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CONSULTING ENGINEERS D.P.C.

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**TOWN OF NEWBURGH  
PLANNING BOARD  
TECHNICAL REVIEW COMMENTS**

**PROJECT: 11 BALMVILLE ROAD AMMENDED SITE PLAN**  
**PROJECT NO.: 19-17**  
**PROJECT LOCATION: SECTION 84, BLOCK 5, LOT 26**  
**REVIEW DATE: 29 AUGUST 2019**  
**MEETING DATE: 5 SEPTEMBER 2019**  
**PROJECT REPRESENTATIVE: ENGINEERING AND SURVEYING PROPERTIES**

1. The applicant's representative has submitted a drainage report supporting the design of the use of level spreaders to disperse stormwater to sheet flow. An additional level spreader has been added to the plans based on the previous review.
2. Signage has been added to the plans identifying a one-way traffic flow along the building frontage.
3. The applicant have added a stonewall feature along the parking located in front of the existing structure. A 42-inch high by 36 foot wide internally mortared wall is proposed constructed of field stone.
4. Landscaping plan depicts previously proposed level spreader arrangement. The reduced level spreader will allow for additional trees to remain, not depicted on the landscaping plan.
5. Proposed stonewall is not depicted on the Engineering plans.
6. Plans were sent to county planning on 5 August 2019. As of tonight's meeting the submission will be timed out with Orange County planning if no response has been received.
7. Financial security was posted for the previous site plan which included extensive

Stormwater Management Facilities. The previous security will be adequate for the current plan. If the applicant seeks a reduction in the posted security revised cost estimates for stormwater management and landscaping must be provided.

Respectfully submitted,

***McGoey, Hauser and Edsall  
Consulting Engineers, D.P.C.***

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Patrick J. Hines  
Principal

PJH/SM



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August 22, 2019

Town of Newburgh Planning Board  
1496 NY-300  
Newburgh, NY 12550

**ATTN: JOHN EWASUTYN, CHAIRMAN**  
**RE: 11 BALMVILLE ROAD**  
**TOWN OF NEWBURGH**  
**COMMENT RESPONSE**

Dear Mr. Ewasutyn,

Attached hereto is the Amended Site Plan and drainage analysis for the above referenced project. Revisions have been made to this plan in accordance with the comment letter dated August 1st, 2019 from McGoey, Hauser and Edsall Consulting Engineers, D.P.C. and those of the Planning Board. These revisions are as follows:

1. A drainage analysis has been performed and our calculations show that limiting the impervious cover and the use of level spreaders has reduced the peak flow rates down stream to the property from the existing conditions to the proposed conditions as shown on Table 1 of the attached calculations.
2. The attached planting plan provides landscaped screening and a stone wall feature in front of the angled parking located in the frontage of the property.
3. One way traffic signs and pavement markings have been added to the site plan to promote proper traffic flow along the driveway and building frontage.

If you have any additional questions and/or comments, please don't hesitate to contact this office.

Sincerely,  
Engineering & Surveying Properties, PC

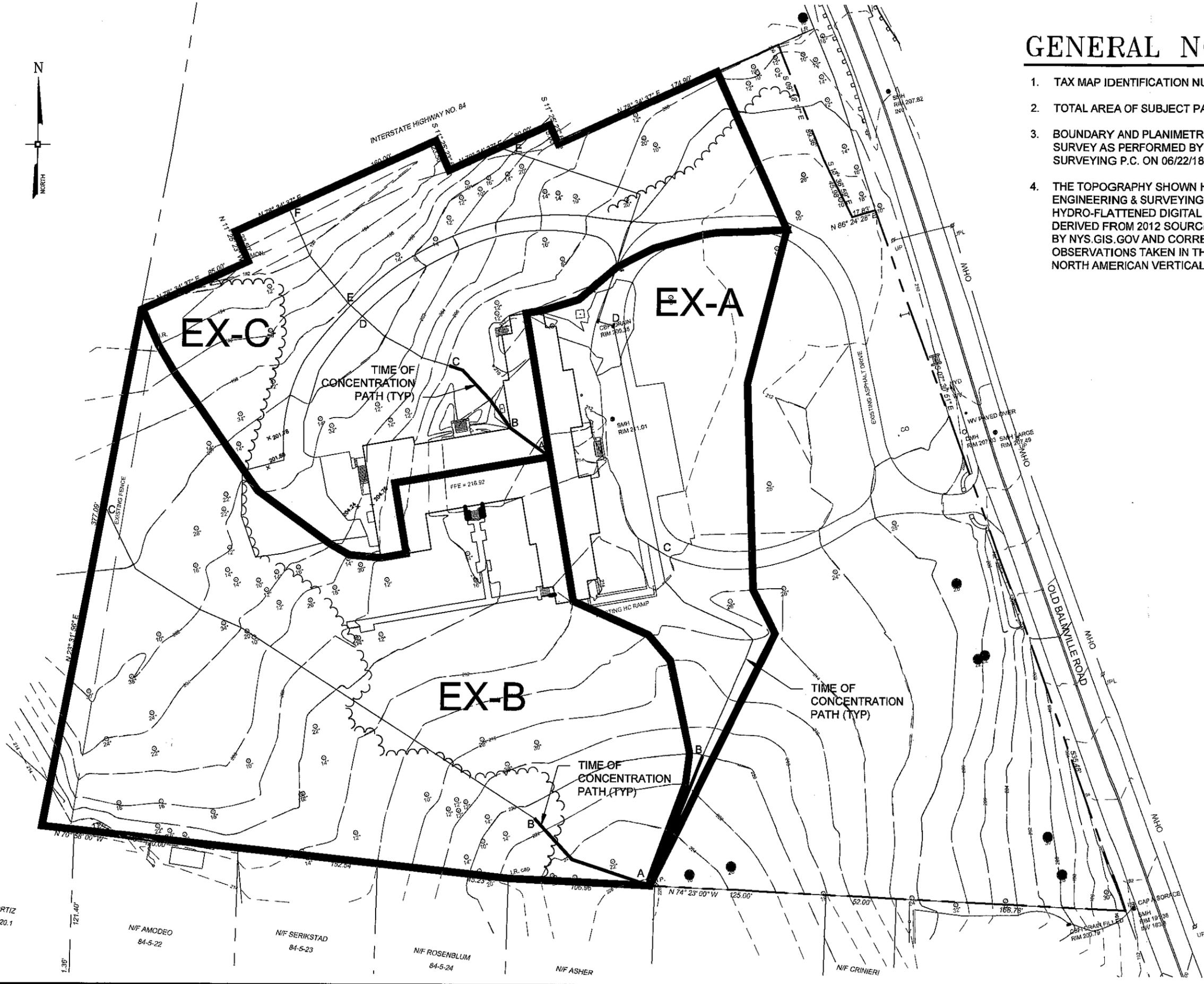


Ross Winglovitz, P.E.  
Principal

Site Design and Development • Land Surveying • Environmental Planning and Permitting  
Construction Support • Project Management • Client Advocating and Representation • Municipal Engineering

TABLE 1: DRAINAGE ANALYSIS

<b>Criteria</b>		<b>Drainage Area A</b>	<b>Drainage Area B</b>	<b>Drainage Area C</b>	<b>Combined Areas</b>
<b>1 – YEAR (Cpv)</b>	Existing (cfs)	1.25	2.51	2.02	5.74
	Proposed (cfs)	1.32	1.77	2.31	5.30
	Difference (cfs)	<b>+0.07</b>	<b>-0.74</b>	<b>+0.29</b>	<b>-0.44</b>
	Difference (%)	<b>+5.60%</b>	<b>-29.48%</b>	<b>+14.35%</b>	<b>-7.66%</b>
<b>10 – YEAR (Qp)</b>	Existing (cfs)	3.07	6.89	5.22	15.01
	Proposed (cfs)	3.16	4.84	5.50	13.27
	Difference (cfs)	<b>+0.09</b>	<b>-2.05</b>	<b>+0.28</b>	<b>-1.74</b>
	Difference (%)	<b>+2.93%</b>	<b>-29.75%</b>	<b>+5.36%</b>	<b>-11.59%</b>
<b>100 – YEAR (Qf)</b>	Existing (cfs)	6.31	15.07	11.03	31.94
	Proposed (cfs)	6.40	10.60	11.16	27.62
	Difference (cfs)	<b>+0.09</b>	<b>-4.47</b>	<b>+0.13</b>	<b>-4.32</b>
	Difference (%)	<b>+1.42%</b>	<b>-29.66%</b>	<b>+1.17%</b>	<b>-13.52%</b>



# GENERAL NOTES

1. TAX MAP IDENTIFICATION NUMBER: SECTIONS 84 BLOCKS 5 LOT 26
2. TOTAL AREA OF SUBJECT PARCEL: 6.6± ACRES.
3. BOUNDARY AND PLANIMETRIC INFORMATION BASED UPON FIELD SURVEY AS PERFORMED BY CIVIL TEC ENGINEERING AND SURVEYING P.C. ON 06/22/18.
4. THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES PC, FROM USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEMS) AS DERIVED FROM 2012 SOURCE LIDAR. THE DEMS WERE PROVIDED BY NYS.GIS.GOV AND CORRESPOND TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.

<b>EXISTING CONDITIONS</b>	11 BALMAINVILLE ROAD TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK		DATE: 08/22/19	JOB # 1402.01	<b>F-1</b>
			SCALE: 1" = 70'	SHEET #	
ENGINEERING & SURVEYING PROPERTIES PC 71 CLINTON STREET MONTGOMERY, NY 12549 Ph: (845) 457-7727 Fx: (845) 457-1899 Achieving Successful Results With Innovative Designs					
©COPYRIGHT 2019 ENGINEERING & SURVEYING PROPERTIES, PC					



N/F ORTIZ  
84-5-20.1

N/F AMODEO  
84-5-22

N/F SERIKSTAD  
84-5-23

N/F ROSENBLUM  
84-5-24

N/F ASHER

N/F CRINIERI

<b>PROPOSED CONDITIONS</b>	11 BALMVILLE ROAD TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK			<b>ENGINEERING &amp; SURVEYING PROPERTIES</b> <small>Achieving Successful Results With Innovative Designs</small>	
	DATE: 08/22/19	JOB # 1402.01	71 CLINTON STREET MONTGOMERY, NY 12549 Ph: (845) 457-7727 F: (845) 457-1899		
	SCALE: 1" = 70'	SHEET #	<b>F-2</b>		

# Extreme Precipitation Tables

## Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Smoothing	Yes
State	New York
Location	
Longitude	74.013 degrees West
Latitude	41.520 degrees North
Elevation	0 feet
Date/Time	Wed, 21 Aug 2019 14:55:49 -0400

### Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.33	0.50	0.62	0.81	1.02	1.26	1yr	0.88	1.19	1.44	1.76	2.14	2.60	2.96	1yr	2.30	2.85	3.30	3.95	4.59	1yr
2yr	0.39	0.59	0.74	0.98	1.23	1.53	2yr	1.06	1.42	1.75	2.14	2.60	3.15	3.56	2yr	2.79	3.42	3.92	4.62	5.26	2yr
5yr	0.45	0.71	0.89	1.19	1.52	1.91	5yr	1.31	1.76	2.20	2.69	3.27	3.94	4.50	5yr	3.49	4.33	4.97	5.74	6.50	5yr
10yr	0.51	0.80	1.02	1.38	1.79	2.27	10yr	1.55	2.06	2.61	3.21	3.89	4.68	5.38	10yr	4.14	5.17	5.95	6.76	7.62	10yr
25yr	0.59	0.95	1.21	1.67	2.22	2.85	25yr	1.92	2.55	3.29	4.05	4.91	5.87	6.82	25yr	5.20	6.56	7.55	8.39	9.42	25yr
50yr	0.68	1.09	1.39	1.95	2.62	3.38	50yr	2.26	3.00	3.92	4.82	5.84	6.98	8.16	50yr	6.17	7.85	9.05	9.90	11.06	50yr
100yr	0.77	1.24	1.60	2.27	3.10	4.02	100yr	2.68	3.53	4.67	5.76	6.95	8.29	9.77	100yr	7.34	9.40	10.85	11.68	13.01	100yr
200yr	0.87	1.43	1.85	2.66	3.67	4.79	200yr	3.17	4.15	5.58	6.87	8.29	9.86	11.71	200yr	8.73	11.26	13.03	13.78	15.30	200yr
500yr	1.05	1.73	2.26	3.28	4.59	6.03	500yr	3.96	5.15	7.03	8.67	10.46	12.42	14.87	500yr	10.99	14.30	16.60	17.18	18.98	500yr

### Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.29	0.44	0.54	0.73	0.89	1.08	1yr	0.77	1.05	1.23	1.57	2.00	2.08	2.38	1yr	1.84	2.29	2.57	3.35	3.96	1yr
2yr	0.37	0.58	0.71	0.96	1.19	1.41	2yr	1.02	1.38	1.60	2.05	2.58	3.05	3.43	2yr	2.70	3.30	3.74	4.45	5.10	2yr
5yr	0.42	0.65	0.80	1.10	1.40	1.65	5yr	1.21	1.61	1.87	2.41	3.00	3.61	4.12	5yr	3.20	3.96	4.52	5.22	6.00	5yr
10yr	0.47	0.72	0.89	1.24	1.60	1.84	10yr	1.38	1.80	2.10	2.70	3.37	4.08	4.74	10yr	3.61	4.55	5.18	5.89	6.79	10yr
25yr	0.54	0.82	1.01	1.45	1.91	2.12	25yr	1.65	2.08	2.43	3.05	3.92	4.79	5.69	25yr	4.24	5.47	6.19	6.90	8.03	25yr
50yr	0.60	0.91	1.13	1.63	2.19	2.36	50yr	1.89	2.31	2.73	3.41	4.41	5.41	6.56	50yr	4.79	6.30	7.10	7.78	9.14	50yr
100yr	0.67	1.02	1.27	1.84	2.52	2.64	100yr	2.18	2.58	3.08	3.80	4.98	6.08	7.56	100yr	5.38	7.27	8.14	8.78	10.42	100yr
200yr	0.76	1.14	1.45	2.10	2.93	2.95	200yr	2.53	2.88	3.46	4.27	5.62	6.78	8.74	200yr	6.00	8.41	9.34	9.90	11.91	200yr
500yr	0.90	1.34	1.73	2.51	3.57	3.43	500yr	3.08	3.35	4.07	4.98	6.62	7.83	10.61	500yr	6.93	10.21	11.23	11.61	14.24	500yr

### Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.36	0.55	0.67	0.91	1.11	1.35	1yr	0.96	1.32	1.52	1.95	2.42	2.83	3.24	1yr	2.50	3.12	3.62	4.24	5.01	1yr
2yr	0.40	0.62	0.76	1.03	1.28	1.53	2yr	1.10	1.50	1.74	2.24	2.79	3.32	3.70	2yr	2.93	3.56	4.13	4.82	5.47	2yr
5yr	0.49	0.76	0.94	1.30	1.65	1.96	5yr	1.42	1.91	2.25	2.88	3.64	4.27	4.89	5yr	3.78	4.70	5.42	6.30	7.02	5yr
10yr	0.58	0.90	1.11	1.55	2.01	2.38	10yr	1.73	2.32	2.74	3.53	4.46	5.23	6.02	10yr	4.63	5.79	6.72	7.71	8.50	10yr
25yr	0.73	1.11	1.38	1.97	2.59	3.07	25yr	2.23	3.00	3.57	4.73	5.84	6.84	7.95	25yr	6.06	7.64	8.95	10.09	10.95	25yr
50yr	0.86	1.31	1.63	2.34	3.15	3.74	50yr	2.72	3.66	4.37	5.82	7.14	8.40	9.82	50yr	7.44	9.44	11.14	12.37	13.25	50yr
100yr	1.02	1.54	1.93	2.78	3.82	4.56	100yr	3.30	4.46	5.34	7.19	8.75	10.33	12.11	100yr	9.14	11.64	13.85	15.19	16.04	100yr
200yr	1.20	1.81	2.30	3.32	4.63	5.56	200yr	4.00	5.43	6.54	8.86	10.72	12.71	14.96	200yr	11.25	14.38	17.25	18.66	19.42	200yr
500yr	1.51	2.25	2.90	4.21	5.99	7.22	500yr	5.17	7.06	8.53	11.71	14.03	16.76	19.75	500yr	14.83	18.99	23.07	24.51	24.98	500yr



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
MdB	Mardin gravelly silt loam, 3 to 8 percent slopes	6.0	100.0%
<b>Totals for Area of Interest</b>		<b>6.0</b>	<b>100.0%</b>







PROJECT TITLE  
**11 Balmville Road**

LOCATION  
**Town of Newburgh**

CALCULATED BY  
**MP**

APPROVED BY  
**RW**

REF DRAWING(S)  
**DWG LAST REV. 08/22/19**

Existing Proposed Area: **EX-A**

**1. Sheet Flow**

Surface Description (table 3-1)  
 Manning's roughness coeff., 'n' (table 3-1)  
 Flow length, L (total L ≤ 300 ft)  
 Two-year 24-hour rainfall, P<sub>2</sub>  
 Land Slope, s

$$T_t = \frac{0.007 (nL)^{0.8}}{P_2^{0.5} s^{0.4}}$$

Segment ID	A - B				
	Grass: D				
	0.24				
	ft	100			
	in	3.50			
	ft/ft	0.060			
	hr	0.147			0.147

**2. Shallow Concentrated Flow**

Surface description (paved or unpaved)  
 Flow length, L  
 Watercourse slope, s  
 Average velocity, V (figure 3-1)

$$T_t = \frac{L}{3600 V}$$

Segment ID	B - C	C - D			
	Unpaved	Paved			
	ft	191.0	165.2		
	ft/ft	0.050	0.050		
	ft/s	3.608	4.546		
	hr	0.015	0.010		0.025

**3. Channel Flow**

Cross sectional flow area, a  
 Wetted perimeter, p<sub>w</sub>  
 Hydraulic radius, r = a/p<sub>w</sub>  
 Channel slope, s  
 Manning's roughness coefficient, n

$$V = \frac{1.49 r^{2/3} s^{1/2}}{n}$$

Flow Length, L

$$T_t = \frac{L}{3600 V}$$

Segment ID	D - E				
	ft <sup>2</sup>	0.09			
	ft	1.05			
	ft	0.08			
	ft/ft	0.020			
		0.035			
	ft/s	1.146			
	ft	216.4			
	hr	0.052			0.052

**Total T<sub>c</sub> For Watershed or Subarea (Add Steps 6, 11, and 19) hr = 0.22**  
**min = 13.20**

PROJECT TITLE  
**11 Balmville Road**

LOCATION  
**Town of Newburgh**

CALCULATED BY  
**MP**

APPROVED BY  
**RW**

REF DRAWING(S)  
**DWG LAST REV. 08/22/19**

Existing Proposed Area: **EX-B**

**1. Sheet Flow**

Surface Description (table 3-1)  
 Manning's roughness coeff., 'n' (table 3-1)  
 Flow length, L (total L ≤ 300 ft)  
 Two-year 24-hour rainfall, P<sub>2</sub>  
 Land Slope, s

$$T_t = \frac{0.007 (nL)^{0.8}}{P_2^{0.5} s^{0.4}}$$

Segment ID	A - B				
	Grass: D				
	0.24				
	ft	100			
	in	3.50			
	ft/ft	0.040			
	hr	0.172			0.172

**2. Shallow Concentrated Flow**

Surface description (paved or unpaved)  
 Flow length, L  
 Watercourse slope, s  
 Average velocity, V (figure 3-1)

$$T_t = \frac{L}{3600 V}$$

Segment ID	B - C				
	Unpaved				
	ft	393.0			
	ft/ft	0.040			
	ft/s	3.227			
	hr	0.034			0.034

**3. Channel Flow**

Cross sectional flow area, a  
 Wetted perimeter, p<sub>w</sub>  
 Hydraulic radius, r = a/p<sub>w</sub>  
 Channel slope, s  
 Manning's roughness coefficient, n

$$V = \frac{1.49 r^{2/3} s^{1/2}}{n}$$

Flow Length, L

$$T_t = \frac{L}{3600 V}$$

Segment ID					
	ft <sup>2</sup>				
	ft				
	ft				
	ft/ft				
	ft/s				
	ft				
	hr				

**Total T<sub>c</sub> For Watershed or Subarea (Add Steps 6, 11, and 19) hr = 0.21**  
**min = 12.60**

WO. NO. <b>1402.01</b>	DATE <b>08/21/19</b>	REVISED	SHEET <b>5</b>	OF <b>6</b>
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PROJECT TITLE  
**11 Balmville Road**

LOCATION  
**Town of Newburgh**

CALCULATED BY  
**MP**

APPROVED BY  
**RW**

REF DRAWING(S)  
**DWG LAST REV. 08/22/19**

Existing Proposed Area: **EX-C**

**1. Sheet Flow**

Surface Description (table 3-1)  
 Manning's roughness coeff., 'n' (table 3-1)  
 Flow length, L (total L ≤ 300 ft)  
 Two-year 24-hour rainfall, P<sub>2</sub>  
 Land Slope, s

$$T_t = \frac{0.007 (nL)^{0.8}}{P_2^{0.5} s^{0.4}}$$

Segment ID	A - B	B - C			
	Paved	Grass: D			
	0.01	0.24			
ft	35	65			
in	3.50	3.50			
ft/ft	2.000	0.050			
hr	0.001	0.112			0.113

**2. Shallow Concentrated Flow**

Surface description (paved or unpaved)  
 Flow length, L  
 Watercourse slope, s  
 Average velocity, V (figure 3-1)

$$T_t = \frac{L}{3600 V}$$

Segment ID	C - D	D - E	E - F		
	Unpaved	Paved	Unpaved		
	73.7	11.4	85.0		
ft					
ft/ft	0.200	0.060	0.120		
ft/s	7.216	4.979	5.589		
hr	0.003	0.001	0.004		0.008

**3. Channel Flow**

Cross sectional flow area, a  
 Wetted perimeter, p<sub>w</sub>  
 Hydraulic radius, r = a/p<sub>w</sub>  
 Channel slope, s  
 Manning's roughness coefficient, n

$$V = \frac{1.49 r^{2/3} s^{1/2}}{n}$$

Flow Length, L

$$T_t = \frac{L}{3600 V}$$

Segment ID					
ft <sup>2</sup>					
ft					
ft					
ft/ft					
ft/s					
ft					
hr					

**Total T<sub>c</sub> For Watershed or Subarea (Add Steps 6, 11, and 19) hr = 0.12**  
**min = 7.20**

# Hydrograph 1-yr Summary

Project Name:

Hydrology Studio v 3.0.0.6

08-23-2019

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	NRCS Runoff	EX-A	1.258	12.13	4,853	---		
2	NRCS Runoff	EX-B	2.518	12.17	9,906	---		
3	NRCS Runoff	EX-C	2.026	12.10	7,014	---		
4	NRCS Runoff	PR-A	1.329	12.13	5,111	---		
5	NRCS Runoff	PR-B	1.775	12.23	8,027	---		
6	NRCS Runoff	PR-C	2.318	12.23	10,250	---		
7	Junction	EX-C OUTFLOW	5.745	12.13	21,773	1, 2, 3		
8	Junction	PR-C OUTFLOW	5.308	12.20	23,387	4, 5, 6		

# Hydrograph 100-yr Summary

Project Name:

Hydrology Studio v 3.0.0.6

08-23-2019

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	NRCS Runoff	EX-A	6.318	12.13	25,037	---		
2	NRCS Runoff	EX-B	15.07	12.13	58,760	---		
3	NRCS Runoff	EX-C	11.03	12.10	38,757	---		
4	NRCS Runoff	PR-A	6.401	12.13	25,497	---		
5	NRCS Runoff	PR-B	10.60	12.20	47,610	---		
6	NRCS Runoff	PR-C	11.16	12.20	51,129	---		
7	Junction	EX-C OUTFLOW	31.94	12.13	122,553	1, 2, 3		
8	Junction	PR-C OUTFLOW	27.62	12.20	124,237	4, 5, 6		

 <b>ENGINEERING &amp; SURVEYING PROPERTIES</b> <small>Achieving Successful Results with Innovative Designs</small>		<b>DRAINAGE AREA C LEVEL SPREADER PEAK FLOW</b>				
		WO. NO. <b>1402.01</b>	DATE <b>08/22/19</b>	REVISED	SHEET <b>1</b>	OF <b>1</b>
PROJECT TITLE <b>11 Balmville Road</b>		LOCATION <b>Town of Newburgh</b>				
CALCULATED BY <b>MP</b>	APPROVED BY <b>RW</b>	REF DRAWING(S) <b>DWG LAST REV. 08/22/19</b>				

Known Values

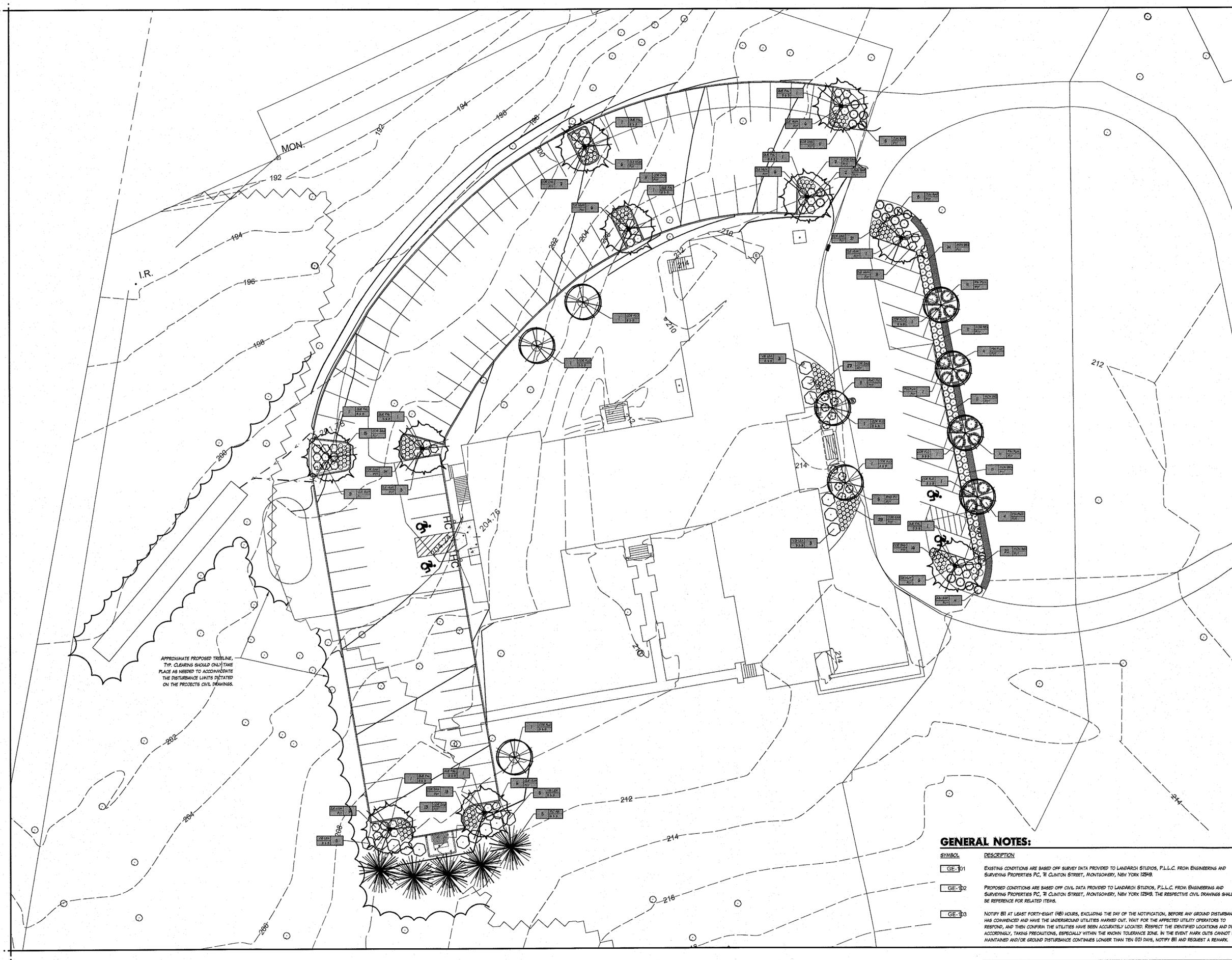
A                    0.942 acres  
 Impervious        0.739 acres  
 Vegetative        0.203 acres  
 Tc                    10 min  
 i                      4.8 in/hr (10 Year Storm)

$$c = (\text{impervious} \times 0.9) + (\text{pervious} \times 0.35) / A$$

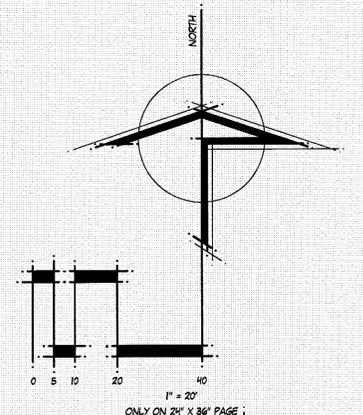
c                      0.78

$$Q = Aci$$

Q =                    3.53352 cfs



APPROXIMATE PROPOSED TREELINE.  
TYP. CLEARING SHOULD ONLY TAKE  
PLACE AS NEEDED TO ACCOMMODATE  
THE DISTANCE LIMITS DICTATED  
ON THE PROJECTS CIVIL DRAWINGS.



DRAWING STATUS		ISSUE DATE
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		AUGUST 16, 2019
CONCEPT APPROVAL	OF	SHEET NO.
PRELIMINARY APPROVAL	OF	
FINAL APPROVAL	OF	
PLANNING BOARD APPROVAL	OF	
ZONING BOARD OF APPEALS APPROVAL	OF	
BIDDING	OF	
CONSTRUCTION	OF	
OTHER	OF	

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS IN THE DENOTED PLAN SET(S).

DATE	DESCRIPTION
06/16/2019	DATE OF ORIGIN

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IT IS A VIOLATION OF THE SECTION 2209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATIONAL LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LANDSCAPE ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LANDSCAPE ARCHITECT IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

**11 BALMVILLE ROAD  
TOWN OF NEWBURGH**

PROJECT TITLE:  
11 BALMVILLE ROAD, LLC  
216 ROUTE 299  
HIGHLAND, NEW YORK, 12528

PROJECT SPONSOR:

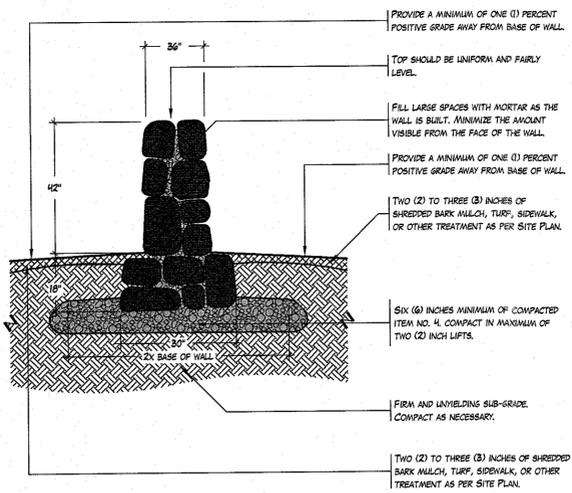
**PLANTING PLAN**

SHEET TITLE:  
CAD REFERENCE: PLANTINGPLAN\_08122019.DWG  
PROJECT NUMBER: 2019.03  
DRAWING CHECKED BY: C.M.W. / C.M.W.

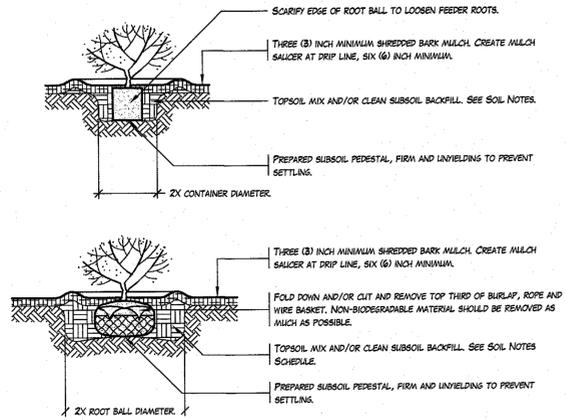
SHEET NO.:  
**PP-1**

**GENERAL NOTES:**

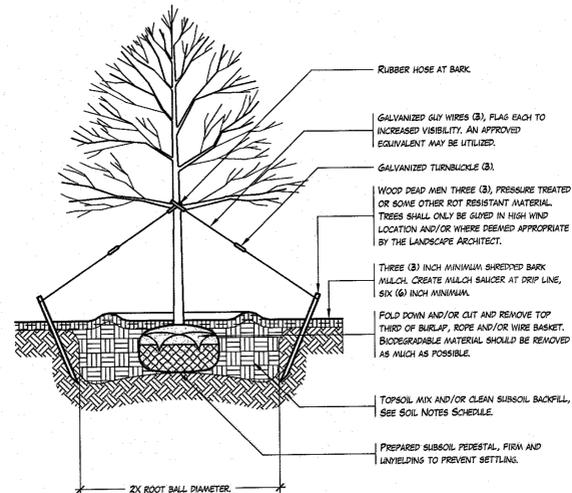
- | SYMBOL | DESCRIPTION  |
|--------|--|
| GE-101 | EXISTING CONDITIONS ARE BASED OFF SURVEY DATA PROVIDED TO LANDARCH STUDIOS, P.L.L.C. FROM ENGINEERING AND SURVEYING PROPERTIES PC, 71 CLINTON STREET, MONTGOMERY, NEW YORK 12549.  |
| GE-102 | PROPOSED CONDITIONS ARE BASED OFF CIVIL DATA PROVIDED TO LANDARCH STUDIOS, P.L.L.C. FROM ENGINEERING AND SURVEYING PROPERTIES PC, 71 CLINTON STREET, MONTGOMERY, NEW YORK 12549. THE RESPECTIVE CIVIL DRAWINGS SHALL BE REFERENCE FOR RELATED ITEMS.   |
| GE-103 | NOTIFY BI AT LEAST FORTY-EIGHT (48) HOURS, EXCLUDING THE DAY OF THE NOTIFICATION, BEFORE ANY GROUND DISTURBANCE HAS COMMENCED AND HAVE THE UNDERGROUND UTILITIES MARKED OUT. WAIT FOR THE AFFECTED UTILITY OPERATORS TO RESPOND, AND THEN CONFIRM THE UTILITIES HAVE BEEN ACCURATELY LOCATED. RESPECT THE IDENTIFIED LOCATIONS AND DIS ACCORDINGLY, TAKING PRECAUTIONS, ESPECIALLY WITHIN THE KNOWN TOLERANCE ZONE. IN THE EVENT MARK OUTS CANNOT BE MAINTAINED AND/OR GROUND DISTURBANCE CONTINUES LONGER THAN TEN (10) DAYS, NOTIFY BI AND REQUEST A REMARK. |



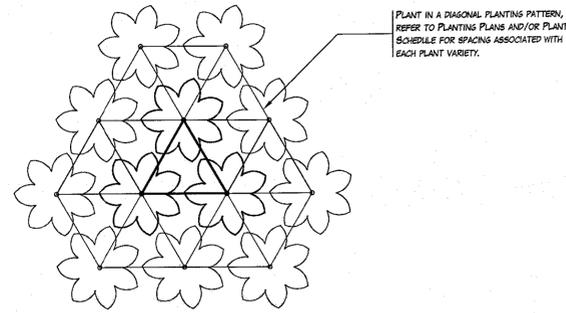
**1 INTERNALLY MORTARED STONE WALL/COLUMN**  
SCALE: 1/2" = 1'



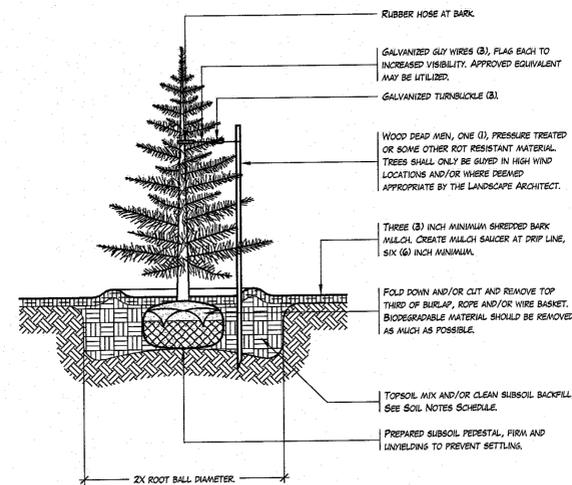
**4 CONTAINER AND B&B SHRUB PLANTING**  
SCALE: 3/8" = 1'-0"



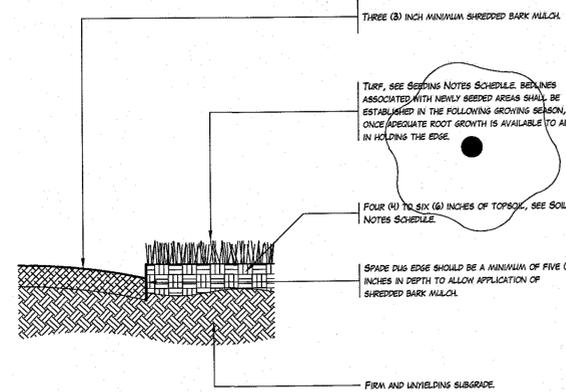
**2 DECIDUOUS TREE PLANTING AND GUYING**  
SCALE: 3/8" = 1'-0"



**5 PLANT SPACING**  
SCALE: 1/2" = 1'-0"



**3 EVERGREEN TREE PLANTING AND GUYING**  
SCALE: 3/8" = 1'-0"



**6 SPADE DUG PLANTING BED EDGE**  
SCALE: 1" = 1'-0"

**PLANTING NOTES:**

- PN-101** PLANT SPECIES AND LOCATIONS ARE DEPICTED BASED UPON EXPECTED MICRO-CLIMATE. LOCATIONS CAN BE FIELD ADJUSTED AND/OR EXPANDED AS DEEMED NECESSARY. CONTRACTOR SHALL PAY CAREFUL ATTENTION TO THE SPECIES AS INDICATED BY ITS BOTANICAL NAME. EACH SPECIES HAS BEEN CAREFULLY SELECTED FOR ITS KNOWN RESISTANCE TO DEER, SALT TOLERANCE, AMONG OTHER VARIABLES AND ARE AVAILABLE FROM NATIONAL GROWERS. SUBSTITUTIONS OR VARIETIES ARE NOT TO BE IMPLEMENTED WITHOUT PRIOR CONSENT FROM THE LANDSCAPE ARCHITECT.
- PN-102** ALL PLANT MATERIAL WITHIN THE EXISTING LANDSCAPE SHOULD BE UTILIZED TO SATISFY THE QUANTITIES LISTED IN THE PLANT SCHEDULE FIRST PRIOR TO IMPORTING NEW PLANT STOCK. ALL PLANT MATERIAL FURNISHED IN ACCORDANCE WITH THIS PLAN SET SHALL MEET OR EXCEED THE MINIMUM STANDARDS WITHIN THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK. PLANT MATERIAL NOT IN COMPLIANCE WITH THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK WILL NOT BE ACCEPTED BY THE PROJECT OWNER, LANDSCAPE ARCHITECT, AND/OR MUNICIPAL OFFICIAL.
- PN-103** ALL PLANT MATERIAL SHALL BE GUARANTEED UNDER A WARRANTY PERIOD FOR A MINIMUM OF TWO (2) YEARS FROM THE DATE OF FINAL ACCEPTANCE. ALL PLANT MATERIAL DEEMED UNSATISFACTORY MUST BE REPLACED IN THE SAME PLANTING SEASON DEEMED UNACCEPTABLE. PLANT MATERIAL SHALL BE REPLACED WITH NEW PLANTS, OF APPROXIMATE EQUAL SIZE AND NO SMALLER THAN ORIGINALLY SPECIFIED ON THE APPROVED PLAN SETS, AT THE NEXT APPROPRIATE PLANTING PERIOD.
- PN-104** CERTAIN SPECIES OF TREES HAVE A HIGH RISK OF FAILURE WHEN FIELD DUG AND PLANTED DURING THE FALL PLANTING SEASON. THE FOLLOWING SPECIES ARE KNOWN AS FALL PLANTING/DIG HAZARD: BETULA AND QUERCUS. THE NURSERY STOCK FOR THE AFOREMENTIONED SPECIES SHALL BE SUPPLIED FROM THOSE DUG DURING THE PREVIOUS SPRING PLANTING SEASON AND HELD OVER THE SUMMER SEASON AS BALLED AND BUR-LAPPED.
- PN-105** CONTRACTOR SHALL DISCUSS WITH THE LANDSCAPE ARCHITECT THE NEED TO FIELD STAKE THE LOCATIONS OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL.
- PN-106** CALL BEFORE YOU DIG. CALL 811 FORTY-EIGHT (48) HOURS BEFORE EVERY DIGGING JOB AND GET THE UNDERGROUND UTILITY LINES MARKED FOR FREE AND HELP PREVENT UNDESIRABLE CONSEQUENCES.
- PN-107** THE CONTRACTOR SHALL FIELD ADJUST THE LOCATIONS OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND/OR OWNER.
- PN-108** TYPICALLY, PERENNIALS, GRASSES, GROUNDCOVER, AND ANNUAL PLANTINGS ARE SHOWN AS MASS PLANTINGS. PLANTS SHALL BE PLACED ON A STAGGERED TRIANGULAR SPACING CONFIGURATION, SEE DETAIL. PLANT CENTER TO CENTER, CENTER DIMENSIONS ARE LISTED AS APPROPRIATE WITHIN THE PLANT SCHEDULE.
- PN-109** AREAS PLANTED WITH PERENNIALS SHALL BE SUPPLEMENTED, UPON REQUEST OF THE OWNER, WITH SPRING FLOWERING BULBS CONSISTENT WITH THE MICRO-CLIMATE OF THE AREAS DEPICTED. ADDITIONALLY, FALL FLOWER MULMS OR OTHER APPROPRIATE MATERIAL MAY BE SUPPLEMENTED UPON THE REQUEST OF THE OWNER.
- PN-110** SPRING PLANTINGS SHOULD TAKE PLACE BETWEEN MARCH 15TH AND JUNE 15TH. FALL PLANTINGS SHOULD TAKE PLACE BETWEEN SEPTEMBER 1ST AND OCTOBER 30TH. AVOID PLANTINGS OUTSIDE THE AFOREMENTIONED DATES, ESPECIALLY IN THE HEAT OF SUMMER, UNLESS PROPER IRRIGATION AND MONITORING IS IMPLEMENTED TO ENSURE HEALTH AND VIOR OF PLANT MATERIAL.
- PN-111** EACH PLANT SHALL BE FERTILIZED WITH A PREMIUM GENERAL PURPOSE PHOSPHORUS FREE ORGANIC FERTILIZER, WHEN APPROPRIATE DURING THE NEXT FOLLOWING PLANTING SEASON. AS OF JANUARY 1, 2012 THE NYSDEC RESTRICTS THE USE OF PHOSPHORUS FERTILIZER ON LAWNS OR NON-AGRICULTURAL TURF. IT IS RECOMMENDED THAT A SOIL TEST BE CONDUCTED IN ORDER TO ENSURE THE USE OF AN APPROPRIATE FERTILIZER. ADDITIONALLY, NO FERTILIZER SHOULD BE APPLIED WITHIN TWENTY (2) FEET OF A WATER BODY OR ON PAVED SURFACES. APPLICATION RATE SHALL BE IN ACCORDANCE TO MANUFACTURERS RECOMMENDATIONS AND SHOULD BE APPLIED IN THE FOLLOWING SPRING PLANTING SEASON. PLANTS SHOULD NOT BE FERTILIZED IN THE SAME YEAR THEY ARE PLANTED IN ORDER TO ALLOW NEW ROOT GROWTH.
- PN-112** THE CROWN OF ROOT BALL SHALL BEAR A SIMILAR RELATIONSHIP, OR SLIGHTLY ABOVE, FINISHED GRADE AS IT BORES TO PREVIOUS GRADE. PLACE ON SUBSOIL PEDESTAL IN ACCORDANCE WITH THE PLANTING DETAILS.
- PN-113** REMOVED ANY DEAD OR BROKEN BRANCHES AND TRIM AS NEEDED UP TO A 1/3 OF EXISTING PLANT STRUCTURE, RETAINING ORIGINAL SHAPE.
- PN-114** SPADE CUT EDGE, SEE DETAIL. TIE INTO EXISTING BELINES WHERE APPROPRIATE.
- PN-115** NATURAL OR DIED BROWN SHREDED BARK MULCH SHOULD BE APPLIED TO ALL PLANTING BEDS TO AN APPROXIMATE DEPTH OF THREE (3) INCHES. INDIVIDUAL TREES WITHIN LAWN AREAS SHOULD, ALTHOUGH NOT DEPICTED IN THE PLANS, HAVE A MINIMUM THREE (3) FOOT DIAMETER, PREFERABLE FIVE (5) FOOT DIAMETER MULCH RING CONSISTENT WITH A SPADE DUG EDGE NOTED IN PN-115.

**SOIL NOTES:**

- SN-101** TOPSOIL SHOULD BE STRIPED AND STOCKPILED WITH APPROPRIATE EROSION CONTROL MEASURES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. STOCKPILED TOPSOIL IS TO BE UTILIZED FIRST PRIOR TO IMPORTING ADDITIONAL TOPSOIL.
- SN-102** IMPORTED TOPSOIL, IF NEEDED, SHALL BE CONSISTENT WITH A LOAM OR SILT LOAM MIX, CONTAINING LESS THAN FIFTEEN (5) PERCENT CLAY AND CONTAIN A MINIMUM OF SIX (6) PERCENT BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATTER AND A MAXIMUM OF TWENTY (20) PERCENT. THE MIXTURE SHOULD BE OF AN ACCEPTABLE GRADATION OF NO MORE THAN TWENTY (20) PERCENT FINE TEXTURED MATERIAL, PASSING THE NO. 200 SIEVE.

**PLANT SCHEDULE:**

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	SIZE	SPACING	MATURE HEIGHT	MATURE WIDTH	DETAIL
COR FLO	9	EASTERN DOGWOOD WHITE BLOOMS EARLY SPRING.	CORNUS FLORIDA	B & B	10 TO 12' HEIGHT	PER PLAN	15 TO 30'	15 TO 30'	2/PP-2
QUE PAL	10	PIN OAK	QUERCUS PALAISTRIS	B & B	2" TO 2.5" CALIPER	PER PLAN	50 TO 70'	40 TO 60'	2/PP-2
EVERGREEN TREES	QTY <th>COMMON NAME</th> <th>BOTANICAL NAME</th> <th>CONTAINER</th> <th>SIZE</th> <th>SPACING</th> <th>MATURE HEIGHT</th> <th>MATURE WIDTH</th> <th>DETAIL</th>	COMMON NAME	BOTANICAL NAME	CONTAINER	SIZE	SPACING	MATURE HEIGHT	MATURE WIDTH	DETAIL
PIC ABI	6	NORWAY SPRUCE	PICEA ABIES	B & B	7 TO 9' HEIGHT	PER PLAN	40 TO 60'	25 TO 30'	3/PP-2
DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	SIZE	SPACING	MATURE HEIGHT	MATURE WIDTH	DETAIL
CLE HJM	64	SUMMERSWEET WHITE BLOOMS JULY THROUGH AUGUST.	CLETHRA ALNIFOLIA 'HAWMINGSBUR'	POT	3 GALLON	4'	2' TO 4'	3' TO 5'	4/PP-2
EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	SIZE	SPACING	MATURE HEIGHT	MATURE WIDTH	DETAIL
JUN BAR	19	BAR HARBOR CREEPING JUNIPER	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	POT	3 GALLON	4.5'	0.75 TO 1'	5' TO 6'	4/PP-2
PIN PLUM	16	MUGO PINE	PINUS MUGO PLUMILO'	POT	5 GALLON	7'	3' TO 5'	6' TO 10'	4/PP-2
RHO P10	10	P.J.M. RHODODENDRON PINK BLOOM IN APRIL.	RHODODENDRON X P.J.M.	POT	3 GALLON	5'	3' TO 7'	3' TO 6'	4/PP-2
VIB LEA	16	LEATHERLEAF VIBURNUM YELLOWISH-WHITE BLOOMS MID-MAY.	VIBURNUM RHYTHYDOPHYLLUM	B & B	30" TO 36" HEIGHT	7'	6' TO 10'	6' TO 10'	4/PP-2
PERENNIALS / GRASSES	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	SIZE	SPACING	MATURE HEIGHT	MATURE WIDTH	DETAIL
COR ZAG	185	ZAGREB THREAD LEAF COREOPSIS BRIGHT YELLOW BLOOMS MAY THROUGH JUNE. SHEAR IN AND TO LATE SUMMER TO PROMOTE A FALL REBLOOM.	COROPSIS VERTICILLATA 'ZAGREB'	POT	4"	2	1' TO 1.5'	1.5'	4/PP-2
MON BEZ	67	BERGAMOT PINK / LATE BLOOMS JULY THROUGH SEPTEMBER.	MONARDA FISTULOSA	POT	4"	3	2' TO 4'	2' TO 3'	4/PP-2

**MAINTENANCE NOTES:**

- MN-101** IRRIGATE PLANT MATERIAL DAILY FOR TWO (2) WEEKS WITH TWO (2) TO THREE (3) GALLONS OF WATER PER ONE (1) INCH OF TRUNK SIZE OR ONE (1) GALLON PER SHRUB/PERENNIAL. THEN IRRIGATE MINIMUM TWO (2) TIMES A WEEK UNTIL WELL ESTABLISHED. USE APPROPRIATE JUDGMENT DEPENDENT UPON PRECIPITATION RATES.
- MN-102** ALL PLANTINGS SHOWN ON THE APPROVED PLAN SET SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF USE AND PLANTS NOT SO MAINTAINED ARE TO BE REPLACED WITH NEW PLANTS, OF APPROXIMATE EQUAL SIZE AND NO SMALLER THAN ORIGINALLY SPECIFIED ON THE APPROVED PLAN SETS, AT THE NEXT APPROPRIATE PLANTING PERIOD.
- MN-103** THE SHRUBS INDICATED WITHIN THE PLANT LIST ARE VARIETIES THAT HAVE BEEN CHOSEN TO FIT THEIR PROPOSED LOCATIONS. SHRUBS SHALL BE ALLOWED TO MATURE AND FILL PLANTING AREAS AS DESIGNED. PRUNING SHOULD BE MINIMAL AND ON AN AS-NEEDED BASIS TO MAINTAIN THE SHRUBS NATURAL APPEARANCE. SHEARINGS OF SHRUBS SHALL BE PROHIBITED.
- MN-104** GROUNDCOVERS SHALL BE ALLOWED TO MATURE AND FILL PLANTING AREAS AS DESIGNED. PRUNING SHOULD BE MINIMAL AND ON AN AS-NEEDED BASIS TO MAINTAIN THE PLANTS NATURAL APPEARANCE. THE AREAS OF GROUNDCOVERS SHALL BE KEPT FREE OF WEEDS AND GRASS.
- MN-105** PERENNIALS AND GRASSES SHOULD BE DEAD HEADED AS NEEDED THROUGHOUT THE SEASON TO MAINTAIN A NEAT APPEARANCE AND ENCOURAGE FLOWERING. THE AREAS OF PERENNIALS AND GRASSES SHALL BE KEPT FREE OF WEEDS AND GRASS.
- MN-106** THE TREES INDICATED WITHIN THE PLANT LIST ARE VARIETIES THAT HAVE BEEN CHOSEN TO FIT THEIR PROPOSED LOCATIONS. TREES SHALL BE ALLOWED TO MATURE AND FILL PLANTING AREAS AS DESIGNED. PRUNING SHOULD BE MINIMAL AND DONE FOR SAFETY, HEALTH OR STRUCTURAL CLEARANCE, REMOVE CROSSING AND DAMAGED BRANCHES. NO TREES SHALL BE TOPPED.
- MN-107** A MINIMUM OF THREE (3) INCHES THICKNESS OF ORGANIC NATURAL OR DIED BROWN SHREDED BARK MULCH SHALL BE MAINTAINED, REPLUSH AS NEEDED. KEEP MULCH AWAY FROM PLANT STEMS AND TREE COLLARS. EDGE THE BEDS PERIODICALLY TO MAINTAIN A NEAT APPEARANCE AT THE EDGE OF THE TURF.
- MN-108** TURF SHOULD BE MAINTAINED AT APPROXIMATELY THREE (3) INCHES IN HEIGHT, NO LESS. USE MOWING BLADES ON MOWERS TO ALLOW CLIPPING TO REMAIN, DECOMPOSE AND ADD NUTRIENTS TO THE SOIL. IT IS RECOMMENDED TO AERATE TURF ONCE A YEAR IN THE FALL WITH AERATION EQUIPMENT THAT PRODUCES PLUGS.
- MN-109** SEEDS ARE TO BE FERTILIZED WITH A PREMIUM GENERAL PURPOSE PHOSPHORUS FREE ORGANIC FERTILIZER AS NEEDED. AS OF JANUARY 1, 2012 THE NYSDEC RESTRICTS THE USE OF PHOSPHORUS FERTILIZER ON LAWNS OR NON-AGRICULTURAL TURF. IT IS RECOMMENDED THAT A SOIL TEST BE CONDUCTED IN ORDER TO ENSURE THE USE OF AN APPROPRIATE FERTILIZER. ADDITIONALLY, NO FERTILIZER SHOULD BE APPLIED WITHIN TWENTY (2) FEET OF A WATER BODY OR ON PAVED SURFACES. APPLICATION RATE SHALL BE IN ACCORDANCE TO MANUFACTURERS RECOMMENDATIONS AND SHOULD BE APPLIED IN THE FOLLOWING SPRING PLANTING SEASON.

**SEEDING NOTES:**

- SE-101** THE SOIL SURFACE FROM ROUGH GRADING OF CONSTRUCTED SLOPES, WHERE SEED IS TO BE APPLIED, SHALL BE LOOSENEED BY MECHANICAL RAKES PRIOR TO THE APPLICATION OF TOPSOIL. TOPSOIL SHALL BE SPREAD TO A COMPACTED UNIFORM MINIMUM THICKNESS OF FOUR (4) INCHES. TOPSOIL SURFACE SHALL BE FINELY GRADED AND LOOSENEED BY MECHANICAL RAKES, AS NEEDED TO ENSURE SEED ACCEPTANCE AND SEED TO SOIL CONTACT.
- SE-102** AREAS TO BE PLANTED WITH SEED MIXTURES ARE TO BE APPLIED THROUGH A HYDRO-SEEDING PROCESS TO ENSURE SLOPE STABILIZATION DURING THE ESTABLISHMENT PERIOD. SMALLER AREAS WHERE HYDRO-SEEDING MAY BE IMPRACTICAL SHALL HAVE A LIGHT LAYER OF STRAW MULCH APPLIED IN ORDER TO HELP MAINTAIN MOISTURE CONTENT. THE USE OF HAY IS PROHIBITED TO LIMIT POTENTIAL INTRODUCTION OF WEED SEEDS.
- SE-103** SEEDS ARE TO BE FERTILIZED WITH A PREMIUM GENERAL PURPOSE PHOSPHORUS FREE ORGANIC FERTILIZER AS NEEDED. AS OF JANUARY 1, 2012 THE NYSDEC RESTRICTS THE USE OF PHOSPHORUS FERTILIZER ON LAWNS OR NON-AGRICULTURAL TURF. IT IS RECOMMENDED THAT A SOIL TEST BE CONDUCTED IN ORDER TO ENSURE THE USE OF AN APPROPRIATE FERTILIZER. ADDITIONALLY, NO FERTILIZER SHOULD BE APPLIED WITHIN TWENTY (2) FEET OF A WATER BODY OR ON PAVED SURFACES. APPLICATION RATE SHALL BE IN ACCORDANCE TO MANUFACTURERS RECOMMENDATIONS AND SHOULD BE APPLIED IN THE FOLLOWING SPRING PLANTING SEASON.

**SEEDING SCHEDULE:**

PERMANENT TURF SEEDING	APPLY AT A RATE OF FOUR (4) LBS. PER 1,000 SQ.FT.
FESTUCA RUBRA PALLAX / CHEVING'S FESCUE	
FESTUCA RUBRA RUBRA / CREEPING RED FESCUE	
LOLLIUM PERENNE / PERENNIAL PRAIRIES	

**DRAWING STATUS**

THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	DATE	SHEET NO.
CONCEPT APPROVAL	OF	
PRELIMINARY APPROVAL	OF	
FINAL APPROVAL	OF	
PLANNING BOARD APPROVAL	OF	
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DATE	DESCRIPTION
08/16/2018	DATE OF ORIGIN

**LANDARCH STUDIOS, P.L.L.C.**  
LANDSCAPE ARCHITECTURE & LAND PLANNING CONSULTANTS

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ORANGE COUNTY CHAPTER OF COMMERCE

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**11 BALMVILLE ROAD  
TOWN OF NEWBURGH**

PROJECT TITLE:  
11 BALMVILLE ROAD, LLC  
216 ROUTE 299  
HIGHLAND, NEW YORK, 12528

PROJECT #P008:

**PLANTING PLAN  
DETAILS AND NOTES**

SHEET TITLE:	SHEET NO.:
LANDARCHSTUDIOS	PP-2
DATE: 2018.03	DESIGNED BY: C.M.W. / C.M.W.







