

ADJOINING PROPERTY OWNERS

13-5689-6156-02-779968 BIRCH DUTCHESS PARK, LLC 110 SIDNEY COURT YORKTOWN HEIGHTS, NY 10598	13-5689-6156-02-845873 DANIEL J. SILVESTRI JR. 173 OLD ROUTE 9, STE. 1 FISHKILL, NY 12524	13-5689-6156-02-764754 NUSSICKEL BROTHERS REALTY CO. 205 OLD ROUTE 9 FISHKILL, NY 12524
13-5689-6156-02-839925 DAIVARAH PATEL 17 ECK ROAD WAPPINGERS FALLS, NY 12590	13-5689-6156-02-826836 SIGMA, LLC 312 TITUSVILLE ROAD, STE. B POUGHKEEPSIE, NY 12603	13-5689-6156-02-777882 NY ORANGE COUNTY PROPERTY LLC 725 ROUTE 9 FISHKILL, NY 12524
13-5689-6156-02-865914 STAGE DOOR REALTY LLC 77 WATER STREET OSSINGEN, NY 10562	13-5689-6156-02-801807 LOMBARDI EQUITIES CO. 20 ECK ROAD WAPPINGERS FALLS, NY 12590	13-5689-6156-02-800910 BEACH REALTY OF WESTCHESTER 1070-1072 ROUTE 9 FISHKILL, NY 12524

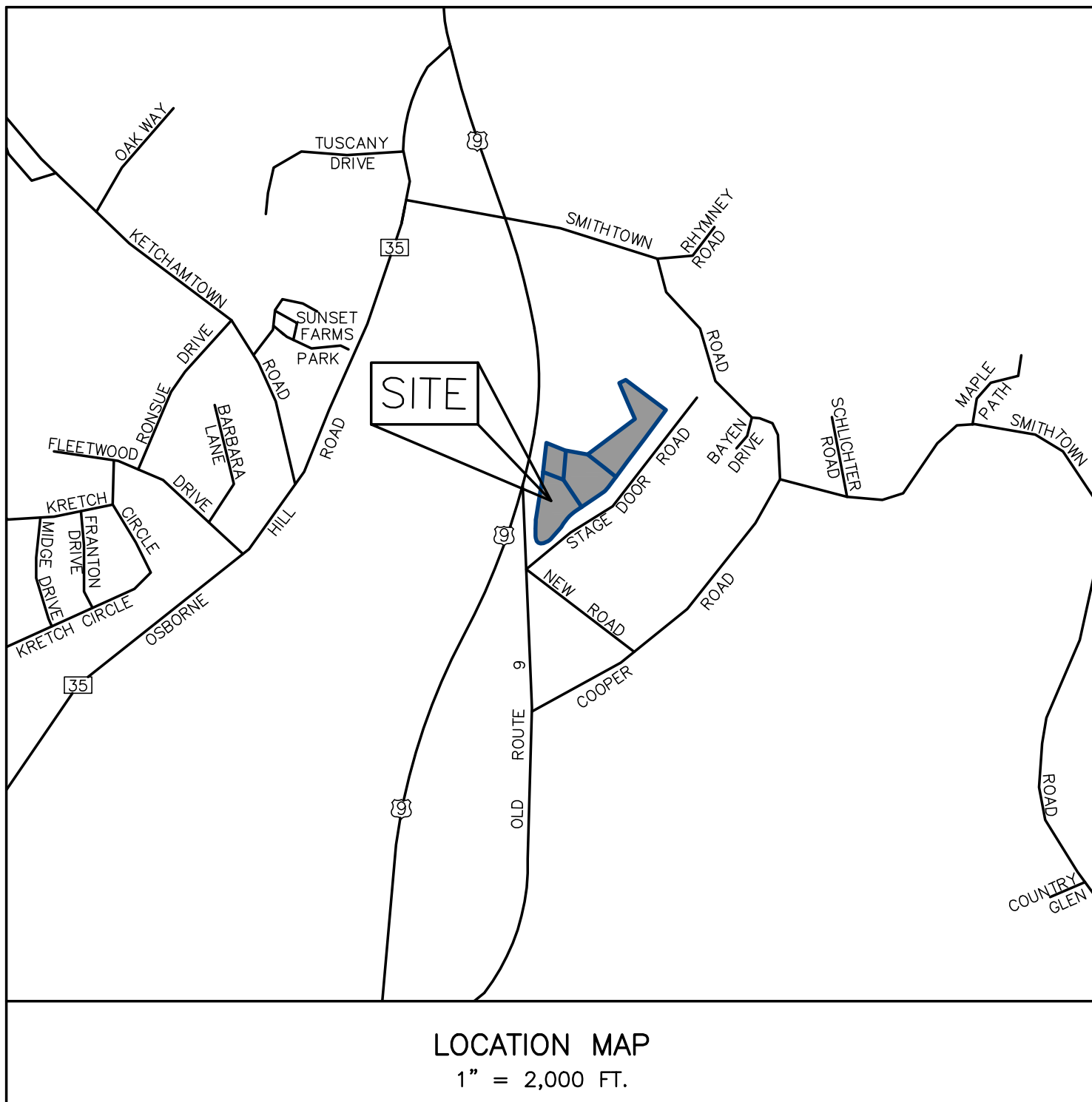
SCHEDULE OF BULK REGULATIONS

DISTRICT: HB - HIGHWAY BUSINESS	REQUIRED	EXISTING (AFTER LOT CONSOLIDATION)	PROPOSED
MINIMUM LOT AREA	2 acres	7.40 acres	7.40 acres
MINIMUM LOT WIDTH	150 ft.	1,266 ft.	1,266 ft.
MINIMUM LOT DEPTH	200 ft.	319 ft.	319 ft.
MINIMUM STREET FRONTAGE	150 ft.	2,022 ft.	2,022 ft.
MINIMUM FRONT YARD FROM: COUNTY / STATE HWY (U.S. RTE. 9)	75 ft.	*22.2 ft.	**25.9 ft.
CL. OF OTHER STREET	75 ft.	*62.6 ft.	87.1 ft.
FRONT LOT LINE OF OTHER ST.	50 ft.	*22.4 ft.	50.0 ft.
MINIMUM SIDE YARD	10 ft.	176.4 ft.	111.0 ft.
MINIMUM REAR YARD	30 ft.	*23.5 ft.	30.0 ft.
MAXIMUM BUILDING HEIGHT	2.5 stories/35 ft.	2.5 stories/35 ft.	**3.0 stories/33 ft.
MAXIMUM BUILDING COVERAGE	25%	9.3%	20.6%
MAXIMUM FLOOR AREA RATIO	0.4	0.09	**0.5
MAXIMUM IMPERVIOUS SURFACE	75%	12%	55%
MINIMUM LANDSCAPED OPEN SPACE	25%	88%	45%

* PRE-EXISTING, NON-CONFORMING - VARIANCES GRANTED JANUARY 14, 1982
** VARIANCE REQUIRED

SCHEDULE OF PARKING REGULATIONS

PARKING SPACES REQUIRED: 112,983 sq. ft. GFA SELF STORAGE WAREHOUSE x (1 SPACE/1,000 sq. ft.) = 112.98 SPACES 3,000 sq. ft. RETAIL (1 SPACE/150 sq. ft.) = 20.00 SPACES 352 sq. ft. OFFICE (1 SPACE/300 sq. ft.) = 1.17 SPACES TOTAL REQUIRED: = 135 SPACES
PARKING SPACE PROVIDED: 58 SPACES



- GENERAL NOTES
- ALTERATION OF THIS PLAN BY ANY PERSON OTHER THAN A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAWS. ANY ALTERATIONS OF THIS PLAN BY A NYS LICENSED PROFESSIONAL ENGINEER SHALL BE SO NOTED AND DATED AND BE ACCOMPANIED BY THE SEAL AND SIGNATURE OF SUCH PROFESSIONAL ENGINEER.
 - BOUNDARY AND EXISTING TOPOGRAPHY IS TAKEN FROM A SURVEY ENTITLED "MAP OF SURVEY FOR LOT NO. 6, 7 & 8 MONFORT & NESTLER SUBDIVISION AND THE LANDS OF BEVERLY HILLS DEVELOPMENT, INC. PREPARED BY ROBERT V. OSWALD, LAND SURVEYING AND DATED SEPTEMBER 22, 2022.
 - AREA OF DISTURBANCE IS 6.77 AC.
 - SHUNTING LANES PROVIDE FOR PULL-THROUGH/STAGED/STACKED PARKING OF RENTAL VEHICLES & TRAILERS.
 - PARKING SPACES ARE PROVIDED FOR RENTAL VEHICLES & TRAILERS.

- INDIANA BAT MITIGATION MEASURE NOTES:
- ALL TREE REMOVAL SHALL COMMENCE BETWEEN NOVEMBER 1 THROUGH MARCH 31. IF TREES ARE TO BE REMOVED BETWEEN APRIL 1 AND OCTOBER 31, AN EMERGENCY SURVEY SHALL BE PREPARED BY A QUALIFIED BIOLOGIST IN ACCORDANCE WITH THE U.S. FISH AND WILDLIFE SERVICE PUBLICATION "RANGE WIDE INDIAN BAT SURVEY GUIDELINES" APPROXIMATE E-PHASE 4 (EMERGENCY SURVEYS DATED MARCH 2020, TO THE SATISFACTION OF THE NYSDC PRIOR TO ANY TREE BEING FELLED).

PROPOSED BUILDING USE TABLE

USE	FLOOR	SQUARE FOOTAGE
BUILDING 1		
SELF-STORAGE	FLOOR 1 (BASEMENT)	38,661
	FLOOR 2 (AT GRADE)	35,661
	FLOOR 3	38,661
RETAIL/TRUCK & TRAILER RENTAL	FLOOR 2 (AT GRADE)	3,000
TOTAL BUILDING 1		115,983
BUILDING 2		
U-BOX RENTAL	FLOOR 1	28,000
EMPLOYEE OFFICES	FLOOR 1	352
TOTAL BUILDING 2		28,352

APPLICANT:
U-HAUL COMPANY OF LOWER HUDSON VALLEY
300 WINDSOR HIGHWAY
NEW WINDSOR, NY 12553

OWNER:
CONTRAIL, LLC
3 NANCY COURT, SUITE 4
WAPPINGERS FALLS, NY 12590

PROPERTY INFORMATION:
TAX ID NO. 13-5689-6156-02-777824
AREA: 7.40 AC.

ZONING DESIGNATIONS:
HB - HIGHWAY BUSINESS

TOWN OF WAPPINGER
PLANNING BOARD APPROVAL

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WAPPINGER, NEW YORK, ON THE ____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS ____ DAY OF _____, 20____, BY

CHAIRMAN

SECRETARY

SHEET INDEX

SHEET NO.	PAGE NO.	REV. DATE	SHEET TITLE
SP-1	1	---	LAYOUT PLAN
GU-1	2	---	GRADING & UTILITY PLAN
EC-1	3	---	EROSION & SEDIMENT CONTROL PLAN
LT-1	4	---	LIGHTING PLAN
LS-1	5	---	LANDSCAPING & WETLAND MITIGATION PLAN
D-1	6	---	DETAILS
D-2	7	---	DETAILS
TM-1	8	---	TRUCK MOVEMENT PLAN

REVISIONS

DATE:	DESCRIPTION:

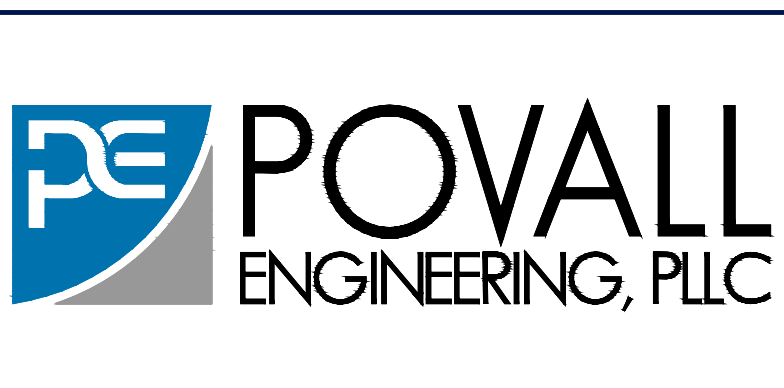
LEGEND

PROPERTY LINE	EXISTING WELL	EXISTING WETLAND FLAG
EXISTING R.O.W.	PROPOSED WELL	LIMITS OF TOWN OF WAPPINGER WETLAND
EXISTING EASEMENT	EXISTING TREE LINE	100' TOWN WETLAND BUFFER
EXISTING UTILITY POLE	PROPOSED TREE LINE	
EXISTING SIGN	PROPOSED SIGN	
	PROPOSED RETAINING WALL	

OWNER'S CONSENT NOTE:

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

OWNER _____ DATE _____

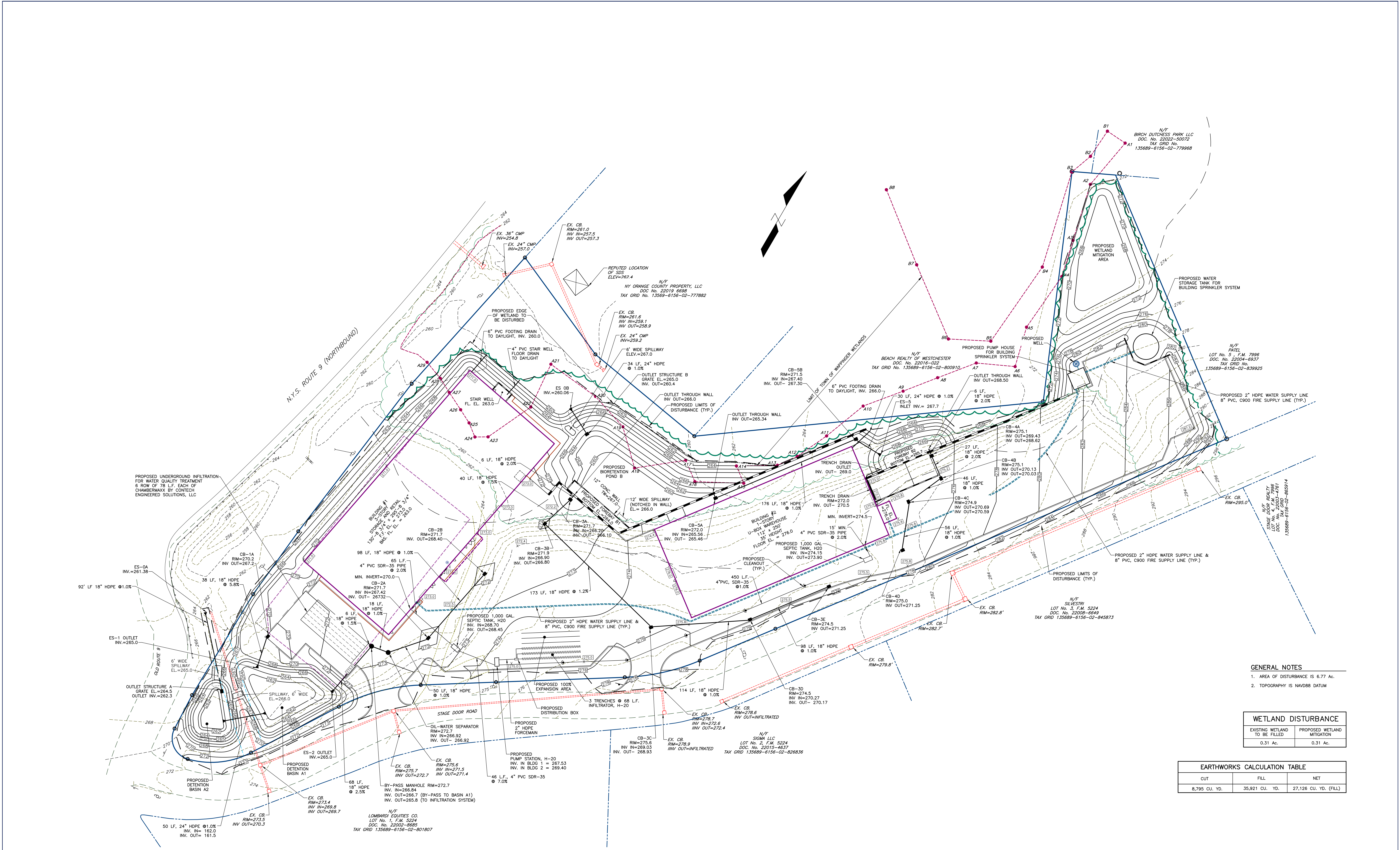


WILLIAM H. POVALL III, P.E.
N.Y.S.P.E. LICENSE #075020
3 NANCY COURT, SUITE 4
WAPPINGERS FALLS, NY 12590
TEL: (845) 897-9205
FAX: (845) 897-0042

SITE PLAN FOR U-HAUL, STAGE DOOR ROAD
LAYOUT PLAN

TOWN OF WAPPINGER
DUTCHESS COUNTY, NEW YORK

JOB #: 2221
DATE: 07-17-23
SCALE: 1"=40'
SP-1
SHEET 1 OF 8



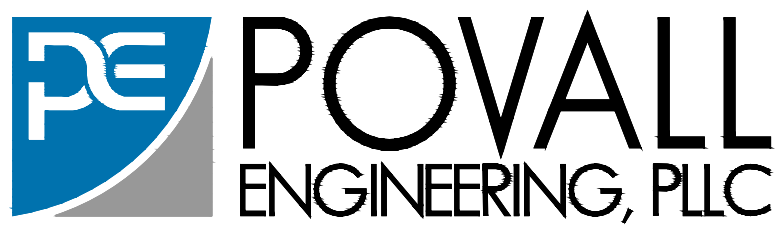
- GENERAL NOTES
1. AREA OF DISTURBANCE IS 6.77 AC.
 2. TOPOGRAPHY IS NAVD83 DATUM

WETLAND DISTURBANCE	
EXISTING WETLAND TO BE FILLED	PROPOSED WETLAND MITIGATION
0.31 AC.	0.31 AC.

EARTHWORKS CALCULATION TABLE		
CUT	FILL	NET
8,795 CU. YD.	35,921 CU. YD.	27,126 CU. YD. (FILL)

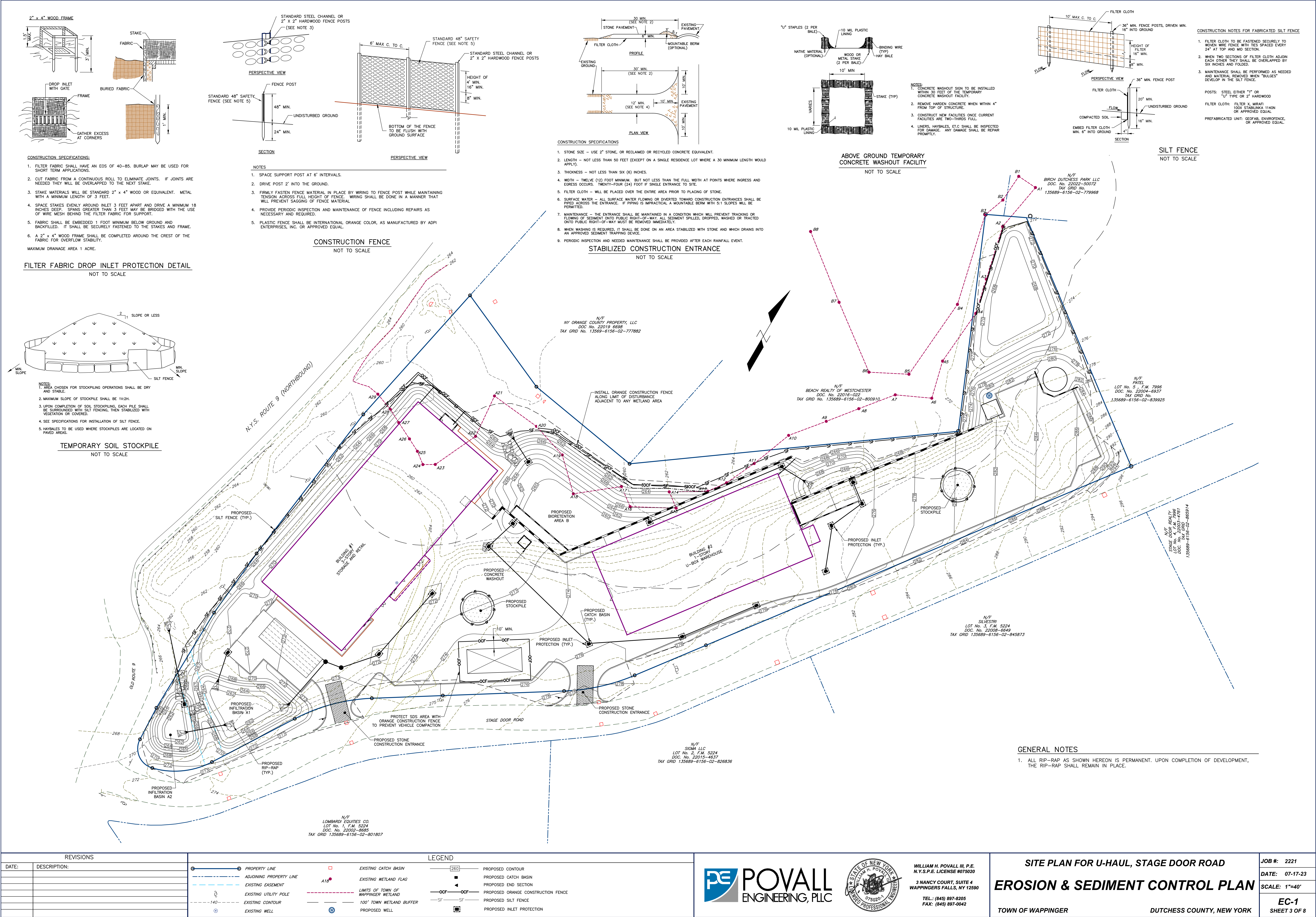
REVISIONS	
DATE:	DESCRIPTION:

LEGEND	
	PROPERTY LINE
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING UTILITY POLE
	EXISTING CONTOUR
	EXISTING WELL
	EXISTING CATCH BASIN
	EXISTING STORM DRAINAGE PIPE
	EXISTING TREE LINE
	EXISTING WETLAND FLAG
	LIMITS OF TOWN OF WAPPINGER WETLAND
	100' WETLAND BUFFER
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED CATCH BASIN
	PROPOSED END SECTION
	PROPOSED TREELINE
	PROPOSED WELL
	PROPOSED WATER LINE
	PROPOSED LIMITS OF DISTURBANCE



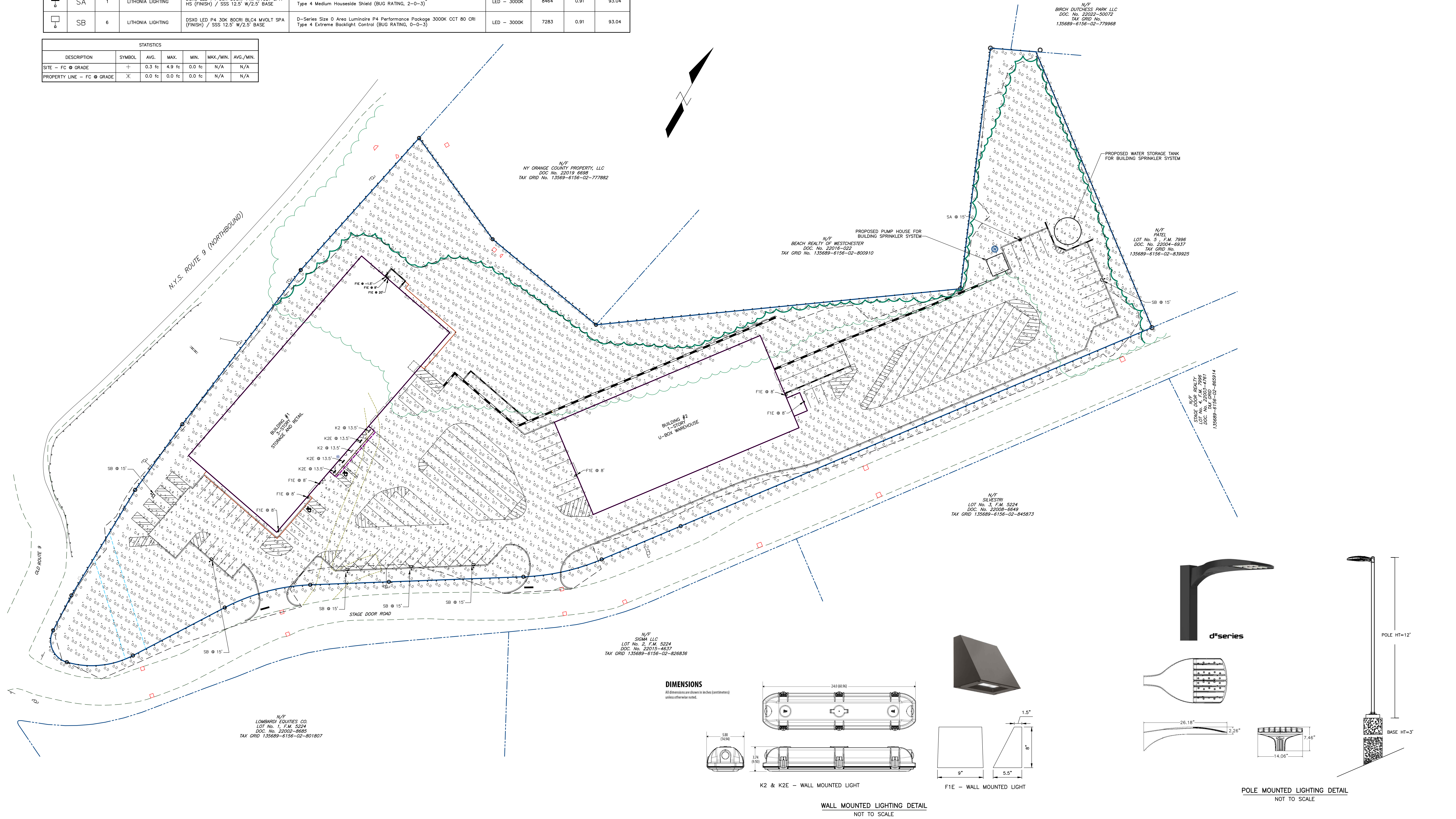
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SITE PLAN FOR U-HAUL, STAGE DOOR ROAD	
GRADING & UTILITY PLAN	
TOWN OF WAPPINGER	DUTCHESS COUNTY, NEW YORK
JOB #: 2221	DATE: 07-17-23
SCALE: 1"=40'	GU-1
SHEET 2 OF 8	



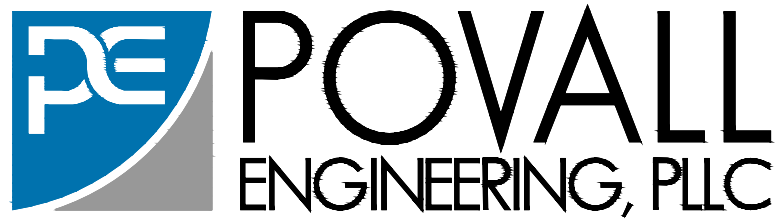
PROPOSED LIGHTING INFORMATION									
SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE
	F1E	9	LITHONIA LIGHTING	WDGE1 LED P1 30K 80CRI VW MVOLT SRM E-4WH DBXKD	FULL CUT-OFF LED WALL-PACK LIGHT (BUG RATING, 1-0-0)	LED - 3000K	1163	0.95	10,000Z
	K2	2	LITHONIA LIGHTING	DMW2 2000LM WD AFL MVOLT 30K 80CRI	4' LENGTH VAPORTITE (BUG RATING, 1-2-1)	LED - 3000K	2100	0.95	18.78
	K2E	3	LITHONIA LIGHTING	DMW2 2000LM WD AFL MVOLT 30K 80CRI E10WCP	4' LENGTH VAPORTITE W/EM BATTERY PACK (BUG RATING, 1-2-1)	LED - 3000K	2100	0.95	18.78
	SA	1	LITHONIA LIGHTING	DSX0 LED P4 30K 80CRI T4M MVOLT SPA HS (FINISH) / SSS 12.5' W/2.5' BASE	D-Series Size 0 Area Luminaire P4 Performance Package 3000K CCT 80 CRI Type 4 Medium HouseSide Shield (BUG RATING, 2-0-3)	LED - 3000K	8464	0.91	93.04
	SB	6	LITHONIA LIGHTING	DSX0 LED P4 30K 80CRI BL04 MVOLT SPA (FINISH) / SSS 12.5' W/2.5' BASE	D-Series Size 0 Area Luminaire P4 Performance Package 3000K CCT 80 CRI Type 4 Extreme Backlight Control (BUG RATING, 0-0-3)	LED - 3000K	7283	0.91	93.04

STATISTICS					
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX./MIN.
SITE - FC @ GRADE	+	0.3 fc	4.9 fc	0.0 fc	N/A
PROPERTY LINE - FC @ GRADE	⌘	0.0 fc	0.0 fc	0.0 fc	N/A








REVISIONS	
DATE:	DESCRIPTION:

LEGEND			
	PROPERTY LINE		EXISTING CATCH BASIN
	ADJOINING PROPERTY LINE		EXISTING TREE LINE
	EXISTING EASEMENT		PROPOSED TREELINE
	EXISTING UTILITY POLE		PROPOSED CONTOUR
	EXISTING CONTOUR		PROPOSED LIGHT POLE FIXTURE
	EXISTING WELL		PROPOSED WALL MOUNTED LIGHT FIXTURE



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SITE PLAN FOR U-HAUL, STAGE DOOR ROAD		JOB #:	2221
LIGHTING PLAN		DATE:	07-17-23
TOWN OF WAPPINGER		SCALE:	1"=40'
DUTCHESS COUNTY, NEW YORK		LT-1	
		SHEET 4 OF 8	

BIORETENTION AREA 1B PLANTING SCHEDULE						
LOCATION/SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS	
SHRUB     	NS PC OR	2 BLACKGUM AMERICAN SYCAMORE RED OAK	NYSSA SYLVATICA PLATANUS OCCIDENTALIS QUERCUS RUBRA	3"-3 1/2" CAL. 3"-3 1/2" CAL. 3"-3 1/2" CAL.	B & B B & B B & B	
	CA HV IV VD W	14 SWEET PEPPERBUSH WITCHAZEL WINTERY ARROWWOOD	CLETHRA ALNIFOLIA HAMAMELIS VIRGINIANA LIGULASTICATA VIBURNUM DENTATUM	12-24 IN HT 34"-44" HT 34"-44" HT 36-48 IN HT	3 GAL. CAN. B & B B & B 3 GAL. CAN.	
		MEADOW SEED MIX	**NORTHEAST WILD GRASS SEED MIX		1 LB./ 2,900 SF	9,025 SF

PLANTING SCHEDULE

BOTANICAL NAME	SIZE	COMMENTS
ACER RUBRUM QUERCUS RUBRA PYRUS CALLERYANA	3"-3 1/2" CAL. 3"-3 1/2" CAL. 2 1/2" CAL.	B. & B. B. & B. B. & B.
PICEA PUNGENS PINUS STROBUS	8-10 FT. HT. 8-10 FT. HT.	B. & B. B. & B.
JUNIPERUS H. BAR HARBOR HIBISCUS S. MINERVA PHLOX SUBULATA POTENTILLA FRUTICOSA	15-18" SPD. 2-3 FT. HT. 3 GAL. CONT. 3 GAL. CONT.	

ON AREA PLANTING SCHEDULE

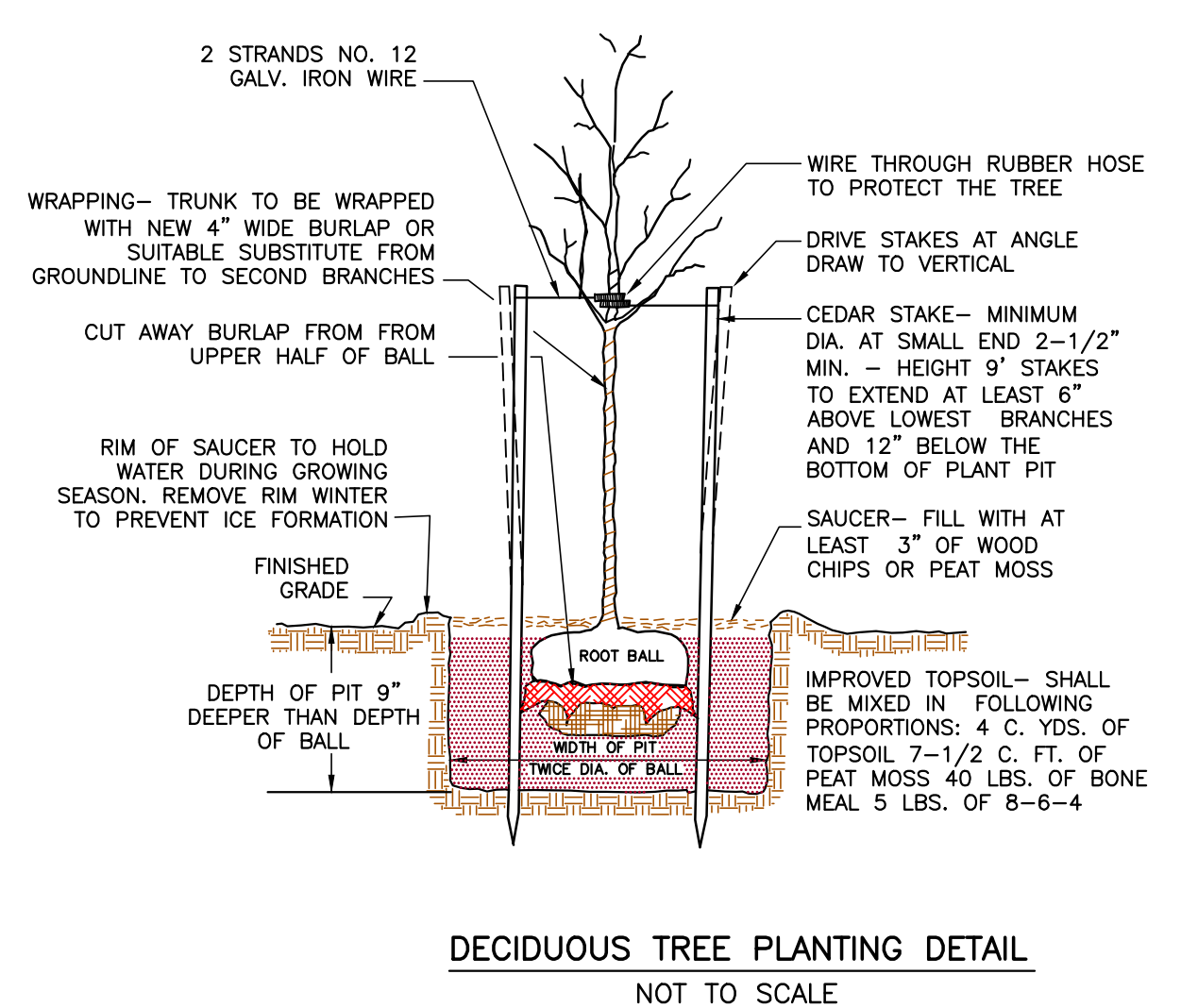
BOTANICAL NAME	COND.	SIZE	SPACING
CARYA OVATA	B & B	5'-6" HT	15'-0" O.C.
QUERCUS PALUSTRIS	#5 CONT	3'-4" HT	10'-0" O.C.
SALIX DISCOLOR	#5 CONT	3'-4" HT	15'-0" O.C.
ILEX VERTICILLATA	#5 CONT	3'-4" HT	15'-0" O.C.
VACCINIUM CORYMBOSUM	#5 CONT	3'-4" HT	15'-0" O.C.








1B PLANTING SCHEDULE

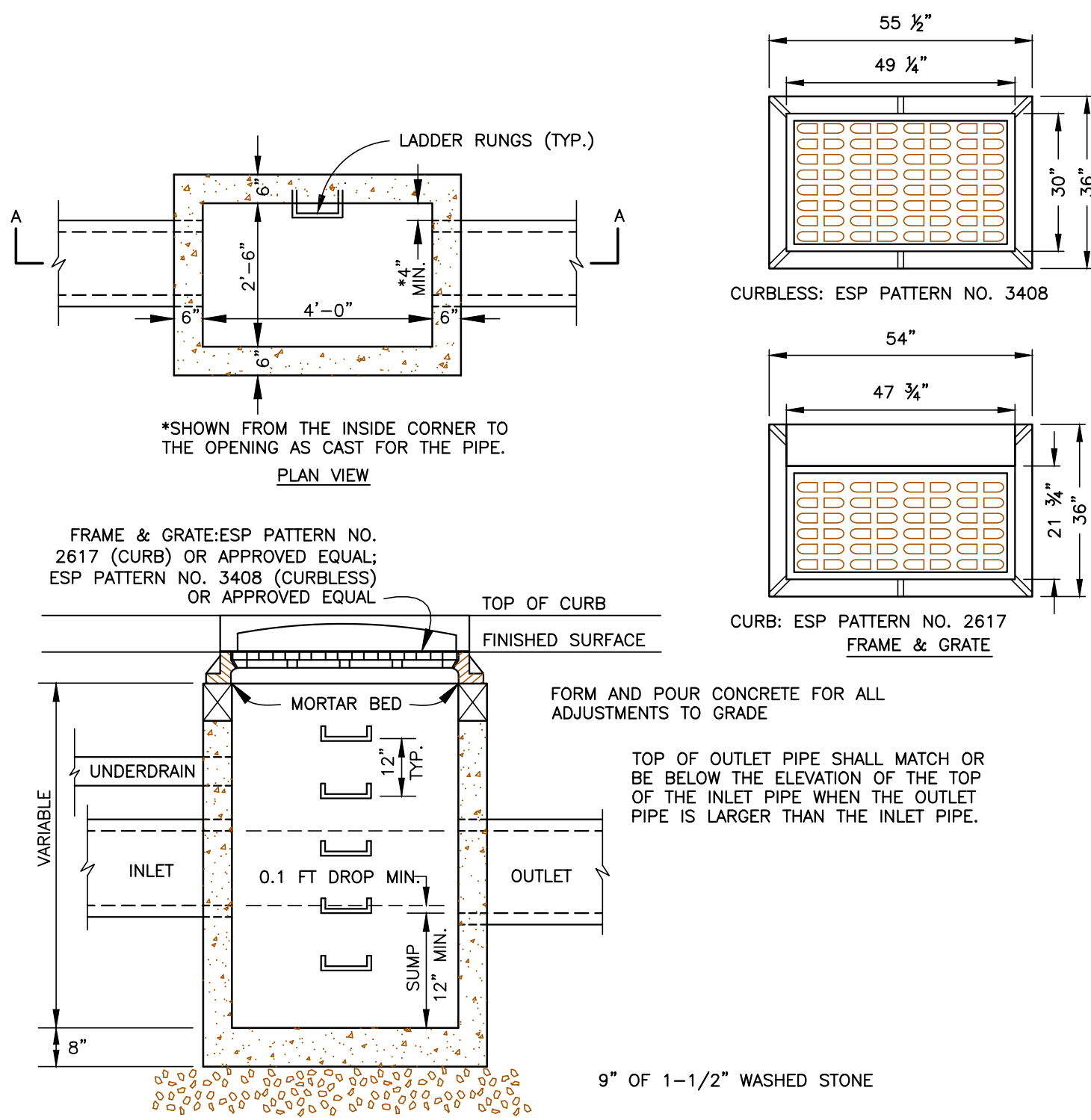
BOTANICAL NAME	SIZE	COMMENTS
NYSSA SYLVATICA	3"-3 1/2" CAL.	B & B
PLATANUS OCCIDENTALIS	3"-3 1/2" CAL.	B & B
QUERCUS RUBRA	3"-3 1/2" CAL.	B & B
CLETHRA ALNIFOLIA	12-24 IN HT	3 GAL. CAN
HAMAMELIS VIRGINIANA	3-4 FT HT	B & B
ILEX VERTICILLATA	5-6 FT HT	B & B
VIORNIUM DENTATUM	36-48 IN HT	3 GAL. CAN
**NORTHEAST WETLAND GRASS SEED MIX		1 LB./ 2,900 SF 9,025 SF

Site Plan Details:

- Proposed Wetland Mitigation Area:** 0.31 AC.
- Proposed Pump House for Building Sprinkler System:** (Two locations)
- Proposed Water Storage Tank for Building Sprinkler System:**
- Proposed Bioretention Pond B**
- Buildings:** Building #1 (Storage and Retail), Building #2 (U-Box Warehouse).
- Stages:** Stage Door Road, Stage Door.
- Adjacent Properties:** N.Y.S. Route 9 (Northbound), N/F Orange County Property, LLC, N/F Birch Dutchess Park LLC, N/F Beach Realty of Westchester, N/F Patel, N/F Silvestri, N/F Sigma LLC, N/F Lombardi Equities Co., N/F Stage Door Realty.
- Planting Codes:** JH(4), JH(5), JH(6), PS(3), PS(4), PS(5), PS(6), PS(7), PS(8), PF(3), PF(4), PF(5), PF(6), PF(7), PF(8), HM(4), HM(5), HM(6), RM(4), RM(5), RM(6), RO(4), RO(5), RO(6), RO(7), RO(8).
- Topography:** Contour lines showing elevation (e.g., 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300).
- Legend:**
 - ENCASE NON-CORRODABLE WIRE IN REINFORCED RUBBER GARDEN HOSE AT POINTS OF CONTACT WITH TREE. FLAG EACH GUY WIRE WITH FLUORESCENT MATERIAL FOR SAFETY.
 - 2 STRANDS NO. 12 GALV. IRON WIRE
 - WIRE THROUGH RUBBER HOSE TO PROTECT THE TREE
 - DRIVE STAKES AT ANGLE
 - WAPPING - TRUNK TO BE WRAPPED WITH NEW 4" WIDE BURLAP OR GALVANIZED TURNBUCKLE



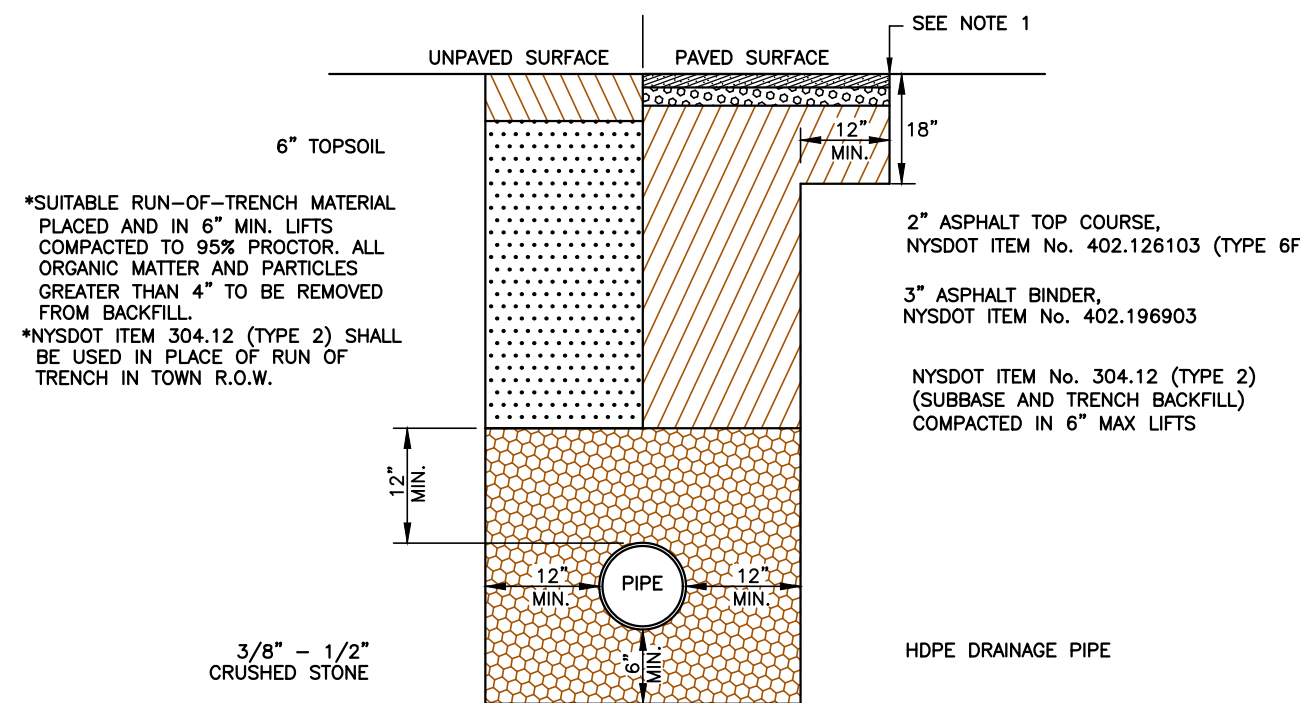
REVISIONS		LEGEND		<div><div>POVALL ENGINEERING, PLLC</div></div> <div><div>WILLIAM H. POVALL III, P.E. N.Y.S.P.E. LICENSE #075020</div><div>3 NANCY COURT, SUITE 4 WAPPINGERS FALLS, NY 12590</div><div>TEL.: (845) 897-8205 FAX: (845) 897-0042</div></div> <tr><th>DATE:</th><th>DESCRIPTION:</th><td><div> PROPERTY LINE</div><div> ADJOINING PROPERTY LINE</div><div> EXISTING EASEMENT</div><div> EXISTING UTILITY POLE</div><div> EXISTING CONTOUR</div><div> EXISTING WELL</div></td><td><div> EXISTING CATCH BASIN</div><div> EXISTING TREE LINE</div><div> EXISTING WETLAND FLAG</div><div> LIMITS OF TOWN OF WAPPINGER WETLAND</div><div> 100' TOWN WETLAND BUFFER</div></td><td><div> 260 PROPOSED CONTOUR</div><div> 260 X PROPOSED SPOT ELEVATION</div><div> PROPOSED CATCH BASIN</div><div> PROPOSED TREELINE</div></td></tr> <tr><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td></tr> <tr><td colspan="2"></td><td colspan="2"></td><td><div>SITE PLAN FOR U-HAUL, STAGE DOOR ROAD</div><div>LANDSCAPING &</div><div>WETLAND MITIGATION PLAN</div><div>TOWN OF WAPPINGER</div><div>DUTCHESS COUNTY, NEW YORK</div></td></tr> <tr><td colspan="2"></td><td colspan="2"></td><td><div>JOB #: 2221</div><div>DATE: 07-17-23</div><div>SCALE: 1"=40'</div><div>LS-1</div><div>SHEET 5 OF 8</div></td></tr>	DATE:	DESCRIPTION:	<div> PROPERTY LINE</div> <div> ADJOINING PROPERTY LINE</div> <div> EXISTING EASEMENT</div> <div> EXISTING UTILITY POLE</div> <div> EXISTING CONTOUR</div> <div> EXISTING WELL</div>	<div> EXISTING CATCH BASIN</div> <div> EXISTING TREE LINE</div> <div> EXISTING WETLAND FLAG</div> <div> LIMITS OF TOWN OF WAPPINGER WETLAND</div> <div> 100' TOWN WETLAND BUFFER</div>	<div> 260 PROPOSED CONTOUR</div> <div> 260 X PROPOSED SPOT ELEVATION</div> <div> PROPOSED CATCH BASIN</div> <div> PROPOSED TREELINE</div>																									<div>SITE PLAN FOR U-HAUL, STAGE DOOR ROAD</div> <div>LANDSCAPING &</div> <div>WETLAND MITIGATION PLAN</div> <div>TOWN OF WAPPINGER</div> <div>DUTCHESS COUNTY, NEW YORK</div>					<div>JOB #: 2221</div> <div>DATE: 07-17-23</div> <div>SCALE: 1"=40'</div> <div>LS-1</div> <div>SHEET 5 OF 8</div>
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- NOTES:
1. SEE GRADING AND UTILITY PLAN TO IDENTIFY CURB OR CURBLESS TYPE GRATES
 2. PRECAST CATCH BASIN, FRAME, AND GRATE SHALL BE DESIGNED FOR H-20 LOADING.
 3. PRECAST CONCRETE TOP WITH FRAME AND GRATE MAY NOT BE USED.
 4. LADDER RUNGS SHALL BE STEEL REINFORCED POLYPROPYLENE PLASTIC STEPS IN CONFORMANCE WITH ASTM C-478, 12" TO BOTTOM.
 5. ALL PIPES SHALL BE LAID OR CUT FLUSH WITH THE INSIDE OF THE CATCH BASIN WALL AND SHALL BE FIRMLY PARSED IN PLACE, BOTH INSIDE AND OUTSIDE.
 6. BACKFILL SHALL BE SELECT FILL COMPACTED IN 6" LIFTS.
 7. PRECAST "KNOCKOUT" BASINS SHALL NOT BE USED.
 8. IF A HOLE IS FIELD BROKEN INTO THE WALL, THE REMAINING WALL SHALL BE MINIMUM 4" FROM THE CORNER TO THE EDGE OF THE REMAINING CONCRETE. THE OPENING SHALL BE SEALED AND PARSED AFTER THE PIPE IS INSERTED. FURTHER THE 4" MINIMUM APPLIES TO A SKEWED PIPE ENTRANCE ALSO.
 9. THERE SHALL BE NO SUMPS FOR OFF-ROAD CATCH BASINS.

STANDARD PRECAST CONCRETE CATCH BASIN DETAIL

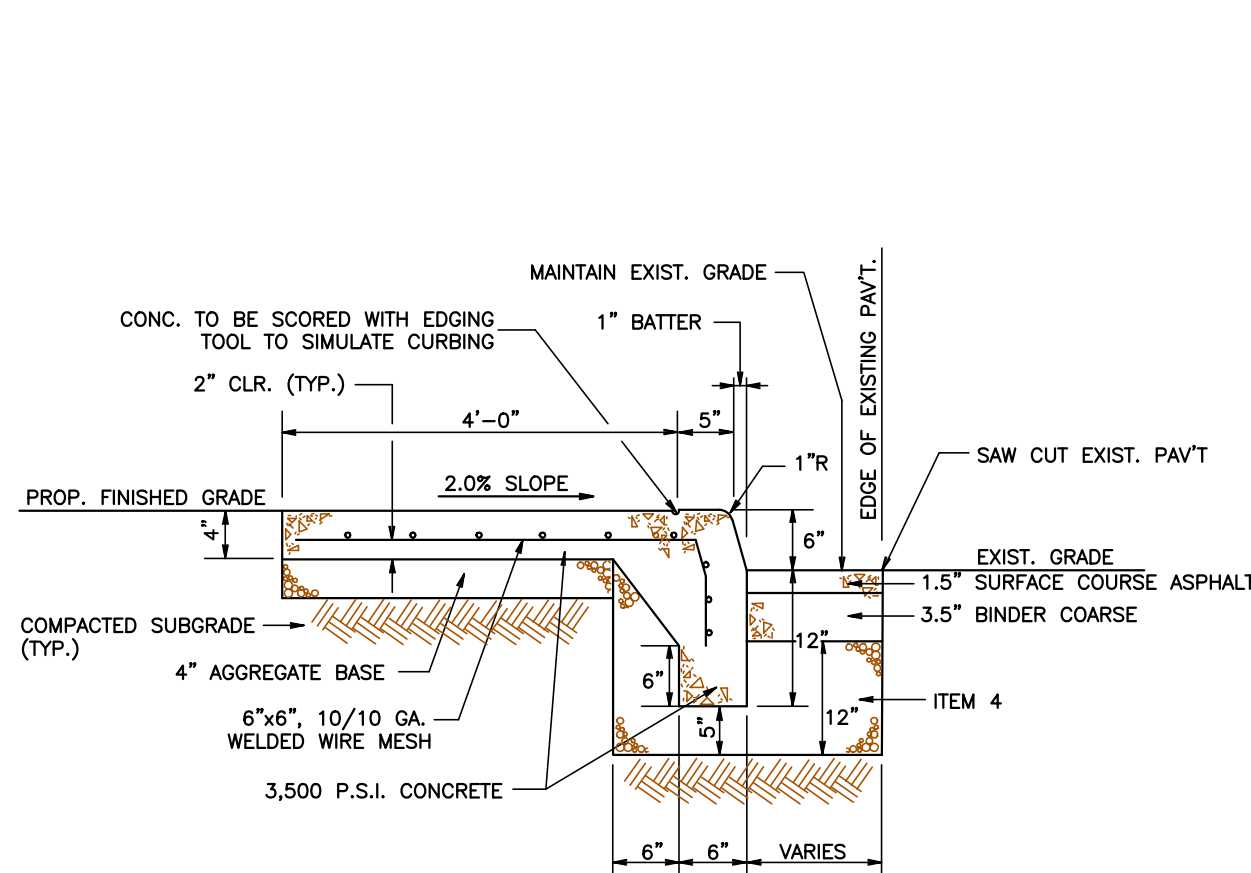
NOT TO SCALE



- NOTES:
1. SAW CUT 12" MIN. FROM EDGE OF TRENCH IN ALL PAVED AREAS. EDGES OF SAW CUT SHALL BE SEALED WITH ASPHALT EMULSION PRIOR TO PAVING.
 2. PAVEMENT SECTION IN AREAS OF NEW CONSTRUCTION SHALL CONFORM TO TYPICAL PAVEMENT SECTION.
 3. WHEN PLACING FILL OR BACKFILL AROUND CULVERTS AND PIPES, LIFTS SHALL BE PLACED TO PROGRESSIVELY BURY THE PIPE OR CULVERT TO EQUAL DEPTHS ON BOTH SIDES.
 4. BACKFILL MATERIAL UNDER PAVED AND UNPAVED SURFACES SHALL BE RUN-OF-TRENCH MATERIAL AND BE PLACED IN HORIZONTAL LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS PRIOR TO COMPACTION. IF EXCAVATED MATERIAL IS UNSUITABLE FOR BACKFILLING, R.O.B GRAVEL SHALL BE USED. NO STONE GREATER THAN 4" INCHES IN SIZE SHALL BE PLACED IN TRENCH.
 5. TRENCH EXCAVATION SHALL CONFORM TO ANMA STANDARDS AS WELL AS OSHA REQUIREMENTS.
 6. IF UNSUITABLE MATERIAL IS FOUND AT BOTTOM OF TRENCH, AN APPROVED MEANS OF SUPPORTING THE PIPE SHALL BE IMPLEMENTED SUBJECT TO APPROVAL BY THE TOWN ENGINEER.
 7. RUN-OF-TRENCH BACKFILL SHALL BE FREE FROM COBBLES, FROZEN SOIL OR ANY ORGANIC MATERIAL.
 8. CRUSHED STONE SHALL BE INSTALLED IN 6" (MAXIMUM) LIFTS AND MECHANICALLY COMPACTED.

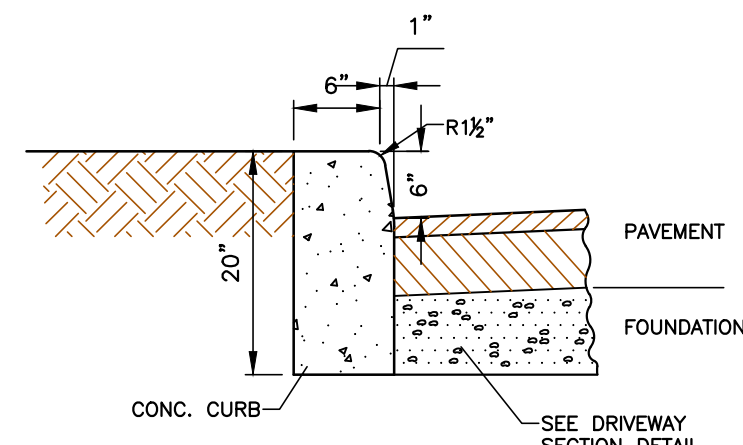
STORM DRAINAGE PIPE TRENCH DETAIL

NOT TO SCALE



MONOLITHIC CONCRETE CURB & SIDEWALK DETAIL

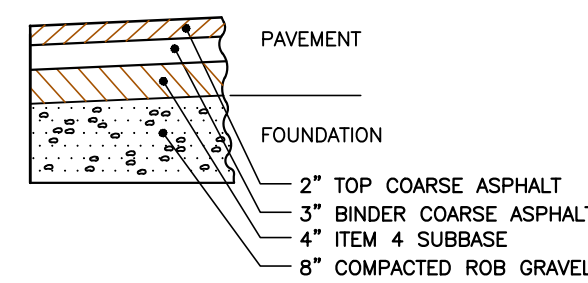
NOT TO SCALE



- NOTES:
1. TO BE USED OUTSIDE OF THE NYSOT PAVING LIMITS.

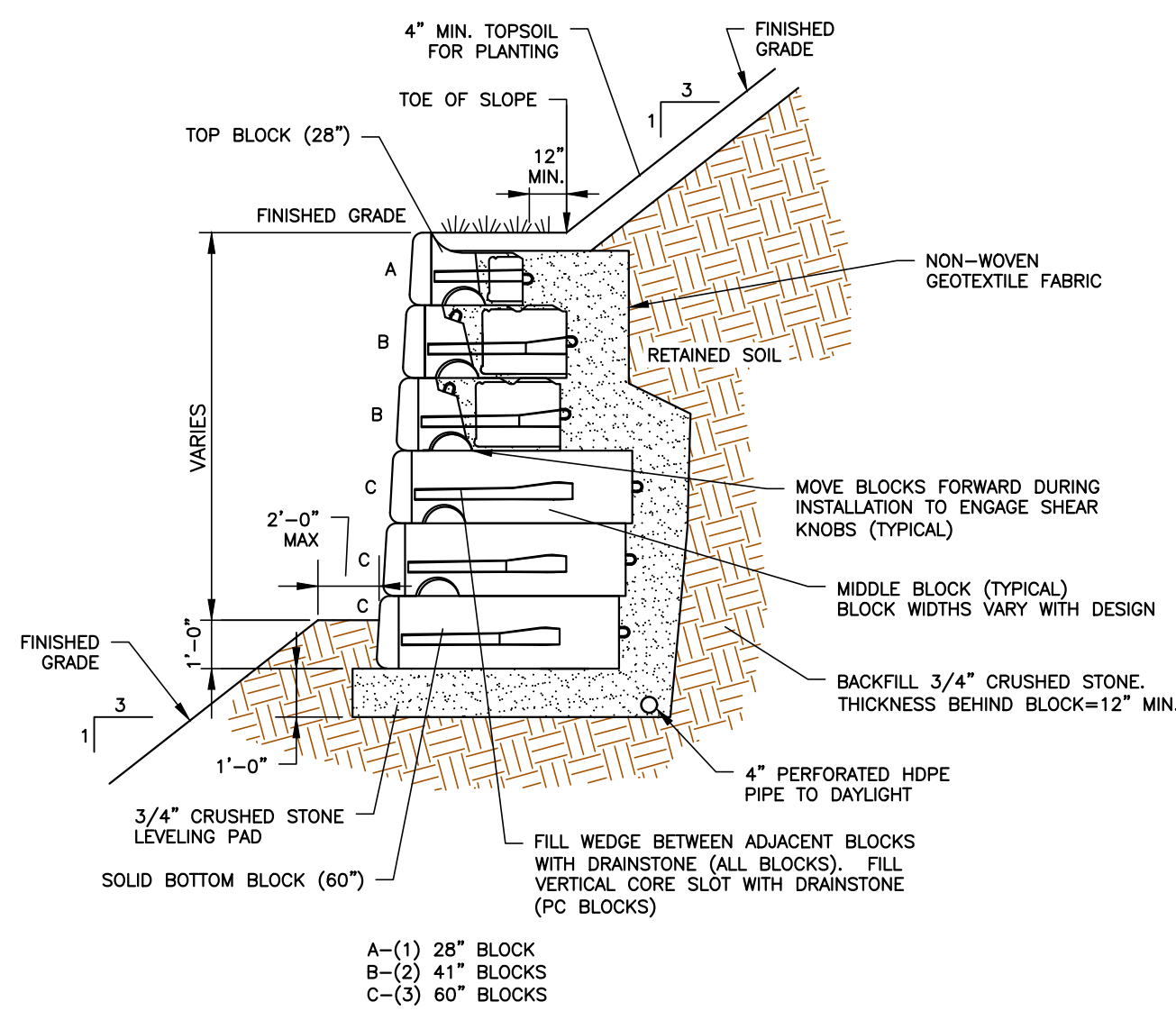
NON-MOUNTABLE CONCRETE CURB DETAIL

NOT TO SCALE



PAVEMENT SECTION DETAIL

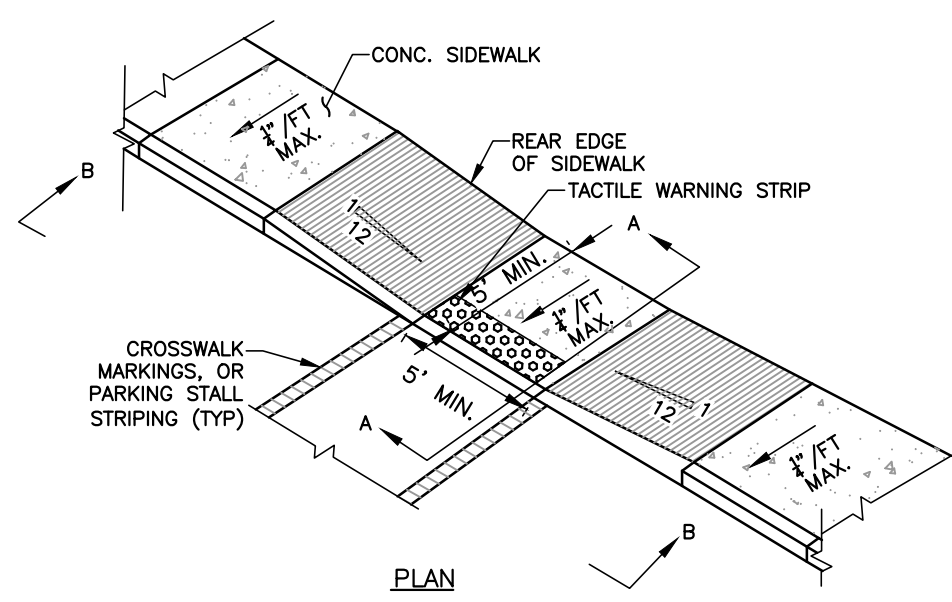
NOT TO SCALE



- NOTES:
1. BLOCK RETAINING WALL SHALL BE AS MANUFACTURED BY RED ROCK. BLOCKS SHALL BE LEDGESTONE COLOR AND STYLE.
 2. RETAINING WALL SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL MANUFACTURER SPECIFICATIONS
 3. GRAVITY BLOCK RETAINING WALL SHALL PROVIDE A "STANDARD" BATTER CONSISTENT WITH THE MANUFACTURER'S SPECIFICATIONS.
 4. SPECIFIC BLOCK CONFIGURATION SHALL BE DESIGNED FOR THE APPROPRIATE HEIGHT AND BACKFILL AND FINISHED GRADE BEHIND EACH WALL.

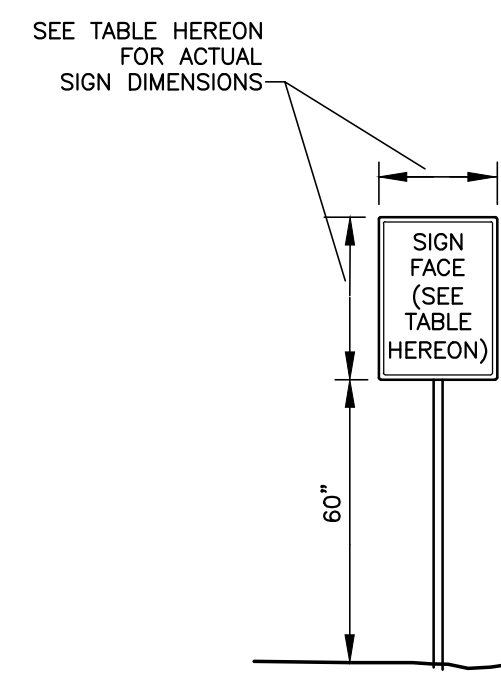
TYPICAL BLOCK RETAINING WALL DETAIL

NOT TO SCALE



HANDICAP RAMP DETAIL

NOT TO SCALE

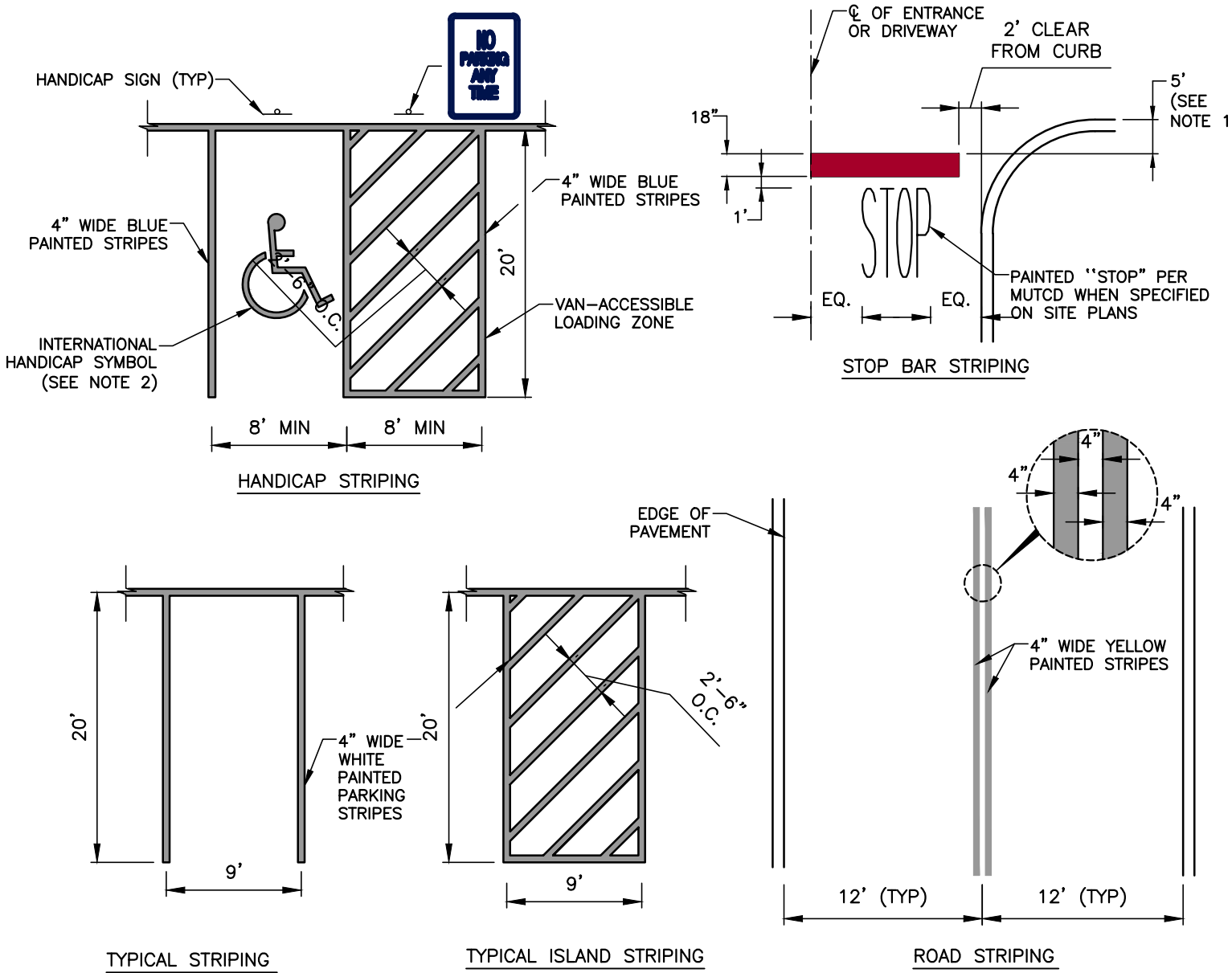


SIGN SCHEDULE					
SIGN NO.	SIGN FACE	MUTCD NUMBER	SIZE	BACKGROUND COLOR	LEGEND COLOR
1	STOP	R1-1	30"x30"	RED	WHITE
2	RESERVED PARKING	R7-8 (NO ARROWS)	9"x18"	WHITE	BLUE GREEN
3	NO PARKING ANY TIME	R7-1 (NO ARROWS)	12"x18"	WHITE	RED

- NOTES:
1. ALL SIGNS SHALL CONFORM TO THE NYSOT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND TO THE "NYS SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES"
 2. A MINIMUM OF TWO CROSS BRACES SHALL BE PROVIDED ON ALL SINGLE CHANNEL SIGNS HAVING ANY DIMENSION GREATER THAN 24 INCHES
 3. ALL SIGNS SHALL HAVE A MOUNTING HEIGHT OF 5'-0" TO THE BOTTOM OF THE SIGN AND 7'-0" TO THE BOTTOM OF THE SIGN ABOVE SIDEWALKS.
 4. ALL SIGNS SHALL UTILIZE A CHANNEL-TYPE MOUNTING.
 5. ALL SIGNS SHALL BE REFLECTORIZED.
 6. FOR SIGN LOCATIONS SEE SITE PLAN SHEETS.
 7. SETBACK FROM THE CURB CAN BE DECREASED WHEN THERE IS NO PEDESTRIAN TRAFFIC OR PARKED CARS.
 8. THE SIGN SUPPORT SHALL COMPLY WITH THE BREAKAWAY REQUIREMENTS OF THE LATEST EDITION OF NYSOT SPECIFICATIONS.

PROPOSED SIGN DETAIL

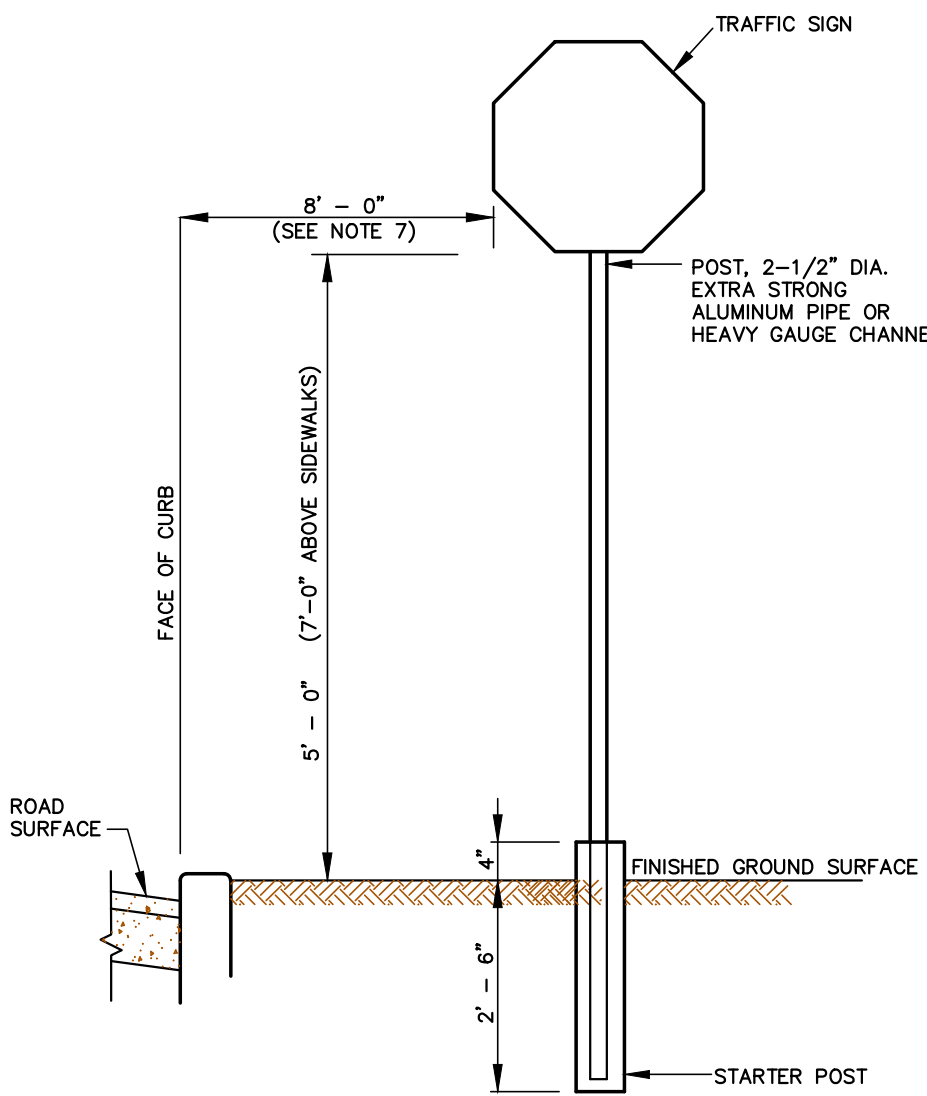
NOT TO SCALE



- NOTES:
1. ALL DISTANCES SUBJECT TO CURRENT ZONING AND SITE REGULATIONS.
 2. PAINTED HANDICAP SYMBOL TO BE IN ACCORDANCE WITH ADA STANDARDS.
 3. STOP BAR SHALL BE PLACED A MINIMUM OF 4' IN ADVANCE OF THE NEAREST CROSSWALK LINE AT CONTROLLED INTERSECTIONS WITH CROSSWALKS.
 4. STRIPING WORK SHALL BE REVIEWED AND ACCEPTED BY THE AUTHORITY HAVING JURISDICTION.

PAVEMENT MARKINGS DETAIL

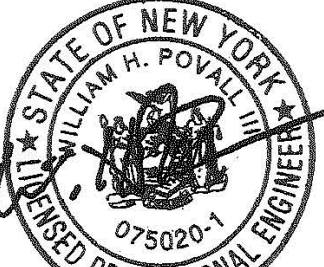
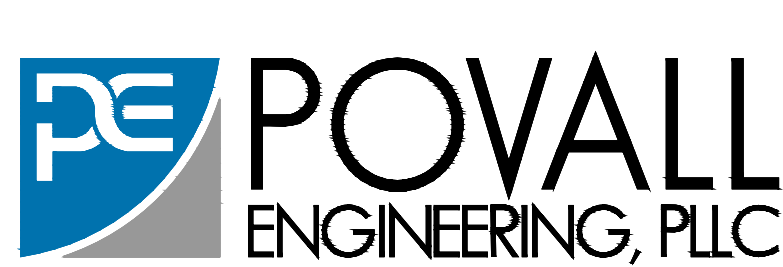
NOT TO SCALE



STOP SIGN DETAIL

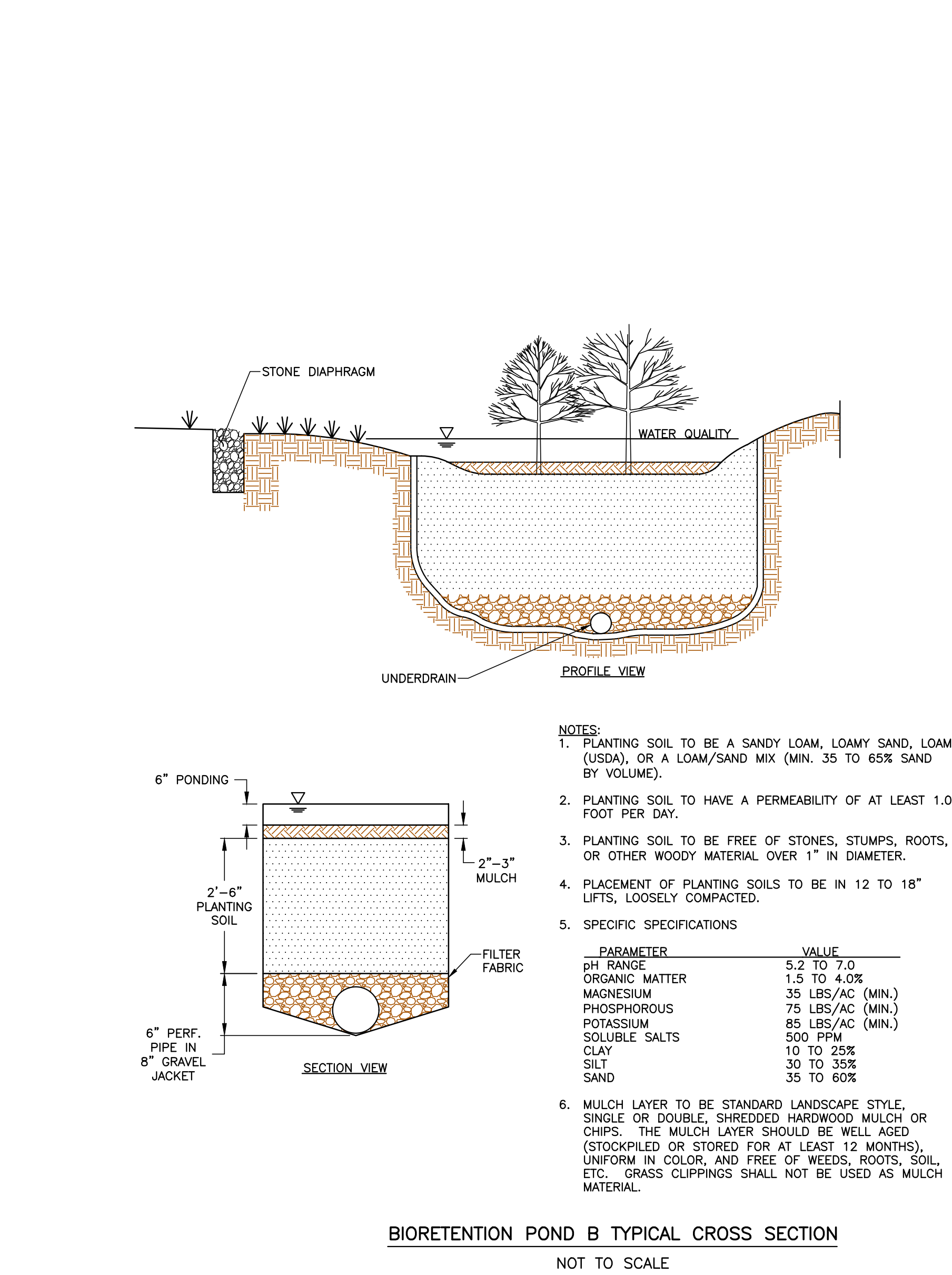
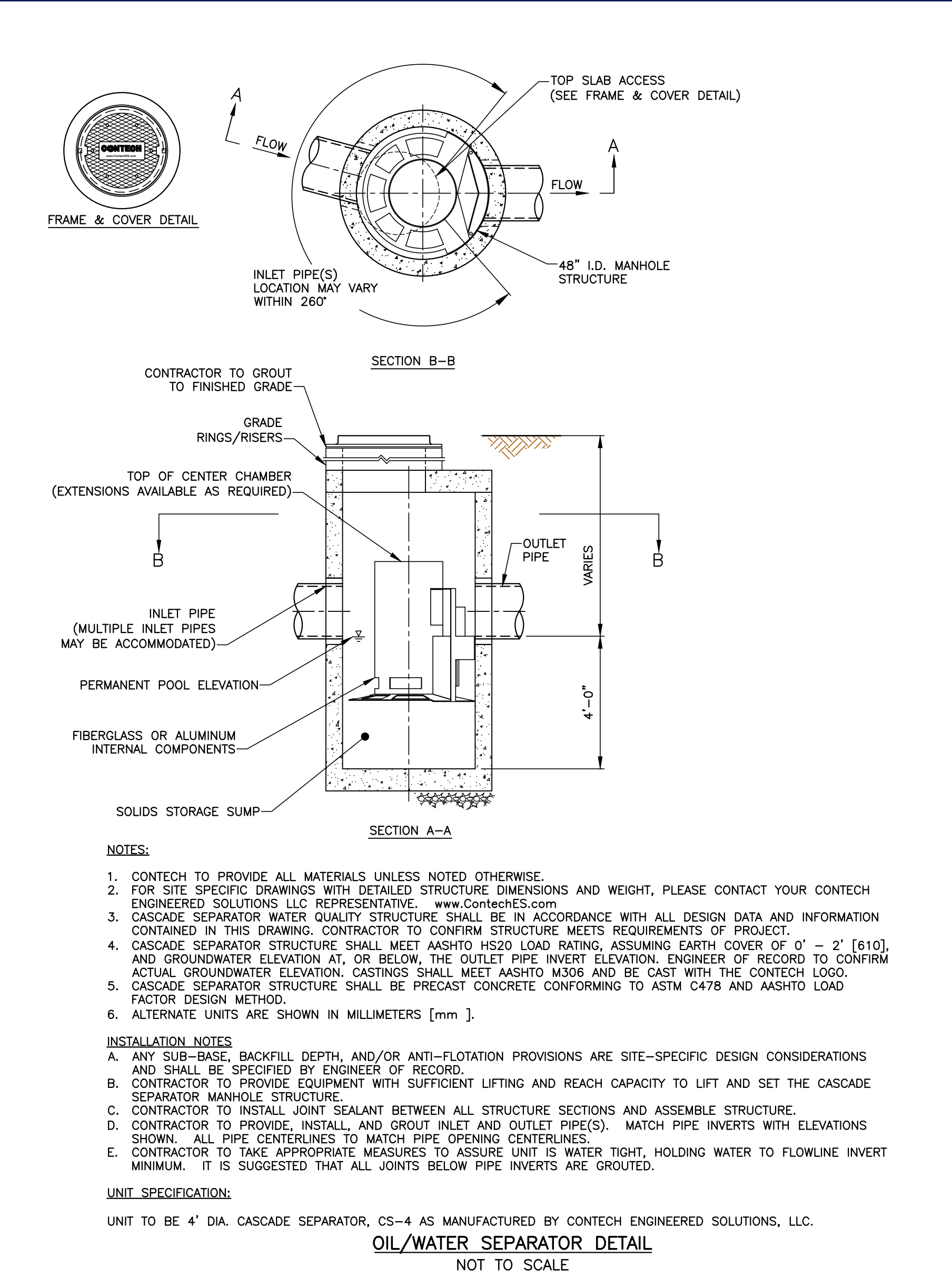
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REVISIONS	
DATE:	DESCRIPTION:

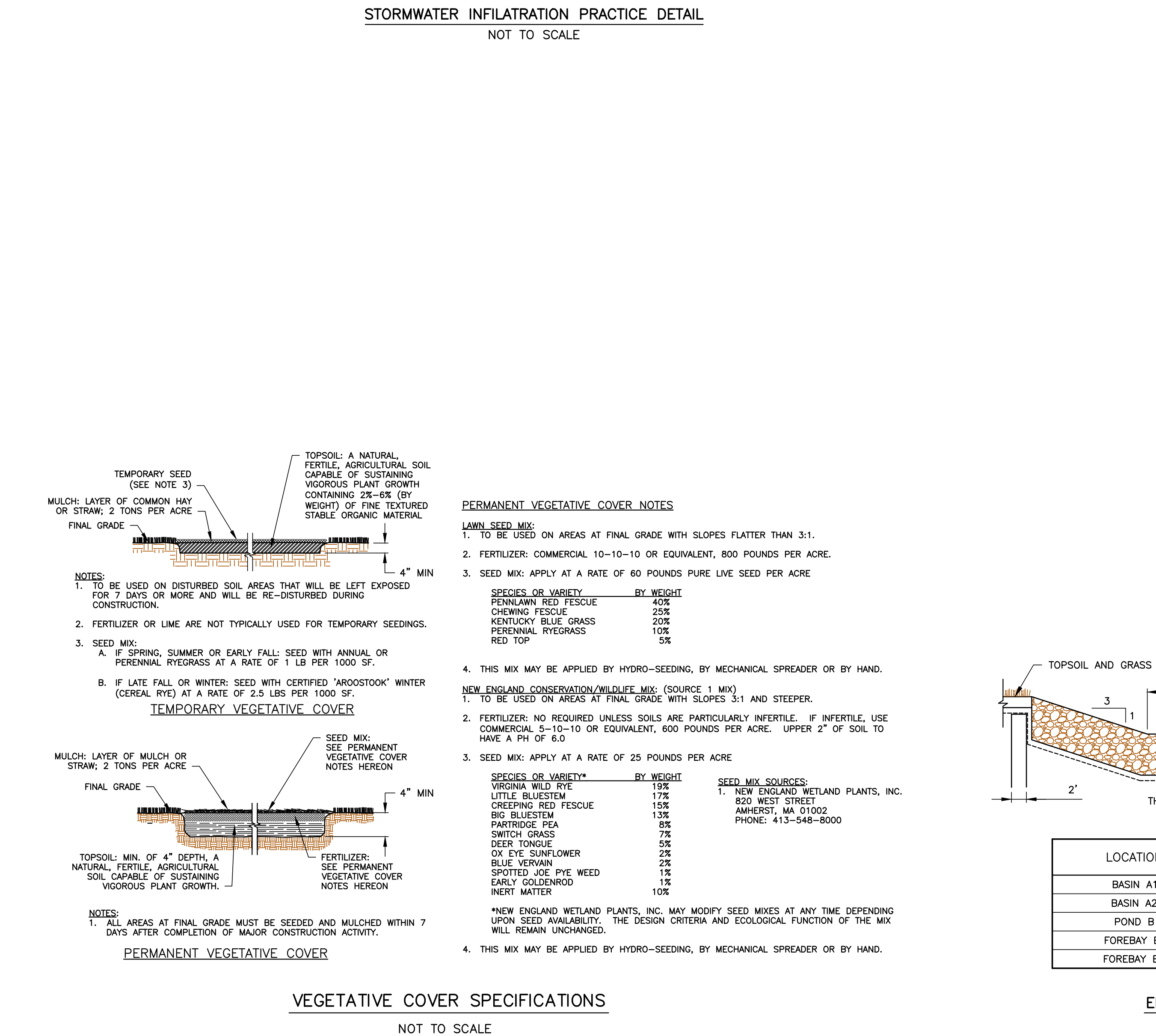
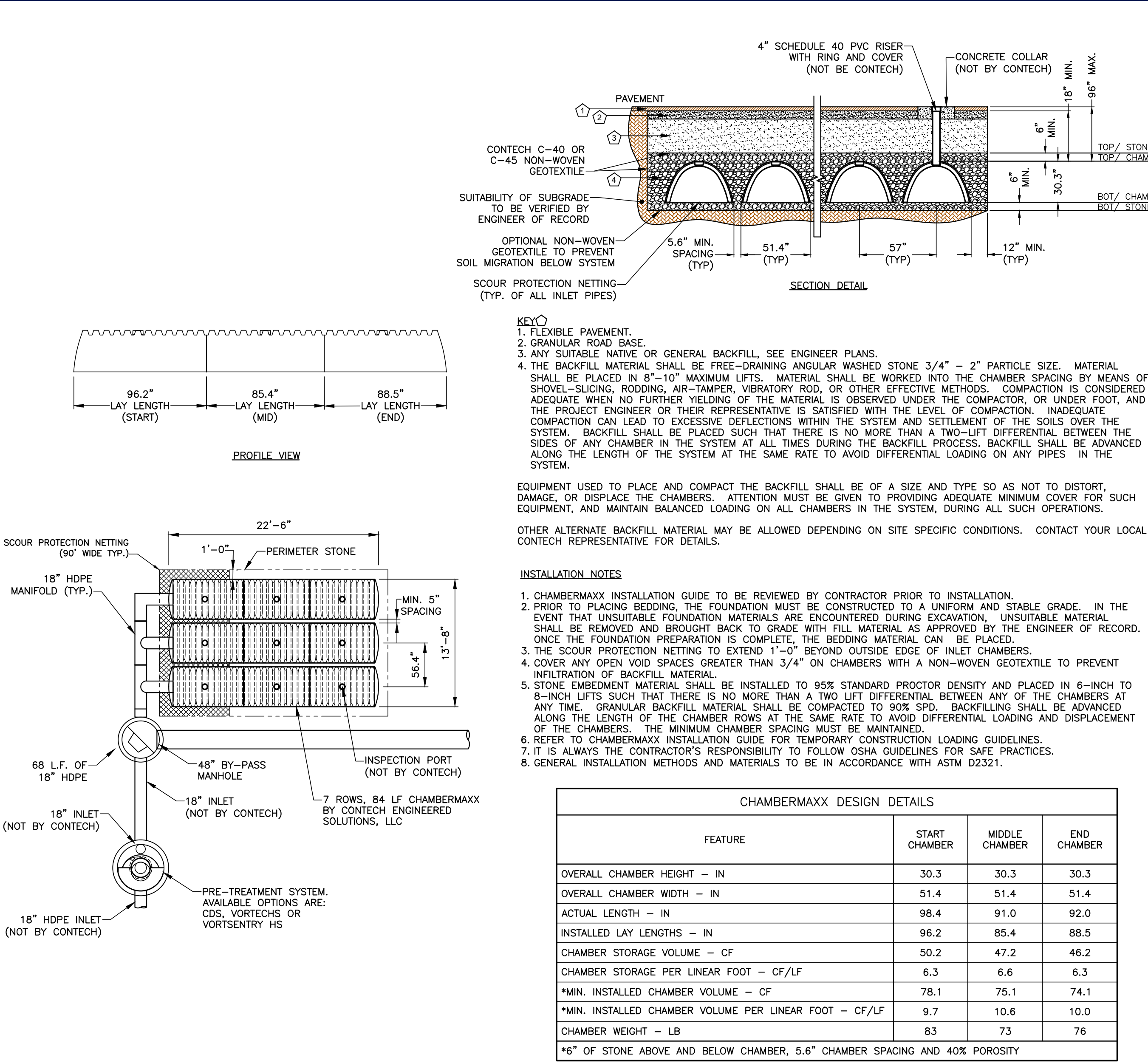


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SITE PLAN FOR U-HAUL, STAGE DOOR ROAD		JOB #: 2221
DETAILS		DATE: 07-17-23
TOWN OF WAPPINGER		SCALE: N.T.S.
DUTCHESS COUNTY, NEW YORK		D-1
		SHEET 6 OF 8

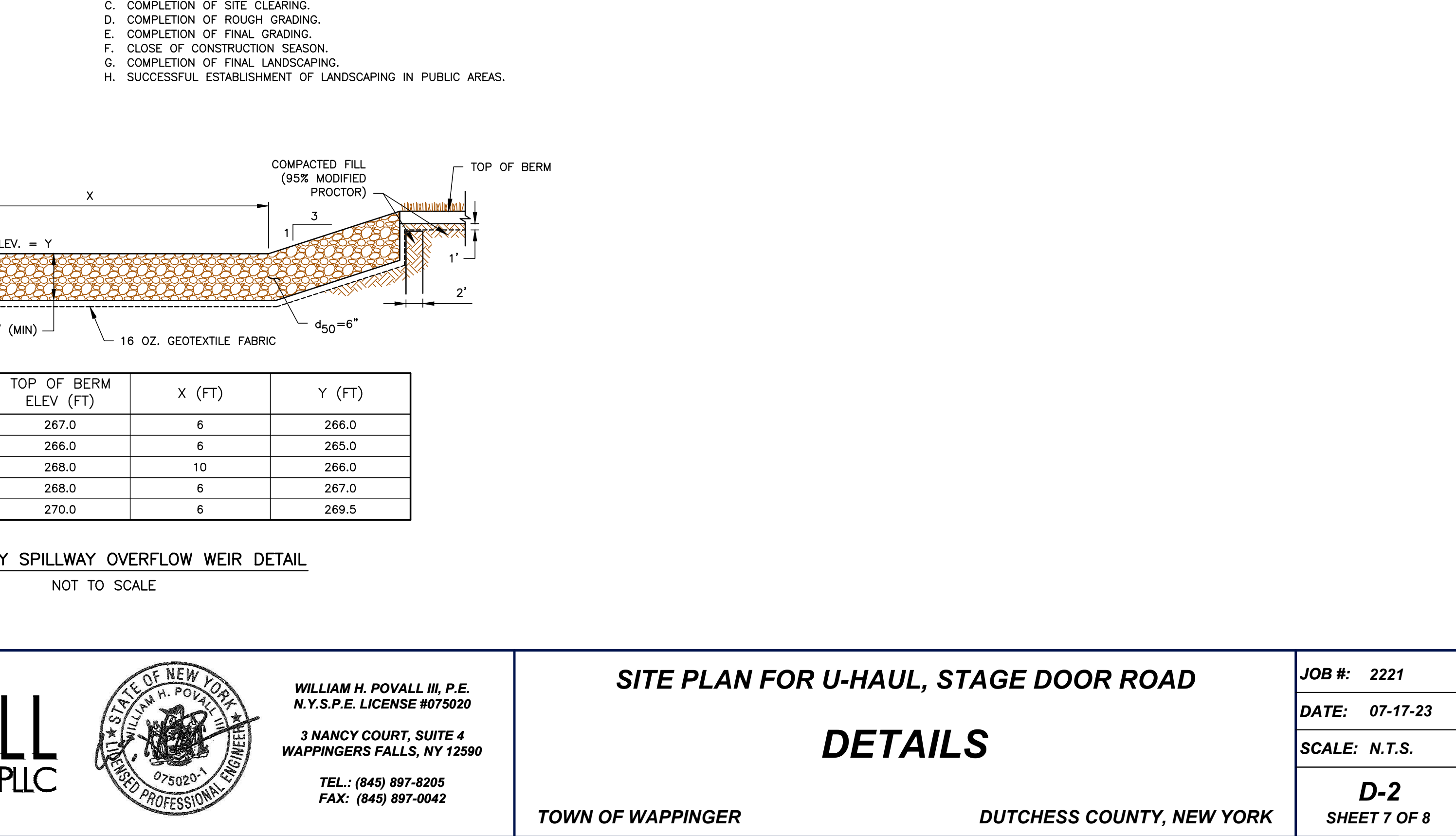
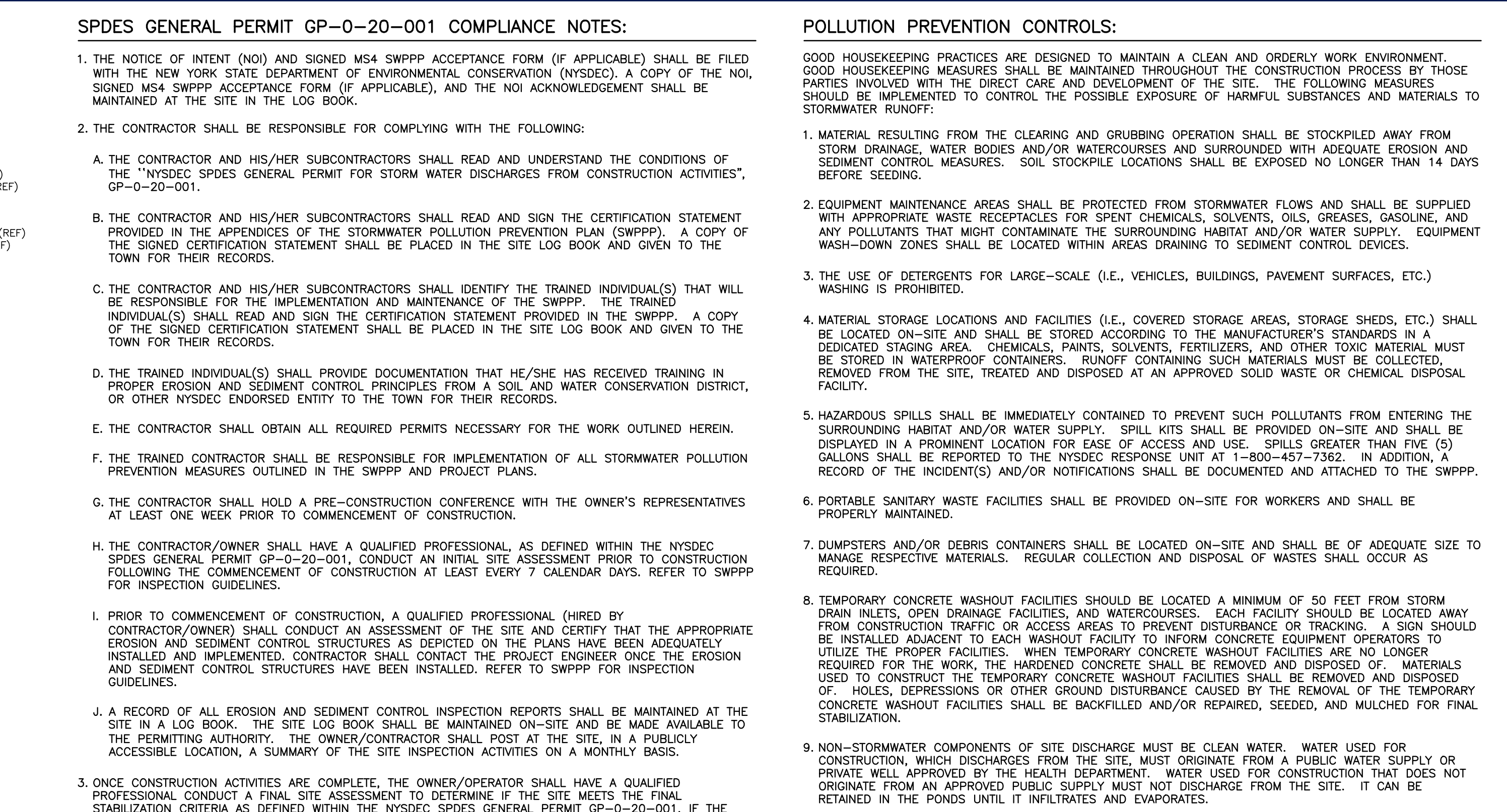


REVISIONS	
DATE:	DESCRIPTION:



VEGETATIVE COVER SPECIFICATIONS	

REVISIONS	
DATE:	DESCRIPTION:



REVISIONS	
DATE:	DESCRIPTION:

STATE OF NEW YORK
07500-1
REGISTERED PROFESSIONAL ENGINEER

WILLIAM H. POVALL III, P.E.
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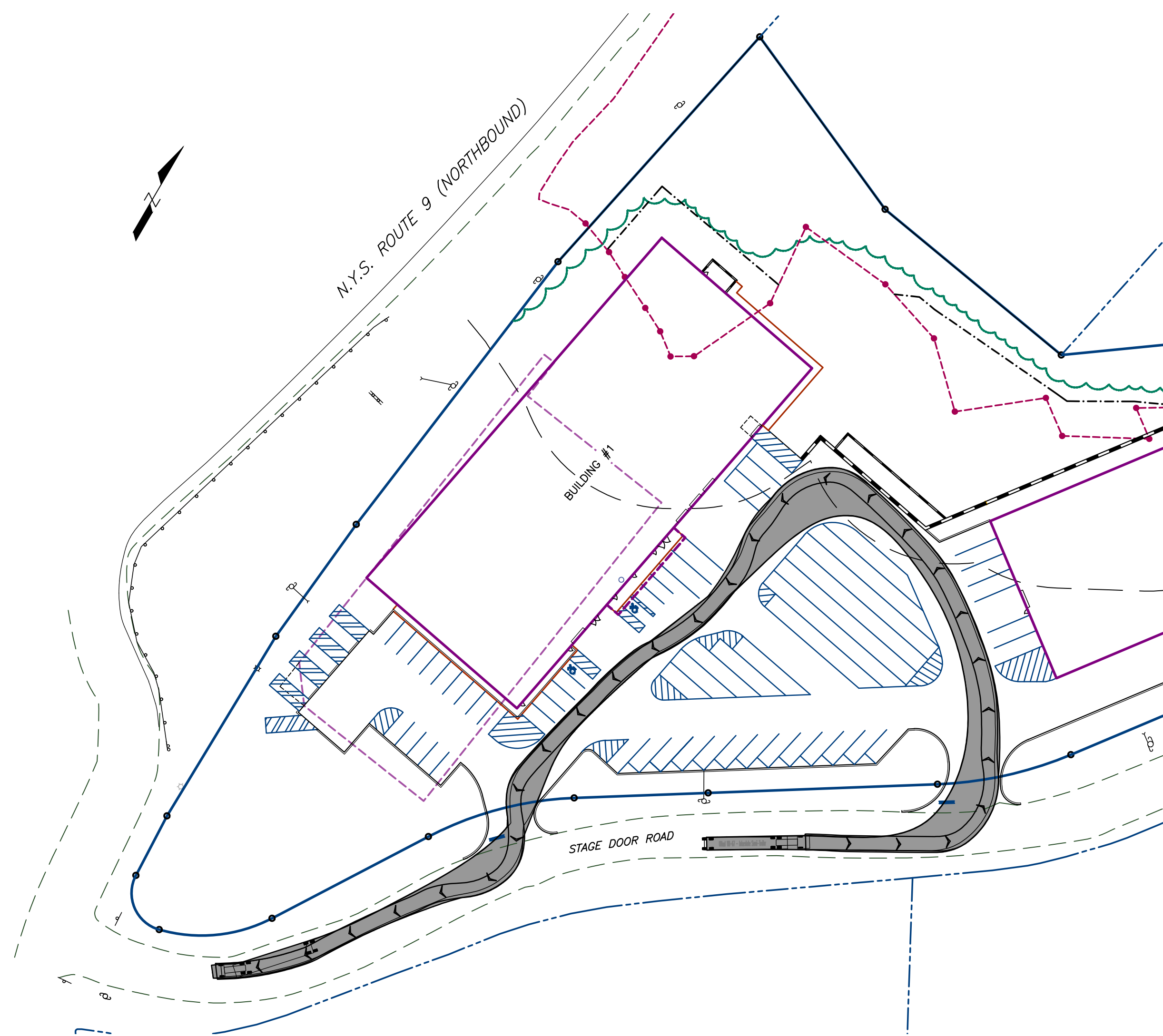
SITE PLAN FOR U-HAUL, STAGE DOOR ROAD

DETAILS

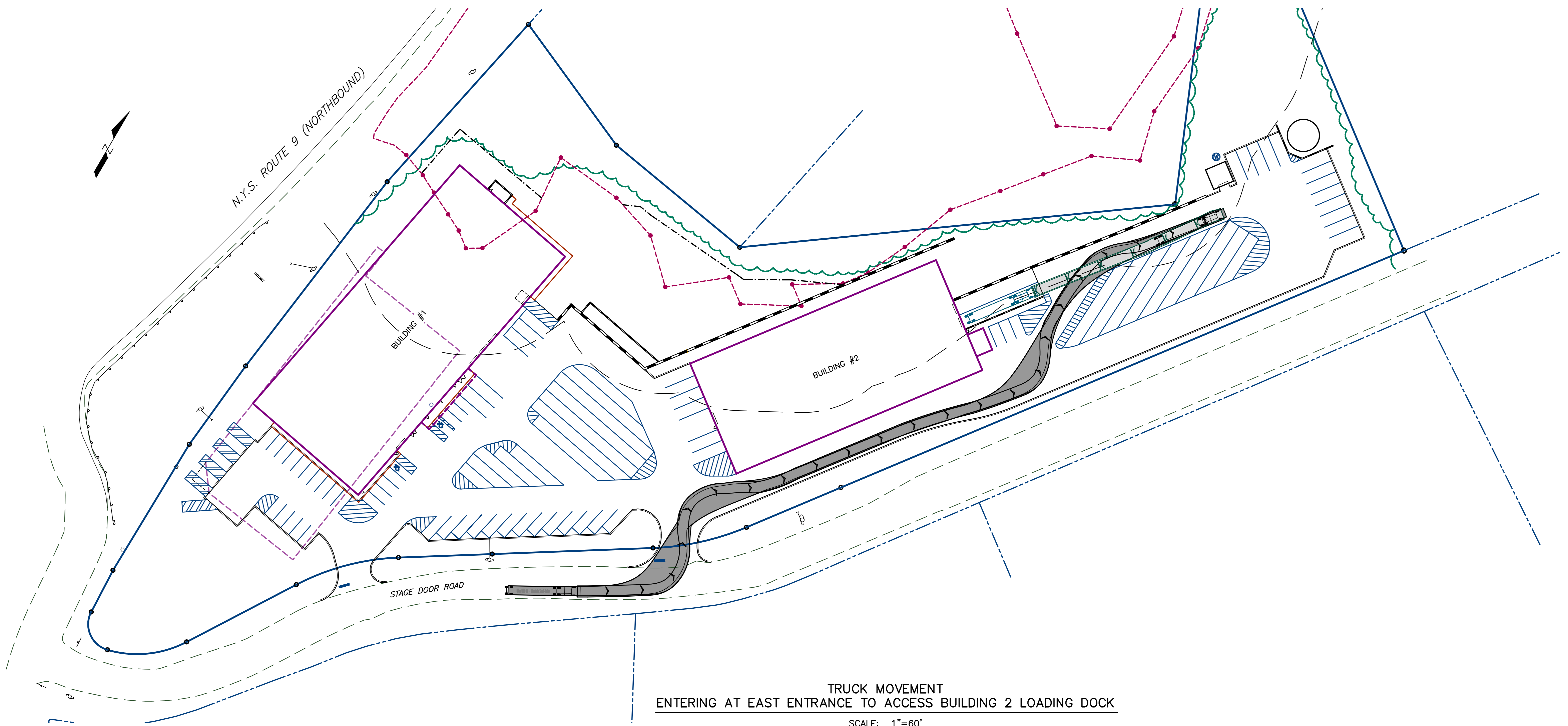
TOWN OF WAPPINGER

DUTCHESS COUNTY, NEW YORK

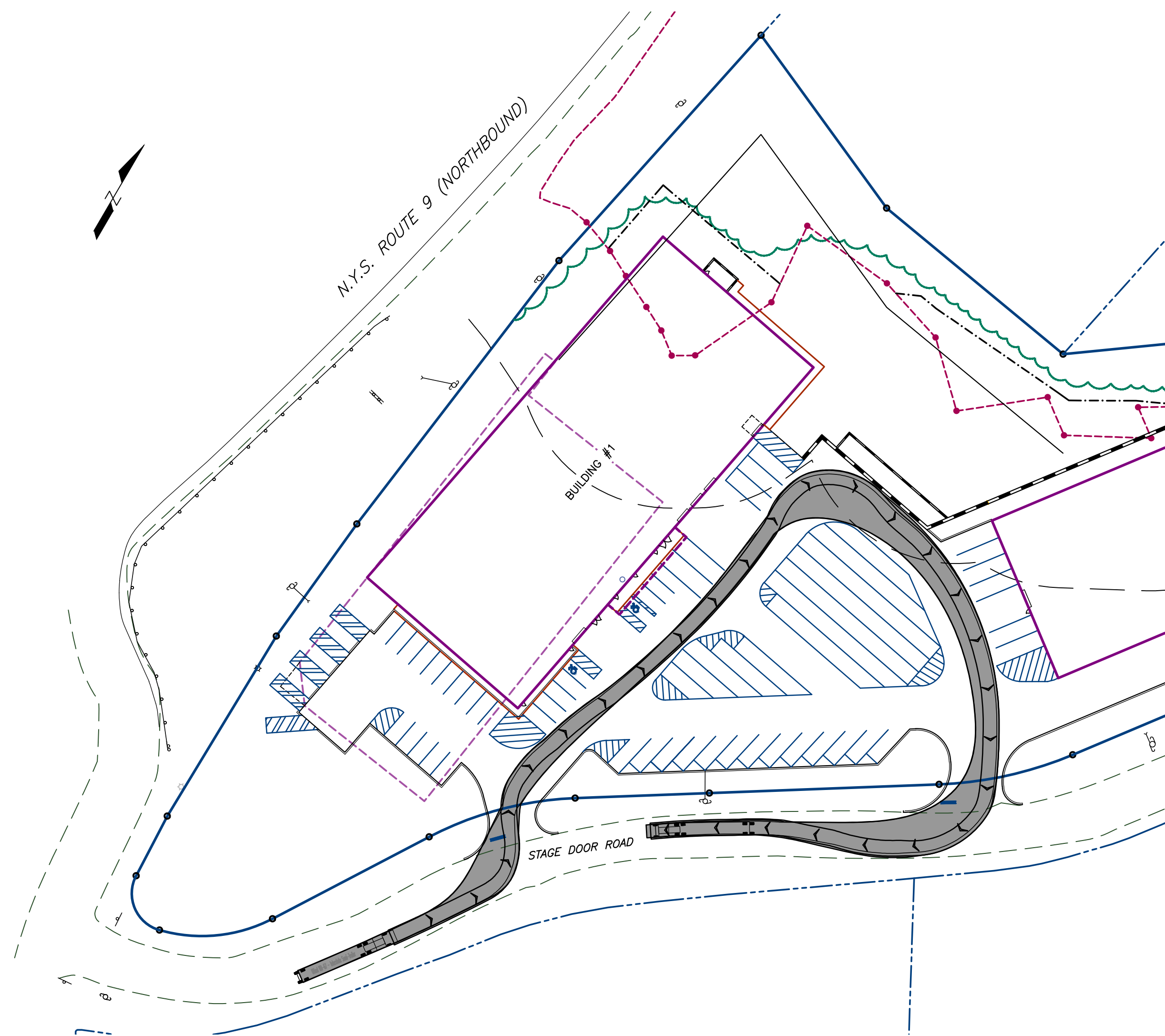
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DATE: 07-17-23
SCALE: N.T.S.
D-2
SHEET 7 OF 8



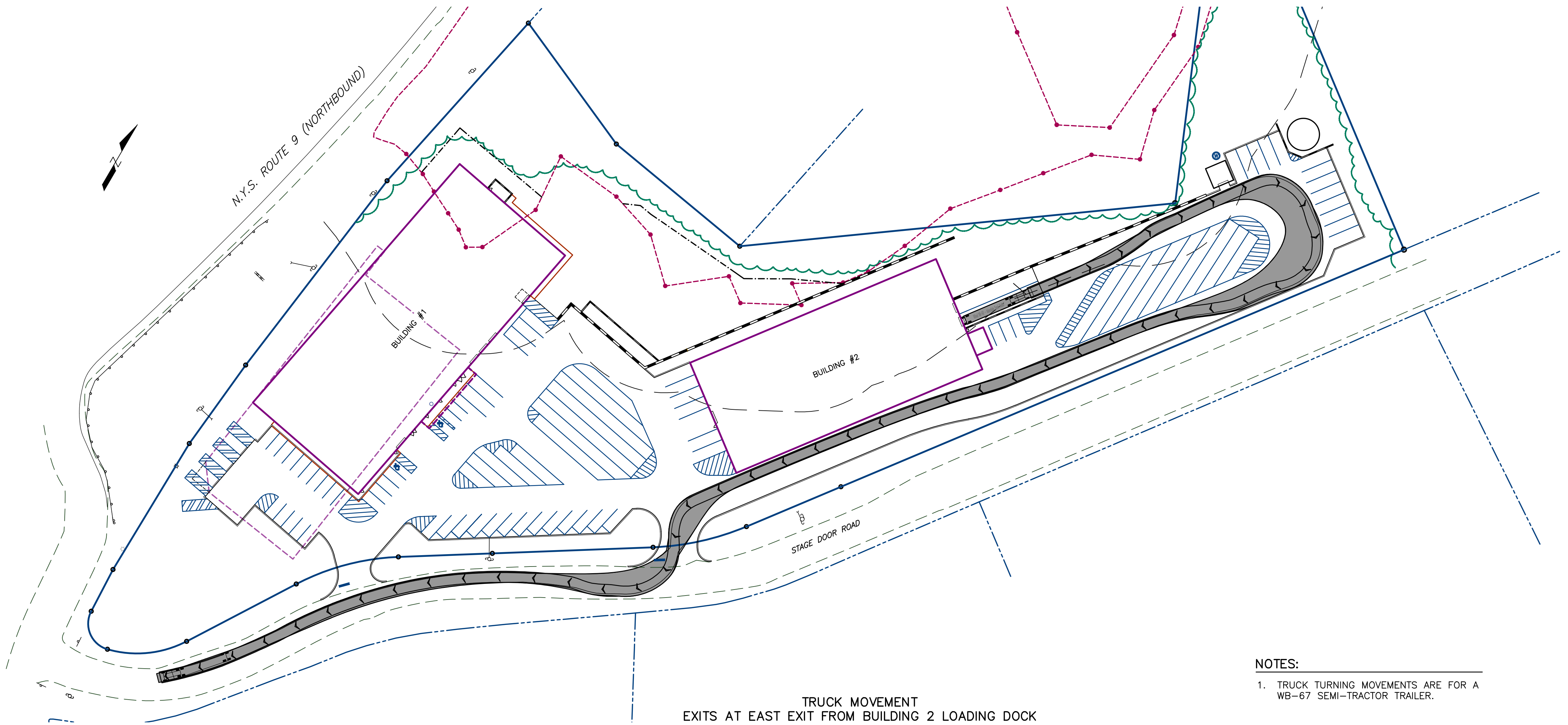
TRUCK MOVEMENT
ENTERING AT EAST ENTRANCE & EXITING AT WEST EXIT
SCALE: 1"=60'



TRUCK MOVEMENT
ENTERING AT EAST ENTRANCE TO ACCESS BUILDING 2 LOADING DOCK
SCALE: 1"=60'



TRUCK MOVEMENT
ENTERING AT WEST ENTRANCE & EXITING AT EAST EXIT
SCALE: 1"=60'



TRUCK MOVEMENT
EXITS AT EAST EXIT FROM BUILDING 2 LOADING DOCK
SCALE: 1"=60'

NOTES:
1. TRUCK TURNING MOVEMENTS ARE FOR A WB-67 SEMI-TRACTOR TRAILER.

REVISIONS	
DATE:	DESCRIPTION:

LEGEND			
	PROPERTY LINE		EXISTING WELL
	EXISTING R.O.W.		PROPOSED WELL
	EXISTING EASEMENT		PROPOSED TREE LINE
	EXISTING UTILITY POLE		PROPOSED RETAINING WALL
	EXISTING SIGN		EXISTING WETLAND FLAG
			LIMITS OF TOWN OF WAPPINGER WETLAND
			100' TOWN WETLAND BUFFER

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SITE PLAN FOR U-HAUL, STAGE DOOR ROAD
TRUCK MOVEMENT PLAN
TOWN OF WAPPINGER
DUTCHESS COUNTY, NEW YORK

JOB #: 2221
DATE: 07-17-23
SCALE: 1"=60'
TM-1
SHEET 8 OF 8