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TOWN OF NEWBURGH PLANNING BOARD TECHNICAL REVIEW COMMENTS

PROJECT:

GARDNERTOWN COMMONS

PROJECT NO.:

2016-03

PROJECT LOCATION:

SECTION 75, BLOCK 1, LOT 21

REVIEW DATE:

12 MAY 2016

MEETING DATE:

19 MAY 2016

PROJECT REPRESENTATIVE: JCM PLANNING ENGINEERING

1. Previous comments from our 25 February 2016 comment letter remain outstanding and require additional responses in the future.

Comment No. 1, Comment No. 4, Comment No 5, Comment No. 15, 16, 17, and 18.

- 2. Previous comment No. 2 identifies that percentages are applied to the wetlands reduction to determine usable lot area. It is unclear where the 75% amount is obtained.
- 3. Lot consolidation plan eliminating previous condominium type use must be filed.
- 4. Location of the stormwater management facility access drive from Creek Run Road should receive Highway Department approval.
- 5. Health Department approval for the water system is required.
- 6. Provide blowup detail of area at Gardnertown and Creek Run intersection showing discharge location for stormwater management pond No. 2.
- 7. While stormwater pollution prevention plan identifies a net reduction in discharge at headwall G-1 with discharge to an area labeled as existing stream, this has now created a point discharge. The water course of the area labeled existing stream should be shown on the plan. Previous Public Hearings on this site have identified a concern from the property owners on the south side of this property regarding stormwater drainage.

- 8. The Applicant's representatives are requested to discuss the ADA compliance of the access to the easterly units. Stairways are depicted accessing these units.
- 9. The location of the senior units on the site as well as timing of construction should be addressed with the Planning Board.
- 10. Detail designs of the clubhouse and clubhouse landscaping should be provided.
- 11. The proposed dog run enclosure has been relocated on the site to the vicinity of the clubhouse on the westerly most portion of the site.
- 12. Landscaping plan should provide additional landscaping in the vicinity of the outlet of stormwater management pond 1. Clearing of vegetation is required for construction of this pond along the southern property line in this vicinity. Additional screening should be evaluated in this area.
- 13. A chart should be added to the watermain plans depicting the length of restraint joint pipes required at all fitting and specials.
- 14. Note 25 on Sheet SP 6 should be removed. All water piping must have adequate burial depth.
- 15. The location and timing of construction of the senior units should be discussed with the Planning Board.
- 16. A handicap accessible parking should be provided in the vicinity of the northern parking area (10 spots provided) for access to the picnic and gazebo area. Other access is restricted by retaining walls and stairways.
- 17. City of Newburgh flow acceptance letter is required.
- 18. Health Department approval for water system is required.

Respectfully submitted,

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

Patrick J. Hines Principal



Site Planning
Civil Engineering
Landscape Architecture
Land Surveying

Transportation Engineering

Environmental Studies
Entitlements
Construction Services
3D Visualization
Laser Scanning

May 11, 2016

Chairman John P Ewasutyn and Members of the Planning Board Newburgh Town Hall 308 Gardner Town Road Newburgh, NY 12550

MAY 1 1 2016

RE:

JMC Project 15155 Gardnertown Commons Gardnertown Road Town of Newburgh, NY

We are pleased to submit fourteen (14) copies of the following revised plans on behalf of the Farrell Building Company, LLC we enclose the following documents:

1. JMC Drawings:

<u>Dwg. No</u> .	<u>Title</u>	Rev. #/Date		
SP-I	"Cover Sheet"	05/11/2016		
SP-2	"Site Existing Conditions"	05/11/2016		
SP-3	"Lot consolidation Map"	05/11/2016		
SP-4	"Site Layout Plan"	05/11/2016		
SP-5	"Site Grading Plan"	05/11/2016		
SP-6	"Site Utilities Plan"	05/11/2016		
SP-7	"Site Erosion and Sediment Control Plan"	05/11/2016		
SP-8	"Site Landscaping Plan"	05/11/2016		
SP-9	"Site Lighting Plan"	05/11/2016		
SP-10	"Fire-Truck Turning Plan"	05/11/2016		
SP-11	"Construction Details"	05/11/2016		
SP-12	"Construction Details"	05/11/2016		
SP-13	"Construction Details"	05/11/2016		
SP-14	"Construction Details"	05/11/2016		
SP-15	"Construction Details"	05/11/2016		
RP-I	"Roadway Layout Plan"	05/11/2016		
RP-2	"Roadway Grading & Utilities Plan"	05/11/2016		

- 2. JMC Pipe Network Analysis, dated 05/01/2015.
- 3. JMC Traffic Study, dated 05/10/2016.

We are in receipt of MH & E's comment memorandum, dated 02/25/2016. For your convenience we have identified the comments noted in the memorandum below, which are followed by our responses:

Comment No. 1

The Applicant is seeking Planning Board referral to the Town Board for a mixed use Senior Housing Complex. Project will consist of both market rate and Senior Citizen housing.

Response No. 1

So noted.

Comment No. 2

The net parcel area calculations for usable are~ should be discussed. Percentages of the wetlands are taken off at 75 and or 100%. It is unclear where these percentages are utilized. Zoning ordinance requires all Environmental sensitive areas to be deducted from the useable area.

Response No. 2

The JMC Drawing SP-I "Cover Sheet" includes the parcel area calculation which subtracts the percentage of wetlands for the net parcel area calculation.

Comment No. 3

Previous traffic impacts were assessed to the project when it had a reduced number of units. The Traffic Study and Financial apportionment may require adjustment. Ken Wersted's comments on this should be received.

Response No. 3

In response to Ken's comments, we have provided a revised Traffic Study which incorporates their current development.

Comment No. 4

City of Newburgh Flow Acceptance Letter must be revised based on increased unit count.

Response No. 4

So noted.

Comment No. 5

Previous approvals had Health Department required mitigation as the site contained an orchard in the past. A Chemical Residue Mitigation Plan was incorporated in previous approvals.

Response No. 5

We have contacted the Orange County Health Department to coordinate and implement the Chemical Residue Mitigation Plan previously proposed for this site.

Comment No. 6

General Construction Note 8 should be removed from the plans as the deferment of recreation fees is no longer valid for the project.

Response No. 6

The General Construction Note #8 has been removed from the revised site plans.

Comment No. 7

The Surveyor of record is identified as Lane and Tully, PC however no survey plan prepared by Lane and Tully is incorporated in the set.

Response No. 7

The JMC Site Plans include drawing SP-2 "Site Existing Conditions Plan" which show the existing serviced features prepared by Lang and Tally, PC.

Comment No. 8

Stormwater Management report identifies storage within the 2 detention ponds below the low Flow orifice in the model. This storage should be removed from the model as it will be full after construction of the pond.

Response No. 8

Pages 8.01 and 8.78 of the proposed drainage calculation show the starting of storage water elevation to be 307.50 for Basin 1 and 256.00 for Basin 2 which corresponds to the low orifice elevations at both stormwater management ponds.

Comment No. 9

Confirm capacity of swale at discharge from proposed Stormwater Management pond #1 previous Public Hearing concerns regarding ultimate discharge from this site were received and should be further evaluated.

Response No. 9

The JMC Supplemental Stormwater Pollution Prevention Plan analyzes the existing swale location as Design Point #I for the peak rates to runoff under proposed and existing conditions. Table 4 of the SWPPP includes the peak rates of discharge for the 1, 10 and 100 year storm which are shown to be reduced under proposed conditions by 29%, 12% and 2.4% respectively.

Comment No. 10

Emergency spillway should be provided for all Stormwater Management ponds.

Response No. 10

The JMC Site Plan have been revised to include emergency spillway location for Basin 1 and Basin 2.

Comment No. 11

Additional details of the Stormwater Pollution Prevention Plan are under review by this office.

Response No. 11

So noted.

Comment No. 12

The Planning Board should review the number of dumpster enclosures provided and distance between structures for dumpster enclosures.

Response No. 12

As requested by The Planning Board, the dumpster located adjacent to the proposed open Space/Recreational area has been relocated adjacent to Building 8.

Comment No. 13

The Applicants are requested to check velocities at discharge piping as very steep slopes exist into Stormwater Management pond #2.

Response No. 13

Provide with this submission package are the JMC stormwater pipe calculations which show the velocities of discharge at each of the pipe locations.

Comment No. 14

Plans should identify any required grading at the discharge from Stormwater pond #2 in the vicinity of Creek Run/Gardnertown Road. Pipe sizing at this intersection should be evaluated in order to convey the point discharge tributary to it.

Response No. 14

The JMC Site Plan has been revised to install a stormwater pipe from the outlet control structures at Stormwater Pond #2 to the proposed 24" culvert pipe located at the intersections of Creek Run

Road and Gardnertown Road. The existing head wall will be replaced with a drain inlet to collect runoff from the two roadways.

Comment No. 15

A dog run enclosure has been added in the vicinity of the Club House. Planning Board review of the location of the dog run along with any existing and proposed screening should be evaluated. Details of the dog run should be included in project plans.

Response No. 15

Detail and site plans to be provided at a later date.

Comment No. 16

Detail of the Club House pool and other recreational facilities should be provided on a separate small scale plan.

Response No. 16

Details and site plans to be provided at a later date.

Comment No. 17

Mike Donnelly's comments regarding restrictions, covenants and deeds required to establish the Senior Housing should be received.

Response No. 17

Stan Schutzman project attorney will work directly with Mike Donnelly on the matter.

Comment No. 18

Language should be included in the site plan and leases requiring the availability of the garage spaces for parking of vehicles. Any other use of the garages should be restricted as required parking is included in the garaged parking spaces.

Response No. 18

Site note #4 on drawing SP-4, which notes all garages shall be kept clean of all storage material to maintain availably to park a vehicle. The leasing documents will also have a similar condition and will be provided by the project Superintendent.

We trust the enclosed information sufficiently addresses the consultant's comments and look forward discussing the project at the next Planning Board meeting. In the interim, should you have any questions regarding the application please do not hesitate to contact our office at (914) 273-5225.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

Umberto Baldinucci Design Manager

cc:

Mr. Stephen Zagorea, w/enc.

Stanley A. Schutzman, Esq. w/enc.

Mr. Patrick Hines, w/enc.

Mr. Ken Wersted, PE, w/enc.

Michael H. Donnelly, Esq., w/enc.

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Location: Newburgh, NY Job Number: 15155 Date: 5/11/2016 Completed: MT

Drawing Reference: SP-7, Rev. No. 1

GARDNERTOWN COMMONS STORMWATER PIPE CALCULATIONS 25 YEAR STORM

From (Inlet)	To (Outlet)	Length	Inlet	Outlet	Average	Pipe	Peak	Max	Design	Max Flow /	Max	Max
Node	Node	Ĭ	Invert	invert	Slope	Diameter	Flow	Flow	Flow	Design Flow	Flow Depth /	Flow
			Elevation	Elevation		or Height		Velocity	Capacity	Ratio	Total Depth	Depth
											Ratio	
		(ft)	(ft)	(ft)	(%)	(inches)	(cfs)	(ft/sec)	(cts)			(ft)
Bldg1	CI-C-6	18.87	311.00	310.80	1.06	12	2.14	3.22	3.18	0.67	0.79	0.79
Bldg9	Cl-C-4	33.74	312.25	310.10	6.37	12	2.13	4.16	9.74	0.22	0.69	0.69
Bldg4	DMH-D-2	87.24	282.85	256.50	30.20	18	2.18	13.83	50.03	0.04	0.14	0.22
Bldg5	DI-D-4-2	58.09	293.50	290.90	4.48	12	2.13	3.23	6.53	0.33	0.78	0.78
Bldg6	DMH-D-4	67.31	293.50	291.20	3.42	12	2.13	6.34	5.71	0.37	0.44	0.44
Bldg3	HW-E-1		286.10	255.50	20.11	12	2.18	12.55	13.73	0.16	0.27	0.27
Bldg7	CI-D-7	28.46	308.50	304.20	15.11	12	1.71	9.93	12.00	0.14	0.27	0.27
Bldg2	DMH-D-11	43.82	304.00	303.55	1.03	12	2.17	3.06	3.13	0.69	1.00	1.00
Bldg8	CI-D-7-2	32.37	309.40	307.40	6.18	12	2.15	7.54	7.68	0.28 0.00	0.39 0.00	0.39
DMH-F-3	HW-F-2		240.80	236.50	2.46	24	0.00	0.00	30.75		0.31	0.00
Clubouse	CI-B-3		313.00	310.50	1.70	12	0.51 10.80	3.26 7.99	4.03 15.18	0.13 0.71	0.72	1.07
CI-C-2	Outlet		306.50	305.50 306.50	1.19 1.08	18 18	8.43	5.46	11.83	0.71	0.72	1.28
CI-C-3	CI-C-2 CI-C-3	55.56 93.81	307.10 308.55	307.10	1.55	15	7.57	6.17	7.04	1.08	1.00	1.25
CI-C-4 CI-C-5	CI-C-3 CI-C-4		310.40	308.55	1.03	15	3.79	3.76	7.09	0.53	0.83	1.04
C1-C-5	CI-C-4 CI-C-5	37.88	310.40	310.40	1.05	15	3.12	4.23	7.19	0.43	0.62	0.77
CI-B-4	CI-B-3	26.05	310.15	309.85	1.15	15	1.62	1.86	7.51	0.22	0.71	0.89
CI-B-3	CI-B-3	56.01	309.85	309.25	1.07	15	5.46	5.87	7.24	0.75	0.71	0.89
CI-B-2		110.05	309.25	305.50	3.41	15	6.80	9.68	12.92	0.53	0.56	0.70
CI-C-4-1	CI-C-4	25.92	310.10	309.80	1.16	15	1.31	3.87	7.53	0.17	0.56	0.70
DMH-D-2	Outlet		254.50	252.50	3.48	24		11.46	45.69	0.59	0.70	1.41
C!-D-5	DMH-D-4		292.30	289.85	1.16		18.75	8.28	26.36	0.71	0.68	1.36
CI-D-6	CI-D-5	60.11	293.00	292.30	1.16		18.84	6.89	26.45	0.71	0.83	1.66
CI-D-7	CI-D-6	98.31	297.50	293.00	4.58		18.78	10.71	24.35	0.77	1.00	1.50
CI-D-8		158.09	300.10	297.50	1.64		12.47	8.31	14.59	0.85	0.94	1.41
CI-D-10	CI-D-9	38.03	303.35	302.95	1.05	15	6.28	5.13	7.18	0.88	1.00	1.25
CI-D-9	CI-D-8	179.59	302.95	300.10	1.59	15	8.40	6.84	8.82	0.95	1.00	1.25
Di-D-8-1	CI-D-8	28.75	302.75	302.45	1.04	15	3.98	5.03	7.15	0.56	0.62	0.77
DMH-D-4	DMH-D-3	41.31	287.85	282.50	12.95	24	23.65	17.68	88.20	0.27	0.44	0.88
DMH-D-3	DMH-D-2	164.70	268.05	256.50	7.01	24	25.46	17.45	64.90	0.39	0.47	0.94
CI-D-4-2	CI-D-4-1	26.05	290.90	290.60	1.15	15	3.18	4.31	7.51	0.42	0.58	0.73
CI-D-4-3	CI-D-4-2	309.71	294.75	290.90	1.24	15	3.41	5.14	7.80	0.44	0.54	0.67
CI-D-4-4	CI-D-4-3	48.75	295.25	294.75	1.03	15	2.47	4.25	7.09	0.35	0.48	0.60
CI-D-4-1	DMH-D-4	73.68	290.60	289.85	1.02	15	3.17	5.05	7.06	0.45	0.51	0.64
DI-D-3-1	DMH-D-3	116.55	269.25	268.05	1.03	15	4.47		7.10	0.63	0.59	0.74
DI-D-13	DI-D-12	85.42	310.50	309.60	1.05	15	2.16		7.18	0.30	0.41	0.51
DI-D-12	DMH-D-11	153.82	309.60	307.75	1.20		2.18		7.67	0.28	0.38	0.47
CI-C-3-2	CI-C-3-1	25.95	308.60	308.30	1.16		0.86		7.52	0.11	0.41	0.51
CI-C-3-1	CI-C-3	53.51	308.30	307.75	1.03		0.92			0.13	0.74	0.93
CI-D-7-2	CI-D-7-1	26.69	306.65	306.35	1.12		3.74			0.50	0.57	0.71
CI-D-7-3	CI-D-7-2	27.54	306.95	306.65	1.09					0.05	0.54	0.68
CI-D-7-1	CI-D-7			304.20	3.01					0.35	0.45	0.56
HW-F-2	Outlet									0.00	0.00	0.00
HW-A-2		122.26								0.27	0.39	0.77
DMH-D-11	CJ-D-10									0.51	1.00	1.25
OCS-2										0.00	0.00	0.00
DMH-F-4	DMH-F-3									0.00	0.00	0.00
OCS-1										0.00	0.00	0.00
DMH-F-3	HW-F-2	174.81	240.80	237.79	1.72	24	0.00	0.00	32.16	0.00	0.00	0.00

GARDNERTOWN COMMONS

TAX MAP SECTION 75 | BLOCK 1 | LOT 21
ORANGE COUNTY
GARDNERTOWN ROAD
TOWN OF NEWBURGH, NY

Owner/Applicant:

FARRELL BUILDING COMPANY, LLC 1601 VETERANS MEMORIAL HIGHWAY ISLANDIA, NY 11749 631.549.9800

Architect:

MAURI ARCHITECTS PC 303 MILL STREET POUGHKEEPSIE, NY 12601 845.452.1030

Attorney:

HANIG & SCHUTZMAN
61 S MAIN STREET
SUITE 5 - 2ND FLOOR
NEW CITY, NY 10956
845.600.8529



Site Planner, Civil & Traffic Engineer, and Landscape Architect:

120 BEDFORD ROAD
ARMONK, NY 10504
(914) 273-5225

Surveyor:

LANC & TULLY, P.C.

PO BOX 697, RT 207

GOSHEN, NY 10924

845.294.3700

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. UNDER INDUSTRIAL CODE 753, CONTRACTOR SHALL NOTIFY ALL OPERATORS OF UTILITIES LOCATED IN THE AREA WHERE THE WORK IS TO BE PERFORMED PRIOR

TO THE START OF THIS WORK SO THAT ALL THE VARIOUS UNDERGROUND UTILITY OPERATORS WILL BE ABLE TO LOCATE AND MARK THE LOCATIONS OF THEIR OWN UTILITIES. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED.

3. 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.

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

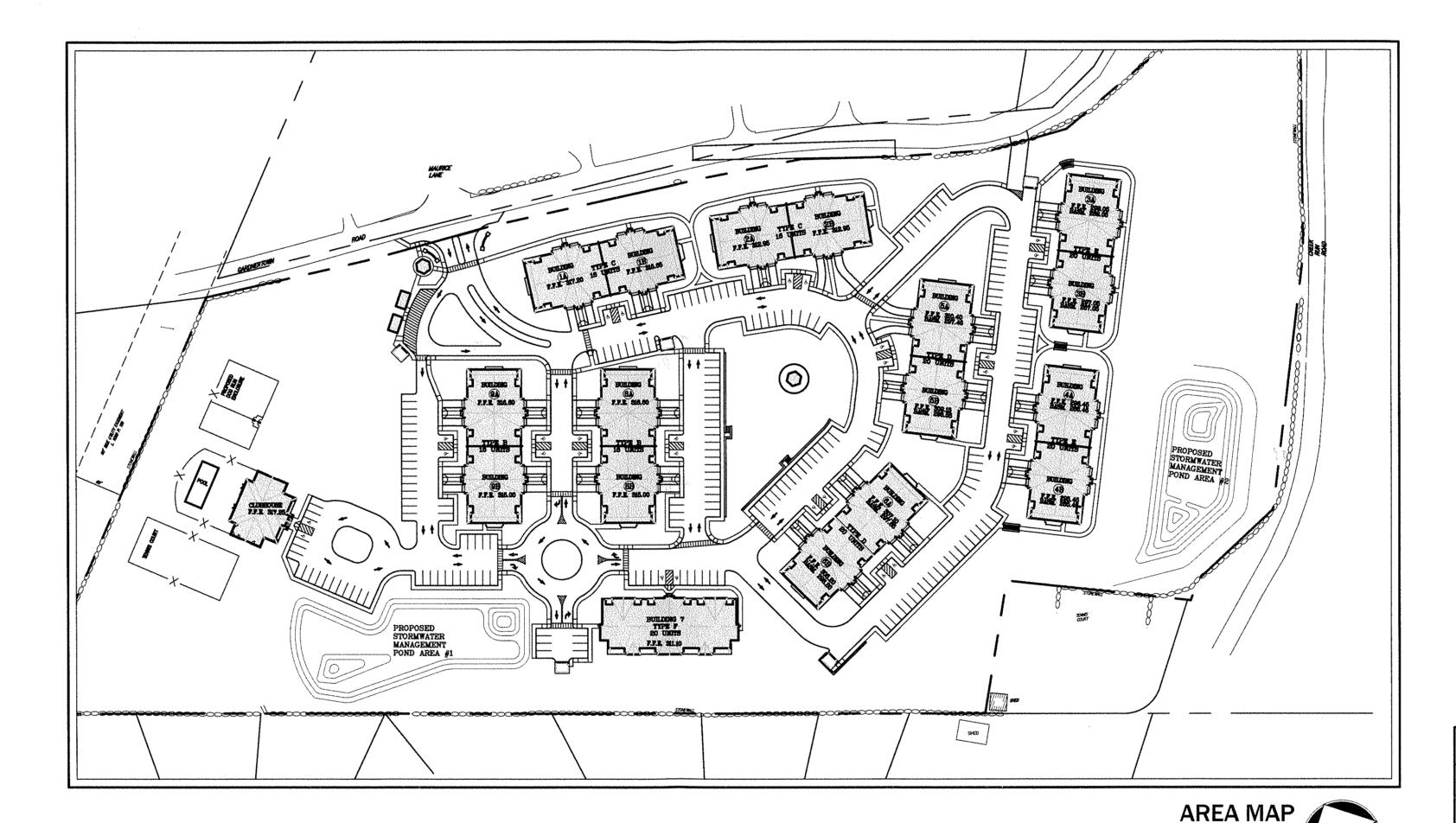
5. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND

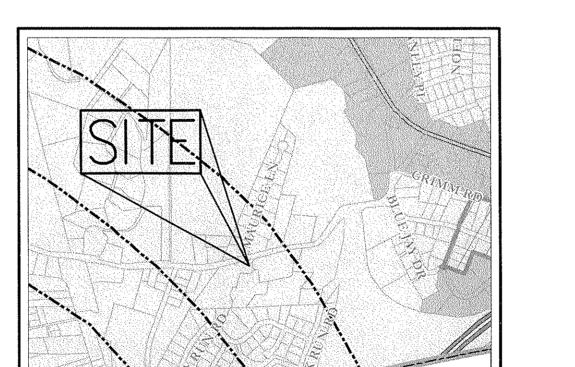
REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL 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.

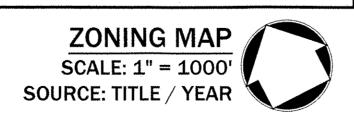
6. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE PAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SURPASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT

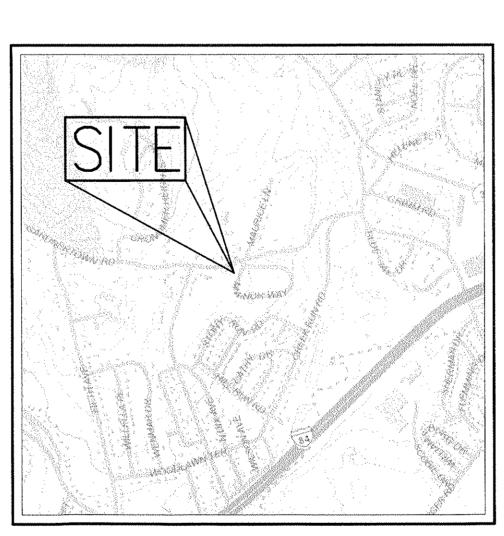
6. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED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

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









VICINITY MAP
SCALE: 1" = 1,000'
SOURCE: TITLE / YEAR

JMC Drawing List:

SP-1	COVER SHEET
SP-2	SITE EXISTING CONDITIONS
SP-3	LOT CONSOLIDATION MAP
SP-4	SITE LAYOUT PLAN
SP-5	SITE GRADING PLAN
SP-6	SITE UTILITIES PLAN
SP-7	SITE EROSION AND SEDIMENT CONTROL PLAI
SP-8	SITE LANDSCAPING PLAN
<i>SP-9</i>	SITE LIGHTING PLAN
SP-10	FIRE-TRUCK TURNING PLAN
SP-11	CONSTRUCTION DETAILS
SP-12	CONSTRUCTION DETAILS
SP-13	CONSTRUCTION DETAILS
SP-14	CONSTRUCTION DETAILS
SP-15	CONSTRUCTION DETAILS
RP-1	ROADWAY LAYOUT PLAN

ROADWAY GRADING & UTILITIES PLAN

TABLE OF LAND USE				
ZONING DISTRICT R-3	PERMITTED/REQUIRED	PROPOSED		
LOT AREA MIN. (AC.)(S.F.)	4.00 AC./174,240 S.F.	19.77 AC./861,138 S.F.		
LOT WIDTH (FT.)	150	1,375		
LOT DEPTH (FT.)	150	670		
FRONT YARD (FT.)	40	40		
REAR YARD (FT.)	50	50		
1 SIDE YARD / BOTH (FT.)	25/50	50		
NUMBER OF UNITS (9 UNITS PER ACRE)	174	164		
REAR TO ADJACENT BUILDING (FT.)	75	83		
SIDE TO SIDE OF ADJACENT BUILDING (FT.)	35	35		
HABITABLE FLOOR AREA PER DWELLING UNIT (S.F.)	1-BEDROOM 600 MIN. 2-BEDROOM 800 MIN. 3-BEDROOM 900 MIN.	1-BEDROOM = 860 SF 2-BEDROOM = 1610 SF 3-BEDROOM = 1845 SF		
SENIOR UNIT HABITABLE FLOOR AREA PER DWELLING UNIT (S.F.)	1,000 MAX. SEC 185.48 B (4)	1-BEDROOM = 695 SF 2-BEDROOM = 900 SF		
LOT BUILDING COVERAGE (%)	35	14		
BUILDING HEIGHT (FT.)	35	34'11"		
LOT SURFACE COVERAGE (%)	60	37		
STANDARD PARKING 2 SP/UNIT	328	301		
HANDICAP PARKING		28		
TOTAL PARKING	328	329		

RP-2

NO.	TES:
1.	BASE [

BASE DENSITY CALCULATIONS

BASE DENSITY = 6 DWELLING UNITS PER ACRE 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%

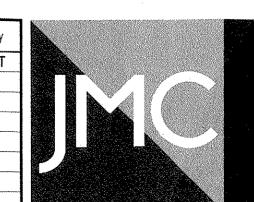
2. NET PARCEL AREA CALCULATIONS

19.77 GROSS ACRES
0.41 ACRES OF FEDERAL WETLANDS
11% OF 0.41 IS SUBTRACTED AT A RATE OF 75% = (0.11)(0.41)(0.75)= 0.034 AC.
89% OF 0.41 IS SUBTRACTED AT A RATE OF 100% = (0.89)(0.41)(1.00)= 0.365 AC.
TOTAL AREA COVERED BY WETLANDS FOR NET AREA CALC= (0.034)+(0.365)=0.399 AC.

No. Revision Date By

1 REVISED PER TOWN COMMENTS 05/11/2016 MT

THEREFORE: (19.77 AC. -0.399 AC.) = 19.37 AC.





ANY ALTERATION OF PLANS,

SPECIFICATIONS, PLATS AND

REPORTS BEARING THE SEAL

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SURVEYOR IS A VIOLATION OF

SECTION 7209 OF THE NEW

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THE LOCATION OR COMPLETENESS OF
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GUARANTEED. VERIFY THE ACTUAL LOCATION
OF ALL UTILITIES PRIOR TO EXCAVATION
OR CONSTRUCTION.

Know what's below.
Call before you dig.

SUBSURFACE UTILITY LOCATIONS ARE BASED ON

A COMPILATION OF FIELD EVIDENCE, AVAILABLE

SCALE: 1" = 100'

SOURCE: TITLE / YEAR

