



**TOWN OF NEWBURGH  
PLANNING BOARD  
TECHNICAL REVIEW COMMENTS**

**PROJECT NAME:** OVERLOOK FARMS  
**PROJECT NO.:** 19-23  
**PROJECT LOCATION:** SECTION 9, BLOCK 1, LOTS 10, 11,12, 56.21 & 56.22  
**REVIEW DATE:** 27 JANUARY 2023  
**MEETING DATE:** 2 FEBRUARY 2023  
**PROJECT REPRESENTATIVE:** ENGINEERING AND SURVERYING PROPERTIES

1. The applicants Flood Plain Consultant, Leonard Jackson Associates has provided additional information regarding flood plain impacts. The stream channel within the project area has been re-located and increased in size to mitigate impacts associated with flood elevations on the site. The proposed retail structure has been re-located 9 feet to the west in order to provide for the channel capacity and address ACOE wetland comments.
2. Approval of the on site water mains from the Orange County Health Department is required.
3. The applicants representative have identified that an SPDES Permit has been applied for from the NYSDEC. All information pertaining to outside agency submittals should be forwarded to the Planning Board to complete the Planning Board project file. Any comments received from reviewing agencies should also be transmitted to the Planning Board for the record.
4. A plan in response to the Town's Tree Preservation Ordinance has been submitted. A Narrative Report is requested to be provided with the plan to identify the methodology and compliance requirements of the Tree Preservation Ordinance.
5. Status of the Planning Boards Architectural Review of the apartments, retail, clubhouse and sanitary sewer disposal system should be addressed.
6. Details of relocated pond outlet should be added to the plans.
7. A Stormwater Facilities Maintenance Agreement must be filed with the Town Board for the project.
8. Approval from the ACOE/NYSDEC for the wetland mitigation is required. A .78 acre wetland mitigation area is located on the westerly portion of the site.
9. The applicants are requested to provide a Construction Phasing Plan to accompany the SWPPP. If a 5 acre waiver is required that would be a Town Board action.

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10. Securities for stormwater management and erosion sediment control and site landscaping are required.
11. Comments from the Jurisdictional Fire Department regarding emergency access gates should be received. Jurisdictional Fire Department may request padlocks keyed to their access control system.
12. Parking lot striping should be dual striped per Town Code. Detail #62 should have the striping color added.
13. Several drainage structures have 60 inch or greater pipes entering the structures. Details of these larger structures should be provided.
14. Floodplain Development Permit is required to be received from the Town of Newburgh Code Department.

Respectfully submitted,

**MHE Engineering, D.P.C.**



Patrick J. Hines  
Principal  
PJH/kbw





Site Planning	Environmental Studies
Civil Engineering	Entitlements
Landscape Architecture	Construction Services
Land Surveying	3D Visualization
Transportation Engineering	Laser Scanning

January 20, 2023

Mr. John Ewasutyn  
 Town of Newburgh Planning Board  
 21 Hudson Valley Professional Plaza  
 Newburgh, NY 12550

RE: JMC Project 17088  
 Overlook Farms a Farrell Community  
 5417 Route 9W  
 Town of Newburgh, NY

Dear Chairman Ewasutyn and Members of the Board:

On behalf of Farrell Communities at Overlook Ponds LLC, the Applicant for the above referenced project, we are pleased to submit the 10 copies each of the below listed documents in support of an application for Site Plan and Lot Consolidation Approval. As requested, we will also provide a full digital submission via email.

I. JMC Drawings

<u>Dwg. No.</u>	<u>Title</u>	<u>Last Revised</u>
C-000	“Cover Sheet”	01/20/2023
C-010	“Existing Conditions Plan”	01/20/2023
C-011	“Lot Consolidation & Subdivision Plan”	01/20/2023
C-012	“Environmental Constraints Plan”	01/20/2023
C-020	“Demolition Plan”	01/20/2023
C-030	“Three Preservation Plan”	01/20/2023
C-031	“Tree Preservation Table”	01/20/2023
C-100	“Layout Plan”	01/20/2023
C-200	“Grading Plan”	01/20/2023
C-300	“Utilities Plan”	01/20/2023
C-310	“Storm Sewer Profiles”	01/20/2023
C-311	“Storm Sewer Profiles”	01/20/2023
C-320	“Sanitary Sewer Profiles”	01/20/2023
C-330	“Water Main Profiles”	01/20/2023
C-331	“Water Main Profiles”	01/20/2023
C-400	“Erosion & Sediment Control Plan”	01/20/2023
C-500	“Fire Truck Access Plan”	01/20/2023
C-510	“Truck Routing Plan”	01/20/2023

C-520	“Sight Distance Analysis Plan”	01/20/2023
C-900	“Construction Details”	01/20/2023
C-901	“Construction Details”	01/20/2023
C-902	“Construction Details”	01/20/2023
C-903	“Construction Details”	01/20/2023
C-904	“Construction Details”	01/20/2023
C-905	“Construction Details”	01/20/2023
C-906	“Construction Details”	01/20/2023
L-100	“Landscape Plan”	01/20/2023
L-101	“Landscape Plan”	01/20/2023
L-102	“Typical Unit Landscape Plan”	01/20/2023
L-110	“Wetland Mitigation Area Landscape Plan”	01/20/2023

2. JMC Engineering Report – Private Water Distribution System, dated 01/20/2023 (3 copies)

3. Leonard Jackson Associates Letter, dated 01/19/2023

Since our last meeting, we have revised the Site Plans as follows:

- Our coordination with the The Army Corps of Engineers has progressed and as a result, we have revised the Site Plans to reduce the impacts to the watercourse along the frontage of the site. The new design proposes to shift the 25,000 square foot retail building 9 feet farther to the west of the existing watercourse and adds a proposed retaining wall between the parking area and the watercourse to maintain more of the existing route of the watercourse. In addition, we have eliminated the proposed parking spaces directly adjacent to the watercourse, to further minimize the impacts while still meeting the parking requirement for the retail use.
- We have prepared and enclosed a “Tree Preservation Plan” and “Tree Preservation Table” in response to the “Tree Preservation and Protection Ordinance” that was recently adopted by the Town. The plans provide calculations and quantities of significant and specimen trees that are proposed to be removed and planted which demonstrate compliance with the requirements of the Ordinance.
- We have added landscape screening between the proposed retail building and Morris Drive in response the public comments received during the public hearing.
- We have continued to coordinate with NYSDOT for the roadway improvements along Route 9W. These proposed improvements are reflected on the Site Plans.
- The Erosion & Sediment Control Plan has been revised to depict a further construction phase breakdown consisting of 3 phases with 2 subphases each.

Following the issuance of Site Plan Approval, should it be granted, the Applicant would appreciate the opportunity to obtain a Clearing and Grading Permit to begin site work while the conditions of approval are satisfied.

We are in receipt of the following comment letters from your consultants and are pleased to provide responses below:

**Creighton Manning Letter, dated July 1, 2022**

**Comment No. 1**

*NYSDOT is concerned with the distance between the Morris Drive/Cortland Drive intersection and the proposed site driveway and signal. NYSDOT recommends that the proposed site driveway be aligned opposite Oak Street, but acknowledges that it would have to cut through the Cutrone Landscape business property to do so. Understanding that the applicant does not control that property, NYSDOT has provided concept approval of the proposed site driveway as a two-lane road (one lane entering, one lane exiting). They will not approve a signal at this time but will instead take it into consideration if a project across the street were proposed. A project on the east side of Route 9W has been rumored but nothing has been submitted to the town.*

**Response No. 1**

Comment noted. The Applicant is pursuing a Highway Work Permit from NYSDOT with a single two-lane (one entering and one exiting) driveway connecting to US 9W as shown on the enclosed drawings.

**Comment No. 2**

*Since no application has been submitted for the property on the east side of Route 9W, nor are their plans to redevelop the landscaping site, the plan as proposed appears to be what is acceptable to NYSDOT. Should the landscape business redevelop, NYSDOT might request that this project connect to an access road and potential signal at Oak Street. This may not require any immediate action by the Overlook Farms applicant, but should be something the Board considers if/when other applications are submitted.*

**Response No. 2**

Comment noted. The Applicant is pursuing a Highway Work Permit from NYSDOT with a single two-lane driveway connecting to US 9W as shown on the enclosed drawings.

**Comment No. 3**

*The applicant responded to our June 10th comment letter with a revised entrance detailing the NYSDOT changes and our suggestion for a new intersection configuration between the apartments and the retail use. An excerpt is attached. Placement of the pylon signs should be verified to not limit sight distance. Not knowing their design, we suggest moving the residential monument sign about 20 feet further up Road A, in front of the infiltration basis. The pylons at the Route 9W entrance should also move back some more to allow better views without a vehicle having to block the cross walk.*

**Response No. 3**

The locations of the signs have been adjusted as requested. As shown on Drawing C-520 "Sight Distance Analysis Plan", the proposed signs along US 9W are located outside of the intersection sight distance triangles. Additionally, the signs are located approximately 15.5 feet back from the

proposed crosswalk (beyond the 14.5 foot driver's eye distance for sight distance as discussed in the AASHTO publication). The proposed residential monument sign has been moved farther up Road A, so as not to impede sight distance for vehicles exiting the driveway.

Comment No. 4

*Confirm with NYSDOT whether the widening of Route 9W will include a centered hatched median or a two-way left turn lane that could help facilitate left turns out of the main site driveway.*

**Response No. 4**

The proposed improvements incorporate a hatched median along US 9W opposite the proposed northbound left turn lane. These improvements depicted on Drawing C-100 were conceptually approved by NYSDOT as shown on the drawing.

Comment No. 5

*Sidewalk ramps and crosswalks should be provided at Road A, Station 18+40 and 19+60.*

**Response No. 5**

Sidewalk ramps and crosswalks have been added at Stations 18+40 and 19+60.

**MHE Engineering Memorandum, dated June 10, 2022**

Comment No. 1

Applicant's representatives have provided responses to our previous comments regarding the Flood Plain analysis and revisions to the stream location on the site. The applicant's submittals are responsive to our previous comments, however the site access road to NYS Route 9W are over topped during the 100 year storm event. The applicant's representative identified that fire trucks will always have access even during the peak 100 year flood event. While fire trucks may be able to access the site through the flood waters it is unclear if other jurisdictional Emergency Services including police and ambulance will have the similar ability to traverse the site entrance during the 100 year storm and the site access road is over topped. In addition, residences will be "stranded" within the site during the storm event.

**Response No. 1**

As previously indicated in a letter by Leonard Jackson Associates (LJA) "Fire trucks will always have access even during the peak of a 100-year flood event. Leonard Jackson further advised, the potential for limited access for residents and other emergency vehicles will be de minimis as the calculations provided in the reports are extremely conservative. To put this into better perspective, there would be a higher probability of restricted access resulting from a significant snowfall than for a 100 year flood event for this watercourse.

Comment No. 2

*The applicant's representatives have identified that a Water Main Extension Report is being prepared and will be-submitted.*

**Response No. 2**

A Private Water Distribution System Engineering Report is enclosed.

Comment No. 3

*The sewage treatment facility proposed identifies the use of cargo containers for portions of the process equipment. Use of cargo containers should be addressed with the Building Department as containers are not permitted within the Town of Newburgh.*

**Response No. 3**

Mr. Canfield, Town of Newburgh Code Compliance Officer, determined that the containers are acting as components of the treatment system and not storage, and are therefore acceptable. Heavy landscape screening is proposed around the Sewage Treatment Facility to provide visual screening.

Comment No. 4

*Status of any approvals of the wetland impacts should be further addressed. We believe that a Pre-Construction Notice for a Nationwide 39 Permit has been submitted.*

**Response No. 4**

Notification was sent to the USACE for a Nationwide Permit #29 and to the NYSDEC for a Section 401 Water Quality Certification. Comments were received from the Corps and plan revisions are being completed and will be submitted to the USACE shortly. These revisions are reflected on the enclosed plans. A permit is anticipated 45 days after the resubmission. The final plans will also be submitted to the NYSDEC to receive a Notice of Complete Application and Permit.

Comment No. 5

*Stormwater Facilities Maintenance Agreement will be required.*

**Response No. 5**

So noted.

Comment No. 6

*We are awaiting confirmation regarding the installation of the traffic signal at NYS Route 9W access road.*

**Response No. 6**

A signal at the site driveway's connection with US 9W is not proposed and not approved by NYSDOT at this time. See Creighton Manning Comment No. 1 above.

Comment No. 7

*A bus pick-up/drop-off area has been coordinated with the Marlborough School District.*

**Response No. 7**

So noted.

Comment No. 8

*It is requested the applicants pursue the SPDES Permit for discharge to the surface water from the sewage treatment plant. Response letter states that after approval applications will be made.*

**Response No. 8**

StreamGo, the applicant's Sewage Treatment Plant Consultant, has submitted a SPDES Application to the New York State Department of Environmental Conservation and is currently addressing comments received from that agency.

We look forward to discussing this matter at the February 3, 2023 Planning Board meeting. In the interim, please let us know if you have any questions or require additional information.

Sincerely,

Anthony Guccione, Jr., RLA  
Associate Principal

cc: Mr. Patrick Hines, w/enc. & via email  
Mr. Ken Wersted, PE, via email  
Mr. Dominic Cordisco, via email  
Mr. Stephen Zagoren (via email)  
Mr. Greg Pancost (via email)  
Mr. Peter Gaito, Jr. (via email)  
Stan Schutzman, Esq. (via email)  
Mr. Leonard Jackson (via email)  
Mr. Michael Nowicki (via email)

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**ENGINEERING REPORT  
PRIVATE WATER DISTRIBUTION SYSTEM**

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**OVERLOOK FARMS  
A FARRELL COMMUNITY**

**5417 ROUTE 9W  
TOWN OF NEWBURGH, NEW YORK**

*Prepared for:* **Farrell Communities at Overlook  
Ponds LLC**  
P.O. Box 14  
Bridgehampton, NY 11932

*Prepared by:*



JMC Project 17088

*Date:* 01/20/2023

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## I. INTRODUCTION

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This Engineering Report has been prepared to facilitate the Orange County Health Department's review and approval of engineering plans for a private water distribution system designed to serve the Overlook Farms a Farrell Community project on the 32.71-acre parcel, located in the Town of Newburgh, Orange County, New York. The project consists of 15 residential buildings with a total of 203 units, a clubhouse, a 25,000 s.f. retail building, and a sewage treatment facility. The proposed development site is located on Route 9W, on the northwest corner of Route 9W and Morris Drive.

Farrell Communities at Overlook Ponds LLC proposes to construct a new 8" water distribution system, which will be privately owned and maintained. The proposed system will connect to a Town of Newburgh 12" water main in Route 9W and two locations of the 12" Town of Newburgh water main in Morris Drive. The private water main will loop around the proposed private road to serve the proposed buildings (see JMC Drawing C-300). The entire private water main will be approximately 6,020 linear feet.

## II. SUPPORTING PLANS

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<u>Dwg. No.</u>	<u>Title</u>	<u>Rev. #/Date</u>
C-000	Cover Sheet	01/20/2023
C-300	Utilities Plan	01/20/2023
C-330	Water Main Profiles	01/20/2023
C-331	Water Main Profiles	01/20/2023
C-902	Construction Details	01/20/2023
C-903	Construction Details	01/20/2023

### **III. PRIVATE WATER DISTRIBUTION SYSTEM**

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The proposed private water distribution system will consist of approximately 6,020 linear feet of 8" DIP water main. The proposed 8" water main will connect to the 12" mains on Route 9W and Morris Drive. The proposed water main extension will be mostly located within the 26' wide private roadways. All mains will be class 52 double cement lined ductile iron pipe (DIP) and shall conform to the requirements of ANSI/AWWA specification C104, C111 and C151/A21.51. As required by the Town Engineer, each building will require a master meter for each water service, located within each building.

Twelve fire hydrants are proposed as part of the private water distribution system. The fire hydrants will provide fire protection and a means for periodic flushing. The hydrants will be spaced at approximately 400-foot intervals or less along the new distribution system to provide for convenient fire department access.

Gate valves will be provided along the water main extension. This will allow the system to be shut down for maintenance and repair purposes.

Our analysis of the Overlook Farms a Farrell Community water distribution system as it relates to the proposed project is as follows. The project proposes 203 residential units in the 15 buildings. The proposed buildings are comprised of three 20-unit buildings, eleven 12-unit buildings and one 11-unit building. The 203 units will have a total of 126 two bedroom units and 77 one bedroom units. The peak flow rates were calculated using rates provided in the NYSDEC publication New York State Design Standards for Intermediate Sized Wastewater Treatment Systems as follows:

A. Residential Units (203 units)

	<u>Number of Units</u>	<u>Flow Rate Per Unit (gal/day)</u>	<u>Flow (gpd)</u>
One Bedroom	77	110	8,470
Two Bedroom	126	220	<u>27,720</u>
			<b>36,190 GPD</b>

B. Clubhouse (5,240 S.F. with exercise room, lounges, outdoor pool and pool house)

Pool usage calculations are as follows:

800 sf pool	$800 \text{ sf} / 15 \text{ sf/patron} = 53 \text{ patrons}$
3,330 sf of excess pool deck	$3,330 \text{ sf} / 50 \text{ sf/patron} = \underline{67 \text{ patrons}}$
	120 patrons
	$120 \text{ patrons} \times 10 \text{ gpd} = \mathbf{1,200 \text{ GPD}}$

C. Retail Building (25,000 S.F.)

0.1 GPD per S.F.

$$0.1 \text{ (GPD)} \times 25,000 \text{ (S.F.)} = \mathbf{2,500 \text{ GPD}}$$

Therefore, the estimated daily domestic demand for the project is **39,000 GPD**

Static pressure readings were obtained at two hydrant locations. One hydrant is located at Route 9W and Morris Drive which had a static pressure of 115 psi. The other hydrant is located in front of 27 Morris Drive which had a static pressure of 90 psi.

The proposed buildings will have first floor elevations ranging from 211.00 to 334.00, with anticipated normal working pressures ranging from 112.58 psi to 59.40 psi.

The following static and residual pressures were obtained based on the following flow tests:

<u>Hydrant No.</u>	<u>Static Pressure</u>	<u>Residual Pressure</u>	<u>Elevation</u>
1	115	95	205.60
2	90	50	234.50

A proposed analysis of the site hydrants was prepared to calculate the available flow with a residual pressure of 20 psi. The calculation conservatively assumed a connection is made to Route 9W water system. From this connection point Hydrant #11, the farthest hydrant, was analyzed and determined to have a flow of 3,363 gpm with a residual pressure of 20 psi (see Appendix B for Low Pressure Flow Calculation).

The proposed buildings have two floors and exceed 30 feet. The apartment units, clubhouse and 25,000 retail building will be provided with a fire sprinkler protection system and will be designed in accordance with the anticipated water main flows and pressures.

The proposed clubhouse pool design and water service lines shall be designed by others under a separate application. All water services to the proposed pool shall require an appropriate backflow preventer device to prevent cross connection to the proposed water distribution system.

All joints are to be made watertight and pressure tight in accordance with AWWA Specification C-111. Restraining joints shall be provided at all bends and at all dead ends in conformance with the requirements of the Town of Newburgh.

#### **IV. TESTING AND DISINFECTION**

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The construction of the water distribution system will conform to the requirements of the Town of Newburgh, Orange County Department of Health and AWWA Specification C-600. The Town of Newburgh is to be given 48-hour notice prior to each test. Upon installation of the new water distribution system, the lines shall be pressure and leakage tested in accordance with AWWA Specification C-600. Upon passing these tests, the lines will be disinfected in

accordance with AWWA Standard C-651 except for Section 4.4.2 (Tablet Method) for disinfecting water mains which shall not be used (see appendix D).

Prior to placing the water lines into service, satisfactory sanitary results from a certified lab must be submitted to the Town of Newburgh Water Department. The Town must approve the water mains being placed into service. The test samples must be collected by a representative of the testing laboratory and witnessed by the Town of Newburgh Water Department.

Respectfully submitted,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

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# ***APPENDIX A***

## ***HYDRANT FLOW TEST***



Site Planning  
 Civil Engineering  
 Landscape Architecture  
 Land Surveying  
 Transportation Engineering

Environmental Studies  
 Entitlements  
 Construction Services  
 3D Visualization  
 Laser Scanning

## HYDRANT FLOW TEST RESULTS

Location: Route 9W & Morris Drive Date: 8/12/21 JMC Job No. 17088  
 \_\_\_\_\_ :

Test made by: DC & UB Time: 9:45 AM

Representative of: JMC

Witness: Newburgh Water Department

State purpose of test: Hydrant Flow Test

If pumps affect test, indicate pumps operation: N/A

Flow hydrants: \_\_\_\_\_

Size nozzle: 2-1/2 Inches

Pitot reading: 70 psi

Discharge coefficient: 0.9

GPM: 1,450 GPM

Static B: 115 psi Residual B: 95 psi

Projected results @ 20 psi Residual: 3,363 gpm; or @: N/A psi Residual: N/A

Remarks: Equation used to calculate projected flow was  $Q_R = Q_F \times (h_B/h_F)^{0.54}$  Where  $Q_R$  is the flow available at 20 psi,  $Q_F$  is the flow measured,  $h_B$  is the difference of the measured static pressure and 20 psi,  $h_F$  is the difference between measured static and residual pressures.

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Site Planning  
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 Landscape Architecture  
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Environmental Studies  
 Entitlements  
 Construction Services  
 3D Visualization  
 Laser Scanning

## HYDRANT FLOW TEST RESULTS

Location: 27 Morris Drive Date: 8/12/21 JMC Job No. 17088  
 \_\_\_\_\_ : \_\_\_\_\_

Test made by: DC & UB Time: 9:45 AM  
 \_\_\_\_\_

Representative of: JMC  
 \_\_\_\_\_

Witness: Newburgh Water Department  
 \_\_\_\_\_

State purpose of test: Hydrant Flow Test  
 \_\_\_\_\_

If pumps affect test, indicate pumps operation: N/A  
 \_\_\_\_\_

Flow hydrants: \_\_\_\_\_

Size nozzle: 2-1/2 Inches  
 \_\_\_\_\_

Pitot reading: 55 psi  
 \_\_\_\_\_

Discharge coefficient: 0.9  
 \_\_\_\_\_

GPM: 1,200 GPM  
 \_\_\_\_\_

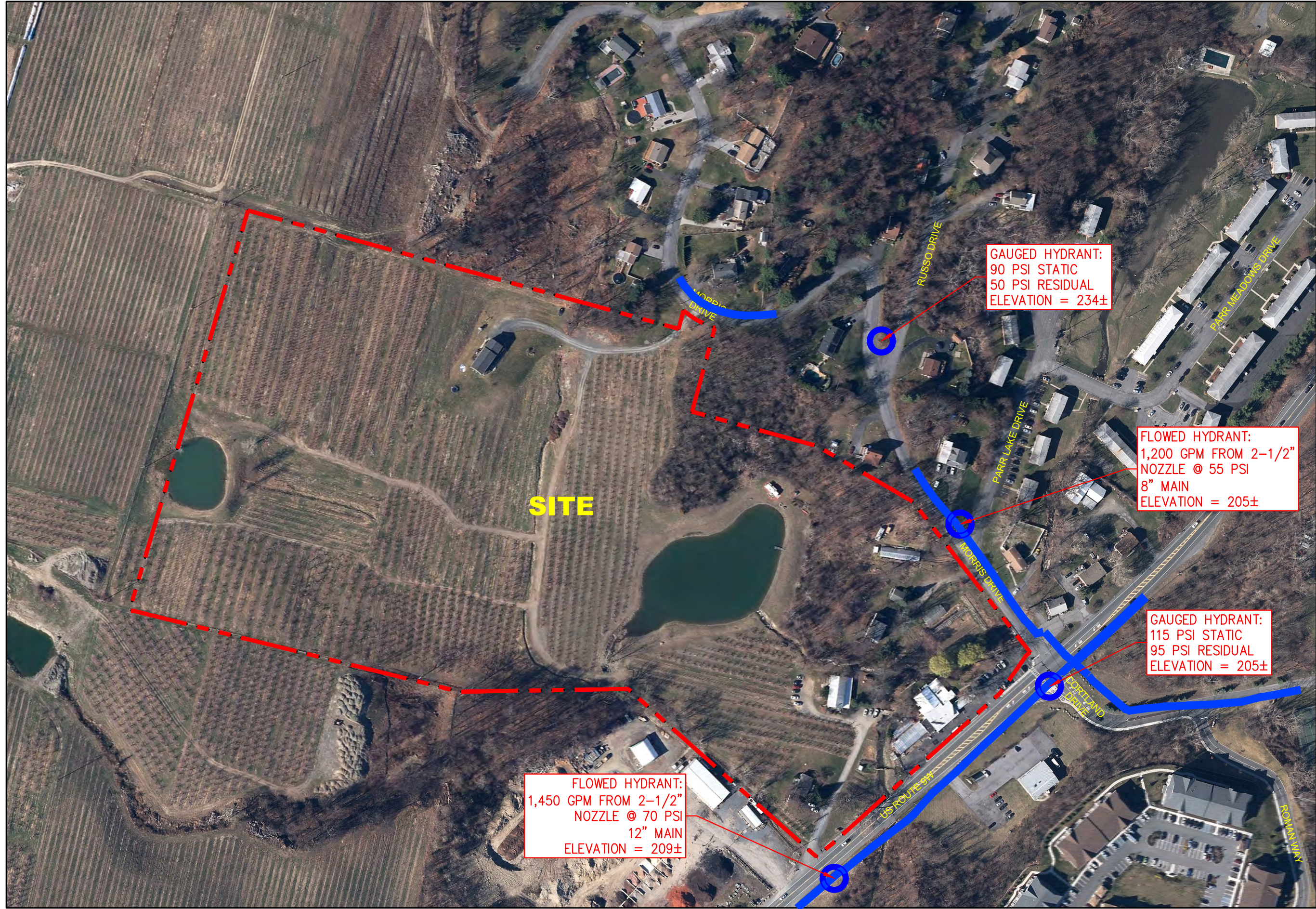
Static B: 90 psi Residual B: 50 psi  
 \_\_\_\_\_

Projected results @ 20 psi Residual: 1,623 gpm; or @: N/A psi Residual: N/A  
 \_\_\_\_\_

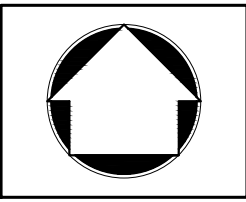
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 \_\_\_\_\_

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TOWN OF NEWBURGH, NEW YORK

**OVERLOOK FARMS A FARRELL COMMUNITY**

**HYDRANT FLOW TESTS**

JMC PROJECT: 17088

DATE:

SCALE: 1"=200'

FIGURE: HFT-1

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**APPENDIX B**  
**LOW PRESSURE FLOW CALCULATIONS**

$$Q_R = Q_F \times (H_R/H_F)^{0.54}$$

Where:

$Q_R$  = Rated Capacity at 20 psi (in GPM)

$Q_F$  = Total Test Flow

$H_R$  = Static Pressure minus 20 psi

$H_F$  = Static Pressure minus Residual Pressure

From Hydrant Flow Test performed on 8/12/2021, at Route 9W:

Total Test Flow = 1450 GPM

Static Pressure = 115 PSI

Residual Pressure = 95 PSI

Therefore,

$$H_R = 115 - 20 = 95$$

$$H_F = 115 - 95 = 20$$

$$Q_R = 1450 \times (95/20)^{0.54}$$

$$Q_R = 3363.4$$

Fire Flow Test Results:

Gauged Hydrant

Static Pressure = 115 PSI

Residual Pressure = 95 PSI

Elevation = 205'

Flowed Hydrant

Flow = 1450 GPM

Elevation 209'

$$h_2 = h_1 * \left( \frac{Q_2}{Q_1} \right)^2$$

Where:

$h_1$  = Static Pressure minus Residual

$h_2$  = Losses in Existing Main (PSI)

$Q_1$  = Actual Test Flow (GPM)

$Q_2$  = Assumed Flow (GPM)

Assuming a flow of 1740 GPM (in order to result in a residual pressure at the hydrant around 20 psi)

$$h_2 = (115 - 95) * \left( \frac{1740}{1450} \right)^2 = \mathbf{28.8}$$

Losses in proposed water service from hydrant #11 to proposed water main:

Length of proposed 6" water service is **235 LF**

Friction losses through pipe fittings in terms of equivalent pipe length (based on Engineering Data Bulletin 90 from Deming Crane Pumps):

2-6" Gate Valves =  $2 \times 3.5 = 7'$

2-6" 45° Bend =  $2 \times 7.7 = 15.4'$

Total friction losses in equivalent length = **22.4'**

The total length of pipe + equivalent pipe length of fittings from friction losses is **257.4'**

Losses in proposed water main from hydrant service connection to existing water main in Route 9W:

Length of proposed 8" water main is **1,940 LF**

Friction losses through pipe fittings in terms of equivalent pipe length (based on Engineering Data Bulletin 90 from Deming Crane Pumps):

$$7\text{-}8'' \text{ Gate Valves} = 7 \times 4.5 = 31.5'$$

$$27\text{-}8'' \text{ } 45^\circ \text{ Bend} = 27 \times 10 = 270'$$

$$4\text{-}8'' \text{ Standard Elbows} = 4 \times 21 = 84'$$

$$\text{Total friction losses in equivalent length} = \mathbf{385.5'}$$

The total length of pipe + equivalent pipe length from friction losses is **2325.5'**

Determine the friction loss through the pipe based on the Hazen-Williams Equation:

$$f = 0.2083 * \left(\frac{100}{c}\right)^{1.852} * q^{1.852} / d_h^{4.8655}$$

Where:

f = friction head loss in feet of water per 100 feet of pipe

c = Hazen-Williams roughness constant

q = volume flow

d<sub>h</sub> = inside hydraulic diameter

For 6" line:

$$f = 0.2083 * \left(\frac{100}{140}\right)^{1.852} * \frac{1740^{1.852}}{6^{4.8655}} = \mathbf{20.44}$$

The friction loss of water in feet per 100 feet of pipe at 1740 GPM in a 6" pipe is 20.44'

$$\left(\frac{257.4}{100}\right) * 20.44' = \mathbf{47.21'}$$

Convert to PSI:

$$47.21' * 0.433 \frac{PSI}{ft} = \mathbf{20.44 PSI}$$

For 8" line:

$$f = 0.2083 * \left(\frac{100}{140}\right)^{1.852} * \frac{1740^{1.852}}{8^{4.8655}} = \mathbf{45.56}$$

The friction loss of water in feet per 100 feet of pipe at 1740 GPM in a 8" pipe is 45.56'

$$\left(\frac{2325.5}{100}\right) * 45.56' = \mathbf{105.22'}$$

Convert to PSI:

$$105.22' * 0.433 \frac{PSI}{ft} = \mathbf{45.56 PSI}$$

Losses in Existing Main + Losses in Proposed Lines = Total Losses

$$28.80 + 20.44 + 45.56 = \mathbf{94.80}$$

Static Pressure – Losses = Residual Pressure

$$115 - 94.80 = \mathbf{20.20 PSI @ 1740 GPM}$$

***APPENDIX C***  
***DOH-348 APPLICATION***

Applicant Farrell Communities at Overlook Ponds LLC	Location of works (C,V,T) 5417 Route 9W	County Orange	Water District (specific area served) Town of Newburgh (Overlook Farms A Farrell Community)
Type of ownership <input type="checkbox"/> Municipal <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Private – Other <input type="checkbox"/> Authority <input type="checkbox"/> Interstate <input type="checkbox"/> Industrial <input type="checkbox"/> Water Works Corp. <input type="checkbox"/> Private – Institutional <input type="checkbox"/> Federal <input type="checkbox"/> International <input type="checkbox"/> Board of Education <input type="checkbox"/> State <input type="checkbox"/> Native American Reservation			
<input type="checkbox"/> Modifications to existing system. If checked, provide PWS ID # <u>NY</u>			
New System. If checked, provide capacity development (viability) analysis*			
If this project involves a new system, new water district, or a district extension provide boundary description location details in digital format on CD or Floppy Disk. If digital boundary location details are not available provide a text description. <input type="checkbox"/> Digital GIS Data Provided <input type="checkbox"/> Digital CAD Data Provided <input type="checkbox"/> Other Digital Data Provided <input type="checkbox"/> Text Description Provided <input checked="" type="checkbox"/> N/A			
Funding Source <input checked="" type="checkbox"/> Private <input type="checkbox"/> DWSRF** <input type="checkbox"/> Federal <input type="checkbox"/> Other _____ If DWSRF is checked, provide DWSRF # _____			
Estimated Project Cost Source \$ _____ Treatment \$ _____ Storage \$ _____ Distribution \$ _____ Pumping \$ _____ Engineering \$ _____ Legal/Permitting \$ _____ Total \$ _____			
Type of Project <input type="checkbox"/> Source <input type="checkbox"/> Corrosion Control <input type="checkbox"/> U.V. Light Disinfection <input checked="" type="checkbox"/> Distribution <input type="checkbox"/> Transmission <input type="checkbox"/> Pumping Unit <input type="checkbox"/> Fluoridation <input type="checkbox"/> Storage <input type="checkbox"/> Chlorination <input type="checkbox"/> Other Treatment <input type="checkbox"/> Other			
Project Description: <u>Private 8" ductile iron water main extension totaling 6,020 linear feet, with twelve hydrants servicing 15 residential buildings with 203 units, a clubhouse building, a 25,000 sf retail building and a sewage treatment facility. The 8" water main will connect to the public water main on Route 9W and two locations on Morris Drive.</u>			
Population Total population of Service area _____    % population actually served _____    % population served affected by project _____			
Latest total consumption data (in MGD)  Avg. day _____ Year _____ Max. day _____ Year _____ Peak hr. _____ Year _____		14. NYS Professional Licensed Engineer Stamp & Signature *** <div style="border: 1px solid black; width: 100%; height: 100%;"></div>	
Name of design engineer _____  Address <u>120 Bedford Road</u> Telephone No. <u>(914) 273-5225</u> E-Mail <u>dlombardi@jmcpllc.com</u> Fax No. <u>(914) 273-2102</u>			
Name and title of applicant or designated representative _____  Address _____  _____ <div style="display: flex; justify-content: space-between;"> <span>Signature of applicant</span> <span>Date</span> </div>			
<p><b>NOTE:</b> All applications must be accompanied by 3 sets of plans, 3 sets of specifications and an engineer's report describing the project in detail. The project must first be discussed with the appropriate city, county, district or regional public health engineer. Signature by a designated representative <i>must</i> be accompanied by a letter of authorization.</p> <p>* Additional information regarding capacity development may be found at: <a href="http://www.health.state.ny.us/nysdoh/water/main.htm">http://www.health.state.ny.us/nysdoh/water/main.htm</a></p> <p>**Current DWSRF project listings may be found at: <a href="http://www.health.state.ny.us/nysdoh/water/main.htm">http://www.health.state.ny.us/nysdoh/water/main.htm</a></p> <p>***By affixing the stamp and signature the Design Engineer agrees that the plans and specifications have been prepared in accordance with the most recent version of the recommended standards for water works and in accordance with the NYS Sanitary Code.</p>			



# LJA | Leonard Jackson Associates Consulting Engineers

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26 Firemans Memorial Drive .Pomona, New York 10970 (845) 354-4382 FAX (845) 354-4401

January 19, 2023

JMC Consulting Engineers  
120 Bedford Road  
Armonk, NY 10504

Attn: David Lombardi, PE, Senior Project Manager

Re: Overlook Farms / Lattintown Creek Analysis  
LJA # 20049

Dear Mr. Lombardi,

The current configuration of the Overlook Farms project provides a relocated channel conveying the Lattintown Creek running parallel to Route 9W fronting the project site.

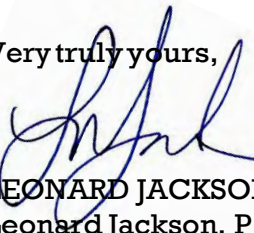
This proposed channel has been increased in size so that it now provides the conveyance necessary to reduce the onsite floodplain area while retaining the existing pre-project 100-year flood storage volume.

The effect of this configuration is to provide flood free on-site buildings while preventing the exacerbation of existing downstream flooding problems.

Please note that downstream flooding problems result from undersized culverts and channels that were constructed years ago to outdated designs standards.

In particular the pipe constructed immediately downstream of Morris Road is so undersized that it complies to no apparent standard.

Very truly yours,



LEONARD JACKSON ASSOCIATES  
Leonard Jackson, P.E.

LJ/ks

P:\PROJECTS\20\20049\MGMTDOCS\Corr.Out\2023-19-01 JMC.docx



**Applicant/Owner:**  
**FARRELL COMMUNITIES AT OVERLOOK PONDS LLC**  
 P.O. BOX 14  
 BRIDGEHAMPTON, NY 11932  
 (631) 537-1068

**Attorney**  
**HANIG & SCHUTZMAN**  
 61 S MAIN STREET  
 SUITE 5 - 2ND FLOOR  
 NEW CITY, NY 10956  
 (845) 600-8529

**Architect**  
**PETER F. GAITO & ASSOCIATES**  
 102 WALLER AVENUE  
 WHITE PLAINS, NY 10605  
 (914) 682-3381

**JMC Site Planner, Civil & Traffic Engineer,  
 Surveyor and Landscape Architect:**  
**120 BEDFORD ROAD**  
**ARMONK, NY 10504**  
**(914) 273-5225**

**JMC Drawing List:**

- C-000 COVER SHEET
- C-010 EXISTING CONDITIONS PLAN
- C-011 LOT CONSOLIDATION & SUBDIVISION PLAN
- C-012 ENVIRONMENTAL CONSTRAINTS PLAN
- C-020 DEMOLITION PLAN
- C-030 TREE PRESERVATION PLAN
- C-031 TREE PRESERVATION TABLE
- C-100 LAYOUT PLAN
- C-200 GRADING PLAN
- C-300 UTILITIES PLAN
- C-310 STORM SEWER PROFILES
- C-311 STORM SEWER PROFILES
- C-320 SANITARY SEWER PROFILES
- C-330 WATER MAIN PROFILES
- C-331 WATER MAIN PROFILES
- C-400 EROSION & SEDIMENT CONTROL PLAN
- C-500 FIRE TRUCK ACCESS PLAN
- C-510 TRUCK ROUTING PLAN
- C-520 SIGHT DISTANCE ANALYSIS 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
- C-906 CONSTRUCTION DETAILS
- L-100 LANDSCAPE PLAN
- L-101 LANDSCAPE PLAN
- L-102 TYPICAL UNIT LANDSCAPE PLAN
- L-110 WETLAND MITIGATION AREA LANDSCAPE PLAN

**PETER F. GAITO & ASSOCIATES Drawing List:**

- T-100 TITLE SHEET
- A-100 BUILDING TYPE 1 - LOWER LEVEL FLOOR PLAN
- A-101 BUILDING TYPE 1 - FIRST FLOOR PLAN
- A-102 BUILDING TYPE 1 - SECOND FLOOR PLAN
- A-103 BUILDING TYPE 1 - ROOF PLAN
- A-104 BUILDING TYPE 1 - BUILDING ELEVATIONS
- A-200 BUILDING TYPE 2 - LOWER LEVEL FLOOR PLAN
- A-201 BUILDING TYPE 2 - FIRST FLOOR PLAN
- A-202 BUILDING TYPE 2 - SECOND FLOOR PLAN
- A-203 BUILDING TYPE 2 - ROOF PLAN
- A-204 BUILDING TYPE 2 - BUILDING ELEVATIONS
- A-300 CLUBHOUSE - FLOOR PLAN
- A-301 CLUBHOUSE - ROOF PLAN
- A-302 CLUBHOUSE - BUILDING ELEVATIONS
- A-400 RETAIL BUILDING - FLOOR PLAN
- A-401 RETAIL BUILDING - ROOF PLAN
- A-402 RETAIL BUILDING - BUILDING ELEVATIONS
- A-500 SITE SECTION
- A-501 STREETScape & STREET FACADE @ ROUTE 9W ELEVATION
- A-502 ROUTE 9W PERSPECTIVES
- A-600 MATERIAL LEGEND

**GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:**

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7962) TO HAVE UNDERGROUND UTILITIES LOCATED INCLUDING ARRANGING FOR A PRIVATE MARKOUT ON-SITE WHERE APPLICABLE. 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 SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT 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, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDESIRED INTERRUPTION OF UTILITY SERVICE.
2. CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. 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 BE DESIGNED BY JMC, PLLC.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
4. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA), AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR 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 NYS DOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT 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 OWNER'S REPRESENTATIVE. RAMMING 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.
7. 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 BLASTING, THEY SHALL BE REQUIRED TO FOLLOW THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT FROM THE TOWN OF NEWBURGH, AS WELL AS FOLLOW ALL REGULATIONS AS OUTLINED IN CHAPTER 66 "BLASTING" OF THE TOWN OF NEWBURGH TOWN CODE. THE CONTRACTOR IS FURTHER INFORMED THAT THE TOWN CODE PERMITS BLASTING MONDAY THROUGH SATURDAY, BETWEEN THE HOURS OF 8 AM AND 7 PM.
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.

**SITE PLAN APPROVAL DRAWINGS**

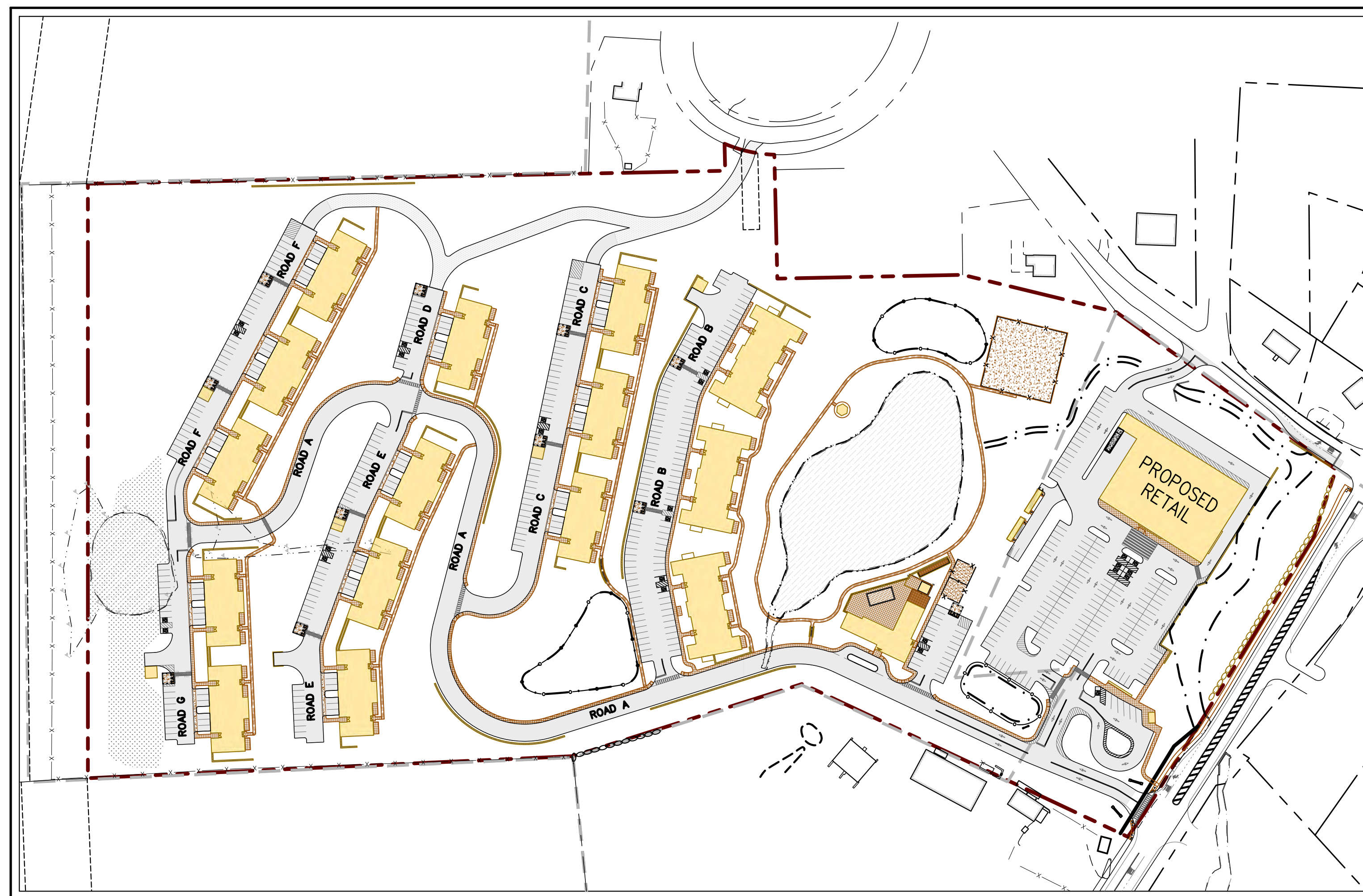
**OVERLOOK FARMS A FARRELL COMMUNITY**

**TAX MAP SECTION 09 | BLOCK 01 | LOTS 10, 11, 12, 56.21, 56.22**

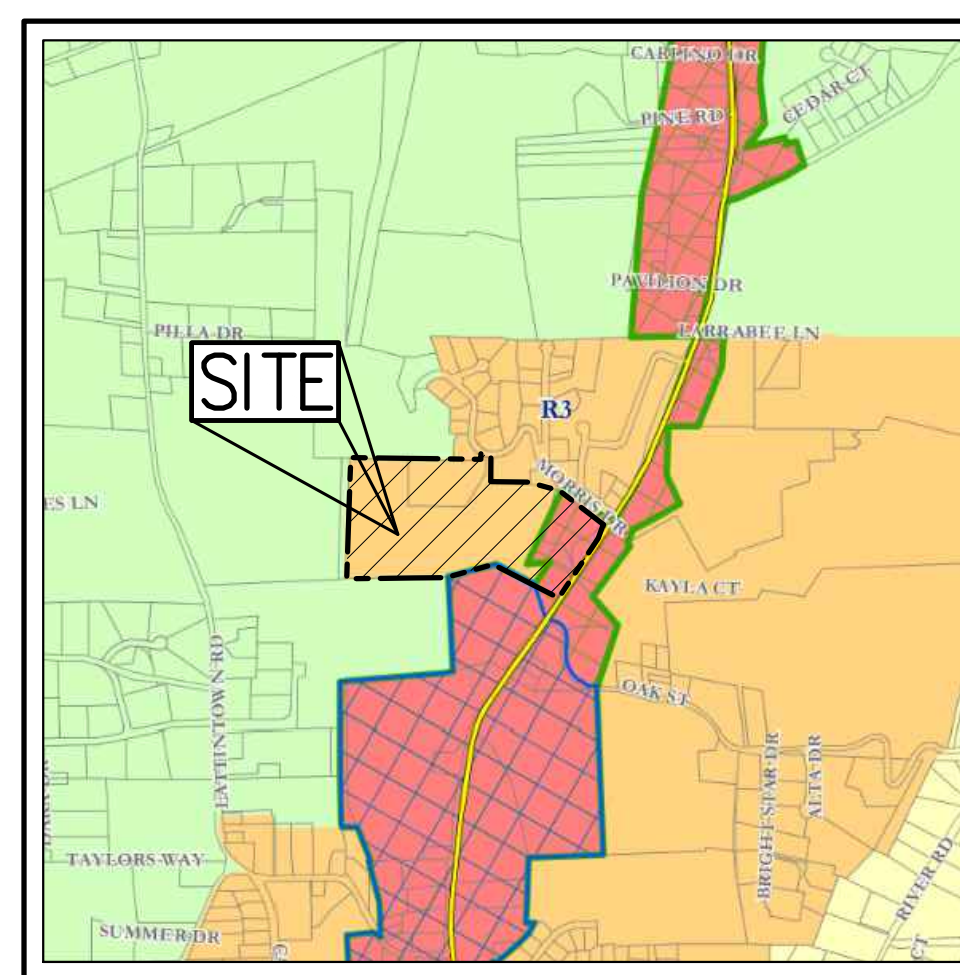
**ORANGE COUNTY**

**5417 ROUTE 9W**

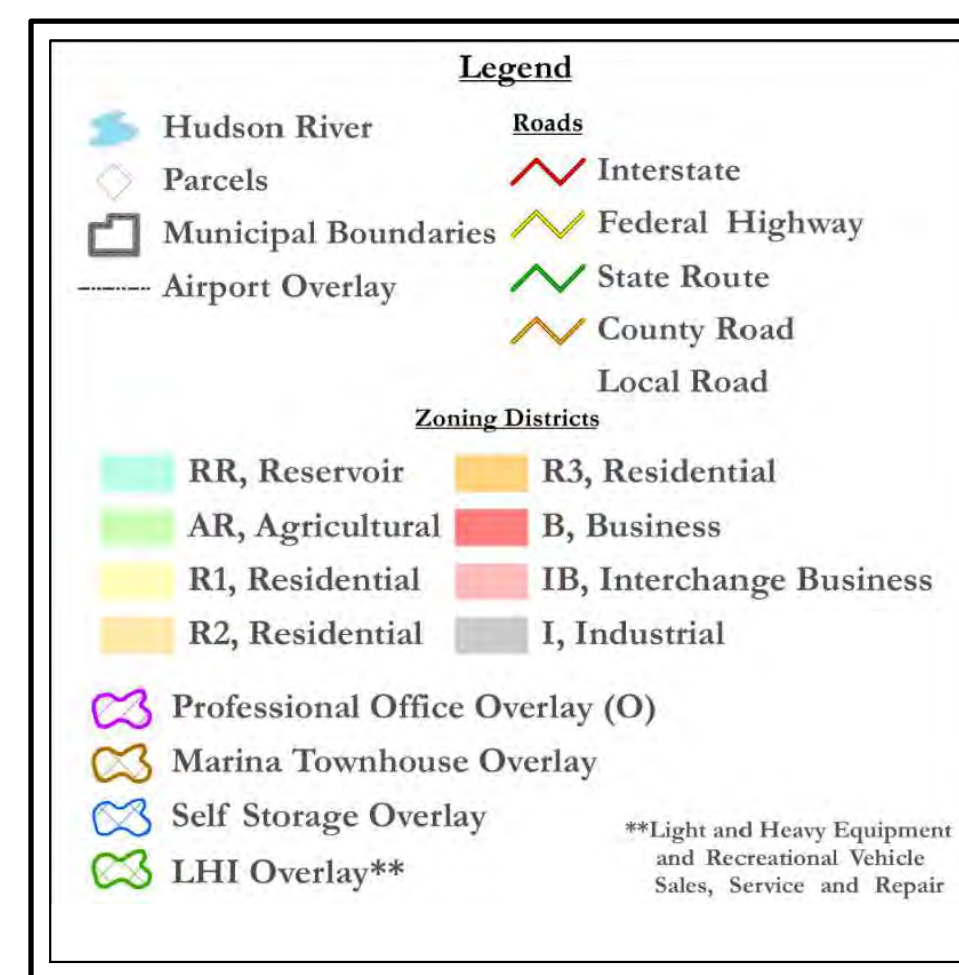
**TOWN OF NEWBURGH, NEW YORK**



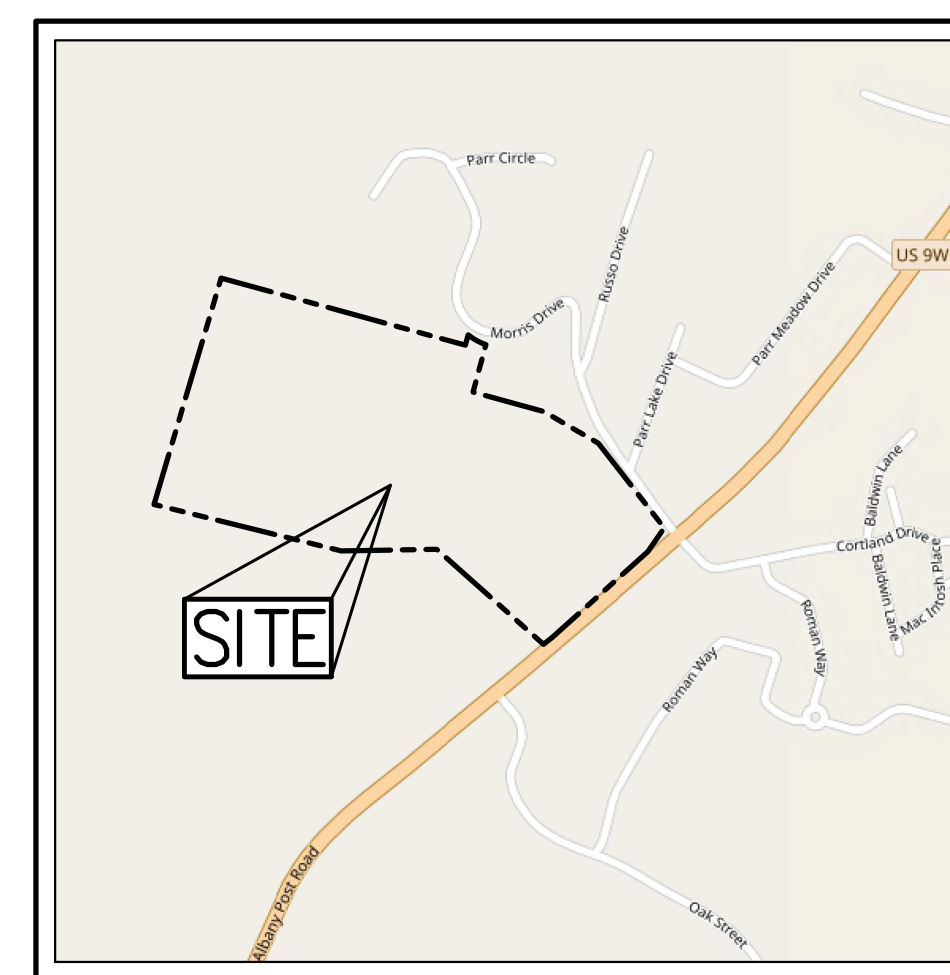
**SITE PLAN**  
**SCALE: 1"=130'**



**ZONING MAP**  
**SCALE: NTS**  
**SOURCE: TOWN OF NEWBURGH**  
**ORANGE COUNTY, NEW YORK**  
**OFFICIAL ZONING MAP**  
**LAST AMENDMENT ADOPTED 11 JUNE 2012**



**ZONING MAP LEGEND**



**VICINITY MAP**  
**SCALE: NTS**  
**SOURCE: OPENSTREETMAP.ORG**

TABLE OF LAND USE			
TAX PARCELS: SECTION 09, BLOCK 01, LOTS 10, 11, 12, 56.21 AND 56.22			
TOTAL LOT AREA = 32.71 ACRES			
ZONE DISTRICTS: "R-3" - RESIDENCE DISTRICT			
PROPOSED USES: MULTI-FAMILY DEVELOPMENT			
DESCRIPTION	REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT AREA (ACRE)	4	32.71	27.31 <sup>(1)</sup>
MINIMUM LOT WIDTH (FEET)	150	655±	655±
MINIMUM LOT DEPTH (FEET)	150	1,800±	1,800±
MAXIMUM BUILDING HEIGHT (STORIES/FEET)	35	2 STORIES	30
MAXIMUM BUILDING COVERAGE (%)	35	0.2±	10±
MAXIMUM IMPERVIOUS COVERAGE (%)	60	6±	34±
MINIMUM BUILDING SETBACKS			
FRONT YARD (FEET)	60 <sup>(2)</sup>	35	429
SIDE YARD (FEET)	30	533	30
REAR YARD (FEET)	50	135	174
BUILDING SUMMARY			
MAXIMUM NUMBER OF UNITS	203 <sup>(4)</sup>	-	203
REAR WALL TO ADJACENT BUILDING SEPARATION (FEET)	75	-	112
SIDE TO SIDE BUILDING SEPARATION (FEET)	30	-	30
HABITABLE FLOOR AREA PER UNIT (SQ.FT.)	1 BEDROOM 600 2-BEDROOM 800	-	1 BEDROOM 600 2-BEDROOM 800
HABITABLE FLOOR AREA PER SENIOR UNIT (SQ.FT.)	1,000 MAX SEC. 185-48 B (4)	-	≤ 1,000
PARKING SPACES			
STANDARD PARKING SPACES (SPACES)	397	-	402
ACCESSIBLE PARKING SPACES (SPACES)	9	-	30
TOTAL PARKING SPACES (SPACES)	406 (2 PER UNIT)	-	432
ZONE DISTRICTS: "B" - BUSINESS DISTRICT			
PROPOSED USES: RETAIL			
DESCRIPTION	REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT AREA (SF/ACRE)	15,000/0.34	32.71	5,400 <sup>(1)</sup>
MINIMUM LOT WIDTH (FEET)	100	655±	700±
MINIMUM LOT DEPTH (FEET)	125	1,800±	1,800±
MAXIMUM BUILDING HEIGHT (STORIES/FEET)	40	2 STORIES	30
MAXIMUM BUILDING COVERAGE (%)	35	4±	11±
MAXIMUM IMPERVIOUS COVERAGE (%)	80	6±	60±
MINIMUM BUILDING SETBACKS			
FRONT YARD (FEET)	60 <sup>(2)</sup>	35	118
SIDE YARD (FEET)	15 MIN/30 TOTAL <sup>(3)</sup>	52/180±	102/403
REAR YARD (FEET)	30	533	1500±
PARKING SPACES			
STANDARD PARKING SPACES (SPACES)	161	-	164
ACCESSIBLE PARKING SPACES (SPACES)	6	-	6
SEWAGE TREATMENT PARKING SPACES (SPACES)	NA	-	2
MAILBOX/SCHOOLBUS DROPOFF SPACES (SPACES)	NA	-	7
TOTAL PARKING SPACES (SPACES)	1 PER 150 SF (167)	-	179

NOTES:  
 (1) TOTAL LOT AREA IS 32.71 ACRES. 27.31 ACRES LIES WITHIN THE R-3 ZONE AND 5.40 ACRES LIES WITHIN THE B ZONE.  
 (2) SECTION 185-18 - EXCEPTIONS TO DISTRICT REGULATIONS (4)(b) REQUIRES FRONT YARDS ABUTTING ALL STATE AND COUNTY HIGHWAYS BE AT LEAST 60 FEET IN DEPTH.  
 (3) SECTION 185-18 - EXCEPTIONS TO DISTRICT REGULATIONS (5)(a) REQUIRES COMMERCIAL USES ABUTTING A SIDE YARD AND BUILDING SQUARE FOOTAGE LESS THAN 30,000, MINIMUM SIDE YARD IS 25 FEET.  
 (4) SEE RESIDENTIAL UNIT DENSITY CALCULATIONS ON THIS SHEET.

**RESIDENTIAL UNIT DENSITY CALCULATIONS:**  
 RESIDENTIAL LOT AREA FOR DENSITY DETERMINATION = 27.31 ACRES  
 EXCLUDES B-ZONE AREA (5.40 ACRE)

1. **BASE DENSITY CALCULATIONS**  
 SENIOR HOUSING DEVELOPMENT DENSITY = 9 DWELLING UNITS PER ACRE  
 1/3 OF THE TOTAL NUMBER OF PROPOSED UNITS ARE GAINED DUE TO THE SENIOR HOUSING DEVELOPMENT PROVISION.  
 1/3 OF THE TOTAL NUMBER OF UNITS GAINED MUST BE SENIOR HOUSING.  
 THEREFORE, 1/3 OF THE TOTAL UNITS X 1/3 MUST BE SENIOR HOUSING +1/9 OF THE TOTAL UNITS MUST BE SENIOR HOUSING OR 11%.

2. **NET PARCEL AREA CALCULATIONS\***  
 A. FEDERAL WETLANDS, STEEP SLOPES AND WATERBODIES (POND) (75% DEDUCTED FOR SENIOR HOUSING):  
 0.58 ACRES OF FEDERAL WETLANDS + 2.78 ACRES OF STEEP SLOPES + 1.45 ACRES POND = 4.81 ACRES  
 B. 100 YEAR FLOODPLAIN (100% DEDUCTED FOR ALL USES):  
 0 ACRES OF 100 YEAR FLOODPLAIN.  
 11% OF 4.81 IS SUBTRACTED AT A RATE OF 75% = (0.11)(4.81)(0.75) = 0.40 AC.  
 89% OF 4.81 IS SUBTRACTED AT A RATE OF 100% = (0.89)(4.81)(1.00) = 4.26 AC.  
 TOTAL AREA CONSIDERED NOT USABLE NET AREA CALC = 0.40+4.26 = 4.66 AC.  
 THEREFORE: 27.31 AC - 4.66 AC = 22.65 AC (NET PARCEL AREA)  
 22.65 AC X 9 UNITS = 203 UNITS PERMITTED (203 PROPOSED)  
 203 UNITS / 9 = 23 SENIOR UNITS REQUIRED (23 PROPOSED)

\*TAKEN FROM ZONING CODE ORDINANCE SECTION 185-48.5 C.

SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILED 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.

**811** Know what's below. Call before you dig.

No.	Revision	Date	By
1.	REVISED PER TOWN COMMENTS	12/09/2020	BMS
2.	PLANNING BOARD SUBMISSION	03/19/2021	BMS
3.	PLANNING BOARD SUBMISSION	06/22/2021	BMS
4.	PLANNING BOARD SUBMISSION	06/03/2022	BMS
5.	PLANNING BOARD SUBMISSION	01/20/2023	BMS

**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  
 www.jmcpilc.com

Scale: NOT TO SCALE  
 Date: 10/23/2019  
 Project No: 17088  
 Drawing No: C-000

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION



- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED "SURVEY OF PROPERTY" PREPARED BY JMC, LAST REVISED 11/19/2020, AND SURVEY TITLED "TOPOGRAPHIC AND UTILITY SURVEY," PREPARED BY JMC, LAST REVISED 01/20/2021.
  - THE WETLANDS SHOWN HEREON ARE AS DELINEATED AND FLAGGED BY ECOLOGICAL SOLUTIONS, LLC ON AUGUST 22, 2018 AND FIELD SURVEYED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC.
  - THE 100-YEAR FLOOD FLOODPLAIN BOUNDARY DEPICTED ON THIS PLAN HAS BEEN TAKEN FROM FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 360701C002E, EFFECTIVE DATE AUGUST 3, 2009. THE 100-YEAR FLOOD IS LOCATED IN "ZONE A" WHICH IS DEFINED AS "NO BASE FLOOD ELEVATIONS DETERMINED."
  - GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "REPORT ON SUBSURFACE SOIL AND FOUNDATION INVESTIGATION," DATED 01/18/2021, PREPARED BY CARL N. SIMPSON & ASSOCIATES.

**LEGEND**

	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	APPROXIMATE ZONE BOUNDARY
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING TREE AND DESIGNATION
	EXISTING TREE LINE
	EXISTING DIRECTIONAL ARROWS
	EXISTING PAINT
	EXISTING PARKING WITH NUMBER OF SPACES
	EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
	EXISTING PEDESTRIAN CROSSING
	EXISTING STORM DRAIN LINE AND SIZE
	EXISTING SANITARY LINE AND SIZE
	EXISTING WATER LINE
	EXISTING OVERHEAD WIRES
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	BORING LOCATION AND DESIGNATION

**REVISIONS**

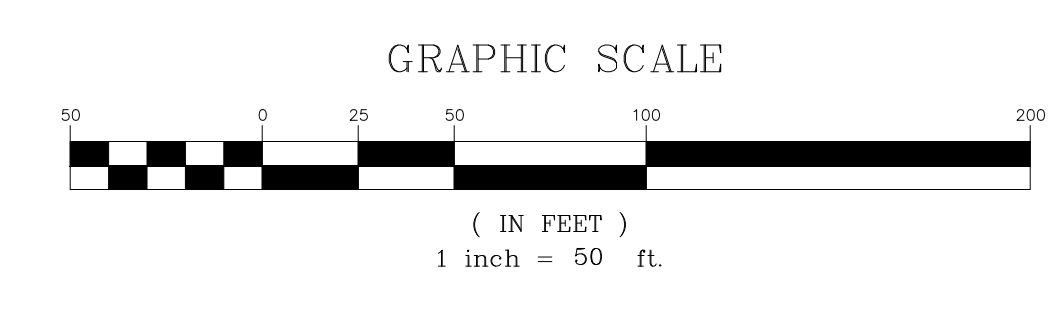
No.	Date	By	Reason
1.	03/19/2021	BMS	PLANNING BOARD SUBMISSION
2.	06/22/2021	BMS	PLANNING BOARD SUBMISSION
3.	11/17/2021	BMS	METLAND MITIGATION APPLICATION
4.	07/24/2022	BMS	METLAND MITIGATION APPLICATION
5.	06/03/2022	BMS	PLANNING BOARD SUBMISSION
6.	06/03/2022	BMS	PLANNING BOARD SUBMISSION
7.	06/03/2022	BMS	PLANNING BOARD SUBMISSION
8.	07/20/2023	BMS	PLANNING BOARD SUBMISSION

APPLICANT/OWNER: FARRELL COMMUNITIES AT OVERLOOK PONDS LLC  
 BRIDGEHAMPTON, NY 11932  
 ARCHITECT: PETER F. GATO & ASSOCIATES  
 102 WALLER AVENUE  
 WHITE PLAINS, NY 10605

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
 JMC Site Development Consultants, LLC  
 John Meyer Consulting, Inc.  
 120 BEGFORD ROAD • ARMONK, NY 10554  
 VOICES 914.233.2222 • FAX 914.233.2102  
 www.jmcp.com

**EXISTING CONDITIONS PLAN**  
**OVERLOOK FARMS A FARRELL COMMUNITY**  
 TOWN OF NEWBURGH, NEW YORK

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.

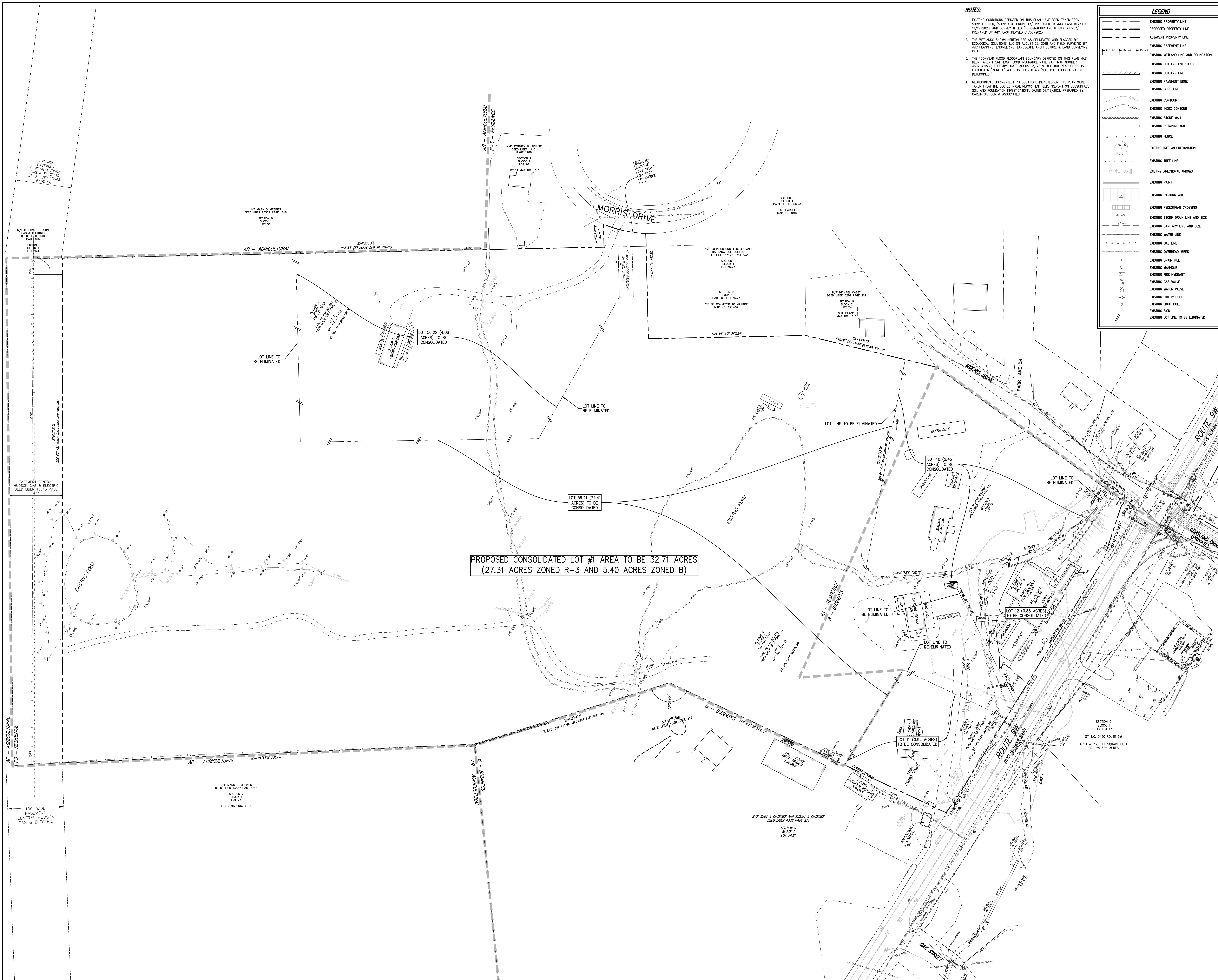


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Date:	10/23/2019		
Project No.:	17088		
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Drawing No.:			

**C-010**



NOT FOR CONSTRUCTION



- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLES, "SURVEY OF PROPERTY," PREPARED BY JMC, LAST REVISED 1/19/2020, AND SURVEY TITLED "TOPOGRAPHIC AND UTILITY SURVEY," PREPARED BY JMC, LAST REVISED 01/01/2021.
  - THE WETLANDS SHOWN HEREON ARE AS DELINEATED AND FLAGGED BY ECOLOGICAL SOLUTIONS, LLC ON AUGUST 22, 2018 AND FIELD SURVEYED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC.
  - THE 100-YEAR FLOOD FLOODPLAIN BOUNDARY DEPICTED ON THIS PLAN HAS BEEN TAKEN FROM FEMA FLOOD INSURANCE RATE MAP MAP NUMBER 360712015E, EFFECTIVE DATE AUGUST 3, 2009. THE 100-YEAR FLOOD IS LOCATED IN "ZONE A," WHICH IS DEFINED AS "NO BASE FLOOD ELEVATIONS DETERMINED."
  - GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "REPORT ON SUBSURFACE SOIL AND FOUNDATION INVESTIGATION," DATED 01/19/2021, PREPARED BY CARL N. SIMPSON & ASSOCIATES.

**LEGEND**

	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING CURB LINE
	EXISTING PAVEMENT EDGE
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING TREE AND DESIGNATION
	EXISTING TREE LINE
	EXISTING DIRECTIONAL ARROWS
	EXISTING PAINT
	EXISTING PARKING WITH
	EXISTING PEDESTRIAN CROSSING
	EXISTING STORM DRAIN LINE AND SIZE
	EXISTING SANITARY LINE AND SIZE
	EXISTING WATER LINE
	EXISTING OVERHEAD WIRES
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	EXISTING LOT LINE TO BE ELIMINATED

No.	Revision	Date
1.	REVISED PER TOWN COMMENTS	12/09/2020
2.	PLANNING BOARD SUBMISSION	03/19/2021
3.	PLANNING BOARD SUBMISSION	05/22/2021
4.	PLANNING BOARD SUBMISSION	09/07/2022
5.	PLANNING BOARD SUBMISSION	07/20/2023

APPLICANT/OWNER:  
**FARRELL COMMUNITIES AT OVERLOOK PONDS LLC**  
BRIDGEHAMPTON, NY 11932

ARCHITECT:  
**PETER F. GATO & ASSOCIATES**  
102 WALLER AVENUE  
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**LOT CONSOLIDATION & SUBDIVISION PLAN**  
OVERLOOK FARMS A FARRELL COMMUNITY  
TOWN OF NEWBURGH, NEW YORK

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Scale:	1" = 50'		
Date:	10/23/2019		
Project No.:	17088		
Sheet No.:	LOT	LOT	LOT
Sheet No.:	C-011		





**NOTES:**

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY," PREPARED BY JMC, LAST REVISED 11/19/2020, AND SURVEY TITLED "TOPOGRAPHIC AND UTILITY SURVEY," PREPARED BY JMC, LAST REVISED 01/03/2023.
- THE WETLANDS SHOWN HEREON ARE AS DELINEATED AND FLAGGED BY ECOLOGICAL SOLUTIONS, LLC ON AUGUST 22, 2019 AND FIELD SURVEYED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC.
- THE 100-YEAR FLOOD FLOODPLAIN BOUNDARY DEPICTED ON THIS PLAN HAS BEEN TAKEN FROM FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 300700202E, EFFECTIVE DATE AUGUST 3, 2009. THE 100-YEAR FLOOD IS LOCATED IN "ZONE A" WHICH IS DEFINED AS "NO BASE FLOOD ELEVATIONS DETERMINED".
- GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT TITLED, "REPORT ON SUBSURFACE SOILS AND FOUNDATION INVESTIGATION," DATED 01/19/2021, PREPARED BY CARRIL SIMON & ASSOCIATES.

**ENVIRONMENTAL CONSTRAINTS LEGEND**

- POND AREA
- FEDERAL WETLAND AREA
- 100% USABLE AREA IN R3 ZONE
- STEEP SLOPES AREAS (> 25% SLOPE)

**LEGEND**

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- APPROXIMATE ZONE BOUNDARY
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING TREE LINE
- EXISTING DIRECTIONAL ARROWS
- EXISTING PAINT
- EXISTING PARKING WITH NUMBER OF SPACES
- EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
- EXISTING PEDESTRIAN CROSSING
- EXISTING STORM DRAIN LINE AND SIZE
- EXISTING SANITARY LINE AND SIZE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- BORING LOCATION AND DESIGNATION

**RESIDENTIAL UNIT DENSITY CALCULATIONS:**  
RESIDENTIAL LOT AREA FOR DENSITY DETERMINATION = 27.31 ACRES

**1. BASE DENSITY CALCULATIONS**  
SENIOR HOUSING DEVELOPMENT DENSITY = 9 DWELLING UNITS PER ACRE  
1/3 OF THE TOTAL NUMBER OF PROPOSED UNITS ARE GAINED DUE TO THE SENIOR HOUSING DEVELOPMENT PROVISION.  
1/3 OF THE TOTAL NUMBER OF UNITS GAINED MUST BE SENIOR HOUSING.  
THEREFORE, 1/3 OF THE TOTAL UNITS X 1/3 MUST BE SENIOR HOUSING = 1/9 OF THE TOTAL UNITS MUST BE SENIOR HOUSING OR 11%.

**2. NET PARCEL AREA CALCULATIONS\***

A. FEDERAL WETLANDS, STEEP SLOPES AND WATERBODIES (POND) (75% DEDUCTED FOR SENIOR HOUSING):  
1.58 ACRES OF FEDERAL WETLANDS + 2.78 ACRES OF STEEP SLOPES + 1.45 ACRES POND = 4.81 ACRES  
0 ACRES OF 100 YEAR FLOODPLAIN.

B. 100 YEAR FLOODPLAIN (100% DEDUCTED FOR ALL USES):  
0 ACRES OF 100 YEAR FLOODPLAIN.

11% OF 4.81 IS SUBTRACTED AT A RATE OF 75% = (0.11)(4.81)(0.75) = 0.40 AC.  
89% OF 4.81 IS SUBTRACTED AT A RATE OF 100% = (0.89)(4.81)(1.00) = 4.28 AC.  
TOTAL AREA CONSIDERED NOT USABLE NET AREA CALC = 0.40+4.28 = 4.68 AC.

THEREFORE: 27.31 AC - 4.68 AC = 22.63 AC (NET PARCEL AREA)  
22.63 AC X 9 UNITS = 203 UNITS PERMITTED (203 PROPOSED)  
203 UNITS / 9 = 23 SENIOR UNITS REQUIRED (23 PROPOSED)

\*TAKEN FROM ZONING CODE ORDINANCE SECTION 185-48.5 C.

Rev.	Date	Description
1	12/19/2020	REVISED PER TOWN COMMENTS
2	03/19/2021	PLANNING BOARD SUBMISSION
3	06/22/2021	PLANNING BOARD SUBMISSION
4	09/07/2022	PLANNING BOARD SUBMISSION
5	07/20/2023	BIS

APPLICANT/OWNER:  
**FARRELL COMMUNITIES AT OVERLOOK FARMS A LLC**  
BROOKHAMP, NY 11932

ARCHITECT:  
**PETER F. GATO & ASSOCIATES**  
102 WALLER AVENUE  
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**ENVIRONMENTAL CONSTRAINTS PLAN**  
OVERLOOK FARMS A FARRELL COMMUNITY  
TOWN OF NEWBURGH, NEW YORK

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Drawn:	BMS	Approved:	JS
Scale:	1" = 50'		
Date:	10/23/2019		
Project No.:	17088		
1788-21	ENV-CONS	ENV-CONS	ENV-CONS
Drawing No.:	<b>C-012</b>		



NOT FOR CONSTRUCTION



**NOTES**

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY FIELD, SURVEY OF PROPERTY, PREPARED BY JMC, LAST REVISED 11/19/2020.
- GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED "REPORT ON SUBSURFACE SOIL AND FOUNDATION INVESTIGATION", DATED 01/18/2021, PREPARED BY CHERYL SIMPSON & ASSOCIATES.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES TO BE DEMOLISHED AND EXISTING UTILITIES TO BE PROTECTED. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND JMC PRIOR TO THE START OF CONSTRUCTION.
- PRIOR TO THE START OF ANY DEMOLITION THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND/OR APPROVALS FROM THE TOWN OF NEWBURGH AND ALL OTHER AGENCIES HAVING JURISDICTION. CONTRACTOR SHALL PAY ALL OUTSTANDING FEES, CHARGES AND DEPOSITS TO ACQUIRE SAID PERMITS. NO DEMOLITION SHALL COMMENCE UNTIL A PERMIT HAS BEEN OBTAINED FROM THE TOWN OF NEWBURGH.
- THE CONTRACTOR SHALL COORDINATE THE DISCONNECTION OF ALL UTILITIES WITH THE UTILITY COMPANY HAVING JURISDICTION PRIOR TO THE START OF DEMOLITION. CONNECTION OF DISCONNECTED UTILITIES SHALL BE PROVIDED TO THE TOWN OF NEWBURGH BUILDING DEPARTMENT IN ACCORDANCE WITH THEIR REQUIREMENTS. LETTERS FROM THE APPROPRIATE UTILITIES STATING THAT GAS AND ELECTRIC HAVE BEEN CUT OFF SHALL BE PROVIDED TO THE TOWN OF NEWBURGH.
- THE CONTRACTOR SHALL OBTAIN AND PROVIDE A COPY TO THE TOWN OF NEWBURGH, A SEWER PLUG PERMIT INDICATING THAT A LICENSED PLUMBER HAS PLUGGED ALL EXISTING SEWER LINES TO THE EXISTING BUILDING. THE CONTRACTOR SHALL OBTAIN AND PROVIDE A COPY TO THE TOWN OF NEWBURGH, A WATER USE PERMIT INDICATING THAT A LICENSED PLUMBER HAS CUT AND SEALED ALL EXISTING WATER SERVICE TO THE EXISTING BUILDING.
- ANY UNSUITABLE MATERIAL FOUND ON-SITE DURING DEMOLITION/CONSTRUCTION AS DETERMINED BY THE PROJECT'S GEOTECHNICAL ENGINEER, SHALL BE PROPERLY DISPOSED OF OFF-SITE IN A MANNER APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND REPLACED WITH SUITABLE MATERIAL AS REQUIRED.
- ANY UNSUITABLE MATERIAL FOUND ON-SITE DURING CONSTRUCTION SHALL BE DISPOSED OF OFF-SITE IN A MANNER APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND REPLACED WITH SUITABLE MATERIAL AS REQUIRED. ALL REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF A GEOTECHNICAL ENGINEER.
- ALL DEMOLITION AND/OR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, INCLUDING STREETS AND SIDEWALKS, SHALL BE PERFORMED IN ACCORDANCE WITH THE REGULATIONS OF ALL LOCAL, STATE AND FEDERAL AGENCIES HAVING JURISDICTION.

- EXISTING CONCRETE MAY BE STORED ON SITE, AND RECYCLED FOR USE AS COMPACTED FILL. ALL MATERIAL TO BE USED AS FILL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
- PRIOR TO THE START OF SITE DEMOLITION, EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH DRAWING C-400 "EROSION & SEDIMENT CONTROL PLAN", AS REQUIRED AND/OR DIRECTED BY THE TOWN OF NEWBURGH OR JMC.
- EXISTING DRAINAGE PATTERNS ON SITE SHALL BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
- ALL EXISTING UTILITY CASTINGS WHICH ARE TO REMAIN SHALL BE REMOVED AND RESET TO THE NEW PROPOSED GRADES IN ACCORDANCE WITH THE DIRECTIONS OF THE OWNER'S FIELD REPRESENTATIVE. EXISTING CASTINGS WHICH ARE DAMAGED OR UNFIT FOR INSTALLATION IN THE NEW CONSTRUCTION, AS DETERMINED BY THE OWNER'S FIELD REPRESENTATIVE, SHALL BE REPLACED.
- ALL EXISTING SIDEWALKS, CURBS, PAVEMENT, ETC. TO REMAIN, WHICH ARE DISTURBED OR DAMAGED DUE TO THE NEW CONSTRUCTION, ARE TO BE REPLACED WITH MATERIALS CONSISTENT WITH EXISTING CONDITIONS.
- THESE PLANS ARE TO BE PROVIDED TO BOTH THE DEMOLITION CONTRACTOR AND THE SITE CONTRACTOR FOR THEIR USE, INFORMATION AND COORDINATION. ANY QUESTIONS OF CONTRACTOR RESPONSIBILITY AND/OR SEPARATION OF WORK SHALL BE DIRECTED TO THE GENERAL CONTRACTOR IN WRITING PRIOR TO ISSUANCE OF BID.
- THE OWNER SHALL RETAIN A LICENSED AND QUALIFIED PROFESSIONAL ENGINEER, CERTIFIED BY THE TOWN OF NEWBURGH, TO INSPECT FOR THE PRESENCE OF ASBESTOS AND/OR OTHER HAZARDOUS MATERIALS WITHIN DEMOLITION AREAS PRIOR TO THE COMMENCEMENT OF DEMOLITION. IF REMEDIATION IS REQUIRED, THE OWNER SHALL DO SO IN ACCORDANCE WITH THE TOWN OF NEWBURGH ASBESTOS RULES AND REGULATIONS AND/OR ANY AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED DOCUMENTATION TO THE TOWN OF NEWBURGH PRIOR TO OBTAINING A DEMOLITION PERMIT.
- THE CONTRACTOR SHALL EXTERMINATE RODENTS AS REQUIRED BY THE TOWN OF NEWBURGH DEPARTMENT OF HEALTH AND MENTAL HYGIENE. A LETTER FROM THE HEALTH DEPARTMENT CERTIFYING THAT A LICENSED EXTERMINATOR HAS TREATED THE EXISTING BUILDING SHALL BE PROVIDED TO THE TOWN OF NEWBURGH DEPARTMENT OF BUILDINGS.
- PRIOR TO COMMENCEMENT OF DEMOLITION, THE CONTRACTOR MUST PROVIDE 24-HOUR NOTIFICATION TO THE TOWN OF NEWBURGH THAT FIVE (5) DAYS' PRIOR NOTIFICATION HAS GIVEN TO ALL ADJOINING OWNERS AND THAT NOTIFICATION HAS GIVEN TO THE APPROPRIATE COMMUNITY BOARD PRIOR TO THE COMMENCEMENT OF DEMOLITION.

**LEGEND**

[Symbol]	EXISTING PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EXISTING EASEMENT LINE
[Symbol]	EXISTING METEAD LINE AND DELINEATION
[Symbol]	EXISTING BUILDING OVERHANG
[Symbol]	EXISTING PAVEMENT EDGE
[Symbol]	EXISTING CURB LINE
[Symbol]	EXISTING CONTOUR
[Symbol]	EXISTING INDEX CONTOUR
[Symbol]	EXISTING STONE WALL
[Symbol]	EXISTING RETAINING WALL
[Symbol]	EXISTING DRIVE RAIL
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING TREE AND DESIGNATION
[Symbol]	EXISTING TREE TO BE REMOVED
[Symbol]	EXISTING TREE LINE
[Symbol]	EXISTING DIRECTIONAL ARROWS
[Symbol]	EXISTING PAINT
[Symbol]	EXISTING PARKING WITH NUMBER OF SPACES
[Symbol]	EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
[Symbol]	EXISTING PEDESTRIAN CROSSING
[Symbol]	EXISTING STORM DRAIN LINE AND SIZE
[Symbol]	EXISTING SANITARY LINE AND SIZE
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING OVERHEAD WIRES
[Symbol]	EXISTING DRAIN INLET
[Symbol]	EXISTING MANHOLE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING GAS VALVE
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING SIGN
[Symbol]	BORING LOCATION AND DESIGNATION
[Symbol]	EXISTING FEATURE TO BE REMOVED
[Symbol]	PROPOSED SAMOUT LINE

APPLICANT/OWNER: FARRELL COMMUNITIES AT OVERLOOK PONDS LLC  
 BRIDGEHAMPTON, NY 11932  
 ARCHITECT: PETER F. GATO & ASSOCIATES  
 102 WALLER AVENUE  
 WHITE PLAINS, NY 10605

No.	Revision	Date
1	REVISED PER TOWN COMMENTS	12/09/2020
2	PLANNING BOARD SUBMISSION	03/19/2021
3	PLANNING BOARD SUBMISSION	06/22/2021
4	PLANNING BOARD SUBMISSION	09/07/2022
5	PLANNING BOARD SUBMISSION	07/20/2023

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**JMC**

**DEMOLITION PLAN**  
 OVERLOOK FARMS A FARRELL COMMUNITY  
 TOWN OF NEWBURGH, NEW YORK

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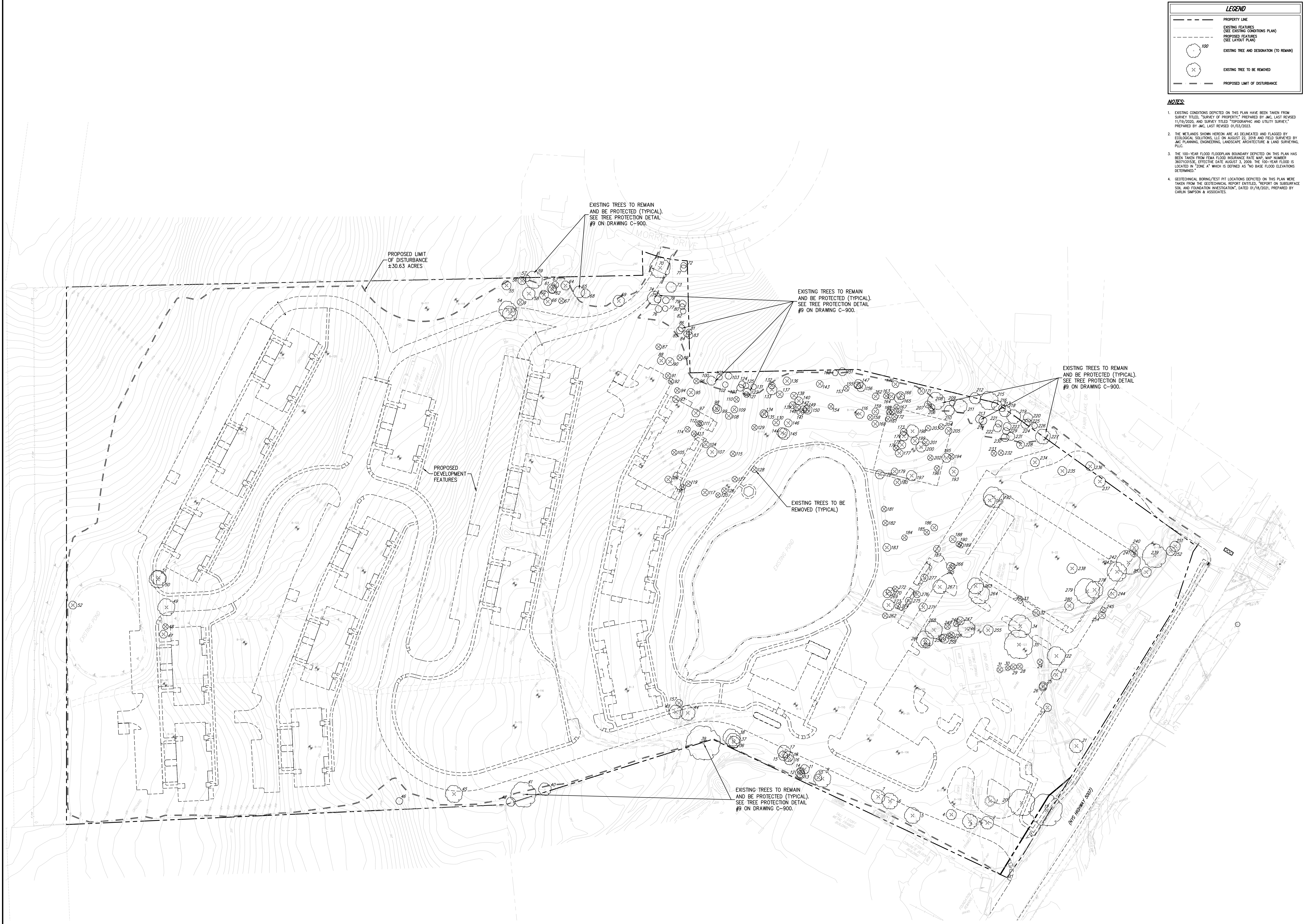
Drawn:	BMS	Approved:	JS
Scale:	1" = 50'		
Date:	10/23/2019		
Project No.:	17088		
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Drawing No.:	<b>C-020</b>		



**LEGEND**

- PROPERTY LINE
- EXISTING FEATURES (SEE EXISTING CONDITIONS PLAN)
- PROPOSED FEATURES (SEE LAYOUT PLAN)
- EXISTING TREE AND DESIGNATION (TO REMAIN)
- EXISTING TREE TO BE REMOVED
- PROPOSED LIMIT OF DISTURBANCE

- NOTES**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY," PREPARED BY JMC, LAST REVISED 11/19/2020, AND SURVEY TITLED "TOPOGRAPHIC AND UTILITY SURVEY," PREPARED BY JMC, LAST REVISED 01/03/2023.
  - THE WETLANDS SHOWN HEREON ARE AS DELINEATED AND FLAGGED BY ECOLOGICAL SOLUTIONS, LLC ON AUGUST 22, 2018 AND FIELD SURVEYED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC.
  - THE 100-YEAR FLOOD ELEVATION BOUNDARY DEPICTED ON THIS PLAN HAS BEEN TAKEN FROM FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 30070202E, EFFECTIVE DATE AUGUST 3, 2009. THE 100-YEAR FLOOD IS LOCATED IN "ZONE A," WHICH IS DEFINED AS "NO BASE FLOOD ELEVATIONS DETERMINED."
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APPLICANT/TOWNER:  
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 OVERLOOK PONDS LLC**  
 BRIDGEHAMPTON, NY 11932

ARCHITECT:  
**PETER F. GATO & ASSOCIATES**  
 102 WALLER AVENUE  
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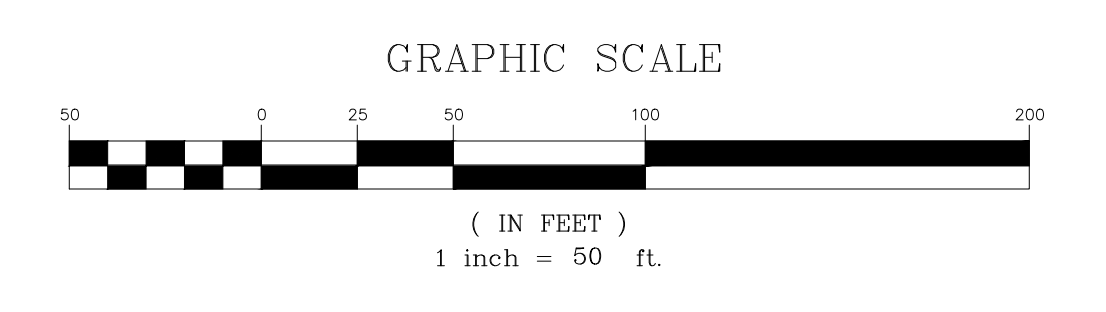
JMC Planning, Engineering, Landscape  
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 120 BEGFORD ROAD - ARMONK, NY 10504  
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**TREE PRESERVATION PLAN**  
**OVERLOOK FARMS A FARRELL COMMUNITY**  
 TOWN OF NEWBURGH, NEW YORK

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NOT FOR CONSTRUCTION



Drawn: BMS Approved: JS  
 Scale: 1" = 50'  
 Date: 01/20/2023  
 Project No: 17088  
 Drawing No: PLAN TREE.dwg  
 SHEET 1 OF 2  
**C-030**



PROJECT OVERALL TREE LIST

TAG	Common Name	Latin Name	Invasive Species	DBH	Condition	Notes	Remain/Remove	Significant/Specimen
1	Norway spruce	Picea abies	No	21	Good	None	Remove	Specimen
2	River birch	Betula nigra	No	24	Poor	None	Remove	Specimen
3	River birch	Betula nigra	No	29	Fair	None	Remove	Specimen
4	Black locust	Robinia pseudoacacia	Yes	19	Fair	None	Remove	Specimen
5	Eastern cottonwood	Populus deltoides	No	27	Fair	None	Remove	Specimen
6	Eastern cottonwood	Populus deltoides	No	26	Fair	None	Remove	Specimen
7	Eastern cottonwood	Populus deltoides	No	18	Fair	None	Remove	Specimen
8	Eastern cottonwood	Populus deltoides	No	29	Fair	None	Remove	Specimen
9	Red oak	Quercus rubra	No	11	Fair	None	Remove	Specimen
10	Black locust	Robinia pseudoacacia	Yes	11	Fair	None	Remove	Specimen
11	Black locust	Robinia pseudoacacia	Yes	18	Fair	None	Remove	Specimen
12	Black locust	Robinia pseudoacacia	Yes	16	Fair	None	Remove	Specimen
13	Black locust	Robinia pseudoacacia	Yes	14	Fair	None	Remove	Specimen
14	Black locust	Robinia pseudoacacia	Yes	10	Fair	None	Remove	Specimen
15	Black locust	Robinia pseudoacacia	Yes	16	Fair	None	Remove	Specimen
16	Black locust	Robinia pseudoacacia	Yes	22	Fair	None	Remove	Specimen
17	Black locust	Robinia pseudoacacia	Yes	21	Fair	None	Remove	Specimen
18	Black locust	Robinia pseudoacacia	Yes	17	Fair	None	Remove	Specimen
19	Eastern cottonwood	Populus deltoides	No	54	Fair	None	Remove	Specimen
20	Sugar maple	Acer saccharum	No	44	Critical	None	Remove	Specimen
21	Black locust	Robinia pseudoacacia	Yes	24	Fair	None	Remove	Specimen
22	Sugar maple	Acer saccharum	No	33	Fair	None	Remove	Specimen
23	Black walnut	Juglans nigra	No	18	Fair	None	Remove	Specimen
24	Purple leaf plum	Prunus cerasifera	No	11	Poor	Tree house in tree	Remove	Specimen
25	Sugar maple	Acer saccharum	No	14	Fair	None	Remove	Specimen
26	Honeylocust	Gleditsia triacanthos	No	13	Fair	Has thorns	Remove	Specimen
27	Black walnut	Juglans nigra	No	18	Fair	None	Remove	Specimen
28	Douglas fir	Pseudotsuga menziesii	No	12	Fair	None	Remove	Specimen
29	Douglas fir	Pseudotsuga menziesii	No	11	Fair	None	Remove	Specimen
30	Douglas fir	Pseudotsuga menziesii	No	15	Fair	None	Remove	Specimen
31	Douglas fir	Pseudotsuga menziesii	No	12	Fair	None	Remove	Specimen
32	Sugar maple	Acer saccharum	No	12	Fair	None	Remove	Specimen
33	Taxus	Taxus spp.	No	11, 11_10_9_8	Good	Shrub	Remove	Specimen
34	Honeylocust	Gleditsia triacanthos	No	38	Fair	Has thorns	Remove	Specimen
35	Honeylocust	Gleditsia triacanthos	No	30	Fair	None	Remove	Specimen
36	Willow	Salix spp.	No	29	Poor	None	Remove	Specimen
37	Willow	Salix spp.	No	25	Poor	None	Remove	Specimen
38	Willow	Salix spp.	No	24	Poor	None	Remove	Specimen
39	Willow	Salix spp.	No	48	Fair	None	Remove	Specimen
40	Black cherry	Prunus serotina	No	17	Fair	None	Remove	Specimen
41	Red oak	Quercus rubra	No	43	Fair	None	Remove	Specimen
42	Black cherry	Prunus serotina	No	14	Poor	None	Remove	Specimen
43	Eastern cottonwood	Populus deltoides	No	22	Fair	None	Remove	Specimen
44	Eastern cottonwood	Populus deltoides	No	24	Fair	None	Remove	Specimen
45	Red oak	Quercus rubra	No	36	Fair	None	Remove	Specimen
46	Black oak	Quercus velutina	No	11	Fair	None	Remove	Specimen
47	Sweet cherry	Prunus avium	Yes	12	Fair	None	Remove	Specimen
48	Shagbark hickory	Carya ovata	Yes	12	Fair	None	Remove	Specimen
49	Pin oak	Quercus palustris	No	30	Good	None	Remove	Specimen
50	Eastern cottonwood	Populus deltoides	No	25	Fair	None	Remove	Specimen
51	Eastern cottonwood	Populus deltoides	No	12	Fair	None	Remove	Specimen
52	Eastern cottonwood	Populus deltoides	No	12	Fair	None	Remove	Specimen
53	Red oak	Quercus rubra	No	25	Fair	None	Remove	Specimen
54	Red oak	Quercus rubra	No	24	Fair	None	Remove	Specimen
55	Black locust	Robinia pseudoacacia	Yes	12	Critical	None	Remove	Specimen
56	Red oak	Quercus rubra	No	12	Fair	None	Remove	Specimen
57	Shagbark hickory	Carya ovata	Yes	10	Fair	None	Remove	Specimen
58	Red oak	Quercus rubra	No	19	Good	None	Remove	Specimen
59	Red oak	Quercus rubra	No	28	Poor	None	Remove	Specimen
60	Black cherry	Prunus serotina	No	16	Poor	Tree uprooted onto trunk, tree now leans	Remove	Specimen
61	Red oak	Quercus rubra	No	14	Fair	Crack in codominant with tree 63	Remove	Specimen
62	Red oak	Quercus rubra	No	15	Fair	Codominant with tree 63	Remove	Specimen
63	Black cherry	Prunus serotina	No	10	Fair	None	Remove	Specimen
64	Black cherry	Prunus serotina	No	16	Fair	None	Remove	Specimen
65	Black cherry	Prunus serotina	No	18	Fair	None	Remove	Specimen
66	White oak	Quercus alba	No	12	Fair	None	Remove	Specimen
67	Black oak	Quercus velutina	No	11	Fair	None	Remove	Specimen
68	Norway Spruce	Picea abies	Yes	15	Fair	None	Remove	Specimen
69	Alantus	Alnus altissima	Yes	12	Good	None	Remove	Specimen
70	Black cherry	Prunus serotina	No	17	Fair	None	Remove	Specimen
71	Alantus	Alnus altissima	Yes	12	Fair	None	Remove	Specimen
72	Alantus	Alnus altissima	Yes	11	Fair	None	Remove	Specimen
73	Black locust	Robinia pseudoacacia	Yes	19	Fair	None	Remove	Specimen
74	Black locust	Robinia pseudoacacia	Yes	21	Fair	None	Remove	Specimen
75	Black locust	Robinia pseudoacacia	Yes	11	Fair	None	Remove	Specimen
76	Black locust	Robinia pseudoacacia	Yes	15	Poor	None	Remove	Specimen
77	Black locust	Robinia pseudoacacia	Yes	11	Fair	None	Remove	Specimen
78	Black locust	Robinia pseudoacacia	Yes	11	Fair	None	Remove	Specimen
79	Black locust	Robinia pseudoacacia	Yes	12	Fair	None	Remove	Specimen
80	Black locust	Robinia pseudoacacia	Yes	11	Fair	None	Remove	Specimen
81	Black locust	Robinia pseudoacacia	Yes	12	Fair	None	Remove	Specimen
82	Black locust	Robinia pseudoacacia	Yes	12	Fair	None	Remove	Specimen
83	Black locust	Robinia pseudoacacia	Yes	12	Fair	None	Remove	Specimen
84	Black locust	Robinia pseudoacacia	Yes	12	Fair	None	Remove	Specimen
85	Black locust	Robinia pseudoacacia	Yes	12	Fair	None	Remove	Specimen
86	Black locust	Robinia pseudoacacia	Yes	15	Fair	None	Remove	Specimen
87	Black locust	Robinia pseudoacacia	Yes	11,9	Fair	None	Remove	Specimen
88	Black locust	Robinia pseudoacacia	Yes	16	Fair	None	Remove	Specimen
89	Alantus	Alnus altissima	Yes	18	Fair	None	Remove	Specimen
90	Black locust	Robinia pseudoacacia	Yes	16	Fair	None	Remove	Specimen
91	Alantus	Alnus altissima	Yes	10	Fair	None	Remove	Specimen
92	Black locust	Robinia pseudoacacia	Yes	11	Fair	None	Remove	Specimen
93	Black locust	Robinia pseudoacacia	Yes	13, 12	Fair	None	Remove	Specimen
94	Black locust	Robinia pseudoacacia	Yes	11	Fair	None	Remove	Specimen
95	Black locust	Robinia pseudoacacia	Yes	17	Fair	None	Remove	Specimen
96	Black locust	Robinia pseudoacacia	Yes	11, 10	Fair	None	Remove	Specimen
97	Black locust	Robinia pseudoacacia	Yes	18	Fair	None	Remove	Specimen
98	Black locust	Robinia pseudoacacia	Yes	14, 13	Fair	None	Remove	Specimen
99	Black locust	Robinia pseudoacacia	Yes	16	Fair	None	Remove	Specimen
100	Black locust	Robinia pseudoacacia	Yes	18	Fair	None	Remove	Specimen
101	Black locust	Robinia pseudoacacia	Yes	10	Fair	None	Remove	Specimen
102	Eastern cottonwood	Populus deltoides	No	10	Dead	Broken trunk at 6 feet	Remove	Specimen
103	Black locust	Robinia pseudoacacia	Yes	11	Fair	None	Remove	Specimen
104	Black locust	Robinia pseudoacacia	Yes	11	Fair	None	Remove	Specimen
105	Black locust	Robinia pseudoacacia	Yes	10	Fair	None	Remove	Specimen
106	Black locust	Robinia pseudoacacia	Yes	10	Fair	None	Remove	Specimen
107	Black locust	Robinia pseudoacacia	Yes	20	Poor	None	Remove	Specimen
108	Black locust	Robinia pseudoacacia	Yes	12	Fair	None	Remove	Specimen
109	Black locust	Robinia pseudoacacia	Yes	12	Fair	None	Remove	Specimen
110	Black locust	Robinia pseudoacacia	Yes	12	Fair	None	Remove	Specimen
111	Black locust	Robinia pseudoacacia	Yes	10	Fair	None	Remove	Specimen
112	Black locust	Robinia pseudoacacia	Yes	10	Fair	None	Remove	Specimen
113	Black locust	Robinia pseudoacacia	Yes	10	Fair	None	Remove	Specimen
114	Black locust	Robinia pseudoacacia	Yes	10	Fair	None	Remove	Specimen
115	Black locust	Robinia pseudoacacia	Yes	10	Fair	None	Remove	Specimen
116	Sugar maple	Acer saccharum	No	18	Fair	None	Remove	Specimen
117	Catalpa	Catalpa speciosa	No	18	Fair	None	Remove	Specimen
118	Eastern cottonwood	Populus deltoides	No	14	Poor	None	Remove	Specimen
119	Black walnut	Juglans nigra	No	10	Fair	None	Remove	Specimen
120	Eastern red cedar	Juniperus virginiana	No	11	Fair	None	Remove	Specimen
121	Eastern cottonwood	Populus deltoides	No	10	Dead	Broken trunk at 6 feet	Remove	Specimen
122	Eastern cottonwood	Populus deltoides	No	15	Fair	None	Remove	Specimen
123	Black locust	Robinia pseudoacacia	Yes	12	Fair	None	Remove	Specimen
124	Black locust	Robinia pseudoacacia	Yes	13	Fair	None	Remove	Specimen
125	Black locust	Robinia pseudoacacia	Yes	10	Fair	None	Remove	Specimen
126	Black locust	Robinia pseudoacacia	Yes	10	Fair	None	Remove	Specimen
127	Black locust	Robinia pseudoacacia	Yes	10	Dead	None	Remove	Specimen
128	Black locust	Robinia pseudoacacia	Yes	11	Fair	None	Remove	Specimen
129	Catalpa	Catalpa speciosa	No	10	Fair	None	Remove	Specimen
130	Eastern cottonwood	Populus deltoides	No	13	Fair	None	Remove	Specimen
131	Pin oak	Quercus palustris	No	10	Fair	None	Remove	Specimen
132	Sugar maple	Acer saccharum	No	11	Fair	None	Remove	Specimen
133	Eastern cottonwood	Populus deltoides	No	17	Fair	None	Remove	Specimen
134	Eastern cottonwood	Populus deltoides	No	14	Fair	Codominant at base with tree 135	Remove	Specimen
135	Eastern cottonwood	Populus deltoides	No	14	Fair	None	Remove	Specimen
136	Eastern cottonwood	Populus deltoides	No	16	Fair	None	Remove	Specimen
137	Black locust	Robinia pseudoacacia	Yes	10	Poor	None	Remove	Specimen
138	Black locust	Robinia pseudoacacia	Yes	12	Fair	None	Remove	Specimen
139	Eastern cottonwood	Populus deltoides	No	15	Fair	None	Remove	Specimen
140	Black locust	Robinia pseudoacacia	Yes	15	Fair	None	Remove	Specimen

SIGNIFICANT TREES TO REMAIN

TAG	Common Name	Latin Name	Invasive Species	DBH	Condition	Notes	Remain/Remove	Significant/Specimen
40	Black cherry	Prunus serotina	No	17	Fair	None	Remove	Significant
42	Black cherry	Prunus serotina	No	18	Fair	None	Remove	Significant
45	Black cherry	Prunus serotina	No	14	Fair	None	Remove	Significant
122	Cottonwood	Populus deltoides	No	15	Fair	None	Remove	Significant
210	Mockernut	Carya tomentosa	No	19	Fair	None	Remove	Significant
213	Black gum	Nyssa sylvatica	No	14	Fair	None	Remove	Significant
214	Black gum	Nyssa sylvatica	No	16	Fair	None	Remove	Significant
216	Black gum	Nyssa sylvatica	No	19	Fair	None	Remove	Significant
220	Eastern cottonwood	Populus deltoides	No	16	Fair	None	Remove	Significant
221	Eastern cottonwood	Populus deltoides	No	15	Fair	None	Remove	Significant
222	Eastern cottonwood	Populus deltoides	No	16	Fair	None	Remove	Significant
223	Eastern cottonwood	Populus deltoides	No	17	Fair	None	Remove	Significant
224	Eastern cottonwood	Populus deltoides	No	16	Fair	None	Remove	Significant
230	Eastern cottonwood	Populus deltoides	No	16	Fair	None	Remove	Significant
231	Eastern cottonwood	Populus deltoides	No	14	Fair	None	Remove	Significant
<b>Total Caliper</b>								<b>242</b>

SIGNIFICANT TREE DBH REMOVAL CALCULATION

TAG	Common Name	Latin Name	Invasive Species	DBH	Condition	Notes	Remain/Remove	Significant/Specimen
7	Eastern cottonwood	Populus deltoides	No	18	Fair	None	Remove	Significant
21	Chinese chestnut	Castanea mollissima	No	14	Fair	Tree house in tree	Remove	Significant
23	Sugar maple	Acer saccharum	No	14	Fair	None	Remove	Significant
27	Black walnut	Juglans nigra	No	14	Fair	None	Remove	Significant
28	Douglas fir	Pseudotsuga menziesii	No	12	Fair	None	Remove	Significant
29	Douglas fir	Pseudotsuga menziesii	No	11	Fair	None	Remove	Significant
30	Douglas fir	Pseudotsuga menziesii	No	15	Fair	None	Remove	Significant
31	Douglas fir	Pseudotsuga menziesii	No	13	Fair	None	Remove	Significant
58	Red oak	Quercus rubra	No	19	Good	None	Remove	Significant
61	Red oak	Quercus rubra	No	15	Fair	Codominant with tree 62	Remove	Significant
64	Black cherry	Prunus serotina	No	16	Fair	None	Remove	Significant
116	Sugar maple	Acer saccharum	No	18	Fair	None	Remove	Significant
117	Eastern cottonwood	Populus deltoides	No	18	Fair	None	Remove	Significant
133	Eastern cottonwood	Populus deltoides	No	17	Fair	None	Remove	Significant
134	Eastern cottonwood	Populus deltoides	No	14	Fair	Codominant at base with tree 135	Remove	Significant
135	Eastern cottonwood	Populus deltoides	No	14	Fair	Codominant at base with tree 134	Remove	Significant
136	Eastern cottonwood	Populus deltoides	No	16	Fair	None	Remove	Significant
139	Eastern cottonwood	Populus deltoides	No	15	Fair	None	Remove	Significant
144	Eastern cottonwood	Populus deltoides	No	18				



**SIGN TABLE**

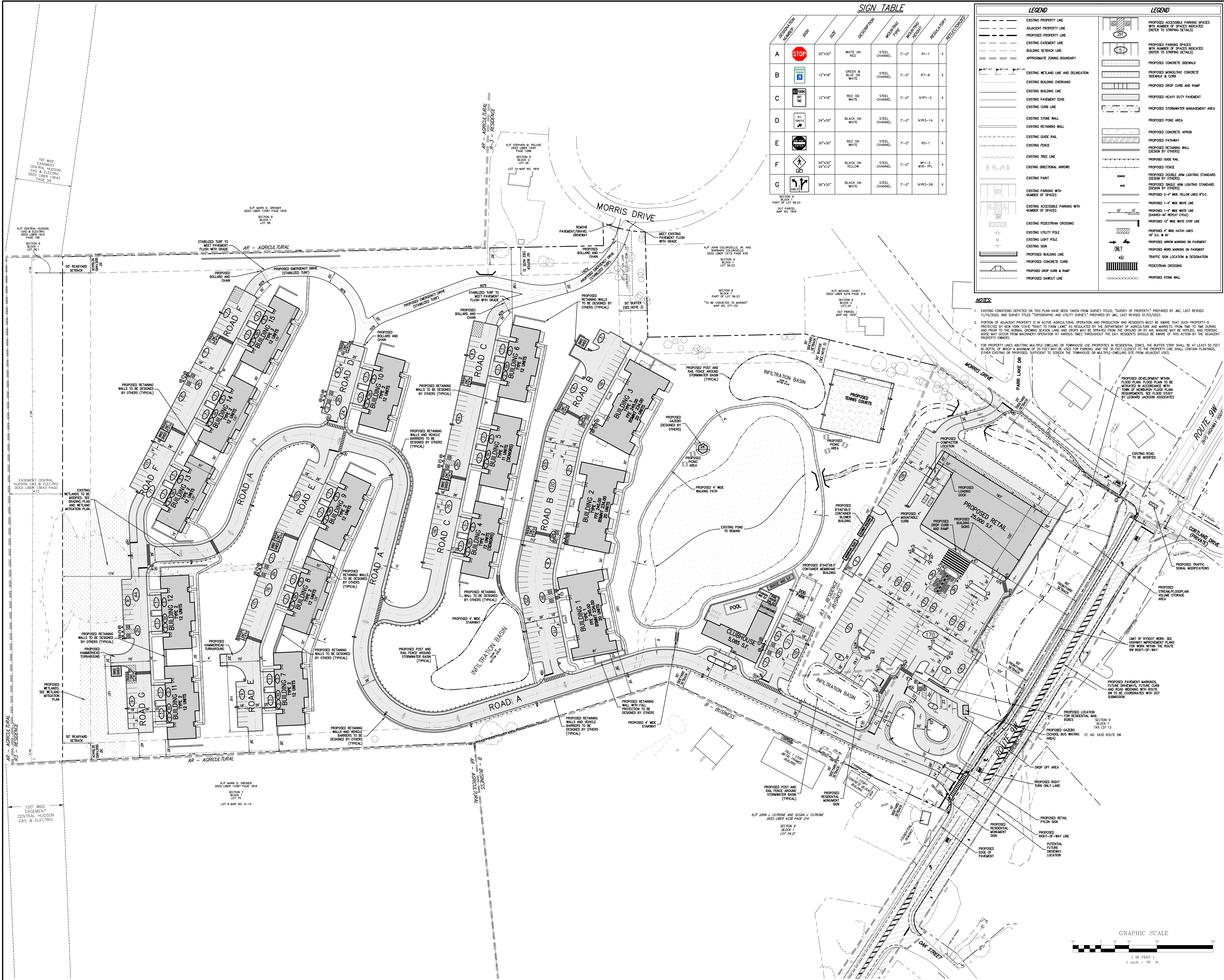
SECTION NUMBER	SYMBOL	SIZE	DESCRIPTION	MOUNTING TYPE	MOUNTING HEIGHT	REGULATORY	RECOMMENDED
A		30"x30"	WHITE ON RED	STEEL CHANNEL	7'-0"	R1-1	X
B		12"x18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8	X
C		12"x18"	RED ON WHITE	STEEL CHANNEL	7'-0"	NYR1-2	X
D		24"x30"	BLACK ON WHITE	STEEL CHANNEL	7'-0"	NYR3-14	X
E		30"x30"	RED ON WHITE	STEEL CHANNEL	7'-0"	RS-1	X
F		30"x30"	BLACK ON YELLOW	STEEL CHANNEL	7'-0"	W1-2 W12-7L	X
G		36"x30"	BLACK ON WHITE	STEEL CHANNEL	7'-0"	NYR3-55	X

**LEGEND**

	EXISTING PROPERTY LINE		PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	PROPOSED PROPERTY LINE		PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	EXISTING EASEMENT LINE		PROPOSED CONCRETE SIDEWALK
	BUILDING SETBACK LINE		PROPOSED MONOLITHIC CONCRETE SIDEWALK & CURB
	APPROXIMATE ZONING BOUNDARY		PROPOSED DROP CURB AND RAMP
	EXISTING WETLAND LINE AND DELINEATION		PROPOSED STORMWATER MANAGEMENT AREA
	EXISTING BUILDING OVERHANG		PROPOSED POND AREA
	EXISTING BUILDING LINE		PROPOSED CONCRETE APRON
	EXISTING PAVEMENT EDGE		PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	EXISTING CURB LINE		PROPOSED PATHWAY
	EXISTING STONE WALL		PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	EXISTING RETAINING WALL		PROPOSED GUIDE RAIL
	EXISTING FENCE LINE		PROPOSED FENCE
	EXISTING TREE LINE		PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	EXISTING DIRECTIONAL ARROWS		PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	EXISTING PAINT		PROPOSED 2'-4" WIDE YELLOW LINES P.O.C.
	EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES		PROPOSED 1'-4" WIDE WHITE LINE (DASHED-40' REPEAT CYCLE)
	EXISTING PEDESTRIAN CROSSING		PROPOSED 12" WIDE WHITE STOP LINE
	EXISTING UTILITY POLE		PROPOSED 4" WIDE HATCH LINES 18" X 6" @ 45°
	EXISTING LIGHT POLE		PROPOSED ARROW MARKING ON PAVEMENT
	EXISTING SIGN		PROPOSED WORD MARKING ON PAVEMENT
	PROPOSED BUILDING LINE		PROPOSED TRAFFIC SIGN LOCATION & DESIGNATION
	PROPOSED CONCRETE CURB		PEDESTRIAN CROSSING
	PROPOSED DROP CURB & RAMP		PROPOSED STONE WALL
	PROPOSED SAWCUT LINE		

**NOTES:**

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY," PREPARED BY JMC, LAST REVISED 11/19/2020, AND SURVEY TITLED "TOPOGRAPHIC AND UTILITY SURVEY," PREPARED BY JMC, LAST REVISED 01/03/2023.
- PORTION OF ADJACENT PROPERTY IS IN ACTIVE AGRICULTURAL OPERATION AND PRODUCENTS MUST BE AWARE THAT SUCH PROPERTY IS PROTECTED BY NEW YORK STATE TRAFFIC FARM LINES AS REGULATED BY THE DEPARTMENT OF AGRICULTURE AND MARKETS FROM TIME TO TIME DURING AND PRIOR TO THE NORMAL GROWING SEASON (LAND AND CROPS MAY BE SEVERED FROM THE GROUND OR BY AIR, MANURE MAY BE APPLIED, AND PRODUCE MAY OCCUR FROM MACHINERY OPERATION AT VARIOUS TIMES THROUGHOUT THE DAY. RESIDENTS SHOULD BE AWARE OF THIS ACTION BY THE ADJACENT PROPERTY OWNERS).
- FOR PROPERTY LINES ABUTTING MULTIPLE DWELLING OR TOWNHOUSE USE PROPERTIES IN RESIDENTIAL ZONES, THE BUFFER STRIP SHALL BE AT LEAST 50 FEET IN DEPTH OF WHICH A MAINTENANCE ROW FOR PARKING AND THE 50 FEET CLOSEST TO THE PROPERTY LINE SHALL CONTAIN PLANTINGS, EITHER EXISTING OR PROPOSED, SUFFICIENT TO SCREEN THE TOWNHOUSE OR MULTIPLE-DWELLING SITE FROM ADJACENT USES.



No.	Revised	Date	By	For
1.	REVISED	04/27/2023	BMS	REVISED
2.	PLANNING BOARD SUBMISSION	06/22/2023	BMS	PLANNING BOARD SUBMISSION
3.	METLAND MITIGATION APPLICATION	11/17/2023	BMS	METLAND MITIGATION APPLICATION
4.	METLAND MITIGATION APPLICATION	07/24/2023	BMS	METLAND MITIGATION APPLICATION
5.	METLAND MITIGATION APPLICATION	09/03/2023	BMS	METLAND MITIGATION APPLICATION
6.	PLANNING BOARD SUBMISSION	09/03/2023	BMS	PLANNING BOARD SUBMISSION
7.	PLANNING BOARD SUBMISSION	07/20/2023	BMS	PLANNING BOARD SUBMISSION

APPLICANT/OWNER:  
**FARRELL COMMUNITIES AT OVERLOOK FARMS LLC**  
 BROOKHAMPTON, NY 11932

ARCHITECT:  
**PETER F. GATO & ASSOCIATES**  
 102 WALLER AVENUE  
 WHITE PLAINS, NY 10605

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
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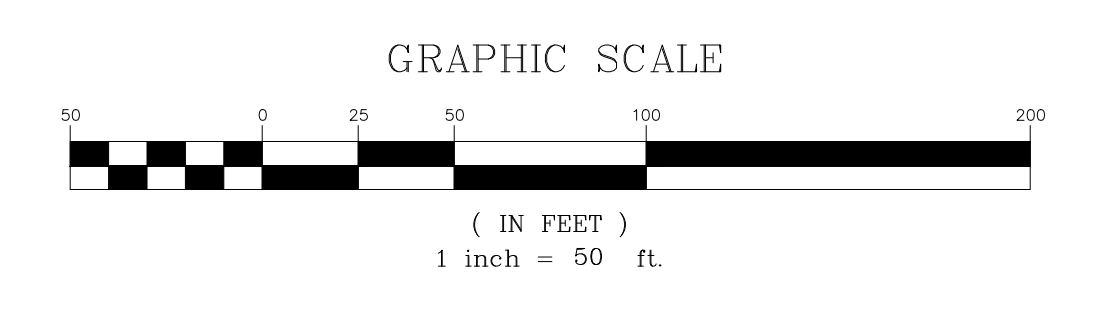


**LAYOUT PLAN**  
 OVERLOOK FARMS A FARRELL COMMUNITY  
 TOWN OF NEWBURGH, NEW YORK

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.

Drawn: BMS Approved: JS  
 Scale: 1" = 50'  
 Date: 10/23/2019  
 Project No: 17088  
 Title: LAY  
 Drawing No: C-100

NOT FOR CONSTRUCTION

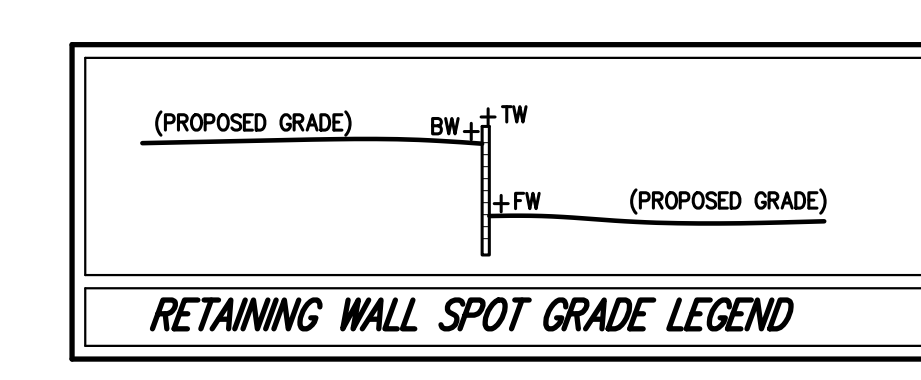






**NOTES:**

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED "SURVEY OF PROPERTY" PREPARED BY JMC, LAST REVISED 11/19/2020, AND SURVEY TITLED "TOPOGRAPHIC AND UTILITY SURVEY" PREPARED BY JMC, LAST REVISED 01/03/2023.
- GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED "REPORT ON SUBSURFACE SOIL AND FOUNDATION INVESTIGATION", DATED 1/18/2021, PREPARED BY CAELIN SIMPSON & ASSOCIATES.
- ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE 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.
- ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT.
- EXCAVATIONS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTIES, NOR DIVERT WATER ONTO THE PROPERTY OF OTHERS AT ANY TIME DURING THE COURSE OF CONSTRUCTION.
- CONTRACTOR SHALL REFER TO EROSION AND SEDIMENT CONTROL PLAN FOR FURTHER DIRECTION REGARDING SITE STABILIZATION THROUGHOUT THE COURSE OF CONSTRUCTION.



**LEGEND**

	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING WETLAND BUFFER
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING SPOT GRADE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING STORM DRAIN INLET
	EXISTING MANHOLE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DROP CURB AND RAMP
	PROPOSED DRIVEWAY
	PROPOSED CONTOUR
	PROPOSED SPOT GRADE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED TYPE C DRAIN INLET
	PROPOSED TYPE D DRAIN INLET
	PROPOSED TYPE U DRAIN INLET
	PROPOSED RETAINING WALL
	PROPOSED HEADWALL
	PROPOSED HYDRANT
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED LIGHTING STANDARD
	BORING LOCATION AND DESIGNATION
	PROPOSED LIMIT OF DISTURBANCE
	PROPOSED GRASS SHALE
	PROPOSED RIP-RAP SHALE
	PROPOSED CONDITIONS 100 YEAR FLOODPLAIN
	PROPOSED CONDITIONS 500 YEAR FLOODPLAIN

**REVISIONS**

No.	Date	By	Reason
1	06/22/2023	BMS	TRAINING BOARD SUBMISSION
2	11/17/2023	BMS	WETLAND MITIGATION APPLICATION
3	07/24/2022	BMS	WETLAND MITIGATION APPLICATION
4	07/29/2022	BMS	WETLAND MITIGATION APPLICATION
5	06/02/2022	BMS	PLANNING BOARD SUBMISSION
6	06/02/2022	BMS	PLANNING BOARD SUBMISSION
7	07/20/2023	BMS	PLANNING BOARD SUBMISSION

**APPlicant:** FARRELL COMMUNITIES AT OVERLOOK FARMS LLC  
**ARCHITECT:** PETER F. GATO & ASSOCIATES  
 102 WALLER AVENUE  
 WHITE PLAINS, NY 10605

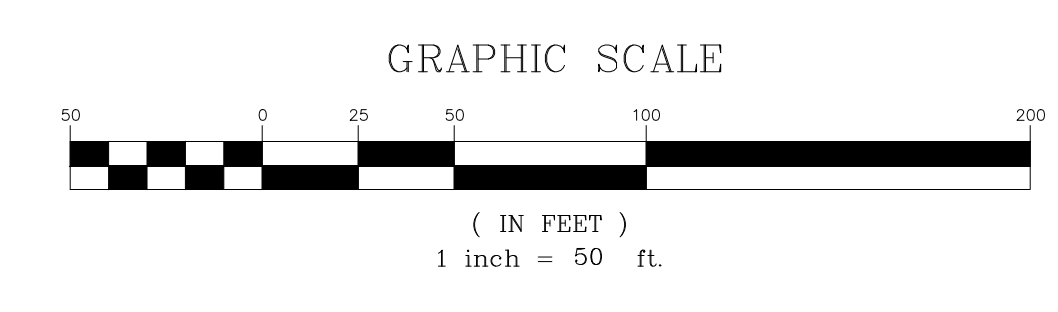
**JMC**  
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**GRADING PLAN**  
 OVERLOOK FARMS A FARRELL COMMUNITY  
 TOWN OF NEWBURGH, NEW YORK

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Drawn: BMS Approved: JS  
 Scale: 1" = 50'  
 Date: 10/23/2019  
 Project No: 17088  
 1788-91 GMD LAR

**C-200**





NOTES

- 1. EXISTING CONDITIONS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLES, "SUBSET OF PROPERTY" PREPARED BY A.C. LAST REVISED 11/19/2020 AND SURVEY TITLED "TOPOGRAPHIC AND UTILITY SURVEY," PREPARED BY A.C. LAST REVISED 01/05/2021.

- 2. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER, DURING CONSTRUCTION OF THE PROJECTS THE CONTRACTOR SHALL MAINTAIN AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE.

- 3. 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 WATER-TIGHT IN ACCORDANCE WITH ASTM D-3212.

- 4. UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYPROPYLENE PIPE (PP) WITH A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS IN ACCORDANCE WITH ASTM F-2648. JOINTS SHALL BE WATER-TIGHT IN ACCORDANCE WITH ASTM D-3212.

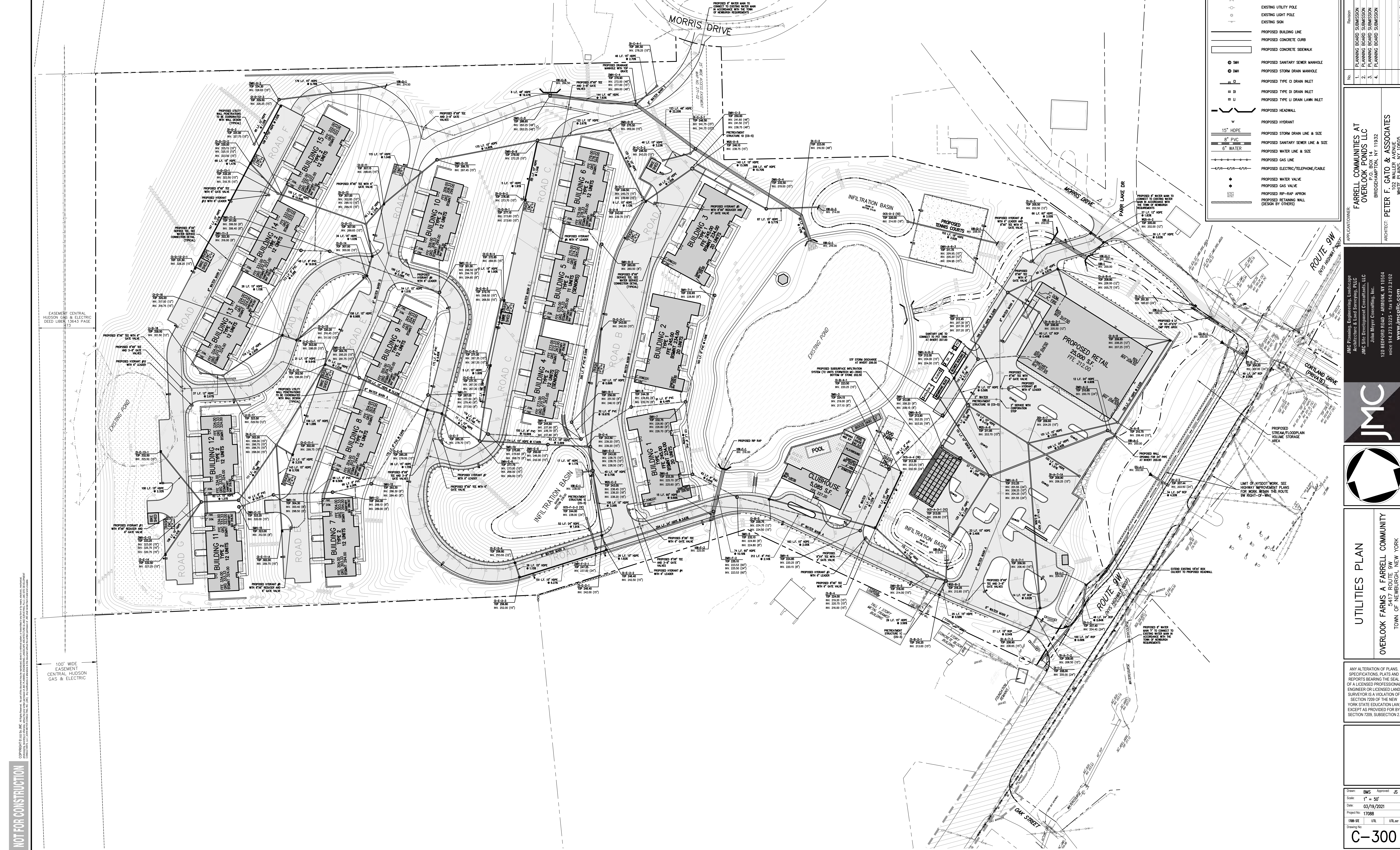
- 5. UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE DOUBLE CORNER-LEAD DUCTILE IRON PIPE (DIP) CLASS 52 WITH MECHANICAL JOINTS IN ACCORDANCE WITH ANNA C-100, C-155, C-104 AND C-117.

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

- 7. CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEWBURGH WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH WATER DEPARTMENT. ALL REQUIREMENTS SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE TOWN OF NEWBURGH.

- 8. ALL WATER SERVICE LINES FOUR (4) INCHES AND LARGER IN DIAMETER SHALL BE EMBURY UNDUL, CLASS 52, DUCTILE IRON PIPE CONFORMING TO ANS/AWWA C151/A251-19 OR LATER REVISION FOR DUCTILE IRON PIPE JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL JOINT AS REQUIRED.

- 9. THROUST RESTRAINT OF THE PIPE SHALL BE THROUGH THE USE OF JOINT RESTRAINT. THROUST BLOCKS ARE NOT ACCEPTABLE. JOINT RESTRAINT SHALL BE THROUGH THE USE OF MECHANICAL JOINT PIPE WITH RETAINER GLANDS. ALL FITTINGS AND VALVES SHALL BE INSTALLED WITH RETAINER GLANDS FOR JOINT RESTRAINT. RETAINER GLANDS SHALL BE EBBA IRON METALGISE SERIES 1100 OR APPROVED EQUAL. THE USE OF A MANUFACTURED RESTRAINTED JOINT PIPE IS ACCEPTABLE WITH PRIOR APPROVAL OF THE WATER DEPARTMENT.



EBBA IRON RESTRAINT LENGTH SUMMARY table with columns: END TYPE, BEND ANGLE, NOMINAL PIPE DIAMETER (IN), BRANCH SIZE (IN), BURY DEPTH (FT), VERTICAL OFFSET (FT), RESTRAINT LENGTH (FT), RESTRAINT LENGTH HIGH-SIDE (FT), RESTRAINT LENGTH LOW-SIDE (FT)

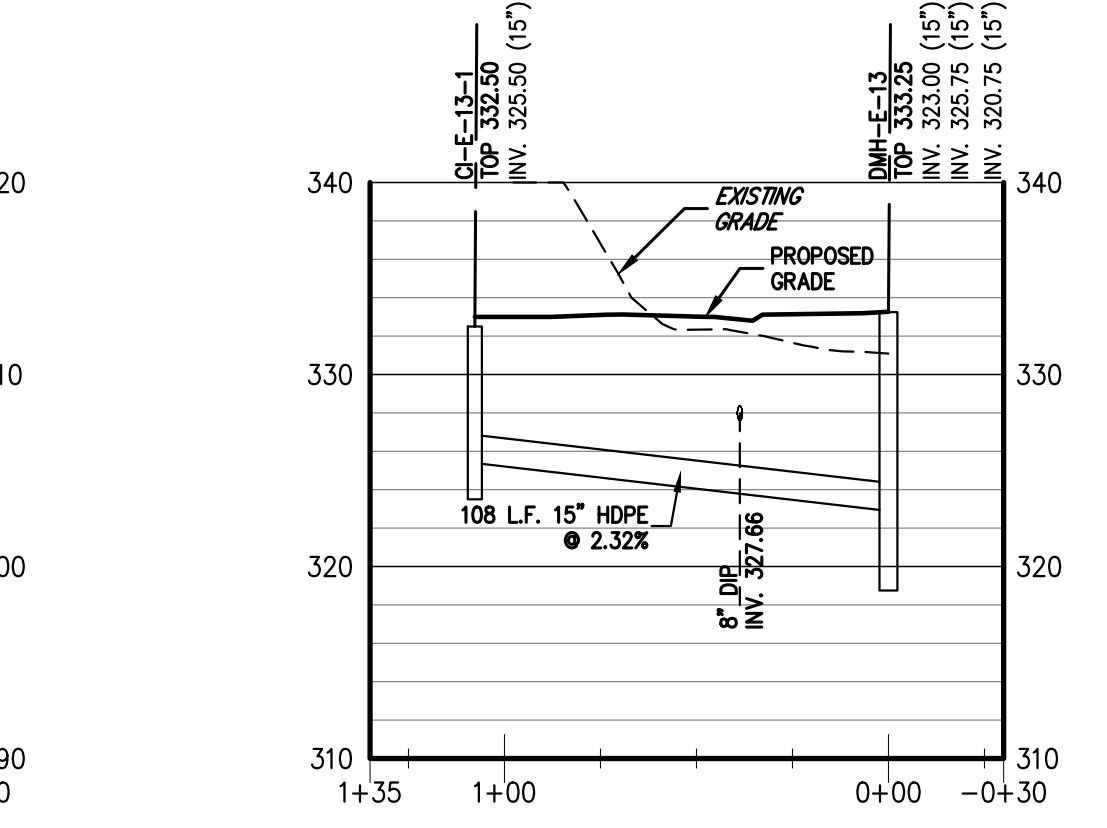
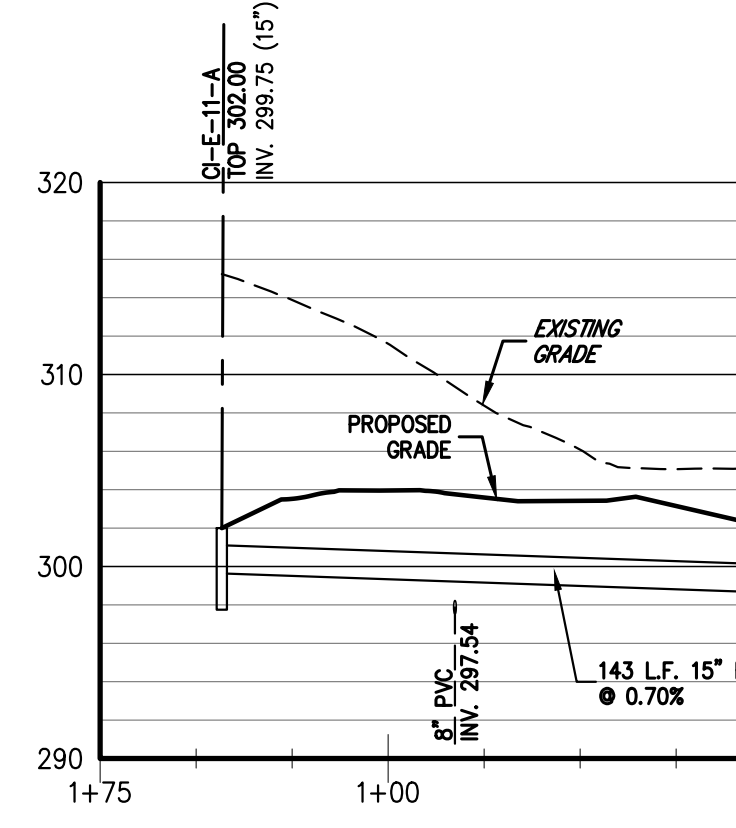
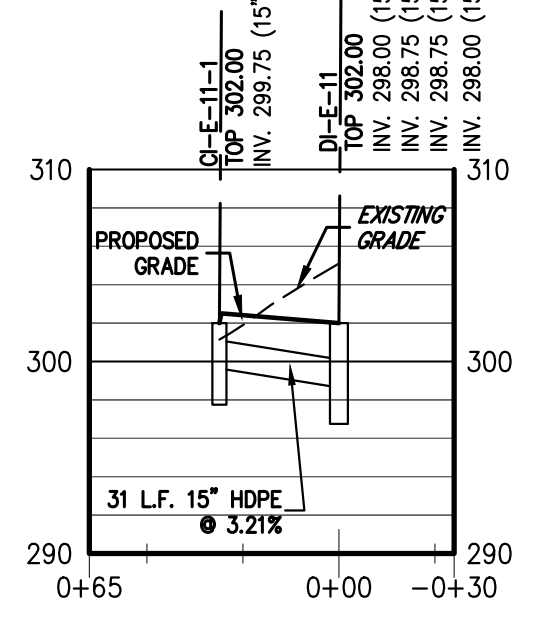
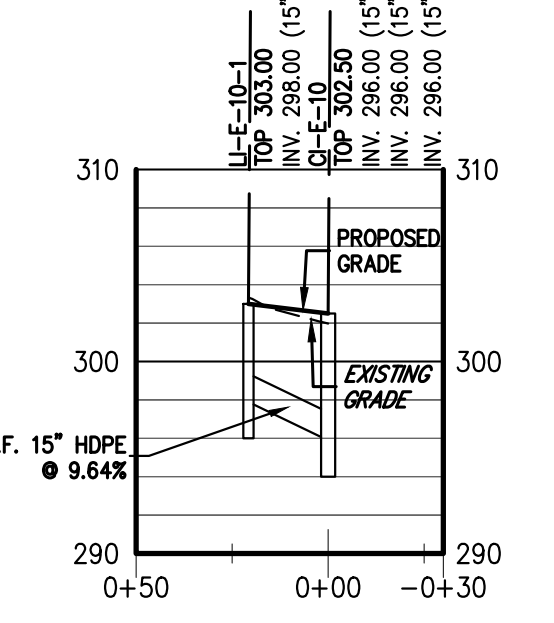
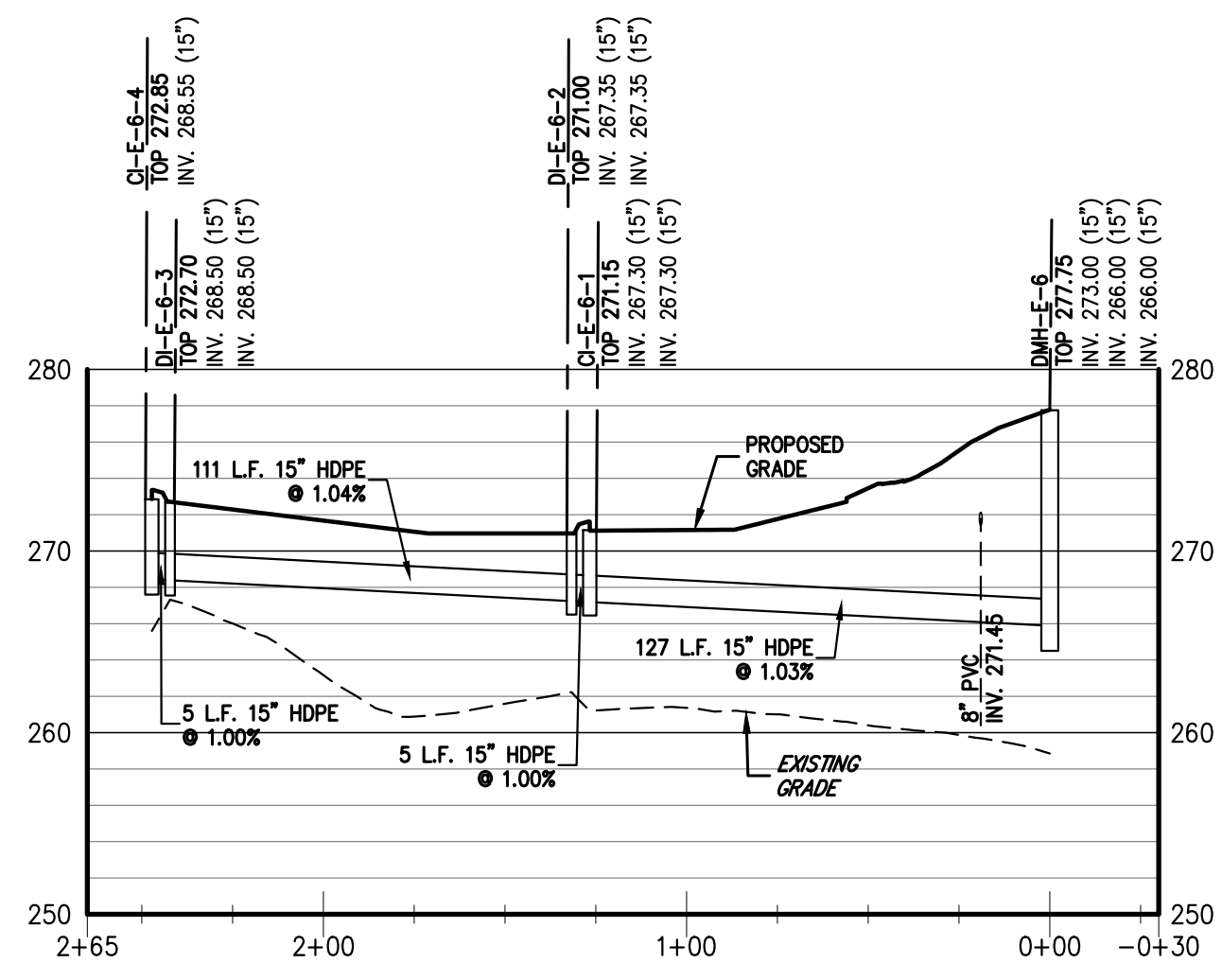
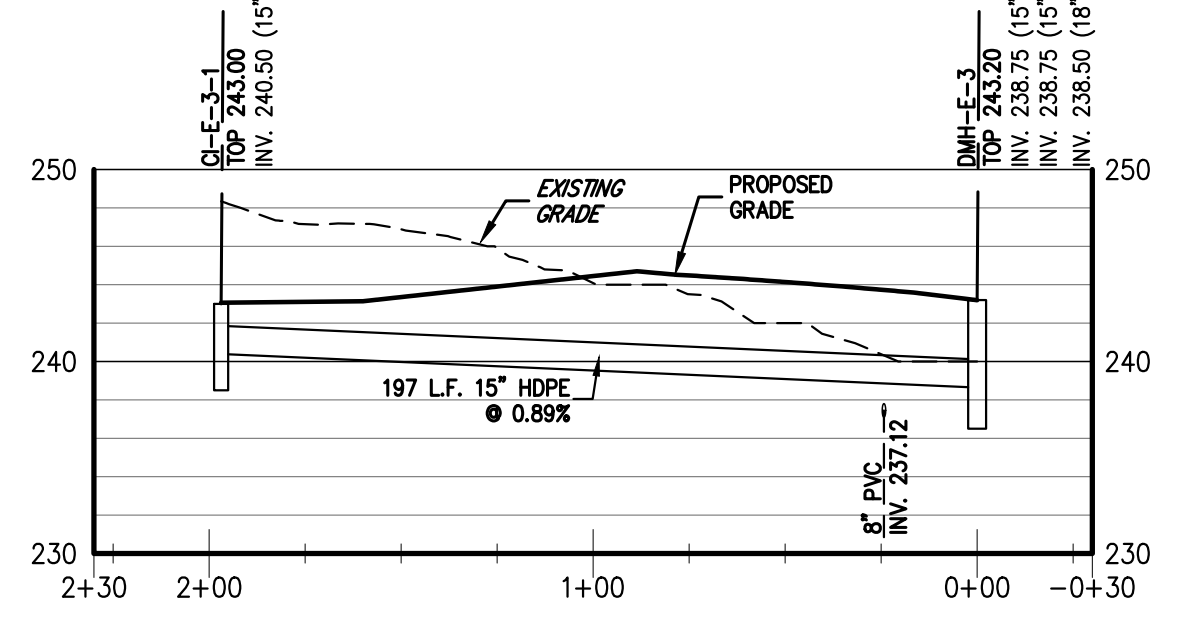
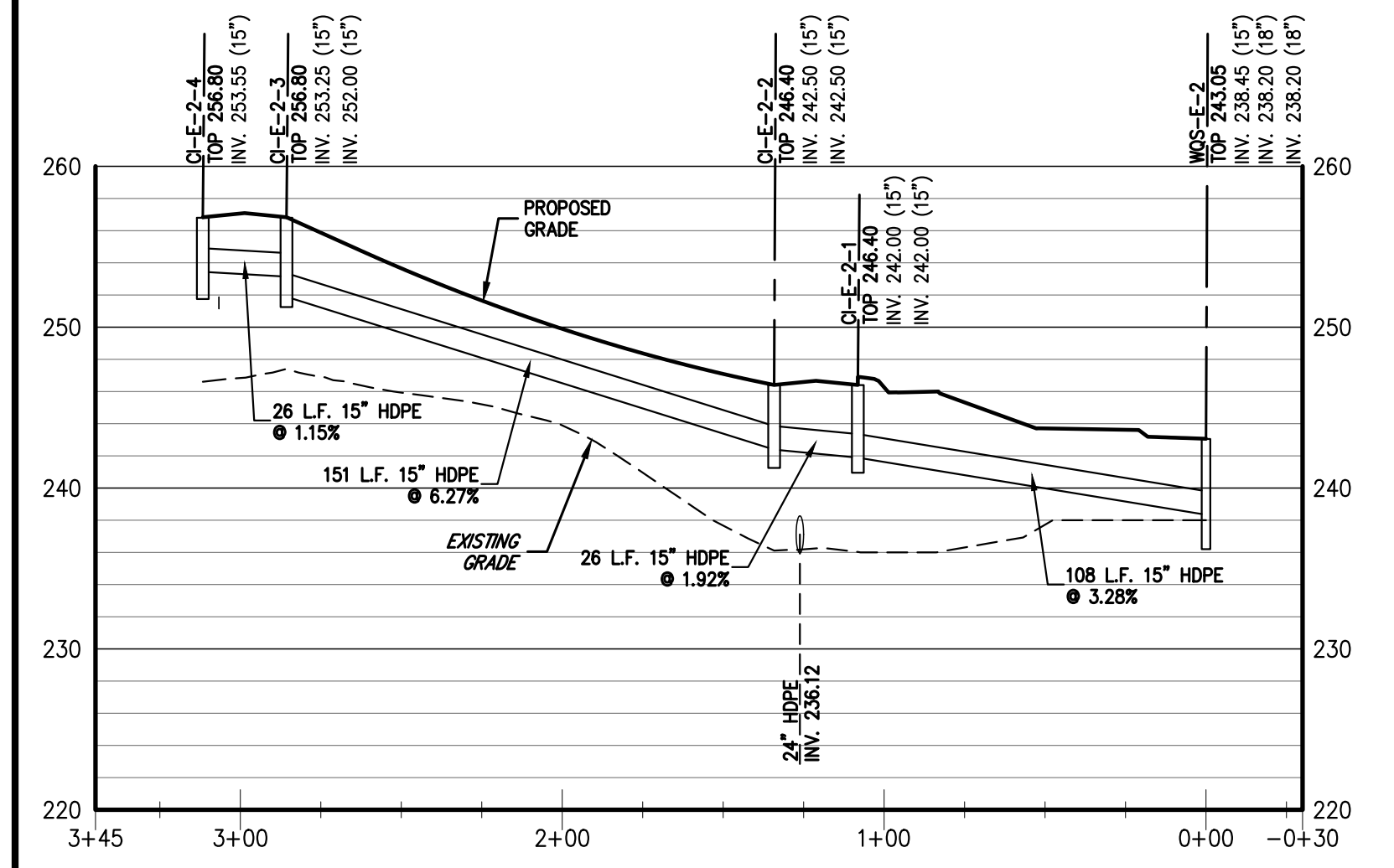
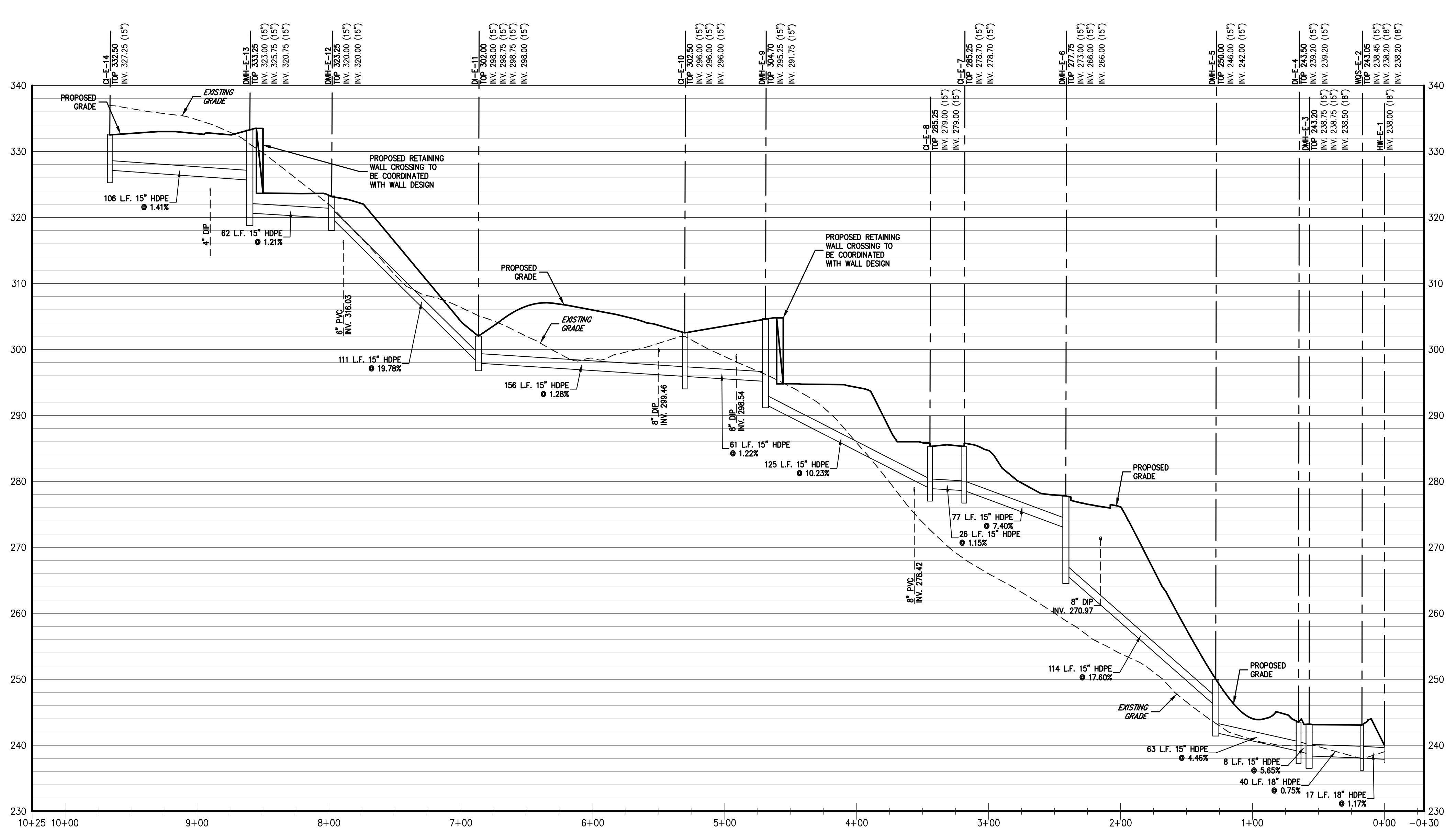
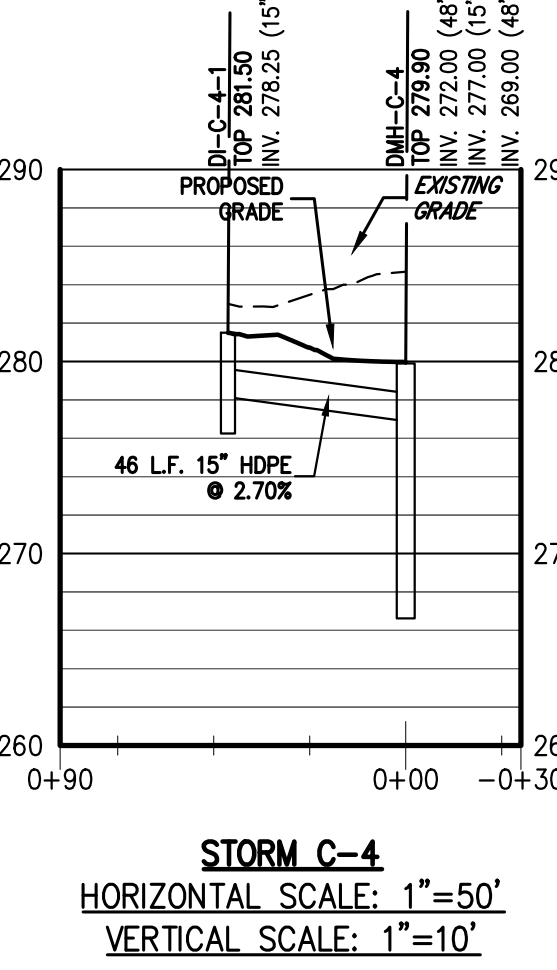
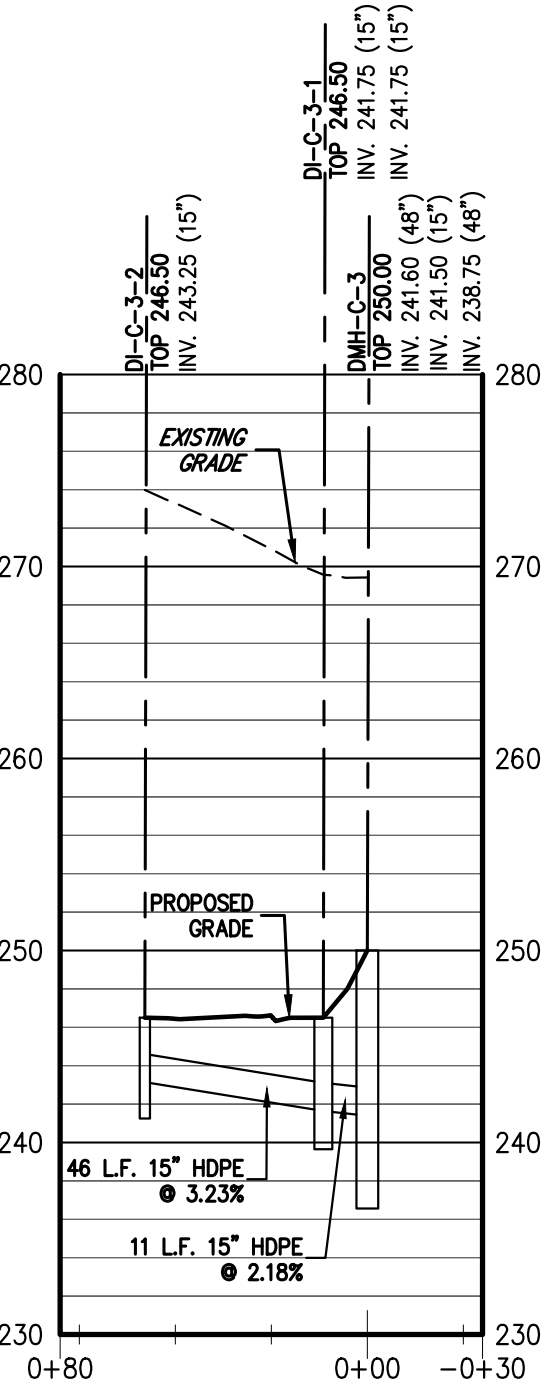
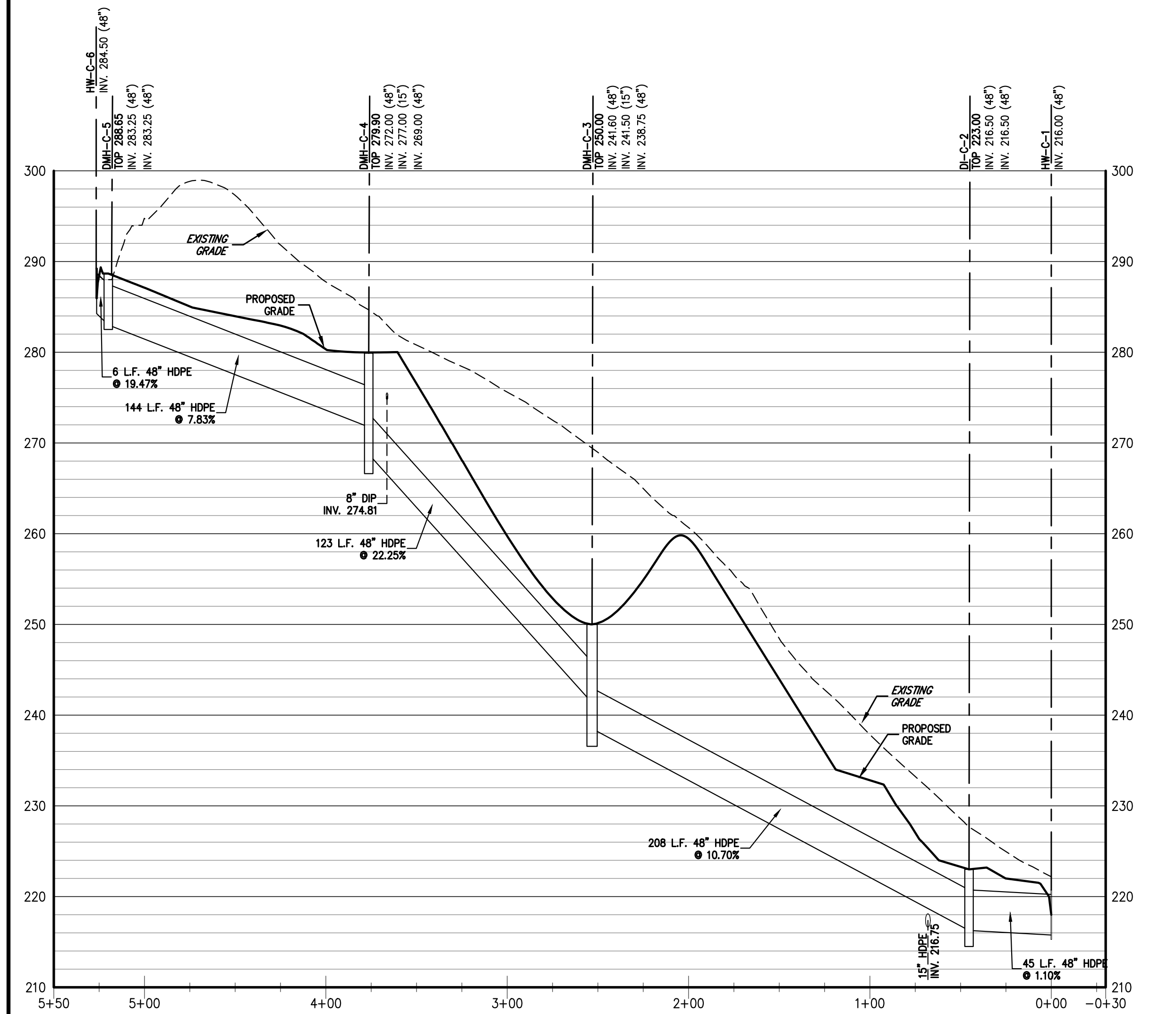
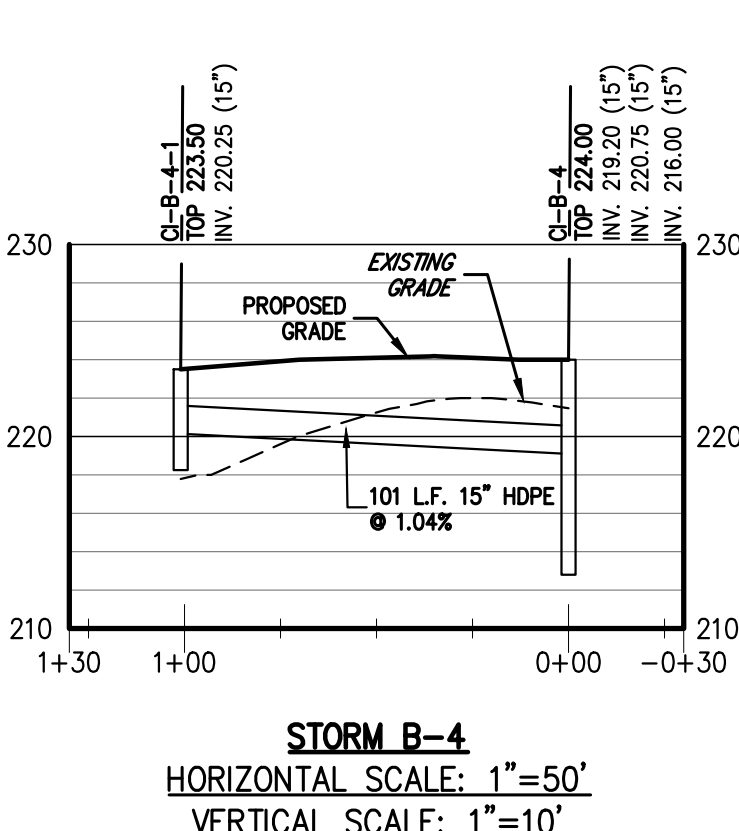
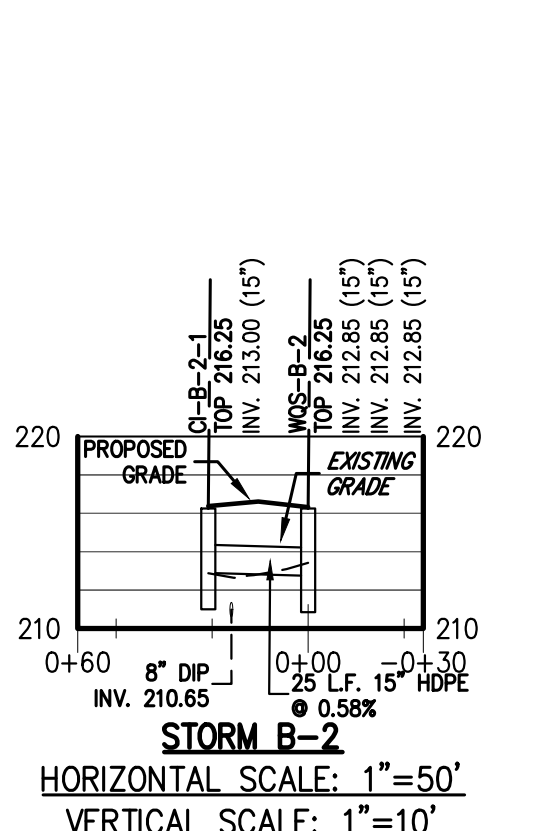
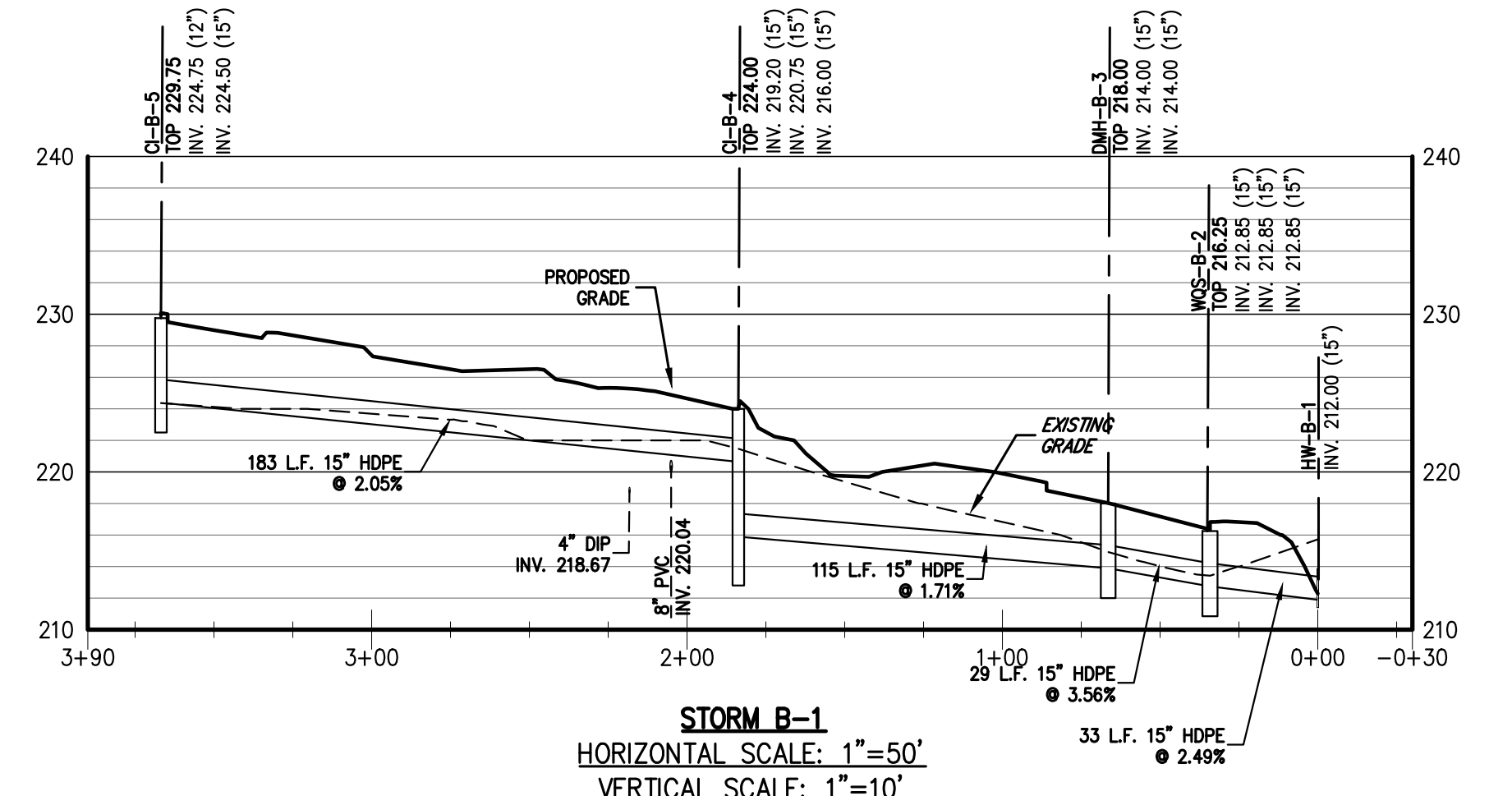
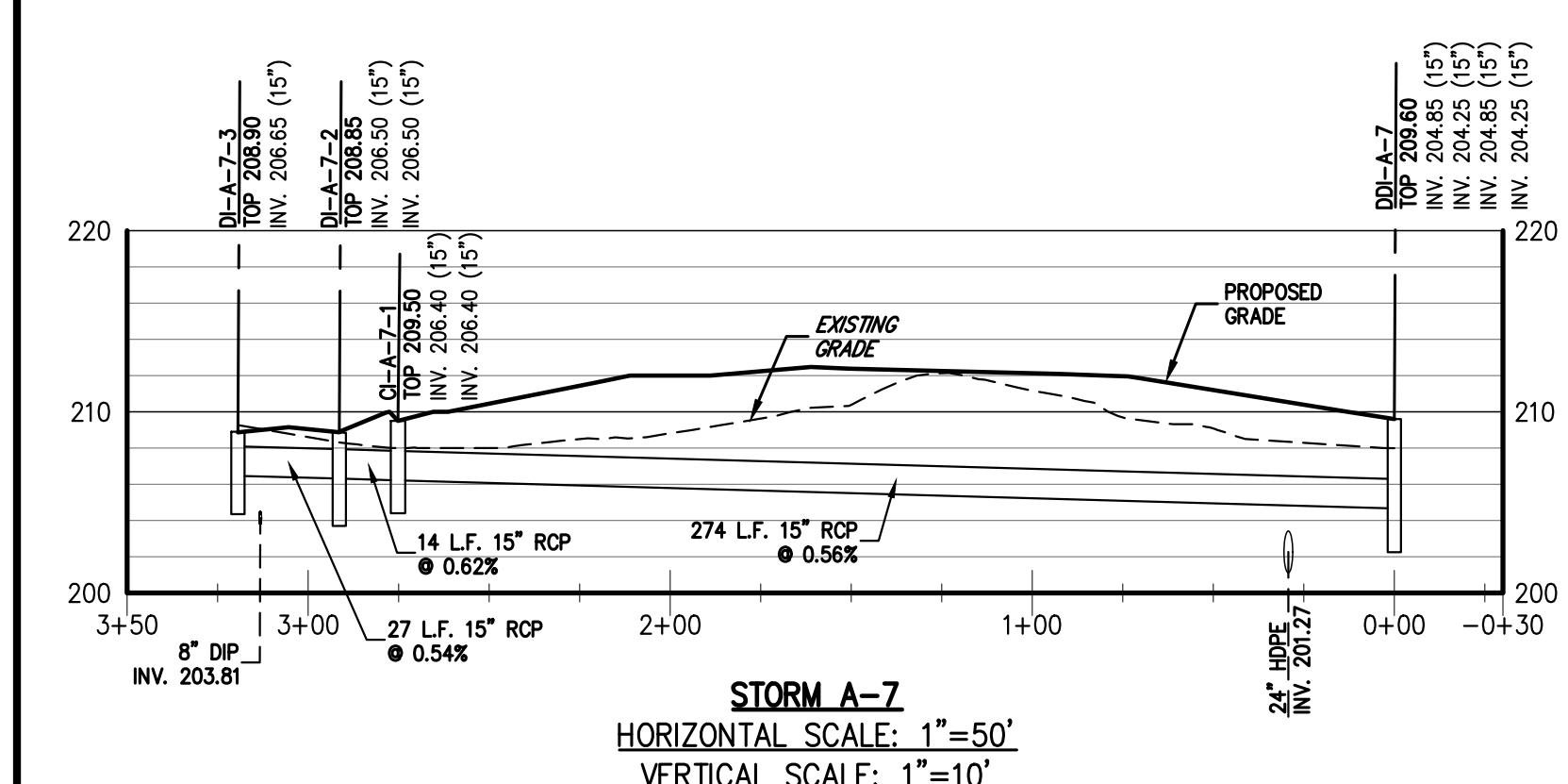
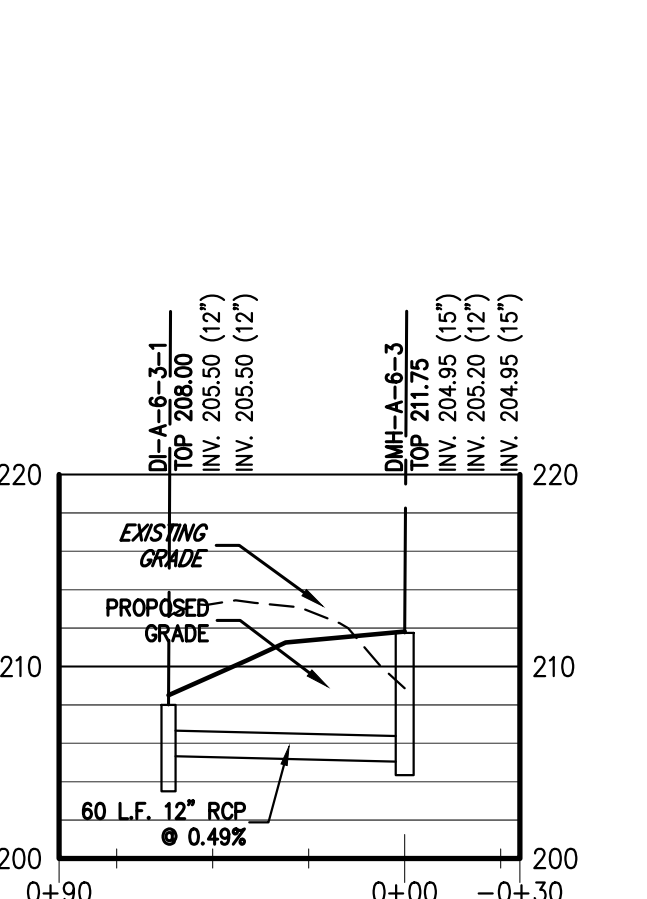
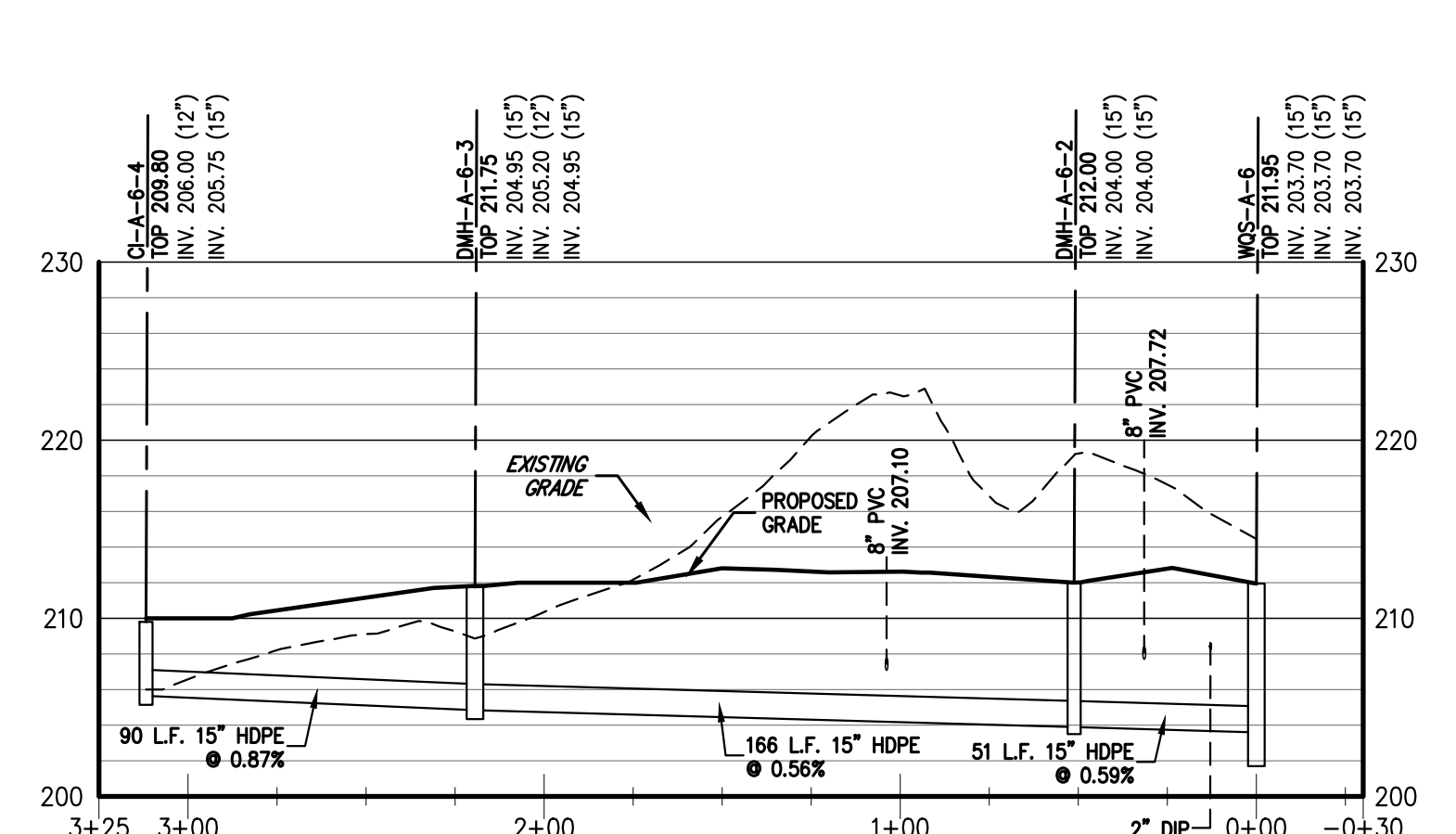
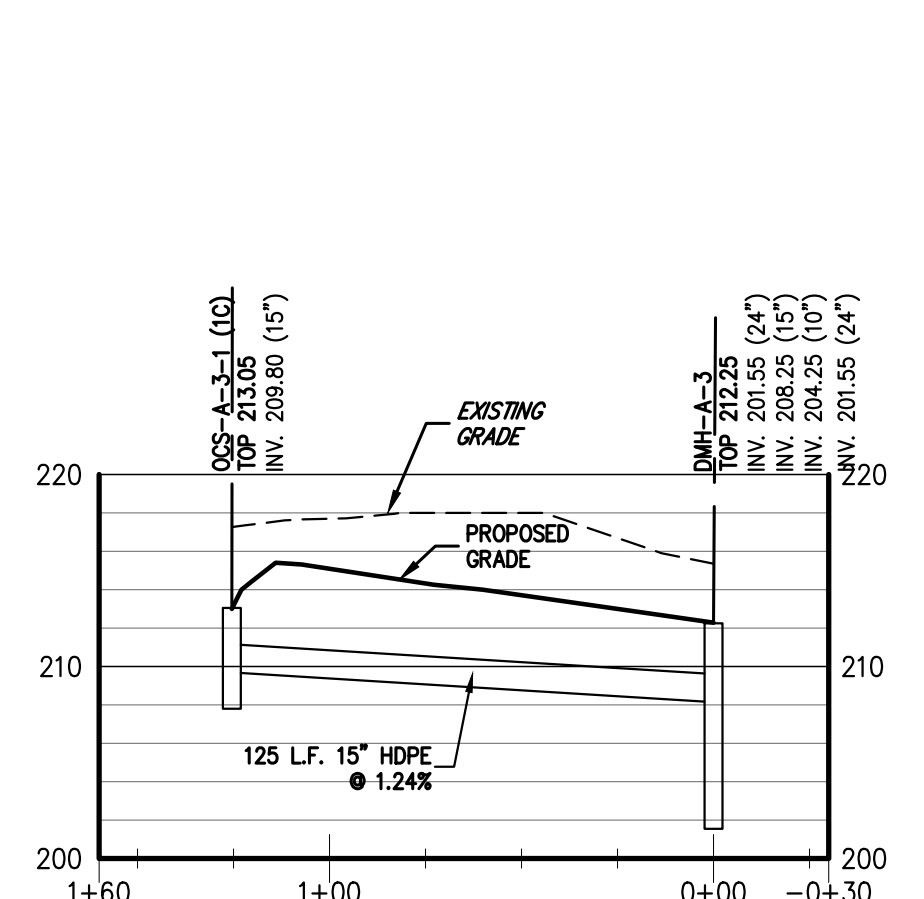
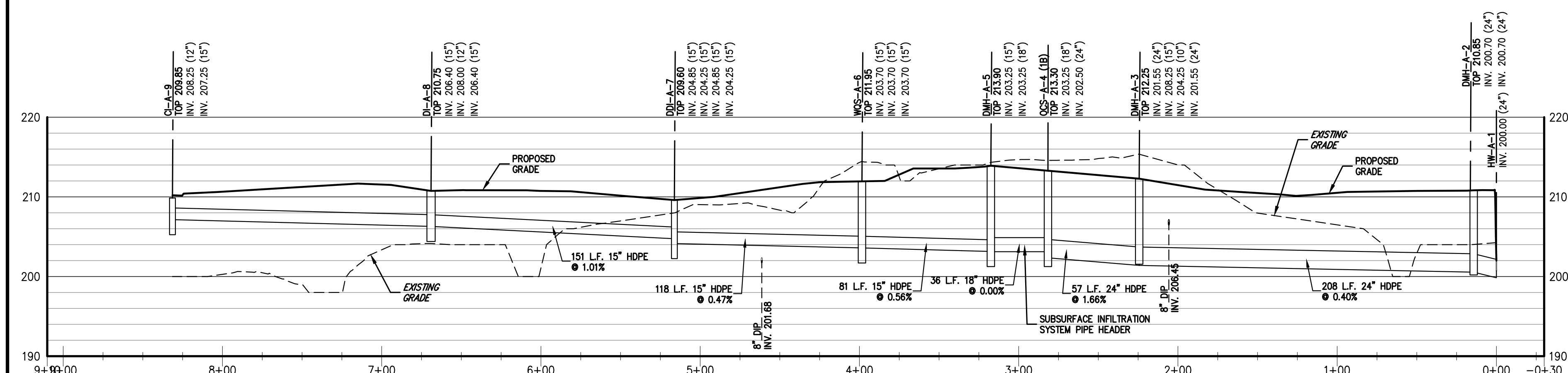
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Revision table with columns: No., Description, Date, By, Appr. Includes revisions for Planning Board Submissions and a title block for FARRELL COMMUNITIES AT OVERLOOK FARMS LLC, PROJECT NO. 17088, prepared by JMC Planning, Inc. and JMC Site Development Consultants, LLC, with architect PETER F. GATO & ASSOCIATES.

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Project information and title block including JMC logo, project name FARRELL COMMUNITIES AT OVERLOOK FARMS A FARRELL COMMUNITY, location TOWN OF NEWBURGH, NEW YORK, scale 1" = 50', date 03/19/2021, and drawing number C-300.





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Drawn	BMS	Approved	J.S.
Scale	AS SHOWN		
Date	03/19/2021		
Project No.	17088		
Drawing No.	STORM-1	Sheet No.	107

No.	Date	Revisions
1.	06/22/2021	PLANNING BOARD SUBMISSION
2.	06/03/2022	PLANNING BOARD SUBMISSION
3.	07/20/2023	BMS

APPLICANT/TOWNSHIP: FARRELL COMMUNITIES AT OVERLOOK FARMS LLC  
 ARCHITECT: PETER F. GATO & ASSOCIATES  
 102 WALLER AVENUE  
 WHITE PLAINS, NY 10605

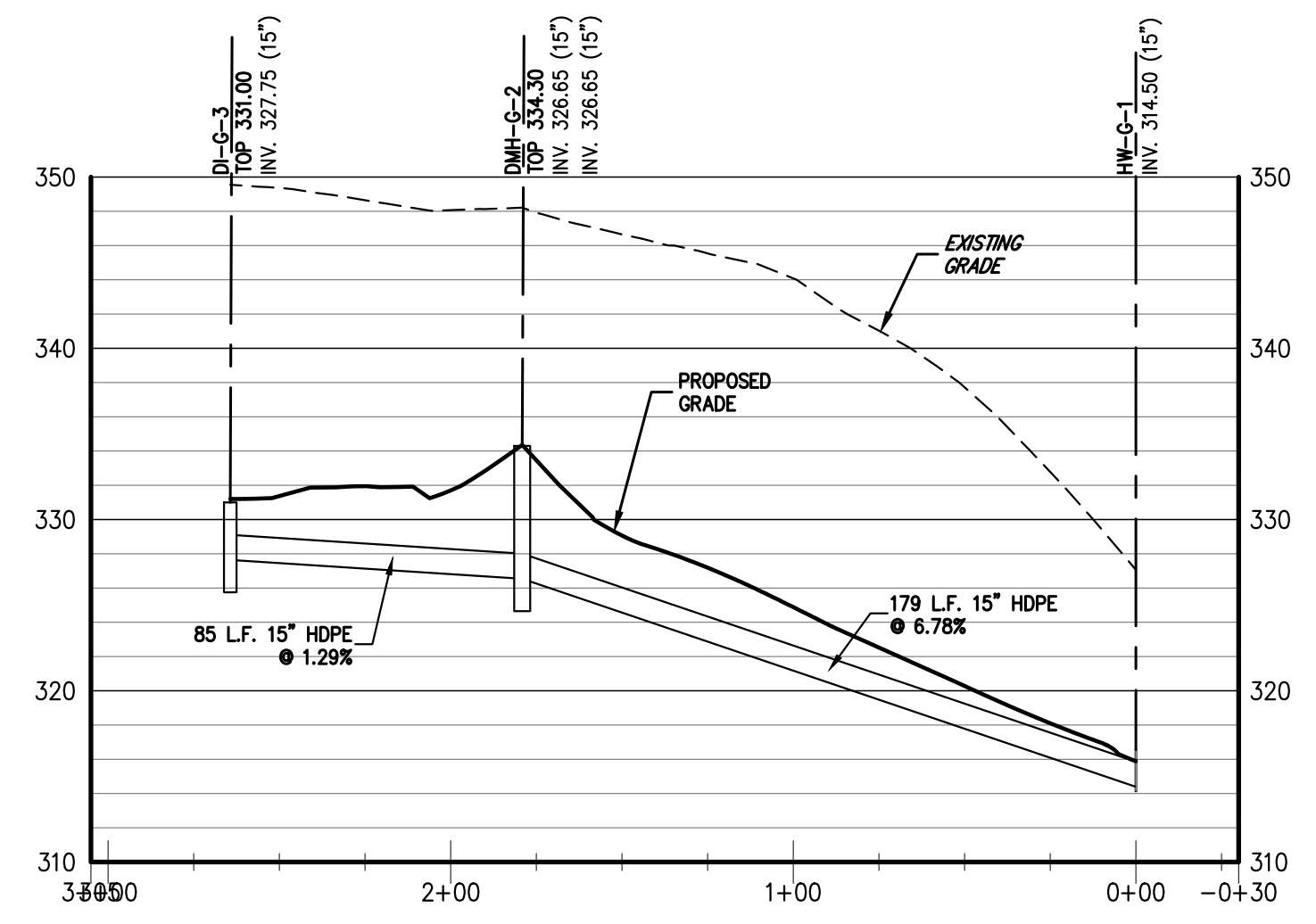
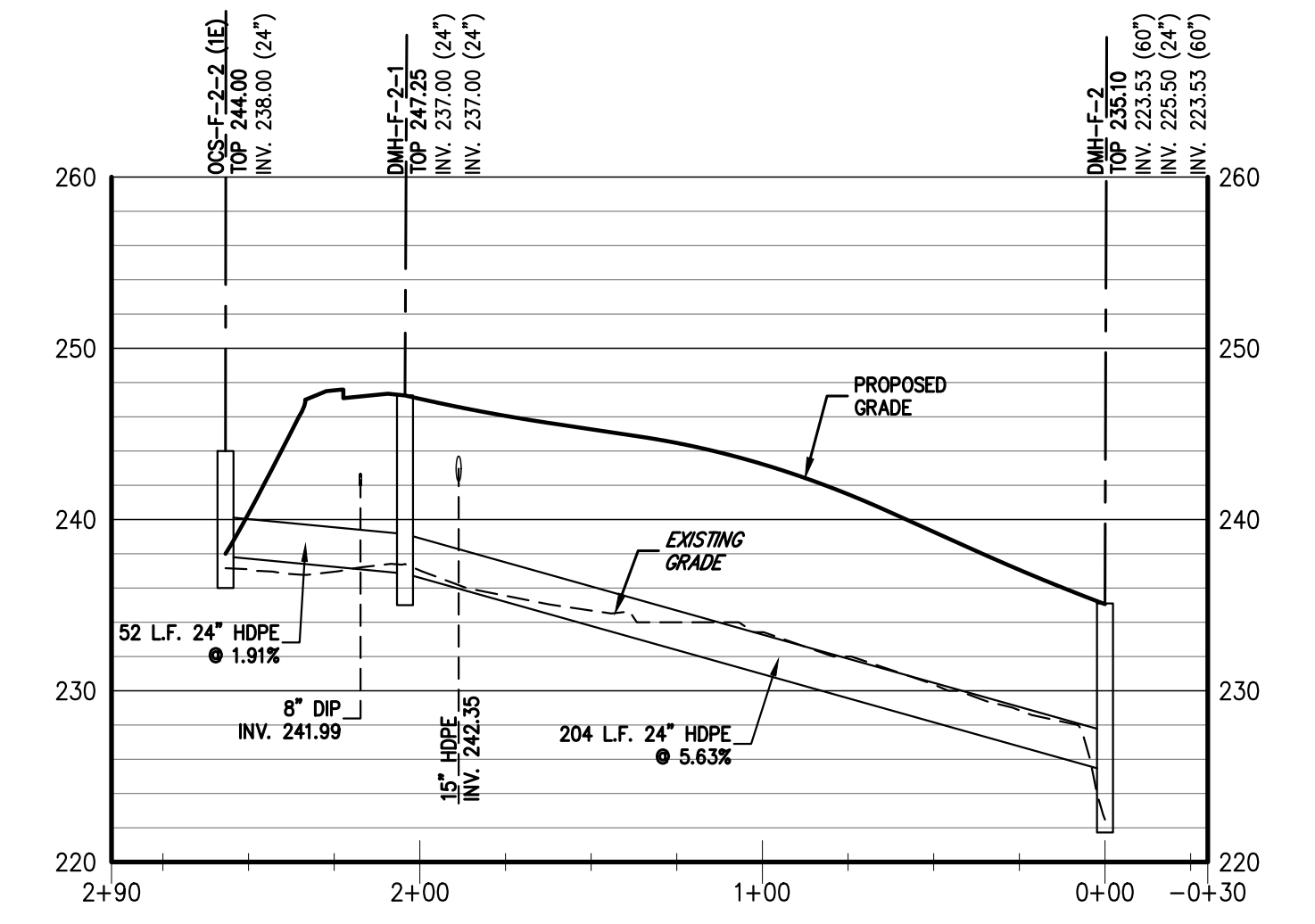
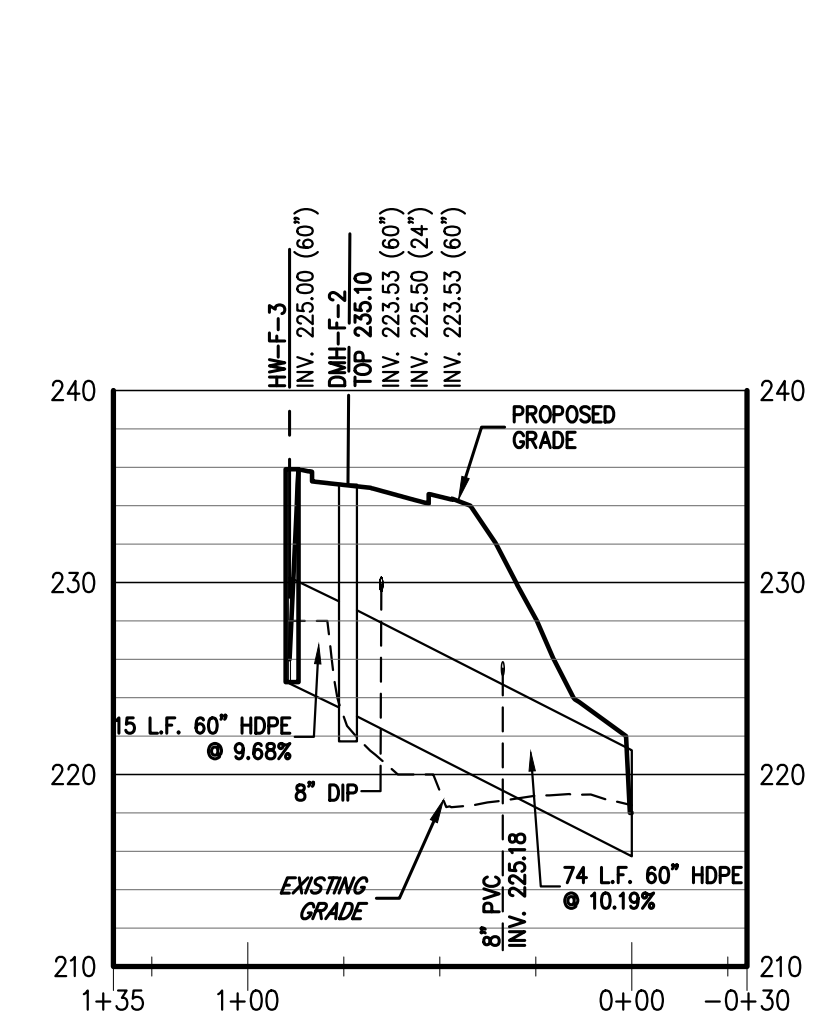
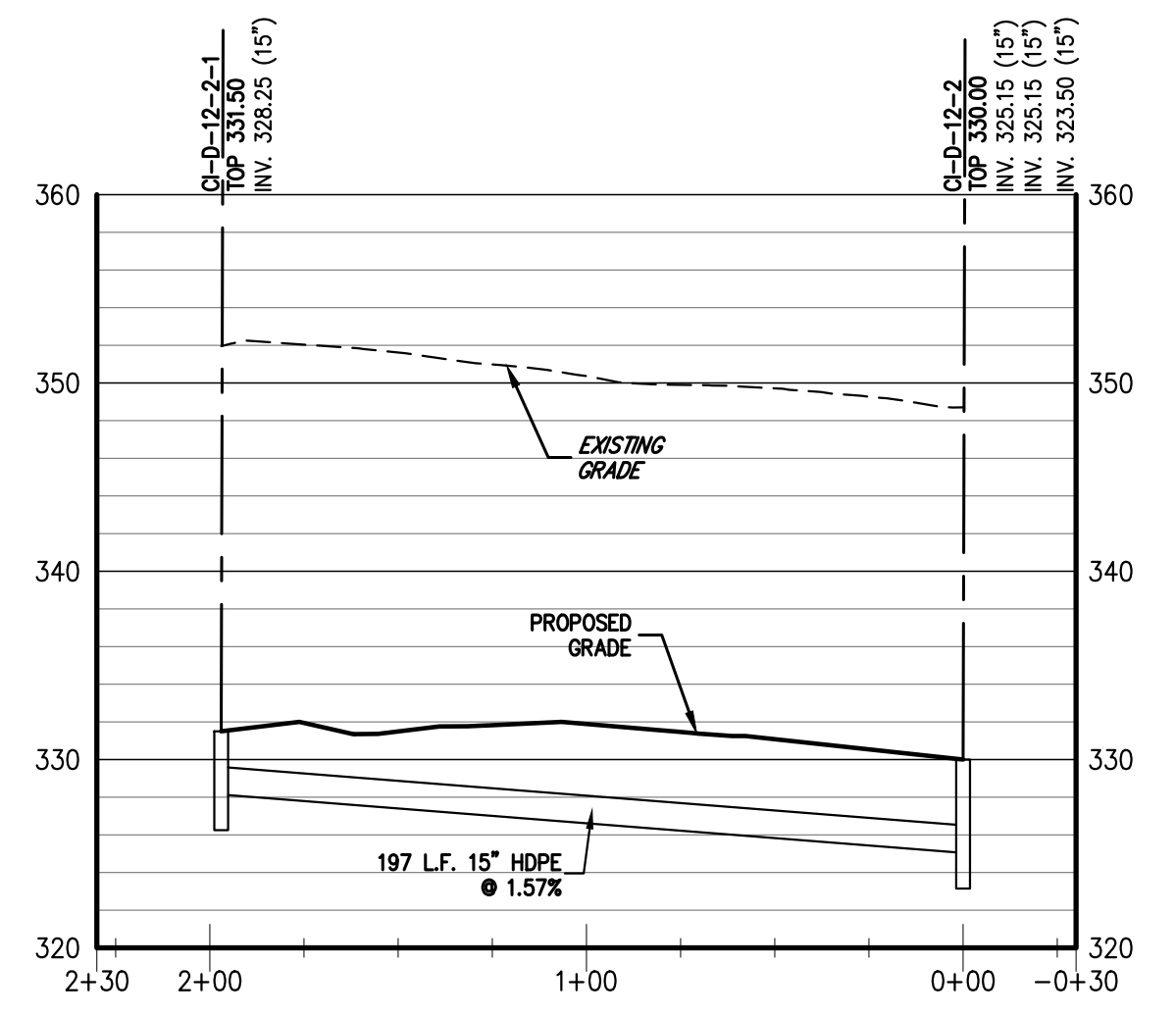
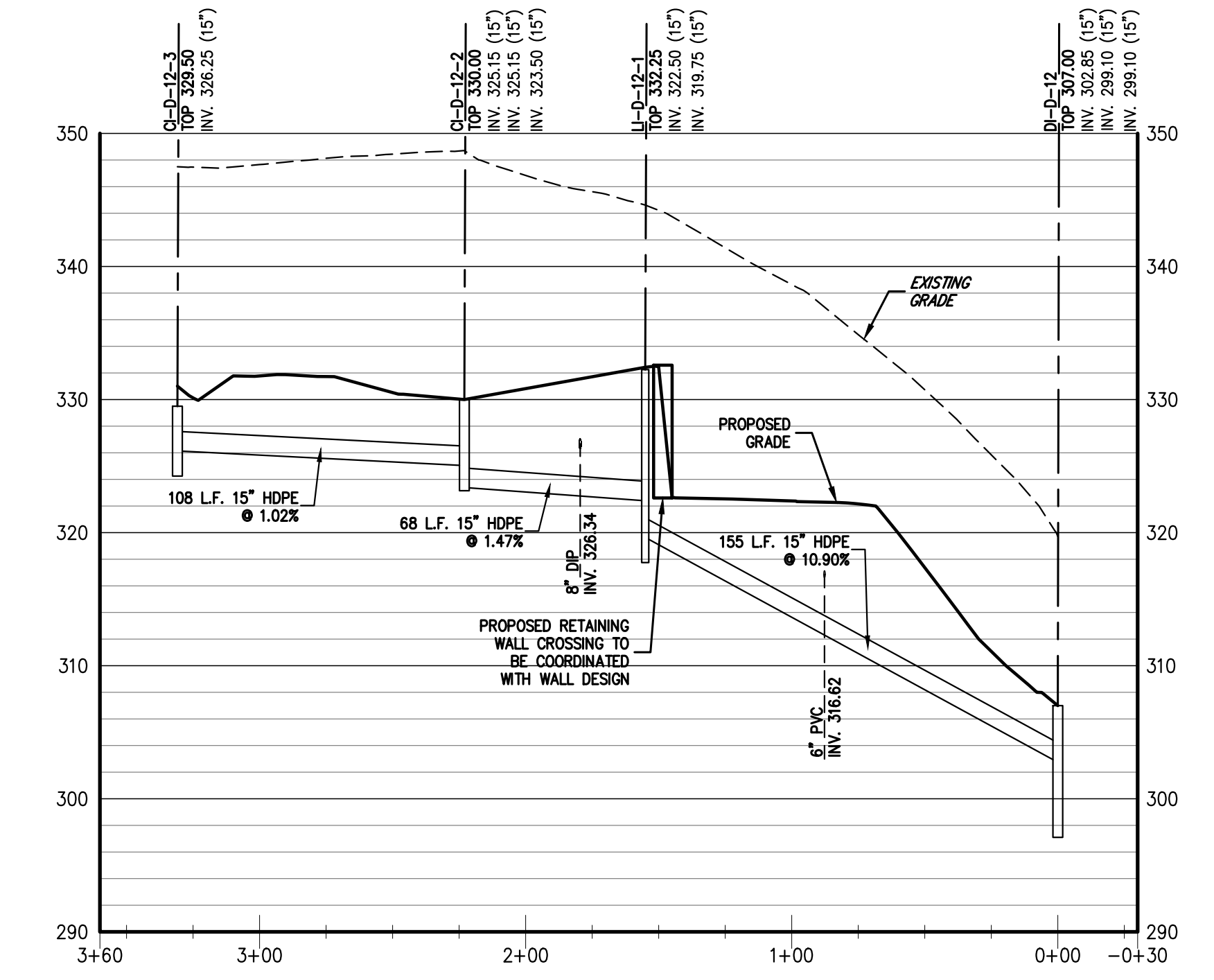
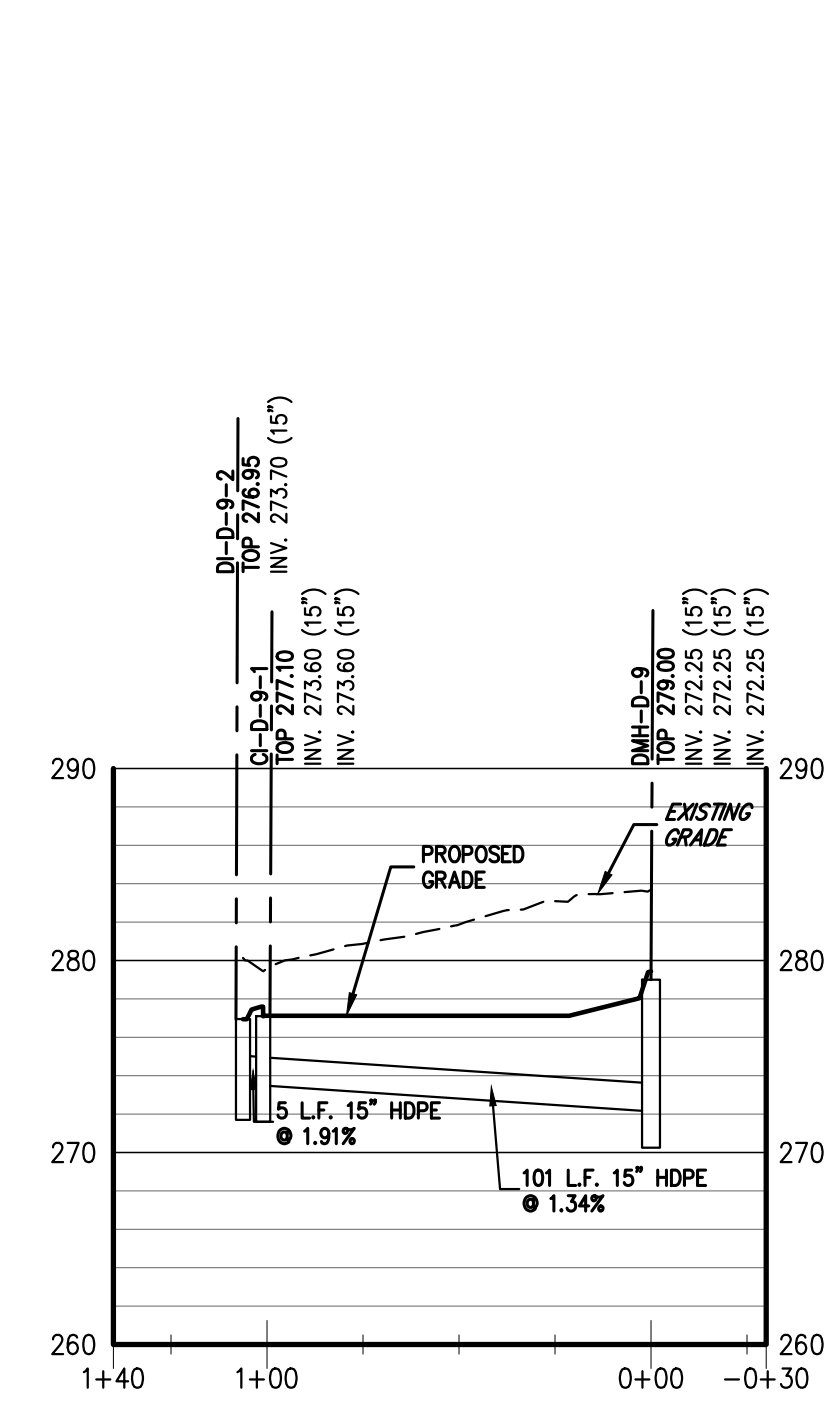
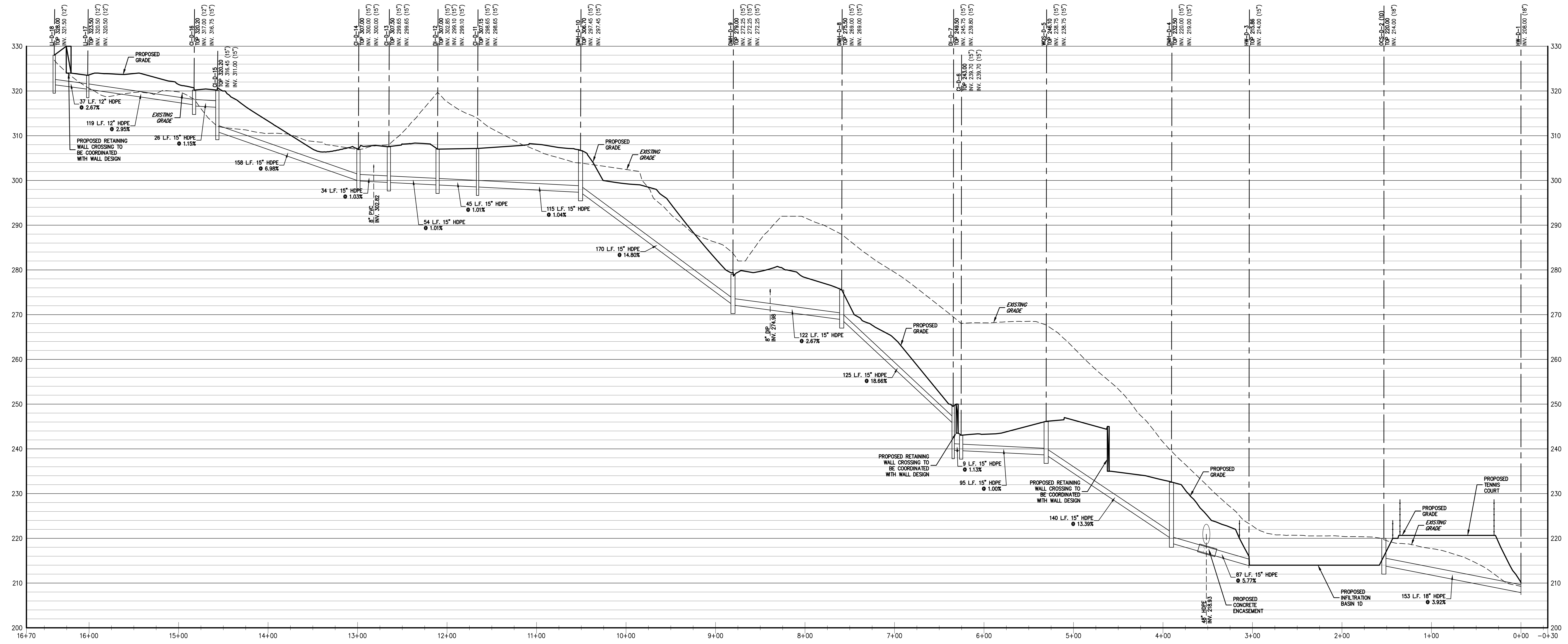
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
 JMC Site Development Consultants, LLC  
 John Meyer Consulting, Inc.  
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 VOICES 914.233.2222 • FAX 914.233.2192  
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STORM SEWER PROFILES  
 OVERLOOK FARMS A FARRELL COMMUNITY  
 TOWN OF NEWBURGH, NEW YORK

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CONTRACT NO. 2021-2022-001  
 DATE: 03/19/2021  
 DRAWN BY: JMC  
 CHECKED BY: JMC  
 APPROVED BY: JMC  
 PROJECT NO.: 17088

APPLICANT/TOWN:	Farrell Communities at Overlook Farms												
PROJECT NO.:	17088-2												
DATE:	03/19/2021												
BY:	JMC												
REVISIONS:	<table border="1"> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> <tr> <td>1.</td> <td>PLANNING BOARD SUBMISSION</td> <td>06/22/2021</td> </tr> <tr> <td>2.</td> <td>PLANNING BOARD SUBMISSION</td> <td>06/03/2022</td> </tr> <tr> <td>3.</td> <td>PLANNING BOARD SUBMISSION</td> <td>07/20/2023</td> </tr> </table>	No.	Description	Date	1.	PLANNING BOARD SUBMISSION	06/22/2021	2.	PLANNING BOARD SUBMISSION	06/03/2022	3.	PLANNING BOARD SUBMISSION	07/20/2023
No.	Description	Date											
1.	PLANNING BOARD SUBMISSION	06/22/2021											
2.	PLANNING BOARD SUBMISSION	06/03/2022											
3.	PLANNING BOARD SUBMISSION	07/20/2023											
ARCHITECT:	PETER F. GATO & ASSOCIATES 102 WALLER AVENUE WHITE PLAINS, NY 10605												

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 TOWN OF NEWBURGH, NEW YORK

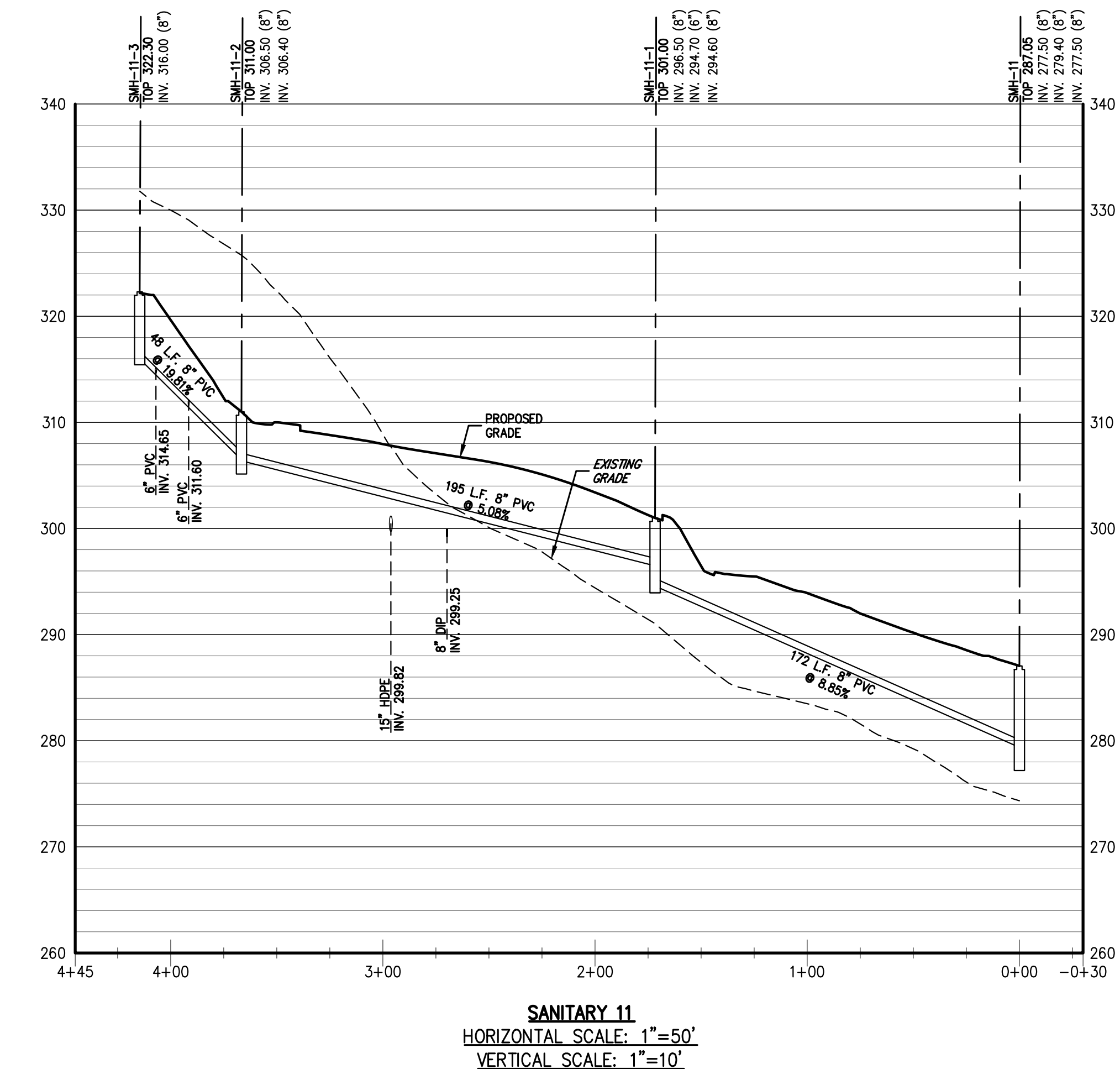
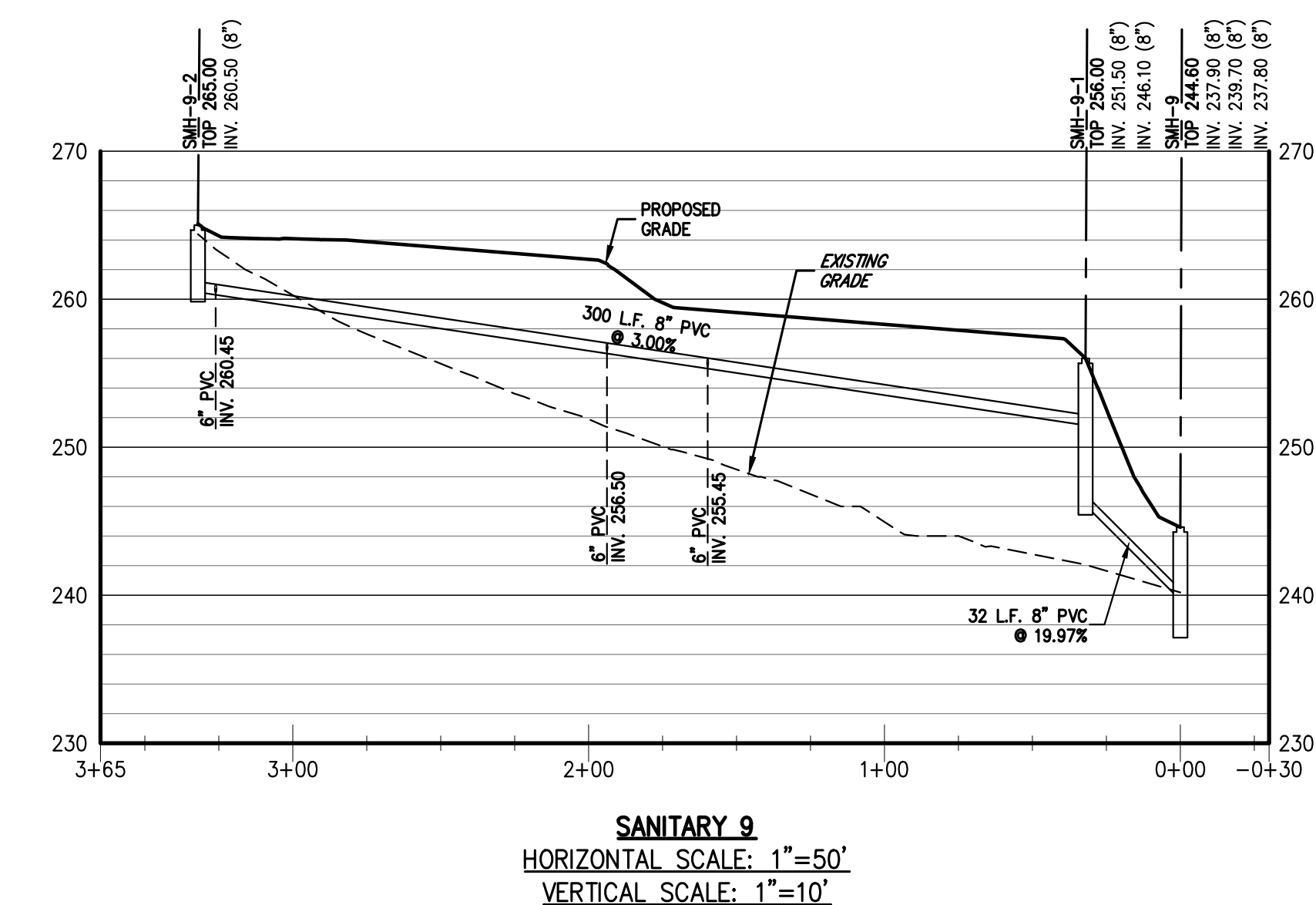
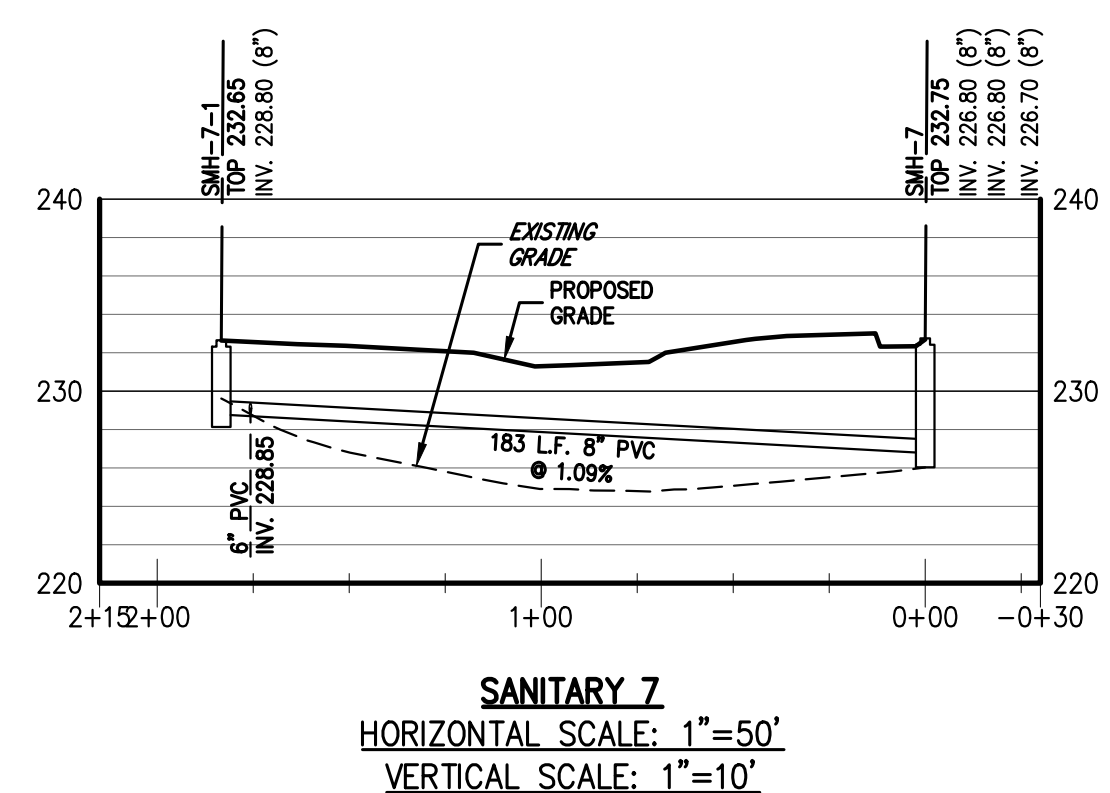
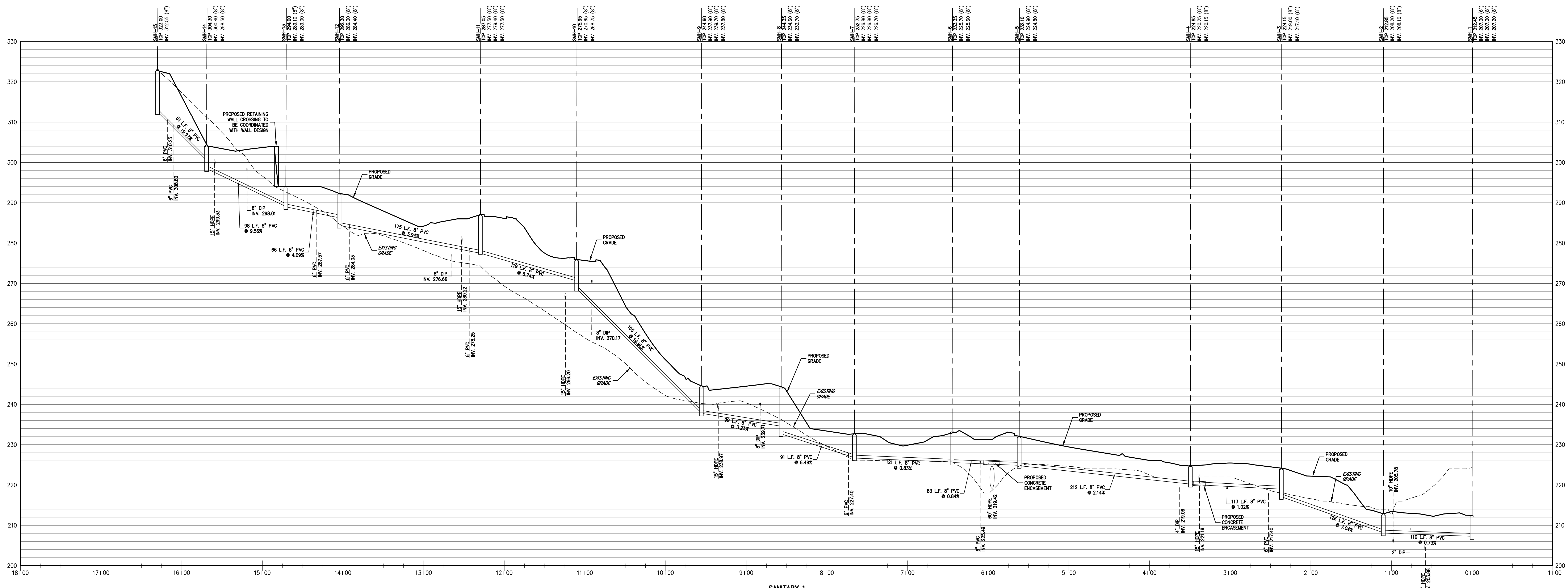
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Scale:	AS SHOWN		
Date:	03/19/2021		
Project No.:	17088		
Sheet No.:	17088-2	Sheet Total:	17088-2
Drawn by:	JMC	Checked by:	JMC
Checked by:	JMC	Approved by:	JMC

**C-311**



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CONTRACT NO. 17088  
DATE: 03/19/2021  
PROJECT NO. 17088  
DRAWING NO. SW UTIL07

No.	Revision	Date
1.	PLANNING BOARD SUBMISSION	06/22/2021
2.	PLANNING BOARD SUBMISSION	06/03/2022
3.	PLANNING BOARD SUBMISSION	07/20/2023

APPLICANT/OWNER:  
**FARRELL COMMUNITIES AT  
OVERLOOK PONDS LLC**  
BRIDGEHAMPTON, NY 11932

ARCHITECT:  
**PETER F. GATO & ASSOCIATES**  
102 WALLER AVENUE  
WHITE PLAINS, NY 10605

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PHONE: 914.233.2222 • FAX: 914.233.2192  
www.jmcpic.com

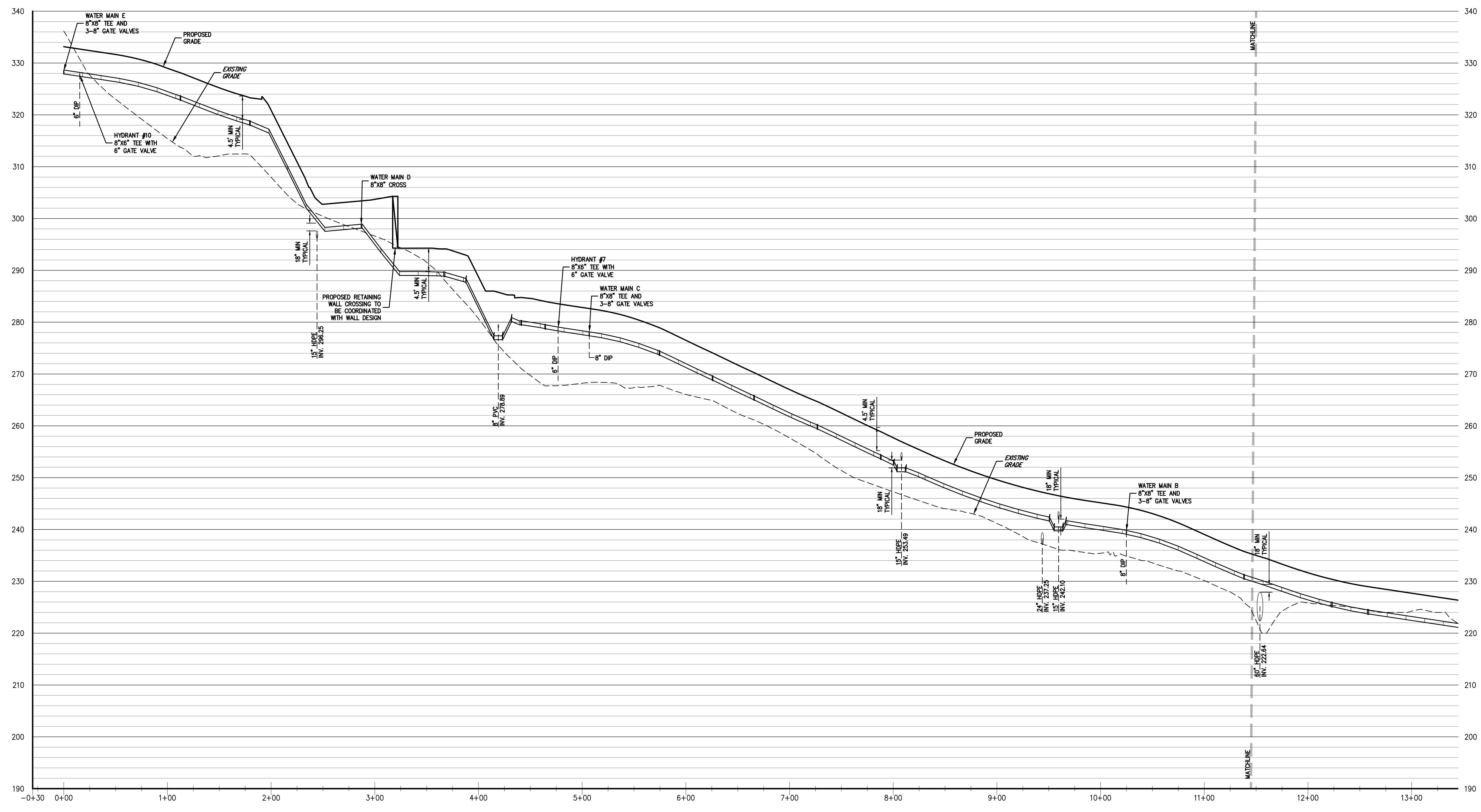


**SANITARY SEWER  
PROFILES**  
OVERLOOK FARMS A FARRELL COMMUNITY  
TOWN OF NEWBURGH, NEW YORK

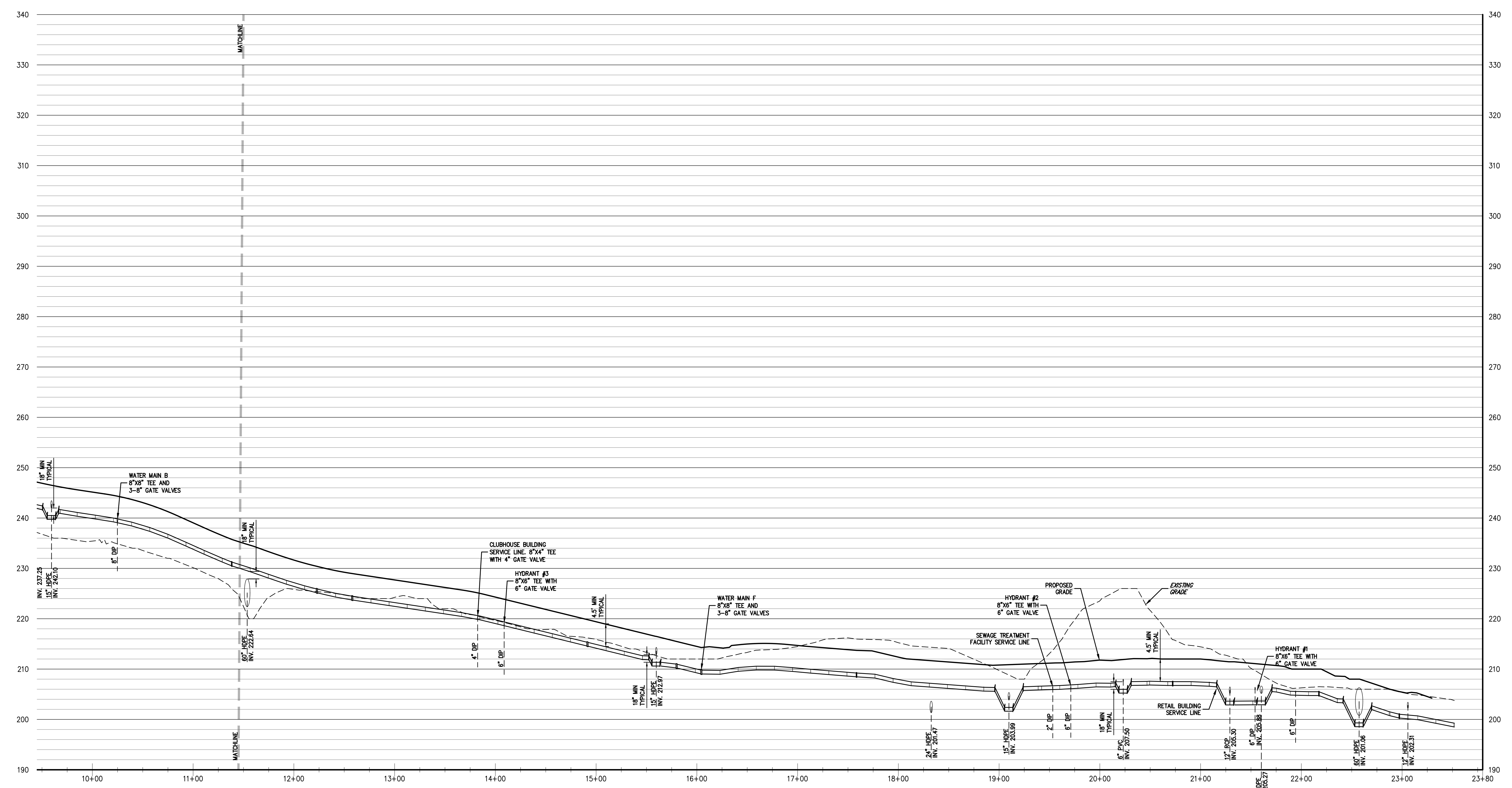
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Scale: AS SHOWN  
Date: 03/19/2021  
Project No: 17088  
17088-01 SW UTIL07  
Drawing No: **C-320**





WATER MAIN A  
HORIZONTAL SCALE: 1"=50'  
VERTICAL SCALE: 1"=10'



WATER MAIN A  
HORIZONTAL SCALE: 1"=50'  
VERTICAL SCALE: 1"=10'

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CONSTRUCTION OF THIS PLAN IS SUBJECT TO THE APPROVAL OF THE TOWN OF NEWBURGH, NEW YORK. THE TOWN ENGINEER'S APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

No.	Revisions	Date
1.	PLANNING BOARD SUBMISSION	06/22/2021
2.	PLANNING BOARD SUBMISSION	06/03/2022
3.	PLANNING BOARD SUBMISSION	07/20/2023

APPLICANT/OWNER:  
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**WATER MAIN PROFILES**  
**OVERLOOK FARMS A FARRELL COMMUNITY**  
TOWN OF NEWBURGH, NEW YORK

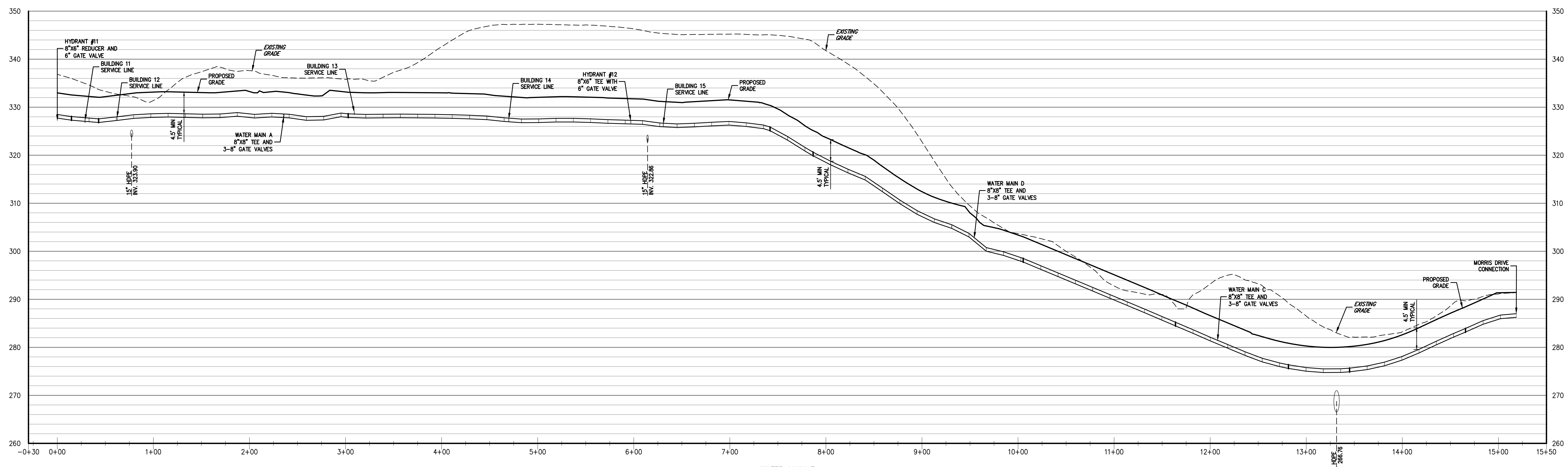
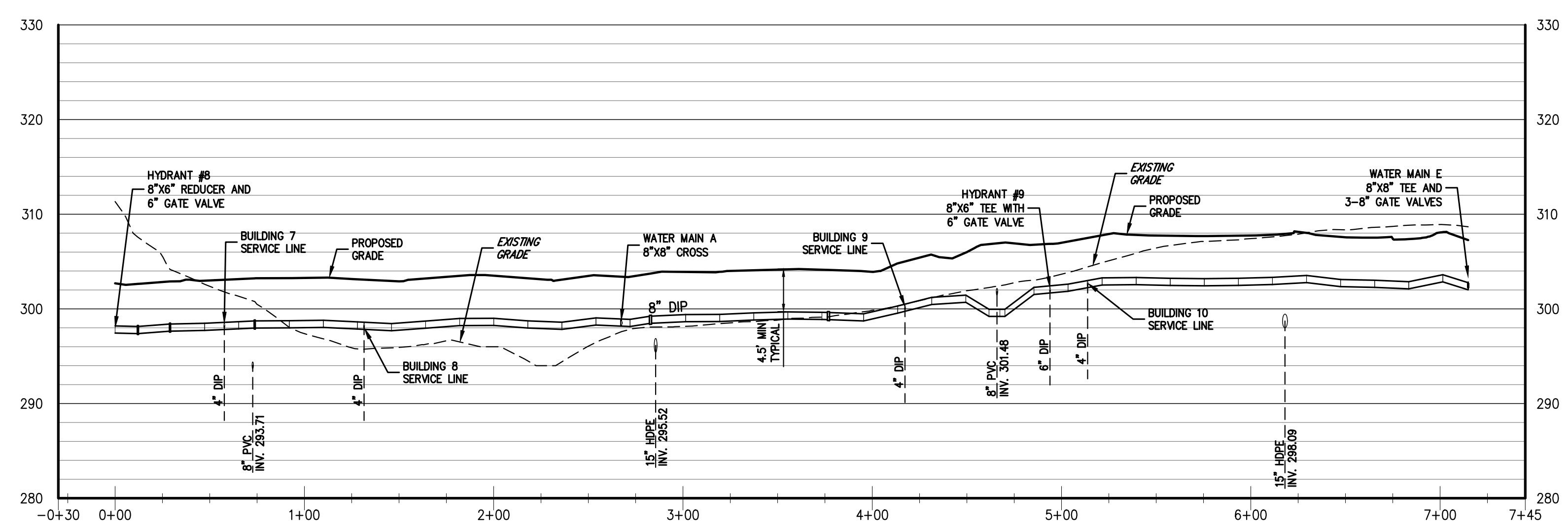
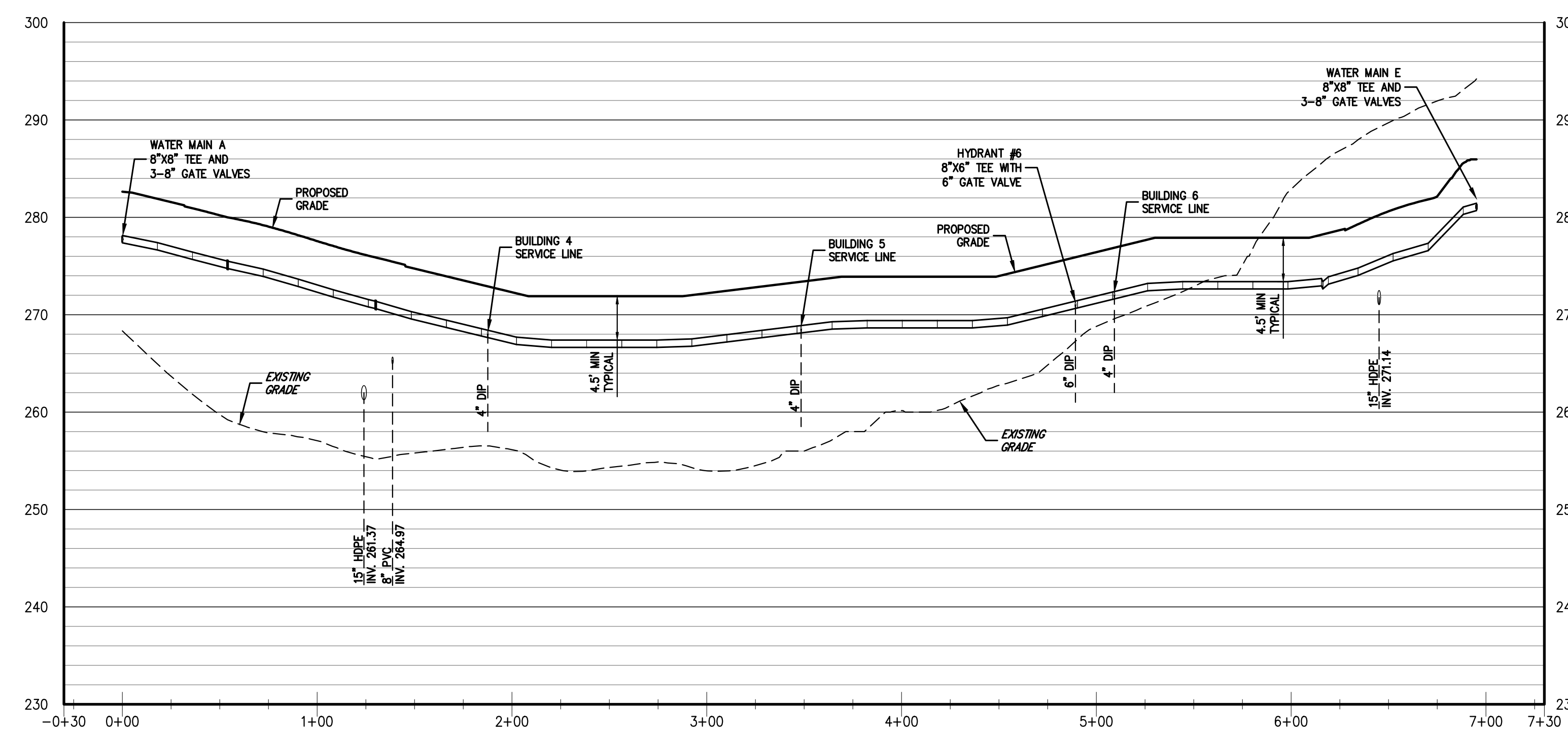
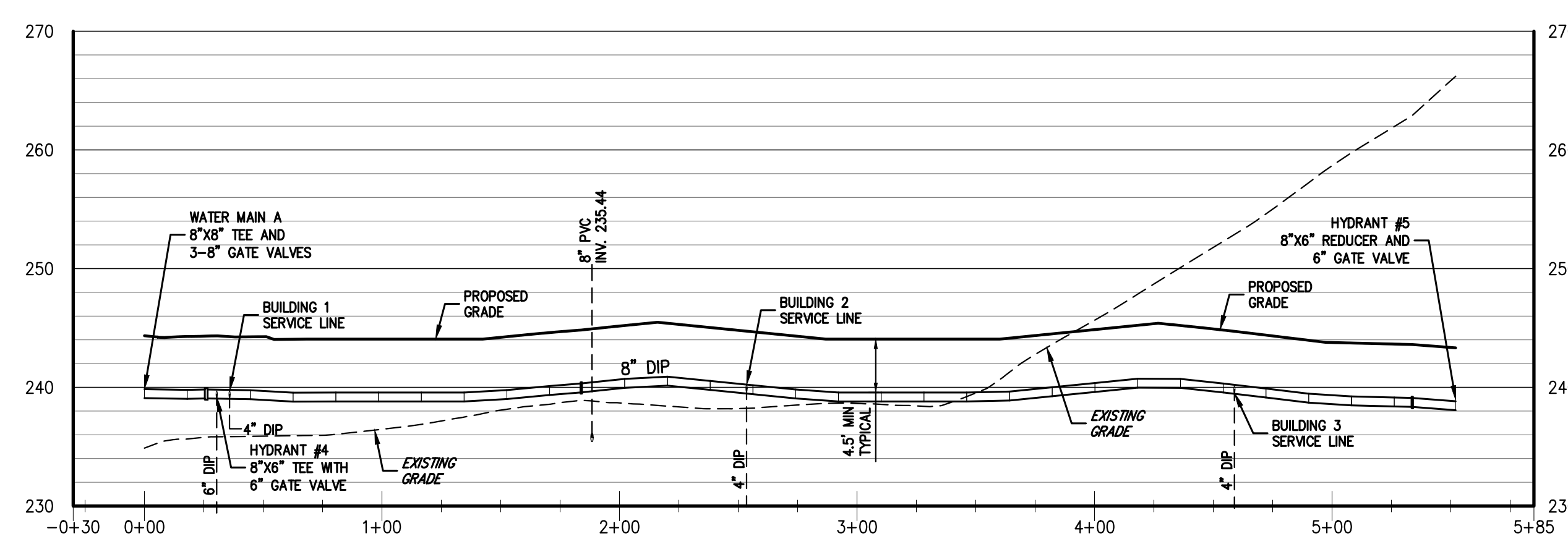
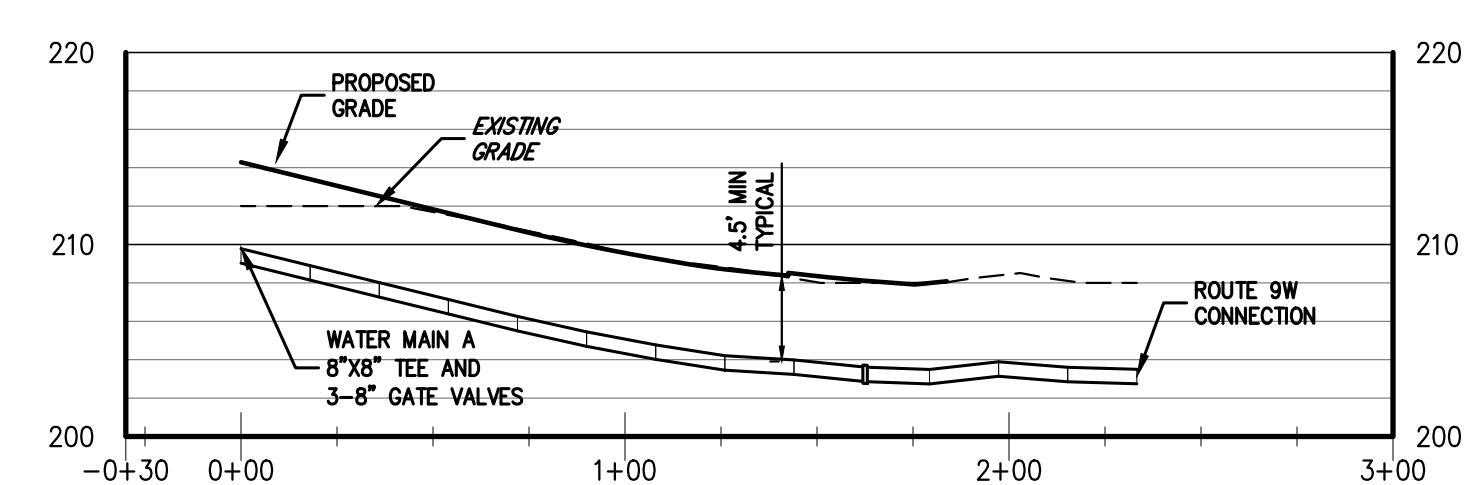
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Scale:	AS SHOWN		
Date:	03/19/2021		
Project No.:	17088		
Sheet No.:	W108-1	Of:	W108-7
Client:			

**C-330**



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No.	Revisions	Date
1.	PLANNING BOARD SUBMISSION	06/22/2021
2.	PLANNING BOARD SUBMISSION	06/03/2022
3.	PLANNING BOARD SUBMISSION	07/20/2023

APPLICANT/OWNER:  
**FARRELL COMMUNITIES AT  
OVERLOOK FARMS LLC**  
BRIDGEHAMPTON, NY 11932

ARCHITECT:  
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**WATER MAIN PROFILES**  
**OVERLOOK FARMS A FARRELL COMMUNITY**  
TOWN OF NEWBURGH, NEW YORK

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Scale:	AS SHOWN		
Date:	03/19/2021		
Project No.:	17088		
1708-01	1708-2	1708-3	1708-4
Sheet No.:	C-331		



NOTES

- 1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED "SURVEY OF PROPERTY," PREPARED BY JMC, LAST REVISED 11/19/2020.
2. THIS PLAN IS FOR TEMPORARY EROSION AND SEDIMENT CONTROL INFORMATION ONLY.
3. PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE PLANS AND SPECIFICATIONS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
4. THE CONTRACTOR SHALL INSPECT AND MAINTAIN ON-SITE EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PROXIMATELY AS REQUIRED TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIERS. ALL SEDIMENT COLLECTED SHALL BE REUSED ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
5. THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS, AFTER EACH RAINFALL, AND AS MAY BE REQUIRED OR DIRECTED BY APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL IMMEDIATELY PROVIDE A WRITTEN REPORT ON FINDINGS OF SEDIMENT IN DOWNSTREAM AREAS TO ALL AUTHORITIES HAVING JURISDICTION AND MAKE REPAIRS AS REQUIRED OR DIRECTED.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED/MANDATED BY FIELD CONDITIONS AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE, JMC, AND/OR ANY AUTHORITY HAVING JURISDICTION.
7. STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE IN THE AREA DESIGNATED ON THIS PLAN OR AS APPROVED BY THE OWNER'S REPRESENTATIVE. STOCKPILED EXCAVATED MATERIAL SHALL HAVE TWO ROWS OF SILT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO INTERFERE ON PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES.
8. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
9. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. POWER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MAINTAIN 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.
10. ALL EXPOSED SLOPES AND GRAZED/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 7 CALENDAR DAYS, SHALL BE TEMPORARILY SEEDING WITHIN 24 HOURS OF DISTURBANCE, IN ACCORDANCE WITH THE NEW JERSEY STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NJC) "EROSION AND SEDIMENT CONTROL GUIDELINES" AND THE ANS 4300 "BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:
A. SEED MIXTURE AND RATE OF APPLICATION.
A.1. IN SPRING, SUMMER OR EARLY FALL, SEED THE AREA WITH REGRASS (ANNUAL OR PERENNIAL) AT 30 POUNDS PER ACRE (APPROXIMATELY 0.2 TONS PER 1000 SQUARE FEET) OR USE 1 POUND/1000 SQUARE FEET.
A.2. IN LATE FALL OR EARLY WINTER, SEED THE AREA WITH CERTIFIED "WOODSTOCK" WINTER TIE CORN, RYE, AT 100 POUNDS PER ACRE (2.5 POUNDS/1000 SQUARE FEET).
B. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.
C. MUCH ALL SEEDING AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (50 POUNDS PER 1000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
11. ALL EXPOSED SLOPES AND GRAZED/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 60 CALENDAR DAYS, SHALL BE TEMPORARILY SEEDING WITHIN 24 HOURS OF DISTURBANCE, IN ACCORDANCE WITH THE NEW JERSEY STATE DEPARTMENT OF AGRICULTURE - STATE SOIL CONSERVATION COMMITTEE PUBLICATION, THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, IN NEW JERSEY" AND THE ANS 4300 "BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:
A. FOR SEED MIXTURE AND RATE OF APPLICATION CONTRACTOR SHALL REFER TO TABLE 2-2 "TEMPORARY VEGETATIVE STABILIZATION GRASSES, SEEDING RATES, DATES AND METHODS."
B. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.
C. MUCH ALL SEEDING AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (50 POUNDS PER 1000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
12. ALL SEEDING AREAS SHALL BE FERTILIZED, RESEED, AND MULCHED AS NECESSARY TO MAINTAIN WOODS, OPEN VEGETATION COVER.
13. TEMPORARY SEED MIXTURES SHALL NOT BE PLACED ON AREAS WHERE FINAL GRADE HAS BEEN ESTABLISHED AND TOPSOIL HAS BEEN PLACED UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.

- 1. INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN FOR PHASE 3.
2. CLEAR REMAINING UNDEVELOPED PORTION OF PROPERTY WHICH IS TO BE DEVELOPED DURING PHASE 3.
3. STRIP AND STOCKPILE TOPSOIL.
4. PHASE 3A: BEGIN CONSTRUCTION OF BUILDING 7,8,9,10 AND ADJACENT PARKING AREAS DELINEATED FOR PHASE 3A.
5. INSTALL STORM DRAIN SYSTEM COMPLETE (IMMEDIATELY INSTALL INLET PROTECTION ON ALL INLETS).
6. INSTALL PUBLIC UTILITIES (GAS, ELECTRIC AND TELEPHONE) AS REQUIRED TO THE LIMITS OF THE NEXT PHASE.
7. INSTALL PRIVATE SANITARY AND WATER MAIN EXTENSIONS TO THE LIMITS OF THE NEXT PHASE.
8. INSTALL CONCRETE AND ASPHALT CONCRETE PAVEMENT COMPLETE.
9. FINISH GRADING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION AND/OR LANDSCAPING (APPROXIMATELY 5.12 ACRES TO BE STABILIZED).
10. FINALIZE CONSTRUCTION OF SEDIMENT BASIN #3A AND DIVERSION SWALE.
11. CLEAN PAVEMENTS AND STORM DRAIN SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.
12. PHASE 3B: BEGIN CONSTRUCTION OF BUILDING 11,12,13,14,15 AND ADJACENT PARKING AREAS DELINEATED FOR PHASE 3B.
13. INSTALL STORM DRAIN SYSTEM COMPLETE (IMMEDIATELY INSTALL INLET PROTECTION ON ALL INLETS).
14. INSTALL PUBLIC UTILITIES (GAS, ELECTRIC AND TELEPHONE) AS REQUIRED TO THE LIMITS OF THE NEXT PHASE.
15. INSTALL PRIVATE SANITARY AND WATER MAIN EXTENSIONS TO THE LIMITS OF THE NEXT PHASE.
16. INSTALL CONCRETE AND ASPHALT CONCRETE PAVEMENT COMPLETE.
17. FINISH GRADING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION AND/OR LANDSCAPING (APPROXIMATELY 6.22 ACRES TO BE STABILIZED).
18. CLEAN PAVEMENTS AND STORM DRAIN SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.

- CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN. PARTICULAR REQUIREMENTS ARE GIVEN AS FOLLOWS:
1. DEMOLITION OF EXISTING BUILDINGS AS REQUIRED.
2. INSTALL ALL SILT FENCE.
3. PHASE 1B: PROPOSED RELOCATION OF STREAM TO BE ESTABLISHED PRIOR TO ANY SITE DISTURBANCE RELATED TO THE RETAIL BUILDING AND PARKING AREA (APPROXIMATELY 1.41 ACRES TO BE STABILIZED).
4. PHASE 1B: INSTALL SEDIMENT BASIN #1 AND SEDIMENT AND EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN FOR PHASE 1B.
5. CLEAR REMAINING UNDEVELOPED PORTION OF PROPERTY WHICH IS TO BE DEVELOPED DURING PHASE 1.
6. STRIP AND STOCKPILE TOPSOIL.
7. BEGIN CONSTRUCTION OF RETAIL BUILDING, SEWAGE TREATMENT FACILITY AND PARKING LOT CONSTRUCTION, ROAD GRADING.
8. INSTALL STORM DRAIN SYSTEM COMPLETE (IMMEDIATELY INSTALL INLET PROTECTION ON ALL INLETS).
9. INSTALL PUBLIC UTILITIES (GAS, ELECTRIC AND TELEPHONE) AS REQUIRED TO THE LIMITS OF PHASE 2.
10. INSTALL PRIVATE SANITARY AND WATER MAIN EXTENSIONS TO THE LIMITS OF PHASE 2.
11. INSTALL CONCRETE AND ASPHALT CONCRETE PAVEMENT COMPLETE.
12. FINISH GRADING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION AND/OR LANDSCAPING (APPROXIMATELY 6.23 ACRES TO BE STABILIZED).
13. CLEAN PAVEMENTS AND STORM DRAIN SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.
14. FINALIZE CONSTRUCTION OF SEDIMENT BASIN #2 AND DIVERSION SWALE.
15. COMPLETE SITE AND BUILDING CONSTRUCTION AND COMMENCE PHASE 2.
CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN. PARTICULAR REQUIREMENTS ARE GIVEN AS FOLLOWS:
1. DEMOLITION OF EXISTING BUILDINGS AS REQUIRED.
2. INSTALL ALL SILT FENCE.
3. PRIOR TO ANY PHASE 2 SITE DISTURBANCE, CONTRACTOR TO ESTABLISH OFFSITE DIVERSION SWALES #1 AND #2. CONTRACTOR TO INSTALL 30" STORM LINE TO ROUTE EXISTING STREAM (STORM NETWORK C-1 THROUGH C-4).
4. INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN FOR PHASE 2.
5. CLEAR REMAINING UNDEVELOPED PORTION OF PROPERTY WHICH IS TO BE DEVELOPED DURING PHASE 2.
6. STRIP AND STOCKPILE TOPSOIL.
7. PHASE 2A: BEGIN CONSTRUCTION OF BUILDING 1,2,3 AND ADJACENT PARKING AREAS DELINEATED FOR PHASE 2A.
8. INSTALL STORM DRAIN SYSTEM COMPLETE (IMMEDIATELY INSTALL INLET PROTECTION ON ALL INLETS).
9. INSTALL PUBLIC UTILITIES (GAS, ELECTRIC AND TELEPHONE) AS REQUIRED TO THE LIMITS OF THE NEXT PHASE.
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4. INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN FOR PHASE 2.
5. CLEAR REMAINING UNDEVELOPED PORTION OF PROPERTY WHICH IS TO BE DEVELOPED DURING PHASE 2.
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5. CLEAR REMAINING UNDEVELOPED PORTION OF PROPERTY WHICH IS TO BE DEVELOPED DURING PHASE 2.
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Table with columns: No., Description, Date, Status. Rows include TRAINING BOARD SUBMISSION, PLANNING BOARD SUBMISSION, PERMITS BOARD SUBMISSION.

APPLICANT/OWNER: FARRELL COMMUNITIES AT OVERLOOK FARMS LLC. ARCHITECT: PETER F. GATO & ASSOCIATES.

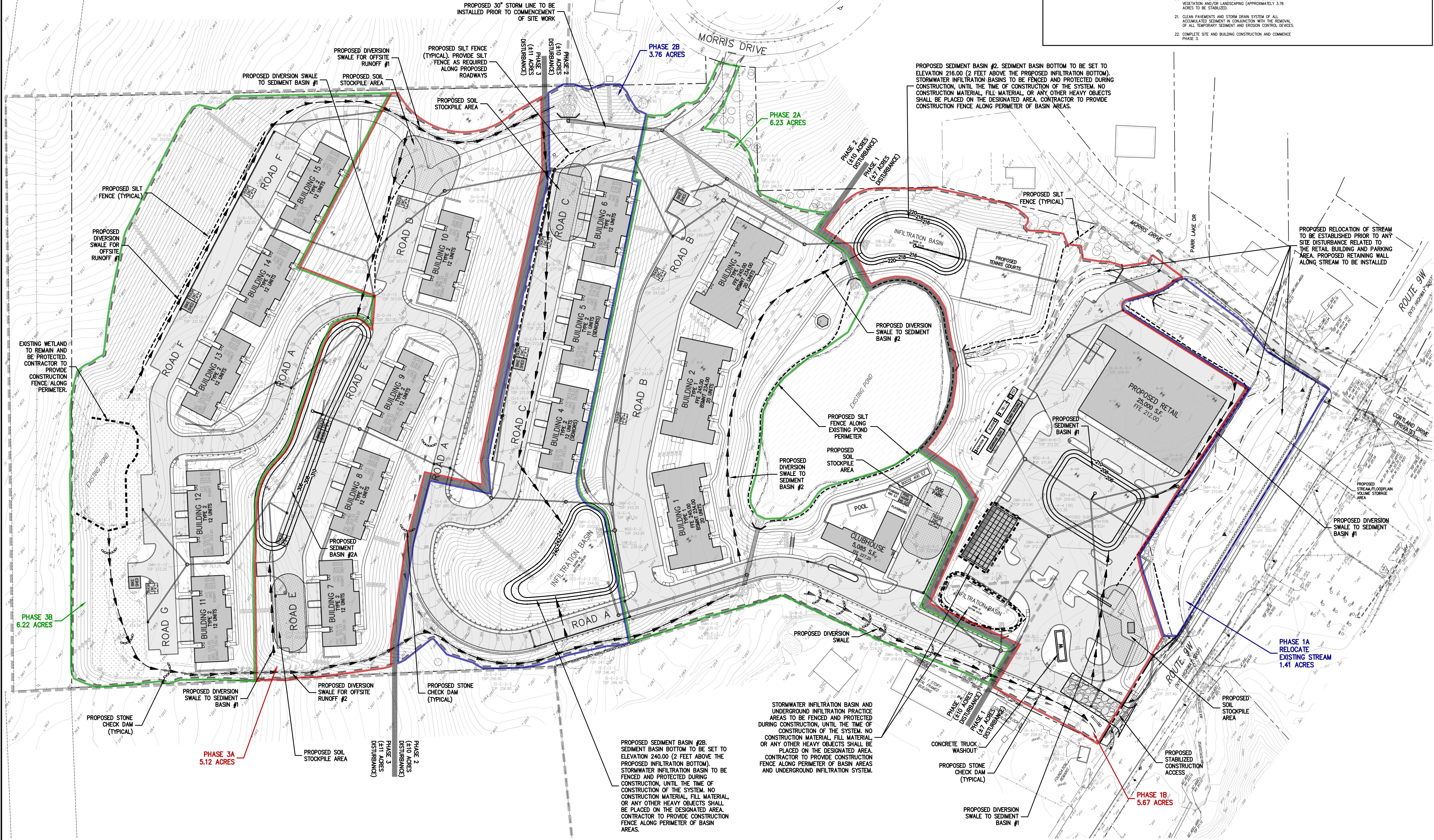
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC. 120 BEDFORD ROAD - ARMONK, NY 10584.



EROSION & SEDIMENT CONTROL PLAN. OVERLOOK FARMS A FARRELL COMMUNITY. TOWN OF NEWBURGH, NEW YORK.

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.

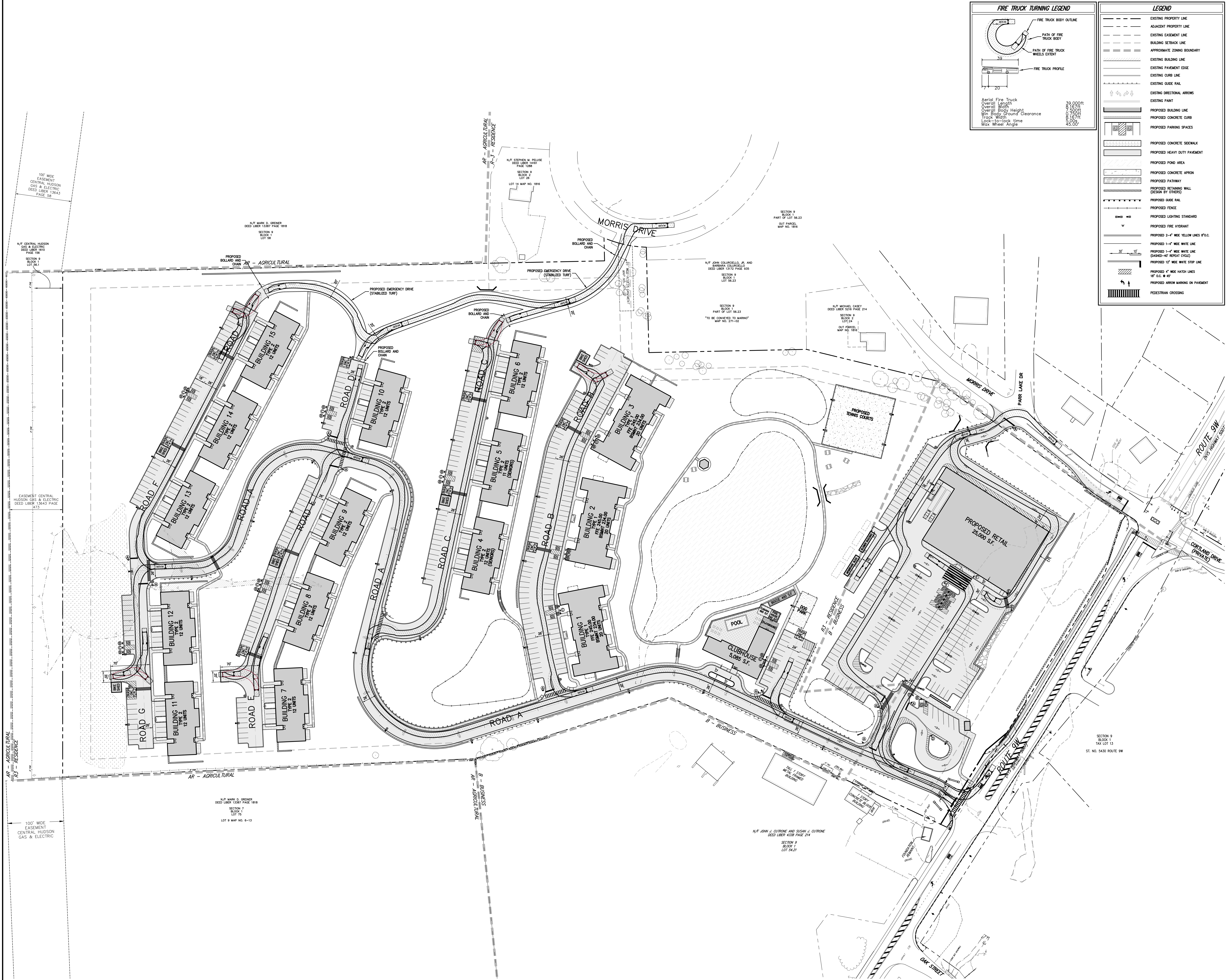
Table with columns: Drawn, BMS, Approved, JS. Includes project details like Date: 03/19/2021, Project No: 17088.



NOT FOR CONSTRUCTION



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No.	Revisions	Date
1.	PLANNING BOARD SUBMISSION	03/19/2021
2.	PLANNING BOARD SUBMISSION	06/22/2021
3.	PLANNING BOARD SUBMISSION	06/03/2022
4.	PLANNING BOARD SUBMISSION	07/20/2023

APPLICANT/OWNER:  
**FARRELL COMMUNITIES AT  
 OVERLOOK PONDS LLC**  
 BRIDGEHAMPTON, NY 11932

ARCHITECT:  
**PETER F. GATO & ASSOCIATES**  
 102 WALLER AVENUE  
 WHITE PLAINS, NY 10605

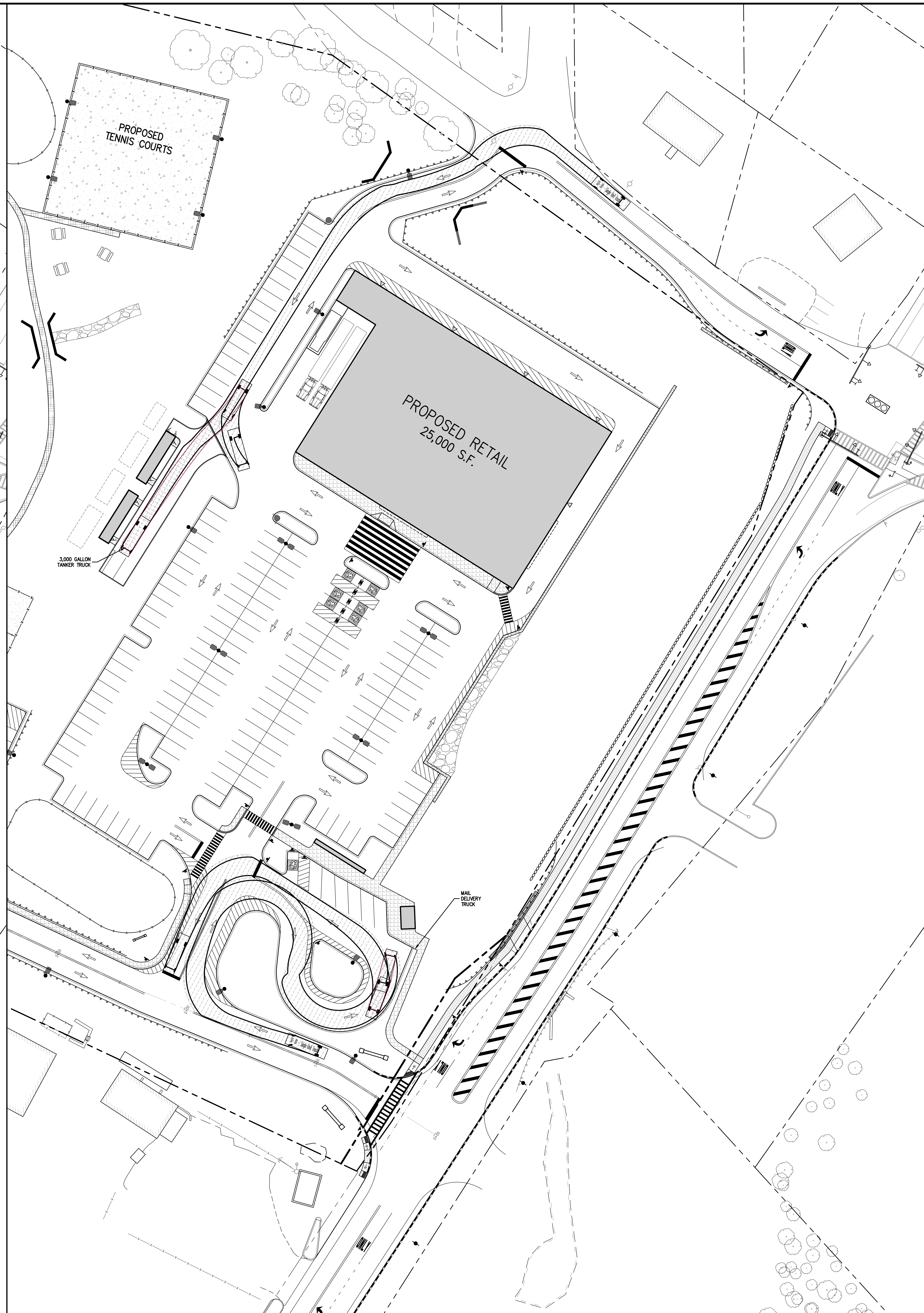
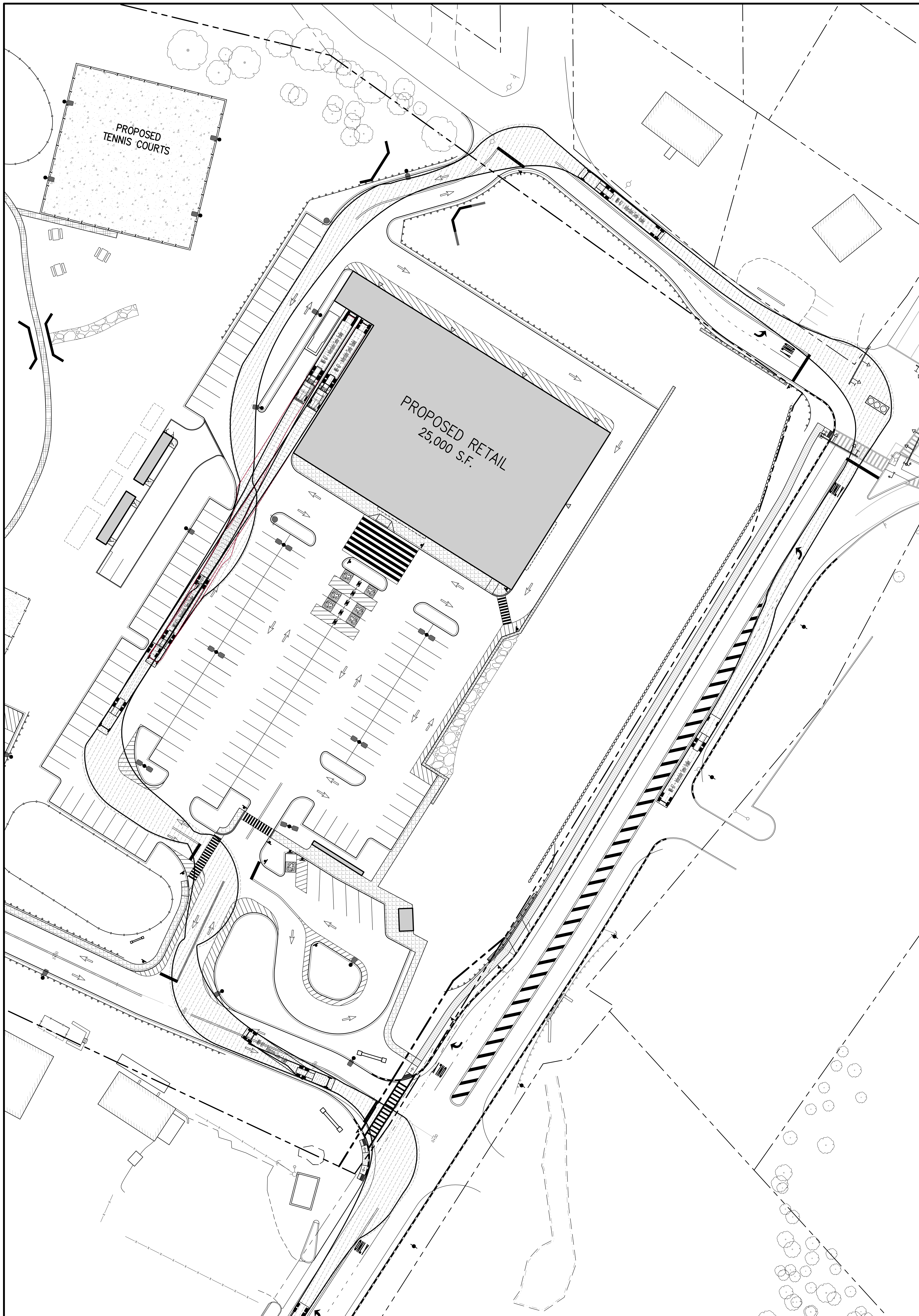
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
 John Meyer Consulting, Inc.  
 120 BEGFORD ROAD • ARMONK, NY 10554  
 VOICES 914.233.2223 • FAX 914.233.2192  
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**FIRE TRUCK ACCESS PLAN**  
 OVERLOOK FARMS A FARRELL COMMUNITY  
 TOWN OF NEWBURGH, NEW YORK

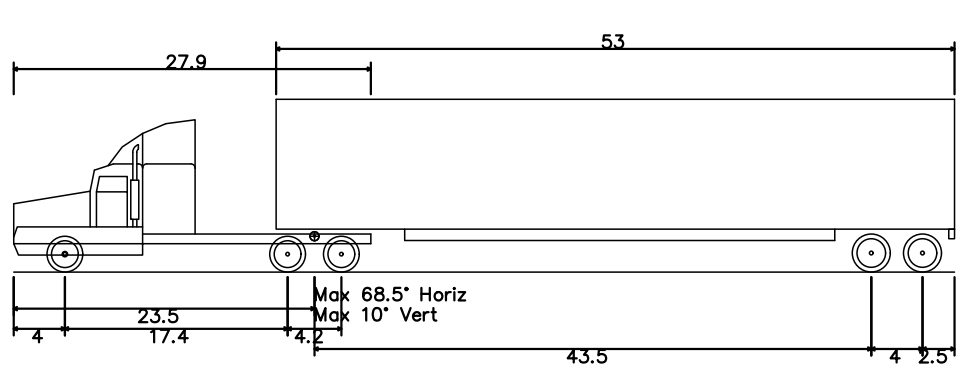
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn:	BMS	Approved:	JS
Scale:	1" = 50'		
Date:	03/19/2021		
Project No.:	17088		
1708-01	FIRE TRUCK	FIRE TRUCK	JS
Drawing No.:	<b>C-500</b>		



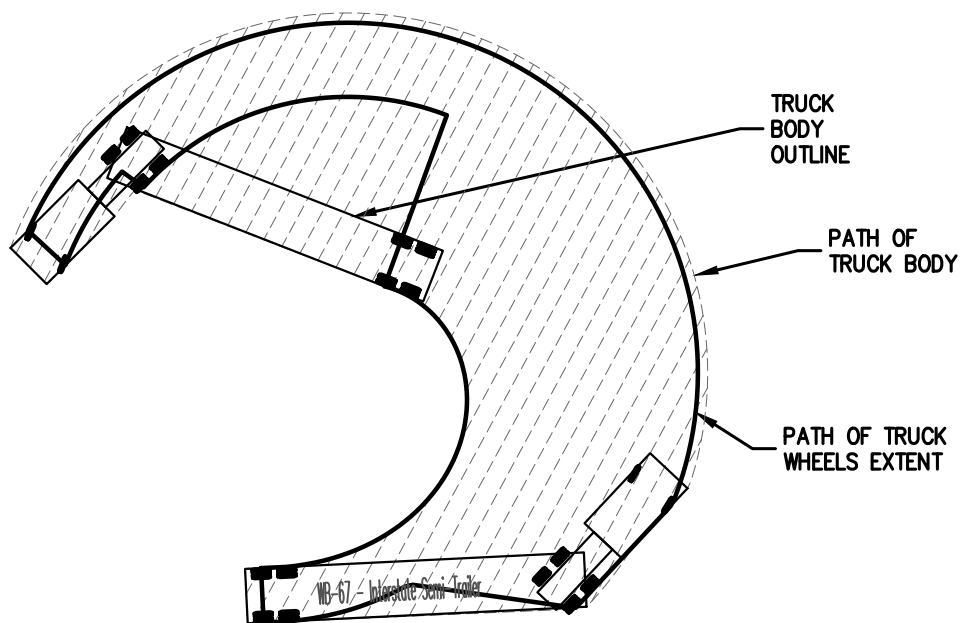


NOT FOR CONSTRUCTION

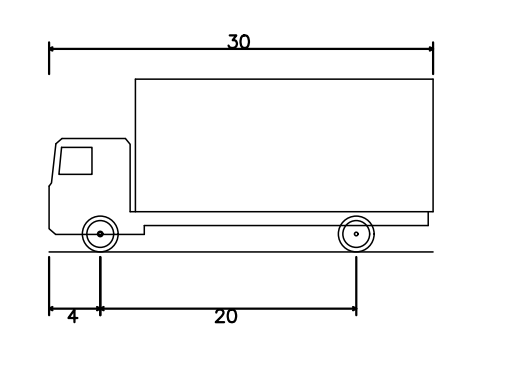


WB-67 - Interstate Semi-Trailer  
 Overall Length 63'-0"  
 Overall Width 13'-0"  
 Overall Body Height 13'-0"  
 Min Spac. Ground Clearance 8'-0"  
 Max Track Width 8'-0"  
 Lock-to-lock time 28.40"  
 Max Steering Angle (Virtual) 28.40"

WB-67 TRUCK  
 RETAIL LOADING



SU-30 TRUCK  
 SEWAGE FACILITY ROUTING  
 &  
 SU-30 TRUCK  
 MAIL/DROP OFF AREA ROUTING

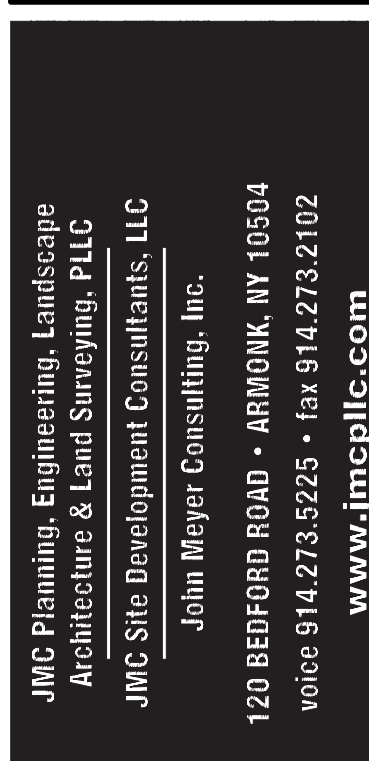


SU-30 - Single Unit Truck  
 Overall Length 30'-0"  
 Overall Width 8'-0"  
 Overall Body Height 8'-0"  
 Min Body Ground Clearance 8'-0"  
 Track Width 8'-0"  
 Lock-to-lock time 31.80"  
 Max Steering Angle (Virtual) 31.80"

No.	Rev.	Date
1.	PLANNING BOARD SUBMISSION	03/19/2021
2.	PLANNING BOARD SUBMISSION	06/22/2021
3.	PLANNING BOARD SUBMISSION	06/03/2022
4.	PLANNING BOARD SUBMISSION	07/20/2023

APPLICANT/OWNER:  
**FARRELL COMMUNITIES AT  
 OVERLOOK PONDS LLC**  
 BRIDGEHAMPTON, NY 11932  
 ARCHITECT: **PETER F. GATO & ASSOCIATES**  
 102 WALLER AVENUE  
 WHITE PLAINS, NY 10605

JMC Planning, Engineering, Landscape  
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 John Meyer Consulting, Inc.  
 120 BEVERLY ROAD • ARMONK, NY 10504  
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 www.jmcpic.com



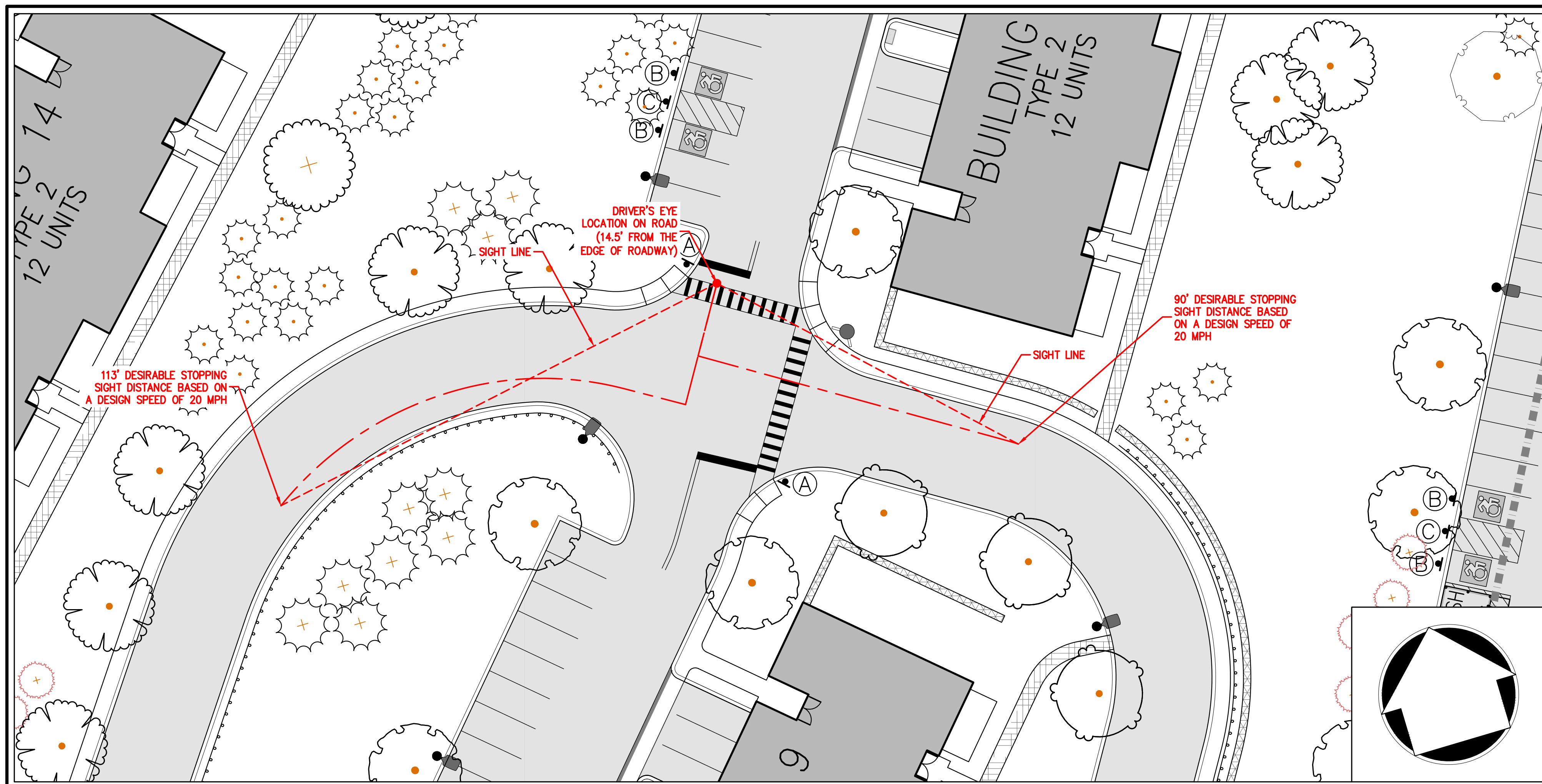
**TRUCK ROUTING PLAN**  
 OVERLOOK FARMS A FARRELL COMMUNITY  
 TOWN OF NEWBURGH, NEW YORK

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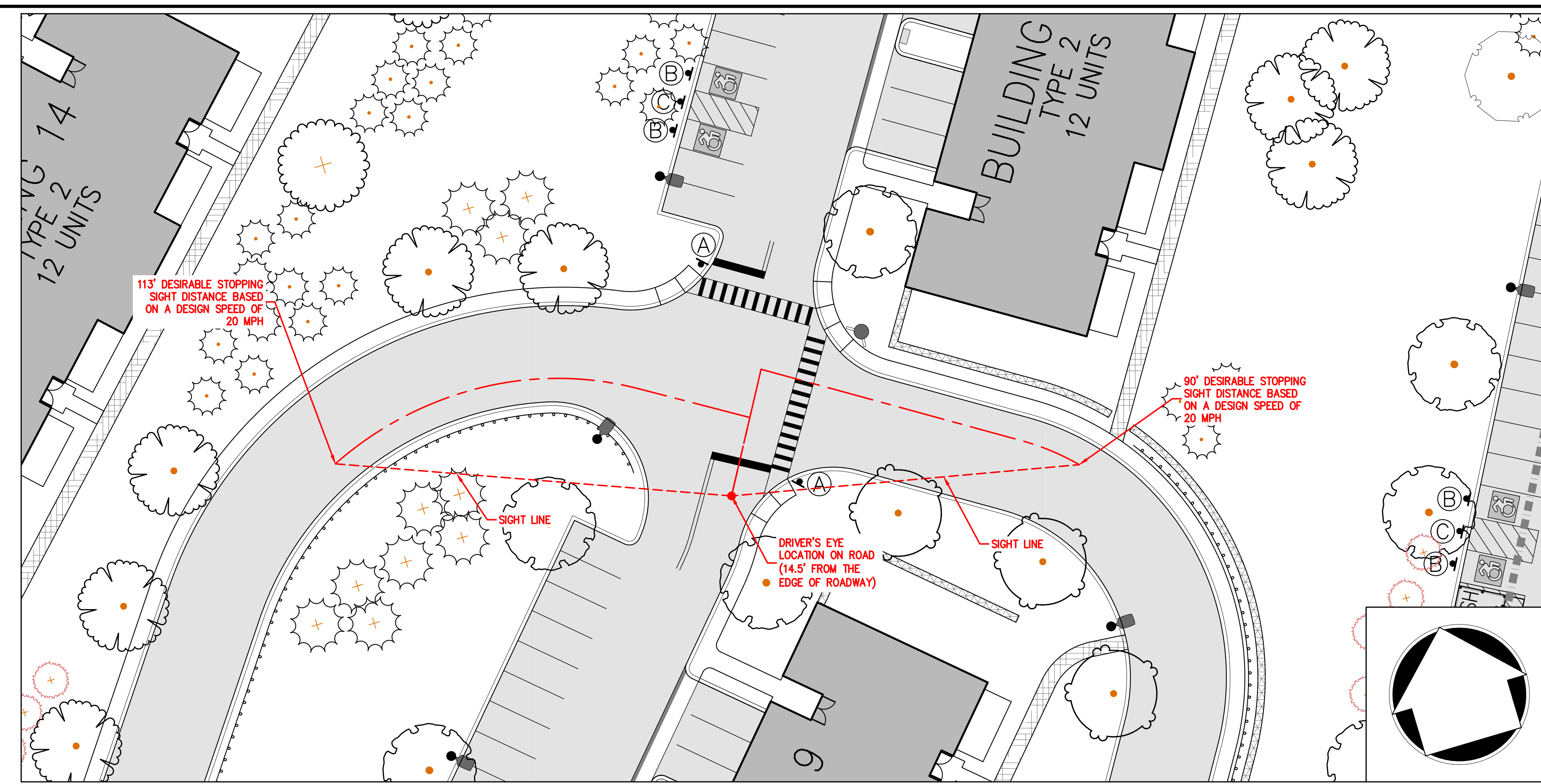
Drawn: BMS Approved: JS  
 Scale: 1" = 30'  
 Date: 03/19/2021  
 Project No: 17088  
 Title: TRUCK ROUTING PLAN

**C-510**

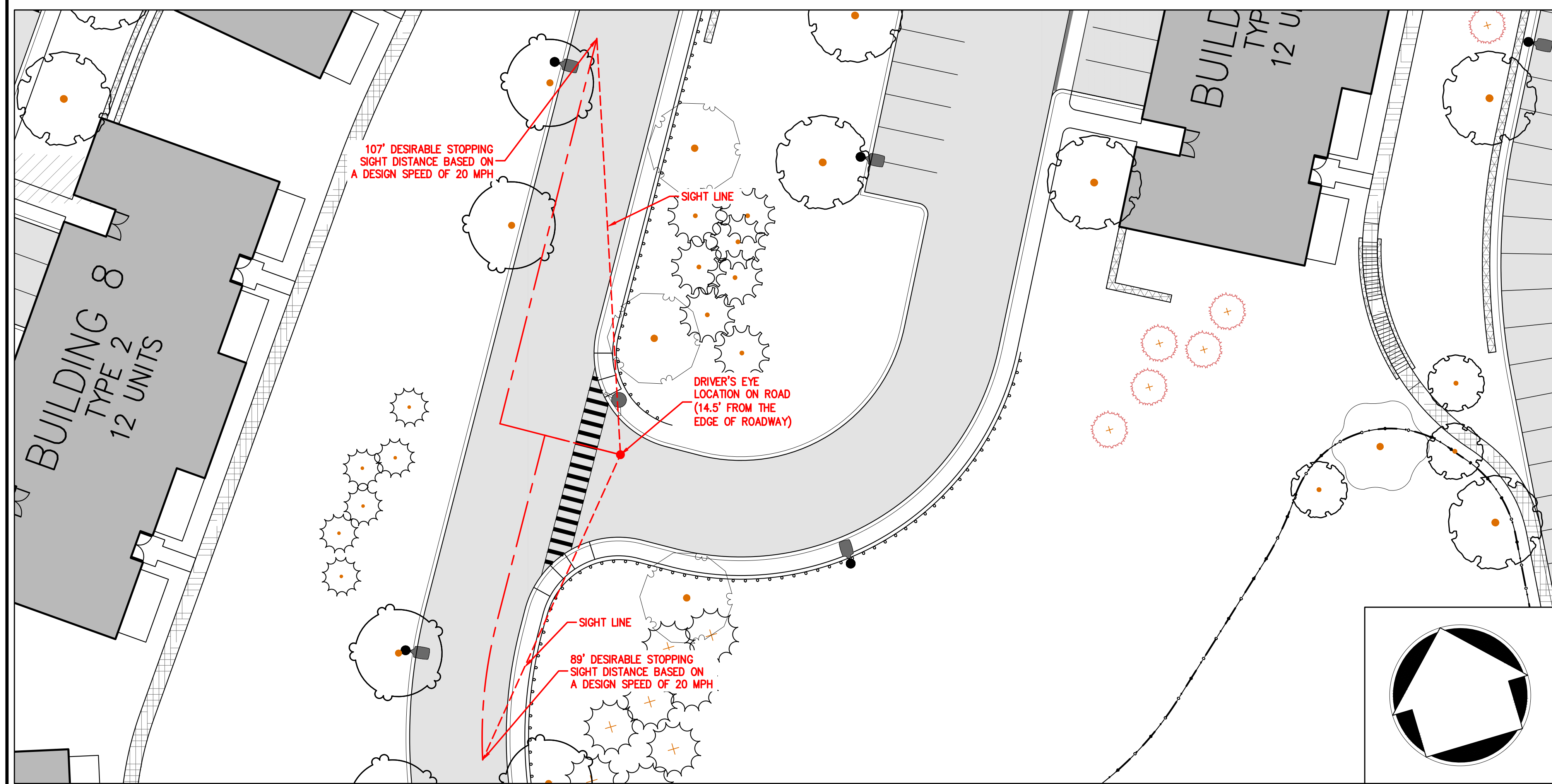




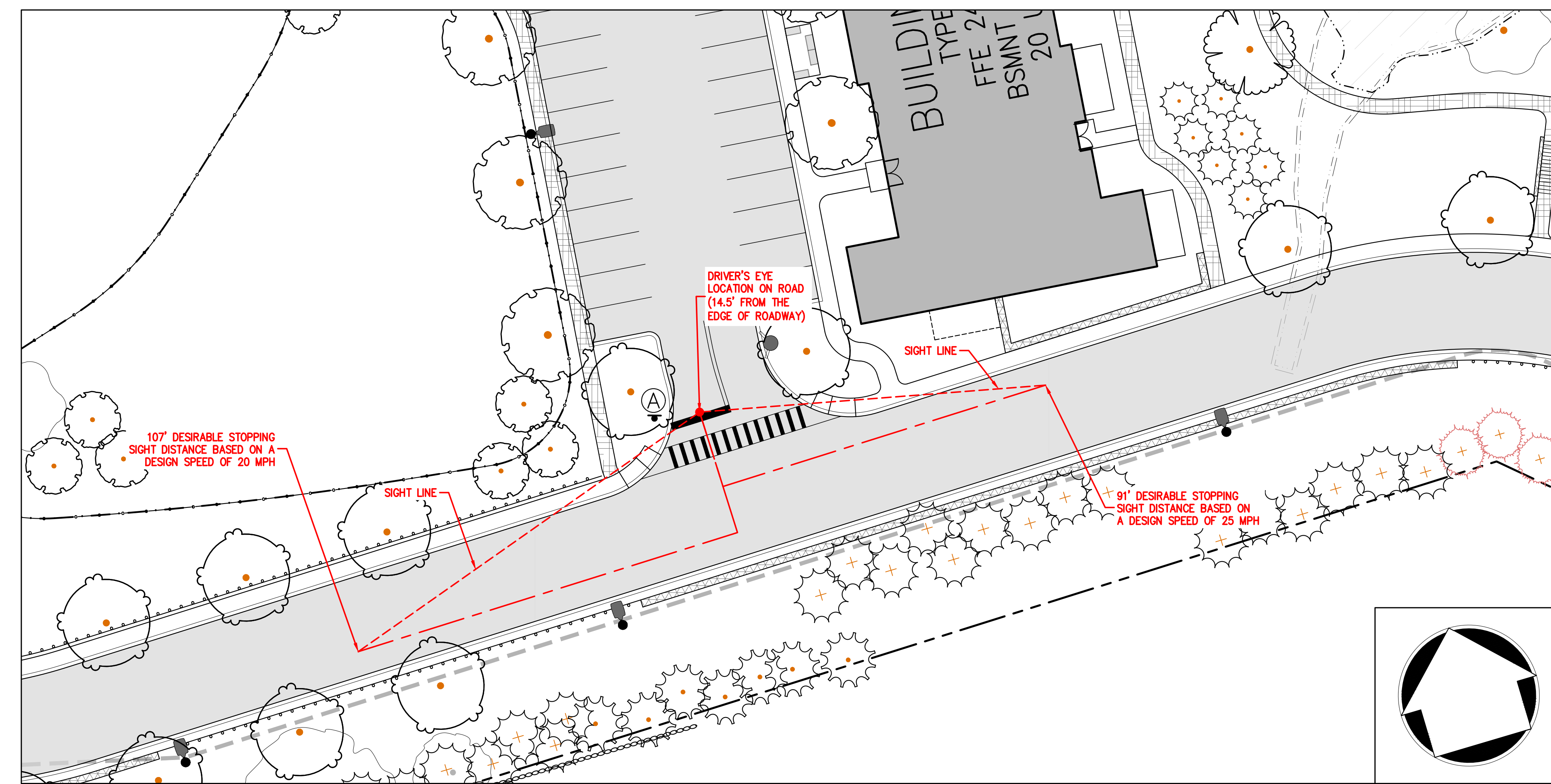
**INT. 1 - ROAD A & ROAD D STOPPING SIGHT DISTANCE**  
(1" = 20')



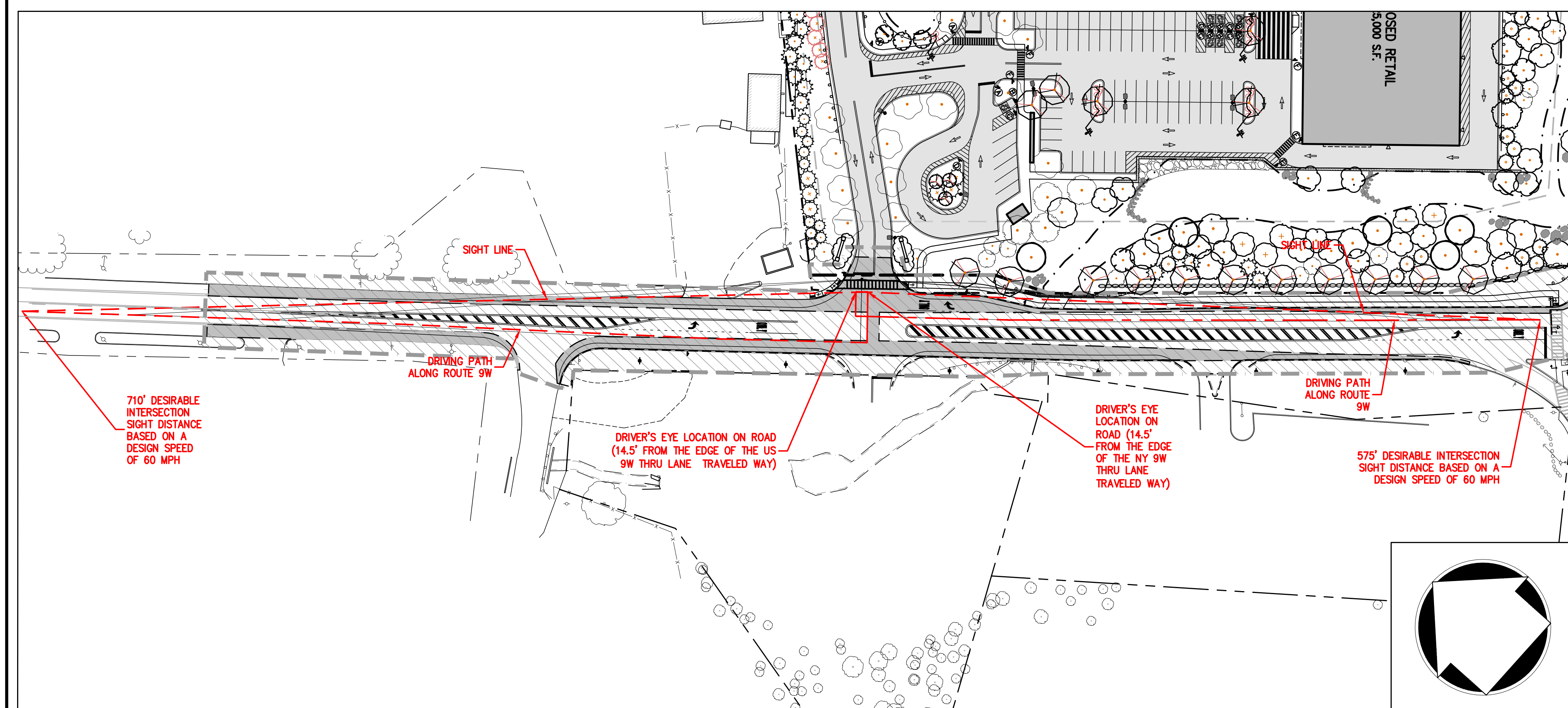
**INT. 2 - ROAD A & ROAD E STOPPING SIGHT DISTANCE**  
(1" = 20')



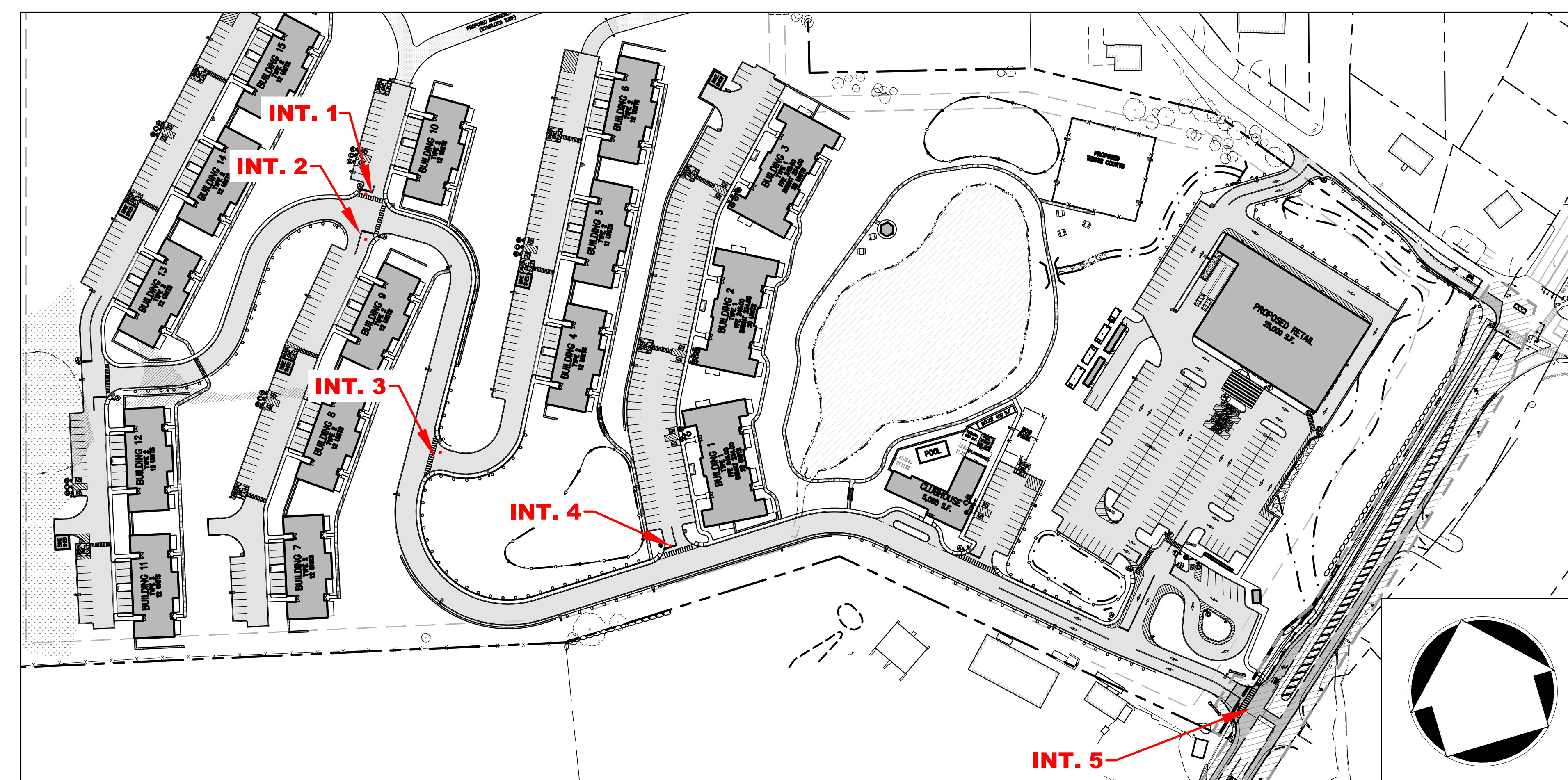
**INT. 3 - ROAD A & ROAD C STOPPING SIGHT DISTANCE**  
(1" = 20')



**INT. 4 - ROAD A & ROAD B STOPPING SIGHT DISTANCE**  
(1" = 20')



**INT. 5 - ROUTE 9W & SITE DRIVEWAY INTERSECTION SIGHT DISTANCE**  
(1" = 60')



**SIGHT DISTANCE KEY MAP**  
(1" = 100')

No.	Revisions	Date	By
1.	PLANNING BOARD SUBMISSION	03/19/2021	BMS
2.	PLANNING BOARD SUBMISSION	06/22/2021	BMS
3.	PLANNING BOARD SUBMISSION	06/03/2022	BMS
4.	PLANNING BOARD SUBMISSION	07/20/2023	BMS

APPLICANT/OWNER:  
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OVERLOOK PONDS LLC**  
BRIDGEHAMPTON, NY 11932

ARCHITECT:  
**PETER F. GATO & ASSOCIATES**  
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**SIGHT DISTANCE  
ANALYSIS PLAN**  
TOWN OF NEWBURGH, NEW YORK

**OVERLOOK FARMS A FARRELL COMMUNITY**

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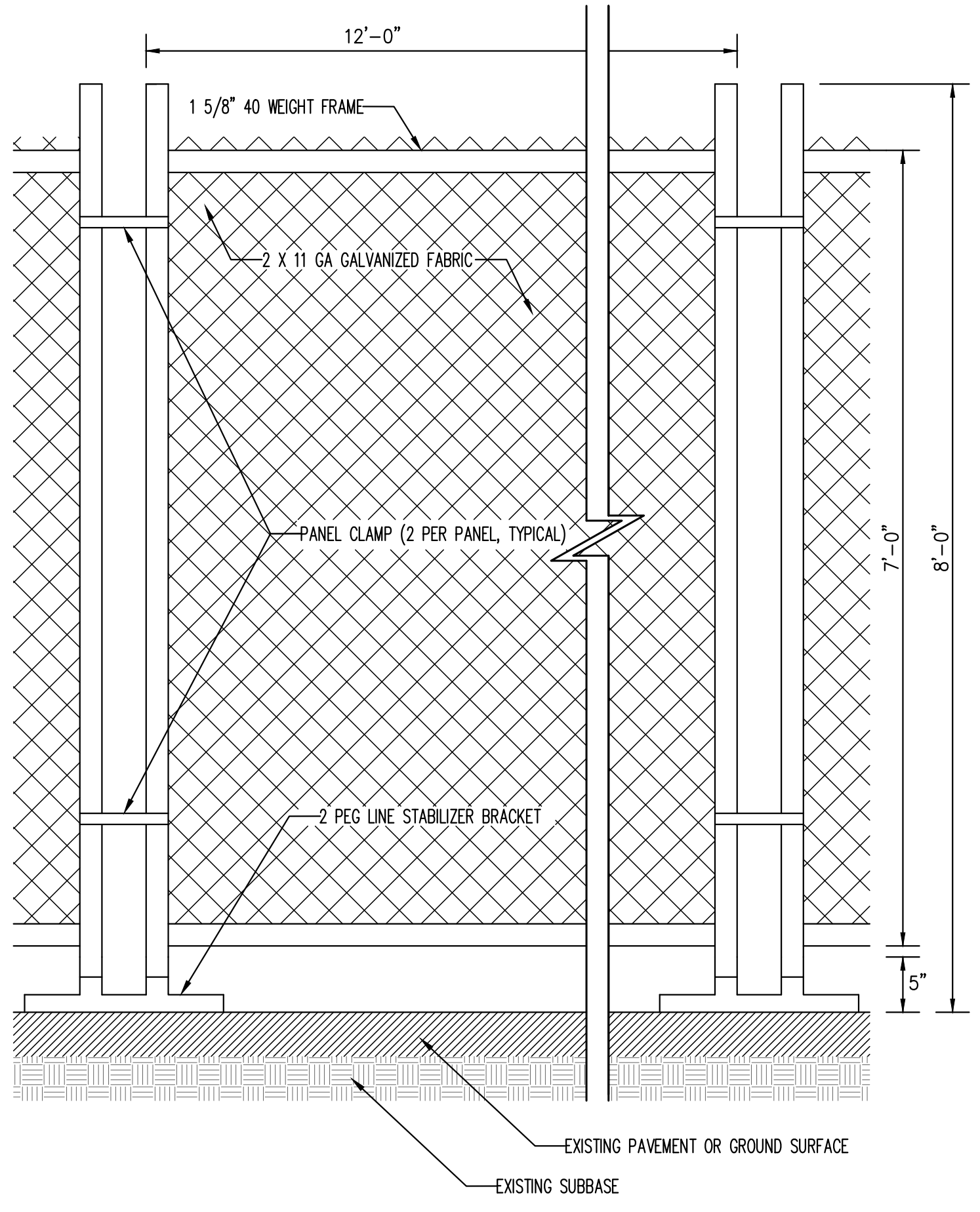
Drawn: BMS Approved: JS  
Scale: AS SHOWN  
Date: 03/19/2021  
Project No: 17088  
Drawing No: C-520

NOT FOR CONSTRUCTION

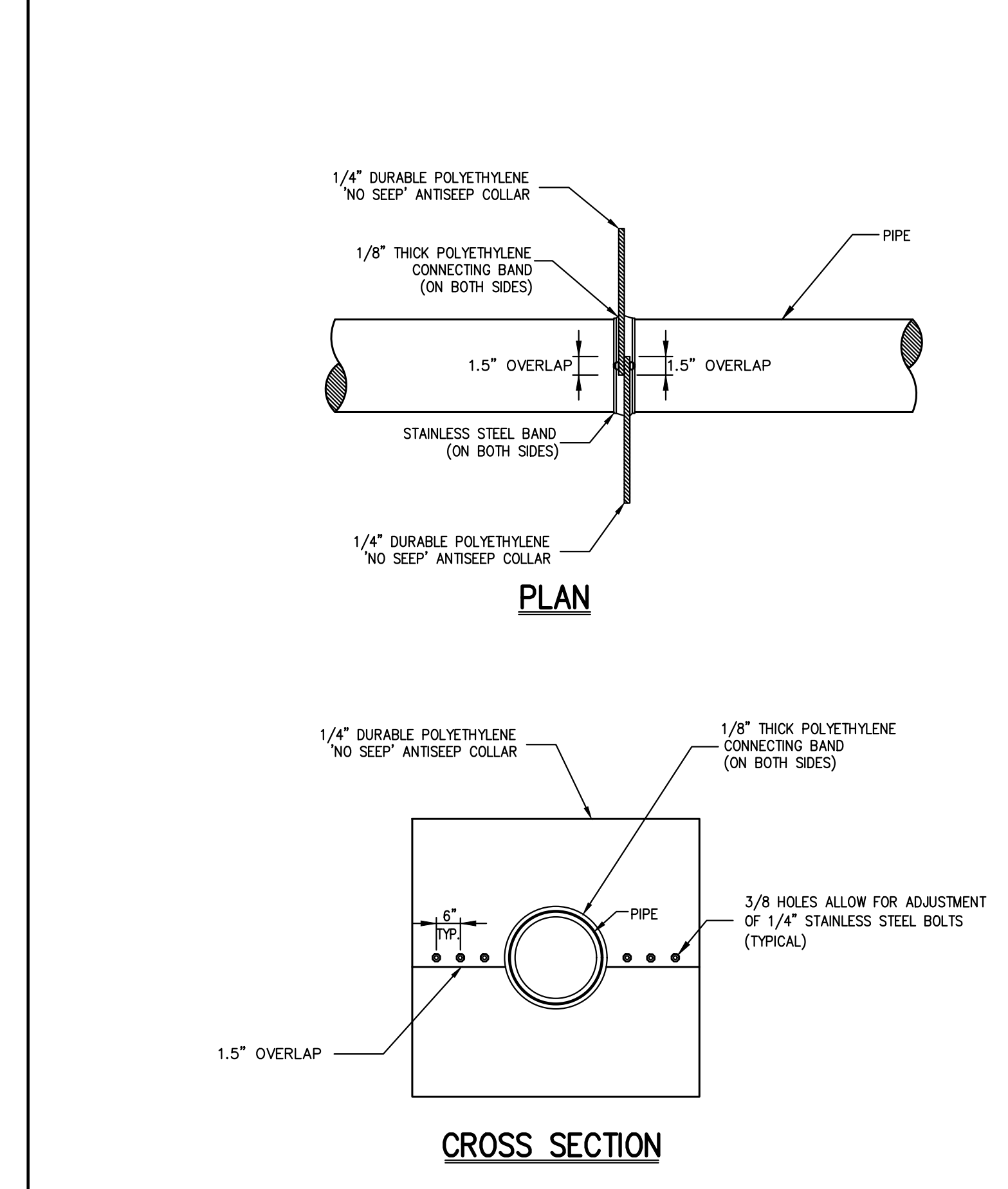








NOTE: STABILIZER BRACKET TO BE HOT-DIPPED GALVANIZED STEEL PIPE.



NOTE: STABILIZER BRACKET TO BE HOT-DIPPED GALVANIZED STEEL PIPE.

### NOTES PERTAINING TO DRAIN INLETS

A-1 STEPS WILL NOT BE REQUIRED IN INLETS LESS THAN FOUR (4) FEET IN DEPTH. STEPS WILL BE REQUIRED IN INLETS FOUR (4) FEET OR GREATER IN DEPTH. SPACING FOR DRAIN INLETS SHALL BE MEASURED FROM FINISHED GRADE TO INSIDE BOTTOM OF STRUCTURE (INCLUDING SUMP AS APPLICABLE).

A-2 WHEN STEPS ARE REQUIRED, STEPS SHALL COMPLY WITH THE SAME REQUIREMENTS OF ASTM STANDARD C-478, ARTICLE 13 ENTITLED "MANHOLE STEPS & LADDERS".

A-3 FOR MASONRY STRUCTURES, THE FIRST COURSE OF MASONRY SHALL BE SET IN THE CONCRETE FOUNDATION BEFORE THE CONCRETE IS SET. CONCRETE FOUNDATION SHALL BE CLASS "A" (4000 PSI) CONCRETE, TWELVE (12) INCHES THICK AND SHALL EXTEND SIX (6) INCHES BEYOND THE OUTSIDE FACE OF THE STRUCTURE.

A-4 IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH AND CONSTRUCT THE PROPER SIZE STRUCTURE INCLUDING THE NECESSARY OPENINGS TO ACCOMMODATE THE WORK AS SHOWN ON THE PLANS OR ORDERED BY THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.

A-5 ALL NECESSARY PATCHING FOR DRAIN STRUCTURES SHALL BE ACCOMPLISHED WITH NON-SHRINKING CEMENT MORTAR GROUT, APPROVED EQUAL TO Sika-Set as manufactured by the Sika Chemical Corp.

A-6 FOUNDATIONS FOR PRECAST CONCRETE STRUCTURES SHALL BE SET ON A COMPACTED LAYER OF APPROVED CRUSHED STONE HAVING A MINIMUM COMPACTED THICKNESS OF EIGHT (8) INCHES.

A-7 ALL PIPES SHALL BE CUT FLUSH WITH THE INSIDE WALL OF THE STRUCTURE.

A-8 PROVIDE REINFORCED CONCRETE TOP SLAB FOR OVERSIZED DRAIN INLETS WITH PROPER SIZE OPENING TO ACCOMMODATE INSTALLATION OF FRAME & GRATE.

A-9 FOR MASONRY STRUCTURES GREATER THAN TEN (10) FEET IN DEPTH, THICKNESS OF MASONRY WALLS SHALL BE INCREASED TO TWELVE (12) INCHES.

A-10 FOR ALL STRUCTURES GREATER THAN 10 FEET IN DEPTH, STRUCTURES SHALL PROVIDE MINIMUM INSIDE DIMENSIONS OF 4 FEET X 4 FEET.

### NOTES PERTAINING TO MANHOLES

B-1 PRECAST CONCRETE MANHOLES SHALL COMPLY WITH ASTM STANDARD C-478. MANHOLE JOINTS SHALL COMPLY WITH ASTM STANDARD C-443.

B-2 FOR PRECAST CONCRETE MANHOLES FIVE (5) FEET OR LESS IN HEIGHT, TOP CONE SECTION SHALL BE REPLACED WITH PRECAST REINFORCED CONCRETE SLAB (6" MIN. THICKNESS) WITH OPENING OF SUFFICIENT SIZE TO ACCOMMODATE MANHOLE CASTING.

B-3 FOR MANHOLES 10 FEET OR MORE IN DEPTH, MANHOLE DIAMETER SHALL BE FIVE (5) FEET.

B-4 TERMINAL MANHOLE FLOORS SHALL BE SLOPED TOWARD OUTLET PIPE.

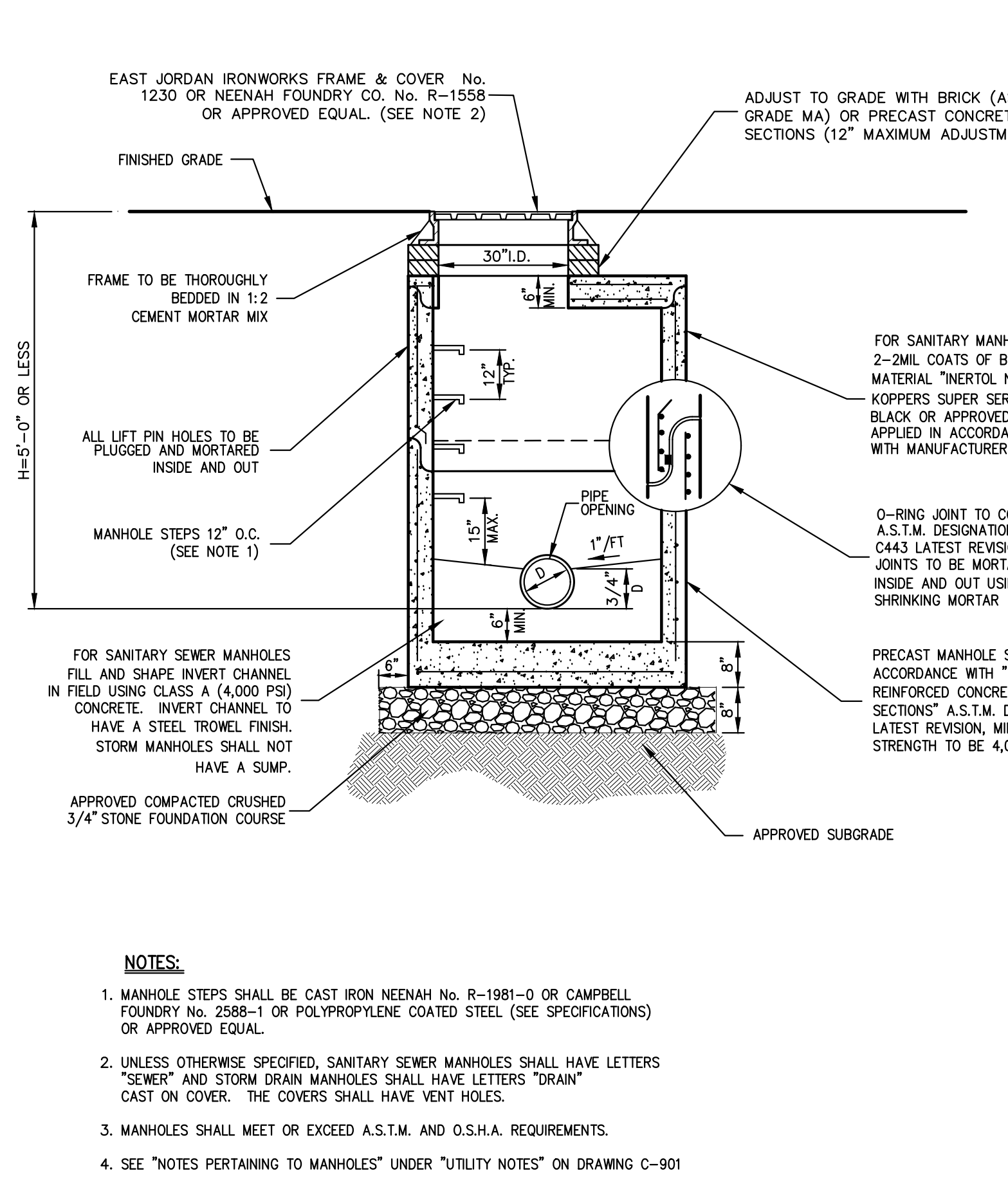
B-5 INVERT CHANNELS FOR PRECAST CONCRETE MANHOLES SHALL BE CONSTRUCTED OF CONCRETE.

B-6 NOTES A-1, A-2, A-4, A-5, A-6 & A-7 UNDER "NOTES PERTAINING TO DRAIN INLETS" ABOVE SHALL APPLY TO MANHOLES.

### NOTES PERTAINING TO PRECAST CONCRETE STRUCTURES FOR STORM DRAINS, SANITARY SEWERS AND WATER LINES

C-1 ALL PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD.

C-2 STEPS SHALL BE LOCATED WITH STRUCTURE TO AVOID PLACEMENT OVER PIPES WHEN PRACTICABLE.

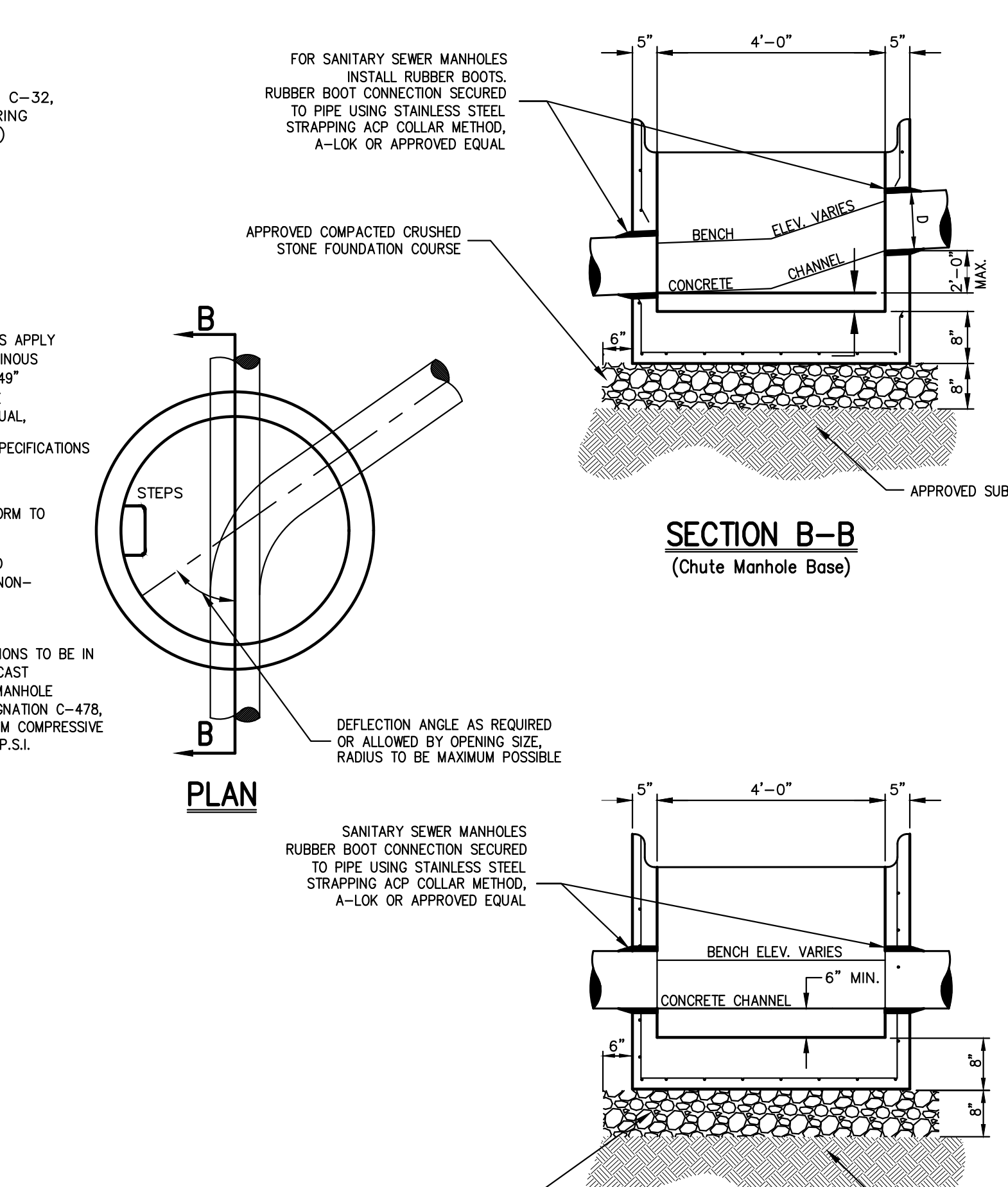


NOTE: 1. MANHOLE STEPS SHALL BE CAST IRON NEENAH NO. R-1981-O OR CAMPBELL FOUNDRY NO. 2588-1 OR POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.

2. UNLESS OTHERWISE SPECIFIED, SANITARY SEWER MANHOLES SHALL HAVE LETTERS "SEWER" AND STORM DRAIN MANHOLES SHALL HAVE LETTERS "STORM" CAST ON COVER. THE COVERS SHALL HAVE VENT HOLES.

3. MANHOLES SHALL MEET OR EXCEED A.S.T.M. AND O.S.H.A. REQUIREMENTS.

4. SEE "NOTES PERTAINING TO MANHOLES" UNDER "UTILITY NOTES" ON DRAWING C-901.



NOTE: 1. MANHOLE STEPS SHALL BE CAST IRON NEENAH NO. R-1981-O OR CAMPBELL FOUNDRY NO. 2588-1 OR POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.

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4. SEE "NOTES PERTAINING TO MANHOLES" UNDER "UTILITY NOTES" ON DRAWING C-901.

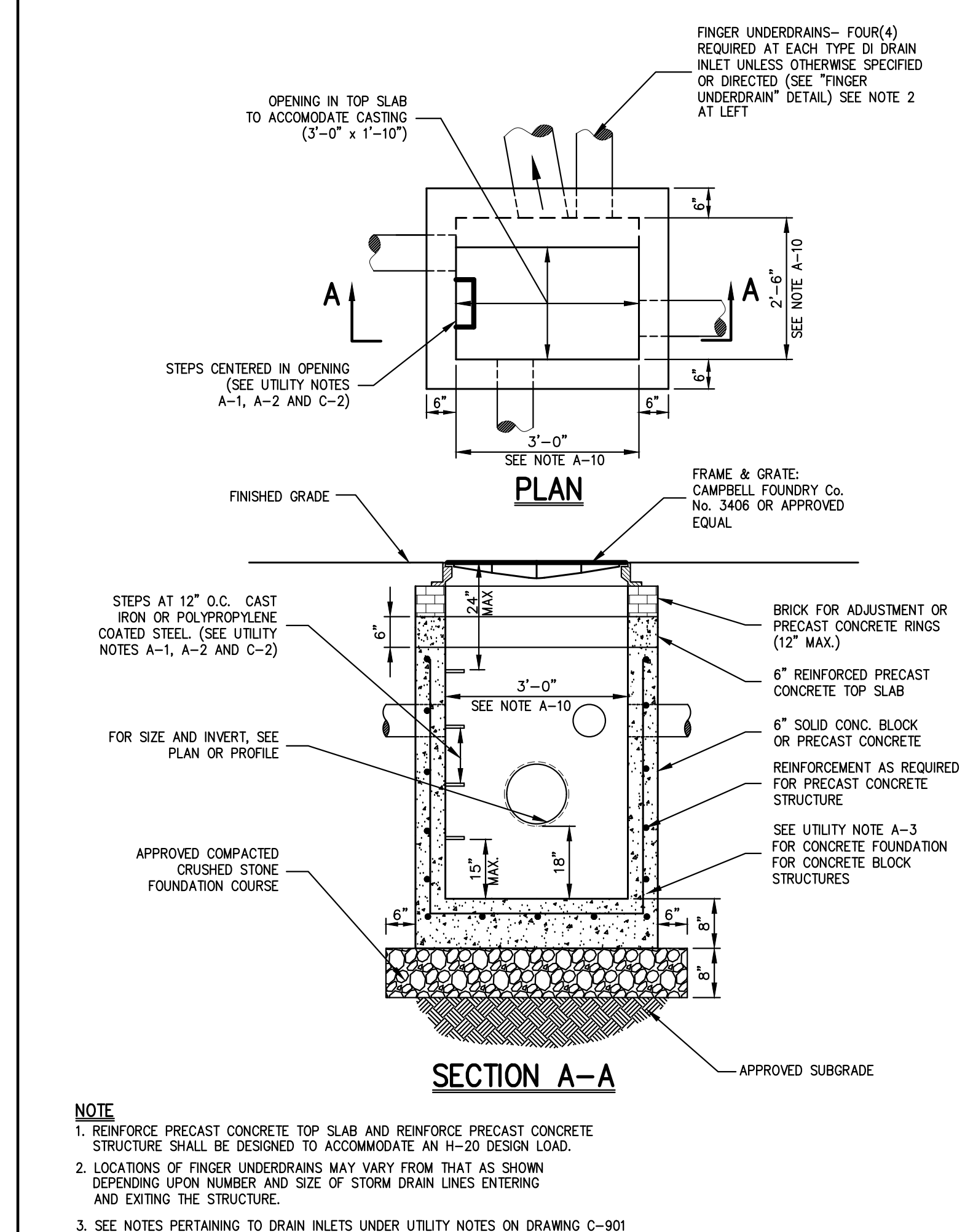
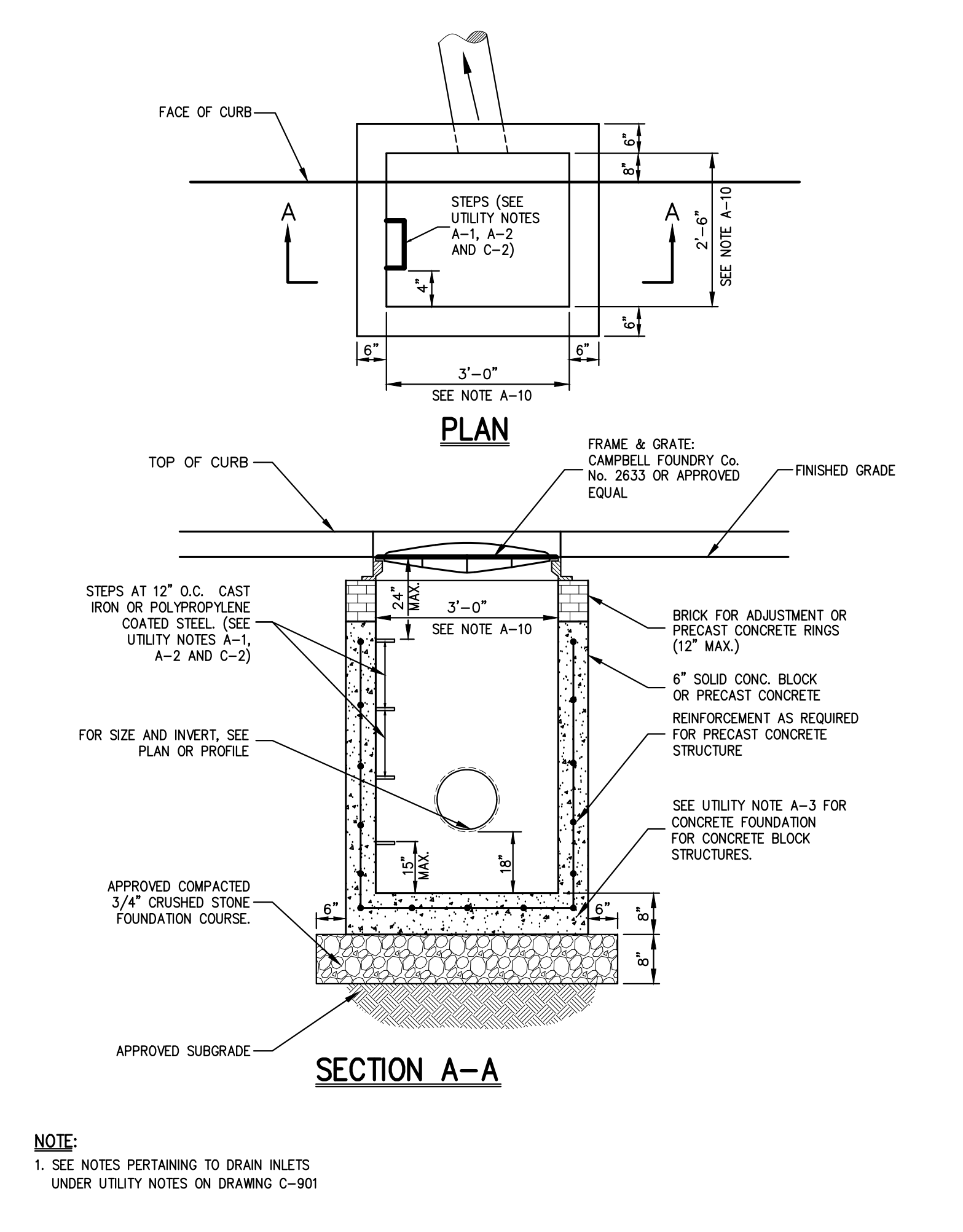
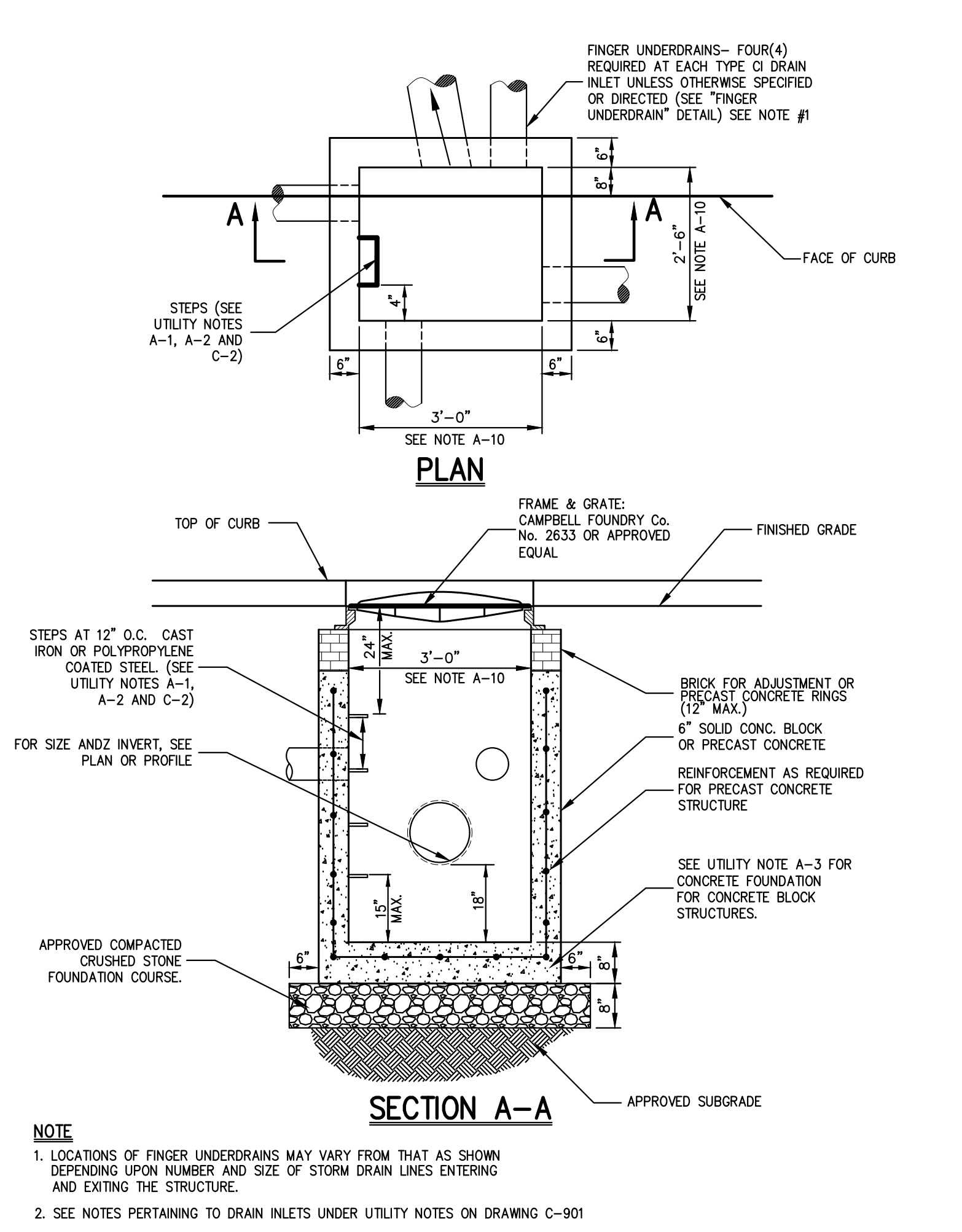
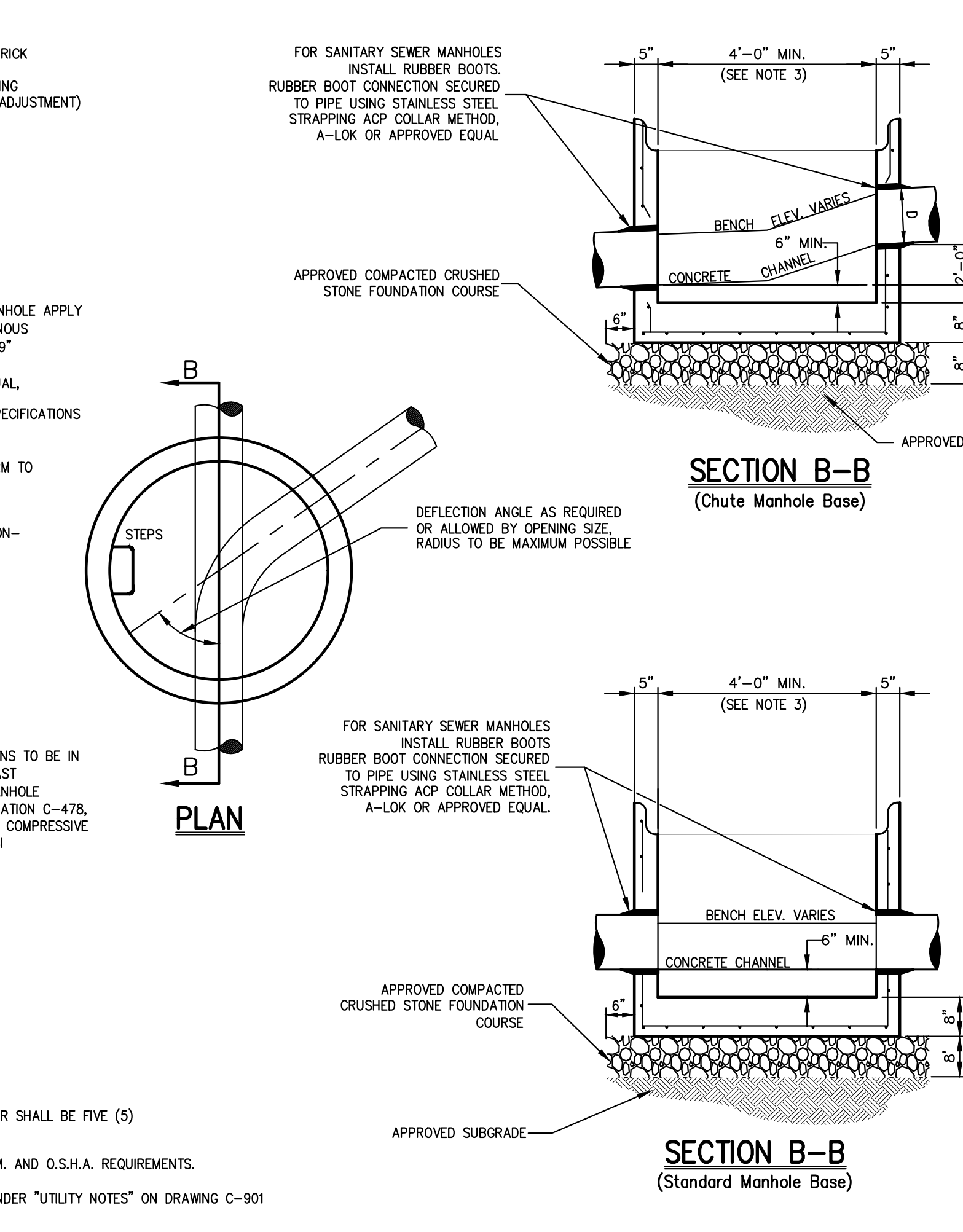
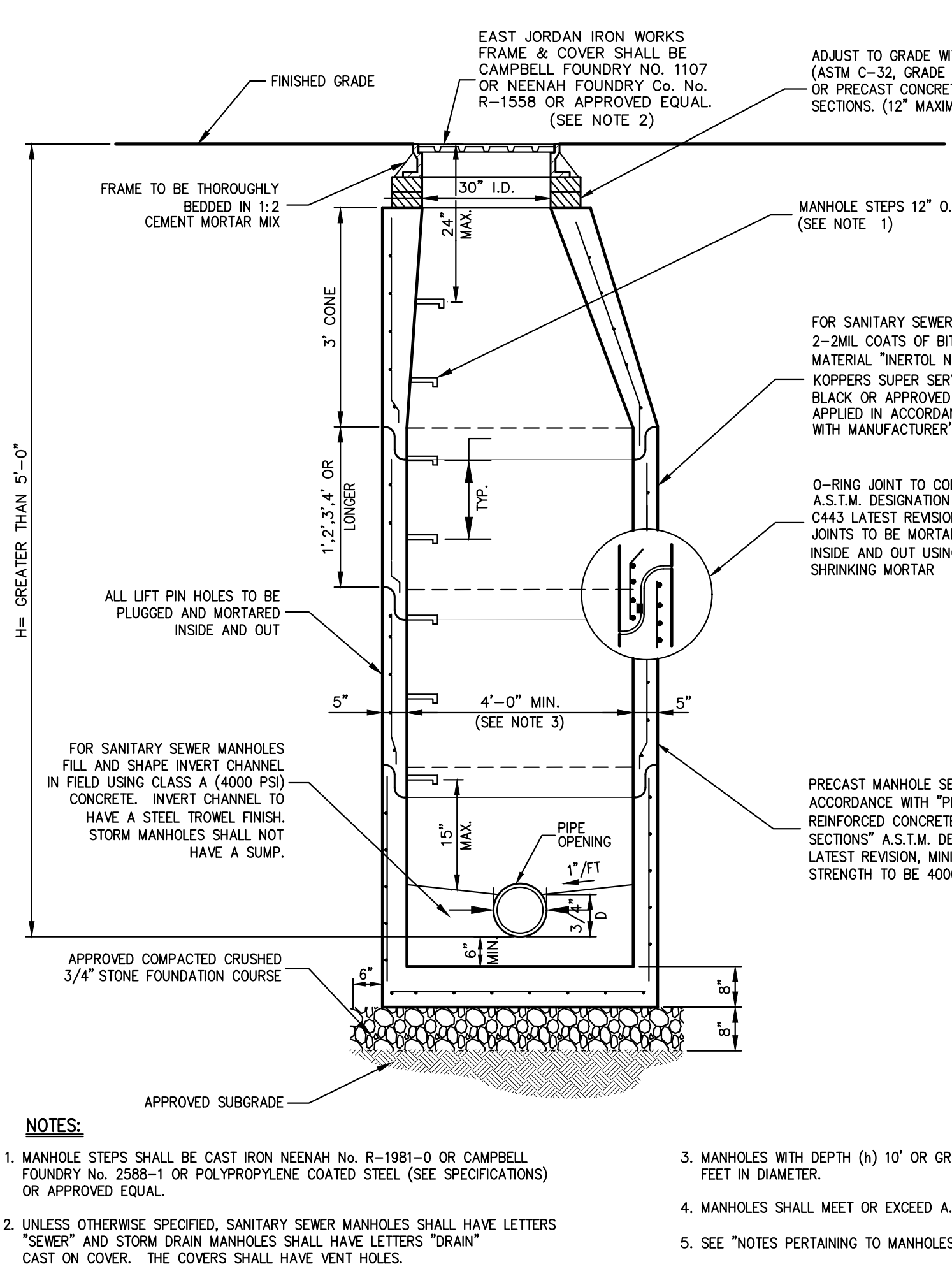
## TEMPORARY CHAIN LINK CONSTRUCTION FENCE

## ANTISEEP COLLAR

## UTILITY NOTES

## MANHOLE (TYPE A)

## MANHOLE (TYPE A)



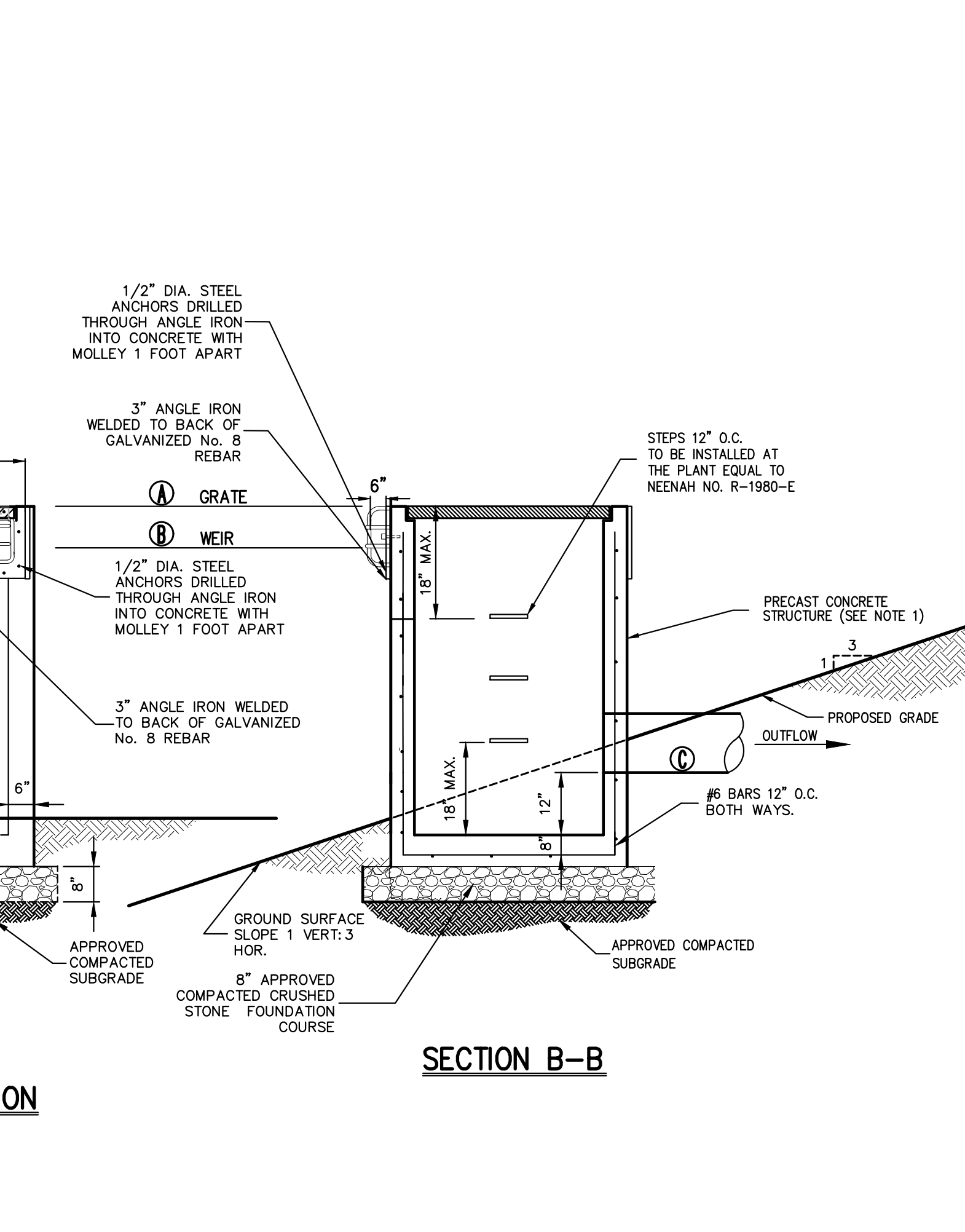
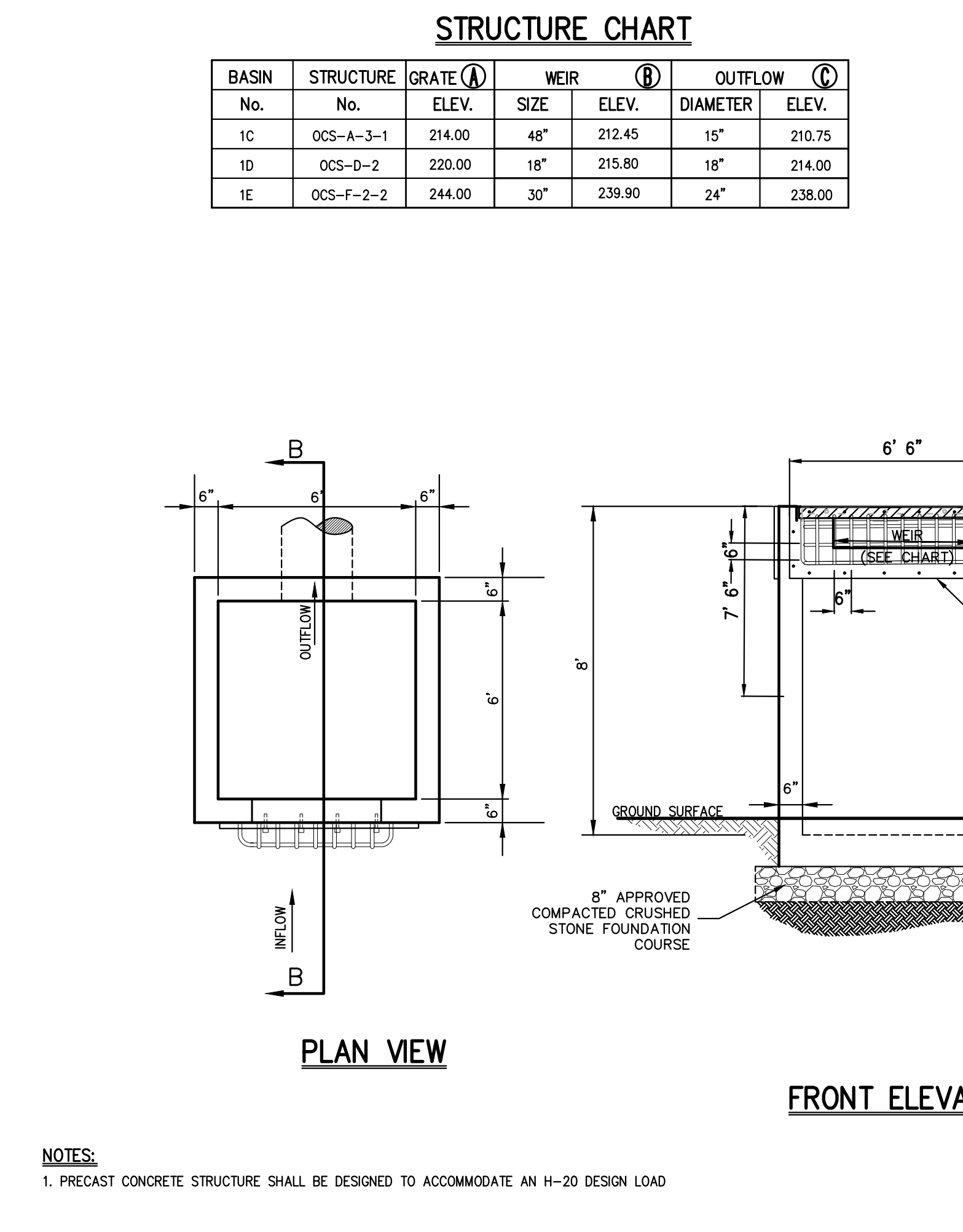
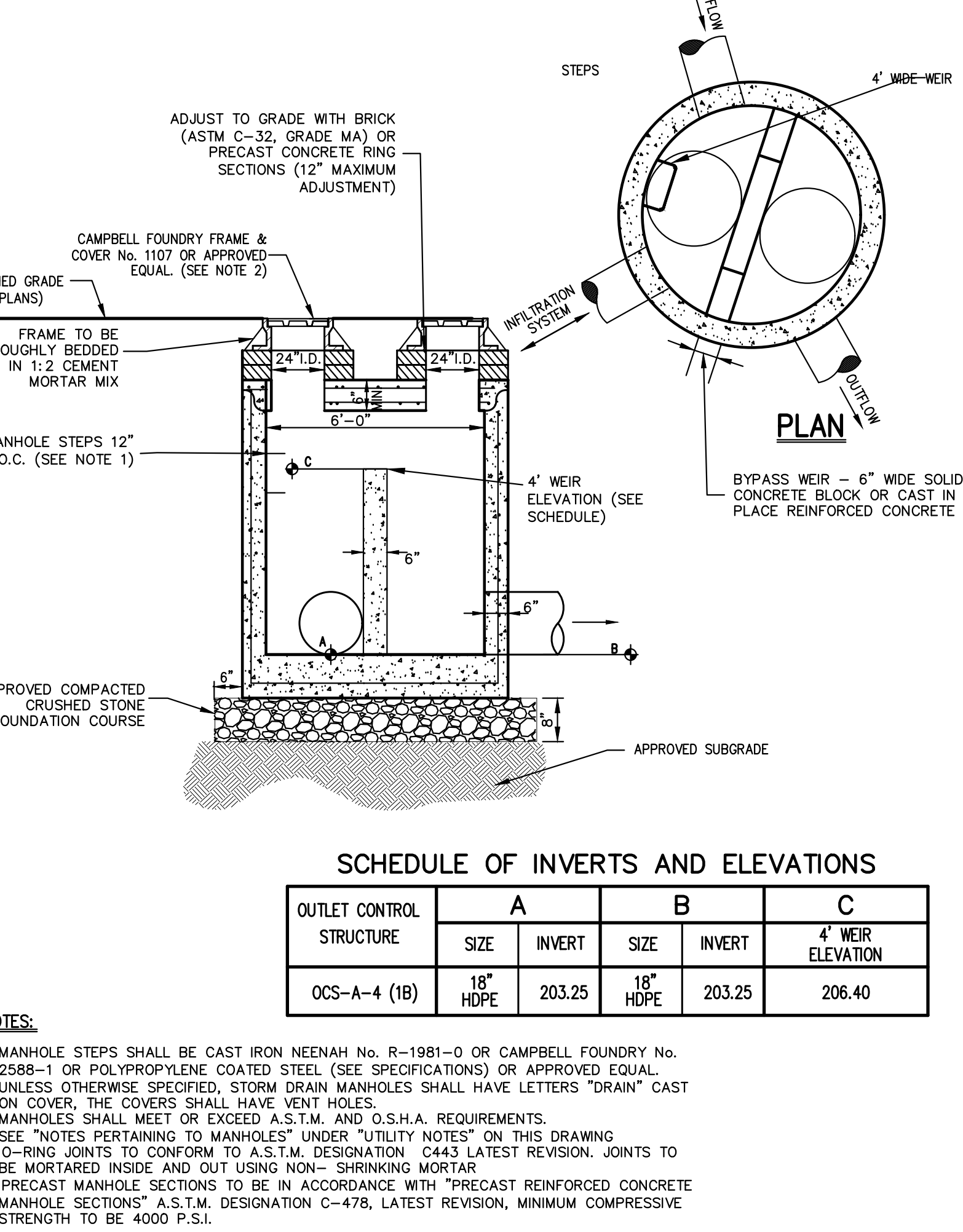
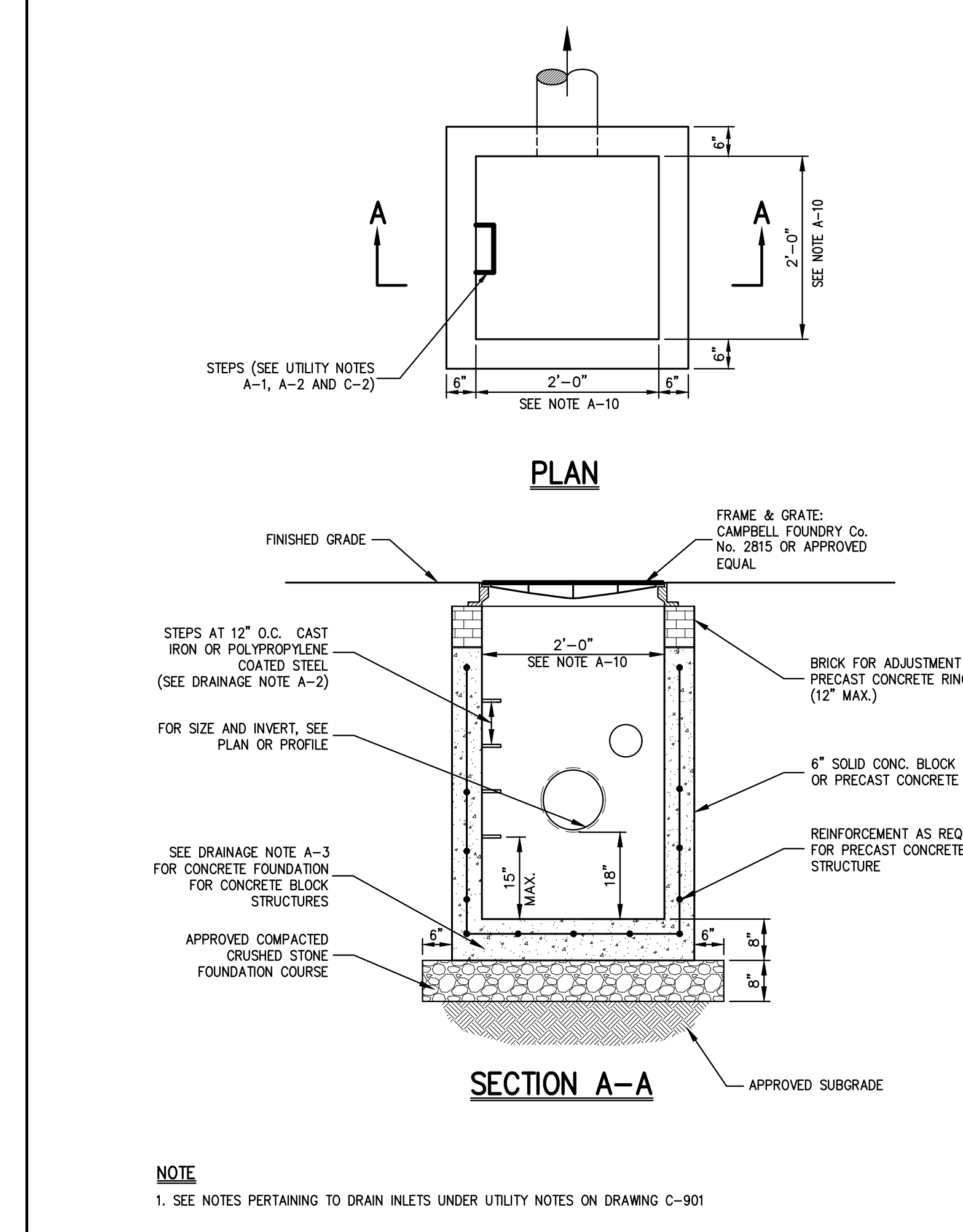
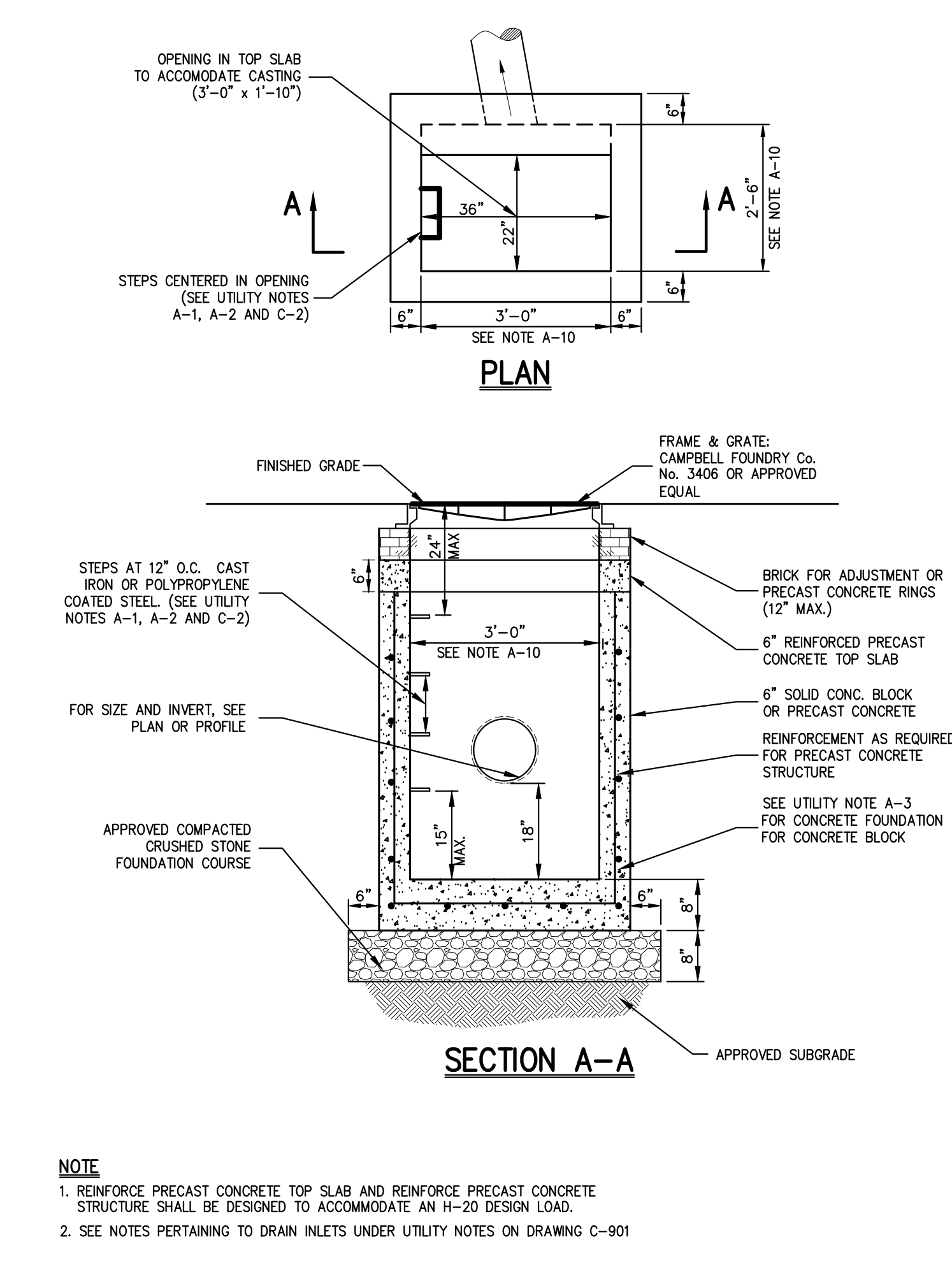
## MANHOLE (TYPE B)

## MANHOLE (TYPE B)

## DRAIN INLET (TYPE CI)

## DRAIN INLET (TYPE CI)

## DRAIN INLET (TYPE DI)



## DRAIN INLET (TYPE DI)

## LAWN INLET (TYPE LI)

## OUTLET CONTROL STRUCTURE (1B)

## OUTLET CONTROL STRUCTURE

## OUTLET CONTROL STRUCTURE

NOTE: 1. REINFORCE PRECAST CONCRETE TOP SLAB AND REINFORCE PRECAST CONCRETE STRUCTURE SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD.

2. SEE NOTES PERTAINING TO DRAIN INLETS UNDER UTILITY NOTES ON DRAWING C-901.

NOTE: 1. SEE NOTES PERTAINING TO DRAIN INLETS UNDER UTILITY NOTES ON DRAWING C-901.

NOTE: 1. MANHOLE STEPS SHALL BE CAST IRON NEENAH NO. R-1981-O OR CAMPBELL FOUNDRY NO. 2588-1 OR POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.

2. UNLESS OTHERWISE SPECIFIED, STORM DRAIN MANHOLES SHALL HAVE LETTERS "STORM" CAST ON COVER. THE COVERS SHALL HAVE VENT HOLES.

3. MANHOLES SHALL MEET OR EXCEED A.S.T.M. AND O.S.H.A. REQUIREMENTS.

4. SEE "NOTES PERTAINING TO MANHOLES" UNDER "UTILITY NOTES" ON THIS DRAWING.

5. D-RING JOINTS TO CONFORM TO A.S.T.M. DESIGNATION C-443 LATEST REVISION. JOINTS TO BE MORTARED INSIDE AND OUT USING NON-SHRINKING MORTAR.

6. PRECAST MANHOLE SECTIONS TO BE IN ACCORDANCE WITH "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS" A.S.T.M. DESIGNATION C-478, LATEST REVISION, MINIMUM COMPRESSIVE STRENGTH TO BE 4000 P.S.I.

NOTE: 1. PRECAST CONCRETE STRUCTURE SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD.

NOTE: 1. PRECAST CONCRETE STRUCTURE SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD.

No.	Date	Revised	By	App. By
1.	03/19/2021	PLANNING BOARD SUBMISSION	BMS	
2.	06/22/2021	PLANNING BOARD SUBMISSION	BMS	
3.	09/03/2022	PLANNING BOARD SUBMISSION	BMS	
4.	01/20/2023	PLANNING BOARD SUBMISSION	BMS	

APPLICANT: FARRELL COMMUNITIES AT OVERLOOK FARMS LLC  
 ARCHITECT: PETER F. GATO & ASSOCIATES  
 102 WALLER AVENUE  
 WHITE PLAINS, NY 10605

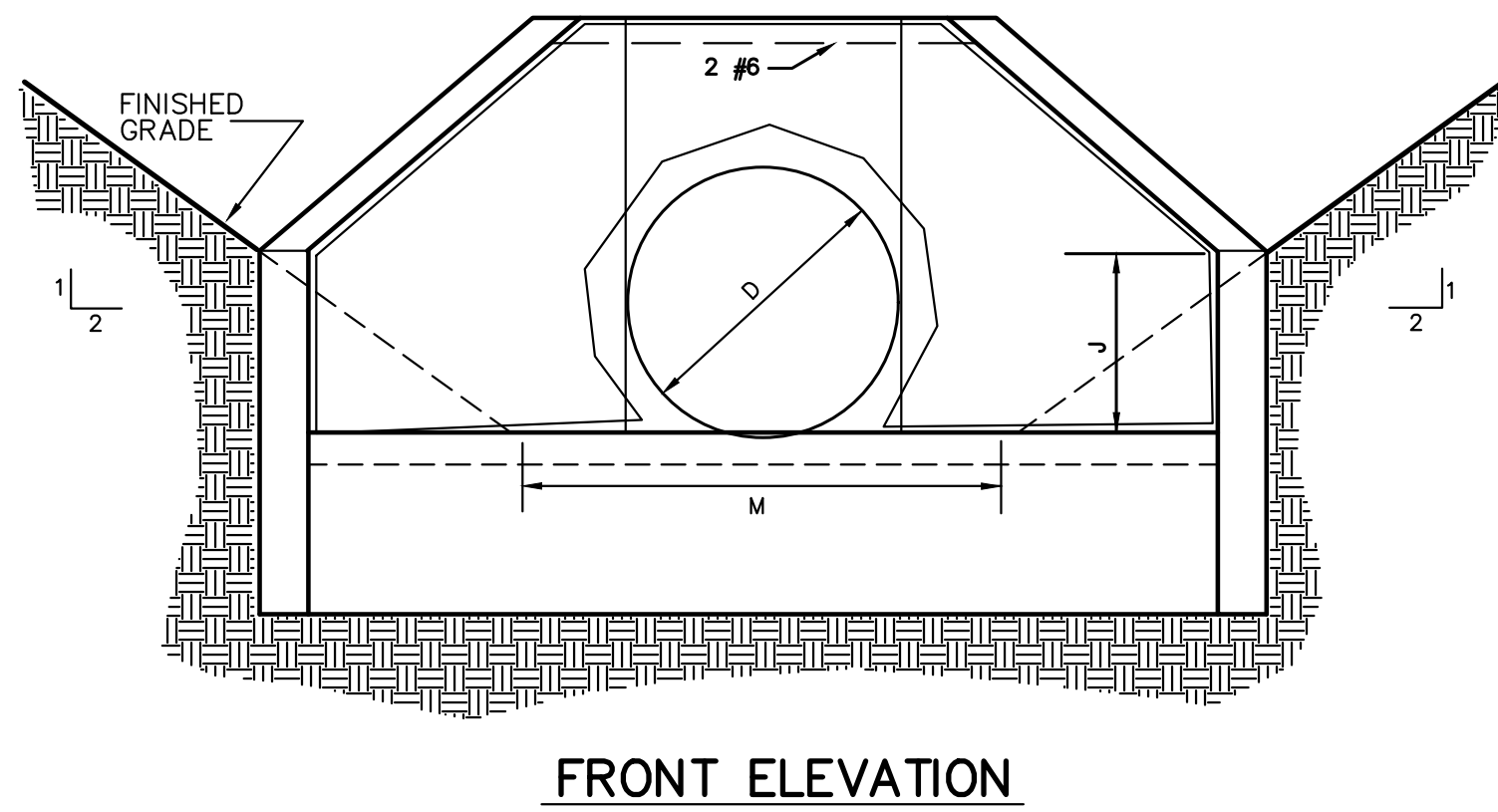
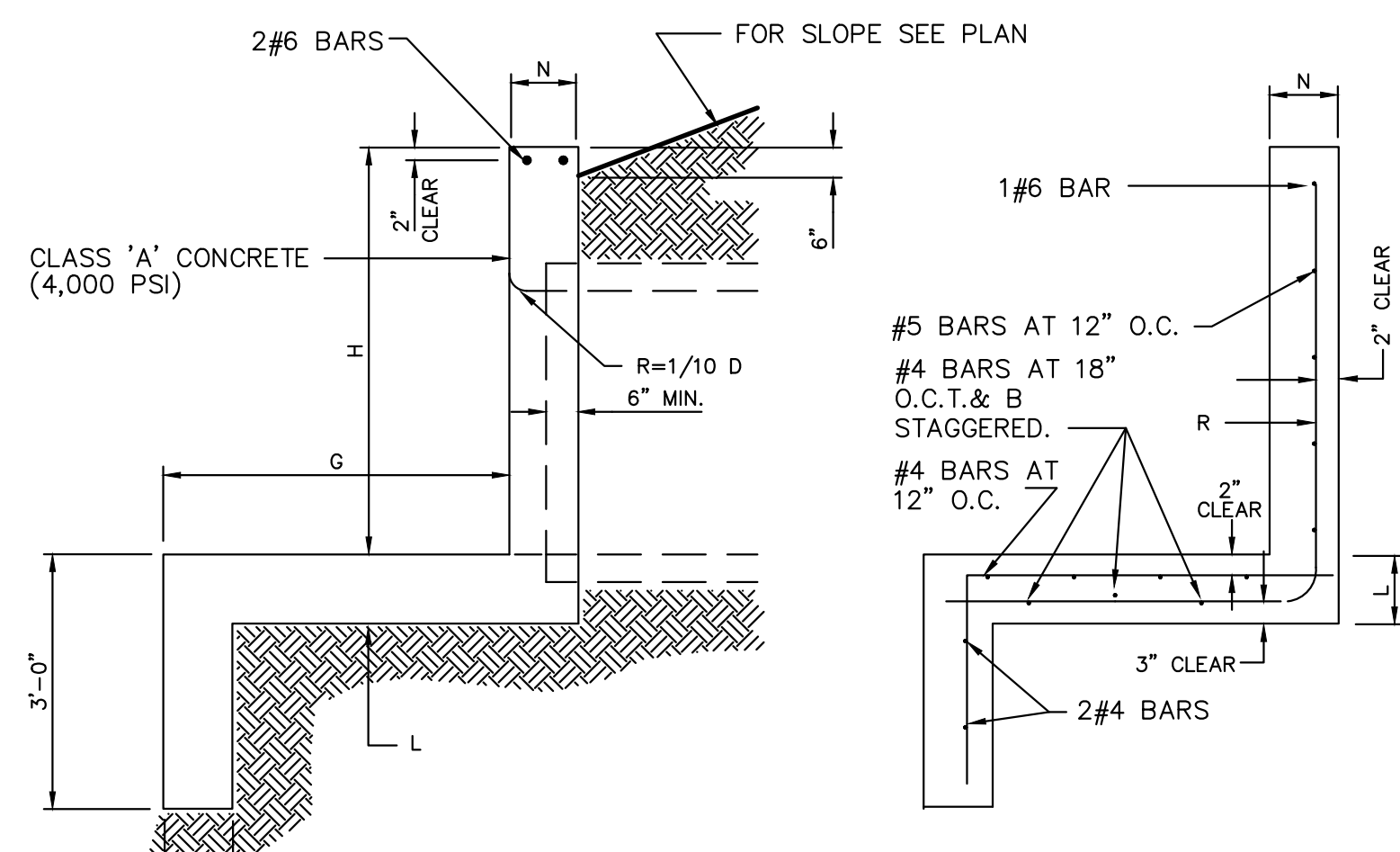
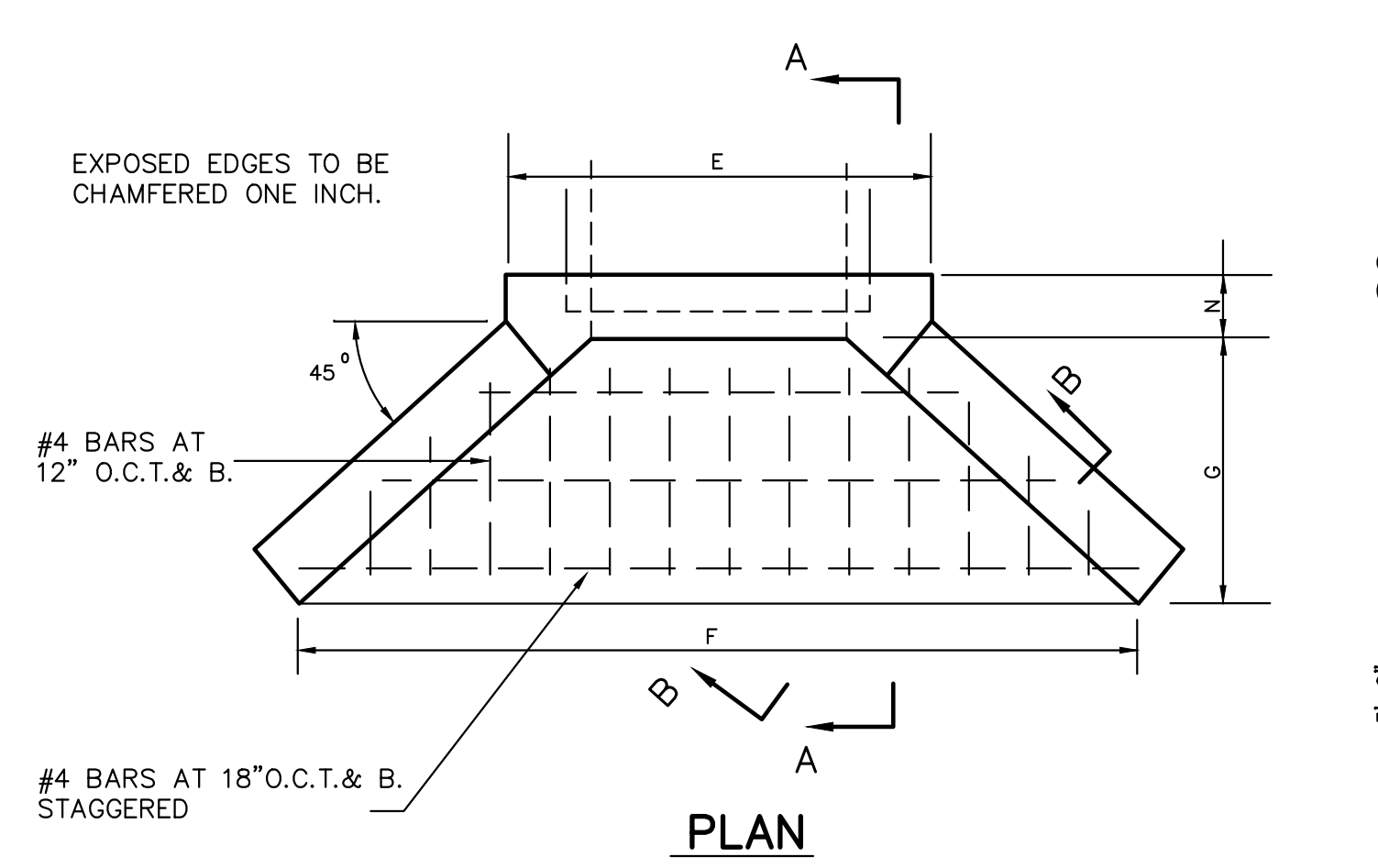
JMC Planning, Engineering, Landscape Architecture & Land Surveying, LLC  
 JMC Site Development Consultants, LLC  
 John Meyer Consulting, Inc.  
 120 BELLEVILLE ROAD - AUBURN, NY 13054  
 voice 315.273.5233 fax 315.273.2702  
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CONSTRUCTION DETAILS  
 OVERLOOK FARMS A FARRELL COMMUNITY  
 TOWN OF NEWBURGH, NEW YORK

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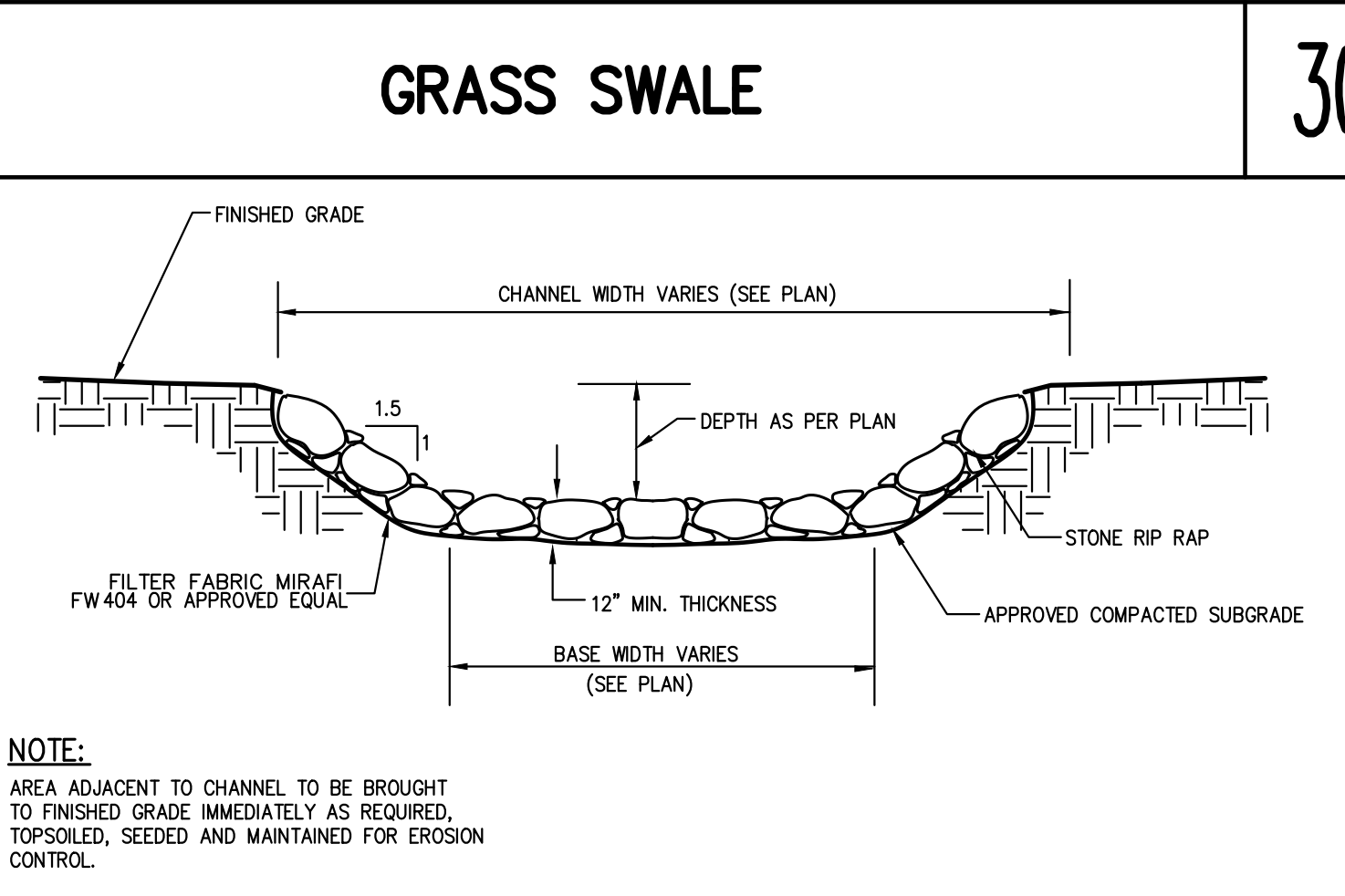
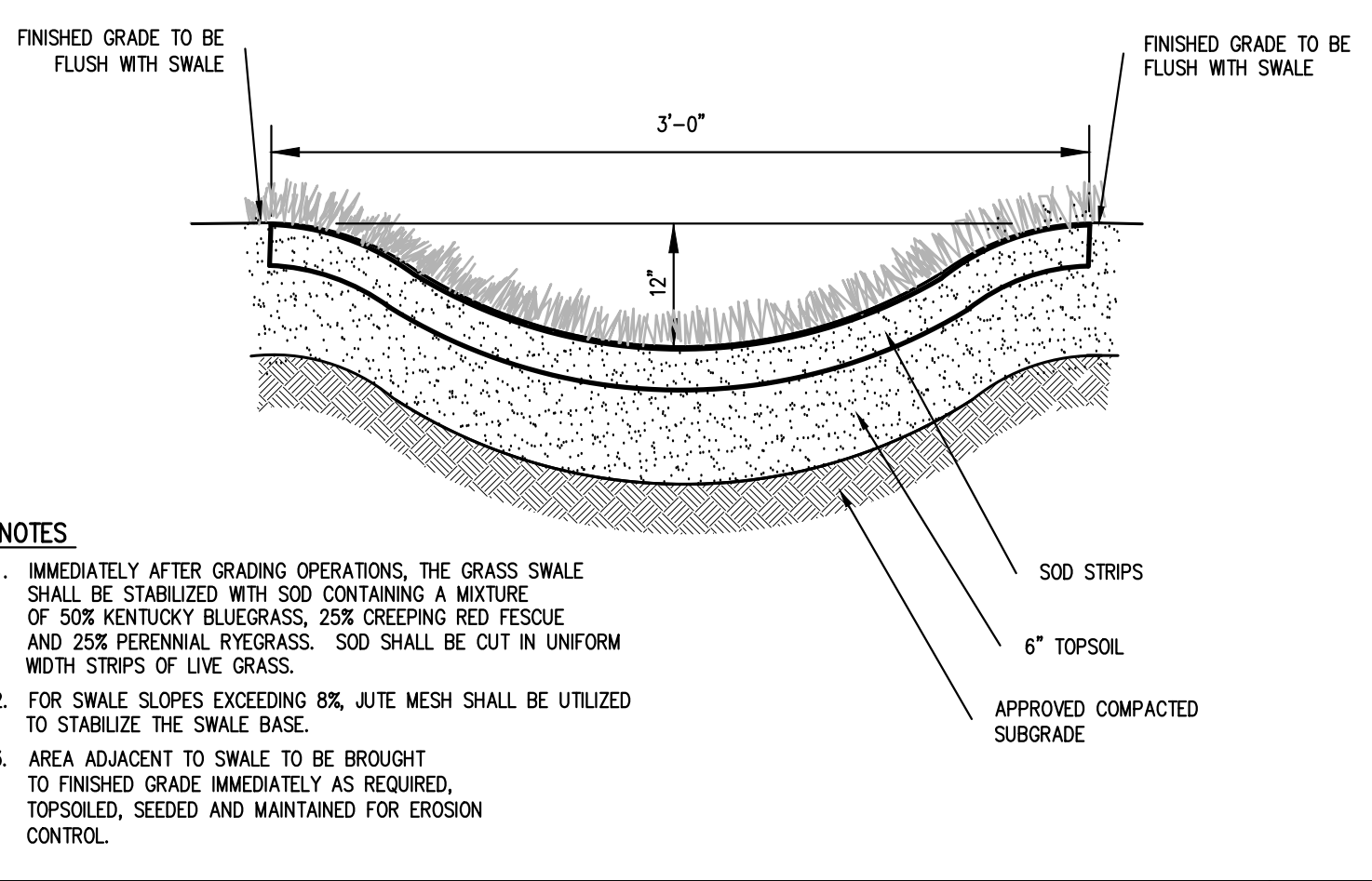
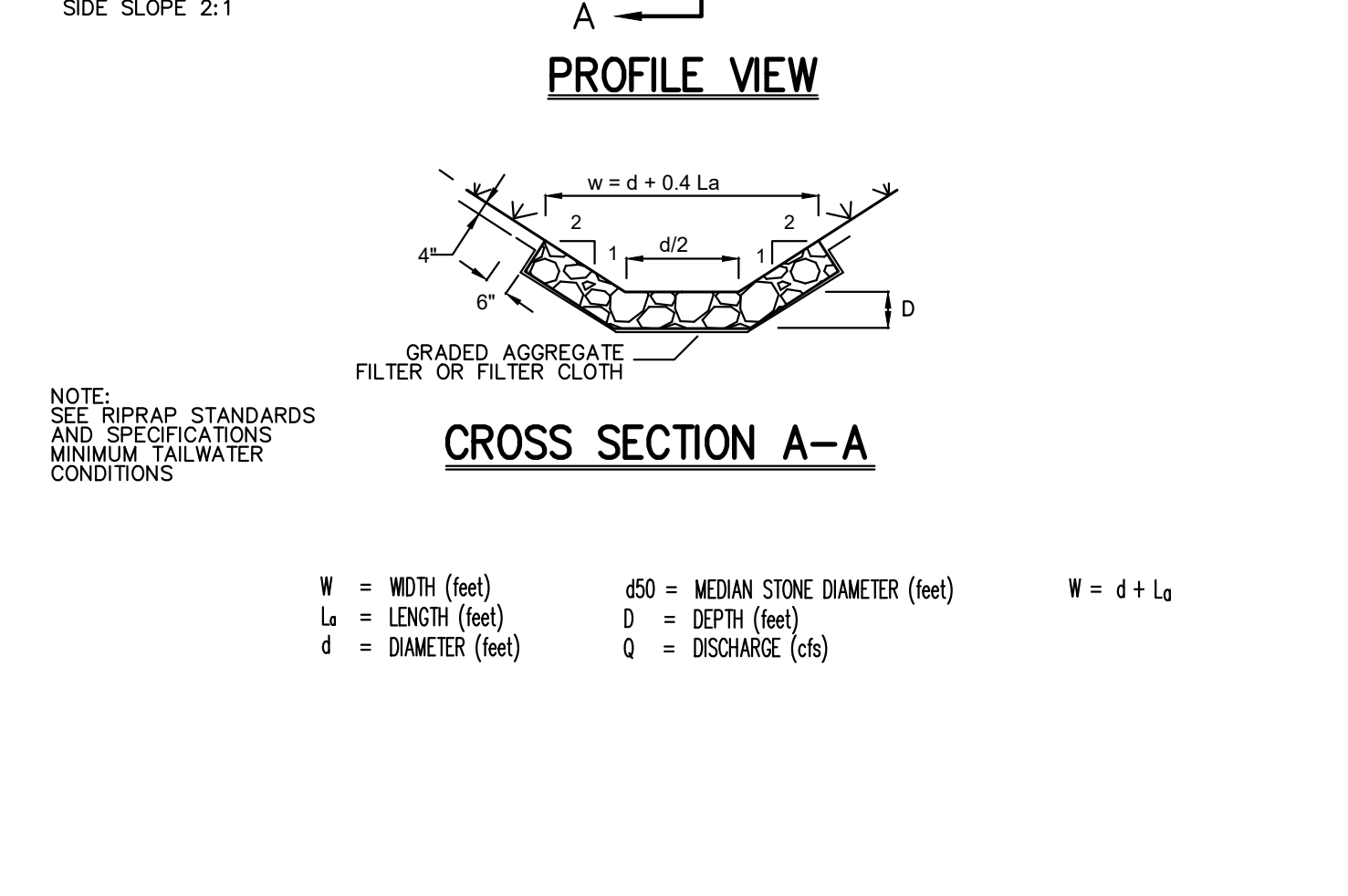
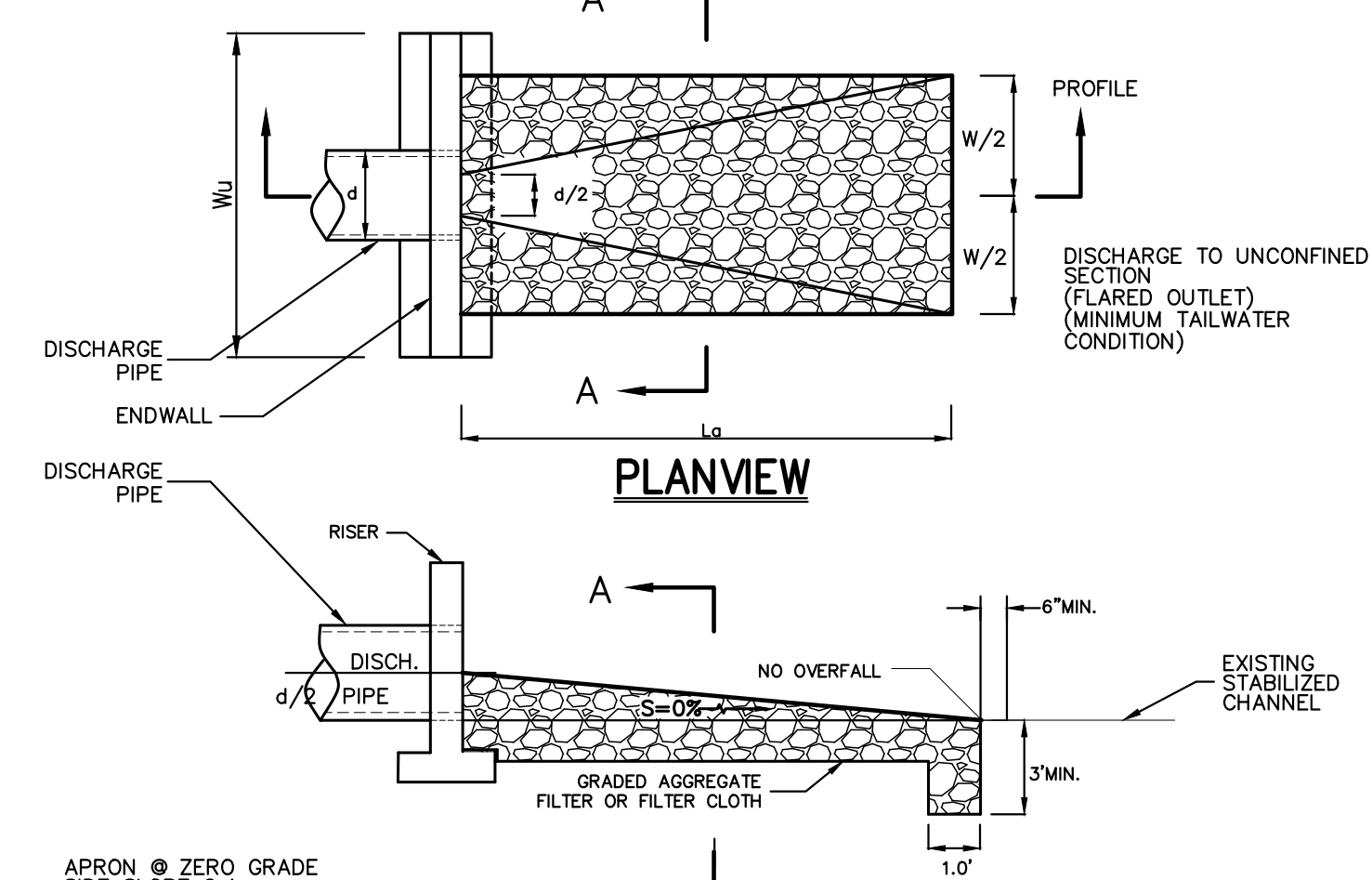
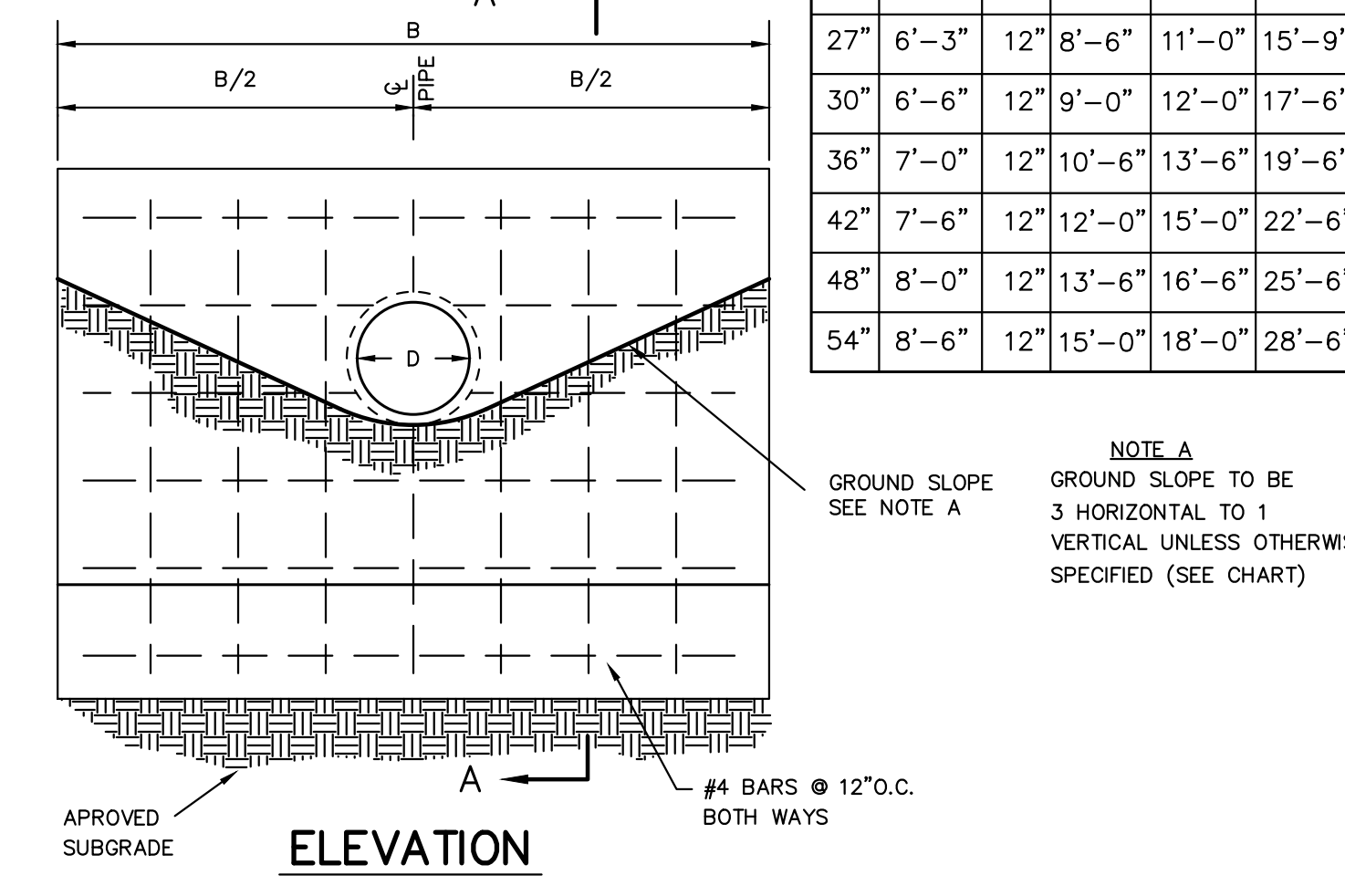
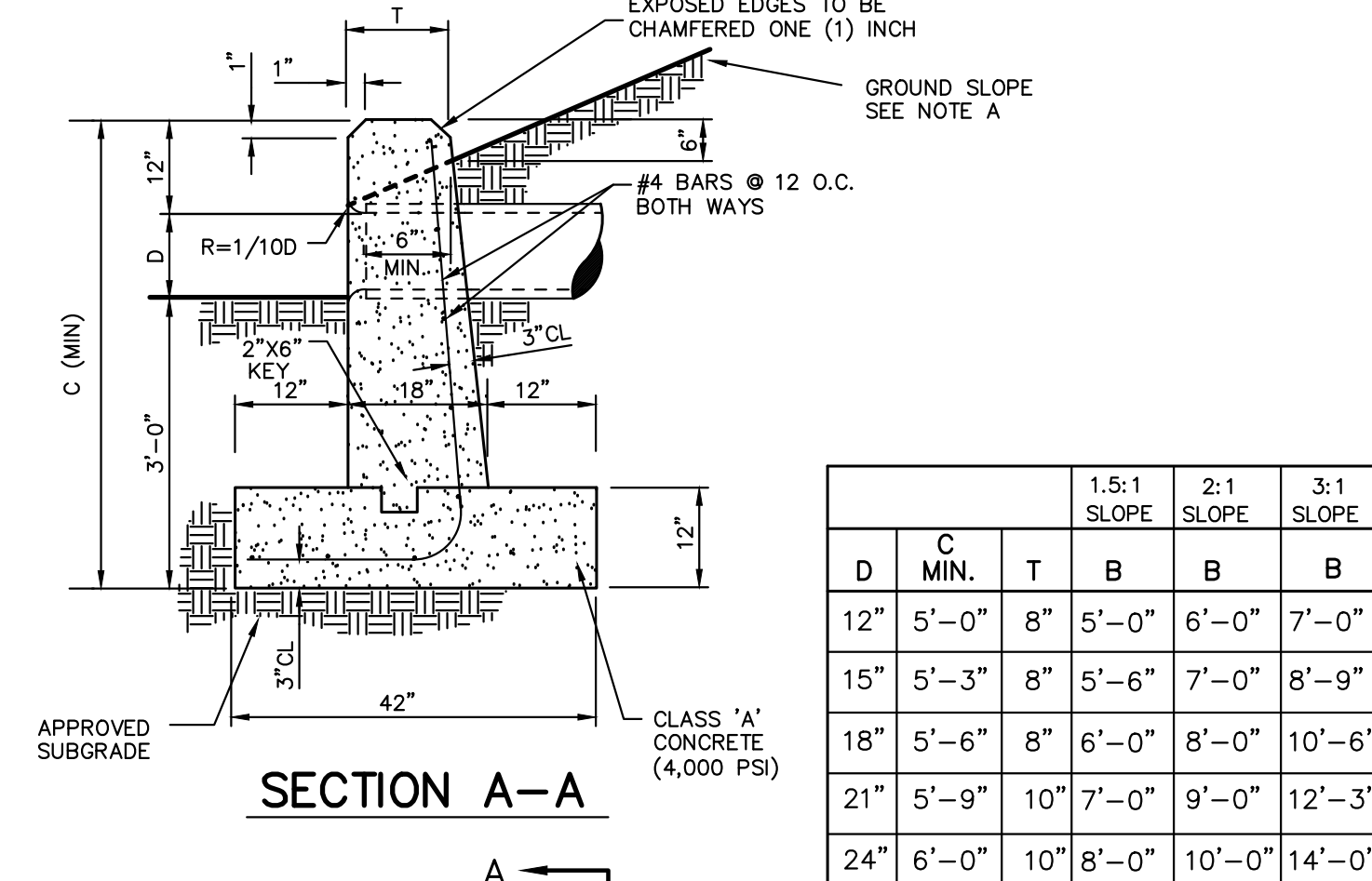
Drawn: BMS Approved: JS  
 Scale: NOT TO SCALE  
 Date: 03/19/2021  
 Project No: 17088  
 Job No: C-901  
 Drawing No:





**TABLE OF DIMENSIONS**

D	E	F	G	H	J	K	L	R	N
24"	3'-8"	8'-0"	3'-0"	3'-6"	8'	8'	8'	#5 @ 12" O.C. 8'	8'
27"	3'-11"	8'-3"	3'-0"	3'-9"	8'	8'	8'	#5 @ 12" O.C. 8'	8'
30"	4'-2"	8'-6"	3'-0"	4'-0"	8'	8'	8'	#5 @ 12" O.C. 10'	10'
36"	4'-8"	10'-0"	3'-6"	4'-6"	8'	10'	8'	#5 @ 12" O.C. 10'	10'
42"	5'-3"	11'-6"	4'-0"	5'-0"	8'	10'	8'	#5 @ 12" O.C. 10'	10'
48"	5'-10"	13'-0"	4'-6"	5'-6"	8'	10'	8'	#5 @ 12" O.C. 12'	12'
54"	6'-5"	14'-6"	5'-0"	6'-0"	9'	12'	8'	#6 @ 8" O.C. 12'	12'
60"	7'-0"	16'-0"	5'-6"	6'-6"	9'	12'	8'	#6 @ 8" O.C. 14'	14'
66"	7'-7"	17'-6"	6'-0"	7'-0"	9'	12'	8'	#6 @ 8" O.C. 14'	14'
72"	8'-2"	19'-0"	6'-6"	7'-6"	9'	12'	8'	#6 @ 8" O.C. 14'	14'



**CONCRETE HEADWALL (TYPE A)**

27

**STRAIGHT CONCRETE HEADWALL**

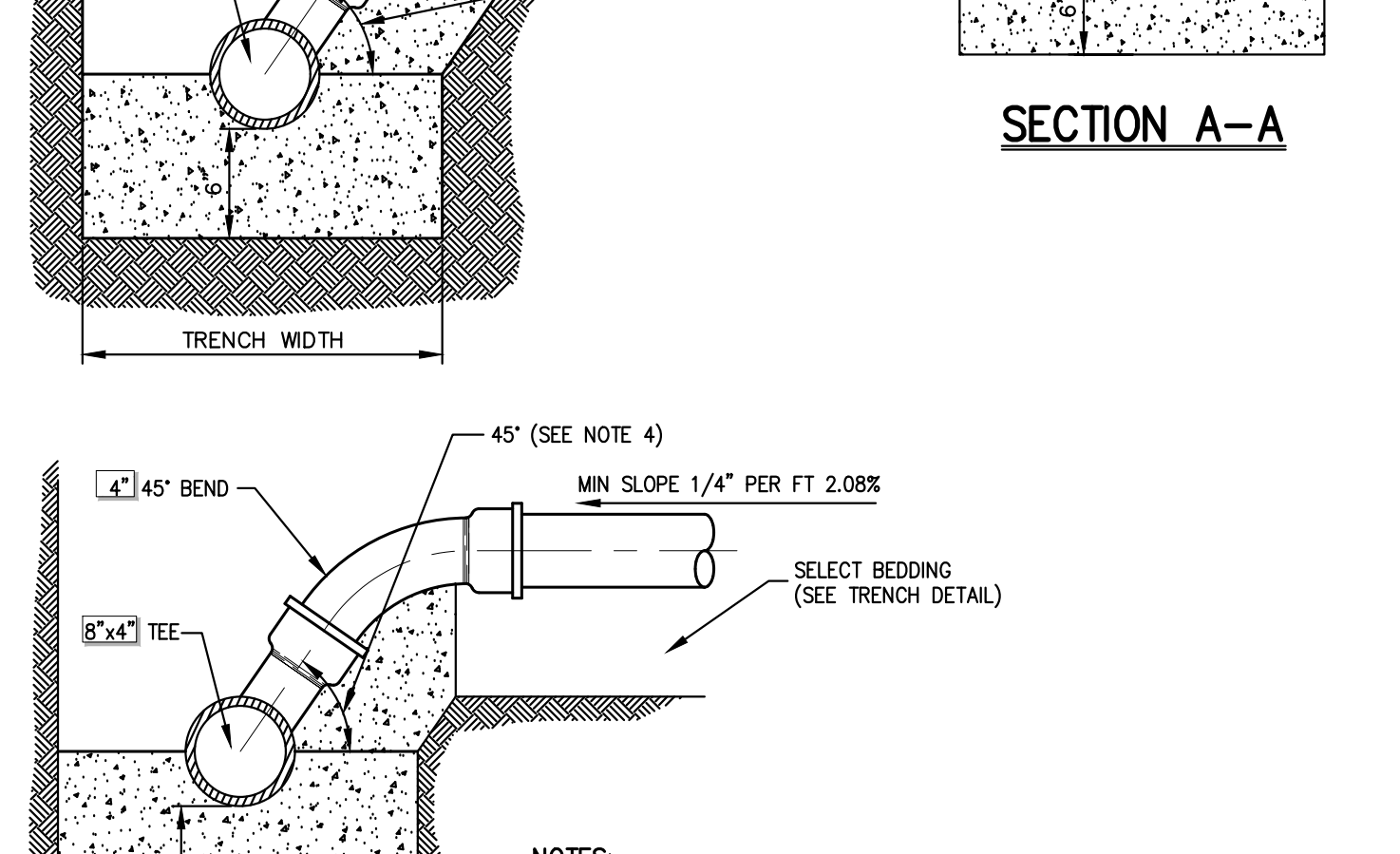
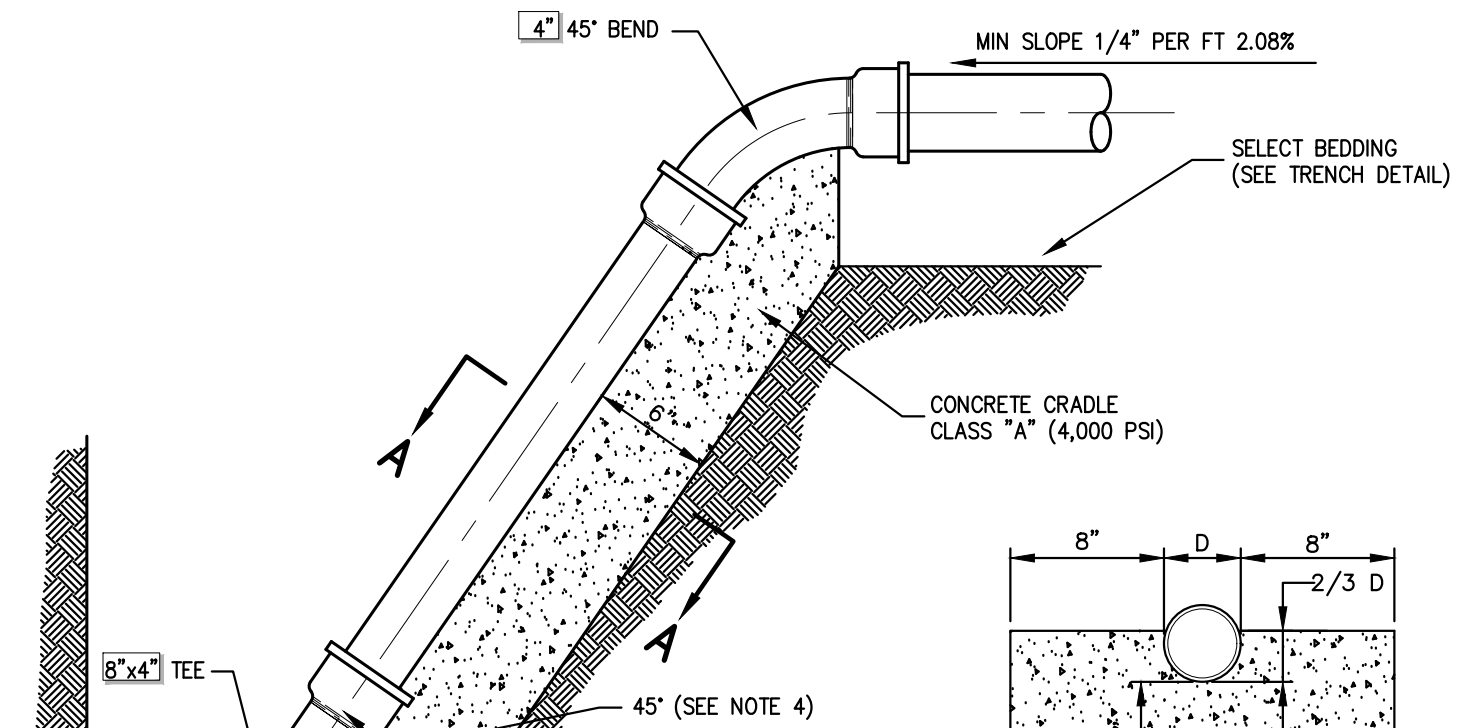
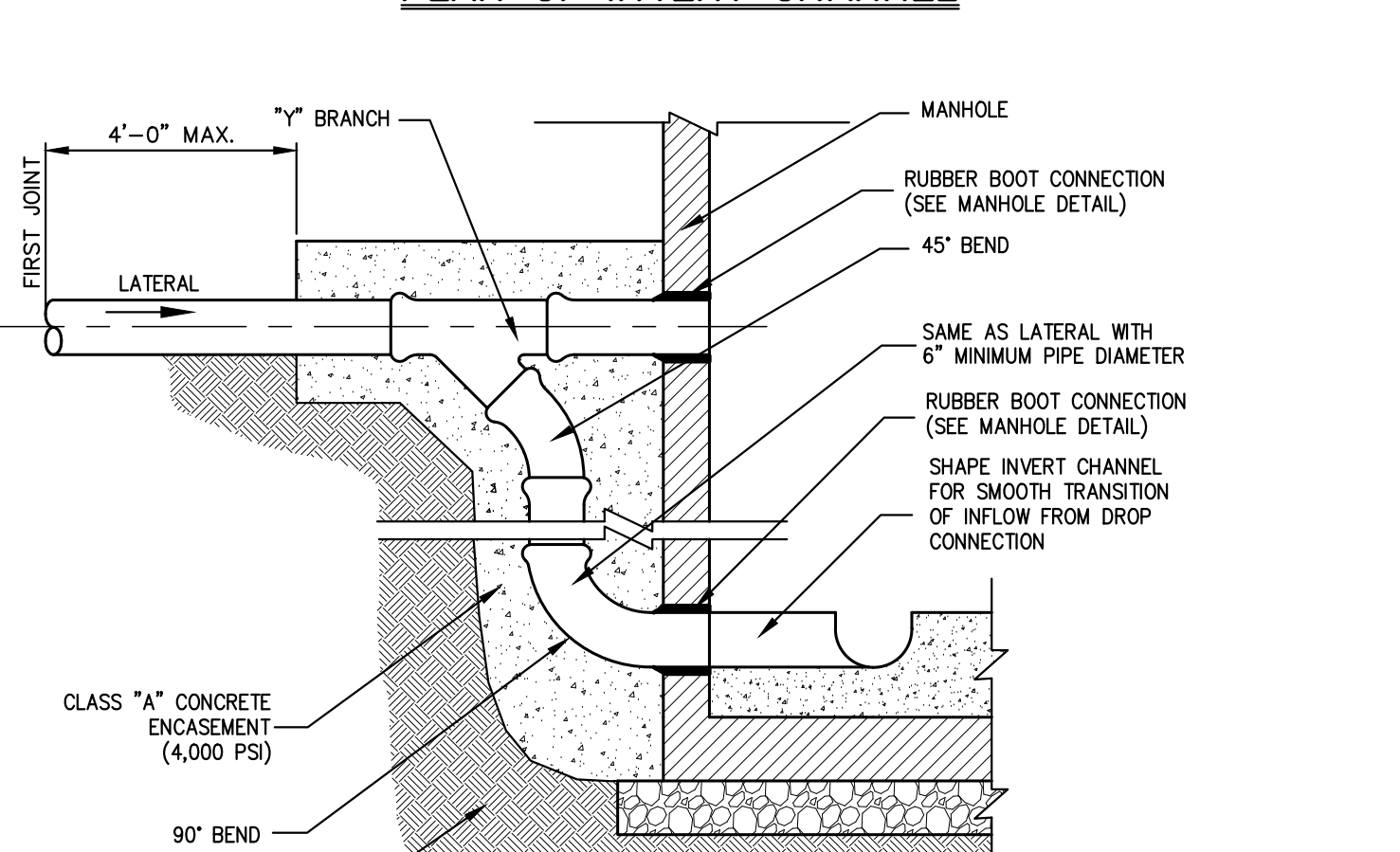
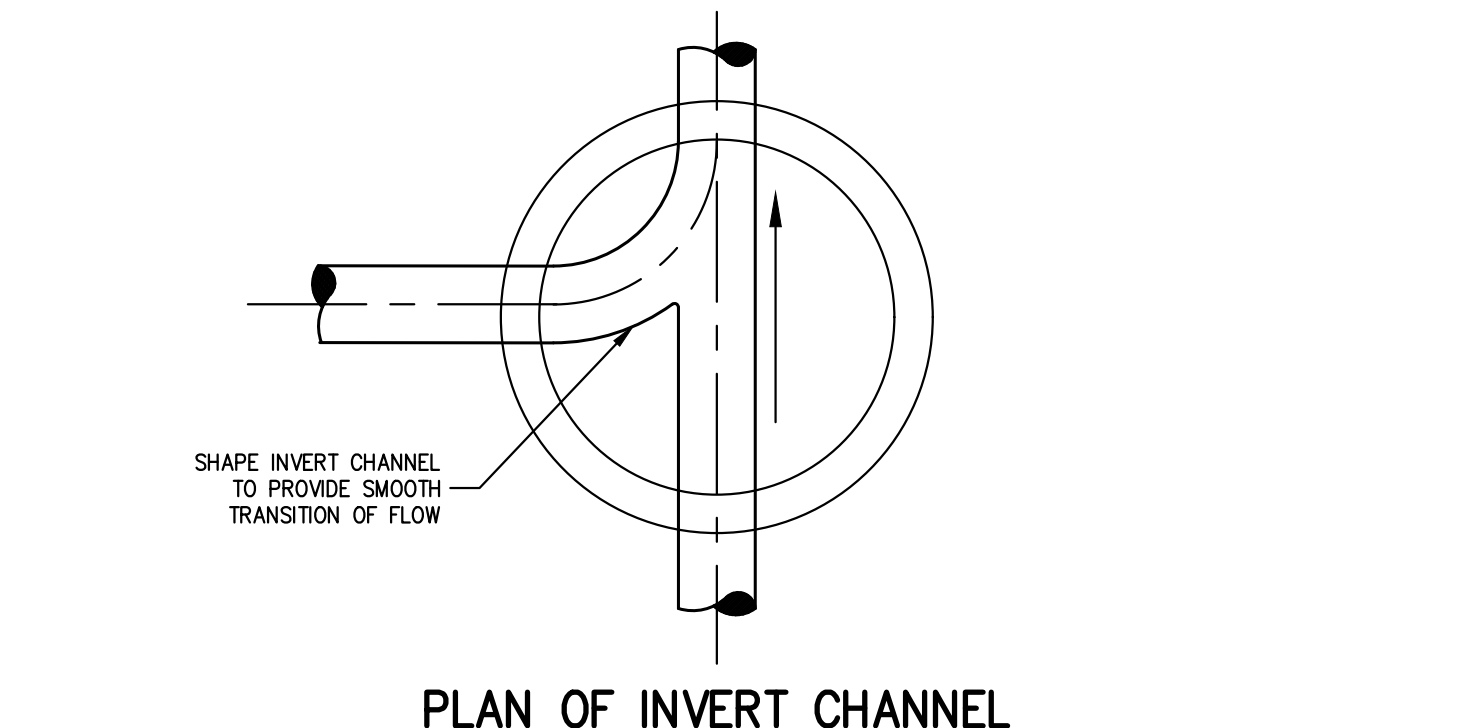
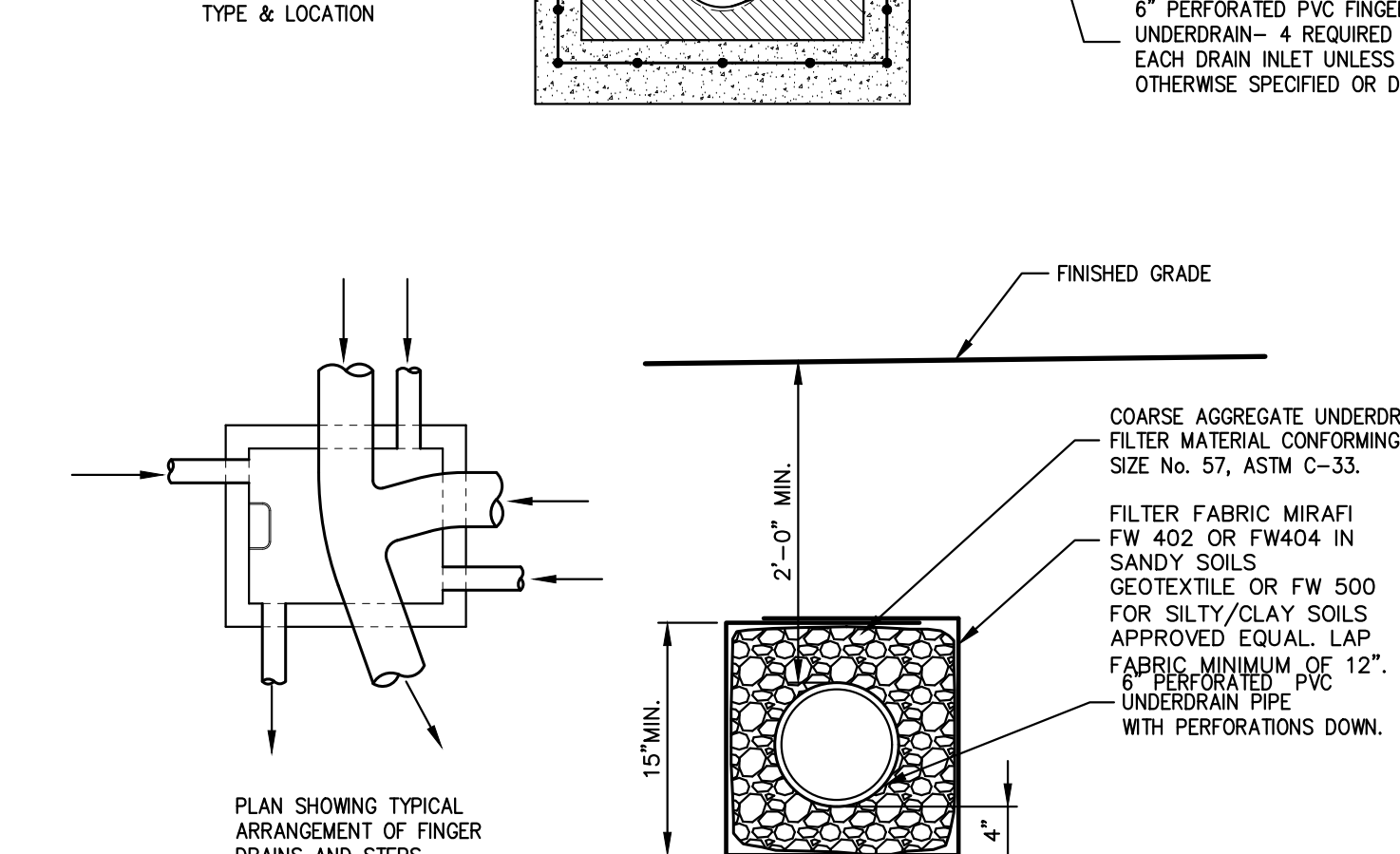
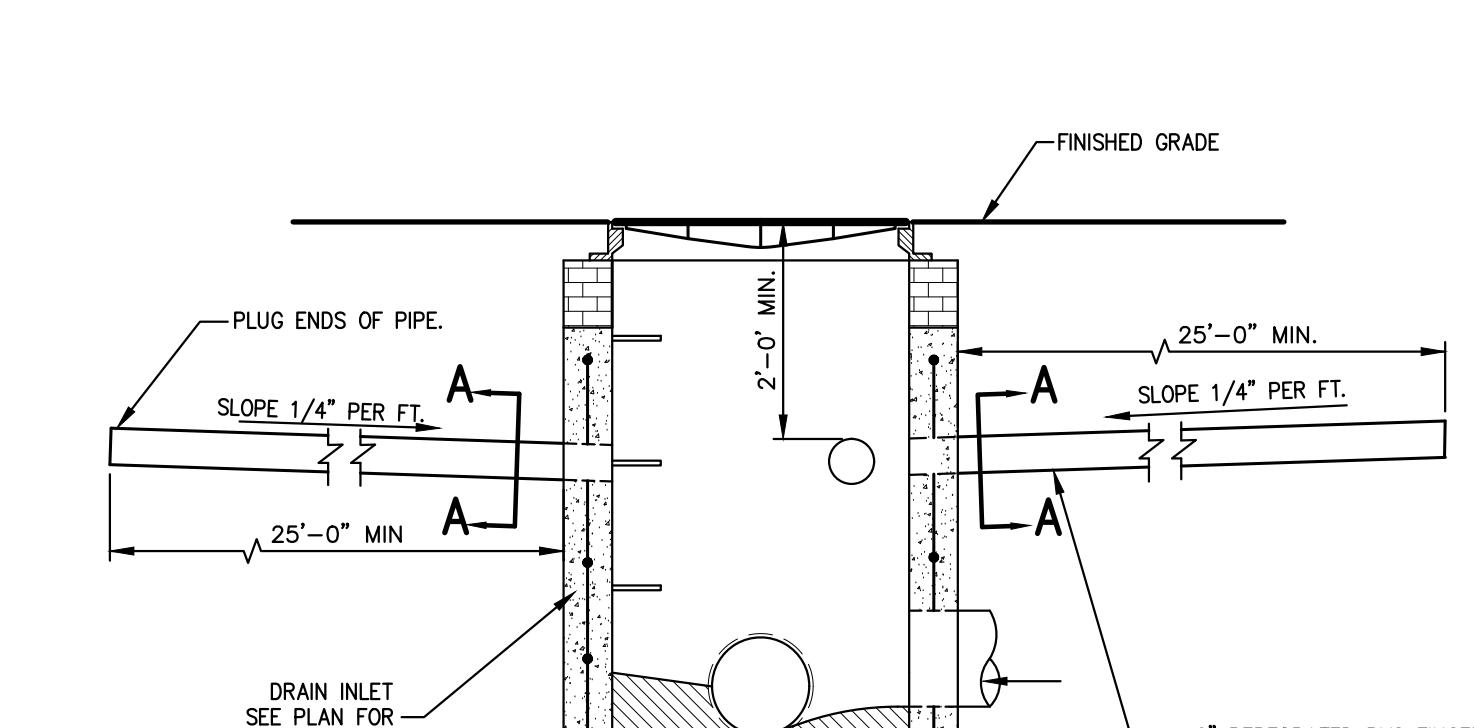
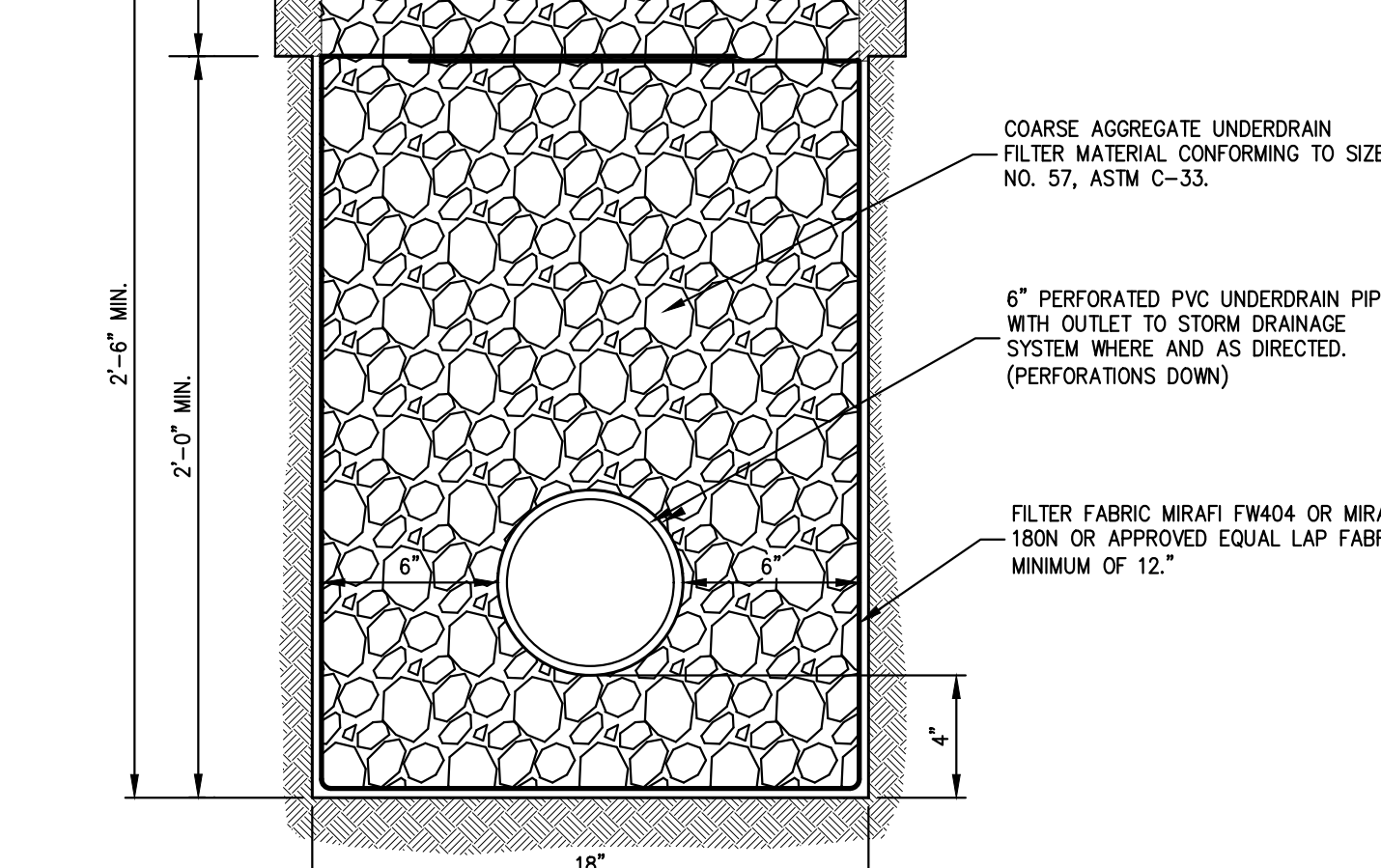
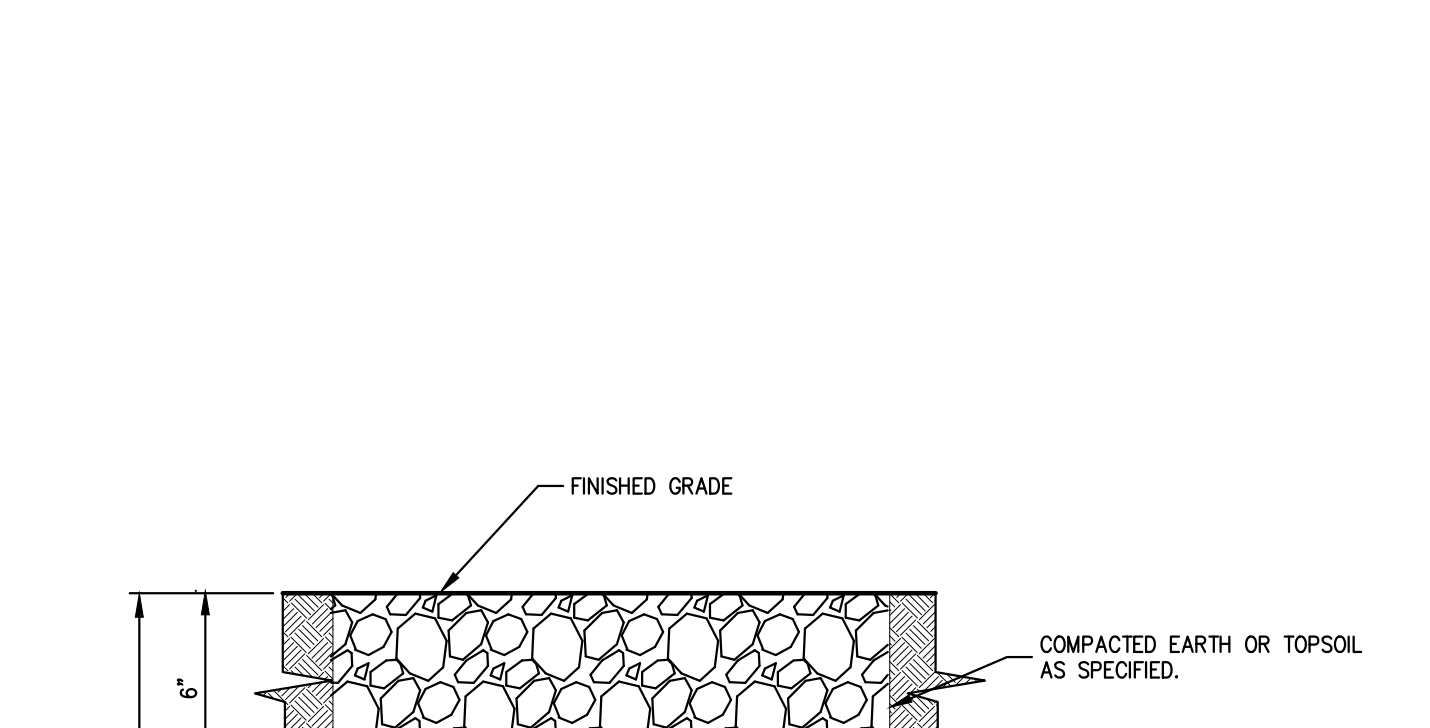
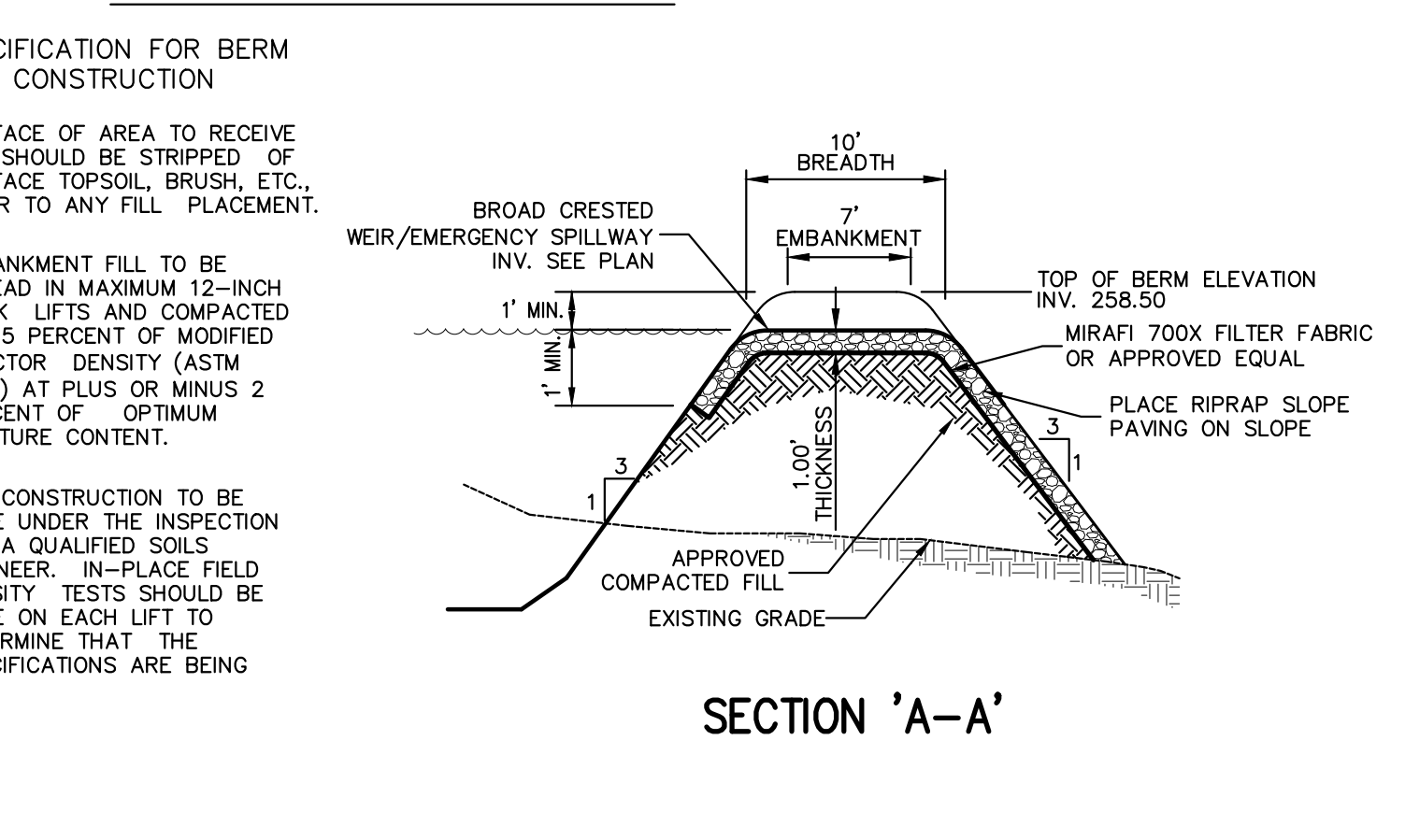
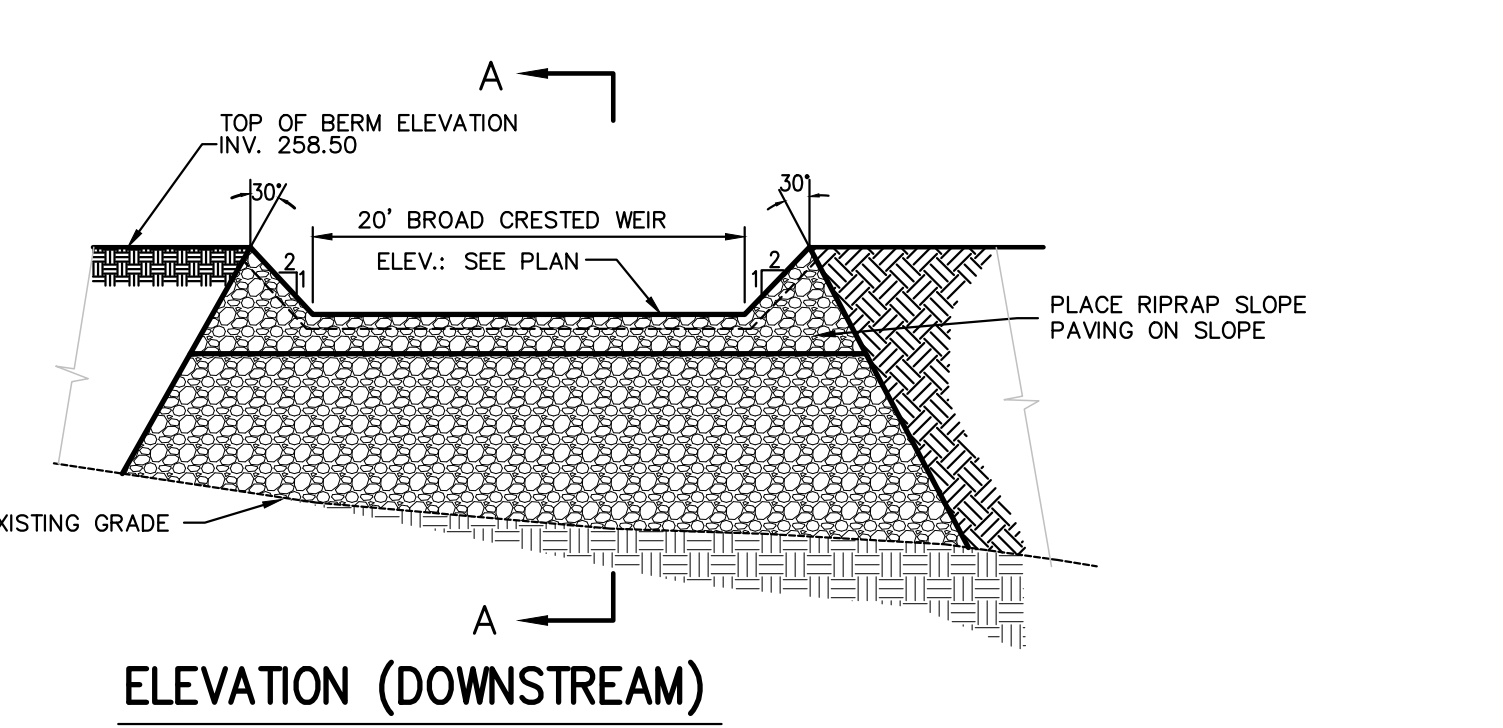
28

**RIP-RAP APRON**

29

**STONE RIP RAP CHANNEL**

31



**RIP-RAP EMERGENCY SPILLWAY**

32

**PIPE UNDERDRAIN (EXPOSED GRAVEL)**

33

**FINGER UNDERDRAIN**

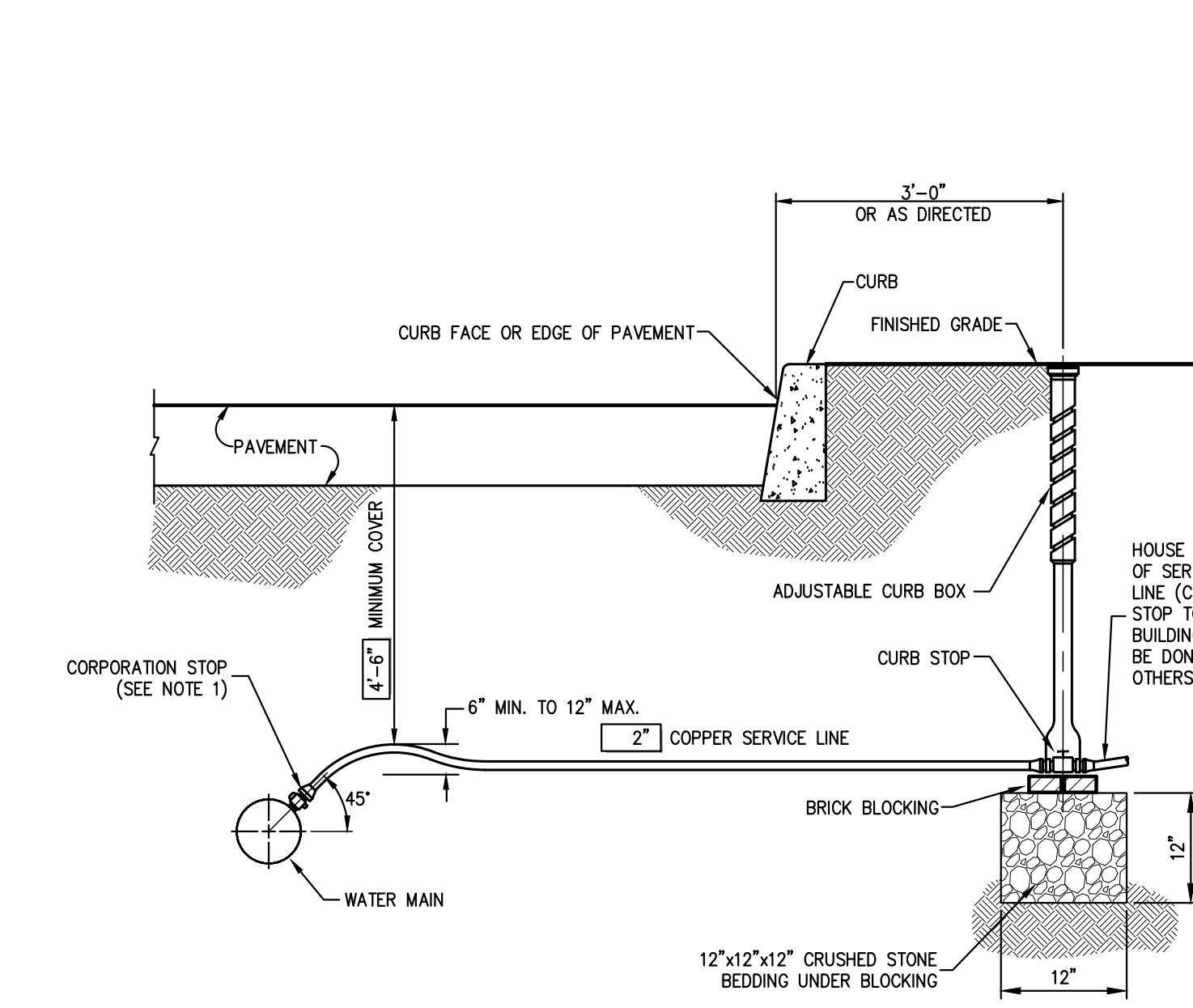
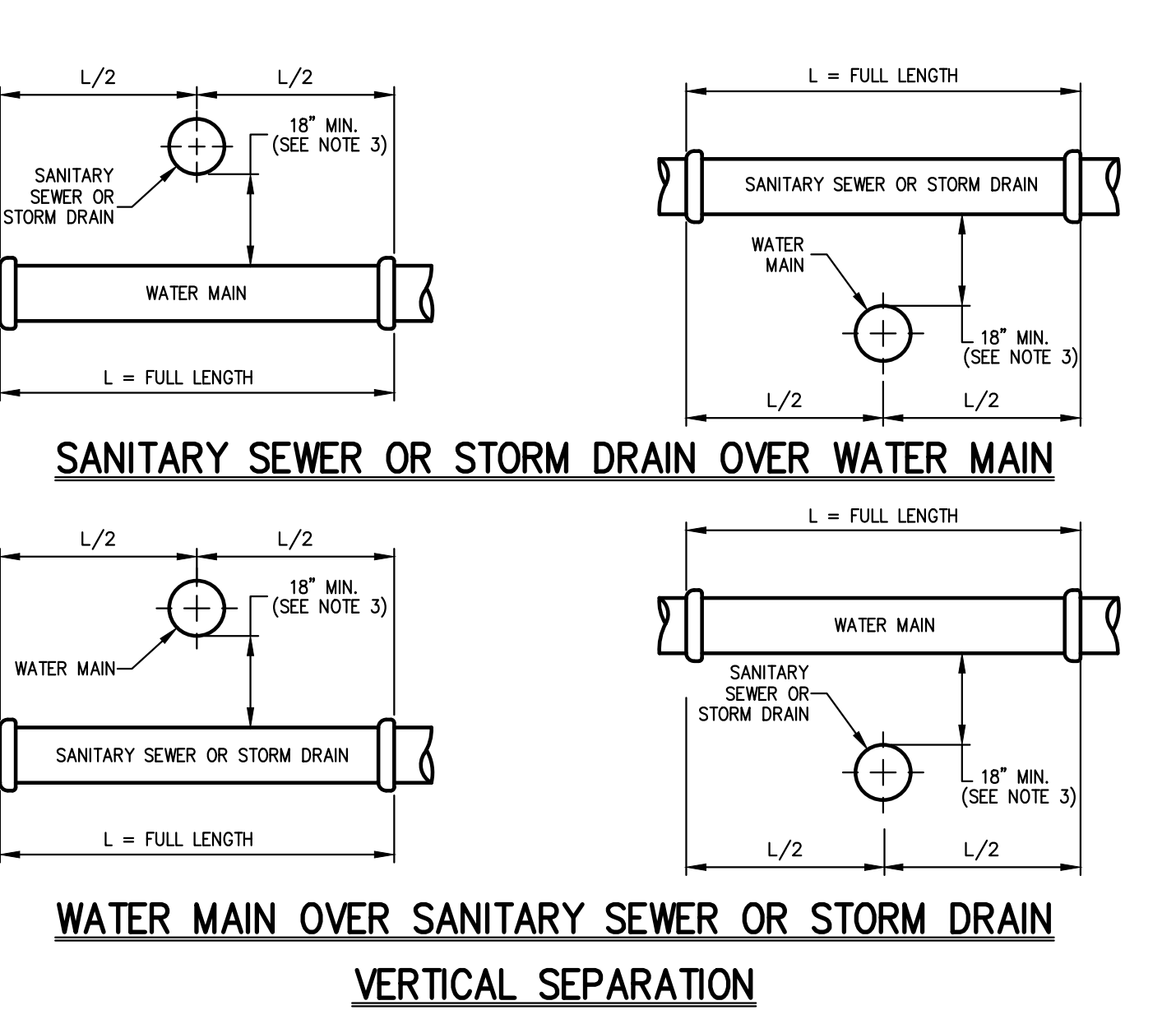
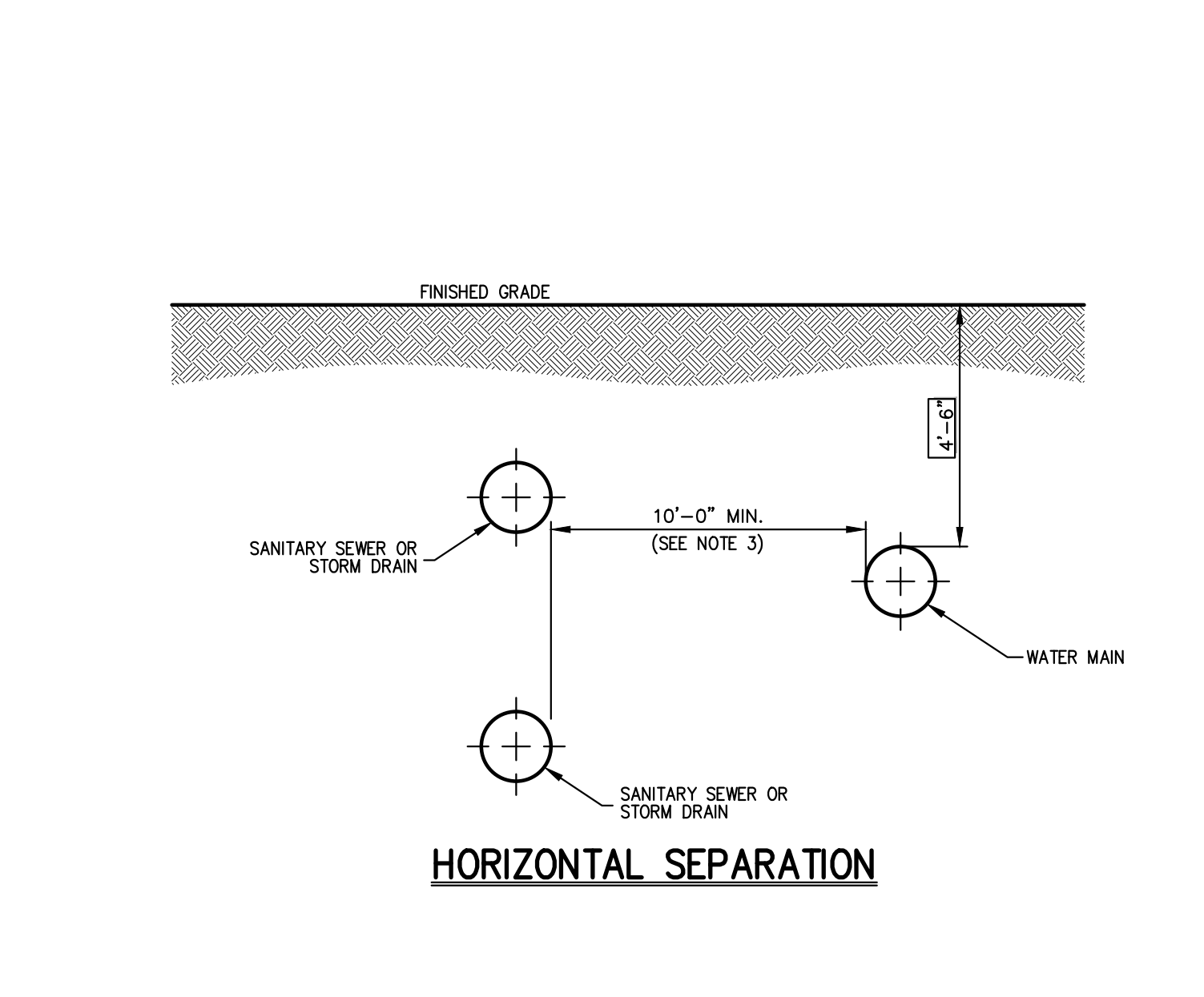
34

**DROP CONNECTION AT MANHOLE (SANITARY SEWER)**

35

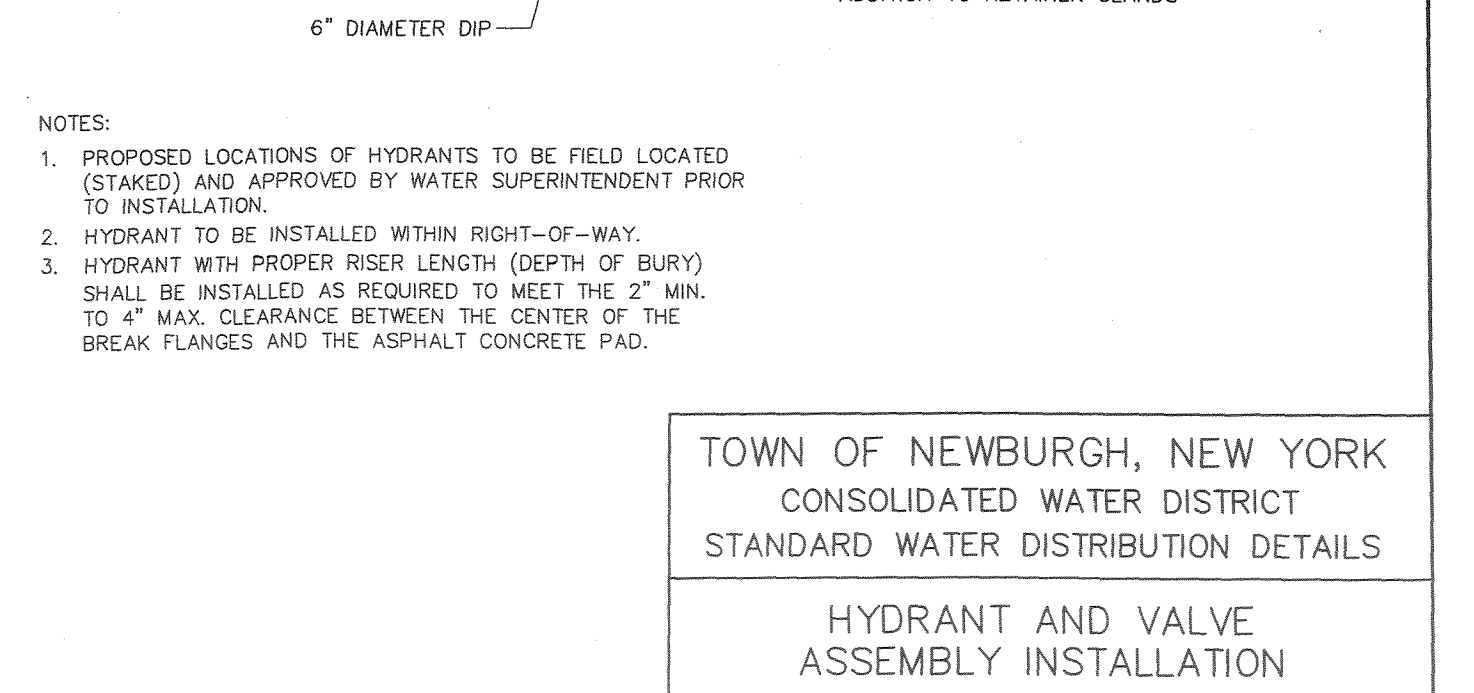
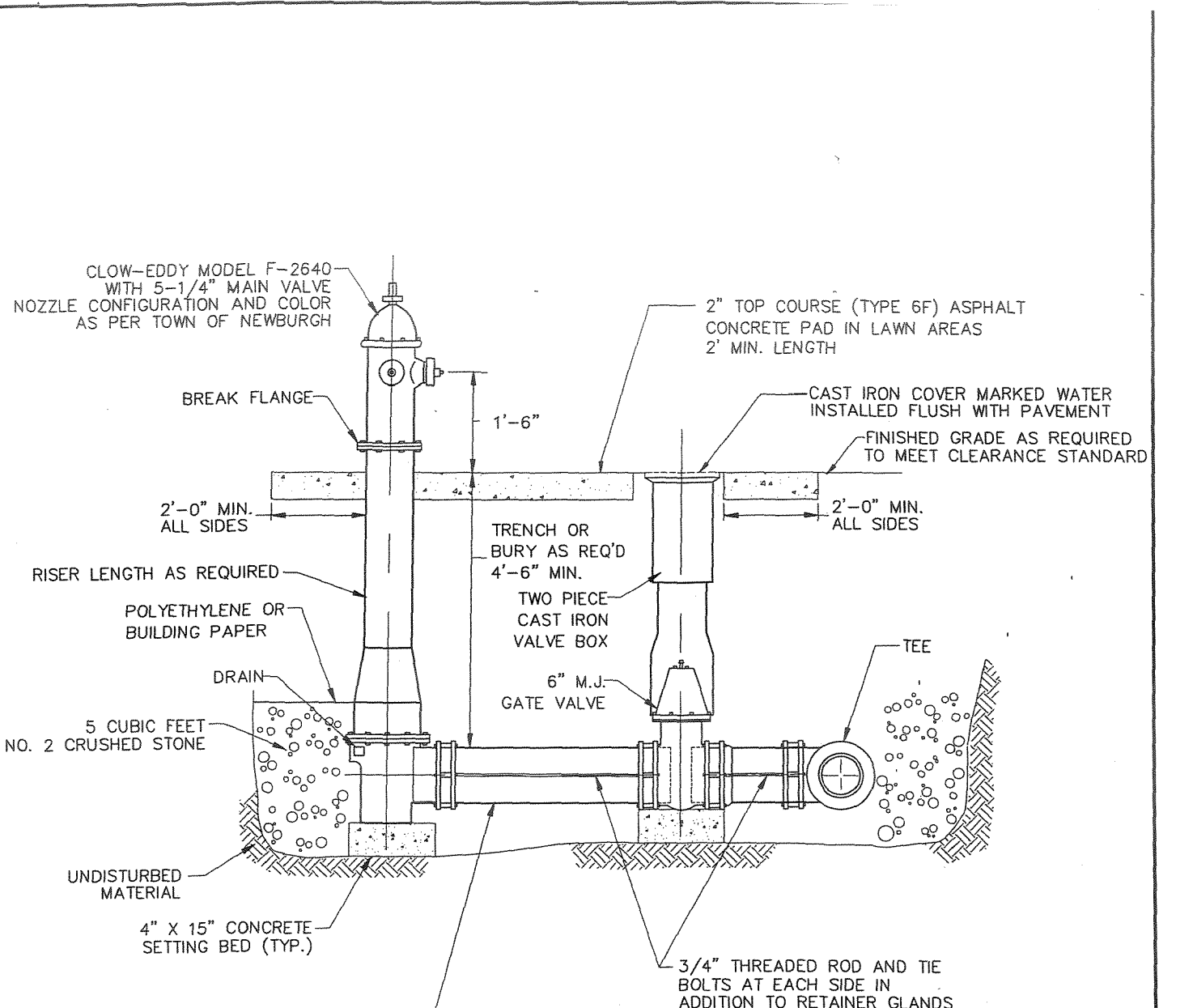
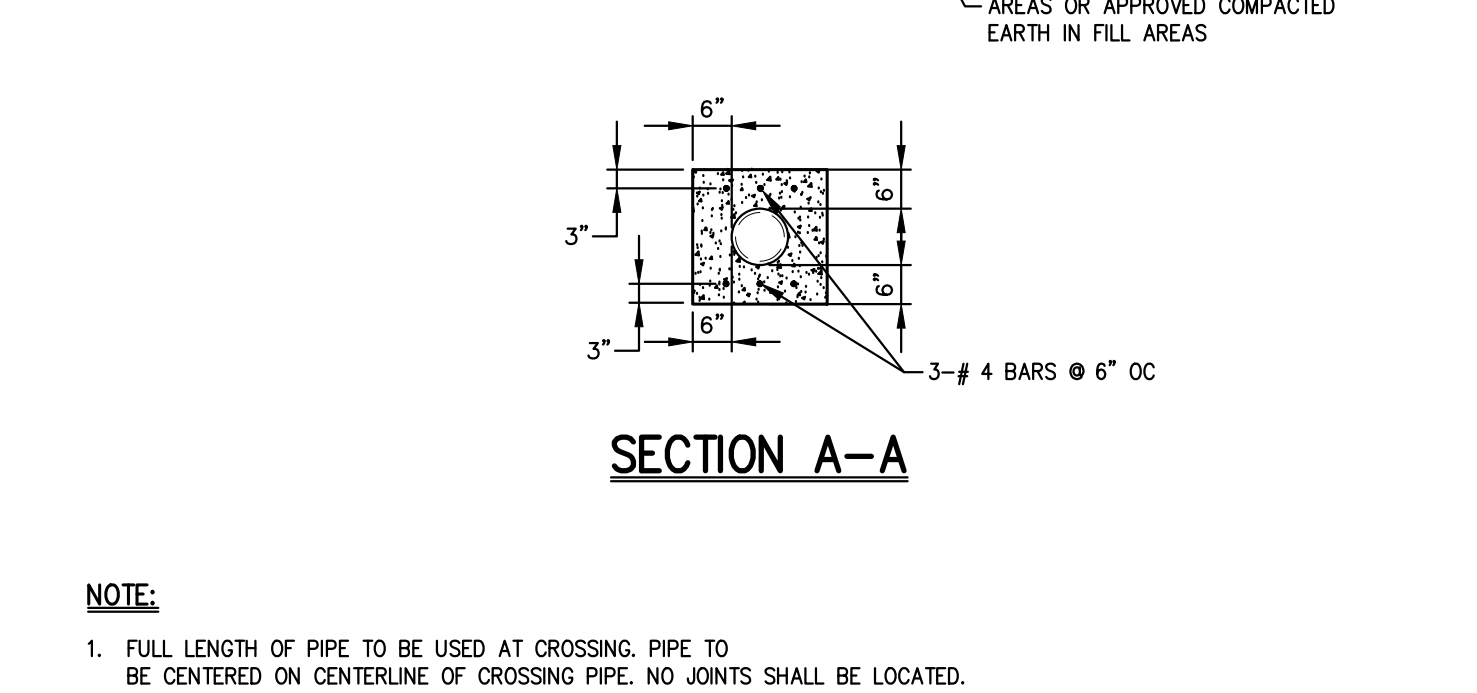
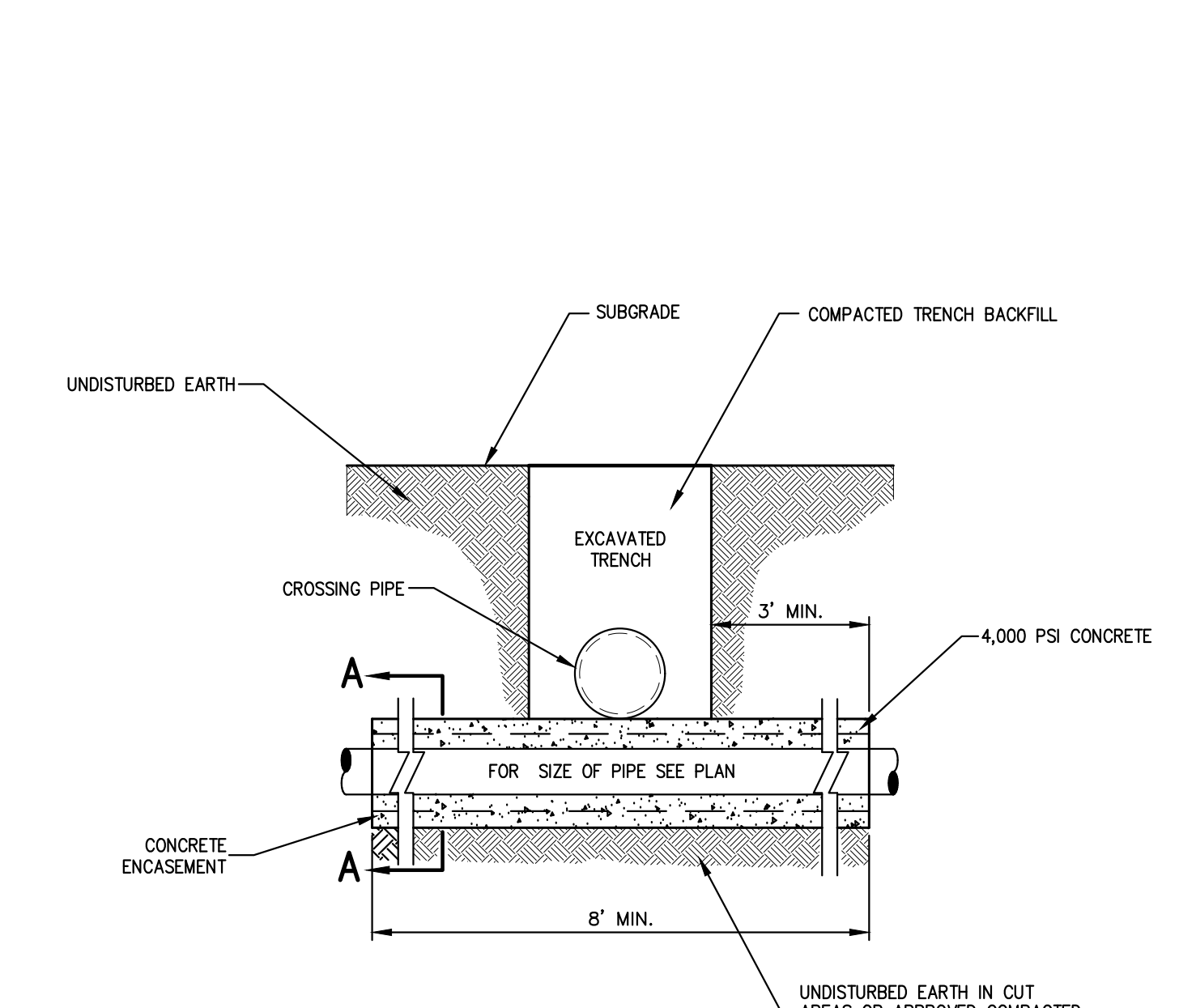
**SANITARY SEWER SERVICE CONNECTION**

36



**SERVICE LINE REQUIREMENTS**

SIZE	SERVICE LINE (MATERIALS)	CORPORATION STOP	CURB STOP	CURB BOX	ENLARGED BASE
3/4"	COPPER, TYPE K	H-1508 N	H-1514 N	H-1038	Not Applicable
1"	COPPER, TYPE K	H-1508 N	H-1514 N	H-1038	Not Applicable
1-1/2"	COPPER, TYPE K	H-1503 N	H-1514 N	H-1030	Not Applicable
2"	COPPER, TYPE K	H-1503 N	H-1514 N	H-1030	Not Applicable



**NOTES:**

- NORMAL CONDITIONS:
  - WHENEVER A WATER MAIN MUST CROSS OVER OR UNDER A SANITARY SEWER OR STORM DRAIN, THE PIPES SHALL BE LAID TO PROVIDE A VERTICAL SEPARATION BETWEEN THEM OF AT LEAST 18 INCHES, AS MEASURED FROM THE BOTTOM OF THE HIGHER PIPE TO THE CROWN OF THE LOWER PIPE.
  - FULL LENGTH OF WATER PIPE MUST BE CENTERED AT THE POINT OF CROSSING, NO JOINTS WILL BE PERMITTED AT THE POINT OF CROSSING.
- WATER MAIN CROSSING UNDER SANITARY SEWERS:
  - A VERTICAL SEPARATION OF 18 INCHES MUST BE PROVIDED.
  - ADEQUATE STRUCTURAL SUPPORT MUST BE PROVIDED FOR THE SANITARY SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING.
  - FULL LENGTH OF WATER PIPE MUST BE CENTERED AT THE POINT OF CROSSING, NO JOINTS WILL BE PERMITTED AT THE POINT OF CROSSING.
- IF DURING CONSTRUCTION IT IS FOUND THAT THE REQUIRED SEPARATION OF WATER MAINS, SANITARY SEWERS, STORM SEWERS AND BUILDING SANITARY SEWERS CANNOT BE MET, THE CONTRACTOR OR HIS AUTHORIZED REPRESENTATIVE SHALL IN WRITING ADVISE JOHN MEYER CONSULTING OF THE SPECIFIC CONDITIONS ENCOUNTERED. APPROVAL OF ALTERNATE SEPARATION METHODS SHALL BE OBTAINED FROM THE ARCHITECT PRIOR TO INSTALLATION.

**WATER SERVICE CONNECTION (2" OR LESS)**

37

**CONCRETE ENCASMENT**

39

**HYDRANT AND VALVE ASSEMBLY INSTALLATION**

40

**SEPARATION OF WATER AND SANITARY SEWER/STORM DRAIN LINES**

37

**CONCRETE ENCASMENT**

39

**HYDRANT AND VALVE ASSEMBLY INSTALLATION**

40

**APPLICANT:** FARRELL COMMUNITIES AT OVERLOOK FARMS LLC  
**ARCHITECT:** PETER F. GATO & ASSOCIATES  
**DATE:** 03/19/2021  
**REVISIONS:** 1. PLANNING BOARD SUBMISSION 06/02/2021 BMS  
 2. PLANNING BOARD SUBMISSION 06/03/2022 BMS  
 3. PLANNING BOARD SUBMISSION 07/20/2023 BMS  
 4. PLANNING BOARD SUBMISSION 07/20/2023 BMS

**APPLICANT:** JMC Planning, Engineering, Landscape Architecture & Land Surveying, LLC  
**ARCHITECT:** John Meyer Consulting, Inc.  
 120 BELLEVILLE ROAD - WESTON, NY 10584  
 PHONE: 914.233.5235 - FAX: 914.272.2702  
 WWW.JMCPINC.COM

**CONSTRUCTION DETAILS**  
 OVERLOOK FARMS A FARRELL COMMUNITY  
 TOWN OF NEWBURGH, NEW YORK

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.

**TOWN OF NEWBURGH, NEW YORK**  
 CONSOLIDATED WATER DISTRICT  
 STANDARD WATER DISTRIBUTION DETAILS

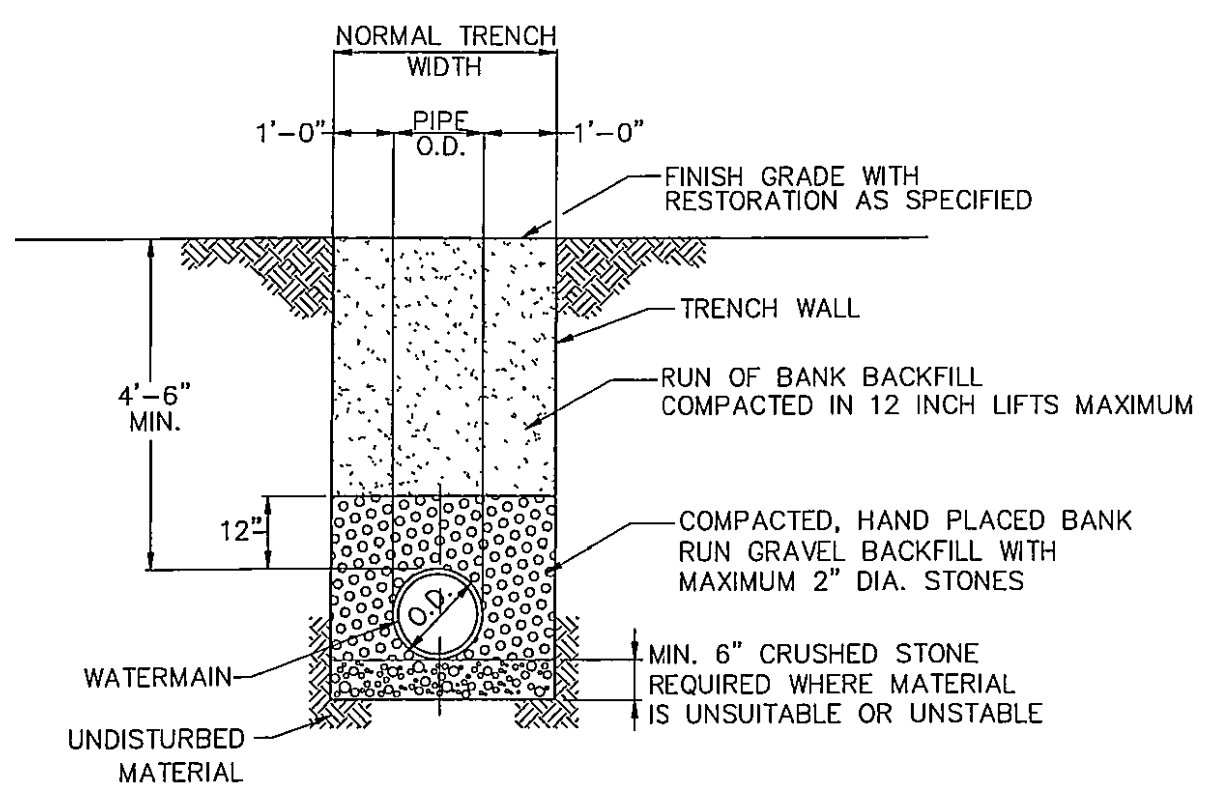
**HYDRANT AND VALVE ASSEMBLY INSTALLATION**

Scale: NOT TO SCALE  
 Date: 03/19/2021  
 Project No: 17088  
 Date: NOVEMBER 2001 BY: CLO NO SCALE

Drawn: BMS Approved: JS  
 Scale: NOT TO SCALE  
 Date: 03/19/2021  
 Project No: 17088  
 Date: NOVEMBER 2001 BY: CLO NO SCALE

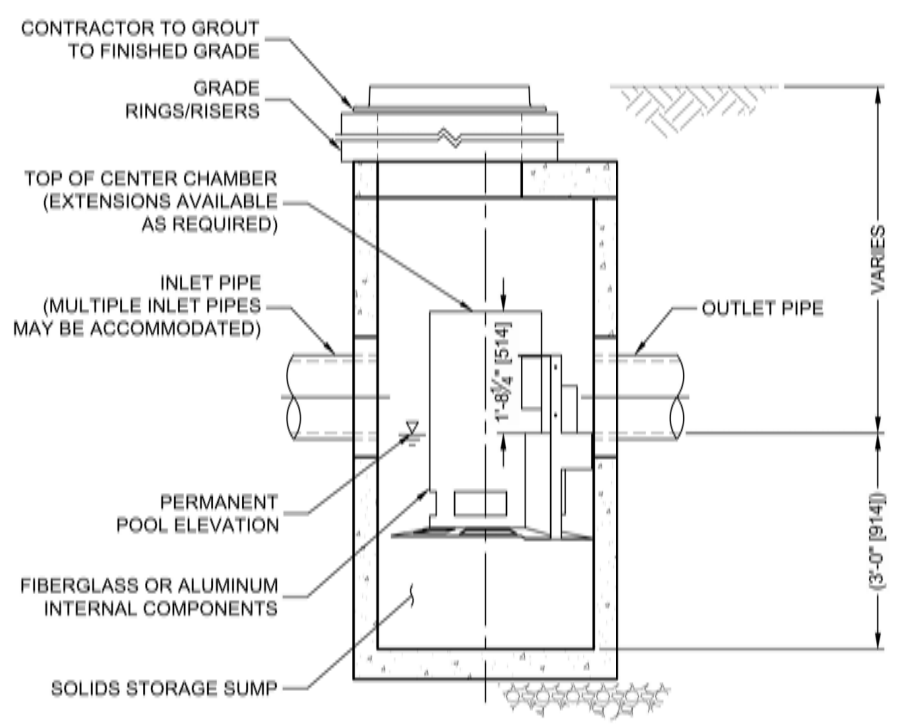
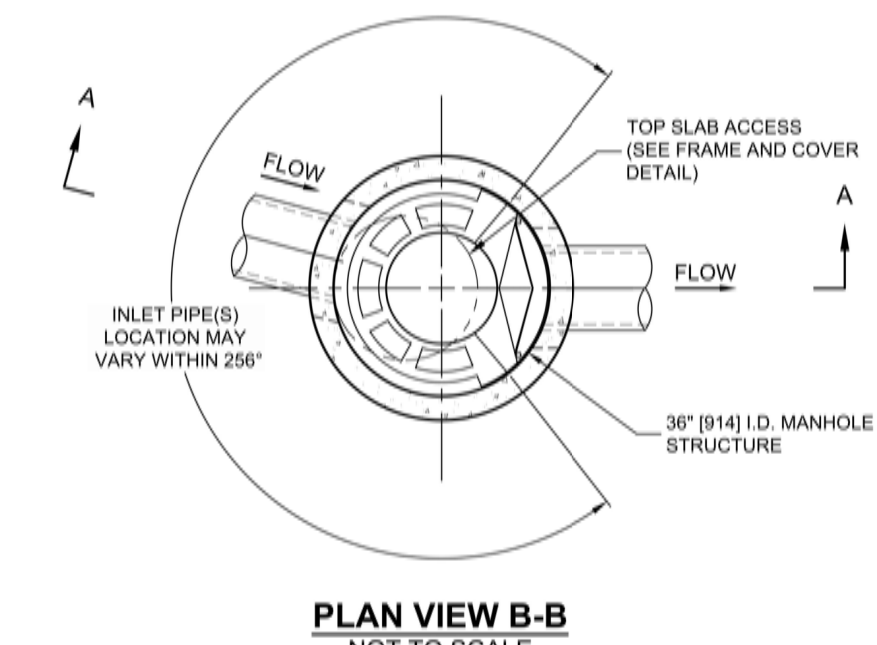
**C-902**





NOTE: MAXIMUM DEPTH OF COVER NOT TO EXCEED 6' WITHOUT APPROVAL OF TOWN WATER SUPERINTENDENT.

TOWN OF NEWBURGH, NEW YORK  
CONSOLIDATED WATER DISTRICT  
STANDARD WATER DISTRIBUTION DETAILS  
WATERMAIN TRENCH EXCAVATION AND BACKFILL (OUTSIDE OF PAVEMENT)  
DATE: NOVEMBER 2001 BY: CLD NO SCALE



### CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS3 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

**CONFIGURATION DESCRIPTION**

- GRATED INLET ONLY (NO INLET PIPE)
- GRATED INLET WITH INLET PIPE OR PIPES
- CURB INLET ONLY (NO INLET PIPE)
- CURB INLET WITH INLET PIPE OR PIPES

**SITE SPECIFIC DATA REQUIREMENTS**

STRUCTURE ID	WATER QUALITY FLOW RATE (GAL/LIN)	PEAK FLOW RATE (GAL/LIN)	RETURN PERIOD OF PEAK FLOW (hrs)	IRM ELEVATION	INVERT	MATERIAL	DIAMETER

**GENERAL NOTES**

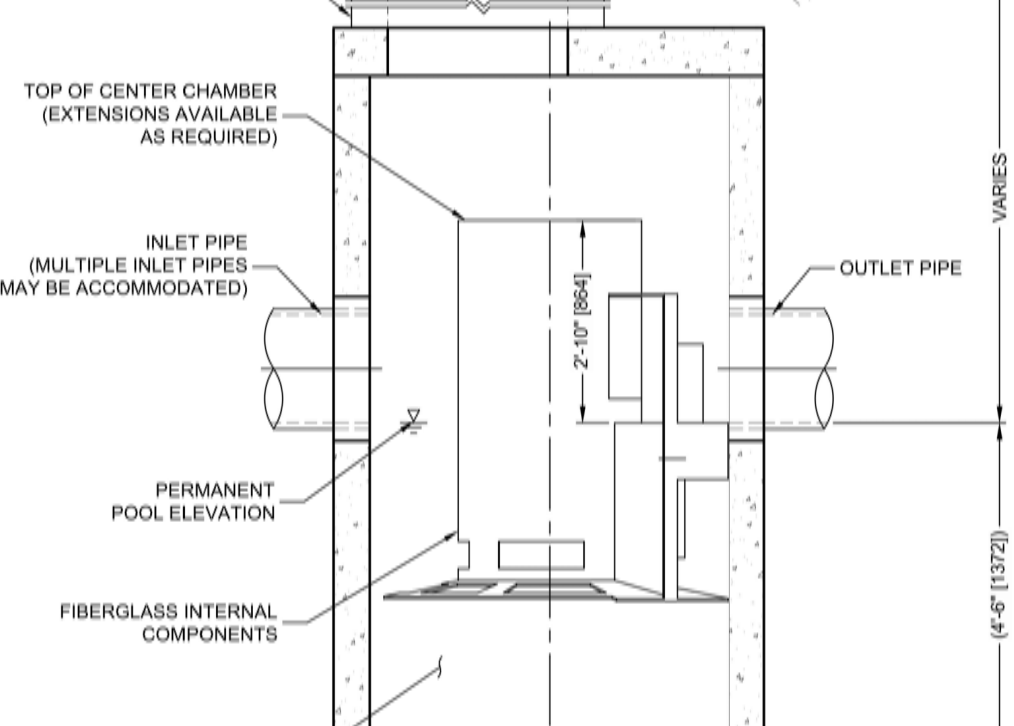
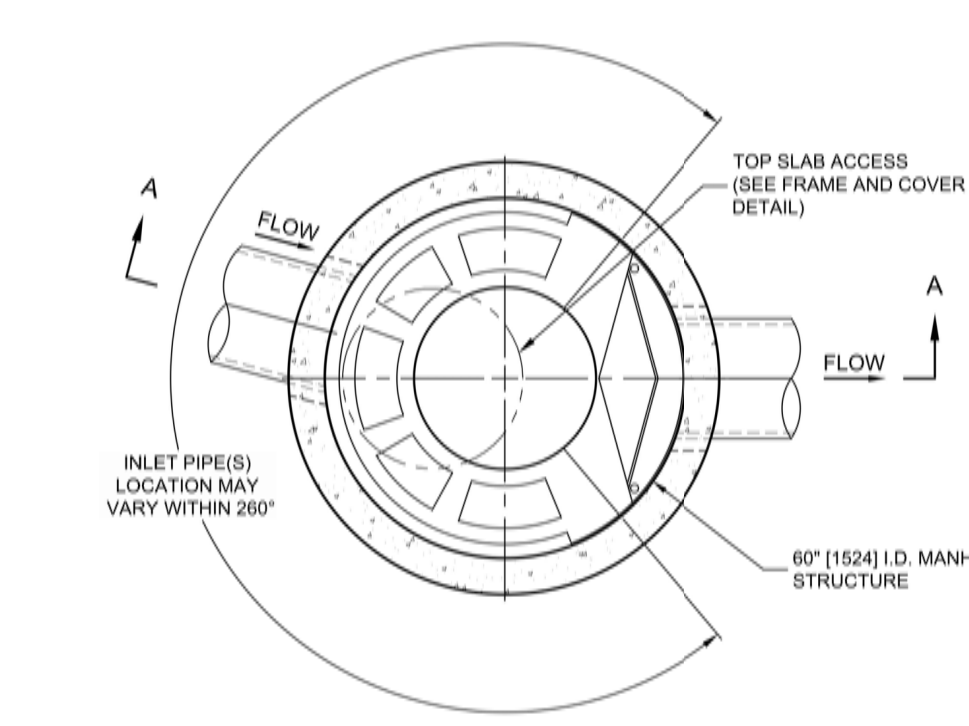
- CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. (WWW.CONTECH.COM)
- CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO COMPLY WITH ALL REQUIREMENTS OF THIS DETAIL. COVER OF 12" (2" BENEATH AND GROUNDWATER ELEVATION AT OR BELOW) THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTING SHALL MEET AASHTO M 240 AND BE CAST WITH THE CONTRACTOR.
- CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND ASHRAE LOAD FACTOR DESIGN METHOD.
- ALTERNATE UNITS ARE SHOWN IN MILLIMETERS (mm).

**INSTALLATION NOTES**

- ANY SUBGRADE BACKFILL DEPTH AND/OR ANTI-FLOATATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE PROVIDED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
- CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE INITIAL AND GROUT INLET AND OUTLET PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
- CONTRACTOR TO HAVE APPROPRIATE MEASUREMENTS TO ASSURE UNIT WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

**CONTECH ENGINEERED SOLUTIONS LLC**  
www.contech.com  
903 Centre Pointe Dr., Suite 200, 3034 Chester, OH 43084  
760.338.1122 760.338.1100 760.338.1101 FAX

CS-3 CASCADE SEPARATOR STANDARD DETAIL



### CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS5 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

**CONFIGURATION DESCRIPTION**

- GRATED INLET ONLY (NO INLET PIPE)
- GRATED INLET WITH INLET PIPE OR PIPES
- CURB INLET ONLY (NO INLET PIPE)
- CURB INLET WITH INLET PIPE OR PIPES

**SITE SPECIFIC DATA REQUIREMENTS**

STRUCTURE ID	WATER QUALITY FLOW RATE (GAL/LIN)	PEAK FLOW RATE (GAL/LIN)	RETURN PERIOD OF PEAK FLOW (hrs)	IRM ELEVATION	INLET PIPE 1	INVERT	MATERIAL	DIAMETER	INLET PIPE 2	OUTLET PIPE

**GENERAL NOTES**

- CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. (WWW.CONTECH.COM)
- CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO COMPLY WITH ALL REQUIREMENTS OF THIS DETAIL. COVER OF 12" (2" BENEATH AND GROUNDWATER ELEVATION AT OR BELOW) THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTING SHALL MEET AASHTO M 240 AND BE CAST WITH THE CONTRACTOR.
- CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND ASHRAE LOAD FACTOR DESIGN METHOD.
- ALTERNATE UNITS ARE SHOWN IN MILLIMETERS (mm).

**INSTALLATION NOTES**

- ANY SUBGRADE BACKFILL DEPTH AND/OR ANTI-FLOATATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE PROVIDED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
- CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
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- CONTRACTOR TO HAVE APPROPRIATE MEASUREMENTS TO ASSURE UNIT WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

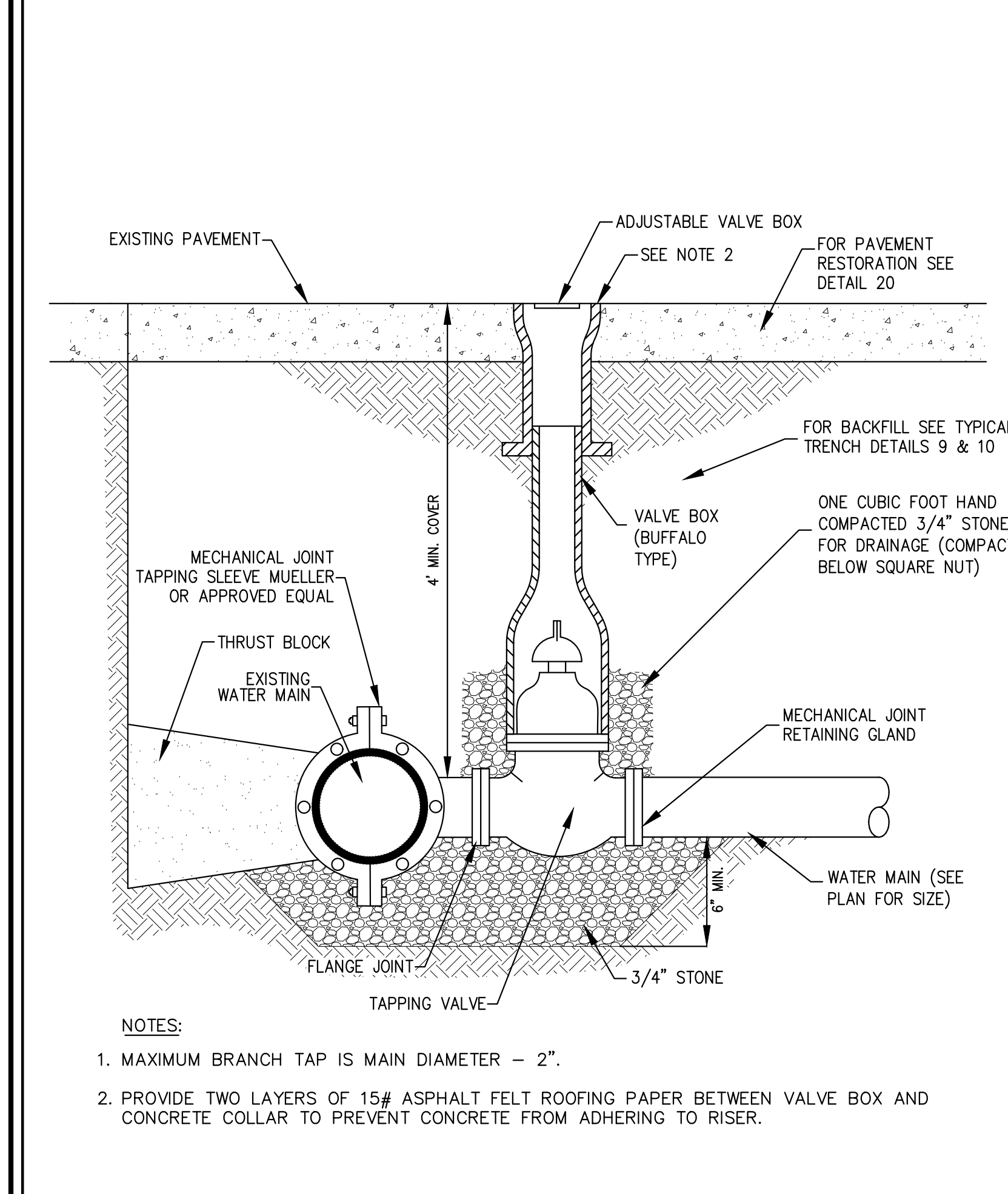
**CONTECH ENGINEERED SOLUTIONS LLC**  
www.contech.com  
903 Centre Pointe Dr., Suite 200, 3034 Chester, OH 43084  
760.338.1122 760.338.1100 760.338.1101 FAX

CS-5 CASCADE SEPARATOR STANDARD DETAIL

WATERMAIN TRENCH EXCAVATION AND BACKFILL 41

WATER QUALITY STRUCTURE CS-3 42

WATER QUALITY STRUCTURE CS-5 43



NOTES:  
1. MAXIMUM BRANCH TAP IS MAIN DIAMETER - 2".  
2. PROVIDE TWO LAYERS OF 15# ASPHALT FELT ROOFING PAPER BETWEEN VALVE BOX AND CONCRETE COLLAR TO PREVENT CONCRETE FROM ADHERING TO RISER.

### SCHEDULE OF INVERTS

DESIGNATION	A	B	C	D	E
U-1B	202.50	202.25	202.50	202.50	206.40

**GENERAL NOTES**

- CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. (WWW.CONTECH.COM)
- CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO COMPLY WITH ALL REQUIREMENTS OF THIS DETAIL. COVER OF 12" (2" BENEATH AND GROUNDWATER ELEVATION AT OR BELOW) THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTING SHALL MEET AASHTO M 240 AND BE CAST WITH THE CONTRACTOR.
- CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND ASHRAE LOAD FACTOR DESIGN METHOD.
- ALTERNATE UNITS ARE SHOWN IN MILLIMETERS (mm).

**INSTALLATION NOTES**

- ANY SUBGRADE BACKFILL DEPTH AND/OR ANTI-FLOATATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE PROVIDED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
- CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE INITIAL AND GROUT INLET AND OUTLET PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
- CONTRACTOR TO HAVE APPROPRIATE MEASUREMENTS TO ASSURE UNIT WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

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www.contech.com  
903 Centre Pointe Dr., Suite 200, 3034 Chester, OH 43084  
760.338.1122 760.338.1100 760.338.1101 FAX

CS-3 CASCADE SEPARATOR STANDARD DETAIL

### INSPECTION PORT DETAIL

**ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS**

**MATERIAL LOCATION**

- FILL MATERIAL FOR LAYER "D" STARTS FROM THE TOP OF THE "C" LAYER TO THE BOTTOM OF THE "E" LAYER. FINISHED GRADE, ASPHALT, OR UNPAVED PAVEMENT SUBGRADE MAY BE PART OF THE "D" LAYER.
- FILL MATERIAL FOR LAYER "E" STARTS FROM THE TOP OF THE "D" LAYER TO THE TOP OF THE "E" LAYER. FINISHED GRADE, ASPHALT, OR UNPAVED PAVEMENT SUBGRADE MAY BE A PART OF THIS LAYER.
- EMERGENCY STONE SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE TO THE "C" LAYER ABOVE.
- FOUNDATION STONE BELOW CHAMBERS FROM THE SUBGRADE UP TO THE BOTTOM (FOOT) OF THE CHAMBER.

**PLEASE NOTE:**

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR, FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE.
- AS AN ALTERNATE TO PROCTOR TESTING AND FIELD DENSITY MEASUREMENTS ON OPEN GRADED STONE, STORMTECH COMPACTION REQUIREMENTS ARE MET FOR "A" LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 8" (MAX) LIFTS USING TWO FULL COVERS WITH AN APPROPRIATE COMPACTOR.

**CHAMBERS SHALL MEET ASTM F2418 STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS.**

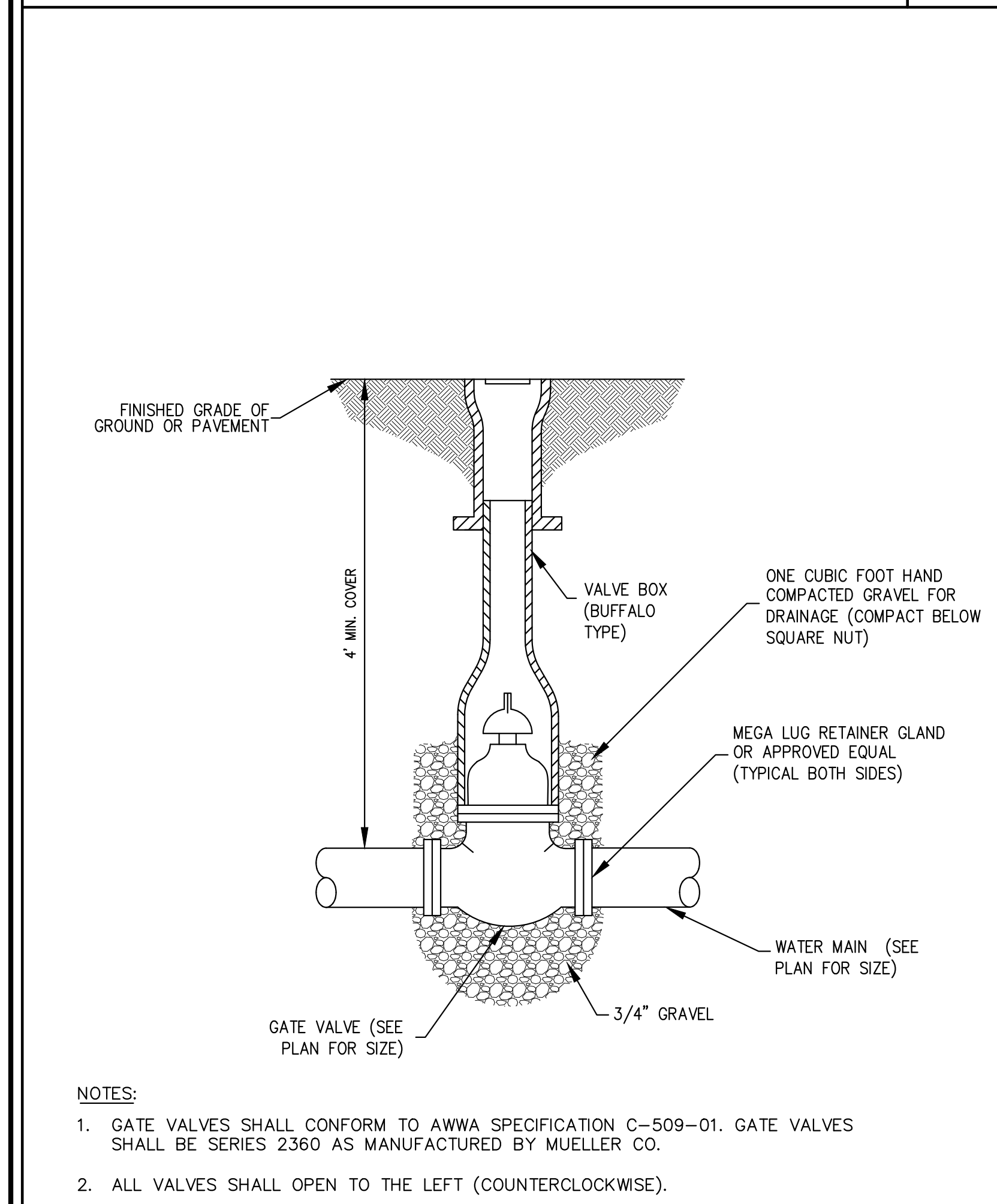
**CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS."**

**DESIGN ENGINEER IS RESPONSIBLE FOR ENSURING THE REQUIRED BEARING CAPACITY OF SUBGRADE SOILS.**

**SECTION A-A**  
**SECTION B-B**  
**SECTION AT DETENTION AND WATER QUALITY CONTROL**

WET TAP MAIN CONNECTION 44

STORMTECH CHAMBERS MC-3500 45



NOTES:  
1. GATE VALVES SHALL CONFORM TO AWWA SPECIFICATION C-509-01. GATE VALVES SHALL BE SERIES 2360 AS MANUFACTURED BY MUELLER CO.  
2. ALL VALVES SHALL OPEN TO THE LEFT (COUNTERCLOCKWISE).

### SERVICE LINE REQUIREMENTS

SIZE	SERVICE LINE(MATERIALS)	CORPORATION STOP	CURB STOP	CURB BOX	ENLARGED BASE
3/4"	COPPER, TYPE K	895202N	H-1502-IN	H-10338	Not Applicable
1/2"	COPPER, TYPE K	895202N	H-1502-IN	H-10338	Not Applicable
3/4"	COPPER, TYPE K	895202N	B-25204N	H-10330	H-10349

**SCHEMATIC DESIGN SEE NOTE 4**

**NOTES:**

- INSTALLATION OF 1-1/2" AND 2" CORPORATION STOPS SHALL BE MADE IN THE UPPER PIPE QUADRANT, BUT MAY BE MADE AT ANGLES LESS THAN 45° IF APPROVED BY THE OWNER'S FIELD REPRESENTATIVE.
- SERVICE LINE SHALL HAVE NO JOINTS BETWEEN THE WATER MAIN AND BUILDING.
- CORPORATION STOP SHALL BE MUELLER COMPANY OR APPROVED EQUAL. CATALOG NUMBERS SHOWN REFER TO MUELLER COMPANY.
- PROJECT ARCHITECT OR MEP SHALL PROCESS BACKFLOW PREVENTION APPLICATION FOR FIRE AND DOMESTIC WATER SERVICES AND MASTER METERS WITH THE ORANGE COUNTY DEPARTMENT OF HEALTH AND TOWN OF NEWBURGH WATER DEPARTMENT.
- THE WATER SERVICE CONNECTION IS TYPICAL FOR ALL RESIDENTIAL BUILDINGS AND THE CLUBHOUSE.

### NYLOPLAST 15" DRAIN BASIN

(1) DUCTILE IRON DROP IN GRATE (PART NO. 7001-110-073)

ADAPTER ANGLES VARIABLE 0° - 360° ACCORDING TO PLANS

(4) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: 4" - 15" FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, ADS/HANCOR SINGLE WALL), N-12 HP, PVC SEWER (EX. SDR 35), PVC DWV (EX. SCH 40), PVC C900/C905, CORRUGATED & RIBBED PVC

WATERTIGHT JOINT (CORRUGATED HDPE SHOWN)

NYLOPLAST 15" DRAIN BASIN (PART NO. 7001-110-190)

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I OR CLASS II MATERIAL, AS DEFINED IN ASTM D2221. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

ELBOW (PART NO. 1590AG), TEE (PART NO. 1588AG), OR END CAP (PART NO. 1532AG) AS REQUIRED. (SEE SITE PLANS)

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**NYLOPLAST**  
3150 VERONA AVENUE  
BURLINGTON, GA 30518  
PHN (770) 932-2443  
FAX (770) 932-2499  
www.nyloplast.com

**NYLOPLAST**  
15 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL  
DWG NO. 7001-110-190 REV D

Drawn: BMS Approved: JS  
Scale: NOT TO SCALE  
Date: 03/19/2021  
Project No: 17088  
NYLO-0015 C-903  
Drawing No:

GATE VALVE 46

WATER SERVICE CONNECTION 47

NYLOPLAST 15" DRAIN BASIN 48

APPLICANT: FARRELL COMMUNITIES AT OVERLOOK FARMS LLC  
P.O. BOX 14  
BRIDGEHAMPTON, NY 11932  
ARCHITECT: PETER F. CATO & ASSOCIATES  
102 WALLER AVENUE  
WHITE PLAINS, NY 10605

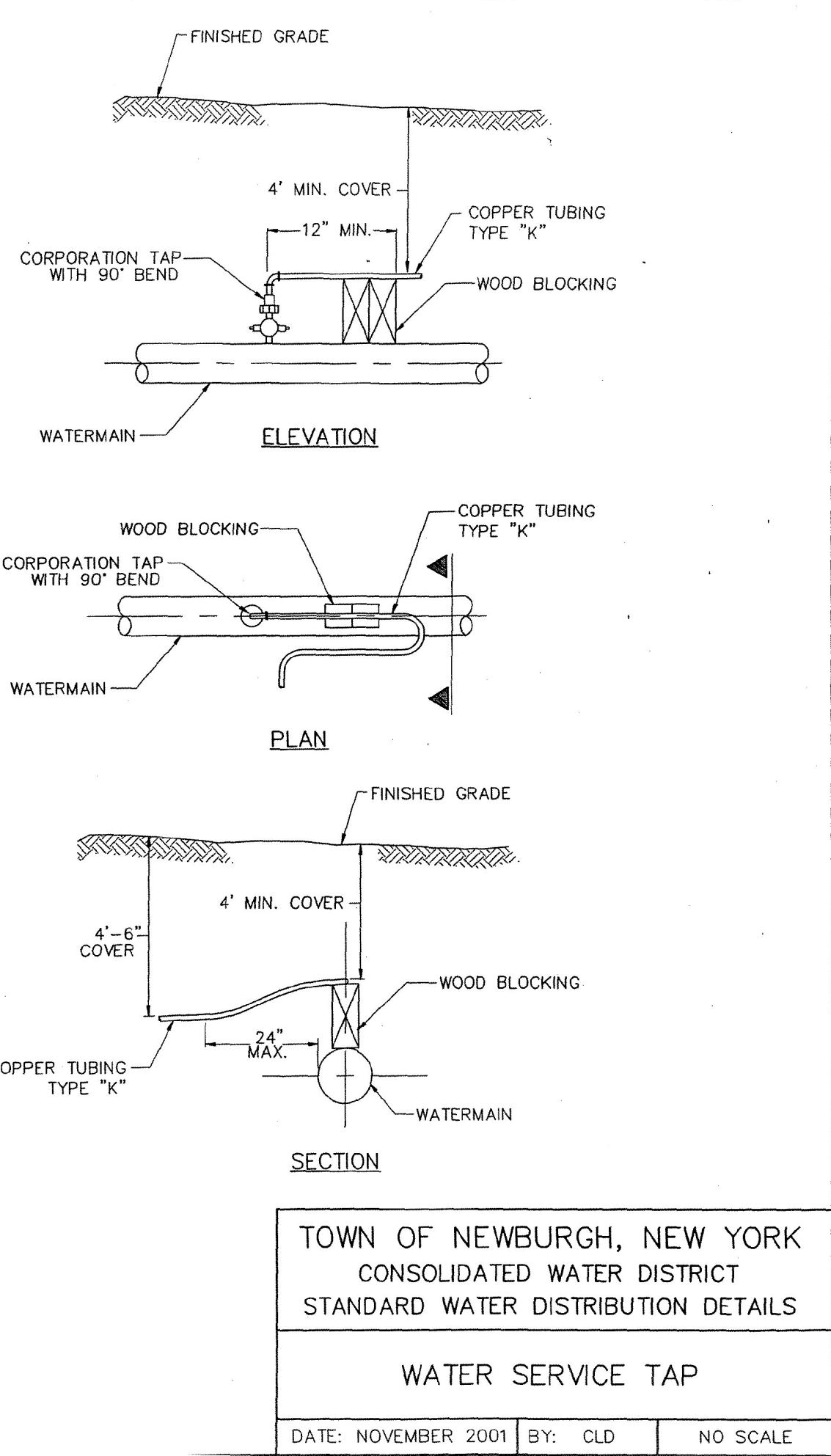
JMC Planning, Engineering, Landscape Architecture & Land Surveying, LLC  
JMC Site Development Consultants, LLC  
John Meyer Consulting, Inc.  
120 BEAUFORT ROAD - BRIDGEHAMPTON, NY 11934  
VOICE 845.233.5535 - FAX 845.273.2702  
www.jmcc.com

CONSTRUCTION DETAILS  
OVERLOOK FARMS A FARRELL COMMUNITY  
TOWN OF NEWBURGH, NEW YORK

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

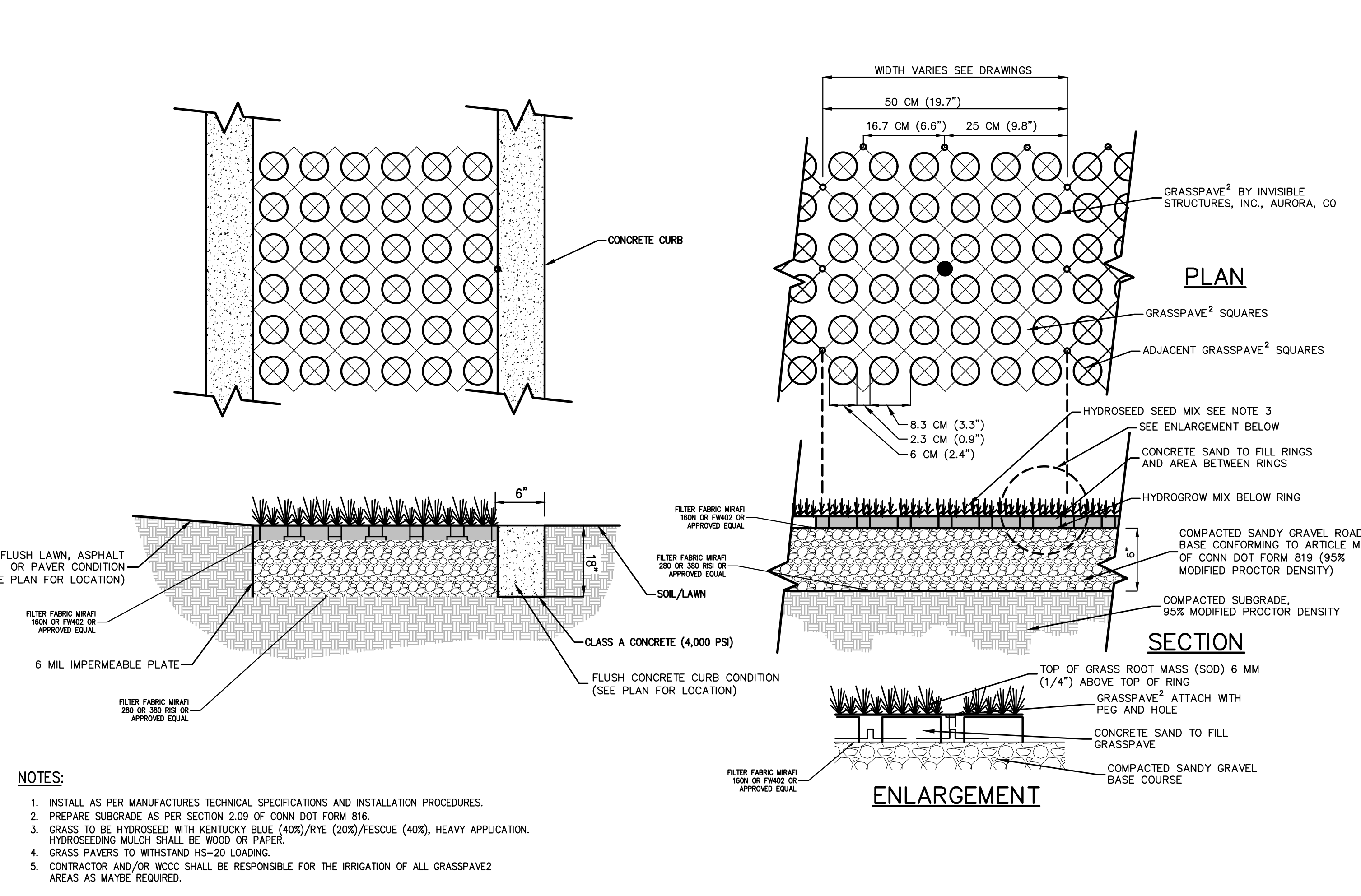
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Scale: NOT TO SCALE  
Date: 03/19/2021  
Project No: 17088  
NYLO-0015 C-903  
Drawing No:





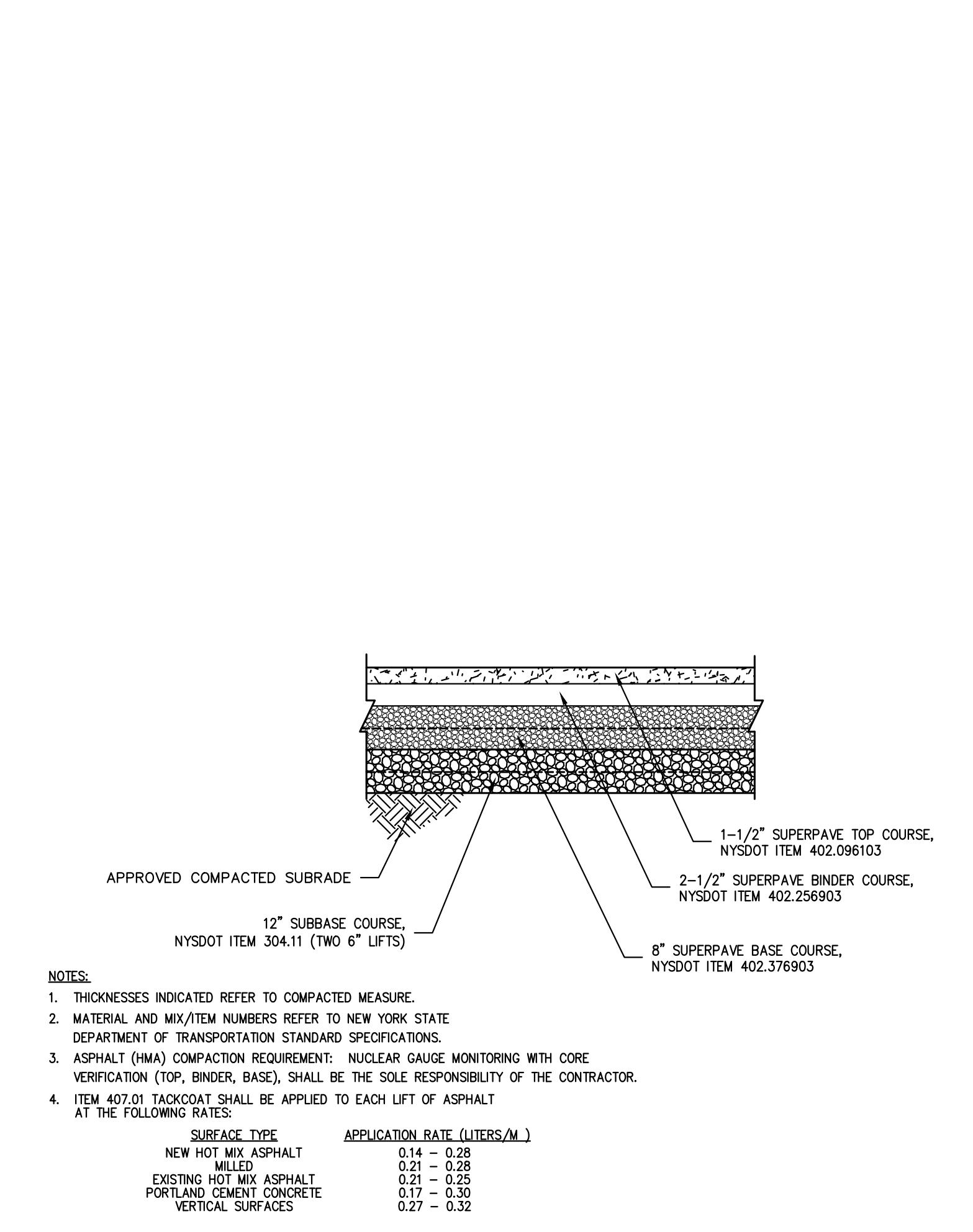
TOWN OF NEWBURGH, NEW YORK  
CONSOLIDATED WATER DISTRICT  
STANDARD WATER DISTRIBUTION DETAILS  
WATER SERVICE TAP  
DATE: NOVEMBER 2001 BY: CLD NO SCALE

WATER SERVICE TAP 49



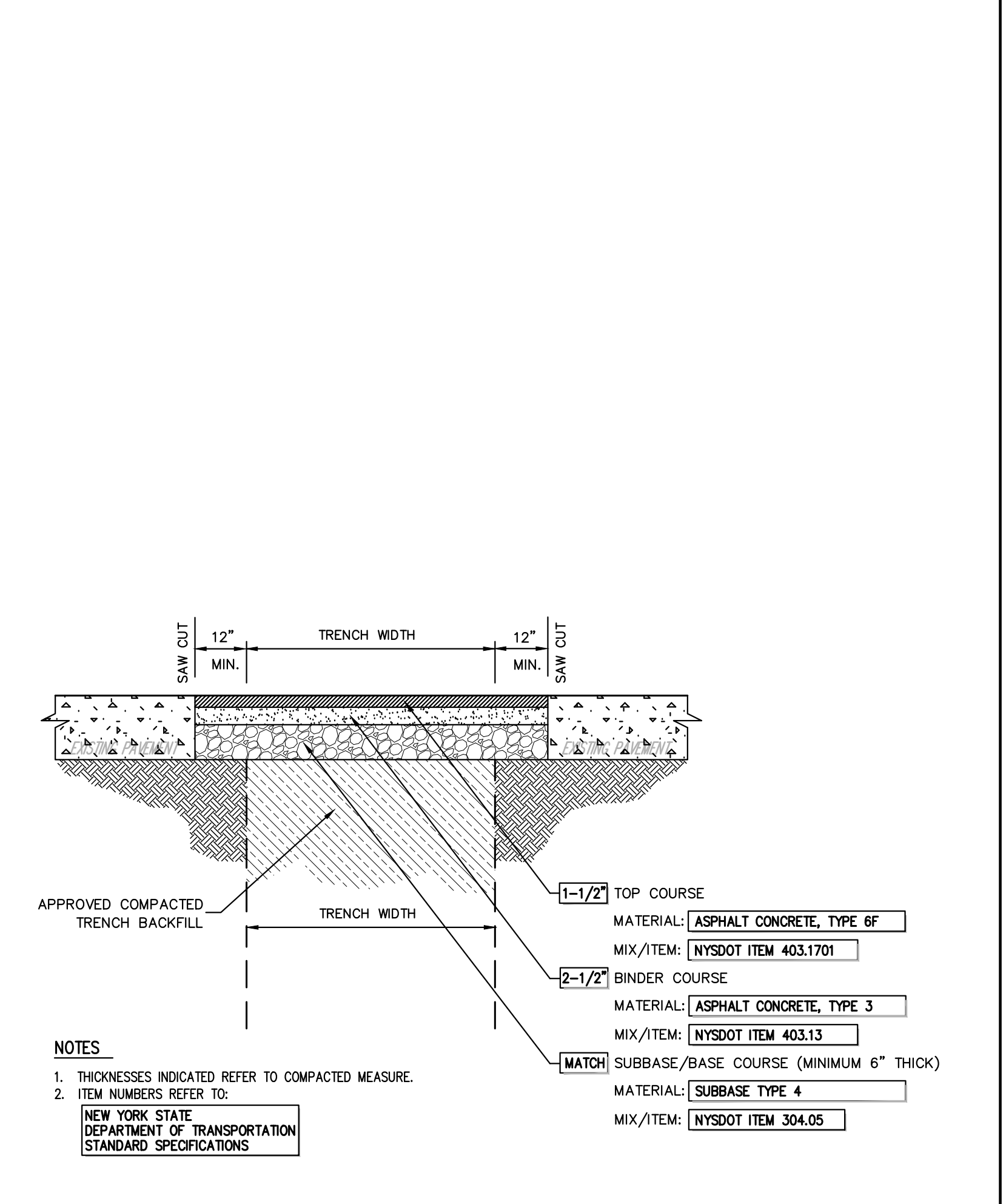
- NOTES:
- INSTALL AS PER MANUFACTURER'S TECHNICAL SPECIFICATIONS AND INSTALLATION PROCEDURES.
  - PREPARE SUBGRADE AS PER SECTION 208 OF CONN DOT FORM 816.
  - GRASS TO BE HYDROSEED WITH KENTUCKY BLUE (400)/RYE (200)/FESCUE (400). HEAVY APPLICATION. HYDROSEEDING MIXER SHALL BE USED ON PAPER.
  - GRASS PAVERS TO WITHSTAND HS-20 LOADING.
  - CONTRACTOR AND/OR WESCO SHALL BE RESPONSIBLE FOR THE IRRIGATION OF ALL GRASSPAVE AREAS AS MAY BE REQUIRED.

GRASS PAVERS 50



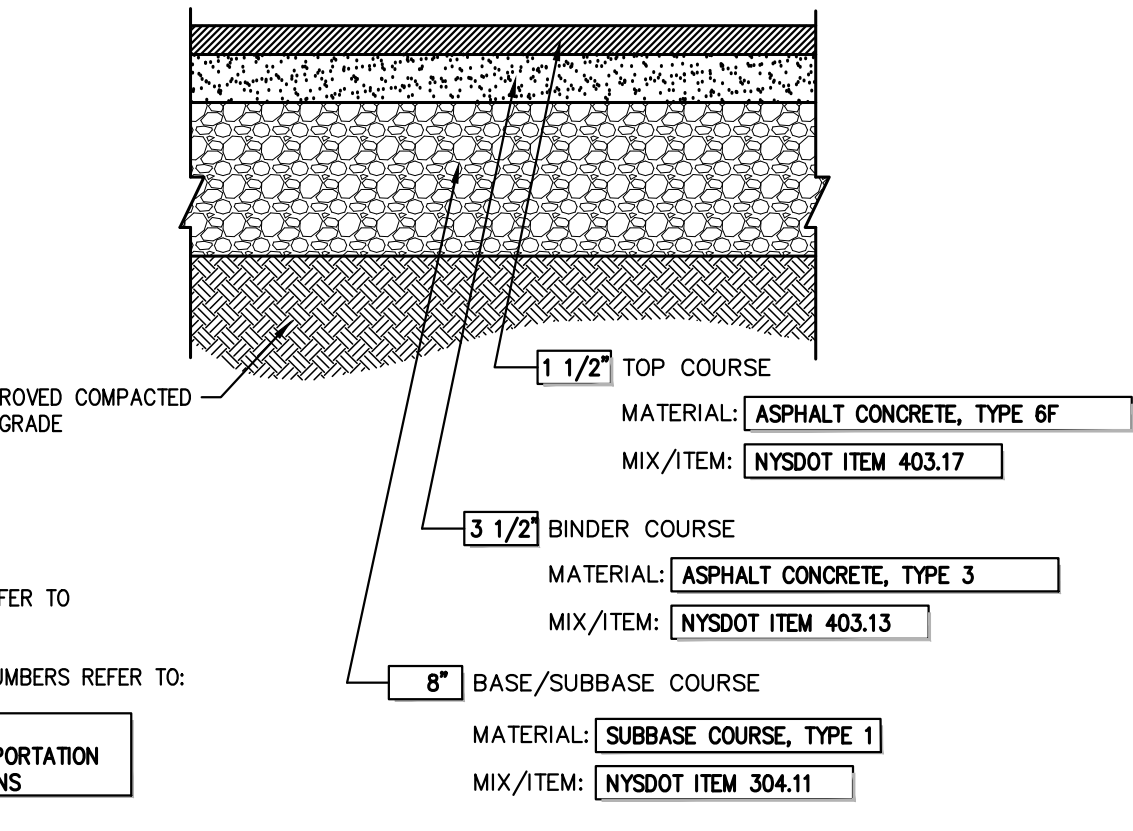
- NOTES:
- THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
  - MATERIAL AND MIX/ITEM NUMBERS REFER TO NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
  - ASPHALT (HMA) COMPACTION REQUIREMENTS: NUCLEAR GRADE MONITORING WITH CORE VERIFICATION (TOP, BINDER, BASE) SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
  - ITEM #4701 (HOGWART) SHALL BE APPLIED TO EACH LIFT OF ASPHALT AT THE FOLLOWING RATES:

NYSDOT PAVEMENT SECTION 51

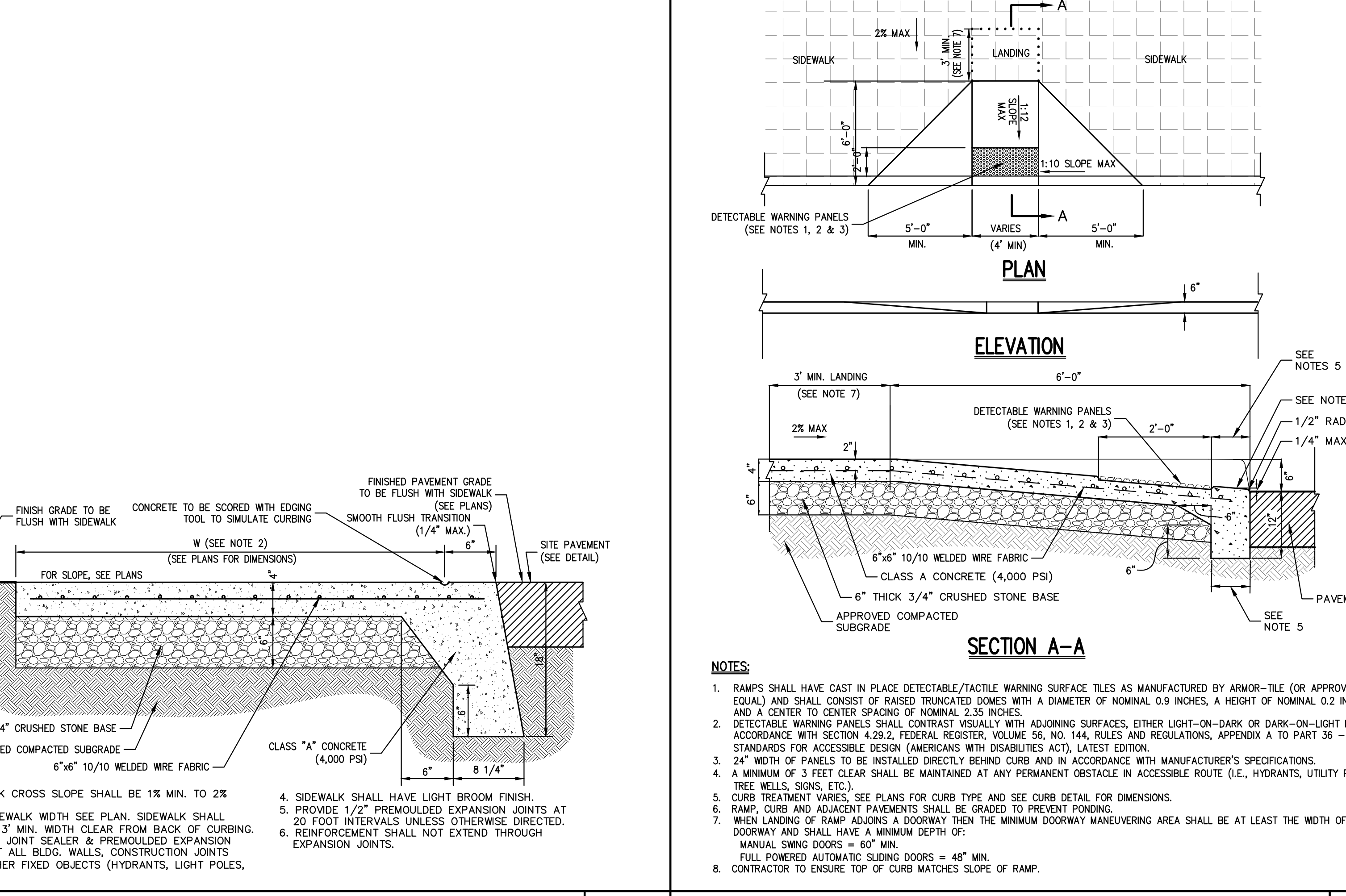


- NOTES:
- THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
  - ITEM NUMBERS REFER TO NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

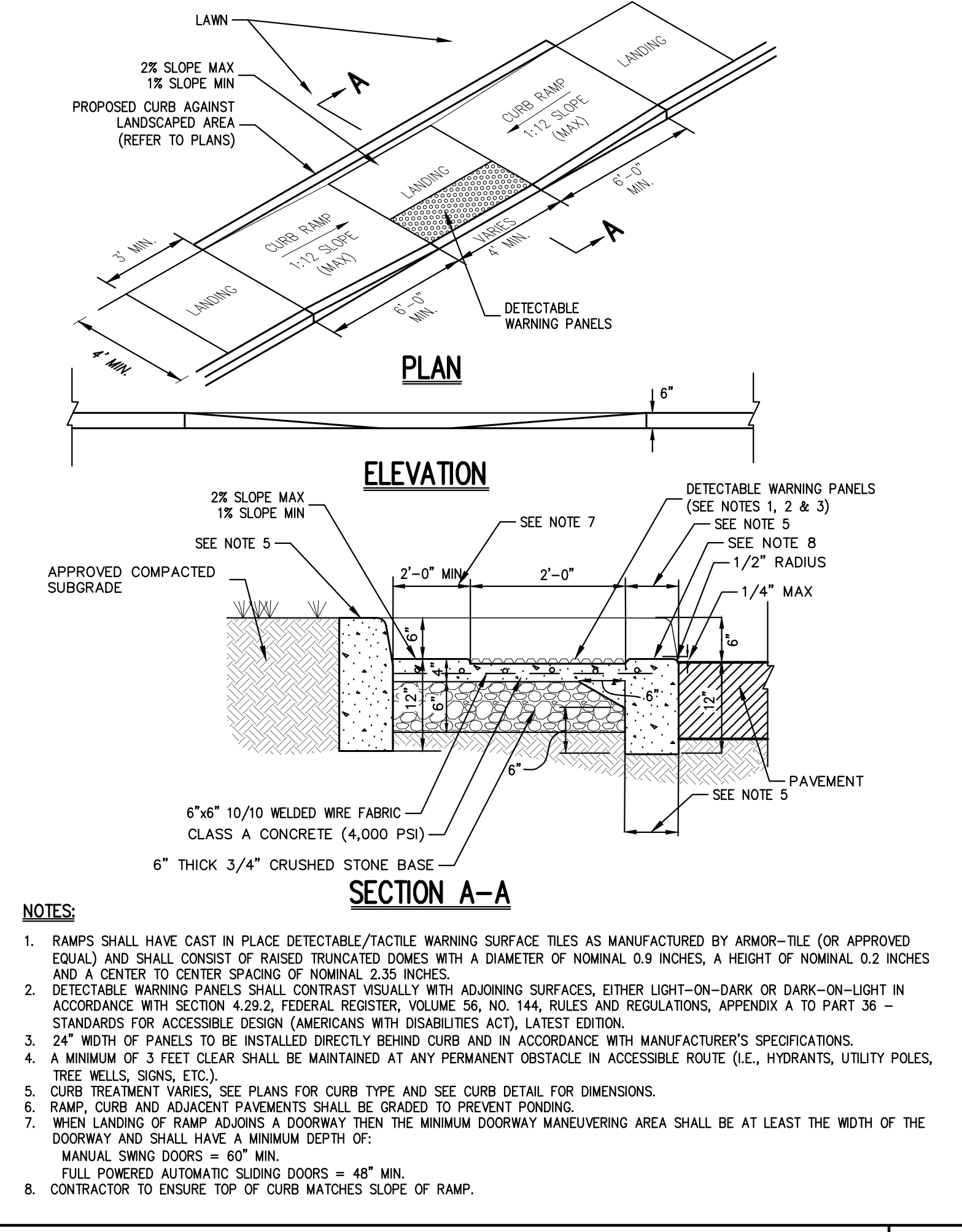
PAVEMENT REPLACEMENT OVER TRENCH 52



SITE PAVEMENT (Heavy Duty) 53

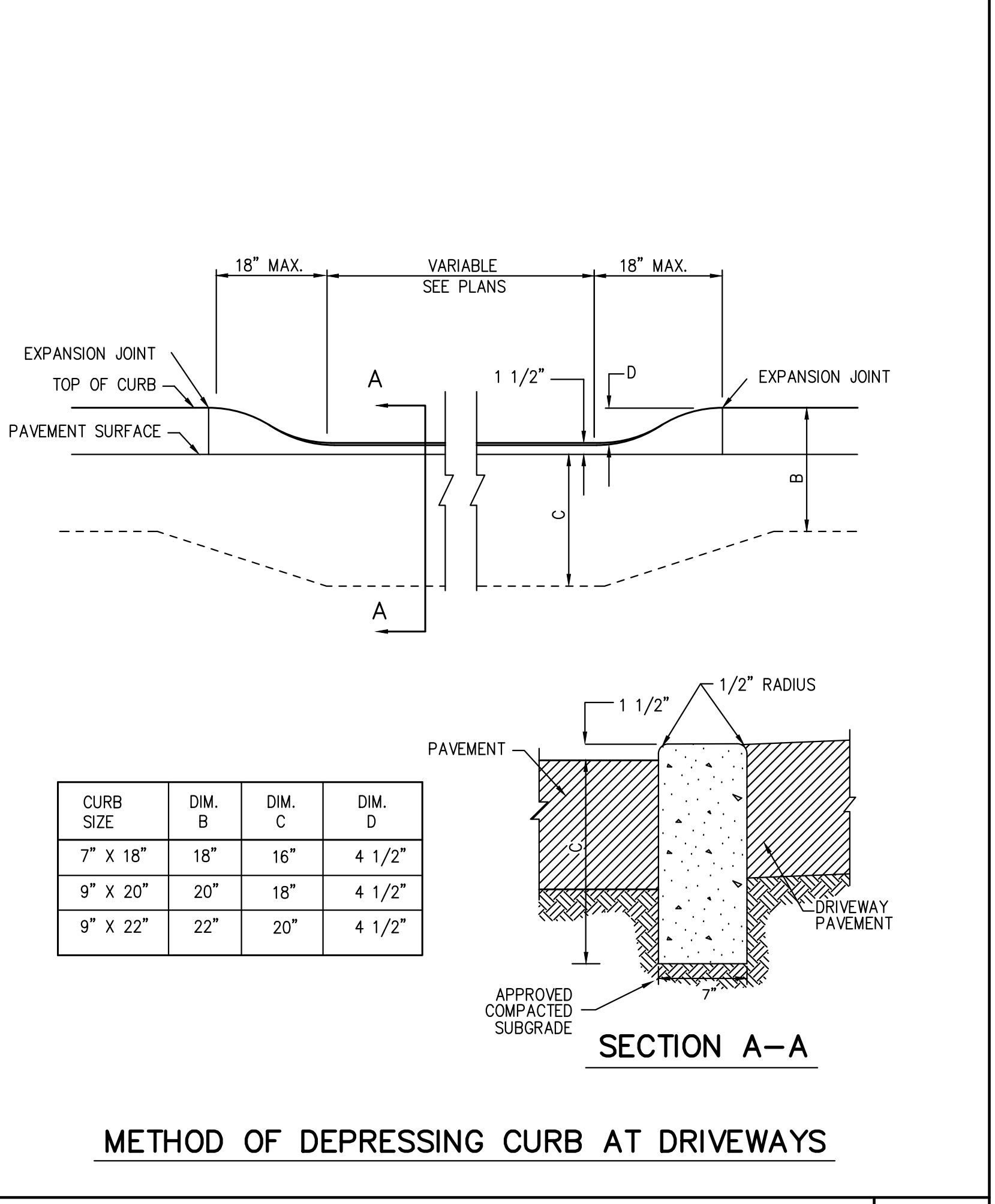


- NOTES:
- RAMP SHALL HAVE CAST IN PLACE DETECTABLE/TACTILE WARNING SURFACE TILES AS MANUFACTURED BY ANOR-TILE (OR APPROVED EQUAL) AND SHALL CONSIST OF RAISED TRIANGULAR DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES.
  - DETECTABLE WARNING PANELS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT IN ACCORDANCE WITH SECTION 4.09.2, FEDERAL REGISTER, VOLUME 36, NO. 164. RULES AND REGULATIONS, APPENDIX A TO PART 35 - STANDARDS FOR ACCESSIBLE DESIGN (AMERICANS WITH DISABILITIES ACT), LATEST EDITION.
  - 24" WIDTH OF PANELS TO BE INSTALLED DIRECTLY BEHIND CURB AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  - A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
  - CURB TREATMENT VARIES. SEE PLANS FOR CURB TYPE AND SEE CURB DETAIL FOR DIMENSIONS.
  - RAMP CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT FLOODING.
  - WHEN LANDING OF RAMP ADJACENT TO A DOORWAY THE MINIMUM DOORWAY MANEUVERING AREA SHALL BE AT LEAST THE WIDTH OF THE DOORWAY AND SHALL HAVE A MINIMUM DEPTH OF: MANUAL CURB DOORS = 60" MIN. FULL POWERED AUTOMATIC SLIDING DOORS = 48" MIN.
  - CONTRACTOR TO ENSURE TOP OF CURB MATCHES SLOPE OF RAMP.



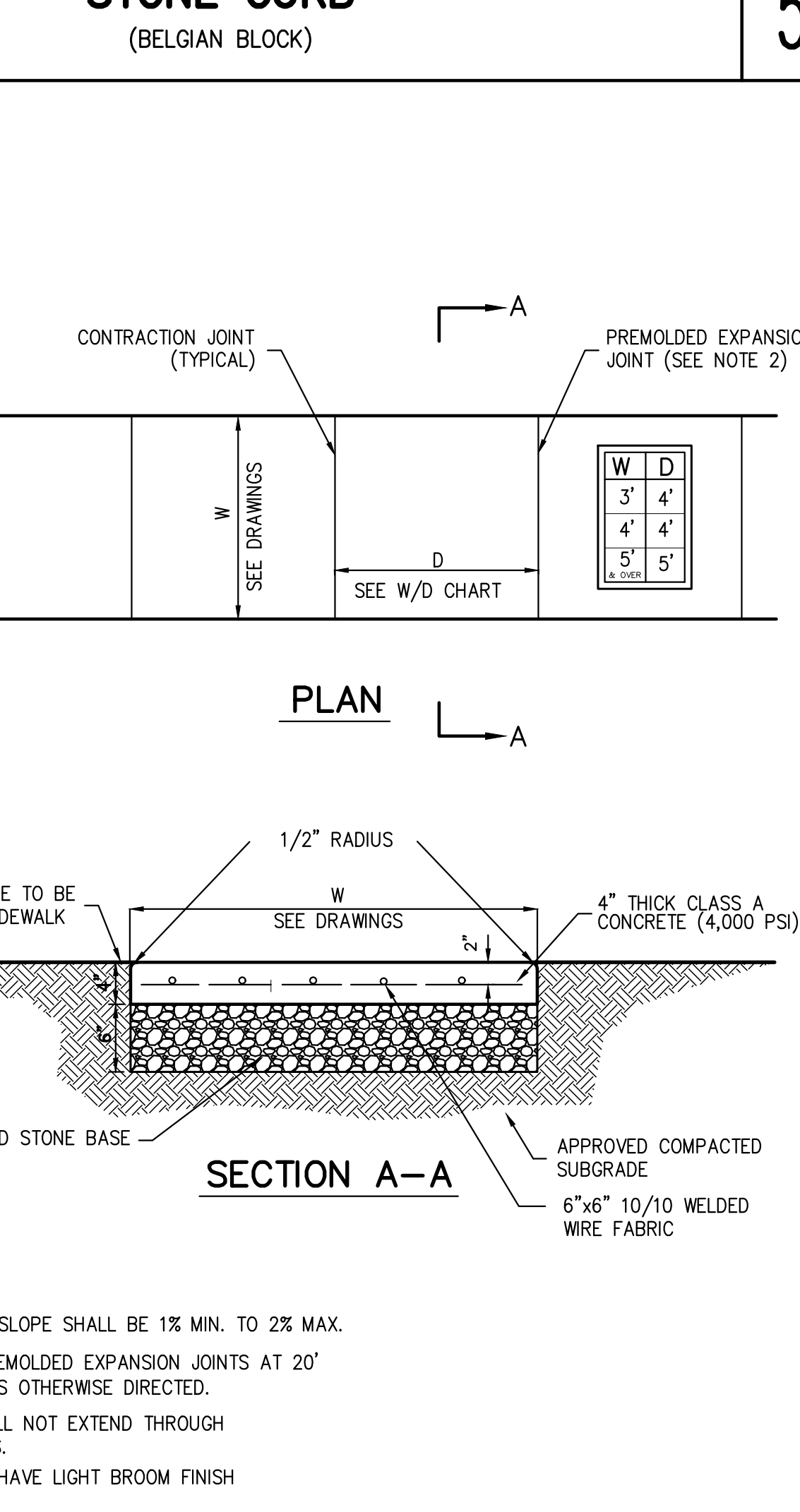
- NOTES:
- RAMP SHALL HAVE CAST IN PLACE DETECTABLE/TACTILE WARNING SURFACE TILES AS MANUFACTURED BY ANOR-TILE (OR APPROVED EQUAL) AND SHALL CONSIST OF RAISED TRIANGULAR DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES.
  - DETECTABLE WARNING PANELS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT IN ACCORDANCE WITH SECTION 4.09.2, FEDERAL REGISTER, VOLUME 36, NO. 164. RULES AND REGULATIONS, APPENDIX A TO PART 35 - STANDARDS FOR ACCESSIBLE DESIGN (AMERICANS WITH DISABILITIES ACT), LATEST EDITION.
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  - CURB TREATMENT VARIES. SEE PLANS FOR CURB TYPE AND SEE CURB DETAIL FOR DIMENSIONS.
  - RAMP CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT FLOODING.
  - WHEN LANDING OF RAMP ADJACENT TO A DOORWAY THE MINIMUM DOORWAY MANEUVERING AREA SHALL BE AT LEAST THE WIDTH OF THE DOORWAY AND SHALL HAVE A MINIMUM DEPTH OF: MANUAL CURB DOORS = 60" MIN. FULL POWERED AUTOMATIC SLIDING DOORS = 48" MIN.
  - CONTRACTOR TO ENSURE TOP OF CURB MATCHES SLOPE OF RAMP.

DROP CURB & RAMP (TYPE B) WITH DETECTABLE WARNING 57

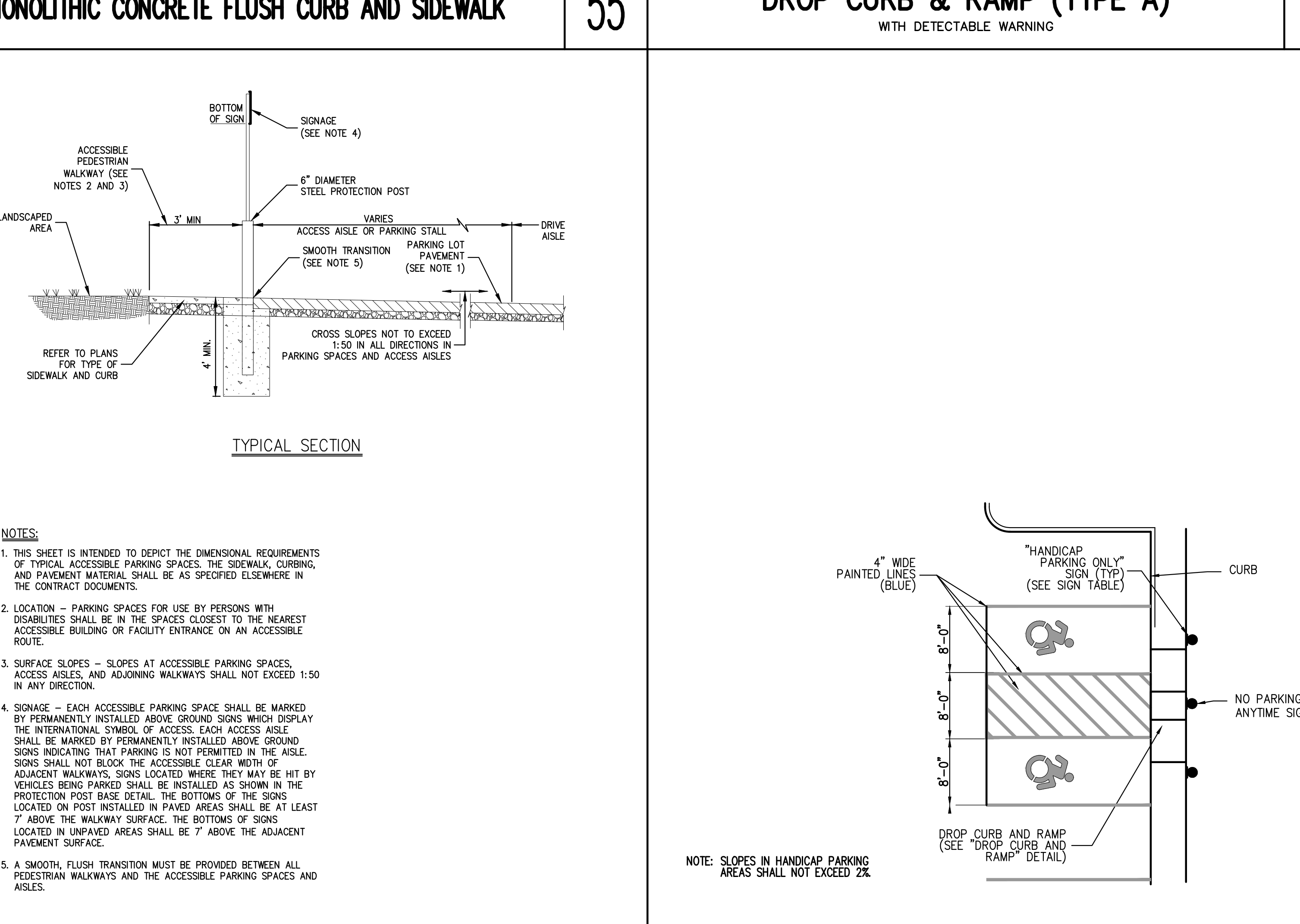


METHOD OF DEPRESSING CURB AT DRIVEWAYS

DEPRESSED CONCRETE CURB 58

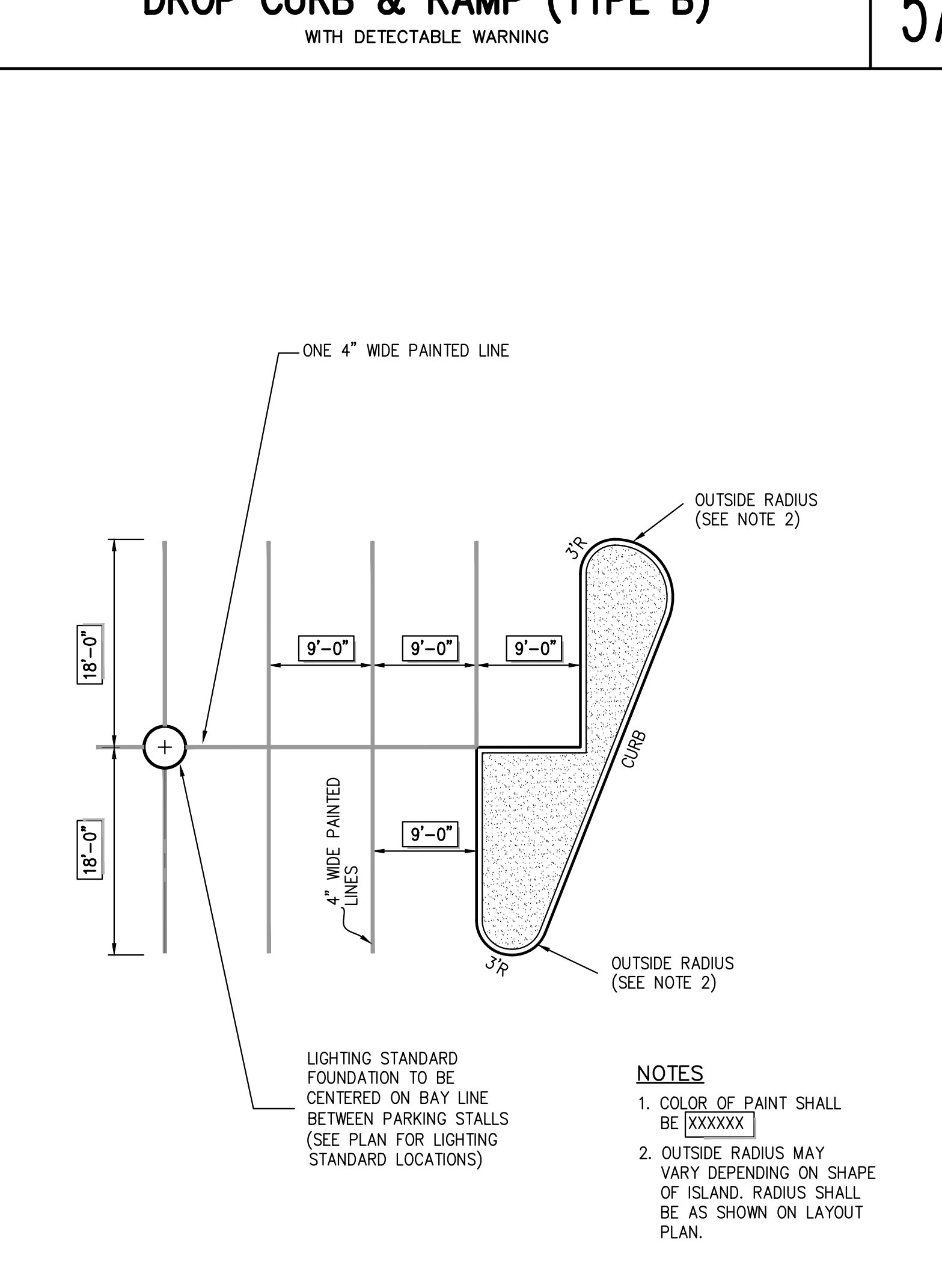


CONCRETE SIDEWALK 59

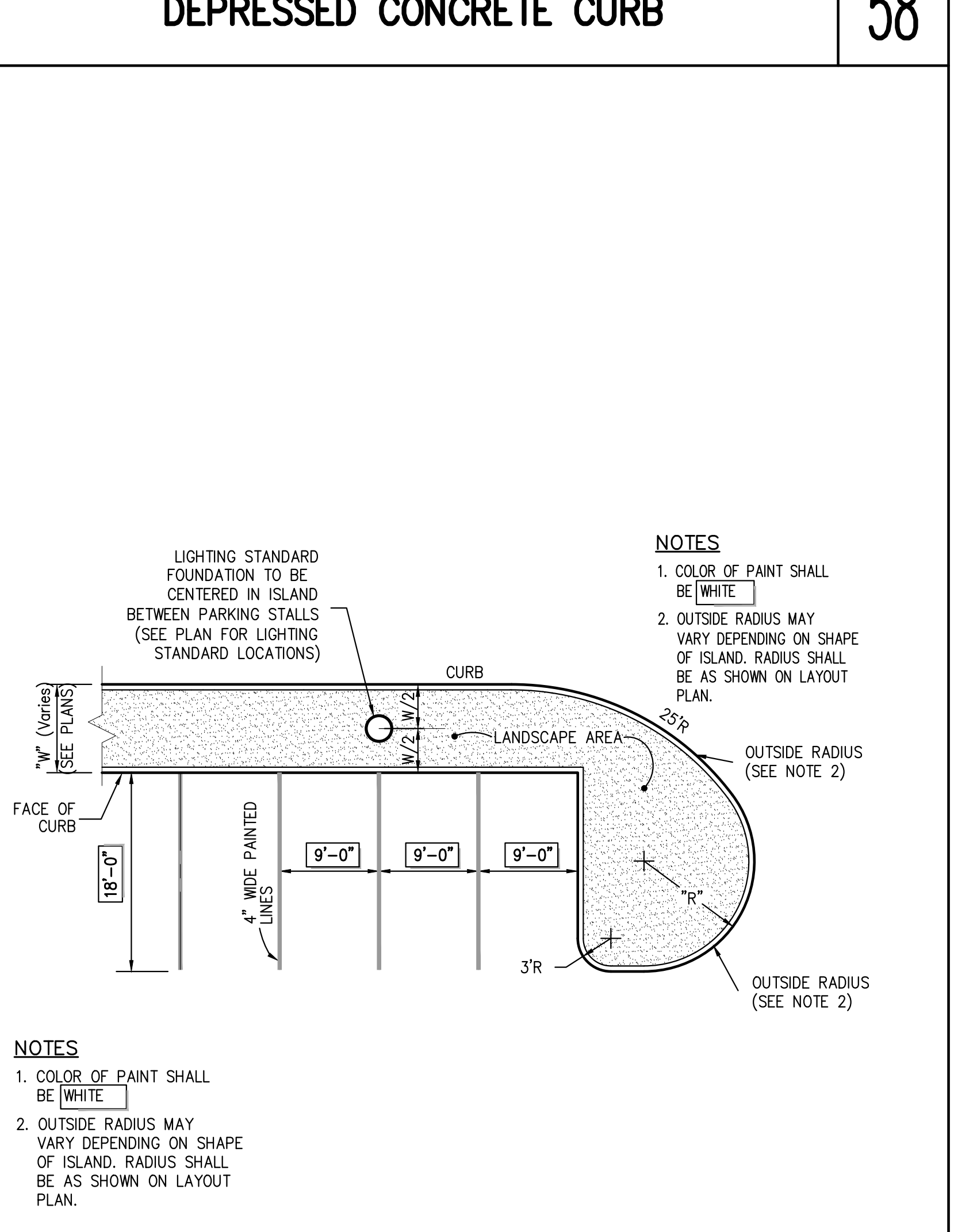


- NOTES:
- THIS SHEET IS INTENDED TO DEPICT THE DIMENSIONAL REQUIREMENTS OF TYPICAL ACCESSIBLE PARKING SPACES, THE SIDEWALK CURBING AND PAVEMENT MATERIAL SHALL BE AS SPECIFIED ELSEWHERE IN THE CONTRACT DOCUMENTS.
  - LOCATION - PARKING SPACES FOR USE BY PERSONS WITH DISABILITIES SHALL BE IN THE SPACES CLOSEST TO THE NEAREST ACCESSIBLE BUILDING OR FACILITY ENTRANCE OR AN ACCESSIBLE ROUTE.
  - SURFACE SLOPES - SLOPES AT ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ADJOINING WALKWAYS SHALL NOT EXCEED 1:50 IN ANY DIRECTION.
  - SIGNAGE - EACH ACCESSIBLE PARKING SPACE SHALL BE MARKED BY PERMANENTLY INSTALLED ABOVE GROUND SIGNING DISPLAY THE INTERNATIONAL SYMBOL OF ACCESS. EACH ACCESS AISLE SHALL BE MARKED BY PERMANENTLY INSTALLED ABOVE GROUND SIGNING INDICATING THAT PARKING IS NOT PERMITTED IN THE AISLE. SIGNS SHALL NOT BLOCK THE ACCESSIBLE CLEAR WIDTH OF ADJACENT WALKWAYS. SIGNS LOCATED WHERE THEY MAY BE HIT BY VEHICLES BEING PARKED SHALL BE INSTALLED AS SHOWN IN THE PROTECTION POST BASE DETAIL. THE BOTTOMS OF THE SIGNS LOCATED ON POSTS INSTALLED IN PARKING SPACES SHALL BE AT LEAST 7" ABOVE THE WALKWAY SURFACE. THE BOTTOMS OF SIGNS LOCATED IN UNPAVED AREAS SHALL BE 7" ABOVE THE ADJACENT PAVEMENT SURFACE.
  - A SMOOTH, FLUSH TRANSITION MUST BE PROVIDED BETWEEN ALL PEDESTRIAN WALKWAYS AND THE ACCESSIBLE PARKING SPACES AND AISLES.

TYPICAL ACCESSIBLE PARKING STALL AND AISLE 60



90° PARKING (SINGLE STRIPING - CURBED END) 62



90° PARKING (SINGLE STRIPING - CURBED ISLAND AND CURBED END) 63

NOT FOR CONSTRUCTION

APPROVED FOR CONSTRUCTION

DATE: 03/19/2021 BY: BMS

REVISIONS:

No.	Description	Date
1.	PLANNING BOARD SUBMISSION	03/19/2021
2.	PLANNING BOARD SUBMISSION	06/22/2021
3.	PLANNING BOARD SUBMISSION	09/03/2022
4.	PLANNING BOARD SUBMISSION	01/20/2023

APPLICANT: FARRELL COMMUNITIES AT OVERLOOK FARMS LLC  
102 WALLER AVENUE  
WHITE PLAINS, NY 10605

ARCHITECT: PETER F. CATO & ASSOCIATES  
102 WALLER AVENUE  
WHITE PLAINS, NY 10605

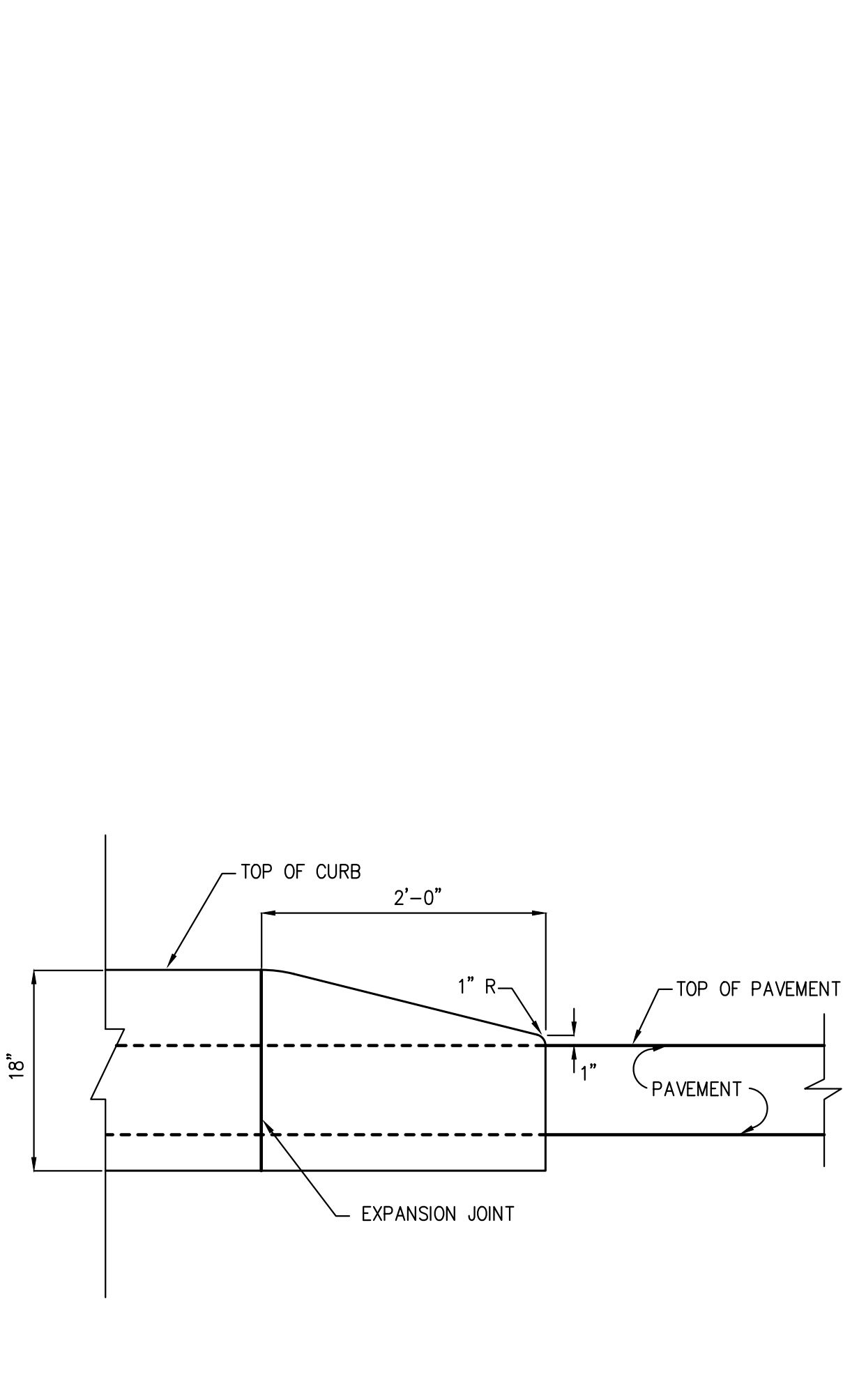
CONSTRUCTION DETAILS

OVERLOOK FARMS A FARRELL COMMUNITY  
TOWN OF NEWBURGH, NEW YORK

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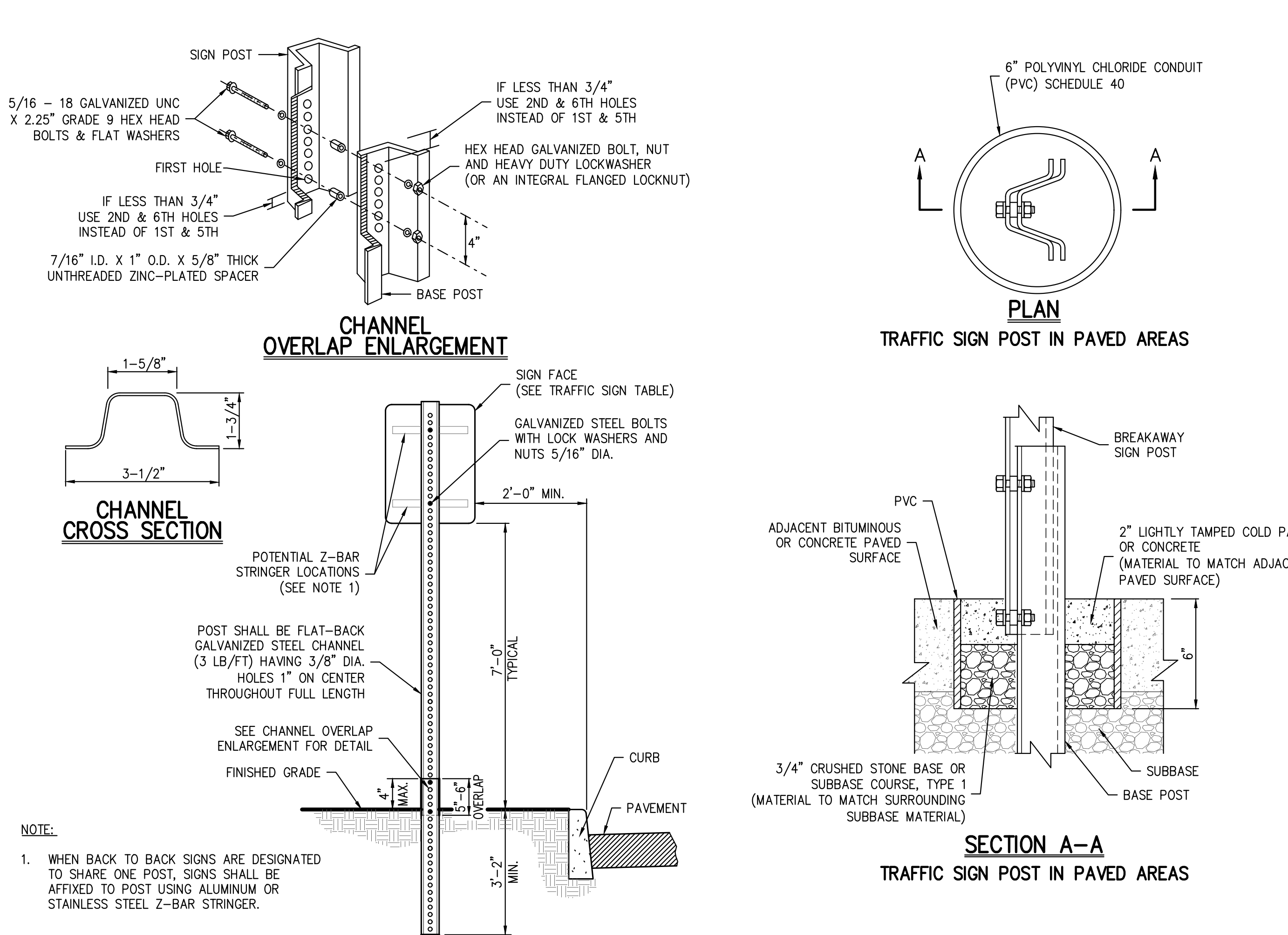
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Date: 03/19/2021  
Project No: 17088  
Sheet No: C-904





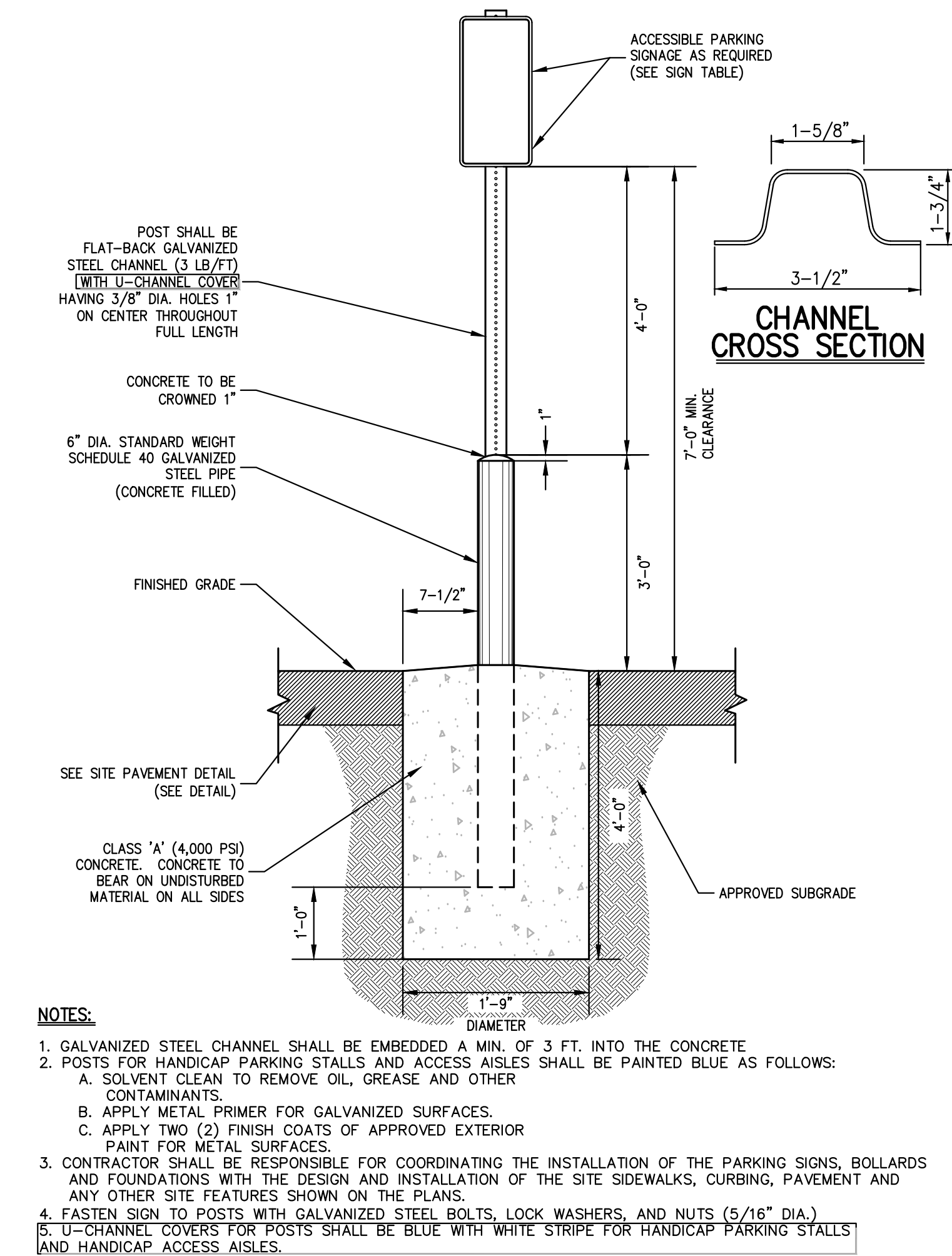
**CONCRETE CURB ENDING**

64



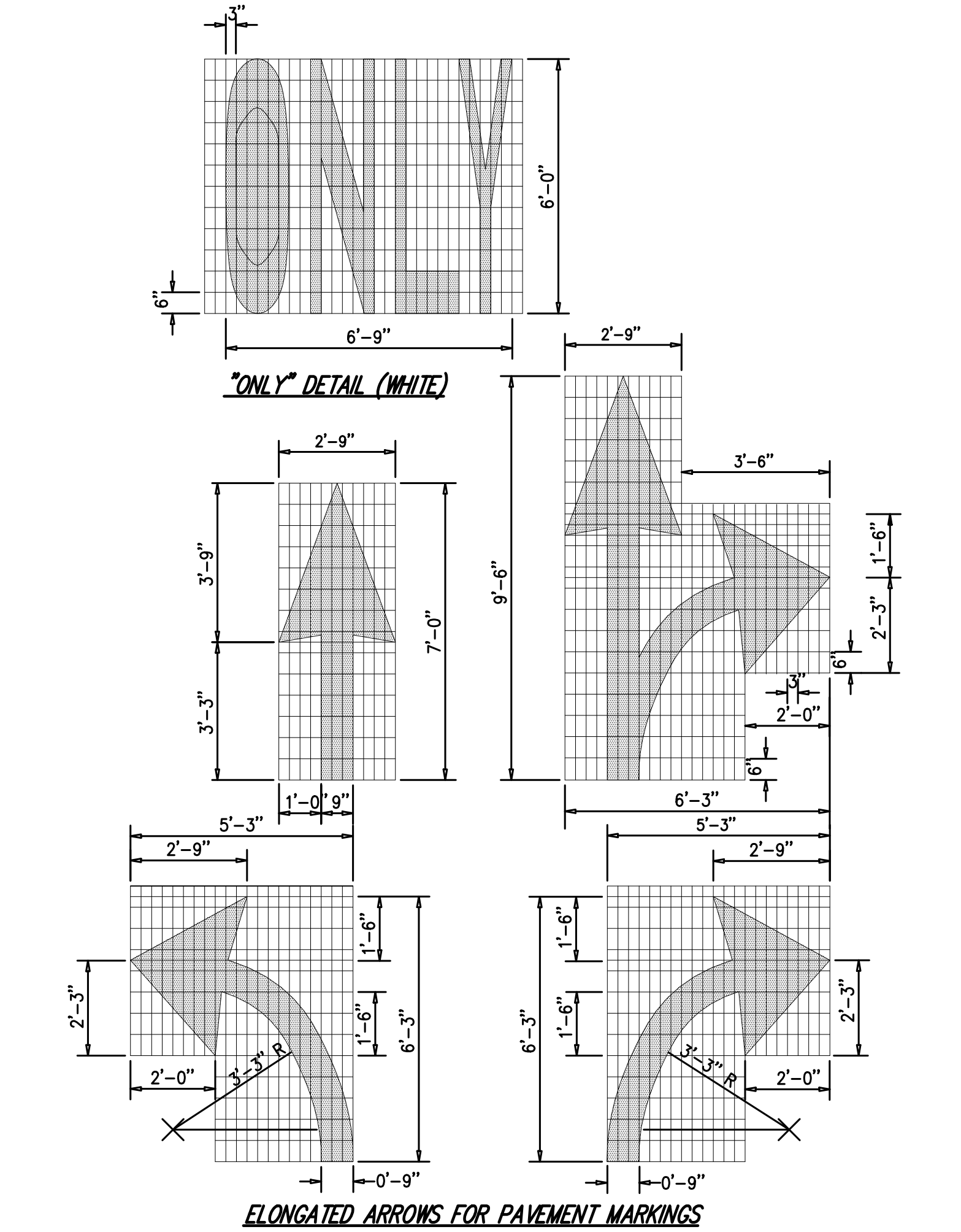
**TRAFFIC SIGN POST (BREAKAWAY STEEL CHANNEL)**

65



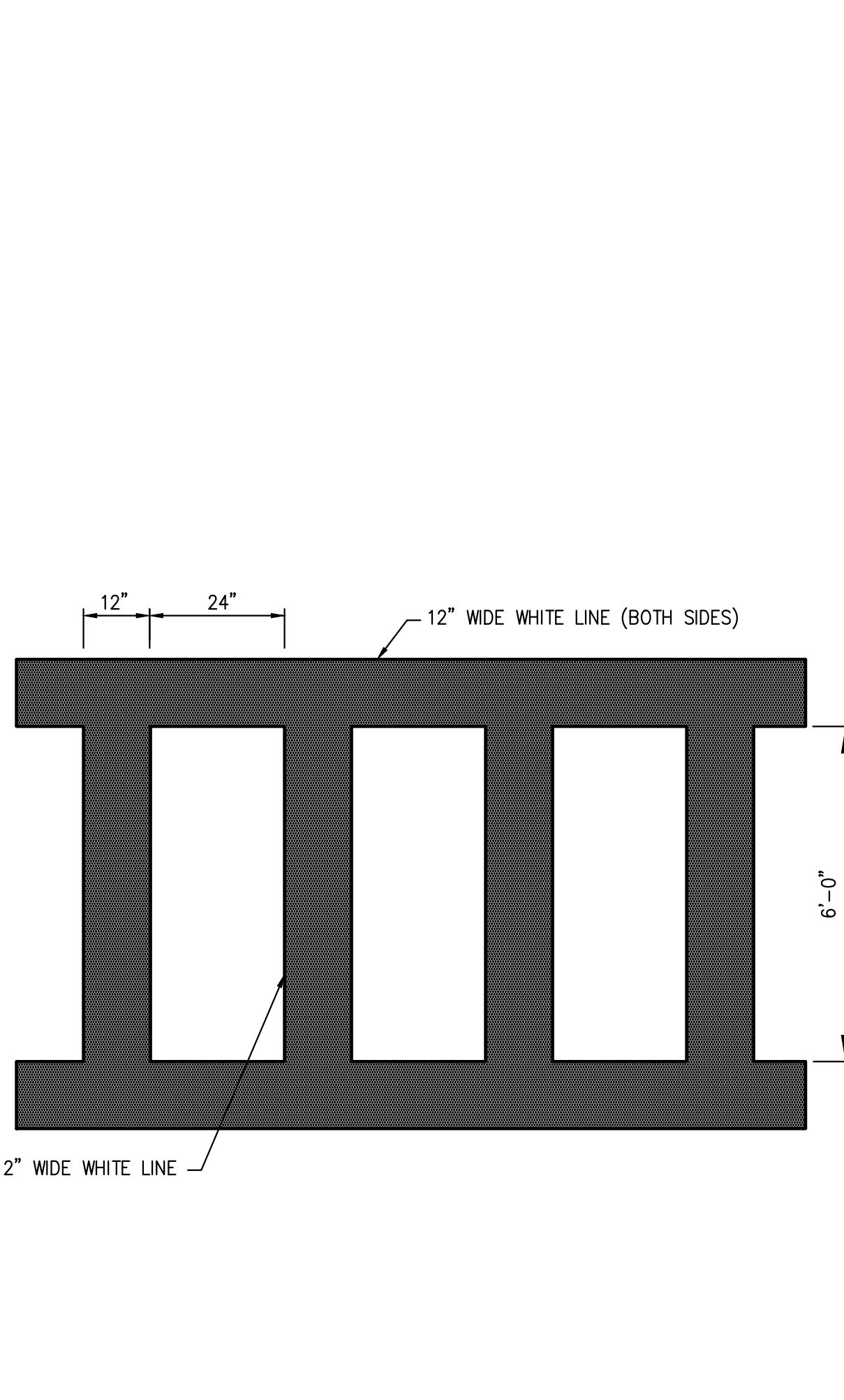
**ACCESSIBLE PARKING SIGN DETAIL**

66



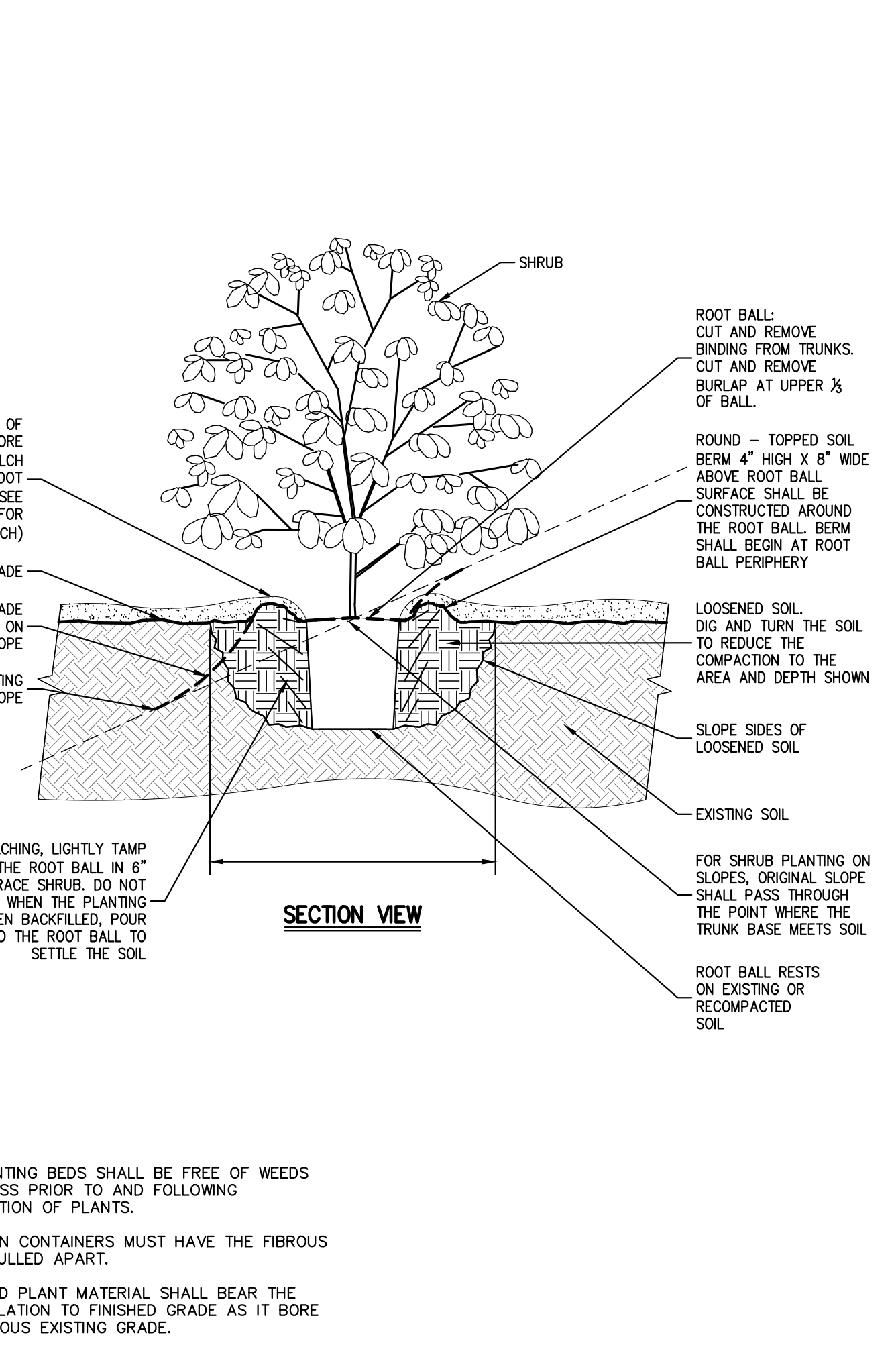
**PAVEMENT TEXT & ARROWS (ON-SITE)**

67



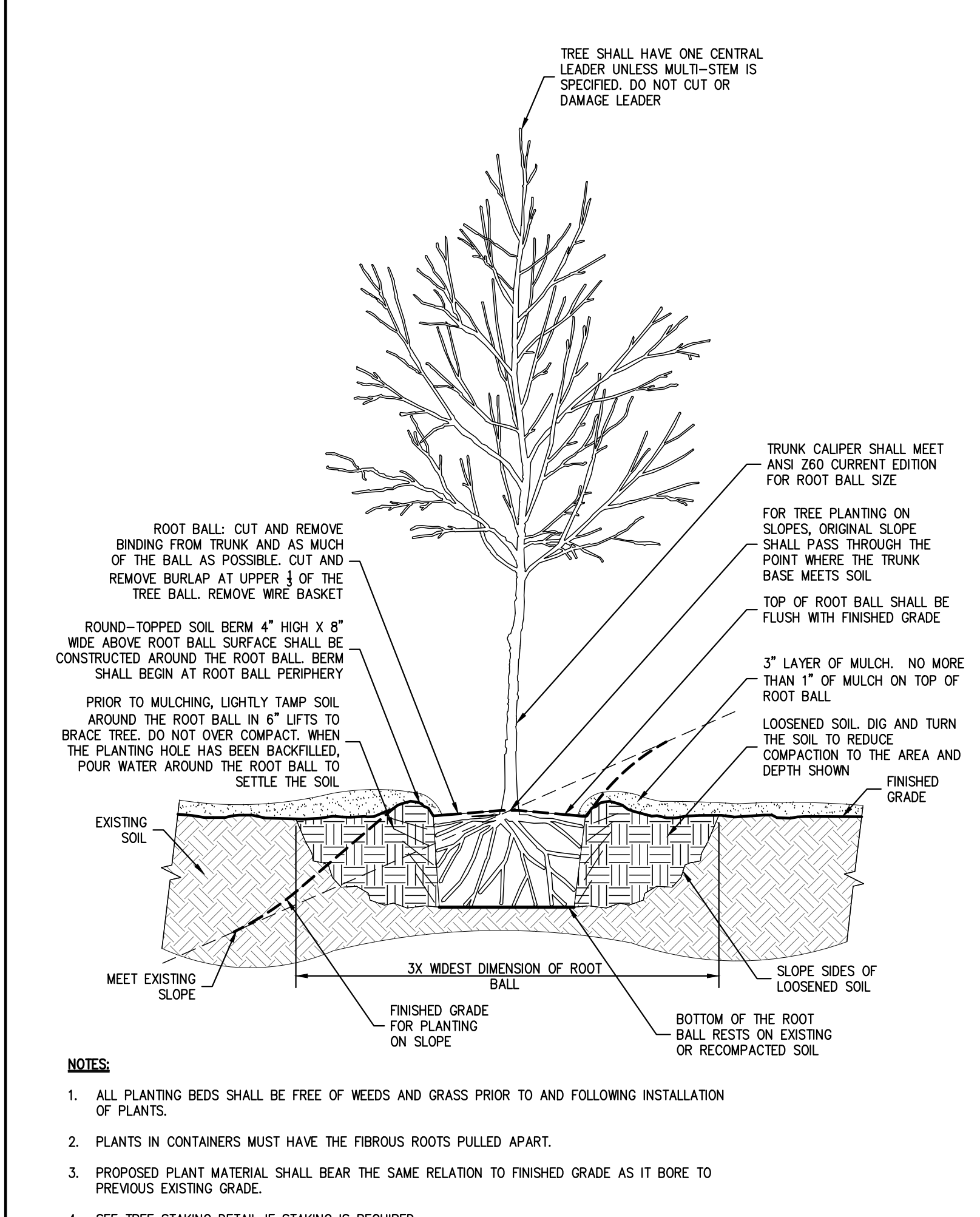
**PEDESTRIAN CROSSING**

68



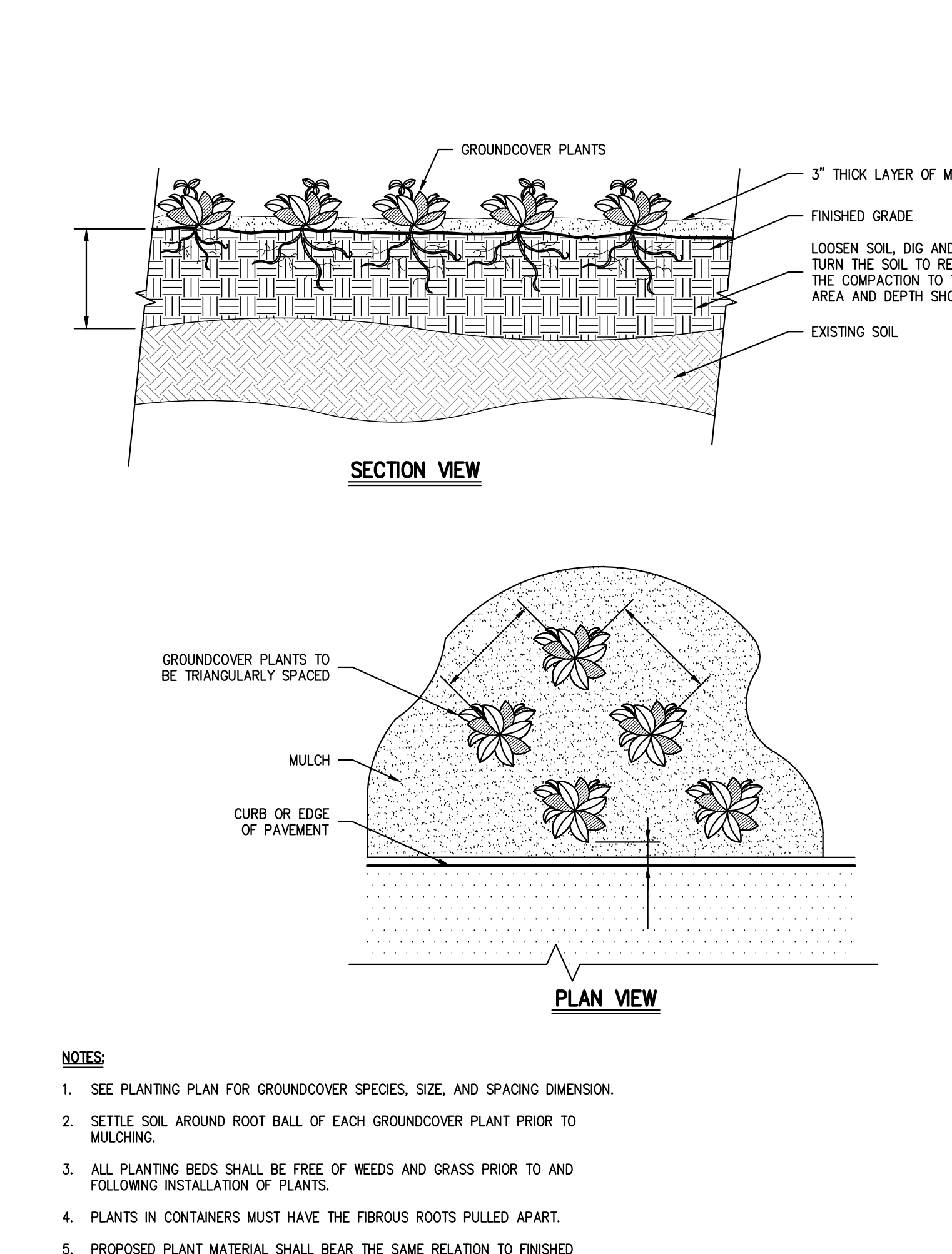
**SHRUB PLANTING**

69



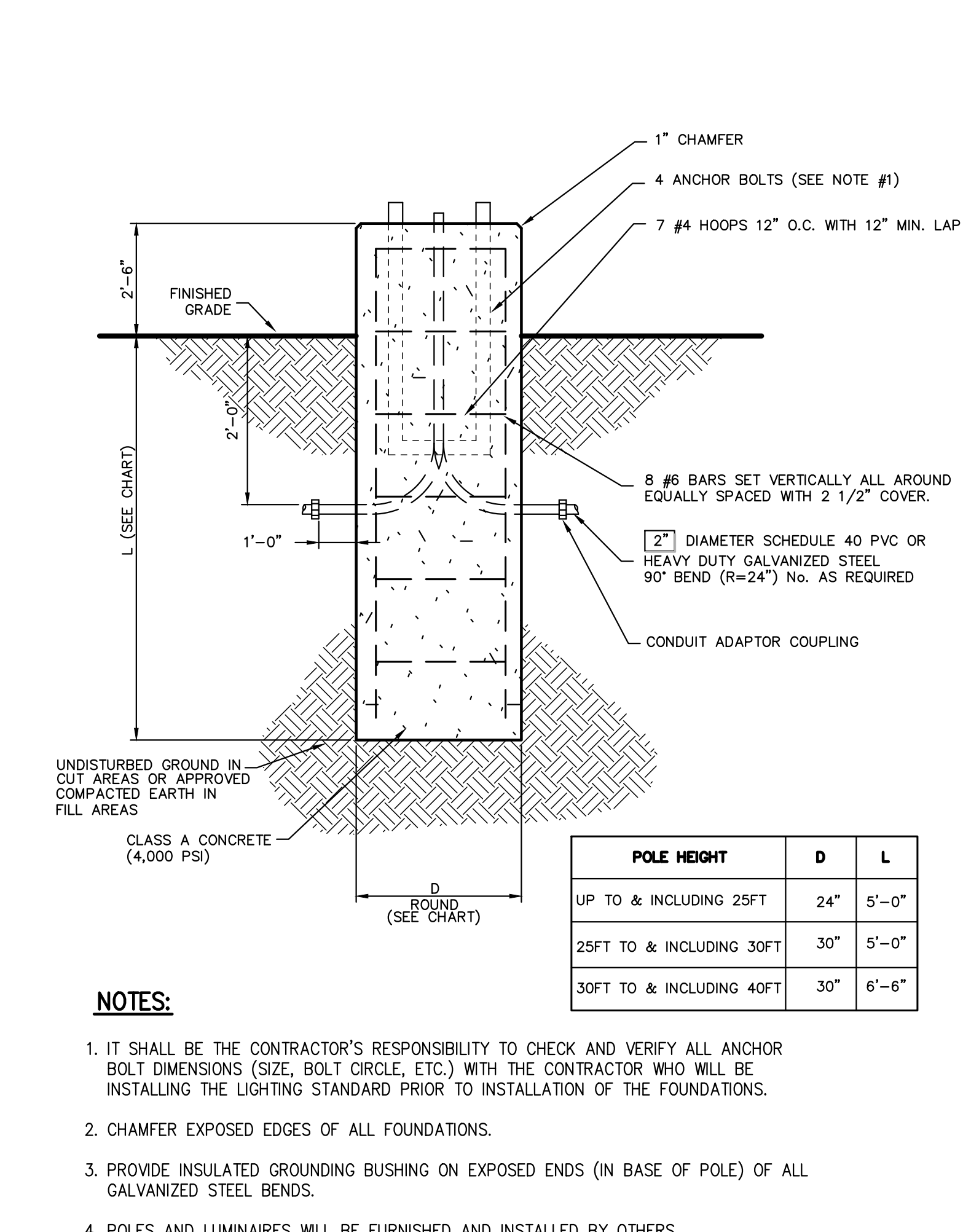
**TREE PLANTING (DECIDUOUS AND EVERGREEN)**

70



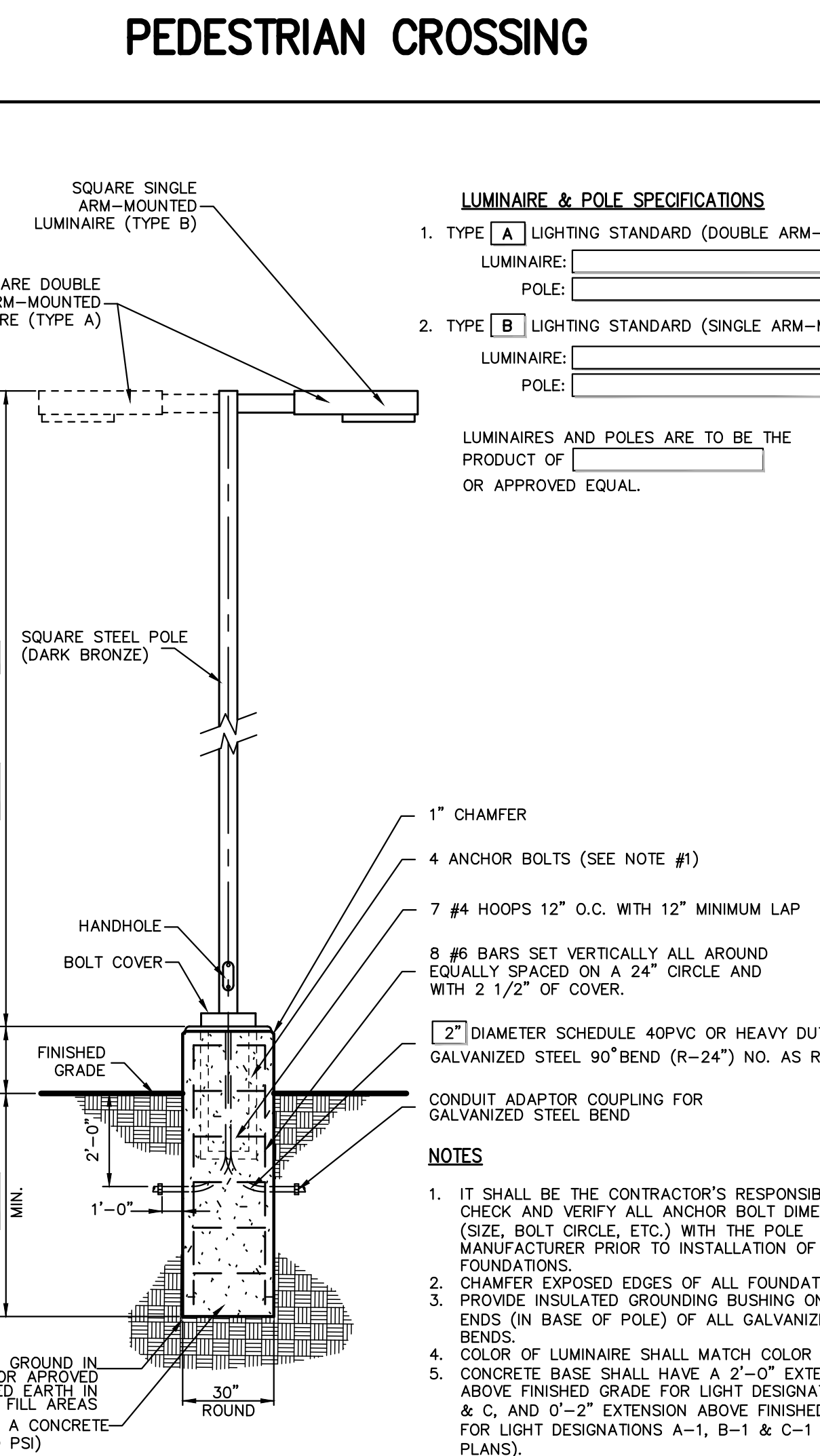
**GROUNDCOVER**

71



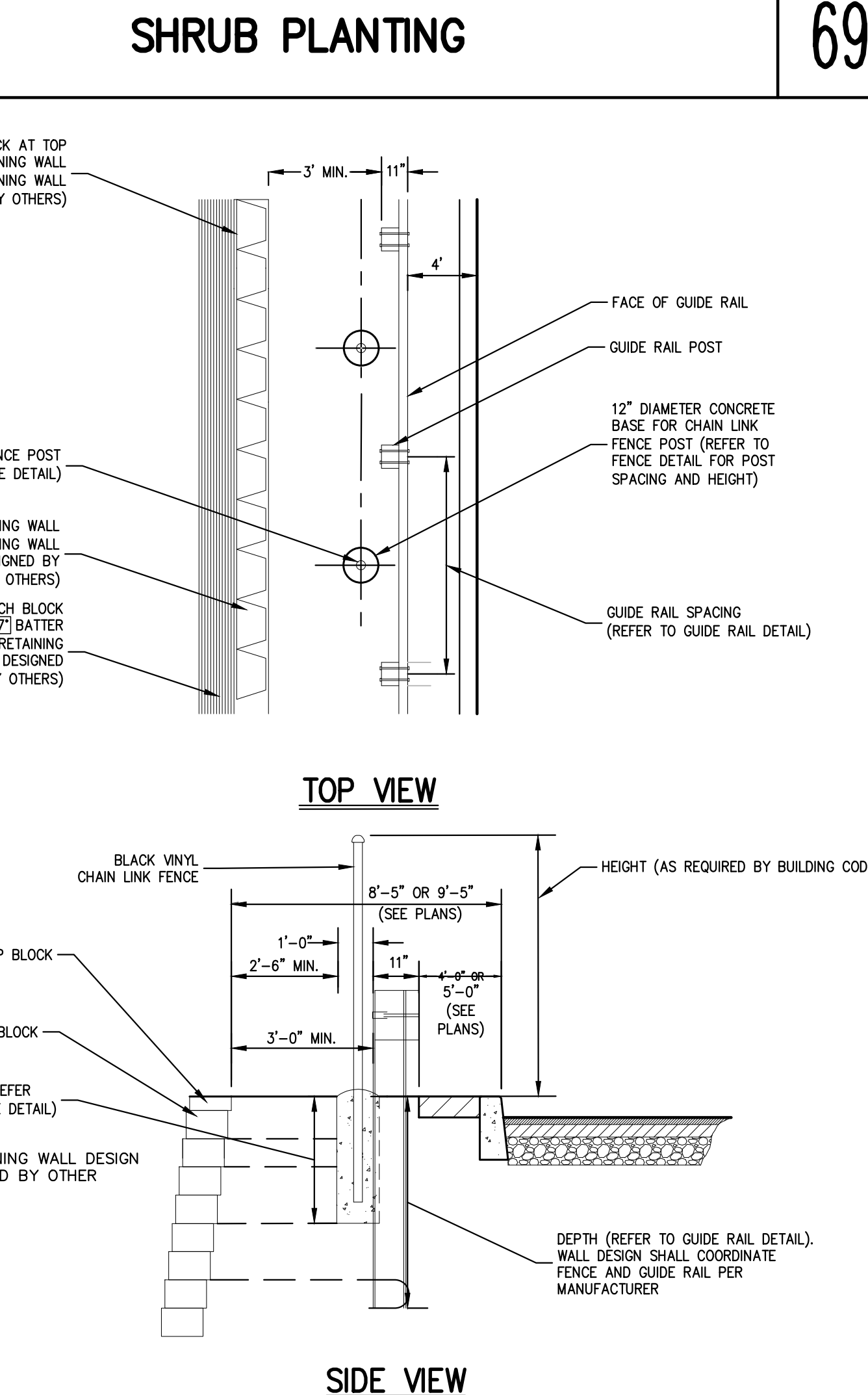
**LIGHTING STANDARD FOUNDATION (ROUND)**

72



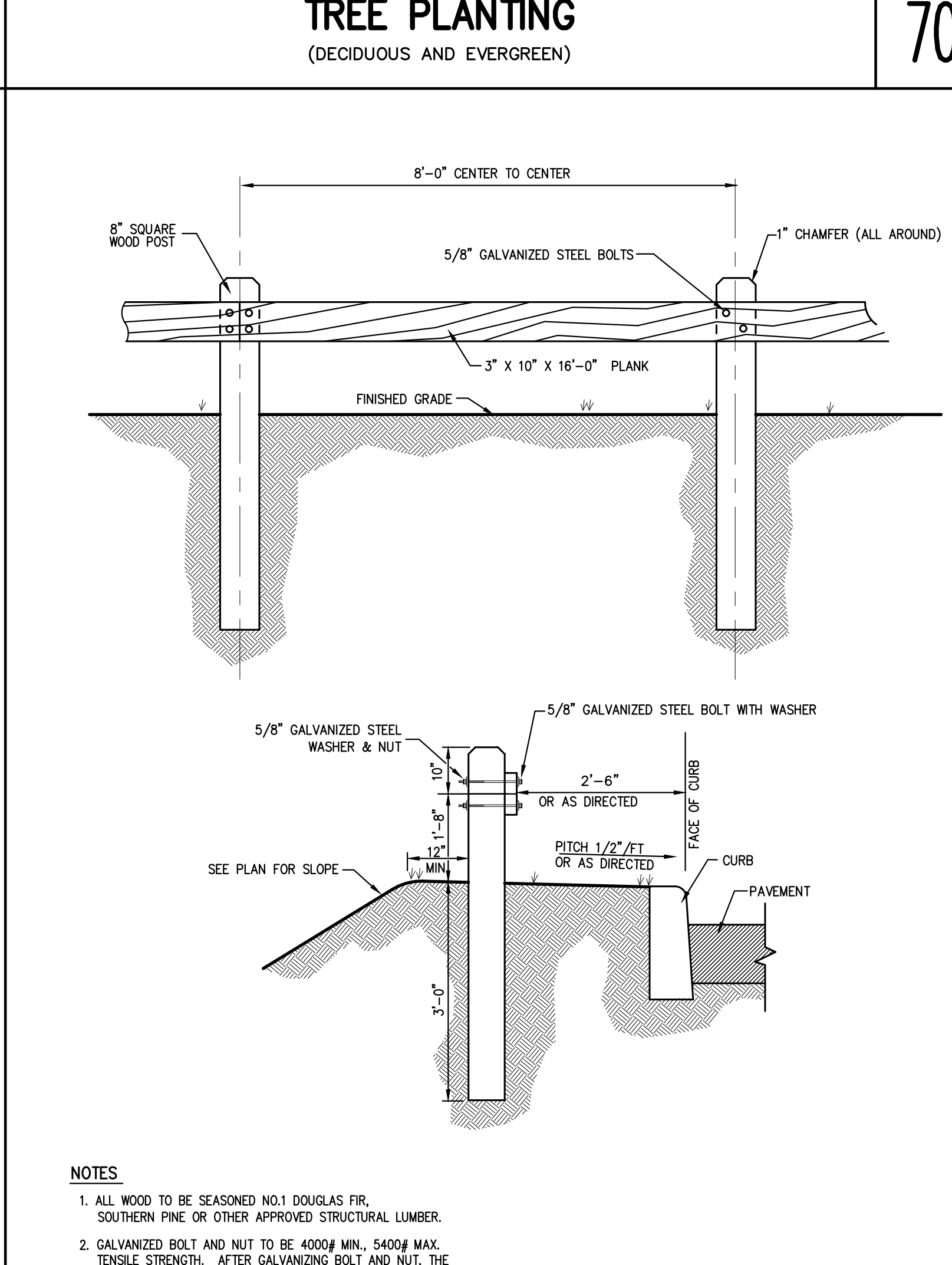
**LIGHTING STANDARD (Arm Mounted)**

73



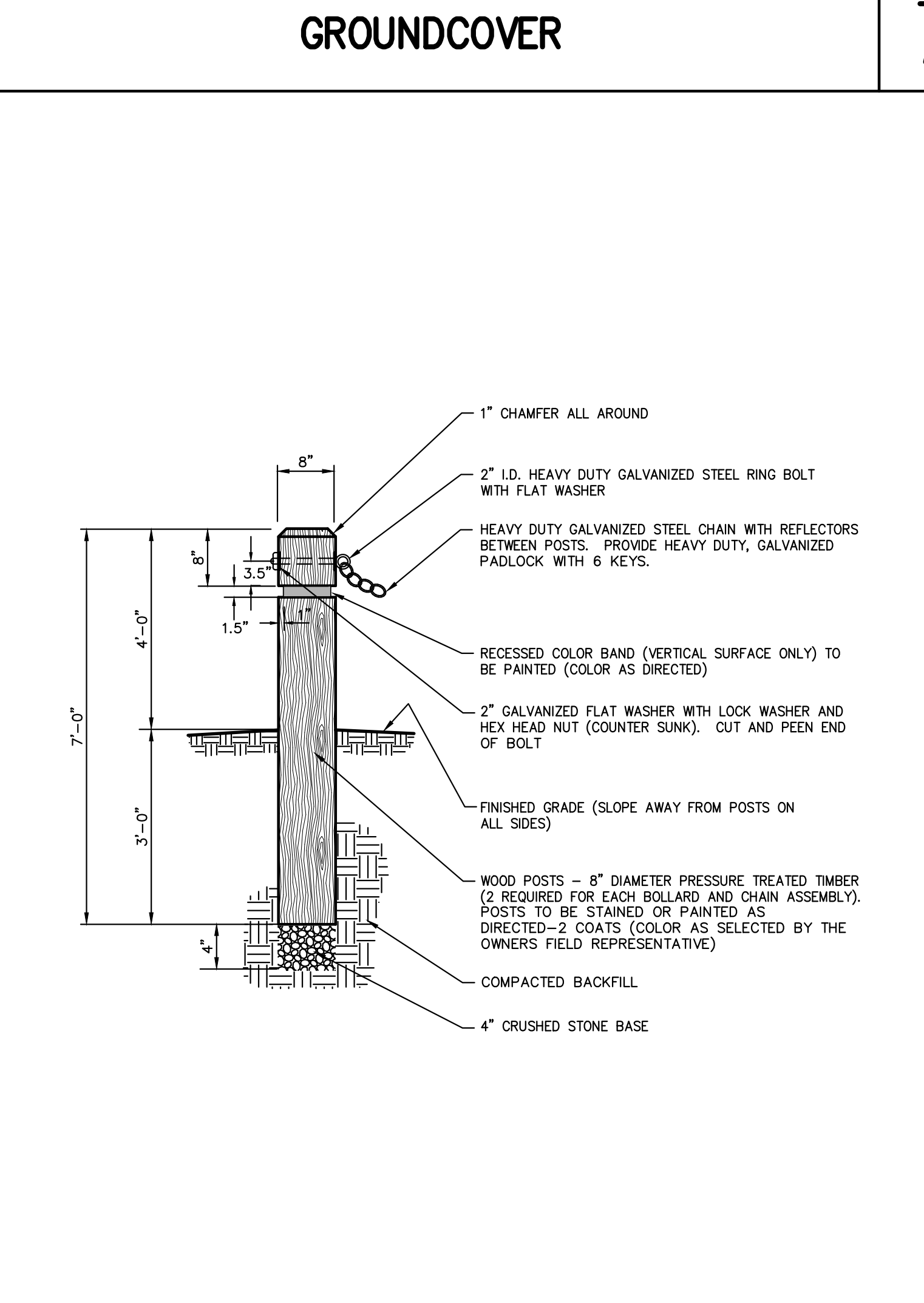
**SEGMENTAL RETAINING WALL, GUIDE RAIL, & FENCE DETAIL (TO BE DESIGNED BY OTHERS)**

74



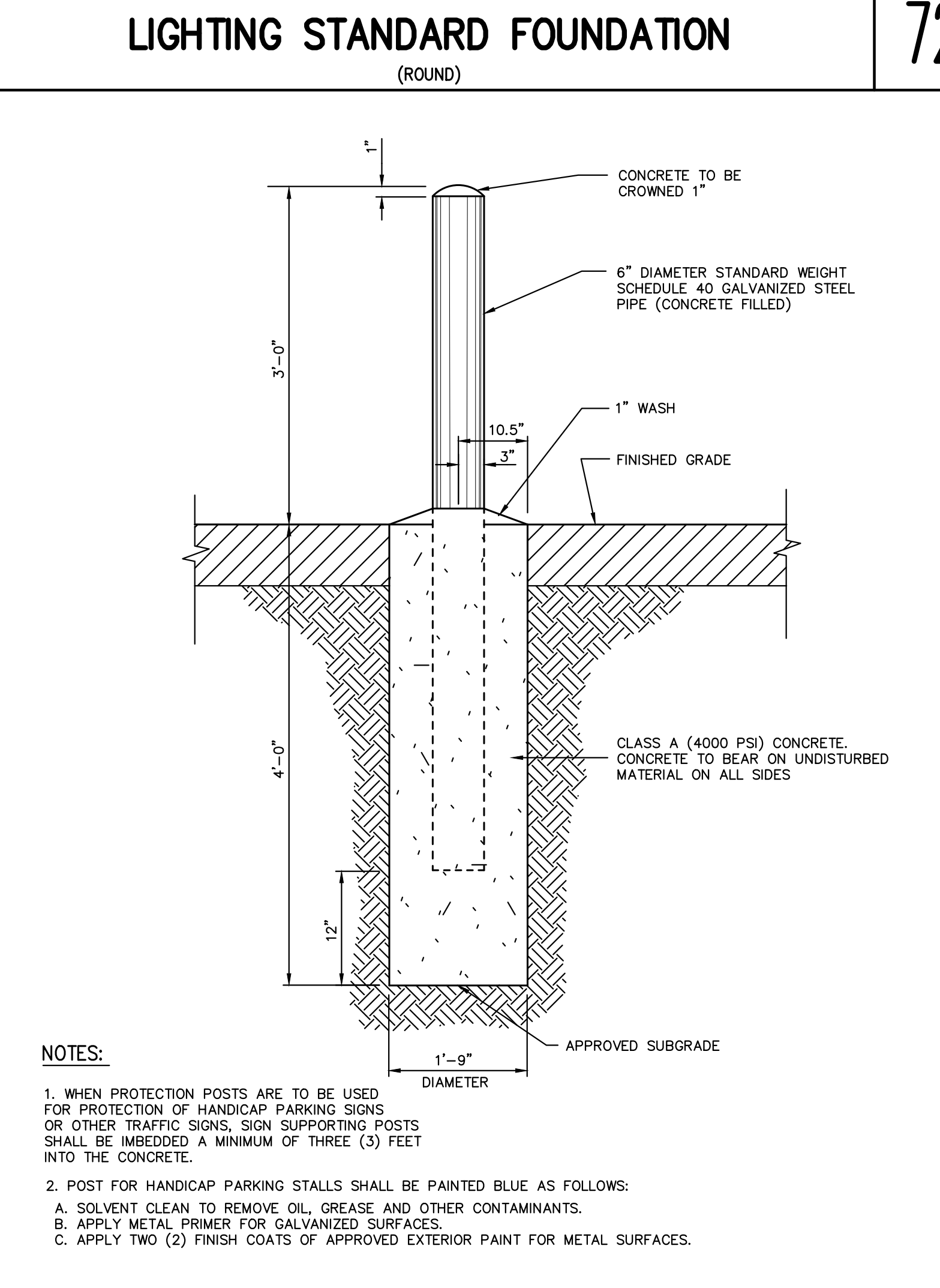
**WOOD GUIDE RAIL**

75



**BOLLARD & CHAIN ASSEMBLY (WOOD)**

76



**STEEL PIPE PROTECTION POST**

77

**CONSTRUCTION DETAILS**

OVERLOOK FARMS A FARRELL COMMUNITY TOWN OF NEWBURGH, NEW YORK

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APPROVED FOR CONSTRUCTION

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Date: 03/19/2021

Project No: 17088

Sheet No: C-905

Drawn by: BMS

Checked by: J.S.

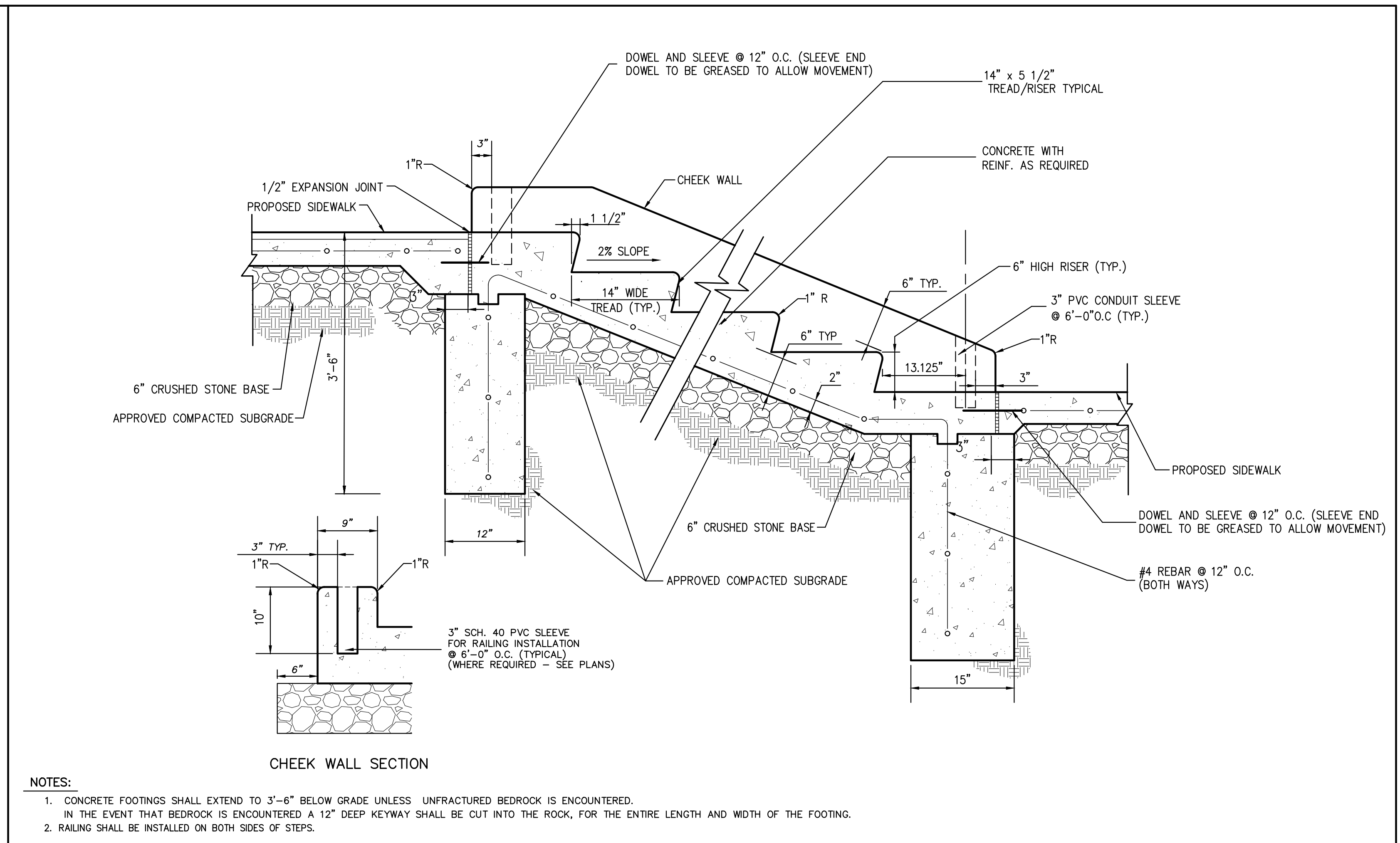
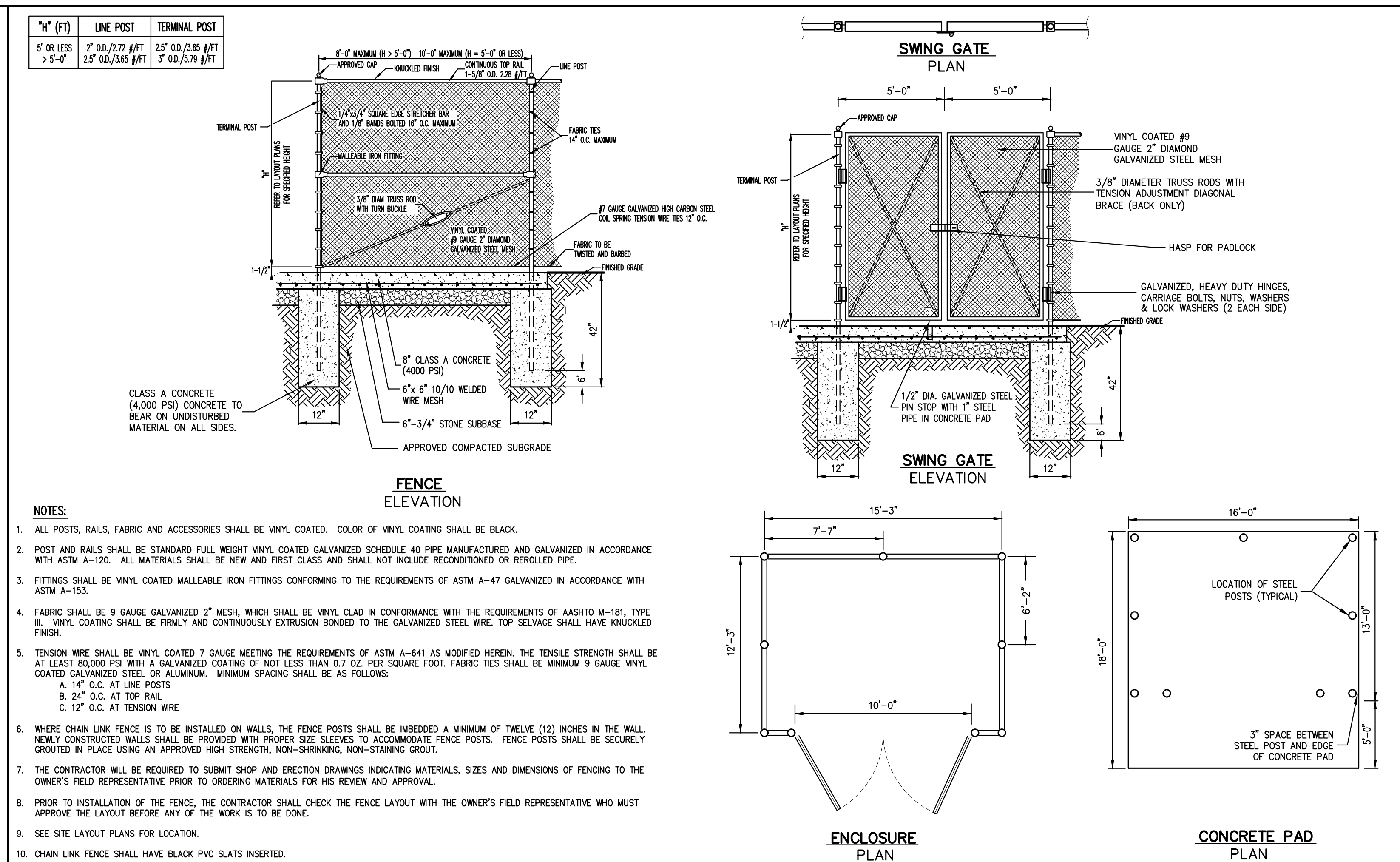
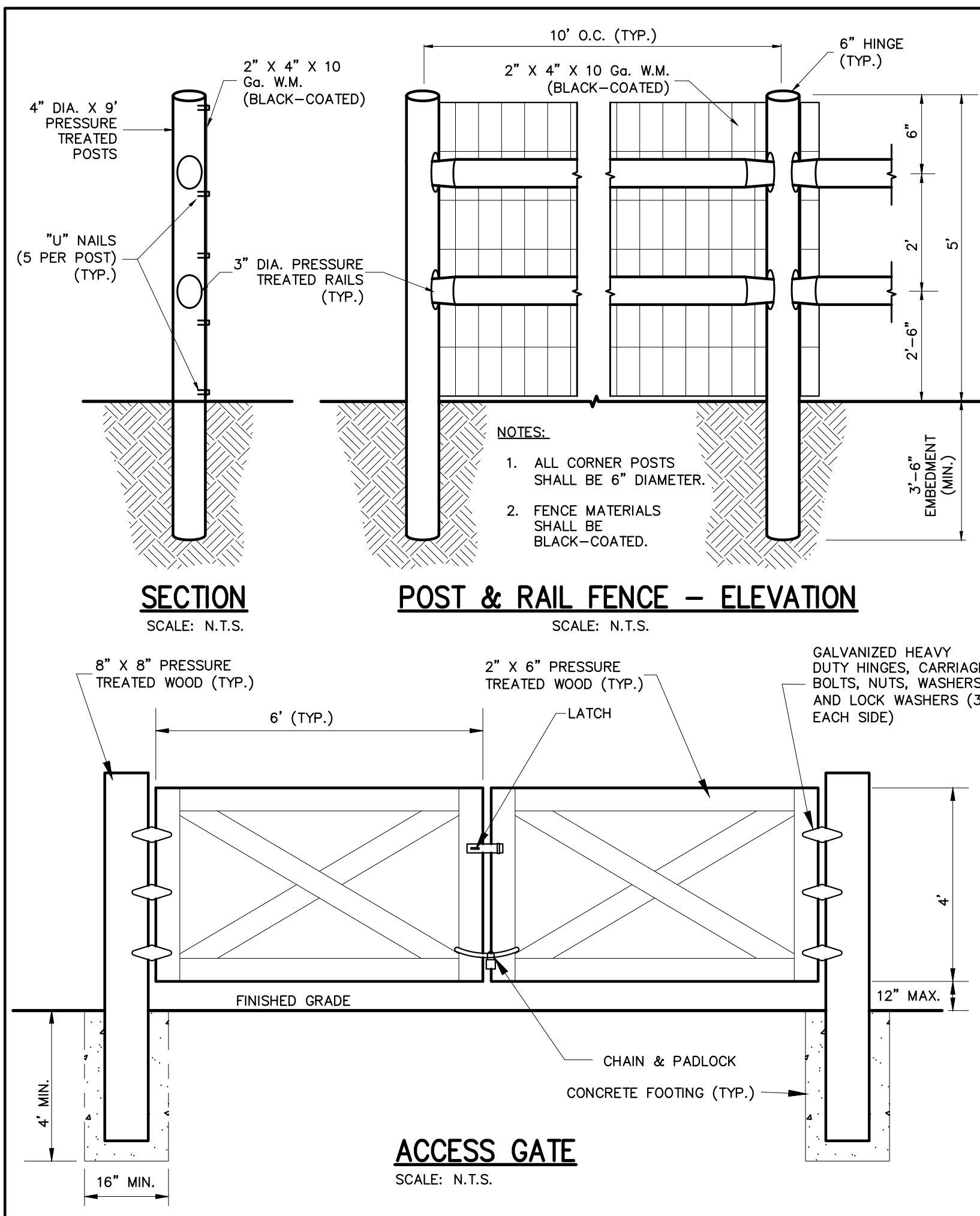
Approved by: J.S.

Farrell Communities at Overlook Farms, LLC  
P.O. Box 14  
Bridgehampton, NY 11932

Architect: PETER F. CATO & ASSOCIATES  
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120 BEAUFORT ROAD - BRIDGEHAMPTON, NY 11934  
PHONE 631.233.5233 - FAX 631.272.7202  
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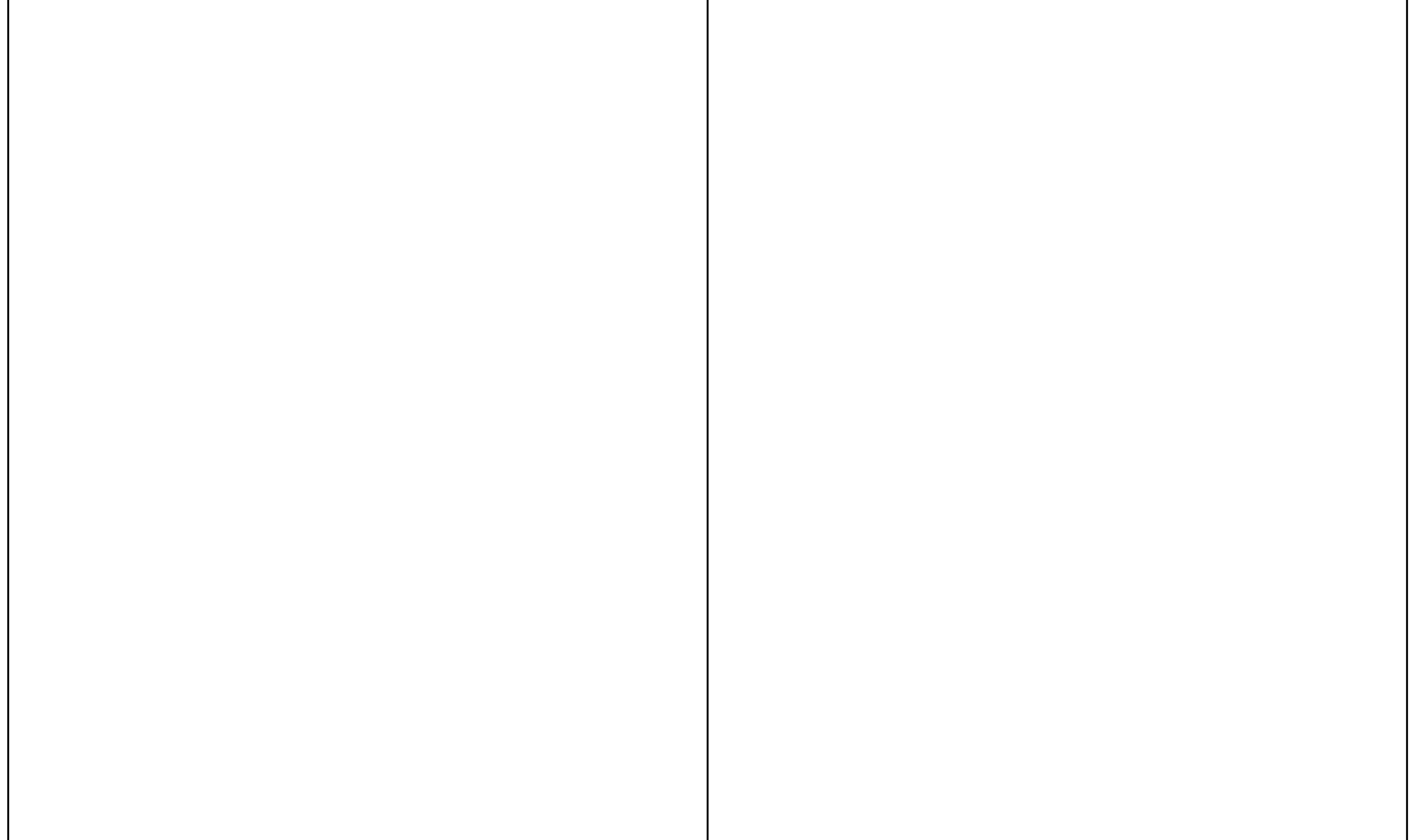
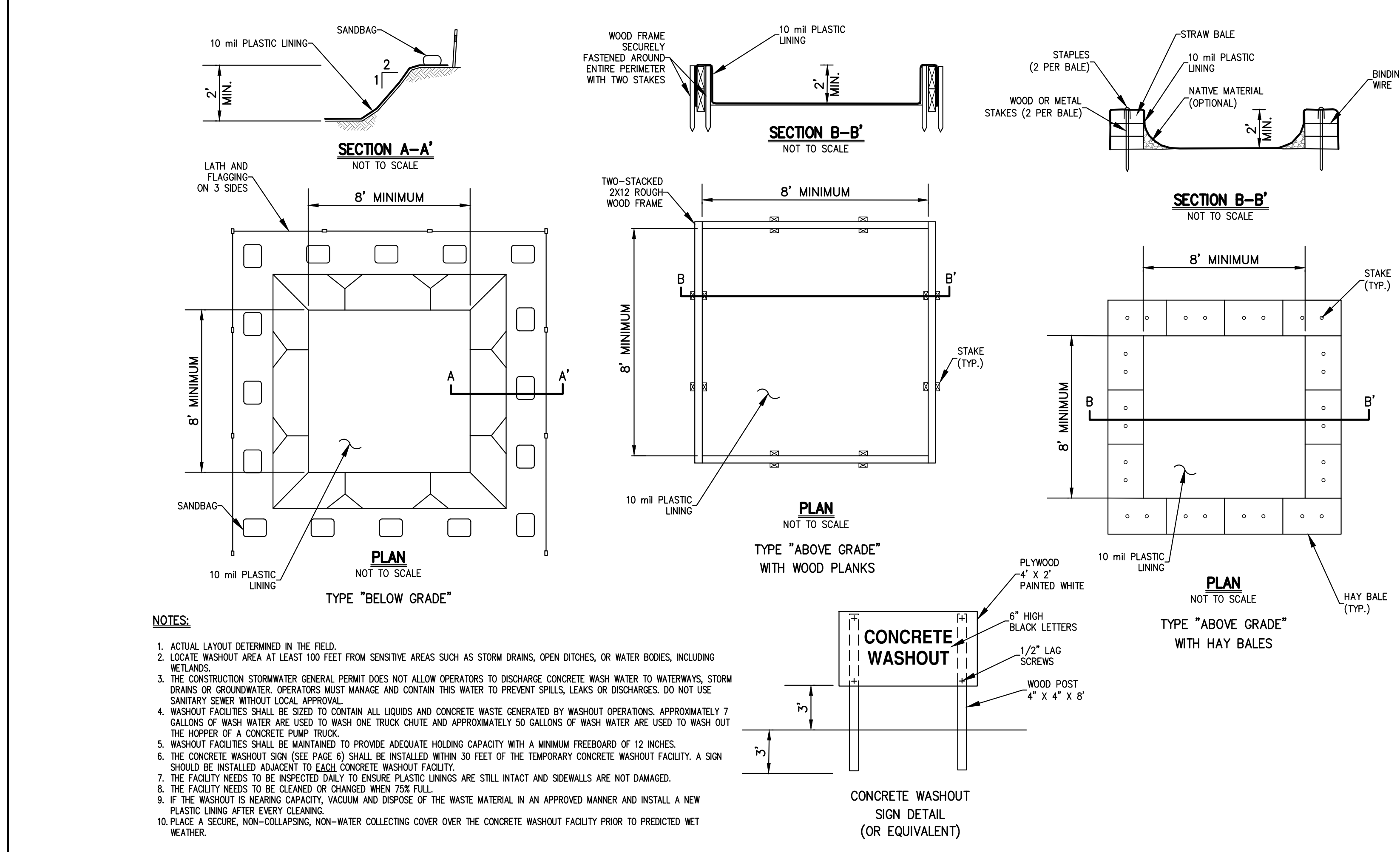
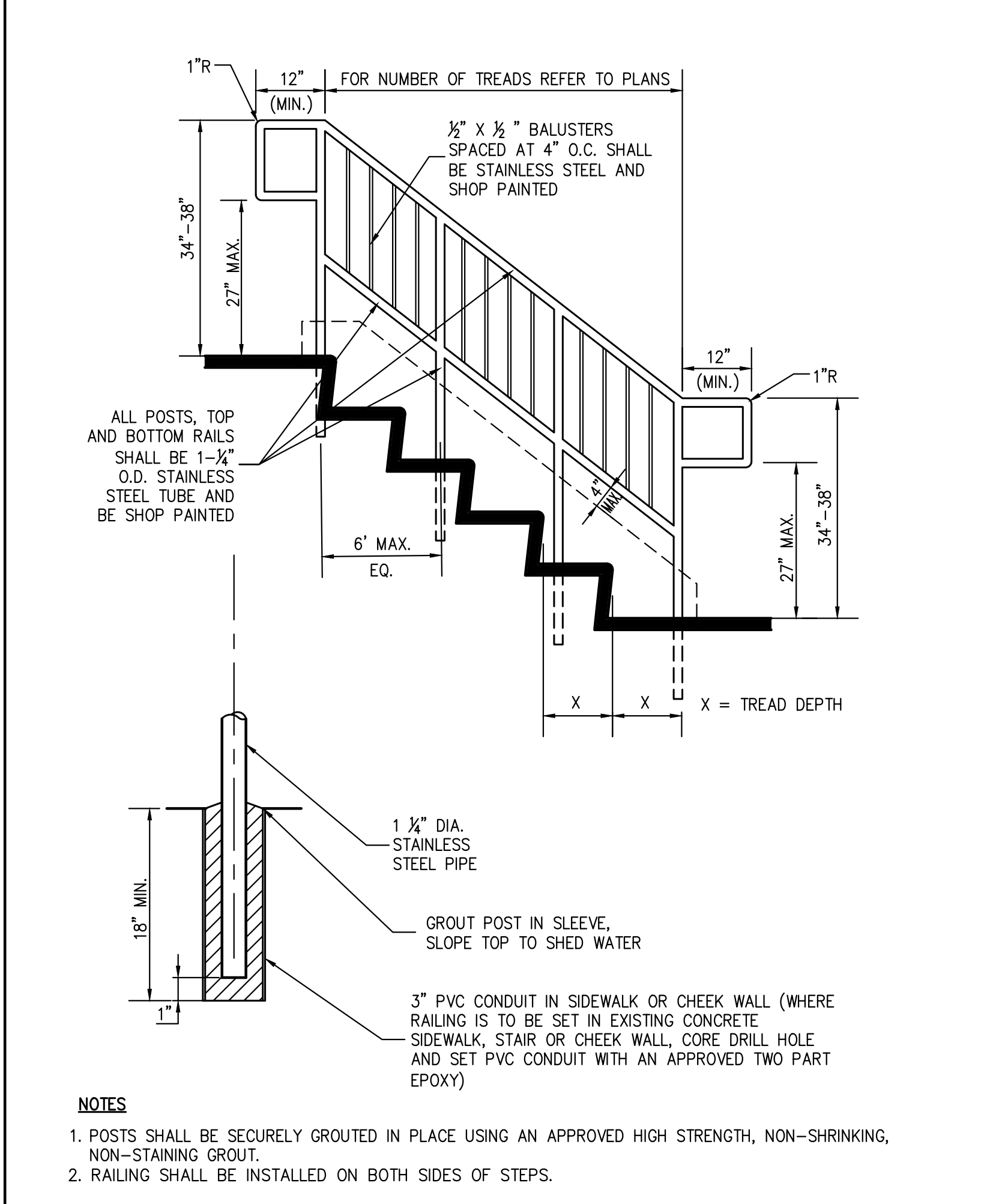




**POST & RAIL FENCE (WITH GATE)** 78

**TRASH ENCLOSURE WITH CONCRETE PAD (WOOD)** 79

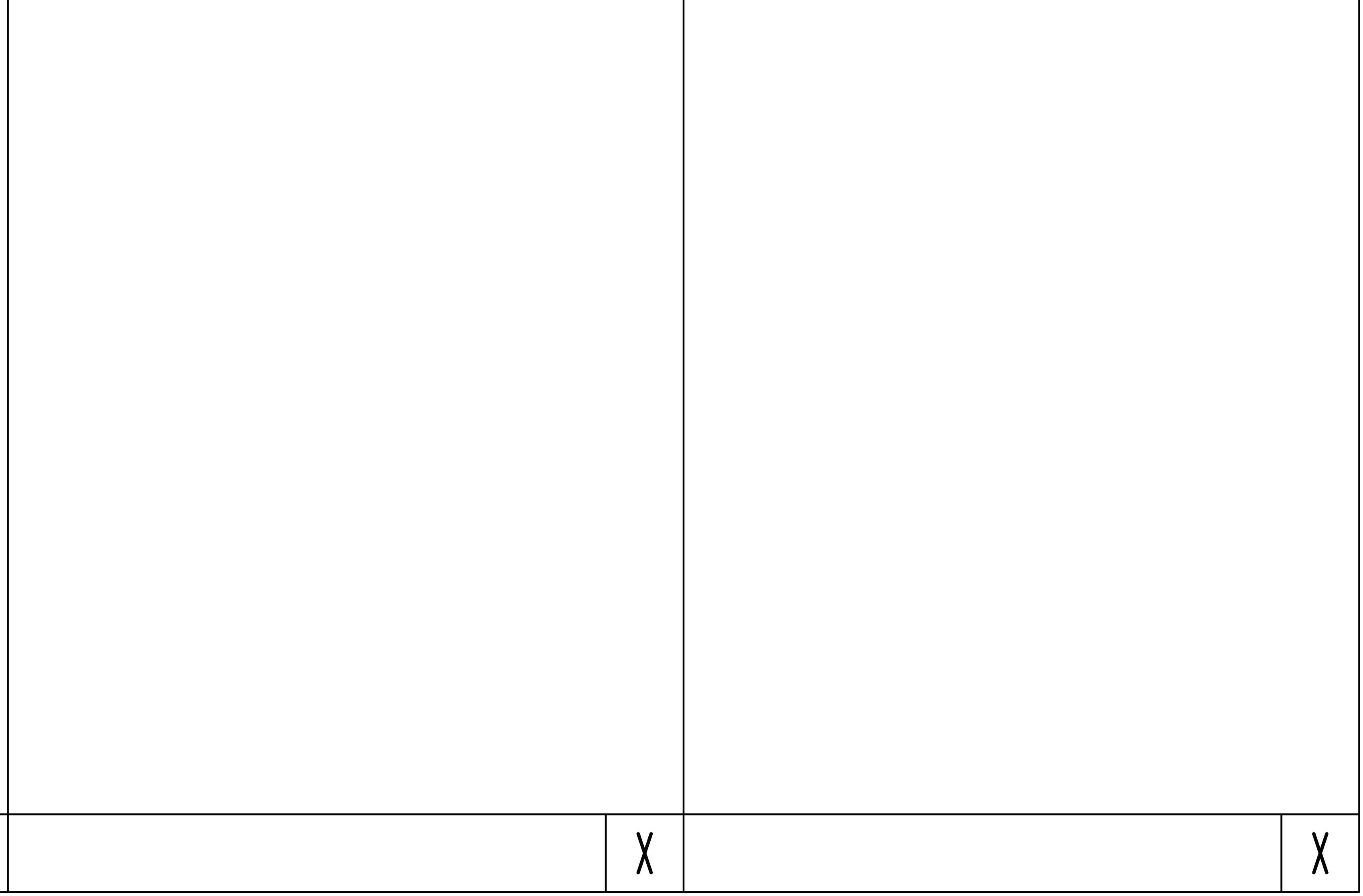
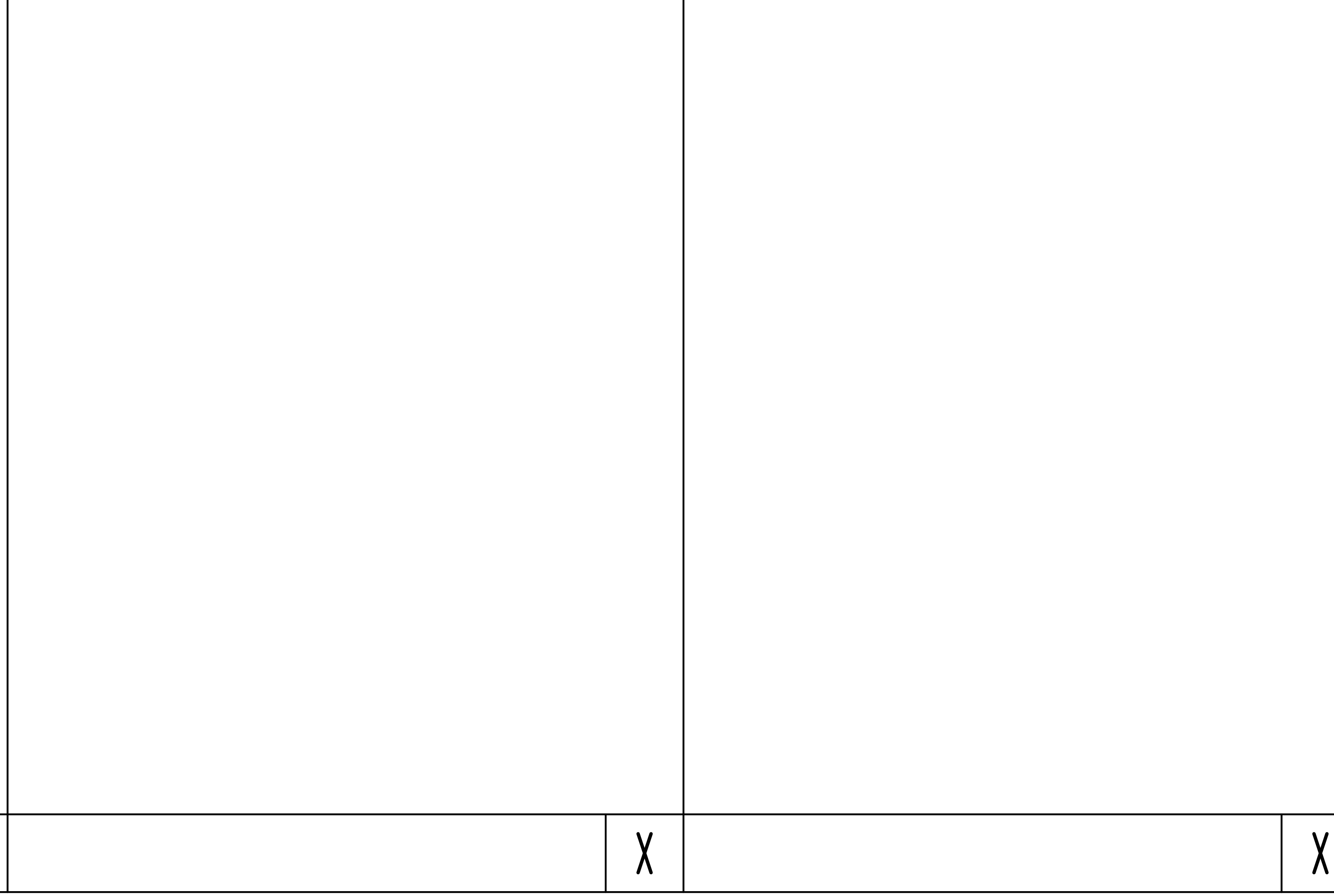
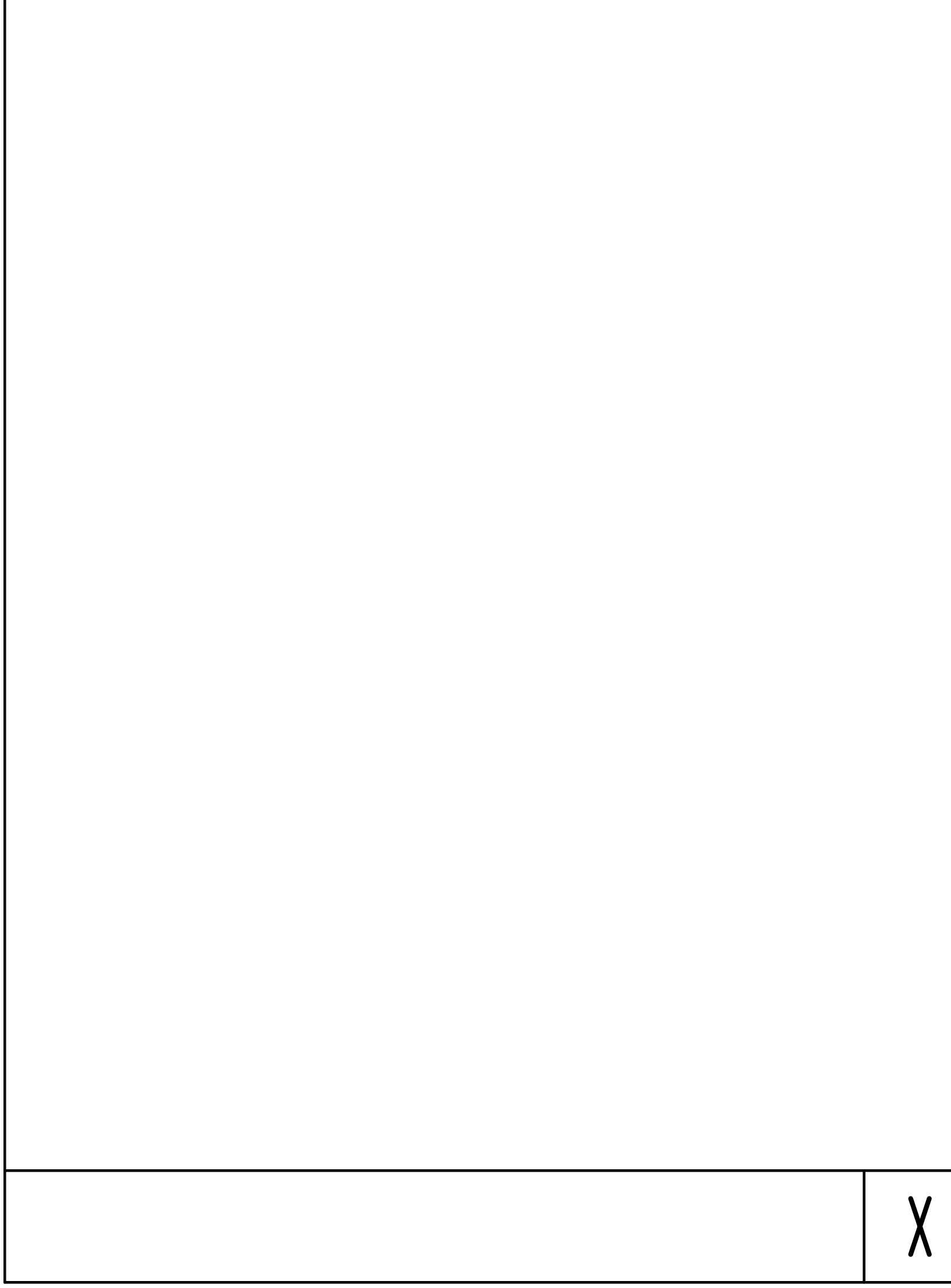
**CONCRETE STEPS WITH CHEEK WALL** 80



**STEEL PIPE RAILING FOR STAIRS WITH VERTICAL GUARD RAIL** 81

**CONCRETE WASHOUT** 82

X X



No.	Revision	Date	By	Check
1.	PLANNING BOARD SUBMISSION	03/19/2021	BMS	
2.	PLANNING BOARD SUBMISSION	06/22/2021	BMS	
3.	PLANNING BOARD SUBMISSION	06/22/2022	BMS	
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APPLICANT/OWNER:  
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**PETER F. CATO & ASSOCIATES**  
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CONSTRUCTION DETAILS  
OVERLOOK FARMS A FARRELL COMMUNITY  
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Drawn: BMS Approved: JS  
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Date: 03/19/2021  
Project No: 17088  
JOB-SHEET: C-906  
Drawing No: X

**C-906**

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PLANT SCHEDULE L-100				
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND. REMARKS
AB	8	Abies balsamea / Balsam Fir	8' - 10' HT.	2.5" Cal
JV	36	Juniperus virginiana / Eastern Red Cedar	8' - 10' HT.	2.5" Cal
PA	56	Picea abies / Norway Spruce	8' - 10' HT.	2.5" Cal
PG	20	Picea glauca / White Spruce	8' - 10' HT.	2.5" Cal
PS	20	Pinus strobus / White Pine	8' - 10' HT.	2.5" Cal
TO	40	Thuja x 'Green Giant' / Green Giant Arborvitae	8' - 10' HT.	2.5" Cal
DECIDUOUS TREES				
QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
AR	54	Acer rubrum 'Autumn Blaze' / Autumn Blaze Red Maple	2 1/2" - 3" Cal	2.75" Cal
AO	11	Acer rubrum 'October Glory' / October Glory Red Maple	2 1/2" - 3" Cal	2.75" Cal
BN	9	Betula nigra 'Dura Heat' / River Birch	10' - 12' HT.	2.5" Cal
OM	9	Quercus macrocarpa / Burr Oak	2 1/2" - 3" Cal	2.75" Cal
QP	34	Quercus palustris / Pin Oak	2 1/2" - 3" Cal	2.75" Cal
QR	22	Quercus rubra / Red Oak	2 1/2" - 3" Cal	2.75" Cal
TD	4	Taxodium distichum / Bald Cypress	2 1/2" - 3" Cal	2.75" Cal

LEGEND	
[Symbol]	EXISTING PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EXISTING SETBACK LINE
[Symbol]	EXISTING WETLAND LINE AND DELINEATION
[Symbol]	EXISTING BUILDING OVERLAP
[Symbol]	EXISTING BUILDING LINE
[Symbol]	EXISTING PARKING EDGE
[Symbol]	EXISTING CURB LINE
[Symbol]	EXISTING STONE WALL
[Symbol]	EXISTING RETAINING WALL
[Symbol]	EXISTING GOLF RAIL
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING TREE AND DESIGNATION
[Symbol]	EXISTING TREE LINE
[Symbol]	EXISTING DIRECTIONAL ARROWS
[Symbol]	EXISTING PAINT
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING SIGN
[Symbol]	PROPOSED BUILDING LINE
[Symbol]	PROPOSED CONCRETE CURB
[Symbol]	PROPOSED CONCRETE SIDEWALK
[Symbol]	PROPOSED DROP CURB AND RAMP
[Symbol]	PROPOSED PAVEMENT
[Symbol]	PROPOSED CONCRETE
[Symbol]	PROPOSED SNOW STORAGE AREA
[Symbol]	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
[Symbol]	PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
[Symbol]	PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
[Symbol]	2" - 4" WIDE YELLOW LINES 8' O.C.
[Symbol]	12" WIDE WHITE STOP LINE
[Symbol]	TRAFFIC SIGN LOCATION & DESIGNATION
[Symbol]	PROPOSED SHADE TREE
[Symbol]	PROPOSED FLOWERING TREE
[Symbol]	PROPOSED CONIFEROUS TREE
[Symbol]	PROPOSED SHRUBS
[Symbol]	PROPOSED SHRUB MASSING

- NOTES**
- ALL PLANT MATERIAL SHALL BE FIRST QUALITY STOCK, PLANTED MATERIAL AND METHODS OF INSTALLATION SHALL CONFORM TO THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, UNLESS SPECIFIED.
  - ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING OR PAVEMENT AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GRASS COVER SHALL BE LAWN.
  - ALL PLANTING BEDS SHALL BE MATCHED WITH 3" OF BROWN MULCH. MULCH SHALL BE CLEAN, NON-OILY, TOXIC FREE, SHREDDED HARDWOOD.
  - PLANT MATERIALS AS SPECIFIED ON THE DRAWINGS AND DELIVERED TO THE SITE SHALL BE HEALTHY GROWN AND CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT THE PROJECT ARCHITECT'S WRITTEN APPROVAL.
  - ALL LANDSCAPING SHALL CONTINUE TO BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT, IMMEDIATELY FOLLOWING, GROWING SEASON.
  - ALL TREES AND SHRUBS SHALL BE PRUNED AND SHAPED AND BE SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.
  - PLANTING STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALE, MIDGE, MITE, INSECT AND HARMFUL INSECTS OR INSECT EGGS, AND SHALL HAVE HEALTHY, NORMAL UNIFORM ROOT SYSTEMS AND TRUNKS. TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM SHAPE OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND TRUNKS FREE FROM DEFECTS AND DISTURBANCES. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TRICAL, SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY VINES AND CROUCH COVER PLANTS WILL ESTABLISHED IN REMOVAL CONTAINERS. INITIAL CONTAINERS OR FORMS HOMOGENEOUS SOIL SECTIONS SHALL BE USED. PLANTS SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
  - ALL STOCK SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK, UNLESS OTHERWISE SPECIFIED. BARBERED STOCK OF ANY KIND IS UNACCEPTABLE UNLESS SPECIFIED.
  - ALL PLANTING BEDS, LAWNS AND UNPLANTED AREAS SHALL RECEIVE A MINIMUM 4" THICK LAYER OF TOPSOIL UNLESS OTHERWISE SPECIFIED.
  - THE CONTRACTOR IS INFORMED THAT A LANDSCAPE BOND IS REQUIRED IN ACCORDANCE WITH THE RESOLUTION ON SITE PLAN APPROVAL. AN AMOUNT DETERMINED BY THE TOWN LANDSCAPE ARCHITECT. UPON COMPLETION OF INSTALLATION, PLANNING BOARD SUBMISSION AND ACCEPTANCE 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.
  - THE CONTRACTOR SHALL SPECIFY NATIVE SEED MIXES TO BE USED FOR ALL AREAS REQUIRING SEED MIX COVER. LE EROSION CONTROL MATS, NATIVE GRASS MIX, NATIVE GRASS MIX, AND WETLAND SEED MIX AS REQUIRED.
  - UPON COMPLETION OF THE FINAL LANDSCAPE PLAN, THE CONSULTANT TEAM SHALL APPROXIMATE THE AMOUNT OF TOPSOIL NEEDED TO REMAIN ON PROJECT SITE BASED ON THE FOLLOWING, TO BE APPROVED BY THE PROJECTS LANDSCAPE ARCHITECT:
    - 12.1. LAWN AND SEED AREAS AT 6"-8" TOPSOIL
    - 12.2. PLANTING BEDS AT 12" TOPSOIL
    - 12.3. TREES PITS PROVIDE TOPSOIL 18"-24" BEYOND THE TREE BALL
  - SOIL SHALL BE INSPECTED BEFORE PLANTING AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTING THE TOWN'S LANDSCAPE ARCHITECT TO INSPECT SOILS. PROFESSIONAL SOIL ANALYSIS MAY BE REQUIRED AT THE BEGINNING OF SOIL WORK TO ENSURE SOIL MEETS SPECIFICATION ON THE APPROVED PLAN.
  - ALL PLANTS SHALL BE INSPECTED BY JMC PRIOR TO PLANTING TO ENSURE THAT PLANTS MEET SIZE AND SPECIES SPECIFICATION.
  - THE CONTRACTOR IS INFORMED THAT IF REQUIRED BY THE BUILDING CODE OFFICIAL, ALL LANDSCAPE PLANTINGS SHALL BE SUBJECT TO INSPECTION AND ACCEPTANCE OF THE TOWN LANDSCAPE ARCHITECT PRIOR TO CERTIFICATE OF OCCUPANCY.
  - THE CONTRACTOR SHALL INSTALL 6" TOPSOIL COMPOST MIX ON AREAS WHERE SETTING IS PROPOSED. SCARRY OR DIG PROPOSED SEEDING AREAS TO A DEPTH OF 6" OR SO.

HM-1 NYSDEC STORMWATER BASIN MIX #1 [HERBACEOUS]	
(20-40) LEISYLAECIA (S.P.)	(10-20) L. L. B. (S.P.)
ARROW ARROW (PELLENDARIA VIRGINICA)	ARROWHEAD, DUCK POTATOE (SAGITTARIA LATIFOLIA)
BLUE FLAG IRIS (S.P.)	BLUE FLAG IRIS (S.P.)
BUSHY BEARDGRASS (ANDROPOGON GLOMERATUS)	BUCKLE (LEMAIA S.P.)
HARDSTEM BULBRUSH (SORBUS ACUTUS)	GIANT BULBRUSH (SARIPALMUS CARINATUS)
LIZARD'S TAIL (SAURURUS CERNUIS)	PROCKERMEAD (PONTEDERIA CORDATA)
SOFT-STEM BULBRUSH (SORBUS VALDUS)	SMARTWEED (POLYGONUM SPP.)
SPATTER DOCK (IMPATIENS AQUATICA)	WILD RICE (ZIZANIA AQUATICA)

HM-2 NYSDEC STORMWATER BASIN MIX #2 [HERBACEOUS]	
(20-40) LEISYLAECIA (S.P.)	(10-20) L. L. B. (S.P.)
ELMUS RIPARIUS (RIVERBANK WILD RYE)(20%)	ELMUS VIRGINICUS (VIRGINICA WILD RYE)(20%)
POA PALUSTRIS (FORK BLUEGRASS)(20%)	PANICUM CANDESTRINUM (DEER TONGUE)(10%)
PANICUM VIRGATUM (SWITCHGRASS)(10%)	SENNA HEBCARPA (WILD SENNA)(10%)
ANDROPOGON GERMICUS (BIG BLUESTEM)(2%)	DESCHAMPSIA CAESPITOSA (TUFTED HARRGRASS)(2%)
GLYCERIA STRATA (FORK MANNAGRASS)(2%)	LOBELIA CARDINALIS (CARDINAL FLOWER)(2%)
JUNCUS CAROLINENSIS (SOFT RUSH)(10%)	POLYGONUM SPP. (SMARTWEED)(10%)

APPLICANT/TOWNSHIP: FARRELL COMMUNITIES AT OVERLOOK FARMS LLC

DATE: 03/19/2021

REVISIONS:

No.	Description	Date
1.	PLANNING BOARD SUBMISSION	03/19/2021
2.	PLANNING BOARD SUBMISSION	06/22/2021
3.	PLANNING BOARD SUBMISSION	06/22/2021
4.	PLANNING BOARD SUBMISSION	07/20/2021

ARCHITECT: PETER F. GATO & ASSOCIATES  
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160 BEGFORD ROAD - ARLINGHAM, NY 10554  
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LANDSCAPE PLAN  
OVERLOOK FARMS A FARRELL COMMUNITY  
TOWN OF NEWBURGH, NEW YORK

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 7209.9 SUBSECTION 2.

Scale: 1" = 30'

Date: 03/19/2021

Project No: 17088

Sheet No: L-100

Drawing No: UNB-07

L-100

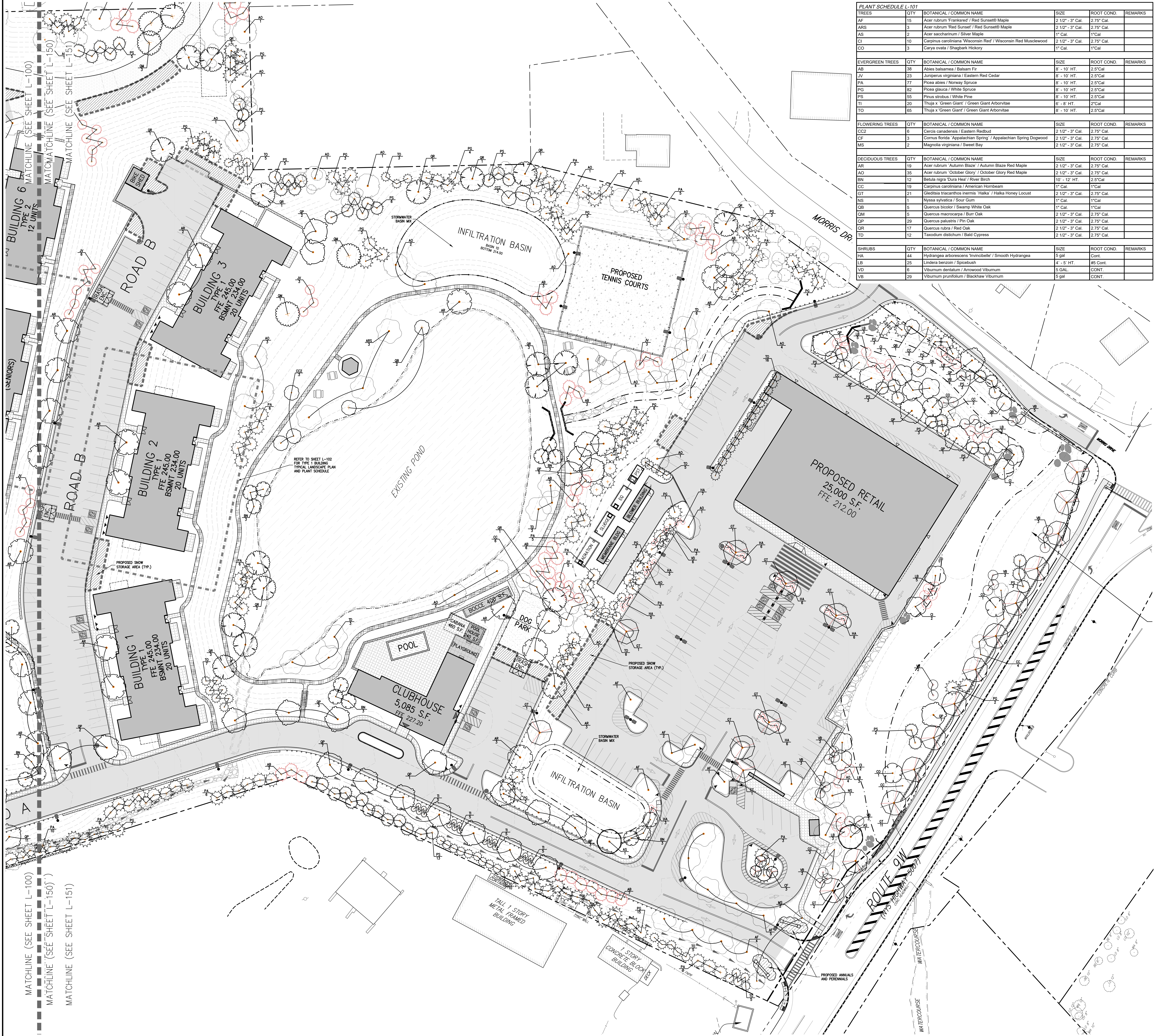
NOT FOR CONSTRUCTION

REFER TO SHEET L-110 FOR WETLAND MITIGATION AREA LANDSCAPE PLAN

MATCHLINE (SEE SHEET L-100)  
MATCHLINE (SEE SHEET L-101)



NOT FOR CONSTRUCTION



TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
AF	15	Acer rubrum 'Frankford' / Red Sunburst Maple	2 1/2" - 3" Cal.	2.75" Cal.	
ARS	3	Acer rubrum 'Red Sunset' / Red Sunset Maple	2 1/2" - 3" Cal.	2.75" Cal.	
AS	2	Acer saccharinum / Silver Maple	1" Cal.	1" Cal.	
CI	10	Carpinus caroliniana 'Wisconsin Red' / Wisconsin Red Muscadew	2 1/2" - 3" Cal.	2.75" Cal.	
CO	3	Carya ovata / Shagbark Hickory	1" Cal.	1" Cal.	

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
AB	38	Abies balsamea / Balsam Fir	8' - 10' HT.	2.5" Cal.	
JV	23	Juniperus virginiana / Eastern Red Cedar	8' - 10' HT.	2.5" Cal.	
PA	77	Picea abies / Norway Spruce	8' - 10' HT.	2.5" Cal.	
PG	82	Picea glauca / White Spruce	8' - 10' HT.	2.5" Cal.	
PS	35	Pinus strobus / White Pine	8' - 10' HT.	2.5" Cal.	
TD	20	Thuja x 'Green Giant' / Green Giant Arborvitae	6' - 8' HT.	2" Cal.	
TO	85	Thuja x 'Green Giant' / Green Giant Arborvitae	8' - 10' HT.	2.5" Cal.	

FLOWERING TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
CC2	6	Cercis canadensis / Eastern Redbud	2 1/2" - 3" Cal.	2.75" Cal.	
CF	3	Cornus florida 'Appalachian Spring' / Appalachian Spring Dogwood	2 1/2" - 3" Cal.	2.75" Cal.	
MS	2	Magnolia virginiana / Sweet Bay	2 1/2" - 3" Cal.	2.75" Cal.	

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
AR	19	Acer rubrum 'Autumn Blaze' / Autumn Blaze Red Maple	2 1/2" - 3" Cal.	2.75" Cal.	
AO	35	Acer rubrum 'October Glory' / October Glory Red Maple	2 1/2" - 3" Cal.	2.75" Cal.	
BN	12	Betula nigra 'Dura Heat' / River Birch	10' - 12' HT.	2.5" Cal.	
CC	19	Carpinus caroliniana / American Hornbeam	1" Cal.	1" Cal.	
GT	21	Gleditsia triacanthos 'Halka' / Halka Honey Locust	2 1/2" - 3" Cal.	2.75" Cal.	
NS	1	Nyssa sylvatica / Sour Gum	1" Cal.	1" Cal.	
QB	5	Quercus bicolor / Swamp White Oak	1" Cal.	1" Cal.	
QM	5	Quercus macrocarpa / Bur Oak	2 1/2" - 3" Cal.	2.75" Cal.	
QP	29	Quercus palustris / Pin Oak	2 1/2" - 3" Cal.	2.75" Cal.	
QR	17	Quercus rubra / Red Oak	2 1/2" - 3" Cal.	2.75" Cal.	
TD	12	Taxodium distichum / Bald Cypress	2 1/2" - 3" Cal.	2.75" Cal.	

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
HL	24	Hydrangea arborescens 'Annabelle' / Smooth Hydrangea	5 gal.	CONT.	
LB	25	Lindera benzoin / Spicebush	4' - 5' HT.	85 CONT.	
VD	5	Viburnum dentatum / Arrowwood Viburnum	5 gal.	CONT.	
VB	29	Viburnum prunifolium / Blackhaw Viburnum	5 gal.	CONT.	

**LEGEND**

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GAZE RAIL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING TREE LINE
- EXISTING DIRECTIONAL ARROWS
- EXISTING PAINT
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED DROP CURB AND RAMP
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- PROPOSED SNOW STORAGE AREA (DESIGN BY OTHERS)
- PROPOSED FENCE
- PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- 2'-4" WIDE YELLOW LINES 8" O.C.
- 12" WIDE WHITE STOP LINE
- TRAFFIC SIGN LOCATION & DESIGNATION
- PROPOSED SHADE TREE
- PROPOSED FLOWERING TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS
- PROPOSED SHRUB MASSING

- NOTES**
1. ALL PLANT MATERIAL SHALL BE FIRST QUALITY STOCK, PLANTED MATERIAL AND METHODS OF INSTALLATION SHALL CONFORM TO THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
  2. ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING OR PAVEMENT AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE LAWN.
  3. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" OF BROWN MULCH. MULCH SHALL BE CLEAN, NON-OILS, TOXIC FREE, SHREDDED HARDWOOD.
  4. PLANT MATERIALS AS SPECIFIED ON THE DRAWINGS AND DELIVERED TO THE SITE SHALL BE HEALTHY, GROWN AND CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY. SUBSTITUTIONS ARE NOT PERMITTED UNLESS THE PROJECT LANDSCAPE ARCHITECTS WRITEN APPROVAL.
  5. ALL LANDSCAPING SHALL CONTINUE TO BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT, IMMEDIATELY FOLLOWING, GROWING SEASON.
  6. ALL TREES AND SHRUBS SHALL BE PRUNED AND SHAPED AND BE SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.
  7. PLANTING STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALE, MOLD, INHIBITION, AND HARMFUL INSECTS OR INSECT EGGS, AND SHALL HAVE HEALTHY, NORMAL UNIFORM TRUNKS AND BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TROPICAL AND BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY VINES AND GROUND COVER PLANTS WELL ESTABLISHED IN REMOVAL CONTAINERS, INTERCAL CONTAINERS OR FORMED HOMOGENEOUS SOIL SECTIONS SHALL BE USED. PLANTS SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
  8. ALL STOCK SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK, UNLESS OTHERWISE SPECIFIED. BAREROOT STOCK OF ANY KIND IS UNACCEPTABLE UNLESS SPECIFIED.
  9. ALL PLANTING BEDS, LAWNS AND LANDSCAPED AREAS SHALL RECEIVE A MINIMUM 4" THICK LAYER OF TOPSOIL UNLESS OTHERWISE SPECIFIED.
  10. THE CONTRACTOR IS INFORMED THAT A LANDSCAPE BOND IS REQUIRED IN ACCORDANCE WITH THE RESOLUTION OF THE TOWN OF NEWBURGH, NY. THE AMOUNT DETERMINED BY THE TOWN LANDSCAPE ARCHITECT. UPON COMPLETION OF INSTALLATION, THE BOND SHALL BE RELEASED TO THE CONTRACTOR 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.
  11. THE CONTRACTOR SHALL SPECIFY NATIVE SEED MIXES TO BE USED FOR ALL AREAS REQUIRING SEED MIX COVER. E.E. EROSION CONTROL MIX, NATIVE GRASS MIX, NATIVE BRASS MIX, AND WETLAND MIX ARE REQUIRED.
  12. UPON COMPLETION OF THE FINAL LANDSCAPE PLAN, THE CONSULTANT TEAM SHALL APPROXIMATE THE AMOUNT OF TOPSOIL NEEDED TO REMAIN ON PROJECT SITE BASED ON THE FOLLOWING, TO BE APPROVED BY THE PROJECTS LANDSCAPE ARCHITECT:
    - 12.1. LAWN AND SEEDING AREAS AT 6"-8" TOPSOIL
    - 12.2. PLANTING BEDS AT 12" TOPSOIL
    - 12.3. TREES PITS PROVIDE TOPSOIL 18"-24" BEYOND THE TREE BALL
  13. SOIL SHALL BE INSPECTED BEFORE PLANTING AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTING THE TOWN'S LANDSCAPE ARCHITECT TO INSPECT SOILS. PROFESSIONAL SOIL ANALYSIS MAY BE REQUIRED AT THE BEGINNING OF SOIL WORK TO ENSURE SOIL MEETS SPECIFICATION ON THE APPROVED PLAN.
  14. ALL PLANTS SHALL BE INSPECTED BY JMC PRIOR TO PLANTING TO ENSURE THAT PLANTS MEET SIZE AND SPECIES SPECIFICATIONS.
  15. THE CONTRACTOR IS INFORMED THAT TOPSOIL TO BE USED ON SITE FOR LANDSCAPE PURPOSES SHALL BE SUBJECT TO TESTING BY AN INDEPENDENT LAB PRIOR TO BEING DELIVERED TO 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 LANDSCAPE ARCHITECT FOR THEIR REVIEW/APPROVAL. CONTRACTOR SHALL MAINTAIN THE SUBGRADE AND TOPSOIL TO MEET THE SPECIFICATIONS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL COORDINATE WITH THE TOWN AND PROJECT LANDSCAPE ARCHITECTS FOR INSPECTION OF THE SUBGRADE AND TOPSOIL PRIOR TO THE START OF PLANTING.
  16. THE CONTRACTOR IS INFORMED THAT, IF REQUIRED BY THE BUILDING CODE OFFICIAL, ALL LANDSCAPE PLANTINGS SHALL BE SUBJECT TO INSPECTION AND ACCEPTANCE OF THE TOWN LANDSCAPE ARCHITECT PRIOR TO CERTIFICATE OF OCCUPANCY.
  17. THE CONTRACTOR SHALL INSTALL 6" TOPSOIL COMPOST MIX ON AREAS WHERE SEEDING IS PROPOSED. SCARIFY OR DIG PROPOSED SEEDING AREAS TO A DEPTH OF 6" OR SO.

- HM-1 NYSDEC STORMWATER BASIN MIX #1 (HERBACEOUS)**  
 (20-40 LBS/ACRE OR 1 LB PER 1,000 SQ FT)  
 ARROW ARROW (POLYTAENIA VIRGINICA)  
 ARROWHEAD, DUCK POTATOE (SAGITTARIA LATIFOLIA)  
 BLUE FLAG IRIS (IRIS VERSICOLOR)  
 BUSHY BEARGRASS (ANDROPOGON GLOMERATUS)  
 DUCKWEED (LEMNA SP.)  
 HARDSTEM BURNING (SOPHORA ACUTIS)  
 GANT BURREED (SPARGANUM EURYCARPUM)  
 LEASDS TAIL (SAGITTARIA VIRGINICA)  
 PICKERWEED (PONTEDERA CORDATA)  
 SOFT-STEM BURNING (SOPHORA VALVATA)  
 SMARTWEED (POLYGONUM SPP.)  
 SPATTER DOCK (NEMPHAR LUTEUM)  
 WILD RICE (IZANNA AQUATICA)
- HM-3 NYSDEC STORMWATER BASIN MIX #3 (HERBACEOUS)**  
 (20-40 LBS/ACRE OR 1 LB PER 1,000 SQ FT)  
 EL WIND REPAIRS (OVERBANK WILD RYE)(20%)  
 ELWIND VIRGINICUS (VIRGINIA WILD RYE)(20%)  
 POA PALUSTRIS (POA BLUEGRASS)(20%)  
 PANICUM CANDESTRUM (DEER TONGUE)(10%)  
 PANICUM VIRGATUM (SWITCHGRASS)(10%)  
 SODIUM HEBEICARPA (WILD SENNA)(10%)  
 ANDROPOGON SPICATUS (BIG BLUESTEM)(20%)  
 DESCHAMPSIA CAESPITIOSA (TUFTED HARRIGRASS)(20%)  
 OLICHERA STRATA (POA MANNAGRASS)(20%)  
 LOBELIA CAROLINENSIS (CAROLINA FLOWERS)(20%)  
 JUNCUS EFFUSUS (SOFT RUSH)(10%)  
 POLYGONUM SPP. (SMARTWEED)(10%)

DATE: 03/19/2021  
 BY: JMC  
 CHECKED: JMC  
 APPROVED: JMC

REVISIONS:

No.	Description	Date
1.	PLANNING BOARD SUBMISSION	06/22/2021
2.	PLANNING BOARD SUBMISSION	06/03/2022
3.	PLANNING BOARD SUBMISSION	07/20/2023
4.		

APPLICANT/TOWN: FARRELL COMMUNITIES AT OVERLOOK FARMS LLC  
 ARCHITECT: PETER F. GATO & ASSOCIATES  
 102 WALLER AVENUE  
 WHITE PLAINS, NY 10605

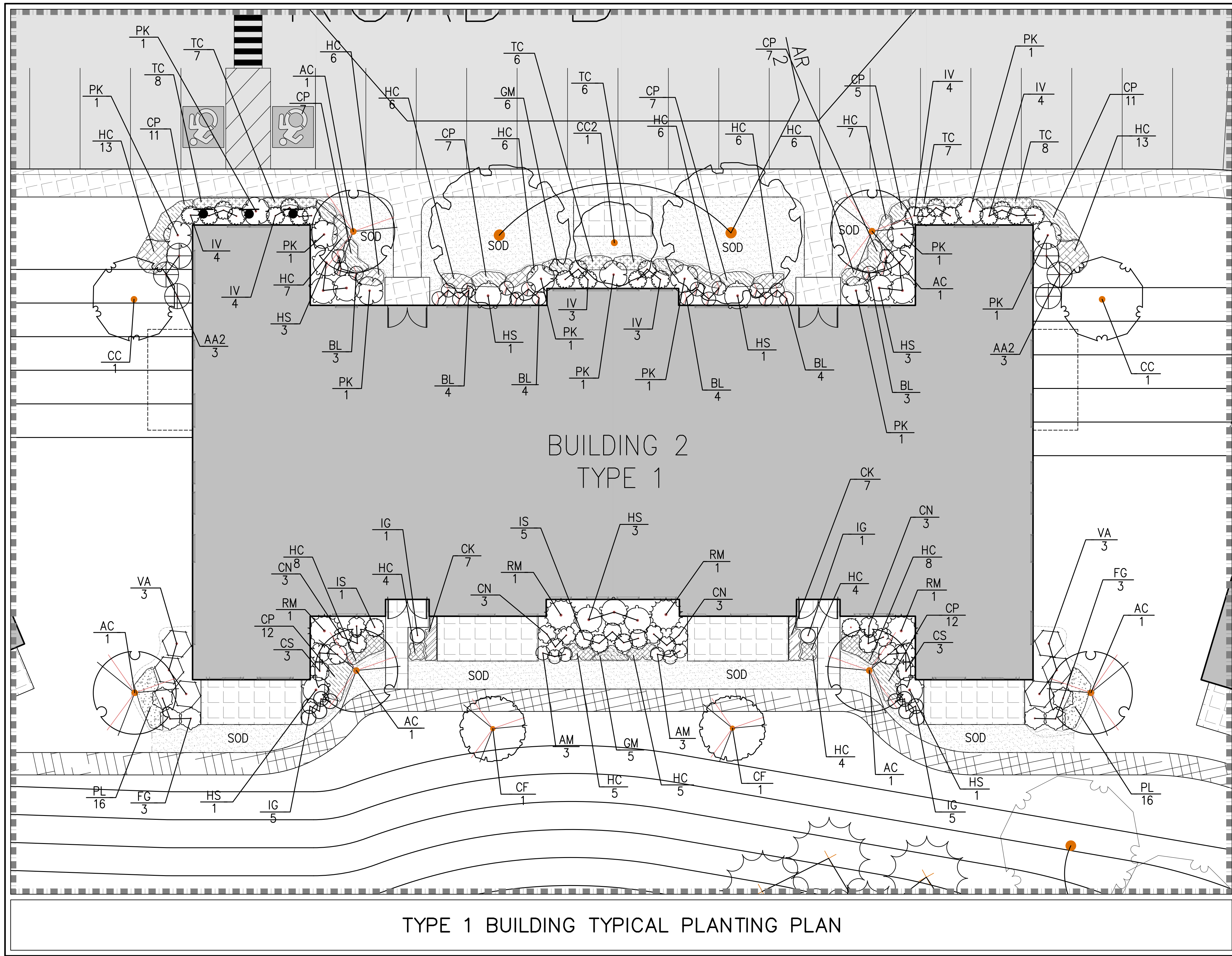
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
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LANDSCAPE PLAN  
 OVERLOOK FARMS A FARRELL COMMUNITY  
 TOWN OF NEWBURGH, NEW YORK

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Scale: 1" = 30'  
 Date: 03/19/2021  
 Project No: 17088  
 Title: L-101 LND-02  
 Drawing No: L-101





TYPE 1 BUILDING TYPICAL PLANTING PLAN

**TYPE 1 BUILDING TYPICAL PLANT SCHEDULE**

FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
AC	6	<i>Amenlaecher canadensis</i>	Canadian Serviceberry	2 1/2" - 3" Cal.	2.75' Cal.	
CC2	1	<i>Cercis canadensis</i>	Eastern Redbud	2 1/2" - 3" Cal.	2.75' Cal.	
CF	2	<i>Cornus florida</i>	Appalachian Spring Dogwood	2 1/2" - 3" Cal.	2.75' Cal.	

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
CC	2	<i>Carpinus caroliniana</i>	American Hornbeam	1" Cal.	1" Cal.	

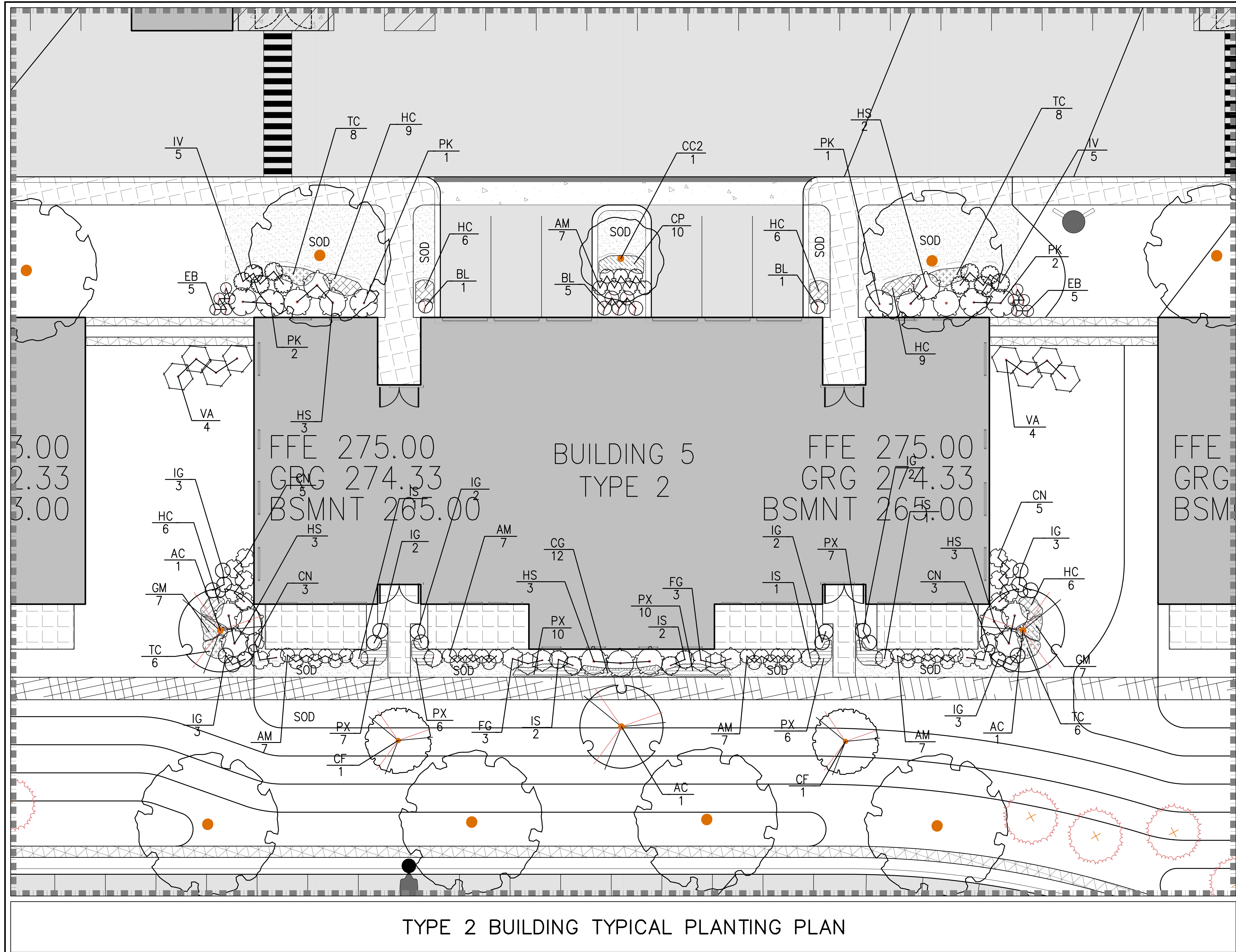
  

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
AM	6	<i>Aronia arborescens</i>	Red Chokeberry	5 gal.	Cont.	
AM	6	<i>Aronia melanocarpa</i>	Dwarf Chokeberry	3 gal.	Cont.	
BL	22	<i>Buxus microphylla</i>	Little Missy Littleleaf Boxwood	5 gal.	Cont.	
CN	12	<i>Cornus sericea</i>	Red Osier Dogwood	3 gal.	Cont.	
CS	6	<i>Cornus sericea</i>	Red Osier Dogwood	3 gal.	Cont.	
FS	6	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	3 gal.	Cont.	
HS	13	<i>Hydrangea quercifolia</i>	Sike's Dwarf Oakleaf Hydrangea	3 gal.	Cont.	
IS	7	<i>Ilex glabra</i>	Shamrock Inkberry Holly	3 gal.	Cont.	
IG	12	<i>Ilex glabra</i>	Shamrock Inkberry Holly	3 gal.	Cont.	
IV	22	<i>Ilex virginica</i>	Henry's Garnet Sweetgale	3 gal.	Cont.	
PK	11	<i>Pieris japonica</i>	Japanese Andromeda	30" - 30" HT.	B & B	
RM	4	<i>Rhododendron x Nova Zembla</i>	Nova Zembla Rhododendron	3' - 4' HT.	B & B	
VA	6	<i>Viburnum dentatum</i>	Arrowwood Viburnum	5 gal.	Cont.	

PERENNIALS / GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
CK	14	<i>Colanagopsis x aquiliflora</i>	Karl Foerster	2 gal.		
CP	64	<i>Carex pensylvanica</i>	Pennsylvania Sedge	1 gal.		
GM	17	<i>Geranium maculatum</i>	Spotted Geranium	1 gal.		
HC	110	<i>Heuchera x Carameal</i>	Carameal Coral Bells	1 gal.		
PL	32	<i>Potentilla fruticosa</i>	Dwarf Hallsman Quinquetol	2 gal.		
TC	42	<i>Trientalis cordifolia</i>	Foamflower	1 gal.		

NOTE:  
1. THIS BUILDING TYPE 1 TYPICAL PLANT SCHEDULE PROVIDES QUANTITIES NECESSARY FOR A SINGLE BUILDING. THESE QUANTITIES WILL BE MULTIPLIED BY 3 TO REFLECT THE ACTUAL QUANTITIES NEEDED FOR BUILDINGS 1, 2, & 3.



TYPE 2 BUILDING TYPICAL PLANTING PLAN

**TYPE 2 BUILDING TYPICAL PLANT SCHEDULE**

FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
AC	3	<i>Amenlaecher canadensis</i>	Canadian Serviceberry	2 1/2" - 3" Cal.	2.75' Cal.	
CC2	1	<i>Cercis canadensis</i>	Eastern Redbud	2 1/2" - 3" Cal.	2.75' Cal.	
CF	2	<i>Cornus florida</i>	Appalachian Spring Dogwood	2 1/2" - 3" Cal.	2.75' Cal.	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
AM	15	<i>Aronia melanocarpa</i>	Dwarf Chokeberry	3 gal.	Cont.	
BL	7	<i>Buxus microphylla</i>	Little Missy Littleleaf Boxwood	5 gal.	Cont.	
CN	16	<i>Cornus sericea</i>	Red Osier Dogwood	3 gal.	Cont.	
FG	6	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	3 gal.	Cont.	
HS	15	<i>Hydrangea quercifolia</i>	Sike's Dwarf Oakleaf Hydrangea	3 gal.	Cont.	
IS	8	<i>Ilex glabra</i>	Shamrock Inkberry Holly	3 gal.	Cont.	
IG	20	<i>Ilex glabra</i>	Shamrock Inkberry Holly	3 gal.	Cont.	
IV	10	<i>Ilex virginica</i>	Henry's Garnet Sweetgale	3 gal.	Cont.	
PK	6	<i>Pieris japonica</i>	Japanese Andromeda	30" - 30" HT.	B & B	
VA	8	<i>Viburnum dentatum</i>	Arrowwood Viburnum	5 gal.	Cont.	

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
EB	10	<i>Eupatorium dubium</i>	Baby Joe Joe-Pye Weed	3 gal.	Cont.	

PERENNIALS / GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
CP	10	<i>Carex pensylvanica</i>	Pennsylvania Sedge	1 gal.		
CG	12	<i>Carex grandiflora</i>	Tickleweed	2 gal.		
GM	14	<i>Geranium maculatum</i>	Spotted Geranium	1 gal.		
HC	42	<i>Heuchera x Carameal</i>	Carameal Coral Bells	1 gal.		
PX	46	<i>Pennisetum x Fox Trot</i>	Evergreen Fountain Grass	1 gal.		
TC	28	<i>Tiarella cordifolia</i>	Foamflower	1 gal.		

NOTE:  
1. THIS BUILDING TYPE 1 TYPICAL PLANT SCHEDULE PROVIDES QUANTITIES NECESSARY FOR A SINGLE BUILDING. THESE QUANTITIES WILL BE MULTIPLIED BY 12 TO REFLECT THE ACTUAL QUANTITIES NEEDED FOR BUILDINGS 4-15.

**LEGEND**

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING METALD LINE AND DELINEATION
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GAZE RAIL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING TREE LINE
- EXISTING DIRECTIONAL ARROWS
- EXISTING PAINT
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED DROP CURB AND RAMP
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- PROPOSED SNOW STORAGE AREA
- PROPOSED FENCE
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- 2'-4" WIDE YELLOW SIGN P.O.C.
- 12" WIDE STOP LINE
- TRAFFIC SIGN LOCATION & DESIGNATION
- PROPOSED SHADE TREE
- PROPOSED FLOWERING TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS
- PROPOSED SHRUB MASSING

NOTES:  
1. ALL PLANT MATERIAL SHALL BE FIRST QUALITY STOCK. PLANTED MATERIAL AND METHODS OF INSTALLATION SHALL CONFORM TO THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.  
2. ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING OR PAVEMENT AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE LAWN.  
3. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" OF BROWN MULCH. MULCH SHALL BE CLEAN, NON-TYED, TOXIC FREE, SHREDED HAYWOOD.  
4. PLANT MATERIALS AS SPECIFIED ON THE DRAWINGS AND DELIVERED TO THE SITE SHALL BE NURSERY GROWN AND CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT THE PROJECT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.  
5. ALL LANDSCAPING SHALL CONTINUE TO BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.  
6. ALL TREES AND SHRUBS SHALL BE PRUNED AND SHAPED AND BE SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.  
7. PLANTING STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED. SOUND WOODWORK, HEALTHY, FREE FROM DISEASE, SUN-SCALE, WINDBURN, ABRASION, AND HARMFUL INSECTS OR NECTS EGGS, AND SHALL HAVE HEALTHY, NORMAL UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORMITY 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 WIND AND SHADE CROWN PLANTS WILL BE ALLOWED IN REMOVAL CONTAINERS. INTEGRAL CONTAINERS OR FORMED HOMOGENEOUS SOIL SECTIONS SHALL BE USED. PLANTS SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.  
8. ALL STOCK SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK, UNLESS OTHERWISE SPECIFIED. BAREROOT STOCK OF ANY KIND IS UNACCEPTABLE UNLESS SPECIFIED.  
9. ALL PLANTING BEDS, LAWNS AND LANDSCAPED AREAS SHALL RECEIVE A MINIMUM 4" THICK LAYER OF TOPSOIL, UNLESS OTHERWISE SPECIFIED.  
10. THE CONTRACTOR IS INFORMED THAT A LANDSCAPE BOND IS REQUIRED IN ACCORDANCE WITH THE RESOLUTION OF THE TOWN OF NEWBURGH, IN AN AMOUNT DETERMINED BY THE TOWN LANDSCAPE ARCHITECT. THE BOND SHALL BE INSTALLED WITHIN THE PROJECT LANDSCAPE ARCHITECT'S OFFICE. THE BOND SHALL BE RELEASED UPON THE 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.  
11. THE CONTRACTOR SHALL SPECIFY NATIVE SEED MIXES TO BE USED FOR ALL AREAS REQUIRING SEED MIX COVER, I.E. EROSION CONTROL MIX, NATIVE MEADOW MIX, NATIVE GRASS MIX, AND METALD BASH MIX AS REQUIRED.  
12. UPON COMPLETION OF THE FINAL LANDSCAPE PLAN, THE CONSULTANT TEAM SHALL APPROXIMATE THE AMOUNT OF TOPSOIL NEEDED TO REMAIN ON PROJECT SITE BASED ON THE FOLLOWING, TO BE APPROVED BY THE PROJECTS LANDSCAPE ARCHITECT:  
12.1. LAWN AND SEEDING AREAS AT 4" - 8" TOPSOIL.  
12.2. PLANTING BEDS AT 12" TOPSOIL.  
12.3. TREES THIS PROVIDE TOPSOIL 18" - 24" BEYOND THE TREE BALL.  
13. SOIL SHALL BE INSPECTED BEFORE PLANTING AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE TOWN'S LANDSCAPE ARCHITECT TO INSPECT SOILS (PROFESSIONAL SOIL ANALYSIS MAY BE REQUIRED) AT THE BEGINNING OF SOIL WORK TO ENSURE SOIL MEETS SPECIFICATION ON THE APPROVED PLAN.  
14. ALL PLANTS SHALL BE INSPECTED BY JMC PRIOR TO PLANTING TO ENSURE THAT PLANTS MEET SIZE AND SPECIES SPECIFICATIONS.  
15. THE CONTRACTOR IS INFORMED THAT TOPSOIL TO BE USED ON SITE FOR LANDSCAPING PURPOSES 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. CONTRACTOR SHALL AMEND THE SUBSOIL AND/OR TOPSOIL TO MEET THE SPECIFICATIONS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL COORDINATE WITH THE TOWN AND PROJECT LANDSCAPE ARCHITECTS FOR INSPECTION OF THE SUBSOIL AND TOPSOIL PRIOR TO THE START OF PLANTING.  
16. THE CONTRACTOR IS INFORMED THAT, IF REQUIRED BY THE BUILDING CODE OFFICIAL, ALL LANDSCAPE PLANTINGS SHALL BE SUBJECT TO INSPECTION AND ACCEPTANCE OF THE TOWN LANDSCAPE ARCHITECT PRIOR TO CERTIFICATE OF OCCUPANCY.  
17. THE CONTRACTOR SHALL INSTALL 6" TOPSOIL COMPOST MIX ON AREAS WHERE SEEDING IS PROPOSED. SCARIFY OR DIG PROPOSED SEEDING AREAS TO A DEPTH OF 6" OR SO.

APP/CAD/DRAWER: JMC  
 Date: 03/19/2021  
 1. PLANNING BOARD SUBMISSION 06/22/2021  
 2. PLANNING BOARD SUBMISSION 06/03/2022  
 3. PLANNING BOARD SUBMISSION 07/20/2023  
 4. PLANNING BOARD SUBMISSION 07/20/2023  
 By: JMC  
 Project No: 17088  
 Drawing No: L-102 UNB.sxd  
 Scale: 1" = 10'  
 Date: 03/19/2021  
 Project No: 17088  
 Drawing No: L-102 UNB.sxd  
 L-102

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TYPICAL UNIT LANDSCAPE PLAN  
 OVERLOOK FARMS A FARRELL COMMUNITY  
 TOWN OF NEWBURGH, NEW YORK

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.

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION



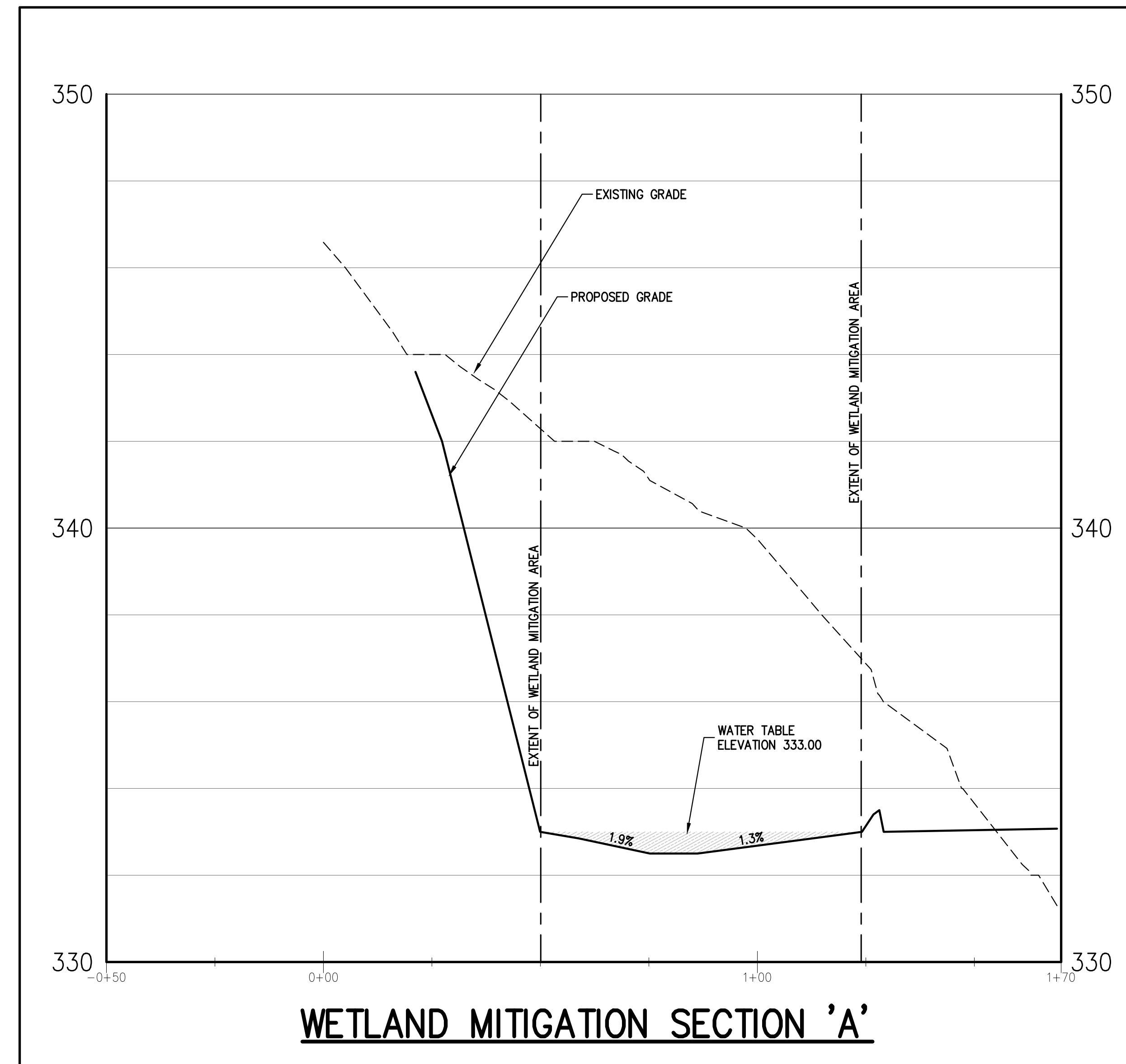
WETLAND MITIGATION AREA  
SCALE: 1"=20'

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
AS	8	Acer saccharinum	Silver Maple	1" Cal.	1" Cal	
CI	20	Carpinus caroliniana 'Wisconsin Red'	Wisconsin Red Musclewood	2 1/2" - 3" Cal.	2.75" Cal.	
CO	10	Carya ovata	Shagbark Hickory	1" Cal.	1" Cal	
NV	14	Nyssa sylvatica	Black gum	1" Cal.	1" Cal	
TA	8	Tilia americana	American Linden	2 1/2" - 3" Cal.	2.75" Cal.	
UR	2	Ulmus rubra	Slippery Elm	1" Cal.	1" Cal	
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
JV	23	Juniperus virginiana	Eastern Red Cedar	8" - 10" HT.	2.5" Cal	
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
AC	17	Amenlancher canadensis	Canadian Serviceberry	2 1/2" - 3" Cal.	2.75" Cal.	
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
AR	11	Acer rubrum 'Autumn Blaze'	Autumn Blaze Red Maple	2 1/2" - 3" Cal.	2.75" Cal.	
QB	12	Quercus bicolor	Swamp White Oak	1" Cal.	1" Cal	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
IV3	46	Ilex verticillata	Winterberry	3' - 4' HT.	#5 Cont.	
LB	28	Lindera benzoin	Spicebush	4' - 5' HT.	#5 Cont.	
MC	4	Myrica caroliniana	southern bayberry	4' - 5' HT.	#5 Cont.	
MP	10	Myrica pensylvanica	Northern bayberry	5 gal.	Cont.	
SP	34	Salix discolor	Pussy Willow	5 gal.	Cont.	
VA	34	Viburnum dentatum	Arrowwood Viburnum	5 gal.	Cont.	

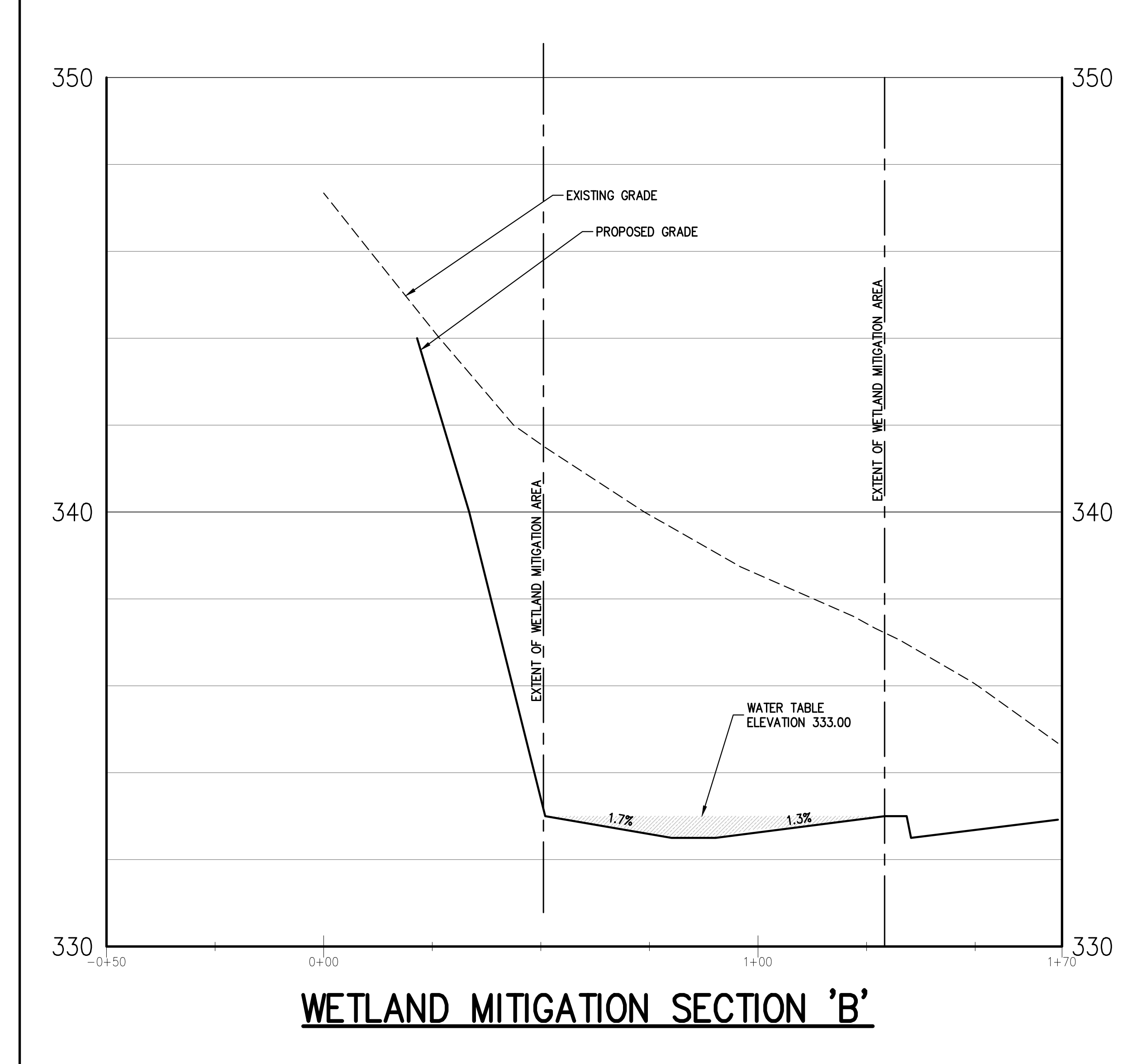
- LANDSCAPING NOTES:**
- QUALITY ASSURANCE
  - 1.1. NURSERY SOURCE: PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
  - 1.2. SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPOONSERED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC. (AAN), UNLESS OTHERWISE SPECIFIED.
  - 1.3. NURSERY SOURCE: OBTAIN FREELY GROWN, HEALTHY, MOOROUS PLANTS NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT IN ROWS ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES. ALL PLANTS SHALL HAVE BEEN TRANS-PLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BULBS AND BULB-BEARING PLANTS MUST COME FROM SOIL WHICH WOULD HOLD A FIRM ROOT BALL HELD IN PLANTS AND PLANTS FROM COOL STORAGE ARE NOT ACCEPTABLE.
  - 1.4. SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS UNLESS AUTHORIZED. SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS SHALL BE MADE AT THE DISCRETION OF THE ARCHITECT. SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS SHALL BE MADE AT THE DISCRETION OF THE ARCHITECT. SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS SHALL BE MADE AT THE DISCRETION OF THE ARCHITECT.
  2. SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
  - 2.1. UNLESS OTHERWISE DIRECTED IN WRITING, SEED FROM MARCH 15 TO MAY 15 AND FROM AUGUST 15 TO OCTOBER 15.
  - 2.2. UNLESS OTHERWISE DIRECTED IN WRITING THE PLANTING OF TREES AND SHRUBS SHALL BE FROM MARCH 15 TO JUNE 15 AND FROM SEPTEMBER 1 TO NOVEMBER 15.
  - 2.3. PROCEED WITH AND COMPLETE SEEDING WORK AS RAPIDLY AS PORTIONS OF THE SITE BECOME AVAILABLE WORKING WITHIN THE SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED.
  - 2.4. PROVIDE TEMPORARY ANNUAL PEGRASS COVER FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
  3. PRODUCTS:
  - 3.1. TOPSOIL: THE TOP 6" - 12" OF ROOTSTOCK MATERIAL WILL BE TAKEN FROM THE MITIGATION AREA AT A POINTS OF SEED FOR ADE AND CONSIST OF THE FOLLOWING:
    - 3.1.1. ORIGINAL LOAM TOPSOIL: WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE WITHOUT THE ADMIXTURE OF STONES, MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOIL OR OTHER OBSTRUCTIVE FOREIGN MATERIAL.
    - 3.1.2. CONTAINING NOT LESS THAN 5% HUMUS WITH 2% ORGANIC MATTER IN THAT PORTION OF A SAMPLE PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DREN AT 100° C.
    - 3.1.3. CONTAINING A pH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE.
    - 3.1.4. CONTAINING THE FOLLOWING WASHED GRADATIONS:
 

SIEVE DESIGNATION	% PASSING
1/4"	97 - 100
NO. 200	20 - 45 (OF THE 1/4" SIEVE)
  - 3.2. SEED MIXTURE: SUPPLEMENTAL SEED MIX IS TO BE APPLIED TO THE MITIGATION AREA AT A POINTS OF SEED FOR ADE AND CONSIST OF THE FOLLOWING:
 

NORTHEAST WETLAND DIVERSITY SEED MIX		
SP. BY WT.	SPECIES	VARIETY
16.64%	EUPATORIUM PERFORIATUM	ROSENET
20.85%	VERBENA HASTATA	BLUE VERVAIN
19.74%	PANDORA FLORENTINORUM	SMOOTH PANDORA
8.89%	SOLIDAGO ROSCOEA	WRINKLED GOLDENROD
1.11%	TRIFOLIUM PRINCIPALE	WHITE CLOVER
6.65%	EUPHATIA GRAMIFOLIA	GRASS LEAF GOLDENROD
4.59%	PODCYPHUM FENOLANCIUM	PENNSYLVANIA SMARTWEED
2.85%	ASTER HOVAT-ANGULAE	NEW ENGLAND ASTER
0.79%	BIDENS CORYMBOSA	NOBIS BIDSARS TOX
0.21%	ASPLETHIAS INCARNATA	SWAMP MILFORD
0.12%	IRS VESICOLOR	BLUE FLAG
  - 3.3. LIME: NATURAL LIMESTONE CONTAINING AT LEAST 80% TOTAL CARBONATES, GRIND TO 300 MESH AND AT LEAST 50% PASSES A 10-MESH SIEVE AND AT LEAST 50% PASSES A 100-MESH SIEVE.
  - 3.4. FERTILIZER:
    - A. FOR SPRING SEEDING: COMMERCIAL STARTER FERTILIZER, GRANULAR, NURSERYING PRODUCT CONTAINING 10% NITROGEN, 5% AVAILABLE PHOSPHORUS, AND 4% WATER SOLUBLE POTASH (10-5-4).
    - B. FOR FALL SEEDING: COMMERCIAL STARTER FERTILIZER, GRANULAR, NURSERYING PRODUCT CONTAINING 5% NITROGEN, 10% AVAILABLE PHOSPHORUS, AND 5% WATER SOLUBLE POTASH (5-10-5).
    - C. FOR FINAL FERTILIZING: IF APPLIED IN SPRING SEASON, SHALL BE A SLOW RELEASE COMMERCIAL FERTILIZER, GRANULAR, WITH HIGH NITROGEN, 30% UREA-NITROGEN, 10% AVAILABLE PHOSPHORUS, AND 5% WATER SOLUBLE POTASH (30-10-5).
  4. TREES AND SHRUBS:
    - F.A. PLANTING SOIL MIXTURE: SHALL BE PREPARED IN BULK AND CONTAIN THE FOLLOWING BY VOLUME: 20 PARTS TOPSOIL, 10 PARTS PEAT MOSS, 1 PART BONE MEAL.
    - F.B. PEAT MOSS: BROWN TO BLACK IN COLOR, WEED AND SEED FREE, DRIED SPHAGNUM PEAT MOSS, CONTAINING NOT MORE THAN 5% MINERAL ON A DRY BASIS AND CONFORMING TO NYSDOT T13-20.
    - F.C. BONE MEAL: FINELY GROUND, RAIN, MINIMUM 4% NITROGEN AND 20% PHOSPHORUS ACID. IT SHALL BE DELIVERED IN SEALED BAGS SHOWING THE MANUFACTURER'S GUARANTEED ANALYSIS.
    - F.D. STAKES: 8 FT LONG, 2 IN WOOD MOSS STAKES.
    - F.E. HOSE: NEW, 2-PLY GARDEN HOSE NOT LESS THAN 1/2 INCH IN DIAMETER.
    - F.F. MULCH: GROUND OR SHIPPED BARK, MEDIUM SIZE FROM HARD-WOOD TREES; NO PIECES OVER 2 INCHES GREATEST DIMENSION. FREE FROM STONES, STUMPS, LIMBS, AND OTHER FOREIGN MATERIAL. STANDARD QUALITY SHALL BE MANUFACTURED BY HYDRO PARK PRODUCTS CO., OF NEW ROCHELLE, NEW YORK, OR APPROVED EQUAL.
    - F.G. PROVIDE COMPLETE COMMERCIAL FERTILIZER OF NEUTRAL CHARACTER, WITH SOME ELEMENTS DERIVED FROM ORGANIC SOURCES, CONTAINING AT LEAST 10% AVAILABLE PHOSPHORUS ACID, 18 TO 18% TOTAL NITROGEN, AND 5% TO 5% SOLUBLE POTASH.



WETLAND MITIGATION SECTION 'A'



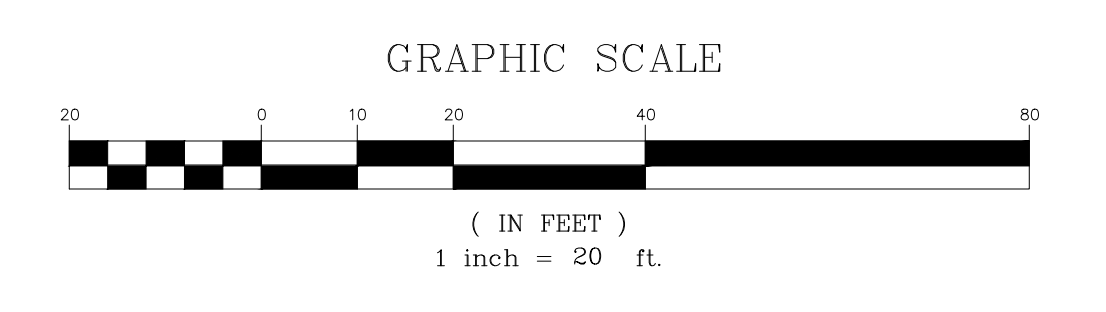
WETLAND MITIGATION SECTION 'B'

WETLAND MITIGATION AREA CROSS-SECTIONS  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=5'

**LEGEND**

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING BUILDING LINE AND DELINEATION
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING DIRECTIONAL ARROWS
- EXISTING PLANT
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED DROP CURB AND RAMP
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- PROPOSED SNOW STORAGE AREA
- PROPOSED RETAINING WALL
- PROPOSED FENCE
- PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- 2"-4" WIDE YELLOW LINES 8" O.C.
- 12" WIDE WHITE STOP LINE
- TRAFFIC SIGN LOCATION & DESIGNATION
- PROPOSED SHADE TREE
- PROPOSED FLOWERING TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUB
- PROPOSED SHRUB MASSING

- CONSTRUCTION NOTES:**
1. ALL DISTURBED AREAS ARE TO BE REPAIRED INCLUDING BRINGING GRADES BACK TO ORIGINAL CONDITION BY IMPORTING TOPSOIL AND SUPPLYING NECESSARY SOIL AMENDMENTS PRIOR TO SEEDING AND WATERING.
- HYDROLOGY OF THE MITIGATION AREA**
- DEEP TESTS IN THE MITIGATION AREA WERE EXAMINED TO PREDICT THE WATER TABLE ELEVATION FOR THE MITIGATION AREA. THE RESULTS OF THESE BORINGS GENERALLY CONFIRMED THE SOIL STRATIFICATION SUGGESTED IN THE ORANGE COUNTY SOIL SURVEY. THE FIELD INVESTIGATION REVEALED THAT SHALLOWSILT LOAM APPROXIMATELY 9 INCHES DEEP EXISTS WITHIN THE MITIGATION AREA. BENEATH THIS LAYER EXISTS ABOUT 6 INCHES OF CHANNERY SILT LOAM.
- THE SOIL SURVEY INDICATES THAT THE MITIGATION AREA IS CHARACTERIZED BY SOIL OF THE ERE SERIES WITH AN INCLUSION OF ALDEN SOILS.
- THE ERE SERIES CONSISTS OF A SOMEWHAT POORLY DRAINED LOAM WITH A FRAGIPAN AT 20 INCHES BELOW THE SOIL SURFACE. THE SOILS ARE SEASONALLY SATURATED EACH YEAR. PERMEABILITY IS MODERATELY SLOW OR SLOW BECAUSE OF THE MODERATELY SLOW OR SLOWLY PERMEABLE FRAGIPAN. THESE SOILS ARE WET EARLY IN SPRING AND AFTER HEAVY RAINS. THEY OFTEN REMAIN WET UNTIL LATE IN SPRING AND OCCASIONALLY WET IN FALL. SOME AREAS ALSO RECEIVE SEEPAGE FROM NEARBY SLOPES. IT IS ANTICIPATED THAT SURFACE WATER WILL COLLECT IN THE MITIGATION AREA IN SUFFICIENT AMOUNTS TO SUPPORT WETLAND VEGETATION.
- THE EXISTING WETLAND AND INTER-CONNECTING STREAM WILL SERVE AS A "REGENERATION MACESTOCK" FROM WHICH WETLAND COVER CAN EXPAND NATURALLY BY VEGETATIVE REPRODUCTION INTO THE PROPOSED MITIGATION AREA. SINCE DIFFERENT PLANT SPECIES WITHIN THE WETLAND MAY OBTAIN DIFFERENT RANGE OF MOISTURE REQUIREMENTS AND FLOODING TOLERANCES, THE PROPOSED ELEVATIONAL RANGES WILL PROVIDE A MICRO-TOPOGRAPHIC MOISTURE GRADIENT CONDUIVE TO A HIGH SPECIES DIVERSITY.



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**WETLAND MITIGATION AREA LANDSCAPE PLAN**  
OVERLOOK FARMS A FARRELL COMMUNITY  
TOWN OF NEWBURGH, NEW YORK

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Drawn: BMS Approved: JS  
Scale: 1" = 20'  
Date: 11/17/2021  
Project No: 17088  
Title: L-110 WETLAND

**L-110**