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Vice Chairman

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TOWN OF CARMEL
PLANNING BOARD



60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 – Ext.190
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MICHAEL CARNAZZA
*Director of Code
Enforcement*

RICHARD FRANZETTI, P.E.
Town Engineer

PATRICK CLEARY,
AICP, CEP, PP, LEED AP
Town Planner

PLANNING BOARD AGENDA
AUGUST 11, 2022 – 7:00 P.M.

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

1. Suez Water New York Inc – Chateau Wells - 59 McNair Drive	75.20-1-16	8/11/22	6/24/22	Site Plan
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SITE PLAN

2. Liberty New York Water – 23 MacArthur Drive	54.20-1-42		7/29/22	Site Plan
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architects + engineers

2700 Westchester Avenue, Ste 415
Purchase, NY 10577 | tel 914.358.5623

July 28, 2022

Craig Paepre, Chairperson
Town of Carmel Planning Board
60 McAlpin Avenue
Mahopac, NY 10541

**Re: Liberty New York Water
Wellhead Treatment at West Branch Acres
H2M Project No.: NYAW2105**

Dear Chairperson Craig:

The subject project proposes a new potable water treatment building for removal of PFAS from the drinking water in order to meet compliance with the New York State Department of Health requirements. This property is 2.11 acres and located on 23 General MacArthur Drive Carmel Hamlet, NY 10512. The site currently contains a 10,000 gallon potable water storage tank, disinfection building, and three potable water wells which serves the community of 80 homes surrounding the site.

The project was presented at your board at the July 14, 2022 meeting. We have received comments from the following entities regarding our most recent submission:

- Town of Carmel Code Enforcement
- Town of Carmel Engineering Department
- Town of Carmel Planning Board

Below please find the responses to those comments.

Code Enforcement Comments

1. *A Use Variance is not required for the private utility. The ZBA interpreted that Private and Public Utilities are permitted in the Town of Carmel*

Response: This comment is noted.

2. *Referral to the ECB, Fire Department and Putnam County Dept. of Health are required by code.*

Response: A submission to the Putnam County Department of Health was made back in January of this year. We are working with them to answer their comments. A submission was also made to the Carmel Fire Department was made July 2022 and a submission to the Environmental Conservation Board was also made on July 29th.

3. *Provide a zoning table to show compliance with the zoning requirements. If there are any non-conformities, variances will be required from the ZBA.*

Response: Please see the enclosed revised site plan, C 100.

Town Engineer Comments

General Comments:

1. *The following referrals are required:*
 - a. *Putnam County Department of Health (PCDOH)*
 - b. *Carmel Fire Department*

Response: Please see the response to comment 2 under Code Enforcement Comments.

2. *The following permits are required:*
 - a. *PCDOH for well and treatment system*

Response: A submission to the Putnam County Department of Health was made back in January of this year. We are working with them to answer their comments. An approval will be submitted to your department once received.

3. *The area of disturbance for the work as provided is ~3,900 sf. The threshold criteria of disturbances for the NYSDEC stormwater regulation are between 5,000 square feet and one (1) acre and over one (1) acre. The project will not require coverage under the NYSEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) and the development of Stormwater Pollution Prevention Plan (SWPPP) that has erosion and sediment controls. The applicant has provided a SWPPP which is currently under review.*

Response: This comment is noted.

4. *All regrading required to accomplish the intended development has been provided. It is unclear from the drawings provide the extent of cut and fill proposed for the site.*

Response: Please see revised site plan C 100. Roughly 6000 cubic feet of soil is proposed to be removed and roughly 4000 cubic feet of fill is proposed.

5. *Traffic and Vehicle Movement Plans should be provided which provide the following:*
 - a. *Graphic representation of vehicle movements through the site should be provided to illustrate that sufficient space exists to maneuver vehicles on the site.*
 - b. *All turning radii for the site should be graphically provided. This includes the turning radii in the site entrance.*
 - c. *Slopes at the entrance way need to be defined. It is suggested that slopes of less than 6% be used for the first 20 feet of entry and that slopes of no greater than 8% be used entering the site. Please refer to AASHTO guidelines for commercial properties.*

Response: Please see enclosed site plant, C101.

6. *Should any public improvements be deemed necessary as part of the development of the tract, a Performance Bond and associated Engineering Fee must eventually be established for the work. The applicant will need to develop a quantity take off for bonding purposes.*

Response: All improvements on the site are for the private potable water system. A bond for public improvements is not required.

Detailed Comments:

1. *A landscaping plan has been provided. The applicant should add a note the following:*
 - a. *All planting should be verified by the Town of Carmel Wetlands Inspector. Note should be added to drawing.*
 - b. *All plantings shall be installed per Section 142 of the Town of Carmel Town Code. Note should be added to drawing.*

Response: Please see the enclosed revised landscaping plan, CL 100.

2. *All water service connections must be K-copper.*

Response: No water services is proposed for this project.

3. *It is unclear if additional electrical utilities are being installed.*

Response: Please see the enclosed set up plans. Electrical drawings have been provided. Power is fed from the main panel in the existing chemical treatment building to a sub panel located in the new GAC building

4. *The area of disturbance must be shown on the drawing and delineated by orange construction fencing.*

Response: Please see the site plan, C100. The area of disturbance is shown in a bold dashed line. A comment has also been added to the plan to indicate the orange construction fencing needs to be utilized during construction.

The following comments are generic and are only applicable if being installed by the applicant, notes should be added to the drawing as needed:

5. *Gate valves shall be AWWA non-rising stem type, as manufactured by Mueller Company, Model A-2360-23, or approved equal, conforming to the latest AWWA Standard for Gate Valves – 3" through 48" – for Water and Other Liquids, AWWA Designation C-509.*

Response: This comment is noted. No public water infrastructure is proposed. The proposed project is a private water system.

6. *Sizes up to and including 12" shall be 250 psi working pressure. The valve body and bonnet shall be ductile iron. All interior and exterior metal surfaces shall be coated with a two-part thermosetting epoxy complying with AWWA C550.*

Response: Please see response to comment 5. The proposed project is utilizing piping, valving and fittings are 2 inches in diameter.

7. *Valves shall have dual "O" ring seals, inside screw, resilient wedge seats in accordance with AWWA Designation C-550 and shall be constructed so as to provide unobstructed full port clearance when fully open and immediate complete closure when closed. The ends of the valves shall be mechanical joint.*

Response: Please see response to comment 5.

8. *All valves shall be arranged to open in counter clockwise direction unless otherwise specifically indicated and operating nuts shall be 2" square.*

Response: Please see response to comment 5.

9. *Valves shall be tested to a pressure of not less than two times the working pressure.*

Response: Please see response to comment 5.

10. *All hydrants shall be six inches in size with six-inch mechanical joint inlet connection and shall be equal to the Mueller Centurion A-421, with one (1) 4 ½" pumper nozzle and two (2) 2 ½" hose nozzels.*

Response: Please see response to comment 5. No hydrants are proposed as part of this project.

11. *Water Service Saddles shall be equal to those manufactured by Mueller, Model 7 ½" x 1" SS Series Stainless Steel Saddle, Double Stud.*

Response: Please see response to comment 5. No water services are proposed as part of this project.

12. *Curb valves (stops) shall be equal to those as manufactured by Mueller Company, Model B-25000Series, NRS and of the size required. Such corporation stops shall meet the requirements of AWWA Specification No. C800.*

Response: Please see response to comment 5. No curb stops are proposed as part of this project.

13. *Curb valves (stops) shall be equal to those as manufactured by Mueller Company, Model H-15214 and shall conform to AWWA Specification No. C800.*

Response: Please see response to comment 5. No curb stops are proposed as part of this project.

14. *Curb boxes shall be equal to those as manufactured by Mueller Company and similar to Mueller extension type with arch pattern base model H-10314 all extension rods shall be stainless steel.*

Response: Please see response to comment 5. No curb stops are proposed as part of this project.

15. *All fire hydrants shall be the approved AWWA type fire hydrants in conformance with the American Water Works Associated Standard for Fire Hydrants for Ordinary Water Works Service, AWWA Designation C502, and shall have a 5-1/4" valve opening, a 6" mechanical joint inlet complete with an auxiliary gate valve (closed coupled), a 6" mechanical joint shoe, and all appurtenances.*

Response: Please see response to comment 5. No hydrants are proposed as part of this project.

16. *Fire Hydrants shall be rated for a working pressure of 250 Psi. Fire Hydrants shall be sized for a 4'-6" bury.*

Response: Please see response to comment 5. No hydrants are proposed as part of this project.

Planning Board Comments

1. *The site is located in the R – Residential zoning district. Pursuant to a determination by the Director of Code Enforcement, the proposed water treatment facility is a permitted principal use.*

Response: This comment is noted.

2. *The new GAC building is proposed to the east of the existing building, across the existing driveway. A zoning compliance table, and the building envelope should be indicated on the site plan. It appears that the proposed building meets all dimensional setback requirements.*

Response: Please see the enclosed revised site plan, C 100.

3. *The site is 94,444 square feet in area, and does not meet the minimum lot area requirement of 120,000 square feet.*

Response: This comment is noted.

4. *Clarify the number of trees to be removed.*

Response: Please see the revised

5. *A lighting plan has been provided which confirms that lighting levels will not exceed 0 footcandles along all property lines.*

Response: This comment is noted.

6. *Clarify the distance of the proposed building to the closest residential neighbor.*

Response: Please see revised site plan C100.

7. *Clarify if the well pumps will generate noise. Noise generation must comply with the sound level standards for residential districts established in Chapter 105 of the Town Code.*

Response: The existing wells do not generate noise. The existing wells are submersible pumps which contain the pump and motor all below grade. These are similar to residential home pumps.

8. *Clarify if any special chemical storage provisions are required*

Response: The proposed treatment includes the use of granular activated carbon for PFAS treatment. No chemicals are required to be stored for the proposed treatment is not required.

9. *The applicant has noted that the site be accessed daily by maintenance or operational personnel? Clarify where maintenance vehicles park.*

Response: Maintenance vehicles typically pull over to the west side of the property adjacent to the existing fence for the existing disinfection treatment building.

10. *Is an emergency generator proposed?*

Response: a new generator is not proposed. There is an existing generator on site in a sound level 2 enclosures to minimize the noise disturbance.

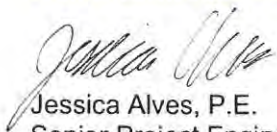
SEQRA REVIEW:

1. *The project is classified as a Type II Action pursuant to Section 617 of the SEQRA regulations. No further SEQRA environmental review is required.*

Response: This comment is noted.

Very truly yours,

H2M architects + engineers

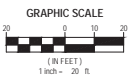
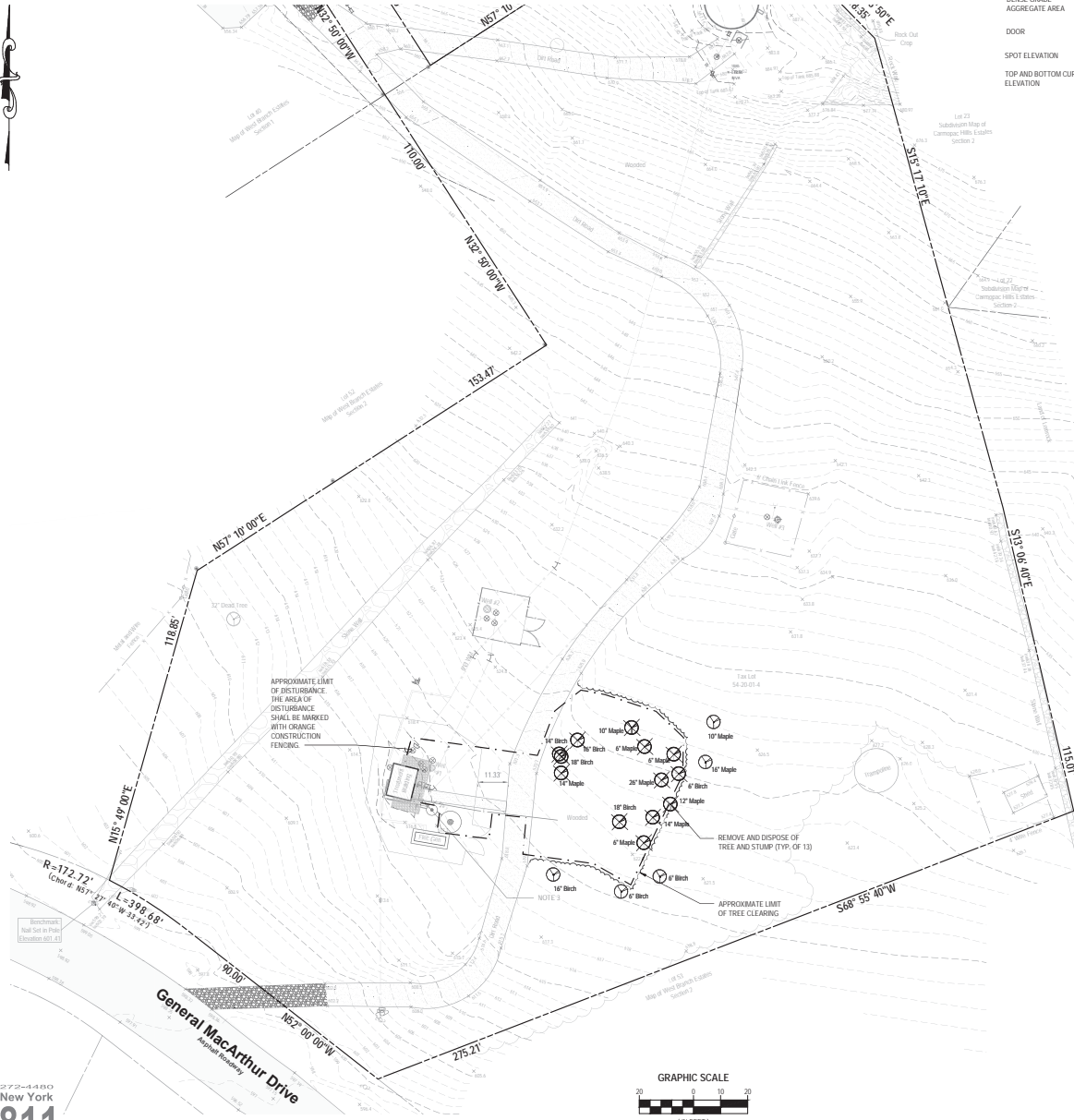
A handwritten signature in black ink, appearing to read 'Jessica Alves'.

Jessica Alves, P.E.
Senior Project Engineer

Enclosures: Planning Board Submission

cc: Christopher Peters-NYAW

X:\NYAW (New York American Water) \NYAW2105 - Wellhead Treatment at West Branch Acres\02-Permitting\Planning Board\Resubmission\22-0719_Responses1.docx



LEGEND

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
DENSE GRADE AGGREGATE AREA	[Hatched pattern]	MAJOR CONTOUR	— 240 —
DOOR	[Door symbol]	MINOR CONTOUR	— 241 —
SPOT ELEVATION	+121.50	FLOW ARROW	→
TOP AND BOTTOM CURB ELEVATION	TC140.00 BC139.50	BLOWOFF LINE	— 10 — 10
		NEW SILT FENCE	— SF — SF — SF

SITE DEMOLITION NOTES:

1. REPORT ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS TO THE ENGINEER IN WRITING IMMEDIATELY.
2. UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS WAS OBTAINED FOR DESIGN PURPOSES ONLY. PROVIDE FOR CONSTRUCTION MARKOUT AND LOCATE EXISTING UNDERGROUND UTILITIES. NO EXCAVATION CAN COMMENCE UNTIL UTILITY DOCUMENTATION HAS BEEN COMPLETED.
3. AFTER MARKOUT AND PRIOR TO DISTURBING THE SITE, UNCOVER ALL SUBSURFACE UTILITIES AND STRUCTURES WITHIN LIMITS OF DISTURBANCE TO CONFIRM THEIR LOCATION AND DEPTH.
4. NO COMPENSATION WILL BE MADE FOR ANY INCONVENIENCE CAUSED BY ENCOUNTERING UTILITIES AND STRUCTURES WHICH ARE NOT SHOWN OR ARE INACCURATELY SHOWN ON THE PLANS.
5. REPAIR ANY DAMAGE TO EXISTING UTILITIES RESULTING FROM CONTRACTOR OPERATIONS IMMEDIATELY AT NO COST TO OWNER.
6. REPAIR ANY DAMAGE TO EXISTING SITE FEATURES SCHEDULED TO REMAIN RESULTING FROM CONTRACTOR OPERATIONS AT NO COST TO OWNER.
7. LOCATE ALL COMPONENTS OF ANY EXISTING IRRIGATION SYSTEMS PRIOR TO CONSTRUCTION AND PROTECT THROUGHOUT THE DURATION OF THE CONTRACT. REPAIR ALL DAMAGED COMPONENTS AT NO ADDITIONAL COST TO THE OWNER.
8. PROVIDE TEMPORARY FENCING TO PROTECT WORK AREAS.
9. INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLAN PRIOR TO ANY GROUND DISTURBANCE.
10. DELINEATE THE LIMITS OF CLEARING AND REVIEW WITH THE OWNER PRIOR TO COMMENCING WORK.
11. NOTIFY OWNER AND ENGINEER IMMEDIATELY IN WRITING WHEN UNKNOWN STRUCTURES OR SUSPECTED HAZARDOUS OR CONTAMINATED MATERIALS ARE ENCOUNTERED PRIOR TO REMOVAL OR DISTURBANCE.
12. TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC DURING REMOVAL ACTIVITIES, AND PROVIDE TEMPORARY MEASURES FOR THE PROTECTION AND SAFETY OF THE PUBLIC UNTIL FINAL ACCEPTANCE BY THE OWNER.
13. BACKFILL ALL VOIDS RESULTING FROM THE REMOVAL OF EXISTING SITE FEATURES. BACKFILL TO BE SOIL, FREE OF ORGANIC MATERIAL, DEBRIS, TRASH, CLAY AND STONES LARGER THAN 4 INCHES.

2700 Westchester Ave., Suite 415
Purchase, NY 10577
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CONSULTANTS

MARK	DATE	DESCRIPTION

1 07-29-22 PLANNING BOARD COMMENTS

DESIGNED BY	DRAWN BY	CHECKED BY	DATE
B.J.L.	B.J.L.	M.R.M.	FEBRUARY 2022

Liberty New York Water

Wellhead Treatment at West Branch Acres

Camel, NY

CONTRACT

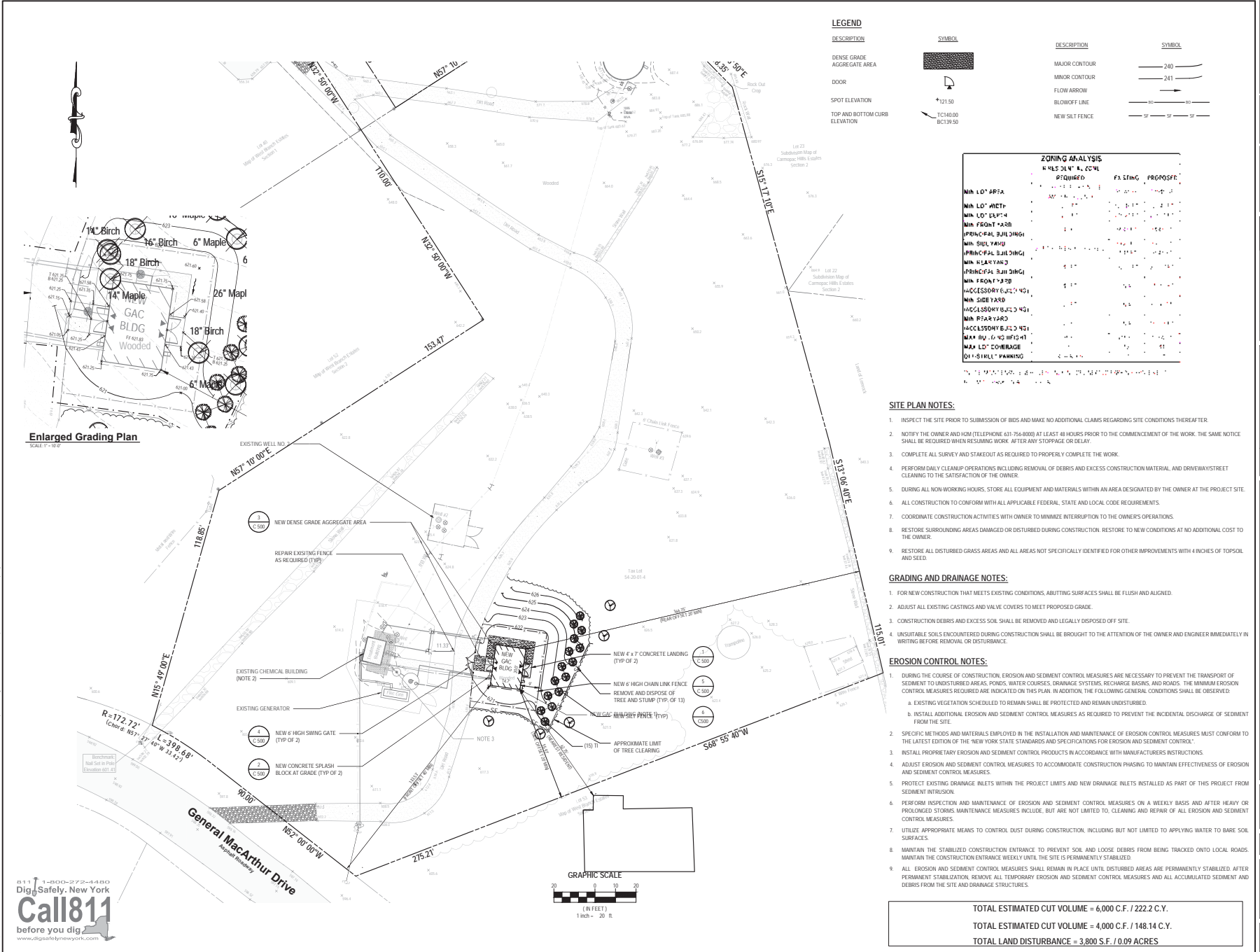
STATUS: **REGULATORY REVIEW**

SHEET TITLE: **SITE DEMOLITION SITE PLAN**

CD 100.00

TOTAL LAND DISTURBANCE = 3,800 S.F. / 0.09 ACRES

NYAW2106: Wellhead Treatment at West Branch Acres (CD 100.00) [Revised/Proposed/Last Issued on: 02/28/2022] 1500014/02/28/2022 11:44:13 AM
 NYAW2106: Wellhead Treatment at West Branch Acres (CD 100.00) [Revised/Proposed/Last Issued on: 02/28/2022] 1500014/02/28/2022 11:44:13 AM



LEGEND

- DESCRIPTION
- DENSE GRADE AGGREGATE AREA
 - DOOR
 - SPOT ELEVATION
 - TOP AND BOTTOM CURB ELEVATION

- SYMBOL
- DENSE GRADE AGGREGATE AREA
 - DOOR
 - SPOT ELEVATION
 - TOP AND BOTTOM CURB ELEVATION

- DESCRIPTION
- MAJOR CONTOUR
 - MINOR CONTOUR
 - FLOW ARROW
 - BLOWOFF LINE
 - NEW SILT FENCE

- SYMBOL
- MAJOR CONTOUR
 - MINOR CONTOUR
 - FLOW ARROW
 - BLOWOFF LINE
 - NEW SILT FENCE

ZONING ANALYSIS
 R-145 2L* 4.0* W
 PROPOSED

MIN L.O* AREA	MIN L.O* WIDTH	MIN L.O* DEPTH	MIN FRONT YARD	MIN SIDE YARD	MIN REAR YARD	MIN FRONT YARD	MIN SIDE YARD	MIN REAR YARD	ACCESSORY BUILDING	MAX NO. OF USES	MAX L.O* COVERAGE	DI+SIMULTANEOUS
12,000	12	10	10	10	10	10	10	10	1,000	2	30	1

SITE PLAN NOTES:

- INSPECT THE SITE PRIOR TO SUBMISSION OF BIDS AND MAKE NO ADDITIONAL CLAIMS REGARDING SITE CONDITIONS THEREAFTER.
- NOTIFY THE OWNER AND NDM (TELEPHONE 431-754-8000) AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF THE WORK. THE SAME NOTICE SHALL BE REQUIRED WHEN RESUMING WORK AFTER ANY STOPPAGE OR DELAY.
- COMPLETE ALL SURVEY AND STAKEOUT AS REQUIRED TO PROPERLY COMPLETE THE WORK.
- PERFORM DAILY CLEANUP OPERATIONS INCLUDING REMOVAL OF DEBRIS AND EXCESS CONSTRUCTION MATERIAL, AND DRIVEWAY/STREET CLEANING TO THE SATISFACTION OF THE OWNER.
- DURING ALL NON WORKING HOURS, STORE ALL EQUIPMENT AND MATERIALS WITHIN AN AREA DESIGNATED BY THE OWNER AT THE PROJECT SITE.
- ALL CONSTRUCTION TO CONFORM WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODE REQUIREMENTS.
- COORDINATE CONSTRUCTION ACTIVITIES WITH OWNER TO MINIMIZE INTERRUPTION TO THE OWNER'S OPERATIONS.
- RESTORE SURROUNDING AREAS DAMAGED OR DISTURBED DURING CONSTRUCTION. RESTORE TO NEW CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
- RESTORE ALL DISTURBED GRASS AREAS AND ALL AREAS NOT SPECIFICALLY IDENTIFIED FOR OTHER IMPROVEMENTS WITH 4 INCHES OF TOPSOIL AND SEED.

GRADING AND DRAINAGE NOTES:

- FOR NEW CONSTRUCTION THAT MEETS EXISTING CONDITIONS, ABUTTING SURFACES SHALL BE FLUSH AND ALIGNED.
- ADJUST ALL EXISTING CASTINGS AND VALVE COVERS TO MEET PROPOSED GRADE.
- CONSTRUCTION DEBRIS AND EXCESS SOIL SHALL BE REMOVED AND LEGALLY DISPOSED OFF SITE.
- UNSATURABLE SOILS ENCOUNTERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IMMEDIATELY IN WRITING BEFORE REMOVAL OR DISTURBANCE.

EROSION CONTROL NOTES:

- DURING THE COURSE OF CONSTRUCTION, EROSION AND SEDIMENT CONTROL MEASURES ARE NECESSARY TO PREVENT THE TRANSPORT OF SEDIMENT TO UNDISTURBED AREAS, PONDS, WATER COURSES, DRAINAGE SYSTEMS, RECHARGE BASINS, AND ROADS. THE MINIMUM EROSION CONTROL MEASURES REQUIRED ARE INDICATED ON THIS PLAN. IN ADDITION THE FOLLOWING GENERAL CONDITIONS SHALL BE OBSERVED:
 - EXISTING VEGETATION SCHEDULED TO REMAIN SHALL BE PROTECTED AND REMAIN UNDISTURBED.
 - INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS REQUIRED TO PREVENT THE INCIDENTAL DISCHARGE OF SEDIMENT FROM THE SITE.
- SPECIFIC METHODS AND MATERIALS EMPLOYED IN THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES MUST CONFORM TO THE LATEST EDITION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
- INSTALL PROPRIETARY EROSION AND SEDIMENT CONTROL PRODUCTS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
- ADJUST EROSION AND SEDIMENT CONTROL MEASURES TO ACCOMMODATE CONSTRUCTION PHASING TO MAINTAIN EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES.
- PROTECT EXISTING DRAINAGE INLETS WITHIN THE PROJECT LIMITS AND NEW DRAINAGE INLETS INSTALLED AS PART OF THIS PROJECT FROM SEDIMENT INTRUSION.
- PERFORM INSPECTION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES ON A WEEKLY BASIS AND AFTER HEAVY OR PROLONGED STORMS. MAINTENANCE MEASURES INCLUDE, BUT ARE NOT LIMITED TO, CLEANING AND REPAIR OF ALL EROSION AND SEDIMENT CONTROL MEASURES.
- UTILIZE APPROPRIATE MEANS TO CONTROL DUST DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO APPLYING WATER TO BARE SOIL SURFACES.
- MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE TO PREVENT SOIL AND LOOSE DEBRIS FROM BEING TRACKED ONTO LOCAL ROADS. MAINTAIN THE CONSTRUCTION ENTRANCE WEEKLY UNTIL THE SITE IS PERMANENTLY STABILIZED.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED. AFTER PERMANENT STABILIZATION, REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE SITE AND DRAINAGE STRUCTURES.

TOTAL ESTIMATED CUT VOLUME = 6,000 C.F. / 222.2 C.Y.
 TOTAL ESTIMATED CUT VOLUME = 4,000 C.F. / 148.14 C.Y.
 TOTAL LAND DISTURBANCE = 3.800 S.F. / 0.09 ACRES

2700 Westchester Ave., Suite 415
 Purchase, NY 10977
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REVISIONS

NO.	DATE	DESCRIPTION
1	07-29-22	PLANNING BOARD COMMENTS

MARK	DATE	DESCRIPTION

DESIGNED BY: BUIL
 DRAWN BY: BUIL
 CHECKED BY: BUIL
 DATE: FEBRUARY 2022
 SCALE: 1" = 20'

Liberty New York Water
 Wellhead Treatment at West Branch Acres

Camel, NY

CONTRACT

STATUS: **REGULATORY REVIEW**

SHEET TITLE: **SITE IMPROVEMENTS PLAN**

PROJECT NO: **C 100.00**

2024/01/25 10:48:56 AM, Wellhead Treatment at West Branch Acres, NY, Project No. C100.00, Date: 07/29/22, 2:47 PM, Project No. C100.00, 4:23 PM, Project No. C100.00

CONSULTANTS:

MARK	DATE	DESCRIPTION
1	07-28-22	PLANNING BOARD COMMENTS

REVISIONS:

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
NR	NR	RAK	

PROJECT NO.	DATE	SCALE
NYAW2106	FEBRUARY 2022	

Liberty New York Water

Wellhead Treatment at West Branch Acres

Liberty

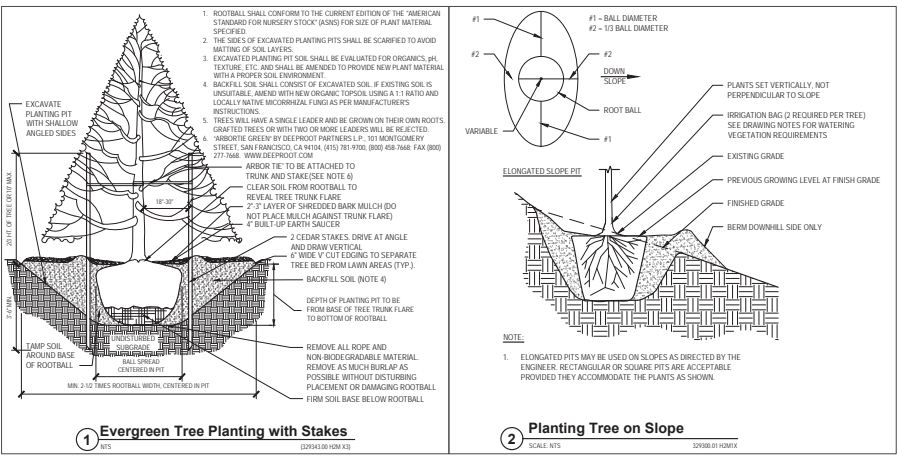
Carmel, NY

CONTRACT:

STATUS: **REGULATORY REVIEW**

SHEET TITLE: **LANDSCAPE SITE PLAN**

PROJECT NO.: **CL 100.00**

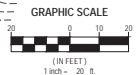
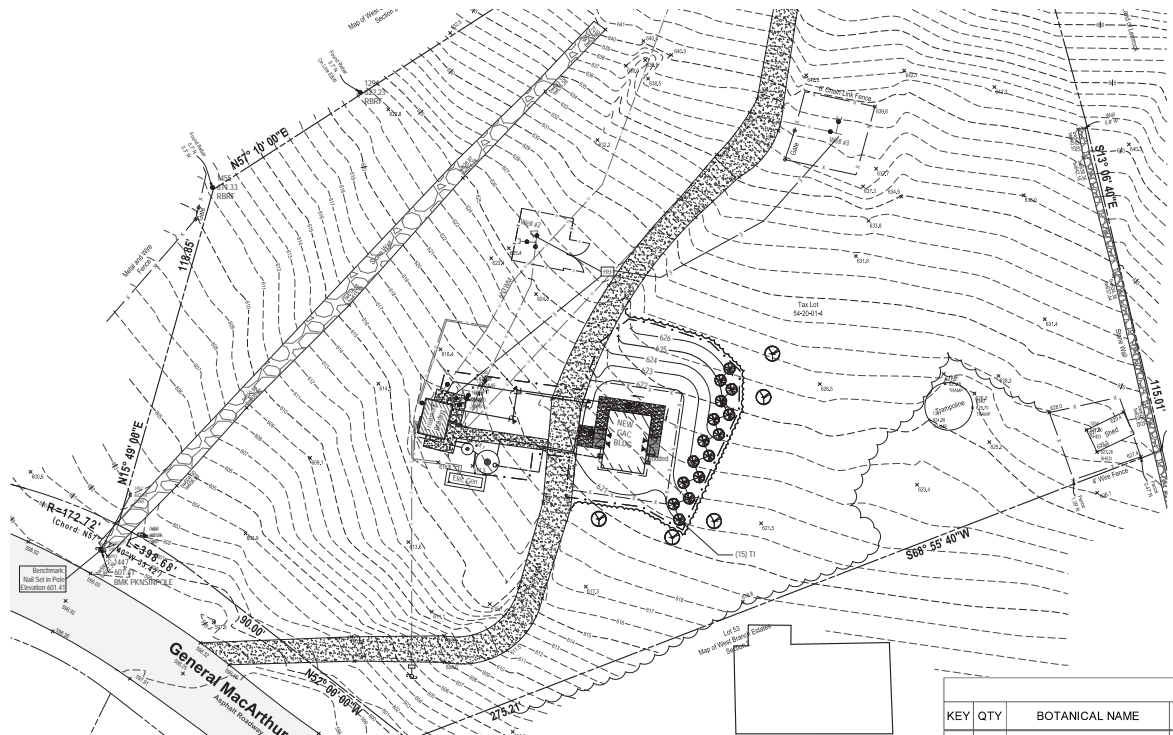


LEGEND

DESCRIPTION	SYMBOL
EXISTING WOODLAND EDGE	
NEW EVERGREEN TREE	

PLANTING NOTES

- ALL SUPPLIED AND INSTALLED PLANT MATERIAL SHALL BE NURSERY GROWN STOCK IN ACCORDANCE WITH THE LATEST EDITION OF THE 'AMERICAN STANDARD FOR NURSERY STOCK' (ANSI Z60.1). PLANT MATERIAL SHALL BE OF THE APPROVED SPECIES AND GROWN UNDER THE SAME CLIMATIC CONDITIONS AS THE SUBJECT SITE. THEY SHALL BE OF SYMMETRICAL GROWTH, FREE OF INSECTS, PESTS, AND DISEASE. SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- CONFIRM THE LOCATION OF EXISTING SUBSURFACE UTILITIES WITH THE RESPECTIVE UTILITIES COMPANIES AND COORDINATE WITH THE GRADING AND DRAINAGE PLAN OR UTILITY PLAN FOR THE LOCATION OF PROPOSED SUBSURFACE UTILITY LINES AND STRUCTURES PRIOR TO ANY EXCAVATION. NOTIFY THE LANDSCAPE ARCHITECT IF ANY CONFLICTS EXIST.
- NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY AND PRIOR TO THE INSTALLATION OF ANY PLANT MATERIALS IF SUB-GRADE SOIL CONDITIONS ARE DETERIOROUS TO PLANT GROWTH OR WILL INHIBIT DRAINAGE.
- IF ANY DISCREPANCY EXISTS BETWEEN THE PLANT COUNT SHOWN IN THE PLANT MATERIAL LIST AND THE PLANTING PLAN, THE PLAN SHALL TAKE PRECEDENCE.
- UNLESS OTHERWISE APPROVED IN WRITING, INSTALL VEGETATION DURING THE FOLLOWING PERIODS:
 - DECIDUOUS WOODY PLANTS: SEPTEMBER 15 TO MAY 15 WHENEVER TEMPERATURE IS ABOVE 40 DEGREES F.
 - EVERGREENS: AUGUST 15 TO SEPTEMBER 15 OR DURING APRIL AND MAY BEFORE THE START OF NEW GROWTH.
 - SEEDING: APRIL 1 TO MAY 15 AND SEPTEMBER 1 TO OCTOBER 15.
- PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO THE EXISTING GRADE IN THE NURSERY.
- THE TRUNK DIAMETER OF DECIDUOUS TREES SHALL BE MEASURED IN ACCORDANCE WITH THE LATEST EDITION OF THE 'AMERICAN STANDARD FOR NURSERY STOCK' (ANSI Z60.1) FOR THE CALIPER SIZE AS SHOWN IN THE PLANT MATERIAL LIST.
- ALL DECIDUOUS TREES SHALL BE BRANCHED NOT LOWER THAN SEVEN (7) FEET WITH AN AVERAGE HEIGHT AND SPREAD FOR THE PARTICULAR SIZE AND SPECIES SPECIFIED. IN ACCORDANCE WITH THE LATEST EDITION OF THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- DO NOT LOCATE TREE TRUNKS WITHIN THREE (3) FEET OF ANY PARKING LOT OR STREET CURBS.
- INSTALL A 2" LAYER OF SHREDDED BARK MULCH IN ALL TREE PLANTING AREAS AND SHRUB BEDS. DO NOT PLACE MULCH DIRECTLY AGAINST TRUNKS OF TREES. FORM AN EARTH SAUCER AROUND EACH PLANT OR SHRUB BED SO AS TO HOLD WATER AND MULCH. PROVIDE SUFFICIENT IRRIGATION FOR ALL PLANT MATERIALS TO MAINTAIN HEALTHY AND VIGOROUS CONDITION UNTIL THE PROJECT IS ACCEPTED BY THE OWNER.
- REMOVE TREE STAKES AND OTHER PLANTING GUIDE MATERIALS, IF SPECIFIED, AFTER ONE YEAR FROM THE TIME OF PLANTING.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER PLANTING FOLLOWING ACCEPTANCE BY THE OWNER. UPON COMPLETION OF THE ONE YEAR PLANT GUARANTEE PERIOD, REPLACE ALL PLANT MATERIAL DETERMINED DEAD, DYING OR DISEASED AS DETERMINED BY THE LANDSCAPE ARCHITECT. REPLACE PLANT WITH THE SAME SPECIES AND SIZE IMMEDIATELY DURING THE CURRENT GROWING SEASON OR AT THE BEGINNING OF THE NEXT GROWING SEASON.
- UPON COMPLETION OF PLANTING OPERATION CULTIVATE AND NEATLY RAKE ALL PLANTING AREAS.
- RESTORE ALL DISTURBED GRASS AREAS AND ALL AREAS NOT SPECIFICALLY IDENTIFIED FOR OTHER IMPROVEMENTS WITH 4 INCHES OF TOPSOIL AND SEED. PROVIDE SUFFICIENT MULCH AND IRRIGATION TO ESTABLISH AND MAINTAIN A HEALTHY STAND OF GRASS UNTIL PROJECT IS ACCEPTED BY THE OWNER.



PLANT MATERIAL LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE HEIGHT	MATURE WIDTH	REMARKS
TI	15	EVERGREEN TREES Thuja x 'Green Giant'	Green Giant Arborvitae	6' - 7' Ht.	B&B	30' - 50' Ht.	12' - 15' W.	All evergreen trees to be specimen quality, full and dense, branched to the ground.

