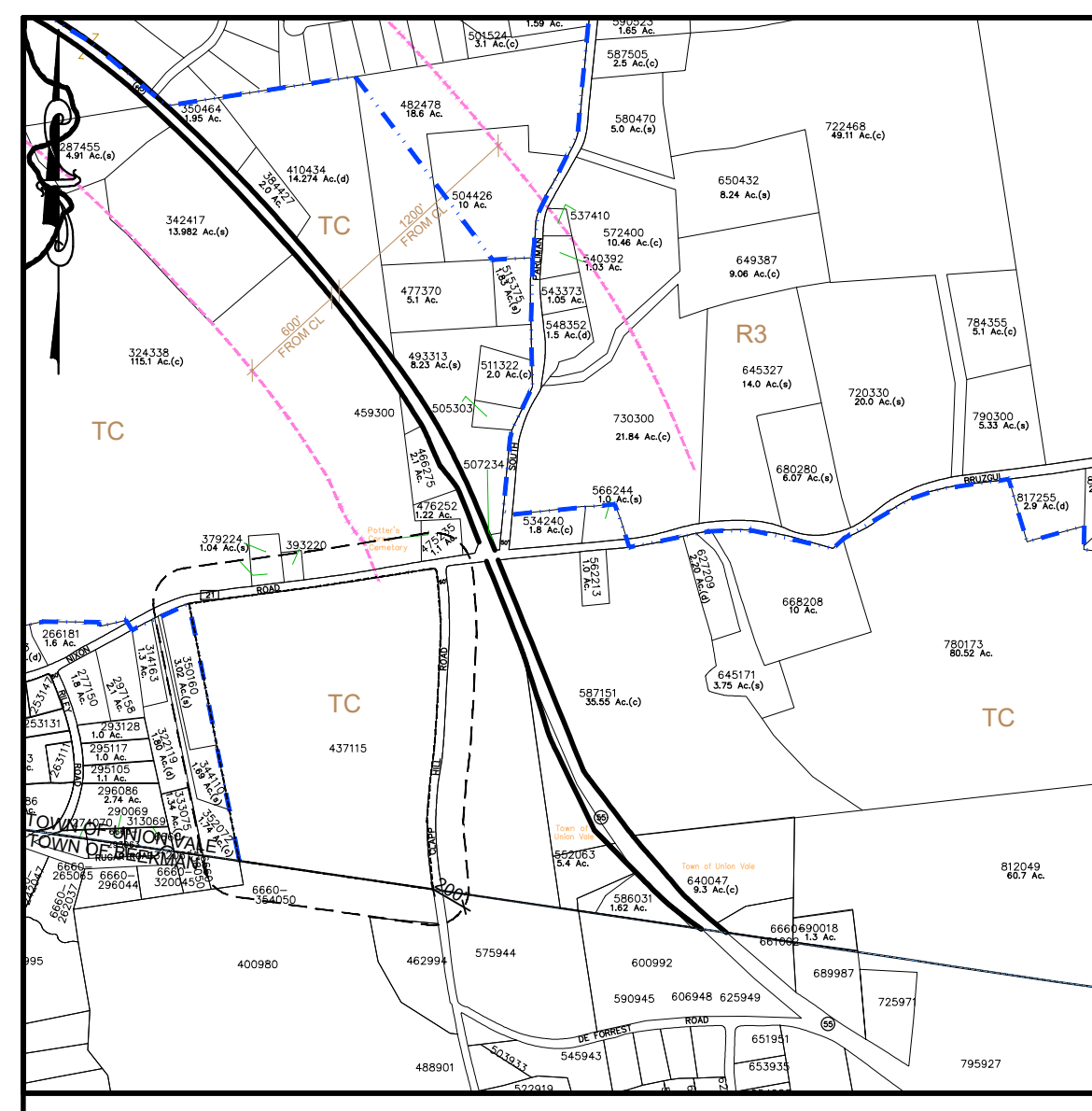


# Bonavenia Enterprises LLC Conservation Subdivision Site Analysis

OWNER/APPLICANT:  
Bonavenia Enterprises LLC  
20 Old Pawling RD  
Pawling NY 12564

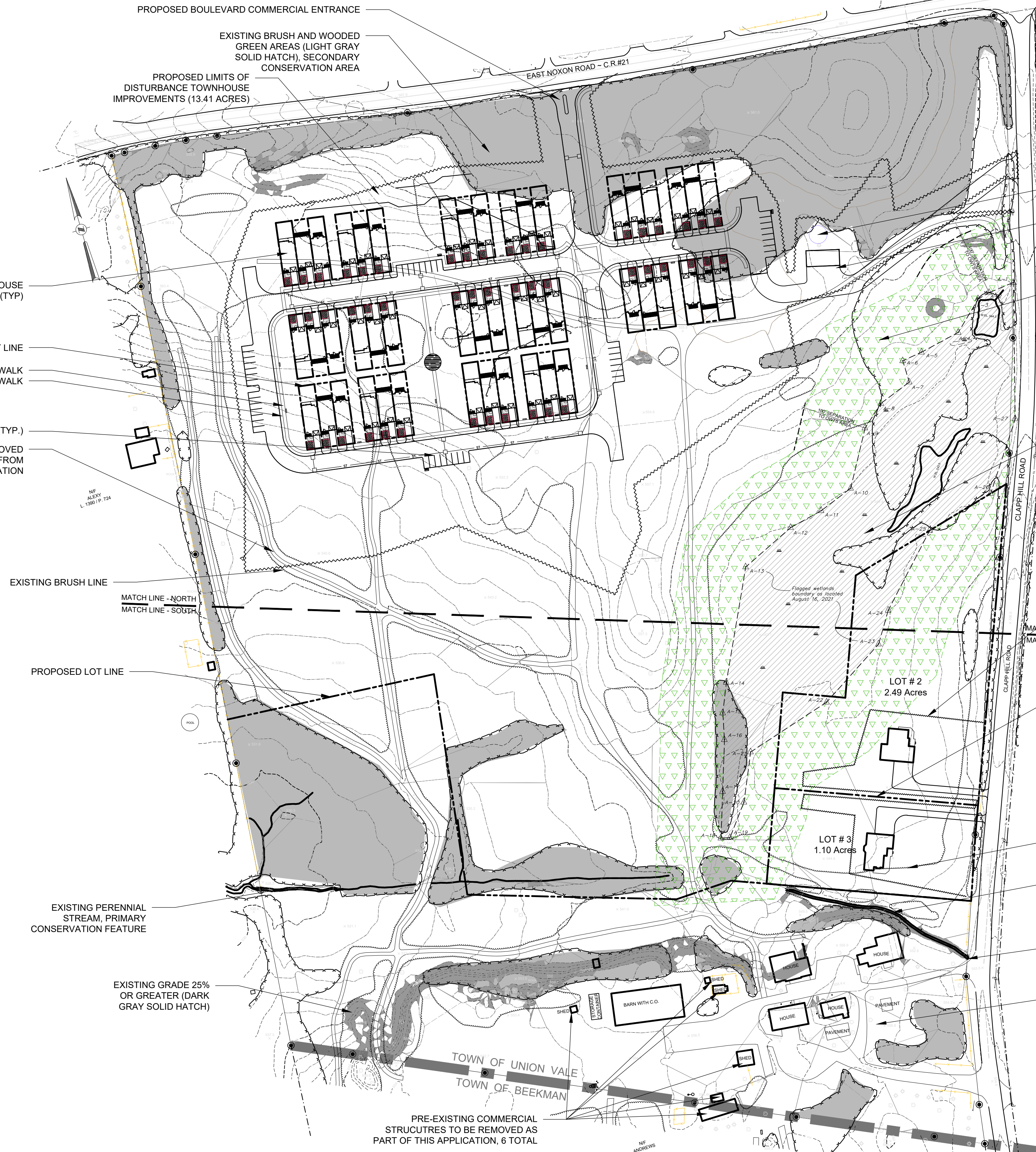


LOCATION MAP SCALE: 1" = 1000'

ZONING DISTRICT: TC ZONE  
 TOTAL AREA: 44.75 AC  
 SUBDIVISION TYPE: CONSERVATION  
 SITE DENSITY: 0.5 UNIT PER AC  
 UNITS AS OF RIGHT: 44.75 AC X 0.5 UNIT PER AC = 89.5 UNITS  
 PROPOSED USE:  
 48 TOWNHOUSE UNITS  
 2 RESIDENTIAL SINGLE FAMILY LOTS  
 1 PRE-EXISTING, NON-CONFORMING COMMERCIAL  
 1 HOME OWNERS ASSOCIATION LOT  
 52 LOTS PROPOSED  
 DENSITY BONUS: NOT REQUIRED FOR PROPOSED DENSITY  
 REQUIRES A SPECIAL USE PERMIT  
 TOWNHOUSE UNITS: 8 BUILDINGS X 6 UNITS EACH = 48 UNITS  
 PARKING REQUIRED: 2 SPACES PER UNIT X 48 UNITS = 96 SPACES PROVIDED  
 PARKING: 3 SPACES PER UNIT X 48 UNITS = 144 SPACES  
 (1 GARAGE, 1 DRIVEWAY PER UNIT AND 48 VISITOR SPACES)  
 100' SIDE AND REAR SET BACK FROM RESIDENTIAL DISTRICT - PROVIDED  
 TOWNHOUSE SETBACKS - FRONT 20', SIDE 0', REAR 40'  
 50% OF PARCEL TO BE OPEN SPACE - PROVIDED 22.5 AC OR 50.3%  
 ASSUME 2 BEDROOM PER UNIT = 48 X 2 BEDROOMS = 96 BEDROOMS  
 96 BEDROOMS X 110 GPD/BEDROOM = 10,560 GPD

## CONSERVATION SUBDIVISION SITE ANALYSIS.

- (1) THE FOLLOWING SITE ANALYSIS SHALL BE SUBMITTED BY THE APPLICANT PURSUANT TO THIS LAW IN ADDITION TO OTHER PERTINENT REQUIREMENTS OF THE TOWN OF UNION VALE SUBDIVISION OF LAND REGULATIONS. A SITE ANALYSIS SHALL INCLUDE AN IDENTIFICATION OF PRIMARY AND SECONDARY CONSERVATION LANDS WITHIN A PARCEL(S) AS DEFINED IN §210-86. THE SITE ANALYSIS SHALL INCLUDE A SITE ANALYSIS MAP THAT INCLUDES THE INFORMATION LISTED CONDITIONS BEYOND THE PARCEL BOUNDARIES MAY BE GENERALLY DESCRIBED ON THE BASIS OF EXISTING PUBLISHED DATA AVAILABLE FROM LOCAL, COUNTY, STATE OR FEDERAL GOVERNMENTAL AGENCIES, OR FROM AERIAL PHOTOGRAPHS.
- (2) THE APPLICANT MAY OBTAIN ADVICE AND ASSISTANCE FROM AN ACCREDITED LAND TRUST, ENVIRONMENTAL ORGANIZATION, OR PROFESSIONAL ECOLOGIST WHEN PREPARING THE SITE ANALYSIS. THE SITE ANALYSIS IS NOT INTENDED TO BE A HIGHLY ENGINEERED OR EXACT DOCUMENT, BUT A GENERAL SKETCH AND DESCRIPTION ILLUSTRATING THE LOCATION AND TYPE OF ENVIRONMENTAL FEATURES THAT ARE PRESENT ON THE SITE INCLUDING:
  - (a) AREAS WHERE THE SLOPE EXCEEDS TWENTY-FIVE PERCENT (25%) - PROVIDED - DARK GRAY SOLID HATCHED AREA
  - (b) WETLANDS AND WATERCOURSES AND THEIR BUFFERS, AREAS OF HYDROLOGICAL SENSITIVITY INCLUDING BUT NOT LIMITED TO AQUIFER AND AQUIFER RECHARGE AREAS, MUNICIPAL WATER SUPPLY RECHARGE AREAS, FLOOD-PRONE AREAS AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, LAKES, AND STREAMS, IF ANY. THE SITE ANALYSIS MAP SHALL IDENTIFY WHETHER ANY TOWN OF UNION VALE REGULATED WETLAND, CRITICAL ENVIRONMENTAL AREA, OR OVERLAY DISTRICT EXTENDS INTO THE PARCEL. PROVIDED - MICHAEL NOWICKI OF ECOLOGICAL SOLUTIONS FLAGGED FEDERAL WETLAND AREAS. THE PARCEL CONTAINS A NYSDEC (C1) STREAM. THE SITE DOES NOT CONTAIN ANY NYSDEC WETLANDS OR LAKES
  - (c) AGRICULTURAL LANDS INCLUDING FARMLAND WITHIN, AND ADJACENT TO, A NEW YORK STATE CERTIFIED AGRICULTURAL DISTRICT, AND SOILS CLASSIFIED AS BEING PRIME FARMLAND OR SOILS OF STATEWIDE SIGNIFICANCE, IF ANY. PARCEL IS IN DUTCHESS AG DISTRICT 23
  - (d) SITES WHERE COMMUNITY SEWER, COMMUNITY WATER, OR COMMUNITY WATER AND SEWER ARE AVAILABLE OR PLANNED, IF ANY. NO CENTRAL SERVICES AVAILABLE. COMMUNITY WATER SUPPLY AND SEWAGE IS PROPOSED FOR THE SUBJECT PARCEL ONLY.
  - (e) LANDS WITHIN, OR CONTIGUOUS TO, A CRITICAL ENVIRONMENTAL AREA DESIGNATED PURSUANT TO ARTICLE 8 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW, IF ANY. THE PARCEL HAS INDIANA BAT POTENTIAL. CLEARING LIMITATIONS PROPOSED.
  - (f) LANDS CONTIGUOUS TO PUBLICLY OWNED OR DESIGNATED OPEN SPACE AREAS, OR PRIVATELY PRESERVED OPEN SPACES, IF ANY. NO KNOWN PUBLIC OWNED OR DESIGNATED OPEN SPACE AREAS OR PRIVATELY PRESERVED OPEN SPACE AREAS ADJOIN THE SUBJECT PARCEL.
  - (g) HISTORIC STRUCTURES OR AREAS OF NATIONAL, STATE OR LOCAL IMPORTANCE, IF ANY, AND SPECIFICALLY IDENTIFYING THOSE STRUCTURES WHICH ARE LISTED ON EITHER THE FEDERAL OR NEW YORK STATE REGISTER OF HISTORIC PLACES. NO KNOWN HISTORIC STRUCTURES OR AREAS OF NATIONAL STATE OR LOCAL IMPORTANCE ADJOIN THE SUBJECT PARCEL.
  - (h) SITES IN, OR BORDERING ON, KNOWN SCENIC LOCATIONS IDENTIFIED IN THE TOWN'S COMPREHENSIVE PLAN, OR NATURAL RESOURCES INVENTORY AND WHETHER THE SITE IS WITHIN ANY TOWN DESIGNATED OVERLAY DISTRICT. NO KNOWN SCENIC LOCATIONS OR NATURAL RESOURCES, TOWN DESIGNATED OVERLAY DISTRICTS ADJOIN THE SUBJECT PARCEL.
  - (i) AREAS WITH RARE VEGETATION, SIGNIFICANT HABITATS, OR HABITATS OF ENDANGERED, THREATENED OR SPECIAL CONCERN SPECIES, OR UNIQUE NATURAL OR GEOLOGICAL FORMATIONS, IF ANY. THE PLANNING BOARD MAY REQUIRE SITE SPECIFIC ASSESSMENTS THAT WHEN REQUIRED, SHALL INCLUDE A DESCRIPTION OF THE BIODIVERSITY ASSESSMENT METHODS USED, SITE-SPECIFIC HABITAT DESCRIPTIONS, DISCUSSION OF BIODIVERSITY IMPLICATIONS, AND ALTERNATIVES IF NEEDED, TO MINIMIZE DISTURBANCE TO SENSITIVE HABITATS AND SPECIES INVENTORIED. NO KNOWN RARE VEGETATION OR SIGNIFICANT HABITATS, THE PARCEL WAS A FORMER MINE.
  - (j) GENERAL DESCRIPTION AND LOCATIONS OF THE VEGETATIVE COVER ON THE PROPERTY ACCORDING TO GENERAL COVER TYPE INCLUDING CULTIVATED LAND, GRASS LAND, OLD FIELD, HEDGEROW, WOODLAND AND WETLAND, AND SHOWING THE ACTUAL LINE OF EXISTING TREES AND WOODLANDS. THE PARCEL WAS A FORMER MINE. MINED AREAS HAVE BEEN RECLAIMED, CONTAIN MEADOW AREAS. THE AREAS ADJACENT TO CLAPP HILL ROAD AND EAST NOXON ROAD CONTAIN WOODED AREAS BUFFERING THE FORMER MINED AREAS WITHIN THE PARCEL.
  - (k) LAKES, PONDS OR OTHER SIGNIFICANT RECREATIONAL AREAS, OR SITES DESIGNATED AS SUCH IN THE TOWN'S COMPREHENSIVE PLAN AND NATURAL RESOURCE INVENTORY, IF ANY. NO LAKES, PONDS, OR OTHER SIGNIFICANT RECREATIONAL AREAS EXIST OR ADJOIN THE PARCEL.
  - (l) EXISTING TRAILS, INACTIVE RAILROAD BEDS, BIKEWAYS, AND PEDESTRIAN ROUTES OF TOWN, STATE OR COUNTY SIGNIFICANCE OR THOSE INDICATED IN ANY TOWN, COUNTY OR STATE PLAN FOR FUTURE TRAIL DEVELOPMENT, IF ANY. NO TRAILS EXIST ON THE PARCEL OR ARE PLANNED IN THE AREA ADJOINING THE PARCEL.
  - (m) LOCATION OF ALL EXISTING STREETS, ROADS, BUILDINGS, UTILITIES AND OTHER MAN-MADE IMPROVEMENTS. PROVIDED
  - (n) ALL EASEMENTS AND OTHER ENCUMBRANCES OF PROPERTY WHICH ARE OR HAVE BEEN FILED OF RECORD WITH THE DUTCHESS COUNTY CLERK'S OFFICE. PROVIDED.
  - (o) IDENTIFICATION OF ANY OTHER ESTABLISHED OVERLAY DISTRICT COVERING THE PARCEL. NO KNOWN ADDITIONAL OVERLAY DISTRICTS.



SITE ANALYSIS MAP SCALE: 1" = 100'



AREA MAP SCALE: 1" = 750'

## LEGEND

- 2' CONTOURS
- 10' CONTOURS
- WETLAND BOUNDARY
- BUILDING SETBACK
- LIMIT OF DISTURBANCE
- TREE LINE
- UNDERGROUND UTILITY
- WATER SERVICE
- WATER MAIN
- PROPOSED OVERHEAD ELEC
- PROPOSED ELEC/COM
- EDGE OF PAVEMENT
- ROOF LEADER
- FOOTING DRAIN
- ROCK OUTCROP
- STONE WALL
- SILT FENCE LOCATION
- DRAINAGE INLET
- SPOT ELEVATION
- UTILITY POLE
- SEPTIC TANK LOCATION
- EXISTING OWTS LOCATION
- PROPOSED OWTS LOCATION
- PERCOLATION TEST LOCATION
- DEEP TEST PIT LOCATION
- CLEAN OUT LOCATION
- SLOPES >25%
- PROPOSED WELL
- EXISTING WELL

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.

|                      |                    |
|----------------------|--------------------|
| Brian Stokosa, PE    |                    |
| 05/23/24             |                    |
| 03/25/24             |                    |
| 01/18/24             |                    |
| 11/30/23             |                    |
| 10/26/23             |                    |
| 09/27/23             |                    |
| Project No: 2021-497 | License No. 083970 |

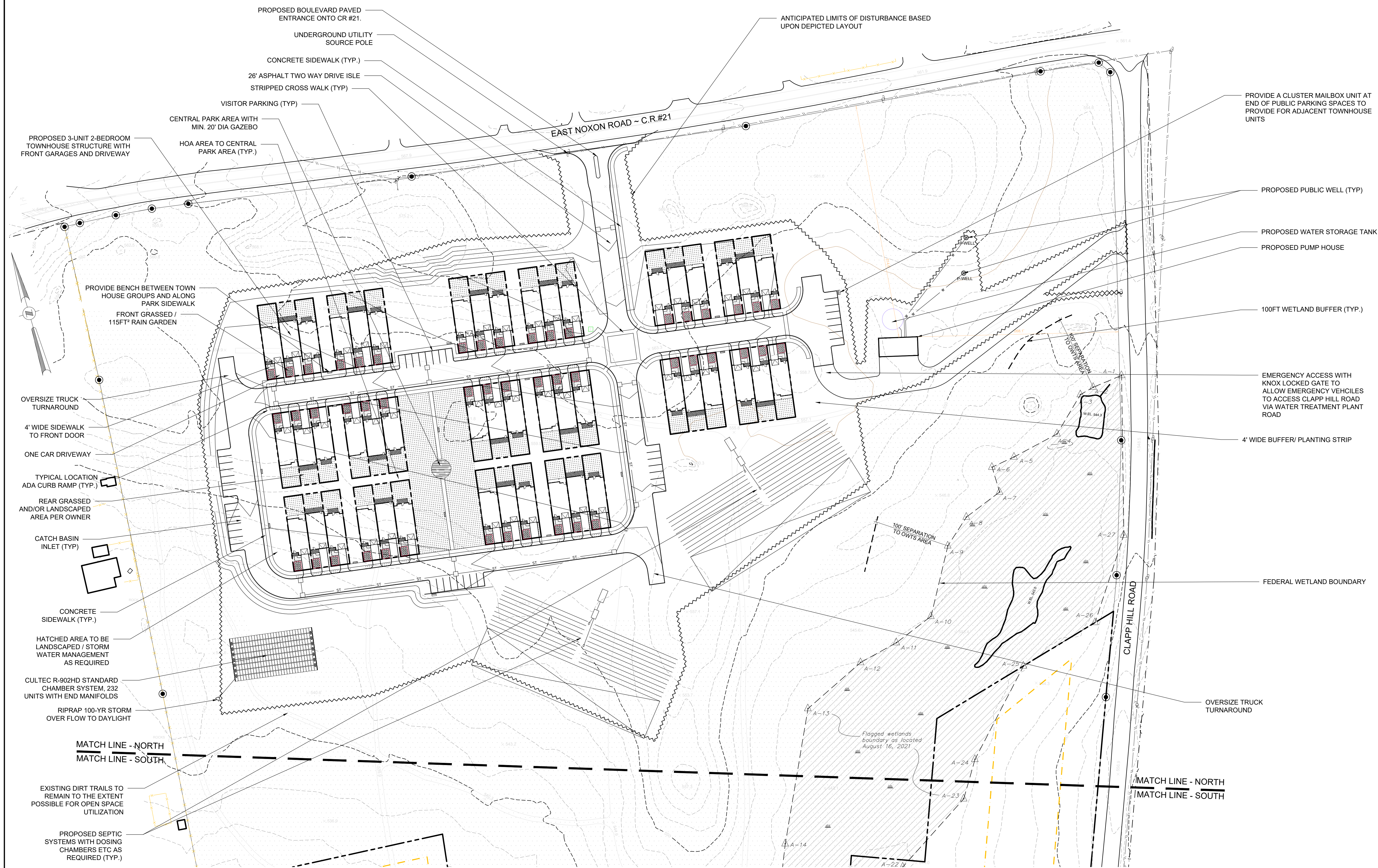
**DAY STOKOSA**  
ENGINEERING P.C.

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

**Bonavenia Enterprises**  
Town of Union Vale Dutchess County, New York

## SITE ANALYSIS MAP

|          |            |             |
|----------|------------|-------------|
| SCALE    | DRAWN BY   | DRAWING NO. |
| AS NOTED | BJS        | 1           |
| DATE     | ORDERED BY | 1 of 9      |
| 07/27/23 | BJS        |             |



**LEGEND**

- 2' CONTOURS
- 10' CONTOURS
- WETLAND BOUNDARY
- BUILDING SETBACK
- LIMIT OF DISTURBANCE
- TREE LINE
- UNDERGROUND UTILITY
- WATER SERVICE
- WATER MAIN
- PROPOSED OVERHEAD ELEC
- PROPOSED ELEC/COM
- EDGE OF PAVEMENT
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|                   |                    |
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| 10/26/23          |                    |
| 09/27/23          |                    |
| 2021:497          | License No. 083970 |

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

**Bonavenia Enterprises**  
Town of Union Vale, Dutchess County, New York

Match Line - North

|          |          |     |      |     |
|----------|----------|-----|------|-----|
| AS NOTED | DATE     | BY  | DATE | BY  |
|          | 07/27/23 | BJS |      | BJS |

TO AVOID IMPACTS TO THREATENED AND ENDANGERED SPECIES INCLUDING INDIANA BAT AND BLANDINGS TURTLES, THE FOLLOWING SHALL BE OBSERVED:

- INDIANA BAT:**
- ALL TREE REMOVAL ACTIVITIES MUST OCCUR ONLY BETWEEN OCTOBER 1 AND MARCH 31 TO AVOID DIRECT IMPACTS TO BATS; AND
  - ALL SITE LIGHTING WILL USE FULL CUT-OFF FIXTURES TO THAT DIRECT LIGHT DOWN TO MINIMIZE LIGHT POLLUTION AND INTERFERENCE WITH POTENTIAL BAT FORAGING ACTIVITIES; AND
  - DURING CONSTRUCTION ACTIVITIES SOIL CONSERVATION AND DUST CONTROL BEST MANAGEMENT PRACTICES, SUCH AS WATERING DRY DISTURBED SOIL AREAS TO KEEP DUST DOWN, AND USING STABIL, RECESSED SILT FENCE AND ANTI-TRACKING PADS TO PREVENT EROSION AND SEDIMENTATION IN SURFACE WATERS ON THE SITE MUST BE IMPLEMENTED.
  - STORMWATER PONDS CANNOT BE MAINTAINED WITH ANY CHEMICALS THAT MIGHT ADVERSELY AFFECT BATS OR INSECT POPULATIONS ON WHICH THEY MAY FEED.
- BLANDINGS TURTLES:**
- THE FOLLOWING MEASURE WILL BE UTILIZED AROUND THE PERIMETER OF THE DEVELOPMENT TO ASSURE THAT THERE IS NO POSSIBILITY OF IMPACT TO ANY TURTLE SPECIES DURING CONSTRUCTION:
- RESTRICTIVE BARRIER: A TEMPORARY RESTRICTIVE BARRIER IN THE FORM OF SILT FENCING SHOULD BE INSTALLED AROUND THE PERIMETER OF THE DISTURBANCE FOOTPRINT PRIOR TO ANY ACTIVITY ON THE SITE. THE BARRIER SHOULD BE INSTALLED DURING THE WINTER HIBERNATION PERIOD (BETWEEN OCTOBER 15TH AND APRIL 14TH) AND BE MAINTAINED UNTIL THE END OF THE CONSTRUCTION PHASE OF THE PROJECT OR UNTIL THE BEGINNING OF THE NEXT WINTER HIBERNATION PERIOD (OCTOBER 15TH) WHICHEVER OCCURS FIRST. THE BARRIER SHOULD BE INSPECTED DAILY BY THE PROJECT SPONSOR OR AGENT OF THE PROJECT SPONSOR AND, IF NECESSARY, REPAIRED IMMEDIATELY TO A FULLY FUNCTIONAL CONDITION. THE BARRIER SHOULD BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING DESIGN SPECIFICATIONS:
    - MADE OF FINE MESH (MAY BE SQUARE) FILTER-FABRIC OR NON WOVEN GEOTEXTILES.
    - A MINIMUM OF 42" HIGH.
    - ANCHORED INTO THE GROUND WITH REINFORCEMENT BARS PLACED ON THE "DISTURBANCE SIDE" OF THE BARRIER AND SPACED BETWEEN 6-8 FEET APART; AND
    - SECURED AT THE BASE (BARRIER/GROUND INTERFACE) WITH AT LEAST 6" OF FENCE MATERIAL COVERED WITH SOIL BACK FILL.

**Owner's Consent Note**

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

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**Town of Union Vale Planning Board**

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF UNION VALE, NEW YORK, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION TO THE PLAT AS APPROVED, SHALL VOID THIS APPROVAL. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY CHAIRMAN OF THE PLANNING BOARD OF THE TOWN OF UNION VALE, NEW YORK

MATCH LINE - NORTH  
MATCH LINE - SOUTH

MATCH LINE - NORTH  
MATCH LINE - SOUTH

MATCH LINE - NORTH  
SCALE: 1" = 60'

N/E  
ALEXY  
L. 1390 / P. 724

MATCH LINE - NORTH  
MATCH LINE - SOUTH

MATCH LINE - NORTH  
MATCH LINE - SOUTH

FEDERAL WETLAND  
BOUNDARY

PROPERTY SETBACK ENVELOPE SHOWN:  
50' FRONT, 25' SIDE, 80' REAR, TYP

PROPOSED HOUSE

PROPOSED PRIMARY OWTS AREA

PROPOSED PRIVATE WELL TYPICAL

PROPOSED REPLACEMENT OWTS AREA

PROPOSED PROPERTY LINE

PROPERTY SETBACK ENVELOPE:  
50' FRONT, 25' SIDE, 80' REAR, TYP

APPLICANT TO CONVERT BUILDING TO SERVE AS  
AN OFFICE FOR HIS CURRENT CONSTRUCTION  
BUSINESS

### LEGEND

|                           |         |
|---------------------------|---------|
| 2' CONTOURS               | ---     |
| 10' CONTOURS              | ----    |
| WETLAND BOUNDARY          | -.-.-.- |
| BUILDING SETBACK          | ---     |
| LIMIT OF DISTURBANCE      | ---     |
| TREE LINE                 | ---     |
| UNDERGROUND UTILITY       | ---     |
| WATER SERVICE             | ---     |
| WATER MAIN                | ---     |
| PROPOSED OVERHEAD ELEC    | ---     |
| PROPOSED ELEC/COM         | ---     |
| EDGE OF PAVEMENT          | ---     |
| ROOF LEADER               | ---     |
| FOOTING DRAIN             | ---     |
| ROCK OUTCROP              | ---     |
| STONE WALL                | ---     |
| SILT FENCE LOCATION       | ---     |
| DRAINAGE INLET            | ---     |
| SPOT ELEVATION            | ---     |
| UTILITY POLE              | ---     |
| SEPTIC TANK LOCATION      | ---     |
| EXISTING OWTS LOCATION    | ---     |
| PROPOSED OWTS LOCATION    | ---     |
| PERCOLATION TEST LOCATION | ---     |
| DEEP TEST PIT LOCATION    | ---     |
| CLEAN OUT LOCATION        | ---     |
| SLOPES >25%               | ---     |
| PROPOSED WELL             | ---     |
| EXISTING WELL             | ---     |

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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.

PROPOSED  
PROPERTY LINE

TOWN OF UNION VALE  
TOWN OF BEEKMAN

EXISTING BUILDINGS TO BE  
REMOVED AS PART OF THIS APPLICATION

MATCH LINE - SOUTH  
SCALE: 1" = 60'

TO AVOID IMPACTS TO THREATENED AND ENDANGERED SPECIES INCLUDING INDIANA BAT AND BLANDINGS TURTLES, THE FOLLOWING SHALL BE OBSERVED:

#### INDIANA BAT:

- ALL TREE REMOVAL ACTIVITIES MUST OCCUR ONLY BETWEEN OCTOBER 1 AND MARCH 31 TO AVOID DIRECT IMPACTS TO BATS, AND ALL SITE LIGHTING WILL USE FULL CUT-OFF FIXTURES TO THAT DIRECT LIGHT DOWN TO MINIMIZE LIGHT POLLUTION AND INTERFERENCE WITH POTENTIAL BAT FORAGING ACTIVITIES, AND
- DURING CONSTRUCTION ACTIVITIES SOIL CONSERVATION AND DUST CONTROL BEST MANAGEMENT PRACTICES, SUCH AS WATERING DRY DISTURBED SOIL AREAS TO KEEP DUST DOWN, AND USING STAKES, RECESSED SILT FENCE AND ANTI-TRACKING PADS TO PREVENT EROSION AND SEDIMENTATION IN SURFACE WATERS ON THE SITE MUST BE IMPLEMENTED.
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#### BLANDINGS TURTLES:

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  - SECURED AT THE BASE (BARRIER/GROUND INTERFACE) WITH AT LEAST 6" OF FENCE MATERIAL COVERED WITH SOIL BACK FILL.

### Owner's Consent Note

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

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

### Town of Union Vale Planning Board

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF UNION VALE,

NEW YORK, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ALL

REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE,

ERASURE, MODIFICATION OR REVISION TO THE PLAT AS APPROVED, SHALL VOID

THIS APPROVAL. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY CHAIRMAN OF

THE PLANNING BOARD OF THE TOWN OF UNION VALE, NEW YORK

Brian Stokosa, PE

05/23/24  
03/25/24  
01/18/24  
11/30/23  
10/26/23  
09/27/23



Project No: 2021-497 License No. 083970

**DAY STOKOSA**  
ENGINEERING P.C.

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

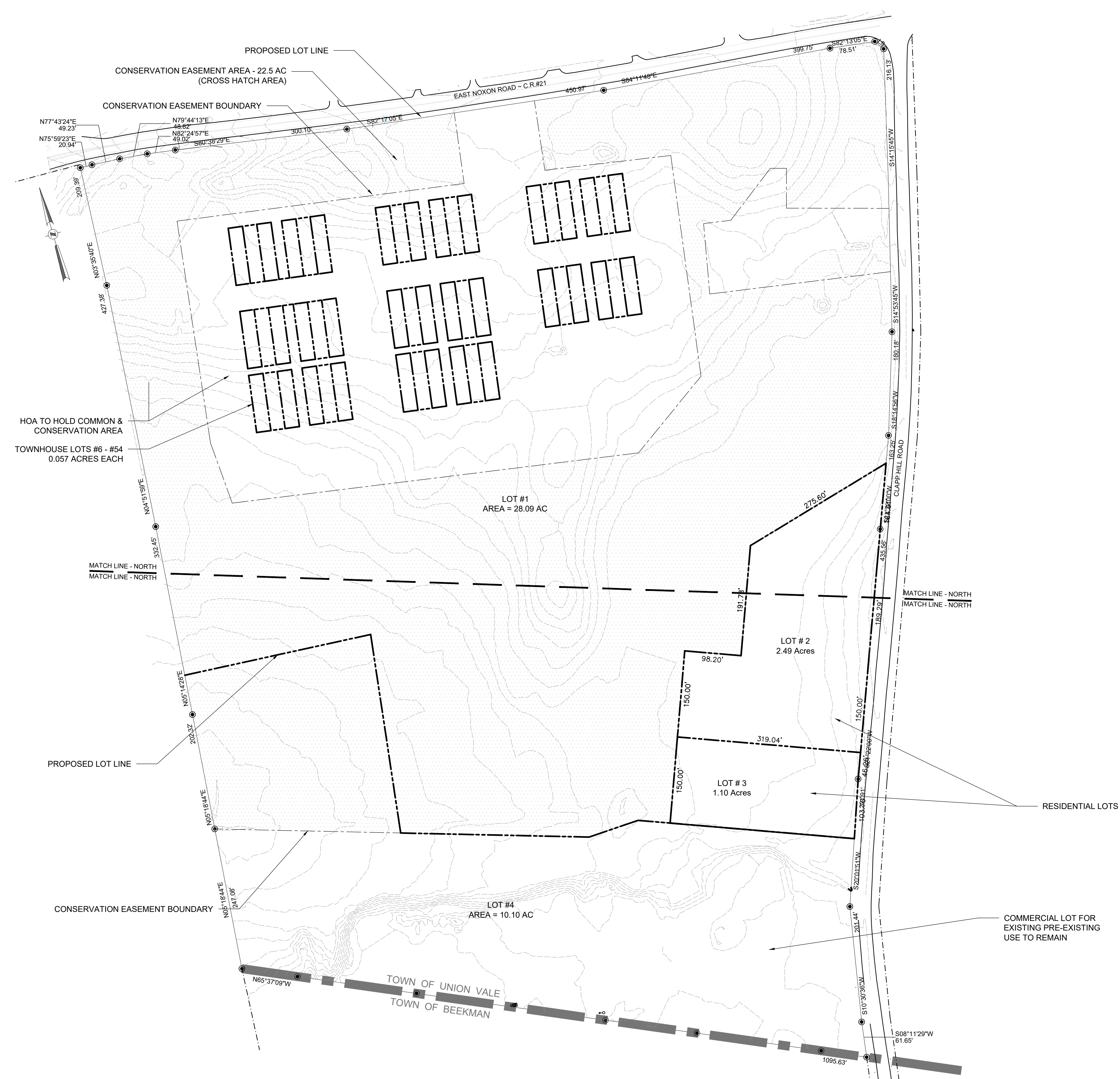
**Bonavenia Enterprises**

Town of Union Vale Dutchess County, New York

Match Line - South

|          |          |          |
|----------|----------|----------|
| SCALE    | DRAWN BY | DATE     |
| AS NOTED | BJS      | 07/27/23 |
| DATE     | DRAWN BY | DATE     |
| 07/27/23 | BJS      |          |

3  
3 of 9



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|                   |                    |
|-------------------|--------------------|
| Brian Stokosa, PE |                    |
| 05/23/24          |                    |
| 03/25/24          |                    |
| 01/18/24          |                    |
| 11/30/23          |                    |
| 10/26/23          |                    |
| 09/27/23          |                    |
| 2021-497          | License No. 083970 |



**DAY STOKOSA**  
ENGINEERING P.C.

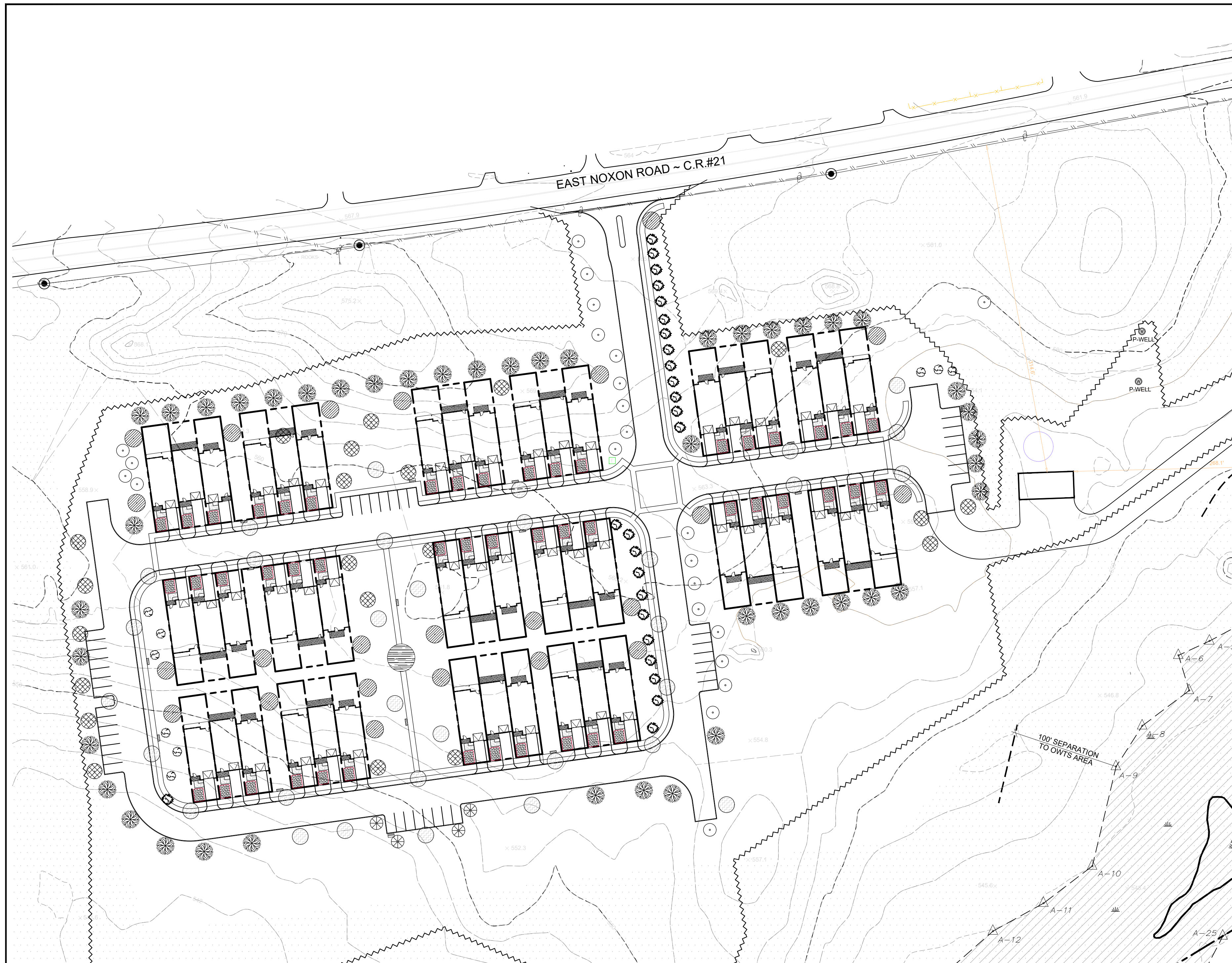
3 Van Wyck Lane  
Wappingers Falls, New York  
(845)-223-3202

**Bonavenia Enterprises**  
Town of Union Vale Dutchess County, New York

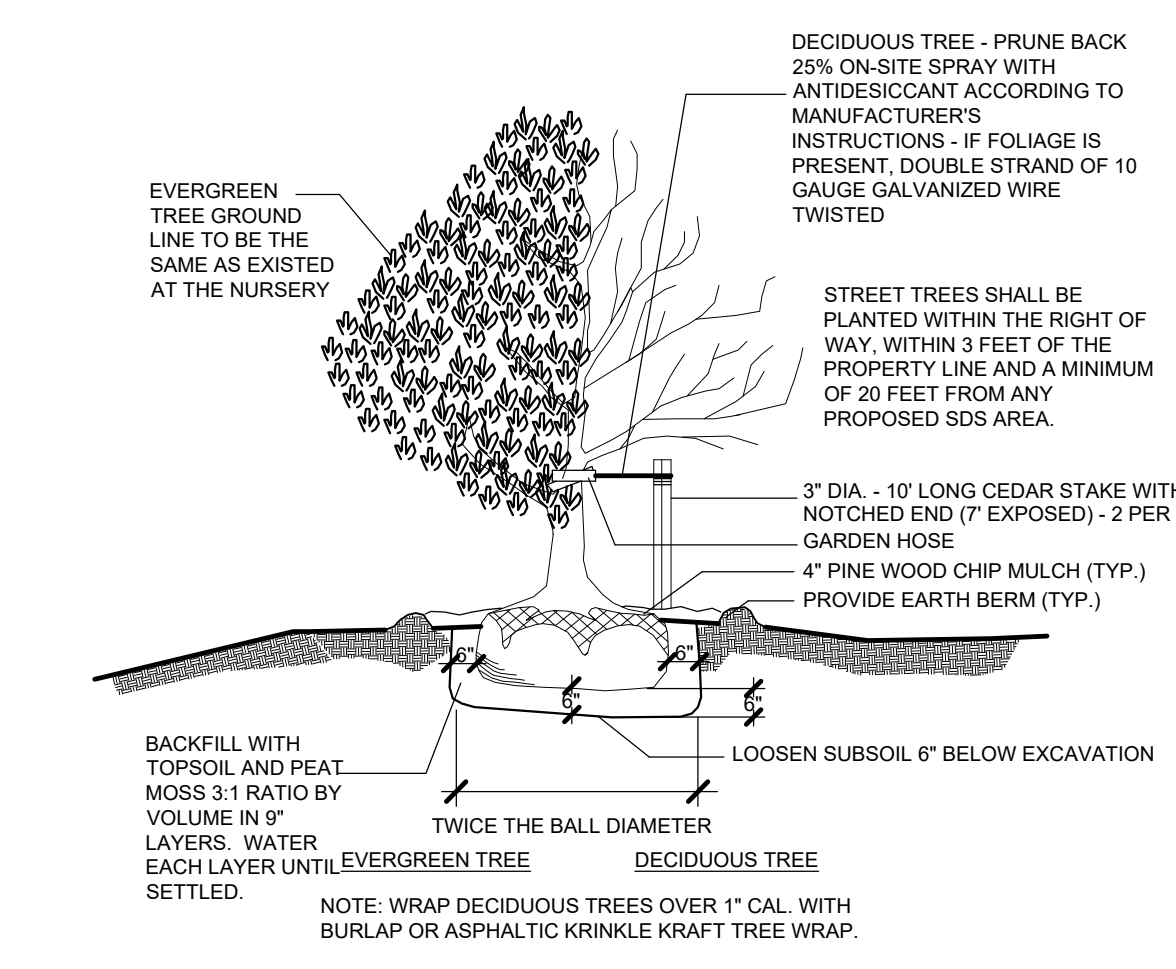
**PRELIMINARY PLAT**

|          |          |            |
|----------|----------|------------|
| SCALE    | DRAWN BY | CHECKED BY |
| AS NOTED | BJS      |            |
| DATE     | DRAWN BY | CHECKED BY |
| 07/27/23 | BJS      |            |

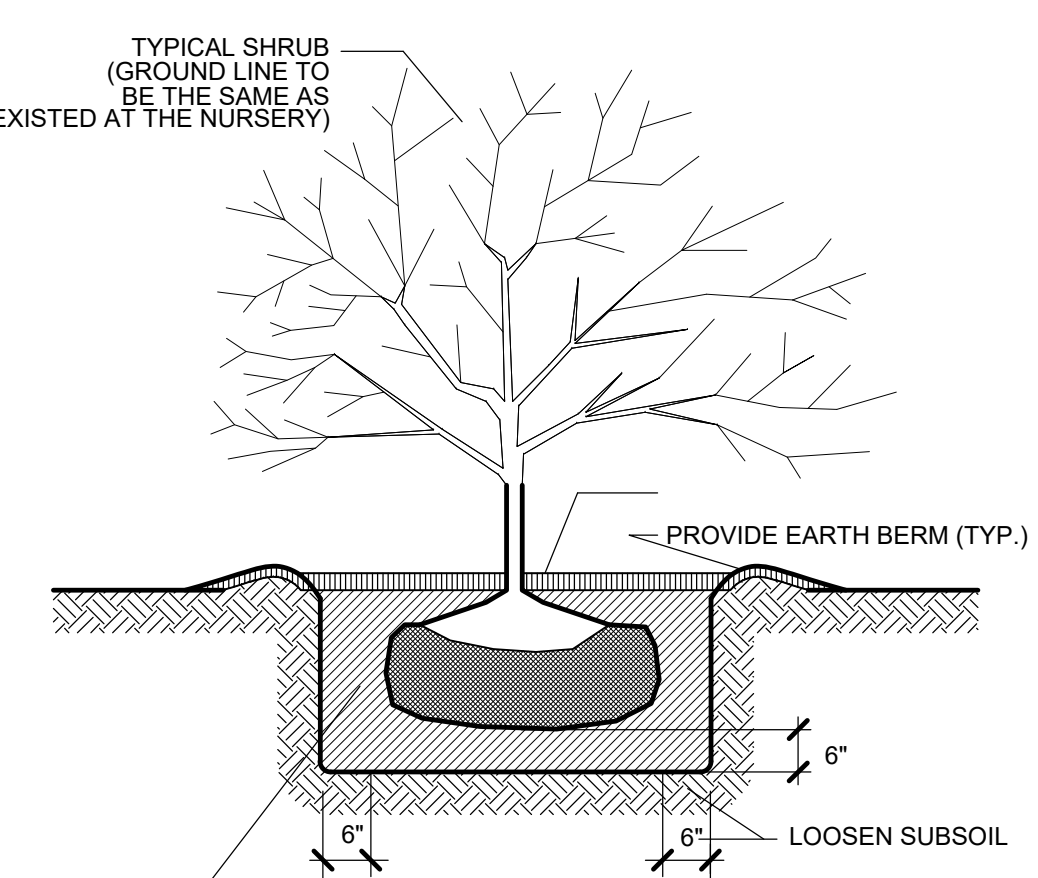




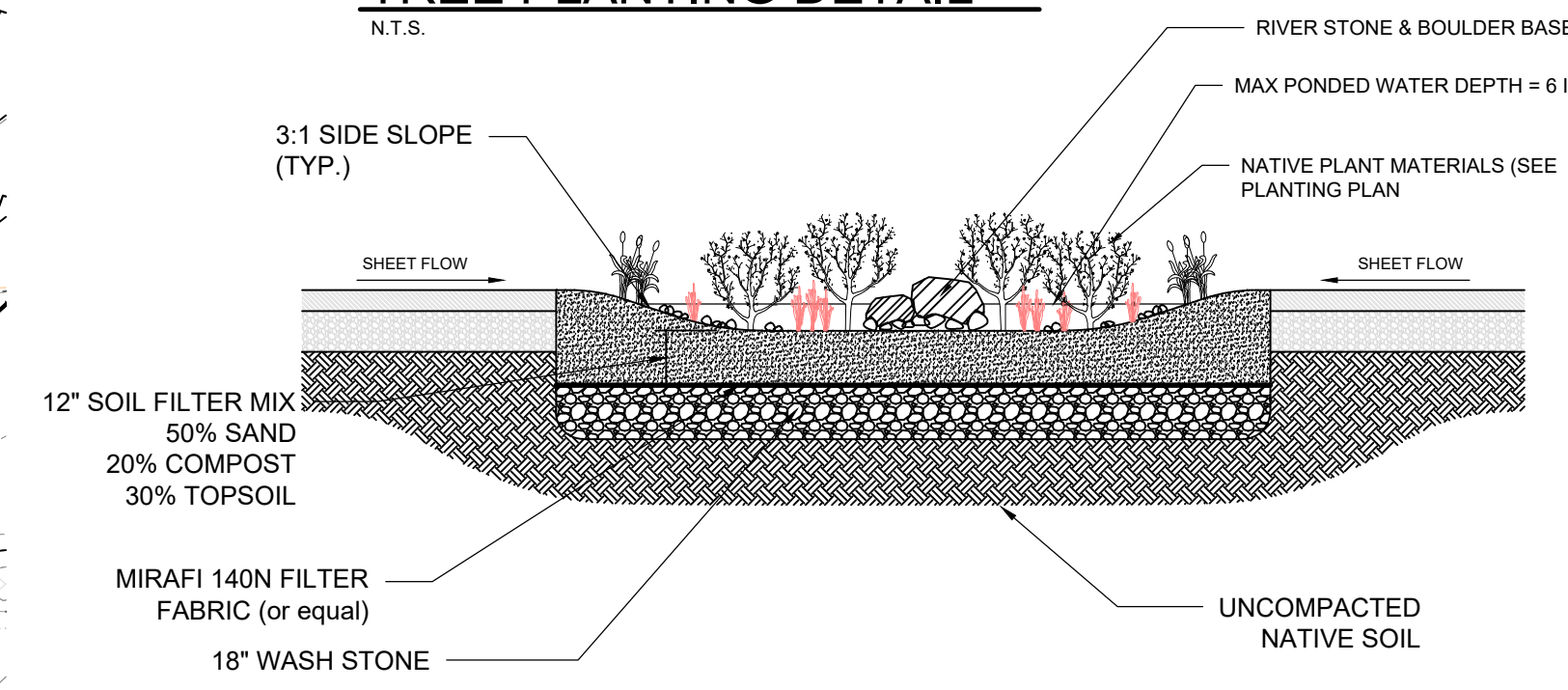
**PLANTINGS**  
SCALE: 1" = 60'



**TREE PLANTING DETAIL**  
N.T.S.



**SHRUB PLANTING DETAIL**  
N.T.S.



**RAIN GARDEN DETAIL**  
N.T.S.

**RAIN GARDEN - GUIDELINES AND INSPECTION POINTS**

- ACTIVE SOIL EROSION CONTROL IS THE FIRST LINE OF DEFENSE AGAINST CONTAMINATION OF THE BIOTENTION AREA.
- ALL SEDIMENT CONTROL DEVICES MUST BE IN PLACE PRIOR TO THE START OF THE MAIN CONSTRUCTION.
- GRADING OF ANY CATCHMENT AREA DRAINING TO THE FACILITY SHOULD BE DONE SPARKING 1" AND STABILIZED IMMEDIATELY WITHIN 14 DAYS.
- A BIOTENTION CELL SHOULD NOT BE PLACED IN SERVICE UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED AND APPROVED BY THE INSPECTOR.
- SOIL MATERIALS SHOULD NOT BE DELIVERED UNTIL THE BIOTENTION SITE HAS BEEN EXCAVATED OR GRADED AND THE UNDERDRAIN SYSTEMS ARE IN PLACE. PLANTING MATERIALS SHOULD NOT BE DELIVERED UNTIL AFTER THE SOIL MEDIA HAS HAD TIME TO SETTLE TO THE PROPER GRADE ELEVATION.
- PRIOR TO COVERING THE UNDERDRAIN SYSTEM, THE INSPECTOR MUST OBSERVE THE UNDERDRAIN ITSELF, THE CONNECTIONS, GRAVEL BEDDING, AND ANY FILTER FABRIC. MANUFACTURER'S TICKETS ARE REQUIRED FOR THE GRAVEL, PIPE AND FILTER FABRIC MATERIAL.
- IF PLACING GRAVEL OVER THE UNDERDRAIN, AVOID DROPPING IT FROM HIGH LEVELS WITH A BACKHOE OR FRONT END LOADER BUCKET. SPILL DIRECTLY TO THE SIDE.
- AVOID OVER-COMPACTION OF THE SOIL MATERIAL BY ALLOWING TIME FOR NATURAL COMPACTION AND SETTLEMENT. NO ADDITIONAL MANUAL COMPACTION OF THE SOIL IS NECESSARY. TO SPEED UP THE NATURAL COMPACTION PROCESS, PRE-SOAKING THE PLACED SOIL MAY BE PERFORMED.
- OVERFILL ABOVE THE PROPOSED SURFACE INVERT TO ACCOMMODATE NATURAL SETTLEMENT TO THE PROPER GRADE, DEPENDING UPON THE SOIL MATERIAL. UP TO 20% NATURAL COMPACTION MAY OCCUR. IF CONSTRUCTION SCHEDULING PERMITS, IT IS PREFERABLE TO ALLOW NATURAL SETTLEMENT TO OCCUR WITH THE HELP OF RAINEVENTS.
- THE MULCH LAYER SURFACE SHOULD APPROXIMATE THE FINAL ELEVATION AS SHOWN ON THE DESIGN PLANS.
- ALL PLANT MATERIALS SHOULD BE TAGGED FOR IDENTIFICATION IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK.
- THE LANDSCAPING WORK AND MATERIALS SHALL BE GUARANTEED FOR A MINIMUM OF 1 GROWING SEASON AND A MAXIMUM OF 2 YEARS FROM THE DATE OF INSTALLATION. THE WARRANTY PERIOD BEGINS WHEN THE AS-BUILT CONSTRUCTION PLAN IS APPROVED.

**TABLE 2: SUGGESTED PLANT LIST - NYSDEC STORMWATER MAN. - CHAPTER 9**

| SHRUBS              | HERBACEOUS PLANTS    |
|---------------------|----------------------|
| WITCH HAZEL         | CINNAMON FERN        |
| HAMMELIS VIRGINIANA | OSMUNDA CIRINNAMOMEA |
| WINTERBERRY         | CUTLEAF CONEFLOWER   |
| ILEX VERTICILLATA   | RUBICEKIA LACINIATA  |
| ARROWWOOD           | WOOLGRASS            |
| VIBURNUM DENTATUM   | SCIRPUS CYPERINUS    |
| BROOK-SIDE ALDER    | NEW ENGLAND ASTER    |
| ALNUS SERRULATA     | ASTER NOVAE-ANGLIAE  |
| RED-OSIER DOGWOOD   | FOX SEDGE            |
| CORNUS STOLONIFERA  | CAREX VULPINOIDEA    |
| SWEET PEPPERBUSH    | SPOTTED JOE-PYE WEED |
| CLETHRA ALNIFOLIA   | EUPATORIUM MACULATUM |
|                     | SWITCH GRASS         |
|                     | PANICUM VIRGATUM     |
|                     | GREAT BLUE LOBELIA   |
|                     | LOBELIA SIPHATICA    |
|                     | WILD BERGAMOT        |
|                     | MONARDA FISTULOSA    |
|                     | RED MILKWEED         |
|                     | ASCLEPIAS INCARNATA  |

ADAPTED FROM NYSDEC BIOTENTION SPECIFICATIONS, BANNERMAN, BROOKLYN BOTANIC GARDEN.

**RAIN GARDEN NOTES: (AS PER NYSDEC STORMWATER MANUAL)**

- RAIN GARDENS SHOULD BE LOCATED WITHIN APPROXIMATELY 30 FEET OF THE DOWNSPOUT OR IMPERVIOUS AREA TREATED.
- ROOF TOP CONVEYANCE TO THE RAIN GARDEN IS THROUGH ROOF LEADERS DIRECTED TO THE AREA, WITH STONE OR SPLASH BLOCKS PLACED AT THE POINT OF DISCHARGE INTO THE RAIN GARDEN TO PREVENT EROSION.
- RUNOFF FROM DRIVEWAYS AND OTHER PAVED SURFACES SHOULD BE DIRECTED TO THE RAIN GARDEN AT A NON-EROSIVE RATE THROUGH SHALLOW SWALES, OR ALLOWED TO SHEET FLOW ACROSS SHORT DISTANCES.
- PONDING DEPTH ABOVE THE RAIN GARDEN BED SHOULD NOT EXCEED 6 INCHES. THE RECOMMENDED MAXIMUM PONDING DEPTH OF 6 INCHES PROVIDES SURFACE STORAGE OF STORMWATER RUNOFF, BUT IS NOT TOO DEEP TO AFFECT PLANT HEALTH, SAFETY, OR CREATE AN ENVIRONMENT OF STAGNANT CONDITIONS. ON PERFECTLY FLAT SITES, THIS DEPTH IS ACHIEVED THROUGH EXCAVATION OF THE RAIN GARDEN AND BACKFILLING TO THE APPROPRIATE LEVEL. ON SLOPING SITES, THIS DEPTH CAN BE ACHIEVED WITH THE USE OF A BERM ON THE DOWNSLOPE EDGE, AND EXCAVATION/BACKFILL TO THE REQUIRED LEVEL.
- SURFACE AREA IS DEPENDENT UPON STORAGE VOLUME REQUIREMENTS BUT SHOULD NOT EXCEED A MAXIMUM LOADING RATIO OF 5:1 (DRAINAGE AREA TO INFILTRATION AREA, WHERE DRAINAGE AREA IS ASSUMED TO BE 100% IMPERVIOUS. TO THE EXTENT THAT THE DRAINAGE AREA IS NOT 100% IMPERVIOUS, THE LOADING RATIO MAY BE MODIFIED).
- A LENGTH TO WIDTH RATIO OF 2:1, WITH THE LONG AXIS PERPENDICULAR TO THE SLOPE AND FLOW PATH IS RECOMMENDED.

SOIL: THE COMPOSITION OF THE SOIL MEDIA SHOULD CONSIST OF 50% SAND, 20-30% TOPSOIL WITH LESS THAN 5% CLAY CONTENT, AND 20-30% LEAF COMPOST. THE DEPTH OF THE AMENDED SOIL SHOULD BE APPROXIMATELY 4 INCHES BELOW THE BOTTOM OF THE DEEPEST ROOT BALL.

CONSTRUCTION: RAIN GARDENS SHOULD INITIALLY BE DUG OUT TO A 24" DEPTH, THEN BACKFILLED WITH A 6 - 10 INCH LAYER OF CLEAN WASHED GRAVEL (APPROXIMATELY 1.5-2.0 INCH DIAMETER ROCK), AND FILLED BACK TO THE RAIN GARDEN BED DEPTH WITH A CERTIFIED SOIL MIX.

ENVIRONMENTAL/LANDSCAPING ELEMENTS: THE RAIN GARDEN SYSTEM RELIES ON A SUCCESSFUL NATIVE PLANT COMMUNITY TO STABILIZE THE PONDING AREA, PROMOTE INFILTRATION, AND UPTAKE POLLUTANTS. TO DO THAT, PLANT SPECIES NEED TO BE SELECTED THAT ARE ADAPTABLE TO THE WETTER CONDITIONS THAT WILL BE PRESENT. THE GOAL OF PLANTING THE RAIN GARDEN IS TO ESTABLISH AN ATTRACTIVE PLANTING BED WITH A MIX OF UPLAND AND WETLAND NATIVE SHRUBS, GRASSES AND HERBACEOUS PLANT MATERIAL ARRANGED IN A NATURAL CONFIGURATION STARTING FROM THE MORE UPLAND SPECIES AT THE OUTER MOST ZONE OF THE SYSTEM TO MORE WETLAND SPECIES AT THE INNER MOST ZONE. PLANTS SHOULD BE CONTAINER GROWN WITH A WELL ESTABLISHED ROOT SYSTEM, PLANTED ON ONE FOOT CENTERS. TABLE 2 PROVIDES A REPRESENTATIVE LIST OF POSSIBLE PLANT SELECTIONS. RAIN GARDENS SHOULD NOT BE SEEDED AS THIS TAKES TOO LONG TO ESTABLISH THE DESIRED ROOT SYSTEM, AND SEED MAY BE FLOATED OUT WITH RAIN EVENTS. THE SAME LIMITATION IS TRUE FOR PLUGS. SHREDDED HARDWOOD MULCH SHOULD BE APPLIED UP TO 2" TO HELP KEEP SOIL IN PLACE.

MAINTENANCE: RAIN GARDENS ARE INTENDED TO BE RELATIVELY LOW MAINTENANCE. WEEDING AND WATERING ARE ESSENTIAL THE FIRST YEAR, AND CAN BE MINIMIZED WITH THE USE OF A WEED FREE MULCH LAYER. RAIN GARDENS SHOULD BE TREATED AS A COMPONENT OF THE LANDSCAPING, WITH ROUTINE MAINTENANCE PROVIDED BY THE HOMEOWNER OR HOMEOWNERS' ASSOCIATION, INCLUDING THE OCCASIONAL REPLACEMENT OF PLANTS, MULCHING, WEEDING AND THINNING TO MAINTAIN THE DESIRED APPEARANCE. HOMEOWNERS AND LANDSCAPERS SHOULD BE EDUCATED REGARDING THE PURPOSE OF THE RAIN GARDEN, SO THE DESIRABLE ASPECTS OF PONDING WATER ARE RECOGNIZED AND MAINTAINED.

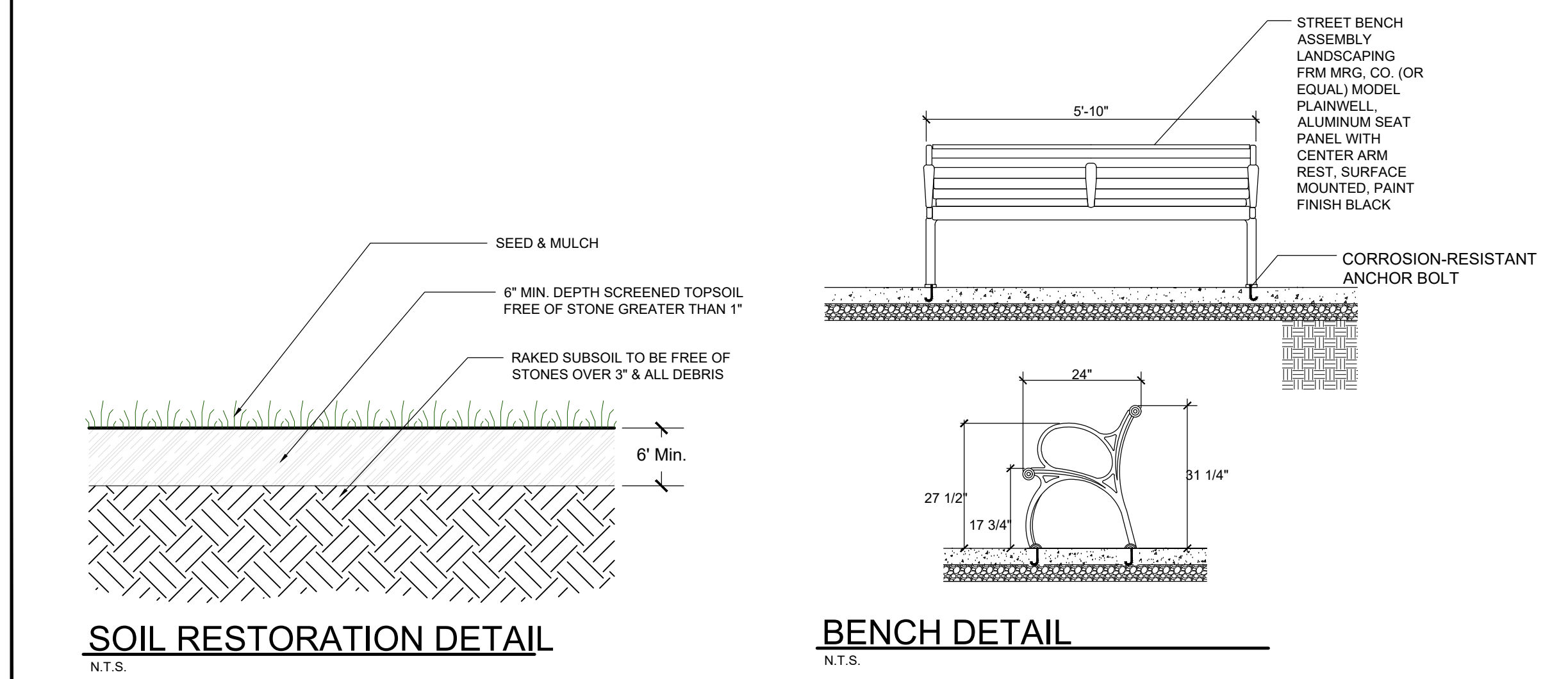
**Owner's Consent Note**  
THE UNDERSIGNED OWNER OF THIS PROPERTY HERON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HERON

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**Town of Union Vale Planning Board**  
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF UNION VALE, NEW YORK, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION TO THE PLAT AS APPROVED, SHALL VOID THIS APPROVAL. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_, BY CHAIRMAN OF THE PLANNING BOARD OF THE TOWN OF UNION VALE, NEW YORK

**LANDSCAPING SCHEDULE**

| SYMBOL   | QTY. | COMMON NAME        | SCIENTIFIC NAME      | SIZING           | NOTES                                  |
|----------|------|--------------------|----------------------|------------------|--|
| (Symbol) |      | Norway Spruce      | Picea Abies          | Min. 3" DIA @ 4' | Nursery Grown, Plant in Spring of Year |
| (Symbol) |      | Red Oak            | Quercus Rubra        | Min. 3" DIA @ 4' | Nursery Grown, Plant in Spring of Year |
| (Symbol) |      | Eastern White Pine | Pinus Strobus        | Min. 3" DIA @ 4' | Nursery Grown, Plant in Spring of Year |
| (Symbol) |      | Winterberry        | Ilex Verticillata    | 15"-18" height,  | Nursery Grown, Plant in Spring of Year |
| (Symbol) |      | Silky Dogwood      | Miscanthus Zebrianus | 15"-18" height,  | Nursery Grown, Plant in Spring of Year |
| (Symbol) |      | Okame Cherry       | Prunus Incam Okame   | Min. 3" DIA @ 4' | Nursery Grown, Plant in Spring of Year |
| (Symbol) |      | Sweet Bay Magnolia | Magnolia virginiana  | Min. 3" DIA @ 4' | Nursery Grown, Plant in Spring of Year |
| (Symbol) |      | Red Maple          | Acer Rubrum          | Min. 3" DIA @ 4' | Nursery Grown, Plant in Spring of Year |



**LEGEND**

- 2' CONTOURS
- 10' CONTOURS
- WETLAND BOUNDARY
- BUILDING BOUNDARY
- LIMIT OF DISTURBANCE
- TREE LINE
- UNDERGROUND UTILITY
- WATER SERVICE
- WATER MAIN
- PROPOSED OVERHEAD ELEC
- PROPOSED ELEC/COM
- EDGE OF PAVEMENT
- ROOF LEADER
- FOOTING DRAIN
- ROCK OUTCROP
- STONE WALL
- SILT FENCE LOCATION
- DRAINAGE INLET
- SPOT ELEVATION
- UTILITY POLE
- SEPTIC TANK LOCATION
- EXISTING OWTS LOCATION
- PROPOSED OWTS LOCATION
- PERCOLATION TEST LOCATION
- DEEP TEST PIT LOCATION
- CLEAN OUT LOCATION
- SLOPES >25%
- PROPOSED WELL
- EXISTING WELL

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.

|                   |                             |
|-------------------|-----------------------------|
| Brian Stokosa, PE |                             |
| 05/23/24          |                             |
| 03/25/24          |                             |
| 01/18/24          |                             |
| 11/30/23          |                             |
| 10/26/23          |                             |
| Revised           | 09/27/23                    |
| Project No.       | 2021-497 License No. 083970 |

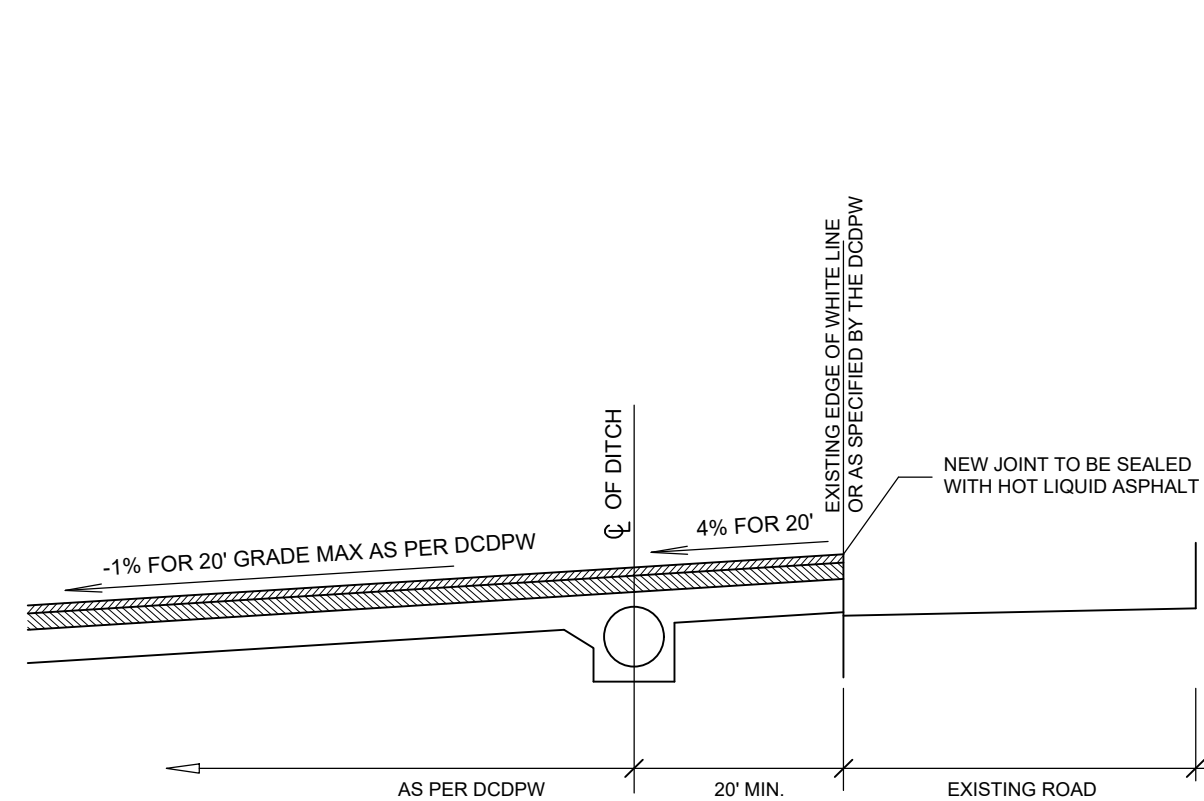
**DAY STOKOSA ENGINEERING P.C.**  
3 Van Wyck Lane  
Wappingers Falls, New York  
(845)-223-3202

**Bonavenia Enterprises**  
Town of Union Vale, Dutchess County, New York

**Landscaping**

|          |          |          |
|----------|----------|----------|
| SCALE    | DRAWN BY | DATE     |
| AS NOTED | BJS      | 07/27/23 |
| DATE     | DRAWN BY | DATE     |
|          | BJS      |          |

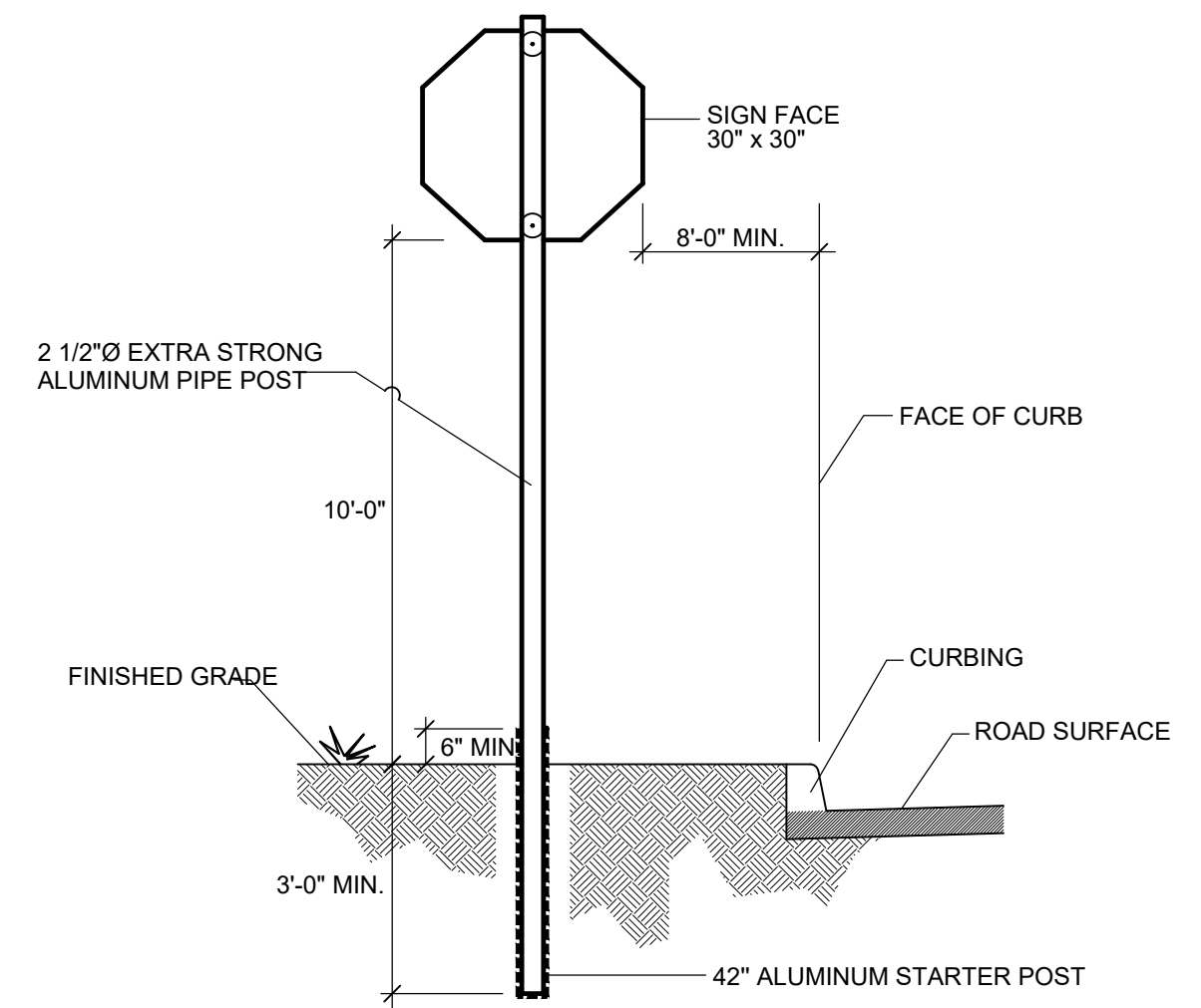
6 of 9



DCDPW SHOULDER DETAIL

**DCDPW ENTRANCE DETAILS**

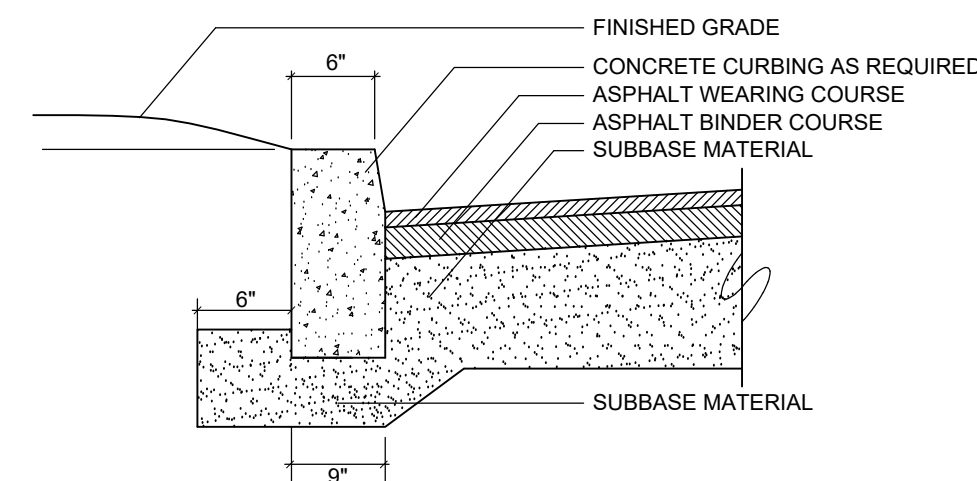
N.T.S.



1. ALL ASSEMBLY HARDWARE TO BE CAST ALUMINUM WITH ALUMINUM BOLTS.
2. SIGN SHALL CONFORM TO PARAMETERS AS OUTLINED IN THE NYS DOT MANUAL OF TRAFFIC CONTROL DEVICES.

**STOP SIGN DETAIL**

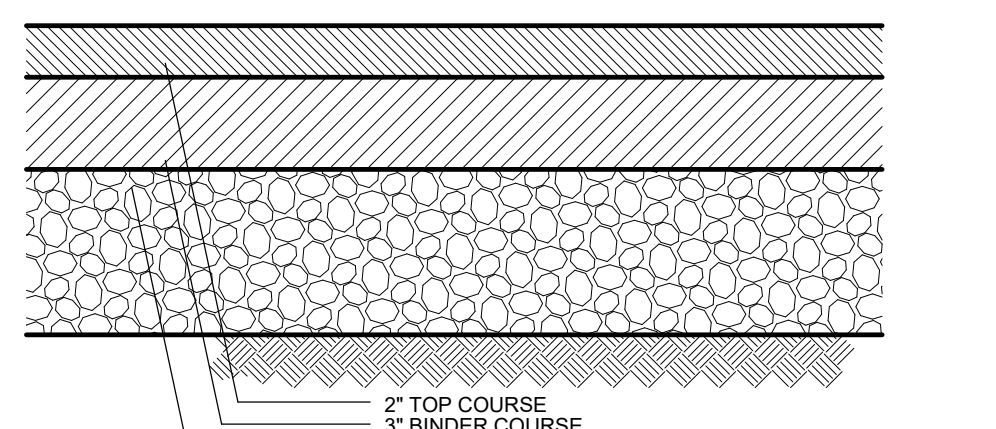
N.T.S.



INTERNAL CONCRETE CURBING

**INTERNAL CURBING DETAILS**

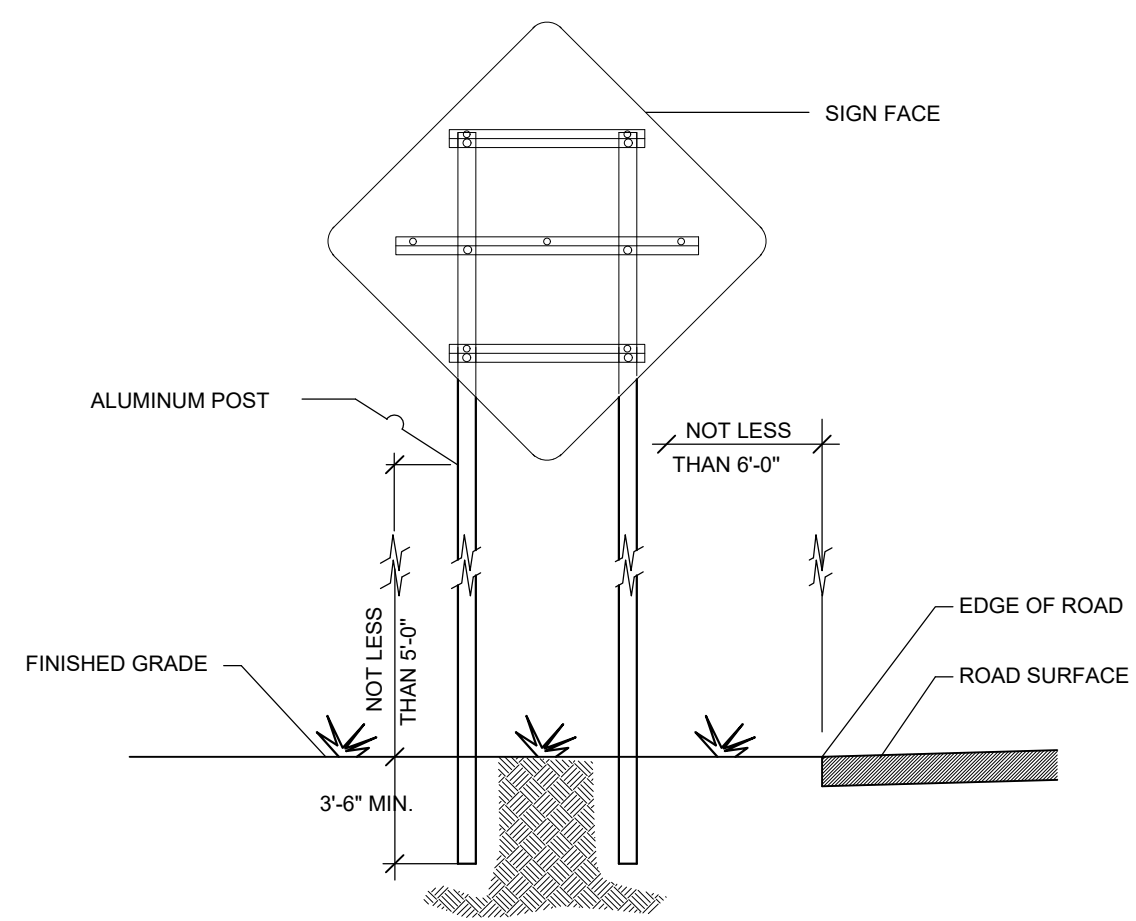
N.T.S.



1. THICKNESS INDICATED REFER TO COMPACTED MEASURE.
2. ALL NEW PAVEMENT SECTIONS TO CONFORM TO THE ABOVE CROSS-SECTION.

**COMMERCIAL INTERNAL PAVEMENT DETAILS**

N.T.S.



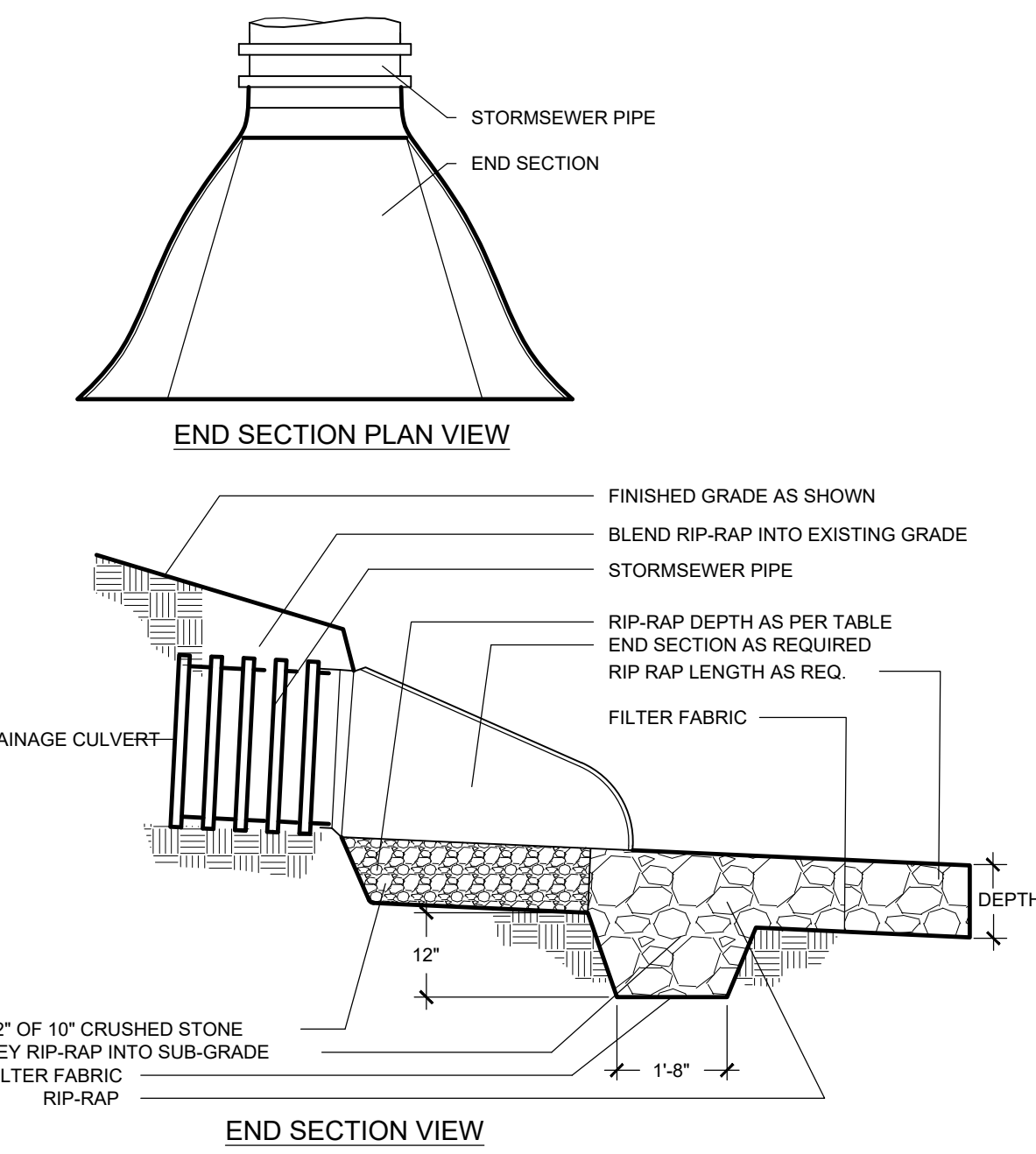
1. SIGNS TO BE CRASHWORTHY.
2. TEMPORARY PORTABLE SIGNS MAY BE USED IF CONSTRUCTION DURATION IS LESS THAN 3 DAYS. IF CONSTRUCTION DURATION IS GREATER THAN 3 DAYS, TEMPORARY CONTROL SIGNS MUST BE POSTED AS SHOWN ABOVE.
2. ALL ASSEMBLY HARDWARE TO CONFORM TO AASHTO SPECIFICATIONS AND REQUIREMENTS, LATEST REVISION.
2. SIGN SHALL CONFORM TO PARAMETERS AS OUTLINED IN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST REVISION.

TEMPORARY SIGN TABLE

| SHAPE     | SERIES | SIGN               | RURAL ROAD |
|-----------|--------|--------------------|------------|
| DIAMOND   | W      | TEMP. CONTROL SIGN | 36" X 36"  |
| RECTANGLE | G      | END ROAD WORK      | 36" X 18"  |

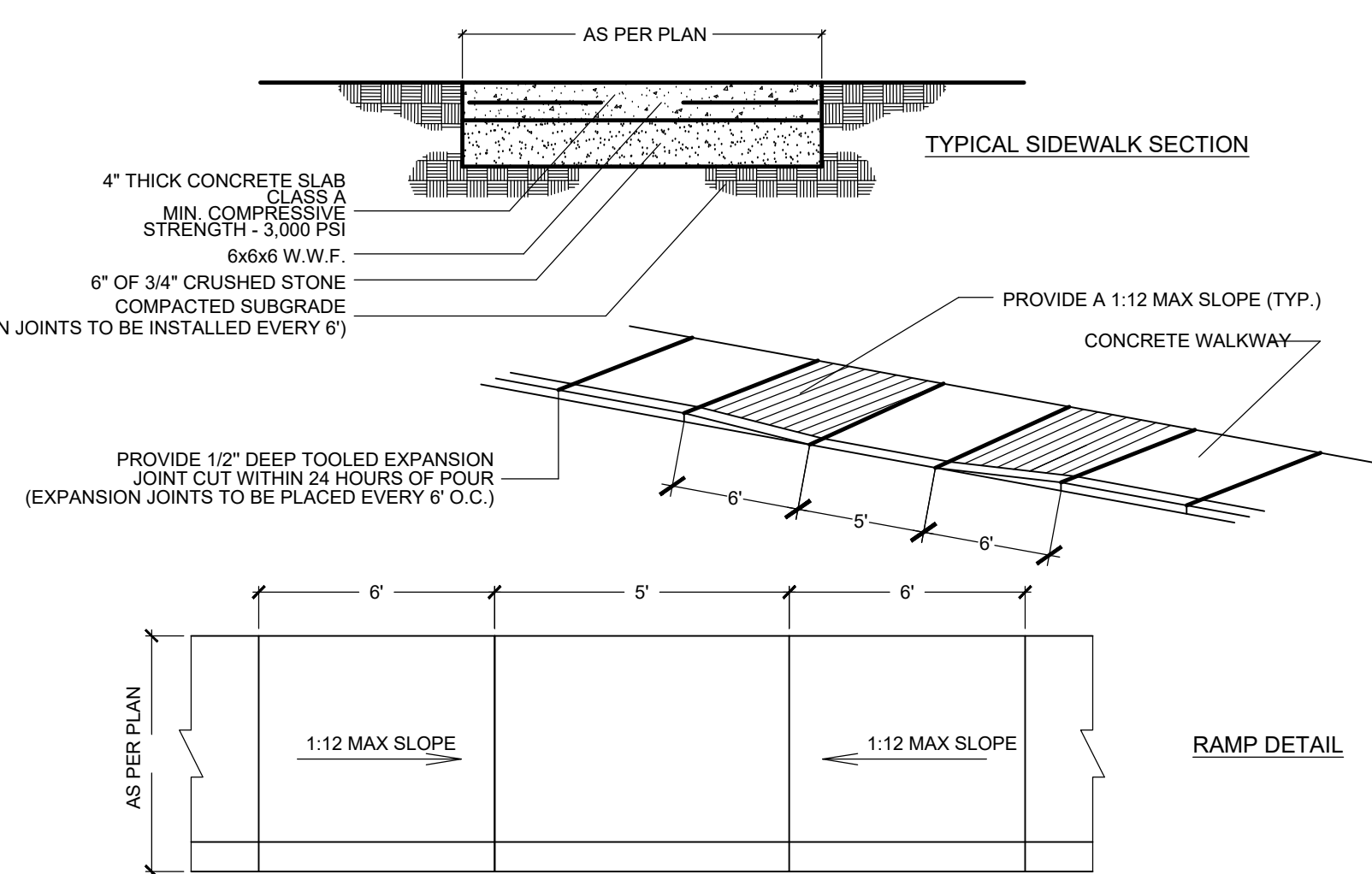
**TEMPORARY SIGN DETAIL**

N.T.S.



**RIPRAP OUTFALL PLACEMENT DETAIL**

N.T.S.



**SIDEWALK DETAILS**

N.T.S.

GENERAL NOTES:

1. THE LOCATION OF CHANNELIZING DEVICES AND THE WORK AREA LAYOUT SHALL BE BASED ON THE CRITERIA IN THE FOLLOWING TABLE:

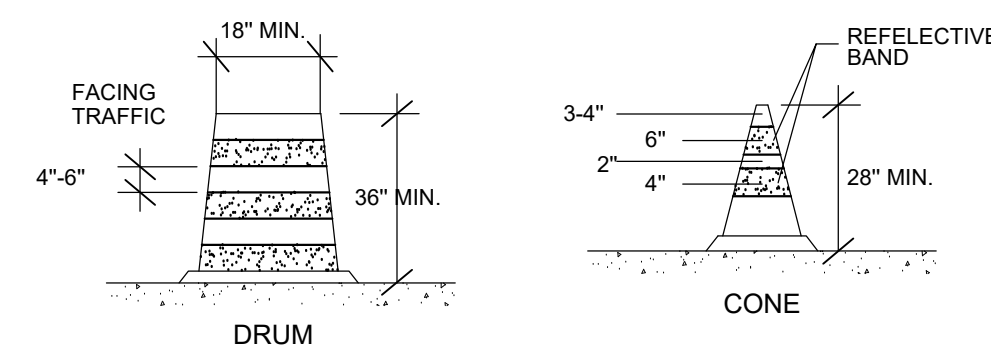
| POSTED SPEED AND/OR DESIGN SPEED | MAXIMUM CHANNELIZING DEVICE SPACING (ft) |                             | MINIMUM LONGITUDINAL BUFFER SPACE (ft) | TAPER 1 RATES |
|----------------------------------|--|-----------------------------|--|---------------|
|                                  | TAPER                                    | ALONG LANE LINE & WORK ZONE |  |               |
| mph                              |  |                             |  |               |
| <40                              | 40                                       | 80                          | 170                                    | 27:1          |
| 45                               | 45                                       | 90                          | 220                                    | 45:1          |
| 50                               | 50                                       | 100                         | 280                                    | 50:1          |
| 55                               | 55                                       | 110                         | 335                                    | 55:1          |
| 60                               | 60                                       | 120                         | 415                                    | 60:1          |
| 65                               | 65                                       | 130                         | 485                                    | 65:1          |
| 70                               | 70                                       | 140                         | 575                                    | 70:1          |

1. NOTE: TAPER RATES ARE DETERMINED USING THE FOLLOWING EQUATIONS:  
 $L = WS$  FOR SPEEDS OF 45 mph OR GREATER  
 $L = WS/60$  FOR SPEEDS OF 40 mph OR LESS  
 WHERE: L = MINIMUM LENGTH OF TAPER IN FEET  
 W = WIDTH OF OFFSET (USUALLY LANE WIDTH) IN FEET  
 S = DESIGN SPEED OR 85TH PERCENTILE SPEED IN MILES PER HOUR

2. ALL CHANNELIZING DEVICES SHALL BE A MINIMUM OF 24" IN HEIGHT.
3. DIAMOND SHAPED TRAFFIC CONTROL SIGNS SHALL BE A MINIMUM OF 36" X 36".
4. WHEN THERE IS NO EXISTING HAZARD OR AT THE END OF THE WORK DAY, ALL SIGNS SHALL BE COVERED OR REMOVED AND ALL CHANNELIZING DEVICES SHALL BE MOVED TO THE SHOULDER EDGE.
5. REFER TO THE LATEST REVISION OF THE MUTCD FOR FURTHER INFORMATION.

**TRAFFIC CONTROL PLAN**

N.T.S.



DRUM NOTES:

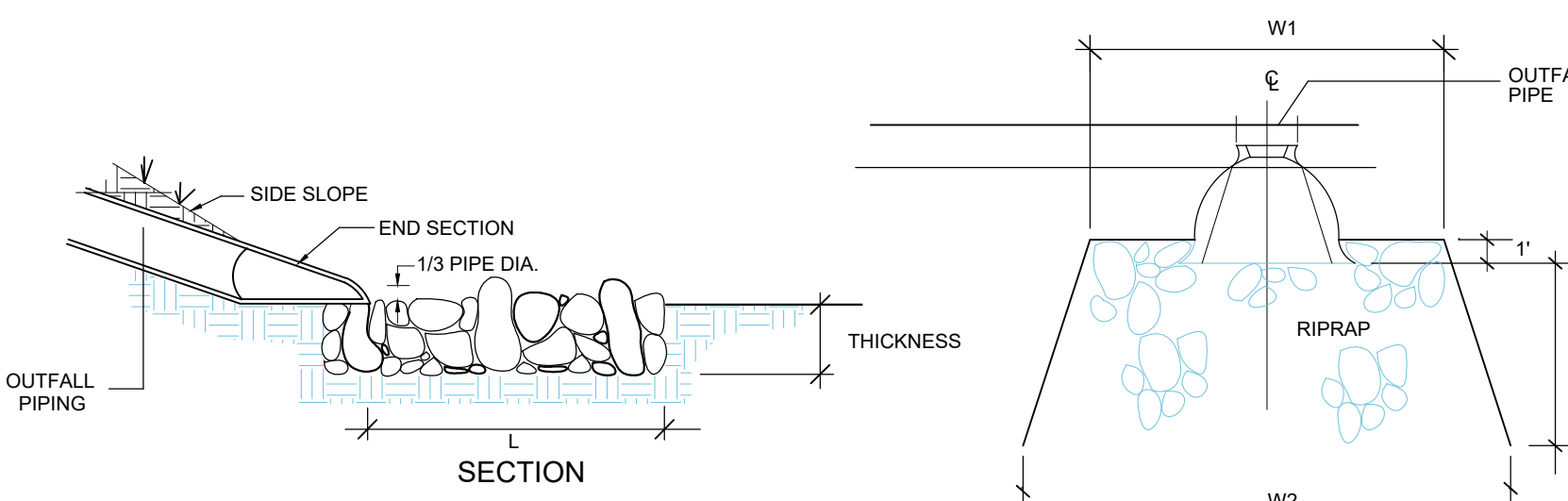
1. DRUMS SHALL BE CONSTRUCTED OF LIGHTWEIGHT, DEFORMABLE MATERIALS.
2. THE MARKINGS ON DRUMS SHALL BE HORIZONTAL, CIRCUMFERENTIAL, ALTERNATING ORANGE AND WHITE REFLECTIVE STRIPS 4 TO 6 INCHES WIDE. EACH DRUM SHALL HAVE A MINIMUM OF TWO ORANGE AND TWO WHITE STRIPS WITH THE TOP STRIP BEING ORANGE.
3. DRUMS SHALL HAVE CLOSED TOPS THAT WILL NOT ALLOW COLLECTION OF CONSTRUCTION DEBRIS OR OTHER DEBRIS.
4. REFER TO THE LATEST REVISION OF THE MUTCD FOR FURTHER INFORMATION.

CONE NOTES:

1. CONES SHALL BE PREPREDOMINANTLY ORANGE AND SHALL BE MADE OF A MATERIAL THAT CAN BE STRUCK WITHOUT CAUSING DAMAGE TO THE IMPACTING VEHICLE.
2. CONES SHALL 28" IN HEIGHT SHALL BE USED IN DAY LIGHT CONDITIONS ONLY.
3. REFER TO THE LATEST REVISION OF THE MUTCD FOR FURTHER INFORMATION.

**ACCEPTABLE CHANNELIZING DEVICES**

N.T.S.



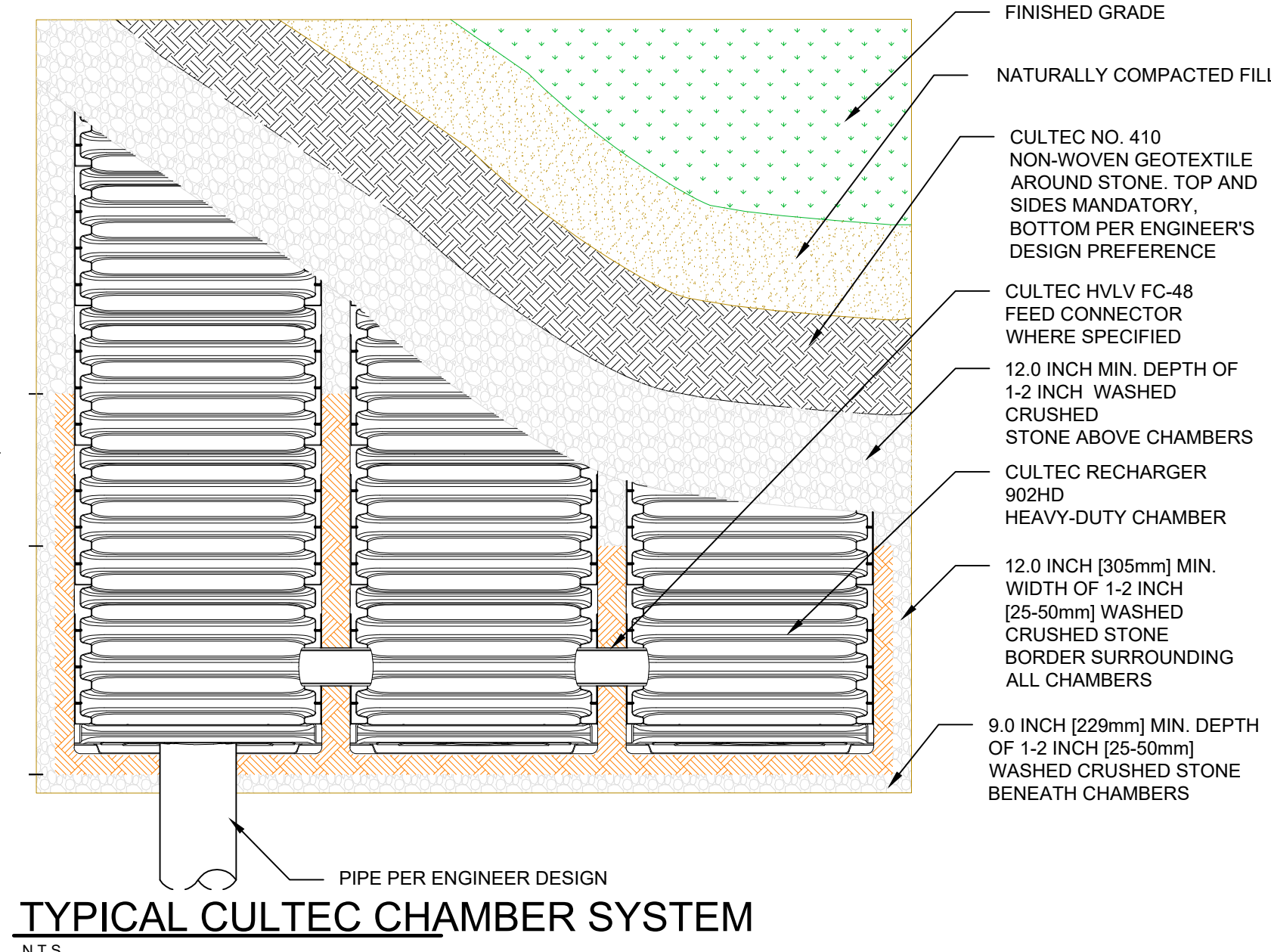
**RIPRAP OUTFALL SIZING REQUIREMENTS**

N.T.S.

| SWALE         | A (FEET) | B (FEET) | C (FEET) | D (FEET) | SLOPE           | LINING | d50 | Dmax | Thickness |
|---------------|----------|----------|----------|----------|-----------------|--------|-----|------|-----------|
| RIP RAP SWALE | 1.5      | 3        | 2.5      | 3        | RIP RAP/RIP RAP | 6"     | 9"  | 14"  |           |

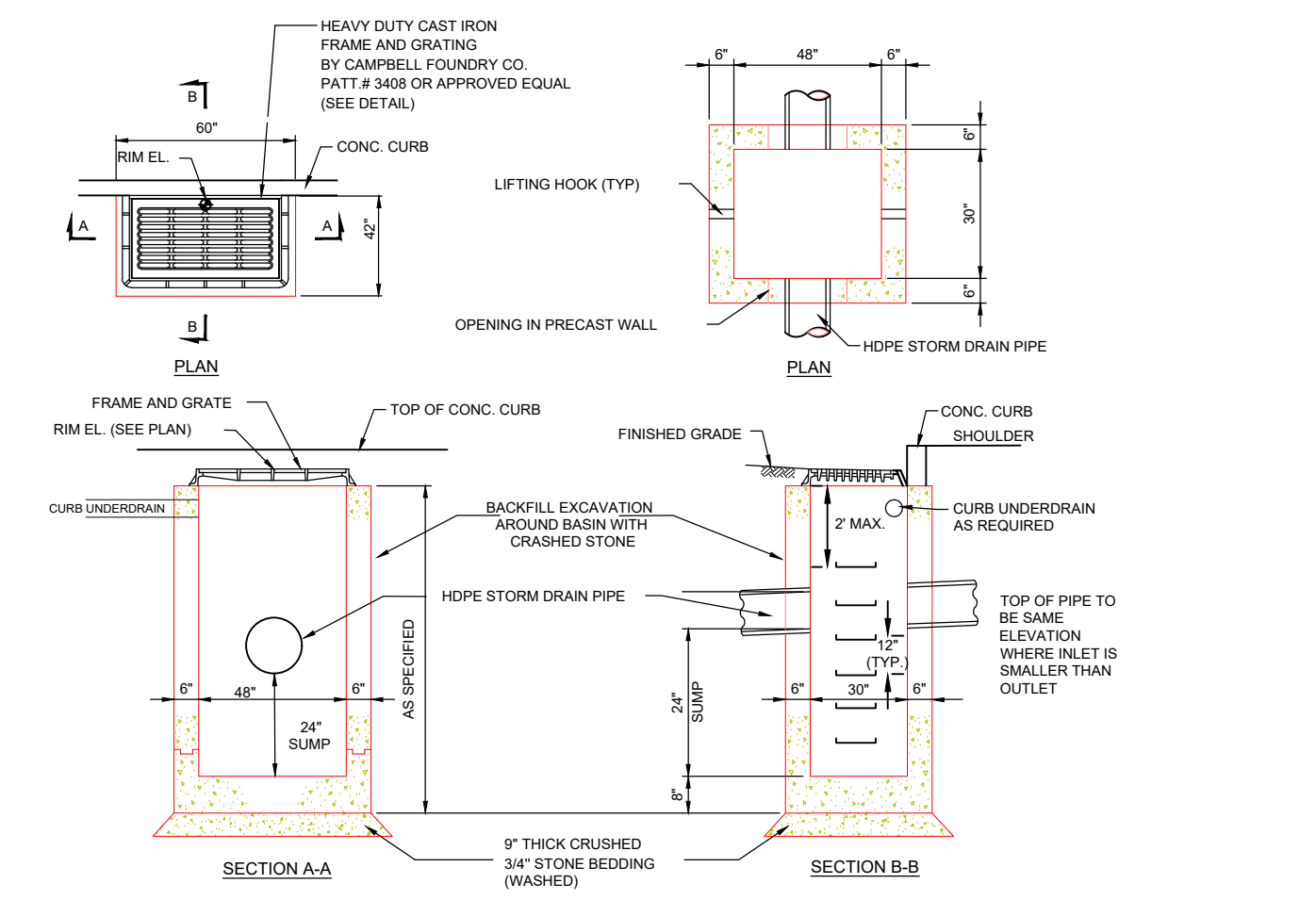
**RIP RAP & VEGETATED SWALE DETAIL**

N.T.S.



**TYPICAL CULTEC CHAMBER SYSTEM**

N.T.S.

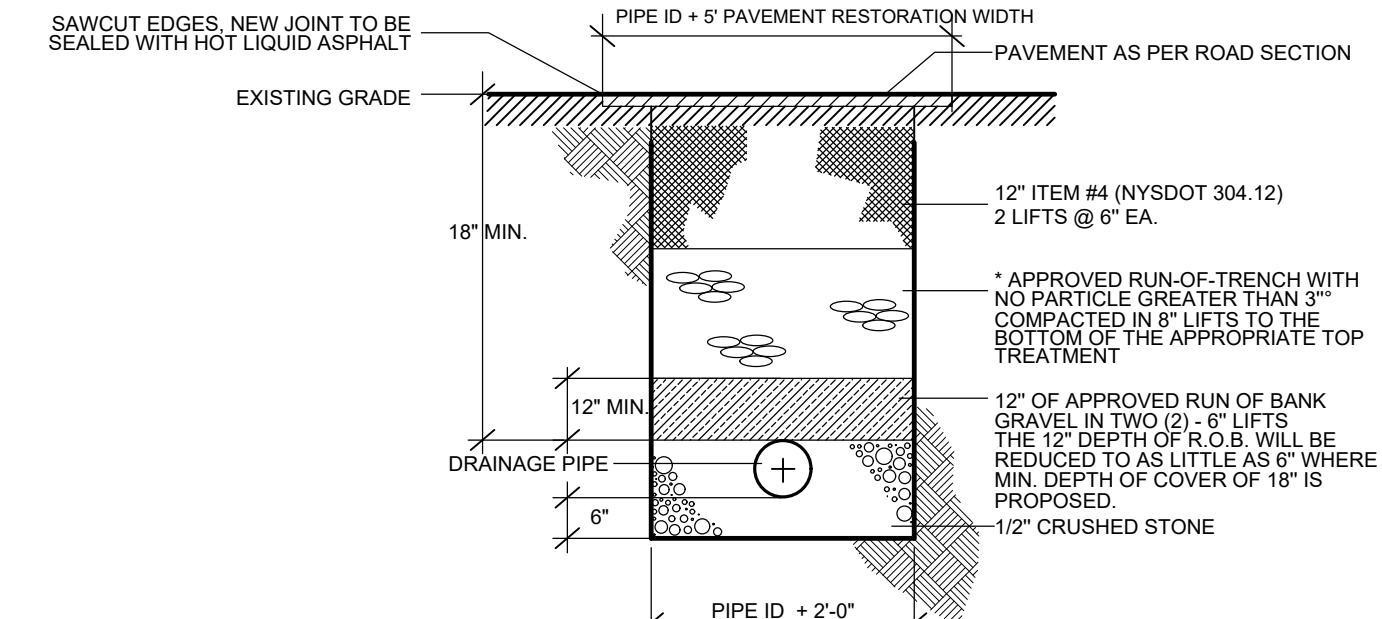


NOTES:

1. BASE & RISE SECTIONS SHALL BE PRECAST & MONOLITHICALLY POURED.
2. CONCRETE SHALL BE 4,000 PSI AT TIME OF DELIVERY AND THE STRUCTURE SHALL BE CERTIFIED BY MANUFACTURE AS SUITABLE FOR H20 LOADING.
3. ALL BASINS SHALL HAVE 2'-0" MINIMUM SUMPS.
4. PROVIDE PROPER LIP AND/OR ANCHORING IN CASES OF HIGH GROUND WATER TO PREVENT FLOATION. CALCULATIONS SHALL BE SUBMITTED TO THE TOWN ENGINEER TO DEMONSTRATE THAT FLOATION WILL NOT OCCUR.
5. LADDER RUNGS CONFORMING TO THE LATEST N.Y.S.D.O.T. SPECIFICATIONS.
6. ALL PIPES SHALL BE LAID OR CUT FLUSH WITH THE INSIDE OF THE BASIN WALL & SHALL BE FIRMLY FASTENED TO PLACE, BOTH INSIDE AND OUTSIDE.
7. THE TOP OF THE PIPES SHALL BE SET AT THE SAME ELEVATION WHERE THE INLET PIPE IS A SMALLER DIAMETER THAN THE OUTLET PIPE.
8. THE CAST IRON FRAME AND GRATE SHALL BE BROUGHT TO GRADE TO MATCH BOTH CROWN OF ROAD AND SLOPE OF ROAD. A MAX. OF TWO (2) CONCRETE BRICKS OR ONE (1) 8" SOLID BLOCK WILL BE PERMITTED PARALLEL INSIDE & OUTSIDE.

**CATCH BASIN DETAIL**

N.T.S.

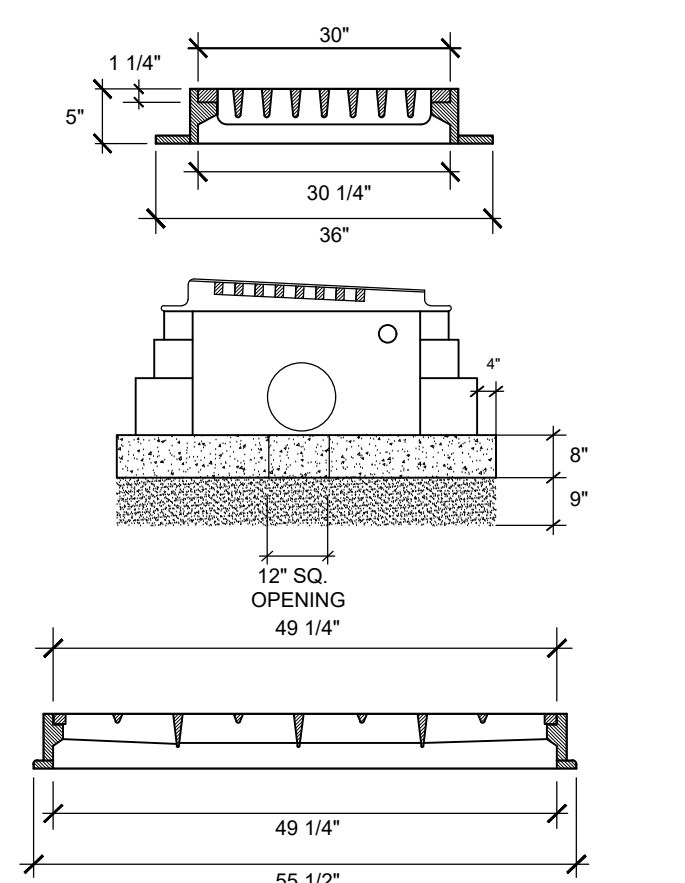


CONSTRUCTION NOTES:

1. RUN OF TRENCH MUST BE APPROVED BY THE ENGINEER AND TOWN HIGHWAY SUPERINTENDENT.
2. IF UNSUITABLE MATERIAL IS ENCOUNTERED, THE CONTRACTOR SHALL INSTALL AN APPROVED GRANULAR MATERIAL.
3. \* NO RUN OF TRENCH SHALL BE ALLOWED FOR UTILITY CONSTRUCTION IN EXISTING ROADWAYS.
4. 12" ITEM #4 (NYS DOT 304.12) 2 LIFTS @ 6" EA.
5. \* APPROVED RUN-OF-TRENCH WITH NO PARTICLE GREATER THAN 3" COMPACTED IN 6" LIFTS TO THE BOTTOM OF THE APPROPRIATE TOP TREATMENT.
6. 12" OF APPROVED RUN OF BANK GRAVEL IN TWO (2) 6" LIFTS. THE 12" DEPTH OF R.O.B. WILL BE REDUCED TO AS LITTLE AS 6" WHERE MIN. DEPTH OF COVER OF 18" IS PROPOSED.
7. 12" CRUSHED STONE.

**PIPE TRENCH DETAIL**

N.T.S.



**CAST IRON GRATE DETAIL**

HEAVY DUTY CAST IRON FRAME AND GRATING BY CAMPBELL FOUNDRY CO. #3408 OR APPROVED EQUAL

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**Owner's Consent Note**

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

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

**Town of Union Vale Planning Board**

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF UNION VALE, NEW YORK, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION TO THE PLAT AS APPROVED, SHALL VOID THIS APPROVAL. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY CHAIRMAN OF THE PLANNING BOARD OF THE TOWN OF UNION VALE, NEW YORK

Brian Stokosa, PE  
 License No. 083970

**DAY STOKOSA ENGINEERING P.C.**

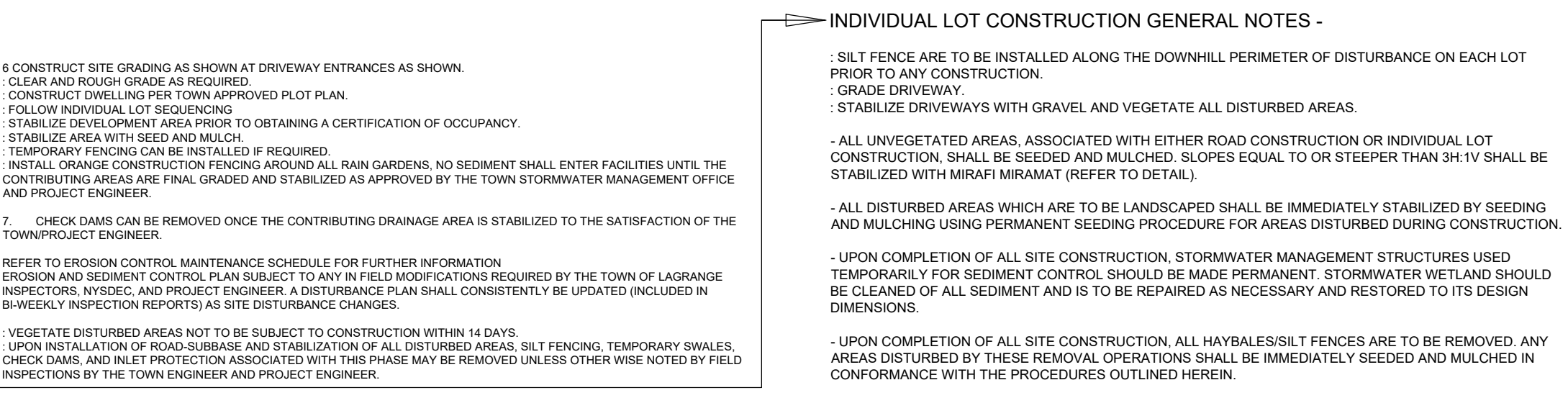
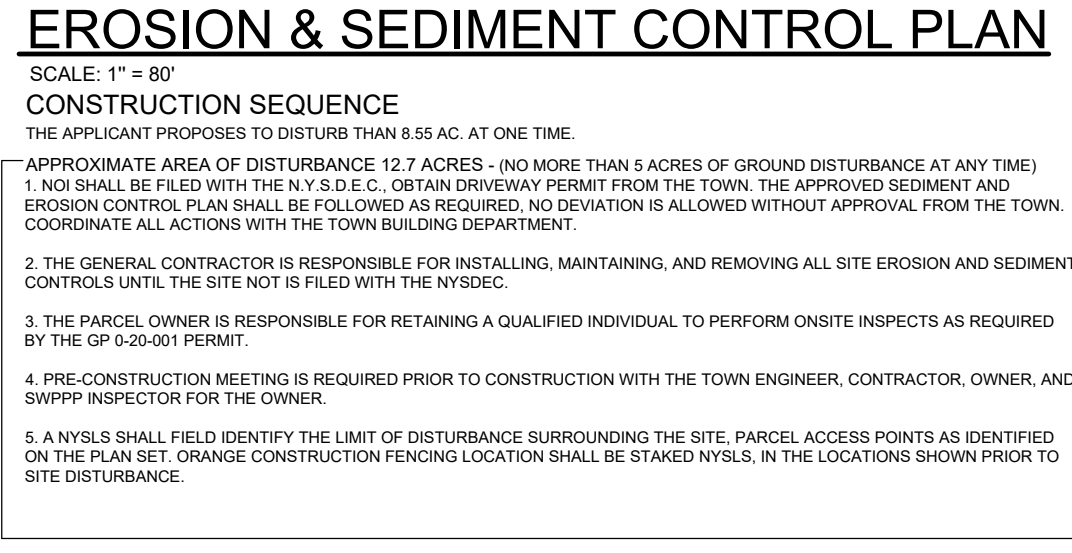
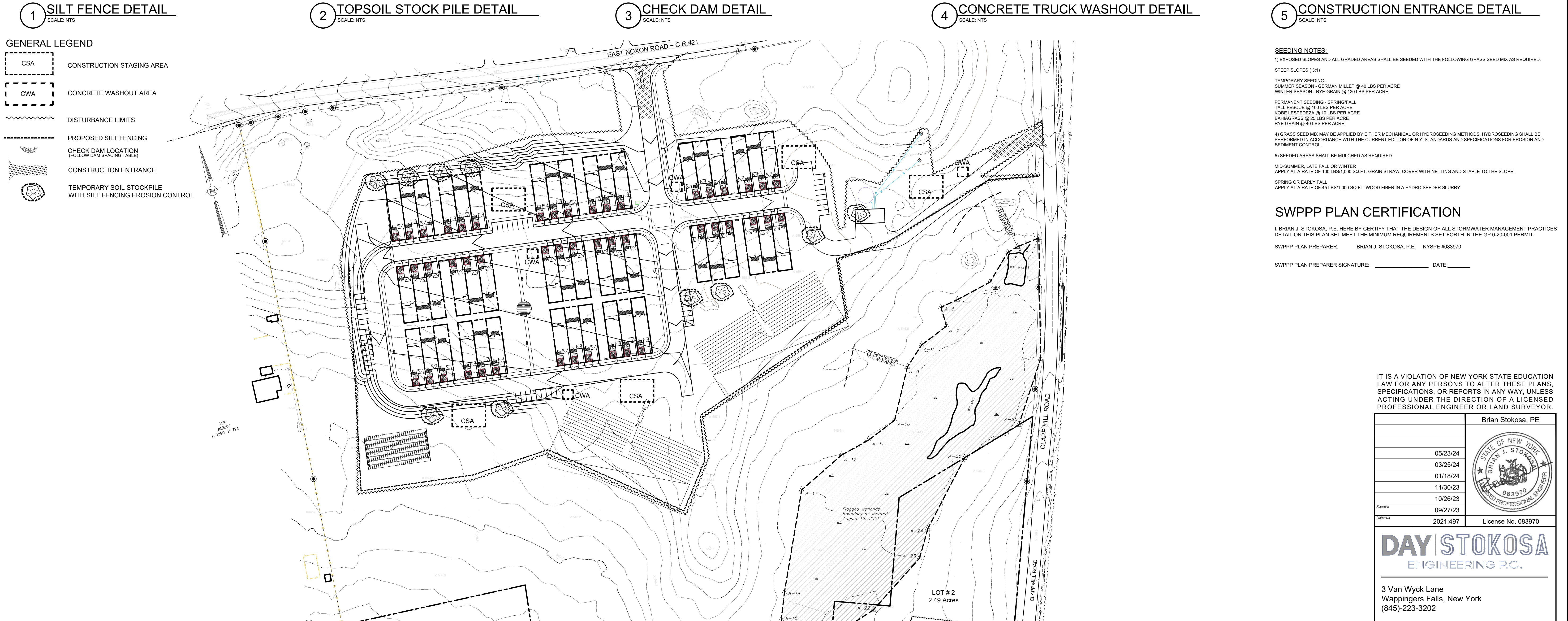
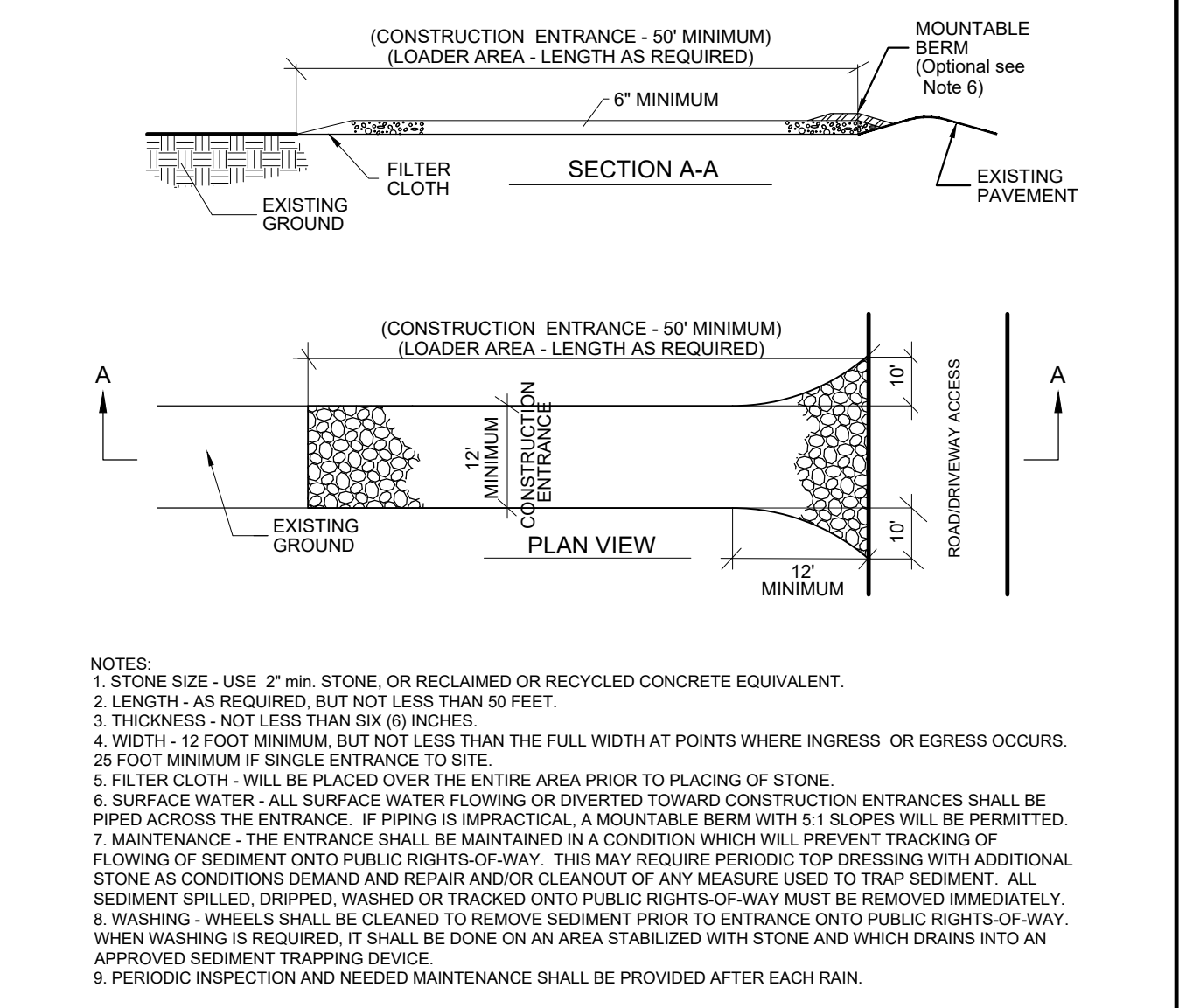
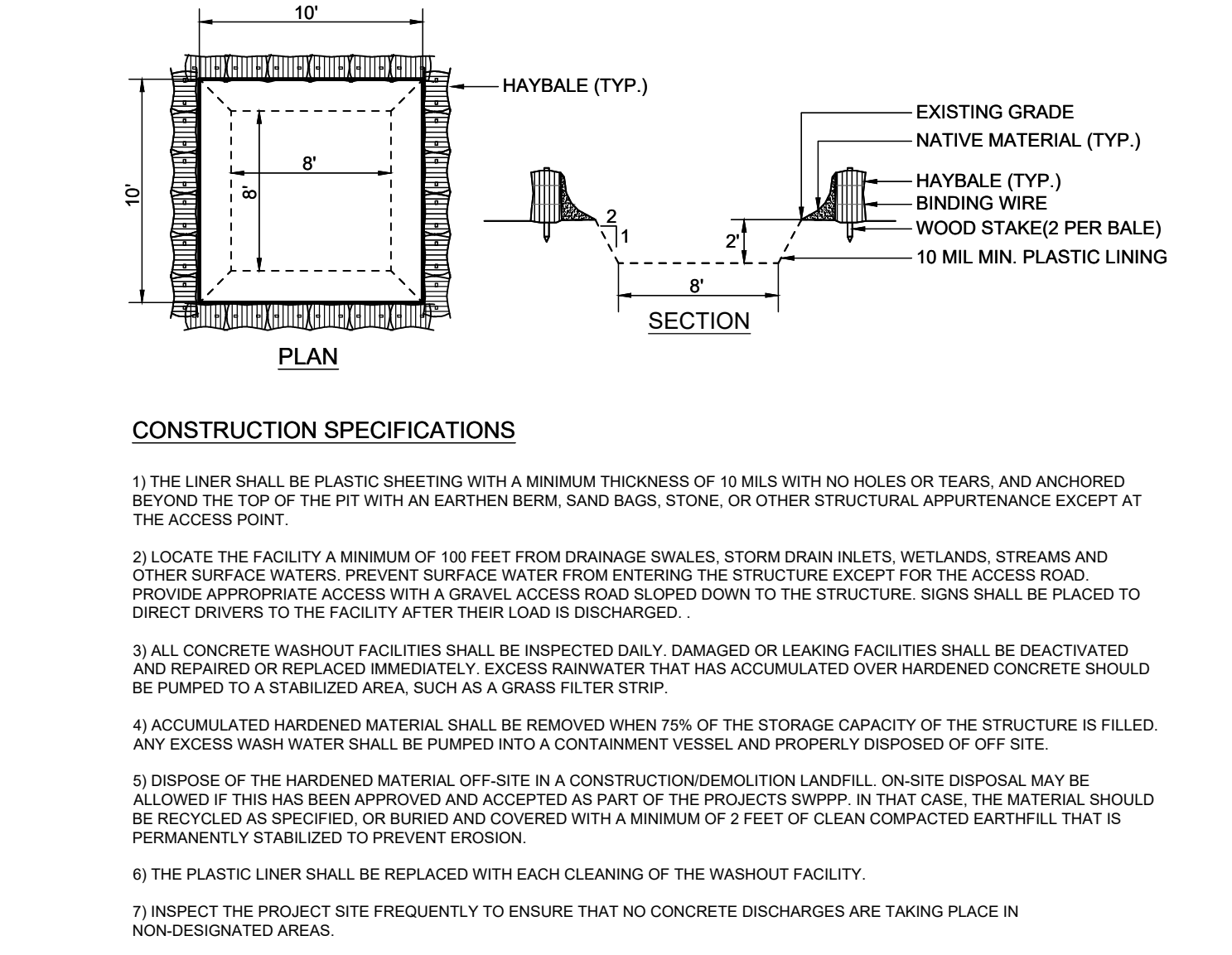
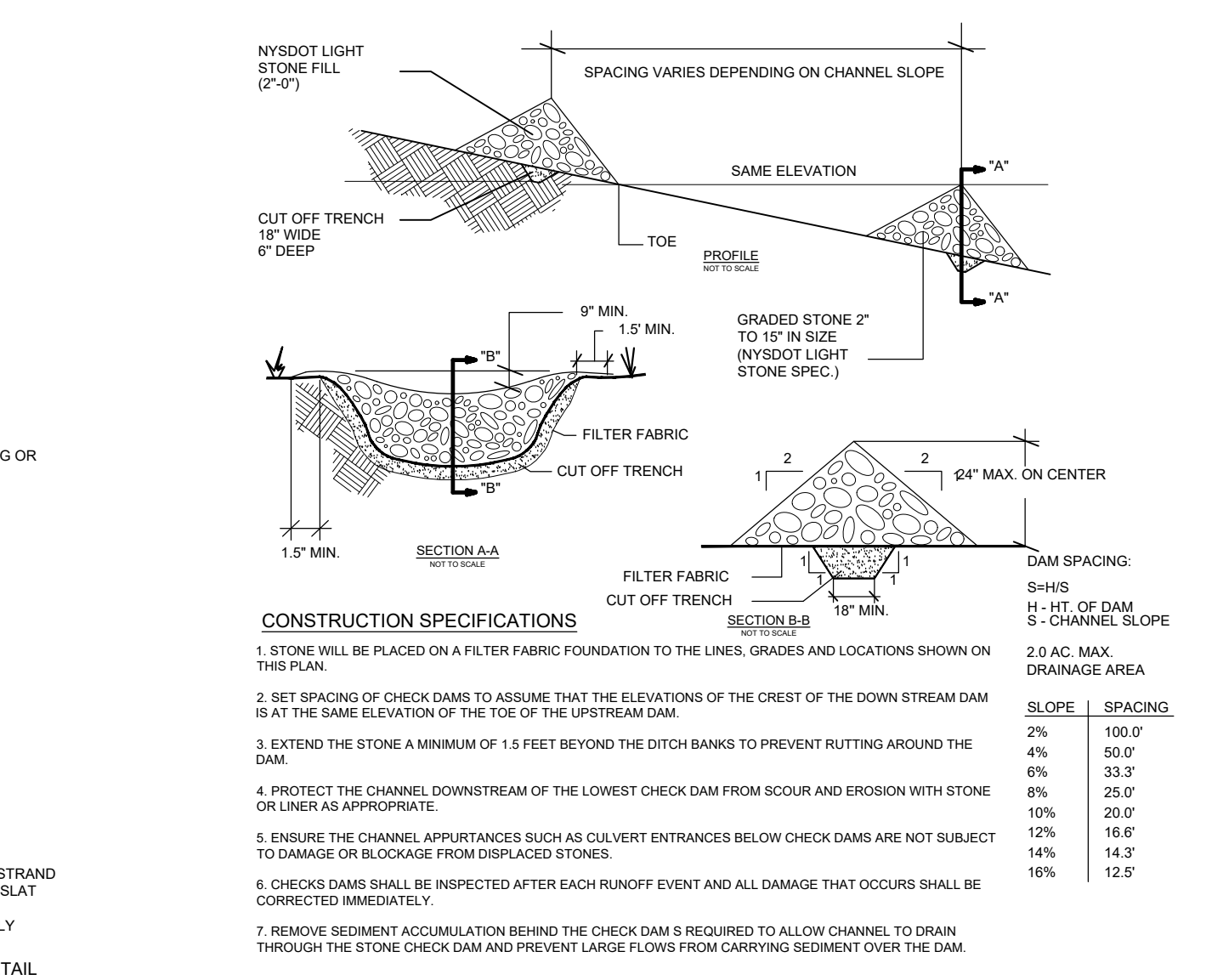
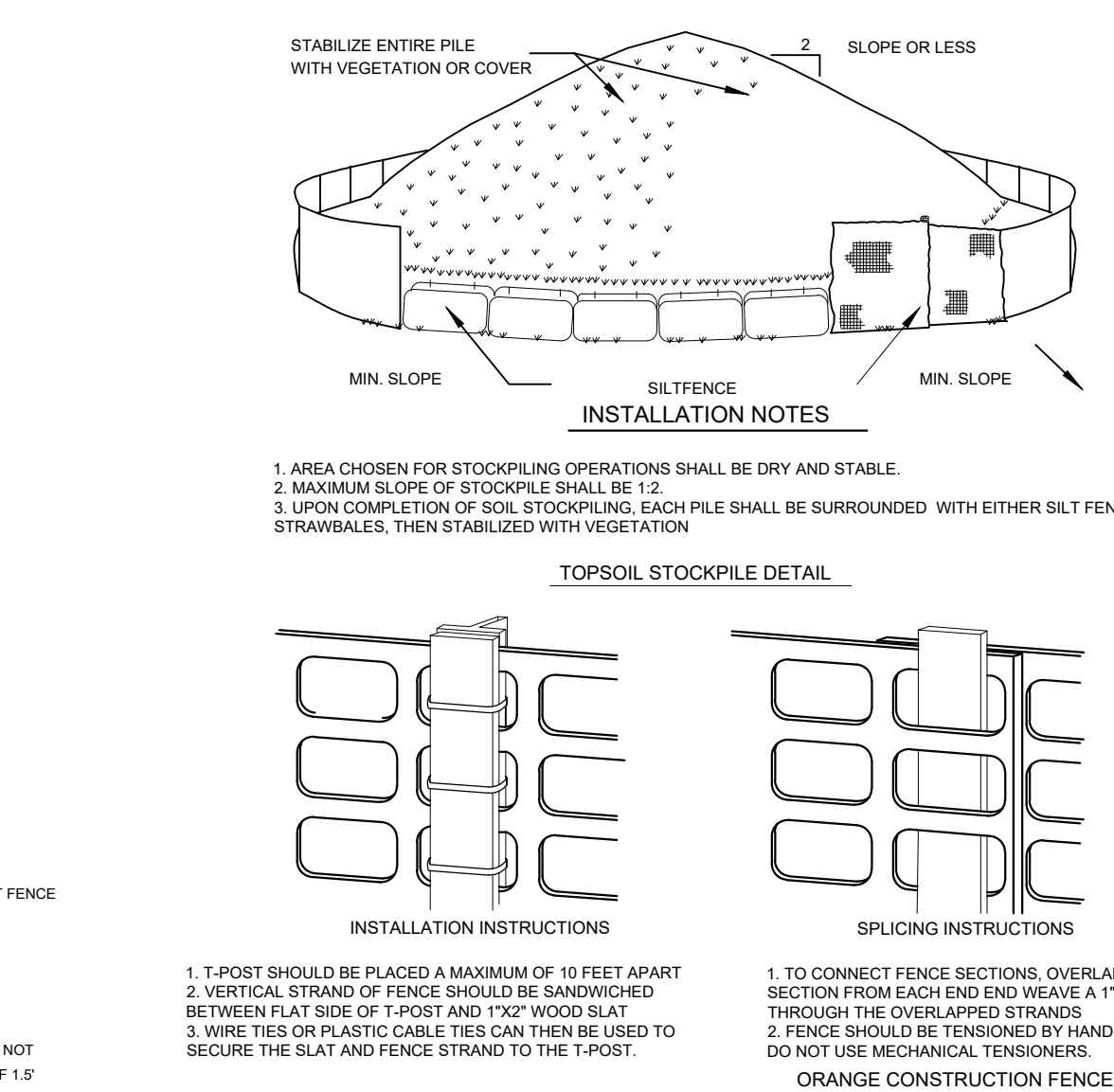
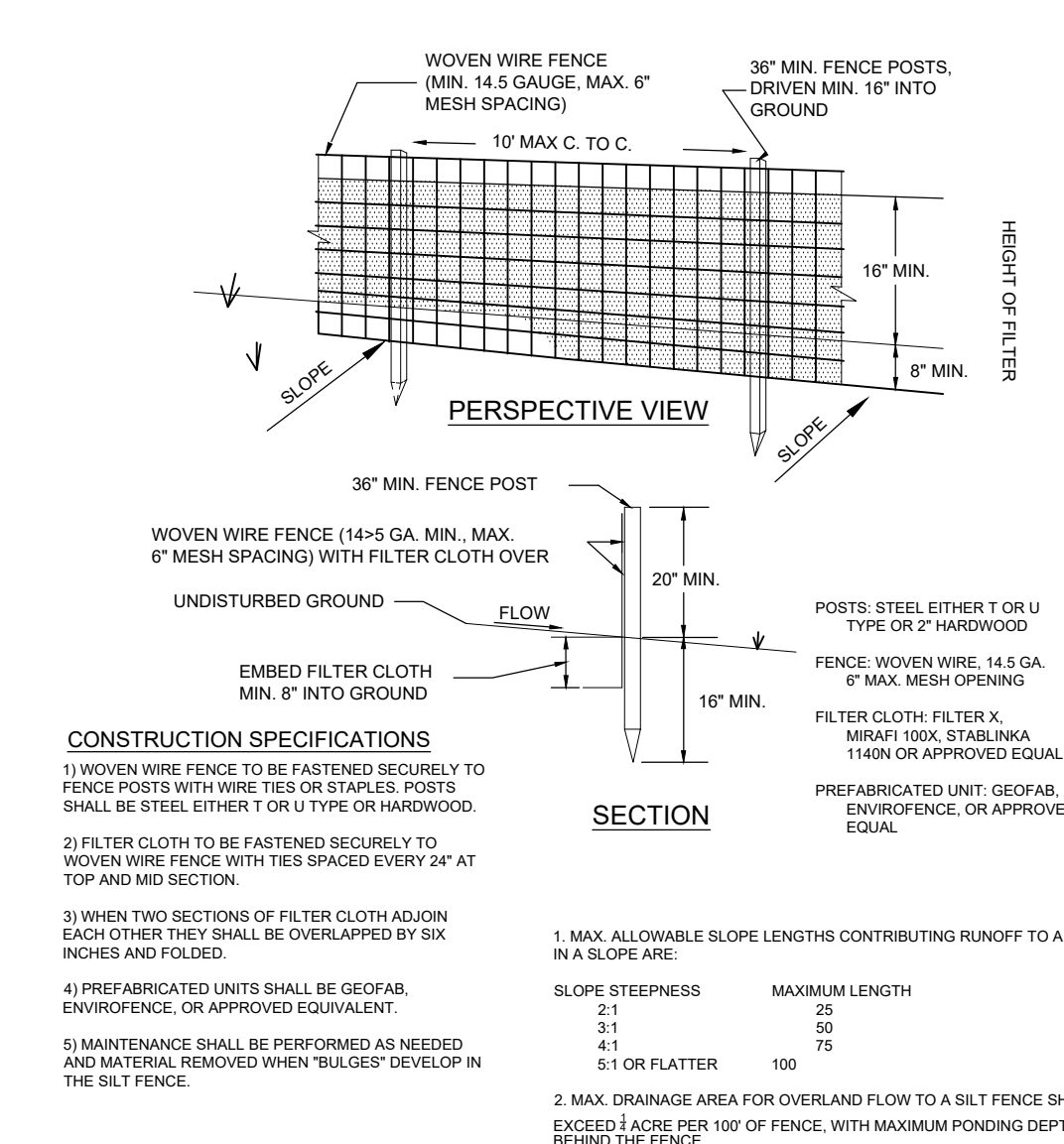
3 Van Wyck Lane  
 Wappingers Falls, New York  
 (845)-223-3202

**Bonavenia Enterprises**  
 Town of Union Vale, Dutchess County, New York

**Construction Details**

|          |          |   |
|----------|----------|---|
| AS NOTED | BJS      | 7 |
| DATE     | 07/27/23 |   |

7 of 9



**Owner's Consent Note**

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

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**Town of Union Vale Planning Board**

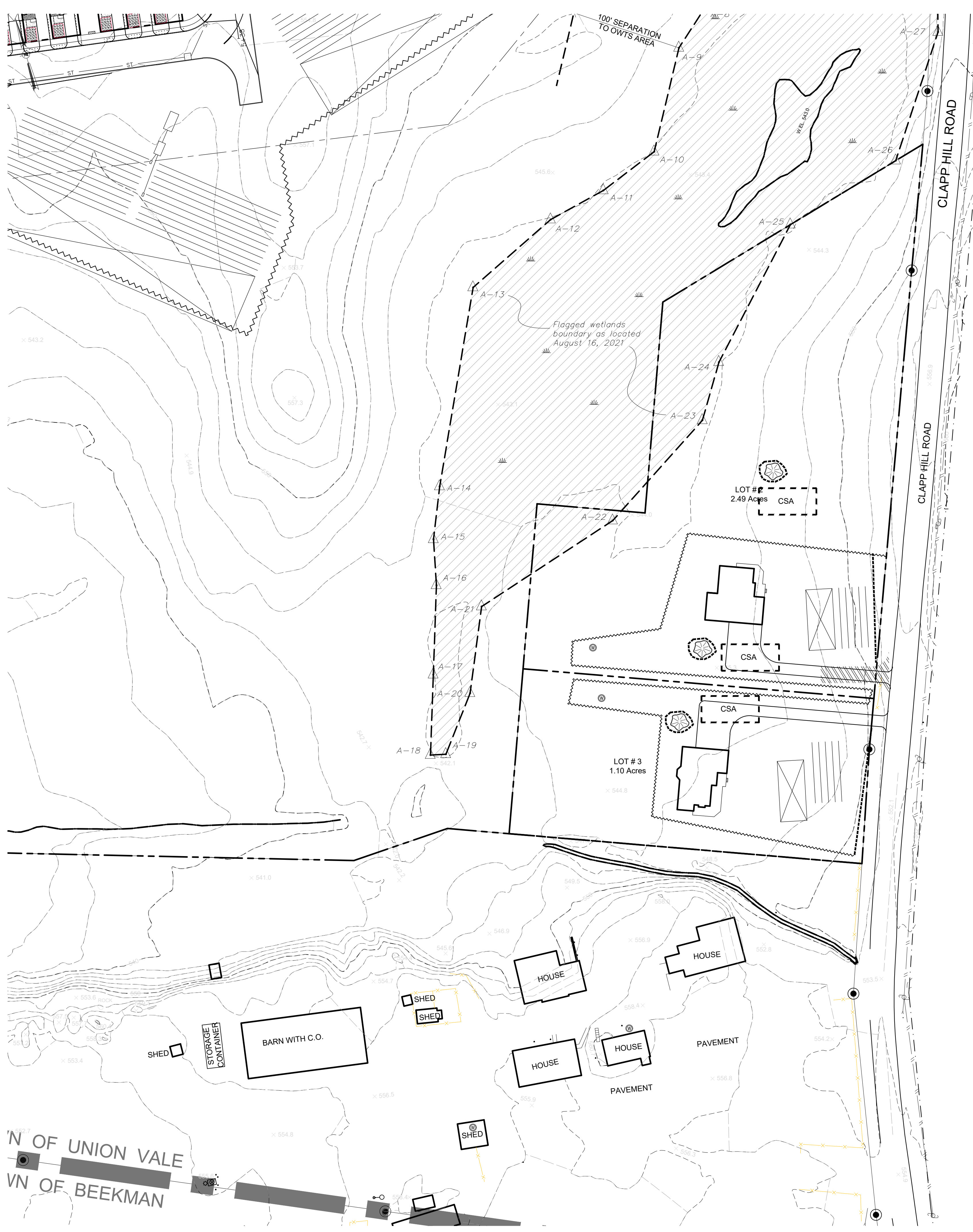
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF UNION VALE.

NEW YORK, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION TO THE PLAT AS APPROVED, SHALL VOID THIS APPROVAL. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY CHAIRMAN OF THE PLANNING BOARD OF THE TOWN OF UNION VALE, NEW YORK

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.

|  |                             |             |
|--|-----------------------------|-------------|
| Brian Stokosa, PE  |                             |             |
| 05/23/24   |                             |             |
| 03/25/24   |                             |             |
| 01/18/24   |                             |             |
| 11/30/23   |                             |             |
| 10/26/23   |                             |             |
| Revised  | 09/27/23                    |             |
| Project No.  | 2021-497 License No. 083970 |             |
| <b>DAY STOKOSA ENGINEERING P.C.</b><br>3 Van Wyck Lane<br>Wappingers Falls, New York<br>(845)-223-3202 |                             |             |
| <b>Bonavenia Enterprises</b><br>Town of Union Vale Dutchess County, New York                           |                             |             |
| <b>ESC PLAN</b>  |                             |             |
| SCALE  | DRAWN BY                    | DRAWING NO. |
| AS NOTED   | BJS                         | 8           |
| DATE   | 07/27/23                    |             |
| CREATED BY   | BJS                         | 8 of 9      |





**INDIVIDUAL LOT CONSTRUCTION GENERAL NOTES -**

- SILT FENCE ARE TO BE INSTALLED ALONG THE DOWNHILL PERIMETER OF DISTURBANCE ON EACH LOT PRIOR TO ANY CONSTRUCTION.
- GRADE DRIVEWAY.
- STABILIZE DRIVEWAYS WITH GRAVEL AND VEGETATE ALL DISTURBED AREAS.
- ALL UNVEGETATED AREAS, ASSOCIATED WITH EITHER ROAD CONSTRUCTION OR INDIVIDUAL LOT CONSTRUCTION, SHALL BE SEEDED AND MULCHED. SLOPES EQUAL TO OR STEEPER THAN 3H:1V SHALL BE STABILIZED WITH MIRAFI MIRAMAT (REFER TO DETAIL).
- ALL DISTURBED AREAS WHICH ARE TO BE LANDSCAPED SHALL BE IMMEDIATELY STABILIZED BY SEEDING AND MULCHING USING PERMANENT SEEDING PROCEDURE FOR AREAS DISTURBED DURING CONSTRUCTION.
- UPON COMPLETION OF ALL SITE CONSTRUCTION, STORMWATER MANAGEMENT STRUCTURES USED TEMPORARILY FOR SEDIMENT CONTROL SHOULD BE MADE PERMANENT. STORMWATER WETLAND SHOULD BE CLEANED OF ALL SEDIMENT AND IS TO BE REPAIRED AS NECESSARY AND RESTORED TO ITS DESIGN DIMENSIONS.
- UPON COMPLETION OF ALL SITE CONSTRUCTION, ALL HAYBALE/SILT FENCES ARE TO BE REMOVED. ANY AREAS DISTURBED BY THESE REMOVAL OPERATIONS SHALL BE IMMEDIATELY SEEDED AND MULCHED IN CONFORMANCE WITH THE PROCEDURES OUTLINED HEREIN.

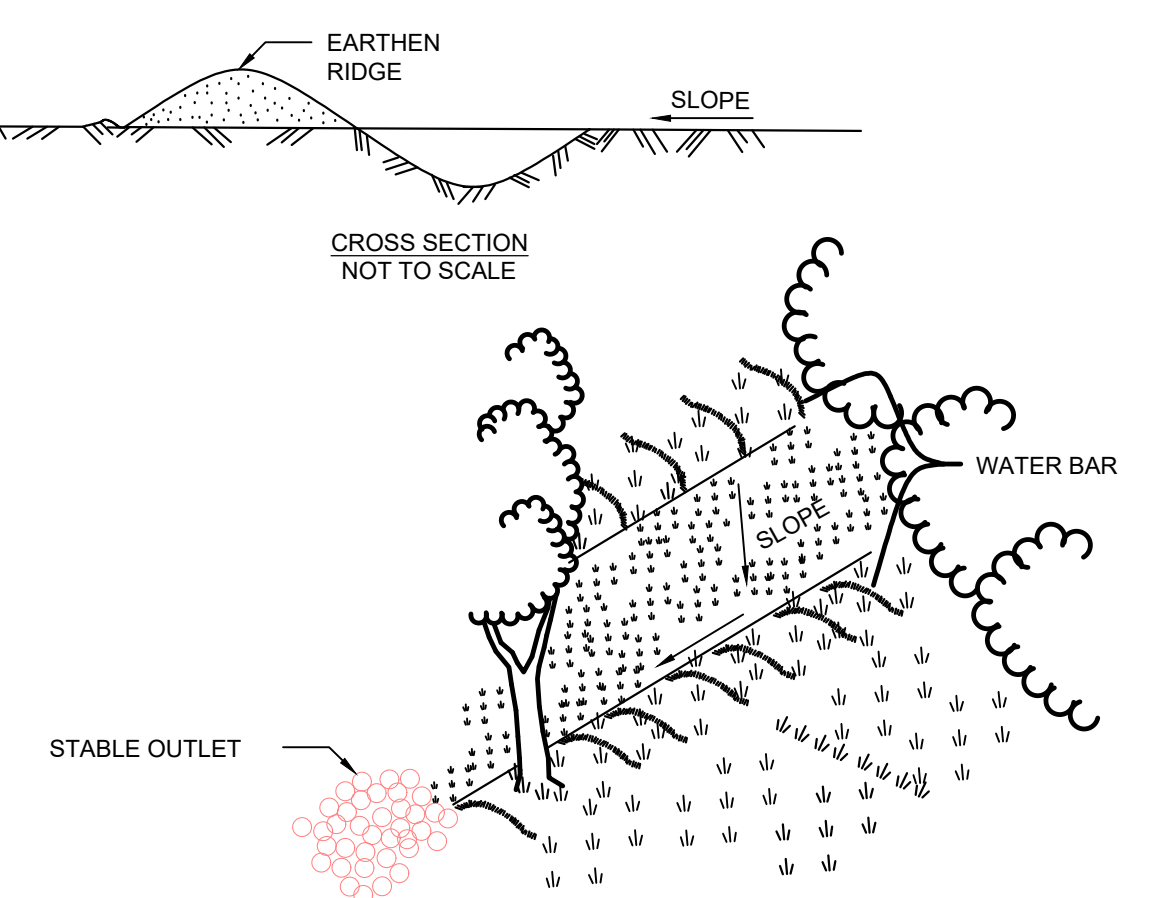
**CONSTRUCTION EROSION CONTROL MAINTENANCE SCHEDULE (ALL PHASES):**

| STRUCTURE                        | INSPECTION | MAINTENANCE REQUIREMENT | STRUCTURE TYPE |
|----------------------------------|------------|-------------------------|----------------|
| SILT FENCE                       | WEEKLY     | REPAIR, REPLACE         | TEMPORARY      |
| STABILIZED CONSTRUCTION ENTRANCE | DAILY      | REPAIR, REPLACE         | TEMPORARY      |
| LITTER                           | DAILY      | PICK UP                 | -              |
| CHECK DAM                        | WEEKLY     | REPAIR                  | TEMPORARY      |
| DUST                             | DAILY      | SPRAYING, SWEEPING      | -              |
| RIPRAP OUTLET/OVERFLOW           | WEEKLY     | REPAIR                  | PERMANENT      |
| VEGETATION ESTABLISHMENT         | WEEKLY     | WATERING, SEEDING       | PERMANENT      |
| SEDIMENT TRAP                    | WEEKLY     | REPAIR, DEEPEN          | TEMPORARY      |
| SITE DISTURBANCE PLAN UPDATE     | WEEKLY     | UPDATE DISTURBANCE AREA | -              |

**EROSION CONTROL IMPLEMENTATION SCHEDULE (ALL PHASES):**

| EROSION/SEDIMENT CONTROL         | IMPLEMENTATION  |
|----------------------------------|---|
| SILT FENCE                       | PRIOR TO ANY SITE DISTURBANCE/AS REQUIRED AS PER CONSTRUCTION SEQUENCE              |
| STABILIZED CONSTRUCTION ENTRANCE | PRIOR TO ANY GRADING OF THE SITE/AS REQUIRED AS PER CONSTRUCTION SEQUENCE           |
| SILT FENCE (ADDITIONAL)          | INSTALL AS REQUIRED DURING RD CONSTRUCTION/AS REQUIRED AS PER CONSTRUCTION SEQUENCE |
| CHECK DAM                        | AS REQUIRED AS PER CONSTRUCTION SEQUENCE  |

- REFER TO CONSTRUCTION SEQUENCE FOR ADDITIONAL INFORMATION



**CONSTRUCTION SPECIFICATIONS**

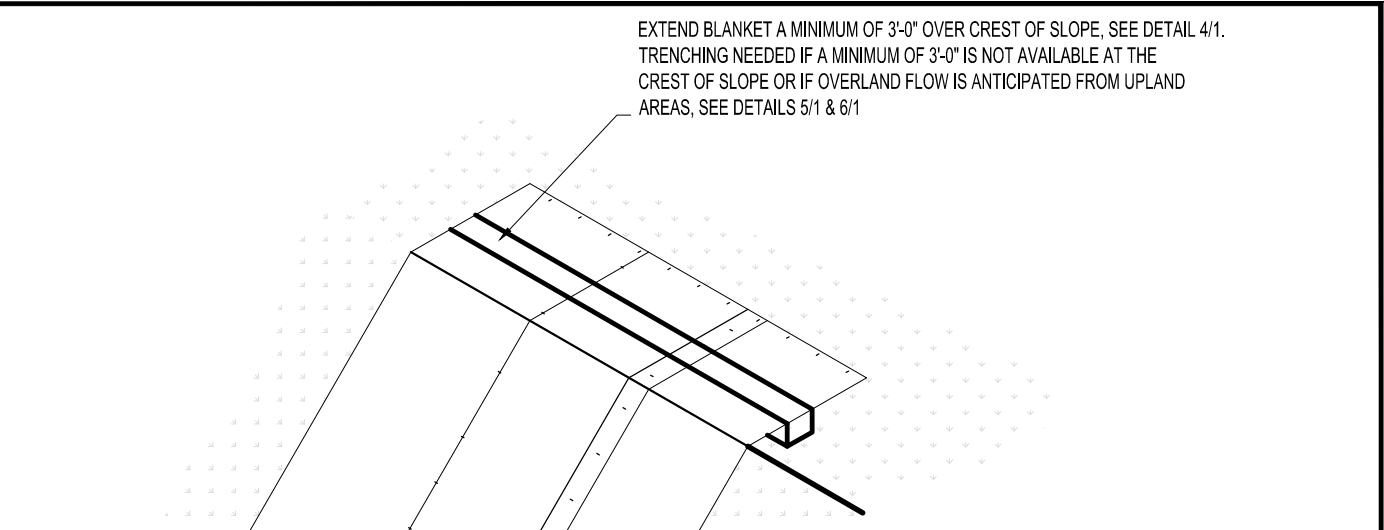
- INSTALL THE WATER BAR AS SOON AS THE RIGHT OF WAY IS CLEARED AND GRADED.
- DISK OR STRIP THE SOD FROM THE BASE FOR THE CONSTRUCTED RIDGE BEFORE PLACING FILL.
- TRACK THE RIDGE TO COMPACT IT TO THE DESIGN CROSS SECTION.
- THE OUTLET SHALL BE LOCATED ON AN UNDISTURBED AREA. FIELD SPACING WILL BE ADJUSTED TO USE THE MOST STABLE OUTLET AREAS. OUTLET PROTECTION WILL BE PROVIDED WHEN NATURAL AREAS ARE NOT ADEQUATE.
- VEHICLE CROSSING SHALL BE STABILIZED WITH GRAVEL. EXPOSED AREAS SHALL BE IMMEDIATELY SEEDED AND MULCHED.
- PERIODICALLY INSPECT WATER BARS FOR EROSION DAMAGE AND SEDIMENT. CHECK OUTLET AREAS AND MAKE REPAIRS AS NEEDED TO RESTORE OPERATION.

**WATER BAR DETAIL**

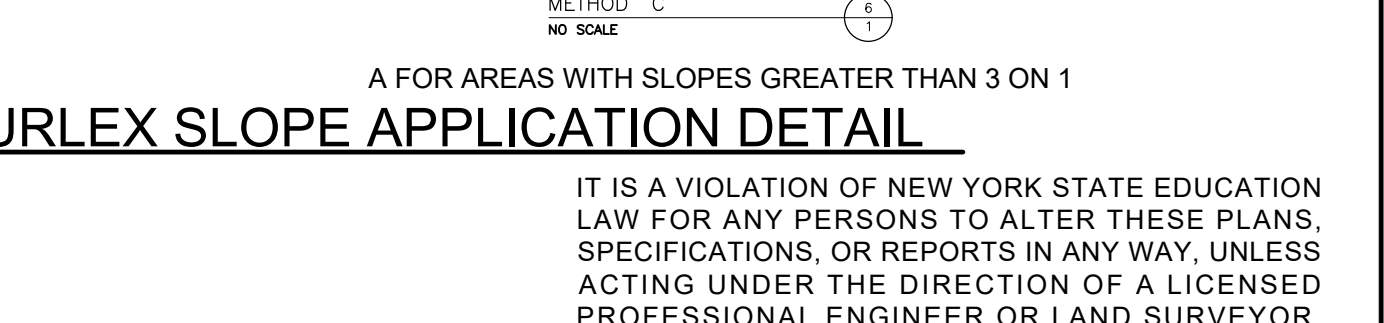
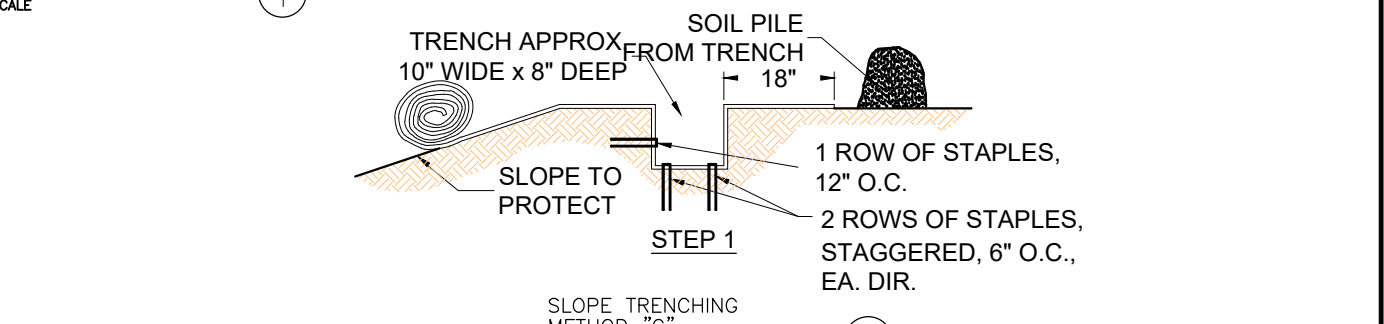
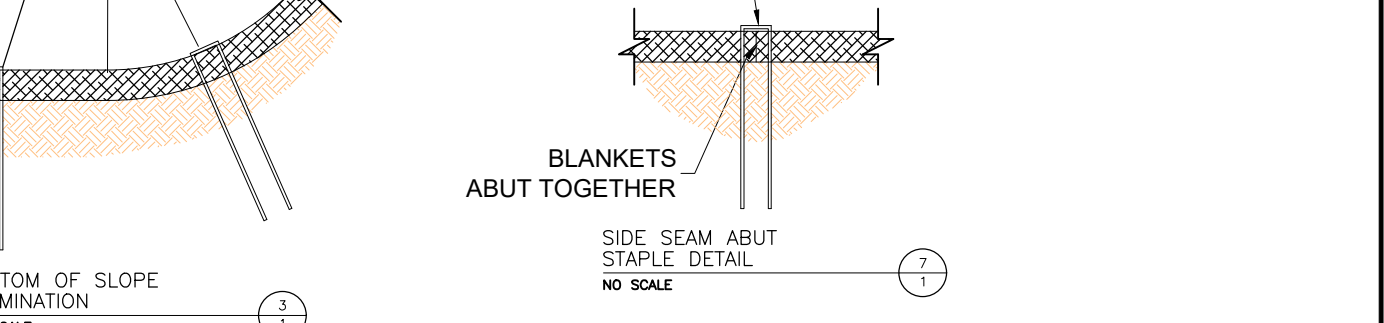
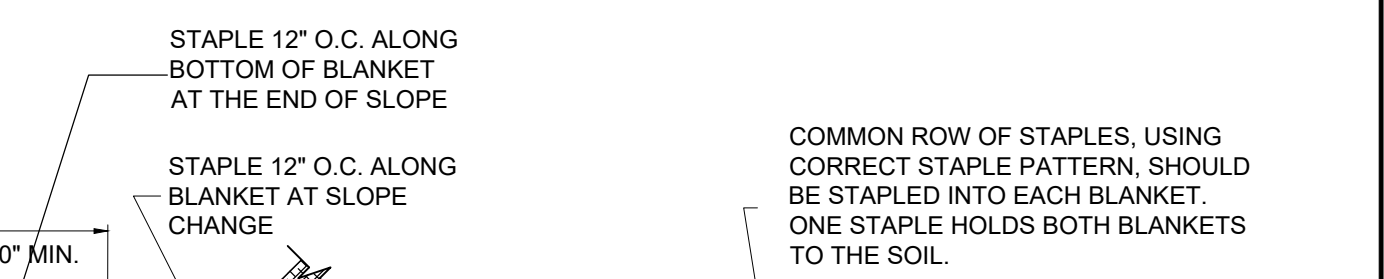
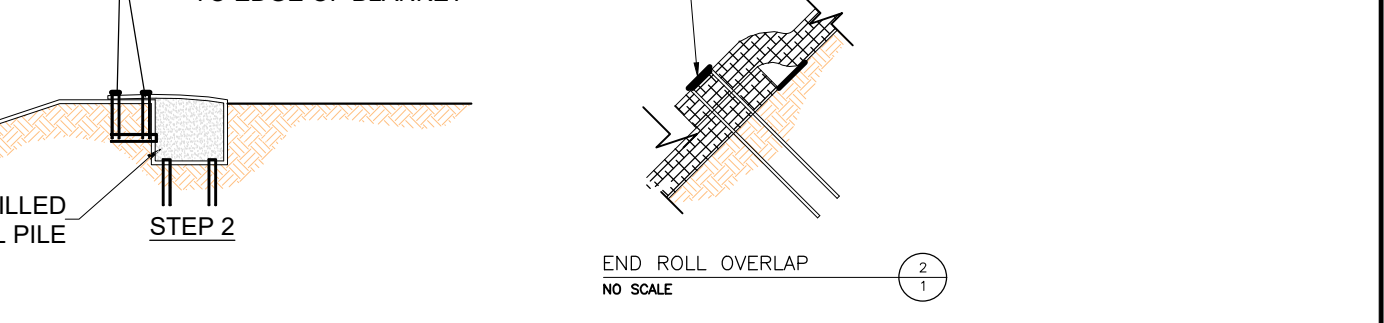
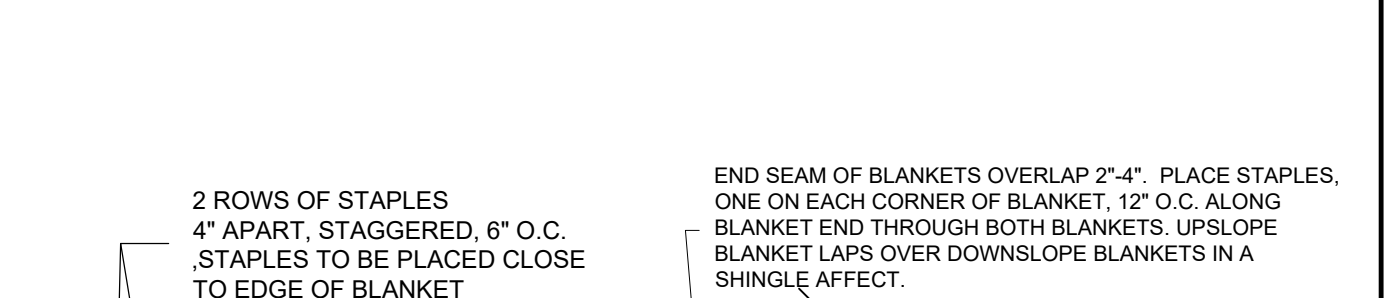
N.T.S.

**GENERAL LEGEND**

- CSA CONSTRUCTION STAGING AREA
- CWA CONCRETE WASHOUT AREA
- Disturbance Limits
- Proposed Silt Fencing
- Check Dam Location (Follow Dam Spacing Table)
- Construction Entrance
- Temporary Soil Stockpile with Silt Fencing Erosion Control



BLANKET TO EXTEND A MINIMUM OF 3'-0" BEYOND TOE OF SLOPE. FOR BOTTOM OF SLOPE TERMINATION, SEE DETAIL 3/1



**CURLEX SLOPE APPLICATION DETAIL**

N.T.S.

A FOR AREAS WITH SLOPES GREATER THAN 3 ON 1

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| DATE | 09/27/23 | License No. 083970 |

**Owner's Consent Note**

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

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**Town of Union Vale Planning Board**

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF UNION VALE, NEW YORK, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION TO THE PLAT AS APPROVED, SHALL VOID THIS APPROVAL. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY CHAIRMAN OF \_\_\_\_\_

THE PLANNING BOARD OF THE TOWN OF UNION VALE, NEW YORK

|  |          |               |          |
|--|----------|---------------|----------|
| <p><b>Bonaventia Enterprises</b></p> <p>Town of Union Vale Dutchess County, New York</p> |          |               |          |
| <p><b>ESC PLAN</b></p>   |          |               |          |
| SCALE  | AS NOTED | DATE          | 07/27/23 |
| DRAWN BY   | BJS      | CHECKED BY    | BJS      |
| <p>9</p>   |          | <p>9 of 9</p> |          |