LEGEND

- EXISTING PROPERTY LINE
- YARD SETBACK
- EXISTING STONEWALL
- 710 EXISTING 10' CONTOUR
- EXISTING WETLAND WATERCOURSE
- EXISTING WETLAND SYMBOL
- EXISTING WETLAND LIMIT LINE
- TOWN WETLAND/WATERCOURSE BUFFER
- NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' WETLAND LIMITING DISTANCE
- NYCDEP 100' WATERCOURSE LIMITING DISTANCE

RC ZONE REQUIREMENTS:

	Required:	Tax Map #45.-1-10 Existing Lot	Tax Map #45.-1-10 Proposed Lot 2	Tax Map #45.-1-11 Existing Lot	Tax Map #45.-1-11 Proposed Lot 3
Min. Lot Size:					
Square Feet:	200,000 S.F. (4.6 AC)	93.0 AC	66.1 AC [1]	60.5 AC	16.0 AC [1]
Frontage:	400'	3,609'	3,670'	3,005'	1,716'
Width:	400'	2,660' ±	2,660'±	2,270' ±	928'±
Depth:	400'	2,286' ±	1,260'±	1,294' ±	841' ±
Min. Yard Setbacks:					
Front:	100'	N/A	104.2' ±	N/A	39.2'± [2]
Side:	100'	N/A	432.7' ±	N/A	368.1'±
Rear:	100'	N/A	425.6' ±	N/A	478.0'±
Environmental Conservation Buffer	50'	> 50'	0' [2]	> 50'	0' [2]
Max. Building Coverage:	15%	0%	2.4%	0%	0.6%
Min. Floor Area Ratio:	0.15	N/A	0.021	N/A	0.003
Max. Percentage of Lot Coverage:	45%	0%	15% [4]	0%	4% [4]
Open Space Requirement:	55%	> 55%	85% [3]	> 55%	96% [3]
Maximum Building Stories:	3	N/A	< 3 Stories	N/A	< 3 Stories
Maximum Building Height:	35'	N/A	40.4' [2]	N/A	< 35'
Parking Setbacks:					
Front:	100'	N/A	31.6'± [2]	N/A	31.2'± [2]
Side:	100'	N/A	204.9'±	N/A	130.3'±
Rear:	100'	N/A	644.4'±	N/A	333.0'±

1 Pending subdivision approval.
2 Applicant is requesting a variance.
3 The open space calculation for proposed Lot 2 includes 14.4 acres of synthetic turf. The open space calculation for proposed Lot 3 includes 2.7 acres of synthetic turf.
4 The coverage calculation does not include the synthetic turf.
5 Street modifications are proposed as part of the project. Final determination of street design related variances to be determined by the Town of Southeast. See Section A143-2 in the Town of Southeast Zoning Code.

GENERAL NOTES:

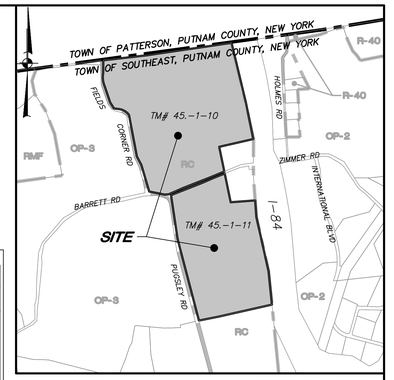
1. Property lines shown taken from map entitled "Map of Alienation Parcels Prepared for Proswing..." dated March 6, 2020 prepared by Insite Engineering, Surveying, and Landscape Architecture P.C
2. Existing topography and site features shown hereon derived from Aerial Photogrammetry, created from a drawing entitled "Pugsley Road", by Geomaps International photo dated November 30, 2019 and obtained January 13, 2020. Elevations show hereon are in vertical datum NAVD 88. The contour interval is 2'.
3. Wetlands shown hereon in Tax Map# 45.-1-10 and 45.-1-11 were flagged by Ecological Analysis on November 27, 2019 and field located by Insite Engineering, Surveying, and Landscape Architecture P.C. on December 18, 2019. Wetland LC-18 shown hereon is approximate and is based on public record of wetland location provided in the Commercial Campus at Fields Corner project and NYSDEC Environmental Mapper.
4. Wetland flag "WL F72-A" was modified in the field by Sarah Powliczak of the NYSDEC on July 9, 2020. This drawing reflects the modified location of the wetland flag.
5. NYCDEP watercourses within the vicinity of a NYSDEC wetland are assumed to located within the NYSDEC wetland boundary.
6. Proposed project limit of disturbance within the property line is approximately 51± acres. The proposed project limit of disturbance within the Town right of way is 2± acres.

PARKING SUMMARY

TOTAL NUMBER OF SPACES REQUIRED PER CODE	344
TOTAL NUMBER OF SPACES PROVIDED	451

Parking Calculations:
Recreation in Building: 41,980 sf recreation @ 1 space per 250 sf (ITE[1]) = 168 Spaces
Retail in Main Building: 470 sf retail @ 1 space per 250 sf = 2 Spaces
Athletic Field Seating: 860 seats @ 1 space per 5 spectator seats[2] = 172 Spaces
Public Trail Use: 2 Spaces
TOTAL NUMBER OF SPACES REQUIRED PER CODE = 344 SPACES

[1] As per ITE City Recreational Center
[2] As per Town of Southeast Code §138-67(G.)



LOCATION MAP SCALE: 1" = 1,000'±

OWNER:

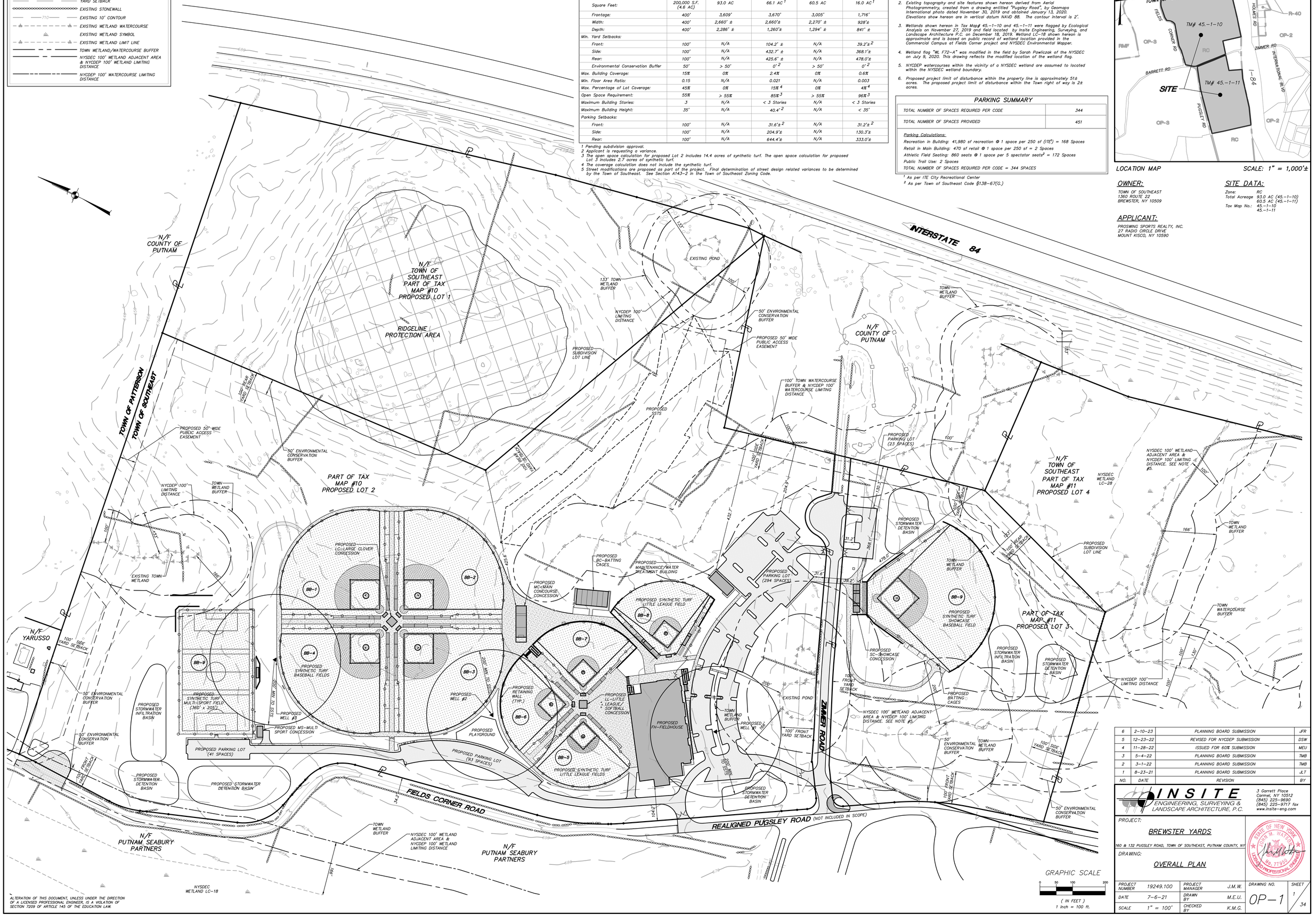
TOWN OF SOUTHEAST
1360 ROUTE 22
BREWSTER, NY 10509

APPLICANT:

PROSWING SPORTS REALTY, INC.
27 RADIO CIRCLE DRIVE
MOUNT KISCO, NY 10590

SITE DATA:

Zone: RC
Total Acreage 93.0 AC (45.-1-10)
60.5 AC (45.-1-11)
Tax Map No.: 45.-1-10
45.-1-11



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

NO.	DATE	REVISION	BY
6	2-10-23	PLANNING BOARD SUBMISSION	JFR
5	12-23-22	REVISED FOR NYCDEP SUBMISSION	DSW
4	11-28-22	ISSUED FOR 60% SUBMISSION	MEU
3	5-4-22	PLANNING BOARD SUBMISSION	TMB
2	3-1-22	PLANNING BOARD SUBMISSION	TMB
1	8-23-21	PLANNING BOARD SUBMISSION	JLT

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3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
OVERALL PLAN

STATE OF NEW YORK · KEVIN M. WATSON · No. 77939 · LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.
DATE	7-6-21	DRAWN BY	M.E.U.
SCALE	1" = 100'	CHECKED BY	K.M.G.

DRAWING NO. OP-1 SHEET 1 / 34

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

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LEGEND

- EXISTING PROPERTY LINE
- YARD SETBACK
- EXISTING STONEWALL
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING WETLAND WATERCOURSE
- EXISTING WETLAND SYMBOL
- EXISTING WETLAND LIMIT LINE
- TOWN WETLAND/WATERCOURSE BUFFER
- NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' WETLAND LIMITING DISTANCE
- NYCDEP 100' WATERCOURSE LIMITING DISTANCE
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR

GENERAL NOTES:

1. Property lines shown taken from map entitled "Map of Alienation Parcels Prepared for Proswing..." dated March 6, 2020 prepared by Insite Engineering, Surveying, and Landscape Architecture P.C
2. Existing topography and site features shown hereon derived from Aerial Photogrammetry, created from a drawing entitled "Pugsley Road", by Geomaps International photo dated November 30, 2019 and obtained January 13, 2020. Elevations show hereon are in vertical datum NAVD 88. The contour interval is 2'.
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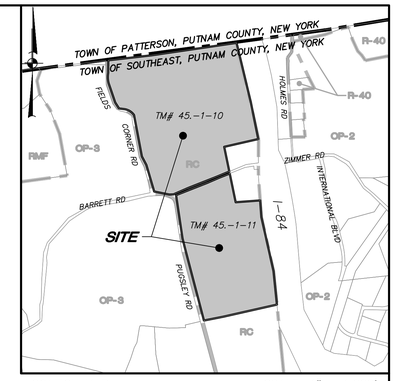

LOCATION MAP SCALE: 1" = 1,000'±

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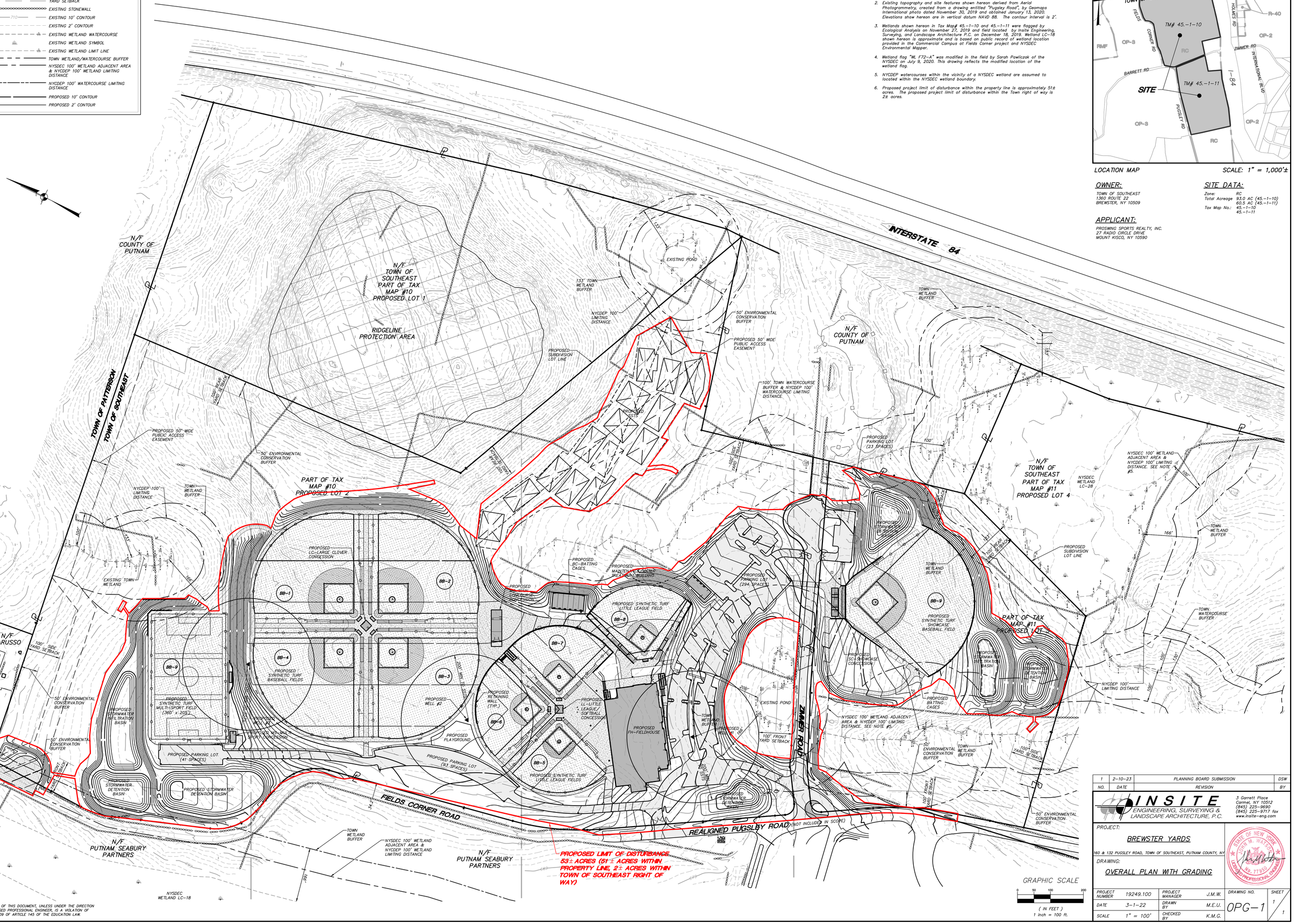
TOWN OF SOUTHEAST
1360 ROUTE 22
BREWSTER, NY 10509

APPLICANT:

PROSWING SPORTS REALTY, INC.
27 RADIO CIRCLE DRIVE
MOUNT KISCO, NY 10590

SITE DATA:

Zone:	RC
Total Acreage	93.0 AC (45.-1-10) 60.5 AC (45.-1-11)
Tax Map No.:	45.-1-10 45.-1-11



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

NO.	DATE	REVISION	BY
1	2-10-23	PLANNING BOARD SUBMISSION	DSW

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(845) 225-9717 fax
www.insite-eng.com

PROJECT:
BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
OVERALL PLAN WITH GRADING

STATE OF NEW YORK · KEVIN M. WATSON · No. 77931 · LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.
DATE	3-1-22	DRAWN BY	M.E.U.
SCALE	1" = 100'	CHECKED BY	K.M.G.

DRAWING NO. OPG-1 SHEET 1 / 1

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Z:\E\19249\000 Prosswing Pugsley Mass Drawing Files\03 CAD\Layout\2-10-23\2-10-23 PAC_Overlay_11

SEED MIX LEGEND

- SEED MIX #1
- SEED MIX #2
- SEED MIX #3
- SEED MIX #4
- SEED MIX #5

NOTE: REFER TO DRAWING SP-5.5 FOR PLANTING AND SEEDING NOTES.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE WALL
- EXISTING WETLAND WATERCOURSE
- EXISTING WETLAND LIMIT LINE
- EXISTING EDGE OF POND / WATERCOURSE
- EXISTING TOWN WETLAND/WATERCOURSE BUFFER
- NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' WETLAND LIMITING DISTANCE
- EXISTING NYCDEP 100' WATERCOURSE LIMITING DISTANCE
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING TREES
- EXISTING TREELINE
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED CONCRETE PATH
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED POST AND RAIL FENCE
- PROPOSED LANDSCAPING

SCHEMATIC SITE PLANT LIST

BOTANICAL/COMMON NAME	SIZE	ROOT
SHADE TREES		
Acer rubrum / Red Maple	2" CAL.	B&B
Carya ovata / Shagbark Hickory	2" CAL.	B&B
Gleditsia triacanthos var. inermis / Thornless Common Honeylocust	2" CAL.	B&B
Liriodendron tulipifera / Tulip Tree	2" CAL.	B&B
Liquidambar styraciflua 'Rotundiloba' / Fruitless American Sweetgum	2" CAL.	B&B
Nyssa sylvatica / Black Gum	2" CAL.	B&B
Platanus occidentalis / American Sycamore	2" CAL.	B&B
Quercus bicolor / Swamp White Oak	2" CAL.	B&B
Quercus palustris / Pin Oak	2" CAL.	B&B
Quercus rubra / Red Oak	2" CAL.	B&B
EVERGREEN TREES		
Ilex opaca / American Holly	5'-6" HT.	B&B
Juniperus virginiana / Eastern Red Cedar	5'-6" HT.	B&B
Picea glauca / White Spruce	5'-6" HT.	B&B
Pinus strobus / Eastern White Pine	5'-6" HT.	B&B
Tsuga canadensis / Canadian Hemlock	5'-6" HT.	B&B
UNDERSTORY TREES		
Amelanchier canadensis / Shadblow Serviceberry	Multi-Stem	B&B
Betula nigra / River Birch	Multi-Stem	B&B
Carpinus caroliniana / American Hornbeam	2" CAL.	B&B
Cercis canadensis / Eastern Redbud	2" CAL.	B&B
Cornus florida / Flowering Dogwood	2" CAL.	B&B
SHRUBS		
Hamamelis virginiana / American Witchhazel	5'-6" HT.	B&B
Viburnum dentatum / Arrowwood viburnum	18"-24" HT.	#2 CONT.
Ilex verticillata* / Winterberry	24"-30" HT.	#5 CONT.
Viburnum acerifolium / Maple-Leaf Viburnum	24"-30" HT.	#3 CONT.
Clethra alnifolia / Summersweet	18"-24" HT.	#2 CONT.
Lindera benzoin / Spicebush	18"-24" HT.	#2 CONT.
Aronia arbutifolia / Red Chokeberry	18"-24" HT.	#2 CONT.

* Plant 1 male to every 4 females to produce fruit.

MITIGATION PLANT LIST

SYM.	QTY.	BOTANICAL/COMMON NAME	SIZE	ROOT
		SHRUBS		
HV	41	Hamamelis virginiana / American Witchhazel	24"-30" HT.	#5 CONT.
IV	55	Ilex verticillata** / Winterberry Holly	24"-30" HT.	#5 CONT.
LB	81	Lindera benzoin / Spicebush	18"-24" HT.	#3 CONT.
RP	55	Rosa palustris / Swamp Rose	18"-24" HT.	#3 CONT.
RI	16	Rubus idaeus / American Red Raspberry	30"-36" HT.	#5 CONT.
SC	11	Sambucus canadensis / American Black Elderberry	30"-36" HT.	#5 CONT.
VC	31	Vaccinium corymbosum / Highbush Blueberry	30"-36" HT.	#5 CONT.
VA	71	Vaccinium angustifolium / Lowbush Blueberry	12"-18" HT.	#2 CONT.
VI	57	Viburnum acerifolium / Maple-leaved Viburnum	18"-24" HT.	#3 CONT.
VD	16	Viburnum dentatum / Arrowwood Viburnum	24"-30" HT.	#5 CONT.

* The Mitigation Plant List shown hereon pertains to vegetation in the proximity to the buffer areas.
** Plant 1 male to every 4 females to produce fruit.

PROPOSED EVERGREENS FOR SCREENING

TOWN OF PATTERSON

TOWN OF SOUTHEAST

FIELDS CORNER ROAD

PROPOSED INVASIVE SPECIES REMOVAL AND MITIGATION PLANTING (1,921 SF.)

(1)VD (3)VI (3)LB (1)RI (5)LB (3)VA (3)VC (5)VA (1)SC

TOWN WETLAND BUFFER

EXISTING TREES NOT SHOWN

AT FOREST EDGE PROVIDE TRANSITIONAL LANDSCAPE (SEE DRAWING SP-5.1 FOR PLANT LIST)

PROPOSED 30' WIDE PUBLIC ACCESS EASEMENT

EXISTING TREES TO REMAIN (TYP.)

LIMITS OF LEVEL SPREADER

(2)HV (3)VI (5)LB (3)VV (3)RP (1)SC (3)LB (7)VC (1)VA (5)RI (3)RP (3)VV (3)VC (1)VD (3)LB

PROPOSED INVASIVE SPECIES REMOVAL AND MITIGATION PLANTING (6,359 SF.)

EXISTING TOWN WETLAND

PROPOSED SYNTHETIC TURF MULTI-SPORT FIELD (MS-1) (360' x 205')

PROPOSED PRESS BOX

PROPOSED MS-MULTI SPORT CONCESSION / MEN'S RESTROOMS

EXISTING TREES NOT SHOWN

TOWN WETLAND BUFFER

NYCDEP 100' LIMITING DISTANCE

MATCHLINE TO DRAWING SP-5.2

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

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

NO.	DATE	REVISION	BY.

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3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
LANDSCAPE & MITIGATION PLAN

STATE OF NEW YORK — JOSEPH M. WATSON — No. 77931 — LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.
DATE	2-10-23	DRAWN BY	M.E.U.
SCALE	1" = 30'	CHECKED BY	K.M.G.

DRAWING NO. SP-5.1
SHEET 17 / 34

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LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE WALL
- EXISTING WETLAND WATERCOURSE
- EXISTING WETLAND LIMIT LINE
- EXISTING EDGE OF POND / WATERCOURSE
- EXISTING TOWN WETLAND/WATERCOURSE BUFFER
- NYSDEC 100' WETLAND ADJACENT AREA & NYSDEP 100' WETLAND LIMITING DISTANCE
- EXISTING NYDEP 100' WATERCOURSE LIMITING DISTANCE
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING TREES
- EXISTING TREELINE
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED CONCRETE PATH
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED POST AND RAIL FENCE
- PROPOSED LANDSCAPING

SEED MIX LEGEND

- SEED MIX #1
- SEED MIX #2
- SEED MIX #3
- SEED MIX #4
- SEED MIX #5

NOTE: REFER TO DRAWING SP-5.5 FOR PLANTING AND SEEDING NOTES.

MATCHLINE TO DRAWING SP-5.1

PROPOSED SYNTHETIC TURF BASEBALL FIELD (BB-2)

PROPOSED SYNTHETIC TURF BASEBALL FIELD (BB-1)

EXISTING TREES NOT SHOWN

EXISTING TREES TO REMAIN (TYP.)

AT FOREST EDGE PROVIDE TRANSITIONAL LANDSCAPE (SEE DRAWING SP-5.1 FOR PLANT LIST)

PROPOSED 'LC-CHARGE CLOVER' CONCESSION

PROPOSED SYNTHETIC TURF BASEBALL FIELD (BB-3)

PROPOSED SYNTHETIC TURF BASEBALL FIELD (BB-4)

PROPOSED PLAYGROUND WITH PLAY STRUCTURES

PROPOSED SYNTHETIC TURF LITTLE LEAGUE FIELD (BB-6)

PROPOSED POST AND RAIL FENCE (TYP.)

PROPOSED CANVAS SHADE STRUCTURE

PROPOSED MAIN CONCOURSE CONCESSION (WITH RESTROOMS)

PROPOSED INVASIVE SPECIES REMOVAL AND MITIGATION PLANTING (7,278 SF.)

(5)VA (3)RP (4)V (1)HV (2)VD (3)LB (3)LB (3)VC (5)RP (5)LB (3)VI

100' TOWN WATERCOURSE BUFFER & NYCDEP 100' WATERCOURSE LIMITING DISTANCE

FIELDS CORNER ROAD

MATCHLINE TO DRAWING SP-5.3

GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION	BY

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Carmel, NY 10512
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(845) 225-9717 fax
www.insite-eng.com

PROJECT:
BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
LANDSCAPE & MITIGATION PLAN

STATE OF NEW YORK — JUDITH M. WATSON — No. 077801 — LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.
DATE	2-10-23	DRAWN BY	M.E.U.
SCALE	1" = 30'	CHECKED BY	K.M.G.

DRAWING NO. SP-5.2 SHEET 18/34

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MATCHLINE TO DRAWING SP-5.2

MATCHLINE TO DRAWING SP-5.4

(ZIMMER ROAD)

(REALIGNED PUGSLEY ROAD (NOT INCLUDED IN SCOPE))

PROPOSED SYNTHETIC TURF LITTLE LEAGUE FIELD (BB-5)

PROPOSED SYNTHETIC TURF LITTLE LEAGUE FIELD (BB-7)

PROPOSED SYNTHETIC TURF LITTLE LEAGUE FIELD (BB-8)

PROPOSED "LL"~ LITTLE LEAGUE/ SOFTBALL CONCESSION

PROPOSED FIELD HOUSE

PROPOSED ACCESSIBLE RAMP

FFE 689.5

PROPOSED BC~ BATTING CAGES

PROPOSED MAINTENANCE/WATER TREATMENT BUILDING

PROPOSED POST AND RAIL FENCE (TYP.)

PROPOSED SSTS AREA

EXISTING STONEWALL

EXISTING TREES NOT SHOWN

EXISTING TREES TO REMAIN (TYP.)

100' TOWN WATERCOURSE BUFFER & NYCDEP 100' WATERCOURSE LIMITING DISTANCE

EXISTING POND

NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' LIMITING DISTANCE. SEE GENERAL NOTE 18

PROPOSED AREA OF INVASIVE SPECIES REMOVAL AND MITIGATION PLANTING~REFER TO WETLAND MITIGATION NOTES ON DRAWING SP-5.5 (54,832 SF)

PROPOSED INVASIVE SPECIES REMOVAL AND MITIGATION PLANTING (5,252 SF.)

PROPOSED INVASIVE SPECIES REMOVAL AND MITIGATION PLANTING (1,223 SF.)

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE WALL
- EXISTING WETLAND WATERCOURSE
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- EXISTING TREELINE
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- PROPOSED 2' CONTOUR
- PROPOSED CONCRETE PATH
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED POST AND RAIL FENCE
- PROPOSED LANDSCAPING

SEED MIX LEGEND

- SEED MIX #1
- SEED MIX #2
- SEED MIX #3
- SEED MIX #4
- SEED MIX #5

NOTE: REFER TO DRAWING SP-5.5 FOR PLANTING AND SEEDING NOTES.

GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION	BY.

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PROJECT:
BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
LANDSCAPE & MITIGATION PLAN

STATE OF NEW YORK
JOHN M. WATSON
No. 77931
LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.
DATE	2-10-23	DRAWN BY	M.E.U.
SCALE	1" = 30'	CHECKED BY	K.M.G.

DRAWING NO. SP-5.3
SHEET 19 / 34

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

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(ZIMMER ROAD)
PROPOSED TOWN ROAD

DO NOT ENTER

(REALIGNED RUGBY ROAD (NOT INCLUDED IN SCOPE))

MATCHLINE TO DRAWING SP-5.3

PROPOSED AREA OF INVASIVE SPECIES REMOVAL–REFER TO WETLAND MITIGATION NOTES ON DWG. D-2

PROPOSED INVASIVE SPECIES REMOVAL AND MITIGATION PLANTING (2,186 SF.)

PROPOSED INVASIVE SPECIES REMOVAL AND MITIGATION PLANTING (4,013 SF.)

PROPOSED INVASIVE SPECIES REMOVAL AND MITIGATION PLANTING (3,087 SF.)

PROPOSED INVASIVE SPECIES REMOVAL AND MITIGATION PLANTING (4,967 SF.)

PROPOSED INVASIVE SPECIES REMOVAL AND MITIGATION PLANTING (811 SF.)

PROPOSED INVASIVE SPECIES REMOVAL AND MITIGATION PLANTING (1,108 SF.)

PROPOSED INVASIVE SPECIES REMOVAL AND MITIGATION PLANTING (746 SF.)

PROPOSED INVASIVE SPECIES REMOVAL AND MITIGATION PLANTING (1,164 SF.)

PROPOSED SHOWCASE CONCESSION (WITH RESTROOMS)

EXISTING GRAVEL ROAD TO REMAIN

CLAY COLORED SYNTHETIC TURF

PROPOSED SYNTHETIC TURF SHOWCASE BASEBALL FIELD (BB-9)

TOWN WETLAND BUFFER

NYCDEP 100' LIMITING DISTANCE

NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' WETLAND LIMITING DISTANCE SEE GENERAL NOTE #5

AT FOREST EDGE PROVIDE TRANSITIONAL LANDSCAPE (SEE DRAWING SP-5.1 FOR PLANT LIST)

PROPOSED 200' PUBLIC SEWER EASEMENT

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE WALL
- EXISTING WETLAND WATERCOURSE
- EXISTING WETLAND LIMIT LINE
- EXISTING EDGE OF POND / WATERCOURSE
- EXISTING TOWN WETLAND/WATERCOURSE BUFFER
- NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' WETLAND LIMITING DISTANCE
- EXISTING NYCDEP 100' WATERCOURSE LIMITING DISTANCE
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING TREES
- EXISTING TREELINE
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED CONCRETE PATH
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED POST AND RAIL FENCE
- PROPOSED LANDSCAPING

SEED MIX LEGEND

- SEED MIX #1
- SEED MIX #2
- SEED MIX #3
- SEED MIX #4
- SEED MIX #5

NOTE: REFER TO DRAWING SP-5.5 FOR PLANTING AND SEEDING NOTES.

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

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

NO.	DATE	REVISION	BY

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

PROJECT:
BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

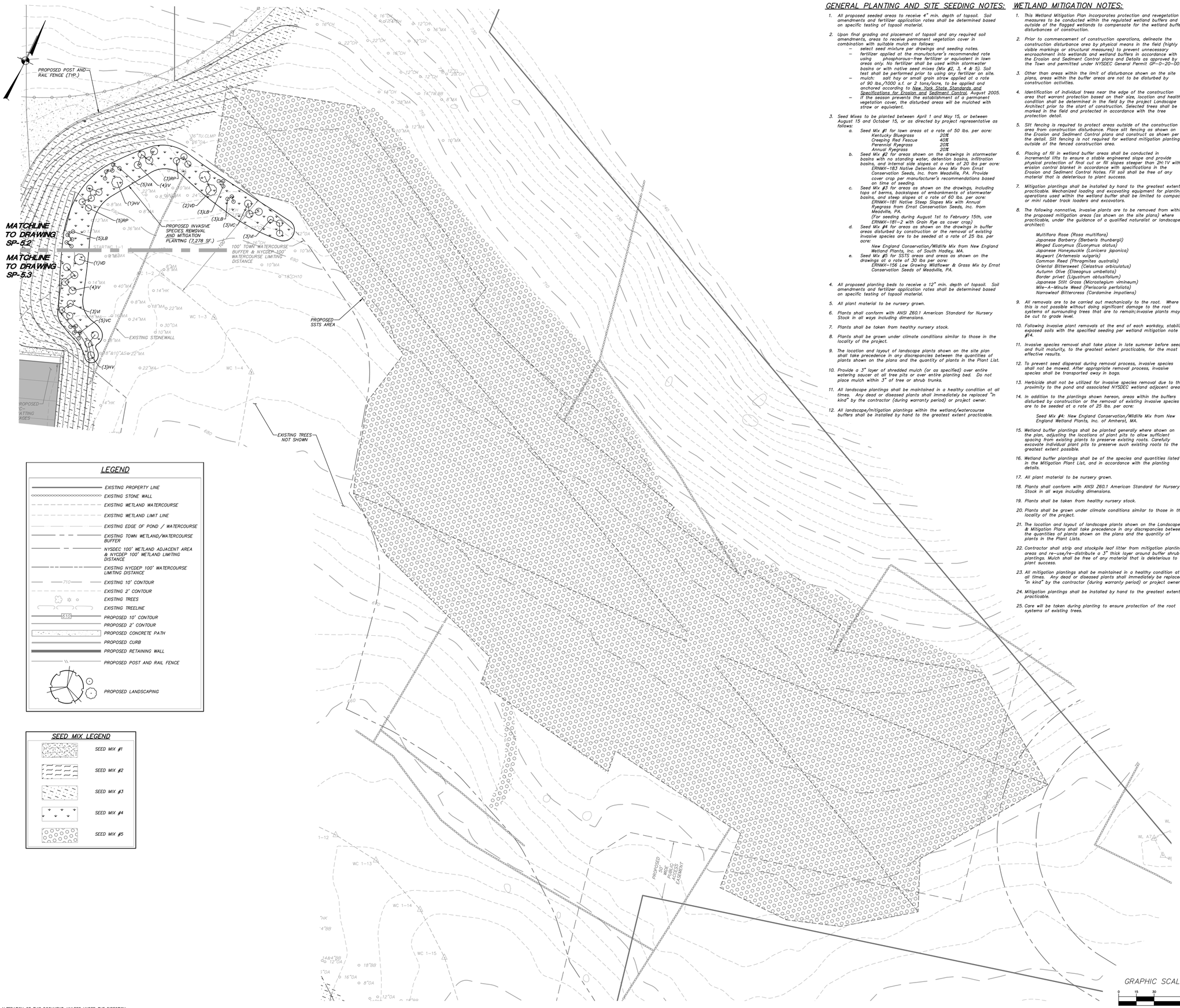
DRAWING:
LANDSCAPE & MITIGATION PLAN

STATE OF NEW YORK · LUANN M. WATSON · No. 77360 · LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.
DATE	2-10-23	DRAWN BY	M.E.U.
SCALE	1" = 30'	CHECKED BY	K.M.G.

DRAWING NO. SP-5.4
SHEET 20 / 34

Z:\E\19249\000 Pre-Design Planning\07 DP-5's - SP-5.5.dwg, 2/10/2023 3:03:26 PM, jcrotin 1:1


PROPOSED POST AND RAIL FENCE (TYP.)
MATCHLINE TO DRAWING SP-5.2
MATCHLINE TO DRAWING SP-5.3
PROPOSED INVASIVE SPECIES REMOVAL AND MITIGATION PLANTING (7,278 SF.)
100' TOWN WATERCOURSE BUFFER & NYCDEP 100' WATERCOURSE LIMITING DISTANCE
PROPOSED SSTS AREA
EXISTING STONEWALL
EXISTING TREES NOT SHOWN
PROPOSED GRADING
PROPOSED WIDE PUBLIC ACCESS EASEMENT
WC 1-3
WC 1-4
WC 1-12
WC 1-13
WC 1-14
WC 1-15
(1)VD
(2)VD
(3)LB
(3)VC
(3)V
(4)V
(5)VA
(5)LB
(5)VC
(1)HV
(3)HV
(3)RP
(5)RP
(4)VC
(3)VI
(4)VI
(5)VI
(3)HK
(4)HK
(5)HK
(3)BB
(4)BB
(5)BB
(3)OA
(4)OA
(5)OA
(3)MA
(4)MA
(5)MA
(3)HW
(4)HW
(5)HW
(3)LAS
(4)LAS
(5)LAS
(3)VA
(4)VA
(5)VA
(3)RP
(4)RP
(5)RP
(3)VC
(4)VC
(5)VC
(3)VI
(4)VI
(5)VI
(3)HV
(4)HV
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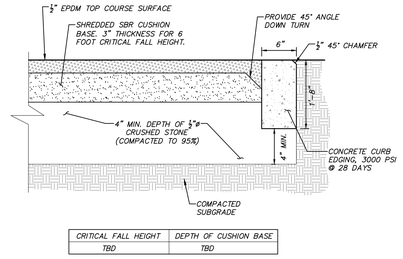
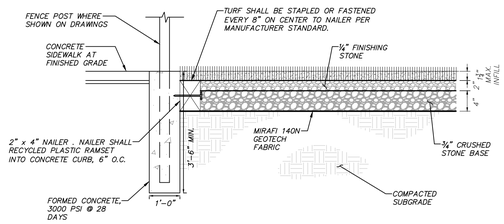
(4)VD
(5)VD



CRITICAL FALL HEIGHT	DEPTH OF CUSHION BASE
TBD	TBD

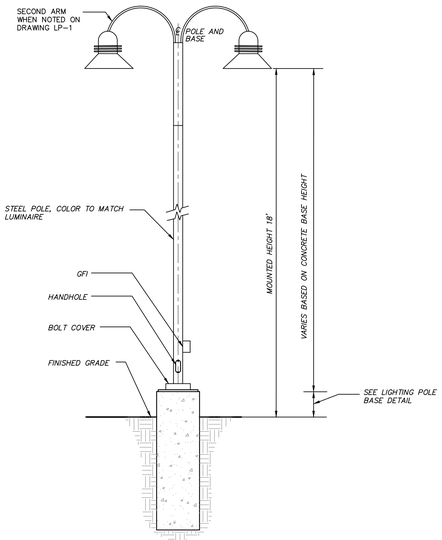
NOTES:
1. POURED-IN-PLACE SURFACE SHALL BE SOFT FUSION MANUFACTURED BY A&D RECREATION, INC. (MAMARONECK, NEW YORK 914-381-5865) OR APPROVED EQUAL.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWINGS, FOR ILLUSTRATION PURPOSES ONLY.
4. POURED-IN-PLACE SAFETY SURFACE IS INSTALLED OVER A 95% COMPACTED AGGREGATE BASE.
5. COLOR OF SOFT FUSION LAYER SHALL BE PREMIUM COLOR AS APPROVED BY OWNER.

POURED-IN-PLACE SURFACE FOR PLAYGROUND DETAIL
(N.T.S.)

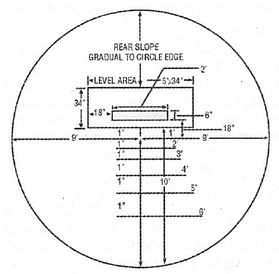


NOTES:
1. TURF NAILER SHALL BE 2" X 4", 100% HIGH DENSITY POLYETHYLENE AND LOW DENSITY RECYCLED POLYETHYLENE WITH FIBERGLASS REINFORCEMENT, SEE SPEC. SECTION 02543. TAP-CON OR RAMSET NAILER TO CONC. CURB OR SURFACE EVERY 24" ON CENTER. TURF SHALL BE STAPLED OF FASTENED EVERY 8" ON CENTER TO NAILER PER MANUFACTURER STANDARDS.
2. AT EXPANSION JOINTS, PROVIDE TWO #6 BARS 24" LONG, ONE END GREASE AND IN SLEEVE.

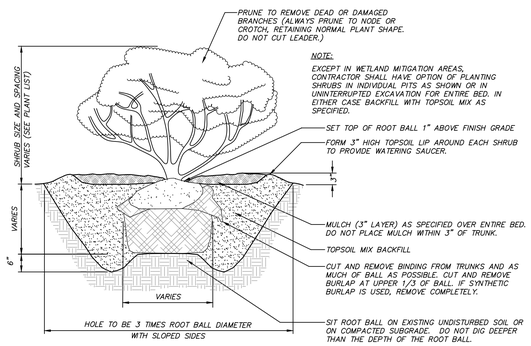
SYNTHETIC TURF DETAIL
(N.T.S.)



POLE-MOUNTED AREA LIGHT DETAIL
(N.T.S.)

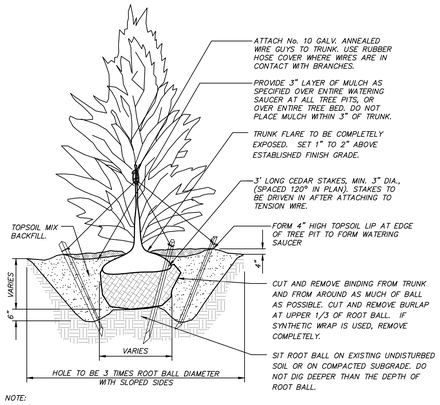


BASEBALL PITCHER'S MOUND
(N.T.S.)



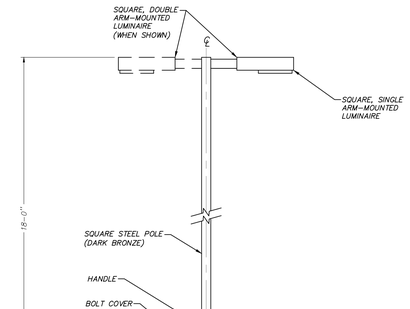
NOTE:
EXCEPT IN WETLAND MITIGATION AREAS, CONTRACTOR SHALL HAVE OPTION OF PLANTING SHRUBS IN INDIVIDUAL PITS AS SHOWN OR IN UNINTERRUPTED EXCAVATION FOR ENTIRE BED, IN EITHER CASE BACKFILL WITH TOPSOIL MIX AS SPECIFIED.

SHRUB PLANTING DETAIL
(N.T.S.)



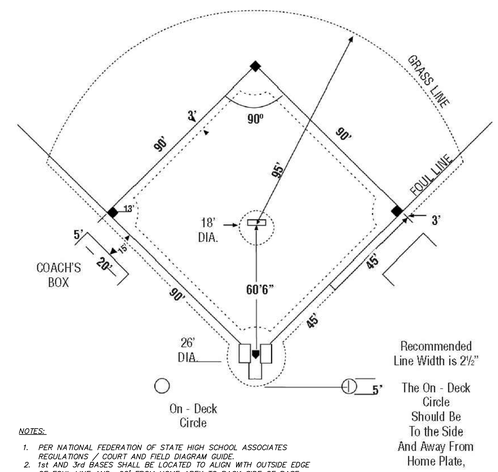
NOTE:
PROVIDE STAKING AND GUYING FOR TREES PLANTED ON SLOPES GREATER THAN 3H:1V, IN EXPOSED, WINDY AREAS AND AS SPECIFIED BY LANDSCAPE ARCHITECT. GUY WIRES AND STAKES SHALL BE REMOVED WITHIN TWELVE MONTHS OF PLANTING.

EVERGREEN TREE PLANTING DETAIL
(N.T.S.)



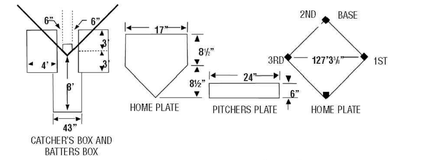
NOTES:
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE POLE MANUFACTURER PRIOR TO INSTALLATION OF THE FOUNDATIONS.
2. PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.
3. COLOR OF LUMINAIRE SHALL MATCH COLOR OF POLE.

SITE LIGHTING DETAIL
(N.T.S.)

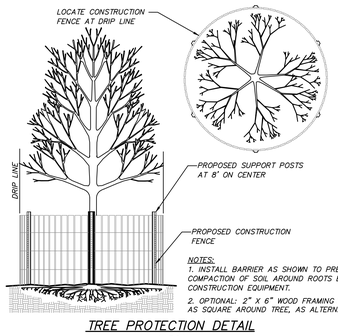


NOTES:
1. PER NATIONAL FEDERATION OF STATE HIGH SCHOOL ASSOCIATES REGULATIONS / COURT AND FIELD DIAGRAM GUIDE.
2. 1st AND 3rd BASES SHALL BE LOCATED TO ALIGN WITH OUTSIDE EDGE OF FOUL LINE AND 90' FROM HOME APEX TO BACK SIDE OF BASE.
3. 2nd BASE TO BE LOCATED SUCH THAT CENTERLINE OF BASE IS 90' FROM OUTSIDE EDGE OF FOUL LINE (BOTH 1st AND 3rd BASE LINES).
4. LITTLE LEAGUE FIELDS SHALL BE 60' x 60' DIAMONDS - COORDINATE FINAL DIMENSIONS WITH PROSMING SPORTS.

BASEBALL LAYOUT
(N.T.S.)

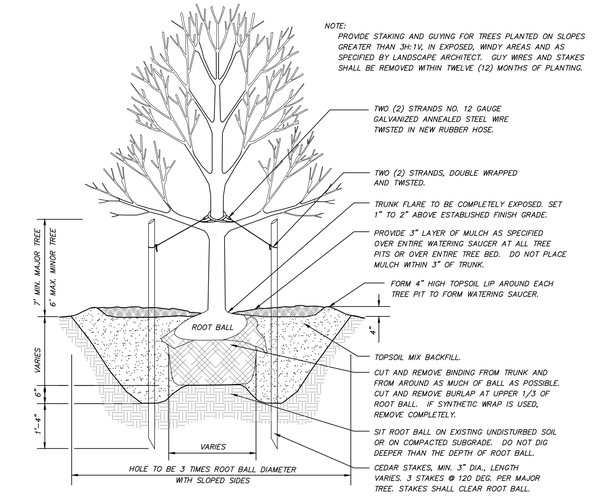


BASEBALL DETAILS
(N.T.S.)



NOTES:
1. INSTALL BARRIER AS SHOWN TO PREVENT COMPACTION OF SOIL AROUND ROOTS BY CONSTRUCTION EQUIPMENT.
2. OPTIONAL: 2" X 6" WOOD FRAMING BUILT AS SQUARE AROUND TREE, AS ALTERNATIVE.

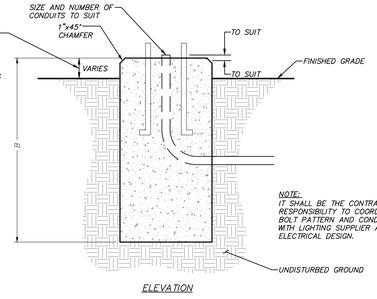
TREE PROTECTION DETAIL
(N.T.S.)



TREE PLANTING DETAIL
(N.T.S.)

TREE PROTECTION NOTES:

1. Trees to be preserved in proximity to disturbance areas shall be marked in the field by the Landscape Architect prior to start of construction.
2. Install tree protection measures prior to start of site clearing & construction.
3. No construction equipment shall be parked and no earth or construction materials shall be stockpiled or stored under the canopy of trees to be preserved.
4. During tree removal operations associated with construction, do not damage adjacent trees to remain. Lower limbs and tree trunks, do not drop them.
5. Carefully tie back any tree branches that conflict with construction equipment.
6. Where trenching for utilities is required within a root zone, tunneling under and around roots shall be by hand digging. If roots 3" or larger are encountered immediately adjacent to the location of new construction and relocation is not practical, the roots shall be hand pruned under the supervision of a Certified Arborist or Landscape Architect to 6" back from the new construction limit. All exposed roots to receive appropriate treatment prior to backfilling.
7. If tree protection fencing to protect the root zone is not possible, six to eight inches of wood chip mulch and 3/4 inch plywood shall be placed over the entire affected root zone area to prevent soil compaction.
8. Any tree damaged during construction activities must be immediately repaired by a qualified arborist at no additional cost to the owner.



ELEVATION

LIGHT POLE BASE SCHEDULE DIMENSIONS IN INCHES		
TYPE	A (DIAMETER)	B (DEPTH)
A	12"	36"
B	18"	48"
C	24"	60"
D	24"	84"

NOTE:
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE BOLT PATTERN AND CONDUIT SIZES WITH LIGHTING SUPPLIER AND ELECTRICAL DESIGN.

LIGHT POLE BASE DETAIL
(N.T.S.)

NO.	DATE	REVISION	BY
2	2-10-23	PLANNING BOARD SUBMISSION	JFR
1	12-23-22	REVISED FOR NYCDEP SUBMISSION	DSW

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(845) 225-9717 fax
www.insite-eng.com

PROJECT:
BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
DETAILS

STATE OF NEW YORK — JOHN M. WATSON — LICENSED PROFESSIONAL ENGINEER — No. 77950

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.
DATE	11-28-22	DRAWN BY	J.W.M.
SCALE	N.T.S.	CHECKED BY	K.M.G.

DRAWING NO. D-2 SHEET 27/34

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

Z:\ENGINEER\2020 Pending Projects\19 Brewster Yards\19249.100 Dwg 2 11-28-22.dwg, 2/9/2023 11:32:30 AM, jmalek, 1:1

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONEWALL
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING SPOT GRADE
- EXISTING WETLAND WATERCOURSE
- EXISTING WETLAND SYMBOL
- EXISTING WETLAND LIMIT LINE
- TOWN WETLAND/WATERCOURSE BUFFER
- NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' WETLAND LIMITING DISTANCE
- NYCDEP 100' WATERCOURSE LIMITING DISTANCE

INTERSTATE 84

N/F COUNTY OF PUTNAM

N/F TOWN OF SOUTHEAST

RIDGELINE PROTECTION AREA

PROPOSED SUBDIVISION LOT LINE

EXISTING POND

133' TOWN WETLAND BUFFER

NYCDEP 100' LIMITING DISTANCE

TOWN WETLAND BUFFER

100' TOWN WATERCOURSE BUFFER & NYCDEP 100' WATERCOURSE LIMITING DISTANCE

TOWN OF PATTERSON

TOWN OF SOUTHEAST

EXISTING STONEWALL TO REMAIN (TYP.)

EXISTING TOWN WETLAND

EXISTING STONEWALL TO BE REMOVED (TYP.)

N/F YARUSSO

PORTION OF EXISTING STONEWALL TO BE REMOVED (TYP.)

PORTION OF EXISTING PROPERTY LINES TO BE EXTINGUISHED (TYP.)

NYSDEC WETLAND LC-28

NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' LIMITING DISTANCE. SEE NOTE #5.

TOWN WATERCOURSE BUFFER

ZIMMER ROAD

NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' LIMITING DISTANCE. SEE NOTE #5.

PUGSLEY ROAD

PUGSLEY ROAD TO BE REALIGNED AS PART OF COMMERCIAL CAMPUS AT FIELDS CORNER PROJECT

FIELDS CORNER ROAD

N/F PUTNAM SEABURY PARTNERS

NYSDEC WETLAND LC-18

GRAPHIC SCALE

0 50 100 200

(IN FEET)

1 inch = 100 ft.

NO.	DATE	REVISION	BY
3	11-28-22	ISSUED FOR 60% SUBMISSION	MEU
2	3-1-22	PLANNING BOARD SUBMISSION	TMB
1	8-23-21	PLANNING BOARD SUBMISSION	JLT

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Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
EXISTING CONDITIONS PLAN

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.
DATE	7-6-21	DRAWN BY	M.E.U.
SCALE	1" = 100'	CHECKED BY	K.M.G.

DRAWING NO. EX-1 SHEET 2 / 29

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

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LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE WALL
- EXISTING TREES
- EXISTING TREELINE
- EXISTING WETLAND WATERCOURSE (WC 2-7 — WC 2-8)
- EXISTING WETLAND SYMBOL
- EXISTING WETLAND LIMIT LINE (WL D11 — WL D12)
- EXISTING EDGE OF POND / WATERCOURSE
- EXISTING TOWN WETLAND/WATERCOURSE BUFFER
- NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' WETLAND LIMITING DISTANCE
- EXISTING NYCDEP 100' WATERCOURSE LIMITING DISTANCE
- PROPOSED # OF STALLS TO BE STRIPED
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED PAINTED CROSSWALK
- PROPOSED LIGHTING
- PROPOSED LANDSCAPING

SCHEMATIC PLANT LIST

BOTANICAL/COMMON NAME	SIZE	ROOT
SHADE TREES		
Acer rubrum / Red Maple	2" CAL.	B&B
Carya ovata / Shagbark Hickory	2" CAL.	B&B
Gleditsia triacanthos var. inermis / Thornless Common Honeylocust	2" CAL.	B&B
Liriodendron tulipifera / Tulip Tree	2" CAL.	B&B
Liquidambar styraciflua 'Rotundiloba' / Fruitless American Sweetgum	2" CAL.	B&B
Nyssa sylvatica / Black Gum	2" CAL.	B&B
Platanus occidentalis / American Sycamore	2" CAL.	B&B
Quercus bicolor / Swamp White Oak	2" CAL.	B&B
Quercus palustris / Pin Oak	2" CAL.	B&B
Quercus rubra / Red Oak	2" CAL.	B&B
EVERGREEN TREES		
Ilex opaca / American Holly	5'-6' HT.	B&B
Juniperus virginiana / Eastern Red Cedar	5'-6' HT.	B&B
Picea glauca / White Spruce	5'-6' HT.	B&B
Pinus strobus / Eastern White Pine	5'-6' HT.	B&B
Tsuga canadensis / Canadian Hemlock	5'-6' HT.	B&B
UNDERSTORY TREES		
Amelanchier canadensis / Shadblow Serviceberry	Multi-Stem	B&B
Betula nigra / River Birch	Multi-Stem	B&B
Carpinus caroliniana / American Hornbeam	2" CAL.	B&B
Cercis canadensis / Eastern Redbud	2" CAL.	B&B
Cornus florida / Flowering Dogwood	2" CAL.	B&B
SHRUBS		
Hamamelis virginiana / American Witchhazel	5'-6' HT.	B&B
Viburnum dentatum / Arrowwood viburnum	18"-24" HT.	#2 CONT.
Ilex verticillata* / Winterberry	24"-30" HT.	#5 CONT.
Viburnum acerifolium / Maple-Leaf Viburnum	24"-30" HT.	#3 CONT.
Clethra alnifolia / Summersweet	18"-24" HT.	#2 CONT.
Lindera benzoin / Spicebush	18"-24" HT.	#2 CONT.
Aronia arbutifolia / Red Chokeberry	18"-24" HT.	#2 CONT.

* Plant 1 male to every 5 females.

TOWN OF PATTERSON
TOWN OF SOUTHEAST
FIELDS CORNER ROAD
PROPOSED EVERGREENS FOR SCREENING
PROPOSED STORMWATER WATER QUALITY SWALE
PROPOSED GRAVEL TRUCK TURNAROUND
PROPOSED 24' WIDE TRAFFIC BARRIER GATE (WWW.DOORKING.COM) -SINGLE ARM ALUMINUM 24' LENGTH, INCLUDE BATTERY POWERED BACKUP OR APPROVED EQUAL
166'
50' ENVIRONMENTAL CONSERVATION BUFFER
100' FRONT YARD SETBACK
TOWN WETLAND BUFFER
EXISTING TREES NOT SHOWN
AT FOREST EDGE PROVIDE TRANSITIONAL LANDSCAPE (SEE DRAWING SP-1.1 FOR PLANT LIST
EXISTING TREES TO REMAIN (TYP.)
PROPOSED STORMWATER INFILTRATION BASIN
PROPOSED STORMWATER DETENTION BASIN
50' ENVIRONMENTAL CONSERVATION BUFFER
100' SIDE YARD SETBACK
WC 4-9
WC 4-8
WC 4-7
WC 4-6
WC 4-5
WC 4-4
WC 4-3
WC 4-2
WC 4-1
WL G6
WL G7
WL G5
133'
EXISTING TOWN WETLAND
WL G8
WL G4
WL G9
WL G3
WL G10
WL G11
WL G2
WL G12
WL G1 & G13
PROPOSED MODULAR BLOCK RETAINING WALL
EXISTING TREES NOT SHOWN
TOWN WETLAND BUFFER
NYCDEP 100' LIMITING DISTANCE
100'
166'
ATHLETIC FIELD LIGHTING (TYP.)
PROPOSED 8' HT. CHAIN LINK FENCE
PROPOSED SCOREBOARD
PROPOSED CONCRETE CURB
PROPOSED SYNTHETIC TURF MULTI-SPORT FIELD (360' x 205')
PARKING LOT LIGHTING (TYP.)
PROPOSED GATE
PROPOSED ASPHALT PARKING LOT
60.0'
PROPOSED STORMWATER DETENTION BASIN
PROPOSED CURB RAMP
PROPOSED GATE
PROPOSED FLAGPOLE
PROPOSED MS-MULTI SPORT CONCESSION (WITH RESTROOMS)
PROPOSED BLEACHERS (TYP.)
LAWN
PROPOSED LIMIT OF SYNTHETIC TURF
PROPOSED GATE
PROPOSED ASPHALT MAINTENANCE ACCESS
24.0'
70.0'
PROPOSED MOUNTABLE CURB AT TURNAROUND
PROPOSED CONCRETE SIDEWALK
PROPOSED CONCRETE SIDEWALK
100'
100'
PROPOSED

MATCHLINE TO DRAWING SP-1.2

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION	BY

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3 Garrett Place
Carmel, NY 10512
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(845) 225-9717 fax
www.insite-eng.com

PROJECT:
BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
LAYOUT & LANDSCAPE PLAN

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.
DATE	11-28-22	DRAWN BY	M.E.U.
SCALE	1" = 30'	CHECKED BY	K.M.G.

DRAWING NO. SP-1.1
SHEET 3 / 29

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

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MATCHLINE TO DRAWING SP-1.1

MATCHLINE TO DRAWING SP-1.3

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE WALL
- EXISTING TREES
- EXISTING TREELINE
- EXISTING WETLAND WATERCOURSE
- EXISTING WETLAND SYMBOL
- EXISTING WETLAND LIMIT LINE
- EXISTING EDGE OF POND / WATERCOURSE
- EXISTING TOWN WETLAND/WATERCOURSE BUFFER
- NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' WETLAND LIMITING DISTANCE
- EXISTING NYCDEP 100' WATERCOURSE LIMITING DISTANCE
- PROPOSED # OF STALLS TO BE STRIPED
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED PAINTED CROSSWALK
- PROPOSED LIGHTING
- PROPOSED LANDSCAPING

FIELDS CORNER ROAD

PROPOSED CONCRETE SIDEWALK
PROPOSED SCOREBOARD
PROPOSED GATE
PROPOSED 20' HT. (ABOVE FENCE) BATTER'S EYE BLACKOUT SCREEN AT CENTER FIELD
PROPOSED 8' HT. CHAIN LINK FENCE
PROPOSED SYNTHETIC TURF BASEBALL FIELD
CLAY COLORED SYNTHETIC TURF
PROPOSED PORTABLE MOUND (TYP.)
PROPOSED BACKSTOP WITH NETTING (TYP.)
PROPOSED ASPHALT MAINTENANCE ACCESS
EXISTING TREES NOT SHOWN
EXISTING TREES TO REMAIN (TYP.)
PROPOSED MOUNTABLE CURB AT ENTRANCE
PROPOSED CURB RAMP
PROPOSED LOCATION FOR 14'x70' BATTING CAGE (QTY. 4 PER FIELD)
PROPOSED PITCHING CAGES WITH PITCHER'S MOUNDS (QTY. 4 PER FIELD)
PROPOSED DUGOUTS (TYP.)
PROPOSED STADIUM SEATING (TYP.)
PROPOSED SCOREKEEPER SHED (TYP.)
PROPOSED LC-LARGE CLOVER CONCESSION
PROPOSED 50' ENVIRONMENTAL CONSERVATION BUFFER
PROPOSED CONCRETE CURB (TYP.)
100' FRONT YARD SETBACK
PROPOSED ASPHALT PARKING LOT
PROPOSED PARKING LOT LIGHTS (TYP.)
PROPOSED PLAYGROUND WITH PLAY STRUCTURES
PROPOSED POST MOUNTED LIGHTS (TYP.)
PROPOSED CONCRETE RETAINING WALL
PROPOSED CONCRETE RETAINING WALL WITH PADDING ON THE FIELD SIDE
PROPOSED ATHLETIC FIELD LIGHTS (TYP.)
PROPOSED FLAGPOLE
PROPOSED CANVAS SHADE STRUCTURE
PROPOSED STEPS WITH HANDRAIL
PROPOSED MAIN CONCOURSE CONCESSION (WITH RESTROOMS)
PROPOSED ACCESSIBLE RAMP
PROPOSED CONCRETE PLAZA
PROPOSED BATTING CAGES (TYP.)
PROPOSED BATTING CAGE (TYP.)
AT FOREST EDGE PROVIDE TRANSITIONAL LANDSCAPE (SEE DRAWING SP-1.1 FOR PLANT LIST
100' TOWN WATERCOURSE BUFFER & NYCDEP 100' WATERCOURSE LIMITING DISTANCE

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION	BY

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PROJECT:
BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
LAYOUT & LANDSCAPE PLAN

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.
DATE	11-28-22	DRAWN BY	M.E.U.
SCALE	1" = 30'	CHECKED BY	K.M.G.

DRAWING NO. SP-1.2
SHEET 4 / 29

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MATCHLINE TO DRAWING SP-1.2

MATCHLINE TO DRAWING SP-1.4

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE WALL
- EXISTING TREES
- EXISTING TREELINE
- EXISTING WETLAND WATERCOURSE
- EXISTING WETLAND SYMBOL
- EXISTING WETLAND LIMIT LINE
- EXISTING EDGE OF POND / WATERCOURSE
- EXISTING TOWN WETLAND/WATERCOURSE BUFFER
- NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' WETLAND LIMITING DISTANCE
- EXISTING NYCDEP 100' WATERCOURSE LIMITING DISTANCE
- PROPOSED # OF STALLS TO BE STRIPED
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED PAINTED CROSSWALK
- PROPOSED LIGHTING
- PROPOSED LANDSCAPING

100' FRONT YARD SETBACK
PROPOSED SCOREBOARD
PROPOSED 20' HT. (ABOVE FENCE) BATTER'S EYE BLACKOUT SCREEN AT CENTER FIELD
PROPOSED 'SYNTHETIC TURF LITTLE LEAGUE FIELDS
PROPOSED 8' HT. CHAIN LINK FENCE (TYP.)
PROPOSED CONCRETE SIDEWALK
PROPOSED ASPHALT DRIVE
PROPOSED MOUNTABLE CURB AT ENTRANCE
GRAVEL ROAD BY OTHERS (LOGISTICS PROJECT)
50' ENVIRONMENTAL CONSERVATION BUFFER
PROPOSED 24' WIDE TRAFFIC BARRIER GATE (WWW.DOORKING.COM) - SINGLE ARM ALUMINUM 24' LENGTH, INCLUDE BATTERY POWERED BACKUP OR APPROVED EQUAL
PROPOSED PAVEMENT OVER PREVIOUSLY COMPLETED IMPROVEMENTS (LOGISTICS PROJECT)
PROPOSED GATE (TYP.)
CLAY COLORED SYNTHETIC TURF
PROPOSED BACKSTOP WITH NETTING (TYP.)
PROPOSED SCOREKEEPER SHED
PROPOSED LC - LITTLE LEAGUE/, SOFTBALL CONCESSION
PROPOSED STADIUM SEATING (TYP.)
PROPOSED FLAGPOLES (QTY.-3)
PROPOSED DUGOUT (TYP.) (ONE DUGOUT AT EACH FIELD TO INCLUDE STORAGE ROOM)
CONCRETE AREA FOR CHAIRS (TYP.)
PROPOSED PITCHING CAGES WITH PITCHER'S MOUNDS (TYP.) (QTY. 4 PER FIELD)
PROPOSED CONCRETE PLAZA
PROPOSED STEPS WITH HANDRAILS
PROPOSED ACCESSIBLE RAMP
PROPOSED FIELD HOUSE
LAWN
PROPOSED ATHLETIC FIELD LIGHTS (TYP.)
PROPOSED POST MOUNTED LIGHTS (TYP.)
PROPOSED STADIUM SEATING (TYP.)
PROPOSED BATTING CAGE (TYP.)
PROPOSED 8' HT. CHAIN LINK FENCE
PROPOSED CONCRETE RETAINING WALL WITH PADDING ON THE FIELD SIDE
PROPOSED 20' HT. (ABOVE FENCE) BATTER'S EYE BLACKOUT SCREEN AT CENTER FIELD
PROPOSED PORTABLE MOUND (TYP.)
PROPOSED SCOREBOARD
PROPOSED CONCRETE RETAINING WALL
PROPOSED ACCESSIBLE SPACE SIGNAGE IN BOLLARDS (TOTAL 10)
PROPOSED CROSSWALK
PROPOSED DOUBLE EV CHARGING STATIONS (TOTAL 4) WITH PROTECTIVE BOLLARDS
PROPOSED ASPHALT PARKING LOT
PROPOSED PARKING LOT LIGHTING (TYP.)
PROPOSED BUS PARKING
REALIGNED PUGSLEY ROAD (NOT INCLUDED IN SCOPE)
PROPOSED STORMWATER DETENTION BASIN
PROPOSED PAVEMENT OVER PREVIOUSLY COMPLETED IMPROVEMENTS (LOGISTICS PROJECT)
PAVED ROAD BY OTHERS (LOGISTICS PROJECT)
PROPOSED WELCOME SIGN
EXISTING POND
100' FRONT YARD SETBACK
50' ENVIRONMENTAL CONSERVATION BUFFER
PROPOSED 50' WIDE ROAD R.O.W.
(ZIMMER ROAD)
PROPOSED PROPERTY
AT FOREST EDGE PROVIDE TRANSITIONAL LANDSCAPE (SEE DRAWING SP-1.1 FOR PLANT LIST
EXISTING STONEWALL
PROPOSED BC- BATTING CAGES
EXISTING TREES NOT SHOWN
100' TOWN WATERCOURSE BUFFER & NYCDEP 100' WATERCOURSE LIMITING DISTANCE
EXISTING TREES TO REMAIN (TYP.)
PROPOSED FLAGPOLE
PROPOSED CONCRETE RETAINING WALL
PROPOSED 8' HT. CHAIN LINK FENCE (TYP.)
PROPOSED 20' HT. (ABOVE FENCE) BATTER'S EYE BLACKOUT SCREEN AT CENTER FIELD
PROPOSED SCOREBOARD
PROPOSED PITCHING CAGES WITH PITCHER'S MOUNDS (TYP.) (QTY 4 PER FIELD)
PROPOSED FENCE (TYP.)
PROPOSED CONCRETE SIDEWALK
PROPOSED DUGOUT
PROPOSED WATER TREATMENT BUILDING
PROPOSED CONCRETE RETAINING WALL
PROPOSED PARKING LOT LIGHTS (TYP.)
PROPOSED ASPHALT PARKING LOT
PROPOSED MAINTENANCE GARAGE
TOWN WETLANDS BUFFER
NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' LIMITING DISTANCE. SEE GENERAL NOTE #8.
WL D1 – WL D14
WL C1 – WL C9
WC 1–1 – WC 1–17
WC 2–7, WC 2–8A
WL D11, WL D12

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

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NO.	DATE	REVISION	BY

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3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT: BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY
DRAWING: LAYOUT & LANDSCAPE PLAN

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.
DATE	11-28-22	DRAWN BY	M.E.U.
SCALE	1" = 30'	CHECKED BY	K.M.G.

DRAWING NO. SP-1.3
SHEET 5 / 29

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(ZIMMER ROAD)
PROPOSED TOWN ROAD

MATCHLINE TO DRAWING SP-1.3

PROPOSED PAVERS
PROPOSED MOUNTABLE CURB
PROPOSED TRUCK TURNAROUND
PROPOSED PROPERTY LINE (TYP.)
PROPOSED WOOD GUIDE RAIL (TYP.)
PROPOSED CROSSWALK
PROPOSED TRUCK TURNAROUND
PROPOSED ENTRANCE GATE (SEE CHART OF D-1 FOR PERIMETER FENCE INFO)
PROPOSED 18' WIDE SINGLE GATE
EXISTING GRAVEL ROAD TO REMAIN
REALIGNED PUGSLEY ROAD (NOT INCLUDED IN SCOPE)
50' ENVIRONMENTAL CONSERVATION BUFFER
100' FRONT YARD SETBACK
PROPOSED SHOWCASE CONCESSION (WITH RESTROOMS)
PROPOSED CONCRETE SIDEWALK
PROPOSED ASPHALT PARKING LOT
PROPOSED ADA CURB RAMP
PROPOSED STADIUM SEATING, (200) SEATS
PROPOSED BACKSTOP WITH PADDING ON FIELD SIDE AND NETTING
PROPOSED DUGOUT
PROPOSED DUGOUT
PROPOSED CONCRETE RETAINING WALL (TYP.)
PROPOSED FIXED MOUND WITH MOVABLE RUBBER
PROPOSED STORMWATER DETENTION BASIN
CLAY COLORED SYNTHETIC TURF
PROPOSED BATTING CAGE
PROPOSED BATTING CAGE
PROPOSED PITCHING CAGES WITH PITCHER'S MOUNDS (TYP.) (QTY 4 PER FIELD)
PROPOSED SYNTHETIC TURF 'SHOWCASE BASEBALL' FIELD
TOWN WETLAND BUFFER
TOWN WETLAND BUFFER
50' ENVIRONMENTAL CONSERVATION BUFFER
100' SIDE YARD SETBACK
PROPOSED SCOREBOARD
PROPOSED MODULAR BLOCK RETAINING WALL
PROPOSED 20' HT. (ABOVE FENCE) BATTER'S EYE BLACKOUT SCREEN AT CENTER FIELD
PROPOSED 10' HT. CHAIN LINK FENCE
PROPOSED FLAGPOLE
TOWN WATERCOURSE BUFFER
PROPOSED STORMWATER INFILTRATION BASIN
NYCDEP 100' LIMITING DISTANCE
NYCDEP 100' LIMITING DISTANCE
NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' LIMITING DISTANCE. SEE GENERAL NOTE #5
AT FOREST EDGE PROVIDE TRANSITIONAL LANDSCAPE (SEE DRAWING SP-1.1 FOR PLANT LIST
100' REAR YARD SETBACK
50' ENVIRONMENTAL CONSERVATION BUFFER
TOWN WATERCOURSE BUFFER
PROPOSED STORMWATER DETENTION BASIN
NYCDEP 100' LIMITING DISTANCE
100' FRONT YARD SETBACK
50' ENVIRONMENTAL CONSERVATION BUFFER
TOWN WETLAND BUFFER
50' ENVIRONMENTAL CONSERVATION BUFFER
100' SIDE YARD SETBACK
FROM CULVERT WC 1-22

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE WALL
- EXISTING TREES
- EXISTING TREELINE
- EXISTING WETLAND WATERCOURSE (WC 2-7 — WC 2-8A)
- EXISTING WETLAND SYMBOL
- EXISTING WETLAND LIMIT LINE (WL D11 — WL D12)
- EXISTING EDGE OF POND / WATERCOURSE
- EXISTING TOWN WETLAND/WATERCOURSE BUFFER
- NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' WETLAND LIMITING DISTANCE
- EXISTING NYCDEP 100' WATERCOURSE LIMITING DISTANCE
- PROPOSED # OF STALLS TO BE STRIPED
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED PAINTED CROSSWALK
- PROPOSED LIGHTING
- PROPOSED LANDSCAPING

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

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION	BY

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PROJECT:
BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
LAYOUT & LANDSCAPE PLAN

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.
DATE	11-28-22	DRAWN BY	M.E.U.
SCALE	1" = 30'	CHECKED BY	K.M.G.

DRAWING NO. SP-1.4
SHEET 6 / 29

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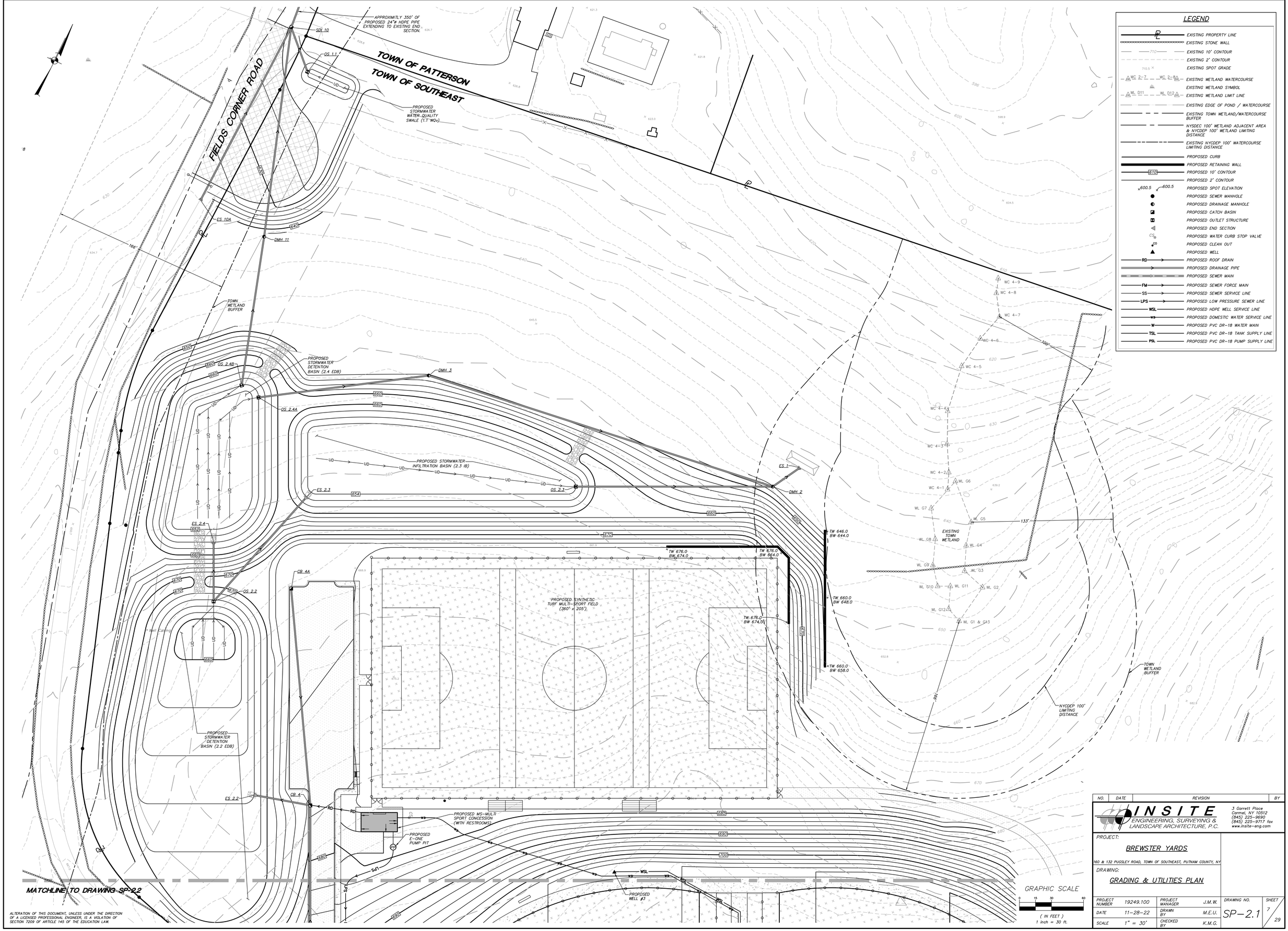

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PROJECT:
BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
GRADING & UTILITIES PLAN

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.
DATE	11-28-22	DRAWN BY	M.E.U.
SCALE	1" = 30'	CHECKED BY	K.M.G.

DRAWING NO. SP-2.1
SHEET 7 / 29

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MATCHLINE TO DRAWING SP-2.1

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE WALL
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING SPOT GRADE
- EXISTING WETLAND WATERCOURSE
- EXISTING WETLAND SYMBOL
- EXISTING WETLAND LIMIT LINE
- EXISTING EDGE OF POND / WATERCOURSE
- EXISTING TOWN WETLAND/WATERCOURSE BUFFER
- NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' WETLAND LIMITING DISTANCE
- EXISTING NYCDEP 100' WATERCOURSE LIMITING DISTANCE
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED SEWER MANHOLE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED OUTLET STRUCTURE
- PROPOSED END SECTION
- PROPOSED WATER CURB STOP VALVE
- PROPOSED CLEAN OUT
- PROPOSED WELL
- PROPOSED ROOF DRAIN
- PROPOSED DRAINAGE PIPE
- PROPOSED SEWER MAIN
- PROPOSED SEWER FORCE MAIN
- PROPOSED SEWER SERVICE LINE
- PROPOSED LOW PRESSURE SEWER LINE
- PROPOSED HDPE WELL SERVICE LINE
- PROPOSED DOMESTIC WATER SERVICE LINE
- PROPOSED PVC DR-18 WATER MAIN
- PROPOSED PVC DR-18 TANK SUPPLY LINE
- PROPOSED PVC DR-18 PUMP SUPPLY LINE

PROPOSED WELL #3
PROPOSED LOW PRESSURE FORCE MAIN
PROPOSED SYNTHETIC TURF BASEBALL FIELD
PROPOSED SYNTHETIC TURF BASEBALL FIELD
PROPOSED GRASS SWALE
PROPOSED SYNTHETIC TURF BASEBALL FIELD
PROPOSED SYNTHETIC TURF BASEBALL FIELD
PROPOSED 1.5-LC-LARGE CLOVER CONCESSION
PROPOSED 2"ø WATER SERVICE LINE
PROPOSED PLAYGROUND WITH PLAY STRUCTURES
PROPOSED WELL #2
PROPOSED SEWER MANHOLE (TYP.)
PROPOSED SEWER MAIN (TYP.)
PROPOSED CANVAS SHADE STRUCTURE
PROPOSED REDUCERS AS REQUIRED
PROPOSED MAIN CONCOURSE CONCESSION (WITH RESTROOMS)
100' TOWN WATERCOURSE BUFFER & NYCDEP 100' WATERCOURSE LIMITING DISTANCE
FIELDS CORNER ROAD
CB 6
CB 6A
CB 33B
DMH 7
DI 9
DI 8
SMH 11
SMH 10
SMH 9
SMH 8
TW 702.5 BW 702.7
TW 704.0 BW 702.0
TW 705.5 BW 700.2
TW 705.8 BW 699.5
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MATCHLINE TO DRAWING SP-2.3

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

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NO.	DATE	REVISION	BY

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3 Garrett Place
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(845) 225-9717 fax
www.insite-eng.com

PROJECT:
BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
GRADING & UTILITIES PLAN

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.
DATE	11-28-22	DRAWN BY	M.E.U.
SCALE	1" = 30'	CHECKED BY	K.M.G.

DRAWING NO. SP-2.2
SHEET 8 / 29

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MATCHLINE TO DRAWING SP-2.2

MATCHLINE TO DRAWING SP-2.4

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE WALL
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING SPOT GRADE
- EXISTING WETLAND WATERCOURSE
- EXISTING WETLAND SYMBOL
- EXISTING WETLAND LIMIT LINE
- EXISTING EDGE OF POND / WATERCOURSE
- EXISTING TOWN WETLAND/WATERCOURSE BUFFER
- NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' WETLAND LIMITING DISTANCE
- EXISTING NYCDEP 100' WATERCOURSE LIMITING DISTANCE
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED SEWER MANHOLE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED OUTLET STRUCTURE
- PROPOSED END SECTION
- PROPOSED WATER CURB STOP VALVE
- PROPOSED CLEAN OUT
- PROPOSED WELL
- RD — PROPOSED ROOF DRAIN
- PROPOSED DRAINAGE PIPE
- PROPOSED SEWER MAIN
- FM — PROPOSED SEWER FORCE MAIN
- SS — PROPOSED SEWER SERVICE LINE
- LPS — PROPOSED LOW PRESSURE SEWER LINE
- WSL — PROPOSED HDPE WELL SERVICE LINE
- WS — PROPOSED DOMESTIC WATER SERVICE LINE
- W — PROPOSED PVC DR-18 WATER MAIN
- TSL — PROPOSED PVC DR-18 TANK SUPPLY LINE
- PSL — PROPOSED PVC DR-18 PUMP SUPPLY LINE

PROPOSED SYNTHETIC TURF LITTLE LEAGUE FIELDS
PROPOSED LC – LITTLE LEAGUE/ SOFTBALL CONCESSION
PROPOSED BC– BATTING CAGES
PROPOSED FIELD HOUSE
PROPOSED ACCESSIBLE RAMP
FFE 689.5
PROPOSED DRAIN INLET (TYP.)
PROPOSED DRY HYDRANT (TYP.)
PROPOSED 6"ø PVC DR-18 DRY FIRE LINE
PROPOSED 30,000 GALLON FIRE STORAGE TANK WITH FIRE PUMP, 1,000 GPM @ 60 PSI (BY OTHERS)
PROPOSED STORMWATER DETENTION BASIN (3.2 EDB)
PROPOSED WELL #1
PROPOSED CATCH BASIN (TYP.)
PROPOSED WATER MAIN (TYP.)
PROPOSED SEWER MAIN (TYP.)
PROPOSED SEWER MANHOLE (TYP.)
PROPOSED 30,000 GALLON WATER STORAGE TANK
PROPOSED WATER TREATMENT BUILDING
PROPOSED WATER TREATMENT BUILDING
PROPOSED MC – MAINTENANCE GARAGE
PROPOSED WEIR
PROPOSED RIPRAP
PROPOSED RECIEVING PIT
PROPOSED DIRECTIONAL DRILLED FORCE MAIN
PROPOSED DRILLING PIT
EXISTING STONEWALL
100' TOWN WATERCOURSE BUFFER & NYCDEP 100' WATERCOURSE LIMITING DISTANCE
NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' LIMITING DISTANCE. SEE GENERAL NOTE #5.
EXISTING POND
TOWN WETLAND BUFFER
REFER TO LOGISTIC PLANS FOR PROPOSED GRADING IN THIS AREA.
REALIGNED PUGSLEY ROAD (NOT INCLUDED IN SCOPE)
(ZIMMER ROAD)

TW 701.0 BW 699.2 (ON FIELD)
TW 692.2 BW 695.8 (ON FIELD)
TW 700.0 BW 687.5 (ON FIELD)
TW 693.8 BW 688.2 (ON FIELD)
TW 688.2 BW 685.0 (ON GRASS)
TW 687.5 BW 686.0 (ON GRASS)

DMH 34, DMH 31, SMH 1, SMH 2, SMH 3, SMH 4, SMH 5, SMH 6, SMH 7
CB 33A, CB 33, CB 33C, CB 32C, CB 32B, CB 32A, CB 32, CB 22A, CB 22, CB 21A, CB 21, CB 20A, CB 20, CB 19, CB 18C, CB 18B, CB 18A, CB 18
DI 38, DI 37, DI 36, DI 35, DI 27, DI 26A, DI 26, DI 25, DI 24A, DI 24, DI 23
ES 3.2, OS 3.2, ES 40, ES 42
WC 1-1 … WC 1-16, WC 2-7, WC 2-8A, WL D1 … WL D15

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

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PROJECT:
BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
GRADING & UTILITIES PLAN

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.	DRAWING NO.	SHEET
DATE	11-28-22	DRAWN BY	M.E.U.	SP-2.3	9 / 29
SCALE	1" = 30'	CHECKED BY	K.M.G.		

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(ZIMMER ROAD)
PROPOSED TOWN ROAD

MATCHLINE TO DRAWING SP-2.3

FROM CB VERTWC 1-22

PROPOSED SHOWCASE CONCESSION (WITH RESTROOMS)

654.0

TW 699.0
BW 634.0
(ON FIELD)

TW 646.0
BW 634.0

TW 648.0
BW 634.0

PROPOSED 25,000 GALLON SEPTIC TANK (SEE DETAIL)

PROPOSED CONCRETE GENERATOR PAD

PROPOSED 10,000 GALLON SEPTIC TANK (SEE DETAIL)

PROPOSED 50,000 GALLON EQUALIZATION TANK (SEE DETAIL)

PROPOSED E-ONE PUMP PIT

EXISTING GRAVEL ROAD TO REMAIN

PROPOSED WEIR

PROPOSED STORMWATER DETENTION BASIN (3.5 EDB)

CS 3.5

OS 3.5

CLAY COLORED SYNTHETIC TURF

PROPOSED SYNTHETIC TURF SHOWCASE BASEBALL FIELD

TOWN WETLAND BUFFER

TOWN WATERCOURSE BUFFER

PROPOSED STORMWATER INFILTRATION BASIN (3.6IB)

TW 632.0
BW 618.0
(ON GRASS)

OS 3.6

PROPOSED STORMWATER DETENTION BASIN (3.7 EDB)

ES 3.7B

ES 3.7A

OS 3.7

NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' LIMITING DISTANCE, SEE GENERAL NOTE #5

NYCDEP 100' LIMITING DISTANCE

PROPOSED DRAINAGE MANHOLE (TYP.)

PROPOSED GRASS SWALE

REALIGNED RUDSLEY ROAD (NOT INCLUDED IN SCOPE)

DMH 31
DMH 30
DMH 29
DMH 28
DMH 13

SDI 17A
DI 17
DI 16
CB 18
CB 17B
CB 15
CB 14
CB 14A
SMH 1

ES 42
ES 41
ES 39
ES 3.6
ES 12

WC 2-4
WC 2-5
WC 2-6
WC 2-7
WC 2-8
WC 2-9
WC 2-10
WC 2-11
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WC 1-21
WC 1-22
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WC 1-25

WL 1
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WL 3
WL 4
WL 5
WL 6
WL D-1
WL D-14
WL D-15
WL D10
WL C2
WL B30
WL B31
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WL B54
WL B55

START WL-1

170'

100'

137'

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE WALL
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING SPOT GRADE
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GRAPHIC SCALE
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GRADING & UTILITIES PLAN

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.
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SCALE	1" = 30'	CHECKED BY	K.M.G.

DRAWING NO. SP-2.4
SHEET 10 / 29

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OVERALL CONSTRUCTION SEQUENCE:

1

PHASE 1:

1. Install stabilized construction entrances in accordance with the notes and details at location shown on drawing.
2. Contractor shall fell all trees within the project limits of disturbance, but no grubbing shall take place until that phase of construction has commenced.
3. Install erosion control measures shown on the plan in accordance with the details.
4. Grub trees within the limits of this phase.
5. Construct and stabilize proposed temporary sediment traps including outlet structures in accordance with the notes and details.
6. Begin mass earthwork operations within the limits of the phase. Direct all stormwater runoff from the disturbed areas to the temporary sediment traps.
7. Install drainage structures with inlet protection as shown and pipes within the limits of the phase.
8. Install utilities within the limits of the phase.
9. Install gravel subbase in the proposed paved areas.
10. Upon completion of all grading operations topsoil, seed, and mulch any and all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes. Phase 1 must be stabilized prior to the commencement of Phase 2.

2

PHASE 2 & 3:

1. Install erosion control measures shown on the plan in accordance with the details.
2. Grub trees within the limits of this phase.

3

3. Begin mass earthwork operations within the limits of the phase. Direct all stormwater runoff from the disturbed areas to the temporary sediment traps.
4. Begin building construction.
5. Install drainage structures with inlet protection as shown and pipes within the limits of the phase.
6. Install utilities within the limits of the phase.
7. Install gravel subbase in the proposed paved areas including all roadwork along Zimmer Road.
8. Install turf field and associated drainage within the limits of the phase.
9. Upon completion of all grading operations topsoil, seed, and mulch any and all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes. Phase 1 must be stabilized prior to the commencement of Phase 2. .
10. Phase 2 must be stabilized prior to the commencement of Phase 3 and Phase 3 must be stabilized prior to commencement of Phase 4.

4

PHASE 4:

1. Install erosion control measures shown on the plan in accordance with the details.
2. Contractor shall fell all trees within the project limits of disturbance, but no grubbing shall take place until that phase of construction has commenced.
3. Install erosion control measures shown on the plan in accordance with the details.
4. Grub trees within the limits of this phase.
5. Construct and stabilize proposed temporary sediment traps including outlet structures in accordance with the notes and details.
6. Begin mass earthwork operations within the limits of the phase. Direct all stormwater runoff from the disturbed areas to the temporary sediment traps.
7. Install drainage structures with inlet protection as shown and pipes within the limits of the phase.
8. Install utilities within the limits of the phase.
9. Install gravel subbase in the proposed paved areas.
10. Upon completion of all grading operations topsoil, seed, and mulch any and all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes. Phase 1 must be stabilized prior to the commencement of Phase 2.
11. Phase 4 must be stabilized prior to commencement of Phase 5.

5

PHASE 5, 6, 7 & 9:

1. Install erosion control measures shown on the plan in accordance with the details.
2. Grub trees within the limits of this phase.

6

3. Begin mass earthwork operations within the limits of the phase. Phases 5 thru 9 are intended to be a cut fill within the limits the boundary.

7

4. Direct all stormwater runoff from the disturbed areas to the temporary sediment traps.
5. Install drainage structures with inlet protection as shown and pipes within the limits of the phase.
6. Install utilities within the limits of the phase.

8

7. Install gravel subbase in the proposed paved areas.
8. Install turf fields and all associated drainage within the limits of the phase.

9

9. Upon completion of grading operations topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes.
10. Phases must be stabilized prior to commencement of the next Phase.

10

PHASE 10:

1. Install erosion control measures shown on the plan in accordance with the details.
2. Grub trees within the limits of this phase.
3. Install septic tankage and forcemain, including area of directional drilling.
4. Install SSTS in accordance with the approved plans.
5. Upon completion of grading operations topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes.
6. Phase must be stabilized prior to commencement of the next Phase.

11

PHASES 11 & 12:

1. Install erosion control measures shown on the plan in accordance with the details.
2. Grub trees within the limits of this phase.

12

3. Begin mass earthwork operations within the limits of the phase. Direct all stormwater runoff from the disturbed areas to the temporary sediment traps.
4. Install drainage structures with inlet protection as shown and pipes within the limits of the phase.
5. Install utilities within the limits of the phase.
6. Install gravel subbase in the proposed paved areas.
7. Install turf fields and all associated drainage within the limits of the phase.
8. Upon completion of grading operations topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes.
9. Phase must be stabilized prior to commencement of the next Phase.

13

PHASE 13:

1. Install erosion control measures shown on the plan in accordance with the details.
2. Grub trees within the limits of this phase.
3. Begin mass earthwork operations within the limits of the phase. Phase 4a thru are intended to be a cut fill within the limits the boundary. Direct all stormwater runoff from the disturbed areas to the temporary sediment traps.
4. Install drainage structures with inlet protection as shown and pipes within the limits of the phase.
5. Install utilities within the limits of the phase.
6. Install gravel subbase in the proposed paved areas.
7. Install turf fields and all associated drainage within the limits of the phase.
8. Install final paving with the limits of all phases.
9. Upon completion of grading operations topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the sedimentation and erosion control notes.
10. Install all landscaping and mitigation plantings.
11. Upon stabilization of all contributing areas is achieved, convert the temporary sediment traps to the proposed stormwater management practice per the notes and details, including removing any deposited sediment, excavate bottom of basin to final grade, and stabilize.
12. Upon final stabilization of the all contributing areas upstream of the infiltration basin remove plugs to direct stormwater to infiltration basin.
13. Remove all temporary erosion and sediment control facilities once final stabilization is achieved. Final stabilization is achieved when all soil disturbance activities have ceased and a uniform, perennial vegetation cover with a density of eight percent or greater over the entire pervious surface has been established; or other equivalent stabilization measures, such as permanent landscape mulch, rip-rap or washed/crushed stone have been applied on all disturbed areas that are not covered by permanent structures, concrete or pavement.

EARTHWORK NOTES:

1. All earthwork calculations are based on the difference between the existing grades and proposed finished grades. Any excavation within the proposed building footprint has not been considered in these calculations.
2. Estimated earthwork volumes are approximate and do not account for swell or compaction.
3. The use/quantity of select fill materials for road sub-base, pipe embedments, subsurface stormwater management practices, any structural fill, etc. are not accounted for in these calculations.
4. The calculations contained herein do not consider the soil characteristics of the cut/fill soils and their suitability for use as a general and/or select fill. Compaction testing shall be performed during construction in accordance with the project specifications. Should the in-situ soils not be able to meet compaction, prior to rendering the in-situ material unsuitable, the project geotechnical engineer shall recommend corrective measures such as amending or mixing the soil.
5. The depth to ledge rock and or impacts associated with rock excavation have not been considered in these calculations.
6. All Cuts and Fill Volumes have been rounded to the nearest 100 Cubic Yards.
7. All excess and unsuitable material not proposed to be used in future phases of the project shall be disposed of off site at the expense of the contractor in accordance with the project specifications.
8. Excess cut not proposed to be removed from the site shall be stored onsite in the area of the proposed temporary soil stockpile within the same phase boundary.
7. Volumes provided in the Earthwork Table are for permitting purposes only. Contractor shall be responsible for calculating material quantities for construction.

EARTHWORK TABLE

CUT (CY)	FILL (CY)	TOTAL (CY)
-219,000	228,000	9,000 (FILL)

LEGEND

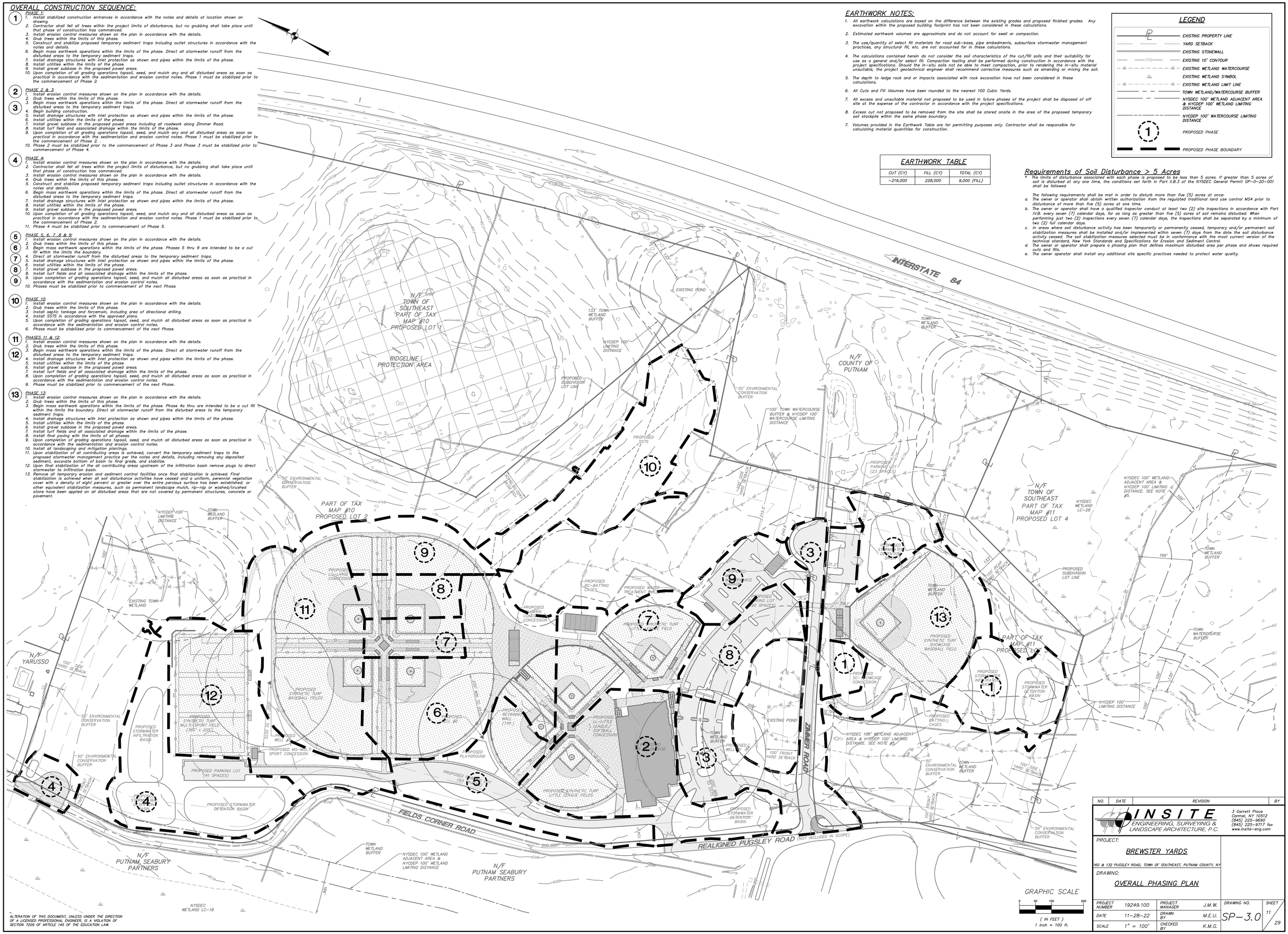
- EXISTING PROPERTY LINE
- YARD SETBACK
- EXISTING STONEWALL
- EXISTING 10' CONTOUR
- EXISTING WETLAND WATERCOURSE
- EXISTING WETLAND SYMBOL
- EXISTING WETLAND LIMIT LINE
- TOWN WETLAND/WATERCOURSE BUFFER
- NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' WETLAND LIMITING DISTANCE
- NYCDEP 100' WATERCOURSE LIMITING DISTANCE
- PROPOSED PHASE
- PROPOSED PHASE BOUNDARY

Requirements of Soil Disturbance > 5 Acres

* The limits of disturbance associated with each phase is proposed to be less than 5 acres. If greater than 5 acres of soil is disturbed at any one time, the conditions set forth in Part II.B.3 of the NYSDEC General Permit GP-0-20-001 shall be followed.

The following requirements shall be met in order to disturb more than five (5) acres at once:

a. The owner or operator shall obtain written authorization from the regulated traditional land use control MS4 prior to disturbance of more than five (5) acres at one time.
b. The owner or operator shall have a qualified inspector conduct at least two (2) site inspections in accordance with Part IV.B. every seven (7) calendar days, for as long as greater than five (5) acres of soil remains disturbed. When performing just two (2) inspections every seven (7) calendar days, the inspections shall be separated by a minimum of two (2) full calendar days.
c. In areas where soil disturbance activity has been temporarily or permanently ceased, temporary and/or permanent soil stabilization measures shall be installed and/or implemented within seven (7) days from the date the soil disturbance activity ceased. The soil stabilization measures selected must be in conformance with the most current version of the technical standard, New York Standards and Specifications for Erosion and Sediment Control.
d. The owner or operator shall prepare a phasing plan that defines maximum disturbed area per phase and shows required cuts and fills.
e. The owner operator shall install any additional site specific practices needed to protect water quality.



GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

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

NO.	DATE	REVISION	BY

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(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
OVERALL PHASING PLAN

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.	DRAWING NO.	SHEET
DATE	11-28-22	DRAWN BY	M.E.U.	SP-3.0	11 / 29
SCALE	1" = 100'	CHECKED BY	K.M.G.		

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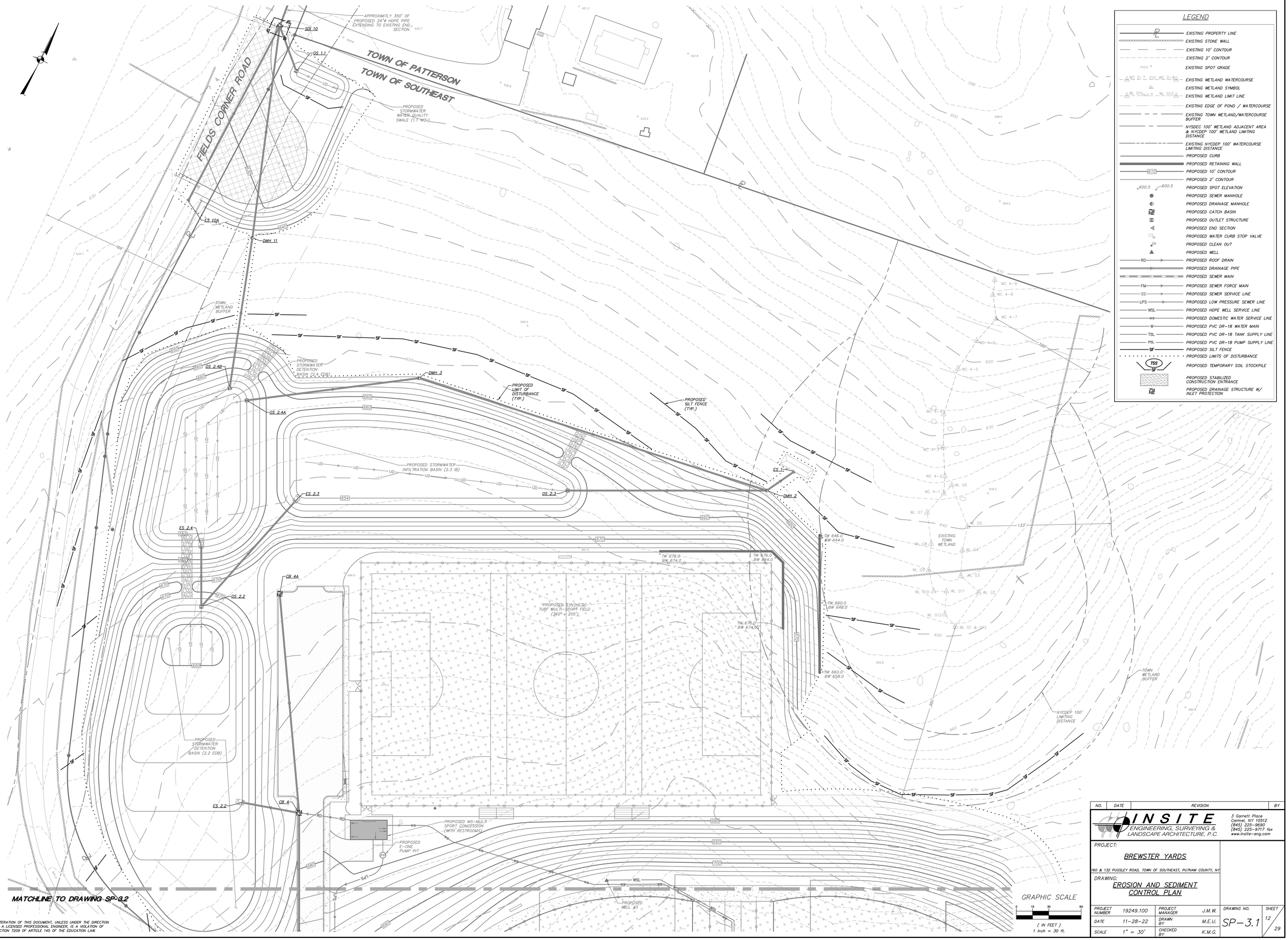

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE WALL
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING SPOT GRADE
- EXISTING WETLAND WATERCOURSE
- EXISTING WETLAND SYMBOL
- EXISTING WETLAND LIMIT LINE
- EXISTING EDGE OF POND / WATERCOURSE
- EXISTING TOWN WETLAND/WATERCOURSE BUFFER
- NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' WETLAND LIMITING DISTANCE
- EXISTING NYCDEP 100' WATERCOURSE LIMITING DISTANCE
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED SEWER MANHOLE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED OUTLET STRUCTURE
- PROPOSED END SECTION
- PROPOSED WATER CURB STOP VALVE
- PROPOSED CLEAN OUT
- PROPOSED WELL
- PROPOSED ROOF DRAIN
- PROPOSED DRAINAGE PIPE
- PROPOSED SEWER MAIN
- PROPOSED SEWER FORCE MAIN
- PROPOSED SEWER SERVICE LINE
- PROPOSED LOW PRESSURE SEWER LINE
- PROPOSED HDPE WELL SERVICE LINE
- PROPOSED DOMESTIC WATER SERVICE LINE
- PROPOSED PVC DR-18 WATER MAIN
- PROPOSED PVC DR-18 TANK SUPPLY LINE
- PROPOSED PVC DR-18 PUMP SUPPLY LINE
- PROPOSED SILT FENCE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED TEMPORARY SOIL STOCKPILE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED DRAINAGE STRUCTURE W/ INLET PROTECTION

NO.	DATE	REVISION	BY

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(845) 225-9717 fax
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PROJECT:
BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
EROSION AND SEDIMENT CONTROL PLAN

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.
DATE	11-28-22	DRAWN BY	M.E.U.
SCALE	1" = 30'	CHECKED BY	K.M.G.

DRAWING NO. SP-3.1
SHEET 12 / 29

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MATCHLINE TO DRAWING SP-3.1

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE WALL
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING SPOT GRADE
- EXISTING WETLAND WATERCOURSE
- EXISTING WETLAND SYMBOL
- EXISTING WETLAND LIMIT LINE
- EXISTING EDGE OF POND / WATERCOURSE
- EXISTING TOWN WETLAND/WATERCOURSE BUFFER
- NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' WETLAND LIMITING DISTANCE
- EXISTING NYCDEP 100' WATERCOURSE LIMITING DISTANCE
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED SEWER MANHOLE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED OUTLET STRUCTURE
- PROPOSED END SECTION
- PROPOSED WATER CURB STOP VALVE
- PROPOSED CLEAN OUT
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- PROPOSED SILT FENCE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED TEMPORARY SOIL STOCKPILE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED DRAINAGE STRUCTURE W/ INLET PROTECTION

PROPOSED WELL #3
PROPOSED SYNTHETIC TURF BASEBALL FIELD
PROPOSED LOW PRESSURE FORCE MAIN
PROPOSED GRASS SWALE
PROPOSED LIMIT OF DISTURBANCE (TYP.)
PROPOSED "ALL-ABOARD CLOVER" CONCESSION
PROPOSED PLAYGROUND WITH PLAY STRUCTURES
PROPOSED WELL #2
PROPOSED 2" a WATER SERVICE LINE
PROPOSED SEWER MANHOLE (TYP.)
PROPOSED SEWER MAIN (TYP.)
PROPOSED CANVAS SHADE STRUCTURE
PROPOSED RESTROOMS AS REQUIRED
PROPOSED MAIN CONCOURSE CONCESSION (WITH RESTROOMS)
100' TOWN WATERCOURSE BUFFER & NYCDEP 100' WATERCOURSE LIMITING DISTANCE
PROPOSED SILT FENCE (TYP.)
FIELDS CORNER ROAD
CB 6
CB 7
CB 7A
CB 7B
CB 8
CB 9
CB 10
CB 11
CB 12
CB 13A
DMH 7
SMH 8
SMH 10
SMH 11
TW 702.5 BW 702.7
TW 764.0 BW 702.0
TW 705.5 BW 700.8
TW 705.8 BW 699.5
705.5
700.0
GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

MATCHLINE TO DRAWING SP-3.3

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PROJECT: BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY
DRAWING: EROSION AND SEDIMENT CONTROL PLAN

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.
DATE	11-28-22	DRAWN BY	M.E.U.
SCALE	1" = 30'	CHECKED BY	K.M.G.

DRAWING NO. SP-3.2
SHEET 13 / 29

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MATCHLINE TO DRAWING SP-3.2

MATCHLINE TO DRAWING SP-3.4

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE WALL
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING SPOT GRADE
- EXISTING WETLAND WATERCOURSE
- EXISTING WETLAND SYMBOL
- EXISTING WETLAND LIMIT LINE
- EXISTING EDGE OF POND / WATERCOURSE
- EXISTING TOWN WETLAND/WATERCOURSE BUFFER
- NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' WETLAND LIMITING DISTANCE
- EXISTING NYCDEP 100' WATERCOURSE LIMITING DISTANCE
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED SEWER MANHOLE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED OUTLET STRUCTURE
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- PROPOSED PVC DR-18 TANK SUPPLY LINE
- PROPOSED PVC DR-18 PUMP SUPPLY LINE
- PROPOSED SILT FENCE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED TEMPORARY SOIL STOCKPILE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED DRAINAGE STRUCTURE W/ INLET PROTECTION

PROPOSED FIELD HOUSE

PROPOSED ACCESSIBLE RAMP

PROPOSED "SYNTHETIC TURF LITTLE LEAGUE FIELDS"

PROPOSED LC "LITTLE LEAGUE" SOFTBALL CONCESSION

PROPOSED BC- BATTING CAGES

PROPOSED DRAIN INLET (TYP.)

PROPOSED 6"ø PVC DR-18 DRY FIRE LINE

PROPOSED DRY HYDRANT (TYP.)

PROPOSED WELL #1

PROPOSED 30,000 GALLON FIRE STORAGE TANK WITH FIRE PUMP, 1,000 GPM @ 60 PSI (BY OTHERS)

PROPOSED STORMWATER DETENTION BASIN (3.2 EDB)

PROPOSED CATCH BASIN (TYP.)

PROPOSED WATER MAIN (TYP.)

PROPOSED SEWER MAIN (TYP.)

PROPOSED SILT FENCE (TYP.)

PROPOSED 30,000 GALLON WATER STORAGE TANK

PROPOSED LIMIT OF DISTURBANCE (TYP.)

PROPOSED WATER TREATMENT BUILDING

PROPOSED WATER TREATMENT BUILDING

PROPOSED SEWER MANHOLE (TYP.)

PROPOSED MC- MAINTENANCE GARAGE

PROPOSED STABILIZED CONSTRUCTION ENTRANCE (TYP.)

PROPOSED RECEIVING PIT

PROPOSED DIRECTIONAL DRILLED FORCE MAIN

PROPOSED DRILLING PIT

EXISTING STONEWALL

100' TOWN WATERCOURSE BUFFER & NYCDEP 100' WATERCOURSE LIMITING DISTANCE

TOWN WETLAND BUFFER

NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' LIMITING DISTANCE. SEE GENERAL NOTE #5.

EXISTING POND

REFER TO LOGISTIC PLANS FOR PROPOSED GRADING IN THIS AREA.

REALIGNED PUGSLEY ROAD (NOT INCLUDED IN SCOPE)

(ZIMMER ROAD)

TW 692.2 BW 695.8 (ON FIELD)

TW 700.0 BW 687.5 (ON FIELD)

TW 693.8 BW 688.2 (ON FIELD)

TW 701.0 BW 699.2 (ON FIELD)

TW 688.2 BW 685.0 (ON GRASS)

TW 687.5 BW 686.0 (ON GRASS)

GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 inch = 30 ft.

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PROJECT:
BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
EROSION AND SEDIMENT CONTROL PLAN

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.	DRAWING NO.	SHEET
DATE	11-28-22	DRAWN BY	M.E.U.	SP-3.3	14 / 29
SCALE	1" = 30'	CHECKED BY	K.M.G.		

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(ZIMMER ROAD)
PROPOSED TOWN ROAD

MATCHLINE TO DRAWING SP-3.3

(REALIGNED RUSSELL ROAD (NOT INCLUDED IN SCOPE))

PROPOSED SILT FENCE (TYP.)

PROPOSED GRASS SWALE

PROPOSED SHOWCASE CONCESSION (WITH RESTROOMS)

PROPOSED STABILIZED CONSTRUCTION ENTRANCE (TYP.)

ENTRANCE (TYP.)

PROPOSED DRAINAGE MANHOLE (TYP.)

PROPOSED 25,000 GALLON SEPTIC TANK (SEE DETAIL)

PROPOSED CONCRETE GENERATOR PAD

PROPOSED 10,000 GALLON SEPTIC TANK (SEE DETAIL)

PROPOSED 50,000 GALLON EQUALIZATION TANK (SEE DETAIL)

PROPOSED E-ONE PUMP PIT

EXISTING GRAVEL ROAD TO REMAIN

PROPOSED LIMIT OF DISTURBANCE (TYP.)

PROPOSED WEIR

TW 699.0
BW 634.0
(ON FIELD)

TW 646.0
BW 634.0

TW 648.0
BW 634.0

CLAY COLORED SYNTHETIC TURF

PROPOSED SYNTHETIC TURF SHOWCASE BASEBALL FIELD

PROPOSED STORMWATER DETENTION BASIN (3.5 EDB)

PROPOSED STORMWATER INFILTRATION BASIN (3.6IB)

PROPOSED STORMWATER DETENTION BASIN (3.7 EDB)

TOWN WETLAND BUFFER

TOWN WATERCOURSE BUFFER

NYCDEP 100' LIMITING DISTANCE

NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' WETLAND LIMITING DISTANCE SEE GENERAL NOTE #5

TW 632.0
BW 618.0
(ON GRASS)

PROPOSED LIMIT OF DISTURBANCE (TYP.)

PROPOSED SILT FENCE (TYP.)

DMH 31 · DMH 30 · DMH 29 · DMH 28 · DMH 13

CB 18 · CB 17B · DI 17 · DI 16 · CB 15 · CB 14 · CB 14A

ES 42 · ES 41 · ES 39 · ES 3.6 · ES 12 · ES 3.7B · ES 3.7A

OS 3.6 · OS 3.7 · OS 3.5

SDI 12A

ST · EQ · PS

WC 2-4 · WC 2-5 · WC 2-6 · WC 2-7 · WC 2-8 · WC 2-9 · WC 2-10 · WC 2-11 · WC 2-12 · WC 2-13 · WC 2-14 · WC 2-15 · WC 2-16 · WC 2-17 · WC 2-18 · WC 2-19 · WC 2-20

WL 1 · WL 2 · WL 3 · WL 4 · WL 5 · WL 6 · WL 7 · WL 8 · WL 9 · WL 10 · WL C2 · WL D-14 · WL D-13 · WL D-12 · WL D11 · WL 12 · WL B30 · WL B31 · WL B32 · WL B33 · WL B34 · WL B35 · WL B36 · WL B37 · WL B38 · WL B39 · WL B40 · WL B41 · WL B42 · WL B43 · WL B44 · WL B45 · WL B46 · WL B47 · WL B48 · WL B49 · WL B50 · WL B51 · WL B52 · WL B53 · WL B54 · WL B55

STAKE WL-1

FROM CB VERTWC 1-22

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE WALL
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING SPOT GRADE
- EXISTING WETLAND WATERCOURSE
- EXISTING WETLAND SYMBOL
- EXISTING WETLAND LIMIT LINE
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- EXISTING TOWN WETLAND/WATERCOURSE BUFFER
- NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' WETLAND LIMITING DISTANCE
- EXISTING NYCDEP 100' WATERCOURSE LIMITING DISTANCE
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED SEWER MANHOLE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED OUTLET STRUCTURE
- PROPOSED END SECTION
- PROPOSED WATER CURB STOP VALVE
- PROPOSED CLEAN OUT
- PROPOSED WELL
- PROPOSED ROOF DRAIN
- PROPOSED DRAINAGE PIPE
- PROPOSED SEWER MAIN
- PROPOSED SEWER FORCE MAIN
- PROPOSED SEWER SERVICE LINE
- PROPOSED LOW PRESSURE SEWER LINE
- PROPOSED HDPE WELL SERVICE LINE
- PROPOSED DOMESTIC WATER SERVICE LINE
- PROPOSED PVC DR-18 WATER MAIN
- PROPOSED PVC DR-18 TANK SUPPLY LINE
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- PROPOSED TEMPORARY SOIL STOCKPILE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED DRAINAGE STRUCTURE W/ INLET PROTECTION

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

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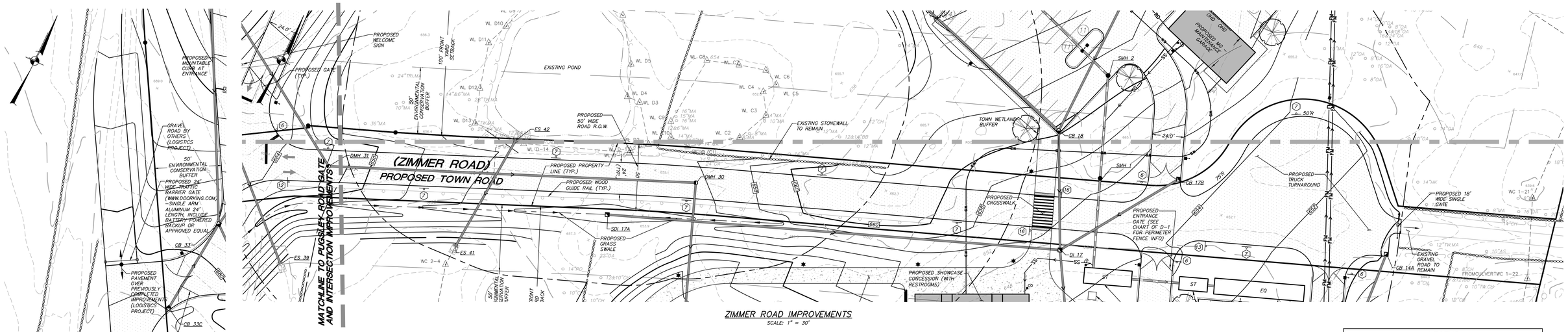
PROJECT:
BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
EROSION AND SEDIMENT CONTROL PLAN

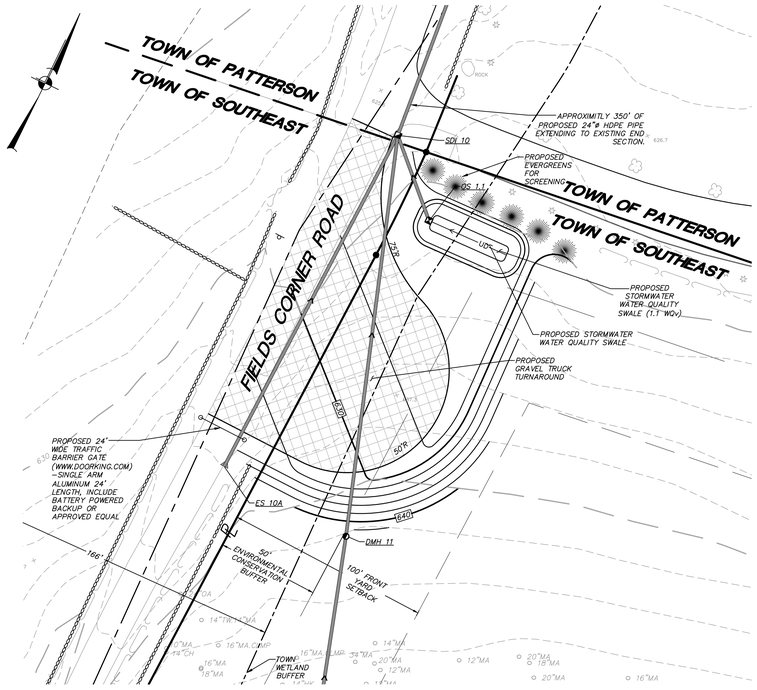
PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.
DATE	11-28-22	DRAWN BY	M.E.U.
SCALE	1" = 30'	CHECKED BY	K.M.G.

DRAWING NO. SP-3.4
SHEET 15 / 29

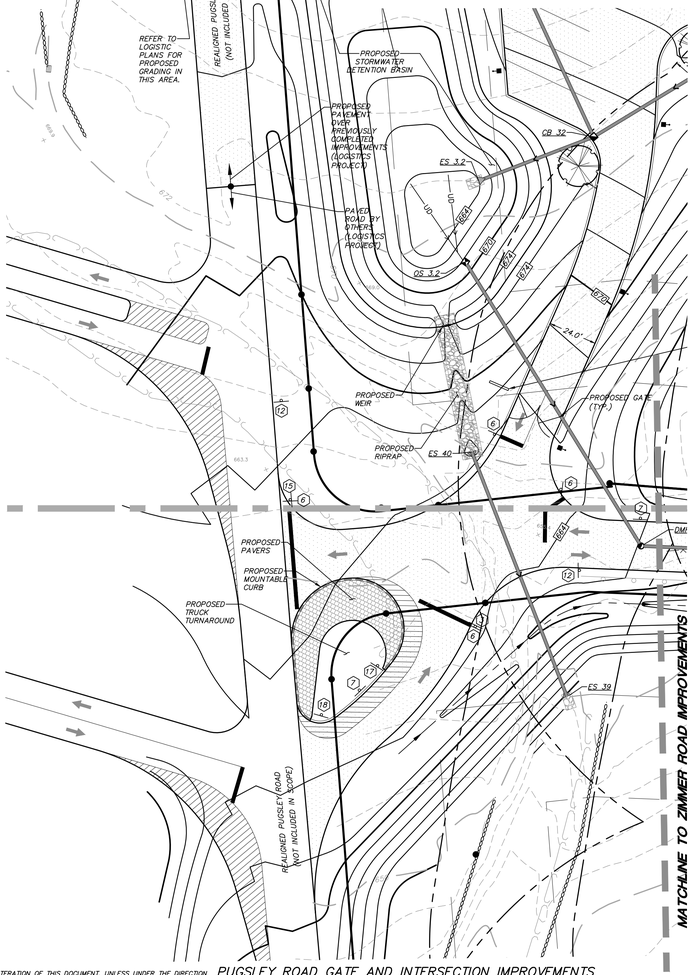
Z:\SURVEY\2019\19249.Pro\Dwg\PugHall\22.SP-3.1-SP-3.4.dwg, 11/30/2022 3:06:30 PM, dwilson, 1:1



ZIMMER ROAD IMPROVEMENTS
SCALE: 1" = 30'



FIELDS CORNER ROAD TURNAROUND
SCALE: 1" = 30'



PUGSLEY ROAD GATE AND INTERSECTION IMPROVEMENTS
SCALE: 1" = 30'

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE WALL
- EXISTING TREES
- EXISTING TREELINE
- 710 — EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- 710.5 × EXISTING SPOT GRADE
- WC 2-7 — WC 2-8A EXISTING WETLAND WATERCOURSE
- EXISTING WETLAND SYMBOL
- WL D11 — WL D12 EXISTING WETLAND LIMIT LINE
- EXISTING EDGE OF POND / WATERCOURSE
- EXISTING TOWN WETLAND/WATERCOURSE BUFFER
- NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' WETLAND LIMITING DISTANCE
- EXISTING NYCDEP 100' WATERCOURSE LIMITING DISTANCE
- (9) PROPOSED # OF STALLS TO BE STRIPED
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED PAINTED CROSSWALK
- PROPOSED GUIDE RAIL
- 670 PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- 600.5 600.5 PROPOSED SPOT ELEVATION
- PROPOSED SEWER MANHOLE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED OUTLET STRUCTURE
- PROPOSED END SECTION
- PROPOSED WATER CURB STOP VALVE
- CO PROPOSED CLEAN OUT
- PROPOSED WELL
- RD PROPOSED ROOF DRAIN
- PROPOSED DRAINAGE PIPE
- PROPOSED SEWER MAIN
- FM PROPOSED SEWER FORCE MAIN
- SS PROPOSED SEWER SERVICE LINE
- LPS PROPOSED LOW PRESSURE SEWER LINE
- WSL PROPOSED HDPE WELL SERVICE LINE
- WD PROPOSED DOMESTIC WATER SERVICE LINE
- W PROPOSED PVC DR-18 WATER MAIN
- TSL PROPOSED PVC DR-18 TANK SUPPLY LINE
- PSL PROPOSED PVC DR-18 PUMP SUPPLY LINE

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

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PROJECT:
BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
OFFSITE IMPROVEMENTS PLAN

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.	DRAWING NO.	SHEET
DATE	11-28-22	DRAWN BY	M.E.U.	SP-4.0	16 / 29
SCALE	1" = 30'	CHECKED BY	K.M.G.		

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LIGHT CONTOUR LEGEND

0.1	0.10 Foot Candles
0.2	0.20 Foot Candles
0.5	0.50 Foot Candles
1	1.00 Foot Candles
5	1.00 Foot Candles

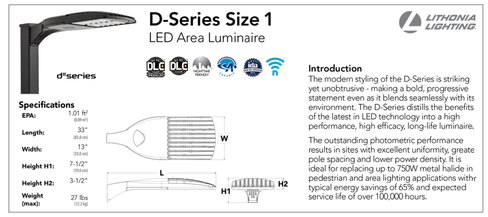
* Photometric calculations shown on plan are in foot candles.

PARKING & PEDESTRIAN LUMINAIRE SCHEDULE

Sym	Qty	Catalog Number	Description	Lamp	Mounting Height	Watts
-■	35	DSX1 LED P1 30K T3M MVOLT G1	LITHONIA LIGHTING – DSX1 LED P1 PERFORMANCE 3000K TYPE 3	LED	18'–0"	54.0
-■	12	DSX1 LED P1 30K T3M MVOLT HS G1	LITHONIA LIGHTING – DSX1 LED P1 PERFORMANCE 3000K TYPE 3 WITH HOUSE SIDE SHIELD	LED	18'–0"	54.0
-■	4	DSX1 LED P1 30K T4M MVOLT G1	LITHONIA LIGHTING – DSX1 LED P1 PERFORMANCE 3000K TYPE 4	LED	18'–0"	54.0
■-■	2	DSX1 LED P1 30K T4M MVOLT G1	LITHONIA LIGHTING – DSX1 LED P1 PERFORMANCE 3000K TYPE 4	LED	18'–0"	108.0
■-■	8	DSX1 LED P1 30K T4M MVOLT G1	LITHONIA LIGHTING – DSX1 LED P1 PERFORMANCE 3000K TYPE 4	LED	18'–0"	108.0
✱	21	EMM E02 LED E1 T4 7030	COOPER LIGHTING – EPIC MODERN MEDIUM LED 3000K TYPE 4 70 CRI	LED	18'–0"	52.1

STATISTICS

DESCRIPTION	SYMBOL	AVG	MAX	MIN	AVG/MAX	AVG/MIN
Project Area	+	0.1 fc	4.8 fc	0.0 fc	N/A	N/A



LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE WALL
- EXISTING TREES
- EXISTING TREELINE
- EXISTING WETLAND WATERCOURSE (WC 2-7 … WC 2-9A)
- EXISTING WETLAND SYMBOL
- EXISTING WETLAND LIMIT LINE (WL D11 … WL D12)
- EXISTING EDGE OF POND / WATERCOURSE
- EXISTING TOWN WETLAND/WATERCOURSE BUFFER
- NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' WETLAND LIMITING DISTANCE
- EXISTING NYCDEP 100' WATERCOURSE LIMITING DISTANCE
- (9) PROPOSED # OF STALLS TO BE STRIPED
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED PAINTED CROSSWALK
- PROPOSED LIGHTING
- PROPOSED LANDSCAPING

LIGHTING NOTES:

1. All lighting shall be as noted on the plan or approved equal.
2. Style and finish of all luminaires to be selected by owner.
3. Calculation values shown in this plan are taken on a horizontal plane at ground level using a 0.90 light loss factor for LEDs. Topographical information and landscaping have not been accounted for in these calculations.
4. Light levels are shown for parking and select pedestrian areas. Please reference Musco's athletic field lighting for light levels within athletic fields and surrounding areas. Pedestrian lights are not located in areas that will be lit by overflow lighting from the athletic field lights.

FIELDS CORNER ROAD
TOWN OF PATTERSON
TOWN OF SOUTHEAST
TOWN WETLAND BUFFER
EXISTING TOWN WETLAND
TOWN WETLAND BUFFER
NYCDEP 100' LIMITING DISTANCE
POOL
160'
132'
133'

MATCHLINE TO DRAWING SP-12

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

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

NO.	DATE	REVISION	BY

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

PROJECT:
BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
LIGHTING PLAN FOR PARKING AND PATHWAYS

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.	DRAWING NO.	SHEET
DATE	11–28–22	DRAWN BY	J.F.R.	LP–1.1	17 / 29
SCALE	1" = 30'	CHECKED BY	K.M.G.		

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MATCHLINE TO DRAWING SP-11

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE WALL
- EXISTING TREES
- EXISTING TREELINE
- EXISTING WETLAND WATERCOURSE (WC 2-2, WC 2-3A)
- EXISTING WETLAND SYMBOL
- EXISTING WETLAND LIMIT LINE (WL D11, WL D12)
- EXISTING EDGE OF POND / WATERCOURSE
- EXISTING TOWN WETLAND/WATERCOURSE BUFFER
- NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' WETLAND LIMITING DISTANCE
- EXISTING NYCDEP 100' WATERCOURSE LIMITING DISTANCE
- PROPOSED # OF STALLS TO BE STRIPED
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED PAINTED CROSSWALK
- PROPOSED LIGHTING
- PROPOSED LANDSCAPING

FIELDS CORNER ROAD

"100' TOWN WATERCOURSE BUFFER & NYCDEP 100' WATERCOURSE LIMITING DISTANCE"

GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 inch = 30 ft.

MATCHLINE TO DRAWING SP-13

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BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
LIGHTING PLAN FOR PARKING AND PATHWAYS

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.
DATE	11-28-22	DRAWN BY	J.F.R.
SCALE	1" = 30'	CHECKED BY	K.M.G.

DRAWING NO. LP-1.2
SHEET 18 / 29

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MATCHLINE TO DRAWING SP-1.2

MATCHLINE TO DRAWING SP-1.4

EXISTING STONEWALL

100' TOWN WATERCOURSE BUFFER & NYCDEP 100' WATERCOURSE LIMITING DISTANCE

NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' LIMITING DISTANCE. SEE GENERAL NOTE #5.

EXISTING POND

(ZIMMER ROAD)

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE WALL
- EXISTING TREES
- EXISTING TREELINE
- EXISTING WETLAND WATERCOURSE (WC 2-7, WC 2-8A)
- EXISTING WETLAND SYMBOL
- EXISTING WETLAND LIMIT LINE (WL D11, WL D12)
- EXISTING EDGE OF POND / WATERCOURSE
- EXISTING TOWN WETLAND/WATERCOURSE BUFFER
- NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' WETLAND LIMITING DISTANCE
- EXISTING NYCDEP 100' WATERCOURSE LIMITING DISTANCE
- PROPOSED # OF STALLS TO BE STRIPED
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED PAINTED CROSSWALK
- PROPOSED LIGHTING
- PROPOSED LANDSCAPING

GRAPHIC SCALE

0 15 30 60

(IN FEET)

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PROJECT:
BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
LIGHTING PLAN FOR PARKING AND PATHWAYS

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.
DATE	11-28-22	DRAWN BY	J.F.R.
SCALE	1" = 30'	CHECKED BY	K.M.G.

DRAWING NO. LP-1.3

SHEET 19 / 29

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(ZIMMER ROAD)

MATCHLINE TO DRAWING SP-13

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE WALL
- EXISTING TREES
- EXISTING TREELINE
- EXISTING WETLAND WATERCOURSE (WC 2-7 — WC 2-8A)
- EXISTING WETLAND SYMBOL
- EXISTING WETLAND LIMIT LINE (WL D11 — WL D12)
- EXISTING EDGE OF POND / WATERCOURSE
- EXISTING TOWN WETLAND/WATERCOURSE BUFFER
- NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' WETLAND LIMITING DISTANCE
- EXISTING NYCDEP 100' WATERCOURSE LIMITING DISTANCE
- PROPOSED # OF STALLS TO BE STRIPED
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED PAINTED CROSSWALK
- PROPOSED LIGHTING
- PROPOSED LANDSCAPING

TOWN WETLAND BUFFER

TOWN WATERCOURSE BUFFER

NYCDEP 100' LIMITING DISTANCE

NYSDEC/NYCDEP WETLAND AND ADJACENT AREA & NYCDEP 100' LIMITING DISTANCE SEE GENERAL NOTE #2

GRAPHIC SCALE

0 15 30 60

(IN FEET)
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DATE	11-28-22	DRAWN BY	J.F.R.	LP-1.4	20 / 29
SCALE	1" = 30'	CHECKED BY	K.M.G.		

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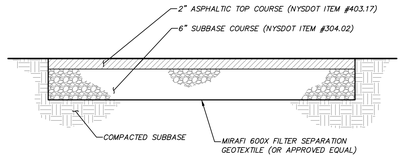
SITE FEATURES

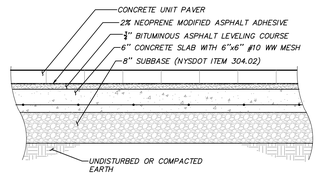
ITEM	PRODUCT INFORMATION/ALLOWANCE
Athletic Field Lighting:	Alternative 1: Musco (See Plans by Musco) Alternative 2: Ephesus (Athletic Field Lighting) (Include Low Pedestrian Lighting at Each Pole)
Synthetic Turf:	Show Truhap/Legion Pro (Seven Fields Total) Sawh Blk (Two Showcase Fields)
Scoreboards:	ScoreVision LED Scoreboards
Backstops:	Alternative 1: 3" high masonry wall at the backstop location with netting mounted on top and padding on field side only. Netting shall be West Coast Netting knotted plus #42. Net height shall be 30'. Alternative 2: Chain link fence backstop with 3" high padding on both sides.
Bleachers (all bleachers shall be stadium seating):	Alternative 1: Avant Diamond Series JZ-C12 Stadium Seating on tiered concrete pad, 3 tiers standard unless seating requirements require additional tiers. Alternative 2: Aluminum set of bleachers, 3 tiers standard unless seating requirements require additional tiers. Seat Numbers: • Baseball Showcase Field: 200 seats • Little League Showcase Field: 180 seats • Little League 3 Clover Fields: 60 seats total at each field (2 sets of 15 at each side) • Baseball Clover Fields: 60 seats total (30 each side) • Multi Purpose Field: 60 seats total (30 each side of the southerly side line)
Foul Pole:	Sportsfield Specialties
Batter's Eye:	Sportsfield Specialties
Modular Dugouts:	Sportsfield Specialties (Prefabricated Dugout 10'x40')
Dugout Benches	Sportsfield Specialties
Dugout Bat Rack:	Sportsfield Specialties
Dugout Helmet Rack:	Sportsfield Specialties
Flag Poles:	40' Height internal Halard by PYT Sports
Batting Cages:	Mastodon Batting Cage System by On Deck Sports
Padding:	Field Wall Pads
Playground Equipment:	Gametime or Approved Equal, allowance of $200,000
Playground Surface: So	Soft Fushion by A&D Recreation, Inc.
Bullpens with Pitcher's Mounds:	On Deck Sports
Trench Drain:	Aco KlassikDrain K200, approximately 1,800 lf total
Allowance for Collection to Drainage System:	$50,000
Athletic Field Drains:	30,000 linear feet of Panel Drains
Athletic Field Collector Pipes:	2,200 18 diameter Collector Pipe
Gate at Zimmer:	See Drawing SP-4 for additional information.
Gate at Pugsley:	See Drawing SP-4 for additional information.
Gates at Entrance:	Double Swing Gates by Master Halco
Site Furniture:	Allowance $150,000 Cell Phone Charging Stations Pedestrian Benches Flags at Light Poles Picnic Benches
Portable and Permanent Pitcher's Mounds :	Allowance $50,000
Soccer Field Equipment / Baseball Field Appearances:	$100,000
Outdoor Canopies throughout property:	$80,000 Allowance
Perimeter Fence:	9,000 lf of 8' High Chain Link Perimeter Fence along entire Perimeter of property. Provide 24' wide access gates at entrances as shown on drawings. Provide 10 access double gates throughout property.
Tree Protection	8,000 lf
Wayfinding Signage	$25,000 Allowance

SIGN DATA TABLE

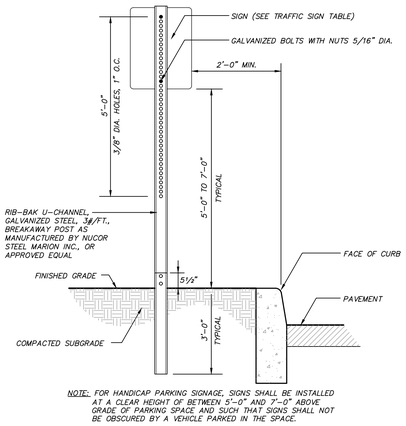
LOCATION NO.	TEXT	M.U.T.C.D. NUMBER	SIZE OF SIGN (s.f.)	DESCRIPTION
2a	ONE WAY	R6-1C	12" x 36"	Black Background White Arrow Black Letters
2b	ONE WAY	R6-1C	12" x 36"	Black Background White Arrow Black Letters
3	DO NOT ENTER	R5-1C	30" x 30"	White on Red
6	STOP	R1-1C	30" x 30"	White on Red
7	NO PARKING ANY TIME	R7-1	12" x 18"	Red on White
8	RESERVED PARKING VAN ACCESS	NY R7-8* R7-8P	12" x 18" 12" x 6"	Green on White Blue Symbol Green on White
9		R1-2B	30"	White Background Red Symbol
10		R3-1	30" x 30"	White Background Black Arrow Red Symbol Black Border
11	CHARGING STATION 24 HOUR USE LIMIT 4 HOURS	–	12" x 18"	"Charging Station" White on Green Other Text Green on White
12	NO OUTLET	W14-2	24" x 24"	Black on Yellow
13	DEAD END	W14-1	24" x 24"	Black on Yellow
14		W2-2	24" x 24"	Black on Yellow
15	Road Name **	D3-1	24"** x 8"	White on Green – Letter height: upper case 6" min. and lower case 4.5" min. per MUTCD
16	KEEP RIGHT	R1-5L R1-5R	18" x 18" 18" x 18"	Black on White Black on White
17	U TURN	–	12" x 36"	Black on White
18	U TURN	–	12" x 36"	Black on White



ASPHALT SIDEWALK PAVEMENT DETAIL
(N.T.S.)

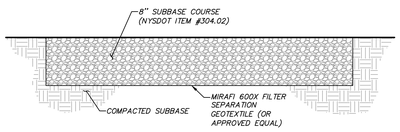


CONCRETE UNIT PAVER DETAIL
(N.T.S.)

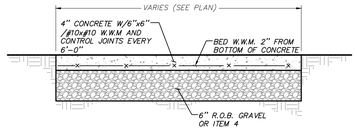


NOTE: FOR HANDICAP PARKING SIGNAGE, SIGNS SHALL BE INSTALLED AT A CLEAR HEIGHT OF BETWEEN 5'-0" AND 7'-0" ABOVE GRADE OF PARKING SPACE AND SUCH THAT SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

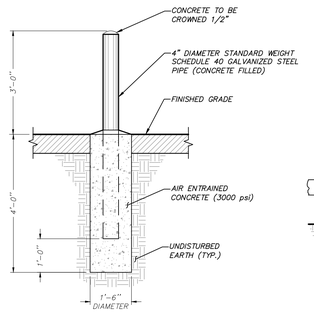
TRAFFIC SIGN DETAIL
(N.T.S.)



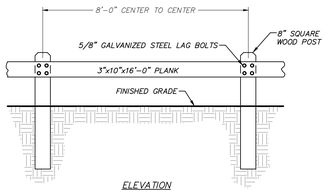
GRAVEL PAVEMENT DETAIL
(N.T.S.)



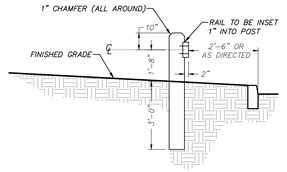
CONCRETE SIDEWALK DETAIL
(N.T.S.)



STEEL BOLLARD DETAIL
(N.T.S.)



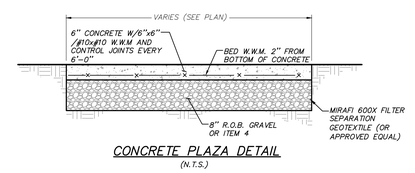
ELEVATION



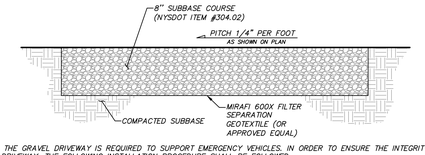
SECTION

NOTES:
1. ALL WOOD TO BE SEASONED NO.1 DOUGLAS FIR, SOUTHERN YELLOW PINE OR OTHER APPROVED STRUCTURAL LUMBER.
2. ALL WOOD TO BE TREATED WITH AN APPROVED WOOD PRESERVATIVE SUITABLE FOR INSTALLATION IN AND ADJACENT TO GROUND SURFACES.

WOOD GUIDERAIL DETAIL
(N.T.S.)



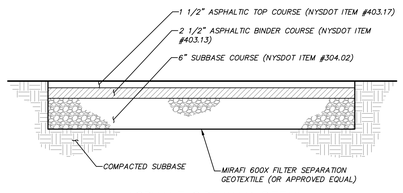
CONCRETE PLAZA DETAIL
(N.T.S.)



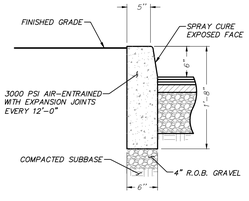
NOTE: THE GRAVEL DRIVEWAY IS REQUIRED TO SUPPORT EMERGENCY VEHICLES. IN ORDER TO ENSURE THE INTEGRITY OF THE DRIVEWAY, THE FOLLOWING INSTALLATION PROCEDURE SHALL BE FOLLOWED:

1. THE DRIVEWAY SHALL BE PREPARED TO SUBGRADE, INCLUDING THOROUGH COMPACTION WITH AN APPROVED SELF-PROPELLED ROLLER WEIGHING NOT LESS THAN TEN (10) TONS.
2. THE DRIVEWAY SHALL THEN BE PROOFROLLED USING A FULLY LOADED TRIAXLE DUMP TRUCK. THE PROOFROLL SHALL BE OBSERVED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER.
3. ANY AREAS OF PUMPING OR AREAS WHERE RUTS FORM GREATER THAN 1" IN DEPTH SHALL REQUIRE REMEDIATION. REMEDIATION SHALL INVOLVE INSTALLATION OF AN UNDERDRAIN, A GEOTEXTILE, AND/OR REMOVAL OF UNSUITABLE MATERIALS AND REPLACEMENT WITH SUITABLE MATERIALS AS ORDERED BY ENGINEER (A.O.B.E.).
4. THE AREA SHALL BE RE-PROOFROLLED UNTIL ACCEPTABLE RESULTS ARE ACHIEVED.
5. AFTER AN ACCEPTABLE PROOFROLL OF THE SUBGRADE, THE DRIVEWAY MATERIAL SHALL BE INSTALLED PER PLAN. THE DRIVEWAY SHALL AGAIN BE PROOFROLLED AS ABOVE, BUT THE DEPTHS OF THE RUTS SHALL BE LIMITED TO 3/4" MAXIMUM DEPTH.
6. REMEDIATION SHALL BE PERFORMED A.O.B.E.
7. THE ABOVE CRITERIA SHALL ALSO APPLY TO THE DRIVEWAY TURNAROUND AND PULLOFF AREAS.
8. THE FIRE DEPARTMENT SHALL BE CONTACTED AFTER COMPLETION OF ABOVE TESTING SO THAT THEY MAY SELF-PERFORM ADDITIONAL TESTING AT THEIR DISCRETION.

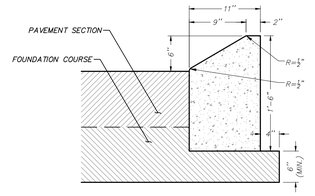
GRAVEL TRUCK TURNAROUND DETAIL
(N.T.S.)



ASPHALT SIDEWALK DETAIL
(N.T.S.)

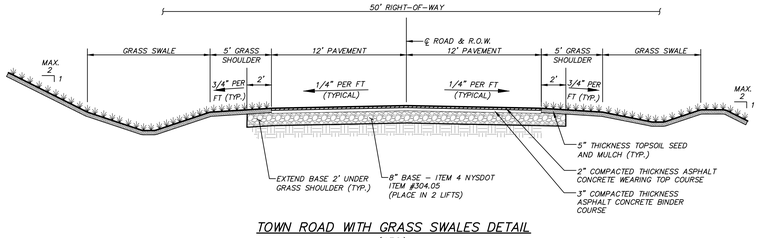


CONCRETE CURB DETAIL
(N.T.S.)

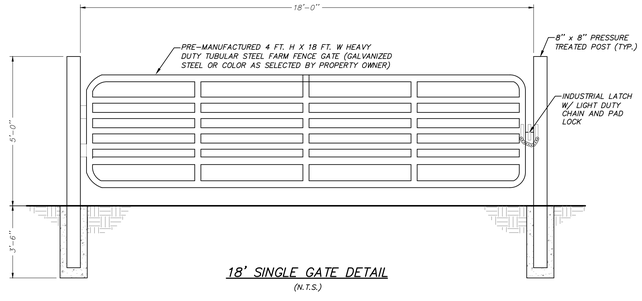


NOTE:
TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 10'-0" APART AND SHALL BE FILLED WITH CELLULAR COMPRESSION MATERIALS AS SPECIFIED, RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.

MOUNTABLE CONCRETE CURB DETAIL
(N.T.S.)



TOWN ROAD WITH GRASS SWALES DETAIL
(N.T.S.)



18' SINGLE GATE DETAIL
(N.T.S.)

NO.	DATE	REVISION	BY

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

PROJECT:
BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
DETAILS

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.	DRAWING NO.	SHEET
DATE	11-28-22	DRAWN BY	J.W.M.	D-1	21 / 29
SCALE	N.T.S.	CHECKED BY	K.M.G.		

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

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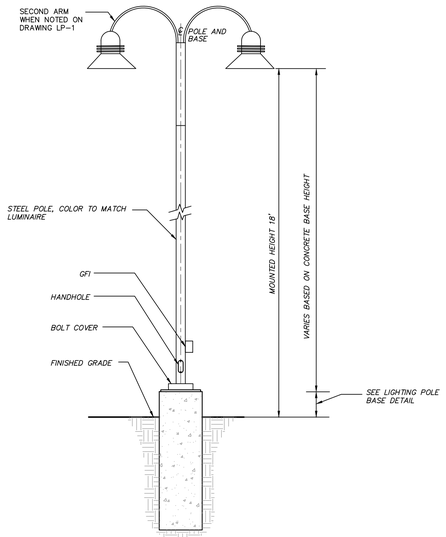
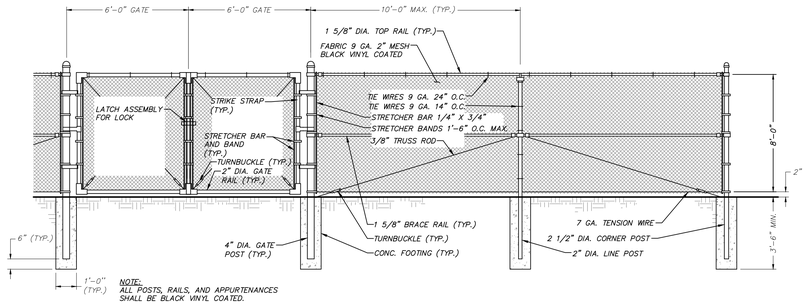
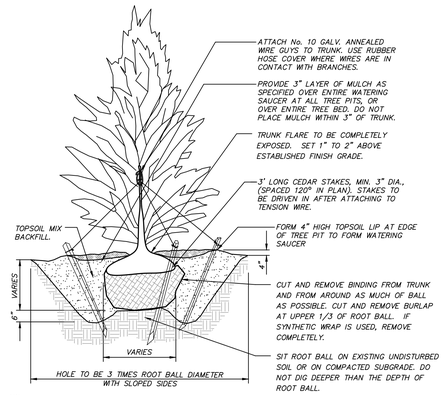


POLE-MOUNTED AREA LIGHT DETAIL
(N.T.S.)



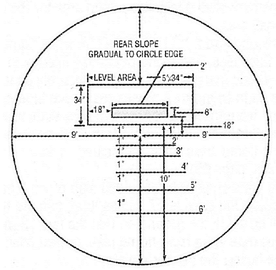
NOTE:
ALL POSTS, RAILS, AND APPURTENANCES SHALL BE BLACK VINYL COATED.

CHAIN LINK FENCE DETAIL
(N.T.S.)

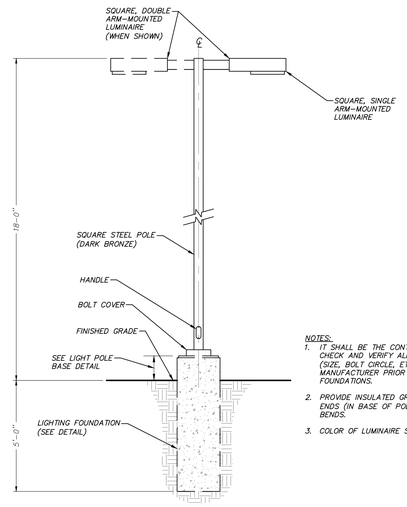


NOTE:
PROVIDE STAKING AND GUYING FOR TREES PLANTED ON SLOPES GREATER THAN 3H:1V, IN EXPOSED, WINDY AREAS AND AS SPECIFIED BY LANDSCAPE ARCHITECT. GUY WIRES AND STAKES SHALL BE REMOVED WITHIN TWELVE MONTHS OF PLANTING.

EVERGREEN TREE PLANTING DETAIL
(N.T.S.)

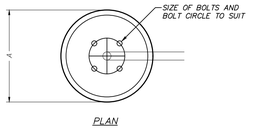


BASEBALL PITCHER'S MOUND
(N.T.S.)

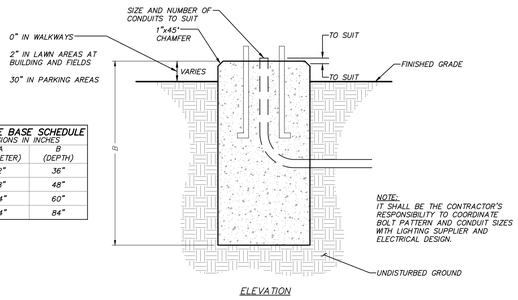


NOTES:
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE POLE MANUFACTURER PRIOR TO INSTALLATION OF THE FOUNDATIONS.
2. PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.
3. COLOR OF LUMINAIRE SHALL MATCH COLOR OF POLE.

SITE LIGHTING DETAIL
(N.T.S.)



PLAN

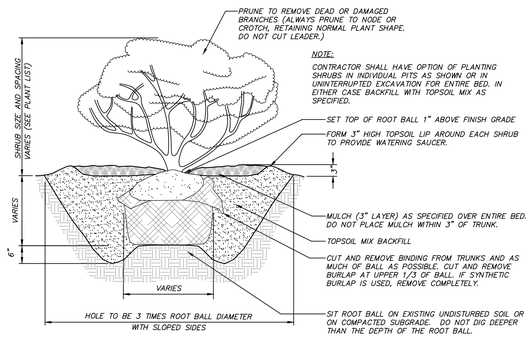


LIGHT POLE BASE SCHEDULE	DIMENSIONS IN INCHES	
TYPE	A (DIAMETER)	B (DEPTH)
A	12"	36"
B	18"	48"
C	24"	60"
D	24"	84"

NOTE:
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE BOLT PATTERN AND CONDUIT SIZES WITH LIGHTING SUPPLIER AND ELECTRICAL DESIGN.

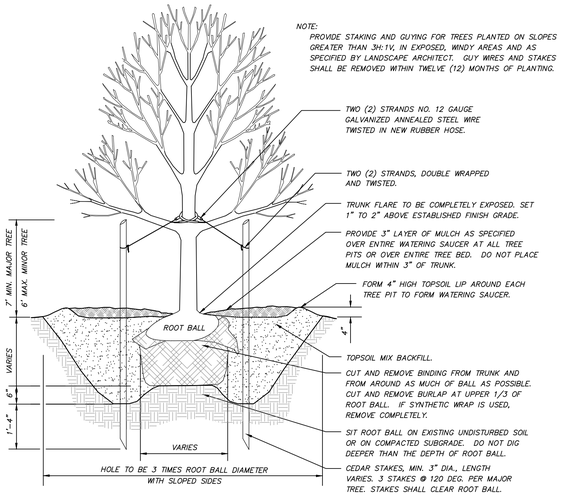
ELEVATION

LIGHT POLE BASE DETAIL
(N.T.S.)



NOTE:
CONTRACTOR SHALL HAVE OPTION OF PLANTING SHRUBS IN INDIVIDUAL PITS AS SHOWN OR IN UNINTERRUPTED EXCAVATION FOR ENTIRE BED, IN EITHER CASE BACKFILL WITH TOPSOIL MIX AS SPECIFIED.

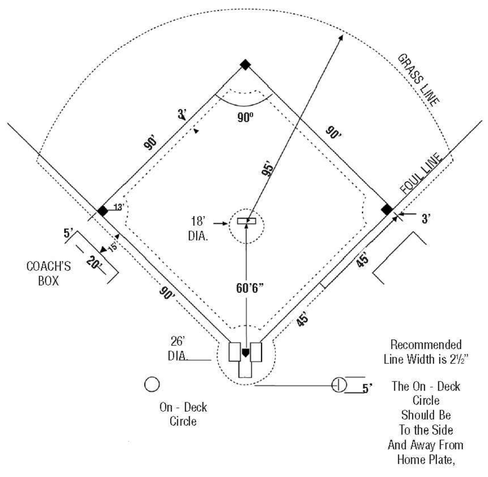
SHRUB PLANTING DETAIL
(N.T.S.)



NOTE:
PROVIDE STAKING AND GUYING FOR TREES PLANTED ON SLOPES GREATER THAN 3H:1V, IN EXPOSED, WINDY AREAS AND AS SPECIFIED BY LANDSCAPE ARCHITECT. GUY WIRES AND STAKES SHALL BE REMOVED WITHIN TWELVE (12) MONTHS OF PLANTING.

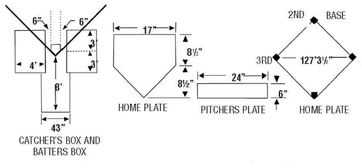
TWO (2) STRANDS NO. 12 GAUGE GALVANIZED ANNEALED STEEL WIRE TWISTED IN NEW RUBBER HOSE.
TWO (2) STRANDS, DOUBLE WRAPPED AND TWISTED.
TRUNK FLARE TO BE COMPLETELY EXPOSED. SET 1" TO 2" ABOVE ESTABLISHED FINISH GRADE.
PROVIDE 3" LAYER OF MULCH AS SPECIFIED OVER ENTIRE WATERING SAUCER AT ALL TREE PITS OR OVER ENTIRE TREE BED. DO NOT PLACE MULCH WITHIN 3" OF TRUNK.
FORM 4" HIGH TOPSOIL LIP AROUND EACH TREE PIT TO FORM WATERING SAUCER.
TOPSOIL MIX BACKFILL.
CUT AND REMOVE BINDING FROM TRUNK AND FROM AROUND AS MUCH OF BALL AS POSSIBLE. CUT AND REMOVE BURLAP AT UPPER 1/3 OF ROOT BALL. IF SYNTHETIC WRAP IS USED, REMOVE COMPLETELY.
SIT ROOT BALL ON EXISTING UNDISTURBED SOIL OR ON COMPACTED SUBGRADE. DO NOT DIG DEEPER THAN THE DEPTH OF ROOT BALL.
CEDAR STAKES, MIN. 3" DIA., LENGTH VARIES. 3 STAKES @ 120 DEG. PER MAJOR TREE. STAKES SHALL CLEAR ROOT BALL.

TREE PLANTING DETAIL
(N.T.S.)

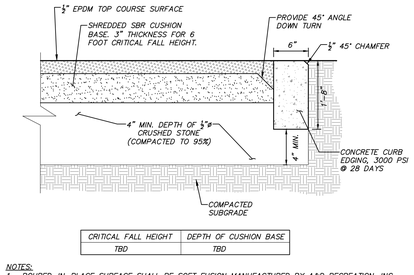


NOTES:
1. PER NATIONAL FEDERATION OF STATE HIGH SCHOOL ASSOCIATES REGULATIONS / COURT AND FIELD DIAGRAM GUIDE.
2. 1st AND 3rd BASES SHALL BE LOCATED TO ALIGN WITH OUTSIDE EDGE OF FOUL LINE AND 90° FROM HOME APEX TO BACK SIDE OF BASE.
3. 2nd BASE TO BE LOCATED SUCH THAT CENTERLINE OF BASE IS 90° FROM OUTSIDE EDGE OF FOUL LINE (BOTH 1st AND 3rd BASE LINES).
4. LITTLE LEAGUE FIELDS SHALL BE 60' x 60' DIAMONDS . COORDINATE FINAL DIMENSIONS WITH PROSWING SPORTS.

BASEBALL LAYOUT
(N.T.S.)



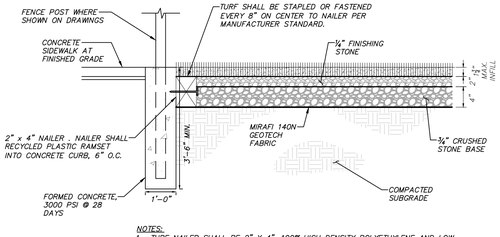
BASEBALL DETAILS
(N.T.S.)



CRITICAL FALL HEIGHT	DEPTH OF CUSHION BASE
TBD	TBD

NOTES:
1. POURED-IN-PLACE SURFACE SHALL BE SOFT FUSION MANUFACTURED BY A&D RECREATION, INC. (MAMARONECK, NEW YORK 914-381-5865) OR APPROVED EQUAL.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWINGS, FOR ILLUSTRATION PURPOSES ONLY.
4. POURED-IN-PLACE SAFETY SURFACE IS INSTALLED OVER A 95% COMPACTED AGGREGATE BASE.
5. COLOR OF SOFT FUSION LAYER SHALL BE PREMIUM COLOR AS APPROVED BY OWNER.

POURED-IN-PLACE SURFACE FOR PLAYGROUND DETAIL
(N.T.S.)



NOTES:
1. TURF NAILER SHALL BE 2" X 4", 100% HIGH DENSITY POLYETHYLENE AND LOW DENSITY RECYCLED POLYETHYLENE WITH FIBERGLASS REINFORCEMENT, SEE SPEC. SECTION 02543. TAP-CON OR RAMSET NAILER TO CONC. CURB OR SURFACE EVERY 24" ON CENTER. TURF SHALL BE STAPLED OF FASTENED EVERY 8" ON CENTER TO NAILER PER MANUFACTURER STANDARDS.
2. AT EXPANSION JOINTS, PROVIDE TWO #6 BARS 24" LONG, ONE END GREASE AND IN SLEEVE.

SYNTHETIC TURF DETAIL
(N.T.S.)

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PROJECT:
BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
DETAILS

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.
DATE	11-28-22	DRAWN BY	J.W.M.
SCALE	N.T.S.	CHECKED BY	K.M.G.

DRAWING NO. D-2
SHEET 22 / 29

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

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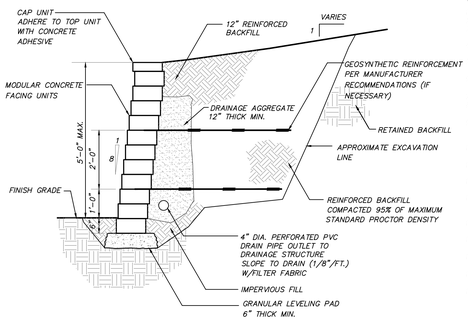
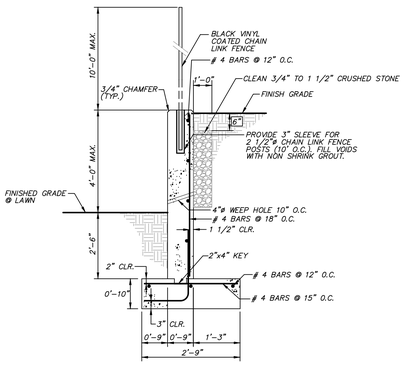


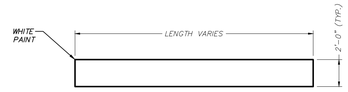
NOTES:

1. STRIP VEGETATION AND ORGANIC SOIL FROM WALL AND GEOSYNTHETIC ALIGNMENT.
2. BENCH CUT ALL EXCAVATED SLOPES.
3. DO NOT OVER EXCAVATE UNLESS DIRECTED BY SITE ENGINEER TO REMOVE UNSUITABLE SOIL.
4. SITE ENGINEER SHALL VERIFY FOUNDATION SOILS AS BEING COMPETENT PER THE DESIGN STANDARDS AND PARAMETERS.
5. LEVELING PAD SHALL CONSIST OF COMPACTED COARSE SAND OR CRUSHED GRAVEL, 6" THICK MIN.
6. CONTRACTOR MAY OPT FOR A LEAN CONCRETE PAD. CONCRETE PAD SHALL BE UNREINFORCED, 3" THICK MAXIMUM.
7. MINIMUM EMBEDMENT OF WALL BELOW FINISH GRADE SHALL BE 6".
8. FOR UNITS TO BE EMBEDDED, COMPACT FILL IN FRONT OF UNITS AT THE SAME TIME FILL BEHIND UNITS IS COMPACTED.
9. DRAINAGE AGGREGATE SHALL BE INSTALLED DIRECTLY BEHIND THE WALL WITHIN 12" OF THE TOP OF THE WALL. DRAINAGE AGGREGATE SHALL NOT EXTEND BELOW FINAL GRADE IN FRONT OF WALL.
10. COMPACTION SHALL BE TO 95% OF MAXIMUM STANDARD PROCTOR DENSITY.(ASTM D-698)
11. COMPACTION TESTS SHALL BE TAKEN AS THE WALL IS INSTALLED. THE MINIMUM NUMBER OF TESTS SHALL BE DETERMINED BY THE SITE SOILS ENGINEER.
12. COMPACTION WITHIN 3 FT. OF WALL SHALL BE LIMITED TO HAND OPERATED EQUIPMENT.
13. GEOSYNTHETIC SHALL BE PLACED WITH STRONGEST DIRECTION PERPENDICULAR TO WALL. FOLLOW GEOSYNTHETIC MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS.
14. CONTRACTOR SHALL DIRECT SURFACE RUNOFF TO AVOID DAMAGING WALL WHILE UNDER CONSTRUCTION.
15. ANY SURFACE DRAINAGE FEATURES, FINISH GRADING, PAVEMENT, OR TURF SHALL BE INSTALLED IMMEDIATELY AFTER WALL IS COMPLETED.
16. FOLLOW APPLICABLE PROVISIONS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS.
17. MODULAR BLOCK RETAINING WALL AT STEPS TO BE INSTALLED VERTICALLY (NO BATTER)
18. MODULAR BLOCK RETAINING WALL MANUFACTURER TO SUPPLY CONSTRUCTION DETAILS OF WALL SIGNED AND SEALED BY AN ENGINEER LICENSED IN THE STATE OF NEW YORK.

MODULAR BLOCK RETAINING WALL DETAIL
(N.T.S.)

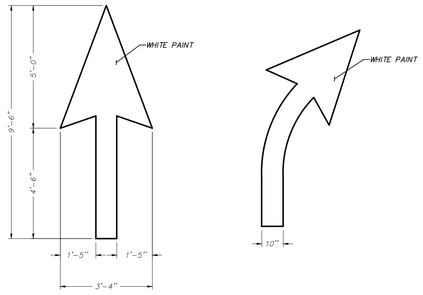


RETAINING WALL DETAIL (0' TO 4' HIGH)
(N.T.S.)



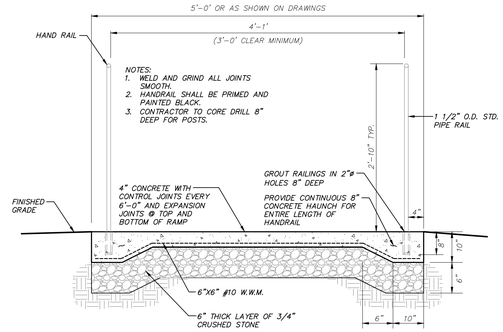
NOTES:
INSTALLATION TO CONFORM WITH CURRENT NYSDOT STANDARDS AND SPECIFICATIONS.

PAINTED STOP BAR DETAIL
(N.T.S.)

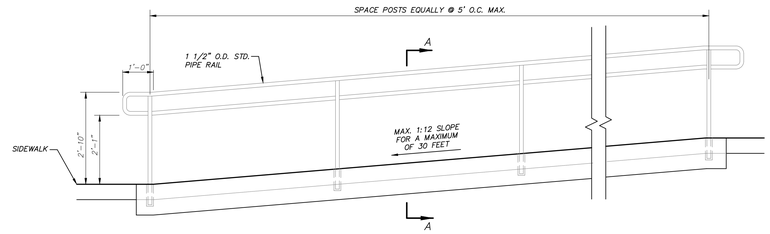


NOTE:
INSTALLATION TO CONFORM WITH CURRENT NYSDOT STANDARDS AND SPECIFICATIONS.

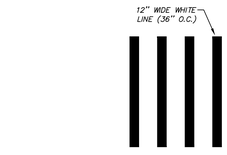
DIRECTIONAL ARROWS DETAIL
(N.T.S.)



SECTION A–A

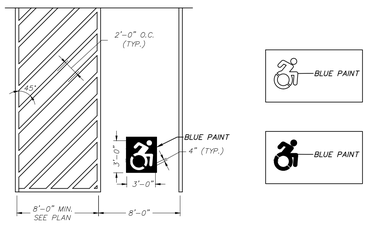


CONCRETE HANDICAP RAMP DETAIL
(N.T.S.)



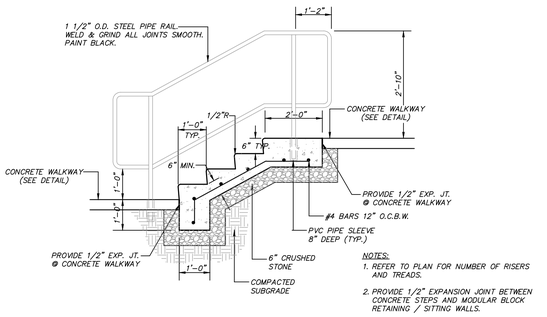
NOTE:
INSTALLATION TO CONFORM WITH CURRENT NYSDOT STANDARDS AND SPECIFICATIONS.

CROSSWALK MARKING DETAIL
(N.T.S.)

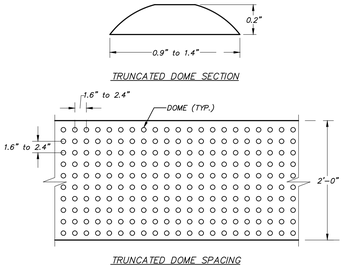


NOTE:
ALL HANDICAP STRIPING SHALL BE 4" WIDE BLUE PAINT.

PAINTED NYS ACCESSIBLE PARKING DETAIL
(N.T.S.)



CONCRETE STEPS WITH RAILING DETAIL
(N.T.S.)



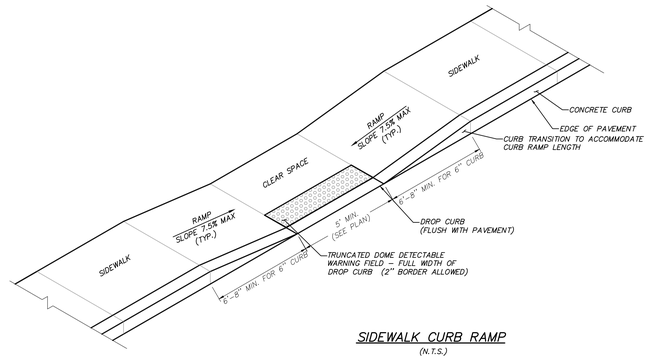
TRUNCATED DOME SECTION

TRUNCATED DOME SPACING

TRUNCATED DOME DETAIL
(N.T.S.)

TRUNCATED DOME DETECTABLE WARNING FIELD NOTES:

1. The detectable warning field shall consist of raised truncated domes with a nominal diameter of 0.9 inches, a nominal height of 0.2 inches, and a nominal spacing of 2.35 inches on center in accordance with the Department of Justice–Code of Federal Regulations, 28 CFR Part 36, Chapter 4 "ADA Standards for Accessible Design", revised as of July 1, 1994.
2. The details provided are not drawn to scale. The quantity of domes depicted on the detectable warning field (the domes and the entire 24 inch level surface) is for illustration only.
3. The size of the detectable warning field shall be 24 inches in the direction of travel and shall extend the full width of the curb ramp or flush surface, exclusive of side flares.
4. Detectable warnings shall be located so that the edge of the warning field nearest to the roadway or street surface is 6 inches to 8 inches from the edge of the roadway/street, or from the front of the dropped curb, where a dropped curb continues across the bottom of the sidewalk curb ramp.
5. Domes shall be aligned on a square grid in the predominant direction of travel.
6. The detectable warning field shall be yellow.



SIDEWALK CURB RAMP
(N.T.S.)

NO.	DATE	REVISION	BY

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160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
DETAILS

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SCALE	N.T.S.	CHECKED BY	K.M.G.		

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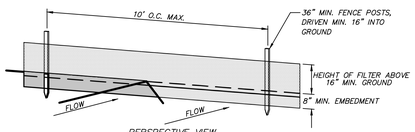
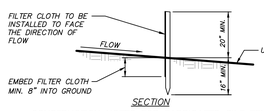


PERSPECTIVE VIEW



SECTION

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

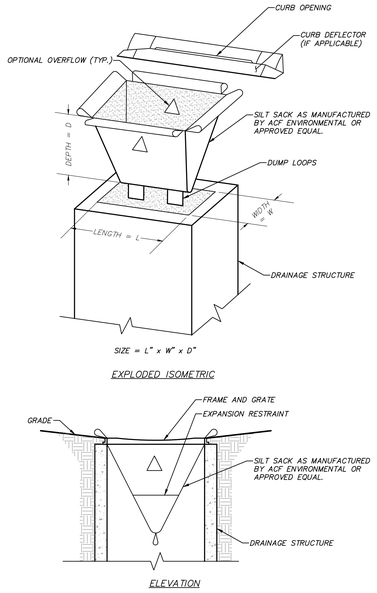
POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD

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

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

SILT FENCE DETAIL

(N.T.S.)



EXPLODED ISOMETRIC

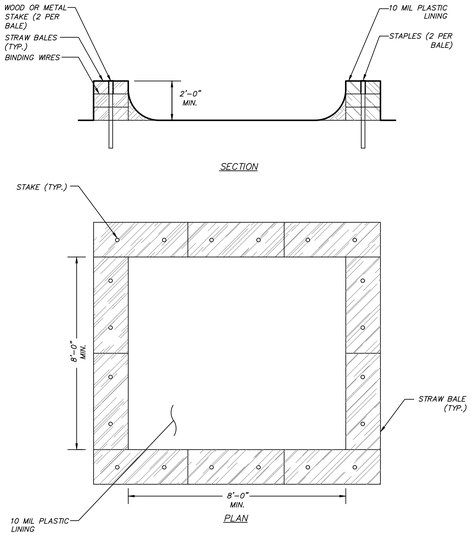
ELEVATION

NOTE:
FABRIC FOR INSERT SHALL MEET THE FOLLOWING:

FABRIC PROPERTIES	MINIMUM ACCEPTABLE VALUE	TEST METHOD
Grab Tensile Strength (lbs)	110	ASTM D 4632
Mullen Burst Strength (PSI)	300	ASTM D 3786
Puncture Strength (lbs)	60	ASTM D 4833
Minimum Trapezoidal Tear Strength (lbs)	50	ASTM D 4533
Flow Through Rate (gal/min/sf)	25	ASTM D 4491
Equivalent Opening Size	40–80	US Std Sieve ASTM D 4751

MANUFACTURED INSERT INLET PROTECTION DETAIL

(N.T.S.)



SECTION

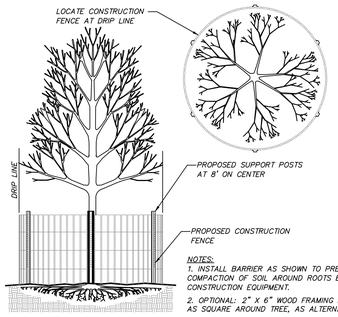
PLAN

CONCRETE WASHOUT AREA DETAIL

(N.T.S.)

NOTES

1. TEMPORARY CONCRETE WASHOUT TYPE ABOVE GRADE WILL BE CONSTRUCTED AS SHOWN ABOVE, WITH RECOMMENDED MINIMUM LENGTH AND MINIMUM WIDTH OF 8 FT.
2. THE WASHOUT WILL BE MINIMUM OF 100 FT FROM DRAINAGE SWALES, STORM DRAIN INLETS, WETLANDS, STREAMS AND OTHER SURFACE WATERS.
3. PLASTIC LINING WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.



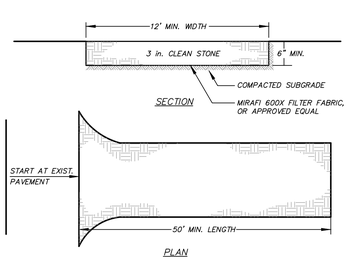
NOTES:
1. INSTALL BARRIER AS SHOWN TO PREVENT COMPACTION OF SOIL AROUND ROOTS BY CONSTRUCTION EQUIPMENT.
2. OPTIONAL: 3" X 6" WOOD FRAMING BUILT AS SQUARE AROUND TREE, AS ALTERNATIVE.

TREE PROTECTION DETAIL

(N.T.S.)

TREE PROTECTION NOTES:

1. Trees to be preserved in proximity to disturbance areas shall be marked in the field by the Landscape Architect prior to start of construction.
2. Install tree protection measures prior to start of site clearing & construction.
3. No construction equipment shall be parked and no earth or construction materials shall be stockpiled or stored under the canopy of trees to be preserved.
4. During tree removal operations associated with construction, do not damage adjacent trees to remain. Lower limbs and tree trunks, do not drop them.
5. Carefully tie back any tree branches that conflict with construction equipment.
6. Where trenching for utilities is required within a root zone, tunneling under and around roots shall be by hand digging. If roots 3" or larger are encountered immediately adjacent to the location of new construction and relocation is not practical, the roots shall be hand pruned under the supervision of a Certified Arborist or Landscape Architect to 6" back from the new construction limit. All exposed roots to receive appropriate treatment prior to backfilling.
7. If tree protection fencing to protect the root zone is not possible, six to eight inches of wood chip mulch and 3/4 inch plywood shall be placed over the entire affected root zone area to prevent soil compaction.
8. Any tree damaged during construction activities must be immediately repaired by a qualified arborist at no additional cost to the owner.



SECTION

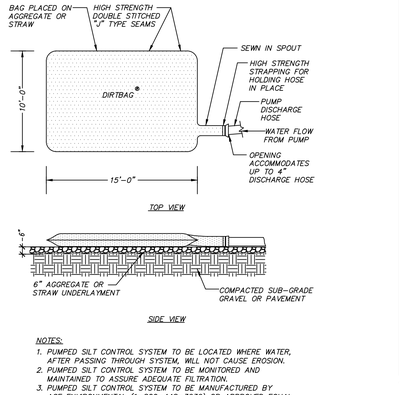
PLAN

INSTALLATION NOTES

1. STONE SIZE – USE 3" STONE
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.)
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

(N.T.S.)



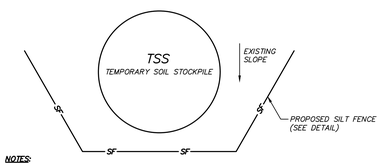
TOP VIEW

SIDE VIEW

NOTES:
1. PUMPED SILT CONTROL SYSTEM TO BE LOCATED WHERE WATER, AFTER PASSING THROUGH SYSTEM, WILL NOT CAUSE EROSION.
2. PUMPED SILT CONTROL SYSTEM TO BE MONITORED AND MAINTAINED TO ASSURE ADEQUATE FILTRATION.
3. PUMPED SILT CONTROL SYSTEM TO BE MANUFACTURED BY ACF ENVIRONMENTAL (1-800-448-3636) OR APPROVED EQUAL.

"DIRTBAG" PUMPED SILT CONTROL SYSTEM DETAIL

(N.T.S.)

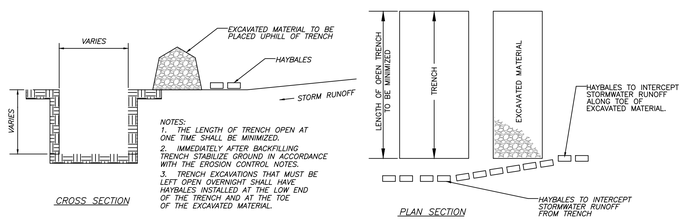


NOTES:

1. AREA CHOSEN FOR STOCKPILE LOCATION SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE IMMEDIATELY SEEDED WITH K31 PERENNIAL TALL FESCUE.
4. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED ON THE DOWNGRADIENT SIDE.

TEMPORARY SOIL STOCKPILE DETAIL

(N.T.S.)



CROSS SECTION

NOTES:
1. THE LENGTH OF TRENCH OPEN AT ONE TIME SHALL BE MINIMIZED.
2. IMMEDIATELY AFTER BACKFILLING TRENCH STABILIZE GROUND IN ACCORDANCE WITH THE EROSION CONTROL NOTES.
3. TRENCH EXCAVATIONS THAT MUST BE LEFT OPEN OVERNIGHT SHALL HAVE HAYBALES INSTALLED AT THE LOW END OF THE TRENCH AND AT THE TOE OF THE EXCAVATED MATERIAL.

PLAN SECTION

UTILITY TRENCH EXCAVATION EROSION CONTROL DETAIL

(N.T.S.)

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

EROSION & SEDIMENT CONTROL NOTES:

1. The owner's field representative (O.F.R.) will be responsible for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction.
2. All construction activities involving the removal or disposition of soil are to be provided with appropriate protective measures to minimize erosion and contain sediment disposition within. Minimum soil erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
3. Wherever feasible, natural vegetation should be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 5 acres of unprotected soil shall be exposed at any one time.
4. When land is exposed during development, the exposure shall be kept to the shortest practical period of time. In the areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the current soil disturbance activity ceased. Disturbance shall be minimized to the areas required to perform construction.
5. Silt fence shall be installed as shown on the plans prior to beginning any clearing, grubbing or earthwork.
6. All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded for temporary stabilization. Ryegrass (annual or perennial) at a rate of .30 lbs. per acre shall be used for temporary seeding in spring, summer or early fall. "Aristook" Winter Rye (cereal rye) shall be used for temporary seeding in late fall and winter.
7. Any disturbed areas not subject to further disturbance or construction traffic, permanent or temporary, shall have soil stabilization measures initiated for permanent vegetation cover in combination with a suitable mulch within 1 business day of final grading. All seeded areas to receive a minimum 4" topsoil (from stockpile area) and be seeded and mulched as follows:
   - Seed mixture to be planted between March 21 and May 20, or between August 15 and October 15 or as directed by project representative at a rate of 100 pounds per acre in the following proportions:
     - Kentucky Bluegrass 20%
     - Creeping Red Fescue 40%
     - Perennial Ryegrass 20%
     - Annual Ryegrass 20%
   - Mulch: Salt hay or small grain straw applied at a rate of 90 lbs./1000 S.F. or 2 tons/acre, to be applied and anchored according to "New York Standards and Specification For Erosion and Sediment Control," latest edition.
8. Grass seed mix may be applied by either mechanical or hydroseeding methods. Seeding shall be performed in accordance with the current edition of the "NYSDOT Standard Specification, Construction and Materials, Section 610–3.02, Method No. 1". Hydroseeding shall be performed using materials and methods as approved by the site engineer.
9. Cut or fill slopes steeper than 2:1 shall be stabilized immediately after grading with Curlex I Single Net Erosion Control Blanket, or approved equal.
10. Paved roadways shall be kept clean at all times.
11. The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
12. All storm drainage outlets shall be stabilized, as required, before the discharge points become operational.
13. Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.
14. Erosion and sediment control measures shall be inspected and maintained on a daily basis by the O.F.R. to insure that channels, temporary and permanent ditches and pipes are clear of debris, that embankments and berms have not been breached and that all straw bales and silt fences are intact. Any failure of erosion and sediment control measures shall be immediately repaired by the contractor and inspected for approval by the O.F.R. and/or site engineer.
15. Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the O.F.R.
16. Cut and fills shall not endanger adjoining property, nor divert water onto the property of others.
17. All fills shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.
18. The O.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
19. As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer and/or the Town Engineer shall be installed by the contractor.
20. Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.

EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE

MONITORING REQUIREMENTS				MAINTENANCE REQUIREMENTS	
PRACTICE	DAILY	WEEKLY	AFTER RAINFALL	DURING CONSTRUCTION	AFTER CONSTRUCTION
SILT FENCE BARRIER	–	Inspect	Inspect	Clean/Replace	Remove
STABILIZED CONSTRUCTION ENTRANCE	Inspect	–	Inspect	Clean/Replace Stone and Fabric	Remove
DUST CONTROL	Inspect	–	Inspect	Mulching/ Spraying Water	N/A
*VEGETATIVE ESTABLISHMENT	–	Inspect	Inspect	Water/Reseed/ Remulch	Reseed to 80% Coverage
INLET PROTECTION	–	Inspect	Inspect	Clean/Repair/ Replace	Remove
SOIL STOCKPILES	–	Inspect	Inspect	Mulching/ Silt Fence Repair	Remove
SWALES	–	Inspect	Inspect	Clean/Mulch/ Repair	Mow Permanent Grass/Replace/ Repair Rip Rap
CHECK DAMS	–	Inspect	Inspect	Clean/Replace Stones/Repair	Clean/Replace Stones/Repair
CONCRETE DRAINAGE STRUCTURES	–	Inspect	Inspect	Clean Sumps/ Remove Debris/ Repair/Replace	Clean Sumps/ Remove Debris/ Repair/Replace
DRAINAGE PIPES	–	Inspect	Inspect	Clean/Repair	Clean/Repair
ROAD & PAVEMENT	–	Inspect	Inspect	Clean	Clean
*STORMWATER TRAP/BASIN	–	Inspect	Inspect	Clean/Mulch/ Repair/Reseed	See Permanent Stormwater Facilities Maintenance Schedule on Drawing D-6

* Permanent vegetation is considered stabilized when 80% of the plant density is established. Erosion control measures shall remain in place until all disturbed areas area permanently stabilized.

Note: The party responsible for implementation of the maintenance schedule during and after construction is:

Town of Southeast
1360 Route 22
Brewster, NY 10509

and/or the current owner(s) of the subject property.

REQUIRED EROSION CONTROL SWPPP CONTENTS:

Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP–0–20–001), all Stormwater Pollution Prevention Plan's (SWPPP) shall include erosion and sediment control practices designed in conformance with the most current version of the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." Where erosion and sediment control practices are not designed in conformance with this technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list of required SWPPP components is provided in accordance with Part III.B.1a–f of General Permit GP–0–20–001:

a. Background information: The subject project consists of developing two undeveloped parcels with the following: 4 Baseball fields, 1 Showcase Field, 4 Little League Fields, 1 Multi–Sport Field, 3 Batting Cage Facilities, 3 Concession/Restroom Facilities, 2 Concession Facilities, a 47,200 s.f. Indoor Facility, Parking Areas (449 Parking Spaces, 8 Bus Parking Spaces), and 1 Playground. In addition to the buildings, parking areas, walkways, and playing fields, improvements will include water, sewer , and stormwater infrastructure.

b. Site map / construction drawing: These plans serve to satisfy this SWPPP requirement.

c. Description of the soils present at the site: hydrologic soils groups for the project consists of 'B'; 'C'; and 'D'. The designations of the onsite soils located within the proposed limits of disturbance consist of Charlton Fine Sandy Loam (ChC), Charlton–Chatfield Complex (CrC), Chatfield–Charlton Complex (CsD), & Chatfield–Hollis–Rock Outcrop Complex (CtC) of B soils, Paxton Fine Sandy Loam (PnB & PnC) of C soils, and Leicester Loam (LoB), Ridgebury Complex (RaB & RyB), & Woodbridge Loam (WaB & WkC) of D soils as identified on the Soil Conservation Service Web Soil Survey.

d. Construction phasing plan / sequence of operations: The Construction Sequence and phasing found on these plans provide the required phasing. A Construction Sequence and Erosion and Sediment Control Maintenance Schedule has been provided. The Erosion and Sediment Control Notes contained hereon outline a general sequence of operations for the proposed project. In general all erosion and sediment control facilities shall be installed prior to commencement with land disturbing activities, and areas of disturbance shall be limited to the shortest period of time as practicable.

e. Description of erosion and sediment control practices: This plan, and details / notes shown hereon serve to satisfy this SWPPP requirement.

f. Temporary and permanent soil stabilization plan: The Sedimentation and Erosion Control Notes and Details provided herein identify temporary and permanent stabilization measures to be employed with respect to specific elements of the project, and at the various stages of development.

g. Site map / construction drawing: This plan serves to satisfy this SWPPP requirement.

h. The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices: The details, Erosion and Sediment Control Notes, and Erosion and Sediment Control Maintenance Schedule serve to satisfy this SWPPP requirement.

i. An inspection schedule: Inspections are to be performed twice weekly and by a qualified professional as required by the General Permit GP–0–20–001. In addition the NYSDEC Trained Contractor shall perform additional inspections as cited in the Sedimentation and Erosion Control Notes. Copies shall be provided to the town.

j. A description of pollution prevention measures that will be used to control litter, construction chemicals and construction debris: In general, all construction litter / debris shall be collected and removed from the site. The general contractor shall supply either waste barrels or dumpster for proper waste disposal. Any construction chemicals utilized during construction shall either be removed from site daily by the contractor or stored in a structurally sound and weatherproof building. No hazardous waste shall be disposed of onsite, and shall ultimately be disposed of in accordance with all federal, state and local regulations. Material Safety Data Sheets (MSDS), material inventory, and emergency contact numbers shall be maintained by the general contractor for all construction chemicals utilized onsite. Finally, temporary sanitary facilities (portable toilets) shall be provided onsite during the entire length of construction, and inspected weekly for evidence of leaking holding tanks.

k. A description and location of any stormwater discharges associated with industrial activity other than construction at the site: There are no known industrial stormwater discharges present or proposed at the site.

l. Identification of any elements of the design that are not in conformance with the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." All proposed elements of this SWPPP have been designed in accordance with the "New York Standards and Specifications for Erosion and Sediment Control."

REQUIRED POST–CONSTRUCTION STORMWATER MANAGEMENT PRACTICE COMPONENTS:

1. Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP–0–20–001), all construction projects needing post–construction stormwater management practices shall prepare a SWPPP that also includes practices designed in conformance with the most current version of the technical standard, New York State Stormwater Management Design Manual ("Design Manual"). Where post–construction stormwater management practices are not designed in conformance with this technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list of SWPPP components is provided in accordance with Part III.B.2a–f and III.B.3:

   a. Identification of all post–construction stormwater management practices to be constructed as part of the project; This plan, and details/notes shown hereon serve to satisfy this SWPPP requirement.

   b. A site map/construction drawing(s) showing the specific location and size of each post–construction stormwater management practice; This plan, and details/notes shown hereon serve to satisfy this SWPPP requirement.

   c. A Stormwater Modeling and Analysis Report including pre–development conditions, post–development conditions, the results of the stormwater modeling, a summary table demonstrating that each practice has been designed in conformance with the sizing criteria, identification of and justification for any deviations from the Design Manual, and identification of any design criteria that are not required. The required analysis is provided in the report titled Stormwater Pollution Prevention Plan for Harlem Valley Homestead.

   d. Soil testing results and locations. This SWPPP requirement is provided in the report titled Stormwater Pollution Prevention Plan for Harlem Valley Homestead.

   e. Infiltration testing results. This SWPPP requirement is provided in the report titled Stormwater Pollution Prevention Plan for Harlem Valley Homestead.

   f. An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each post–construction stormwater management practice. The plan shall identify the entity that will be responsible for the long term operation and maintenance of each practice. The Permanent Stormwater Facilities Maintenance Schedule provided on these plans serves to satisfy this requirement.

Requirements of Soil Disturbance > 5 Acres

* More than 5 acres may be disturbed at once under the conditions set forth in Part II.B.3 of the NYSDEC General Permit GP–0–20–001. The following requirements will be met in order to disturb more than five (5) acres at once.

a. The owner or operator shall have a qualified inspector conduct at least two (2) site inspections in accordance with Part IV.B. every seven (7) calendar days, for as long as great than five (5) acres of soil remain disturbed. When performing just two (2) inspections every seven (7) calendar days, the inspections shall be separated by a minimum of two (2) full calendar days.

b. In areas where soil disturbance activity has been temporarily of permanently ceased, temporary and/or permanent soil stabilization measures shall be installed and/or implemented within seven (7) days from the date the soil disturbance activity ceased. The soil stabilization measures selected must be in conformance with the most current version of the technical standard, New York Standards and Specifications for Erosion and Sediment Control.

c. The owner or operator shall prepare a phasing plan that defines maximum disturbed area per phase and shows required cuts and fills.

d. The owner operator shall install an additional site specific practices needed to protect water quality.

NO.	DATE	REVISION	BY.

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

PROJECT:
BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
DETAILS

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.
DATE	11–28–22	DRAWN BY	J.W.M.
SCALE	N.T.S.	CHECKED BY	K.M.G.

DRAWING NO. D–4

SHEET 24 / 29

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SEWER TESTING PROCEDURES

TESTS FOR NON-PRESSURE PIPELINES FOR TRANSPORT OF SEWAGE

The leakage shall be determined by exfiltration, infiltration or low pressure air.

A. *Exfiltration Testing*

1. Exfiltration tests shall be made by filling a section of pipeline with water and measuring the quantity of leakage.
2. The head of water at the beginning of the test shall be at least 2 feet above the highest pipe within the section being tested.
   a. Should groundwater be present within the section being tested, the head of water for the test shall be 2 feet above the hydraulic gradient of the groundwater.
   b. Should the requirement of 2 feet of water above the highest pipe subject any joint at the lower end of the test section to a differential head of greater than 11.5 feet, another method of testing shall be employed.

B. *Infiltration Testing*

1. Infiltration tests will be allowed only when the water table gauges determine the groundwater level to be 2 feet or more above the highest pipe of the section being tested.
2. Infiltration test shall be made by measuring the quantity of water leaking into a section of pipeline.
3. Measurement of the infiltration shall be by means of a calibrated weir constructed at the outlet of the section being tested.

C. *Allowable Leakage for Non-Pressure Pipelines*

1. The allowable leakage (exfiltration or infiltration) for non-pressure pipelines shall not exceed the following in gallons per 24 hours per inch of diameter per mile of pipe:

Type of Pipe	Leakage
Ductile iron – mechanical or push-on joints	100
Polyvinyl chloride, thermal plastic or fiberglass with rubber joints	100
Cast iron soil pipe	0

2. Regardless of the above allowable leakage, any spurting leaks detected shall be permanently stopped.

D. *Low Pressure Air Testing*

1. Air testing for acceptance shall not be performed until the backfilling has been completed.
2. Low pressure air tests shall conform to or ASTM F1417–92, Section 8.2.2, Time–Pressure Drop Method for a 0.5 psi drop, except as specified herein and shall not be limited to type or size of pipe.
3. All sections of pipelines shall be cleaned and flushed prior to testing.
4. The air test shall be based on the starting pressure of 3.5 to 4.0 psi gauge. The time allowed for the 0.5 psi drop in pressure, measured in seconds, will be computed based on the size and length of the test section by the Engineer.
   a. When groundwater is present, the average test pressure of 3 psig shall be above any back pressure due to the groundwater level.
   b. The maximum pressure allowed under any condition in air testing shall be 10 psig. The maximum groundwater level for air testing is 13 feet above the top of the pipe.
5. The equipment required for air testing shall be furnished by the Contractor and shall include the necessary compressor, valves, gauges and plugs to allow for the monitoring of the pressure, release of pressure and a separable test gauge.
   a. The test gauge shall be sized to allow for the measuring of the 0.5 psig loss allowed during the test period and shall be on a separate line to the test section.

E. *Deflection Testing*

1. Deflection testing shall be performed 30 days after backfilling. The test shall be made by passing a ball or cylinder no less than 95% of the pipe diameter through the pipe. The test shall be performed without mechanical pulling devices. Pipes that fail to pass required ball or cylinder shall be corrected. The pipe shall be re–tested after correction until satisfactory deflection test results confirm deflection less than 5%.

F. *Manhole Testing*

1. General
   a. Each manhole shall be tested by either exfiltration, infiltration or vacuum testing.
   b. A manhole will be acceptable if the leakage does not exceed an allowance of one gallon per vertical foot of depth for 24 hours. Regardless of the allowable leakage, any leaks detected shall be permanently stopped.
2. Exfiltration tests shall be performed after backfilling. The test shall be made by filling the manhole with water and observing the level for a minimum of eight hours.
3. Infiltration tests shall be performed after backfilling when the groundwater level is above the joint of the top section of a precast manhole.
4. Vacuum testing shall be performed after backfilling in accordance with the latest revision of ASTM C1244–02 as follows:
   a. The test head shall be placed at the top of the manhole in accordance with the manufacturer's recommendations.
   b. A vacuum of 10 in. of mercury shall be drawn on the manhole, the valve on the vacuum line at the test head closed, and the vacuum pump shut off. The time shall be measured for the vacuum to drop to 9 in. of mercury.
   c. The manhole shall pass if the time for the vacuum reading to drop from 10 in. of mercury to 9 in. of mercury meets or exceeds the values indicated below:

Minimum Test Times for Various Manhole Diameters in Seconds:

Depth (ft)	Diameter (inches) 48	60
	Time (seconds)	
8 or less	20	26
10	25	33
12	30	39
14	35	46
16	40	52
18	45	59
20	50	65

   d. If the manhole fails the initial test, necessary repairs shall be made by an approved method. The manhole shall then be retested until a satisfactory test is obtained.

SEWER MAIN NOTES

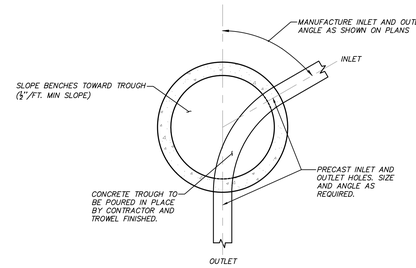
1. All sewer mains & sewer services shown on these plans shall be polyvinyl chloride (PVC) SDR 35.
2. Sewers shall be laid at least 10 feet horizontally from any existing or proposed water main. The distance shall be measured edge to edge. In cases where it is not practical to maintain a 10 foot horizontal separation, the Design Engineer and Putnam County Department of Health may allow deviation with prior approval on a case–by–case basis, if supported by data from the Design Engineer prior to sewer line installation. The horizontal separation also applies to service connections.
3. Sewers crossing water mains shall be laid to provide a minimum vertical distance of 18 inches between the outside of the water main and the sewer. The crossing shall be arranged so that the sewer joints will be equidistant and as far as possible from the water main joints. Where a water main crosses under a sewer, adequate structural support shall be provided for the sewer to maintain line and grade. In cases where it is not practical to maintain a 10 foot horizontal separation, the Design Engineer and Putnam County Department of Health may allow deviation with prior approval on a case–by–case basis, if supported by data from the Design Engineer prior to the sewer line installation. The vertical separation also applies to service connections.
4. Sanitary sewer service lines shall be tested in conjunction with the sewer mains to the property line or easement line, and in accordance with the latest Putnam County Department of Health Rules & Regulations.
5. Testing of the manholes with the pipeline shall not be permitted. Manholes & sanitary sewer lines shall be tested independently of each other.
6. The owner/applicant shall be responsible for acquiring supervision of the construction of the sanitary sewer main system by a person or firm qualified to practice professional engineering in the state of New York.
7. The owner/applicant shall be responsible for providing Three (3) copies of as–built drawings signed and sealed by a licensed and registered New York State Professional Engineer to the Putnam County Department of Health at the completion of the construction.
8. The Design Engineer, Putnam County Department of Health, and Town Engineering Department shall be notified forty eight (48) hours before construction is started.
9. The sanitary sewer mains shall not be placed into service until a certificate of construction compliance has been submitted to and accepted by the Putnam County Department of Health.
10. The Putnam County Department of Health and the New York City Department of Environmental Protection must be notified forty eight (48) hours prior to pressure testing the sewer main improvements.
11. Manhole frames & covers to be campbell pattern #1007C for 24" opening or approved equal. M.H. covers to be marked "SEWER". (use solid covers where necessary.)
12. The exterior of all manholes shall be covered with an approved asphalt waterproofing.
13. Concrete base slabs shall be air entrained concrete with a minimum design strength of 3,000 psi.
15. The contractor shall submit shop drawings of the precast manholes to the Design Engineer for review and acceptance.
16. Precast manholes shall have minimum reinforcement of 0.12 sq.. in. per lin. ft. for 48" barrel & be designed in accordance with A.S.T.M. C–478, and withstand an H–20 design loading.
17. Precast base sections to have the required number of gaskets and openings as shown and specified.
18. Precast manhole sections shall employ a watertight gasket arrangement between each section approved by the Design Engineer.
19. Openings for pipes shall be precast or machine cored. Gaskets or collars for pipe connections to manholes shall be resilient and watertight and compatible with the type of pipe being used.
20. The length of pipes entering or leaving any manhole shall be greater than 2'–0".
21. Precast manholes under 6'–0" deep shall have a "Flat Top" slab roof.
22. Gaskets or collars for pipe connections to manhole shall provide a minimum of 0.1" drop across the manhole.
23. The contractor shall notify the Design Engineer every day that sewer main installation shall occur.

SEWER FORCEMAIN TESTING PROCEDURES

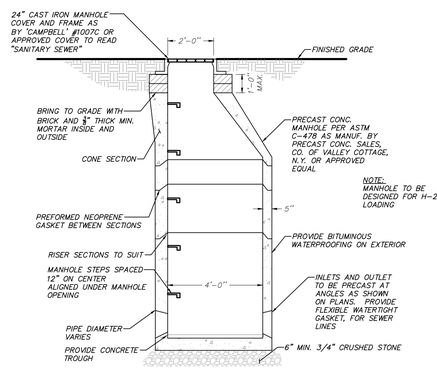
TESTS ON PRESSURE PIPING FOR TRANSPORT OF SEWAGE

A. *Hydrostatic Pressure and Leakage Test*

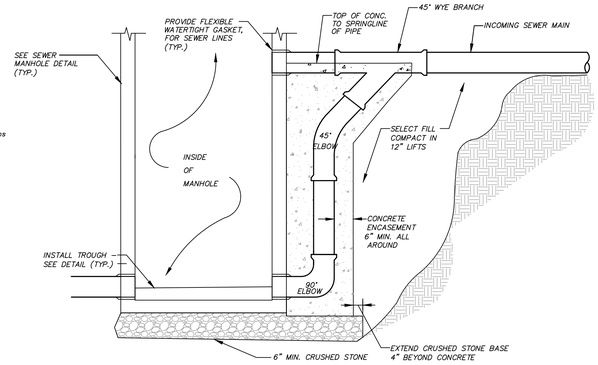
1. Test pressure shall be as scheduled or, where no pressure is scheduled, shall be 50 psi.
2. Test pressure shall be held on the piping for a period of at least 30 minutes, unless a longer period is requested by the Engineer.
   a. At the completion of the test, the pressure shall be released at the furthermost point from the point of application.
3. All exposed piping shall be examined during the test and all leaks, defective material or joints shall be repaired or replaced before repeating the tests.
4. The allowable leakage for forcemain pressure pipelines shall not exceed 0.5 gallons per 1,000 LF of pipe for any 30–minute period.
5. Regardless of the above allowables, any visible leaks shall be permanently stopped.
6. The test medium shall be water.



MANHOLE TROUGH DETAIL
(N.T.S.)

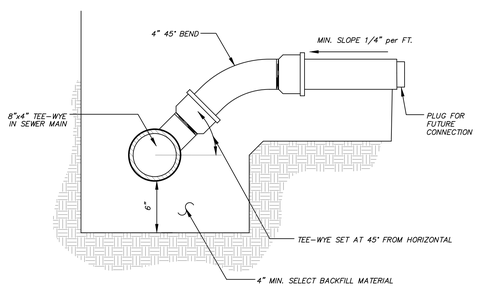


SEWER MANHOLE DETAIL
(N.T.S.)

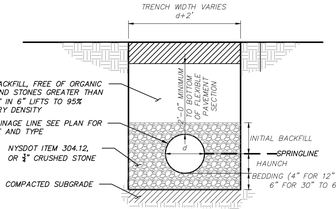


EXTERNAL DROP MANHOLE DETAIL
(N.T.S.)

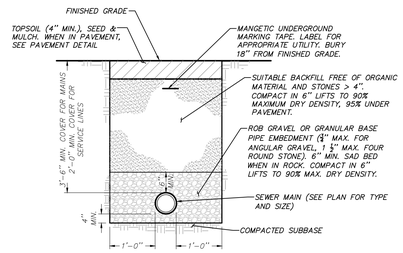
EXTERNAL DROP MANHOLE NOTES:
1. TO BE USED WHEN INCOMING SEWER IS MORE THAN 2'–0" HIGHER THAN THE OUTGOING SEWER.
2. PIPE SIZE AND TYPE OF DROP CONNECTION TO BE SAME AS MAIN OR LATERAL.
3. ALL JOINTS SHOULD BE SEALED INSIDE AND OUT WITH CEMENT GROUT CONTAINING 2 PARTS CEMENT AND 1 PART SAND AND ANTI–HYDRO OR OTHER APPROVED ADDITIVE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS TO INSURE WATER TIGHTNESS.



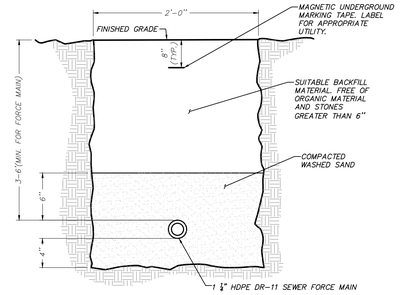
SEWER SERVICE CONNECTION DETAIL
(N.T.S.)



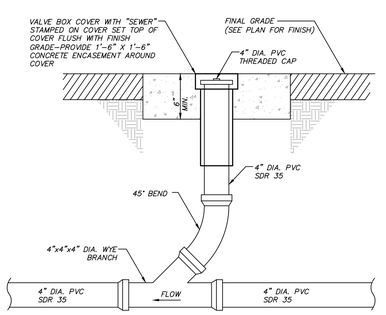
DRAINAGE LINE TRENCH DETAIL
(N.T.S.)



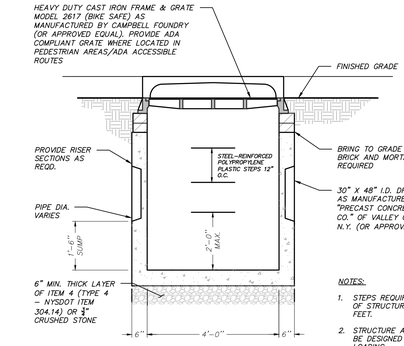
SEWER MAIN TRENCH DETAIL
(N.T.S.)



HDPE SEWER FORCE MAIN TRENCH DETAIL
(N.T.S.)

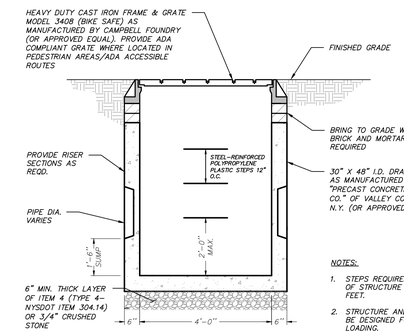


4" SEWER SERVICE LINE CLEANOUT DETAIL
(N.T.S.)



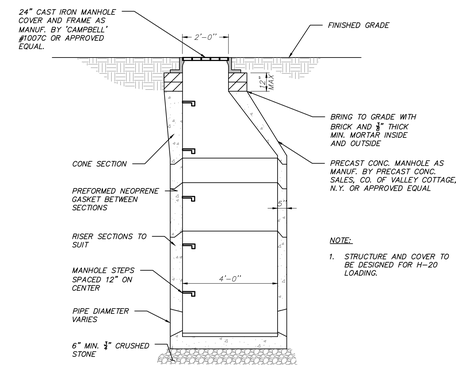
NOTES:
1. STEPS REQUIRED IF DEPTH OF STRUCTURE EXCEEDS 4 FEET.
2. STRUCTURE AND GRATE TO BE DESIGNED FOR H–20 LOADING.

30" X 48" CATCH BASIN DETAIL
(N.T.S.)



NOTES:
1. STEPS REQUIRED IF DEPTH OF STRUCTURE EXCEEDS 4 FEET.
2. STRUCTURE AND GRATE TO BE DESIGNED FOR H–20 LOADING.

30" X 48" DRAIN INLET DETAIL
(N.T.S.)



DRAINAGE MANHOLE DETAIL
(N.T.S.)

NO.	DATE	REVISION	BY

INSITE
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3 Garrett Place
Carmel, NY 10512
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www.insite–eng.com

PROJECT:
BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
DETAILS

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.
DATE	11–28–22	DRAWN BY	J.W.M.
SCALE	N.T.S.	CHECKED BY	K.M.G.

DRAWING NO. D–5
SHEET 25 / 29

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

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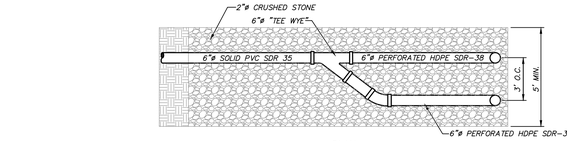
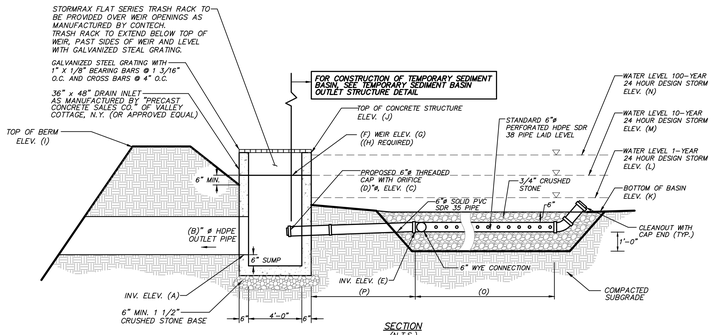
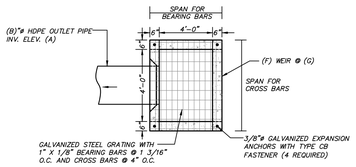


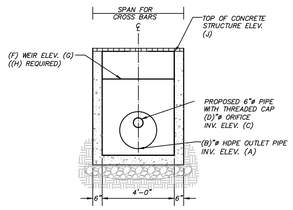
PLAN



SECTION
(N.T.S.)



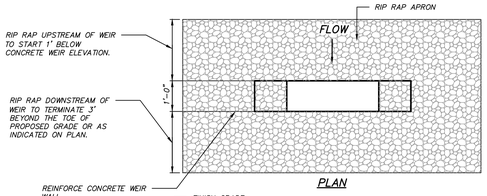
OUTLET STRUCTURE PLAN
(N.T.S.)



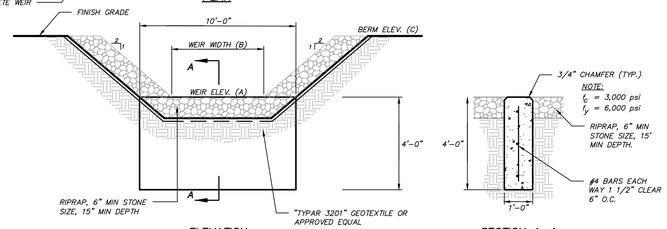
OUTLET STRUCTURE ELEVATION
(N.T.S.)

STORMWATER MANAGMENT PRACTICE	OUTLET PIPE ELEVATION (A)	OUTLET PIPE DIAMETER ø" (B)	ORIFICE INVERT ELEV. (C)	ORIFICE DIAMETER ø" (D)	LOW FLOW INVERT ELEV. (E)	WEIR LENGTH (ft.)(each) (F)	WEIR ELEVATION (G)	NUMBER OF WEIRS REQUIRED (H)	TOP OF BERM ELEVATION (I)	TOP OF OUTLET STRUCTURE ELEVATION (J)	BOTTOM OF BASIN ELEVATION (K)	1-YEAR 24 HOUR DESIGN STORM ELEVATION (L)	10-YEAR 24 HOUR DESIGN STORM ELEVATION (M)	100-YEAR 24 HOUR DESIGN STORM ELEVATION (N)	LENGTH OF PERFORATED UNDER DRAIN (O)	LENGTH OF SOLID UNDER DRAIN (P)
2.4EDB(P)	640.0	24"	651.0	6"	651.0	1'	656.7	1	660.5	659.5	652.0	651.3	655.7	659.4	99'-6"	29'-11"
2.4EDB(S)	640.0	24"	651.0	6"	651.0	1'	656.3	1	660.5	659.5	652.0	651.3	655.7	659.4	102'-11"	36'-7"
3.2EDB	656.0	18"	663.0	3"	663.0	4'	671.7	1	674.0	673.0	664.0	668.6	671.9	673.0	40'-8"	4'-8"
3.5EDB	617.5	24"	622.0	3"	622.0	4'	630.7	2	634.5	633.5	623.0	627.9	631.0	633.5	97'-0"	4'-7"
3.7EDB	590.0	24"	593.0	3"	593.0	2.5'	603.0	1	606.5	605.5	594.0	593.3	600.2	605.5	105'-4"	3'-7"

PERMANENT EXTENDED DETENTION DRY STORMWATER BASIN OUTLET STRUCTURE DETAIL
(N.T.S.)



PLAN

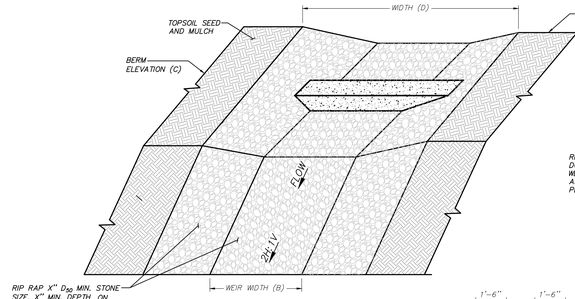


ELEVATION

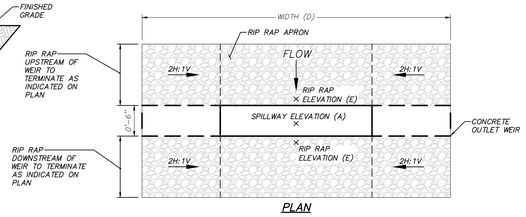
SECTION A-A

BASIN	WEIR ELEV. (A)	WEIR WIDTH (B)	BERM ELEV. (C)
2.2	669.5	10'-0"	670.5
2.3	659.2	10'-0"	660.2
2.4	659.5	10'-0"	660.5
3.2	673.0	10'-0"	674.0
3.5	633.5	10'-0"	634.5
3.6	617.5	10'-0"	618.5
3.7	605.5	10'-0"	606.5

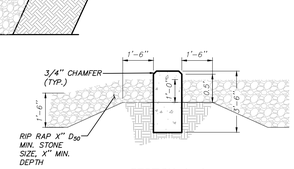
EXTENDED DETENTION BASIN EMERGENCY OVERFLOW DETAIL
(N.T.S.)



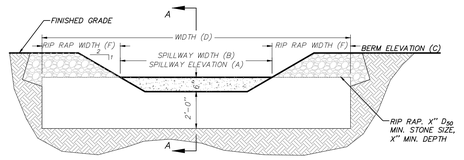
ISOMETRIC



PLAN



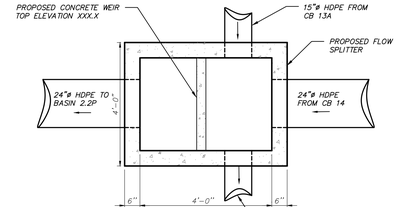
SECTION A-A



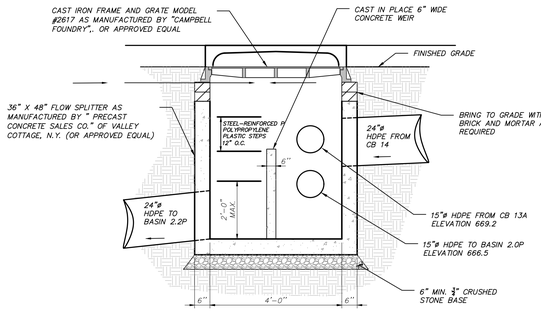
ELEVATION

BASIN	SPILLWAY ELEV. (A)	SPILLWAY WIDTH (B)	BERM ELEV. (C)	WIDTH (D)	RIP RAP ELEV. (E)	RIP RAP WIDTH (F)	RIP RAP D50 (G)	RIP RAP DEPTH (H)
3.2EDB(S)	672.0	2'-0"	674.0	10'-0"	671.5	4'-0"	9"	20"
3.5EDB(S)	631.9	1'-0"	634.5	11'-6"	631.4	5'-3"	9"	20"

CONCRETE OUTLET WEIR DETAIL
(N.T.S.)

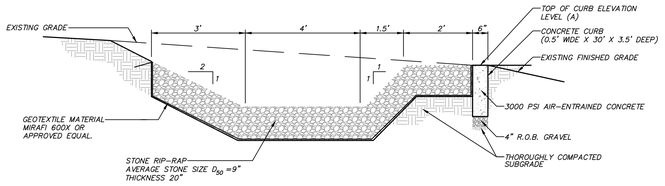


PLAN



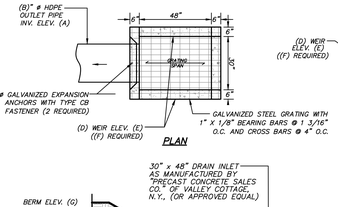
SECTION

FLOW SPLITTER FS 2 DETAIL
(N.T.S.)

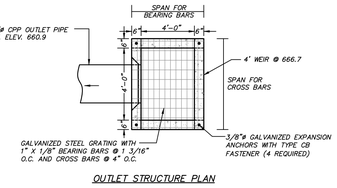


LEVEL SPREADER	LEVEL SPREADER LENGTH	TOP OF CURB ELEVATION (A)
LS 1	30'	640.0
LS 2	30'	592.0

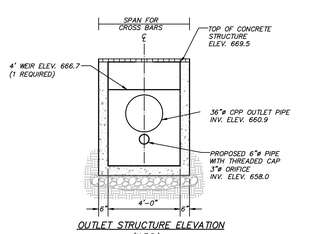
LEVEL SPREADER WITH LEVEL CONCRETE CURB AT OVERFLOW DETAIL
(N.T.S.)



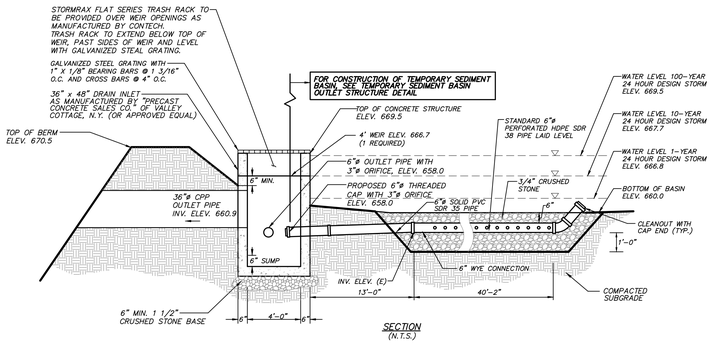
PLAN



OUTLET STRUCTURE PLAN
(N.T.S.)

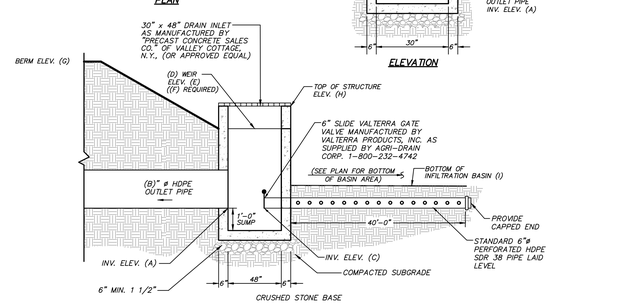


OUTLET STRUCTURE ELEVATION
(N.T.S.)



SECTION
(N.T.S.)

PERMANENT EXTENDED DETENTION DRY STORMWATER BASIN OUTLET STRUCTURE DETAIL
(N.T.S.)



STORMWATER MANAGMENT PRACTICE	OUTLET PIPE ELEVATION (A)	OUTLET PIPE DIAMETER ø" (B)	UNDER DRAIN INVERT ELEV. (C)	WEIR LENGTH (ft.)(each) (D)	WEIR ELEVATION (E)	NUMBER OF WEIRS REQUIRED (F)	TOP OF BERM ELEVATION (G)	TOP OF OUTLET STRUCTURE ELEVATION (H)	BOTTOM OF BASIN ELEVATION (I)
2.3IB	653.0	6"	653.0	4'	659.1	1	660.2	659.2	654.0
3.6IB	608.0	12"	608.0	4'	617.3	1	618.5	617.5	609.0

INFILTRATION BASIN OUTLET STRUCTURE DETAIL
(N.T.S.)

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

NO.	DATE	REVISION	BY

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

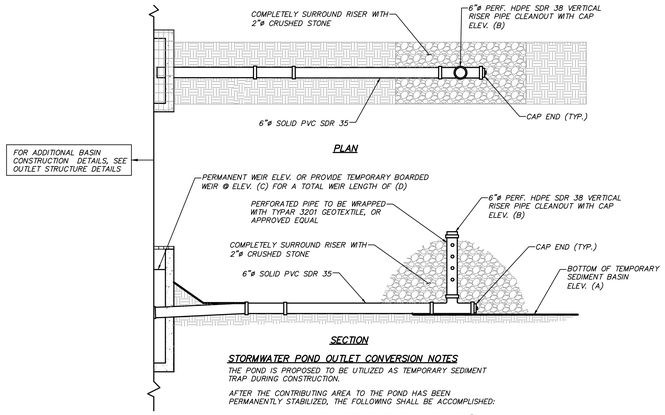
PROJECT:
BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
DETAILS

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.
DATE	11-28-22	DRAWN BY	J.W.M.
SCALE	N.T.S.	CHECKED BY	K.M.G.

DRAWING NO. D-6
SHEET 26 / 29

Z:\E\19249\100 ProDrawing Pugsley\09 5-1-5-9.dwg, 11/23/2022 3:02:17 PM, kgallagher, 1:1



STORMWATER POND OUTLET CONVERSION NOTES

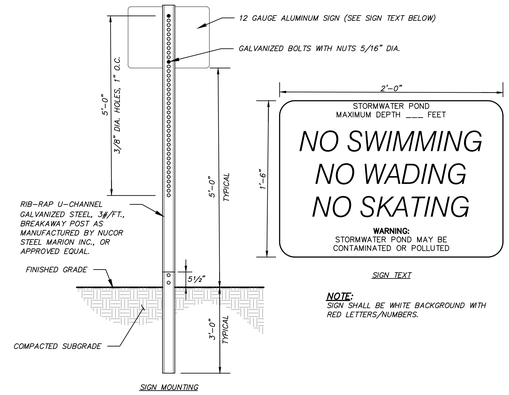
THE POND IS PROPOSED TO BE UTILIZED AS TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION.

AFTER THE CONTRIBUTING AREA TO THE POND HAS BEEN PERMANENTLY STABILIZED, THE FOLLOWING SHALL BE ACCOMPLISHED:

A. CLEAN POND AND OUTLET STRUCTURE AND REMOVE 6"ø PERFORATED VERTICAL RISER PIPE, CRUSHED STONE AND FILTER FABRIC.
B. ADD THREADED CAP WITH ORIFICE AT DISCHARGE END OF 6"ø SOLID PVC SDR 35 PIPES PER DETAIL.
C. ESTABLISH THE FINAL VEGETATION AND ELEVATIONS IN THE POND.

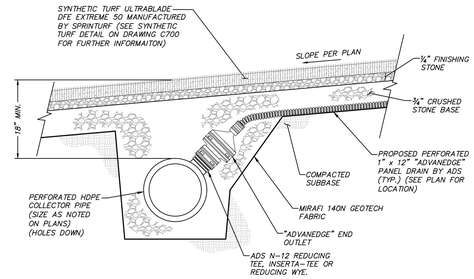
STORMWATER MANAGMENT PRACTICE	CONTRIBUTING AREA (AC)	STORAGE VOLUME REQUIRED (SEDIMENT STORAGE ZONE + DEWATERING ZONE)	STORAGE VOLUME PROVIDED BELOW WEIR (CY)	BOTTOM OF TEMPORARY BASIN ELEVATION (A)	CLEANOUT ELEVATION (B)	WEIR ELEVATION (PERMANENT OR BOARDED) (C)	TEMPORARY WEIR LENGTH (D)
1.1	11.5	47,700	54,960	830	834.5	834.0	14'

TEMPORARY SEDIMENT BASIN OUTLET DETAIL
(N.T.S.)



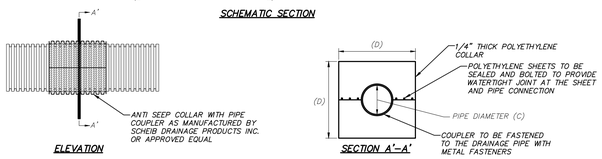
NOTE:
SIGN SHALL BE WHITE BACKGROUND WITH RED LETTERS/NUMBERS.

STORMWATER POND WARNING SIGN DETAIL
N.T.S.



NOTE:
FOR PRICING PURPOSES ASSUME 30,000 LINEAR FEET OF PANEL DRAINS AND 2,200 LINEAR FEET OF 18"ø COLLECTOR PIPE FOR ALL TURF FIELDS .

PANEL DRAIN TO PERIMETER DRAIN CONNECTION DETAIL
(N.T.S.)



OUTLET STRUCTURE	TOP OF OUTLET STRUCTURE ELEVATION (A)	INVERT OUT ELEVATION (B)	PIPE DIAMETER (INCHES) (C)	COLLAR DIMENSION (FT.) (D)	NUMBER OF COLLARS REQUIRED	DISTANCE FROM OUTLET STRUCTURE TO FIRST COLLAR (E)
OS 2.4A to DMH 3	659.5	651.0	24"	5' X 5'	3	5'
OS 2.4B to DMH 11	659.5	651.0	24"	6.8' X 6.8'	3	6'
OS 2.3 to DMH 2	659.5	653.0	6"	3.8' X 3.8'	3	5'
OS 2.2 to ES 2.3	669.5	658.0	6"	5.3' X 5.3'	3	5'
OS 2.2 to ES 2.4	669.5	660.9	36"	7.5' X 7.5'	3	5'
OS 3.2 to DMH 31	673.5	663.0	18"	6' X 6'	3	5'
OS 3.6 to ES 3.7A	617.5	608.0	12"	8.8' X 8.8'	3	9'
OS 3.7 to ES 12	605.5	593.0	24"	6.5' X 6.5'	3	5'

ANTI-SEEP COLLAR DETAIL
(N.T.S.)

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NO.	DATE	REVISION	BY

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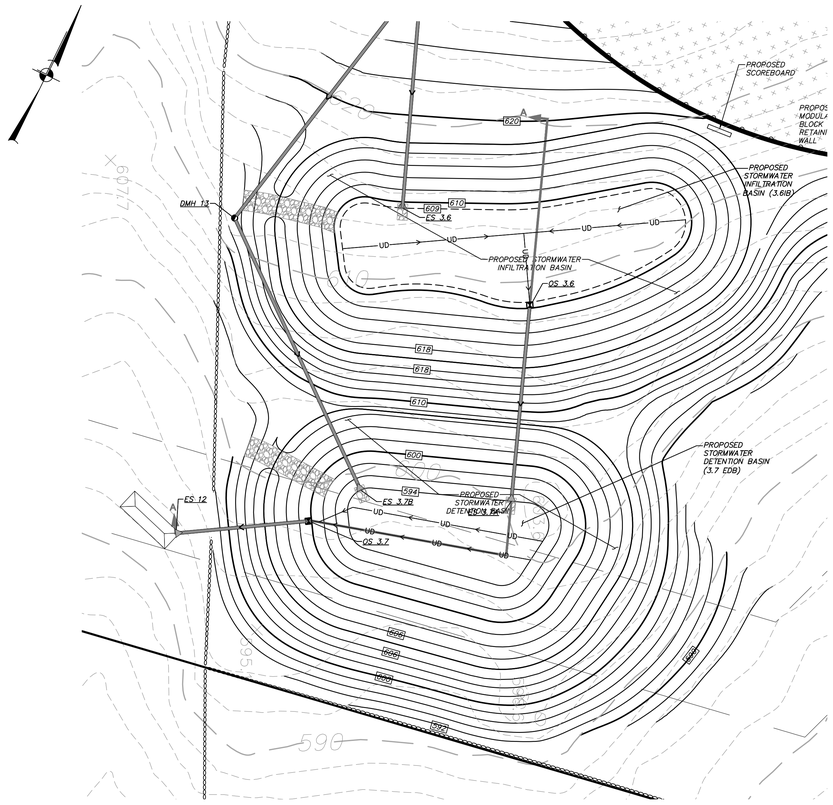
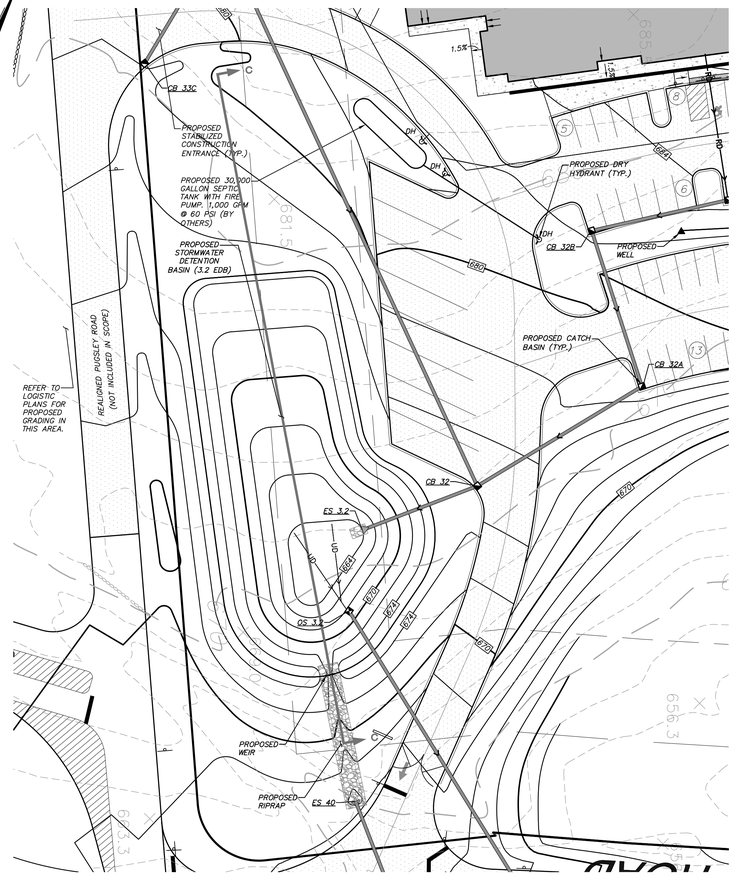
PROJECT:
BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
DETAILS

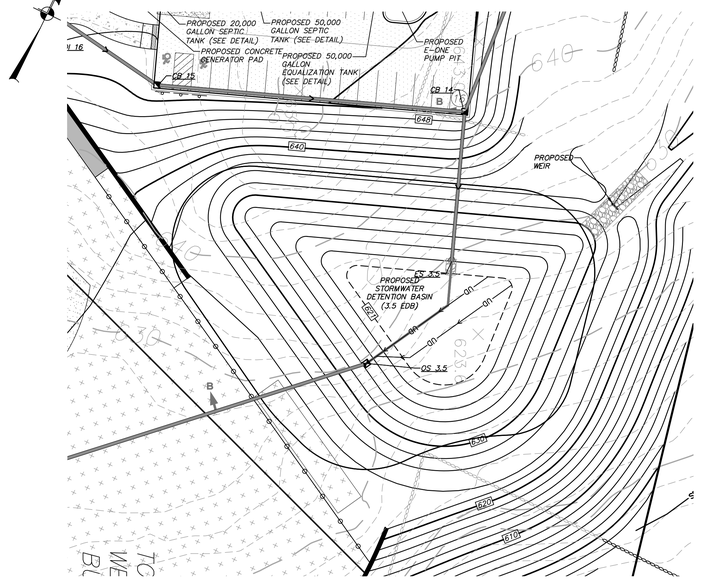
PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.	DRAWING NO.	SHEET
DATE	11-28-22	DRAWN BY	J.W.M.	D-7	27 / 29
SCALE	N.T.S.	CHECKED BY	K.M.G.		



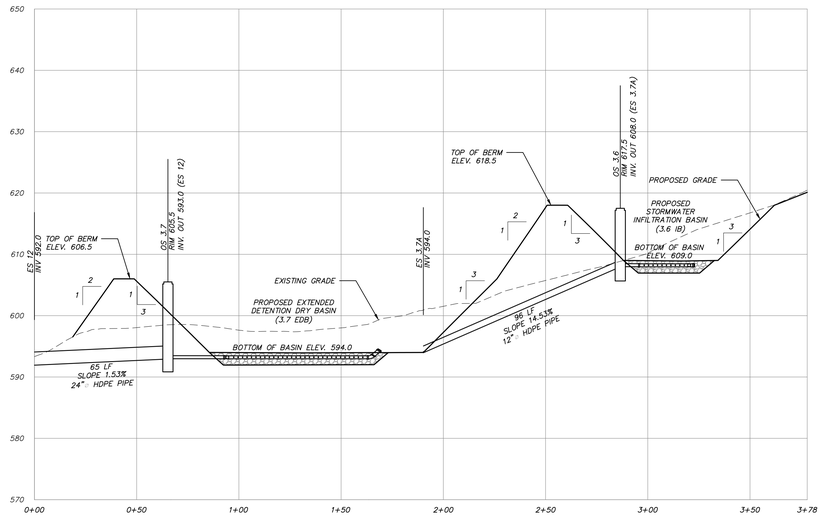
PROPOSED STORMWATER INFILTRATION BASIN (3.6 IB) AND EXTENDED DETENTION BASIN (3.7 EDB)
1" = 30'



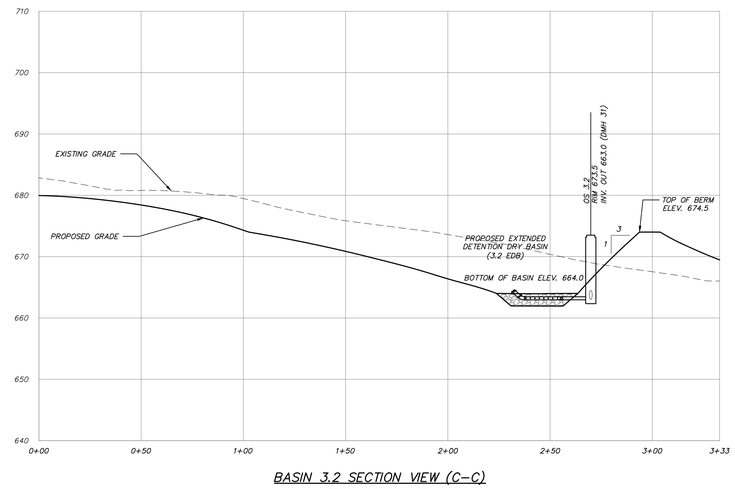
PROPOSED STORMWATER EXTENDED DETENTION BASIN (3.2 EDB)
1" = 30'



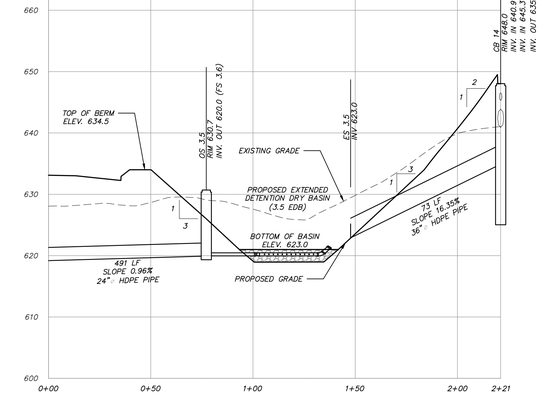
PROPOSED STORMWATER EXTENDED DETENTION BASIN (3.5 EDB)
1" = 30'



BASIN 3.6 & 3.7 SECTION VIEW (A-A)
SCALE: HORIZ. 1" = 30'
VER. 1" = 10'



BASIN 3.2 SECTION VIEW (C-C)
SCALE: HORIZ. 1" = 30'
VER. 1" = 10'



BASIN 3.5 SECTION VIEW (B-B)
SCALE: HORIZ. 1" = 30'
VER. 1" = 10'

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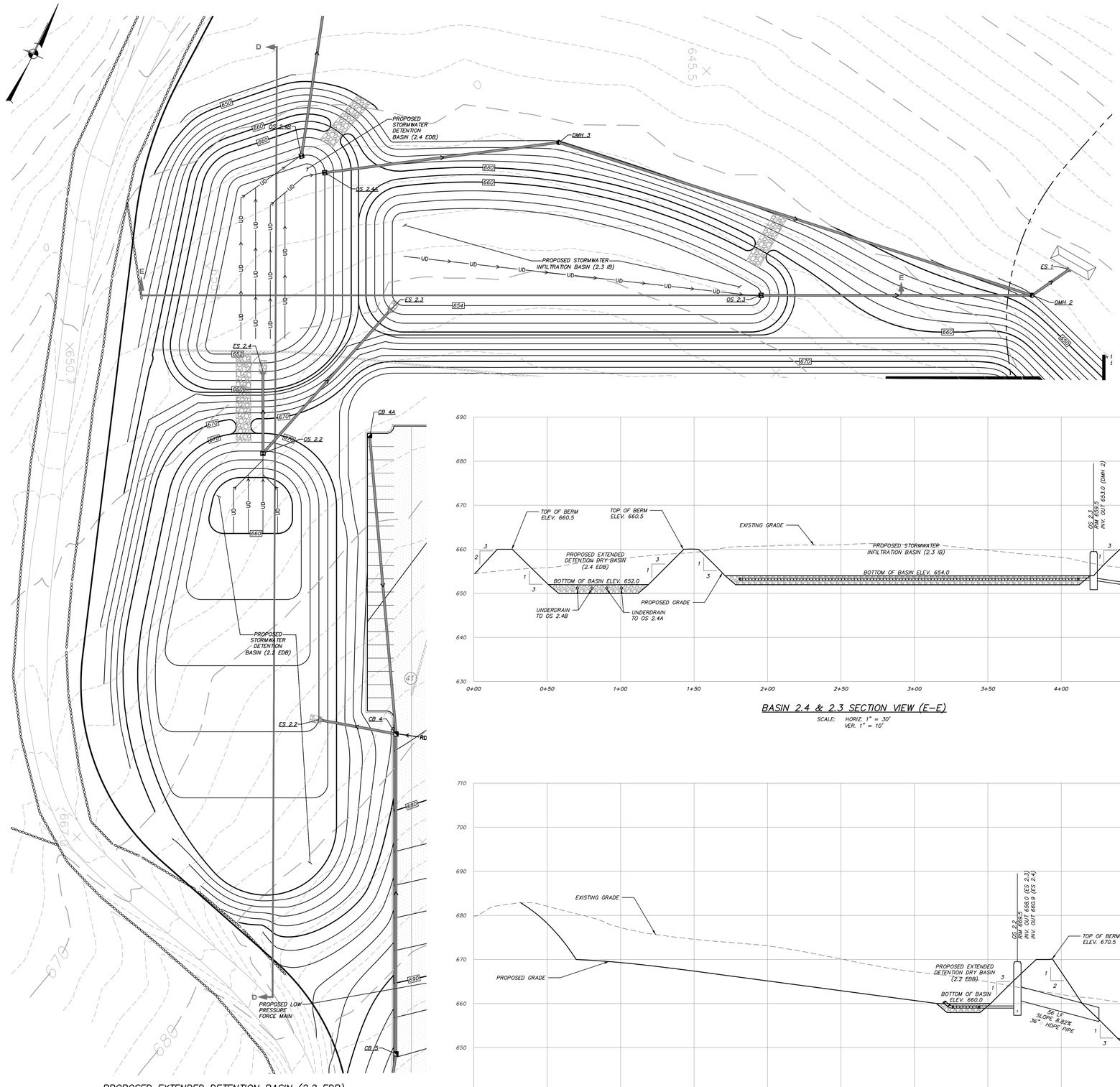
PROJECT:
BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

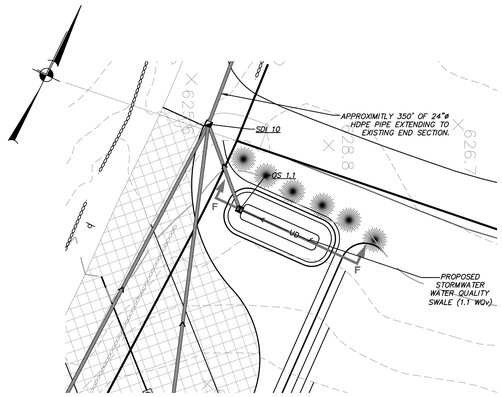
DRAWING:
DETAILS

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.	DRAWING NO.	SHEET
DATE	11-28-22	DRAWN BY	J.W.M.	D-8	28 / 29
SCALE	AS SHOWN	CHECKED BY	K.M.G.		



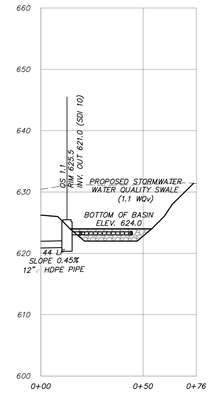
PROPOSED EXTENDED DETENTION BASIN (2.2 EDB), EXTENDED DETENTION BASIN (2.4 EDB) AND INFILTRATION BASIN (2.3 IB)

1" = 30'



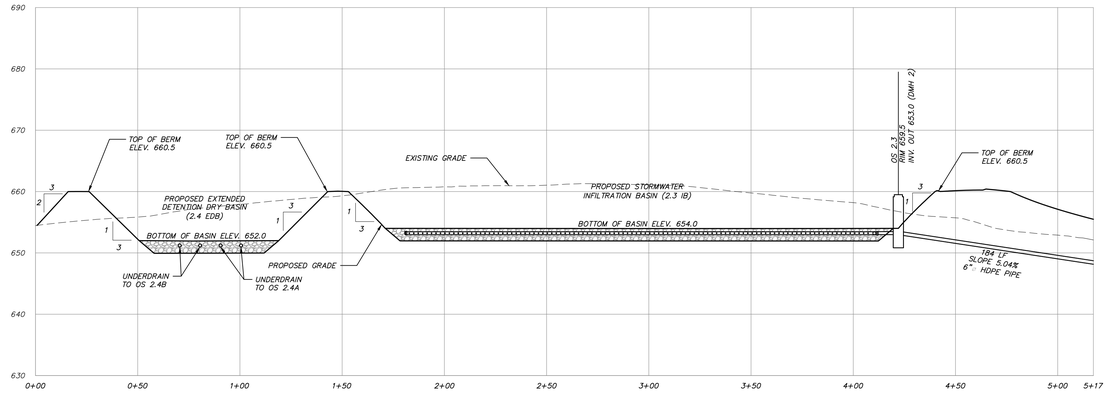
PROPOSED WATER QUALITY SWALE (1.1 WQv)

1" = 30'



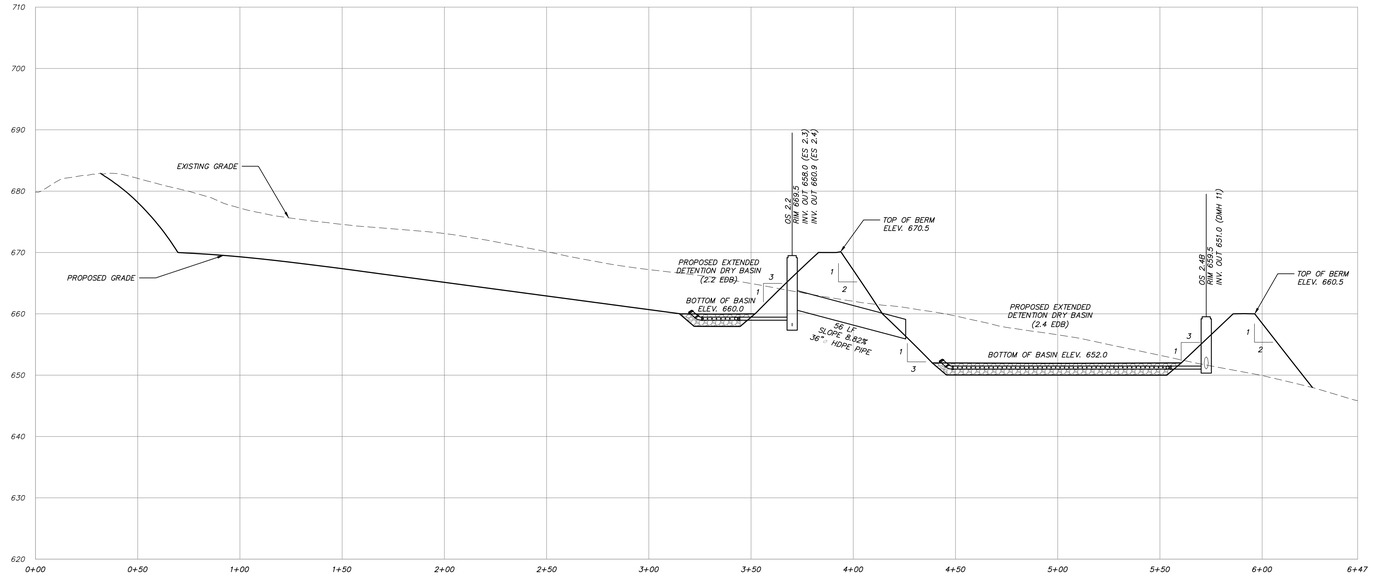
WATER QUALITY SWALE 1.1 SECTION VIEW (F-F)

SCALE: HORIZ. 1" = 30'
VER. 1" = 10'



BASIN 2.4 & 2.3 SECTION VIEW (E-E)

SCALE: HORIZ. 1" = 30'
VER. 1" = 10'



BASIN 2.2 & 2.4 SECTION VIEW (D-D)

SCALE: HORIZ. 1" = 30'
VER. 1" = 10'

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BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
DETAILS

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.	DRAWING NO.	SHEET
DATE	11-28-22	DRAWN BY	J.W.M.	D-9	29 / 29
SCALE	AS SHOWN	CHECKED BY	K.M.G.		

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LEGEND

- EXISTING PROPERTY LINE
- YARD SETBACK
- EXISTING STONEWALL
- EXISTING 10' CONTOUR
- EXISTING WETLAND WATERCOURSE
- EXISTING WETLAND SYMBOL
- EXISTING WETLAND LIMIT LINE
- TOWN WETLAND/WATERCOURSE BUFFER
- NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' WETLAND LIMITING DISTANCE
- NYCDEP 100' WATERCOURSE LIMITING DISTANCE
- PROPOSED 2' LIMIT OF DISTURBANCE

SLOPES TABLE

Number	Minimum Slope	Maximum Slope	Color	Entire Parcel (sf)	Subdivided Lot (sf)	L.O.D. (sf)*
1	0%	15%		4,629,118	2,703,542	1,826,423
2	15%	25%		1,373,656	653,018	239,236
3	25%	Vertical		681,686	205,585	48,439

* LOD Includes Disturbance On Zimmer Road

SOILS LEGEND

SOILS	DESCRIPTION	HYDROLOGICAL GROUP
ChC	Charlton fine sandy loam, 8% to 15% slopes	B
CrC	Charlton–Chatfield complex 0% to 15% slopes	B
CsD	Chatfield–Charlton complex, 15% to 35% slopes	B
CtC	Chatfield–Hollis–Rock outcrop complex, 0% to 15% slopes	B
HrF	Hollis–Rock outcrop complex, 35% to 60% slopes	D
LcB	Leicester loam, 3% to 8% slopes, stony	A/D
NcA	Natchaug muck, 0% to 2% slopes	B/D
PnB	Paxton fine sandy loam, 2% to 8% slopes	C
PnC	Paxton fine sandy loam, 8% to 15% slopes	C
RdB	Ridgebury complex, 3% to 8% slopes	D
RgB	Ridgebury complex, 0% to 8% slopes	D
Sh	Sun loam	C/D
SuB	Sutton loam, 3% to 8% slopes	B
Ub	Udorthents, smoothed	B
W	Water	–
WdB	Woodbridge loam, 3% to 8% slopes	C/D
WdC	Woodbridge loam, 8% to 15% slopes	C/D

NRCS Soil Boundary Line

N/F COUNTY OF PUTNAM

N/F TOWN OF SOUTHEAST PART OF TAX MAP #10 PROPOSED LOT 1

RIDGELINE PROTECTION AREA

PART OF TAX MAP #10 PROPOSED LOT 2

TOWN OF PATTERSON

TOWN OF SOUTHEAST

INTERSTATE 84

N/F COUNTY OF PUTNAM

N/F TOWN OF SOUTHEAST PART OF TAX MAP #11 PROPOSED LOT 4

PART OF TAX MAP #11 PROPOSED LOT 3

N/F YARUSSO

N/F PUTNAM SEABURY PARTNERS

N/F PUTNAM SEABURY PARTNERS

NYSDEC WETLAND LC-18

NYSDEC WETLAND LC-28

EXISTING POND

EXISTING POND

EXISTING TOWN WETLAND

TOWN WETLAND BUFFER

NYCDEP 100' LIMITING DISTANCE

PROPOSED SUBDIVISION LOT LINE

50' ENVIRONMENTAL CONSERVATION BUFFER

100' TOWN WATERCOURSE BUFFER & NYCDEP 100' WATERCOURSE LIMITING DISTANCE.

NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' LIMITING DISTANCE. SEE NOTE #5

PROPOSED PARKING LOT (23 SPACES)

PROPOSED STORMWATER DETENTION BASIN

PROPOSED SUBDIVISION LOT LINE

TOWN WATERCOURSE BUFFER

PROPOSED MAINTENANCE SHED

PROPOSED PARKING LOT (292 SPACES)

PROPOSED SYNTHETIC TURF BATTING & CAGES

PROPOSED WATER TREATMENT BUILDING

PROPOSED CONCESSION & RESTROOMS

PROPOSED SYNTHETIC TURF LITTLE LEAGUE FIELD

PROPOSED SYNTHETIC TURF SHOWCASE BASEBALL FIELD

PROPOSED CONCESSION, RESTROOMS & PRO SHOP

PROPOSED BATTING CAGES

PROPOSED LIMIT OF DISTURBANCE

100' SIDE YARD SETBACK

50' ENVIRONMENTAL CONSERVATION BUFFER

PROPOSED STORMWATER INFILTRATION BASIN

PROPOSED SYNTHETIC TURF MULTI-SPORT FIELD (360' x 203')

PROPOSED SYNTHETIC TURF BASEBALL FIELDS

PROPOSED CONCESSION & RESTROOMS

PROPOSED PARKING LOT (41 SPACES)

PROPOSED STORMWATER DETENTION BASIN

PROPOSED WELL

PROPOSED RETAINING WALL (TYP.)

PROPOSED CONCESSION

PROPOSED PLAYGROUND

PROPOSED MAIN BUILDING

PROPOSED WELL

PROPOSED PARKING LOT (93 SPACES)

PROPOSED SYNTHETIC TURF LITTLE LEAGUE FIELDS

PROPOSED STORMWATER DETENTION BASIN

FIELDS CORNER ROAD

REALIGNED PUGSLEY ROAD (NOT INCLUDED IN SCOPE)

ZIMMER ROAD

200' MIN. TO SITE

100' FRONT YARD SETBACK

100' SIDE YARD SETBACK

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

PROGRESS PRINT 10-31-22

NO.	DATE	REVISION	BY
2	3-1-22	PLANNING BOARD SUBMISSION	TMB
1	12-15-21	GENERAL REVISIONS	MEU

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PROJECT:
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160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
SOILS & SLOPES MAP

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.
DATE	8-20-21	DRAWN BY	M.E.U.
SCALE	1" = 100'	CHECKED BY	K.M.G.

DRAWING NO. SS-1

SHEET 1 / 1

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