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

SEPTEMBER 2, 2021 – 7:30 P.M.

SUBMISSION OF APPLICATION OR LETTER OF PERMISSION

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

MISCELLANEOUS

2. Minutes – 08/05/21

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

August 27, 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 (note that revision dates have only been added to the sheets that have changed for this submission):

- G&F Subdivision Road Site Plan Sheets 1-6 Set, last revised August 27, 2021.
- Gateway Summit Site Plan Sheets 1-8, last revised August 27, 2021.
- The Fairways Site Plan Sheets 1-10, last revised August 27, 2021.
- "Proposed Walking Trail and Boat Dock Site Plans" for Gateway Summit & The Fairways, last revised August 27, 2021. (6 sheets)
- Mitigation Diagram dated August 27, 2021.

In response to comments received at the Board's August 5, 2021, meeting, we offer the following responses:

1. Maintenance bond. The project is required to provide a site improvement bond for site improvements associated with the project which will include the trails and related improvements. The project is also required to provide a stormwater bond for maintenance of the stormwater management practices at the site. The proposed improvements subject to the current wetland permit application are not a public amenity and will be maintained by the future community HOA. A bond for the maintenance of the subject improvements would be to hold funds for the Town to come into the site to perform the maintenance of the trails by town staff or a third party which does not seem likely or practicable. The project will have an HOA to be responsible for maintenance of the trails. The Town has other ways to incentivize the applicant to maintain the trails. The proposed improvements are part of the approved site plans. Failure to comply with the site plans, would be a violation of that approval, enforceable by the Building Inspector. In addition, the wetland inspector can identify violations in the wetland / buffer. Based on these facts the applicant respectfully requests that no further bonding be mandated.

2. Tree plantings. As requested by the Board, we took another hard look at areas where the work will be performed within the wetland buffers and once again determined that there are not good locations to plant trees as mitigation. As discussed previously, most of the site below the proposed residential development area, including the wetland and watercourse buffer, is densely forested and will continue to be forested in the post construction condition. This condition limits

the opportunity to provide meaningful mitigation in the form of tree planting. The remaining developed area is proposed to be landscaped per the approved site plans.

3. Mitigation for proposed impacts.

   The project now proposes the following as enhanced mitigation:

   a. Seeding with native meadow species as mitigation for disturbance in the wetland buffer. As discussed with the Board, the stormwater basins adjacent to the wetland buffers are proposed to be planted with native meadow seed mixes designed to provide stabilization for steep slopes and conditions typically associated with stormwater basins. This seeding will provide habitat, food sources and other benefits to wildlife and pollinators. A Mitigation Diagram has been provided as part of this submission to diagram the locations and areas of existing and proposed seeding associated with the project within and upslope / adjacent to the buffer for the Gateway project and the G & F Subdivision Road Project.

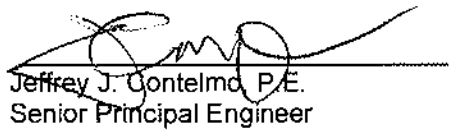
   b. As additional mitigation, the applicant offers to provide an invasive species removal plan for the portion of the wetland buffer adjacent to the required improvements for the gravel portion of the trail on The Fairways site plan leading down to the Boat Dock (required for emergency access). Refer to the Mitigation Diagram for the proposed subject area for the invasive species removal plan.

4. Signs. At the request of the Board signs have been specified in key locations.

We trust you will find the enclosed information in order. Please place the project on the Board's September 2nd, 2021, agenda for continued discussion of the project. At that time, we respectfully request that the Board deem the application complete and move the application forward by scheduling the public comment period. 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

FOR PROPOSED LAYOUT, GRADING, UTILITIES, AND EROSION CONTROL, REFER TO SITE PLANS FOR:

- *G & F SUBDIVISION*
- *GATEWAY SUMMIT*
- *THE FAIRWAYS*
- *G & F WALKING TRAIL PLANS*

LOT 1

LOT 2

LOT 4

LOT 5

DISTURBED AREA OUTSIDE WETLAND BUFFER TO BE SEEDED WITH NATIVE SEED MIX, REFER TO PLANS (TYP.) (150,540 SF/3.5 AC+/-)

NO SEEDING ON ENGINEERED ROCK SLOPE

DISTURBED AREA WITHIN WETLAND BUFFER TO BE SEEDED WITH NATIVE SEED MIX, REFER TO PLANS (TYP.) (14,230 SF/0.3 AC+/-)

Ex. 42" CMP In. In 402+53
Ex. Headwall
Ex. 42" CMP Inv. In 402+55

T-A1 T-A2 T-A3 T-A4 T-A5 T-A6 T-A7 T-A8 T-A9 T-A10 T-A11 DEC-8 DEC-9 DEC-10 DEC-11 AC-143A

LEGEND

- Property Line
- Existing 2' Contour
- Existing 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
- Seeding Outside of Wetland Buffer
- Seeding Inside of Wetland Buffer

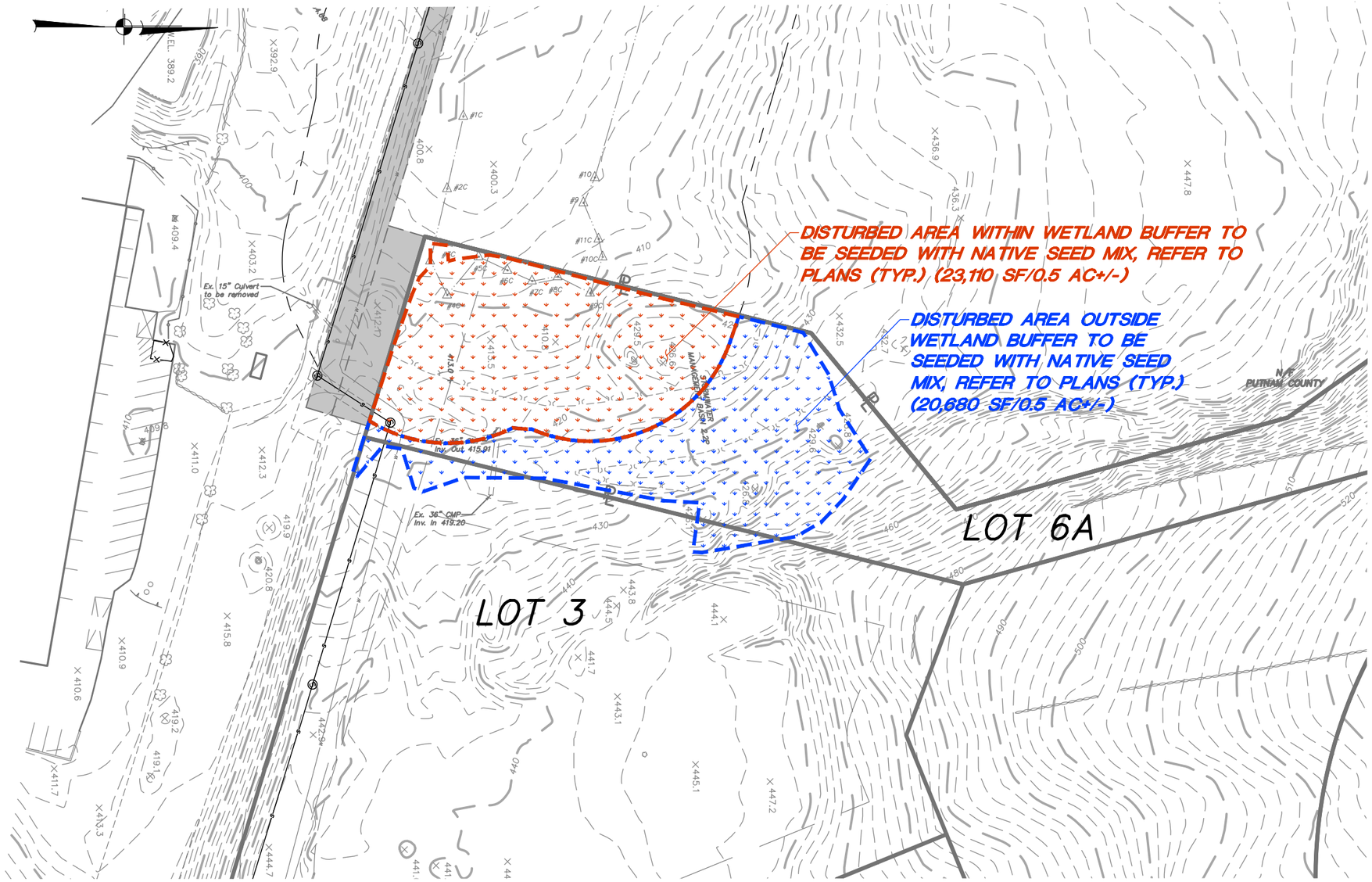
PROJECT:	G & F SUBDIVISION, GATEWAY SUMMIT & THE FAIRWAYS U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK
DRAWING:	MITIGATION AREA DIAGRAM

PREPARED BY:
INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place • Carmel, New York 10512
Phone (845) 225-9690 • Fax (845) 225-9717
www.insite-eng.com

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

DATE:	8-27-21
SCALE:	1" = 80'
PROJECT NO.:	05140.100
FIGURE:	MA-1

Z:\E\05140100 Fairways SH\Misc Dwgs\ECB Key Map & Mitigation Figures\01 MA-1.dwg, 8/27/2021 2:15:27 PM, jrusso, 1:1



LEGEND

- Property Line
- Existing 2' Contour
- Existing 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
- Seeding Outside of Wetland Buffer
- Seeding Inside of Wetland Buffer

DISTURBANCE, SEEDING, & MITIGATION AREAS TABLE

LOCATION	OVERALL DISTURBANCE WITHIN WETLAND BUFFER	NATIVE SEEDING WITHIN WETLAND BUFFER	NATIVE SEEDING OUTSIDE OF WETLAND BUFFER	INVASIVE SPECIES REMOVAL
G & F SUBDIVISION ROAD SITE PLANS	37,500 S.F./0.9 AC±	14,230 S.F./0.3 AC±	150,540 S.F./3.5 AC±	N/A
GATEWAY SUMMIT SITE PLANS	43,720 S.F./1.0 AC±	23,110 S.F./0.5 AC±	20,680 S.F./0.5 AC±	N/A
THE FAIRWAYS SITE PLANS	44,280 S.F./1.0 AC±	N/A	N/A	90,950 S.F./2.1 AC±
TOTALS:	125,500 S.F./2.9 AC±	37,340 S.F./0.8 AC±	171,220 S.F./4.0 AC±	90,950 S.F./2.1 AC±

SUMMARY:

- TOTAL PROPOSED DISTURBANCE: 125,500 S.F. (2.9 AC±)
- TOTAL PROPOSED MITIGATION: 299,510 S.F. (6.9 AC±)

FOR PROPOSED LAYOUT, GRADING, UTILITIES, AND EROSION CONTROL, REFER TO SITE PLANS FOR:

- G & F SUBDIVISION
- GATEWAY SUMMIT
- THE FAIRWAYS
- G & F WALKING TRAIL PLANS

PROJECT: G & F SUBDIVISION, GATEWAY SUMMIT & THE FAIRWAYS
U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: MITIGATION AREA DIAGRAM

PREPARED BY:
INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place • Carmel, New York 10512
Phone (845) 225-9690 • Fax (845) 225-9717
www.insite-eng.com

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

DATE: 8-27-21
SCALE: 1" = 80'
PROJECT NO.: 05140.100
FIGURE: MA-2

Z:\EV05140100 Fairways SH\Misc Dwgs\ECB Key Map & Mitigation Figures\01 MA-1.dwg, 8/27/2021 3:19:50 PM, jrusso, 1:1

FOR PROPOSED LAYOUT, GRADING, UTILITIES, AND EROSION CONTROL, REFER TO SITE PLANS FOR:

- G & F SUBDIVISION
- GATEWAY SUMMIT
- THE FAIRWAYS
- G & F WALKING TRAIL PLANS

PROPOSED STORMWATER MANAGEMENT BASIN 4.4P

PROPOSED STORMWATER

PROPOSED BASIN ACCESS DRIVE

AREA SURROUNDING GRAVEL TRAIL TO UNDERGO INVASIVE SPECIES REMOVAL. THERE WILL BE NO DISTURBANCE IN THE WETLAND (TYP.) (190,950 SF/2.1 AC+/-)

LOT 7

100' NYSDEC WETLAND BUFFER

EXISTING LAKE

LEGEND

- Property Line
- Existing 2' Contour
- Existing 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
- Invasive Species Removal

PROJECT: G & F SUBDIVISION, GATEWAY SUMMIT & THE FAIRWAYS
U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: MITIGATION AREA DIAGRAM

PREPARED BY:
INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place • Carmel, New York 10512
Phone (845) 225-9690 • Fax (845) 225-9717
www.insite-eng.com

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

DATE: 8-27-21
SCALE: 1" = 80'
PROJECT NO.: 05140.100
FIGURE: MA-3

Z:\E\05140100 Fairways SH\Misc Dwgs\ECB Key Map & Mitigation Figures\01 MA-1.dwg, 8/27/2021 2:14:20 PM, jrusso, 1:1

UTILITY/MUNICIPAL CONTACTS

ORGANIZATION	CONTACT NAME	CONTACT NUMBER
NYSDOT	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) 628-2087

General Notes

1. Boundary line and existing conditions taken from survey prepared by Terry Bergendorff Collins P.L.S., updated June 2021.
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.
4. For section of proposed guide rail along proposed town road (Gateway Drive) that is outside of the NYSDOT right of way see Corrugated Beam Guide Rail Detail of this drawing set.
5. Section of proposed guide rail along proposed town road (Gateway Drive) in the NYSDOT right of way and the section of existing weak post guide rail to the east of Gateway Drive in the NYSDOT right of way removed for work associated with construction of Gateway Drive is to be installed/reinstalled as shown on the plans in accordance with NYSDOT Section 606, Guide Railing 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 NYSDOT 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

6. Existing weak post guide rail with 2' on center spacing along the western side of proposed town road removed for proposed work along Gateway Drive shall be reinstalled to current configuration.

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland LC-26 & LC-27 as delineated by Tim Miller Assoc & Doug Gaugler on April 2005.

DEC Staff: [signature] 12/16/19 Surveyor/Engineer: [signature]

Date Valid: 12/16/19 Expiration Date: 12/16/24 SEAL

STATE OF NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for five (5) years unless existing exempt activities, area hydrology, or land use practices change (e.g., agricultural to residential). After five (5) years the boundary must be revalidated by DEC staff. Revalidation may include a new delineation and survey of the wetland boundary.

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

SCHEMATIC 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.
Spirea 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
- (5) Proposed Lot Number

N/F PUTNAM COUNTY

MATCHLINE TO DRAWING SP-12

MATCHLINE TO DRAWING SP-12

PROPOSED BIKE PATH (BY PUTNAM COUNTY)

PROPOSED DRAINAGE AND UTILITY EASEMENT AREA

PROPOSED DRAINAGE, UTILITY AND ACCESS EASEMENT AREA

PROPOSED STORMWATER MANAGEMENT BASIN 1.7P

FOR INSTALLATION OF GUIDE RAIL IN NYSDOT RIGHT OF WAY, SEE NOTE #5

FOR INSTALLATION OF GUIDE RAIL NOT IN NYSDOT RIGHT OF WAY, SEE NOTE #4

EXISTING BUILDING AND ASPHALT PAVEMENT TO BE REMOVED

FUTURE ENTRANCE TO RESTAURANT AND PHARMACY

FUTURE ENTRANCE TO OFFICE BUILDING

PROPOSED CONCRETE SIDEWALK (5' WIDE)

PROPOSED GUIDERAIL (TYP.)

PROPOSED WHITE LINE PER PLANS OF CHAS. H. SELLS, INC.

EXISTING GUIDE RAIL TO REMAIN SEE NOTE #6

FOR CONTINUATION OF SIDEWALK SEE PLANS OF CHAS. H. SELLS, INC.

PROPOSED GUIDERAIL SEE NOTE #5

EXISTING GUIDE RAIL TO REMAIN

PROPOSED STORMWATER MANAGEMENT BASIN 1.6P

PROPOSED DRAINAGE EASEMENT AREA

100' TOWN WETLAND BUFFER

100' NYSDEC WETLAND BUFFER

PROPOSED STORMWATER MANAGEMENT BASIN 1.1/

PROPOSED STORMWATER MANAGEMENT BASIN 1.3/

PROPOSED CONCRETE SIDEWALK (5' WIDE)

FUTURE ENTRANCE

PROPOSED DRAINAGE EASEMENT AREA

PC = 10+83.02 R = 300'

PT = 9+66.87

U.S. ROUTE 6 (S.H. 909)

GATEWAY DRIVE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

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.

NO.	DATE	REVISION	BY
11	8-2-21	REVISED PER ECB COMMENTS	JLT
10	1-11-19	PCDOH SUBMITTAL FOR REAPPROVAL	ZMP
9	9-11-13	PCDOH SUBMITTAL FOR REAPPROVAL	DLM
8	9-25-07	REVISION PER NYSDOT COMMENTS	EMS
7	7-26-07	REVISION PER PCDOH COMMENTS	EMS
6	4-6-07	REVISION PER PCDOH 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

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(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

STATE OF NEW YORK ERNEST J. CONLEY 81931 LICENSED PROFESSIONAL ENGINEER

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

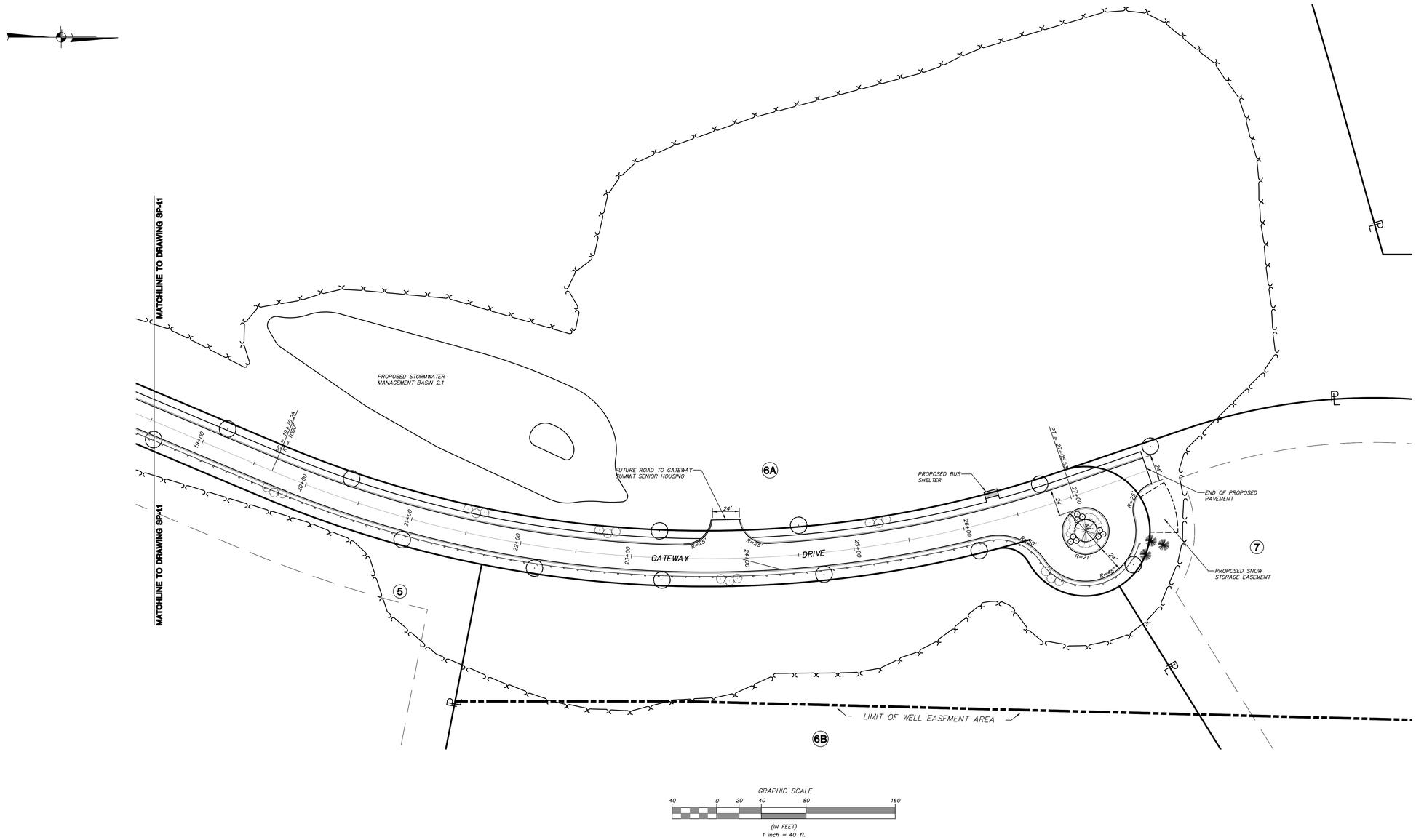
DRAWING NO. SP-1.1

SHEET 1 / 17

Z:\ECAD\2020\MAPS\SP1.1.dwg, 7/29/2021 2:23:36 PM, number 11

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.



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SCHEMATIC 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.
Spirea 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
- (5) Proposed Lot Number

NO.	DATE	REVISION	BY
10	8-2-21	REVISED PER ECB COMMENTS	JLT
9	1-11-19	PCDOH SUBMITTAL FOR REAPPROVAL	ZMP
8	9-11-13	PCDOH SUBMITTAL FOR REAPPROVAL	DLM
7	7-26-07	REVISION PER PCDOH COMMENTS	EMS
6	4-6-07	REVISION PER PCDOH 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

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(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

STATE OF NEW YORK — MATTHEW J. CONTESSA — 31651 — LICENSED PROFESSIONAL ENGINEER

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

DRAWING NO. SP-1.2

SHEET 2 / 17

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.

Z:\ECAD\2020\SAP\SP-SP1.2.dwg, 7/29/2021 9:38:55 AM, author_11

MATCHLINE TO OVERALL PLAN

MATCHLINE TO DRAWING SP-22

Ex. 15" Culvert to be removed

SMH 5 S 30+78

SMH 6 S 30+22

Ex. 36" CMP Inv. Out 415.91

Ex. 36" CMP Inv. In 419.20

SMH 7 S 28+39

4" GATE VALVE WITH CAP FOR FUTURE CONNECTION TO LOT 3 MARK WITH STAKE

PROPOSED DRAINAGE AND UTILITY EASEMENT AREA

PROPOSED DRAINAGE, UTILITY AND ACCESS EASEMENT AREA

W 30+69

SMH 8 S 25+39

PROPOSED STORMWATER MANAGEMENT BASIN 1.7P

CAP DRAINAGE PIPE FOR CONNECTION TO FUTURE CATCH BASIN IN LOT 2

CAP SEWER MAIN FOR FUTURE CONNECTION OF LOTS 2 AND 3 MARK WITH STAKE

4" GATE VALVE WITH CAP FOR FUTURE CONNECTION TO LOT 2 – MARK WITH STAKE

CREATE A SUMP AND BERM AROUND THE OPEN END OF THE PIPE (ELEV. 440.0) TO ALLOW THE STORMWATER CONVEYED IN THE SWALE TO ENTER THE COLLECTION SYSTEM

CB 12

SMH 19 S 21+74

CB 9A

W 27+00

CB 3 D 0+40

CB 4 D 0+63

CB 5 D 0+00

DROP SMH 9 S 24+71 S 24+27

CB 9

SMH 11 S 21+46

W 24+20 W 24+00

DMH 2

ES 1

Ex. 42" CMP Inv. In 406.53

Ex. Headwall

Ex. 42" CMP Inv. In 405.55

OS 1.6P

PROPOSED RETAINING WALL

INV. 404.7 S 0+00

CAP SEWER MAIN FOR FUTURE MAIN EXTENSION TO LOT 1

Ex. Headwall

Ex. 42" CMP Inv. Out 401.16

Ex. 42" CMP Inv. Out 401.49

W 34+72

(S.H. 909)

CAP WATER SERVICE LINE FOR FUTURE CONNECTION TO LOT 1

CAPPED END W 3+88

CONNECT PROPOSED SEWER MAIN TO EXISTING SEWER MANHOLE IN OLD ROUTE 6

CONNECT TO EXISTING WATER MAIN IN OLD ROUTE 6 (APPROXIMATE LOCATION)

W 39+94

Ex. SEWER Inv. Unknown (Sealed)

ROUTE 6 OLD

SMH 1 S 35+74

SMH 2 S 34+43

SMH 3 S 33+12

Ex. 36" CMP Inv. Out 386.48

Ex. 36" CMP Inv. Out 386.28

W EL. 389.2

EXISTING EASEMENT OVER N/F LANDS OF DURBIN

EXISTING EASEMENT OVER N/F LANDS OF PUTNAM COUNTY

Ex. 15" Culvert to be removed

INSET
SCALE 1" = 40'

PROPOSED GRASS SWALE C1

PROPOSED RIP RAP SWALE C2

PROPOSED RIP RAP SLOPE RESTORATION/STABILIZATION

PROPOSED DRAINAGE EASEMENT AREA IN FAVOR OF THE TOWN OF CARMEL

N/F PUTNAM COUNTY

PROPOSED SEWER MANHOLE FOR FUTURE CONNECTION FROM LOT 6A

SMH 18A

SMH 18 S 7+09

CB 23B

CB 22

CB 23

CB 22A

SMH 17 S 8+63

CAP 6" WATER SERVICE FOR FUTURE CONNECTION TO LOT 5 AND MARK WITH STAKE

W 12+48

CB 23A

CB 24B

CB 24A

CB 21

CB 21A

CAP 6" SEWER LATERAL FOR FUTURE CONNECTION FROM LOT 5 AND MARK WITH STAKE

SMH 16 S 10+43

PROPOSED GRASS SWALE B

1 ½" TYPE "K" COPPER SERVICE LINE WITH CURB STOP FOR FUTURE CONNECTION TO LOT 4 MARK WITH STAKE

CB 20

SMH 15 S 11+98

W 16+89

CB 19

PROPOSED SEWER MANHOLE FOR FUTURE CONNECTION FROM LOT 4

CB 19A

11+08

W 17+82

SMH 14A

CB 18

CB 17

ES 16

SMH 14 S 13+82

PROPOSED STORMWATER MANAGEMENT BASIN 1.4P

OS 1.1P

OS 1.5P

PROPOSED DRAINAGE EASEMENT AREA

DRIVE GATEWAY

CB 14 SMH 13 S 15+48

ES 13

CB 11

ES 12

PROPOSED STONEWALL (TO MATCH EXISITNG)

To Remain

Existing Stonewall

PROPOSED GRASS SWALE A

W 22+46

PROPOSED 1.5H:1V ENGINEERED SLOPE

PROPOSED STORMWATER MANAGEMENT BASIN 1.3P

CB 10A

CB 10

CB 11A

SMH 12 S 20+16

ES 7

DMH 6

CB 1A

T-A1

T-A2

T-A3

T-A4

T-A5

T-A6

T-A7

AC-143A

DEC-12

DEC-13

100' NYSDEC WETLAND BUFFER

Existing Stonewall

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" ø unless noted otherwise)
Existing DEC Wetland Limit Line with Flag	Proposed Rip Rap Apron
Existing Watercourse	Proposed Sewer Manhole
100' Wetland Buffer	Proposed 8" ø PVC SDR 35 Sewer Main (Unless Noted Otherwise)
Existing Utility Pole with Overhead Wires	Proposed Fire Hydrant with Gate Valve
Existing Manhole	Proposed 8"ø 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

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.

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

OVERALL PLAN
SCALE: 1" = 40'

NO.	DATE	REVISION	BY
14	8-2-21	REVISED PER ECB COMMENTS	JLT
13	1-11-19	PCDOH SUBMITTAL FOR REAPPROVAL	ZMP
12	9-11-13	PCDOH SUBMITTAL FOR REAPPROVAL	DLM
11	07-17-08	REVISED WATER & SEWER	LAD
10	9-25-07	REVISION PER NYSDOT COMMENTS	EMS
9	8-30-07	REVISION PER PCDOH COMMENTS	EMS
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 AND ECB COMMENTS AND PCHD SUBMISSION	RCS
4	1-04-07	REVISION PER TOWN ENGINEER COMMENTS	RCS
3	12-14-06	REVISION PER NYCDEP COMMENTS	ZMP
2	11-22-06	REVISION PER NYCDEP COMMENTS	ZMP
1	11-3-06	REVISION PER NYCDEP COMMENTS	ZMP

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

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

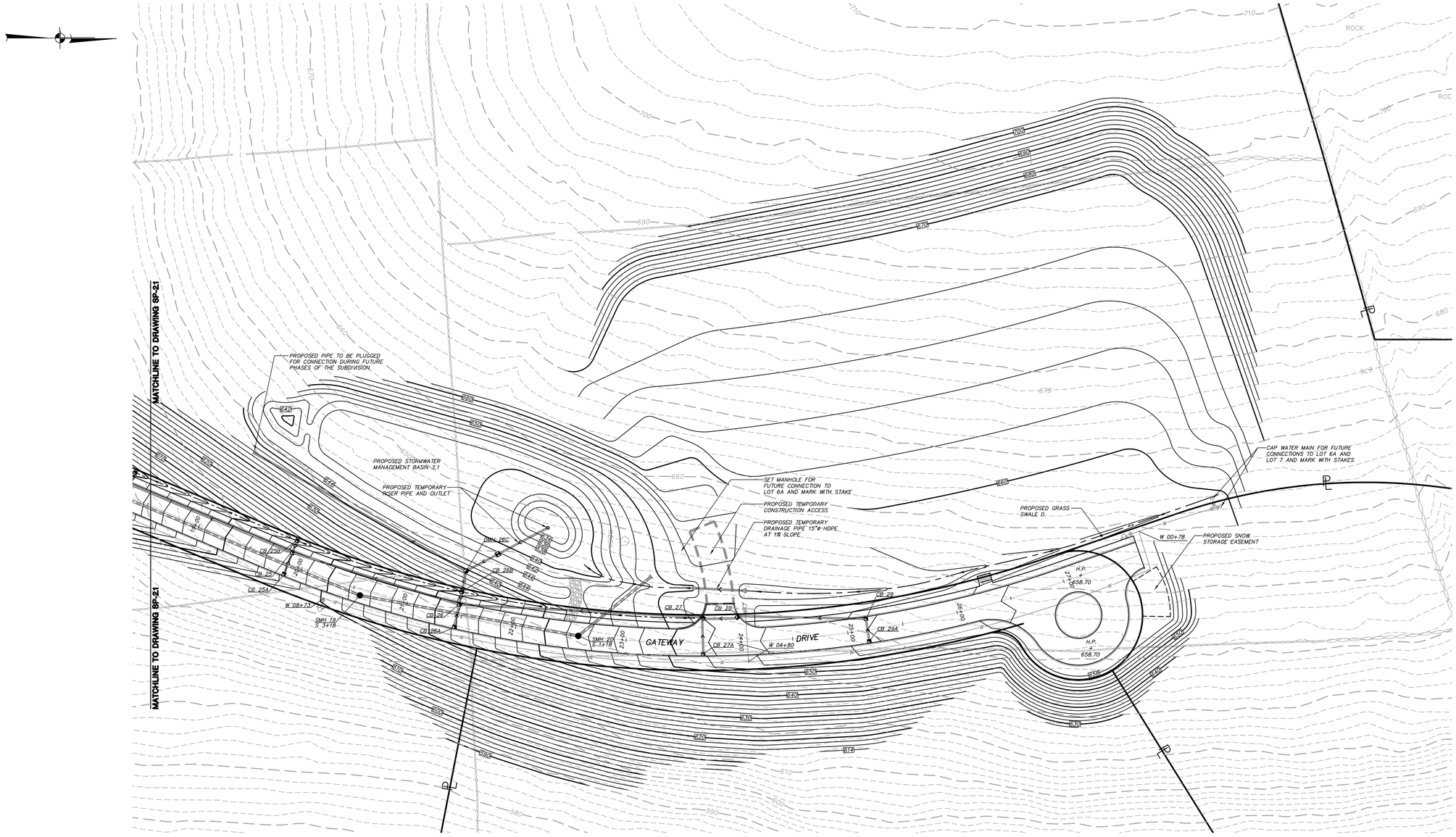
DRAWING:
GRADING & UTILITIES PLAN

STATE OF NEW YORK — ERNEST J. CONKLING — 21931 — LICENSED PROFESSIONAL ENGINEER

PROJECT NO.	04232.100	PROJECT MANAGER	S.W.B.	DRAWING NO.	SHEET
DATE	10-6-06	DRAWN BY	R.C.S.	SP-2.1	3 / 17
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 145 OF THE EDUCATION LAW.

Z:\04232\SD\04232SD-SP-2.1.dwg, 7/29/2021 9:30:57 AM, nuthor, 1:1



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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 HDPE Drainage Pipe (15" ø unless noted otherwise)
- Proposed Rip Rap Apron
- Proposed Sewer Manhole
- Proposed 8" ø PVC SDR 35 Sewer Main (Unless Noted Otherwise)
- Proposed Fire Hydrant with Gate Valve
- Proposed 8"ø PVC DR 14 Water Main (Unless Noted Otherwise)
- Proposed Gate Valve-Size To Match Main (Unless Noted Otherwise)
- Proposed Swale

NO.	DATE	REVISION	BY
11	8-2-21	REVISED PER ECB COMMENTS	JLT
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 & ECB COMMENTS & PCHD SUBMISSION	RCS
4	1-04-07	REVISION PER TOWN ENGINEER COMMENTS	RCS
3	12-14-06	REVISION PER NYCDEP COMMENTS	ZMP
2	11-22-06	REVISION PER NYCDEP COMMENTS	ZMP
1	11-3-06	REVISION PER NYCDEP COMMENTS	ZMP

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(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

STATE OF NEW YORK — JEFFREY A. CONTESTO — 081931 — LICENSED PROFESSIONAL ENGINEER

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

DRAWING NO. SP-2.2 | SHEET 4 / 17

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.

Z:\04232\00\dwf\04 SP-2.2.dwg, 7/29/2011 9:29:31 AM, author: LS

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 one 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: Salt 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 State Standards and Specifications for Erosion and Sediment Control.
   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 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 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 "Native Steep Slope Mix w/ Annual Ryegrass" (ERNMX-181), or approved equal, at a rate of 1.5 lbs./1000 sf as manufactured by Ernst Conservation Seeds in lieu of #5c above.
10. Erosion control blankets and/or seeding 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.
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 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 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.
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 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 traction sand. After 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:
   –Evidence of clogging of outlet structures.
   –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 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.

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 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 approving authorities.
7. Each phase of work shall have the upstream clean water diverted around construction activities.

OVERALL CONSTRUCTION SEQUENCE:

1A Construct stabilized construction entrance at proposed town road at Route 6. Install erosion control measures shown on the plan in accordance with the details. Utilize the western position of the existing highway facility as the proposed staging area as labeled 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). Install outlet structure, 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 are 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 1.1P and 1.3P 2.1P as temporary sediment basins (TSB), utilizing the designated borrow area to balance the earthwork within the phase. Install outlet structures, drainage piping and temporary outlets. 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 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+70 to station 20+50. Direct stormwater runoff from access road to TSB 1.1P & 1.7P. Divert upstream clean water around construction. Begin earthwork activities to subgrade. Install drainage structures and piping. Install sewer, water and the utilities as required. Install subbase, 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 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 divert clean water away from the proposed area of work. Begin earthwork activities including cut from Phase 3 area adjacent to Town Road cul–de–sac placed as compacted fill in road from station 2+75 to station 7+70. Direct stormwater runoff to TSB 1.6P, 1.7P and 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 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 swale D to divert runoff from construction activities to TSB 2.1P. Begin earthwork activities including cut from Phase 4 area west of Town Road cul–de–sac 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.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

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
- SF — Proposed Silt Fence
- DSF — Proposed Double Silt Fence
- Proposed Swale with Stone Check Dam
- Proposed Stabilized Construction Entrance
- SSP / SF — Soil Stock Pile
- 1A — Proposed Construction Phase
- Proposed Construction Phase Line
- Proposed Temporary Swale

N/F PUTNAM COUNTY

MATCHLINE TO DRAWING SP-3.2

MATCHLINE TO DRAWING SP-3.2

PROPOSED TEMPORARY SWALE 4A (SEE DETAIL ON DRAWING D–29). THE SWALE WILL BE CONSTRUCTED TO PROVIDE CONVEYANCE FROM THE DISCHARGE OF TEMPORARY SEDIMENT BASIN 2.1P TO SWALE B DURING THE PHASE 2 INTERIM CONDITION

PROPOSED GRASS SWALE B

APPROXIMATE LOCATION OF EXISTING TRAIL TO BE USED AS A HAUL ROAD DURING PHASE 2 OF CONSTRUCTION. TRAIL SHALL BE STABILIZED WITH RIP RAP AS NECESSARY.

PROPOSED STORMWATER MANAGEMENT BASIN 1.7P / TEMPORARY SEDIMENT TRAP

PROPOSED STORMWATER MANAGEMENT BASIN 1.1P / TEMPORARY SEDIMENT TRAP

PROPOSED STAGING AREA

PROPOSED RIP RAP SWALE C2

PROPOSED GRASS SWALE C1

PROPOSED SWALE A

PROPOSED STORMWATER MANAGEMENT BASIN 1.3P / TEMPORARY SEDIMENT TRAP

PROPOSED STORMWATER MANAGEMENT BASIN 1.6P / TEMPORARY SEDIMENT TRAP

PROPOSED WETLAND MITIGATION PLANTING AREA (TYP.)

100' NYSDEC WETLAND BUFFER

To Remain

To Remove

Stonewall

Ex. Utility Pole

ROUTE 6 (S.H.# 900)

DRIVE

GATE

1A 1B 2 3

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

1. Existing stone wall outside of the project limit of disturbance and within the stream and wetland buffers are intended to remain. Walls to be repaired are as noted on the site plan.
2. Machinery is to be parked outside the wetland buffer when not in use and overnight on top of plywood or tarps.
3. A spill kit shall be maintained on site at times when equipment is in use within the wetland/stream buffer.
4. Material stockpiles and staging will be outside the wetland buffer in locations shown on the site plans.

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 145 OF THE EDUCATION LAW.

NO.	DATE	REVISION	BY
12	8–27–21	REVISED PER ECB COMMENTS	JFR
11	8–2–21	REVISED PER ECB COMMENTS	JLT
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 & ECB COMMENTS & PCHD SUBMISSION	RCS
4	1–04–07	REVISION PER TOWN ENGINEER COMMENTS	RCS
3	12–14–06	REVISION PER NYCDEP COMMENTS	ZMP
2	11–22–06	REVISION PER NYCDEP COMMENTS	ZMP
1	11–3–06	REVISION PER NYCDEP COMMENTS	ZMP

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225–9690
(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:

SEDIMENT AND EROSION CONTROL PLAN

STATE OF NEW YORK — ERNEST J. CONFESSORE — 21931 — LICENSED PROFESSIONAL ENGINEER

PROJECT NO.	04232.100	PROJECT MANAGER	S.W.B.
DATE	10–6–06	DRAWN BY	R.C.S.
SCALE	1" = 40'	CHECKED BY	

DRAWING NO. SP–3.1 — SHEET 5 / 17

Z:\04232\05\dwf\05 SP-3.1.dwg 8/27/2021 3:38:04 PM, jmeek, 1:1

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 one 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: Salt 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 State Standards and Specifications for Erosion and Sediment Control".
   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 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 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 "Native Steep Slope Mix w/ Annual Ryegrass" (ERNMX-181), or approved equal, at a rate of 1.5 lbs./1000 sf as manufactured by Ernst Conservation Seeds in lieu of #5c above.
10. Erosion control blankets and/or seeding 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.
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 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 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.
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 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 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:
   - Evidence of clogging of outlet structures.
   - 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 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.

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 stripped and stockpiled in appropiate locations for future use on the site. All stockpiled soil areas are to be appropiately 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 Construct stabilized construction entrance at proposed town road at Route 6. Install erosion control measures shown on the plan in accordance with the details. Utilize the western position of the existing highway facility as the proposed staging area as labeled 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). Install outlet structure, 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 are near proposed station 174+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 1.1P and 1.3P. 2.1P as temporary sediment basins (TSB), utilizing the designated borrow area to balance the earthwork within the phase. Install outlet structures, drainage piping and temporary outlets. 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 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+70 to station 20+50. Direct stormwater runoff from access road to TSB 1.1P & 1.7P. Divert upstream clean water around construction. Begin earthwork activities to subgrade. Install drainage structures and piping. Install sewer, water and the utilities as required. Install subbase, 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 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 divert clean water away from the proposed area of work. Begin earthwork activities including cut from Phase 3 area adjacent to Town Road cul-de-sac placed as compacted fill in road from station 21+75 to station 74+70. Direct stormwater runoff to TSB 1.6P. 1.7P and 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 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 swale D to divert runoff from construction activities to TSB 2.1P. Begin earthwork activities including cut from Phase 4 area west of Town Road cul-de-sac 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 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
- SF — Proposed Silt Fence
- DSF — Proposed Double Silt Fence
- Proposed Swale with Stone Check Dam
- Proposed Stabilized Construction Entrance
- SSP — Soil Stock Pile
- 1A — 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

NO.	DATE	REVISION	BY
12	8-27-21	REVISED PER ECB COMMENTS	JFR
11	8-2-21	REVISED PER ECB COMMENTS	JLT
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 AND ECB COMMENTS AND PCHD SUBMISSION	RCS
4	1-04-07	REVISION PER TOWN ENGINEER COMMENTS	RCS
3	12-14-06	REVISION PER NYCDEP COMMENTS	ZMP
2	11-22-06	REVISION PER NYCDEP COMMENTS	ZMP
1	11-3-06	REVISION PER NYCDEP COMMENTS	ZMP

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(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:
SEDIMENT AND EROSION CONTROL PLAN

STATE OF NEW YORK — LICENSED PROFESSIONAL ENGINEER — JEFFREY V. CONTARINO — 071931

PROJECT NO.	04232.100	PROJECT MANAGER	S.W.B.	DRAWING NO.	SHEET
DATE	10-6-06	DRAWN BY	R.C.S.	SP-3.2	6 / 17
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 145 OF THE EDUCATION LAW.

Z:\E\04232\00\ACAD\SP-3.2.dwg, 8/27/2021 3:30:24 PM, jmateo, 1:1

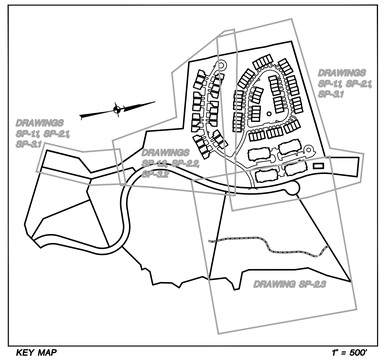
Parking Requirements:

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



KEY MAP 1" = 500'

Senior Housing Zoning Requirements:

	Required:	Provided:
Min. Lot Area	217,800 SF (5.0 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'
Max. Building Height	40' / 2 Stories	<40' / 2 Stories
Min. Recreation Spce (SF/Unit)	300 S.F.	>300 S.F.

NOTE: The NYSDEC Freshwater Wetland Boundary (as shown on this drawing) and validation block (shown below) is as shown on drawing WV-1, "NYSDEC Wetland Validation Map", prepared by Insite Engineering, Surveying, & Landscape Architecture, P.C., dated December 09, 2019.

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland LC-26 & LC-27 as delineated by Tim Miller Assoc & Doug Gaugler on April 2005.

DEC Staff: [signature] 12/16/19 Surveyor/Engineer: [signature]

Date Valid: 12/16/19 Expiration Date: 12/16/24 SEAL

Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for five (5) years unless existing exempt activities, area hydrology, or land use practices change (e.g., agricultural to residential). After five (5) years the boundary must be revalidated by DEC staff. Revalidation may include a new delineation and survey of the wetland boundary.

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

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. ±

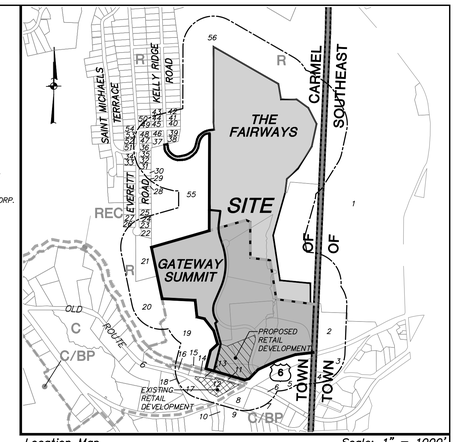
Tax Map No.: 55.-2-23.1
55.-2-24
55.-2-25
55.11-1-32

Zoning Districts: C/BP (Commercial/Business Park)

500' Adjoiners:

TOWN OF SOUTHEAST
1. N/F CENTENNIAL GOLF CLUB OF NEW YORK
2. N/F CENTENNIAL GOLF CLUB OF NEW YORK
3. N/F TRINITY EVAN LUTHERAN CHURCH
4. N/F TOMPKINS

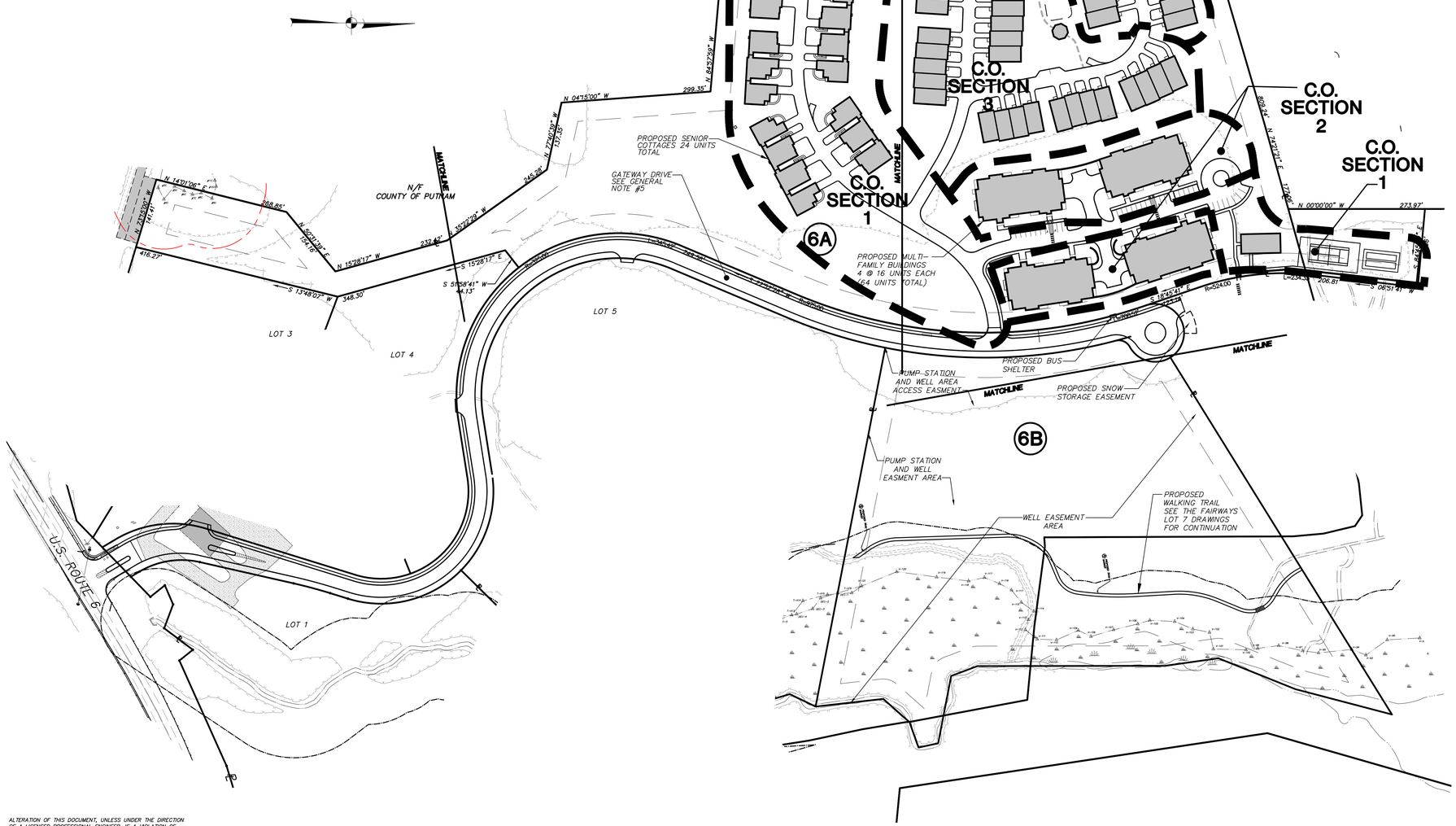
TOWN OF CARMEL
5. N/F BLANKS & RYDER
6. N/F NAPOLITANO
7. N/F DAGNONE
8. N/F LOIS
9. N/F COUNTY OF PUTNAM
10. N/F TOMPKINS
11. N/F COUNTY OF PUTNAM
12. N/F DURKIN WATER REALTY LLC
13. N/F DURKIN
14. N/F DURKIN
15. N/F HUDSON VALLEY REALTY CORP.
16. N/F DURKIN
17. N/F BREWSTER-MEADOWLAND PL CAPITAL
18. N/F TOWNSEND
19. N/F COUNTY OF PUTNAM
20. N/F COUNTY OF PUTNAM
21. N/F TOWN OF CARMEL
22. N/F O'DOND
23. N/F COVIELLO
24. N/F ROBERTS
25. N/F TOBACCO
26. N/F TORRE
27. N/F MACCHIAROLO
28. N/F GRIECO, GRIECO, GREAGHTY, & GROWE
29. N/F KRISTELLER & TANGRED
30. N/F CONSTANCE
31. N/F SINISI
32. N/F PERRY
33. N/F DARRAGH
34. N/F BUONINCONTRI
35. N/F ROSSANO
36. N/F WEISS & GRABALA
37. N/F COLELLA & COLLINS
38. N/F KANE
39. N/F BUTLER
40. N/F HAVEL
41. N/F LAZZARI
42. N/F BEREZNAK
43. N/F CAMILLERI
44. N/F MCLEAN
45. N/F MARINE MIDLAND BANK INVST. MGNT.
46. N/F DIMARTINO
47. N/F BROOKS
48. N/F GRABALA
49. N/F RAMIREZ
50. N/F DEVINE
51. N/F HOFFMAN
52. N/F MORATTO
53. N/F SEXTON
54. N/F RINALDI & DYER
55. N/F CENTENNIAL GOLF CLUB OF NEW YORK
56. N/F CENTENNIAL GOLF CLUB OF NEW YORK



Location Map Scale: 1" = 1000'

General Notes:

1. Boundary, existing conditions and topographic information for subject property based on surveys by Terri Bergendorff Collins L.S.
2. The wetland boundaries shown hereon were delineated by Tim Miller Associates and survey located by Terri Bergendorff Collins L.S., last revised June 2021.
3. 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:
   a) The subject property is situated in a C/BP and R Zone, and is contiguous to a residential zone.
   b) The site exceeds the minimum frontage of one hundred twenty-five (125) feet on a town road.
   c) The site exceeds the minimum site area of five acres.
   d) The site is served by municipal water (CWD#2) and municipal sewer (CSD#2).
   e) The project density is 1.5 units/acre and is less than the permitted eight (8) dwelling units per acre.
   f) The project density is 150 units and is equal to the permitted one hundred fifty (150) dwelling units and coverage of the lot by buildings is less than thirty-five percent.
   g) All buildings are set back a minimum of forty (40) feet from the front property line.
   h) No buildings exceed forty (40) feet in height or two (2) stories above ground. Note the lower level of the proposed buildings do not meet the definition of a story.
   i) All multi-level buildings shall contain an elevator.
   j) All buildings shall contain a fire suppression system.
   k) The project exceeds the minimum of three hundred (300) square feet of recreation space per unit which includes a community room.
   l) A minimum of one and one half (1.5) on site parking spaces are provided for each dwelling unit, including appropriate handicap parking.
   m) All units shall be occupied exclusively by persons of fifty-five (55) years of age or older and the spouse of any such person.
   n) The apartment sizes shall be a minimum of four hundred 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 (150) units with a maximum total of three hundred (300) bedrooms.
   o) The site is on a road that has a public bus route. There is an existing bus route on U.S. Route 6 and a proposed bus stop on Summit Drive.
   p) The site is within 2,500 feet of retail and service establishments
   q) Washing machines and clothing dryers shall be located in a common laundry room in each building or in each unit.
   r) All requirements of the New York State Fire and Building Code and all applicable state, county and town regulations shall be met.
4. The subject property is Lot 6A and 6B as shown on a map entitled "Final Subdivision Plat prepared for the G and F Subdivision."
5. 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.
6. The proposed buildings shall be protected by an automatic fire sprinkler system.
7. The subject project is prohibited from using the municipal water system (CWD #2) for irrigation purposes.
8. 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 FGEIS.
9. 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.
10. 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
OGP-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

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

NO.	DATE	REVISION	BY
15	8-2-21	REVISED PER ECB COMMENTS	JLT
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	BJH
8	11-12-08	GENERAL REVISIONS	JLK
7	10-8-07	REVISED PER PCDOH & NYCDEP COMMENTS	EMS
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.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(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:
OVERALL SITE PLAN

STATE OF NEW YORK — TERRI J. CONFESSORE — 51931 — LICENSED PROFESSIONAL ENGINEER

PROJECT NO.	042.32.106	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 / 20

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.

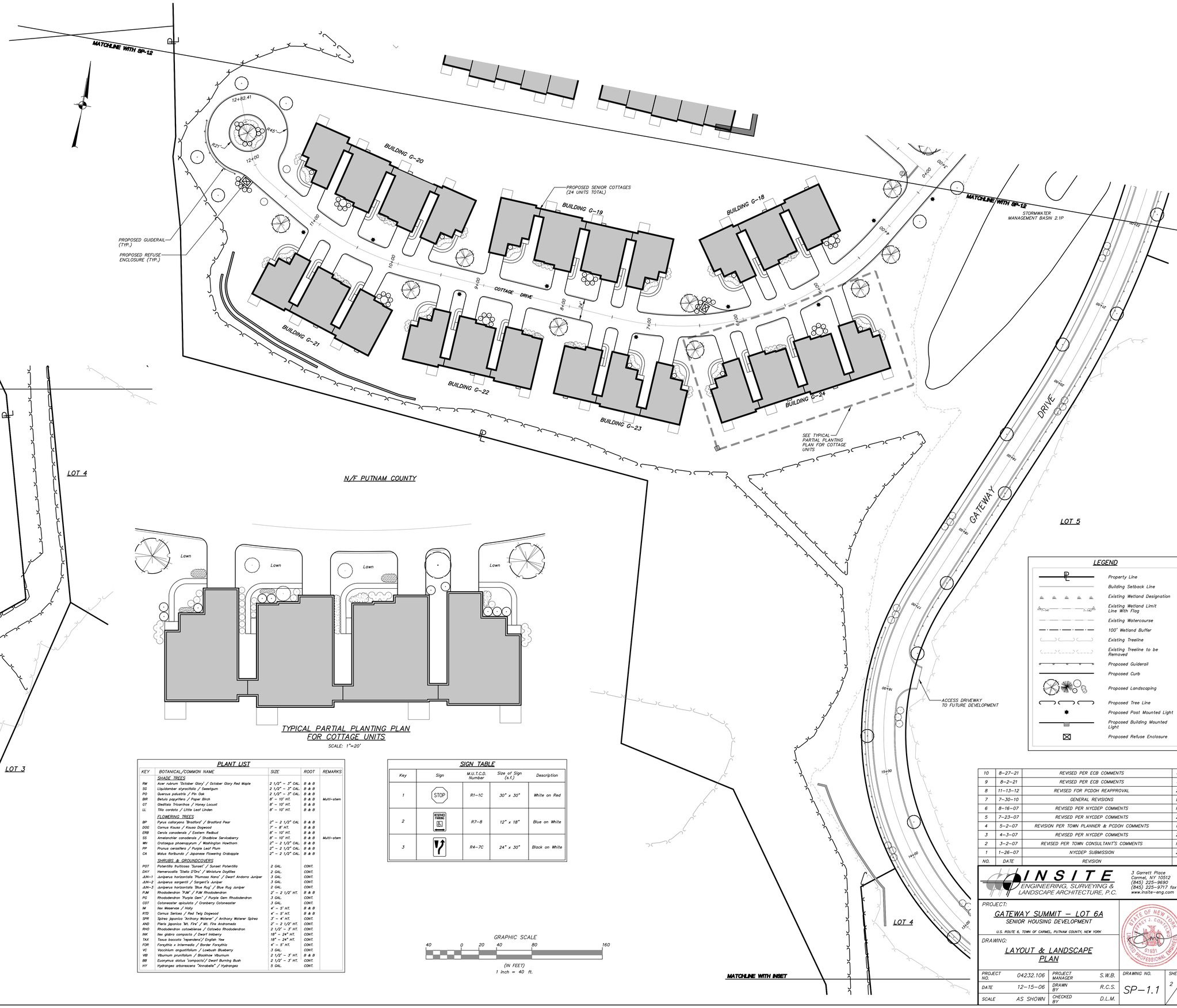
Z:\042\32\06-Gateway SHEET\OP-1.dwg, 8/12/2021 10:00:38 AM, mother-13

General Notes:

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

Planting & Seeding Notes:

1. All plant materials to be nursery grown.
2. Plants shall conform with the American Association of Nurserymen Standards in all ways including dimensions.
3. Plants shall be planted in all locations designated on the plan or as staked in the field.
4. All plants shall be hardy under climate conditions similar to those in the locality which they are to be planted.
5. 3" of Pine Bark Mulch shall be spread over all planting beds areas.
6. All proposed seeded areas to receive 4" min. depth of topsoil; all proposed landscaped areas to receive 12" min. depth of topsoil.
7. 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.
8. Seed mix for tops of berms, outside of stormwater basins, and steep slopes to be "Native Steep Slope Mix w/ Annual Ryegrass" (ERNMX-181) spread at a rate of 1.5 lbs./1,000 sf as manufactured by Ernst Conservation Seeds.
9. Seed mix for stormwater basin bottoms to be "Native Detention Area Mix" (ERNMX-183) spread at a rate of 0.5 lbs./1,000 sf as manufactured by Ernst Conservation Seeds.



TYPICAL PARTIAL PLANTING PLAN FOR COTTAGE UNITS

SCALE: 1"=20'

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	
PO	Quercus palustris / Pin Oak	2 1/2" – 3" CAL.	B & B	
BR	Betula papyrifera / Paper Birch	8' – 10' HT.	B & B	Multi-stem
GT	Gleditsia Triacanthos / 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 / Shadblow Serviceberry	8' – 10' HT.	B & B	Multi-stem
WH	Crataegus phaenopyrum / 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	
PG	Rhododendron 'Purple Gem' / Purple Gem Rhododendron	3 GAL.	CONT.	
COT	Cotoneaster apiculata / Cranberry Cotoneaster	3 GAL.	CONT.	
IM	Ilex Meserve / Holly	4' – 5' HT.	B & B	
RTD	Cornus Sericea / Red Twig Dogwood	4' – 5' HT.	B & B	
SPR	Spirea japonica 'Anthony Waterer' / Anthony Waterer Spirea	3' – 4' HT.	CONT.	
AND	Pieris japonica 'Mt. Fire' / Mt. Fire Andromeda	2' – 2 1/2' HT.	CONT.	
RHO	Rhododendron catawbiense / Catawba Rhododendron	2 1/2' – 3' HT.	CONT.	
INK	Ilex glabra compacta / Dwarf Inkberry	18" – 24" HT.	CONT.	
TAX	Taxus baccata 'repandens'/ 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.	

SIGN TABLE

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	RESERVED PARKING	R7-8	12" x 18"	Blue on White
3		R4-7C	24" x 30"	Black on White

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

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
10	8-27-21	REVISED PER ECB COMMENTS	JFR
9	8-2-21	REVISED PER ECB COMMENTS	JLT
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.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(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:

LAYOUT & LANDSCAPE PLAN

STATE OF NEW YORK – JEFFREY J. CONTELLO – 21931 – LICENSED PROFESSIONAL ENGINEER

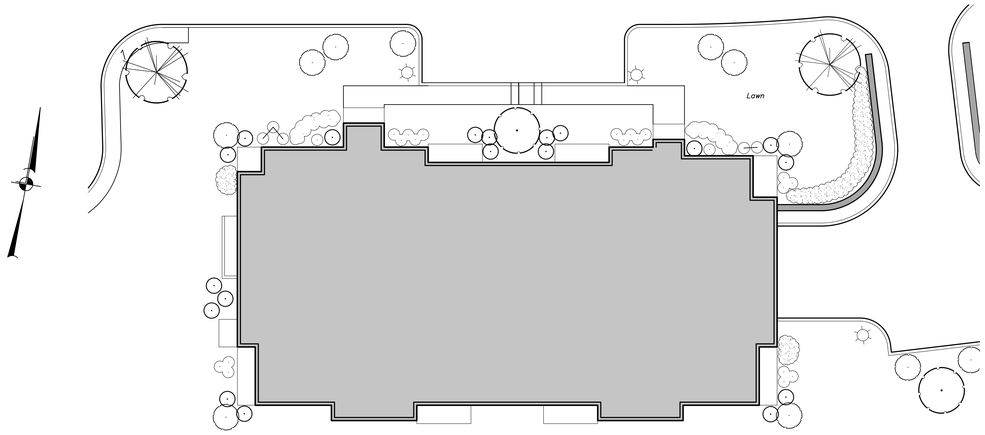
PROJECT NO.	04232.106	PROJECT MANAGER	S.W.B.
DATE	12-15-06	DRAWN BY	R.C.S.
SCALE	AS SHOWN	CHECKED BY	D.L.M.

DRAWING NO. SP-1.1

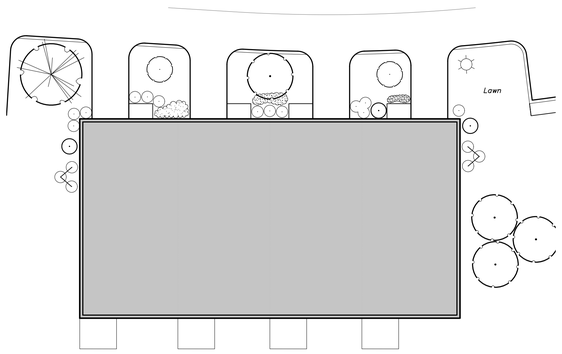
SHEET 2 / 20

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.

Z:\04232\106 Gateway 6A\SP-1.1-2.dwg 8/26/2021 2:49:37 PM, jcotter, 1:1



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



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

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

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	Liquidamber 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	6' – 10' HT.	B & B	
SS	Amelanchier canadensis / Shadblow Serviceberry	6' – 10' HT.	B & B	Multi-stem
WH	Crataegus phaenopyrum / 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	
PG	Rhododendron 'Purple Gem' / Purple Gem Rhododendron	3 GAL.	CONT.	
COT	Cotoneaster apiculata / Cranberry Cotoneaster	3 GAL.	CONT.	
IM	Ilex Meserver / Holly	4' – 5' HT.	B & B	
RTD	Cornus Sericea / Red Twig Dogwood	4' – 5' HT.	B & B	
SPR	Spirea Japonica 'Anthony Waterer' / Anthony Waterer Spirea	3' – 4' HT.	CONT.	
AND	Pieris Japonica 'Mt. Fire' / Mt. Fire Andromeda	2' – 2 1/2' HT.	CONT.	
RHO	Rhododendron catawbiense / Catawba Rhododendron	2 1/2' – 3' HT.	CONT.	
INK	Ilex glabra compacta / Dwarf Inkberry	18" – 24" HT.	CONT.	
TAX	Taxus baccata 'repandens'/ English Yew	18" – 24" HT.	CONT.	
FOR	Forsythia x intermedia / Border Forsythia	4' – 5' HT.	CONT.	
VC	Vaccinium angustifolium / Lowbush Blueberry	3 GAL.	CONT.	
VID	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.	

N/F CENTENNIAL GOLF CLUB

N/F TOWN OF CARMEL

LOT 7

LOT 6B

Existing Carmel Water District #2 Water Tank

PROPOSED 7'-8' EVERGREEN BUFFER PLANTINGS

PROPOSED SENIOR TOWNHOUSES (62 UNITS TOTAL)

PROPOSED 12' WIDE GRAVEL WATER SYSTEMS ACCESS DRIVE

PROPOSED WATER SYSTEM ACCESS GATE (TYP.)

SEE TYPICAL PARTIAL PLANTING PLAN FOR TOWNHOUSE UNITS

PROPOSED REFUSE ENCLOSURE (TYP.)

PROPOSED CROQUET AREA

PROPOSED WALKING TRAIL (TYP.)

PROPOSED GAZEBO

2 CAR GRAVEL PARKING

TOWNHOUSE LOOP

BUILDING G-1 PROPOSED SENIOR MULTI-FAMILY BUILDING (16 UNITS)

BUILDING G-2 PROPOSED SENIOR MULTI-FAMILY BUILDING (16 UNITS)

BUILDING G-3 PROPOSED SENIOR MULTI-FAMILY BUILDING (16 UNITS)

BUILDING G-4 PROPOSED SENIOR MULTI-FAMILY BUILDING (16 UNITS)

BUILDING G-5

BUILDING G-6

BUILDING G-7

BUILDING G-8

BUILDING G-9

BUILDING G-10

BUILDING G-11

BUILDING G-12

BUILDING G-13

BUILDING G-14

BUILDING G-15

BUILDING G-16

BUILDING G-17

BUILDING G-18

PROPOSED BOCCE COURTS (2)

PROPOSED TENNIS COURTS

PROPOSED CONCRETE SIDEWALK (TYP.)

PROPOSED CLUBHOUSE 1600 S.F.

SEE TYPICAL PARTIAL PLANTING PLAN FOR MULTI-FAMILY BUILDING

PROPOSED RETAINING WALL (TYP.)

PROPOSED CONCRETE CURB (TYP.)

CONDO LANE

COTTAGE DRIVE

GATEWAY DRIVE

PROPOSED PROJECT SIGN

Existing Bus Shelter

MATCHLINE WITH SP-4.1

MATCHLINE WITH SP-1.1

STORMWATER MANAGEMENT BASIN 2.1P

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

NO.	DATE	REVISION	BY
10	8-2-21	REVISED PER ECB COMMENTS	JLT
9	11-13-12	REVISED FOR PCDOH 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 & PCDOH 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

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(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:
LAYOUT & LANDSCAPE PLAN

STATE OF NEW YORK — ERNEST J. CONKLIN — 81931 — LICENSED PROFESSIONAL ENGINEER

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

Z:\EC04232\06.Gateway Jan\02.SP-1.1-1.2.dwg 7/29/2021 10:13:47 AM, Author: JJ

General Notes:

1. Boundary, existing conditions and topographic information for subject property based on surveys by Terri Bernadorf Collins.
2. The wetland boundaries shown hereon were delineated by Tim Miller Associates and survey located by Terri Bernadorf 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
- 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 HDPE Drainage Pipe (See profiles for pipe sizes)
- Proposed Rip Rap Apron
- Proposed Sewer Manhole
- Proposed 8" ø PVC SDR 35 Sewer Main
- Proposed Hydrant with Gate Valve
- W (LP) — Proposed Low Pressure Water Main (Sized as noted)
- W (HP) — Proposed High Pressure Water Main (Sized as noted)
- Proposed Swale
- 4" WS — Proposed 4"ø PVC DR 14 Water Service with Gate Valve
- 6" SS — Proposed 6"ø PVC SDR 35 Sewer Service
- 1" WS — Proposed 1"ø Type K Copper Water Service Line with Curb Stop and Curb Box
- 4" SS — Proposed 4"ø PVC SDR 35 Sewer Service Line

MATCHLINE WITH SP-1.2

MATCHLINE WITH SP-1.3

MATCHLINE WITH ENLARGED PLAN

MATCHLINE WITH INSET

N/F PUTNAM COUNTY

BUILDING G-20

BUILDING G-19

BUILDING G-18

BUILDING G-21

BUILDING G-22

BUILDING G-23

BUILDING G-24

COTTAGE DRIVE

CB 605 (A)

CB 606

SDI 607

SMH 18G S 0+00

SDI 604B

CB 604A

CB 604

SMH 18F S 2+25

DI 603

DI 602

SDI 601D

CB 601C

CB 601B

CB 601A

SMH 18E S 4+50 (18")
S 1+79 (18")

DROP SMH 18D S 5+78

DMH 6D1

CS 600

SMH 18C S 6+13

DROP SMH 18B S 8+28

SMH 18H S 0+00

W 15+56(A)

CB 612A

CB 611

SMH 23 S 10+38

STORMWATER MANAGEMENT BASIN 2.1P

REMOVE PLUG IN DRAINAGE PIPE INSTALLED DURING THE SUBDIVISION ROAD CONTRUCTION AFTER BASIN 2.2P AND SWALE TO 2.2P HAVE BEEN STABILIZED AND PLUG PIPE TO SUBDIVISION ROAD

CONNECT TO SEWER MANHOLE 18A CONSTRUCTED IN CONJUCTION WITH WITH THE 'G and F SUBDIVISION ROAD. REFER TO SITE PLANS PREPARED FOR THE G and F SUBDIVISON (SEE GENERAL NOTE 3)

PROPOSED 0.5 C.U. FT. (60LB. CONCRETE MIX) CONCRETE ANCHOR (TYP.) (1 REQUIRED TOTAL ON SLOPE).

PROPOSED STORMWATER MANAGEMENT BASIN 2.2

STORMWATER MANAGEMENT BASIN 2.2P

36" TOP elev. to 1020

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NO.	DATE	REVISION	BY
13	8-2-21	REVISED PER ECB COMMENTS	JLT
12	11-13-12	REVISED FOR PCDOH REAPPROVAL	ZMP
11	7-30-10	GENERAL REVISIONS	DLM
10	11-16-07	REVISED PER PCDOH COMMENTS	PLK
9	10-8-07	REVISED PER PCDOH & NYCDEP COMMENTS	EMS
8	9-17-07	REVISED PER NYSDOH COMMENTS	JBB
7	8-16-07	REVISED PER NYCDEP COMMENTS	RCS
6	7-23-07	REVISED PER NYCDEP COMMENTS	ZMP
5	6-20-07	REVISION FOR NYSDOH SUBMISSION	EMS
4	5-2-07	REVISION PER TOWN PLANNER & PCDOH COMMENTS	PLK
3	4-3-07	REVISED PER NYCDEP COMMENTS	ZMP
2	3-2-07	REVISIONS PER TOWN CONSULTANT'S COMMENTS	RCS
1	1-26-07	NYCDEP SUBMISSION	ZMP

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(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:
GRADING & UTILITIES PLAN

STATE OF NEW YORK — ERNEST J. CORLEW — 81931 — LICENSED PROFESSIONAL ENGINEER

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

DRAWING NO. SP-2.1

SHEET 4 / 20

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.

Z:\E04232\06-Entway 2\H03\SP-2.1-2.3.dwg 7/29/2021 10:20:48 AM, author: LS

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 HDPE Drainage Pipe (See profiles for pipe sizes)
- Proposed Rip Rap Apron
- Proposed Sewer Manhole
- Proposed 8" ø PVC SDR 35 Sewer Main
- Proposed Hydrant with Gate Valve
- Proposed Low Pressure Water Main (Sized as noted)
- Proposed High Pressure Water Main (Sized as noted)
- Proposed Swale
- Proposed 4"ø PVC DR 14 Water Service with Gate Valve
- Proposed 6"ø PVC SDR 35 Sewer Service
- Proposed 1"ø Type K Copper Water Service Line with Curb Stop and Curb Box
- Proposed 4"ø PVC SDR 35 Sewer Service Line

Existing Carmel Water District #2 Water Tank

PROPOSED AIR RELEASE VALVE

PROPOSED 12' WIDE GRAVEL WATER SYSTEMS ACCESS DRIVE

PROPOSED WATER SYSTEM ACCESS GATE (TYP.)

SEE SELLY RIDGE WATER IMPROVEMENTS PLANS FOR CONTINUATION OF WATER MAINS AND DETAILS ON BOOSTER PUMP STATION AND STORAGE TANK.

THESE CONTOUR LINES REPRESENT THE GRADING AFTER THE CONSTRUCTION OF THE G & F SUBDIVISION ROAD AND BEFORE THE CONSTRUCTION OF LOT 6A

FOR CONTINUATION OF WATER MAIN SEE THE FAIRWAYS LOT 7

CONNECT TO WATER MAIN CONSTRUCTED IN CONJUCTION WITH WITH THE G and F SUBDIVISION ROAD. REFER TO SITE PLANS PREPARED FOR THE G and F SUBDIVISON (SEE GENERAL NOTE 3 ON SP-2.1)

CONNECT TO SEWER MANHOLE CONSTRUCTED IN CONJUCTION WITH WITH THE G and F SUBDIVISON ROAD. REFER TO SITE PLANS PREPARED FOR THE G and F SUBDIVISON (SEE GENERAL NOTE 3 ON SP-2.1)

PROPOSED 20' WIDE SECTION OF CONCRETE CURB AND APRON (SEE DETAIL) CENTERED ON EMERGENCY SPILLWAY

STORMWATER MANAGEMENT BASIN 2.1P

MATCHLINE WITH SP-11

MATCHLINE WITH SP-23

TOWN OF KENT

CENTRAL AVENUE

TOWNHOUSE LOOP

CONDO LANE

GATEWAY DRIVE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

NO.	DATE	REVISION	BY
16	8-2-21	REVISED PER ECB COMMENTS	JLT
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 PCDOH & NYCDEP COMMENTS	EMS
8	9-17-07	REVISED PER NYSDOH COMMENTS	JBB
7	8-16-07	REVISED PER NYCDEP COMMENTS	RCS
6	7-23-07	REVISED PER NYCDEP COMMENTS	ZMP
5	6-20-07	REVISION FOR NYSDOH SUBMISSION	EMS
4	5-2-07	REVISION PER TOWN PLANNER & PCDOH COMMENTS	PLK
3	4-3-07	REVISED PER NYCDEP COMMENTS	ZMP
2	3-2-07	REVISIONS PER TOWN CONSULTANT'S COMMENTS	RCS
1	1-26-07	NYCDEP SUBMISSION	ZMP

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(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:

GRADING & UTILITIES PLAN

STATE OF NEW YORK — TIMOTHY J. CONTESSA — 91831 — LICENSED PROFESSIONAL ENGINEER

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

Z:\DATA\2023\04-Gateway Jan\03 SP-2.1-2.3.dwg, 7/29/2021 10:25:59 AM, author: LT

Note:

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

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 HDPE Drainage Pipe (See profiles for pipe sizes)
- Proposed Rip Rap Apron
- Proposed Sewer Manhole
- Proposed 8" ø PVC SDR 35 Sewer Main
- Proposed Hydrant with Gate Valve
- Proposed Low Pressure Water Main (Sized as noted)
- Proposed High Pressure Water Main (Sized as noted)
- Proposed Swale
- Proposed 4"ø PVC DR 14 Water Service with Gate Valve
- Proposed 6"ø PVC SDR 35 Sewer Service
- Proposed 1"ø Type K Copper Water Service Line with Curb Stop and Curb Box
- Proposed 4"ø PVC SDR 35 Sewer Service Line

EC LEGEND

- Proposed Limit of Disturbance Line
- Proposed Silt Fence
- Proposed Stabilized Construction Entrance
- 3B — Proposed Construction Phase
- Proposed Construction Phase Line
- Proposed Temporary Swale

MATCHLINE WITH SP-12, SP-22, SP-32

MATCHLINE WITH SP-12, SP-22, SP-32

SEE GATEWAY LOT 7 FOR CONTINUATION OF WALKING TRAIL

PROPOSED WOOD PLANK DRAINAGE DITCH CROSSING (TYP.)

PROPOSED TRAIL MARKER (INCLUDING TOWN OF CARMEL WETLAND SIGN)

PROPOSED TRAIL MARKER (INCLUDING TOWN OF CARMEL WETLAND SIGN)

PROPOSED TRAIL MARKER (INCLUDING TOWN OF CARMEL WETLAND SIGN)

PORTION OF EXISTING TRAIL TO BE ABANDONED

PROPOSED IMPROVED WOODLAND WALKING TRAIL

MEET EXISTING TRAIL

PORTION OF EXISTING TRAIL TO REMAIN

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

N.Y.S.D.E.C. WETLAND LC-21

6' WIDE GRAVEL TRAIL TYP.

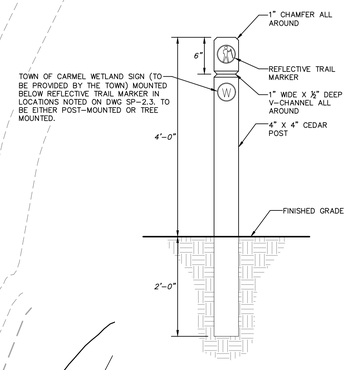
3B

4

PROPOSED TEMPORARY SWALE #4 (SEE DETAIL ON DWG D-2) TO BE CLEANED AND REGRADED AS NECESSARY TO PROVIDE POSITIVE DRAINAGE OF TRIBUTARY AREA TO BASIN #4. ADDITIONAL SWALE 5 WILL BE CONSTRUCTED IN PHASE 2 IF NOT IN CONDITION

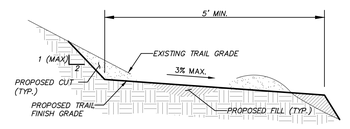
DRIVE

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



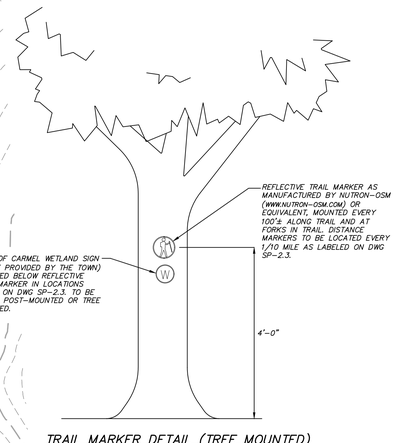
TOWN OF CARMEL WETLAND SIGN (TO BE PROVIDED BY THE TOWN) MOUNTED BELOW REFLECTIVE TRAIL MARKER IN LOCATIONS NOTED ON DWG SP-2.3. TO BE EITHER POST-MOUNTED OR TREE MOUNTED.

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

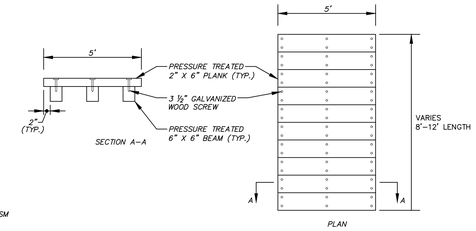


NOTE: EXISTING TRAIL CROSS SLOPE TO BE REGRADED AS NECESSARY TO PROVIDE 3% MAX. CROSS SLOPE. EXISTING STONES TO BE REMOVED & UNEVEN AREAS TO BE REGRADED.

TRAIL IMPROVEMENT DETAIL
(N.T.S.)



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



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

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NO.	DATE	REVISION	BY
4	8-27-21	REVISED PER ECB COMMENTS	JFR
3	8-2-21	REVISED PER ECB COMMENTS	JLT
2	11-13-12	REVISED FOR PCDOH REAPPROVAL	ZMP
1	12-23-10	ADD TRAIL MARKERS AND TRAIL DETAILS	DLM

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(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:
GRADING, SEDIMENT & EROSION CONTROL PLAN

STATE OF NEW YORK — MARY V. CONKLIN — 61931 — LICENSED PROFESSIONAL ENGINEER

PROJECT NO.	04232.106	PROJECT MANAGER	S.W.B.	DRAWING NO.	SHEET
DATE	7-30-10	DRAWN BY	J.L.K.	SP-2.3	6 / 20
SCALE	AS SHOWN	CHECKED BY	D.L.M.		

Z:\04232\06 Survey (sp)\03 SP-2.2-2.3.dwg, 8/27/2021 12:07:53 PM, Archer 111

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
- SF — Proposed Silt Fence
- DSF — Proposed Double Silt Fence
- Proposed Cutoff Swale with Stone Check Dam
- Proposed Stabilized Construction Entrance
- SSP / SF — Soil Stock Pile
- 1A — Proposed Construction Phase
- Proposed Construction Phase Line
- Proposed Temporary Swale

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

MATCHLINE WITH SP-1.2

MATCHLINE WITH ENLARGED PLAN

MATCHLINE WITH INSET

STORMWATER MANAGEMENT BASIN 2.1P

TEMPORARY SEDIMENT BASIN

BUILDING G-20

BUILDING G-19

BUILDING G-21

BUILDING G-22

BUILDING G-23

BUILDING G-24

COTTAGE LANE

PUTNAM COUNTY

NEW YORK COUNTY

General Notes:

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

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

1. Existing stone wall outside of the project limit of disturbance and within the stream and wetland buffers are intended to remain.
2. Landscape scale machinery will be used to install the walking trail and for tree removal operations within the wetland buffer associated with the gravel portion of the trail, the gazebo and the fishing dock.
   a. Machinery is to be parked outside the wetland buffer when not in use and overnight on top of plywood or tarps.
   b. a spill kit shall be maintained on site at times when equipment is in use within the wetland/stream buffer.
3. Material stockpiles and staging for walking trail and boat dock improvements will be outside the wetland buffer.

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 stripped and stockpiled in appropiate locations for future use on the site. All stockpiled soil areas are to be appropiately 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 2.2P as a temporary sediment basin (TSB). Install outlet structures, drainage piping, and the temporary outlets. Construct the rip rap 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 drives (Cottage Drive) from station 0+00 to station 6+50 and (Townhouse Loop) from station 0+00 to 14+50 to subgrade. Install temporary swale as shown on the plan to direct runoff downhill of TSB 2.1P to stabilized rip rap swale and TSB 2.2P installed in Phase 1B. Direct the remainder of the stormwater runoff from construction areas to TSB 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 the plan.

1C Install erosion control measures shown on plan and in accordance with details. (Area will 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.

2 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 (Cottage Drive) from station 6+50 to the cul-de-sac near station 12+83 to subgrade. Stockpile excess cut material in location as shown on the plan for use in future phases of the subdivision. Direct stormwater runoff from construction areas to either TSB. 2.1P or temporary swale installed in Phase 1B. 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.

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 associated with the phase. Direct stormwater runoff from construction areas to TSB. 2.1P. Install 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 the 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 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 the 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 1+50 to station 6+50 and from station 14+00 to 16+92 to subgrade. Direct stormwater runoff from construction areas to TSB 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 the 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 6+50 to station 14+00. Direct stormwater runoff from construction areas to TSB 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 the 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 the 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 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 one 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: Salt 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 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 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 "Native Steep Slope Mix w/ Annual Ryegrass" (ERNMX-181), or approved equal, at a rate of 1.5 lbs./1000 sf as manufactured by Ernst Conservation Seeds in lieu of #5c above.
10. Erosion control blankets and/or seeding 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.
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 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 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.
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 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 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:
   –Evidence of clogging of outlet structures.
   –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 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
11	8–27–21	REVISED PER ECB COMMENTS	JFR
10	8–2–21	REVISED PER ECB COMMENTS	JLT
9	11–13–12	REVISED FOR PCDOH REAPPROVAL	ZMP
8	7–30–10	GENERAL REVISIONS	DLM
7	1–28–09	GENERAL REVISIONS	BJH
6	8–16–07	REVISION PER NYCDEP COMMENTS	RCS
5	7–23–07	REVISION PER NYCDEP COMMENTS	ZMP
4	5–2–07	REVISION PER TOWN PLANNER & PCDOH COMMENTS	PLK
3	4–3–07	REVISION PER NYCDEP COMMENTS	ZMP
2	3–2–07	REVISION PER TOWN CONSULTANT'S COMMENTS	EMW
1	1–26–07	NYCDEP SUBMISSION	ZMP

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225–9690
(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

STATE OF NEW YORK — MARY V. CONFESSORE — 019931 — LICENSED PROFESSIONAL ENGINEER

PROJECT NO.	04232.106	PROJECT MANAGER	S.W.B.	DRAWING NO.	SHEET
DATE	12–15–06	DRAWN BY	R.C.S.	SP–3.1	7 / 20
SCALE	AS SHOWN	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.

Z:\04232\SDS\Gateway SHOP-3-3.2.dwg, 8/27/2021 3:45:23 PM, jmabe, 1:1

General Notes:

1. Boundary, existing conditions and topographic information for subject property based on surveys by Terri Bernadorf Collins.
2. The wetland boundaries shown hereon were delineated by Tim Miller Associates and survey located by Terri Bernadorf 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
- Proposed Limit of Disturbance Line
- SF — Proposed Silt Fence
- DSF — Proposed Double Silt Fence
- Proposed Cutoff Swale with Stone Check Dam
- Proposed Stabilized Construction Entrance
- SSP / SF — Soil Stock Pile
- 1A — Proposed Construction Phase
- Proposed Construction Phase Line
- Proposed Temporary Swale

THESE CONTOUR LINES REPRESENT THE GRADING AFTER THE CONSTRUCTION OF THE G & F SUBDIVISION ROAD AND BEFORE THE CONSTRUCTION OF LOT 6A

Existing Carmel Water District #2 Water Tank

PROPOSED AIR RELEASE VALVE

PROPOSED 12" WIDE GRAVEL WATER SYSTEMS ACCESS DRIVE

BUILDING G-10
BUILDING G-9
BUILDING G-8
BUILDING G-7
BUILDING G-12
BUILDING G-11
BUILDING G-13
BUILDING G-6
BUILDING G-5
BUILDING G-18
BUILDING G-17
BUILDING G-4
BUILDING G-15
BUILDING G-16
BUILDING G-20

PROPOSED CLUBHOUSE 1600 SF

BUILDING G-4 PROPOSED SENIOR MULTI-FAMILY BUILDING (16 UNITS)

BUILDING G-3 PROPOSED SENIOR MULTI-FAMILY BUILDING (16 UNITS)

BUILDING G-2 PROPOSED SENIOR MULTI-FAMILY BUILDING (16 UNITS)

BUILDING G-1 PROPOSED SENIOR MULTI-FAMILY BUILDING (16 UNITS)

TOWNHOUSE LOOP

COTTAGE DRIVE

DRIVE

STORMWATER MANAGEMENT BASIN 2.1(P)

MATCHLINE WITH SP-3.1

MATCHLINE WITH SP-3.1

MATCHLINE WITH SP-3.3

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

NO.	DATE	REVISION	BY
11	8-2-21	REVISED PER ECB COMMENTS	JLT
10	11-13-12	REVISED FOR PCDOH REAPPROVAL	ZMP
9	7-30-10	GENERAL REVISIONS	DLM
8	1-28-09	GENERAL REVISIONS	BJH
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 & PCDOH COMMENTS	EMS
3	4-3-07	REVISED PER NYCDEP COMMENTS	ZMP
2	3-2-07	REVISION PER TOWN CONSULTANT'S COMMENTS	EMW
1	1-26-07	NYCDEP SUBMISSION	ZMP

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(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

STATE OF NEW YORK — ERNEST J. GONYEAU — 91931 — LICENSED PROFESSIONAL ENGINEER

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

DRAWING NO. SP-3.2 — SHEET 8 / 20

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.

Z:\DATA\2325\Gateway SH\SP-3.1-3.3.dwg, 7/29/2021 11:16:22 AM, archer 1:1

NOTE: The NYSDEC Freshwater Wetland Boundary (as shown on this drawing) and validation block (shown below) is as shown on drawing WV-1, "NYSDEC Wetland Validation Map", prepared by Insite Engineering, Surveying, & Landscape Architecture, P.C., dated December 09, 2019.

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland LC-26 & LC-27 as delineated by Tim Miller Assoc & Doug Gaugler on April 2005.

DEC Staff: _____ 12/6/19 Surveyor/Engineer: _____

Date Valid: 12/6/19 Expiration Date: 12/6/24 SEAL

Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for five (5) years unless existing exempt activities, area hydrology, or land use practices change (e.g., agricultural to residential). After five (5) years the boundary must be revalidated by DEC staff. Revalidation may include a new delineation and survey of the wetland boundary.

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

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)	4,432,738 SF± (101.75 AC)
Min. Road Frontage	125'	262' ±
Max. Density (Units/Acre)	8	1.47
Max. Dwelling Units	150	150
Max. Building Coverage	35%	5% ±
Min. Property Line Setback	40'	>40'
Max. Building Height	40' / 2 Stories	<40' / 2 Stories
Min. Recreation Space (SF/Unit)	300 S.F.	>300 S.F.

Parking Requirements:

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	36
Townhouse units **	24	24
Cottage Units ***	60	30
Clubhouse/Trail	0	52
Subtotal	276	142
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

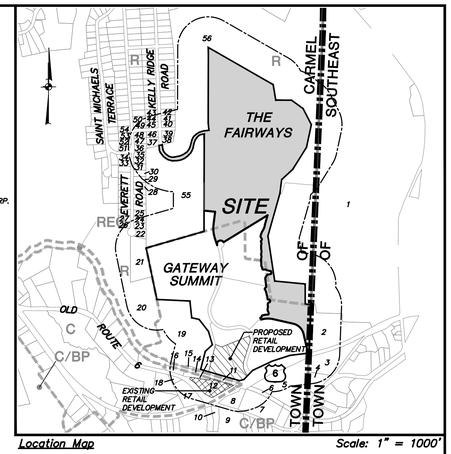
Certificate of Occupancy Sections

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:

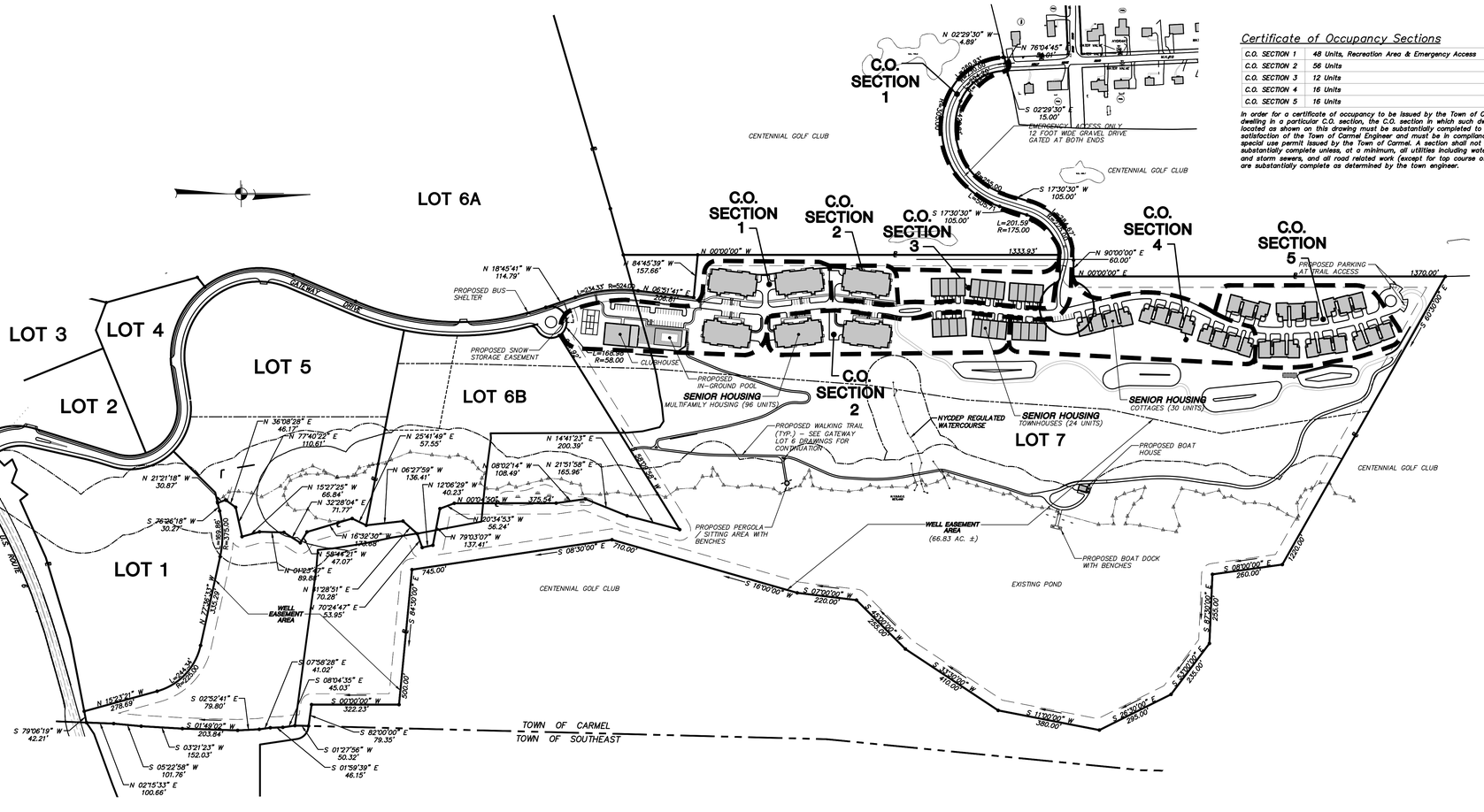
TOWN OF SOUTHEAST
1. N/F CENTENNIAL GOLF CLUB OF NEW YORK
2. N/F CENTENNIAL GOLF CLUB OF NEW YORK
3. N/F TRINITY EVAN LUTHERAN CHURCH
4. N/F TOMPKINS TOWN OF CARMEL
5. N/F BLANKS & RYDER
6. N/F NAPOLITANO
7. N/F DAGNONE
8. N/F LOIS
9. N/F COUNTY OF PUTNAM
10. N/F TOMPKINS
11. N/F COUNTY OF PUTNAM
12. N/F DURKIN WATER REALTY LLC
13. N/F DURKIN
14. N/F DURKIN
15. N/F HUDSON VALLEY REALTY CORP.
16. N/F DURKIN
17. N/F BREWSTER-MEADOWLAND PL CAPITAL
18. N/F TOWNSEND
19. N/F COUNTY OF PUTNAM
20. N/F COUNTY OF PUTNAM
21. N/F TOWN OF CARMEL
22. N/F O'DOWD
23. N/F COVIELLO
24. N/F ROBERTS
25. N/F TOBACCO
26. N/F TORRE
27. N/F MACCHIAROLO
28. N/F GRIECO, GRIECO, GREAGHTY, & GRONKE
29. N/F KRISTELLER & TANGRED
30. N/F CONSTANCE
31. N/F SINISI
32. N/F PERRY
33. N/F DARRAGH
34. N/F BUONINCONTRI
35. N/F ROSSANO
36. N/F WEISS & GRABALA
37. N/F COLELLA & COLLINS
38. N/F KANE
39. N/F BUTLER
40. N/F HAVEL
41. N/F LAZZARI
42. N/F BEREZNAK
43. N/F CAMILLERI
44. N/F MCLEAN
45. N/F MARINE MIDLAND BANK INVST. MGNT.
46. N/F DIMARTINO
47. N/F BROOKS
48. N/F GRABALA
49. N/F RAMIREZ
50. N/F DEVINE
51. N/F HOFFMAN
52. N/F MORATTO
53. N/F SEXTON
54. N/F RINALDI & DYER
55. N/F CENTENNIAL GOLF CLUB OF NEW YORK
56. N/F CENTENNIAL GOLF CLUB OF NEW YORK



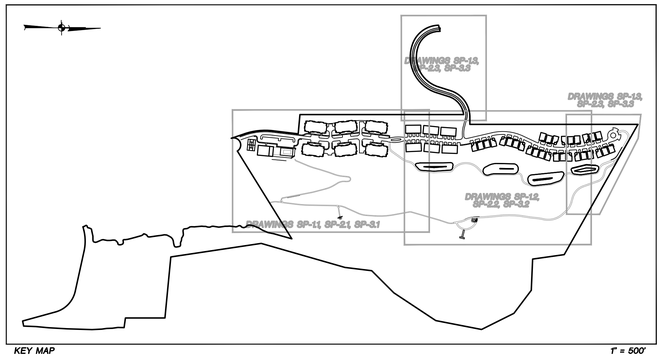
Location Map Scale: 1" = 1000'

General Notes:

1. *Boundary, existing conditions and topographic information for subject property based on surveys by Terri Bergendorff Collins L.S.*
2. *The wetland boundaries shown hereon were delineated by Tim Miller Associates and survey located by Terri Bergendorff Collins L.S.*
3. *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:*
   a) *The subject property is situated in a C/BP and R Zone, and is contiguous to a residential zone.*
   b) *The site exceeds the minimum frontage of one hundred twenty-five (125) feet on a town road.*
   c) *The site exceeds the minimum site area of five acres.*
   d) *The site is served by municipal water (CWD#2) and municipal sewer (CSD#2).*
   e) *The project density is 1.5 units/acre and is less than the permitted eight (8) dwelling units per acre.*
   f) *The project density is 150 units and is equal to the permitted one hundred fifty (150) dwelling units and coverage of the lot by buildings is less than thirty-five percent.*
   g) *All buildings are set back a minimum of forty (40) feet from the front property line.*
   h) *No buildings exceed forty (40) feet in height or two (2) stories above ground. Note the lower level of the proposed buildings do not meet the definition of a story.*
   i) *All multi-level buildings shall contain an elevator.*
   j) *All buildings shall contain a fire suppression system.*
   k) *The project exceeds the minimum of three hundred (300) square feet of recreation space per unit which includes a community room.*
   l) *A minimum of one and one half (1.5) on site parking spaces are provided for each dwelling unit, including appropriate handicap parking.*
   m) *All units shall be occupied exclusively by persons of fifty-five (55) years of age or older and the spouse of any such person.*
   n) *The apartment sizes shall be a minimum of four hundred 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 (150) units with a maximum total of three hundred (300) bedrooms.*
   o) *The site is on a road that has a public bus route. There is an existing bus route on U.S. Route 6 and a proposed bus stop on Summit Drive.*
   p) *The site is within 2,500 feet of retail and service establishments*
   q) *Washing machines and clothing dryers shall be located in a common laundry room in each building or in each unit.*
   r) *All requirements of the New York State Fire and Building Code and all applicable state, county and town regulations shall be met.*
4. *The subject property is Lot 7 as shown on a map entitled "Final Subdivision Plat prepared for the G and F Subdivision."*
5. *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.*
6. *The proposed buildings shall be protected by an automatic fire sprinkler system.*
7. *The subject project is prohibited from using the municipal water system (CWD #2) for irrigation purposes.*
8. *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.*
9. *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.*
10. *A separate application shall be submitted to the Putnam County Department of Health for review and approval of the proposed swimming pool.*



GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200ft.



KEY MAP 1" = 500'

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-2.3	Grading & Utilities Plan	7
SP-3.1	Sediment & Erosion Control Plan	8
SP-3.2	Sediment & Erosion Control Plan	9
SP-3.3	Sediment & Erosion Control Plan	10
OUP-1	Overall Utility Plan	11
PR-1	Road Profile	12
PR-2	Drainage Profile	13
PR-3	Drainage Profile	14
PR-4	Sewer Profile	15
PR-5	Water Profile	16
PR-6	Sewer Forcemain Profiles	17
D-1	Site Details	18
D-2	Site Details	19
D-3	Site Details	20
D-4	Site Details	21
D-5	Site Details	22
D-6	Site Details	23
D-7	Sewer Pump Station Details	24

NO.	DATE	REVISION	BY
16	8-2-21	REVISED PER ECB COMMENTS	JLT
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	BJH
8	11-12-08	GENERAL REVISIONS	JLK
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	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 NYCDEP COMMENTS	ZMP

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(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:
OVERALL DEVELOPMENT PLAN

STATE OF NEW YORK – TERRY J. CONLON – 51931 – LICENSED PROFESSIONAL ENGINEER

PROJECT NO.	05140.100	PROJECT MANAGER	S.W.B.	DRAWING NO.	SHEET
DATE	12-15-06	DRAWN BY	R.C.S.	OP-1	1 / 24
SCALE	AS SHOWN	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.

Z:\05140\100 Fairways SH\01 DP-1.dwg, 8/2/2021 9:57:50 AM, Hunter_11

N/F
CENTENNIAL GOLF CLUB

MATCHLINE TO DRAWING SP-13

MATCHLINE TO DRAWING SP-12

MATCHLINE TO DRAWING SP-12

LOT 6A

LOT 6B

BUILDING F-1
PROPOSED SENIOR MULTIFAMILY BUILDING (16 UNITS)

BUILDING F-2
PROPOSED SENIOR MULTIFAMILY BUILDING (16 UNITS)

BUILDING F-3
PROPOSED SENIOR MULTIFAMILY BUILDING (16 UNITS)

BUILDING F-4
PROPOSED SENIOR MULTIFAMILY BUILDING (16 UNITS)

BUILDING F-5
PROPOSED SENIOR MULTIFAMILY BUILDING (16 UNITS)

BUILDING F-6
PROPOSED SENIOR MULTIFAMILY BUILDING (16 UNITS)

BUILDING F-7

BUILDING F-10

EDGE OF PAVEMENT AT SUMMIT DRIVE

SUMMIT DRIVE

PROPOSED PROJECT SIGN

END OF PROPOSED PAVEMENT

PROPOSED SNOW STORAGE EASEMENT

PROPOSED FENCE (TYP.)

PROPOSED SPORT COURT

PROPOSED CONCRETE SIDEWALK (TYP.)

PROPOSED TRAIL MARKER

PROPOSED 2,500 S.F. CLUBHOUSE W/LOWER LEVEL STORAGE

PROPOSED COVERED TERRACE (2,500 S.F.)

TERRACE AREA

PROPOSED INGROUND POOL

PROPOSED CONCRETE SIDEWALK (TYP.)

PROPOSED CONCRETE CURB

PROPOSED TRAIL MARKER

DECK OR PATIO (TYP.)

PROPOSED FENCE (TYP.)

PROPOSED RETAINING WALL (TYP.)

PROPOSED STEPS

SEE TYP. PLANTING PLAN FOR MULTI-FAMILY BUILDING BELOW

LIMIT OF WELL EASEMENT AREA

40' PROPERTY LINE SETBACK (TYP.)

PROPOSED TRAIL MARKER

PROPOSED WALKING TRAIL (TYP.)

PROPOSED TRAIL MARKER

PROPOSED TRAIL MARKER

SEE THE FAIRWAYS LOT 6 FOR CONTINUATION OF WALKING TRAIL

PROPOSED IMPROVED WOODLAND WALKING TRAIL WITH TRAIL MARKERS.

PROPOSED TRAIL MARKER (INCLUDING TOWN OF CARMEL WETLAND SIGN)

100' TOWN/ NYSDEC WETLAND WETLAND BUFFER

PROPOSED PERGOLA/ SITTING AREA WITH BENCHES

PROPOSED IMPROVED WOODLAND WALKING TRAIL WITH TRAIL MARKERS.

PROPOSED TRAIL MARKER (INCLUDING TOWN OF CARMEL WETLAND SIGN)

PROPOSED STONE RETAINING WALL

PROPOSED TOWN OF CARMEL WETLAND SIGNS (3 TOTAL)

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

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

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

100' IMPERVIOUS RESTRICTED ZONE

BASIN ACCESS ALONG BERMS TO BE MARKED AND UTILIZED AS WALKING TRAILS

PROPOSED STORMWAT... MANAGEMENT BASIN ...

NYCDEP REGULATED WATERCOURSE

NYCDEP REGULATED WATERCOURSES

V-104 V-105 V-103 V-102 V-101 V-100 V-99 V-98 V-97 V-95 V-94 V-92 V-90 V-89 V-88 V-87 V-86 V-85 V-84 V-83 V-81 V-80 V-79 V-78 V-77 V-76 V-75 V-74 V-73 V-71 V-70 V-69 V-68 V-67 V-66 V-65 V-64 V-63 V-58 V-57

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 Refuse Enclosure

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

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.

NO.	DATE	REVISION	BY
13	8-27-21	REVISED PER ECB COMMENTS	JFR
12	8-2-21	REVISED PER ECB COMMENTS	JLT
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	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 PCDOH SUBMISSION	EMS
2	3-2-07	REVISIONS PER TOWN CONSULTANT'S COMMENTS	RCS
1	2-6-07	REVISION PER NYCDEP COMMENTS	ZMP

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(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:
LAYOUT & LANDSCAPE PLAN

STATE OF NEW YORK — ROBERT J. CONGARD — 21931 — LICENSED PROFESSIONAL ENGINEER

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

DRAWING NO. SP-1.1
SHEET 2 / 24

Z:\LDD\05400\DOT Formats SH\05140 SP-1.1-13.dwg, 8/27/2021 8:38:39 AM, jmann, 1:1

MATCHLINE TO DRAWING 13

MATCHLINE TO DRAWING SP-11

MATCHLINE TO DRAWING SP-13

N/F
CENTENNIAL GOLF CLUB

BUILDING F-7

BUILDING F-8

BUILDING F-9

BUILDING F-10

BUILDING F-11

BUILDING F-12

BUILDING F-13

BUILDING F-14

BUILDING F-15

BUILDING F-16

BUILDING F-17

BUILDING F-18

BUILDING F-19

BUILDING F-20

PROPOSED SENIOR TOWNHOUSES (24 UNITS TOTAL)

PROPOSED GRAVEL EMERGENCY ACCESS DRIVE

PROPOSED PAVED EMERGENCY ACCESS DRIVE

PROPOSED EMERGENCY ACCESS GATE

PROPOSED SENIOR COTTAGES (30 UNITS TOTAL)

40' PROPERTY LINE SETBACK (TYP.)

PROPOSED REFUSE ENCLOSURE

SEE TYP. PLANTING PLAN FOR TOWNHOUSE UNITS BELOW

SEE TYP. PLANTING PLAN FOR COTTAGE UNITS BELOW

PROPOSED STORMWATER MANAGEMENT BASIN 4.2P

PROPOSED STORMWATER MANAGEMENT BASIN 4.1P

PROPOSED STORMWATER MANAGEMENT BASIN 4.4P

PROPOSED RETAINING WALL

PROPOSED STORMWATER

PROPOSED TRAIL MARKER

BASIN ACCESS ALONG BERMS TO BE MARKED AND UTILIZED AS WALKING TRAILS

PROPOSED BASIN ACCESS DRIVE

LIMIT OF WELL EASEMENT AREA

PROPOSED WALKING TRAIL

100' FEDERAL WETLAND BUFFER

PROPOSED WALKING TRAIL (GRAVEL TRAIL IMPROVEMENT) WITH TRAIL MARKERS

PROPOSED STONE RETAINING WALL

6' WIDE WALKING TRAIL TYP.

PROPOSED TRAIL MARKER (INCLUDING TOWN OF CARMEL WETLAND SIGN)

PROPOSED 20' X 30' BOAT HOUSE

PROPOSED STONE STEPS

PROPOSED TOWN OF CARMEL WETLAND SIGNS (4 TOTAL)

PROPOSED BOAT DOCK WITH BENCHES

PROPOSED SELECTIVE REMOVAL OF DEAD TREES WITHIN LAKE AND LAKE EDGE ADJACENT TO PROPOSED BOAT DOCK

LAKE

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

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 Refuse Enclosure

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

NO.	DATE	REVISION	BY
12	8-27-21	REVISED PER ECB COMMENTS	JFR
11	8-2-21	REVISED PER ECB COMMENTS	JLT
10	11-13-12	REVISED FOR PCDOH 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 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	PLK
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

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(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:
LAYOUT & LANDSCAPE PLAN

STATE OF NEW YORK — ROBERT J. CONTELMO — 21931 — LICENSED PROFESSIONAL ENGINEER

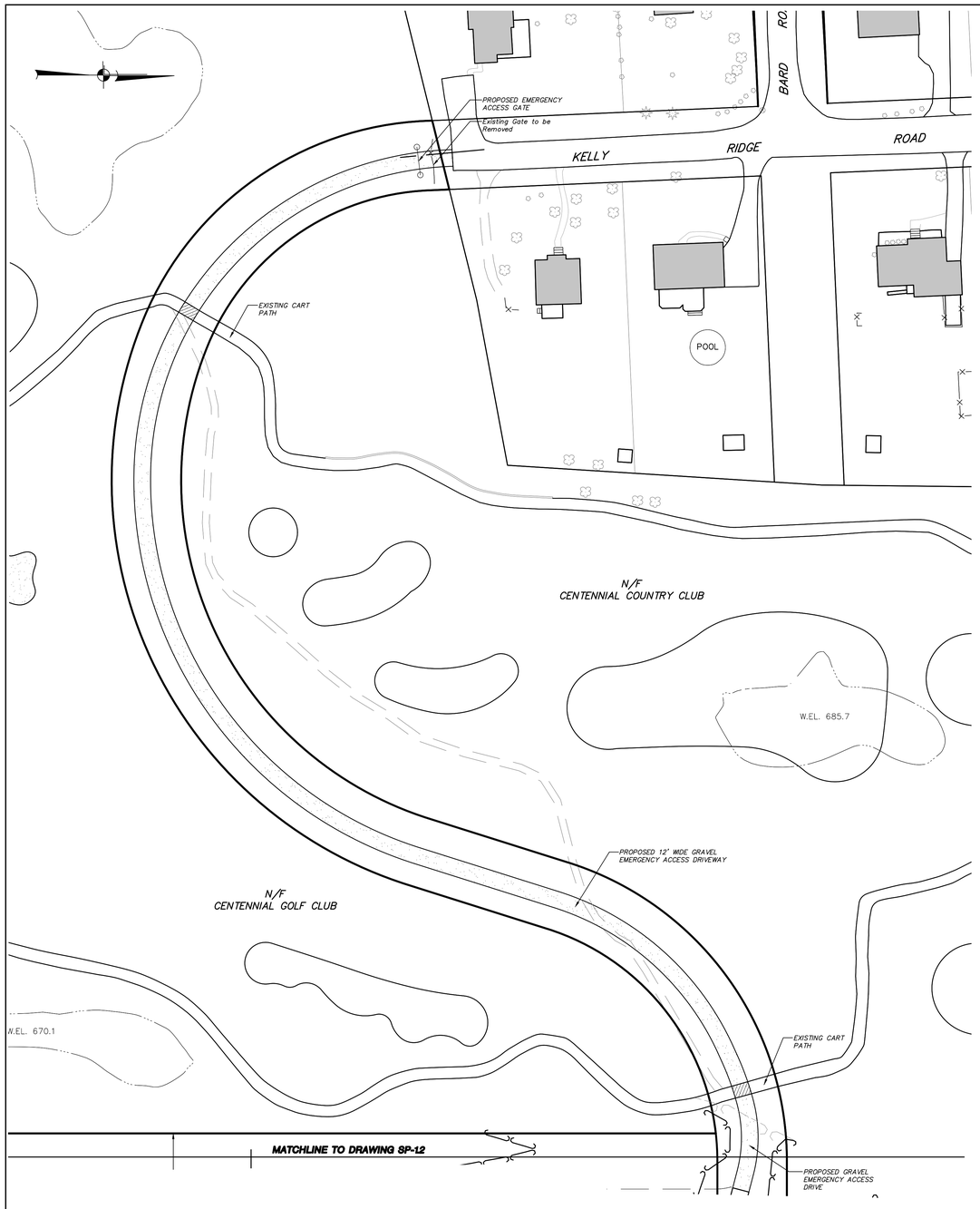
PROJECT NO.	05140.100	PROJECT MANAGER	S.W.B.
DATE	12-15-06	DRAWN BY	R.C.S.
SCALE	1" = 40'	CHECKED BY	D.L.M.

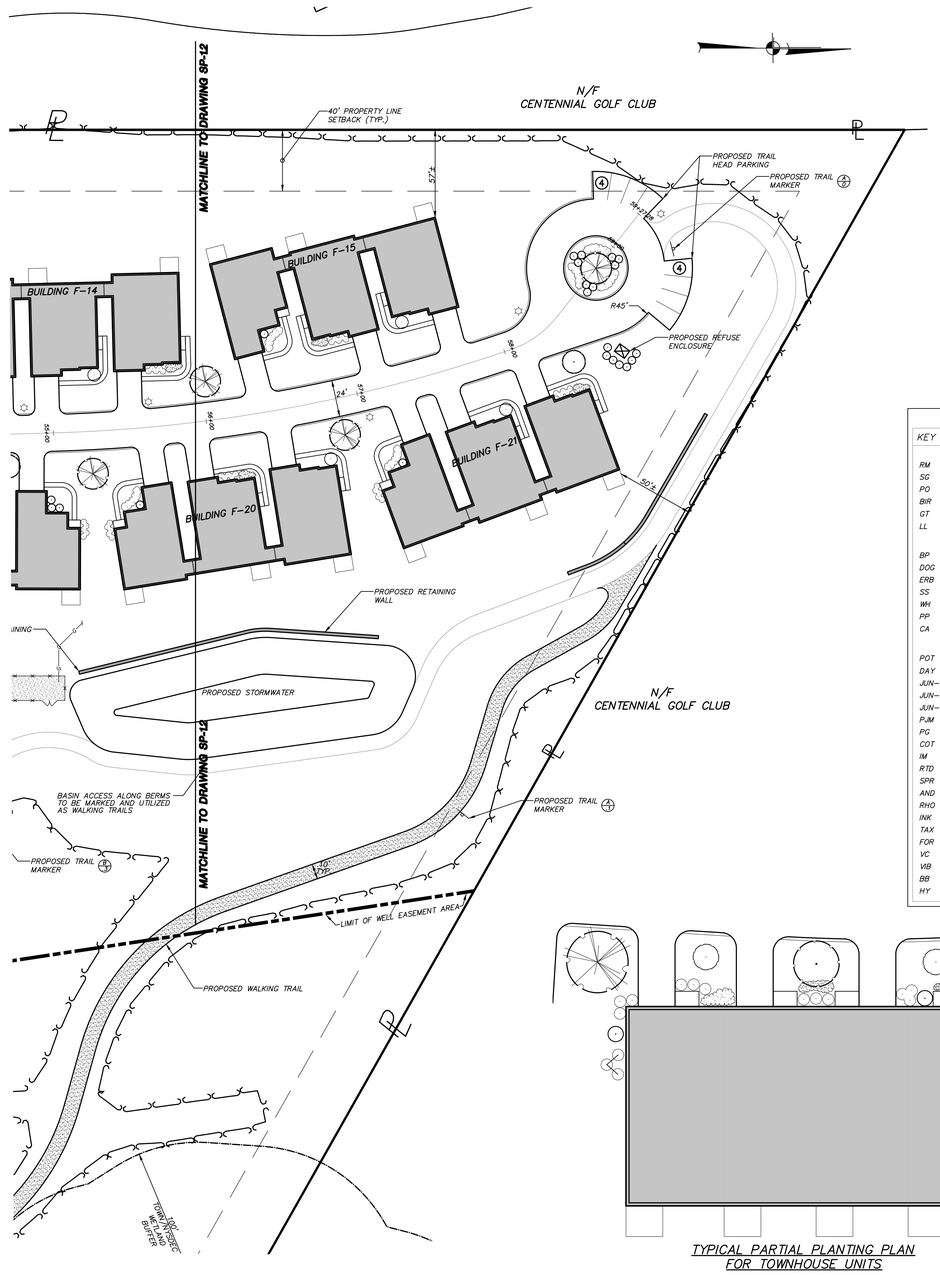
DRAWING NO. SP-1.2

SHEET 3 / 24

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.

Z:\LOCADS\05140 Fairways GH\SITE\SP-1.1-1.3.dwg, 8/27/2021 3:39:58 AM, jmann, 1:1



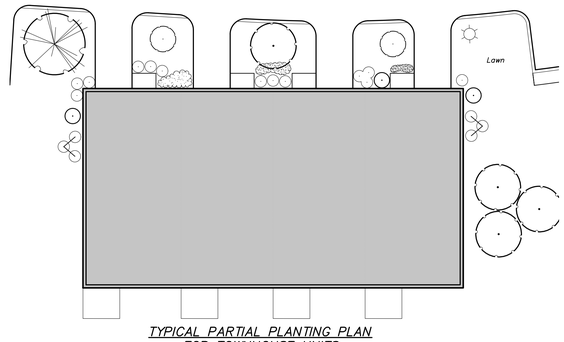


Planting & Seeding Notes:

1. All plant materials to be nursery grown.
2. Plants shall conform with the American Association of Nurserymen Standards in all ways including dimensions.
3. Plants shall be planted in all locations designated on the plan or as staked in the field.
4. All plants shall be hardy under climate conditions similar to those in the locality which they are to be planted.
5. 3" of Pine Bark Mulch shall be spread over all planting beds areas.
6. All proposed seeded areas to receive 4" min. depth of topsoil; all proposed landscaped areas to receive 12" min. depth of topsoil.
7. 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.
8. Seed mix for tops of berms, outside of stormwater basins, and steep slopes to be "Native Steep Slope Mix w/ Annual Ryegrass" (ERNMX-181) spread at a rate of 1.5 lbs./1,000 sf as manufactured by Ernst Conservation Seeds.
9. Seed mix for stormwater basin bottoms to be "Native Detention Area Mix" (ERNMX-183) spread at a rate of 0.5 lbs./1,000 sf as manufactured by Ernst Conservation Seeds.\
10. Seed mixture for disturbance associated with trail improvements in the wetland buffer 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 (ERNMX-132-1), Native Right-of-Way Woods seed mix with Annual Ryegrass.

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	Liquidamber 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 callaryana '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 / Shadblow Serviceberry	8' – 10' HT.	B & B	Multi–stem
WH	Crataegus phaenopyrum / 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'Ora' / 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	
PG	Rhododendron 'Purple Gem' / Purple Gem Rhododendron	3 GAL.	CONT.	
COT	Cotoneaster apiculata / Cranberry Cotoneaster	3 GAL.	CONT.	
IM	Ilex Meservae / Holly	4' – 5' HT.	B & B	
RTD	Cornus Sericea / Red Twig Dogwood	4' – 5' HT.	B & B	
SPR	Spirea japonica 'Anthony Waterer' / Anthony Waterer Spirea	3" – 4" HT.	CONT.	
AND	Pieris japonica 'Mt. Fire' / Mt. Fire Andromeda	2" – 2 1/2" HT.	CONT.	
RHO	Rhododendron catawbiense / Catawba Rhododendron	2 1/2' – 3' HT.	CONT.	
INK	Ilex glabra compacta / Dwarf Inkberry	18" – 24" HT.	CONT.	
TAX	Taxus baccata 'rependens'/ 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.	



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

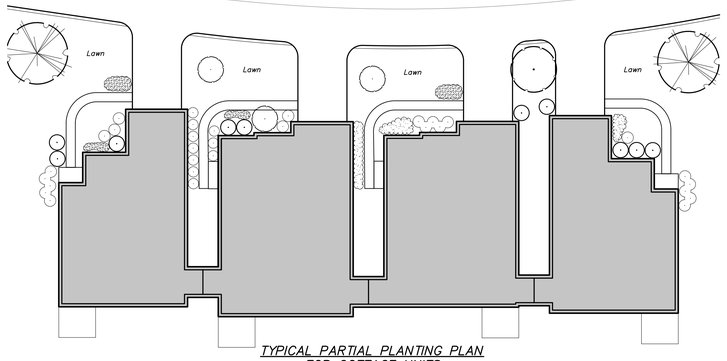
LEGEND

- 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 Refuse Enclosure

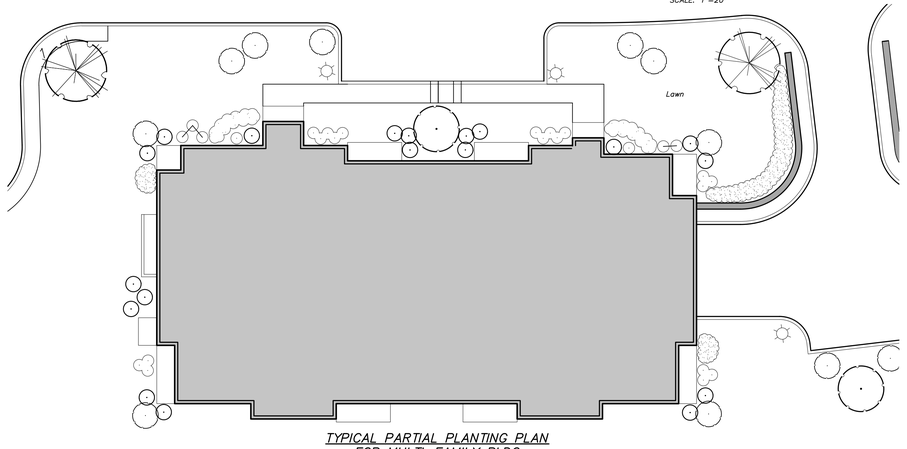
SIGN TABLE

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	RESERVED PARKING	R7–8	12" x 18"	Blue on White
3		R4–7C	24" x 30"	Black on White

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



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



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

NO.	DATE	REVISION	BY
12	8–27–21	REVISED PER ECB COMMENTS	JFR
11	8–2–21	REVISED PER ECB COMMENTS	JLT
10	11–13–12	REVISED FOR PCDOH 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 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	PLK
3	4–13–07	REVISIONS FOR PCDOH SUBMISSION	RCS
2	3–2–07	REVISIONS PER TOWN CONSULTANT'S COMMENTS	RCS
1	2–6–07	REVISION PER NYCDEP COMMENTS	ZMP

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(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:
LAYOUT & LANDSCAPE PLAN

STATE OF NEW YORK — STANLEY J. CONTANT — 071031 — LICENSED PROFESSIONAL ENGINEER

PROJECT NO.	05140.100	PROJECT MANAGER	S.W.B.	DRAWING NO.	SHEET
DATE	12–15–06	DRAWN BY	R.C.S.	SP–1.3	4 / 24
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.

Z:\LD\05400DP Fairways SH\SD SP-1.3-3.dwg, 8/27/2021 2:26:19 PM, Adobe PS

N/F CENTENNIAL GOLF CLUB

MATCHLINE TO DRAWING SP-23

MATCHLINE TO DRAWING SP-22

MATCHLINE TO DRAWING SP-22

FOR CONTINUATION OF WATERMAIN SEE "GATEWAY SUMMIT LOT 6A" PLANS

CONNECT TO WATERMAIN CONSTRUCTED IN CONJUNCTION WITH SUMMIT DRIVE

BUILDING F-1
PROPOSED SENIOR MULTIFAMILY BUILDING
(16 UNITS)
F.F.E. 659.0
G.F.E. 647.0

BUILDING F-2
PROPOSED SENIOR MULTIFAMILY BUILDING
(16 UNITS)
F.F.E. 659.0
G.F.E. 647.0

BUILDING F-3
PROPOSED SENIOR MULTIFAMILY BUILDING
(16 UNITS)
F.F.E. 659.0
G.F.E. 647.0

BUILDING F-4
PROPOSED SENIOR MULTIFAMILY BUILDING
(16 UNITS)
F.F.E. 647.0
G.F.E. 635.0

BUILDING F-5
PROPOSED SENIOR MULTIFAMILY BUILDING
(16 UNITS)
F.F.E. 648.0
G.F.E. 636.0

BUILDING F-6
PROPOSED SENIOR MULTIFAMILY BUILDING
(16 UNITS)
F.F.E. 648.0
G.F.E. 636.0

PROPOSED 7,500 S.F. CLUBHOUSE W/LOWER LEVEL STORAGE
F.F.E. 652.5
L.F.E. 636.5

PROPOSED COVERED TERRACE
F.F.E. 652.5

TERRACE AREA

PROPOSED INGROUND POOL

BUILDING F-7

F.F.E. 650.0	F.F.E. 651.0	F.F.E. 652.0	F.F.E. 653.0
G.F.E. 649.5	G.F.E. 650.5	G.F.E. 651.5	G.F.E. 652.5

BUILDING F-10

G.F.E. 649.5	G.F.E. 650.5	G.F.E. 651.5	G.F.E. 652.5
F.F.E. 650.0	F.F.E. 651.0	F.F.E. 652.0	F.F.E. 653.0
B.F.E. 641.0	B.F.E. 642.0	B.F.E. 643.0	B.F.E. 644.0

PROPOSED TRAIL MARKER

PROPOSED TRAIL MARKER (INCLUDING TOWN OF CARMEL WETLAND SIGN)

PROPOSED TOWN OF CARMEL WETLAND SIGNS (3 TOTAL)

DRAINAGE CHANNEL STABILIZATION 'A'

DRAINAGE CHANNEL STABILIZATION 'B'

PROPOSED WATERCOURSE STABILIZATION 'C'

PROPOSED RIP RAP SWALE

PROPOSED STORMWATER MANAGEMENT BASIN

NYCDEP REGULATED WATERCOURSE

100' TOWN WETLAND WETLAND BUFFER

100' MEASURED FROM FES 129B

SEE THE FAIRWAYS LOT 6 FOR CONTINUATION OF WALKING TRAIL

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

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

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 HDPE Drainage Pipe (See profiles for pipe sizes)
- Proposed Rip Rap Apron
- Proposed Sewer Manhole
- Proposed 8" # PVC SDR 35 Sewer Main
- Proposed Hydrant with Gate Valve
- Proposed 8" # PVC DR14 Water Main
- Proposed Swale
- Proposed 4"# PVC DR 14 Water Service with Gate Valve
- Proposed 6"# PVC SDR 35 Sewer Service
- Proposed 1"# Type K Copper Water Service Line with Curb Stop and Curb Box
- Proposed 4"# PVC SDR 35 Sewer Service Line
- Drainage Structure Number and Type Designation

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

NO.	DATE	REVISION	BY
13	8-27-21	REVISED PER ECB COMMENTS	JFR
12	8-2-21	REVISED PER ECB COMMENTS	JLT
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
4	6-20-07	REVISION PER NYCDEP COMMENTS	ZMP
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

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(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:
GRADING & UTILITIES PLAN

STATE OF NEW YORK — JEFFREY J. CONTELMO — 91931 — LICENSED PROFESSIONAL ENGINEER

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

DRAWING NO. SP-2.1
SHEET 5 / 24

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.

Z:\E\05140\001\Fairways SHT\01 SP-2.1-2.2.dwg, 8/27/2021 10:36:35 PM, mortier, 11

MATCHLINE TO DRAWING SP-23

MATCHLINE TO DRAWING SP-21

MATCHLINE TO DRAWING SP-23

PROPOSED GRASS SWALE

PROPOSED SENIOR TOWNHOUSES (24 UNITS TOTAL)

N/F CENTENNIAL GOLF CLUB

PROPOSED GRASS SWALE 'D'

BUILDING F-7

BUILDING F-8

BUILDING F-9

BUILDING F-10

BUILDING F-11

BUILDING F-12

BUILDING F-16

BUILDING F-17

BUILDING F-18

BUILDING F-14

BUILDING F-19

BUILDING F-20

PROPOSED STORMWATER MANAGEMENT BASIN 4.2P

PROPOSED STORMWATER MANAGEMENT BASIN 4.4P

PROPOSED STORMWATER MANAGEMENT BASIN 4.1P

PROPOSED RIP-RAP SWALE

PROPOSED BASIN ACCESS DRIVE

PROPOSED STORMWATER

DRAINAGE CHANNEL STABILIZATION 'B'

PROPOSED TOWN OF CARMEL WETLAND SIGNS (14 TOTAL)

LAKE

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

TOWN OF CARMEL 100' WETLAND BUFFER

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NO.	DATE	REVISION	BY
13	8-2-21	REVISED PER ECB COMMENTS	JLT
12	11-13-12	REVISED FOR PCDOH REAPPROVAL	ZMP
11	12-23-10	MODIFY TRAIL TURNAROUND, ADD TRAIL MARKERS AND DETAILS	DLM
10	7-30-10	GENERAL REVISIONS	DLM
9	11-16-07	REVISIONS PER PCDOH COMMENTS	PLK
8	9-28-07	REVISIONS FOR PCDOH SUBMISSION	EMS
7	9-17-07	REVISION PER NYSDOH COMMENTS	JBB
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 PCDOH SUBMISSION	EMS
2	3-2-07	REVISIONS PER TOWN CONSULTANT'S COMMENTS	RCS
1	2-6-07	REVISION PER NYCDEP COMMENTS	ZMP

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(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:
GRADING & UTILITIES PLAN

STATE OF NEW YORK — TIMOTHY J. CONKLIN — 81931 — LICENSED PROFESSIONAL ENGINEER

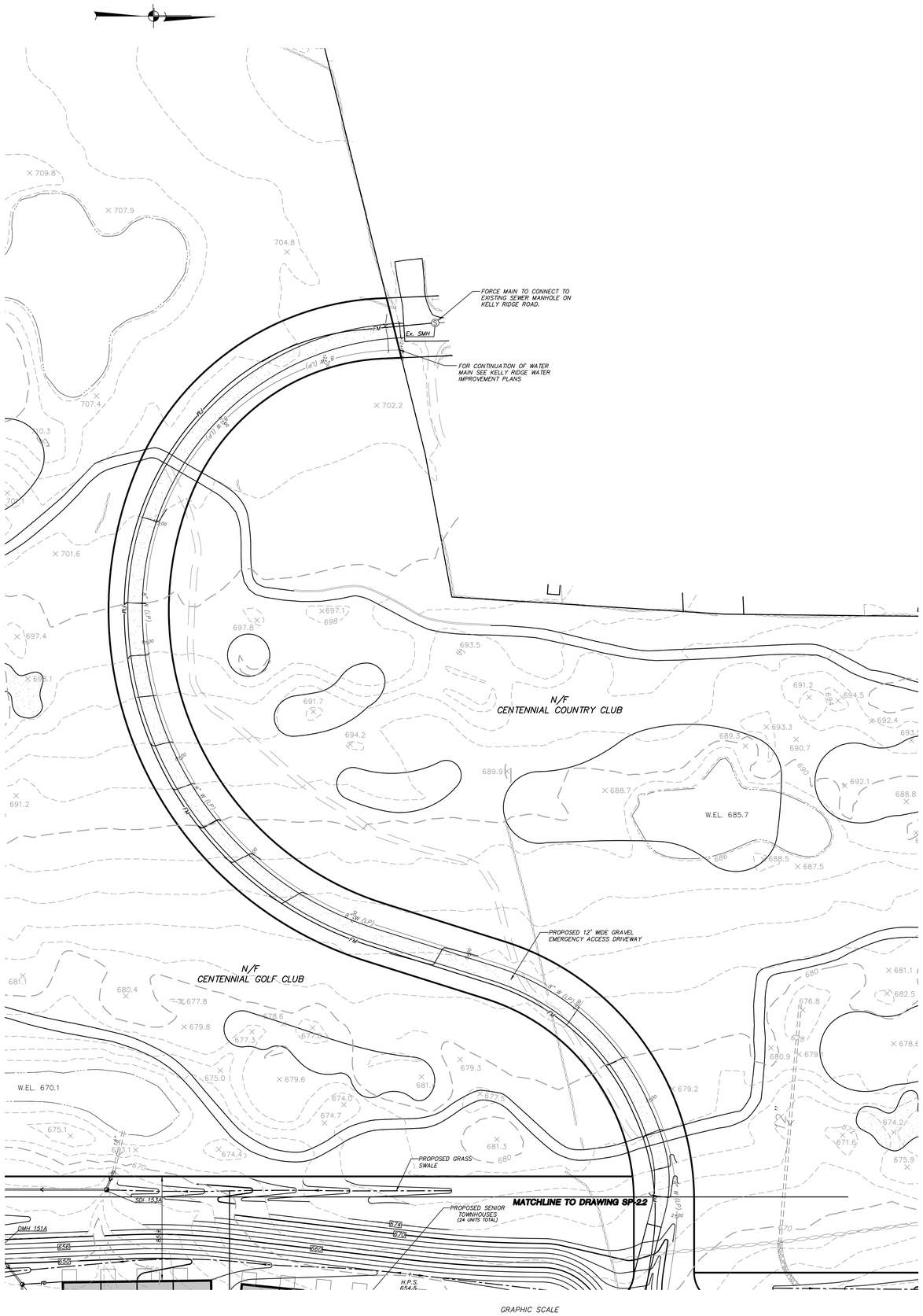
PROJECT NO.	05140.100	PROJECT MANAGER	S.W.B.
DATE	12-15-06	DRAWN BY	R.C.S.
SCALE	1" = 40'	CHECKED BY	D.L.M.

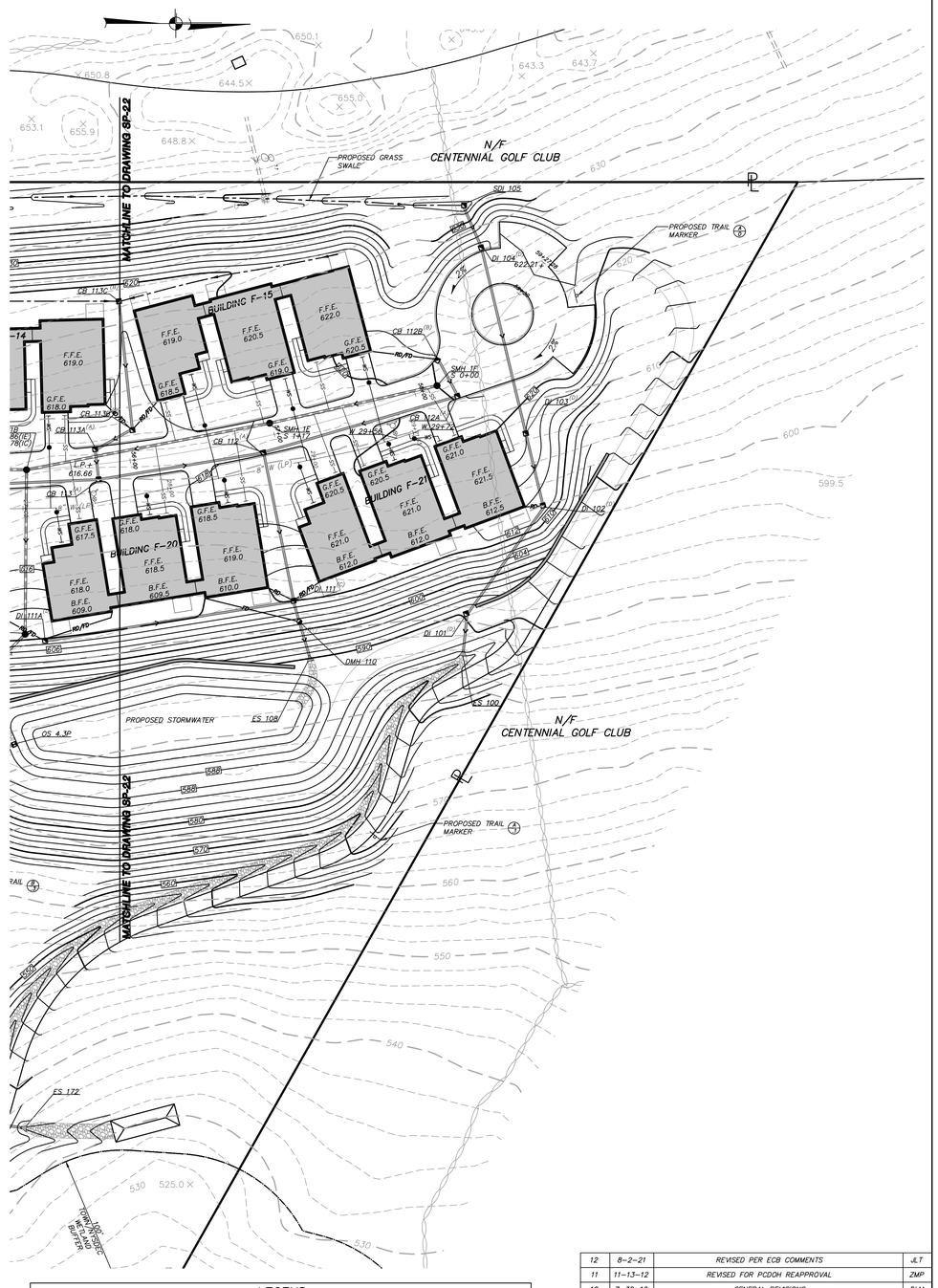
DRAWING NO. SP-2.2

SHEET 6 / 24

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.

Z:\05140\100\Fairways SH\03 SP-2.1-2.3.dwg 7/29/2021 8:10:07 PM, Author: JLT





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" ø PVC SDR 35 Sewer Main
Existing Watercourse	Proposed Hydrant with Gate Valve
100' Wetland Buffer	Proposed 8" ø PVC DR14 Water Main
Existing Utility Pole with Overhead Wires	Proposed Swale
Existing Manhole	Proposed 4"ø PVC DR 14 Water Service with Gate Valve
Existing Sewer Manhole	Proposed 6"ø PVC SDR 35 Sewer Service
Existing Sewer Main	Proposed 1"ø Type K Copper Water Service Line with Curb Stop and Curb Box
Existing Water Main	Proposed 4"ø PVC SDR 35 Sewer Service Line
Existing Drainage Pipe	Drainage Structure Number and Type Designation (DI 132)

NO.	DATE	REVISION	BY
12	8-2-21	REVISED PER ECB COMMENTS	JLT
11	11-13-12	REVISED FOR PCDOH REAPPROVAL	ZMP
10	7-30-10	GENERAL REVISIONS	DLM
9	11-16-07	REVISIONS PER PCDOH COMMENTS	PLK
8	9-28-07	REVISIONS FOR PCDOH SUBMISSION	EMS
7	9-17-07	REVISION PER NYSDOH COMMENTS	JBB
6	8-2-07	REVISION PER NYCDEP COMMENTS	ZMP
5	6-20-07	REVISION FOR NYSDOH SUBMISSION	EMS
4	5-2-07	REVISION PER TOWN PLANNER COMMENTS	RCS
3	4-13-07	REVISIONS FOR PCDOH SUBMISSION	EMS
2	3-2-07	REVISIONS PER TOWN COMMENTS	RCS
1	2-6-07	REVISION PER NYCDEP COMMENTS	ZMP

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(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

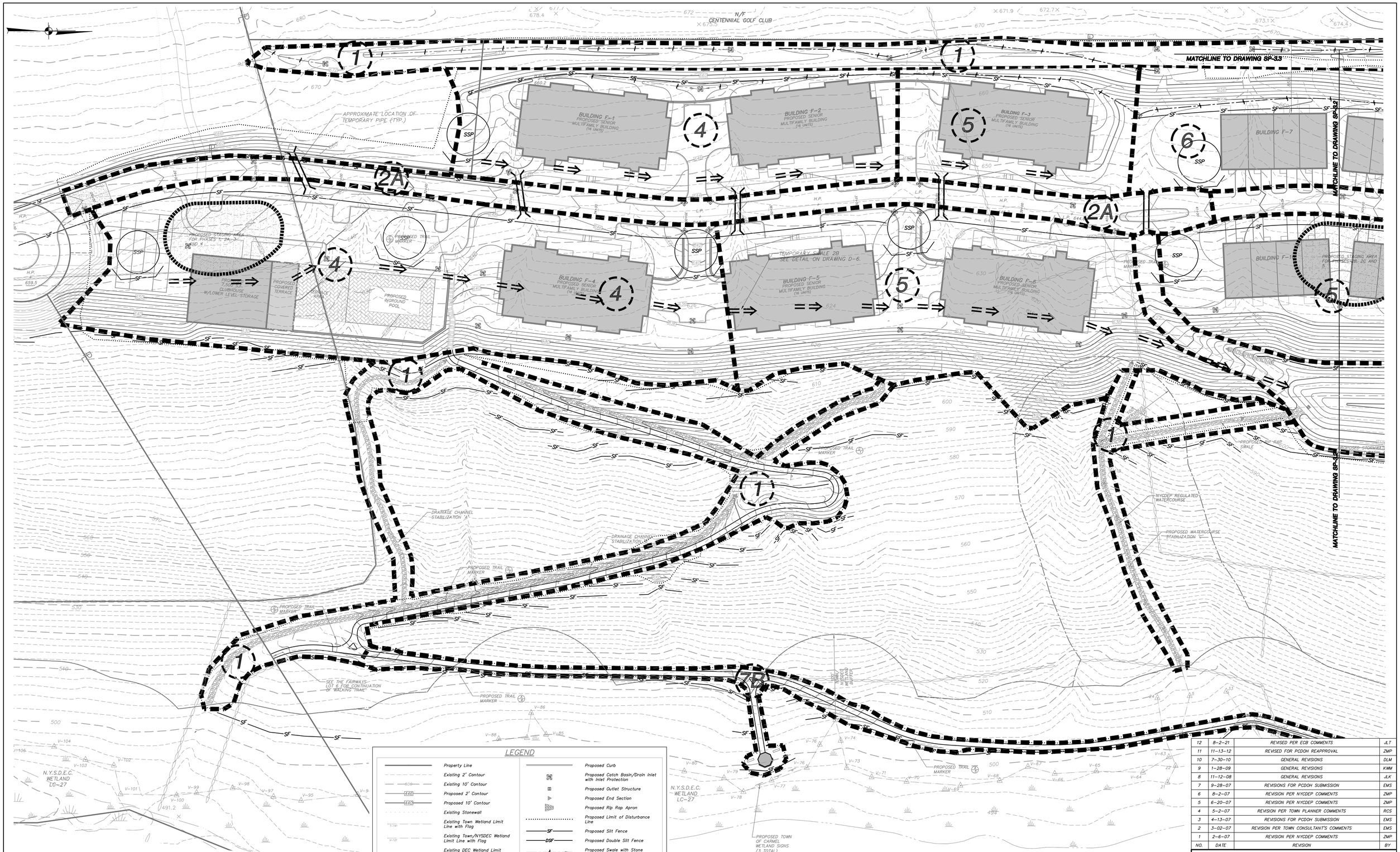
DRAWING:
GRADING & UTILITIES PLAN

STATE OF NEW YORK — TIMOTHY J. CONKLIN — 91931 — LICENSED PROFESSIONAL ENGINEER

PROJECT NO.	05140.100	PROJECT MANAGER	S.W.B.	DRAWING NO.	SHEET
DATE	12-15-06	DRAWN BY	R.C.S.	SP-2.3	7 / 24
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.

Z:\05140\000\Fairways SP-01 SP-2.1-2.3.dwg 7/29/2021 10:10:54 PM, Hunter, 11



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 Fences
- Existing Building
- Existing Building To Be Removed
- Existing Utility Pole with Overhead Wires
- Proposed Building
- 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

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

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.

NO.	DATE	REVISION	BY
12	8-2-21	REVISED PER ECB COMMENTS	JLT
11	11-13-12	REVISED FOR PCDOH REAPPROVAL	ZMP
10	7-30-10	GENERAL REVISIONS	DLM
9	1-28-09	GENERAL REVISIONS	KWM
8	11-12-08	GENERAL REVISIONS	JLK
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	REVISION PER TOWN PLANNER COMMENTS	RCS
3	4-13-07	REVISIONS FOR PCDOH SUBMISSION	EMS
2	3-02-07	REVISION PER TOWN CONSULTANT'S COMMENTS	EMS
1	2-6-07	REVISION PER NYCDEP COMMENTS	ZMP

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(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

STATE OF NEW YORK — JEFFREY J. CONKLIN — 61931 — LICENSED PROFESSIONAL ENGINEER

PROJECT NO.	05140.100	PROJECT MANAGER	S.W.B.	DRAWING NO.	SHEET
DATE	12-15-06	DRAWN BY	R.C.S.	SP-3.1	6 / 24
SCALE	1" = 40'	CHECKED BY	D.L.M.		

Z:\05140\100 Drawings SHOP\SP-3.1-3.3.dwg, 7/25/2021 12:13:36 PM, dwmfrr, 31

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

NO.	DATE	REVISION	BY
13	8-2-21	REVISED PER ECB COMMENTS	JLT
12	11-13-12	REVISED FOR PCDOH 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 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	REVISION PER TOWN PLANNER COMMENTS	RCS
3	4-13-07	REVISIONS FOR PCDOH SUBMISSION	EMS
2	3-02-07	REVISION PER TOWN CONSULTANT'S COMMENTS	EMS
1	2-6-07	REVISION PER NYCDEP COMMENTS	ZMP

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(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

STATE OF NEW YORK — BARRETT J. CONLAND — 071931 — LICENSED PROFESSIONAL ENGINEER

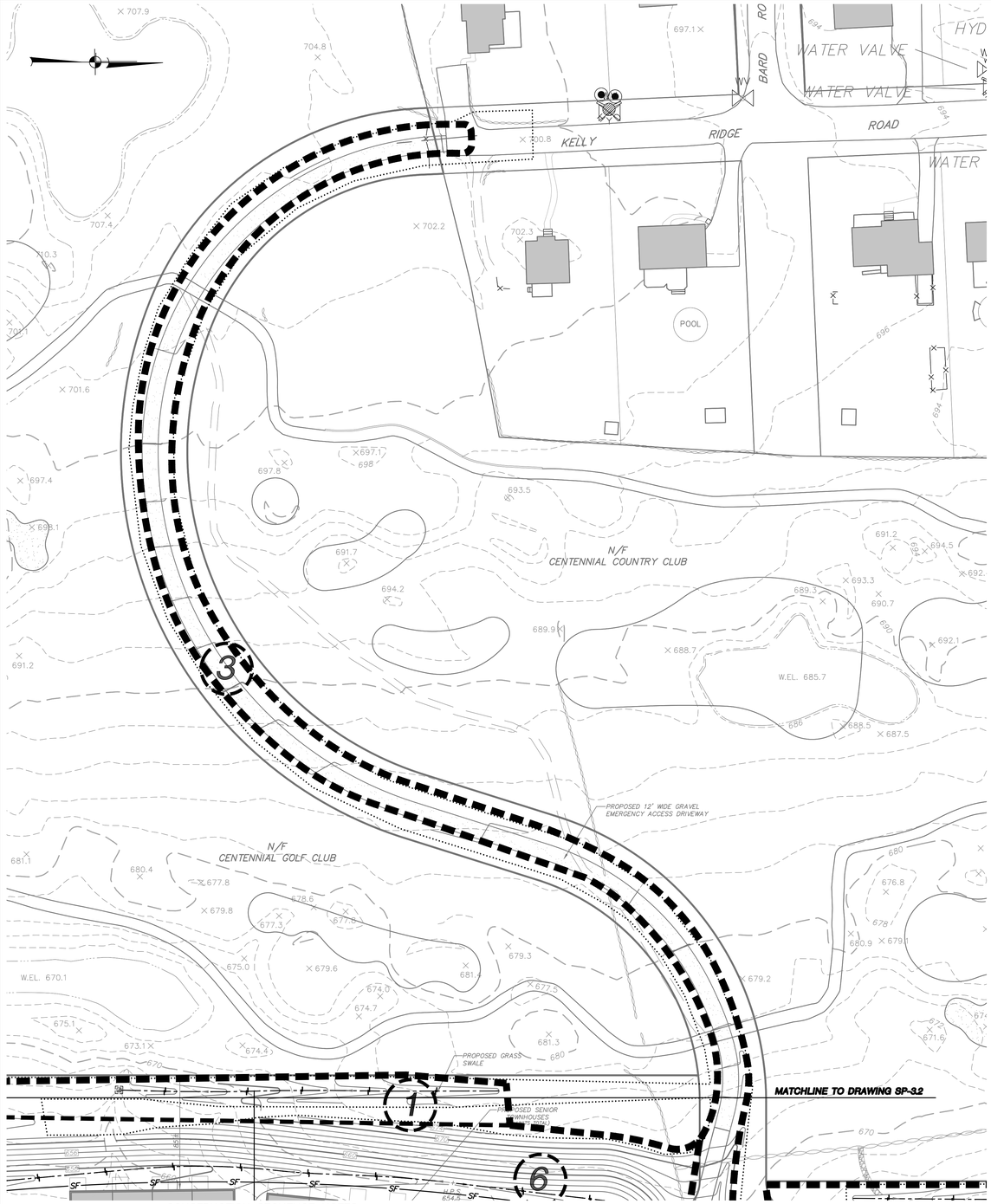
PROJECT NO.	05140.100	PROJECT MANAGER	S.W.B.
DATE	12-15-06	DRAWN BY	R.C.S.
SCALE	1" = 40'	CHECKED BY	D.L.M.

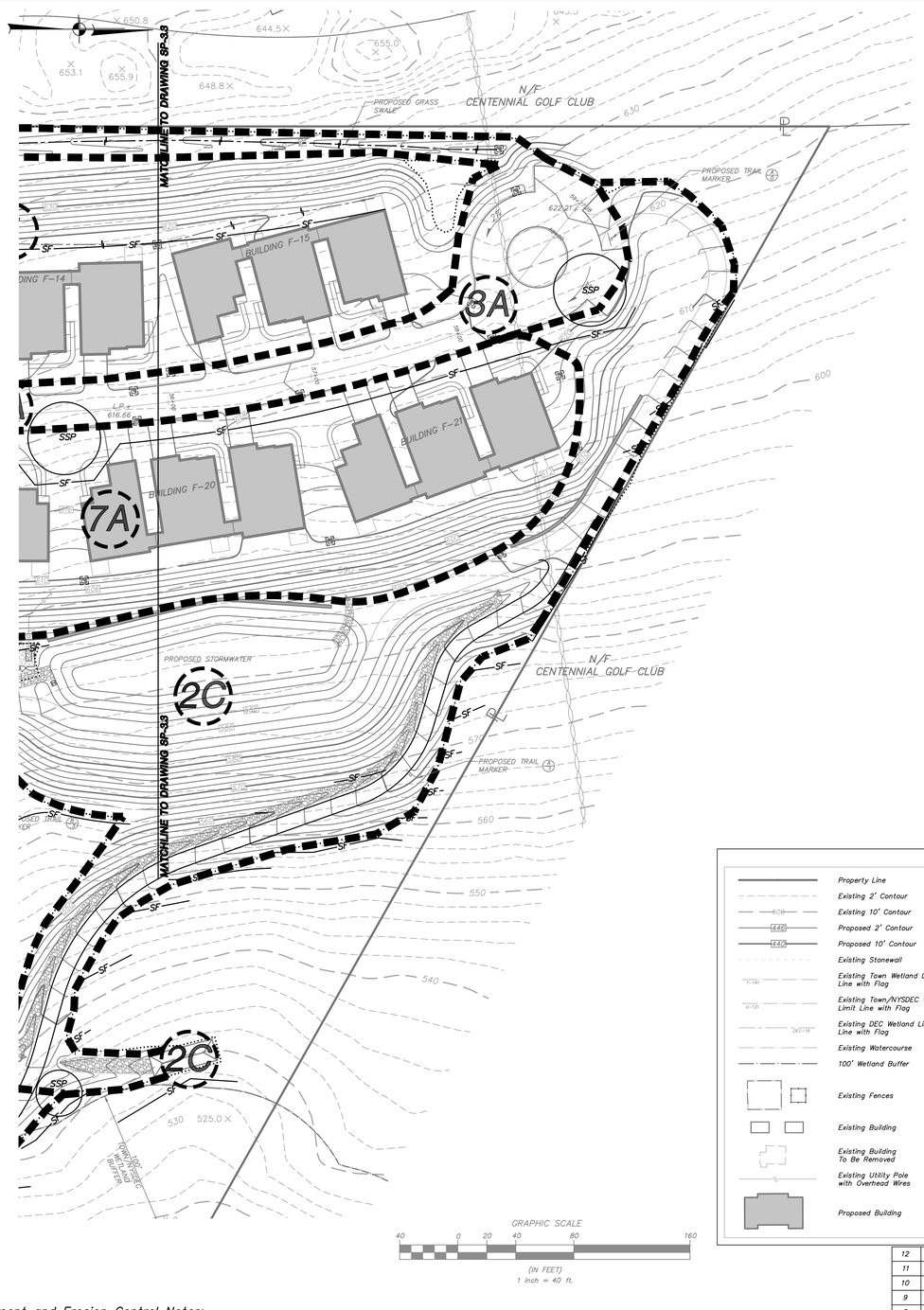
DRAWING NO. SP-3.2

SHEET 9 / 24

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.

Z:\CAD\05140\07 Fairways SH\04 SP-3.1-3.3.dwg, 8/27/2021 11:26:27 AM, eurher.11





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 cul-de-sac 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 phase. Clear and grub for trail only as necessary. Install proposed walking trail. The intent is that the walking trail, 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. Stabilize channels in accordance with the Drainage Channel / Watercourse Stabilization Notes as shown on drawing D-6. Upon stabilization of drainage channels install proposed grass cut off swale along the western property line to direct the stormwater runoff from the golf course property to the existing channels around the future areas 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 the plan.

2A — Construct stabilized construction entrance at proposed entrance to the site north of the proposed cul-de-sac 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 24+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. Upon completion of the temporary sediment basins constructed in Phase 2B, install road subbase, drainage structures and piping. Install sewer, water and the utilities as required.

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 outlets. Additionally install the stabilized drainage channel and enhanced velocity dissipator 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. Construct and stabilize proposed stormwater basins 4.3P and 4.4P as temporary sediment basins (TSB). Install outlet structures, drainage piping, and the temporary outlets. Install proposed walking trail in location as shown on the plan. Utilize walking trail to access proposed drainage channels. Install the stabilized drainage channel and enhanced velocity dissipator to allow for the flow from the golf course bypass piping to be installed in future phases 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.

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 proposed grass cut of swales and drainage along the western property line to direct the stormwater runoff from the golf course property around the proposed construction area to bypass the work area. Begin earthwork activities to construct the proposed access drive (Summit Drive) from station 41+00 to the cul-de-sac near station 59+25 and the Emergency Access Drive from station 46+00 to Kelly Ridge Road to subgrade. Direct stormwater runoff from construction areas 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 the 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, boot dock, 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 boat 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 the 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 cutoff 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. Begin earthwork and wall construction activities associated with this phase. Install 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 the 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 cutoff swales installed along westend property line in phase 1 Begin earthwork activities associated with the phase. Direct stormwater runoff from construction areas to TSB 4.1P or 4.2P. Install 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 the 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 associated with the phase. Fill for the phase will need to be brought in from off site. Install temporary swale 2B in location as shown on the plan to direct stormwater runoff from construction areas to TSB 4.2P. As fill is placed back pitch the fill slope to direct stormwater runoff to TSB 4.1P. Install 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 the 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. Begin earthwork activities associated with the phase. Direct stormwater runoff from construction areas to TSB 4.3P or 4.4P. Install 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 the plan.

7B — Utilizing sections 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 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 Fences
- Existing Building
- Existing Building To Be Removed
- Existing Utility Pole with Overhead Wires
- Proposed Building
- 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

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 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 approving 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.

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

1. Existing stone wall outside of the project limit of disturbance and within the stream and wetland buffers are intended to remain.
2. Landscape scale machinery will be used to install the walking trail and for tree removal operations within the wetland buffer associated with the gravel portion of the trail, the gazebo and the fishing dock.
   a. Machinery is to be parked outside the wetland buffer when not in use and overnight on top of plywood or tarps.
   b. a spill kit shall be maintained on site at times when equipment is in use within the wetland/stream buffer.
3. Material stockpiles and staging for walking trail and boot dock improvements will be outside the wetland buffer.

PHASE	EARTHWORK		AREA OF DISTURBANCE
	CUT VOLUME (cubic yards)	FILL VOLUME (cubic yards)	
1	1,000	1,000	2.4 ACRES
2A 2B 2C	19,000	16,800	6.0 ACRES**
3A 3B	4,000	4,000	3.9 ACRES
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 one 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. Other graded areas outside wetland buffer (unless otherwise noted) 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. Seed mixture for disturbance associated with trail improvements in the wetland buffer 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 (ERNMX-132-1), Native Right-of-Way Woods seed mix with Annual Ryegrass.
   e. Mulch: Salt 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.
   f. 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 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 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 "Native Steep Slope Mix w/ Annual Ryegrass" (ERNMX-181), or approved equal, at a rate of 1.5 lbs./1000 sf as manufactured by Ernst Conservation Seeds in lieu of #5c above.
10. Erosion control blankets and/or seeding 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.
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 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 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.
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 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 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:
   - Evidence of clogging of outlet structures.
   - 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 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.

NO.	DATE	REVISION	BY
12	8-27-21	REVISED PER ECB COMMENTS	JFR
11	8-2-21	REVISED PER ECB COMMENTS	JLT
10	11-13-12	REVISED FOR PCDOH REAPPROVAL	ZMP
9	7-30-10	GENERAL REVISIONS	DLM
8	1-28-09	GENERAL REVISIONS	KWM
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	REVISION PER TOWN PLANNER COMMENTS	RCS
3	4-13-07	REVISIONS FOR PCDOH SUBMISSION	EMS
2	3-02-07	REVISION PER TOWN CONSULTANT'S COMMENTS	EMS
1	2-6-07	REVISION PER NYCDEP COMMENTS	ZMP

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(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

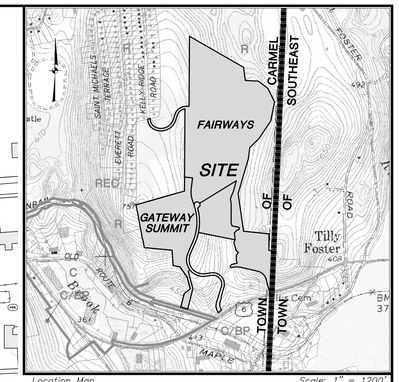
STATE OF NEW YORK — JEFFREY J. CONKLIN — 81931 — LICENSED PROFESSIONAL ENGINEER

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

DRAWING NO. SP-3.3 — SHEET 10 / 24

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.

Z:\05140\100\Fairways SHT\04 SP-3.1-3.6.dwg, 8/27/2021 2:29:56 PM, jramo, 1:1



Location Map — Scale: 1" = 1200'

Owners/Applicants:

Hudson Valley Realty Corp.
Par Four Realty Co., LLC
1699 Route 6, Suite 1
Carmel, NY 10512

PROPOSED 12' WIDE GRAVEL WATER SYSTEMS ACCESS DRIVE

N/F TOWN OF CARMEL

SENIOR HOUSING TOWNHOUSES (62 UNITS)

SENIOR HOUSING COTTAGES (24 UNITS)

PROPOSED WALKING TRAIL

PROPOSED CROQUET AREA

PROPOSED GAZEBO

EMERGENCY ACCESS ONLY 12 FOOT WIDE GRAVEL DRIVE GATED AT BOTH ENDS

CENTENNIAL GOLF CLUB

LOT 6A

GATEWAY SUMMIT

SENIOR HOUSING MULTIFAMILY HOUSING (64 UNITS)

SENIOR HOUSING MULTIFAMILY HOUSING (96 UNITS)

PROPOSED CLUBHOUSE

PROPOSED TENNIS COURT

PROPOSED BOCCE COURTS

SENIOR HOUSING TOWNHOUSES (24 UNITS)

SENIOR HOUSING COTTAGES (30 UNITS)

PROPOSED TRAIL PARKING AND SNOW STORAGE AREA

N/F COUNTY OF PUTNAM

GATEWAY DRIVE

LOT 3

LOT 4

LOT 5

LOT 2

LOT 6B

LOT 7

THE FAIRWAYS

PROPOSED SIDEWALK

PROPOSED BUS SHELTER

PROPOSED SPORT COURT

PROPOSED CLUBHOUSE

PROPOSED INGROUND POOL

NYCDEP REGULATED WATERCOURSE

PROPOSED WALKING TRAIL (TYP.)

100' TOWN/NYSDEC WETLAND ADJACENT AREA

EXISTING TRAIL

100' TOWN WETLAND BUFFER

100' NYSDEC WETLAND ADJACENT AREA

FUTURE TRAIL

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

PROPOSED 20' X 30' (BOATHOUSE)

PROPOSED BOAT DOCK

PROPOSED PERGOLA/ SITTING AREA WITH BENCHES

S-1

S-2

S-3

S-4

US ROUTE 6

LOT 1

CENTENNIAL GOLF CLUB

CRYSTAL LAKE

TOWN OF CARMEL
TOWN OF SOUTHEAST

NOTE: The NYSDEC Freshwater Wetland Boundary (as shown on this drawing) and validation block (shown below) is as shown on drawing WV-1, "NYSDEC Wetland Validation Map", prepared by Insite Engineering, Surveying, & Landscape Architecture, P.C., dated December 09, 2019.

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland LC-28 & LC-27 as delineated by Tim Miller Assoc & Doug Gaugler on April 2005.

DEC Staff: _____ 12/16/19 Surveyor/Engineer: _____

Date Valid: 12/16/19 Expiration Date: 12/16/24 SEAL

Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for five (5) years unless existing exempt activities, area hydrology, or land use practices change (e.g., agricultural to residential). After five (5) years the boundary must be revalidated by DEC staff. Revalidation may include a new delineation and survey of the wetland boundary.

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

GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.

General Notes:

1. Boundary, existing conditions and topographic information indicated on these plans is based on survey information prepared by Terry Bergendorff Collins, L.S.
2. The NYSDEC wetland boundary information shown hereon was delineated by Tim Miller Associates and Doug Gaugler of the NYSDEC and survey located by Terry Bergendorff Collins, L.S., Josh Fisher of the NYSDEC verified the wetland delineation December 2019.
3. The Town of Carmel wetland boundary was delineated by Tim Miller Associates, field verified by David Klotzle, Town of Carmel Wetland Consultant and survey located by Terry Bergendorff Collins, L.S., updated June 2021.
4. This site plan package represents a proposal for enhancements and creation of a walking trail system, non motorized boat dock and sitting 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
3	8-27-21	REVISED PER ECB COMMENTS	JFR
2	8-2-21	REVISED PER ECB COMMENTS	JLT
1	10-10-13	REVISED PER TOWN OF CARMEL COMMENTS	MEU

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(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 OVERALL SITE PLAN

STATE OF NEW YORK — JEFFREY J. CONTARINO — 91931 — LICENSED PROFESSIONAL ENGINEER

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

DRAWING NO. OP-1 — SHEET 1 / 6

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

Z:\DESIGN\2007 Fairways Site Plan Revs\03 OP-1.dwg, 8/27/2021 9:06:52 AM, jmann, 1:1

N/F PUTNAM COUNTY

LOT 4

LOT 5

LOT 6A

LOT 6B

PROPOSED STORMWATER MANAGEMENT BASIN-2,1

GATEWAY DRIVE

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 (INCLUDING TOWN OF CARMEL WETLAND SIGN)

PROPOSED IMPROVED WOODLAND WALKING TRAIL

PROPOSED GRADING (TYP.)

PORTION OF EXISTING TRAIL TO BE ABANDONED

PROPOSED TRAIL MARKER (INCLUDING TOWN OF CARMEL WETLAND SIGN)

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

100' NYSDEC WETLAND BUFFER

PROPOSED WETLAND MITIGATION PLANTING AREA (TYP.)

TO ROUTE 6

MATCHLINE TO DRAWING S-2

MATCHLINE TO DRAWING S-2

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

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(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

STATE OF NEW YORK — JEFFREY J. CONTENTO — 091931 — LICENSED PROFESSIONAL ENGINEER

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. S-1 SHEET 2 6

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.

Z:\E\05140\000 Fairways Sht\Final Plans\02 S-1 - S-5.dwg, 8/26/2021 2:13:27 PM, jfraser, 1:1

LOT 6A

LOT 6B

LOT 7

N/F CENTENNIAL GOLF CLUB

F.F.E. 659.0 G.F.E. 647.0

F.F.E. 659.0 G.F.E. 647.0

F.F.E. 659.0 G.F.E. 647.0

F.F.E. 652.5 L.F.E. 636.5

F.F.E. 652.5

F.F.E. 642.0 G.F.E. 633.0

F.F.E. 648.0 G.F.E. 636.0

F.F.E. 648.0 G.F.E. 636.0

F.F.E. 650.0 G.F.E. 649.5

F.F.E. 651.0 G.F.E. 650.5

F.F.E. 652.0 G.F.E. 651.5

F.F.E. 653.0 G.F.E. 652.5

F.F.E. 650.0 B.F.E. 641.0

F.F.E. 651.0 B.F.E. 642.0

F.F.E. 652.0 B.F.E. 643.0

F.F.E. 653.0 B.F.E. 644.0

SSP

PROPOSED TRAIL MARKER

PROPOSED WALKING TRAIL (TYP.)

CHANNEL STABILIZATION PREVIOUSLY APPROVED (TYP.)

PROPOSED STONE RETAINING WALL

PROPOSED CHANNEL STABILIZATION "A"

PROPOSED WOOD PLANK DRAINAGE DITCH CROSSING (TYP.)

PROPOSED TRAIL MARKER (INCLUDING TOWN OF CARMEL WETLAND SIGN)

PROPOSED IMPROVED WOODLAND WALKING TRAIL WITH TRAIL MARKERS.

PROPOSED PERGOLA/ SITTING AREA WITH BENCHES

PROPOSED TOWN OF CARMEL WETLAND SIGNS (3 TOTAL)

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

100' WATERFOWL RESTRICTED ZONE

BASIN ACCESS ALONG BERMS TO BE MARKED AND UTILIZED AS WALKING TRAILS

NYCDEP REGULATED WATERCOURSES

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

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(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.
DATE	11-02-09	DRAWN BY	R.C.S.
SCALE	1" = 40'	CHECKED BY	D.L.M.

DRAWING NO. S-2

SHEET 3 / 6

STATE OF NEW YORK — TIMOTHY J. CONTENTO — 91931 — LICENSED PROFESSIONAL ENGINEER

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.

Z:\C\05140\00\Fairways Shift\Trail Plans\02.b-1 - S-6.dwg, 8/27/2021 3:55:37 PM, jfrater, 1:1

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

MATCHLINE TO DRAWING S-2

MATCHLINE TO DRAWING S-4

PROPOSED SENIOR TOWNHOUSES (24 UNITS TOTAL)

N/F CENTENNIAL GOLF CLUB

BUILDING F-8

BUILDING F-9

BUILDING F-11

BUILDING F-12

BUILDING F-16

BUILDING F-17

BUILDING F-18

BUILDING F-13

BUILDING F-14

BUILDING F-19

SSP

PROPOSED STORMWATER MANAGEMENT BASIN 4.2P

PROPOSED STORMWATER MANAGEMENT BASIN 4.1P

PROPOSED STORMWATER MANAGEMENT BASIN 4.4P

PROPOSED BASIN ACCESS DRIVE

BASIN ACCESS ALONG BERMS TO BE MARKED AND UTILIZED AS WALKING TRAILS

PROPOSED TRAIL MARKER

CHANNEL STABILIZATION PREVIOUSLY APPROVED (TYP.)

LOT 7

PROPOSED WALKING TRAIL (GRAVEL TRAIL IMPROVEMENT) WITH TRAIL MARKERS

PROPOSED STONE RETAINING WALL

PROPOSED STONE STEPS

PROPOSED 20' X 30' BOAT HOUSE

PROPOSED TRAIL MARKER (INCLUDING TOWN OF CARMEL WETLAND SIGN)

PROPOSED TOWN OF CARMEL WETLAND SIGNS (4 TOTAL)

PROPOSED BOAT DOCK WITH BENCHES

PROPOSED SELECTIVE REMOVAL OF DEAD TREES WITHIN LAKE AND LAKE EDGE ADJACENT TO PROPOSED BOAT DOCK

LAKE

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

VARIABLE WIDTH WETLAND BUFFER

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

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.

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

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(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:

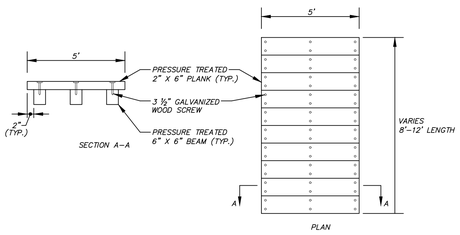
PROPOSED WALKING TRAIL AND BOAT DOCK SITE PLAN

STATE OF NEW YORK — JEFFREY L. CONTARINO — 91931 — LICENSED PROFESSIONAL ENGINEER

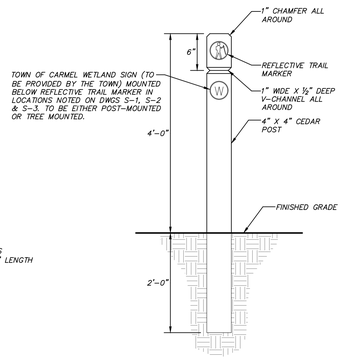
PROJECT NO.	05140.100	PROJECT MANAGER	S.W.B.
DATE	11-02-09	DRAWN BY	R.C.S.
SCALE	1" = 40'	CHECKED BY	D.L.M.

DRAWING NO. S-3 — SHEET 4 / 6

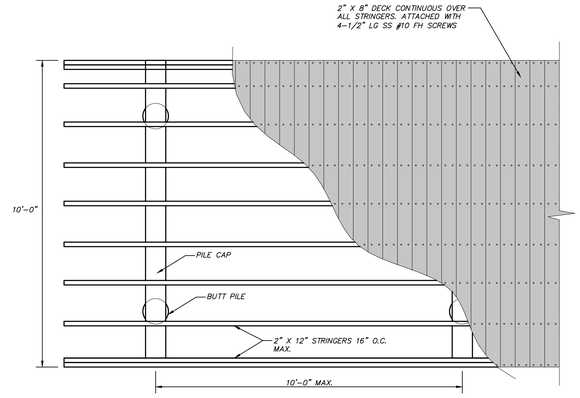
Z:\LE\05140.100 Fairways Sixth Tee\Planning\Dwg\Site Plan\Proposed S-1 - S-5.dwg, 8/27/2021 3:51:03 PM, jmyers, 1:1



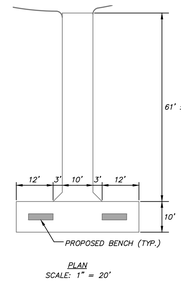
WOOD PLANK DRAINAGE DITCH CROSSING DETAIL
(N.T.S.)



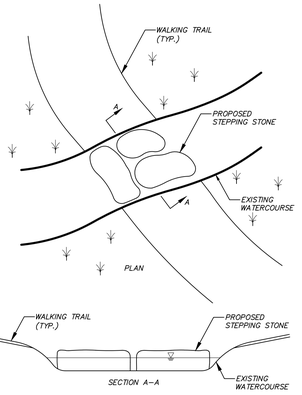
TRAIL MARKER POST DETAIL
(N.T.S.)



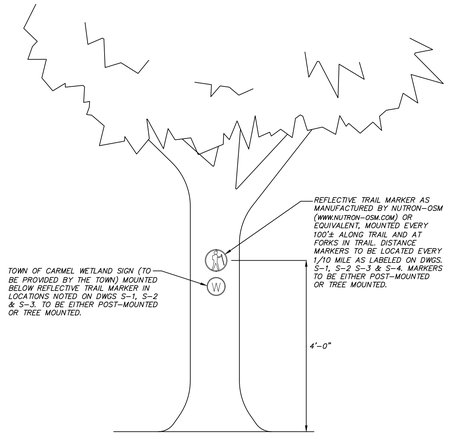
PARTIAL PLAN
N.T.S.



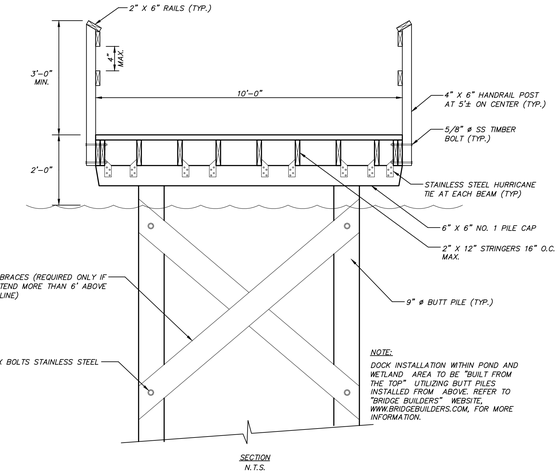
PLAN
SCALE: 1" = 20'



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

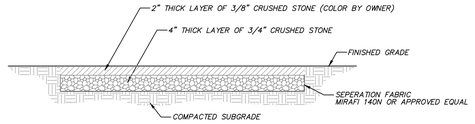


TRAIL MARKER DETAIL (TREE MOUNTED)
(N.T.S.)

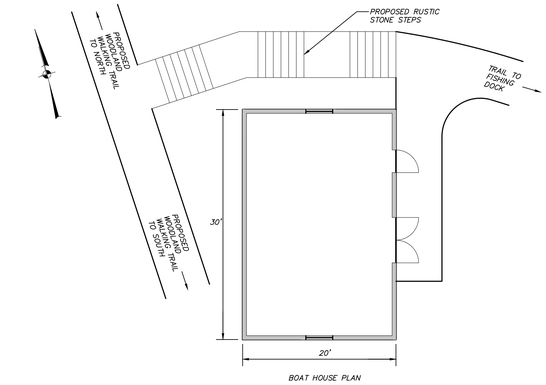


SECTION
N.T.S.

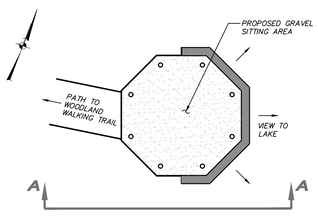
"T" DOCK DETAIL
(N.T.S.)



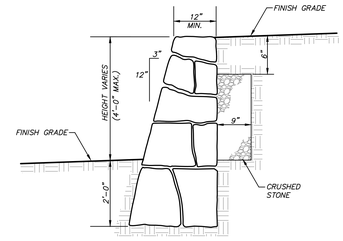
GRAVEL SITTING AREA DETAIL
(N.T.S.)



BOAT HOUSE PLAN

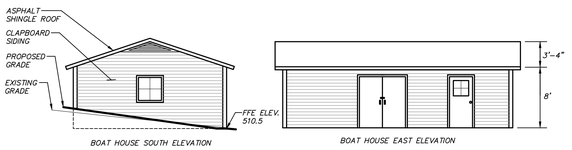


PLAN



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

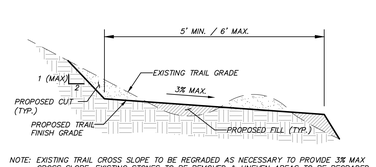
STONE RETAINING WALL
(N.T.S.)



BOAT HOUSE SOUTH ELEVATION

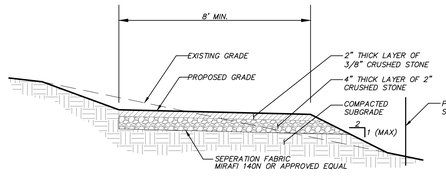
BOAT HOUSE EAST ELEVATION

BOAT HOUSE
(N.T.S.)

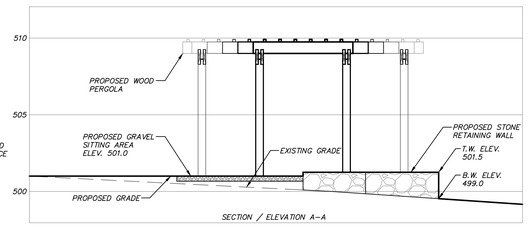


NOTE: EXISTING TRAIL CROSS SLOPE TO BE REGRADED AS NECESSARY TO PROVIDE 3% MAX CROSS SLOPE. EXISTING STONES TO BE REMOVED & UNEVEN AREAS TO BE REGRADED.

TRAIL IMPROVEMENT DETAIL
(N.T.S.)



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



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

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.

NO.	DATE	REVISION	BY
3	8–27–21	REVISED PER ECB COMMENTS	JFR
2	8–2–21	REVISED PER ECB COMMENTS	JLT
1	10–10–13	REVISED PER TOWN OF CARMEL COMMENTS	DLM

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(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

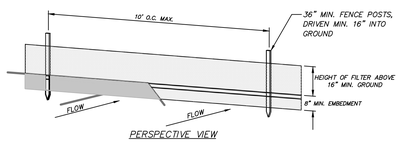
DRAWING:
PROPOSED WALKING TRAIL AND BOAT DOCK SITE PLAN AND DETAILS

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.

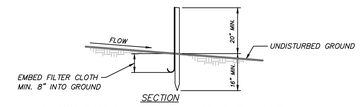
STATE OF NEW YORK — JEFFREY J. CONTARINO — 51931 — LICENSED PROFESSIONAL ENGINEER

DRAWING NO. S–4
SHEET 5 / 6

Z:\E\05140\000 Drawings\SHT\Trail Plans\S1-S-5.dwg, 8/26/2011 2:40:33 PM, jmann, 1:1



PERSPECTIVE VIEW



SECTION

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS AT TOP AND MID SECTION
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.

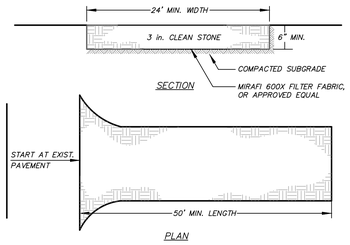
POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD

FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUAL

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

SILT FENCE DETAIL

(N.T.S.)



PLAN

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:

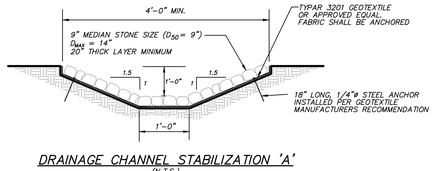
1. The owner's field representative (O.F.R.) will be responsible for the implementation and maintenance of sediment and erosion control measures on this site prior to and during construction.
2. All construction activities involving the removal or disposition of soil are to be provided with appropriate 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 (ERNMX-132-), Native Right-of-Way Woods seed mix with Annual Ryegrass.
   - Mulch: Salt 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 Specification 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 repaired 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 NYSDEC shall be installed by the contractor.
17. Erosion control measures shall remain in place until all disturbed areas are suitably stabilized.

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.

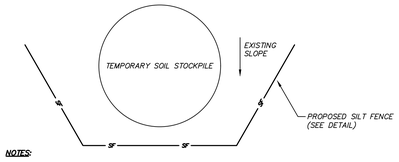
General Notes for Work within Wetland Buffer for Walking Trail and Boat Dock Improvements:

1. Existing stone wall outside of the project limit of disturbance and within the stream and wetland buffers are intended to remain.
2. Landscape scale machinery will be used to install the walking trail and for tree removal operations within the wetland buffer associated with the gravel portion of the trail, the gazebo and the fishing dock.
   a. Machinery is to be parked outside the wetland buffer when not in use and overnight on top of plywood or tarps.
   b. a spill kit shall be maintained on site at times when equipment is in use within the wetland/stream buffer.
3. Material stockpiles and staging for walking trail and boat dock improvements will be outside the wetland buffer.



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.)

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

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(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 DETAILS AND NOTES

STATE OF NEW YORK — JEFFREY J. CONFERTI — 81931 — LICENSED PROFESSIONAL ENGINEER

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. S-5 — SHEET 6 / 6

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.

Z:\05140\100\Fairways Shift\Trail Plans\02 S1 - S-5.dwg, 8/26/2021 2:43:39 PM, jhales, 1:1