TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS

PROJECT NAME:	**OVERLOOK FARMS**
PROJECT NO.:	**19-23**
PROJECT LOCATION:	**5417 ROUTE 9W**
	SECTION 9, BLOCK 1, LOT 10, 11, 12, 56.21 & 56.22
REVIEW DATE:	**10 JUNE 2022**
MEETING DATE:	**16 JUNE 2022**
PROJECT REPRESENTATIVE:	**JMC ENGINEERING**

1. Applicant's representatives have provided responses to our previous comments regarding the Flood Plain analysis and revisions to the stream location on the site. The applicant's submittals are responsive to our previous comments, however the site access road to NYS Route 9W are over topped during the 100 year storm event. The applicant's representative identified that fire trucks will always have access even during the peak 100 year flood event. While fire trucks may be able to access the site through the flood waters it is unclear if other jurisdictional Emergency Services including police and ambulance will have the similar ability to traverse the site entrance during the 100 year storm and the site access road is over topped. In addition, residences will be "stranded" within the site during the storm event.

2. The applicant's representatives have identified that a Water Main Extension Report is being prepared and will be submitted.

3. The sewage treatment facility proposed identifies the use of cargo containers for portions of the process equipment. Use of cargo containers should be addressed with the Building Department as containers are not permitted within the Town of Newburgh.

4. Status of any approvals of the wetland impacts should be further addressed. We believe that a Pre-Construction Notice for a Nationwide 39 Permit has been submitted.

5. Stormwater Facilities Maintenance Agreement will be required.

6. We are awaiting confirmation regarding the installation of the traffic signal at NYS Route 9W access road.

7. A bus pick-up/drop-off area has been coordinated with the Marlborough School District.

8. It is requested the applicants pursue the SPDES Permit for discharge to the surface water from the sewage treatment plant. Response letter states that after approval applications will be made.

9. The Planning Board may wish to review the Part II of the EAF with regard to consideration of a SEQRA determination for the project.

Respectfully submitted,

MHE Engineering, D.P.C.

Patrick J. Hines
Principal
PJH/kbw

June 22, 2021

Chairman John Ewasutyn
Town of Newburgh Planning Board
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

RE: JMC Project 17088
Overlook Farms a Farrell Community
5417 Route 9W
Town of Newburgh, NY

Site Plan/Lot Consolidation Submission

Dear Chairman Ewasutyn and Members of the Board:

On behalf of Farrell Communities at Overlook Ponds LLC, the Applicant for the above referenced project, we are pleased to submit the below listed documents in support of an application for Site Plan and Lot Consolidation Approval. As requested, we are providing 10 copies of the Layout Plan to the Board as well as a full digital submission.

1. JMC Drawings, last revised 6/22/2021:

Dwg. No.	Title
C-000	"Cover Sheet"
C-010	"Existing Conditions Plan"
C-011	"Lot Consolidation & Subdivision Plan"
C-020	"Environmental Constraints Plan"
C-100	"Layout Plan"
C-200	"Grading Plan"
C-300	"Utilities Plan"
C-310	"Storm Sewer Profiles"
C-311	"Storm Sewer Profiles"
C-320	"Sanitary Sewer Profiles"
C-330	"Water Main Profiles"
C-331	"Water Main Profiles"
C-400	"Erosion & Sediment Control Plan"
C-500	"Fire Truck Access Plan"
C-510	"Truck Routing Plan"
C-520	"Sight Distance Analysis Plan"
C-900	"Construction Details"
C-901	"Construction Details"
C-902	"Construction Details"

C-903	"Construction Details"
C-904	"Construction Details"
C-905	"Construction Details"
C-906	"Construction Details"
L-100	"Preliminary Landscape Plan"
L-101	"Preliminary Landscape Plan"
L-102	"Preliminary Typical Unit Landscape Plan"

2. JMC Preliminary Stormwater Pollution Prevention Plan, dated 6/22/2021

3. Leonard Jackson Associates Report – Overlook Farm Hydrologic and Hydraulic Analyses Tributary to Lattintown Creek, dated 6/22/2021

4. Town of Newburgh Floodplain Development Permit Application, dated 06/14/2021

5. Farrell Building Company Check No. 61997 in the amount of $500.00, dated 5/19/2021 to cover the Floodplain Development Permit Application fee

The enclosed documents are provided in response to comments received from your Board and its consultants. Specifically, we are in receipt of the below listed comment letters from your consultants and are pleased to provide responses below:

1. Letter from Creighton Manning, dated 3/26/2021
2. Memorandum from MH&E, DPC, dated 4/21/2021

Creighton Manning Letter, dated March 26, 2021

Comment No. 1

Sight distance triangles have been shown at the internal driveways where necessary and landscaping has been modified as needed.

Response No. 1

Comment noted.

Comment No. 2

The traffic study removed the 5430 Route 9W project since that is still a conceptual project and has not made an application. Even with this removal, the improvements proposed remain unchanged; Route 9W will be widened to provide a northbound left turn lane and a southbound right turn lane into the Route 9W/Site Driveway A intersection.

Response No. 2

Comment noted.

Comment No. 3

A signal warrant analysis was provided demonstrating the need for the signal. NYSDOT review and approval is necessary for these improvements. The highway and traffic signal designs should not inhibit future improvements by others (5430 Route 9W) to create a fourth leg to the site driveway intersection.

Response No. 3

The NYSDOT will be determining after a subsequent review if a new traffic signal is approved for the proposed site driveway entrance. If a new traffic signal is approved for the proposed site driveway connection onto Route 9W, the proposed traffic signal design will be coordinated to accommodate a potential fourth leg to the intersection opposite the proposed site driveway.

Comment No. 4

The delays at signalized intersections on the corridor will change by 5 seconds or less during the peak hours. Unsignalized intersections will change by 5 to 17 seconds of delay. Increases in delays as unsignalized intersections are harder to mitigate because they don't warrant traffic signals and would otherwise only improve if Route 9W were widened with a center turn lane.

Response No. 4

As stated in the comment, improvements at unsignalized intersections are difficult since they don't warrant traffic signals. The NYSDOT has jurisdiction of Route 9W and we are continuing to work with them to receive a Highway Work Permit for the proposed redevelopment. The NYSDOT was provided the 03/19/2021 Traffic Study for the redevelopment.

Comment No. 5

A comparison of the traffic volumes for existing, no-build, and build at the Oak Street intersection during the PM peak hour indicates that volumes will increase by about 19% over the next 5 to 6 years – 12% from background growth and other developments, 7% from the project. The Town should discuss long-term planning with NYSDOT to determine if there are long-term improvement plans that should be considered when reviewing present applications in the corridor.

Response No. 5

Comment noted.

Comment No. 6

Has there been any correspondence with NYSDOT on this project to date?

Response No. 6

Our office submitted Stage 1 of the Highway Work Permit to the NYSDOT on 03/19/2021. Our office received comments from the NYSDOT regarding their review of our submission via email on 04/27/2021. We intend to submit a package to NYSDOT soon responding to the comments contained in their 04/27/2021 email.

McGoey, Hauser and Edsall Consulting Engineers, D.P.C. Letter, dated April 1, 2021

Comment No. 1

This office circulated the Planning Board's Notice of Intent for Lead Agency on 3 February 2021. With the exception of the Marlborough Central School District no other correspondence has been received back to this office. Marlborough Central School District has requested a meeting with this office regarding the project. Planning Board is in a position to declare itself Lead Agency for the environmental review of the project.

Response No. 1

Our office has met and coordinated with Superintendent Michael Brooks of the Marlborough Central School District. We have informed Superintendent Brooks that the project is anticipated to generate approximately 23 school age children. We also provided a location for school bus pick-up within the site, as preferred by the school district, rather than along Route 9W as previously proposed.

Comment No. 2

This office awaits the submission of an SWPPP and Stormwater Management Plan in compliance with Town of Newburgh and NYSDEC requirements.

Response No. 2

The project Stormwater Pollution Prevention Plan is enclosed.

Comment No. 3

The project requires a Flood Plain Development Permit information pertaining to the flood plain impacts is identified as being under preparation by the Applicants representative.

Response No. 3

A Floodplain Development Permit Application and Hydrologic and Hydraulic Analyses are enclosed.

Comment No. 4

Design reports for the water main extension with hydrants and Sewage Treatment Plant should be provided to the Planning Board.

Response No. 4

We are working on the water main extension design reports and H2M is working on the design and permitting for the Sewage Treatment Plant. These documents will be provided to your Board upon completion.

Comment No. 5

It is requested that all materials being sent to outside agencies be copied to the Planning Board for their file.

Response No. 5

So noted.

Comment No. 6

Check grading in the vicinity of DMH-C-5. Specifically the 492 contour.

Response No. 6

The top elevation of DMH-C-5 was adjusted to 288.75 to better match the emergency access drive surface elevation.

Comment No. 7

Grading in the vicinity of DMH-D-4 should be evaluated for potential impacts to adjoining properties.

Response No. 7

DMH-D-4 was relocated down the hill. The grading in the vicinity of the previous location of DMH-D-4, on the north side of Building 3, was revised to reduce potential impacts on the adjoining property.

Comment No. 8

Location of hydrants should be reviewed with the Code Enforcement Department as well as Jurisdictional Fire Department.

Response No. 8

It is agreed that the location of hydrants will be reviewed with the Code Enforcement Department and the Jurisdictional Fire Department.

Comment No. 9

Highway Superintendents comments on the Morris Drive emergency access drive should be received.

Response No. 9

Comment noted.

Comment No. 10

A Restraint Joint Table should be added to the Detail Sheet in compliance with the Town of Newburgh's requirements.

Response No. 10

A Restraint Joint Table has been added to JMC Drawing C-300 "Utilities Plan".

Comment No. 11

Water service connections to the proposed retail building, sewage treatment building and clubhouse should be depicted.

Response No. 11

JMC Drawing C-300 "Utilities Plan" has been revised to depict water service connections to the proposed retail building, sewage treatment building and clubhouse.

Comment No. 12

Standard detail requiring potable water to be shut off if fire lines are terminated at the structure.

Response No. 12

A detail requiring potable water to be shut off if the fire lines are terminated at the structure has been added to JMC Drawing C-903 "Construction Details.

We understand this matter will be placed on the agenda for the July 15, 2021 Planning Board meeting. In the interim, please let us know if you have any questions or require additional information.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

Anthony Guccione, Jr.

Anthony Guccione, Jr., RLA
Associate Principal

cc: Mr. Patrick Hines, w/Plans, PSWPPP, Floodplain Docs
Mr. Ken Wersted, PE, via email
Mr. Dominic Cordisco, via email
Mr. Stephen Zagoren, via email
Mr. Will Minnear, via email
Mr. Peter Gaito, Jr., via email
Stan Schutzman, Esq., via email
Mr. Leonard Jackson, PE, via email

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LJA | **Leonard Jackson Associates** **Consulting Engineers**

26 Firemens Memorial Drive . Pomona, New York 10970 . (845) 354-4382 . FAX (845) 354-4401

Report

Overlook Farm Hydrologic and Hydraulic Analyses Tributary to Lattintown Creek

Leonard Jackson PE PLLC dba Leonard Jackson Associates

LJA | **Leonard Jackson Associates** **Consulting Engineers**

26 Firemens Memorial Drive . Pomona, New York 10970 . (845) 354-4382 . FAX (845) 354-4401

Contents

- Summary Letter
- Methodology
- HEC-RAS Summary Hydraulic output 1 year through 500 year
- HEC-HMS Summary Hydrologic output
- Overtopping Analyses
- Downstream Hydrologic effect routing analysis
- FIRMETTE
- Existing Conditions Work Map
- Post-Project Conditions Work Map

LJA | **Leonard Jackson Associates** **Consulting Engineers**

26 Firemens Memorial Drive . Pomona, New York 10970 . (845) 354-4382 . FAX (845) 354-4401

Summary Letter

LJA | **Leonard Jackson Associates** **Consulting Engineers**

26 Firemens Memorial Drive . Pomona, New York 10970 . (845) 354-4382 . FAX (845) 354-4401

June 22, 2021

JMC
120 Bedford Road
Armonk, NY 10504

Attn: David Lombardi, Senior Project manager

Re: **Overlook Farm Hydrologic and Hydraulic Analyses**
Tributary to Lattintown Creek
LJA # 20049

Dear Mr. Lombardi,

We have prepared Hydrologic and Hydraulic analyses of the Tributary to Lattintown Creek that passes through the Overlook project site. This site is mapped as a Zone A Special Flood Hazard Area within the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA).

The object of the analyses was to define flood elevations through the site for design storms ranging from the one year through 500-year frequencies in order to evaluate the following:

1. Determine flood elevations to assist JMC in defining building floor elevations that meet the requirements of the Town of Newburgh Floodplain Ordinance and New York State Department of Environmental Conservation.

2. Determine if the proposed project affects downstream flooding potential.

3. Evaluate access to the Overlook Farm site during major flooding events.

Conclusions

1. All of the proposed buildings on the Overlook Farm site will be set above Base (100-year) Flood Elevations of the Lattintown Creek Tributary. The sewage treatment plant has been set at an elevation that is more than four feet higher than the peak 500-year flood elevation of the Lattintown Creek Tributary thereby meeting Town, State and Federal elevation requirements.

2. The proposed project provides onsite detention to eliminate the hydrologic effects of increased impervious surfaces thereby zero increase in peak rate of runoff from the project site. The proposed onsite channel improvement reduces the flooding potential on the site and at Route 9W. The elimination of onsite flooding has a diminimus effect on discharge rates downstream on the Lattintown Creek Tributary.

3. There are three means of vehicular access onto the Overlook Farms project site as follows.

    a) The front entrance driveway on Route 9W.
    b) The driveway on Morris Drive accessed via Route 9W.
    c) The emergency access driveway on Morris Drive accessed via Parr Meadow Drive.

    Each of these roadways will be overtopped by Lattintown Creek Tributary flooding during a 100-year storm event and during lesser events for short periods of time. The depth of overtopping and its duration are summarized in the attached tables.

    As an overview, the ground clearance of most cars is approximately 6 inches. Emergency vehicles (fire trucks) have about twelve inches ground clearance or more. The depth of overtopping and duration tables attached give an indication of access and limitations to and from the Overlook site. Fire trucks will always have access even during the peak of a 100-year flood event. Automobiles will not have access during a 100-year flood event for approximately 35 minutes when Parr Meadow Drive is overtopped at the peak of the flood event. The access limitations resulting from flooding are therefore minor.

We note that the proposed channel improvement on the Overlook Farms site will reduce the frequency and duration of flood overtopping of Route 9W at the site's front entrance driveway. There is no practicable way to reduce overtopping at Morris Drive as a private undersized 6' diameter pipe is located immediately downstream of, and blocking, the face of the larger 6' x 10.8' pipe arch under Morris Drive.

Attached are summary tables and our report documenting the above.

Table 1 – Duration and Depth of overtopping at Parr Meadow Drive
Table 2 – Duration and Depth of overtopping at Route 9W
Table 3 – Duration and Depth of overtopping at Morris Drive

Very truly yours,

LEONARD JACKSON ASSOCIATES
Leonard Jackson, P.E.
LJ/ks
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Overlook Farms

6/15/2021

Table 1

Duration and Depth of overtopping at Parr Meadow Drive

Frequency (Year)	Water Surface Elevation (ft)	Low Point on Road (ft)	Max Depth (ft)	6 Inch Depth Duration (Hours)	1 Foot Depth Duration (Hours)	1.5 Foot Depth Duration (Hours)
500	190.06	188.00	2.06	3	2.3	1.5
100	189.12	188.00	1.12	1.5	0.6	0
50	188.69	188.00	0.69	0.75	0	0
25	188.22	188.00	0.22	0	0	0
10	185.05	188.00	0.00	0	0	0
5	184.28	188.00	0.00	0	0	0
2	183.41	188.00	0.00	0	0	0
1	182.80	188.00	0.00	0	0	0

Overlook Farms

6/15/2021

Table 2

Duration and Depth of overtopping at Route 9W

Frequency (Year)	Water Surface Elevation (ft)	Low Point on Road (ft)	Max Depth (ft)	6 Inch Depth Duration (Hours)	1 Foot Depth Duration (Hours)	1.5 Foot Depth Duration (Hours)
500	210.42	207.90	2.52	3.5	3	2.25
100	209.47	207.90	1.57	2.1	1.6	0.5
50	209.06	207.90	1.16	1.4	0.7	0
25	208.35	207.90	0.45	0	0	0
10	207.91	207.90	0.01	0	0	0
5	204.07	207.90	0.00	0	0	0
2	203.29	207.90	0.00	0	0	0
1	202.73	207.90	0.00	0	0	0

Overlook Farms

6/15/2021 Table 3

Duration and Depth of overtopping at Morris Drive

Frequency (Year)	Water Surface Elevation (ft)	Low Point on Road (ft)	Max Depth (ft)	6 Inch Depth Duration (Hours)	1 Foot Depth Duration (Hours)	1.5 Foot Depth Duration (Hours)
500	204.75	201.30	3.45	5.5	4.8	3.9
100	203.93	201.30	2.63	3.9	3.25	2.4
50	203.48	201.30	2.18	3.4	2.6	1.8
25	202.97	201.30	1.67	2.6	1.9	0.9
10	202.36	201.30	1.06	1.5	0.375	0
5	201.70	201.30	0.40	0	0	0
2	198.73	201.30	0.00	0	0	0
1	197.11	201.30	0.00	0	0	0

LJA | **Leonard Jackson Associates** **Consulting Engineers**

26 Firemens Memorial Drive . Pomona, New York 10970 . (845) 354-4382 . FAX (845) 354-4401

Methodology

LJA | Leonard Jackson Associates Consulting Engineers

26 Firemens Memorial Drive . Pomona, New York 10970 . (845) 354-4382 . FAX (845) 354-4401

Methodology

1) Hydrologic Analyses were prepared utilizing SCS methodology incorporated within the HEC-HMS USACOE Hydrologic Analysis Program.
2) Hydraulic Analyses were prepared utilizing the HEC-RAS USACOE Hydraulic Analysis program.

   Cross Sections were derived from existing condition topographic mapping of the project site and available offsite topography. Post-project condition cross-sections were derived from JMC grading plans.

3) Overtopping Duration analyses was prepared as follows:

   a) Runoff hydrographs were prepared for each frequency analyzed.
   b) Elevation versus discharge at each roadway was obtained by running the peak discharge for each frequency analyzed utilizing HEC-RAS pre- and post-project models yielding flood overtopping depths at each roadway for each discharge rate.
   c) The discharge rates for 6", 12", and 18" overtopping depths were defined.
   d) Utilizing each discharge rate for an overtopping depth, the duration of that discharge rate is defined by the runoff hydrograph for each frequency.

4) The Downstream Hydrologic Effect of the project was obtained by routing the 100-year runoff hydrograph through the volume versus discharge relationship obtained from the multiple frequency HEC-RAS runs with the cumulative flood storage volumes obtained from the uppermost cross-section in the HEC-RAS model for pre- and post-project conditions. The difference in routed peak discharges was an increase of 0.1% (1737.3 cfs post-project compared to 1735.1 cfs pre-project).

LJA | **Leonard Jackson Associates** **Consulting Engineers**

26 Firemens Memorial Drive . Pomona, New York 10970 . (845) 354-4382 . FAX (845) 354-4401

HEC-RAS Summary
Hydraulic Output
1 year through 500 year

Date Received Code Compliance Stamp

Town of Newburgh
Floodplain Development
Permit Application

21 Hudson Valley Professional Plaza,
Newburgh, NY 12550
Phone: (845)564-7801 Fax: (845)564-7802

(Please Print)

Permit #: _____
Tracking #: _____
Fee: $500.00
Receipt #: _____

(OFFICE USE ONLY)

Job Location: 5417 Route 9W

S.B.L.: 9-1-10, 11, 12, 56.21 & 56.22 Construction Cost: $55,000,000.00

APPLICANT:	ENGINEER:
Farrell Communities at Overlook Ponds LLC	JMC
ADDRESS:	CONTRACTOR:
P.O. Box 14, 2317 Montauk Highway	Farrell Building Company
CITY/STATE/ZIP:	ADDRESS:
Bridgehampton, NY 11932	2317 Montauk Highway
PHONE:	CITY/STATE/ZIP:
631 766-0023	Bridgehampton, NY 11932
CONTACT EMAIL:	PHONE: FAX:
zags1413@gmail.com	g.pancost@farrellbuilding.com

- NO WORK IS TO BE STARTED WITHOUT A BUILDING PERMIT.
- THE PERMIT MAY BE REVOKED IF ANY FALSE STATEMENTS ARE MADE HEREIN.
- IF REVOKED, ALL WORK MUST CEASE UNTIL PERMIT IS RE-ISSUED.
- DEVELOPMENT SHALL NOT BE USED OR OCCUPIED UNTIL A CERTIFICATE OF COMPLIANCE IS ISSUED.
- THE PERMIT WILL EXPIRE IF NO WORK IS COMMENCED WITHIN SIX MONTHS OF ISSUANCE.
- APPLICANT IS HEREBY INFORMED THAT OTHER PERMITS MAY BE REQUIRED TO FULFILL LOCAL, STATE, AND FEDERAL REGULATORY REQUIREMENTS.
- APPLICANT HEREBY GIVES CONSENT TO THE LOCAL ADMINISTRATOR OR HIS/HER REPRESENTATIVE TO MAKE REASONABLE INSPECTIONS REQUIRED TO VERIFY COMPLIANCE.

To avoid a delay in processing the application, please provide enough information to easily identify the project location. Provide the street address, lot number or legal description (attach) and, outside urban areas, the distance to the nearest intersecting road or well-known landmark. A sketch attached to this application showing the project would be helpful:

The project is located on the west side of Route 9W, between Morris Drive and Oak Street

I, THE APPLICANT, CERTIFY THAT ALL STATEMENTS HEREIN AND IN ATTACHMENTS TO THIS APPLICATION ARE, TO THE BEST OF MY KNOWLEDGE, TRUE AND ACCURATE.

APPLICANT'S SIGNATURE Stephen Zagame DATE: June 14, 2021

DESCRIPTION OF WORK (Check all applicable boxes):

Structural Development Activity:

- ☒ New Structure
- ☐ Addition
- ☐ Alteration
- ☐ Relocation
- ☒ Demolition
- ☐ Replacement

Structure Type:

- ☐ Residential (1-4 Family)
- ☒ Residential (More than 4 Family)
- ☐ Non-Residential (Floodproofing? ☐Yes)
- ☒ Combined Use (Res. & Comm.)
- ☐ Manufactured (Mobile) Home (in Mobile Home Park? ☐Yes)

Other Developmental Activities

- ☒ Fill ☐Mining ☐Drilling ☒Grading
- ☒ Excavation (Except for Structural Development Checked Above)
- ☒ Watercourse Alteration (Including Dredging and Channel Modifications)
- ☒ Drainage Improvements (Including Culvert Work)
- ☒ Road, Street, or Bridge Construction
- ☒ Subdivision (New or Expansion)
- ☐ Individual Water or Sewer System
- ☒ Other (please specify): Sewage Treatment Facility

FLOODPLAIN DETERMINATION (To Be Completed by LOCAL ADMINISTRATOR)

The proposed development is located on FIRM Panel No. 36071C0153E, Dated 8/3/2009.
The proposed development:

- ☐ Is NOT located in a Special Flood Hazard Area (Notify the applicant that the application review is complete, and NO FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED).
- ☒ Is located in a Special Flood Hazard Area
  FIRM zone designation is Zone A.
  100-Year flood elevation at the site is: Varies* Ft. NGVD (MSL)
- ☐ The proposed development is located in a floodway.
  FBFM Panel No. _____, Dated _____.

SIGNED:_____ DATE:_____

* 100 year flood elevation varies through the site from elevation 203.5(Morris Drive) to 207.9 (Route 9W) from Hydraulic Analysis of the Tributary to Lattintown Creek, prepared by Leonard Jackson Associates dated 6/8/2021.

ADDITIONAL INFORMATION REQUIRED (To Be Completed by LOCAL ADMINISTRATOR)

The applicant must submit the documents checked below before the application can be processed:

- ☒ A site plan showing the location of all existing structures, water bodies, adjacent roads, lot dimensions, and proposed development.
- ☒ Development plans, drawn to scale, and specifications, including where applicable:
  - Details of anchoring structures
  - Proposed elevation of lowest floor (including basement)
  - Types of water-resistant materials used below the first floor
  - Details of floodproofing of utilities located below the first floor and details of enclosures below the first floor
  - Also, _____
- ☐ Subdivision or other development plans (If the subdivision or other development exceeds 50 lots or 5 acres, whichever is the lesser, the applicant must provide 100-year flood elevations if they are not otherwise available).
- ☒ Plans showing the extent of watercourse relocation and/or landform alterations.
- ☒ Top of new fill elevation See grading plan Ft. NGVD (MSL)
- ☐ Floodproofing protection level (non-residential only) _____ Ft. NGVD (MSL). For floodproofed structures, applicant must attach certification from a registered engineer or architect.
- ☐ Certification from a registered engineer that the proposed activity in a regulatory floodway will not result in any increase in the height of the 100-year flood. A copy of all data and calculations supporting this finding must also be submitted.
- ☒ Other: All buildings are elevated above the base flood elevation determined by Hydraulic Analysis of Tributary of Lattintown Creek, prepared by Leonard Jackson Associates dated 6/8/2021

PERMIT DETERMINATION (To Be Completed by LOCAL ADMINISTRATOR)

I have determined that the proposed activity:

☒ Is

☐ Is not

in compliance with Local Law #7, 2009. The permit is issued subject to the following conditions:

_____

_____

_____

SIGNED:_____ DATE:_____

If BOX A is checked, the local administrator may issue a Development Permit upon payment of designated fee.

If BOX B is checked, the local administrator will provide a written summary of deficiencies. Applicant may or may not request a hearing from the Board of Appeals.

APPEALS: Appealed to the Board of Appeals? ☐Yes ☐No
Hearing Date: _____
Appeals Board Decision --- Approved? ☐Yes ☐No

Conditions: _____
_____
_____
_____

COMPLIANCE ACTION (To Be Completed by LOCAL ADMINISTRATOR)

The LOCAL ADMINISTRATOR will complete this section as applicable based on inspection of the project to ensure compliance with the community's local law for flood damage prevention.

INSPECTIONS: DATE: _____ BY: _____ DEFICIENCIES? ☐Yes ☐No
DATE: _____ BY: _____ DEFICIENCIES? ☐Yes ☐No
DATE: _____ BY: _____ DEFICIENCIES? ☐Yes ☐No

AS-BUILT ELEVATIONS (To Be Completed by APPLICANT before the Certificate of Compliance is issued)

The following information must be provided for project structures. This section must be completed by a registered professional engineer or a licensed land surveyor (or attach a certification to this application). Complete 1 or 2 below.

1. Actual (As-Built) Elevation of the top of the lowest floor, including basement (in Coastal High Hazard Areas, bottom of lowest structural member of the lowest floor, excluding piling and columns) is: _____ Ft. NGVD (MSL)
2. Actual (As-Built) Elevation of floodproofing protection is _____ Ft. NGVD (MSL)

NOTE: Any work performed prior to submittal of the above information is at the risk of the Applicant.

CERTIFICATE OF COMPLIANCE (To Be Completed by LOCAL ADMINISTRATOR)

Certificate of Compliance issued: DATE: _____ BY: _____

HEC-RAS Plan: Existing_2021-6-10 River: Trib Reach: Trib

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Head	Vel Chnl	Vel Total	Frctn Loss	C & E Loss	Flow Area	Volume	Q Weir	Q Culv Group
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft)	(ft/s)	(ft/s)	(ft)	(ft)	(sq ft)	(acre-ft)	(cfs)	(cfs)
Trib	3417	1yr	213.0	206.00	212.14		212.17	0.000112	0.03	1.42	1.35	0.00	0.00	157	2.60		
Trib	3417	2yr	331.0	206.00	212.60		212.66	0.000193	0.06	1.98	1.79	0.01	0.01	185	3.68		
Trib	3417	5yr	522.0	206.00	213.05		213.16	0.000339	0.11	2.77	2.30	0.01	0.02	227	5.69		
Trib	3417	10yr	713.0	206.00	213.39		213.56	0.000475	0.17	3.42	2.67	0.02	0.03	267	7.79		
Trib	3417	25yr	1042.0	206.00	213.80		214.06	0.000720	0.26	4.40	3.26	0.03	0.05	320	10.79		
Trib	3417	50yr	1358.0	206.00	214.07		214.43	0.000975	0.36	5.26	3.79	0.04	0.07	358	13.53		
Trib	3417	100yr	1738.0	206.00	214.33		214.81	0.001291	0.48	6.21	4.38	0.05	0.09	396	16.53		
Trib	3417	500yr	2966.0	206.00	214.92		215.84	0.002335	0.91	8.83	6.04	0.09	0.17	491	23.93		
Trib	3351	1yr	213.0	206.00	212.14		212.16	0.000054	0.01	1.01	0.85	0.00	0.00	250	2.30		
Trib	3351	2yr	331.0	206.00	212.61		212.64	0.000083	0.02	1.33	1.06	0.00	0.00	313	3.31		
Trib	3351	5yr	522.0	206.00	213.09		213.13	0.000133	0.04	1.78	1.37	0.00	0.00	381	5.24		
Trib	3351	10yr	713.0	206.00	213.45		213.51	0.000181	0.06	2.16	1.64	0.01	0.00	435	7.27		
Trib	3351	25yr	1042.0	206.00	213.89		213.98	0.000269	0.09	2.77	2.07	0.01	0.00	503	10.18		
Trib	3351	50yr	1358.0	206.00	214.19		214.33	0.000387	0.14	3.42	2.45	0.01	0.01	554	12.85		
Trib	3351	100yr	1738.0	206.00	214.48		214.67	0.000515	0.19	4.06	2.85	0.02	0.01	611	15.79		
Trib	3351	500yr	2966.0	206.00	215.23		215.58	0.000872	0.35	5.65	3.82	0.03	0.01	777	22.99		
Trib	3322	1yr	213.0	204.98	212.14	207.23	212.16	0.000081	0.02	1.14	1.02			210	2.14		
Trib	3322	2yr	331.0	204.98	212.60	207.83	212.63	0.000123	0.03	1.50	1.26			263	3.11		
Trib	3322	5yr	522.0	204.98	213.07	208.61	213.12	0.000198	0.06	2.03	1.63			320	4.99		
Trib	3322	10yr	713.0	204.98	213.42	209.23	213.50	0.000269	0.08	2.47	1.94			367	6.99		
Trib	3322	25yr	1042.0	204.98	213.84	210.11	213.97	0.000403	0.13	3.17	2.44			428	9.86		
Trib	3322	50yr	1358.0	204.98	214.08	210.88	214.30	0.000661	0.22	4.17	2.89			471	12.49		
Trib	3322	100yr	1738.0	204.98	214.37	211.73	214.65	0.000810	0.27	4.75	3.22			540	15.37		
Trib	3322	500yr	2966.0	204.98	215.13	213.44	215.54	0.001171	0.41	6.15	4.06			730	22.45		
Trib	3299 Oak St.	1yr	213.0													23.31	189.69
Trib	3299 Oak St.	2yr	331.0													137.76	193.24
Trib	3299 Oak St.	5yr	522.0													332.96	189.04
Trib	3299 Oak St.	10yr	713.0													535.41	177.59
Trib	3299 Oak St.	25yr	1042.0													839.66	202.34
Trib	3299 Oak St.	50yr	1358.0													1144.54	213.46
Trib	3299 Oak St.	100yr	1738.0													1510.08	227.93
Trib	3299 Oak St.	500yr	2966.0													2720.03	245.97
Trib	3279	1yr	213.0	204.98	211.07		211.11	0.000232	0.04	1.72	1.56	0.01	0.00	137	2.08		
Trib	3279	2yr	331.0	204.98	211.51		211.58	0.000359	0.08	2.30	1.96	0.01	0.00	169	3.00		
Trib	3279	5yr	522.0	204.98	212.04		212.17	0.000537	0.13	3.04	2.40	0.01	0.00	218	4.83		
Trib	3279	10yr	713.0	204.98	212.55		212.70	0.000605	0.15	3.45	2.56	0.02	0.00	278	6.78		
Trib	3279	25yr	1042.0	204.98	212.74		213.02	0.001085	0.28	4.73	3.42	0.03	0.00	304	9.57		
Trib	3279	50yr	1358.0	204.98	212.93		213.35	0.001597	0.43	5.87	4.02	0.04	0.00	338	12.13		
Trib	3279	100yr	1738.0	204.98	213.08	212.27	213.72	0.002360	0.64	7.26	4.69	0.06	0.03	370	14.93		
Trib	3279	500yr	2966.0	204.98	213.68	213.68	214.67	0.003606	0.99	9.58	5.76	0.09	0.01	515	21.78		
Trib	3253	1yr	213.0	206.00	211.06		211.11	0.000226	0.05	1.73	1.60	0.04	0.01	133	2.00		
Trib	3253	2yr	331.0	206.00	211.49		211.57	0.000357	0.08	2.33	2.04	0.06	0.02	163	2.90		
Trib	3253	5yr	522.0	206.00	212.01		212.15	0.000554	0.14	3.15	2.52	0.10	0.04	207	4.70		
Trib	3253	10yr	713.0	206.00	212.50		212.68	0.000661	0.18	3.68	2.58	0.13	0.07	276	6.61		
Trib	3253	25yr	1042.0	206.00	212.66		212.99	0.001163	0.32	4.98	3.38	0.16	0.02	308	9.39		
Trib	3253	50yr	1358.0	206.00	212.88		213.31	0.001536	0.43	5.88	3.86	0.21	0.02	352	11.92		
Trib	3253	100yr	1738.0	206.00	213.08		213.64	0.001983	0.56	6.84	4.41	0.26	0.01	394	14.70		
Trib	3253	500yr	2966.0	206.00	213.57	213.53	214.52	0.003303	0.95	9.33	5.94	0.36	0.01	499	21.48		
Trib	3182	1yr	213.0	203.93	210.87		211.05	0.003730	0.19	3.46	3.46	0.54	0.21	62	1.84		
Trib	3182	2yr	331.0	203.93	211.18		211.49	0.005428	0.31	4.44	4.44	0.46	0.01	74	2.71		
Trib	3182	5yr	522.0	203.93	211.46		212.01	0.008824	0.55	5.98	5.98	0.66	0.06	87	4.46		
Trib	3182	10yr	713.0	203.93	211.64	211.59	212.49	0.012629	0.85	7.39	7.39	0.82	0.12	96	6.30		

HEC-RAS Plan: Existing_2021-6-10 River: Trib Reach: Trib (Continued)

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Head	Vel Chnl	Vel Total	Frctn Loss	C & E Loss	Flow Area	Volume	Q Weir	Q Culv Group
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft)	(ft/s)	(ft/s)	(ft)	(ft)	(sq ft)	(acre-ft)	(cfs)	(cfs)
Trib	3182	25yr	1042.0	203.93	212.30	212.30	212.80	0.006508	0.50	6.22	4.85	0.57	0.01	215	8.96		
Trib	3182	50yr	1358.0	203.93	212.45	212.45	213.08	0.007840	0.63	7.11	5.52	0.63	0.00	246	11.43		
Trib	3182	100yr	1738.0	203.93	212.66	212.66	213.36	0.008234	0.71	7.68	6.00	0.64	0.00	290	14.13		
Trib	3182	500yr	2966.0	203.93	213.23	213.23	214.15	0.008574	0.92	8.91	7.21	0.61	0.01	411	20.72		
Trib	3120	1yr	213.0	203.52	208.04	208.04	210.31	0.039353	2.27	12.08	12.08	0.47	0.58	18	1.79		
Trib	3120	2yr	331.0	203.52	210.73	210.73	211.01	0.011195	0.28	5.57	3.90	0.38	0.03	85	2.59		
Trib	3120	5yr	522.0	203.52	210.94	210.94	211.30	0.013154	0.36	6.04	4.66	0.46	0.04	112	4.32		
Trib	3120	10yr	713.0	203.52	211.11	211.11	211.54	0.014116	0.44	6.25	5.26	0.46	0.05	136	6.14		
Trib	3120	25yr	1042.0	203.52	211.36	211.36	211.92	0.014549	0.56	6.35	5.99	0.55	0.08	174	8.68		
Trib	3120	50yr	1358.0	203.52	211.59	211.59	212.24	0.014082	0.64	6.25	6.44	0.40	0.03	211	11.10		
Trib	3120	100yr	1738.0	203.52	211.85	211.85	212.58	0.013392	0.73	6.09	6.84	0.33	0.00	254	13.75		
Trib	3120	500yr	2966.0	203.52	212.48	212.48	213.49	0.011745	1.01	5.70	8.00	0.36	0.01	371	20.16		
Trib	3066	1yr	213.0	203.19	206.18		206.53	0.003679	0.34	4.70	4.70	0.23	0.00	45	1.75		
Trib	3066	2yr	331.0	203.19	206.68		207.21	0.004750	0.54	5.87	5.87	0.32	0.01	56	2.51		
Trib	3066	5yr	522.0	203.19	207.35		208.15	0.005733	0.80	7.17	7.17	0.35	0.01	73	4.20		
Trib	3066	10yr	713.0	203.19	208.10		209.02	0.005551	0.92	7.70	7.70	0.28	0.03	93	5.99		
Trib	3066	25yr	1042.0	203.19	208.70	208.32	210.09	0.007413	1.39	9.45	9.45	0.28	0.17	110	8.50		
Trib	3066	50yr	1358.0	203.19	209.92	209.92	210.88	0.004414	0.96	8.22	6.57	0.20	0.08	207	10.84		
Trib	3066	100yr	1738.0	203.19	210.52	210.52	211.28	0.003416	0.76	7.86	5.40	0.19	0.00	322	13.39		
Trib	3066	500yr	2966.0	203.19	211.18	211.18	212.16	0.004244	0.98	9.51	6.47	0.24	0.00	459	19.64		
Trib	3013	1yr	213.0	204.00	205.90		206.29	0.005343	0.39	4.99	4.99	0.33	0.01	43	1.69		
Trib	3013	2yr	331.0	204.00	206.20	205.95	206.87	0.007965	0.68	6.60	6.60	0.41	0.01	50	2.44		
Trib	3013	5yr	522.0	204.00	206.90		207.79	0.007784	0.89	7.58	7.58	0.22	0.16	69	4.11		
Trib	3013	10yr	713.0	204.00	207.87		208.71	0.005082	0.83	7.32	7.28	0.12	0.17	98	5.88		
Trib	3013	25yr	1042.0	204.00	208.83	208.83	209.64	0.003844	0.81	7.53	5.64	0.09	0.17	185	8.32		
Trib	3013	50yr	1358.0	204.00	209.32	209.32	210.01	0.003269	0.70	7.48	4.90	0.09	0.13	277	10.53		
Trib	3013	100yr	1738.0	204.00	209.60	209.60	210.36	0.003573	0.76	8.13	5.22	0.09	0.14	333	12.97		
Trib	3013	500yr	2966.0	204.00	210.27	210.27	211.26	0.004401	0.99	9.83	6.33	0.10	0.19	469	19.04		
Trib	2971	1yr	213.0	203.99	205.42	205.42	205.94	0.013701	0.53	5.82	5.82	0.23	0.10	37	1.65		
Trib	2971	2yr	331.0	203.99	205.80	205.80	206.46	0.012834	0.66	6.51	6.51	0.16	0.14	51	2.39		
Trib	2971	5yr	522.0	203.99	207.05		207.41	0.003781	0.36	4.83	4.83	0.06	0.06	108	4.03		
Trib	2971	10yr	713.0	203.99	208.17		208.42	0.001790	0.25	4.04	3.69	0.04	0.03	193	5.74		
Trib	2971	25yr	1042.0	203.99	208.77		209.01	0.001515	0.24	4.24	3.40	0.04	0.02	307	8.09		
Trib	2971	50yr	1358.0	203.99	209.17		209.43	0.001464	0.26	4.50	3.50	0.04	0.02	388	10.21		
Trib	2971	100yr	1738.0	203.99	209.55		209.83	0.001454	0.28	4.78	3.71	0.04	0.01	468	12.58		
Trib	2971	500yr	2966.0	203.99	210.49		210.86	0.001533	0.37	5.62	4.45	0.05	0.00	666	18.50		
Trib	2928	1yr	213.0	202.00	204.62		204.83	0.002716	0.21	3.67	3.67	0.14	0.01	58	1.61		
Trib	2928	2yr	331.0	202.00	205.56		205.76	0.001648	0.20	3.62	3.57	0.12	0.01	93	2.32		
Trib	2928	5yr	522.0	202.00	207.13		207.29	0.000699	0.15	3.25	2.80	0.05	0.01	187	3.88		
Trib	2928	10yr	713.0	202.00	208.20		208.34	0.000508	0.14	3.24	2.32	0.03	0.02	308	5.49		
Trib	2928	25yr	1042.0	202.00	208.78		208.95	0.000593	0.17	3.75	2.54	0.03	0.03	411	7.73		
Trib	2928	50yr	1358.0	202.00	209.17		209.37	0.000676	0.20	4.19	2.80	0.04	0.03	485	9.79		
Trib	2928	100yr	1738.0	202.00	209.54		209.78	0.000775	0.24	4.66	3.12	0.04	0.04	556	12.08		
Trib	2928	500yr	2966.0	202.00	210.44		210.81	0.001058	0.37	5.94	4.05	0.06	0.05	732	17.81		
Trib	2857	1yr	213.0	201.10	204.49	202.73	204.68	0.001492	0.19	3.49	3.49			61	1.51		
Trib	2857	2yr	331.0	201.10	205.34	203.28	205.63	0.001881	0.29	4.34	4.34			76	2.18		
Trib	2857	5yr	522.0	201.10	207.10	204.06	207.23	0.000728	0.13	3.30	2.09			250	3.53		
Trib	2857	10yr	713.0	201.10	208.23	204.74	208.29	0.000352	0.06	2.59	1.55			459	4.88		
Trib	2857	25yr	1042.0	201.10	208.81	206.85	208.89	0.000388	0.08	2.87	1.79			582	6.94		
Trib	2857	50yr	1358.0	201.10	209.21	207.15	209.30	0.000446	0.09	3.18	2.04			666	8.87		
Trib	2857	100yr	1738.0	201.10	209.58	207.48	209.70	0.000521	0.12	3.55	2.33			746	11.04		
Trib	2857	500yr	2966.0	201.10	210.49	208.35	210.70	0.000750	0.21	4.57	3.14			946	16.48		

HEC-RAS Plan: Existing_2021-6-10 River: Trib Reach: Trib (Continued)

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Head	Vel Chnl	Vel Total	Frctn Loss	C & E Loss	Flow Area	Volume	Q Weir	Q Culv Group
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft)	(ft/s)	(ft/s)	(ft)	(ft)	(sq ft)	(acre-ft)	(cfs)	(cfs)
Trib	2821 Route 9W	1yr	213.0														213.00
Trib	2821 Route 9W	2yr	331.0														331.00
Trib	2821 Route 9W	5yr	522.0														522.00
Trib	2821 Route 9W	10yr	713.0													78.43	634.57
Trib	2821 Route 9W	25yr	1042.0													418.11	623.89
Trib	2821 Route 9W	50yr	1358.0													744.89	613.11
Trib	2821 Route 9W	100yr	1738.0													1129.85	608.15
Trib	2821 Route 9W	500yr	2966.0													2354.26	611.74
Trib	2775	1yr	213.0	200.71	204.42		204.49	0.000459	0.07	2.33	2.03	0.14	0.06	105	1.43		
Trib	2775	2yr	331.0	200.71	205.10		205.20	0.000521	0.10	2.79	2.30	0.16	0.07	144	2.09		
Trib	2775	5yr	522.0	200.71	205.92		206.06	0.000582	0.14	3.32	2.53	0.12	0.03	206	3.42		
Trib	2775	10yr	713.0	200.71	206.34		206.56	0.000853	0.21	4.25	2.83	0.17	0.04	252	4.69		
Trib	2775	25yr	1042.0	200.71	207.00		207.27	0.001028	0.27	5.04	2.95	0.20	0.05	353	6.59		
Trib	2775	50yr	1358.0	200.71	207.48		207.77	0.001083	0.29	5.44	3.00	0.19	0.04	453	8.40		
Trib	2775	100yr	1738.0	200.71	207.91		208.21	0.001138	0.30	5.81	3.12	0.20	0.04	558	10.46		
Trib	2775	500yr	2966.0	200.71	208.89		209.22	0.001192	0.33	6.49	3.56	0.23	0.07	832	15.60		
Trib	2663	1yr	213.0	201.95	203.59	203.59	204.28	0.012434	0.70	6.70	6.70	0.79	0.03	32	1.25		
Trib	2663	2yr	331.0	201.95	204.12	204.12	204.97	0.010806	0.85	7.39	7.33	0.70	0.04	45	1.85		
Trib	2663	5yr	522.0	201.95	205.46		205.90	0.003107	0.44	5.67	4.74	0.34	0.11	110	3.02		
Trib	2663	10yr	713.0	201.95	205.74		206.34	0.003894	0.60	6.73	5.43	0.28	0.03	131	4.20		
Trib	2663	25yr	1042.0	201.95	206.28	205.95	207.02	0.004262	0.75	7.77	5.78	0.29	0.02	180	5.92		
Trib	2663	50yr	1358.0	201.95	206.87	206.59	207.53	0.003447	0.66	7.69	5.14	0.28	0.04	264	7.50		
Trib	2663	100yr	1738.0	201.95	207.31	207.04	207.98	0.003320	0.67	8.03	5.04	0.26	0.03	345	9.33		
Trib	2663	500yr	2966.0	201.95	207.93	207.74	208.92	0.004703	0.99	10.34	6.03	0.31	0.02	492	13.95		
Trib	2591	1yr	213.0	200.00	202.28	202.28	203.26	0.009657	0.97	8.17	7.36	0.18	0.26	29	1.20		
Trib	2591	2yr	331.0	200.00	202.99	202.99	204.21	0.008659	1.22	9.29	8.06	0.21	0.32	41	1.78		
Trib	2591	5yr	522.0	200.00	203.89	203.89	205.44	0.008078	1.56	10.70	8.90	0.27	0.39	59	2.88		
Trib	2591	10yr	713.0	200.00	205.14	205.14	206.03	0.003849	0.89	8.91	5.67	0.25	0.17	126	3.99		
Trib	2591	25yr	1042.0	200.00	205.81	205.81	206.71	0.003755	0.90	9.56	5.74	0.27	0.14	181	5.61		
Trib	2591	50yr	1358.0	200.00	206.21	206.21	207.22	0.004149	1.01	10.51	5.92	0.22	0.18	229	7.09		
Trib	2591	100yr	1738.0	200.00	206.74	206.74	207.69	0.003828	0.94	10.67	5.55	0.29	0.08	313	8.78		
Trib	2591	500yr	2966.0	200.00	207.67	207.67	208.60	0.003820	0.92	11.62	5.65	0.44	0.08	525	13.09		
Trib	2504	1yr	213.0	198.00	201.22		201.32	0.000897	0.10	2.55	2.55	0.09	0.00	83	1.09		
Trib	2504	2yr	331.0	198.00	201.78		201.94	0.001112	0.16	3.19	3.19	0.12	0.00	104	1.63		
Trib	2504	5yr	522.0	198.00	202.44		202.69	0.001668	0.25	4.03	4.03	0.20	0.01	129	2.70		
Trib	2504	10yr	713.0	198.00	202.92		203.26	0.002226	0.34	4.69	4.69	0.29	0.04	152	3.71		
Trib	2504	25yr	1042.0	198.00	203.66		204.12	0.002608	0.45	5.41	5.41	0.39	0.07	193	5.24		
Trib	2504	50yr	1358.0	198.00	204.76	202.63	205.18	0.001740	0.41	5.16	4.98	0.39	0.21	273	6.59		
Trib	2504	100yr	1738.0	198.00	204.71		205.40	0.002981	0.69	6.70	6.48	0.37	0.04	268	8.21		
Trib	2504	500yr	2966.0	198.00	204.97	204.84	206.73	0.007031	1.76	10.71	10.22	0.54	0.24	290	12.29		
Trib	2406	1yr	213.0	198.00	201.12		201.23	0.000951	0.11	3.10	2.42	0.15	0.05	88	0.90		
Trib	2406	2yr	331.0	198.00	201.64		201.82	0.001252	0.18	3.98	3.05	0.17	0.05	109	1.39		
Trib	2406	5yr	522.0	198.00	202.08		202.48	0.002482	0.39	6.06	4.09	0.24	0.02	127	2.40		
Trib	2406	10yr	713.0	198.00	202.24		202.93	0.004180	0.69	8.07	5.19	0.29	0.05	137	3.39		
Trib	2406	25yr	1042.0	198.00	202.46	201.87	203.65	0.006879	1.19	10.72	6.83	0.31	0.23	152	4.85		
Trib	2406	50yr	1358.0	198.00	202.03	201.83	204.57	0.016263	2.54	15.37	10.89	0.37	0.65	125	6.14		
Trib	2406	100yr	1738.0	198.00	203.92	203.92	204.99	0.004985	1.07	11.09	5.67	0.25	0.19	307	7.56		
Trib	2406	500yr	2966.0	198.00	204.98	204.98	205.95	0.004409	0.96	11.68	5.68	0.27	0.10	522	11.37		
Trib	2340	1yr	213.0	198.00	200.39	200.39	201.03	0.010393	0.63	6.44	6.04	0.67	0.02	35	0.80		
Trib	2340	2yr	331.0	198.00	200.92	200.92	201.60	0.008516	0.67	6.85	5.79	0.27	0.09	57	1.27		
Trib	2340	5yr	522.0	198.00	201.61	201.61	202.22	0.005766	0.61	6.91	4.63	0.08	0.15	113	2.22		

HEC-RAS Plan: Existing_2021-6-10 River: Trib Reach: Trib (Continued)

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Head	Vel Chnl	Vel Total	Frctn Loss	C & E Loss	Flow Area	Volume	Q Weir	Q Culv Group
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft)	(ft/s)	(ft/s)	(ft)	(ft)	(sq ft)	(acre-ft)	(cfs)	(cfs)
Trib	2340	10yr	713.0	198.00	202.07	202.00	202.59	0.004547	0.52	6.84	4.16	0.07	0.13	171	3.15		
Trib	2340	25yr	1042.0	198.00	202.69		203.11	0.003366	0.42	6.65	3.92	0.07	0.10	265	4.53		
Trib	2340	50yr	1358.0	198.00	203.18		203.56	0.002784	0.38	6.57	3.87	0.07	0.08	350	5.78		
Trib	2340	100yr	1738.0	198.00	203.54		203.96	0.002897	0.43	7.08	4.17	0.08	0.08	416	7.00		
Trib	2340	500yr	2966.0	198.00	204.27		204.90	0.003765	0.63	8.92	5.24	0.13	0.11	566	10.53		
Trib	2280	1yr	213.0	196.00	198.20	198.20	199.08	0.011879	0.88	7.52	7.48	0.06	0.23	28	0.76		
Trib	2280	2yr	331.0	196.00	199.85	198.92	200.24	0.002772	0.39	5.23	4.39	0.02	0.09	75	1.17		
Trib	2280	5yr	522.0	196.00	201.65		201.75	0.000566	0.09	3.18	1.75	0.01	0.00	299	1.91		
Trib	2280	10yr	713.0	196.00	202.30		202.39	0.000479	0.08	3.18	1.72	0.01	0.00	414	2.71		
Trib	2280	25yr	1042.0	196.00	202.83		202.94	0.000568	0.11	3.68	2.01	0.02	0.00	518	3.94		
Trib	2280	50yr	1358.0	196.00	203.29		203.41	0.000610	0.12	4.00	2.20	0.02	0.01	617	5.04		
Trib	2280	100yr	1738.0	196.00	203.64		203.79	0.000720	0.15	4.51	2.49	0.03	0.01	698	6.16		
Trib	2280	500yr	2966.0	196.00	204.38		204.66	0.001265	0.27	6.39	3.32	0.05	0.02	893	9.43		
Trib	2243	1yr	213.0	192.73	197.71	194.77	197.81	0.000614	0.10	2.53	2.53			84	0.71		
Trib	2243	2yr	331.0	192.73	200.04	195.45	200.13	0.000275	0.08	2.31	2.20			151	1.07		
Trib	2243	5yr	522.0	192.73	201.65	196.33	201.73	0.000226	0.08	2.47	1.75			299	1.65		
Trib	2243	10yr	713.0	192.73	202.27	197.06	202.37	0.000282	0.11	2.91	1.82			391	2.35		
Trib	2243	25yr	1042.0	192.73	202.76	198.06	202.92	0.000406	0.15	3.64	2.14			488	3.49		
Trib	2243	50yr	1358.0	192.73	203.20	198.91	203.38	0.000486	0.18	4.11	2.32			585	4.51		
Trib	2243	100yr	1738.0	192.73	203.53	199.83	203.76	0.000616	0.23	4.74	2.61			665	5.55		
Trib	2243	500yr	2966.0	192.73	204.13	202.78	204.59	0.001228	0.46	6.98	3.52			842	8.65		
Trib	2215 Morris Dr.	1yr	213.0														213.00
Trib	2215 Morris Dr.	2yr	331.0														331.00
Trib	2215 Morris Dr.	5yr	522.0													20.29	501.71
Trib	2215 Morris Dr.	10yr	713.0													169.09	543.91
Trib	2215 Morris Dr.	25yr	1042.0													465.44	576.56
Trib	2215 Morris Dr.	50yr	1358.0													870.42	487.58
Trib	2215 Morris Dr.	100yr	1738.0													1266.00	472.00
Trib	2215 Morris Dr.	500yr	2966.0													2514.14	451.86
Trib	2191	1yr	213.0	192.33	197.09		197.27	0.001031	0.18	3.44	3.41	0.00	0.02	63	0.64		
Trib	2191	2yr	331.0	192.33	199.07		199.26	0.000632	0.19	3.51	3.33	0.00	0.02	99	0.96		
Trib	2191	5yr	522.0	192.33	199.30		199.73	0.001373	0.43	5.31	5.00	0.01	0.04	104	1.48		
Trib	2191	10yr	713.0	192.33	199.52		200.25	0.002268	0.74	6.98	6.52	0.01	0.07	109	2.09		
Trib	2191	25yr	1042.0	192.33	199.71	198.36	201.18	0.004361	1.47	9.88	9.11	0.02	0.14	114	3.08		
Trib	2191	50yr	1358.0	192.33	199.46	199.46	202.19	0.008474	2.72	13.43	12.55	0.03	0.45	108	3.95		
Trib	2191	100yr	1738.0	192.33	201.61	201.61	202.53	0.002654	0.92	9.10	5.30	0.01	0.02	328	4.86		
Trib	2191	500yr	2966.0	192.33	202.62	202.62	203.50	0.002804	0.88	10.08	5.24	0.02	0.01	566	7.59		
Trib	2185	1yr	213.0	191.50	197.12		197.25	0.000575	0.13	3.01	2.75	0.00	0.01	77	0.63		
Trib	2185	2yr	331.0	191.50	199.10		199.24	0.000403	0.13	3.12	2.59	0.00	0.01	128	0.95		
Trib	2185	5yr	522.0	191.50	199.39		199.68	0.000848	0.29	4.64	3.79	0.00	0.01	138	1.47		
Trib	2185	10yr	713.0	191.50	199.67		200.17	0.001396	0.50	6.11	4.76	0.01	0.01	150	2.07		
Trib	2185	25yr	1042.0	191.50	200.03	197.87	201.02	0.002623	0.99	8.62	6.11	0.01	0.00	171	3.06		
Trib	2185	50yr	1358.0	191.50	200.44	199.09	201.66	0.003257	1.22	9.92	6.26	0.01	0.10	217	3.92		
Trib	2185	100yr	1738.0	191.50	201.26	201.26	202.10	0.002446	0.85	9.14	4.95	0.01	0.01	351	4.81		
Trib	2185	500yr	2966.0	191.50	202.08	202.08	203.03	0.002951	0.95	10.62	5.63	0.01	0.01	526	7.51		
Trib	2180	1yr	213.0	191.19	197.04		197.24	0.001183	0.20	3.60	3.52	0.36	0.18	60	0.62		
Trib	2180	2yr	331.0	191.19	199.05		199.23	0.000678	0.18	3.54	3.03	0.23	0.25	109	0.94		
Trib	2180	5yr	522.0	191.19	199.27		199.66	0.001432	0.40	5.27	4.37	0.37	0.01	119	1.45		
Trib	2180	10yr	713.0	191.19	199.53		200.15	0.002197	0.62	6.71	5.34	0.50	0.00	133	2.05		
Trib	2180	25yr	1042.0	191.19	199.92	198.63	200.92	0.003448	1.01	8.73	6.57	0.67	0.06	159	3.04		
Trib	2180	50yr	1358.0	191.19	200.66	200.66	201.54	0.003070	0.89	8.80	5.36	0.56	0.04	253	3.90		
Trib	2180	100yr	1738.0	191.19	201.16	201.16	201.97	0.002910	0.80	8.94	5.06	0.55	0.01	343	4.77		

HEC-RAS Plan: Existing_2021-6-10 River: Trib Reach: Trib (Continued)

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Head	Vel Chnl	Vel Total	Frctn Loss	C & E Loss	Flow Area	Volume	Q Weir	Q Culv Group
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft)	(ft/s)	(ft/s)	(ft)	(ft)	(sq ft)	(acre-ft)	(cfs)	(cfs)
Trib	2180	500yr	2966.0	191.19	201.93	201.93	202.84	0.003467	0.91	10.35	5.81	0.62	0.04	510	7.46		
Trib	2132	1yr	213.0	190.71	194.71	194.71	196.70	0.031042	2.00	11.33	11.33	1.05	0.37	19	0.52		
Trib	2132	2yr	331.0	190.71	196.08	196.08	198.75	0.036488	2.68	13.13	13.13	1.01	0.51	25	0.77		
Trib	2132	5yr	522.0	190.71	198.76	198.76	199.29	0.015920	0.53	6.20	5.75	0.53	0.04	91	1.19		
Trib	2132	10yr	713.0	190.71	199.01	199.01	199.65	0.015420	0.64	6.57	6.37	0.36	0.01	112	1.75		
Trib	2132	25yr	1042.0	190.71	199.39	199.39	200.19	0.014024	0.80	6.93	7.10	0.29	0.06	147	2.67		
Trib	2132	50yr	1358.0	190.71	199.85	199.85	200.61	0.010286	0.76	6.59	6.91	0.26	0.03	197	3.34		
Trib	2132	100yr	1738.0	190.71	200.12	200.12	201.02	0.010850	0.89	7.15	7.53	0.28	0.03	231	4.06		
Trib	2132	500yr	2966.0	190.71	200.89	200.89	202.16	0.010967	1.27	8.21	8.98	0.15	0.27	330	6.41		
Trib	2073	1yr	213.0	190.00	192.09	192.09	192.85	0.011643	0.77	7.04	6.98	0.22	0.01	31	0.49		
Trib	2073	2yr	331.0	190.00	192.63	192.63	193.61	0.010023	0.98	7.99	7.77	0.19	0.01	43	0.73		
Trib	2073	5yr	522.0	190.00	193.71	193.36	194.66	0.005747	0.95	7.98	7.47	0.13	0.05	70	1.08		
Trib	2073	10yr	713.0	190.00	194.71	194.29	195.41	0.003293	0.70	7.26	5.58	0.07	0.03	128	1.59		
Trib	2073	25yr	1042.0	190.00	195.61		196.23	0.002543	0.62	7.26	5.35	0.06	0.05	195	2.44		
Trib	2073	50yr	1358.0	190.00	196.22		196.88	0.002451	0.66	7.69	5.49	0.06	0.07	248	3.04		
Trib	2073	100yr	1738.0	190.00	196.82	195.90	197.60	0.002745	0.78	8.70	5.17	0.07	0.07	336	3.68		
Trib	2073	500yr	2966.0	190.00	198.74		199.12	0.001156	0.38	6.75	4.28	0.03	0.11	693	5.72		
Trib	2054	1yr	213.0	188.88	191.60	191.60	192.47	0.011421	0.87	7.48	7.42	1.06	0.03	29	0.48		
Trib	2054	2yr	331.0	188.88	192.23	192.23	193.34	0.009918	1.11	8.51	8.29	0.87	0.08	40	0.71		
Trib	2054	5yr	522.0	188.88	193.08	193.08	194.48	0.008498	1.40	9.65	9.10	0.77	0.12	57	1.06		
Trib	2054	10yr	713.0	188.88	194.30	194.30	195.31	0.004398	1.01	8.59	6.76	0.51	0.00	105	1.54		
Trib	2054	25yr	1042.0	188.88	194.99	194.99	196.12	0.004479	1.13	9.54	7.11	0.49	0.00	147	2.37		
Trib	2054	50yr	1358.0	188.88	195.44	195.44	196.75	0.004902	1.31	10.55	7.72	0.48	0.06	176	2.96		
Trib	2054	100yr	1738.0	188.88	195.93	195.93	197.44	0.005237	1.50	11.54	8.22	0.51	0.07	212	3.57		
Trib	2054	500yr	2966.0	188.88	197.45	197.45	198.97	0.004535	1.52	12.45	8.13	0.40	0.11	365	5.52		
Trib	1962	1yr	213.0	186.02	188.79	188.79	189.57	0.011471	0.77	7.06	7.00	0.94	0.05	30	0.41		
Trib	1962	2yr	331.0	186.02	189.43	189.43	190.26	0.008859	0.83	7.46	6.93	0.79	0.03	48	0.61		
Trib	1962	5yr	522.0	186.02	190.08	190.08	191.06	0.008138	0.98	8.33	7.35	0.73	0.01	71	0.92		
Trib	1962	10yr	713.0	186.02	190.64	190.64	191.68	0.006982	1.04	8.77	7.35	0.63	0.01	97	1.32		
Trib	1962	25yr	1042.0	186.02	191.36	191.36	192.50	0.006313	1.14	9.52	7.54	0.54	0.01	138	2.06		
Trib	1962	50yr	1358.0	186.02	191.99	191.99	193.10	0.005366	1.11	9.68	7.43	0.48	0.03	183	2.57		
Trib	1962	100yr	1738.0	186.02	192.40	192.40	193.69	0.005668	1.29	10.53	8.09	0.47	0.03	215	3.12		
Trib	1962	500yr	2966.0	186.02	193.80	193.80	194.95	0.004111	1.15	10.57	7.29	0.36	0.06	407	4.70		
Trib	1885	1yr	213.0	185.52	187.11	187.11	187.71	0.012875	0.59	6.19	6.19	1.79	0.01	34	0.36		
Trib	1885	2yr	331.0	185.52	187.54	187.54	188.29	0.011948	0.75	6.93	6.93	1.51	0.01	48	0.53		
Trib	1885	5yr	522.0	185.52	188.10	188.10	189.05	0.011023	0.95	7.80	7.80	1.29	0.00	67	0.80		
Trib	1885	10yr	713.0	185.52	188.58	188.58	189.68	0.009509	1.10	8.44	8.29	0.65	0.17	86	1.16		
Trib	1885	25yr	1042.0	185.52	189.30	189.30	190.58	0.007901	1.28	9.20	8.70	0.36	0.29	120	1.83		
Trib	1885	50yr	1358.0	185.52	189.85	189.85	191.29	0.007314	1.44	9.87	9.08	0.39	0.31	150	2.28		
Trib	1885	100yr	1738.0	185.52	190.48	190.48	192.03	0.006534	1.55	10.39	9.21	0.44	0.30	189	2.76		
Trib	1885	500yr	2966.0	185.52	192.08	192.08	193.82	0.005235	1.74	11.50	9.12	0.58	0.18	325	4.04		
Trib	1742	1yr	213.0	182.00	184.04	184.04	184.77	0.012218	0.73	6.85	6.85	0.30	0.15	31	0.25		
Trib	1742	2yr	331.0	182.00	184.61	184.61	185.47	0.009426	0.86	7.51	7.20	0.19	0.20	46	0.38		
Trib	1742	5yr	522.0	182.00	185.31	185.31	186.30	0.007565	0.98	8.22	7.35	0.09	0.26	71	0.57		
Trib	1742	10yr	713.0	182.00	186.63		187.15	0.002677	0.52	6.38	5.04	0.05	0.13	142	0.79		
Trib	1742	25yr	1042.0	182.00	188.10		188.42	0.001237	0.32	5.33	4.06	0.03	0.07	257	1.22		
Trib	1742	50yr	1358.0	182.00	188.53		188.94	0.001442	0.41	6.05	4.65	0.04	0.09	292	1.56		
Trib	1742	100yr	1738.0	182.00	188.89		189.43	0.001770	0.54	6.97	5.40	0.04	0.12	322	1.93		
Trib	1742	500yr	2966.0	182.00	189.51		190.65	0.003311	1.14	10.15	7.96	0.07	0.26	373	2.90		
Trib	1688	1yr	213.0	181.00	183.43	182.50	183.67	0.003090	0.24	3.92	3.92			54	0.20		
Trib	1688	2yr	331.0	181.00	184.38	183.07	184.59	0.001798	0.20	3.68	3.32			100	0.29		

HEC-RAS Plan: Existing_2021-6-10 River: Trib Reach: Trib (Continued)

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Head	Vel Chnl	Vel Total	Frctn Loss	C & E Loss	Flow Area	Volume	Q Weir	Q Culv Group
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft)	(ft/s)	(ft/s)	(ft)	(ft)	(sq ft)	(acre-ft)	(cfs)	(cfs)
Trib	1688	5yr	522.0	181.00	185.73	183.77	185.85	0.000719	0.12	3.09	2.57			203	0.40		
Trib	1688	10yr	713.0	181.00	186.88	184.47	186.98	0.000418	0.10	2.80	2.29			312	0.51		
Trib	1688	25yr	1042.0	181.00	188.22	185.02	188.32	0.000355	0.10	3.02	2.16			483	0.76		
Trib	1688	50yr	1358.0	181.00	188.69	185.45	188.82	0.000407	0.12	3.39	2.40			566	1.03		
Trib	1688	100yr	1738.0	181.00	189.12	185.88	189.27	0.000476	0.15	3.82	2.68			648	1.32		
Trib	1688	500yr	2966.0	181.00	190.06	186.98	190.32	0.000727	0.26	5.11	3.45			860	2.14		
Trib	1648 Parr Mdw Dr	1yr	213.0														213.00
Trib	1648 Parr Mdw Dr	2yr	331.0														331.00
Trib	1648 Parr Mdw Dr	5yr	522.0														522.00
Trib	1648 Parr Mdw Dr	10yr	713.0														713.00
Trib	1648 Parr Mdw Dr	25yr	1042.0													76.23	965.77
Trib	1648 Parr Mdw Dr	50yr	1358.0													322.85	1035.15
Trib	1648 Parr Mdw Dr	100yr	1738.0													658.69	1079.31
Trib	1648 Parr Mdw Dr	500yr	2966.0													1780.13	1185.87
Trib	1614	1yr	213.0	180.50	182.20	182.20	182.76	0.008888	0.56	6.08	5.56	0.23	0.10	38	0.16		
Trib	1614	2yr	331.0	180.50	182.74	182.74	183.18	0.005752	0.44	5.88	4.38	0.24	0.04	76	0.24		
Trib	1614	5yr	522.0	180.50	183.08	183.08	183.60	0.006183	0.51	6.70	4.88	0.29	0.02	107	0.33		
Trib	1614	10yr	713.0	180.50	183.34	183.34	183.93	0.006638	0.60	7.39	5.42	0.32	0.01	132	0.42		
Trib	1614	25yr	1042.0	180.50	183.74	183.74	184.44	0.006841	0.70	8.20	5.99	0.33	0.00	174	0.55		
Trib	1614	50yr	1358.0	180.50	183.95	183.95	184.84	0.008078	0.89	9.29	6.88	0.37	0.02	197	0.66		
Trib	1614	100yr	1738.0	180.50	184.35	184.35	185.29	0.007527	0.94	9.64	7.12	0.36	0.00	244	0.80		
Trib	1614	500yr	2966.0	180.50	185.19	185.19	186.42	0.007628	1.23	11.08	8.40	0.36	0.01	353	1.19		
Trib	1593	1yr	213.0	181.33	182.15	182.10	182.37	0.012282	0.22	3.74	3.74	1.54	0.00	57	0.14		
Trib	1593	2yr	331.0	181.33	182.31	182.28	182.63	0.013416	0.32	4.56	4.56	1.55	0.00	73	0.18		
Trib	1593	5yr	522.0	181.33	182.53	182.53	182.99	0.013776	0.46	5.47	5.47	1.50	0.01	95	0.24		
Trib	1593	10yr	713.0	181.33	182.74	182.74	183.31	0.012870	0.56	6.03	6.03	1.41	0.01	118	0.30		
Trib	1593	25yr	1042.0	181.33	183.08	183.08	183.79	0.011808	0.71	6.76	6.76	1.30	0.01	154	0.39		
Trib	1593	50yr	1358.0	181.33	183.36	183.36	184.19	0.011217	0.84	7.35	7.35	1.24	0.02	185	0.47		
Trib	1593	100yr	1738.0	181.33	183.66	183.66	184.64	0.010685	0.98	7.93	7.93	1.18	0.03	219	0.56		
Trib	1593	500yr	2966.0	181.33	184.52	184.52	185.86	0.009163	1.34	9.29	9.21	1.04	0.05	322	0.83		
Trib	1484	1yr	213.0	179.99	180.57	180.57	180.83	0.016528	0.26	4.08	4.08			52			
Trib	1484	2yr	331.0	179.99	180.75	180.75	181.09	0.015100	0.34	4.66	4.66			71			
Trib	1484	5yr	522.0	179.99	181.00	181.00	181.44	0.013746	0.44	5.35	5.35			98			
Trib	1484	10yr	713.0	179.99	181.21	181.21	181.75	0.013042	0.54	5.88	5.88			121			
Trib	1484	25yr	1042.0	179.99	181.53	181.53	182.20	0.012125	0.67	6.56	6.56			159			
Trib	1484	50yr	1358.0	179.99	181.80	181.80	182.58	0.011558	0.78	7.07	7.07			192			
Trib	1484	100yr	1738.0	179.99	182.10	182.10	182.99	0.011058	0.89	7.57	7.57			230			
Trib	1484	500yr	2966.0	179.99	182.91	182.91	184.07	0.010106	1.16	8.65	8.65			343			

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Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Head	Vel Chnl	Vel Total	Frctn Loss	C & E Loss	Flow Area	Volume	Q Weir	Q Culv Group
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft)	(ft/s)	(ft/s)	(ft)	(ft)	(sq ft)	(acre-ft)	(cfs)	(cfs)
Trib	3417	1yr	213.0	206.00	212.14		212.17	0.000112	0.03	1.42	1.35	0.00	0.00	157	2.52		
Trib	3417	2yr	331.0	206.00	212.60		212.66	0.000193	0.06	1.98	1.79	0.01	0.01	185	3.99		
Trib	3417	5yr	522.0	206.00	213.05		213.16	0.000339	0.11	2.77	2.30	0.01	0.02	227	5.81		
Trib	3417	10yr	713.0	206.00	213.36		213.53	0.000490	0.17	3.46	2.72	0.02	0.03	262	7.71		
Trib	3417	25yr	1042.0	206.00	213.80		214.06	0.000720	0.26	4.40	3.26	0.03	0.05	320	10.39		
Trib	3417	50yr	1358.0	206.00	214.07		214.43	0.000975	0.36	5.26	3.79	0.04	0.07	358	13.05		
Trib	3417	100yr	1738.0	206.00	214.33		214.81	0.001291	0.48	6.21	4.38	0.05	0.09	396	15.50		
Trib	3417	500yr	2966.0	206.00	214.92		215.84	0.002335	0.91	8.83	6.04	0.09	0.17	491	22.00		
Trib	3351	1yr	213.0	206.00	212.14		212.16	0.000054	0.01	1.01	0.85	0.00	0.00	250	2.21		
Trib	3351	2yr	331.0	206.00	212.61		212.64	0.000083	0.02	1.33	1.06	0.00	0.00	313	3.62		
Trib	3351	5yr	522.0	206.00	213.09		213.13	0.000133	0.04	1.78	1.37	0.00	0.00	381	5.36		
Trib	3351	10yr	713.0	206.00	213.41		213.47	0.000187	0.06	2.19	1.66	0.01	0.00	430	7.20		
Trib	3351	25yr	1042.0	206.00	213.89		213.98	0.000269	0.09	2.77	2.07	0.01	0.00	503	9.78		
Trib	3351	50yr	1358.0	206.00	214.19		214.33	0.000387	0.14	3.42	2.45	0.01	0.01	554	12.38		
Trib	3351	100yr	1738.0	206.00	214.48		214.67	0.000515	0.19	4.06	2.85	0.02	0.01	611	14.75		
Trib	3351	500yr	2966.0	206.00	215.23		215.58	0.000872	0.35	5.65	3.82	0.03	0.01	777	21.06		
Trib	3322	1yr	213.0	204.98	212.14	207.23	212.16	0.000081	0.02	1.14	1.02			210	2.06		
Trib	3322	2yr	331.0	204.98	212.60	207.83	212.63	0.000123	0.03	1.50	1.26			263	3.42		
Trib	3322	5yr	522.0	204.98	213.07	208.60	213.12	0.000198	0.06	2.03	1.63			320	5.11		
Trib	3322	10yr	713.0	204.98	213.38	209.23	213.47	0.000278	0.08	2.50	1.97			362	6.92		
Trib	3322	25yr	1042.0	204.98	213.84	210.11	213.97	0.000403	0.13	3.17	2.44			428	9.45		
Trib	3322	50yr	1358.0	204.98	214.08	210.88	214.30	0.000661	0.22	4.17	2.89			471	12.01		
Trib	3322	100yr	1738.0	204.98	214.37	211.73	214.65	0.000810	0.27	4.75	3.22			540	14.34		
Trib	3322	500yr	2966.0	204.98	215.13	213.44	215.54	0.001171	0.41	6.15	4.06			730	20.52		
Trib	3299 Oak St.	1yr	213.0													23.31	189.69
Trib	3299 Oak St.	2yr	331.0													137.76	193.24
Trib	3299 Oak St.	5yr	522.0													332.96	189.04
Trib	3299 Oak St.	10yr	713.0													531.47	181.53
Trib	3299 Oak St.	25yr	1042.0													839.66	202.34
Trib	3299 Oak St.	50yr	1358.0													1144.54	213.46
Trib	3299 Oak St.	100yr	1738.0													1510.08	227.93
Trib	3299 Oak St.	500yr	2966.0													2720.03	245.97
Trib	3279	1yr	213.0	204.98	211.07		211.11	0.000232	0.04	1.72	1.56	0.01	0.00	137	2.00		
Trib	3279	2yr	331.0	204.98	211.51		211.58	0.000359	0.08	2.30	1.96	0.01	0.00	169	3.32		
Trib	3279	5yr	522.0	204.98	212.04		212.17	0.000537	0.13	3.04	2.40	0.01	0.00	218	4.95		
Trib	3279	10yr	713.0	204.98	212.47		212.63	0.000649	0.16	3.54	2.66	0.02	0.00	268	6.70		
Trib	3279	25yr	1042.0	204.98	212.74		213.02	0.001085	0.28	4.73	3.42	0.03	0.00	304	9.17		
Trib	3279	50yr	1358.0	204.98	212.93		213.35	0.001597	0.43	5.87	4.02	0.04	0.00	338	11.65		
Trib	3279	100yr	1738.0	204.98	213.08	212.27	213.72	0.002360	0.64	7.26	4.69	0.06	0.03	370	13.90		
Trib	3279	500yr	2966.0	204.98	213.68	213.68	214.67	0.003606	0.99	9.58	5.76	0.09	0.01	515	19.85		
Trib	3253	1yr	213.0	206.00	211.06		211.11	0.000226	0.05	1.73	1.60	0.04	0.01	133	1.92		
Trib	3253	2yr	331.0	206.00	211.49		211.57	0.000357	0.08	2.33	2.04	0.06	0.02	163	3.22		
Trib	3253	5yr	522.0	206.00	212.01		212.15	0.000554	0.14	3.15	2.52	0.10	0.04	207	4.82		
Trib	3253	10yr	713.0	206.00	212.43		212.62	0.000689	0.19	3.72	2.71	0.11	0.03	263	6.54		
Trib	3253	25yr	1042.0	206.00	212.66		212.99	0.001163	0.32	4.98	3.38	0.16	0.02	308	8.99		
Trib	3253	50yr	1358.0	206.00	212.88		213.31	0.001536	0.43	5.88	3.86	0.21	0.02	352	11.45		
Trib	3253	100yr	1738.0	206.00	213.08		213.64	0.001983	0.56	6.84	4.41	0.26	0.01	394	13.67		
Trib	3253	500yr	2966.0	206.00	213.57	213.53	214.52	0.003303	0.95	9.33	5.94	0.36	0.01	499	19.55		
Trib	3182	1yr	213.0	203.93	210.87		211.05	0.003730	0.19	3.46	3.46	0.54	0.21	62	1.76		
Trib	3182	2yr	331.0	203.93	211.18		211.49	0.005428	0.31	4.44	4.44	0.46	0.01	74	3.02		
Trib	3182	5yr	522.0	203.93	211.46		212.01	0.008824	0.55	5.98	5.98	0.66	0.06	87	4.58		
Trib	3182	10yr	713.0	203.93	211.97	211.97	212.47	0.007011	0.50	5.84	4.92	0.59	0.02	145	6.21		

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Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Head	Vel Chnl	Vel Total	Frctn Loss	C & E Loss	Flow Area	Volume	Q Weir	Q Culv Group
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft)	(ft/s)	(ft/s)	(ft)	(ft)	(sq ft)	(acre-ft)	(cfs)	(cfs)
Trib	3182	25yr	1042.0	203.93	212.30	212.30	212.80	0.006508	0.50	6.22	4.85	0.57	0.01	215	8.55		
Trib	3182	50yr	1358.0	203.93	212.45	212.45	213.08	0.007839	0.63	7.11	5.52	0.63	0.00	246	10.95		
Trib	3182	100yr	1738.0	203.93	212.66	212.66	213.36	0.008234	0.71	7.68	6.00	0.64	0.00	290	13.10		
Trib	3182	500yr	2966.0	203.93	213.23	213.23	214.15	0.008574	0.92	8.91	7.21	0.61	0.01	411	18.79		
Trib	3120	1yr	213.0	203.52	208.04	208.04	210.31	0.039353	2.27	12.08	12.08	0.47	0.58	18	1.70		
Trib	3120	2yr	331.0	203.52	210.73	210.73	211.01	0.011195	0.28	5.57	3.90	0.38	0.03	85	2.91		
Trib	3120	5yr	522.0	203.52	210.94	210.94	211.30	0.013154	0.36	6.04	4.66	0.44	0.04	112	4.44		
Trib	3120	10yr	713.0	203.52	211.11	211.11	211.54	0.014116	0.44	6.25	5.26	0.51	0.06	136	6.01		
Trib	3120	25yr	1042.0	203.52	211.36	211.36	211.92	0.014549	0.56	6.35	5.99	0.56	0.08	174	8.28		
Trib	3120	50yr	1358.0	203.52	211.59	211.59	212.24	0.014082	0.64	6.25	6.44	0.40	0.03	211	10.63		
Trib	3120	100yr	1738.0	203.52	211.85	211.85	212.58	0.013392	0.73	6.09	6.84	0.33	0.00	254	12.72		
Trib	3120	500yr	2966.0	203.52	212.48	212.48	213.49	0.011745	1.01	5.70	8.00	0.36	0.01	371	18.23		
Trib	3066	1yr	213.0	203.19	206.18		206.53	0.003686	0.34	4.71	4.71	0.23	0.00	45	1.66		
Trib	3066	2yr	331.0	203.19	206.68		207.21	0.004751	0.54	5.87	5.87	0.32	0.01	56	2.82		
Trib	3066	5yr	522.0	203.19	207.42		208.18	0.005350	0.76	6.99	6.99	0.40	0.04	75	4.32		
Trib	3066	10yr	713.0	203.19	207.90		208.94	0.006518	1.04	8.18	8.18	0.39	0.01	87	5.87		
Trib	3066	25yr	1042.0	203.19	208.69	208.32	210.09	0.007500	1.40	9.49	9.49	0.28	0.18	110	8.10		
Trib	3066	50yr	1358.0	203.19	209.93	209.93	210.88	0.004410	0.96	8.21	6.56	0.20	0.08	207	10.36		
Trib	3066	100yr	1738.0	203.19	210.52	210.52	211.28	0.003414	0.76	7.85	5.40	0.19	0.00	322	12.36		
Trib	3066	500yr	2966.0	203.19	211.18	211.18	212.16	0.004244	0.98	9.51	6.47	0.24	0.00	459	17.71		
Trib	3013	1yr	213.0	204.00	205.90		206.29	0.005378	0.39	5.00	5.00	0.33	0.01	43	1.61		
Trib	3013	2yr	331.0	204.00	206.20		206.87	0.007983	0.68	6.61	6.61	0.41	0.01	50	2.76		
Trib	3013	5yr	522.0	204.00	206.61	206.61	207.75	0.011071	1.14	8.55	8.55	0.47	0.10	61	4.24		
Trib	3013	10yr	713.0	204.00	207.38	207.16	208.53	0.008355	1.16	8.63	8.62	0.19	0.24	83	5.76		
Trib	3013	25yr	1042.0	204.00	208.82	208.82	209.63	0.003849	0.81	7.53	5.63	0.11	0.16	185	7.92		
Trib	3013	50yr	1358.0	204.00	209.32	209.32	210.00	0.003229	0.68	7.44	4.87	0.08	0.15	279	10.05		
Trib	3013	100yr	1738.0	204.00	209.59	209.59	210.35	0.003579	0.76	8.13	5.22	0.08	0.17	333	11.93		
Trib	3013	500yr	2966.0	204.00	210.26	210.26	211.25	0.004406	0.99	9.83	6.33	0.08	0.21	469	17.11		
Trib	2971	1yr	213.0	203.99	205.42	205.42	205.94	0.013479	0.52	5.79	5.79	0.55	0.01	37	1.57		
Trib	2971	2yr	331.0	203.99	205.80	205.80	206.46	0.012715	0.65	6.49	6.49	0.31	0.08	51	2.71		
Trib	2971	5yr	522.0	203.99	206.31	206.31	207.12	0.011681	0.81	7.22	7.22	0.17	0.15	72	4.17		
Trib	2971	10yr	713.0	203.99	207.73	206.73	208.10	0.003049	0.37	4.87	4.87	0.06	0.06	146	5.64		
Trib	2971	25yr	1042.0	203.99	208.47	207.33	208.74	0.001980	0.28	4.56	3.59	0.05	0.02	290	7.69		
Trib	2971	50yr	1358.0	203.99	209.16	207.81	209.36	0.001166	0.19	4.01	3.12	0.04	0.00	435	9.71		
Trib	2971	100yr	1738.0	203.99	209.58	208.00	209.79	0.001123	0.21	4.22	3.32	0.04	0.00	523	11.53		
Trib	2971	500yr	2966.0	203.99	210.59	209.16	210.87	0.001173	0.29	4.98	4.04	0.04	0.00	735	16.53		
Trib	2928	1yr	213.0	202.00	203.88	203.85	204.46	0.011849	0.57	6.07	6.07	0.43	0.07	35	1.54		
Trib	2928	2yr	331.0	202.00	204.83	204.29	205.23	0.004655	0.40	5.07	5.07	0.29	0.01	65	2.65		
Trib	2928	5yr	522.0	202.00	206.20	204.86	206.51	0.001890	0.31	4.50	4.25	0.18	0.03	123	4.07		
Trib	2928	10yr	713.0	202.00	207.81	205.35	207.99	0.000695	0.18	3.59	2.92	0.06	0.01	244	5.42		
Trib	2928	25yr	1042.0	202.00	208.46	205.91	208.67	0.000759	0.21	4.09	2.78	0.06	0.00	374	7.36		
Trib	2928	50yr	1358.0	202.00	209.13	206.79	209.32	0.000632	0.18	4.03	2.70	0.05	0.00	502	9.25		
Trib	2928	100yr	1738.0	202.00	209.54	207.39	209.75	0.000703	0.21	4.44	2.99	0.05	0.00	580	10.98		
Trib	2928	500yr	2966.0	202.00	210.50	208.92	210.83	0.000929	0.32	5.60	3.86	0.07	0.00	768	15.80		
Trib	2857	1yr	213.0	201.10	203.61	202.73	203.96	0.003679	0.34	4.71	4.71			45	1.47		
Trib	2857	2yr	331.0	201.10	204.47	203.29	204.93	0.003671	0.46	5.46	5.46			61	2.55		
Trib	2857	5yr	522.0	201.10	205.67	204.06	206.29	0.003761	0.62	6.33	6.33			82	3.91		
Trib	2857	10yr	713.0	201.10	207.69	204.75	207.92	0.001119	0.24	4.37	3.01			237	5.01		
Trib	2857	25yr	1042.0	201.10	208.35	206.80	208.60	0.001169	0.25	4.77	3.11			335	6.79		
Trib	2857	50yr	1358.0	201.10	209.06	207.64	209.26	0.000852	0.20	4.35	2.91			466	8.47		
Trib	2857	100yr	1738.0	201.10	209.47	207.88	209.70	0.000903	0.23	4.63	3.18			546	10.08		
Trib	2857	500yr	2966.0	201.10	210.42	208.96	210.76	0.001040	0.34	5.35	3.96			750	14.58		

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Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Head	Vel Chnl	Vel Total	Frctn Loss	C & E Loss	Flow Area	Volume	Q Weir	Q Culv Group
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft)	(ft/s)	(ft/s)	(ft)	(ft)	(sq ft)	(acre-ft)	(cfs)	(cfs)
Trib	2821 Route 9W	1yr	213.0														213.00
Trib	2821 Route 9W	2yr	331.0														331.00
Trib	2821 Route 9W	5yr	522.0														522.00
Trib	2821 Route 9W	10yr	713.0													0.47	712.53
Trib	2821 Route 9W	25yr	1042.0													215.37	826.63
Trib	2821 Route 9W	50yr	1358.0													660.59	697.41
Trib	2821 Route 9W	100yr	1738.0													1061.71	676.29
Trib	2821 Route 9W	500yr	2966.0													2307.60	658.40
Trib	2775	1yr	213.0	200.50	202.19	202.12	202.92	0.011908	0.74	6.90	6.90	1.42	0.08	31	1.43		
Trib	2775	2yr	331.0	200.50	202.67	202.67	203.74	0.013021	1.07	8.30	8.30	1.43	0.13	40	2.48		
Trib	2775	5yr	522.0	200.50	203.48	203.48	204.84	0.012219	1.36	9.34	9.34	1.33	0.16	56	3.82		
Trib	2775	10yr	713.0	200.50	204.18	204.18	205.73	0.011635	1.55	10.00	10.00	1.20	0.18	71	4.90		
Trib	2775	25yr	1042.0	200.50	205.18	205.18	207.01	0.010870	1.83	10.85	10.85	1.14	0.20	96	6.43		
Trib	2775	50yr	1358.0	200.50	206.83	206.83	207.95	0.005049	1.12	8.77	7.37	0.74	0.02	184	7.88		
Trib	2775	100yr	1738.0	200.50	207.41	207.41	208.48	0.004533	1.07	8.98	6.86	0.70	0.05	253	9.31		
Trib	2775	500yr	2966.0	200.50	208.59	208.59	209.50	0.003627	0.91	9.20	6.26	0.59	0.12	474	13.37		
Trib	2663	1yr	213.0	199.81	200.94	200.94	201.42	0.013619	0.49	5.61	5.61	0.53	0.06	38	1.34		
Trib	2663	2yr	331.0	199.81	201.28	201.28	201.91	0.012507	0.64	6.40	6.40	0.44	0.10	52	2.37		
Trib	2663	5yr	522.0	199.81	201.74	201.74	202.57	0.011496	0.83	7.32	7.32	0.24	0.18	71	3.65		
Trib	2663	10yr	713.0	199.81	202.20	202.14	203.14	0.009970	0.94	7.77	7.77	0.23	0.19	92	4.69		
Trib	2663	25yr	1042.0	199.81	202.80	202.74	203.97	0.009490	1.17	8.68	8.68	0.28	0.22	120	6.16		
Trib	2663	50yr	1358.0	199.81	203.31	203.25	204.66	0.009101	1.35	9.32	9.32	0.31	0.23	146	7.46		
Trib	2663	100yr	1738.0	199.81	203.79	203.79	205.40	0.009332	1.61	10.17	10.17	0.35	0.25	171	8.78		
Trib	2663	500yr	2966.0	199.81	205.25	205.25	207.36	0.008620	2.11	11.66	11.66	0.48	0.17	254	12.47		
Trib	2591	1yr	213.0	197.99	199.66	199.21	199.94	0.004523	0.28	4.23	4.23	0.62	0.03	50	1.26		
Trib	2591	2yr	331.0	197.99	200.28		200.60	0.003578	0.32	4.54	4.54	0.24	0.03	73	2.26		
Trib	2591	5yr	522.0	197.99	201.76		201.99	0.001513	0.24	3.90	3.90	0.10	0.02	134	3.48		
Trib	2591	10yr	713.0	197.99	202.42		202.71	0.001565	0.29	4.34	4.34	0.11	0.02	164	4.48		
Trib	2591	25yr	1042.0	197.99	203.03		203.47	0.002068	0.44	5.35	5.35	0.15	0.03	195	5.89		
Trib	2591	50yr	1358.0	197.99	203.54		204.12	0.002436	0.58	6.12	6.12	0.18	0.04	222	7.16		
Trib	2591	100yr	1738.0	197.99	203.99		204.76	0.002966	0.77	7.04	7.04	0.22	0.04	247	8.43		
Trib	2591	500yr	2966.0	197.99	204.85		206.40	0.005152	1.55	9.99	9.99	0.41	0.05	297	12.01		
Trib	2504	1yr	213.0	197.53	198.74	198.74	199.29	0.013132	0.54	5.92	5.92	0.60	0.09	36	1.18		
Trib	2504	2yr	331.0	197.53	200.11		200.34	0.002241	0.23	3.84	3.84	0.10	0.04	86	2.11		
Trib	2504	5yr	522.0	197.53	201.70		201.87	0.000980	0.17	3.33	3.33	0.06	0.02	157	3.19		
Trib	2504	10yr	713.0	197.53	202.36		202.58	0.001065	0.22	3.76	3.76	0.07	0.03	190	4.13		
Trib	2504	25yr	1042.0	197.53	202.95		203.29	0.001476	0.35	4.72	4.72	0.10	0.04	221	5.48		
Trib	2504	50yr	1358.0	197.53	203.44		203.91	0.001797	0.46	5.46	5.46	0.13	0.04	249	6.69		
Trib	2504	100yr	1738.0	197.53	203.87		204.50	0.002260	0.63	6.36	6.36	0.17	0.06	273	7.91		
Trib	2504	500yr	2966.0	197.53	204.57		205.94	0.004392	1.37	9.39	9.39	0.34	0.11	316	11.40		
Trib	2406	1yr	213.0	195.97	197.94		198.20	0.003508	0.25	4.04	4.04	0.27	0.00	53	1.08		
Trib	2406	2yr	331.0	195.97	200.10		200.20	0.000582	0.10	2.49	2.49	0.03	0.00	133	1.86		
Trib	2406	5yr	522.0	195.97	201.69		201.79	0.000418	0.10	2.52	2.52	0.03	0.00	207	2.78		
Trib	2406	10yr	713.0	195.97	202.34		202.48	0.000511	0.14	2.96	2.96	0.03	0.00	241	3.64		
Trib	2406	25yr	1042.0	195.97	202.93		203.15	0.000773	0.23	3.81	3.81	0.05	0.01	273	4.92		
Trib	2406	50yr	1358.0	195.97	203.42		203.73	0.001001	0.31	4.50	4.50	0.06	0.01	302	6.07		
Trib	2406	100yr	1738.0	195.97	203.83		204.27	0.001318	0.44	5.32	5.32	0.08	0.01	327	7.24		
Trib	2406	500yr	2966.0	195.97	204.48		205.49	0.002784	1.01	8.07	8.07	0.17	0.02	368	10.63		
Trib	2340	1yr	213.0	195.83	197.63		197.93	0.004683	0.30	4.37	4.37	0.03	0.08	49	1.00		
Trib	2340	2yr	331.0	195.83	200.07		200.16	0.000481	0.08	2.30	2.30	0.01	0.02	144	1.65		
Trib	2340	5yr	522.0	195.83	201.67		201.76	0.000352	0.09	2.35	2.35	0.01	0.02	222	2.46		

HEC-RAS Plan: PostProject_2021-6-10 River: Trib Reach: Trib (Continued)

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Head	Vel Chnl	Vel Total	Frctn Loss	C & E Loss	Flow Area	Volume	Q Weir	Q Culv Group
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft)	(ft/s)	(ft/s)	(ft)	(ft)	(sq ft)	(acre-ft)	(cfs)	(cfs)
Trib	2340	10yr	713.0	195.83	202.32		202.44	0.000435	0.12	2.77	2.77	0.01	0.02	257	3.26		
Trib	2340	25yr	1042.0	195.83	202.90		203.10	0.000665	0.20	3.59	3.59	0.02	0.04	290	4.50		
Trib	2340	50yr	1358.0	195.83	203.38		203.66	0.000868	0.28	4.25	4.25	0.02	0.05	320	5.60		
Trib	2340	100yr	1738.0	195.83	203.78		204.18	0.001155	0.39	5.04	5.04	0.03	0.07	345	6.73		
Trib	2340	500yr	2966.0	195.83	204.36		205.29	0.002518	0.94	7.76	7.75	0.07	0.17	383	10.06		
Trib	2280	1yr	213.0	194.00	197.79		197.82	0.000164	0.03	1.31	1.31	0.01	0.00	162	0.85		
Trib	2280	2yr	331.0	194.00	200.11		200.13	0.000069	0.02	1.14	1.14	0.00	0.00	291	1.35		
Trib	2280	5yr	522.0	194.00	201.71		201.73	0.000074	0.03	1.34	1.34	0.00	0.00	390	2.04		
Trib	2280	10yr	713.0	194.00	202.37		202.41	0.000100	0.04	1.65	1.64	0.00	0.00	433	2.78		
Trib	2280	25yr	1042.0	194.00	202.97		203.04	0.000161	0.08	2.20	2.18	0.01	0.00	478	3.97		
Trib	2280	50yr	1358.0	194.00	203.48		203.59	0.000218	0.11	2.67	2.62	0.01	0.00	519	5.02		
Trib	2280	100yr	1738.0	194.00	203.92		204.08	0.000297	0.16	3.22	3.14	0.01	0.01	554	6.11		
Trib	2280	500yr	2966.0	194.00	204.68		205.06	0.000643	0.38	4.99	4.74	0.02	0.04	626	9.36		
Trib	2243	1yr	213.0	192.73	197.77	194.53	197.81	0.000207	0.04	1.53	1.53			139	0.73		
Trib	2243	2yr	331.0	192.73	200.10	195.03	200.13	0.000083	0.03	1.29	1.21			272	1.11		
Trib	2243	5yr	522.0	192.73	201.70	195.68	201.73	0.000072	0.03	1.44	1.22			428	1.69		
Trib	2243	10yr	713.0	192.73	202.36	196.23	202.41	0.000092	0.04	1.74	1.40			510	2.38		
Trib	2243	25yr	1042.0	192.73	202.97	196.99	203.04	0.000141	0.07	2.26	1.74			597	3.50		
Trib	2243	50yr	1358.0	192.73	203.48	197.64	203.57	0.000181	0.09	2.68	1.99			682	4.50		
Trib	2243	100yr	1738.0	192.73	203.93	198.32	204.06	0.000233	0.13	3.15	2.27			765	5.54		
Trib	2243	500yr	2966.0	192.73	204.75	200.05	205.00	0.000435	0.25	4.56	2.95			1006	8.65		
Trib	2215 Morris Dr.	1yr	213.0														213.00
Trib	2215 Morris Dr.	2yr	331.0														331.00
Trib	2215 Morris Dr.	5yr	522.0													20.43	501.57
Trib	2215 Morris Dr.	10yr	713.0													166.12	546.88
Trib	2215 Morris Dr.	25yr	1042.0													455.38	586.62
Trib	2215 Morris Dr.	50yr	1358.0													832.95	525.05
Trib	2215 Morris Dr.	100yr	1738.0													1234.45	503.56
Trib	2215 Morris Dr.	500yr	2966.0													2469.70	496.30
Trib	2191	1yr	213.0	192.33	197.09		197.27	0.001031	0.18	3.44	3.41	0.00	0.02	63	0.64		
Trib	2191	2yr	331.0	192.33	199.07		199.26	0.000632	0.19	3.51	3.33	0.00	0.02	99	0.96		
Trib	2191	5yr	522.0	192.33	199.30		199.73	0.001373	0.43	5.31	5.00	0.01	0.04	104	1.48		
Trib	2191	10yr	713.0	192.33	199.52		200.25	0.002268	0.74	6.98	6.52	0.01	0.07	109	2.09		
Trib	2191	25yr	1042.0	192.33	199.71	198.36	201.18	0.004361	1.47	9.88	9.11	0.02	0.14	114	3.08		
Trib	2191	50yr	1358.0	192.33	199.46	199.46	202.19	0.008474	2.72	13.43	12.55	0.03	0.45	108	3.95		
Trib	2191	100yr	1738.0	192.33	201.61	201.61	202.53	0.002654	0.92	9.10	5.30	0.01	0.02	328	4.86		
Trib	2191	500yr	2966.0	192.33	202.62	202.62	203.50	0.002804	0.88	10.08	5.24	0.02	0.01	566	7.59		
Trib	2185	1yr	213.0	191.50	197.12		197.25	0.000575	0.13	3.01	2.75	0.00	0.01	77	0.63		
Trib	2185	2yr	331.0	191.50	199.10		199.24	0.000403	0.13	3.12	2.59	0.00	0.01	128	0.95		
Trib	2185	5yr	522.0	191.50	199.39		199.68	0.000848	0.29	4.64	3.79	0.00	0.01	138	1.47		
Trib	2185	10yr	713.0	191.50	199.67		200.17	0.001396	0.50	6.11	4.76	0.01	0.01	150	2.07		
Trib	2185	25yr	1042.0	191.50	200.03	197.87	201.02	0.002623	0.99	8.62	6.11	0.01	0.00	171	3.06		
Trib	2185	50yr	1358.0	191.50	200.44	199.09	201.66	0.003257	1.22	9.92	6.26	0.01	0.10	217	3.92		
Trib	2185	100yr	1738.0	191.50	201.26	201.26	202.10	0.002446	0.85	9.14	4.95	0.01	0.01	351	4.81		
Trib	2185	500yr	2966.0	191.50	202.08	202.08	203.03	0.002951	0.95	10.62	5.63	0.01	0.01	526	7.51		
Trib	2180	1yr	213.0	191.19	197.04		197.24	0.001183	0.20	3.60	3.52	0.36	0.18	60	0.62		
Trib	2180	2yr	331.0	191.19	199.05		199.23	0.000678	0.18	3.54	3.03	0.23	0.25	109	0.94		
Trib	2180	5yr	522.0	191.19	199.27		199.66	0.001432	0.40	5.27	4.37	0.37	0.01	119	1.45		
Trib	2180	10yr	713.0	191.19	199.53		200.15	0.002197	0.62	6.71	5.34	0.50	0.00	133	2.05		
Trib	2180	25yr	1042.0	191.19	199.92	198.63	200.92	0.003448	1.01	8.73	6.57	0.67	0.06	159	3.04		
Trib	2180	50yr	1358.0	191.19	200.66	200.66	201.54	0.003070	0.89	8.80	5.36	0.56	0.04	253	3.90		
Trib	2180	100yr	1738.0	191.19	201.16	201.16	201.97	0.002910	0.80	8.94	5.06	0.55	0.01	343	4.77		

HEC-RAS Plan: PostProject_2021-6-10 River: Trib Reach: Trib (Continued)

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Head	Vel Chnl	Vel Total	Frctn Loss	C & E Loss	Flow Area	Volume	Q Weir	Q Culv Group
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft)	(ft/s)	(ft/s)	(ft)	(ft)	(sq ft)	(acre-ft)	(cfs)	(cfs)
Trib	2180	500yr	2966.0	191.19	201.93	201.93	202.84	0.003467	0.91	10.35	5.81	0.62	0.04	510	7.46		
Trib	2132	1yr	213.0	190.71	194.71	194.71	196.70	0.031042	2.00	11.33	11.33	1.05	0.37	19	0.52		
Trib	2132	2yr	331.0	190.71	196.08	196.08	198.75	0.036488	2.68	13.13	13.13	1.01	0.51	25	0.77		
Trib	2132	5yr	522.0	190.71	198.76	198.76	199.29	0.015920	0.53	6.20	5.75	0.53	0.04	91	1.19		
Trib	2132	10yr	713.0	190.71	199.01	199.01	199.65	0.015420	0.64	6.57	6.37	0.36	0.01	112	1.75		
Trib	2132	25yr	1042.0	190.71	199.39	199.39	200.19	0.014024	0.80	6.93	7.10	0.29	0.06	147	2.67		
Trib	2132	50yr	1358.0	190.71	199.85	199.85	200.61	0.010286	0.76	6.59	6.91	0.26	0.03	197	3.34		
Trib	2132	100yr	1738.0	190.71	200.12	200.12	201.02	0.010850	0.89	7.15	7.53	0.28	0.03	231	4.06		
Trib	2132	500yr	2966.0	190.71	200.89	200.89	202.16	0.010967	1.27	8.21	8.98	0.15	0.27	330	6.41		
Trib	2073	1yr	213.0	190.00	192.09	192.09	192.85	0.011643	0.77	7.04	6.98	0.22	0.01	31	0.49		
Trib	2073	2yr	331.0	190.00	192.63	192.63	193.61	0.010023	0.98	7.99	7.77	0.19	0.01	43	0.73		
Trib	2073	5yr	522.0	190.00	193.71	193.36	194.66	0.005747	0.95	7.98	7.47	0.13	0.05	70	1.08		
Trib	2073	10yr	713.0	190.00	194.71	194.29	195.41	0.003293	0.70	7.26	5.58	0.07	0.03	128	1.59		
Trib	2073	25yr	1042.0	190.00	195.61		196.23	0.002543	0.62	7.26	5.35	0.06	0.05	195	2.44		
Trib	2073	50yr	1358.0	190.00	196.22		196.88	0.002451	0.66	7.69	5.49	0.06	0.07	248	3.04		
Trib	2073	100yr	1738.0	190.00	196.82	195.90	197.60	0.002745	0.78	8.70	5.17	0.07	0.07	336	3.68		
Trib	2073	500yr	2966.0	190.00	198.74		199.12	0.001156	0.38	6.75	4.28	0.03	0.11	693	5.72		
Trib	2054	1yr	213.0	188.88	191.60	191.60	192.47	0.011421	0.87	7.48	7.42	1.06	0.03	29	0.48		
Trib	2054	2yr	331.0	188.88	192.23	192.23	193.34	0.009918	1.11	8.51	8.29	0.87	0.08	40	0.71		
Trib	2054	5yr	522.0	188.88	193.08	193.08	194.48	0.008498	1.40	9.65	9.10	0.77	0.12	57	1.06		
Trib	2054	10yr	713.0	188.88	194.30	194.30	195.31	0.004398	1.01	8.59	6.76	0.51	0.00	105	1.54		
Trib	2054	25yr	1042.0	188.88	194.99	194.99	196.12	0.004479	1.13	9.54	7.11	0.49	0.00	147	2.37		
Trib	2054	50yr	1358.0	188.88	195.44	195.44	196.75	0.004902	1.31	10.55	7.72	0.48	0.06	176	2.96		
Trib	2054	100yr	1738.0	188.88	195.93	195.93	197.44	0.005237	1.50	11.54	8.22	0.51	0.07	212	3.57		
Trib	2054	500yr	2966.0	188.88	197.45	197.45	198.97	0.004535	1.52	12.45	8.13	0.40	0.11	365	5.52		
Trib	1962	1yr	213.0	186.02	188.79	188.79	189.57	0.011471	0.77	7.06	7.00	0.94	0.05	30	0.41		
Trib	1962	2yr	331.0	186.02	189.43	189.43	190.26	0.008859	0.83	7.46	6.93	0.79	0.03	48	0.61		
Trib	1962	5yr	522.0	186.02	190.08	190.08	191.06	0.008138	0.98	8.33	7.35	0.73	0.01	71	0.92		
Trib	1962	10yr	713.0	186.02	190.64	190.64	191.68	0.006982	1.04	8.77	7.35	0.63	0.01	97	1.32		
Trib	1962	25yr	1042.0	186.02	191.36	191.36	192.50	0.006313	1.14	9.52	7.54	0.54	0.01	138	2.06		
Trib	1962	50yr	1358.0	186.02	191.99	191.99	193.10	0.005366	1.11	9.68	7.43	0.48	0.03	183	2.57		
Trib	1962	100yr	1738.0	186.02	192.40	192.40	193.69	0.005668	1.29	10.53	8.09	0.47	0.03	215	3.12		
Trib	1962	500yr	2966.0	186.02	193.80	193.80	194.95	0.004111	1.15	10.57	7.29	0.36	0.06	407	4.70		
Trib	1885	1yr	213.0	185.52	187.11	187.11	187.71	0.012875	0.59	6.19	6.19	1.79	0.01	34	0.36		
Trib	1885	2yr	331.0	185.52	187.54	187.54	188.29	0.011948	0.75	6.93	6.93	1.51	0.01	48	0.53		
Trib	1885	5yr	522.0	185.52	188.10	188.10	189.05	0.011023	0.95	7.80	7.80	1.29	0.00	67	0.80		
Trib	1885	10yr	713.0	185.52	188.58	188.58	189.68	0.009509	1.10	8.44	8.29	0.65	0.17	86	1.16		
Trib	1885	25yr	1042.0	185.52	189.30	189.30	190.58	0.007901	1.28	9.20	8.70	0.36	0.29	120	1.83		
Trib	1885	50yr	1358.0	185.52	189.85	189.85	191.29	0.007314	1.44	9.87	9.08	0.39	0.31	150	2.28		
Trib	1885	100yr	1738.0	185.52	190.48	190.48	192.03	0.006534	1.55	10.39	9.21	0.44	0.30	189	2.76		
Trib	1885	500yr	2966.0	185.52	192.08	192.08	193.82	0.005235	1.74	11.50	9.12	0.58	0.18	325	4.04		
Trib	1742	1yr	213.0	182.00	184.04	184.04	184.77	0.012218	0.73	6.85	6.85	0.30	0.15	31	0.25		
Trib	1742	2yr	331.0	182.00	184.61	184.61	185.47	0.009426	0.86	7.51	7.20	0.19	0.20	46	0.38		
Trib	1742	5yr	522.0	182.00	185.31	185.31	186.30	0.007565	0.98	8.22	7.35	0.09	0.26	71	0.57		
Trib	1742	10yr	713.0	182.00	186.63		187.15	0.002677	0.52	6.38	5.04	0.05	0.13	142	0.79		
Trib	1742	25yr	1042.0	182.00	188.10		188.42	0.001237	0.32	5.33	4.06	0.03	0.07	257	1.22		
Trib	1742	50yr	1358.0	182.00	188.53		188.94	0.001442	0.41	6.05	4.65	0.04	0.09	292	1.56		
Trib	1742	100yr	1738.0	182.00	188.89		189.43	0.001770	0.54	6.97	5.40	0.04	0.12	322	1.93		
Trib	1742	500yr	2966.0	182.00	189.51		190.65	0.003311	1.14	10.15	7.96	0.07	0.26	373	2.90		
Trib	1688	1yr	213.0	181.00	183.43	182.50	183.67	0.003090	0.24	3.92	3.92			54	0.20		
Trib	1688	2yr	331.0	181.00	184.38	183.07	184.59	0.001798	0.20	3.68	3.32			100	0.29		

HEC-RAS Plan: PostProject_2021-6-10 River: Trib Reach: Trib (Continued)

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Head	Vel Chnl	Vel Total	Frctn Loss	C & E Loss	Flow Area	Volume	Q Weir	Q Culv Group
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft)	(ft/s)	(ft/s)	(ft)	(ft)	(sq ft)	(acre-ft)	(cfs)	(cfs)
Trib	1688	5yr	522.0	181.00	185.73	183.77	185.85	0.000719	0.12	3.09	2.57			203	0.40		
Trib	1688	10yr	713.0	181.00	186.88	184.47	186.98	0.000418	0.10	2.80	2.29			312	0.51		
Trib	1688	25yr	1042.0	181.00	188.22	185.02	188.32	0.000355	0.10	3.02	2.16			483	0.76		
Trib	1688	50yr	1358.0	181.00	188.69	185.45	188.82	0.000407	0.12	3.39	2.40			566	1.03		
Trib	1688	100yr	1738.0	181.00	189.12	185.88	189.27	0.000476	0.15	3.82	2.68			648	1.32		
Trib	1688	500yr	2966.0	181.00	190.06	186.98	190.32	0.000727	0.26	5.11	3.45			860	2.14		
Trib	1648 Parr Mdw Dr	1yr	213.0														213.00
Trib	1648 Parr Mdw Dr	2yr	331.0														331.00
Trib	1648 Parr Mdw Dr	5yr	522.0														522.00
Trib	1648 Parr Mdw Dr	10yr	713.0														713.00
Trib	1648 Parr Mdw Dr	25yr	1042.0													76.23	965.77
Trib	1648 Parr Mdw Dr	50yr	1358.0													322.85	1035.15
Trib	1648 Parr Mdw Dr	100yr	1738.0													658.69	1079.31
Trib	1648 Parr Mdw Dr	500yr	2966.0													1780.13	1185.87
Trib	1614	1yr	213.0	180.50	182.20	182.20	182.76	0.008888	0.56	6.08	5.56	0.23	0.10	38	0.16		
Trib	1614	2yr	331.0	180.50	182.74	182.74	183.18	0.005752	0.44	5.88	4.38	0.24	0.04	76	0.24		
Trib	1614	5yr	522.0	180.50	183.08	183.08	183.60	0.006183	0.51	6.70	4.88	0.29	0.02	107	0.33		
Trib	1614	10yr	713.0	180.50	183.34	183.34	183.93	0.006638	0.60	7.39	5.42	0.32	0.01	132	0.42		
Trib	1614	25yr	1042.0	180.50	183.74	183.74	184.44	0.006841	0.70	8.20	5.99	0.33	0.00	174	0.55		
Trib	1614	50yr	1358.0	180.50	183.95	183.95	184.84	0.008078	0.89	9.29	6.88	0.37	0.02	197	0.66		
Trib	1614	100yr	1738.0	180.50	184.35	184.35	185.29	0.007527	0.94	9.64	7.12	0.36	0.00	244	0.80		
Trib	1614	500yr	2966.0	180.50	185.19	185.19	186.42	0.007628	1.23	11.08	8.40	0.36	0.01	353	1.19		
Trib	1593	1yr	213.0	181.33	182.15	182.10	182.37	0.012282	0.22	3.74	3.74	1.54	0.00	57	0.14		
Trib	1593	2yr	331.0	181.33	182.31	182.28	182.63	0.013416	0.32	4.56	4.56	1.55	0.00	73	0.18		
Trib	1593	5yr	522.0	181.33	182.53	182.53	182.99	0.013776	0.46	5.47	5.47	1.50	0.01	95	0.24		
Trib	1593	10yr	713.0	181.33	182.74	182.74	183.31	0.012870	0.56	6.03	6.03	1.41	0.01	118	0.30		
Trib	1593	25yr	1042.0	181.33	183.08	183.08	183.79	0.011809	0.71	6.76	6.76	1.30	0.01	154	0.39		
Trib	1593	50yr	1358.0	181.33	183.36	183.36	184.19	0.011217	0.84	7.35	7.35	1.24	0.02	185	0.47		
Trib	1593	100yr	1738.0	181.33	183.66	183.66	184.64	0.010685	0.98	7.93	7.93	1.18	0.03	219	0.56		
Trib	1593	500yr	2966.0	181.33	184.52	184.52	185.86	0.009163	1.34	9.29	9.21	1.04	0.05	322	0.83		
Trib	1484	1yr	213.0	179.99	180.57	180.57	180.83	0.016528	0.26	4.08	4.08			52			
Trib	1484	2yr	331.0	179.99	180.75	180.75	181.09	0.015100	0.34	4.66	4.66			71			
Trib	1484	5yr	522.0	179.99	181.00	181.00	181.44	0.013746	0.44	5.35	5.35			98			
Trib	1484	10yr	713.0	179.99	181.21	181.21	181.75	0.013042	0.54	5.88	5.88			121			
Trib	1484	25yr	1042.0	179.99	181.53	181.53	182.20	0.012123	0.67	6.56	6.56			159			
Trib	1484	50yr	1358.0	179.99	181.80	181.80	182.58	0.011558	0.78	7.07	7.07			192			
Trib	1484	100yr	1738.0	179.99	182.10	182.10	182.99	0.011058	0.89	7.57	7.57			230			
Trib	1484	500yr	2966.0	179.99	182.91	182.91	184.07	0.010106	1.16	8.65	8.65			343			

LJA | **Leonard Jackson Associates** **Consulting Engineers**

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HEC-HMS Summary Hydrologic Output

Project: Overloook_Pond
Simulation Run: 1 year
Simulation Start: 18 March 2021, 24:00
Simulation End: 19 March 2021, 24:00

HMS Version: 4.8
Executed: 03 June 2021, 18:30

Global Parameter Summary - Subbasin

Area (ft^2)

Element Name	Area (ft^2)
Subbasin - 1	2.07

Downstream

Element Name	Downstream
Subbasin - 1	Sink - 1

Loss Rate: Scs

Element Name	Percent Impervious Area	Curve Number
Subbasin - 1	0	75

Transform: Scs

Element Name	Lag	Unitgraph Type
Subbasin - 1	96.7	Standard

Global Results Summary

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Subbasin - 1	2.07	213.41	19Mar2021, 14:00	0.68
Sink - 1	2.07	213.41	19Mar2021, 14:00	0.68

Subbasin: Subbasin-1

Area (ft^2) : 2.07
Downstream : Sink - 1

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	75

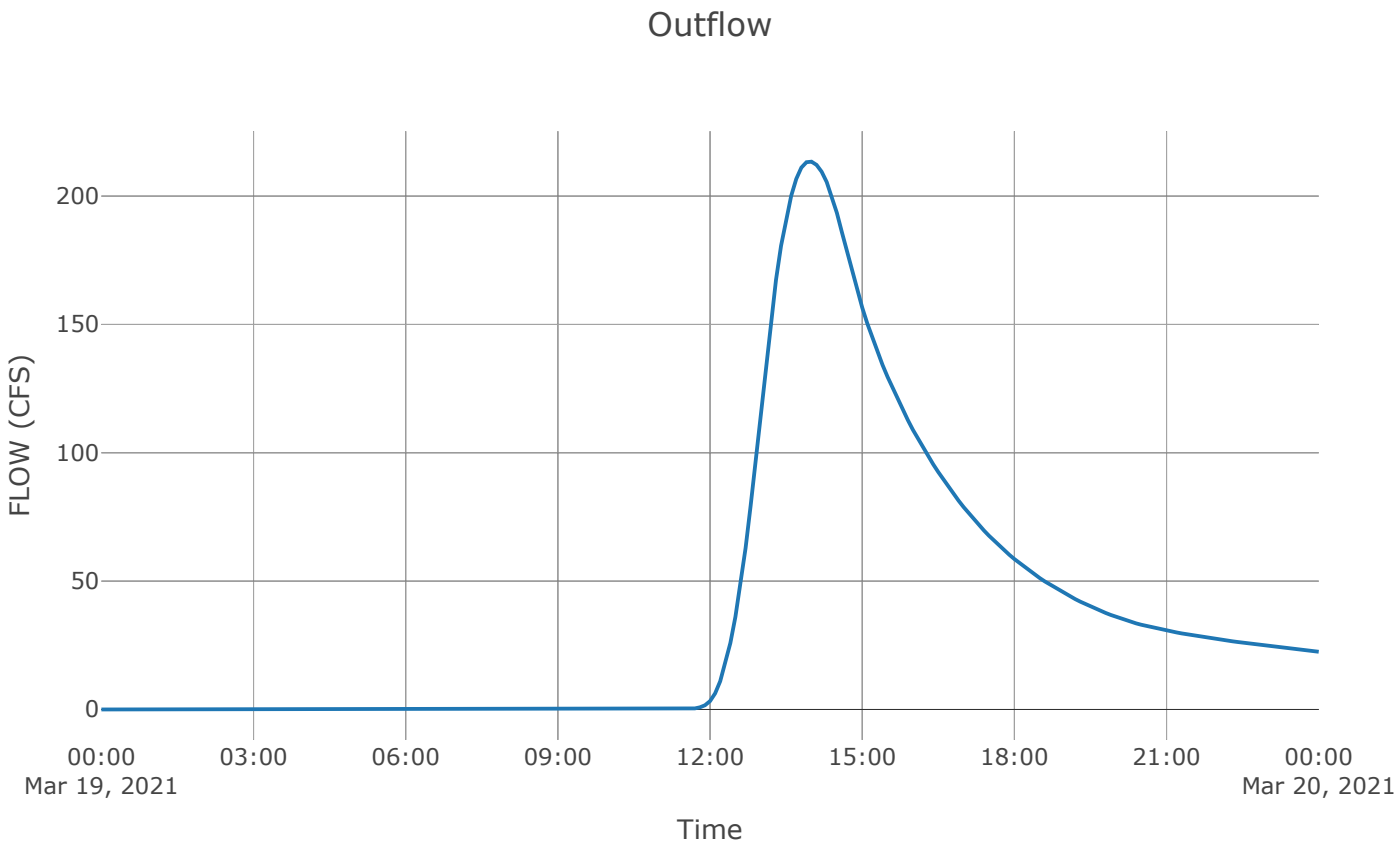
Transform: Scs	
Lag	96.7
Unitgraph Type	Standard

Results: Subbasin-1	
Peak Discharge (CFS)	213.41
Time of Peak Discharge	19Mar2021, 14:00
Volume (IN)	0.68
Precipitation Volume (AC - FT)	288.14
Loss Volume (AC - FT)	209.13
Excess Volume (AC - FT)	79.01
Direct Runoff Volume (AC - FT)	75.42
Baseflow Volume (AC - FT)	0

Sink: Sink-1

Results: Sink-1

Peak Discharge (CFS)	213.41
Time of Peak Discharge	19Mar2021, 14:00
Volume (IN)	0.68



Project: Overloook_Pond
Simulation Run: 2 year
Simulation Start: 18 March 2021, 24:00
Simulation End: 19 March 2021, 24:00

HMS Version: 4.8
Executed: 25 May 2021, 17:00

Global Parameter Summary - Subbasin

Area (ft^2)

Element Name	Area (ft^2)
Subbasin - 1	2.07

Downstream

Element Name	Downstream
Subbasin - 1	Sink - 1

Loss Rate: Scs

Element Name	Percent Impervious Area	Curve Number
Subbasin - 1	0	75

Transform: Scs

Element Name	Lag	Unitgraph Type
Subbasin - 1	96.7	Standard

Global Results Summary

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Subbasin - 1	2.07	331.18	19Mar2021, 13:54	1.02
Sink - 1	2.07	331.18	19Mar2021, 13:54	1.02

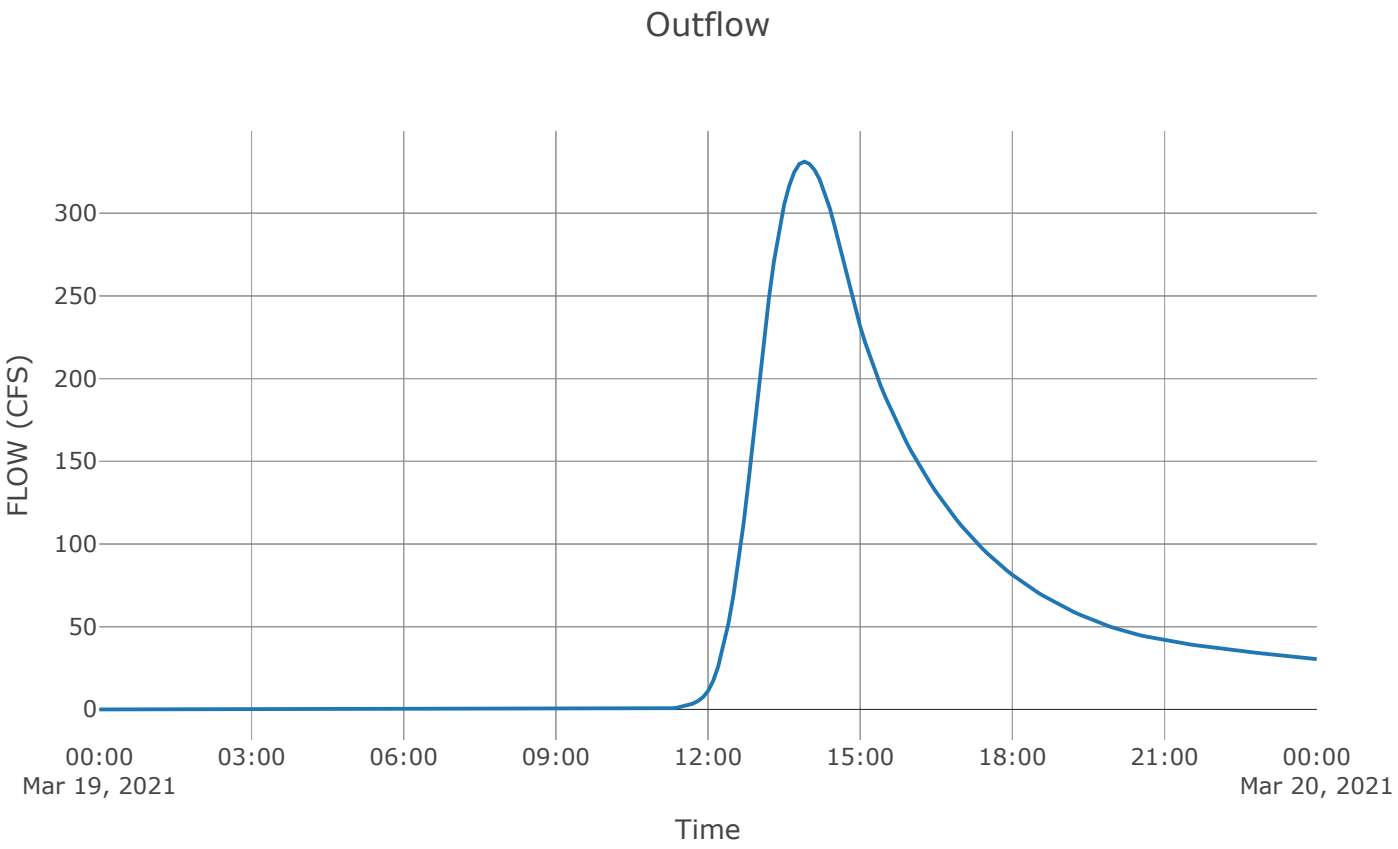
Subbasin: Subbasin-1

Area (ft^2) : 2.07
Downstream : Sink - 1

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	75

Transform: Scs	
Lag	96.7
Unitgraph Type	Standard

Results: Subbasin-1	
Peak Discharge (CFS)	331.18
Time of Peak Discharge	19Mar2021, 13:54
Volume (IN)	1.02
Precipitation Volume (AC - FT)	347.76
Loss Volume (AC - FT)	230.71
Excess Volume (AC - FT)	117.05
Direct Runoff Volume (AC - FT)	112.19
Baseflow Volume (AC - FT)	0


Outflow
300
250
200
150
100
50
0
FLOW (CFS)
00:00
Mar 19, 2021
03:00
06:00
09:00
12:00
15:00
18:00
21:00
00:00
Mar 20, 2021
Time

Project: Overloook_Pond
Simulation Run: 5 year
Simulation Start: 18 March 2021, 24:00
Simulation End: 19 March 2021, 24:00

HMS Version: 4.8
Executed: 25 May 2021, 17:00

Global Parameter Summary - Subbasin

Area (ft^2)

Element Name	Area (ft^2)
Subbasin - 1	2.07

Downstream

Element Name	Downstream
Subbasin - 1	Sink - 1

Loss Rate: Scs

Element Name	Percent Impervious Area	Curve Number
Subbasin - 1	0	75

Transform: Scs

Element Name	Lag	Unitgraph Type
Subbasin - 1	96.7	Standard

Global Results Summary

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Subbasin - 1	2.07	521.54	19Mar2021, 13:48	1.55
Sink - 1	2.07	521.54	19Mar2021, 13:48	1.55

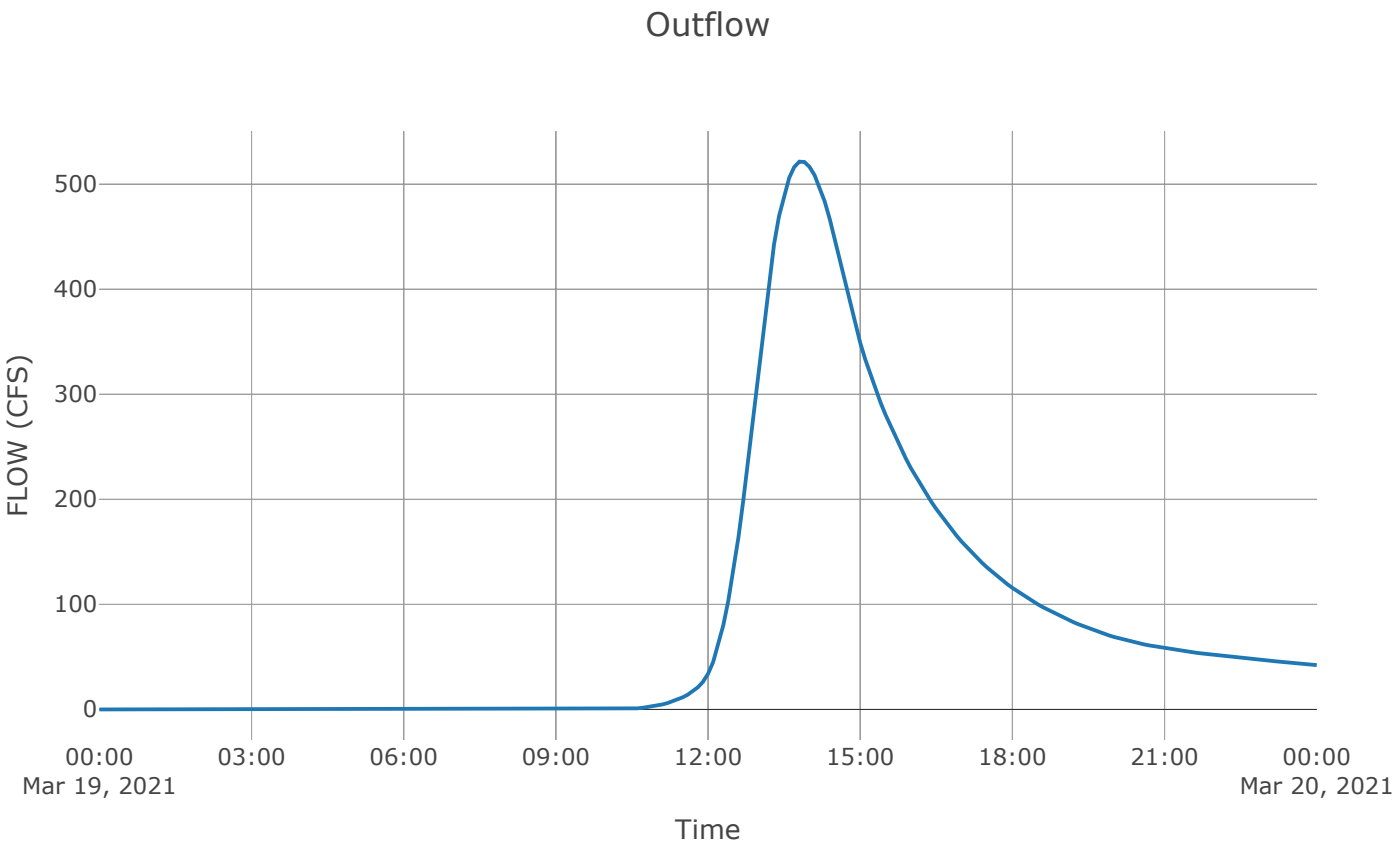
Subbasin: Subbasin-1

Area (ft^2) : 2.07
Downstream : Sink - 1

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	75

Transform: Scs	
Lag	96.7
Unitgraph Type	Standard

Results: Subbasin-1	
Peak Discharge (CFS)	521.54
Time of Peak Discharge	19Mar2021, 13:48
Volume (IN)	1.55
Precipitation Volume (AC - FT)	433.87
Loss Volume (AC - FT)	255.65
Excess Volume (AC - FT)	178.22
Direct Runoff Volume (AC - FT)	171.49
Baseflow Volume (AC - FT)	0


Outflow
500
400
300
200
100
0
FLOW (CFS)
00:00
Mar 19, 2021
03:00
06:00
09:00
12:00
15:00
18:00
21:00
00:00
Mar 20, 2021
Time

Project: Overloook_Pond
Simulation Run: 10 year
Simulation Start: 18 March 2021, 24:00
Simulation End: 19 March 2021, 24:00

HMS Version: 4.8
Executed: 25 May 2021, 17:00

Global Parameter Summary - Subbasin

Area (ft^2)

Element Name	Area (ft^2)
Subbasin - 1	2.07

Downstream

Element Name	Downstream
Subbasin - 1	Sink - 1

Loss Rate: Scs

Element Name	Percent Impervious Area	Curve Number
Subbasin - 1	0	75

Transform: Scs

Element Name	Lag	Unitgraph Type
Subbasin - 1	96.7	Standard

Global Results Summary

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Subbasin - 1	2.07	712.75	19Mar2021, 13:48	2.09
Sink - 1	2.07	712.75	19Mar2021, 13:48	2.09

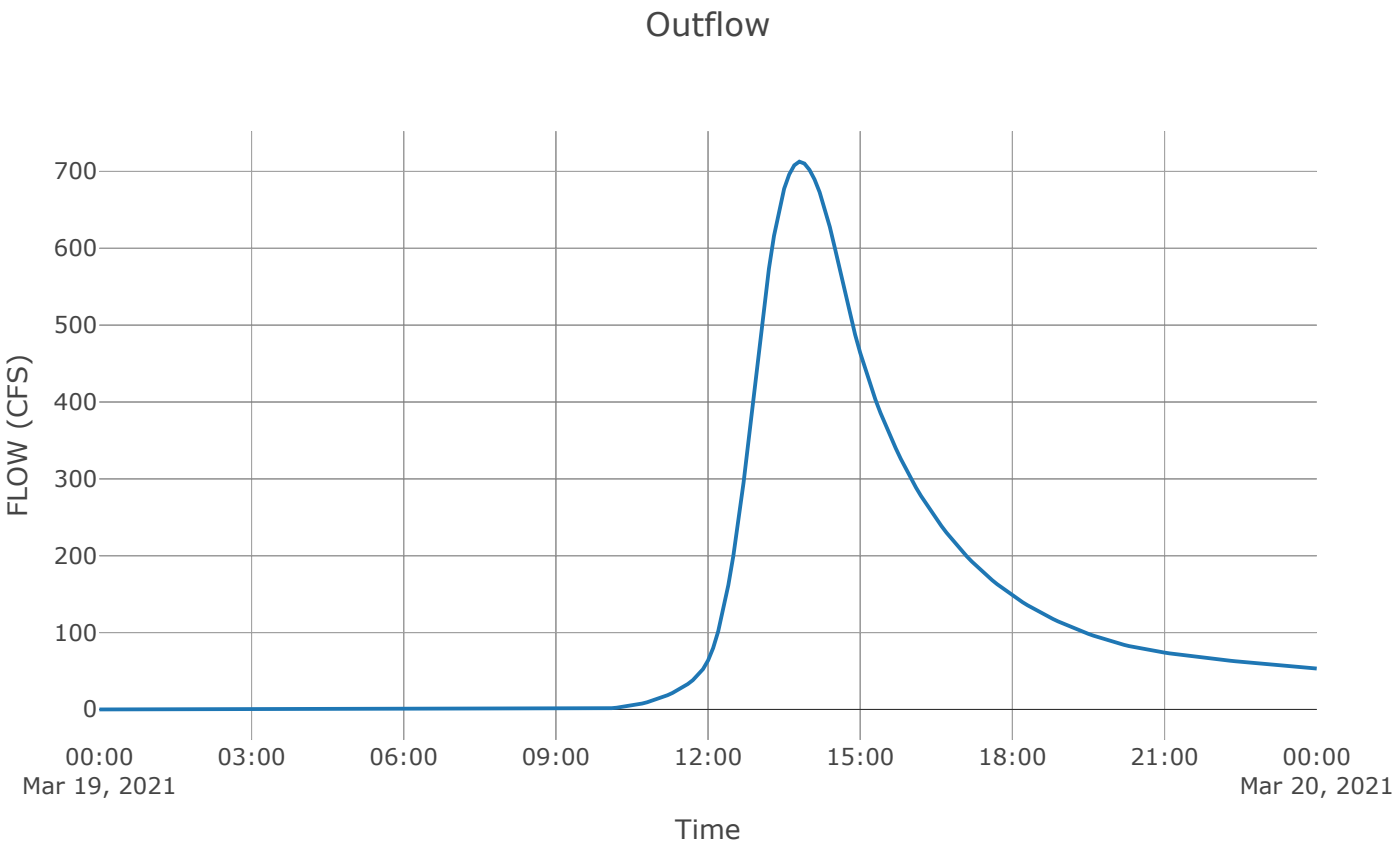
Subbasin: Subbasin-1

Area (ft^2) : 2.07
Downstream : Sink - 1

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	75

Transform: Scs	
Lag	96.7
Unitgraph Type	Standard

Results: Subbasin-1	
Peak Discharge (CFS)	712.75
Time of Peak Discharge	19Mar2021, 13:48
Volume (IN)	2.09
Precipitation Volume (AC - FT)	513.36
Loss Volume (AC - FT)	273.95
Excess Volume (AC - FT)	239.41
Direct Runoff Volume (AC - FT)	230.92
Baseflow Volume (AC - FT)	0


Outflow
700
600
500
400
300
200
100
0
FLOW (CFS)
00:00
Mar 19, 2021
03:00
06:00
09:00
12:00
15:00
18:00
21:00
00:00
Mar 20, 2021
Time

Project: Overloook_Pond
Simulation Run: 25 year
Simulation Start: 18 March 2021, 24:00
Simulation End: 19 March 2021, 24:00

HMS Version: 4.8
Executed: 25 May 2021, 17:00

Global Parameter Summary - Subbasin

Area (ft^2)

Element Name	Area (ft^2)
Subbasin - 1	2.07

Downstream

Element Name	Downstream
Subbasin - 1	Sink - 1

Loss Rate: Scs

Element Name	Percent Impervious Area	Curve Number
Subbasin - 1	0	75

Transform: Scs

Element Name	Lag	Unitgraph Type
Subbasin - 1	96.7	Standard

Global Results Summary

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Subbasin - 1	2.07	1041.65	19Mar2021, 13:48	3.03
Sink - 1	2.07	1041.65	19Mar2021, 13:48	3.03

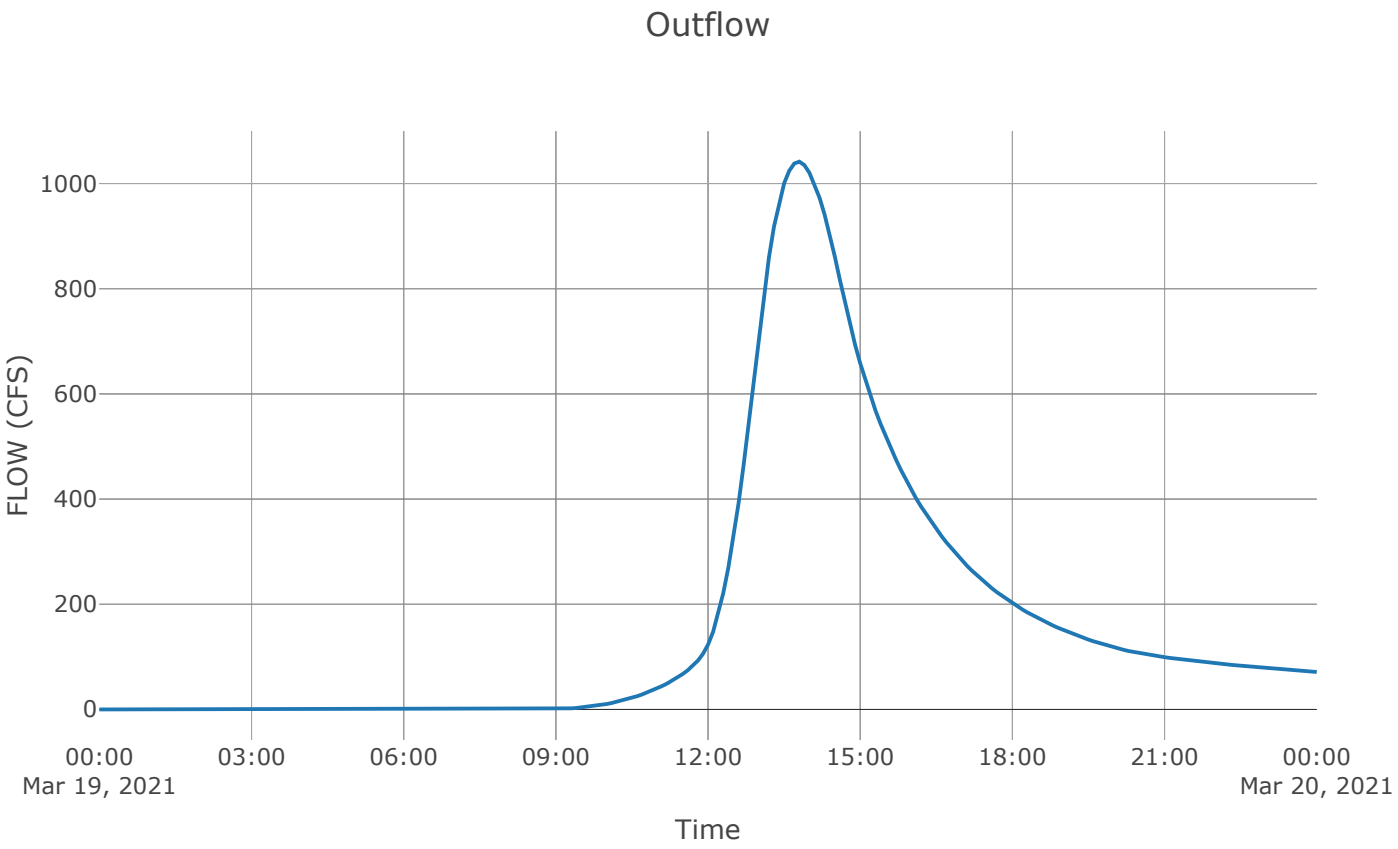
Subbasin: Subbasin-1

Area (ft^2) : 2.07
Downstream : Sink - 1

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	75

Transform: Scs	
Lag	96.7
Unitgraph Type	Standard

Results: Subbasin-1	
Peak Discharge (CFS)	1041.65
Time of Peak Discharge	19Mar2021, 13:48
Volume (IN)	3.03
Precipitation Volume (AC - FT)	642.53
Loss Volume (AC - FT)	297.06
Excess Volume (AC - FT)	345.47
Direct Runoff Volume (AC - FT)	334.11
Baseflow Volume (AC - FT)	0


Outflow
1000
800
600
400
200
0
FLOW (CFS)
00:00
Mar 19, 2021
03:00
06:00
09:00
12:00
15:00
18:00
21:00
00:00
Mar 20, 2021
Time

Project: Overloook_Pond
Simulation Run: 50 year
Simulation Start: 18 March 2021, 24:00
Simulation End: 19 March 2021, 24:00

HMS Version: 4.8
Executed: 25 May 2021, 17:00

Global Parameter Summary - Subbasin

Area (ft^2)

Element Name	Area (ft^2)
Subbasin - 1	2.07

Downstream

Element Name	Downstream
Subbasin - 1	Sink - 1

Loss Rate: Scs

Element Name	Percent Impervious Area	Curve Number
Subbasin - 1	0	75

Transform: Scs

Element Name	Lag	Unitgraph Type
Subbasin - 1	96.7	Standard

Global Results Summary

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Subbasin - 1	2.07	1357.56	19Mar2021, 13:48	3.93
Sink - 1	2.07	1357.56	19Mar2021, 13:48	3.93

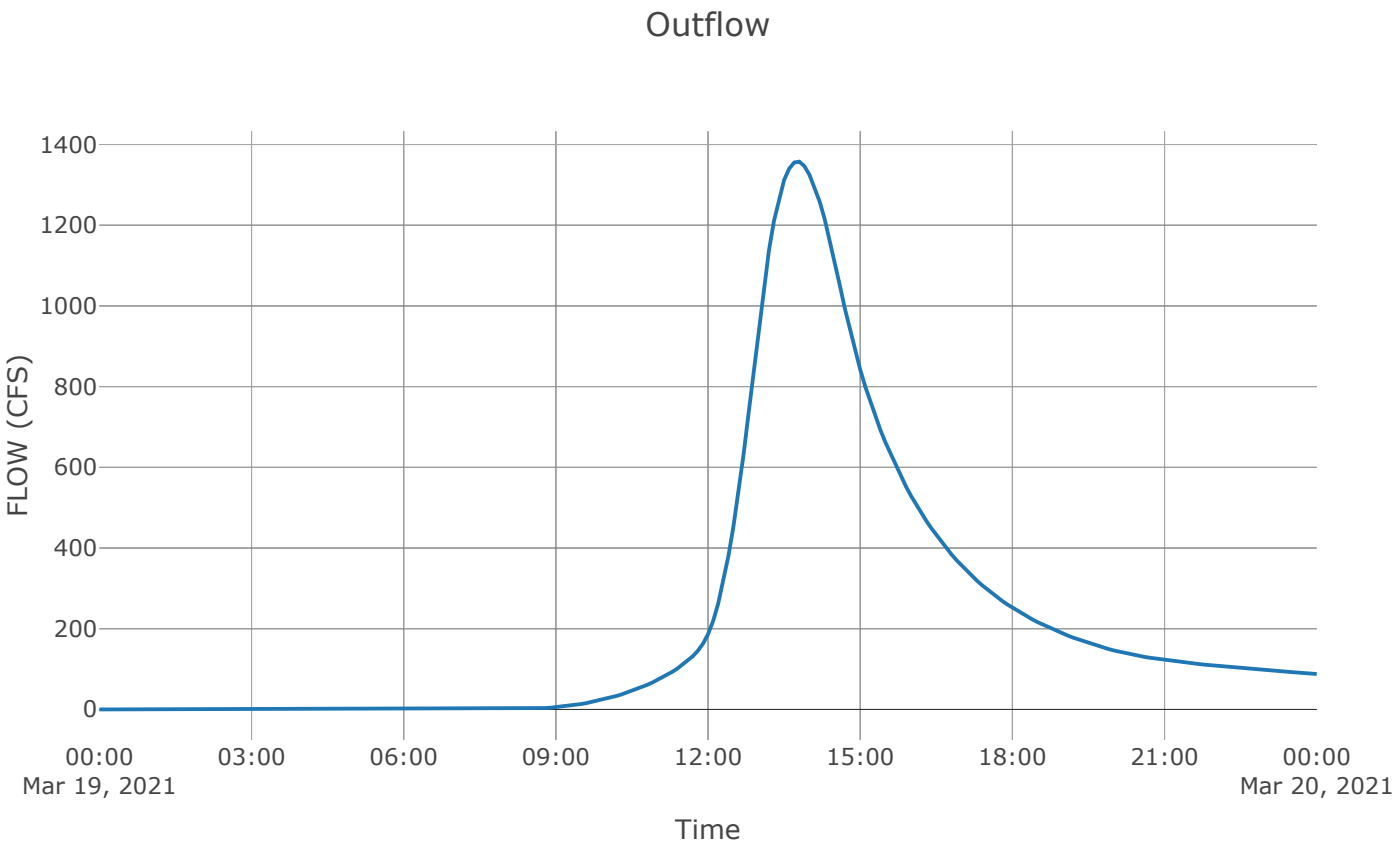
Subbasin: Subbasin-1

Area (ft^2) : 2.07
Downstream : Sink - 1

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	75

Transform: Scs	
Lag	96.7
Unitgraph Type	Standard

Results: Subbasin-1	
Peak Discharge (CFS)	1357.56
Time of Peak Discharge	19Mar2021, 13:48
Volume (IN)	3.93
Precipitation Volume (AC - FT)	761.76
Loss Volume (AC - FT)	313.38
Excess Volume (AC - FT)	448.38
Direct Runoff Volume (AC - FT)	434.38
Baseflow Volume (AC - FT)	0


Outflow
1400
1200
1000
800
600
400
200
0
FLOW (CFS)
00:00
Mar 19, 2021
03:00
06:00
09:00
12:00
15:00
18:00
21:00
00:00
Mar 20, 2021
Time

Project: Overloook_Pond
Simulation Run: 100-yr
Simulation Start: 18 March 2021, 24:00
Simulation End: 19 March 2021, 24:00

HMS Version: 4.8
Executed: 25 May 2021, 17:00

Global Parameter Summary - Subbasin

Area (ft^2)

Element Name	Area (ft^2)
Subbasin - 1	2.07

Downstream

Element Name	Downstream
Subbasin - 1	Sink - 1

Loss Rate: Scs

Element Name	Percent Impervious Area	Curve Number
Subbasin - 1	0	75

Transform: Scs

Element Name	Lag	Unitgraph Type
Subbasin - 1	96.7	Standard

Global Results Summary

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Subbasin - 1	2.07	1737.98	19Mar2021, 13:42	5.04
Sink - 1	2.07	1737.98	19Mar2021, 13:42	5.04

Subbasin: Subbasin-1

Area (ft^2) : 2.07
Downstream : Sink - 1

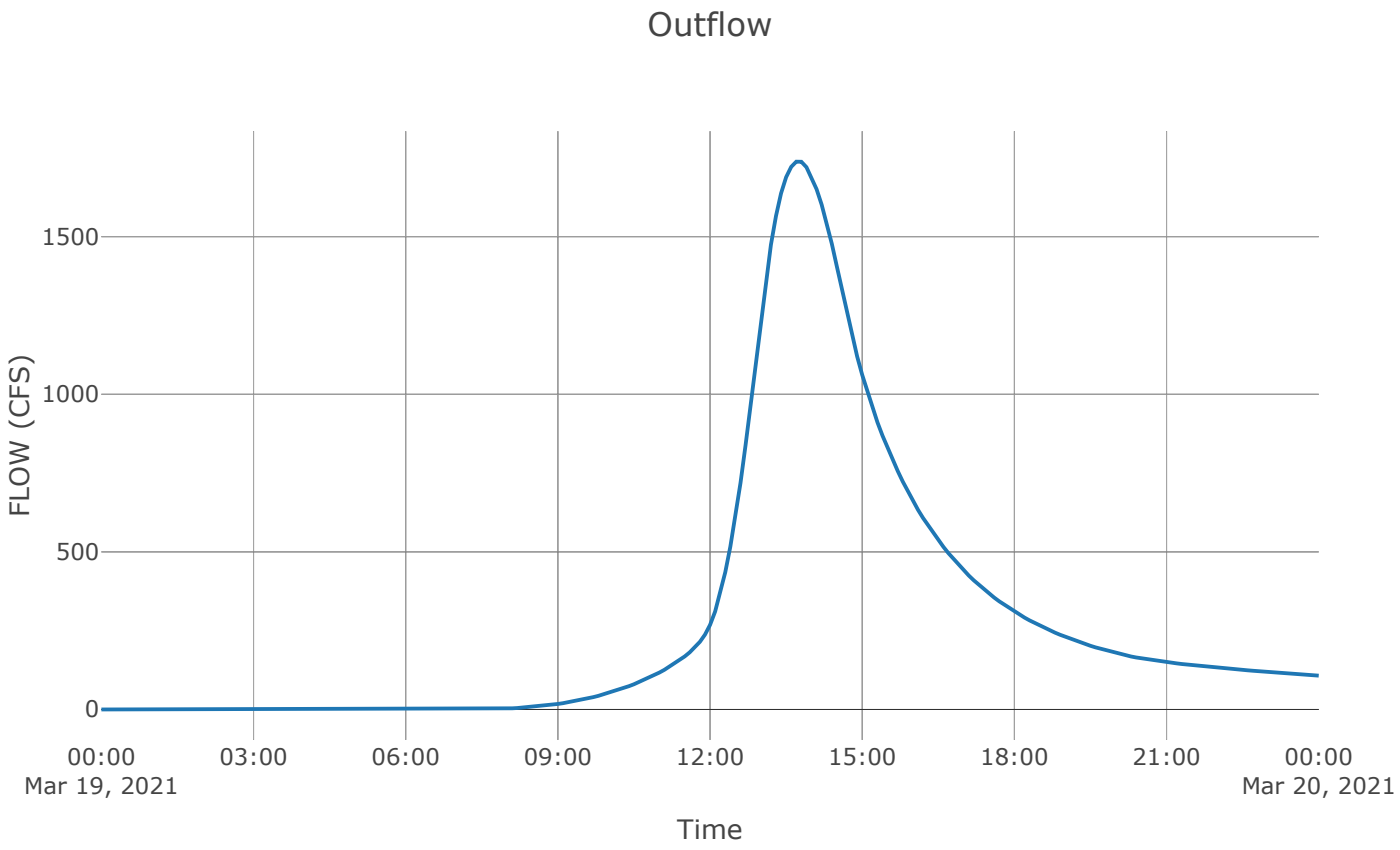
Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	75

Transform: Scs	
Lag	96.7
Unitgraph Type	Standard

Results: Subbasin-1	
Peak Discharge (CFS)	1737.98
Time of Peak Discharge	19Mar2021, 13:42
Volume (IN)	5.04
Precipitation Volume (AC - FT)	901.97
Loss Volume (AC - FT)	328.4
Excess Volume (AC - FT)	573.56
Direct Runoff Volume (AC - FT)	556.47
Baseflow Volume (AC - FT)	0

Sink: Sink-1

Results: Sink-1	
Peak Discharge (CFS)	1737.98
Time of Peak Discharge	19Mar2021, 13:42
Volume (IN)	5.04



Project: Overloook_Pond
Simulation Run: 500-yr
Simulation Start: 18 March 2021, 24:00
Simulation End: 19 March 2021, 24:00

HMS Version: 4.8
Executed: 25 May 2021, 17:00

Global Parameter Summary - Subbasin

Area (ft^2)

Element Name	Area (ft^2)
Subbasin - 1	2.07

Downstream

Element Name	Downstream
Subbasin - 1	Sink - 1

Loss Rate: Scs

Element Name	Percent Impervious Area	Curve Number
Subbasin - 1	0	75

Transform: Scs

Element Name	Lag	Unitgraph Type
Subbasin - 1	96.7	Standard

Global Results Summary

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Subbasin - 1	2.07	2965.65	19Mar2021, 13:42	8.67
Sink - 1	2.07	2965.65	19Mar2021, 13:42	8.67

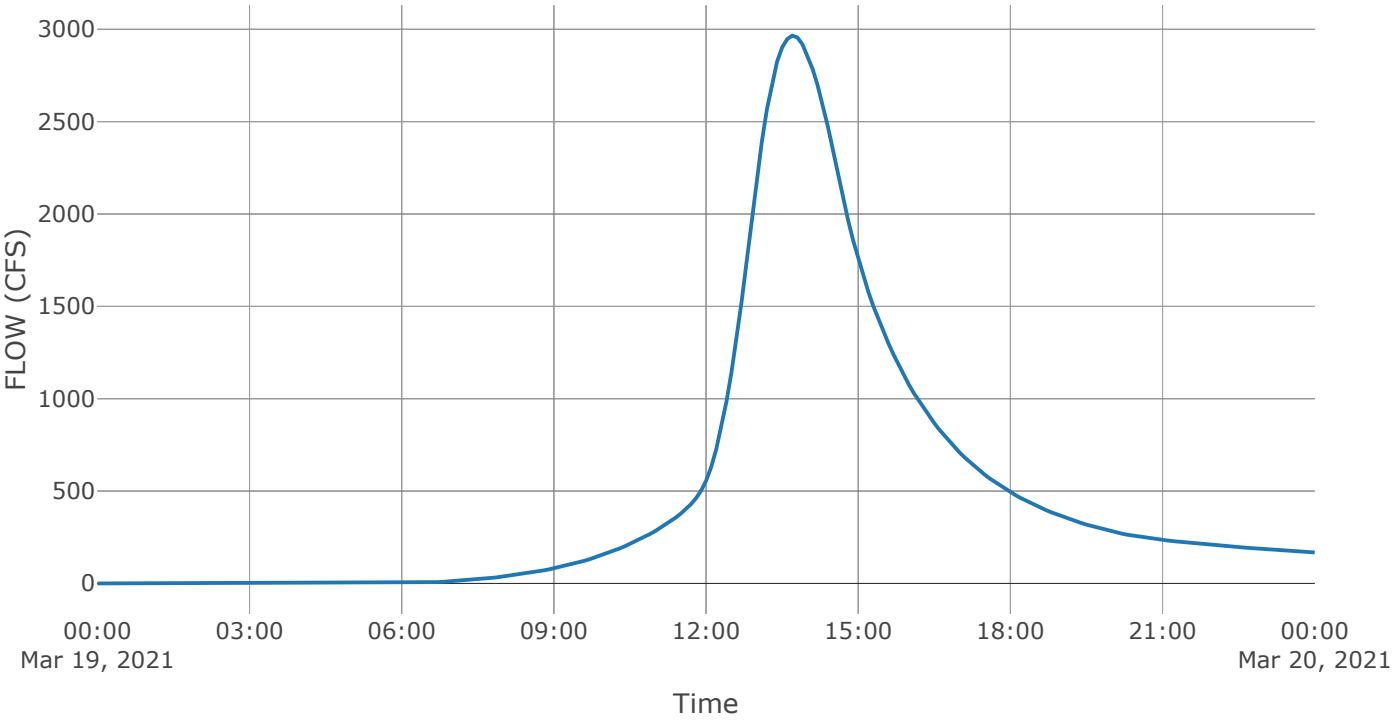
Subbasin: Subbasin-1

Area (ft^2) : 2.07
Downstream : Sink - 1

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	75

Transform: Scs	
Lag	96.7
Unitgraph Type	Standard

Results: Subbasin-1	
Peak Discharge (CFS)	2965.65
Time of Peak Discharge	19Mar2021, 13:42
Volume (IN)	8.67
Precipitation Volume (AC - FT)	1342.46
Loss Volume (AC - FT)	358.87
Excess Volume (AC - FT)	983.6
Direct Runoff Volume (AC - FT)	956.89
Baseflow Volume (AC - FT)	0


Outflow
3000
2500
2000
1500
1000
500
0
FLOW (CFS)
00:00
Mar 19, 2021
03:00
06:00
09:00
12:00
15:00
18:00
21:00
00:00
Mar 20, 2021
Time

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Overtopping Analysis

Overlook Farms

6/15/2021

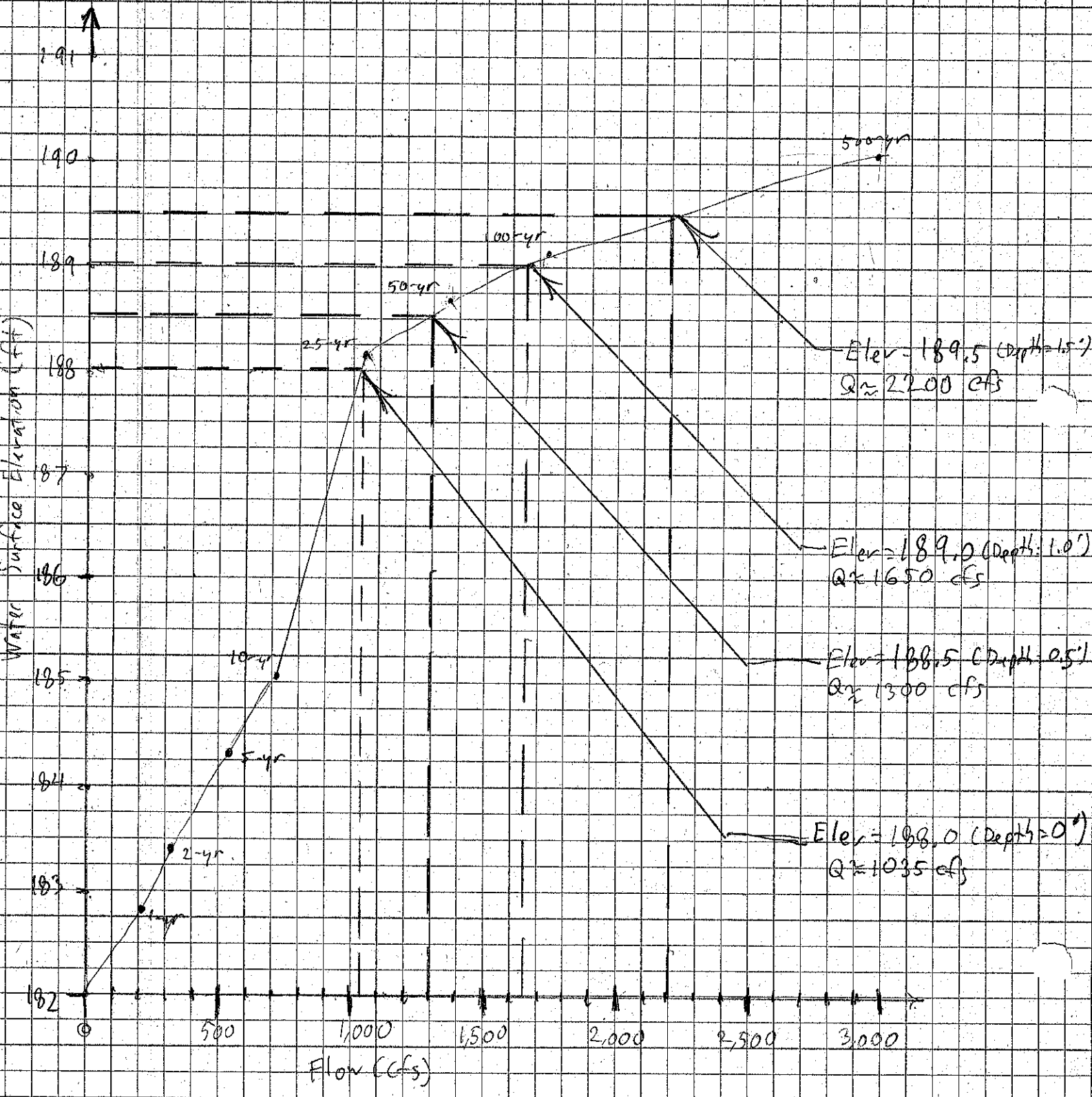
Table 1

Duration and Depth of overtopping at Parr Meadow Drive

Frequency (Year)	Water Surface Elevation (ft)	Low Point on Road (ft)	Max Depth (ft)	6 Inch Depth Duration (Hours)	1 Foot Depth Duration (Hours)	1.5 Foot Depth Duration (Hours)
500	190.06	188.00	2.06	3	2.3	1.5
100	189.12	188.00	1.12	1.5	0.6	0
50	188.69	188.00	0.69	0.75	0	0
25	188.22	188.00	0.22	0	0	0
10	185.05	188.00	0.00	0	0	0
5	184.28	188.00	0.00	0	0	0
2	183.41	188.00	0.00	0	0	0
1	182.80	188.00	0.00	0	0	0

Parr Meadow Drive — Elevation Vs. Discharge

Freq	Discharge	Elevation
1	219	182.80
2	331	183.41
5	522	184.28
10	713	185.05
25	1042	188.22
50	1359	188.69
100	1738	189.12
500	2966	190.06

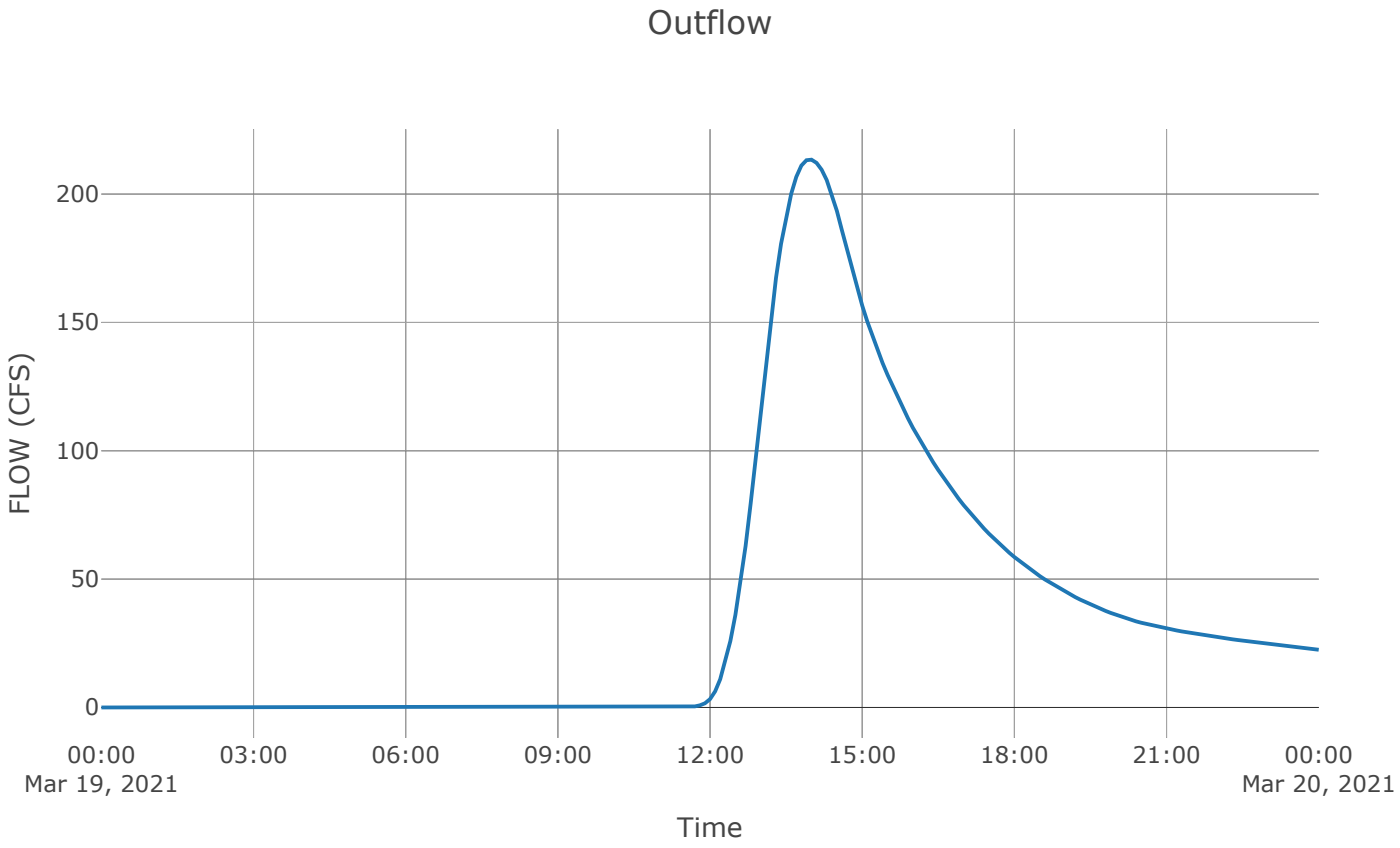


Sink: Sink-1

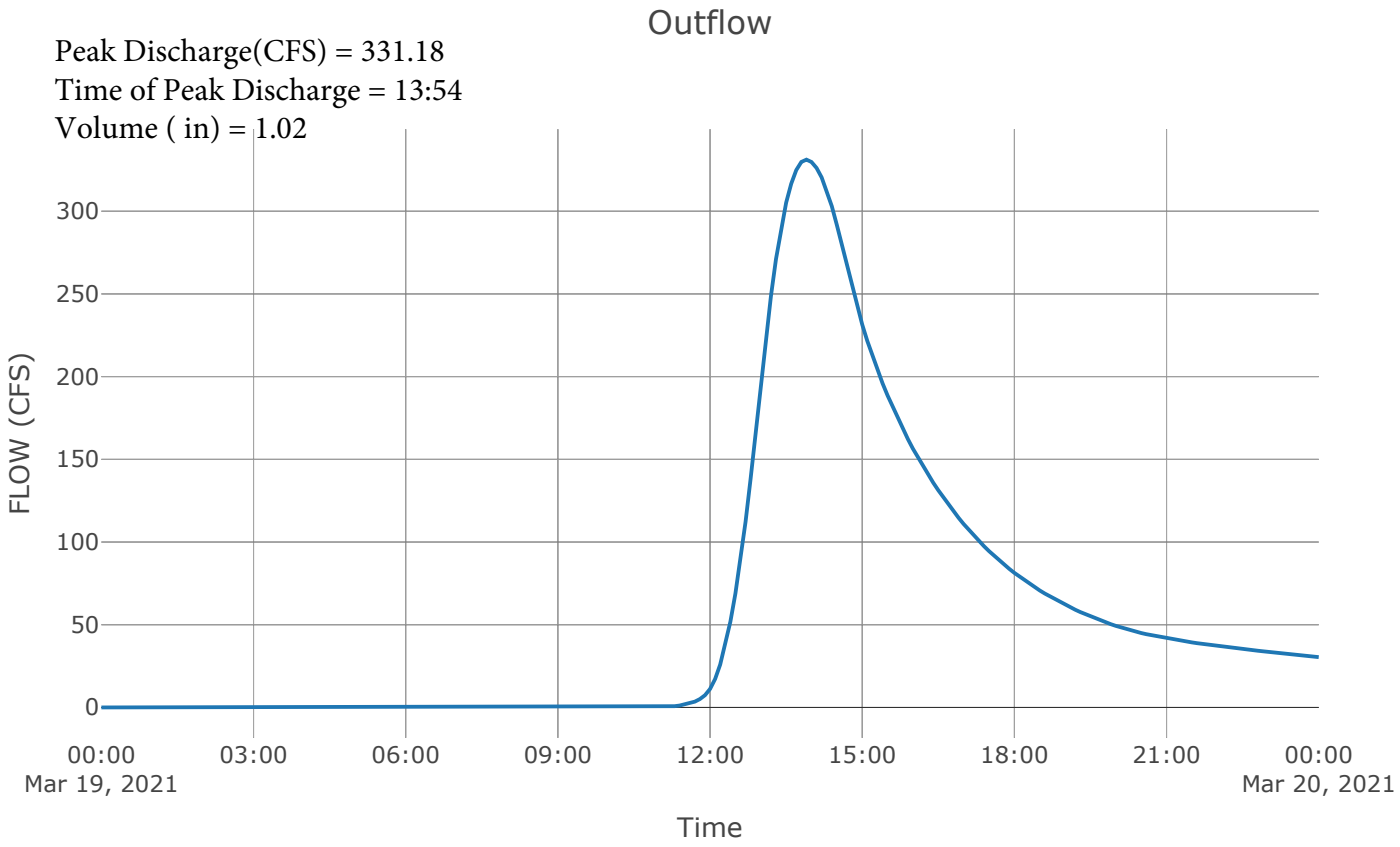
1 YEAR FREQUENCY

Results: Sink-1

Peak Discharge (CFS)	213.41
Time of Peak Discharge	19Mar2021, 14:00
Volume (IN)	0.68

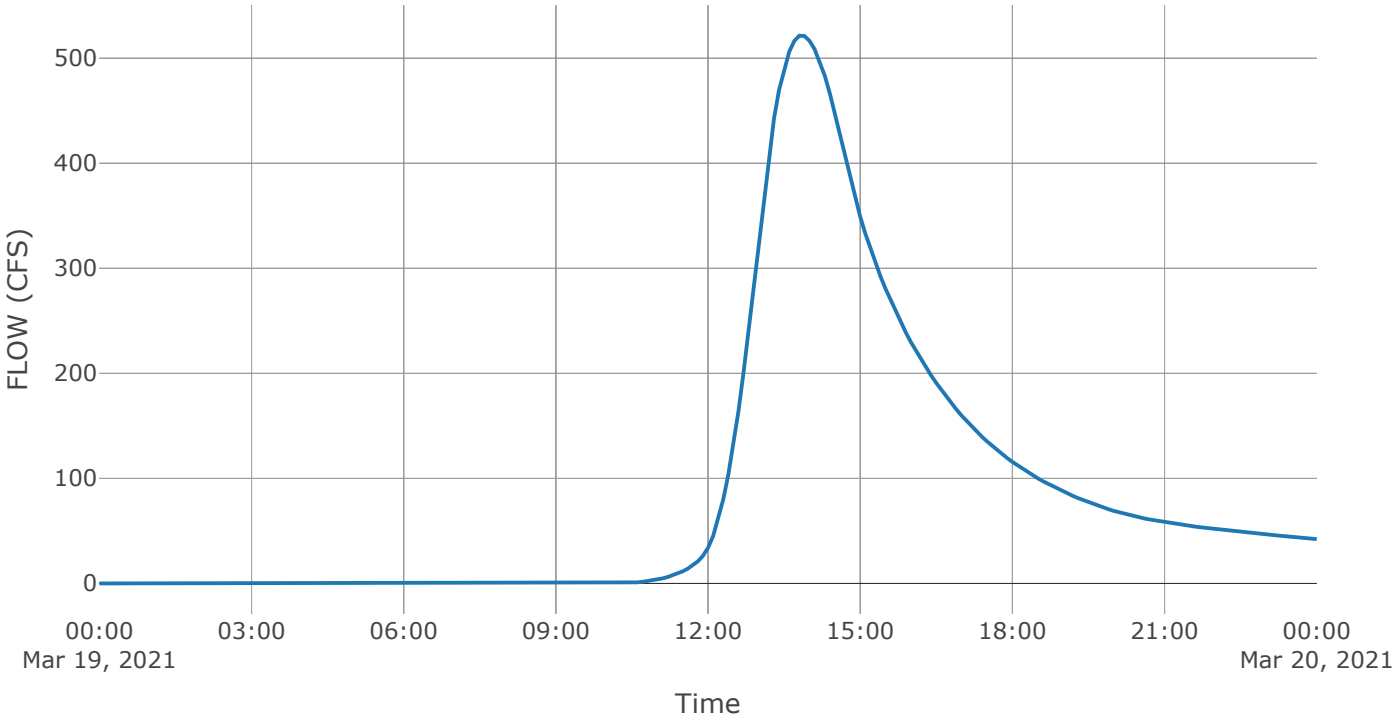


2 YEAR FREQUENCY



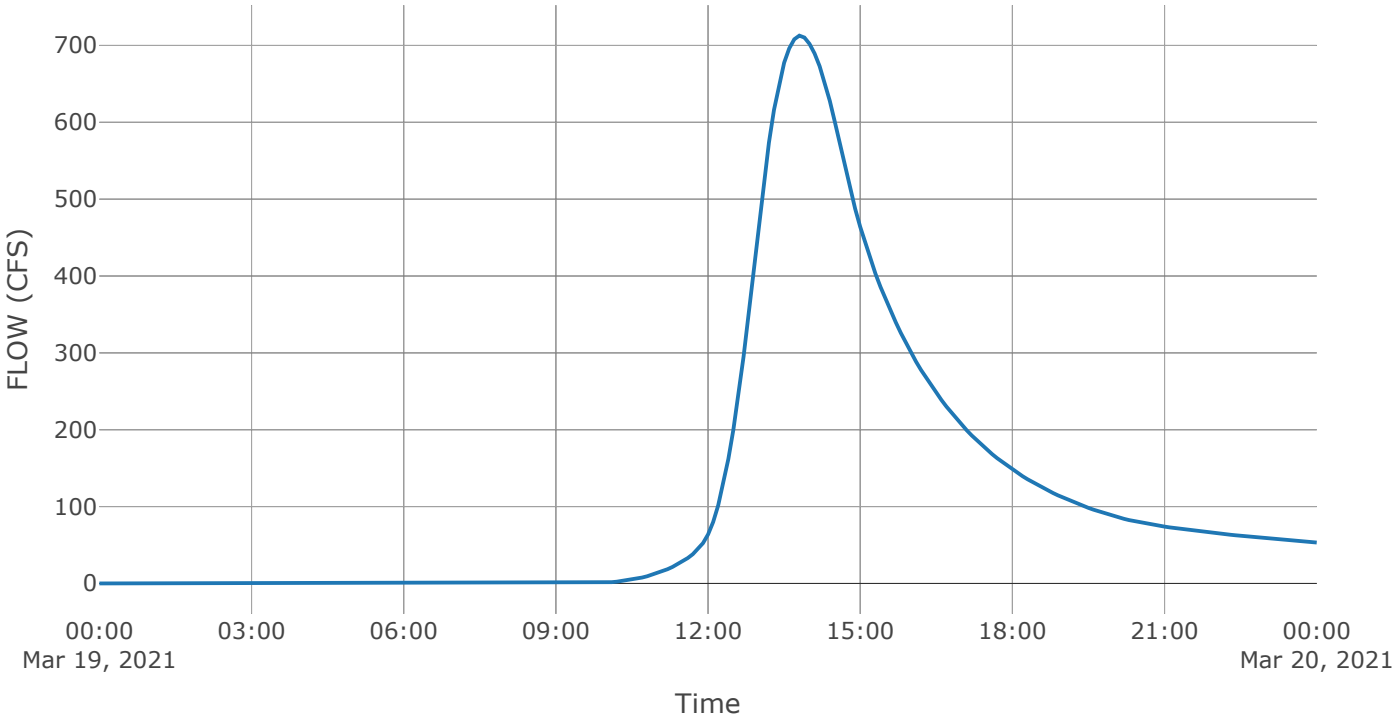
5 YEAR FREQUENCY

Peak Discharge (CFS) = 521.54
Time of Peak Discharge = 13:48
Volume (in) = 1.55



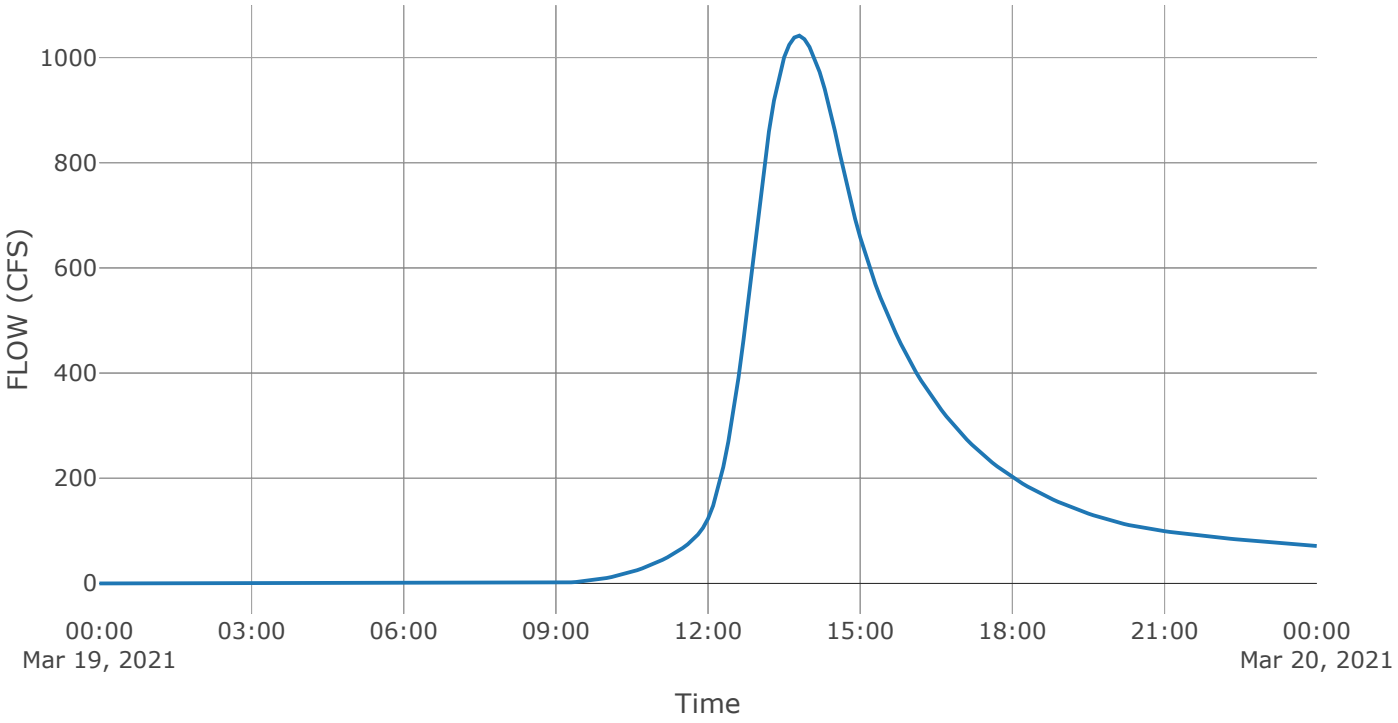
10 YEAR FREQUENCY

Peak Discharge (CFS) = 712.75
Time of Peak Discharge = 13:48
Volume (in) = 2.09



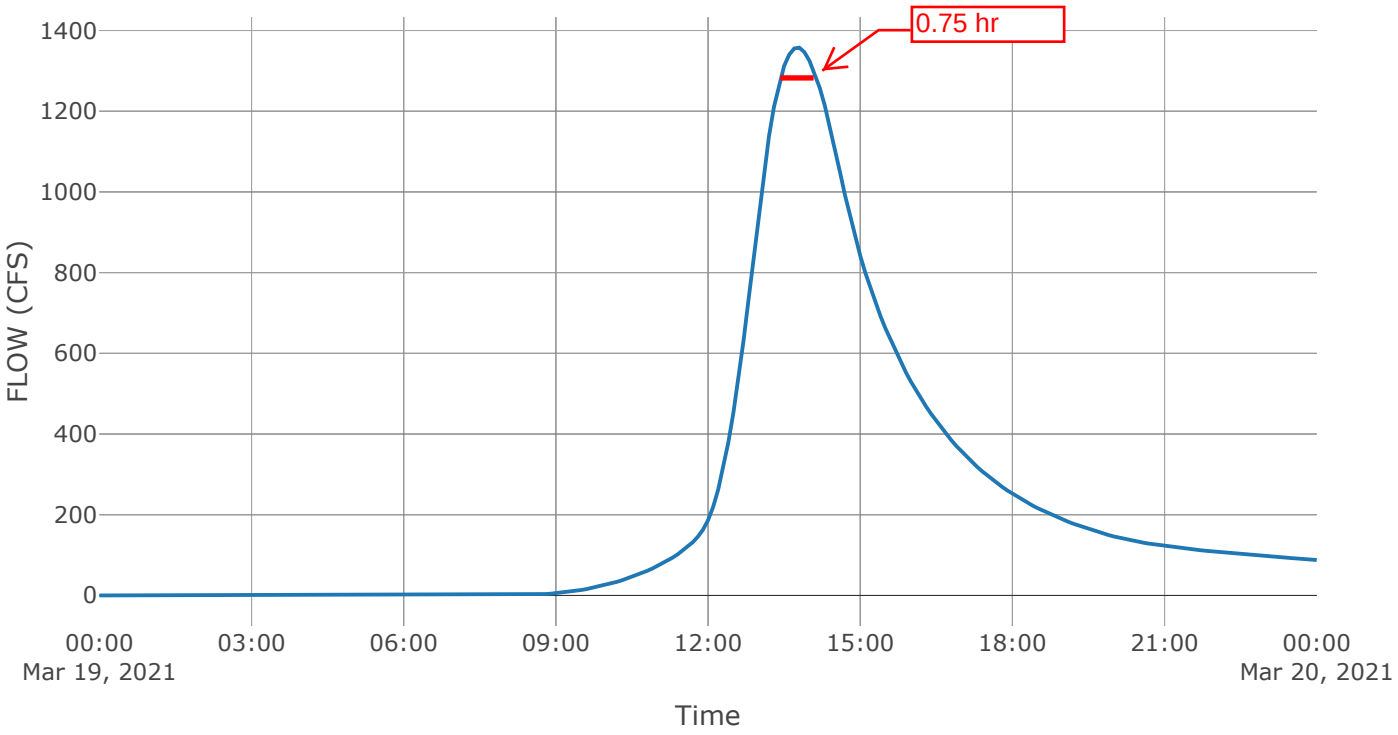
25 YEAR FREQUENCY

Peak Discharge (CFS) = 1041.65
Time of Peak Discharge = 13:48
Volume (in) = 3.03



50 YEAR FREQUENCY

Peak Discharge (CFS)= 1357.56
Time of Peak Discharge = 13:48
Volume (in)=3.93

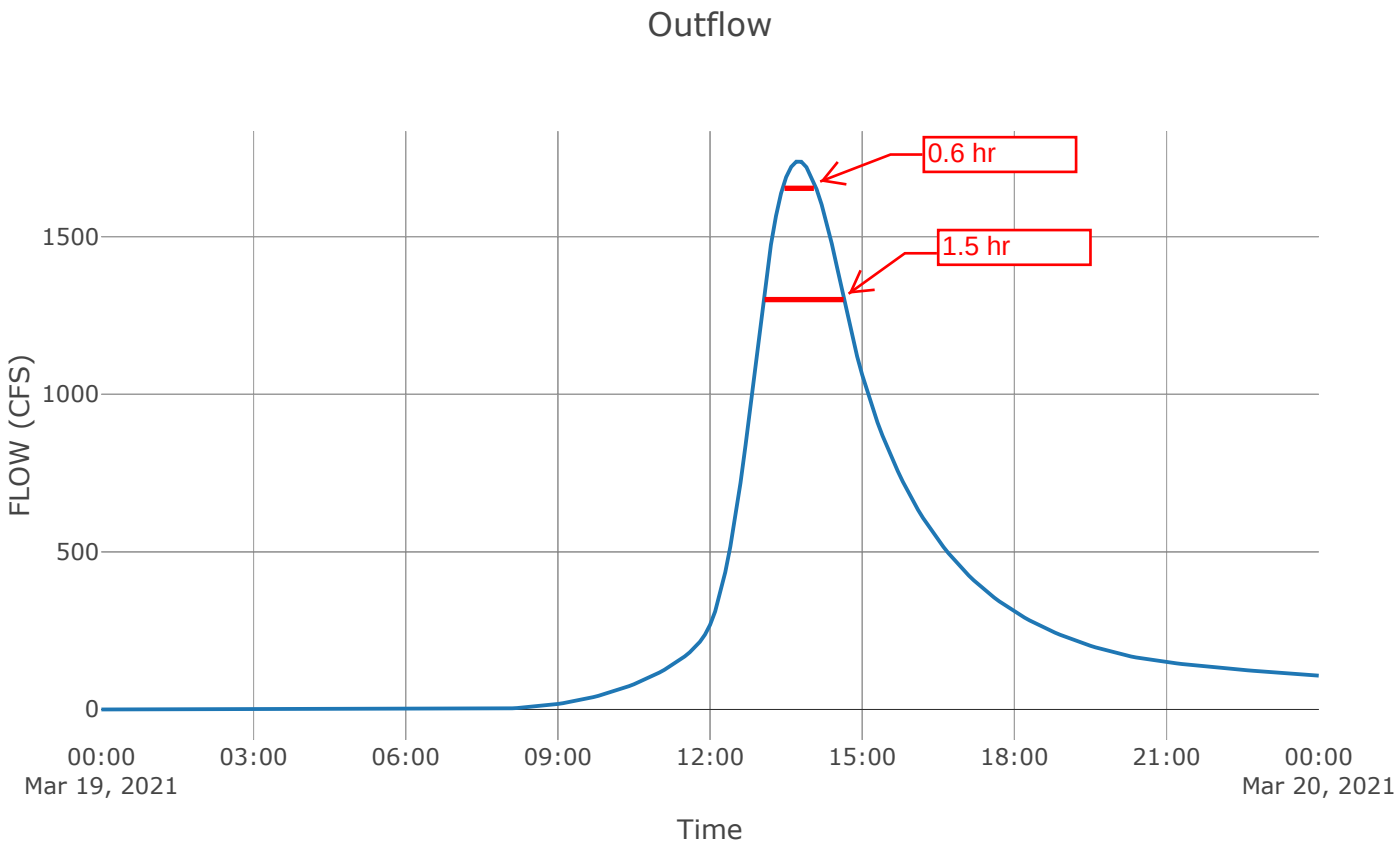


Sink: Sink-1

100 YEAR FREQUENCY

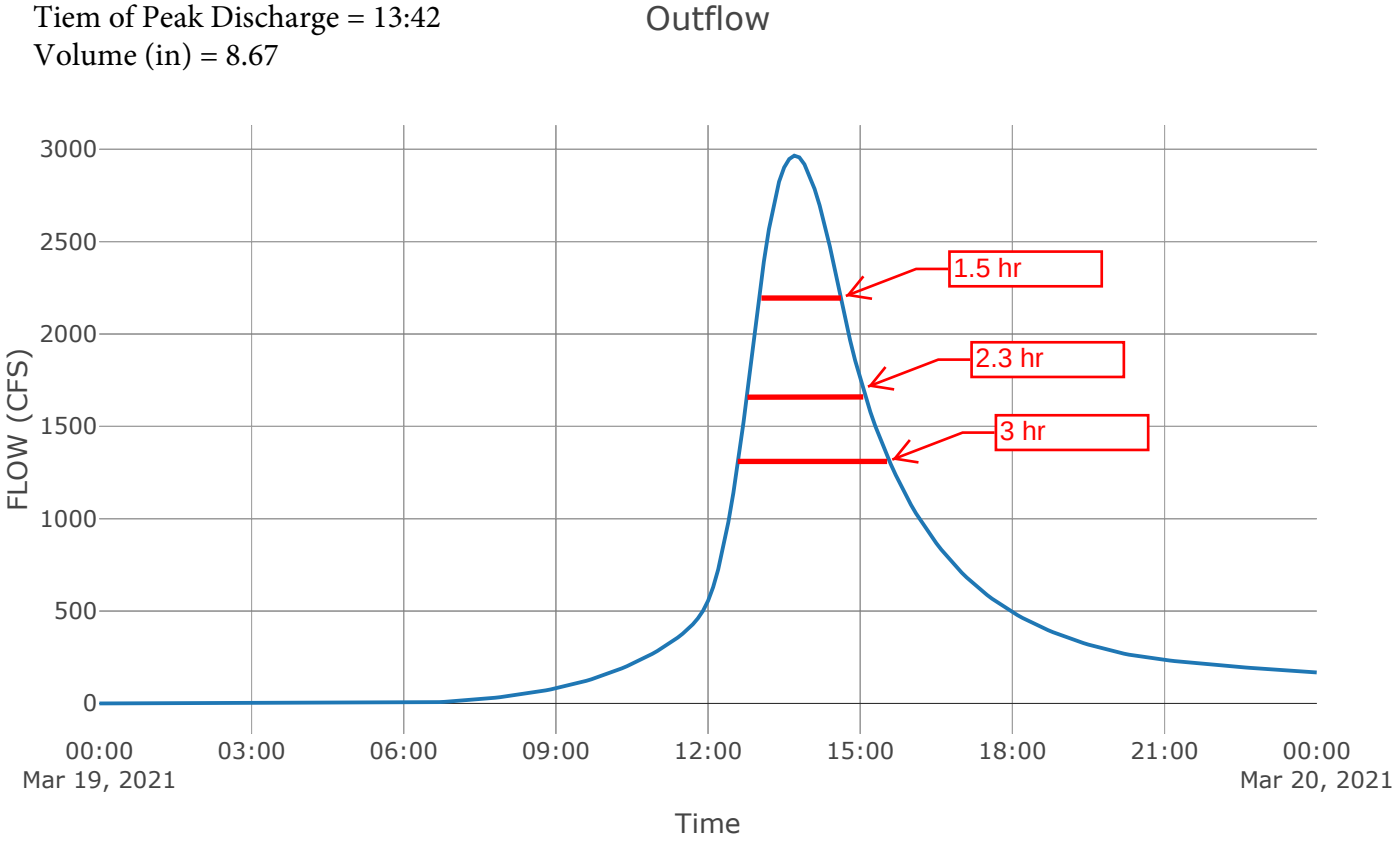
Results: Sink-1

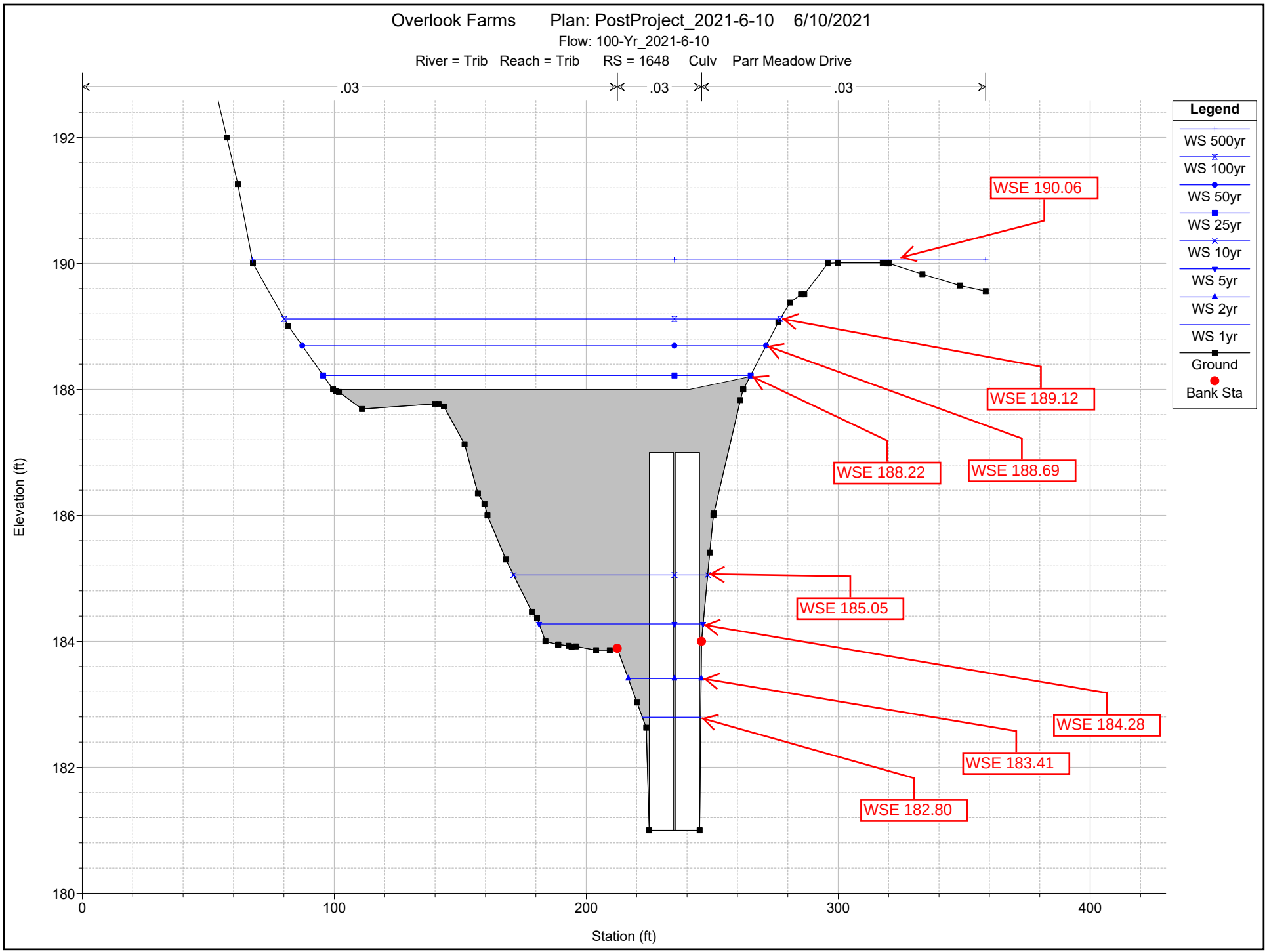
Peak Discharge (CFS)	1737.98
Time of Peak Discharge	19Mar2021, 13:42
Volume (IN)	5.04



Peak Discharge (CFS)=2965.65
Tiem of Peak Discharge = 13:42
Volume (in) = 8.67

500 YEAR FREQUENCY





1 in Horiz. = 50 ft 1 in Vert. = 2 ft

Overlook Farms

6/15/2021

Table 2

Duration and Depth of overtopping at Route 9W

Frequency (Year)	Water Surface Elevation (ft)	Low Point on Road (ft)	Max Depth (ft)	6 Inch Depth Duration (Hours)	1 Foot Depth Duration (Hours)	1.5 Foot Depth Duration (Hours)
500	210.42	207.90	2.52	3.5	3	2.25
100	209.47	207.90	1.57	2.1	1.6	0.5
50	209.06	207.90	1.16	1.4	0.7	0
25	208.35	207.90	0.45	0	0	0
10	207.91	207.90	0.01	0	0	0
5	204.07	207.90	0.00	0	0	0
2	203.29	207.90	0.00	0	0	0
1	202.73	207.90	0.00	0	0	0

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Pomona, New York 10970
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JOB _____

SHEET NO. _____ OF _____

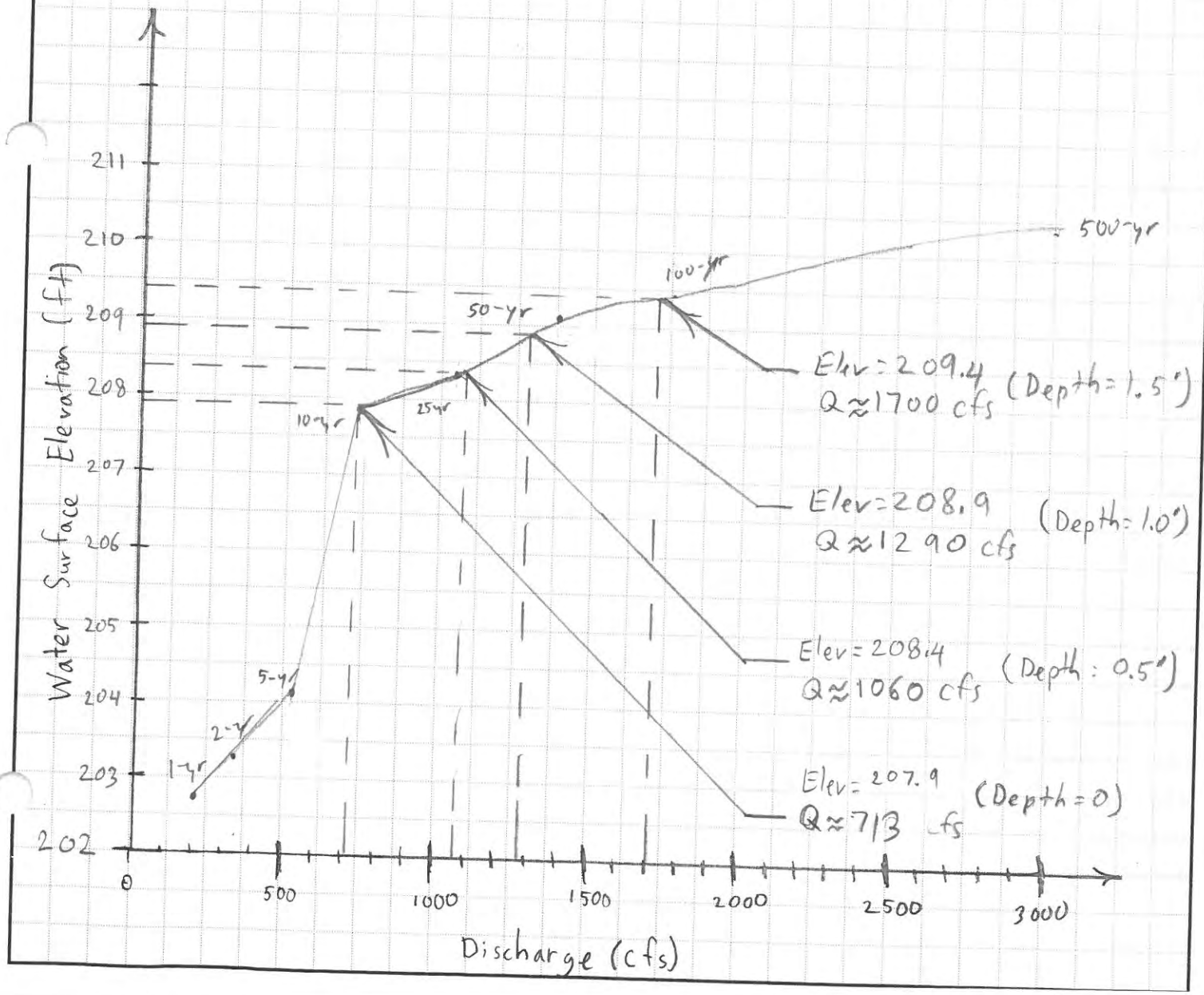
CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____

Elevation Vs Discharge at Route 9W

Frequency	Discharge	Elevation
1	213	202.73
2	331	203.29
5	522	204.07
10	713	207.91
25	1042	208.35
50	1358	209.06
100	1738	209.47
500	2966	210.42

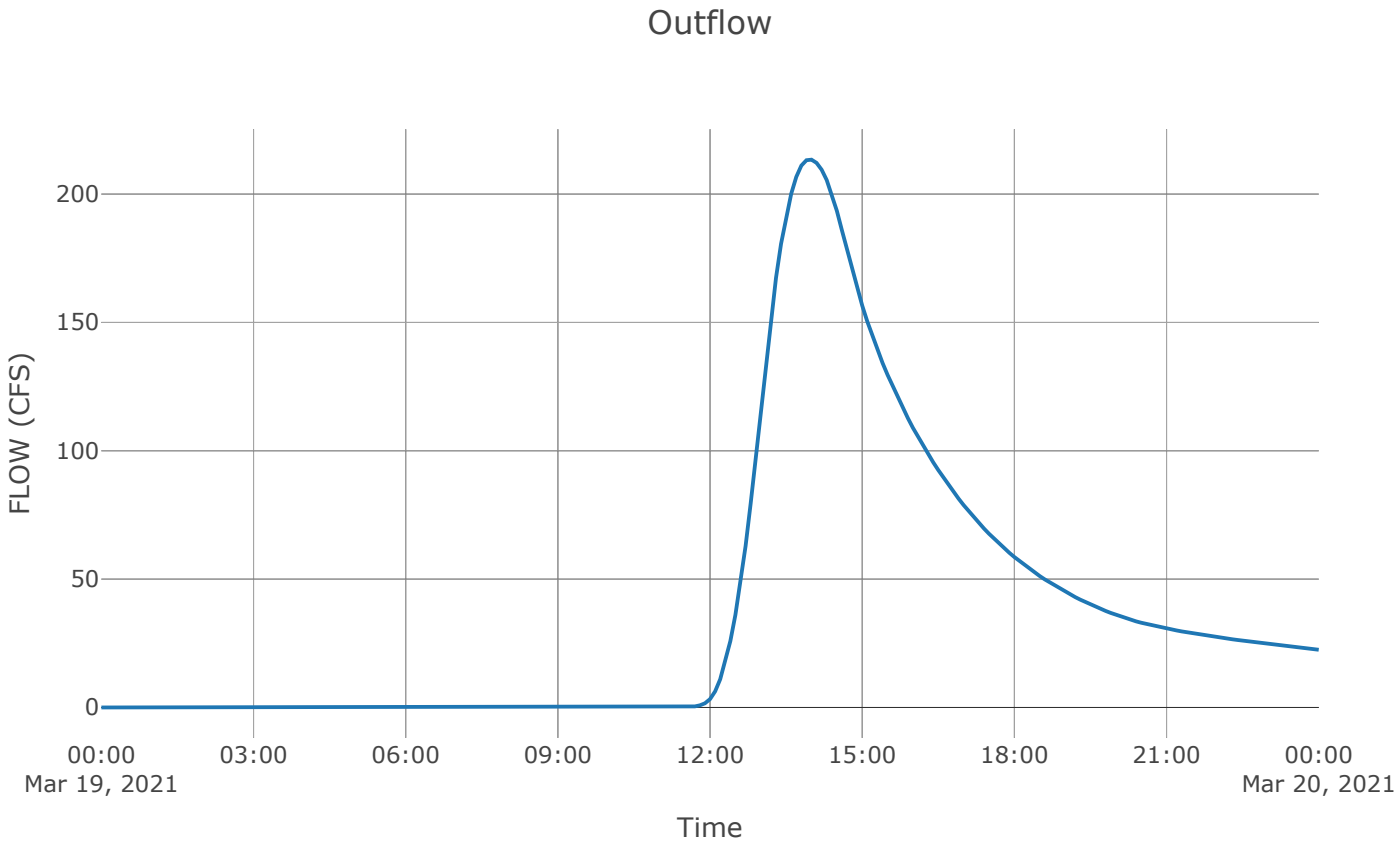


Sink: Sink-1

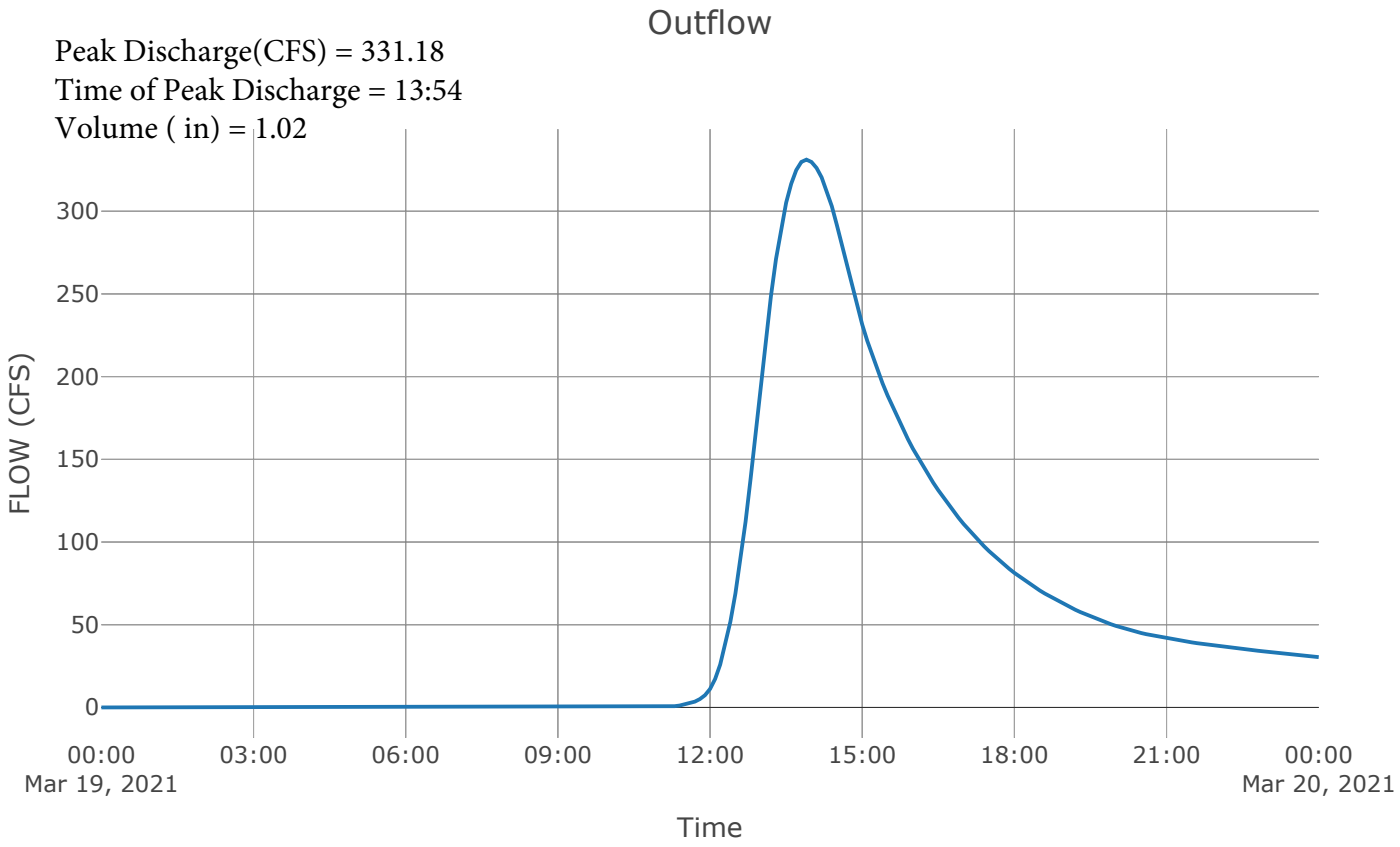
1 YEAR FREQUENCY

Results: Sink-1

Peak Discharge (CFS)	213.41
Time of Peak Discharge	19Mar2021, 14:00
Volume (IN)	0.68

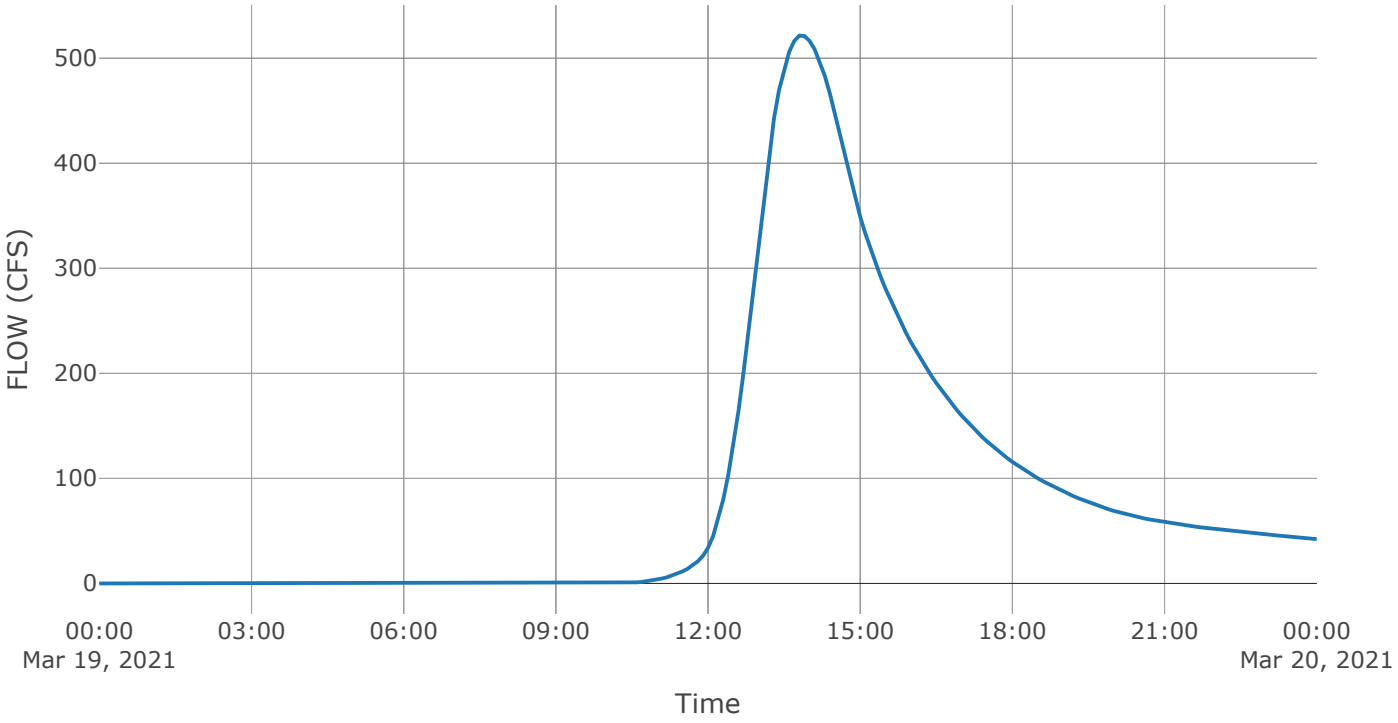


2 YEAR FREQUENCY



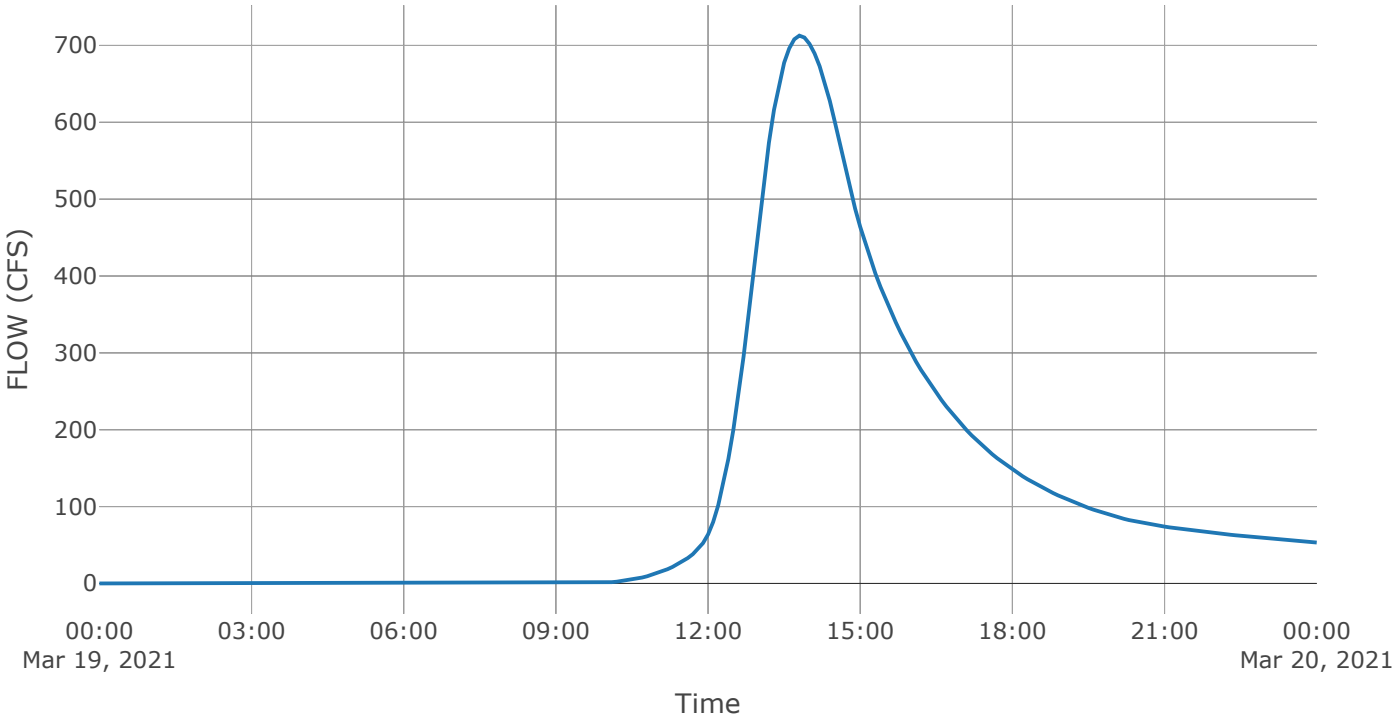
5 YEAR FREQUENCY

Peak Discharge (CFS) = 521.54
Time of Peak Discharge = 13:48
Volume (in) = 1.55



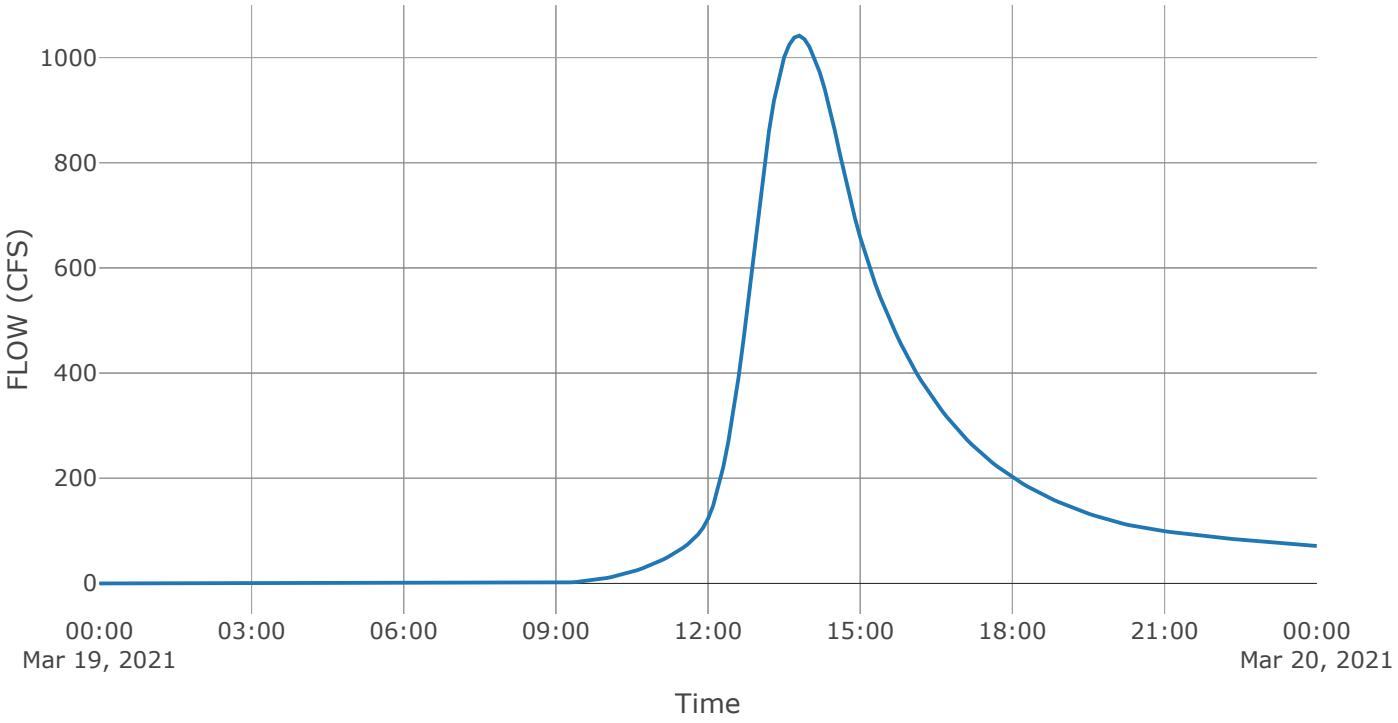
10 YEAR FREQUENCY

Peak Discharge (CFS) = 712.75
Time of Peak Discharge = 13:48
Volume (in) = 2.09



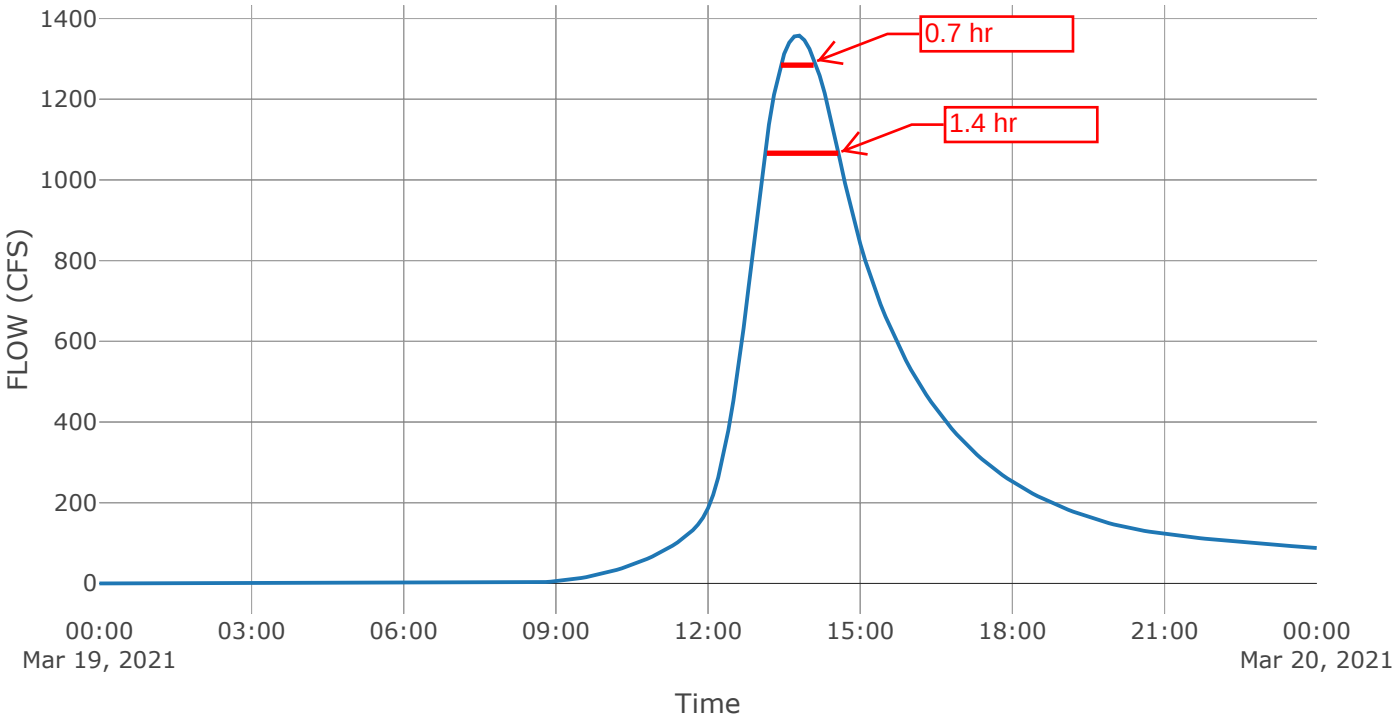
25 YEAR FREQUENCY

Peak Discharge (CFS) = 1041.65
Time of Peak Discharge = 13:48
Volume (in) = 3.03



50 YEAR FREQUENCY

Peak Discharge (CFS)= 1357.56
Time of Peak Discharge = 13:48
Volume (in)=3.93

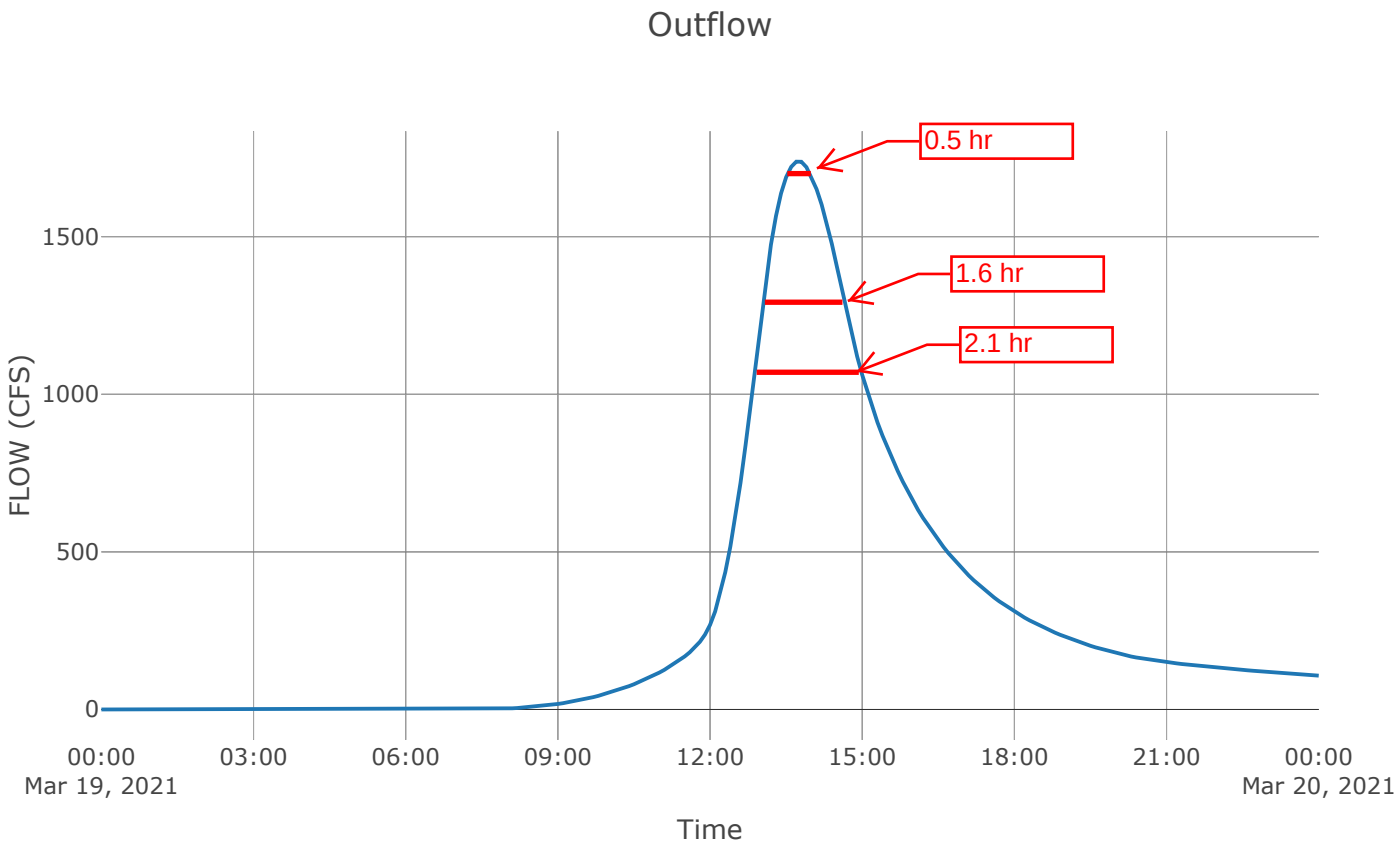


Sink: Sink-1

100 YEAR FREQUENCY

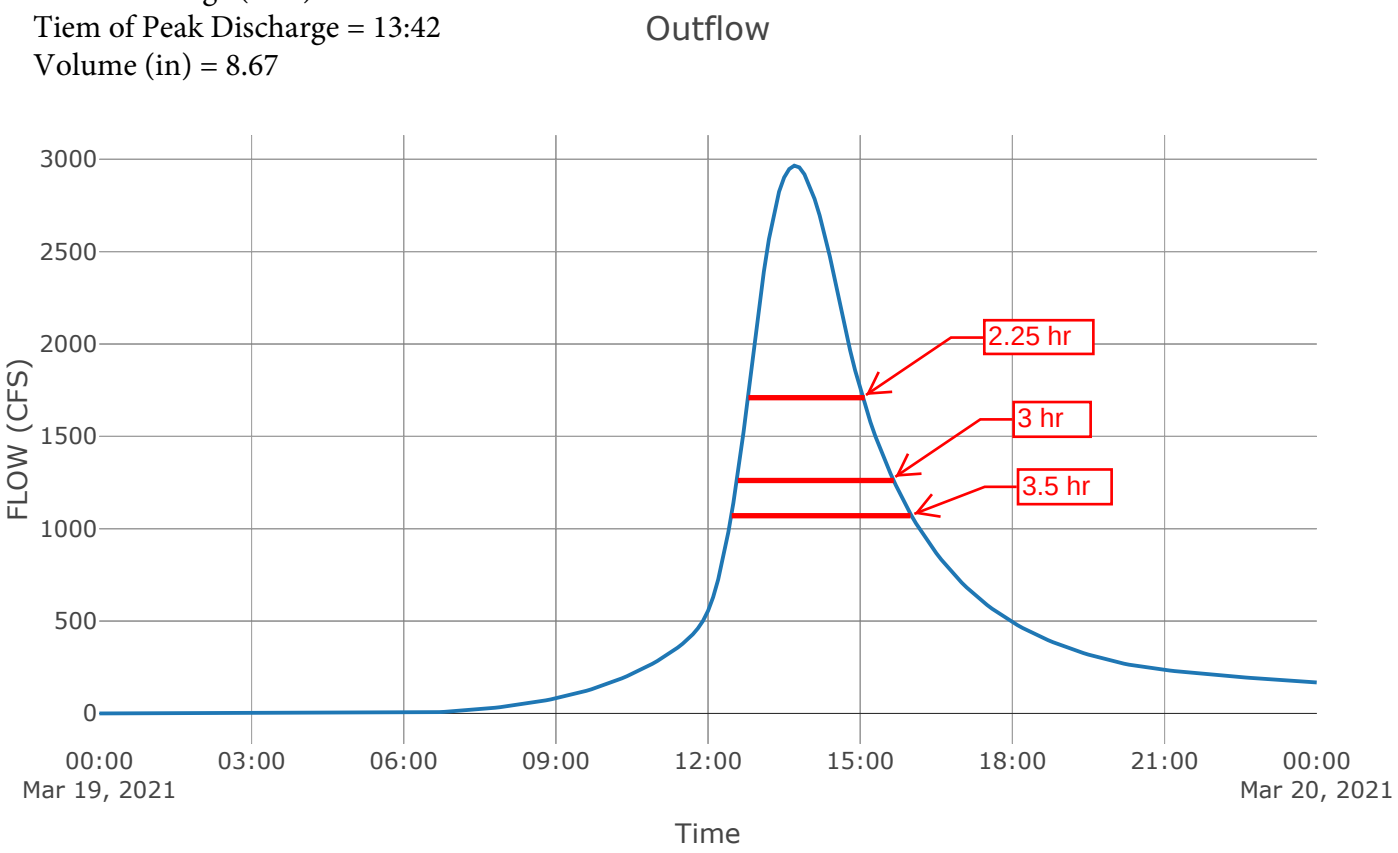
Results: Sink-1

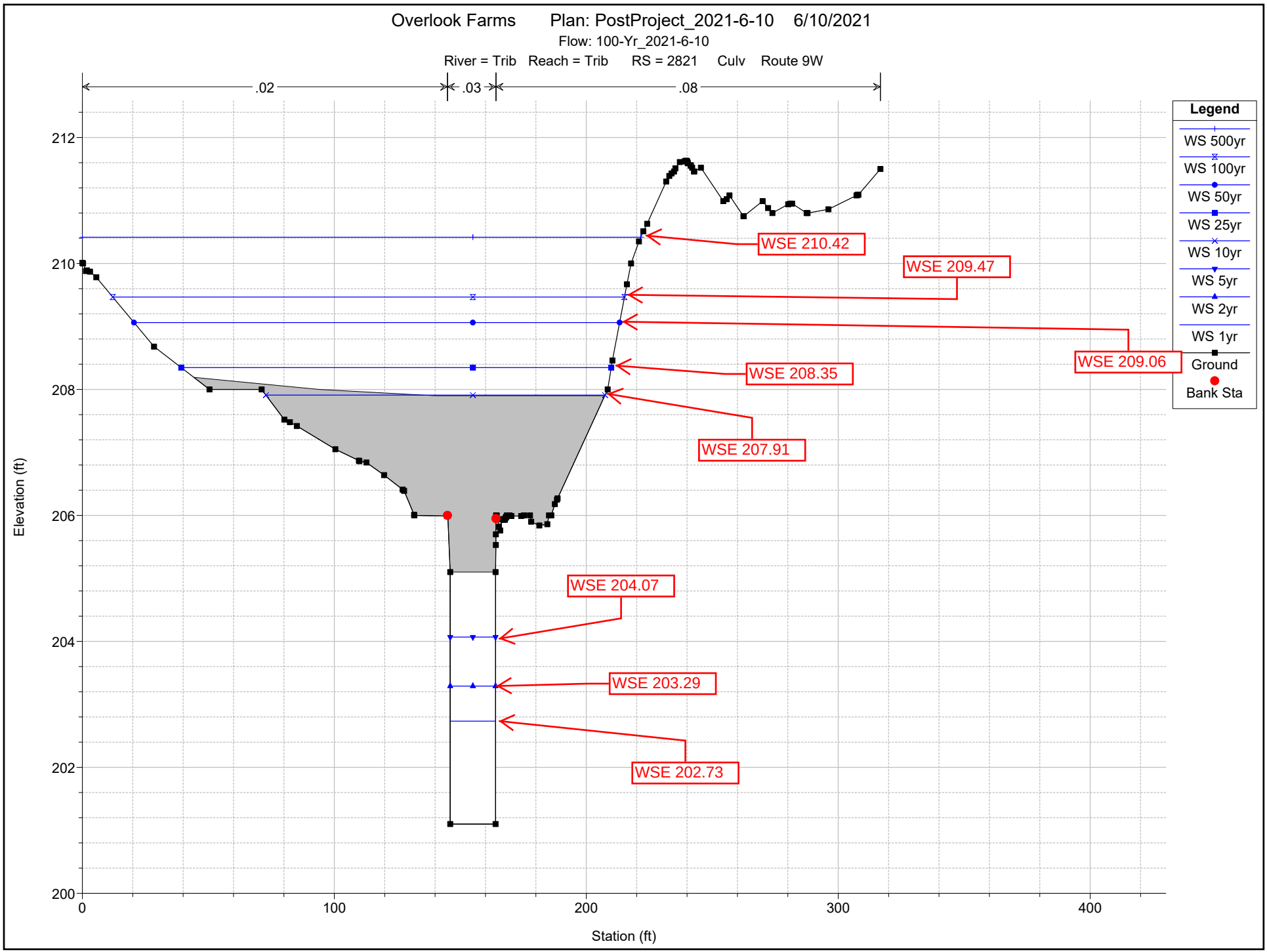
Peak Discharge (CFS)	1737.98
Time of Peak Discharge	19Mar2021, 13:42
Volume (IN)	5.04



Peak Discharge (CFS)=2965.65
Tiem of Peak Discharge = 13:42
Volume (in) = 8.67

500 YEAR FREQUENCY





1 in Horiz. = 50 ft 1 in Vert. = 2 ft

Overlook Farms

6/15/2021

Duration and Depth of overtopping at Morris Drive

Frequency (Year)	Water Surface Elevation (ft)	Low Point on Road (ft)	Max Depth (ft)	6 Inch Depth Duration (Hours)	1 Foot Depth Duration (Hours)	1.5 Foot Depth Duration (Hours)
500	204.75	201.30	3.45	5.5	4.8	3.9
100	203.93	201.30	2.63	3.9	3.25	2.4
50	203.48	201.30	2.18	3.4	2.6	1.8
25	202.97	201.30	1.67	2.6	1.9	0.9
10	202.36	201.30	1.06	1.5	0.375	0
5	201.70	201.30	0.40	0	0	0
2	198.73	201.30	0.00	0	0	0
1	197.11	201.30	0.00	0	0	0

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JOB _____

SHEET NO. _____ OF _____

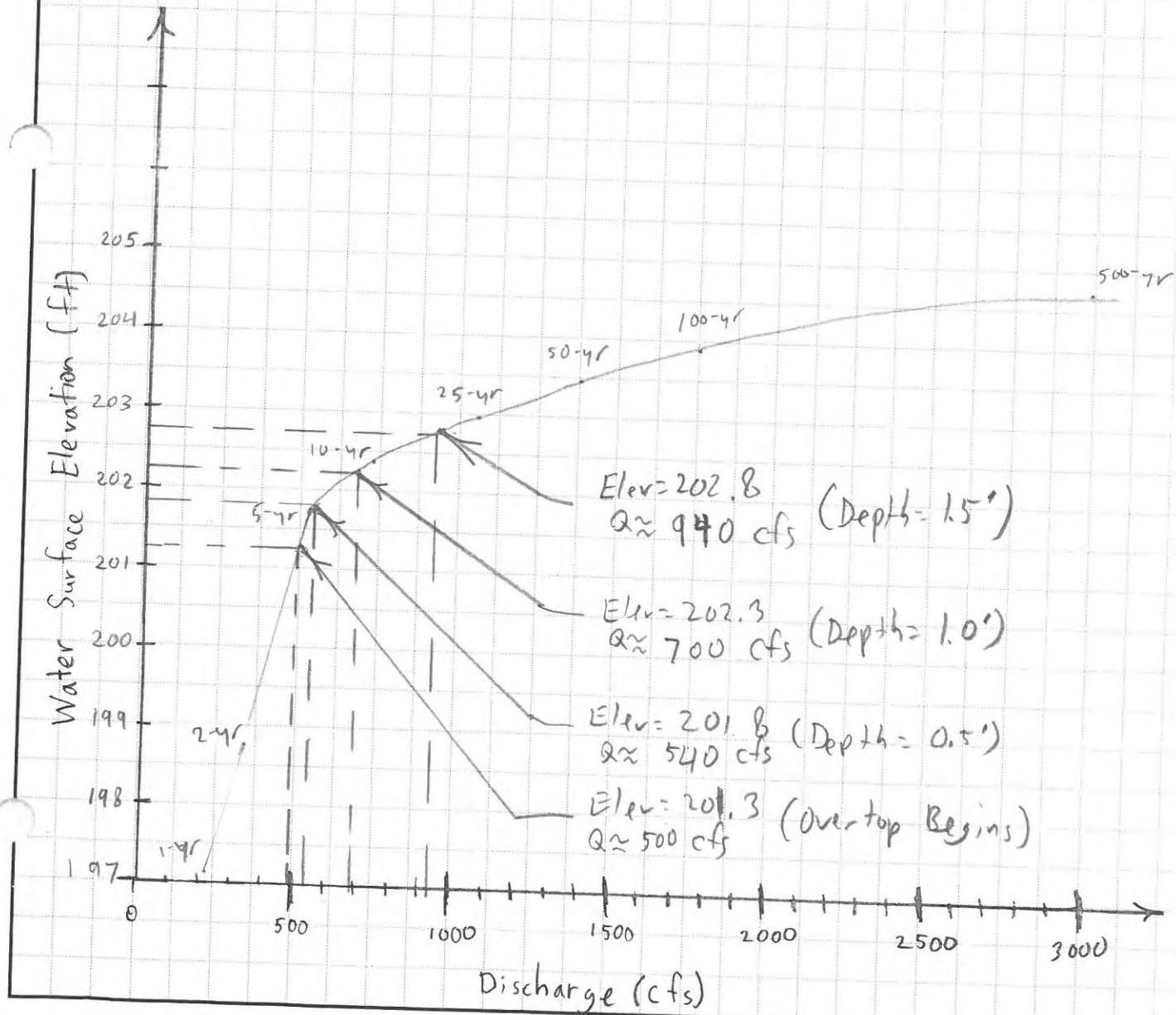
CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____

Elevation Vs Discharge at Morris Drive

Frequency	Discharge	Elevation
1	213	197.11
2	331	198.73
5	522	201.70
10	713	202.36
25	1042	202.97
50	1358	203.48
100	1738	203.93
500	2966	204.75

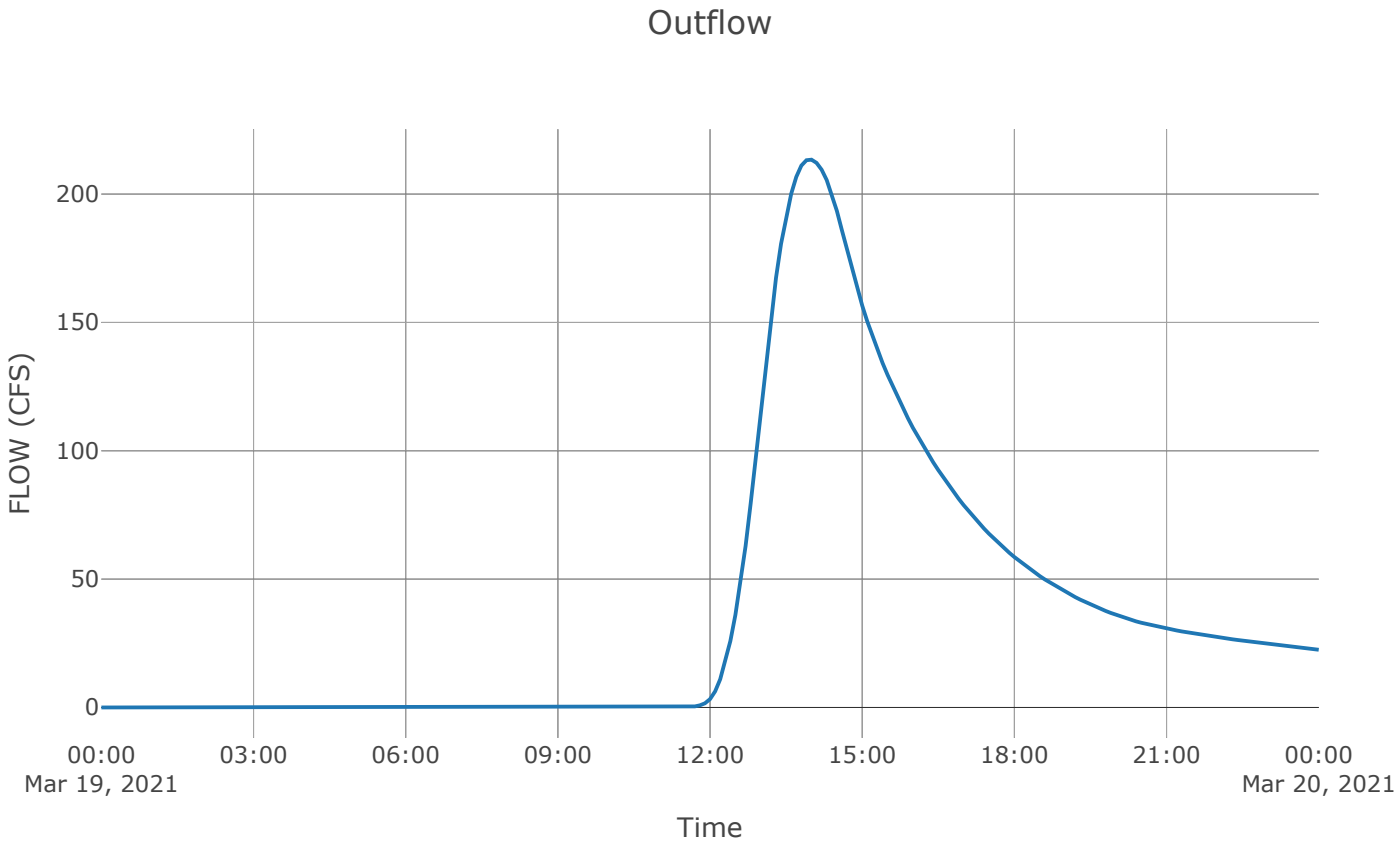


Sink: Sink-1

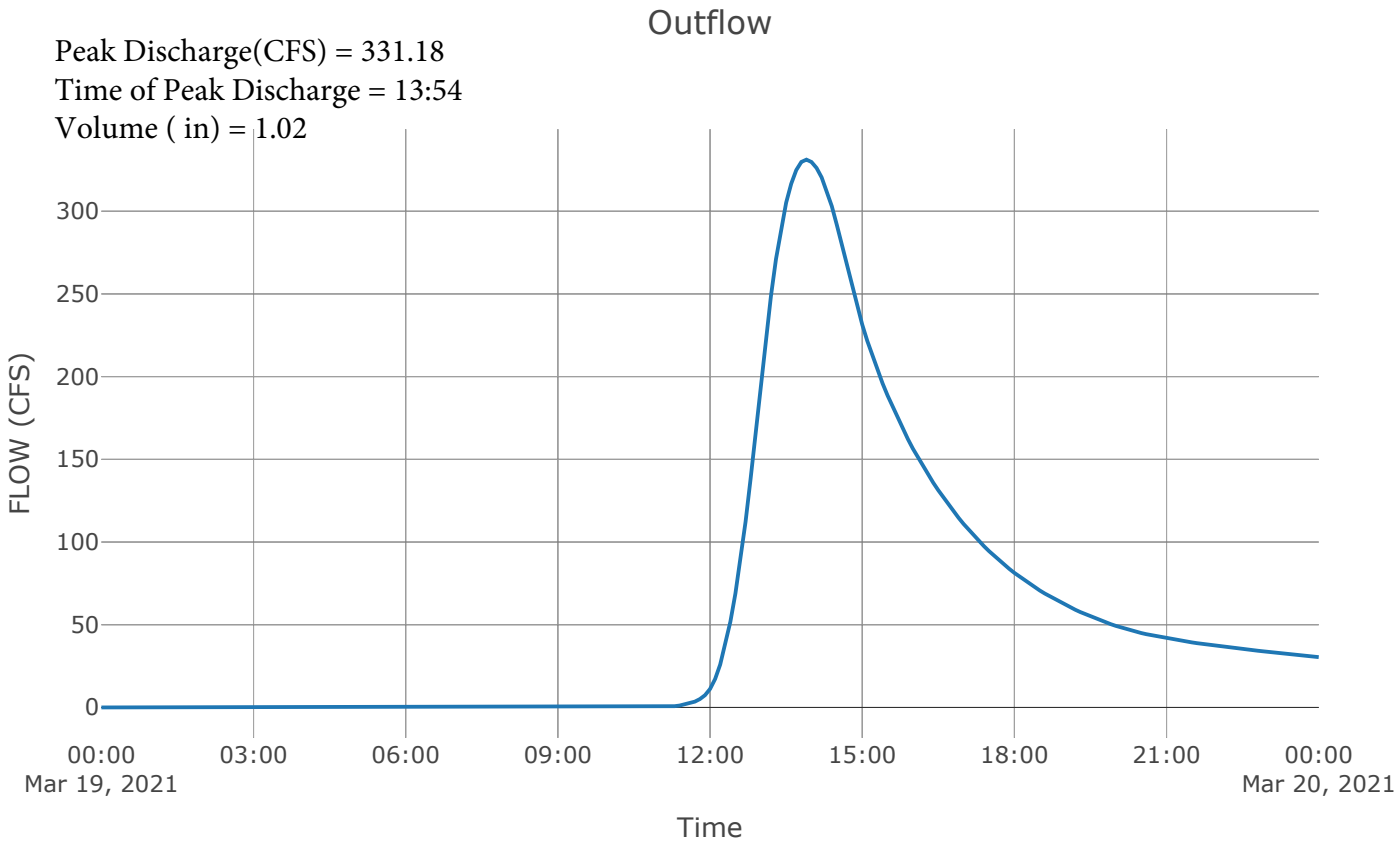
1 YEAR FREQUENCY

Results: Sink-1

Peak Discharge (CFS)	213.41
Time of Peak Discharge	19Mar2021, 14:00
Volume (IN)	0.68

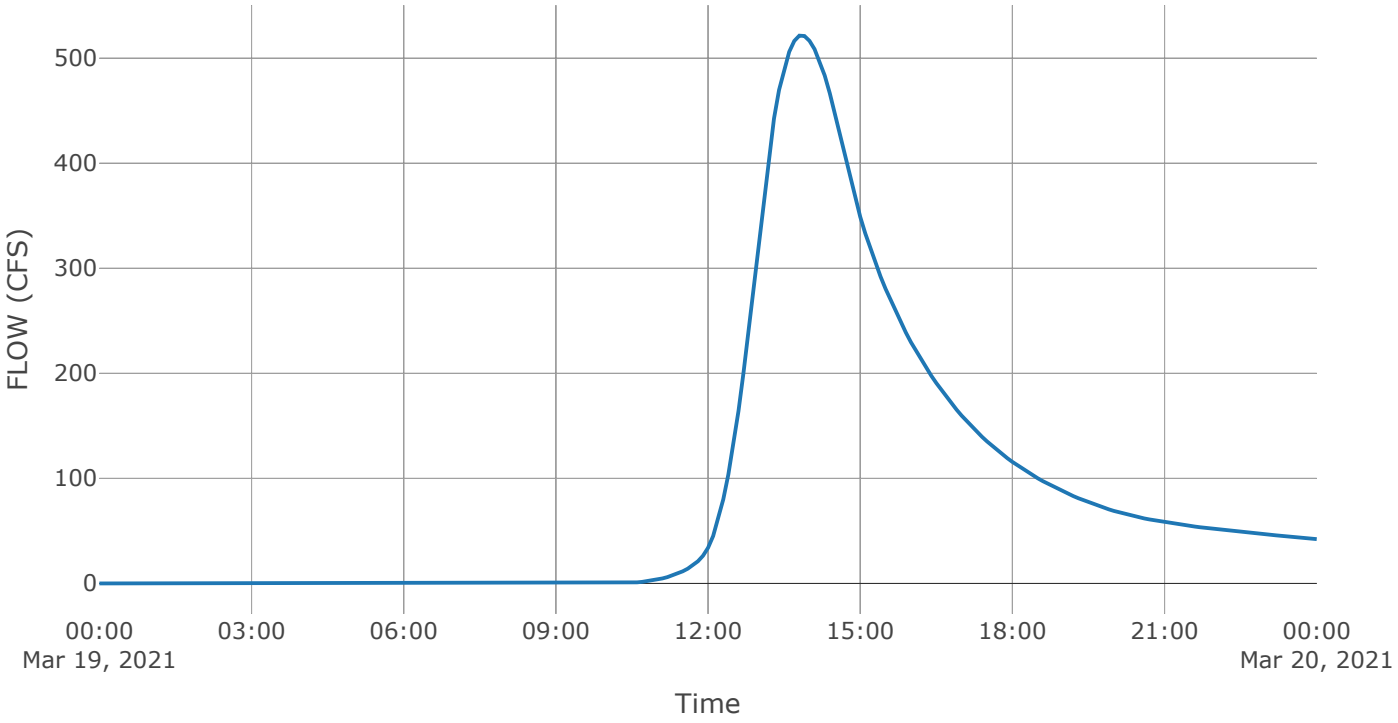


2 YEAR FREQUENCY



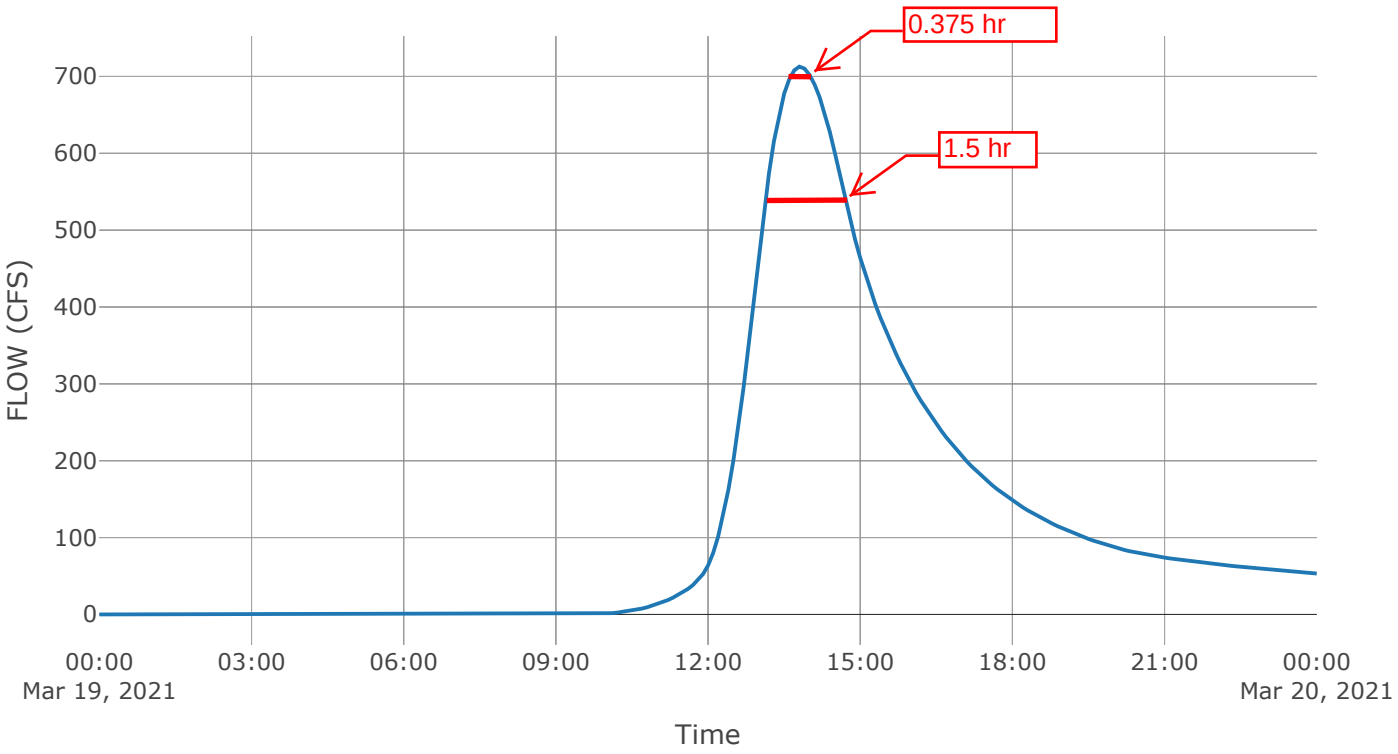
5 YEAR FREQUENCY

Peak Discharge (CFS) = 521.54
Time of Peak Discharge = 13:48
Volume (in) = 1.55



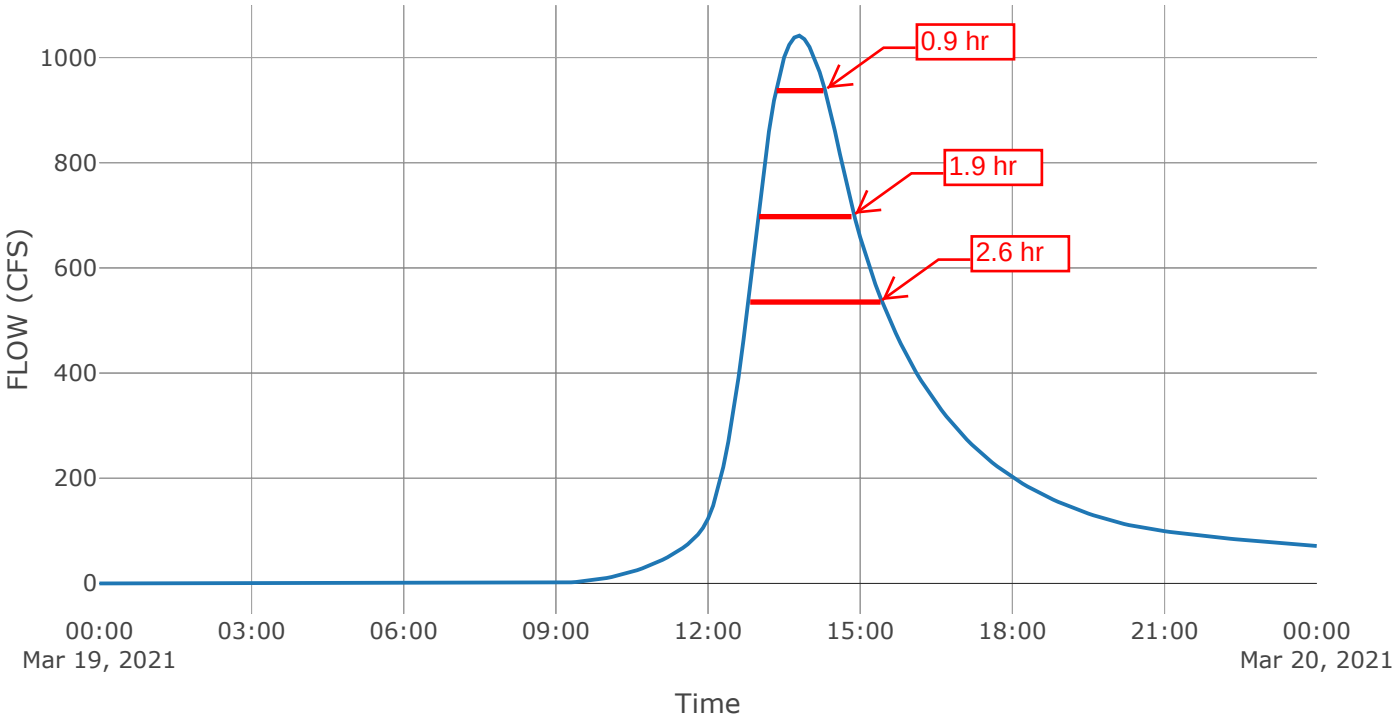
10 YEAR FREQUENCY

Peak Discharge (CFS) = 712.75
Time of Peak Discharge = 13:48
Volume (in) = 2.09



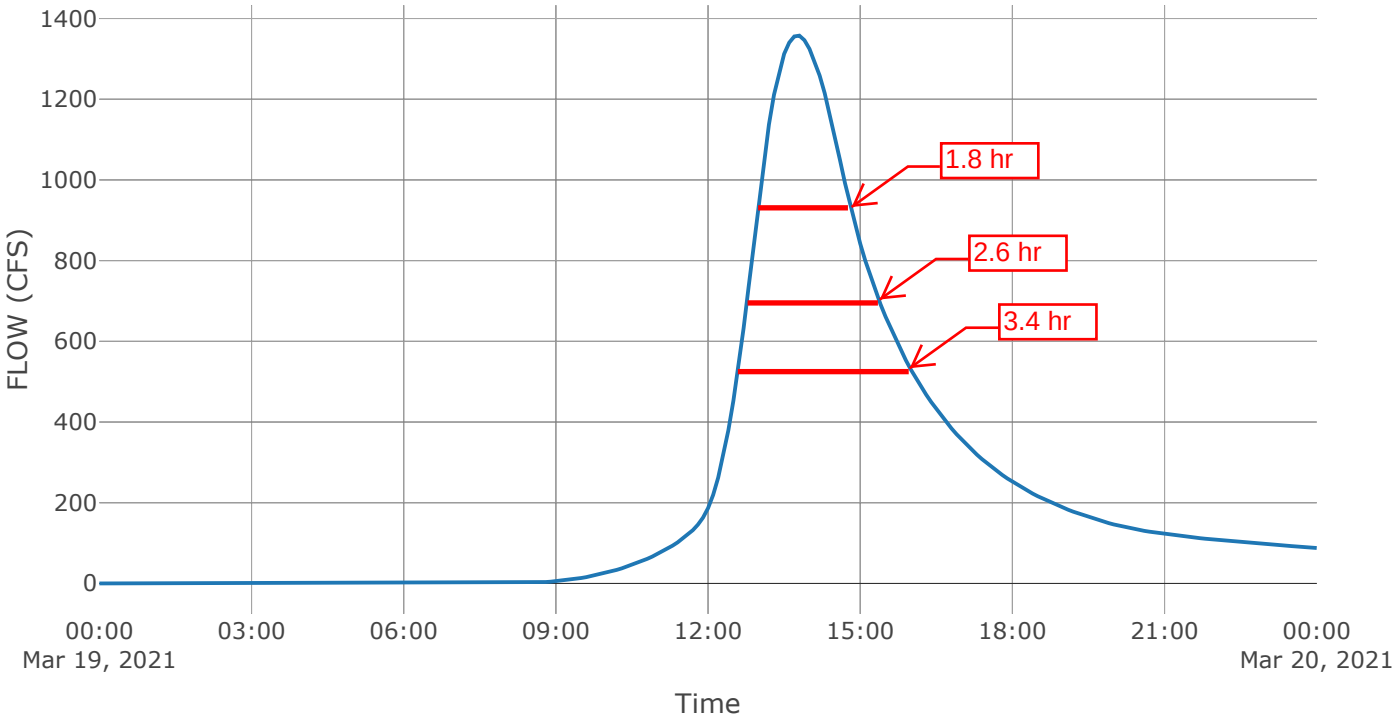
25 YEAR FREQUENCY

Peak Discharge (CFS) = 1041.65
Time of Peak Discharge = 13:48
Volume (in) = 3.03



50 YEAR FREQUENCY

Peak Discharge (CFS)= 1357.56
Time of Peak Discharge = 13:48
Volume (in)=3.93

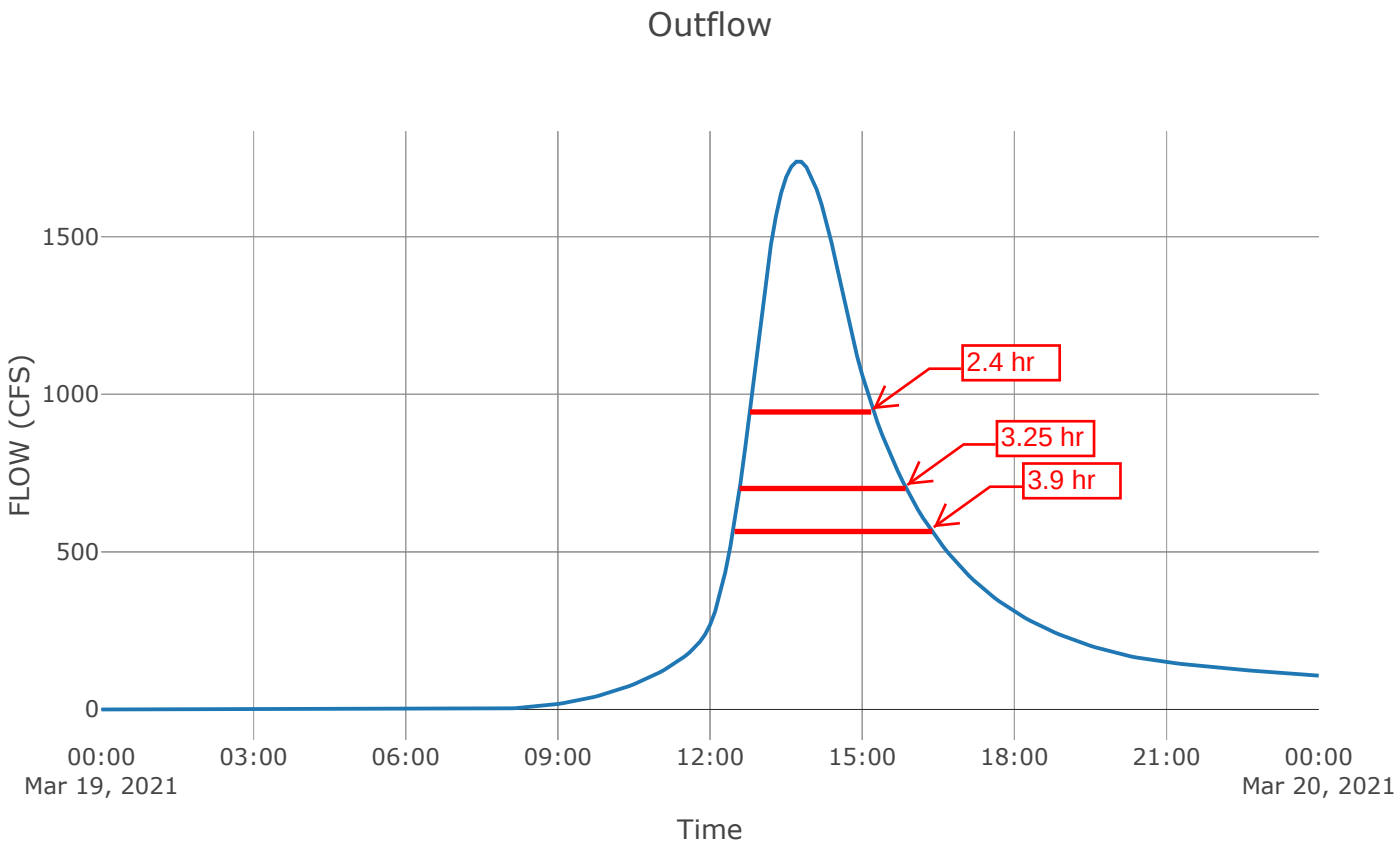


Sink: Sink-1

100 YEAR FREQUENCY

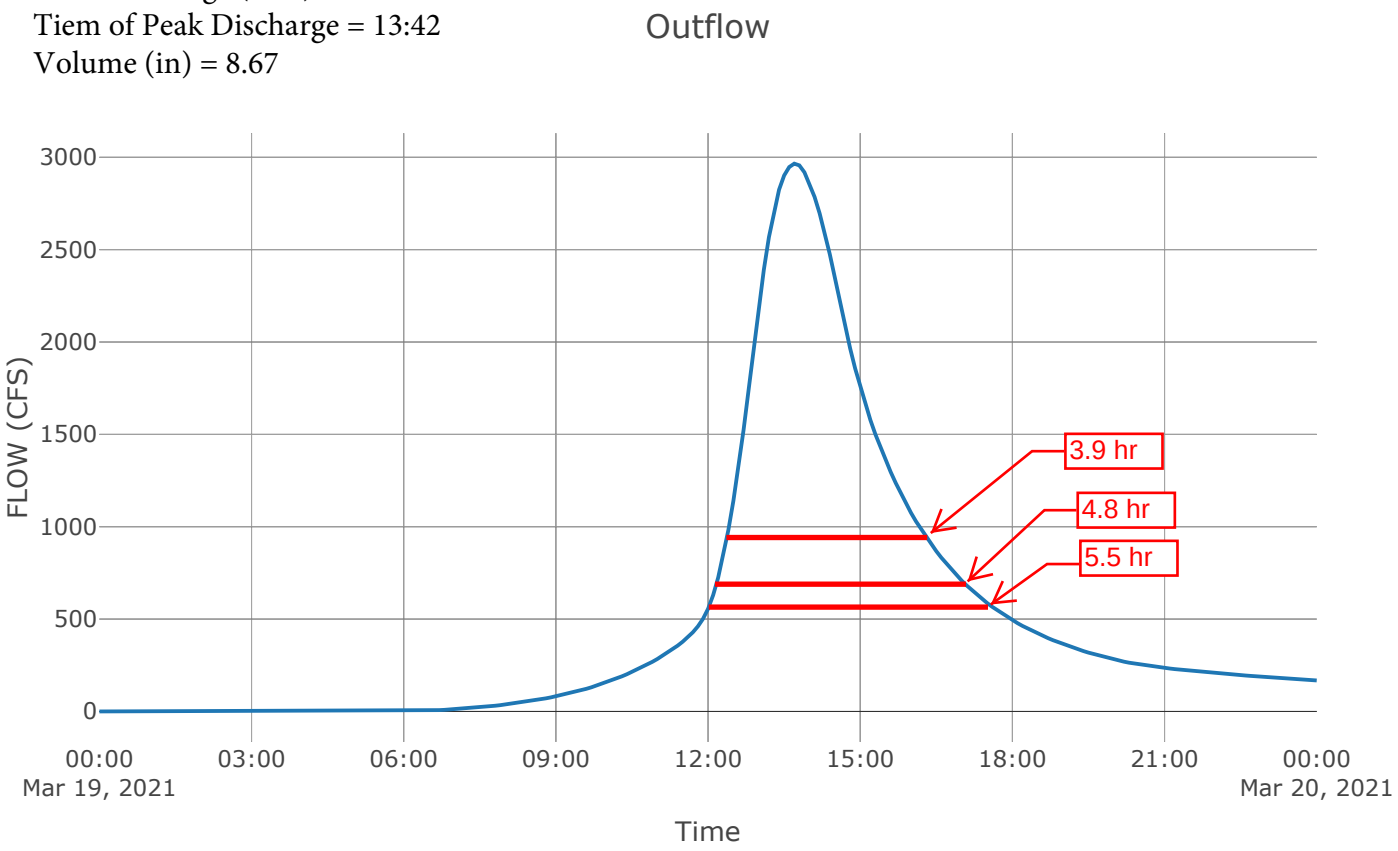
Results: Sink-1

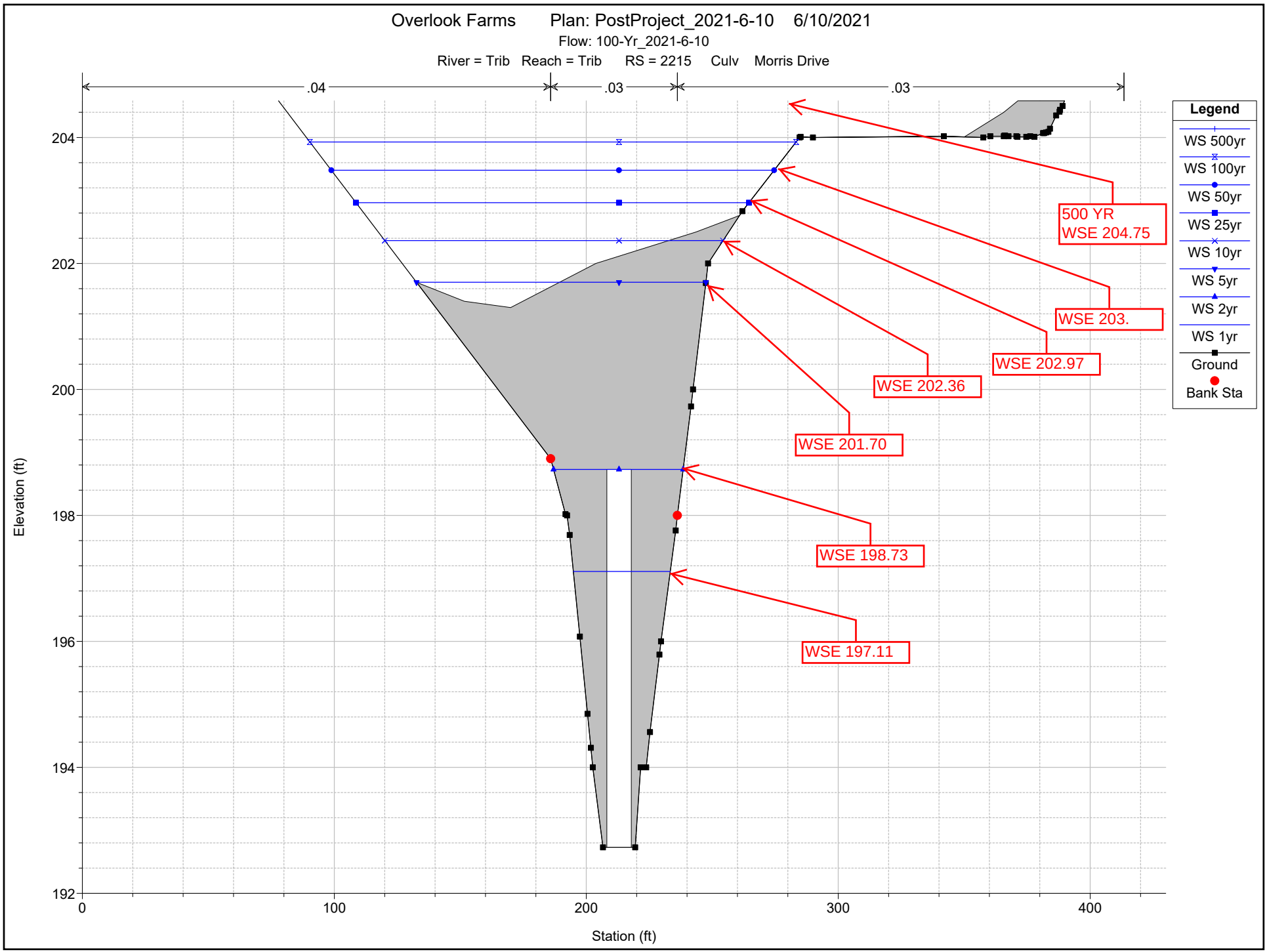
Peak Discharge (CFS)	1737.98
Time of Peak Discharge	19Mar2021, 13:42
Volume (IN)	5.04



Peak Discharge (CFS)=2965.65
Tiem of Peak Discharge = 13:42
Volume (in) = 8.67

500 YEAR FREQUENCY





1 in Horiz. = 50 ft 1 in Vert. = 2 ft

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Downstream Hydrologic Effect Routing Analysis

Leonard Jackson PE PLLC dba Leonard Jackson Associates

LEONARD JACKSON ASSOCIATES
Consulting Engineers
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Pomona, NY 10970
(845) 354-4382 FAX (845) 354-4401

JOB OVERLOOK FARM
SHEET NO. 1 OF 1
CALCULATED BY RS DATE 6/15/21
CHECKED BY DATE
SCALE

100 year DISCHARGE RATE = 1737.98 cfs

EX CONDITIONS DISCHARGE ROUTING = 1735.1 cfs

DEV. CONDITIONS DISCHARE ROUTING = 1737.3 cfs

Difference Δ = 1737.3 - 1735.1 = 2.2 cfs

Storage Vs Discharge Routing Table

Storm Frequency (year)	Q (cfs	Storage Existing Conditions (acre/feet)	Storage Developed Conditions (acre/feet)
0 year	0	0	0
1 year	213	2.06	1.96
2 year	331	2.86	3.14
5 year	522	4.44	4.54
10 year	713	6.03	5.96
25 year	1042	8.2	7.76
50 year	1358	10.28	9.78
100 year	1738	12.57	11.52
500 year	2966	17.85	15.91

Project: Overlook_Farm EXISTING CONDITIONS
Simulation Run: 100-yr STORAGE VS DISCHARGE ROUTING
Simulation Start: 18 March 2021, 24:00
Simulation End: 19 March 2021, 24:00

HMS Version: 4.8
Executed: 15 June 2021, 12:49

Global Parameter Summary - Subbasin

Area (ft^2)

Element Name	Area (ft^2)
Subbasin - 1	2.07

Downstream

Element Name	Downstream
Subbasin - 1	Reservoir - 1

Loss Rate: Scs

Element Name	Percent Impervious Area	Curve Number
Subbasin - 1	0	75

Transform: Scs

Element Name	Lag	Unitgraph Type
Subbasin - 1	96.7	Standard

Global Results Summary

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Subbasin - 1	2.07	1737.98	19Mar2021, 13:42	5.04
Reservoir - 1	2.07	1735.1	19Mar2021, 13:48	5.03
Sink - 1	2.07	1735.1	19Mar2021, 13:48	5.03

Project: Overlook_Farm DEVELOPED CONDITIONS
Simulation Run: 100-yr STORAGE VS DISCHARGE ROUTING.
Simulation Start: 18 March 2021, 24:00
Simulation End: 19 March 2021, 24:00

HMS Version: 4.8
Executed: 15 June 2021, 13:05

Global Parameter Summary - Subbasin

Area (ft^2)

Element Name	Area (ft^2)
Subbasin - 1	2.07

Downstream

Element Name	Downstream
Subbasin - 1	Reservoir - 1

Loss Rate: Scs

Element Name	Percent Impervious Area	Curve Number
Subbasin - 1	0	75

Transform: Scs

Element Name	Lag	Unitgraph Type
Subbasin - 1	96.7	Standard

Global Results Summary

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Subbasin - 1	2.07	1737.98	19Mar2021, 13:42	5.04
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Sink - 1	2.07	1737.34	19Mar2021, 13:48	5.03

LJA | **Leonard Jackson Associates** **Consulting Engineers**

26 Firemens Memorial Drive . Pomona, New York 10970 . (845) 354-4382 . FAX (845) 354-4401

FIRMETTE

National Flood Hazard Layer FIRMette

FEMA

74°0'7"W 41°34'15"N



73°59'30"W 41°33'48"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/20/2020 at 9:45 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

LJA | **Leonard Jackson Associates** **Consulting Engineers**

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Existing Conditions Work Map



DESCRIPTION	DATE

DESCRIPTION	REV.	DATE

LEONARD JACKSON, P.E.
N.Y.S. Lic. No. 42167

LJA

LEONARD JACKSON ASSOCIATES
CONSULTING ENGINEERS
28 FIREMENS MEMORIAL DRIVE, POMONA, NEW YORK 10970
phone: (845) 354-4382 fax: (845) 354-4401

OVERLOOK FARMS A FARRELL COMMUNITY
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

WORKMAP - EXISTING CONDITION

Job number: 20049
Drawn by: JS
Checked by: ---
Date: 5/7/2021
Scale: 1" = 50'
Drawing Number: HYD-1

P:\PROJECTS\2020\20049\DWG\SHEETS\HYD-1_Workmap-Existing.dwg, 36x48, 6/16/2021 12:14:21 PM, justina, AutoCAD PDF (Web and Mobile).pc3, ARCH full bleed E (36.00 x 48.00 Inches), 1:1

LJA | **Leonard Jackson Associates** **Consulting Engineers**

26 Firemens Memorial Drive . Pomona, New York 10970 . (845) 354-4382 . FAX (845) 354-4401

Post-Project Conditions Work Map

OVERLOOK FARMS A FARRELL COMMUNITY

TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

WORKMAP - POST PROJECT CONDITION

Job number:	20049
Drawn by:	JS
Checked by:	
Date:	5/7/2021
Scale:	1" = 60'
Drawing Number:	HYD-2

LJA

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LEONARD JACKSON, P.E.
N.Y.S. LIC. No. 42167

REV.	DESCRIPTION	DATE

REV.	DESCRIPTION	DATE

SCALE: 1"=60'

LEGEND
- CROSS SECTION
- SITE PROPERTY LINE
- STREAM CENTERLINE
- 100-YEAR FLOODPLAIN
- 500-YEAR FLOODPLAIN

ROUTE 9W (NYS HIGHWAY 9302)

ROMA

OAK ST

PARR MEADOW DRIVE

PARR LAKE DR

MORRIS DRIVE

INEFFECTIVE AREA

2406 PROPOSED RETAIL 27000 SF FFE 312.50

SENIOR HOUSING FACILITY 120 BEDS FFE 313.00

PROPOSED TOWNHOUSES

PROPOSED UNDERGROUND INFILTRATION SYSTEM

INFILTRATION BASIN

CLUBHOUSE 5,000 SF FFE 312.50

POOL

BUILDING 1 TYPE 1 BSMNT 324.00 2ND FL

BUILDING 2 TYPE 1 BSMNT 324.00 2ND FL

BUILDING 3 TYPE 2 BSMNT 324.00 2ND FL

BUILDING 4 TYPE 2 12 UNITS BSMNT 324.00

BUILDING 5 TYPE 2 11 UNITS (SIGNORE) BSMNT 324.00

BUILDING 6 TYPE 2 12 UNITS BSMNT 324.00

BUILDING 7 TYPE 2 12 UNITS BSMNT 324.00

BUILDING 8 TYPE 2 12 UNITS BSMNT 324.00

BUILDING 9 TYPE 2 12 UNITS BSMNT 324.00

BUILDING 10 TYPE 2 12 UNITS BSMNT 324.00

BUILDING 11 TYPE 2 12 UNITS BSMNT 324.00

BUILDING 12 TYPE 2 12 UNITS BSMNT 324.00

BUILDING 13 TYPE 2 12 UNITS BSMNT 324.00

BUILDING 14 TYPE 2 12 UNITS BSMNT 324.00

BUILDING 15 TYPE 2 12 UNITS BSMNT 324.00

ROAD A
ROAD B
ROAD C
ROAD D
ROAD E
ROAD F
ROAD G

B = BUSINESS
AR = AGRICULTURAL

100' WIDE EASEMENT CENTRAL HUDSON GAS & ELECTRIC

EASEMENT CENTRAL HUDSON GAS & ELECTRIC DEED LIBER 1385 PAGE 188

N/F MARK D. GRENIER DEED LIBER 13351 PAGE 188 SECTION 7 BLOCK 1 LOT 26

N/F MICHAEL CASEY DEED LIBER 13214 PAGE 214 SECTION 9 BLOCK 2 LOT 24 MAP NO. 9-13

N/F JOHN J. CUTRONE AND SUSAN J. CUTRONE DEED LIBER 13214 PAGE 214 SECTION 9 BLOCK 2 LOT 54.1

N/F JOHN AND NICHOLAS JR. AND CHRISTOPHER KOTSIS "TO BE CONVEYED" DEED LIBER 935 PAGE 93 SECTION 9 BLOCK 2 LOT 54.2 MAP NO. 9-13

N/F CENTRAL HUDSON GAS & ELECTRIC DEED LIBER 935 PAGE 93 SECTION 9 BLOCK 2 LOT 54.2

N/F MARK D. GRENIER DEED LIBER 13351 PAGE 188 SECTION 7 BLOCK 1 LOT 75 MAP NO. 9-13

N/F MARK D. GRENIER DEED LIBER 13351 PAGE 188 SECTION 7 BLOCK 1 LOT 26

N/F CENTRAL HUDSON GAS & ELECTRIC DEED LIBER 1385 PAGE 188 SECTION 9 BLOCK 2 LOT 54.2

P:\PROJECTS\20049\DWG\SHEETS\HYD-2_Workmap-PostProject.dwg, 36x48, 5/7/2021 2:21:17 PM, jsousa, AutoCAD PDF (Web and Mobile).pc3, ARCH full bleed E (36.00 x 48.00 Inches), 1:1

Applicant/Owner:
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(845) 600-8529

Architect
PETER F. GAITO & ASSOCIATES
102 WALLER AVENUE
WHITE PLAINS, NY 10605
(914) 682-3381

Site Planner, Civil & Traffic Engineer, Surveyor and Landscape Architect:
120 BEDFORD ROAD
ARMONK, NY 10504
(914) 273-5225

JMC Drawing List:

C-000 COVER SHEET
C-010 EXISTING CONDITIONS PLAN
C-011 LOT CONSOLIDATION & SUBDIVISION PLAN
C-020 ENVIRONMENTAL CONSTRAINTS PLAN
C-100 LAYOUT PLAN
C-200 GRADING PLAN
C-300 UTILITIES PLAN
C-310 STORM SEWER PROFILES
C-311 STORM SEWER PROFILES
C-320 SANITARY SEWER PROFILES
C-330 WATER MAIN PROFILES
C-331 WATER MAIN PROFILES
C-400 EROSION & SEDIMENT CONTROL PLAN
C-500 FIRE TRUCK ACCESS PLAN
C-510 TRUCK ROUTING PLAN
C-520 SIGHT DISTANCE ANALYSIS PLAN
C-900 CONSTRUCTION DETAILS
C-901 CONSTRUCTION DETAILS
C-902 CONSTRUCTION DETAILS
C-903 CONSTRUCTION DETAILS
C-904 CONSTRUCTION DETAILS
C-905 CONSTRUCTION DETAILS
C-906 CONSTRUCTION DETAILS
L-100 PRELIMINARY LANDSCAPE PLAN
L-101 PRELIMINARY LANDSCAPE PLAN
L-102 PRELIMINARY TYPICAL UNIT LANDSCAPE PLAN

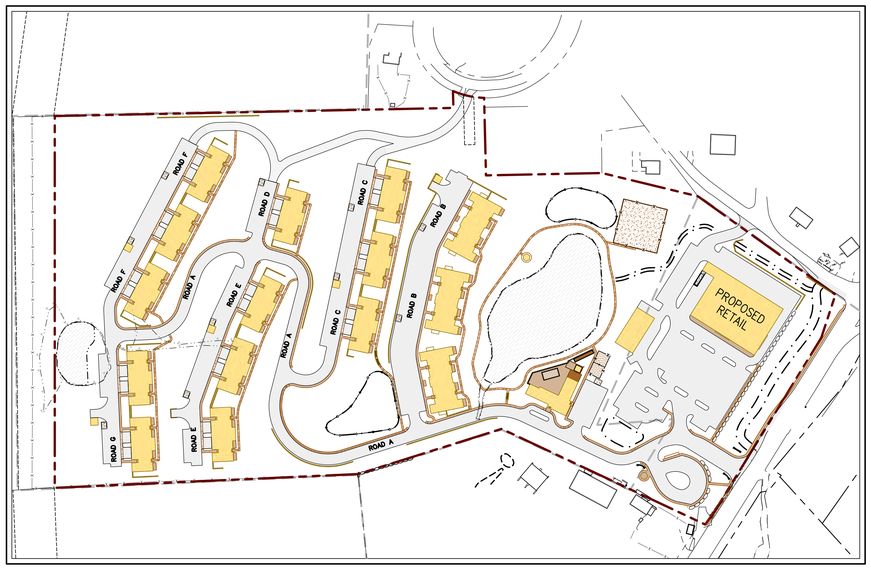
PETER F. GAITO & ASSOCIATES Drawing List:

T-100 TITLE SHEET
A-100 BUILDING TYPE 1 - LOWER LEVEL FLOOR PLAN
A-101 BUILDING TYPE 1 - FIRST FLOOR PLAN
A-102 BUILDING TYPE 1 - SECOND FLOOR PLAN
A-103 BUILDING TYPE 1 - ROOF PLAN
A-104 BUILDING TYPE 1 - BUILDING ELEVATIONS
A-200 BUILDING TYPE 2 - LOWER LEVEL FLOOR PLAN
A-201 BUILDING TYPE 2 - FIRST FLOOR PLAN
A-202 BUILDING TYPE 2 - SECOND FLOOR PLAN
A-203 BUILDING TYPE 2 - ROOF PLAN
A-204 BUILDING TYPE 2 - BUILDING ELEVATIONS
A-300 CLUBHOUSE - FLOOR PLAN
A-301 CLUBHOUSE - ROOF PLAN
A-302 CLUBHOUSE - BUILDING ELEVATIONS
A-400 RETAIL BUILDING - FLOOR PLAN
A-401 RETAIL BUILDING - ROOF PLAN
A-402 RETAIL BUILDING - BUILDING ELEVATIONS
A-500 SITE SECTION
A-501 STREETSCAPE & STREET FACADE @ ROUTE 9W ELEVATION
A-502 ROUTE 9W PERSPECTIVES
A-600 MATERIAL LEGEND

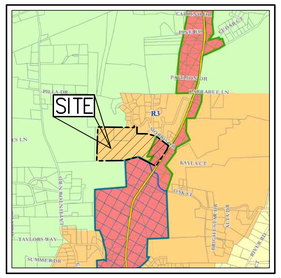
PRELIMINARY SITE PLAN APPROVAL DRAWINGS

OVERLOOK FARMS A FARRELL COMMUNITY

TAX MAP SECTION 09 | BLOCK 01 | LOTS 10, 11, 12, 56.21, 56.22
ORANGE COUNTY
5417 ROUTE 9W
TOWN OF NEWBURGH, NEW YORK



SITE PLAN
SCALE: 1"=130'



ZONING MAP
SCALE: NTS
SOURCE: TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
OFFICIAL ZONING MAP
LAST AMENDMENT ADOPTED 11 JUNE 2012

Legend

Hudson River
Parcels
Municipal Boundaries
Airport Overlay

Roads
Interstate
Federal Highway
State Route
County Road
Local Road

Zoning Districts
RR, Reservoir
AR, Agricultural
R1, Residential
R2, Residential
R3, Residential
B, Business
IB, Interchange Business
I, Industrial
Professional Office Overlay (O)
Marina Townhouse Overlay
Self Storage Overlay
LHI Overlay**

**Light and Heavy Equipment and Recreational Vehicle Sales, Service and Repair

ZONING MAP LEGEND



VICINITY MAP
SCALE: NTS
SOURCE: OPENSTREETMAP.ORG

TABLE OF LAND USE

TAX PARCELS: SECTION 09, BLOCK 01, LOTS 10, 11, 12, 56.21 AND 56.22

TOTAL LOT AREA = 32.71 ACRES

ZONE DISTRICTS: "R-3" - RESIDENCE DISTRICT
PROPOSED USES: MULTI-FAMILY DEVELOPMENT

DESCRIPTION		REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT AREA	(ACRE)	4	32.71	27.31[1]
MINIMUM LOT WIDTH	(FEET)	150	655±	655±
MINIMUM LOT DEPTH	(FEET)	150	1,800±	1,800±
MAXIMUM BUILDING HEIGHT	(STORIES/FEET)	35	2 STORIES	30
MAXIMUM BUILDING COVERAGE	(%)	35	0.2±	10±
MAXIMUM IMPERVIOUS COVERAGE	(%)	60	6±	34±
MINIMUM BUILDING SETBACKS				
FRONT YARD	(FEET)	60[2]	35	429
SIDE YARD	(FEET)	30	533	30
REAR YARD	(FEET)	50	135	174
BUILDING SUMMARY				
MAXIMUM NUMBER OF UNITS		203[4]	-	203
REAR WALL TO ADJACENT BUILDING SEPARATION	(FEET)	75	-	112
SIDE TO SIDE BUILDING SEPARATION	(FEET)	30	-	30
HABITABLE FLOOR AREA PER UNIT	(SQ.FT.)	1-BEDROOM 600 2-BEDROOM 800	-	1-BEDROOM 600 2-BEDROOM 800
HABITABLE FLOOR AREA PER SENIOR UNIT	(SQ.FT.)	1,000 MAX SEC 185.48 B (4)	-	≤ 1,000
PARKING SPACES				
STANDARD PARKING SPACES	(SPACES)	397	-	402
ACCESSIBLE PARKING SPACES	(SPACES)	9	-	30
TOTAL PARKING SPACES	(SPACES)	406 (2 PER UNIT)	-	432

ZONE DISTRICTS: "B" - BUSINESS DISTRICT
PROPOSED USES: RETAIL

DESCRIPTION		REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT AREA	(SF/ACRE)	15,000/0.34	32.71	5.40[1]
MINIMUM LOT WIDTH	(FEET)	100	655±	700±
MINIMUM LOT DEPTH	(FEET)	125	1,800±	1,800±
MAXIMUM BUILDING HEIGHT	(STORIES/FEET)	40	2 STORIES	30
MAXIMUM BUILDING COVERAGE	(%)	35	4±	11±
MAXIMUM IMPERVIOUS COVERAGE	(%)	80	6±	60±
MINIMUM BUILDING SETBACKS				
FRONT YARD	(FEET)	60[2]	35	109
SIDE YARD	(FEET)	15 MIN/30 TOTAL[3]	52/180±	102/403
REAR YARD	(FEET)	30	533	1500+
PARKING SPACES				
STANDARD PARKING SPACES	(SPACES)	161	-	161
ACCESSIBLE PARKING SPACES	(SPACES)	6	-	6
TOTAL PARKING SPACES	(SPACES)	1 PER 150 SF (167)	-	167

NOTES:

(1) TOTAL LOT AREA IS 32.71 ACRES. 27.31 ACRES LIES WITHIN THE R–3 ZONE AND 5.40 ACRES LIES WITHIN THE B ZONE.
(2) SECTION 185–18 – EXCEPTIONS TO DISTRICT REGULATIONS (4)(b) REQUIRES FRONT YARDS ABUTTING ALL STATE AND COUNTY HIGHWAYS BE AT LEAST 60 FEET IN DEPTH.
(3) SECTION 185–18 – EXCEPTIONS TO DISTRICT REGULATIONS (5)(a) REQUIRES COMMERCIAL USES ABUTTING A SIDE YARD AND BUILDING SQUARE FOOTAGE LESS THAN 30,000, MINIMUM SIDE YARD IS 25 FEET.
(4) SEE RESIDENTIAL UNIT DENSITY CALCULATIONS ON THIS SHEET.

RESIDENTIAL UNIT DENSITY CALCULATIONS:

RESIDENTIAL LOT AREA FOR DENSITY DETERMINATION = 27.31 ACRES
EXCLUDES B–ZONE AREA (5.40 ACRE)

1. **BASE DENSITY CALCULATIONS**

SENIOR HOUSING DEVELOPMENT DENSITY = 9 DWELLING UNITS PER ACRE

1/3 OF THE TOTAL NUMBER OF PROPOSED UNITS ARE GAINED DUE TO THE SENIOR HOUSING DEVELOPMENT PROVISION.
1/3 OF THE TOTAL NUMBER OF UNITS GAINED MUST BE SENIOR HOUSING.
THEREFORE: 1/3 OF THE TOTAL UNITS X 1/3 MUST BE SENIOR HOUSING =1/9 OF THE TOTAL UNITS MUST BE SENIOR HOUSING OR 11%

2. **NET PARCEL AREA CALCULATIONS***

A. FEDERAL WETLANDS, STEEP SLOPES AND WATERBODIES (POND) (75% DEDUCTED FOR SENIOR HOUSING):
0.58 ACRES OF FEDERAL WETLANDS + 2.78 ACRES OF STEEP SLOPES + 1.45 ACRES POND = **4.81 ACRES**
B. 100 YEAR FLOODPLAIN (100% DEDUCTED FOR ALL USES):
0 ACRES OF 100 YEAR FLOODPLAIN.

11% OF 4.81 IS SUBTRACTED AT A RATE OF 75% = (0.11)(4.81)(0.75) = 0.40 AC.
89% OF 4.81 IS SUBTRACTED AT A RATE OF 100% = (0.89)(4.81)(1.00) = 4.28 AC.
TOTAL AREA CONSIDERED NOT USABLE NET AREA CALC = 0.40+4.28 = **4.68 AC.**

THEREFORE: 27.31 AC.–4.68 AC. = **22.63 AC.** (NET PARCEL AREA)
22.63 AC. X 9 UNITS = **203 UNITS PERMITTED** (203 PROPOSED)
203 UNITS / 9 = **23 SENIOR UNITS REQUIRED** (23 PROPOSED)

*TAKEN FROM ZONING CODE ORDINANCE SECTION 185–48.5 C.

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILATION OF FIELD EVIDENCE, AVAILABLE RECORD PLANS AND/OR UTILITY MARK-OUTS. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.

811 Know what's below. Call before you dig.

No.	Revision	Date	By
1.	REVISED PER TOWN COMMENTS	12/09/2020	BMS
2.	PLANNING BOARD SUBMISSION	03/19/2021	BMS
3.	PLANNING BOARD SUBMISSION	06/22/2021	BMS

Previous Editions Obsolete

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JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
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voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

Drawn:	BMS
Approved:	JS
Scale:	NOT TO SCALE
Date:	10/23/2019
Project No:	17088
17088-SITE	COVER
COVER.wor	
Drawing No:	C–000

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NOT FOR CONSTRUCTION

EXISTING CONDITIONS PLAN

OVERLOOK FARMS A FARRELL COMMUNITY
5417 ROUTE 9W
TOWN OF NEWBURGH, NEW YORK

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Drawn: BMS | Approved: JS
Scale: 1" = 50'
Date: 10/23/2019
Project No: 17088
DWG File: DEET
Drawing No: C-010

APPLICANT:
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P.O. BOX 14
BRIDGEHAMPTON, NY 11932

ARCHITECT:
PETER F. GATO & ASSOCIATES
102 WALLER AVENUE
WHITE PLAINS, NY 10605

No.	Revision	Date	By
1.	REVISED PER TOWN COMMENTS	12/09/2020	BMS
2.	PLANNING BOARD SUBMISSION	03/19/2021	BMS
3.	PLANNING BOARD SUBMISSION	06/22/2021	BMS

Previous Editions Obsolete

LEGEND

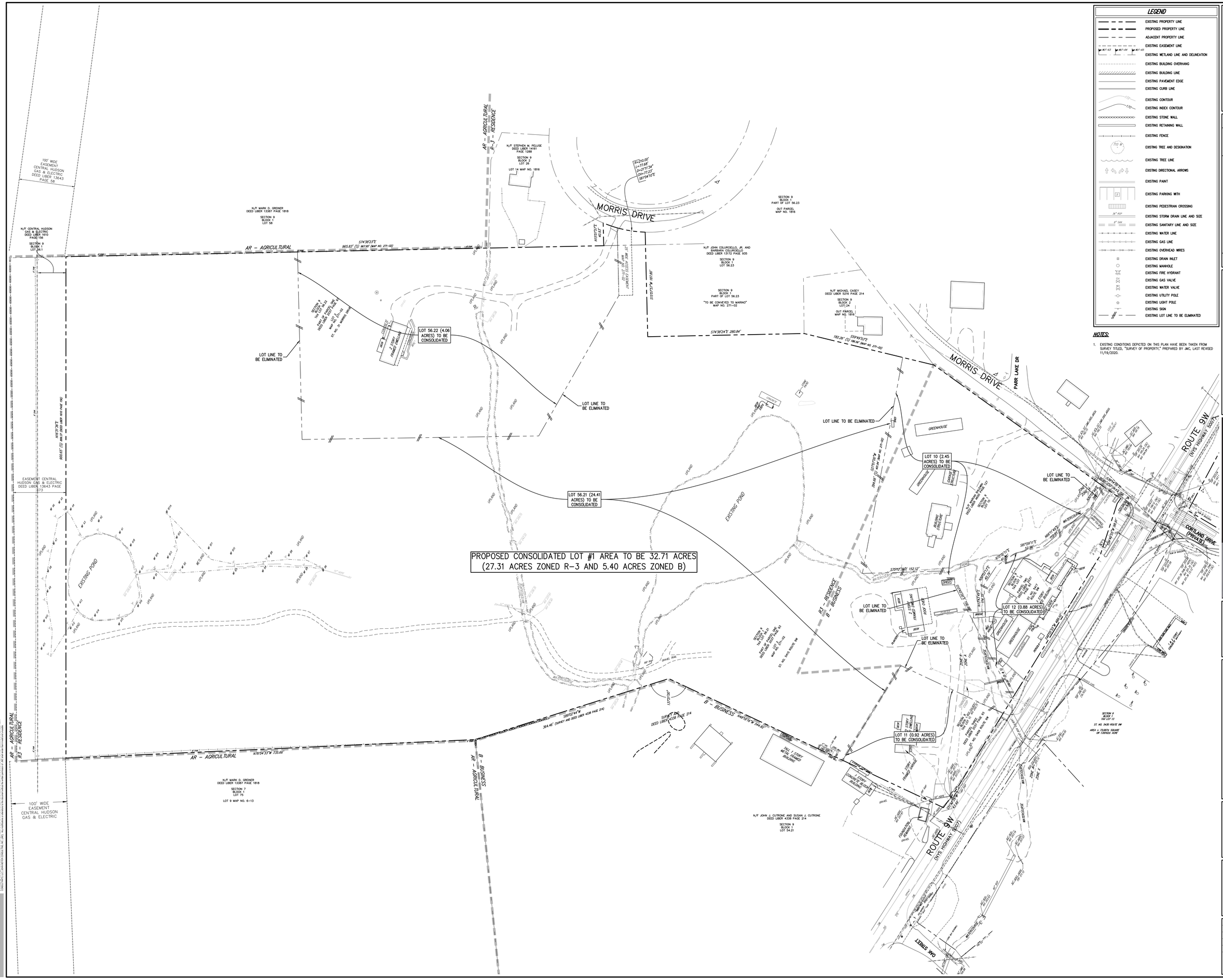
- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- APPROXIMATE ZONE BOUNDARY
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING TREE LINE
- EXISTING DIRECTIONAL ARROWS
- EXISTING PAINT
- EXISTING PARKING WITH NUMBER OF SPACES
- EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
- EXISTING PEDESTRIAN CROSSING
- EXISTING STORM DRAIN LINE AND SIZE
- EXISTING SANITARY LINE AND SIZE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- BORING LOCATION AND DESIGNATION

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM A SURVEY ENTITLED, "SURVEY OF PROPERTY," PREPARED BY JMC, LAST REVISED 11/19/2020.
2. GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "REPORT ON SUBSURFACE SOIL AND GROUNDWATER INVESTIGATION," DATED 10/16/2020, PREPARED BY CARLIN SIMPSON & ASSOCIATES.

NOT FOR CONSTRUCTION

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LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING WETLAND LINE AND DELINEATION (WF-63, WF-64, WF-65)
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING TREE LINE
- EXISTING DIRECTIONAL ARROWS
- EXISTING PAINT
- EXISTING PARKING WITH
- EXISTING PEDESTRIAN CROSSING
- EXISTING STORM DRAIN LINE AND SIZE (36" RCP, 8" SAN)
- EXISTING SANITARY LINE AND SIZE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING LOT LINE TO BE ELIMINATED

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY," PREPARED BY JMC, LAST REVISED 11/19/2020.

No.	Revision	Date	By
1.	REVISED PER TOWN COMMENTS	12/09/2020	BMS
2.	PLANNING BOARD SUBMISSION	03/19/2021	BMS
3.	PLANNING BOARD SUBMISSION	06/22/2021	BMS

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JMC

LOT CONSOLIDATION & SUBDIVISION PLAN

OVERLOOK FARMS A FARRELL COMMUNITY
547 ROUTE 9W
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ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn:	BMS Approved: JS
Scale:	1" = 50'
Date:	10/23/2019
Project No:	17088
I:\088-SE	LOT LOT.scr
Drawing No:	C-011

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ENVIRONMENTAL CONSTRAINTS LEGEND

- POND AREA
- FEDERAL WETLAND AREA
- 100% USABLE AREA IN R3 ZONE
- STEEP SLOPES AREAS (> 25% SLOPE)

RESIDENTIAL UNIT DENSITY CALCULATIONS:

RESIDENTIAL LOT AREA FOR DENSITY DETERMINATION = 27.31 ACRES
EXCLUDES B-ZONE AREA (5.40 ACRE)

1. BASE DENSITY CALCULATIONS

SENIOR HOUSING DEVELOPMENT DENSITY = 9 DWELLING UNITS PER ACRE

1/3 OF THE TOTAL NUMBER OF PROPOSED UNITS ARE GAINED DUE TO THE SENIOR HOUSING DEVELOPMENT PROVISION.
1/3 OF THE TOTAL NUMBER OF UNITS GAINED MUST BE SENIOR HOUSING.
THEREFORE: 1/3 OF THE TOTAL UNITS X 1/3 MUST BE SENIOR HOUSING =1/9 OF THE TOTAL UNITS MUST BE SENIOR HOUSING OR 11%

2. NET PARCEL AREA CALCULATIONS*

A. FEDERAL WETLANDS, STEEP SLOPES AND WATERBODIES (POND) (75% DEDUCTED FOR SENIOR HOUSING):
0.58 ACRES OF FEDERAL WETLANDS + 2.78 ACRES OF STEEP SLOPES + 1.45 ACRES POND = **4.81 ACRES**
B. 100 YEAR FLOODPLAIN (100% DEDUCTED FOR ALL USES):
0 ACRES OF 100 YEAR FLOODPLAIN.

11% OF 4.81 IS SUBTRACTED AT A RATE OF 75% = (0.11)(4.81)(0.75) = 0.40 AC.
89% OF 4.81 IS SUBTRACTED AT A RATE OF 100% = (0.89)(4.81)(1.00) = 4.28 AC.
TOTAL AREA CONSIDERED NOT USABLE NET AREA CALC = 0.40+4.28 = **4.68 AC.**

THEREFORE: 27.31 AC.–4.68 AC. = **22.63 AC.** (NET PARCEL AREA)
22.63 AC. X 9 UNITS = **203 UNITS PERMITTED** (203 PROPOSED)
203 UNITS / 9 = **23 SENIOR UNITS REQUIRED** (23 PROPOSED)

*TAKEN FROM ZONING CODE ORDINANCE SECTION 185-48.5 C.

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- APPROXIMATE ZONE BOUNDARY
- EXISTING WETLAND LINE AND DELINEATION (WF-63, WF-64, WF-65)
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING CONTOUR (170)
- EXISTING INDEX CONTOUR (170)
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION (Tag #)
- EXISTING TREE LINE
- EXISTING DIRECTIONAL ARROWS
- EXISTING PAINT
- EXISTING PARKING WITH NUMBER OF SPACES (5)
- EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES (2)
- EXISTING PEDESTRIAN CROSSING
- EXISTING STORM DRAIN LINE AND SIZE (36" RCP)
- EXISTING SANITARY LINE AND SIZE (8" SAN)
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- BORING LOCATION AND DESIGNATION (B-1)

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY," PREPARED BY JMC, LAST REVISED 11/19/2020.
2. GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "REPORT ON SUBSURFACE SOIL AND FOUNDATION INVESTIGATION", DATED 01/18/2021, PREPARED BY CARLIN SIMPSON & ASSOCIATES.

No.	Revision	Date	By
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3.	PLANNING BOARD SUBMISSION	06/22/2021	BMS

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ENVIRONMENTAL CONSTRAINTS PLAN

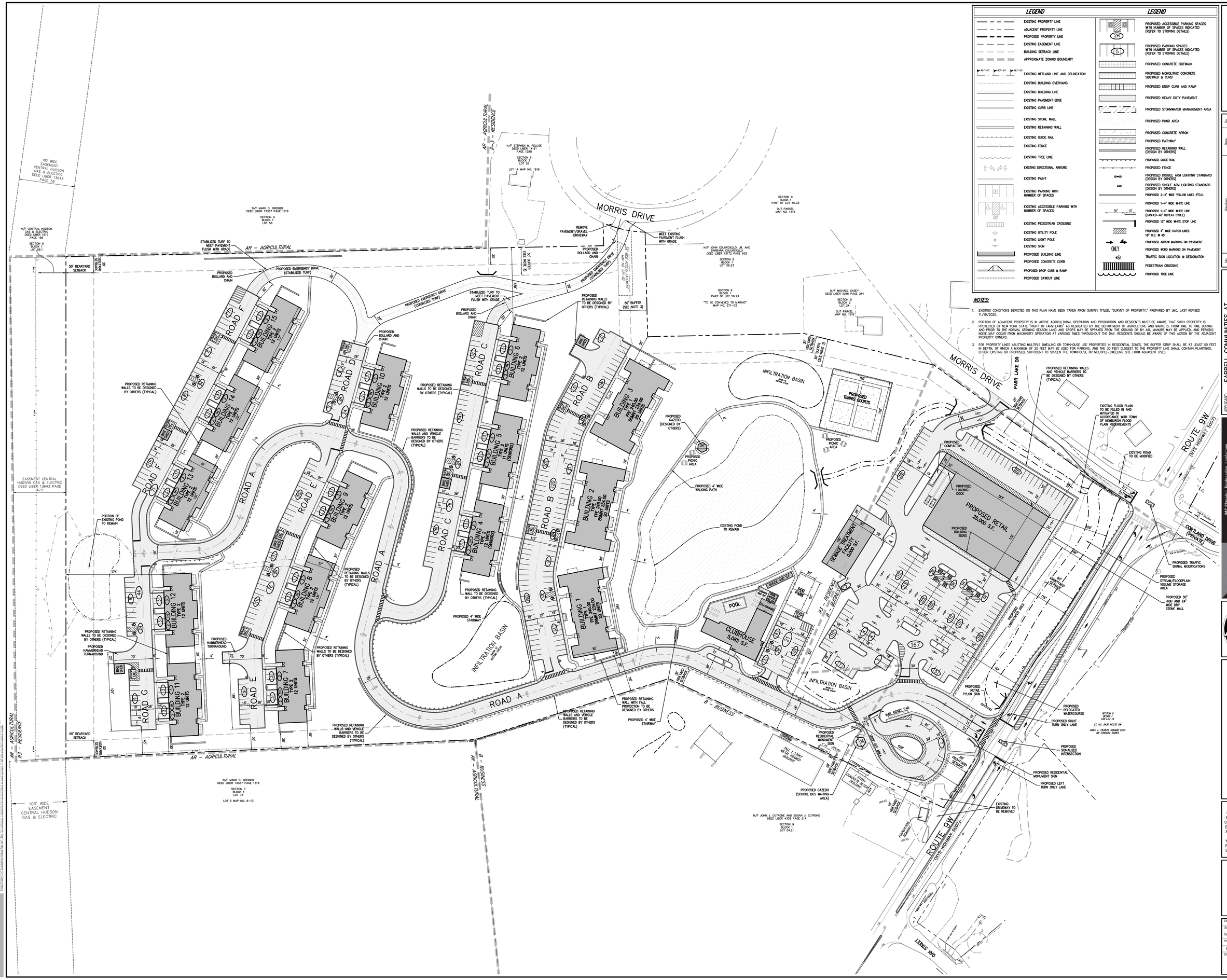
OVERLOOK FARMS A FARRELL COMMUNITY
5417 ROUTE 9W
TOWN OF NEWBURGH, NEW YORK

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Drawn:	BMS	Approved:	JS
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Date:	10/23/2019		
Project No:	17088		
17088-SITE	ENV-CONS	ENV-CONS.dwg	
Drawing No:	C–020		

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2.	PLANNING BOARD SUBMISSION	03/19/2021	BMS
3.	REVISED BUS DROP OFF	04/27/2021	BMS
4.	PLANNING BOARD SUBMISSION	06/22/2021	BMS

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LAYOUT PLAN

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Date:	10/23/2019		
Project No:	17088		
17088-SITE	LAY	LAY.dgn	

Drawing No: C–100

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GRADING PLAN

OVERLOOK FARMS A FARRELL COMMUNITY
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ANY ALTERATION OF PLANS, SPECIFICATIONS, PLANS AND OPINIONS BEARING THE SEAL, SIGNATURE AND NAME OF A LICENSED ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF STATE EDUCATION LAW, SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, SECTION 7209, SUBSECTION 2, AND SECTION 7209, SUBSECTION 2.

Drawn: BMS | Approved: JS
Scale: 1" = 50'
Date: 10/23/2019
Project No: 17088
DWG NO: GRAD | LAYout
Drawing: C-200

C-200

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3.	PLANNING BOARD SUBMISSION	06/22/2021	BMS

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NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY," PREPARED BY JMC, LAST REVISED 11/19/2020.
2. GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "REPORT ON SUBSURFACE SOIL AND PERCOLATION INVESTIGATION," DATED 1/10/2021, PREPARED BY CARLIN SIMPSON & ASSOCIATES.
3. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION. ALL DISTURBED AND REMOVED SOIL RESULTING FROM THE CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND PROPERLY DISPOSING OF THE SOIL. FOR ALL PRACTICES, THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
4. ALL FILL SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT.
5. EXCAVATIONS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTIES, NOR DIVERT WATER ONTO THE PROPERTY OF OTHERS AT ANY TIME DURING THE COURSE OF CONSTRUCTION.
6. CONTRACTOR SHALL REFER TO EROSION AND SEDIMENT CONTROL PLAN FOR FURTHER DIRECTION REGARDING SITE STABILIZATION THROUGHOUT THE COURSE OF CONSTRUCTION.

RETAINING WALL SPOT GRADE LEGEND

TW=## (PROPOSED GRADE)
BW=## (PROPOSED GRADE)

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING WETLAND BUFFER
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING SPOT GRADE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED DROP CURB AND RAMP
- PROPOSED PATHWAY
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED TYPE C DRAIN INLET
- PROPOSED TYPE D DRAIN INLET
- PROPOSED TYPE U DRAIN LAWN INLET
- PROPOSED HEADWALL
- PROPOSED HYDRANT
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED LIGHTING STANDARD
- BORING LOCATION AND DESIGNATION
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED GRASS SWALE
- PROPOSED RIP-RAP SWALE
- PROPOSED CONDITIONS 100 YEAR FLOODPLAIN
- PROPOSED CONDITIONS 500 YEAR FLOODPLAIN

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NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY PERFORMED BY LANC & TULLY ENGINEERING AND SURVEYING, P.C. DATED 11/19/2020.
2. ALL CONSTRUCTION WITHIN NYSDOT ROW SHALL CONFORM TO NYSDOT STANDARDS AND SHALL BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER, CONSTRUCTION TRAFFIC SHALL BE PERMITTED TO CROSS THE ROAD AT ANY POINT TO AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE.
3. ALL ROADWAY CUTS SHALL BE REPAIRED IN ACCORDANCE WITH NYSDOT STANDARDS AND SPECIFICATIONS FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PERIMETER OF CONSTRUCTION AREAS AS NECESSARY TO MINIMIZE CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
4. ELECTRIC, TELEPHONE, FIRE ALARM AND CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND IN CONDUIT IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANIES INVOLVED.
5. CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEWBURGH WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH WATER DEPARTMENT AND APPROVAL FROM THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE TOWN OF NEWBURGH.
6. ALL WATER SERVICE LINES FOUR (4) INCHES AND SMALLER IN DIAMETER SHALL BE TYPE K COPPER TUBING. CORPORATION STOPS SHALL BE MUELLER H-15000 SERIES, CURB VALVES SHALL BE MUELLER H-15361 FOR ¾" AND ONE (1) INCH SIZES. CURB VALVES SHALL BE MUELLER H-15361-2 FOR 1 ¼" AND 1 ½" INCH AND MUELLER H-15372 FOR TWO (2) INCH SIZES. ALL VALVES SHALL OPEN LEFT AND MUELLER H-10310 FOR 1 ¼" AND 1 ½" INCH AND MUELLER H-10313 FOR 2" INCH SIZES.
7. ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT.
8. THE WATER MAIN SHALL BE TESTED, DISINFECTED AND FLUSHED IN ACCORDANCE WITH THE TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING, DISINFECTION AND FLUSHING PROCEDURES SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT. PRIOR TO PUTTING THE WATER MAIN IN SERVICE, SATISFACTORY BACTERIOLOGICAL TESTS SHALL BE OBTAINED AND TWO (2) COPIES OF THE RESULTS SUBMITTED TO THE TOWN OF NEWBURGH WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING FOR THE TESTING BY A CERTIFIED LABORATORY AND WITNESSED BY THE WATER DEPARTMENT.
9. THRUST RESTRAINT OF THE PIPE SHALL BE THROUGH THE USE OF JOINT RESTRAINTS. THRUST BLOCKS ARE NOT ACCEPTABLE. JOINT RESTRAINT SHALL BE MECHANICAL JOINT RESTRAINT SUCH AS MEGALUG OR EBAA IRON SERIES 2000PV. ALL FITTINGS AND VALVES SHALL ALSO BE INSTALLED WITH RETAINER GLANDS SUCH AS MEGALUG OR EBAA IRON SERIES 2000PV. PUSH-ON JOINTS SUCH AS MEGALUG SERIES 1100 OR APPROVED EQUAL, THE USE OF A MANufactured RESTRAINED JOINT PIPE, IF ACCEPTABLE WITH PRIOR APPROVAL OF THE WATER DEPARTMENT SHALL BE EQUIPMENT YELLOW. HYDRANTS LOCATED ON PRIVATE PROPERTY SHALL BE PAINTED RED.
10. ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON, MECHANICAL JOINT, CLASS 350 UNLESS OTHERWISE NOTED. ALL FITTINGS SHALL BE CEMENT LINED IN ACCORDANCE WITH ANSI/AWWA C104/A21.4-03 OR LATEST REVISION DUCTILE AND GRAY IRON FITTINGS AS ANSI/AWA C153/A21.53-94 FOR LATEST REVISION FOR DUCTILE IRON COMPACT FITTINGS.
11. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO EQUAL, TAPPING VALVE SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI/AWWA C509 OR LATEST REVISION SUCH AS MUELLER A-2360-20 OR APPROVED EQUAL. ALL GATE VALVES SHALL OPEN LEFT (COUNTER-CLOCKWISE).
12. TAPPING SLEEVE SHALL BE MECHANICAL JOINT SUCH AS MUELLER H-615 OR EQUAL. TAPPING VALVE SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI/AWWA C509 OR LATEST REVISION SUCH AS MUELLER A-2360-20 OR APPROVED EQUAL. ALL TAPPING SLEEVES AND VALVES SHALL BE TESTED TO 150 PSI MINIMUM. THE USE OF A MANUFACTURED TAPPING SLEEVE AND VALVE ASSEMBLY IS PERMITTED AND ACCEPTED BY THE TOWN OF NEWBURGH WATER DEPARTMENT PRIOR TO INSTALLATION.
13. ALL WATER SERVICE LINES TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING. CORPORATION STOPS SHALL BE MUELLER H-15000 SERIES, CURB VALVES SHALL BE MUELLER H-15361 FOR ¾" AND ONE (1) INCH SIZES. CURB VALVES SHALL BE MUELLER H-15361-2 FOR 1 ¼" AND 1 ½" INCH AND MUELLER H-15372 FOR TWO (2) INCH SIZES. ALL VALVES SHALL OPEN LEFT AND MUELLER H-10310 FOR 1 ¼" AND 1 ½" INCH AND MUELLER H-10313 FOR 2" INCH SIZES.
14. ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT.
15. THE WATER MAIN SHALL BE TESTED, DISINFECTED AND FLUSHED IN ACCORDANCE WITH THE TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING, DISINFECTION AND FLUSHING PROCEDURES SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT. PRIOR TO PUTTING THE WATER MAIN IN SERVICE, SATISFACTORY BACTERIOLOGICAL TESTS SHALL BE OBTAINED AND TWO (2) COPIES OF THE RESULTS SUBMITTED TO THE TOWN OF NEWBURGH WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING FOR THE TESTING BY A CERTIFIED LABORATORY AND WITNESSED BY THE WATER DEPARTMENT.
16. TALL HYDRANTS SHALL BE CLOW-EDDY F-2640 CONFORMING TO AWWA C502 LATEST REVISION WITH TWO (2) 4 ½ INCH DIAMETER HOSE NOZZLES AND ONE (1) 4 ½ INCH MAIN VALVE OPENING, TWO 2 ½ INCH DIAMETER HOSE NOZZLES, ONE 4 ½ INCH PENTAGON OPERATING NUT. ALL HYDRANTS SHALL OPEN LEFT (COUNTER-CLOCKWISE). HYDRANTS ON MAINS TO BE DEDICATED TO THE TOWN OF NEWBURGH SHALL BE EQUIPMENT YELLOW. HYDRANTS LOCATED ON PRIVATE PROPERTY SHALL BE PAINTED RED.
17. PRESSURE AND LEAKAGE TESTS ARE REQUIRED AND SHALL BE DONE IN ACCORDANCE WITH AWWA C-600 STANDARDS.
18. DISINFECTION OF ALL NEW WORK SHALL BE DONE IN ACCORDANCE WITH AWWA C-651 TEST SHALL BE AT LATEST REVISION STANDARDS.
19. ALL VALVES SHALL BE BY AMERICAN OR APPROVED EQUAL.
20. THE FINAL LAYOUT OF THE PROPOSED WATER AND/OR SEWER CONNECTION, INCLUDING ALL MATERIALS, SIZE AND LOCATION OF SERVICE AND ALL APPURTENANCES, IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF NEWBURGH WATER AND/OR SEWER DEPARTMENT. NO PERMITS SHALL BE ISSUED FOR A WATER AND/OR SEWER CONNECTION UNTIL A FINAL LAYOUT IS APPROVED BY THE RESPECTIVE DEPARTMENT.
21. CONSTRUCTION OF SANITARY SEWER FACILITIES AND CONNECTION TO THE TOWN OF NEWBURGH SEWER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH SEWER DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF NEWBURGH SEWER DEPARTMENT AS REQUIRED WITH THE TOWN OF NEWBURGH SEWER DEPARTMENT.
22. ALL SEWER PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH SEWER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH SEWER DEPARTMENT.
23. ALL GRAVITY SANITARY SEWER SERVICE LINES SHALL BE 4 INCHES IN DIAMETER AND SHALL BE PVC SDR-35 CONFORMING TO ASTM D-3034 OR ASTM F-679 SIZE D-3034-86. JOINTS SHALL BE PUSH-ON WITH ELASTOMERIC RING GASKET CONFORMING TO ASTM F-477. ALL GASKETS SHALL BE FURNISHED BY THE PIPE SUPPLIER OR EQUAL AND SHALL HAVE A BELL AND SPIGOT CONFIGURATION AS REQUIRED BY ASTM D-3212.
24. THE SEWER MAIN SHALL BE TESTED IN ACCORDANCE WITH TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH SEWER DEPARTMENT.
25. THE FINAL LAYOUT OF THE PROPOSED WATER AND/OR SEWER CONNECTION, INCLUDING ALL MATERIALS, SIZE AND LOCATION OF SERVICE AND ALL APPURTENANCES, IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF NEWBURGH WATER AND/OR SEWER DEPARTMENT. NO PERMITS SHALL BE ISSUED FOR A WATER AND/OR SEWER CONNECTION UNTIL A FINAL LAYOUT IS APPROVED BY THE RESPECTIVE DEPARTMENT.
26. THIS PROJECT HAS INDICATED THE INTENT TO PROVIDE ADEQUATE FIRE FLOW BY SPRINKLER SYSTEM DESIGN. THE PROJECT HAS NOT BEEN EVALUATED FOR FIRE FLOW REQUIREMENTS, AND IS, THEREFORE, EXEMPT FROM THE NEEDED FIRE FLOW REQUIREMENTS OF THE ORANGE COUNTY DEPARTMENT OF HEALTH FOR COMPLIANCE WITH NYFA REQUIREMENTS.
27. ALL WATER MAINS SHALL BE INSTALLED SO AS TO PROVIDE A MINIMUM COVER OF 5' AS DEEMED BY DPW'S UNDER A SEPARATE APPLICATION. ALL WATER SERVICES SHALL BE INSTALLED WITH A MINIMUM COVER OF 4' AND SHALL BE EQUIPPED WITH A PRUTHER EDICE TO PREVENT CROSS CONNECTION TO THE PROPOSED DISTRIBUTION SYSTEM.
28. BACKFLOW PREVENTION DEVICES SIZED PER NFPA 13 "STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS" SHALL BE INSTALLED ON ALL FIRE SERVICES UNDER A SEPARATE APPLICATION
29. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT AND SHALL CONDUCT ALL TESTS IN THE PRESENCE OF THE ENGINEER OR HIS REPRESENTATIVE. ALL SPECIFIED WORK, ALL PIPE SHALL BE TESTED BY HYDROSTATIC PRESSURE METHOD AT A PRESSURE NOT LESS THAN 150 PSI OR MORE THAN THE DESIGN RATING OF THE PIPE FOR A PERIOD OF TWO HOURS. THE LEAKAGE TEST SHALL BE CONDUCTED AT A PRESSURE NOT LESS THAN 150 PSI OR MORE THAN THE DESIGN RATING OF THE PIPE FOR A PERIOD OF TWO HOURS. THE LEAKAGE TEST SHALL BE CONDUCTED AT THE SAME TIME AS THE PRESSURE TEST AND SHALL BE DETERMINED BY THE WATER AUTHORITY AND/OR OWNER'S FIELD REPRESENTATIVE. ALL VISIBLE LEAKS ARE TO BE REPAIRED, REGARDLESS OF WATER METER READINGS. UNDER NO CIRCUMSTANCES SHALL WATER BE ADDED TO THE SYSTEM TO COMPENSATE FOR LEAKAGE WITHOUT FIRST LOCATING AND CARE BEING TAKEN TO DRAIN ALL AIR FROM THE PIPES IF NECESSARY, THE PRESSURE IS MEASURED AT THE POINT OF LOWEST ELEVATION. THE PRESSURE, AS MEASURED AT THE POINT OF LOWEST ELEVATION, SHALL BE MAINTAINED AT THE SPECIFIED LEVEL FOR THE DURATION OF THE LEAKAGE TEST. ALL HYDRANTS AND JOINTS SHALL BE CAREFULLY EXAMINED FOR DEFECTS. LEAKY JOINTS SHALL BE MADE WATERTIGHT.
30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS RELATED TO FAILED TESTS. IF A TEST FAILS TO PASS THE PRESSURE TEST OR THE LEAKAGE TEST, OR BOTH, THE CONTRACTOR SHALL DO EVERYTHING NECESSARY TO LOCATE THE CAUSE OF THE FAILURE, REPAIR THE DEFECTIVE PIPE, FITTING OR JOINTS, AND ALL SUCH WORK SHALL BE DONE AT HIS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER.
31. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE TOWN OF NEWBURGH WATER DEPARTMENT AND/OR THE TOWN OF NEWBURGH WATER DISTRICT #3A IN ADVANCE OF THE TIME WHEN HE INTENDS TO MAKE THE PRESSURE AND LEAKAGE TESTS. ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER OR HIS REPRESENTATIVE AND THE WATER DISTRICT #3A INSPECTOR.
32. AFTER THE WATER LINE HAS PASSED THE REQUIRED PRESSURE AND LEAKAGE TESTS, IT SHALL BE THOROUGHLY FLUSHED AND CHLORINATED UNTIL IT IS PROPERLY DISINFECTED. ALL DISINFECTING METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH AWWA SPECIFICATION C-651. ALL DISINFECTION OPERATIONS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE APPROVAL OF THE WATER AUTHORITY AND HEALTH DEPARTMENT.
33. IF THE INITIAL BACTERIOLOGICAL TESTS ARE NOT SATISFACTORY, THE CONTRACTOR SHALL CONTINUE FLUSHING AND CHLORINATING AND RETEST UNTIL BACTERIOLOGICAL TESTS, INDICATING MARGIN PROVIDING TO ISOLATE SHORTER SECTIONS OF MAIN, IF NECESSARY, AND RETEST INDIVIDUAL SECTIONS AS MAY BE NECESSARY AND REQUIRED TO OBTAIN SATISFACTORY BACTERIOLOGICAL TESTS FOR THE ENTIRE SYSTEM. ALL RETESTING SHALL BE AT THE CONTRACTORS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER.
34. THE DESIGN, CONSTRUCTION AND INSTALLATION OF THE WATER MAINS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING APPROVED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE
    - "RECOMMENDED STANDARDS FOR WATER WORKS"
    - "NEW YORK STATE DEPARTMENT OF HEALTH AND ORANGE COUNTY DEPARTMENT OF HEALTH REQUIREMENTS FOR WATER SUPPLY IMPROVEMENTS"
35. UPON COMPLETION OF THE FACILITIES, THE ENGINEER WORKS SHALL BE INSPECTED, TESTED, AND CERTIFIED COMPLETE BY THE PROFESSIONAL ENGINEER RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OBSERVATION. THE WATER MAINS SHALL NOT BE PLACED INTO SERVICE UNTIL ACCEPTED BY THE PROFESSIONAL ENGINEER.
36. ALL WATER DISTRIBUTION SYSTEM PIPES AND APPURTENANCES SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING APPROVED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE
    - "RECOMMENDED STANDARDS FOR WATER WORKS"
    - "NEW YORK STATE DEPARTMENT OF HEALTH AND ORANGE COUNTY DEPARTMENT OF HEALTH REQUIREMENTS FOR WATER SUPPLY IMPROVEMENTS"
37. BACKFLOW PREVENTION DEVICES WILL BE LOCATED IN THE BUILDING. APPLICATION FOR APPROVAL SHALL BE SUBMITTED UNDER SEPARATE COVER BY THE MECHANICAL ENGINEER/ ARCHITECT.
38. ALL OPERATORS OF UTILITIES LISTED ON THE CURRENT "MASTER LIST OF OPERATORS" ON FILE WITH THE CENTRAL REGISTRY AS MEUA 53, TOWN OF NEWBURGH UNDERGROUND UTILITY OPERATORS WILL BE ASKED TO LOCATE AND MARK UNDERGROUND UTILITIES WHERE APPLICABLE. ALL OPERATORS OF UTILITIES NOT LISTED ON THE CURRENT "MASTER LIST OF OPERATORS" ON FILE WITH THE CENTRAL REGISTRY AS MEUA 53, TOWN OF NEWBURGH UNDERGROUND UTILITY OPERATORS WILL BE ASKED TO LOCATE AND UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN MARKED.
39. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES INDICATED ON THE PLANS OR MARKED BY THE OPERATORS OF UTILITIES. ANY DAMAGE DETERMINED BY HIS OPERATIONS SHALL HOLD TREE WHETHER OR NOT SHOWN ON THE PLANS, WILL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE CONTRACTOR. DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE

EBAA IRON RESTRAINT LENGTH SUMMARY

BEND TYPE	BEND ANGLE	NOMINAL PIPE DIAMETER (IN)	BRANCH SIZE	BURY DEPTH (FT)	VERTICAL OFFSET	RESTRAINT LENGTH[1][2][3][4]	RESTRAINT LENGTH[1][2][3][4] WATER (FT)	RESTRAINT LENGTH[1][2][3][4] SEWER (FT)
HORIZONTAL	11.25°	8	N/A	4.5	N/A	2	N/A	N/A
HORIZONTAL	22.5°	8	N/A	4.5	N/A	3	N/A	N/A
HORIZONTAL	45°	8	N/A	4.5	N/A	5	N/A	N/A
HORIZONTAL	45°	6	N/A	4.5	N/A	4	N/A	N/A
TEE[a]	N/A	8	8	4.5	N/A	1	N/A	N/A
TEE[a]	N/A	8	6	4.5	N/A	1	N/A	N/A
TEE[a]	N/A	8	4	4.5	N/A	1	N/A	N/A
PLUGS (HYDRANT)	N/A	8	6	4.5	N/A	11	N/A	N/A
VERTICAL DEFLECTION	45°	8	N/A	4.5	8	N/A	11	3
90% RETURN	45°	8	N/A	4.5	8	N/A	11	3

(1) ALL JOINTS WITHIN THE CALCULATED LENGTH MUST BE RESTRAINED.
(2) IF THE DISTANCE BETWEEN FITTINGS IS LESS THAN OR EQUAL TO THE CALCULATED RESTRAINT LENGTH, RESTRAIN ALL JOINTS BETWEEN THOSE FITTINGS.
(3) PIPE LENGTH FROM MAIN LINE TEE TO FIRST JOINT SHALL BE RESTRAINED FOR 20 FEET BEFORE THE FIRST JOINT.
(4) DISTANCE TO STOP THE WATER LINE BEHIND THE BURY STOPS.

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING STORM DRAIN LINE AND SIZE
- EXISTING SANITARY LINE AND SIZE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED TYPE C DRAIN INLET
- PROPOSED TYPE D DRAIN INLET
- PROPOSED TYPE U DRAIN LAWN INLET
- PROPOSED HEADWALL
- 15" HDPE — PROPOSED STORM DRAIN LINE & SIZE
- 8" PVC — PROPOSED SANITARY SEWER LINE & SIZE
- 6" WATER — PROPOSED WATER LINE & SIZE
- PROPOSED GAS LINE
- PROPOSED ELECTRIC/TELEPHONE/CABLE
- PROPOSED WATER VALVE
- PROPOSED GAS VALVE
- PROPOSED RIP-RAP APRON
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)

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No.	Revision	Date	By
2.	PLANNING BOARD SUBMISSION	06/22/2021	BMS
1.	PLANNING BOARD SUBMISSION	03/19/2021	BMS

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UTILITIES PLAN

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Drawn:	BMS
Approved:	JS
Scale:	1" = 50'
Date:	03/19/2021
Project No:	17088
FILE NO:	17088 SITE
DWG. NO:	C-300

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Date: 03/19/2021
Project No: 17088
DWG NO: 3390A-1 | ER/JM
Drawing: C-310

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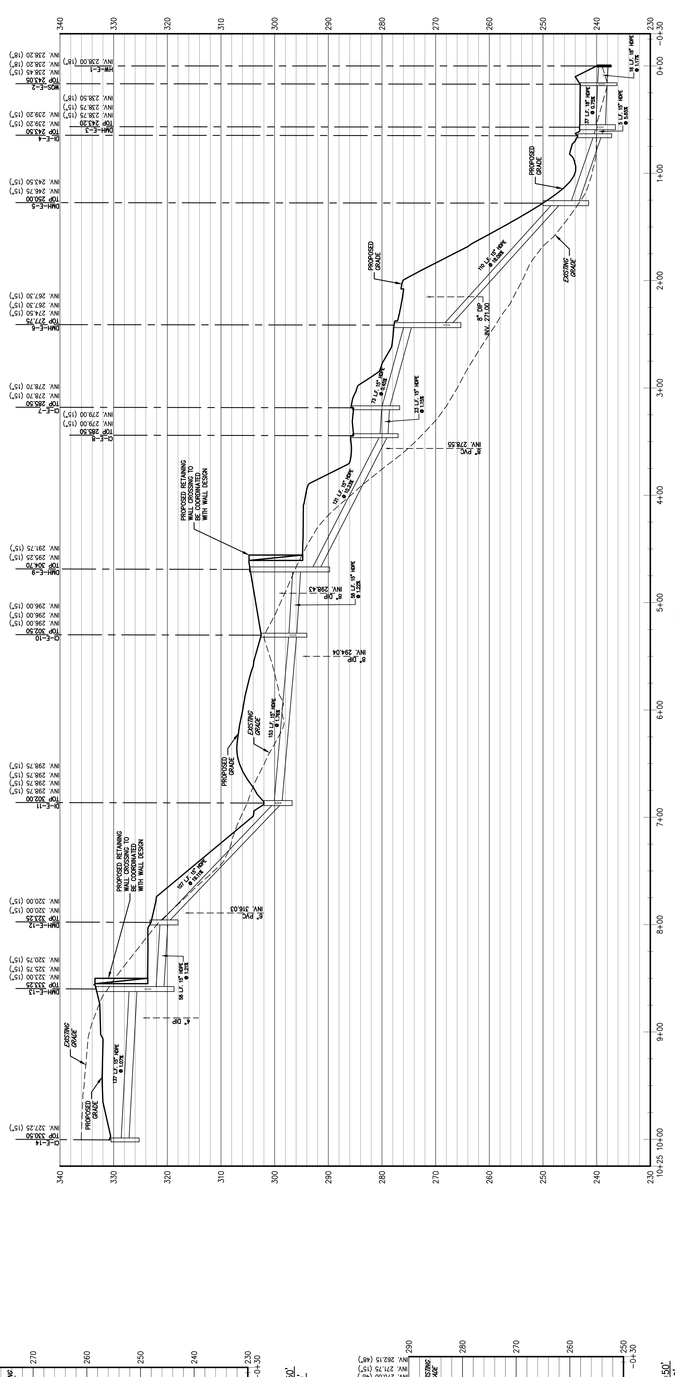
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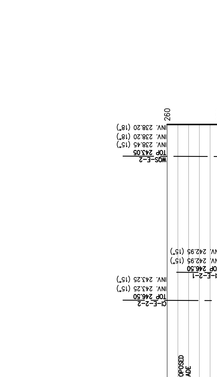
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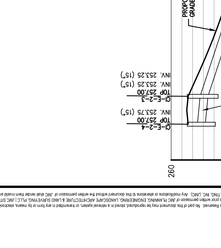
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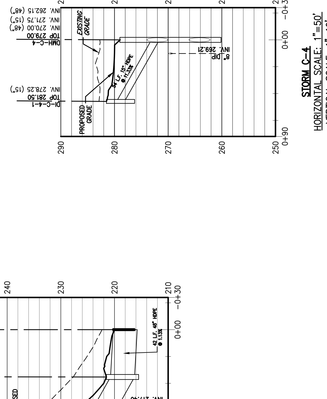
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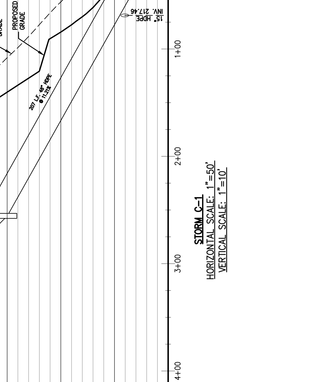


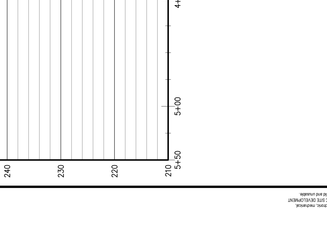


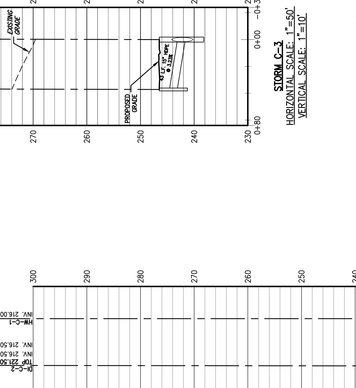


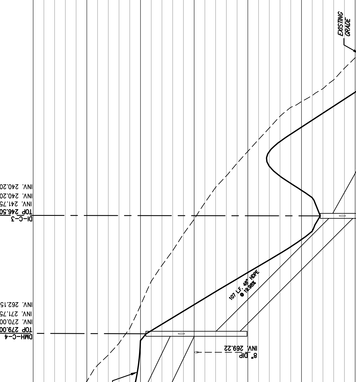


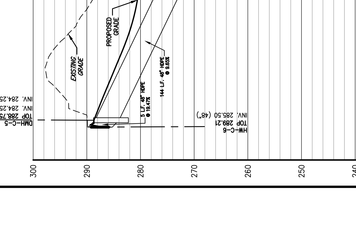


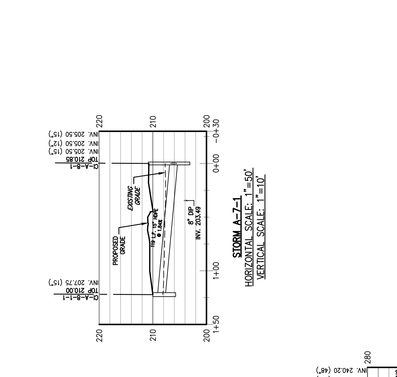


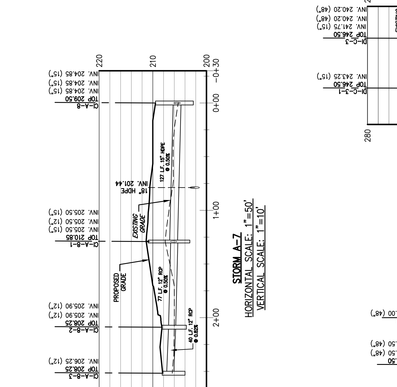


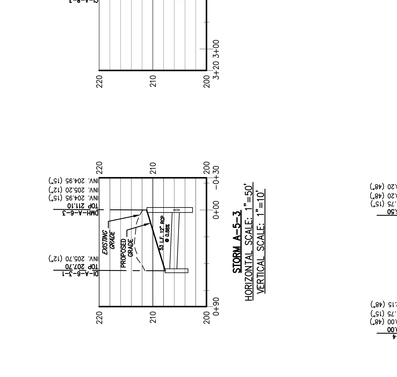


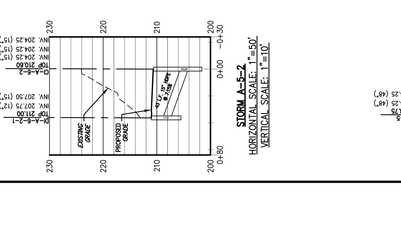


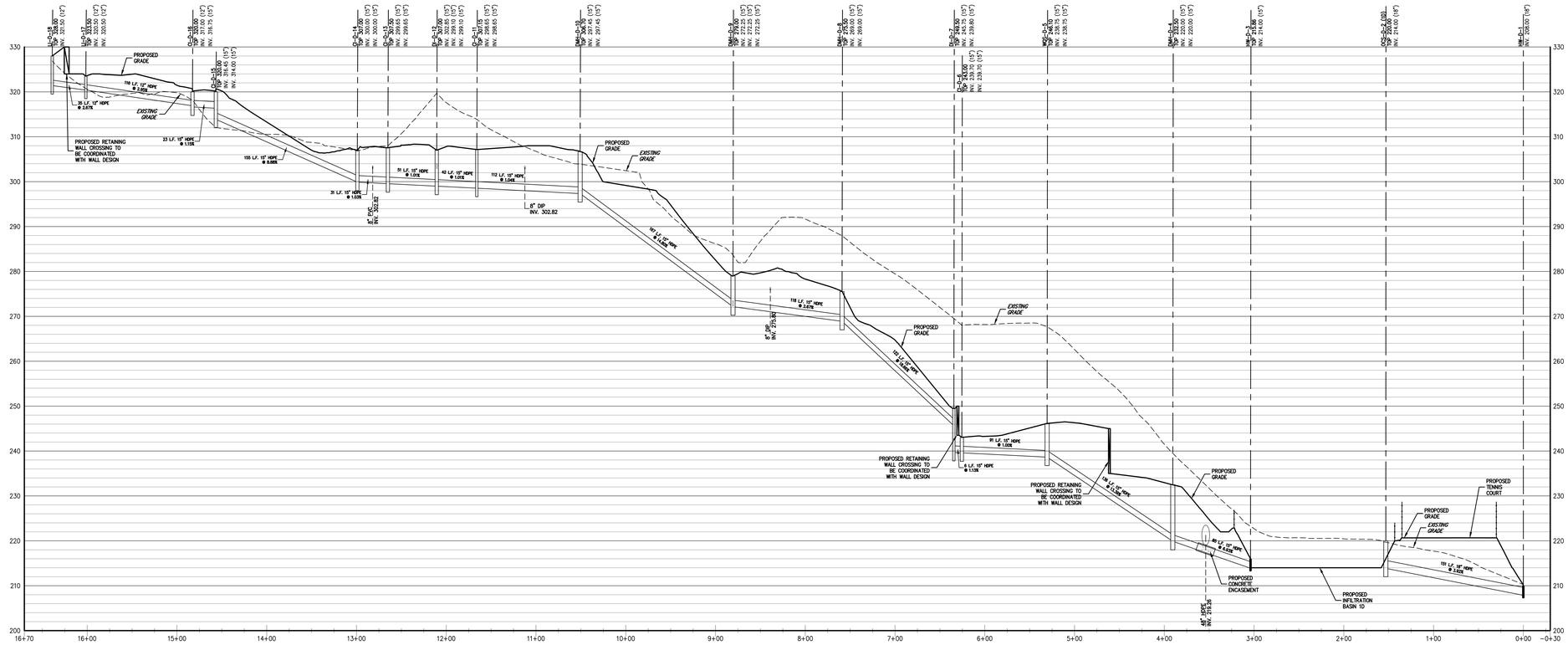




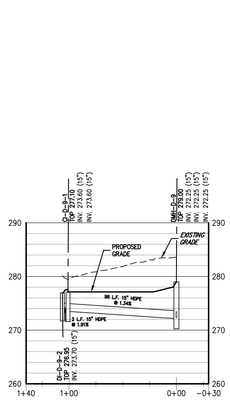




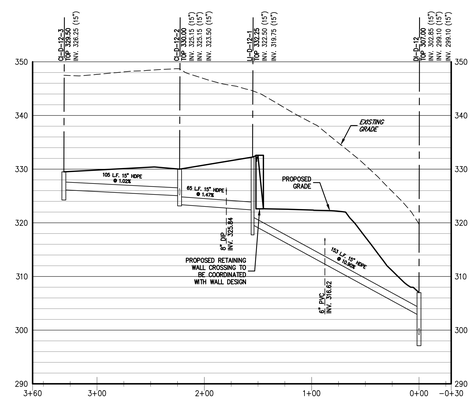




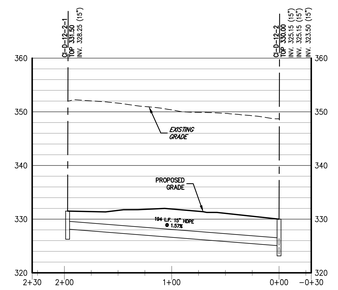
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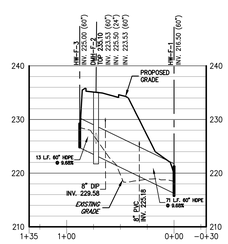
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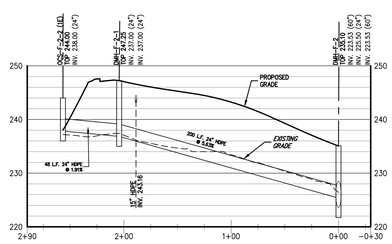
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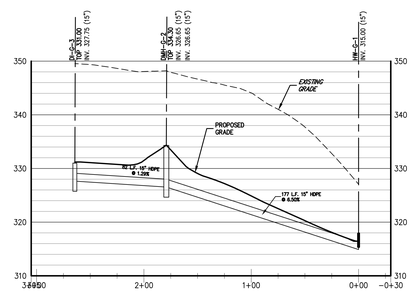
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STORM F-1
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STORM F-2
HORIZONTAL SCALE: 1"=50'
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STORM G-1
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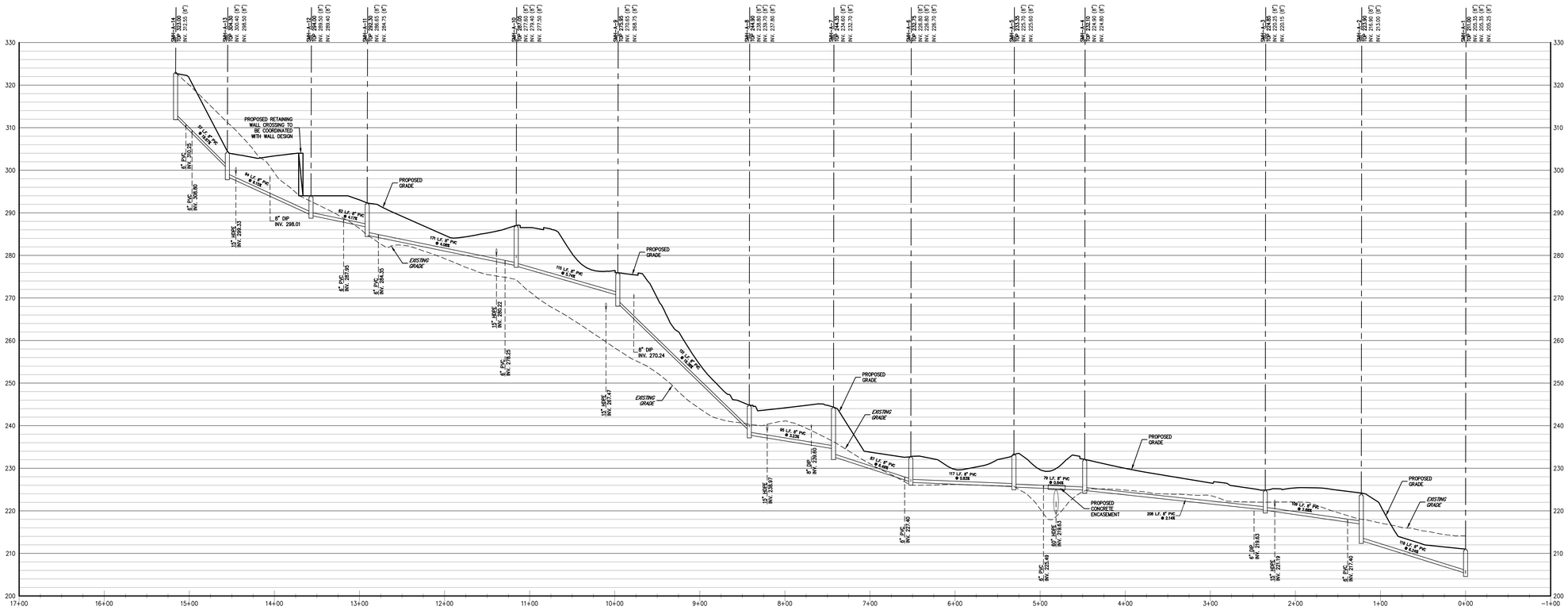
STORM SEWER PROFILES

OVERLOOK FARMS A FARRELL COMMUNITY
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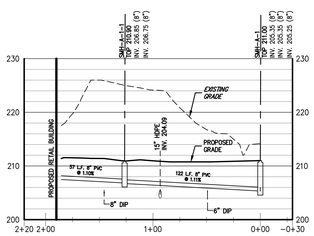
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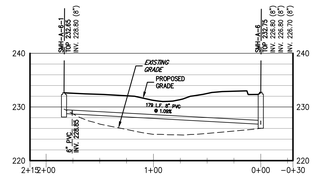
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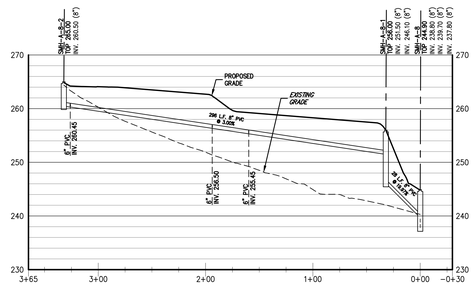
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VERTICAL SCALE: 1"=10'



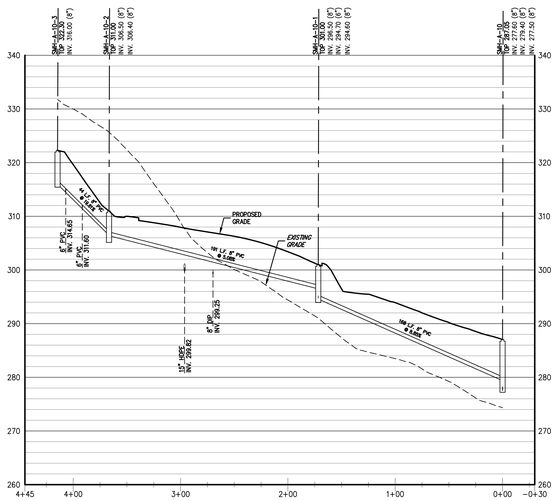
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VERTICAL SCALE: 1"=10'



SANITARY A–6
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'



SANITARY A–8
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'



SANITARY A–10
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

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1.	PLANNING BOARD SUBMISSION	06/21/2021	BMS

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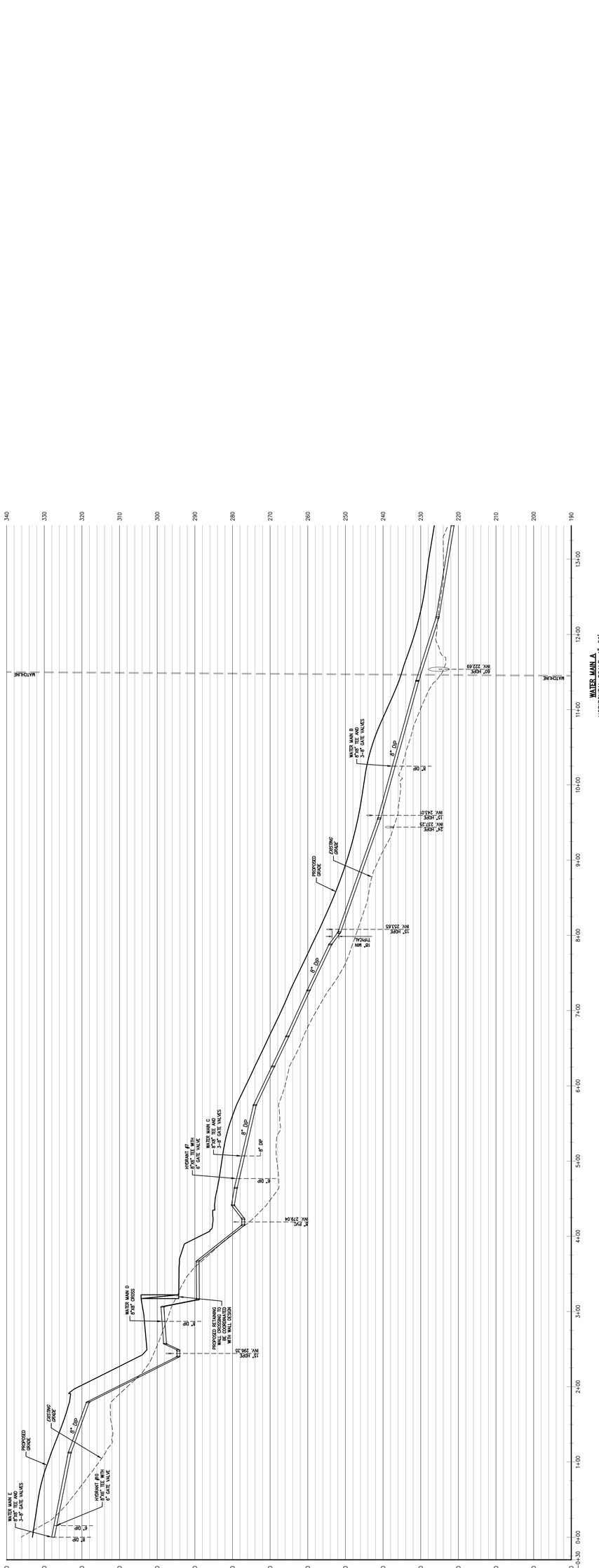
SANITARY SEWER PROFILES

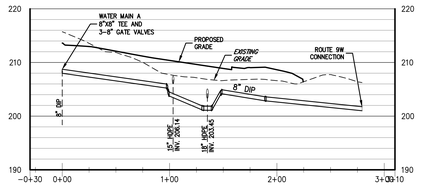
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SWIFTS ROUTE 17K
TOWN OF NEWBURGH, NEW YORK

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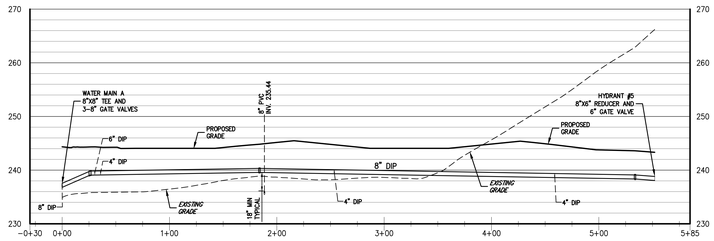
Drawn:	BMS	Approved:	JS
Scale:	AS SHOWN		
Date:	03/19/2021		
Project No:	17088		
17088-SITE	SAN	UTIL.scr	

Drawing No:
C–320

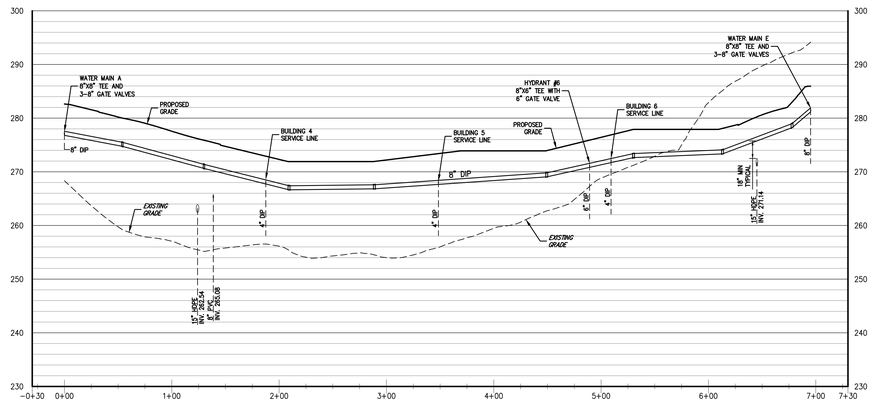

WATER MAIN E
8"x8" TEE AND
3-8" GATE VALVES
PROPOSED GRADE
EXISTING GRADE
8" DIP
HYDRANT #3
8"x8" TEE WITH
6" GATE VALVE
6" DIP
8" DIP
WATER MAIN D
8"x8" CROSS
PROPOSED RETAINING WALL CROSSING TO BE COORDINATED WITH WALL DESIGN
8" PVC
INV. 279.04
12" HDPE
INV. 296.33
HYDRANT #2
8"x8" TEE WITH
6" GATE VALVE
WATER MAIN C
8"x8" TEE AND
3-8" GATE VALVES
8" DIP
6" DIP
8" DIP
8" DIP
8



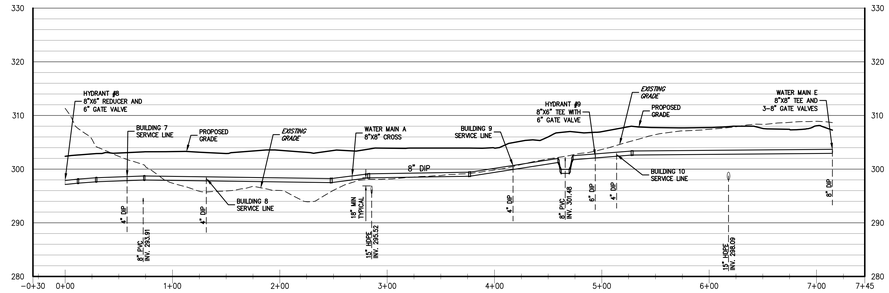
WATER MAIN F
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'



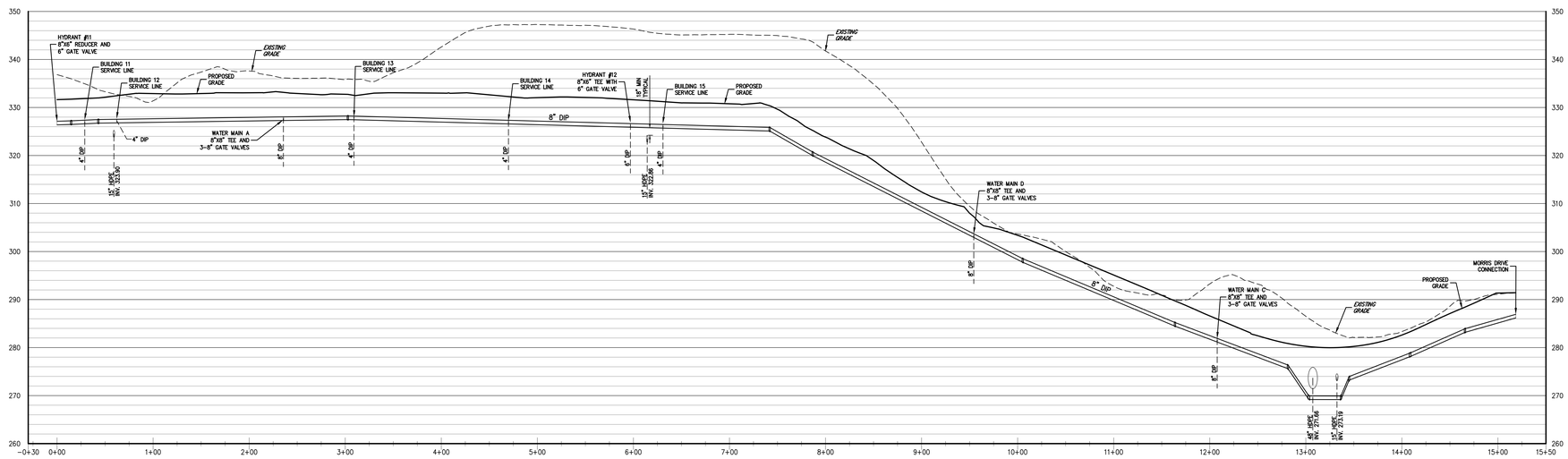
WATER MAIN B
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'



WATER MAIN C
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'



WATER MAIN D
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'



WATER MAIN E
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

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CADD FILE NAME: C:\Jmc\Work\17088\Dwg\WATER-2.dwg

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WATER MAIN PROFILES

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Scale:	AS SHOWN		
Date:	03/19/2021		
Project No:	17088		
17088-SITE	WATER-2	UTIL.scr	

Drawing No:
C-331

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN MAZE BASED UPON FROM SURVEY TITLED, "SURVEY OF PROPERTY," PREPARED BY JMC, LAST REVISED 11/19/2020.
2. THIS PLAN IS FOR TEMPORARY EROSION AND SEDIMENT CONTROL INFORMATION ONLY.
3. PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. FINAL REMOVAL OF APPROVED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
4. THE CONTRACTOR SHALL INSPECT AND MAINTAIN ON-SITE EROSION AND SEDIMENT CONTROL MEASURES AFTER EACH RAINFALL. SEDIMENT DEPOSITED WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY AS REQUIRED TO ASSURE PROPER FUNCTIONING OF THE BARRIER. SEDIMENT COLLECTED SHALL BE RESPREAD ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
5. THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS, AFTER EACH RAINSTORM, AND AS MAY OTHERWISE BE REQUIRED BY LAW. IF EVIDENCE OF SEDIMENTATION EXISTS, THE CONTRACTOR SHALL IMMEDIATELY PROVIDE A WRITTEN REPORT ON FINDINGS OF INSPECTIONS TO THE OWNER'S REPRESENTATIVE AND APPROPRIATE HAWAII JURISDICTION.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED BY CONDITIONS ON THE SITE OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE, JMC, AND/OR ANY AUTHORITY HAVING JURISDICTION.
7. ANY EXCESS CONSTRUCTION MATERIAL SHALL BE DISPOSED OFF-SITE IN THE AREA DESIGNATED ON THIS PLAN OR AS APPROVED BY THE OWNER'S REPRESENTATIVE. CLEAN AND ROCK MATERIAL SHALL NOT BE DUMPED IN WATERWAYS OR WETLANDS UNLESS SPECIFICALLY DIRECTED AND PERMITTED BY WETLAND PERMITS. NO STONE SHALL BE MANTLED IN ANY ORDERLY MANNER SO AS NOT TO IMPEDE ON PERMANENT MAINTENANCE OF ANY PERMANENT DRAINAGE FACILITIES.
8. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
9. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PERIMETER OF ALL STORMWATER MANAGEMENT PRACTICES AS SHOWN ON THE PLANS. NO STORAGE OF MATERIALS WITHIN AREAS TO BE OCCUPIED BY STORMWATER MANAGEMENT PRACTICES SHALL BE PERMITTED. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PERIMETER OF THE PRACTICE TO DISCOURAGE VEHICLE ACCESS.
10. ALL EXPOSED SLOPES AND GRADED/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 14 CALENDAR DAYS (7 DAYS FOR CONSTRUCTION ACTIVITIES LISTED IN APPENDIX E OF THE GENERAL PERMIT) OR ARE LOCATED WITHIN ONE OF THE WATERSHEDS LISTED IN APPENDIX C OF THE GENERAL PERMIT), SHALL BE TEMPORARILY SEEDED WITHIN 7 DAYS AFTER SUSPENSION OF DISTURBANCE ACTIVITIES IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" AND THE ANJD 'BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) LATEST EDITION, AS FOLLOWS:
    A. SEED MIXTURE AND RATE OF APPLICATION:
        A-1. IN SPRING, SUMMER OR EARLY FALL SEED THE AREA WITH PERENNIAL RYEGRASS (ANNUAL OR PERENNIAL) AT 20 POUNDS PER ACRE (APPROXIMATELY 0.7 POUNDS/1,000 SQUARE FEET OR USE 1 POUND/1,000 SQUARE FEET). A-2. IF PERENNIAL RYEGRASS IS USED, IT SHALL BE A CERTIFIED VARIETY FROM "ASSOCIATION" WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE (2.5 POUNDS/1,000 SQUARE FEET).
    B. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.
    C. MULCH ALL SEEDED AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 POUNDS PER 1,000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
10. ALL EXPOSED SLOPES AND GRADED/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 7 DAYS AFTER SUSPENSION OF DISTURBANCE ACTIVITIES SHALL BE TEMPORARILY SEEDED WITHIN 7 DAYS AFTER SUSPENSION OF DISTURBANCE ACTIVITIES IN ACCORDANCE WITH THE NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL AND THE ANJD "BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE AND ORE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) LATEST EDITION, AS FOLLOWS:
    A. SEED MIXTURE AND RATE OF APPLICATION: CONTRACTOR SHALL REFER TO TABLE 7-2 "TEMPORARY VEGETATIVE STABILIZATION GRASSES, SEEDING RATES, DATES AND DEPTH."
    B. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.
    C. MULCH ALL SEEDED AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 POUNDS PER 1,000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
11. ALL EXPOSED SLOPES AND GRADED/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 14 CALENDAR DAYS (7 DAYS FOR CONSTRUCTION ACTIVITIES LISTED IN APPENDIX E OF THE GENERAL PERMIT) OR ARE LOCATED WITHIN ONE OF THE WATERSHEDS LISTED IN APPENDIX C OF THE GENERAL PERMIT), SHALL BE TEMPORARILY SEEDED WITHIN 7 DAYS AFTER SUSPENSION OF DISTURBANCE ACTIVITIES IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF AGRICULTURE + STATE SOIL CONSERVATION COMMITTEE "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL IN NEW JERSEY" AND THE ANJD 'BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE AND ORE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) LATEST EDITION, AS FOLLOWS:
    A. SEED MIXTURE AND RATE OF APPLICATION: CONTRACTOR SHALL REFER TO TABLE 7-2 "TEMPORARY VEGETATIVE STABILIZATION GRASSES, SEEDING RATES, DATES AND DEPTH."
    B. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.
    C. MULCH ALL SEEDED AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 POUNDS PER 1,000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
12. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED, AND MULCHED AS NECESSARY TO MAINTAIN WORKABLE, ERODE VEGETATIVE COVER.
13. TEMPORARY SEED MIXTURES SHALL NOT BE PLACED ON AREAS WHERE FINAL SEEDING IS SCHEDULED TO BE PLACED WITHIN 6 MONTHS, UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.

LEGEND

- PROPOSED INLET PROTECTION
- PROPOSED STONE CHECK DAM
- PROPOSED CONSTRUCTION FENCE
- PROPOSED SILT FENCE
- PROPOSED BALE EROSION CHECKS
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED STABILIZED CONSTRUCTION ACCESS
- PROPOSED STOCKPILE AREA
- PROPOSED TEMPORARY SWALE
- 308 PROPOSED TEMPORARY SEDIMENT BASIN
- TEMPORARY RISER & ANTI-VORTEX DEVICE
- W CONCRETE TRUCK WASHOUT

SEQUENCE OF CONSTRUCTION:

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN. PARTICULAR REQUIREMENTS ARE GIVEN AS FOLLOWS:

1. DEMOLITION OF EXISTING BUILDINGS AS REQUIRED.
2. INSTALLATION OF SITE PERIMETER SILT FENCE AS REQUIRED PRIOR TO ANY SITE DISTURBANCE RELATED TO THE RETAIL BUILDING AND PARKING AREA.
3. PRIOR TO ANY SITE DISTURBANCE, CONTRACTOR TO ESTABLISH OFFSITE DIVERSION SWALES AND 30" STORM LINE TO DIVERT OFFSITE RUNOFF AROUND PROPOSED DISTURBANCE AREA.
4. INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN.
5. CLEAR UNDEVELOPED PORTION OF PROPERTY WHICH IS TO BE DEVELOPED.
6. STRIP AND STOCKPILE TOPSOIL.
7. BEGIN BUILDING AND PARKING LOT CONSTRUCTION, ROUGH GRADING.
8. INSTALL STORM DRAIN SYSTEM COMPLETE IMMEDIATELY INSTALL HAYBALE FILTERS ON ALL INLETS.
9. INSTALL PUBLIC UTILITIES (GAS, ELECTRIC AND TELEPHONE) AS REQUIRED.
10. INSTALL CONCRETE AND ASPHALT CONCRETE PAVEMENT COMPLETE.
11. LANDSCAPING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION AND/OR SEEDING.
12. CLEAN PAVEMENTS AND STORM DRAIN SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY SEDIMENT AND EROSION CONTROLS.
13. COMPLETE SITE AND BUILDING CONSTRUCTION.

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1.	PLANNING BOARD SUBMISSION	03/19/2021	BWS
2.	PLANNING BOARD SUBMISSION	06/22/2021	BWS

Revised Existing Drainage

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EROSION & SEDIMENT CONTROL PLAN

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Project No:	17088
FIRM REF.	EAS
Drawing No.	C-400

FIRE TRUCK ACCESS PLAN

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Project No: 17088
CAD FILE: FIRETRUCK | FIRETRUCK.dwg
Drawing: C-500

C-500

JMC

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LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- APPROXIMATE ZONING BOUNDARY
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING GUIDE RAIL
- EXISTING DIRECTIONAL ARROWS
- EXISTING PAINT
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED PARKING SPACES
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED POND AREA
- PROPOSED CONCRETE APRON
- PROPOSED PATHWAY
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED GUIDE RAIL
- PROPOSED FENCE
- PROPOSED LIGHTING STANDARD
- PROPOSED FIRE HYDRANT
- PROPOSED 2-4" WIDE YELLOW LINES @ N.C.
- PROPOSED 1-4" WIDE WHITE LINE
- PROPOSED 2-4" WIDE WHITE LINES
- PROPOSED 12" WIDE WHITE STOP LINE
- PROPOSED 4" WIDE HATCH LINES 18" O.C. @ 45°
- PROPOSED ARROW MARKING ON PAVEMENT
- PEDESTRIAN CROSSING

FIRE TRUCK TURNING LEGEND

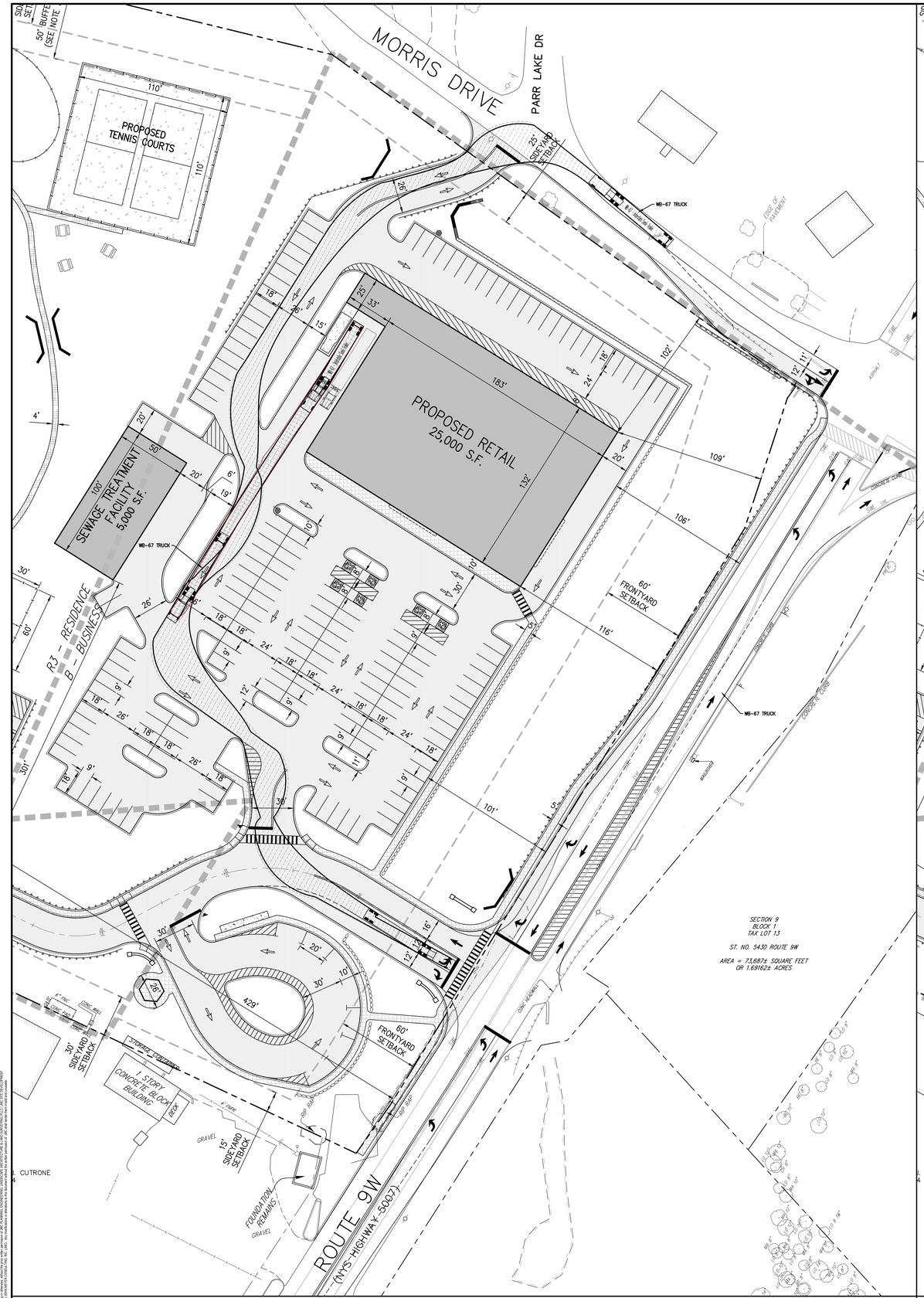
FIRE TRUCK BODY OUTLINE
PATH OF FIRE TRUCK BODY
PATH OF FIRE TRUCK WHEELS EXTENT
FIRE TRUCK PROFILE

Aerial Fire Truck	39,000#
Overall Width	8'-10 1/2"
Overall Height	12'-10"
Min. Body Ground Clearance	1'-6"
Wheel Base	20'-0"
Lock-to-lock time	4.5 SEC
Max Wheel Angle	45.00°

PROPOSED RETAIL 29,000 S.F.
CLUBHOUSE 5,085 S.F.
POOL
PROPOSED TENNIS COURTS
SWIMMING POOL
SEASONAL RESIDENCE 5,000 S.F.
R1 - RESIDENCE
B - BUSINESS
AR - AGRICULTURAL
R3 - RESIDENCE
ROUTE 9W (NYS HIGHWAY 9207)
CORTLAND DRIVE (PRIVATE)
PARR LAKE DR
MORRIS DRIVE
OAK STREET
ROAD A
ROAD B
ROAD C
ROAD D
ROAD E
ROAD F
ROAD G
BUILDING 1 TYPE 1 FFE 245.00 BSMT 234.00 20 UNITS
BUILDING 2 TYPE 1 FFE 245.00 BSMT 234.00 20 UNITS
BUILDING 3 TYPE 1 FFE 245.00 BSMT 234.00 20 UNITS
BUILDING 4 TYPE 2 12 UNITS (SENIORS)
BUILDING 5 TYPE 2 11 UNITS (SENIORS)
BUILDING 6 TYPE 2 12 UNITS
BUILDING 7 TYPE 2 12 UNITS
BUILDING 8 TYPE 2 12 UNITS
BUILDING 9 TYPE 2 12 UNITS
BUILDING 10 TYPE 2 12 UNITS
BUILDING 11 TYPE 2 12 UNITS
BUILDING 12 TYPE 2 12 UNITS
BUILDING 13 TYPE 2 12 UNITS
BUILDING 14 TYPE 2 12 UNITS
BUILDING 15 TYPE 2 12 UNITS
PROPOSED BOLLARD AND CHAIN
PROPOSED EMERGENCY DRIVE (STABILIZED TURF)
P.S. WIDE ACCESS EASEMENT MAP NO. 271-02
100' WIDE EASEMENT CENTRAL HUDSON GAS & ELECTRIC DEED LIBER 1643 PAGE 38
EASEMENT CENTRAL HUDSON GAS & ELECTRIC DEED LIBER 1643 PAGE 43
100' WIDE EASEMENT CENTRAL HUDSON GAS & ELECTRIC

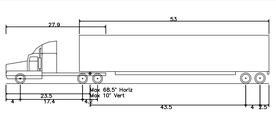
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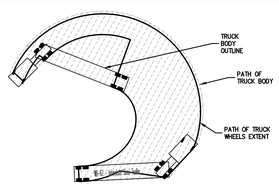
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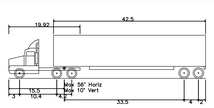


WB-67 – Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

WB-67 TRUCK
RETAIL LOADING

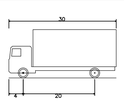




WB-50 – Intermediate Semi-Trailer

Overall Length	55.000ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	17.90°

WB-50 TRUCK
SEWAGE FACILITY ROUTING
&
SU-30 TRUCK
MAIL/DROP OFF AREA ROUTING



SU-30 – Single Unit Truck

Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

No.	Revision	Date	By
1.	PLANNING BOARD SUBMISSION	03/19/2021	BMS
2.	PLANNING BOARD SUBMISSION	06/22/2021	BMS

Revised Editions Obsolete

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TRUCK ROUTING PLAN

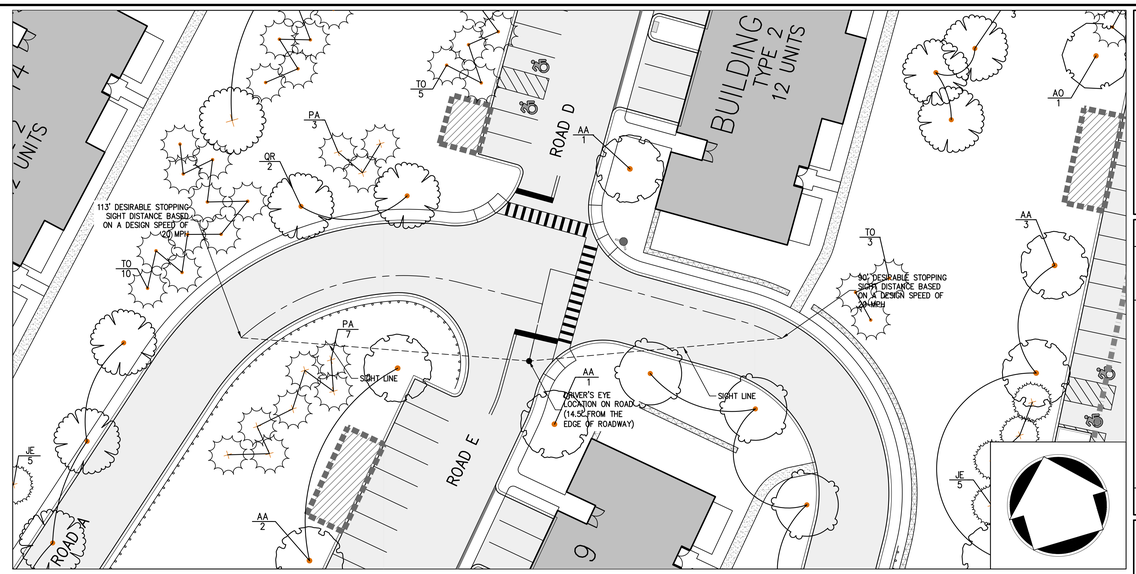
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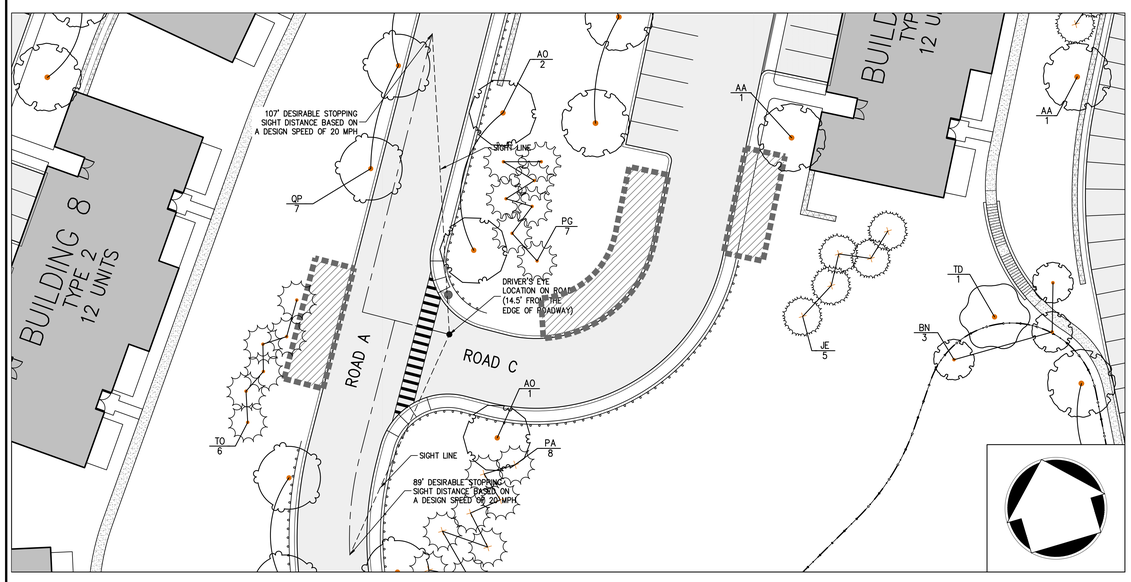
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Approved:	JS
Scale:	1" = 30'
Date:	03/19/2021
Project No:	17088
17088-SITE	TRUCK	TRUCK.scr
Drawing No:	C-510



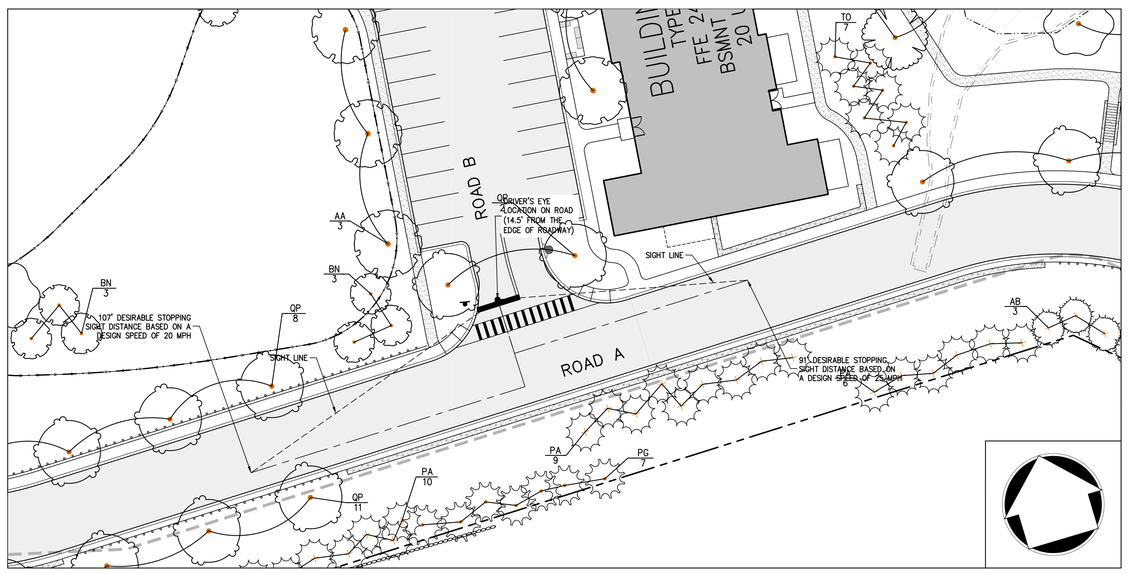
INT. 1 - ROAD A & ROAD D STOPPING SIGHT DISTANCE
(1" = 20')



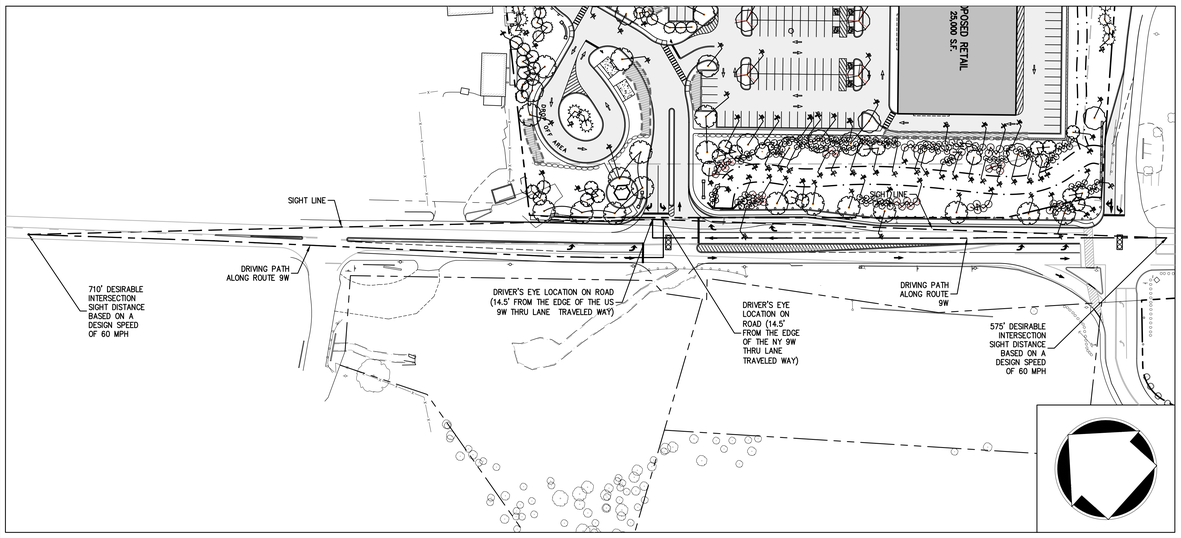
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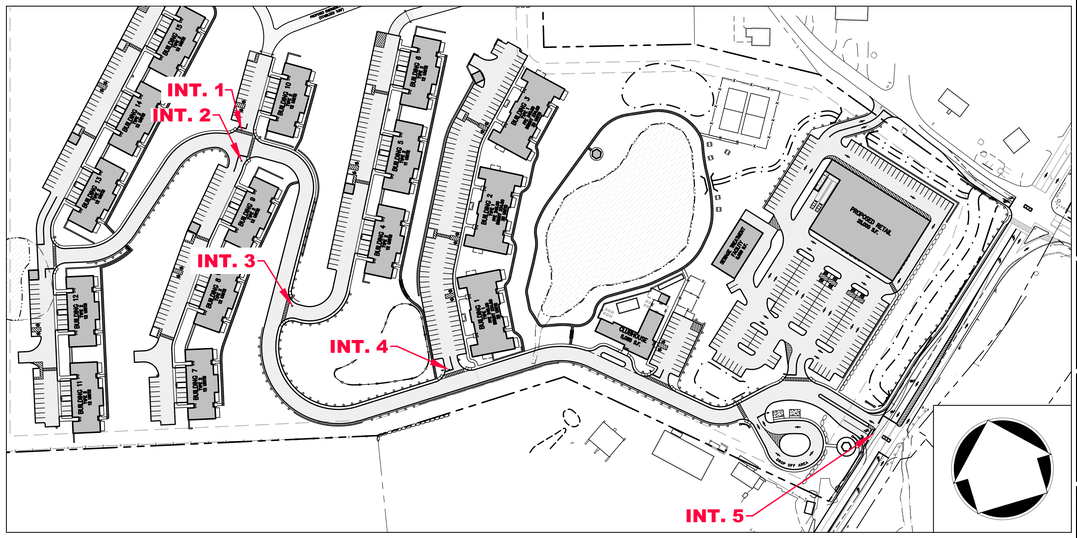
INT. 3 - ROAD A & ROAD C STOPPING SIGHT DISTANCE
(1" = 20')



INT. 4 - ROAD A & ROAD B STOPPING SIGHT DISTANCE
(1" = 20')



INT. 5 - ROUTE 9W & SITE DRIVEWAY INTERSECTION SIGHT DISTANCE
(1" = 60')



SIGHT DISTANCE KEY MAP
(1" = 100')

No.	Revision	Date	By
1.	PLANNING BOARD SUBMISSION	03/19/2021	BMS
2.	PLANNING BOARD SUBMISSION	06/22/2021	BMS

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SIGHT DISTANCE ANALYSIS PLAN

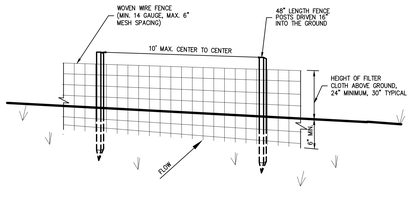
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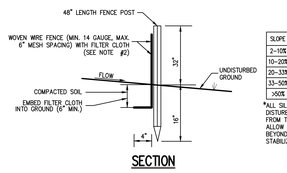
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Approved:	JS
Scale:	AS SHOWN
Date:	03/19/2021
Project No:	17088
File:	17088-SIGHT-DISTANCE(SIGHT-DISTANCE).dwg
Drawing No:	C–520

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PERSPECTIVE VIEW



SECTION

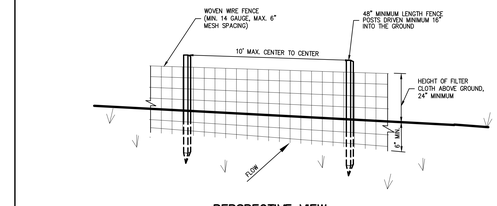
SLOPE	STEEPNESS	SLOPE LENGTH/FENCE LENGTH (FT.)
2–10%	50:1 TO 10:1	250/2000
10–20%	10:1 TO 5:1	150/1000
20–33%	5:1 TO 3:1	80/750
33–50%	3:1 TO 2:1	70/350
>50%	>2:1	30/175

*ALL SILT FENCES SHALL BE PLACED AS CLOSE TO THE DISTURBED AREA AS POSSIBLE, BUT AT LEAST 10 FEET FROM THE TOE OF A SLOPE STEEPER THAN 3H:1V, TO ALLOW FOR MAINTENANCE AND ROLL DOWN. THE AREA BEYOND THE FENCE MUST BE UNDISTURBED OR STABILIZED.

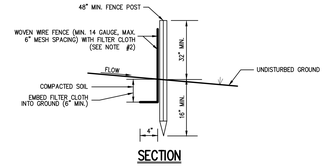
NOTES:

1. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER T OR U TYPE OR HARDWOOD.
2. FILTER CLOTH SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABLINKA T140N, OR APPROVED EQUAL.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

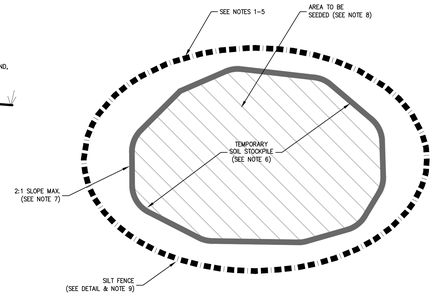
SILT FENCE | 1



PERSPECTIVE VIEW



SECTION

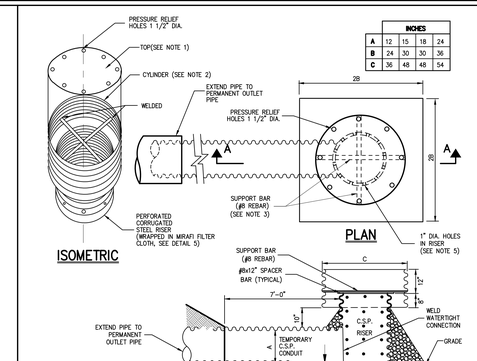


PLAN VIEW

NOTES:

1. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER T OR U TYPE OR HARDWOOD.
2. FILTER CLOTH SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
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4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
6. THE AREA CHOSEN FOR ALL TEMPORARY SOIL STOCKPILES SHALL BE DRY AND STABLE.
7. ALL STOCKPILED SOIL SHALL NOT CONTAIN SLOPES GREATER THAN 2:1.
8. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SEEDED WITHIN 24 HOURS. PERENNIAL OR ANNUAL RYEGRASS SHALL BE PLANTED DURING SPRING, SUMMER OR EARLY FALL. WINTER RYE (CEREAL RYE) SHALL BE PLANTED DURING LATE FALL OR EARLY WINTER.
9. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED AROUND THE PERIMETER.

TEMPORARY SOIL STOCKPILE WITH SILT FENCE | 2



	INCHES			
A	12	15	18	24
B	24	30	30	36
C	36	48	48	54

ISOMETRIC

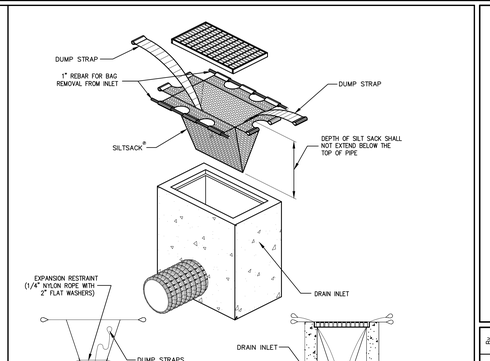
PLAN

SECTION A–A

NOTES:

1. TOP SHALL BE 12 GAGE CORRUGATED STEEL OR 1/8" STEEL PLATE.
2. CYLINDER SHALL BE 14 GAGE CORRUGATED STEEL PIPE OR FABRICATED FROM 1/8" STEEL PLATE. THE CYLINDER SHALL BE FIRMLY FASTENED TO THE TOP OF THE RISER.
3. SUPPORT BARS SHALL BE WELDED TO THE TOP OF THE RISER OR ATTACHED BY STRAPS BOLTED TO THE TOP OF THE RISER.
4. TEMPORARY RISER AND ANTI-VORTEX DEVICE SHALL BE REMOVED UPON COMPLETION OF PAVEMENT AND ESTABLISHMENT OF SEEDED AREAS.
5. RISER TO BE PERFORATED WITH 1" HOLES SPACED 12" HORIZ. AND VERT. AND LOCATED IN CONCAVE PORTION OF CORRUGATIONS. PERFORATIONS SHALL NOT EXTEND BELOW INVERT ELEVATIONS OF OUTLET PIPE. WRAP RISER IN MIRAFI FW404 FILTER FABRIC OR APPROVED EQUAL AND SURROUND RISER WITH 1 1/2"–2" SIZE CRUSHED STONE.

TEMPORARY RISER & ANTI–VORTEX DEVICE | 3



BAG DETAIL

INSTALLATION DETAIL

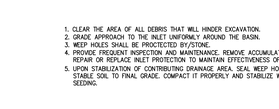
HI–FLOW SILT SACK AS MANUFACTURED BY ACF ENVIRONMENTAL OR APPROVED EQUAL@

(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN–OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D–4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D–4632	20 %
PUNCTURE	ASTM D–4833	135 LBS
MULLEN BURST	ASTM D–3786	420 PSI
TRAPEZOID TEAR	ASTM D–4533	45 LBS
UV RESISTANCE	ASTM D–4355	90 %
APPARENT OPENING SIZE	ASTM D–4751	20 US SIEVE
FLOW RATE	ASTM D–4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D–4491	1.5 SEC –1

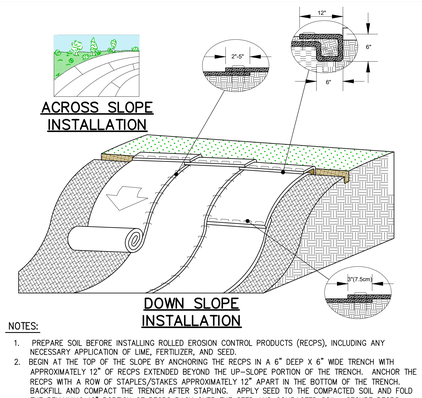
NOTE:
CURB INLETS SHALL BE TYPE B WITH CURB DEFLECTOR.

MANUFACTURED INSERT INLET PROTECTION | 4



1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROCTECTED BY STONE.
4. PROVIDE FREQUENT INSPECTION AND MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AND REPAIR OR REPLACE INLET PROTECTION TO MAINTAIN EFFECTIVENESS OF THE INSTALLATION.
5. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES FILL BASIN WITH STABLE SOIL TO FINAL GRADE. COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

EXCAVATED DROP INLET PROTECTION | 5



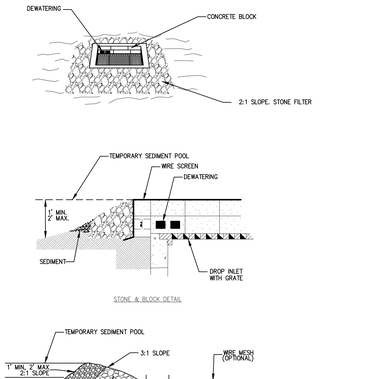
ACROSS SLOPE INSTALLATION

DOWN SLOPE INSTALLATION

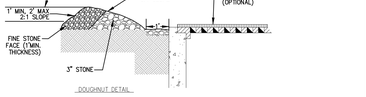
NOTES:

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPS), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPS IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECPS EXTENDED BEYOND THE UP–SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPS WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD THE REMAINING 12" PORTION OF RECPS BACK OVER THE SEED AND COMPACTED SOIL. SECURE RECPS OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECPS.
3. ROLL THE RECPS EITHER DOWN OR HORIZONTALLY ACROSS THE SLOPE. RECPS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. THE EDGES OF PARALLEL RECPS MUST BE STAPLED WITH APPROXIMATELY 2" – 5" OVERLAP DEPENDING ON THE RECPS TYPE.
5. CONSECUTIVE RECPS SPLICED DOWN THE SLOPE MUST BE END OVER END (SHINGLE STYLE) WITH AN APPROXIMATELY 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECPS WIDTH.
6. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.
7. MATERIAL FOR THE RECP SHALL BE EAST COAST EROSION CONTROL ECS–2B BIODEGRADABLE DOUBLE NET STRAW OR APPROVED EQUAL.

ROLLED EROSION CONTROL MATTING | 6



STONE & BLOCK DETAIL

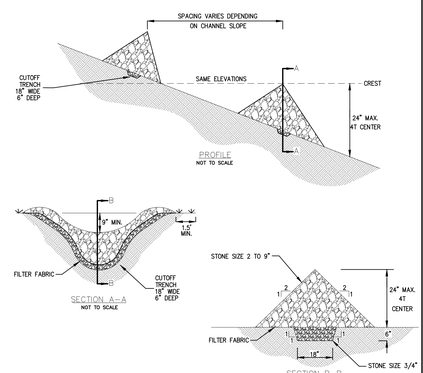


DOUGHNUT DETAIL

NOTES:

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE 1/2" TO 3/4" IN DIAMETER PLACED 2" BELOW THE TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3" STONE AS SHOWN ON THE DRAWINGS.

STONE & BLOCK DROP INLET PROTECTION | 7

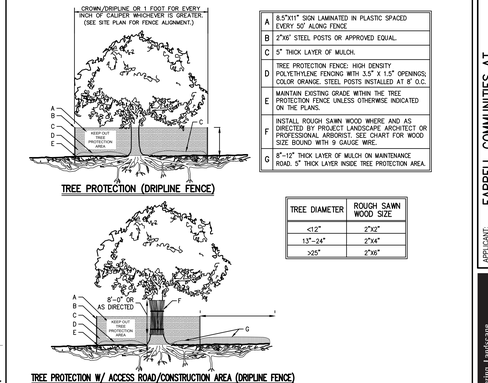


CONSTRUCTION SPECIFICATIONS:

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSURE THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANK TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.

MAXIMUM DRAINAGE AREA 2 ACRES.

STONE CHECK DAM | 8



TREE PROTECTION (DRIPLINE FENCE)

A	8.5"x11" SIGN LAMINATED IN PLASTIC SPACED EVERY 50' ALONG FENCE
B	2"x6" STEEL POSTS OR APPROVED EQUAL.
C	5" THICK LAYER OF MULCH.
D	TREE PROTECTION FENCE: HIGH DENSITY POLYETHYLENE FENCING WITH 3.5" X 1.5" OPENINGS, COLOR ORANGE. STEEL POSTS INSTALLED AT 8' O.C.
E	MAINTAIN EXISTING GRADE WITHIN THE TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED ON THE PLANS.
F	INSTALL ROUGH SAWN WOOD WHERE AND AS DIRECTED BY PROJECT LANDSCAPE ARCHITECT OR PROFESSIONAL ARBORIST. SEE CHART FOR WOOD SIZE BOUND WITH 9 GAUGE WIRE.
G	8"–12" THICK LAYER OF MULCH ON MAINTENANCE ROAD. 5" THICK LAYER INSIDE TREE PROTECTION AREA.

TREE DIAMETER	ROUGH SAWN WOOD SIZE
<1.3"	2"X2"
1.3"–24"	2"X4"
>25"	2"X6"

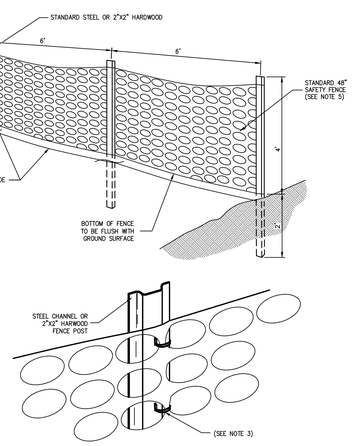


TREE PROTECTION W/ ACCESS ROAD/CONSTRUCTION AREA (DRIPLINE FENCE)

NOTES:

1. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
2. IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
3. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
5. SEE SITE PLANS FOR IDENTIFICATIONS/LOCATIONS OF INDIVIDUAL TREES TO BE PROTECTED.
6. ALL EXCAVATION WITHIN THE CROWN/DRIPLINE OF ANY TREE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE PROJECT LANDSCAPE ARCHITECT OR PROFESSIONAL ARBORIST. SPECIAL MEASURES, SUCH AS THE USE OF AN AIR SPADE MAY BE REQUIRED.
7. THE CONTRACTOR MAY PROPOSE THE USE OF ENGINEERED MATTING OR OTHER ENGINEERED PRODUCTS IN LIEU OF MULCH, WHICH SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF ALL AUTHORITIES HAVING JURISDICTION.

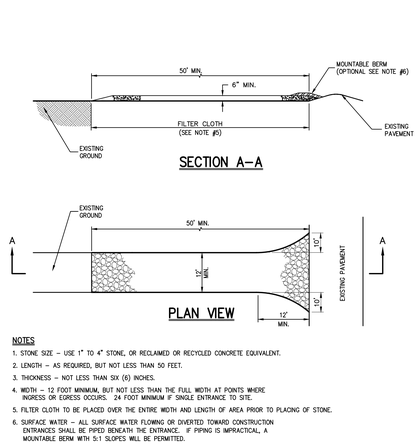
TREE PROTECTION | 9



NOTES:

1. SPACE SUPPORT FENCE POSTS AT 6 FOOT INTERVALS.
2. DRIVE SUPPORT POSTS 2 FEET INTO GROUND.
3. FIRMLY FASTEN FENCE MATERIAL IN PLACE BY WIRING TO FENCE POST WHILE MAINTAINING TENSION ACROSS FULL HEIGHT OF FENCE. WIRING SHALL BE DONE IN A MANNER THAT WILL PREVENT SAGGING OF FENCE MATERIAL.
4. PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF FENCE INCLUDING REPAIRS AS NECESSARY AND REQUIRED.
5. PLASTIC FENCE SHALL BE INTERNATIONAL ORANGE COLOR, AS MANUFACTURED BY ADFI ENTERPRISES, INC. OR APPROVED EQUAL.
6. REMOVE CONSTRUCTION FENCE AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.

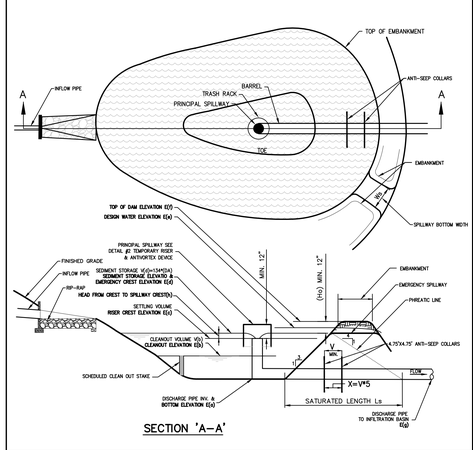
CONSTRUCTION FENCE | 10



NOTES

1. STONE SIZE – USE 1" TO 4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH TO BE PLACED OVER THE ENTIRE WIDTH AND LENGTH OF AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH 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 RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–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 ACCESS | 11

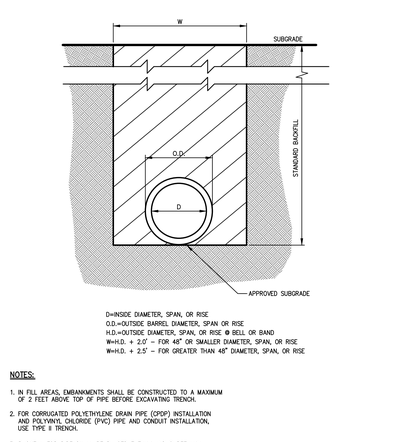


SECTION 'A–A'

BASIN No.	D.A. acres	E(a) ft.	E(b) ft.	V(b) cu.yds.	E(c) ft.	E(d) ft.	REQUIRED V(d) cu.yds.	PROVIDED V(d) cu.yds.	E(e) ft.	E(f) ft.	E(g) ft.	h ft.	ANTI–SEEP COLLARS L&(ft)	QUANT.	SIZE (ft)	X V (ft)	ft.
#1	5.2	306	307.5	1296	308.50	309	697	2592	309.5	310	305	0.5	XX.XX	XX.XX	XX.XX	XX.XX	XX.XX
#2	12.5	212	214.5	1081	216.50	217	1675	2162	217.5	218	211	0.5	XX.XX	XX.XX	XX.XX	XX.XX	XX.XX
#3	9.9	206	207.5	932	208.50	209	1327	1864	209.5	210	205	0.5	XX.XX	XX.XX	XX.XX	XX.XX	XX.XX

NOTES: 1. REFER TO EROSION AND SEDIMENTATION CONTROL PLANS NOTES ON DRAWING C–400 "EROSION & SEDIMENT CONTROL PLAN".

TEMPORARY SEDIMENT BASIN DETAIL | 12

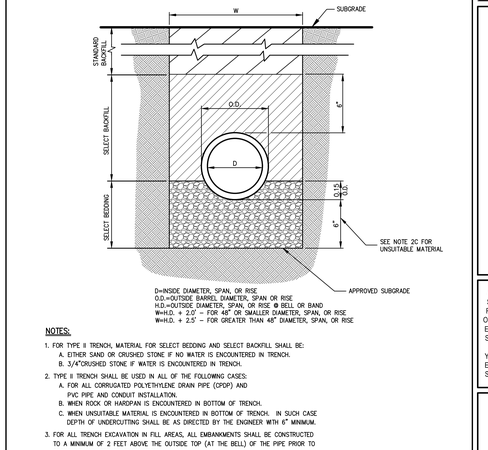


D=INSIDE DIAMETER, SPAN, OR RISE
O.D.=OUTSIDE BARREL DIAMETER, SPAN OR RISE
H.D.=OUTSIDE DIAMETER, SPAN, OR RISE @ BELL OR BAND
W=H.D. + 2.0' – FOR 48" OR SMALLER DIAMETER, SPAN, OR RISE
W=H.D. + 2.5' – FOR GREATER THAN 48" DIAMETER, SPAN, OR RISE

NOTES:

1. IN FILL AREAS, EMBANKMENTS SHALL BE CONSTRUCTED TO A MAXIMUM OF 2 FEET ABOVE TOP OF PIPE BEFORE EXCAVATING TRENCH.
2. FOR CORRUGATED POLYETHYLENE DRAIN PIPE (CPDP) INSTALLATION AND POLYVINYL CHLORIDE (PVC) PIPE AND CONDUIT INSTALLATION, USE TYPE II TRENCH.
3. BACKFILL FOR PIPE SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE OR CONDUIT IN SIX (6) INCH MAXIMUM LAYERS. EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY COMPACTED UNTIL TWELVE (12) INCHES OF COVER EXISTS OVER THE PIPE OR CONDUIT. THE REMAINDER OF THE BACKFILL MAY THEN BE PLACED AND COMPACTED IN A MAXIMUM OF TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES. UNLESS OTHERWISE SPECIFIED BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 92% MAXIMUM MODIFIED DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D–1557 IN THE MANNER HEREIN DESCRIBED. BACKFILL SHALL PROCEED UP TO THE LINES AND GRADES AS SHOWN ON THE DRAWINGS.

TYPE I TRENCH (FLAT BOTTOM) | 13



D=INSIDE DIAMETER, SPAN, OR RISE
O.D.=OUTSIDE BARREL DIAMETER, SPAN OR RISE
H.D.=OUTSIDE DIAMETER, SPAN, OR RISE @ BELL OR BAND
W=H.D. + 2.0' – FOR 48" OR SMALLER DIAMETER, SPAN, OR RISE
W=H.D. + 2.5' – FOR GREATER THAN 48" DIAMETER, SPAN, OR RISE

NOTES:

1. FOR TYPE II TRENCH, MATERIAL FOR SELECT BEDDING AND SELECT BACKFILL SHALL BE:
   A. EITHER SAND OR CRUSHED STONE IF NO WATER IS ENCOUNTERED IN TRENCH.
   B. 3/4"CRUSHED STONE IF WATER IS ENCOUNTERED IN TRENCH.
2. TYPE II TRENCH SHALL BE USED IN ALL OF THE FOLLOWING CASES:
   A. FOR ALL CORRUGATED POLYETHYLENE DRAIN PIPE (CPDP) AND PVC PIPE AND CONDUIT INSTALLATION.
   B. WHEN ROCK OR HARDPAN IS ENCOUNTERED IN BOTTOM OF TRENCH.
   C. WHEN UNSUITABLE MATERIAL IS ENCOUNTERED IN BOTTOM OF TRENCH. IN SUCH CASE DEPTH OF UNDEROUTING SHALL BE AS DIRECTED BY THE ENGINEER WITH 6" MINIMUM.
3. FOR ALL TRENCH EXCAVATION IN FILL AREAS, ALL EMBANKMENTS SHALL BE CONSTRUCTED TO A MINIMUM OF 2 FEET ABOVE THE OUTSIDE TOP (AT THE BELL) OF THE PIPE PRIOR TO BEGINNING ANY TRENCH EXCAVATION.
4. BACKFILL FOR PIPE AND CONDUIT SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE OR CONDUIT IN SIX (6) INCH MAXIMUM LAYERS. EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY COMPACTED UNTIL TWELVE (12) INCHES OF COVER EXISTS OVER THE PIPE OR CONDUIT. THE REMAINDER OF THE BACKFILL MAY THEN BE PLACED AND COMPACTED IN A MAXIMUM OF TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES. UNLESS OTHERWISE SPECIFIED BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 92% MAXIMUM MODIFIED DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D–1557 IN THE MANNER DESCRIBED. BACKFILL SHALL PROCEED UP TO THE LINES AND GRADES AS SHOWN ON THE DRAWINGS.

TYPE II TRENCH | 14

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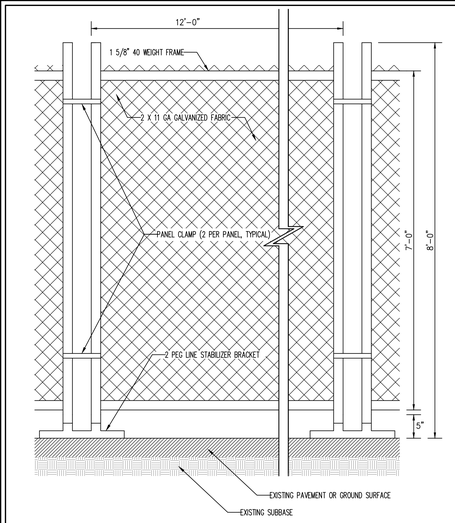
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Drawn:	BMS	Approved:	JS
Scale:	NOT TO SCALE		
Date:	03/19/2021		
Project No:	17088		
17088–DETAILS	C–900		–
Drawing No:	C–900		

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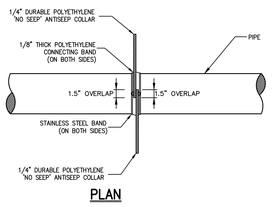
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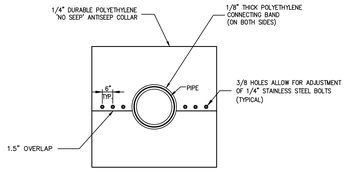
NOTE:
STABILIZED BRACKET TO BE HOT DIPPED GALVANIZED STEEL PIPE.

TEMPORARY CHAIN LINK CONSTRUCTION FENCE

15



PLAN



CROSS SECTION

ANTISEEP COLLAR

16

NOTES PERTAINING TO DRAIN INLETS

A-1 STEPS WILL NOT BE REQUIRED IN INLETS LESS THAN FOUR (4) FEET IN DEPTH. STEPS WILL BE REQUIRED IN INLETS FOUR (4) FEET OR GREATER IN DEPTH. DEPTHS FOR DRAIN INLETS SHALL BE MEASURED FROM FINISHED GRADE TO INSIDE BOTTOM OF STRUCTURE (INCLUDING SUMP AS APPLICABLE).

A-2 WHEN STEPS ARE REQUIRED, STEPS SHALL COMPLY WITH THE SAME REQUIREMENTS OF ASTM STANDARD C-478, ARTICLE 13 ENTITLED "MANHOLE STEPS & LADDERS".

A-3 FOR MASONRY STRUCTURES, THE FIRST COURSE OF MASONRY SHALL BE SET IN THE CONCRETE FOUNDATION BEFORE THE CONCRETE HAS SET. CONCRETE FOUNDATION SHALL BE CLASS "A"(4000 psi) CONCRETE, TWELVE (12) INCHES THICK AND SHALL EXTEND SIX (6) INCHES BEYOND THE OUTSIDE FACE THE STRUCTURE.

A-4 IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH AND CONSTRUCT THE PROPER SIZE STRUCTURE INCLUDING THE NECESSARY OPENINGS TO ACCOMMODATE THE WORK AS SHOWN ON THE PLANS OR ORDERED BY THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.

A-5 ALL NECESSARY PATCHING FOR DRAIN STRUCTURES SHALL BE ACCOMPLISHED WITH NON-SHRINKING CEMENT MORTAR GROUT, APPROVED EQUAL TO SIKA-SET AS MANUFACTURED BY THE SIKA CHEMICAL CORP.

A-6 FOUNDATIONS FOR PRECAST CONCRETE STRUCTURES SHALL BE SET ON A COMPACTED LAYER OF APPROVED CRUSHED STONE HAVING A MINIMUM COMPACTED THICKNESS OF EIGHT (8) INCHES.

A-7 ALL PIPES SHALL BE CUT FLUSH WITH THE INSIDE WALL OF THE STRUCTURE.

A-8 PROVIDE REINFORCED CONCRETE TOP SLAB FOR OVERSIZED DRAIN INLETS WITH PROPER SIZE OPENING TO ACCOMMODATE INSTALLATION OF FRAME & GRATE.

A-9 FOR MASONRY STRUCTURES GREATER THAN TEN (10) FEET IN DEPTH, THICKNESS OF MASONRY WALLS SHALL BE INCREASED TO TWELVE (12) INCHES.

A-10 FOR ALL STRUCTURES GREATER THAN 10 FEET IN DEPTH, STRUCTURES SHALL PROVIDE MINIMUM INSIDE DIMENSIONS OF 4 FEET X 4 FEET.

NOTES PERTAINING TO MANHOLES

B-1 PRECAST CONCRETE MANHOLES SHALL COMPLY WITH ASTM STANDARD C-478. MANHOLE JOINTS SHALL COMPLY WITH ASTM STANDARD C-443.

B-2 FOR PRECAST CONCRETE MANHOLES FIVE (5) FEET OR LESS IN HEIGHT, TOP CONE SECTION SHALL BE REPLACED WITH PRECAST REINFORCED CONCRETE SLAB (6" MIN. THICKNESS) WITH OPENING OF SUFFICIENT SIZE TO ACCOMMODATE MANHOLE CASTING.

B-3 FOR MANHOLES 10 FEET OR MORE IN DEPTH, MANHOLE DIAMETER SHALL BE FIVE (5) FEET.

B-4 TERMINAL MANHOLE FLOORS SHALL BE SLOPED TOWARD OUTFALL PIPE.

B-5 INVERT CHANNELS FOR PRECAST CONCRETE MANHOLES SHALL BE CONSTRUCTED OF CONCRETE.

B-6 NOTES A-1, A-2, A-4, A-5, A-6 & A-7 UNDER "NOTES PERTAINING TO DRAIN INLETS" ABOVE SHALL APPLY TO MANHOLES.

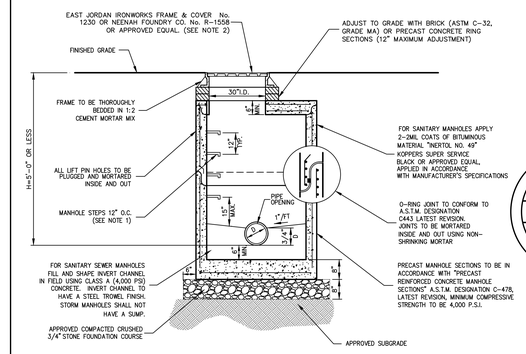
NOTES PERTAINING TO PRECAST CONCRETE STRUCTURES FOR STORM DRAINS, SANITARY SEWERS AND WATER LINES

C-1 ALL PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD.

C-2 STEPS SHALL BE LOCATED WITHIN STRUCTURE TO AVOID PLACEMENT OVER PIPES WHEN PRACTICABLE.

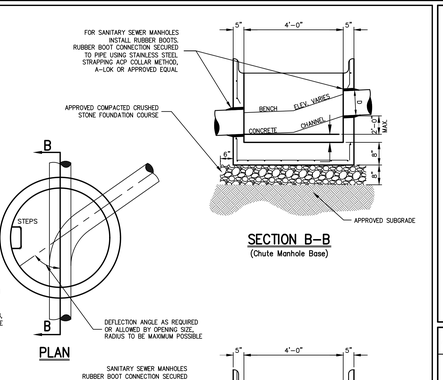
UTILITY NOTES

17

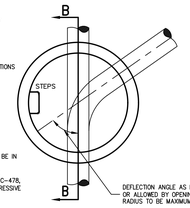


NOTES:

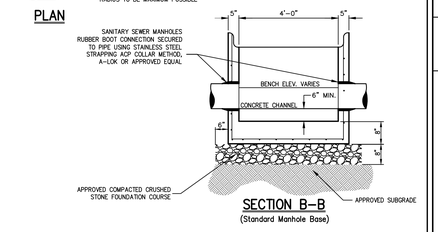
1. MANHOLE STEPS SHALL BE CAST IRON NEENAH No. R-1981-0 OR CAMPBELL FOUNDRY No. 2588-1 OR POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.
2. UNLESS OTHERWISE SPECIFIED, SANITARY SEWER MANHOLES SHALL HAVE LETTERS "SEWER" AND STORM DRAIN MANHOLES SHALL HAVE LETTERS "DRAIN" CAST ON COVER. THE COVERS SHALL HAVE VENT HOLES.
3. MANHOLES SHALL MEET OR EXCEED A.S.T.M. AND O.S.H.A. REQUIREMENTS.
4. SEE "NOTES PERTAINING TO MANHOLES" UNDER "UTILITY NOTES" ON DRAWING C-901



SECTION B-B
(Chute Manhole Base)



PLAN



SECTION B-B
(Standard Manhole Base)

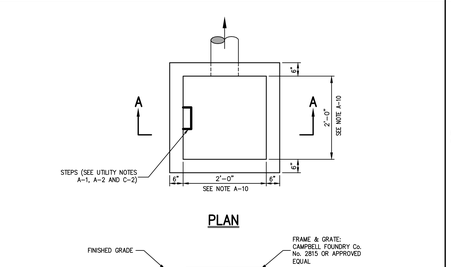
MANHOLE (TYPE A)
(H < 5'-0")

18

NOTES:

1. MANHOLE STEPS SHALL BE CAST IRON NEENAH No. R-1981-0 OR CAMPBELL FOUNDRY No. 2588-1 OR POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.
2. UNLESS OTHERWISE SPECIFIED, SANITARY SEWER MANHOLES SHALL HAVE LETTERS "SEWER" AND STORM DRAIN MANHOLES SHALL HAVE LETTERS "DRAIN" CAST ON COVER. THE COVERS SHALL HAVE VENT HOLES.
3. MANHOLES WITH DEPTH (h) 10' OR GREATER SHALL BE FIVE (5) FEET IN DIAMETER.
4. MANHOLES SHALL MEET OR EXCEED A.S.T.M. AND O.S.H.A. REQUIREMENTS.
5. SEE "NOTES PERTAINING TO MANHOLES" UNDER "UTILITY NOTES" ON DRAWING C-901

SECTION B-B
(Chute Manhole Base)



PLAN

MANHOLE (TYPE B)
(H > 5'-0"≤10'-0")

19

PLAN

SECTION A-A

NOTE

1. LOCATIONS OF FINGER UNDERDRAINS MAY VARY FROM THAT AS SHOWN DEPENDING UPON NUMBER AND SIZE OF STORM DRAIN LINES ENTERING AND EXITING THE STRUCTURE.
2. SEE NOTES PERTAINING TO DRAIN INLETS UNDER UTILITY NOTES ON DRAWING C-901

DRAIN INLET (TYPE CI)
(with sump-with finger underdrains)

20

PLAN

SECTION A-A

NOTE:

1. SEE NOTES PERTAINING TO DRAIN INLETS UNDER UTILITY NOTES ON DRAWING C-901

DRAIN INLET (TYPE CI)
(with sump-w/o finger underdrains)

21

PLAN

SECTION A-A

NOTE

1. REINFORCE PRECAST CONCRETE TOP SLAB AND REINFORCE PRECAST CONCRETE STRUCTURE SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD.
2. LOCATIONS OF FINGER UNDERDRAINS MAY VARY FROM THAT AS SHOWN DEPENDING UPON NUMBER AND SIZE OF STORM DRAIN LINES ENTERING AND EXITING THE STRUCTURE.
3. SEE NOTES PERTAINING TO DRAIN INLETS UNDER UTILITY NOTES ON DRAWING C-901

DRAIN INLET (TYPE DI)
(with sump-with finger underdrains)

22

PLAN

SECTION A-A

NOTE

1. REINFORCE PRECAST CONCRETE TOP SLAB AND REINFORCE PRECAST CONCRETE STRUCTURE SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD.
2. SEE NOTES PERTAINING TO DRAIN INLETS UNDER UTILITY NOTES ON DRAWING C-901

DRAIN INLET (TYPE DI)
(with sump-w/o finger underdrains)

23

PLAN

SECTION A-A

NOTE

1. SEE NOTES PERTAINING TO DRAIN INLETS UNDER UTILITY NOTES ON DRAWING C-901

LAWN INLET (TYPE LI)
(with sump)

24

PLAN

SCHEDULE OF INVERTS AND ELEVATIONS

OUTLET CONTROL STRUCTURE	A		B		C
	SIZE	INVERT	SIZE	INVERT	4' WEIR ELEVATION
OCS-A-4 (1B)	18" HDPE	203.25	18" HDPE	203.25	206.40

NOTES:

1. MANHOLE STEPS SHALL BE CAST IRON NEENAH No. R-1981-0 OR CAMPBELL FOUNDRY No. 2588-1 OR POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.
2. UNLESS OTHERWISE SPECIFIED, STORM DRAIN MANHOLES SHALL HAVE LETTERS "DRAIN" CAST ON COVER, THE COVERS SHALL HAVE VENT HOLES.
3. MANHOLES SHALL MEET OR EXCEED A.S.T.M. AND O.S.H.A. REQUIREMENTS.
4. SEE "NOTES PERTAINING TO MANHOLES" UNDER "UTILITY NOTES" ON THIS DRAWING
5. O-RING JOINTS TO CONFORM TO A.S.T.M. DESIGNATION C443 LATEST REVISION. JOINTS TO BE MORTARED INSIDE AND OUT USING NON-SHRINKING MORTAR
6. PRECAST MANHOLE SECTIONS TO BE IN ACCORDANCE WITH "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS" A.S.T.M. DESIGNATION C-478, LATEST REVISION, MINIMUM COMPRESSIVE STRENGTH TO BE 4000 P.S.I.

OUTLET CONTROL STRUCTURE (1B)

25

STRUCTURE CHART

BASIN	STRUCTURE	GRATE (A)	WEIR (B)		OUTFLOW (C)	
No.	No.	ELEV.	SIZE	ELEV.	DIAMETER	ELEV.
1C	OCS-A-3-1	214.00	48"	212.45	15"	210.75
1D	OCS-D-2	220.00	18"	215.80	18"	214.00
1E	OCS-F-2-2	244.00	30"	239.90	24"	238.00

PLAN VIEW

FRONT ELEVATION

SECTION B-B

NOTES:

1. PRECAST CONCRETE STRUCTURE SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD

OUTLET CONTROL STRUCTURE

26

No.	Revision	Date	By
1.	PLANNING BOARD SUBMISSION	03/19/2021	BMS
2.	PLANNING BOARD SUBMISSION	06/22/2021	BMS

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CONSTRUCTION DETAILS

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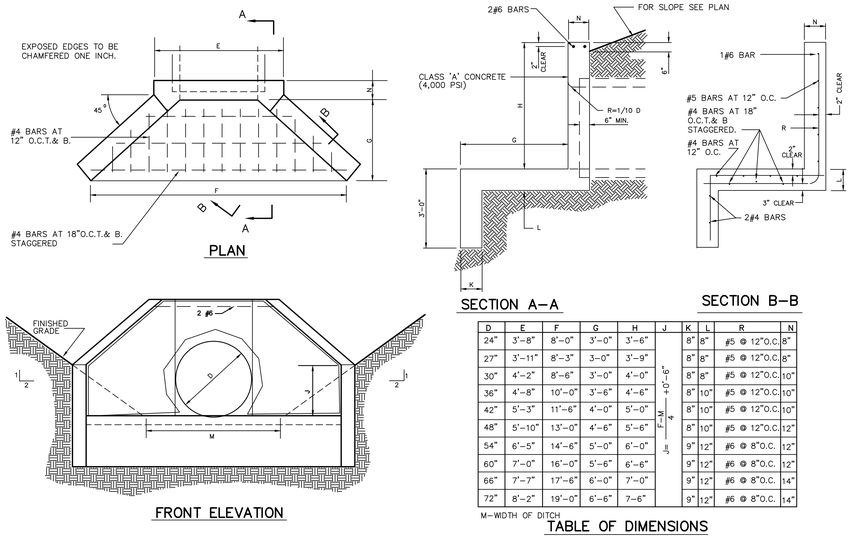
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Drawn: BMS Approved: JS
Scale: NOT TO SCALE
Date: 03/19/2021
Project No.: 17088
17088-DETAILS C-901 -
Drawing No: C-901

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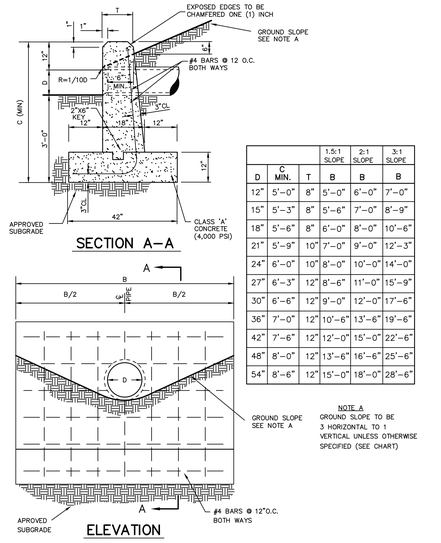


D	E	F	G	H	J	K	L	R	N
24"	3'-8"	8'-0"	3'-0"	3'-6"	J= F-M/4 +0'-6"	8"	8"	#5 @ 12"O.C.	8"
27"	3'-11"	8'-3"	3'-0"	3'-9"		8"	8"	#5 @ 12"O.C.	8"
30"	4'-2"	8'-6"	3'-0"	4'-0"		8"	8"	#5 @ 12"O.C.	10"
36"	4'-8"	10'-0"	3'-6"	4'-6"		8"	10"	#5 @ 12"O.C.	10"
42"	5'-3"	11'-6"	4'-0"	5'-0"		8"	10"	#5 @ 12"O.C.	10"
48"	5'-10"	13'-0"	4'-6"	5'-6"		8"	10"	#5 @ 12"O.C.	12"
54"	6'-5"	14'-6"	5'-0"	6'-0"		9"	12"	#6 @ 8"O.C.	12"
60"	7'-0"	16'-0"	5'-6"	6'-6"		9"	12"	#6 @ 8"O.C.	12"
66"	7'-7"	17'-6"	6'-0"	7'-0"		9"	12"	#6 @ 8"O.C.	14"
72"	8'-2"	19'-0"	6'-6"	7-6"		9"	12"	#6 @ 8"O.C.	14"

M-WIDTH OF DITCH

TABLE OF DIMENSIONS

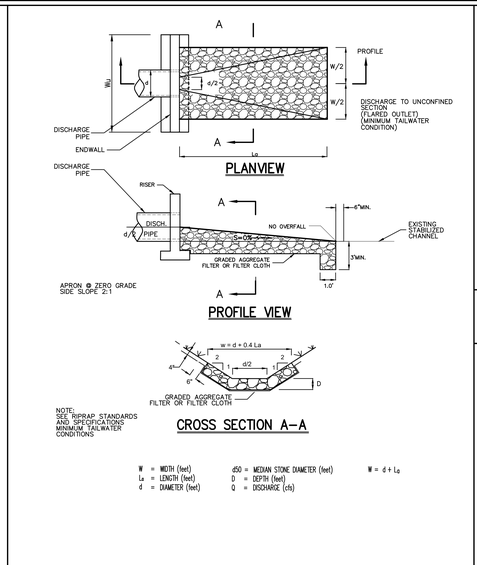
CONCRETE HEADWALL (TYPE A) 27



D	C MIN.	T	1.5:1 SLOPE B	2:1 SLOPE B	3:1 SLOPE B
12"	5'-0"	8"	5'-0"	6'-0"	7'-0"
15"	5'-3"	8"	5'-6"	7'-0"	8'-9"
18"	5'-6"	8"	6'-0"	8'-0"	10'-6"
21"	5'-9"	10"	7'-0"	9'-0"	12'-3"
24"	6'-0"	10"	8'-0"	10'-0"	14'-0"
27"	6'-3"	12"	8'-6"	11'-0"	15'-9"
30"	6'-6"	12"	9'-0"	12'-0"	17'-6"
36"	7'-0"	12"	10'-6"	13'-6"	19'-6"
42"	7'-6"	12"	12'-0"	15'-0"	22'-6"
48"	8'-0"	12"	13'-6"	16'-6"	25'-6"
54"	8'-6"	12"	15'-0"	18'-0"	28'-6"

NOTE A
GROUND SLOPE TO BE 3 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE SPECIFIED (SEE CHART)

STRAIGHT CONCRETE HEADWALL 28



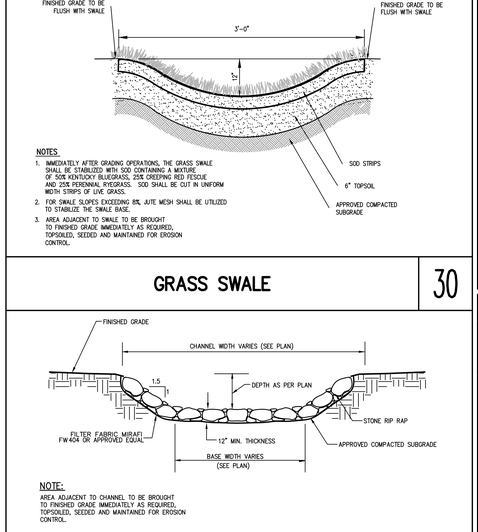
NOTE:
SEE RIPRAP STANDARDS AND SPECIFICATIONS MINIMUM TAILWATER CONDITIONS

W = WIDTH (feet)
La = LENGTH (feet)
d = DIAMETER (feet)

d50 = MEDIAN STONE DIAMETER (feet)
D = DEPTH (feet)
Q = DISCHARGE (cfs)

W = d + La

RIP-RAP APRON 29

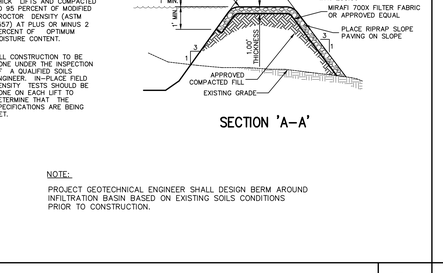


NOTES:
1. IMMEDIATELY AFTER GRADING OPERATIONS, THE GRASS SWALE SHALL BE STABILIZED WITH SOD CONTAINING A MIXTURE OF SOD KENTUCKY BLUEGRASS, 25% CREEPING RED FESCUE AND 25% PERENNIAL RYEGRASS. SOD SHALL BE CUT IN UNIFORM WIDTH STRIPS OF LIKE GRASS.
2. FOR SWALE SLOPES EXCEEDING 8%, JUTE MESH SHALL BE UTILIZED TO STABILIZE THE SWALE BASE.
3. AREA ADJACENT TO SWALE TO BE BROUGHT TO FINISHED GRADE IMMEDIATELY AS REQUIRED, TOPSOILED, SEEDED AND MAINTAINED FOR EROSION CONTROL.

GRASS SWALE 30

NOTE:
AREA ADJACENT TO CHANNEL TO BE BROUGHT TO FINISHED GRADE IMMEDIATELY AS REQUIRED, TOPSOILED, SEEDED AND MAINTAINED FOR EROSION CONTROL.

STONE RIP RAP CHANNEL 31



SPECIFICATION FOR BERM CONSTRUCTION

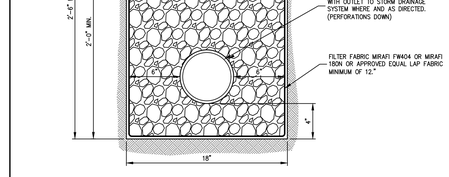
A. SURFACE OF AREA TO RECEIVE FILL SHOULD BE STRIPPED OF SURFACE TOPSOIL, BRUSH, ETC., PRIOR TO ANY FILL PLACEMENT.

B. EMBANKMENT FILL TO BE SPREAD IN MAXIMUM 12-INCH THICK LIFTS AND COMPACTED TO 95 PERCENT OF MODIFIED PROCTOR DENSITY (ASTM 1557) AT PLUS OR MINUS 2 PERCENT OF OPTIMUM MOISTURE CONTENT.

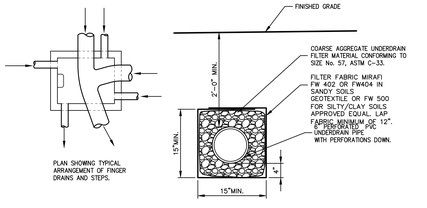
C. FILL CONSTRUCTION TO BE DONE UNDER THE INSPECTION OF A QUALIFIED SOILS ENGINEER. IN-PLACE FIELD DENSITY TESTS SHOULD BE DONE ON EACH LIFT TO DETERMINE THAT THE SPECIFICATIONS ARE BEING MET.

NOTE:
PROJECT GEOTECHNICAL ENGINEER SHALL DESIGN BERM AROUND INFILTRATION BASIN BASED ON EXISTING SOILS CONDITIONS PRIOR TO CONSTRUCTION.

RIP-RAP EMERGENCY SPILLWAY 32

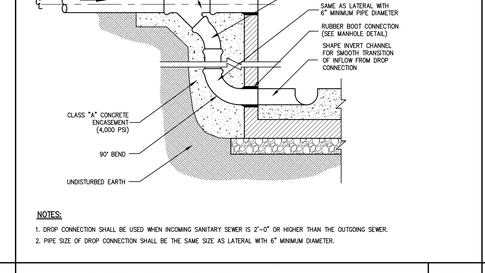


PIPE UNDERDRAIN (EXPOSED GRAVEL) 33



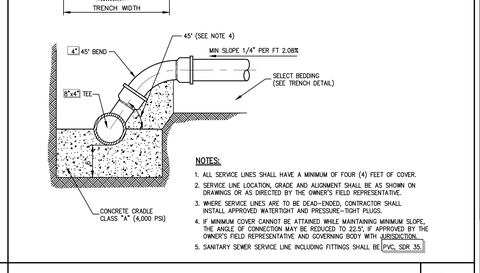
NOTE:
1. LOCATIONS OF FINGER DRAINS MAY VARY FROM THAT AS SHOWN DEPENDING UPON NUMBER AND SIZE OF STORM DRAIN LINES ENTERING AND EXITING THE STRUCTURE.

FINGER UNDERDRAIN 34



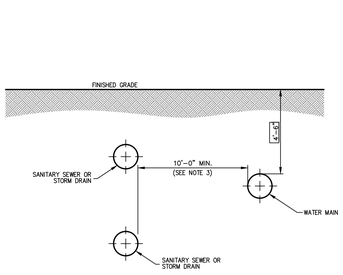
NOTES:
1. DROP CONNECTION SHALL BE USED WHEN INCOMING SANITARY SEWER IS 2'-0" OR HIGHER THAN THE OUTGOING SEWER.
2. PIPE SIZE OF DROP CONNECTION SHALL BE THE SAME SIZE AS LATERAL WITH 6" MINIMUM DIAMETER.

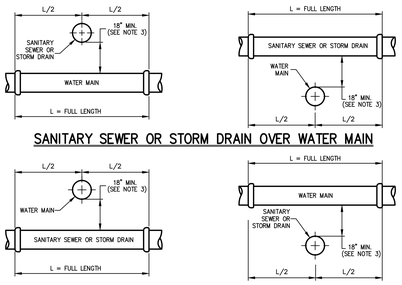
DROP CONNECTION AT MANHOLE (SANITARY SEWER) 35



NOTES:
1. ALL SERVICE LINES SHALL HAVE A MINIMUM OF FOUR (4) FEET OF COVER.
2. SERVICE LINE LOCATION, GRADE AND ALIGNMENT SHALL BE AS SHOWN ON DRAWINGS OR AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
3. WHERE SERVICE LINES ARE TO BE DEAD-ENDED, CONTRACTOR SHALL INSTALL APPROVED WATERTIGHT AND PRESSURE-TIGHT PLUGS.
4. IF MINIMUM COVER CANNOT BE ATTAINED WHILE MAINTAINING MINIMUM SLOPE, THE ANGLE OF CONNECTION MAY BE REDUCED TO 22.5°, IF APPROVED BY THE OWNER'S FIELD REPRESENTATIVE AND GOVERNING BODY WITH JURISDICTION.
5. SANITARY SEWER SERVICE LINE INCLUDING FITTINGS SHALL BE PVC, SDR 35.

SANITARY SEWER SERVICE CONNECTION 36

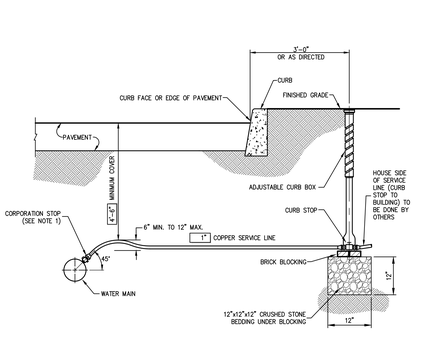




NOTES:

1. NORMAL CONDITIONS:
   A. WHENEVER A WATER MAIN MUST CROSS OVER OR UNDER A SANITARY SEWER OR STORM DRAIN, THE PIPES SHALL BE LAID TO PROVIDE A VERTICAL SEPARATION BETWEEN THEM OF AT LEAST 18 INCHES, AS MEASURED FROM THE BOTTOM OF THE HIGHER PIPE TO THE CROWN OF THE LOWER PIPE.
   B. FULL LENGTH OF WATER PIPE MUST BE CENTERED AT THE POINT OF CROSSING; NO JOINTS WILL BE PERMITTED AT THE POINT OF CROSSING.
2. WATER MAIN CROSSING UNDER SANITARY SEWERS:
   A. VERTICAL SEPARATION OF 18 INCHES MUST BE PROVIDED.
   B. ADEQUATE STRUCTURAL SUPPORT MUST BE PROVIDED FOR THE SANITARY SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING.
   C. FULL LENGTH OF WATER PIPE MUST BE CENTERED AT THE POINT OF CROSSING; NO JOINTS WILL BE PERMITTED AT THE POINT OF CROSSING.
3. IF DURING CONSTRUCTION IT IS FOUND THAT THE REQUIRED SEPARATION OF WATER MAINS, SANITARY SEWERS, STORM SEWERS AND BUILDING SANITARY SEWERS CANNOT BE MET, THE CONTRACTOR OR HIS AUTHORIZED REPRESENTATIVE SHALL IN WRITING ADVISE JOHN MEYER CONSULTING OF THE SPECIFIC CONDITIONS ENCOUNTERED, APPROVAL OF ALTERNATIVE SEPARATION CRITERIA SHALL BE OBTAINED FROM THE _____ PRIOR TO INSTALLATION.

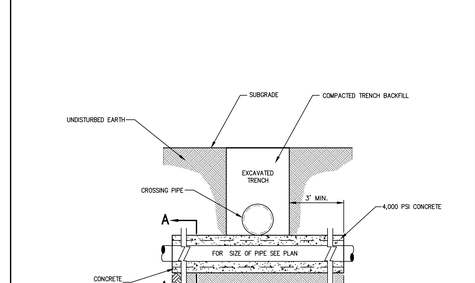
SEPARATION OF WATER AND SANITARY SEWER/STORM DRAIN LINES 37

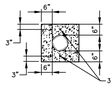


SIZE	SERVICE LINE(MATERIALS)	CORPORATION STOP	CURB STOP	CURB BOX	ENLARGED BASE
3/4"	COPPER, TYPE K	H-15008 N	H-15214 N	H-10308	Not Applicable
1"	COPPER, TYPE K	H-15008 N	H-15214 N	H-10308	Not Applicable
1-1/2"	COPPER, TYPE K	H-15013 N	H-15214 N	H-10310	Not Applicable
2"	COPPER, TYPE K	H-15013 N	H-15214 N	H-10310	H-10349

NOTES:
1. INSTALLATION OF 1-1/2" AND 2" CORPORATION STOPS SHALL BE MADE IN THE UPPER PIPE QUADRANT, BUT MAY BE MADE AT ANGLES LESS THAN 45° IF APPROVED BY THE OWNER'S FIELD REPRESENTATIVE.
2. SERVICE LINE SHALL HAVE NO JOINTS BETWEEN THE WATER MAIN AND CURB STOP.
3. CORPORATION STOP, CURB STOP, CURB BOX AND ENLARGED BASE FOR CURB BOX SHALL BE MUELLER COMPANY OR APPROVED EQUAL. CATALOG NUMBERS SHOWN REFER TO MUELLER COMPANY.
4. ALL SERVICE BRASS SHALL COMPLY WITH AWWA C-800. COMPONENTS IN CONTACT WITH POTABLE WATER SHALL ALSO COMPLY WITH LATEST REQUIREMENTS OF THE FEDERAL SAFE DRINKING WATER ACT.

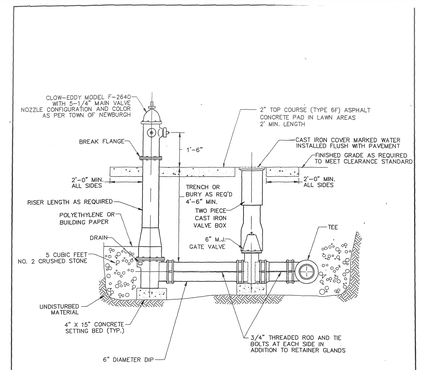
WATER SERVICE CONNECTION (2" OR LESS) 38





NOTE:
1. FULL LENGTH OF PIPE TO BE USED AT CROSSING. PIPE TO BE CENTERED ON CENTERLINE OF CROSSING PIPE. NO JOINTS SHALL BE LOCATED WITHIN THE AREA OF CONCRETE ENCASEMENT.

CONCRETE ENCASEMENT 39



NOTES:
1. PROPOSED LOCATIONS OF HYDRANTS TO BE FIELD LOCATED (STAKED) AND APPROVED BY WATER SUPERINTENDENT PRIOR TO INSTALLATION.
2. HYDRANT TO BE INSTALLED WITHIN RIGHT-OF-WAY.
3. HYDRANT WITH PROPER RISER LENGTH (DEPTH OF BURY) SHALL BE INSTALLED AS REQUIRED TO MEET THE 2" MIN. TO 4" MAX. CLEARANCE BETWEEN THE CENTER OF THE BREAK FLANGES AND THE ASPHALT CONCRETE PAD.

TOWN OF NEWBURGH, NEW YORK
CONSOLIDATED WATER DISTRICT
STANDARD WATER DISTRIBUTION DETAILS

HYDRANT AND VALVE ASSEMBLY INSTALLATION

DATE: NOVEMBER 2001 | BY: CLD | NO SCALE

HYDRANT AND VALVE ASSEMBLY INSTALLATION 40

APPLICANT:
FARRELL COMMUNITIES AT OVERLOOK PONDS LLC
P.O. BOX 14
BRIDGEHAMPTON, NY 11932

ARCHITECT:
PETER F. GATO & ASSOCIATES
100 MILLER AVENUE
WHITE PLAINS, NY 10605

No.	Revision	Date	By
1.	PLANNING BOARD SUBMISSION	03/19/2021	BMS
2.	PLANNING BOARD SUBMISSION	06/22/2021	BMS

Previous Editions Obsolete

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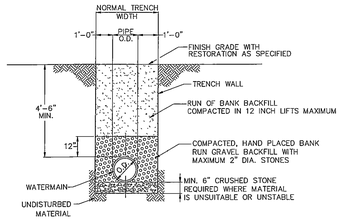
CONSTRUCTION DETAILS

OVERLOOK FARMS, A FARRELL COMMUNITY
547 ROUTE 9W
TOWN OF NEWBURGH, NEW YORK

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Scale: NOT TO SCALE	
Date: 03/19/2021	
Project No. 17088	
17088-DETAILS	C-902
Drawing No: C-902	

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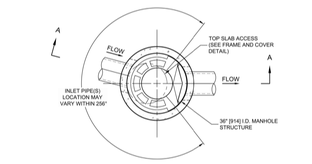
NOTE: MAXIMUM DEPTH OF COVER NOT TO EXCED 6' WITHOUT APPROVAL OF TOWN WATER SUPERINTENDENT.

TOWN OF NEWBURGH, NEW YORK
CONSOLIDATED WATER DISTRICT
STANDARD WATER DISTRIBUTION DETAILS

WATERMAIN TRENCH EXCAVATION AND BACKFILL (OUTSIDE OF PAVEMENT)

DATE: NOVEMBER 2001 | BY: CLD | NO SCALE

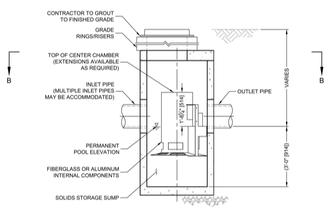
WATERMAIN TRENCH EXCAVATION AND BACKFILL 41



PLAN VIEW B-B
NOT TO SCALE



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE



ELEVATION A-A
NOT TO SCALE

CASCADE separator™

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 | 513-645-7000 | 513-645-7993 FAX

CS-3
CASCADE SEPARATOR
STANDARD DETAIL

CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS-3 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

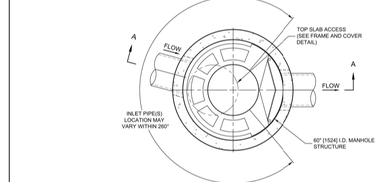
CONFIGURATION DESCRIPTION
- GRATED INLET ONLY (NO INLET PIPE)
- GRATED INLET WITH INLET PIPE OR PIPES
- CURB INLET ONLY (NO INLET PIPE)
- CURB INLET WITH INLET PIPE OR PIPES

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			

NOTES / SPECIAL REQUIREMENTS:

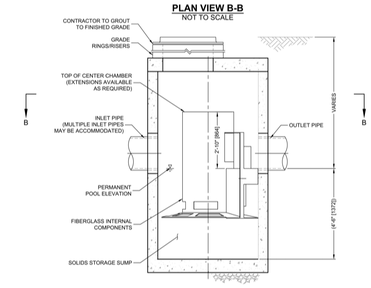
WATER QUALITY STRUCTURE CS-3 42



PLAN VIEW B-B
NOT TO SCALE



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE



ELEVATION A-A
NOT TO SCALE

CASCADE separator™

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 | 513-645-7000 | 513-645-7993 FAX

CS-5
CASCADE SEPARATOR
STANDARD DETAIL

CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS-5 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
- GRATED INLET ONLY (NO INLET PIPE)
- GRATED INLET WITH INLET PIPE OR PIPES
- CURB INLET ONLY (NO INLET PIPE)
- CURB INLET WITH INLET PIPE OR PIPES

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			

NOTES / SPECIAL REQUIREMENTS:

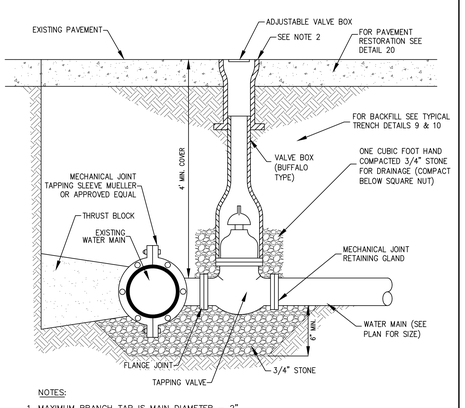
WATER QUALITY STRUCTURE CS-5 43

No.	Revision	Date	By
1.	PLANNING BOARD SUBMISSION	03/19/2021	BMS
2.	PLANNING BOARD SUBMISSION	06/22/2021	BMS

Previous Editions Obsolete

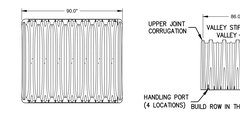
APPLICANT: FARRELL COMMUNITIES AT OVERLOOK PONDS LLC
P.O. BOX 14
BRIDGEHAMPTON, NY 11932

ARCHITECT: PETER F. GAITO & ASSOCIATES
100 MILLER AVENUE
WHITE PLAINS, NY 10605



NOTES:
1. MAXIMUM BRANCH TAP IS MAIN DIAMETER – 2".
2. PROVIDE TWO LAYERS OF 15# ASPHALT FELT ROOFING PAPER BETWEEN VALVE BOX AND CONCRETE COLLAR TO PREVENT CONCRETE FROM ADHERING TO RISER.

WET TAP MAIN CONNECTION 44

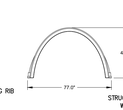


NOMINAL MC-3500 CHAMBER SPECIFICATIONS

SIZE (L x W x H)	90" x 77" x 45"
CHAMBER STORAGE	109.9 ft³
MINIMUM INSTALLED STORAGE	178.9 ft³
WEIGHT	134 lbs.

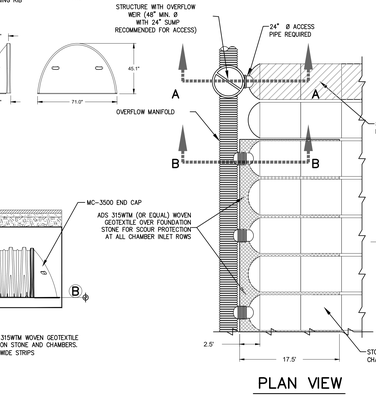
NOMINAL MC-3500 END CAP SPECIFICATIONS

SIZE (L x W x H)	26.5" x 71" x 45.1"
ENDCAP STORAGE	15.6 ft³
MINIMUM INSTALLED STORAGE	46.9 ft³
WEIGHT	43 lbs.

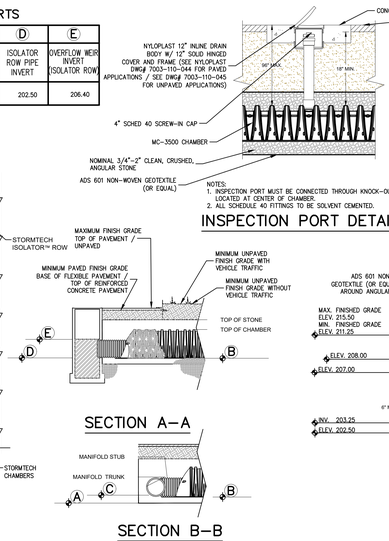


SCHEDULE OF INVERTS

DESIGNATION	A BOTTOM OF STONE	B CHAMBER BOTTOM	C MANIFOLD & STUB INVERT	D ISOLATOR ROW PIPE INVERT	E OVERFLOW WEIR INVERT (ISOLATOR ROW)
UI-18	202.50	203.25	202.50	202.50	206.40

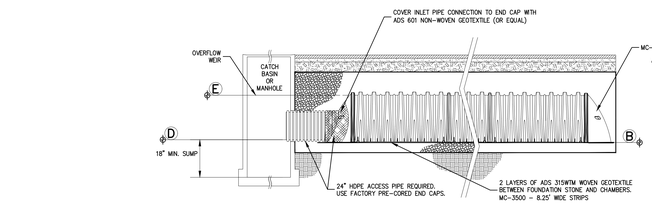


PLAN VIEW

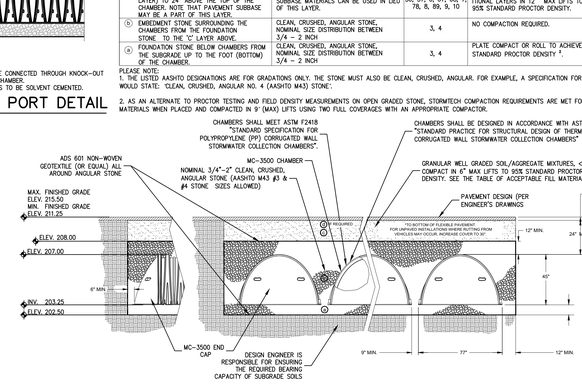


SECTION A–A

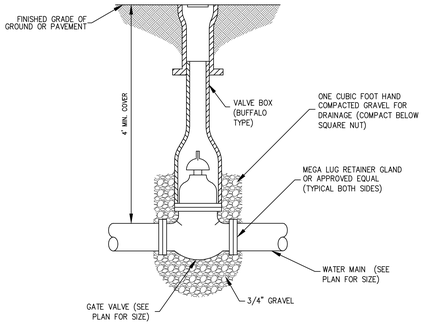
SECTION B–B



SECTION AT ISOLATOR ROW



STORMTECH CHAMBERS MC-3500 45

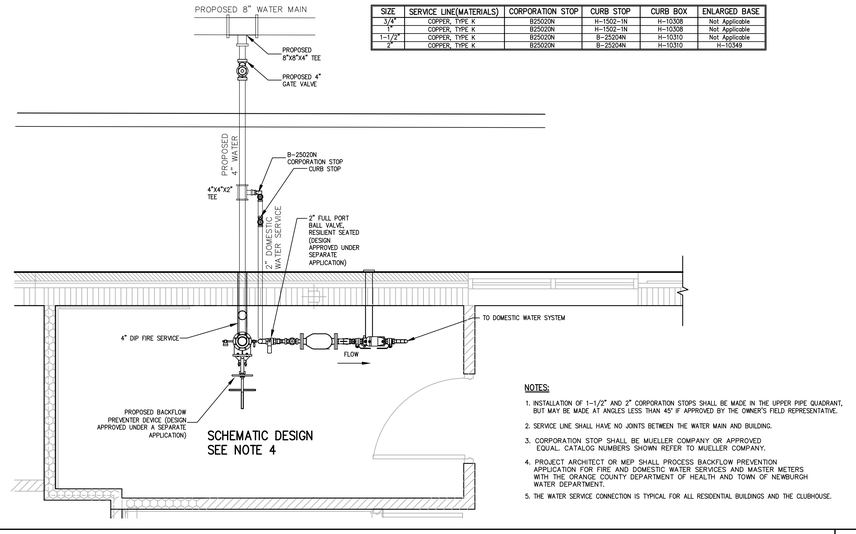


NOTES:
1. GATE VALVES SHALL CONFORM TO AWWA SPECIFICATION C–509–01. GATE VALVES SHALL BE SERIES 2360 AS MANUFACTURED BY MUELLER CO.
2. ALL VALVES SHALL OPEN TO THE LEFT (COUNTERCLOCKWISE).

GATE VALVE 46

SERVICE LINE REQUIREMENTS

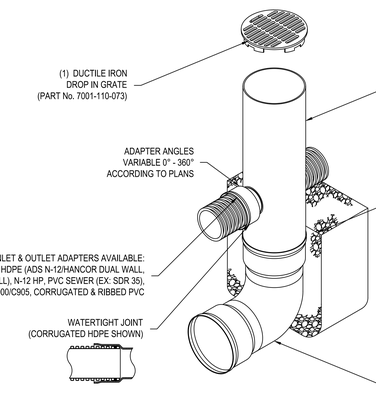
SIZE	SERVICE LINE(MATERIALS)	CORPORATION STOP	CURB STOP	CURB BOX	ENLARGED BASE
3/4"	COPPER, TYPE K	B25020N	H–1502–1N	H–10308	Not Applicable
1"	COPPER, TYPE K	B25020N	H–1502–1N	H–10308	Not Applicable
1–1/2"	COPPER, TYPE K	B25020N	B–25204N	H–10310	Not Applicable
2"	COPPER, TYPE K	B25020N	B–25204N	H–10310	H–10349



SCHEMATIC DESIGN
SEE NOTE 4

NOTES:
1. INSTALLATION OF 1–1/2" AND 2" CORPORATION STOPS SHALL BE MADE IN THE UPPER PIPE QUADRANT, BUT MAY BE MADE AT ANGLES LESS THAN 45° IF APPROVED BY THE OWNER'S FIELD REPRESENTATIVE.
2. SERVICE LINE SHALL HAVE NO JOINTS BETWEEN THE WATER MAIN AND BUILDING.
3. CORPORATION STOP SHALL BE MUELLER COMPANY OR APPROVED EQUAL. CATALOG NUMBERS SHOWN REFER TO MUELLER COMPANY.
4. PROJECT ARCHITECT OR MEP SHALL PROCESS BACKFLOW PREVENTION APPLICATION FOR FIRE AND DOMESTIC WATER SERVICES AND MASTER METERS WITH THE ORANGE COUNTY DEPARTMENT OF HEALTH AND TOWN OF NEWBURGH WATER DEPARTMENT.
5. THE WATER SERVICE CONNECTION IS TYPICAL FOR ALL RESIDENTIAL BUILDINGS AND THE CLUBHOUSE.

WATER SERVICE CONNECTION 47



1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065

NYLOPLAST 15" DRAIN BASIN 48

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DRAWN BY	EBC	MATERIAL	
DATE	03-30-06		
REVISED BY	CCA	PROJECT NO./NAME	
DATE	08-27-13		
DWG SIZE	A	SCALE N.T.S. SHEET 1 OF 1	

Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
15 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-190 REV D

JMC Planning, Engineering, Landscape Architecture & Land Surveying PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcplic.com

CONSTRUCTION DETAILS

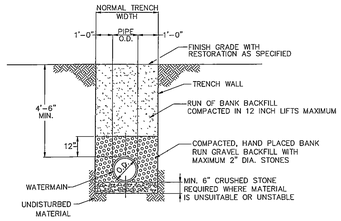
OVERLOOK FARMS A FARRELL COMMUNITY
NYS ROUTE 9W
TOWN OF NEWBURGH, NEW YORK

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Drawn:	BMS
Approved:	JS
Scale:	NOT TO SCALE
Date:	03/19/2021
Project No.:	17088
17088-DETAILS	C-903
Drawing No:	C-903

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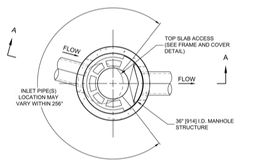
NOT FOR CONSTRUCTION



NOTE: MAXIMUM DEPTH OF COVER NOT TO EXCEED 6' WITHOUT APPROVAL OF TOWN WATER SUPERINTENDENT.

TOWN OF NEWBURGH, NEW YORK CONSOLIDATED WATER DISTRICT STANDARD WATER DISTRIBUTION DETAILS		
WATERMAIN TRENCH EXCAVATION AND BACKFILL (OUTSIDE OF PAVEMENT)		
DATE: NOVEMBER 2001	BY: CLD	NO SCALE

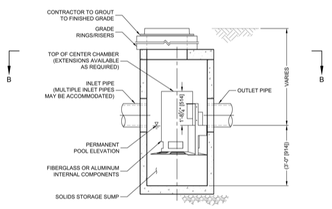
WATERMAIN TRENCH EXCAVATION AND BACKFILL | 41



PLAN VIEW B-B
NOT TO SCALE



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE



ELEVATION A-A
NOT TO SCALE

CASCADE separator™

GENERAL NOTES
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3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
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B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
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E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS-3 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.
CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES

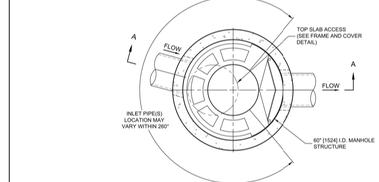
SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
NOTES / SPECIAL REQUIREMENTS:			

CONTECH ENGINEERED SOLUTIONS LLC
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800-338-1122 513-645-7000 513-645-7993 FAX

CS-3
CASCADE SEPARATOR
STANDARD DETAIL

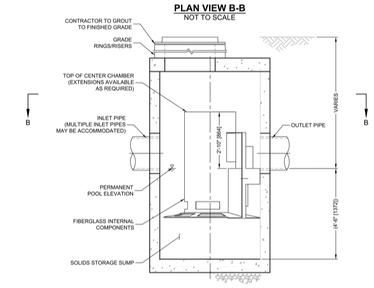
WATER QUALITY STRUCTURE CS-3 | 42



PLAN VIEW B-B
NOT TO SCALE



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE



ELEVATION A-A
NOT TO SCALE

CASCADE separator™

GENERAL NOTES
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GRATED INLET WITH INLET PIPE OR PIPES
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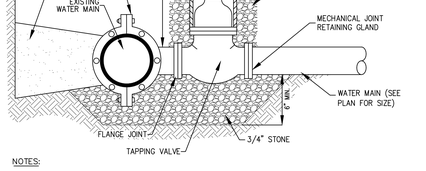
SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
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PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
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NOTES / SPECIAL REQUIREMENTS:			

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CS-5
CASCADE SEPARATOR
STANDARD DETAIL

WATER QUALITY STRUCTURE CS-5 | 43

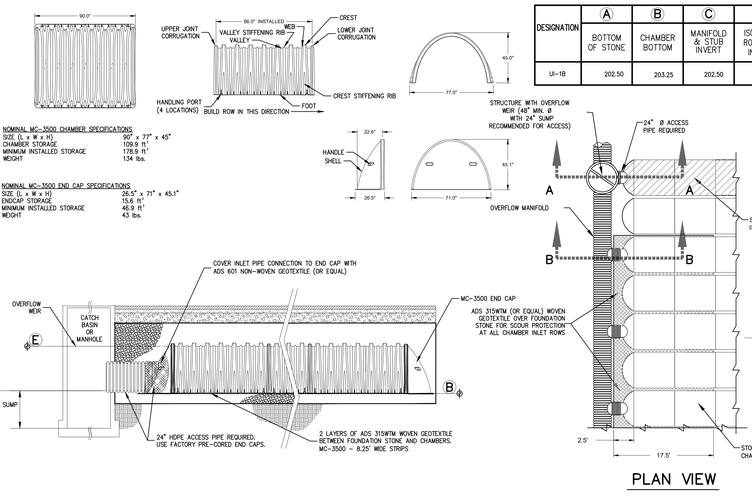


NOTES:
1. MAXIMUM BRANCH TAP IS MAIN DIAMETER – 2".
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WET TAP MAIN CONNECTION | 44

SCHEDULE OF INVERTS

DESIGNATION	A BOTTOM OF STONE	B CHAMBER BOTTOM	C MANIFOLD & STUB INVERT	D ISOLATOR ROW PIPE INVERT	E OVERFLOW WEIR INVERT (ISOLATOR ROW)
UI-18	202.50	203.25	202.50	202.50	206.40



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CHAMBER STORAGE 109.9 ft³
MINIMUM INSTALLED STORAGE 178.9 ft³
WEIGHT 134 lbs.

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SIZE (L x W x H) 26.5" x 71" x 45.1"
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MINIMUM INSTALLED STORAGE 46.9 ft³
WEIGHT 43 lbs.

SECTION AT ISOLATOR ROW

NYLOPLAST 12" INLINE DRAIN BODY W/ 12" SOLID HINGED COVER AND FRAME (SEE NYLOPLAST DWG# 7003-110-044 FOR PAVED APPLICATIONS / SEE DWG# 7003-110-045 FOR UNPAVED APPLICATIONS)
CONCRETE COLLAR
PAVEMENT
4" SCHED 40 SCREW-IN CAP
MC-3500 CHAMBER
NOMINAL 3/4"-2" CLEAN, CRUSHED, ANGULAR STONE
ADS 601 NON-WOVEN GEOTEXTILE (OR EQUAL)
90° MAX.
18" MIN.

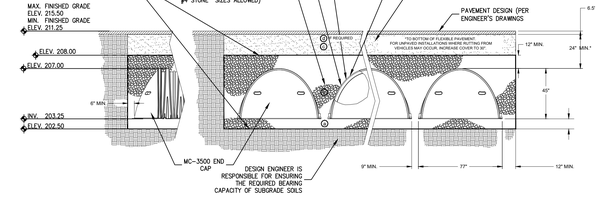
NOTES:
1. INSPECTION PORT MUST BE CONNECTED THROUGH KNOCK-OUT LOCATED AT CENTER OF CHAMBER.
2. ALL SCHEDULE 40 FITTINGS TO BE SOLVENT CEMENTED.

INSPECTION PORT DETAIL

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION[1]	COMPACTION/DENSITY REQUIREMENT
d	FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
c	FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THIS LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, < 35% FINES. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTION AFTER 24" OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" MAX LIFTS TO A MIN. 95% STANDARD PROCTOR DENSITY.
b	EMBEDMENT STONE SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4" – 2 INCH	3, 4	NO COMPACTION REQUIRED.
a	FOUNDATION STONE BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4" – 2 INCH	3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY [2].

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: 'CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE'.
2. AS AN ALTERNATE TO PROCTOR TESTING AND FIELD DENSITY MEASUREMENTS ON OPEN GRADED STONE, STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN (MAX) LIFTS USING TWO FULL COVERAGES WITH AN APPROPRIATE COMPACTOR.



SECTION AT DETENTION AND WATER QUALITY CONTROL

STORMTECH CHAMBERS MC-3500 | 45

NOTES:
1. GATE VALVES SHALL CONFORM TO AWWA SPECIFICATION C-509-01. GATE VALVES SHALL BE SERIES 2360 AS MANUFACTURED BY MUELLER CO.
2. ALL VALVES SHALL OPEN TO THE LEFT (COUNTERCLOCKWISE).

GATE VALVE | 46

SERVICE LINE REQUIREMENTS

SIZE	SERVICE LINE(MATERIALS)	CORPORATION STOP	CURB STOP	CURB BOX	ENLARGED BASE
3/4"	COPPER, TYPE K	B25020N	H-1502-1N	H-10308	Not Applicable
1"	COPPER, TYPE K	B25020N	H-1502-1N	H-10308	Not Applicable
1-1/2"	COPPER, TYPE K	B25020N	B-25204N	H-10310	Not Applicable
2"	COPPER, TYPE K	B25020N	B-25204N	H-10310	H-10349

SCHEMATIC DESIGN
SEE NOTE 4

NOTES:
1. INSTALLATION OF 1-1/2" AND 2" CORPORATION STOPS SHALL BE MADE IN THE UPPER PIPE QUADRANT, BUT MAY BE MADE AT ANGLES LESS THAN 45° IF APPROVED BY THE OWNER'S FIELD REPRESENTATIVE.
2. SERVICE LINE SHALL HAVE NO JOINTS BETWEEN THE WATER MAIN AND BUILDING.
3. CORPORATION STOP SHALL BE MUELLER COMPANY OR APPROVED EQUAL. CATALOG NUMBERS SHOWN REFER TO MUELLER COMPANY.
4. PROJECT ARCHITECT OR MEP SHALL PROCESS BACKFLOW PREVENTION APPLICATION FOR FIRE AND DOMESTIC WATER SERVICES AND MASTER METERS WITH THE ORANGE COUNTY DEPARTMENT OF HEALTH AND TOWN OF NEWBURGH WATER DEPARTMENT.
5. THE WATER SERVICE CONNECTION IS TYPICAL FOR ALL NINE (9) RESIDENTIAL BUILDINGS AND THE CLUBHOUSE.

WATER SERVICE CONNECTION | 47

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065

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DRAWN BY	EBC	MATERIAL	
DATE	03-30-06		
REVISED BY	CCA	PROJECT NO./NAME	
DATE	08-27-13		
DWG SIZE	A	SCALE N.T.S. SHEET 1 OF 1	

Nyloplast
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BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
15 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-190 REV D

NYLOPLAST 15" DRAIN BASIN | 48

No.	Revision	Date	By
1.	PLANNING BOARD SUBMISSION	03/19/2021	BMS
2.	PLANNING BOARD SUBMISSION	06/22/2021	BMS

Previous Editions Obsolete

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CONSTRUCTION DETAILS

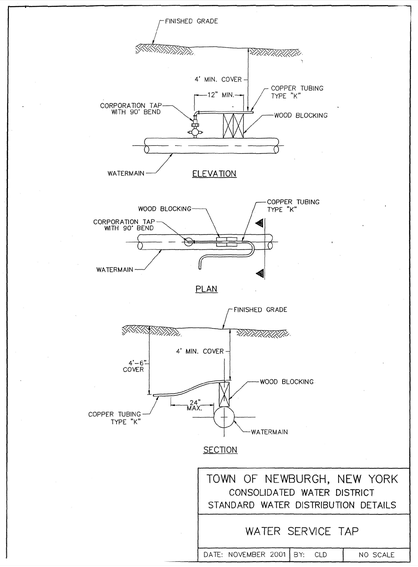
OVERLOOK FARMS A FARRELL COMMUNITY
547 ROUTE 9W
TOWN OF NEWBURGH, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn:	BMS Approved: JS
Scale:	NOT TO SCALE
Date:	03/19/2021
Project No:	17088
17088-DETAILS	C-903 –
Drawing No:	C-903

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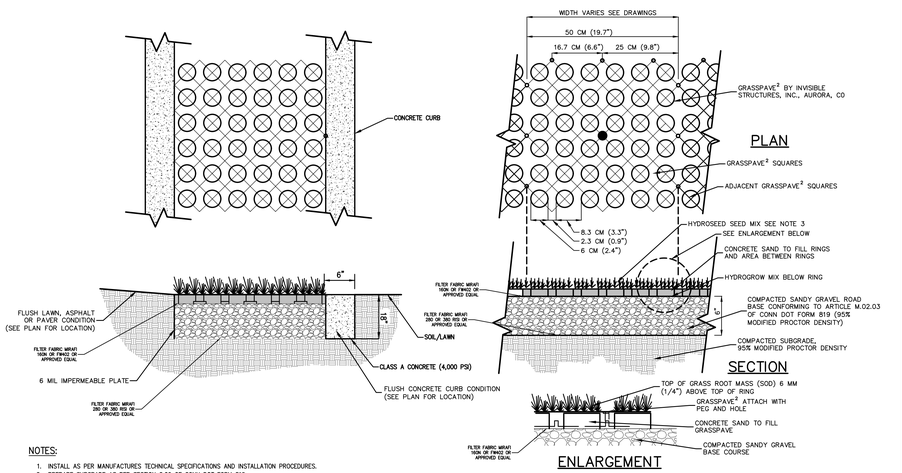


TOWN OF NEWBURGH, NEW YORK
CONSOLIDATED WATER DISTRICT
STANDARD WATER DISTRIBUTION DETAILS

WATER SERVICE TAP

DATE: NOVEMBER 2001 | BY: CLD | NO SCALE

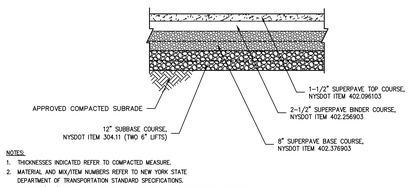
WATER SERVICE TAP 49



NOTES:

1. INSTALL AS PER MANUFACTURE'S TECHNICAL SPECIFICATIONS AND INSTALLATION PROCEDURES.
2. PREPARE SUBGRADE AS PER SECTION 2.09 OF CONN DOT FORM 816.
3. GRASS TO BE HYDROSEED WITH KENTUCKY BLUE (40%)/RYE (20%)/FESCUE (40%), HEAVY APPLICATION. HYDROSEEDING MULCH SHALL BE WOOD OR PAPER.
4. GRASS PAVERS TO WITHSTAND HS-20 LOADING.
5. CONTRACTOR AND/OR WCCC SHALL BE RESPONSIBLE FOR THE IRRIGATION OF ALL GRASSPAVE2 AREAS AS MAYBE REQUIRED.

GRASS PAVERS 50

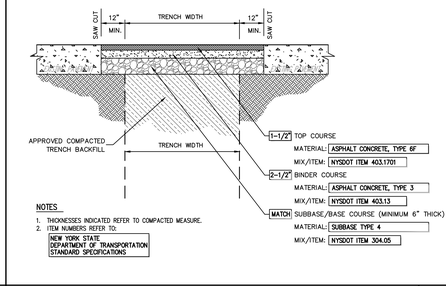


NOTES:

1. THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
2. MATERIAL AND MIX/ITEM NUMBERS REFER TO NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
3. ASPHALT (HMA) COMPACTION REQUIREMENT: NUCLEAR GAUGE MONITORING WITH CORE VERIFICATION (TOP, BINDER, BASE), SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. ITEM 407.01 TACKCOAT SHALL BE APPLIED TO EACH LIFT OF ASPHALT AT THE FOLLOWING RATES:

SURFACE TYPE	APPLICATION RATE (LITERS/M²)
NEW HOT MIX ASPHALT	0.14 – 0.28
MILLED	0.21 – 0.28
EXISTING HOT MIX ASPHALT	0.21 – 0.25
PORTLAND CEMENT CONCRETE	0.17 – 0.30
VERTICAL SURFACES	0.27 – 0.32

NYSDOT PAVEMENT SECTION 51



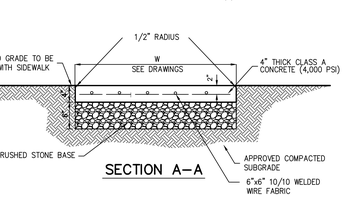
NOTES

1. THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
2. ITEM NUMBERS REFER TO: NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

PAVEMENT REPLACEMENT OVER TRENCH 52

No.	Revision	Date	By
1.	PLANNING BOARD SUBMISSION	03/19/2021	BMS
2.	PLANNING BOARD SUBMISSION	06/22/2021	BMS

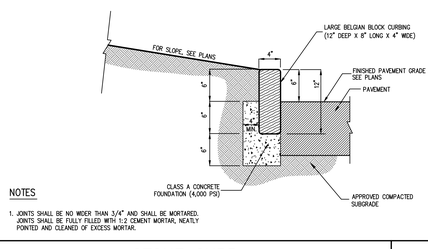
Previous Editions Obsolete



NOTES:

1. THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
2. MATERIAL AND MIX/ITEM NUMBERS REFER TO: NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

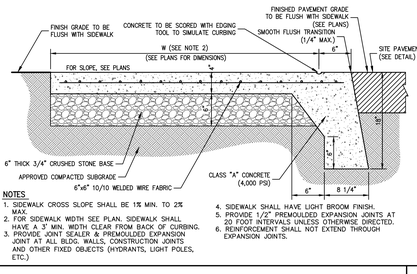
SITE PAVEMENT
(Heavy Duty) 53



NOTES

1. JOINTS SHALL BE NO WIDER THAN 3/4" AND SHALL BE MORTARED. JOINTS SHALL BE FULLY FILLED WITH 1:2 CEMENT MORTAR, NEATLY POINTED AND CLEANED OF EXCESS MORTAR.

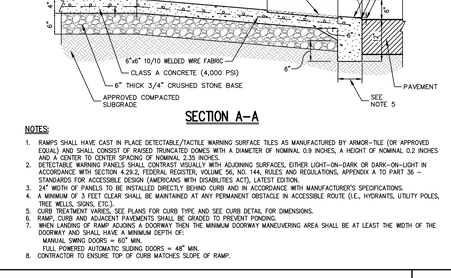
STONE CURB
(BELGIAN BLOCK) 54



NOTES

1. SIDEWALK CROSS SLOPE SHALL BE 1% MIN. TO 2% MAX.
2. FOR SIDEWALK WIDTH SEE PLAN. SIDEWALK SHALL HAVE A 3" MIN. WIDTH CLEAR FROM BACK OF CURBING.
3. PROVIDE JOINT SEALER & PREMOULDED EXPANSION JOINT AT ALL BLDG. WALLS, CONSTRUCTION JOINTS AND OTHER FIXED OBJECTS (HYDRANTS, LIGHT POLES, ETC.)
4. SIDEWALK SHALL HAVE LIGHT BROOM FINISH.
5. PROVIDE 1/2" PREMOULDED EXPANSION JOINTS AT 20 FOOT INTERVALS UNLESS OTHERWISE DIRECTED.
6. REINFORCEMENT SHALL NOT EXTEND THROUGH EXPANSION JOINTS.

MONOLITHIC CONCRETE FLUSH CURB AND SIDEWALK 55



NOTES:

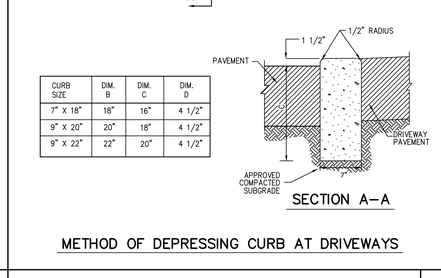
1. RAMPS SHALL HAVE CAST IN PLACE DETECTABLE/TACTILE WARNING SURFACE TILES AS MANUFACTURED BY ARMOR-TILE (OR APPROVED EQUAL) AND SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES.
2. DETECTABLE WARNING PANELS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT IN ACCORDANCE WITH SECTION 4.29.2, FEDERAL REGISTER, VOLUME 56, NO. 144, RULES AND REGULATIONS, APPENDIX A TO PART 36 – STANDARDS FOR ACCESSIBLE DESIGN (AMERICANS WITH DISABILITIES ACT), LATEST EDITION.
3. 24" WIDTH OF PANELS TO BE INSTALLED DIRECTLY BEHIND CURB AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE AND SEE CURB DETAIL FOR DIMENSIONS.
6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. WHEN LANDING OF RAMP ADJOINS A DOORWAY THEN THE MINIMUM DOORWAY MANEUVERING AREA SHALL BE AT LEAST THE WIDTH OF THE DOORWAY AND SHALL HAVE A MINIMUM DEPTH OF:
   MANUAL SWING DOORS = 60" MIN.
   FULL POWERED AUTOMATIC SLIDING DOORS = 48" MIN.
8. CONTRACTOR TO ENSURE TOP OF CURB MATCHES SLOPE OF RAMP.

DROP CURB & RAMP (TYPE A)
WITH DETECTABLE WARNING 56

NOTES:

1. RAMPS SHALL HAVE CAST IN PLACE DETECTABLE/TACTILE WARNING SURFACE TILES AS MANUFACTURED BY ARMOR-TILE (OR APPROVED EQUAL) AND SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES.
2. DETECTABLE WARNING PANELS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT IN ACCORDANCE WITH SECTION 4.29.2, FEDERAL REGISTER, VOLUME 56, NO. 144, RULES AND REGULATIONS, APPENDIX A TO PART 36 – STANDARDS FOR ACCESSIBLE DESIGN (AMERICANS WITH DISABILITIES ACT), LATEST EDITION.
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   MANUAL SWING DOORS = 60" MIN.
   FULL POWERED AUTOMATIC SLIDING DOORS = 48" MIN.
8. CONTRACTOR TO ENSURE TOP OF CURB MATCHES SLOPE OF RAMP.

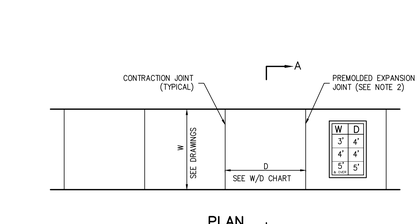
DROP CURB & RAMP (TYPE B)
WITH DETECTABLE WARNING 57



CURB SIZE	DIM. B	DIM. C	DIM. D
7" X 18"	18"	16"	4 1/2"
9" X 20"	20"	18"	4 1/2"
9" X 22"	22"	20"	4 1/2"

METHOD OF DEPRESSING CURB AT DRIVEWAYS

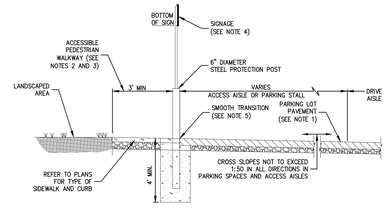
DEPRESSED CONCRETE CURB 58



NOTES:

1. SIDEWALK CROSS SLOPE SHALL BE 1% MIN. TO 2% MAX.
2. PROVIDE 1/2" PREMOLDED EXPANSION JOINTS AT 20' INTERVALS UNLESS OTHERWISE DIRECTED.
3. REINFORCING SHALL NOT EXTEND THROUGH EXPANSION JOINTS.
4. SIDEWALK SHALL HAVE LIGHT BROOM FINISH

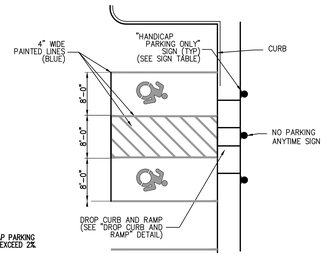
CONCRETE SIDEWALK 59



NOTES:

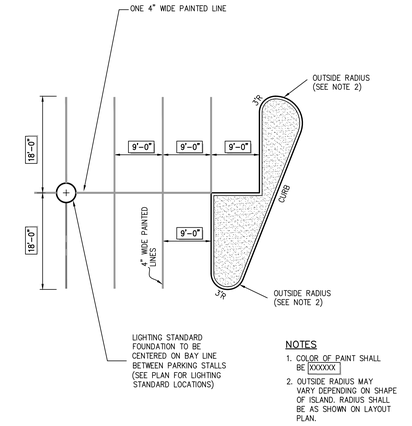
1. THIS SHEET IS INTENDED TO DEPICT THE DIMENSIONAL REQUIREMENTS OF TYPICAL ACCESSIBLE PARKING SPACES. THE SIDEWALK, CURBING, AND PAVEMENT MATERIAL SHALL BE AS SPECIFIED ELSEWHERE IN THE CONTRACT DOCUMENTS.
2. LOCATION – PARKING SPACES FOR USE BY PERSONS WITH DISABILITIES SHALL BE IN THE SPACES CLOSEST TO THE NEAREST ACCESSIBLE BUILDING OR FACILITY ENTRANCE ON AN ACCESSIBLE ROUTE.
3. SURFACE SLOPES – SLOPES AT ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ADJOINING WALKWAYS SHALL NOT EXCEED 1:50 IN ANY DIRECTION.
4. SIGNAGE – EACH ACCESSIBLE PARKING SPACE SHALL BE MARKED BY PERMANENTLY INSTALLED ABOVE GROUND SIGNS WHICH DISPLAY THE INTERNATIONAL SYMBOL OF ACCESS. EACH ACCESS AISLE SHALL BE MARKED BY PERMANENTLY INSTALLED ABOVE GROUND SIGNS INDICATING THAT PARKING IS NOT PERMITTED IN THE AISLE. SIGNS SHALL NOT BLOCK THE ACCESSIBLE CLEAR WIDTH OF ADJACENT WALKWAYS. SIGNS LOCATED WHERE THEY MAY BE HIT BY VEHICLES BEING PARKED SHALL BE INSTALLED AS SHOWN IN THE PROTECTION POST BASE DETAIL. THE BOTTOMS OF THE SIGNS LOCATED ON POST INSTALLED IN PAVED AREAS SHALL BE AT LEAST 7' ABOVE THE WALKWAY SURFACE. THE BOTTOMS OF SIGNS LOCATED IN UNPAVED AREAS SHALL BE 7' ABOVE THE ADJACENT PAVEMENT SURFACE.
5. A SMOOTH, FLUSH TRANSITION MUST BE PROVIDED BETWEEN ALL PEDESTRIAN WALKWAYS AND THE ACCESSIBLE PARKING SPACES AND AISLES.

TYPICAL ACCESSIBLE PARKING STALL AND AISLE 60



NOTE: SLOPES IN HANDICAP PARKING AREAS SHALL NOT EXCEED 2%

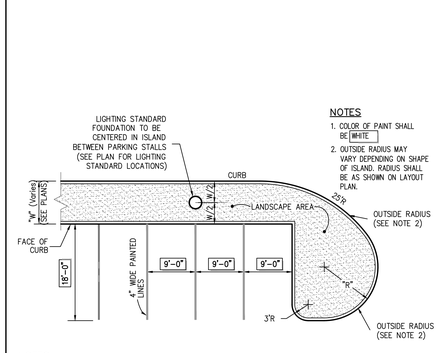
ACCESSIBLE PARKING 61



NOTES

1. COLOR OF PAINT SHALL BE XXXXXX
2. OUTSIDE RADIUS MAY VARY DEPENDING ON SHAPE OF ISLAND. RADIUS SHALL BE AS SHOWN ON LAYOUT PLAN.

90° PARKING
(SINGLE STRIPING–CURBED END) 62



NOTES

1. COLOR OF PAINT SHALL BE WHITE
2. OUTSIDE RADIUS MAY VARY DEPENDING ON SHAPE OF ISLAND. RADIUS SHALL BE AS SHOWN ON LAYOUT PLAN.

NOTES

1. COLOR OF PAINT SHALL BE WHITE
2. OUTSIDE RADIUS MAY VARY DEPENDING ON SHAPE OF ISLAND. RADIUS SHALL BE AS SHOWN ON LAYOUT PLAN.

90° PARKING
(SINGLE STRIPING – CURBED ISLAND AND CURBED END) 63

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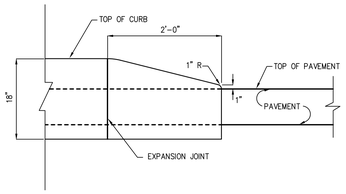
CONSTRUCTION DETAILS

OVERLOOK FARMS, A FARRELL COMMUNITY
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TOWN OF NEWBURGH, NEW YORK

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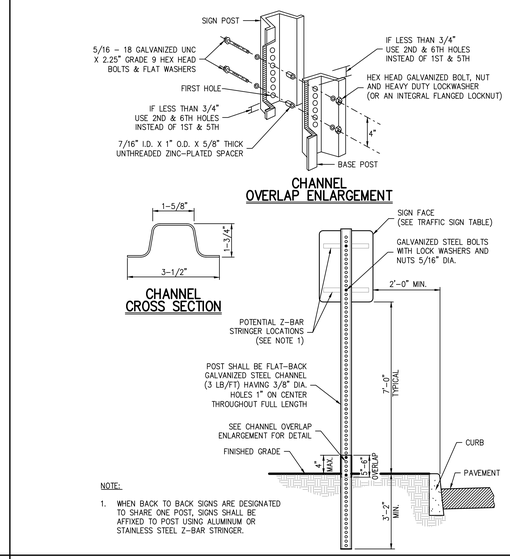
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Date:	03/19/2021		
Project No:	17088		
17088-DETAILS	C-904		-
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CONCRETE CURB ENDING

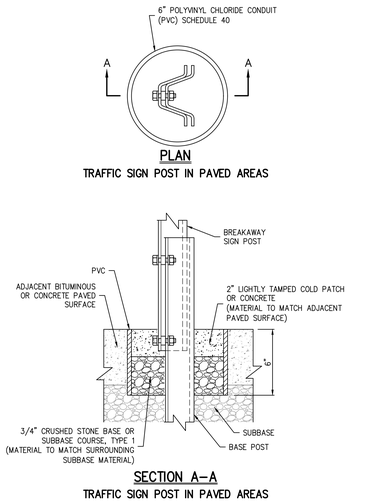
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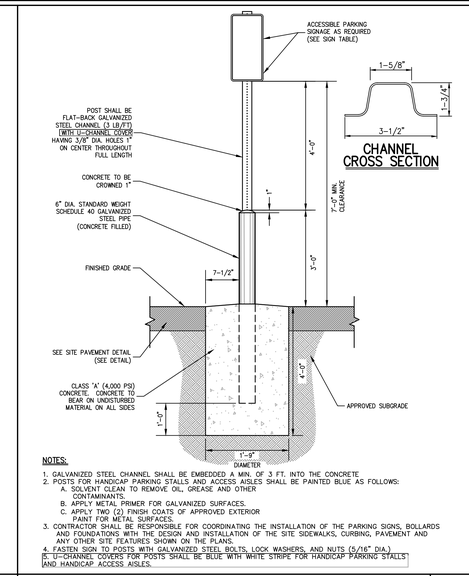


TRAFFIC SIGN POST

(BREAKAWAY STEEL CHANNEL)

65



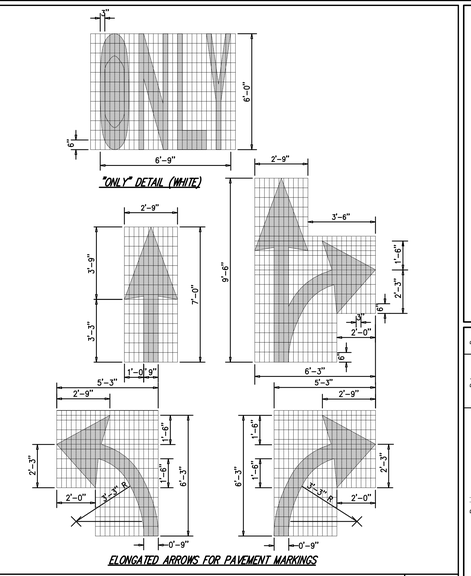


NOTES:

1. GALVANIZED STEEL CHANNEL SHALL BE EMBEDDED A MIN. OF 3 FT. INTO THE CONCRETE
2. POSTS FOR HANDICAP PARKING STALLS AND ACCESS AISLES SHALL BE PAINTED BLUE AS FOLLOWS:
   A. SOLVENT CLEAN TO REMOVE OIL, GREASE AND OTHER CONTAMINANTS.
   B. APPLY METAL PRIMER FOR GALVANIZED SURFACES.
   C. APPLY TWO (2) FINISH COATS OF APPROVED EXTERIOR PAINT FOR METAL SURFACES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF THE PARKING SIGNS, BOLLARDS AND FOUNDATIONS WITH THE DESIGN AND INSTALLATION OF THE SITE SIDEWALKS, CURBING, PAVEMENT AND ANY OTHER SITE FEATURES SHOWN ON THE PLANS.
4. FASTEN SIGN TO POSTS WITH GALVANIZED STEEL BOLTS, LOCK WASHERS, AND NUTS (5/16" DIA.)
5. U-CHANNEL COVERS FOR POSTS SHALL BE BLUE WITH WHITE STRIPE FOR HANDICAP PARKING STALLS AND HANDICAP ACCESS AISLES.

ACCESSIBLE PARKING SIGN DETAIL

66



ELONGATED ARROWS FOR PAVEMENT MARKINGS

PAVEMENT TEXT & ARROWS

(ON-SITE)

67

No.	Revision	Date	By
1.	PLANNING BOARD SUBMISSION	03/19/2021	BMS
2.	PLANNING BOARD SUBMISSION	06/22/2021	BMS

Previous Editions Obsolete

PEDESTRIAN CROSSING

68

NOTES:

1. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.
2. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
3. PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.

SHRUB PLANTING

69

NOTES:

1. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.
2. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
3. PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.
4. SEE TREE STAKING DETAIL IF STAKING IS REQUIRED.

TREE PLANTING

(DECIDUOUS AND EVERGREEN)

70

NOTES:

1. SEE PLANTING PLAN FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2. SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PLANT PRIOR TO MULCHING.
3. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.
4. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
5. PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.

GROUNDCOVER

71

POLE HEIGHT	D	L
UP TO & INCLUDING 25FT	24"	5'–0"
25FT TO & INCLUDING 30FT	30"	5'–0"
30FT TO & INCLUDING 40FT	30"	6'–6"

NOTES:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE CONTRACTOR WHO WILL BE INSTALLING THE LIGHTING STANDARD PRIOR TO INSTALLATION OF THE FOUNDATIONS.
2. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
3. PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.
4. POLES AND LUMINAIRES WILL BE FURNISHED AND INSTALLED BY OTHERS.

LIGHTING STANDARD FOUNDATION

(ROUND)

72

LUMINAIRE & POLE SPECIFICATIONS

1. TYPE A LIGHTING STANDARD (DOUBLE ARM–MOUNTED)
   LUMINAIRE:
   POLE:
2. TYPE B LIGHTING STANDARD (SINGLE ARM–MOUNTED)
   LUMINAIRE:
   POLE:

LUMINAIRES AND POLES ARE TO BE THE PRODUCT OF [ ] OR APPROVED EQUAL.

NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE POLE MANUFACTURER PRIOR TO INSTALLATION OF THE FOUNDATIONS.
2. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
3. PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.
4. COLOR OF LUMINAIRE SHALL MATCH COLOR OF POLE.
5. CONCRETE BASE SHALL HAVE A 2'–0" EXTENSION ABOVE FINISHED GRADE FOR LIGHT DESIGNATION A,B & C, AND 0'–2" EXTENSION ABOVE FINISHED GRADE FOR LIGHT DESIGNATIONS A–1, B–1 & C–1 (SEE PLANS).

LIGHTING STANDARD

(Arm Mounted)

73

NOTES:

1. REFER TO RETAINING WALL DESIGN DRAWINGS PREPARED BY OTHER

SEGMENTAL RETAINING WALL, GUIDE RAIL, & FENCE DETAIL

(TO BE DESIGNED BY OTHERS)

74

NOTES

1. ALL WOOD TO BE SEASONED NO.1 DOUGLAS FIR, SOUTHERN PINE OR OTHER APPROVED STRUCTURAL LUMBER.
2. GALVANIZED BOLT AND NUT TO BE 4000# MIN., 5400# MAX. TENSILE STRENGTH. AFTER GALVANIZING BOLT AND NUT, THE NUT SHALL BE FREE RUNNING ON THE BOLT.

WOOD GUIDE RAIL

75

BOLLARD & CHAIN ASSEMBLY

(WOOD)

76

NOTES:

1. WHEN PROTECTION POSTS ARE TO BE USED FOR PROTECTION OF HANDICAP PARKING SIGNS OR OTHER TRAFFIC SIGNS, SIGN SUPPORTING POSTS SHALL BE IMBEDDED A MINIMUM OF THREE (3) FEET INTO THE CONCRETE.
2. POST FOR HANDICAP PARKING STALLS SHALL BE PAINTED BLUE AS FOLLOWS:
   A. SOLVENT CLEAN TO REMOVE OIL, GREASE AND OTHER CONTAMINANTS.
   B. APPLY METAL PRIMER FOR GALVANIZED SURFACES.
   C. APPLY TWO (2) FINISH COATS OF APPROVED EXTERIOR PAINT FOR METAL SURFACES.

STEEL PIPE PROTECTION POST

77

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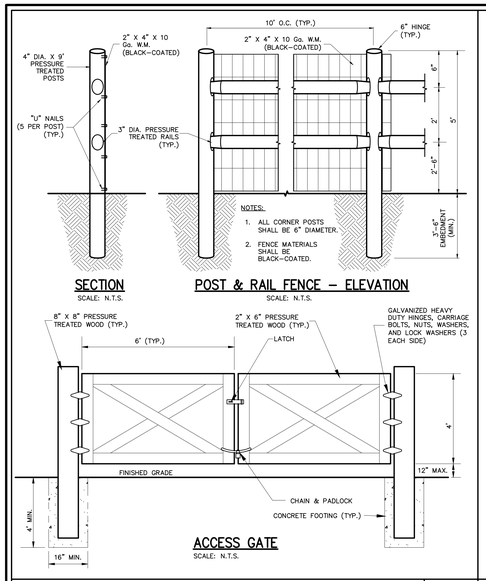
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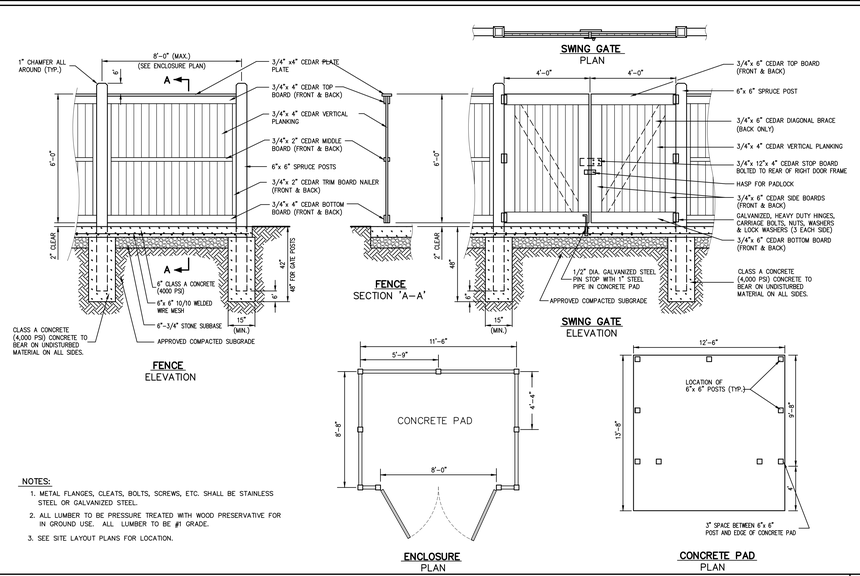
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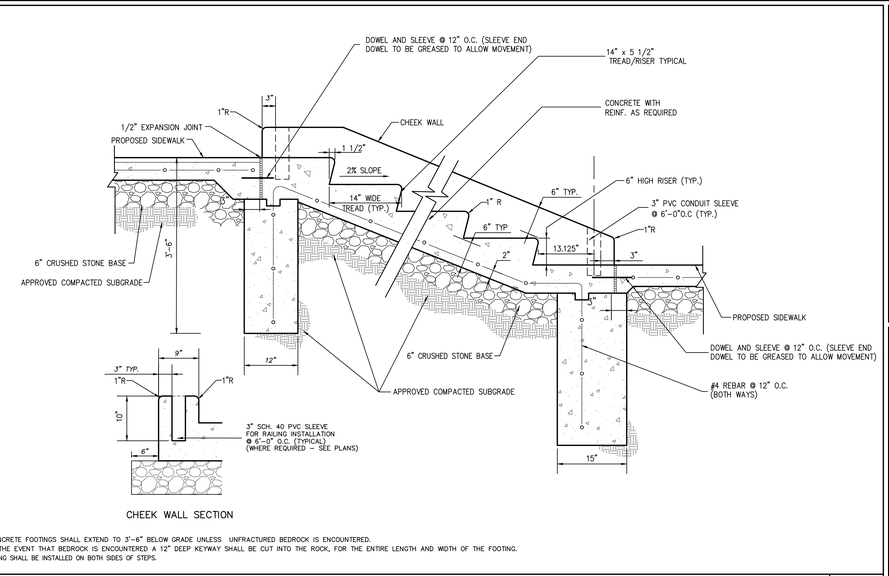
POST & RAIL FENCE (WITH GATE)

78



TRASH ENCLOSURE WITH CONCRETE PAD
(WOOD)

79



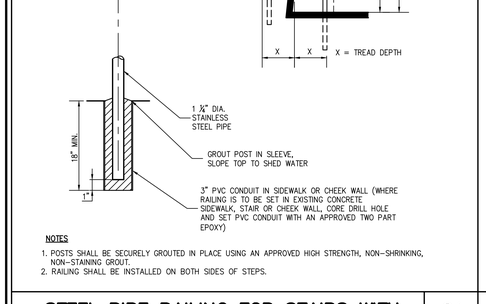
NOTES:
1. CONCRETE FOOTINGS SHALL EXTEND TO 3'-6" BELOW GRADE UNLESS UNFRACTURED BEDROCK IS ENCOUNTERED. IN THE EVENT THAT BEDROCK IS ENCOUNTERED A 12" DEEP KEYWAY SHALL BE CUT INTO THE ROCK, FOR THE ENTIRE LENGTH AND WIDTH OF THE FOOTING.
2. RAILING SHALL BE INSTALLED ON BOTH SIDES OF STEPS.

CONCRETE STEPS WITH CHEEK WALL

80

No.	Revision	Date	By
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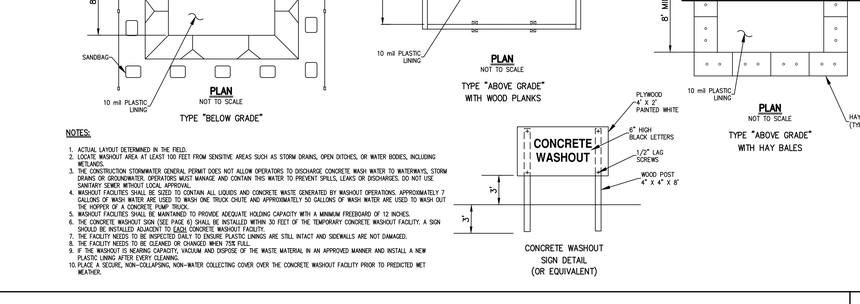
Previous Editions Obsolete



NOTES
1. POSTS SHALL BE SECURELY GROUTED IN PLACE USING AN APPROVED HIGH STRENGTH, NON-SHRINKING, NON-STAINING GROUT.
2. RAILING SHALL BE INSTALLED ON BOTH SIDES OF STEPS.

STEEL PIPE RAILING FOR STAIRS WITH VERTICAL GUARD RAIL

81



NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. LOCATE WASHOUT AREA AT LEAST 100 FEET FROM SENSITIVE AREAS SUCH AS STORM DRAINS, OPEN DITCHES, OR WATER BODIES, INCLUDING WETLANDS.
3. THE CONSTRUCTION STORMWATER GENERAL PERMIT DOES NOT ALLOW OPERATORS TO DISCHARGE CONCRETE WASH WATER TO WATERWAYS, STORM DRAINS OR GROUNDWATER. OPERATORS MUST MANAGE AND CONTAIN THIS WATER TO PREVENT SPILLS. LEAKS OR DISCHARGES. DO NOT USE SANITARY SEWER WITHOUT LOCAL APPROVAL.
4. WASHOUT FACILITIES SHALL BE SIZED TO CONTAIN ALL LIQUIDS AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS. APPROXIMATELY 7 GALLONS OF WASH WATER ARE USED TO WASH ONE TRUCK CHUTE AND APPROXIMATELY 50 GALLONS OF WASH WATER ARE USED TO WASH OUT THE HOPPER OF A CONCRETE PUMP TRUCK.
5. WASHOUT FACILITIES SHALL BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 12 INCHES.
6. THE CONCRETE WASHOUT SIGN (SEE PAGE 6) SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH CONCRETE WASHOUT FACILITY.
7. THE FACILITY NEEDS TO BE INSPECTED DAILY TO ENSURE PLASTIC LININGS ARE STILL INTACT AND SIDEWALLS ARE NOT DAMAGED.
8. THE FACILITY NEEDS TO BE CLEANED OR CHANGED WHEN 75% FULL.
9. IF THE WASHOUT IS NEARING CAPACITY, VACUUM AND DISPOSE OF THE WASTE MATERIAL IN AN APPROVED MANNER AND INSTALL A NEW PLASTIC LINING AFTER EVERY CLEANING.
10. PLACE A SECURE, NON-COLLAPSING, NON-WATER COLLECTING COVER OVER THE CONCRETE WASHOUT FACILITY PRIOR TO PREDICTED WET WEATHER.

CONCRETE WASHOUT

82

X

X

X

X

X

X

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PLANT SCHEDULE						
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND	REMARKS
AB	53	Abies balsamea	Balsam Fir	8' - 10' HT	B & B	
JE	78	Juniperus virginiana	Eastern Red Cedar	8' - 10' HT	B & B	
PA	61	Picea abies	Norway Spruce	8' - 10' HT	B & B	
PG	617	Picea glauca	White Spruce	8' - 10' HT	B & B	
PS	55	Pinus strobus	White Pine	8' - 10' HT	B & B	
TO	67	Thuja occidentalis	American Arborvitae	8' - 10' HT	B & B	
TI	20	Thuja x 'Green Giant'	Green Giant Arborvitae	6' - 8' HT	B & B	
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND	REMARKS
MS	3	Magnolia virginiana	Sweet Bay	10' - 12' HT	B & B	
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND	REMARKS
AA	97	Acer rubrum 'Autumn Blaze'	Autumn Blaze Red Maple	2" - 2 1/2" CAL	B & B	
AR	49	Acer rubrum 'Redpointe' TM	Redpointe Red Maple	2" - 2 1/2" CAL	B & B	
AO	49	Acer rubrum 'October Glory'	October Glory Red Maple	10' - 12' HT	B & B	
BN	54	Betula nigra	River Birch	10' - 12' HT	B & B	
GH	6	Gleditsia triacanthos inermis 'Halka	Halka Honey Locust	3" - 3 1/2" CAL	B & B	
NS	5	Nyssa sylvatica	Sour Gum	10' - 12' HT	B & B	
OM	43	Ostrya virginiana	Ironwood	10' - 12' HT	B & B	
QP	61	Quercus palustris	Pin Oak	10' - 12' HT	B & B	
QR	42	Quercus rubra	Red Oak	10' - 12' HT	B & B	
TD	17	Taxodium distichum	Bald Cypress	10' - 12' HT	B & B	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND	REMARKS
AAD	23	Aronia melanocarpa	Black Chokeberry	5 gal	Cont.	
CAG	40	Clethra alnifolia	Summersweet	3 gal	Cont.	
CT	42	Cornus alba	Tatarian Dogwood	5 gal	Cont.	
IV	27	Ilex verticillata	Winterberry	3 gal	Cont.	
MP	45	Myrica pensylvanica	Northern Bayberry	3 gal	Cont.	
SA	22	Salix x 'Americana'	Americana Willow	5 gal	Cont.	
SE	16	Sambucus canadensis	Elderberry	5 gal	Cont.	

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING TREE LINE
- EXISTING DIRECTIONAL ARROWS
- EXISTING PLANT
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED DROP CURB AND RAMP
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- PROPOSED SNOW STORAGE AREA
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED FENCE
- PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- 2'-4" WIDE YELLOW LINES 8"O.C.
- 12" WIDE WHITE STOP LINE
- TRAFFIC SIGN LOCATION & DESIGNATION
- PROPOSED SHADE TREE
- PROPOSED FLOWERING TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS
- PROPOSED SHRUB MASSING

NOTES

1. ALL PLANT MATERIAL SHALL BE FREE, QUALITY, TAG, OR NOTED WITHIN ANSI STANDARD NO. 260.1-2004 AMERICAN STANDARD FOR NURSERY STOCK, AND LANDSCAPE ASSOCIATION, AMERICAN STANDARD FOR NURSERY STOCK.
2. ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING OR PAVEMENT AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE SEEDED.
3. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" OF BROWN MULCH. MULCH SHALL BE CLEAN, NON-DYED, TOXIC FREE, SHREDDED HARDWOOD.
4. PLANT MATERIALS AS SPOTTED ON THE DRAWINGS AND DELIVERED TO THE SITE SHALL BE CHECKED AND APPROVED BY THE LANDSCAPE ARCHITECT FOR SPECIES AND VARIETY. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
5. ALL LANDSCAPING SHALL CONTINUE TO BE MAINTAINED IN A HEALTHY, GROWING CONDITION, THROUGHOUT THE DURATION OF THE PROJECT. ANY DEAD OR DISEASED PLANTS SHALL BE REPLACED WITHIN ONE (1) YEAR AT THE BEGINNING OF THE NEXT, IMMEDIATELY FOLLOWING, GROWING SEASON.
6. ALL TREES AND SHRUBS SHALL BE PRUNED AND SHAPED AND BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND ENVIRONMENTAL AUTHORITIES HAVING JURISDICTION.
7. PLANTING STOCK SHALL BE WELL-BRANCHED AND WELL-FURNISHED, SOUND, VIGOROUS, FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE, SUN SCALD, INJURIES, AND HAVING HEALTHY, NORMAL ROOT SYSTEMS. ALL PLANTS SHALL BE TRUE TO NAME AND SHALL HAVE HEALTHY, NORMAL, SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS, FREE OF DISFIGUREMENT, SUN SCALD, KNOTS, INSECT PESTS OR EGGS, AND HEALTHY, VIGOROUS ROOT SYSTEMS. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL, BUSHY TOPS AND SHALL BE FULLY BRANCHED TO THE GROUND. ALL PLANTS SHALL VARY IN SIZE AND GROUND COVER PLANTS SHALL BE ESTABLISHED IN SUFFICIENT NUMBERS TO FILL THE SPACE SPECIFIED. PLANTS GROWING IN POOR SOILS SECTIONS SHALL BE DUG AND REPLACED WITH SUITABLE SOIL. ALL PLANTING CONDITIONS SHALL BE TYPICAL FOR THE LOCALITY OF THE PROJECT.
8. ALL STOCK SHALL BE INSPECTED AND BORE STOCK OF ACCEPTABLE QUALITY AND CONDITION MAY BE REJECTED AT ANY TIME DURING GROWTH OF UNACCEPTABLE UNLESS SPECIFIED.
9. ALL PLANTING BEDS, LAWNS AND LANDSCAPED AREAS SHALL RECEIVE A MINIMUM OF 4" TOPSOIL. ALL SLOPES SHALL BE SEEDED AND MULCHED.
10. THE CONTRACTOR IS INFORMED THAT A LANDSCAPE BOND IS REQUIRED IN ACCORDANCE WITH THE RESOLUTION OF SITE PLAN APPROVAL IN AN AMOUNT SUFFICIENT TO COVER THE COSTS OF THE REMAINING WORK TO BE DONE, INCLUDING INSTALLATION, PLANTINGS SHALL BE INSPECTED AND ACCEPTED BY THE TOWN LANDSCAPE ARCHITECT PRIOR TO RELEASE OF THE LANDSCAPE BOND. AT THE TIME OF RELEASE OF THE LANDSCAPE BOND MAY BE REQUESTED AND TWO YEARS AFTER THE INITIAL ACCEPTANCE, A FULL RELEASE OF THE LANDSCAPE BOND MAY BE REQUESTED.
11. THE CONTRACTOR SHALL SPECIFY NATIVE SEED MIXES TO BE USED FOR ALL DISTURBED AREAS WITHIN THE LIMITS OF THE PROJECT. SEED MIXES FOR THE MEADOW MIX, NATIVE GRASS MIX, AND WETLAND BASIN MIX AS REQUIRED.
12. UPON COMPLETION OF THE FINAL LANDSCAPE PLAN, THE CONSULTANT TEAM LANDSCAPE ARCHITECT SHALL CERTIFY IN WRITING THAT THE WORK ON THE PROJECT SITE IS BASED ON THE FOLLOWING, TO BE APPROVED BY THE PROJECTS LANDSCAPE ARCHITECT:
    12.1. PLANTING BEDS AT 6" TOPSOIL
    12.2. PLANTING BEDS AT 12" TOPSOIL
    12.3. TREES PITS PROVIDE TOPSOIL 18"-24" BEYOND THE TREE BALL
13. SOIL SHALL BE INSPECTED BEFORE PLANTING AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SOIL TESTS FOR ALL PLANTING AREAS. TESTS OF ON-SITE SOILS (PROFESSIONAL SOIL ANALYSIS) MAY BE REQUIRED, AT THE BEGINNING OF THE GUARANTEE PERIOD, TO DETERMINE THE CAUSE OF PLANT FAILURES.
14. ALL PLANTS SHALL BE INSPECTED BY ME PRIOR TO PLANTING TO ENSURE THAT PLANTS MEET SIZE AND SPECIES SPECIFICATIONS.
15. THE CONTRACTOR IS INFORMED THAT TOPSOIL TO BE USED ON SITE FOR LANDSCAPING PURPOSES SHALL BE STOCKPILED AND SCREENED ON SITE AND SHALL BE TESTED IN A SOIL TESTING LAB PRIOR TO BEING DISTRIBUTED ACROSS THE SITE FOR COMPLIANCE WITH SPECIFICATIONS. ANY TOPSOIL THAT IS IMPORTED TO THE SITE SHALL REQUIRE SPECIAL ATTENTION SHALL BE GIVEN TO THE TOPSOIL AS IT IS CRITICAL TO THE SUCCESS OF THE PROJECT. ALL IMPORTED TOPSOIL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND SHALL BE TESTED BY A SOIL TESTING LAB PRIOR TO THE IMPORTED TOPSOIL BEING PLACED ON SITE.
16. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN PLANTING IS COMPLETE AND REQUEST A FINAL INSPECTION. ALL PLANTS SHALL BE ALIVE AND IN A HEALTHY CONDITION AT THE TIME OF FINAL INSPECTION. ANY PLANTS REQUIRED BY THE PLANS AND SPECIFICATIONS THAT ARE NOT ALIVE AND IN A HEALTHY CONDITION AT THE TIME OF FINAL INSPECTION OF THE SUBGRADE AND TOPSOIL PRIOR TO THE START OF OCCUPANCY.
17. THE CONTRACTOR IS INFORMED THAT, IF REQUIRED BY THE BUILDING CODE OFFICIAL, ALL LANDSCAPE PLANTINGS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE TOWN LANDSCAPE ARCHITECT PRIOR TO CERTIFICATE OF OCCUPANCY.
18. THE CONTRACTOR SHALL INSTALL 4" TOPSOIL, COMPOST MIX ON AREAS WHERE DISTURBED. SUBSOIL SUBMIT 4" OF PROPOSED SEEDING AREAS TO A DEPTH OF 6" OR SO.

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1.	PLANNING BOARD SUBMISSION	03/19/2021	BMS
2.	PLANNING BOARD SUBMISSION	06/22/2021	BMS

Private Utilities Disclaimer

PRELIMINARY LANDSCAPE PLAN
OVERLOOK FARMS A FARRELL COMMUNITY
5417 ROUTE 9W
TOWN OF NEWBURGH, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. EXCEPTION: COPIES MAY BE MADE BY THE OFFICIAL RECORDING AGENCY FOR THE PURPOSE OF FILING AS REQUIRED BY SECTION 7209 SUBSECTION 2.

Drawn:	JJ
Approved:	JS
Scale:	1" = 30'
Date:	03/19/2021
Project No:	17088
CAD File:	L-100
Drawing No:	L-100

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PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
AB	52	Abies balsamea	Balsam Fir	8' - 10' HT	B & B	
HE	76	Juniperus virginiana	Eastern Red Cedar	8' - 10' HT	B & B	
PA	77	Picea abies	Norway Spruce	8' - 10' HT	B & B	
PG	317	Picea glauca	Montauk Spruce	8' - 10' HT	B & B	
PS	55	Pinus strobus	White Pine	8' - 10' HT	B & B	
TO	97	Thuja occidentalis	American Arborvitae	8' - 10' HT	B & B	
TI	20	Thuja x 'Green Giant'	Green Giant Arborvitae	6' - 8' HT	B & B	
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
MS	3	Magnolia virginiana	Sweet Bay	10' - 12' HT	B & B	
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
AA	97	Acer rubrum 'Autumn Blaze'	Autumn Blaze Red Maple	3" - 3 1/2" CAL	B & B	
AR	31	Acer rubrum 'Autumn Flame'	Autumn Flame Red Maple	3" - 3 1/2" CAL	B & B	
AO	49	Acer rubrum 'October Glory'	October Glory Red Maple	10' - 12' HT	B & B	
BN	54	Betula nigra	River Birch	10' - 12' HT	B & B	
GH	6	Gleditsia triacanthos inermis 'Halka	Halka Honey Locust	3" - 3 1/2" CAL	B & B	
NS	5	Nyssa sylvatica	Sour Gum	10' - 12' HT	B & B	
QM	30	Quercus macrocarpa	Bur Oak	10' - 12' HT	B & B	
QP	61	Quercus palustris	Pin Oak	10' - 12' HT	B & B	
QR	42	Quercus rubra	Red Oak	10' - 12' HT	B & B	
TD	17	Taxodium distichum	Bald Cypress	10' - 12' HT	B & B	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
AM2	23	Alnus maboocarpa	Black Chokeberry	5 gal	Cont.	
CA2	40	Clethra alnifolia	Summersweet	5 gal	Cont.	
CT	42	Cornus alba	Tatarian Dogwood	5 gal	Cont.	
IV	27	Ilex verticillata	Winterberry	3 gal	Cont.	
MP	42	Myrica pensylvanica	Northern Bayberry	5 gal	Cont.	
SA	22	Salix x 'Americana'	Americana Willow	5 gal	Cont.	
SE	19	Sambucus canadensis	Elderberry	5 gal	Cont.	

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING HYDRANT
- EXISTING TREE LINE
- EXISTING DIRECTIONAL ARROWS
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED DROP CURB AND RAMP
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- PROPOSED SNOW STORAGE AREA
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED FENCE
- PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- 2'-4" WIDE YELLOW LINES (TYP.)
- 12" WIDE WHITE STOP LINE
- TRAFFIC SIGN LOCATION & DESIGNATION
- PROPOSED SHADE TREE
- PROPOSED FLOWERING TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS
- PROPOSED SHRUB MASSING

NOTES

1. ALL PLANT MATERIAL SHALL BE FIRST QUALITY TOO-B-MATED MATERIAL AND NURSERY GROWN PLANTS, SHALL CONFORM TO THE LATEST AMERICAN STANDARD FOR NURSERY STOCK, AND LANDSCAPE ASSOCIATION, AMERICAN STANDARD FOR NURSERY STOCK.
2. ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING OR PAVEMENT AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE SEEDED.
3. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" OF BROWN MULCH. MULCH SHALL BE CLEAN, NON-DYED, TOXIC FREE, SHREDDED HARDWOOD.
4. PLANT MATERIALS AS SPOTTED ON THE DRAWINGS AND DELIVERED TO THE SITE SHALL BE TRUE TO NAME AND VARIETY AS SPECIFIED. ANY CHANGE OF SPECIES AND VARIETY SUBSTITUTIONS ARE NOT PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
5. ALL LANDSCAPING SHALL CONTINUE TO BE MAINTAINED IN A HEALTHY, GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTS WHICH DIE SHALL BE REPLACED WITH PLANTS OF SIMILAR SIZE AND KIND AT THE BEGINNING OF THE NEXT, IMMEDIATELY FOLLOWING, GROWING SEASON.
6. ALL TREES AND SHRUBS SHALL BE PRUNED AND SHAPED AND BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND ENVIRONMENTAL AUTHORITIES HAVING JURISDICTION.
7. PLANTING STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS AND FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE, INSECTION AND HARMFUL INSECTS OR INSECTS EGGS, AND SHALL HAVE HEALTHY, NORMAL, SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS AND UNINJURED ROOTS. EVERGREEN TREES SHALL BE FULL AND EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL, BUSHY TOPS AND SHALL BE PROPORTIONATELY FULL TO THE SIZE OF THE PLANT VARIETY. ONLY VINES AND GROUND COVER PLANTS WELL ESTABLISHED IN CONTAINERS OF NOT LESS THAN 2 YEARS SHALL BE ACCEPTED. ALL PLANTS SHALL CONFORM TO THE SIZES SPECIFIED. ALL PLANTS SHALL BE FREE OF DISEASE AND INSECTS, EGGS OR LARVAE. ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
8. ALL SOD SHALL BE INSTALLED AND BURLAPPED STRIPS OF GRAY-WOVEN STOCK SHALL BE INSTALLED AND BURLAPPED STRIPS OF GRAY-WOVEN GROWN STOCK. ALL SOD SHALL BE INSTALLED WITHIN 24 HOURS OF DELIVERY AS UNACCEPTABLE UNLESS SPECIFIED.
9. ALL PLANTING BEDS, LAWNS AND LANDSCAPED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL AND SHALL BE FINE GRADED.
10. THE CONTRACTOR IS INFORMED THAT A LANDSCAPE BOND IS REQUIRED IN ACCORDANCE WITH THE RESOLUTION OF SITE PLAN APPROVAL IN AN AMOUNT SUFFICIENT TO COVER THE COST OF THE INSTALLATION OF ALL LANDSCAPING AND INSTALLATION. PLANTINGS SHALL BE INSPECTED AND ACCEPTED BY THE TOWN LANDSCAPE ARCHITECT PRIOR TO THE RELEASE OF THE LANDSCAPE BOND. UPON RELEASE OF THE LANDSCAPE BOND MAY BE REQUESTED AND TWO YEARS AFTER THE ACCEPTANCE, A FULL RELEASE OF THE LANDSCAPE BOND MAY BE REQUESTED.
11. THE CONTRACTOR SHALL SPECIFY NATIVE SEED MIXES TO BE USED FOR ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED, INCLUDING BUT NOT LIMITED TO MEADOW MIX, NATIVE GRASS MIX, AND WETLAND BASIN MIX AS REQUIRED.
12. UPON COMPLETION OF THE FINAL LANDSCAPE PLAN, THE CONSULTANT TEAM SHALL CERTIFY IN WRITING TO THE TOWN THAT ALL PLANTINGS ON THE PROJECT SITE BASED ON THE FOLLOWING, TO BE APPROVED BY THE PROJECTS LANDSCAPE ARCHITECT:
    12.1. PLANTING BEDS AT 12" DEPTH
    12.2. PLANTING BEDS AT 4" TOPSOIL
    12.3. TREES PITS PROVIDE TOPSOIL 18"-24" BEYOND THE TREE BALL
13. THE CONTRACTOR IS INFORMED THAT TOPSOIL TO BE USED ON SITE FOR LANDSCAPING PURPOSES SHALL BE INSPECTED AND APPROVED BY A CERTIFIED SOILS (PROFESSIONAL SOIL ANALYSIS MAY BE REQUIRED) AT THE BEGINNING OF THE PROJECT. TOPSOIL SHALL BE FREE OF STONES, STICKS, ROOTS, AND OTHER DEBRIS.
14. ALL PLANTS SHALL BE INSPECTED BY AND PRIOR TO PLANTING TO ENSURE THAT PLANTS MEET SIZE AND SPECIES SPECIFICATIONS.
15. THE CONTRACTOR IS INFORMED THAT TOPSOIL TO BE USED ON SITE FOR LANDSCAPING PURPOSES SHALL BE INSPECTED AND APPROVED BY A CERTIFIED SOILS LAB PRIOR TO BEING DISTRIBUTED ACROSS THE SITE FOR COMPLIANCE WITH SPECIFICATIONS. ANY TOPSOIL FOUND TO BE UNSUITABLE SHALL BE REMOVED WITH SPECIAL ATTENTION SHALL BE GIVEN TO THE TOPSOIL AS IT IS CRITICAL TO THE SUCCESSFUL GROWTH OF THE PROPOSED PLANTINGS. ALL TOPSOIL SHALL BE SCARIFIED PRIOR TO THE PLACEMENT OF TOPSOIL AND MULCH. NOT TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.
16. THE CONTRACTOR IS INFORMED THAT, IF REQUIRED BY THE BUILDING CODE OFFICIAL, ALL LANDSCAPE PLANTINGS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE TOWN LANDSCAPE ARCHITECT PRIOR TO CERTIFICATE OF OCCUPANCY.
17. THE CONTRACTOR SHALL INSTALL 4" TOPSOIL, COMPOST MIX ON AREAS WHERE DISTURBED BY CONSTRUCTION. SUBMIT QA/ PROPOSED SEEDING AREAS TO A DEPTH OF 4" ON SOI.

No.	Revision	Date	By
1.	PLANNING BOARD SUBMISSION	03/19/2021	BMS
2.	PLANNING BOARD SUBMISSION	06/22/2021	BMS

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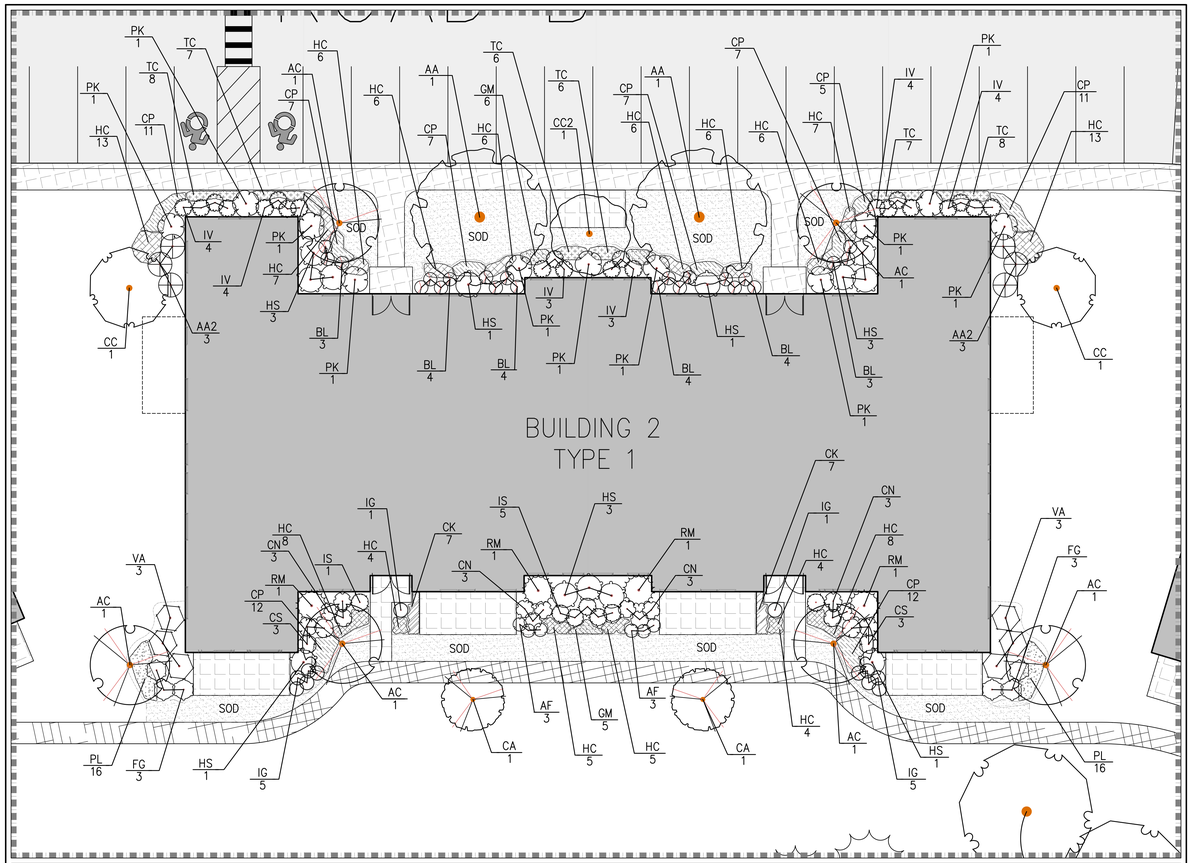
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Approved:	AS
Scale:	1" = 30'
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Project No:	17088
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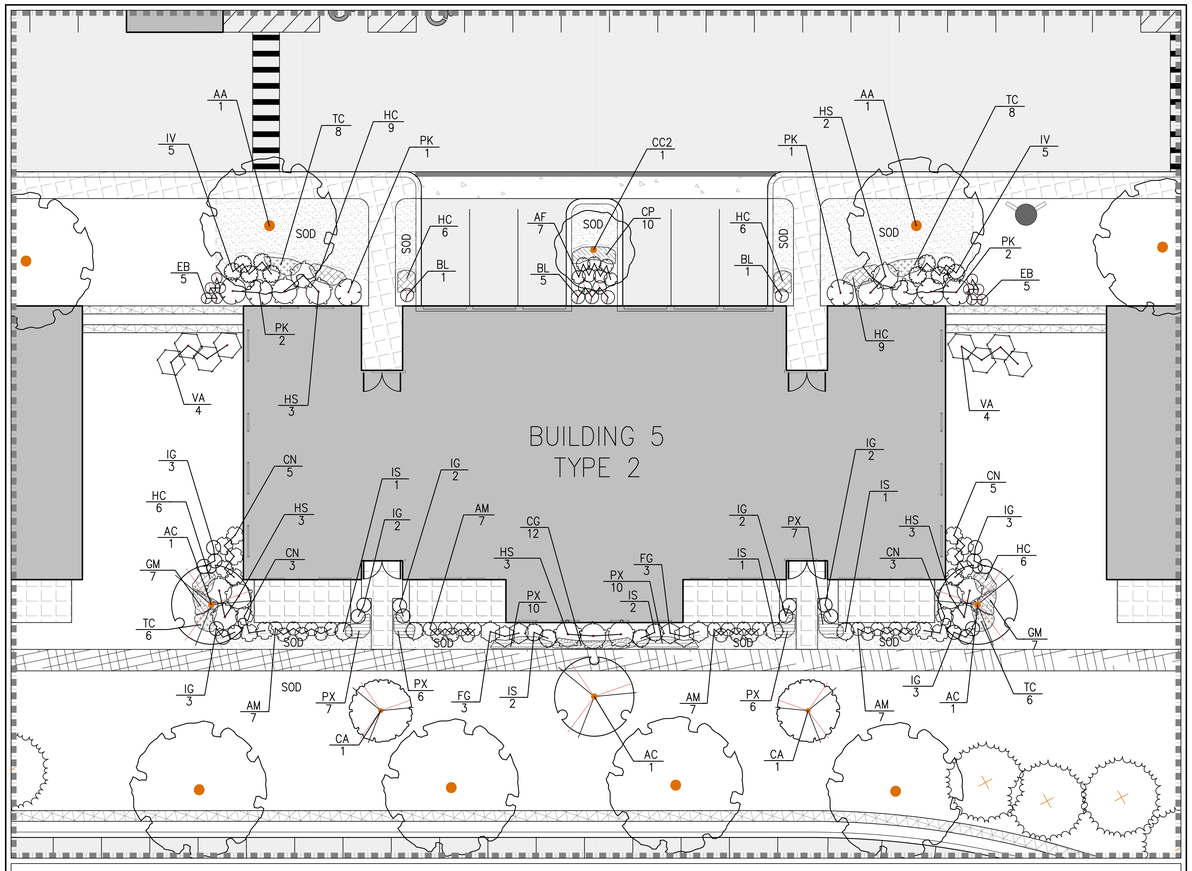
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TYPE 1 BUILDING TYPICAL PLANTING PLAN



TYPE 2 BUILDING TYPICAL PLANTING PLAN

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TYPE 1 BUILDING TYPICAL PLANT SCHEDULE

FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
AC	6	Amelanchier canadensis	Canadian Serviceberry	8' - 10' HT.	B & B	
CC2	1	Cercis canadensis	Eastern Redbud	8' - 10' HT.	B & B	
CA	2	Cornus florida `Appalachian Spring`	Appalachian Spring Dogwood	10' - 12' HT	B & B	
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
AA	2	Acer rubrum `Autumn Blaze`	Autumn Blaze Red Maple	3" - 3 1/2" CAL.	B & B	
CC	2	Carpinus caroliniana	American Hornbeam	6' - 7' HT.	B & B	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
AA2	6	Aronia arbutifolia	Red Chokeberry	5 gal	Cont.	
AF	6	Aronia melanocarpa `Low Scape`	Dwarf Chokeberry	3 gal	Cont.	
BL	22	Buxus microphylla `Little Missy`	Little Missy Littleleaf Boxwood	5 gal	Cont.	
CS	6	Clethra alnifolia `Sixteen Candles`	Summersweet Clethra	3 gal	Cont.	
CN	12	Cornus sericea `Artic sun`	Red Osier Dogwood	3 gal	Cont.	
FG	6	Fothergilla gardenii	Dwarf Fothergilla	3 gal	Cont.	
HS	13	Hydrangea quercifolia `Sike`s Dwarf`	Sike`s Dwarf Oakleaf Hydrangea	3 gal	Cont.	
IS	7	Ilex glabra `Shamrock`	Shamrock Inkberry Holly	3 gal	Cont.	
IG	12	Ilex glabra `Strongbox`	Dwarf Inkberry Holly	3 gal	Cont.	
IV	22	Itea virginica `Henry`s Garnet`	Henry`s Garnet Sweetspire	3 gal	Cont.	
PK	11	Pieris japonica `Katsura`	Japanese Andromeda	30" - 36" HT.	B & B	
RM	4	Rhododendron x `Nova Zembla`	Nova Zembla Rhododedron	3` - 4` HT.	B & B	
VA	6	Viburnum dentatum	Arrowood Viburnum	5 gal	Cont.	
PERENNIALS / GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE		REMARKS
CK	14	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass	2 gal		
CP	84	Carex pensylvanica	Pennsylvania Sedge	1 gal		
GM	17	Geranium maculatum	Spotted Geranium	1 gal		
HC	110	Heuchera x `Caramel`	Caramel Coral Bells	1 gal		
PL	32	Potentilla fruticosa `Dwarf Hallman`	Dwarf Hallman Cinquefoil	2 gal		
TC	42	Tiarella cordifolia	Foamflower	1 gal		

NOTE:

1. THIS BUILDING TYPE 1 TYPICAL PLANT SCHEDULE PROVIDES QUANTITIES NECESSARY FOR A SINGLE BUILDING. THESE QUANTITIES WILL BE MULTIPLIED BY 3 TO REFLECT THE ACTUAL QUANTITIES NEEDED FOR BUILDINGS 1, 2, & 3.

TYPE 2 BUILDING TYPICAL PLANT SCHEDULE

FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
AC	3	Amelanchier canadensis	Canadian Serviceberry	8' - 10' HT.	B & B	
CC2	1	Cercis canadensis	Eastern Redbud	8' - 10' HT.	B & B	
CA	2	Cornus florida `Appalachian Spring`	Appalachian Spring Dogwood	10' - 12' HT	B & B	
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
AA	2	Acer rubrum `Autumn Blaze`	Autumn Blaze Red Maple	3" - 3 1/2" CAL.	B & B	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
AF	7	Aronia melanocarpa `Low Scape`	Dwarf Chokeberry	3 gal	Cont.	
BL	7	Buxus microphylla `Little Missy`	Little Missy Littleleaf Boxwood	5 gal	Cont.	
CN	16	Cornus sericea `Artic sun`	Red Osier Dogwood	3 gal	Cont.	
FG	6	Fothergilla gardenii	Dwarf Fothergilla	3 gal	Cont.	
HS	15	Hydrangea quercifolia `Sike`s Dwarf`	Sike`s Dwarf Oakleaf Hydrangea	3 gal	Cont.	
IS	8	Ilex glabra `Shamrock`	Shamrock Inkberry Holly	3 gal	Cont.	
IG	20	Ilex glabra `Strongbox`	Dwarf Inkberry Holly	3 gal	Cont.	
IV	10	Itea virginica `Henry`s Garnet`	Henry`s Garnet Sweetspire	3 gal	Cont.	
PK	6	Pieris japonica `Katsura`	Japanese Andromeda	30" - 36" HT.	B & B	
VA	8	Viburnum dentatum	Arrowood Viburnum	5 gal	Cont.	
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
AM	28	Amsonia x `Blue Ice"	Eastern Bluestar	2 gal.	Cont.	
EB	10	Eupatorium dubium `Baby Joe`	Baby Joe Joe-Pye Weed	3 gal	Cont.	
PERENNIALS / GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE		REMARKS
CP	10	Carex pensylvanica	Pennsylvania Sedge	1 gal		
CG	12	Coreopsis grandiflora	Tickseed	2 gal		
GM	14	Geranium maculatum	Spotted Geranium	1 gal		
HC	42	Heuchera x `Caramel`	Caramel Coral Bells	1 gal		
PX	46	Pennisetum x `Fox Trot`	Evergreen Fountain Grass	1 gal		
TC	28	Tiarella cordifolia	Foamflower	1 gal		

NOTE:

1. THIS BUILDING TYPE 1 TYPICAL PLANT SCHEDULE PROVIDES QUANTITIES NECESSARY FOR A SINGLE BUILDING. THESE QUANTITIES WILL BE MULTIPLIED BY 12 TO REFLECT THE ACTUAL QUANTITIES NEEDED FOR BUILDINGS 4–15.

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SETBACK LINE
- WF-43 WF-44 WF-45 EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- 770' M EXISTING TREE AND DESIGNATION
- EXISTING TREE LINE
- EXISTING DIRECTIONAL ARROWS
- EXISTING PAINT
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED DROP CURB AND RAMP
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- PROPOSED SNOW STORAGE AREA
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED FENCE
- PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- 2–4" WIDE YELLOW LINES 8"O.C.
- 12" WIDE WHITE STOP LINE
- A TRAFFIC SIGN LOCATION & DESIGNATION
- PROPOSED SHADE TREE
- PROPOSED FLOWERING TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS
- PROPOSED SHRUB MASSING

NOTES:

1. ALL PLANT MATERIAL SHALL BE FIRST QUALITY STOCK. PLANTED MATERIAL AND METHODS OF INSTALLATION SHALL CONFORM TO THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
2. ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING OR PAVEMENT AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE LAWN.
3. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" OF BROWN MULCH. MULCH SHALL BE CLEAN, NON-DYED, TOXIC FREE, SHREDDED HARDWOOD.
4. PLANT MATERIALS AS SPECIFIED ON THE DRAWINGS AND DELIVERED TO THE SITE SHALL BE NURSERY GROWN AND CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT THE PROJECT LANDSCAPE ARCHITECTS WRITTEN APPROVAL.
5. ALL LANDSCAPING SHALL CONTINUE TO BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT, IMMEDIATELY FOLLOWING, GROWING SEASON.
6. ALL TREES AND SHRUBS SHALL BE PRUNED AND SHAPED AND BE SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.
7. PLANTING STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALE, WINDBURN, ABRASION, AND HARMFUL INSECTS OR INSECTS EGGS; AND SHALL HAVE HEALTHY, NORMAL UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND FREE FROM OBJECTIONABLE DISFIGUREMENTS. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY VINES AND GROUND COVER PLANTS WELL ESTABLISHED IN REMOVAL CONTAINERS, INTEGRAL CONTAINERS, OR FORMED HOMOGENEOUS SOIL SECTIONS SHALL BE USED. PLANTS SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
8. ALL STOCK SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK, UNLESS OTHERWISE SPECIFIED. BAREROOT STOCK OF ANY KIND IS UNACCEPTABLE UNLESS SPECIFIED.
9. ALL PLANTING BEDS, LAWNS AND LANDSCAPED AREAS SHALL RECEIVE A MINIMUM 4" THICK LAYER OF TOPSOIL, UNLESS OTHERWISE SPECIFIED.
10. THE CONTRACTOR IS INFORMED THAT A LANDSCAPE BOND IS REQUIRED IN ACCORDANCE WITH THE RESOLUTION OF SITE PLAN APPROVAL IN AN AMOUNT DETERMINED BY THE TOWN LANDSCAPE ARCHITECT. UPON COMPLETION OF INSTALLATION, PLANTINGS SHALL BE INSPECTED AND ACCEPTED BY THE TOWN LANDSCAPE ARCHITECT. ONE YEAR AFTER THE ACCEPTANCE, A PARTIAL RELEASE OF THE LANDSCAPE BOND MAY BE REQUESTED AND TWO YEARS AFTER THE ACCEPTANCE, A FULL RELEASE OF THE LANDSCAPE BOND MAY BE REQUESTED.
11. THE CONTRACTOR SHALL SPECIFY NATIVE SEED MIXES TO BE USED FOR ALL AREAS REQUIRING SEED MIX COVER, I.E. EROSION CONTROL MIX, NATIVE MEADOW MIX, NATIVE GRASS MIX, AND WETLAND BASIN MIX AS REQUIRED.
12. UPON COMPLETION OF THE FINAL LANDSCAPE PLAN, THE CONSULTANT TEAM SHALL APPROXIMATE THE AMOUNT OF TOPSOIL NEEDED TO REMAIN ON PROJECT SITE BASED ON THE FOLLOWING, TO BE APPROVED BY THE PROJECT'S LANDSCAPE ARCHITECT:
    - 12.1. LAWN AND SEEDED AREAS AT 6"–8" TOPSOIL
    - 12.2. PLANTING BEDS AT 12" TOPSOIL
    - 12.3. TREES PITS PROVIDE TOPSOIL 18"–24" BEYOND THE TREE BALL
13. SOIL SHALL BE INSPECTED BEFORE PLANTING AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE TOWN'S LANDSCAPE ARCHITECT TO INSPECT SOILS (PROFESSIONAL SOIL ANALYSIS MAY BE REQUIRED) AT THE BEGINNING OF SOIL WORK TO ENSURE SOIL MEETS SPECIFICATION ON THE APPROVED PLAN.
14. ALL PLANTS SHALL BE INSPECTED BY JMC PRIOR TO PLANTING TO ENSURE THAT PLANTS MEET SIZE AND SPECIES SPECIFICATIONS.
15. THE CONTRACTOR IS INFORMED THAT TOPSOIL TO BE USED ON SITE FOR LANDSCAPE PURPOSES SHALL BE SUBJECT TO TESTING BY AN INDEPENDENT LAB PRIOR TO BEING DISTRIBUTED ACROSS THE SITE FOR COMPLIANCE WITH THE SPECIFICATIONS PROVIDED HEREON AND/OR TECHNICAL SPECIFICATIONS. SPECIAL ATTENTION SHALL BE GIVEN TO THE TOPSOIL, AS IT IS CRITICAL TO THE SURVIVAL/HEALTH OF THE PROPOSED PLANT MATERIAL. TEST RESULTS SHALL BE PROVIDED TO THE PROJECT LANDSCAPE ARCHITECT AND TOWN LANDSCAPE ARCHITECT FOR THEIR REVIEW/APPROVAL. CONTRACTOR SHALL AMEND THE SUBSOIL AND/OR TOPSOIL TO MEET THE SPECIFICATIONS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL COORDINATE WITH THE TOWN AND PROJECT LANDSCAPE ARCHITECTS FOR INSPECTION OF THE SUBGRADE AND TOPSOIL PRIOR TO THE START OF PLANTING
16. THE CONTRACTOR IS INFORMED THAT, IF REQUIRED BY THE BUILDING CODE OFFICIAL, ALL LANDSCAPE PLANTINGS SHALL BE SUBJECT TO INSPECTION AND ACCEPTANCE OF THE TOWN LANDSCAPE ARCHITECT PRIOR TO CERTIFICATE OF OCCUPANCY.
17. THE CONTRACTOR SHALL INSTALL 6" TOPSOIL COMPOST MIX ON AREAS WHERE SEEDING IS PROPOSED. SCARIFY OR DIG PROPOSED SEEDING AREAS TO A DEPTH OF 6" OR SO.

No.	Revision	Date	By
1.	PLANNING BOARD SUBMISSION	03/19/2021	BMS
2.	PLANNING BOARD SUBMISSION	06/22/2021	BMS

Previous Editions Obsolete

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PRELIMINARY TYPICAL UNIT LANDSCAPE PLAN

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ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn:	JJ
Approved:	JS
Scale:	1" = 10'
Date:	03/19/2021
Project No:	17088
17088-LAND-BUS	L-102
LAND.scr	
Drawing No:	L–102

TOWN OF NEWBURGH
TOWN ENGINEER

MEMORANDUM

TO: Gilbert Piaquadio, Town Supervisor and Town Board

FROM: Patrick J. Hines, Representative, Engineers for the Town

DATE: 3 MAY 2022

RE: Overlook Farm Sewage Treatment/Plant Concept Review (PB# 19-23)

This subject project is before the Planning Board for approval to construct 216 apartments with a senior housing bonus density. The project also proposes the construction of a 25,000 sqft. retail building. The project is proposing an onsite Package Sewage Treatment Facility to serve the development.

The project sponsor has submitted a Propriety Package Sewage Plant to serve the project. The Sewage Treatment Plant will discharge treated effluent to the stream on the site.

The project will generate an overage of 43,000 gallons per day of flow. The project sponsors have identified that they will be using a Package Sewage Treatment Plant manufactured by StreamGo Water Solutions Inc.

The applicant's Engineers have submitted information requesting the proposed Sewage Treatment Plant copies attached.

Town Code Section 185-20B requires:

- "Design and construction of any privately owned community water supply or sewer system shall conform to the requirements of the Town Engineer as to the adequacy for a municipal system and compatibility with other systems. A program for regular maintenance and inspection shall be included."

We have reviewed the information submitted including case studies for other installations in New York State. DMR's for a facility under operation in Amenia, NY was also reviewed. A Teleconference with the manufacturer representative and project Engineers was held. The manufacturer has several facilities in operation in New York State.

Town Code Section 185-20C requires:

- "The ownership, organization and operating program for any privately owned community water or sewer system not offered for deduction to the Town shall be approved by the Town Board. Any such system shall be required to post performance and maintenance boards as determined by the Town Board."

Based on a review of the information submitted the Town Engineers office takes no exception to the proprietary StreamGo Sewage Treatment Plant being proposed for the Overlook Farm

Project. The project must obtain Permits from the NYSDEC for discharge and construction of the Package Plant.

The Code Section 185-20C should be addressed as a condition of approval prior to the Planning Board stamping the plans.

If you have any questions, I am available to discuss them with you.

Cc: Mark Taylor, Attorney
John Ewasutyn, Chairman
Jerry Canfield, Code Compliance Officer
Anthony Guccione, JMC Engineer