

TOWN OF NEWBURGH PLANNING BOARD TECHNICAL REVIEW COMMENTS

PROJECT NAME: FARRELL INDUSTRIAL PARK

PROJECT NO.: 2020-16

PROJECT LOCATION: SECTION 34, BLOCK 2, LOT 45

REVIEW DATE: 15 OCTOBER 2021 MEETING DATE: 21 OCTOBER 2021

PROJECT REPRESENTATIVE: JMC ENGINEERING/ JOSEPH P. MODAFFERI JR., RLA

- 1. The project plans were resubmitted to the Orange County Planning Department. The revised plans for the single building were submitted based on the scope of the changes. This office awaits a response from the Orange County Planning Department.
- 2. The applicants are requesting the Planning Board to provide input on scheduling of the Public Hearing for this project. We would recommend that the Planning Board consider a SEQRA consistency finding for the revised project in compliance with the previously issued Negative Declaration.

Respectfully submitted,

MHE Engineering, D.P.C.

Patril & Offener

Patrick J. Hines Principal

PJH/dns

FARRELL INDUSTRIAL PARK

TAX MAP SECTION 34 | BLOCK 2 | LOT 45 ROUTE 300 TOWN OF NEWBURGH, NY TOWN OF NEWBURGH PROJECT NO. 2020-16

FARRELL BUILDING COMPANY 2317 MONTAUK HIGHWAY BRIDGEHAMPTON, NY 11932 631-766-0023

CHUN S. MCGLASSON 16 ANNA COURT CARMEL, NY 10512

PHONE: (845) 600-8LAW (8529)

STANELY A. SCHUTZMAN, P.C. DUTCHESS COUNTY OFFICE: **ROCKLAND COUNTY OFFICE:** 61 S. MAIN STREET NEW CITY, N.Y. 10956

P.O. BOX 969 POUGHKEEPSIE, N.Y. 12602



Site Planner, Civil & Traffic Engineer, Surveyor

and Landscape Architect:

JMC PLANNING ENGINEERING LANDSCAPE ARCHITECTURE & LAND SURVEYING PLLC: 120 BEDFORD ROAD ARMONK, NY 10504 914-273-5225



203-910-4716

914-456-3698

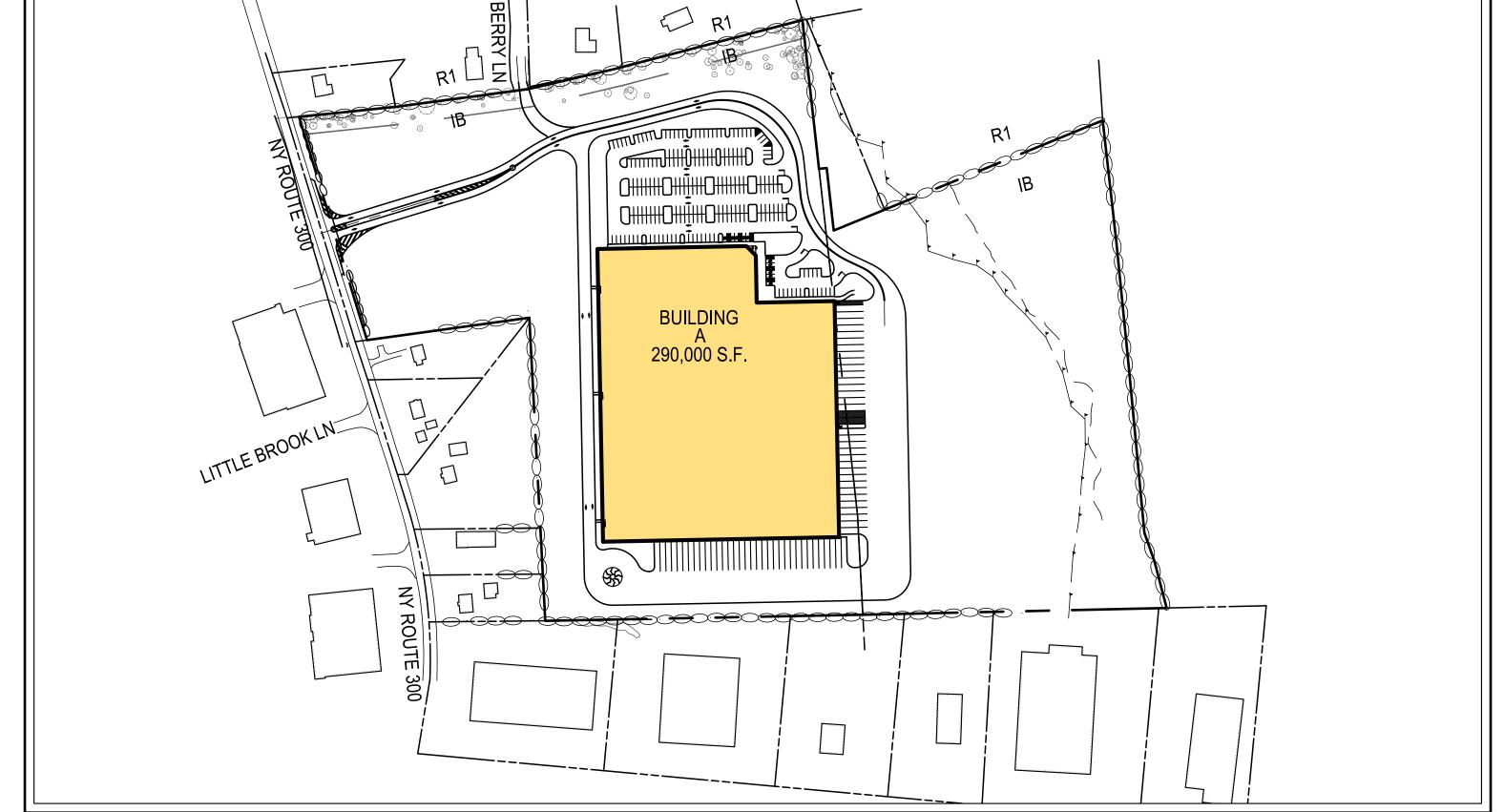
GN-BUILD NEWTOWN, CT 06470 203-364-9460



Geotechnical Engineer: CARLIN-SIMPSON & ASSOCIATES 61 MAIN STREET SAYREVILLE, NJ 08872 732-432-5757

Natural Resources Consultant: ECOLOGICAL SOLUTIONS, LLC 1248 SOUTHFORD ROAD SOUTHBURY, CT 06488

Cultural Resources Consultant HUDSON VALLEY CULTURAL RESOURCE CONSULTANTS, LTD. P.O. BOX 264 SALT POINT, NY 12578



LEGEND

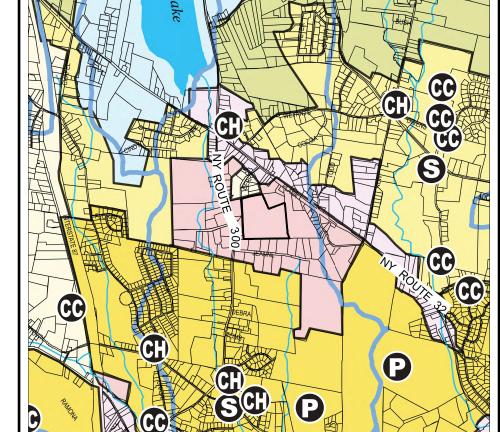
— — — SITE PROPERTY LINE

INTERCHANGE BUSINESS

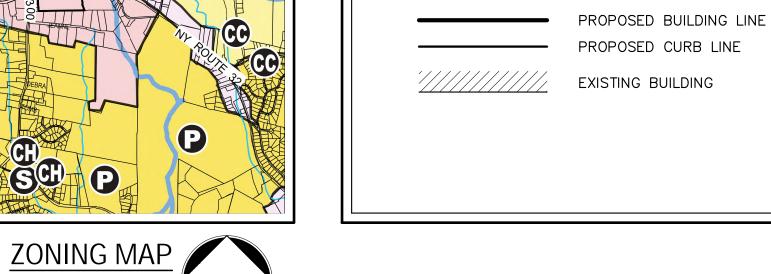
RESIDENTIAL ZONE

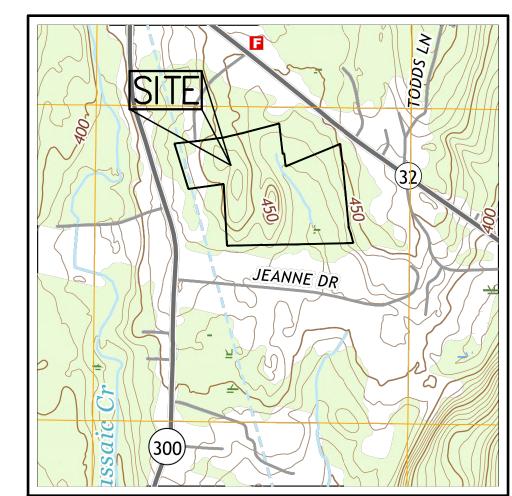
ZONING BOUNDARY

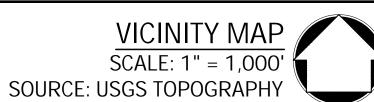




SOURCE: TOWN OF NEWBURGH







GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7962) TO HAVE UNDERGROUND UTILITIES LOCATED. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INSOFAR AS THEY MAY BE ENDANGERED BY THE CONTRACTOR'S OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDUE INTERRUPTION OF UTILITY SERVICE.

2. CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT. THE OWNER'S FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC. PLLC.

3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.

4. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS, ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES, APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA); AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISION OF SECTION 107-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYSDOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.

5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL

5. CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.

. THE CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT FROM THE TOWN OF NEWBURGH CODE ENFORCEMENT DEPARTMENT PRIOR TO DEMOLITION OF THE EXISTING ON-SITE STRUCTURES AND/OR ANY DEMOLITION ACTIVITIES.

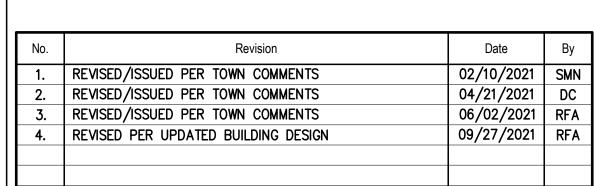
8. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL SURVEY THE CLEARING AND GRADING LIMIT LINE, WHICH SHALL BE CLEARLY DELINEATED IN THE FIELD WITH THE USE OF ORANGE CONSTRUCTION OR CHAIN LINK FENCE. THE DELINEATED LIMITS SHALL BE SUBJECT TO THE REVIEW OF THE TOWN ENGINEER AND SHALL REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION. NO ENCROACHMENT BEYOND THESE LIMITS SHALL BE PERMITTED BY WORKERS AND/OR MACHINERY UNLESS OTHERWISE APPROVED BY THE TOWN ENGINEER.

BLASTING, THEY SHALL BE REQUIRED TO FOLLOW THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND OBTAIN A PERMIT FROM THE TOWN OF NEWBURGH, AS WELL AS FOLLOW ALL REGULATIONS AS OUTLINED IN CHAPTER 66 "BLASTING" OF THE TOWN OF NEWBURGH TOWN CODE.THE CONTRACTOR IS FURTHER INFORMED THAT THE TOWN CODE PERMITS BLASTING MONDAY THROUGH SATURDAY, BETWEEN THE HOURS OF 8 AM AND 7 PM. 10.THE CONTRACTOR IS INFORMED THAT CRUSHING OF THE ON SITE ROCK IS PERMITTED. HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED TOWN PERMITS, AS WELL AS ANY PERMIT AND/OR APPROVALS REQUIRED FROM ANY OTHER LOCAL, STATE. AND/OR FEDERAL AGENCY.

9. THE CONTRACTOR IS INFORMED THAT BLASTING AND CHIPPING ARE PERMITTED FOR THE EXCAVATION OF ROCK. SHOULD THE CONTRACTOR ELECT TO USE

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.

Call before you dig



Previous Editions Obsolete





SECTION 7209, SUBSECTION 2. NOT TO SCALE roject No: 18156 18156-COVER COVER COVER.scr

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

C-000 COVER SHEET C-010 EXISTING CONDITIONS MAP AND SITE REMOVALS PLAN C-100 LAYOUT PLAN

JMC Drawing List

C-101 SIGHT DISTANCE PLAN C-110 PRELIMINARY LOT CONSOLIDATION & SUBDIVISION PLAN

C-200 GRADING PLAN

C-210 DRIVEWAY PROFILE C-300 UTILITIES PLAN

C-310 ON SITE WASTEWATER TREATMENT SYSTEM PLAN C-400 EROSION AND SEDIMENT CONTROL PLAN

C-600 LIGHTING PLAN

C-700 TRUCK TURNING 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 (OWTS)

C-906 CONSTRUCTION DETAILS (SITE ENTRANCE) C-907 CONSTRUCTION DETAILS (SITE ENTRANCE)

L-100 LANDSCAPE PLAN

L-900 LANDSCAPE DETAILS

Claris Design Build Drawing List:

A101 FLOOR PLANS BUILDINGS A & B

A102 SIGN DETAILS A201 BUILDING A ELEVATIONS

A202 BUILDING B ELEVATIONS

A203 RENDERINGS

A301 BUILDING SECTIONS

TABLE OF LAND USE ZONE "IB" - "INTERCHANGE BUSINESS"

PROPOSED USE: WAREHOUSE (D9)
PROPOSED ACCESSORY USES: OFF STREET PARKING (A4), TRUCK LOADING FACILITIES (A5) FIRE DISTRICT: CRONOMER VALLEY WATER DISTRICT: NEWBURGH

| SCHOOL DISTRICT: NEWBURG | GH . | | | |
|---------------------------------|---------------|--------------------------|---------------------------|-----------------------------|
| DESCRIPTION | | REQUIRED | EXISTING | PROPOSED |
| LOT AREA | (SQUARE FEET) | 44,000 | ±1,545,969 ⁽¹⁾ | NO CHANGE ⁽¹⁾ |
| LOT WIDTH | (FEET) | 150 | ±965 | NO CHANGE |
| LOT DEPTH | (FEET) | 150 | ±1,311 | NO CHANGE |
| LOT BUILDING COVERAGE | (PERCENT) | 40 | N/A ⁽²⁾ | 18.76 ⁽³⁾ |
| BUILDING HEIGHT | (FEET) | 40 | N/A ⁽²⁾ | 39.49 ⁽⁴⁾ |
| LOT SURFACE COVERAGE | (PERCENT) | 80 | N/A ⁽²⁾ | 40.93 ⁽⁵⁾ |
| YARDS | | | | |
| FRONT BUILDING SETBACK | (FEET) | 60 ⁽⁶⁾ | N/A ⁽²⁾ | ±354 |
| REAR BUILDING SETBACK | (FEET) | 60 | N/A ⁽²⁾ | ±606 |
| SIDE BUILDING SETBACK | (FEET) | 30/80/210 ⁽⁷⁾ | N/A ⁽²⁾ | ±131/496/365 ⁽⁷⁾ |
| SIDE YARD BUFFER ⁽⁸⁾ | (FEET) | 100 | N/A ⁽²⁾ | ±100 |
| PARKING SUMMARY | | | | |
| TOTAL SPACES | (SPACES) | 194 ₍₁₀₎ | N/A ⁽²⁾ | 250 |
| STANDARD SPACES | (SPACES) | 186 | N/A ⁽²⁾ | 240 |
| HANDICAP SPACES | (SPACES) | 8 ⁽¹¹⁾ | N/A ⁽²⁾ | 10 |
| LOADING SPACES | (SPACES) | 9 ⁽¹²⁾ | N/A ⁽²⁾ | 32 |
| TRUCK/TRAILER SPACE | (SPACES) | N/A ⁽²⁾ | N/A ⁽²⁾ | 34 |

(1) THE SITE IS ONE TAX LOT THAT INCLUDES TWO PARCELS. THE TWO EXISTING PARCELS WILL BE MERGED THROUGH THE OFFICE OF THE TAX ASSESSOR AT THE APPROPRIATE TIME

(2) NOT APPLICABLE (3) THE LOT BUILDING COVERAGE WAS CALCULATED AS FOLLOWS:

SECTION 34, BLOCK 2, LOT 45(1)

BUILDING COVERAGE - TOTAL BUILDING AREA/LOT AREA = 290,000 S.F./1,545,969 S.F. = 18.76%

(4) THE BUILDING HEIGHT SHOWN IS BASED UPON THE DIFFERENCE BETWEEN THE AVERAGE GARDE ALONG THE FACADE FACING THE STREET AND THE ELEVATION OF THE HIGHEST POINT OF THE ROOF. THE AVERAGE GRADE AT THE BUILDING HAS BEEN CALCULATED BY AVERAGING THE FINISHED GRADE ALONG THE FACADE AT 50 FOOT INCREMENTS (457.87 + 458.31 + 457.23 + 457.40 + 458.35 + 459.30 + 459.38 + 458.43 + 457.48 + 457.08 + 458.18 + 458.70 + 457.45 + 457.00) / 14 = 458.01. THE ELEVATION OF THE HIGHEST POINT OF THE ROOF IS 497.50 (FINISHED FLOOR ELEVATION (454.50) + THE BUILDING HEIGHT (43). (42 FT HIGH ROOF FROM FINISHED FLOOR ELEVATION (38 FT CLEAR) + 1 FT PARAPET). THEREFORE, THE BUILDING HEIGHT IS 39.49 FEET (497.50 - 458.01).

(5) THE LOT SURFACE COVERAGE WAS CALCULATED AS FOLLOWS: TOTAL COVERAGE AREA - 290.000 S.F. (BUILDING) + 342,733 (PAVEMENT & SIDEWALKS) = 632,733 S.F. SURFACE COVERAGE - TOTAL COVERAGE AREA/LOT AREA = 632,733 S.F./1,545,969 S.F. = 40.93%

REQUIRES 9 LOADING SPACES (290,000 - 40,000 = 250,000) (250,000/40,000 = 6.25) (2 + 6.25 = 8.25).

(6) PURSUANT TO SECTION 185-18.C.4.(b). OF THE TOWN CODE, FRONT YARDS ABUTTING A STATE HIGHWAY SHALL BE AT LEAST 60 FEET.

(7) PURSUANT TO THE TABLE OF USE AND BULK REQUIREMENTS FOR THE IB DISTRICT, THE MINIMUM SIDE YARD DIMENSION SHALL BE 30 FEET AND THE MINIMUM DIMENSION FOR BOTH SIDE YARDS SHALL BE 80 FEET. PURSUANT TO SECTION 185-18.C.5. OF THE TOWN CODE, SIDE YARDS OF A LOT IN THE IB DISTRICT ABUTTING A RESIDENTIAL DISTRICT WITH A TOTAL BUILDING FLOOR AREA BETWEEN 250,000 S.F. AND 500,000 S.F. SHALL HAVE A SETBACK OF 200 FEET, PLUS AN ADDITIONAL 2 FEET FOR EACH FOOT OF BUILDING HEIGHT OVER 35 FEET. THE NUMBERS PROVIDED ARE "ONE SIDE YARD/BOTH SIDE YARDS/SIDE YARD ADJACENT TO A RESIDENTIAL DISTRICT."

(8) PURSUANT TO SECTION 185-21.D.2. OF THE TOWN CODE, SITES IN THE IB ZONE THAT ARE ADJACENT TO A RESIDENTIAL ZONE SHALL HAVE A BUFFER STRIP OF 75 FEET. PURSUANT TO SECTION 185-21.D.3., THE BUFFER SHALL BE INCREASED TO 100 FEET. PURSUANT TO SECTION 185-21.E.6., THE 40 FEET CLOSEST TO THE PROPERTY LINE SHALL REMAIN UNDISTURBED IN ITS EXISTING VEGETATIVE STATE AND THE REMAINING 60 FEET SHALL BE ENHANCED

(9) SINCE THE ENDUSER OF THE PROPOSED WAREHOUSE WAS NOT UNKNOWN AT THE START OF THE PROJECT, THE ANTICIPATED NUMBER OF EMPLOYEES WAS CALCULATED BASED UPON THE ENERGYSTAR.GOV "WAREHOUSE SPACE USE INFORMATION" AND "WAREHOUSE DATA TRENDS". WHICH INDICATES AN AVERAGE OCCUPANT DENSITY FOR THE TOTAL NUMBER OF EMPLOYEES OF 0.5 OCCUPANTS PER 1,000 S.F. AND A 95TH PERCENTILE OF 1.5 EMPLOYEES PER 1,000 S.F. FOR THE PURPOSE OF THIS APPROVAL, IT HAS BEEN CONSERVATIVELY ASSUMED THAT THIS FACILITY WILL OPERATE WITH 1 EMPLOYEE PER 1,000 S.F. BASED UPON THIS, THE BUILDING WILL HAVE A TOTAL OF 290 EMPLOYEES. THE END USER HAS CONFIRMED THAT THE NUMBER OF EMPLOYEES WILL NOT EXCEED 290.

(10) THE TOWN PARKING REQUIREMENT IS 2 SPACES PER 3 EMPLOYEES. THEREFORE, THE BUILDING REQUIRES 194 PARKING SPACES (290/3 = 96.67) (96.67 X 2 = 193.33).

(12) THE TOWN LOADING REQUIREMENT IS 2 SPACES FOR THE FIRST 40,000 S.F. AND ONE ADDITIONAL FOR EACH ADDITIONAL 40,000 S.F. THEREFORE, THE BUILDING (290,000 S.F.)

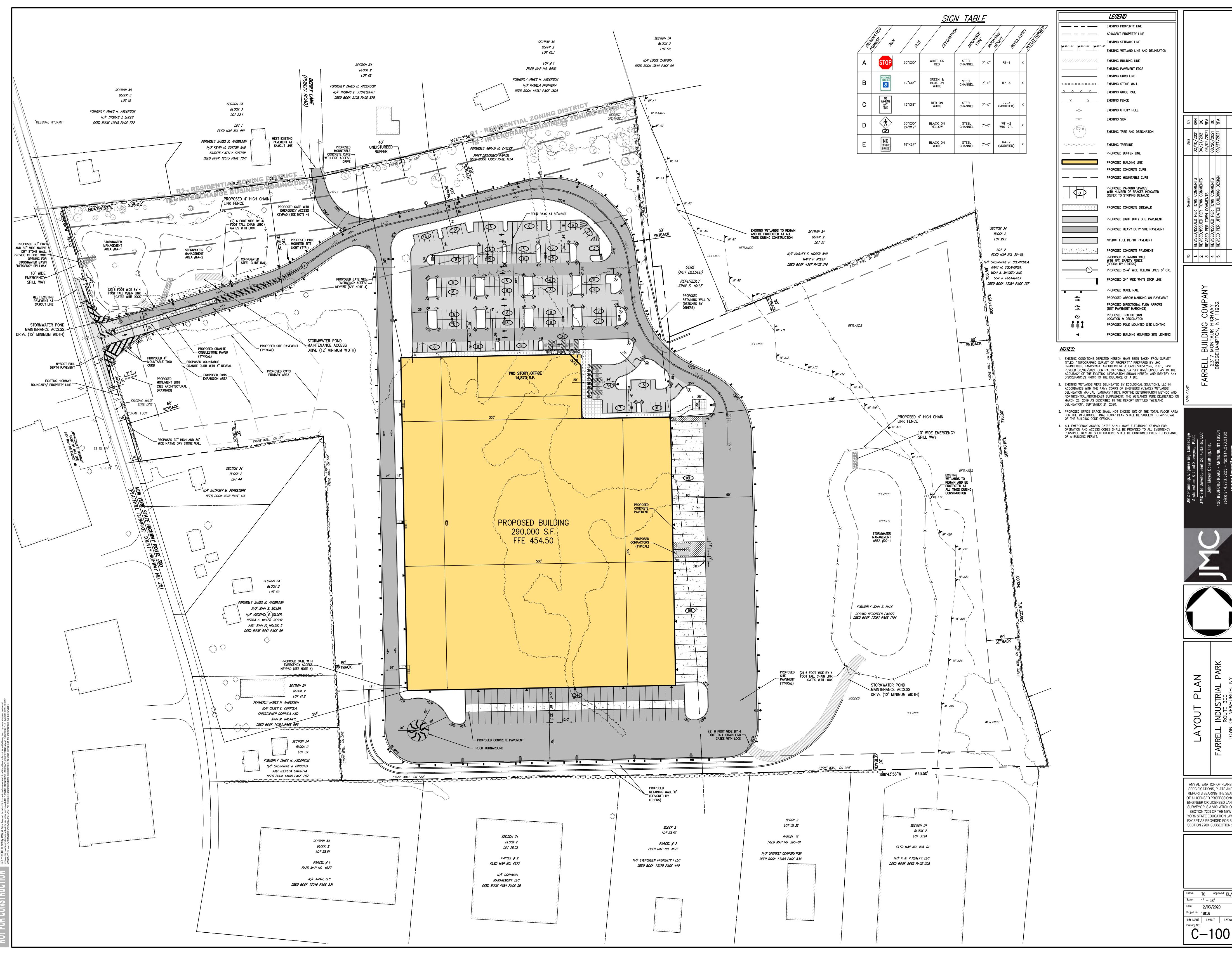
(11) IN ACCORDANCE WITH ADA REQUIREMENTS WHICH REQUIRES 193.33 PARKING SPACES NEEDS 10 HANDICAP PARKING SPACES.



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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: DK Approved: DL/JS Scale: 1" = 50' Project No: 18156



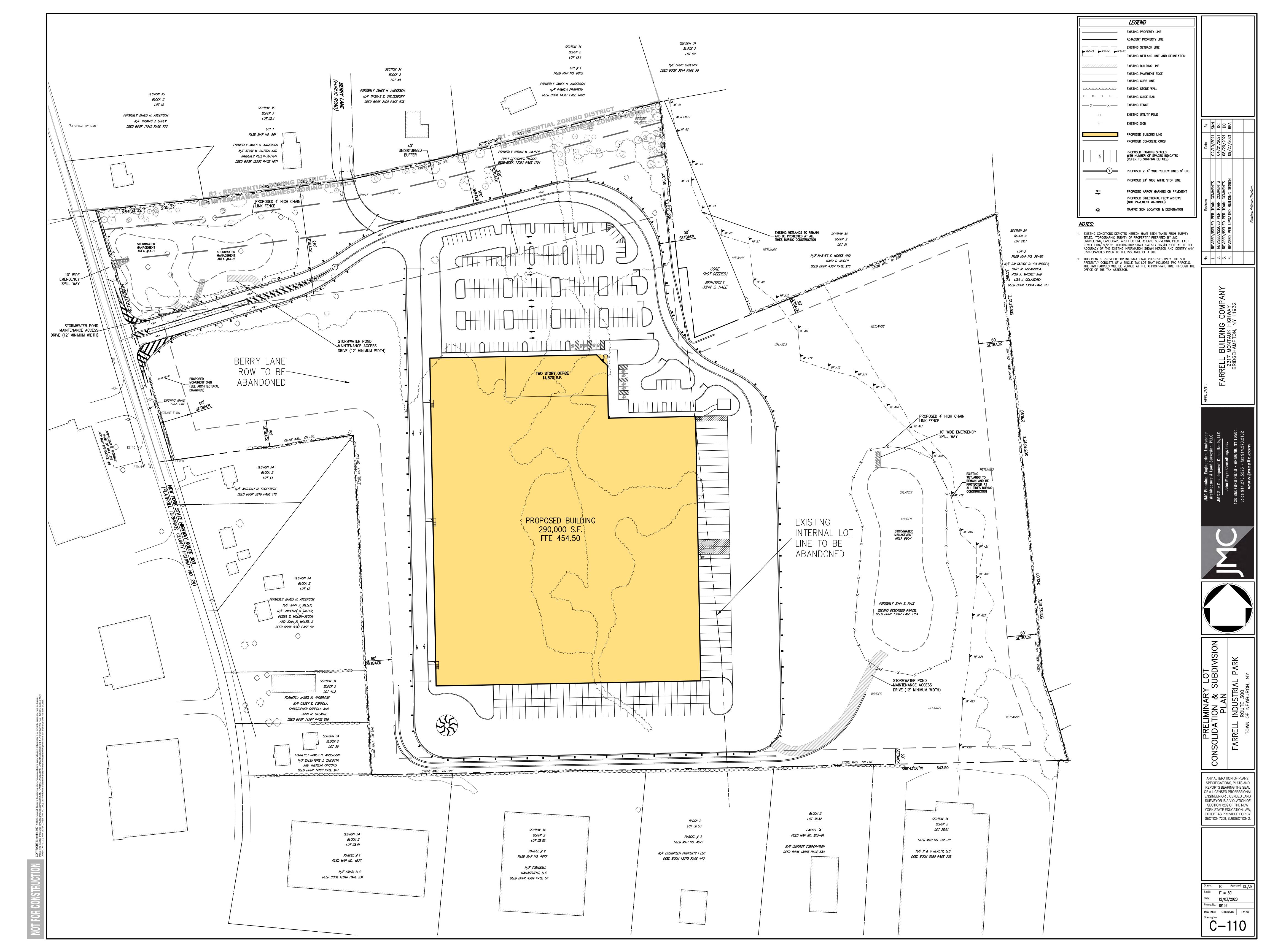
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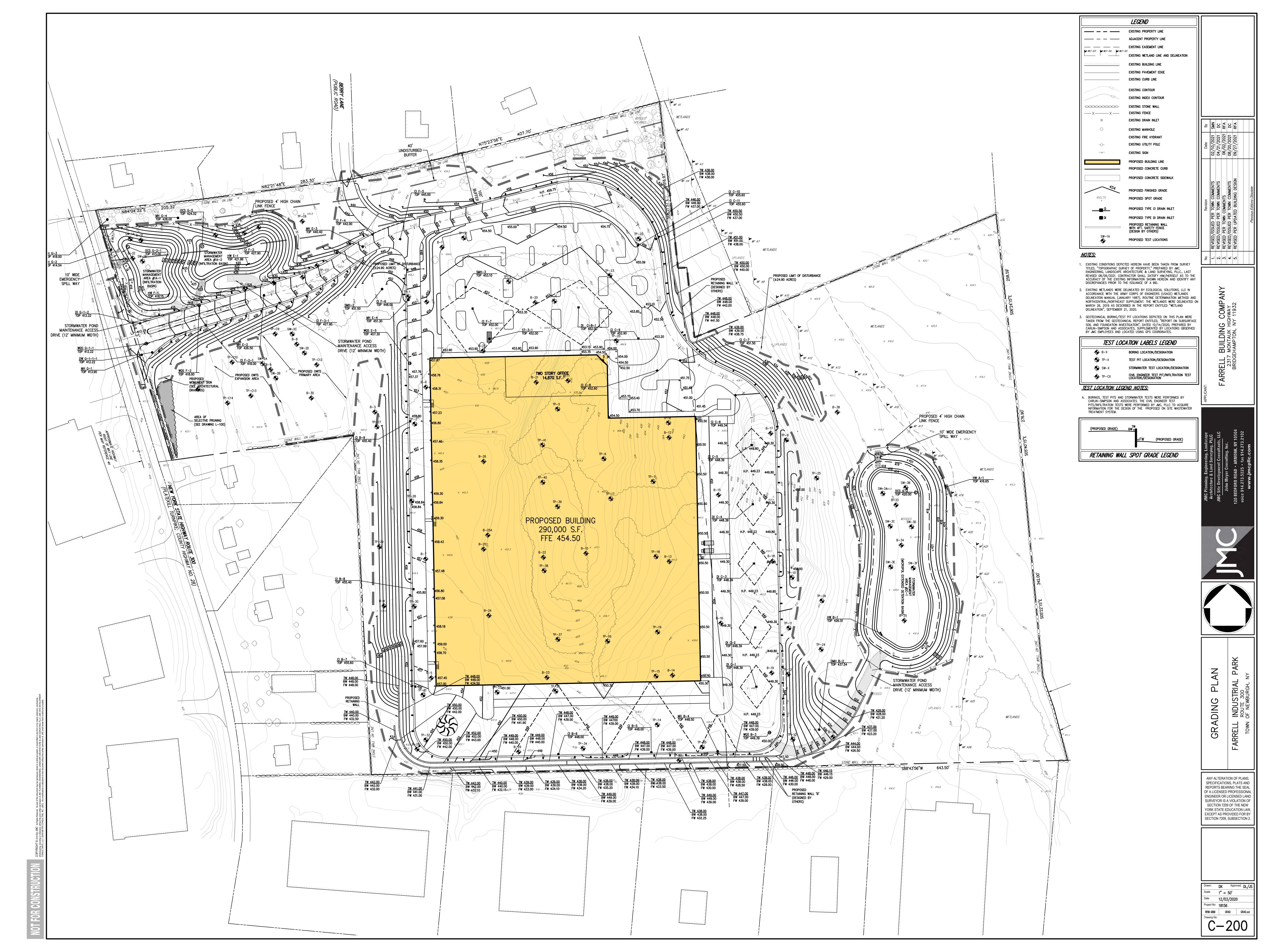
VG COMP. K HIGHWAY I, NY 11932

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Drawn: TC Approved: DL/JS Date: 12/03/2020 18156-LAYOUT LAYOUT LAY.scr





8+00

9+00

10+00

11+00

12+00

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14+00

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1+00

2+00

3+00

4+00

5+00

6+00

7+00

DRIVEWAY PROFILE

EVISED/ISSUED PER TOWN COMMENTS

EVISED/ISSUED PER TOWN COMMENTS

EVISED PER TOWN COMMENTS

EVISED PER TOWN COMMENTS

O6/02/2021 RF

EVISED PER UPDATED BUILDING DESIGN

O9/27/2021 RF

FARRELL BUILDING COMPANY
2317 MONTAUK HIGHWAY
BRIDGEHAMPTON, NY 11932

 Drawn:
 TC
 Approved:
 DL/JS

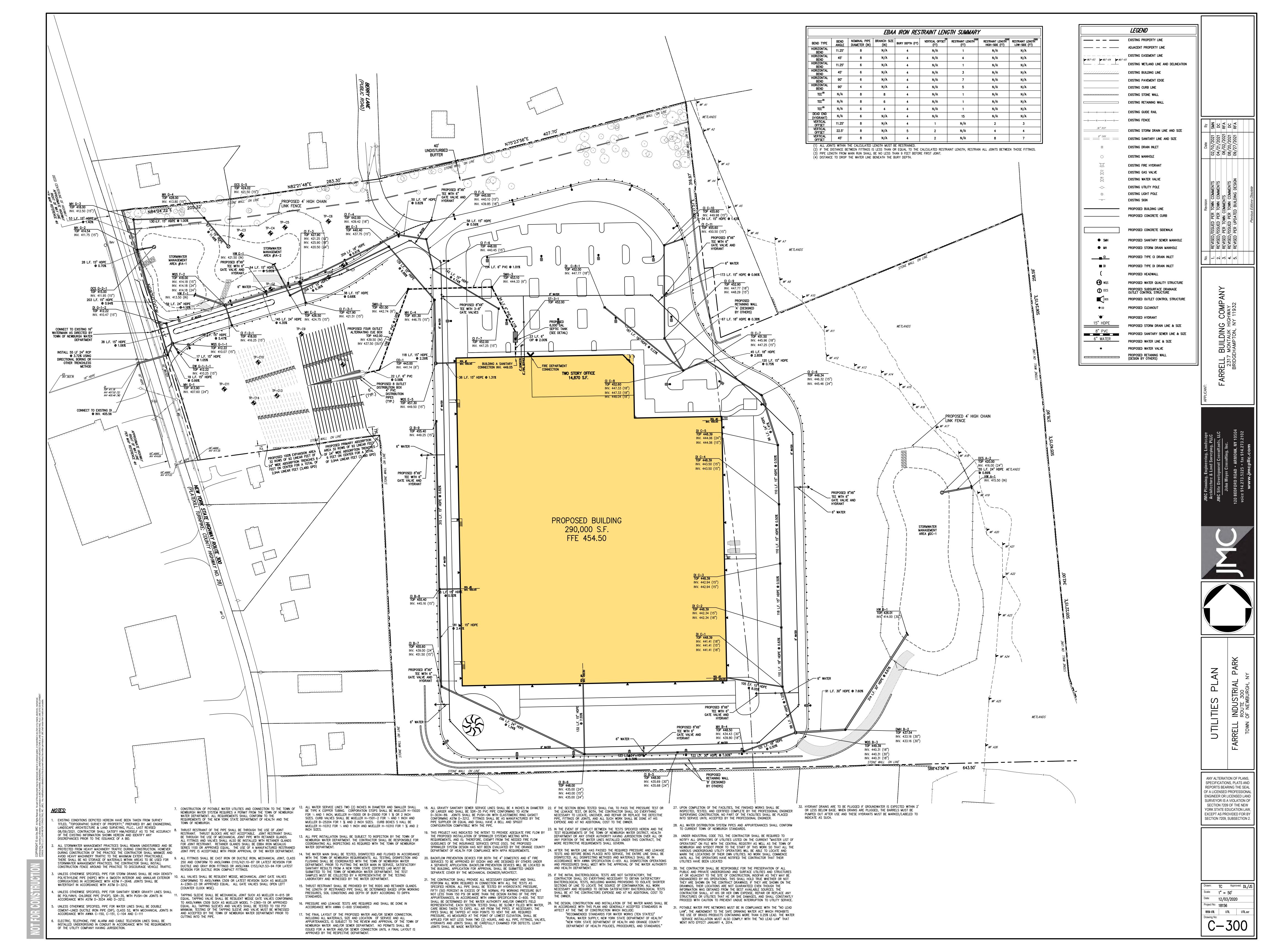
 Scale:
 H:1" = 50'/V:1" = 10'

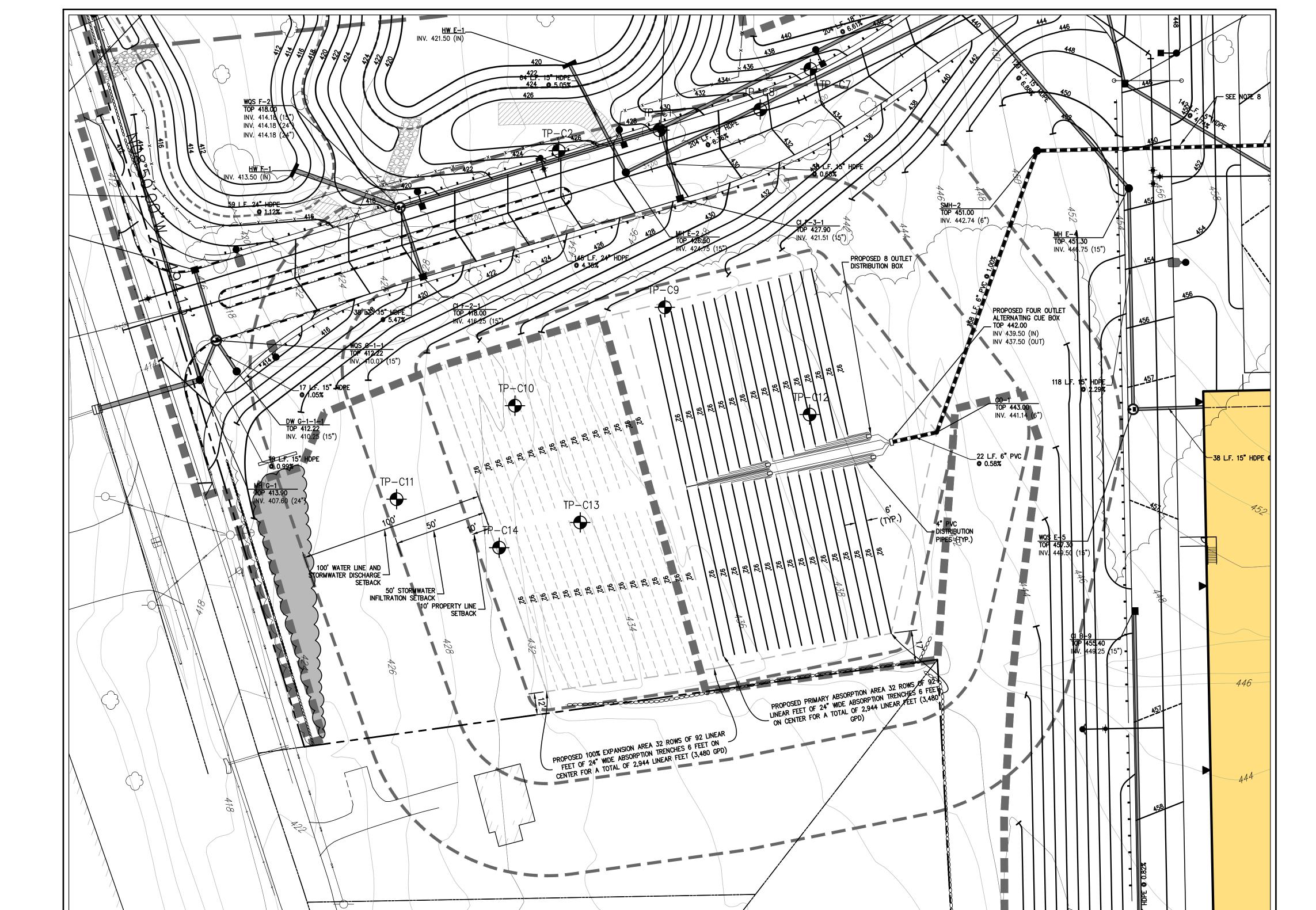
 Date:
 12/03/2020

 Project No:
 18156

 18156-GRAD
 PROFILE
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C-210





| TEST PIT NO. | DATE TESTED | TEST PIT DESCRIPTION | PERCOLATION RATE (MIN/IN) | GROUNDWATER PRESENT (Y/N) | DEPTH FROM GRADE | PRESOAKED? (Y/N) | DIAMETER HOLE |
|-----------------|----------------|---------------------------|------------------------------|------------------------------|---------------------|---------------------|------------------|
| TP-C1 | 10/20/2020 | LIGHT BROWN SANDY SILT | 60.00 | NO | 24" | NO | 6" |
| TP-C2 | 10/20/2020 | LIGHT BROWN SANDY SILT | 30.00 | NO | 24" | NO | 6" |
| TP-C3 | 10/20/2020 | LIGHT BROWN SANDY SILT | 30.00 | NO | 24" | NO | 6" |
| TP-C4 | 10/20/2020 | LIGHT BROWN SANDY SILT | 30.00 | NO | 24" | NO | 6" |
| TP-C5 | 10/20/2020 | LIGHT BROWN SANDY SILT | 7.50 | NO | 24" | NO | 6" |
| TP-C6 | 10/20/2020 | LIGHT BROWN SANDY SILT | 8.60 | NO | 24" | NO | 6" |
| TP-C7 | 10/20/2020 | LIGHT BROWN SANDY SILT | 60.00 | NO | 24" | NO | 6" |
| TP-C8 | 10/20/2020 | LIGHT BROWN SANDY SILT | 60.00 | NO | 24" | NO | 6" |
| TP-C9 | 10/26/2020 | LIGHT BROWN SANDY SILT | 7.50 | NO | 24" | NO | 6" |
| TP-C10 | 10/26/2020 | LIGHT BROWN SANDY SILT | 10.00 | NO | 24" | NO | 6" |
| TP-C11 | 10/26/2020 | LIGHT BROWN SANDY SILT | 7.50 | NO | 24" | NO | 6" |
| TP-C12 | 10/26/2020 | LIGHT BROWN SANDY SILT | 6.00 | NO | 24" | NO | 6" |
| TP-C13 | 10/26/2020 | LIGHT BROWN SANDY SILT | 15.00 | NO | 24" | NO | 6" |
| TP-C14 | 10/26/2020 | LIGHT BROWN SANDY SILT | 30.00 | NO | 24" | NO | 6" |

| 1 | | | | | | | |
|---|-----------------|----------------|---|-------------------|------------------------------|------------------|-------------------|
| | | | DEEP HOLE | TESTING I | DATA TABL | E | |
| | TEST PIT NO. | DATE TESTED | TEST PIT DESCRIPTION | DEPTH ACHEIVED | GROUNDWATER PRESENT (Y/N) | DEPTH TO ROCK | MOTTLING (Y/N) |
| | TP-C1 | 10/20/2020 | 0"-8" TOPSOIL 8"-96" LIGHT BROWN SANDY SILT | 96" | NO | N/A | N |
| | TP-C2 | 10/20/2020 | 0"-8" TOPSOIL 8"-96" LIGHT BROWN SANDY SILT | 96" | NO | N/A | N |
| | TP-C3 | 10/20/2020 | 0"-8" TOPSOIL 8"-96" LIGHT BROWN SANDY SILT | 96" | NO | N/A | N |
| | TP-C4 | 10/20/2020 | 0"-8" TOPSOIL 8"-96" LIGHT BROWN SANDY SILT | 96" | NO | N/A | N |
| | TP-C5 | 10/20/2020 | 0"-8" TOPSOIL 8"-96" LIGHT BROWN SANDY SILT | 96" | NO | N/A | N |
| | TP-C6 | 10/20/2020 | 0"-8" TOPSOIL 8"-96" LIGHT BROWN SANDY SILT | 96" | NO | N/A | N |
| | TP-C7 | 10/20/2020 | 0"-8" TOPSOIL 8"-96" LIGHT BROWN SANDY SILT | 96" | NO | N/A | N |
| | TP-C8 | 10/20/2020 | 0"-8" TOPSOIL 8"-96" LIGHT | 96" | NO | N/A | N |

| MININAL HORIZ DISTANO | ZONTAL S CES (IN F | | RA TION |
|---|---------------------------|---------------|---------------------|
| EXISTING FEATURE | WATERTIGHT SEPTIC TANK | SEWER LINE | ABSORPTION FIELD |
| DRILLED WELL-PUBLIC WATER SYSTEM | 100 | 50 | 200 |
| WATER LINE (PRESSURE) | 10 | 10 | 10 |
| STORMWATER INFILTRATION MANAGEMENT PRACTICE | 25 | 25 | 50 |
| CATCH BASIN | 25 | N/A | 50 |
| FOUNDATION | 10 | N/A | 20 |
| PROPERTY LINE | 10 | 10 | 10 |
| SWALE | N/A | N/A | 25 |

| TEST LO | OCATION LABELS LEGEND |
|------------------|--|
| ⊕ B−X | BORING LOCATION/DESIGNATION |
| l Ť | BORING LOCATION/DESIGNATION |
| -∰ ΤΡ−Χ | TEST PIT LOCATION/DESIGNATION |
| -∰- SW-X | STORMWATER TEST LOCATION/DESIGNATION |
| 1 | · |
| ◆ TP-CX | CIVIL ENGINEER TEST PIT/INFILTRATION TEST LOCATION/DESIGNATION |
| | |
| TEST LOCATION LE | GEND NOTES: |

A. BORINGS, TEST PITS AND STORMWATER TESTS WERE PERFORMED BY CARLIN-SIMPSON AND ASSOCIATES. THE CIVIL ENGINEER TEST PITS/INFILTRATION TESTS WERE PERFORMED BY JMC, PLLC TO ACQUIRE INFORMATION FOR THE DESIGN OF THE PROPOSED ON SITE WASTEWATER TREATMENT SYSTEM.

| | | | EXISTING PROPERTY LINE |
|---------|---|----------------------|---------------------------------------|
| ETER OF | | | ADJACENT PROPERTY LINE |
| HOLE | | | EXISTING EASEMENT LINE |
| 6" | | ₩.F-63 ₩.F-64 ₩.F-65 | EXISTING WETLAND LINE AND DELINEATION |
| 6" | | <u> </u> | EXISTING BUILDING LINE |
| 6" | | | EXISTING PAVEMENT EDGE |
| 6" | | | EXISTING CURB LINE |
| 6" | | 172 | EXISTING CONTOUR |
| 6" | | 170_ | EXISTING INDEX CONTOUR |
| 6" | | | EXISTING STONE WALL |
| | | | EXISTING RETAINING WALL |
| 6" | | oo | EXISTING GUIDE RAIL |
| 6" | | xx | EXISTING FENCE |
| 6" | | 36" RCP | EXISTING STORM DRAIN LINE AND SIZE |
| 6" | | 8" SAN | EXISTING SANITARY LINE AND SIZE |
| 6" | | | EXISTING DRAIN INLET |
| 6" | | 0 | EXISTING MANHOLE |
| 6" | | | |
| | J | GV GV | EXISTING FIRE HYDRANT |
| | 1 | G∨ ⊠ w∨ | EXISTING GAS VALVE |
| | | Ĭ, | EXISTING WATER VALVE |
| | | -0- | EXISTING UTILITY POLE |
| | | ☆ | EXISTING LIGHT POLE |
| OTTLING | | -0- | EXISTING SIGN |

| 4" | NO | 6" | |
|----------------|------------------|-------------------|---|
| TABL | LE . | | |
| WATER (Y/N) | DEPTH TO ROCK | MOTTLING (Y/N) | |
| | N/A | N | |
| ı | N/A | N | |
| ı | N/A | N | |
| l | N/A | N | _ |
| l | N/A | N | |
| ı | N/A | N | |
| ١ | N/A | N | |
| | N/A | N | |

| NAL HORIZ DISTANO | PONTAL S SES (IN F | | RATTON |
|--------------------------------|---------------------------|---------------|---------------------|
| NG FEATURE | WATERTIGHT SEPTIC TANK | SEWER LINE | ABSORPTION FIELD |
| WELL-PUBLIC ER SYSTEM | 100 | 50 | 200 |
| TER LINE RESSURE) | 10 | 10 | 10 |
| TER INFILTRATION MENT PRACTICE | 25 | 25 | 50 |
| TCH BASIN | 25 | N/A | 50 |
| UNDATION | 10 | N/A | 20 |
| PERTY LINE | 10 | 10 | 10 |

| | THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC. |
|----|--|
| 3. | GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "REPORT ON SUBSURFACE SOIL AND FOUNDATION INVESTIGATION", DATED 10/14/2020, PREPARED BY CARLIN-SIMPSON AND ASSOCIATES, SUPPLEMENTED BY LOCATIONS OBSERVED BY JMC EMPLOYEES AND LOCATED USING GPS COORDINATES. |

1. EXISTING CONDITIONS DEPICTED HEREON HAVE BEEN TAKEN FROM SURVEY

LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC., LAST REVISED

OF THE EXISTING INFORMATION SHOWN HEREON AND IDENTIFY ANY

DISCREPANCIES PRIOR TO THE ISSUANCE OF A BID.

TITLED, "TOPOGRAPHIC SURVEY OF PROPERTY," PREPARED BY JMC ENGINEERING,

08/09/2021. CONTRACTOR SHALL SATISFY HIM/HERSELF AS TO THE ACCURACY

ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE

PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE.

PROPOSED CONCRETE SIDEWALK

PROPOSED TYPE DI DRAIN INLET

PROPOSED WATER QUALITY STRUCTURE

PROPOSED OUTLET CONTROL STRUCTURE

PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE

PROPOSED WATER VALVE

POLYETHYLENE PIPE (HDPE) WITH A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS IN ACCORDANCE WITH ASTM F-2648. JOINTS SHALL BE WATERTIGHT IN ACCORDANCE WITH ASTM D-3212. 5. UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYVINYL CHLORIDE PIPE (PVCP), SDR-35, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034 AND D-3212.

4. UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE HIGH DENSITY

- 6. UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE DOUBLE CEMENT-LINED DUCTILE IRON PIPE (DIP), CLASS 52, WITH MECHANICAL JOINTS IN ACCORDANCE WITH AWWA C-150, C-151, C-104 AND C-111 ELECTRIC, TELEPHONE, FIRE ALARM AND CABLE TELEVISION LINES SHALL BE
- INSTALLED UNDERGROUND IN CONDUIT IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION. 8. REFER TO JMC DRAWING C-300 "UTILITIES PLAN" FOR THE CONTINUATION OF THE SANITARY SEWER.
- 9. THE TREES WITHIN THE OWTS EXPANSION AREA SHALL REMAIN AND BE PROTECTED UNTIL SUCH TIME THAT THE OWTS EXPANSION MUST BE 10. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF THE ON-SITE

WASTE WATER TREATMENT SYSTEM (OWTS) AS SHOWN HERE ON AND FURTHER DETAILED ON DRAWING C-310 THAT SHALL BE SIGNED AND SEALED BY A NEW AND INVERTS FOR ALL PIPES AND STRUCTURES ASSOCIATED WITH THE OWTS. 11. CONTRACTOR SHALL REFER TO DRAWINGS C-300 FOR TOWN OF NEWBURGH STANDARD SEWER NOTES.

ORANGE COUNTY DEPARTMENT OF HEALTH NOTES:

A. APPLICANT: **FARRELL BUILDING COMPANY**

PROPERTY OWNER: CHUN S. MCGLASSON

SITE LOCATION: ROUTE 300, TOWN OF NEWBURGH, NY 12550 TAX MAP NUMBER OF PARCELS: SECTION 34 BLOCK 02 LOT 45

B. ELEVATIONS OF THE ON-SITE WASTEWATER TREATMENT SYSTEM HAVE BEEN ESTABLISHED BASED ON THE SEWER INVERT AT THE BUILDING LINE AND GROUND ELEVATIONS WITHIN THE ABSORPTION AREA. SHOULD THE SEWER INVERT BE CHANGED, ADJUSTMENTS OF ELEVATIONS TO THE REMAINING PORTIONS OF THE SYSTEM MAY BE REQUIRED. ALL CHANGES SHALL BE ENDORSED BY THE ENGINEER PRIOR TO CONSTRUCTION.

C. THE DESIGN OF THE ON-SITE WASTEWATER TREATMENT AREAS ARE BASED ON A SOIL PERCOLATION RATE OF 21-30 MIN./INCH AND THE CONSTRUCTION OF TWO WAREHOUSES TOTALING 290,000 SQUARE FEET, BASED UPON ONE EMPLOYEE PER 1,000 SQUARE FEET AND 12 GPD/EMPLOYEE (15 GPD - 20% FOR WATER SAVING FIXTURES) A MAXIMUM FLOW RATE OF 3,480 GPD IS ANTICIPATED.

D. THE ON-SITE WASTEWATER TREATMENT SYSTEM FOR THE BUILDING SHALL INCLUDE THE FOLLOWING IMPROVEMENTS:

_________ LINEAR FEET, 24 INCH WIDE ABSORPTION TRENCH (PRIMARY)

________ LINEAR FEET, 24 INCH WIDE ABSORPTION TRENCH (EXPANSION)

1-3,500 GALLON PRECAST CONCRETE SEPTIC TANK

______ EACH PRECAST CONCRETE 8 OUTLET DISTRIBUTION BOX ADDITIONAL IMPROVEMENTS: 4 OUTLET ALTERNATING CUE BOX

DOSING CHAMBER

E. THE DESIGN SDS TREATMENT CAPACITY IS 3,480 GALLONS PER DAY HANDLED WITH 24" WIDE ABSORPTION TRENCHES. IT IS BASED UPON NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION "NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS", TABLE 3, EXPECTED LOADING RATES FOR A WAREHOUSE OF 15 GAL./DAY PER EMPLOYEE, AT 290 EMPLOYEES. THE SDS REQUIRED AREA IS 5,800 SQUARE FEET BASED UPON AN APPLICATION RATE OF 0.60 GAL/DAY/SF, 5,888 SQUARE FEET OF TREATMENT AREA IS PROVIDED.

F. BASE INFORMATION WAS TAKEN FROM THE "TOPOGRAPHIC SURVEY OF PROPERTY," PREPARED BY JMC, LAST REVISED 10/29/2020. G. THE BUILDING SEWER PIPE SHALL BE LAID ON A FIRM FOUNDATION AT A MINIMUM GRADE OF ONE-QUARTER INCH PER FOOT (2.00%).

NINETY DEGREE ELBOWS ARE NOT PERMITTED AND ALL FORTY FIVE DEGREE BENDS SHALL HAVE ACCESSIBLE CLEANOUTS. H. ALL PIPES CONNECTING TO TANK AND BOXES SHALL BE CUT FLUSH WITH THE INSIDE WALL OF THE BOX.

I. PRIOR TO ANY EXCAVATION ALL UNDERGROUND UTILITIES MUST BE LOCATED. CALL 1-800-962-7962.

J. THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE: "NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS"

"RECOMMENDED STANDARDS FOR SEWAGE TREATMENT WORKS, (TEN STATES)." "NEW YORK STATE DEPARTMENT OF HEALTH AND ORANGE COUNTY DEPARTMENT OF HEALTH POLICIES, PROCEDURES AND

K. THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND TREATMENT AND WATER SUPPLY FACILITIES.

L. THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER SYSTEMS) SHALL NOT BE CHANGED. M. NO WELLS EXIST WITHIN 300 FT OF THIS PROJECT UNLESS SHOWN ON THE PLANS.

N. TRENCHES SHALL NOT BE INSTALLED IN WET SOIL. THE SIDE AND BOTTOM OF TRENCHES MUST BE RAKES. THE ENDS OF LATERALS

O. THERE IS NO REGRADING EXCEPT AS SHOWN ON THE APPROVED PLANS, IN THE AREA OF THE ABSORPTION FIELDS

P. HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE ABSORPTION FIELDS EXCEPT DURING THE ACTUAL CONSTRUCTION. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE ACTUAL ABSORPTION FIELD AREA, BEFORE, DURING OR AFTER CONSTRUCTION. EXTREME CARE MUST BE TAKEN DURING THE ACTUAL CONSTRUCTION SO AS TO AVOID ANY UNDUE COMPACTION THAT COULD RESULT IN A CHANGE OF THE ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED.

Q. NO SWIMMING POOLS, DRIVEWAYS OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL BE LOCATED OVER ANY PORTION OF THE ABSORPTION FIELD.

R. THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDER, JACUZZI TYPE SPA TUBS OVER 100 GALLONS, OR WATER CONDITIONERS. AS SUCH THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SYSTEM IS REDESIGNED TO ACCOUNT FOR THEM AND REAPPROVED BY THE ORANGE COUNTY HEALTH DEPARTMENT.

S. THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK (OR ANY PUMPING OR DOSING CHAMBERO TO THE BUILDING, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT. T. THE OWNER APPLICANT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY

EXISTING SANITARY FACILITIES. U. THE SEPTIC TANKS SHOULD BE INSPECTED PERIODICALLY AND PUMPED EVERY 2-3 YEARS.

V. DISTRIBUTION BOX SHOULD BE INSPECTED PERIODICALLY TO ASSURE THAT THEY ARE LEVEL AND OPERATING PROPERLY.

W. INDIVIDUAL SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWER SYSTEM IS REQUIRED WITHIN ONE YEAR OF AVAILABILITY. X. ORANGE COUNTY DEPARTMENT OF HEALTH PLAN APPROVAL IS LIMITED TO 5 YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH BASED UPON REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.

Y. A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SHALL INSPECT THE SANITARY FACILITIES AT THE TIME OF CONSTRUCTION.
THE ENGINEER SHALL CERTIFY TO THE ORANGE COUNTY DEPARTMENT OF HEALTH AND THE LOCAL CODE ENFORCEMENT OFFICER THAT THE FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND THAT ANY SEPTIC TANK JOINTS HAVE BEEN

C - 310SEALED AND TESTED FOR WATER TIGHTNESS. THE ABOVE NOTED CERTIFICATION SHALL INCLUDE AS-BUILT PLANS THAT ARE SEALED

SITE PLAN

1" = 80'

OWTS DETAIL PLAN

1" = 30'

12/03/2020 Project No: 18156

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

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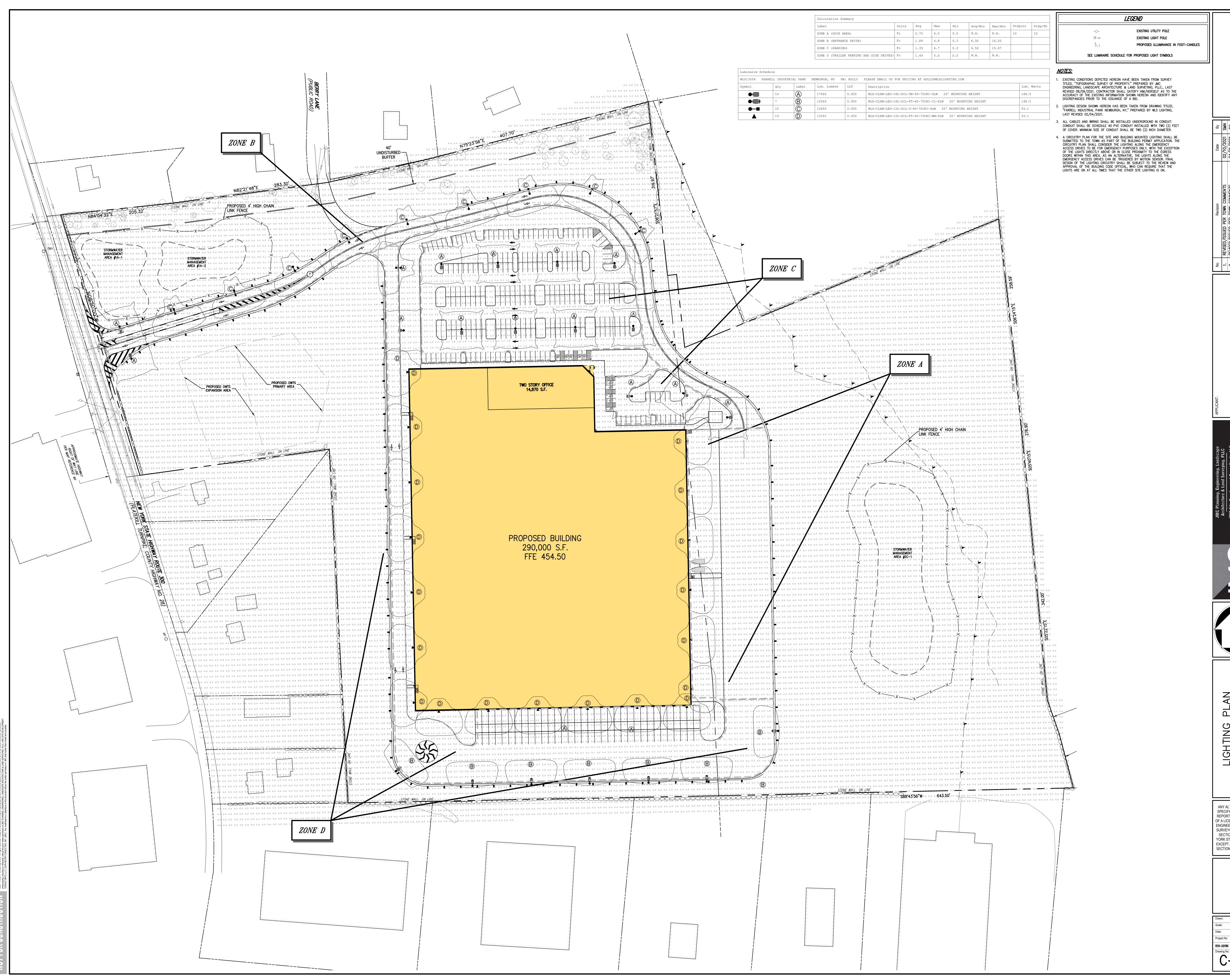


ANY ALTERATION OF PLANS,

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.

Scale: 1" = 50' Project No: 18156

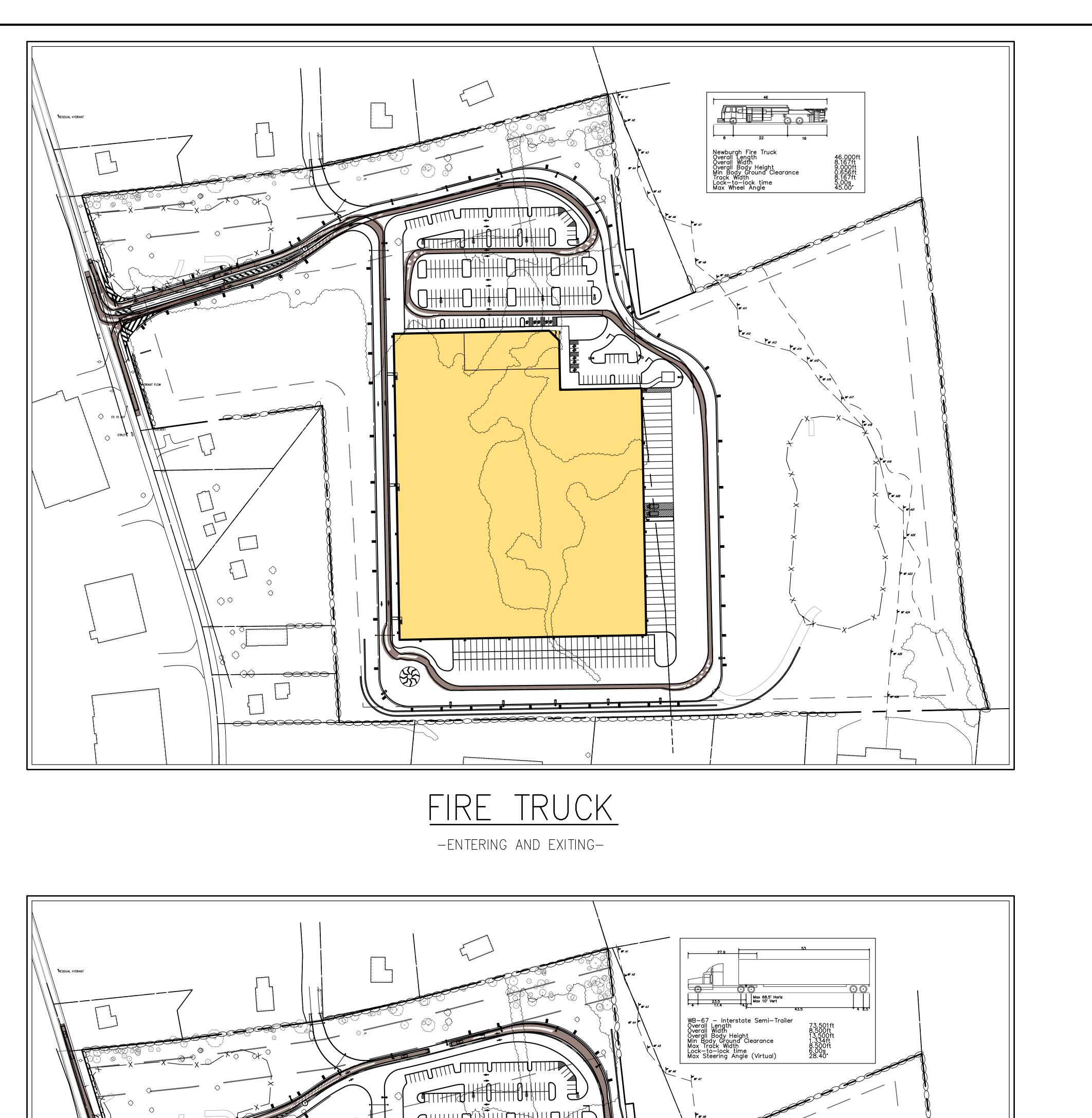
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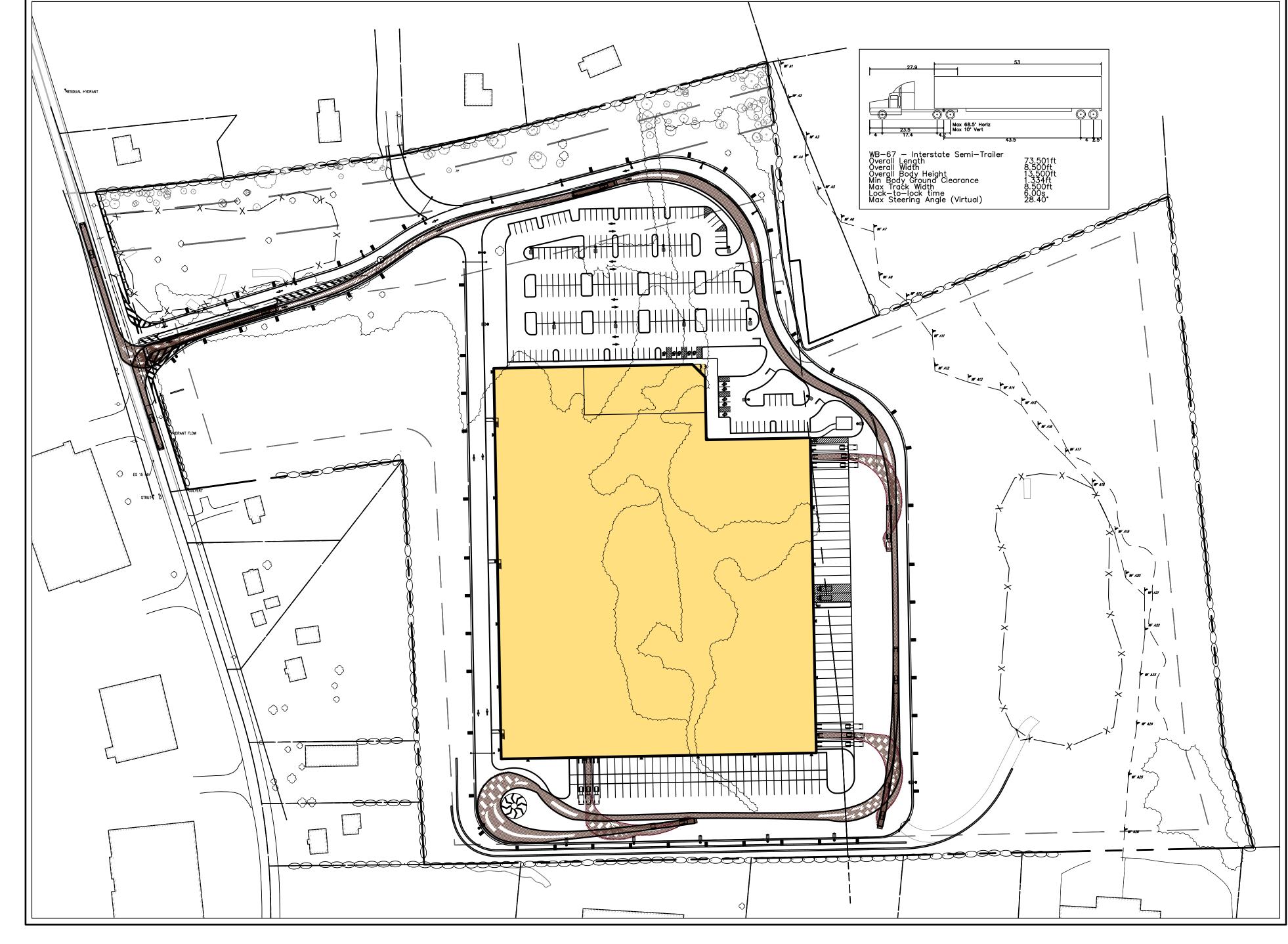


ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF

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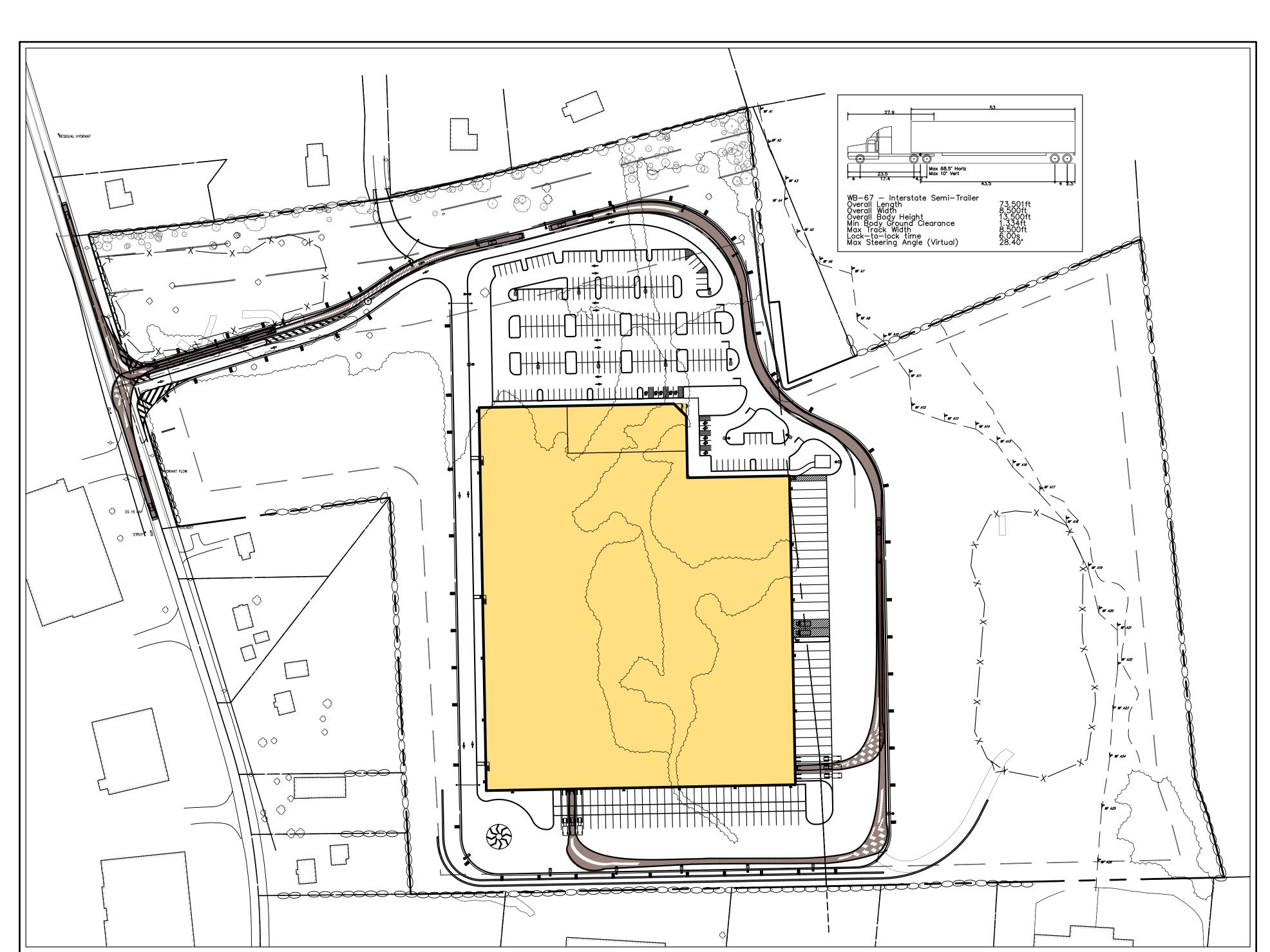
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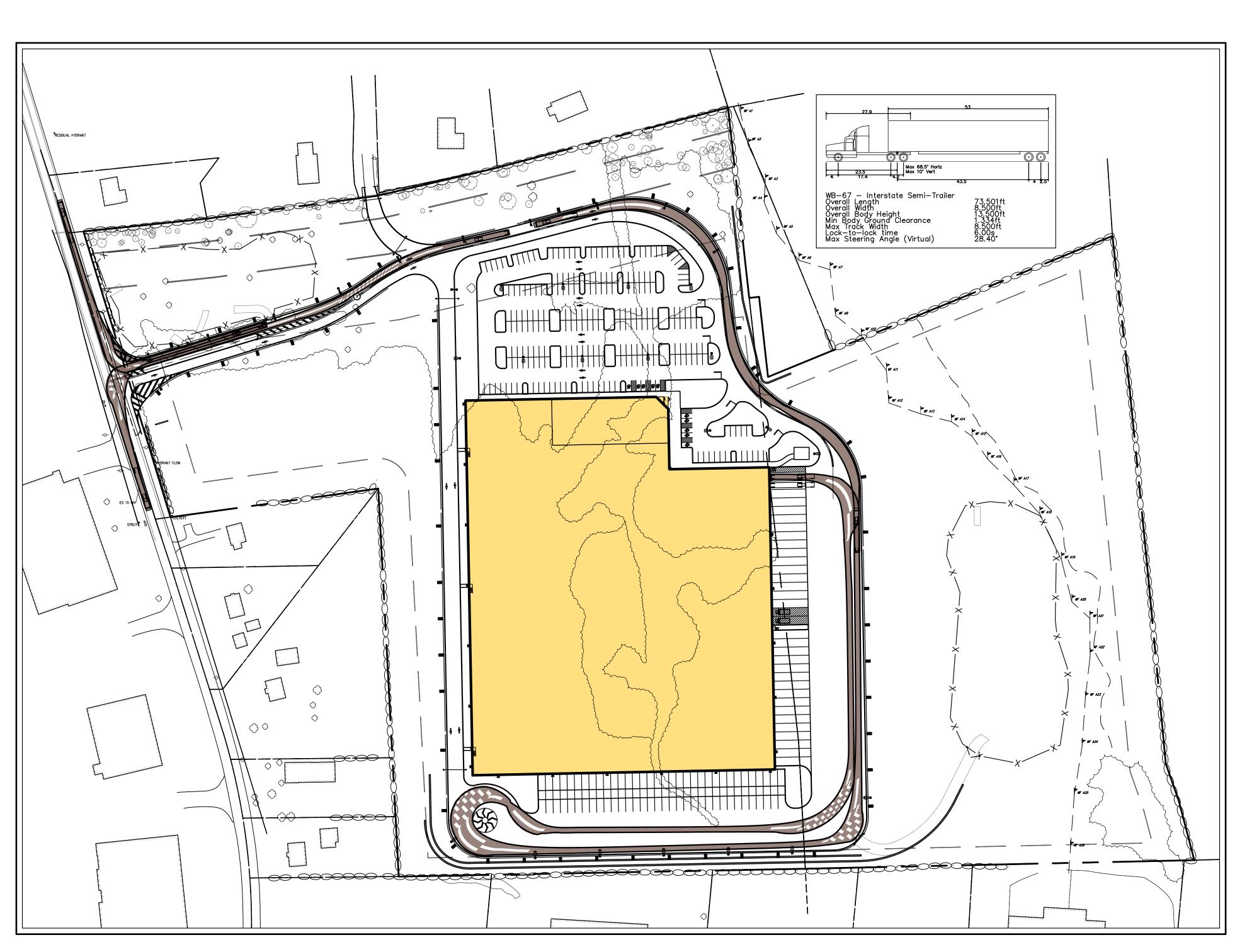
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-ENTERING-



DELIVERY TRUCK

-EXITING-



DELIVERY TRUCK -EXITING ALT-

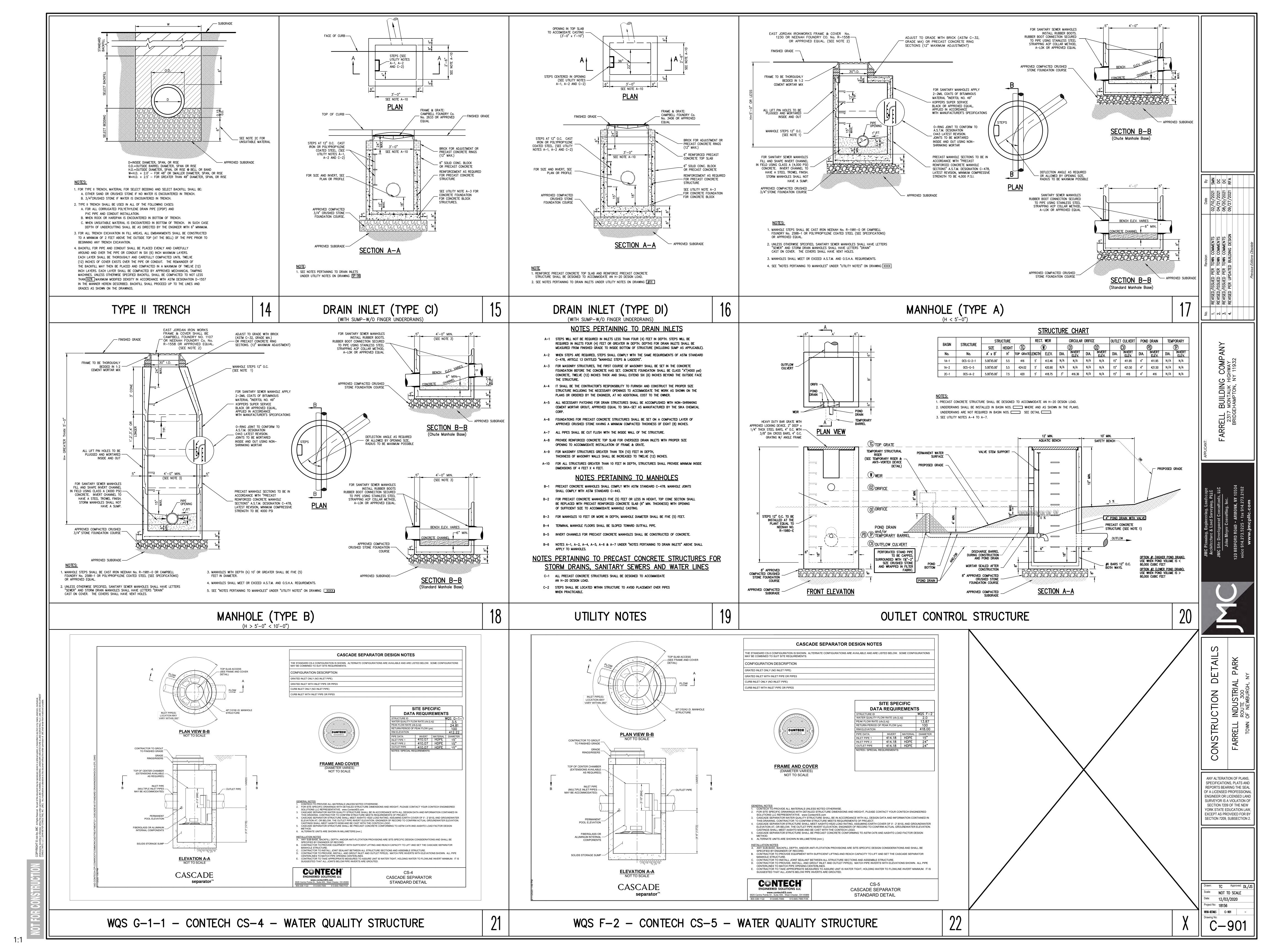
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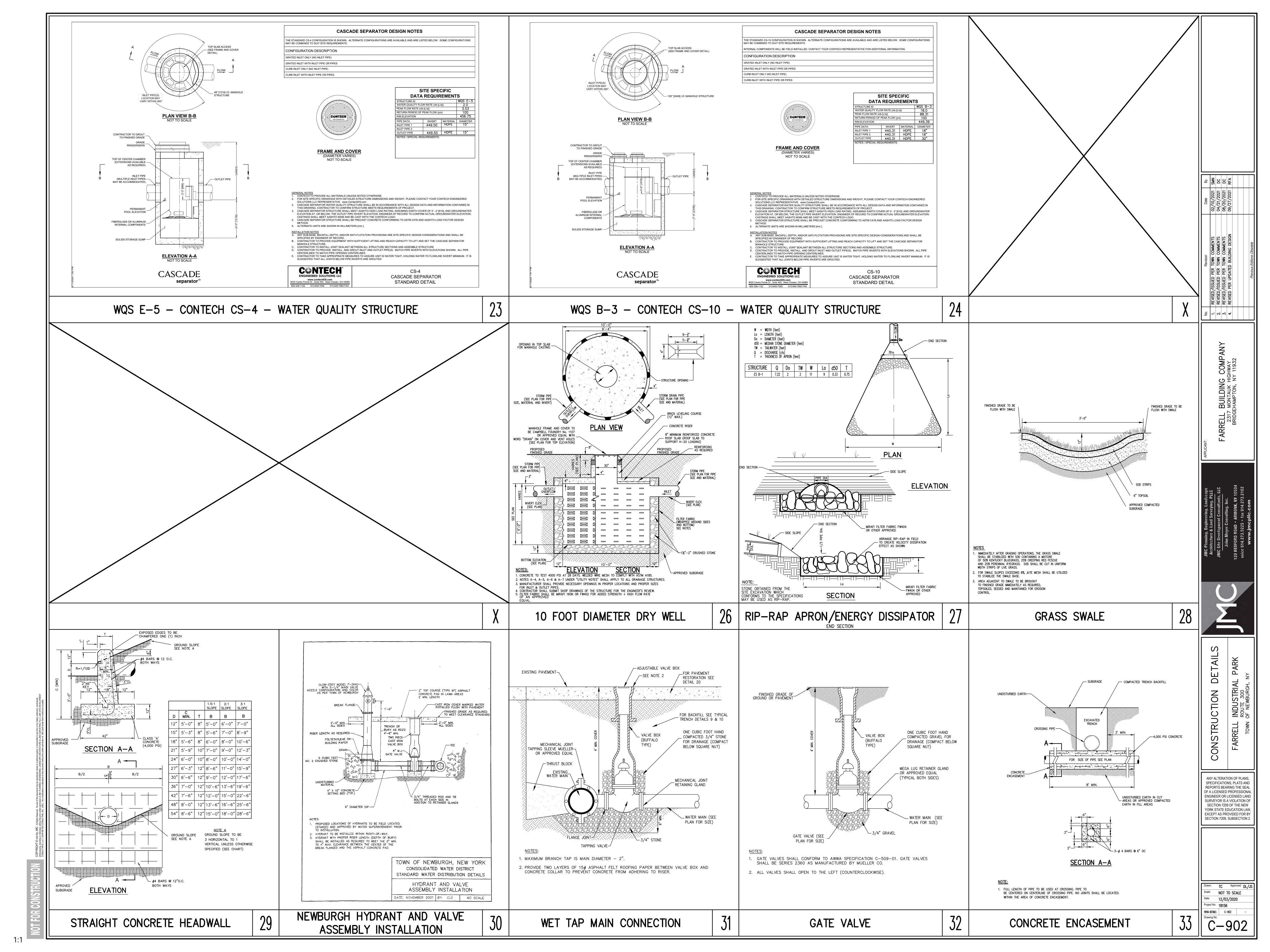
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Project No: 18156

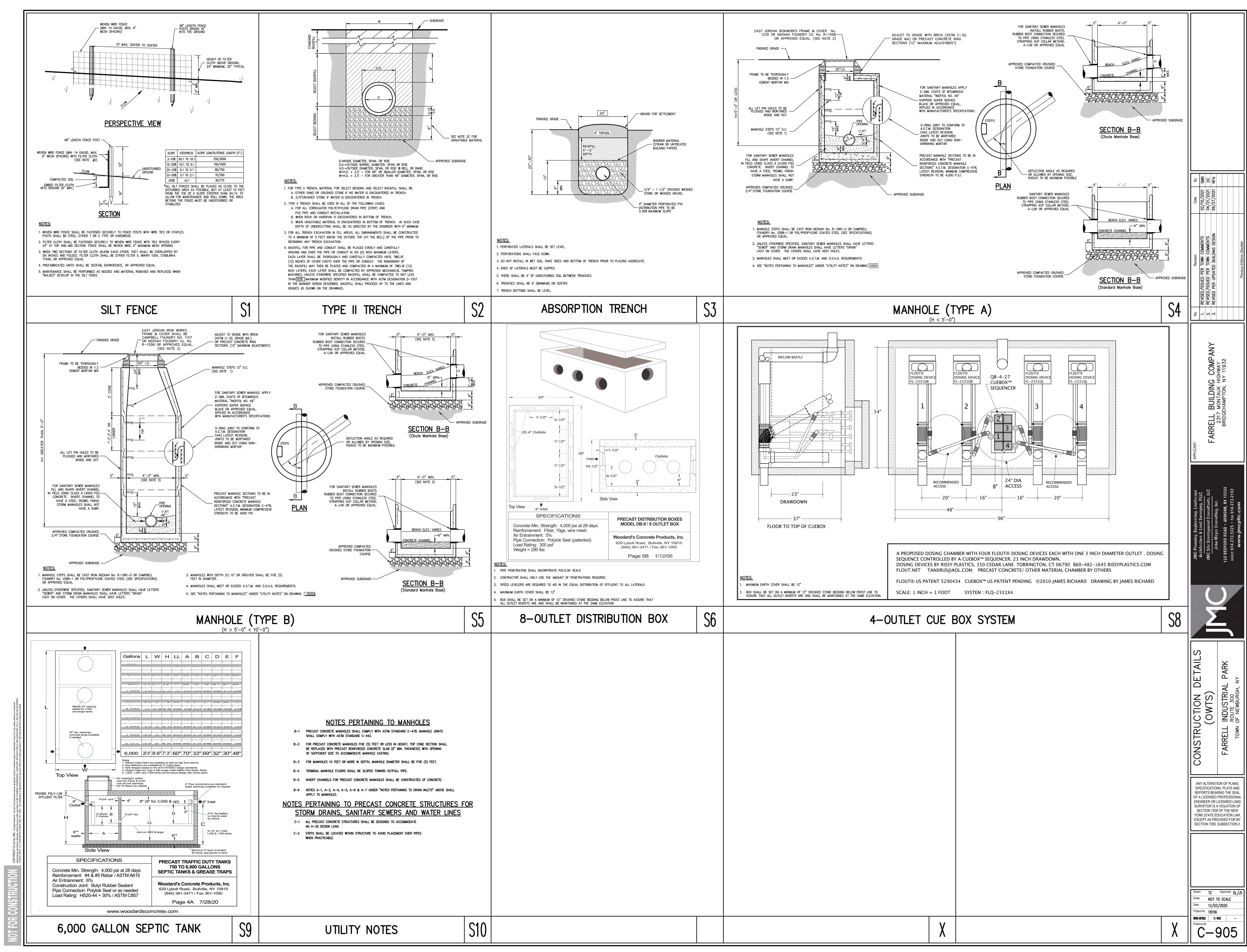
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ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL

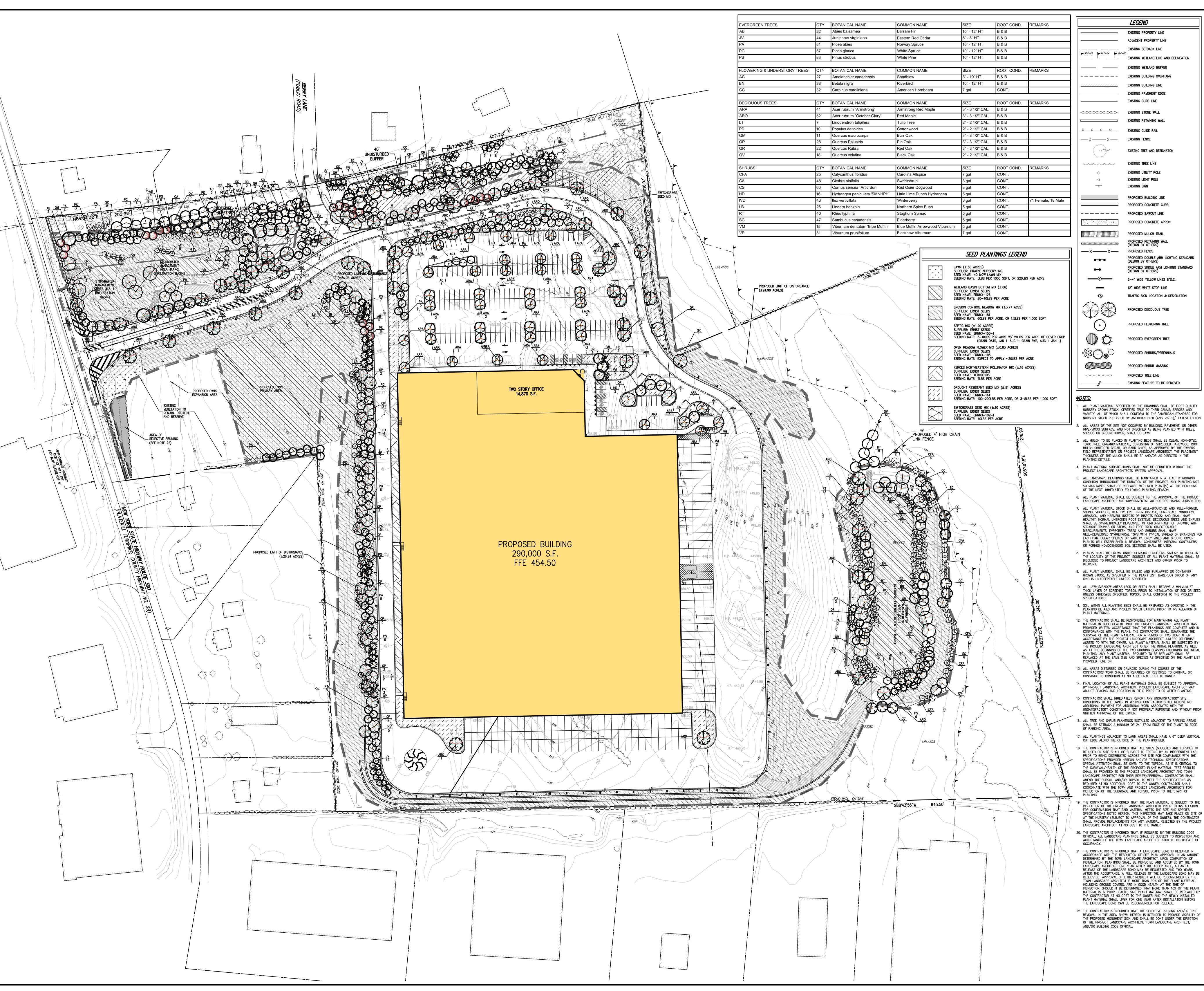
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1.1



EXISTING BUILDING OVERHANG EXISTING PAVEMENT EDGE EXISTING RETAINING WALL EXISTING TREE AND DESIGNATION PROPOSED BUILDING LINE PROPOSED CONCRETE CURB PROPOSED CONCRETE APRON PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS) δ |- 0 k 4 2-4" WIDE YELLOW LINES 8"O.C. 12" WIDE WHITE STOP LINE TRAFFIC SIGN LOCATION & DESIGNATION PROPOSED DECIDUOUS TREE PROPOSED FLOWERING TREE PROPOSED EVERGREEN TREE

BUIL

ALL PLANT MATERIAL SPECIFIED ON THE DRAWINGS SHALL BE FIRST QUALITY NURSERY GROWN STOCK, CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY, ALL OF WHICH SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORTI (ANSI Z60.1)," LATEST EDITION.

3. ALL MULCH TO BE PLACED IN PLANTING BEDS SHALL BE CLEAN, NON-DYED, TOXIC FREE, ORGANIC MATERIAL, CONSISTING OF SHREDDED HARDWOOD, ROOT MULCH SHREDDED CEDAR, OR BARK CHIPS, AS APPROVED BY THE OWNERS FIELD REPRESENTATIVE OR PROJECT LANDSCAPE ARCHITECT. THE PLACEMENT THICKNESS OF THE MULCH SHALL BE 3" AND/OR AS DIRECTED IN THE PLANTING DETAILS.

PROJECT LANDSCAPE ARCHITECTS WRITTEN APPROVAL.

SO MAINTAINED SHALL BE REPLACED WITH NEW PLANT(S) AT THE BEGINNING OF THE NEXT, IMMEDIATELY FOLLOWING PLANTING SEASON.

7. ALL PLANT MATERIAL 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.

8. PLANTS SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. SOURCES OF ALL PLANT MATERIAL SHALL BE DISCLOSED TO PROJECT LANDSCAPE ARCHITECT AND OWNER PRIOR TO

10. ALL LAWN/MEADOW AREAS (SOD OR SEED) SHALL RECEIVE A MINIMUM 6" THICK LAYER OF SCREENED TOPSOIL PRIOR TO INSTALLATION OF SOD OR SEED, UNLESS OTHERWISE SPECIFIED. TOPSOIL SHALL CONFORM TO THE PROJECT

11. SOIL WITHIN ALL PLANTING BEDS SHALL BE PREPARED AS DIRECTED IN THE PLANTING DETAILS AND PROJECT SPECIFICATIONS PRIOR TO INSTALLATION OF

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN GOOD HEALTH UNTIL THE PROJECT LANDSCAPE ARCHITECT HAS PROVIDED WRITTEN ACCEPTANCE THAT THE PLANTINGS ARE COMPLETE AND IN CONFORMANCE WITH THE PLANS. THE CONTRACTOR SHALL GUARANTEE THE SURVIVAL OF THE PLANT MATERIAL FOR A PERIOD OF TWO YEAR AFTER ACCEPTANCE BY THE PROJECT LANDSCAPE ARCHITECT, UNLESS OTHERWISE AGREED TO WITH THE OWNER. ALL PLANT MATERIAL SHALL BE INSPECTED BY THE PROJECT LANDSCAPE ARCHITECT AFTER THE INITIAL PLANTING, AS WELL

13. ALL AREAS DISTURBED OR DAMAGED DURING THE COURSE OF THE CONTRACTORS WORK SHALL BE REPAIRED OR RESTORED TO ORIGINAL OR

CONSTRUCTED CONDITION AT NO ADDITIONAL COST TO OWNER. 14. FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY PROJECT LANDSCAPE ARCHITECT. PROJECT LANDSCAPE ARCHITECT MAY ADJUST SPACING AND LOCATION IN FIELD PRIOR TO OR AFTER PLANTING. 15. CONTRACTOR SHALL IMMEDIATELY REPORT ANY UNSATISFACTORY SITE CONDITIONS TO THE OWNER IN WRITING. CONTRACTOR SHALL RECEIVE NO

. ALL TREE AND SHRUB PLANTINGS INSTALLED ADJACENT TO PARKING AREAS SHALL BE SETBACK A MINIMUM OF 24" FROM EDGE OF THE PLANT TO EDGE

18. THE CONTRACTOR IS INFORMED THAT ALL SOILS (SUBSOILS AND TOPSOIL) TO BE USED ON SITE 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

19. THE CONTRACTOR IS INFORMED THAT THE PLAN MATERIAL IS SUBJECT TO THE INSPECTION OF THE PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION FOR CONFIRMATION THAT SAID MATERIAL MEETS THE SIZE AND SPECIES SPECIFICATIONS NOTED HEREON. THIS INSPECTION MAY TAKE PLACE ON SITE OR AT THE NURSERY (SUBJECT TO APPROVAL OF THE OWNER). THE CONTRACTOR SHALL PROVIDE REPLACEMENTS FOR ANY MATERIAL REJECTED BY THE PROJECT

OFFICIAL, ALL LANDSCAPE PLANTINGS SHALL BE SUBJECT TO INSPECTION AND ACCEPTANCE OF THE TOWN LANDSCAPE ARCHITECT PRIOR TO CERTIFICATE OF

21. 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. APPROVAL OF EITHER REQUEST WILL BE RECOMMENDED BY THE TOWN LANDSCAPE ARCHITECT IF MORE THAN 90% OF THE PLANT MATERIAL, INCLUDING GROUND COVERS, ARE IN GOOD HEALTH AT THE TIME OF INSPECTION. SHOULD IT BE DETERMINED THAT MORE THAN 10% OF THE PLANT MATERIAL IS IN POOR HEALTH, SAID PLANT MATERIAL SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER AND THE NEWLY INSTALLED PLANT MATERIAL SHALL LIVER FOR ONE YEAR AFTER INSTALLATION BEFORE THE LANDSCAPE BOND CAN BE RECOMMENDED FOR RELEASE.

22. THE CONTRACTOR IS INFORMED THAT THE SELECTIVE PRUNING AND/OR TREE REMOVAL IN THE AREA SHOWN HEREON IS INTENDED TO PROVIDE VISIBILITY OF THE PROPOSED MONUMENT SIGN AND SHALL BE DONE UNDER THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT, TOWN LANDSCAPE ARCHITECT,

Scale: 1" = 50' 12/03/2020 Project No: 18156

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ANY ALTERATION OF PLANS,

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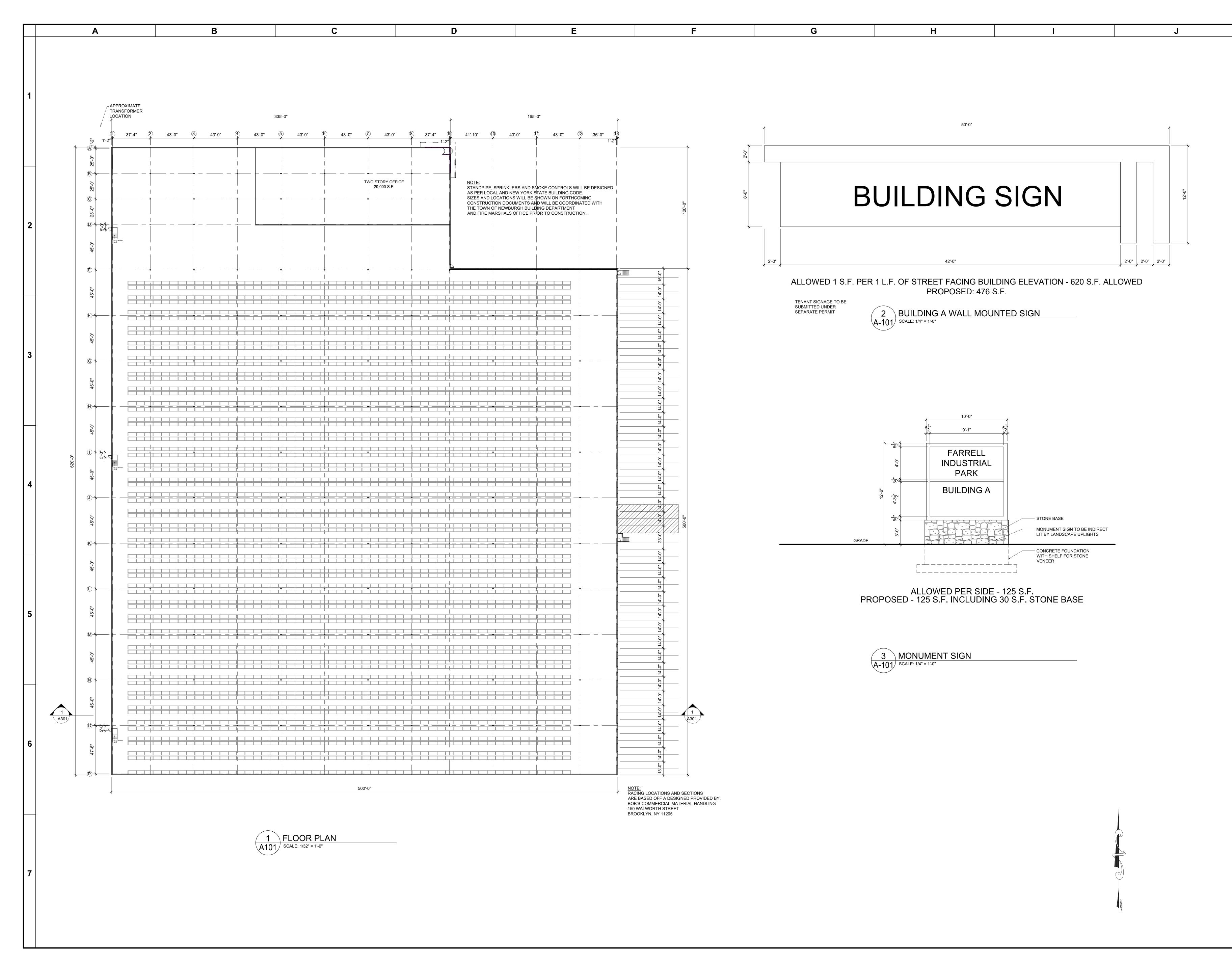
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FOR THE OWNER FOR THIS
PROJECT AT THIS SITE, AND IS NOT
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WITHOUT WRITTEN CONSENT OF
CLARIS

UILDINGS FOR:

ROUTE TOWN OF NEWBL

No. Description Date

1. REVISED/ISSUED DER TOWN COMMENTS
2. REVISED/ISSUED PER TOWN COMMENTS
3. REVISED PER RACKING LAYOUT
4. FOR P&Z SUBMISSION

D2/10/21

02/10/21

04/21/21

04/21/21

08/02/21

FLOOR PLAN, BUILDING AND MONUMENT SIGNS

FARRELL

 Project Number
 20-25

 Date
 01/21/21

 Drawn By
 JWK

 Checked By

 Scale
 As Noted

A101

