

ROBERT LAGA
Chairman

NICHOLAS FANNIN
Vice Chairman

RICHARD FRANZETTI, P.E.
Wetland Inspector

ROSE TROMBETTA
Secretary

TOWN OF CARMEL
ENVIRONMENTAL CONSERVATION BOARD



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

BOARD MEMBERS

Edward Barnett
Anthony Federice
Nicole Sedran

ENVIRONMENTAL CONSERVATION BOARD AGENDA

JUNE 17, 2021 – 7:30 P.M.

SUBMISSION OF AN APPLICATION OR LETTER OF PERMISSION

<u>APPLICANT</u>	<u>ADDRESS</u>	<u>TAX MAP #</u>	<u>COMMENTS</u>
1. Rivera, Celena & David	775 & 777 South Lake Blvd	75.42-1-28,29	Replace Existing Seating Wall & Flagstone Patio
2. G&F Subdivision, Gateway & The Fairways	2054 Route 6, Carmel	55.-2-24.5, 55.-2-24.6-1 55.-2-24.7-2 & 55.-2-24.8-2	Disturbance Associated With Grading and Stormwater Management & Assoc. Activities

775-777 S Lake Blvd

Patio renovation

Phase 1: Preparation work

- Remove existing flagstone patio stones offsite to a recycling facility.
- Install silt fence in areas of raw soil exposure.
- Remove balance of collapsed natural stone retaining wall and dispose offsite at recycling facility.
- Remove tree stump from old rotten oak tree along road.
- Mini excavator will be used from parking area to load out said material into a dump truck in gravel parking area. A spill kit will be onsite at all times.

Phase 2: Patio and wall rebuild

- Install new crushed stone base for wall footing and patio base.
- Install new concrete footing for seating wall. Concrete to come from batch plant and delivered to site. Concrete wash out bin made of plywood with plastic lining. Wash out will be disposed of at recycling facility.
- Install new modular concrete block seating wall approximately 30 inches tall and 50 ft long.
- Install new permeable paver patio on an open stone base. 6 inches of ASTM 57 stone and 1 inch is ASTM 9 stone will be used for setting bed.
 - All material will be lowered down from gravel parking area with a mini excavator.
- All debris will be disposed of offsite daily.
- All disturbed areas will be stabilized before completion of job.

CONSTRUCTION SEQUENCE

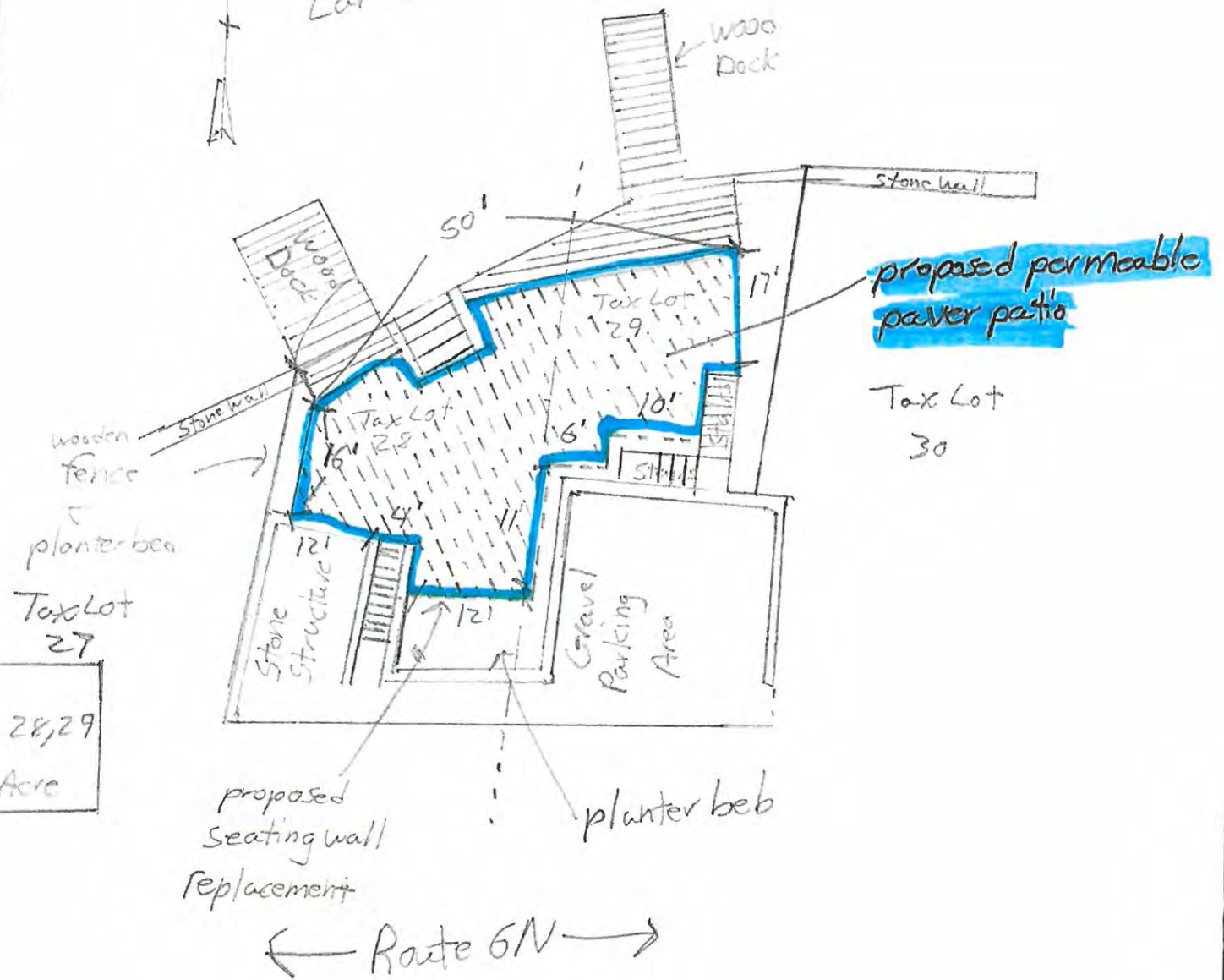
David and Celena Rivera
777 South Lake Blvd
Mahopac, NY 10541

- Install floating erosion control barrier boom.
- Dock decking removal.
- Dock back and front frame boards replaced.
- Reinforce joist with hangers and HD Galvanized brackets.
- Existing dock sections post are replaced and leveled with 1½ Galvanized piles.
- All brackets and pile holders are installed with Galvanized carriage bolts.
- ACQ pressure treated decking installation.
- Decking is installed with Pneumatic Galvanized screw-nails.
- 3ft wide by 14ft long floating dock section will be added in between the 2 existing sections.
- Old decking is taken to be recycled.
- Work site clean-up.
- Remove floating erosion control barrier boom.

Owner: David & Celena Rivera
 775-777 South Lake Blvd
 Mahopac, NY 10541



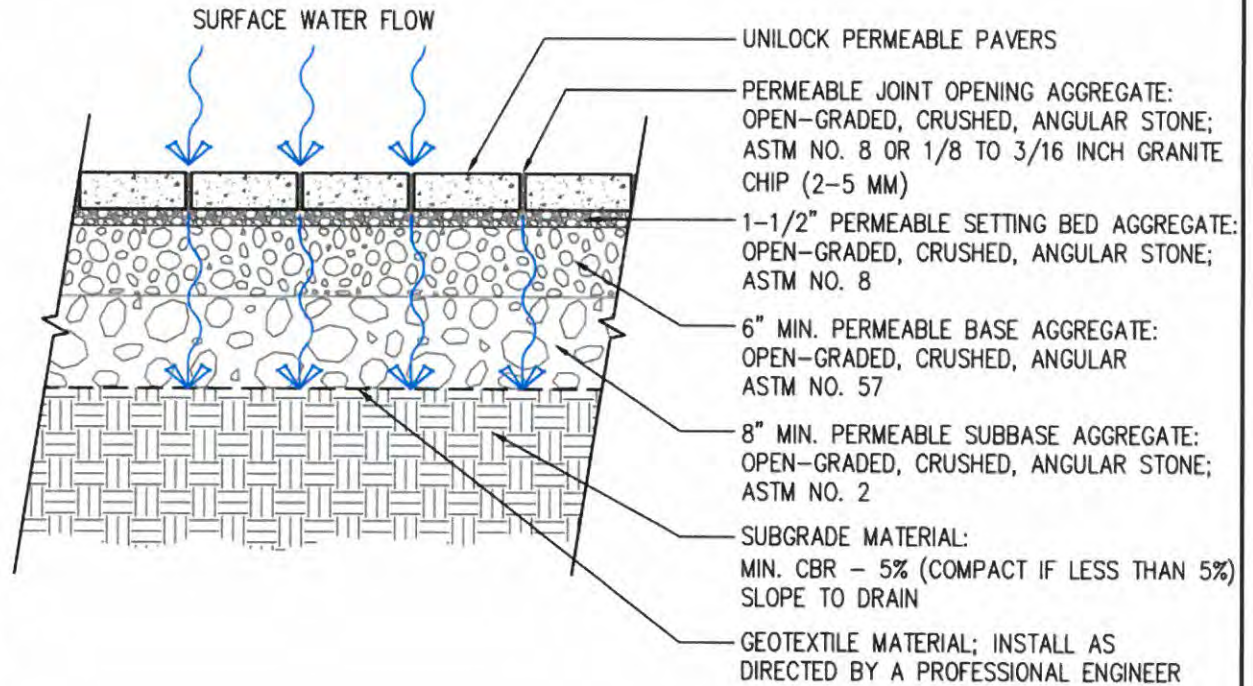
Lake Mahopac



Town of Carmel
 Section 75.42 Block: I Lots 28, 29
 Total Area 2,673 sq ft / 0.0614 Acre

NOTES:

- 1) THIS PERMEABLE PAVEMENT DETAIL IS A RECOMMENDED MINIMUM AND MUST BE DESIGNED BY A PROFESSIONAL ENGINEER.
- 2) ALL AGGREGATE MATERIAL SHALL BE CRUSHED, ANGULAR STONE AND FREE OF FINES.
- 3) COMPACT SUBSOIL WITH A CALIFORNIA BEARING RATIO (CBR) OF LESS THAN 5% AS DIRECTED BY A PROFESSIONAL ENGINEER.
- 4) SURFACE SLOPE SHALL BE A MINIMUM OF 1% AND A MAXIMUM OF 5%.
- 5) INSTALL PVC UNDERDRAIN PIPE WHERE INFILTRATION RATE OF SUBSOIL IS LESS THAN 0.5 IN./HR. SIZE AS DIRECTED BY A PROFESSIONAL ENGINEER.
- 6) NEVER BUILD PERMEABLE PAVEMENTS ON ORGANIC CLAY SOILS OF HIGH PLASTICITY AND/OR PEAT, MULCH, SOILS WITH HIGH ORGANIC CONTENT.
- 7) MAINTAIN A MINIMUM DISTANCE OF 2' BETWEEN BOTTOM OF PERMEABLE BASE AND WATER TABLE.
- 8) THE MINIMUM AGGREGATE THICKNESSES ARE AFTER COMPACTION.
- 9) CROWN ROADWAY APPLICATIONS AT A 1.5 TO 1.7% SLOPE FOR INCREASED PAVEMENT STIFFNESS. (CROWNING IS NOT FOR DRAINAGE PURPOSES.)
- 10) ONLY USE CRUSHED, ANGULAR GRANITE CHIPS FOR JOINT MATERIAL IN ROADWAY APPLICATIONS.



COMMERCIAL APPLICATION
PERMEABLE PAVER DETAIL

CREATED:	OCTOBER 11, 2011
REVISED:	JANUARY 30, 2014
FILE NAME:	CS-COM-PERM-T1-2014.DWG

NOTES:

This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

CROSS SECTION

HIGH INFILTRATION
NO UNDERDRAIN
MEDIUM DUTY





June 14, 2021

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

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

Dear Chairman Laga and Members of the Board:

Enclosed please find four (4) copies of the following information in support of a wetland permit for the above reference project:

- G&F Subdivision Road Site Plan Sheets 1-6 Set, last revised January 11, 2019.
- Gateway Summit Site Plan Sheets 1-8, last revised January 14, 2013.
- The Fairways Site Plan Sheets 1-10, last revised January 14, 2013.
- "Proposed Walking Trail and Boat Dock Site Plans" for Gateway Summit & The Fairways, last revised January 10, 2013. (6 sheets)
- Wetland Permit Application Form dated June 14, 2021.
- Wetland Delineation Report, prepared by Steve Marino, PWS of Tim Miller Associates, Inc., dated June 10, 2021.
- SEQRA Threshold Evaluation Form for The Fairways Senior Housing.
- SEQRA Threshold Evaluation Form the Gateway Summit Senior Housing.
- NYSDEC Wetland Permit, dated September 10, 2020.
- \$1,000.00 Check for Application Fee.

The above listed information is being submitted to your Board for review and subsequent issuance of a Wetland Permit for disturbance associated with the above referenced projects within the Town regulated wetland/watercourse buffer. No disturbance is proposed within either the wetlands or watercourse. Wetland permitting had been previously approved by this Board for these projects and has since expired.

For the G&F Subdivision Road, portions of the project have already been constructed within the Town regulated wetland / watercourse buffer under the original wetland permit and there have been no changes to the project / proposed condition since it was originally approved. The applicant is looking to update the approval for the wetland permit in anticipation of completing the work for the construction of the Town road.

The remaining disturbance proposed is within the Town/NYSDEC regulated wetland buffer and is associated with proposed recreational improvements for the Gateway Summit and The Fairways Housing projects including the rehabilitation and construction of proposed walking trails, sitting areas and a fishing/non-motorized boat dock. The project includes passive recreation opportunities for residents of the

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

subject communities including fishing, bird watching, boating and kayaking and areas for viewing and relaxing. The Town of Carmel Planning Board has approved amended site plan and the NYSDEC has issued a freshwater wetland permit for these trail / recreation improvements (refer to the attached permit).

We trust you will find the enclosed information in order. Please place the project on the Board's June 17, 2021, agenda for discussion of the project. Please contact our office if you should have comments or questions or require additional copies of the above listed information.

Very truly yours,

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

By:



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

JJC/dlm

Enclosure(s)

cc: Hudson Valley Realty Corp., with enclosures

Insite File No. 04232.100

ROBERT LAGA
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APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: Par Four Realty Co. LLC (The Fairways) / Hudson Valley Realty (G&F Lot 5 and Gateway Summit)

Address of Applicant: 1699 Route 6, Suite1, Carmel, NY 10512 **Email:** crillc@comcast.net

Telephone# 845-228-1400 **Name and Address of Owner if different from Applicant:**

Property Address: 2054 US Route 6, Town of Carmel **Tax Map #** G&F Subdivision Lot 5 (TM #55.-2-24.5), Gateway (TM #55.-2-24.6.1 & 24.7-2), and The Fairways (TM #55-2-24.8-2)

Agency Submitting Application if Applicable: N/A

Location of Wetland: Along east side of site disturbance within Town regulated wetland / watercourse buffers and NYSDEC

Size of Work Section & Specific Location: regulated wetland buffer.

Will Project Utilize State Owned Lands? If Yes, Specify: _____

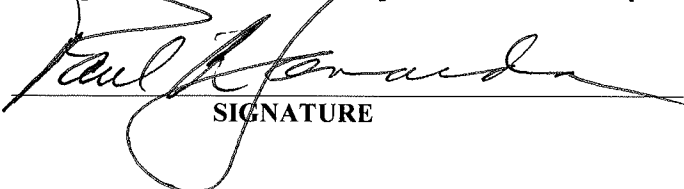
Type and extent of work (feet of new channel, yards of material to be removed, draining, dredging, filling, etc). A brief description of the regulated activity (attach supporting details).

Disturbance associated with grading and stormwater management for subdivision road and disturbance associated with trail / recreation improvements for Gateway and The Fairways projects.

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

CERTIFICATION

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


SIGNATURE

6-14-21
DATE

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, NY 10516 (845) 265-4400 265-4418 fax www.timmillerassociates.com

June 10, 2021

Mr. Paul Camarda
Camarda Realty Investments
1699 Route 6, Suite 1
Carmel, NY 10512

RE: Wetlands Delineation
Gateway Fairways Site
Town of Carmel, Putnam County

Dear Mr. Camarda:

At your request, I surveyed the referenced property on May 19, May 24 and June 3, 2021. Our goal was to update the wetland delineation that was first completed more than ten years ago. It is noted that Josh Fisher of the New York State DEC visited the site last year and re-confirmed the original delineation for the purposes of the State.

Site Location and Surroundings

The subject parcel is located on the north side of Route 6 in the Town of Carmel, east of Stoneleigh Avenue and the Old Route 6 intersection. The property is surrounded in large part by the Centennial Golf Club property to the north, east and west, and the Carmel business district to the south. The site slopes generally downward from west to east. The northern part of the site including the stream corridor is wooded, while the southern part is the location of the former town highway garage and is maintained as open field. Putnam County and federal mapping show the eastern part of the site as generally being located in stream/wetland corridor, culminating at the Centennial Golf Course pond at the north end of the site (see attached).

Wetland Delineation

A portion of New York State DEC Wetland LC-27 (approximately 30 acres) is located at the north end of the site. This wetland begins as a drowned marsh area at the south end of the Centennial pond. A total of 131 flags were hung during the recent delineation. These flag locations are substantially the same as the previous delineation; any minor differences will be shown on the updated survey which is underway.

This wetland has one to three feet of water, receiving surface runoff and shallow lateral flow from the hillsides on either side. Additional water drains by overflow from DEC Wetland LC-26 to the north, which is connected to LC-27 via a narrow stream channel. In the deeper, open parts of the marsh, vegetation is dominated by pickerelweed (*Pontederia cordata*), duckweed (*Lemna* sp.), woolgrass (*Scirpus cyperinus*), tussock sedge (*Carex*

Mr. Camarda
6/10/2021

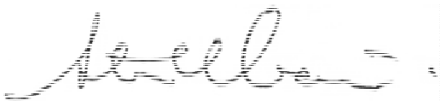
stricta) and occasional stands of cattail (*Typha latifolia*). Along the submerged fringes, tree and shrubs species dominate, including red maple (*Acer rubrum*), slippery elm (*Ulmus rubra*), American elm (*Ulmus americana*) and green ash (*Fraxinus pennsylvanica*). In higher and drier portions of the delineated wetland, shrub species including winterberry holly (*Ilex verticillata*), witch hazel (*Hamamelis virginiana*), spicebush (*Lindera benzoin*) and northern arrow-wood (*Viburnum dentatum*). Soils within the main part of the wetland are described by the Putnam County soil survey as "Palms and Carlisle soils, ponded," which are very deep, very poorly drained organic soils that are inundated for most of the year. The adjacent wetland areas are Ridgebury loams (RdB), a common soil in transitional wetland areas on slopes of 3 to 8 percent.

A stream corridor drains the site from the north to the south, and is identified by the New York State DEC as an un-named tributary to the Middle Branch reservoir. The DEC has classified the stream as a Class C waterbody. This watercourse begins in Wetland LC-26 at the north end of the site, then drains through Wetland LC-27 along the eastern side of the property. This perennial stream has a stony substrate, and in several places passes through stone walls that provide some additional habitat. Except for a small band on the west side of the stream channel the stream does not have wetland vegetation along the majority of the channel.

On the western part of the site, we also re-flagged the edges of the wetland on the adjacent county parcel (formerly county landfill). 13 additional flags were placed at this wetland boundary.

A map indicating the flagged areas is attached for your use. I hope this answers any questions you may have about the wetlands on this property. Feel free to call if you have any further questions.

Sincerely,

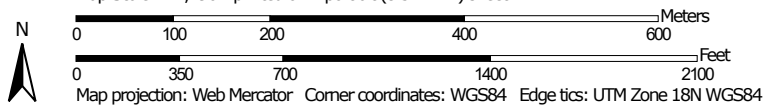
A handwritten signature in black ink, appearing to read "Steve Marino". The signature is fluid and cursive, with a long horizontal stroke at the end.

Steve Marino, PWS
Principal/Senior Wetland Ecologist
TIM MILLER ASSOCIATES, INC.

Soil Map—Putnam County, New York
(Gateway Summit, Carmel)



Map Scale: 1:7,790 if printed on A portrait (8.5" x 11") sheet.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Putnam County, New York

Survey Area Data: Version 17, Jun 11, 2020

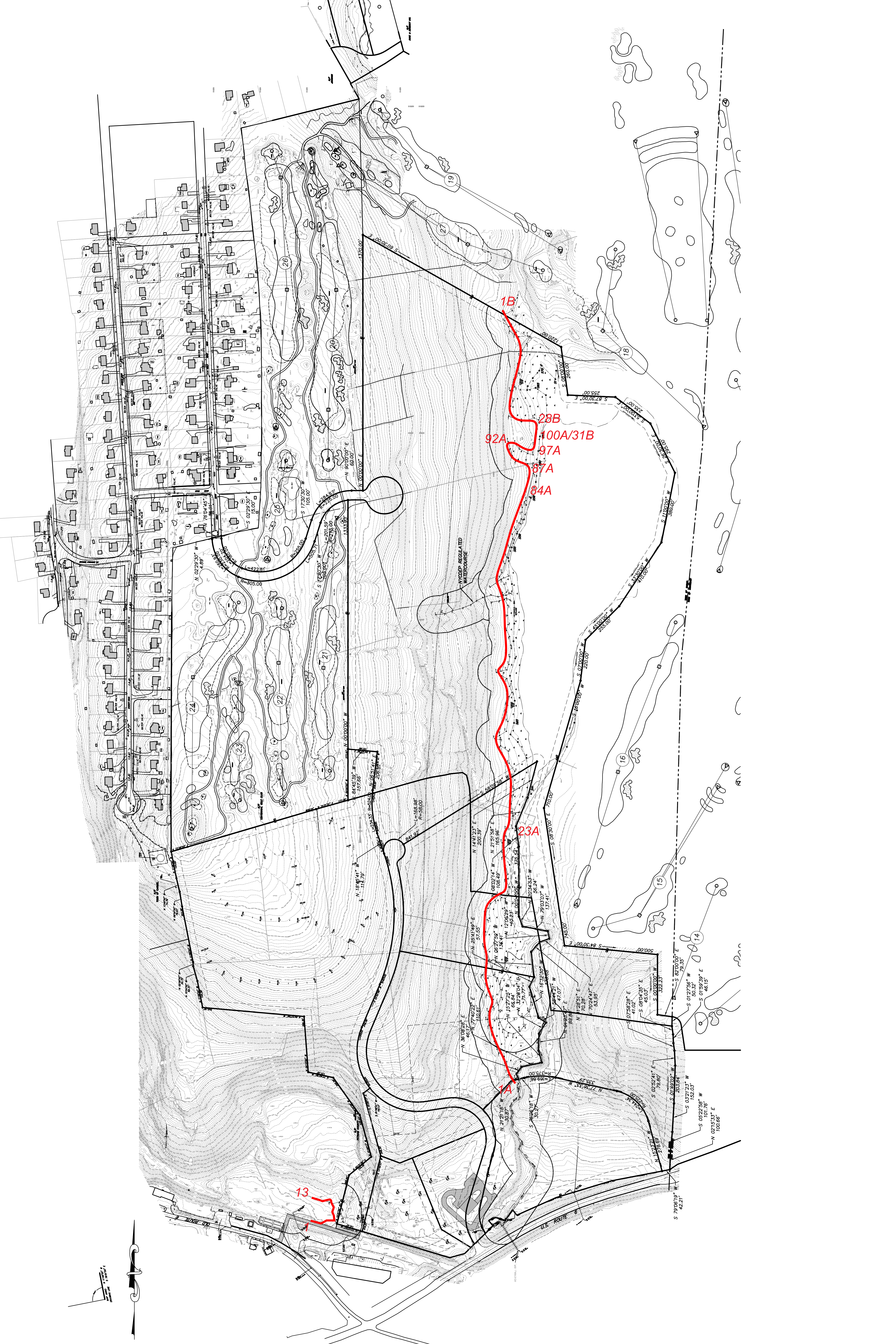
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Oct 5, 2016

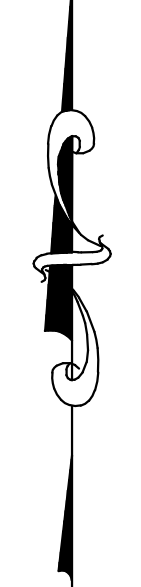
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ChB	Charlton fine sandy loam, 3 to 8 percent slopes	6.5	4.8%
ChE	Charlton loam, 25 to 35 percent slopes	3.8	2.8%
CIE	Charlton loam, 25 to 35 percent slopes, very stony	13.9	10.1%
CrC	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	0.0	0.0%
CsD	Chatfield-Charlton complex, 15 to 35 percent slopes, very rocky	4.6	3.3%
HrF	Hollis-Rock outcrop complex, 35 to 60 percent slopes	2.4	1.7%
LcA	Leicester loam, 0 to 3 percent slopes, stony	0.1	0.1%
LeB	Leicester loam, 2 to 8 percent slopes, very stony	0.6	0.5%
NdA	Natchaug and Catden mucks, ponded, 0 to 2 percent slopes	5.7	4.2%
PnB	Paxton fine sandy loam, 3 to 8 percent slopes	14.2	10.3%
PnC	Paxton fine sandy loam, 8 to 15 percent slopes	47.5	34.8%
RdB	Ridgebury complex, 3 to 8 percent slopes	9.4	6.9%
Sh	Sun loam	1.1	0.8%
Ub	Udorthents, smoothed	23.4	17.1%
Uc	Udorthents, wet substratum	0.4	0.3%
WdA	Woodbridge loam, 0 to 3 percent slopes	3.3	2.4%
Totals for Area of Interest		136.8	100.0%



Scale: 1" = 100'



13

1B

28B

92A

100A/31B

97A

87A

84A

23A

15

14

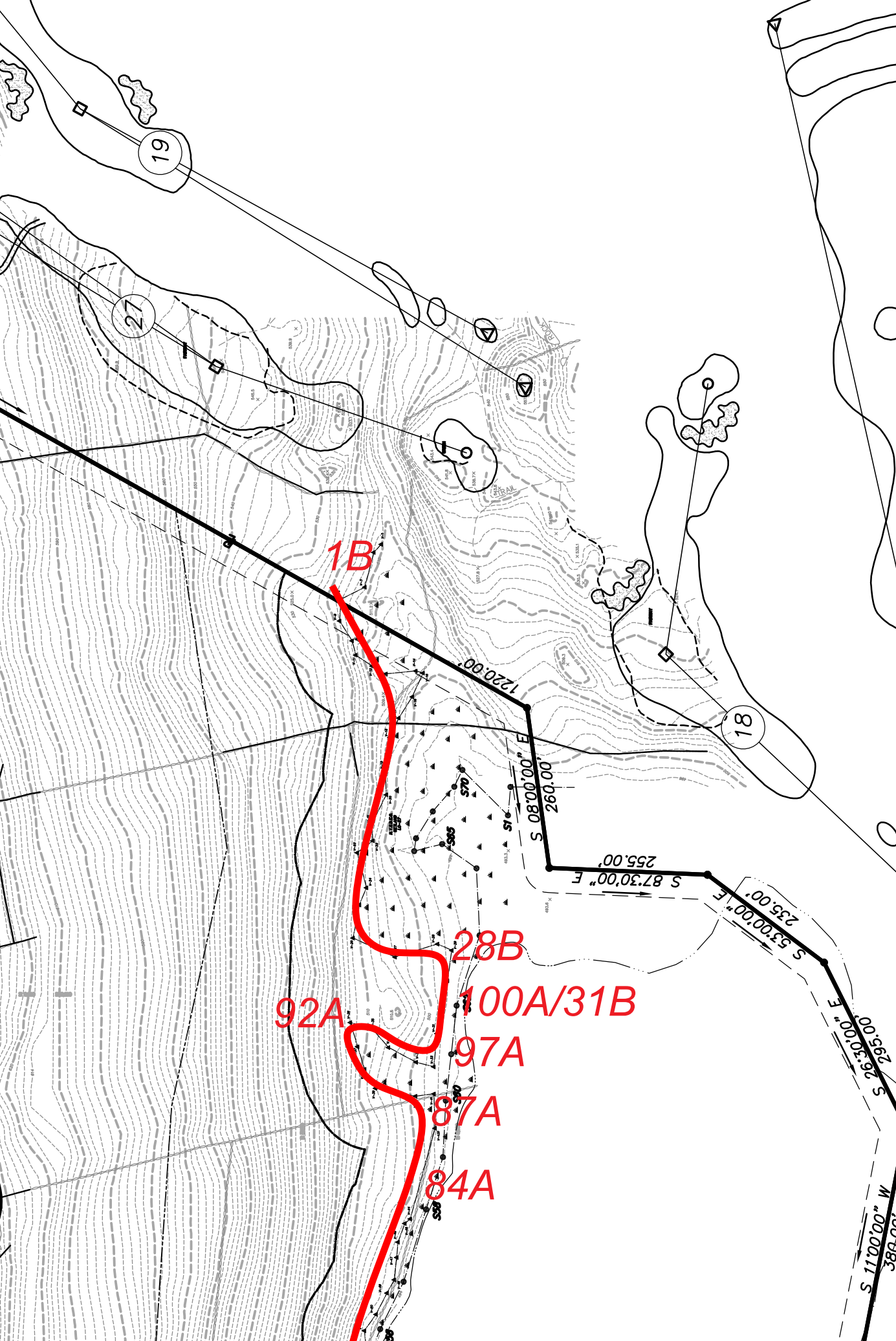
16

17

18

NYCDEP REGULATED WATERCOURSE

U.S. ROUTE



Environmental Resource Mapper

Base Map: Topographical [Using this map](#)

Search

Tools

Layers and Legend

- All Layers
- Unique Geological Features
- Waterbody Classifications for Rivers/Streams
- Waterbody Classifications for Lakes
- State Regulated Freshwater Wetlands (Outside of the Adirondack Park)
- State Regulated Wetland Checkzone
- Imperiled Mussels
- Mussel Screening Ponded Waters
- Mussel Screening Streams
- Significant Natural Communities
- Natural Communities Near This Location
- Rare Plants or Animals
- Base Flood Elevation Plus 72/75 Inches Sea-level Rise

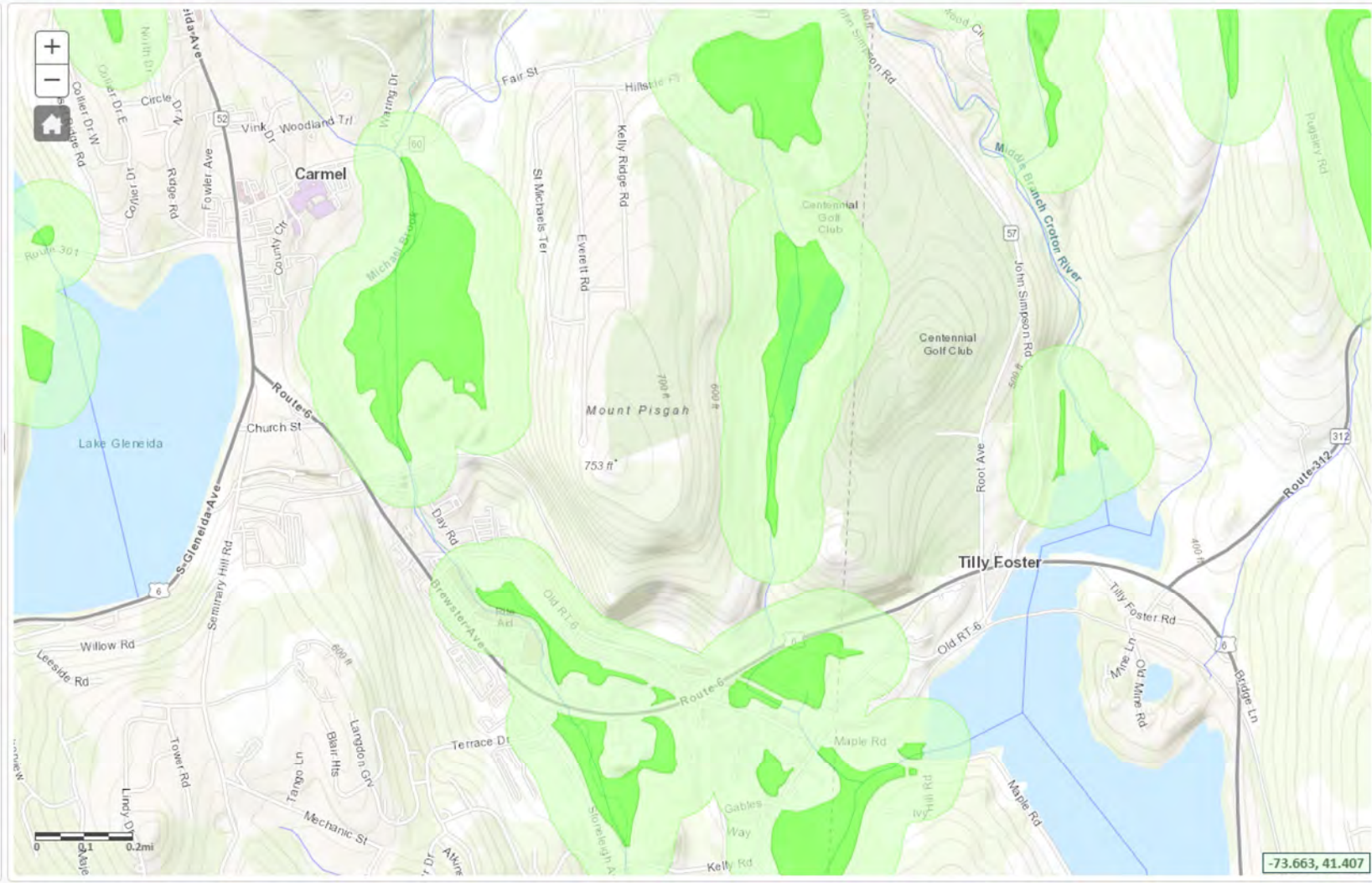
Other Wetland Layers

Reference Layers

Tell Me More...

Need A Permit?

Contacts



SEQRA Evaluation Form
for
The Fairways Site Plan

Project Name: The Fairways - Lot 7, Senior Housing Development

Date: 4/3/07

Applicant: Hudson Valley Realty Corp.

Parcel No(s). 44.-2-1.1, 44.-2-1.2 **Total Acreage:** 101.763 Acres

Proposed Use: Senior Housing Residential

Peak Hour Traffic Generation: AM 40 ; PM 46 ; Saturday 46

The conceptual development plan for The Fairways was approved following the preparation and review of a Generic Environmental Impact Statement (GEIS). That GEIS evaluated the potential impacts of a Senior Housing development, which may be constructed and operated on the site and established minimum thresholds and criteria for the future review of individual site plans when they are submitted to the Town of Carmel Planning Board for approval. The reviewed concept plan included 150 senior units including a mix of multi-family, town-home and single family cottage style units.

The GEIS established minimum thresholds and criteria for the future review of individual site plans when they are submitted to the Town of Carmel Planning Board for approval. The purpose of this form, which is an attachment to the Findings Statement adopted for this project by the Planning Board, is to provide a basis for determining if the submitted site plans fall within the thresholds that the Planning Board has determined would mitigate adverse environmental effects to the maximum extent practicable. Site plan elements such as location and design of buildings, and location and design of interior roads for both the commercial and residential uses may change from the concept development plans in the FGEIS without any additional environmental review, provided they substantially meet the specific development threshold established in the GEIS process and specifically set forth in the Findings Statement.

If the proposed plans and any supplemental documentation submitted demonstrate that potential effects of the proposed use, design, size, and location of future development projects site plan fall substantially within the established thresholds as determined through use of this form, the Planning Board may complete site plan review as provided in 6 NYCRR 617.10 without any additional environmental review under the SEQRA regulations.

If the established thresholds are not met, further SEQRA review will be required including the issuance of a determination of significance. It is noted that the applicant may amend a proposal site plan or submit a new plan. If such revised or new site plan submission does not substantially exceed the established thresholds, no additional environmental review will be required.

The established thresholds consider the following:

1. Landscape Plans. Future application for development of The Fairways must provide landscaping plans that comply with Town of Carmel regulations and the GEIS Findings as they apply to setbacks and landscaped buffers to adjacent properties.

During the site plan review process, individual site plans must include landscaping plans designed to enhance the visual qualities of the use with additional screening where necessary to adjacent properties. Further, stormwater treatment basins must be planted

with aesthetic and functional wetland and transitional plantings to provide water quality treatment, wildlife habitat and visual enhancement, and generally comply with Section 63-27C(4) and (5) of the Town Code.

Does the submitted site plan meet these requirements?

Yes No

If not, can the plan meet this requirement if minor revisions are made?

Yes No

2. Site Disturbance. The conceptual development plan for The Fairways analyzed in the GEIS indicates that approximately 25 acres of The Fairways site would be graded to accommodate proposed development, and of that, approximately 15 acres would be on slopes that exceed 15 percent. Significant grading activities should occur substantially within the areas of disturbance established in the concept development plans in the final GEIS. Further, the GEIS indicates that no significant grading or other land disturbance activities are expected in areas outside of those shown in the Overall Development Plan for The Fairways project and that Erosion and Sediment Control Plans must accompany site plan applications. In addition to complying with the Finding Statement, these plans must be prepared in conformance with New York State Department of Environmental Conservation (NYSDEC) and New York City Department of Environmental Protection (NYCDEP) design guidelines, with special consideration given to erosion control on any land to be disturbed on slopes greater than 15 percent.

Do the submitted Site Plans reflect overall site disturbance and disturbance of steep slopes for the construction of roads, buildings and other components of the proposed project that are generally within the areas of potential disturbance shown on the Grading Plans included in the GEIS and that do not significantly exceed the disturbance estimates in described in the GEIS?

Yes No

If not, can the plan meet this requirement if minor revisions are made?

Yes No

Has a detailed Erosion and Sediment Control Plan been submitted in conformance with NYSDEC and NYCDEP design guidelines? Yes No

If not, can the Erosion and Sediment Control Plan be revised to comply with these standards? Yes No

3. Stormwater Management. The individual site plan application is to include Management Plan that generally conforms to the Stormwater Pollution Prevention Plan (SWPPP) prepared for The Fairways generally and that complies with the New York State General Permit for Stormwater Discharge (GP-02-01) and the New York City Watershed Rules and Regulations. Adherence to these rules will be a condition of site plan approval.

Does the application include site plan specific SWPPP? Yes No

4. Traffic. *Note: In the event that the Modified Road Configuration Alternative is proposed, skip to 4A, Traffic Alternative, below. **The Modified Road Configuration Alternative is proposed; proceed to 4A below.***

A work permit application for any work in the state right-of-way of US Route 6 shall be submitted and approved by NYS DOT, as may be applicable. A concept plan for access improvements shall be provided to NYS DOT as well as to the Town of Carmel Planning Board for the Board's review for compliance with the Findings Statement and input to the NYS DOT.

Mitigation measures were proposed in the GEIS for the eastern access road to mitigate impacts to traffic flow on US Route 6 due to the combined Gateway Summit and The Fairways projects. Thresholds have been established relative to the generation of site traffic and timing of mitigation measures as noted below. It is noted that construction of development gaining access from the westerly access road (secondary access road, in this case) can proceed at any time, and Certificates of Occupancy may be issued, without any road improvements or other traffic mitigation.

Note: If mitigation measures are installed in connection with prior applications, these thresholds may be moot.

Site development plans and construction activities that do not exceed the thresholds noted below may proceed without further review other than NYS DOT work permits as may be required for any work in the State Right of Way. Additionally, site development plans and construction not exceeding such thresholds may be constructed and receive certificates of occupancy without any additional traffic mitigation.

What is the projected peak hour trip generation for pending or approved uses to date at the eastern access road? N/A. See 4A. entering trips; N/A. See 4A. exiting trips

Left Turn Lane Threshold

Does the proposed use in combination with the aforementioned pending or approved uses generate a total of more than 60 peak hour entering vehicles at the eastern access road? N/A. See 4A. Yes No

If so, has the Applicant applied to the NYS DOT for a left turn lane on US Route 6 into the eastern access road to mitigate potential traffic impacts? N/A. See 4A. Yes No

Certificates of occupancy for the additional site development plans and construction projected to generate more than another 60 peak hour entering trips at the eastern access road shall be issued when either; i) NYS DOT approves a permit for the left lane and it is installed; or ii) the NYS DOT finds that such improvement is not required.

Traffic Signal Threshold

Does the proposed use in combination with the aforementioned pending or approved uses generate a total of 100 or more peak hour exiting vehicles at the eastern access road from the Gateway Summit and The Fairways projects?

 N/A. See 4A. Yes No

If so, has the Applicant applied to NYSDOT to construct a traffic light at the eastern site access intersection with US Route 6? Yes No

Certificates of occupancy shall be issued for additional site development plans and construction projected to generate more than 100 peak hour exiting vehicles, at the eastern access road when either; i) NYS DOT approves a permit for the traffic light and it is installed; or ii) the NYS DOT finds that such traffic light is not required.

Any signal design and installation shall have the potential to accommodate a left turn lane if determined necessary and approved by NYSDOT.

4A. Modified Access Alternative. In the likely event that this access alternative is pursued the following thresholds shall apply.

Note: Traffic is assessed for the cumulative development of Lots 1, 6A & 6B, and 7 and includes the hotel conference center on Lot 1 and 300 units of senior housing on Lots 6A and 7.

A work permit application for any work in the state right-of-way of US Route 6 shall be submitted and approved by NYS DOT, as may be applicable. The developer of the site will need to provide a concept plan for access improvements to NYS DOT as well as to the Town of Carmel Planning Board for the Board's review for compliance with the findings statement and input to NYS DOT. The applicant will need to provide designs for the betterment project to widen the railtrail crossing structure of US Route 6 to permit a left turn lane into the site.

Mitigation measures were proposed in the GEIS for the western access road to mitigate impacts to traffic flow on US Route 6 due to the combined Gateway Summit and The Fairways projects. Thresholds have been established relative to the generation of site traffic and timing of mitigation measures as noted below for the Modified Access Alternative. It is noted that construction of development gaining access from the eastern access road (secondary access road in this case) can proceed at any time, and certificates of occupancy issued, without and good improvement, or other traffic mitigation.

Note: If mitigation measures are installed in connection with prior applications, these thresholds may be moot.

Site development plans and construction activities that do not exceed the thresholds noted below may proceed with out further review, other than NYSDOT work permits as may be required for any work in the State Right of Way. Additionally, development not

exceeding such thresholds may be constructed and receive certificates of occupancy without any additional traffic mitigation.

What is the projected peak hour trip generation for pending or approved uses to date at the western site access drive? 36 A.M., 56 P.M., 46 Sat. entering trips; 44 A.M., 36 P.M., 46 Sat. exiting trips.

Traffic Signal Threshold

Does the proposed use in combination with the aforementioned pending or approved uses generate more than 60 peak hour entering and 90 peak hour exiting vehicles at the western site access road from the Gateway Summit and The Fairways projects? Yes X No (both thresholds must be met).

If so, has the Applicant applied to NYSDOT to construct a traffic light at the western site access intersection with US Route 6? Yes No

Note: As per the Findings, Certificates of occupancy shall be issued for development projected to generate more than 60 entering and 90 exiting at the western access road during peak hours when either; i) NYS DOT approves a permit for the traffic light and it is installed; or ii) the NYS DOT finds that such traffic light is not required.

Any signal design and installation shall have the potential to accommodate a left turn lane if determined necessary and approved by NYSDOT.

Left Turn Lane Threshold

Does the proposed use in combination with the aforementioned pending or approved uses generate a total of more than 70 additional peak hour entering trips, for a cumulative total of more than 130 peak hour entering trips at the western access road? Yes X No

If so, the Applicants shall apply to the NYS DOT for a left turn lane at that location. Certificates of occupancy for the additional development projected to generate more than another 70 additional entering trips (130 cumulative trips) at the western access road shall be granted if: i) NYS DOT approves a permit for the left hand access road land and it is installed, or ii) the NYS DOT finds such improvement is not required.

5. Open Space Preservation. The conceptual development plan analyzed in the GEIS includes provisions for preserving approximately 60 acres of the Fairways site to be within conservation easement areas. These are intended to permanently protect and preserve wetlands, wetland buffers and open space. This preserved area will include trails for hiking and access to the lake and may include water well installation.

**Does the submitted Site Plan include provisions for long-term preservation of open space in a manner consistent with this mitigation measure?
 X Yes No**

6. Community Services. The mitigation requirements for community services relative to the water supply system require two separate distribution systems, "high" and "low".

The high-pressure water system will be designed and constructed to include a new pump station and the extension of the high pressure distribution system to service the existing homes on Kelly Ridge Road, Everett Drive and Bard Road above elevation 660 (approximately 3,500 linear feet of new water main pipe will be installed to service existing homes on those roads). This system will be on line prior to the first Certificate of Occupancy (C.O), being issued for the Project.

The system will include a new pump station and a new 135,000-gallon water storage tank (average daily project design flow) next to the existing tank at the end of Everett Drive. This new tank would be located south of the existing tank on the Carmel Water District #2 parcel. This tank will be online prior to the first C.O. being issued for the Gateway Senior Housing Project or The Fairways Senior Housing Project. All new water mains, pump station, tank, and appurtenances internal to the site would be installed at no cost to the water district.

All project buildings will be protected by an automatic fire sprinkler system so as not to increase the Carmel Water District #2 fire protection needs. Each building system will be operational prior to the issuance of the C.O. for each building.

The project's deeds will include a restrictive covenant prohibiting the use of the municipal water system for irrigation purposes. A restrictive covenant establishing such restriction will be filed with the County at the time the subdivision plat is filed.

A Water Supply Easement is proposed to be granted to the District over an approximately 50-acre area located in the area to the east of the proposed YMCA on the Gateway Summit and The Fairways sites. This easement will allow the CWD #2 the right to develop, construct and maintain a groundwater supply if ever desired. This easement will also define a specific area where the Town could potentially locate a booster station. The Water Supply easement will run through the Gateway Summit senior housing lot and The Fairways, and will provide access through lot 6 (the "YMCA" lot). This easement will be as shown on the subdivision plat and an easement filed with the County at the time the subdivision plat is filed.

**Does the submitted Site Plan address the construction phasing of the
aforementioned mitigation measures? X Yes No**

If not, can the plan be adjusted to meet this requirement? _____

7. **Blasting.** The GEIS concludes that development of The Fairways may require blasting. Any blasting which is required will be done in full conformance with the New York State Code. A blasting protocol is summarized in the GEIS, which includes pre-blasting inspections, test blasting, seismographic monitoring and daily logs of seismographic data, explosive use and field conditions.

Can the proposed site plan be implemented without the need for blasting? Yes No

If not, has a blasting plan been prepared? Yes No

8. **Recreation Facilities.** The site plan analyzed for the GEIS provides recreation facilities that will be available for use by the future residents of the Fairways. . These facilities include a main clubhouse with two stories and a footprint that can be as large as 15,000 square feet, an indoor pool within the main clubhouse, a sport court, an approximately 1,500 square feet greenhouse, an outdoor pool and terrace, and access to the existing lake for recreation use. The specific recreation components may be altered without additional environmental review provided they meet the recreational needs of the senior housing and do not substantially exceed the areas of disturbance and create new significant adverse environmental impacts.

Does the submitted Site Plan include provision for recreation facilities in a manner consistent with the above? Yes No

If not, can the plan meet this requirement if minor revisions are made?
 Yes No

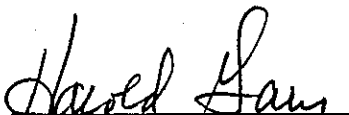
Conclusion:

Does this site plan application substantially conform to the thresholds outlined above as established by the GEIS and the Findings Statement for the Gateway Summit and Gateway Summit and The Fairways projects? (It is noted that the applicant may modify the site plan so that it is substantially conforms to the thresholds.) Yes No

If yes, as proposed or modified, no further SEQRA review is required.

If no, the Planning Board will conduct additional SEQRA review, specifically limited to the potentially significant adverse environmental impacts arising from the site plan exceeding the above described specific thresholds.

Accepted by resolution of the Town of Carmel Planning Board:



Planning Board Chairman

5/19/07

Date

**SEQRA Evaluation Form
for
Gateway Summit Individual Site Plans**

Project Name: Gateway Summit - Lots 6A & 6B, Senior Housing Development

Date: 4/03/07

Applicant: Hudson Valley Realty Corp.

Parcel No(s): 55.11-1-32; 55.2-23, 24&25 **Total Acreage:** 42.897 Acres

Proposed Use: Senior Housing Residential

Peak Hour Traffic Generation: AM 40 ; PM 46 ; Saturday 46

The Findings Statement for the Gateway Summit subdivision was adopted following the preparation and review of a Generic Environmental Impact Statement (GEIS). That GEIS evaluated the potential impacts of a Mixed Use Development that included a variety of potential land uses allowed by zoning on the subject site. The GEIS also evaluated a Modified Road Configuration Alternative, which does not cross a New York City DEP regulated watercourse (the base subdivision plan's road does cross that watercourse).

The GEIS established minimum thresholds and criteria for the future review of individual site plans when they are submitted to the Town of Carmel Planning Board for approval. The purpose of this form, which is an appendix to the Findings Statement adopted for this project by the Planning Board, is to provide a basis for determining if the submitted site plans fall within the thresholds that the Planning Board has determined would mitigate adverse effects to the maximum extent practicable. Site plan elements such as location and design of buildings, and location and design of interior roads for both the commercial and residential uses may change from the concept development plan in the FGEIS without any additional environmental review, provided they substantially meet the development thresholds established in the GEIS process and specifically set forth in the Findings Statement.

If the proposed plans and any supplemental documentation submitted demonstrate that potential effects of the proposed use, design, size, and location of future development projects site plan fall substantially within the established thresholds as determined through use of this form, the Planning Board may complete site plan review as provided in 6 NYCRR 617.10 without any additional environmental review under the SEQRA regulations.

If the established thresholds are not met, further SEQRA review will be required including the issuance of a determination of significance. It is noted that the applicant may amend a proposal site plan or submit a new plan. If such revised or new site plan submission does not substantially exceed the established thresholds, no additional environmental review will be required.

The established threshold evaluation follows:

1. Landscape Plans. All future development of the Gateway Summit parcels must provide landscaping plans that comply with Town of Carmel regulations and the GEIS Findings as they apply to setbacks and landscaped buffers to adjacent properties.

During the site plan review process, individual site plans must include landscaping plans designed to enhance the visual qualities of the use. Further, stormwater treatment basins must be planted with aesthetic and functional wetland and transitional plantings

to provide water quality treatment, wildlife habitat and visual enhancement and generally comply with Section 63-27C(4) and (5) of the Town Code.

Does the site plan include a landscaping plan that provides appropriate buffers, screening and aesthetics and includes stormwater basin treatment as noted above? Yes No

2. Site Disturbance. The conceptual development plans analyzed in the GEIS indicate that approximately 55 acres of the Gateway Summit site would be graded to accommodate the proposed development, and of that amount, approximately 25 acres would be on slopes exceeding fifteen percent. Further, no significant grading would take place in areas outside of those shown in the Overall Development Plans for the project, and that Erosion and Sediment Control Plans must accompany any site plan application. In addition to complying with the Findings Statement, these plans must be prepared in conformance with applicable New York State Department of Environmental Conservation (NYSDEC) and New York City Department of Environmental Protection (NYCDEP) design guidelines, with special consideration given to erosion control on any land to be disturbed on slopes greater than 15 percent.

Do the submitted Site Plans reflect overall site disturbance and disturbance of steep slopes, for the construction of roads, buildings and other components of the proposed project that are generally within the areas of potential disturbance shown on the Grading Plans (GEIS Figures 3.1-8 and 3.1-10)?
 Yes No

If not, can the plan meet this requirement if minor revisions are made?
 Yes No

Has a detailed Erosion and Sediment Control Plan been submitted in conformance with the project specific SWPPP, and NYSDEC and NYCDEP design guidelines?
 Yes No

If not, can the erosion control plan be revised to meet this requirement?
 Yes No

3. Stormwater Management. All individual site plan applications are to include Stormwater Management Plans developed in general accordance with the project specific Stormwater Pollution Prevention Plan (SWPPP) prepared for Gateway Summit, and that comply with the New York State General Permit for Stormwater Discharge, and the New York City Watershed Rules and Regulations. Adherence to these criteria will be a condition of site plan approval.

Does the application package include the project specific SWPPP?
 Yes No

4. Traffic. *Note: In the event that the Modified Road Configuration Alternative is proposed, skip to 4A, Traffic Alternative, below. The Modified Road Configuration Alternative is proposed; proceed to 4A below.*

Gateway Summit - Lots 6A & 6B, Senior Housing Development

A work permit application for any work in the state right-of-way of US Route 6 shall be submitted and approved by NYS DOT, as may be applicable. A concept plan for access improvements shall be provided to NYS DOT as well as to the Town of Carmel Planning Board for the Board's review for compliance with the Findings Statement and input to the NYSDOT.

Mitigation measures were proposed in the GEIS for the eastern access road to mitigate impacts to traffic flow on US Route 6 due to the combined Gateway Summit and The Fairways projects. Thresholds have been established relative to the generation of site traffic and timing of mitigation measures as noted below. It is noted that construction of development gaining access from the westerly access road (secondary access road, in this case) can proceed at any time, and Certificates of Occupancy may be issued, without any road improvements or other traffic mitigation.

Note: If mitigation measures are installed in connection with prior applications, these thresholds may be moot.

Site development plans and construction activities that do not exceed the thresholds noted below may proceed without further review other than NYSDOT work permits as may be required for any work in the State Right of Way. Additionally, site development plans and construction not exceeding such thresholds may be constructed and receive certificates of occupancy without any additional traffic mitigation.

What is the projected peak hour trip generation for pending or approved uses to date at the eastern access road? N/A. See 4A. entering trips; N/A. See 4A. exiting trips

Left Turn Lane Threshold

Does the proposed use in combination with the aforementioned pending or approved uses generate a total of more than 60 peak hour entering vehicles at the eastern access road? N/A. See 4A. Yes No

If so, has the Applicant applied to the NYS DOT for a left turn lane on US Route 6 into the eastern access road to mitigate potential traffic impacts? N/A. See 4A. Yes No

Certificates of occupancy for the additional site development plans and construction projected to generate more than another 60 peak hour entering trips at the eastern access road shall be issued when either; i) NYS DOT approves a permit for the left lane and it is installed; or ii) the NYS DOT finds that such improvement is not required.

Traffic Signal Threshold

Does the proposed use in combination with the aforementioned pending or approved uses generate a total of 100 or more peak hour exiting vehicles at the eastern access road from the Gateway Summit and The Fairways projects?

N/A. See 4A. Yes _____ No _____

If so, has the Applicant applied to NYSDOT to construct a traffic light at the eastern site access intersection with US Route 6? _____ Yes _____ No _____

Certificates of occupancy shall be issued for additional site development plans and construction projected to generate more than 100 peak hour exiting vehicles, at the eastern access road when either; i) NYS DOT approves a permit for the traffic light and it is installed; or ii) the NYS DOT finds that such traffic light is not required.

Any signal design and installation shall have the potential to accommodate a left turn lane if determined necessary and approved by NYSDOT.

4A. Modified Access Alternative. In the likely event that this access alternative is pursued the following thresholds shall apply.

Note: Traffic is assessed for the cumulative development of Lots 1, 6A & 6B, and 7 and includes the hotel conference center on Lot 1 and 300 units of senior housing on Lots 6A and 7.

A work permit application for any work in the state right-of-way of US Route 6 shall be submitted and approved by NYS DOT, as may be applicable. The developer of the site will need to provide a concept plan for access improvements to NYS DOT as well as to the Town of Carmel Planning Board for the Board's review for compliance with the Findings Statement and input to the NYSDOT. The applicant will need to provide designs for the betterment project to widen the railtrail crossing structure of US Route 6 to permit a left turn lane into the site.

Mitigation measures were proposed in the GEIS for the westerly access road to mitigate impacts to traffic flow on US Route 6 due to the combined Gateway Summit and The Fairways projects. Thresholds have been established relative to the generation of site traffic and timing of mitigation measures as noted below for the Modified Access Alternative. It is noted that construction for development gaining access from the easterly access road (secondary access road in this case) can proceed at any time, and Certificates of Occupancy can be issued without any road improvements or other traffic mitigation.

Note: If mitigation measures are installed in connection with prior applications, these thresholds may be moot.

Site development plans and construction activities that do not exceed the thresholds noted below may proceed without further review other than NYSDOT work permits as may be required for any work in the State Right of Way. Additionally, development not exceeding such thresholds may be constructed and receive certificates of occupancy without any additional traffic mitigation.

What is the projected peak hour trip generation for pending or approved uses to date at the western access road? 36 A.M., 56 P.M., 46 Sat. entering trips; 44 A.M., 36 P.M., 46 Sat. exiting trips.

Traffic Signal Threshold

Does the proposed use in combination with the aforementioned pending or approved uses generate more than 60 entering and 90 peak hour exiting vehicles at the western access road from the Gateway Summit and The Fairways projects? Yes X No (both thresholds must be met).

If so, has the Applicant applied to NYSDOT to construct a traffic light at the western site access intersection with US Route 6? Yes No

Note: As per the Findings, Certificates of occupancy shall be issued for development projected to generate more than 60 peak hour entering and 90 peak hour exiting vehicles, at the western access road when either; i) NYS DOT approves a permit for the traffic light and it is installed; or ii) the NYS DOT finds that such traffic light is not required.

Any signal design and installation shall have the potential to accommodate a left turn lane if determined necessary and approved by NYSDOT.

Left Turn Lane Threshold

Does the proposed use in combination with the aforementioned pending or approved uses generate a total of more than 70 additional peak hour entering trips, for a cumulative total of more than 130 entering trips at the western road access? Yes X No

If so, the Applicants shall apply to the NYS DOT for a left turn lane at that location. Certificates of Occupancy for the additional development projected to generate more than another 70 additional peak hour entering trips (130 cumulative peak hour trips) at the western access road shall be granted if: i) NYS DOT approves a permit for the left hand turn land and it is installed, or ii) the NYS DOT finds such improvement is not required.

5. Community Services. The mitigation requirements for community services relative to the water supply system require two separate distribution systems, "high" and "low".

The high-pressure water system will be designed and constructed to include a new pump station and the extension of the high pressure distribution system to service the existing homes on Kelly Ridge Road, Everett Drive and Bard Road above elevation 660 (approximately 3,500 linear feet of new water main pipe will be installed to service existing homes on those roads). This system will be on line prior to the first Certificate of Occupancy (CO), being issued for the Gateway Summit Senior Housing Project.

The system will include a new pump station and a new 135,000-gallon water storage tank (average daily project design flow) next to the existing tank at the end of Everett Drive. This new tank would be located south of the existing tank on the Carmel Water

Gateway Summit - Lots 6A & 6B, Senior Housing Development

District #2 parcel. This tank will be online prior to the first C.O. being issued for the Gateway Senior Housing Project or The Fairways Senior Housing Project. All new water mains, pump station, tank, and appurtenances internal to the site would be installed at no cost to the water district. It is noted that the other lots within the Gateway Summit may be developed, and Certificates of Occupancy issued, before the above-described improvements to the water district are made relative to the senior housing developments in Gateway Summit, as well as The Fairways.

All project buildings will be protected by an automatic fire sprinkler system so as not to increase the Carmel Water District #2 fire protection needs. Each building system will be operational prior to the issuance of the C.O. for each building.

The project's deeds will include a restrictive covenant prohibiting the use of the municipal water system for irrigation purposes. A restrictive covenant establishing such restriction will be filed with the County at the time the subdivision plat is filed.

A Water Supply Easement is proposed to be granted to the District over an approximately 50-acre area located in the area to the north and east of the proposed YMCA on the Gateway Summit and The Fairways sites. This easement will allow the CWD #2 the right to develop, construct and maintain a groundwater supply if ever desired. This easement will also define a specific area where the Town could potentially locate a booster station. The Water Supply easement will run through the Gateway Summit senior housing lot and The Fairways, and will provide access through proposed Lot 6 (the "YMCA" lot). This easement will be as shown on the subdivision plat and an easement filed with the County at the time the subdivision plat is filed.

**Does the submitted Site Plan address the construction phasing of the
aforementioned mitigation measures? Yes No**

If not, can the plan be adjusted to meet this requirement? Yes No

6. Blasting. The GEIS concludes that development of some of the parcels at the Gateway Summit may require blasting. Any blasting which is required will be done in full conformance with the New York State Code. A blasting protocol is summarized in the GEIS, which includes pre-blasting inspections, test blasting, seismographic monitoring and daily logs of seismographic data, explosive use and field conditions.

**Can the proposed site plan be implemented without the need for blasting?
 Yes No**

If not, has a blasting plan been prepared? Yes No

7. Recreation Facilities. The site plan analyzed for the GEIS provides recreation facilities that will be available for use by the future residents of the Gateway Summit project. These facilities include two tennis courts, an approximately 1,600 sf tennis clubhouse, two bocce courts, a courtyard with a gazebo, and access to the existing lake for recreation use. These specific recreation components may be altered without additional environmental review provided that they meet the recreational needs of the senior housing and do not substantially exceed the areas of disturbance previously anticipated and create new potentially significant adverse environmental impacts.

Does the submitted Site Plan include provision for recreation facilities in a manner consistent with the above? Yes No

If not, can the plan meet this requirement if minor revisions are made?
 Yes No

Conclusion:

Does the site plan substantially conform to the thresholds outlined above as established by the GEIS and the Findings Statement for the Gateway Summit and The Fairways projects? *(It is noted that the applicant may modify the site plan so that it substantially conforms to such thresholds.)* Yes No

If yes, as proposed or modified, no further SEQRA review is required.

If no, the Planning Board will conduct additional SEQRA review, specifically limited to the potentially significant adverse environmental impacts arising from the site plan exceeding the above described specific thresholds.

Accepted by resolution of the Town of Carmel Planning Board:

Harold Gay 5/9/07

Planning Board Chairman

Date



PERMIT
Under the Environmental Conservation Law (ECL)

Permittee and Facility Information

Permit Issued To:

HUDSON VALLEY REALTY CORP
1699 RTE 6 STE 1
CARMEL, NY 10512
(845) 228-1400

Facility:

THE FAIRWAYS & GATEWAY SUMMIT
US RTE 6, WEST OF ROOT AVE
CARMEL, NY 10512

Facility Location: in CARMEL in PUTNAM COUNTY

Facility Principal Reference Point: NYTM-E: 612.064 NYTM-N: 4586.709
Latitude: 41°25'26.9" Longitude: 73°39'32.0"

Authorized Activity: This permit authorizes disturbance to DEC-regulated Freshwater Wetland LC-27 (Class 2) and its 100-foot adjacent area associated with installation of a pergola/viewing area and boat dock as part of a senior living community.

Permit Authorizations

Freshwater Wetlands - Under Article 24

Permit ID 3-3720-00338/00004

New Permit

Effective Date: 9/10/2020

Expiration Date: 9/9/2025

NYSDEC Approval

By acceptance of this permit, the permittee agrees that the permit is contingent upon strict compliance with the ECL, all applicable regulations, and all conditions included as part of this permit.

Permit Administrator: REBECCA S CRIST, Deputy Regional Permit Administrator

Address: NYSDEC Region 3 Headquarters
21 S Putt Corners Rd
New Paltz, NY 12561

Authorized Signature: Rebecca S Crist

Date 09 / 10 / 2020

Distribution List

Sarah Pawliczak, DEC Bureau of Ecosystem Health
Town of Carmel
Maria Tupper-Goebel, NYC DEP
Par Four Realty Co LLC/Hudson Valley Realty Corp.



Dawn McKenzie, Insite Engineering
Jeffrey Contelmo, Insite Engineering

Permit Components

NATURAL RESOURCE PERMIT CONDITIONS

GENERAL CONDITIONS, APPLY TO ALL AUTHORIZED PERMITS

NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

NATURAL RESOURCE PERMIT CONDITIONS - Apply to the Following Permits: FRESHWATER WETLANDS

- 1. Conformance With Plans** All activities authorized by this permit must be in strict conformance with the approved plans submitted by the applicant or applicant's agent as part of the permit application. Such approved plans were prepared by the applicant or applicant's agent and consist of the Joint Application Form and plans for "Gateway Summit & The Fairways" project prepared by Insite Engineering, Sheets 1-6, last revised October 10, 2013, all received by DEC February 24, 2020.
- 2. Notify DEC 48 Hrs Prior to Work** The permittee or a representative must contact by email Sarah Pawliczak of the DEC Bureau of Ecosystem Health (sarah.pawliczak@dec.ny.gov) at least 48 hours prior to the commencement of the project authorized herein.
- 3. Post Permit Sign** The permit sign enclosed with this permit shall be posted in a conspicuous location on the worksite and adequately protected from the weather.
- 4. Time of Year Restriction for Tree Cutting** All tree removal associated with the overall development project must take place between November 1 and March 31 to avoid impacts to northern long-eared bats, a State-listed threatened species.

If the permittee finds minor tree removal outside this window necessary, a request for waiver of this condition may be submitted to the DEC Bureau of Wildlife with justification. Approval in writing of the waiver must be granted by the Department prior to cutting outside the time restriction. The Department reserves the right to deny a waiver request and/or to require modification of the permit in place of a waiver.
- 5. Install Controls as Shown on Plans** Prior to commencement of the activities authorized herein, the permittee shall install securely anchored silt fencing and/or continuous staked straw bales as shown on the plans or drawings referenced in this permit.
- 6. Maintain Erosion Controls** These erosion control devices shall be maintained until all disturbed land is fully vegetated to prevent any silt or sediment from entering the freshwater wetland or its adjacent area. Silt fencing, hay bales and any accumulated silt or sediment shall be completely removed for disposal at an appropriate upland site.



7. No Equipment in Wetland Heavy equipment, including bulldozers, backhoes, payloaders, etc., shall not be operated in the wetland.

8. Selective Removal of Dead Trees The selective removal of dead trees within the lake area and on the shore of Crystal Lake shall be limited to a 100-foot radius from the pergola sitting area and boat dock as shown on the approved plans.

9. Limits of Grading - Construction of Relocated Stormwater Basin This permit does not authorize the use of equipment or grading within the 100-foot adjacent area of the wetland, in conjunction with the construction of the relocated stormwater basin as shown on the approved plans.

10. Construction Activities Prohibited in Regulated Area Cutting, shaping, drilling and other construction activities shall not be conducted near, within, or over the wetland or adjacent area where sawdust, chips and other debris can enter water or the wetland.

11. Clean Fill Only All fill shall consist of clean soil, sand and/or gravel that is free of the following substances: asphalt, slag, flyash, broken concrete, demolition debris, garbage, household refuse, tires, woody materials including tree or landscape debris, and metal objects. The introduction of materials toxic to aquatic life is expressly prohibited.

12. Precautions Against Contamination of Waters All necessary precautions shall be taken to preclude contamination of any wetland or waterway by suspended solids, sediments, fuels, solvents, lubricants, epoxy coatings, paints, concrete, leachate or any other environmentally deleterious materials associated with the project.

13. Disposal of Material Any demolition debris, excess construction materials, and/or excess excavated materials shall be immediately and completely disposed of on an approved upland site more than 100 feet from any regulated waterbody or wetland. These materials shall be suitably stabilized so as not to re-enter any water body, wetland, or wetland adjacent area; and must be disposed of in accordance with all local, state, and federal statutes, regulations, or ordinances.

14. Use Pressure Treated Wood Where treated wood lumber is to be used in the construction of in-water or in-wetland structures, only pressure treated wood with a preservative and treatment process approved (stamped or otherwise marked as certified) by the American Wood Preservative Association can be used. Wood treated with CCA (Chromated Copper Arsenate) or ACQ (Alkaline Copper Quat) can be used in all aquatic environments. Wood treated with Pentachlorophenol can only be used in freshwater applications.

15. Invasive Species (Non-native Vegetation) To prevent the unintentional introduction or spread of invasive species, the permittee must ensure that all construction equipment be cleaned of mud, seeds, vegetation and other debris before entering any approved construction areas within the state regulated freshwater wetland or its 100 foot adjacent area.

16. Seed, Mulch Disturbed Areas All areas of soil disturbance resulting from this project shall be seeded with an appropriate perennial grass, and mulched with straw immediately upon completion of the project, within two days of final grading, or by the expiration of the permit, whichever is first.



17. Stockpile Areas Excavated materials and/or fill materials shall be stockpiled more than 100 feet landward of the wetland or water body and shall be contained by straw bales or silt fencing to prevent erosion.

18. State May Order Removal or Alteration of Work If future operations by the State of New York require an alteration in the position of the structure or work herein authorized, or if, in the opinion of the Department of Environmental Conservation it shall cause unreasonable obstruction to the free navigation of said waters or flood flows or endanger the health, safety or welfare of the people of the State, or cause loss or destruction of the natural resources of the State, the owner may be ordered by the Department to remove or alter the structural work, obstructions, or hazards caused thereby without expense to the State, and if, upon the expiration or revocation of this permit, the structure, fill, excavation, or other modification of the watercourse hereby authorized shall not be completed, the owners, shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may require, remove all or any portion of the uncompleted structure or fill and restore to its former condition the navigable and flood capacity of the watercourse. No claim shall be made against the State of New York on account of any such removal or alteration.

19. State May Require Site Restoration If upon the expiration or revocation of this permit, the project hereby authorized has not been completed, the applicant shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may lawfully require, remove all or any portion of the uncompleted structure or fill and restore the site to its former condition. No claim shall be made against the State of New York on account of any such removal or alteration.

20. State Not Liable for Damage The State of New York shall in no case be liable for any damage or injury to the structure or work herein authorized which may be caused by or result from future operations undertaken by the State for the conservation or improvement of navigation, or for other purposes, and no claim or right to compensation shall accrue from any such damage.

GENERAL CONDITIONS - Apply to ALL Authorized Permits:

1. Facility Inspection by The Department The permitted site or facility, including relevant records, is subject to inspection at reasonable hours and intervals by an authorized representative of the Department of Environmental Conservation (the Department) to determine whether the permittee is complying with this permit and the ECL. Such representative may order the work suspended pursuant to ECL 71- 0301 and SAPA 401(3).

The permittee shall provide a person to accompany the Department's representative during an inspection to the permit area when requested by the Department.

A copy of this permit, including all referenced maps, drawings and special conditions, must be available for inspection by the Department at all times at the project site or facility. Failure to produce a copy of the permit upon request by a Department representative is a violation of this permit.



2. Relationship of this Permit to Other Department Orders and Determinations Unless expressly provided for by the Department, issuance of this permit does not modify, supersede or rescind any order or determination previously issued by the Department or any of the terms, conditions or requirements contained in such order or determination.

3. Applications For Permit Renewals, Modifications or Transfers The permittee must submit a separate written application to the Department for permit renewal, modification or transfer of this permit. Such application must include any forms or supplemental information the Department requires. Any renewal, modification or transfer granted by the Department must be in writing. Submission of applications for permit renewal, modification or transfer are to be submitted to:

Regional Permit Administrator
NYSDEC Region 3 Headquarters
21 S Putt Corners Rd
New Paltz, NY12561

4. Submission of Renewal Application The permittee must submit a renewal application at least 30 days before permit expiration for the following permit authorizations: Freshwater Wetlands.

5. Permit Modifications, Suspensions and Revocations by the Department The Department reserves the right to exercise all available authority to modify, suspend or revoke this permit. The grounds for modification, suspension or revocation include:

- a. materially false or inaccurate statements in the permit application or supporting papers;
- b. failure by the permittee to comply with any terms or conditions of the permit;
- c. exceeding the scope of the project as described in the permit application;
- d. newly discovered material information or a material change in environmental conditions, relevant technology or applicable law or regulations since the issuance of the existing permit;
- e. noncompliance with previously issued permit conditions, orders of the commissioner, any provisions of the Environmental Conservation Law or regulations of the Department related to the permitted activity.

6. Permit Transfer Permits are transferrable unless specifically prohibited by statute, regulation or another permit condition. Applications for permit transfer should be submitted prior to actual transfer of ownership.

NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

Item A: Permittee Accepts Legal Responsibility and Agrees to Indemnification

The permittee, excepting state or federal agencies, expressly agrees to indemnify and hold harmless the Department of Environmental Conservation of the State of New York, its representatives, employees, and agents ("DEC") for all claims, suits, actions, and damages, to the extent attributable to the



permittee's acts or omissions in connection with the permittee's undertaking of activities in connection with, or operation and maintenance of, the facility or facilities authorized by the permit whether in compliance or not in compliance with the terms and conditions of the permit. This indemnification does not extend to any claims, suits, actions, or damages to the extent attributable to DEC's own negligent or intentional acts or omissions, or to any claims, suits, or actions naming the DEC and arising under Article 78 of the New York Civil Practice Laws and Rules or any citizen suit or civil rights provision under federal or state laws.

Item B: Permittee's Contractors to Comply with Permit

The permittee is responsible for informing its independent contractors, employees, agents and assigns of their responsibility to comply with this permit, including all special conditions while acting as the permittee's agent with respect to the permitted activities, and such persons shall be subject to the same sanctions for violations of the Environmental Conservation Law as those prescribed for the permittee.

Item C: Permittee Responsible for Obtaining Other Required Permits

The permittee is responsible for obtaining any other permits, approvals, lands, easements and rights-of-way that may be required to carry out the activities that are authorized by this permit.

Item D: No Right to Trespass or Interfere with Riparian Rights

This permit does not convey to the permittee any right to trespass upon the lands or interfere with the riparian rights of others in order to perform the permitted work nor does it authorize the impairment of any rights, title, or interest in real or personal property held or vested in a person not a party to the permit.

Item E: SEQR Type I Action, EIS, Findings Under the State Environmental Quality Review Act (SEQR), the project associated with this permit is classified as a Type I Action with Carmel Town Planning Board designated as the lead agency. It has been determined that the project may have a significant effect on the environment and, accordingly, Draft and Final Environmental Impact Statements (EIS) have been prepared, filed and reviewed. As a result of the Department's review, findings supporting this decision have been prepared.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 3
21 South Platt Corners Road, New Paltz, NY 12561-1620
P: (845) 256-3054 | F: (845) 255-4659
www.dec.ny.gov



Department of
Environmental
Conservation

IMPORTANT NOTICE TO ALL PERMITTEES

The permit you requested is enclosed. Please read it carefully and note the conditions that are included in it. The permit is valid for only that activity expressly authorized therein; work beyond the scope of the permit may be considered a violation of law and be subject to appropriate enforcement action. Granting of this permit does not relieve the permittee of the responsibility of obtaining any other permission, consent or approval from any other federal, state, or local government which may be required.

Please note the expiration date of the permit. Applications for permit renewal should be made well in advance of the expiration date (minimum of 30 days) and submitted to the Regional Permit Administrator at the above address. For SPDES, Solid Waste and Hazardous Waste Permits, renewals must be made at least 180 days prior to the expiration date.

The DEC permit number & program ID number noted on page 1 under "Permit Authorization" of the permit are important and should be retained for your records. These numbers should be referenced on all correspondence related to the permit, and on any future applications for permits associated with this facility/project area.

A permit notice sign is enclosed. Please post it at the work site with appropriate weather protection, per General Condition 1.

If you have any questions on the extent of work authorized or your obligations under the permit, please contact the staff person indicated below or the Division of Environmental Permits at the above address.

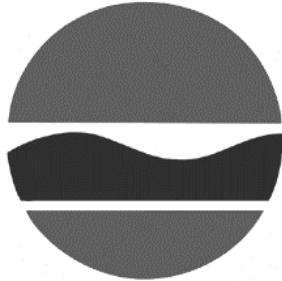
Chris Lang

Chris Lang
Division of Environmental Permits, Region 3
Telephone (845) 256-3096

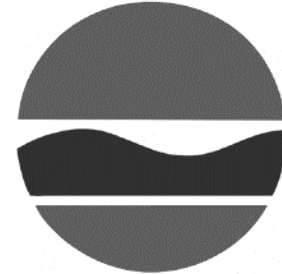
- Applicable only if checked. Please note all instream work authorized under this permit is prohibited during trout spawning season commencing October 1 and ending April 30.
- Applicable only if checked for STORMWATER SPDES INFORMATION: We have determined that your project requires coverage under the General Stormwater SPDES Permit. You must file a Notice of Intent to obtain coverage under the General Permit. This form can be downloaded at: <http://www.dec.ny.gov/chemical/43133.html>
- Applicable only if checked - MS4 Areas: This site is within an MS4 area (Municipal Separate Storm Sewer System), therefore the SWPPP must be reviewed and accepted by the municipality. The MS-4 Acceptance Form must be submitted in addition to the Notice of Intent.

Send the completed form(s) to: NYS DEC, Stormwater Permitting, Division of Water, 625 Broadway, Albany, New York 12233-3505.

New York State
Department of Environmental Conservation



NOTICE



The Department of Environmental Conservation (DEC) has issued permit(s) pursuant to the Environmental Conservation Law for work being conducted at this site. For further information regarding the nature and extent of work approved and any Department condition on it, contact the DEC at 845-256-3054. Please refer to the permit number shown when contacting the DEC.

Permittee: Hudson Valley Realty Corp.

Permit No. 3-3720-00338/00004

Effective Date: Sept. 10, 2020

Expiration Date: Sept. 9, 2025

Applicable if checked. No instream work allowed between October 1 & April 30

NOTE: This notice is NOT a permit.

UTILITY/MUNICIPAL CONTACTS		
ORGANIZATION	CONTACT NAME	CONTACT NUMBER
NYSOT	ALBERT R. DENIGRO JR.	(845) 878-6363
NYSEG	RICHARD VAN WAGENEN	(845) 278-8120 EXT. 342
CENTRAL HUDSON GAS AND ELECTRIC CORPORATION	LISA CARVER	(845) 897-6141
TOWN OF CARMEL CWD #2 AND CSD #2	JOHN KARELL JR.	(845) 629-2087

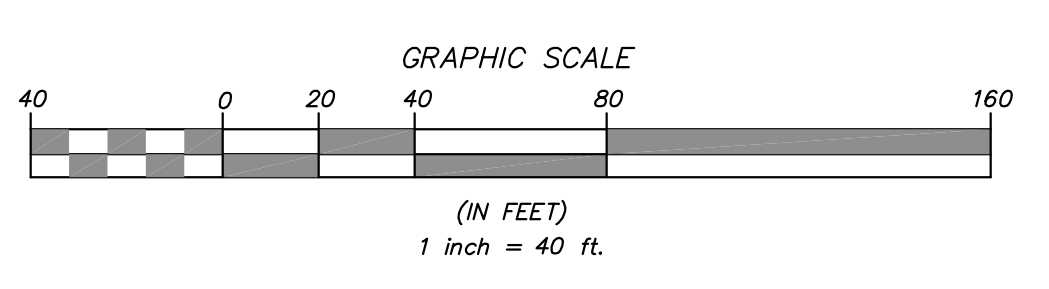
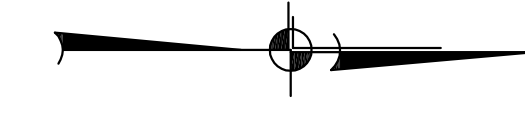
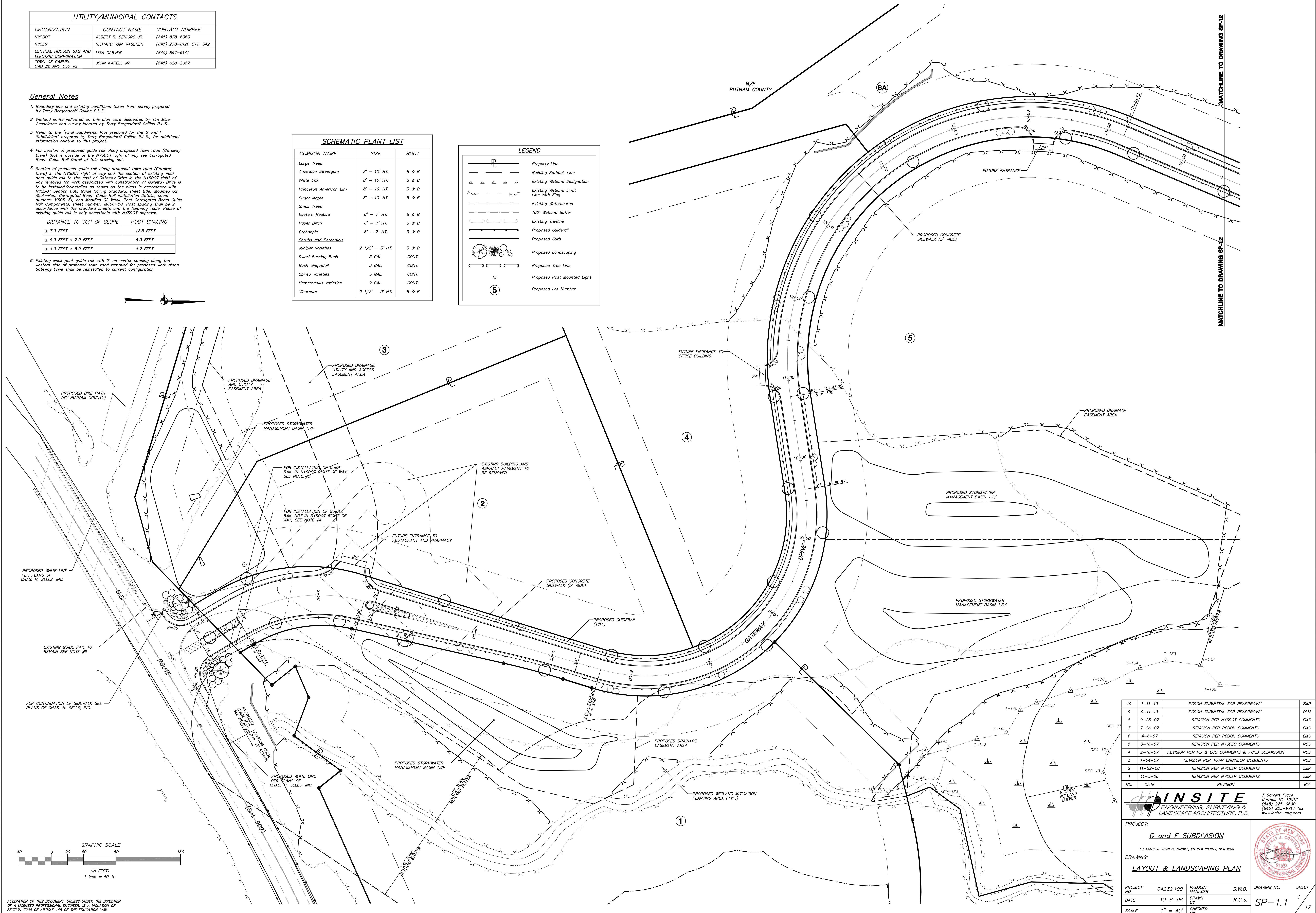
General Notes

- Boundary line and existing conditions taken from survey prepared by Terry Bergendorff Collins P.L.S.
- Wetland limits indicated on this plan were delineated by Tim Miller Associates and survey located by Terry Bergendorff Collins P.L.S.
- Refer to the "Final Subdivision Plot prepared for the G and F Subdivision" prepared by Terry Bergendorff Collins P.L.S., for additional information relative to this project.
- For section of proposed guide rail along proposed town road (Gateway Drive) that is outside of the NYSOT right of way see Corrugated Beam Guide Rail Detail of this drawing set.
- Section of proposed guide rail along proposed town road (Gateway Drive) in the NYSOT right of way and the section of existing weak post guide rail to the east of Gateway Drive in the NYSOT right of way removed for work associated with construction of Gateway Drive is to be installed/reinstated as shown on the plans in accordance with NYSOT Section 606, Guide Rolling Standard, sheet title: Modified G2 Weak-Post Corrugated Beam Guide Rail Installation Details, sheet number: M606-51, and Modified G2 Weak-Post Corrugated Beam Guide Rail Components, sheet number: M606-50. Post spacing shall be in accordance with the standard sheets and the following table. Reuse of existing guide rail is only acceptable with NYSOT approval.

DISTANCE TO TOP OF SLOPE	POST SPACING
≥ 7.9 FEET	12.5 FEET
≥ 5.9 FEET < 7.9 FEET	6.3 FEET
≥ 4.9 FEET < 5.9 FEET	4.2 FEET
- Existing weak post guide rail with 2' center spacing along the western side of proposed town road removed for proposed work along Gateway Drive shall be reinstated to current configuration.

SCHEMATIC PLANT LIST		
COMMON NAME	SIZE	ROOT
Large Trees		
American Sweetgum	8' - 10' HT.	B & B
White Oak	8' - 10' HT.	B & B
Pinxten American Elm	8' - 10' HT.	B & B
Sugar Maple	8' - 10' HT.	B & B
Small Trees		
Eastern Redbud	6' - 7' HT.	B & B
Paper Birch	6' - 7' HT.	B & B
Crochapple	6' - 7' HT.	B & B
Shrubs and Perennials		
Juniper varieties	2 1/2' - 3' HT.	B & B
Dwarf Burning Bush	5 GAL.	CONT.
Bush cinquefoil	3 GAL.	CONT.
Spiraea varieties	3 GAL.	CONT.
Hemerocallis varieties	2 GAL.	CONT.
Viburnum	2 1/2' - 3' HT.	B & B

LEGEND	
	Property Line
	Building Setback Line
	Existing Wetland Designation
	Existing Wetland Limit Line With Flag
	Existing Watercourse
	100' Wetland Buffer
	Existing Treeline
	Proposed Guiderail
	Proposed Curb
	Proposed Landscaping
	Proposed Tree Line
	Proposed Post Mounted Light
	Proposed Lot Number



NO.	DATE	REVISION	BY
10	1-11-19	PCDDH SUBMITTAL FOR REAPPROVAL	ZMP
9	9-11-13	PCDDH SUBMITTAL FOR REAPPROVAL	DLM
8	9-25-07	REVISION PER NYSOT COMMENTS	EMS
7	7-26-07	REVISION PER PCDDH COMMENTS	EMS
6	4-6-07	REVISION PER PCDDH COMMENTS	EMS
5	3-16-07	REVISION PER NYSDEC COMMENTS	RCS
4	2-16-07	REVISION PER PB & ECB COMMENTS & PCHD SUBMISSION	RCS
3	1-04-07	REVISION PER TOWN ENGINEER COMMENTS	RCS
2	11-22-06	REVISION PER NYCDEP COMMENTS	ZMP
1	11-3-06	REVISION PER NYCDEP COMMENTS	ZMP

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LANDSCAPE ARCHITECTURE, P.C.

3 Garrett Place
Carmel, NY 10512
(845) 225-9650
(845) 225-9717 fax
www.insite-eng.com

PROJECT: **G and F SUBDIVISION**
S.U. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

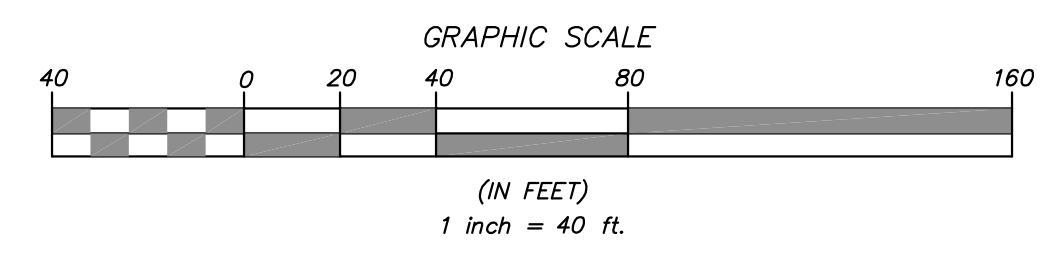
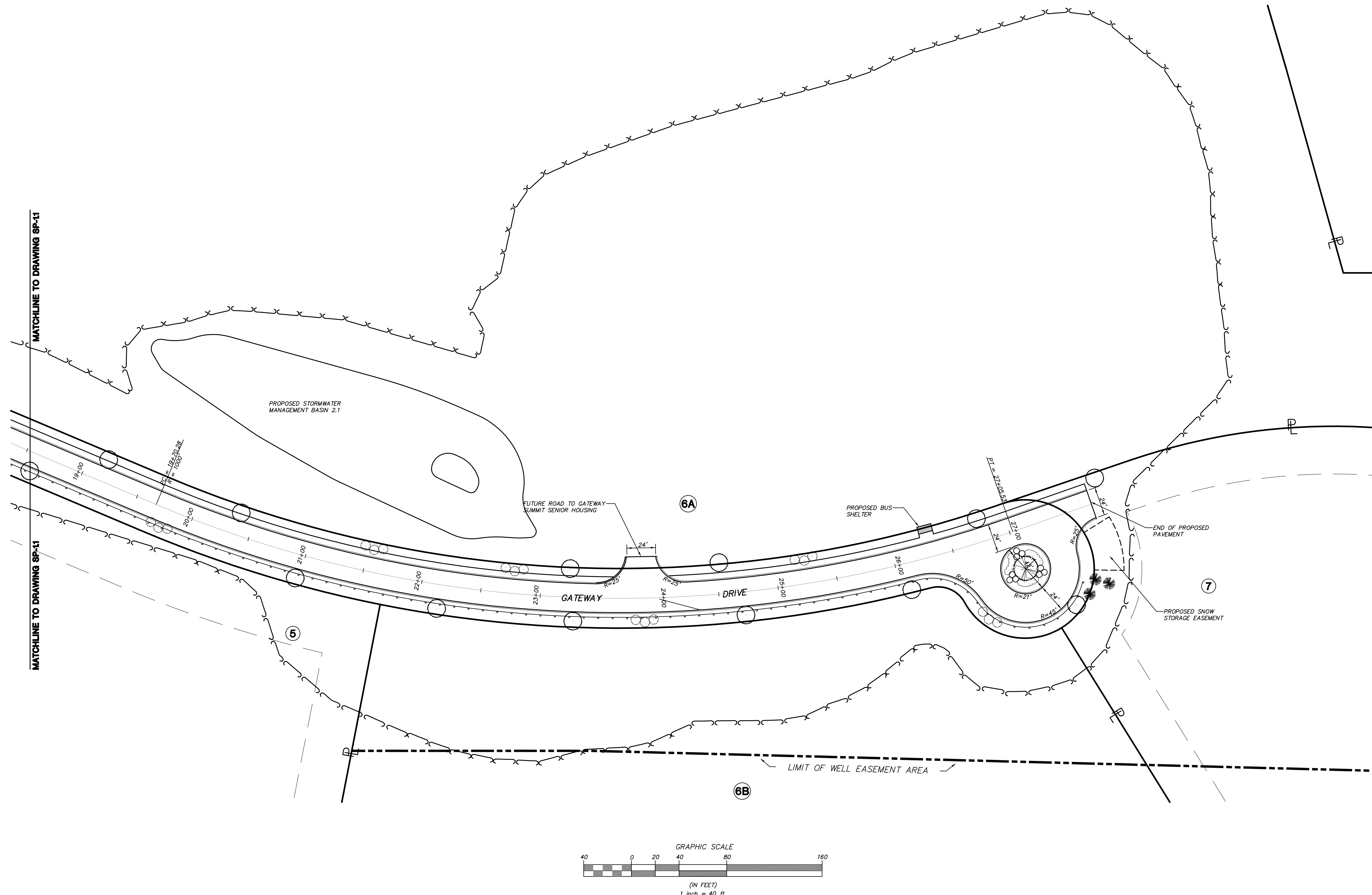
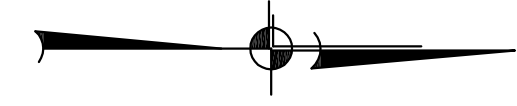
DRAWING: **LAYOUT & LANDSCAPING PLAN**

PROJECT NO. 04232.100 PROJECT MANAGER S.W.B. DRAWING NO. SHEET 1 OF 17
DATE 10-6-06 DRAWN BY R.C.S. SP-1.1
SCALE 1" = 40' CHECKED BY

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 143 OF THE EDUCATION LAW.

General Notes

1. Boundary line and existing conditions taken from survey prepared by Terry Bergendorff Collins P.L.S.
2. Wetland limits indicated on this plan were delineated by Tim Miller Associates and survey located by Terry Bergendorff Collins P.L.S.
3. Refer to the "Final Subdivision Plat prepared for the G and F Subdivision" prepared by Terry Bergendorff Collins P.L.S. for additional information relative to this project.



SCHMATIC PLANT LIST

COMMON NAME	SIZE	ROOT
Large Trees		
American Sweetgum	8' - 10' HT.	B & B
White Oak	8' - 10' HT.	B & B
Princeton American Elm	8' - 10' HT.	B & B
Sugar Maple	8' - 10' HT.	B & B
Small Trees		
Eastern Redbud	6' - 7' HT.	B & B
Paper Birch	6' - 7' HT.	B & B
Crabapple	6' - 7' HT.	B & B
Shrubs and Perennials		
Juniper varieties	2 1/2' - 3' HT.	B & B
Dwarf Burning Bush	5 GAL.	CONT.
Bush cinquefoil	3 GAL.	CONT.
Spiraea varieties	3 GAL.	CONT.
Hemerocallis varieties	2 GAL.	CONT.
Viburnum	2 1/2' - 3' HT.	B & B

LEGEND

	Property Line
	Building Setback Line
	Existing Wetland Designation
	Existing Wetland Limit Line With Flag
	Existing Watercourse
	100' Wetland Buffer
	Existing Tree Line
	Proposed Guiderail
	Proposed Curb
	Proposed Landscaping
	Proposed Tree Line
	Proposed Post Mounted Light
	Proposed Lot Number

NO.	DATE	REVISION	BY
9	1-11-19	PCDDH SUBMITTAL FOR REAPPROVAL	ZMP
8	9-11-13	PCDDH SUBMITTAL FOR REAPPROVAL	DLM
7	7-26-07	REVISION PER PCDDH COMMENTS	EMS
6	4-6-07	REVISION PER PCDDH COMMENTS	EMS
5	3-16-07	REVISION PER NYSDEC COMMENTS	RCS
4	2-16-07	REVISION PER PB & ECB COMMENTS & PCHD SUBMISSION	RCS
3	1-04-07	REVISION PER TOWN ENGINEER COMMENTS	RCS
2	11-22-06	REVISION PER NYCDEP COMMENTS	ZMP
1	11-3-06	REVISION PER NYCDEP COMMENTS	ZMP

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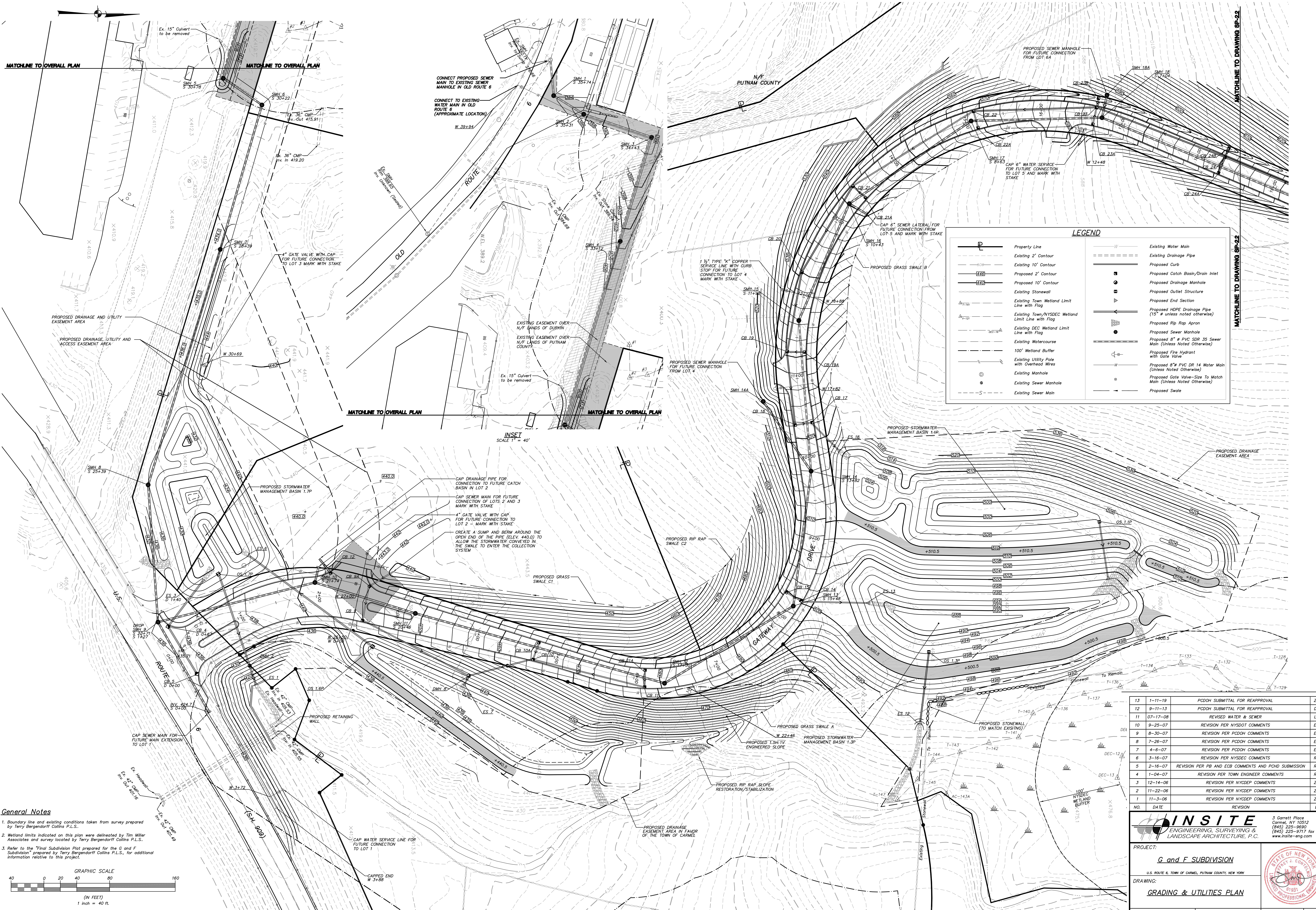
3 Garrett Place
Carmel, NY 10512
(845) 225-9650
(845) 225-9717 fax
www.insite-eng.com

PROJECT: **G and F SUBDIVISION**
U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: **LAYOUT & LANDSCAPING PLAN**

PROJECT NO. 04232.100 PROJECT MANAGER S.W.B. DRAWING NO. SP-1.2 SHEET 2 OF 17
DATE 10-6-06 DRAWN BY R.C.S. CHECKED BY
SCALE 1" = 40'

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 143 OF THE EDUCATION LAW.



LEGEND

	Property Line		Existing Water Main
	Existing 2' Contour		Existing Drainage Pipe
	Existing 10' Contour		Proposed Curb
	Proposed 2' Contour		Proposed Catch Basin/Drain Inlet
	Proposed 10' Contour		Proposed Drainage Manhole
	Existing Stonewall		Proposed Outlet Structure
	Existing Town Wetland Limit Line with Flag		Proposed End Section
	Existing Town/NYSDEC Wetland Limit Line with Flag		Proposed HDPE Drainage Pipe (15' unless noted otherwise)
	Existing DEC Wetland Limit Line with Flag		Proposed Rip Rap Apron
	Existing Watercourse		Proposed Sewer Manhole
	100' Wetland Buffer		Proposed 8" PVC SDR 35 Sewer Main (Unless Noted Otherwise)
	Existing Utility Pole with Overhead Wires		Proposed Fire Hydrant with Gate Valve
	Existing Manhole		Proposed 8" PVC DR 14 Water Main (Unless Noted Otherwise)
	Existing Sewer Manhole		Proposed Gate Valve-Size To Match Main (Unless Noted Otherwise)
	Existing Sewer Main		Proposed Swale

General Notes

- Boundary line and existing conditions taken from survey prepared by Terry Bergendorff Collins P.L.S.
- Wetland limits indicated on this plan were delineated by Tim Miller Associates and survey located by Terry Bergendorff Collins P.L.S.
- Refer to the "Final Subdivision Plat prepared for the G and F Subdivision" prepared by Terry Bergendorff Collins P.L.S., for additional information relative to this project.

GRAPHIC SCALE
 0 20 40 80 160
 (IN FEET)
 1 inch = 40 ft.

NO.	DATE	REVISION	BY
13	1-11-19	PCDDH SUBMITTAL FOR REAPPROVAL	ZMP
12	9-11-13	PCDDH SUBMITTAL FOR REAPPROVAL	DLM
11	07-17-08	REVISED WATER & SEWER	LAD
10	9-25-07	REVISION PER NYSDD COMMENTS	EMS
9	8-30-07	REVISION PER PCDDH COMMENTS	EMS
8	7-26-07	REVISION PER PCDDH COMMENTS	EMS
7	4-6-07	REVISION PER PCDDH COMMENTS	EMS
6	3-16-07	REVISION PER NYSDD COMMENTS	RCS
5	2-16-07	REVISION PER PB AND ECB COMMENTS AND POHD SUBMISSION	RCS
4	1-04-07	REVISION PER TOWN ENGINEER COMMENTS	RCS
3	12-14-06	REVISION PER NYSDP COMMENTS	ZMP
2	11-22-06	REVISION PER NYSDP COMMENTS	ZMP
1	11-3-06	REVISION PER NYSDP COMMENTS	ZMP

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PROJECT:
G and F SUBDIVISION
 U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

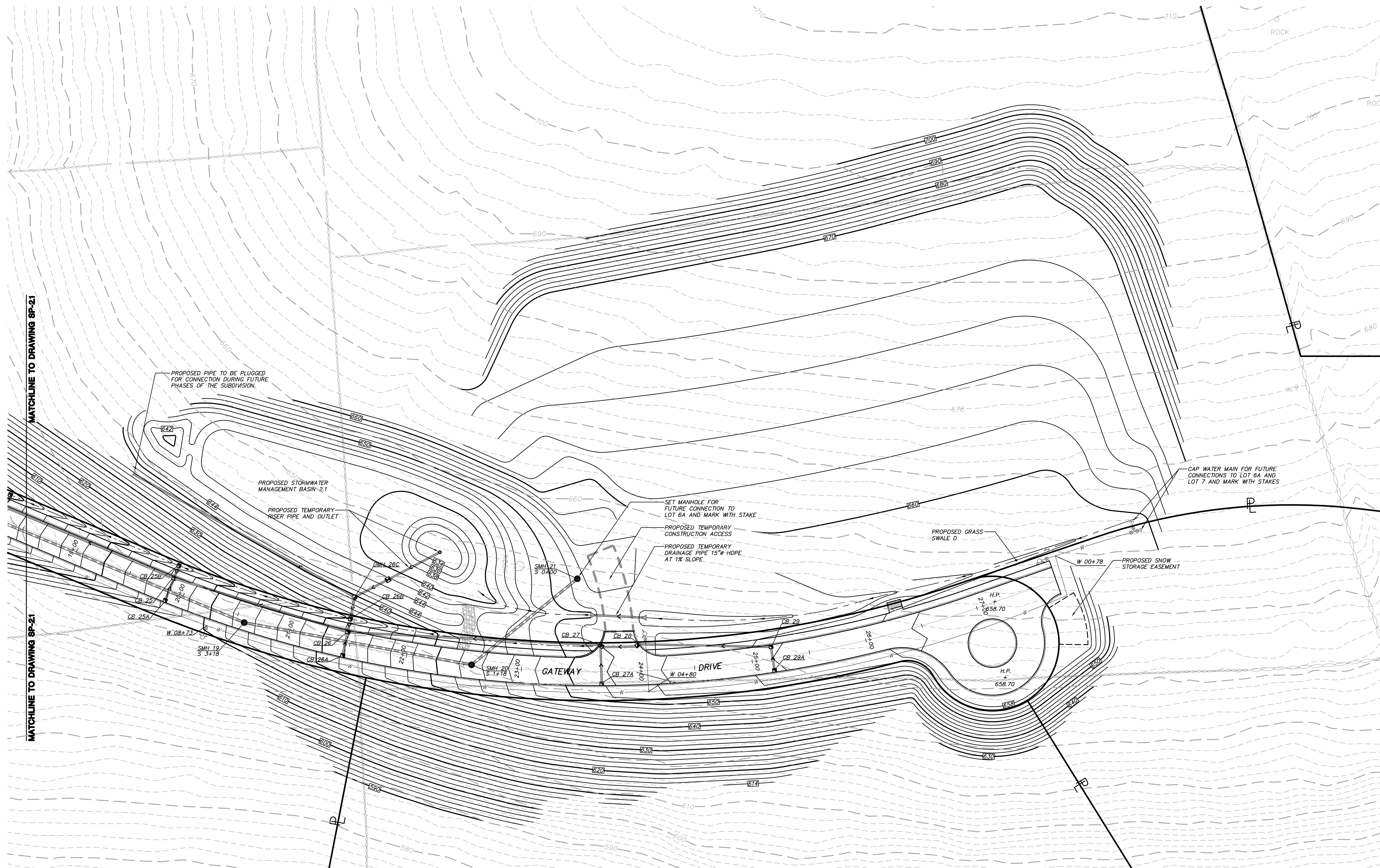
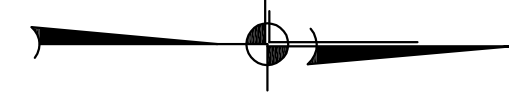
DRAWING:
GRADING & UTILITIES PLAN

PROJECT NO. 04232.100 PROJECT MANAGER S.W.B. DRAWING NO. DRAWN BY R.C.S. CHECKED BY SHEET 3 OF 17

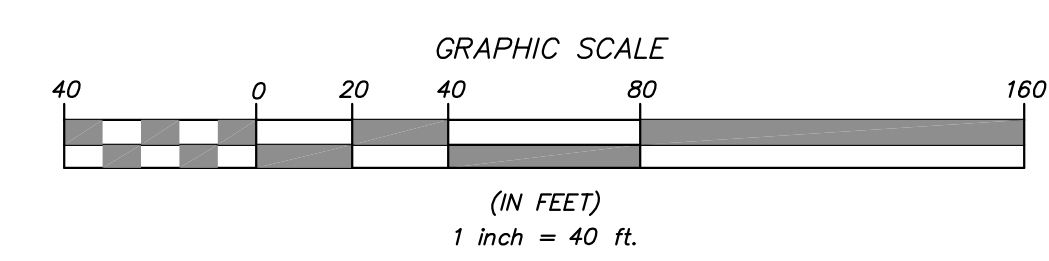
DATE 10-6-06

SCALE 1" = 40'

STATE OF NEW YORK
 PROFESSIONAL ENGINEER
 51931



MATCHLINE TO DRAWING SP-21



LEGEND	
	Property Line
	Existing 2' Contour
	Existing 10' Contour
	Proposed 2' Contour
	Proposed 10' Contour
	Existing Stonewall
	Existing Town Wetland Limit Line with Flag
	Existing Town/NYSDEC Wetland Limit Line with Flag
	Existing DEC Wetland Limit Line with Flag
	Existing Watercourse
	100' Wetland Buffer
	Existing Utility Pole with Overhead Wires
	Existing Manhole
	Existing Sewer Manhole
	Existing Sewer Main
	Existing Water Main
	Existing Drainage Pipe
	Proposed Curb
	Proposed Catch Basin/Drain Inlet
	Proposed Drainage Manhole
	Proposed Outlet Structure
	Proposed End Section
	Proposed HOPE Drainage Pipe (15' # unless noted otherwise)
	Proposed Rip Rap Apron
	Proposed Sewer Manhole
	Proposed 8" # PVC DR 14 Water Main (Unless Noted Otherwise)
	Proposed Fire Hydrant with Gate Valve
	Proposed 8" # PVC DR 14 Water Main (Unless Noted Otherwise)
	Proposed Gate Valve-Size To Match Main (Unless Noted Otherwise)
	Proposed Swale

10	1-11-19	PCDOH SUBMITTAL FOR REAPPROVAL	ZMP
9	9-11-13	PCDOH SUBMITTAL FOR REAPPROVAL	DLM
8	7-26-07	REVISION PER PCDOH COMMENTS	EMS
7	4-6-07	REVISION PER PCDOH COMMENTS	EMS
6	3-16-07	REVISION PER NYSDEC COMMENTS	RCS
5	2-16-07	REVISION PER PB & EGB COMMENTS & PCHD SUBMISSION	RCS
4	1-04-07	REVISION PER TOWN ENGINEER COMMENTS	RCS
3	12-14-06	REVISION PER NYDEP COMMENTS	ZMP
2	11-22-06	REVISION PER NYDEP COMMENTS	ZMP
1	11-3-06	REVISION PER NYDEP COMMENTS	ZMP
NO.	DATE	REVISION	BY

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Carmel, NY 10512
(845) 225-9090
(845) 225-9717 fax
www.insite-eng.com

PROJECT: **G and F SUBDIVISION**
U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: **GRADING & UTILITIES PLAN**

PROJECT NO. 04232.100 PROJECT MANAGER S.W.B. DRAWING NO. SHEET
DATE 10-6-06 DRAWN BY R.C.S. SP-2.2 4
SCALE 1" = 40' CHECKED BY

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 143 OF THE EDUCATION LAW.

Sediment and Erosion Control Notes:

- All construction activities involving the removal or disruption of soil are to be provided with appropriate protective measures to minimize erosion and contain sediment. Minimum erosion and sediment control measures shall be implemented as shown on these plans and shall be constructed in accordance with the New York State Standards and Specifications for Erosion and Sediment Control.
- Prior to the start of construction, stabilized construction entrances, silt fence, and other approved sediment control measures shall be in place as shown on these plans and at other locations where deemed necessary. After the stabilized construction entrance and all fence are installed, the sediment basins shall be constructed. (See construction sequence.)
- Wherever feasible, natural vegetation shall be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 2 acres of unprotected soil should be exposed at any one time.
- All topsoil and subsoil to be stripped from the areas being developed shall be stockpiled and seeded within 24 hours with a mixture of 50% Annual Ryegrass and 50% Perennial Ryegrass @ 10 lbs./acre or 0.7 lbs./1000 s.f. Temporary Sediment Basins shall be seeded with this mixture.
- Any graded areas not subject to further disturbance or construction traffic shall, within 14 days of final grading, receive permanent vegetation cover in combination with a suitable mulch. All seeded areas to receive a minimum 4" topsoil (from stockpile area) and be seeded and mulched as follows:
 - Seed mixture to be planted between March 21 and May 20, or between August 15 and October 15, or as directed by project representative.
 - Permanent stormwater basins shall be planted in accordance with the Typical Extended Detention Basin Planting Details.
 - All other graded areas shall be seeded at a rate of 50 pounds per acre in the following proportions:

Fenuloxyl Biograss	30%
Crested Red Fescue	40%
Perennial Ryegrass	20%
Annual Ryegrass	20%
 - Mulch: Soft hay or small grain straw applied at a rate of 90 lbs./1000 S.F. or 4 tons/acre, to be applied and anchored with netting to hold it in place, as needed, according to New York State Standards and Specifications for Erosion and Sediment Control.
 - Irrigation: Should seed mixtures be applied between May 15 and August 15, adequate moisture should be provided.
- Grass seed mix may be applied by either mechanical or hydroseeding methods. Hydroseeding shall be performed in accordance with the current edition of the "W500" Standard Specification, Construction and Materials, Section 610-3.02, Method No. 1.
- Temporary seedings should be inspected every 30 days and after major storm events. Damaged or unvegetated areas should be reseeded immediately.
- All temporary erosion and sediment controls shall remain in place and maintained regularly in proper functioning condition until all areas exposed during site construction have been suitably stabilized with pavement, permanent structures and/or final vegetation cover.
- Cut and fill slopes steeper than 3:1 shall also be stabilized with North American Green 2150 Erosion Control Blanket, or approved equal. Slopes stabilized with 2150 Erosion Blanket shall be seeded with ENST Conversion Seeds Covermetch Seeding Mix, or approved equal, in lieu of #5c above.
- Erosion control blankets and/or seeding as outlined in #5 and #6 above shall be provided to prevent surface water from damaging the cut face of excavation or the sloping surfaces of fills.
- Fill shall be placed and compacted in 6" lifts so as to minimize slaking or erosion of the soil, and to prevent settlement.
- The site shall, at all times, be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control devices.
- All stormwater drainage outlets shall be stabilized, as required, before the discharge points become operational.
- Stormwater from disturbed areas must be passed through an approved sediment barrier before discharge beyond disturbed areas.
- Sedimentation and erosion control measures shall be inspected and maintained on a weekly basis and after each storm event by the owner's field representative (O.F.R.) to insure that channels, drain inlets, pipes and the sediment basins are clear of debris that embankments and berms have not been breached and that all silt fence is intact. Sediment shall be removed from the temporary sediment basins when the depth of the sediment has reached the top of the vertical drain pipes. Any failure of sediment and erosion control measures shall be immediately repaired by the contractor and inspected for approval by the O.F.R. and/or site engineer.

CONSTRUCTION SEQUENCE NOTES:

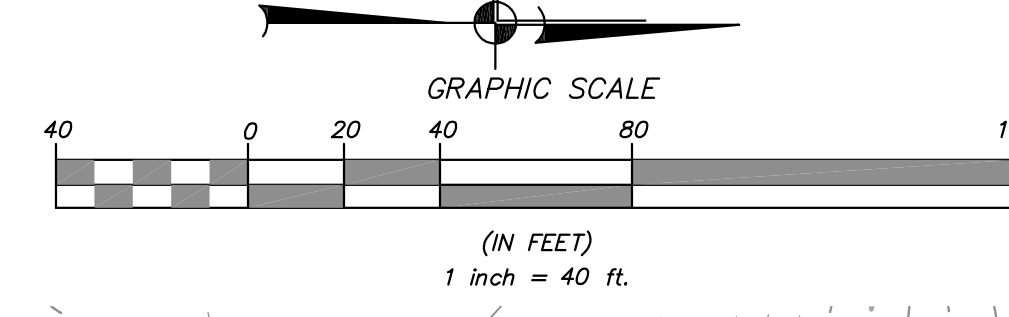
- Refer to erosion control notes on this drawing.
- Each phase of work implies that all sediment and erosion control measures will be installed in accordance with best management practices and prior to any clearing and grubbing operations.
- Each phase of work implies the removal of existing trees and grubbing of all tree root systems.
- All topsoil is to be stripped and stockpiled in appropriate locations for future use on the site. All stockpiled soil areas are to be appropriately stabilized and protected.
- All finished slopes greater than 3:1 are to be immediately stabilized with erosion control blankets / matting.
- Modifications to phasing may be made during construction upon written approval by the governing authorities.
- Each phase of work shall have the upstream clean water diverted around construction activities.

OVERALL CONSTRUCTION SEQUENCE:

- Construct stabilized construction entrance at proposed town road of Route 6. Install erosion control measures shown on the plan in accordance with the details. Utilize the western portion of the existing highway facility as the proposed staging area as shown on the plan. Demolish existing buildings in the vicinity of the proposed staging area. Clear trees and grub within the limits of the phase. Construct and stabilize proposed stormwater basins 1.6P & 1.7P as temporary sediment basins (TSB) utilizing the disturbed borrow area to balance the earthwork within the phase. Install outlet structures, drainage piping and temporary outlet. Upon completion of grading operations topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes on this plan.
- Utilize the existing path shown on the plan to gain access to phase 1B. The existing path will be used as a haul road to the Phase 1B borrow area near proposed station 17+50. The path shall be stabilized with rip rap as necessary. Install erosion control measures shown on the plan in accordance with the details. Clear trees and grub within the limits of the phase. Construct and stabilize proposed stormwater basins 1.6P and 1.3P as temporary sediment basins (TSB) utilizing the disturbed borrow area to balance the earthwork within the phase. Install outlet structures, drainage piping and temporary outlet. Upon completion of grading operations topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes on this plan.
- Utilize the existing path as shown on the plan to gain access to the phase 2 borrow area. The existing path will be used as a haul road for construction activities associated with this phase and shall be stabilized with rip rap as necessary. Install erosion control measures as shown on the plan in accordance with the details. Clear trees and grub within the limits of the phase. Construct permanent swale B along the northern side of the road to direct runoff to TSB 1.1P. Construct the proposed access drive from station 7+75 to station 20+50. Direct stormwater runoff from access road to TSB 1.1P & 1.7P. Direct upstream clean water around construction. Begin earthwork activities to upgrade. Install drainage structures and piping. Install sewer, water and the utilities as required. Install subbase, curb and asphalt binder. Upon completion of grading operations topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes on the plan.
- Construct stabilized construction entrance in location as shown on the plan. Utilize the existing path as shown on the plan for access from the proposed staging area to the southern portion of phase 3. The existing path shall be stabilized with riprap as necessary. Install erosion control measures as shown on the plan in accordance with the details. Clear trees and grub within the limits of the phase. Construct permanent swales A, C, and D in locations as shown on the plan to direct runoff to the previously constructed temporary sediment basins. Install temporary swale up gradient of the proposed borrow area as shown on the plan to direct runoff to the proposed area of work. Begin earthwork activities including cut from Phase 3 area adjacent to Town Road cut-in-place placed as compacted fill in road from station 20+50 to station 27+50. Direct stormwater runoff to TSB 2.1P, 1.1P and 1.3P. Install drainage structures and piping. Install sewer, water and other utilities as required. Install subbase, curb and asphalt binder. Upon completion of grading operations topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes on the plan.

LEGEND

- Property Line
- Existing 2' Contour
- Existing 10' Contour
- Proposed 2' Contour
- Proposed 10' Contour
- Existing Stonewall
- Existing Town Wetland Limit Line with Flag
- Existing Town/NYSDEC Wetland Limit Line with Flag
- Existing DEC Wetland Limit Line with Flag
- Existing Watercourse
- 100' Wetland Buffer
- Existing Building
- Existing Utility Pole with Overhead Wires
- Proposed Curb
- Proposed Catch Basin/Drain Inlet with Inlet Protection
- Proposed Outlet Structure
- Proposed End Section
- Proposed Rip Rap Apron
- Proposed Limit of Disturbance Line
- Proposed Silt Fence
- Proposed Double Silt Fence
- Proposed Swale with Stone Check Dam
- Proposed Stabilized Construction Entrance
- Soil Stock Pile
- Proposed Construction Phase
- Proposed Construction Phase Line
- Proposed Temporary Swale



PHASE	EARTHWORK	AREA OF DISTURBANCE	
	CUT VOLUME (cubic yards)	FILL VOLUME (cubic yards)	
1A	7,000	7,000	2.26 ACRES
1B	11,000	11,000	3.20 ACRES
2	22,000	22,000	4.73 ACRES
3	49,000	49,000	2.80 ACRES
4	32,000	32,000	4.90 ACRES

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 143 OF THE EDUCATION LAW.

NO.	DATE	REVISION	BY
10	1-11-19	PCDDH SUBMITTAL FOR REAPPROVAL	ZMP
9	9-11-13	PCDDH SUBMITTAL FOR REAPPROVAL	DLM
8	7-26-07	REVISION PER PCDDH COMMENTS	EMS
7	4-6-07	REVISION PER PCDDH COMMENTS	EMS
6	3-16-07	REVISION PER NYSDC COMMENTS	RCS
5	2-16-07	REVISION PER PB & ECB COMMENTS & PCDDH SUBMISSION	RCS
4	1-04-07	REVISION PER TOWN ENGINEER COMMENTS	RCS
3	12-14-06	REVISION PER NYSDC COMMENTS	ZMP
2	11-22-06	REVISION PER NYSDC COMMENTS	ZMP
1	11-3-06	REVISION PER NYSDC COMMENTS	ZMP

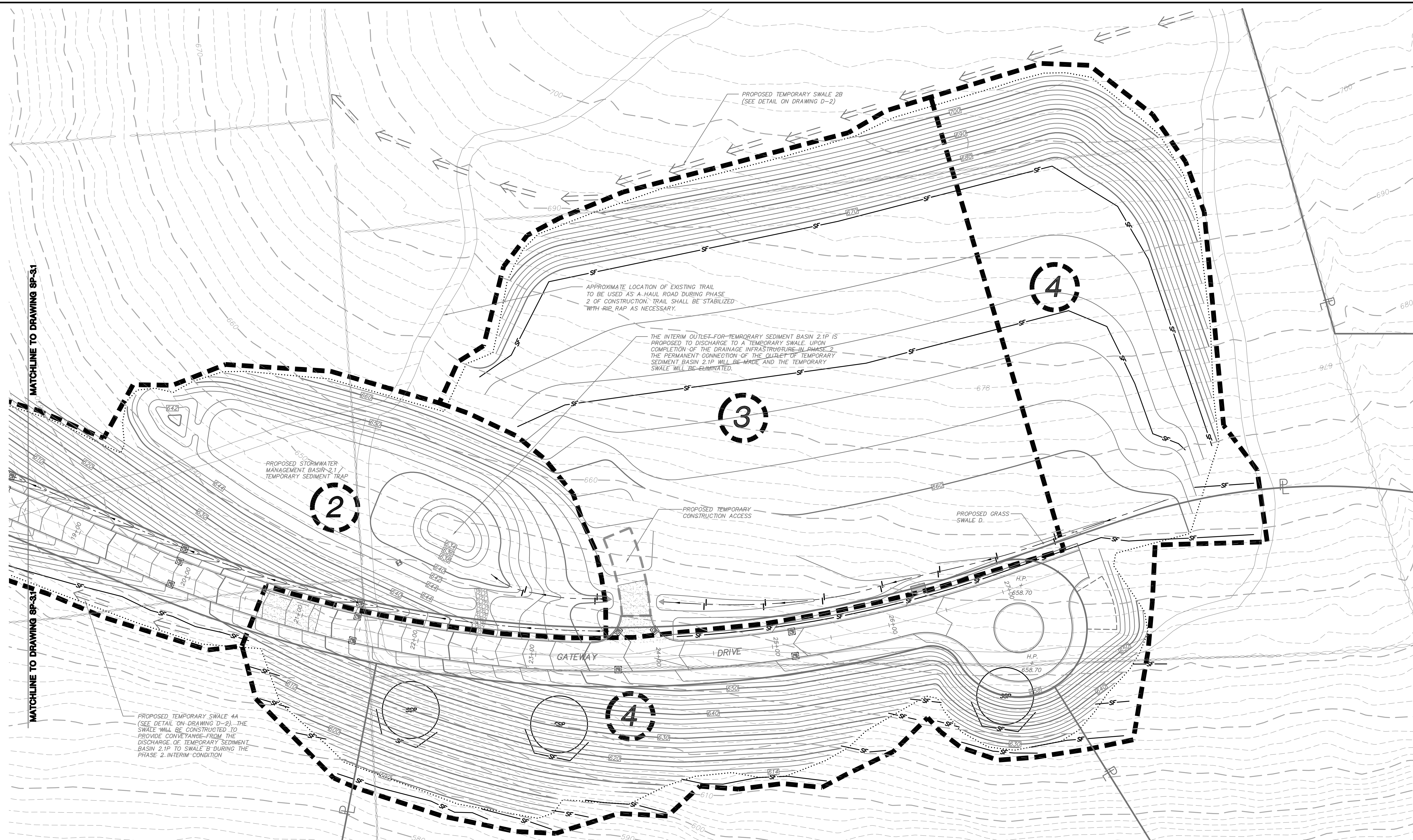
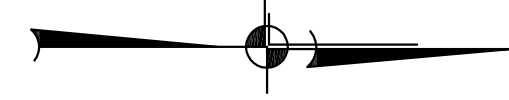
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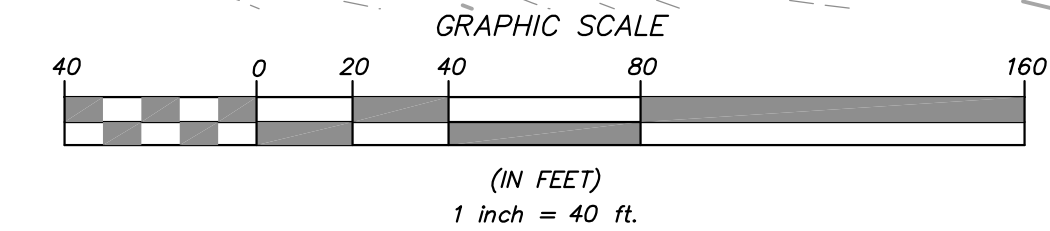
PROJECT: **G and F SUBDIVISION**
U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: **SEDIMENT AND EROSION CONTROL PLAN**

PROJECT NO. 04232.100 PROJECT MANAGER S.W.B. DRAWING NO. SHEET 5
DATE 10-6-06 DRAWN BY R.C.S. SP-3.1
SCALE 1" = 40' CHECKED BY



MATCHLINE TO DRAWING SP-31



Sediment and Erosion Control Notes:

- All construction activities involving the removal or disruption of soil, are to be provided with appropriate protective measures to minimize erosion and contain sediment discharges within. Minimum erosion and sediment control measures shall be implemented as shown on these plans and shall be constructed in accordance with the New York State Standards and Specifications for Erosion and Sediment Control.
- Prior to the start of construction, stabilized construction entrances, silt fence, and other approved sediment control measures shall be in place as shown on these plans and at other locations where deemed necessary. After the stabilized construction entrance and silt fence are installed, the sediment basins shall be constructed. (See construction sequence.)
- Whenever feasible, natural vegetation shall be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 5 acres of unprotected soil should be exposed at any one time.
- All topsoil and subsoil to be stripped from the areas being developed shall be stockpiled and seeded within 24 hours with a mixture of 50% Annual Ryegrass and 50% Perennial Ryegrass @ 30 lbs./acre or 0.7 lbs./1,000 s.f. Temporary Sediment Basins shall be seeded with this mixture.
 - Any graded areas not subject to further disturbance or construction traffic shall, within 14 days of final grading, receive permanent vegetation cover in combination with a suitable mulch. All seeded areas to receive a minimum 4" topsoil (from stockpile area) and be seeded and mulched as follows:
 - Seed mixture to be planted between March 21 and May 30, or between August 15 and October 15, or as directed by project representative.
 - Permanent stormwater basins shall be planted in accordance with the Typical Extended Detention Basin Planting Details.
 - All other graded areas shall be seeded at a rate of 50 pounds per acre in the following proportions:

Kentucky Bluegrass	20%
Creeping Red Fescue	40%
Perennial Ryegrass	20%
Annual Ryegrass	20%
 - Mulch: Soft hay or grain straw applied at a rate of 90 lbs./1,000 s.f. or 2 tons/acre, to be applied and anchored with netting to hold it in place, as needed, according to New York State Standards and Specifications for Erosion and Sediment Control.
 - Irrigation: Should seed mixtures be applied between May 15 and August 15, adequate moisture should be provided.
- Grass seed mix may be applied by either mechanical or hydroseding methods. Hydroseding shall be performed in accordance with the current edition of the NYSDOT Standard Specification, Construction and Materials, Section 810-3.02, Method No. 1.
- Temporary seedings should be inspected every 30 days and after major storm events. Damaged or unvegetated areas should be reseeded immediately.
- All temporary erosion and sediment controls shall remain in place and maintained regularly in proper functioning condition until all areas exposed during site construction have been suitably stabilized with pavement, permanent structures and/or final vegetative cover.
- Cut and fill slopes steeper than 3:1 shall also be stabilized with North American Green 5550 Erosion Control Blanket, or approved equal. Slopes stabilized with 5550 Erosion Blanket shall be seeded with ENVST Conservation Seeds Crownweath Seeding Mix, or approved equal, at 100 lbs./100 s.f. slope.
- Erosion control blankets and/or seedings as outlined in #5 and #9 above shall be provided to prevent surface water from damaging the cut face of excavation or the sloping surfaces of fills.
- Fill shall be placed and compacted in 6" lifts so as to minimize sliding or erosion of the soil, and to prevent settlement.
- The site shall, at all times, be graded and maintained such that stormwater runoff is diverted to all erosion and sediment control devices.

CONSTRUCTION SEQUENCE NOTES:

- Refer to erosion control notes on this drawing.
- Each phase of work implies that all sediment and erosion control measures will be installed in accordance with best management practices and prior to any clearing and grubbing operations.
- Each phase of work implies the removal of existing trees and grubbing of all tree root systems.
- All topsoil to be stripped and stockpiled in appropriate locations for future use on the site. All stockpiled soil areas are to be appropriately stabilized and protected.
- All finished slopes greater than 3:1 are to be immediately stabilized with erosion control blankets / matting.
- Modifications to phasing may be made during construction upon written approval by the approving authorities.
- Each phase of work shall have the upstream clean water diverted around construction activities.

OVERALL CONSTRUCTION SEQUENCE:

- 1A. Refer to erosion control notes on this drawing. Install erosion control measures shown on the plan in accordance with the details. Utilize the western portion of the existing highway facility as the proposed staging area as labeled on the plan. Demolish existing buildings within the phase. Construct and stabilize proposed stormwater basins 1, 2, 3, and 4 as temporary sediment basins (TSB). Install outlet structures, drainage piping and temporary outlet. Upon completion of grading operations topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes on this plan.
- 1B. Utilize the existing path shown on the plan to gain access to phase 1B. The existing path will be used as a haul road to the Phase 1B borrow area near proposed station 17+50. The path shall be stabilized with rip rap as necessary. Install erosion control measures shown on the plan in accordance with the details. Clear trees and grub within the limits of the phase. Construct and stabilize proposed stormwater basins 1, 2, 3, and 4 as temporary sediment basins (TSB), utilizing the designated borrow area to balance the work within the phase. Install outlet structures, drainage piping and temporary outlet. Upon completion of grading operations topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes on this plan.
2. Construct permanent swale B along the northern side of the road to direct runoff to TSB 1, 2, 3, and 4. Construct proposed access drive from station 7+70 to station 20+50. Direct stormwater runoff from access road to TSB 1, 2, 3, and 4. Direct stormwater runoff from the previously constructed temporary sediment basins. Install drainage structures and piping, install sewer, water and the utilities as required, install sidewalk, curb, and place asphalt binder. Upon completion of grading operations topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes on the plan.
3. Construct stabilized construction entrance in location as shown on the plan. Utilize the existing path shown on the plan for access from the proposed staging area to the southern portion of phase 3. The existing path shall be stabilized with rip rap as necessary. Install erosion control measures as shown on the plan in accordance with the details. Clear trees and grub within the limits of the phase. Construct permanent swales A, C, and D in locations as shown on the plan to direct runoff to the previously constructed temporary sediment basins. Install temporary swale up gradient of the proposed borrow area as shown on the plan to direct clean water away from the proposed area of work. Begin earthwork activities including cut from Phase 3 area adjacent to TSB 1, 2, 3, and 4. Direct stormwater runoff to TSB 1, 2, 3, and 4. Install drainage structures and piping, install sewer, water and other utilities as required, install sidewalk, curb and asphalt binder. Upon completion of grading operations topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes on the plan.
4. Construct stabilized construction entrance in location as shown on the plan. Install erosion control measures as shown on the plan in accordance with the details. Clear trees and grub within the limits of the phase. Extend the temporary swale up gradient of the phase 3 borrow area to divert clean water away from the proposed borrow area in phase 4. Extend earthwork activities including cut from Phase 4 area west from station 27+50. Direct stormwater runoff to TSB 1, 2, 3, and 4. Install drainage structures and piping, install sewer, water and other utilities as required, install sidewalk, curb and asphalt binder. Upon completion of grading operations topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes on the plan.

LEGEND

- Property Line
- Existing 2' Contour
- Existing 10' Contour
- Proposed 2' Contour
- Proposed 10' Contour
- Existing Stonewall
- Existing Town/NYSDEC Wetland Limit Line with Flag
- Existing DEC Wetland Limit Line with Flag
- Existing Watercourse
- 100' Wetland Buffer
- Existing Building To Be Removed
- Existing Utility Pole with Overhead Wires
- Proposed Curb
- Proposed Catch Basin/Drain Inlet with Inlet Protection
- Proposed Outlet Structure
- Proposed End of Disturbance Line
- Proposed Silt Fence
- Proposed Double Silt Fence
- Proposed Swale with Stone Check Dam
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- Soil Stock Pile
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- Proposed Construction Phase Line
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PHASE	EARTHWORK		AREA OF DISTURBANCE
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PROJECT: **G and F SUBDIVISION**
U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: **SEDIMENT AND EROSION CONTROL PLAN**

PROJECT NO. 04232.100 PROJECT MANAGER S.W.B. DRAWING NO. SP-3.2 SHEET 6 OF 17
DATE 10-6-06 DRAWN BY R.C.S. CHECKED BY

SCALE 1" = 40'

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 143 OF THE EDUCATION LAW.

Parking Requirements:

Senior Housing		
1.5 spaces per unit x 150 units	=	225 spaces
1 space per 200 sf x 1,800 sf (community building)	=	9 spaces
Total spaces required	=	234 spaces

Parking Provided

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

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

Senior Housing Zoning Requirements:

	Required:	Provided:
Min. Lot Area	217,800 SF (3.0 AC)	1,314,205 SF± (30.17 AC)
Min. Road Frontage	125'	1148' ±
Max. Density (Units/Acre)	8	4.97
Max. Dwelling Units	150	150
Max. Building Coverage	35%	18.2% ±
Min. Property Line Setback	40'	>40'
Min. Building Height	40' / 2 Stories	<40' / 2 Stories
Min. Recreation Space (SF/Unit)	300 S.F.	>300 S.F.

Certificate of Occupancy Sections

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

In order for a certificate of occupancy to be issued by the Town of Carmel for a dwelling in a particular C.O. section, the C.O. section in which such dwelling is located as shown on this drawing must be substantially completed to the satisfaction of the Town of Carmel Engineer and must be in compliance with the special use permit issued by the Town of Carmel. A section shall not be deemed substantially complete unless, 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.

Record Owner/Applicant:

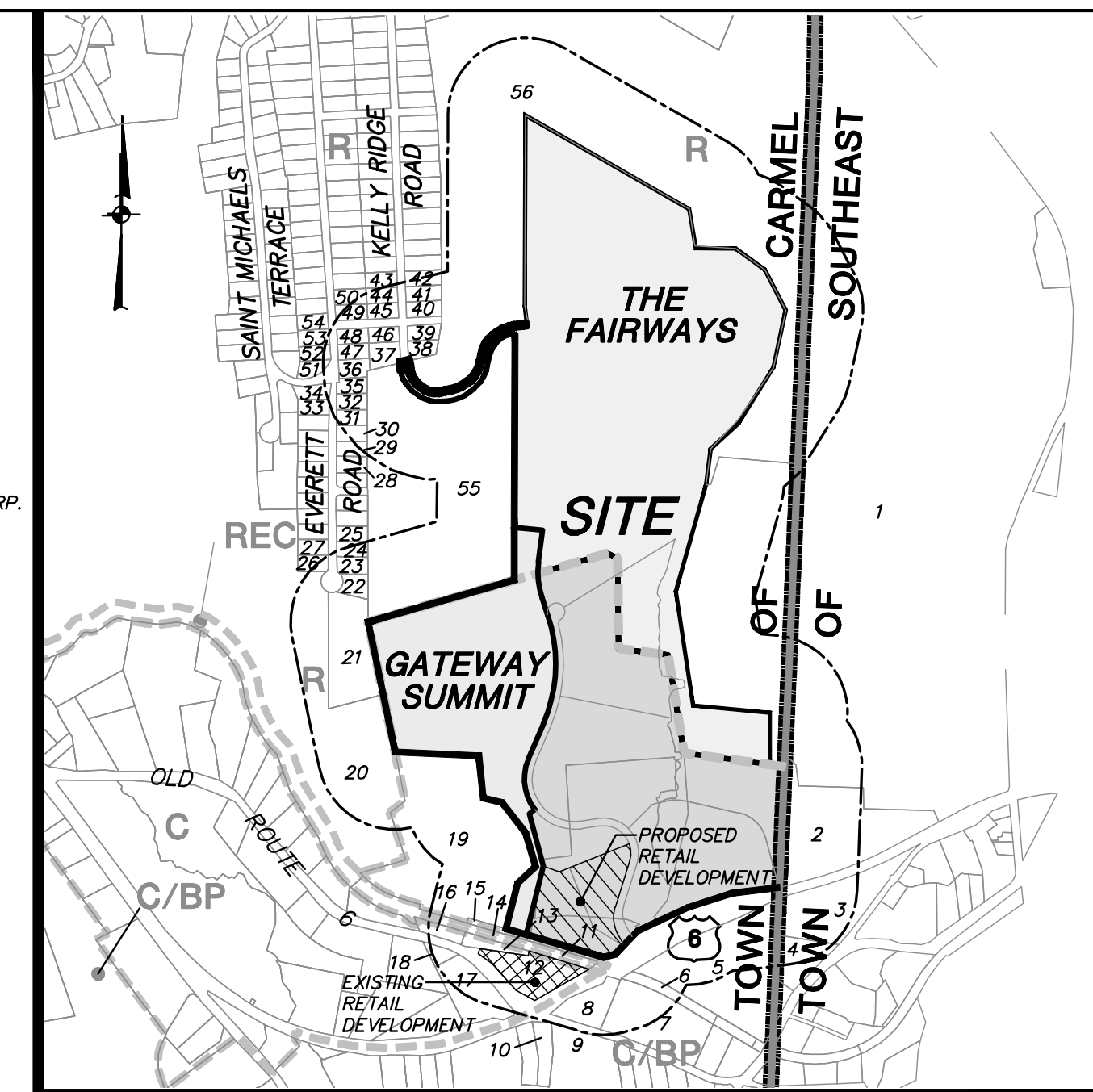
Hudson Valley Realty
1699 Route 6, Suite 1
Carmel, NY 10512

Site Data:

Total Area:	30.17 AC. ±
Tax Map No.:	55-2-23.1 55-2-24 55-2-25 55-11-32
Zoning Districts:	C/BP (Commercial/Business Park)

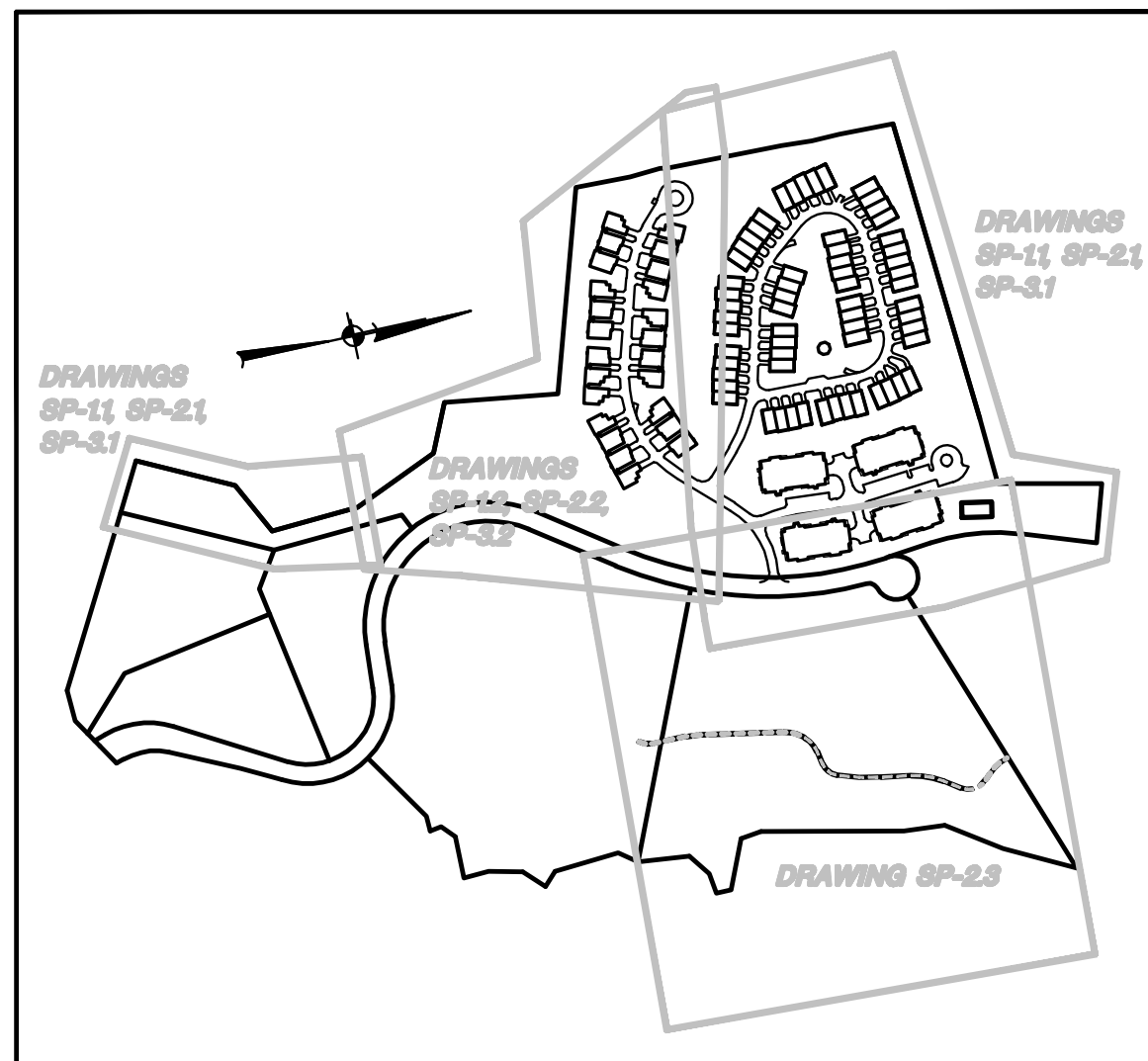
500' Adjoiners:

- N/F CENTENNIAL GOLF CLUB OF NEW YORK
- N/F CENTENNIAL GOLF CLUB OF NEW YORK
- N/F TRINITY EVAN LUTHERAN CHURCH
- N/F TOMPKINS TOWN OF CARMEL
- N/F BLUMS & RYDER
- N/F NAPOLIANO
- N/F DAGNONE
- N/F COUNTY OF PUTNAM
- N/F TOMPKINS
- N/F COUNTY OF PUTNAM
- N/F DURKIN WATER REALTY LLC
- N/F DURKIN
- N/F HUDSON VALLEY REALTY CORP.
- N/F DURKIN
- N/F BREWSTER-MEADOWLAND PL CAPITAL
- N/F TOWNSEND
- N/F COUNTY OF PUTNAM
- N/F COUNTY OF PUTNAM
- N/F TOWN OF CARMEL
- N/F O'CONNOR
- N/F COVELLO
- N/F ROBERTS
- N/F TOBACCO
- N/F TORRE
- N/F MACCHAROLO GREAGHTY, & GRIKWE
- N/F GRIECO, GRIECO, GREAGHTY, & GRIKWE
- N/F KRISTELLER & TANGRED
- N/F CONSTANCE
- N/F SWISS
- N/F PERRY
- N/F DARRAGH
- N/F BLOMINCONTRI
- N/F ROSSANO
- N/F NEISS & GRABALA
- N/F COLELLA & COLLINS
- N/F KANE
- N/F BUTLER
- N/F HAZEL
- N/F LAZZARI
- N/F BEREZNAK
- N/F CAMELLERI
- N/F MCLEAN
- N/F MARINE MIDLAND BANK WEST MONT.
- N/F DIMARTINO
- N/F BROOKS
- N/F GRABALA
- N/F RAMIREZ
- N/F OVINE
- N/F HOFFMAN
- N/F MORATTO
- N/F CENTENNIAL GOLF CLUB OF NEW YORK
- N/F CENTENNIAL GOLF CLUB OF NEW YORK

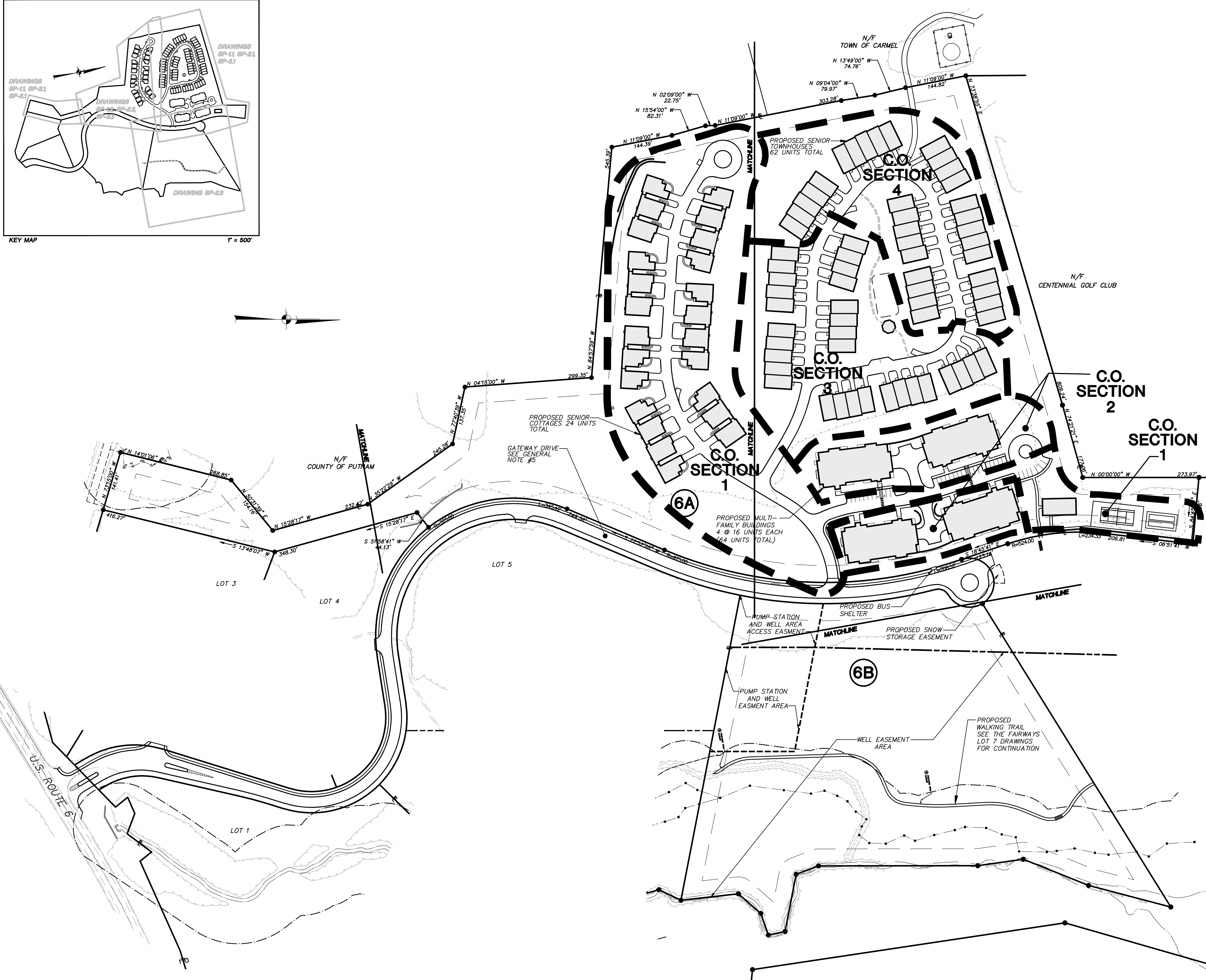


Location Map

Scale: 1" = 1000'



KEY MAP 1" = 500'

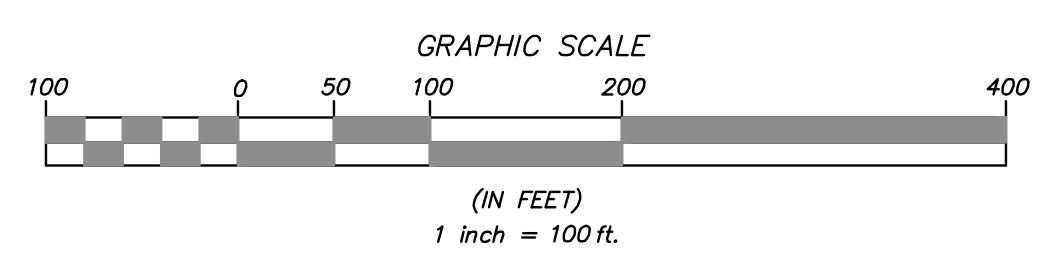


General Notes:

- Boundary, existing conditions and topographic information for subject property based on surveys by Terri Bergendorff Collins L.S.
- The wetland boundaries shown hereon were delineated by Tim Miller Associates and survey located by Terri Bergendorff Collins L.S.
- The subject application requires a special exception use permit in accordance with section 156-38 of the Town code as amended by Local Law 5 of 2006. The project conforms to the requirements of said law as follows:
 - The subject property is situated in a C/BP and R Zone, and is contiguous to a residential zone.
 - The site exceeds the minimum frontage of one hundred twenty-five (125) feet on a town road.
 - The site exceeds the minimum site area of five acres.
 - The site is served by municipal water (CWD#2) and municipal sewer (CSD#2).
 - The project density is 1.5 units/acre and is less than the permitted eight (8) dwelling units per acre.
 - The project density is 150 units and is equal to the permitted one hundred fifty (150) dwelling units and coverage of the lot by buildings is less than thirty-five percent.
 - All buildings are set back a minimum of forty (40) feet from the front property line.
 - No buildings exceed forty (40) feet in height or two (2) stories above ground. Note the lower level of the proposed buildings do not meet the definition of a story.
 - All multi-level buildings shall contain an elevator.
 - All buildings shall contain a fire suppression system.
 - The project exceeds the minimum of three hundred (300) square feet of recreation space per unit which includes a community room.
- A minimum of one and one half (1.5) on site parking spaces are provided for each dwelling unit, including appropriate handicap parking.
- All units shall be occupied exclusively by persons of fifty-five (55) years of age or older and the spouse of any such person.
- The apartment sizes shall be a minimum of four hundred seventy-five (475) square feet for efficiency (studio) apartments and a minimum of six hundred (600) square feet for one bedroom apartments. The maximum number of bedrooms or potential bedrooms in an apartment/dwelling unit shall be three. The subject project proposes one hundred (100) units with a maximum total of three hundred (300) bedrooms.
- The site is on a road that has a public bus stop. There is an existing bus route on U.S. Route 6 and a proposed bus stop on Summit Drive.
- The site is within 2,500 feet of retail and service establishments
- Washing machines and clothing dryers shall be located in a common laundry room in each building or in each unit.
- All requirements of the New York State Fire and Building Code and all applicable state, county and town regulations shall be met.
- The subject property is Lot 6A and 6B as shown on a map entitled "Final Subdivision Plat prepared for the G and F Subdivision."
- These plans are based on the construction of Gateway Drive and its related infrastructure being substantially completed. A Building Permit shall not be issued until Gateway Drive is substantially complete in the vicinity of the project.
- The proposed buildings shall be protected by an automatic fire sprinkler system.
- The subject project is prohibited from using the municipal water system (CWD #2) for irrigation purposes.
- This site is proposed to be serviced by a water connection to CWD #2. This service connection is dependent on the proposed "high" pressure distribution system discussed in the FIGES.
- Rock removal is not anticipated with the proposed sitework. Should rock be encountered, and blasting necessary, a blasting protocol shall be submitted to the Building Department.
- Offsite water details incorporated in these project plans are provided for information only. For installation of offsite water main and associated appurtenances see project plans entitled, Kelly Ridge Water Improvements.

List of Drawings

DRAWING NO.	DRAWING NAME	SHEET
OP-1	Overall Site Plan	1
SP-1.1	Layout & Landscape Plan	2
SP-1.2	Layout & Landscape Plan	3
SP-2.1	Grading & Utilities Plan	4
SP-2.2	Grading & Utilities Plan	5
SP-2.3	Grading, Sediment & Erosion Control Plan	6
SP-3.1	Sediment & Erosion Control Plan	7
SP-3.2	Sediment & Erosion Control Plan	8
OUP-1	Overall Utilities Plan	9
OOP-1	Overall Grading Plan	10
PR-1	Road Profiles	11
PR-2	Drainage Profiles	12
PR-3	Sewer Profiles	13
PR-4	Water Profiles	14
PR-5	Water Profiles	15
D-1	Site Details	16
D-2	Site Details	17
D-3	Site Details	18
D-4	Site Details	19
D-5	Site Details	20



14	1-14-13	REVISED FOR PCDOH REAPPROVAL	ZMP
13	11-13-12	REVISED FOR PCDOH REAPPROVAL	ZMP
12	7-30-10	GENERAL REVISIONS	DLM
11	2-26-09	REVISION TOWN COMMENTS	RCS
10	2-11-09	REVISIONS PER TOWN ENGINEER'S COMMENTS	KWM
9	1-28-09	GENERAL REVISIONS	BH
8	11-12-08	GENERAL REVISIONS	JLK
7	10-8-07	REVISED PER PCDOH & NYCEP COMMENTS	EMS
6	8-16-07	REVISED PER NYCEP COMMENTS	RCS
5	7-23-07	REVISED PER NYCEP COMMENTS	ZMP
4	5-2-07	REVISION PER TOWN PLANNER & PCDOH COMMENTS	PLK
3	4-3-07	REVISED PER NYCEP COMMENTS	ZMP
2	3-2-07	REVISED PER TOWN CONSULTANT'S COMMENTS	RCS
1	1-26-07	NYCEP SUBMISSION	ZMP
NO.	DATE	REVISION	BY

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
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PROJECT: **GATEWAY SUMMIT - LOT 6A SENIOR HOUSING DEVELOPMENT**
U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: **OVERALL SITE PLAN**

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

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

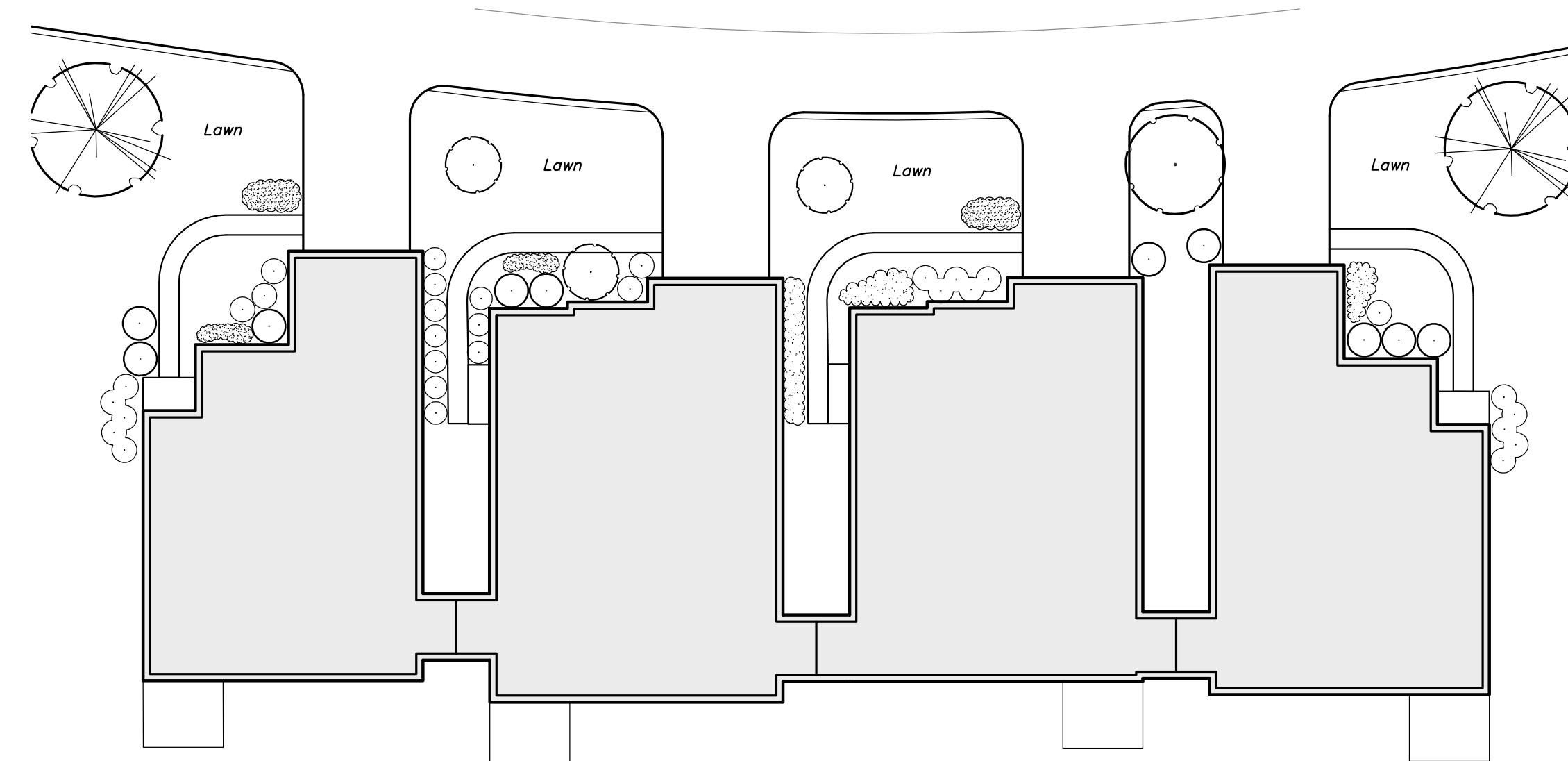
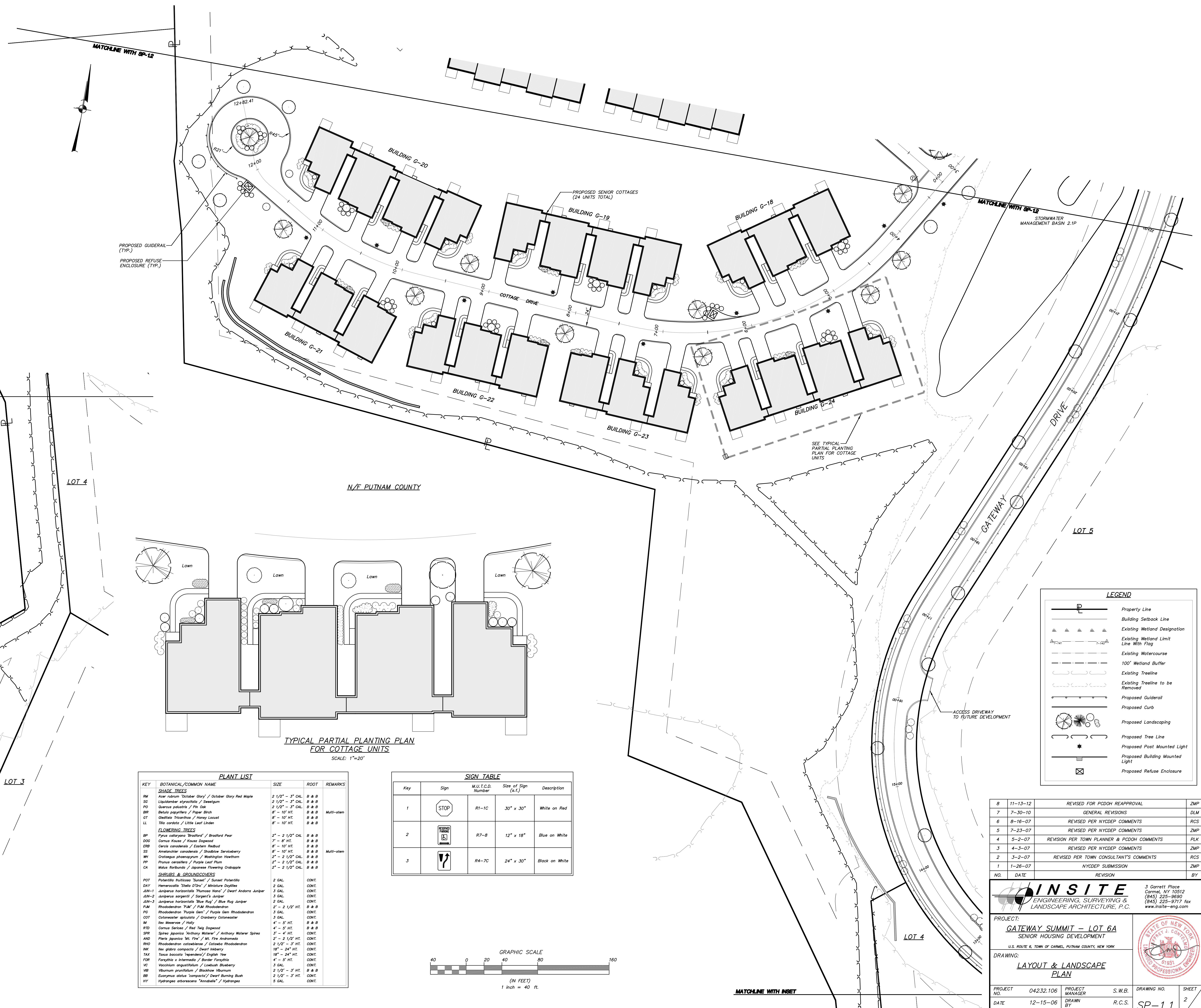
General Notes:

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

Planting Notes:

- All plant materials to be nursery grown.
- Plants shall conform with the American Association of Nurserymen Standards in all ways including dimensions.
- Plants shall be planted in all locations designated on the plan or as staked in the field.
- All plants shall be hardy under climate conditions similar to those in the locality which they are to be planted.
- 3" of Pine Bark Mulch shall be spread over all planting beds areas.
- All proposed seeded areas to receive 4" min. depth of topsoil; all proposed landscaped areas to receive 12" min. depth of topsoil.
- Upon final grading and placement of topsoil and any required soil amendments, areas to receive permanent vegetation cover in combination with suitable mulch as follows:
 - Fertilizer applied at the rate of 14 lbs./1000 of using 10-6-4 or equivalent.
 - Seed mixture: to be planted between April 1 and May 15, or between August 15 and October 15 or as directed by Project Representative at a rate of 50 lbs./acre in the following proportions:

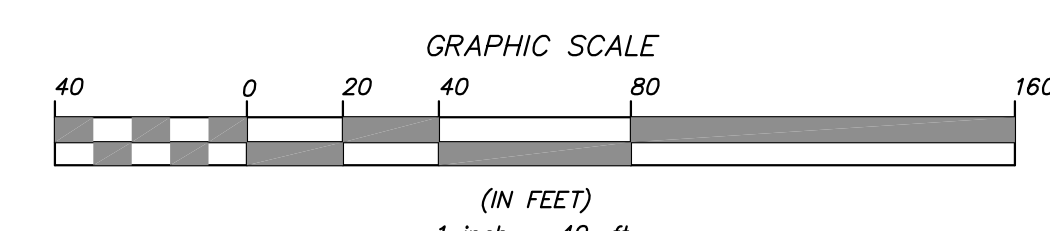
Kentucky Bluegrass	20%
Creeping Red Fescue	40%
Pennina Ryegrass	20%
Annual Ryegrass	20%
 - Mulch: Salt Hay or Small Grain Straw applied at a rate of 90 lbs./1000 sf or 2 tons/acre, to be applied and anchored according to New York - Guidelines for Urban Erosion & Sediment Control, Latest Edition.
 - If the season prevents the establishment of a permanent vegetation cover, the disturbed areas will be mulched with straw or equivalent.



TYPICAL PARTIAL PLANTING PLAN FOR COTTAGE UNITS
SCALE: 1"=20'

KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREES				
RM	Acer rubrum 'October Glory' / October Glory Red Maple	2 1/2" - 3" CAL.	B & B	
SG	Liquidambar styraciflua / Sweetgum	1 1/2" - 3" CAL.	B & B	
PD	Quercus prinus / Pin Oak	2 1/2" - 3" CAL.	B & B	
BR	Betula papyrifera / Paper Birch	8" - 10" HT.	B & B	Multi-stem
OT	Ostrya trinanthus / Honey Locust	8" - 10" HT.	B & B	
LL	Lilac canadensis / Little Leaf Linden	8" - 10" HT.	B & B	
FLOWERING TREES				
BP	Pyrus calleryana 'Bradford' / Bradford Pear	2" - 2 1/2" CAL.	B & B	
DGC	Cornus florida / Flower Dogwood	7" - 8" HT.	B & B	
EBB	Cercis canadensis / Eastern Redbud	8" - 10" HT.	B & B	
SS	Amelanchier canadensis / Shadbowl Serviceberry	8" - 10" HT.	B & B	Multi-stem
WH	Ostrya phoenicifera / Washington Hawthorn	2" - 2 1/2" CAL.	B & B	
PP	Prunella coccinea / Purple Leaf Plum	2" - 2 1/2" CAL.	B & B	
CA	Malus floribunda / Japanese Flowering Crabapple	2" - 2 1/2" CAL.	B & B	
SHRUBS & GROUNDCOVERS				
POT	Potentilla fruticosa 'Queen' / Queen Potentilla	2 GAL.	CONT.	
DAY	Hemerocallis 'Stella D'Oro' / Miniature Daylilies	2 GAL.	CONT.	
JUN-1	Juniperus horizontalis 'Plumosa Nana' / Dwarf Andorra Juniper	3 GAL.	CONT.	
JUN-2	Juniperus sargentii / Sargent's Juniper	3 GAL.	CONT.	
JUN-3	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	2 GAL.	CONT.	
RAM	Rhododendron 'PJM' / PJM Rhododendron	3" - 2 1/2" HT.	B & B	
RD	Rhododendron 'Purple Gem' / Purple Gem Rhododendron	3 GAL.	CONT.	
COT	Ostrya acuminata / Cranberry Colonaster	3 GAL.	CONT.	
M	Ilex meservei / Holly	4" - 5" HT.	B & B	
RTD	Cornus sericea / Red Twig Dogwood	4" - 5" HT.	B & B	
SPF	Spiraea japonica 'Anthony Waterer' / Anthony Waterer Spirea	3" - 4" HT.	CONT.	
AND	Floricornia 'Mt. Fire' / Mt. Fire Andromeda	2 1/2" HT.	CONT.	
RNO	Rhododendron cataractae / Cataract Rhododendron	2 1/2" - 3" HT.	CONT.	
INK	Ilex glabra compacta / Dwarf Inkberry	18" - 24" HT.	CONT.	
TAK	Taxus canadensis 'repens' / English Yew	18" - 24" HT.	CONT.	
FOR	Forsythia x intermedia / Border Forsythia	4" - 5" HT.	CONT.	
VC	Vaccinium angustifolium / Lowbush Blueberry	3 GAL.	CONT.	
IB	Iris praecox / Beardless Iris	2 1/2" - 3" HT.	B & B	
BB	Eurytemis alba compacta / Dwarf Burning Bush	2 1/2" - 3" HT.	CONT.	
HY	Hydrangea arborescens 'Annabelle' / Hydrangea	5 GAL.	CONT.	

Key	Sign	M.U.T.C.D. Number	Size of Sign (s.f.)	Description
1	STOP	R1-1C	30" x 30"	White on Red
2	NO PARKING	R7-B	12" x 18"	Blue on White
3	ONE WAY	R4-7C	24" x 30"	Black on White



LEGEND	
	Property Line
	Building Setback Line
	Existing Wetland Designation
	Existing Wetland Limit Line With Flag
	Existing Watercourse
	100' Wetland Buffer
	Existing Treeline
	Existing Treeline to be Removed
	Proposed Guiderail
	Proposed Curb
	Proposed Landscaping
	Proposed Tree Line
	Proposed Post Mounted Light
	Proposed Building Mounted Light
	Proposed Refuse Enclosure

NO.	DATE	REVISION	BY
8	11-13-12	REVISED FOR PCDOH REAPPROVAL	ZMP
7	7-30-10	GENERAL REVISIONS	DLM
6	8-16-07	REVISED PER NYCDEP COMMENTS	RCS
5	7-23-07	REVISED PER NYCDEP COMMENTS	ZMP
4	5-2-07	REVISION PER TOWN PLANNER & PCDOH COMMENTS	PLK
3	4-3-07	REVISED PER NYCDEP COMMENTS	ZMP
2	3-2-07	REVISED PER TOWN CONSULTANT'S COMMENTS	RCS
1	1-26-07	NYCDEP SUBMISSION	ZMP

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

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

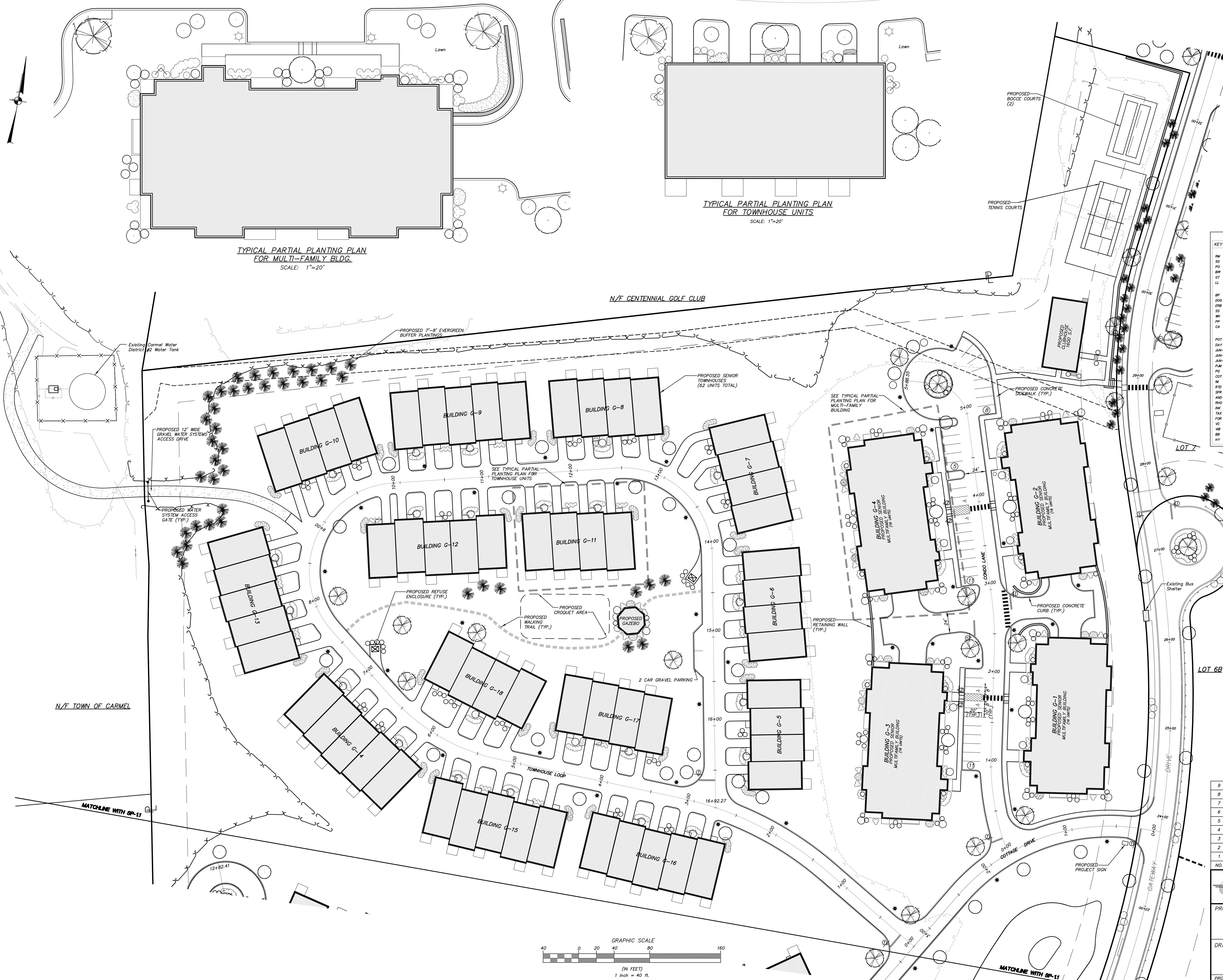
DRAWING: LAYOUT & LANDSCAPE PLAN

PROJECT NO. 04232.106 PROJECT MANAGER S.W.B. DRAWING NO. SP-1.1 SHEET 2
DATE 12-15-08 DRAWN BY R.C.S. CHECKED BY D.L.M. SCALE AS SHOWN

3 Garrett Place
Carmel, NY 10512
(845) 225-8690
(845) 225-9717 fax
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STATE OF NEW YORK
REGISTERED PROFESSIONAL ENGINEER
1951

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LEGEND

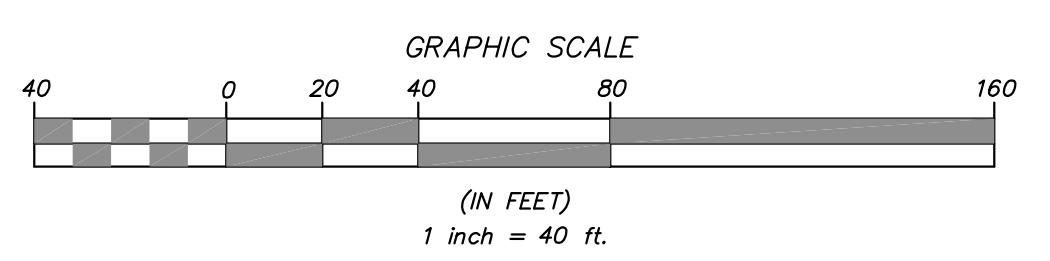
- Property Line
- Building Setback Line
- Existing Wetland Designation
- Existing Wetland Limit Line With Flag
- Existing Watercourse
- 100' Wetland Buffer
- Existing Tree Line
- Existing Tree Line to be Removed
- Proposed Gutter
- Proposed Curb
- Proposed Landscaping
- Proposed Tree Line
- Proposed Post Mounted Light
- Proposed Building Mounted Light
- Proposed Refuse Enclosure

PLANT LIST

KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREES				
RM	Acer rubrum 'October Glory' / October Glory Red Maple	2 1/2" - 3" CAL.	B & B	
SG	Liquidambar styraciflua / Sweetgum	2 1/2" - 3" CAL.	B & B	
RD	Quercus rubra / Pin Oak	2 1/2" - 3" CAL.	B & B	
BR	Betula papyrifera / Paper Birch	6" - 10" HT.	B & B	Multi-stem
GT	Gleditsia triacanthos / Honey Locust	6" - 10" HT.	B & B	
LL	Thecoccornia vitacea / Little Leaf Linden	6" - 10" HT.	B & B	
FLOWERING TREES				
BP	Pyrus calleryana 'Bradford' / Bradford Pear	2" - 2 1/2" CAL.	B & B	
DGC	Cornus Kousa / Kousa Dogwood	7" - 8" HT.	B & B	
DB	Gaultheria procumbens / Eastern Redbud	6" - 10" HT.	B & B	
SS	Amanoloch canadensis / Shadblow Serviceberry	6" - 10" HT.	B & B	Multi-stem
WH	Dracopis phaeospermum / Washington Hawthorn	2" - 2 1/2" CAL.	B & B	
PP	Prunus cerasifera / Peach Leaf Plum	2" - 2 1/2" CAL.	B & B	
CA	Malus floribunda / Japanese Flowering Crabapple	2" - 2 1/2" CAL.	B & B	
SHRUBS & GROUNDCOVERS				
POT	Potentilla fruticosa 'Supera' / Supera Potentilla	2 GAL.	CONT.	
D47	Hemerocallis 'Stella D'Oro' / Miniature Daylily	2 GAL.	CONT.	
JUN-1	Juniperus horizontalis 'Plumosa Nano' / Dwarf Aramae Juniper	3 GAL.	CONT.	
JUN-2	Juniperus sargentii / Sargent's Juniper	3 GAL.	CONT.	
JUN-3	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	2 GAL.	CONT.	
JAM	Rhododendron 'P.M.' / P.M. Rhododendron	2" - 2 1/2" HT.	B & B	
RD	Rhododendron 'Purple Gem' / Purple Gem Rhododendron	3 GAL.	CONT.	
COT	Cotoneaster glaberrima / Crabapple Cotoneaster	3 GAL.	CONT.	
W	Wax Myrtle / Holly	4" - 5" HT.	B & B	
RD	Cornus Sericea / Red Dogwood	4" - 5" HT.	B & B	
SPR	Spiraea japonica 'Anthony Waters' / Anthony Waters Spiraea	3" - 4" HT.	CONT.	
AND	Flaria japonica Mt. Fire / Mt. Fire Anemone	2" - 2 1/2" HT.	CONT.	
AND	Rhododendron coccineum / Coccineum Rhododendron	2 1/2" - 3" HT.	CONT.	
IK	Illex glabra compacta / Dwarf Inkberry	18" - 24" HT.	CONT.	
TAX	Taxus baccata 'repens' / English Yew	4" - 5" HT.	CONT.	
FOR	Forsythia x intermedia / Bealer Forsythia	18" - 24" HT.	CONT.	
VC	Vaccinium angustifolium / Lowland Blueberry	3 GAL.	CONT.	
VB	Viburnum prunifolium / Blenheim Viburnum	2 1/2" - 3" HT.	B & B	
BB	Berberis darwinii 'Compacta' / Dwarf Burning Bush	2 1/2" - 3" HT.	CONT.	
HY	Hydrangea arborescens 'Annabelle' / Hydrangea	5 GAL.	CONT.	

TYPICAL PARTIAL PLANTING PLAN FOR MULTI-FAMILY BLDG.
SCALE: 1"=20'

TYPICAL PARTIAL PLANTING PLAN FOR TOWNHOUSE UNITS
SCALE: 1"=20'



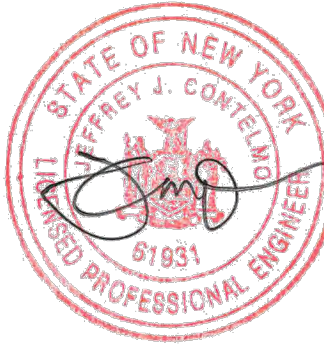
NO.	DATE	REVISION	BY
9	11-13-12	REVISED FOR PCDDH REAPPROVAL	ZMP
8	7-30-10	GENERAL REVISIONS	DLM
7	11-12-08	GENERAL REVISIONS	JLK
6	8-16-07	REVISED PER NYCDEP COMMENTS	RCS
5	7-23-07	REVISED PER NYCDEP COMMENTS	ZMP
4	5-2-07	REVISION PER TOWN PLANNER & PCDDH COMMENTS	PLK
3	4-3-07	REVISED PER NYCDEP COMMENTS	ZMP
2	3-2-07	REVISIONS PER TOWN CONSULTANT'S COMMENTS	EMW
1	1-26-07	NYCDEP SUBMISSION	ZMP

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

DRAWING: LAYOUT & LANDSCAPE PLAN

PROJECT NO.	04232.106	PROJECT MANAGER	S.W.B.	DRAWING NO.	SP-1.2	SHEET	3
DATE	12-15-06	DRAWN BY	R.C.S.	CHECKED BY	D.L.M.		20
SCALE	AS SHOWN						

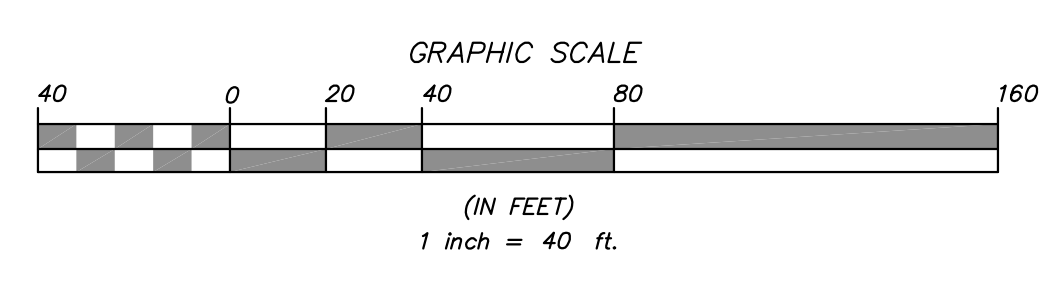
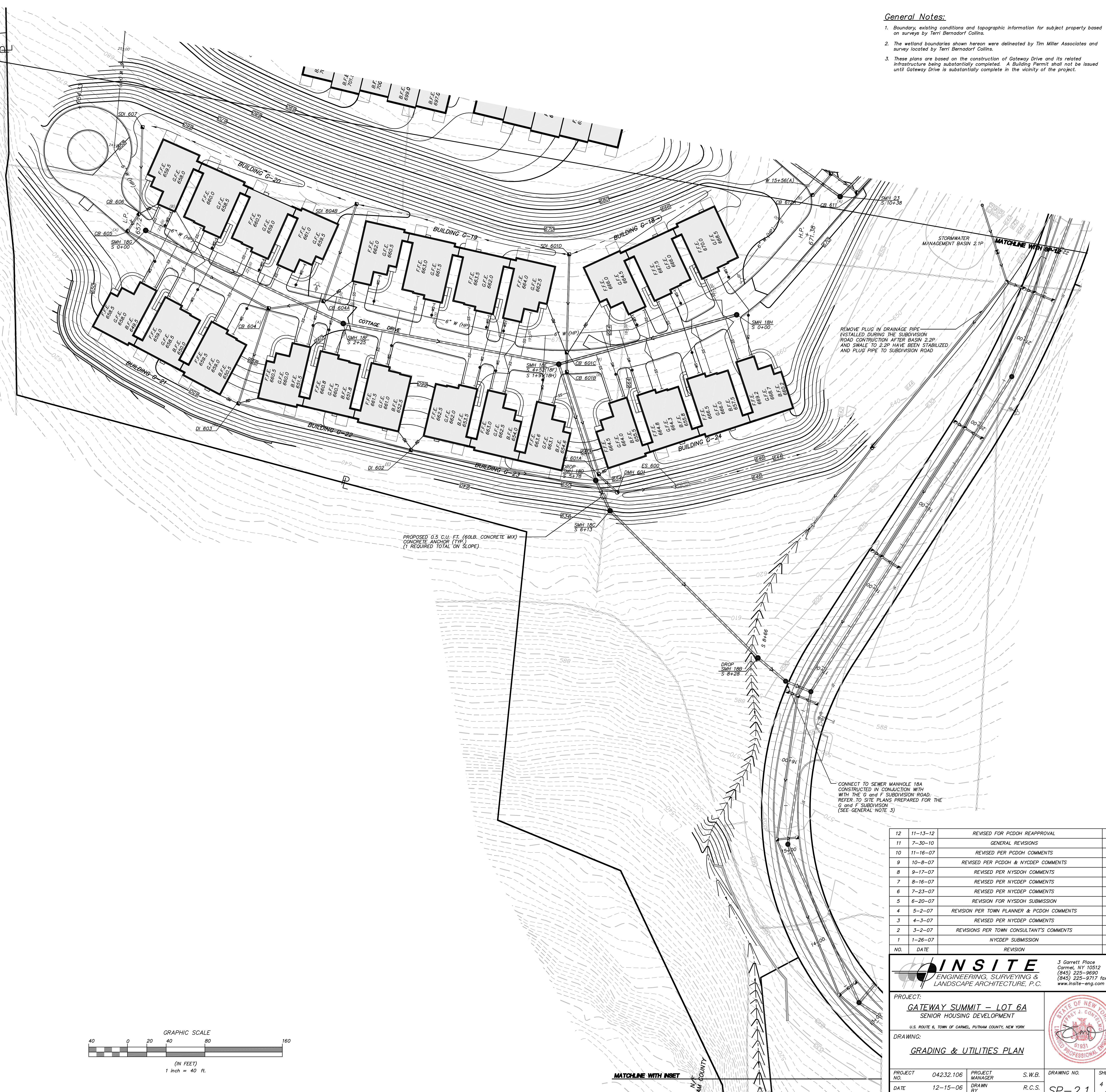
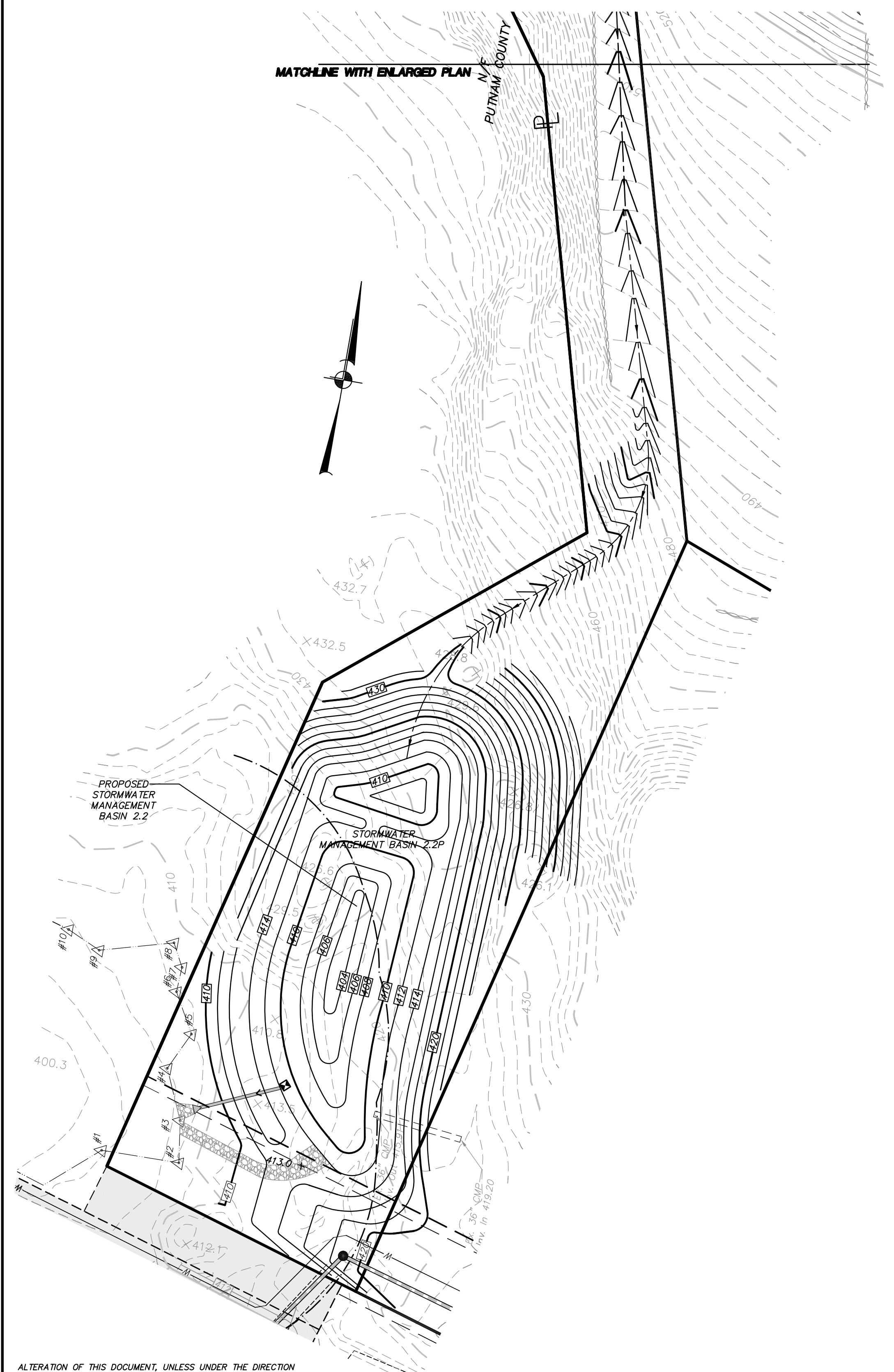


ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 143 OF THE EDUCATION LAW.

- General Notes:**
1. Boundary, existing conditions and topographic information for subject property based on surveys by Terri Bernsdorf Collins.
 2. The wetland boundaries shown hereon were delineated by Tim Miller Associates and survey located by Terri Bernsdorf Collins.
 3. These plans are based on the construction of Gateway Drive and its related infrastructure being substantially completed. A Building Permit shall not be issued until Gateway Drive is substantially complete in the vicinity of the project.

LEGEND

	Property Line		Proposed Curb
	Existing 2' Contour		Proposed Catch Basin/Drain Inlet
	Existing 10' Contour		Proposed Drainage Manhole
	Proposed 2' Contour		Proposed Outlet Structure
	Proposed 10' Contour		Proposed End Section
	Existing Stonewall		Proposed HDPE Drainage Pipe (See profiles for pipe sizes)
	Existing Town Wetland Limit Line with Flag		Proposed Rip Rap Apron
	Existing Town/NYSDEC Wetland Limit Line with Flag		Proposed Sewer Manhole
	Existing DEC Wetland Limit Line with Flag		Proposed 8" PVC SDR 35 Sewer Main
	Existing Watercourse		Proposed Hydrant with Gate Valve
	100' Wetland Buffer		Proposed Low Pressure Water Main (Sized as noted)
	Existing Utility Pole with Overhead Wires		Proposed High Pressure Water Main (Sized as noted)
	Existing Manhole		Proposed Swale
	Existing Sewer Manhole		Proposed 4" WS 14 Water Service with Gate Valve
	Existing Sewer Main		Proposed 6" SS 35 Sewer Service
	Existing Water Main		Proposed 1" Type K Copper Water Service Line with Curb Stop and Curb Box
	Existing Drainage Pipe		Proposed 4" SS 35 Sewer Service Line



12	11-13-12	REVISED FOR PCDOH REAPPROVAL	ZMP
11	7-30-10	GENERAL REVISIONS	DLM
10	11-16-07	REVISED PER PCDOH COMMENTS	FLK
9	10-8-07	REVISED PER PCDOH & NYDEP COMMENTS	EMS
8	9-17-07	REVISED PER NYSDOH COMMENTS	JBB
7	8-16-07	REVISED PER NYDEP COMMENTS	RCS
6	7-23-07	REVISED PER NYDEP COMMENTS	ZMP
5	6-20-07	REVISION FOR NYSDOH SUBMISSION	EMS
4	5-2-07	REVISION PER TOWN PLANNER & PCDOH COMMENTS	FLK
3	4-3-07	REVISED PER NYDEP COMMENTS	ZMP
2	3-2-07	REVISIONS PER TOWN CONSULTANT'S COMMENTS	RCS
1	1-26-07	NYDEP SUBMISSION	ZMP
NO.	DATE	REVISION	BY

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

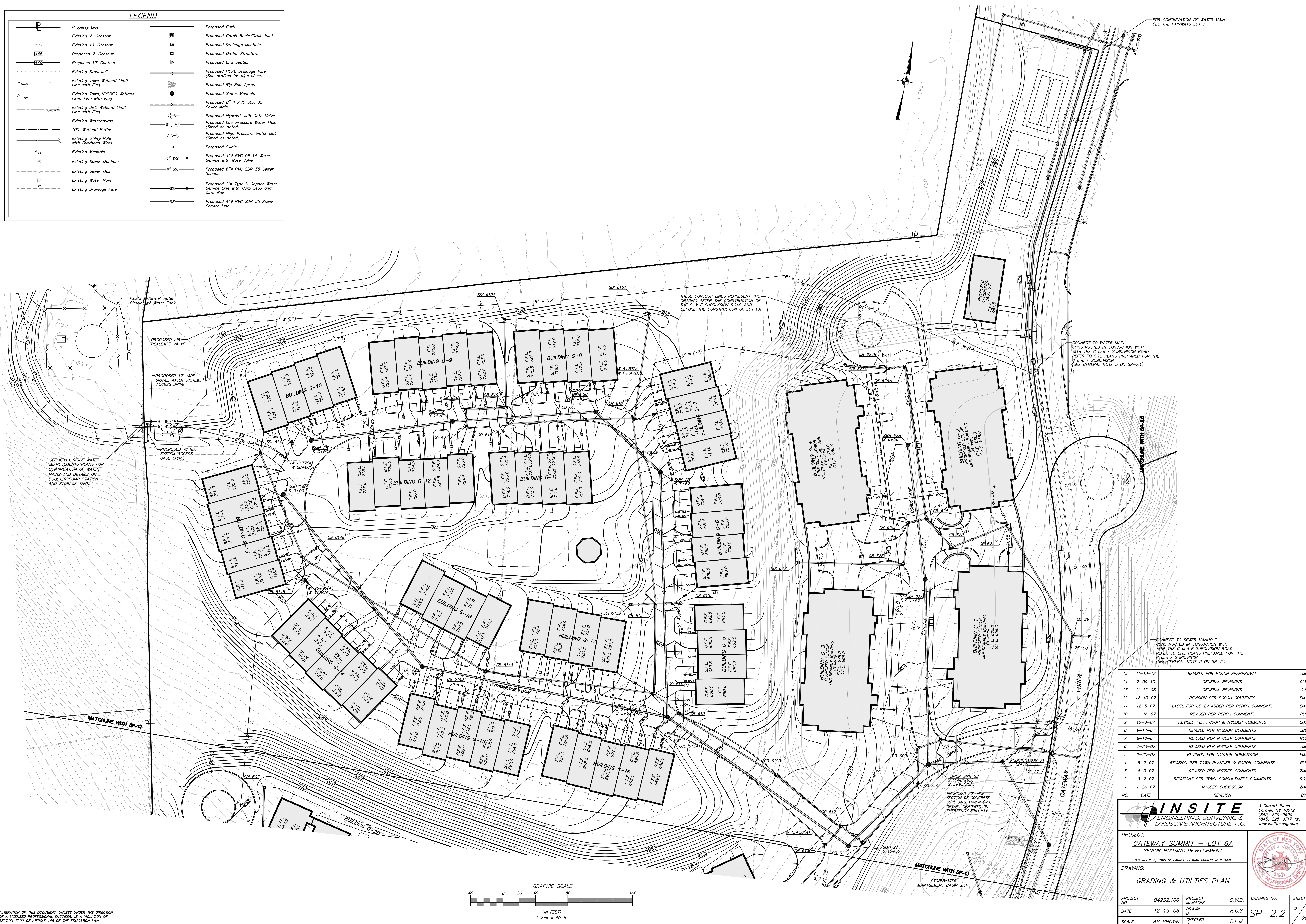
DRAWING:
GRADING & UTILITIES PLAN

PROJECT NO. 04232.106 PROJECT MANAGER S.W.B. DRAWING NO. DRAWN BY R.C.S. SHEET 4 OF 20
DATE 12-15-06 CHECKED BY D.L.M. **SP-2.1**

STATE OF NEW YORK
PUTNAM COUNTY
REGISTERED PROFESSIONAL ENGINEER
No. 19831

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

LEGEND			
	Property Line		Proposed Curb
	Existing 2' Contour		Proposed Catch Basin/Drain Inlet
	Existing 10' Contour		Proposed Drainage Manhole
	Proposed 2' Contour		Proposed Outlet Structure
	Proposed 10' Contour		Proposed End Section
	Existing Stonewall		Proposed HDPE Drainage Pipe (See profiles for pipe sizes)
	Existing Town Wetland Limit Line with Flag		Proposed Rip Rap Apron
	Existing Town/NYSDEC Wetland Limit Line with Flag		Proposed Sewer Manhole
	Existing DEC Wetland Limit Line with Flag		Proposed 8" PVC SDR 35 Sewer Main
	Existing Watercourse		Proposed Hydrant with Gate Valve
	100' Wetland Buffer		Proposed Low Pressure Water Main (Sized as noted)
	Existing Utility Pole with Overhead Wires		Proposed High Pressure Water Main (Sized as noted)
	Existing Manhole		Proposed Swale
	Existing Sewer Manhole		Proposed 4" PVC DR 14 Water Service with Gate Valve
	Existing Sewer Main		Proposed 6" PVC SDR 35 Sewer Service
	Existing Water Main		Proposed 1" Type K Copper Water Service Line with Curb Stop and Curb Box
	Existing Drainage Pipe		Proposed 4" PVC SDR 35 Sewer Service Line



NO.	DATE	REVISION	BY
15	11-13-12	REVISED FOR PCDOH REAPPROVAL	ZMP
14	7-30-10	GENERAL REVISIONS	DLM
13	11-12-08	GENERAL REVISIONS	JLK
12	12-13-07	REVISION PER PCDOH COMMENTS	EMS
11	12-5-07	LABEL FOR CB 29 ADDED PER PCDOH COMMENTS	EMS
10	11-16-07	REVISED PER PCDOH COMMENTS	PLK
9	10-8-07	REVISED PER NYCDOP & NYDEC COMMENTS	EMS
8	9-17-07	REVISED PER NYSOEH COMMENTS	JGB
7	8-16-07	REVISED PER NYCDOP COMMENTS	RCS
6	7-23-07	REVISED PER NYCDOP COMMENTS	ZMP
5	6-20-07	REVISION FOR NYSOEH SUBMISSION	EMS
4	5-2-07	REVISION PER TOWN PLANNER & PCDOH COMMENTS	PLK
3	4-3-07	REVISED PER NYCDOP COMMENTS	ZMP
2	3-2-07	REVISIONS PER TOWN CONSULTANT'S COMMENTS	RCS
1	1-28-07	NYCDOP SUBMISSION	ZMP

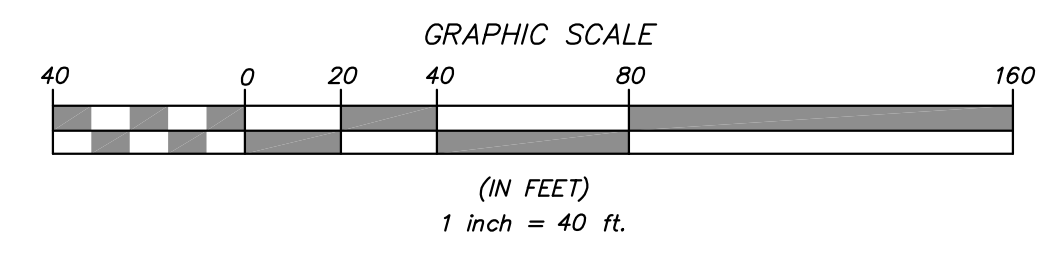
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PROJECT: **GATEWAY SUMMIT - LOT 6A**
SENIOR HOUSING DEVELOPMENT
U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: **GRADING & UTILITIES PLAN**

PROJECT NO.	04232.106	PROJECT MANAGER	S.W.B.	DRAWING NO.	SP-2.2	SHEET	5
DATE	12-15-06	DRAWN BY	R.C.S.	CHECKED BY	D.L.M.		20
SCALE	AS SHOWN						



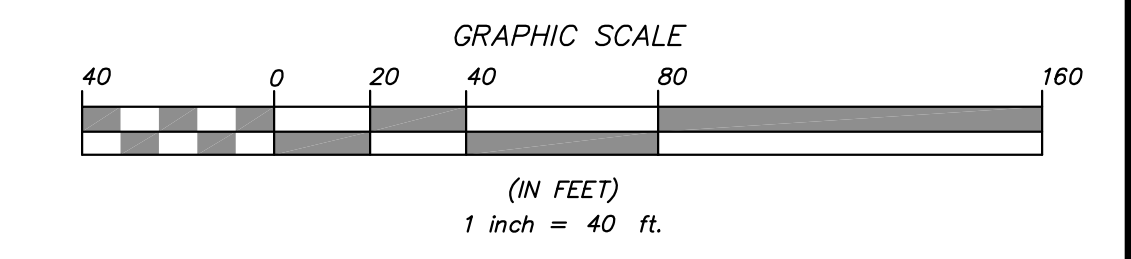
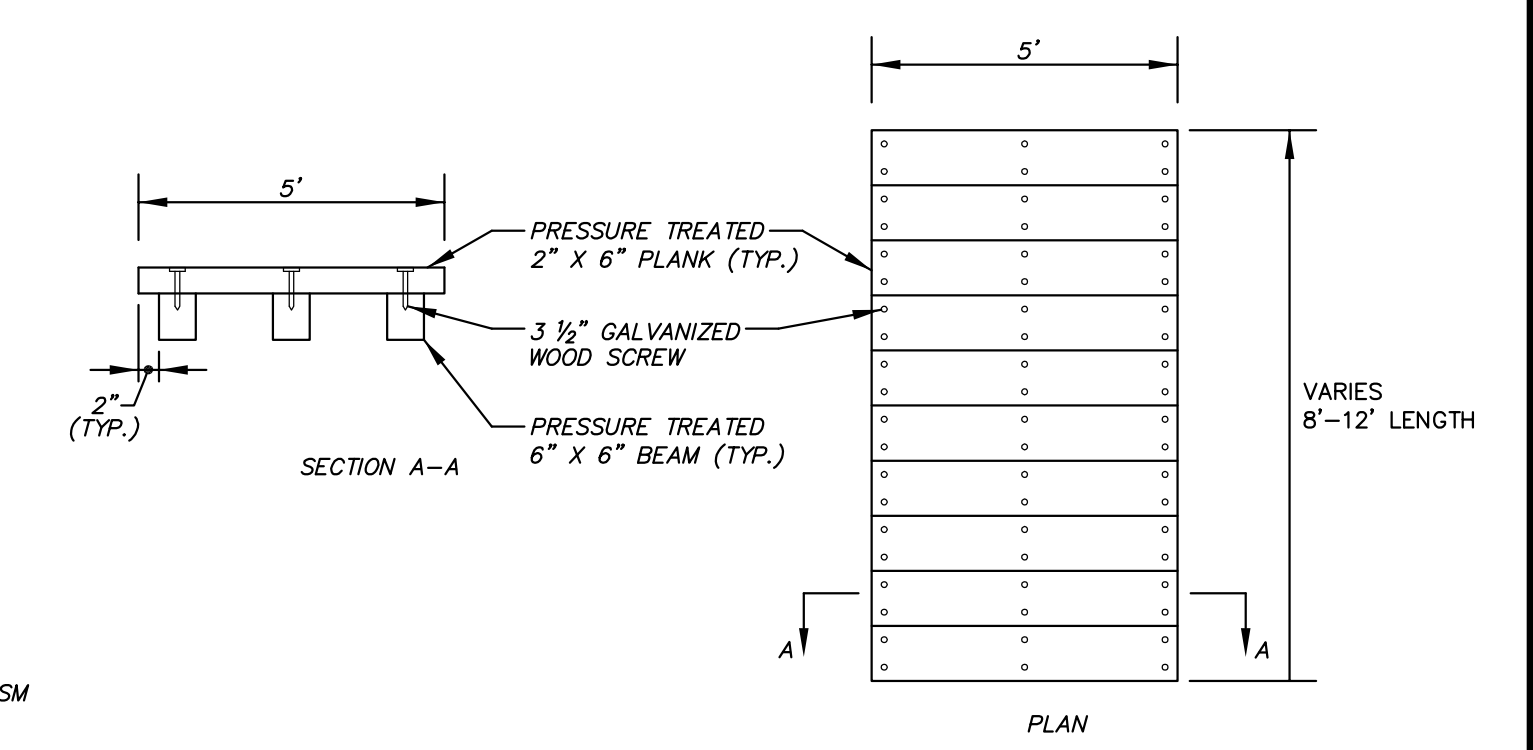
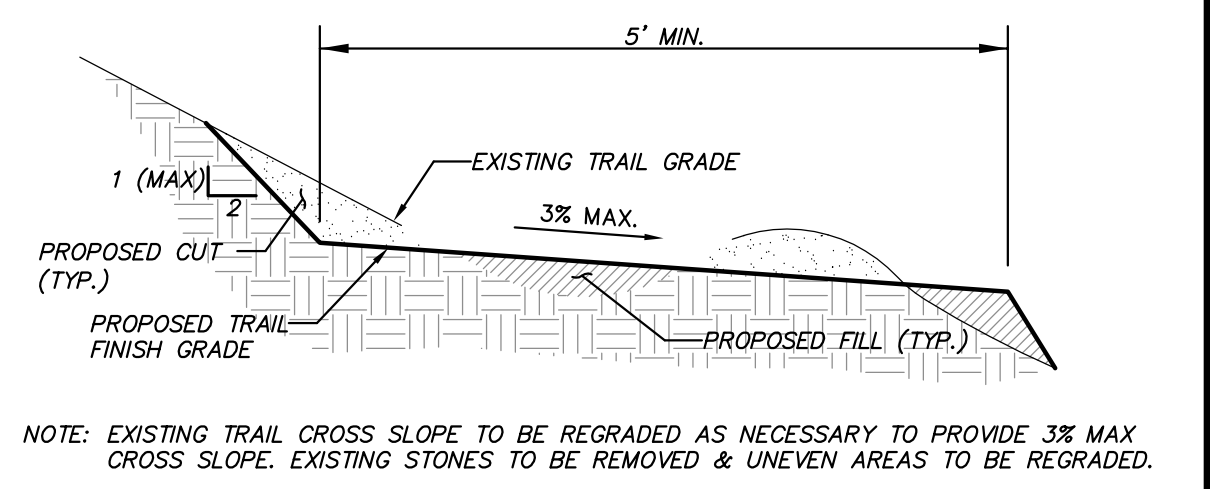
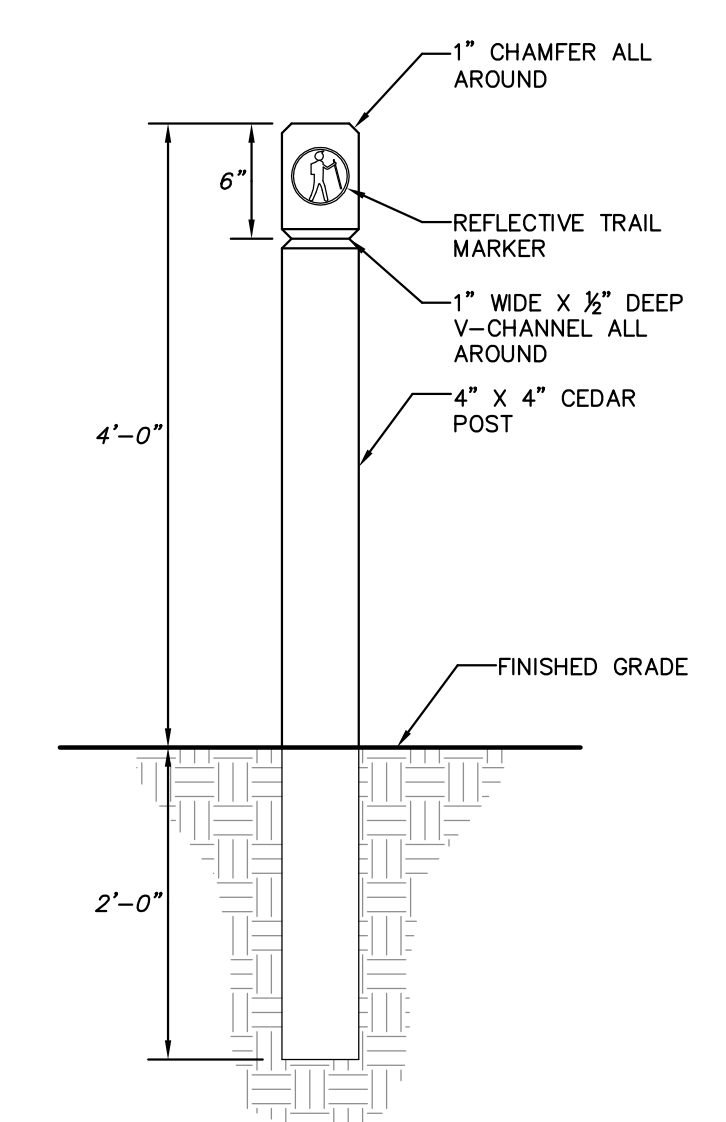
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Note:
Refer to Drawing SP-3.1 for Sediment and Erosion Control Notes, Overall Construction Sequence, and Construction Sequence Notes.

LEGEND			
	Property Line		Proposed Curb
	Existing 2' Contour		Proposed Catch Basin/Drain Inlet
	Existing 10' Contour		Proposed Drainage Manhole
	Proposed 2' Contour		Proposed Outlet Structure
	Proposed 10' Contour		Proposed End Section
	Existing Stone Wall		Proposed HDPE Drainage Pipe (See profiles for pipe sizes)
	Existing Town Wetland Limit Line with Flag		Proposed Rip Rap Apron
	Existing Town/NYSDEC Wetland Limit Line with Flag		Proposed Sewer Manhole
	Existing DEC Wetland Limit Line with Flag		Proposed 8" # PVC SDR 35 Sewer Main
	Existing Watercourse		Proposed Hydrant with Gate Valve
	100' Wetland Buffer		Proposed Low Pressure Water Main (Sized as noted)
	Existing Utility Pole with Overhead Wires		Proposed High Pressure Water Main (Sized as noted)
	Existing Manhole		Proposed Swale
	Existing Sewer Manhole		Proposed 4" # PVC DR 14 Water Service with Gate Valve
	Existing Sewer Main		Proposed 6" # PVC SDR 35 Sewer Service
	Existing Water Main		Proposed 1" # Type K Copper Water Service Line with Curb Stop and Curb Box
	Existing Drainage Pipe		Proposed 4" # PVC SDR 35 Sewer Service Line

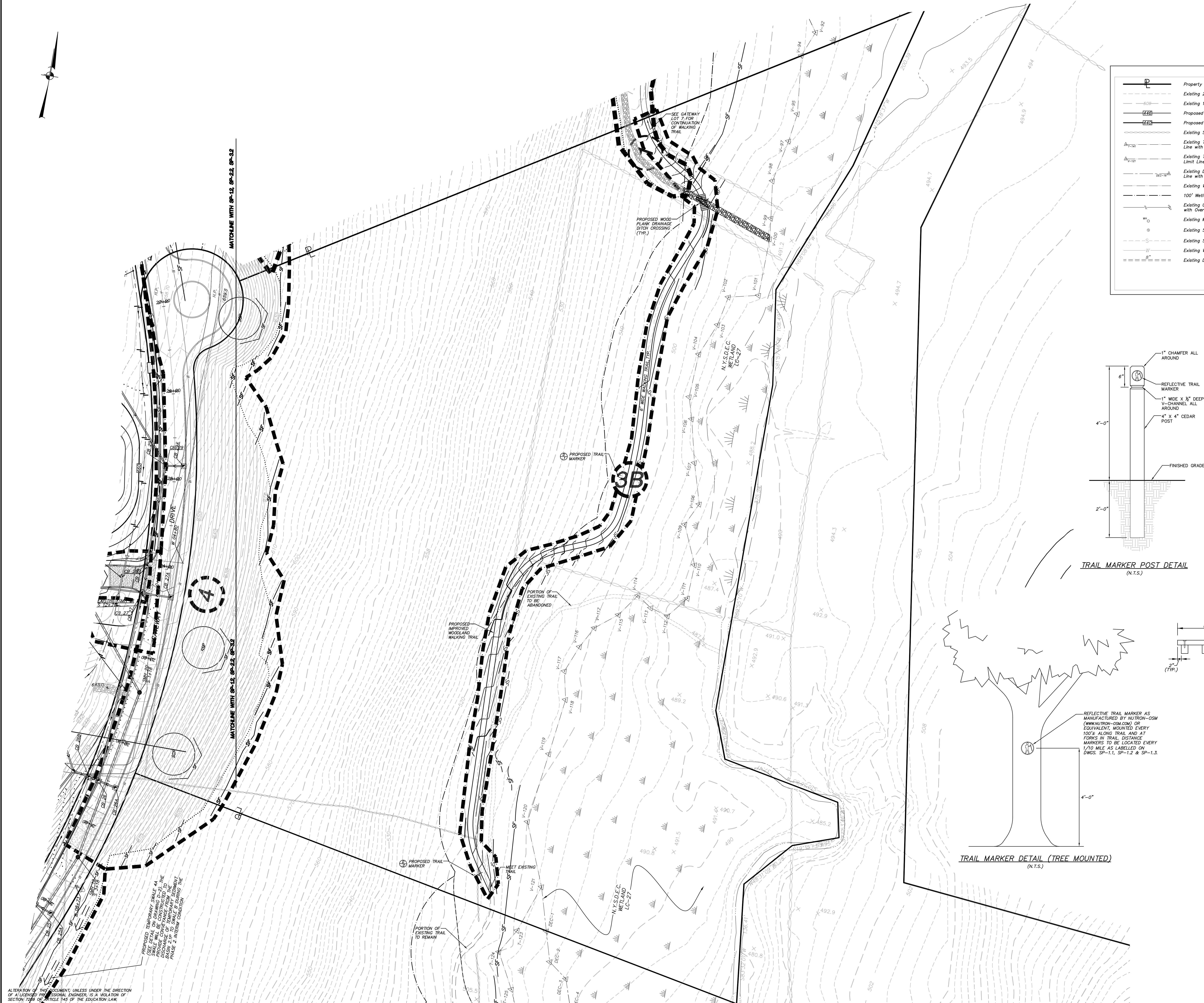
EC LEGEND	
	Proposed Limit of Disturbance Line
	Proposed Silt Fence
	Proposed Stabilized Construction Entrance
	Proposed Construction Phase
	Proposed Construction Phase Line
	Proposed Temporary Swale



NO.	DATE	REVISION	BY
2	11-13-12	REVISED FOR PCDDM REAPPROVAL	ZMP
1	12-23-10	ADD TRAIL MARKERS AND TRAIL DETAILS	DLM

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3 Garrett Place
Carmel, NY 10512
(845) 225-8650
(845) 225-9717 fax
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PROJECT	DRAWING	PROJECT NO.	PROJECT MANAGER	S.W.B.	DRAWING NO.	SHEET
GATEWAY SUMMIT - LOT 6A SENIOR HOUSING DEVELOPMENT U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK	GRADING, SEDIMENT & EROSION CONTROL PLAN	04232.106	S.W.B.	J.L.K.	SP-2.3	6
		DATE	7-30-10	DRAWN BY	CHECKED BY	BY
		SCALE	AS SHOWN		D.L.M.	20

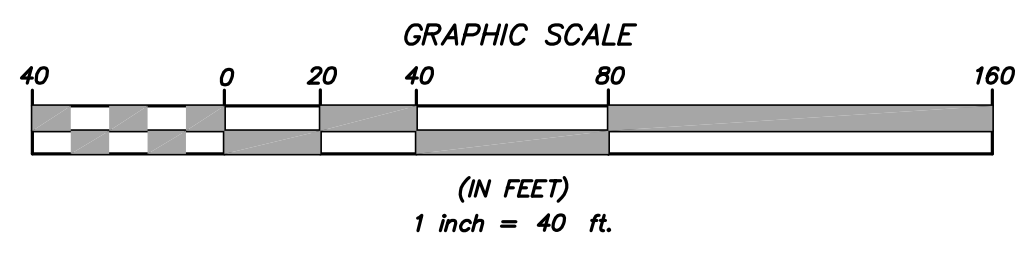


ALTERNATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

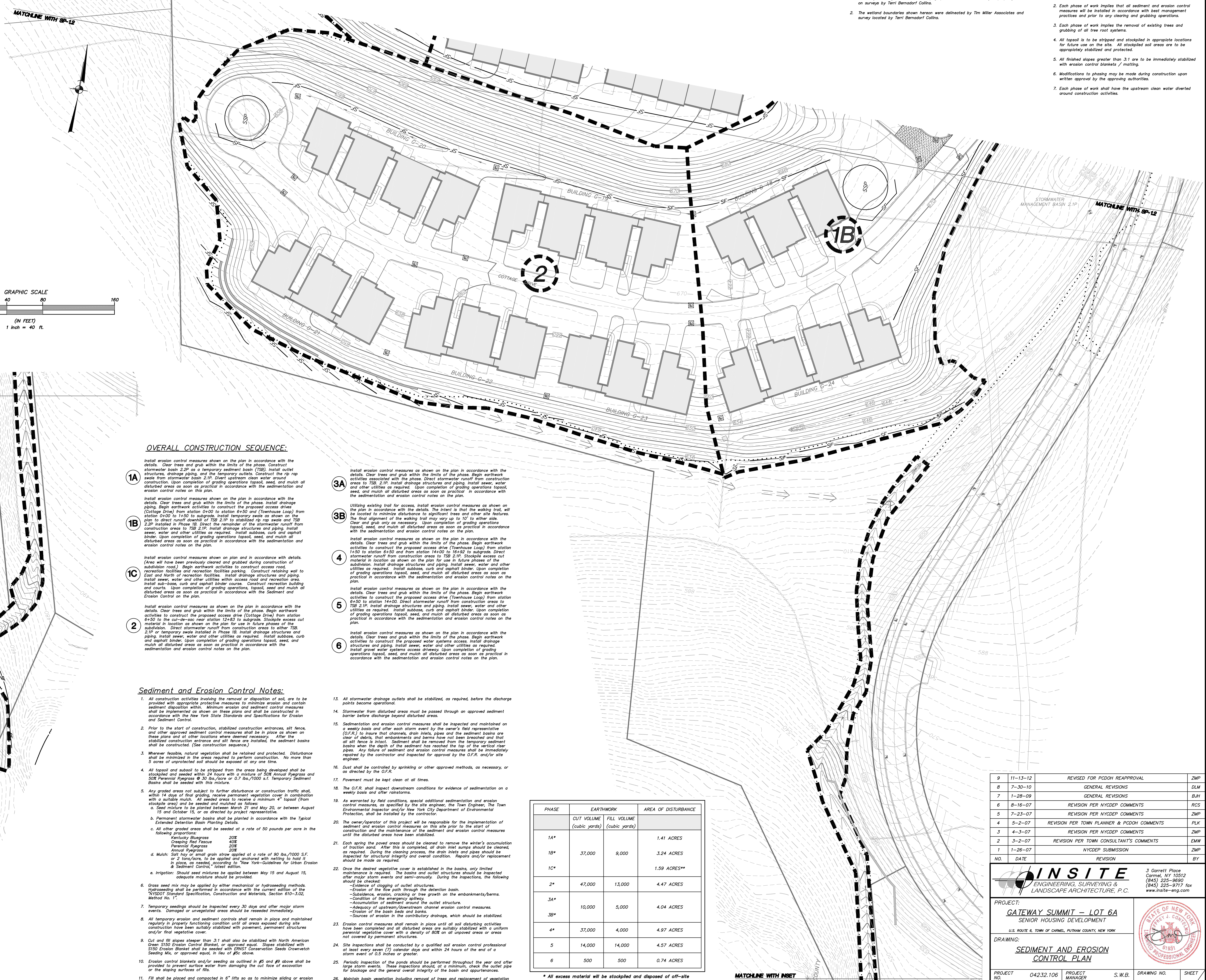
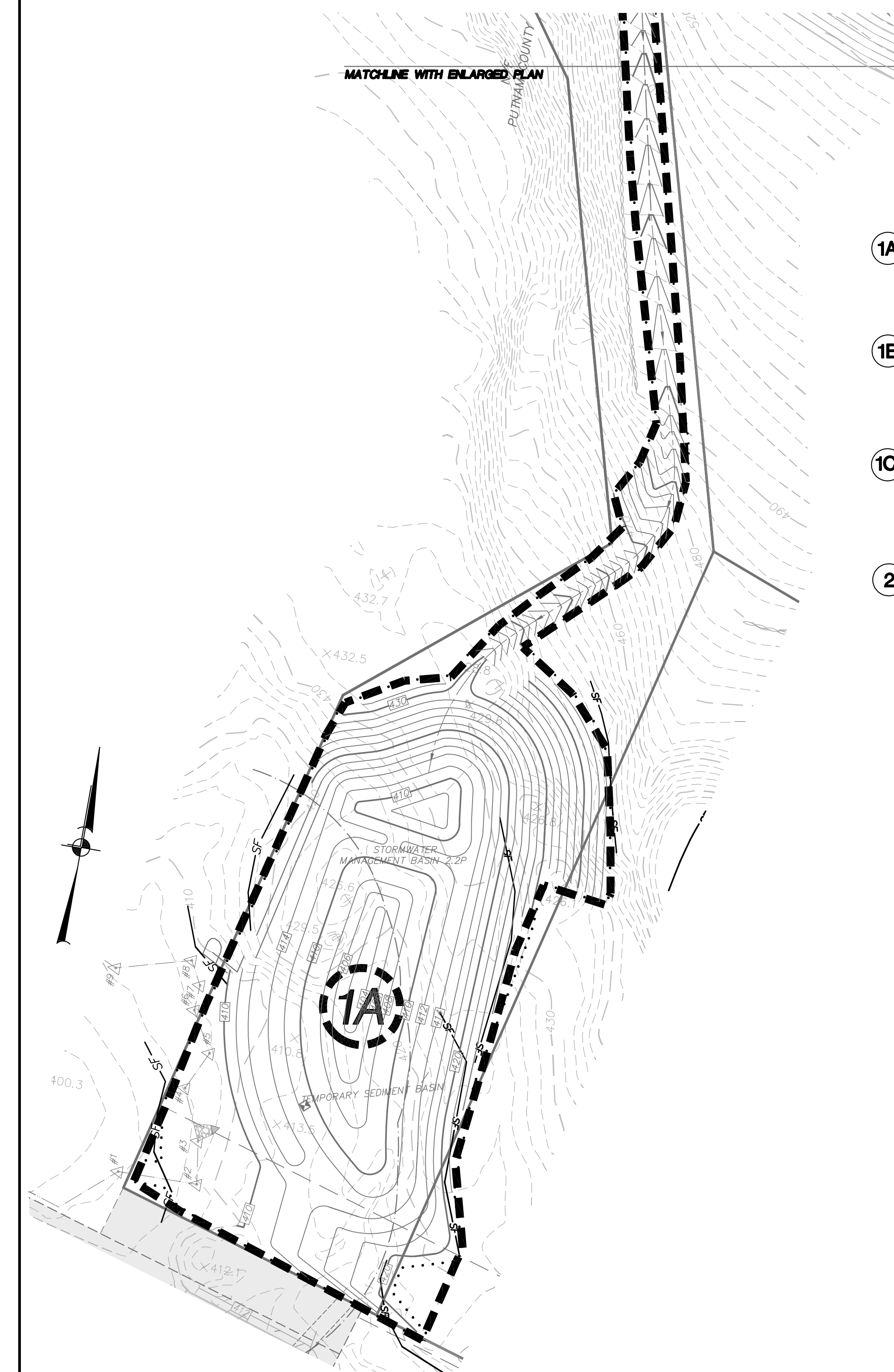
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LEGEND

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



MATCHLINE WITH ENLARGED PLAN



General Notes:

1. Boundary, existing conditions and topographic information for subject property based on surveys by Terri Bernadoff Collins.
2. The wetland boundaries shown hereon were delineated by Tim Miller Associates and survey located by Terri Bernadoff Collins.

CONSTRUCTION SEQUENCE NOTES:

1. Refer to erosion control notes on this drawing.
2. Each phase of work implies that all sediment and erosion control measures will be installed in accordance with best management practices and prior to any clearing and grubbing operations.
3. Each phase of work implies the removal of existing trees and grubbing of all tree root systems.
4. All topsoil is to be striped and stockpiled in appropriate locations for future use on the site. All stockpiled soil areas are to be appropriately stabilized and protected.
5. All finished slopes greater than 3:1 are to be immediately stabilized with erosion control blankets / matting.
6. Modifications to phasing may be made during construction upon written approval by the approving authorities.
7. Each phase of work shall have the upstream clean water diverted around construction activities.

OVERALL CONSTRUCTION SEQUENCE:

- 1A** Install erosion control measures shown on the plan in accordance with the details. Clear trees and grub within the limits of the phase. Construct stormwater basin 2.1P as a temporary sediment basin (TSS). Install outlet structures, drainage piping, and the temporary outlet. Construct the top swale from stormwater basin 2.1P. Divert upstream clean water around construction. Upon completion of grading operations topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes on this plan.
- 1B** Install erosion control measures shown on the plan in accordance with the details. Clear trees and grub within the limits of the phase. Install drainage piping. Begin earthwork activities to construct the proposed access drive (Townhouse Loop) from station 0+00 to 1+50 to subgrade. Install temporary swale as shown on the plan to direct runoff down to TSS 2.1P to stabilize top soils and TSS 2.1P installed in Phase 1B. Direct the remainder of the stormwater runoff from construction areas to TSS 2.1P. Install drainage structures and piping, install sewer, water and other utilities as required. Install subbase, curb and asphalt binder. Upon completion of grading operations topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes on this plan.
- 2** Install erosion control measures shown on the plan in accordance with the details. (Areas have been previously cleared and grubbed during construction of subdivision road.) Begin earthwork activities to construct access road, recreation facilities and recreation facilities parking. Construct retaining wall to East and North of recreation facilities. Install drainage structures and piping. Install sewer, water and other utilities within access road and recreation area. Install sub-base, curb and asphalt binder course. Construct recreation building and courts. Upon completion of grading operations topsoil, seed and mulch all disturbed areas as soon as practical in accordance with the Sediment and Erosion Control on the plan.
- 3A** Install erosion control measures as shown on the plan in accordance with the details. Clear trees and grub within the limits of the phase. Begin earthwork activities to construct the proposed access drive (Townhouse Loop) from station 1+50 to station 14+00. Direct stormwater runoff from construction areas to TSS 2.1P. Install drainage structures and piping. Install sewer, water and other utilities as required. Install subbase, curb and asphalt binder. Upon completion of grading operations topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes on this plan.
- 3B** Utilizing existing trail for access, install erosion control measures as shown on the plan in accordance with the details. The intent is that the walking trail, will be located to maintain disturbance to significant trees and other site features. The final alignment of the walking trail may vary up to 10' to either side. Clear and grub only as necessary. Upon completion of grading operations topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes on this plan.
- 4** Install erosion control measures as shown on the plan in accordance with the details. Clear trees and grub within the limits of the phase. Begin earthwork activities to construct the proposed access drive (Townhouse Loop) from station 14+00 to station 14+50 and from station 14+00 to 16+82 to subgrade. Direct stormwater runoff from construction areas to TSS 2.1P. Stockpile excess cut material in location as shown on the plan for use in future phases of the subdivision. Install drainage structures and piping. Install sewer, water and other utilities as required. Install subbase, curb and asphalt binder. Upon completion of grading operations topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes on this plan.
- 5** Install erosion control measures as shown on the plan in accordance with the details. Clear trees and grub within the limits of the phase. Begin earthwork activities to construct the proposed access drive (Townhouse Loop) from station 14+50 to station 14+00. Direct stormwater runoff from construction areas to TSS 2.1P. Install drainage structures and piping. Install sewer, water and other utilities as required. Install subbase, curb and asphalt binder. Upon completion of grading operations topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes on this plan.
- 6** Install erosion control measures as shown on the plan in accordance with the details. Clear trees and grub within the limits of the phase. Begin earthwork activities to construct the proposed water systems access. Install drainage structures and piping. Install sewer, water and other utilities as required. Install gravel water systems access driveway. Upon completion of grading operations topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes on this plan.

Sediment and Erosion Control Notes:

1. All construction activities involving the removal or disposition of soil, are to be provided with appropriate protective measures to minimize erosion and contain sediment discharges within the site. Minimum erosion and sediment control measures shall be implemented as shown on these plans and shall be constructed in accordance with the New York State Standards and Specifications for Erosion and Sediment Control.
2. Prior to the start of construction, stabilized construction entrances, all fences, and other approved sediment control measures shall be in place as shown on these plans and at other locations where deemed necessary. After the stabilized construction entrance and all fences are installed, the sediment basins shall be constructed. (See construction sequence.)
3. Wherever feasible, natural vegetation shall be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 5 acres of unprotected soil should be exposed at any one time.
4. All topsoil and subsoil to be striped from the areas being developed shall be stockpiled and seeded within 24 hours with a mixture of 50% Annual Ryegrass and 50% Perennial Ryegrass @ 30 lbs./acre or 0.7 lbs./1000 s.f. Temporary Sediment Basins shall be seeded with this mixture.
5. Any graded areas not subject to further disturbance or construction traffic shall, within 14 days of final grading, receive permanent vegetation cover in combination with a suitable mulch. All seeded areas to receive a minimum 4" topsoil (from stockpile area) and be seeded and mulched as follows:
a. Seed mixture to be planted between March 21 and May 21, or between August 15 and October 15, or as directed by project representative.
b. Permanent stormwater basins shall be planted in accordance with the Typical Extended Detention Basin Planting Details.
c. All other graded areas shall be seeded at a rate of 50 pounds per acre in the following proportions:
Kentucky Bluegrass 20%
Creeping Red Fescue 40%
Perennial Ryegrass 20%
Annual Ryegrass 20%
d. Mulch: Soft hay or annual grain straw applied at a rate of 80 lbs./1000 S.F. or 2 tons/acre, to be applied and anchored with netting to hold it in place, as prescribed in the New York Guidelines for Urban Erosion & Sediment Control, latest edition.
e. Irrigation: Should seed mixtures be applied between May 15 and August 15, adequate moisture should be provided.
6. Grass seed mix may be applied by either mechanical or hydroseeding methods. Hydroseeding shall be performed in accordance with the current edition of the NYSDOT Standard Specification, Construction and Materials, Section 610-3.02, Method No. 11.
7. Temporary seedings should be inspected every 30 days and after major storm events. Damaged or unvegetated areas should be reseeded immediately.
8. All temporary erosion and sediment controls shall remain in place and maintained regularly in proper functioning condition until all areas exposed during site construction have been suitably stabilized with permanent, permanent structures and/or final vegetative cover.
9. Cut and fill slopes steeper than 3:1 shall also be stabilized with North American Green S150 Erosion Control Blanket, or approved equal, slopes stabilized with S150 Erosion Blanket shall be seeded with ERNST Conservation Seeds Drawnwith Seeding Mix, or approved equal, in line of #5 above.
10. Erosion control blankets and/or seeding as outlined in #9 and #10 above shall be provided to prevent surface water from damaging the cut face of excavation or the sloping surface of fill.
11. Fill shall be placed and compacted in 6" lifts so as to minimize sliding or erosion of the soil, and to prevent settlement.
12. The site shall, at all times, be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control devices.
13. All stormwater drainage outlets shall be stabilized, as required, before the discharge points become operational.
14. Stormwater from disturbed areas must be passed through an approved sediment barrier before discharge of topsoil disturbed areas.
15. Sedimentation and erosion control measures shall be inspected and maintained on a weekly basis and after each storm event by the owner's field representative (G.F.R.) to ensure that channels, drain pipes and the sediment basins are clear of debris, that embankments and berms have not been breached and that all fill faces is intact. Sediment shall be removed from the temporary sediment basins when the depth of the sediment has reached the top of the vertical floor plates. Any failure of sediment and erosion control measures shall be immediately repaired by the contractor and inspected for approval by the G.F.R. and/or site engineer.
16. Dust shall be controlled by sprinkling or other approved methods, as necessary, or as directed by the G.F.R.
17. Pavement must be kept clean at all times.
18. The G.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
19. As warranted by field conditions, special additional sedimentation and erosion control measures, as specified by the site engineer, the Town Engineer, the Town Environmental Inspector and/or New York City Department of Environmental Protection, shall be installed by the contractor.
20. The owner/operator of this project will be responsible for the implementation of sediment and erosion control measures on this site prior to the start of construction and the maintenance of the sediment and erosion control measures until the disturbed areas have been stabilized.
21. Each spring the paved areas should be cleaned to remove the winter's accumulation of fraction sand. After this is completed, all drain inlet surges should be cleaned as required. During the cleaning process, the drain inlets and pipes should be inspected for structural integrity and overall condition. Repairs and/or replacement must be made as required.
22. Once the desired vegetation cover is established in the basins, only limited maintenance is required. The basins and outlet structures should be inspected after major storm events and semi-annually. During the inspections, the following should be checked:
-Evidence of sloughing of outlet structures.
-Subsidence, erosion, cracking or free growth on the embankments/berms.
-Condition of the basin beds and banks.
-Accumulation of sediment around the outlet structure.
-Adequacy of upstream/downstream channel erosion control measures.
-Erosion of the basin beds and banks.
-Sources of erosion in the contributory drainage, which should be stabilized.
23. Erosion control measures shall remain in place until all soil disturbing activities have been completed and all disturbed areas are suitably stabilized with a uniform perennial vegetative cover with a density of 80% on all unpaved areas or areas not covered by permanent structures.
24. Site inspections shall be conducted by a qualified soil erosion control professional at least every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater.
25. Periodic inspection of the ponds should be performed throughout the year and after large storm events. These inspections should, at a minimum, check the outlet pipe for blockage and the general overall integrity of the basin and appurtenances.
26. Maintain basin vegetation including removal of trees and replacement of vegetation that should die. Remove any litter which accumulates as necessary. Typically, the accumulated silt will be required to be removed every 10 to 20 years.

PHASE	EARTHWORK		AREA OF DISTURBANCE
	CUT VOLUME (cubic yards)	FILL VOLUME (cubic yards)	
1A*			1.41 ACRES
1B*	37,000	9,000	3.24 ACRES
1C*			1.59 ACRES**
2*	47,000	13,000	4.47 ACRES
3A*	10,000	5,000	4.04 ACRES
3B*			
4*	37,000	4,000	4.97 ACRES
5	14,000	14,000	4.57 ACRES
6	500	500	0.74 ACRES

* All excess material will be stockpiled and disposed of off-site
** Phase 1A to be stabilized prior to start of Phase 1C to ensure that Phase 1 disturbance does not exceed 5 acres.

NO.	DATE	REVISION	BY
9	11-13-12	REVISED FOR PCDOH REAPPROVAL	ZMP
8	7-30-10	GENERAL REVISIONS	DLM
7	1-28-09	GENERAL REVISIONS	B.H
6	8-16-07	REVISION PER NYCDP COMMENTS	RCS
5	7-23-07	REVISION PER NYCDP COMMENTS	ZMP
4	5-2-07	REVISION PER TOWN PLANNER & PCDOH COMMENTS	PLK
3	4-3-07	REVISION PER NYCDP COMMENTS	ZMP
2	3-2-07	REVISION PER TOWN CONSULTANT'S COMMENTS	EMW
1	1-26-07	NYCDP SUBMISSION	ZMP

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

3 Garrett Place
Carmel, NY 10512
(845) 225-9650
(845) 225-9717 fax
www.insite-eng.com

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

DRAWING: SEDIMENT AND EROSION CONTROL PLAN

PROJECT NO. 04232.106 PROJECT MANAGER S.W.B. DRAWING NO. SP-3.1 SHEET 7 OF 20
DATE 12-15-06 DRAWN BY R.C.S. CHECKED BY D.L.M.

General Notes:

1. Boundary, existing conditions and topographic information for subject property based on surveys by Terri Bernhardt Collins.
2. The wetland boundaries shown hereon were delineated by Tim Miller Associates and survey located by Terri Bernhardt Collins.

LEGEND	
	Property Line
	Existing 2' Contour
	Existing 10' Contour
	Proposed 2' Contour
	Proposed 10' Contour
	Existing Stonewall
	Existing Town Wetland Limit Line with Flag
	Existing Town/NYSDEC Wetland Limit Line with Flag
	Existing DEC Wetland Limit Line with Flag
	Existing Watercourse
	100' Wetland Buffer
	Existing Building To Be Removed
	Existing Utility Pole with Overhead Wires
	Proposed Curb
	Proposed Catch Basin/Drain Inlet with Inlet Protection
	Proposed Outlet Structure
	Proposed End Section
	Proposed Rip Rap Apron
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	Proposed Silt Fence
	Proposed Double Silt Fence
	Proposed Cutoff Swale with Stone Check Dam
	Proposed Stabilized Construction Entrance
	Soil Stock Pile
	Proposed Construction Phase
	Proposed Construction Phase Line
	Proposed Temporary Swale



NO.	DATE	REVISION	BY
10	11-13-12	REVISED FOR PCDDH REAPPROVAL	ZMP
9	7-30-10	GENERAL REVISIONS	DLM
8	1-28-09	GENERAL REVISIONS	B.J.H.
7	11-12-08	GENERAL REVISIONS	J.K.
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4	5-2-07	REVISION PER TOWN PLANNER & PCDDH COMMENTS	EMS
3	4-3-07	REVISED PER NYCDP COMMENTS	ZMP
2	3-2-07	REVISION PER TOWN CONSULTANT'S COMMENTS	EMW
1	1-26-07	NYCDP SUBMISSION	ZMP

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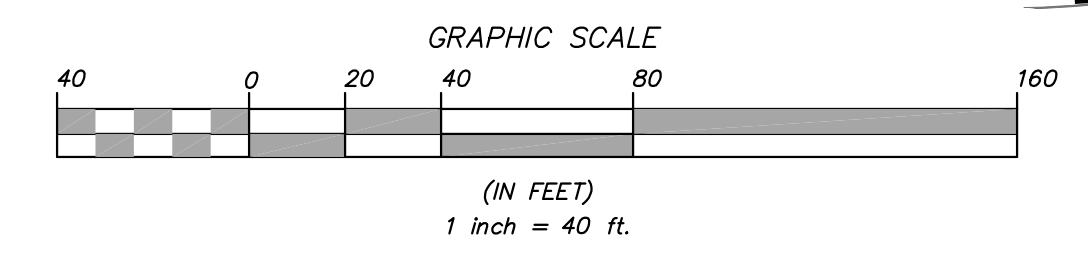
PROJECT: **GATEWAY SUMMIT - LOT 6A SENIOR HOUSING DEVELOPMENT**
U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: **SEDIMENT AND EROSION CONTROL PLAN**

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

STATE OF NEW YORK
REGISTERED PROFESSIONAL ENGINEER

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 143 OF THE EDUCATION LAW.



Owner/Applicant:
Par Four Realty Company, LLC
1699 Route 6, Suite 1
Carmel, NY 10512

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

Senior Housing Zoning Requirements:

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

Parking Requirements:

Senior Housing	
1.5 spaces per unit x 150 units	= 225 spaces
1 space per 200 sf x 7,500 sf (community building)	= 38 spaces
Total spaces required	= 263 spaces

Parking Provided:

Indoor parking spaces	Outdoor parking spaces
Multi-family housing units *	192
Townhouse units **	24
Cottage Units ***	60
Clubhouse/Trail	0
Subtotal	276
Total spaces provided	418

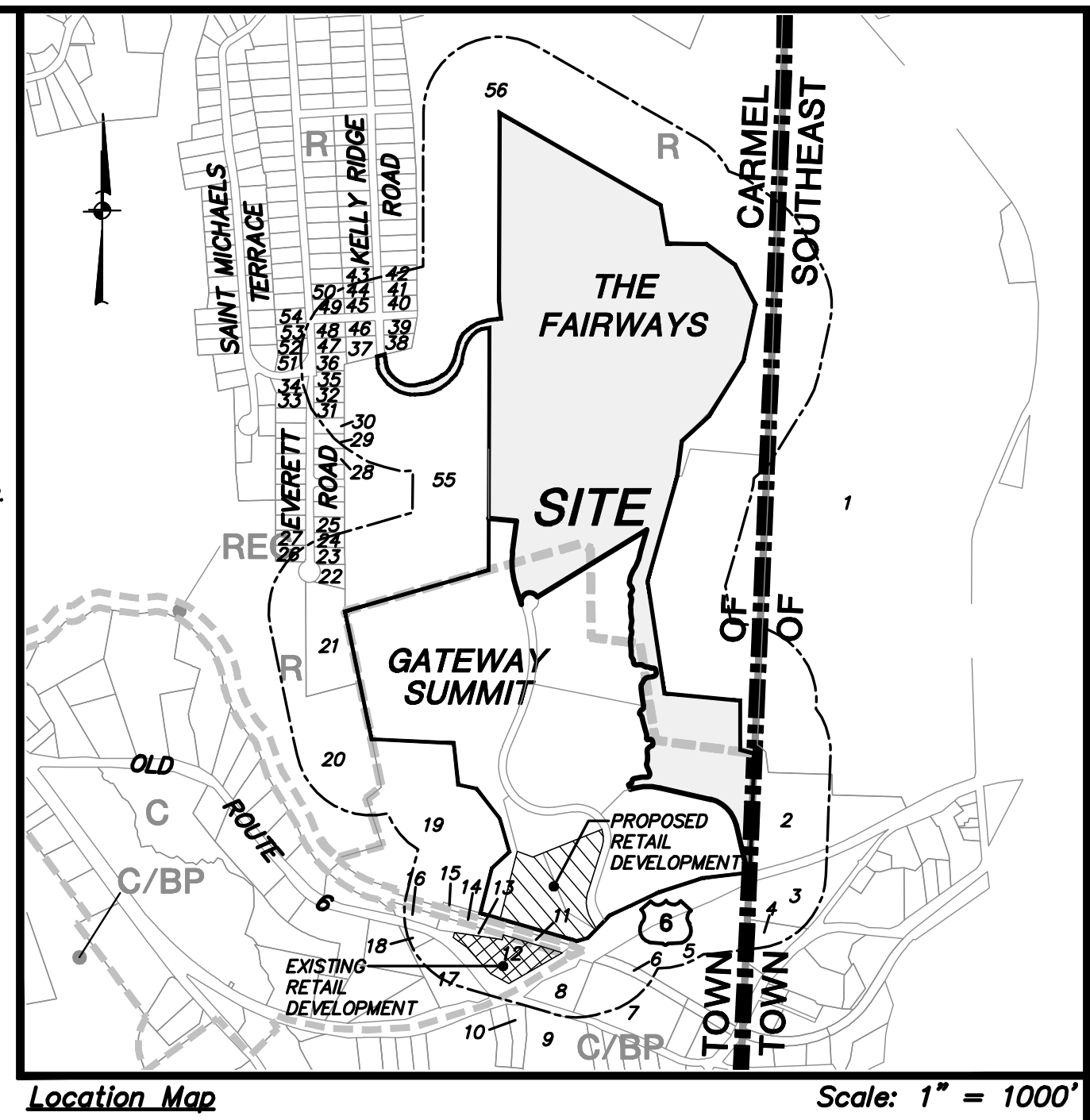
* 32 parking spaces located in lower level of each building
** 1 parking space in garage and 1 in driveway of each unit
*** 2 parking spaces in garage and 1 in driveway of each unit

Certificate of Occupancy Sections

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

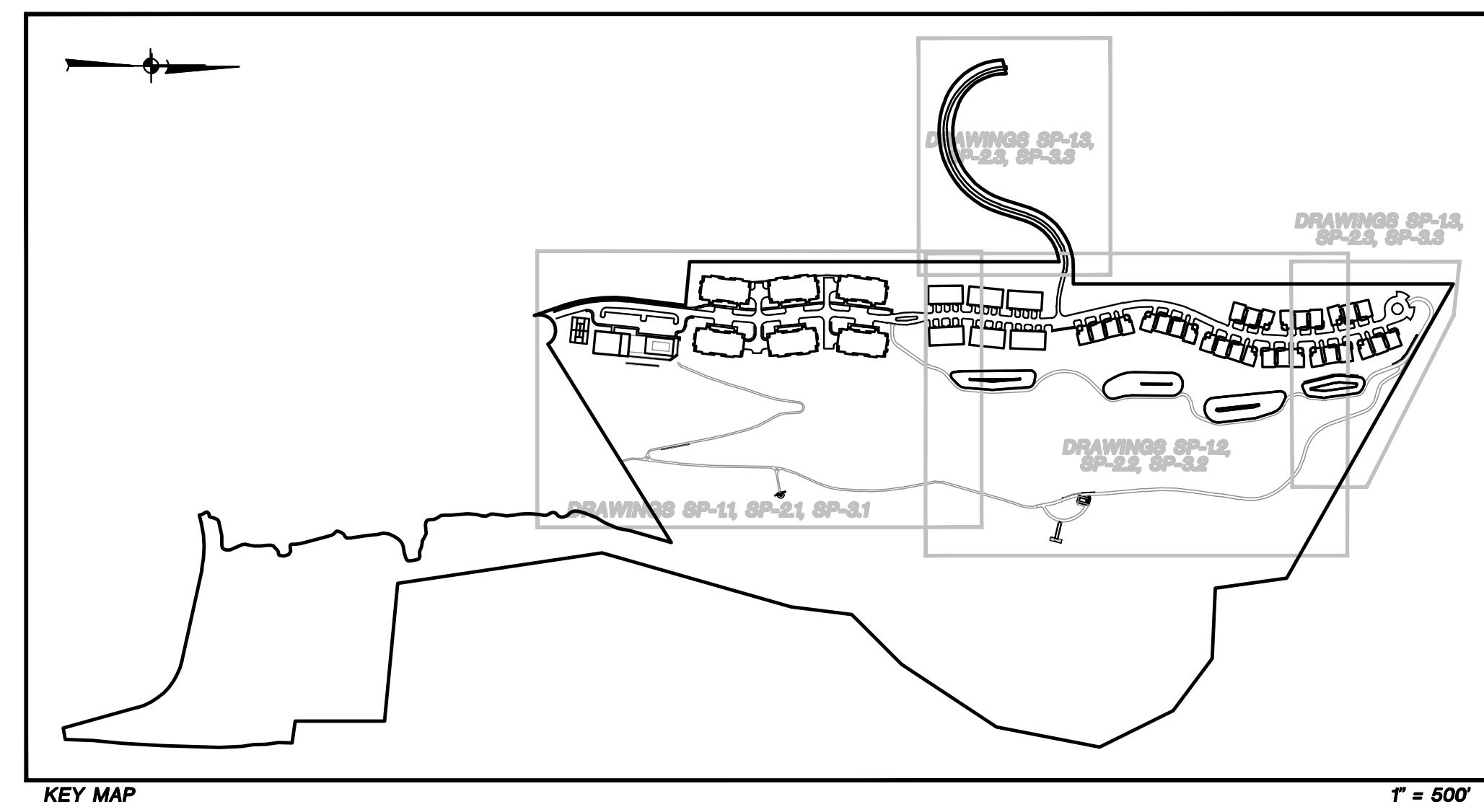
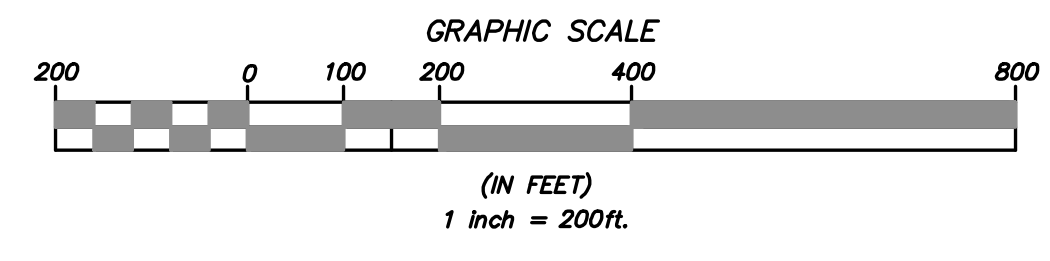
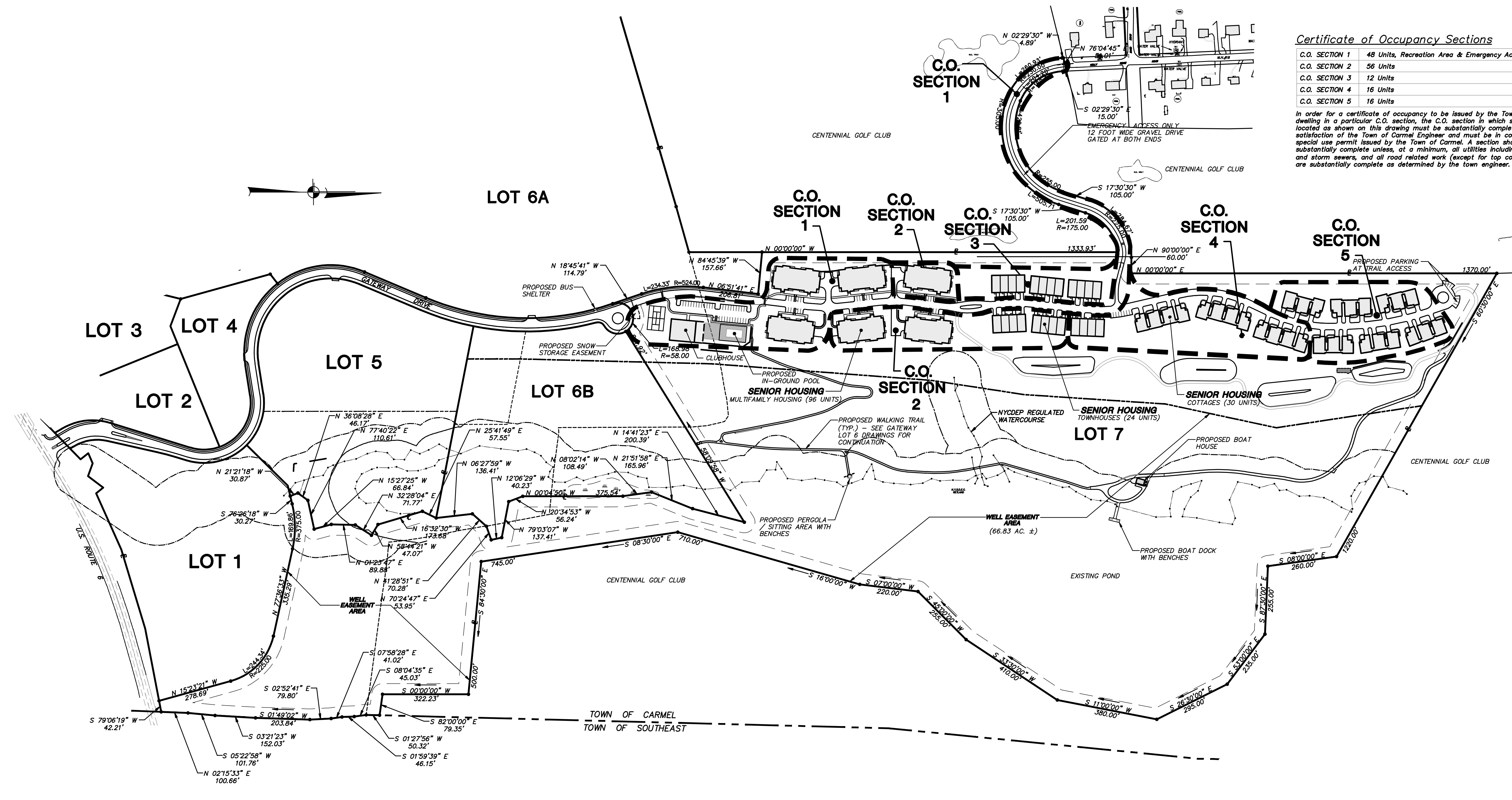
In order for a certificate of occupancy to be issued by the Town of Carmel for a dwelling in a particular C.O. section, the C.O. section in which such dwelling is located as shown on this drawing must be substantially completed to the satisfaction of the Town of Carmel Engineer and must be in compliance 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.

- 500' Adjoiners:**
- N/T CENTENNIAL GOLF CLUB OF NEW YORK
 - N/T TRINITY EVAN LUTHERAN CHURCH
 - N/T TOMPKINS TOWN OF CARMEL
 - N/T BLANKS & RYDER
 - N/T NAPOLIAND
 - N/T DAGONE
 - N/T LORG
 - N/T COUNTY OF PUTNAM
 - N/T TOMPKINS
 - N/T COUNTY OF PUTNAM
 - N/T DURKIN WATER REALTY LLC
 - N/T DURKIN
 - N/T HUSCHON VALLEY REALTY CORP.
 - N/T DURKIN
 - N/T DURKIN
 - N/T BREWSTER-MEADOWLAND PL CAPITAL
 - N/T TOWNSEND
 - N/T COUNTY OF PUTNAM
 - N/T TOWN OF CARMEL
 - N/T COVELLO
 - N/T ROBERTS
 - N/T TOBACCO
 - N/T TORRE
 - N/T MACCHIAIOLLO
 - N/T GRIECO, GRIECO, GREATHY, & GRIECO
 - N/T KRISTELLER & TANGRED
 - N/T CONSTANCE
 - N/T SWISS
 - N/T PERRY
 - N/T DARRAGH
 - N/T BUCHANONTRI
 - N/T ROSSANO
 - N/T NEISS & GRABALA
 - N/T COLELLA & COLLINS
 - N/T KANE
 - N/T BUTLER
 - N/T HASEL
 - N/T LAZZARI
 - N/T BEREZNAK
 - N/T CAMELLERI
 - N/T MCLAN
 - N/T MARINE MIDLAND BANK WEST MONT.
 - N/T DIMARTINO
 - N/T BROOKS
 - N/T GRABALA
 - N/T RAMIREZ
 - N/T OVINE
 - N/T HOFFMAN
 - N/T MORATTO
 - N/T SEXTON
 - N/T RINALDI & DYER
 - N/T CENTENNIAL GOLF CLUB OF NEW YORK
 - N/T CENTENNIAL GOLF CLUB OF NEW YORK



Scale: 1" = 1000'

- General Notes:**
- Boundary, existing conditions and topographic information for subject property based on surveys by Teri Bergendorf Collins L.S.
 - The wetland boundaries shown hereon were delineated by Tim Miller Associates and survey located by Teri Bergendorf Collins L.S.
 - The subject application requires a special exception use permit in accordance with Local Law 5 of 2006. The project conforms to the requirements of said law as follows:
 - The subject property is situated in a C/BP and R Zone, and is contiguous to a residential zone.
 - The site exceeds the minimum frontage of one hundred twenty-five (125) feet on a town road.
 - The site exceeds the minimum site area of five acres.
 - The site is served by municipal water (CWD#2) and municipal sewer (CSD#2).
 - The project density is 1.5 units/acre and is less than the permitted eight (8) dwelling units per acre.
 - The project density is 150 units and is equal to the permitted one hundred fifty (150) dwelling units and coverage of the lot by buildings is less than thirty-five percent.
 - All buildings are set back a minimum of forty (40) feet from the front property line.
 - No buildings exceed forty (40) feet in height or two (2) stories above ground. Note the lower level of the proposed buildings do not meet the definition of a story.
 - All multi-level buildings shall contain an elevator.
 - All buildings shall contain a fire suppression system.
 - The project exceeds the minimum of three hundred (300) square feet of recreation space per unit which includes a community room.
 - A minimum of one and one half (1.5) on site parking spaces are provided for each dwelling unit, including appropriate handicap parking.
 - All units shall be occupied exclusively by persons of fifty-five (55) years of age or older and the spouse of any such person.
 - The apartment sizes shall be a minimum of four hundred seventy-five (475) square feet for efficiency (studio) apartments and a minimum of six hundred (600) square feet for one bedroom apartments. The maximum number of bedrooms or potential bedrooms in an apartment/dwelling unit shall be three. The subject project proposes one hundred (100) units with a maximum total of three hundred (300) bedrooms.
 - The site is on a road that has a public bus route. There is an existing bus route on U.S. Route 6 and a proposed bus stop on Summit Drive.
 - The site is within 2,500 feet of retail and service establishments.
 - Washing machines and clothing dryers shall be located in a common laundry room in each building or in each unit.
 - All requirements of the New York State Fire and Building Code and all applicable state, county and town regulations shall be met.
 - The subject property is Lot 7 as shown on a map entitled "Final Subdivision Plot prepared for the G and F Subdivision."
 - These plans are based on the construction of Gateway Drive and its related infrastructure being substantially completed. A Building Permit shall not be issued until Gateway Drive is substantially complete in the vicinity of the project.
 - The proposed buildings shall be protected by an automatic fire sprinkler system.
 - The subject project is prohibited from using the municipal water system (CWD #2) for irrigation purposes.
 - This site is proposed to be serviced by a water connection to CWD #2. This service connection is not dependent on the proposed "high" pressure distribution system discussed in the FGEIS.
 - Rock removal is not anticipated with the proposed site work. Should rock be encountered, and blasting necessary, a blasting protocol shall be submitted to the building department.
 - A separate application shall be submitted to the Putnam County Department of Health for review and approval of the proposed swimming pool.



List of Drawings

DRAWING NO.	DRAWING NAME	SHEET
OP-1	Overall Site Plan	1
SP-1.1	Layout & Landscape Plan	2
SP-1.2	Layout & Landscape Plan	3
SP-1.3	Layout & Landscape Plan	4
SP-2.1	Grading & Utilities Plan	5
SP-2.2	Grading & Utilities Plan	6
SP-3.1	Sediment & Erosion Control Plan	7
SP-3.2	Sediment & Erosion Control Plan	8
SP-3.3	Sediment & Erosion Control Plan	9
SP-3.4	Sediment & Erosion Control Plan	10
QUP-1	Overall Utility Plan	11
PR-1	Road Profile	12
PR-2	Drainage Profile	13
PR-3	Drainage Profile	14
PR-4	Sewer Profile	15
PR-5	Water Profile	16
PR-6	Sewer Force Mains Profiles	17
D-1	Site Details	18
D-2	Site Details	19
D-3	Site Details	20
D-4	Site Details	21
D-5	Site Details	22
D-6	Site Details	23
D-7	Sewer Pump Station Details	24

NO.	DATE	REVISION	BY
15	1-14-13	REVISED PER PCDOH COMMENTS	JLK
14	1-3-13	REVISED PER PCDOH COMMENTS	JLK
13	11-13-12	REVISED FOR PCDOH REAPPROVAL	ZMP
12	7-30-10	GENERAL REVISIONS	DLM
11	2-26-09	REVISION PER TOWN COMMENTS	RCS
10	2-11-09	REVISION PER TOWN ENGINEER'S COMMENTS	KWM
9	1-28-09	GENERAL REVISIONS	BHJ
8	11-12-08	GENERAL REVISIONS	JLK
7	9-28-07	REVISIONS FOR PCDOH SUBMISSION	EMS
6	8-2-07	REVISION PER NYCDP COMMENTS	ZMP
5	6-20-07	REVISION PER NYCDP COMMENTS	ZMP
4	5-2-07	REVISION PER TOWN PLANNER COMMENTS	PLK
3	4-13-07	REVISION FOR PCDOH SUBMISSION	EMS
2	3-2-07	REVISION PER TOWN CONSULTANT'S COMMENTS	RCS
1	2-6-07	REVISION PER NYCDP COMMENTS	ZMP

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

DRAWING:
OVERALL DEVELOPMENT PLAN

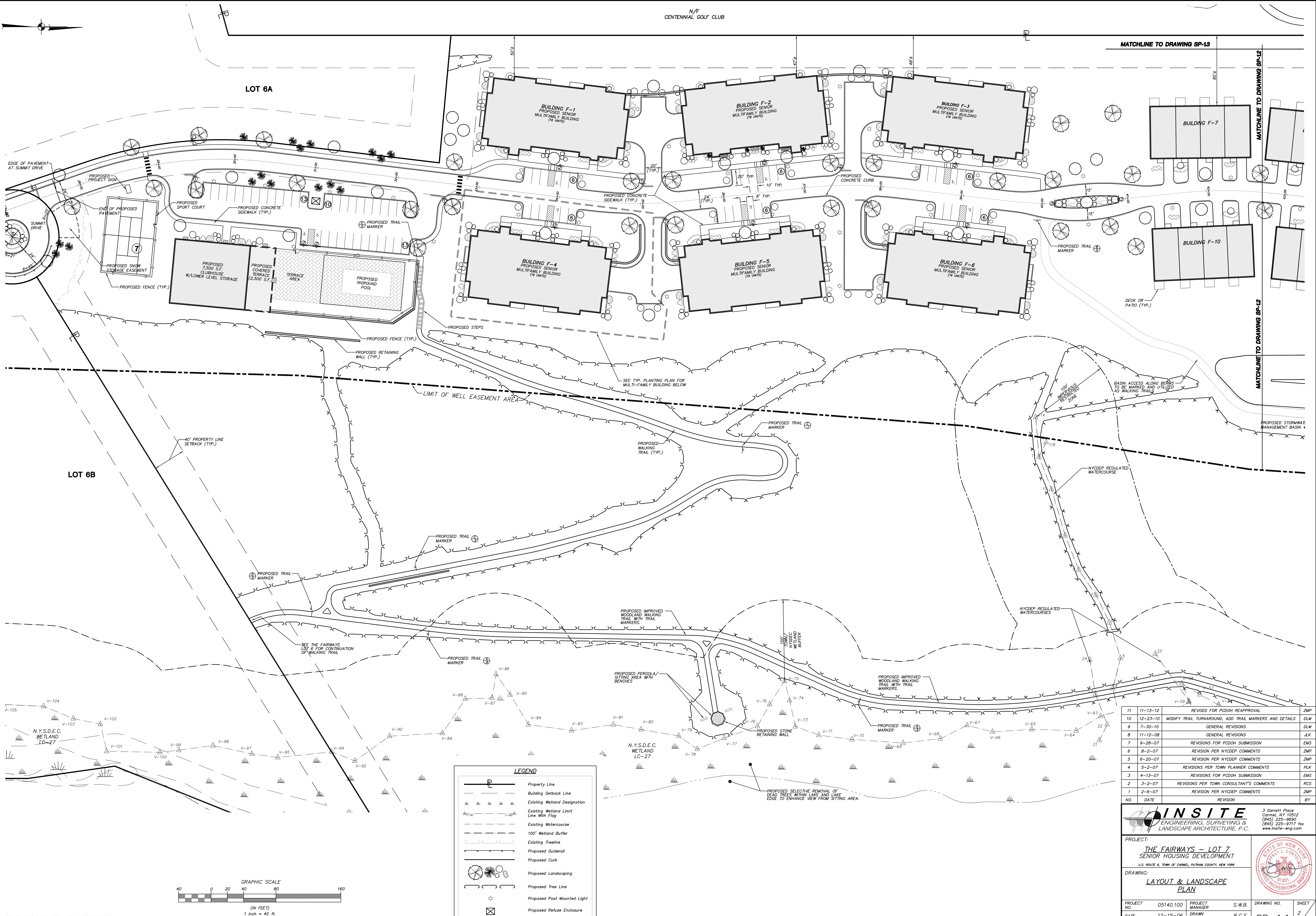
PROJECT NO.: 05140.100
PROJECT MANAGER: S.W.B.
DATE: 12-15-06
DRAWN BY: R.C.S.
SCALE: AS SHOWN
CHECKED BY: D.L.M.

DRAWING NO.: OP-1
SHEET: 1/24

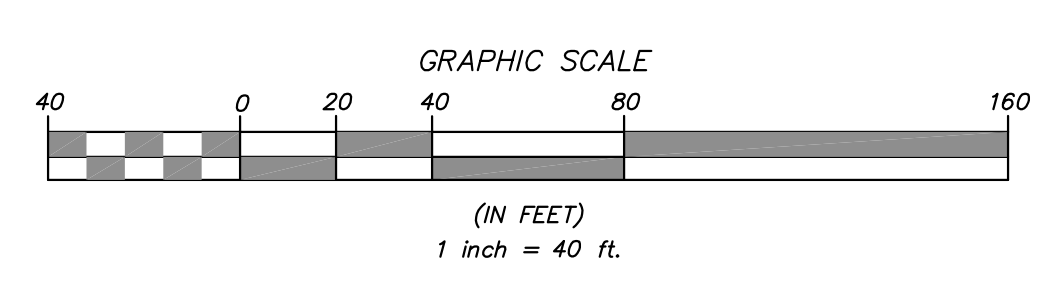
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LOT 6A

LOT 6B



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LEGEND

	Property Line
	Building Setback Line
	Existing Wetland Designation
	Existing Wetland Limit Line With Flag
	Existing Watercourse
	100' Wetland Buffer
	Existing Treeline
	Proposed Gulldrail
	Proposed Curb
	Proposed Landscaping
	Proposed Tree Line
	Proposed Post Mounted Light
	Proposed Refuse Enclosure

NO.	DATE	REVISION	BY
11	11-13-12	REVISED FOR PCDOH REAPPROVAL	ZMP
10	12-23-10	MODIFY TRAIL TURNAROUND, ADD TRAIL MARKERS AND DETAILS	DLM
9	7-30-10	GENERAL REVISIONS	DLM
8	11-12-08	GENERAL REVISIONS	JLK
7	9-28-07	REVISIONS FOR PCDOH SUBMISSION	EMS
6	8-2-07	REVISIONS PER NYDEC COMMENTS	ZMP
5	6-20-07	REVISIONS PER NYDEC COMMENTS	ZMP
4	5-2-07	REVISIONS PER TOWN PLANNER COMMENTS	PLK
3	4-13-07	REVISIONS FOR PCDOH SUBMISSION	EMS
2	3-2-07	REVISIONS PER TOWN CONSULTANTS COMMENTS	RCS
1	2-6-07	REVISION PER NYDEC COMMENTS	ZMP

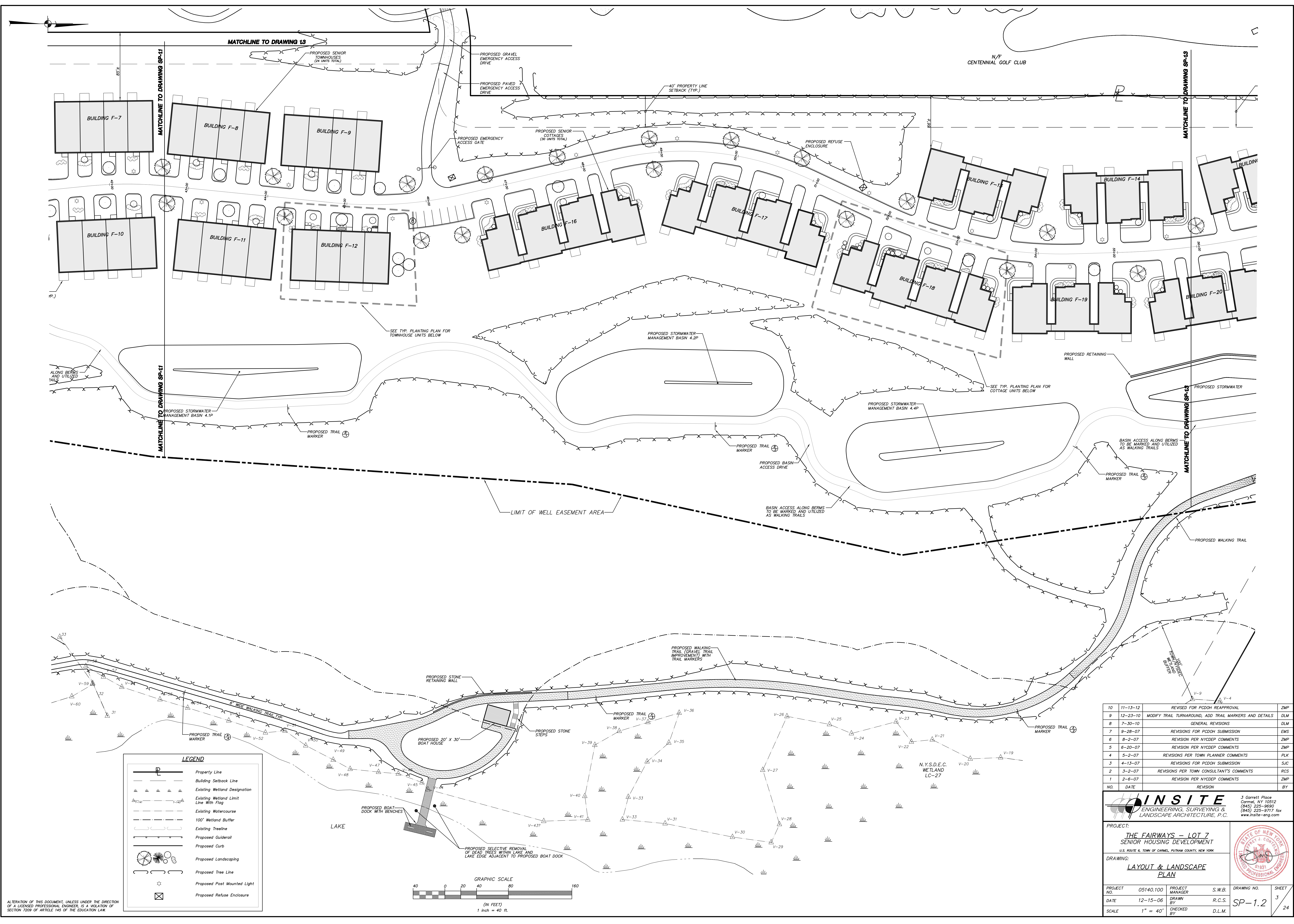
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PROJECT:
**THE FAIRWAYS - LOT 7
SENIOR HOUSING DEVELOPMENT**
U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

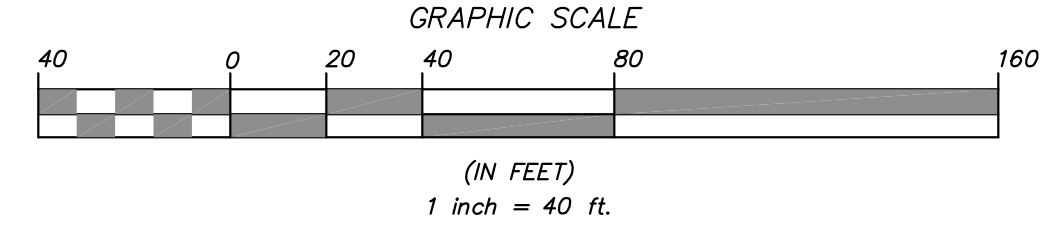
DRAWING:
**LAYOUT & LANDSCAPE
PLAN**

PROJECT NO: 05140.100 PROJECT MANAGER: S.W.B. DRAWING NO: SP-1.1 SHEET: 2
DATE: 12-15-06 DRAWN BY: R.C.S. CHECKED BY: D.L.M. SCALE: 1" = 40'



LEGEND

	Property Line
	Building Setback Line
	Existing Wetland Designation
	Existing Wetland Limit Line With Flag
	Existing Watercourse
	100' Wetland Buffer
	Existing Tree Line
	Proposed Guidrail
	Proposed Curb
	Proposed Landscaping
	Proposed Tree Line
	Proposed Post Mounted Light
	Proposed Refuse Enclosure



NO.	DATE	REVISION	BY
10	11-13-12	REVISED FOR PCDOH REAPPROVAL	ZMP
9	12-23-10	MODIFY TRAIL TURNAROUND, ADD TRAIL MARKERS AND DETAILS	DCM
8	7-30-10	GENERAL REVISIONS	DCM
7	9-28-07	REVISIONS FOR PCDOH SUBMISSION	EMS
6	8-2-07	REVISION PER NYCDEP COMMENTS	ZMP
5	6-20-07	REVISION PER NYCDEP COMMENTS	ZMP
4	5-2-07	REVISIONS PER TOWN PLANNER COMMENTS	FLK
3	4-13-07	REVISIONS FOR PCDOH SUBMISSION	SJC
2	3-2-07	REVISIONS PER TOWN CONSULTANT'S COMMENTS	RCS
1	2-6-07	REVISION PER NYCDEP COMMENTS	ZMP

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3 Garrett Place
Carmel, NY 12512
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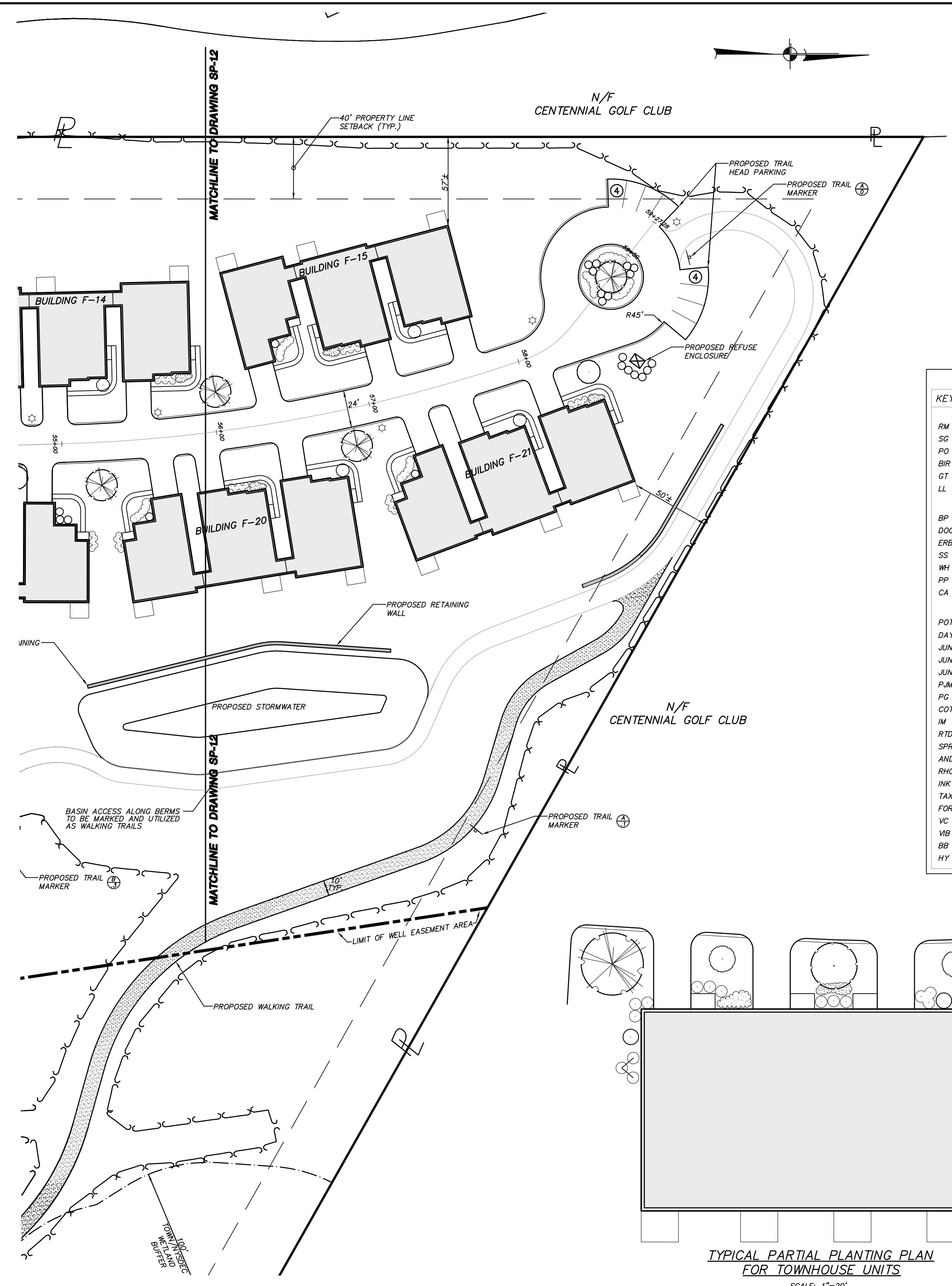
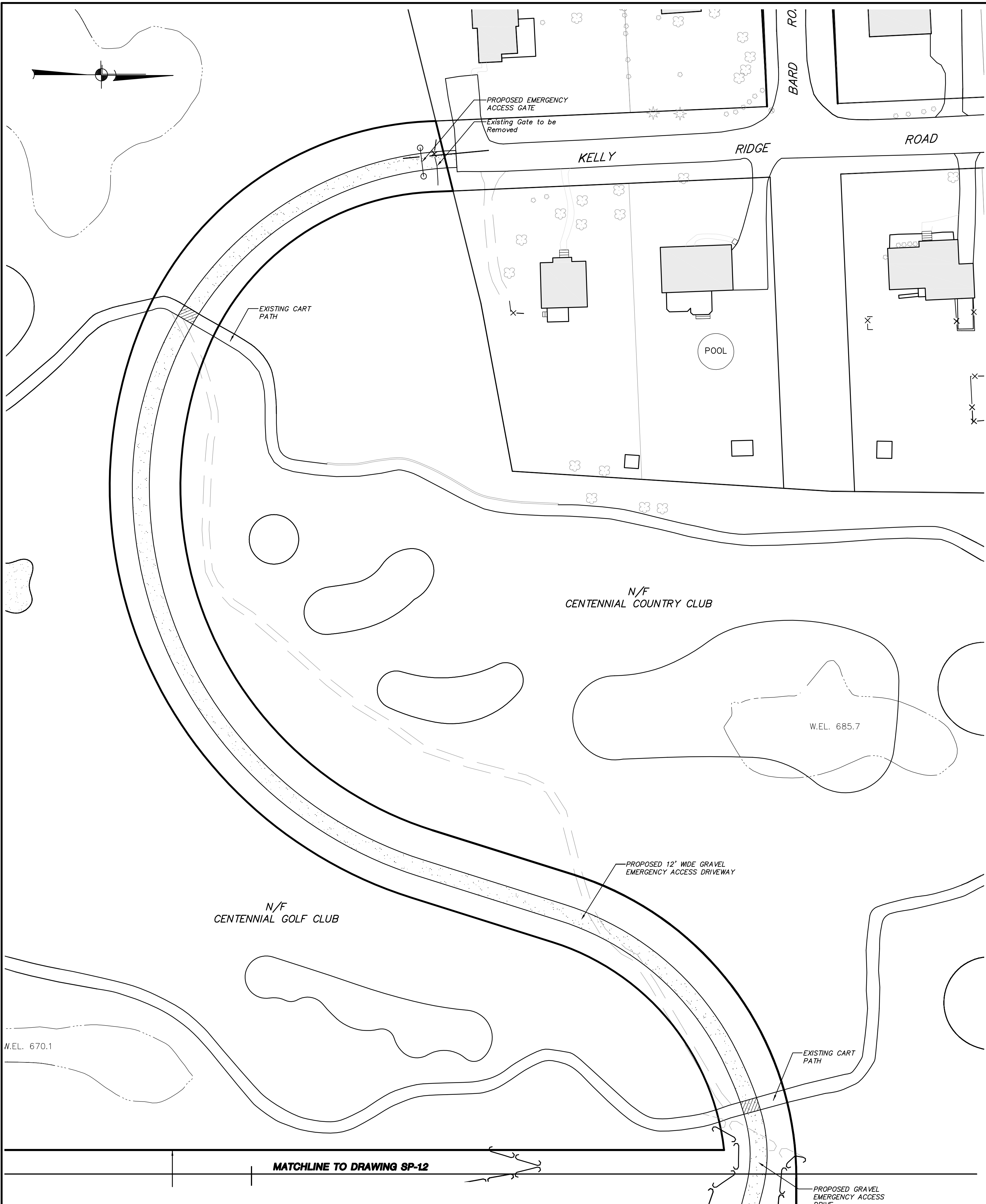
PROJECT:
THE FAIRWAYS - LOT 7 SENIOR HOUSING DEVELOPMENT
U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING:
LAYOUT & LANDSCAPE PLAN

PROJECT NO. 05140.100 PROJECT MANAGER S.W.B. DRAWING NO. SP-1.2 SHEET 3 OF 24
DATE 12-15-06 DRAWN BY R.C.S. CHECKED BY D.L.M.

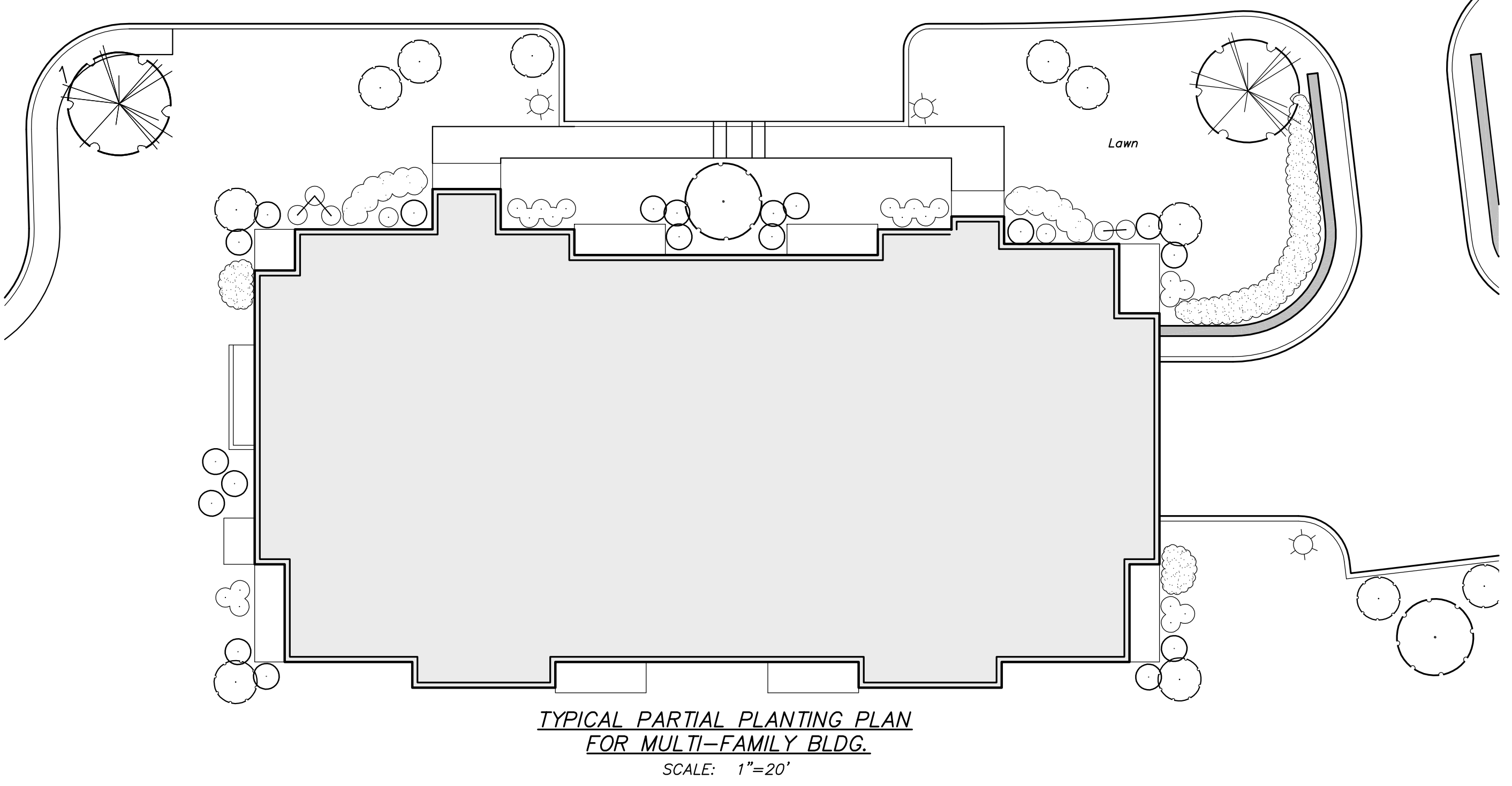
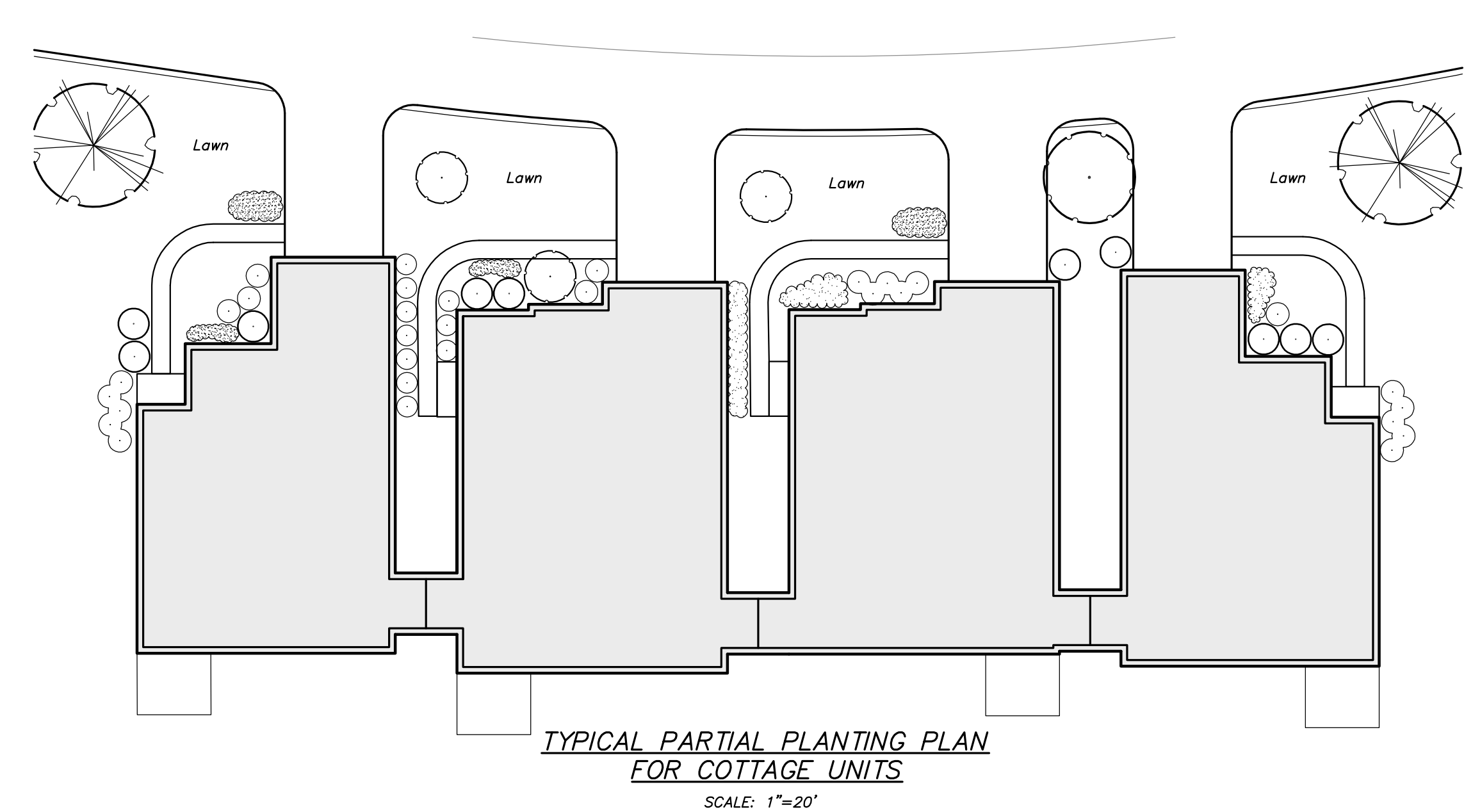
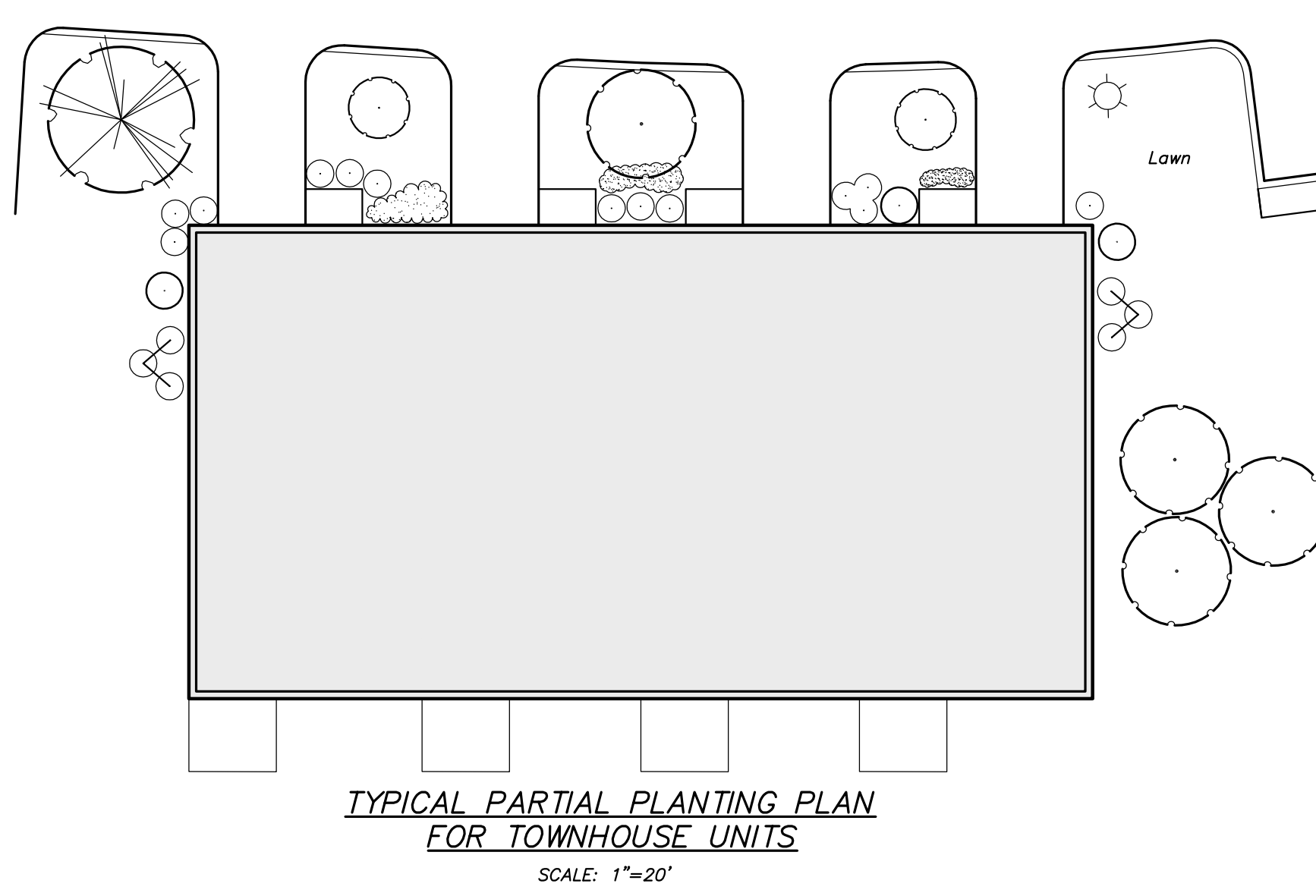
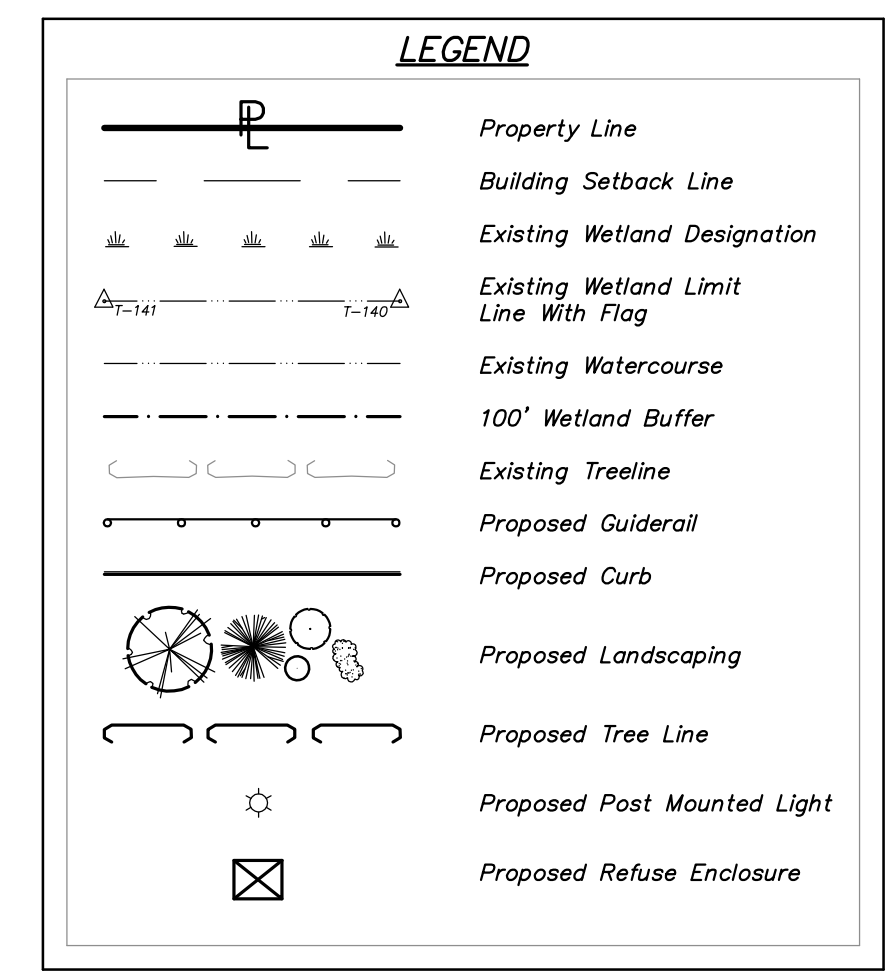
STATE OF NEW YORK
REGISTERED PROFESSIONAL ENGINEER
17931

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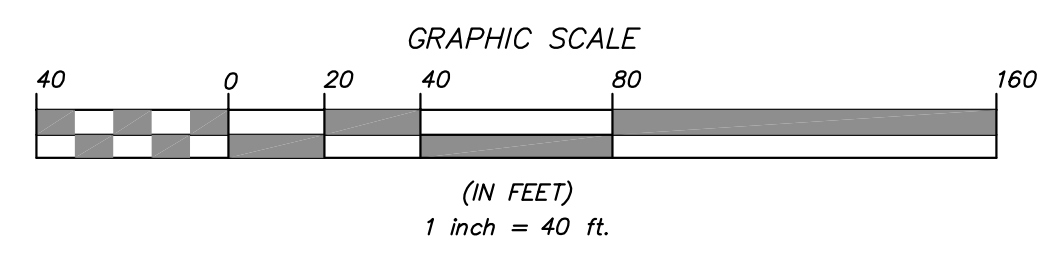


- Planting Notes:**
- All plant materials to be nursery grown.
 - Plants shall conform with the American Association of Nurserymen Standards in all ways including dimensions.
 - Plants shall be planted in all locations designated on the plan or as staked in the field.
 - All plants shall be hardy under climate conditions similar to those in the locality which they are to be planted.
 - 3" of Pine Bark Mulch shall be spread over all planting beds areas.
 - All proposed seeded areas to receive 4" min. depth of topsoil; all proposed landscaped areas to receive 12" min. depth of topsoil.
 - Upon final grading and placement of topsoil and any required soil amendments, areas to receive permanent vegetation cover in combination with suitable mulch as follows:
 -Fertilizer applied at the rate of 14 lbs./1000 sf using 10-6-4 or equivalent.
 -Seed mixture to be planted between April 1 and May 15, or between August 15 and October 15 or as directed by Project Representative at a rate of 50 lbs./acre in the following proportions:
 20% Kentucky Bluegrass
 40% Creeping Red Fescue
 20% Perennial Ryegrass
 20% Annual Ryegrass
 -Mulch: Salt Hay or Small Grain Straw applied at a rate of 90 lbs./1000 sf or 2 tons/acre, to be applied and anchored according to New York - Guidelines for Urban Erosion & Sediment Control, Latest Edition.
 -If the season prevents the establishment of a permanent vegetation cover, the disturbed areas will be mulched with straw or equivalent.

KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREES				
RM	Acer rubrum 'October Glory' / October Glory Red Maple	2 1/2" - 3" CAL	B & B	
SG	Liquidambar styraciflua / Sweetgum	2 1/2" - 3" CAL	B & B	
PO	Quercus palustris / Pin Oak	2 1/2" - 3" CAL	B & B	
BIR	Betula papyrifera / Paper Birch	8' - 10' HT.	B & B	Multi-stem
GT	Gleditsia Tricanthos / Honey Locust	8' - 10' HT.	B & B	
LL	Tilia cordata / Little Leaf Linden	8' - 10' HT.	B & B	
FLOWERING TREES				
BP	Pyrus calleryana 'Bradford' / Bradford Pear	2" - 2 1/2" CAL	B & B	
DOG	Cornus Kousa / Kousa Dogwood	7' - 8' HT.	B & B	
ERB	Cercis canadensis / Eastern Redbud	8' - 10' HT.	B & B	
SS	Amelanchier canadensis / Shadbush Serviceberry	8' - 10' HT.	B & B	Multi-stem
WH	Crataegus phaenopynum / Washington Hawthorn	2" - 2 1/2" CAL	B & B	
PP	Prunus cerasifera / Purple Leaf Plum	2" - 2 1/2" CAL	B & B	
CA	Malus floribunda / Japanese Flowering Crabapple	2" - 2 1/2" CAL	B & B	
SHRUBS & GROUNDCOVERS				
POT	Potentilla fruticosa 'Sunset' / Sunset Potentilla	2 GAL	CONT.	
DAY	Hemerocallis 'Stella D'Oro' / Miniature Daylilies	2 GAL	CONT.	
JUN-1	Juniperus horizontalis 'Plumosa Nana' / Dwarf Andorra Juniper	3 GAL	CONT.	
JUN-2	Juniperus sargentii / Sargent's Juniper	3 GAL	CONT.	
JUN-3	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	2 GAL	CONT.	
PJM	Rhododendron 'PJM' / PJM Rhododendron	2" - 2 1/2" HT.	B & B	
PD	Rhododendron 'Purple Gem' / Purple Gem Rhododendron	3 GAL	CONT.	
COT	Cotoneaster apiculata / Cranberry Cotoneaster	3 GAL	CONT.	
IM	Ilex Meserveae / Holly	4' - 5' HT.	B & B	
RTD	Cornus Sericea / Red Twig Dogwood	4' - 5' HT.	B & B	
SPR	Spiraea Japonica 'Anthony Waterer' / Anthony Waterer Spiraea	3' - 4' HT.	CONT.	
AND	Pieris Japonica 'Mt. Fire' / Mt. Fire Andromeda	2" - 2 1/2" HT.	CONT.	
RHO	Rhododendron catalawense / Catawba Rhododendron	2 1/2" - 3" HT.	CONT.	
INK	Ilex glabra compacta / Dwarf Inkberry	18" - 24" HT.	CONT.	
YAK	Taxus baccata 'repensdens' / English Yew	18" - 24" HT.	CONT.	
FOR	Forsythia x intermedia / Border Forsythia	4' - 5' HT.	CONT.	
VC	Vaccinium angustifolium / Lowbush Blueberry	3 GAL	CONT.	
VIB	Viburnum prunifolium / Blackhaw Viburnum	2 1/2" - 3" HT.	B & B	
BB	Euonymus alatus 'compacta' / Dwarf Burning Bush	2 1/2" - 3" HT.	CONT.	
HY	Hydrangea arborescens 'Annabelle' / Hydrangea	5 GAL	CONT.	



Key	Sign	N.U.T.C.D. Number	Size of Sign (ft.)	Description
1	STOP	R1-1C	30" x 30"	White on Red
2	RESIDUAL	R7-B	12" x 18"	Blue on White
3	ONE WAY	R4-7C	24" x 30"	Black on White



10	11-13-12	REVISED FOR PCDDH REAPPROVAL	ZMP
9	12-23-10	MODIFY TRAIL TURNAROUND, ADD TRAIL MARKERS AND DETAILS	DLM
8	7-30-10	GENERAL REVISIONS	DLM
7	9-28-07	REVISIONS FOR PCDDH SUBMISSION	EMS
6	8-2-07	REVISION PER NYCDEP COMMENTS	ZMP
5	6-20-07	REVISION PER NYCDEP COMMENTS	ZMP
4	5-2-07	REVISIONS PER TOWN PLANNER COMMENTS	PLK
3	4-13-07	REVISIONS FOR PCDDH SUBMISSION	RCS
2	3-2-07	REVISIONS PER TOWN CONSULTANT'S COMMENTS	RCS
1	2-6-07	REVISION PER NYCDEP COMMENTS	ZMP
NO.	DATE	REVISION	BY

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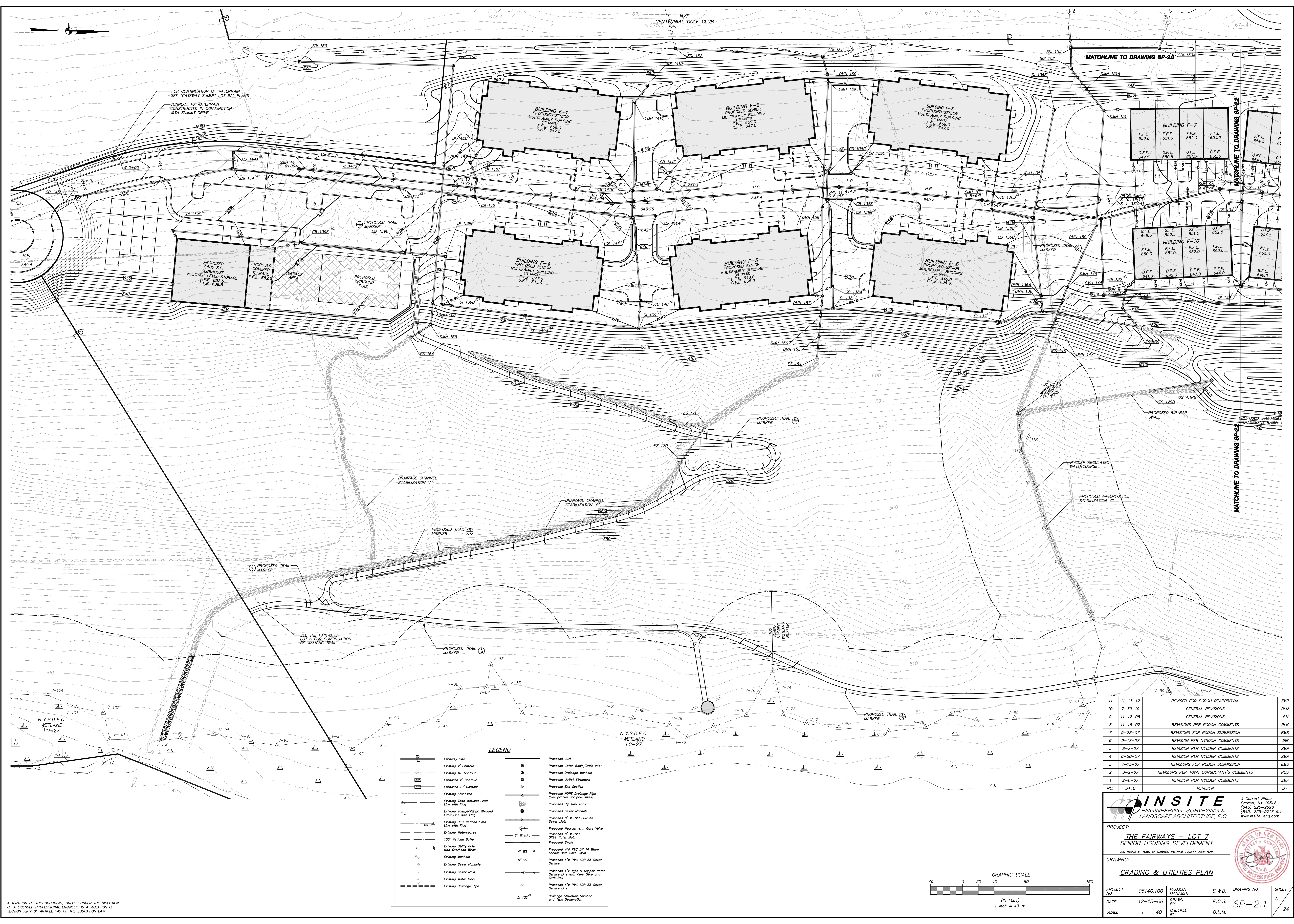
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PROJECT: THE FAIRWAYS - LOT 7 SENIOR HOUSING DEVELOPMENT
U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: LAYOUT & LANDSCAPE PLAN

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

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



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LEGEND

	Property Line		Proposed Curb
	Existing 2' Contour		Proposed Catch Basin/Drain Inlet
	Existing 10' Contour		Proposed Drainage Manhole
	Proposed 2' Contour		Proposed Outlet Structure
	Proposed 10' Contour		Proposed End Section
	Existing Stone Wall		Proposed HORE Drainage Pipe (See profiles for pipe sizes)
	Existing Town Wetland Limit Line with Flag		Proposed Rip Rap Apron
	Existing Town/NYSDEC Wetland Limit Line with Flag		Proposed Sewer Manhole
	Existing DEC Wetland Limit Line with Flag		Proposed 8" # PVC SDR 35 Sewer Manhole
	Existing Watercourse		Proposed Hydrant with Gate Valve
	100' Wetland Buffer		Proposed 8" # PVC DR14 Water Main
	Existing Utility Pole with Overhead Wires		Proposed Swale
	Existing Manhole		Proposed 4" # PVC DR 14 Water Service with Gate Valve
	Existing Sewer Manhole		Proposed 6" # PVC SDR 35 Sewer Service
	Existing Sewer Main		Proposed 1" Type K Copper Water Service Line with Curb Stop and Curb Box
	Existing Water Main		Proposed 4" # PVC SDR 35 Sewer Service Line
	Existing Drainage Pipe		Dr 132 ⁰⁰ Drainage Structure Number and Type Designation

NO.	DATE	REVISION	BY
11	11-13-12	REVISED FOR PCDOH REAPPROVAL	ZMP
10	7-30-10	GENERAL REVISIONS	DLM
9	11-12-08	GENERAL REVISIONS	JLK
8	11-16-07	REVISIONS PER PCDOH COMMENTS	PLK
7	9-28-07	REVISIONS FOR PCDOH SUBMISSION	EMS
6	9-17-07	REVISION PER NYSDOH COMMENTS	JBB
5	8-2-07	REVISION PER NYCDEP COMMENTS	ZMP
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3	4-13-07	REVISIONS FOR PCDOH SUBMISSION	EMS
2	3-2-07	REVISIONS PER TOWN CONSULTANT'S COMMENTS	RCS
1	2-6-07	REVISION PER NYCDEP COMMENTS	ZMP

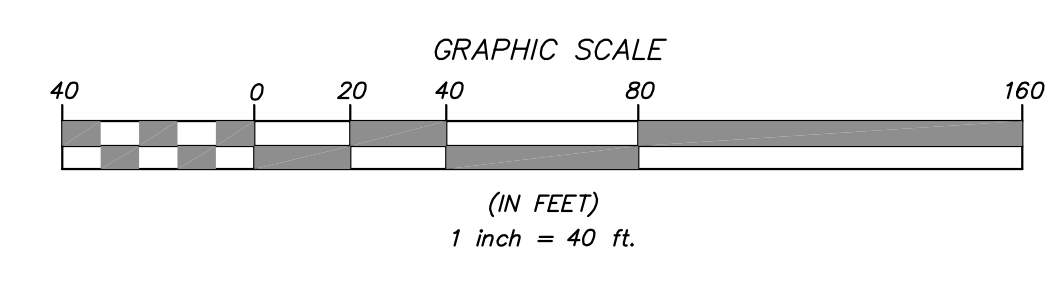
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PROJECT:
THE FAIRWAYS - LOT 7 SENIOR HOUSING DEVELOPMENT
U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING:
GRADING & UTILITIES PLAN

PROJECT NO. 05140.100 PROJECT MANAGER S.W.B. DRAWING NO. DRAWING NO. SHEET NO. 5
DATE 12-15-06 DRAWN BY R.C.S. SP-2.1
SCALE 1" = 40' CHECKED BY D.L.M. 24





NO.	DATE	REVISION	BY
12	11-13-12	REVISED FOR PCDOH REAPPROVAL	ZMP
11	12-23-10	MODIFY TRAIL TURNAROUND, ADD TRAIL MARKERS AND DETAILS	DLM
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NO.	DATE	REVISION	BY

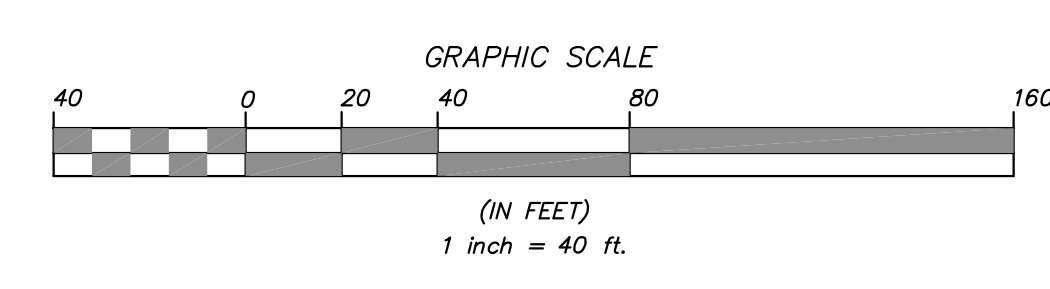
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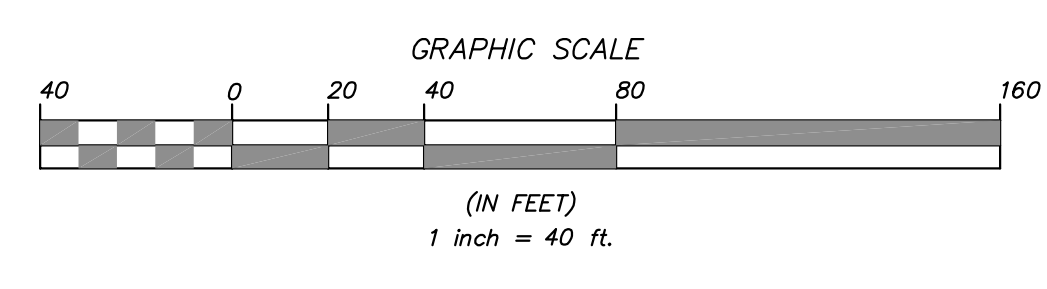
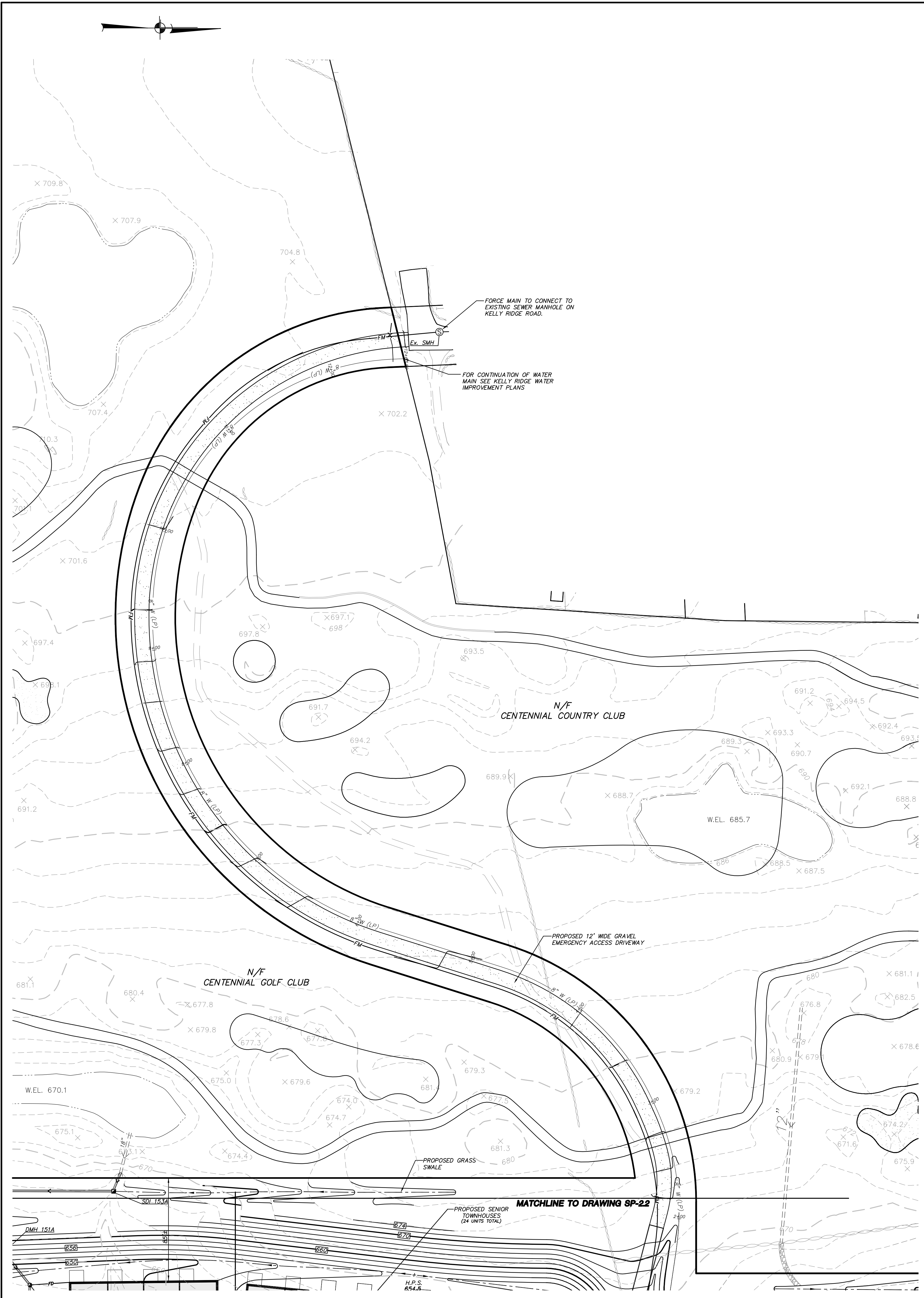
PROJECT:
**THE FAIRWAYS - LOT 7
SENIOR HOUSING DEVELOPMENT**
U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING:
GRADING & UTILITIES PLAN

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



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LEGEND

	Property Line		Proposed Curb
	Existing 2' Contour		Proposed Catch Basin/Drain Inlet
	Existing 10' Contour		Proposed Drainage Manhole
	Proposed 2' Contour		Proposed Outlet Structure
	Proposed 10' Contour		Proposed End Section
	Existing Stonewall		Proposed HDPE Drainage Pipe (See profiles for pipe sizes)
	Existing Town Wetland Limit Line with Flag		Proposed Rip Rap Apron
	Existing Town/NYSDEC Wetland Limit Line with Flag		Proposed Sewer Manhole
	Existing DEC Wetland Limit Line with Flag		Proposed 8" x PVC SDR 35 Sewer Main
	Existing Watercourse		Proposed Hydrant with Gate Valve
	100' Wetland Buffer		Proposed 8" x PVC DR14 Water Main
	Existing Utility Pole with Overhead Wires		Proposed Swale
	Existing Manhole		Proposed 4" x PVC DR 14 Water Service with Gate Valve
	Existing Sewer Manhole		Proposed 6" x PVC SDR 35 Sewer Service
	Existing Sewer Main		Proposed 1" x Type K Copper Water Service Line with Curb Stop and Curb Box
	Existing Water Main		Proposed 4" x PVC SDR 35 Sewer Service Line
	Existing Drainage Pipe		Drainage Structure Number and Type Designation

11	11-13-12	REVISED FOR PCDDH REAPPROVAL	ZMP
10	7-30-10	GENERAL REVISIONS	DLM
9	11-16-07	REVISIONS PER PCDDH COMMENTS	PLK
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NO.	DATE	REVISION	BY

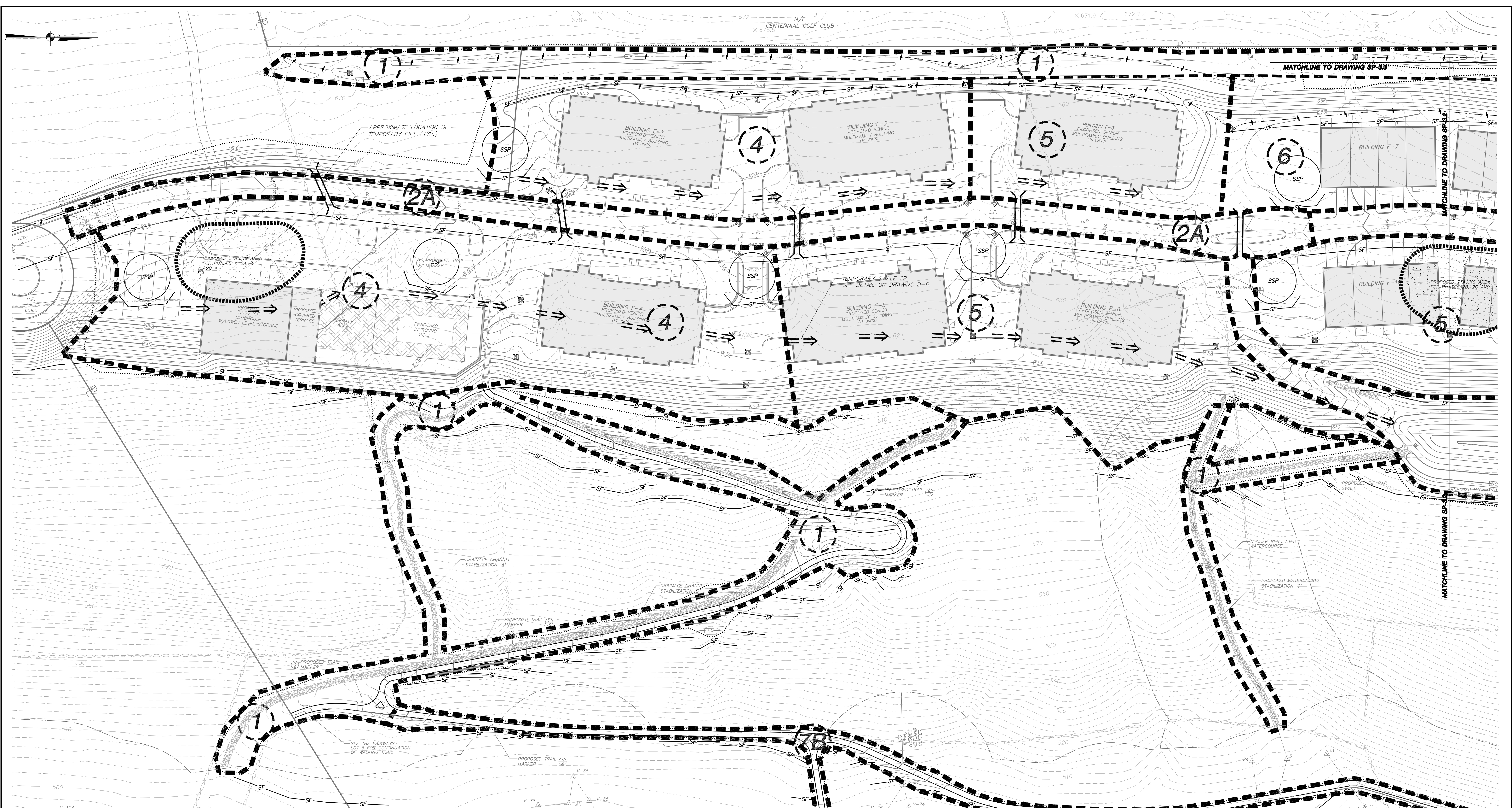
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PROJECT: **THE FAIRWAYS - LOT 7 SENIOR HOUSING DEVELOPMENT**
U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

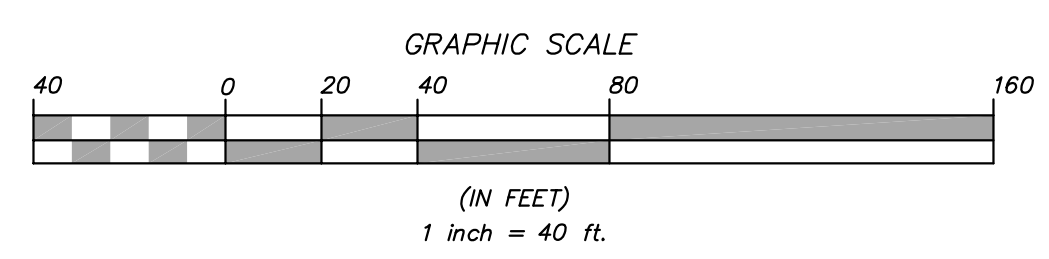
DRAWING: **GRADING & UTILITIES PLAN**

PROJECT NO. 05140.100 PROJECT MANAGER S.W.B. DRAWING NO. SP-2.3 SHEET 7 OF 24
DATE 12-15-06 DRAWN BY R.C.S. CHECKED BY D.L.M.



LEGEND

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



NO.	DATE	REVISION	BY
11	11-13-12	REVISED FOR PCDDH REAPPROVAL	ZMP
10	7-30-10	GENERAL REVISIONS	DLM
9	1-28-09	GENERAL REVISIONS	KWM
8	11-12-08	GENERAL REVISIONS	J.K.
7	9-28-07	REVISIONS FOR PCDDH SUBMISSION	EMS
6	8-2-07	REVISION PER NYCDEP COMMENTS	ZMP
5	6-20-07	REVISION PER NYCDEP COMMENTS	ZMP
4	5-2-07	REVISION PER TOWN PLANNER COMMENTS	RCS
3	4-13-07	REVISIONS FOR PCDDH SUBMISSION	EMS
2	3-02-07	REVISION PER TOWN CONSULTANT'S COMMENTS	EMS
1	2-6-07	REVISION PER NYCDEP COMMENTS	ZMP

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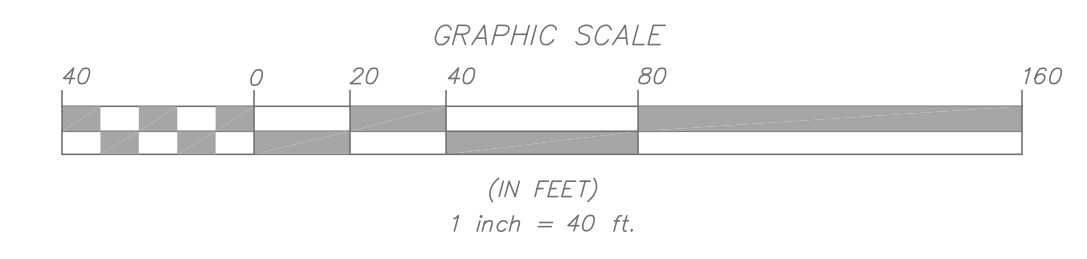
3 Garrett Place
Carmel, NY 12012
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

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

DRAWING:
**SEDIMENT & EROSION
CONTROL PLAN**

PROJECT NO. 05140.100 PROJECT MANAGER S.W.B. DRAWING NO. DRAWN BY R.C.S. SHEET 8
DATE 12-15-06 CHECKED BY D.L.M. SHEET 24
SCALE 1" = 40'

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



12	11-13-12	REVISED FOR PCDDH REAPPROVAL	ZMP
11	12-23-10	MODIFY TRAIL TURNAROUND, ADD TRAIL MARKERS AND DETAILS	DLM
10	7-30-10	GENERAL REVISIONS	DLM
8	1-28-09	GENERAL REVISIONS	KWM
7	9-28-07	REVISIONS FOR PCDDH SUBMISSION	EMS
6	8-2-07	REVISION PER NYCDEP COMMENTS	ZMP
5	6-20-07	REVISION PER NYCDEP COMMENTS	ZMP
4	5-2-07	REVISION PER TOWN PLANNER COMMENTS	RCS
3	4-13-07	REVISIONS FOR PCDDH SUBMISSION	EMS
2	3-02-07	REVISION PER TOWN CONSULTANT'S COMMENTS	EMS
1	2-6-07	REVISION PER NYCDEP COMMENTS	ZMP
NO.	DATE	REVISION	BY

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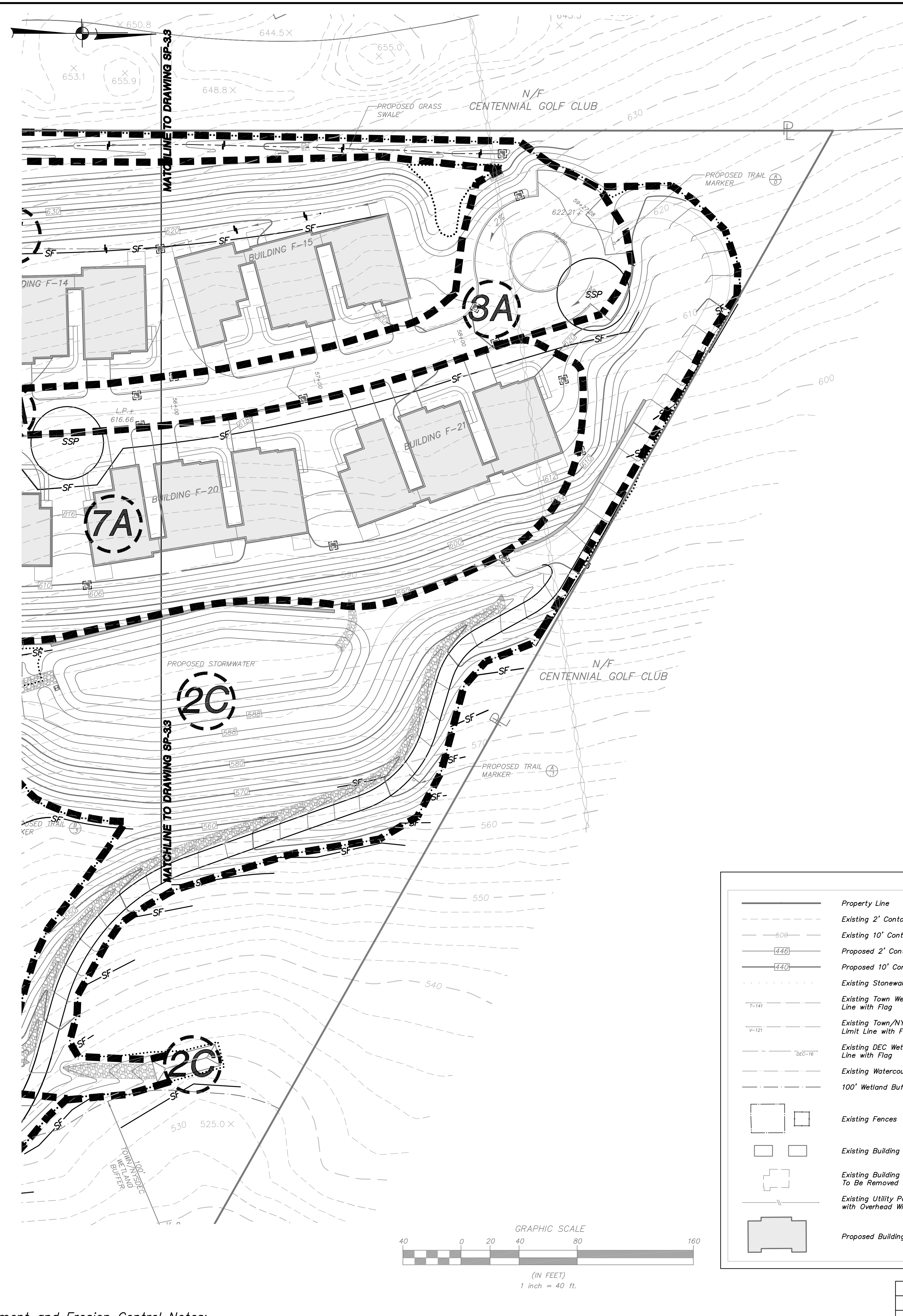
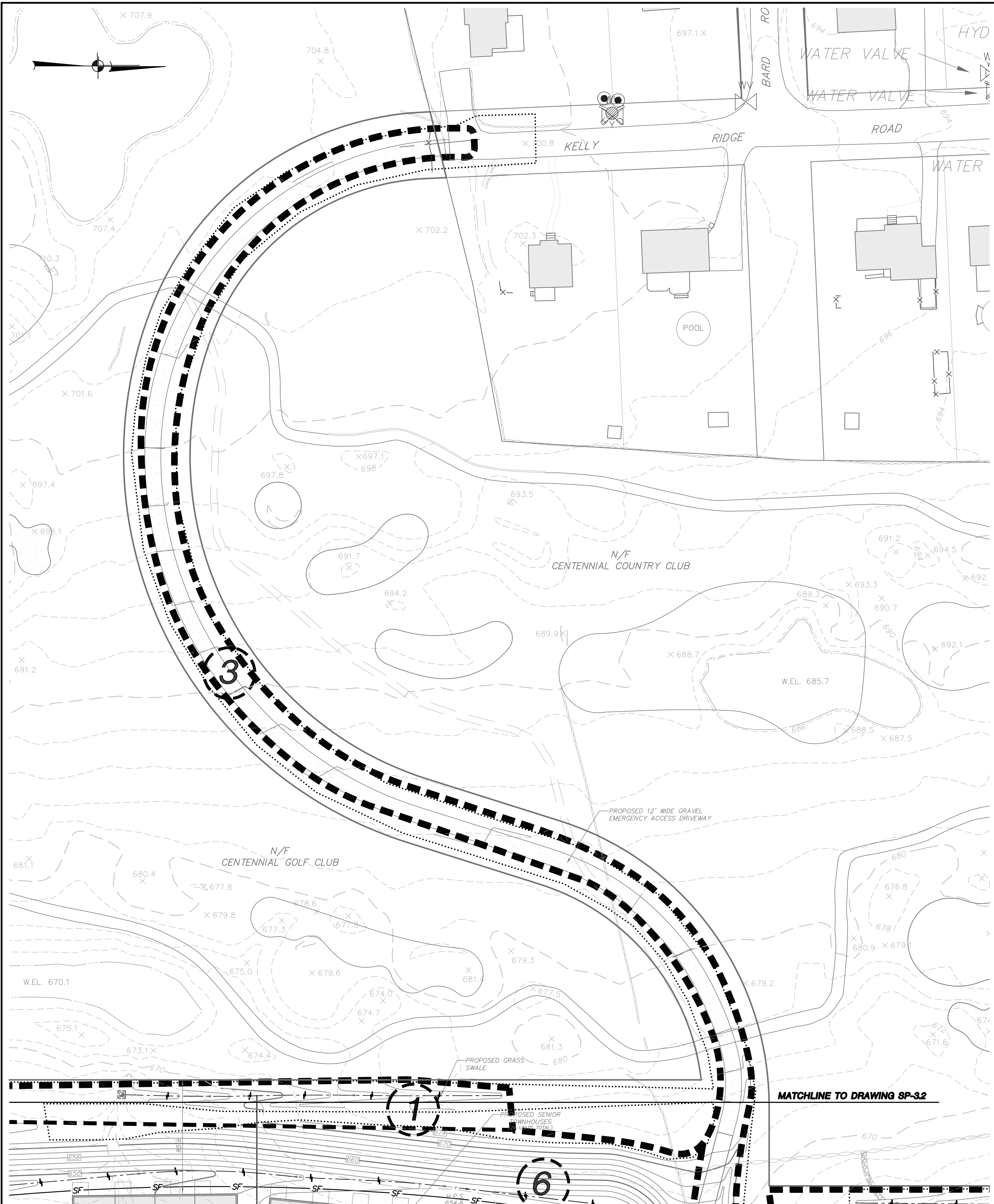
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CONTROL PLAN**

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

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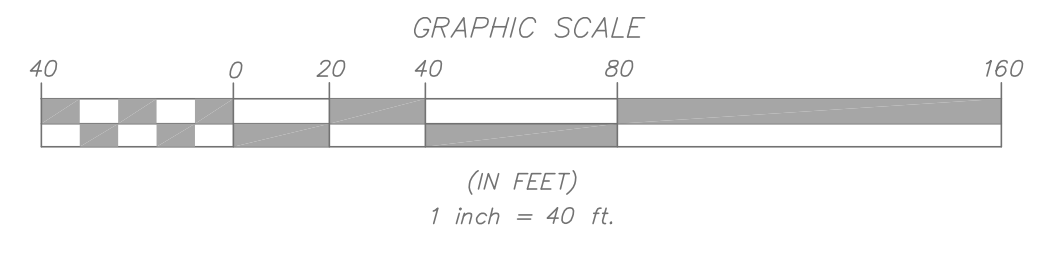


OVERALL CONSTRUCTION SEQUENCE:

1. Utilize existing logging trails (not shown on the plan) to access the areas of construction within the phase from the completed cut-to-see on Summit Drive to the south. Install erosion control measures as shown on the plan in accordance with the details. Clear trees and grub within the limits of the proposed walking trail. The final alignment of the walking trail may vary up to 10' to either side. Stabilize channels in accordance with the Drainage Channel / Retention Stabilization Notes as shown on drawing 2-B. Upon stabilization of drainage channels install proposed grass cut of slope along the western property line to direct the stormwater runoff from the golf course property to the existing channels, around the future area of work. Upon completion of grading operations topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes on this plan.
- 2A. Construct stabilized construction entrance at proposed entrance to the site north of the proposed cut-to-see on Summit Drive. Install erosion control measures shown on the plan in accordance with the details. Clear trees and grub within the limits of the phase. Begin earthwork activities to construct the proposed access drive (Summit Drive) from station 27+50 to station 41+00. To subgrade. Upon completion of grading operations topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes on this plan.
- 2B. Install erosion control measures shown on the plan in accordance with the details. Clear trees and grub within the limits of the phase. Construct and stabilize proposed stormwater basins 4.1P and 4.2P as temporary sediment basins (TSB). Install outlet structures, drainage piping, and the temporary outlet. Additionally install the stabilized access drive and enhanced velocity dissipater to allow for the flow from basin 4.2P to discharge down the slope to the wetland. Upon completion of grading operations topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes on this plan.
- 2C. Install erosion control measures shown on the plan in accordance with the details. Clear trees and grub within the limits of the phase. Install temporary pipes to outlet culvert swale installed along western property line in Phase 1 around the proposed area of disturbance within Phase 4. Direct stormwater runoff from construction area to TSB 4.1P, 4.2P, 4.3P and 4.4P. Install road subbase, drainage structures and piping. Install sewer, water and other utilities as required. Upon completion of grading operations topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes on this plan.
- 3A. Install erosion control measures as shown on the plan in accordance with the details. Clear trees and grub within the limits of the phase. Install temporary pipes to outlet culvert swale installed along western property line in Phase 1 around the proposed area of disturbance within Phase 4. Direct stormwater runoff from construction area to TSB 4.1P, 4.2P, 4.3P and 4.4P. Install road subbase, drainage structures and piping. Install sewer, water and other utilities as required. Upon completion of grading operations topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes on this plan.
- 3B. Utilizing section of walking trail installed in phase 2C, install erosion control measures as shown on the plan in accordance with the details. The intent is that the walking trail, pergola, etc. will be located to minimize disturbance to significant trees and other site features. The final alignment of the walking trail may vary up to 10' to either side. Clear and grub only as necessary. Install proposed post house in location as shown on the plan. Upon completion of grading operations topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes on this plan.
4. Install erosion control measures as shown on the plan in accordance with the details. Clear trees and grub within the limits of the phase. Install temporary pipes to outlet culvert swale installed along western property line in Phase 1 around the proposed area of disturbance within Phase 4. Direct stormwater runoff from construction area to TSB 4.1P, 4.2P, 4.3P and 4.4P. Install road subbase, drainage structures and piping. Install sewer, water and other utilities as required. Upon completion of grading operations topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes on this plan.
5. Install erosion control measures as shown on the plan in accordance with the details. Clear trees and grub within the limits of the phase. Install temporary pipes to outlet culvert swale installed along western property line in Phase 1 around the proposed area of disturbance within Phase 4. Direct stormwater runoff from construction area to TSB 4.1P, 4.2P, 4.3P and 4.4P. Install road subbase, drainage structures and piping. Install sewer, water and other utilities as required. Upon completion of grading operations topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes on this plan.
6. Install erosion control measures as shown on the plan in accordance with the details. Clear trees and grub within the limits of the phase. Install temporary pipes to outlet culvert swale installed along western property line in Phase 1 around the proposed area of disturbance within Phase 4. Direct stormwater runoff from construction area to TSB 4.1P, 4.2P, 4.3P and 4.4P. Install road subbase, drainage structures and piping. Install sewer, water and other utilities as required. Upon completion of grading operations topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes on this plan.
- 7A. Install erosion control measures as shown on the plan in accordance with the details. Clear trees and grub within the limits of the phase. Install temporary pipes to outlet culvert swale installed along western property line in Phase 1 around the proposed area of disturbance within Phase 4. Direct stormwater runoff from construction area to TSB 4.1P, 4.2P, 4.3P and 4.4P. Install road subbase, drainage structures and piping. Install sewer, water and other utilities as required. Upon completion of grading operations topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes on this plan.
- 7B. Utilizing section of walking trail installed previously, install erosion control measures as shown on the plan in accordance with the details. The intent is that the walking trail, pergola, etc. will be located to minimize disturbance to significant trees and other site features. The final alignment of the walking trail may vary up to 10' to either side. Clear and grub only as necessary. Upon completion of grading operations topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes on this plan.

LEGEND

Property Line	Proposed Curb
Existing 2' Contour	Proposed Catch Basin/Drain Inlet
Existing 10' Contour	Proposed Outlet Structure
Proposed 2' Contour	Proposed End Section
Proposed 10' Contour	Proposed Rip Rap Apron
Existing Stonewall	Proposed Limit of Disturbance Line
Existing Town Wetland Limit Line with Flag	Proposed Silt Fence
Existing Town/NYSDEC Wetland Limit Line with Flag	Proposed Double Silt Fence
Existing DEC Wetland Limit Line with Flag	Proposed Swale with Stone Check Dam
Existing Watercourse	Proposed Stabilized Construction Entrance
100' Wetland Buffer	Soil Stock File
Existing Fences	SSP
Existing Building	SSB
Existing Building To Be Removed	Proposed Construction Phase
Existing Utility Pole with Overhead Wires	Proposed Construction Phase Line
Proposed Building	Proposed Temporary Swale



CONSTRUCTION SEQUENCE NOTES:

1. Refer to erosion control notes on this drawing.
2. Each phase of work implies that all sediment and erosion control measures will be installed in accordance with erosion control practices and prior to any clearing and grubbing operations.
3. Each phase of work implies the removal of existing trees and grubbing of all tree root systems.
4. All topsoil to be stripped and stockpiled in appropriate locations for future use on the site. All stockpiled soil areas are to be appropriately stabilized and protected.
5. All finished slopes greater than 3:1 are to be immediately stabilized with erosion control blankets / matting.
6. Modifications to phasing may be made during construction upon written approval by the governing authorities.
7. Each phase of work shall have the upstream clean water diverted around construction activities.
8. Upon completion of each localized building group, independent of the phase boundaries, install proposed curbing and asphalt binder.

PHASE	EARTHWORK		AREA OF DISTURBANCE
	CUT VOLUME (cubic yards)	FILL VOLUME (cubic yards)	
1	1,000	1,000	2.4 ACRES
2A			
2B	19,000	16,800	6.0 ACRES**
2C			
3A	4,000	4,000	3.9 ACRES
3B			
4	12,000	44,000	4.8 ACRES
5	6,000	62,000	4.5 ACRES
6	24,000	38,000	4.9 ACRES
7A			
7B	20,000	32,000	4.1 ACRES

* All excess material will be stockpiled until use on-site
 ** 1.0 Acre of disturbance within phases 2A & 2B to be stabilized prior to total phase 2C disturbance.

Sediment and Erosion Control Notes:

1. All construction activities involving the removal or disposition of soil, are to be provided with appropriate protective measures to minimize erosion and contain sediment disposition within. Minimum erosion and sediment control measures shall be implemented as shown on these plans and shall be constructed in accordance with the New York State Standards and Specifications for Erosion and Sediment Control.
2. Prior to the start of construction, stabilized construction entrances, silt fence, and other approved sediment control measures shall be in place as shown on these plans and at other locations where deemed necessary. After the stabilized construction entrance and silt fence are installed, the sediment basins shall be constructed. (See construction sequence.)
3. Wherever feasible, natural vegetation shall be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 5 acres of unprotected soil should be exposed at any time.
4. All topsoil and subsoil to be stripped from the areas being developed shall be stockpiled and seeded within 24 hours with a mixture of 50% Annual Ryegrass and 50% Perennial Ryegrass @ 30 lbs./acre or 0.7 lbs./1000 s.f. Temporary Sediment Basins shall be seeded with this mixture.
5. Any graded areas not subject to further disturbance or construction traffic shall, within 14 days of final grading, receive permanent vegetation cover in combination with a suitable mulch. All seeded areas to receive a minimum 4" topsoil (from stockpile area) and be seeded and mulched as follows:
 a. Seed mixture to be planted between March 21 and May 20, or between August 15 and October 15, or as directed by project representative.
 b. Permanent stormwater basins shall be planted in accordance with the Typical Extended Detention Basin Planting Details.
 c. All other graded areas shall be seeded at a rate of 50 pounds per acre in the following proportions:
 Kentucky Bluegrass 20%
 Creeping Red Fescue 40%
 Perennial Ryegrass 20%
 Annual Ryegrass 20%
 d. Mulch: Soil hay or small grain straw applied at a rate of 90 lbs./1000 S.F. or 2 tons/acre, to be applied and anchored with netting to hold it in place, as needed, according to New York Guidelines for Urban Erosion & Sediment Control. "Latest Edition."
 e. Irrigation: Should seed mixtures be applied between May 15 and August 15, adequate moisture should be provided.
6. Grass seed mix may be applied by either mechanical or hydroseeding methods. Hydroseeding shall be performed in accordance with the current edition of the NYSDOT Standard Specification, Construction and Materials, Section 610-3.02, Method No. 1.
7. Temporary seedings should be inspected every 30 days and other major storm events. Damaged or unvegetated areas should be reseeded immediately.
8. All temporary erosion and sediment controls shall remain in place and maintained regularly in properly functioning condition until all areas exposed during site construction have been suitably stabilized with pavement, permanent structures and/or final vegetative cover.
9. Cut and fill slopes steeper than 3:1 shall also be stabilized with North American Green S150 Erosion Control Blanket, or approved equal. Slopes stabilized with S150 Erosion Blanket shall be seeded with ERNST Conservation Seeds Crownmorch Seeding Mix, or approved equal, in lieu of #5c above.
10. Erosion control blankets and/or seedings as outlined in #8 and #9 above shall be provided to prevent surface water from damaging the cut face of excavation or the sloping surfaces of fills.
11. Fill shall be placed and compacted in 6" lifts so as to minimize sliding or erosion of the soil, and to prevent settlement.
12. The site shall, at all times, be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control devices.
13. All stormwater drainage outlets shall be stabilized, as required, before the discharge points become operational.
14. Stormwater from disturbed areas must be passed through an approved sediment barrier before discharge beyond disturbed areas.
15. Sedimentation and erosion control measures shall be inspected and maintained on a weekly basis and after each storm event by the owner's field representative (O.F.R.) to ensure that channels, drain inlets, pipes and the sediment basins are clear of debris, that embankments and berms have not been breached and that all silt fences are intact. Sediment shall be removed from the temporary sediment basins when the depth of the sediment has reached the top of the vertical riser pipes. Any failure of sediment and erosion control measures shall be immediately repaired by the contractor and inspected for approval by the O.F.R. and/or site engineer.
 -Erosion of the basin ends and berms
 -Sources of erosion in the tributary drainage, which should be stabilized.
16. Dust shall be controlled by sprinkling or other approved methods, as necessary, or as directed by the O.F.R.
17. Pavement must be kept clean at all times.
18. The O.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and other rainstorms.
19. As warranted by field conditions, special additional sedimentation and erosion control measures, as specified by the site engineer, the Town Engineer, the Town Environmental Inspector and/or New York City Department of Environmental Protection, shall be installed by the contractor.
20. The owner/operator of this project will be responsible for the implementation of sediment and erosion control measures on this site prior to the start of construction and the maintenance of the sediment and erosion control measures until the disturbed areas have been stabilized.
21. Each spring the paved areas should be cleaned to remove the winter's accumulation of traction sand. After this is completed, all drain inlet sumps should be cleaned, as required. During the cleaning process, the drain inlets and pipes should be inspected for structural integrity and overall condition. Repairs and/or replacement should be made as required.
22. Once the desired vegetative cover is established in the basins, only limited maintenance is required. The basins and outlet structures should be inspected after major storm events and semi-annually. During the inspections, the following should be checked:
 -Erosion of the flow path through the detention basin.
 -Subsidence, erosion, cracking or tree growth on the embankments/berms.
 -Condition of the emergency spillway.
 -Accumulation of sediment around the outlet structure.
 -Adequacy of upstream/downstream channel erosion control measures.
 -Erosion of the basin ends and berms.
23. Erosion control measures shall remain in place until all soil disturbing activities have been completed and all disturbed areas are suitably stabilized with a uniform perennial vegetative cover with a density of 80% on all up-sloped areas or areas not covered by permanent structures.
24. Site inspections shall be conducted by a qualified soil erosion control professional at least seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater.
25. Periodic inspection of the ponds should be performed throughout the year and after large storm events. These inspections should, at a minimum, check the outlet pipe for blockage and the general overall integrity of the basin and appurtenances.
26. Maintain basin vegetation including removal of trees and replacement of vegetation that should die. Remove any litter which accumulates as necessary. Typically, the accumulated silt will be required to be removed every 10 to 20 years.

NO.	DATE	REVISION	BY
10	11-13-12	REVISED FOR PCDDH REAPPROVAL	ZMP
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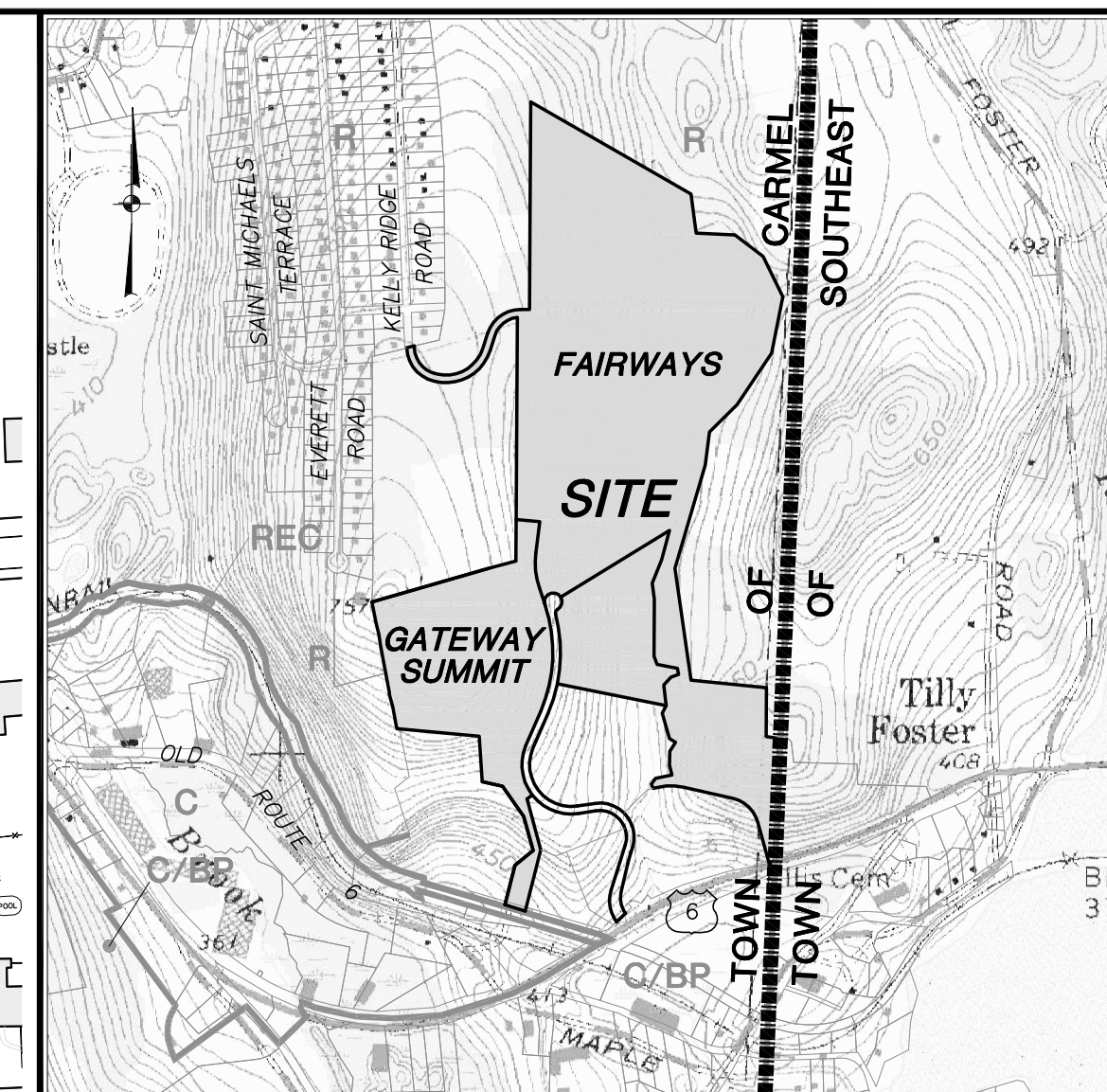
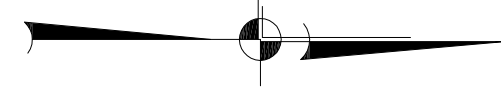
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PROJECT:
THE FAIRWAYS - LOT 7
 SENIOR HOUSING DEVELOPMENT
 U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

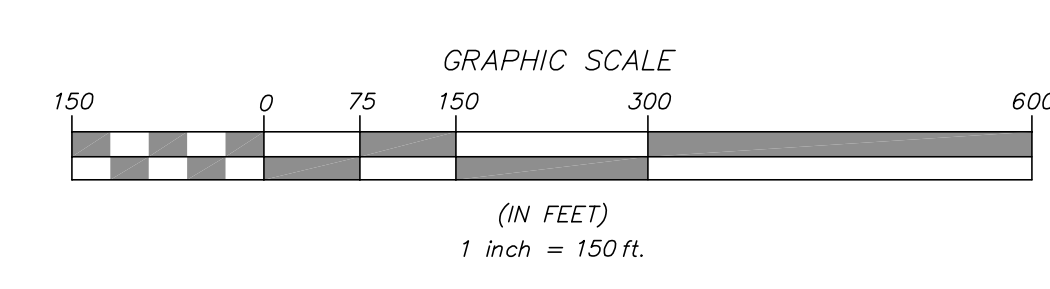
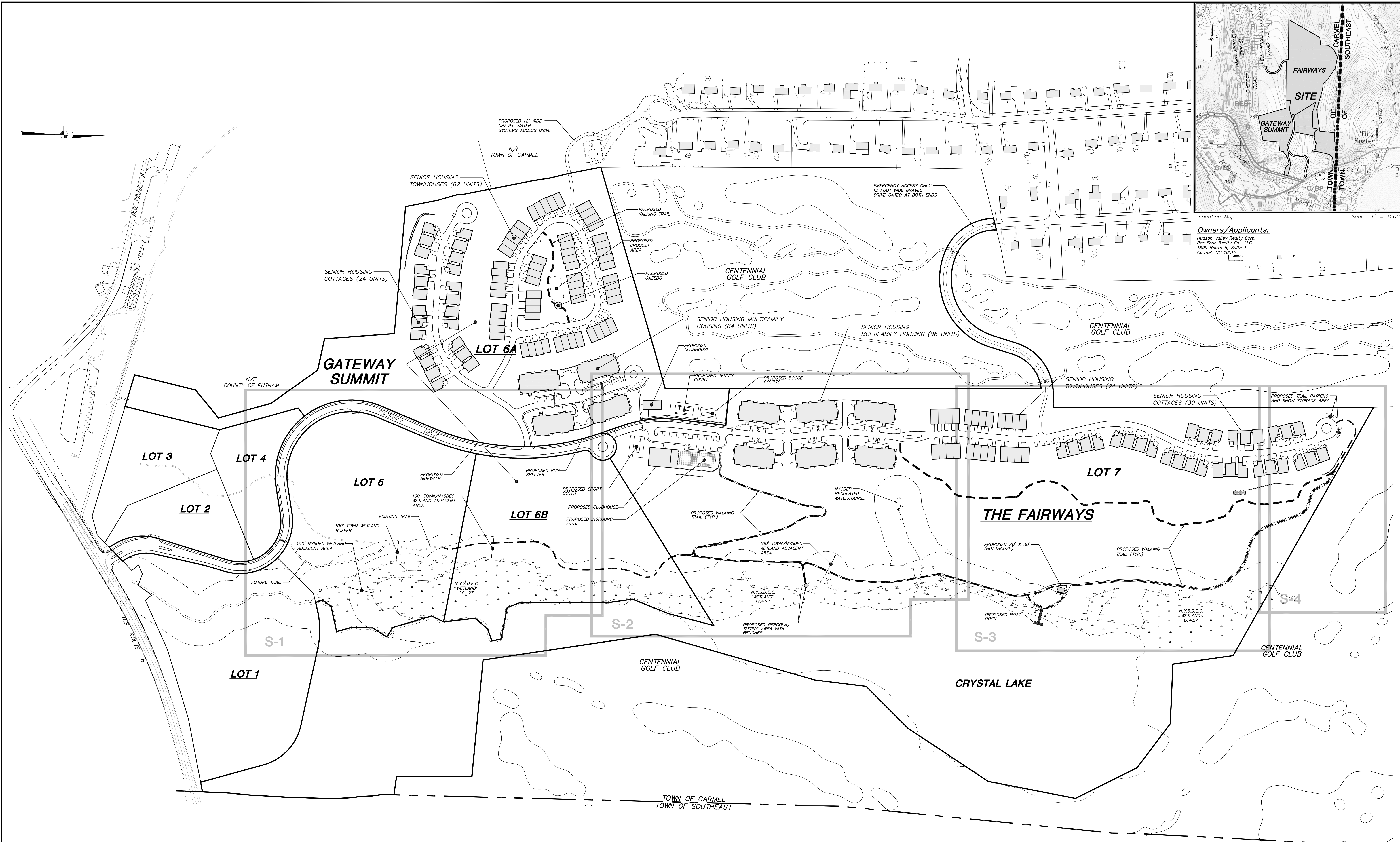
DRAWING:
SEDIMENT & EROSION
CONTROL PLAN

PROJECT NO. 05140.100 PROJECT MANAGER S.W.B. DRAWING NO. SHEET 10
 DATE 12-15-06 DRAWN BY R.C.S. SP-3.3 24
 SCALE 1" = 40' CHECKED BY D.L.M.



Location Map Scale: 1" = 1200'

Owners/Applicants:
 Hudson Valley Realty Corp.
 For Four Realty Co., LLC
 1699 Route 6, Suite 1
 Carmel, NY 12012



General Notes:

- Boundary, existing conditions and topographic information indicated on these plans is based on survey information prepared by Terry Bergendorff Collins, L.S.
- The NYSDEC wetland boundary information shown hereon was delineated by Tim Miller Associates and Doug Gouger of the NYSDEC and survey located by Terry Bergendorff Collins, L.S.
- The Town of Carmel wetland boundary was delineated by Tim Miller Associates, field verified by David Riotta, Town of Carmel Wetland Consultant and survey located by Terry Bergendorff Collins, L.S.
- This site plan package represents a proposal for enhancements and creation of a walking trail system, non-motorized boat dock and sitting areas for the use and enjoyment of the Gateway Summit and the Fairways Senior Housing Developments. These Senior Housing projects have received site plan approvals from the Town of Carmel and approvals from outside agencies having jurisdiction. The improvements associated with the proposed access roads, buildings and associated improvements, stormwater basins and utilities are shown for information purposes.

NO.	DATE	REVISION	BY
1	10-10-13	REVISED PER TOWN OF CARMEL COMMENTS	MEU

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

DRAWING:
 PROPOSED WALKING TRAIL AND BOAT DOCK
 OVERALL SITE PLAN

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

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N/E
PUTNAM COUNTY

LOT 4

LOT 5

LOT 6A

LOT 6B

LEGEND

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

FUTURE CROSSWALK

FUTURE TRAIL - EXISTING TRAIL TO BE RELOCATED UPON CONSTRUCTION OF STORMWATER BASINS AND MAIN ACCESS ROAD TO THE SENIOR HOUSING DEVELOPMENTS

PORTION OF EXISTING TRAIL TO REMAIN

PROPOSED TRAIL MARKER

PROPOSED IMPROVED WOODLAND WALKING TRAIL

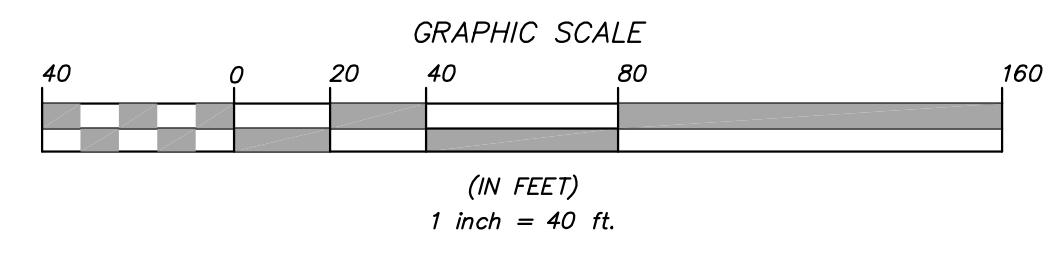
PROPOSED GRADING (TYP.)

PORTION OF EXISTING TRAIL TO BE ABANDONED

N.Y.S.D.E.C. WETLAND LC-27

TO ROUTE 6

MATCHLINE TO DRAWING S-2



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NO.	10-10-13	REVISED PER TOWN OF CARMEL COMMENTS	DLM
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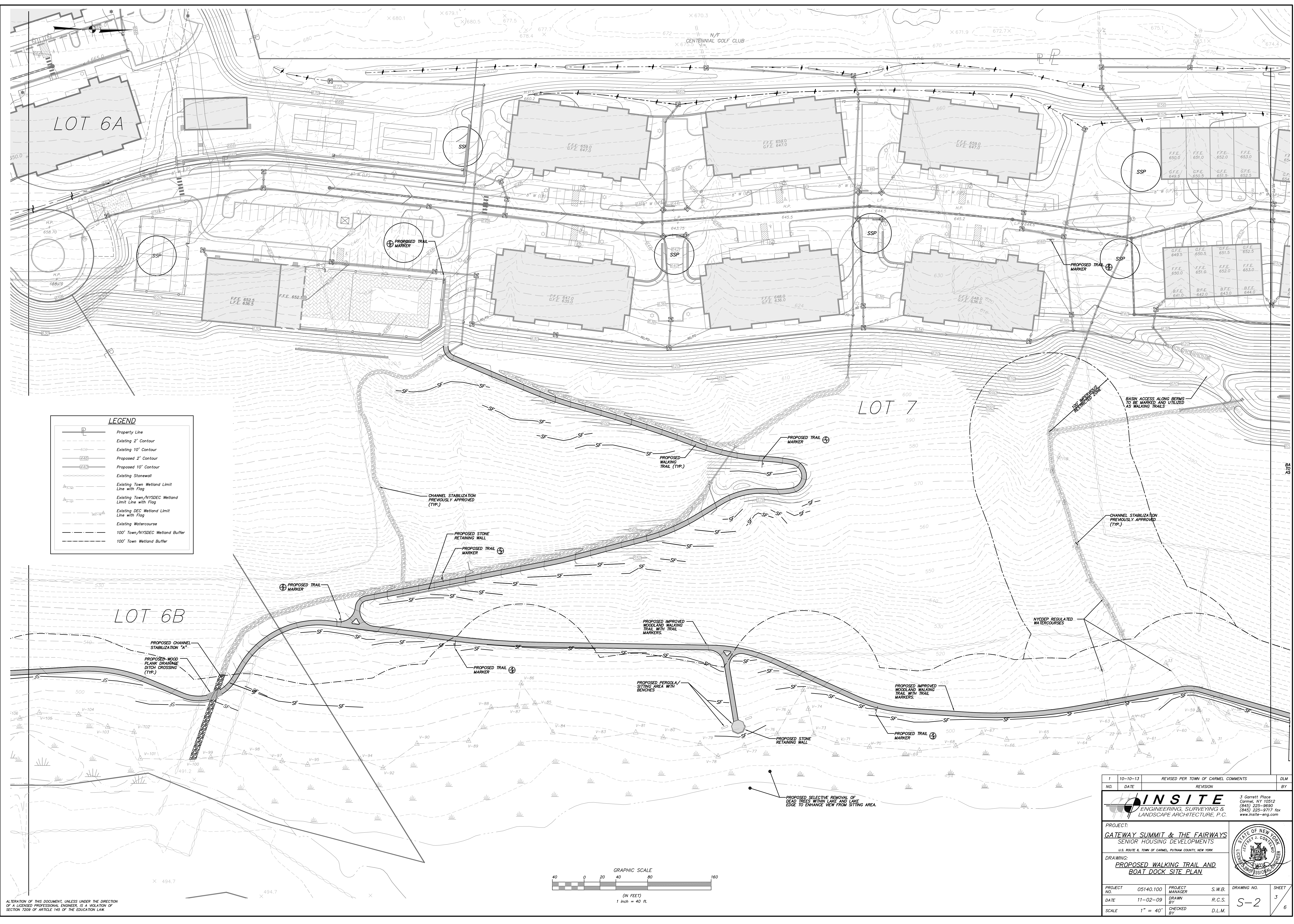
PROJECT:
GATEWAY SUMMIT & THE FAIRWAYS SENIOR HOUSING DEVELOPMENTS
U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING:
PROPOSED WALKING TRAIL AND BOAT DOCK SITE PLAN

PROJECT NO.	05140.100	PROJECT MANAGER	S.W.B.	DRAWING NO.	SHEET
DATE	11-02-09	DRAWN BY	R.C.S.	S-1	2
SCALE	1" = 40'	CHECKED BY	D.L.M.		6

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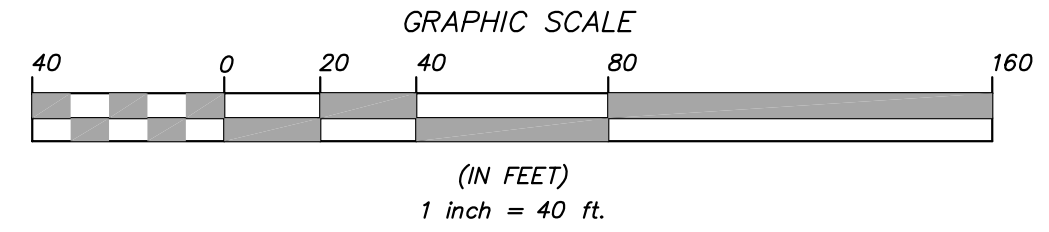
STATE OF NEW YORK
JEREMY J. CONFORTI
LICENSED PROFESSIONAL ENGINEER



LEGEND

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

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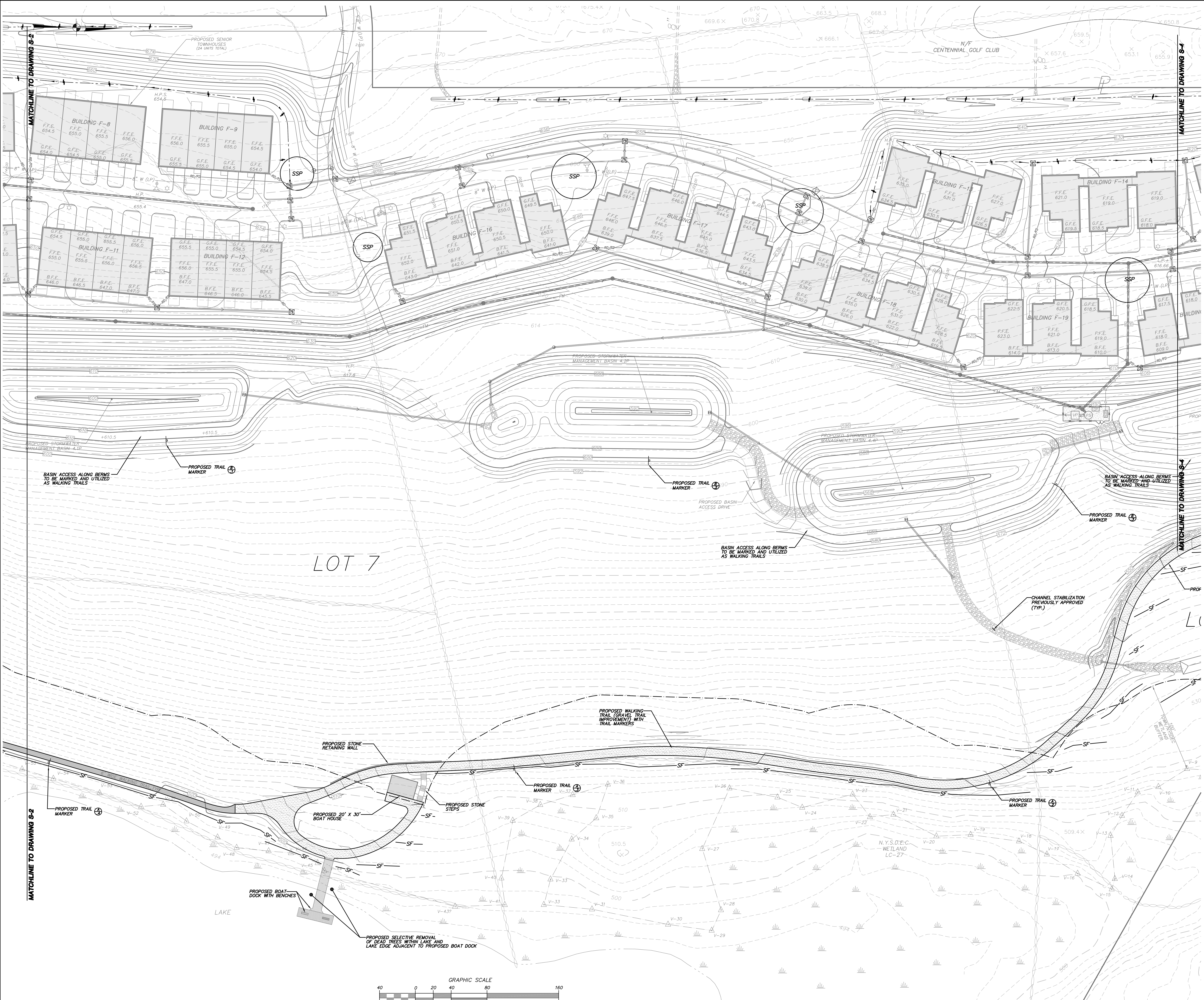
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DRAWING:
PROPOSED WALKING TRAIL AND BOAT DOCK SITE PLAN

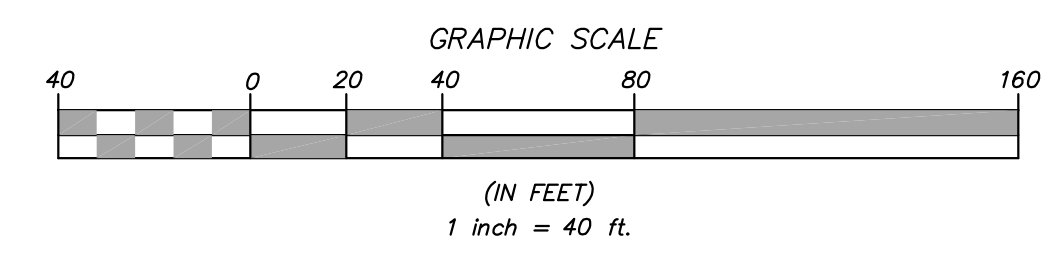
PROJECT NO. 05140.100 PROJECT MANAGER S.W.B. DRAWING NO. SHEET
DATE 11-02-09 DRAWN BY R.C.S. S-2 3
SCALE 1" = 40' CHECKED BY D.L.M. 6



LEGEND

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

LOT 7



1	10-10-13	REVISED PER TOWN OF CARMEL COMMENTS	DLM
NO.	DATE	REVISION	BY

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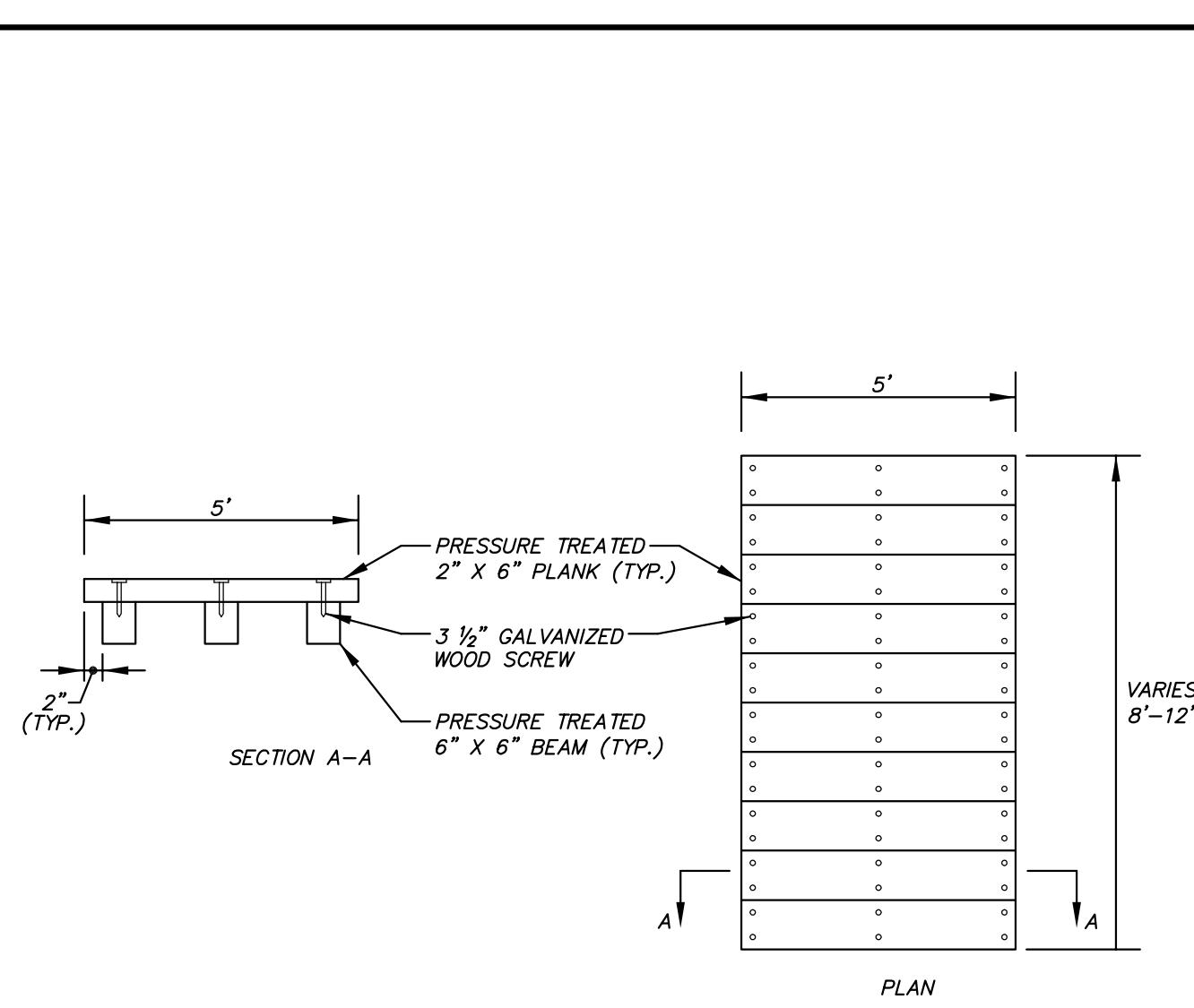
3 Garrett Place
Carmel, NY 12512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

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

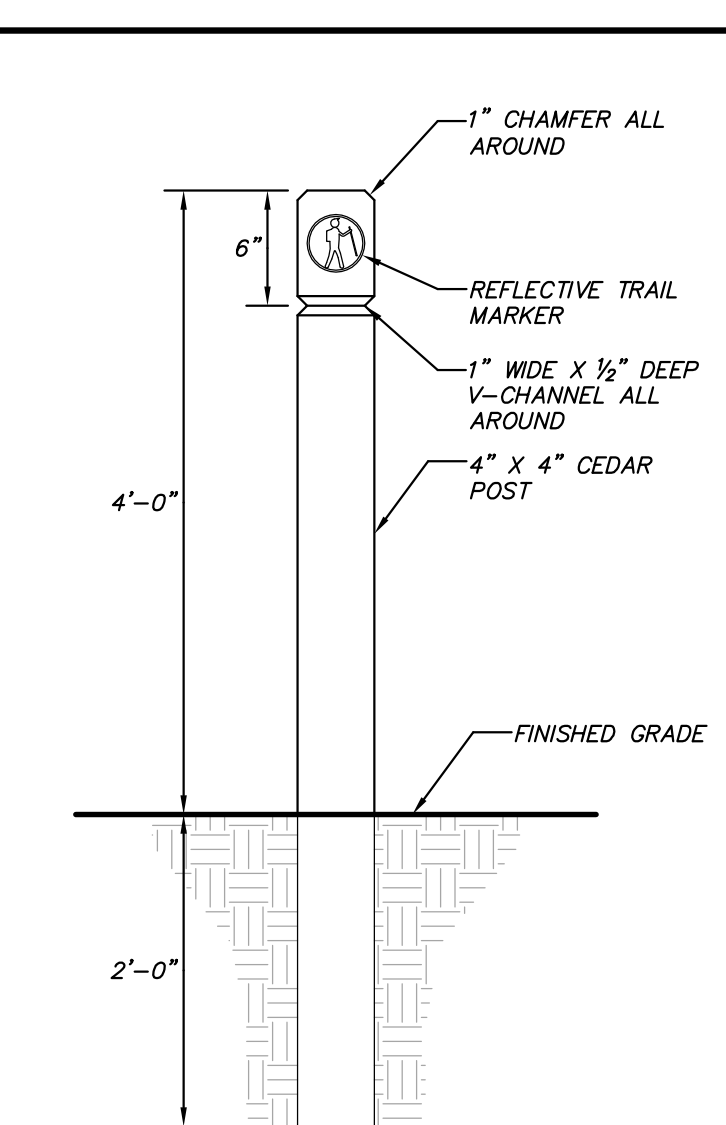
DRAWING:
PROPOSED WALKING TRAIL AND
BOAT DOCK SITE PLAN

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

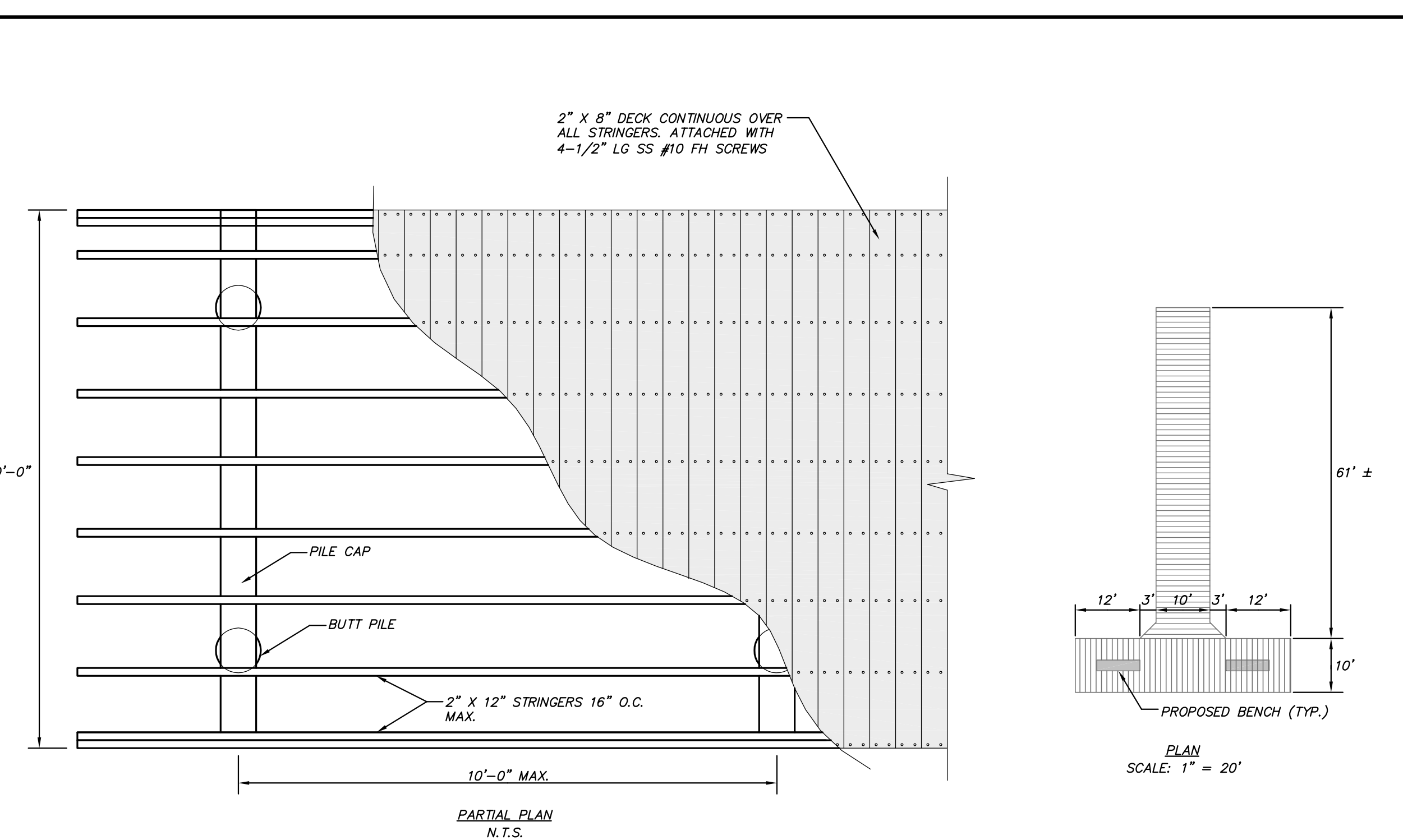
ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 143 OF THE EDUCATION LAW.



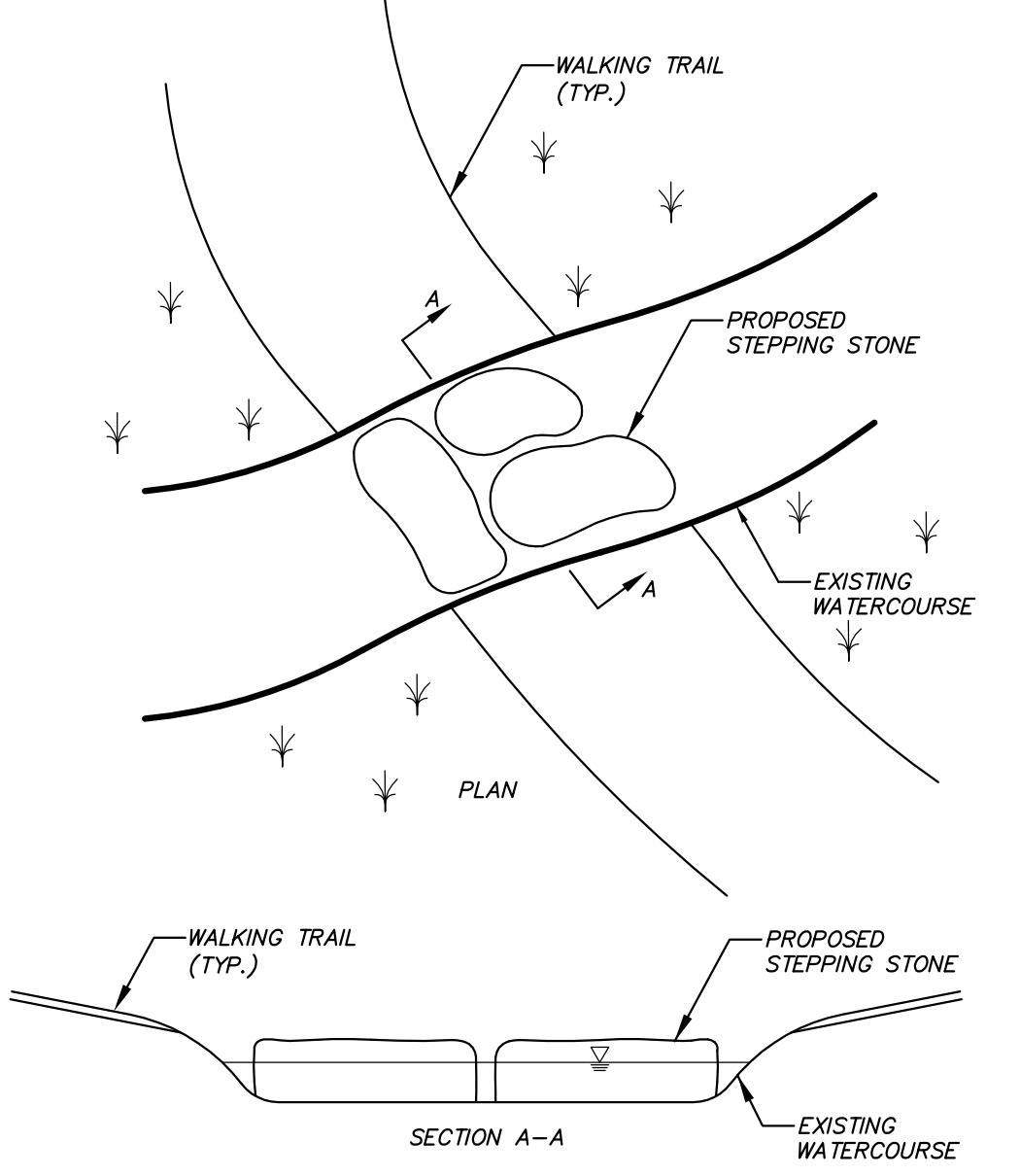
WOOD PLANK DRAINAGE DITCH CROSSING DETAIL (N.T.S.)



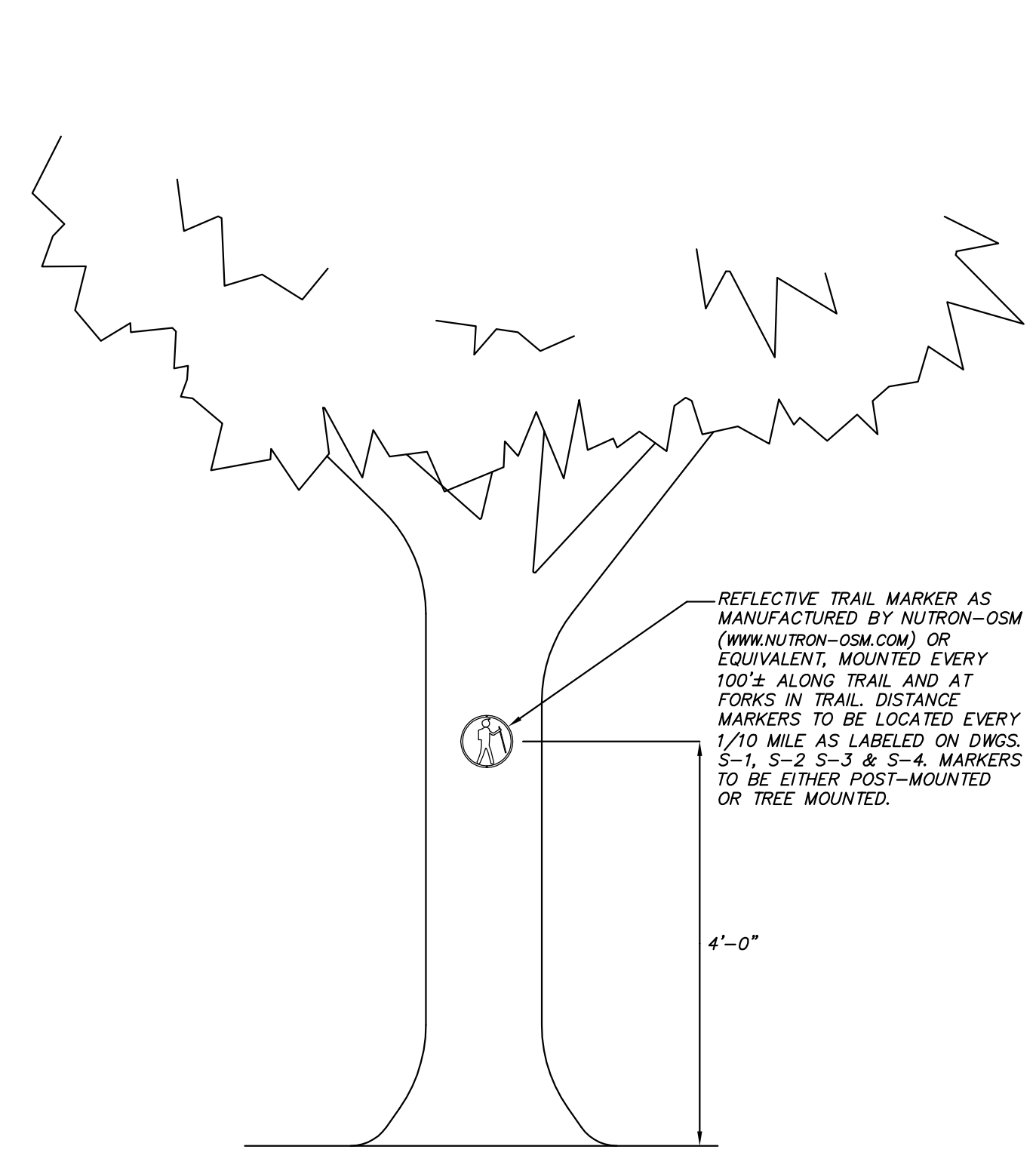
TRAIL MARKER POST DETAIL (N.T.S.)



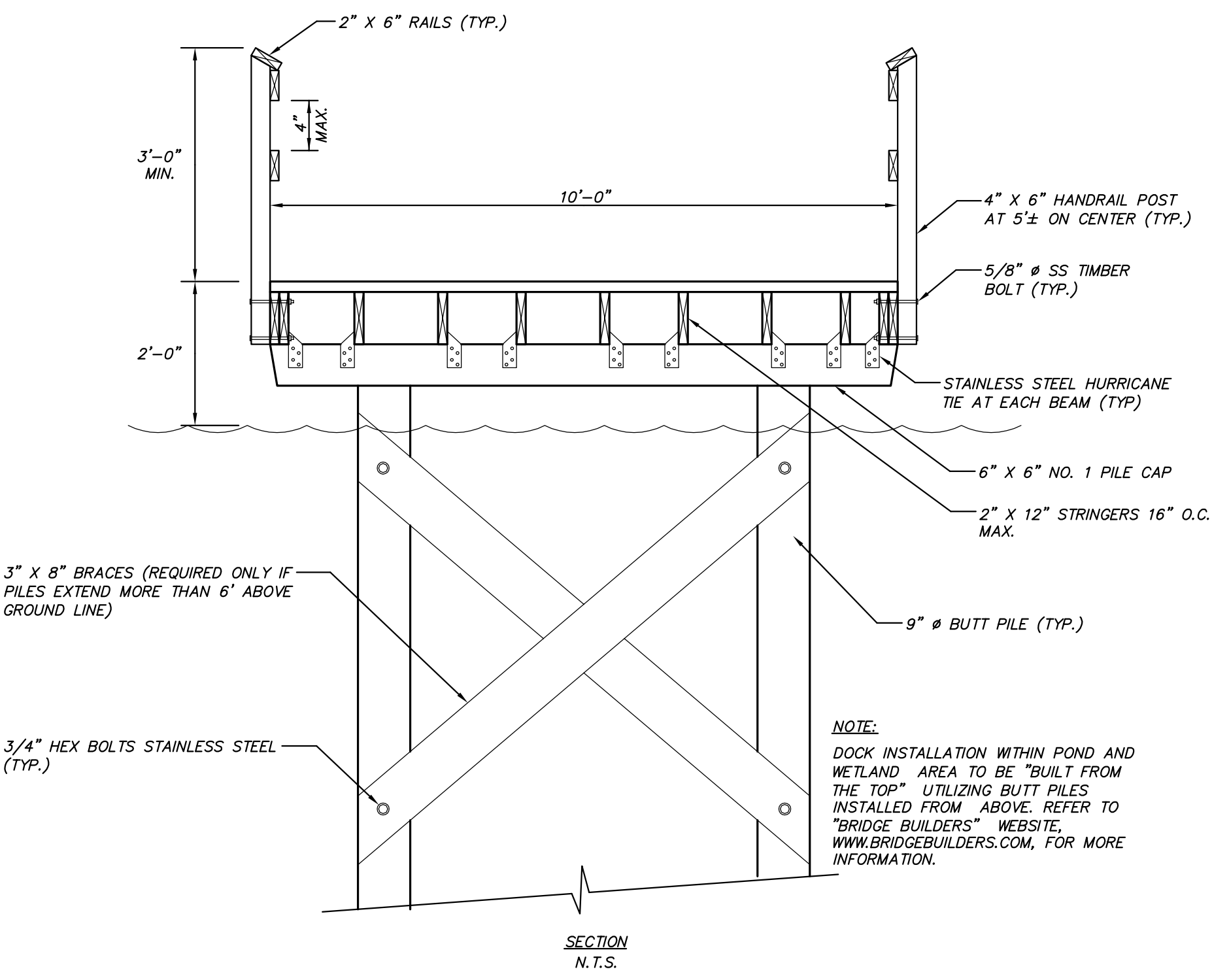
PARTIAL PLAN (N.T.S.)



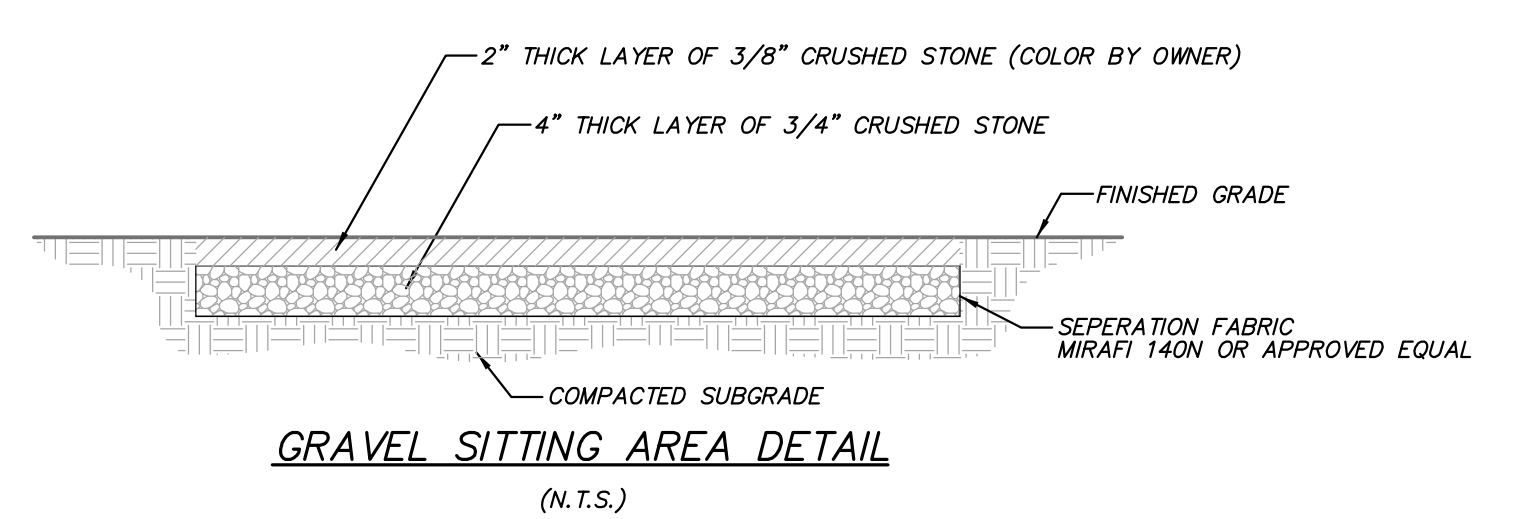
STEPPING STONE WATERCOURSE CROSSING DETAIL (N.T.S.)



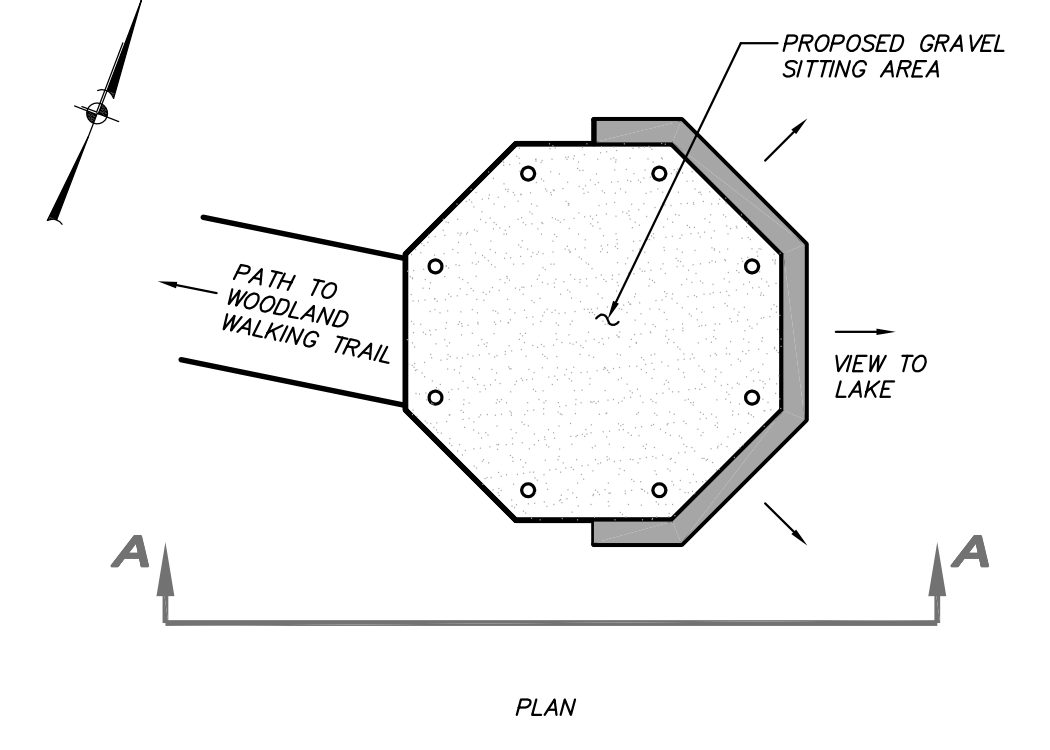
TRAIL MARKER DETAIL (TREE MOUNTED) (N.T.S.)



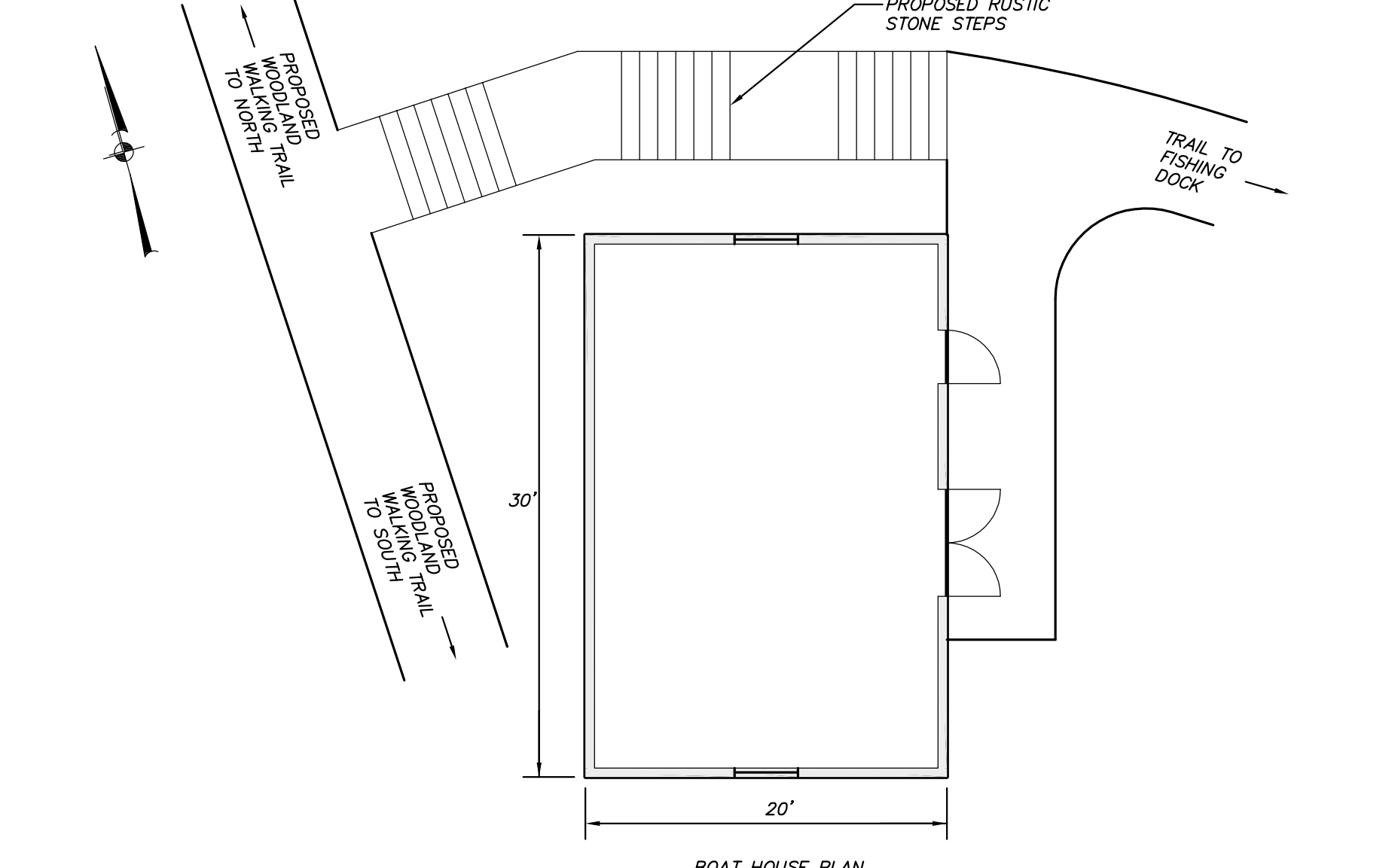
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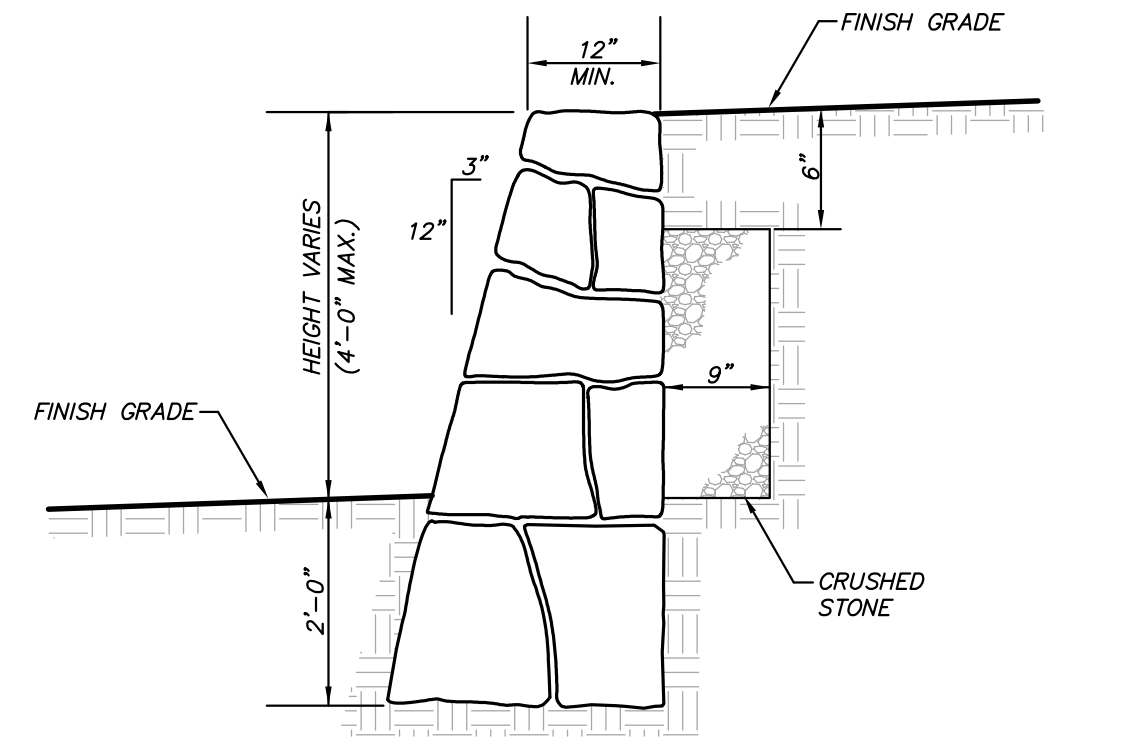
GRAVEL SITTING AREA DETAIL (N.T.S.)



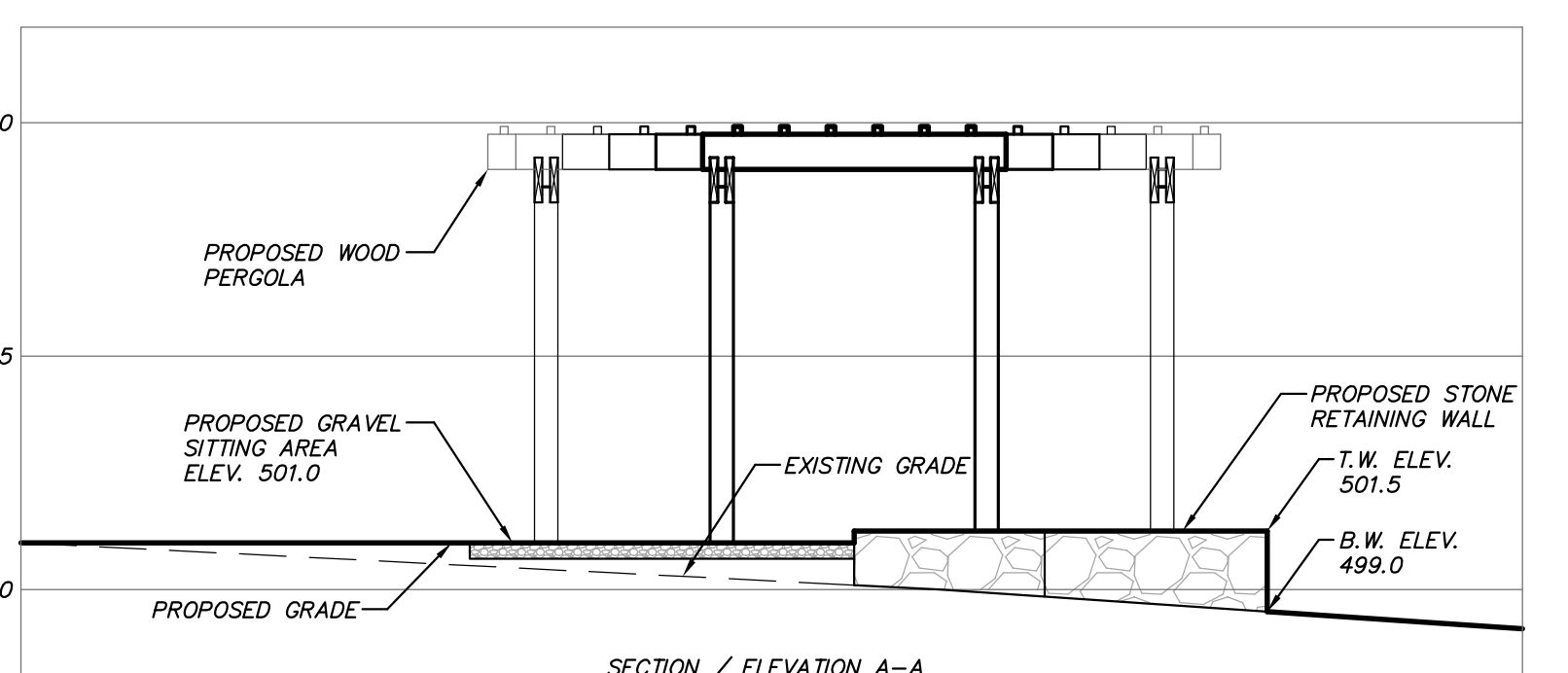
PLAN (N.T.S.)



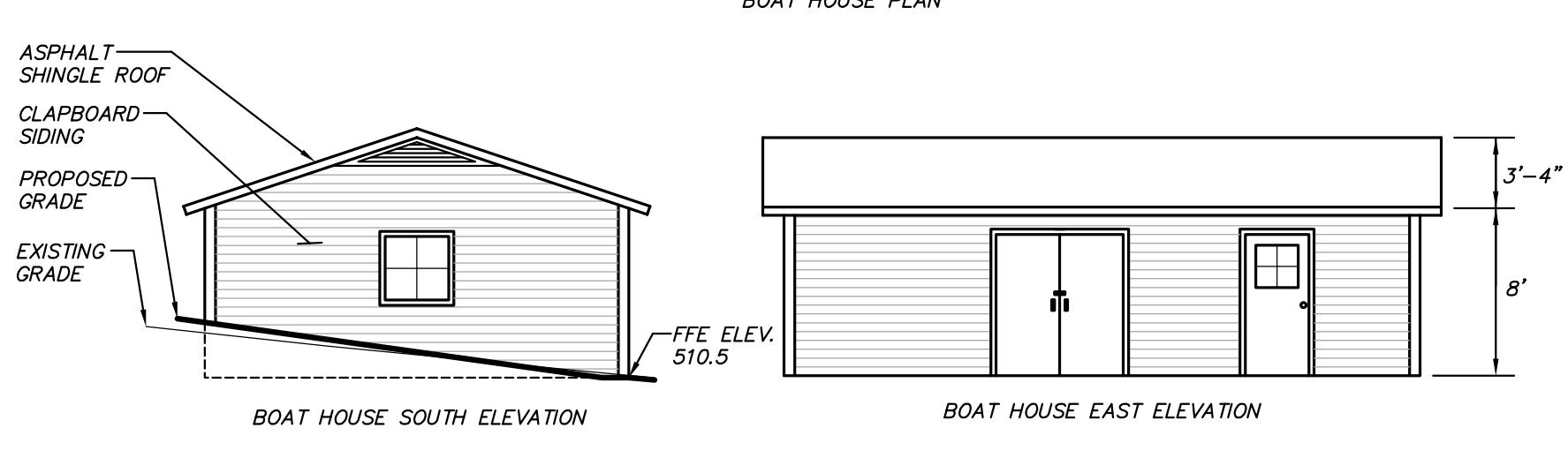
BOAT HOUSE PLAN (N.T.S.)



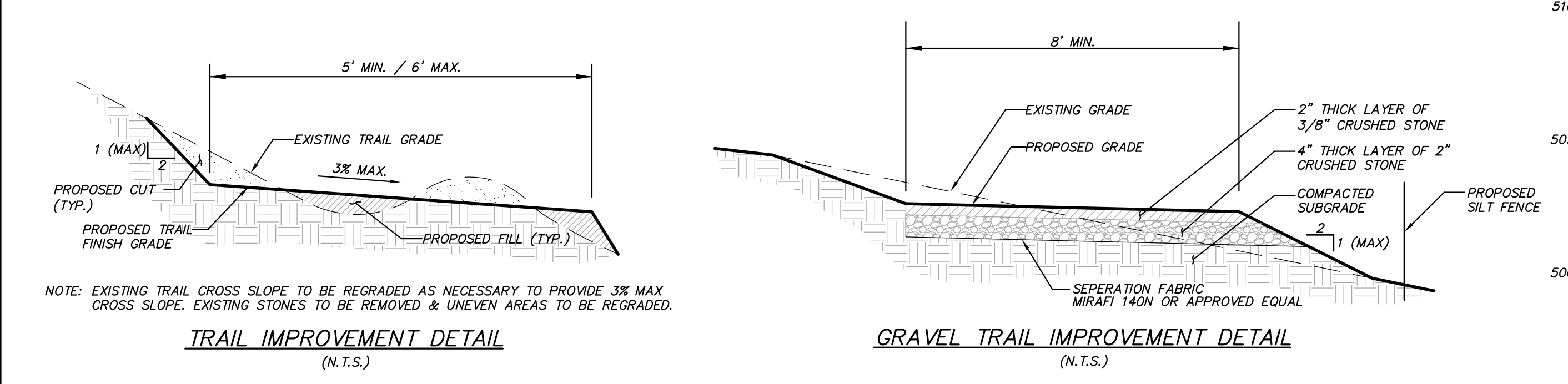
STONE RETAINING WALL (N.T.S.)



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



BOAT HOUSE (N.T.S.)

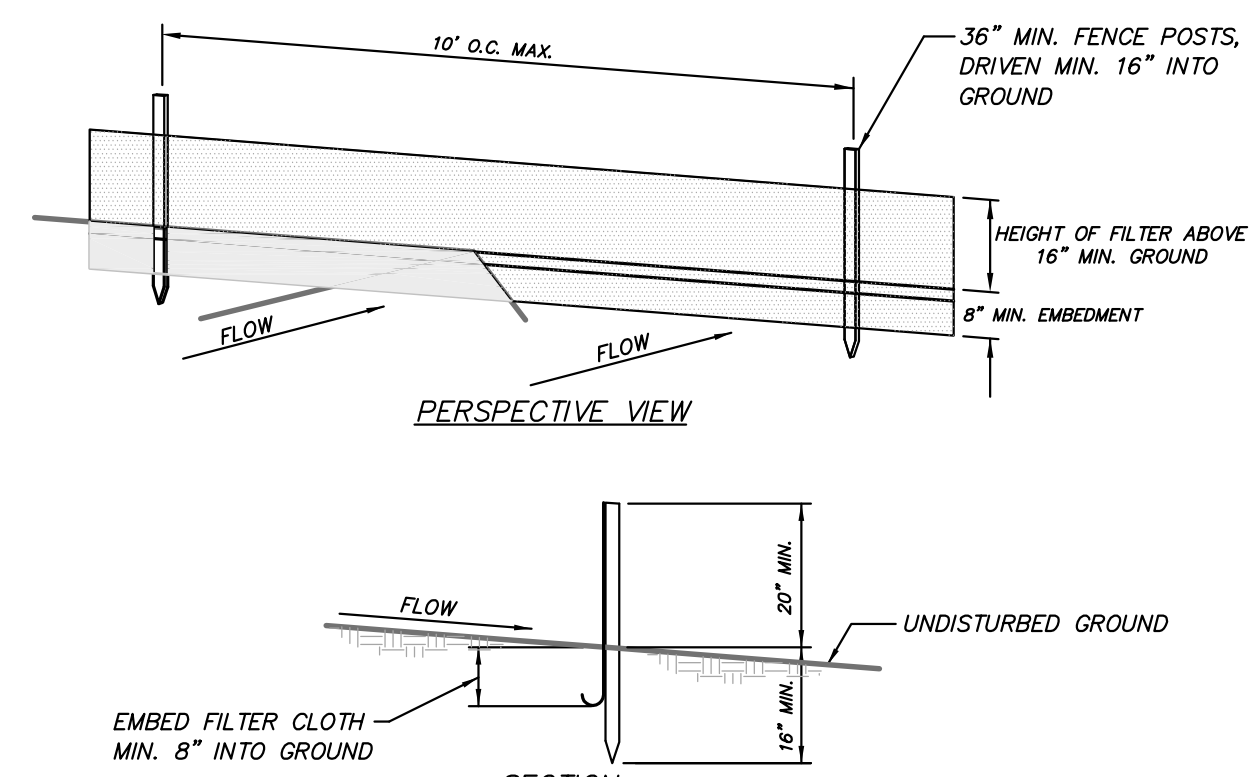


TRAIL IMPROVEMENT DETAIL (N.T.S.)

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

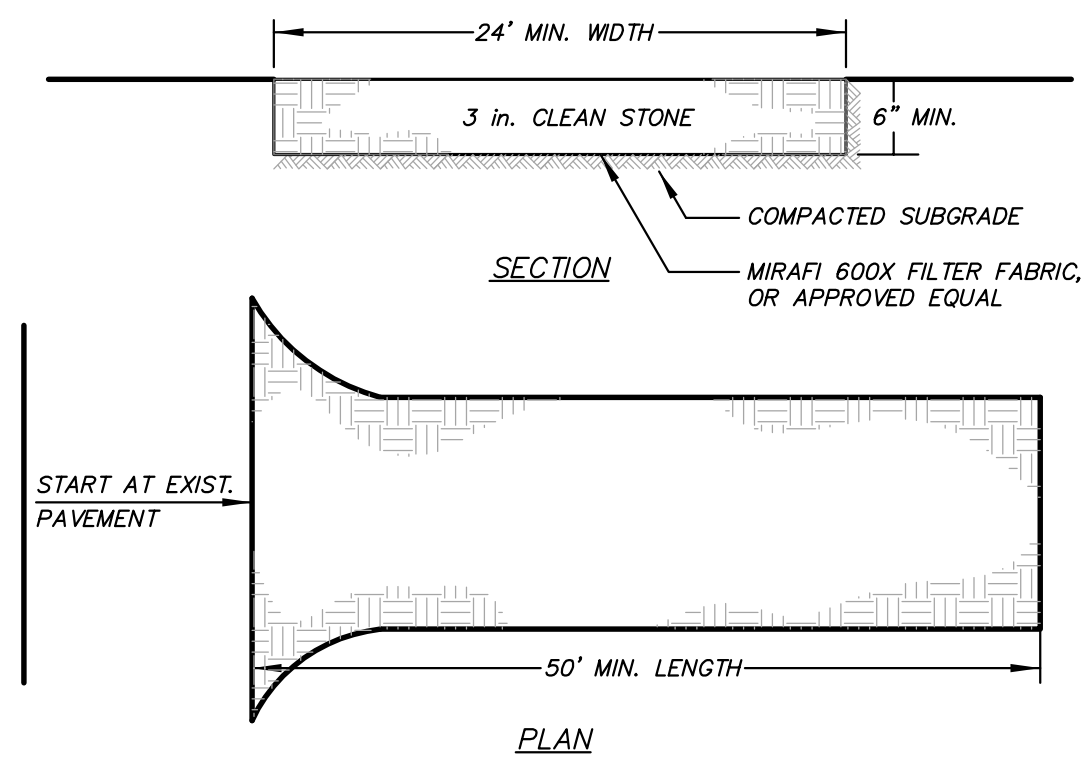
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1	10-10-13	REVISED PER TOWN OF CARMEL COMMENTS	DLM
NO.	DATE	REVISION	BY
PROJECT: GATEWAY SUMMIT & THE FAIRWAYS SENIOR HOUSING DEVELOPMENTS U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK			
DRAWING: PROPOSED WALKING TRAIL AND BOAT DOCK SITE PLAN AND DETAILS			
PROJECT NO.	05140.100	PROJECT MANAGER	S.W.B.
DATE	11-02-09	DRAWN BY	R.C.S.
SCALE	1" = 40'	CHECKED BY	D.L.M.
DRAWING NO.		SHEET	
S-4		5	
		6	



- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**
1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD
 2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- POSTS: MIRAFI 100X, STABILINKA T140M, OR APPROVED EQUAL
 FILTER CLOTH: GEOTAB, ENVROFENCE, OR APPROVED EQUAL

SILT FENCE DETAIL
(N.T.S.)

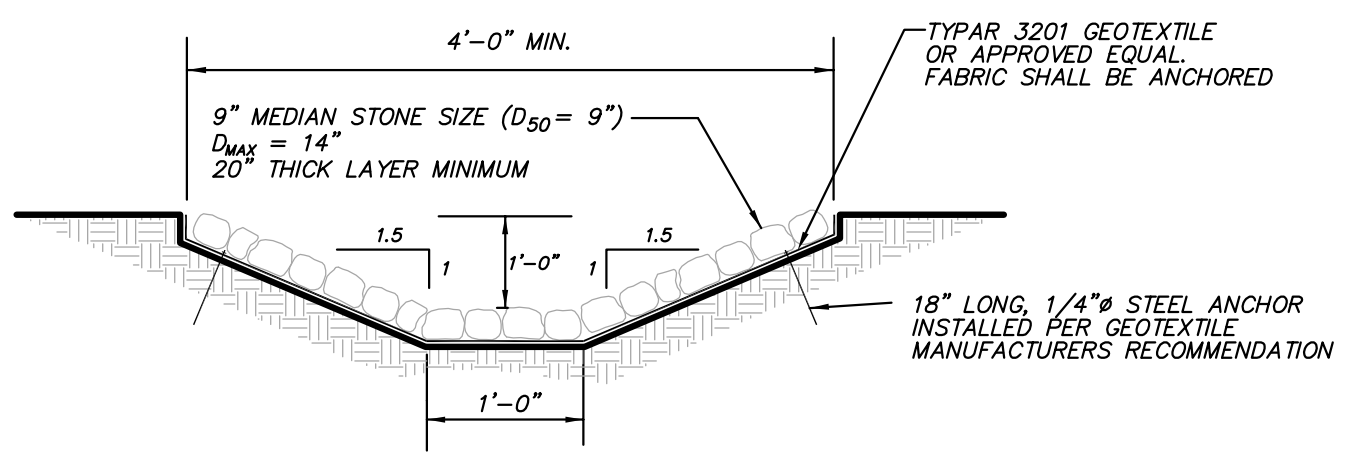


- INSTALLATION NOTES**
1. STONE SIZE - USE 3" STONE
 2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.)
 3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
 4. WIDTH - 10 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
 5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
 8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

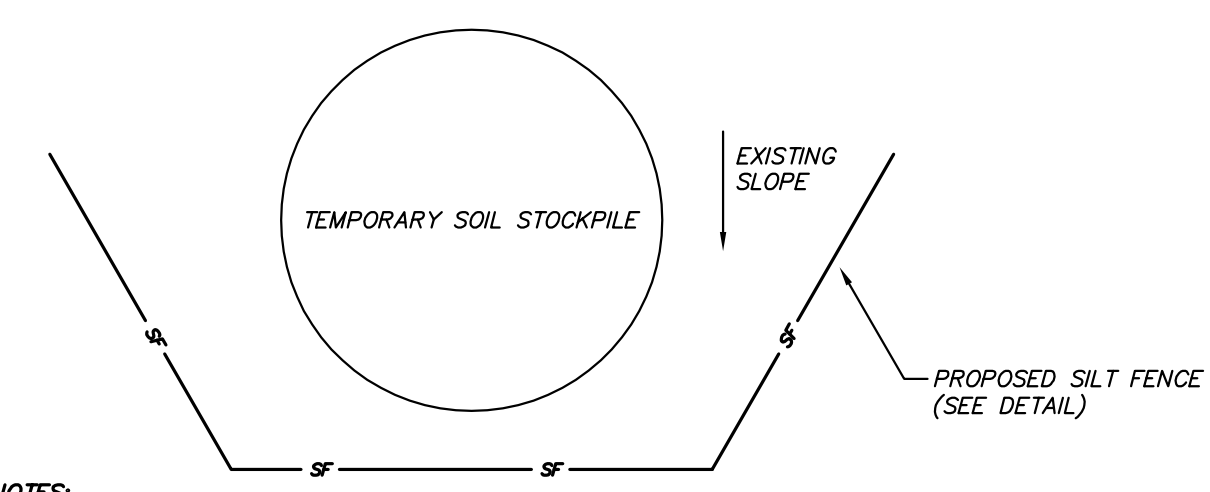
STABILIZED CONSTRUCTION ENTRANCE DETAIL
(N.T.S.)

Erosion & Sediment Control Notes:

1. The owner's field representative (O.F.R.) will be responsible for the implementation and maintenance of sediment and erosion control measures on this site prior to and during construction.
2. All construction activities involving the removal or disposition of soil are to be provided with appropriate protective measures to minimize erosion and contain sediment disposition within. Minimum soil erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with New York Standards and Specifications For Erosion and Sediment Control, latest edition.
3. Wherever feasible, natural vegetation should be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 5 acres of unprotected soil shall be exposed at any one time.
4. When land is exposed during development, the exposure shall be kept to the shortest practical period of time, but in no case more than 14 days after the construction activity in that portion of the site has ceased. Disturbance shall be minimized in the areas required to perform construction.
5. All construction vehicles shall be kept clear of the watercourses and wetland control areas outside the areas of proposed trail improvements. Additional silt fence shall be installed in the areas where the disturbance is in close proximity of the watercourses or wetland control areas.
6. The stabilized construction entrance and silt fence shall be installed as shown on the plans prior to beginning any clearing, grubbing or earthwork.
7. All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded with *Lolium perenne aristatum* or *Lolium perenne multiflorum* for temporary stabilization. *Lolium perenne aristatum* shall be used for winter seeding and *Lolium perenne multiflorum* shall be used for spring and summer seeding.
8. Any graded areas not subject to further disturbance or construction traffic shall, within 10 days of final grading, receive permanent vegetation cover in combination with a suitable mulch. All seeded areas to receive a minimum 4" topsoil (from stockpile area) and be seeded and mulched as follows:
 - Seed mixture to be planted between March 21 and May 20, or between August 15 and October 15 or as directed by project representative at a rate of 30 pounds per acre using (ERNX-132-1), Native Right-of-Way Woods seed mix with Annual Ryegrass.
 - Mulch: Soft hay or small grain straw applied at a rate of 90 lbs./1000 S.F. or 2 tons/acre, to be applied and anchored according to "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
9. Grass seed mix may be applied by either mechanical or hydroseeding methods. Hydroseeding shall be performed in accordance with the current edition of the "NYSDOT Standard Specification, Construction and Materials, Section 610-3.02, Method No. 1".
10. The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
11. Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.
12. Sedimentation and erosion control measures shall be inspected and maintained on a daily basis by the O.F.R. to insure that channels, temporary and permanent ditches and pipes are clear of debris, that embankments and berms have not been breached and that all straw bales and silt fences are intact. Any failure of sediment and erosion control measures shall be immediately reported by the contractor and inspected for approval by the O.F.R. and/or site engineer.
13. Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the O.F.R.
14. Cut and fills shall not endanger adjoining property, nor divert water onto the property of others.
15. The O.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
16. As warranted by field conditions, special additional sedimentation and erosion control measures, as specified by the site engineer, the Wetlands Inspector, the Town Engineer and/or NYSDDEC shall be installed by the contractor.
17. Erosion control measures shall remain in place until all disturbed areas are suitably stabilized.



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



- NOTES:**
1. AREA CHOSEN FOR STOCKPILE LOCATION SHALL BE DRY AND STABLE.
 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
 3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE IMMEDIATELY SEEDED WITH K31 PERENNIAL TALL FESCUE.
 4. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED ON THE DOWNGRADIENT SIDE.

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

Construction Sequence

1. Install stabilized construction entrance/anti-tracking pad at entrance to temporary construction access.
2. Install silt fence in general locations indicated on the plan.
3. Begin selective tree removal operations associated with temporary construction access and proposed trail location. Exact trail location to be adjusted in the field to limit clearing and disturbance to a minimum within the wetland buffer.
4. Install temporary construction access.
5. Install drainage channel stabilization.
6. Begin selective tree removal operations associated with dock installation.
7. Begin grading for trail restorations and trail improvements and construct trails.
8. Install dock.
9. Install retaining walls and construct pergolas at sitting area locations.
10. Install sitting areas and benches.
11. Remove stabilized construction entrance and temporary construction access and restore trail.
12. Topsoil, seed and mulch all disturbed areas as soon as practical in accordance with the Sediment and Erosion Control Notes on this page.

NO.	DATE	REVISION	BY
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PROJECT:
GATEWAY SUMMIT & THE FAIRWAYS
SENIOR HOUSING DEVELOPMENTS
U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING:
PROPOSED WALKING TRAIL AND
BOAT DOCK DETAILS AND NOTES

PROJECT NO. 05140.100
DATE 11-02-09
SCALE 1" = 40'

PROJECT MANAGER S.W.B.
DRAWN BY R.C.S.
CHECKED BY D.L.M.

DRAWING NO. SHEET
S-5 6
6