TOWN OF CARMEL

ENVIRONMENTAL CONSERVATION BOARD

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

ENVIRONMENTAL CONSERVATION BOARD AGENDA

JANUARY 18, 2018 – 7:30 P.M.

EXTENSION OF WETLAND PERMIT

APPLICANT	ADDRESS	TAX MAP #	COMMENTS
1. Lake Mahopac Woods Assoc.	386 West Lake Blvd	64.12-2-55	Sea Wall & Dock Repair

SUBMISSION OF AN APPLICATION OR LETTER OF PERMISSION

APPLICANT	ADDRESS	TAX MAP #	COMMENTS
2. Pulte Homes – Lot 5	Terrace Drive	55.14-1-11.3	Achieve Grading for Approved Site Plan

MISCELLANEOUS

3. Minutes – 10/19/17, 11/02/17 & 11/16/17

PUTNAM ENGINEERING, PLLC.
Engineers and Architects

November 15, 2017

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

Re: Pulte Homes
Carmel Corporate Center – Lot 5
Wetland Permit
TM #55.14-1-11.3

Dear Chairman Laga and Members of the Board:

From the comments received at the November 2, 2107 E.C.B. meeting, we have prepared the following submissions:

1. Letter explaining that the Retreat at Carmel project (Lots 3, 4 and 5) was a net export project regarding soil.

2. Copies of Engineering Reports discussing on site soils engineering.

3. Printed out the Maintenance Program for temporary and permanent measures on 8 ½ x 11 format.

4. Changed the White Spruce to Norway Spruce as recommended by Arborist.

5. Provide a copy of e-mail that Town Engineer had been on site and noticed that the double row of silt fence had been installed as requested. Photographs included with submissi

6. Plans note that Pocket park to be seeded. Photographs included.

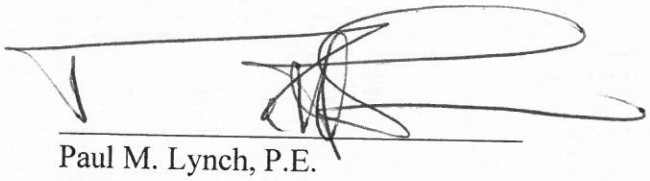
(L01770)

7. The walking trail will now be paved in its entirety to eliminate the washouts and maintenance concern. Detail has been added to the plans.

8. Copy of Arborist's letter is included, as requested.

Sincerely,

PUTNAM ENGINEERING, PLLC



Paul M. Lynch, P.E.
PML/tal
Enclosures

PUTNAM ENGINEERING, PLLC. Engineers and Architects
4 Old Route 6, Brewster, New York 10509 • (845) 279-6789 • Fax (845) 279-6769

PUTNAM ENGINEERING, PLLC.
Engineers and Architects

November 7, 2017

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

Re: Pulte Homes Lot #5
On Site Fill
T.M. #55.14-1-11.3

Dear Chairman Laga and Members of the Board.

The development of Lots #3, 4 and 5 at the Retreat at Carmel was a net export project. Excavated soil from Lots 3 and 4 were stockpiled on Lot #5 and used to achieve final grade.

Pulte Homes retained a consulting engineering firm to oversee the installation and compaction in lifts and testing of same.

Sincerely,

PUTNAM ENGINEERING, PLLC

Paul M. Lynch, P.E.

PML/tal

(L01769)

MELICK-TULLY AND ASSOCIATES, P.C.
GEOTECHNICAL ENGINEERS AND ENVIRONMENTAL CONSULTANTS

Principals:
EUGENE M. GALLAGHER JR., P.E.
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TODD E. HOROWITZ, P.E.
MARK R. DENNO, P.E.
CHRISTOPHER P. TANSEY, P.E.

Senior Associates:
RICHARD D. LEV, CPG, LSRP
JAMES H. BEATTIE, P.E.

Consultant:
RAYMOND J. TULLY, P.E.

November 7, 2017

The Pulte Group
150 Allen Road, Suite 303
Basking Ridge, New Jersey 07920

Attention: Mr. Anthony Rossi
Land Development Manager

Report
On-Site Soils Engineering Services – Building No. 40
Carmel Center Senior Housing Development
Carmel, Putnam County, New York
The Pulte Group

Introduction

This report presents the results of the on-site soils engineering services provided by Melick-Tully and Associates, P.C. (MTA) during the earthwork construction operations for Building No. 40 at the Carmel Center Senior Housing Development located in the Town of Carmel, Putnam County, New York. The site is located west of and adjacent to Stoneleigh Avenue, south of its intersection with Route 6.

Discussion

Plans provided to us indicate that Building No. 40 is a four-unit, multi-family structure approximately 60 feet by 128 feet in plan dimensions. The units would contain basements established at Elevation +537.88 to +539.21 feet.

Prior to beginning work at the site, the footprint in the area of Building No. 40 was used to stockpile various materials during the development at the remainder of the project. Our representative previously observed the excavation of several test pits to determine the extent of the in-place and controlled fill above the natural soils. Our representative observed the removal of up to six feet of the in-place fill materials from within and up to 15 feet beyond the building footprint. The exposed soils consisted of dense natural silty sand soils. Up to six feet of fill materials consisting of four-inch minus processed stone was subsequently placed to reach a level one foot above the finished basement subgrade level. Our representative observed that the fill was installed in loose lifts of twelve inches or less and thoroughly compacted with several passes of a heavy

vibratory compactor. Due to the significant amounts of gravel in the four-inch minus material used to fill the building pad, in-place field density tests were not performed.

Conclusions

Based on our observations, it is our opinion that the undisturbed natural soils and controlled compacted fill will provide suitable support for building foundations designed to impose maximum allowable net bearing pressures of up to 4,000 pounds per square foot, and the proposed floor slabs.

Please contact us if you have any questions regarding this information.

Respectfully submitted,

MELICK-TULLY and ASSOCIATES, P.C.

James H. Beattie, P.E.
Senior Associate

Todd E. Horowitz, P.E.
Vice President

JHB:TEH/mh
5952-021*1T
(3 copies submitted)

MELICK-TULLY AND ASSOCIATES, P.C.
GEOTECHNICAL ENGINEERS AND ENVIRONMENTAL CONSULTANTS

Principals:
EUGENE M. GALLAGHER JR., P.E.
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CHRISTOPHER P. TANSEY, P.E.

Senior Associates:
RICHARD D. LEV, CPG, LSRP
JAMES H. BEATTIE, P.E.

Consultant:
RAYMOND J. TULLY, P.E.

November 7, 2017

The Pulte Group
150 Allen Road, Suite 303
Basking Ridge, New Jersey 07920

Attention: Mr. Anthony Rossi
Land Development Manager

Report
On-Site Soils Engineering Services – Building No. 41
Carmel Center Senior Housing Development
Carmel, Putnam County, New York
The Pulte Group

Introduction

This report presents the results of the on-site soils engineering services provided by Melick-Tully and Associates, P.C. (MTA) during the earthwork construction operations for Building No. 41 at the Carmel Center Senior Housing Development located in the Town of Carmel, Putnam County, New York. The site is located west of and adjacent to Stoneleigh Avenue, south of its intersection with Route 6.

Discussion

Plans provided to us indicate that Building No. 41 is a six-unit, multi-family structure approximately 60 feet by 192 feet in plan dimensions. The units will contain basements established at Elevation +528.54 to +528.92 feet.

Prior to beginning work at the site, the footprint in the area of Building No. 41 was used as stockpile of various materials during the development of the remainder of the project. Our representative previously observed the excavation of several test pits to determine the extent of the in-place uncontrolled fill above the natural soils. Our representative observed the removal of up to 9 feet of the in-place fill materials from within and up to 15 feet beyond the building footprint. These exposed soils consisted of dense natural silty sands. Up to nine feet of fill materials consisting of approved portions of the on-site silty sands and suitable portions of materials excavated from the building footprint were subsequently placed to reach a level of one foot above the finished basement subgrade level. Our representative observed that the fill was installed in loose lifts of twelve inches or less and thoroughly compacted with several passes of a heavy vibratory

compactor. Our representative performed in-place field density tests to evaluate the degree of compaction achieved. The results of the field density tests are presented on Plate 1 and indicate that the fill was generally compacted to at least 95 percent of its maximum dry density as determined by the ASTM D-1557 test procedure.

Conclusions

Based on our observations, it is our opinion that the undisturbed natural soils and controlled compacted fill are suitable for support of building foundations designed to impose maximum allowable net bearing pressures of up to 4,000 pounds per square foot, and the proposed floor slabs.

Please feel free to contact us if you have any questions concerning this information.

The following Plate is attached and completes this report:

Plate 1 – Summary of In-Place Field Density Test Results

Respectfully submitted,

MELICK-TULLY and ASSOCIATES, P.C.

James H. Beattie, P.E.
Senior Associate

Todd E. Horowitz, P.E.
Vice President

JHB:TEH/pm
5952-021*1T
(3 copies submitted)

SUMMARY OF IN-PLACE FIELD DENSITY TEST RESULTS
On-Site Soils Engineering Services - Building No. 41
Carmel Center Senior Housing
Town of Carmel, New York
The Pulte Group

Test No.	Date	Approximate Elevation *(ft.)*	Maximum Dry Density[1] *(pcf)*	Field Moisture Content *(%)*	In-Place Dry Density[2] *(pcf)*	Percent Compaction *(%)*
1	8/2/17	+528.0	131.8	8.2	125.2	95
2	8/2/17	+523.0	131.8	9.3	131.5	100
3	8/3/17	+522.0	131.8	6.0	130.3	99
4	8/4/17	+525.5	131.8	8.9	126.2	96
5	8/4/17	+524.5	131.8	8.1	134.7	100+

Notes:

(1) ASTM D-1557 Test Procedure

(2) ASTM D-6938-015 Test Procedure

MELICK-TULLY AND ASSOCIATES, P.C.
GEOTECHNICAL ENGINEERS AND ENVIRONMENTAL CONSULTANTS

Principals:
EUGENE M. GALLAGHER JR., P.E.
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MARK R. DENNO, P.E.
CHRISTOPHER P. TANSEY, P.E.

Senior Associates:
RICHARD D. LEV, CPG, LSRP
JAMES H. BEATTIE, P.E.

Consultant:
RAYMOND J. TULLY, P.E.

November 22, 2016

The Pulte Group
150 Allen Road, Suite 303
Basking Ridge, New Jersey 07920

Attention: Mr. Anthony Rossi
Land Development Manager

Report
On-Site Soils Engineering Services – Building No. 42
Carmel Center Senior Housing Development
Carmel, Putnam County, New York
The Pulte Group

Introduction

This report presents the results of the on-site soils engineering services provided by Melick-Tully and Associates, P.C. (MTA) during the earthwork construction operations for Building No. 42 at the Carmel Center Senior Housing Development located in the Town of Carmel, Putnam County, New York. The site is located west of and adjacent to Stoneleigh Avenue, south of its intersection with Route 6.

Discussion

Plans provided to us indicate that Building No. 42 is a four-unit, multi-family structure approximately 60 feet by 128 feet in plan dimensions. The units will contain basements established at Elevation +514.28 to +517.28 feet.

Prior to beginning work at the site, the footprint in the area of Building No. 42 was used to stockpile various materials during the development of the remainder of the project. Our representative previously observed the excavation of several test pits to determine the extent of the in-place uncontrolled fill above the natural soils. Our representative observed the removal of up to six to seven feet of the in-place fill materials from within and up to 15 feet beyond the building footprint. The exposed soils consisted of dense natural silty sand soils or a maximum of two feet of sandier fill materials which were recompacted in-place. Up to 16 feet of fill materials consisting of approved portions of the on-site silty sands, stone processed on-site, and suitable portions of the materials excavated from the building footprint were subsequently placed to reach a level one foot above the finished basement subgrade level. Our representative observed that the fill was installed in loose lifts of twelve inches or less and thoroughly compacted with several passes of a heavy

vibratory compactor. Our representative performed in-place field density tests to evaluate the degree of compaction achieved on the sandier portions of the fill. Materials which contained significant amounts of gravel and cobbles could not be tested due to their coarse nature. The results of the field density tests are presented on Plate 1, and indicate that the fill was generally compacted to at least 95 percent of its maximum dry density as determined by the ASTM D-1557 test procedure.

Conclusions

Based on our observations, it is our opinion that the undisturbed natural soils and controlled compacted fill will provide suitable support for building foundations designed to impose maximum allowable net bearing pressures of up to 4,000 pounds per square foot, and the proposed floor slabs.

MTA should observe the soils exposed in the excavations to confirm that the exposed soils are not disturbed and are capable of supporting the design loads.

Please contact us if you have any questions concerning this information.

The following Plate is attached and completes this report:

Plate 1 – Summary of In-Place Field Density Test Results

Respectfully submitted,

MELICK-TULLY and ASSOCIATES, P.C.

James H. Beattie, P.E.
Senior Associate

Todd E. Horowitz, P.E.
Vice President

JHB:TEH/mh
5952-021*1T
(3 copies submitted)

SUMMARY OF IN-PLACE FIELD DENSITY TEST RESULTS
On-Site Soils Engineering Services
Carmel Center Senior Housing – Building 42
Town of Carmel, New York

Test No.	Date	Approximate Location	Approximate Elevation *(ft.)*	Maximum Dry Density[(1)] *(pcf)*	Field Moisture Content *(%)*	In-Place Dry Density[(2)] *(pcf)*	Percent Compaction *(%)*
1	8/31/16	50'S, 35'E	512.0	132.5	10.8	126.6	96
2	8/31/16	65'S, 35'E	511.7	132.5	10.0	128.3	97
3	9/02/16	80'S, 20'E	513.6	132.5	9.4	129.4	98
4	9/26/16	40'S, 30'E	514.5	132.5	10.1	126.6	96
5	10/05/16	20'S, 20'E	515.5	132.5	10.8	127.5	96
6	10/05/16	90'S, 30'E	516.5	132.5	10.4	129.0	97
7	10/06/16	90'S, 40'E	517.5	132.5	12.1	128.6	97
8	10/06/16	20'S, 30'E	517.5	132.5	9.7	126.5	96

Notes:

(1) ASTM D-1557 Test Procedure
(2) ASTM D-1556 Test Procedure
(3) All measurements are from northwest building corner

MELICK-TULLY AND ASSOCIATES, P.C.
GEOTECHNICAL ENGINEERS AND ENVIRONMENTAL CONSULTANTS

Principals:
EUGENE M. GALLAGHER JR., P.E.
ROBERT E. SCHWANKERT, P.E.
TODD E. HOROWITZ, P.E.
MARK R. DENNO, P.E.
CHRISTOPHER P. TANSEY, P.E.

Senior Associates:
RICHARD D. LEV, CPG, LSRP
JAMES H. BEATTIE, P.E.

Consultant:
RAYMOND J. TULLY, P.E.

November 22, 2016

The Pulte Group
150 Allen Road, Suite 303
Basking Ridge, New Jersey 07920

Attention: Mr. Anthony Rossi
Land Development Manager

Report
On-Site Soils Engineering Services – Building No. 43
Carmel Center Senior Housing Development
Carmel, Putnam County, New York
The Pulte Group

Introduction

This report presents the results of the on-site soils engineering services provided by Melick-Tully and Associates, P.C. (MTA) during the earthwork construction operations for Building No. 43 at the Carmel Center Senior Housing Development located in the Town of Carmel, Putnam County, New York. The site is located west of and adjacent to Stoneleigh Avenue, south of its intersection with Route 6.

Discussion

Plans provided to us indicate that Building No. 43 is a six-unit, multi-family structure approximately 60 feet by 192 feet in plan dimensions. The units will contain basements established at Elevation +518.88 to +520.88 feet.

Prior to beginning work at the site, the footprint in the area of Building No. 43 was used to stockpile various materials during the development of the remainder of the project. Our representative previously observed the excavation of several test pits to determine the extent of the in-place uncontrolled fill above the natural soils. Our representative observed the removal of up to four to eleven feet of the in-place fill materials from within and up to ten feet beyond the building footprint. The exposed soils consisted of dense natural silty sand soils or a maximum of two feet of sandier fill materials which were recompacted in-place. Up to eleven feet of fill materials consisting of approved portions of the on-site silty sands and suitable portions of the materials excavated from the building footprint were subsequently placed to reach a level one foot above the finished basement subgrade level. Our representative observed that the fill was installed in loose lifts of twelve inches or less and thoroughly compacted with several passes of a heavy vibratory compactor.

Our representative performed in-place field density tests to evaluate the degree of compaction achieved. The results of the field density tests are presented on Plate 1, and indicate that the fill was generally compacted to at least 95 percent of its maximum dry density as determined by the ASTM D-1557 test procedure.

Conclusions

Based on our observations, it is our opinion that the undisturbed natural soils and controlled compacted fill will provide suitable support for building foundations designed to impose maximum allowable net bearing pressures of up to 4,000 pounds per square foot, and the proposed floor slabs.

MTA should observe the soils exposed in the excavations to confirm that the exposed soils are not disturbed and are capable of supporting the design loads.

Please contact us if you have any questions concerning this information.

The following Plate is attached and completes this report:

Plate 1 – Summary of In-Place Field Density Test Results

Respectfully submitted,

MELICK-TULLY and ASSOCIATES, P.C.

James H. Beattie, P.E.
Senior Associate

Todd E. Horowitz, P.E.
Vice President

JHB:TEH/mh
5952-021*1T
(3 copies submitted)

SUMMARY OF IN-PLACE FIELD DENSITY TEST RESULTS
On-Site Soils Engineering Services
Carmel Center Senior Housing – Building 43
Town of Carmel, New York

Test No.	Date	Approximate Location	Approximate Elevation *(ft.)*	Maximum Dry Density[(1)] *(pcf)*	Field Moisture Content *(%)*	In-Place Dry Density[(2)] *(pcf)*	Percent Compaction *(%)*
1	8/8/16	43'S, 25'E	498.5	124.5	10.3	120.7	97
2	8/8/16	180'S, 40'E	513.8	124.5	8.4	122.7	99
3	8/8/16	30'S, 30'E	501.5	124.5	9.6	123.0	99
4	8/11/16	40'S, 30'E	505.0	124.5	8.4	123.4	99
5	8/17/16	170'S, 30'E	519.7	124.5	12.3	122.8	99
6	8/19/16	30'S, 10'W	518.0	132.5	8.8	128.1	97
7	8/19/16	80'S, 30'E	515.5	132.5	9.6	130.8	99
8	8/23/16	70'S, 15'E	517.0	132.5	8.9	131.0	99
9	8/23/16	130'S, 40'E	518.0	132.5	9.1	130.7	99
10	8/25/16	50'S, 25'E	519.8	132.5	9.4	129.9	98
11	8/25/16	50'S, 30'E	518.7	132.5	12.4	130.9	99
12	8/31/16	120'S, 30'E	519.0	132.5	11.7	132.6	100

Notes:

(1) ASTM D-1557 Test Procedure
(2) ASTM D-1556 Test Procedure
(3) All measurements are from northwest building corner

PUTNAM ENGINEERING, PLLC.
Engineers and Architects

PULTE HOMES

CARMEL CENTRE SENIOR HOUSING

Lot #5

MAINTENANCE PROGRAM

For

TEMPORARY AND PERMANENT MEASURES

November 2017

(L01770)

4 Old Route 6, Brewster, New York 10509 • (845) 279-6789 • Fax (845) 279-6769

MAINTENANCE PROGRAM:

TEMPORARY MEASURES

A. SILT FENCE: SEDIMENTS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN IT BECOMES 0.5 FEET DEEP AT THE FENCE. IT SHOULD ALSO BE INSPECTED WEEKLY AND PRIOR TO AND WITHIN 24 HOURS AFTER ALL FORECASTED STORM EVENTS. REPAIR SHALL BE PERFORMED AS NEEDED.

B. SWALES: PROPOSED SWALES ARE USED AS DIVERSION SWALES DURING THE CONSTRUCTION PHASE. THESE SWALES ARE TO BE INSPECTED WEEKLY AND PRIOR TO AND WITHIN 24 HOURS AFTER ALL FORECASTED STORM EVENTS FOR SCOUR AND EROSION. REMOVE DEPOSITS OR SEDIMENT OR OTHER OBSTRUCTIONS.

C. CONSTRUCTION ENTRANCE: CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. VISUAL INSPECTION SHALL BE PERFORMED DAILY THROUGHOUT THE PROJECT CONSTRUCTION, TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

D. SEDIMENT BASIN: VISUAL INSPECTION OF THE BASIN EMBANKMENT AND DEWATERING SPILLWAY SHALL BE PERFORMED WEEKLY, PRIOR TO AND WITHIN 24 HOURS AFTER ALL FORECASTED STORMS. REPAIRS SHALL BE MADE AS NEEDED. SEDIMENT SHOULD BE REMOVED EVERY SIX (6) MONTHS OR WHEN SEDIMENT ACCUMULATION REACHES THE DESIGN CLEANOUT LEVEL, IN ORDER TO PRESERVE THE AVAILABLE STORMWATER MANAGEMENT CAPACITY OF THE SEDIMENT BASIN. THE LEVEL OF SEDIMENT AT WHICH CLEANOUT IS REQUIRED SHALL BE MARKED ON A FIXED REFERENCE POINT (SEDIMENT REMOVAL MARKER OR MARK ON A RISER TYPE OUTLET).

E. CURB INLET PROTECTION: INLET PROTECTION SHALL BE INSPECTED WEEKLY AND PRIOR TO AND WITHIN 24 HOURS AFTER ALL FORECASTED STORM EVENTS. SEDIMENTS AND DEBRIS SHALL BE REMOVED FROM BEHIND THE FENCE IF PRESENT. REPAIR SHALL BE PERFORMED AS NEEDED.

F. LEVEL SPREADER: LEVEL SPREADER SHALL BE INSPECTED WEEKLY AND AFTER STORM EVENTS FOR CLOGGING, DENSITY OF VEGETATION, DAMAGES AND CHANNELIZATION. SEDIMENT AND DEBRIS SHALL BE REMOVED WHEN BUILDUP OCCURS. REGRADE AND RESEED WHEN NECESSARY.

PERMANENT MEASURES

STORMWATER POND/WETLAND MAINTENANCE ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
A. EMBANKMENT AND EMERGENCY SPILLWAY (ANNUAL, PRIOR TO AND WITHIN 24 HOURS AFTER ALL FORECASTER MAJOR STORMS)		
1. VEGETATION AND GROUND COVER ADEQUATE		
2. EMBANKMENT EROSION		
3. ANIMAL BURROWS		
4. UNAUTHORIZED PLANTING		
5. CRACKING, BULGING, OR SLIDING OF DAM		
A) UPSTREAM FACE		
B) DOWNSTREAM FACE		
C) AT OR BEYOND TOE		
DOWNSTREAM		
UPSTREAM		
D) EMERGENCY SPILLWAY		
6. POND, TOE & CHIMNEY DRAINS CLEAR AND FUNCTIONING		
7. SEEPS/LEAKS ON DOWNSTREAM FACE		
8. SLOPE PROTECTION OR RIPRAP FAILURE		
9. VERTICAL/HORIZONTAL ALIGNMENT OF TOP OF DAM "AS-BUILT"		
10. EMERGENCY SPILLWAY CLEAR OF OBSTRUCTIONS AND DEBRIS		
11. OTHER (SPECIFY)		
B. RISER AND PRINCIPAL SPILLWAY (ANNUAL) TYPE: REINFORCED CONCRETE CORRUGATED PIPE MASONRY		
1. LOW FLOW ORIFICE OBSTRUCTED		
2. LOW FLOW TRASH RACK		
A) DEBRIS REMOVAL NECESSARY		
B) CORROSION CONTROL		
3. WEIR TRASH RACK MAINTENANCE		
A) DEBRIS REMOVAL NECESSARY		
B) CORROSION CONTROL		
4. EXCESSIVE SEDIMENT ACCUMULATION INSIDER RISER		
5. CONCRETE/MASONRY CONDITION RISER AND BARRELS		
A) CRACKS OR DISPLACEMENT		
B) MINOR SPALLING (<1")		
C) MAJOR SPALLING (REBARS EXPOSED)		
D) JOINT FAILURES		
E) WATER TIGHTNESS		
6. METAL PIPE CONDITION		
7. CONTROL VALVE		
A) OPERATIONAL/EXERCISED		
B) CHAINED AND LOCKED		
8. POND DRAIN VALVE		
A) OPERATIONAL/EXERCISED		
B) CHAINED AND LOCKED		
9. OUTFALL CHANNELS FUNCTIONING		
10. OTHER (SPECIFY)		

C. PERMANENT POOL (WET PONDS) (MONTHLY)		
1. UNDESIRABLE VEGETATION GROWTH		
2. FLOATING OR FLOATABLE DEBRIS REMOVAL REQUIRED		
3. VISIBLE POLLUTION		
4. SHORELINE PROBLEM		
5. OTHER (SPECIFY)		
D. SEDIMENT FOREBAYS		
1. SEDIMENTATION NOTED		
2. SEDIMENT CLEANOUT WHEN DEPTH >20% DESIGN DEPTH		
E. DRY POND AREAS		
1. VEGETATION ADEQUATE		
2. UNDESIRABLE VEGETATIVE GROWTH		
3. UNDESIRABLE WOODY VEGETATION		
4. LOW FLOW CHANNELS CLEAR OF OBSTRUCTIONS		
5. STANDING WATER OR WET SPOTS		
6. SEDIMENT AND/OR TRASH ACCUMULATION		
7. OTHER (SPECIFY)		
F. CONDITION OF OUTFALLS (ANNUAL, AFTER MAJOR STORMS)		
1. RIPRAP FAILURES		
2. SLOPE EROSION		
3. STORM DRAIN PIPES		
4. ENDWALLS/HEADWALLS		
5. OTHER (SPECIFY)		
G. OTHER (MONTHLY)		
1. ENCROACHMENT ON POND, WETLAND OR EASEMENT AREA		
2. COMPLAINTS FROM RESIDENTS		
3. AESTHETICS		
A) GRASS GROWING REQUIRED		
B) GRAFFITI REMOVAL NEEDED		
C) OTHER (SPECIFY)		
4. CONDITIONS OF MAINTENANCE ACCESS ROUTES		
5. SIGNS OF HYDROCARBON BUILD-UP		
6. ANY PUBLIC HAZARDS (SPECIFY)		
H. WETLAND VEGETATION (ANNUAL)		
1. VEGETATION HEALTHY AND GROWING		
WETLAND MAINTAINING 50% SURFACE AREA COVERAGE OF WETLAND PLANTS AFTER THE SECOND GROWING SEASON. (IF UNSATISFACTORY, REINFORCEMENT PLANTINGS NEEDED)		
2. DOMINANT WETLAND PLANTS:		
SURVIVAL OF DESIRED WETLAND PLANT SPECIES DISTRIBUTION ACCORDING TO LANDSCAPING PLAN?		
3. EVIDENCE OF INVASIVE SPECIES		
4. MAINTENANCE OF ADEQUATE WATER DEPTHS FOR DESIRED WETLAND PLANT SPECIES		
5. HARVESTING OF EMERGENT PLANTINGS NEEDED		
6. HAVE SEDIMENT ACCUMULATIONS REDUCED POOL VOLUME SIGNIFICANTLY OR ARE PLANTS "CHOKED" WITH SEDIMENT		
7. EUTROPHICATION LEVEL OF THE WETLAND		
8. OTHER (SPECIFY)		

RIP-RAP SWALE MAINTENANCE ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
DEBRIS CLEANOUT (MONTHLY) CONTRIBUTING AREAS TO CLEAN OF DEBRIS		
ANNUAL, PRIOR TO AND WITHIN 24 HOURS AFTER ALL FORECASTED MAJOR STORMS. 1. DEWATERS BETWEEN STORMS ..... 2. CLEAN OF SEDIMENT ..... 3. NO EVIDENCE OF SCOUR HOLES ..... 4. NO EVIDENCE OF DISPLACED STONES		

CATCH BASIN / YARD DRAIN / MANHOLE MAINTENANCE ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
A. VISUAL INSPECTION (EVERY 3 MONTHS) 1. SEDIMENT ACCUMULATION AT: A) RIM ..... B) SUMP ..... 2. SIGN OF EROSION AROUND STRUCTURE ..... 3. SIGN OF STORMWATER BYPASS		
B. MAINTENANCE (EVERY 3 MONTHS) 1. REMOVE SEDIMENT IN SUMP IF GREATER THAN 12" DEEP ..... 2. CLEAR RIM OF DEBRIS AND LEAVES ..... 3. CLEAR DEBRIS IN INLET CHANNEL ..... 4. REPAIR ERODED PORTION OF INLET CHANNEL (IF ANY)		
STORM PIPES (TWICE A YEAR AND BEFORE ALL MAJOR FORECASTED STORMS) MAINTENANCE ITEM		
A. STRUCTURAL INTEGRITY..... B. SIGN OF CLOGGAGE		
RIP RAP OUTLET PROTECTION (ONCE A YEAR AND AFTER MAJOR STORMS) MAINTENANCE ITEM		
A. CHECK FOR SCOUR AND INTEGRITY..... B. REPAIR IF NEEDED		

SHENANADOAH LANDSCAPING
311 Blue Hill Road
Hopewell Junction, New York 12533
(845) 226-4259

October 26, 2017

To All Concerned,

Upon Surveying the the area in question(Lot 5 of The Retreat at Carmel), we have concluded that all trees on the list below are compatible for area and zone, with theexception of the White Spruce, which is not native to this planting zone. Therefore our recommendation will be to replace with Norway Spruce.

Sugar Maple

Shagabark Hickory

American Sycamore

Red Maple

Pin Oak

White Spruce – Not Native – Recommend Norway Spruce

Red Chokeberry

Sincerely,

Delbert F. Lee - ISA Certified Arborist NY 5384A

Paul Lynch

From: Franzetti,Richard <rjf@ci.carmel.ny.us>
Sent: Tuesday, November 14, 2017 11:13 AM
To: 'Paul Lynch'
Subject: RE: Pulte Lot 5

No, but I was out there and saw the double row of silt fence

Richard J. Franzetti. P.E, BCEE, LEED AP
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

From: Paul Lynch [mailto:plynch@putnameng.com]
Sent: Tuesday, November 14, 2017 10:45 AM
To: Franzetti,Richard
Subject: Pulte Lot 5

Richard,

Has anyone from Pulte asked you to go out to lot 5 and walk the wetland buffer side of the property to verify that they have installed 2 rows of silt fence as requested by the ECB?

Paul

POLY
Aluminum Trim Coil
Smooth Polyester
Baked Enamel Finish
24" Width | 60 ft. Length
WARNING: Do Not Use
Over Treated Lumber

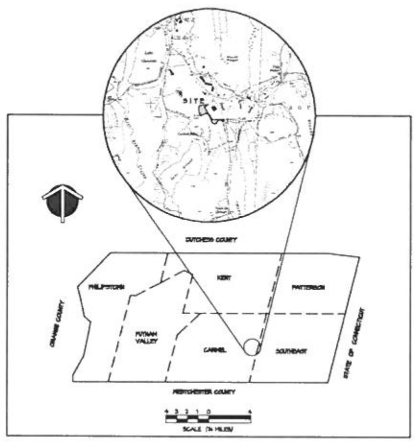
PUTNAM ENGINEERING, PLLC. Engineers and Architects
4 Old Route 6, Brewster, New York 10509 • (845) 279-6789 • Fax (845) 279-6769

AMENDED SITE PLAN PREPARED FOR:

CARMEL CENTRE SENIOR HOUSING

CARMEL CORPORATE CENTER LOT #5

TERRACE DRIVE
TOWN of CARMEL
PUTNAM COUNTY, NEW YORK



LOCATION MAP

DRAWING SCHEDULE

DRAWING NO.	SHEET NO.	DRAWING TITLE
G-100	1	COVER SHEET
C-110	2	EXISTING CONDITIONS and REMOVALS PLAN
C-120	3	AMENDED SITE LAYOUT PLAN
C-130	4	AMENDED GRADING and DRAINAGE PLAN
C-140	5	AMENDED UTILITIES PLAN
C-150	6	LANDSCAPE MITIGATION PLAN
C-151	7	AMENDED LANDSCAPING PLAN
C-152	8	TYPICAL COTTAGE UNIT PLANTING PLANS
C-153	9	ENLARGED POND PLANS
C-154	10	IRRIGATION SHOP DRAWING
C-155	11	LIGHTING PLAN
C-160	12	EROSION & SEDIMENTATION CONTROL PLANS
C-161	13	MAINTENANCE SCHEDULE
C-210	14	DRIVEWAY & UTILITY PROFILES
C-211	15	UTILITY & RETAINING WALL PROFILES
C-510	16	DETAILS
C-520	17	DETAILS
C-530	18	RETAINING WALL and MISCELLANEOUS DETAILS
A-110	19	TYPICAL BUILDING PLANS & ELEVATIONS
SP-1	20	SECTION PLAN of SITE PLAN

OWNER / APPLICANT

PULTE HOMES OF NEW YORK, LLC
223 MOUNT AIRY ROAD
BASKING RIDGE, NJ 07920

CARMEL PLANNING BOARD APPROVAL

APPROVAL HEREBY GRANTED THIS ____ DAY OF ________________ 20____. IF BUILDING PERMIT IS NOT ISSUED WITHIN 12 MONTHS FROM THE ABOVE DATE, THIS APPROVAL BECOMES NULL AND VOID.

TOWN OF CARMEL PLANNING BOARD

SIGNED THIS ________ DAY OF ________________, 20_____, BY

____
CHAIRMAN

____
SECRETARY

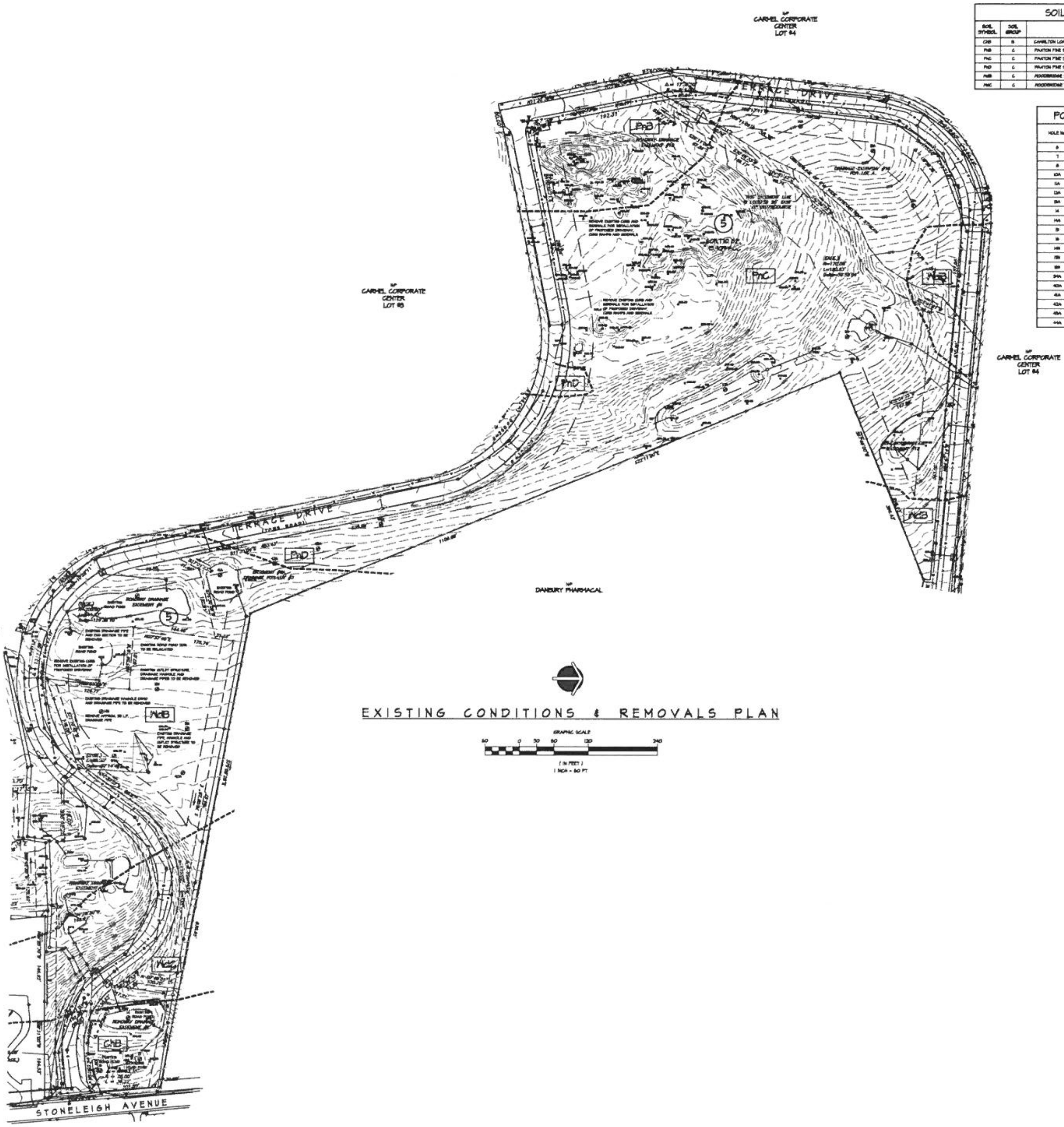
PUTNAM ENGINEERING, PLLC
ENGINEERS - ARCHITECTS
4 OLD ROUTE 6, BREWSTER, NEW YORK 10509
(845) 279-9784 FAX (845) 279-9769

AMENDED SITE PLAN PREPARED FOR:
CARMEL CENTRE SENIOR HOUSING
CARMEL CORPORATE CENTER LOT #5
TERRACE DRIVE
TOWN of CARMEL
PUTNAM COUNTY, NEW YORK

COVER SHEET

DRAWING NUMBER G-100

SHEET 1 of 20



EXISTING CONDITIONS & REMOVALS PLAN

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 INCH = 60 FT

SOILS LEGEND

SOIL SYMBOL	SOIL GROUP	SOIL NAME
ChB	B	CHARLTON LOAM, 2 TO 8 PERCENT SLOPE
PnB	C	PAXTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPE
PnC	C	PAXTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPE
PnD	C	PAXTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPE
MdB	C	WOODBRIDGE LOAM, 3 TO 8 PERCENT SLOPE
MdC	C	WOODBRIDGE LOAM, 8 TO 15 PERCENT SLOPE

POND DEEP TEST HOLES

HOLE No.	ALLOWABLE DEPTH FROM EXISTING GROUND SURFACE
6	6 FT
7	5 FT, 6 FT
8	5 FT
10A	14.5 FT
11A	10 FT
12A	6.5 FT
13A	4 FT
14	8 FT
14A	2.5 FT
15	1.85 FT
16	5 FT
16N	5.5 FT
18N	5 FT
19N	6 FT
34A	5 FT
40A	9 FT
41A	6 FT
42A	7.5 FT
43A	5.5 FT
44A	7.5 FT

AREA MAP

SCALE: 1"=800'

GENERAL NOTES:

1. BOUNDARY INFORMATION TAKEN FROM "AMENDED FINAL SUBDIVISION PLAT OF CARMEL CORPORATE CENTER" LAST REVISED MARCH 17, 2009 AS PREPARED BY TERRY BERGENDORFF COLLINS, 50 STARR RIDGE ROAD, BREWSTER NY.

   TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN ENTITLED "CARMEL TOWNSHIP UPDATE" DATED JANUARY 31, 2009 AS PREPARED BY MAPPING, INC.

   TERRACE DRIVE UTILITIES INFORMATION TAKEN FROM PLANS ENTITLED "ROAD AS-BUILT PREPARED FOR PULTE HOMES OF NEW YORK, INC" DATED JANUARY 12, 2007 AS PREPARED BY TERRY BERGENDORFF COLLINS.

2. OWNER/APPLICANT: PULTE HOMES OF NEW YORK, LLC
   233 MOUNT AIRY ROAD
   BASKING RIDGE, NJ 07920

3. PROPOSED USE: SENIOR HOUSING
   29 UNITS

4. SITE DATA: LOT AREA = 805,710 S.F. (18.497 AC.)
   TAX MAP 55.14, BLOCK 1, LOT 3.5

5. ZONING DISTRICT: C/BP - COMMERCE/BUSINESS PARK

ADJOINERS WITHIN 500 FEET:

TAX MAP #	OWNER
55.10-1-12	ACI CARMEL
55.11-1-1	ROLINS, ALEXANDER
55.11-1-2	EMBESH, MORRIS
55.11-1-8	REALTY INCOME CORP
55.11-1-42	CARMEL CENTRE LLC
55.14-1-11.1	THE RETREAT at CARMEL HOA INC.
55.14-1-11.2	THE RETREAT at CARMEL HOA INC.
55.14-1-14	TOWN OF CARMEL
55.15-1-9	DANBURY PHARMACAL
55.15-1-1	MCSHERRY, CHARLES
55.15-1-2	DENWORTH HUBERTUS, KARA
55.15-1-3	URSTADT, BARBARA
55.15-1-4	MALIA, DEEPAK
55.15-1-5	D'ONANTO, BART
55.15-1-6	BOWE, LAUREN A
55.15-1-7	LORENZ, MARTIN D & NANCY
55.15-1-8.1	OLIVAPOTENZA, JOSEPH
55.15-1-8.2	STENGER, KEVIN
55.15-1-8.3	TEWARI, PRAKASH C.
55.15-1-10	HAWS TIRE SUPPLY CORP
55.15-1-13	HAGELI BOHO
55.15-1-14	CARBONELLI, CATHY
55.15-1-15	GARRAHAN, AMY
55.15-1-16	PHASE HOLDING CORP
55.15-1-34	SCHAFFER, CLYDE
55.15-1-35	NYSARC PUTNAM COUNTY CHAPTER
55.15-1-36	STONELEIGH WOODS @ CARMEL LLC
55.15-1-37	STONELEIGH WOODS @ CARMEL LLC

EXISTING CONDITIONS LEGEND:

	EXISTING CATCH BASIN
	EXISTING END SECTION
	EXISTING DRAINAGE LINE
	EXISTING DRAINAGE MANHOLE
—S—	EXISTING SEWER LINE
	EXISTING SEWER MANHOLE
	EXISTING WATER LINE
	EXISTING WATER VALVE
	EXISTING HYDRANT
	EXISTING U-POLE
	EXISTING TREELINE
	EXISTING BRUSHLINE
	EXISTING TREE
	EXISTING STONEWALL
	EXISTING WATERCOURSE
PnB	SOILS TYPE
	SOIL BOUNDARY LINE
	POND TEST HOLE LOCATION AND NUMBER

PUTNAM ENGINEERING, PLLC
ENGINEERS - ARCHITECTS
4 OLD ROUTE 6, BREWSTER, NEW YORK 10509
(845) 279-4794 FAX (845) 279-9194

REVISIONS

AMENDED SITE PLAN PREPARED FOR:

CARMEL CENTRE SENIOR HOUSING
CARMEL CORPORATE CENTER LOT #5
TERRACE DRIVE
TOWN of CARMEL
PUTNAM COUNTY, NEW YORK
TAX MAP 55.14, BLOCK 1, LOT 3.5

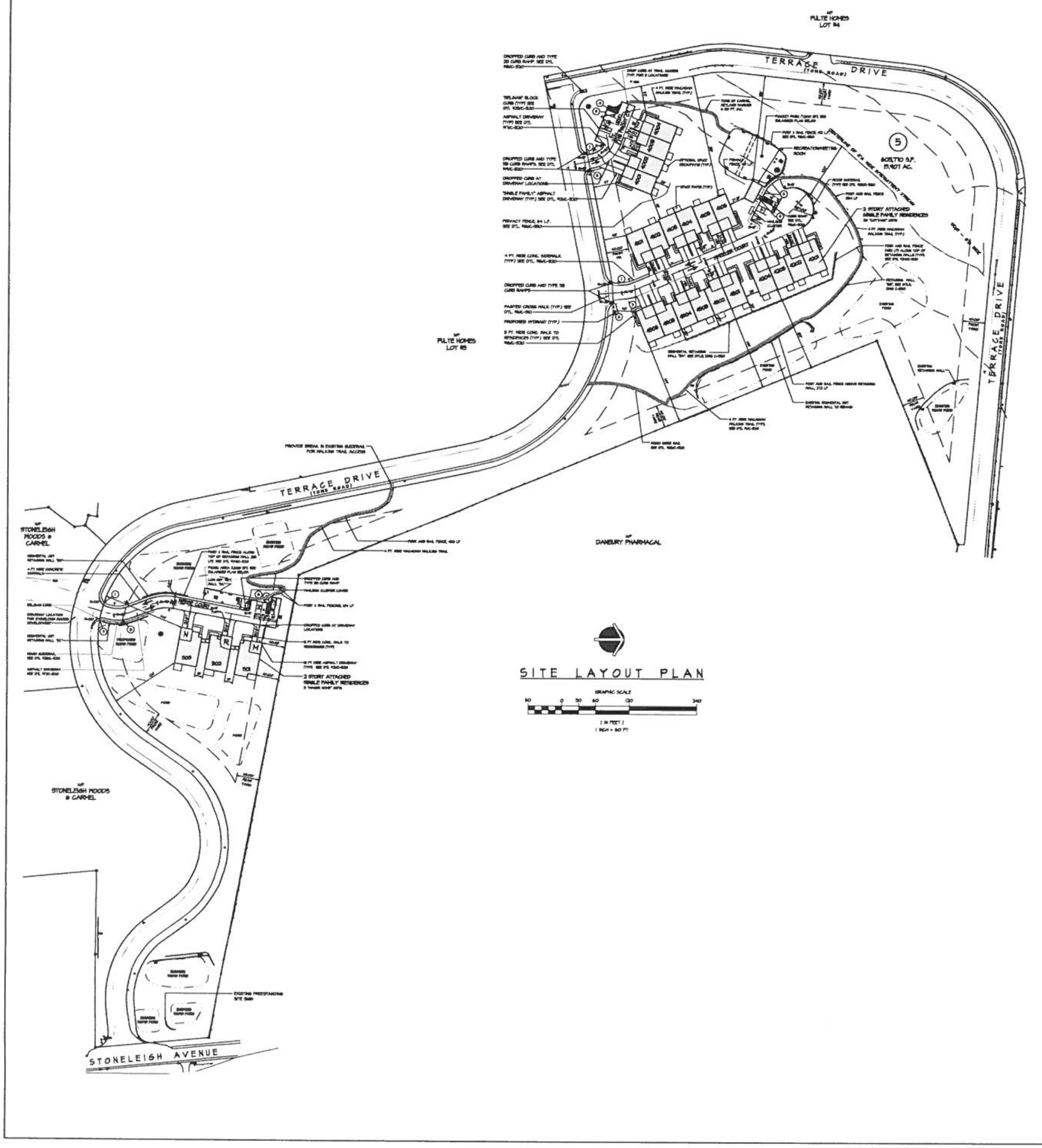
DATE: 18 JAN 12
PROJECT MANAGER: PML
DRAWN BY: PLB
CHECKED BY: PML
SCALE: AS NOTED

DRAWING: EXISTING CONDITIONS and REMOVALS PLAN

PROJECT NUMBER: 1477

DRAWING NUMBER: C-110

SHEET 3 OF 20



SITE LAYOUT PLAN

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 INCH = 60 FT

CONDITIONS FOR ISSUANCE OF A SPECIAL EXCEPTION USE PERMIT PER SECTION 156.54.B.

1) SUBJECT PROPERTY IS LOCATED IN A C/BP - COMMERCE/BUSINESS PARK ZONE (FORMERLY AN I-1, ZONE) AND IS CONTIGUOUS TO A RESIDENTIAL ZONE AS REQUIRED.

2) THE SITE CONTAINS 13.907 ACRES, WHERE A MINIMUM OF 5 ACRES IS REQUIRED.

3) THE SITE HAS A FRONTAGE OF 4,046 LINEAR FEET ALONG TERRACE DRIVE AND STONELEIGH AVENUE, WHERE A MINIMUM OF 125 LF IS REQUIRED.

4) SEWER SERVICE TO BE PROVIDED FOR BY A CONNECTION TO THE CARMEL SEWER DISTRICT #2 FACILITIES LOCATED IN TERRACE DRIVE. WATER SERVICE TO BE PROVIDED FOR BY A CONNECTION TO THE CARMEL WATER DISTRICT #2 FACILITIES LOCATED IN TERRACE DRIVE.

5) A MAXIMUM OF EIGHT (8) DWELLING UNITS PER ACRE SHALL BE PERMITTED. PROPOSED PLAN SHOWS 23 UNITS, THEREFORE THE DENSITY WILL BE 23 UNITS/13.907 ACRES = 1.7 DWELLING UNITS PER ACRE, WHERE 8 UNITS PER ACRE ARE PERMITTED.

6) NO MULTIFAMILY SENIOR CITIZEN HOUSING SITE SHALL CONTAIN MORE THAN ONE HUNDRED FIFTY (150) DWELLING UNITS, AND COVERAGE OF THE LOT BY BUILDINGS SHALL NOT EXCEED THIRTY-FIVE (35) PERCENT. 23 DWELLING UNITS ARE PROPOSED, 7.4 PERCENT BUILDING COVERAGE IS PROPOSED.

7) ALL BUILDINGS SHALL BE SET BACK A MINIMUM OF FORTY (40) FEET FROM ANY FRONT PROPERTY LINE. MINIMUM FRONT YARD SETBACK PROPOSED IS 40 FEET. THE PLAN ADHERES TO ALL REQUIRED SETBACKS.

8) NO BUILDING SHALL EXCEED FORTY (40) FEET IN HEIGHT, AND ALL BUILDINGS SHALL NOT EXCEED TWO (2) STORIES ABOVE THE GROUND. ALL PROPOSED BUILDINGS SHALL BE 2 STORIES OR LESS AND LESS THAN 40 FEET HIGH.

9) ALL BUILDINGS SHALL CONTAIN AN ELEVATOR UNLESS ACCESS TO EACH APARTMENT IS AT GRADE LEVEL OR THEY ARE ONE STORY ONLY. EACH APARTMENT WILL HAVE ACCESS AT GRADE LEVEL.

10) ALL BUILDINGS SHALL CONTAIN A FIRE SUPPRESSION SYSTEM. FIRE SUPPRESSION SYSTEMS ARE PROPOSED FOR EACH BUILDING.

11) A MINIMUM OF THREE HUNDRED (300) SQUARE FEET OF RECREATION SPACE, WHICH SHALL INCLUDE A COMMUNITY ROOM, SHALL BE PROVIDED FOR EACH DWELLING UNIT. A MINIMUM OF 6,900 SQUARE FEET OF RECREATION SHALL BE PROVIDED INCLUDING A COMMUNITY ROOM.

12) A MINIMUM OF 1.5 ON-SITE PARKING SPACES SHALL BE PROVIDED FOR EACH DWELLING UNIT (ROUNDED UP TO NEXT WHOLE INTEGER), AND HANDICAPPED PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 156-42.A.(1) OF THE ZONING CODE. A MINIMUM OF 3.39 ON-SITE PARKING SPACES PER UNIT ARE PROVIDED.

13) ALL UNITS MUST BE OCCUPIED EXCLUSIVELY BY PERSONS FIFTY-FIVE (55) YEARS OF AGE OR OLDER, AND THE SPOUSE OF ANY SUCH PERSON AND / OR THE ADULT-DEPENDENT HANDICAPPED OR DISABLED CHILD OF ANY SUCH PERSON.

14) A MINIMUM OF FOUR HUNDRED SEVENTY-FIVE (475) SQUARE FEET SHALL BE PROVIDED FOR EFFICIENCY (STUDIO) APARTMENTS, AND A MINIMUM OF SIX HUNDRED (600) SQUARE FEET SHALL BE PROVIDED FOR ONE BEDROOM APARTMENTS. THE MAXIMUM NUMBER OF BEDROOMS OR POTENTIAL BEDROOMS IN AN APARTMENT / DWELLING UNIT SHALL BE THREE. ALL UNITS SHALL BE A TWO BEDROOMS WITH A MINIMUM UNIT SIZE OF 2,800 SQUARE FEET.

15) THE SITE IS LOCATED ON A ROAD, OR IS WITHIN 500 FEET OF A ROAD (STONELEIGH AVENUE) THAT HAS A PUBLIC BUS ROUTE.

16) THE SITE IS LOCATED WITHIN 2,500 FEET OF RETAIL AND SERVICE ESTABLISHMENTS.

17) WASHING MACHINES AND CLOTHES DRYERS SHALL BE LOCATED EITHER IN INDIVIDUAL APARTMENTS / DWELLING UNITS OR IN A COMMON LAUNDRY ROOM IN EACH BUILDING. WASHING MACHINES AND CLOTHES DRYERS WILL BE LOCATED IN THE INDIVIDUAL UNITS.

18) ALL REQUIREMENTS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND ALL APPLICABLE STATE, COUNTY AND TOWN REGULATIONS SHALL BE MET. IN ADDITION, THE DESIGN AND CONSTRUCTION OF ALL UNITS SHALL PROVIDE:

- a) SOUNDPROOFING HAVING A RATING OF FORTY-FIVE (45) DB'S.
- b) RAMPS NOT EXCEEDING A GRADE OF SEVEN PERCENT (7%).
- c) EXTERIOR STEPS IN GROUPS OF THREE (3).
- d) WINDOWS WITH A DOORSTOP AND OF SUFFICIENT SIZE, AS REQUIRED BY THE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE, TO PROVIDE FOR EMERGENCY RESCUE, IF NECESSARY.
- e) DOORWAYS AT LEAST THIRTY-SIX (36) INCHES WIDE.
- f) MASTER KEYS FOR COMMON ENTRANCE DOORS TO APARTMENT BUILDINGS (NOT INDIVIDUAL APARTMENTS).
- g) ALL OUTSIDE DOORS, NOT CONTAINING WINDOWS, SHALL BE EQUIPPED WITH PEEPHOLES.
- h) BUZZER ALARMS LOCATED NEAR THE BED AND BATHTUB FOR EMERGENCY USE.
- i) BATHROOMS SHALL BE EQUIPPED WITH DOORS THAT SWING BOTH INWARD AND OUTWARD FOR EMERGENCY ACCESS.

RIPARIAN CORRIDOR NOTE:

NOTE #5 FROM FINAL SUBDIVISION PLAT OF CARMEL CORPORATE CENTRE LAST REVISED 3/20/2003:

"SITE PLANS FOR LOT 3 AND 4 SHALL PROVIDE A MINIMUM 50 FOOT WIDE UNDISTURBED BUFFER AREA FOR THE EXISTING WETLAND AND RIPARIAN CORRIDOR TO THE WEST OF THE PROPOSED ROAD CROSSING WILL BE REVIEWED TO DETERMINE CONFORMANCE WITH THIS THRESHOLD. ACTIVITIES WITHIN THE 100 FOOT SETBACK BUT OUTSIDE OF THIS 50 FOOT WIDE BUFFER SHALL BE LIMITED TO GRADING, LANDSCAPING AND CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES. A WETLAND PERMIT FROM THE TOWN OF CARMEL WILL BE REQUIRED IF FUTURE SITE PLANS INCLUDE DISTURBANCE WITHIN 100 FEET OF THE TOWN REGULATED WETLAND.

TO THE EAST OF THE ROAD CROSSING, ACTIVITIES WITHIN 100 FEET OF THE NYSDEC REGULATED STREAM ON LOT 1 SHALL BE LIMITED TO GRADING, LANDSCAPING AND CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES. FOR A GRAPHIC REPRESENTATION OF RIPARIAN CORRIDORS AS NOTED, REFER TO SHEET 2 OF 2 OF THIS SUBDIVISION PLAT."

SCHEDULE of DISTRICT REGULATIONS

C/BP - COMMERCE/BUSINESS PARK * (REQUIREMENTS SHOWN ARE FROM CHAPTER 156-54.B.)	REQUIRED	PROVIDED
MIN. LOT AREA (AC)	5	13.907
MIN. LOT FRONTAGE (LF)*	125	4,046
MIN. LOT WIDTH (FT)	200	200 MIN
MIN. LOT DEPTH (FT)	200	200 MIN
MINIMUM YARDS/SETBACKS		
FRONT (FT)*	40	40
SIDE (FT)	40	40
REAR (FT)	40	55
MAX. BLDG. HEIGHT (FT)	40	<40
(STORIES)*	2	2
MAX. LOT COVERAGE (%)*	35	7.4
MAX. D.U. PER ACRE*	8	1.7
MAX. NUMBER OF D.U.*	150	23
MIN. RECREATION SPACE (SF/DU)*	300	16,900

OFF STREET PARKING

PRINCIPLE USE: MULTIFAMILY DWELLING FOR THE ELDERLY

1.5 PARKING SPACES FOR EACH DWELLING UNIT 1.5 PARKING SPACES X 23 DWELLING UNITS =	35 SPACES REQUIRED
"ATTACHED" SINGLE FAMILY RESIDENCES:	
23 GARAGES X 2 SPACES PER GARAGE =	46 SPACES
23 DRIVEWAYS X 1 SPACE PER DRIVEWAY =	23 SPACES
VISITOR PARKING =	8 SPACES
	89 SPACES PROVIDED

89 PARKING SPACES ÷ 23 DWELLING UNITS = 3.1 PARKING SPACES PER UNIT

GENERAL NOTES:

1. BOUNDARY INFORMATION TAKEN FROM "AMENDED FINAL SUBDIVISION PLAT OF CARMEL CORPORATE CENTER" LAST REVISED MARCH 17, 2006 AS PREPARED BY TERRY BERGENDORFF COLLINS, 50 STARR RIDGE ROAD, BREWSTER NY.

   TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN ENTITLED "CARMEL TOWNSHIP UPDATE" DATED JANUARY 31, 2008 AS PREPARED BY MAPPING, INC.

   TERRACE DRIVE UTILITIES INFORMATION TAKEN FROM PLANS ENTITLED "ROAD AS-BUILT PREPARED FOR PULTE HOMES OF NEW YORK, INC" DATED JANUARY 13, 2007 AS PREPARED BY TERRY BERGENDORFF COLLINS.

2. OWNER/APPLICANT: PULTE HOMES OF NEW YORK, LLC
   222 MOUNT AIRY ROAD
   BASKING RIDGE, NJ 07920

3. PROPOSED USE: SENIOR HOUSING
   23 UNITS

4. SITE DATA: LOT AREA = 605,710 S.F. (13.907 AC.)
   TAX MAP #55.14, BLOCK 1, LOT 13.5

5. ZONING DISTRICT: C/BP - COMMERCE/BUSINESS PARK.

6. THE PROPOSED SITE AND BUILDINGS SHALL CONFORM TO THE REQUIREMENTS OF THE CARMEL ZONING CODE, CHAPTER 156-54, EXCEPT AS NOTED.

7. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AND IN CONFORMANCE WITH LOCAL CODES AND UTILITY COMPANY REQUIREMENTS.

8. ALL ON-SITE TRAFFIC CIRCULATION IS TWO-WAY UNLESS NOTED OTHERWISE.

9. HANDICAP PARKING SPACES, ACCESS AISLE AND HANDICAP SYMBOLS SHALL BE DESIGNATED WITH 4 INCH BLUE PAINTED LINES. ALL OTHER PARKING SPACES SHALL BE DESIGNATED WITH 4 INCH WHITE PAINTED LINES.

10. ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 156-4 OF THE ZONING CODE OF THE TOWN OF CARMEL.

11. SEWER SERVICE SHALL BE PROVIDED BY CONNECTION TO CARMEL SEWER DISTRICT #2. WATER SERVICE SHALL BE PROVIDED BY CONNECTION TO CARMEL WATER DISTRICT #2.

12. ALL EXTERIOR LIGHTING TO BE INSTALLED SHALL BE DOWNWARD DIRECTED AND SHALL NOT RESULT IN LIGHT SPILLING OFF THE SITE. POLE MOUNTED LIGHTING SHALL BE INSTALLED WITH CUT-OFF LUMINAIRES.

13. THERE ARE NO AREAS PROPOSED TO BE USED FOR OUTDOOR SELLING, DISPLAY OR STORAGE.

14. NO OUTDOOR RECREATION SPACE SHALL BE LIGHTED.

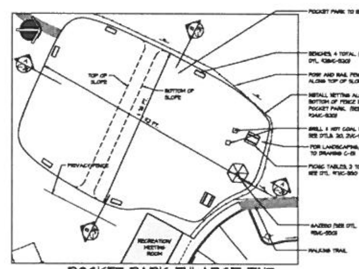
15. TERRACE DRIVE LIGHTING WILL BE FINANCED BY A LIGHTING DISTRICT OF WHICH EACH INDIVIDUAL HOMEOWNERS ASSOCIATION (LOTS 1,2,3,4,5,6,7,8,9) WILL BE MEMBERS. EACH INDIVIDUAL SUBDIVISION LOT WILL HAVE ITS OWN SITE LIGHTING WHICH WILL BE PAID FOR BY ITS OWN HOMEOWNERS ASSOCIATION.

16. THE FOLLOWING SHALL BE INCLUDED AS A DEED RESTRICTION: "ALL UNITS MUST BE OCCUPIED EXCLUSIVELY BY PERSONS FIFTY-FIVE (55) YEARS OF AGE OR OLDER, THE SPOUSE OF ANY SUCH PERSON AND / OR THE ADULT DEPENDENT HANDICAPPED OR DISABLED CHILD OF ANY SUCH PERSON" IN ACCORDANCE WITH SECTION 156-54.

17. TERRACE DRIVE, INCLUDING THE FULL LENGTH OF THE SIDEWALKS, SHALL BE SUBSTANTIALLY COMPLETED AND OPEN FOR A PUBLIC USE PRIOR TO ANY CERTIFICATE OF OCCUPANCY BEING ISSUED FOR ANY DWELLING ON THIS SITE.

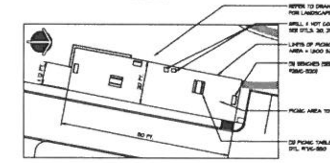
18. IF EXPLOSIVES ARE REQUIRED FOR BLASTING, THEY SHALL BE OF SUCH CHARACTER AND STRENGTH AND IN SUCH AMOUNT AS IS PERMITTED BY THE STATE AND LOCAL LAWS AND ORDINANCES AND ALL RESPECTIVE AGENCIES HAVING JURISDICTION OVER THEM.

19. ALL ON-SITE DEBRIS AND GARBAGE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF.



POCKET PARK ENLARGEMENT

SCALE: 1"=30'



PICNIC AREA ENLARGEMENT

SCALE: 1"=30'

SITE LAYOUT LEGEND:

- SIGN WITH DESIGNATION/LOCATION NUMBER REFER TO DETAIL SHEET C-501
- CURB
- RETAINING WALL
- SIDEWALK
- POST & RAIL FENCE
- PRIVACY FENCE
- LIGHT POLE
- TRAFFIC DIRECTIONAL ARROW
- PARKING SPACES
- WALKING TRAIL
- HYDRANT

CARMEL PLANNING BOARD APPROVAL

APPROVAL HEREBY GRANTED THIS ___ DAY OF ____________ 20___. IF BUILDING PERMIT IS NOT ISSUED WITHIN 12 MONTHS FROM THE ABOVE DATE, THIS APPROVAL BECOMES NULL AND VOID.

TOWN OF CARMEL PLANNING BOARD

SIGNED THIS ______ DAY OF ____________, 20 ____, BY

____
CHAIRMAN

____
SECRETARY

PUTNAM ENGINEERING, PLLC
ENGINEERS - ARCHITECTS
4 OLD ROUTE 6, BREWSTER, NEW YORK 10509

AMENDED SITE PLAN PREPARED FOR:
CARMEL CENTRE SENIOR HOUSING
CARMEL CORPORATE CENTER LOT #5
TERRACE DRIVE
TOWN of CARMEL
PUTNAM COUNTY, NEW YORK
TAX MAP 55.14 BLOCK 1 LOT 13.5

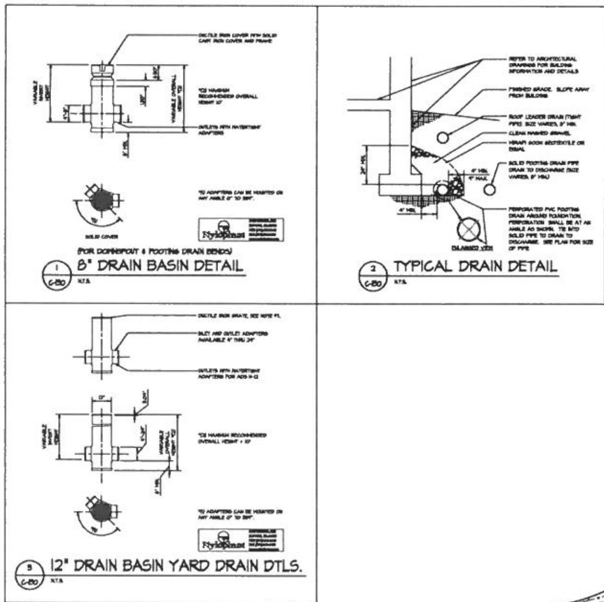
DRAWING: AMENDED SITE LAYOUT PLAN

PROJECT NUMBER: 7977

DRAWING NUMBER: C-120

SCALE: AS NOTED

SHEET 3 OF 30



1 (C-130) 8" DRAIN BASIN DETAIL (FOR DOWNSPOUT & FOOTING DRAIN BENDS) N.T.S.

2 (C-130) TYPICAL DRAIN DETAIL N.T.S.

3 (C-130) 12" DRAIN BASIN YARD DRAIN DTLS. N.T.S.

DRAINAGE STRUCTURE SCHEDULE

DRAIN NO.	CB 301	EXIST DR110	CB 302	DMH 301	DMH 302	DMH 303	DMH 304	EXIST DMH 106	EXIST ES101	CB 303	EXIST DR108	CB 304	CB 305
TYPE	CB	CB	CB	DMH	DMH	DMH	DMH	DMH	ES	CB	CB	CB	CB
DOWN STREAM DR. NO.	EXIST DR110	EXIST DR109	DMH 301	DMH 302	DMH 303	DMH 304	EXIST DMH106	EXIST ES101	-	EXIST DR108	EXIST DR107	DMH 303	DMH 303
LENGTH (LF)	78	-	180	88	82	84	131	+/- 10	-	31	-	91	87
T.A. / RIM	349.00	343.84	344.48	349.30	328.30	323.48	318.25	490.00	-	328.48	328.38	325.84	326.40
INV. IN / DRP	-	339.39/CB301	341.48/RD	339.30/CB302	325.25/DMH301	318.40/CB303 322.00/DMH302 320.86/CB304	309.30/RD	486.50/DMH304	-	-	322.75/CB303	-	312.60/CB304A
INV. IN / DRP	-	-	-	340.50 / RD	323.60/YD303		310.00/DMH303	-	-	-	-	-	-
INV. OUT / DRP	[illegible]	[illegible]	341.25/DMH301	339.25/DMH302	322.75/DMH303	318.30/DMH304	[illegible]	[illegible]	480.00	[illegible]	322.85/EXIST DR107	320.94/DMH303	312.30/DMH303
STATION	-	-	-	-	-	-	-	-	-	-	-	-	-
OFFSET	-	-	-	-	-	-	-	-	-	-	-	-	-

CB - CATCH BASIN
ES - END SECTION
MH - DRAINAGE MANHOLE
OS - OUTLET STRUCTURE
YD - YARD DRAIN
RD - ROOF DRAIN

DRAINAGE STRUCTURE SCHEDULE

DRAIN NO.		YD 301	YD 302	YD 303	3A3A8	3A3A8-EH	EXIST ES 102	EXIST OS1	EXIST DR298
TYPE		YD	YD	YD	OS	OS	ES	OS	DMH
DOWN STREAM DR. NO.		YD 302	YD 303	DMH 302	3A3A8-EH	ES101	-	EXIST DR298	EXIST DR130
LENGTH (LF)		80	55	68	5	14	-	-	-
T.A. / RIM		327.29	327.75	328.8	479.00	479.29	-	470.36	463.32
INV. IN / DRP		324.70 / RD	323.65/YD301	323.35/YD302	-	471.00/3A3A8	-	-	451.12/EXIST OS1
INV. IN / DRP		-	324.28 / RD	323.75 / RD	-	-	-	-	-
INV. OUT / DRP		324.10/YD302	323.60/YD303	323.35/DMH302	471.00/3A3A8-EH	471.00/ES101	470.50	[illegible]	[illegible]
STATION		-	-	-	-	-	-	-	-
OFFSET		-	-	-	-	-	-	-	-

DRAINAGE STRUCTURE SCHEDULE

DRAIN NO.	DMH 305	CB 306	DMH 306	ES 301	CB 307	DMH 307	DMH 308	ES 302	CB308
TYPE	DMH	CB	DMH	ES	CB	DMH	DMH	ES	CB
DOWN STREAM DR. NO.	-	DMH 306	ES 301	-	DMH 306	EXIST DR84	ES 302	-	EXIST DR84
LENGTH (LF)	55	24	155	-	205	-	8	-	75
T.A. / RIM	488.40	451.22	451.97	-	451.30	448.00	451.00	-	459.04
INV. IN / DRP	[illegible]	-	448.75/CB306	-	-	441.75/OS2DR	439.20/OS 3R2	-	-
INV. IN / DRP	-	-	448.75/CB307	-	-	-	-	-	-
INV. OUT / DRP	[illegible], WALL	447.22/DMH306	445.50/ES301	440.00	447.75/DMH 306	[illegible]	439.10/ES302	439.00	[illegible]
STATION	-	-	-	-	-	-	-	-	-
OFFSET	-	-	-	-	-	-	-	-	-

DRAINAGE STRUCTURE SCHEDULE

DRAIN NO.	OS 2DR	OS 3R2	OS 3JR	OS 3JR-EH	EXIST DR84	EXIST DR92	EXIST ADR8	CB 309	CB 309A
TYPE	OS	OS	OS	OS	DMH	DMH	DMH	CB	CB
DOWN STREAM DR. NO.	DMH307	DMH308	OS 3JR-EH	EXIST ADR8	EXIST DR88	DMH 305	EXIST ADR7	CB 309A	CB 305
LENGTH (LF)	25	40	5	42	-	47	-	82	228
T.A. / RIM	-	440.50	456.15	487.00	448.87	491.50	421.80	318.04	322.30
INV. IN / DRP	-	-	-	450.25/OS3JR	445.62/CB308	[illegible]	[illegible]	-	314.30/DMH304
INV. IN / DRP	-	-	-	-	[illegible]	[illegible]	[illegible]	-	319.00/RD
INV. OUT / DRP	442.00/DMH307	438.75/DMH308	[illegible]	[illegible]	[illegible]	484.30/DMH305	[illegible]	318.30/CB309A	314.40/CB305
STATION	-	-	-	-	-	-	-	-	-
OFFSET	-	-	-	-	-	-	-	-	-

FLOW SPLITTER SCHEDULE

DRAIN NO.			DR50
TYPE			EXISTING FS
DOWN STREAM DR. NO.			[illegible]
LENGTH			[illegible]
T.A./ RIM			442.38
INV. IN DRP			435.30/[illegible]
INV. IN DRP			431.00/DR51
INV. OUT DRP			[illegible]
WEIR			436.80
SUMP (BOTTOM)			433.50

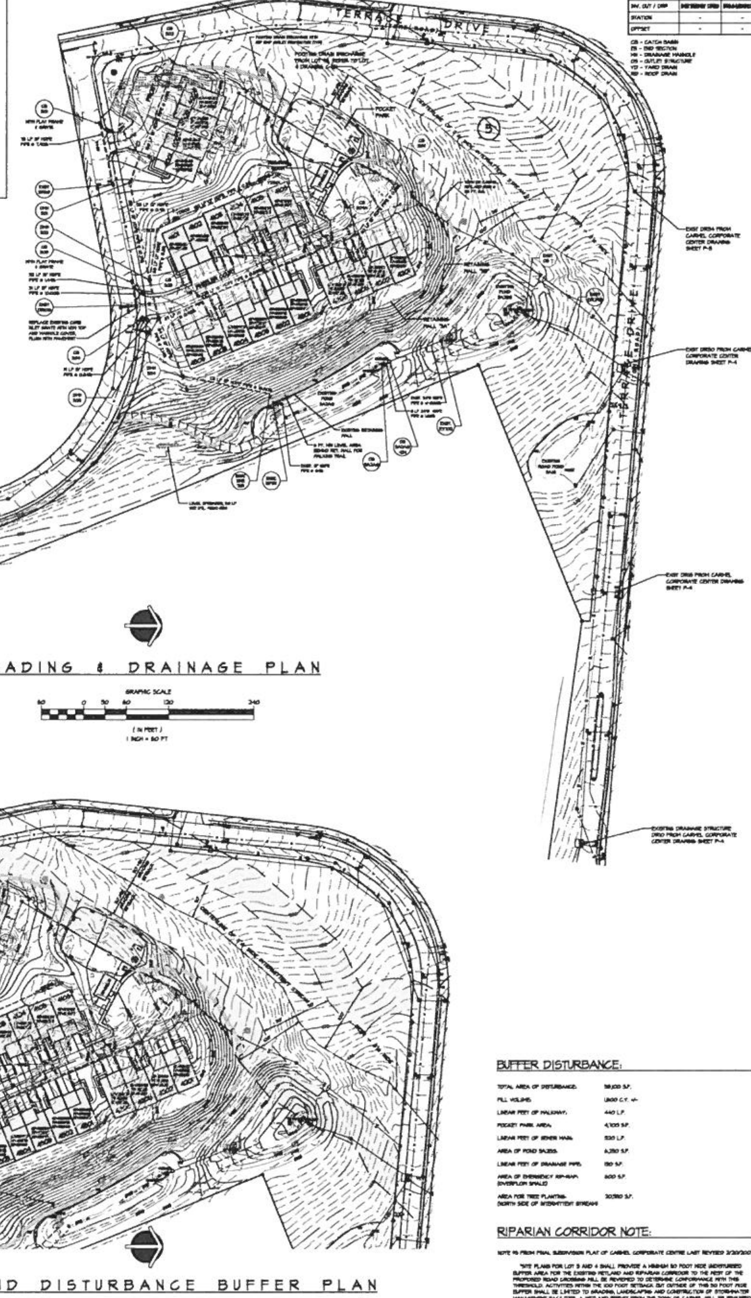
DRAINAGE STRUCTURE SIZE TABLE

DRAIN No.	SIZE (I.D. - LENGTH X WIDTH OR INTERNAL DIA.)
DMH 305	5'-0"
DMH 306	6'-0"
DMH 307	5'-0"

UNLESS NOTED ABOVE, THE TYPICAL SIZE FOR A CATCH BASIN SHALL BE 2'-6" X 4'-0" I.D. AND A DRAINAGE MANHOLE SHALL BE 4'-0" I.D.

DETENTION POND SCHEDULE

POND NAME	2DR	3R2	3JR	3A3A8	3A3B3
BERM ELEV.	448.00	442.00	458.00	480.00	472.00
BOTTOM ELEV.	445.00	-	452.00	-	-
OUTLET ELEV.	44.5	456.75	450.30	471.05	461.00
BERM WIDTH	10 FT	12 FT	12 FT	12 FT	10 FT




GRADING & DRAINAGE PLAN

GRAPHIC SCALE 60 0 30 60 120 240 (IN FEET) 1 INCH = 60 FT

WETLAND DISTURBANCE BUFFER PLAN

GRAPHIC SCALE 60 0 30 60 120 240 (IN FEET) 1 INCH = 60 FT

BUFFER DISTURBANCE:

TOTAL AREA OF DISTURBANCE:	38,100 S.F.
FILL VOLUME:	1,800 C.Y. +/-
LINEAR FEET OF WALKWAY:	440 L.F.
POCKET PARK AREA:	4,100 S.F.
LINEAR FEET OF SEWER MAIN:	520 L.F.
AREA OF POND SALES:	6,250 S.F.
LINEAR FEET OF DRAINAGE PIPE:	150 S.F.
AREA OF EMERGENCY RIP-RAP (OVERFLOW SWALE):	600 S.F.
AREA FOR TREE PLANTING (NORTH SIDE OF INTERMITTENT STREAM):	20,580 S.F.

RIPARIAN CORRIDOR NOTE:

NOTE 9 FROM FINAL SUBDIVISION PLAT OF CARMEL CORPORATE CENTRE LAST REVISED 3/20/2003.

"SITE PLANS FOR LOT 3 AND 4 SHALL PROVIDE A MINIMUM 50 FOOT WIDE UNDISTURBED BUFFER AREA FOR THE EXISTING WETLAND AND RIPARIAN CORRIDOR TO THE WEST OF THE PROPOSED ROAD CROSSING WILL BE REVIEWED TO DETERMINE CONFORMANCE WITH THIS THRESHOLD. ACTIVITIES WITHIN THE 100 FOOT SETBACK BUT OUTSIDE OF THIS 50 FOOT WIDE BUFFER SHALL BE LIMITED TO GRADING, LANDSCAPING AND CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES. A WETLAND PERMIT FROM THE TOWN OF CARMEL WILL BE REQUIRED IF FUTURE SITE PLANS INCLUDE DISTURBANCE WITHIN 100 FEET OF THE TOWN REGULATED WETLAND.

TO THE EAST OF THE ROAD CROSSING, ACTIVITIES WITHIN 100 FEET OF THE NYSDEC REGULATED STREAM ON LOT 1 SHALL BE LIMITED TO GRADING, LANDSCAPING AND CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES. FOR A GRAPHIC REPRESENTATION OF RIPARIAN CORRIDORS AS NOTED, REFER TO SHEET 2 OF 2 OF THIS SUBDIVISION PLAT."

GENERAL NOTES:

1. BOUNDARY INFORMATION TAKEN FROM "AMENDED FINAL SUBDIVISION PLAT OF CARMEL CORPORATE CENTER" LAST REVISED MARCH 17, 2006 AS PREPARED BY TERRY BERGENDORFF COLLINS, 52 STARR RIDGE ROAD, BREWSTER NY.

   TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN ENTITLED "CARMEL TOWNSHIP UPDATE" DATED JANUARY 31, 2008 AS PREPARED BY MAPPING INC.

   TERRACE DRIVE UTILITIES INFORMATION TAKEN FROM PLANS ENTITLED "ROAD AS-BUILT PREPARED FOR PULTE HOMES OF NEW YORK, INC" DATED JANUARY 13, 2007 AS PREPARED BY TERRY BERGENDORFF COLLINS.

2. PROVIDE 4" MINIMUM TOPSOIL, WITH SEED AND MULCH AT ALL DISTURBED AREAS.

3. CONTOUR INTERVAL = 2 FOOT. THE VERTICAL DATUM HEREON IS THE NATIONAL GEODETIC VERTICAL DATUM, 1929.

4. DETENTION POND ACCESS DRIVES SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAIL 9/VC-510 FROM ROAD TO POND HIGH WATER ELEVATION. DETENTION POND MAINTENANCE ACCESS DRIVES SHALL BE CONSTRUCTED WITHIN PONDS IN ACCORDANCE WITH DETAIL 8/VC-510 FROM THE POND HIGH WATER ELEVATION TO BOTTOM OF POND.

5. IF EXPLOSIVES ARE REQUIRED FOR BLASTING, THEY SHALL BE OF SUCH CHARACTER AND STRENGTH AND IN SUCH AMOUNT AS IS PERMITTED BY THE STATE AND LOCAL LAWS AND ORDINANCES AND ALL RESPECTIVE AGENCIES HAVING JURISDICTION OVER THEM.

6. MINIMUM FOOTING DRAIN SIZE TO BE 4"Ø PVC OR HDPE PIPE.

7. YARD DRAINS YD301, YD301A AND YD302 SHALL BE 12" DRAIN BASINS WITH LIGHT DUTY DROP-IN GRATES AS MANUFACTURED BY "NYLOPLAST". YARD DRAIN YD303 SHALL BE A 12" DRAIN BASIN WITH LIGHT DUTY SOLID COVER AS MANUFACTURED BY "NYLOPLAST".

GRADING & DRAINAGE LEGEND:

PUTNAM ENGINEERING, PLLC
ENGINEERS - ARCHITECTS
4 OLD ROUTE 6, BREWSTER, NEW YORK 10509
(845) 279-6784 FAX (845) 279-6784

REVISIONS

PROJECT: AMENDED SITE PLAN PREPARED FOR:
CARMEL CENTRE SENIOR HOUSING
CARMEL CORPORATE CENTER LOT #5
TERRACE DRIVE
TOWN of CARMEL
PUTNAM COUNTY, NEW YORK
TAX MAP 55.-1 BLOCK 1 LOT 13

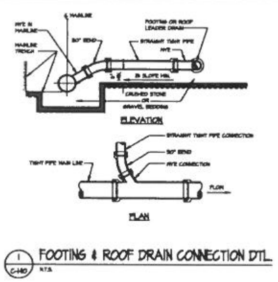
DATE: 8 JAN 13
PROJECT MANAGER: PAL
DRAWN BY: PLB
CHECKED BY: PAL
SCALE: AS NOTED

DRAWING: AMENDED GRADING and DRAINAGE PLAN

PROJECT NUMBER: 1977

DRAWING NUMBER: C-130

SHEET 4 OF 20



(1 / C-140) FOOTING & ROOF DRAIN CONNECTION DTL.
N.T.S.

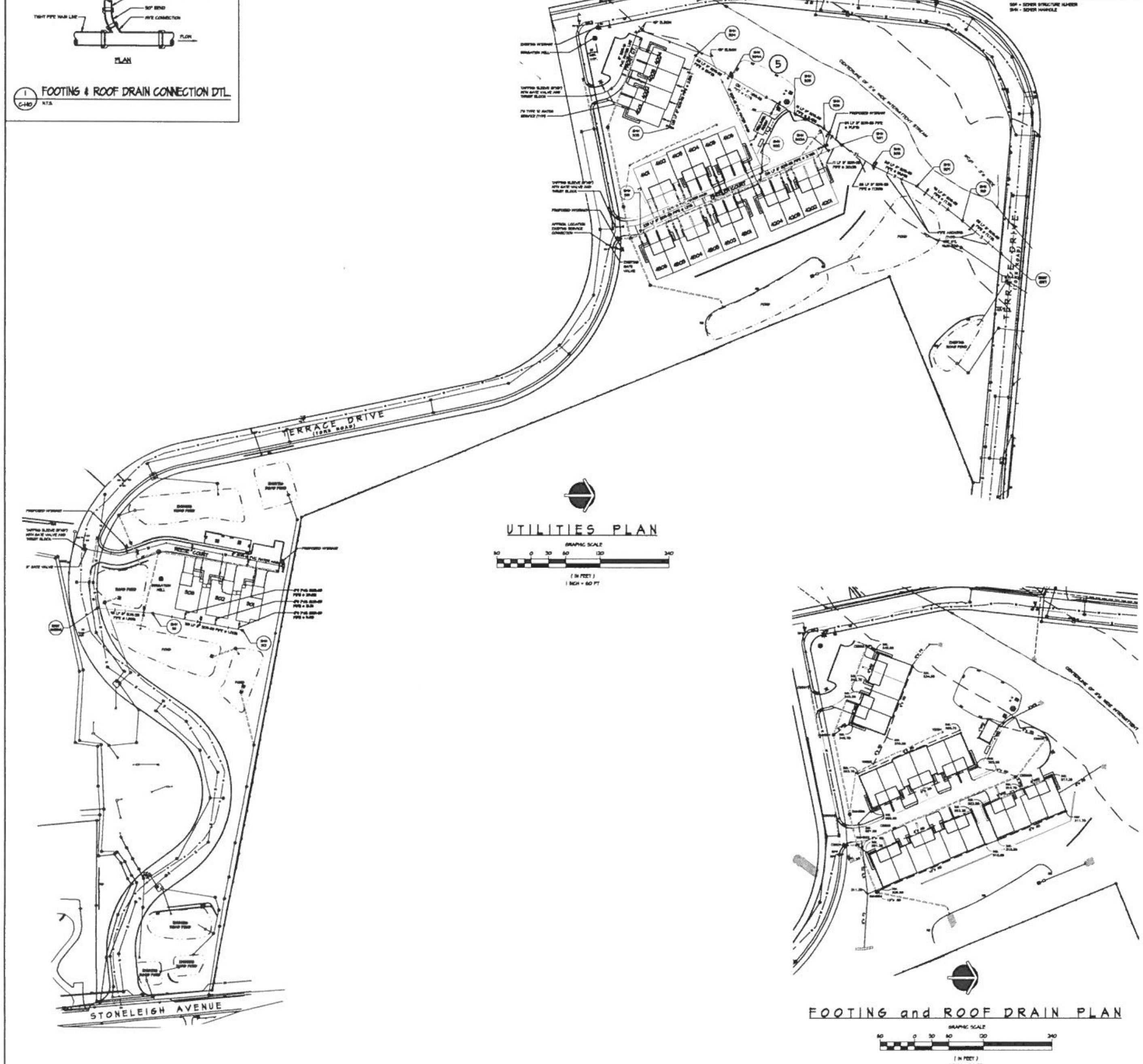
SEWER STRUCTURE SCHEDULE

STRUCTURE NO.	SMH 301	SMH 302	SMH 302A	SMH 303	SMH 304	SMH 304A	SMH 305	SMH 306	SMH 307	SMH 308	SMH 309	SMH 310	EXIST SMH
TYPE	SMH	DSMH	DSMH	SMH	SMH	SMH	SMH	DSMH	DSMH	SMH	SMH	SMH	SMH
DOWNSTREAM SSP	SMH 302	SMH 302A	SMH 307	SMH 304	SMH 304A	SMH 305	SMH 306	SMH 307	SMH 308	SMH 309	SMH 310	EXIST [illegible]	EXIST [illegible]
PIPE	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"
LENGTH (LF)	229	126	71	128	68	126	31	54	88	80	45	85	—
RIM ELEV.	526.20	525.00	518.00	539.30	539.91	536.00	520.50	518.30	508.00	494.00	478.35	465.75	448.05
INV. IN from SSP	—	518.25/SMH 301	510.00/SMH 302	—	532.00/SMH 303	532.25/SMH 304	518.75/SMH 304A	514.25/SMH 305	505.60/SMH 302A	484.75/SMH 307	474.35/SMH 308	457.50/SMH 309	[illegible]
INV. IN from SSP	—	—	—	—	—	—	—	—	504.25/SMH 306	—	—	—	[illegible]
INV. OUT to SSP	[illegible]	[illegible]	507.00/SMH 307	534.15/SMH 304	[illegible]	522.00/SMH 305	[illegible]	512.00/SMH 307	501.50/SMH 308	484.50/SMH 309	474.50/SMH 310	[illegible]	[illegible]

SSP = SEWER STRUCTURE NUMBER
SMH - SEWER MANHOLE

SEWER STRUCTURE SCHEDULE

STRUCTURE NO.	EXIST SMH 801	SMH 311	SMH 312
TYPE	SMH	SMH	SMH
DOWNSTREAM SSP	EXIST SMH	EXIST SMH 801	SMH 311
PIPE	8"	8"	8"
LENGTH (LF)	—	45	118
RIM ELEV.	446.28	444.50	449.39
INV. IN / from SSP	[illegible]	[illegible]	—
INV. IN / from SSP	[illegible]	—	—
INV. OUT / to SSP	[illegible]	[illegible]	[illegible]



UTILITIES PLAN

FOOTING and ROOF DRAIN PLAN

TRENCH EXCAVATION DEWATERING NOTES:

1. THE CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING TRENCH EXCAVATION AND SHALL INSTALL SILT FENCE IN ACCORDANCE WITH THE UTILITY TRENCH DETAIL.
2. THE CONTRACTOR SHALL NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR AT SUBGRADE LEVEL AND SHALL PROVIDE AND MAINTAIN DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER FROM TRENCH EXCAVATIONS.
3. WATER REMOVED FROM THE EXCAVATION SHALL BE CONVEYED VIA PIPE, HOSE OR STABILIZED DRAINAGE CHANNEL TO AN APPROVED SEDIMENT BASIN/POND. NO WATER SHALL BE DISCHARGED OFF-SITE OR INTO ANY EXISTING STORM DRAINAGE SYSTEMS.

UTILITIES NOTES:

1. PER NEW YORK STATE LAW, THE CONTRACTOR SHALL CALL THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (UFPO) AT 1-800-962-7962, TWO (2) FULL DAYS PRIOR TO PERFORMING ANY EXCAVATION WORK.
2. JOINTS IN SANITARY, STORM AND WATER PIPES TO BE OFFSET AT ALL CROSSINGS.
3. WATER MAIN IS TO BE 8 INCH DIA., SDR-18 PVC PIPE.
4. MINIMUM COVER OVER WATER MAIN SHALL BE 4'-0".
5. TRACER WIRE (14 GA.) TO BE PLACED IN ALL WATER MAIN TRENCHES AT A DEPTH OF 3'-0" BELOW FINISHED GRADE.
6. GRAVITY SEWER MAIN IS TO BE 8 INCH DIA., SDR-35 PVC PIPE. HOUSE SEWER SERVICE CONNECTION PIPES SHALL BE 4" DIA., SDR-35 PVC WITH 2% MINIMUM SLOPE. 6" DIA. SDR-35 PVC PIPE SHALL BE USED WHERE HOUSE SEWER SERVICE CONNECTION PIPE SLOPE IS LESS THAN 2%.
7. MINIMUM COVER OVER SEWER MAIN SHALL BE 3'-0". WHEN COVER OVER SEWER SERVICE CONNECTION TO THE BUILDINGS IS LESS THAN 3'-0", THE PIPE SHALL BE WRAPPED IN INSULATION TO PREVENT FREEZING.
8. EXISTING UTILITIES (VALVE BOXES, MANHOLE FRAMES AND RIMS, CATCH BASIN FRAMES AND GRATES, ETC.) SHALL BE ADJUSTED AS REQUIRED TO MEET NEW FINISHED GRADES.
9. PRESSURE REDUCING VALVES SHALL BE INSTALLED IN EACH UNIT.
10. SEWERS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN.

UTILITIES LEGEND:

- CATCH BASIN
- EXISTING CATCH BASIN
- END SECTION
- EXISTING END SECTION
- DRAINAGE LINE
- EXISTING DRAINAGE LINE
- DRAINAGE MANHOLE
- EXISTING DRAINAGE MANHOLE
- SEWER MANHOLE
- EXISTING SEWER MANHOLE
- SEWER LINE
- 6" SEWER SERVICE LINE WITH CLEANOUT (4" ø S.F.R.)
- EXISTING SEWER LINE
- WATER LINE
- 1" TYPE-K WATER SERVICE WITH VALVE
- EXISTING WATER LINE
- WATER VALVE
- T-INTERSECTION WITH WATER VALVES
- EXISTING WATER VALVE
- HYDRANT
- EXISTING HYDRANT
- THRUST BLOCK
- LIGHT POLE
- EXISTING U-POLE WITH GUY WIRE
- EXISTING CURB VALVE BOX
- EXISTING VENT/MANHOLE
- IRRIGATION WELL

PUTNAM ENGINEERING, PLLC
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(845) 279-6789 FAX (845) 279-6784

PURSUANT TO NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209 SUBDIVISION 2, IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

REVISIONS

PROJECT: AMENDED SITE PLAN PREPARED FOR
CARMEL CENTRE SENIOR HOUSING
CARMEL CORPORATE CENTER LOT #5
TERRACE DRIVE
TOWN of CARMEL
PUTNAM COUNTY, NEW YORK

DATE: 15 JAN 12
SCALE: AS NOTED

DRAWING: AMENDED UTILITIES PLAN

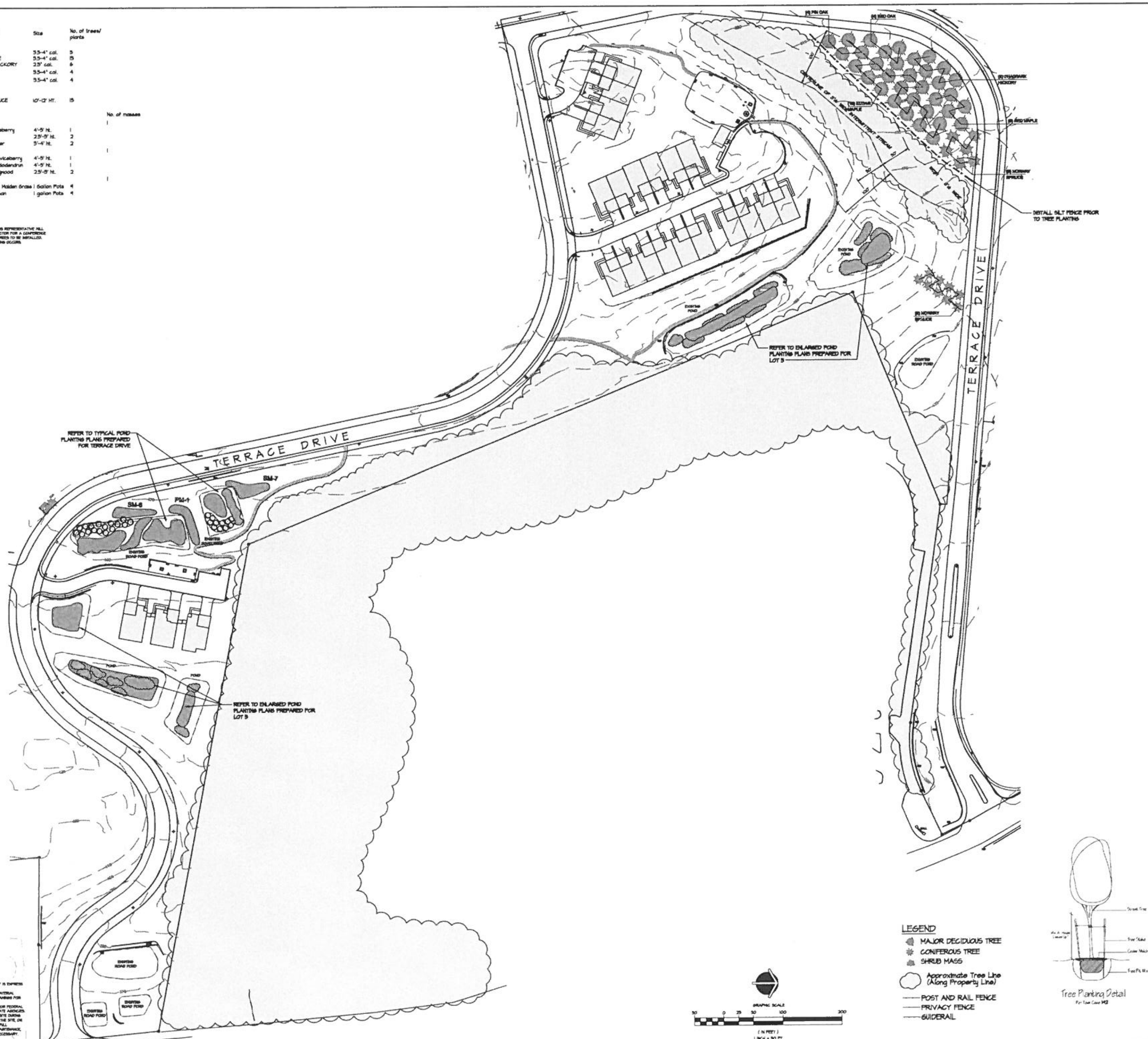
PROJECT NUMBER: 3971
DRAWING NUMBER: C-140
SHEET 3 OF 30

PLANT LIST FOR MITIGATION PLANTINGS

	Botanical Name	Common Name	Size	No. of trees/ plants	No. of masses
	DECIDUOUS TREES				
	ACER RUBRUM	RED MAPLE	3.5-4" cal.	3	
	ACER SACCHARUM	SUGAR MAPLE	3.5-4" cal.	13	
	CARYA OVATA	SHAGBARK HICKORY	2.5" cal.	6	
	QUERCUS PALUSTRIS	PIN OAK	3.5-4" cal.	4	
	QUERCUS RUBRA	RED OAK	3.5-4" cal.	4	
	EVERGREEN TREES				
	PICEA ABIES	NORWAY SPRUCE	10'-12' HT.	15	
	SHRUB & PERRENIAL MASSES				
	(SM-6)				1
AA	Amelanchier Arborea	Downy Serviceberry	4'-5' ht.	1	
IG	Ilex Glabra	Inkberry	2.5'-3' ht.	2	
JC	Juniper Communis	Common Juniper	3'-4' ht.	2	
	(SM-7)				1
AC	Amelanchier canadensis	Shadblow Serviceberry	4'-5' ht.	1	
RM	Rhododendrun Maximum	Rosebay Rhododendrun	4'-5' ht.	1	
CS	Cornus sericea	Redosier Dogwood	2.5'-3' ht.	2	
	(PM-1)				1
MSS	Miscanthis sinensis "Silberfeder"	Silver Feather Maiden Grass	1 Gallon Pots	4	
RF	Rudbeckia fulgida	Black Eye Susan	1 gallon Pots	4	

NOTE:

1. PRIOR TO THE INSTALLATION OF PLANTINGS, THE APPLICANT OR HIS REPRESENTATIVE WILL MEET WITH THE DESIGN ENGINEER, TOWN ENGINEER AND SITE CONTRACTOR FOR A CONFERENCE TO REVIEW THE SPECIES, QUANTITIES, SPACING AND LOCATIONS OF TREES TO BE INSTALLED. INSTALLATION OF TREES SHALL NOT BE PERMITTED UNTIL SUCH MEETING OCCURS.



NOTES:

1. ALL BASE DATA BY OTHERS. NO REPRESENTATION OR WARRANTY IS EXPRESS OR IMPLIED AS TO ACCURACY OF SAME.
2. THE LANDSCAPE DESIGN PLAN IS FOR ILLUSTRATION OF PLANT MATERIAL PURPOSES ONLY. PLEASE REFER TO ENGINEER OR SURVEYOR DRAWINGS FOR ALL OTHER SITE PLAN AND SITE FEATURES INFORMATION.
3. ALL ENVIRONMENTAL CONCERNS SUBJECT TO LOCAL, STATE AND/OR FEDERAL JURISDICTION MUST BE REVIEWED AND APPROVED BY APPROPRIATE AGENCIES.
4. DEVELOPER/BUILDER IS RESPONSIBLE FOR MAINTAINING A SAFE SITE DURING CONSTRUCTION AND UNTIL FUTURE OWNERS TAKE POSSESSION OF THE SITE, OR PORTIONS THEREOF, AT WHICH TIME THE NEW OWNERS WILL TAKE FULL RESPONSIBILITY FOR MAINTAINING A SAFE SITE THROUGH PROPER MAINTENANCE, MODIFICATION AND/OR REPLACEMENT OF PLANT MATERIAL AS NECESSARY.

PUTNAM ENGINEERING, PLLC
ENGINEERS - ARCHITECTS

CARMEL CENTRE SENIOR HOUSING
CARMEL CORPORATE CENTER LOT #5
TERRACE DRIVE
TOWN OF CARMEL
PUTNAM COUNTY, NEW YORK

LANDSCAPE MITIGATION PLAN

C-150

PLANT LIST

Botanical Name	Common Name	Size	No. of trees/ plants	Spacing
DECIDUOUS TREES				
ACER RUBRUM	RED MAPLE	3.5-4" cal.	7	
ACER SACCHARUM	SUGAR MAPLE	3.5-4" cal.	11	
CARPINUS CAROLINIANA	AMERICAN HORNBEAM	3.5" cal.	16	
CARYA ORATA	SHAGBARK HICKORY	2.5" cal.	7	
PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	3.5" cal.	7	
QUERCUS PALUSTRIS	PIN OAK	3.5-4" cal.	4	
EVERGREEN TREES				
PICEA ABIES	NORWAY SPRUCE	10'-12' HT.	17	
SHRUBS				
ARONIA ARBUTIFOLIA	RED CHOKEBERRY	3'-3.5' HT.	13	
ARONIA MELANOCARPA	BLACK CHOKEBERRY	3'-3.5' HT.	7	
FORSYTHIA	FORSYTHIA	3 GAL.	8	
RHODODENDRON MAXIMUM	ROSEBAY RHODODENDRON	4'-5' HT.	13	
SYRINGA	LILAC	3 GAL.	5	
VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	2.5'-3' HT.	11	
HEDGE I				
LIGUSTRUM VULGARE	CHEYENNE HEDGE	3 GAL.	64	24" O.C.

SHRUB & PERRENIAL MASSES		Common Name	Size	No.	No. of masses
	(SM-6)				1
AA	Amelanchier Arborea	Downy Serviceberry	4'-5' ht.	1	
IG	Ilex Glabra	Inkberry	2.5'-3' ht.	2	
JC	Juniper Communis	Common Juniper	3'-4' ht.	2	
	(SM-7)				1
AC	Amelanchier canadensis	Shadblow Serviceberry	4'-5' ht.	1	
RM	Rhododendrun Maximum	Rosebay Rhododendrun	4'-5' ht.	1	
CS	Cornus sericea	Redosier Dogwood	2.5'-3' ht.	2	
	(PM-1)				4
MSG	Miscanthis sinensis "Silberfeder"	Silver Feather Maiden Grass	1 Gallon Pots	9	
RF	Rudbeckia fulgida	Black Eye Susan	1 Gallon Pots	9	

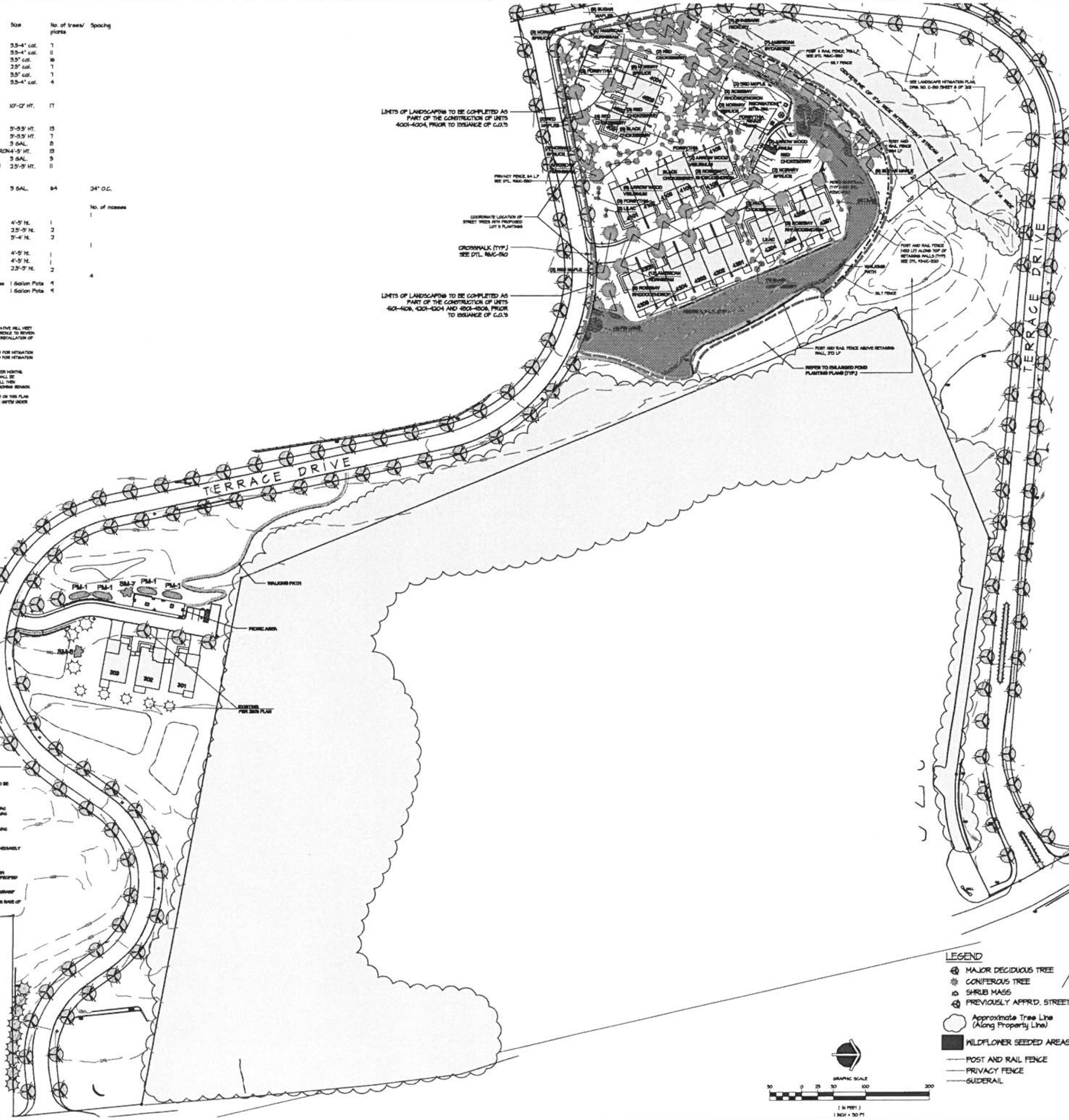
NOTES:

1. PRIOR TO THE INSTALLATION OF PLANTINGS, THE APPLICANT OR HIS REPRESENTATIVE WILL MEET WITH THE DESIGN ENGINEER, TOWN ENGINEER AND SITE CONTRACTOR FOR A CONFERENCE TO REVIEW THE SPECIES, QUANTITIES, SPACING AND LOCATIONS OF TREES TO BE INSTALLED. INSTALLATION OF TREES SHALL NOT BE PERMITTED UNTIL SUCH MEETING OCCURS.

2. THE ABOVE TOTALED QUANTITIES DO NOT INCLUDE THOSE PLANTINGS REQUIRED FOR MITIGATION OR FOR THE PLANTINGS AROUND THE "COTTAGE" UNITS. REFER TO DRAWING C-150 FOR MITIGATION PLANTING TOTALS, AND DRAWING C-153 FOR PLANTINGS AT THE "COTTAGE" UNITS.

3. IF THE APPLICANT IS SEEKING A CERTIFICATE OF OCCUPANCY DURING THE WINTER MONTHS, FROM NOVEMBER 1 THROUGH MARCH 31, TEMPORARY MULCH OR GROUND COVER SHALL BE PROVIDED AT LANDSCAPED AREAS ADJACENT TO THE UNIT(S). THE APPLICANT WILL THEN LANDSCAPE THOSE AREAS AT THE BEGINNING OF THE IMMEDIATELY FOLLOWING GROWING SEASON.

4. SURROUNDING LANDSCAPING SHALL BE COMPLETED IN SEQUENCE AS INDICATED ON THIS PLAN AND AS SHOWN ON DRAWING SP-1. LANDSCAPING IMMEDIATELY ADJACENT TO THE UNIT(S) UNDER CONSTRUCTION SHALL BE EXEMPT UNTIL THE UNIT(S) ARE COMPLETED.



SEED AS FOLLOWS:

TEMPORARY STABILIZATION

AREAS WHERE TEMPORARY STABILIZATION IS NEEDED, SUCH AS GRADED AREAS TO BE STABILIZED UNTIL START OF NEXT CONSTRUCTION PHASE OR SEASON, ARE TO BE IMMEDIATELY STABILIZED AS FOLLOWS UNLESS OTHERWISE SPECIFIED:

SPRING/SUMMER PLANTING:
ANNUAL RYEGRASS (LOLIUM MULTIFLORUM) — 80 LBS/AC
AROOSTOOK WINTER RYE (LOLIUM PERENNE VAR. AROSTATUM) — 100 LBS/AC

LATE FALL/EARLY WINTER:
AROOSTOOK WINTER RYE (LOLIUM PERENNE VAR. AROSTATUM) — 100 LBS/AC

PERMANENT STABILIZATION

ALL DISTURBED AREAS, CUT SLOPES AND EMBANKMENT FILL AREAS ARE TO BE IMMEDIATELY STABILIZED AS FOLLOWS, UNLESS OTHERWISE SPECIFIED:

DETENTION PONDS:	SEE "ENLARGED POND PLANS"
MAINTAINED TURF GRASS:	"LANDSCAPE/ALL PURPOSE" SEED MIX BY NEW ENGLAND SEED CO. APPLY AT A RATE AS SPECIFIED BY MANUFACTURER.
WILD FLOWER AREAS:	"NATIVE STEEP SLOPE MIX WITH ANNUAL RYEGRASS" SEED MIX ERNMX-181 AS MFR. BY ERNST CONSERVATION SEEDS, WITH AN APPLICATION RATE OF 50 LBS/AC.

NOTES:

1. ALL BASE DATA BY OTHERS. NO REPRESENTATION OR WARRANTY IS EXPRESSED OR IMPLIED AS TO ACCURACY OF SAME.
2. THE LANDSCAPE DESIGN PLAN IS FOR ILLUSTRATION OF PLANT MATERIAL PURPOSES ONLY. PLEASE REFER TO ENGINEER OR SURVEYOR DRAWINGS FOR ALL OTHER SITE PLAN AND SITE FEATURES INFORMATION.
3. ALL ENVIRONMENTAL CONCERNS SUBJECT TO LOCAL, STATE AND/OR FEDERAL JURISDICTION MUST BE REVIEWED AND APPROVED BY APPROPRIATE AGENCIES.
4. DEVELOPER/BUILDER IS RESPONSIBLE FOR MAINTAINING A SAFE SITE DURING CONSTRUCTION AND UNTIL FUTURE OWNERS TAKE POSSESSION OF THE SITE, OR PORTIONS THEREOF, AT WHICH TIME THE NEW OWNERS WILL TAKE FULL RESPONSIBILITY FOR MAINTAINING A SAFE SITE THROUGH PROPER MAINTENANCE, MODIFICATION AND/OR REPLACEMENT OF PLANT MATERIAL AS NECESSARY.

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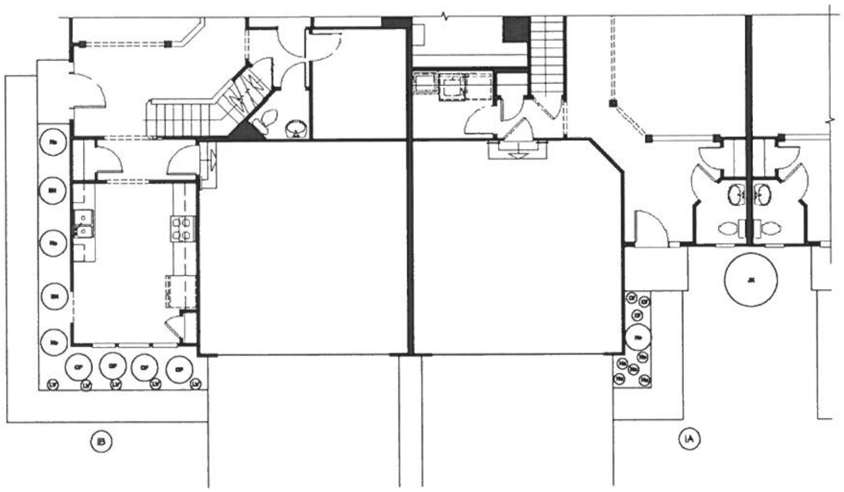
AMENDED SITE PLAN PREPARED FOR:

CARMEL CENTRE SENIOR HOUSING
CARMEL CORPORATE CENTER LOT #5

TERRACE DRIVE
TOWN of CARMEL
PUTNAM COUNTY, NEW YORK

AMENDED LANDSCAPE PLAN

C-151



TYPICAL COTTAGE PLANTING PLAN - SHADE 1

SCALE: 1/4" = 1'-0"

NORTH & EAST FACING (SHADE) PLANT LIST:

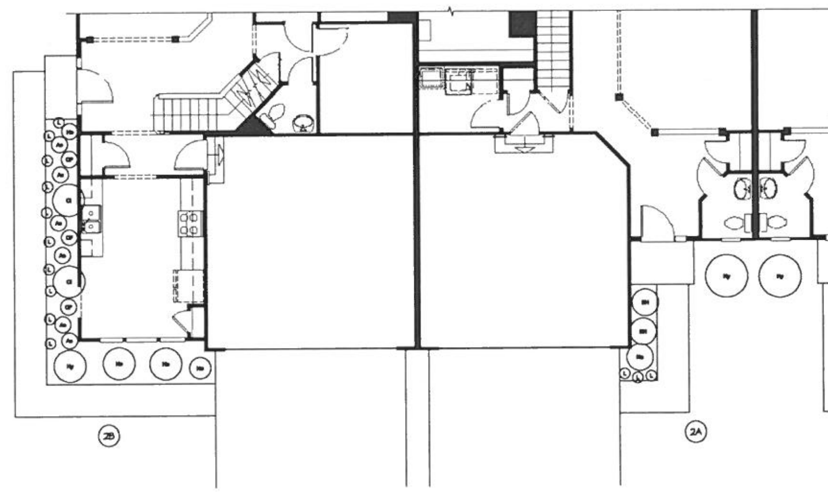
COMMON NAME	BOTANICAL NAME	QTY.	SYM.	SIZE
NORTH & EAST F1A				
JAPANESE KERRIA	KERRIA JAPONICA	1	JK	3 GAL.
CARDINAL FLOWER	LOBELIA CARDINALIS	9	CF	1 GAL.
HOSTA	HOSTA, SPP.	1	Ho	3 GAL.
HEUCHERA	HEUCHERA, SPP.	3	He	1 GAL.
NORTH & EAST F1B				
OSTRICH FERN	MATTEUCCIA PENSYLVANICA	4	OF	1 GAL.
HOSTA	HOSTA, SPP.	9	Ho	3 GAL.
BLEEDING HEART	DICENTRA SPECTABILIS	3	BH	3 GAL.
LILY OF THE VALLEY	CONVALLARIA MAJALIS	3	LV	1 GAL.

UNIT PLANTING GUIDE:

UNIT NUMBER.	PLANT GROUP.
4101	1B
4103	1A
4104	1A

NUMBER of PLANT GROUPS:

PLANT GROUP.	QUANTITY.
1A	2
1B	1



TYPICAL COTTAGE PLANTING PLAN - SHADE 2

SCALE: 1/4" = 1'-0"

NORTH & EAST FACING (SHADE) PLANT LIST:

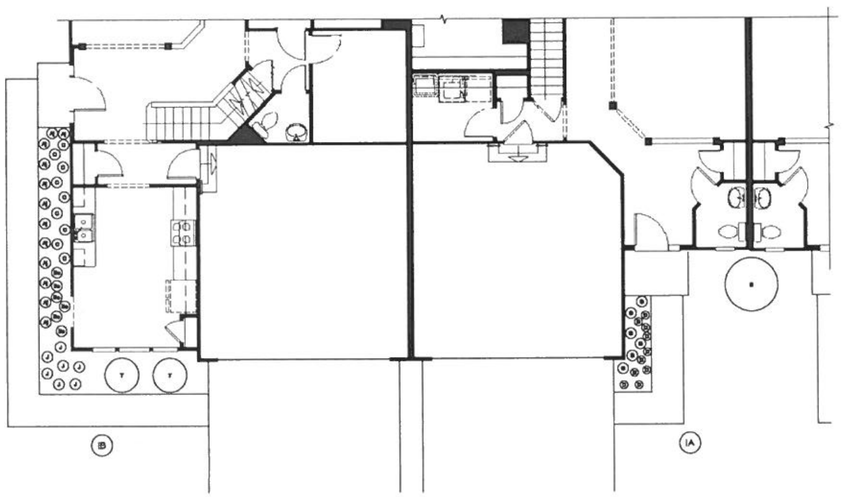
COMMON NAME	BOTANICAL NAME	QTY.	SYM.	SIZE
NORTH & EAST F2A				
HYDRANGEA	HYDRANGEA ARBORESCENS	2	Hy	5 GAL.
BLEEDING HEART	DICENTRA SPECTABILIS	3	BH	3 GAL.
HOSTA	HOSTA, SPP.	1	Ho	3 GAL.
SPOTTED LAMIUM	LAMIUM MACULATUM	9	L	1 GAL.
NORTH & EAST F2B				
HOSTA	HOSTA, SPP.	3	Ho	3 GAL.
HYDRANGEA	HYDRANGEA ARBORESCENS	1	HY	5 GAL.
ASTILBE	ASTILBE, SPP.	6	As	1 GAL.
CARDINAL FLOWER	LOBELIA CARDINALIS	5	CF	1 GAL.
CINNAMON FERN	OSMUNDA CINNAMOMEA	3	CI	1 GAL.
HEUCHERA	HEUCHERA, SPP.	2	He	1 GAL.
SPOTTED LAMIUM	LAMIUM MACULATUM	10	L	1 GAL.

UNIT PLANTING GUIDE:

UNIT NUMBER.	PLANT GROUP.
4105	2A
4106	2A
4108	2B

NUMBER of PLANT GROUPS:

PLANT GROUP.	QUANTITY.
2A	2
2B	1



TYPICAL COTTAGE PLANTING PLAN - SUN 1

SCALE: 1/4" = 1'-0"

SOUTH & WEST FACING (SUN) PLANT LIST:

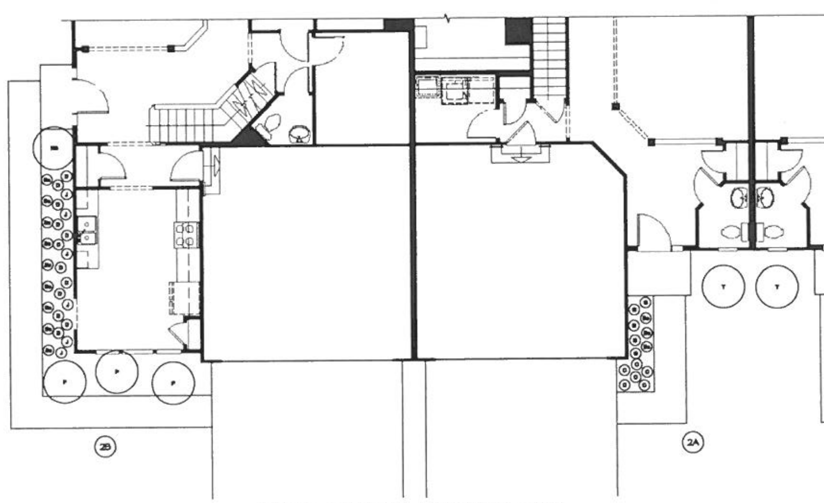
COMMON NAME	BOTANICAL NAME	QTY.	SYM.	SIZE
SOUTH & WEST F1A				
BUTTERFLY BUSH	BUDDLEIA DAVIDII	1	B	3 GAL.
GLOBE THISTLE	ECHINOPS RITRO	6	G	1 GAL.
DAYLILY	HEMEROCALLIS, SPP.	10	D	1 GAL.
SOUTH & WEST F1B				
TREE PEONY	PAEONIA SUFFRUTICOSA	2	T	3 GAL.
JOE-PYE WEED	EUPATORIUM PURPUREUM	7	J	1 GAL.
BLACK EYED SUSAN	RUDBECKIA FULGIDA	6	Bs	1 GAL.
PURPLE CONE FLOWER	ECHINACEA PURPUREA	4	C	1 GAL.
AJUGA	AJUGA REPTANS	13	Aj	4 1/2" POT

UNIT PLANTING GUIDE:

UNIT NUMBER.	PLANT GROUP.
4001	1B
4002	1A
4003	1A
4101	1B
4102	1B
4103	1A
4104	1A

NUMBER of PLANT GROUPS:

PLANT GROUP.	QUANTITY.
1A	4
1B	3



TYPICAL COTTAGE PLANTING PLAN - SUN 2

SCALE: 1/4" = 1'-0"

SOUTH & WEST FACING (SUN) PLANT LIST:

COMMON NAME	BOTANICAL NAME	QTY.	SYM.	SIZE
SOUTH & WEST F2A				
TREE PEONY	PAEONIA SUFFRUTICOSA	2	T	3 GAL.
GLOBE THISTLE	ECHINOPS RITRO	8	G	1 GAL.
BLACK EYED SUSAN	RUDBECKIA FULGIDA	8	Bs	1 GAL.
PURPLE CONE FLOWER	ECHINACEA PURPUREA	8	C	1 GAL.
SOUTH & WEST F2B				
POTENTILLA	P. FRUTICOSA	3	P	1 GAL.
JOE-PYE WEED	EUPATORIUM PURPUREUM	6	J	1 GAL.
DAYLILY	HEMEROCALLIS, SPP.	13	D	1 GAL.
RUBY SPICE SUMMERSWEET	CLETHRA ALNIFOLIA RUBY SPICE	1	RS	1 GAL.
SEDUM	SEDUM SPURIUM	4	Se	1 GAL.

UNIT PLANTING GUIDE:

UNIT NUMBER.	PLANT GROUP.
4005	2A
4004	2B
4204	2B
4205	2A
4206	2A
4208	2A
4209	2B

NUMBER of PLANT GROUPS:

PLANT GROUP.	QUANTITY.
2A	4
2B	3

NOTE:

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REVISIONS

PROJECT: AMENDED SITE PLAN PREPARED FOR:
CARMEL CENTRE SENIOR HOUSING
CARMEL CORPORATE CENTER LOT #5
TERRACE DRIVE
TOWN of CARMEL
PUTNAM COUNTY, NEW YORK
TAX MAP 55.14, BLOCK 1, LOT 13

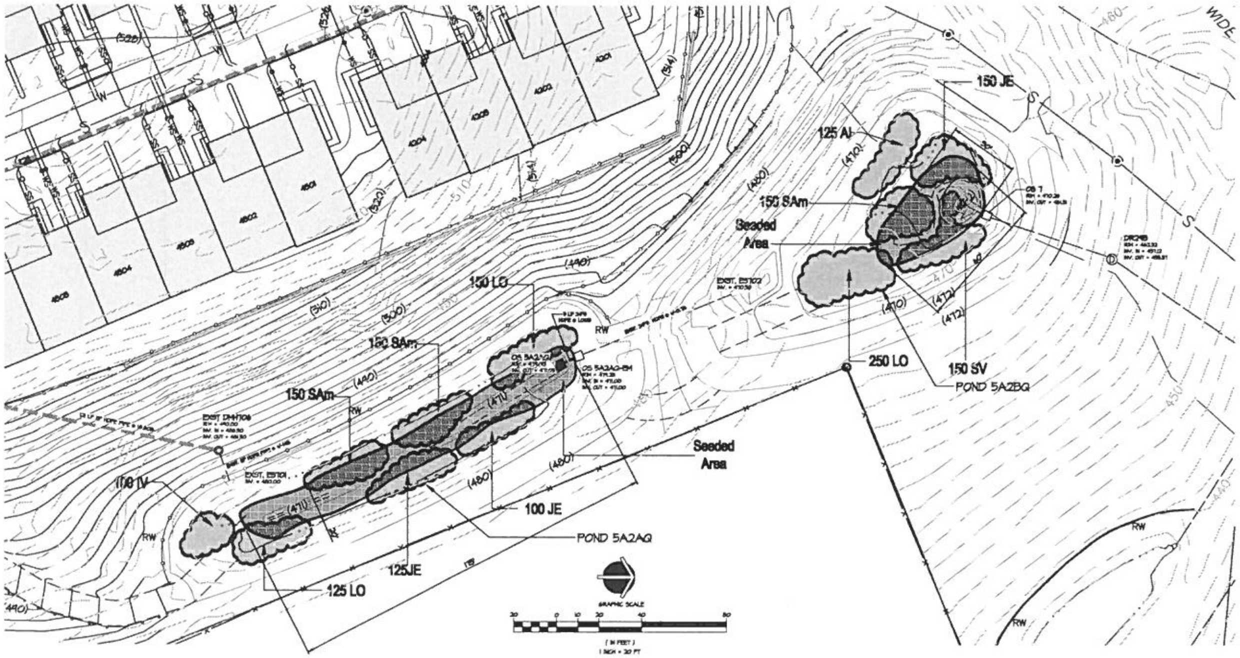
DATE: 8 JAN 13
PROJECT MANAGER: PAL
DRAWN BY: PAJ
CHECKED BY: PAL
SCALE: AS NOTED

DRAWING: TYPICAL COTTAGE UNIT PLANTING PLANS

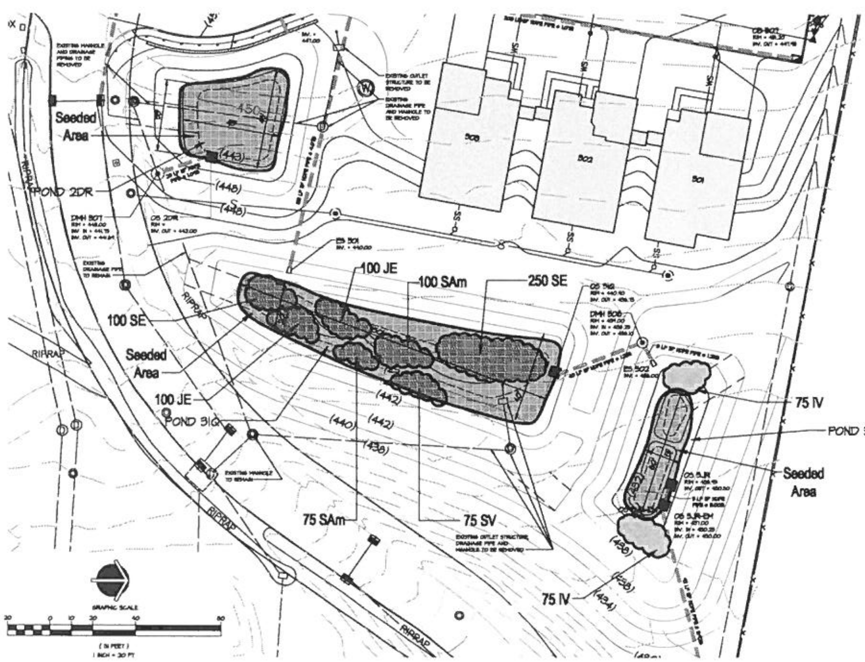
PROJECT NUMBER: 9171

DRAWING NUMBER: C-152

SHEET 8 OF 30



ENLARGED PLAN at PONDS 5A2AQ and 5A2BQ



ENLARGED PLAN at PONDS 2DR, 3IQ and 3JR

NOTE:

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Basin Planting Notes

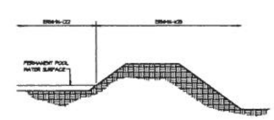
1. Basins are to be rough graded to within 4 inches of final elevation, and clean topsoil will be placed to make final grade.
2. Basin bottoms to be seeded to the permanent pool elevation, or as noted, as shown on plans with FACW Wetland Meadow Mix (ERNMX-122) or equivalent. Seeds included in this mix are listed below. Seed mix will be applied at 15 lbs per acre.

Virginia wild rye	Many-leaved bulrush	Ditch Stonecrop
Fox Sedge	Common Sedge (Bristly)	Golden Alexanders
Green bulrush	Woolgrass	Sneezeweed
Ox-Eye Sunflower	Lurid Sedge	[illegible]
Blue Vervain	Wild Bromegrass	Blunt Broom Sedge
Boneset	American Mannagrass	Wood Reedgrass
Grass-Leaved Goldenrod	Joe Pye Weed	Monkey Flower
Soft Rush	New York Ironweed	Golden Ragwort
Hop Sedge	Flat-Top Aster	Yellow Avens
Spotted Joe Pye Weed	Rough Avens	

3. Seed will be broadcast by hand or with a knapsack seeder at the proper seeding rate. Seed will be mulched with straw or light hay following broadcasting. Hydroseeding using a small amount of mulch and tackifier may also be used if available. Areas outside of and around the basins to the permanent pool elevation will be seeded with ERNMX-105 or equivalent. Basins will be seeded while there is no standing water.
4. Seeding will be supplemented with bare root plant material or plugs at a spacing of 2 feet* on center as shown on plan. Plant quantities are shown on the plan. The following species are to be used:

JE	Juncus effusus	Soft rush
SV	Scirpus Validus	Softstem bulrush
SAm	Scirpus americanus	Common three-square
LO	Leersia oryzoides	Rice cutgrass
SE	Sparganium eurycarpum	Giant bur-reed
TL	Typha latifolia	Broadleaf cattail
AC	Acorus calamus	Sweetflag
AP	Alisma plantago	Water plantain
IV	Iris versicolor	Blueflag
AI	Asclepias incarnata	Swamp milkweed

* Instead of uniform grid of 2' on center over the entire planting area shown on the plan, the contractor may plant the plugs on 18" centers, but plant them in squares or patches that are about 10' square. Space the squares about 10' apart over the planting area.



BASIN	PERMANENT POOL ELEVATION OR LIMIT OF BASIN BOTTOM PLANTING SEED MIX
3IQ	451.00
3JR	453.00
2DR	444.00
5A2AQ	474.00
5A2BQ	464.00

POND SEEDING SCHEMATIC
N.T.S.

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REVISIONS

PROJECT: AMENDED SITE PLAN PREPARED FOR:
CARMEL CENTRE SENIOR HOUSING
CARMEL CORPORATE CENTER LOT #5
TERRACE DRIVE
TOWN of CARMEL
PUTNAM COUNTY, NEW YORK

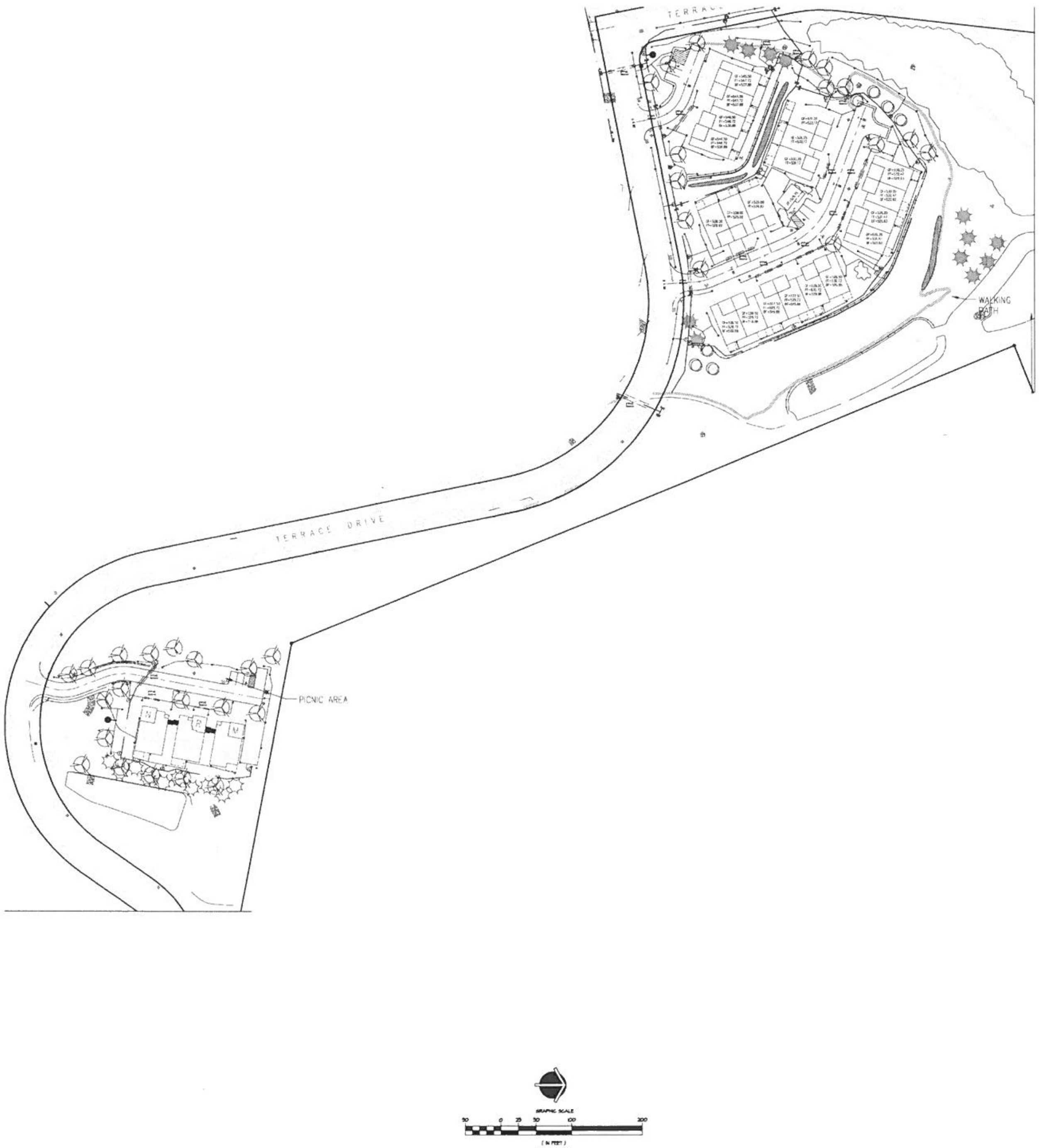
DATE: 8 JAN 13
PROJECT MANAGER: PAL
DRAWN BY: PLB
CHECKED BY: PAL
SCALE: AS NOTED

DRAWING: ENLARGED POND PLANS

PROJECT NUMBER

DRAWING NUMBER: C-153

SHEET 4 OF 20



Legend:

- Rainbird 5004 Rotary Head
- Rainbird 1800 Series Spray
- Rainbird PEB Electric Valve w/Decoder
- Hunter ACC Controller
- Hunter Rain Sensor
- Hunter Communication Cable (in 1" conduit)
- Class 200, SDR21 PVC Main Line (size as noted)
- 100psi Polyethylene Lateral Pipe
- Line Size Isolation Valve
- PVC Sleeves (size as noted)
- Well
- Winterization Port

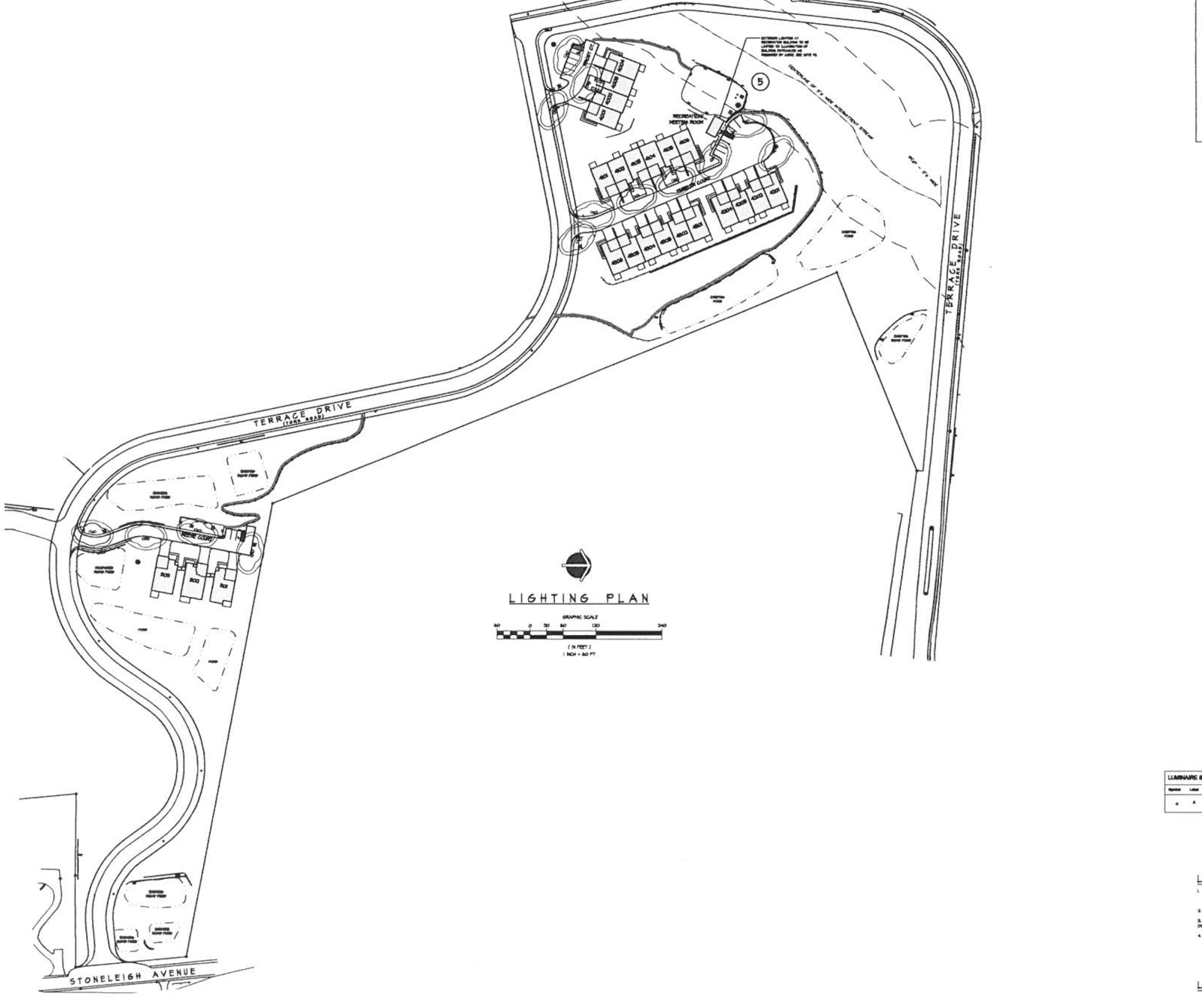
IRRIGATION SHOP DRAWING PREPARED BY:

AQUA MIST IRRIGATION
28 James Street
South Hackensack, NJ 07606
201-488-2057
NJ LIC # 15036

CARMEL CENTRE SENIOR HOUSING
CARMEL CORPORATE CENTER LOT #5

IRRIGATION SHOP DRAWING

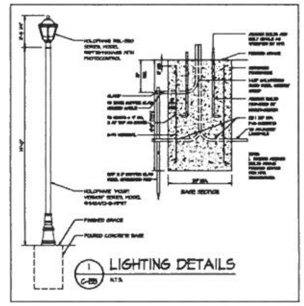
C-154



LIGHTING PLAN

GRAPHIC SCALE

(IN FEET)
1 INCH = 60 FT



LIGHTING DETAILS
N.T.S.

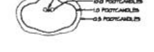
LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
[illegible]	A	-	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LIGHTING NOTES:

1. ALL EXTERIOR LIGHTING TO BE INSTALLED SHALL BE DOWNWARD DIRECTED AND SHALL NOT RESULT IN LIGHT SPILLING OFF THE SITE. POLE MOUNTED LIGHTING SHALL BE INSTALLED WITH CUT-OFF LUMINAIRES.
2. NO OUTDOOR RECREATION SPACE SHALL BE LIGHTED.
3. THE ROAD AND SITE LIGHTING WILL BE FINANCED AND CONTROLLED THROUGH A LIGHTING DISTRICT.
4. THE TOWN PLANNING BOARD APPROVAL PROCESS IS BASED ON PHOTOMETRIC LAYOUTS OF THE SPECIFIED PRODUCT. ANY SUBSTITUTIONS MAY REQUIRE ADDITIONAL PHOTOMETRIC LAYOUTS AS WELL AS THE TOWN PLANNING BOARD'S APPROVAL.

LIGHTING PLAN LEGEND:



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PURSUANT TO NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 SUBDIVISION 2, "IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

REVISIONS

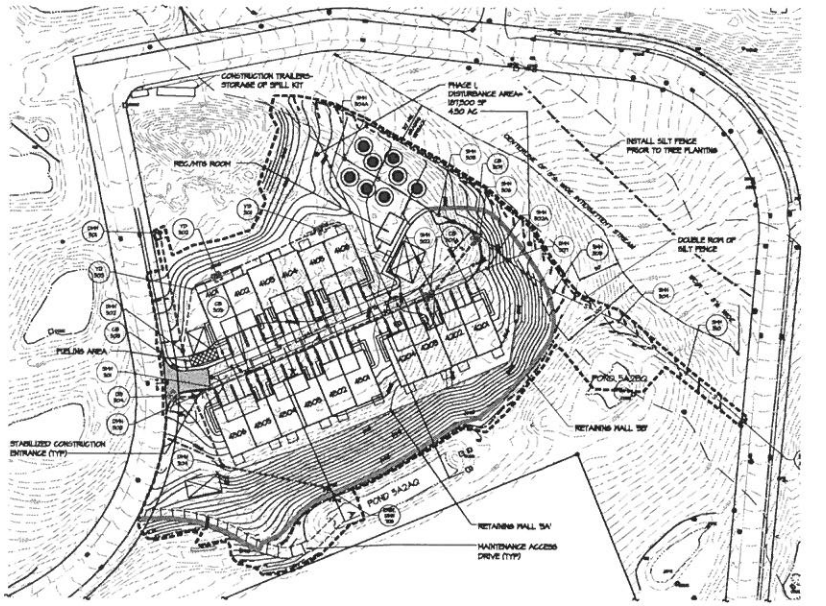
PROJECT

AMENDED SITE PLAN PREPARED FOR:
CARMEL CENTRE SENIOR HOUSING
CARMEL CORPORATE CENTER LOT #5
TERRACE DRIVE
TOWN of CARMEL
PUTNAM COUNTY, NEW YORK

DRAWING
LIGHTING PLAN

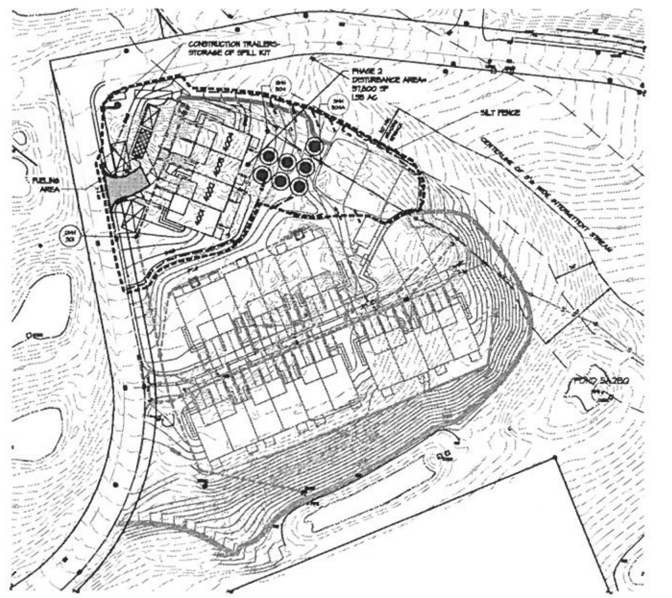
SCALE
AS NOTED

DRAWING NUMBER
C-155



PHASE 1

DISTURBANCE AREA = 4.50 ACRES



PHASE 2

DISTURBANCE AREA = 1.58 ACRES

BASIN CONVERSION NOTES:

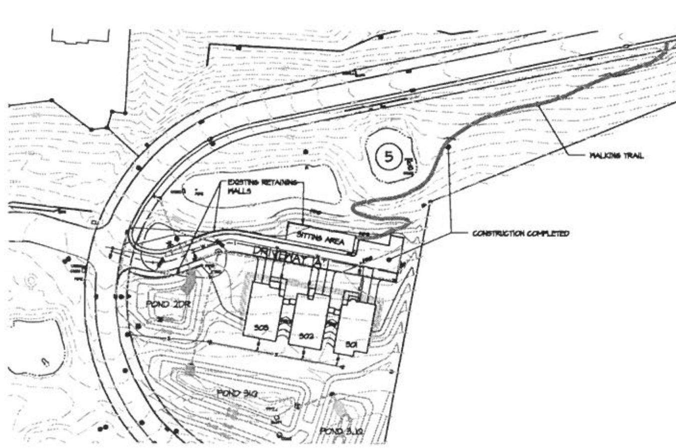
CONVERSION CAN ONLY TAKE PLACE AFTER ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED TO THE SATISFACTION OF THE INSPECTION AUTHORITY AND STORM DRAINS HAVE BEEN FLUSHED.

1. CONSULT WITH THE EROSION AND SEDIMENT CONTROL INSPECTOR PRIOR TO BEGINNING THE CONVERSION TO ENSURE THAT THE TIMING IS APPROPRIATE FOR THE CONVERSION TO TAKE PLACE.
2. BE CERTAIN THAT THE POND IS COMPLETELY DEWATERED.
3. EXCAVATE STORED SEDIMENT TO PROPOSED BASIN BOTTOM.
4. CHECK PERMANENT OUTLET STRUCTURES FOR ANY DAMAGE AND REPAIR IF NECESSARY. VERIFY EACH STRUCTURE WITH RESPECTIVE DETAIL. PLUG UNNECESSARY ORIFICE(S) IF REQUIRED.
5. REMOVE TEMPORARY DEWATERING DEVICES. INSTALL PERMANENT TRASH RACKS ON THE OUTLET STRUCTURES.
6. TOP SOIL THE BASIN WITH NO LESS THAN FOUR (4) INCHES OF SUITABLE TOP SOIL.
7. NO HEAVY EQUIPMENT SHALL BE ALLOWED IN THE BASIN.
8. SEED AND PLANT THE BASIN PER POND PLANTING PLANS.

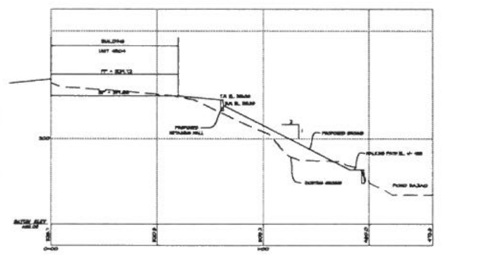
SEDIMENT BASIN VOLUMES

SEDIMENT BASIN #4 (DETENTION POND 5A2AG)
CONTRIBUTING AREA- 5.3 AC
REQUIRED VOLUME- 3600 CF PER ACRE X 5.3 ACRES = [illegible] CF
VOLUME PROVIDED- 40,384 CF

SEDIMENT BASIN #5 (DETENTION POND 5A2BG)
CONTRIBUTING AREA- 1.74 AC
REQUIRED VOLUME- 3600 CF PER ACRE X 1.74 ACRES = 6264 CF
VOLUME PROVIDED- 47,363 CF

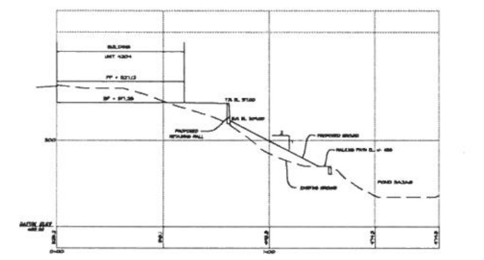


FINISHED PORTION OF LOT 5



A-A

SCALE: 1"=20' (HORIZ. & VERT.)



B-B

SCALE: 1"=20' (HORIZ. & VERT.)

EROSION & SEDIMENT CONTROL PLAN

GRAPHIC SCALE

(IN FEET)
1 INCH = 50 FT

GENERAL NOTES:

[illegible]

VEHICLE & EQUIPMENT FUELING and WET NOZZLE REPORT:

DESCRIPTION AND PURPOSE

[illegible]

SUITABLE APPLICATIONS

[illegible]

LIMITATIONS

[illegible]

IMPLEMENTATION

[illegible]

INSPECTION AND MAINTENANCE

[illegible]

PHASE 1

DISTURBANCE AREA = 4.50 ACRES

[illegible]

PHASE 2

DISTURBANCE AREA = 1.58 ACRES

[illegible]

STABILIZATION NOTES:

[illegible]

EROSION CONTROL LEGEND:

- EXISTING CONTOURS AS SHOWN ON AERIAL TOPO MAP ENTITLED "CARMEL TOWNSHIP UPDATE", LATEST REVISION JAN. 31, 2008
- PROPOSED CONTOURS
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY STAGING AREA
- INLET PROTECTION
- LIMITS OF DISTURBANCE
- TEMPORARY SWALE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- STEEP SLOPE STABILIZATION
- TEMPORARY SOIL STOCKPILE
- SAFETY FENCE
- FUELING AREA

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REVISIONS

PROJECT: AMENDED SITE PLAN PREPARED FOR:
CARMEL CENTRE SENIOR HOUSING
CARMEL CORPORATE CENTER LOT #5
TERRACE DRIVE
TOWN of CARMEL
PUTNAM COUNTY, NEW YORK

DRAWING: EROSION & SEDIMENTATION CONTROL PLANS

PROJECT MANAGER	PML
DRAWN BY	
CHECKED BY	PML
SCALE	AS NOTED

PROJECT NUMBER: 3977

DRAWING NUMBER: C-160

SHEET 12 OF 30

MAINTENANCE PROGRAM

TEMPORARY MEASURES

A. SILT FENCE. [illegible]

B. SWALES. [illegible]

C. CONSTRUCTION ENTRANCE. [illegible]

D. SEDIMENT BASIN. [illegible]

E. CURB INLET PROTECTION. [illegible]

F. LEVEL SPREADER. [illegible]

PERMANENT MEASURES

STORMWATER POND/WETLAND MAINTENANCE ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
[illegible]		

RIP-RAP SWALE MAINTENANCE ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
[illegible]		

CATCH BASIN / YARD DRAIN / MANHOLE MAINTENANCE ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
[illegible]		

PUTNAM ENGINEERING, PLLC
ENGINEERS - ARCHITECTS
4 OLD ROUTE 6, BREWSTER, NEW YORK 10509
(845) 279-6784 FAX (845) 279-6784

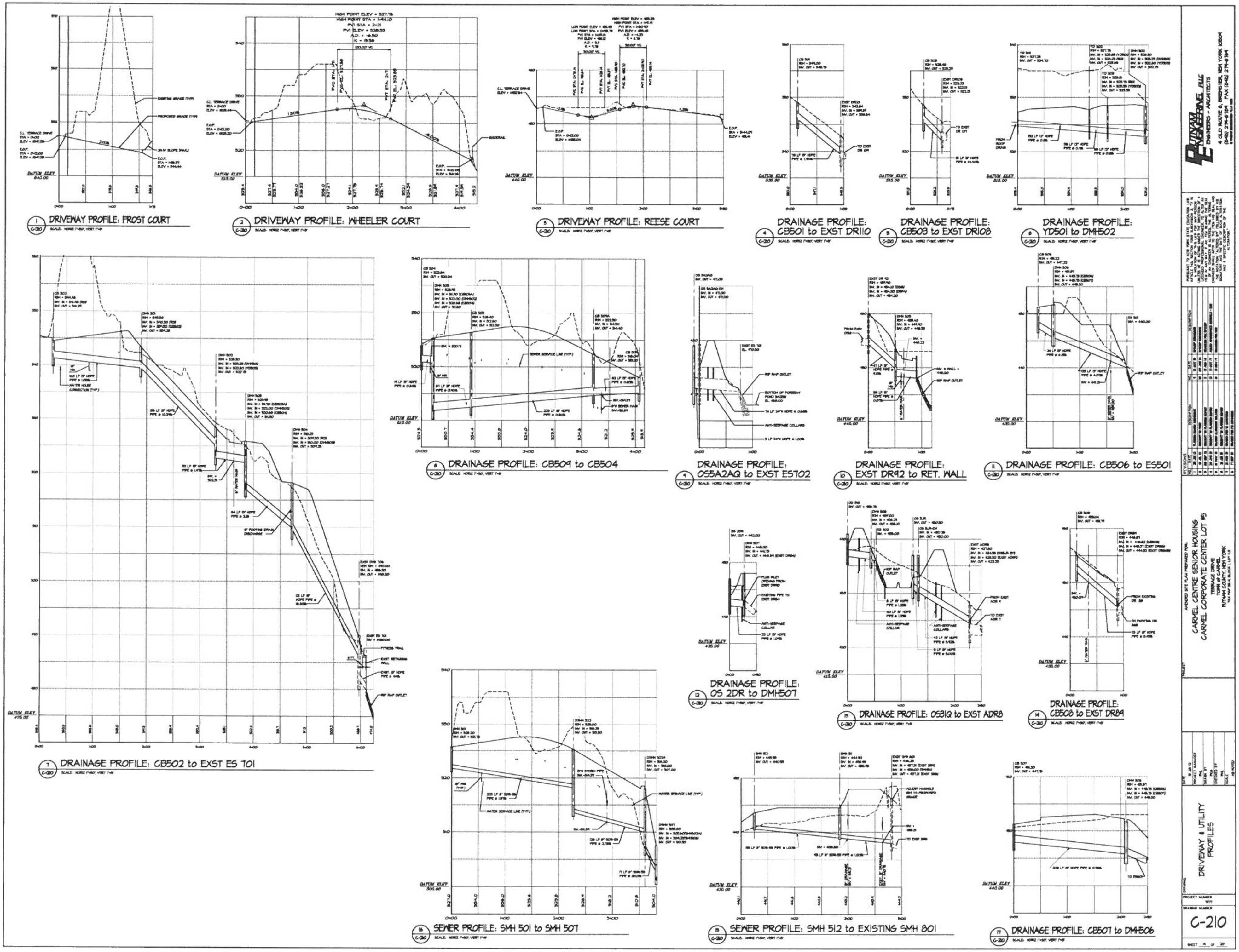
REVISIONS [illegible]

PROJECT
AMENDED SITE PLAN PREPARED FOR
CARMEL CENTRE SENIOR HOUSING
CARMEL CORPORATE CENTER LOT #5
TERRACE DRIVE
TOWN of CARMEL
PUTNAM COUNTY, NEW YORK
[illegible]

DATE 8 JAN 12
PROJECT MANAGER PML
DRAWN BY PAB / PM
CHECKED BY PML
SCALE AS NOTED

DRAWING
MAINTENANCE SCHEDULE

PROJECT NUMBER 1877
DRAWING NUMBER
C-161


1 DRIVEWAY PROFILE: FROST COURT
2 DRIVEWAY PROFILE: WHEELER COURT
3 DRIVEWAY PROFILE: REESE COURT
4 DRAINAGE PROFILE: CB501 to EXST DR110
5 DRAINAGE PROFILE: CB503 to EXST DR108
6 DRAINAGE PROFILE: YD501 to DMH502
7 DRAINAGE PROFILE: CB502 to EXST ES 701
8 DRAINAGE PROFILE: CB509 to CB504
9 DRAINAGE PROFILE: OS5A2AQ to EXST ES702
10 DRAINAGE PROFILE: EXST DR92 to RET. WALL
11 DRAINAGE PROFILE: CB506 to ES501
12 DRAINAGE PROFILE: OS 2DR to DMH507
13 DRAINAGE PROFILE: OS31Q to EXST ADR8
14 DRAINAGE PROFILE: CB508 to EXST DR84
16 SEWER PROFILE: SMH 501 to SMH 507
DATUM ELEV
PUTNAM ENGINEERING, PLLC
ENGINEERS - ARCHITECTS
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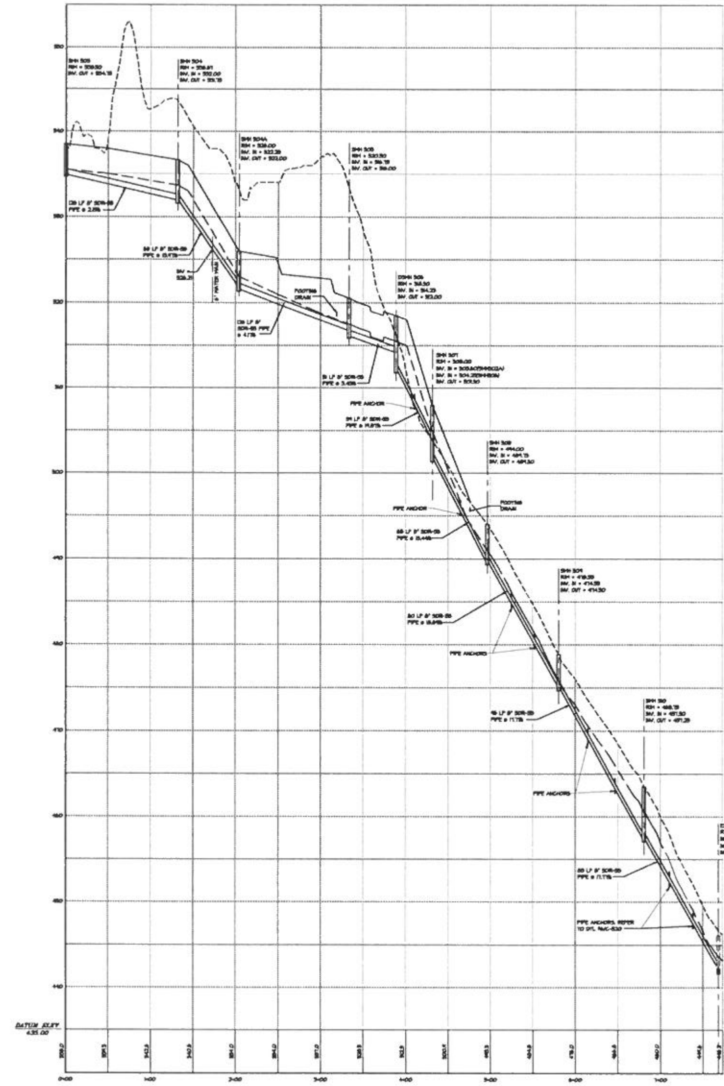
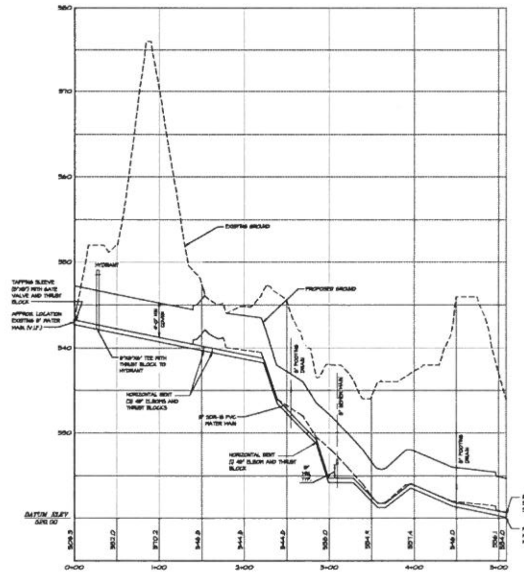
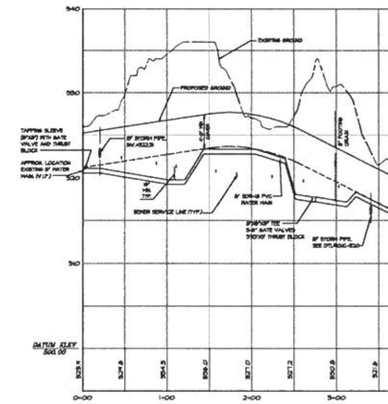
AMENDED SITE PLAN PREPARED FOR:
CARMEL CENTRE SENIOR HOUSING
CARMEL CORPORATE CENTER LOT #5
TERRACE DRIVE
TOWN of CARMEL
PUTNAM COUNTY, NEW YORK
DRIVEWAY & UTILITY PROFILES
C-210



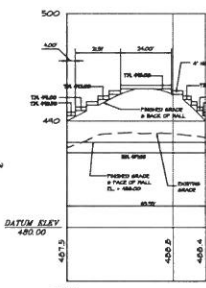
1 SEWER PROFILE: SMH 503 to EXISTING SR17



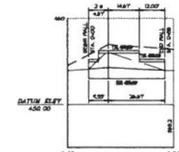
2 WATER MAIN PROFILE: UNITS 4001 to 4004 and REC./MTG. ROOM



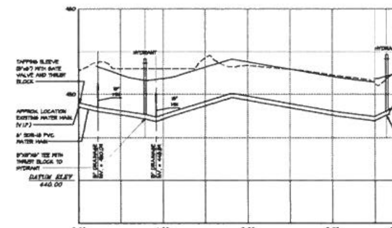
3 WATER MAIN PROFILE ALONG WHEELER COURT



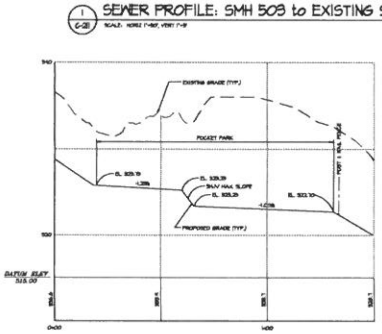
6 RETAINING WALL "5B"



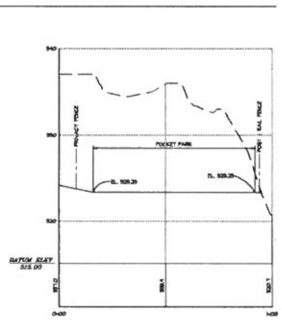
6 RETAINING WALL "5C"



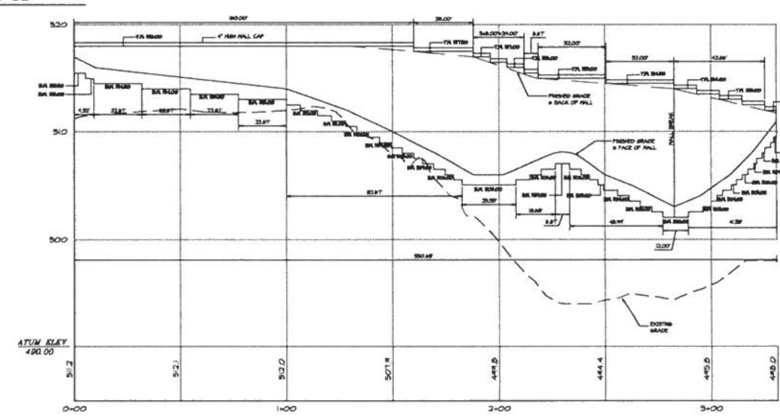
5 WATER MAIN PROFILE: UNITS 301 to 303



A-A POCKET PARK SECTION



B-B POCKET PARK SECTION



6 RETAINING WALL "5A"

PUTNAM ENGINEERING, PLLC
ENGINEERS - ARCHITECTS
4 OLD ROUTE 6, BREWSTER, NEW YORK 10509

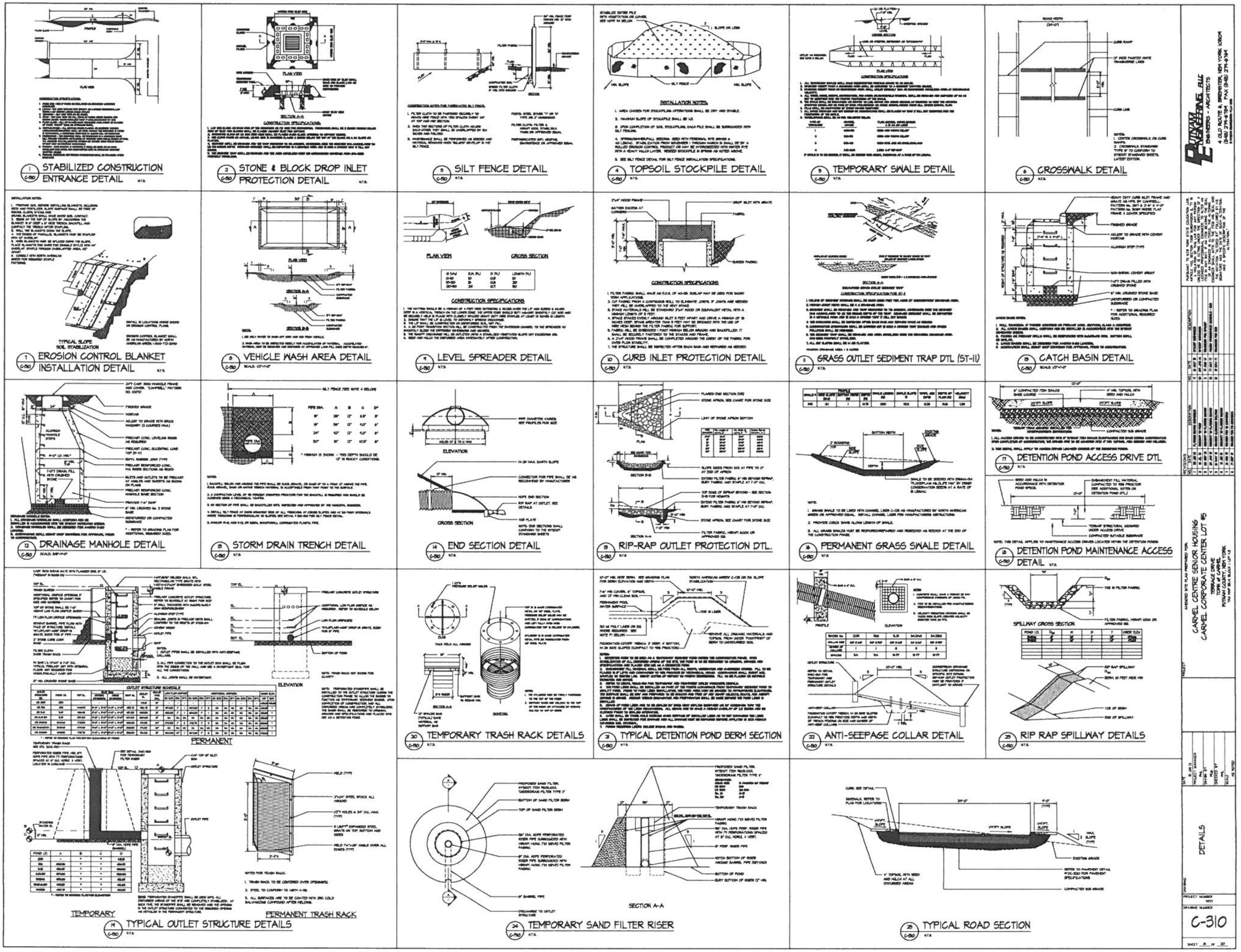
AMENDED SITE PLAN PREPARED FOR:
CARMEL CENTRE SENIOR HOUSING
CARMEL CORPORATE CENTER LOT #5
TERRACE DRIVE
TOWN of CARMEL
PUTNAM COUNTY, NEW YORK

DRAWING: UTILITY & RETAINING WALL PROFILES

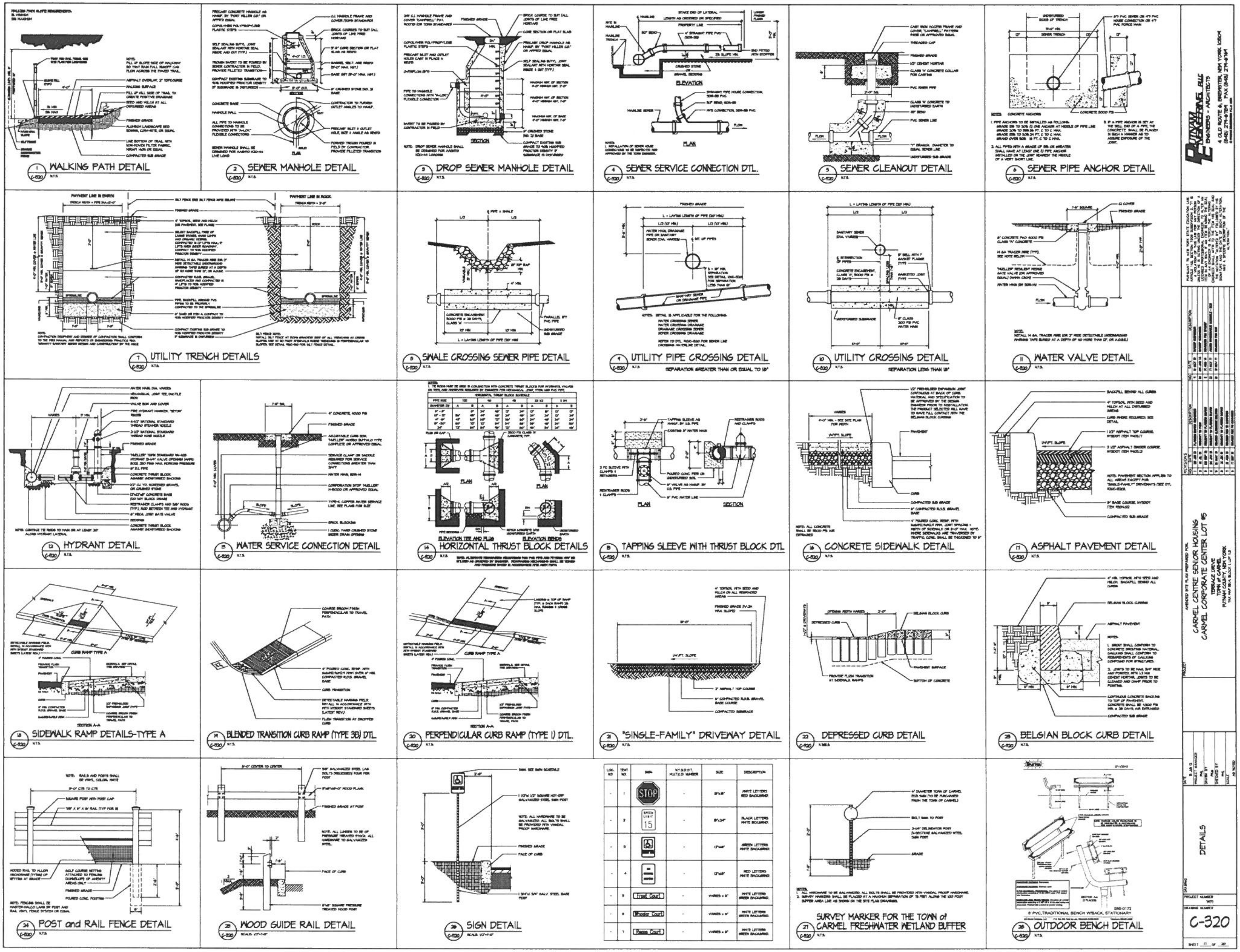
SCALE: AS NOTED

DRAWING NUMBER: C-211

SHEET 8 of 20



1 STABILIZED CONSTRUCTION ENTRANCE DETAIL N.T.S.
2 STONE & BLOCK DROP INLET PROTECTION DETAIL N.T.S.
3 SILT FENCE DETAIL N.T.S.
4 TOPSOIL STOCKPILE DETAIL N.T.S.
5 TEMPORARY SWALE DETAIL N.T.S.
6 CROSSWALK DETAIL N.T.S.
7 EROSION CONTROL BLANKET INSTALLATION DETAIL N.T.S.
8 VEHICLE WASH AREA DETAIL
9 LEVEL SPREADER DETAIL N.T.S.
10 CURB INLET PROTECTION DETAIL N.T.S.
11 GRASS OUTLET SEDIMENT TRAP DTL (ST-II) N.T.S.
12 DRAINAGE MANHOLE DETAIL
13 CATCH BASIN DETAIL
14 END SECTION DETAIL N.T.S.
15 STORM DRAIN TRENCH DETAIL N.T.S.
16 RIP-RAP OUTLET PROTECTION DTL. N.T.S.
17 DETENTION POND ACCESS DRIVE DTL
18 DETENTION POND MAINTENANCE ACCESS DETAIL N.T.S.
19 TYPICAL OUTLET STRUCTURE DETAILS N.T.S.
PERMANENT
TEMPORARY
PERMANENT TRASH RACK
20 TEMPORARY TRASH RACK DETAILS N.T.S.
21 TYPICAL DETENTION POND BERM SECTION N.T.S.
22 ANTI-SEEPAGE COLLAR DETAIL N.T.S.
23 RIP RAP SPILLWAY DETAILS N.T.S.
24 TEMPORARY SAND FILTER RISER N.T.S.
SECTION A-A
25 TYPICAL ROAD SECTION N.T.S.
PUTNAM ENGINEERING, PLLC
ENGINEERS - ARCHITECTS
4 OLD ROUTE 6, BREWSTER, NEW YORK 10509
CARMEL CENTRE SENIOR HOUSING
CARMEL CORPORATE CENTER LOT #5
DETAILS
C-310


1 WALKING PATH DETAIL
2 SEWER MANHOLE DETAIL
3 DROP SEWER MANHOLE DETAIL
4 SEWER SERVICE CONNECTION DTL.
5 SEWER CLEANOUT DETAIL
6 SEWER PIPE ANCHOR DETAIL
7 UTILITY TRENCH DETAILS
8 SWALE CROSSING SEWER PIPE DETAIL
9 UTILITY PIPE CROSSING DETAIL
SEPARATION GREATER THAN OR EQUAL TO 18"
10 UTILITY CROSSING DETAIL
SEPARATION LESS THAN 18"
11 WATER VALVE DETAIL
12 HYDRANT DETAIL
13 WATER SERVICE CONNECTION DETAIL
14 HORIZONTAL THRUST BLOCK DETAILS
15 TAPPING SLEEVE WITH THRUST BLOCK DTL
16 CONCRETE SIDEWALK DETAIL
17 ASPHALT PAVEMENT DETAIL
18 SIDEWALK RAMP DETAILS-TYPE A
19 BLENDED TRANSITION CURB RAMP (TYPE 3B) DTL
20 PERPENDICULAR CURB RAMP (TYPE 1) DTL.
21 "SINGLE-FAMILY" DRIVEWAY DETAIL
22 DEPRESSED CURB DETAIL
23 BELGIAN BLOCK CURB DETAIL
24 POST and RAIL FENCE DETAIL
25 WOOD GUIDE RAIL DETAIL
26 SIGN DETAIL
STOP
SPEED LIMIT 15
Frost Court
Wheeler Court
27 SURVEY MARKER FOR THE TOWN of CARMEL FRESHWATER WETLAND BUFFER
28 OUTDOOR BENCH DETAIL
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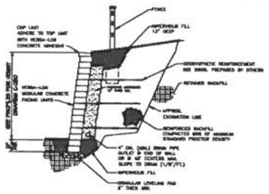
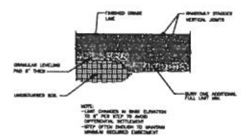
ENGINEERS - ARCHITECTS
4 OLD ROUTE 6, BREWSTER, NEW YORK 10509
AMENDED SITE PLAN PREPARED FOR:
CARMEL CENTRE SENIOR HOUSING
CARMEL CORPORATE CENTER LOT #5
TERRACE DRIVE
TOWN of CARMEL
PUTNAM COUNTY, NEW YORK
DETAILS
C-320



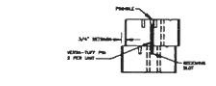
NOTE: RETAINING WALLS SHALL BE DESIGNED AND CERTIFIED BY A NYS LICENSED PROFESSIONAL ENGINEER BY THE RETAINING WALL MANUFACTURER.

1/C-330 TYPICAL SECTION-REINFORCED RETAINING WALL
N.T.S.
(RETAINING WALL)

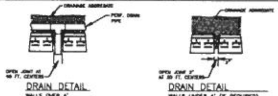


NOTE:
- LIMIT CHANGES IN BASE ELEVATION TO 8" PER STEP TO AVOID DIFFERENTIAL SETTLEMENT
- STEP OFTEN ENOUGH TO MAINTAIN MINIMUM REQUIRED EMBEDMENT

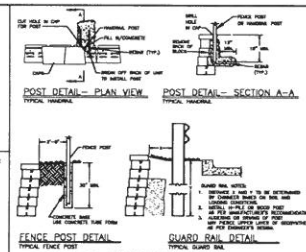
2/C-330 STEPPING BASE DETAIL
N.T.S.
(RETAINING WALL)



5/C-330 PINNING DETAIL
N.T.S.
(RETAINING WALL)

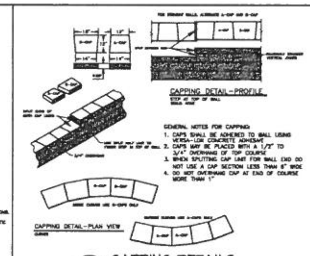


4/C-330 DRAIN DETAILS
N.T.S.
(RETAINING WALL)



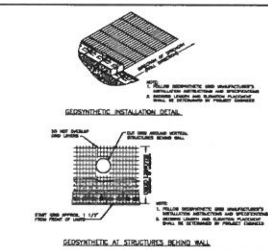
GUARD RAIL NOTES:
1. DISTANCE X AND Y TO BE DETERMINED BY ENGINEER BASED ON SOIL AND LOADING CONDITIONS.
2. INSTALL H-PILE OR WOOD POST AS PER MANUFACTURER'S RECOMMENDATIONS.
3. AUGERING OR DRIVING OF POST MAY PIERCE UPPER LAYER OF GEOSYNTHETIC AS PER ENGINEER'S DESIGN.

9/C-330 POST DETAILS
N.T.S.
(RETAINING WALL)



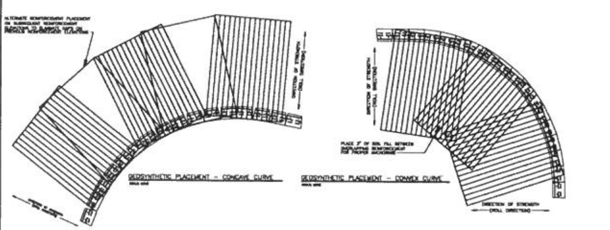
GENERAL NOTES FOR CAPPING:
1. CAPS SHALL BE ADHERED TO WALL USING VERSA-LOK CONCRETE ADHESIVE
2. CAPS MAY BE PLACED WITH A 1/2" TO 3/4" OVERHANG OF TOP COURSE
3. WHEN SPLITTING CAP UNIT FOR WALL END DO NOT USE A CAP SECTION LESS THAN 6" WIDE
4. DO NOT OVERHANG CAP AT END OF COURSE MORE THAN 1"

6/C-330 CAPPING DETAILS
N.T.S.
(RETAINING WALL)

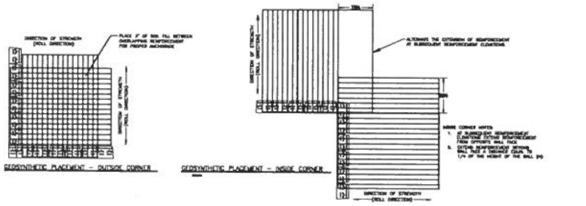


NOTE:
1. FOLLOW GEOSYNTHETIC GRID MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SPECIFICATIONS
2. GEOGRID LENGTH AND ELEVATION PLACEMENT SHALL BE DETERMINED BY PROJECT ENGINEER

7/C-330 GEOSYNTHETIC INSTALLATION DETAILS
N.T.S.
(RETAINING WALL)

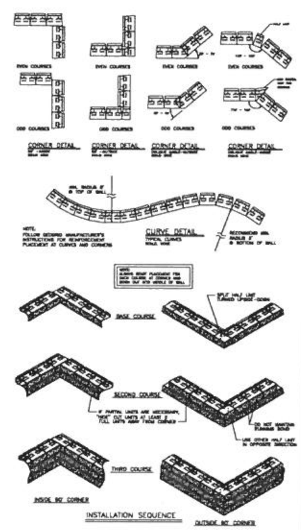


GENERAL NOTES FOR GEOSYNTHETIC REINFORCEMENT
1. AT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS, THE GEOSYNTHETIC SHALL BE LAID HORIZONTALLY ON COMPACTED SOIL FILL AND PLACED ON TO THE VERSA-LOK UNITS.
2. CORRECT ORIENTATION (ROLL DIRECTION) OF THE GEOSYNTHETIC SHALL BE VERIFIED BY THE CONTRACTOR TO BE IN ACCORDANCE WITH THE GEOSYNTHETIC MANUFACTURER'S RECOMMENDATIONS.
3. THE GEOSYNTHETIC SHALL BE IN TENSION AND FREE OF WRINKLES PRIOR TO PLACEMENT OF SOIL FILL.
4. NOMINAL TENSION SHALL BE APPLIED TO THE GEOSYNTHETIC AND SECURED IN PLACE WITH STAPLES, STAKES OR BY HAND TENSIONING UNTIL THE GEOSYNTHETIC IS COVERED BY SIX INCHES OF SOIL FILL.



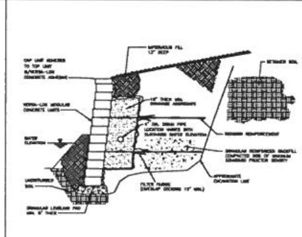
INSIDE CORNER NOTES:
1. AT SUBSEQUENT REINFORCEMENT ELEVATIONS EXTEND REINFORCEMENT FROM OPPOSITE WALL FACE
2. EXTEND REINFORCEMENT BEYOND WALL FACE A DISTANCE EQUAL TO 1/4 OF THE HEIGHT OF THE WALL (H)

8/C-330 GEOSYNTHETIC PLACEMENT DETAILS
N.T.S.
(RETAINING WALL)



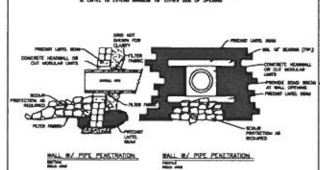
NOTE:
FOLLOW GEOGRID MANUFACTURER'S INSTRUCTIONS FOR REINFORCEMENT PLACEMENT AT CURVES AND CORNERS

3/C-330 CURVE and CORNER DETAILS
N.T.S.
(RETAINING WALL)

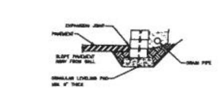


10/C-330 TYPICAL SECTION-REINFORCED DETENTION POND WALL
N.T.S.
(RETAINING WALL)

LINTEL NOTES:
1. FINAL BEAM SIZE, REINFORCEMENT, AND CONFIGURATION TO BE DESIGNED BY PROJECT ENGINEER
2. LINTEL BEAMS SHALL BE PRECAST WITH MINIMUM 7 DAYS CURE
3. HEIGHT OF BEAM SHALL CORRESPOND TO HEIGHT OF MODULAR UNIT(S)
4. PLACEMENT OF LINTEL BEAMS SHALL BE CONSISTENT WITH THE PLACEMENT OF THE OUTFALL PIPE
5. INSTALL OUTFALL PIPE PRIOR TO CONSTRUCTION OF WALL ABOVE
6. OUTFALL PIPE TO EXTEND BEYOND BASE COURSE OF WALL NO LESS THAN 6"
7. GEOTEXTILE FABRIC SHALL BE INSTALLED AROUND PIPE OPENING
8. LINTEL TO EXTEND MINIMUM 18" EITHER SIDE OF OPENING

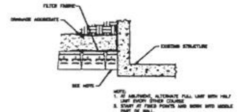


11/C-330 WALL W/ PIPE PENETRATION DETAIL
N.T.S.
(RETAINING WALL)



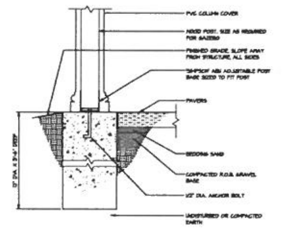
12/C-330 PAVEMENT AT BASE OF WALL DTL.
N.T.S.
(RETAINING WALL)

13/C-330 PARKING LOT DETAIL
N.T.S.
(RETAINING WALL)



NOTE:
1. AT ABUTMENT, ALTERNATE FULL UNIT WITH HALF UNIT EVERY OTHER COURSE
2. START AT FIXED POINTS AND WORK INTO MIDDLE PART OF WALL
3. DO NOT ATTACH VERSA-LOK UNITS TO OTHER STRUCTURES

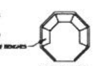
14/C-330 WALL ABUTMENT DETAIL
N.T.S.
(RETAINING WALL)



SIZE: 18 FT.
MATERIAL: VINYL
ROOF: PAGODA
SHINGLES: ASPHALT (COLOR: RUSTIC EVERGREEN)
CORNICE: WAVED
BRACES: VICTORIAN
POSTS: TURNED
STRAIGHT BALUSTERS
SCREEN PKG.: NO
ELECTRICAL PKG.: NO

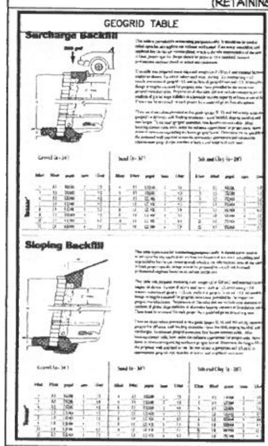
PLEASE NOTE: GAZEBO WILL BE SET AT GRADE, FLOORING TO BE PAVERS

GAZEBO AS MANUFACTURED BY AMISH COUNTRY GAZEBOS, ASSEMBLED ON-SITE (NO FLOOR PACKAGE).

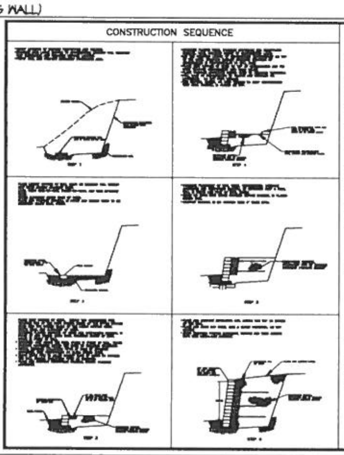


15/C-330 GAZEBO DETAILS
N.T.S.

GEOGRID TABLE



CONSTRUCTION SEQUENCE



INSTALLATION NOTES

- STRIP VEGETATION AND ORGANIC SOIL FROM WALL AND GEOSYNTHETIC ALIGNMENT.
- BENCH CUT ALL EXCAVATED SLOPES.
- DO NOT EXCAVATE BEYOND EXCAVATION LINES SHOWN ON PLAN UNLESS DIRECTED BY SITE SOILS ENGINEER TO REMOVE UNSUITABLE SOIL.
- CONTRACTOR SHALL ENSURE TEMPORARY EXCAVATIONS ARE STABLE AND PROVIDE EXCAVATION SUPPORT IF NEEDED.
- SITE SOILS ENGINEER SHALL VERIFY FOUNDATION SOILS AS BEING COMPETENT PER THE DESIGN PARAMETERS.
- LEVELING PAD SHALL CONSIST OF WELL GRADED ROAD BASE AGGREGATE, 3/4" CRUSHED, ANGULAR GRAVEL WITH SOME FINES.
- CONTRACTOR MAY OPT FOR A LEAN CONCRETE LEVELING PAD. PAD SHALL BE UNREINFORCED LEAN CONCRETE, 200-300 PSI, 3" THICK MAXIMUM.
- DRAINAGE AGGREGATE SHALL CONSIST OF CLEAN ANGULAR GRAVEL, 3/4" DIAMETER WITH LESS THAN 5% FINES.
- DRAINAGE PIPE SHALL BE PERFORATED OR SLOTTED PVC OR CORRUGATED HDPE PIPE.
- REINFORCED BACKFILL SHALL BE FREE OF DEBRIS, ORGANIC SOIL, AND EXPANSIVE SOILS.
- FOR UNITS TO BE EMBEDDED, COMPACT FILL IN FRONT OF UNITS AT THE SAME TIME FILL BEHIND UNITS IS COMPACTED.
- COMPACTION SHALL BE TO 95% OF MAXIMUM STANDARD PROCTOR DENSITY. (ASTM D-698)
- COMPACTION TESTS SHALL BE TAKEN AS THE WALL IS INSTALLED. THE MINIMUM NUMBER OF TESTS SHALL BE DETERMINED BY THE SITE SOILS ENGINEER.
- COMPACTION WITHIN 3FT. OF WALL SHALL BE LIMITED TO HAND OPERATED EQUIPMENT.
- CONTRACTOR SHALL SLOPE SITE GRADES TO DIRECT SURFACE RUNOFF AWAY FROM WALL AT END OF EACH DAY TO AVOID WATER DAMAGING THE WALL WHILE UNDER CONSTRUCTION.
- ANY SURFACE DRAINAGE FEATURES, FINISH GRADING, PAVEMENT, OR TURF SHALL BE INSTALLED IMMEDIATELY AFTER WALL IS COMPLETED.
- FOLLOW APPLICABLE PROVISIONS OF THE WALL UNIT AND GEOSYNTHETIC MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS.
- IF SITE AND SOIL CONDITIONS, WALL GEOMETRY, OR WALL LOADINGS ARE DIFFERENT THAN IN THE DRAWINGS AND THE DESIGN PARAMETERS, THE CONTRACTOR MUST CONTACT DESIGN ENGINEER PRIOR TO PROCEEDING WITH THE CONSTRUCTION OF THE WALL.

DESIGN PARAMETERS AND PROVISIONS

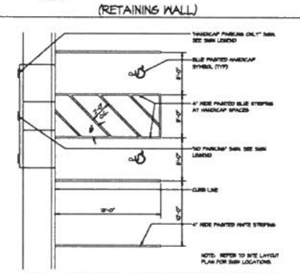
- THE DESIGN OF THE WALL SYSTEM ASSUMES THE FOLLOWING PARAMETERS:

SOIL CONDITIONS	FRICTION ANGLE	UNIT WEIGHT
REINFORCED BACKFILL	------	------
RETAINED BACKFILL	------	------
FOUNDATION SOIL	------	------

HYDROSTATIC LOADING = NONE
SURCHARGE LOAD AT TOP OF WALL = --------
ALLOWABLE BEARING CAPACITY = --------

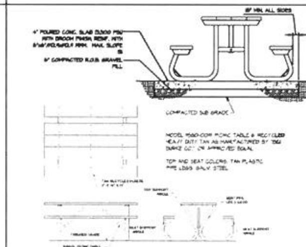
- THE WALL DESIGN ENGINEER ASSUMES NO LIABILITY FOR INTERPRETATION OF SUBSURFACE CONDITIONS, SUITABILITY OF SOIL DESIGN PARAMETERS AND INTERPRETATIONS OF SUBSURFACE GROUNDWATER CONDITIONS.
- THE OWNER OR OWNER'S REPRESENTATIVE IS RESPONSIBLE FOR ENSURING THE CONDITIONS STATED ABOVE ARE ACCURATE PRIOR TO AND DURING CONSTRUCTION.
- THE OWNER OR OWNER'S REPRESENTATIVE IS RESPONSIBLE FOR ENSURING THE WALL DESIGN ENGINEER IS CONTACTED IF CONDITIONS VARY.
- IT IS THE OWNER OR THE OWNER'S REPRESENTATIVE'S RESPONSIBILITY TO ENSURE EXTERNAL STABILITY OF THE WALL, INCLUDING BEARING CAPACITY AND SLOPE STABILITY, IS PROPERLY REVIEWED AND EVALUATED BY A QUALIFIED CIVIL ENGINEER. THE WALL DESIGN SHOWN IN THESE DRAWINGS DOES NOT ADDRESS THE SUFFICIENCY OF THE BEARING CAPACITY NOR THE SLOPE STABILITY OF THE WALL SYSTEM AND SURROUNDING SOIL.

VERSA-LOK Retaining Wall Systems



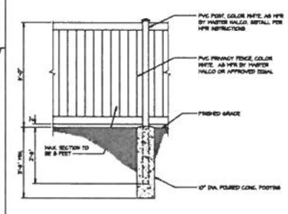
NOTE: REFER TO SITE LAYOUT PLAN FOR SIGN LOCATIONS.

16/C-330 HANDICAPPED PARKING DETAIL
N.T.S.

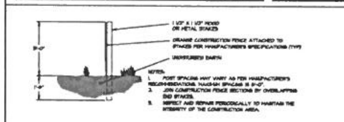


MODEL 1560-COM PICNIC TABLE & RECYCLED HEAVY DUTY TAN AS MANUFACTURED BY "BCI BURKE CO." OR APPROVED EQUAL
TOP AND SEAT COLORS: TAN PLASTIC. PIPE LEGS: GALV. STEEL

17/C-330 PICNIC TABLE DETAIL
N.T.S.

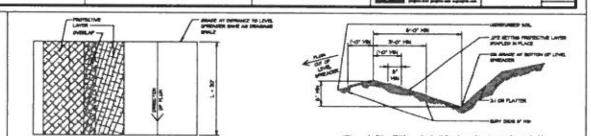


18/C-330 PRIVACY FENCE DETAIL
N.T.S.

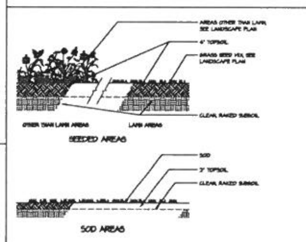


NOTES:
1. POST SPACING MAY VARY AS PER MANUFACTURER'S RECOMMENDATIONS. MAXIMUM SPACING IS 8'-0".
2. JOIN CONSTRUCTION FENCE SECTIONS BY OVERLAPPING END STAKES.
3. INSPECT AND REPAIR PERIODICALLY TO MAINTAIN THE INTEGRITY OF THE CONSTRUCTION AREA.

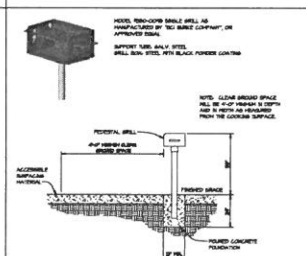
23/C-330 CONSTRUCTION FENCE DETAIL
N.T.S.



22/C-330 LEVEL SPREADER DETAIL
N.T.S.



19/C-330 SEEDING DETAILS
N.T.S.



MODEL 1580-COMB SINGLE GRILL AS MANUFACTURED BY "BCI BURKE COMPANY", OR APPROVED EQUAL
SUPPORT TUBE: GALV. STEEL
GRILL BOX: STEEL WITH BLACK POWDER COATING

NOTE: CLEAR GROUND SPACE WILL BE 4'-0" MINIMUM IN DEPTH AND IN WIDTH AS MEASURED FROM THE COOKING SURFACE.

20/C-330 PEDESTAL GRILL DETAIL
N.T.S.

NOTE: INSTALL ONE HOT COAL BIN ADJACENT TO EVERY GRILL.

HOT COAL BIN, MODEL RHCBB-H AS MANUFACTURED BY R.J. THOMAS MFG. CO. INC., OR APPROVED EQUAL

21/C-330 HOT COAL BIN DETAIL
N.T.S.

PUTNAM ENGINEERING, PLLC
ENGINEERS - ARCHITECTS
4 OLD ROUTE 6, BREWSTER, NEW YORK 10509
(845) 279-6784 FAX (845) 279-6764

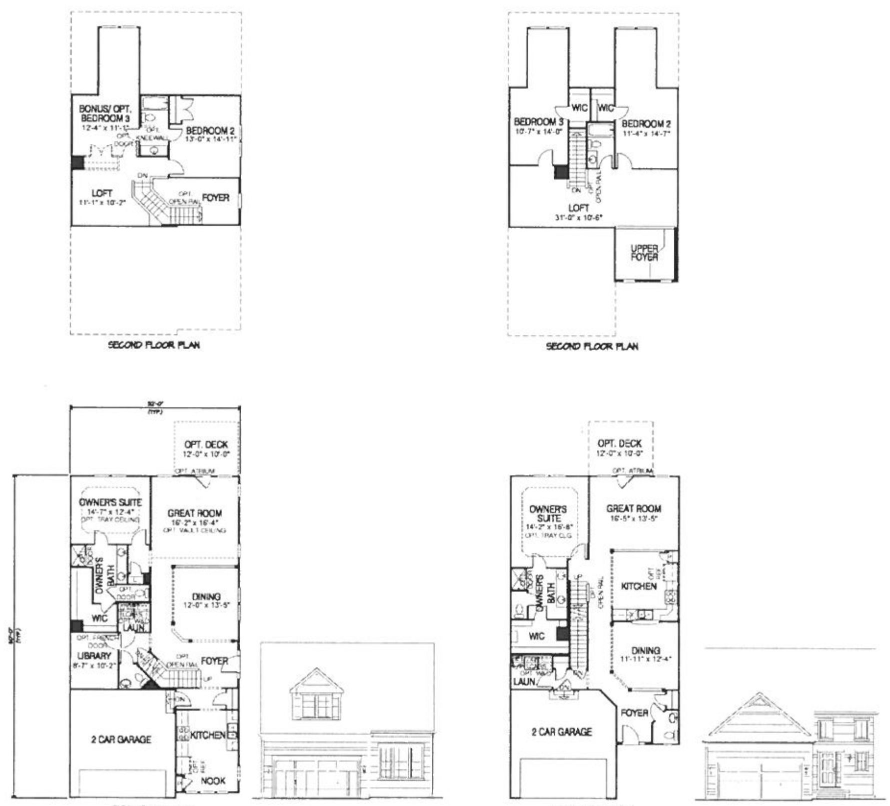
AMENDED SITE PLAN PREPARED FOR:
CARMEL CENTRE SENIOR HOUSING
CARMEL CORPORATE CENTER LOT #5
TERRACE DRIVE
TOWN of CARMEL
PUTNAM COUNTY, NEW YORK

DRAWING: RETAINING WALL and MISCELLANEOUS DETAILS
SCALE: AS NOTED
DRAWING NUMBER: C-330
SHEET 48 OF 50

C / A-110 RECREATION/MEETING ROOM FLOOR PLAN & ELEVATIONS

'MAYFIELD' 'RESTON' 'NEWHALL'

A / A-110 "MANOR HOME" TYPICAL FIRST FLOOR PLANS & ELEVATIONS



'MILTON' 'MORGAN'

B / A-110 "COTTAGE UNIT" TYPICAL FIRST FLOOR PLANS & ELEVATIONS

PUTNAM ENGINEERING, PLLC
ENGINEERS - ARCHITECTS
4 OLD ROUTE 6, BREWSTER, NEW YORK 10509
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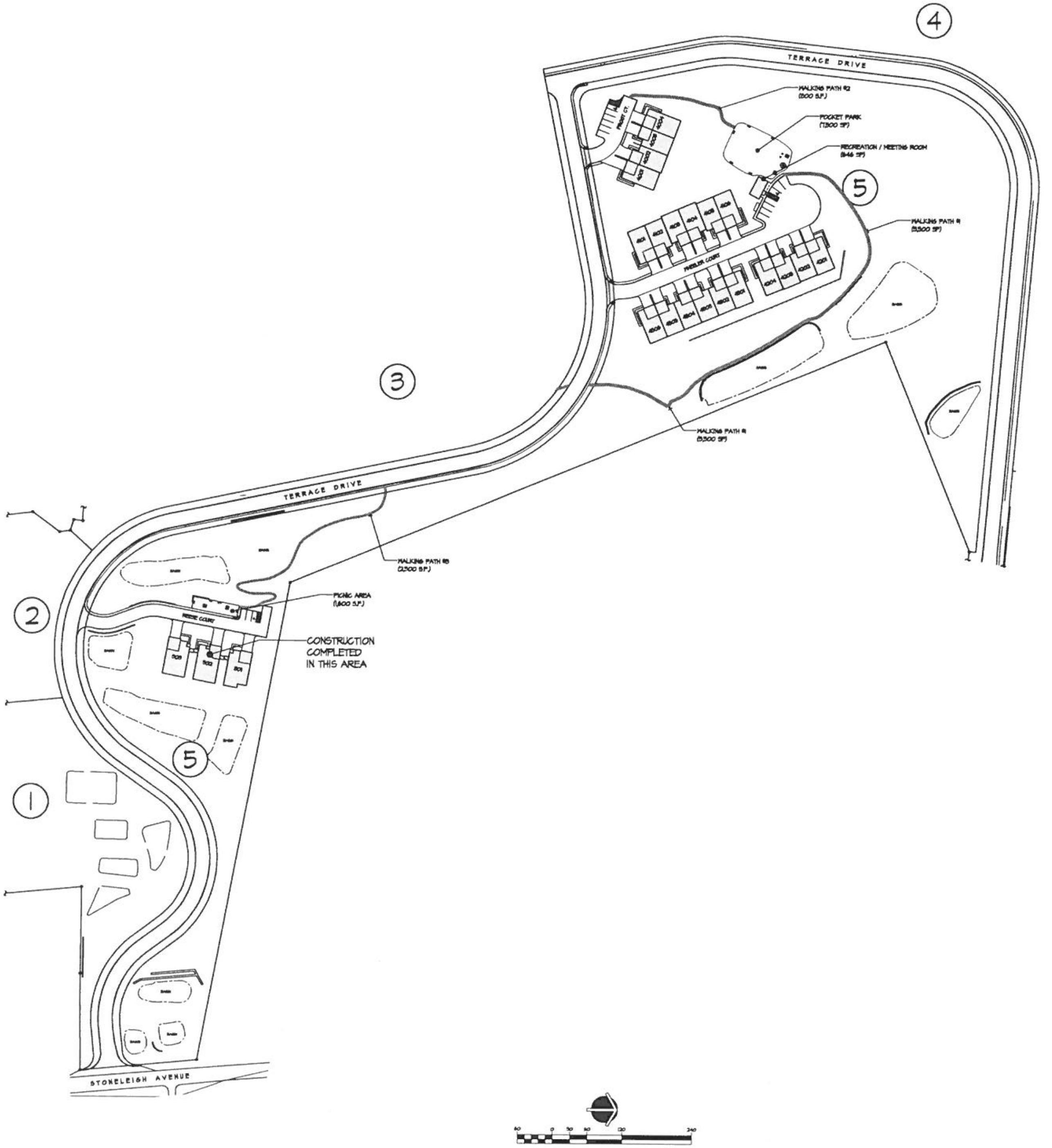
CARMEL CENTRE SENIOR HOUSING
CARMEL CORPORATE CENTER LOT #5
TERRACE DRIVE
TOWN of CARMEL
PUTNAM COUNTY, NEW YORK

TYPICAL BUILDING PLANS & ELEVATIONS

A-110



AREA MAP

SCALE: 1"=800'

SCHEDULE of AMENITY COMPLETION CHART

DWELLING UNITS	RECREATION AMENITIES COMPLETION PROGRESS	SQUARE FOOTAGE OF AMENITIES COMPLETE	SQUARE FOOTAGE OF AMENITIES REQUIRED (TOTAL)
4101, 4102, 4103, 4104, 4105, 4106, 4201, 4202, 4203, 4204, 4501, 4502, 4503, 4504, 4505, 4506, 4001, 4002, 4003, 4004	RECREATION / MEETING ROOM PICNIC AREA WALKING PATH #1 WALKING PATH #3	[illegible] *	6,000 *

* - 6,000 S.F. REFERS TO THE CONSTRUCTION OF THE 20 UNITS INDICATED IN THE CHART ABOVE. THE REQUIRED AMENITY AREA FOR UNITS 501-503 (900 S.F.) IS NOT INCLUDED AS THESE UNITS ARE EXISTING.

NOTES:

1. IF THE APPLICANT IS SEEKING A CERTIFICATE OF OCCUPANCY DURING THE WINTER MONTHS, FROM NOVEMBER 1 THROUGH MARCH 31, TEMPORARY MULCH OR GROUND COVER SHALL BE PROVIDED AT LANDSCAPED AREAS ADJACENT TO THE UNIT(S). THE APPLICANT WILL THEN LANDSCAPE THOSE AREAS AT THE BEGINNING OF THE IMMEDIATELY FOLLOWING GROWING SEASON.

2. SURROUNDING LANDSCAPING SHALL BE COMPLETED WHERE INDICATED ON THE LANDSCAPE PLAN, DRAWING C-[illegible]. LANDSCAPING IMMEDIATELY ADJACENT TO THE UNIT(S) UNDER CONSTRUCTION SHALL BE EXEMPT UNTIL THE UNIT(S) ARE COMPLETED.

3. COMPLETION OF FROST COURT SHALL BE WAIVED WHILE THIS AREA IS BEING USED AS A TOPSOIL STOCKPILE AREA.

CONDITIONS STATEMENT:

IN ORDER FOR A CERTIFICATE OF OCCUPANCY TO BE ISSUED BY THE TOWN OF CARMEL FOR A DWELLING IN A PARTICULAR SECTION, THE SECTION IN WHICH SUCH DWELLING IS LOCATED AS SHOWN ON SP-1 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, AT A MINIMUM, ALL UTILITIES INCLUDING WATER, SANITARY AND STORM SEWERS, AND ALL ROAD RELATED WORK (EXCEPT FOR TOP COURSE OF PAVEMENT) ARE SUBSTANTIALLY COMPLETE AS DETERMINED BY THE TOWN ENGINEER.

SCHEDULE of RECREATION AREAS

AMENITY	AREA
RECREATION / MEETING ROOM	646 SF
WALKING PATH #1	5,300 SF
WALKING PATH #2	800 SF
WALKING PATH #3	2,300 SF
POCKET PARK	7,300 SF
PICNIC AREA	1,800 SF
TOTAL	18,146 SF

REQUIRED RECREATION = 23 UNITS X 300 SF / UNIT = 6,900 SF

GENERAL NOTES:

1. OWNER/APPLICANT: PULTE HOMES OF NEW YORK, LLC
   222 MOUNT AIRY ROAD
   BASKING RIDGE, NJ 07920
2. PROPOSED USE: SENIOR HOUSING
   23 UNITS
3. SITE DATA: TOTAL LOT AREA = [illegible] S.F. ([illegible] AC.)
   TAX MAP [illegible], BLOCK 1, LOT 11.3
4. ZONING DISTRICT: C/BP - COMMERCE/BUSINESS PARK

LEGEND:

(5) LOT NUMBER

▪▪▪▪ SECTION LINE

PUTNAM ENGINEERING, PLLC
ENGINEERS - ARCHITECTS
4 OLD ROUTE 6, BREWSTER, NEW YORK 10509
(845) 279-6789 FAX (845) 279-6164

REVISIONS

NO.	DATE	DESCRIPTION
1	[illegible]	[illegible]
2	[illegible]	[illegible]
3	[illegible]	[illegible]
4	[illegible]	[illegible]
5	[illegible]	[illegible]
6	[illegible]	[illegible]
7	[illegible]	[illegible]

PROJECT: AMENDED SITE PLAN PREPARED FOR:
CARMEL CENTRE SENIOR HOUSING
CARMEL CORPORATE CENTER LOT #3
TERRACE DRIVE
TOWN of CARMEL
PUTNAM COUNTY, NEW YORK
TAX MAP [illegible] BLOCK 1 LOT 11.3

DATE: 28 JAN 13
PROJECT MANAGER: ML
DRAWN BY: MLG
CHECKED BY: ML
SCALE: AS NOTED

DRAWING: SECTION PLAN of SITE PLAN

PROJECT NUMBER: 1471

DRAWING NUMBER: SP-1

SHEET 20 of 20