

MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT, VA & CT) MICHAEL W. WEEKS, P.E. (NY, NJ & PA) LYLE R. SHUTE, P.E., LEED-AP (NY, NJ, PA) PATRICK J. HINES Main Office
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100 fax: (845) 567-3232

e-mail: mheny@mhepc.com

Principal Emeritus:

RICHARD D. McGOEY, P.E. (NY & PA)

# TOWN OF NEWBURGH PLANNING BOARD TECHNICAL REVIEW COMMENTS

PROJECT: FARRELL INDUSTRIAL PARK

PROJECT NO.: 20-16

PROJECT LOCATION: SECTION 1, BLOCK 1, LOT 63.23

REVIEW DATE: 14 MAY 2021 MEETING DATE: 20 MAY 2021

PROJECT REPRESENTATIVE: JMC ENGINEERING/JOSEPH P. MCDAFFERI

- 1. The Planning Board issued a Notice of Intent for Lead Agency. This office circulated for Lead Agency on 26 January 2021. No involved agency has taken exception to the Planning Board being Lead Agency. At this time, the Planning Board can declare itself Lead Agency for the SEQRA review of the project.
- 2. Continued coordination with this project and the Town of Newburgh Town Board regarding potential fair share contributions to the Gardnertown Road/RT-300 intersection should be confirmed. The project sponsor is requestied to confirm their willingness to participate in any proposed traffic improvements at the intersection.
- **3.** The Berry Lane right-of-way information should be submitted to the Planning Board Attorney for review.
- **4.** A sign-off from OPRHP has been received regarding potential impacts to cultural and archeologic resources. A No Impact letter has been received.
- A revised SWPPP based on the grading changes to the plan has been submitted and is under review by this office.
- **6.** References made in response to MHE comment #14 that the attached EAF has been revised. No EFA was attached to this submission.
- **7.** The applicant requests this office to prepare a letter to the Orange County Health Department to authorize review of the subsurface sanitary sewer disposal system and water system on the site. This office will submit the letter upon planning board authorization.



- **8.** It is noted that at the request of the Planning Board that the emergency access road from Berry Lane has been placed back on the project plans.
- **9.** The site contains what appears to be two (2) parcels. Is a lot consolidation required for the project? What appears to be a lot line, runs through proposed Building B. Documentation of the lot consolidation should be provided to the Planning Board.
- **10.** NYSDOT approval for access and utilities will be required.
- **11.** Hydrant locations should be reviewed with the Building Department and jurisdictional emergency services.
- **12.** The fire and domestic water lines must show valve in such that termination of the fire line terminates the 4-inch domestic water line. The 4-inch valve depicted needs to be relocated to the 6-inch line prior to the tee for the potable water.
- **13.**Location of the fire department connection should be evaluated by jurisdictional services. A valve on Building A appears to be located in front of parking spots.
- **14.**We note in response to a NYSDOT comment that the culvert crossing at Route 300 is identified to be installed by directional drill or other trenchless technology. It is unclear if directional drill would be appropriate for a 24-inch RCP pipe. In addition, a connection to the catch basin is required, which would require excavation to complete those connections.
- **15.** The applicant is requested to provide a water flow and pressure analysis that adequate supply for fire protection is provided in the 8-inch diameter water main identified on the site. This information will be required by the Health Department in their submission.
- **16.** It is requested that the Planning Board be copied on any submissions to outside agencies including the design report for the subsurface sanitary sewer disposal system and water supply reports.
- **17.** It is requested the applicants confirm that all stormwater management facilities which will contain standing water for any period of time be depicted as fenced. Appropriate fencing, gates and other details should be added to the plans.
- **18.** Detail 34 on Sheet C-903 identifies thrust blocks. Restrained joint pipe is required in the Town of Newburgh. A restrained joint pipe chart should be added to the plans.
- **19.** Several types of curbing are depicted on detail sheets including granite curb, concrete curb, curb and gutter and hot mix asphalt curb. The actual curbing on the site should be identified on the plans.
- **20.**A monument sign is identified along the property frontage on NYS Route 300. The monument sign identifies "See architectural drawings for details". This information should be submitted to the Planning Board for review.
- 21. A dry laid stone wall detail exists in the detail sheets. Location of the dry laid stone wall

should be identified on the plans.

- **22.** Retaining walls have been incorporated into the plans. Retaining walls will require stamped design plans and a building permit during construction. Appropriate notes should be added to the plans.
- **23.** The geotechnical report identifies the need for blasting and/or mechanical rock removal. This should be discussed with the planning board .
- **24.** A Stormwater Facilities Maintenance Agreement will be required to be filed with the Town and County.
- **25.** The utility plan sheet C-300 has notes identifying items not considered in this project. I.e.; Note #27.
- **26.** The project requires submission to the Orange County Planning Department for a 239 Referral. Complete application including SWPPP, plans and reports must be submitted.

Respectfully submitted,

McGoey, Hauser and Edsall Consulting Engineers, D.P.C.

Patrick J. Hines

Principal

PJH/dns



Site Planning
Civil Engineering
Landscape Architecture
Land Surveying
Transportation Engineering

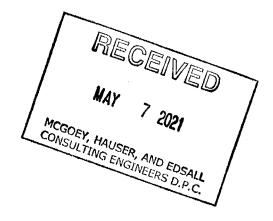
Environmental Studies Entitlements Construction Services 3D Visualization Laser Scanning

May 5, 2021

Chairman John P. Ewasutyn and Members of the Planning Board Town Hall 308 Gardner Town Road Newburgh, NY 12550

RE:

JMC Project 18156 Farrell Industrial Park Route 300 Town of Newburgh, NY



Dear Chairman Ewasutyn and Members of the Planning Board:

It was a pleasure to see all of you at your February 18, 2021 meeting, at which time we provided an update on the above referenced project and a summary of changes to the design since our initial presentation at your December 17, 2020 meeting. As a reminder, some of the key changes included:

- o Elimination of the emergency access drive at Berry Lane at the request of the ZBA and neighbors that live along Berry Lane.
- The addition of notes regarding the limitation of use as a warehouse/distribution center due to the lack of public sewer availability and the inability of the proposed septic system to accept byproducts of production type uses.
- Updates to the landscape buffer design and an increase in the diversity of plant material.
- o Elimination of the previously proposed tree clearing around the septic expansion area.
- o Addition of references to landscape survival requirements.
- Reduction in the building height (and the required variance(s)) by 2 feet with the incorporation of a 1-foot parapet.
- Providing additional detail regarding anticipated employees and required parking spaces.
- Updating the truck turning analysis to show the Town of Newburgh fire truck.
- O Addition of a freestanding stone wall along the site frontage.
- Providing a reference that the office can be up to 15% of the gross floor area for each building.

Upon completion of our presentation, we initiated a discussion with your Board, during which each of you advised of the importance of the emergency access drive and requested that it be reincorporated into the design. The Town Code Official supported this request and, in fact, indicated that the secondary access would be required.

The discussion then turned to a review of the written comments provided by the Board's consultants and other interested and/or involved agencies in the following correspondence:

- A. "Town of Newburgh Planning Board Technical Review Comments, prepared by MH&E Consulting Engineers, D.P.C.", dated February 12, 2021.
- B. "Letter from Creighton Manning to the Planning Board", dated February 12, 2021.
- C. "Memorandum from Karen Arent Landscape Architect to the Planning Board", dated February 12, 2021.
- D. "Letter from NYSDEC to the Planning Board.", dated February 12, 2021.

Since the February 18<sup>th</sup> meeting, the Applicant's team has been working to address the above comments, including the reincorporation of the emergency access drive. Accordingly, at this time, we are pleased to submit thirteen copies, unless otherwise noted, of the documents listed below, which have been revised/provided in response to the above noted correspondence. As previously requested by your Board, we will also provide copies of the documents directly to the Planning Board consultants via overnight delivery, as noted below the signature of this letter.

# 1. JMC Drawings:

Dwg. No. Title		Revisi	on No. / Date
C-000	"Cover Sheet"	2	04/21/2021
C-010	"Existing Conditions Map and Site Removals Plan"	2	04/21/2021
C-100	"Layout Plan"	2	04/21/2021
C-110	"Preliminary Lot Consolidation & Subdivision Plan"	2	04/21/2021
C-200	"Grading Plan"	2	04/21/2021
C-210	"Driveway Profile"	2	04/21/2021
C-300	"Utilities Plan"	2	04/21/2021
C-310	"On Site Wastewater Treatment System Plan"	2	04/21/2021
C-400	"Erosion and Sediment Control Plan"	2	04/21/2021
C-600	"Lighting Plan"	2	04/21/2021
C-700	"Truck Turning Plan"	2	04/21/2021
C-900	"Construction Details"	2	04/21/2021
C-901	"Construction Details"	2	04/21/2021
C-902	"Construction Details"	2	04/21/2021
C-903	"Construction Details"	2	04/21/2021
C-904	"Construction Details"	2	04/21/2021
C-905	"Construction Details (OWTS)"	2	04/21/2021
C-906	"Construction Details (Site Entrance)"	2	04/21/2021
C-907	"Construction Details (Site Entrance)"	2	04/21/2021
L-100	"Landscape Plan"	2	04/21/2021
L-900	"Landscape Details"	2	04/21/2021

# 2. Claris Design Build Architectural Drawings:

Dwg. No. Title		<u>Revis</u>	sion No. / Date
AlOI	"Floor Plans Buildings A & B"	2	04/21/2021
A102	"Sign Details"	2	04/21/2021
A201	"Building A Elevations"	2	04/21/2021
A202	"Building B Elevations"	2	04/21/2021
A203	"Renderings"	2	04/21/2021
A301	"Building Sections"	2	04/21/2021

- 3. "Report on Subsurface Soil and Foundation Investigation", prepared by Carlin-Simpson & Associates, dated 10/20/2020.
- 4. "Addendum Letter on Preparation of Building Subgrade", prepared by Carlin-Simpson & Associates, Dated 04/01/2021.
- 5. "Full Environmental Assessment Form", signed and dated 05/04/2021. (revised)
- 6. "Phase IA Literature Search and Sensitivity Assessment & Phase IB Archeological Field Reconnaissance Survey Farrell Industrial Park Development Project", prepared by Hudson Valley Cultural Resources, Ltd., dated February 2021.
- 7. "Letter to JMC, From NYs Office of Parks, Recreation, and Historic Preservation", dated March 3, 2021.
- 8. "Stormwater Pollution Prevention Plan", revised 04/21/2021. (1 Copy only to MH & E Engineers)
- 9. CD Rom containing PDF copies of this letter and the above attachments. (1 Provided)

In order to assist in your review of the above listed and enclosed documents, we offer the following, which reiterates each comment in the above noted correspondence that was received by the Planning Board, and provides a written response to same, including a description of how/why each of the above documents has been revised and/or provided:

# A. MH&E Consulting Engineers, D.P.C. Technical Review

#### Comment No. I

The Planning Board circulated its Notice of Intent for Lead Agency on 26 January 2021. The time frame for Lead Agency determination will not have been lapsed by the 18 February 2021 Planning Board meeting.

## Response No. 1

This comment is so noted. It is also noted that the time frame for Lead Agency has now lapsed, which allows the Board to take action on the Notice.

#### Comment No. 2

The Town Board is working with other projects in the vicinity of this project to evaluate fair share cost contributions to potential improvements at the Gardnertown Road/Route 300 intersection. Coordination between this project's Traffic Consultant and the NYSDOT as well as the Planning Board are required.

# Response No. 2

This comment is so noted.

#### Comment No. 3

The previously proposed emergency access drive has been removed from the latest set of plans. Comments from the Town's Code Department as well as Jurisdictional Fire Departments should be received regarding the single point of access to a facility of this size.

## Response No. 3

As noted above, the emergency access drive has been reincorporated into the design of the project as directed by the Town's Code Official. We are also happy to report that we met with representatives of the Cronomer Valley Fire Department on April 7, 2021 to provide an overview of the project and receive any comments they may have. The above listed and enclosed drawings have been revised to incorporate minor comments of the Fire Department, as follows:

- a. Addition of a centrally located hydrant within the truck loading zone between the two buildings.
- b. Relocation of hydrants to better serve the department.
- c. Addition of a Stortz connection at the building wall for the sprinkler system.
- d. Addition of standpipe locations within the buildings.

#### Comment No. 4

The intent of previous comment #12 was to identify if blasting for the proposed project will be required.

#### Response No. 4

The Geotechnical Report requested in previous comment #12 is attached hereto for information and reference. Upon review, it will show that blasting and/or chipping is anticipated to be required for the construction of this project. Therefore, "General Construction Note #9" has been added to JMC Drawing C-000 "Cover Sheet", which states:

"The contractor is informed that blasting and chipping are permitted for the excavation of rock. Should the contractor elect to use blasting, they shall be required to follow the recommendations set forth in the Geotechnical Report and obtain a permit from the Town of Newburgh, as well as follow all regulations as outlined in Chapter 66 "Blasting" of the Town of Newburgh Town Code."

#### Comment No. 5

The project will require approval for the subsurface sanitary sewer disposal system from the NYSDEC and Orange County Health Department.

# Response No. 5

This comment is so noted. We respectfully request that your Board provide us with a letter of referral, as required by the Orange County Department of Health, so that we can initiate the approval of the on-site Sanitary Sewer Disposal System (SSDS). A submission to the NYSDEC will follow the initial submission to the Orange County Department of Health. Copies of all relevant correspondence with the Health Department and NYSDEC will be provided to the Town.

#### Comment No. 6

The Applicants have provided further information regarding the Berry Lane right-of-way which extends through the site. It is unclear if the right-of-way is in favor of any entity. It is requested the Applicant consult with the Planning Board Attorney regarding the existence of the right-of-way and any impacts on the project.

#### Response No. 6

Additional information regarding the Berry Lane right-of-way has been requested from the title company. The information provided does not give absolute answers and it not anticipated that any further information or details are available.

#### Comment No. 7

Potable water and fire service water to the structures must be designed in such a manner that if fire flow water is terminated, potable water to the structure is similarly terminated. Separate fire and potable water lines are currently proposed entering the buildings.

#### Response No. 7

JMC Drawing C-300 "Utilities Plan" has been revised to show a single water service off the 8" private water main, which splits for fire and domestic services just before entering each building.

#### Comment No. 8

A response from OPHRP has been received requesting additional information regarding cultural resources. The Applicants have retained the services of a cultural resources expert. Copies of this report should be submitted to the Planning Board for the SEQRA record.

## Response No. 8

The Phase IA/Phase IB Report, dated February 2021, and prepared by HVCRC, which was submitted to OPRHP in response to their comment, is attached hereto for the Boards information and records. As indicated in the Report no further analysis is anticipated to be required. Also attached hereto is a Letter from OPRHP, dated March 3, 2021, which acknowledges receipt of the Phase IA/Phase IB Report, and states that it is their opinion that "no properties, including archeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project."

#### Comment No. 9

Previous comment #23 identified a fairly large survey "gore" on the northeast portion of the project. The Applicants response states additional information will be provided.

# Response No. 9

Additional information regarding the "gore" has been requested from the title company and has yet to be provided. The Applicant and their team will continue to explore this. However, it is also noted that the ownership of the "gore" has no impact on the design of this project.

# Comment No. 10

The Applicants representative have identified that the proposed office portion of the warehouse had been noted as approximate, with the maximum area not to exceed 15% or the overall warehouse square footage. Currently the two story offices are identified at 18,500 and 10,500 square feet for buildings A & B respectively.

# Response No. 10

#### This comment is so noted.

# Comment No. 11

Note #25 on Sheet C-310 should identify the submission of a stamped As-Built plans for the subsurface sanitary sewer disposal system be provided to Code Enforcement in addition to the required certification.

## Response No. 11

For clarification purposes, the OCDOH notes on drawing C-310 have been revised to letters. Therefore, Note #25 referenced in the comment is now Note Y. As requested, Note Y has been revised to indicate that stamped As-Built Plans for the OWTS shall be provided with the Certification. In addition, Note #10 has been added to the general notes on JMC Drawing C-310, requiring the contractor to provide an As-Built Survey, which will be used for the preparation of the As-Built Plans referenced in Note Y.

## Comment No. 12

Stormwater Pollution Prevention Plan comments will be sent under separate cover.

# Response No. 12

This comment is so noted. It is also noted that the SWPPP has been updated to reflect the current design and has been attached hereto for review.

# Comment No. 13

Standard Town of Newburgh water and sewer notes must be added to the plans.

# Response No. 13

As requested, the Town of Newburgh Standard Water and Sewer Notes have been added to Drawing C-300. In addition, Note #11 has been added to Drawing C-310, which refers to Drawing C-300 for the standard sewer notes.

#### Comment No. 14

The Applicants are requested to confirm that the Grading Plan for the site is a balanced Grading Plan or identify the amount of cut and fill material to be brought into or removed from the site.

#### Response No. 14

The Applicant's team has completed a review of the earthwork requirements to work towards a balanced cut and fill. The attached EAF has been revised to indicate the anticipated volume of excess topsoil that will be exported from the site. The project is close to providing a balanced cut and fill.

# B. Creighton Manning Letter

#### Comment No. 1

Two "No Engine Brake" signs were added to the driveway. The sign located at station 10+80 is on the 2% uphill section of the egress lane (westbound). Should this be located on the downhill, ingress side of the road around, say station 9+00?

# Response No. I

As discussed at the February 18 meeting, the sign was placed on the uphill section of the road as a warning that the downhill is ahead, and engine breaking is not permitted. As suggested, the sign has been moved to Station 9+00.

#### Comment No. 2

The landscaping plan shows the addition of extensive vegetation along the entrance driveway, some of which are only a few feet from the curb. Does Karen Arent or the applicant have any concerns with the canopy extending over the driveway or roots growing towards/into the 13" pavement section?

# Response No. 2

As discussed at the February 18 meeting, although Karen Arent was not concerned with the location of the trees, our office completed an internal review and made minor adjustments to the proposed location and species of the trees as needed.

#### Comment No. 3

There are two details for pavement — light duty and heavy duty (Sheet C-903). Are these pavement areas depicted on the layout plan? Sections are labeled "NYSDOT," "Typical," and "Concrete."

#### Response No. 3

As discussed at the February 18 meeting, the pavement references have been revised on Drawing C-100. As also discussed during the February 18 meeting, Mr. Wersted indicated that his office had some additional technical comments. These additional comments were discussed both on phone calls and via emails and, where required, minor adjustments/revisions were made to the above listed and enclosed plans.

# C. Karen Arent Landscape Architect Memorandum

# Comment No. 1

We have reviewed the revised landscape plan. The wooded area near the entrance to the site where the expansion area for the sewage disposal area will now remain. Additional landscaping has been installed in accordance with the previously issued comments. Soil notes have been included on the

drawings, however, depth of topsoil for various planting areas and a definition of topsoil should be listed on the erosion control and landscape plans. Specifications of topsoil/planting soil should be included on the landscape plan. The landscape plan should also include notes that require the landscape contractor to warranty plants for a period of two years from the time of acceptance by the landscape architectural consultant for the Town of Newburgh.

# Response No. I

This comment is so noted. Notes #10 & 11 on Drawing L-100 specify the soil requirements within the planting areas. Further, Note #12 on Drawing L-100 has been revised to reflect a warranty period of two years.

#### Comment No. 2

This project is close to the other Farrell building project, Hudson Place. The growth of large trees on the Industrial Park site indicates that topsoil is deep and of decent quality. Due to the large quantity of impervious surface area on the site, there will likely be a significant amount of topsoil left over after using stockpiled topsoil for proposed plantings. The Owner may want to consider trucking excess topsoil over to the Hudson Place project site as the topsoil on that site is likely not as deep or of such high quality.

## Response No. 2

#### This comment is so noted.

#### Comment No. 3

The consultant will need to submit a landscape cost estimate to this office for review. Please include unit prices for all plant materials, including the purchase cost of the plant, labor for installation, and the cost for a two-year warranty. Include groundcovers and mulch in the cost estimate.

# Response No. 3

This comment is so noted.

## D. NYSDEC Letter

#### Comment No. 1

# STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM (SPDES) WASTEWATER

The proposal involves installation of a septic disposal system for wastewater produced from the industrial park. According to the EAF, the anticipated wastewater flow would be 3,480 gallons per day. Please note, sewage effluent discharges of 1,000 gallons per day or greater to groundwater are regulated under Article 17 of the Environmental Conservation Law and require a permit. This permit requirement is not listed in the submitted EAF. Based on the anticipated flow, this system may qualify for coverage under General Permit 0-15-001, SPDES Private I Commercial I Institutional (PCI) General

Permit. For more information, the specific eligibility requirements, and instructions on how to apply for this general permit, please visit the DEC website at, https://www.dec.ny.gov/permits/101152.html, and for other general information on SPDES wastewater permits please visit http://www.dec.ny.gov/permits/6054.html.

## Response No. I

The above listed and enclosed EAF has been revised to reflect the requirement for the SPDES Wastewater Permit and it is noted that the application will be submitted at the appropriate time.

Comment No. 2

#### **SPDES STORMWATER**

As the overall project will disturb over one acre of land, the project sponsor must obtain coverage under the current SPDES General Permit for Stormwater Discharge from Construction Activity (GP-0-20-001), and a Stormwater Pollution Prevention Plan (SWPPP) must be developed which conforms to requirements of the General Permit. Authorization for coverage under this SPDES General Permit is not granted until the Department issues all other necessary DEC permits.

As the site is within a Municipal Separate Storm Sewer System (MS4) community, the SWPPP must be reviewed and accepted by the municipality, and the MS4 Acceptance Form submitted with the SWPPP and the application for coverage, in accordance with the application instructions.

#### Response No. 2

This comment is so noted.

Comment No. 3

#### PROTECTION OF WATERS STREAM DISTURBANCE

The following stream is located within or near the site you indicated:

<u>Name</u>	<u>Class</u>	DEC Water Index Number	<u>Status</u>
Tributary of Quassaic	C	H-94-6d	Not Protected
Creek			

A Protection of Waters permit is required to physically disturb the bed or banks (up to 50 feet from stream) of any streams identified above as "protected." A permit is not required to disturb the bed or banks of any streams identified as "not protected."

<u>If a permit is not required, please note,</u> however, you are still responsible for ensuring that work shall not pollute any stream or waterbody. Care shall be taken to stabilize any disturbed areas promptly after construction, and all necessary precautions shall be taken to prevent contamination of the stream

or waterbody by silt, sediment, fuels, solvents, lubricants, or any other pollutant associated with the project.

# Response No. 3

This comment is so noted.

Comment No. 4

#### FRESHWATER WETLANDS

The site is not within a New York State-protected Freshwater Wetland. However, please contact the United States Army Corps of Engineers in New York City, telephone (917) 790-8511 (Westchester/Rockland Counties), or (917) 790-8411 (other counties), for any permitting they might require.

## Response No. 4

As indicated in our previous submissions, a wetland delineation was performed, and a report was issued to your Board. The project will not result in disturbance of the wetlands. Therefore, involvement of the ACOE is not required.

Comment No. 5

# WATER QUALITY CERTIFICATION

There may be federally regulated wetlands on the site. If the US Army Corps of Engineers requires a permit pursuant to Section 404 of the Clean Water Act, then a Section 401 Water Quality Certification will be required. Issuance of these certifications is delegated in New York State to DEC. If the project qualifies for a Nationwide Permit, it may be eligible for coverage under DEC's Blanket Water Quality Certification. Coverage under the blanket requires compliance with all conditions in the blanket for the corresponding Nationwide Permit. A copy of the current blanket for the 2017 Nationwide Permits is available on the DEC website at:

http://www.dec.ny.gov/docs/permits\_ej\_operations\_pdf/wqcnwp2017.pdf.

# Response No. 5

As indicated in our previous submissions, a wetland delineation was performed, and a report was issued to your Board. The project will not result in disturbance of the wetlands. Therefore, involvement of the ACOE is not required.

Comment No. 6

#### STATE-LISTED SPECIES

DEC has reviewed the State's Natural Heritage records. No records of sensitive resources were identified by this review. The absence of data does not necessarily mean that other rare or state-listed

species, natural communities or significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information which indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

# Response No. 6

This comment is so noted.

Comment No. 7

# **CULTURAL RESOURCES**

We have reviewed the statewide inventory of archaeological resources maintained by the New York State Museum and the New York State Office of Parks, Recreation, and Historic Preservation. These records indicate that the project is located within an area considered to be sensitive with regard to archaeological resources.

For more information, please visit the New York State Office of Historic Preservation website at http://www.nysparks.com/shpo/.

# Response No. 7

As indicated above, a Phase IA/Phase IB analysis has been completed and submitted to OPRHP. A copy of the Report, which indicates that no significant cultural resources were found, and no further action is required. This was confirmed in the attached response from OPRHP after their review of the Phase IA/Phase IB Report.

Comment No. 8

#### <u>OTHER</u>

Other permits from this Department or other agencies may be required for projects conducted on this property now or in the future. Also, regulations applicable to the location subject to this determination occasionally are revised and you should, therefore, verify the need for permits if your project is delayed or postponed. This determination regarding the need for permits will remain effective for a maximum of one year unless you are otherwise notified. More information about DEC permits may be found at our website, www.dec.ny.gov, under "Regulatory" then "Permits and Licenses." Application forms may be downloaded at http://www.dec.ny.gov/permits/6081.html.

#### Response No. 8

This comment is so noted.

In addition to the above, on March 12, 2021, IMC received comments from the NYSDOT via email. We are currently in the process of addressing the comments regarding the Traffic Study and will be resubmitting to the NYSDOT in the near future. The Planning Board will be copied on the submission. In the interim, we have incorporated the requested plan revisions into the attached JMC drawings as follows:

- The sight triangles have been added to the Layout, Grading, and Landscape Plans.
- b) The proposed storm pipe which crosses under Route 300 has been increased from 15" diameter to 24" diameter, and the material has been changed from HDPE to RCP.
- c) A note has been added to indicate the 24" pipe must be installed without trenching across Rout 300. Accordingly, the full depth pavement for the trench, as well as the mill and resurface area is not longer referenced on the plans.

We trust that the above along with the enclosed documents have been revised to address the comments of the Board's consultants, and we look forward to the continuation of your review at your next available meeting. In the interim, should you have questions or require additional information, please do not hesitate to contact us at 914-273-5225.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

Joseph P. Modafferi, Jr., RLA

Joseph P. Modafferi, Jr.

Senior Project Manger

CC:

Dominic Cordisco, Esq., w/enc. (I copy via overnight mail from JMC)
Mr. Patrick J. Hines, PE, w/enc. (I copy via overnight mail from JMC)
Mr. Ken Wersted, PE, w/Drawings and EAF (I copy via overnight mail from JMC)
Ms. Karen Arent, RLA, w/Drawings and EAF (I copy via overnight mail from JMC)

Stanley A. Schutzman Esq., w/enc. Mr. Stephen Zagoren, w/enc.

Mr. Butch Payne, w/enc.

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ANDREW M. CUOMO Governor ERIK KULLESEID
Commissioner

March 03, 2021

Joe Modafferi Senior Project Manager JMC Pllc 120 Bedford Road Armonk, NY 10504

Re: DEC

Farrell Industrial Park: New Construction Town of Newburgh, Orange County, NY

20PR08015

Dear Joe Modafferi:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources.

OPRHP has reviewed *Phase 1A Literature Search and Sensitivity Assessment & Phase 1B Archaeological Field Reconnaissance Survey, Farrell Industries Development Project, NYS-300, Newburgh, Ulster County, New York* (Hudson Valley Cultural Resource Consultants, February 2021).

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If you have any questions, please don't hesitate to contact me.

Sincerely,

Philip A. Perazio, Historic Preservation Program Analyst - Archaeology Unit

Phone: 518-268-2175

e-mail: philip.perazio@parks.ny.gov via email only

cc: Robert Peake, JMC

ily A. Proje

# FARRELL INDUSTRIAL PARK

TAX MAP SECTION 34 | BLOCK 2 | LOT 45 ROUTE 300 TOWN OF NEWBURGH, NY TOWN OF NEWBURGH PROJECT NO. 2020-16

FARRELL BUILDING COMPANY 2317 MONTAUK HIGHWAY BRIDGEHAMPTON, NY 11932 631-766-0023

CHUN S. MCGLASSON

16 ANNA COURT CARMEL, NY 10512

STANELY A. SCHUTZMAN, P.C.

**ROCKLAND COUNTY OFFICE:** 61 S. MAIN STREET NEW CITY, N.Y. 10956 PHONE: (845) 600-8LAW (8529)

DUTCHESS COUNTY OFFICE: P.O. BOX 969 POUGHKEEPSIE, N.Y. 12602



# Site Planner, Civil & Traffic Engineer, Surveyor

and Landscape Architect:

JMC PLANNING ENGINEERING LANDSCAPE ARCHITECTURE & LAND SURVEYING PLLC: 120 BEDFORD ROAD ARMONK, NY 10504 914-273-5225



GN-BUILD NEWTOWN, CT 06470 203-364-9460



GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.

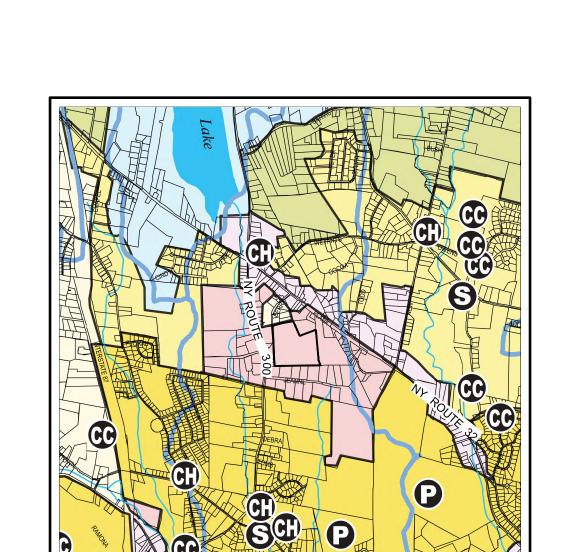
AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDUE INTERRUPTION OF UTILITY SERVICE.

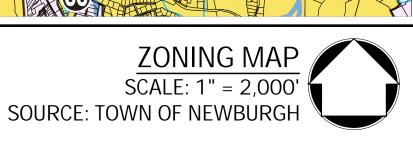
Geotechnical Engineer: CARLIN-SIMPSON & ASSOCIATES 51 MAIN STREET SAYREVILLE, NJ 08872 732-432-5757

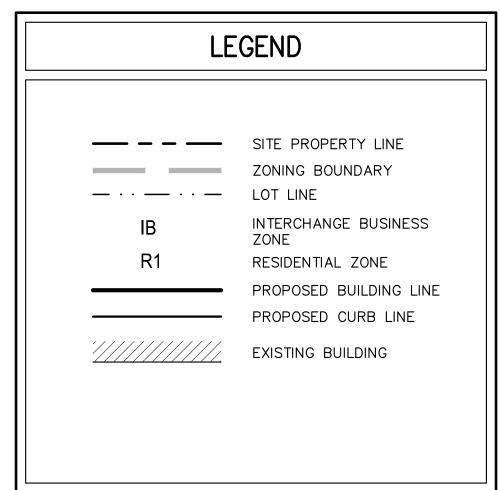
Natural Resources Consultant: ECOLOGICAL SOLUTIONS, LLC 1248 SOUTHFORD ROAD SOUTHBURY, CT 06488 203-910-4716

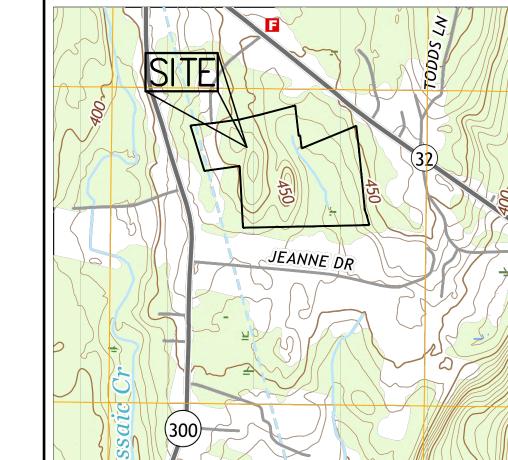
**Cultural Resources Consultant** 

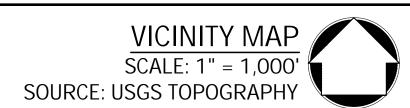
HUDSON VALLEY CULTURAL RESOURCE CONSULTANTS, LTD. P.O. BOX 264 SALT POINT, NY 12578 914-456-3698











# JMC Drawing List

C-000 COVER SHEET

C-010 EXISTING CONDITIONS MAP AND SITE REMOVALS PLAN

C-100 LAYOUT PLAN C-101 SIGHT DISTANCE PLAN

C-110 PRELIMINARY LOT CONSOLIDATION & SUBDIVISION PLAN C-200 GRADING PLAN

C-210 DRIVEWAY PROFILE C-300 UTILITIES PLAN

C-310 ON SITE WASTEWATER TREATMENT SYSTEM PLAN C-400 EROSION AND SEDIMENT CONTROL PLAN

C-600 LIGHTING PLAN

C-700 TRUCK TURNING PLAN

C-900 CONSTRUCTION DETAILS C-901 CONSTRUCTION DETAILS

C-902 CONSTRUCTION DETAILS

C-903 CONSTRUCTION DETAILS

C-904 CONSTRUCTION DETAILS C-905 CONSTRUCTION DETAILS (OWTS)

C-906 CONSTRUCTION DETAILS (SITE ENTRANCE)

C-907 CONSTRUCTION DETAILS (SITE ENTRANCE) L-100 LANDSCAPE PLAN

L-900 LANDSCAPE DETAILS

# Claris Design Build Drawing List:

A101 FLOOR PLANS BUILDINGS A & B

A102 SIGN DETAILS

A201 BUILDING A ELEVATIONS

A202 BUILDING B ELEVATIONS A203 RENDERINGS

A301 BUILDING SECTIONS

# TABLE OF LAND USE

SECTION 34, BLOCK 2, LOT 45(1) ZONE "IB" - "INTERCHANGE BUSINESS"

PROPOSED USE: WAREHOUSE (D9)
PROPOSED ACCESSORY USES: OFF STREET PARKING (A4), TRUCK LOADING FACILITIES (A5) FIRE DISTRICT: CRONOMER VALLEY

WATER DISTRICT: NEWBURGH

SCHOOL DISTRICT: NEWBURGH								
DESCRIPTION		REQUIRED		D	EXISTING	PI	ROPOSE	
LOT AREA	(SQUARE FEET)		44,000		±1,545,969 <sup>(1)</sup>	N	IO CHANG	(1) E
LOT WIDTH	(FEET)		150		±965	N	IO CHANG	E
LOT DEPTH	(FEET)		150		±1,311	N	IO CHANG	E
LOT BUILDING COVERAGE	(PERCENT)		40		N/A <sup>(2)</sup>		18.76 <sup>(3)</sup>	
BUILDING HEIGHT	(FEET)	40		N/A <sup>(2)</sup>	47 <sup>(4)</sup>			
LOT SURFACE COVERAGE	(PERCENT)		80		N/A <sup>(2)</sup>	45.48 <sup>(5)</sup>		
YARDS								
FRONT BUILDING SETBACK	(FEET)		60 <sup>(6)</sup>		N/A <sup>(2)</sup>	±329		
REAR BUILDING SETBACK	(FEET)		60		N/A <sup>(2)</sup>	±454		
SIDE BUILDING SETBACK	(FEET)	3	50/80/228	B <sup>(7)</sup>	N/A <sup>(2)</sup>	±105/346/241 <sup>(7)</sup>		241 <sup>(7)</sup>
SIDE YARD BUFFER <sup>(8)</sup>	(FEET)		100		N/A <sup>(2)</sup>	±100		
PARKING SUMMARY		BLDG A	BLDG B	TOTAL		BLDG A	BLDG B	TOTAL
TOTAL SPACES	(SPACES)	124 <sub>(10)</sub>	70 (9)	194 <sub>(10)</sub>	N/A <sup>(2)</sup>	129	122	251
STANDARD SPACES	(SPACES)	119	67	186	N/A <sup>(2)</sup>	124	117	241
HANDICAP SPACES	(SPACES)	5 <sup>(11)</sup>	3 <sup>(11)</sup>	8 <sup>(11)</sup>	N/A <sup>(2)</sup>	5	5	10
LOADING SPACES	(SPACES)	6 <sup>(12)</sup>	4 <sup>(12)</sup>	10 <sup>(12)</sup>	N/A <sup>(2)</sup>	44	28	72
TRUCK/TRAILER SPACE	(SPACES)	N/A <sup>(2)</sup>	N/A <sup>(2)</sup>	N/A <sup>(2)</sup>	N/A <sup>(2)</sup>	22	18	40

(1) THE SITE IS ONE TAX LOT THAT INCLUDES TWO PARCELS. THE TWO EXISTING PARCELS WILL BE MERGED THROUGH THE OFFICE OF THE TAX ASSESSOR AT THE APPROPRIATE TIME.

TOTAL BUILDING AREA - 185,000 S.F. (BUILDING A) + 105,000 S.F. (BUILDING B) = 290,000 S.F.

(4) THE BUILDING HEIGHT SHOWN ACCOUNTS FOR THE GRADING REQUIRED TO ACCOMMODATE LOADING AREAS FOR THE WAREHOUSES. THE ACTUAL HEIGHT OF THE BUILDING, WITHOUT CONSIDERATION OF THE AVERAGE GRADE IS 43 FEET (A 42 FT HIGH FLAT ROOF AND A 1 FT PARAPET — SEE ARCHITECTURAL DRAWINGS.) THE AVERAGE GRADE AT EACH BUILDIN HAS BEEN CALCULATED BY MEASURING THE FINISHED GRADE ALONG THE FACADE FACING THE STREET AT 50 FOOT INCREMENTS AND FINDING THE AVERAGE ELEVATION AS FOLLOWS: BUILDING A = (450 + 450 + 454 + 45BUILDING B = (454 + 450 + 450 + 450 + 450 + 450 + 450 + 450 + 450 + 450 + 448) / 11 = 450.2THE BUILDING HEIGHT FOR EACH BUILDING WAS THEN CALCULATED BY DETERMINING THE DIFFERENCE BETWEEN THE AVERAGE GRADE AND THE FINISHED FLOOR ELEVATION, THEN ADDING THE DIFFERENCE TO THE ACTUAL BUILDING HEIGHT AS FOLLOWS:

ACCORDINGLY, FOR THE PURPOSE OF THIS APPLICATION THE BUILDING HEIGHTS FOR BUILDINGS A AND B ARE 44 AND 47 RESPECTIVELY. A VARIANCE IS REQUIRED AND WILL BE

(5) THE LOT SURFACE COVERAGE WAS CALCULATED AS FOLLOWS: TOTAL COVERAGE AREA - 185,000 S.F. (BUILDING A) + 105,000 S.F. (BUILDING B) + 413,062 (PAVEMENT & SIDEWALKS) = 703,062 S.F. SURFACE COVERAGE - TOTAL COVERAGE AREA/LOT AREA = 703,062 S.F./1,545,969 S.F. = 45.48%

40,000 = 65,000) (65,000/40,000 = 1.625) (2 + 1.625 = 3.625) FOR A TOTAL REQUIRED LOADING SPACES OF 10.

(6) PURSUANT TO SECTION 185-18.C.4.(b). OF THE TOWN CODE, FRONT YARDS ABUTTING A STATE HIGHWAY SHALL BE AT LEAST 60 FEET.

(7) PURSUANT TO THE TABLE OF USE AND BULK REQUIREMENTS FOR THE IB DISTRICT, THE MINIMUM SIDE YARD DIMENSION SHALL BE 30 FEET AND THE MINIMUM DIMENSION FOR BOTH SIDE YARDS SHALL BE 80 FEET. PURSUANT TO SECTION 185—18.C.5. OF THE TOWN CODE, SIDE YARDS OF A LOT IN THE IB DISTRICT ABUTTING A RESIDENTIAL DISTRICT WITH A TOTAL BUILDING FLOOR AREA BETWEEN 250,000 S.F. AND 500,000 S.F. SHALL HAVE A SETBACK OF 200 FEET, PLUS AN ADDITIONAL 2 FEET FOR EACH FOOT OF BUILDING HEIGHT

OVER 35 FEET. THE NUMBERS PROVIDED ARE "ONE SIDE YARD/BOTH SIDE YARDS/SIDE YARD ADJACENT TO A RESIDENTIAL DISTRICT." (8) PURSUANT TO SECTION 185-21.D.2. OF THE TOWN CODE, SITES IN THE IB ZONE THAT ARE ADJACENT TO A RESIDENTIAL ZONE SHALL HAVE A BUFFER STRIP OF 75 FEET. PURSUANT TO SECTION 185-21.D.3., THE BUFFER SHALL BE INCREASED TO 100 FEET. PURSUANT TO SECTION 185-21.E.6., THE 40 FEET CLOSEST TO THE PROPERTY LINE SHALL REMAIN UNDISTURBED IN ITS EXISTING VEGETATIVE STATE AND THE REMAINING 60 FEET SHALL BE ENHANCED.

(9) SINCE THE ENDUSER OF THE PROPOSED WAREHOUSE IS UNKNOWN AT THIS TIME, THE ANTICIPATED NUMBER OF EMPLOYEES HAS BEEN CALCULATED BASED UPON THE ENERGYSTAR.GOV "WAREHOUSE SPACE USE INFORMATION" AND "WAREHOUSE DATA TRENDS". WHICH INDICATES AN AVERAGE OCCUPANT DENSITY FOR THE TOTAL NUMBER OF EMPLOYEES OF 0.5 OCCUPANTS PER 1,000 S.F. AND A 95TH PERCENTILE OF 1.5 EMPLOYEES PER 1,000 S.F. FOR THE PURPOSE OF THIS APPROVAL, IT HAS BEEN CONSERVATIVELY ASSUMED THAT THIS FACILITY WILL OPERATE WITH 1 EMPLOYEE PER 1,000 S.F. BASED UPON THIS, BUILDING A WILL HAVE 185 EMPLOYEES AND BUILDING B WILL HAVE 105

EMPLOYEES, FOR A TOTAL OF 290 EMPLOYEES. (10) THE TOWN PARKING REQUIREMENT IS 2 SPACES PER 3 EMPLOYEES. THEREFORE, BUILDING A REQUIRES 124 PARKING SPACES (185/3 = 61.66) (61.66 X 2 = 123.32). BUILDING B REQUIRES 70 PARKING SPACES (105/3 = 35 (35 X 2 = 70). FOR A TOTAL REQUIRED PARKING SPACES OF 194. (11) IN ACCORDANCE WITH ADA REQUIREMENTS, BUILDING A, WHICH REQUIRES 123.32 PARKING SPACES NEEDS 5 HANDICAP PARKING SPACES. BUILDING B, WHICH REQUIRES 70 PARKING SPACES NEEDS 3 HANDICAP PARKING SPACES, RESULTING IN A TOTAL REQUIRED HANDICAP PARKING SPACES OF 8.

(12) THE TOWN LOADING REQUIREMENT IS 2 SPACES FOR THE FIRST 40,000 S.F. AND ONE ADDITIONAL FOR EACH ADDITIONAL 40,000 S.F. THEREFORE, BUILDING A (185,000 S.F.) REQUIRES 6 LOADING SPACES (185,000 - 40,000 = 145,000) (145,000/40,000 = 3.62) (2 + 3.62 = 5.62). BUILDING B (105,000 S.F.) REQUIRES 4 LOADING SPACES (105,000 -

> ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILATION OF FIELD EVIDENCE, AVAILABLE RECORD PLANS AND/OR UTILITY MARK-OUTS. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION. **Call** before you dig

02/10/2021 REVISED/ISSUED PER TOWN COMMENTS 04/21/2021 REVISED/ISSUED PER TOWN COMMENTS

Previous Editions Obsolete



JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC JMC Site Development Consultants, LLC John Meyer Consulting, Inc. 120 BEDFORD ROAD • ARMONK, NY 10504 voice 914.273.5225 • fax 914.273.2102

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BLASTING, THEY SHALL BE REQUIRED TO FOLLOW THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND OBTAIN A PERMIT FROM THE TOWN OF NEWBURGH, AS WELL AS FOLLOW ALL REGULATIONS AS OUTLINED IN CHAPTER 66 "BLASTING" OF THE TOWN OF NEWBURGH TOWN CODE. 10.THE CONTRACTOR IS INFORMED THAT CRUSHING OF THE ON SITE ROCK IS PERMITTED. HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED TOWN PERMITS, AS WELL AS ANY PERMIT AND/OR APPROVALS REQUIRED FROM ANY OTHER LOCAL, STATE. AND/OR FEDERAL AGENCY.

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7962) TO HAVE UNDERGROUND UTILITIES LOCATED. EXPLORATORY

EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE

UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INSOFAR AS THEY MAY BE ENDANGERED BY THE CONTRACTOR'S OPERATIONS. THIS

GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE

ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES,

CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT. THE OWNER'S FIELD

REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL

REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION

CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISION OF SECTION 107-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYSDOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY

HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED ARÉA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT

SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT

2. CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION.

4. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND

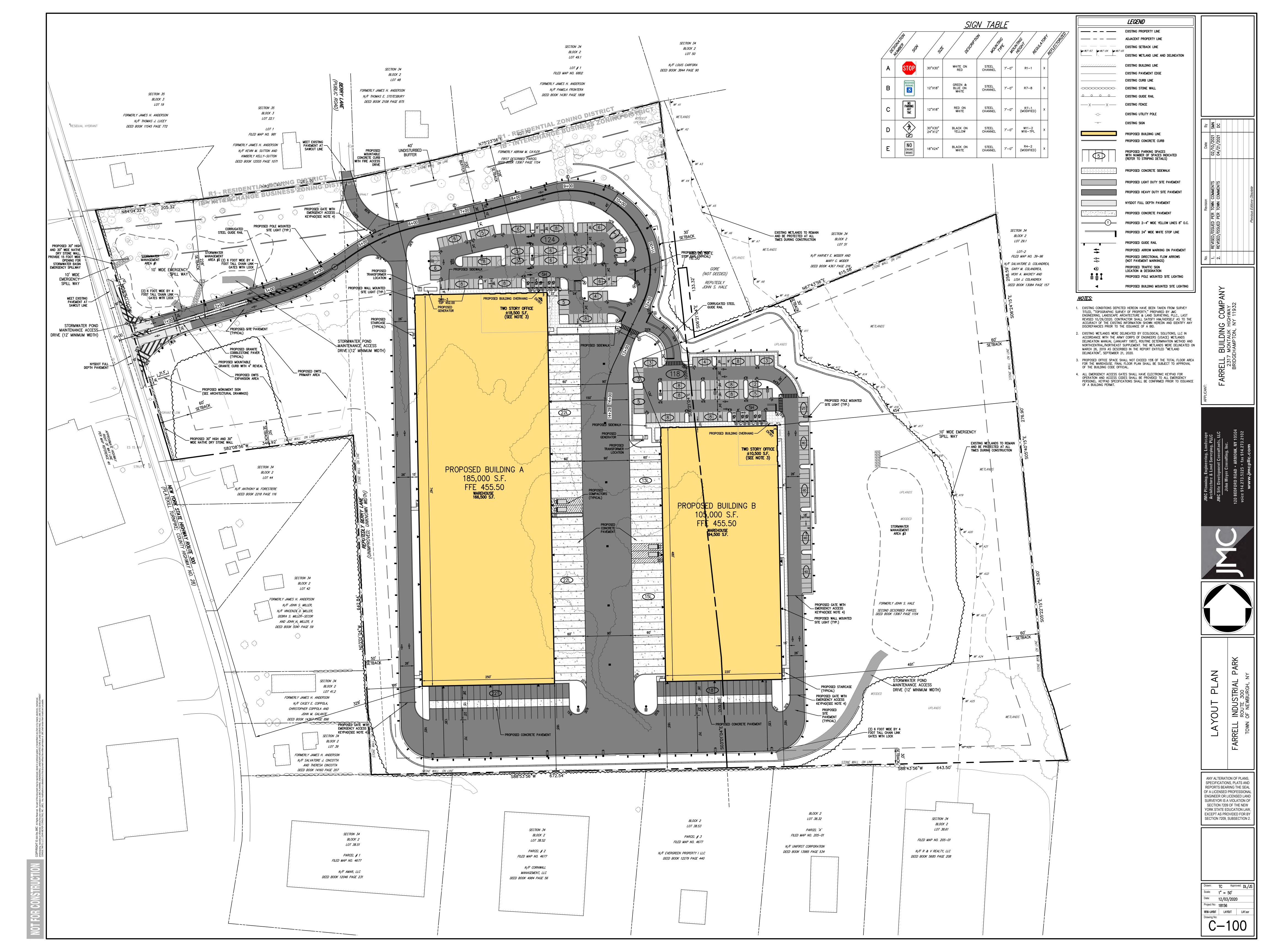
ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA): AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR

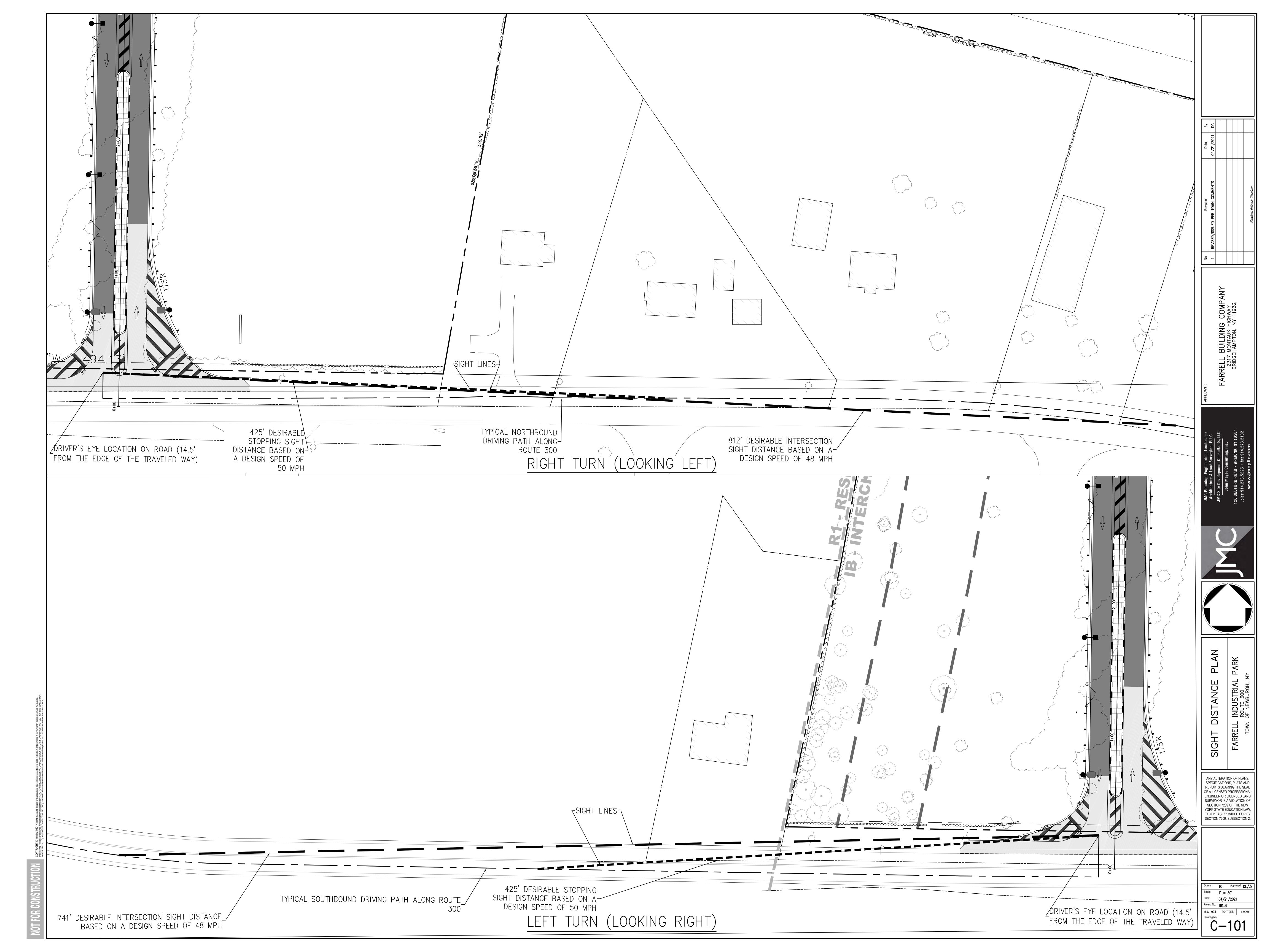
BE DESIGNED BY JMC, PLLC.

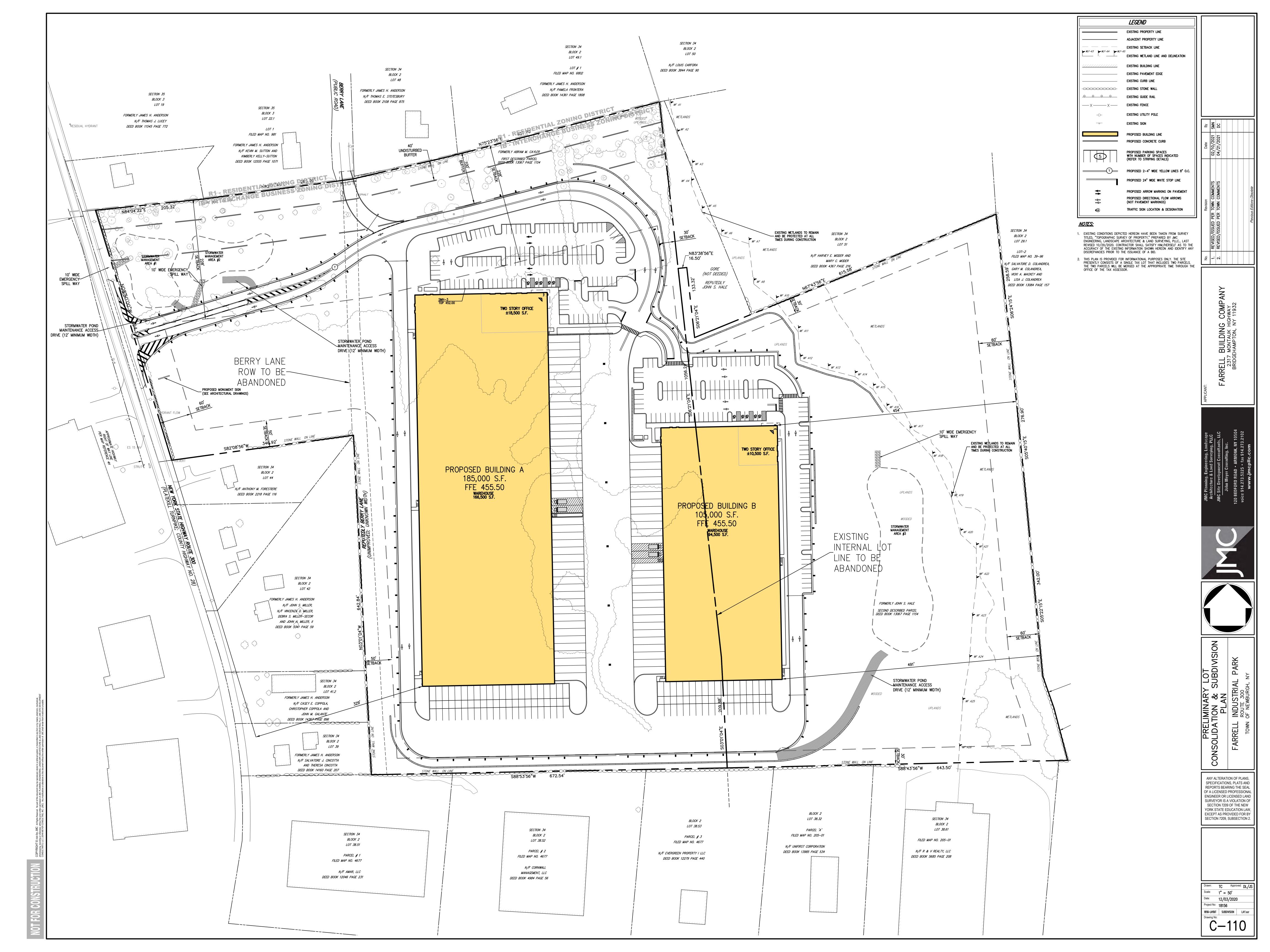
INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH

THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION. 5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES. 6. CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN. THE CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT FROM THE TOWN OF NEWBURGH CODE ENFORCEMENT DEPARTMENT PRIOR TO DEMOLITION OF THE EXISTING ON-SITE STRUCTURES AND/OR ANY DEMOLITION ACTIVITIES. 8. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL SURVEY THE CLEARING AND GRADING LIMIT LINE, WHICH SHALL BE CLEARLY DELINEATED IN THE FIELD WITH THE USE OF ORANGE CONSTRUCTION OR CHAIN LINK FENCE. THE DELINEATED LIMITS SHALL BE SUBJECT TO THE REVIEW OF THE TOWN ENGINEER AND SHALL REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION. NO ENCROACHMENT BEYOND THESE LIMITS SHALL BE PERMITTED BY WORKERS AND/OR MACHINERY UNLESS OTHERWISE APPROVED BY THE TOWN ENGINEER. 9. THE CONTRACTOR IS INFORMED THAT BLASTING AND CHIPPING ARE PERMITTED FOR THE EXCAVATION OF ROCK. SHOULD THE CONTRACTOR ELECT TO USE

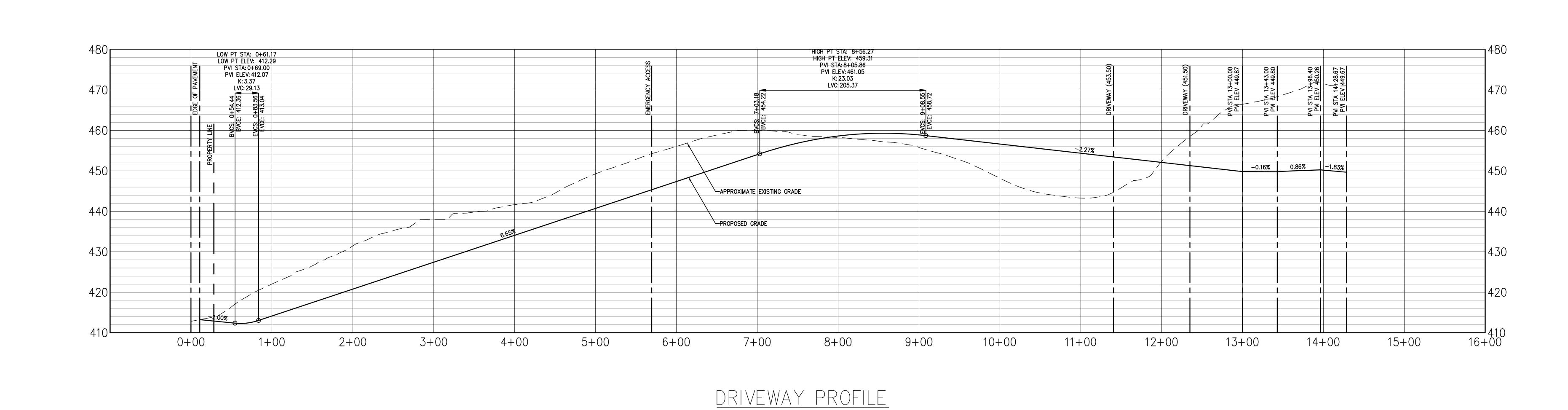












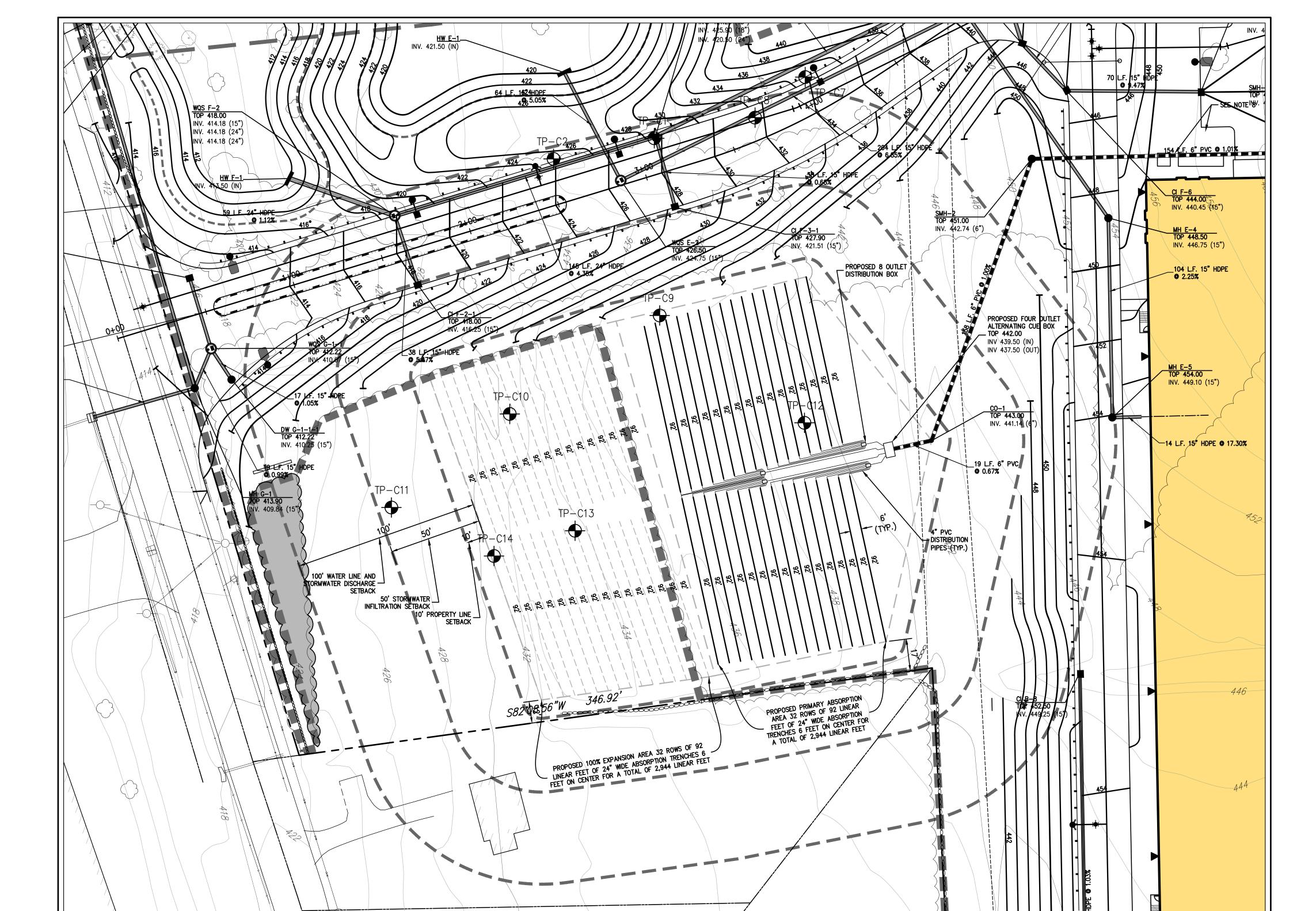


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BUIL

Drawn: TC Approved: DL/JS Scale: 1" = 50' 12/03/2020 Project No: **18156** 

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TEST PIT NO.	DATE TESTED	TEST PIT DESCRIPTION	PERCOLATION RATE (MIN/IN)	GROUNDWATER PRESENT (Y/N)	DEPTH FROM GRADE	PRESOAKED? (Y/N)	DIAMETER HOLE
TP-C1	10/20/2020	LIGHT BROWN SANDY SILT	25.00	NO	24"	NO	6"
TP-C2	10/20/2020	LIGHT BROWN SANDY SILT	18.33	NO	24"	NO	6"
TP-C3	10/20/2020	LIGHT BROWN SANDY SILT	23.33	NO	24"	NO	6"
TP-C4	10/20/2020	LIGHT BROWN SANDY SILT	30.00	NO	24"	NO	6"
TP-C5	10/20/2020	LIGHT BROWN SANDY SILT	7.50	NO	24"	NO	6"
TP-C6	10/20/2020	LIGHT BROWN SANDY SILT	7.36	NO	24"	NO	6"
TP-C7	10/20/2020	LIGHT BROWN SANDY SILT	33.33	NO	24"	NO	6"
TP-C8	10/20/2020	LIGHT BROWN SANDY SILT	50.00	NO	24"	NO	6"
TP-C9	10/26/2020	LIGHT BROWN SANDY SILT	6.16	NO	24"	NO	6"
TP-C10	10/26/2020	LIGHT BROWN SANDY SILT	8.33	NO	24"	NO	6"
TP-C11	10/26/2020	LIGHT BROWN SANDY SILT	6.50	NO	24"	NO	6"
TP-C12	10/26/2020	LIGHT BROWN SANDY SILT	6.00	NO	24"	NO	6"
TP-C13	10/26/2020	LIGHT BROWN SANDY SILT	11.67	NO	24"	NO	6"
TP-C14	10/26/2020	LIGHT BROWN SANDY SILT	18.33	NO	24"	NO	6"

		DEEP HOLE	TESTING .	DATA TABL	E	
TEST PIT NO.	DATE TESTED	TEST PIT DESCRIPTION	DEPTH ACHEIVED	GROUNDWATER PRESENT (Y/N)	DEPTH TO ROCK	MOTTLING (Y/N)
TP-C1	10/20/2020	0"-8" TOPSOIL 8"-96" LIGHT BROWN SANDY SILT	96"	NO	N/A	N
TP-C2	10/20/2020	0"-8" TOPSOIL 8"-96" LIGHT BROWN SANDY SILT	96"	NO	N/A	N
TP-C3	10/20/2020	0"-8" TOPSOIL 8"-96" LIGHT BROWN SANDY SILT	96"	NO	N/A	N
TP-C4	10/20/2020	0"-8" TOPSOIL 8"-96" LIGHT BROWN SANDY SILT	96"	NO	N/A	N
TP-C5	10/20/2020	0"-8" TOPSOIL 8"-96" LIGHT BROWN SANDY SILT	96"	NO	N/A	N
TP-C6	10/20/2020	0"-8" TOPSOIL 8"-96" LIGHT BROWN SANDY SILT	96"	NO	N/A	N
TP-C7	10/20/2020	0"-8" TOPSOIL 8"-96" LIGHT BROWN SANDY SILT	96"	NO	N/A	N
TP-C8	10/20/2020	0"-8" TOPSOIL 8"-96" LIGHT	96"	NO	N/A	N

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	MININAL HORIZ DISTANO	ONTAL S SES (IN F		RA TION
	EXISTING FEATURE	WATERTIGHT SEPTIC TANK	SEWER LINE	ABSORPTION FIELD
	DRILLED WELL-PUBLIC WATER SYSTEM	100	50	200
	WATER LINE (PRESSURE)	10	10	10
	STORMWATER INFILTRATION MANAGEMENT PRACTICE	25	25	50
	CATCH BASIN	25	N/A	50
	FOUNDATION	10	N/A	20
	PROPERTY LINE	10	10	10
	SWALE	N/A	N/A	25

TEST LOCATION LABELS LEGEND				
<b>→</b> B−X	BORING LOCATION/DESIGNATION			
<b>⊕</b> TP−X	TEST PIT LOCATION/DESIGNATION			
-∰- SW-X	STORMWATER TEST LOCATION/DESIGNATION			
→ TP-CX	CIVIL ENGINEER TEST PIT/INFILTRATION TEST LOCATION/DESIGNATION			
TEST LOCATION LEGEND NOTES:				

A. BORINGS, TEST PITS AND STORMWATER TESTS WERE PERFORMED BY CARLIN-SIMPSON AND ASSOCIATES. THE CIVIL ENGINEER TEST PITS/INFILTRATION TESTS WERE PERFORMED BY JMC, PLLC TO ACQUIRE INFORMATION FOR THE DESIGN OF THE PROPOSED ON SITE WASTEWATER TREATMENT SYSTEM.

	EXISTING FROM ENTIL LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
MF-63 MF-64 MLF-6	EXISTING WETLAND LINE AND DELINEATION
(//////////////////////////////////////	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
172	EXISTING CONTOUR
170_	EXISTING INDEX CONTOUR
····································	EXISTING STONE WALL
	EXISTING RETAINING WALL
oo	EXISTING GUIDE RAIL
xx	EXISTING FENCE
36" RCP	EXISTING STORM DRAIN LINE AND SIZE
	EXISTING SANITARY LINE AND SIZE
	EXISTING DRAIN INLET
0	EXISTING MANHOLE
Çv	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
₩V	EXISTING WATER VALVE
-0-	EXISTING UTILITY POLE
<b>☆</b>	EXISTING LIGHT POLE
<del></del>	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED CONCRETE SIDEWALK
● SMH	PROPOSED SANITARY SEWER MANHOLE
● MH	PROPOSED STORM DRAIN MANHOLE

EXISTING CONDITIONS DEPICTED HEREON HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY OF PROPERTY," PREPARED BY JMC ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC., LAST REVISED 10/29/2020. CONTRACTOR SHALL SATISFY HIM/HERSELF AS TO THE ACCURACY OF THE EXISTING INFORMATION SHOWN HEREON AND IDENTIFY ANY DISCREPANCIES PRIOR TO THE ISSUANCE OF A BID.

PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC. GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "REPORT ON SUBSURFACE

ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE

PROPOSED RETAINING WALL (DESIGN BY OTHERS)

SOIL AND FOUNDATION INVESTIGATION", DATED 10/14/2020, PREPARED BY CARLIN-SIMPSON AND ASSOCIATES, SUPPLEMENTED BY LOCATIONS OBSERVED BY JMC EMPLOYEES AND LOCATED USING GPS COORDINATES. 4. UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS IN ACCORDANCE WITH ASTM F-2648. JOINTS SHALL BE WATERTIGHT IN ACCORDANCE WITH ASTM D-3212.

5. UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYVINYL CHLORIDE PIPE (PVCP), SDR-35, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034 AND D-3212.

6. UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE DOUBLE CEMENT-LINED DUCTILE IRON PIPE (DIP), CLASS 52, WITH MECHANICAL JOINTS IN ACCORDANCE WITH AWWA C-150, C-151, C-104 AND C-111

ELECTRIC, TELEPHONE, FIRE ALARM AND CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND IN CONDUIT IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.

8. REFER TO JMC DRAWING C-300 "UTILITIES PLAN" FOR THE CONTINUATION OF THE SANITARY SEWER. 9. THE TREES WITHIN THE OWTS EXPANSION AREA SHALL REMAIN AND BE PROTECTED UNTIL SUCH TIME THAT THE OWTS EXPANSION MUST BE

10. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF THE ON-SITE WASTE WATER TREATMENT SYSTEM (OWTS) AS SHOWN HERE ON AND FURTHER DETAILED ON DRAWING C-310 THAT SHALL BE SIGNED AND SEALED BY A NEW AND INVERTS FOR ALL PIPES AND STRUCTURES ASSOCIATED WITH THE OWTS. 11. CONTRACTOR SHALL REFER TO DRAWINGS C-300 FOR TOWN OF NEWBURGH STANDARD SEWER NOTES.

# ORANGE COUNTY DEPARTMENT OF HEALTH NOTES:

A. APPLICANT: **FARRELL BUILDING COMPANY** 

PROPERTY OWNER: CHUN S. MCGLASSON

SITE LOCATION: ROUTE 300, TOWN OF NEWBURGH, NY 12550 TAX MAP NUMBER OF PARCELS: SECTION 34 BLOCK 02 LOT 45

B. ELEVATIONS OF THE ON—SITE WASTEWATER TREATMENT SYSTEM HAVE BEEN ESTABLISHED BASED ON THE SEWER INVERT AT THE BUILDING LINE AND GROUND ELEVATIONS WITHIN THE ABSORPTION AREA. SHOULD THE SEWER INVERT BE CHANGED, ADJUSTMENTS OF ELEVATIONS TO THE ROBINING PORTIONS OF THE SYSTEM MAY BE REQUIRED. ALL CHANGES SHALL BE ENDORSED BY THE ENGINEER PRIOR TO CONSTRUCTION. C. THE DESIGN OF THE ON-SITE WASTEWATER TREATMENT AREAS ARE BASED ON A SOIL PERCOLATION RATE OF 21-30 MIN./INCH AND THE CONSTRUCTION OF TWO WAREHOUSES TOTALING 290,000 SQUARE FEET, BASED UPON ONE EMPLOYEE PER 1,000 SQUARE FEET

AND 12 GPD/EMPLOYEE (15 GPD - 20% FOR WATER SAVING FIXTURES) A MAXIMUM FLOW RATE OF 3,480 GPD IS ANTICIPATED. D. THE ON-SITE WASTEWATER TREATMENT SYSTEM FOR THE BUILDING SHALL INCLUDE THE FOLLOWING IMPROVEMENTS:

\_\_\_\_\_\_\_\_ LINEAR FEET, 24 INCH WIDE ABSORPTION TRENCH (PRIMARY) \_2.944\_ LINEAR FEET, 24 INCH WIDE ABSORPTION TRENCH (EXPANSION)

\_\_\_\_\_\_ EACH PRECAST CONCRETE 8 OUTLET DISTRIBUTION BOX

1-3,500 GALLON PRECAST CONCRETE SEPTIC TANK

ADDITIONAL IMPROVEMENTS: 4 OUTLET ALTERNATING CUE BOX

DOSING CHAMBER E. THE DESIGN SDS TREATMENT CAPACITY IS 3,480 GALLONS PER DAY HANDLED WITH 24" WIDE ABSORPTION TRENCHES. IT IS BASED UPON NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION "NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS", TABLE 3, EXPECTED LOADING RATES FOR A WAREHOUSE OF 15 GAL./DAY PER EMPLOYEE, AT 290 EMPLOYEES. THE SDS REQUIRED AREA IS 5,800 SQUARE FEET BASED UPON AN APPLICATION RATE OF 0.60 GAL/DAY/SF, 5,888 SQUARE FEET OF TREATMENT AREA IS PROVIDED.

F. BASE INFORMATION WAS TAKEN FROM THE "TOPOGRAPHIC SURVEY OF PROPERTY," PREPARED BY JMC, LAST REVISED 10/29/2020. G. THE BUILDING SEWER PIPE SHALL BE LAID ON A FIRM FOUNDATION AT A MINIMUM GRADE OF ONE-QUARTER INCH PER FOOT (2.00%). NINETY DEGREE ELBOWS ARE NOT PERMITTED AND ALL FORTY FIVE DEGREE BENDS SHALL HAVE ACCESSIBLE CLEANOUTS.

H. ALL PIPES CONNECTING TO TANK AND BOXES SHALL BE CUT FLUSH WITH THE INSIDE WALL OF THE BOX. I. PRIOR TO ANY EXCAVATION ALL UNDERGROUND UTILITIES MUST BE LOCATED. CALL 1-800-962-7962.

J. 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" "RECOMMENDED STANDARDS FOR SEWAGE TREATMENT WORKS, (TEN STATES)." "NEW YORK STATE DEPARTMENT OF HEALTH AND ORANGE COUNTY DEPARTMENT OF HEALTH POLICIES, PROCEDURES AND

K. 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.

L. THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER SYSTEMS) SHALL NOT BE CHANGED. M. NO WELLS EXIST WITHIN 300 FT OF THIS PROJECT UNLESS SHOWN ON THE PLANS. N. TRENCHES SHALL NOT BE INSTALLED IN WET SOIL. THE SIDE AND BOTTOM OF TRENCHES MUST BE RAKES. THE ENDS OF LATERALS

O. THERE IS NO REGRADING EXCEPT AS SHOWN ON THE APPROVED PLANS, IN THE AREA OF THE ABSORPTION FIELDS P. HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE ABSORPTION FIELDS EXCEPT DURING THE ACTUAL CONSTRUCTION. THERE

SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE ACTUAL ABSORPTION FIELD AREA, BEFORE, DURING OR AFTER CONSTRUCTION. EXTREME CARE MUST BE TAKEN DURING THE ACTUAL CONSTRUCTION SO AS TO AVOID ANY UNDUE COMPACTION THAT COULD RESULT IN A CHANGE OF THE ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED.

Q. NO SWIMMING POOLS, DRIVEWAYS OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL BE LOCATED OVER ANY PORTION OF THE ABSORPTION FIELD. R. THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDER, JACUZZI TYPE SPA TUBS OVER 100 GALLONS, OR WATER CONDITIONERS. AS SUCH THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SYSTEM IS REDESIGNED TO ACCOUNT FOR THEM AND

REAPPROVED BY THE ORANGE COUNTY HEALTH DEPARTMENT. S. THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK (OR ANY PUMPING OR DOSING CHAMBERO TO THE BUILDING, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.

T. THE OWNER APPLICANT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES. U. THE SEPTIC TANKS SHOULD BE INSPECTED PERIODICALLY AND PUMPED EVERY 2-3 YEARS.

V. DISTRIBUTION BOX SHOULD BE INSPECTED PERIODICALLY TO ASSURE THAT THEY ARE LEVEL AND OPERATING PROPERLY. W. INDIVIDUAL SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWER SYSTEM IS REQUIRED WITHIN ONE YEAR OF AVAILABILITY.

X. ORANGE COUNTY DEPARTMENT OF HEALTH PLAN APPROVAL IS LIMITED TO 5 YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH BASED UPON REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION. Y. A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SHALL INSPECT THE SANITARY FACILITIES AT THE TIME OF CONSTRUCTION.
THE ENGINEER SHALL CERTIFY TO THE ORANGE COUNTY DEPARTMENT OF HEALTH AND THE LOCAL CODE ENFORCEMENT OFFICER THAT THE FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND THAT ANY SEPTIC TANK JOINTS HAVE BEEN SEALED AND TESTED FOR WATER TIGHTNESS. THE ABOVE NOTED CERTIFICATION SHALL INCLUDE AS-BUILT PLANS THAT ARE SEALED

12/03/2020 Project No: 18156 18156-SEPTIC OWTS GRADUTIL.scr C - 310

ANY ALTERATION OF PLANS,

SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL

OF A LICENSED PROFESSIONAL

ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW

YORK STATE EDUCATION LAW,

EXCEPT AS PROVIDED FOR BY

SECTION 7209, SUBSECTION 2.

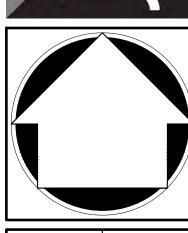
OWTS DETAIL PLAN

1" = 30'

SITE PLAN

1" = 80'





ANY ALTERATION OF PLANS,

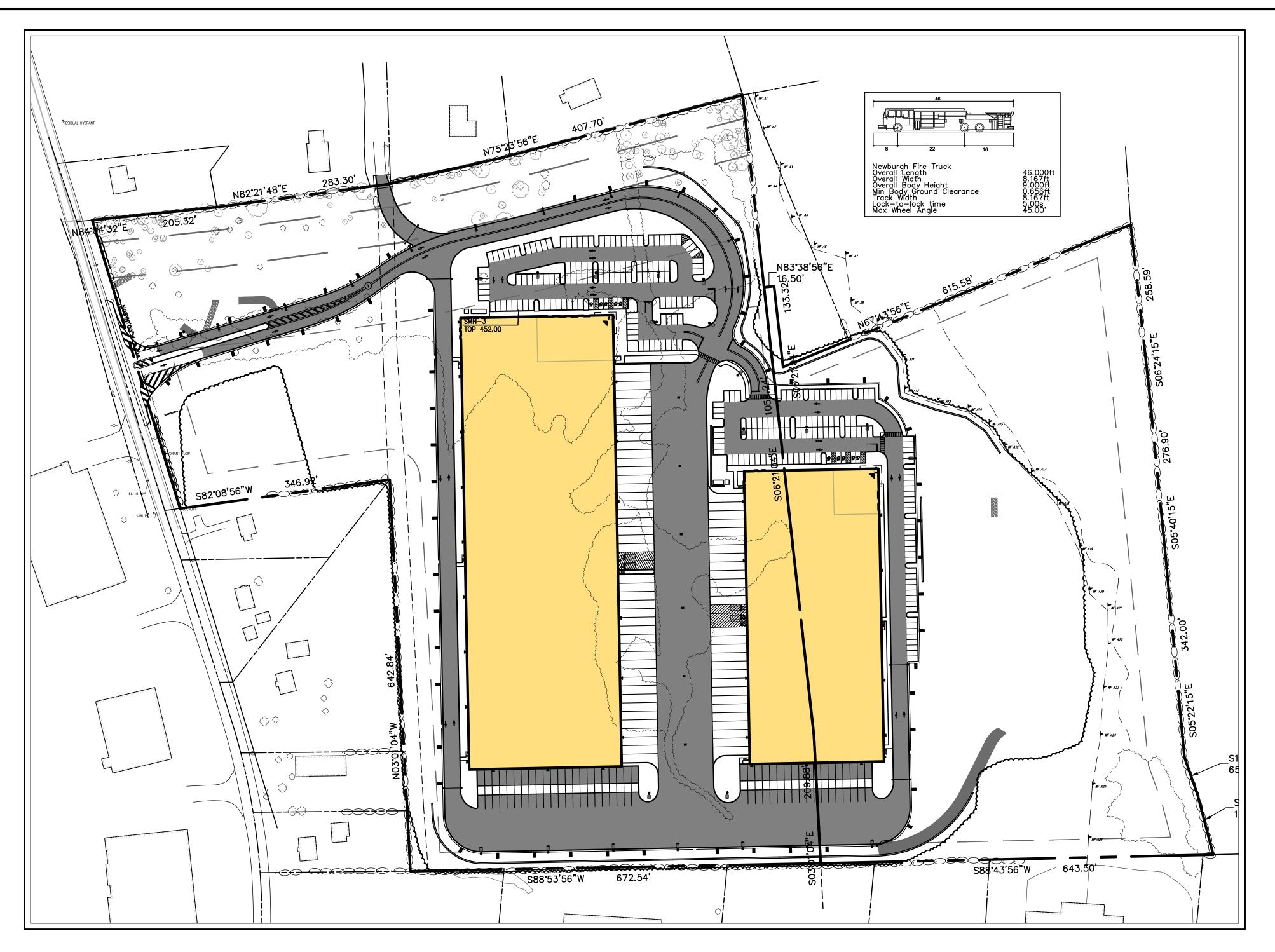
SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Scale: 1" = 50' Project No: 18156 18156-S&E SE.scr



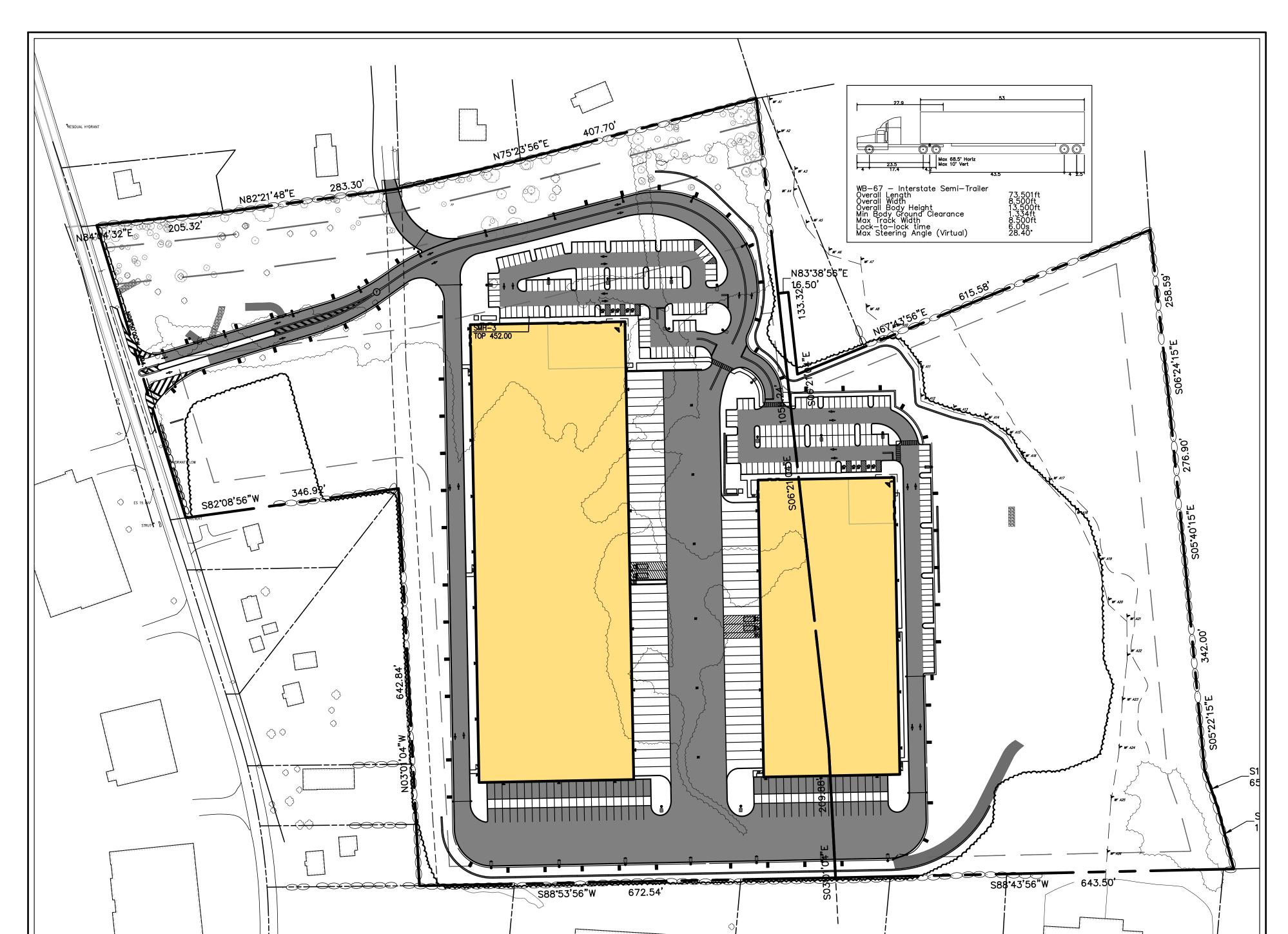
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Project No: 18156



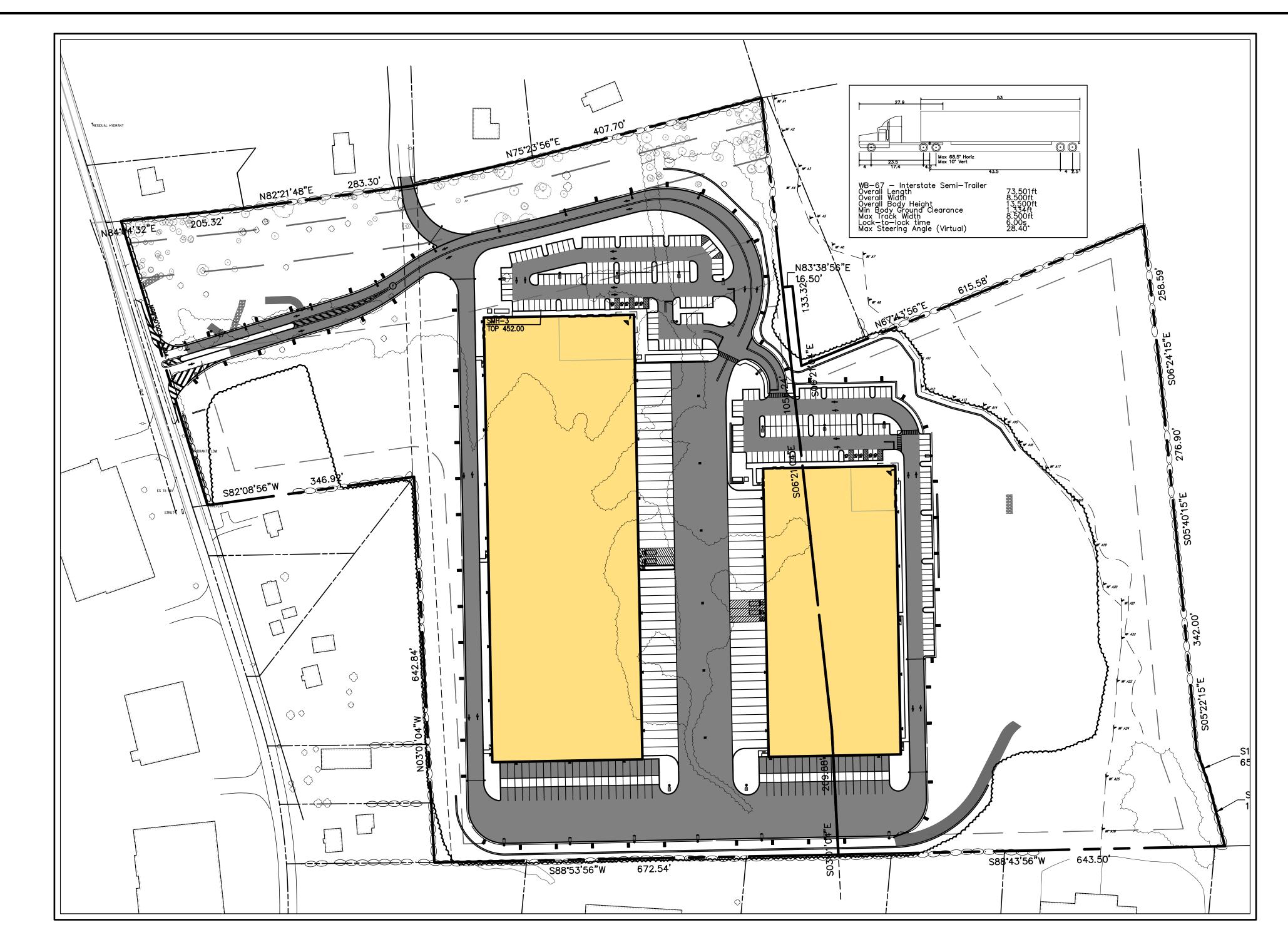
FIRE TRUCK

-ENTERING AND EXITING-



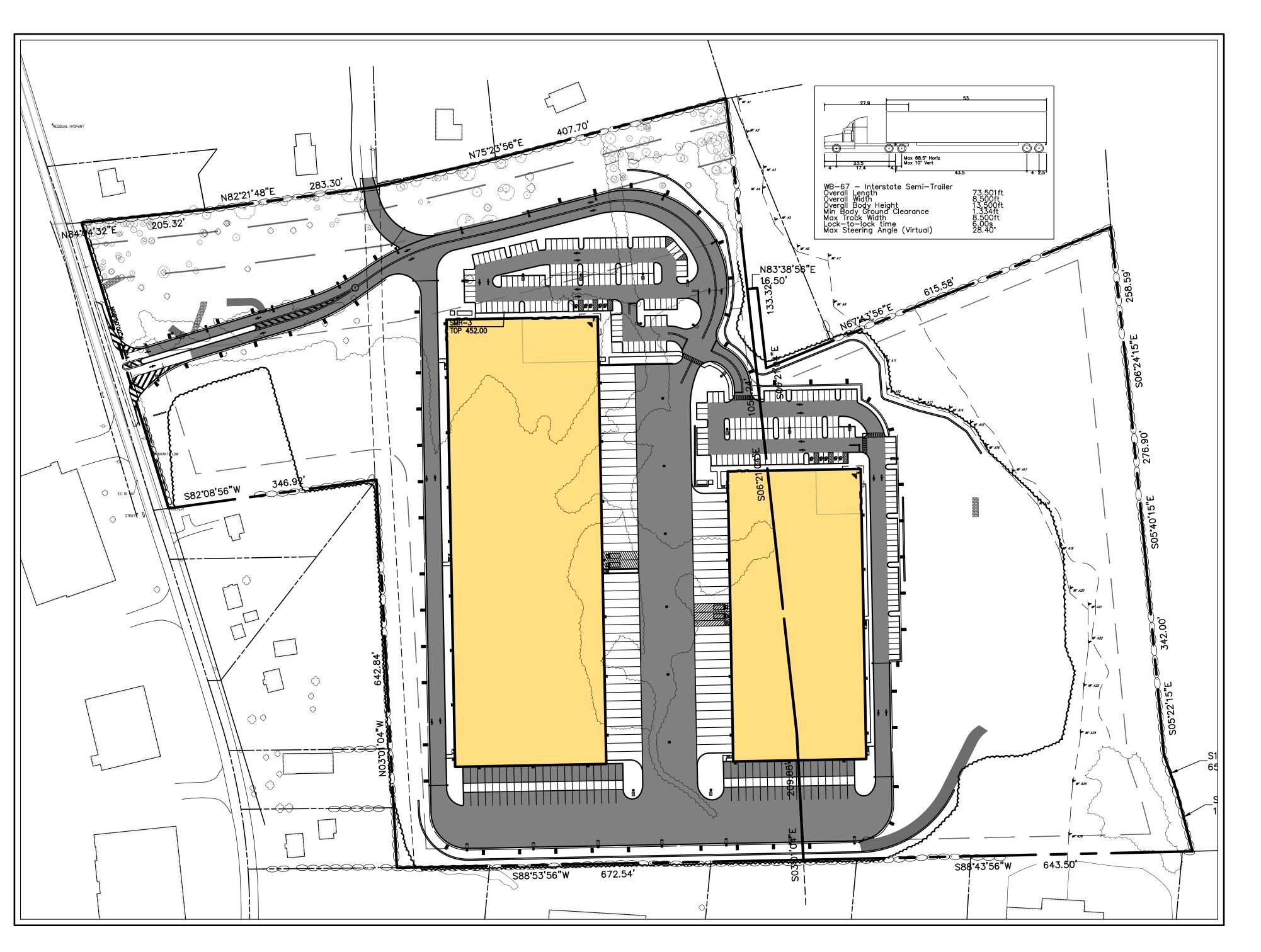
DELIVERY TRUCK

-EXITING-



DELIVERY TRUCK

-ENTERING-



DELIVERY TRUCK

-EXITING ALT-

 Drawn:
 TC
 Approved:
 DL/JS

 Scale:
 1" = 100'

 Date:
 12/03/2020

 Project No:
 18156

 18156-LAYOUT
 TRUCK
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 Drawing No:
 TRUCK
 TRUCK.scr

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TURNING

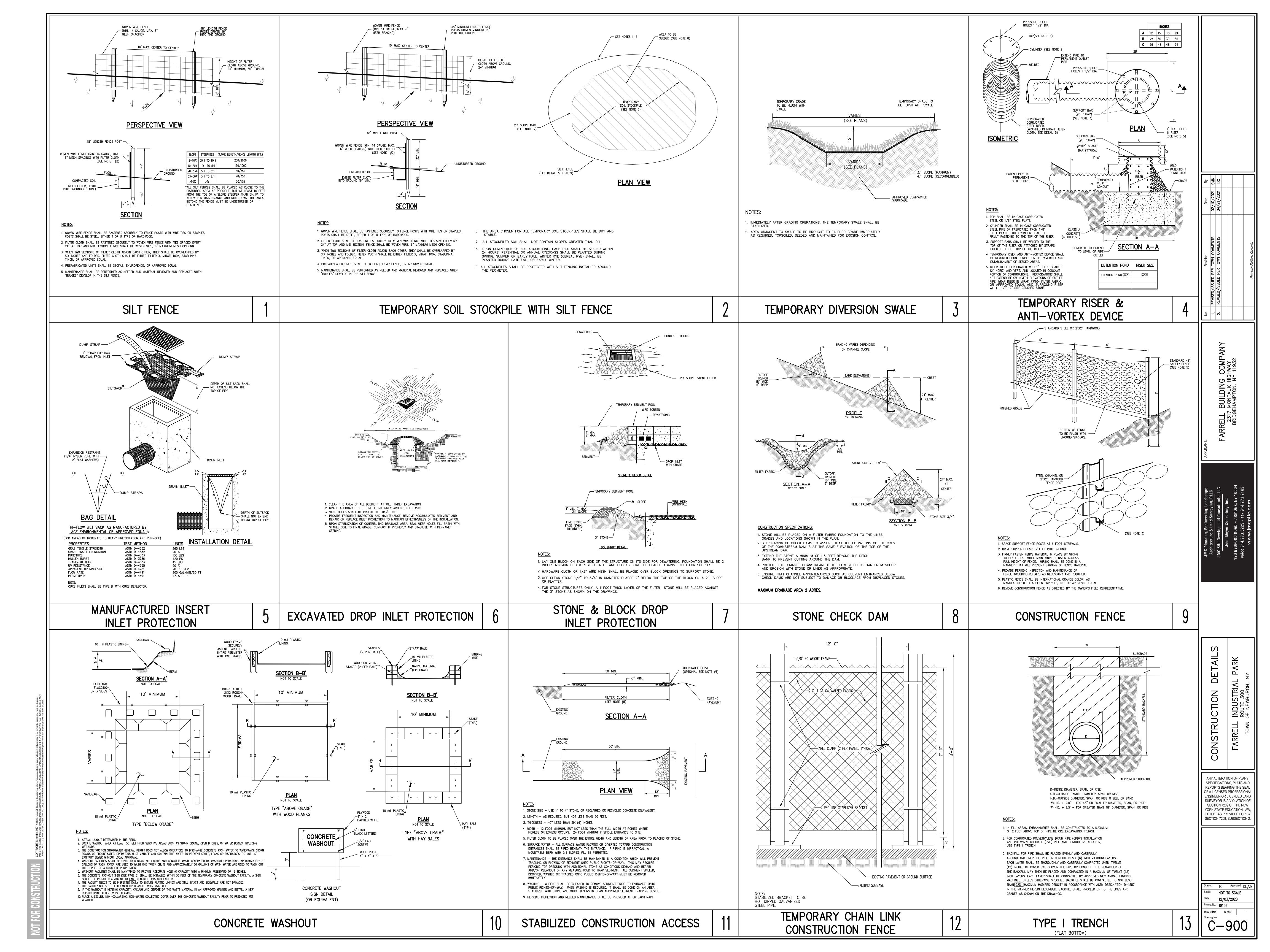
TRUCK

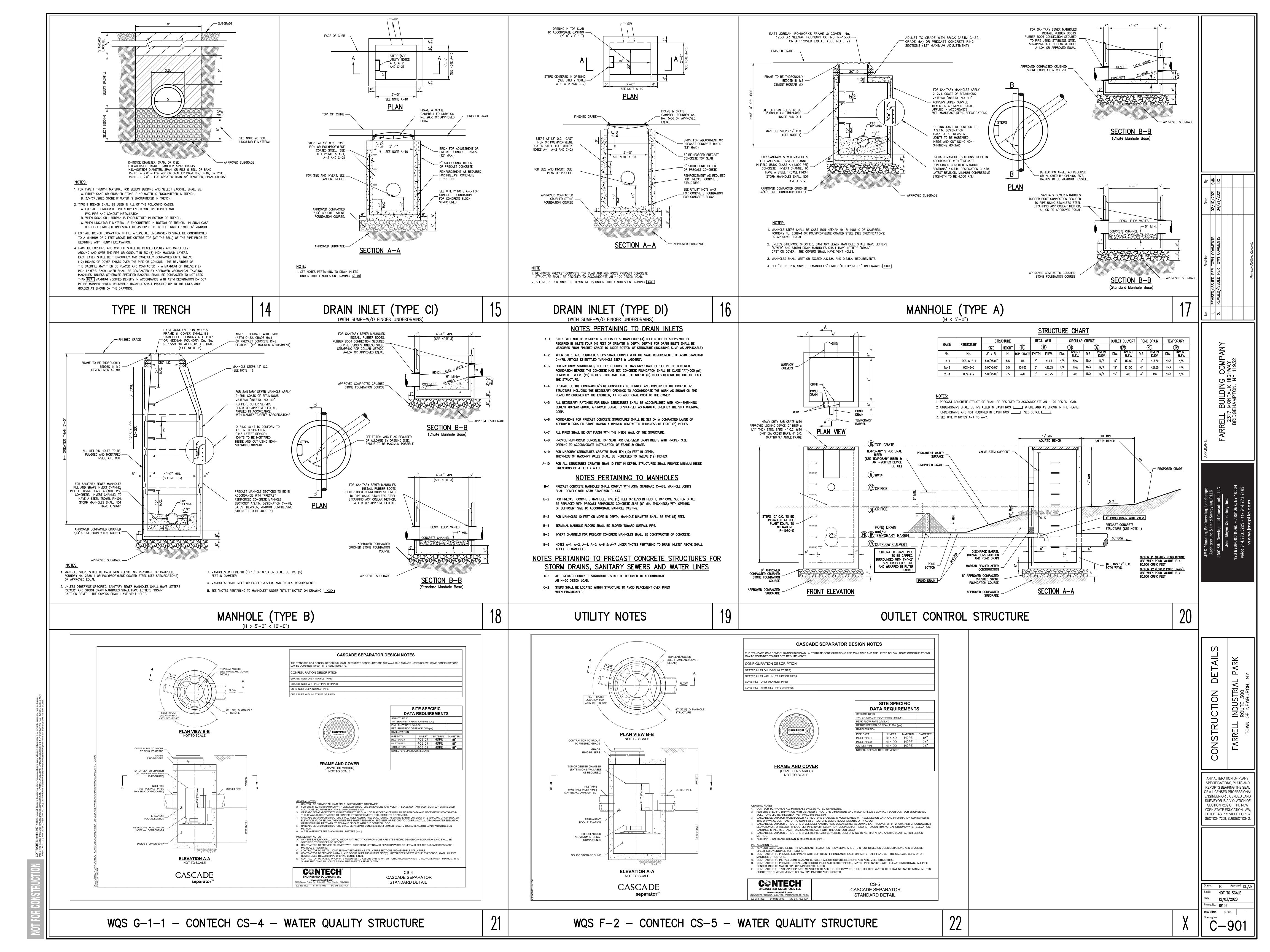
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL

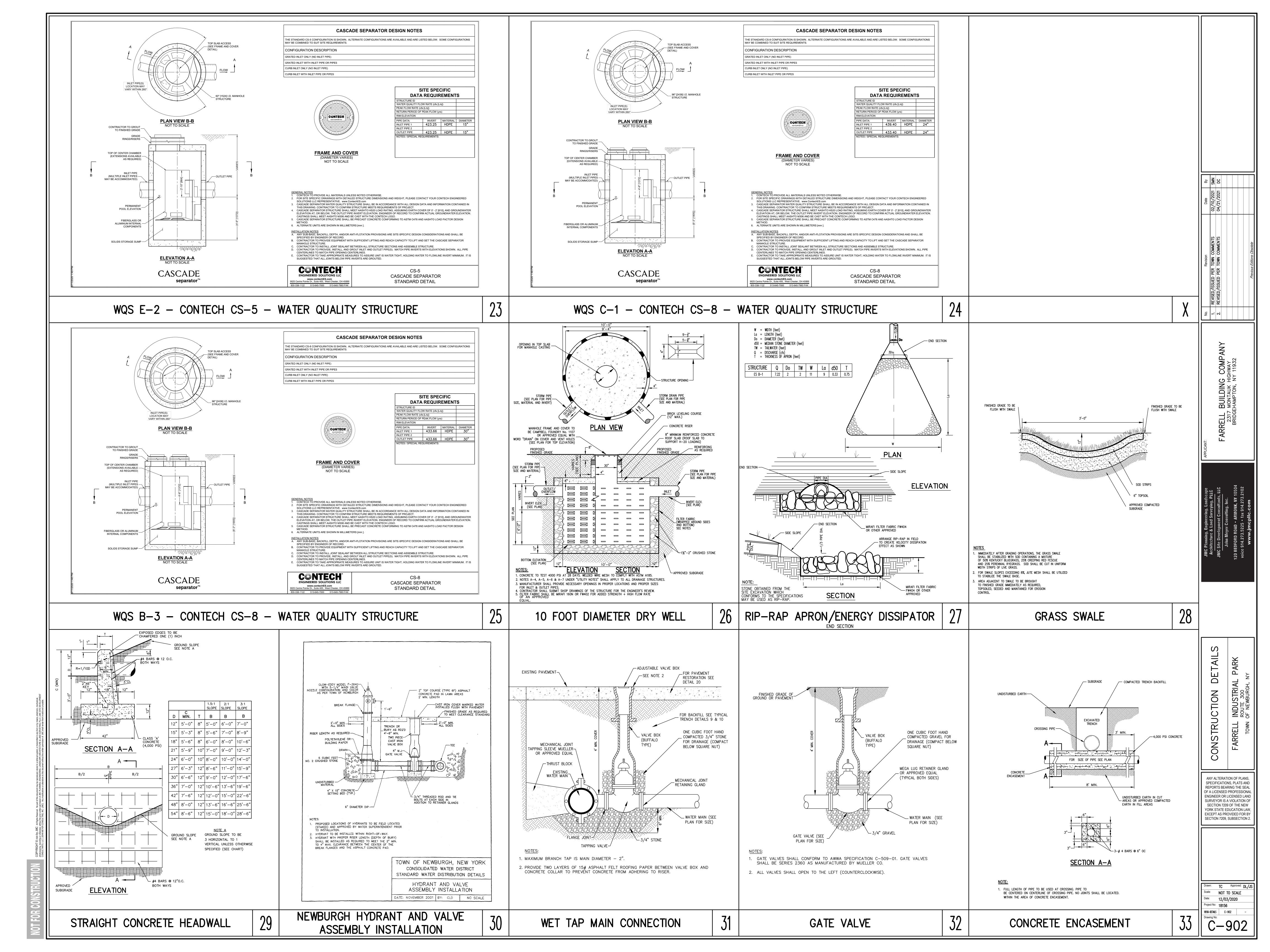
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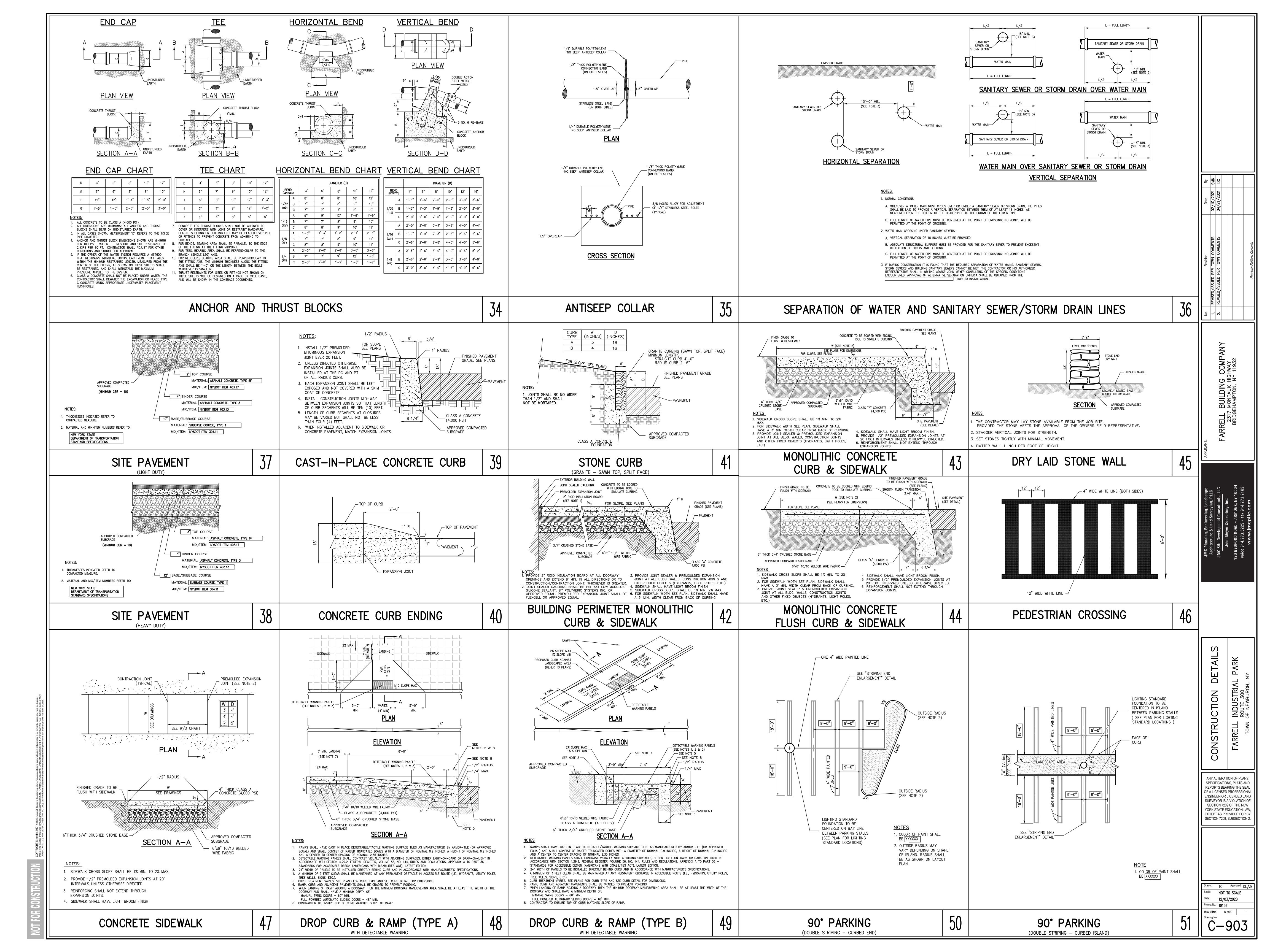
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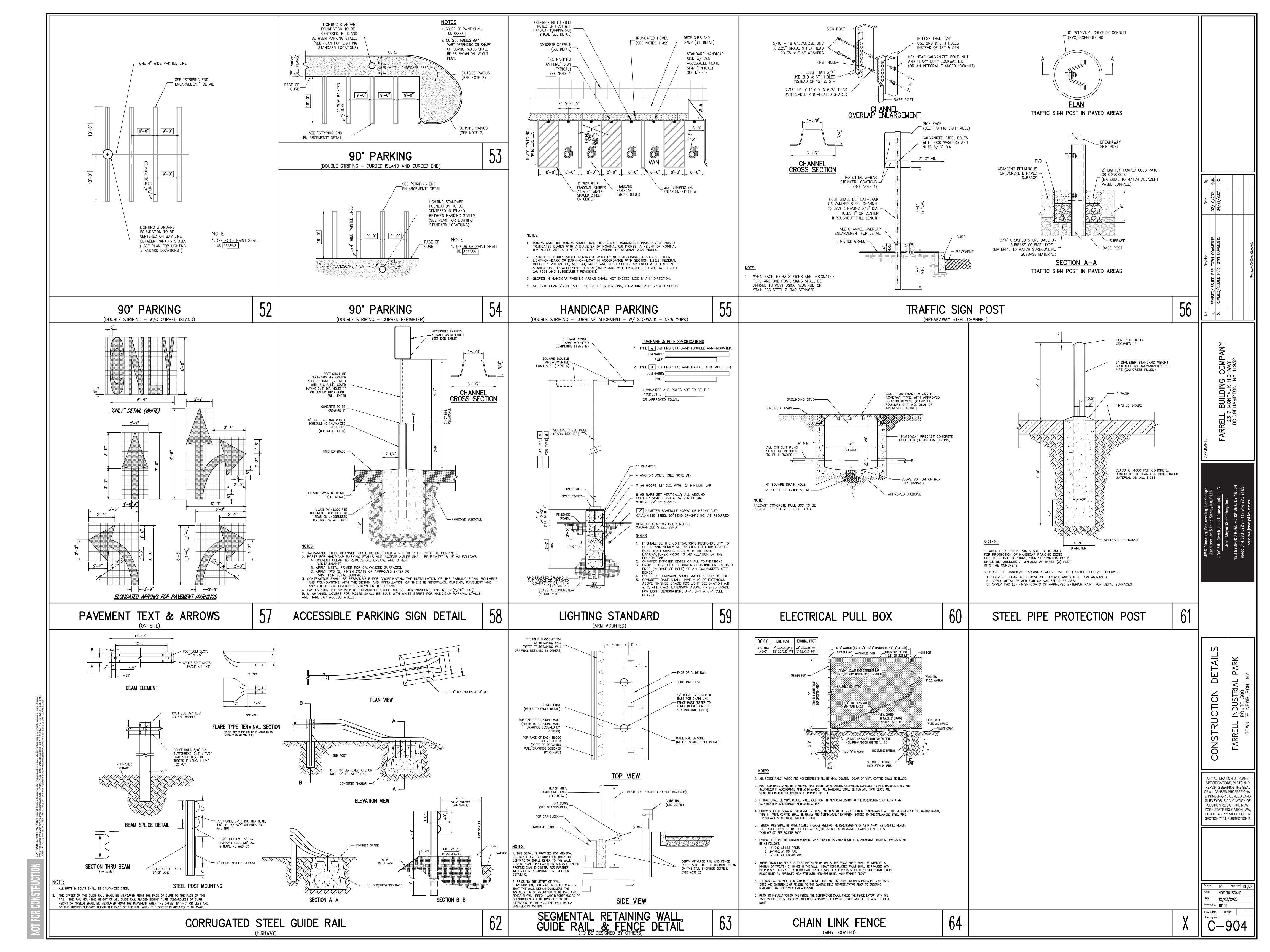
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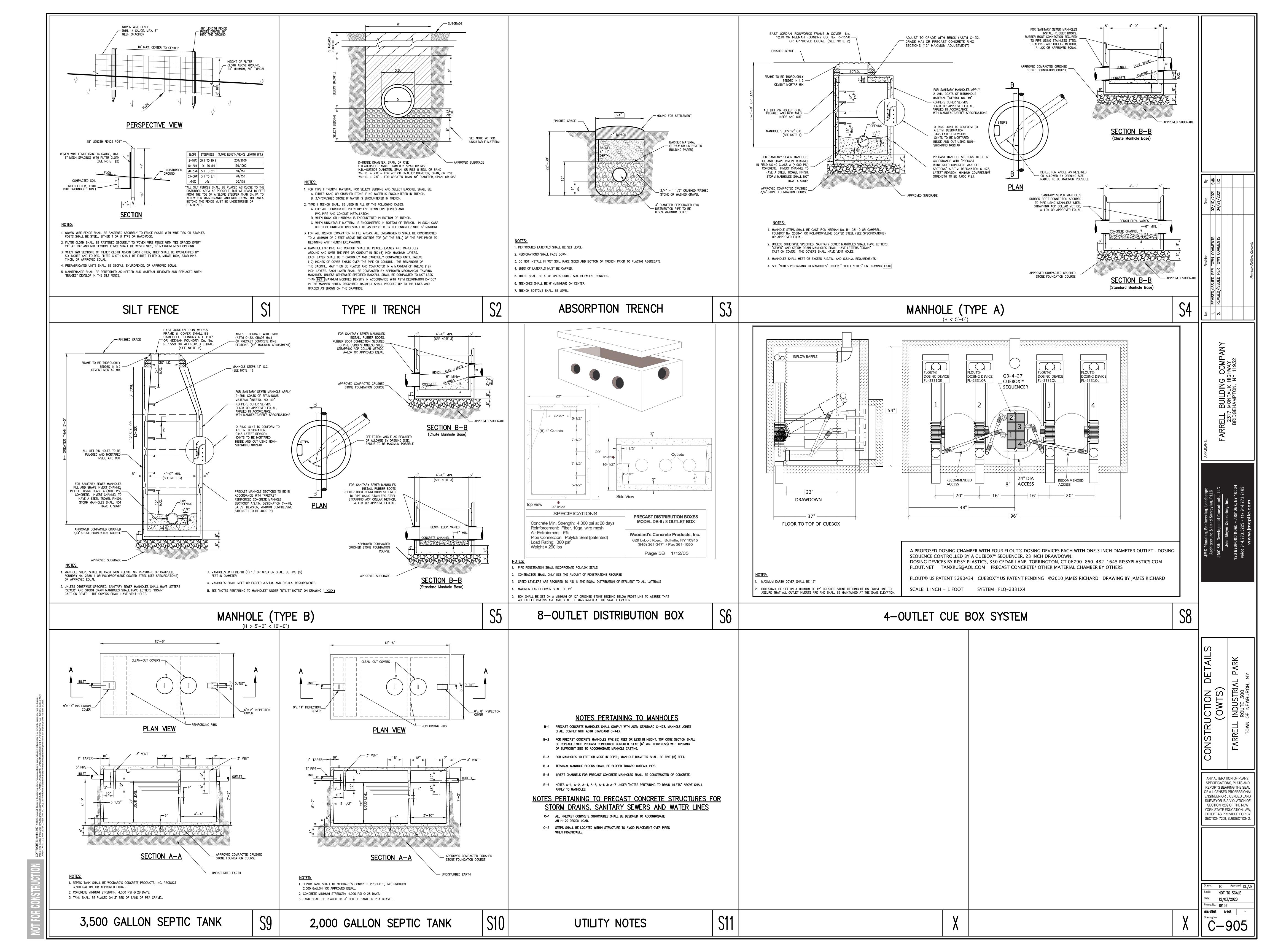


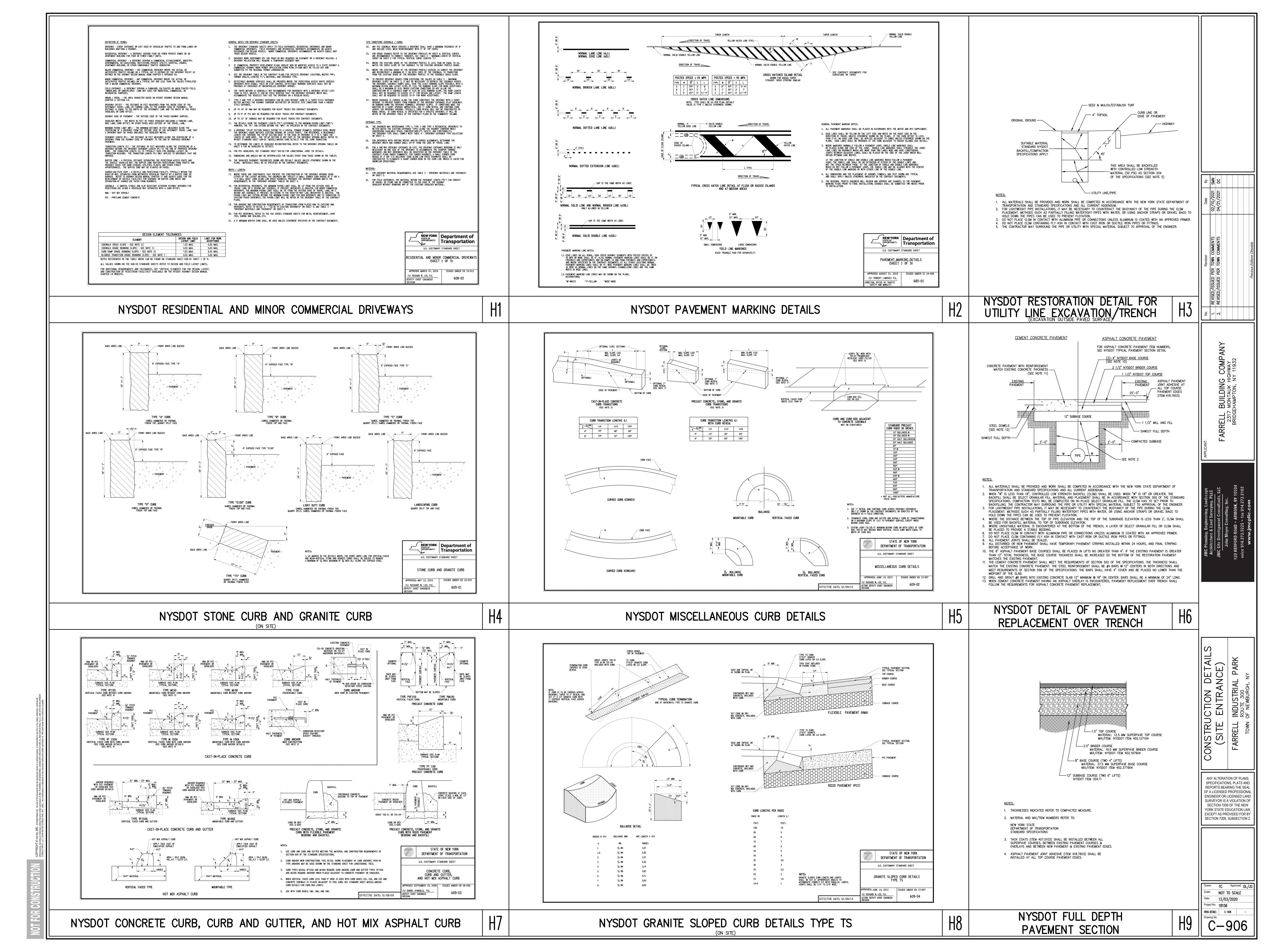


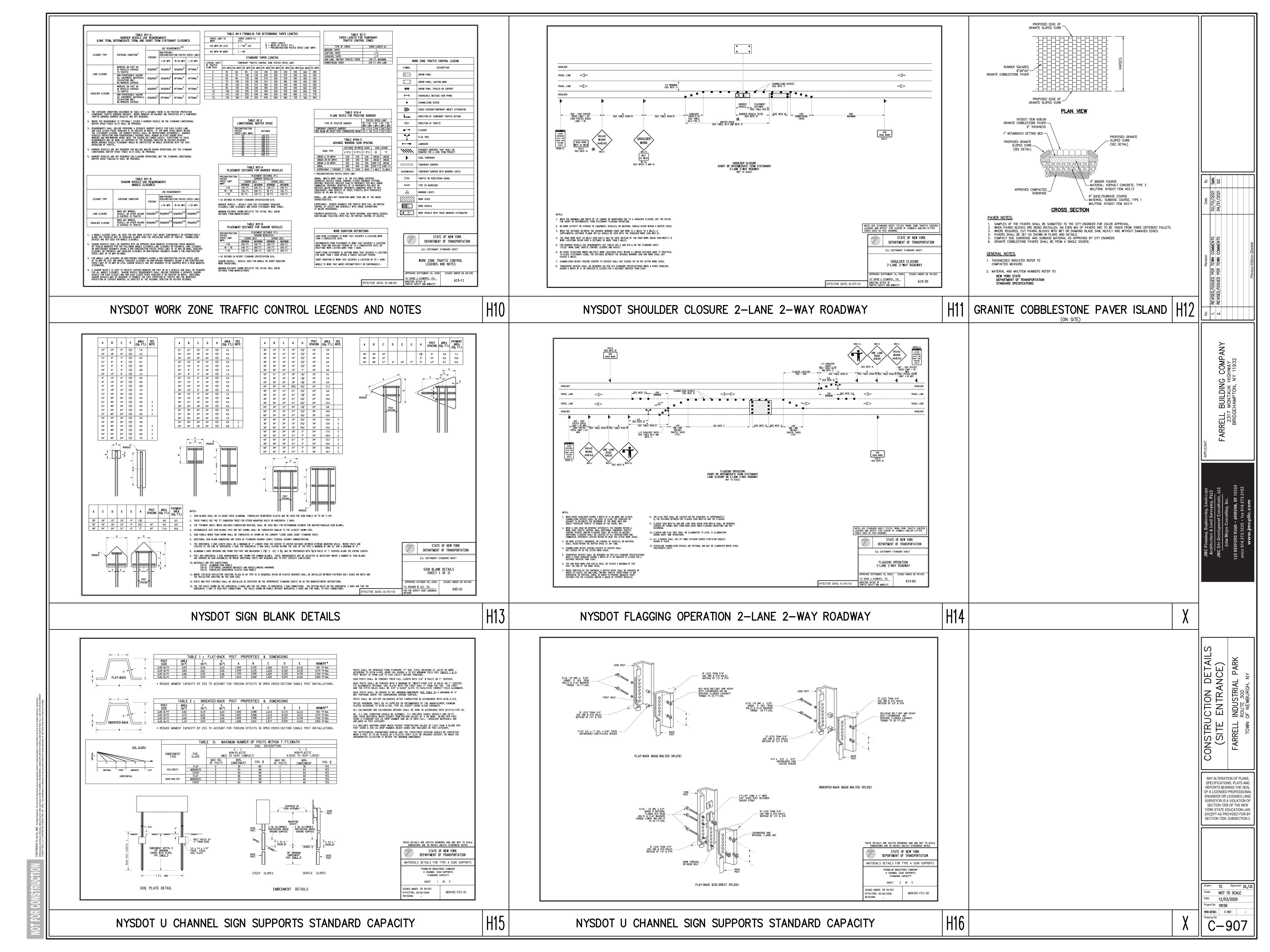














EXISTING WETLAND LINE AND DELINEATION EXISTING WETLAND BUFFER EXISTING BUILDING OVERHANG EXISTING PAVEMENT EDGE EXISTING RETAINING WALL EXISTING TREE AND DESIGNATION PROPOSED CONCRETE CURB PROPOSED CONCRETE APRON PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS) 2-4" WIDE YELLOW LINES 8"O.C. 12" WIDE WHITE STOP LINE TRAFFIC SIGN LOCATION & DESIGNATION PROPOSED DECIDUOUS TREE

BUIL

ALL PLANT MATERIAL SPECIFIED ON THE DRAWINGS SHALL BE FIRST QUALITY NURSERY GROWN STOCK, CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY, ALL OF WHICH SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORTI (ANSI Z60.1)," LATEST EDITION.

3. ALL MULCH TO BE PLACED IN PLANTING BEDS SHALL BE CLEAN, NON-DYED, TOXIC FREE, ORGANIC MATERIAL, CONSISTING OF SHREDDED HARDWOOD, ROOT MULCH SHREDDED CEDAR, OR BARK CHIPS, AS APPROVED BY THE OWNERS FIELD REPRESENTATIVE OR PROJECT LANDSCAPE ARCHITECT. THE PLACEMENT THICKNESS OF THE MULCH SHALL BE 3" AND/OR AS DIRECTED IN THE PLANTING DETAILS.

5. ALL LANDSCAPE PLANTINGS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANT(S) AT THE BEGINNING

LANDSCAPE ARCHITECT AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. 7. ALL PLANT MATERIAL STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALE, WINDBURN, ABRASION, AND HARMFUL INSECTS OR INSECTS EGGS; AND SHALL HAVE HEALTHY, NORMAL UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND FREE FROM OBJECTIONABLE DISFIGUREMENTS. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY VINES AND GROUND COVER PLANTS WELL ESTABLISHED IN REMOVAL CONTAINERS, INTEGRAL CONTAINERS,

DISCLOSED TO PROJECT LANDSCAPE ARCHITECT AND OWNER PRIOR TO

10. ALL LAWN/MEADOW AREAS (SOD OR SEED) SHALL RECEIVE A MINIMUM 6" THICK LAYER OF SCREENED TOPSOIL PRIOR TO INSTALLATION OF SOD OR SEED,

11. SOIL WITHIN ALL PLANTING BEDS SHALL BE PREPARED AS DIRECTED IN THE PLANTING DETAILS AND PROJECT SPECIFICATIONS PRIOR TO INSTALLATION OF

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN GOOD HEALTH UNTIL THE PROJECT LANDSCAPE ARCHITECT HAS PROVIDED WRITTEN ACCEPTANCE THAT THE PLANTINGS ARE COMPLETE AND IN CONFORMANCE WITH THE PLANS. THE CONTRACTOR SHALL GUARANTEE THE SURVIVAL OF THE PLANT MATERIAL FOR A PERIOD OF TWO YEAR AFTER ACCEPTANCE BY THE PROJECT LANDSCAPE ARCHITECT, UNLESS OTHERWISE

13. ALL AREAS DISTURBED OR DAMAGED DURING THE COURSE OF THE CONTRACTORS WORK SHALL BE REPAIRED OR RESTORED TO ORIGINAL OR CONSTRUCTED CONDITION AT NO ADDITIONAL COST TO OWNER.

15. CONTRACTOR SHALL IMMEDIATELY REPORT ANY UNSATISFACTORY SITE CONDITIONS TO THE OWNER IN WRITING. CONTRACTOR SHALL RECEIVE NO ADDITIONAL PAYMENT FOR ADDITIONAL WORK ASSOCIATED WITH THE UNSATISFACTORY CONDITIONS IF NOT PROPERLY REPORTED AND WITHOUT PRIOR

16. ALL TREE AND SHRUB PLANTINGS INSTALLED ADJACENT TO PARKING AREAS SHALL BE SETBACK A MINIMUM OF 24" FROM EDGE OF THE PLANT TO EDGE

CUT EDGE ALONG THE OUTSIDE OF THE PLANTING BED. 18. THE CONTRACTOR IS INFORMED THAT ALL SOILS (SUBSOILS AND TOPSOIL) TO BE USED ON SITE SHALL BE SUBJECT TO TESTING BY AN INDEPENDENT LAB PRIOR TO BEING DISTRIBUTED ACROSS THE SITE FOR COMPLIANCE WITH THE SPECIFICATIONS PROVIDED HEREON AND/OR TECHNICAL SPECIFICATIONS. SPECIAL ATTENTION SHALL BE GIVEN TO THE TOPSOIL, AS IT IS CRITICAL TO THE SURVIVAL/HEALTH OF THE PROPOSED PLANT MATERIAL. TEST RESULTS SHALL BE PROVIDED TO THE PROJECT LANDSCAPE ARCHITECT AND TOWN

19. THE CONTRACTOR IS INFORMED THAT THE PLAN MATERIAL IS SUBJECT TO THE INSPECTION OF THE PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION FOR CONFIRMATION THAT SAID MATERIAL MEETS THE SIZE AND SPECIES SPECIFICATIONS NOTED HEREON. THIS INSPECTION MAY TAKE PLACE ON SITE OR AT THE NURSERY (SUBJECT TO APPROVAL OF THE OWNER). THE CONTRACTOR SHALL PROVIDE REPLACEMENTS FOR ANY MATERIAL REJECTED BY THE PROJECT

20. THE CONTRACTOR IS INFORMED THAT, IF REQUIRED BY THE BUILDING CODE OFFICIAL, ALL LANDSCAPE PLANTINGS SHALL BE SUBJECT TO INSPECTION AND

21. THE CONTRACTOR IS INFORMED THAT A LANDSCAPE BOND IS REQUIRED IN ACCORDANCE WITH THE RESOLUTION OF SITE PLAN APPROVAL IN AN AMOUNT DETERMINED BY THE TOWN LANDSCAPE ARCHITECT. UPON COMPLETION OF INSTALLATION. PLANTINGS SHALL BE INSPECTED AND ACCEPTED BY THE TOWN LANDSCAPE ARCHITECT. ONE YEAR AFTER THE ACCEPTANCE, A PARTIAL RELEASE OF THE LANDSCAPE BOND MAY BE REQUESTED AND TWO YEARS AFTER THE ACCEPTANCE, A FULL RELEASE OF THE LANDSCAPE BOND MAY BE REQUESTED. APPROVAL OF EITHER REQUEST WILL BE RECOMMENDED BY THE TOWN LANDSCAPE ARCHITECT IF MORE THAN 90% OF THE PLANT MATERIAL, INCLUDING GROUND COVERS, ARE IN GOOD HEALTH AT THE TIME OF INSPECTION. SHOULD IT BE DETERMINED THAT MORE THAN 10% OF THE PLANT MATERIAL IS IN POOR HEALTH, SAID PLANT MATERIAL SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER AND THE NEWLY INSTALLED PLANT MATERIAL SHALL LIVER FOR ONE YEAR AFTER INSTALLATION BEFORE THE LANDSCAPE BOND CAN BE RECOMMENDED FOR RELEASE.

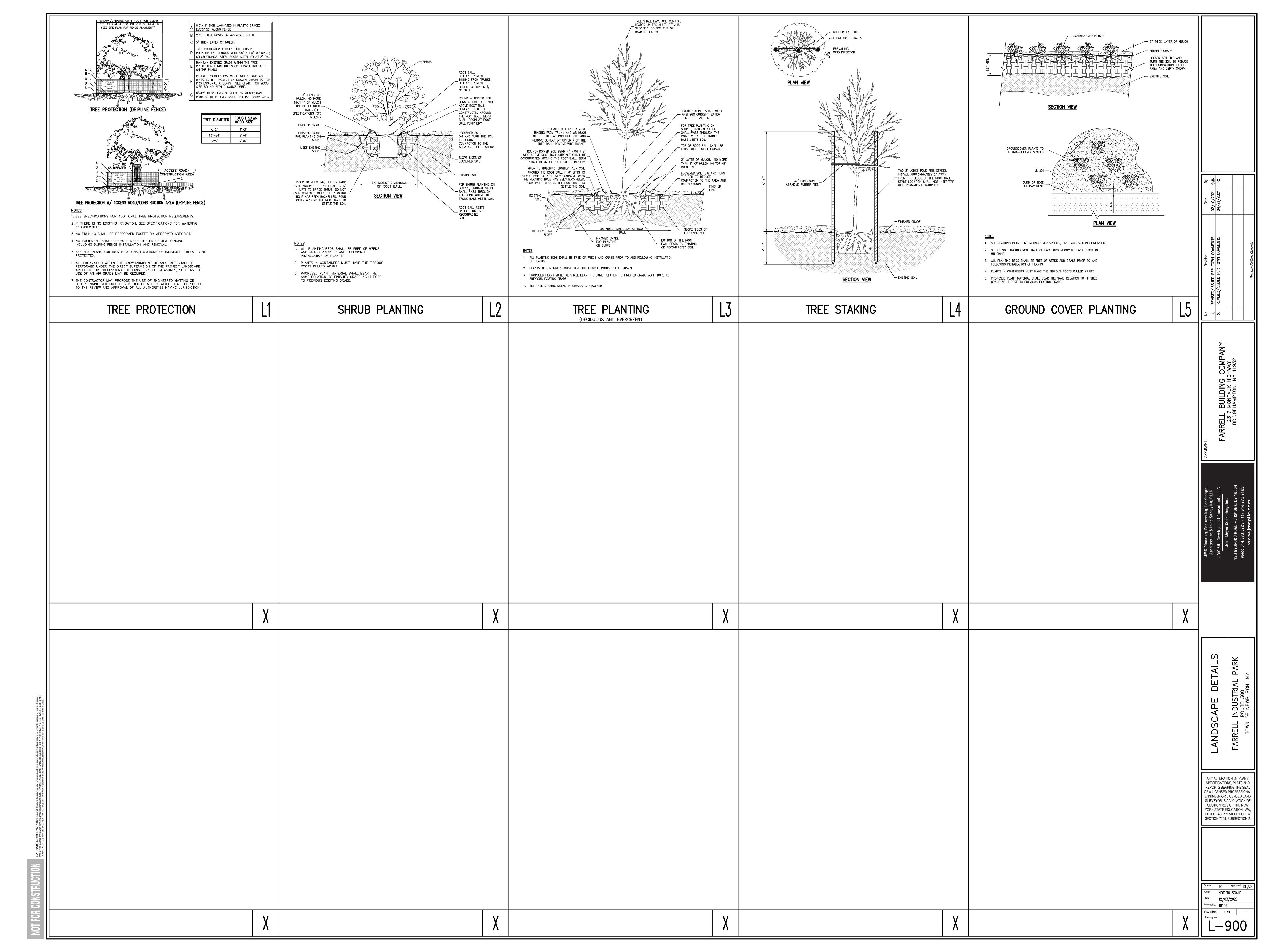
22. THE CONTRACTOR IS INFORMED THAT THE SELECTIVE PRUNING AND/OR TREE REMOVAL IN THE AREA SHOWN HEREON IS INTENDED TO PROVIDE VISIBILITY OF THE PROPOSED MONUMENT SIGN AND SHALL BE DONE UNDER THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT, TOWN LANDSCAPE ARCHITECT,

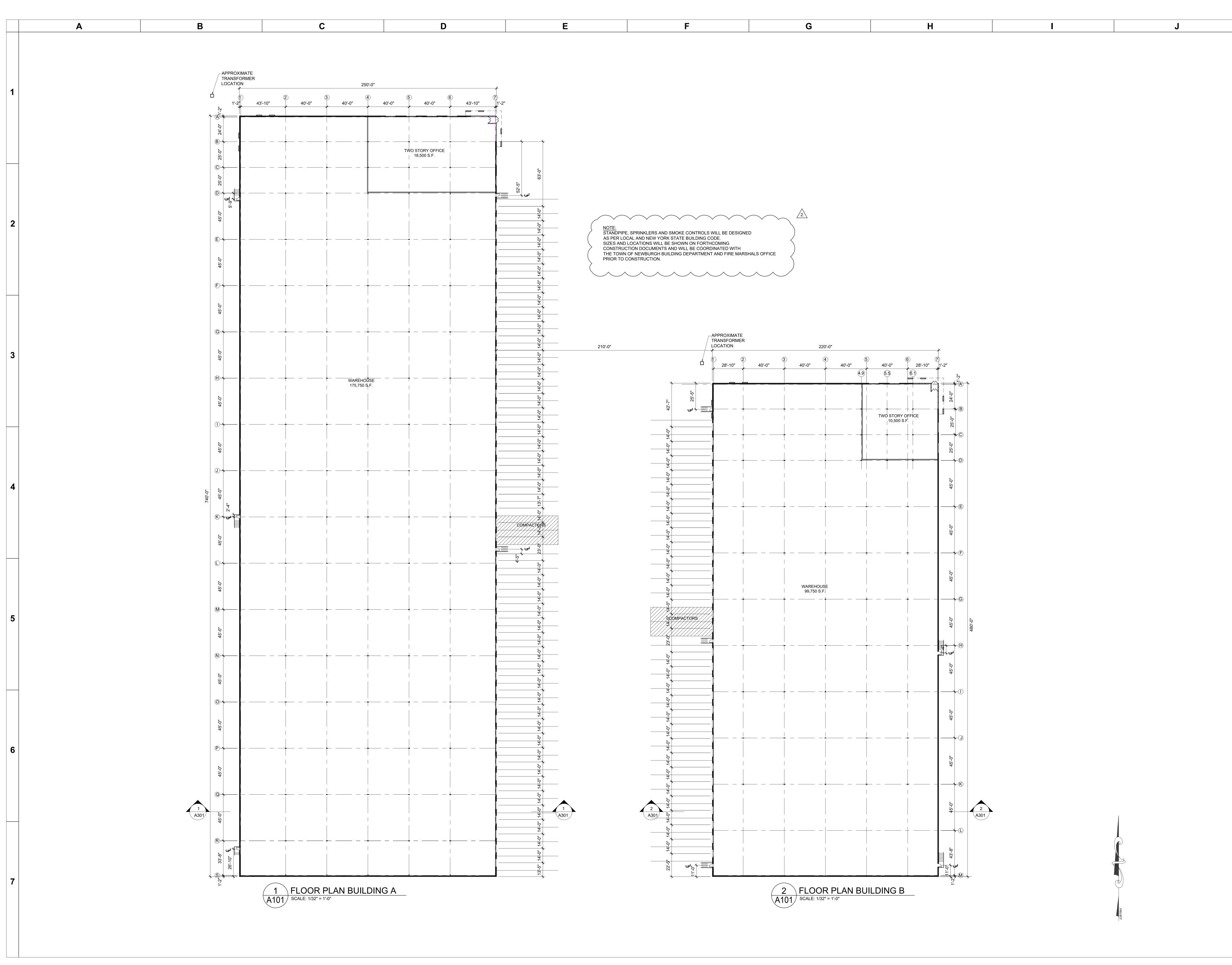
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ANY ALTERATION OF PLANS,

SPECIFICATIONS, PLATS AND

Scale: 1" = 50' 12/03/2020 Project No: 18156 18156-LAND LAND LAND.scr









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No. Description Date

1. REVISED/ISSUED PER TOWN COMMENTS 02/10/21

2. REVISED/ISSUED PER TOWN COMMENTS 04/21/21

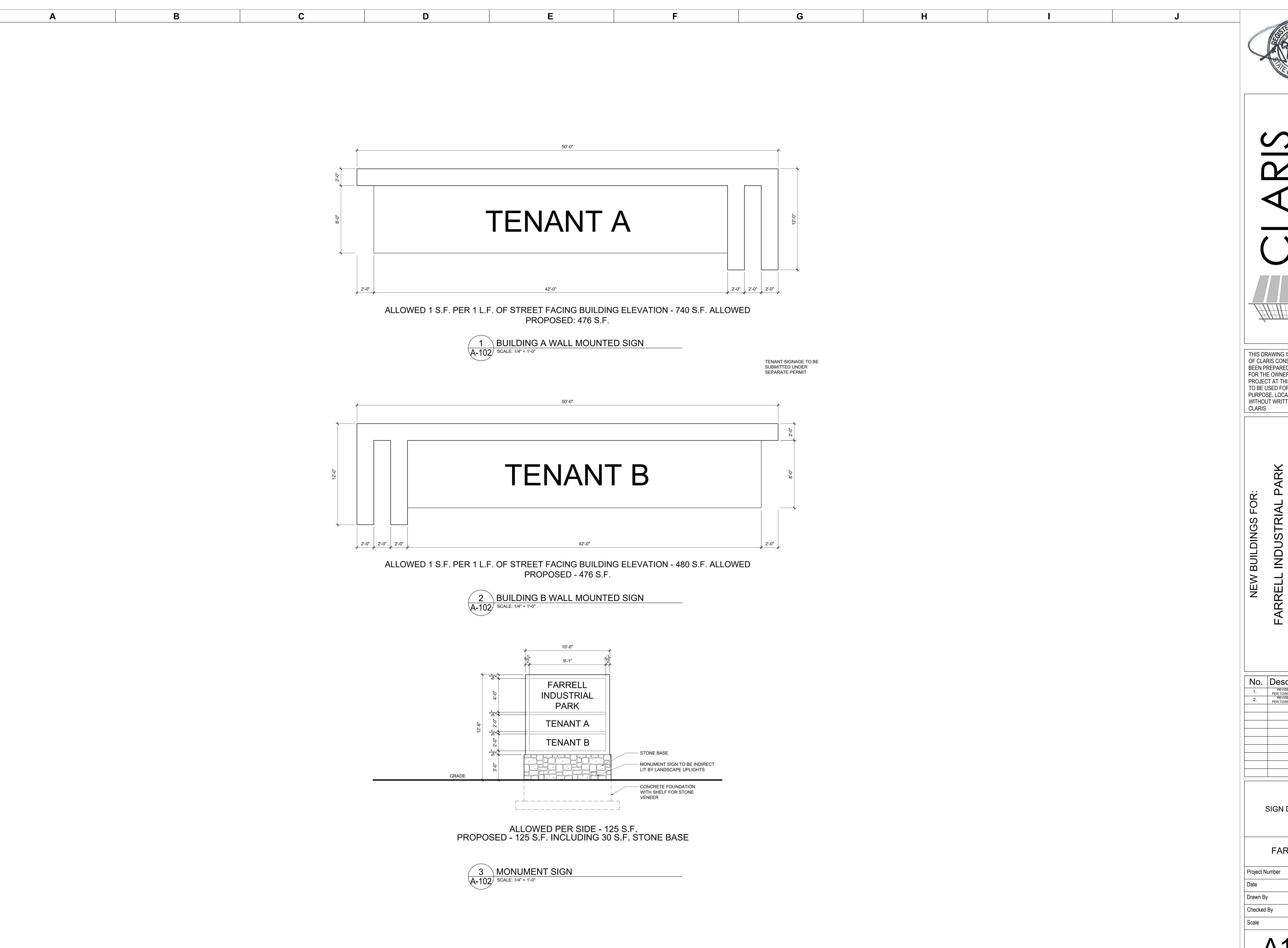
FLOOR PLANS **BUILDINGS A & B** 

**FARRELL** 

20-25 Project Number 01/21/21 JWK Drawn By Checked By

A101

As Noted







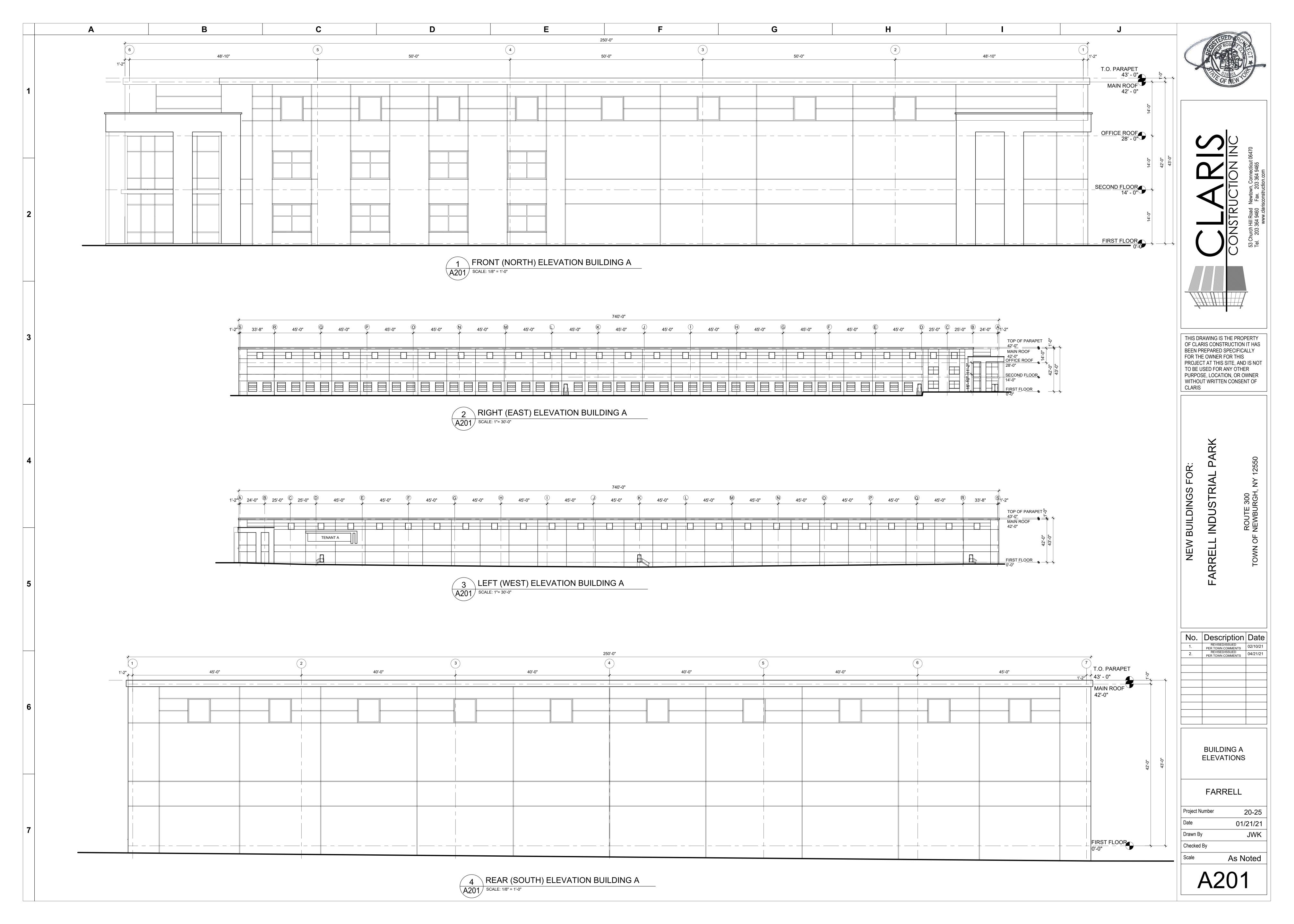
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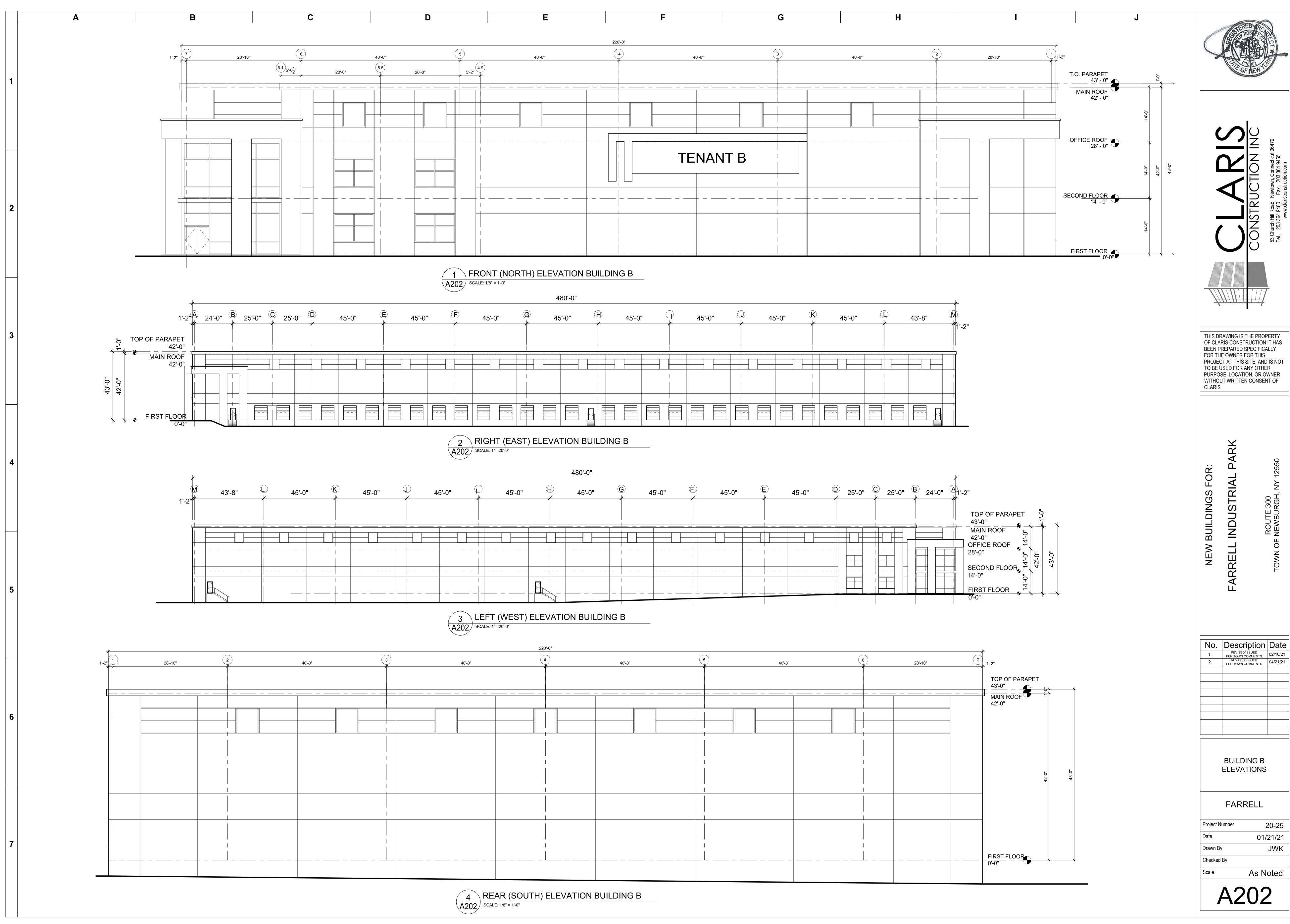
	No.	Description	Date
	1.	REVISED/ISSUED PER TOWN COMMENTS	02/10/21
	2.	REVISED/ISSUED PER TOWN COMMENTS	04/21/21

SIGN DETAILS

**FARRELL** 

Project Number	20-25
Date	01/21/21
Drawn By	JWK
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Scale	As Noted









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CLARIS

NEW BUILDINGS FOR: FARRELL INDUSTRIAL PARK

No. Description Date

1. REVISED/ISSUED PER TOWN COMMENTS

2. REVISED/ISSUED PER TOWN COMMENTS

04/21/21

RENDERINGS

FARRELL

Project Number 20-25

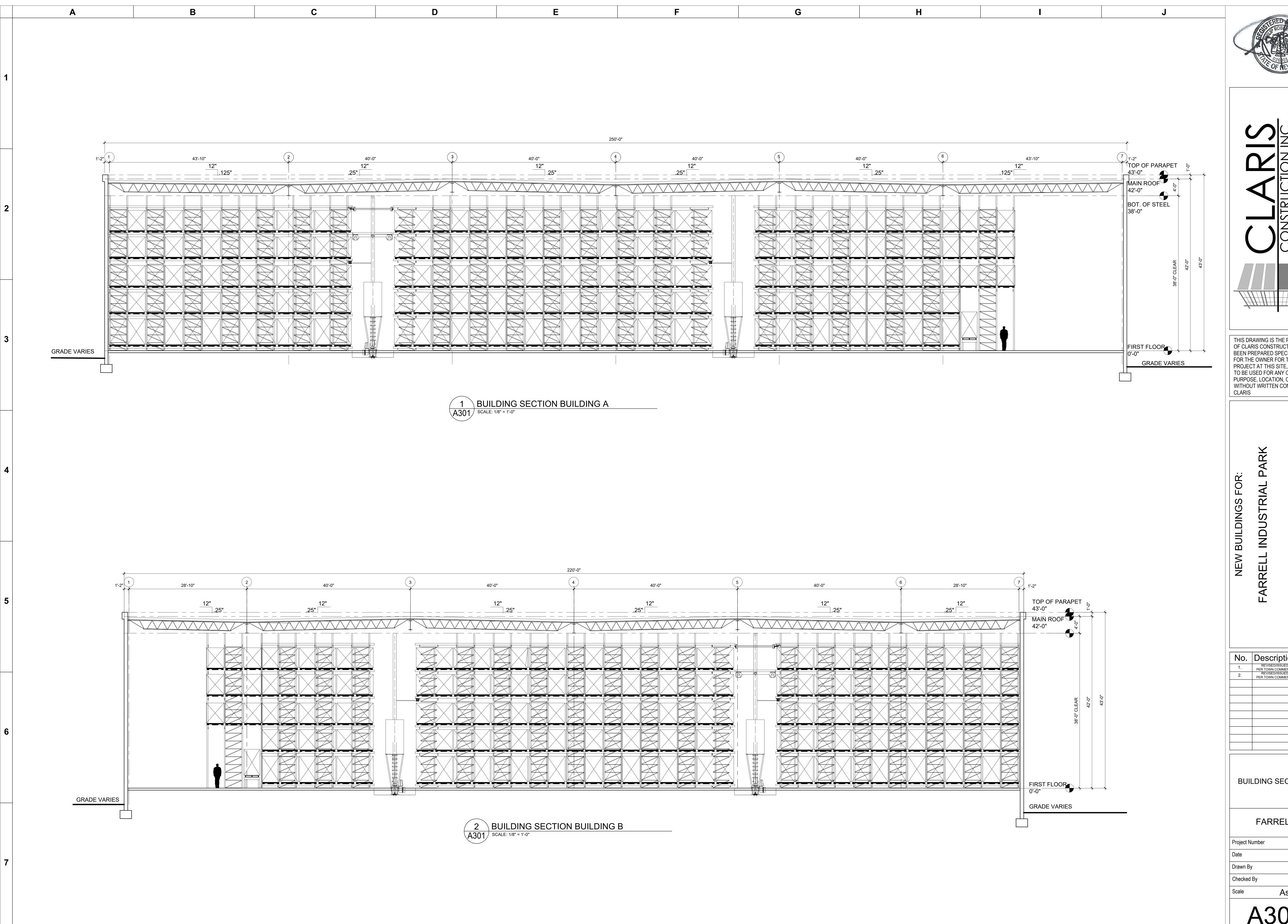
Date 01/21/21

Drawn By JWK

Checked By

Scale As Noted

A203







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No. Description Date

1. REVISED/ISSUED PER TOWN COMMENTS 02/10/21

2. REVISED/ISSUED 04/21/21

**BUILDING SECTIONS** 

FARRELL

Project Number	20-25
Date	01/21/21
Drawn By	JWK
Checked By	
Scale	As Noted