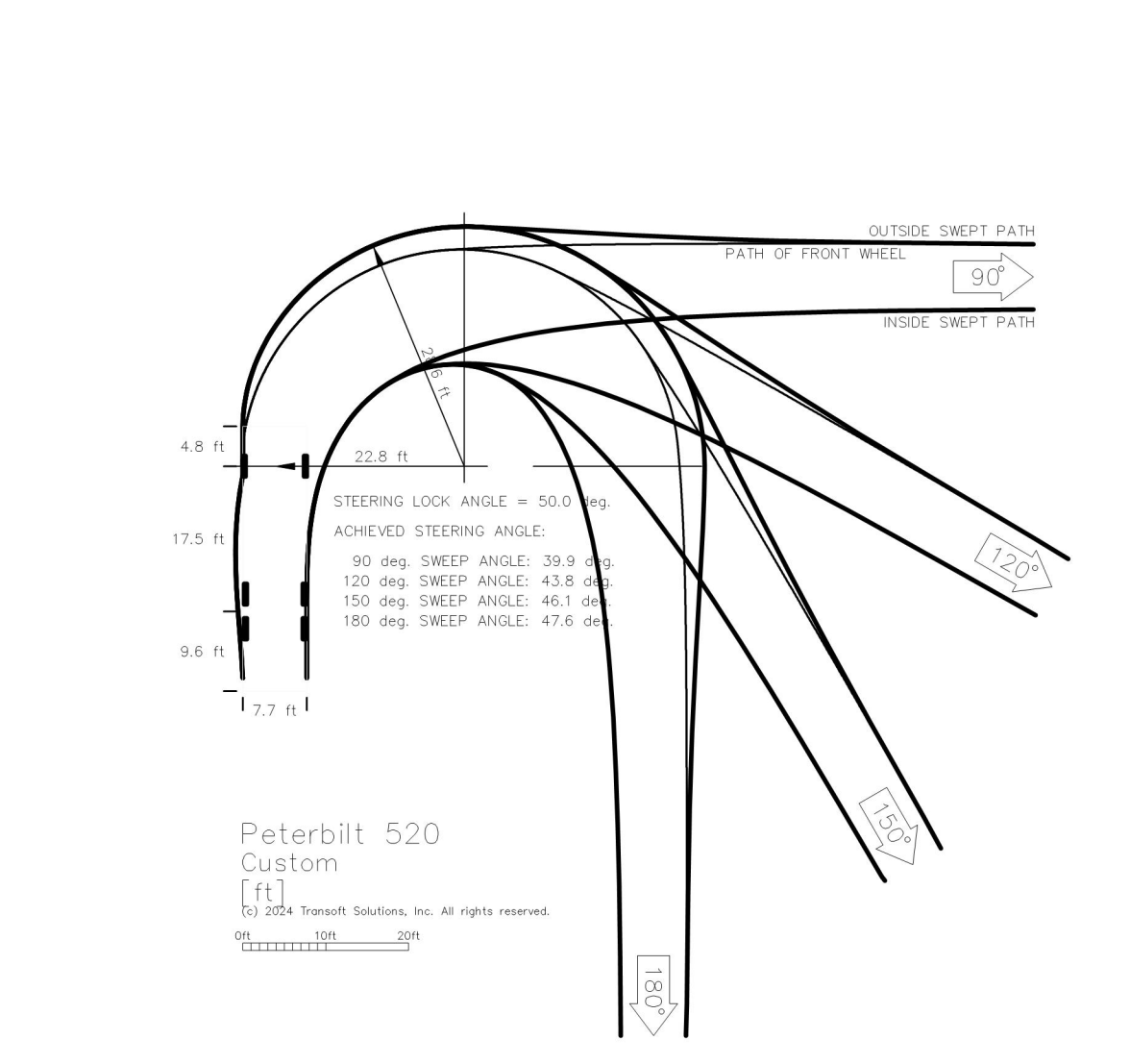
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3 Van Wyck Lane Wappingers Falls, New York (845)-223-3202	
PROJECT <b>AMENDED SITE PLAN FOR CALITO DEVELOPMENT GROUP, LLC</b>	
Town of Poughkeepsie Dutchess County, New York	
<b>Site Plan</b>	
SCALE	1" = 40'
DRAWN BY	BJW
CHECKED BY	MAD
DATE	10-28-24
<b>CS101</b> 3 of 12	

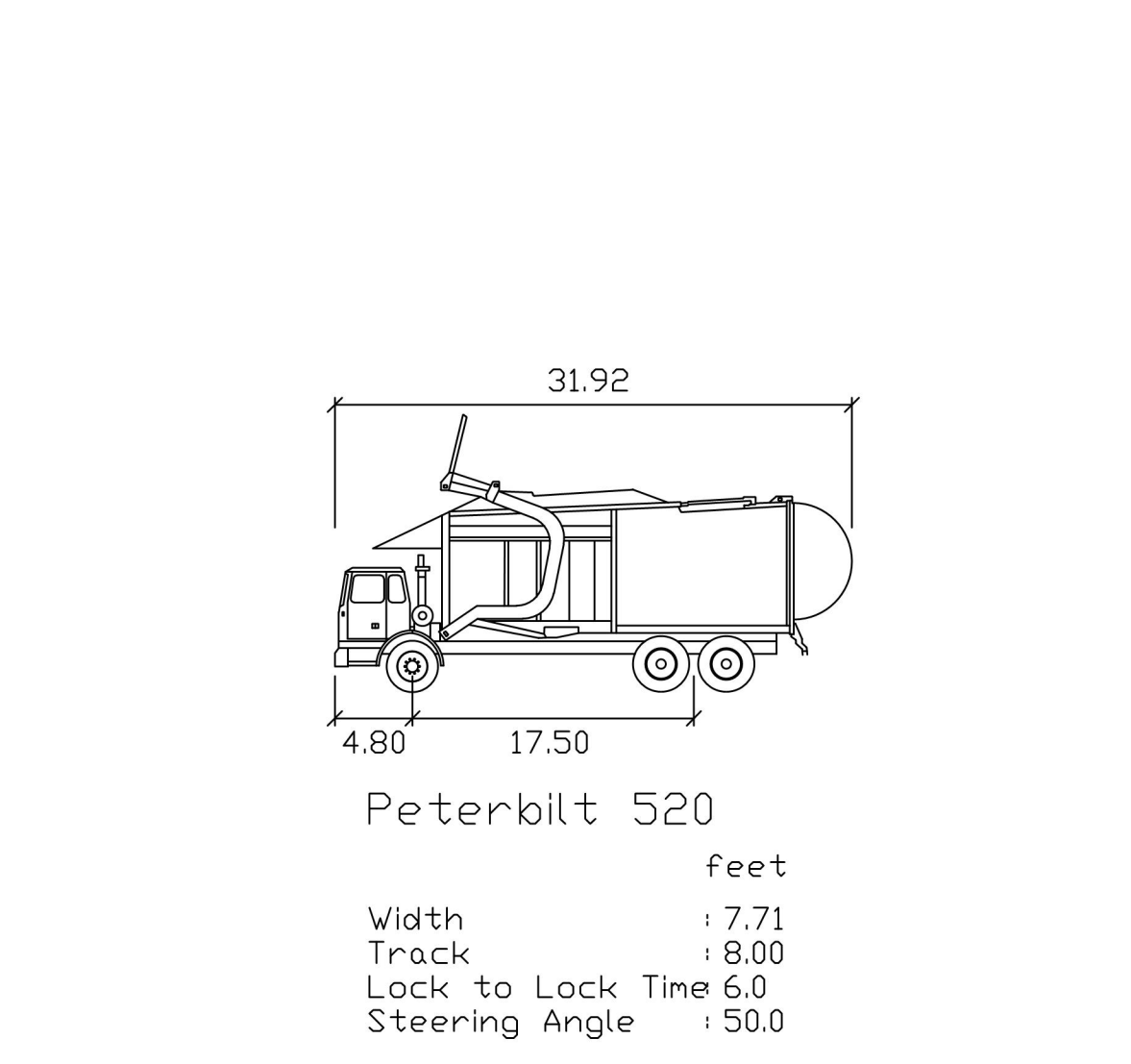




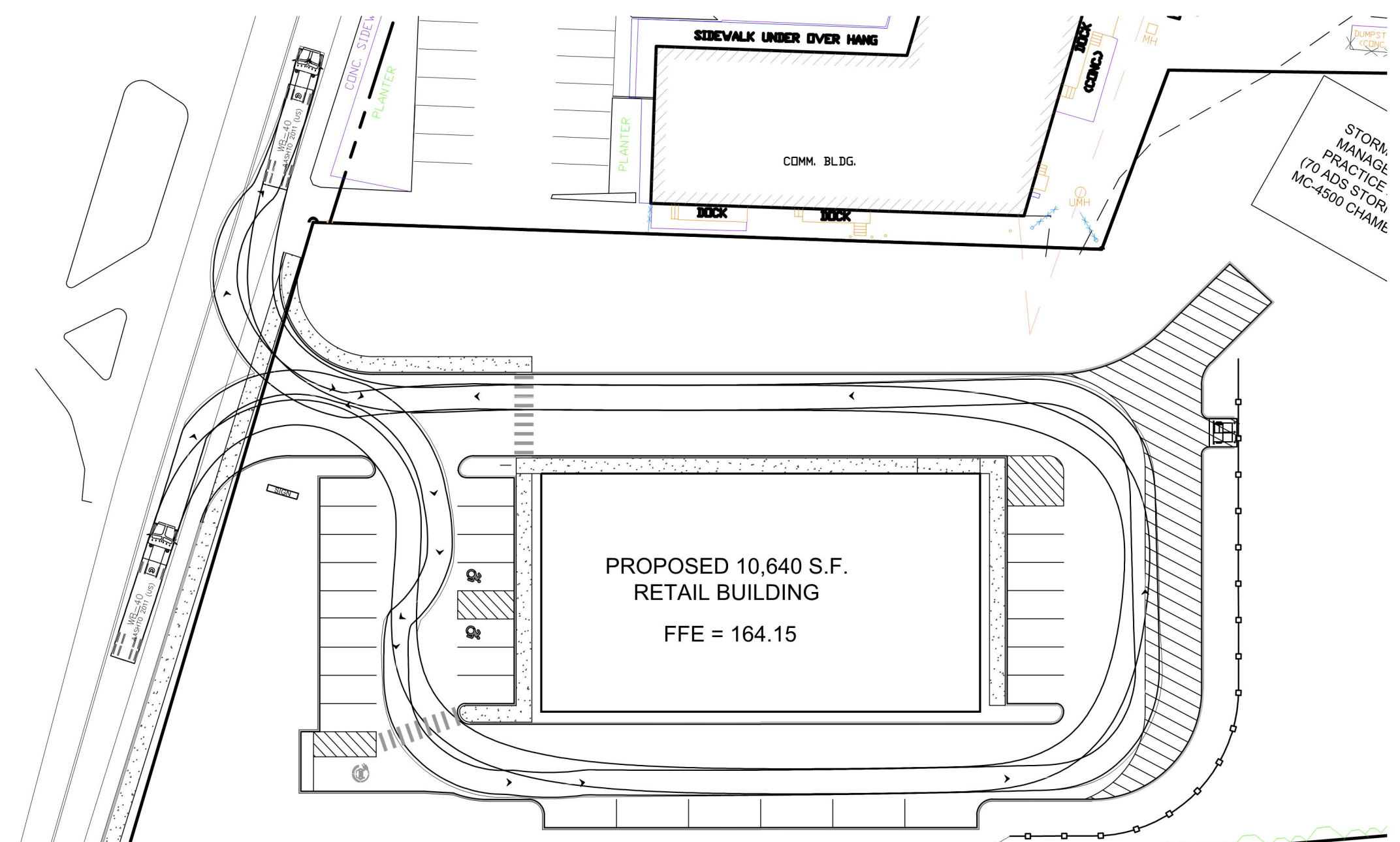
1 REFUSE TRUCK MOVEMENT  
1" = 40'



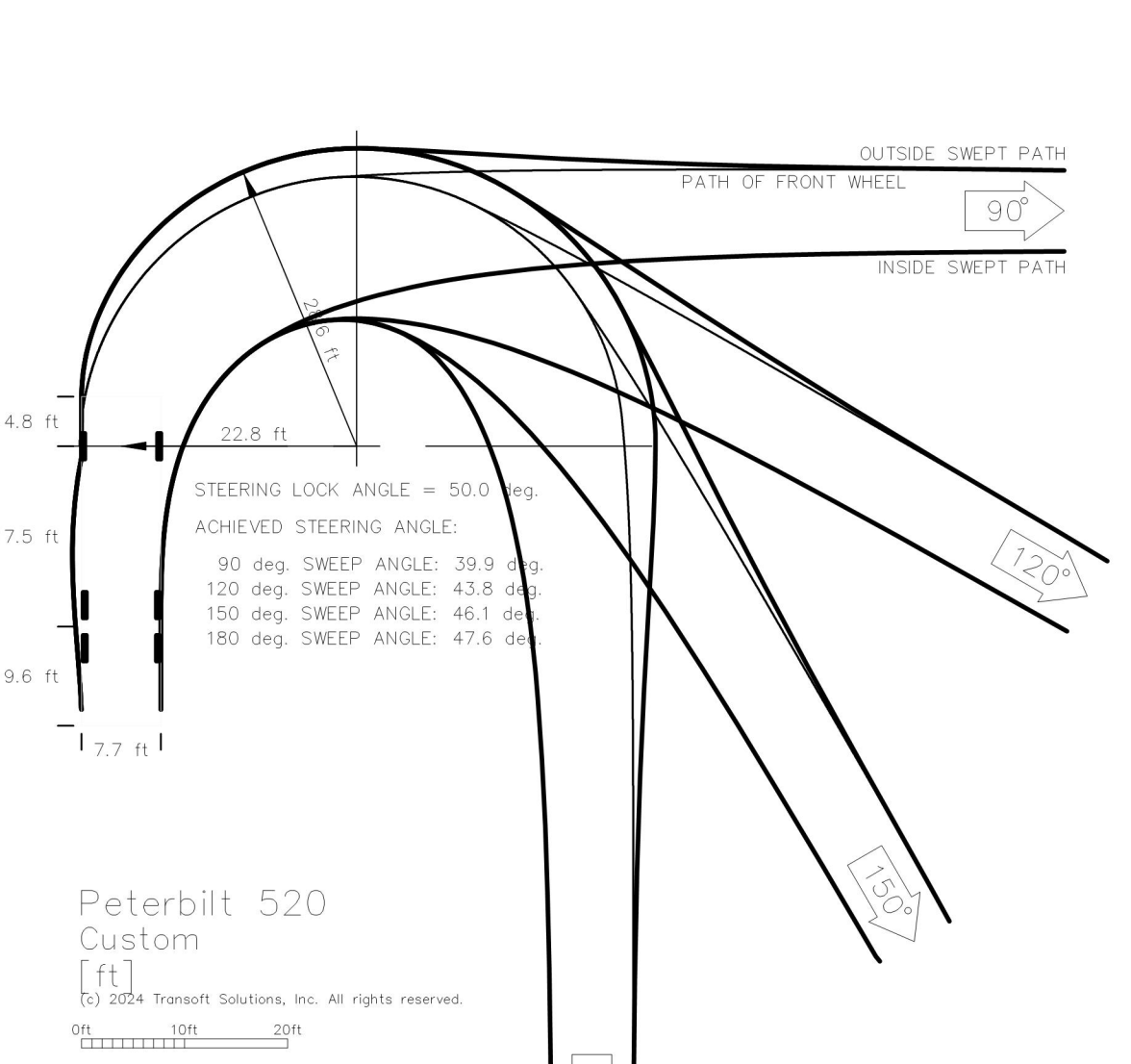
2 REFUSE TRUCK TEMPLATE  
N.T.S.



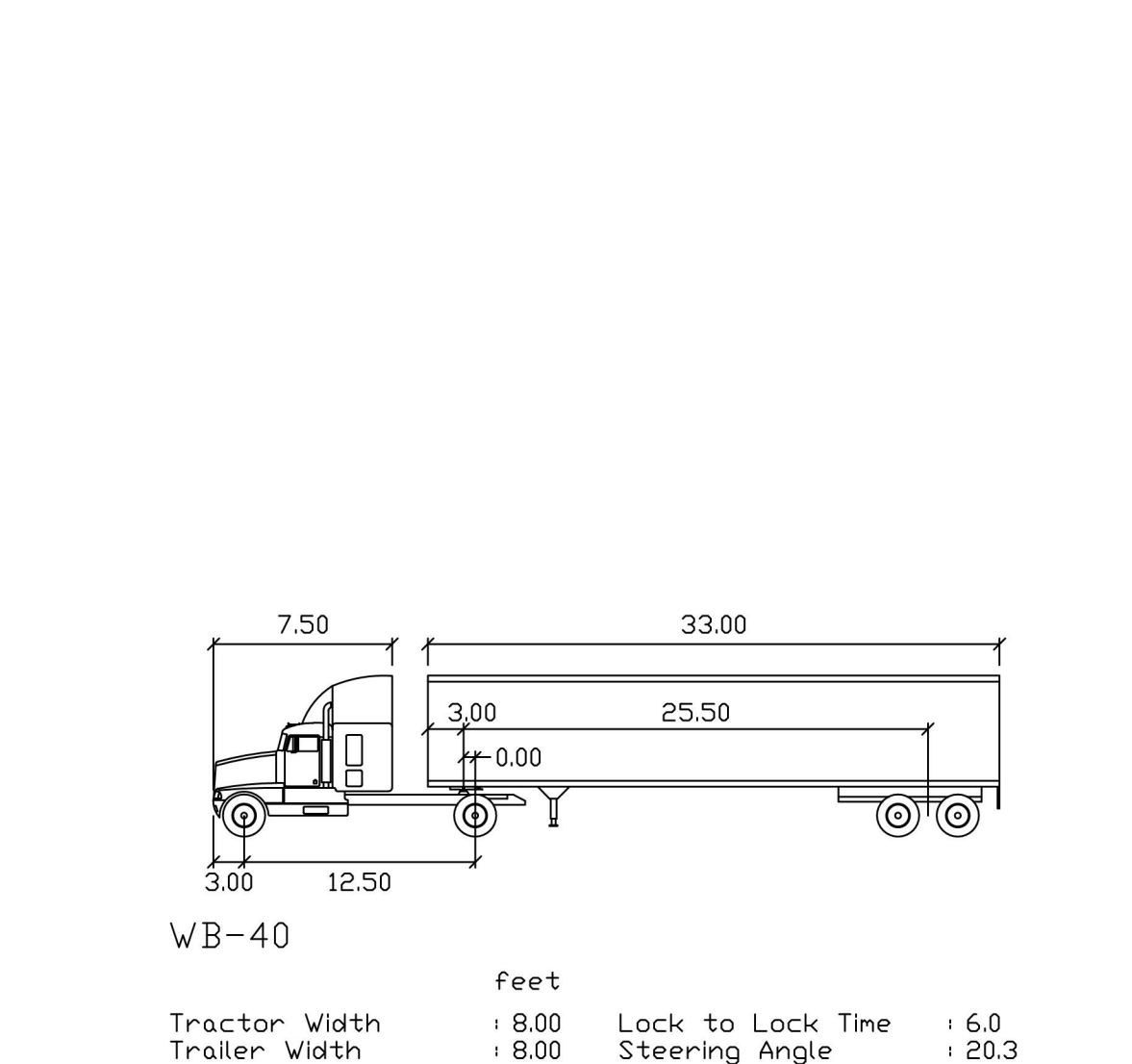
3 REFUSE TRUCK PROFILE  
N.T.S.



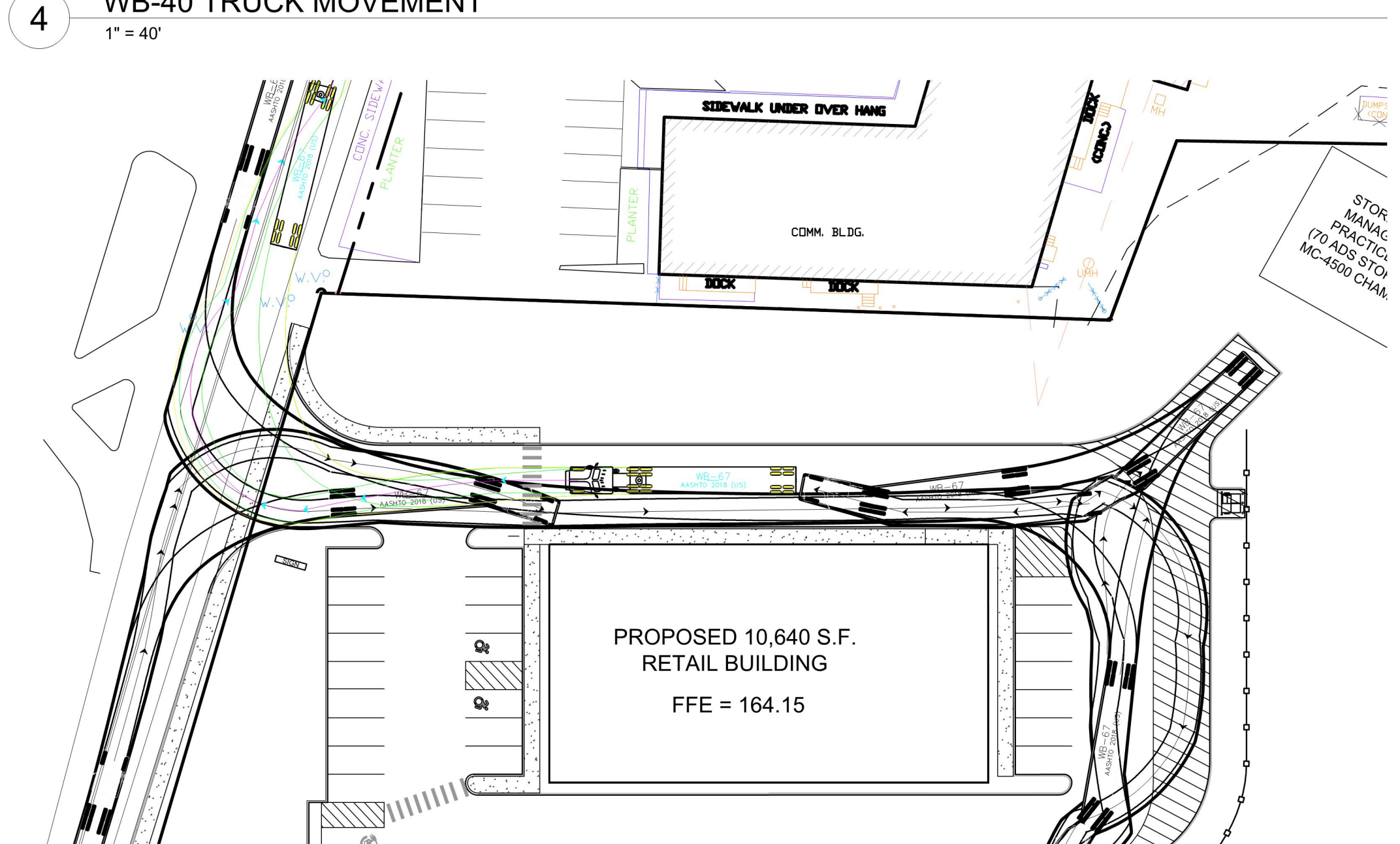
4 WB-40 TRUCK MOVEMENT  
1" = 40'



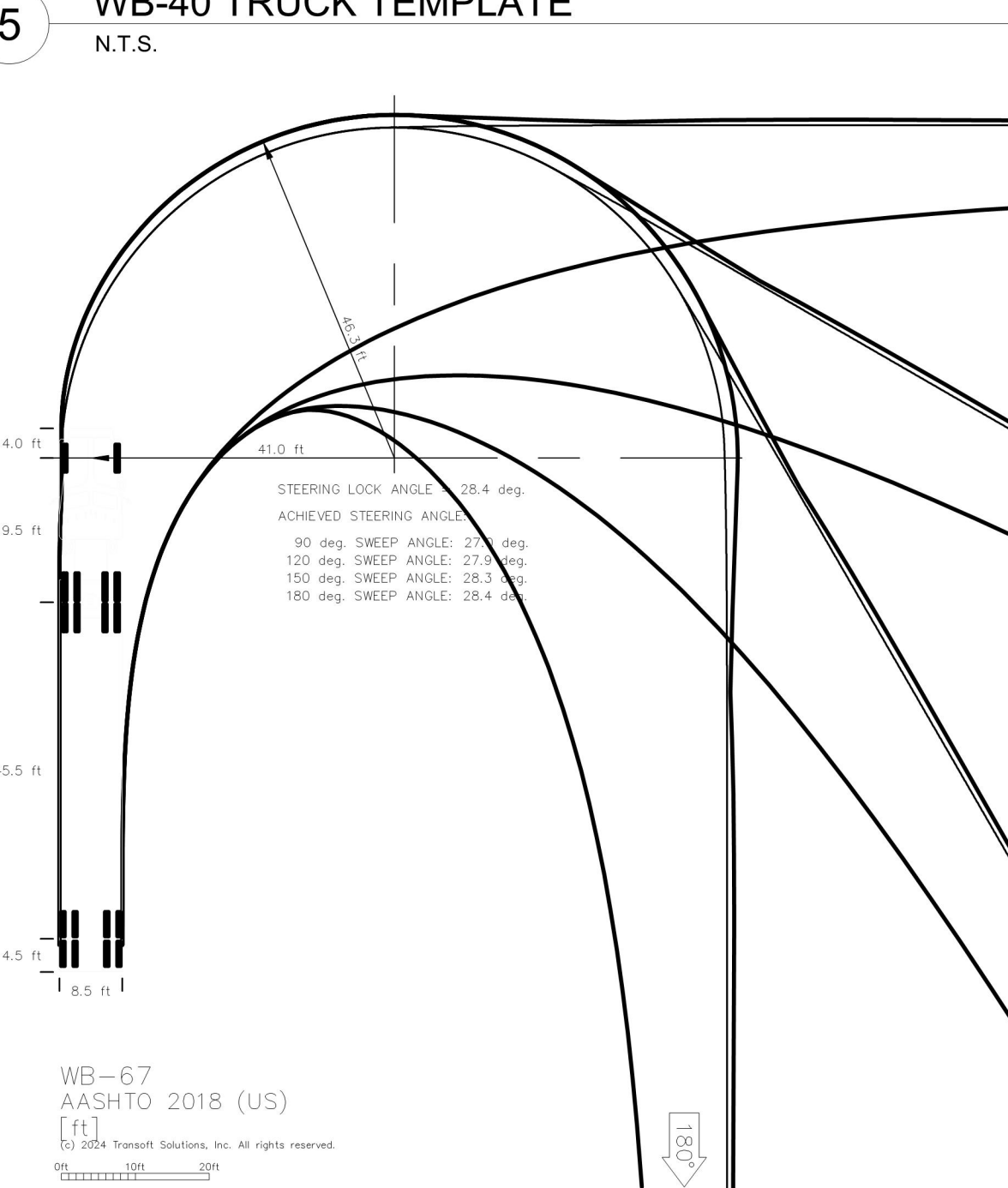
5 WB-40 TRUCK TEMPLATE  
N.T.S.



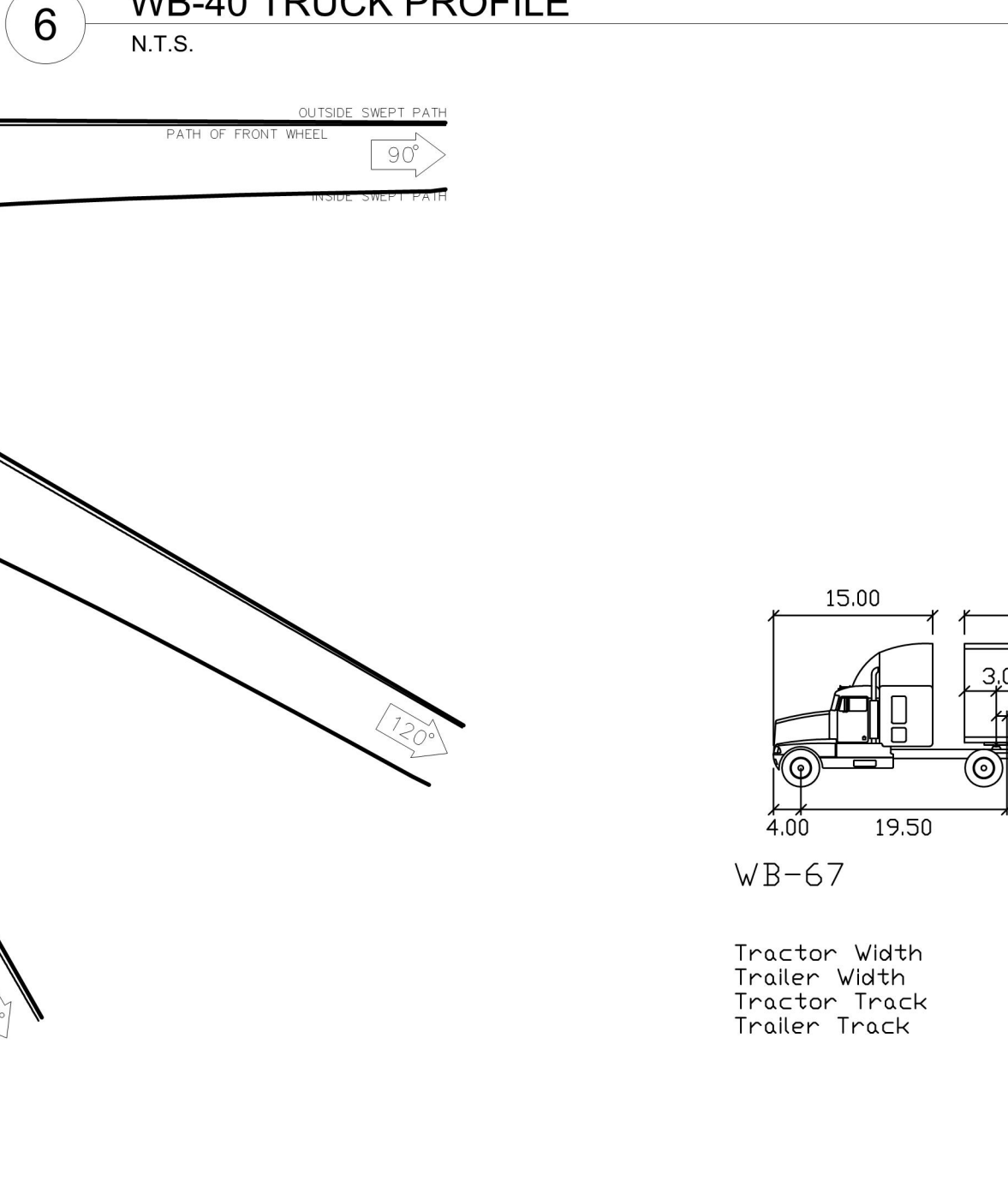
6 WB-40 TRUCK PROFILE  
N.T.S.



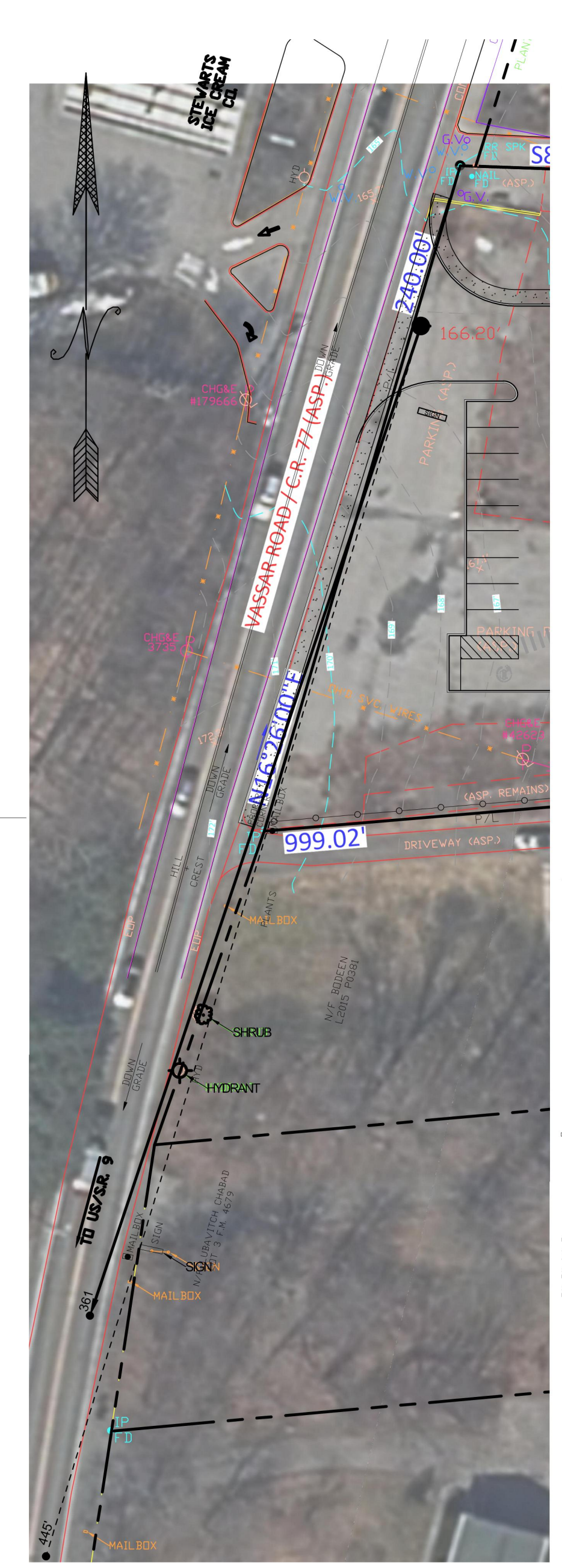
7 WB-67 TRUCK MOVEMENT  
1" = 40'



8 WB-67 TRUCK TEMPLATE  
N.T.S.



9 WB-67 TRUCK PROFILE  
N.T.S.



10 SIGHT DISTANCE  
1" = 40'

Dutchess County Department of Public Works  
Highway Work Permit Sight Distance Certification Form

Project Information 182.9' FROM SOUTH P.L.

Highway Work Permit Number: \_\_\_\_\_  
County Route Number: 77 Road Name: VASSAR ROAD  
Municipality (Town/Village/City) of: Poughkeepsie  
Driveway Address: 51 VASSAR ROAD, POUGHKEEPSIE  
Tax Parcel Number: 6260-04-565213  
Highway Posted Regulatory Speed: 40 MPH or 85th Percentile Speed: \_\_\_\_\_ MPH  
Certifying Agent: \_\_\_\_\_  
Engineer/Surveyor Name: LARRY L. LYNN  
New York State License Number: 090531  
Address: 66 MIDDLEBUSH RD. STE G107 WAPPINGERS FALLS, NY 12590

Sight Distance Measurements

Driveway Sight Distance - Left: 361 Ft.  
Driveway Sight Distance - Right: 1150 Ft.  
Stopping Sight Distance (SSD): 1132 Ft.  
Turning Sight Distance (TSD): 345 Ft.  
Date Measurements were taken: 11/21/25

Certification

I, LARRY L. LYNN, being a duly Licensed Surveyor or Professional Engineer in New York State hereby certify that the sight distance measurements provided herein were measured in accordance with the Department of Public Works Policy and Standards for Access and Utility Work on County Highways (Policy).

Signature: [Signature] Date: 11/21/25

Rev. 1-7-22

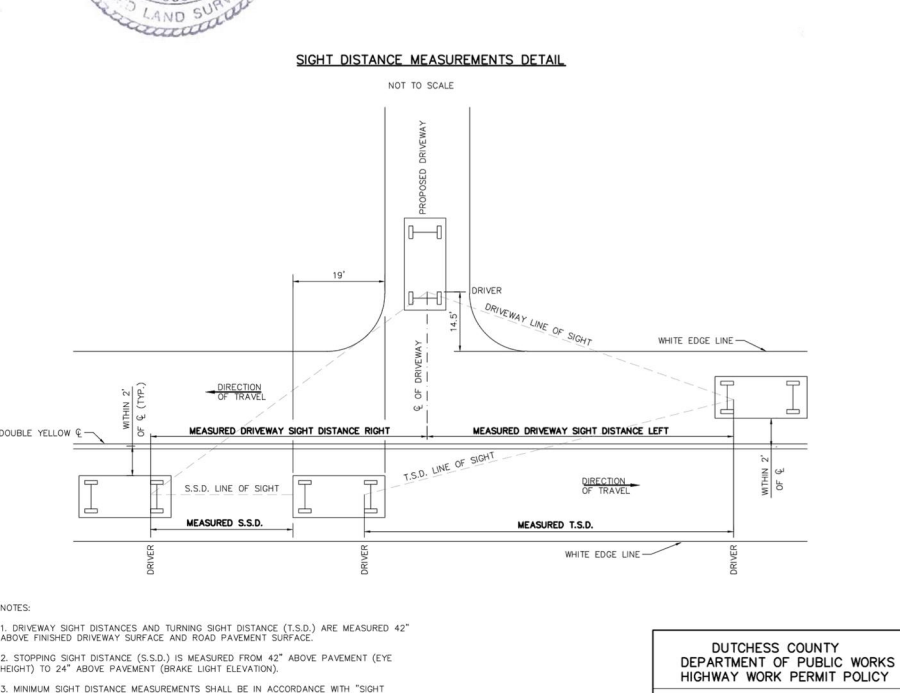
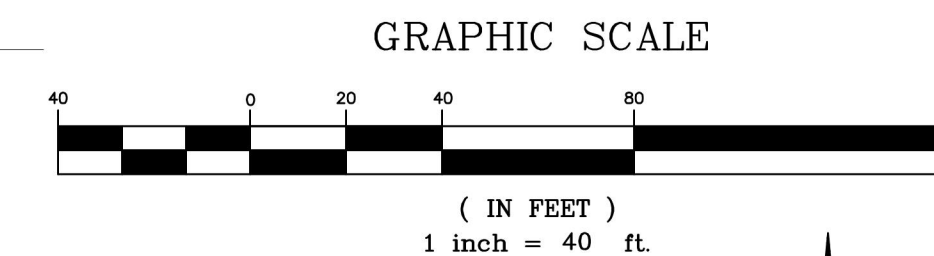


FIGURE 2 - SIGHT DISTANCE REQUIREMENTS

POSTED SPEED LIMIT (MPH)	SIGHT DISTANCE (FT)	SSD GRADE ADJUSTMENT			TSD		
		DOWNGRADE 3%	UPGRADE 3%	UPGRADE 6%			
30	338	200	200	215	200	184	249
35	390	250	250	271	237	229	288
40	443	300	310	330	289	278	335
45	500	350	370	400	344	337	389
50	558	420	440	474	405	388	430
55	619	490	520	550	469	450	489



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Mark A Day, PE

JANUARY 26, 2026  
AUGUST 25, 2025  
Revisions: MARCH 24, 2025

Project No. 2024.096 License No. 069646

**DAY STOKOSA**  
ENGINEERING P.C.

3 Van Wyck Lane  
Wappingers Falls, New York  
(845)-223-3202

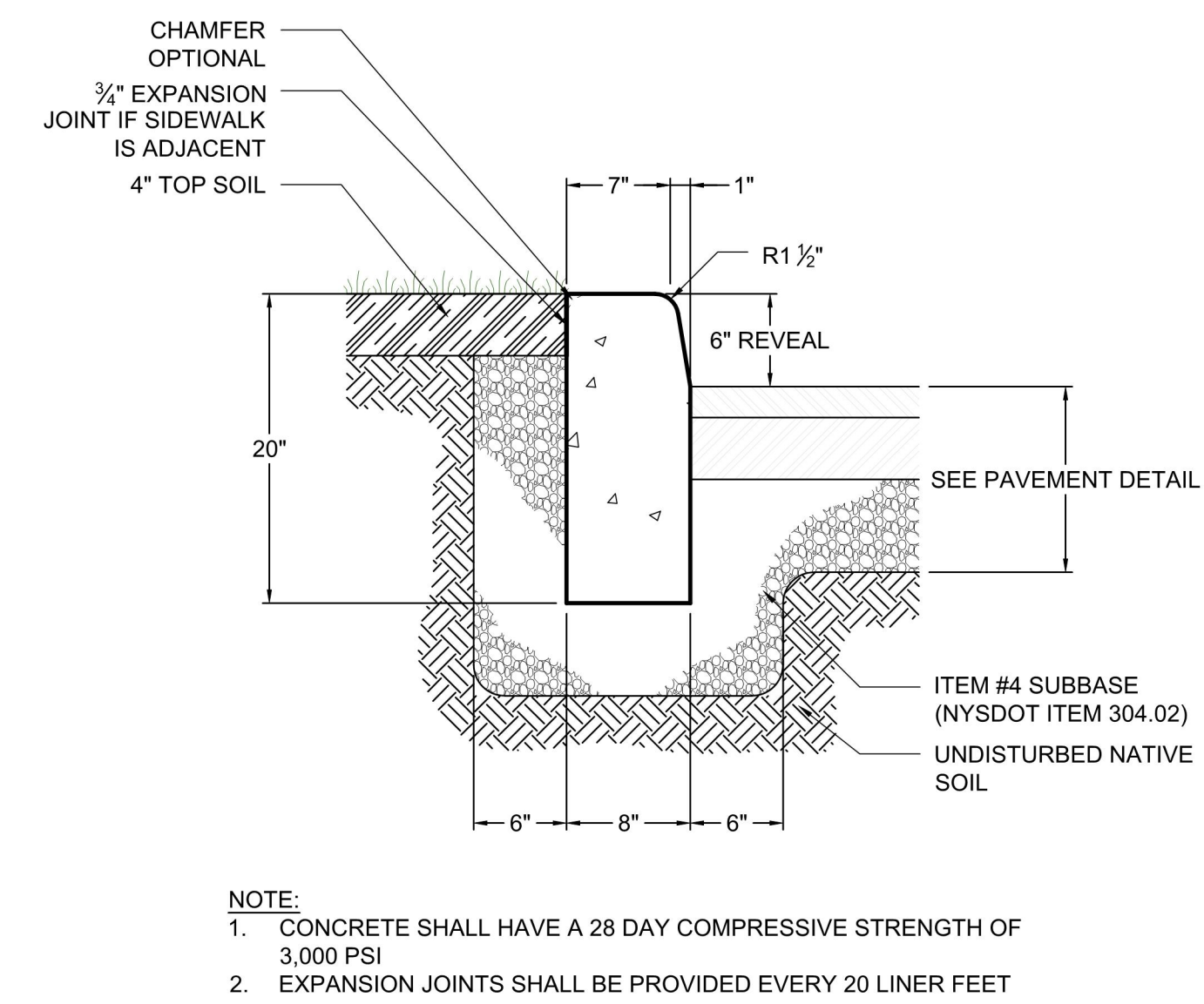
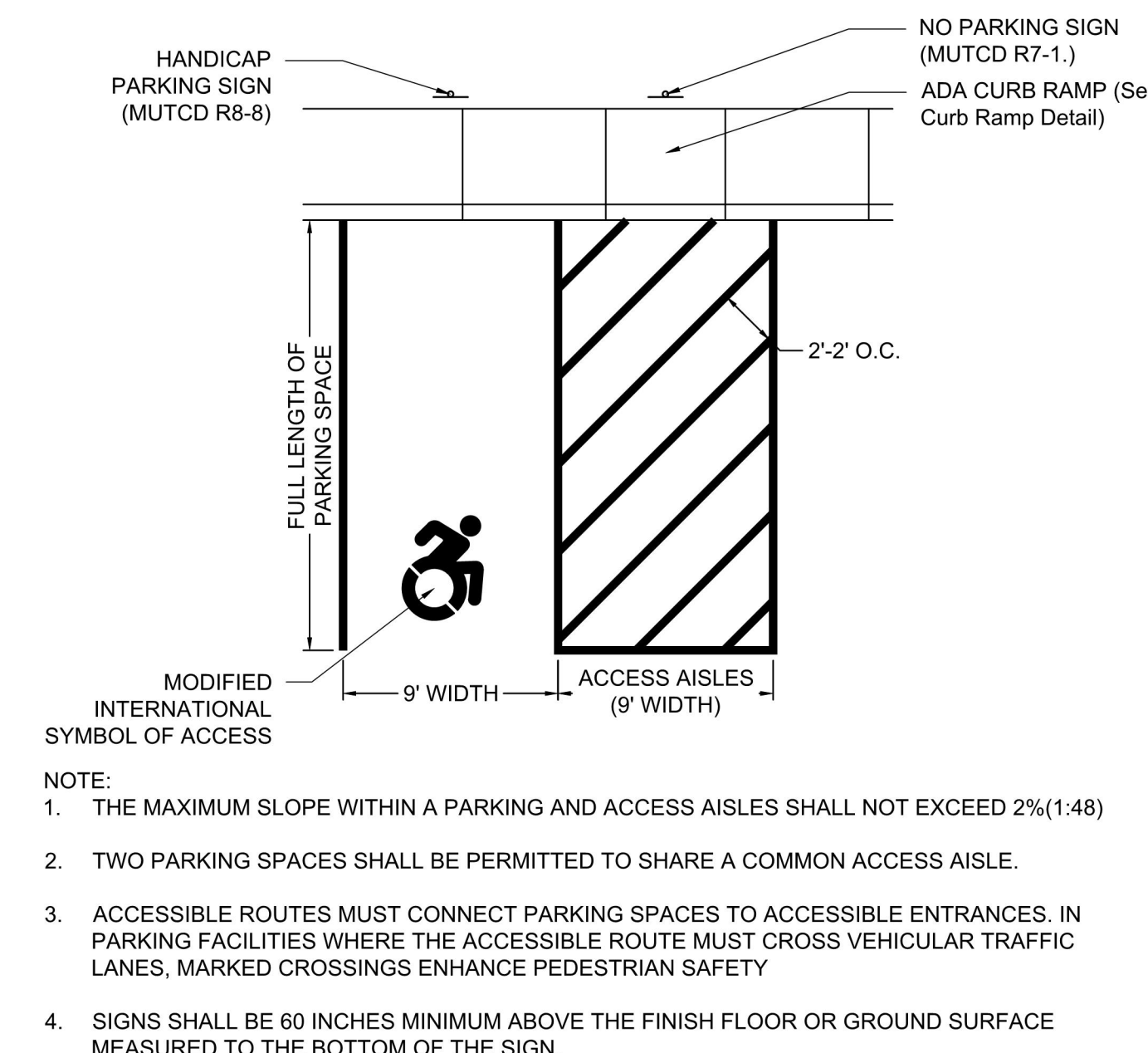
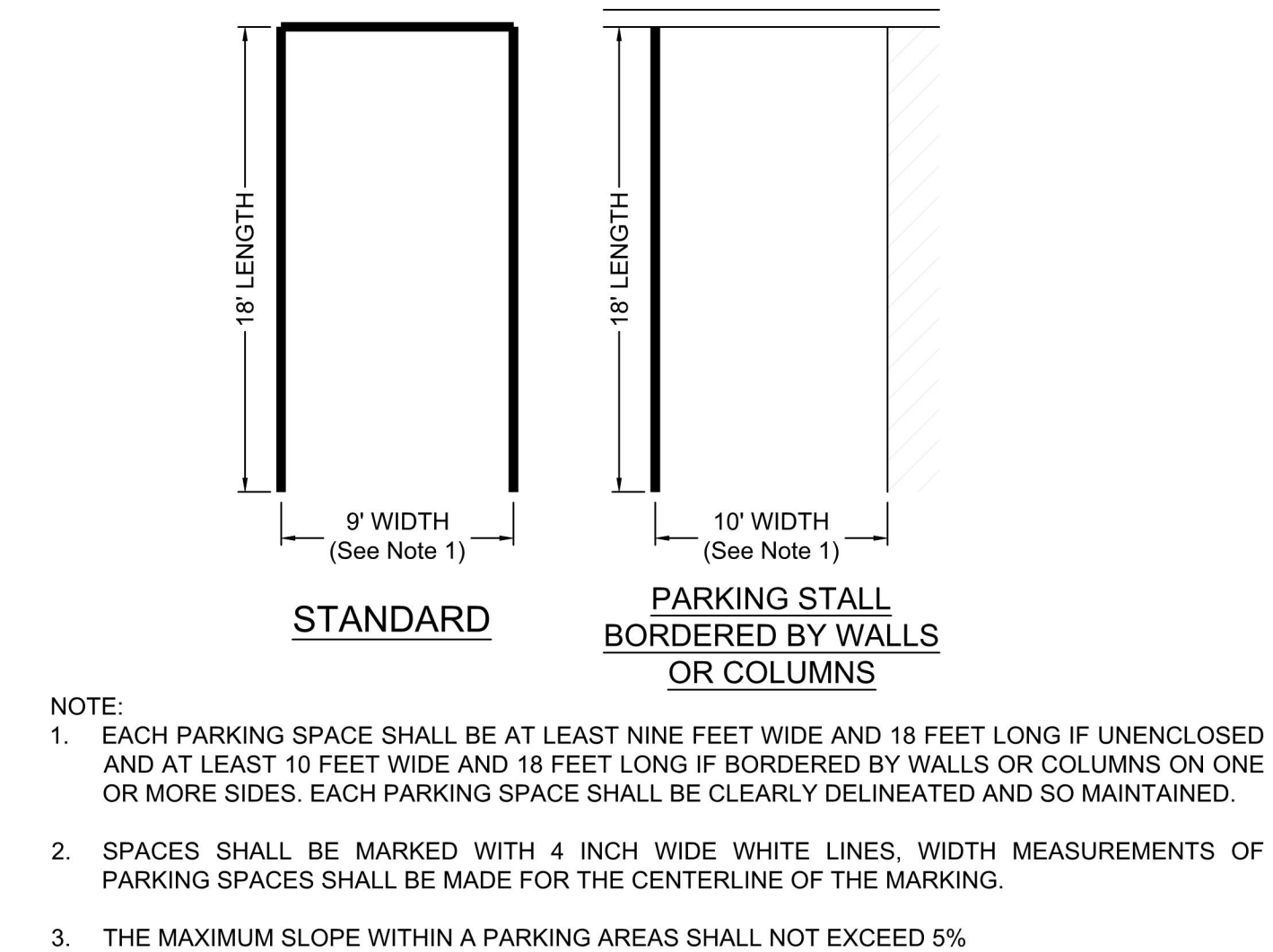
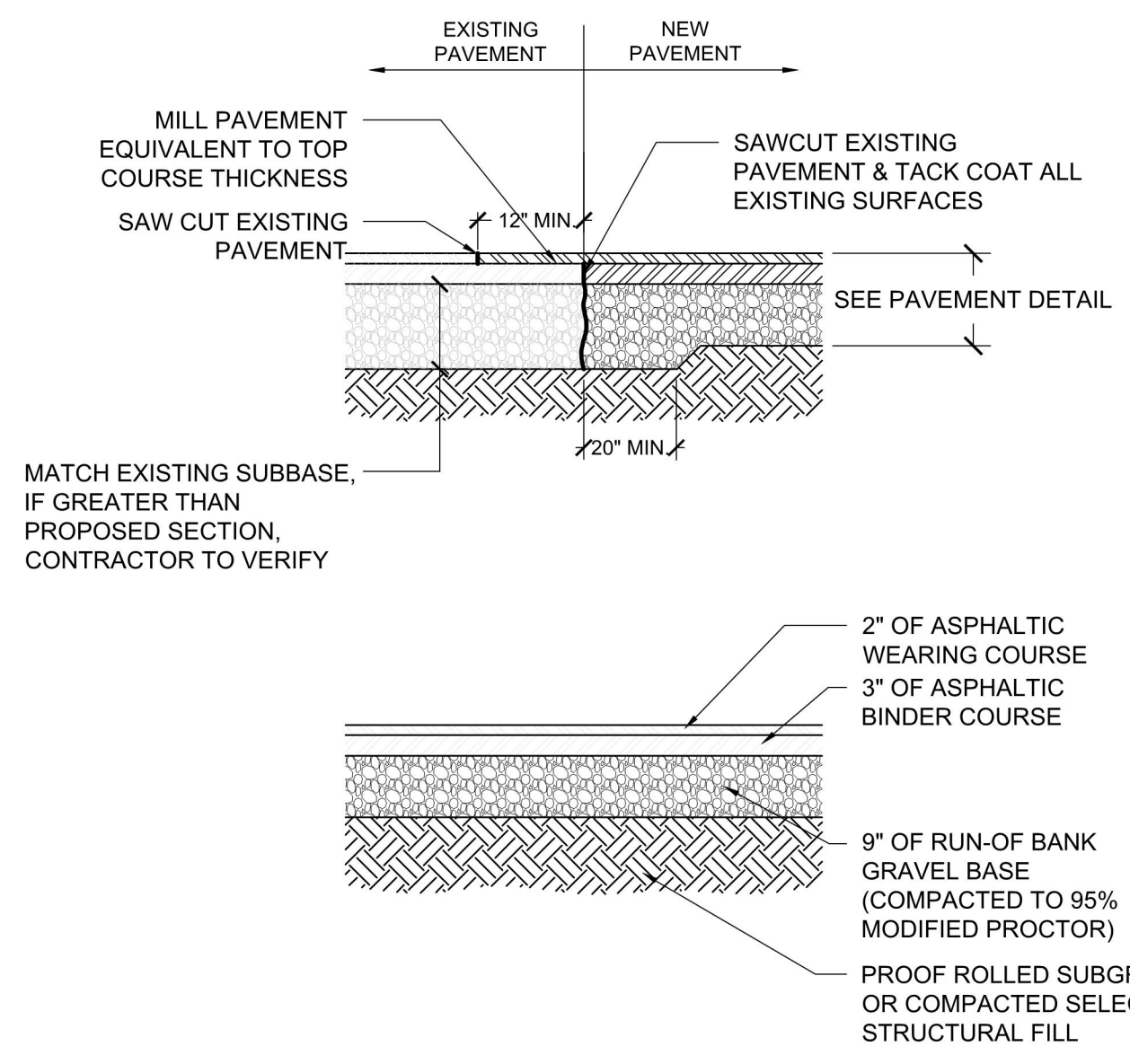
PROJECT  
AMENDED SITE PLAN FOR CALITO  
DEVELOPMENT GROUP, LLC  
Town of Poughkeepsie Dutchess County, New York

DRAWING  
**Vehicle Plan**

SCALE: 1" = 40'  
DATE: 10-28-24

DRAWN BY: BJW  
CHECKED BY: MAD

DRAWING No.: **CS102**  
4 of 12

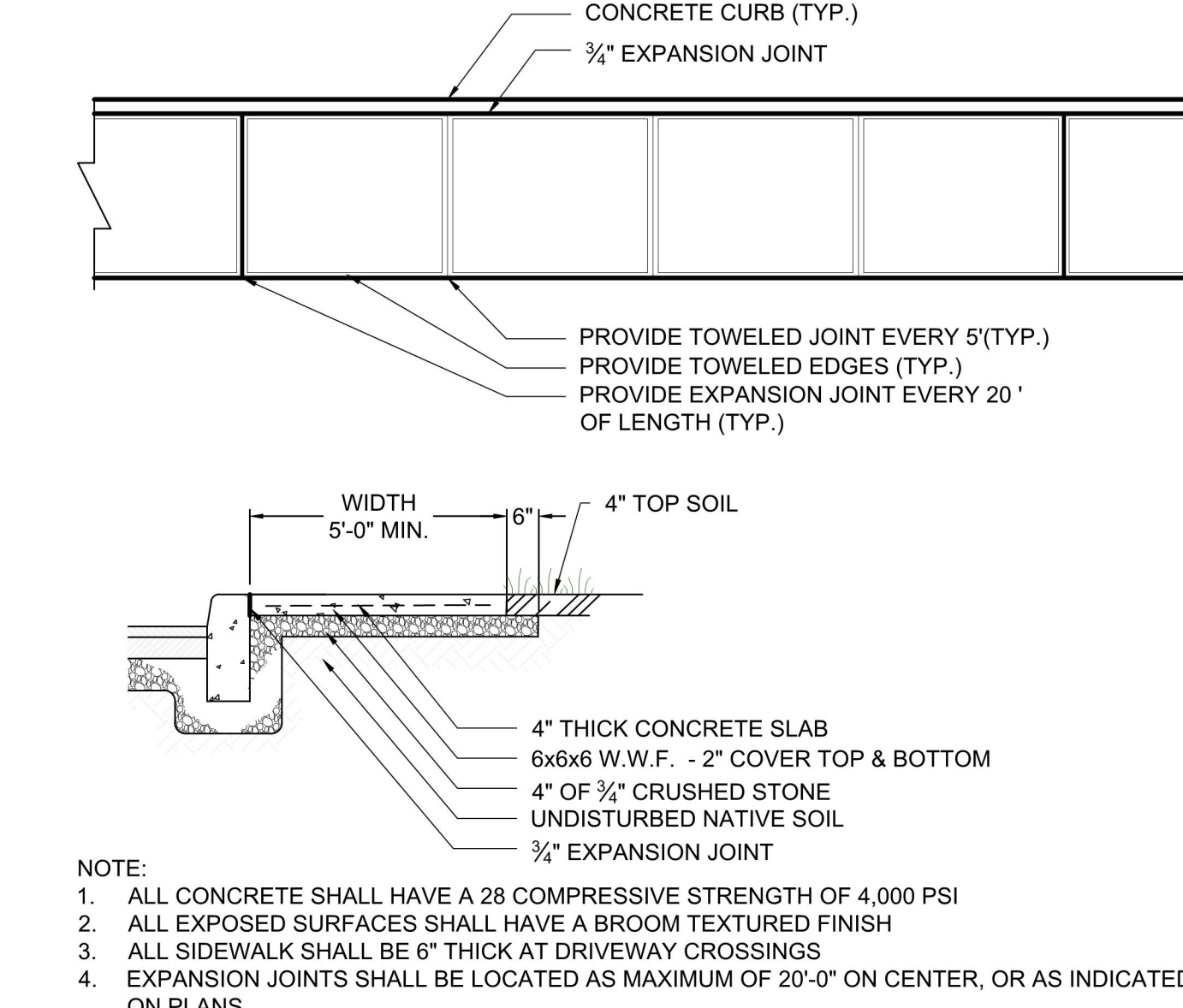
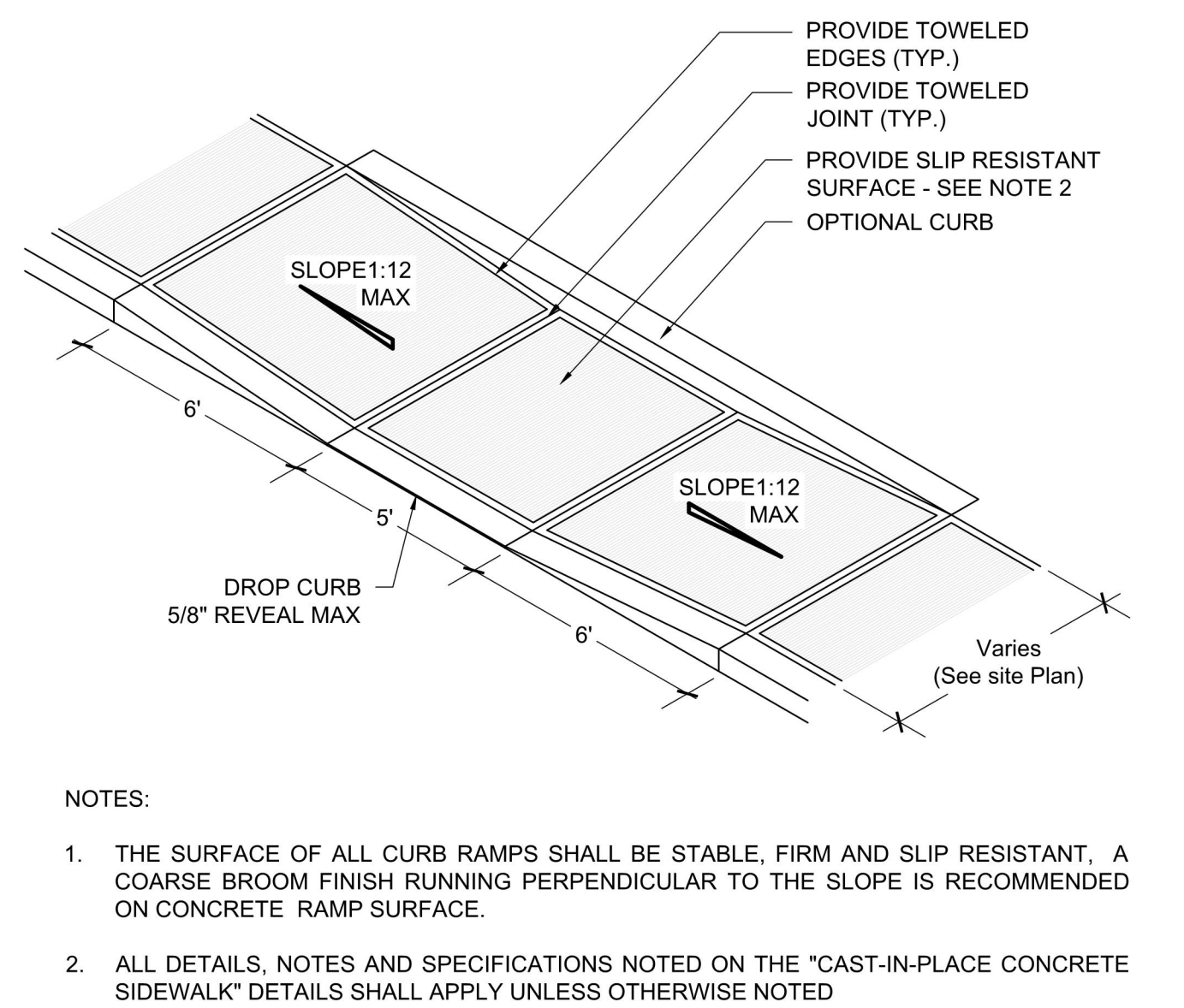
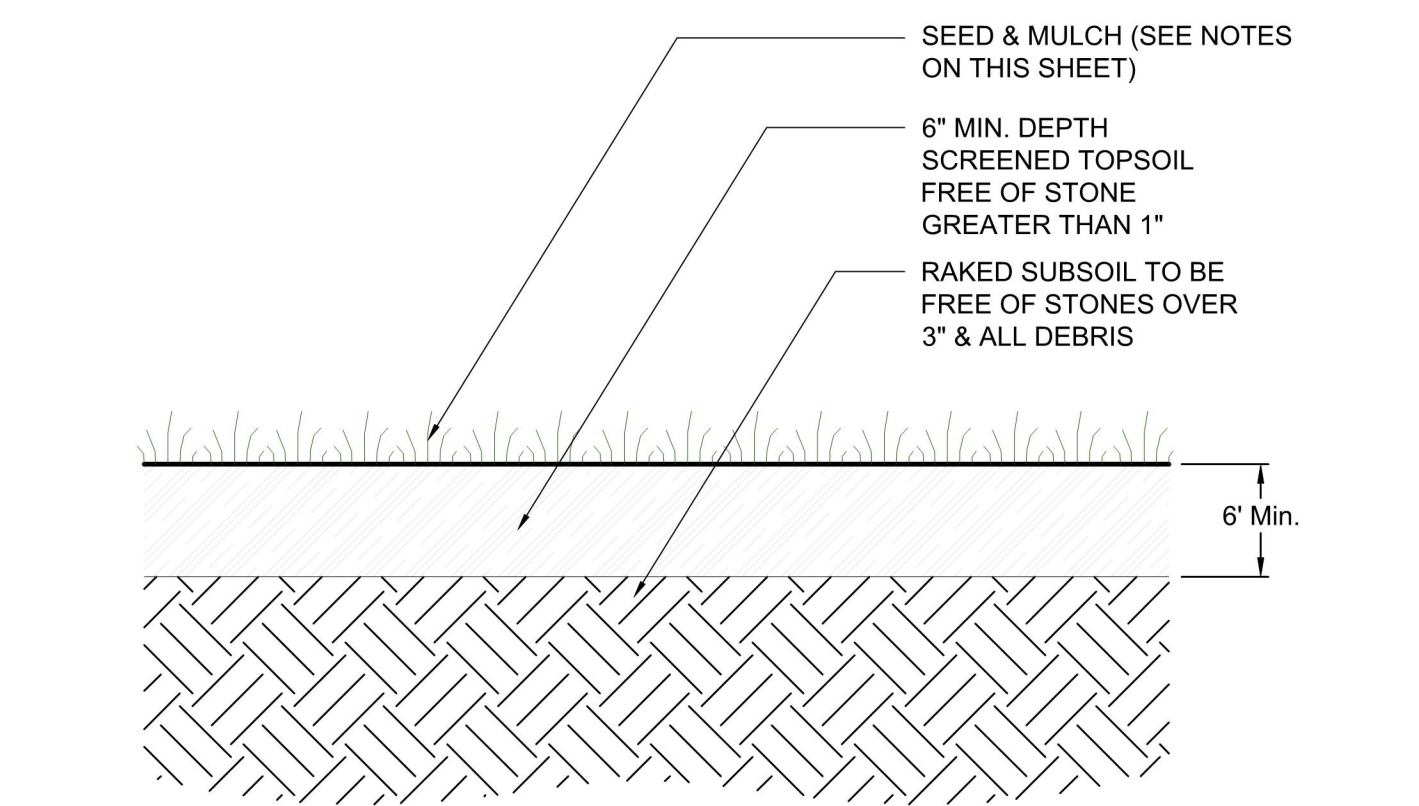
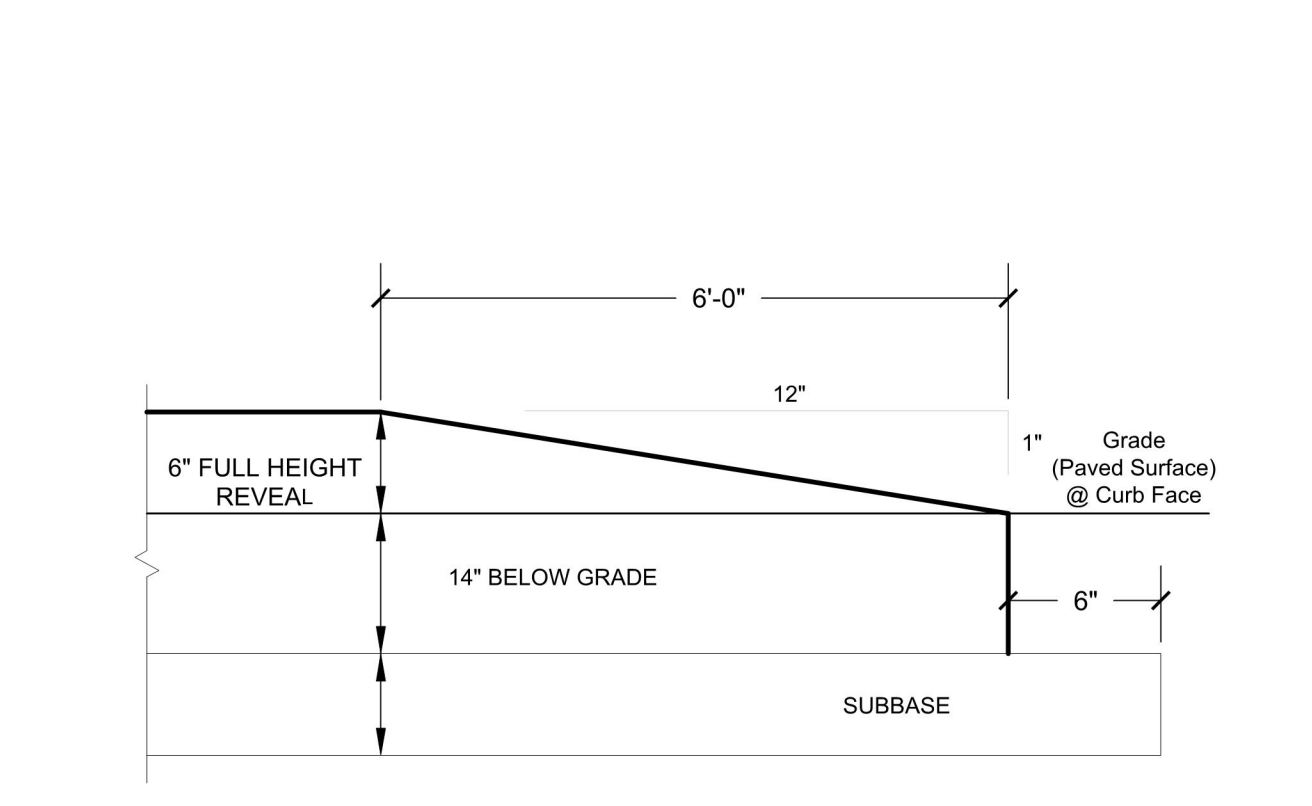


1 PAVEMENT SECTION  
NOT TO SCALE

2 PARKING STALL DETAIL  
NOT TO SCALE

3 ADA STALL DETAIL  
NOT TO SCALE

4 CAST-IN-PLACE CONCRETE CURB DETAIL  
NOT TO SCALE

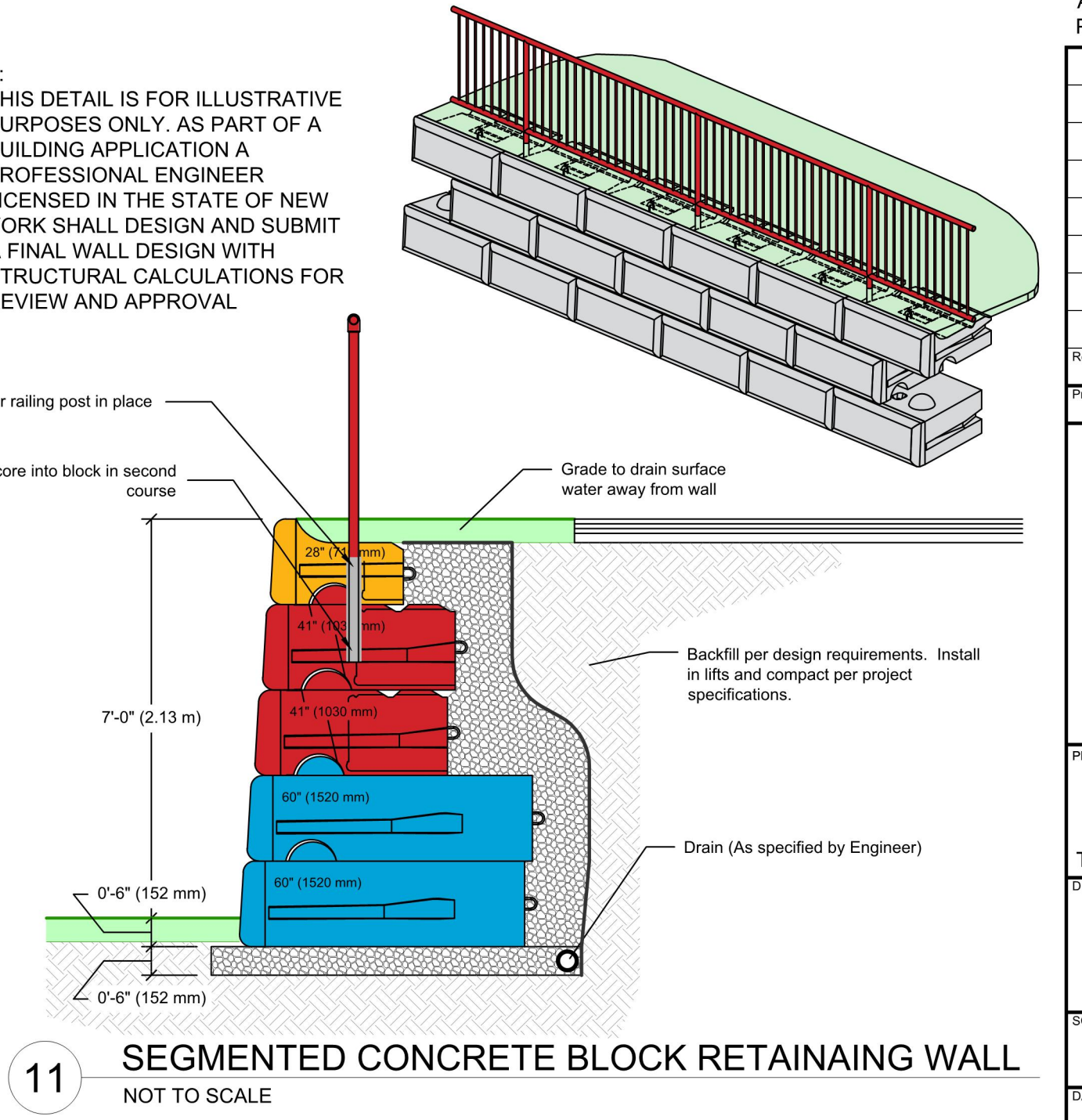
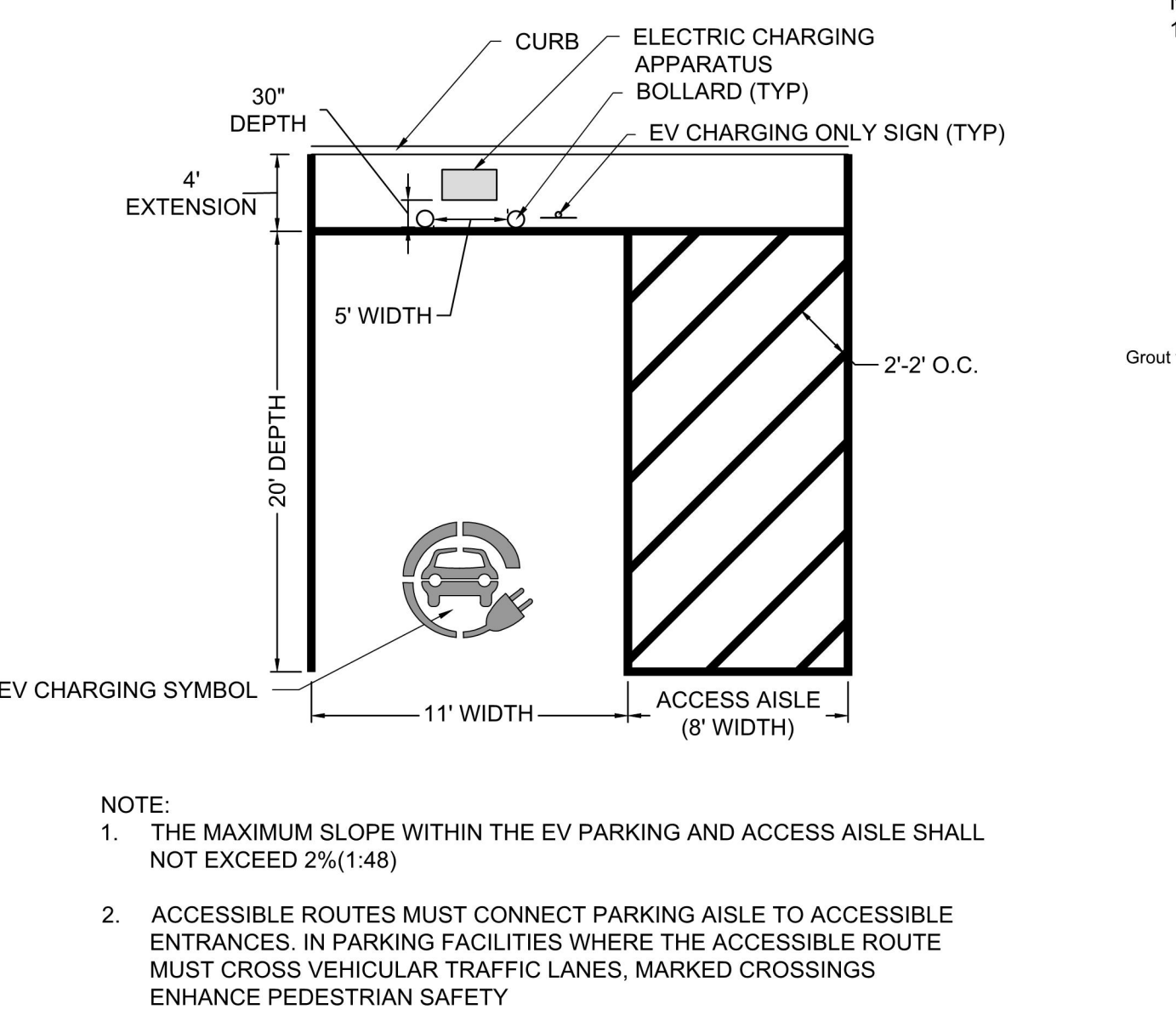
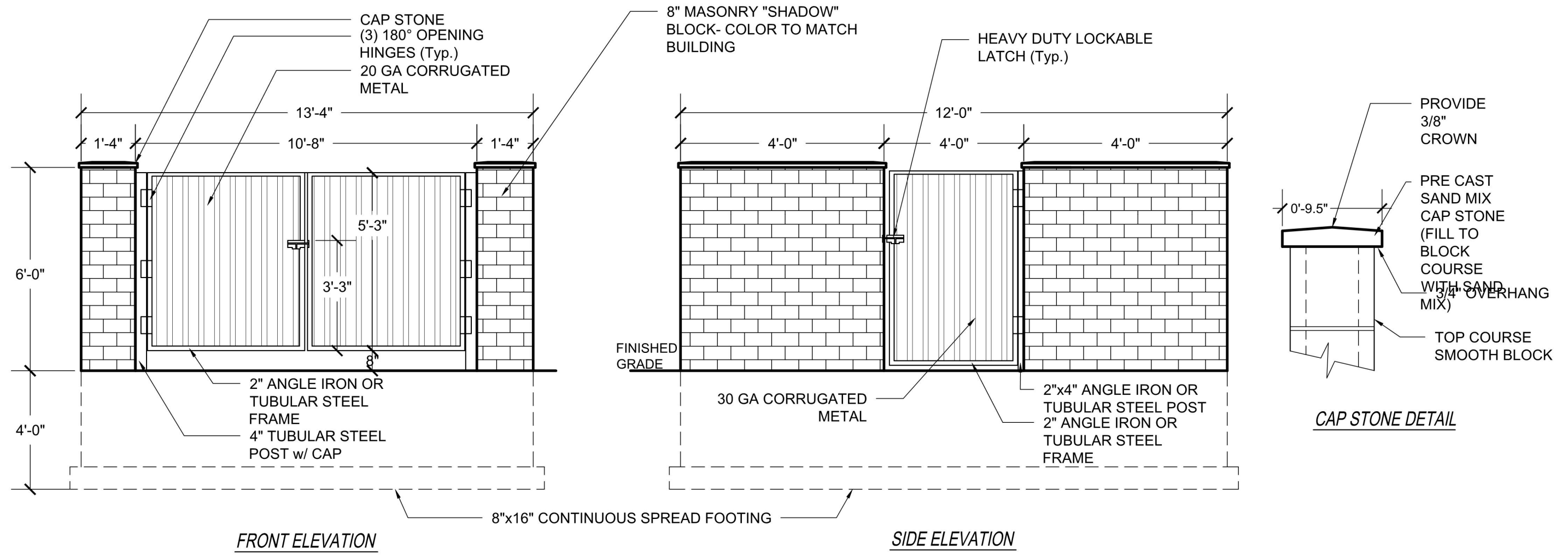


5 CURB TERMINUS  
NOT TO SCALE

6 SOIL RESTORATION DETAIL  
NOT TO SCALE

7 ADA STALL CURB RAMP DETAIL  
NOT TO SCALE

8 CAST-IN-PLACE CONCRETE SIDEWALK DETAIL  
NOT TO SCALE



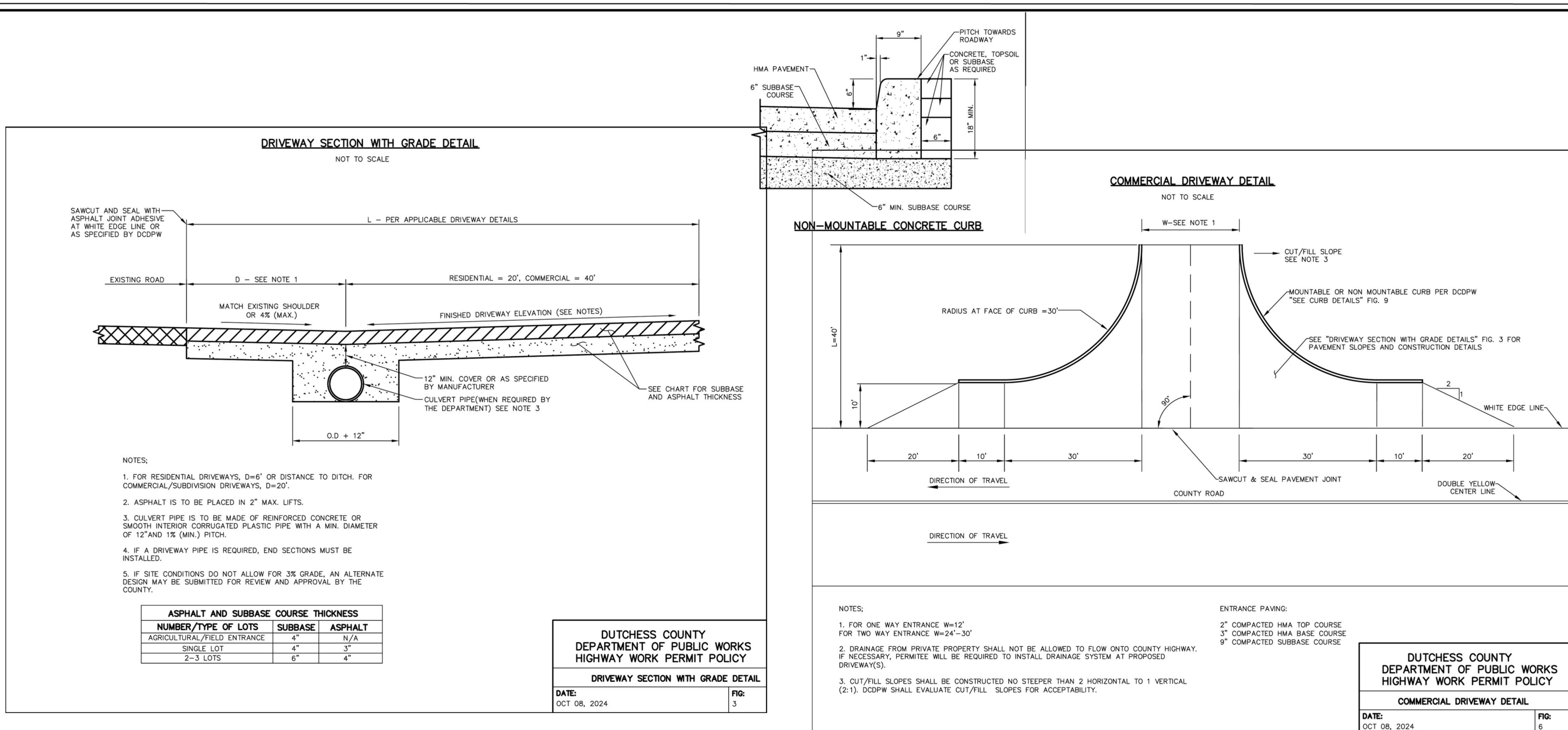
9 REFUSE ENCLOSURE DETAIL  
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10 EV CHARGING DETAIL  
NOT TO SCALE

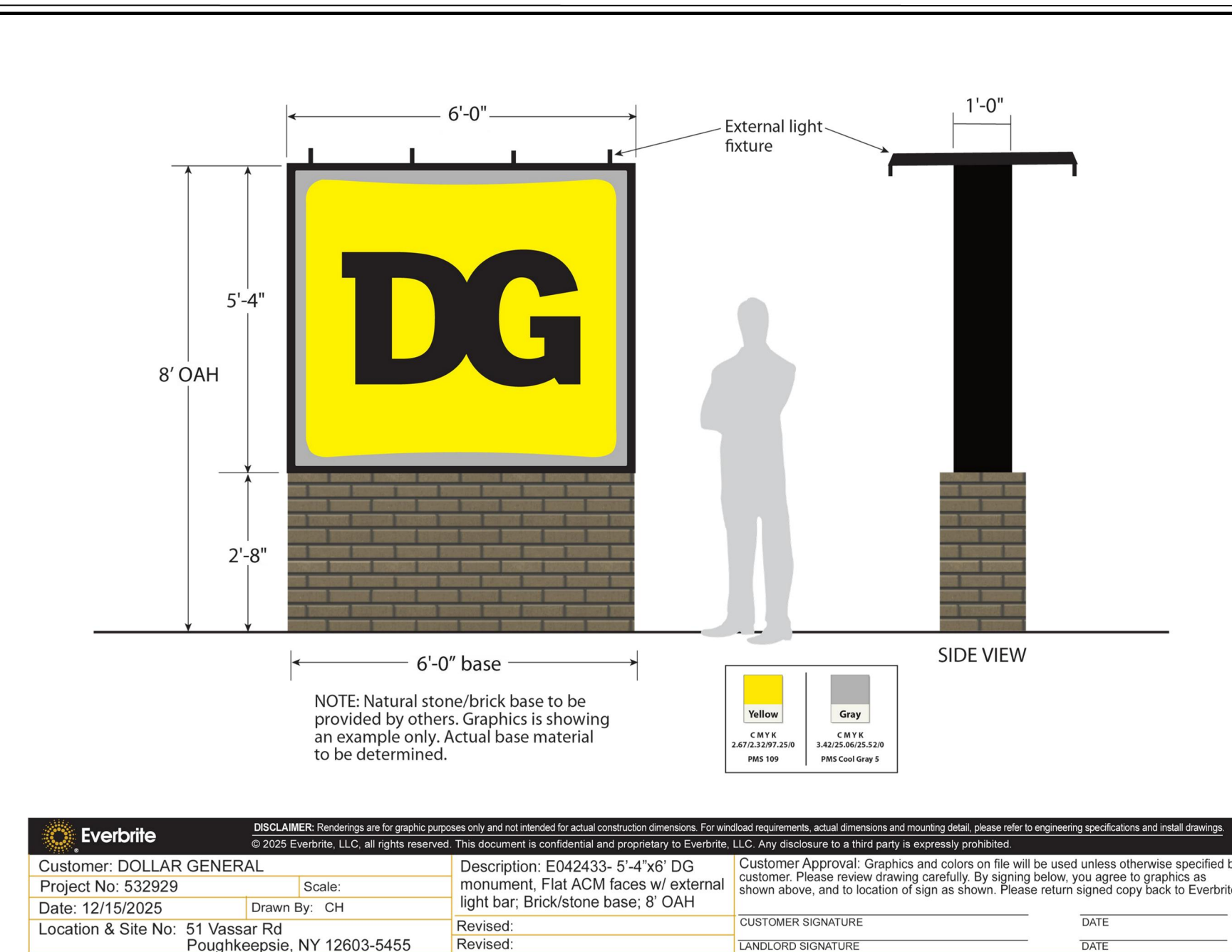
11 SEGMENTED CONCRETE BLOCK RETAINING WALL  
NOT TO SCALE

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Mark A Day, PE	
JANUARY 26, 2026	
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Revisions MARCH 24, 2025	
Project No. 2024.096	License No. 069646
<b>DAY STOKOSA</b> ENGINEERING P.C.	
3 Van Wyck Lane Wappingers Falls, New York (845)-223-3202	
PROJECT AMENDED SITE PLAN FOR CALITO DEVELOPMENT GROUP, LLC	
Town of Poughkeepsie Dutchess County, New York	
<b>Construction Details</b>	
SCALE 1" = 40'	DRAWN BY BJW
DATE 10-28-24	CHECKED BY MAD
<b>CS501</b> 5 of 12	



1 STANDARD DCDPW ENTRANCE DETAILS  
NOT TO SCALE

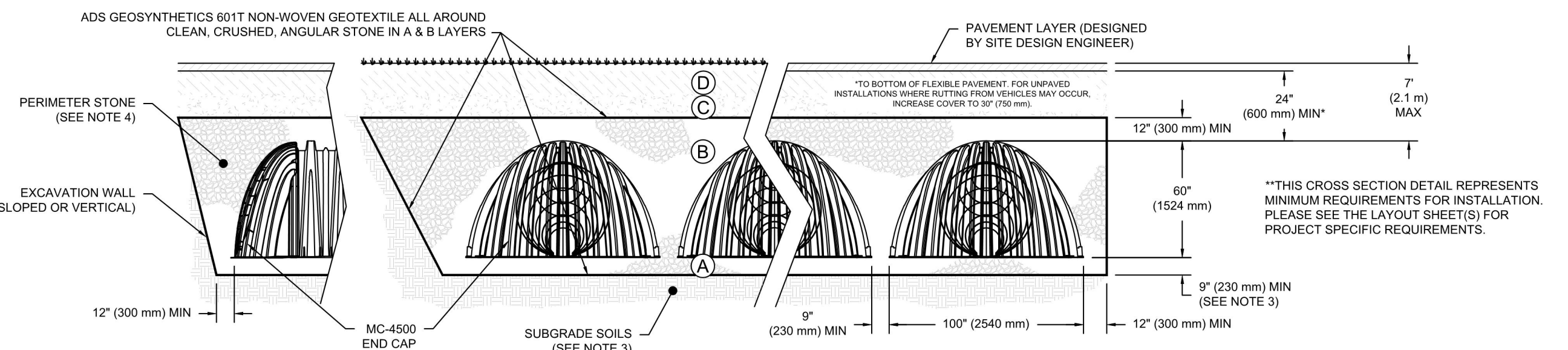


2 MONUMENT SIGN DETAILS  
NOT TO SCALE

ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

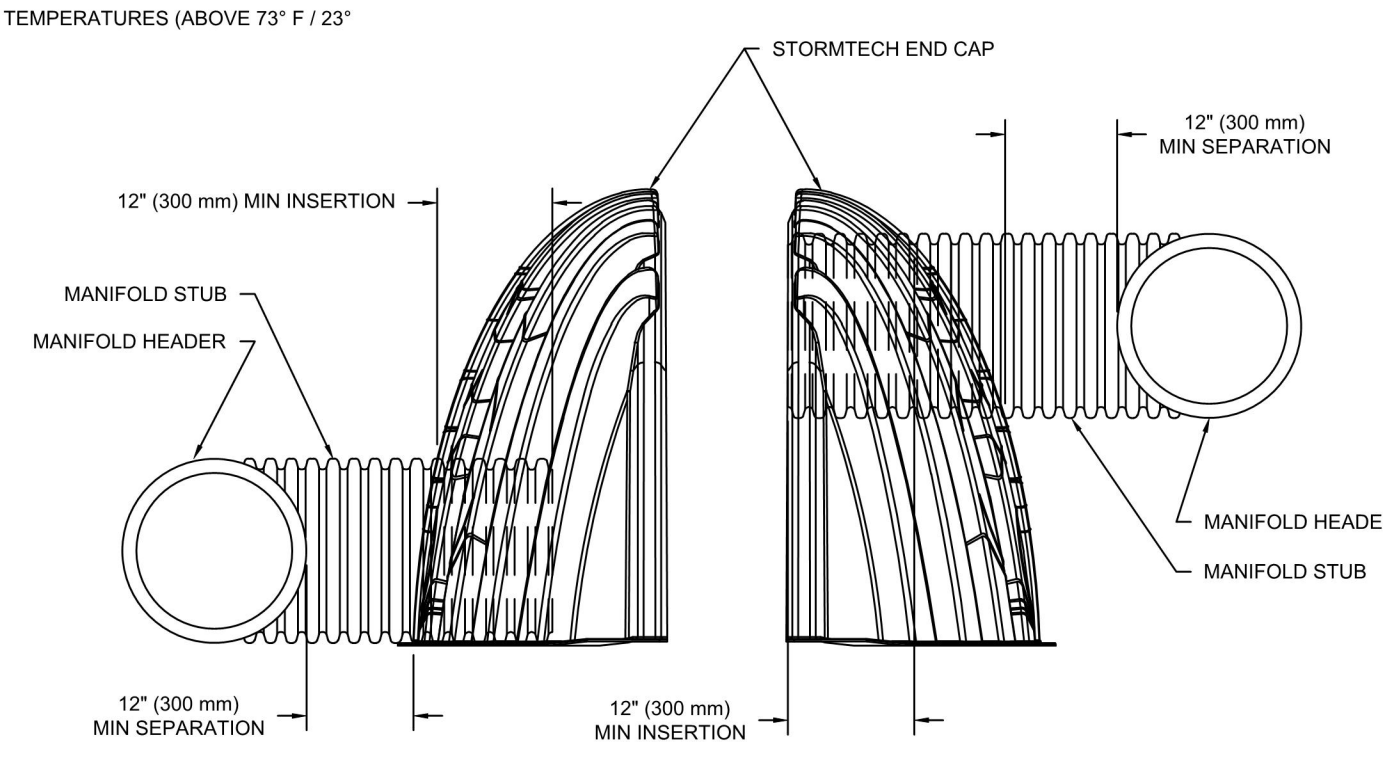
MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	<b>FINAL FILL:</b> FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	<b>INITIAL FILL:</b> FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 <sup>1</sup> A-1, A-2-A, A-3 OR AASHTO M43 <sup>1</sup> 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	<b>EMBEDMENT STONE:</b> FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 <sup>1</sup> 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED
A	<b>FOUNDATION STONE:</b> FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 <sup>1</sup> 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE <sup>2,3</sup>

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
  - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
  - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
  - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
  - WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



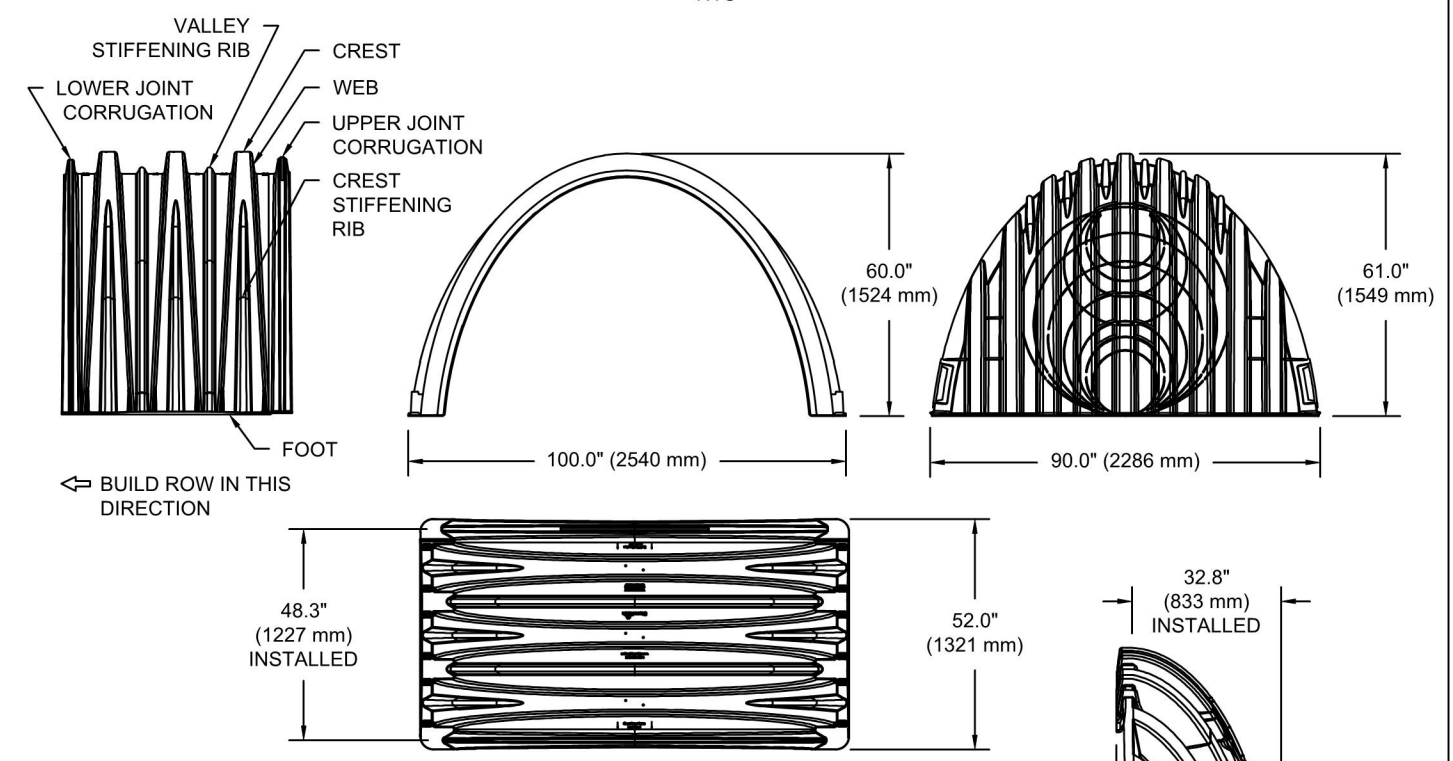
- NOTES:**
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101.
  - MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
  - THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
  - PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
  - REQUIREMENTS FOR HANDLING AND INSTALLATION:
    - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
    - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3" (75 mm).
    - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT<sup>2</sup>. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

MC-SERIES END CAP INSERTION DETAIL



2 MONUMENT SIGN DETAILS  
NOT TO SCALE

MC-4500 TECHNICAL SPECIFICATION



**NOMINAL CHAMBER SPECIFICATIONS**

SIZE (W X H X INSTALLED LENGTH)	CHAMBER STORAGE	MINIMUM INSTALLED STORAGE*	WEIGHT (NOMINAL)
100.0" X 60.0" X 48.3" (2540 mm X 1524 mm X 1227 mm)	106.5 CUBIC FEET (3.01 m <sup>3</sup> )	162.5 CUBIC FEET (4.60 m <sup>3</sup> )	125.0 lbs. (56.7 kg)

**NOMINAL END CAP SPECIFICATIONS**

SIZE (W X H X INSTALLED LENGTH)	END CAP STORAGE	MINIMUM INSTALLED STORAGE*	WEIGHT (NOMINAL)
90.0" X 61.0" X 32.8" (2286 mm X 1549 mm X 833 mm)	39.5 CUBIC FEET (1.12 m <sup>3</sup> )	115.5 CUBIC FEET (3.28 m <sup>3</sup> )	90 lbs. (40.8 kg)

\*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B" PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T" END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC4500EPP08T	0" (150 mm)	42.54" (1081 mm)	---
MC4500EPP08B	---	---	0.86" (22 mm)
MC4500EPP08T	8" (200 mm)	40.50" (1029 mm)	---
MC4500EPP08B	---	---	1.01" (26 mm)
MC4500EPP10T	10" (250 mm)	38.37" (975 mm)	---
MC4500EPP10B	---	---	1.33" (34 mm)
MC4500EPP12T	12" (300 mm)	35.69" (907 mm)	---
MC4500EPP12B	---	---	1.55" (39 mm)
MC4500EPP15T	15" (375 mm)	32.72" (831 mm)	---
MC4500EPP15B	---	---	1.70" (43 mm)
MC4500EPP18T	18" (450 mm)	29.36" (746 mm)	---
MC4500EPP18B	---	---	1.97" (50 mm)
MC4500EPP24T	24" (600 mm)	23.05" (585 mm)	---
MC4500EPP24B	---	---	2.26" (57 mm)
MC4500EPP30B	30" (750 mm)	---	2.95" (75 mm)
MC4500EPP36B	36" (900 mm)	---	3.25" (83 mm)
MC4500EPP42B	42" (1050 mm)	---	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL.

Calito extreme\_precip\_tables\_output 24-hr S1 100-yr Rainfall=8.20"  
Prepared by Day & Stokosa Engineering, PC  
HydroCAD® 10.00-22 s/n 04728 © 2018 HydroCAD Software Solutions LLC Printed 1/27/2026

Pond 5P: Chamber System - Chamber Wizard Field A

Chamber Model = ADS\_StormTechMC-4500+Cap (ADS StormTech®MC-4500 with cap volume)  
Effective Size= 90.4'W x 60.0'H => 26.46 sf x 4.02'L = 106.5 cf  
Overall Size= 100.0'W x 60.0'H x 4.33'L with 0.31' Overlap  
Cap Storage= +35.7 cf x 2 x 7 rows = 499.8 cf

100.0' Wide x 9.0' Spacing = 109.0' C-C Row Spacing

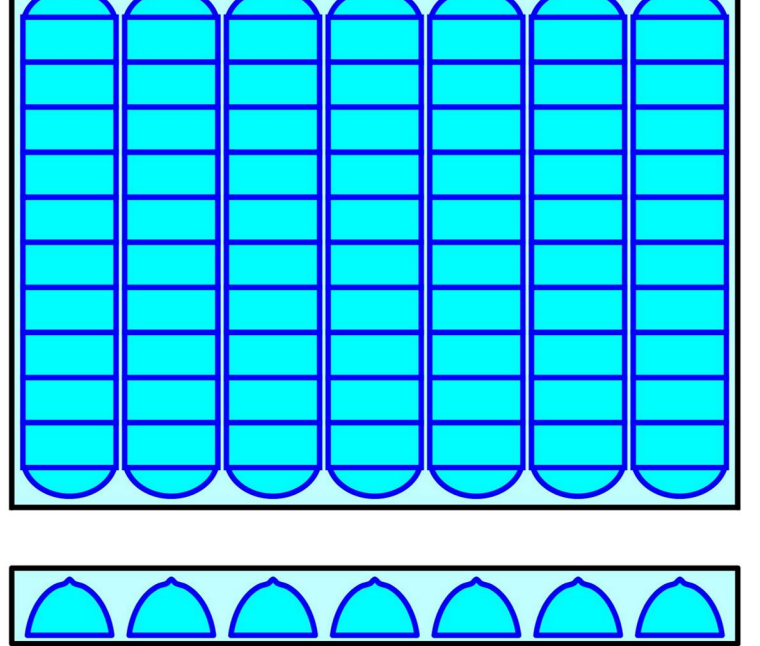
10 Chambers/Row x 4.02' Long +2.56' Cap Length x 2 = 45.37' Row Length +12.0' End Stone x 2 = 47.37' Base Length  
7 Rows x 100.0' Wide x 9.0' Spacing x 6 + 12.0' Side Stone x 2 = 64.83' Base Width  
9.0' Base + 60.0' Chamber Height + 12.0' Cover = 6.75' Field Height

70 Chambers x 106.5 cf + 35.7 cf of Cap Volume x 2 x 7 Rows = 7,954.1 cf of Chamber Storage

20,728.8 cf of Field - 7,954.1 cf of Chambers = 12,774.7 cf of Stone x 40.0% Voids = 5,109.9 cf of Stone Storage

Chamber Storage + Stone Storage = 13,064.0 cf = 0.300 af  
Overall Storage Efficiency = 63.0%  
Overall System Size = 47.37' x 64.83' x 6.75'

70 Chambers  
707.7 cy Field  
473.1 cy Stone



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Mark A Day, PE	
Project No.	2024.096
License No.	069646

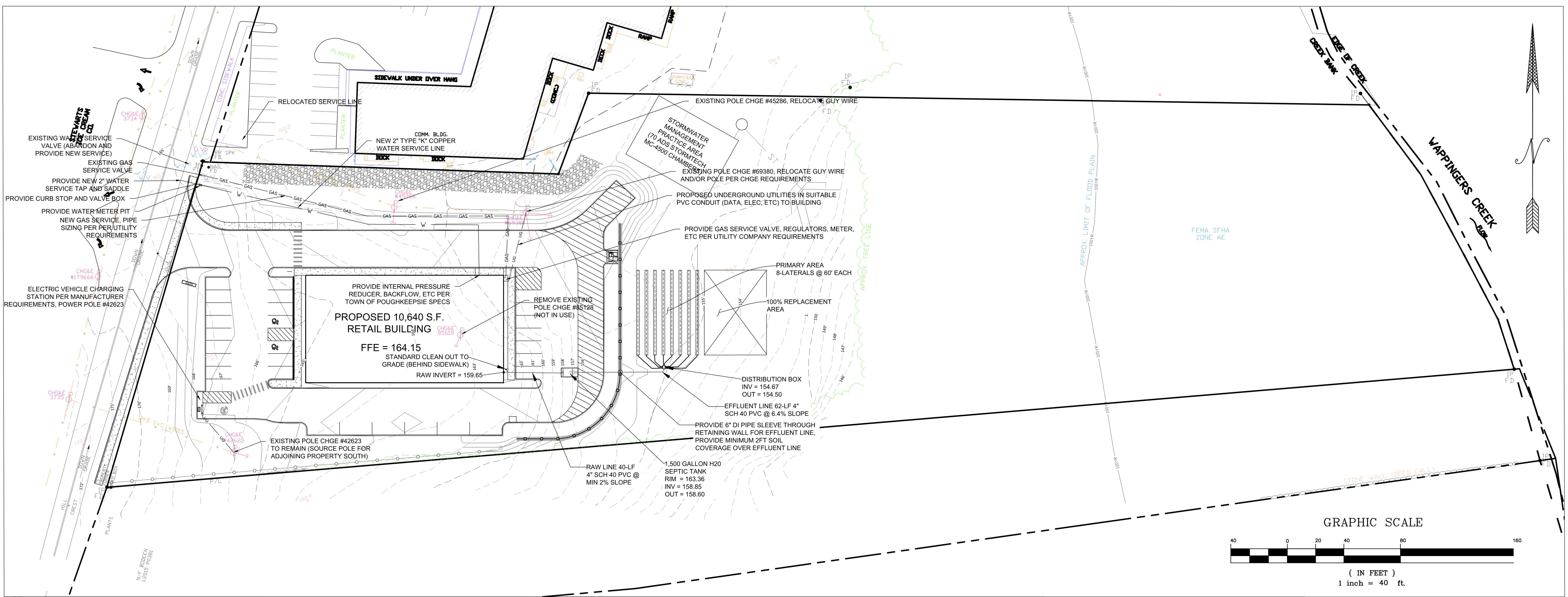
**DAY STOKOSA**  
ENGINEERING P.C.

3 Van Wyck Lane  
Wappingers Falls, New York  
(845)-223-3202

PROJECT  
AMENDED SITE PLAN FOR CALITO  
DEVELOPMENT GROUP, LLC  
Town of Poughkeepsie Dutchess County, New York

Construction Details

SCALE	DRAWN BY	DRAWING No.
1" = 40'	BJW	CS502
DATE	CHECKED BY	
10-28-24	MAD	6 of 12



1 UTILITY PLAN  
1" = 40'

STANDARD NOTES FOR COMMERCIAL PROJECTS (ONSITE SEWAGE DISPOSAL & CENTRAL WATER)

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
- "APPENDIX 75-A, WASTE TREATMENT - INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE SANITARY CODE."
- "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."

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

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

APPROVAL OF ANY PLANS) OR AMENDMENT THERETO SHALL BE VALID FOR A PERIOD OF 5 YEARS FROM THE DATE OF APPROVAL. FOLLOWING THE EXPIRATION OF SAID APPROVAL, THE PLANS) 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.

ALL ONSITE WASTEWATER TREATMENT SYSTEM EXISTING OR APPROVED WITHIN 300 FEET OF THE PROPOSED ONSITE WASTEWATER TREATMENT SYSTEM ARE SHOWN ON THIS PLAN ALONG WITH ANY OTHER ENVIRONMENTAL HAZARDS IN THE AREA THAT MAY AFFECT THE DESIGN AND FUNCTIONAL ABILITY OF THE ONSITE WASTEWATER TREATMENT SYSTEM AND EXISTING WELL.

IT SHALL BE DEMONSTRATED BY THE CONTRACTOR TO THE DC EHS FIELD INSPECTOR AND/OR DESIGN PROFESSIONAL THAT THE TANK IS SEALED, WATERTIGHT AND ACCEPTABLE FOR USE. THIS SHALL REQUIRE, AT A MINIMUM, THE FILLING OF THE TANK WITH WATER TO OBSERVE IF IT IS IN FACT SEALED, WATERTIGHT AND ACCEPTABLE FOR USE. THE TANK MUST ALSO MEET ANY LOCAL TESTING REQUIREMENTS, INCLUDING POSSIBLE ELECTRICAL AND SAFETY STANDARDS.

NO CELLAR, FOOTING, FLOOR, GARAGE, COOLER OR ROOF DRAINS SHALL BE DISCHARGED INTO THE ONSITE WASTEWATER TREATMENT SYSTEM.

THERE SHALL BE NO VEHICULAR TRAFFIC OVER THE PRIMARY ONSITE WASTEWATER TREATMENT SYSTEM. PRIOR TO CONSTRUCTION, THE AREA OF THE SYSTEM SHALL BE STAKED OUT AND FENCED OFF.

ONSITE WASTEWATER TREATMENT SYSTEM SHALL NOT BE INSTALLED IN WET OR FROZEN SOIL.

THE DC EHS SHALL BE NOTIFIED PRIOR TO THE BACKFILLING OF ANY COMPLETED ONSITE WASTEWATER TREATMENT SYSTEM SO THAT A FINAL INSPECTION MAY BE PERFORMED.

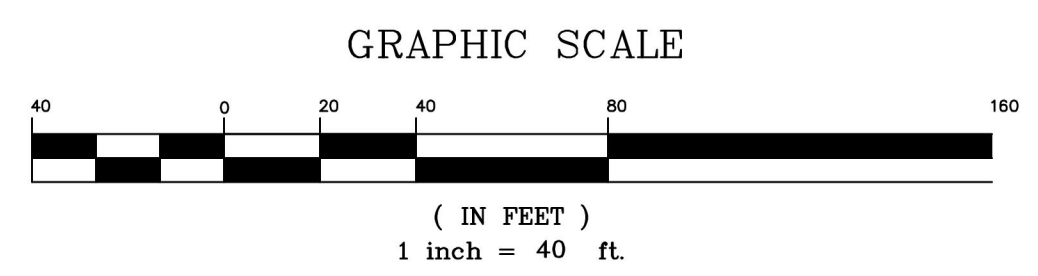
THE DC EHS SHALL BE NOTIFIED SIXTY DAYS PRIOR TO ANY CHANGE IN USE, USE CHANGE MAY REQUIRE REAPPROVAL BY THE DC EHS.

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

THE ABSORPTION AREAS MUST BE STAKED OUT BY A NYS LICENSED LAND SURVEYOR PRIOR TO INSTALLATION.

ONSITE WASTEWATER TREATMENT SYSTEMS ARE NOT DESIGNED TO RECEIVE MACERATED WASTEWATER FROM GARBAGE GRINDERS UNLESS IT IS ADDRESSED IN THE DESIGN PHASE

ONSITE WASTEWATER TREATMENT SYSTEMS ARE NOT DESIGNED TO RECEIVE DISCHARGE FROM WATER SOFTENERS OR FROM OTHER WATER TREATMENT SYSTEMS UNLESS THEY ARE ADDRESSED IN THE DESIGN PHASE



Deep Test Pits

DTP #	Depth	Rock	Water	Mottling	Soil Description
1			x	x	
2			x	x	
3			x	x	
4			x	x	
5			x	x	

Deep tests performed on XXXXX

Percolation Test

PT #	Run Number				Pre-Soaked	Depth
	1	2	3	4		
1						
2						
3						

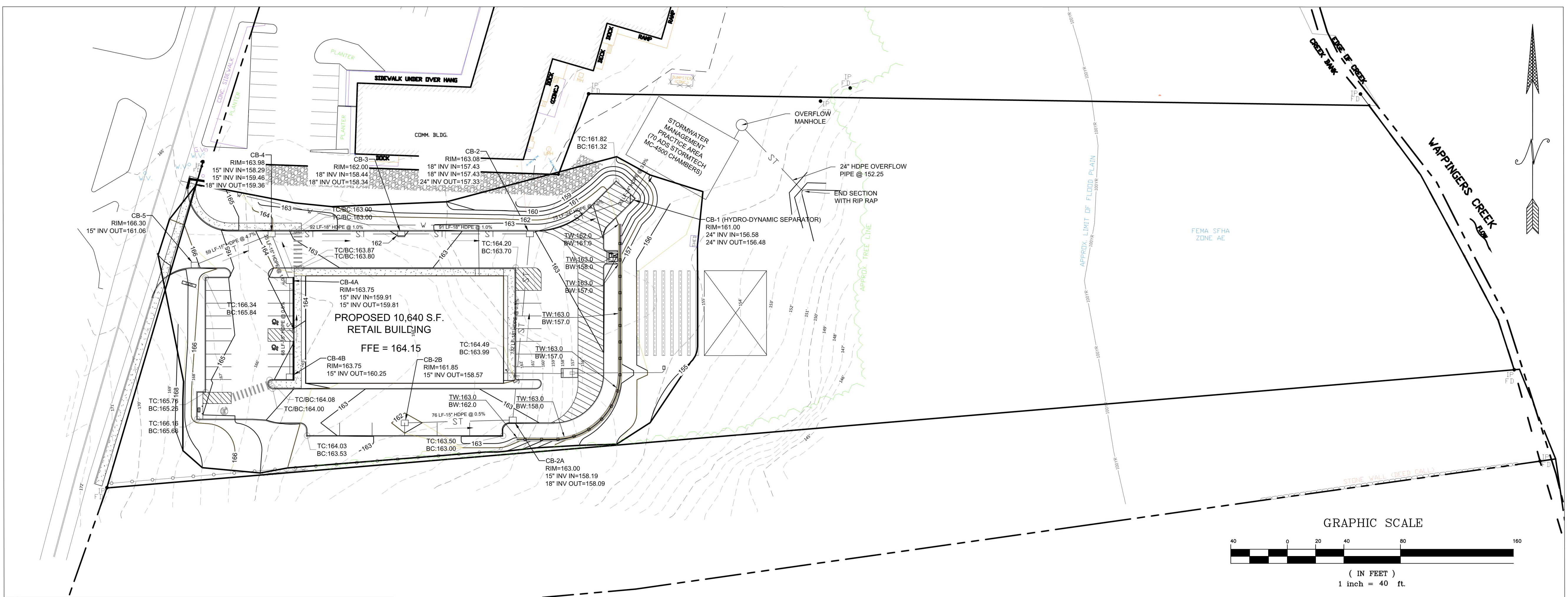
Percolation test were performed on XXXXXX. Results are in min/in.

Sewage Design Flows

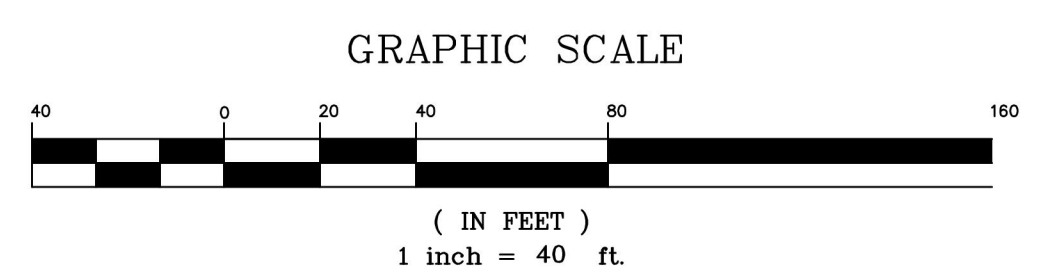
Unit	Flow/Unit/Day	Qty	Average Daily Flow
Retail			
SOFT Floor	0.1 gal/day	10,640	1,064 gal/day*
Total Average Daily Flow = 1,064 gal/day			
*20% Water Saving Fixture Credit = (212 gal/day)			
Design Average Daily Flow = 852 gal/day			

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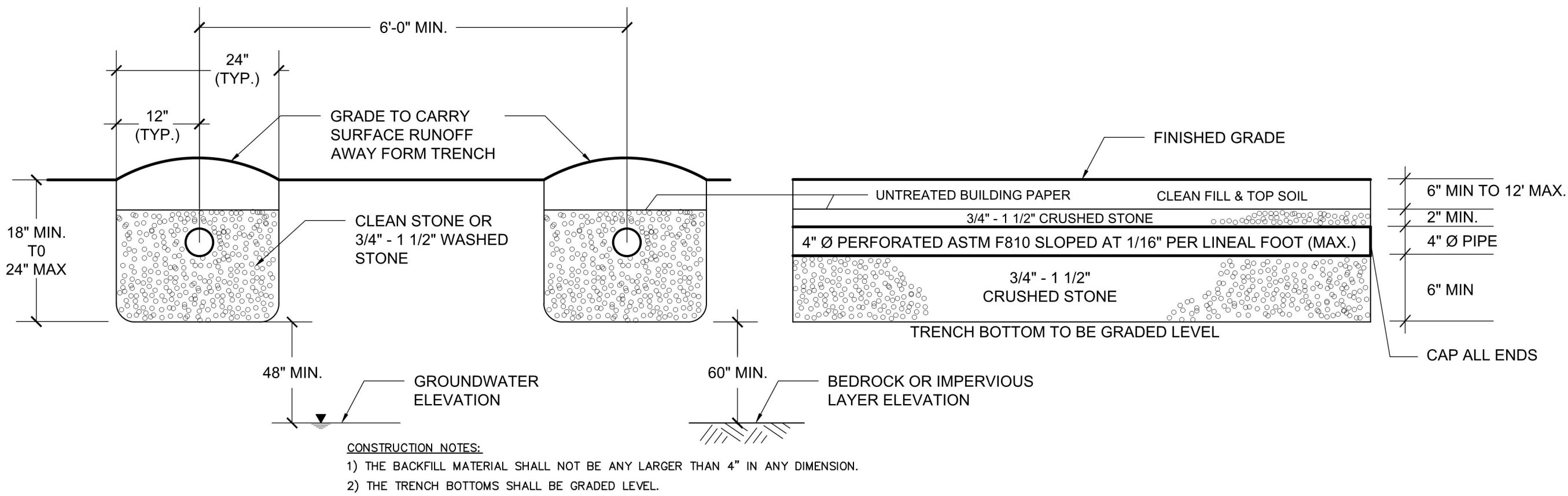
Mark A Day, PE	
JANUARY 26, 2026 AUGUST 25, 2025 Revisions MARCH 24, 2025	
Project No.	2024.096
License No.	069646
<b>DAY STOKOSA</b> ENGINEERING P.C.	
3 Van Wyck Lane Wappingers Falls, New York (845)-223-3202	
PROJECT <b>AMENDED SITE PLAN FOR CALITO DEVELOPMENT GROUP, LLC</b> Town of Poughkeepsie Dutchess County, New York	
DRAWING <b>Utility Plan</b>	
SCALE	DRAWN BY
1" = 40'	BJW
DATE	CHECKED BY
10-28-24	MAD
<b>CU101</b> 7 of 12	



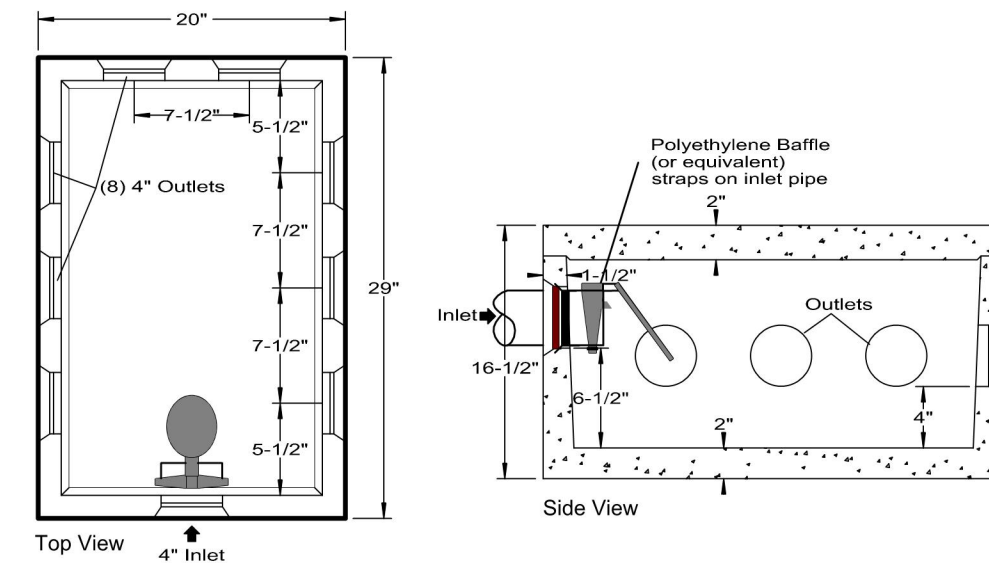
2 GRADING AND STORMWATER PLAN  
1" = 40'



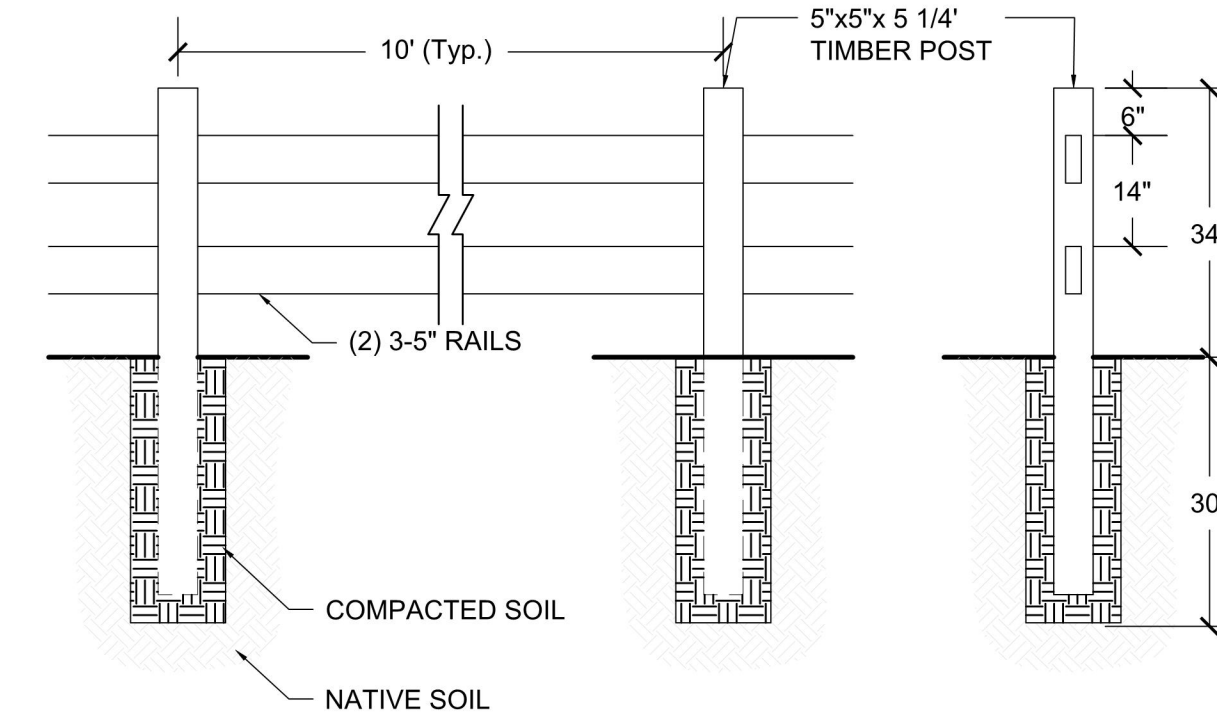
Absorption Field Schedule						
	Minimum Field Length Required	Lateral Spacing	Trench Width	Septic Tank Size	Type	No. & Length of Laterals
Primary	6' O.C.	2 ft	2 ft	1,500 gal	Stone Trench	
Replacement	6' O.C.	2 ft	2 ft	1,500 gal	Stone Trench	



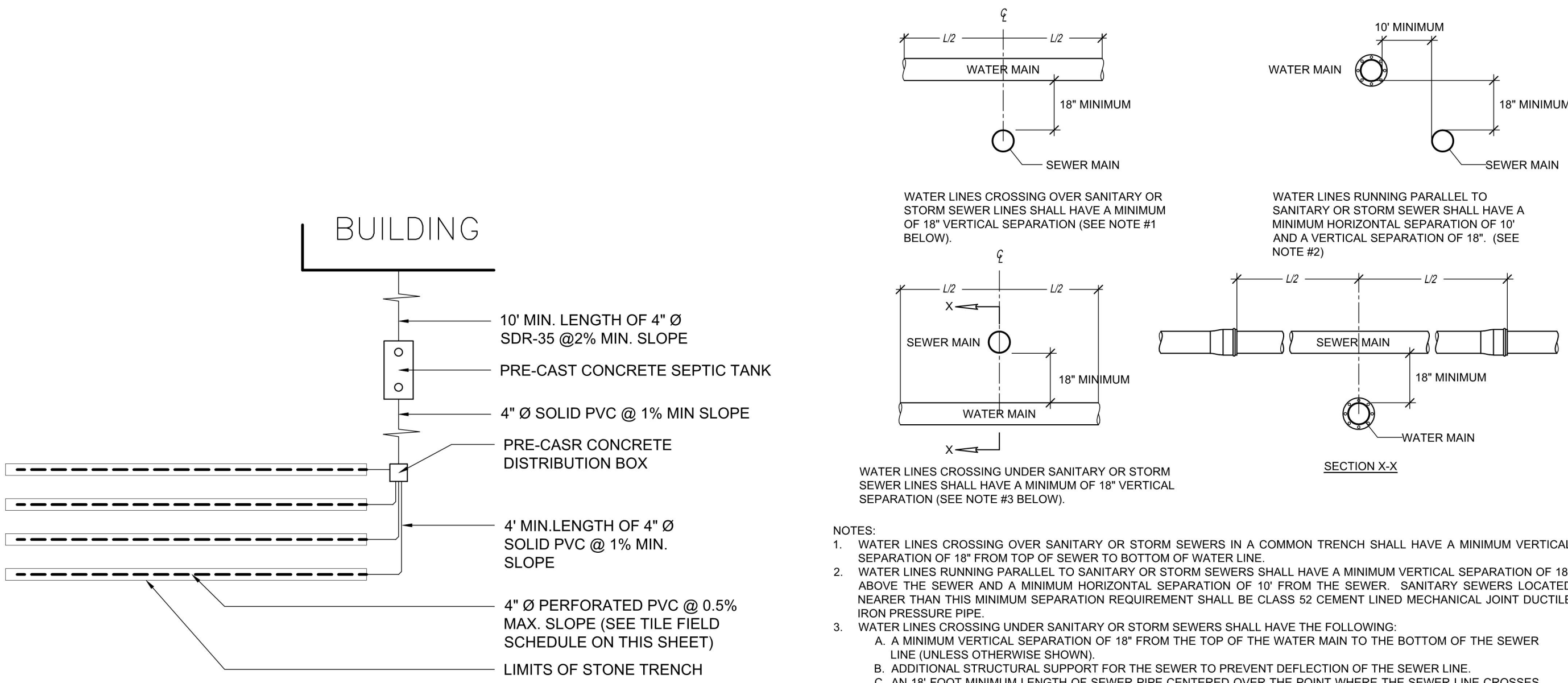
1 SEWAGE DISPOSAL TRENCH DETAIL  
NOT TO SCALE



- NOTES:**
- A MINIMUM OF 2' OF 4" SOLID PIPE SHALL BE PROVIDED PRIOR TO THE START OF THE TRENCHES.
  - ALL UNUSED OUTLETS MUST BE PLUGGED.
  - A Baffle SHALL BE PLACED AT THE INLET OPENING OF THE D-BOX.
  - A BEDDING OF 12" OF PEA GRAVEL SHALL BE PROVIDED UNDER THE D-BOX.
  - THE INVERT ON THE INLET PIPE SHALL BE A MINIMUM OF 2" HIGHER THAN THE INVERT OF ANY OF THE OUTLETS.
  - A MAX. 12" OF TOPSOIL COVER SHALL BE PROVIDED, WHERE, DUE TO SITE CONDITIONS, A DISTRIBUTION BOX MUST BE GREATER THAN 12 INCHES BELOW THE SURFACE. AN EXTENSION COLLAR SHALL BE INSTALLED TO WITHIN 12 INCHES OF THE SURFACE.
  - SPEED LEVELERS SHALL BE PROVIDED IN DISTRIBUTION BOX TO ENSURE ALL OUTLETS ARE AT THE SAME LEVEL TO INSURE THE EVEN DISTRIBUTION OF FLOW.
  - REPLACEMENT AREA DISTRIBUTION BOXES SHALL BE H20 TRAFFIC RATED (NOT REQUIRED FOR PRIMARY SYSTEM)

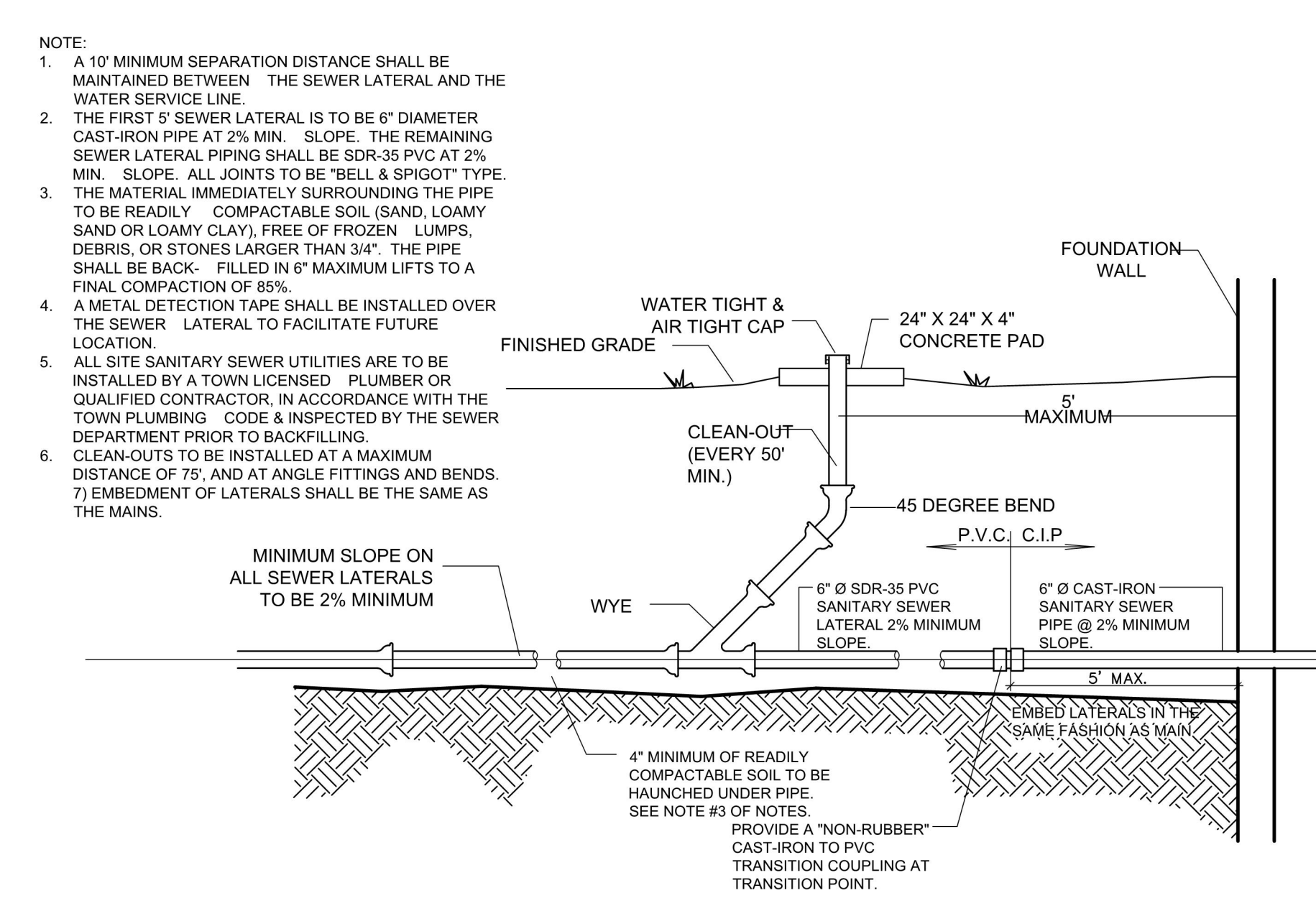


3 TYPICAL SPLIT RAIL FENCING  
NOT TO SCALE

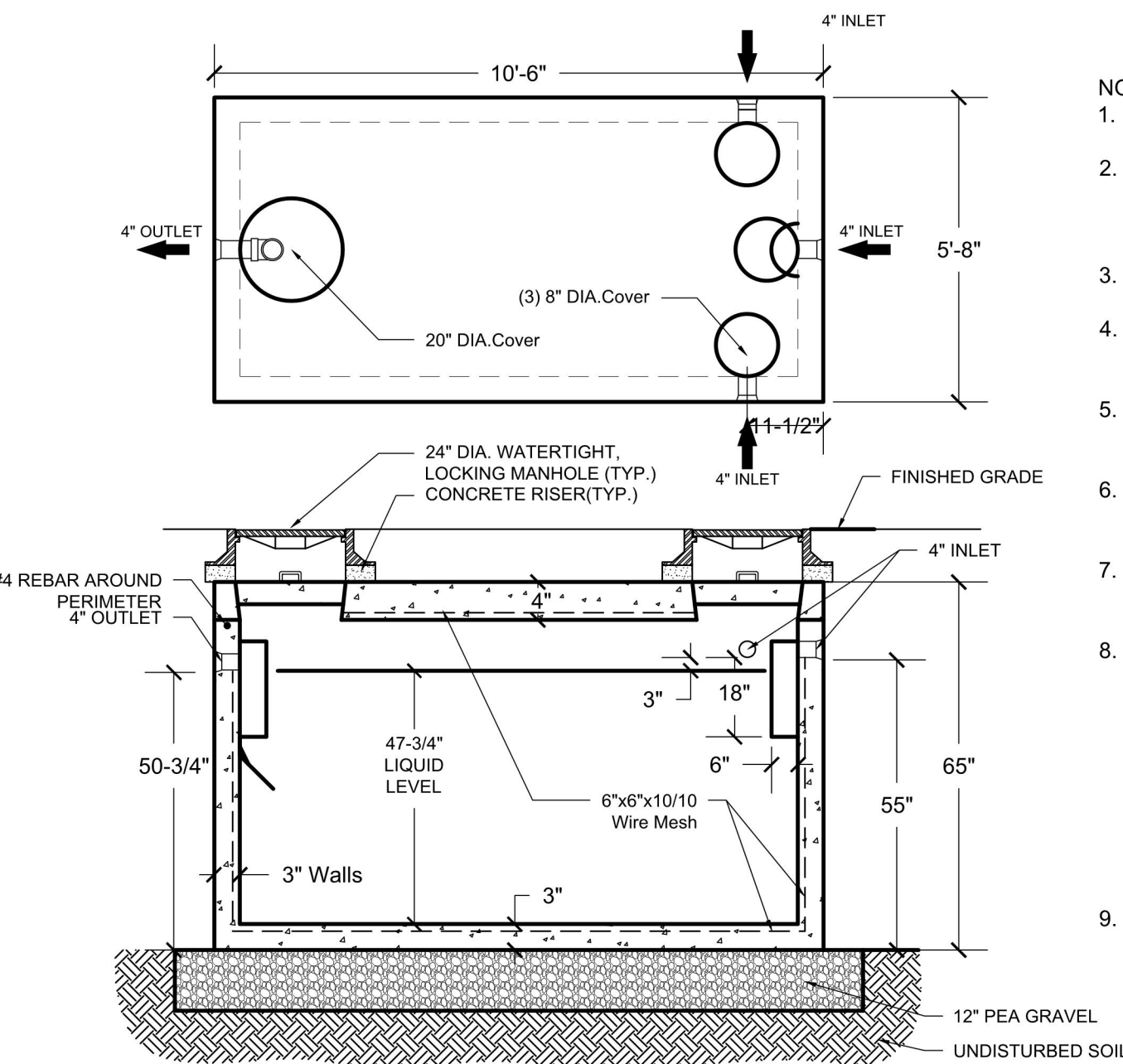


4 TYPICAL TILE FIELD DETAIL  
NOT TO SCALE

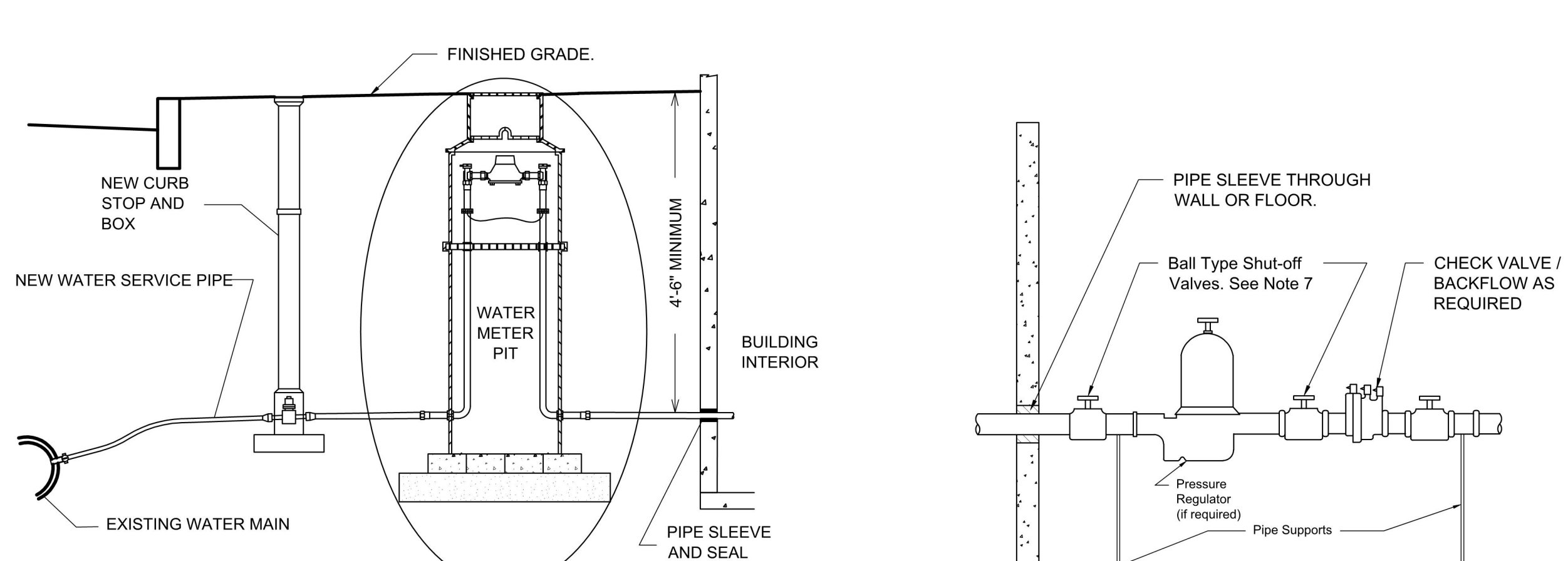
5 WATER & SEWER SEPARATION  
NOT TO SCALE



6 TYPICAL BUILDING SANITARY SEWER LATERAL DETAIL  
NOT TO SCALE

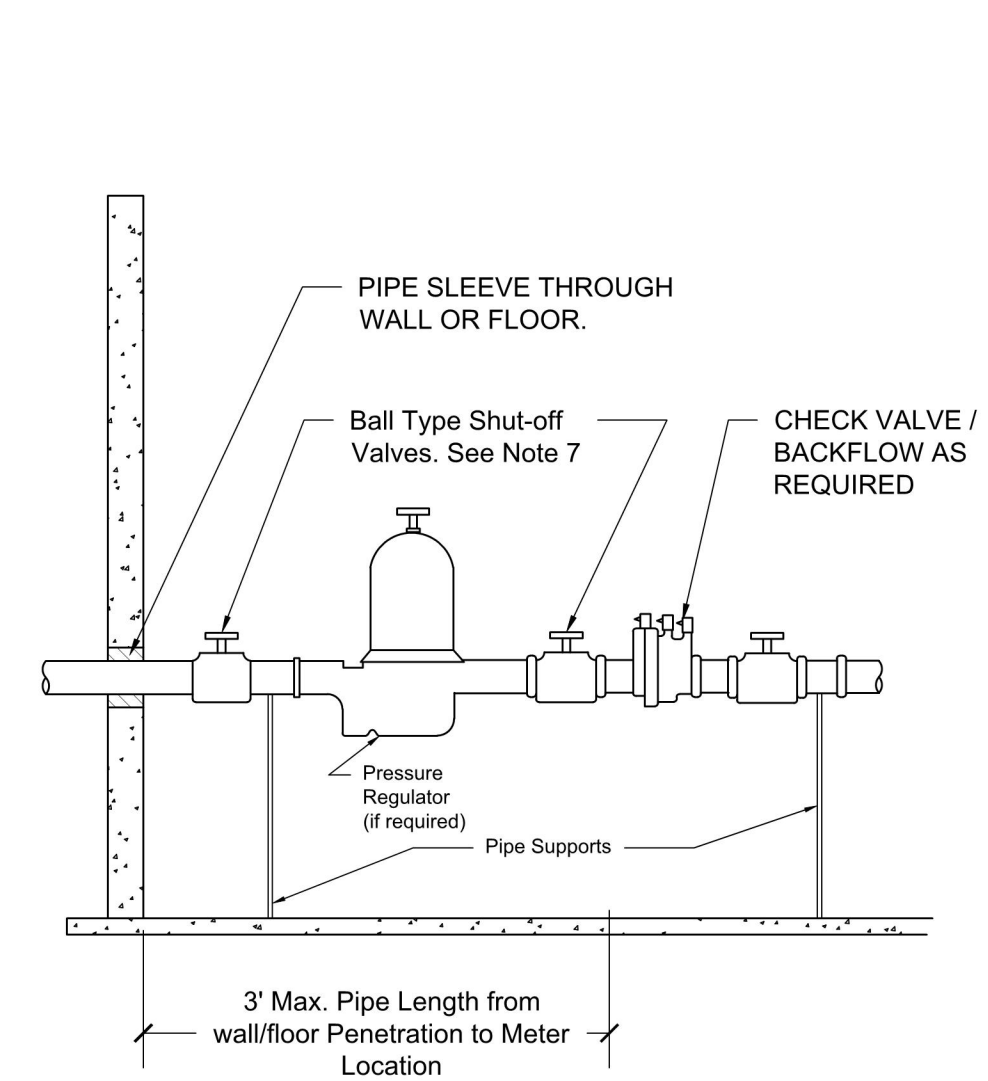


7 1,500 GALLON SEPTIC TANK  
NOT TO SCALE



- INSTALLATION NOTES:**
- METER PIT SHALL BE MUELLER ADJUSTA-COIL PVC METER BOX WITH 48"-60" DEPTH RANGE AND 18" Ø.
  - FULL PORT LOCKWING ANGLE BALL VALVE SHALL BE PROVIDED ON THE INLET SIDE.
  - METER OUTLET SHALL BE PROVIDED WITH A DUEL CHECK VALVE.
  - BOX SHALL HAVE A FLAT LID WITH SIDE MOUNTED KEY LOCK, MUELLER PART NUMBER 282927.
  - BOX SHALL BE PROVIDED WITH AN INSULATION PAD, MUELLER PART NUMBER 790153.
  - WATER METER SHALL BE AS REQUIRED BY TOWN OF POUGHKEEPSIE WATER DEPARTMENT

8 WATER METER PIT  
NOT TO SCALE

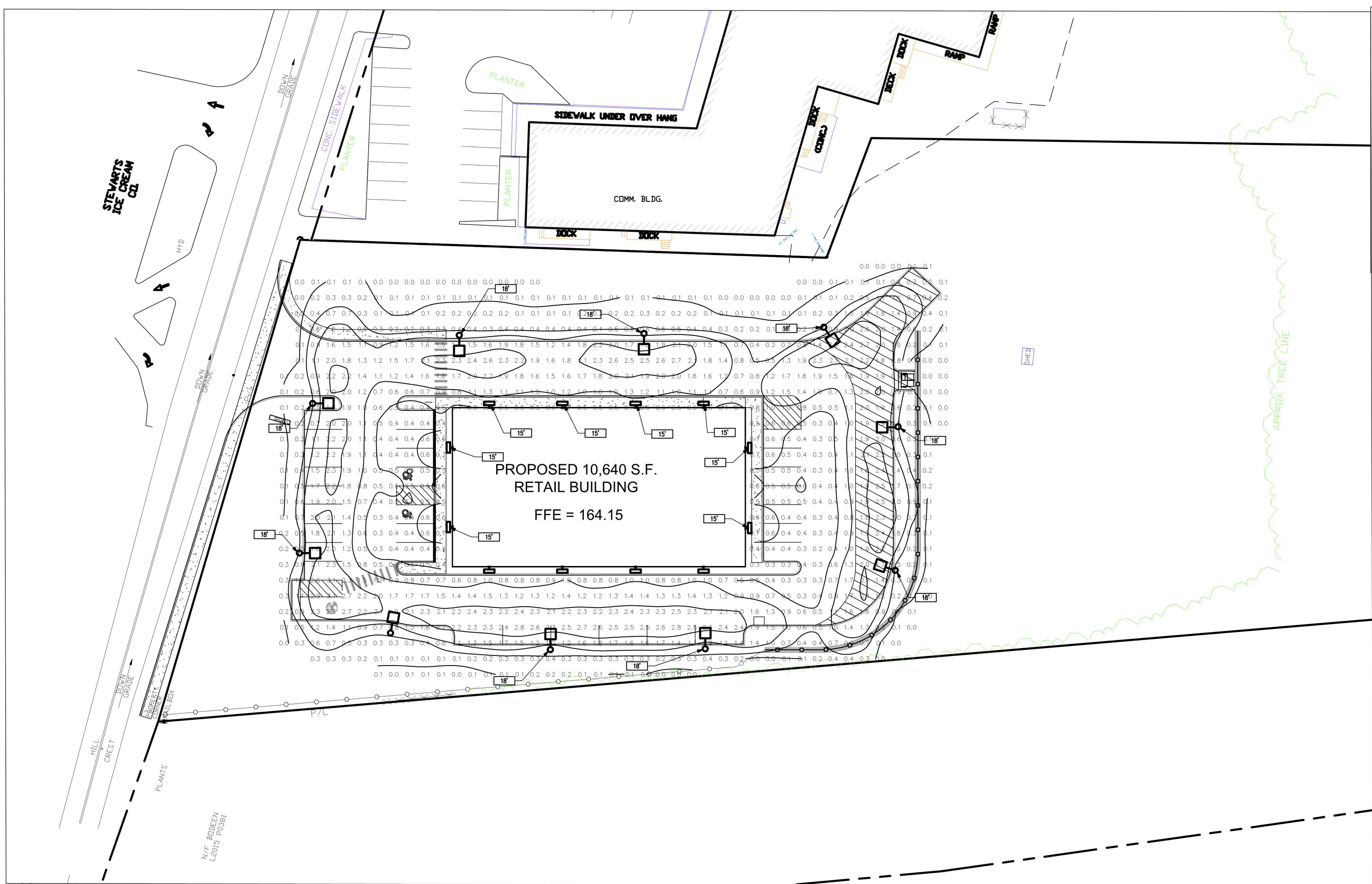


9 TYPICAL BUILDING WATER SERVICE DETAIL  
NOT TO SCALE

- INSTALLATION NOTES:**
- ALL MATERIAL USED SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK STATE PLUMBING CODE.
  - NO FITTING SHALL BE INSTALLED ON THE LINE BETWEEN THE STRUCTURE AND THE CURB VALVE UNLESS THE LENGTH OF PIPE INSTALLED EXCEEDS 100 FT.
  - UTILITY LINES INCLUDING SEWER AND WATER SERVICES, MUST BE SEPARATED BY A MINIMUM OF 10' UNLESS BENCHED IN ACCORDANCE WITH N.Y.S. PLUMBING CODE. BENCHED PIPES SHALL HAVE 18" MINIMUM HORIZONTAL AND VERTICAL SEPARATION. WATER LINES SHALL ALWAYS BE INSTALLED ABOVE SANITARY SEWER LINES.
  - COMMERCIAL WATER SERVICE LINES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS FOR EQUIPMENT OR CONSTRUCTION SHALL BE AS INDICATED ON THE APPROVED SITE PLAN.
  - SHUT OFF VALVES SHALL BE 1/2 TURN BALL VALVES ONLY.
  - CURB VALVES SHALL HAVE STAINLESS STEEL ROD.
  - PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR MAINTENANCE AND/OR REPLACEMENT OF THE EXISTING WATER SERVICE PIPE AND COMPONENTS THAT ARE INSTALLED ON THEIR PRIVATE PROPERTY. (E.G. FROM THE PROPERTY SIDE OF THE CURB VALVE TO AND WITHIN ANY DWELLING OR STRUCTURE ON THE PROPERTY.) TENANTS TO THE SYSTEM AND COMMERCIAL USERS MAY HAVE ADDITIONAL RESPONSIBILITIES WHERE SPECIFIED IN SEPARATE COVENANTS OR APPROVALS WITH THE VILLAGE. THE VILLAGE SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE WATER SERVICE LINE IN THE PUBLIC RIGHT OF WAY, FROM THE MAIN TO THE CURB VALVE.
  - A PERMIT SHALL BE OBTAINED BEFORE ANY CONSTRUCTION ACTIVITY MAY BEGIN. THE TOWN WATER DEPARTMENT AND THE BUILDING DEPARTMENT MUST BE NOTIFIED IN ADVANCE OF WORK.
  - ALL WATER COMPONENTS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO PURCHASE OR INSTALLATION WITH THE TOWN OF POUGHKEEPSIE WATER DEPARTMENT FOR CONFORMANCE WITH THEIR REQUIREMENTS AND CROSS CONNECTION CONTROL PROGRAM.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

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3 Van Wyck Lane Wappingers Falls, New York (845)-223-3202	
AMENDED SITE PLAN FOR CALITO DEVELOPMENT GROUP, LLC	
Town of Poughkeepsie      Dutchess County, New York	
<b>Construction Details</b>	
SCALE 1" = 40'	DRAWN BY BJW
DATE 10-28-24	CHECKED BY MAD
<b>CU501</b>	
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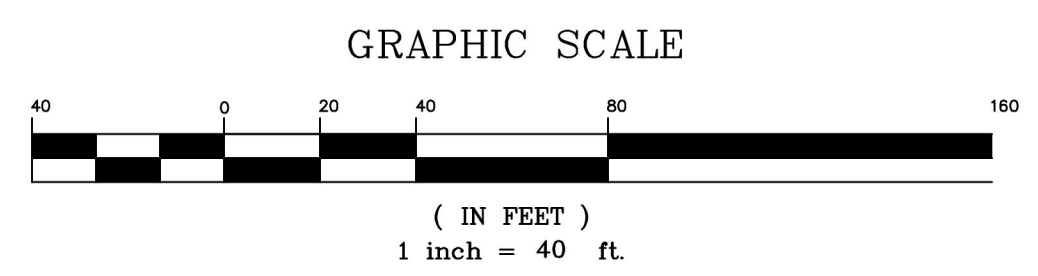
**LUMINAIRE SCHEDULE**

SYMBOL	DESCRIPTION	MOUNTING	MODEL	QUANTITY
☐	Viper Low Profile LED Area Luminaire	POLE	BEACON, VP-1-160L-35-3K7-3-BC	10
⌈	Viper Low Profile LED Wall Luminaire	WALL	BEACON, VPW1-24L-10-3K7-4F	12

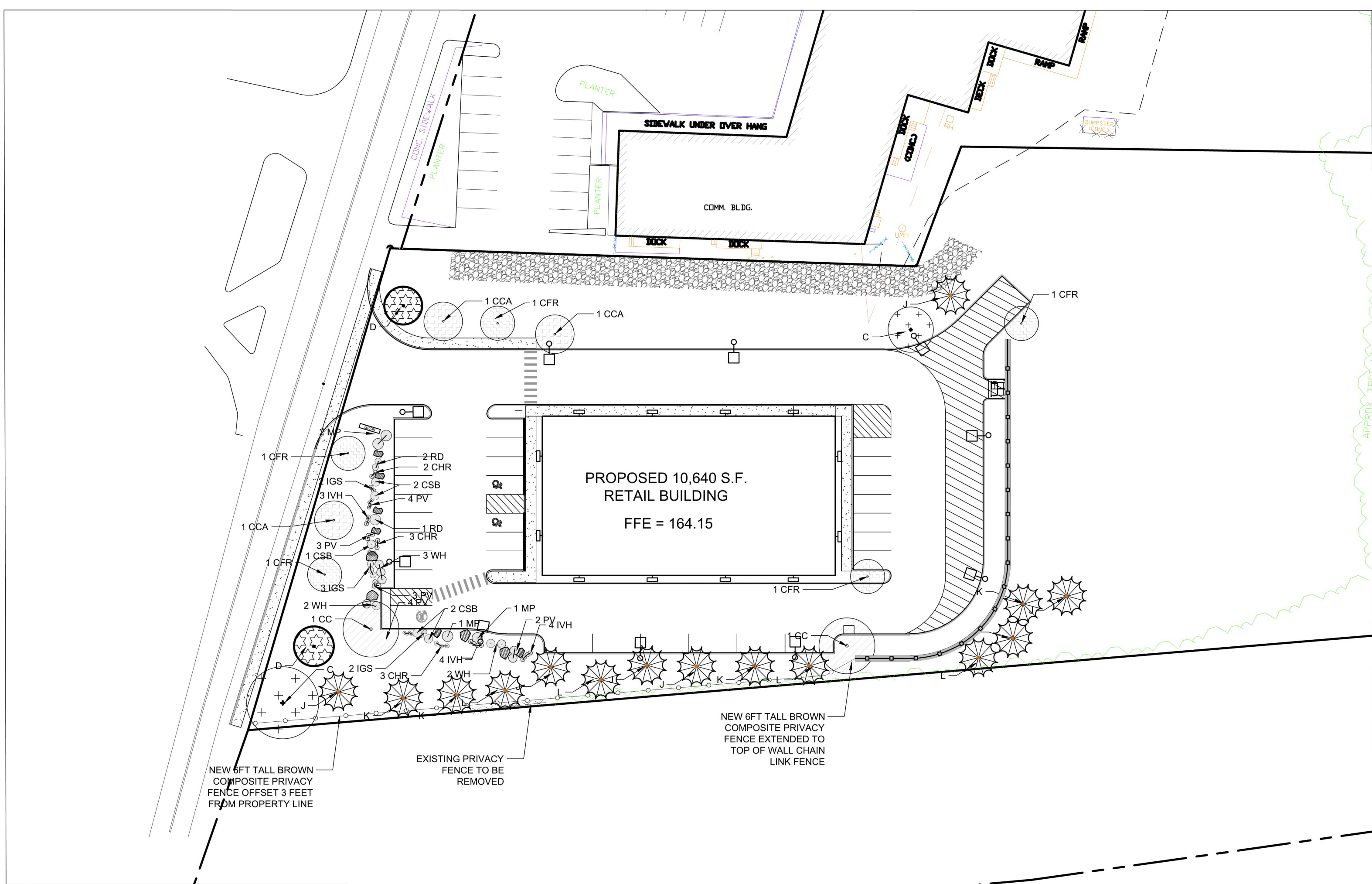
**GENERAL PHOTOMETRIC SCHEDULE**

AVERAGE FOOT-CANDELES	0.90
MAXIMUM FOOT-CANDELES	3.1
MINIMUM FOOT-CANDELES	0.0

NOTE  
ALL LIGHTING FIXTURES SHALL BE 3000K IN COLOR TEMPERATURE.



1 PHOTOMETRIC PLAN  
1" = 40'

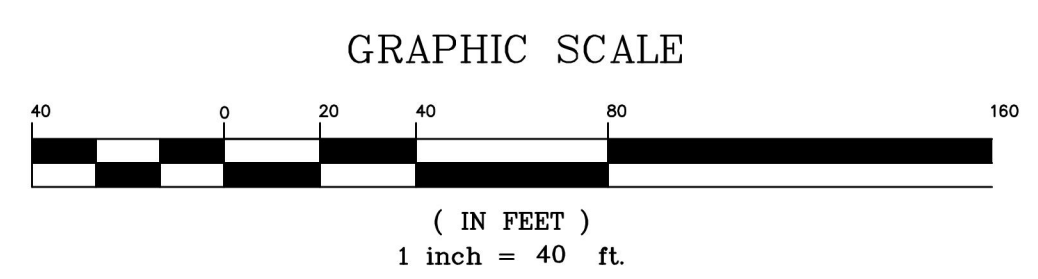


**Tree Legend**

Symbol	Latin Name	Common Name	Plant Size	Condition	Quantity
CC	Cercis canadensis	Eastern Redbud	2" - 2 1/2" cal.	B&B	2
CCA	Cercis canadensis 'Alba'	White Eastern Redbud	2" - 2 1/2" cal.	B&B	2
CFR	Cornus florida 'rubra'	Red Flowering Dogwood	6' - 8'	B&B	5
J	Picea Abies	Norway Spruce	8'	B&B	7
K	Picea Pungens f. galuca	Colorado Blue Spruce	8'	B&B	3
L	Pinus Strubus	Eastern White Pine	8'	B&B	4
C	Quercus Palastris	Pin Oak	2" - 2 1/2" cal.	B&B	2
D	Tilia Tomentosa	Silver Linden	2" - 2 1/2" cal.	B&B	2

**Shrub Legend**

Symbol	Latin Name	Common Name	Plant Size	Condition	Quantity
MP	Myrica pensylvanica	Northern Bayberry	2 1/2'-3'	5 gal.	4
IGS	illex gkabra 'shamrock'	Shamrock Inkberry	24"-30"	5 gal.	7
CSB	Cornus sericea 'Bailey'	Bailey's Red Twigged Dogwood	2'-3'	5 gal.	3
WH	illex verticillata 'Winter Red'	Winterberry Holly	2'-3'	5 gal.	5
CHR	Cotonesert horizontalis 'rockspary cotoneaster'	Rockspray Cotoneaster	18"-24"	3 gal.	8
RD	Cornus sercilea	Red Osier Dogwood	2'-3'	5 gal.	6
IVH	Itea virginica 'Henry's Garnet'	Henry Garnets Sweetpire	18"-24"	5 gal.	11
PV	Panicum Viratum	Switch Grass		5 gal.	16

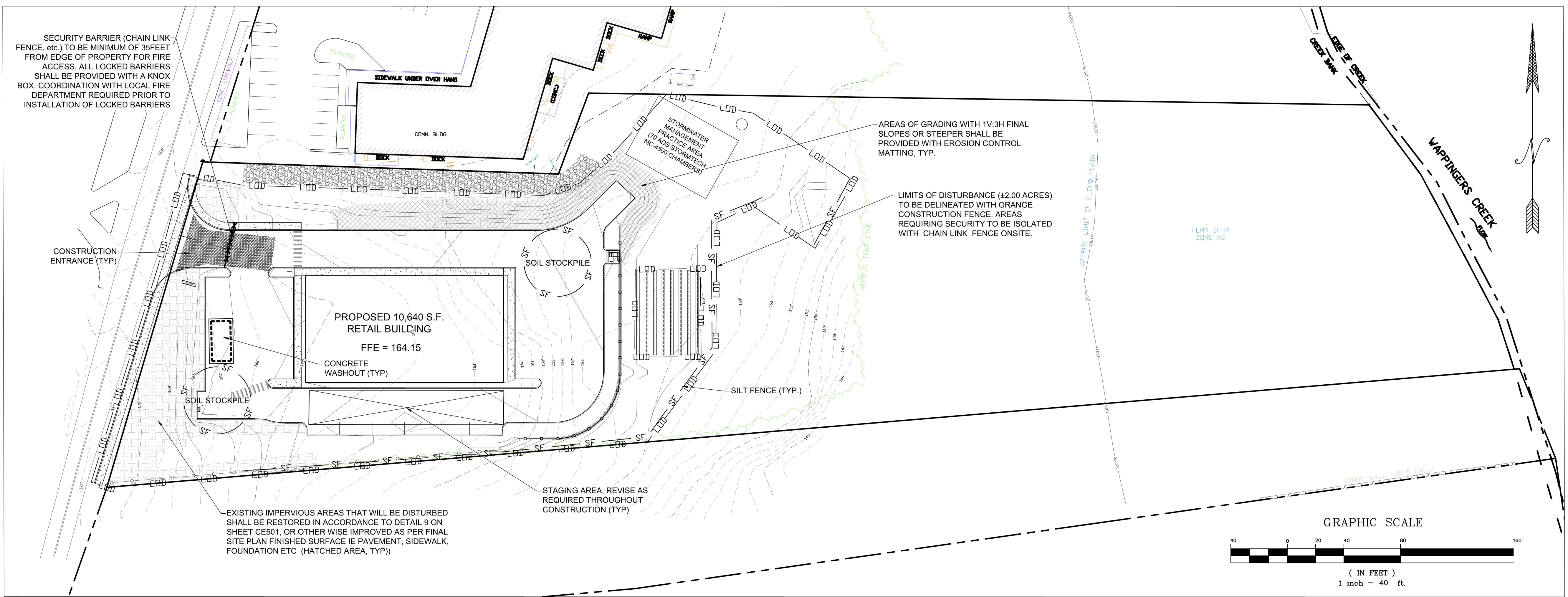


2 LANDSCAPING PLAN  
1" = 40'

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<b>Lighting and Landscaping</b>	
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1 E&SC PLAN  
1" = 40'

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SCALE	1" = 40'
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**SPDES GENERAL PERMIT GP-0-25-001 COMPLIANCE NOTES:**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE FOLLOWING:

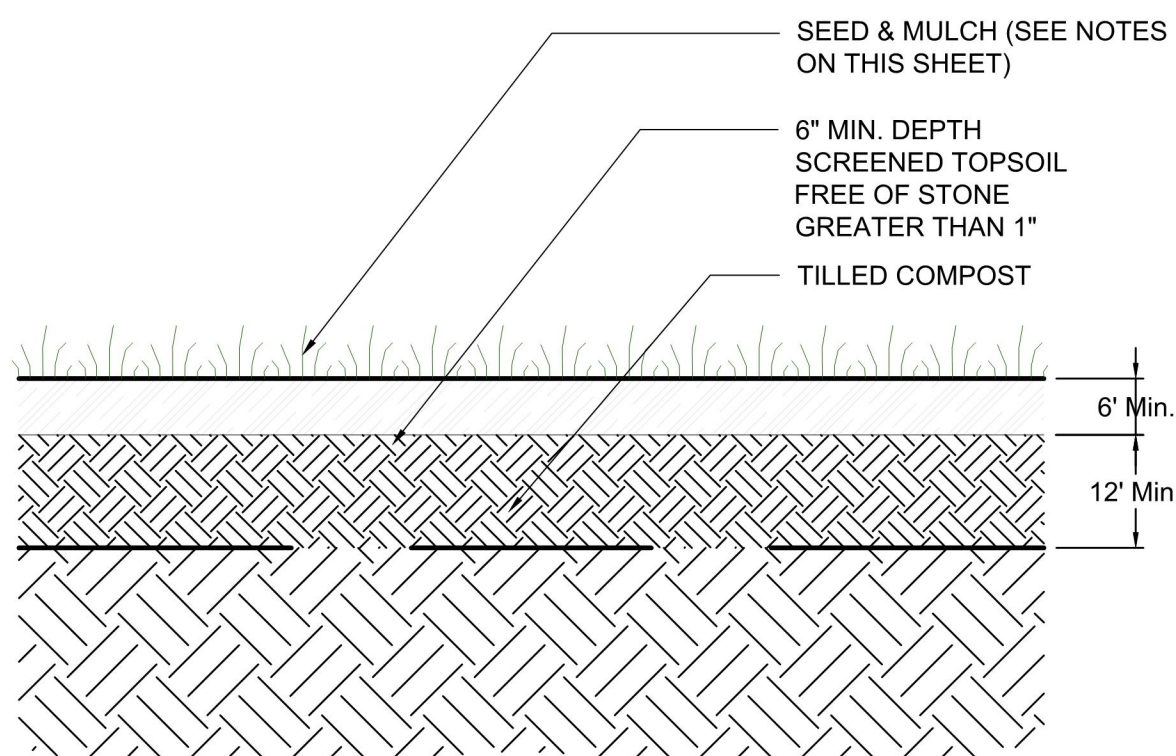
- THE CONTRACTOR AND HIS/HER SUBCONTRACTORS SHALL READ AND UNDERSTAND THE CONDITIONS OF THE "NYSDEC SPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES", GP-0-25-001 FOR THIS PROJECT.
- THE CONTRACTOR AND HIS/HER SUBCONTRACTORS SHALL SIGN A COPY OF THE GENERAL PERMIT, GP-0-25-001, CERTIFICATION STATEMENT AS IDENTIFIED IN THE APPENDICES OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS NECESSARY FOR THE WORK OUTLINED HEREIN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL STORMWATER POLLUTION PREVENTION MEASURES OUTLINED IN THE SWPPP AND PROJECT PLANS.
- THE CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION CONFERENCE WITH THE OWNER'S REPRESENTATIVES AT LEAST ONE WEEK PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR/OWNER SHALL HAVE A QUALIFIED PROFESSIONAL, AS DEFINED WITHIN THE NYSDEC SPDES GENERAL PERMIT GP-0-25-001, CONDUCT AN INITIAL SITE ASSESSMENT PRIOR TO CONSTRUCTION, FOLLOWING THE COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR/OWNER OF THE PROPERTY MUST HAVE A QUALIFIED INSPECTOR CONDUCT SITE INSPECTIONS AT LEAST TWO (2) TIMES EVERY SEVEN (7) CALENDAR DAYS. THE TWO INSPECTIONS SHALL BE SEPARATED BY A MINIMUM OF TWO (2) FULL CALENDAR DAYS. REFER TO SWPPP FOR INSPECTION GUIDELINES.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, A QUALIFIED PROFESSIONAL (HIRED BY CONTRACTOR OR OWNER) SHALL CONDUCT AN ASSESSMENT OF THE SITE AND CERTIFY THAT THE APPROPRIATE EROSION AND SEDIMENT CONTROL STRUCTURES AS DEPICTED ON THE PLANS HAVE BEEN ADEQUATELY INSTALLED AND IMPLEMENTED. CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER ONCE THE EROSION AND SEDIMENT CONTROL STRUCTURES HAVE BEEN INSTALLED. REFER TO SWPPP FOR INSPECTION GUIDELINES.
- THE OWNER/OPERATOR SHALL MAINTAIN A RECORD OF ALL EROSION AND SEDIMENT CONTROL INSPECTION REPORTS AT THE SITE IN A LOG BOOK. THE LOG BOOK SHALL BE KEPT ON-SITE AND BE MADE AVAILABLE TO THE PERMITTING AUTHORITY. THE OWNER/CONTRACTOR SHALL POST AT THE SITE, IN A PUBLICLY ACCESSIBLE LOCATION, A SUMMARY OF THE SITE INSPECTION ACTIVITIES ON A MONTHLY BASIS.
- THE OWNER/OPERATOR SHALL FILE A NOTICE OF INTENT (NOI) WITH THE NYSDEC AND LOCAL GOVERNING AUTHORITY PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES AND A NOTICE OF TERMINATION (NOT) WITH NYSDEC FOLLOWING CONSTRUCTION ACTIVITIES.

**1 SPDES GENERAL PERMIT COMPLIANCE NOTES**  
NOT TO SCALE

- EROSION AND SEDIMENT CONTROL MEASURES:**
- 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.
  - 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 SOIL DISRUPTION.
  - 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.
  - 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.
  - THE SITE SHALL BE INSPECTED DAILY DURING CONSTRUCTION ACTIVITIES. ALL LITTER AND CONSTRUCTION DEBRIS SHALL BE REMOVED.
  - THE SITE SHALL BE KEPT NEAT, CLEAN AND ORDERLY. THE SITE SHALL BE SWEEPED AT A MINIMUM AT THE END OF EACH WORKDAY AND AS SITE CONDITIONS REQUIRE. OFF-SITE TRACKING MUST BE CLEANED IMMEDIATELY.
  - WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

- MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:**
- PERMANENT AND TEMPORARY VEGETATION:**  
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RE-STABILIZED IMMEDIATELY.
  - STABILIZED CONSTRUCTION ENTRANCE:**  
INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE.
  - SILT FENCE:**  
INSPECT FOR DAMAGE EVERY SEVEN DAYS. 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. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANYWAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCKPILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.
  - INLET PROTECTION:**  
INSPECT INLET PROTECTION FOR DAMAGE EVERY SEVEN DAYS. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT AS NECESSARY TO PROVIDE FOR ADEQUATE STORAGE VOLUME FOR SUBSEQUENT RAINS.
  - DUST CONTROL:**  
SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL STABILIZATION.  
  
PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

**5 EROSION & SEDIMENT CONTROL NOTES**  
NOT TO SCALE



- DURING PERIODS OF RELATIVELY LOW MODERATE SUBSOIL MOISTURE, THE DISTURBED SUBSOILS ARE RETURNED TO ROUGH GRADE AND THE FOLLOWING SOIL RESTORATION STEPS APPLIED:
- APPLY 3 INCHES OF COMPOST OVER SUBSOIL.
  - TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR-MOUNTED DISC, OR TILLER, MIXING, AND CIRCULATING AIR AND COMPOST INTO SUBSOILS.
  - ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OF THE SITE.
  - APPLY TOPSOIL TO A DEPTH OF 6 INCHES.
  - VEGETATE AS REQUIRED BY APPROVED PLANS.

**9 SOIL RESTORATION DETAIL**  
NOT TO SCALE

**CONSTRUCTION WASTE MANAGEMENT PLAN**

CONSTRUCTION WASTE MANAGEMENT PRACTICES ARE DESIGNED TO MAINTAIN A CLEAN AND ORDERLY WORK ENVIRONMENT. THIS WILL REDUCE THE POTENTIAL FOR SIGNIFICANT MATERIALS TO COME INTO CONTACT WITH STORMWATER. A MAINTENANCE SCHEDULE SHALL BE DEVELOPED FOR THESE AREAS. THE GENERAL CONTRACTOR SHALL IMPLEMENT THE FOLLOWING PRACTICES:

- MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATION WILL BE STOCKPILED UP SLOPE FROM ADEQUATE SEDIMENTATION CONTROLS.
- EQUIPMENT CLEANING, MAINTENANCE, AND REPAIR AREAS SHALL BE DESIGNATED AND PROTECTED BY A TEMPORARY PERIMETER BERM.
- THE USE OF DETERGENTS FOR LARGE SCALE WASHING IS PROHIBITED (I.E., VEHICLES, BUILDINGS, PAVEMENT SURFACES, ETC.).
- SPILL PREVENTION AND RESPONSE  
A SPILL PREVENTION AND RESPONSE PLAN SHALL BE DEVELOPED FOR THE SITE BY THE GENERAL CONTRACTOR. THE PLAN SHALL DETAIL THE STEPS NEEDED TO BE FOLLOWED IN THE EVENT OF AN ACCIDENTAL SPILL AND SHALL IDENTIFY CONTACT NAMES AND PHONE NUMBERS OF PEOPLE AND AGENCIES THAT MUST BE NOTIFIED.  
  
THE PLAN SHALL INCLUDE MATERIAL SAFETY DATA SHEETS (MSDS) FOR ALL MATERIALS TO BE STORED ON-SITE. ALL WORKERS ON-SITE WILL BE REQUIRED TO BE TRAINED ON SAFE HANDLING AND SPILL PREVENTION PROCEDURES FOR ALL MATERIALS USED DURING CONSTRUCTION. REGULAR TAILGATE SAFETY MEETINGS SHALL BE HELD AND ALL WORKERS THAT ARE EXPECTED ON THE SITE DURING THE WEEK SHALL BE REQUIRED TO ATTEND.
- MATERIAL STORAGE  
CONSTRUCTION MATERIALS SHALL BE STORED IN A DEDICATED STAGING AREA. THE STAGING AREA SHALL BE LOCATED IN AN AREA THAT MINIMIZES THE IMPACTS OF THE CONSTRUCTION MATERIALS EFFECTING STORMWATER QUALITY.  
  
CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER TOXIC MATERIAL SHALL BE STORED IN WATERPROOF CONTAINERS. EXCEPT DURING APPLICATION, THE CONTENTS MUST BE KEPT IN TRUCKS OR WITHIN STORAGE FACILITIES. RUNOFF CONTAINING SUCH MATERIAL MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED AND DISPOSED AT AN APPROVED SOLID WASTE OR CHEMICAL DISPOSAL FACILITY.
- TEMPORARY CONCRETE WASHOUT FACILITY  
TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.  
  
WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHALL BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE AND DISPOSED OF. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED AND/OR REPAIRED AND SEEDED AND MULCHED FOR FINAL STABILIZATION.
- SOLID WASTE DISPOSAL  
NON-STORMWATER COMPONENTS INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE MAJOR CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. THE CONTAINERS WILL BE EMPTIED PERIODICALLY BY A CONTRACT TRASH DISPOSAL SERVICE AND HAULED AWAY FROM THE SITE.

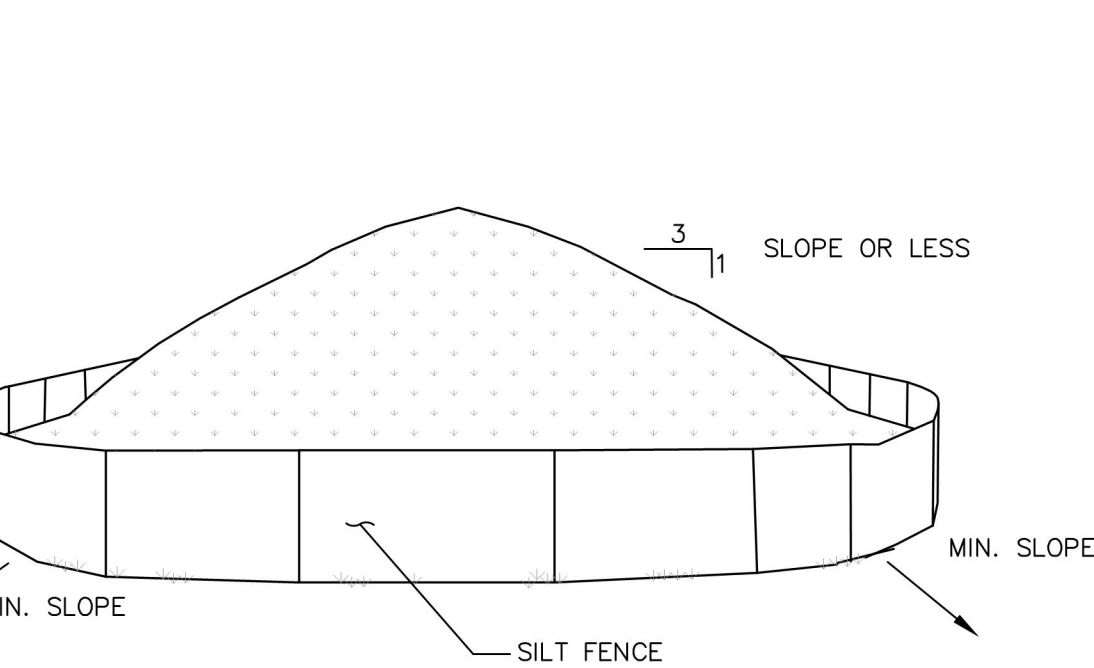
- SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE CONTROLLED BY WHATEVER MEANS NECESSARY IN ORDER TO ENSURE THAT THEY DO NOT DISCHARGE FROM THE SITE. AS AN EXAMPLE, SPECIAL CARE MUST BE EXERCISED DURING EQUIPMENT FUELING AND SERVICING OPERATIONS. IF A SPILL OCCURS, IT MUST BE CONTAINED AND DISPOSED SO THAT IT WILL NOT FLOW FROM THE SITE OR ENTER GROUNDWATER, EVEN IF THIS REQUIRES REMOVAL, TREATMENT, AND DISPOSAL OF SOIL. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHOULD BE HANDLED IN A MANNER CONSISTENT WITH THE IMPACT THEY REPRESENT.
- WATER SOURCE  
NON-STORMWATER COMPONENTS OF SITE DISCHARGE MUST BE CLEAN WATER. WATER USED FOR CONSTRUCTION, WHICH DISCHARGES FROM THE SITE, MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE. IT CAN BE RETAINED IN THE PONDS UNTIL IT INFILTRATES AND EVAPORATES.

**2 CONSTRUCTION WASTE MANAGEMENT PLAN**  
NOT TO SCALE

**PRE-CONSTRUCTION SEQUENCE:**

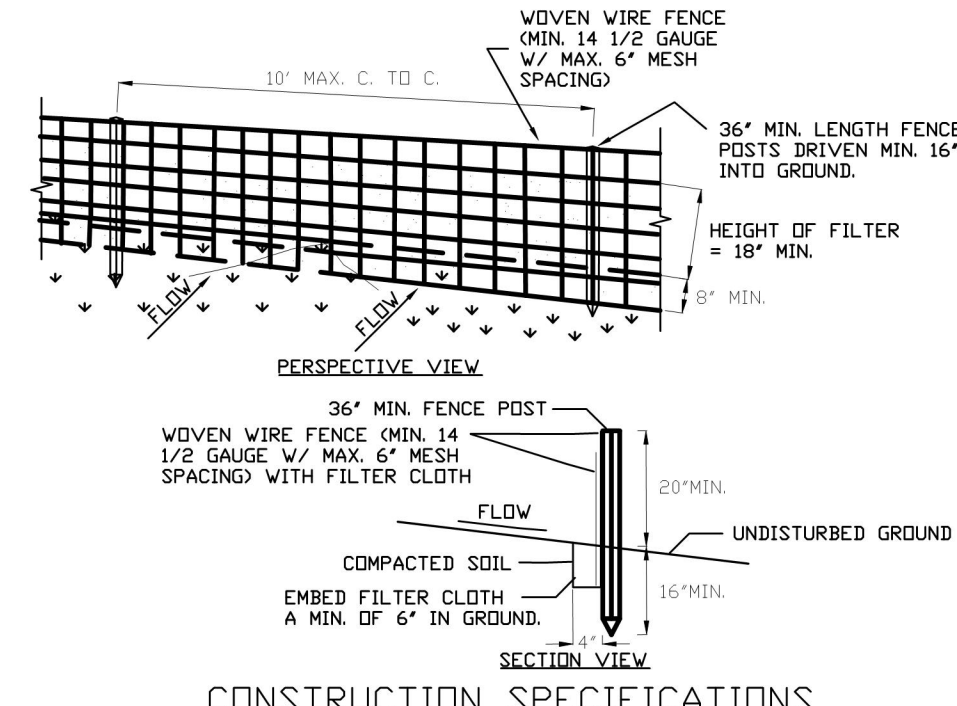
- NON-DISTURBANCE AREAS SHALL BE MARKED WITH 4-FT ORANGE SNOW FENCING TO TOWN ENGINEER'S SATISFACTION PRIOR TO SITE DISTURBANCE, AND SHALL BE MAINTAINED UNTIL ISSUANCE OF A C.O.
  - HOLD A PRE-CONSTRUCTION MEETING WITH THE OWNER/OPERATOR, SITE ENGINEER, TOWN ENGINEER, TRAINED CONTRACTOR, QUALIFIED EROSION CONTROL INSPECTOR AND BUILDING INSPECTOR. PLACE A COPY OF THE SWPPP REPORT ON SITE ALONG WITH A COPY OF THE INSPECTOR'S LOG BOOK CONTAINING COPIES OF THE WEEKLY INSPECTIONS. (APPLICANTS EROSION & SEDIMENT CONTROL INSPECTION AGENT SHALL CONDUCT AN INSPECTION ON A WEEKLY BASIS)
- CONSTRUCTION SEQUENCE:**
- INSTALL AND STABILIZE TEMPORARY EROSION & SEDIMENT CONTROL MEASURES AS SHOWN ON THE SWPPP PLAN.
  - BEGIN CLEARING AND REMOVAL OF SITE DEBRIS, GARBAGE, OVERGROWTH TREES ETC.
  - BEGIN REMAINING SITE GRADING, DRIVEWAY GRADE CONSTRUCTION AND FOUNDATION EXCAVATION.
  - ROUGH CUT DRIVEWAY AND PARKING AREA TO SUB-GRADE.
  - POUR CONCRETE FOOTINGS AND FOUNDATIONS FOR PROPOSED BUILDINGS.
  - INSTALL REMAINING SITE UTILITIES AND/OR INFRASTRUCTURE.
  - INSTALL CURBING ONCE ALL MAJOR WORK ON SITE IS COMPLETE, AS REQUIRED.
  - INSTALL INFILTRATION CHAMBERS AS SHOWN ON THE UTILITY PLAN AND AS PER MANUFACTURER'S SPECIFICATIONS
  - TOPSOIL, SEED AND MULCH ALL DISTURBED AREAS THAT HAVE OBTAINED FINISHED GRADE ELEVATIONS.
  - SEED AND MULCH ALL DISTURBED AREAS THAT WILL NOT BE RE-DISTURBED FOR AT LEAST 14 DAYS.
  - FINALIZE BUILDING CONSTRUCTION.
  - ONCE ALL MAJOR SITE DISTURBANCE ACTIVITIES HAVE CEASED AND THE SITE HAS ACHIEVED FINAL STABILIZATION, FILE AN N.O.T. (NOTICE OF TERMINATION) WITH NYSDEC.
  - TERMINATE EROSION CONTROL INSPECTIONS.

**6 CONSTRUCTION SEQUENCE**  
NOT TO SCALE



- NOTES:**
- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
  - MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
  - UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
  - SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.
  - HAYBALES TO BE USED WHERE STOCKPILES ARE LOCATED ON PAVED AREAS.

**10 TEMPORARY SOIL STOCKPILE DETAIL**  
NOT TO SCALE



**CONSTRUCTION SPECIFICATIONS**

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "1" OR "1/2" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 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, MIRAFL 100, STABILINKA 100, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOTEX, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

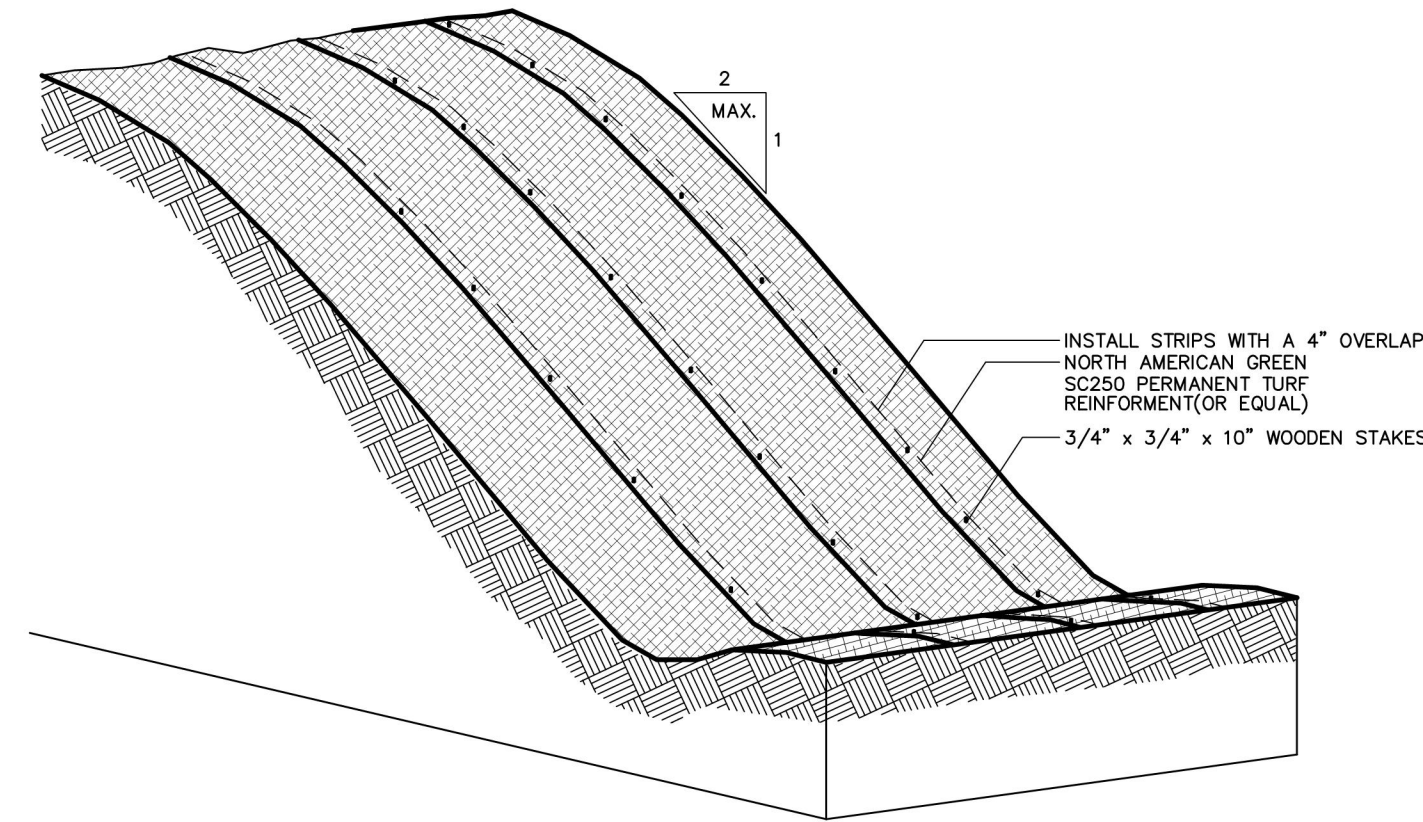
**3 SILT FENCE DETAIL**  
NOT TO SCALE

- ALL SEDIMENT & EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS & DETAILS. CHANGES, OMISSIONS AND/OR OTHER ALTERATIONS CAN NOT BE MADE TO THESE PLANS WITHOUT THE CONSENT OF THE DESIGN ENGINEER.
- SILT FENCE SHALL BE INSTALLED AS SHOWN ON THIS DRAWING PRIOR TO BEGINNING ANY CLEARING, GRUBBING AND EARTHWORK.
- EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEEDED WITH THE FOLLOWING GRASS SEED MIX IMMEDIATELY UPON COMPLETION OF ITS CONSTRUCTION, OR BY THE END OF THE NEXT BUSINESS DAY IF AN EXISTING DISTURBED AREA WILL NOT BE DISTURBED AGAIN WITHIN 14 CALENDAR DAYS OF THE PREVIOUS SOIL DISTURBANCE. GRASS SEED MIX TO BE APPLIED AT A RATE OF 50 POUNDS PER ACRE IN THE FOLLOWING PROPORTIONS:

KENTUCKY BLUEGRASS	40%
CREeping RED FESCUE	40%
RYE GRASS	20%

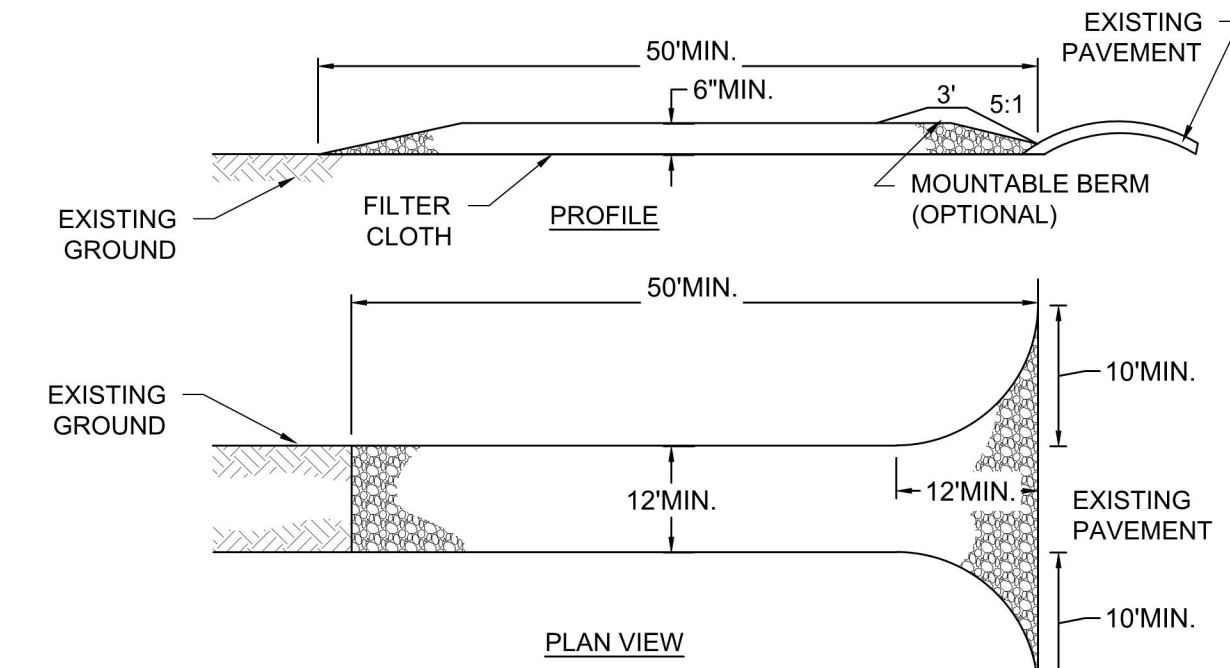
- GRASS SEED MIX MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS, SECTION 610-3.02, METHOD NO. 1.
- SEEDED AREAS SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE, OR 90 LBS. PER 1,000 SQUARE FEET, SUCH THAT IT FORMS A CONTINUOUS BLANKET.
- SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS BY THE OWNER'S FIELD REPRESENTATIVE.
- DUST SHALL BE CONTROLLED BY SPRINKLING OF WATER OR OTHER APPROVED METHODS AS NECESSARY AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
- CUTS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTY, NOR DIVERT SURFACE WATER ONTO ADJOINING PROPERTIES.
- ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIALS AND TO PREVENT SETTLEMENT.
- EXCAVATIONS AND FILLS TO BE ROLLED, SEALED AND STABILIZED AT COMPLETION OF EACH DAY'S WORK.
- THE OWNER'S FIELD REPRESENTATIVE SHALL INSPECT THE DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS AND AFTER RAINSTORMS.
- AS WARRANTED BY FIELD CONDITIONS, SPECIAL ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES MAY BE ADDED TO THIS PLAN BY THE SITE ENGINEER, TOWN ENGINEER AND HIGHWAY SUPERINTENDENT. ANY REVISIONS TO THIS PLAN MUST BE SUBMITTED TO THE SITE ENGINEER. ANY CHANGES DEEMED NECESSARY TO THIS PLAN SHALL BE DICTATED BY THE SITE ENGINEER AS NECESSARY TO CARRY-OUT THE INTENT OF THIS PLAN.

**7 SEEDING & MULCHING NOTES**  
NOT TO SCALE



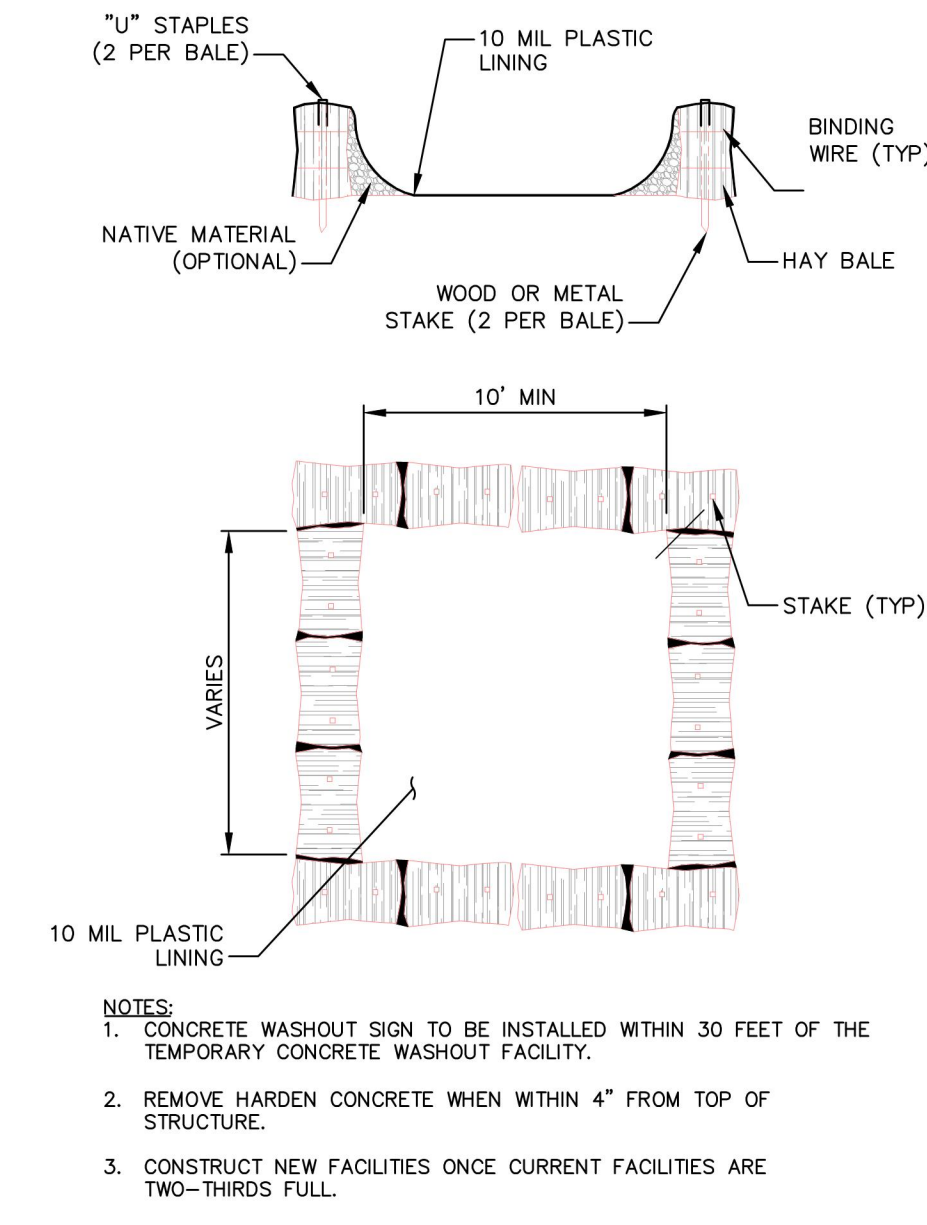
- NOTES:**
- CONTRACTOR TO INSTALL NORTH AMERICAN GREEN PERMANENT TURF REINFORCEMENT (OR EQUAL) PARALLEL TO THE SLOPE.
  - THERE SHALL BE A 4" OVERLAP OVER CONTIGUOUS STRIPS OF MATTING.
  - INSTALL 3/4" x 3/4" WOODEN STAKES @ 6" INTERVALS. LEAVE A 1" REVEAL.
  - HYDROSEED SHOULD BE APPLIED TO AREA AS SOON AS PRACTICABLE.
  - WATER TO BE APPLIED AS REQUIRED TO GERMINATE GRASS SEED.
  - THE CONTRACTOR TO PERIODICALLY INSPECT MATTING AND MAKE REPAIRS AS NECESSARY. THE MATTING SHALL BE INSPECTED IMMEDIATELY AFTER A STORM EVENT.
  - INSTALL EROSION CONTROL MEASURES AS NECESSARY UP-SLOPE OF THE STABILIZED AREA TO ENSURE MINIMAL EROSION THROUGH STABILIZED AREA.
  - CONTRACTOR TO USE 20% OF RYE GRASS IN THE GRASS SEED MIX TO PROMOTE A STABILIZED GRASS MIXTURE.

**11 EROSION CONTROL MATTING (ECM) DETAIL**  
NOT TO SCALE




- STONE SIZE - USE 1-4 INCH 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.
- GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH 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 TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

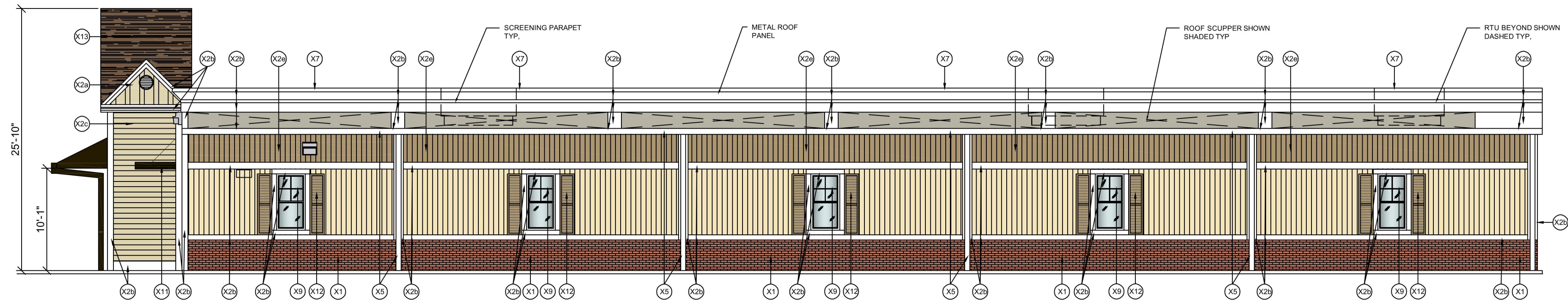
**4 ANTI-TRACKING PAD DETAIL**  
NOT TO SCALE



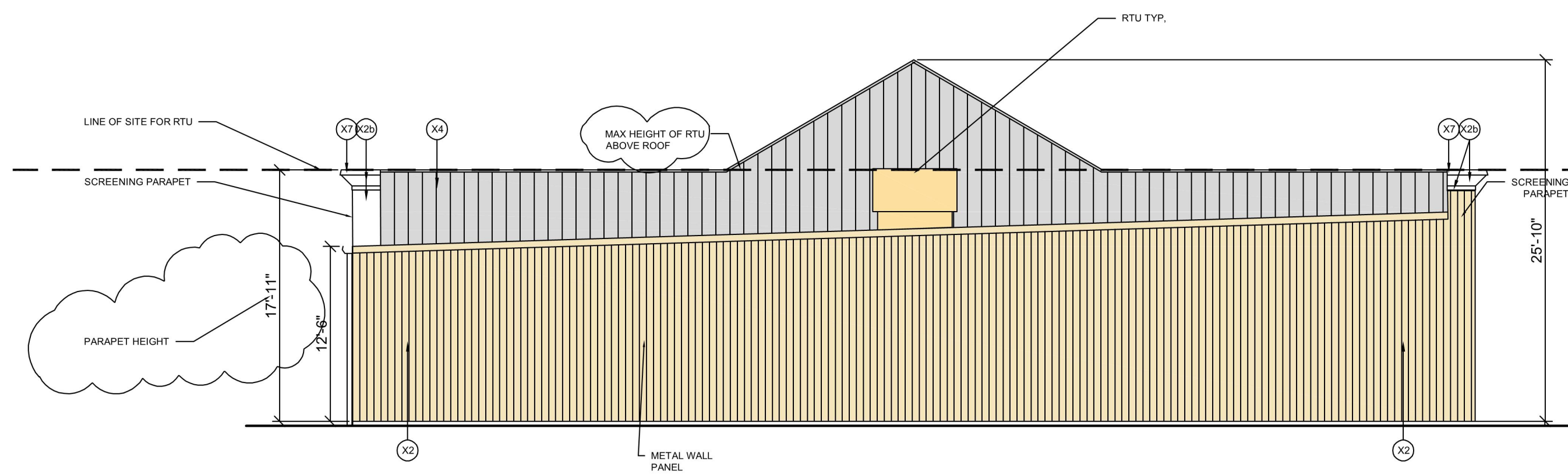
**8 TEMPORARY CONCRETE WASHOUT DETAIL**  
NOT TO SCALE

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

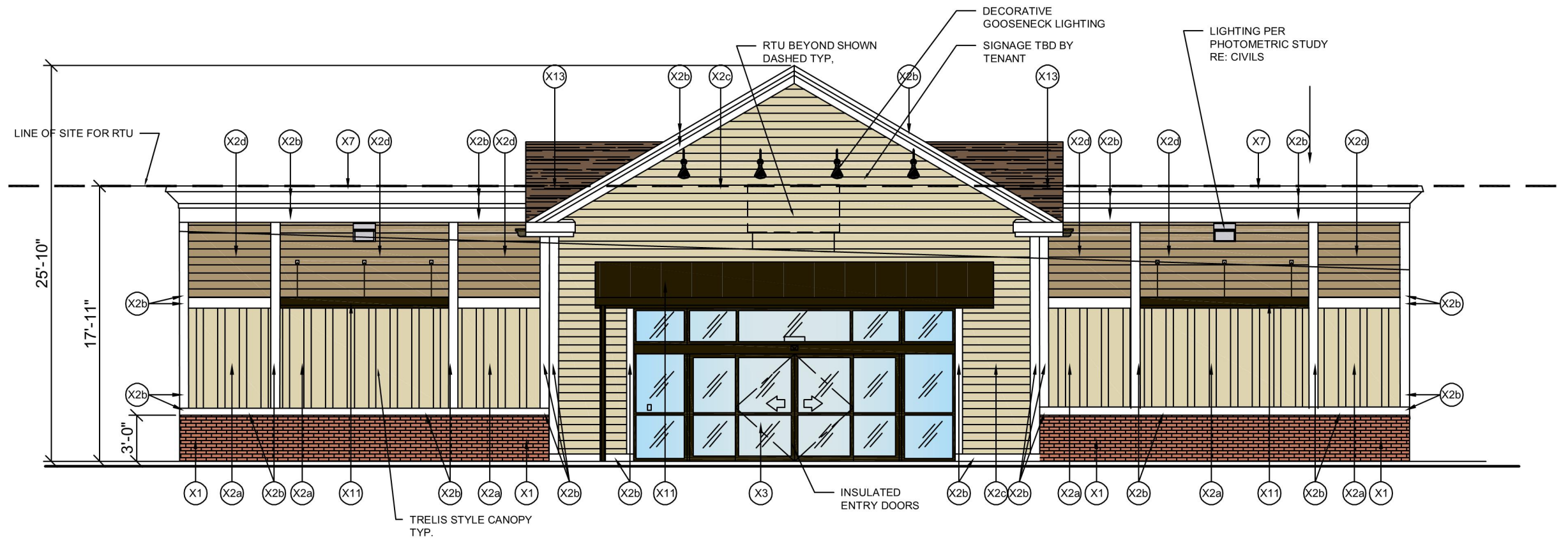
Mark A Day, PE	
	
JANUARY 26, 2026 AUGUST 25, 2025	
Revisions	MARCH 24, 2025
Project No.	2024.096
License No. 069646	
<b>DAY STOKOSA</b> ENGINEERING P.C.	
3 Van Wyck Lane Wappingers Falls, New York (845)-223-3202	
PROJECT AMENDED SITE PLAN FOR CALITO DEVELOPMENT GROUP, LLC	
Town of Poughkeepsie      Dutchess County, New York	
<b>E&amp;SC Details</b>	
SCALE	DRAWING No.
1" = 40'	CE501
DATE	CHECKED BY
10-28-24	MAD
12 of 12	



1 PROPOSED SIDE FRONT ELEVATION  
SCALE: 1/8"-1'-0"

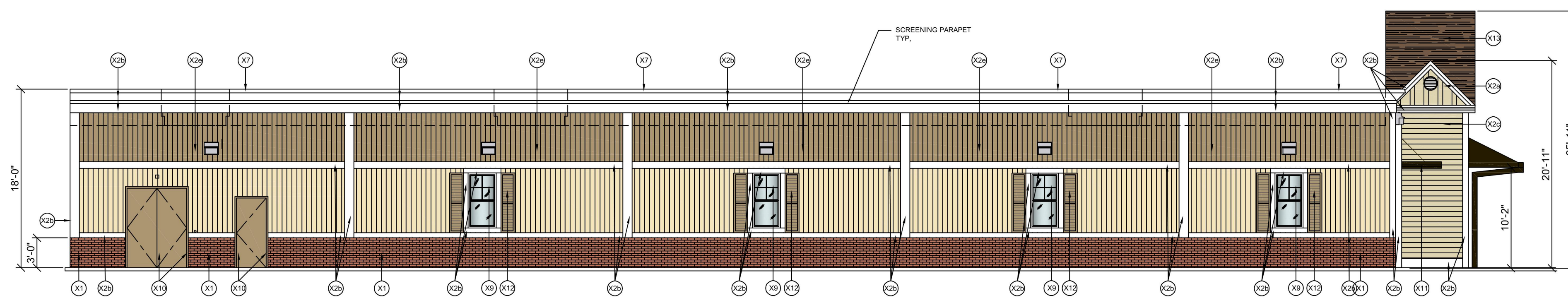


2 PROPOSED REAR ELEVATION  
SCALE: 1/8"-1'-0"



3 PROPOSED FRONT ELEVATION (Vassar Rd.)  
SCALE: 1/8"-1'-0"

EXTERIOR FINISH SCHEDULE			
TAG	MATERIAL/ MFG.	COLOR/ NO.	NOTES
X1	THIN BRICK WAINSCOT	TAVERN FLASH	PRE-FINISHED
X2	STANDARD METAL PANEL	COLOR: LIGHTSTONE (Everlast)	FINISH BY PEMB
X2A	HARDIE BOARD vertical batton	COLOR: NAVAJO BEIGE	PRE-FINISHED
X2B	HARDIE TRIM	COLOR: WHITE	PRE-FINISHED
X2C	HARDIE BOARD	COLOR: NAVAJO BEIGE	PRE-FINISHED
X2D	HARDIE BOARD	COLOR: KHAKI BROWN	PRE-FINISHED
X2E	STANDARD METAL PANEL	COLOR: TAN (Everlast)	FINISH BY PEMB
X3	STANDARD ENTRY DOORS	COLOR: DARK BRONZE	PRE-FINISHED
X4	STANDARD METAL ROOF PANEL	COLOR: GALVALUME	FINISH BY PEMB
X5	MTL GUTTERS, DOWNSPOUTS	COLOR: WHITE (brite white Everlast)	FINISH BY PEMB
X6	NOT USED	-	-
X7	MTL COPING	COLOR: WHITE	FINISH BY PEMB
X8	NOT USED	-	-
X9	SPANDREL STOREFRONT	COLOR: DARK BRONZE	LT GREY FILM
X10	INS DOOR & FRAME	COLOR: SW 6137 BURLAP	PAINTED
X11	MTL AWNING	COLOR: DARK BRONZE	FINISH BY PEMB
X12	SHUTTER	COLOR: SW 6137 BURLAP	PAINTED
X13	ARCH ASPHALT SHINGLES	COLOR: WEATHERED WOOD	GAF TIMBERLINE



4 PROPOSED SIDE ELEVATION  
SCALE: 1/8"-1'-0"