

## **ZONING / SITE INFORMATION**

ZONING CLASSIFICATION: RESIDENTIAL RURAL (RU) APA LAND CLASSIFICATION: RURAL USE

TAX MAP NO. 298.8-1-13

LOT SIZE: +/-0.42 ACRES (+/-18,295 SQ. FT.)
TOTAL PROPOSED DISTURBED AREA: +/- 2,300. SQ. FT.

RETAINING WALL DIMENSIONAL REQUIREMENTS

REQUIRED EXISTING PROPOSED

FRONT YARD SETBACK 75 FT 5.3 FT SIDE YARD (ONE) SETBACK 20 FT 10.4 FT. SIDE YARD (BOTH) SETBACK 40 FT WATERFRONT SETBACK 75 FT 37 FT. 41 FT HEIGHT (FROM FDN) HEIGHT (EXPOSED) 5.5 FT. WALL FACE AREA 325 SQ. FT. 400 SQ. FT. RAILING FACE AREA 49 SQ. FT. 114 SQ. FT.

## GENERAL AND SURVEY NOTES

- 1. BASE MAPPING WAS DEVELOPED FROM SURVEY DATA PROVIDED BY DARRAH LAND SURVEYING, PLLC. TOPOGRAPHIC DATA COLLECTED DURING A FIELD SURVEY CONDUCTED ON OCTOBER25, 2023. ELEVATIONS ARE RELATIVE TO AN ASSUMED DATUM. ELEVATION UNITS ARE IN U.S. SURVEY FEET. CONTOUR INTERVAL IS ONE (1) FOOT.
- 2. THESE DRAWINGS HAVE BEEN PREPARED FOR THE PURPOSE OF DEVELOPING PLANS AND SPECIFICATIONS FOR A NEW RETAINING WALL AND SHALL NOT BE USED AS A CERTIFIED SURVEY.
- 3. THE EXACT LOCATIONS OF ALL UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND TAKE THE NECESSARY PRECAUTIONS SUCH THAT INTERFERENCE WITH OR DAMAGE TO EXISTING UTILITIES IS PREVENTED. THE CONTRACTOR SHALL COORDINATE WITH "DIG-SAFE" TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO COMMENCING EXCAVATION WORK. IF THE CONTRACTOR DAMAGES AN EXISTING UTILITY, HE SHALL COMMENCE WORK TO REPAIR THAT SERVICE IMMEDIATELY AND ALL COSTS ASSOCIATED WITH SUCH REPAIR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR
- 4. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND MAINTENANCE OF SURFACE DRAINAGE DURING THE DURATION OF THE WORK

## **EROSION AND SEDIMENT CONTROL NOTES**

- ACCORDING TO STATE AND LOCAL CODE, A STORMWATER PERMIT IS NOT REQUIRED IN ORDER TO CONSTRUCT THE PROJECT
  AS DESIGNED. HOWEVER, THE CONTRACTOR SHALL FOLLOW ALL EROSION AND SEDIMENT CONTROL MEASURES CONTAINED IN
  THESE PLANS AND SHALL PREVENT THE DISCHARGE OF SEDIMENT FROM THE SITE.
- 2. ALL SILT FENCES AND THE STABILIZED CONSTRUCTION ENTRANCE, IF INDICATED, SHALL BE IN PLACE AT LOCATIONS INDICATED IN ACCORDANCE WITH THE DETAILS BEFORE COMMENCEMENT OF ANY DISTURBANCE OF EXISTING GROUND SURFACE.
- 3. ALL FINAL EXPOSED CUT AND FILL EARTHWORK SURFACES SHALL BE COVERED WITH MIN. 4" OF TOPSOIL, HYDROSEED PER SPECIFICATION, UNLESS NOTED TO BE COVERED BY PAVEMENT, OR STRUCTURES.
- 4. ALL AREAS UNWORKED FOR MORE THAN 14 DAYS MUST BE SEEDED WITH ANNUAL RYE GRASS AND PROTECTED WITH STRAW MULCH.
- 5. AFTER EVERY STORM EVENT IN EXCESS OF 1/2" RAINFALL, INSPECT ALL SILT FENCES. REMOVE ACCUMULATED MATERIAL, FILL ERODED AREAS AND RESET SILT FENCES.
- 6. ENCLOSE ALL STOCKPILES WITH SILT FENCE.

----100--- EXISTING CONTOUR

-···- MEAN HIGH WATER LINE

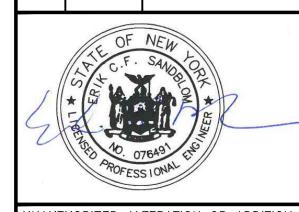
FINISHED GRADE POINT SHOT

- 7. EROSION CONTROL MEASURES SHALL CONFORM WITH THE REQUIREMENTS OF NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
- 8. THE CONTRACTOR SHALL PROVIDE AN APPROVED SECONDARY CONTAINMENT SYSTEM FOR ALL FUEL AND PETROLEUM PRODUCTS TEMPORARILY STORED ON THE SITE.
- 9. ALL SILT FENCES SHALL BE INSTALLED PRIOR TO DISTURBANCE OF EXISTING SITE FINISHES AND SHALL REMAIN IN PLACE UNTIL A STABLE GROWTH OF TURF IS ESTABLISHED.
- 10. STAGE CONSTRUCTION TO MINIMIZE THE SIZE OF DISTURBED AREAS. ONLY THOSE AREAS WHERE CONSTRUCTION IS ACTIVELY OCCURRING SHALL REMAIN OPEN AND UNVEGETATED. ALL AREAS THAT ARE NOT WITHIN AN ACTIVE CONSTRUCTION AREA SHALL BE MULCHED AND STABILIZED OR SHALL BE MULCHED AND REVEGETATED.
- 11. ANY AREAS CLEARED OF NATURAL VEGETATION SHALL BE REVEGETATED WITHIN 10 DAYS OF SUBSTANTIAL COMPLETION OF CLEARING AND CONSTRUCTION.
- 12. INFILTRATION PRACTICES SHALL NOT BE USED AS A SEDIMENT CONTROL DEVICE DURING SITE CONSTRUCTION PHASE. TO DIVERT WATER AROUND THE PERIMETER OF THE INFILTRATION PRACTICES, DIVERSION BERMS SHALL BE USED, ALONG WITH IMMEDIATE VEGETATIVE STABILIZATION AND/OR MULCHING.

## SEGMENTAL MASONRY RETAINING WALL NOTES

- 1. SEGMENTAL MASONRY RETAINING WALL SHALL BE A VERSA-LOK® RETAINING WALL SYSTEM AS MANUFACTURED BY DAGOSTINO BUILDING BLOCKS, INC. OF SCHENECTADY, NEW YORK. OTHER SEGMENTAL MASONRY BLOCK RETAINING WALL SYSTEMS MAY BE PROPOSED AS EQUIVALENTS SUBJECT TO REVIEW BY THE OWNER AND ENGINEER.
- 2. WALL SYSTEM INSTALLATION SHALL CONFORM TO MANUFACTURER'S INSTALLATION REQUIREMENTS AND THE NATIONAL CONCRETE MASONRY ASSOCIATION SEGMENTAL RETAINING WALL INSTALLATION MANUAL (MOST RECENT REVISION)
- 3. SEGMENTAL MASONRY BLOCKS SHALL BE VERSA-LOCK STANDARD BLOCKS AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM C 1372 AND HAVE A MINIMUM NET AVERAGE 28 DAYS COMPRESSIVE STRENGTH OF 3,000 PSI AND A MAXIMUM ABSORPTION OF 13 PCF (FOR NORMAL WEIGHT) AS DETERMINED IN ACCORDANCE WITH ASTM C 140. STANDARD CAP UNITS SHALL BE INSTALLED AT THE TOP OF THE WALL. COLOR AND SURFACE FINISH SHALL BE AS DIRECTED BY THE OWNER.
- 4. GEOSYNTHETIC REINFORCEMENTS SHALL CONSIST OF VERSA-LOK VERSA GRID. THE TYPE, STRENGTH AND PLACEMENT LOCATION OF THE REINFORCING GEOSYNTHETIC SHALL BE AS SHOWN ON THE PLANS. THE DESIGN PROPERTIES OF THE REINFORCEMENT SHALL BE DETERMINED ACCORDING TO THE PROCEDURES IN THE NCMA DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS (3RD EDITION, 2009). DETAILED TEST DATA SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION AND SHALL INCLUDE TENSILE STRENGTH (ASTM D 4595 OR ASTM D 6637), CREEP (ASTM D 5262), SITE DAMAGE (ASTM D 5818), DURABILITY (FHWA GUIDANCE (FHWA NHI-00-043, FHWA NHI-00-044)), PULLOUT (ASTM D 6706), DIRECT SHEAR (ASTM D 5321 AND CONNECTION (ASTM D 6638) TEST DATA.
- 5. GEOSYNTHETIC REINFORCEMENT SHOULD BE INSTALLED UNDER TENSION. A NOMINAL TENSION SHALL BE APPLIED TO THE REINFORCEMENT AND MAINTAINED BY STAPLES, STAKES, OR HAND TENSIONING UNTIL THE REINFORCEMENT HAS BEEN COVERED BY AT LEAST 6 INCHES OF SOIL FILL.
- 6. BROKEN, CHIPPED, STAINED OR OTHERWISE DAMAGED UNITS SHALL NOT BE PLACED IN THE WALL UNLESS THEY ARE REPAIRED, AND THE REPAIR METHOD AND RESULTS ARE APPROVED BY THE ENGINEER.
- 7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PREPARED BY THE WALL SYSTEM SUPPLIER WHICH SHALL INDICATE PROPOSED WALL SYSTEM PLAN, SECTION AND ELEVATION VIEWS. CONTRACTOR SHALL ALSO SUBMIT THE MANUFACTURER'S INSTALLATION MANUALS FOR THE WALL SYSTEM.

| REVISIONS |            |                         |  |  |
|-----------|------------|-------------------------|--|--|
| REV.      | DATE       | DESCRIPTION             |  |  |
| Α         | 11/13/2023 | TOWN BOARD COMMENTS     |  |  |
| В         | 11/15/2023 | CORRECTING STATISTICS   |  |  |
| С         | 7/19/2024  | MHWM AND WALL FENCE     |  |  |
| D         | 12/6/2024  | APA INFO REQUEST 9-3-24 |  |  |
| Ε         | 3/21/2025  | WALL REALIGNMENT        |  |  |
| i         |            |                         |  |  |
|           |            |                         |  |  |
|           |            |                         |  |  |



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|        | 761-0417, FA |           |  |
|--------|--------------|-----------|--|
| SCALE: | AS SHOWN     | DRAWN BY: |  |
|        |              |           |  |

 DATE:
 11/1/2023
 ENG. BY:
 RAL/ES

 PROJ. NO:
 23-288
 CHK'D BY:
 ES

 CLIENT NAME

JIM MIRAGLIA 49 VALERIA DRIVE LAKE LUZERNE, NY 12846

DRAWING TITLE

RETAINING WALL REPAIR PROJECT

SITE PLAN

AWING NO. **C-101** 

NEW YORK STATE OF OPPORTUNITY. Park Agency

RECEIVED

Date: March 24, 2025