

ROBERT LAGA
Chairman

NICHOLAS FANNIN
Vice Chairman

RICHARD FRANZETTI, P.E.
Wetland Inspector

ROSE TROMBETTA
Secretary

TOWN OF CARMEL
ENVIRONMENTAL CONSERVATION BOARD



60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 - Ext. 190
www.ci.carmel.ny.us

BOARD MEMBERS

Edward Barnett
Anthony Federice
Nicole Sedran

ENVIRONMENTAL CONSERVATION BOARD AGENDA

OCTOBER 7, 2021 – 7:30 P.M.

ELIGIBLE FOR A PERMIT

<u>APPLICANT</u>	<u>ADDRESS</u>	<u>TAX MAP #</u>	<u>COMMENTS</u>
1. G&F Subdivision, Gateway & The Fairways	2054 Route 6, Carmel	55.-2-24.5, 55.-2-24.6-1 55.-2-24.7-2 & 55.-2-24.8-2	Disturbance Associated With Grading and Stormwater Management & Assoc. Activities

SUBMISSION OF APPLICATION OR LETTER OF PERMISSION

2. Stobbe, Wayne	12 Jennifer Lane	64.13-1-79	Repair Dam & Remove Excessive Silt from Pond
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MISCELLANEOUS

3. Minutes – 08/19/21, 09/02/21 & 09/16/21



October 1, 2021

Town of Carmel Environmental Conservation Board
60 McAlpin Avenue
Mahopac, NY 10541

RE: G&F Subdivision Road,
Gateway Summit and The Fairways
Housing Developments
US Route 6, Town of Carmel, Putnam County, New York

Dear Chairman Laga and Members of the Board:

Enclosed please find the following information in support of a wetland permit for the above referenced project (note that revision dates have only been added to the sheets that have changed for this submission):

- Correspondence with Town Engineer. (3 copies)
- Gateway Summit Site Plan Sheets 1-8. (1 copy)
Drawings SP-2.1 and SP-2.3 last revised October 1, 2021 (3 copies).
- The Fairways Site Plan Sheets 1-10. (1 copy)
Drawings SP-1.1 and SP-1.2 last revised October 1, 2021 (3 copies).
- "Proposed Walking Trail and Boat Dock Site Plans" for Gateway Summit & The Fairways. (1 copy)
Drawings S-1, S-2 and S-3, last revised October 1, 2021. (3 copies)

Since there have been no changes made to the G&F Subdivision Road site plans for this submission, we have not printed those plans for this submission.

In response to comments received at the Board's September 2, 2021, meeting, we offer the following responses:

1. Wetland buffer trail maintenance bond.

At the request of the Board, the applicant has coordinated with the Town Engineer to establish a wetland buffer trail maintenance bond amount. Correspondence from the Town Engineer relative to the bond is included as part of this submission. As discussed with the Board, the bond would be posted when the last home for Gateway Summit and The Fairways is sold. The bond amount would be based on the cost for maintenance of the trails for a period of 1 year. The bond would be replenished to the bond amount if used. The bond duration would be for a period of 5 years.

2. Mitigation for proposed impacts.

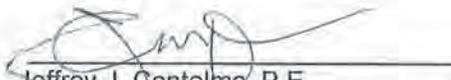
The applicant has offered an Invasive Species Monitoring and Control Program (prepared by Tim Miller Associates) for areas 5' off the edge of the woodland walking trail and the gravel trail within of the wetland buffer, and within the entire emergency turnaround area as indicated on the site plans. Notes detailing the Invasive Species Monitoring and Control Program are included on the site plans.

We trust you will find the enclosed information in order. Please place the project on the Board's October 7th, 2021, agenda for continued discussion of the project. At that time, we respectfully request that the Board consider approval of the wetland permit for the projects. Please contact our office if you should have comments or questions or require additional copies of the above listed information.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:


Jeffrey J. Contelmo, P.E.
Senior Principal Engineer

JJC/jfr/dlm

Enclosure(s)

cc: Hudson Valley Realty Corp., with enclosures

Insite File No. 04232.100

Dawn McKenzie

From: Trombetta,Rose <rtrombetta@ci.carmel.ny.us>
Sent: Wednesday, September 29, 2021 11:10 AM
To: Dawn McKenzie
Subject: FW: 09-28-2021 FW: Gateway / The Fairways - ECB wetland permit application - plans for maint bond
Attachments: 2021-09-24_01 OP-1_Trail plan for maintenance bond-flat.pdf; 01 OP-1.pdf

Dawn,

See below.

Rose Trombetta

**Planning Office
Carmel Town Hall
60 McAlpin Ave
Mahopac, NY 10541
845-628-1500 Ext. 190**

From: Franzetti,Richard
Sent: Tuesday, September 28, 2021 4:19 PM
To: afederice@hotmail.com; Edward Barnett <steady991@gmail.com>; Nicholas Fannin <nick.fannin@gmail.com>; Nicole Sedran <sedrann15@gmail.com>; Robert Laga (SMJ.Robert@verizon.net) <SMJ.Robert@verizon.net>; Trombetta,Rose <rtrombetta@ci.carmel.ny.us>; ytbzg@yahoo.com
Subject: 09-28-2021 FW: Gateway / The Fairways - ECB wetland permit application - plans for maint bond

Chairman Laga and Environmental board members

I have reviewed the attached drawings, the email below and the following proposed bond amount for maintaining the trails in the buffer:

- 2 man landscape crew \$1000/day
- Misc small tools and supplies \$500/day
- 2days x \$1500/day = \$3000.

The amount proposed is sufficient for the work proposed.

Rose please advise the applicant.

Call with any questions.

Richard J. Franzetti. P.E, BCEE
Town Engineer
60 McAlpin Avenue

Mahopac, New York 10541
Phone - (845) 628-1500 ext 181
Fax – (845) 628-7085
Cell – (914) 843-4704
rjf@ci.carmel.ny.us

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From: Dawn McKenzie <DMcKenzie@insite-eng.com>
Sent: Friday, September 24, 2021 4:55 PM
To: Franzetti, Richard <rjf@ci.carmel.ny.us>
Cc: Paul Camarda <crillc@comcast.net>; Jeff Contelmo <JContelmo@insite-eng.com>; Trombetta, Rose <rtrombetta@ci.carmel.ny.us>
Subject: Gateway / The Fairways - ECB wetland permit application - plans for maint bond

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Rich.
Hope that all is well with you.

Paul Camarda said that he spoke with you about the ECB's request for a maintenance bond for the proposed trails within the wetland buffer for the Gateway and Fairways projects. Per the Chair, the bond should be posted once the last house is sold at both Gateway and Fairways.

In normal circumstances, the community landscaping company will groom the trail if and when needed. The residents of the community, who walk the trail, would want the trail kept in good condition for their own benefit.

This bond would be for maintenance of the trails in the event that the trails were not being properly maintained by the owner / HOA.

The maintenance would include future grooming or erosion repair for the trails, to be conducted by a landscape crew. No heavy equipment would be used to conduct this maintenance.

The bond amount would be based on the cost for maintenance of the trails for a period of 1 year. The bond would be replenished to the bond amount if used. The bond duration would be for a period of 5 years.

Attached please find a pdf of the trail plan and a marked up trail plan labelling the portions of the trail within the wetland buffer.

Please let us know if you need any additional information.

We will be back before the ECB at their October 7th, 2021 meeting.

Thank you,
Dawn

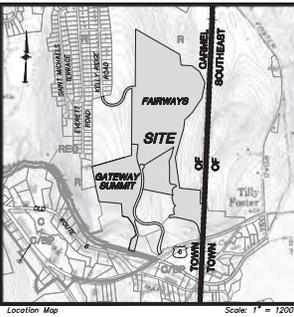
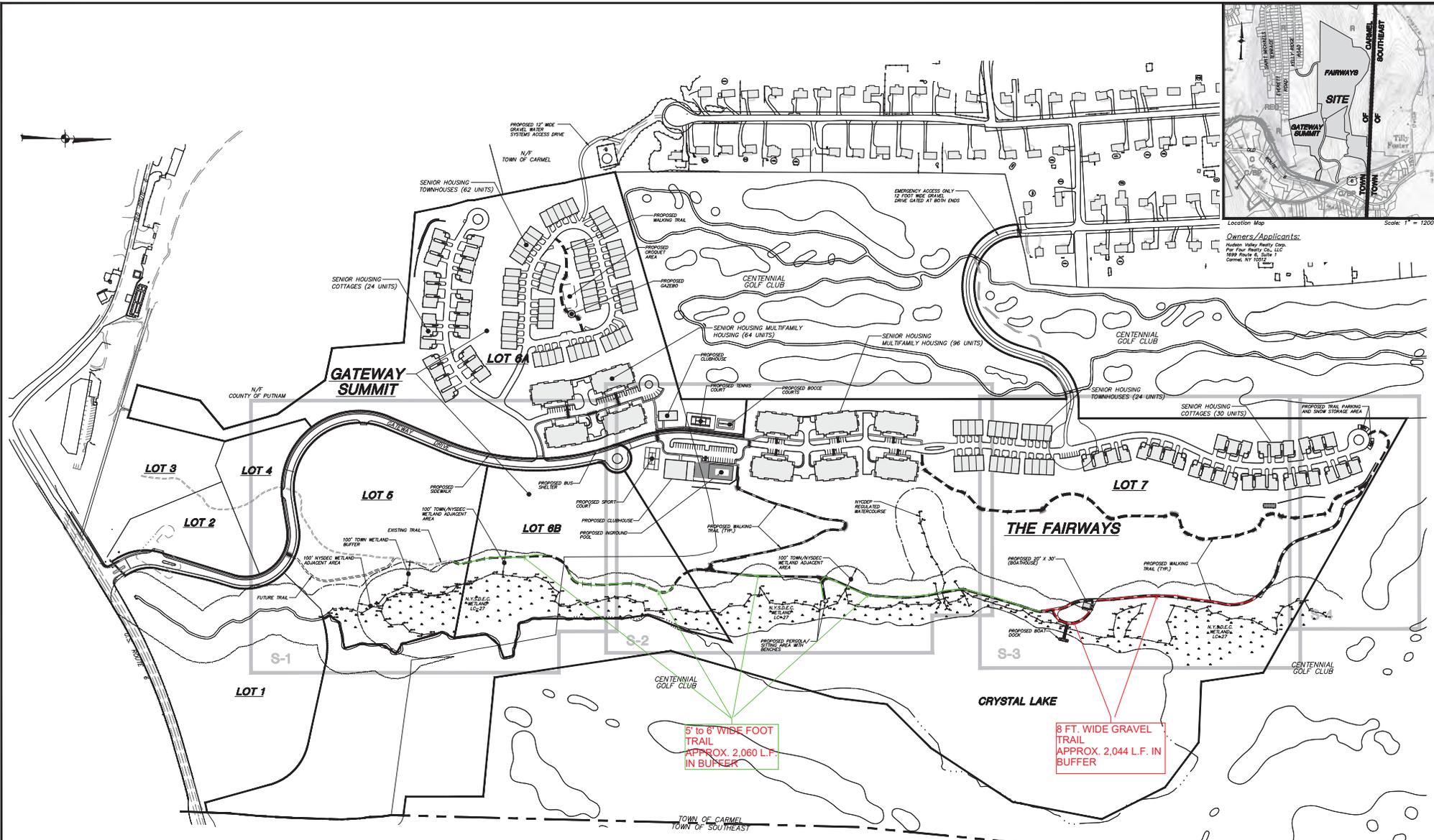
Dawn Lewis McKenzie, RLA, Senior Associate
Senior Project Landscape Architect

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

3 Garrett Place
Carmel, New York 10512
(845) 225-9690 x146
(845) 225-9717 Fax
www.insite-eng.com



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Location Map
Scale: 1" = 1200'

Owners/Applicants:
Hudson Valley Realty Corp.
1699 Route 6, Suite 1
Carmel, NY 12023

NOTE: The NYSDEC Freshwater Wetland Boundary (as shown on this drawing) and validation block (shown below) is as shown on drawing W-1, "NYSDEC Wetland Validation Map", prepared by InSite Engineering, Surveying, & Landscape Architecture, P.C., dated December 08, 2016.

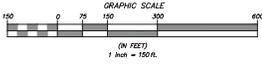
NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The Freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland (L2B & L2C2) as delineated by 26,886 Acres & 0.000 Acres on 08/12/2016.

SEE SHEET: *W-1* DATED: *12/14/16*
DATE MADE: *12/14/16* EXPIRES: *12/14/18*

Wetland boundary delineations as established by the New York State Department of Environmental Conservation result used for the (1) years unless existing exempt activities, uses, hydrology, or land use practices change (e.g., agriculture or recreation). After the (2) years the boundary must be re-evaluated by DEC staff. This section may include a new delineation and survey of the wetland boundary.

Also approved specifications, grading, filling, excavating, clearing or other regulated activity in the Freshwater wetland or within 100 feet of the wetland boundary as depicted on this plan requires a permit from the NYS Department of Environmental Conservation under Article 26 of the Environmental Conservation Law (Freshwater Wetlands Act) prior to commencement of work.



TRAIL PLAN FOR MAINTENANCE BOND

GENERAL NOTES:

1. Boundary existing conditions and topographic information indicated on these plans is based on survey information prepared by Terry Bergendoff Colton, L.S.
2. The NYSDEC wetland boundary information shown herein was delineated by the Miller Associates and Doug Dunlap of the NYSDEC and survey located by Terry Bergendoff Colton, L.S. & Dan Fisher of the NYSDEC wetland the wetland delineation December 2016.
3. The Town of Carmel wetland boundary was delineated by Tim Miller Associates, Inc. and John Kocum, Town of Carmel Wetland Consultant and survey located by Terry Bergendoff Colton, L.S., updated June 2021.
4. This site plan package represents a proposal for enhancements and creation of a walking trail system, non-motorized boat dock and sitting area for the use and enjoyment of the Gateway Summit and the Fairways Senior Housing Developments. These Senior Housing projects have received site plan approval from the Town of Carmel. The improvements associated with the proposed access roads, buildings and associated improvements, stormwater ponds and utilities are shown for information purposes.

3	8-27-21	REVISED PER EGB COMMENTS	JFH
2	8-2-21	REVISED PER EGB COMMENTS	JFH
1	10-15-21	REVISED PER TOWN OF CARMEL COMMENTS	MEZ
NO.	DATE	REVISION	BY

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

PROJECT: **GATEWAY SUMMIT & THE FAIRWAYS SENIOR HOUSING DEVELOPMENTS**

DRAWING: **PROPOSED WALKING TRAIL AND BOAT DOCK OVERALL SITE PLAN**

PROJECT NO.	05140.100	PROJECT MANAGER	S.W.B.	DRAWING NO.	SHEET
DATE	11-02-09	DRAWN BY	R.C.S.	OP-1	1
SCALE	AS SHOWN	CHECKED BY	D.L.M.		6

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2009 OF ARTICLE 146 OF THE EDUCATION LAW.

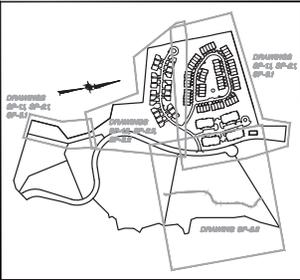
Parking Requirements:

1.5 spaces per unit x 150 units	= 225 spaces
1 space per 200 sq. ft. x 1,800 sq. ft. (community building)	= 9 spaces
Total spaces required	= 234 spaces

Parking Provided:

	Indoor parking spaces	Outdoor parking spaces
Multi-family housing units **	128	27
Daycare units ***	62	24
College Units ***	48	42
Clubhouse	8	8
Subtotal	238	121
Total spaces provided	359	

- ** 23 parking spaces located in lower level of each building
- *** 1 parking space in garage and 1 in driveway of each unit
- *** 2 parking spaces in garage and 1 in driveway of each unit

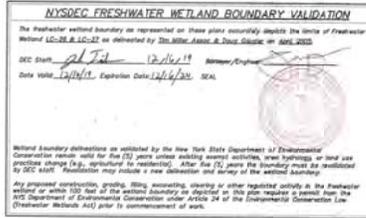


KEY MAP F=600

Senior Housing Zoning Requirements:

Required:	Provided:
Min. Lot Area	217,800 SF (5.0 AC)
Min. Rear Frontage	125'
Min. Density (Units/Acre)	8
Min. Dwelling Units	150
Min. Building Coverage	35%
Min. Property Line Setback	40'
Min. Building Height	40' / 2 Stories
Min. Recreation Space (SF/Unit)	300 SF.

NOTE: The NYSDC Freshwater Wetland Boundary (as shown on this drawing) and validation block (shown below) is as shown on drawing NYSDC Wetland Validation Map, prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated December 06, 2016.



Certificate of Occupancy Sections

C.O. SECTION 1	24 Units & Recreation Area
C.O. SECTION 2	64 Units
C.O. SECTION 3	30 Units; Provide temporary turnaround of road termini.
C.O. SECTION 4	32 Units

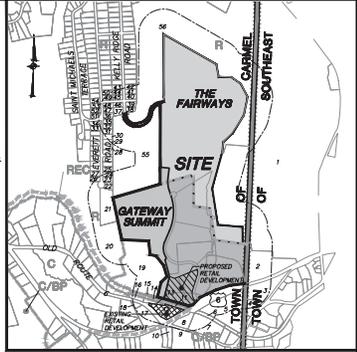
In order for a certificate of occupancy to be issued by the Town of Carmel for a dwelling in a particular C.O. section, the C.O. section in which such dwelling is located as shown on this drawing must be substantially completed to the satisfaction of the Town of Carmel Engineer and must be in compliance with the special use permit issued by the Town of Carmel. A section shall not be deemed substantially complete unless it is in compliance with all applicable laws, codes, ordinances, rules and regulations, and all other requirements (except for top course of pavement) are substantially complete as determined by the town engineer.

Record Owner/Applicant:

Heaven Valley Realty
1699 Route 6, Suite 1
Carmel, NY 12024
Site Area: 30.17 AC ±
Tax Map No.: 95-0-2-151
95-0-2-24
95-0-2-25
95-11-1-32
Zoning District: C-7P (Commercial/Business Park)

500' Adjacent:

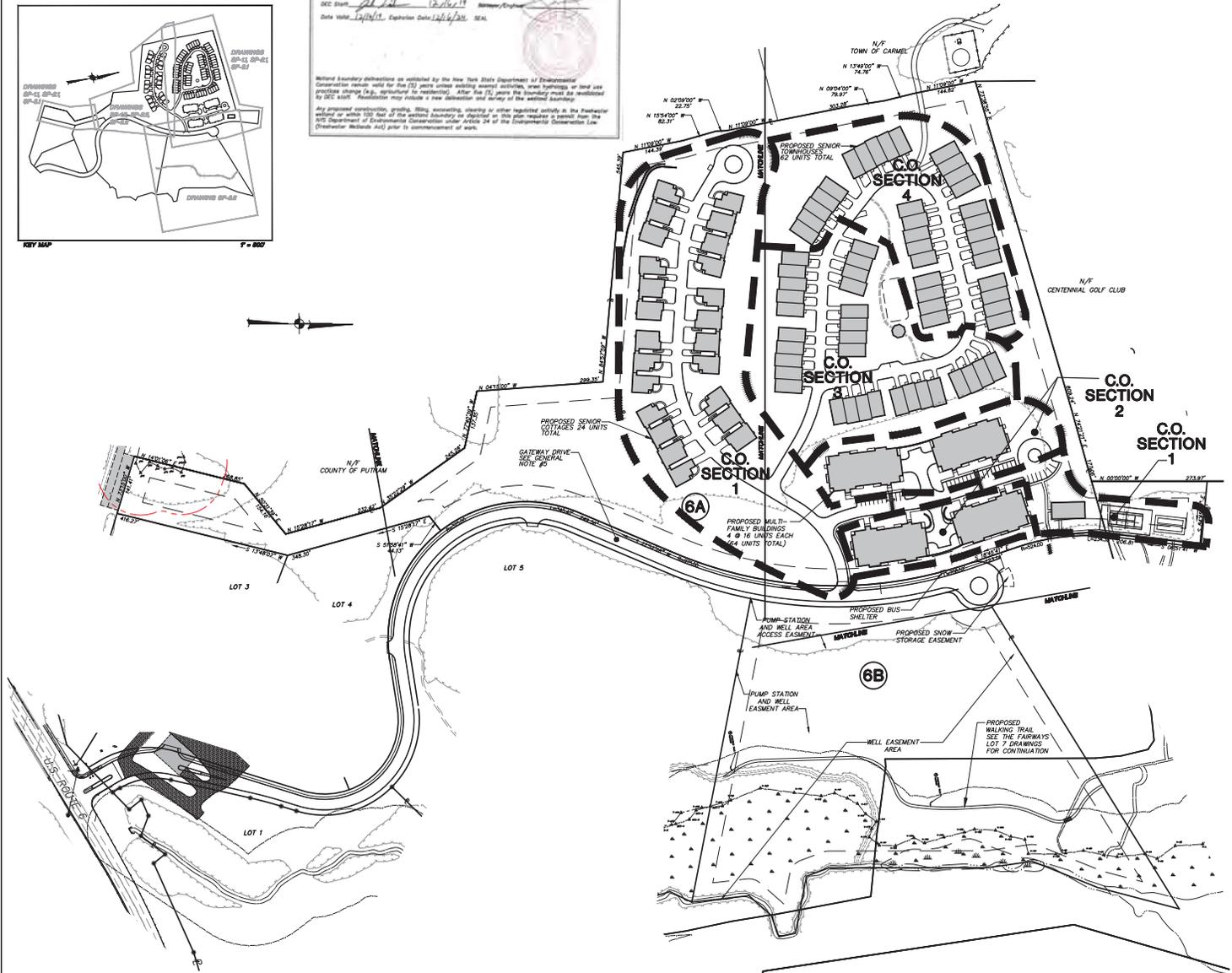
- TOWN OF SOUTHWEST
- 1. N/F CENTINALE GOLF CLUB OF NEW YORK
- 2. N/F COUNTY OF PUTNAM
- 3. N/F COUNTY OF PUTNAM
- 4. N/F COUNTY OF PUTNAM
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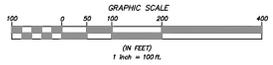
Location Map Scale: 1" = 1000'

General Notes:

- Boundary, existing conditions and topographic information for subject property based on survey by Terri Bergendorff Collins L.S.
- The wetland boundaries shown herein were determined by Terri Bergendorff Collins L.S. dated June 2021.
- The subject application requires a special exception use permit in accordance with section 175-28 of the town code as amended by Local Law 5 of 2020. The project conforms to the requirements of said law as follows:
 - a) The subject property is situated in a C-7P and R-Zone, and is contiguous to a residential zone.
 - b) The site exceeds the minimum coverage of one hundred twenty-five (125) feet on a town road.
 - c) The site exceeds the minimum site area of five acres.
 - d) The site is served by municipal water (C-7P) and municipal sewer (C-7P).
 - e) The project density is 1.5 units/acre and is less than the permitted eight (8) dwelling units per acre.
 - f) The project density is 150 units and is equal to the permitted one hundred fifty (150) dwelling units and coverage of the lot by buildings is less than the minimum percent.
 - g) All buildings are set back a minimum of forty (40) feet from the front property line.
 - h) No buildings exceed forty (40) feet in height or two (2) stories above ground. Note the floor level of the proposed buildings do not meet the minimum of a story.
 - i) All multi-level buildings shall contain an elevator.
 - j) All buildings shall contain an elevator.
 - k) The project exceeds the minimum of three hundred (300) square feet of recreation space per unit which includes a community room.
 - l) A minimum of one and one half (1.5) on site parking spaces are provided for each dwelling unit, including appropriate handicap parking.
 - m) All units shall be occupied exclusively by persons of fifty-five (55) years of age or older and the spouse of any such person.
 - n) The apartment sizes shall be a minimum of four hundred twenty-five (425) square feet for efficiency level apartments and a minimum of six hundred (600) square feet for one bedroom units. The maximum number of bedrooms in a unit shall be three. The subject project proposes one hundred (100) units with a maximum total of three hundred (300) bedrooms.
 - o) The site is on a road that has a public bus route. There is no bus stop on U.S. Route 6 and a proposed bus stop on Summit Drive.
 - p) The site is within 2,500 feet of retail and service establishments.
 - q) Washing machines and clothes dryers shall be located in a common laundry room in each building or in each unit.
 - r) All requirements of the New York State Fire and Building Code and all applicable state, county and town regulations shall be met.
- The subject property is Lot 6A and 6B as shown on a map entitled "Town Subdivision Map" prepared for the C and F Subdivision.
- Three lots are shown along Summit Drive and its related infrastructure being substantially completed. A Building Permit shall not be issued until Gateway Summit is substantially completed to the satisfaction of the project engineer.
- The proposed buildings shall be protected by an automatic fire sprinkler system.
- The subject project is prohibited from using the municipal water system (C-7P) for fire protection purposes.
- The site is proposed to be serviced by a water connection to C-7P. This service connection is dependent on the proposed high pressure distribution system discussed in the FEIS.
- Rock removal is not anticipated with the proposed site work. Should rock be encountered, and if/when necessary, a blasting permit shall be submitted to the Building Department.
- Drainage water details incorporated in these project plans are provided for information only. For installation of drainage water main and associated appurtenances see project plans entitled "Site Water Improvements."



DRAWING NO.	DRAWING NAME	SHEET
SP-1	Overall Site Plan	1
SP-1.1	Layout & Landscape Plan	7
SP-1.2	Layout & Landscape Plan	7
SP-2.1	Grading & Utilities Plan	4
SP-2.2	Grading & Utilities Plan	5
SP-2.3	Grading, Sulfur & Erosion	5
SP-3.1	Sediment & Erosion Control Plan	6
SP-3.2	Sediment & Erosion Control Plan	6
OSP-1	Overall Grading Plan	10
RR-1	Road Profiles	11
RR-2	Drainage Profiles	12
RR-3	Water Profiles	13
RR-4	Water Profiles	14
RR-5	Water Profiles	15
D-1	Site Details	16
D-2	Site Details	17
D-3	Site Details	18
D-4	Site Details	19
D-5	Site Details	20



15	8-2-21	REVISED PER EGB COMMENTS	JLT
14	1-14-13	REVISED FOR PUDON REAPPRAISAL	ZMP
13	11-13-12	REVISED FOR PUDON REAPPRAISAL	ZMP
12	7-30-10	GENERAL REVISIONS	DLM
11	2-26-09	REVISION TOWN COMMENTS	KCM
10	2-11-09	REVISIONS PER TOWN ENGINEER'S COMMENTS	KCM
9	7-29-09	GENERAL REVISIONS	BJN
8	11-12-08	GENERAL REVISIONS	LJK
7	10-8-07	REVISED PER PUDON & NYSDC COMMENTS	EUS
6	8-16-07	REVISED PER NYSDC COMMENTS	RCS
5	7-23-07	REVISED PER NYSDC COMMENTS	ZMP
4	5-2-07	REVISION PER TOWN PLANNER & PUDON COMMENTS	RCS
3	4-3-07	REVISED PER NYSDC COMMENTS	ZMP
2	3-2-07	REVISED PER TOWN CONSULTANT'S COMMENTS	PKL
1	1-26-07	NYSDC SUBMISSION	ZMP
NO.	DATE	REVISION	BY

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 12024
(845) 225-9774
www.insite-nyc.com

PROJECT: GATEWAY SUMMIT - LOT 6A SENIOR HOUSING DEVELOPMENT
U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: OVERALL SITE PLAN

PROJECT: 04232.106 PROJECT MANAGER: S.W.B. DRAWING NO.: SHEET: 1/20
DATE: 12-15-06 DRAWN: R.C.S. CHECKED: OP-1
SCALE: AS SHOWN ON DRAWING D.L.M.

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2309 OF ARTICLE 148 OF THE EDUCATION LAW

General Notes:

- Boundary, existing conditions and topographic information for subject property based on survey by Terri Bernstorff Collins.
- The wetland boundaries shown herein were delineated by Tim Miller Associates and survey located by Terri Bernstorff Collins.

Planting & Seeding Notes:

- All plant materials to be nursery grown.
- Plants shall conform with the American Association of Nurserymen Standards in all ways including dimensions.
- Plants shall be planted in all locations designated on the plan or as stated in the field.
- All plants shall be hardy under climate conditions similar to those in the locality which they are to be planted.
- 3" of Fine Bark Mulch shall be spread over all planting beds areas.
- All proposed seeded areas to receive 4" min. depth of topsoil; all proposed landscaped areas to receive 12" min. depth of topsoil.
- Upon final grading and placement of topsoil and any required soil amendments, areas to receive permanent vegetation cover in conjunction with suitable mulch as follows:
 - Fertilizer applied at the rate of 14 lbs./1,000 sq ft or equivalent.
 - Seed mixture to be planted between April 1 and May 15, or between August 15 and October 15 or as directed by Project Representative at a rate of 50 lbs./acre in the following proportions:
 - 20% Kentucky Bluegrass
 - 40% Creeping Red Fescue
 - 20% Perennial Ryegrass
 - 20% Annual Ryegrass
 - Mulch: Silt Hay or Small Grain Straw applied at a rate of 90 lbs./1,000 sq ft or 2 tons/acre to be applied and anchored according to New York State Agriculture and Markets Department, Section 160.1(a)(2), 160.1(b)(2), 160.1(c)(2), 160.1(d)(2), 160.1(e)(2), 160.1(f)(2), 160.1(g)(2), 160.1(h)(2), 160.1(i)(2), 160.1(j)(2), 160.1(k)(2), 160.1(l)(2), 160.1(m)(2), 160.1(n)(2), 160.1(o)(2), 160.1(p)(2), 160.1(q)(2), 160.1(r)(2), 160.1(s)(2), 160.1(t)(2), 160.1(u)(2), 160.1(v)(2), 160.1(w)(2), 160.1(x)(2), 160.1(y)(2), 160.1(z)(2).
- Seed mix for slopes of berms, outside of stormwater basins, and steep slopes to be "Native Slope Seed Mix w/ Annual Ryegrass" (ENM-180) spread at a rate of 1.0 lbs./1,000 sq ft as manufactured by Ernst Conservation Seeds.
- Seed mix for stormwater basin berms to be "Native Detention Area Mix" (ENM-183) spread at a rate of 0.3 lbs./1,000 sq ft as manufactured by Ernst Conservation Seeds.



ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2209 OF ARTICLE 148 OF THE EDUCATION LAW

NO.	DATE	REVISION	BY
10	8-27-21	REVISED PER ESB COMMENTS	JFR
9	8-2-21	REVISED PER ESB COMMENTS	JFR
8	11-13-12	REVISED FOR PUNCH SCOPING	ZMP
7	7-30-10	GENERAL REVISIONS	DLM
6	8-16-07	REVISED PER NYCEP COMMENTS	RCS
5	7-23-07	REVISED PER NYCEP COMMENTS	ZMP
4	5-2-07	REVISION PER TOWN PLANNER & PROJECT COMMENTS	RJK
3	4-3-07	REVISED PER NYCEP COMMENTS	ZMP
2	3-2-07	REVISED PER TOWN CONSULTANT'S COMMENTS	RCS
1	1-26-07	NYCEP SUBMISSION	ZMP

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Carmel, NY 12052
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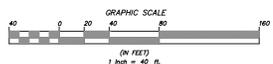
PROJECT: **GATEWAY SUMMIT - LOT 6A**
SENIOR HOUSING DEVELOPMENT
U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: **LAYOUT & LANDSCAPE PLAN**

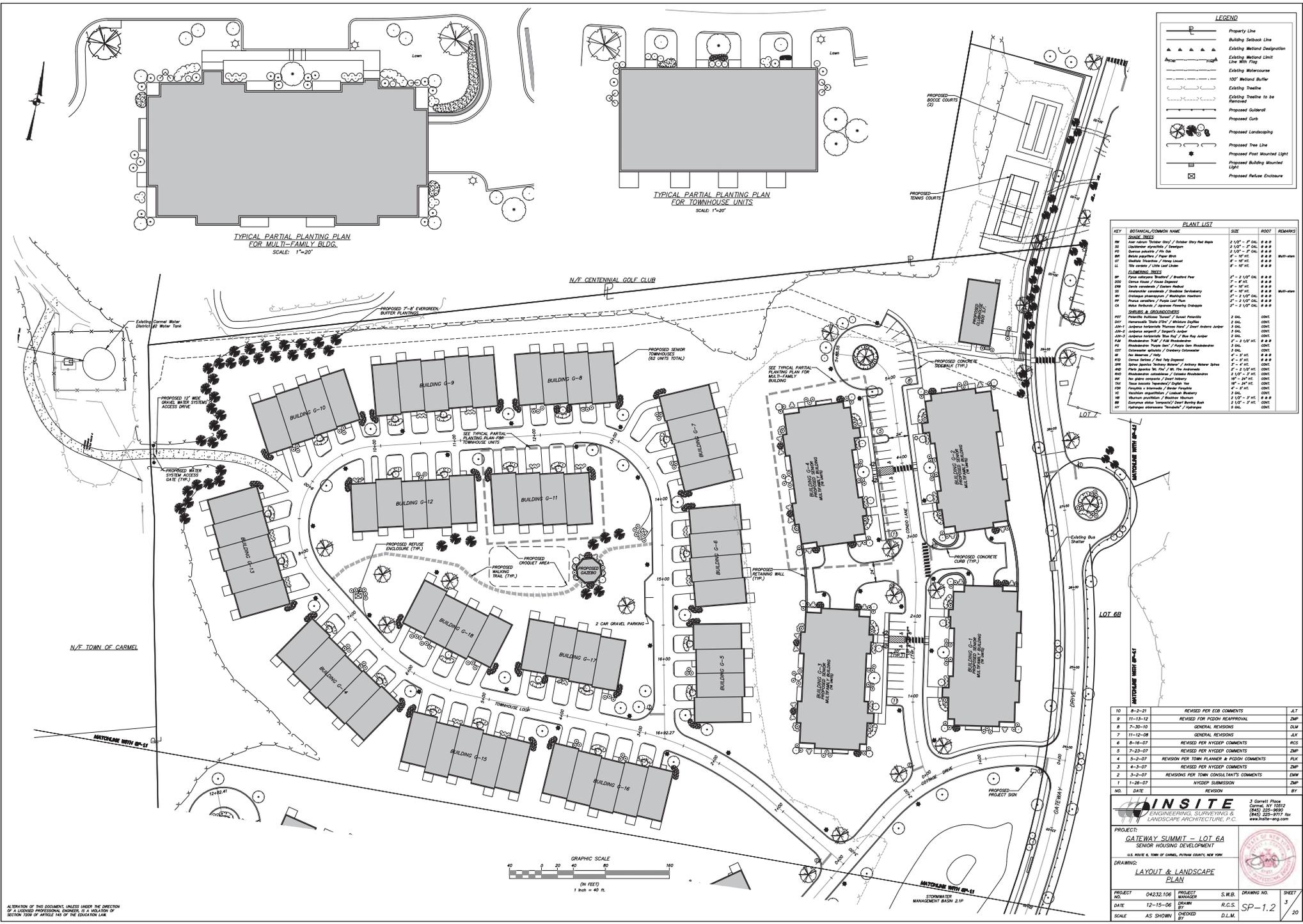
PROJECT MANAGER: S.W.B. DRAWING NO. SHEET 2
DATE: 12-15-06 DRAWN: R.C.S. SP-1.1
SCALE: AS SHOWN CHECKED: D.L.M.

KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	REMARKS
001	Blue Spruce / Norway Spruce	2 1/2" - 3" CAL.	Ball	Ball
002	Eastern White Pine	2 1/2" - 3" CAL.	Ball	Ball
003	White Pine	2 1/2" - 3" CAL.	Ball	Ball
004	White Pine	2 1/2" - 3" CAL.	Ball	Ball
005	White Pine	2 1/2" - 3" CAL.	Ball	Ball
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097	White Pine	2 1/2" - 3" CAL.	Ball	Ball
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099	White Pine	2 1/2" - 3" CAL.	Ball	Ball
100	White Pine	2 1/2" - 3" CAL.	Ball	Ball

Key	Sign	MAT. T.C.O. Number	Size of Sign	Description
1	STOP	RI-10	30" x 30"	White on Red
2	NO LEFT TURN	RI-8	12" x 18"	Blue on White
3	NO RIGHT TURN	RI-7C	24" x 30"	Black on White



MAYCRAWNE HWY BR-18



LEGEND

[Symbol]	Property Line
[Symbol]	Building Setback Line
[Symbol]	Existing Wetland Designation
[Symbol]	Existing Wetland Limit Line 100' W/10'
[Symbol]	Existing Wetland Buffer
[Symbol]	Existing Wetland Buffer
[Symbol]	Existing Tree Line
[Symbol]	Existing Tree to be Removed
[Symbol]	Proposed Gutter
[Symbol]	Proposed Curb
[Symbol]	Proposed Landscaping
[Symbol]	Proposed Tree Line
[Symbol]	Proposed Post Mounted Light
[Symbol]	Proposed Building Mounted Light
[Symbol]	Proposed Police Enclosure

PLANT LIST

KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	REMARKS
SHRUB TREES				
01	Four season 'Tender Tree' / Silver Birch Tree	2 1/2" - 3" Cal.	##	##
02	Chickadee Parakeet / Juniper	2 1/2" - 3" Cal.	##	##
03	Common Juniper / Juniper	2 1/2" - 3" Cal.	##	##
04	White Magnolia / Star Magnolia	6" - 10" Ht.	##	##
05	Shrub Dogwood / Snow Dogwood	6" - 10" Ht.	##	##
06	Red maple / Red Maple	6" - 10" Ht.	##	##
07	Red maple / Red Maple	6" - 10" Ht.	##	##
08	Red maple / Red Maple	6" - 10" Ht.	##	##
09	Red maple / Red Maple	6" - 10" Ht.	##	##
10	Red maple / Red Maple	6" - 10" Ht.	##	##
11	Red maple / Red Maple	6" - 10" Ht.	##	##
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98	Red maple / Red Maple	6" - 10" Ht.	##	##
99	Red maple / Red Maple	6" - 10" Ht.	##	##
100	Red maple / Red Maple	6" - 10" Ht.	##	##

10	8-2-21	REVISED PER ESB COMMENTS	JLT
9	11-12-12	REVISED FOR PDSH REAPPROVAL	ZMP
8	11-20-12	GENERAL REVISIONS	D.L.M.
7	11-12-08	GENERAL REVISIONS	J.L.K.
6	8-16-07	REVISED PER NYCDSP COMMENTS	RCS
5	7-23-07	REVISED PER NYCDSP COMMENTS	PLK
4	5-2-07	REVISION PER TOWN PLANNER & PDSH COMMENTS	ZMP
3	4-3-07	REVISED PER NYCDSP COMMENTS	ZMP
2	3-2-07	REVISIONS PER TOWN CONSULTANT'S COMMENTS	ENW
1	1-26-07	NYCDSP SUBMISSION	ZMP
NO.	DATE	REVISION	BY

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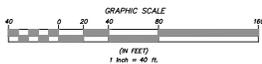
PROJECT: **GATEWAY SUMMIT - LOT 6A SENIOR HOUSING DEVELOPMENT**
U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: **LAYOUT & LANDSCAPE PLAN**

PROJECT NO: 04232 106 PROJECT MANAGER: S.W.B. DRAWING NO: SP-1.2 SHEET NO: 30

DATE: 12-15-06 DRAWN: R.C.S. CHECKED: D.L.M.

SCALE: AS SHOWN



ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2209 OF ARTICLE 148 OF THE EDUCATION LAW

General Notes:

1. Boundary, existing conditions and topographic information for subject property based as shown by "Toll Brothers" Coter.
2. The wetland boundaries shown herein were delineated by Toll Brothers Associates and survey located by Toll Brothers Coter.

LEGEND

	Property Line
	Existing 2' Contour
	Existing 10' Contour
	Proposed 2' Contour
	Proposed 10' Contour
	Existing Stonewall
	Existing Town Wetland Limit Line with Flag
	Existing Town NYDEC Wetland Limit Line with Flag
	Existing DEC Wetland Limit Line with Flag
	Existing Watercourse
	100' Wetland Buffer
	Existing Building To Be Removed
	Existing Utility Pole with Overhead Wire
	Proposed Curb
	Proposed Catch Basin/Drain Inlet with Inlet Protection
	Proposed Outlet Structure
	Proposed End Section
	Proposed Rip Rap Apron
	Proposed Limit of Disturbance Line
	Proposed 5ft Fence
	Proposed 6ft Fence
	Proposed Double 3ft Fence
	Proposed Cutoff Grade with Stone Check Dam
	Proposed Stabilized Construction Entrance
	5ft Stock Pile
	Proposed Construction Phase
	Proposed Construction Phase Line
	Proposed Temporary Seale



11	8-2-21	REVISED PER ECR COMMENTS	JLT
10	11-13-12	REVISED FOR PCDM REAPPROVAL	ZMP
9	7-30-10	GENERAL REVISIONS	DLM
8	1-28-09	GENERAL REVISIONS	S.M.
7	11-12-08	GENERAL REVISIONS	JLK
6	8-16-07	REVISED PER NYDEC COMMENTS	RCS
5	7-23-07	REVISED PER NYDEC COMMENTS	ZMP
4	5-2-07	REVISION PER TOWN PLANNER & PCDM COMMENTS	ENS
3	4-3-07	REVISED PER NYDEC COMMENTS	ZMP
2	3-2-07	REVISION PER TOWN CONSULTANT'S COMMENTS	ENW
1	1-26-07	NYDEP SUBMISSION	ZMP
NO.	DATE	REVISION	BY

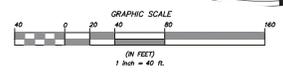
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PROJECT: GATEWAY SUMMIT - LOT 6A
SENIOR HOUSING DEVELOPMENT
U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: SEDIMENT AND EROSION CONTROL PLAN

PROJECT NO.	04232.106	PROJECT MANAGER	S.W.B.	DRAWING NO.	SHEET
DATE	12-15-06	DRAWN	R.C.S.	SP-3.2	8
SCALE	AS SHOWN	CHECKED	D.L.M.	BY	

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2209 OF ARTICLE 174 OF THE EDUCATION LAW



NOTE: The NYSED Freshwater Wetland Boundary (as shown on this drawing and validation block shown below) is as shown on drawing W-1, "NYSED Wetland Validation Map", prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated December 06, 2018.

NYSED FRESHWATER WETLAND BOUNDARY VALIDATION

The Freshwater Wetland Boundary as represented on these plans according to the title of Freshwater Wetland Validation Block is delivered by the State Office of Environmental Conservation on 06/14/2019.

NYSED Form: **W-1** (Rev. 01/16/11) **Wetland Validation**

Date: **12/14/18** Expiration Date: **12/14/20**

Method boundary definitions as established by the New York State Department of Environmental Conservation (NYSED) are used. The wetland boundary is shown on this drawing as a line. The wetland boundary is shown on this drawing as a line. The wetland boundary is shown on this drawing as a line.

Owner/Applicant:
 P&F Realty Company, LLC
 1699 Route 6, Suite 1
 Carmel, NY 12016

Site Data:
 Total Area: 101.75 AC ±
 Tax Map No.: 55-2-24.8
 Zoning District: C-2B (Commercial Business Park)
 R (Residential)

Senior Housing Zoning Requirements:

Requirement	Requirement	Provided
Min. Lot Area	21,780 SF (3.0 AC)	4,432,748 SF (101.75 AC)
Min. Roof Frontage	125'	262' ±
Max. Density (Units/Area)	8	1.7
Max. Dwelling Units	150	150
Max. Building Coverage	30%	58%
Min. Property Line Setback	40'	>40'
Max. Building Height	40' / 2 Stories	<40' / 2 Stories
Min. Recreation Space (SF/Unit)	300 S.F.	>300 S.F.

Parking Requirements:

1.5 spaces per unit x 150 units	= 225 spaces
1 space per 200 sq. ft. x 7,500 sq. ft. (community building)	= 38 spaces
Total spaces required	= 263 spaces

Parking Provided:

	Indoor parking spaces	Outdoor parking spaces
Multi-family housing units *	132	30
Boardhouse units **	24	24
Cottage Units ***	60	30
Outdoor/Trail	0	30
Subtotal	216	142
Total spaces provided	458	

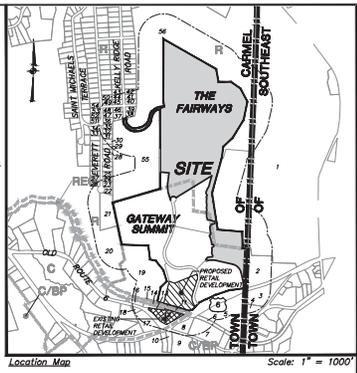
* 30 parking spaces located in lower level of each building
 ** 1 parking space in garage and 1 in driveway of each unit
 *** 2 parking spaces in garage and 1 in driveway of each unit

Certificate of Occupancy Sections

C.O. SECTION 1	48 Units, Recreation Area & Emergency Access
C.O. SECTION 2	56 Units
C.O. SECTION 3	12 Units
C.O. SECTION 4	16 Units
C.O. SECTION 5	16 Units

In order for a certificate of occupancy to be issued by the Town of Carmel for a dwelling in a particular C.O. section, the C.O. section in which such dwelling is located as shown on this drawing must be substantially completed for the satisfaction of the Town of Carmel Engineer and must be in compliance with the special use permit issued by the Town of Carmel. A section shall not be deemed substantially complete unless, at a minimum, all utilities including water, sanitary and storm sewers, and all road needed work (except for the course of pavement), are substantially complete as determined by the town engineer.

- 500' Adjacents:**
- 1. N.Y. STATE COLLEGE OF FORESTRY
 - 2. N.Y. STATE COLLEGE OF FORESTRY
 - 3. N.Y. STATE COLLEGE OF FORESTRY
 - 4. N.Y. STATE COLLEGE OF FORESTRY
 - 5. N.Y. STATE COLLEGE OF FORESTRY
 - 6. N.Y. STATE COLLEGE OF FORESTRY
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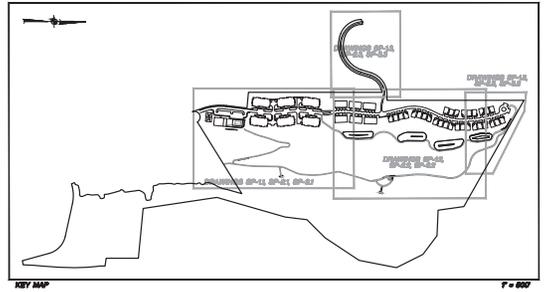
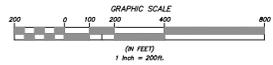
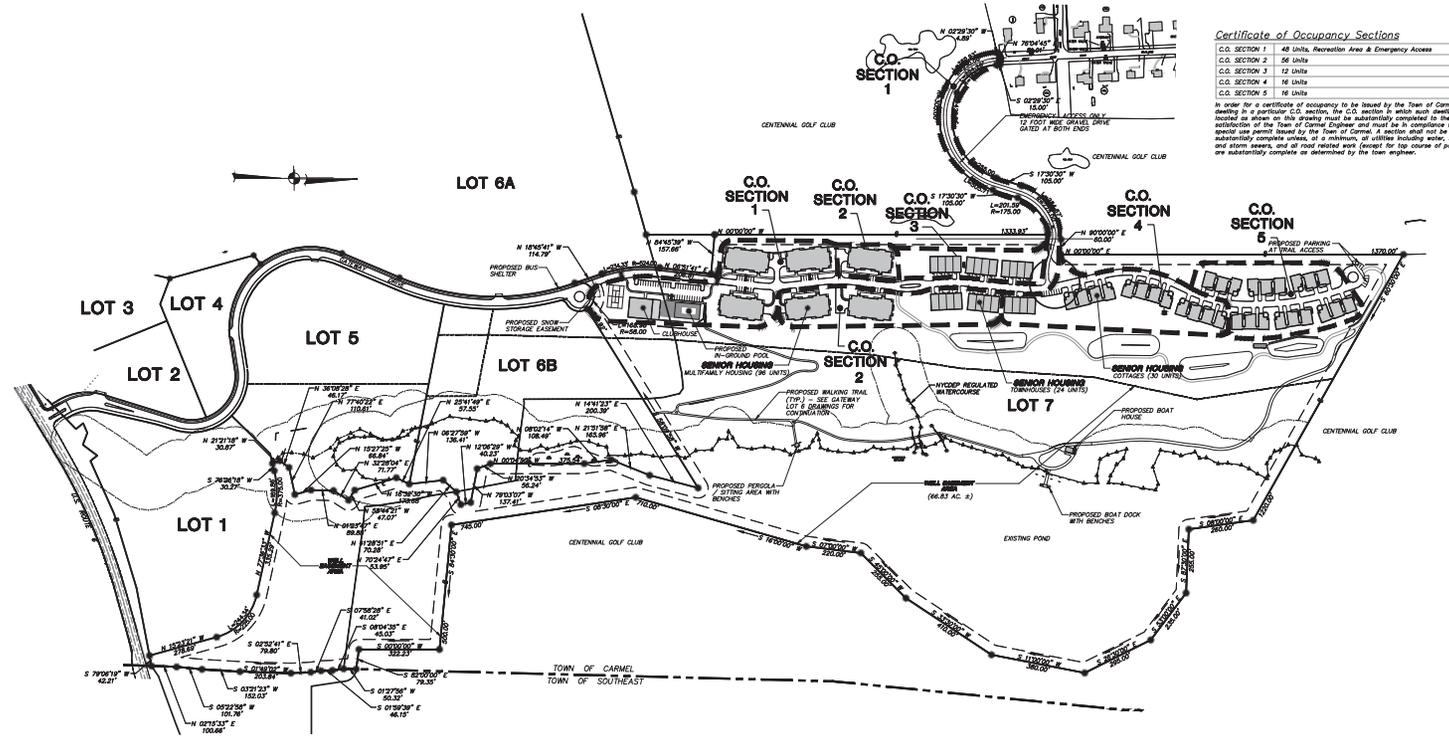


- General Notes:**
1. Reviewer, writing conditions and requirements information for subject property based on survey by Insite Engineering, Surveying & Landscape Architecture, P.C.
 2. The wetland boundaries shown herein were permitted by Tim Miller Associates and survey located by Insite Engineering, Surveying & Landscape Architecture, P.C.
 3. The subject application requires a special exception use defined in accordance with Local Law of 2006. The project conforms to the requirements of said law as follows:
 - a) The subject property is situated in a C-2B and R Zone, and is contiguous to a residential zone.
 - b) The site exceeds the minimum footage of one hundred (100) feet (125) feet on a town road.
 - c) The site exceeds the minimum site area of five acres.
 - d) The site is served by municipal water (CNG&D) and municipal sewer (CNG&D).
 - e) The project density is 1.5 units/acre and is less than the permitted right (5) density units per acre.
 - f) The project density is 150 units and is equal to the permitted one hundred fifty (150) dwelling units and coverage of the lot by buildings is less than fifty-five percent.
 - g) All buildings are set back a minimum of forty (40) feet from the front property line.
 - h) No buildings exceed forty (40) feet in height or two (2) stories above ground. Note the lower level of the proposed buildings do not meet the definition of a story.
 - i) All multi-level buildings shall contain an elevator.
 - j) All buildings shall contain a fire suppression system.
 - k) The project exceeds the minimum of three hundred (300) square feet of recreation space per unit which includes a community room.
 - l) A minimum of one and one half (1.5) on site parking spaces are provided for each dwelling unit, including appropriate handicap parking.
 - m) All units shall be occupied exclusively by persons of fifty-five (55) years of age or older and the spouse of any such person.
 - n) The apartment sizes shall be a minimum of four hundred (400) square feet (350 square feet) and a maximum of six hundred (600) square feet for one bedroom apartments. The maximum number of bedrooms or optional bedrooms in an apartment/dwelling unit shall be three. The subject project proposes one hundred (100) units with three bedrooms (3BR) bedrooms.
 - o) The site is on a road that has a public bus route. There is an existing bus stop on U.S. Route 6 and a proposed bus stop on Summit Drive.
 - p) The site is within 2,000 feet of retail and service establishments.
 - q) Washing machines and clothes dryers shall be located in a common laundry room in each building.
 - r) All requirements of the New York State Fire and Building Code and all applicable state, county and town regulations shall be met.
 4. The subject property in Lot 7 as shown on a map entitled "Final Subdivision Plat prepared for the C and F Subdivision".
 5. These plans are based on the construction of Gateway Drive and the related infrastructure being substantially completed. A building permit shall not be issued until Gateway Drive is substantially complete in the vicinity of the project.
 6. The proposed buildings shall be constructed on automatic fire sprinkler system.
 7. The subject project is prohibited from using the municipal water system (CNG & D) for irrigation purposes.
 8. This site is proposed to be serviced by a water connection to CNG & D. This service connection shall not depend on the proposed "Final" pressure distribution system discussed in the P&F.
 9. Rock removed is not stabilized with the proposed site work. Should rock be encountered and blasting necessary, a blasting protocol shall be submitted to the building department.
 10. A separate application shall be submitted to the Public Health County Department of Health for review and approval of the proposed swimming pool.

16	8-2-21	REVISED PER EDR COMMENTS	JLT
15	1-14-13	REVISED PER P&F COMMENTS	JLK
14	1-3-13	REVISED PER P&F COMMENTS	JLK
13	11-13-12	REVISED FOR P&F SUBMISSION	ZMP
12	7-30-10	GENERAL REVISIONS	DLM
11	2-26-09	REVISION PER TOWN COMMENTS	RCS
10	2-11-09	REVISION PER TOWN ENGINEER'S COMMENTS	KFM
9	1-26-09	GENERAL REVISIONS	BNF
8	11-12-08	GENERAL REVISIONS	JLK
7	9-28-07	REVISIONS FOR P&F SUBMISSION	EWS
6	8-2-07	REVISION PER NYSED COMMENTS	ZMP
5	6-20-07	REVISION PER NYSED COMMENTS	ZMP
4	5-2-07	REVISION PER TOWN PLANNER COMMENTS	RCS
3	1-12-07	REVISION FOR P&F SUBMISSION	EWS
2	3-2-07	REVISION PER TOWN CONSULTANT'S COMMENTS	RCS
1	2-6-07	REVISION PER NYSED COMMENTS	ZMP
NO.	DATE	REVISION	BY

List of Drawings

DRAWING NO.	DRAWING NAME	SHEET
SP-1	Overall Site Plan	1
SP-11	Landscape & Landscape Plan	2
SP-12	Landscape & Landscape Plan	3
SP-13	Landscape & Landscape Plan	4
SP-21	Grading & Utilities Plan	5
SP-22	Grading & Utilities Plan	6
SP-23	Grading & Utilities Plan	7
SP-31	Sediment & Erosion Control Plan	8
SP-32	Sediment & Erosion Control Plan	9
SP-33	Sediment & Erosion Control Plan	10
CP-1	Overall Utility Plan	11
PR-1	Road Profile	12
PR-2	Drainage Profile	13
PR-3	Drainage Profile	14
PR-4	Sewer Profile	15
PR-5	Water Profile	16
PR-6	Sewer Forcemain Profiles	17
D-1	Site Details	18
D-2	Site Details	19
D-3	Site Details	20
D-4	Site Details	21
D-5	Site Details	22
D-6	Site Details	23
D-7	Sewer Pump Station Details	24



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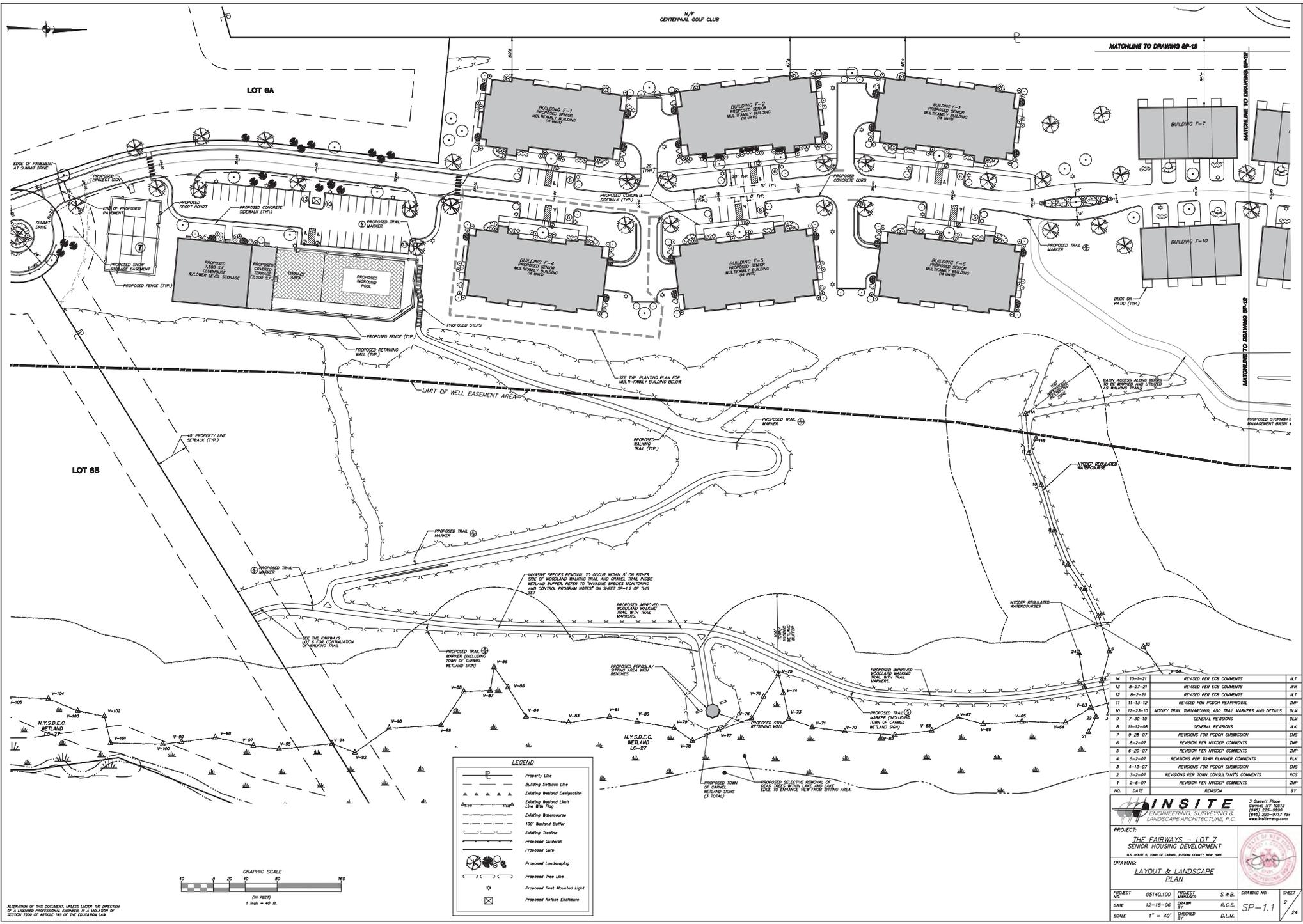
INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

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 Carmel, NY 12016
 (518) 238-9900
 (518) 225-9977 fax
 www.insite-nyc.com

PROJECT: THE FAIRWAYS - LOT 7 SENIOR HOUSING DEVELOPMENT
 U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: OVERALL DEVELOPMENT PLAN

PROJECT: 05140.100 **PROJECT:** S.W.B. **DRAWING NO.:** 1 **SHEET:** 1
DATE: 12-15-06 **DRAWN:** R.C.S. **DATE:** 12-15-06 **SCALE:** AS SHOWN



ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2309 OF ARTICLE 148 OF THE EDUCATION LAW

MATCHLINE TO DRAWING SP-19

MATCHLINE TO DRAWING SP-19

MATCHLINE TO DRAWING SP-19

14	10-1-21	REVISED PER EIR COMMENTS	J.T
13	8-23-21	REVISED PER EIR COMMENTS	J.W
12	8-2-21	REVISED PER EIR COMMENTS	J.L
11	11-13-12	REVISED FOR POODH REAPPROVAL	Z.M.P
10	12-23-10	MODIFY TRAIL TURNAROUND, ADD TRAIL MARKERS AND DETAILS	D.M
9	7-30-10	GENERAL REVISIONS	D.M
8	11-12-08	GENERAL REVISIONS	J.F
7	9-28-07	REVISIONS FOR POODH SUBMISSION	E.W.S
6	8-2-07	REVISION PER NYDEP COMMENTS	Z.M.P
5	6-20-07	REVISION PER NYDEP COMMENTS	Z.M.P
4	5-2-07	REVISIONS PER TOWN PLANNER COMMENTS	P.F.C
3	4-15-07	REVISIONS FOR POODH SUBMISSION	E.W.S
2	3-2-07	REVISIONS PER TOWN CONSULTANT'S COMMENTS	P.C.S
1	2-6-07	REVISION PER NYDEP COMMENTS	Z.M.P
NO.	DATE	REVISION	BY

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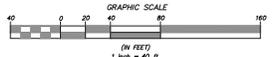
PROJECT: THE FAIRWAYS - LOT 7 SENIOR HOUSING DEVELOPMENT
U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: LAYOUT & LANDSCAPE PLAN

PROJECT NO: 05140.100 PROJECT MANAGER: S.W.B. DRAWING NO: SHEET 2
DATE: 12-15-06 DRAWN: R.C.S. CHECKED: D.L.M.
SCALE: 1" = 40'

LEGEND

	Property Line
	Building Setback Line
	Existing Wetland Designation
	Existing Wetland Limit Line With Five Feet
	Existing Watercourse
	100' Wetland Buffer
	Existing Treeline
	Proposed Gutter
	Proposed Curb
	Proposed Landscaping
	Proposed Tree Line
	Proposed Post Mounted Light
	Proposed Refuge Enclosure



INVASIVE SPECIES REMOVAL TO OCCUR WITHIN 4' ON EITHER SIDE OF WOODLAND WALKING TRAIL AND GRAVEL TRAIL. INSTEAD METALD MARKER REFER TO "INVASIVE SPECIES MONITORING AND CONTROL PROGRAM NOTES" ON SHEET SP-12 OF THIS SET.

PROPOSED SELECTIVE REMOVAL OF DEAD TREES WITHIN LAKE AND LAKE EDGE TO ENHANCE VIEW FROM SITTING AREA.

PROPOSED IMPROVED WOODLAND WALKING TRAIL WITH TRAIL MARKERS INCLUDING TOWN OF CARMEL METALD SIGN.

PROPOSED IMPROVED WOODLAND WALKING TRAIL WITH TRAIL MARKERS INCLUDING TOWN OF CARMEL METALD SIGN.

NYDEP REGULATED WATERCOURSE

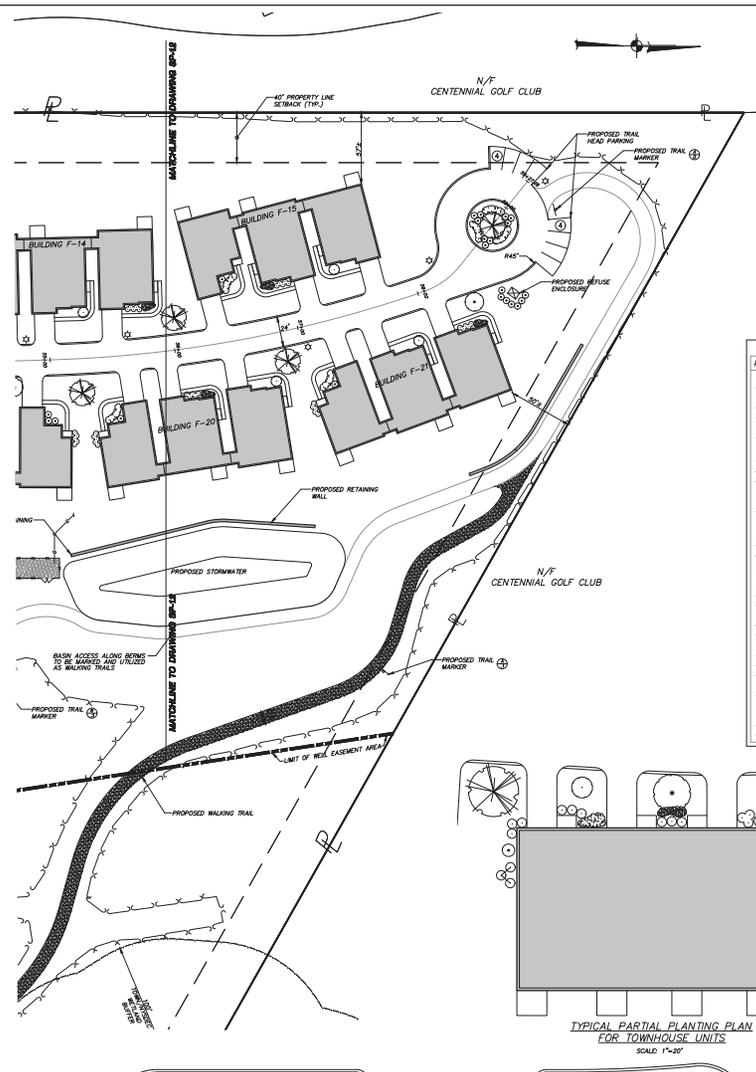
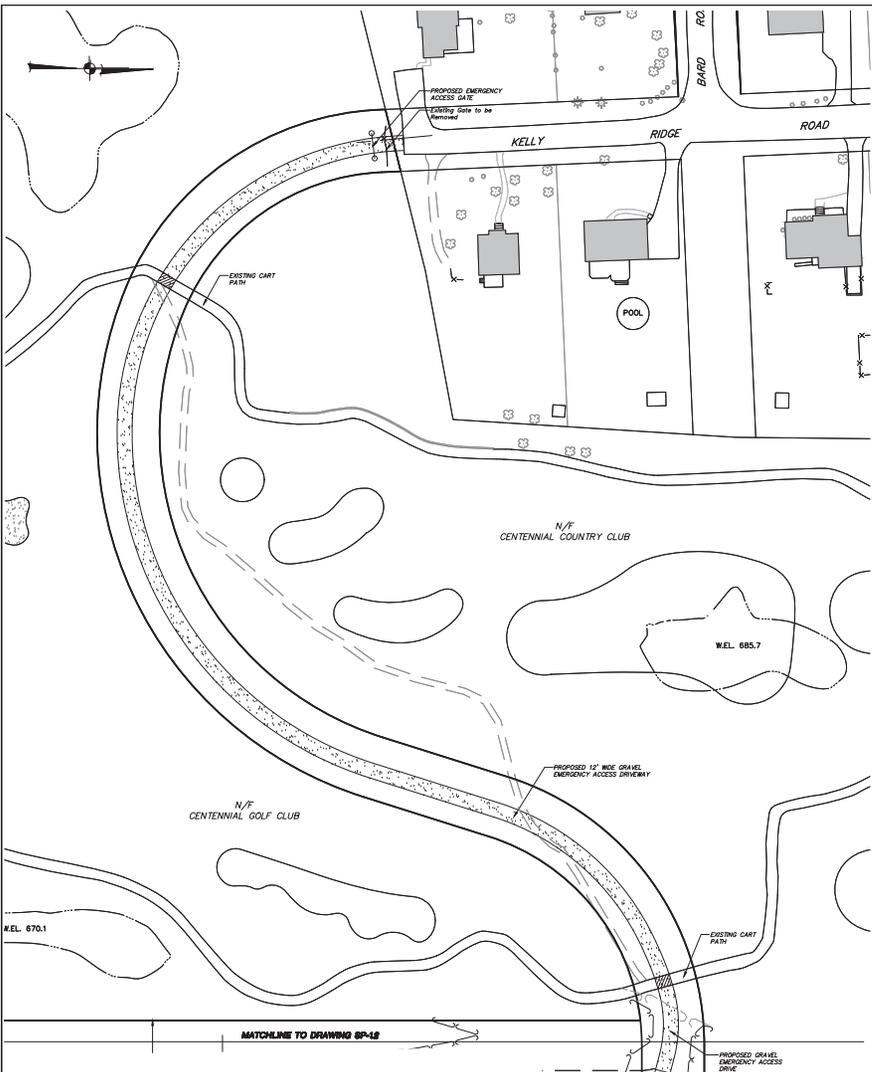
SEE TYP. PLANTING PLAN FOR MULTI-FAMILY BUILDING BELOW

EDGE OF PAVEMENT AT SUMMIT DRIVE

EDGE OF PAVEMENT AT SUMMIT DRIVE

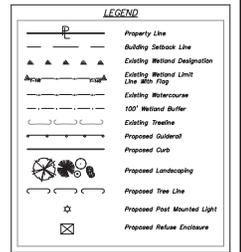
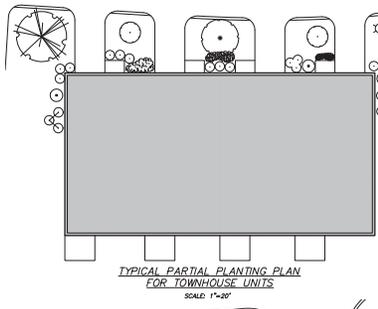
EDGE OF PAVEMENT AT SUMMIT DRIVE

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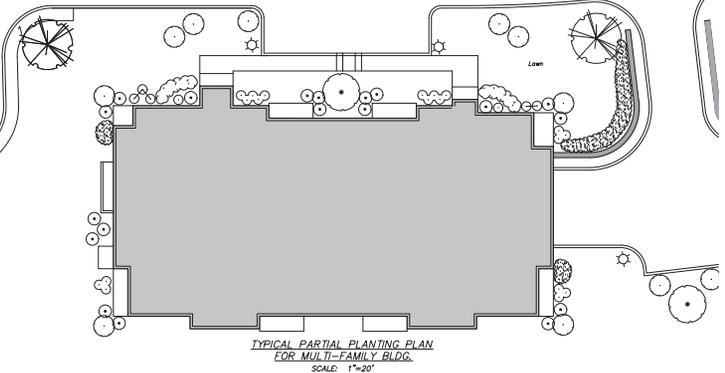
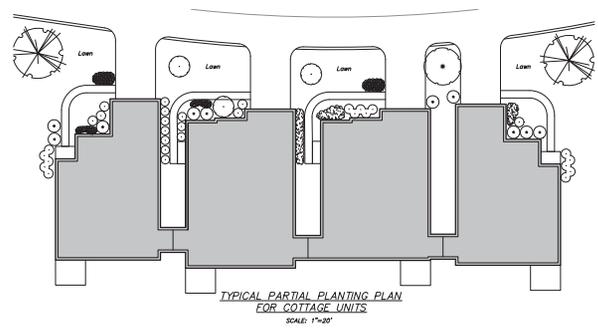
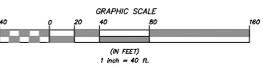
- Planting & Seeding Notes:**
- All plant materials to be nursery grown.
 - Plants shall conform with the American Association of Nurserymen Standards in all ways including dimensions.
 - Plants shall be planted in all locations designated on the plan or as stated in the field.
 - All plants shall be hardy under climate conditions similar to those in the locality which they are to be planted.
 - 3" of Fine Bark Mulch shall be spread over all planting beds areas.
 - All proposed seeded areas to receive 4" min. depth of topsoil at proposed landscaped areas to receive 12" min. depth of topsoil.
 - Seed mixture to be planted between April 1 and May 15, or between August 15 and October 15 or as directed by Project Representative at a rate of 20 lbs./acre in the following proportions:
 - 20% Kentucky Bluegrass
 - 20% Perennial Ryegrass
 - 20% Annual Ryegrass
 - 20% Annual Ryegrass
 - Mix: Salt Hay or Small Grain Straw applied at a rate of 80 lbs./1,000 of or 2 tons/acre, to be applied and anchored according to New York - Guidelines for Urban Grasslands - 2003 Edition - 2003 Edition - 2003 Edition.
 - If the access prevents the establishment of a permanent vegetation cover, the disturbed areas will be mulched with straw or equivalent.
 - Seed mix for slope of berms, suitable of stormwater basins, and steep slopes to be "Native Steep Slope Mix" Annual Ryegrass (ENRMA-18) spread at a rate of 15 lbs./1,000 of as manufactured by Great Conservation Seeds.
 - Seed mix for stormwater basin bottoms to be "Native Detention Area Mix" (ENRMA-18) spread at a rate of 15 lbs./1,000 of as manufactured by Great Conservation Seeds.
 - Seed mixture for disturbance remediation with soil improvements to be selected and planted between March 21 and May 25, or between August 15 and October 15 or as directed by project representative at a rate of 30 pounds per acre using (ENRMA-12-15), Native Right-of-Way Woods seed mix with Annual Ryegrass.

KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREES				
AG	Acer glabrum / Toxoider Glory	1 1/2" - 3" CAL	B & B	
LD	Liquidambar styraciflua / Sweetgum	2 1/2" - 3" CAL	B & B	
PD	Quercus prinus / Pin Oak	2 1/2" - 3" CAL	B & B	
IR	Betula nigra / Paper Birch	8" - 10" HT.	B & B	Multi-stem
GT	Quercus prinus / Honey Locust	8" - 10" HT.	B & B	
EL	Tilia cordata / Little Leaf Linden	8" - 10" HT.	B & B	
FLOWERING TREES				
BP	Ficus caryocarpus / Bradford Pear	2" - 2 1/2" CAL	B & B	
EDG	Cornus florida / Flower Dogwood	7" - 8" HT.	B & B	
ESB	Cercis canadensis / Eastern Redbud	6" - 10" HT.	B & B	
SS	Amalanchier canadensis / Shadbolt Saralaberry	8" - 10" HT.	B & B	Multi-stem
BN	Crataegus alabamica / Hawthorn Hawthorn	2" - 2 1/2" CAL	B & B	
PP	Prunus cerasifera / Purple Leaf Plum	2" - 2 1/2" CAL	B & B	
CA	Malus floribunda / Japanese Flowering Crabapple	2" - 2 1/2" CAL	B & B	
SHRUBS & BERRIES				
POT	Potentilla fruticosa / Swiss / Swiss Potentilla	2 GAL.	CONT.	
DAY	Hemerocallis 'Stella D'Or' / Miniature Daylily	2 GAL.	CONT.	
JAN-1	Juniperus horizontalis 'Plumosa Horizontal' / Dwarf Andorra Juniper	3 GAL.	CONT.	
JAN-2	Juniperus sargentii / Sargent's Juniper	3 GAL.	CONT.	
JAN-3	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	3 GAL.	CONT.	
JAM	Rhododendron 'TAM' / Fall Rhododendron	2" - 2 1/2" HT.	B & B	
PG	Rhododendron 'Purple Gem' / Purple Gem Rhododendron	3 GAL.	CONT.	
COY	Cornus alternifolia / Grayberry Colemaner	3 GAL.	CONT.	
W	Wax Myrtle / Holly	4" - 5" HT.	B & B	
RTD	Cornus sericea / Red Twig Dogwood	4" - 5" HT.	B & B	
OWP	Spirea japonica 'Spectabilis' / Japanese Spirea Spirea	3" - 4" HT.	CONT.	
AND	Paria japonica 'Mt. Fuji' / Mt. Fuji Andromeda	2" - 2 1/2" HT.	CONT.	
RHO	Rhododendron carolinense / Carolina Rhododendron	2 1/2" - 3" HT.	CONT.	
AKC	Amelanchier canadensis / Dwarf Shadblow	18" - 24" HT.	CONT.	
TAK	Taxus baccata 'pendula' / English Yew	18" - 24" HT.	CONT.	
FOR	Foraythia x intermedia / Order Forsythia	4" - 5" HT.	CONT.	
HC	Heuchera sanguinolenta / Lancelotti Heuchera	3 GAL.	CONT.	
VB	Verbena peruviana / Blacktop Verbena	2 1/2" - 3" HT.	B & B	
EB	Eryngium yuccifolium / Sweet Scumby Bush	2 1/2" - 3" HT.	CONT.	
HY	Hydrangea arborescens 'Annabelle' / Hydrangea	5 GAL.	CONT.	



SIGN TABLE

Key	Sign	Material	Size of Sign (L x H)	Description
1	STOP	RT-1C	30" x 30"	White on Red
2	NO LEFT TURN	RT-6	12" x 18"	Blue on White
3	YIELD	RT-7C	24" x 30"	Black on White



NO.	DATE	REVISION	BY
12	8-27-21	REVISED PER ECR COMMENTS	JFR
11	8-2-21	REVISED PER ECR COMMENTS	JLT
10	11-13-12	REVISED FOR PDDM REAPPRAISAL	ZMP
9	12-23-10	MODIFY TRAIL RUNWAYS/ROADS, ADD TRAIL MARKERS AND DETAILS	DLM
8	1-30-10	GENERAL REVISIONS	DLM
7	9-28-07	REVISIONS FOR PDDM SUBMISSION	ZMP
6	8-2-07	REVISION PER NYSEP COMMENTS	ZMP
5	6-20-07	REVISION PER NYSEP COMMENTS	ZMP
4	5-2-07	REVISIONS FOR TOWN PLANNING COMMENTS	PKC
3	1-12-07	REVISIONS FOR PDDM SUBMISSION	RCS
2	3-2-07	REVISIONS PER TOWN CONSULTANTS COMMENTS	RCS
1	2-6-07	REVISION PER NYSEP COMMENTS	ZMP

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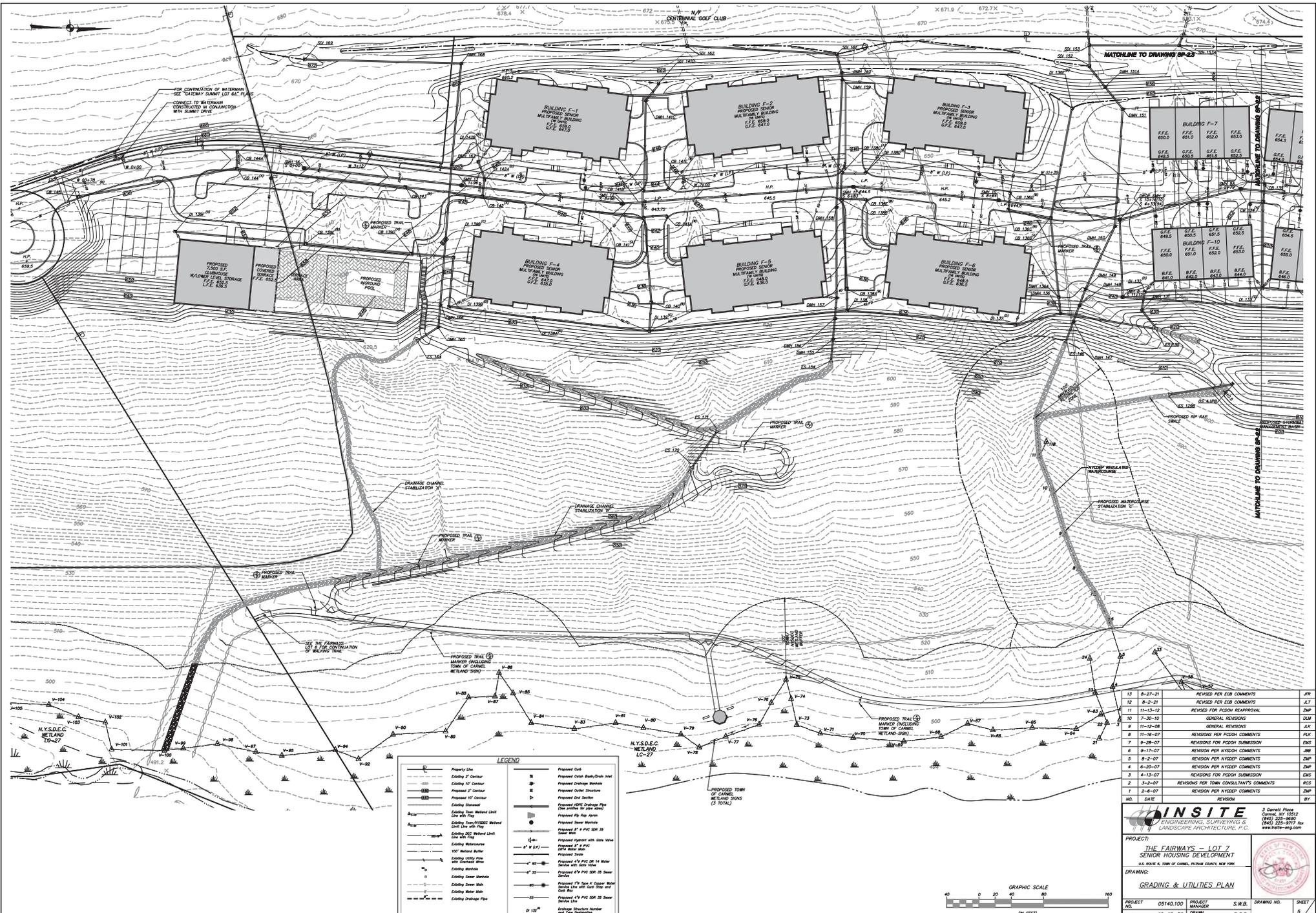
3 Cornell Place
Carmel, NY 12052
(518) 335-9900
(845) 225-9777 fax
www.insite-ny.com

PROJECT: THE FAIRWAYS - LOT 7 SENIOR HOUSING DEVELOPMENT
U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: LAYOUT & LANDSCAPE PLAN

PROJECT: 05140.100 PROJECT MANAGER: S.W.B. DRAWING NO.: SHEET 4
DATE: 12-15-06 DRAWN: R.C.S. SP-1.3
SCALE: 1" = 40' CHECKED: D.L.M.

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LEGEND	
	Property Line
	Existing 1/2" Center
	Proposed 1/2" Center
	Existing 10" Center
	Proposed 10" Center
	Existing Street
	Existing 100' Wetland Buffer
	Existing 100' Wetland Buffer with Channelized Area
	Existing Stream
	Existing Stream Bank
	Existing Water Main
	Existing Sewer Main
	Existing Storm Pipe
	Proposed Curb
	Proposed Open Storm/Storm Water Drain
	Proposed Storm Sewer
	Proposed Out Structure
	Proposed 6" PVC Storm Pipe (See profile for size and slope)
	Proposed 8" PVC Storm Pipe
	Proposed 12" PVC Storm Pipe
	Proposed 18" PVC Storm Pipe
	Proposed 24" PVC Storm Pipe
	Proposed 30" PVC Storm Pipe
	Proposed 36" PVC Storm Pipe
	Proposed 42" PVC Storm Pipe
	Proposed 48" PVC Storm Pipe
	Proposed 54" PVC Storm Pipe
	Proposed 60" PVC Storm Pipe
	Proposed 66" PVC Storm Pipe
	Proposed 72" PVC Storm Pipe
	Proposed 78" PVC Storm Pipe
	Proposed 84" PVC Storm Pipe
	Proposed 90" PVC Storm Pipe
	Proposed 96" PVC Storm Pipe
	Proposed 102" PVC Storm Pipe
	Proposed 108" PVC Storm Pipe
	Proposed 114" PVC Storm Pipe
	Proposed 120" PVC Storm Pipe
	Proposed 126" PVC Storm Pipe
	Proposed 132" PVC Storm Pipe
	Proposed 138" PVC Storm Pipe
	Proposed 144" PVC Storm Pipe
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	Proposed 636" PVC Storm Pipe
	Proposed 642" PVC Storm Pipe
	Proposed 648" PVC Storm Pipe
	Proposed 654" PVC Storm Pipe
	Proposed 660" PVC Storm Pipe
	Proposed 666" PVC Storm Pipe
	Proposed 672" PVC Storm Pipe
	Proposed 678" PVC Storm Pipe
	Proposed 684" PVC Storm Pipe
	Proposed 690" PVC Storm Pipe
	Proposed 696" PVC Storm Pipe
	Proposed 702" PVC Storm Pipe
	Proposed 708" PVC Storm Pipe
	Proposed 714" PVC Storm Pipe
	Proposed 720" PVC Storm Pipe
	Proposed 726" PVC Storm Pipe
	Proposed 732" PVC Storm Pipe
	Proposed 738" PVC Storm Pipe
	Proposed 744" PVC Storm Pipe
	Proposed 750" PVC Storm Pipe
	Proposed 756" PVC Storm Pipe
	Proposed 762" PVC Storm Pipe
	Proposed 768" PVC Storm Pipe
	Proposed 774" PVC Storm Pipe
	Proposed 780" PVC Storm Pipe
	Proposed 786" PVC Storm Pipe
	Proposed 792" PVC Storm Pipe
	Proposed 798" PVC Storm Pipe
	Proposed 804" PVC Storm Pipe
	Proposed 810" PVC Storm Pipe
	Proposed 816" PVC Storm Pipe
	Proposed 822" PVC Storm Pipe
	Proposed 828" PVC Storm Pipe
	Proposed 834" PVC Storm Pipe
	Proposed 840" PVC Storm Pipe
	Proposed 846" PVC Storm Pipe
	Proposed 852" PVC Storm Pipe
	Proposed 858" PVC Storm Pipe
	Proposed 864" PVC Storm Pipe
	Proposed 870" PVC Storm Pipe
	Proposed 876" PVC Storm Pipe
	Proposed 882" PVC Storm Pipe
	Proposed 888" PVC Storm Pipe
	Proposed 894" PVC Storm Pipe
	Proposed 900" PVC Storm Pipe
	Proposed 906" PVC Storm Pipe
	Proposed 912" PVC Storm Pipe
	Proposed 918" PVC Storm Pipe
	Proposed 924" PVC Storm Pipe
	Proposed 930" PVC Storm Pipe
	Proposed 936" PVC Storm Pipe
	Proposed 942" PVC Storm Pipe
	Proposed 948" PVC Storm Pipe
	Proposed 954" PVC Storm Pipe
	Proposed 960" PVC Storm Pipe
	Proposed 966" PVC Storm Pipe
	Proposed 972" PVC Storm Pipe
	Proposed 978" PVC Storm Pipe
	Proposed 984" PVC Storm Pipe
	Proposed 990" PVC Storm Pipe
	Proposed 996" PVC Storm Pipe
	Proposed 1002" PVC Storm Pipe
	Proposed 1008" PVC Storm Pipe
	Proposed 1014" PVC Storm Pipe
	Proposed 1020" PVC Storm Pipe
	Proposed 1026" PVC Storm Pipe
	Proposed 1032" PVC Storm Pipe
	Proposed 1038" PVC Storm Pipe
	Proposed 1044" PVC Storm Pipe
	Proposed 1050" PVC Storm Pipe
	Proposed 1056" PVC Storm Pipe
	Proposed 1062" PVC Storm Pipe
	Proposed 1068" PVC Storm Pipe
	Proposed 1074" PVC Storm Pipe
	Proposed 1080" PVC Storm Pipe
	Proposed 1086" PVC Storm Pipe
	Proposed 1092" PVC Storm Pipe
	Proposed 1098" PVC Storm Pipe
	Proposed 1104" PVC Storm Pipe
	Proposed 1110" PVC Storm Pipe
	Proposed 1116" PVC Storm Pipe
	Proposed 1122" PVC Storm Pipe
	Proposed 1128" PVC Storm Pipe
	Proposed 1134" PVC Storm Pipe
	Proposed 1140" PVC Storm Pipe
	Proposed 1146" PVC Storm Pipe
	Proposed 1152" PVC Storm Pipe
	Proposed 1158" PVC Storm Pipe
	Proposed 1164" PVC Storm Pipe
	Proposed 1170" PVC Storm Pipe
	Proposed 1176" PVC Storm Pipe
	Proposed 1182" PVC Storm Pipe
	Proposed 1188" PVC Storm Pipe
	Proposed 1194" PVC Storm Pipe
	Proposed 1200" PVC Storm Pipe

NO.	DATE	REVISION	BY
13	8-27-01	REVISED PER ECR COMMENTS	JFR
12	8-2-01	REVISED PER ECR COMMENTS	JLT
11	11-13-12	REVISED FOR POOL REAPPROVAL	ZMP
10	7-30-10	GENERAL REVISIONS	DLM
9	11-12-08	GENERAL REVISIONS	JLK
8	11-18-07	REVISIONS PER POOL COMMENTS	PLK
7	9-28-07	REVISIONS FOR POOL SUBMISSION	EXS
6	9-17-07	REVISION PER NYSED COMMENTS	JBB
5	8-2-07	REVISION PER NYSED COMMENTS	ZMP
4	6-20-07	REVISION PER NYSED COMMENTS	ZMP
3	6-15-07	REVISIONS FOR POOL SUBMISSION	EXS
2	3-2-07	REVISIONS FOR TOWN CONSULTANT'S COMMENTS	RCS
1	2-6-07	REVISION PER NYSED COMMENTS	ZMP
		REVISION	BY

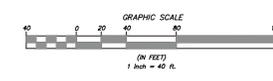
INSITE
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LANDSCAPE ARCHITECTURE, P.C.

3 Garrett Place
Carmel, NY 12052
(518) 335-9900
(518) 335-9977 fax
www.insite-ny.com

PROJECT: THE FAIRWAYS - LOT 7 SENIOR HOUSING DEVELOPMENT
U.S. ROAD & TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: GRADING & UTILITIES PLAN

PROJECT: 05140.100 PROJECT MANAGER: S.W.B. DRAWING NO.: R.C.S. SHEET: SP-21 5
DATE: 12-15-06 DRAWN: R.C.S. CHECKED: D.L.M.





13	8-2-07	REVISION PER ECR COMMENTS	AT
12	11-13-12	REVISION FOR PERIOD REAPPROVAL	DMP
11	12-23-10	MODIFY TRAIL TURNAROUND, ADD TRAIL MARKERS AND DETAILS	DLM
10	7-30-10	GENERAL REVISIONS	DLM
9	11-16-07	REVISIONS PER TOWN PLANNER COMMENTS	PLK
8	12-28-07	REVISIONS FOR PERIOD SUBMISSION	EMF
7	9-17-07	REVISION PER PERIOD COMMENTS	JBR
6	8-2-07	REVISION PER NYDEP COMMENTS	DMP
5	6-20-07	REVISION PER NYDEP COMMENTS	DMP
4	5-2-07	REVISION PER TOWN PLANNER COMMENTS	RCS
3	4-15-07	REVISIONS FOR PERIOD SUBMISSION	EMF
2	3-2-07	REVISIONS PER TOWN CONSULTANT'S COMMENTS	RCS
1	2-6-07	REVISION PER NYDEP COMMENTS	DMP
NO.	DATE	REVISION	BY

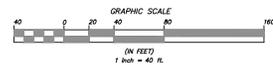
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3 Cornell Place
Carmel, NY 12052
(518) 325-9900
(518) 325-9777 fax
www.insite-ny.com

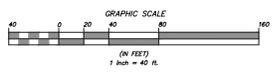
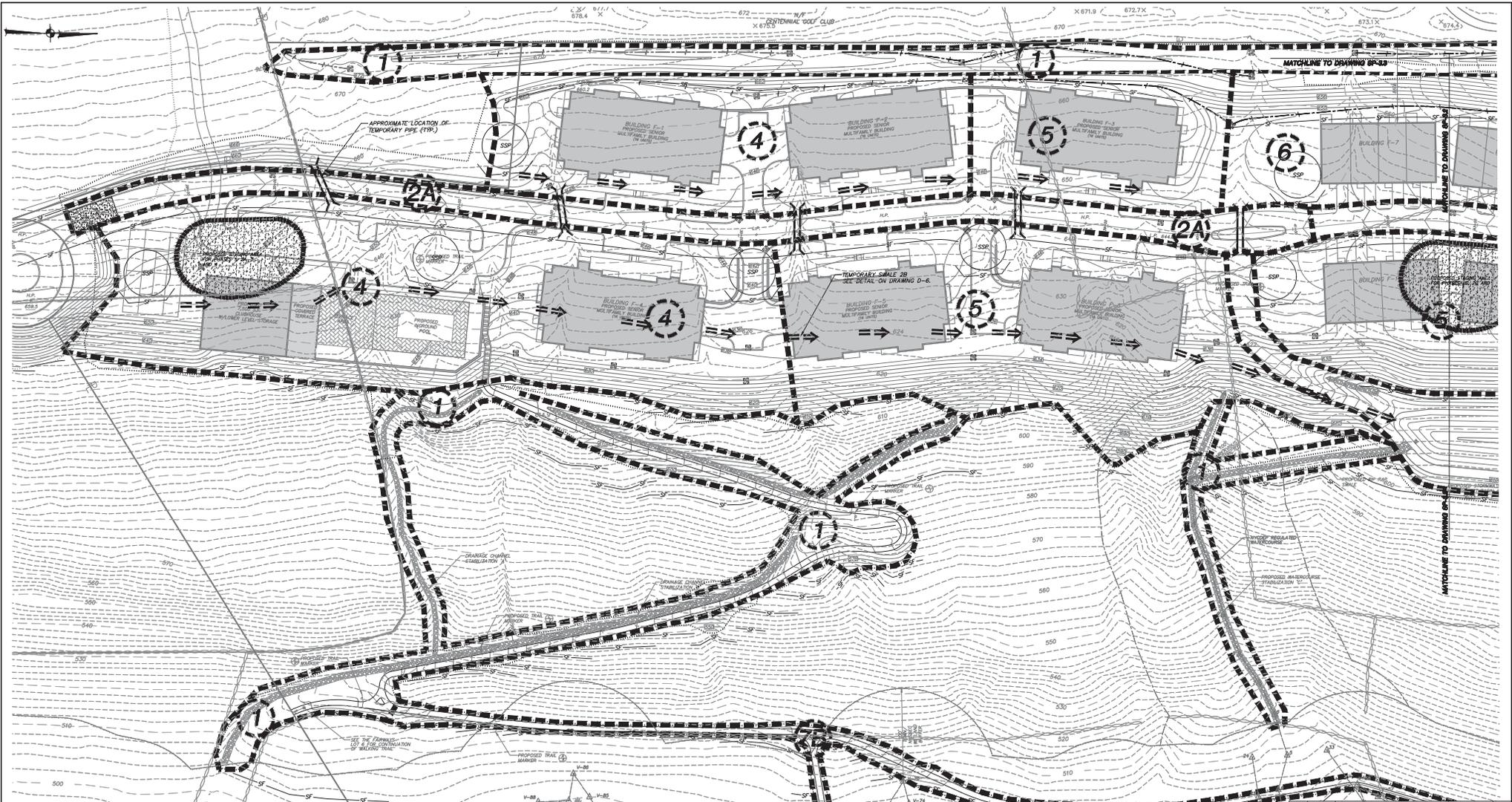
PROJECT: THE FAIRWAYS - LOT 7
SENIOR HOUSING DEVELOPMENT
U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: GRADING & UTILITIES PLAN

PROJECT NO.	05140.100	PROJECT MANAGER	S.W.B.	DRAWING NO.	SP-2.2	SHEET	6
DATE	12-15-06	DRAWN	R.C.S.	CHECKED			24
SCALE	1" = 40'						



ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2309 OF ARTICLE 148 OF THE EDUCATION LAW



LEGEND

	Property Line		Proposed Curb
	Existing 2' Contour		Proposed Catch Basin/Drain Inlet with Inlet Protection
	Existing 10' Contour		Proposed Outlet Structure
	Proposed 2' Contour		Proposed End Section
	Proposed 10' Contour		Proposed Rip Rap Apron
	Existing Stowage		Proposed Limit of Disturbance Line
	Existing Town/NYSD&C Wetland Limit Line with Flag		Proposed 3ft Fence
	Existing DEC Wetland Limit Line with Flag		Proposed Double 3ft Fence
	Existing Wetland Buffer		Proposed Swale with Stone Check Dam
	Existing Fence		Proposed Stabilized Construction Entrance
	Existing Building		Soil Stock Pile
	Existing Building To Be Removed		Proposed Construction Phase
	Existing Utility Pole with Overhead Wires		Proposed Construction Phase Line
	Proposed Building		Proposed Temporary Swale

12	8-2-21	REVISED PER EOB COMMENTS	J.T.
11	11-13-12	REVISED FOR POOL REAPPROVAL	ZMP
10	7-30-10	GENERAL REVISIONS	KAM
9	1-28-09	GENERAL REVISIONS	J.K.
8	11-10-08	GENERAL REVISIONS	J.K.
7	9-28-07	REVISIONS FOR POOL SUBMISSION	EMS
6	8-2-07	REVISION PER NYSD&C COMMENTS	ZMP
5	6-20-07	REVISION PER NYSD&C COMMENTS	ZMP
4	1-2-07	REVISION PER TOWN PLANNER COMMENTS	POS
3	4-13-07	REVISIONS FOR POOL SUBMISSION	EMS
2	3-02-07	REVISION PER TOWN CONSULTANTS COMMENTS	EMS
1	2-4-07	REVISION PER NYSD&C COMMENTS	ZMP
NO.	DATE	REVISION	BY

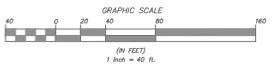
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3 Garrett Place
Carmel, NY 12022
(518) 338-8888
(518) 325-9777 fax
www.insite-nyc.com

PROJECT: **THE FAIRWAYS - LOT 7 SENIOR HOUSING DEVELOPMENT**
U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: **SEDIMENT & EROSION CONTROL PLAN**

PROJECT NO.	05140.100	PROJECT MANAGER	S.W.B.	DRAWING NO.	8	SHEET	8
DATE	12-15-06	DRAWN	R.C.S.	SCALE	1" = 40'	DATE	12-15-06
SCALE	1" = 40'	CHECKED	D.L.M.				

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2209 OF ARTICLE 148 OF THE EDUCATION LAW.



12	8-2-21	REVISED PER ECR COMMENTS	JLT
12	11-13-12	REVISED FOR POCON REAPPROVAL	ZMP
11	12-23-10	MODIFY TRAIL TURNAROUND, ADD TRAIL MARKERS AND DETAILS	DLM
10	7-30-10	GENERAL REVISIONS	DLM
9	1-28-09	GENERAL REVISIONS	KLM
7	9-28-07	REVISIONS FOR POCON SUBMISSION	ENS
6	8-2-07	REVISION PER NYCEP COMMENTS	ZMP
5	6-20-07	REVISION PER NYCEP COMMENTS	ZMP
4	5-2-07	REVISION PER TOWN PLANNER COMMENTS	RCS
3	4-13-07	REVISIONS FOR POCON SUBMISSION	ENS
2	3-02-07	REVISION PER TOWN CONSULTANT COMMENTS	ENS
1	2-6-07	REVISION PER NYCEP COMMENTS	ZMP
NO.	DATE	REVISION	BY

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LANDSCAPE ARCHITECTURE, P.C.

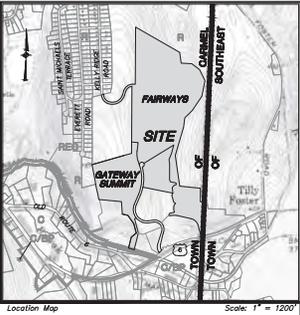
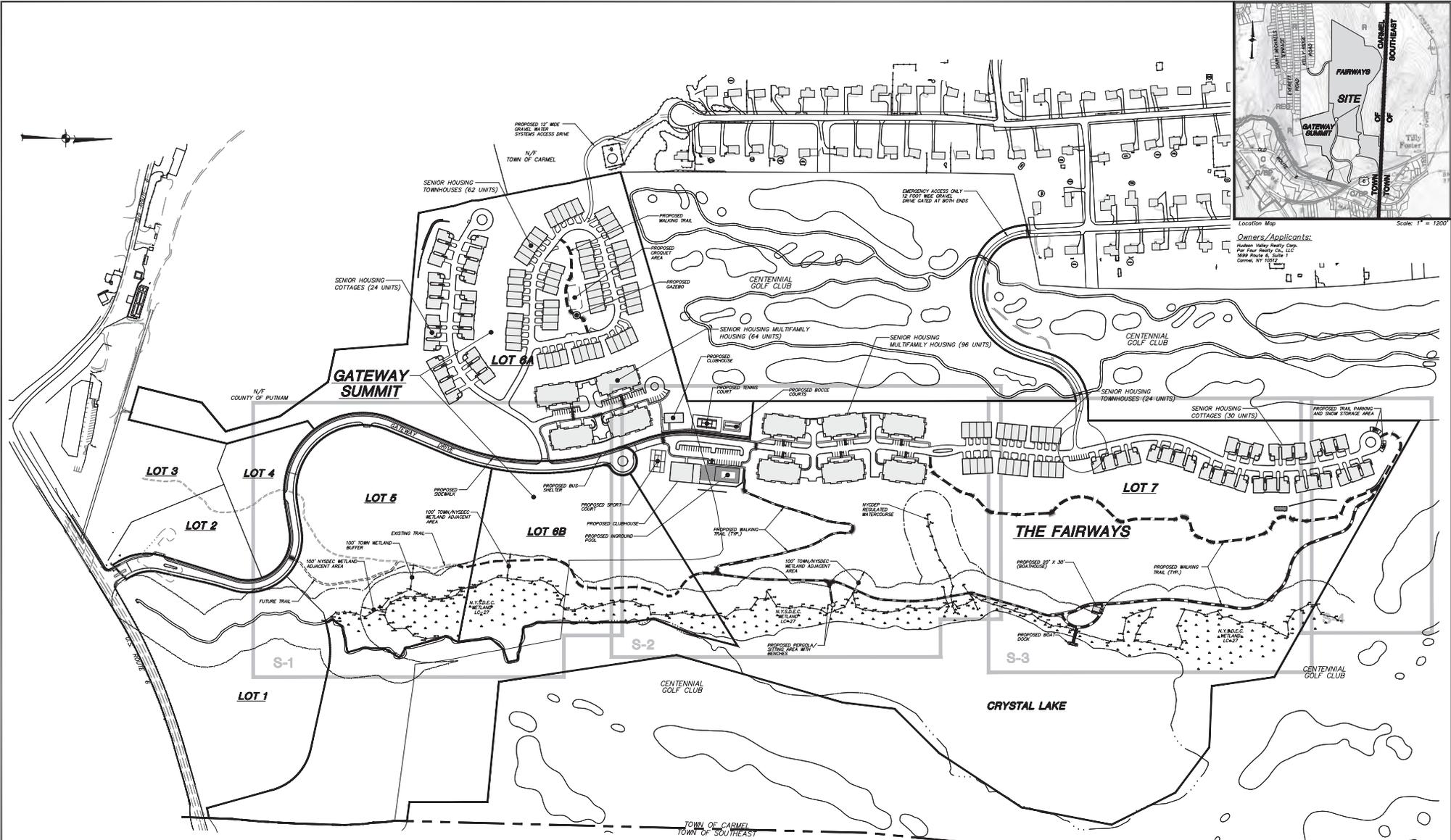
3 Corwell Place
Carmel, NY 12052
(845) 225-9900
(845) 225-9777 fax
www.insite-nyc.com

PROJECT: THE FAIRWAYS - LOT 7 SENIOR HOUSING DEVELOPMENT
U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: **SEDIMENT & EROSION CONTROL PLAN**

PROJECT NO: 05140.100 PROJECT MANAGER: S.W.B. DRAWING NO: 9 SHEET 24
DATE: 12-15-06 DRAWN: R.C.S. CHECKED: SP-3.2
SCALE: 1" = 40'

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2209 OF ARTICLE 148 OF THE EDUCATION LAW



Location Map
Scale: 1" = 1200'

Owners/Applicants:
Hudson Valley Realty Corp.
1699 Route 6, Suite 1
Carmel, NY 12023

NOTE: The NYDEC Freshwater Wetland Boundary (as shown on this drawing) and validation block (shown below) is as shown on drawing W-1, "NYDEC Wetland Validation Map", prepared by InSite Engineering, Surveying, & Landscape Architecture, P.C., dated December 08, 2018.

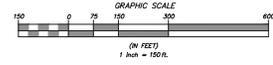
NYDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The Freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland (L2B & L2C) as delineated by the NYDEC on 12/14/2018.

SEE DRAWING: *W-1* DATE: *12/14/18*
 DATE VALID: *12/14/18* EXPIRES: *12/14/20*

Wetland boundary delineations as validated by the New York State Department of Environmental Conservation must be used for the (1) years unless wetland management, water hydrology, or other uses are provided otherwise (e.g., agriculture or recreation). After the (1) years the boundary must be revalidated by DEC staff. This section may include a new delineation and survey of the wetland boundary.

Any proposed construction, grading, filling, excavating, clearing or other regulated activity in the freshwater wetland or within 100 feet of the wetland boundary as depicted on this plan requires a permit from the NYDEC Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act) prior to commencement of work.



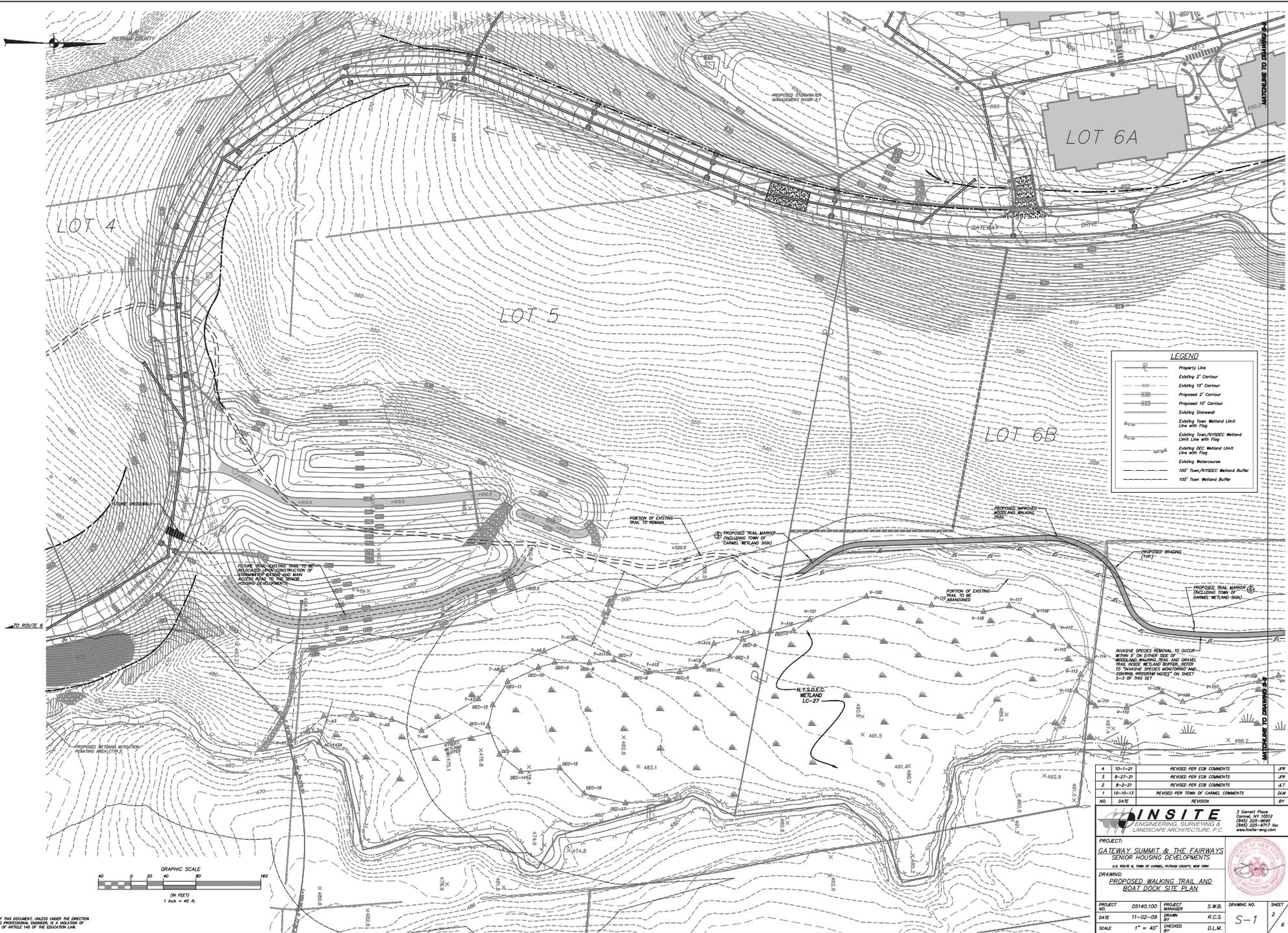
- General Notes:**
- Boundary existing conditions and topographic information indicated on these plans is based on survey information prepared by Terry Bergendoff Colth, L.S.
 - The NYDEC wetland boundary information shown herein was delineated by the Miller Associates and Doug Dunlap of the NYDEC and was surveyed by Terry Bergendoff Colth, L.S., and John Fisher of the NYDEC on the wetland delineation December 2018.
 - The Town of Carmel wetland boundary was delineated by Tim Miller Associates, field verified by John Korman, Team of Carmel Wetland Consultant and survey located by Terry Bergendoff Colth, L.S., updated June 2021.
 - This site plan package represents a proposal for enhancements and creation of a walking trail system, non-motorized boat dock and sitting area for the use and enjoyment of the Gateway Summit and the Fairways Senior Housing Developments. These Senior Housing projects have received site plan approval from the Town of Carmel and approval from several other agencies having jurisdiction. The improvements associated with the proposed access roads, building and associated improvements, stormwater ponds and utilities are shown for information purposes.

3	8-27-21	REVISED PER EGB COMMENTS	JFK
2	8-2-21	REVISED PER EGB COMMENTS	JFK
1	10-15-21	REVISED PER TOWN OF CARMEL COMMENTS	MEJ
NO.	DATE	REVISION	BY

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(845) 225-9717 fax
www.insite-eng.com

PROJECT: GATEWAY SUMMIT & THE FAIRWAYS SENIOR HOUSING DEVELOPMENTS			
DRAWING: PROPOSED WALKING TRAIL AND BOAT DOCK OVERALL SITE PLAN			
PROJECT NO.	05140.100	PROJECT MANAGER	S.W.B.
DATE	11-02-09	DRAWN BY	R.C.S.
SCALE	AS SHOWN	CHECKED BY	D.L.M.
			DRAWING NO. OP-1
			SHEET 1 6

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 1009 OF ARTICLE 146 OF THE EDUCATION LAW.



LEGEND

	Property Line
	Existing 2' Contour
	Existing 10' Contour
	Proposed 2' Contour
	Proposed 10' Contour
	Existing StoneWall
	Existing Town/Wetland Limit Line with Flag
	Existing 100' Wetland Limit Line with Flag
	Existing Wetland Limit Line with Flag
	Existing Watercourse
	100' Town/Wetland Buffer
	100' Town Wetland Buffer

NO.	DATE	REVISION	BY
4	10-1-21	REVISED PER EOB COMMENTS	JFR
3	8-27-21	REVISED PER EOB COMMENTS	JFR
2	8-2-21	REVISED PER EOB COMMENTS	JLT
1	10-10-13	REVISED PER TOWN OF CAMEL COMMENTS	DLM

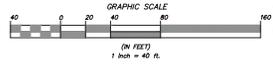
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3 Gerrit Place
Camden, NY 13512
(845) 335-8000
(845) 335-9777 fax
www.insite-ny.com

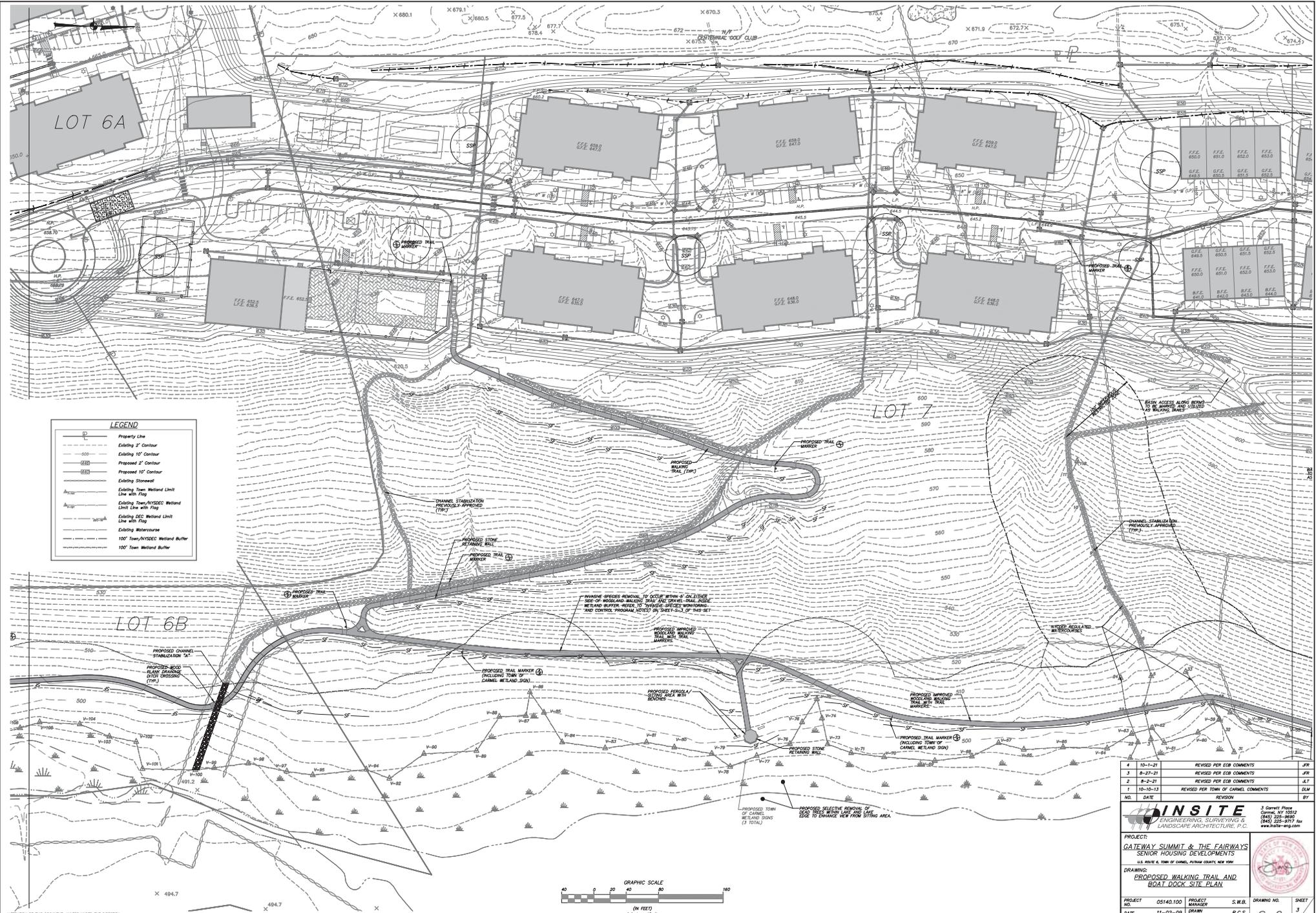
PROJECT: GATEWAY SUMMIT & THE FAIRWAYS SENIOR HOUSING DEVELOPMENTS
U.S. ROUTE 6, TOWN OF CAMEL, PUTNAM COUNTY, NEW YORK

DRAWING: PROPOSED WALKING TRAIL AND BOAT DOCK SITE PLAN

PROJECT NO.: 05140.100 **PROJECT MANAGER:** S.W.B. **DRAWING NO.:** SHEET 2 / 4
DATE: 11-02-09 **DRAWN BY:** R.C.S. **SCALE:** 1" = 40'
CHECKED BY: D.L.M.



ALLOCATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.



LEGEND

- Property Line
- Existing 2' Contour
- Existing 10' Contour
- Proposed 2' Contour
- Proposed 10' Contour
- Existing Stonewall
- Existing Town/AV/DEC Wetland Limit Line with Flag
- Existing Town/AV/DEC Wetland Limit Line with Flag
- Existing DEC Wetland Limit Line with Flag
- Existing Wetland Buffer
- 100' Town/AV/DEC Wetland Buffer
- 100' Town Wetland Buffer

NO.	DATE	REVISION	BY
1	10-1-07	REVISED PER EOB COMMENTS	JFR
2	8-27-07	REVISED PER EOB COMMENTS	JFR
3	8-2-07	REVISED PER EOB COMMENTS	JFR
4	10-10-13	REVISED PER TOWN OF CAMEL COMMENTS	DLK

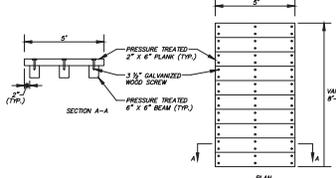
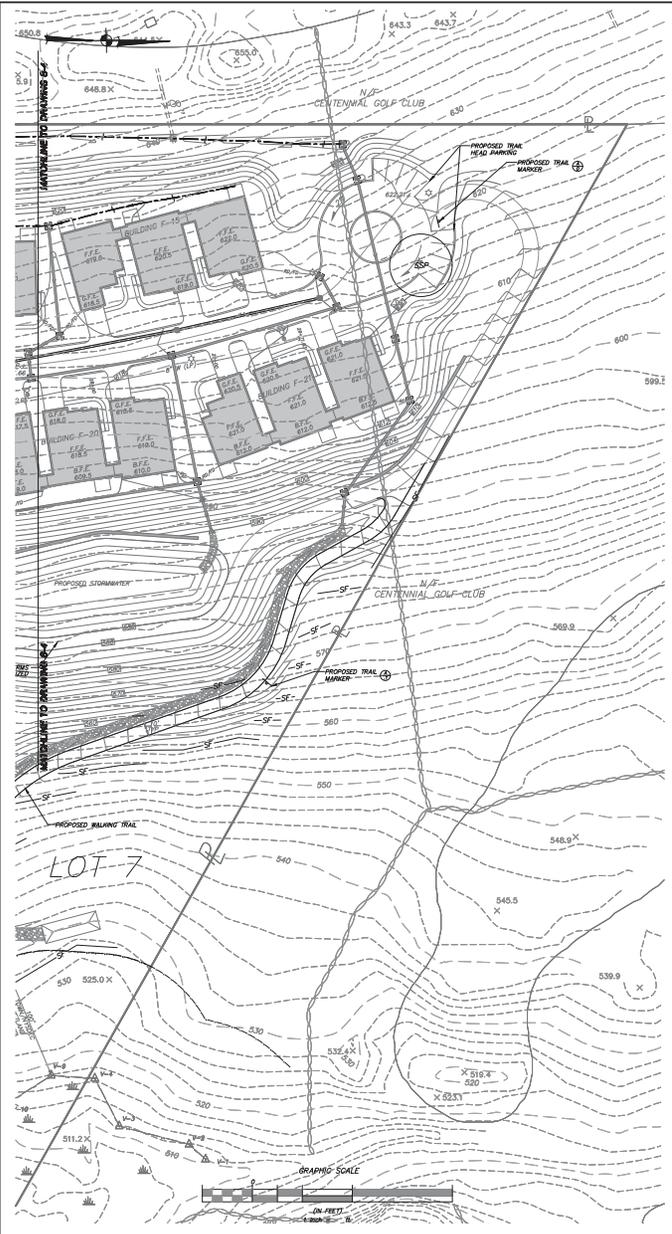
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PROJECT:
GATEWAY SUMMIT & THE FAIRWAYS
SENIOR HOUSING DEVELOPMENTS
U.S. ROUTE 6, TOWN OF CAMEL, PUTNAM COUNTY, NEW YORK

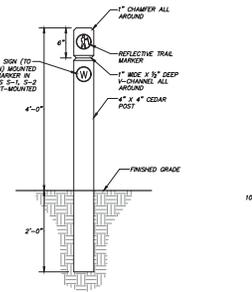
DRAWING:
**PROPOSED WALKING TRAIL AND
BOAT DOCK SITE PLAN**

PROJECT NO. 05140.100 PROJECT MANAGER S.W.R. DRAWING NO. SHEET
DATE 11-02-09 DRAWN R.C.S. 3 / 4
SCALE 1" = 40' CHECKED D.L.M.

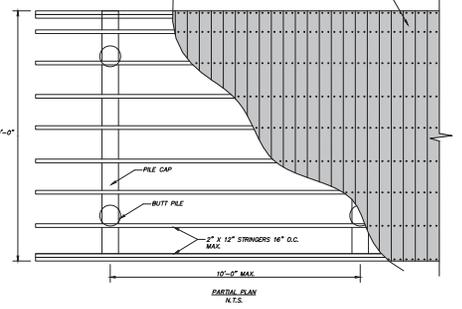
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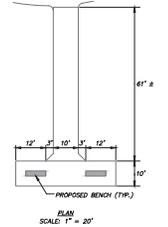
WOOD PLANK DRAINAGE DITCH CROSSING DETAIL (N.T.S.)



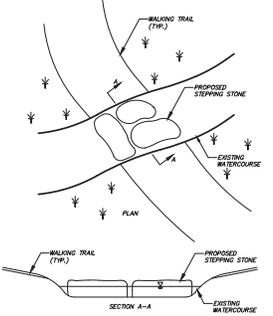
TRAIL MARKER POST DETAIL (N.T.S.)



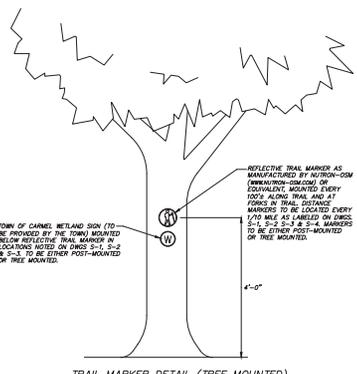
PARTIAL PLAN (N.T.S.)



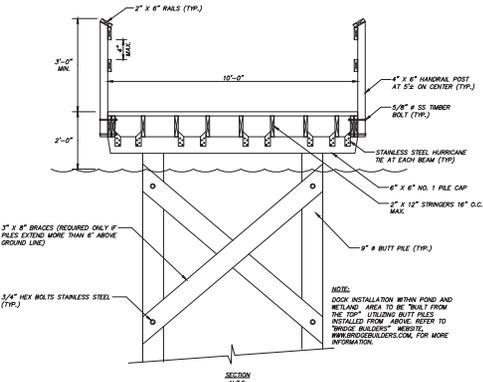
PLAN (N.T.S.)



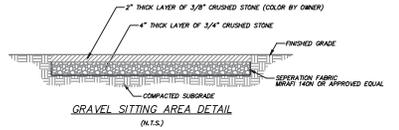
STEPPING STONE WATERCOURSE CROSSING DETAIL (N.T.S.)



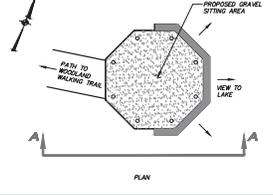
TRAIL MARKER DETAIL (TREE MOUNTED) (N.T.S.)



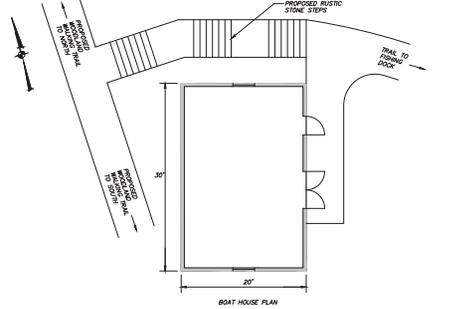
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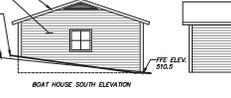
GRAVEL SITTING AREA DETAIL (N.T.S.)



PLAN (N.T.S.)



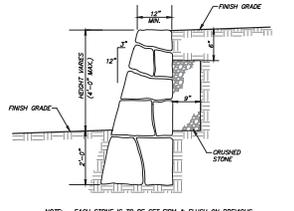
BOAT HOUSE PLAN



BOAT HOUSE SOUTH ELEVATION

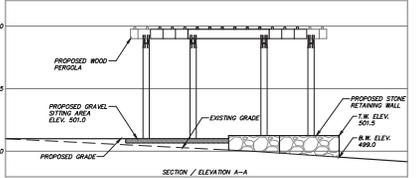


BOAT HOUSE EAST ELEVATION

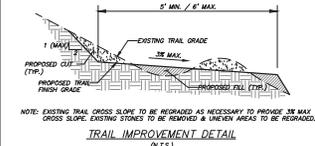


STONE RETAINING WALL (N.T.S.)

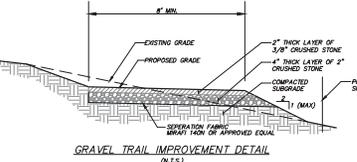
NOTE: EACH STONE IS TO BE SET FIRM & FLUSH ON PREVIOUS STONE TO PREVENT ANY "PLAY" OR MOVEMENT.



SOUTH - SITTING AREA / PERGOLA DETAIL (N.T.S.)



TRAIL IMPROVEMENT DETAIL (N.T.S.)



GRAVEL TRAIL IMPROVEMENT DETAIL (N.T.S.)

ALLOCATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

3	8-27-21	REVISED PER EGB COMMENTS	JFR
2	8-2-21	REVISED PER EGB COMMENTS	J.T
1	10-10-13	REVISED PER TOWN OF CARMEL COMMENTS	DLW
NO.	DATE	REVISION	BY

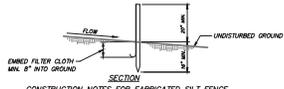
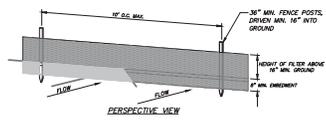
INSITE
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.
111 N. 9th Street
Carmel, NY 12512
(845) 335-8600
(845) 335-8777 fax
www.insite-nyc.com

PROJECT: GATEWAY SUMMIT & THE FAIRWAYS SENIOR HOUSING DEVELOPMENTS
U.S. ROUTE 6, TOWN OF CARMEL, HERKULES COUNTY, NEW YORK

DRAWING: PROPOSED WALKING TRAIL AND BOAT DOCK SITE PLAN AND DETAILS

PROJECT NO.	05140.100	PROJECT MANAGER	S.W.B.	DRAWING NO.	SHEET
DATE	11-02-09	DRAWN	R.C.S.	S-4	9
SCALE	1" = 40'	CHECKED	D.L.M.		8

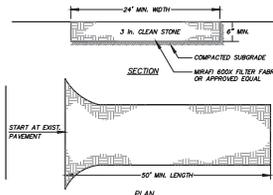




CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS. STEEL STRIPS T OR U TYPE POSTS AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN, FILTER CLOTH, FILTER S, EACH OTHER SHALL BE OVERLAPPED BY 6 INCHES AND CLOSED.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED. PREPARED UNIT, GEOTAR, AND MATERIAL INVOLVED WHEN "WELLES" DEVELOPS IN THE SILT FENCE.

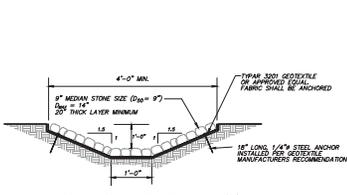
SILT FENCE DETAIL (N.T.S.)



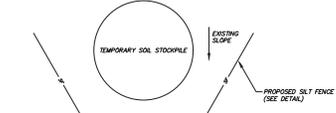
INSTALLATION NOTES

1. STONE SIZE - USE 3" STONE.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - 10 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE IMPRESS OR IMPRESS OCCUR.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO LAYING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED THROUGH CONSTRUCTION ENTRANCES SHALL BE PROTECTED. THE ENTRANCE, IF OPEN IS IMPROVED. A MOUNTAIN BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED BY A CONCRETE WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED RIGHT OF WAY. THIS MAY REQUIRE ADDITIONAL STONE.
8. CLEANING - REMOVAL AND REPAIR AND/OR CLEANING OF ANY MEASURES USED TO PROTECT RIGHT OF WAY SHALL BE PERMITTED. REPAIRS SHALL BE PERMITTED.
9. INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL (N.T.S.)



DRAINAGE CHANNEL STABILIZATION 'A' (N.T.S.)



NOTES

1. AREA CHOSEN FOR STOCKPILE LOCATION SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILE, EARTH FILE SHALL BE IMMEDIATELY SEEDING WITH K31 PERENNIAL TALL FESCUE.
4. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED ON THE DOWNWIND SIDE.

TEMPORARY SOIL STOCKPILE DETAIL (N.T.S.)

Erosion & Sediment Control Notes:

1. The owner's field representative (O.F.R.) will be responsible for the implementation and maintenance of sediment and erosion control measures on this site prior to and during construction.
 2. All construction activities involving the removal or disposition of soil are to be conducted with appropriate protective measures to minimize erosion and control sedimentation. Minimum soil erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with New York Standards and Specifications for Erosion and Sediment Control, latest edition.
 3. Wherever feasible, natural vegetation should be retained and protected. Disturbance areas or imported soil shall be reseeded to match the original vegetation. No more than 5 feet shall be disturbed during or in excess of 10 days after the construction activity is completed. The area shall be reseeded to match the original vegetation. The area shall be reseeded to match the original vegetation. The area shall be reseeded to match the original vegetation.
 4. All construction vehicles shall be kept clear of the wetlands and wetland control areas outside the areas of proposed trail improvements. Additional all fence shall be installed in the areas where the disturbance is in close proximity of the wetlands or wetland control areas.
 5. All exposed construction entrances and all fence shall be installed as shown on the plans prior to beginning dry cleaning, grading or surfacing.
 6. All exposed soil on the area being developed shall be stabilized and immediately seeded with Lolium perenne aridatum or Lolium perenne multiflorum for temporary stabilization. Lolium perenne aridatum shall be used for winter seeding and Lolium perenne multiflorum shall be used for spring and summer seeding.
 7. Any graded areas not subject to further disturbance or construction shall be seeded within 10 days of final grading, receive permanent vegetation cover in combination with a suitable mulch. An erodible area to receive a minimum 4" topsoil from the adjacent area and be seeded and mulched as follows:
- Seed mixture to be sown between March 21 and May 20, or between August 15 and October 15 or as directed by project representative at a rate of 35 pounds per acre using OSMAC-12-1, Native Right-of-Way Seed mix with Annual Ryegrass.
- Mulch: 2" layer of small grain straw applied at a rate of 80 lbs./1,000 S.F. or 2 tons/acre, to be applied and anchored according to New York Standards and Specifications for Erosion and Sediment Control, latest edition.
8. Grass seed mix may be applied by either mechanical or hydroseeding methods. Hydroseeding shall be performed in accordance with the minimum 4" topsoil from the adjacent area and be seeded and mulched as follows.
 9. The site shall be protected from disturbed areas such that all stormwater runoff from disturbed areas is contained and sediment control measures are installed.
 10. Stormwater from disturbed areas must be passed through erosion control barriers and drainage basins before reaching any other drainage system.
 11. Sedimentation and erosion control measures shall be installed and maintained on a daily basis by the O.F.R. to insure that channels, temporary and permanent ditches and pipes are kept clear of debris. If sedimentation or debris flow has not been cleaned and that all straw bales and all fences are intact. Any failure of sediment and erosion control measures shall be immediately reported to the O.F.R. and shall be corrected by the O.F.R. by regrading or other approved methods as necessary, or as directed by the O.F.R.
 12. Dust shall be controlled methods as necessary, or as directed by the O.F.R.
 13. Dust and the shall not endanger adjoining property, nor divert water into the property of others.
 14. The O.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainfalls.
 15. As warranted by field conditions, special additional sedimentation and erosion control measures, as specified by the site engineer, the Wildlife Inspector, the Town Engineer and/or NYDEC shall be required by the contractor.
 16. Erosion control measures shall remain in place until all disturbed areas are suitably stabilized.

Construction Sequence

1. Install stabilized construction entrance/trail-tracking post at construction entrance temporary construction access.
2. Install all fence in general locations indicated on the plan.
3. Begin selective tree removal operations associated with temporary erosion control access and proposed trail location. EXIST TRAIL LOCATION TO BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE TO MINIMIZE DISTURBANCE TO A MINIMUM WITHIN THE WETLAND BUFFER.
4. Install temporary construction access.
5. Install drainage channel stabilization.
6. Begin selective tree removal operations associated with dock installation.
7. Begin grading for trail restorations and trail improvements and construct trails.
8. Install dock.
9. Install retaining walls and construct pergolas at sitting area locations.
10. Install sitting areas and benches.
11. Remove stabilized construction entrance and temporary construction access and restore trail.
12. Re-seed and mulch all disturbed areas as soon as practical in accordance with the Contract and Erosion Control Notes on this page.

General Notes for Work within Wetland Buffer for Walking Trail and Boat Dock Improvements:

1. Existing stone wall outside of the project limit of disturbance and within the stream and wetland buffers are intended to remain.
2. Landscaping with masonry will be used to install the walking trail and for tree removal operations within the wetland buffer associated with the gravel portion of the trail, the benches and the fishing dock.
3. Masonry to be placed outside the wetland buffer when not in use and mounted on top of ground or bays.
4. A silt pit shall be maintained on site at times when equipment is in use within the wetland/stream buffer.
5. Retained stone walls and sitting for walking trail and boat dock improvements will be outside the wetland buffer.

3	8-27-21	REVISED PER EOB COMMENTS	JFR
2	8-2-21	REVISED PER EOB COMMENTS	J.T
1	10-10-13	REVISED PER TOWN OF CAMEL COMMENTS	DLW
NO.	DATE	REVISION	BY

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ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

3 Canal Plaza
Canal, NY 13012
(845) 235-8900
(845) 235-8777 fax
www.insite-ny.com

PROJECT:
GATEWAY SUMMIT & THE FAIRWAYS
SENIOR HOUSING DEVELOPMENTS
U.S. ROUTE 6, TOWN OF CAMEL, NUTNOM COUNTY, NEW YORK

DRAWING:
PROPOSED WALKING TRAIL AND BOAT DOCK DETAILS AND NOTES

PROJECT NO. 05140.100 PROJECT MANAGER S.W.B.
DATE 11-02-09 DRAWN R.C.S.
SCALE 1" = 40' CHECKED D.L.M.

DRAWING NO. SHEET
S-5 6

ALTOUGH OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

SEQUENCE OF CONSTRUCTION

12 JENNIFER LN.

MAHOPAC, NY 10541

- Install silt fence
- Install sediment control
- Spill kit on site
- Staging area with 6 mil plastic
- Repair dam and remove excessive silt
- All material to be placed and used on site
- Rake and seed all disturbed areas
- After seed is established remove all erosion control

ROBERT LAGA
Chairman

NICHOLAS FANNIN
Vice Chairman

RICHARD FRANZETTI
Wetland Inspector

ROSE TROMBETTA
Secretary

TOWN OF CARMEL
ENVIRONMENTAL CONSERVATION BOARD



60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 - Ext. 190
www.ci.carmel.ny.us

BOARD MEMBERS

Edward Barnett
Anthony Federice
Nicole Sedran

APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: Wayne Stobbe

Address of Applicant: 12 Jennifer Ln Email: WSTOBBE33@VERIZON.NET

Telephone# 914 760 4711 Name and Address of Owner if different from Applicant:

Property Address: 12 Jennifer Ln Mahopac Tax Map # 64.13-1-79

Agency Submitting Application if Applicable: N/A

Location of Wetland: Side of property

Size of Work Section & Specific Location:

Will Project Utilize State Owned Lands? If Yes, Specify: NO

Type and extent of work (feet of new channel, yards of material to be removed, draining, dredging, filling, etc). A brief description of the regulated activity (attach supporting details).
Replace Dam and remove excessive silt

Proposed Start Date: ASAP Anticipated Completion Date: _____ Fee Paid \$ _____

CERTIFICATION

I hereby affirm under penalty of perjury that information provided on this form is true to the best of my knowledge and belief, false statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law. As a condition to the issuance of a permit, the applicant accepts full legal responsibility for all damage, direct or indirect, or whatever nature, and by whomever suffered, arising out of the project described here-in and agrees to indemnify and save harmless the Town of Carmel from suits, actions, damages and costs of every name and description resulting from the said project.


SIGNATURE

9/22/21
DATE

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

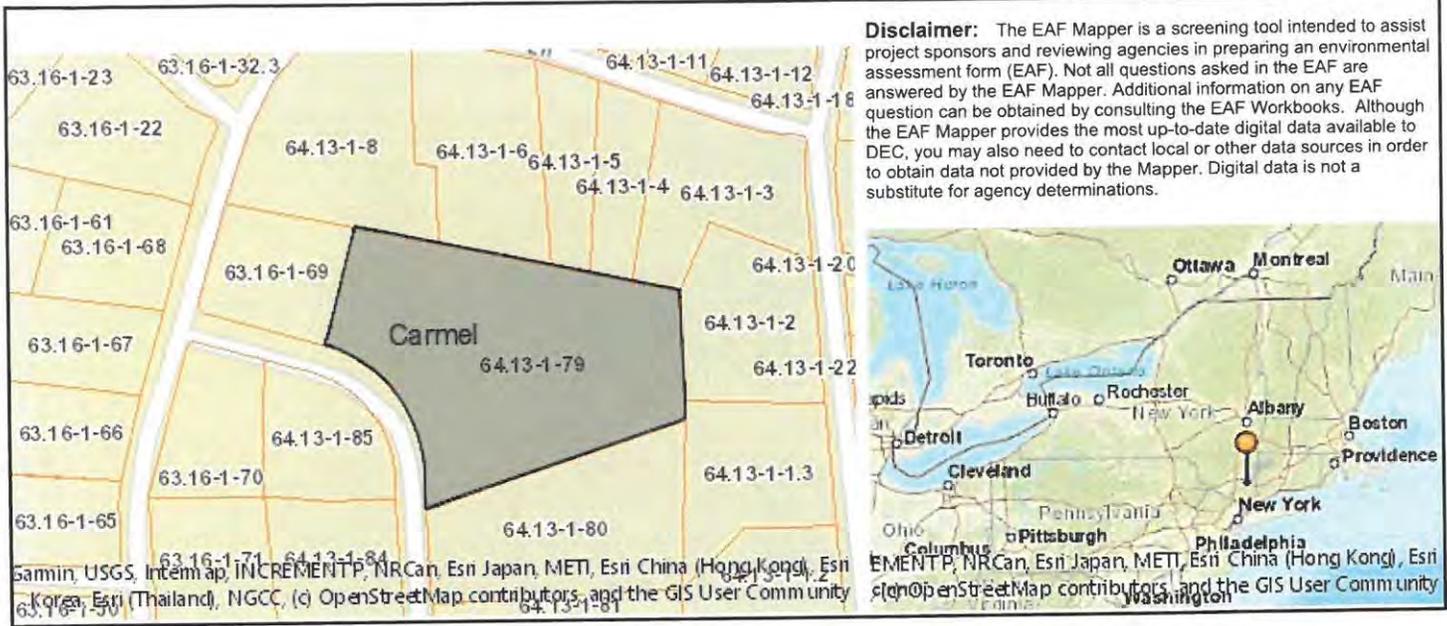
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Wayne Stobbe			
Project Location (describe, and attach a location map): 12 Jennifer Lane, Mahopac, NY, 10541			
Brief Description of Proposed Action: repair dam and remove silt/overgrowth from pond			
Name of Applicant or Sponsor: Wayne Stobbe		Telephone: 914-760-4711 E-Mail: wstobbe33@verizon.net	
Address: 12 Jennifer Lane			
City/PO: Mahopac		State: NY	Zip Code: 10541
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.387 acres <u>1000 sq</u> acres <u>FT</u> 4.387 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: well Town Well _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Septic	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: <u>4/22/21</u> Signature: <u>[Signature]</u> Title: <u>Home owner</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Survey of Property

Prepared for

KEVIN P. SOLA

and

HELENE G. SOLA

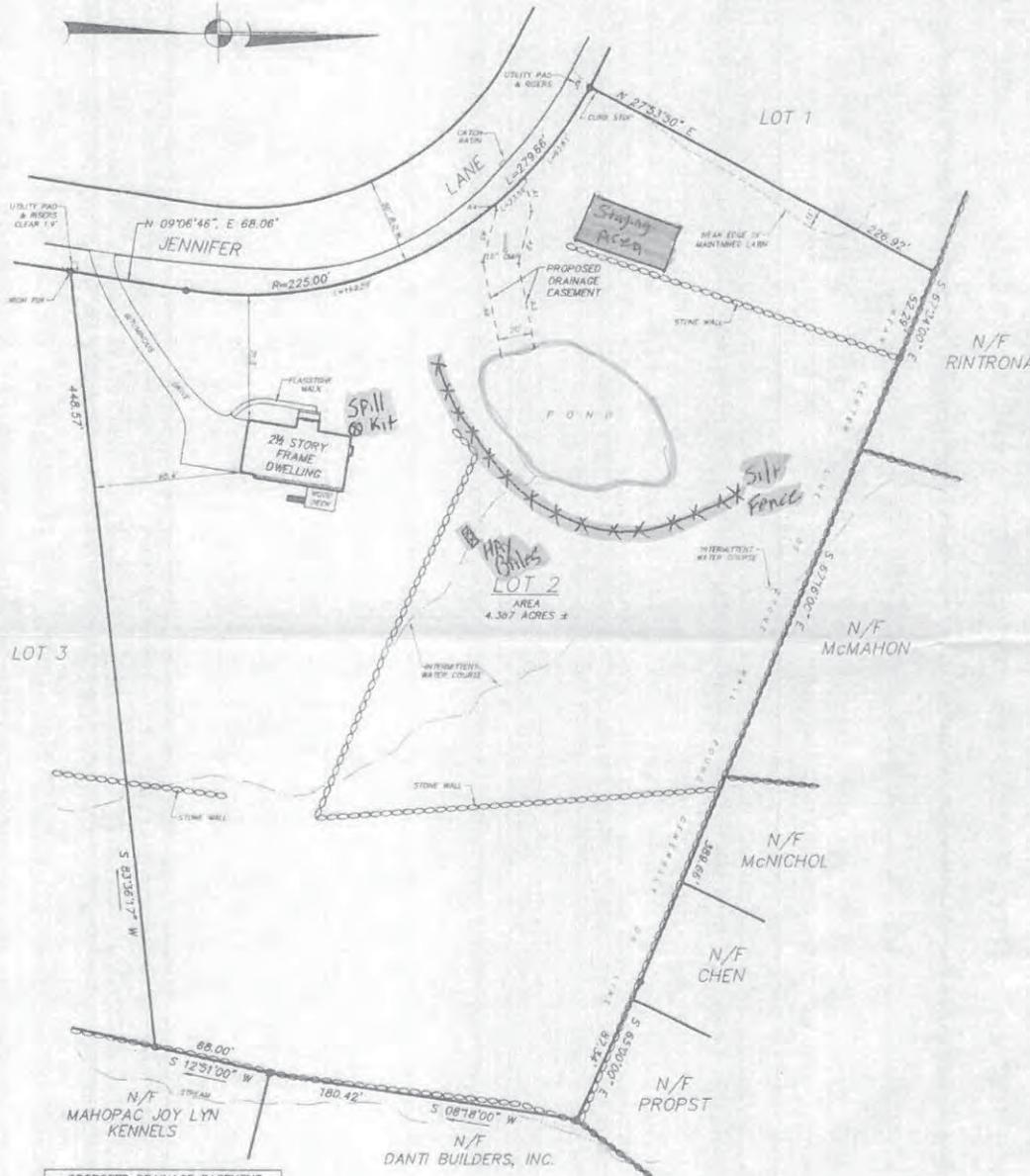
Situate in

Town of Carmel

County of Putnam

State of New York

Scale 1" = 50'



CERTIFIED TO: KEVIN P. SOLA & HELENE G. SOLA
INTERFIRST, A DIVISION OF STANDARD FEDERAL BANK
ADVANTAGE TITLE AGENCY, INC.
(9A-AP-9089)

FILED MAP REFERENCE:
FINAL SUBDIVISION PLAT KNOWN AS VALLEY VIEW ESTATES, ETC.,
RECORDED MARCH 9, 1992 AS MAP #2548 & 2548A.

SUBJECT LOT: 2

CERTIFICATIONS INDICATED HEREON SIGNIFY THIS
SURVEY WAS PREPARED IN ACCORDANCE WITH THE
EXISTING CODE OF PRACTICE FOR LAND SURVEYS
ADOPTED BY THE NEW YORK STATE ASSOCIATION
OF PROFESSIONAL LAND SURVEYORS, INC.

CERTIFICATIONS SHALL RUN ONLY TO THE PERSON
FOR WHOM THIS SURVEY WAS PREPARED AND ON HIS
BEHALF TO THE TITLE COMPANY AND/OR LENDING
INSTITUTION LISTED HEREON.

CERTIFICATIONS ARE NOT TRANSFERABLE TO
ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

ALL CERTIFICATIONS ARE VALID FOR THIS MAP
AND COPIES THEREOF ONLY IF SAID MAP OR COPIES
BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE
SIGNATURE APPEARS HEREON.

UNDERGROUND STRUCTURES, IF ANY, NOT SHOWN.

FIELDWORK COMPLETED: DECEMBER 14, 1994.

MAP PREPARED: DECEMBER 15, 1994.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS
SURVEY IS A VIOLATION OF NEW YORK STATE
EDUCATION LAW, SECTION #7209.

THE ALTERATION OF SURVEY MAPS BY ANYONE OTHER THAN
THE ORIGINAL PREPARER IS MISLEADING, CONFUSING, AND
NOT IN THE GENERAL WELFARE AND BENEFIT OF THE PUBLIC.
LICENSED LAND SURVEYORS SHALL NOT ALTER SURVEY MAPS,
SURVEY PLANS, OR SURVEY PLATS PREPARED BY OTHERS.

LINE	BEARING	DISTANCE
A1	N 79°00'38" E	70.36'
A2	S 75°25'27" E	50.63'
A3	N 72°13'08" E	49.64'
A4	S 72°02'08" E	3.39'
A5	S 75°28'27" E	50.62'
A6	N 79°13'08" E	55.92'

INSITE ENGINEERING & SURVEYING, P.C.

Route 22
Brameter, New York 10506
(914) 278-4890
Fax: (914) 278-8392

7 Delaware Avenue
Wappingers Falls, New York 12590
(914) 297-1742

Nicholas G. Chapis

NICHOLAS G. CHAPIS, L.S.
NEW YORK STATE LICENSE #046330

town easment





view from street



view from east









