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
- EXISTING WELL

FIRST AID AT BUILDINGS NOTE:

1. The project will have AEDs (defibrillators) and First Aid supplies stored at central locations close to the playfields, each in an accessible cabinet with clearly visible AED/First Aid signage. The buildings will have signage on the outside indicating they are First Aid Stations. AEDs and First Aid supplies are proposed to be stored at the following buildings:
   - Fieldhouse
   - MC – Main Concourse Concession
   - LC – Large Clover Concession
   - LL – Little League / Softball Concession
   - MS – Multi Sport Concession
   - SC – Baseball Showcase Concession

GENERAL NOTES:

1. Property lines shown taken from map entitled "Map of Alienation Parcels Prepared for Prosewing..." 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 Pawliczak 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	462

Parking Calculations:

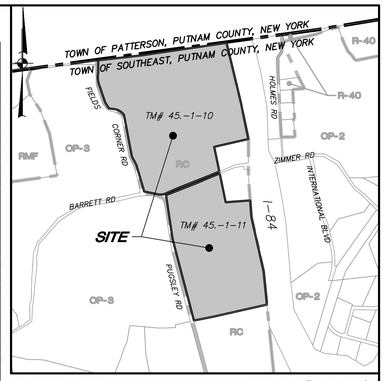
Recreation in Building: 41,980 sf recreation @ 1 space per 250 sf (ITE[1]) = 168 Spaces
Retail in Main Building: 470 sf retail @ 1 space per 250 sf = 2 Spaces
Athletic Field Seating: 860 seats @ 1 space per 5 spectator seats[2] = 172 Spaces
Public Trail Use: 2 Spaces
TOTAL NUMBER OF SPACES REQUIRED PER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

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

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	433.5'±	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%	5% [4]
Open Space Requirement:	55%	> 55%	85% [3]	> 55%	95% [3]
Maximum Building Stories:	3	N/A	< 3 Stories	N/A	< 3 Stories
Maximum Building Height:	35'	N/A	45.0' [2]	N/A	< 35'
Parking Setbacks:					
Front:	100'	N/A	23.7'± [2]	N/A	26.2'± [2]
Side:	100'	N/A	193.8'±	N/A	130.3'±
Rear:	100'	N/A	644.4'±	N/A	333.0'±
Maximum Fence Height within Front Yard:					
Backstop at Showcase Field	3'	N/A	N/A	N/A	30' [2]
Driveway Gates	3'	N/A	6' [2]	N/A	6' [2]
Entrance Arch	3'	N/A	20' [2]	N/A	N/A
Maximum Manufactured Slope	30'	N/A	36' [2]	N/A	35' [2]
Maximum Retaining Wall Height	10'	N/A	12' [2]	N/A	16.1' [2]

1 Pending subdivision approval.
2 Variance granted by the Town of Southeast Zoning Board of Appeals on July 17, 2023.
3 The open space calculation for proposed Lot 2 includes 14.0 acres of pervious 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 pervious synthetic turf.



LOCATION MAP SCALE: 1" = 1,000'±

OWNER:

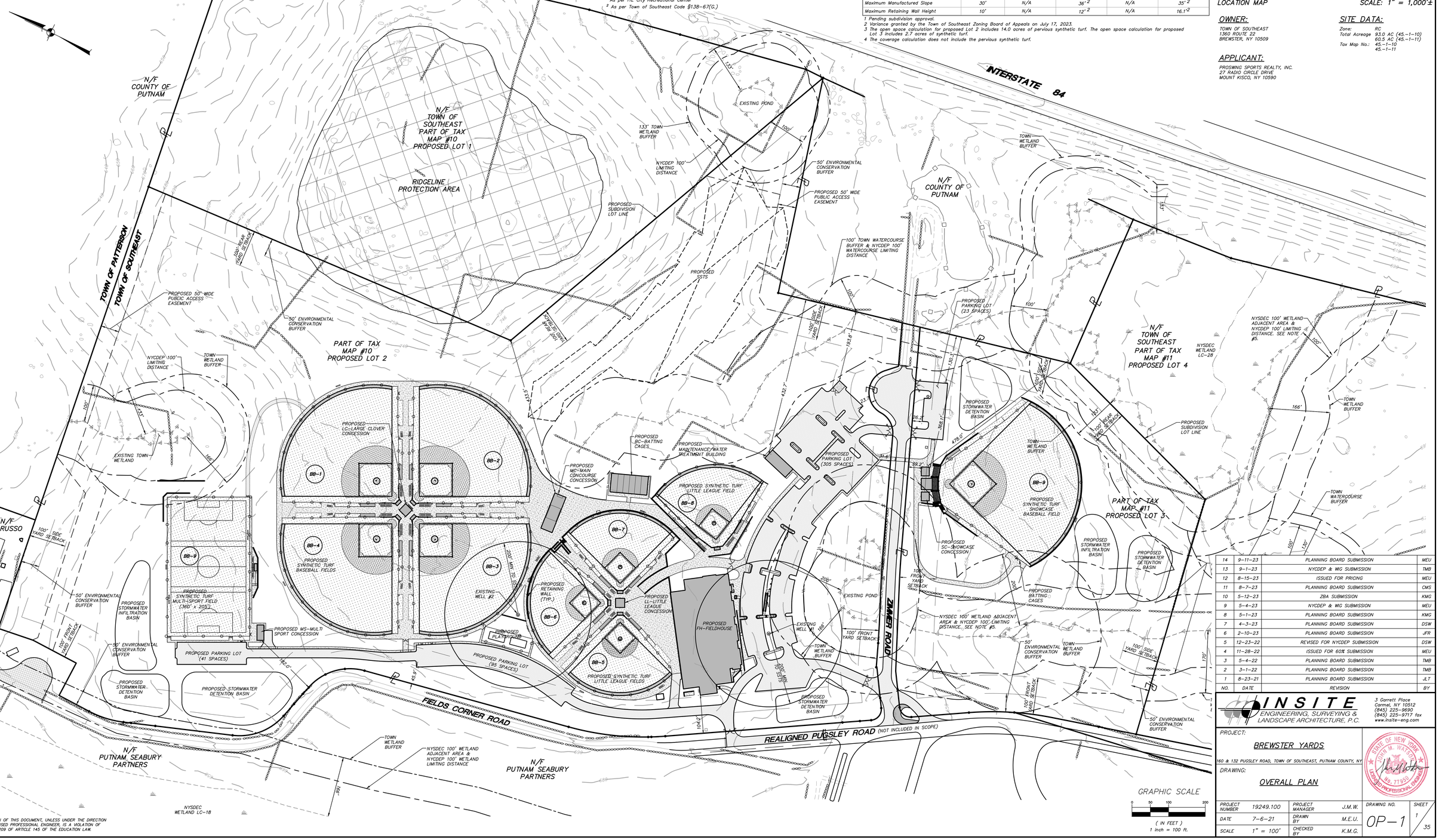
TOWN OF SOUTHEAST
1360 ROUTE 22
BREWSTER, NY 10509

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
14	9–11–23	PLANNING BOARD SUBMISSION	MEU
13	9–1–23	NYCDEP & WG SUBMISSION	TMB
12	8–15–23	ISSUED FOR PRICING	MEU
11	8–7–23	PLANNING BOARD SUBMISSION	CMS
10	5–12–23	ZBA SUBMISSION	KMG
9	5–4–23	NYCDEP & WG SUBMISSION	MEU
8	5–1–23	PLANNING BOARD SUBMISSION	KMG
7	4–3–23	PLANNING BOARD SUBMISSION	DSW
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 — LUCAS M. WATSON — No. 17980 — 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 / 35

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:\E\19249\000 Pre-Swing Pugsley\01 CAD\Dwg 3\11/2/2023 2:38:51 PM, author: LS

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
- EXISTING WELL

1. ALSO REFER TO DRAWINGS SP-5.1 THROUGH SP-5.5 FOR LABELS FOR EXISTING TREES TO BE PRESERVED.
2. REFER TO DRAWINGS SP-5.1 THROUGH SP-5.5 FOR PLANTING AND SEEDING NOTES AND LOCATIONS OF TEMPORARY DEER FENCING.
3. REFER TO DETAIL SHEETS FOR SILT FENCE AND TEMPORARY DEER FENCE DETAILS.
4. REFER TO DRAWINGS SP-3.1 THROUGH 3.5 FOR SILT FENCE LOCATIONS WHICH WILL ALSO SERVE AS TREE PROTECTION IN SOME LOCATIONS.

REMOVAL NOTES

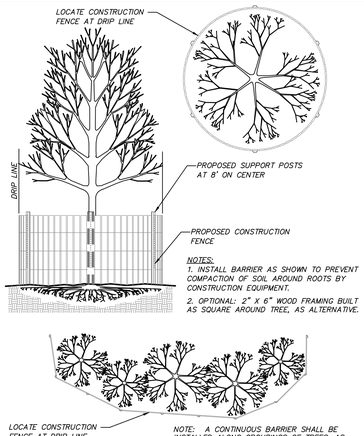
1. Prior to submitting the bid, the contractor shall visit the site and familiarize themselves with the site conditions and existing improvements to be removed.
2. The contractor shall provide all removals incidental and necessary to execute the work prescribed in the contract documents. All existing features specified to be removed shall be removed in their entirety unless otherwise authorized in writing by the owner or the project engineer.
3. These drawings are intended to show an overall Limit of Disturbance and general features to be removed. Not all features incidental to the general scope of the site work have been shown to be removed. The contractor shall be responsible for all removals within the limits of both above and below grade features, necessary for the construction of the site improvements shown hereon.
4. Refer to construction sequence for sequence of utility removal and replacement.
5. All building materials shall be demolished and removed from the site.
6. Burying of any demolished building materials on site is prohibited. Building foundations may be crushed and abandoned, filled in and restored in accordance with the project specifications.

EXCAVATION NOTES:

1. All pavement to be saw cut to its full depth by the contractor prior to excavation.
2. The Contractor shall provide sheeting, shoring, a benched excavation, or a sloped excavation for all excavations 5.0 feet or greater in depth.
3. All sheeting and shoring protective systems used for excavation shall be designed and stamped by a NYS licensed Professional Engineer.
4. Where construction crosses or is adjacent to existing utility lines (fuel, water gas, telephone, electric or communication), the contractor shall carefully hand excavate so as to locate, mark and protect the utility lines against disturbance or damage by providing adequate support and protection as approved by the Engineer. The contractor shall repair any power or communication interruption immediately, at no additional cost to the owner.
5. Trench excavation outside of temporary construction fence is to be backfilled on the same day as excavation. Temporary orange construction fence is required around these work areas for on going work.
6. All utility trenching in and adjacent to roadways shall be backfilled prior to the end of the work day, unless otherwise authorized by the Engineer. Item 4 shall be temporarily brought to the surface of the utility trench flush with the adjacent pavement and maintained until the final pavement is installed. Road plates, if used, shall be designed to meet H25 loading requirements.

TREE PRESERVATION NOTES:

1. Healthy trees will be preserved wherever feasible. Individual trees near the edge of the construction area that warrant protection based on their size, location and health condition shall be determined in the field by the project Landscape Architect prior to the start of construction.
2. Protection of standing trees to remain will be provided in accordance with NYSDEC guidelines, which include construction perimeter fence protection, marking of individual trees to be preserved and erection of temporary barrier fencing along their root protection zone, and if practical creation of permanent tree wells around trees to be preserved in areas where the grade needs to be altered.
3. Useful timber within the project limit of disturbance will be harvested and unsaleable trees and limb trimmings will be chipped for reuse as erosion control mulch during and after construction.
5. Hazardous or diseased trees will be removed and all diseased and dead limbs pruned within 150 feet of proposed buildings.
6. Best practices will be used during the harvesting of trees to minimize disturbance of the soil in areas to be cleared and to provide protections for adjacent trees that are to be preserved.
7. Bulk material, equipment, or vehicles shall not be stockpiled or parked with 10 feet of the trunk of any tree, nor within the drip line of any tree identified in the field to be preserved (per Note #5 above). If any protected tree is inadvertently damaged, it shall be repaired under the direction of a certified arborist.
8. An Erosion and Sediment Control Plan will designate the location of all temporary soil stockpiles. Field adjustment of stockpile locations may be necessary so that they are located outside of the critical root zone of all trees to be preserved.
9. The project Landscape Architect will review the trees to be preserved and the Tree Protection and Tree Preservation Notes with the contractor before start of site work.



TREE PROTECTION DETAIL
(N.T.S.)

TREE PROTECTION NOTES:

1. For individual trees or groupings of trees identified specifically for preservation and protection by the Project Landscape Architect ("Protected Trees") in areas adjacent to the proposed limits of disturbance for the project, tree protection fencing will be installed along the edge of the critical root zone (CRZ) of the subject tree(s). The CRZ will ideally be defined as one foot of radius out from the tree for each diameter at protected tree, measured at 4.5 feet above the existing grade, or the drip line of the tree--whichever is greater.
2. Should any grading or excavation be identified and required within the CRZ of a Protected Tree(s), this intrusion shall be reviewed and approved by the project Landscape Architect. Prior to the grading or excavation, an area 1-foot in width inside the limit of disturbance, adjacent to this approved intrusion into the critical root zone, will be excavated, by hand, to identify roots extending into this area. All roots will be cleanly cut by hand, by qualified landscape personnel, and in accordance with ANSI (American National Standards Institute) A300 standards, to promote root callusing and regeneration. Once all roots are cleanly cut, soil will be restored to the area and tree protection fencing will be installed along the established tree protection zone. If roots are to be exposed for a period greater than 48 hours, the exposed area shall be covered with at least six inches of mulch and maintained moist during the course of construction until the area can be properly backfilled.
3. All grading and excavation along the limits of disturbance and in vicinity of trees to be preserved, shall be performed with equipment located outside of the established tree protection zone (TPZ).
4. Tree protection fencing will consist of silt fencing where that is depicted and required by the project Erosion and Sediment Control Plans, by Tree Protection Fencing per the detail and notes provided in the project site plan set, or by Temporary Deer Fencing (per the project detail) in areas where that is required per the site plans. Tree protection fencing will be installed by hand, prior to any site disturbance, and remain in place until all site work is complete.
5. Signage will be placed on the fencing to identify the area as a tree protection zone (TPZ) and not to enter this area.
6. Within the TPZ, the following are prohibited: stockpiling of construction materials, soil, and demolition debris; vehicle and equipment parking/storage/maintenance; trenching; excavating; grading; washing out of equipment.
7. At the conclusion of all site work, a mulch ring will be provided around select trees to remain, as identified by the project Landscape Architect, consisting of organic shredded mulch, or woodchips stockpiled from removed site trees 3" in thickness.
8. In the absence of adequate rainfall throughout the course of the construction and development project, 1" of water will be provided to the critical root zone area per week, by hand, through deep soaking/slow delivery methods for Protected Trees that have received impact to their CRZ during construction or as recommended by the project Landscape Architect.
9. Proposed mitigation plantings to be installed within the critical root zone of Protected Trees, will be dug and installed by hand. Locations may be adjusted in the field based on review by project Landscape Architect in order to minimize any disturbance to existing roots of Protected Trees. Refer to Notes on Drawing SP-5.5.

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

NO.	DATE	REVISION	BY
12	9-11-23	PLANNING BOARD SUBMISSION	MEU
11	9-1-23	NYCDEP & WG SUBMISSION	TMB
10	8-15-23	ISSUE FOR PRICING	KJK
9	8-7-23	PLANNING BOARD SUBMISSION	CMS
8	5-4-23	NYCDEP & WG SUBMISSION	MEU
7	5-1-23	PLANNING BOARD SUBMISSION	MEU
6	4-3-23	PLANNING BOARD SUBMISSION	DSW
5	2-17-23	REVISED FOR NYSDEC SUBMISSION	DSW
4	12-23-22	REVISED FOR NYCDEP SUBMISSION	DSW
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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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: EXISTING CONDITIONS & TREE PRESERVATION PLAN

STATE OF NEW YORK — JOHN M. WARTSKI — No. 77955 — 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. EX-1
SHEET 2 / 35

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:\E\19249\00 Proj\dwg Pugsley\02 Ex-1.dwg, 9/12/2023 1:47:22 PM, dwadvance, 1:1

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE WALL
- 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
- (9) PROPOSED # OF STALLS TO BE STRIPED
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED CHAIN LINK FENCE
- PROPOSED POST & RAIL FENCE
- PROPOSED ALUMINUM FENCE
- PROPOSED PAINTED CROSSWALK
- PROPOSED LIGHTING
- PROPOSED LIGHT POLE WITH FLAG
- PROPOSED PAINTED DIRECTIONAL ARROW
- PROPOSED PAINTED HANDICAP PARKING SYMBOL
- (1) PROPOSED SINGLE POLE SIGN
- PROPOSED DOOR LOCATION
- PROPOSED BLEACHERS

NYSDEC WETLAND LC-18

FIELDS CORNER ROAD

TOWN OF PATTERSON

TOWN OF SOUTHEAST

POOL

ROCKS

PROPOSED STORMWATER CISTERN (1.1 C)

PROPOSED GRAVEL TRUCK TURNAROUND

75'R

50'R

PROPOSED 24' WIDE SINGLE GATE

166'

TOWN WETLAND BUFFER

50' ENVIRONMENTAL CONSERVATION BUFFER

100' FRONT YARD SETBACK

PROPOSED 50' WIDE PUBLIC ACCESS EASEMENT

50' ENVIRONMENTAL CONSERVATION BUFFER

100' SIDE YARD SETBACK

PROPOSED STORMWATER DETENTION BASIN (2.4 EDB)

PROPOSED STORMWATER INFILTRATION BASIN (2.3 IB)

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
WL G8
WL G4
WL G9
WL G3
WL G10
WL G11
WL G2
WL G12
WL G1 & G13

133'

EXISTING TOWN WETLAND

PROPOSED MODULAR BLOCK RETAINING WALL

100

PROPOSED ATHLETIC FIELD LIGHTING (TYP.)

PROPOSED 8' HT. CHAIN LINK FENCE WITH WINDSCREEN

PROPOSED SCOREBOARD

PROPOSED CONCRETE CURB

PROPOSED GATE

PROPOSED PORTABLE BENCHES

PROPOSED SYNTHETIC TURF MULTI-SPORT FIELD (SOCCER AND LACROSSE LINE WORK) (PROVIDE ADD/ALT FOR FIELD HOCKEY LINEWORK) (MS-1) (360' x 205')

PARKING LOT LIGHTING (TYP.)

PROPOSED ASPHALT PARKING LOT

60.0'

PROPOSED STORMWATER DETENTION BASIN (2.2 EDB)

PROPOSED GATE

PROPOSED GATE

PROPOSED FLAGPOLE

PROPOSED ADA RAMP BY PRESS BOX MANUFACTURER

PROPOSED 8'-x 20' PRESS BOX

PROPOSED PORTABLE BENCHES

PROPOSED GATE

PROPOSED CURB RAMP

5' TRANSITION CURB (TYP.)

24.0'

74.5'

23.0'

PROPOSED MOUNTABLE CURB AT TURNAROUND (38 LF.)

PROPOSED MS-MULTI SPORT CONCESSION (WITH RESTROOMS)

PROPOSED ADA ACCESSIBLE RAMP

PROPOSED ACCESSIBLE VIEWING PLATFORM

PROPOSED BLEACHERS (TYPE A-1) (4 UNITS)

PROPOSED MODULAR BLOCK WALL

PROPOSED CONCRETE SIDEWALK

PROPOSED LIMITS OF SYNTHETIC TURF (TYP.)

PROPOSED ASPHALT MAINTENANCE ACCESS

PROPOSED CONCRETE SIDEWALK

PROPOSED CONCRETE SIDEWALK

200'

200'

TOWN WETLAND BUFFER

NYCDEP 100' LIMITING DISTANCE

991'

MATCHLINE TO DRAWING SP-12

GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION	BY
9	9-11-23	PLANNING BOARD SUBMISSION	MEU
8	9-1-23	NYCDEP & WG SUBMISSION	TMB
7	8-15-23	ISSUE FOR PRICING	KJK
6	8-7-23	PLANNING BOARD SUBMISSION	CMS
5	5-4-23	NYCDEP & WG SUBMISSION	MEU
4	5-1-23	PLANNING BOARD SUBMISSION	MEU
3	4-3-23	PLANNING BOARD SUBMISSION	DSW
2	2-6-23	PLANNING BOARD SUBMISSION	DSW
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:
LAYOUT PLAN

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

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 / 35

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:\E19X\19300 Pro\Dwng Prg\Pln\03 SP-1.1- SP-1.4.dwg, 8/10/2023 10:07:16 AM, mcfo, 1:1

MATCHLINE TO DRAWING SP-1.1

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE WALL
- 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 CHAIN LINK FENCE
- PROPOSED POST & RAIL FENCE
- PROPOSED ALUMINUM FENCE
- PROPOSED PAINTED CROSSWALK
- PROPOSED LIGHTING
- PROPOSED LIGHT POLE WITH FLAG
- PROPOSED PAINTED DIRECTIONAL ARROW
- PROPOSED PAINTED HANDICAP PARKING SYMBOL
- PROPOSED SINGLE POLE SIGN
- PROPOSED DOOR LOCATION
- PROPOSED BLEACHERS

(38 LF.)
PROPOSED CONCRETE SIDEWALK
PROPOSED ASPHALT MAINTENANCE ACCESS
PROPOSED SCOREBOARD
PROPOSED CLAY COLORED WARNING TRACK (TYP.)
PROPOSED 20' HT. (ABOVE FENCE) BATTER'S EYE BLACKOUT SCREEN AT CENTER FIELD
PROPOSED 8' HT. CHAIN LINK FENCE WITH WINDSREEN (TYP.)
PROPOSED SYNTHETIC TURF BASEBALL FIELD (BB-2)
PROPOSED SYNTHETIC TURF BASEBALL FIELD (BB-1)
PROPOSED GATE
PROPOSED 8' HT. CHAIN LINK FENCE WITH WINDSCREEN (TYP.)
CLAY COLORED SYNTHETIC TURF
PROPOSED PORTABLE MOUND (TYP.)
PROPOSED 2' HIGH WALL WITH PADDING ON FIELD SIDE AND BACKSTOP NETTING (TYP.)
PROPOSED GATE (TYP.)
PROPOSED PITCHING CAGES WITH PITCHER'S MOUNDS (QTY. 4 PER FIELD)
PROPOSED DUGOUTS (TYP.)
PROPOSED BLEACHER (TYPE B-1) WITH TEE CANTILVER HIP/SHADE (TYP.)
PROPOSED BLEACHER (TYPE A-1) (TYP.)
PROPOSED SCOREKEEPER SHED (TYP.)
PROPOSED LC- LARGE CLOVER CONCESSION
PROPOSED LOCATION FOR 14'x70' BATTING CAGE (QTY. 4 PER FIELD)
PROPOSED BLEACHER (TYPE B-1) WITH TEE CANTILEVER HIP SHADE (TYP.)
PROPOSED POLES FOR NETTING
PROPOSED INTEGRATED FENCE SYSTEM (TYP.)
PROPOSED ATHLETIC FIELD LIGHTING (TYP.)
PROPOSED LOCATION FOR 14'x70' BATTING CAGE (QTY. 4 PER FIELD)
PROPOSED MOUNTABLE CURB AT ENTRANCE
PROPOSED CURB RAMP, (TYP.)
92' ENVIRONMENTAL CONSERVATION BUFFER
100' FRONT YARD SETBACK
PROPOSED 8' HT FENCE IN CONCRETE CURB
PROPOSED CONCRETE CURB (TYP.)
PROPOSED CONCRETE SIDEWALK
PROPOSED PARKING LOT LIGHTS (TYP.)
PROPOSED PICKLEBALL COURT
PROPOSED PLAYGROUND WITH RUBBER SAFETY TILES OVER RUBBER SURFACE
PROPOSED ASPHALT PARKING LOT
PROPOSED 18" HT. SEATING WALL
PROPOSED BENCH (TYP.)
PROPOSED CELL PHONE CHARGING STATION
PROPOSED 8' HT. CHAIN-LINK FENCE WITH WINDSCREEN (FENCE SITS AT FIELD LEVEL IN FRONT OF WALL)
PROPOSED SYNTHETIC TURF LITTLE LEAGUE FIELD (BB-6)
PROPOSED BATTING CAGES (TYP.)
PROPOSED PITCHING CAGES WITH PITCHER'S MOUNDS (TYP.)
CLAY COLORED SYNTHETIC TURF
PROPOSED CLAY COLORED WARNING TRACK (TYP.)
PROPOSED SYNTHETIC TURF BASEBALL FIELD (BB-3)
PROPOSED SYNTHETIC TURF BASEBALL FIELD (BB-4) SEE ENLARGEMENT FOR TYPICAL DIMENSIONS
PROPOSED CONCRETE PLAZA
PROPOSED POST AND RAIL FENCE
PROPOSED ATHLETIC FIELD LIGHTS (TYP.)
PROPOSED FLAGPOLE
PROPOSED CONCRETE, RETAINING WALL WITH CABLE GUARD ON TOP
PROPOSED ACCESSIBLE RAMP WITH HANDRAILS
PROPOSED MAIN CONCOURSE CONCESSION (WITH RESTROOMS)
PROPOSED STEPS WITH HANDRAILS
PROPOSED BATTING CAGE (TYP.)
PROPOSED SUPERIOR CUSTOM SAIL SHADE (TYP.)
FIELDS CORNER ROAD
STARTWC 1-1

MATCHLINE TO DRAWING SP-1.3

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

NO.	DATE	REVISION	BY
9	9-11-23	PLANNING BOARD SUBMISSION	MEU
8	9-1-23	NYCDEP & WIG SUBMISSION	TMB
7	8-15-23	ISSUE FOR PRICING	KJK
6	8-7-23	PLANNING BOARD SUBMISSION	CMS
5	5-4-23	NYCDEP & WIG SUBMISSION	MEU
4	5-1-23	PLANNING BOARD SUBMISSION	MEU
3	4-3-23	PLANNING BOARD SUBMISSION	DSW
2	2-6-23	PLANNING BOARD SUBMISSION	DSW
1	12-23-22	REVISED FOR NYCDEP SUBMISSION	DSW

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3 Garrett Place
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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: LAYOUT PLAN

STATE OF NEW YORK — JOHN M. WATSON — No. 77960 — LICENSED PROFESSIONAL ENGINEER

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 / 35

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:\E\19249\000\Drawing Prep\Set 03 SP-1.1 SP-1.4.dwg, 8/10/2023 1:20:37 PM, mcriter, 1:1

MATCHLINE TO DRAWING SP-12

MATCHLINE TO DRAWING SP-14

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE WALL
- 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 CHAIN LINK FENCE
- PROPOSED POST & RAIL FENCE
- PROPOSED ALUMINUM FENCE
- PROPOSED PAINTED CROSSWALK
- PROPOSED LIGHTING
- PROPOSED LIGHT POLE WITH FLAG
- PROPOSED PAINTED DIRECTIONAL ARROW
- PROPOSED PAINTED HANDICAP PARKING SYMBOL
- PROPOSED SINGLE POLE SIGN
- PROPOSED DOOR LOCATION
- PROPOSED BLEACHERS

NO.	DATE	REVISION	BY
9	9-11-23	PLANNING BOARD SUBMISSION	MEU
8	9-1-23	NYCDEP & WG SUBMISSION	TMB
7	8-15-23	ISSUE FOR PRICING	KJK
6	8-7-23	PLANNING BOARD SUBMISSION	CMS
5	5-4-23	NYCDEP & WG SUBMISSION	MEU
4	5-1-23	PLANNING BOARD SUBMISSION	MEU
3	4-3-23	PLANNING BOARD SUBMISSION	DSW
2	2-6-23	PLANNING BOARD SUBMISSION	DSW
1	12-23-22	REVISED FOR NYCDEP SUBMISSION	DSW

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

DRAWING:
LAYOUT 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 / 35

GRAPHIC SCALE
(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.

Z:\E\19249\100 Pro\Dwg Pg\dwg\SP1.3 - SP-1.4.dwg 2/17/2023 1:20:02 PM, dwhite1.11

MATCHLINE TO DRAWING SP-1.3

(ZIMMER ROAD)
PROPOSED TOWN ROAD

DO NOT ENTER

PROPOSED DO NOT ENTER PAVEMENT MARKING
PROPOSED PAVERS
PROPOSED MOUNTABLE CURB
PROPOSED TRUCK TURNAROUND
PROPOSED PAINTED STOP BAR (TYP.)
REALIGNED PUDSLEY ROAD (NOT INCLUDED IN SCOPE)
PROPOSED PROPERTY LINE (TYP.)
PROPOSED WOOD GUIDE RAIL (TYP.)
REPLACE EXISTING DRAINAGE PIPE. MATCH EXISTING SIZE.
50' ENVIRONMENTAL CONSERVATION BUFFER
100' FRONT YARD SETBACK
TOWN WETLAND BUFFER
PROPOSED CROSSWALK
PROPOSED DETECTABLE WARNING STRIP (TYP.)
PROPOSED WITH PIERS (TYP)
PROPOSED TRUCK TURNAROUND
PROPOSED 18' WIDE SINGLE GATE
EXISTING GRAVEL ROAD TO REMAIN
FROM CULVERT WC 1-22
PROPOSED ENTRANCE GATE (SEE CHART OF D-1 FOR PERIMETER FENCE INFO)
PROPOSED CONCRETE GENERATOR PAD
PROPOSED ACCESSIBLE SPECTATOR AREA (TYP.)
PROPOSED SHOWCASE CONCESSION (WITH RESTROOMS)
PROPOSED CONCRETE SIDEWALK
PROPOSED CABLE GUARD
PROPOSED CONCRETE RETAINING WALL WITH CABLE GUARD
PROPOSED STEPS (33 RISERS TOTAL)
PROPOSED CURB RAMP
PROPOSED ASPHALT PARKING LOT
PROPOSED BACKSTOP WITH PADDING ON FIELD SIDE AND NETTING. NETTING SHALL BE ON 30' HT. POLES.
PROPOSED DUGOUT
PROPOSED STADIUM SEATING (247) SEATS
PROPOSED CABLE GUARD ON TOP OF CONCRETE WALL
PROPOSED PITCHING CAGE
PROPOSED CONCRETE RETAINING WALL (TYP.)
PROPOSED BATTING CAGE
PROPOSED FIXED MOUND WITH MOVABLE RUBBER
CLAY COLORED SYNTHETIC TURF
PROPOSED STORMWATER DETENTION BASIN (3.5 EDB)
PROPOSED POST & RAIL FENCE
PROPOSED SYNTHETIC TURF SHOWCASE BASEBALL FIELD (BB-9)
PROPOSED CLAY COLORED WARNING TRACK (TYP.)
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 WITH PADDING. FENCE SITS INSIDE OF WALL
PROPOSED FLAGPOLE
TOWN WATERCOURSE BUFFER
PROPOSED STORMWATER INFILTRATION BASIN (3.6EB)
PROPOSED STORMWATER DETENTION BASIN (3.7 EDB)
NYCDEP 100' LIMITING DISTANCE
NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' LIMITING DISTANCE. SEE GENERAL NOTE #5
100' REAR YARD SETBACK
50' ENVIRONMENTAL CONSERVATION BUFFER
PROPOSED 50' PUBLIC ACCESS EASEMENT
100' SIDE YARD SETBACK
ROCKS
WC
WL

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE WALL
- 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 CHAIN LINK FENCE
- PROPOSED POST & RAIL FENCE
- PROPOSED ALUMINUM FENCE
- PROPOSED PAINTED CROSSWALK
- PROPOSED LIGHTING
- PROPOSED LIGHT POLE WITH FLAG
- PROPOSED PAINTED DIRECTIONAL ARROW
- PROPOSED PAINTED HANDICAP PARKING SYMBOL
- PROPOSED SINGLE POLE SIGN
- PROPOSED DOOR LOCATION
- PROPOSED BLEACHERS

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:
LAYOUT PLAN

JOHN M. WATSON — STATE OF NEW YORK — No. 27905 — LICENSED PROFESSIONAL ENGINEER

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 / 35

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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UTILITY NOTES:

1. The locations of existing utilities, water, sewers, and drainage structures have been indicated based on the best available information. It is possible that the actual subsurface utilities and piping may vary from that indicated. Therefore, prior to starting work in any area, the contractor shall take the necessary steps to determine the locations of all existing underground piping, conduit and structures. The contractor shall carry out their operations in such a manner as to prevent interference with lines which are to remain. Any pipe or conduit disturbed in the course of contract shall be repaired by the contractor at no extra cost to the owner.
2. Existing utility locations, sizes and elevations to be verified by contractor prior to the start of construction and any discrepancies reported to the project engineer immediately.
3. Whenever a connection to an existing pipe or structure is shown, the contractor shall confirm existing pipe materials of construction, dimensions, and connection requirement prior to submitting materials for approval.
4. When structures are to be placed on existing utility lines or where the proposed utility lines are assume to cross existing utilities, the contractor shall locate the existing utility and shall verify its existing invert elevation. The contractor shall notify the engineer if different utility invert elevations or locations are revealed by field exploration.
5. Where interference with other utilities or construction are encountered during construction of new utility lines, the contractor may adjust the alignment or invert elevations of that system only at the direction of the project engineer.
6. All existing utilities shall be removed to the main unless otherwise permitted by the utility service provider.
7. It shall be the contractor's responsibility to locate all overhead wires and utility poles, if any, in the vicinity of the proposed work. Furthermore, it is the contractor's responsibility to make the necessary arrangements to perform the work in the vicinity of these overhead wires.
8. The contractor shall exercise extreme caution when working adjacent to active power and communication lines to prevent damage to these lines. The contractor shall hand excavate test pits to expose those lines prior to performing any other excavation work in the area. The contractor shall repair at their expense, any power or communication interruption immediately.
9. Should any utility poles require bracing or relocating to accomplish the proposed work, it shall be the contractor's responsibility to make the appropriate arrangements to properly secure or relocate such utility poles. The contractor will not receive any additional payment for utility pole bracing or relocating. The contractor must include any costs for such work within their bid submittal.

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
- EXISTING WELL
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED CHAIN LINK FENCE
- PROPOSED POST & RAIL FENCE
- 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 ROOF DRAIN
- PROPOSED DRAINAGE PIPE
- PROPOSED SEWER MAIN
- PROPOSED SEWER FORCE MAIN
- PROPOSED SEWER SERVICE LINE
- PROPOSED LOW PRESSURE SEWER LINE
- PROPOSED 2"ø HDPE WELL SERVICE LINE
- PROPOSED 2"ø HDPE DOMESTIC WATER SERVICE LINE
- PROPOSED 4"ø PVC DR-18 WATER MAIN
- PROPOSED 4"ø PVC DR-18 TANK SUPPLY LINE
- PROPOSED 4"ø PVC DR-18 PUMP SUPPLY LINE
- PROPOSED 6"ø PVC DR-18 FIRE SERVICE LINE
- PROPOSED 6"ø PVC DR-18 FIRE PUMP SUPPLY LINE
- PROPOSED 6"ø PVC DR-18 DRY HYDRANT LINE
- PROPOSED FIRE HYDRANT
- PROPOSED DRY HYDRANT

NO.	DATE	REVISION	BY
9	9-11-23	PLANNING BOARD SUBMISSION	MEU
8	9-1-23	NYCDEP & WG SUBMISSION	TMB
7	8-15-23	ISSUED FOR PRICING	MEU
6	8-7-23	PLANNING BOARD SUBMISSION	CMS
5	5-12-23	ZBA SUBMISSION	KMG
4	5-4-23	NYCDEP & WG SUBMISSION	MEU
3	5-1-23	PLANNING BOARD SUBMISSION	MEU
2	4-3-23	PLANNING BOARD SUBMISSION	DSW
1	12-23-22	REVISED FOR NYCDEP SUBMISSION	DSW

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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:
GRADING & UTILITIES PLAN

STATE OF NEW YORK — LUWIN M. WASSON — LICENSED PROFESSIONAL ENGINEER — NO. 17980

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 / 35

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

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MATCHLINE TO DRAWING SP-2.2

Z:\E\19249\000 Pro\Dwng Pugsley\SP\SP-2.1- SP-2.4.dwg, 8/31/2023 3:03:07 AM, mwills_1.1

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 & NYDCDEP 100' WETLAND LIMITING DISTANCE
- EXISTING NYCDEP 100' WATERCOURSE LIMITING DISTANCE
- EXISTING WELL
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED CHAIN LINK FENCE
- PROPOSED POST & RAIL FENCE
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED SEWER MANHOLE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED OUTLET STRUCTURE
- PROPOSED END SECTION
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- PROPOSED ROOF DRAIN
- PROPOSED DRAINAGE PIPE
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- PROPOSED 2"ø HDPE WELL SERVICE LINE
- PROPOSED 2"ø HDPE DOMESTIC WATER SERVICE LINE
- PROPOSED 4"ø PVC DR-18 WATER MAIN
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- PROPOSED 6"ø PVC DR-18 FIRE SERVICE LINE
- PROPOSED 6"ø PVC DR-18 FIRE PUMP SUPPLY LINE
- PROPOSED 6"ø PVC DR-18 DRY HYDRANT LINE
- PROPOSED FIRE HYDRANT
- PROPOSED DRY HYDRANT

PROPOSED SYNTHETIC TURF BASEBALL FIELD (BB-2)
PROPOSED SYNTHETIC TURF BASEBALL FIELD (BB-1)
PROPOSED SYNTHETIC TURF BASEBALL FIELD (BB-3)
PROPOSED SYNTHETIC TURF BASEBALL FIELD (BB-4) SEE ENLARGEMENT FOR TYPICAL DIMENSIONS
PROPOSED SYNTHETIC TURF LITTLE LEAGUE FIELD (BB-5)
PROPOSED LOW PRESSURE FORCE MAIN
PROPOSED 2"ø WATER SERVICE LINE
PROPOSED AC PAD (TYP.)
PROPOSED LC-LARGE CLOVER CONCESSION
FFE 706.8
PROPOSED MAIN CONCOURSE CONCESSION (WITH RESTROOMS)
PROPOSED SEWER MANHOLE (TYP.)
PROPOSED 4" WATER MAIN
PROPOSED GRASS SWALE
PROPOSED PARKING AREA WITH PLANTED ISLANDS AND PERVIOUS PAVEMENT SURFACE
FIELDS CORNER ROAD
Existing Well #2
TC 699.6 BC 699.1
TC 700.8 BC 700.3
TC 698.9 BC 698.4
TC 700.0 BC 699.5
TW 203.6 BW 702.7 (FIELD SIDE)
TW 705.0 BW 702.0
TW 706.3 BW 700.6 (FIELD SIDE)
TW 706.8 BW 699.5
BB-1 NB
BB-1 NA
BB-1 SA
BB-1 SB
BB-2 NB
BB-2 NA
BB-2 SA
BB-3 NA
BB-3 SA
BB-3 SB
BB-4 NB
BB-4 NA
BB-4 SA
BB-4 SB
BB-6E NB
BB-6E NA
BB-6W NB
BB-6W NA
CB 6
CB 7
CB 256
DMH 6A
DMH 8
DMH 28
SMH 9
SMH 10
SMH 11
DI 6C
DI 8A
DI 8B
DI 9
DI 10
LS 2
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

MATCHLINE TO DRAWING SP-2.3

NO.	DATE	REVISION	BY
9	9-11-23	PLANNING BOARD SUBMISSION	MEU
8	9-1-23	NYCDEP & WG SUBMISSION	TMB
7	8-15-23	ISSUED FOR PRICING	MEU
6	8-7-23	PLANNING BOARD SUBMISSION	CMS
5	5-12-23	ZBA SUBMISSION	KMG
4	5-4-23	NYCDEP & WG SUBMISSION	MEU
3	5-1-23	PLANNING BOARD SUBMISSION	MEU
2	4-3-23	PLANNING BOARD SUBMISSION	DSW
1	12-23-22	REVISED FOR NYCDEP SUBMISSION	DSW

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

DRAWING:
GRADING & UTILITIES PLAN

STATE OF NEW YORK — KEVIN M. WATSON — No. 27935 — LICENSED PROFESSIONAL ENGINEER

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 / 35

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Z:\E\19249\00 Proj\dwg Pg\dwg\SP-2.2.1 - SP-2.4.dwg, 5/11/2023 1:02:25 PM, nutter.11

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
- EXISTING WELL
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED CHAIN LINK FENCE
- PROPOSED POST & RAIL FENCE
- 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
- 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 2"ø HDPE WELL SERVICE LINE
- wd — PROPOSED 2"ø HDPE DOMESTIC WATER SERVICE LINE
- W — PROPOSED 4"ø PVC DR-18 WATER MAIN
- TSL — PROPOSED 4"ø PVC DR-18 TANK SUPPLY LINE
- PSL — PROPOSED 4"ø PVC DR-18 PUMP SUPPLY LINE
- fs — PROPOSED 6"ø PVC DR-18 FIRE SERVICE LINE
- FPS — PROPOSED 6"ø PVC DR-18 FIRE PUMP SUPPLY LINE
- dh — PROPOSED 6"ø PVC DR-18 DRY HYDRANT LINE
- PROPOSED FIRE HYDRANT
- DH — PROPOSED DRY HYDRANT

NO.	DATE	REVISION	BY
9	9-11-23	PLANNING BOARD SUBMISSION	MEU
8	9-1-23	NYCDEP & WG SUBMISSION	TMB
7	8-15-23	ISSUED FOR PRICING	MEU
6	8-7-23	PLANNING BOARD SUBMISSION	CMS
5	5-12-23	ZBA SUBMISSION	KMG
4	5-4-23	NYCDEP & WG SUBMISSION	MEU
3	5-1-23	PLANNING BOARD SUBMISSION	MEU
2	4-3-23	PLANNING BOARD SUBMISSION	DSW
1	12-23-22	REVISED FOR NYCDEP SUBMISSION	DSW

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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:
GRADING & UTILITIES PLAN

STATE OF NEW YORK — JOHN M. WARD — No. 27903 — LICENSED PROFESSIONAL ENGINEER

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-2.3 — SHEET 9 / 35

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.

Z:\2019\19249\Proj\dwg\Page\07 SP-2.3 - SP-2.4.dwg, 9/11/2023 10:13:43 AM, mcds, 1:1

MATCHLINE TO DRAWING SP-2.3

(ZIMMER ROAD)
PROPOSED TOWN ROAD

DO NOT ENTER

REALIGNED PUDSLEY ROAD (NOT INCLUDED IN SCOPE)

REPLACE EXISTING DRAINAGE PIPE. MATCH EXISTING SIZE.

PROPOSED GRASS SWALE

PROPOSED SHOWCASE CONCESSION (WITH RESTROOMS)

PROPOSED 20,000 GALLON SEPTIC TANK (SEE DETAIL)

PROPOSED 35,000 GALLON SEPTIC TANK (SEE DETAIL)

PROPOSED 50,000 GALLON EQUALIZATION TANK (SEE DETAIL)

PROPOSED PUMP PIT

PROPOSED CONCRETE GENERATOR PAD

EXISTING GRAVEL ROAD TO REMAIN

PROPOSED DRAINAGE MANHOLE (TYP.)

PROPOSED WEIR

PROPOSED STORMWATER DETENTION BASIN (3.5 EDB)

CLAY COLORED SYNTHETIC TURF

PROPOSED SYNTHETIC TURF SHOWCASE BASEBALL FIELD (BB-9)

PROPOSED STORMWATER INFILTRATION BASIN (3.6IB)

PROPOSED STORMWATER DETENTION BASIN (3.7 EDB)

PROPOSED CONCRETE ENCASED PIPE

PROPOSED TILE DRAIN (TYP.)

PROPOSED TD OUTLET 3.5

TOWN WETLAND BUFFER

TOWN WATERCOURSE BUFFER

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

NYCDEP 100' LIMITING DISTANCE

PROPOSED 30' PUBLIC ACCESS EASEMENT

TD OUTLET 3.7

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
- EXISTING WELL
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED CHAIN LINK FENCE
- PROPOSED POST & RAIL FENCE
- 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 ROOF DRAIN
- PROPOSED DRAINAGE PIPE
- PROPOSED SEWER MAIN
- PROPOSED SEWER FORCE MAIN
- PROPOSED SEWER SERVICE LINE
- PROPOSED LOW PRESSURE SEWER LINE
- PROPOSED 2"ø HDPE WELL SERVICE LINE
- PROPOSED 2"ø HDPE DOMESTIC WATER SERVICE LINE
- PROPOSED 4"ø PVC DR-18 WATER MAIN
- PROPOSED 4"ø PVC DR-18 TANK SUPPLY LINE
- PROPOSED 4"ø PVC DR-18 PUMP SUPPLY LINE
- PROPOSED 6"ø PVC DR-18 FIRE SERVICE LINE
- PROPOSED 6"ø PVC DR-18 FIRE PUMP SUPPLY LINE
- PROPOSED 6"ø PVC DR-18 DRY HYDRANT LINE
- PROPOSED FIRE HYDRANT
- PROPOSED DRY HYDRANT

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.

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

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www.insite-eng.com

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

DRAWING:
GRADING & UTILITIES PLAN

STATE OF NEW YORK · JOHN M. WATSON · LICENSED PROFESSIONAL ENGINEER · No. 77933

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-2.4
SHEET 10 / 35

Z:\EVW\19000's Pending Paging\SP 22-23_SP-2.4.dwg, 9/7/2023 10:23:19 AM, Hecks, 1:1

OVERALL CONSTRUCTION SEQUENCE:

PHASE 1:

1. Install stabilized construction accesses 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 3.5A, 3.5B, 3.5C, and 3.7 including outlet structures in accordance with the notes and details. Infiltration basin 3.6IB and inlet piping shall not have stormwater directed to it until all contributing areas have been stabilized. When installed, pipes contributing to infiltration systems shall be plugged until all contributing areas have been stabilized.
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 pipes and drainage structures with inlet protection as shown 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.

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. Construct and stabilize proposed temporary sediment traps 3.2A and 3.2B including outlet structures in accordance with the notes and details.
4. Begin mass earthwork operations within the limits of the phase. Direct all stormwater runoff from the disturbed areas to the temporary sediment traps.
5. Begin building construction.
6. Install drainage pipes and structures with inlet protection as shown within the limits of the phase.
7. Install utilities within the limits of the phase.
8. Install gravel subbase in the proposed paved areas including all roadwork along Zimmer Road.
9. Install turf field subbase and associated drainage within the limits of the phase.
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.
11. Phase 2 must be stabilized prior to the commencement of Phase 3 and Phase 3 must be stabilized prior to commencement of Phase 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 2.2A, 2.2B, 2.2C, and 2.2D including outlet structures in accordance with the notes and details. Infiltration basin 2.3IB and inlet piping shall not have stormwater directed to it until all contributing areas have been stabilized. When installed, pipes contributing to infiltration systems shall be plugged until all contributing areas have been stabilized.
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 pipes and structures with inlet protection as shown 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.
11. Phase 4 must be stabilized prior to commencement of Phase 5.

PHASE 5, 6, 7, 8, 9, & 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. Direct runoff from disturbed areas to installed temporary sediment traps.
4. 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.
5. Direct all stormwater runoff from the disturbed areas to the temporary sediment traps.
6. Install drainage pipes and structures with inlet protection as shown within the limits of the phase.
7. Install utilities within the limits of the phase.
8. Begin building construction within the limits of the phase.
9. Install gravel subbase in the proposed paved areas.
10. Install turf fields subbase and all associated drainage within the limits of the phase.
11. 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.
12. Phases must be stabilized prior to commencement of the next Phase.

PHASE 11:

1. Install erosion control measures shown on the plan in accordance with the details.
2. Grub trees within the limits of this phase.
3. Direct all stormwater runoff from the disturbed areas to the temporary sediment traps.
4. Install septic tankage and forcemain, including area of directional drilling.
5. Install SSTS in accordance with the approved plans.
6. 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.
7. Phase must be stabilized prior to commencement of the next Phase.

PHASE 12:

1. Install erosion control measures shown on the plan in accordance with the details.
2. Grub trees within the limits of this phase.
3. Direct all stormwater runoff from the disturbed areas to the temporary sediment traps.
4. Begin mass earthwork operations within the limits of the phase. Direct all stormwater runoff from the disturbed areas to the temporary sediment traps.
5. Install drainage pipes and structures with inlet protection as shown within the limits of the phase.
6. Install utilities within the limits of the phase.
7. Begin building construction within the limits of the phase.
8. Install gravel subbase in the proposed paved areas.
9. Install turf fields and all associated drainage within the limits of the phase.
10. Install final paving with the limits of all phases.
11. 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.
12. Install all landscaping and mitigation plantings.
13. When 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.
14. Upon final stabilization of the all contributing areas upstream of the infiltration basin remove plugs to direct stormwater to infiltration basin.
15. 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 80% 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.

CUT/FILL TABLE

Phase	Total Area (Acres)	Cut (C) (Cu. Yd.)	Fill (F) (Cu. Yd.)	Net (Cu. Yd.)
1	4.73	23,230	22,764	(C) 466
2	4.83	14,775	14,873	(F) 98
3	4.98	15,552	16,511	(F) 959
4	4.64	19,608	19,894	(F) 286
5	4.04	12,279	11,809	(C) 470
6	4.23	23,472	23,635	(F) 208
7	3.20	23,237	23,283	(F) 46
8	3.40	16,372	16,868	(F) 496
9	4.92	26,992	26,630	(C) 362
10	4.34	14,984	14,577	(C) 407
11	3.52	0	0	0
12	4.33	27,476	35,815	(F) 8,339
Total (all Phases)	51.16	217,932	226,659	(F) 8,727

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.

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.

NO.	DATE	REVISION	BY
9	9-11-23	PLANNING BOARD SUBMISSION	MEU
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4	5-1-23	PLANNING BOARD SUBMISSION	MEU
3	4-3-23	PLANNING BOARD SUBMISSION	DSW
2	2-17-23	REVISED FOR NYSDEC SUBMISSION	DSW
1	12-23-22	REVISED FOR NYCDEP SUBMISSION	DSW

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

DRAWING:
OVERALL PHASING PLAN

STATE OF NEW YORK — JOHN M. WATSON — No. 27960 — LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.
DATE	11-28-22	DRAWN BY	M.E.U.
SCALE	1" = 100'	CHECKED BY	K.M.G.

DRAWING NO. SP-3.0 — SHEET 11 / 35

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.

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WINTER SITE STABILIZATION NOTES:

1. *All bare / exposed soils must be stabilized by an established vegetation, straw or mulch, matting, or other approved product such as rolled erosion control product.*
2. *Sediment barriers must be properly installed at all necessary perimeter and sensitive locations.*
3. *All slopes and grades must be properly stabilized with approved methods. Rolled erosion control products must be used on all slopes greater than 3:1, or where conditions for erosion dictate such measures.*
4. *Stockpiled soils must be protected by the use of established vegetation, an anchored-down straw or mulch, rolled erosion control product or other durable covering. A barrier must be installed around the pile to prevent erosion away from that location.*
5. *All entrance / exit locations to the site must be properly stabilized and must be maintained to accommodate snow management as set forth in the NYS Standard and Specifications for Erosion and Sediment Control.*
6. *Snow management must not destroy or degrade erosion and sediment control devices.*

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 CHAIN LINK FENCE
- PROPOSED POST & RAIL FENCE
- 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
- SF — PROPOSED SILT FENCE
- PROPOSED LIMITS OF DISTURBANCE
- TSS / SF — PROPOSED TEMPORARY SOIL STOCKPILE
- PROPOSED STABILIZED CONSTRUCTION ACCESS
- PROPOSED DRAINAGE STRUCTURE W/ INLET PROTECTION

NYSDEC WETLAND LC-18

FIELDS CORNER ROAD

TOWN OF PATTERSON

TOWN OF SOUTHEAST

APPROXIMATELY 350' OF PROPOSED 24"ø HDPE PIPE EXTENDING TO EXISTING END SECTION.

DI 13

CISTERN 1.1C

SDI 1.1

PROPOSED STORMWATER CISTERN (1.1 C)

PROPOSED STONE CHECK DAM

PROPOSED GRASS SWALE

ES 13A

DMH 14

TOWN WETLAND BUFFER

PROPOSED 30' WIDE PUBLIC ACCESS EASEMENT

PROPOSED LIMIT OF DISTURBANCE (TYP.)

OS 2.4B

PROPOSED STORMWATER DETENTION BASIN (2.4 EDB)

OS 2.4A

PROPOSED STORMWATER INFILTRATION BASIN (2.3 IB)

OS 2.3

DMH 3

PROPOSED SILT FENCE (TYP.)

LS 1

ES 1

DMH 2

ES 2.3

ES 2.4

DMH 4A

MS-1 EA

TW 676.0
BW 674.0

TW 676.0
BW 664.0

TW 646.0
BW 644.0

TW 660.0
BW 648.0

TW 676.0
BW 673.0

TW 660.0
BW 658.0

CB 4

TC 674.7
BC 674.2

TC 675.8
BC 675.3

OS 2.2

ES 2.2

PROPOSED SYNTHETIC TURF MULTI-SPORT FIELD (SOCCER AND LACROSSE LINE WORK) (PROVIDE ADD/ALT FOR FIELD HOCKEY LINEWORK) (MS-1) (360' x 205')

TEMPORARY SEDIMENT TRAP 2.2D

TEMPORARY SEDIMENT TRAP 2.2C

TEMPORARY SEDIMENT TRAP 2.2B

TEMPORARY SEDIMENT TRAP 2.2A

SPLIT FLOW EVENLY BETWEEN SEDIMENT TRAPS

PROPOSED STORMWATER DETENTION BASIN (2.2 EDB)

TC 678.0
BC 677.5

TC 678.3
BC 677.8

TC 677.4
BC 676.7

TC 678.6
BC 678.1

PROPOSED CONCRETE TRUCK WASHOUT

CB 5

DI 5A

PROPOSED ADA RAMP BY PRESS BOX MANUFACTURER

PROPOSED 8' x 20' PRESS BOX

TW 679.8
BW 678.8

TW 684.5
BW 679.1

TW 679.8
BW 678.8

PROPOSED MS-MULTI SPORT CONCESSION (WITH RESTROOMS)

FFE 679.1

PROPOSED E-ONE PUMP PIT

PROPOSED AC PAD (TYP.)

TW 684.6
BW 679.1

CB-1 NB

EXISTING TOWN WETLAND

TOWN WETLAND BUFFER

NYCDEP 100' LIMITING DISTANCE

MATCHLINE TO DRAWING SP-3.2

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

NO.	DATE	REVISION	BY
10	9-11-23	PLANNING BOARD SUBMISSION	MEU
9	9-1-23	NYCDEP & WG SUBMISSION	TMB
8	8-15-23	ISSUED FOR PRICING	MEU
7	8-7-23	PLANNING BOARD SUBMISSION	CMS
6	7-20-23	GENERAL REVISION	CMS
5	5-4-23	NYCDEP & WG SUBMISSION	MEU
4	5-1-23	PLANNING BOARD SUBMISSION	MEU
3	4-3-23	PLANNING BOARD SUBMISSION	DSW
2	2-17-23	REVISED FOR NYSDEC SUBMISSION	MEU
1	12-23-22	REVISED FOR NYCDEP SUBMISSION	DSW

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3 Garrett Place
Carmel, NY 10512
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PROJECT:
BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
EROSION AND SEDIMENT CONTROL PLAN

STATE OF NEW YORK — JOHN M. WARTSKI — LICENSED PROFESSIONAL ENGINEER — No. 77955

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 / 35

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:\E\19249\000 Proj\dwg Pg\dwg\12 SP-3.1 - SP-3.5.dwg, 7/12/2023 10:35:39 AM, Hollis, 11

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
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- NYSDEC 100' WETLAND ADJACENT AREA & NYCDEP 100' WETLAND LIMITING DISTANCE
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- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED CHAIN LINK FENCE
- PROPOSED POST & RAIL FENCE
- 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 ACCESS
- PROPOSED DRAINAGE STRUCTURE W/ INLET PROTECTION

TEMP. GRAVEL SEDIMENT TRAP 2-2A

BB-1 NB

BB-2 NB

BB-2 NA

PROPOSED SYNTHETIC TURF BASEBALL FIELD (BB-2)

PROPOSED LOW PRESSURE FORCE MAIN

BB-1 NA

PROPOSED SYNTHETIC TURF BASEBALL FIELD (BB-1)

LS 2

CB 6

DMH 6A

CB 6B

DI 6C

BB-1 SA

PROPOSED 2"ø WATER SERVICE LINE

PROPOSED AC PAD (TYP.)

BB-1 SB

BB-2 SA

PROPOSED LC-LARGE CLOVER CONCESSION

TFE 706.8

CB 7

TC 699.6 BC 699.1

TC 700.8 BC 700.3

BB-3 NA

SMH 11

BB-4 NB

PROPOSED LIMIT OF DISTURBANCE (TYP.)

PROPOSED TEMPORARY SOIL STOCKPILE (TYP.)

TSS

DMH 6

BB-4 NA

DI 9

DI 10

BB-3 SA

PROPOSED SYNTHETIC TURF BASEBALL FIELD (BB-3)

PROPOSED SYNTHETIC TURF BASEBALL FIELD (BB-4)
SEE ENLARGEMENT FOR TYPICAL DIMENSIONS

BB-4 SA

PROPOSED CONCRETE TRUCK WASHOUT

DI 8A

BB-3 SB

PROPOSED PAVILION WITH RESTROOMS STRUCTURES OVER PAVED SURFACE

DI 8B

Existing Well #2

DMH 2B

TW 703.6 BW 702.7 (FIELD SIDE)

TW 705.0 BW 702.0

SMH 9

SMH 10

PROPOSED SEWER MAIN (TYP.)

PROPOSED SEWER MANHOLE (TYP.)

PROPOSED 4"ø WATER MAIN

BB-4 SB

FIELDS CORNER ROAD

CB 25B

TC 698.9 BC 698.4

TC 700.0 BC 699.5

BB-6W WB

BB-6E NB

TW 709.3 BW 700.6 (FIELD SIDE)

BB-6E NA

SMH 8

PROPOSED SYNTHETIC TURF LITTLE LEAGUE FIELD (BB-6)

PROPOSED MAIN CONCESSION/RESTROOM BUILDING (WITH BASEMENT)

PROPOSED SILT FENCE (TYP.)

TW 705.8 BW 699.5

BB-6W WA

PROPOSED GRASS SWALE

MATCHLINE TO DRAWING SP-3.5

MATCHLINE TO DRAWING SP-3.3

GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION	BY
10	9-11-23	PLANNING BOARD SUBMISSION	MEU
9	9-1-23	NYCDEP & WG SUBMISSION	TMB
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6	7-20-23	GENERAL REVISION	CMS
5	5-4-23	NYCDEP & WG SUBMISSION	MEU
4	5-1-23	PLANNING BOARD SUBMISSION	MEU
3	4-3-23	PLANNING BOARD SUBMISSION	DSW
2	2-17-23	REVISED FOR NYSDEC SUBMISSION	MEU
1	12-23-22	REVISED FOR NYCDEP SUBMISSION	DSW

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

DRAWING:
EROSION AND SEDIMENT CONTROL PLAN

STATE OF NEW YORK — JUDITH M. WATSON — No. 77903 — LICENSED PROFESSIONAL ENGINEER

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 / 35

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:\E\19249\000 Pre-Design Pugsley\02 LDP-11- SP-3.5.dwg, 11/21/2023 1:25:15 PM, nutter.11

MATCHLINE TO DRAWING SP-3.2

MATCHLINE TO DRAWING SP-3.5

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 CHAIN LINK FENCE
- PROPOSED POST & RAIL FENCE
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED SEWER MANHOLE
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- PROPOSED CLEAN OUT
- PROPOSED WELL
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- PROPOSED SEWER MAIN
- PROPOSED SEWER FORCE MAIN
- PROPOSED SEWER SERVICE LINE
- PROPOSED LOW PRESSURE SEWER LINE
- PROPOSED HOPE 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
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- PROPOSED TEMPORARY SOIL STOCKPILE
- PROPOSED STABILIZED CONSTRUCTION ACCESS
- PROPOSED DRAINAGE STRUCTURE W/ INLET PROTECTION

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1	12-23-22	REVISED FOR NYCDEP SUBMISSION	DSW

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

DRAWING:
EROSION AND SEDIMENT CONTROL PLAN

STATE OF NEW YORK — JOHN M. WATSON — No. 77932 — LICENSED PROFESSIONAL ENGINEER

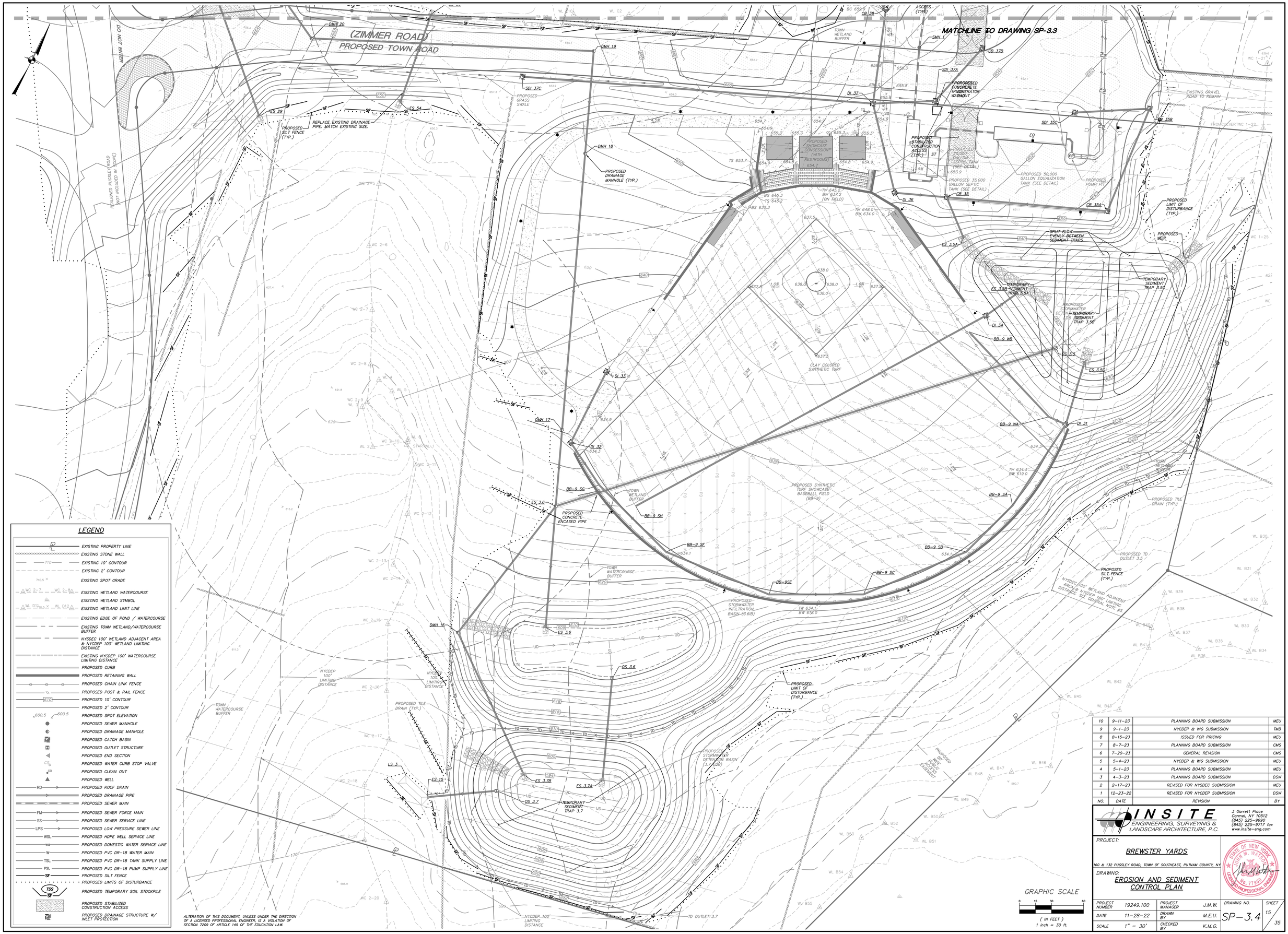
PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.
DATE	11-28-22	DRAWN BY	M.E.U.
SCALE	1" = 30'	CHECKED BY	K.M.G.

DRAWING NO. SP-3.3
SHEET 14 / 35

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.

Z:\E19\W1000 Pre-Zoning Prop\Plot\SP-3.3 - SP-3.5.dwg, 9/12/2023 10:56:34 AM, mcfa, 1:1



LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE WALL
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING SPOT GRADE
- EXISTING WETLAND WATERCOURSE
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3	4-3-23	PLANNING BOARD SUBMISSION	DSW
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1	12-23-22	REVISED FOR NYCDEP SUBMISSION	DSW

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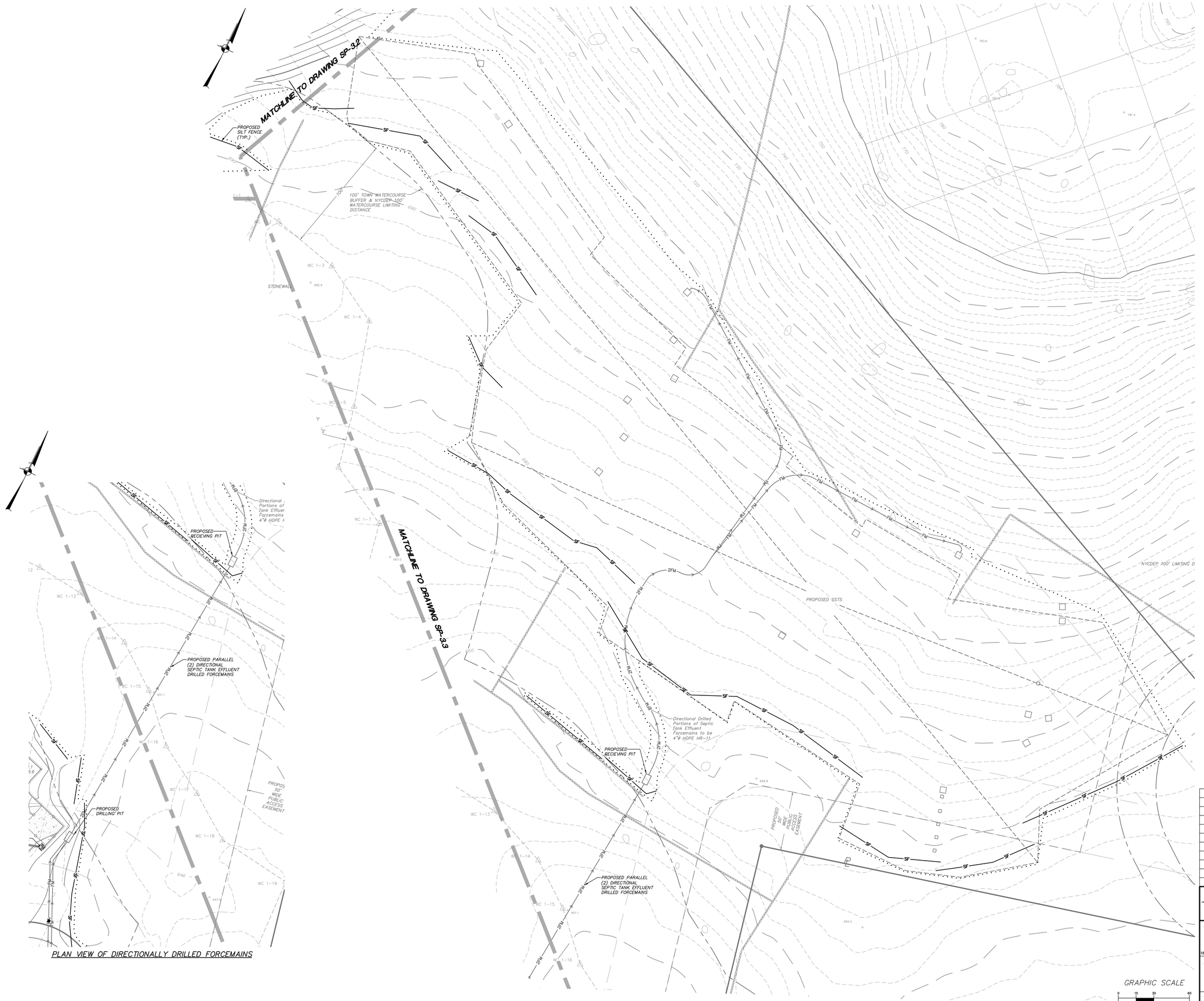
PROJECT:
BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
EROSION AND SEDIMENT CONTROL PLAN

STATE OF NEW YORK JOHN M. WATSON No. 77933 LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.	DRAWING NO.	SHEET
DATE	11-28-22	DRAWN BY	M.E.U.	SP-3.4	15 / 35
SCALE	1" = 30'	CHECKED BY	K.M.G.		

Z:\EVEN\19300\Proj\dwg\PlotPlot\12 SP-3.3 - SP-3.5.dwg, 9/15/2023 10:37:10 AM, Hecks, 11



PLAN VIEW OF DIRECTIONALLY DRILLED FORCEMAINS

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE WALL
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING SPOT GRADE
- EXISTING WETLAND WATERCOURSE
- EXISTING WETLAND SYMBOL
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- PROPOSED POST & RAIL FENCE
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- PROPOSED SEWER MANHOLE
- PROPOSED DRAINAGE MANHOLE
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- PROPOSED CLEAN OUT
- PROPOSED WELL
- PROPOSED ROOF DRAIN
- PROPOSED DRAINAGE PIPE
- PROPOSED SEWER MAIN
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- PROPOSED LOW PRESSURE SEWER LINE
- PROPOSED HDPE WELL SERVICE LINE
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GRAPHIC SCALE
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(IN FEET)
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PROJECT:
BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
EROSION AND SEDIMENT CONTROL PLAN

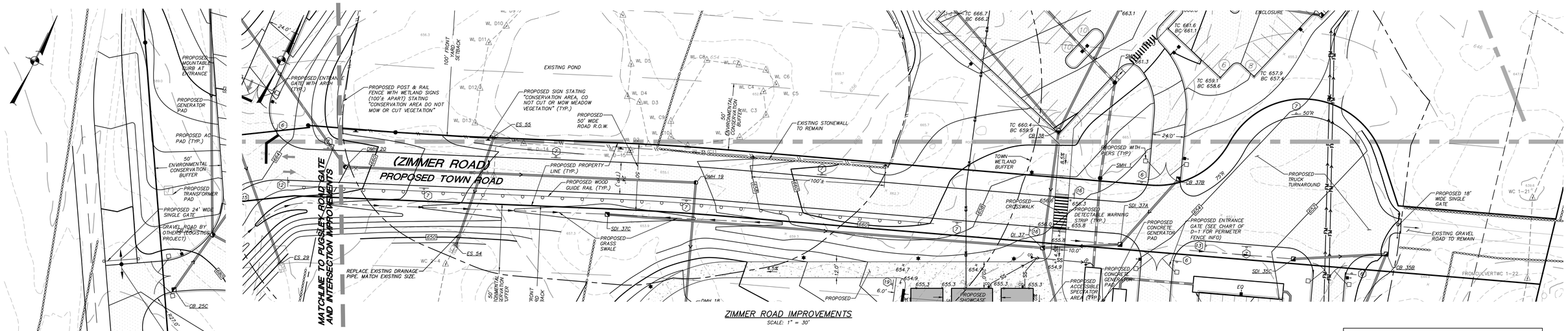
STATE OF NEW YORK · LUWIN M. WATSON · No. 17990 · LICENSED PROFESSIONAL ENGINEER

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.

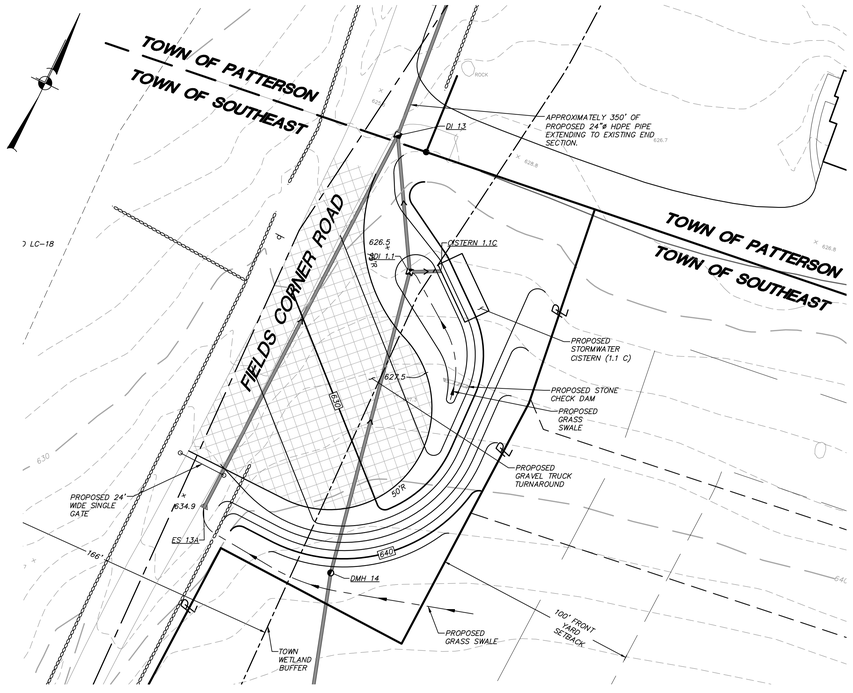
DRAWING NO. SP-3.5
SHEET 16 / 35

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.

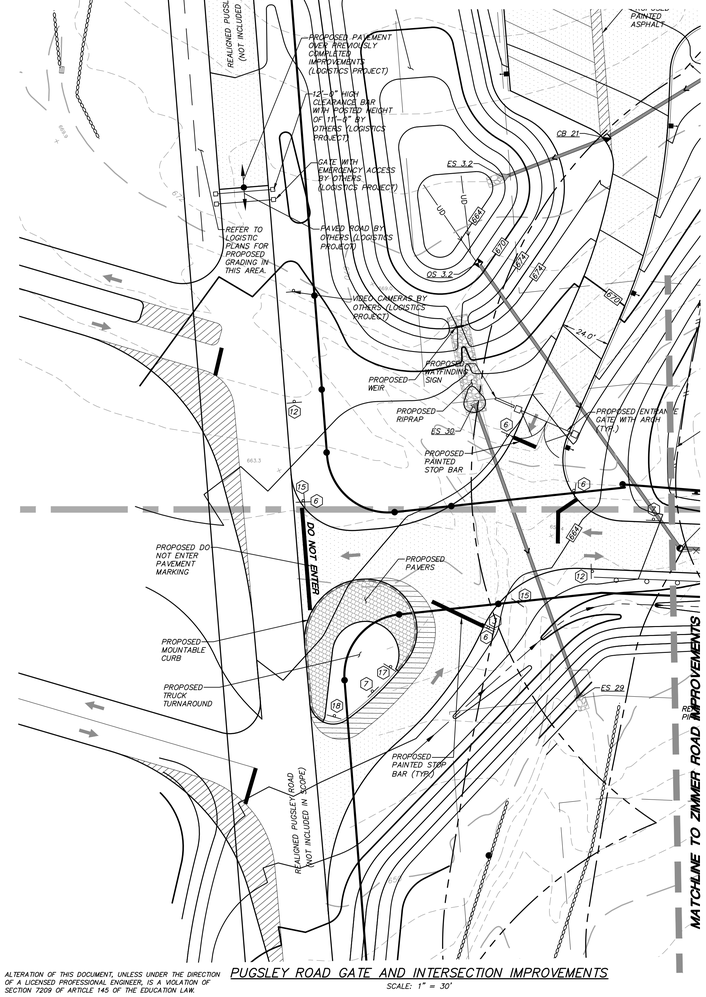
Z:\E\19249\100 ProDesign Pugsley\22 SP-3.5 - SP-3.5.dwg, 11/17/2023 1:25:55 PM, Jennifer Li



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 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 # OF STALLS TO BE STRIPED
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED PAINTED CROSSWALK
- PROPOSED GUIDE RAIL
- 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

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

DRAWING:
OFFSITE IMPROVEMENTS PLAN

STATE OF NEW YORK — JOHN M. WATSON — LIC. NO. 77935 — LICENSED PROFESSIONAL ENGINEER

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-4.0
SHEET 17 / 35

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.

Z:\E\19249\000 Pro\Dwg Pg\Dwg\SS SP-4.0.dwg, 9/11/2023 10:58:43 AM, Insite, 1:1

NYSDEC WETLAND LC-18

FIELDS CORNER ROAD

TOWN OF PATTERSON

TOWN OF SOUTHEAST

EXISTING TREES NOT SURVEYED BUT SHALL REMAIN AT PROPERTY LINE

PROPOSED INVASIVE SPECIES REMOVAL AND MITIGATION PLANTING (1,895 SF.)

PROPOSED TEMPORARY DEER FENCE (TYP.)

TOWN 16"MA CLMP WETLAND BUFFER

EXISTING TREES NOT SHOWN

EXISTING TREES TO REMAIN (TYP.)

PROPOSED 30' WIDE PUBLIC ACCESS EASEMENT

PROPOSED SYNTHETIC TURF MULTI-SPORT FIELD (SOCCER AND LACROSSE LINE WORK) (PROVIDE ADD/ALT FOR FIELD HOCKEY LINEWORK) (MS-1) (360' x 205')

PROPOSED ADA RAMP BY PRESS BOX MANUFACTURER

PROPOSED 8' x 20' PRESS BOX

PROPOSED MS-MULTI SPORT CONCESSION (WITH RESTROOMS)

LIMITS OF LEVEL SPREADER

PROPOSED INVASIVE SPECIES REMOVAL AND MITIGATION PLANTING (7,308 SF.)

EXISTING TOWN WETLAND

TOWN WETLAND BUFFER

NYCDEP 100' LIMITING DISTANCE

EXISTING TREES NOT SHOWN

MATCHLINE TO DRAWING SP-5.2

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. A 3' WIDE MIN. MOWN EDGE WILL BE MAINTAINED WHERE SEED MIXES ABUT PAVED AREAS.

SITE PLANT LIST

SYM.	QTY.	BOTANICAL/COMMON NAME	SIZE	ROOT/SPACING
		SHADE TREES		
AR	23	Acer rubrum / Red Maple	3" CAL.	B&B
CO	1	Carya ovata / Shagbark Hickory	3" CAL.	B&B
GT	21	Gleditsia triacanthos var. inermis / Thornless Common Honeylocust	3" CAL.	B&B
LS	5	Liquidambar styraciflua 'Rotundiloba' / Fruitless American Sweetgum	3" CAL.	B&B
NS	5	Nyssa sylvatica / Black Gum	3" CAL.	B&B
QA	1	Quercus alba / White Oak	3" CAL.	B&B
QP	28	Quercus palustris / Pin Oak	3" CAL.	B&B
QR	1	Quercus rubra / Red Oak	3" CAL.	B&B
		EVERGREEN TREES		
JV	13	Juniperus virginiana / Eastern Red Cedar	7'-8" HT.	B&B
PS	8	Pinus strobus 'Fastigiata' / Fastigiate White Pine	10'-12' HT.	B&B
		UNDERSTORY TREES		
AA	7	Amelanchier x grandiflora 'Autumn Brilliance' / Serviceberry	5'-6' HT.	B&B
CC	10	Cercis canadensis / Redbud	7'-8' HT.	B&B
CA	10	Carpinus caroliniana / American Hornbeam	7'-8' HT.	B&B
		SHRUBS		
CA	6	Clethra alnifolia / Summersweet	18"-24" HT.	#2 CONT.
CS	20	Cornus sericea 'Kelseyi' / Redosier Dogwood	18"-24" HT.	#3 CONT.
IG	17	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	18"-24" HT.	#3 CONT.
IV	68	Ilex verticillata * / Winterberry Holly	18"-24" HT.	#3 CONT.
IT	12	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	18"-24" HT.	#3 CONT.
KL	3	Kalmia latifolia / Mountain Laurel	18"-24" HT.	#3 CONT.
PM	12	Pinus mugo var. pumilio / Dwarf Mountain Pine	18"-24" HT.	#3 CONT.
RA	46	Rhus aromatica / Fragrant Sumac	18"-24" HT.	#3 CONT.
SJ	6	Spiraea japonica 'Goldflame' / Goldflame Spirea	18"-24" HT.	#3 CONT.
		PERENNIALS/GRASSES/GROUNDCOVERS		
CV	196	Coreopsis verticillata 'Zagreb' / Zagreb Tickseed	#2 CONT.	24" O.C.
EP	200	Echinacea purpurea / Coneflower	#1 CONT.	18" O.C.
HR	368	Hemerocallis 'Happy Returns' / Happy Returns Daylily	#1 CONT.	18" O.C.
JC	296	Juniperus conferta / Shore Juniper	#2 CONT.	36" O.C.
LM	49	Liriope muscari / Lilyturf	#1 CONT.	18" O.C.
PV	160	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	#2 CONT.	36" O.C.
RH	88	Rudbeckia hirta / Black eyed Susan	#1 CONT.	18" O.C.
SS	171	Sedum spectabile 'Autumn Fire' / Autumn Fire Stonecrop	#2 CONT.	24" O.C.

43 TOTAL — 4'-5' bare root shade trees for reforestation. Species to include: Acer rubrum, Quercus rubra, Quercus velutina, Betula lenta, Carpinus caroliniana, and Carya ovata.

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

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
- 710 — EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING TREES
- EXISTING TREELINE
- 670 — PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED CONCRETE PATH
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED POST AND RAIL FENCE
- PROPOSED TEMPORARY DEER FENCE
- PROPOSED 4'-5' SHADE TREE
- PROPOSED LANDSCAPING

MITIGATION PLANT LIST

SYM.	QTY.	BOTANICAL/COMMON NAME	SIZE	ROOT
		SHRUBS		
HV	3	Hamamelis virginiana / American Witchhazel	24"-30" HT.	#5 CONT.
HV	45	Hamamelis virginiana / American Witchhazel	–	#3 CONT.
IV	24	Ilex verticillata** / Winterberry Holly	24"-30" HT.	#5 CONT.
IV	47	Ilex verticillata** / Winterberry Holly	–	#3 CONT.
LB	99	Lindera benzoin / Spicebush	18"-24" HT.	#3 CONT.
RP	60	Rosa palustris / Swamp Rose	18"-24" HT.	#3 CONT.
RI	7	Rubus idaeus / American Red Raspberry	30"-36" HT.	#5 CONT.
RI	13	Rubus idaeus / American Red Raspberry	–	#2 CONT.
SC	22	Sambucus canadensis / American Black Elderberry	30"-36" HT.	#5 CONT.
VC	7	Vaccinium corymbosum / Highbush Blueberry	30"-36" HT.	#5 CONT.
VC	34	Vaccinium corymbosum / Highbush Blueberry	–	#3 CONT.
VA	108	Vaccinium angustifolium / Lowbush Blueberry	12"-18" HT.	#2 CONT.
VI	64	Viburnum acerifolium / Maple-leaved Viburnum	18"-24" HT.	#3 CONT.
VD	15	Viburnum dentatum / Arrowwood Viburnum	24"-30" HT.	#5 CONT.
VD	9	Viburnum dentatum / Arrowwood Viburnum	–	#3 CONT.

NOTE: A The Mitigation Plant List shown hereon pertains to vegetation in the proximity to the buffer areas. variety of plant sizes per species is shown above. When planting, choose a variety of sizes per grouping.
**Plant 1 male to every 4 females to produce fruit.

EXISTING TREE LEGEND

Deciduous tree

BB	Black Birch
BR	Birch
CH	Cherry
EL	Elm
HK	Hickory
MA	Maple
OA	Oak
TR	Tree Unknown
TU	Tulip
TRI	Triple
TW	Twin

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

NO.	DATE	REVISION	BY
7	9-11-23	PLANNING BOARD SUBMISSION	MEU
6	9-1-23	NYCDEP & WG SUBMISSION	TMB
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3	5-4-23	NYCDEP & WG SUBMISSION	MEU
2	5-1-23	PLANNING BOARD SUBMISSION	MEU
1	4-3-23	PLANNING BOARD SUBMISSION	DSW

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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 — LIC. NO. 77935 — 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 18 / 35

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MATCHLINE TO DRAWING SP-5.1

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 TEMPORARY DEER FENCE
- PROPOSED 4'-5' SHADE TREE
- 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. A 3' WIDE MIN. MOWN EDGE WILL BE MAINTAINED WHERE SEED MIXES ABUT PAVED AREAS.

(3) NS

(3) AA

PROPOSED 4'-5' HT. SHADE TREES (43 TOTAL)

(3) GA

(30)EP
(30)NR
(3)VI

(6)SJ
(35)CV

(3)VI
(30)CR

PROPOSED PLAYGROUND WITH FIBER/ SYNTHETIC SURFACE ON SUBBASE

PROPOSED SYNTHETIC TURF BASEBALL FIELD (BB-2)

PROPOSED SYNTHETIC TURF BASEBALL FIELD (BB-1)

PROPOSED SYNTHETIC TURF BASEBALL FIELD (BB-3)

PROPOSED SYNTHETIC TURF BASEBALL FIELD (BB-4) SEE ENLARGEMENT FOR TYPICAL DIMENSIONS

PROPOSED SYNTHETIC TURF LITTLE LEAGUE FIELD (BB-6)

PROPOSED "LC" LARGE CLOVER CONCESSION

PROPOSED MAIN CONCOURSE CONCESSION (WITH RESTROOMS)

EXISTING TREES NOT SHOWN

EXISTING TREES TO REMAIN (TYP.)

PROPOSED POST AND RAIL FENCE (TYP.)

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

PROPOSED 4'-5' HT. SHADE TREES (43 TOTAL)

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

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

FIELDS CORNER ROAD

MATCHLINE TO DRAWING SP-5.3

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

NO.	DATE	REVISION	BY
7	9-11-23	PLANNING BOARD SUBMISSION	MEU
6	9-1-23	NYCDEP & WG SUBMISSION	TMB
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4	8-7-23	PLANNING BOARD SUBMISSION	CMS
3	5-4-23	NYCDEP & WG SUBMISSION	MEU
2	5-1-23	PLANNING BOARD SUBMISSION	MEU
1	4-3-23	PLANNING BOARD SUBMISSION	DSW

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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 · LUANN M. WATSON · No. 17980 · 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 19/35

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MATCHLINE TO DRAWING SP-5.2

MATCHLINE TO DRAWING SP-5.4

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 FIELDHOUSE

FFE 686.0

PROPOSED BC-BATTING CAGES

PROPOSED MAINTENANCE/WATER TREATMENT BUILDING

EXISTING POND

PROPOSED POST AND RAIL FENCE (TYP.)

PROPOSED TEMPORARY DEER 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

PROPOSED 4'-5' HT. SHADE TREES (43 TOTAL)

PROPOSED PLANTERS TO BE LANDSCAPED WITH ANNUAL & PERENNIALS (TYP.)

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

PROPOSED INVASIVE SPECIES REMOVAL AND MITIGATION PLANTING (7,833 SF.)

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 (42,666 SF.)

PROPOSED POST AND RAIL FENCE WITH WETLAND SIGNS, "100' BUFFER STATING "CONSERVATION AREA DO NOT MOW OR CUT VEGETATION"

NYSDEC 100' WETLAND AND ADJACENT AREA & NYCDEP 100' LIMITING DISTANCE. SEE WETLAND NOTE #1

REALIGNED PUGSLEY ROAD (NOT INCLUDED IN SCOPE)

(ZIMMER ROAD)

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE WALL
- EXISTING WETLAND WATERCOURSE
- EXISTING WETLAND LIMIT LINE
- EXISTING EDGE OF POND / WATERCOURSE
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- 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 TEMPORARY DEER FENCE
- PROPOSED 4'-5' SHADE TREE
- 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. A 3' WIDE MIN. MOWN EDGE WILL BE MAINTAINED WHERE SEED MIXES ABUT PAVED AREAS.

NO.	DATE	REVISION	BY
7	9-11-23	PLANNING BOARD SUBMISSION	MEU
6	8-15-23	ISSUED FOR PRICING	MEU
5	8-7-23	PLANNING BOARD SUBMISSION	CMS
4	5-4-23	NYCDEP & WG SUBMISSION	MEU
3	5-1-23	PLANNING BOARD SUBMISSION	MEU
2	4-3-23	PLANNING BOARD SUBMISSION	DSW
1	2-17-23	REVISED FOR NYSDEC SUBMISSION	MEU

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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 · LICENSED PROFESSIONAL ENGINEER · No. 77933

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

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 20 / 35

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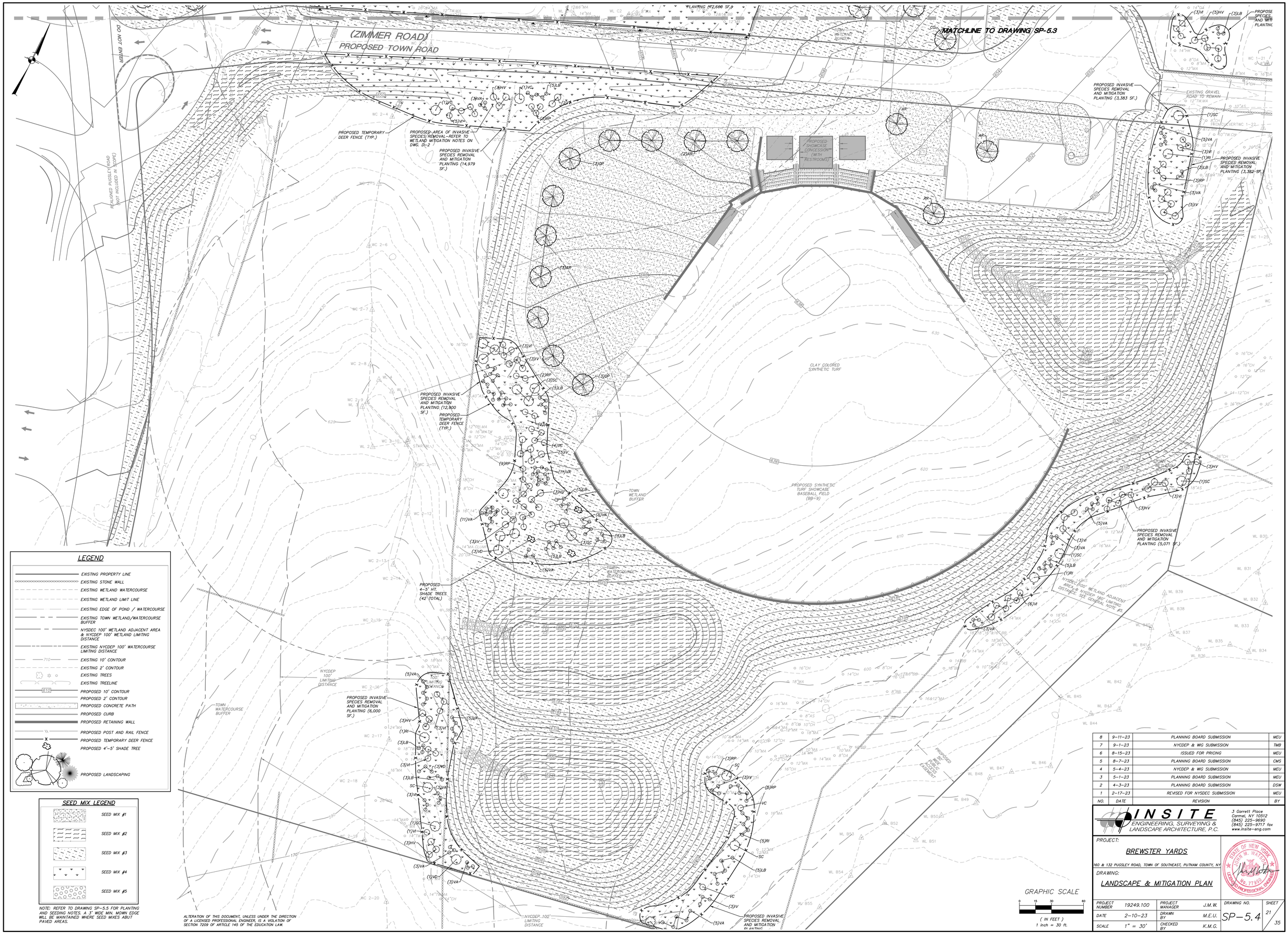

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE WALL
- EXISTING WETLAND WATERCOURSE
- EXISTING WETLAND LIMIT LINE
- EXISTING EDGE OF POND / WATERCOURSE
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- 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 TEMPORARY DEER FENCE
- PROPOSED 4'–5' SHADE TREE
- 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. A 3' WIDE MIN. MOWN EDGE WILL BE MAINTAINED WHERE SEED MIXES ABUT PAVED AREAS.

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

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7	9–1–23	NYCDEP & WG SUBMISSION	TMB
6	8–15–23	ISSUED FOR PRICING	MEU
5	8–7–23	PLANNING BOARD SUBMISSION	CMS
4	5–4–23	NYCDEP & WG SUBMISSION	MEU
3	5–1–23	PLANNING BOARD SUBMISSION	MEU
2	4–3–23	PLANNING BOARD SUBMISSION	DSW
1	2–17–23	REVISED FOR NYSDEC SUBMISSION	MEU

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DRAWING:
LANDSCAPE & MITIGATION PLAN

STATE OF NEW YORK · JOHN M. WATSON · No. 27933 · 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 21 / 35

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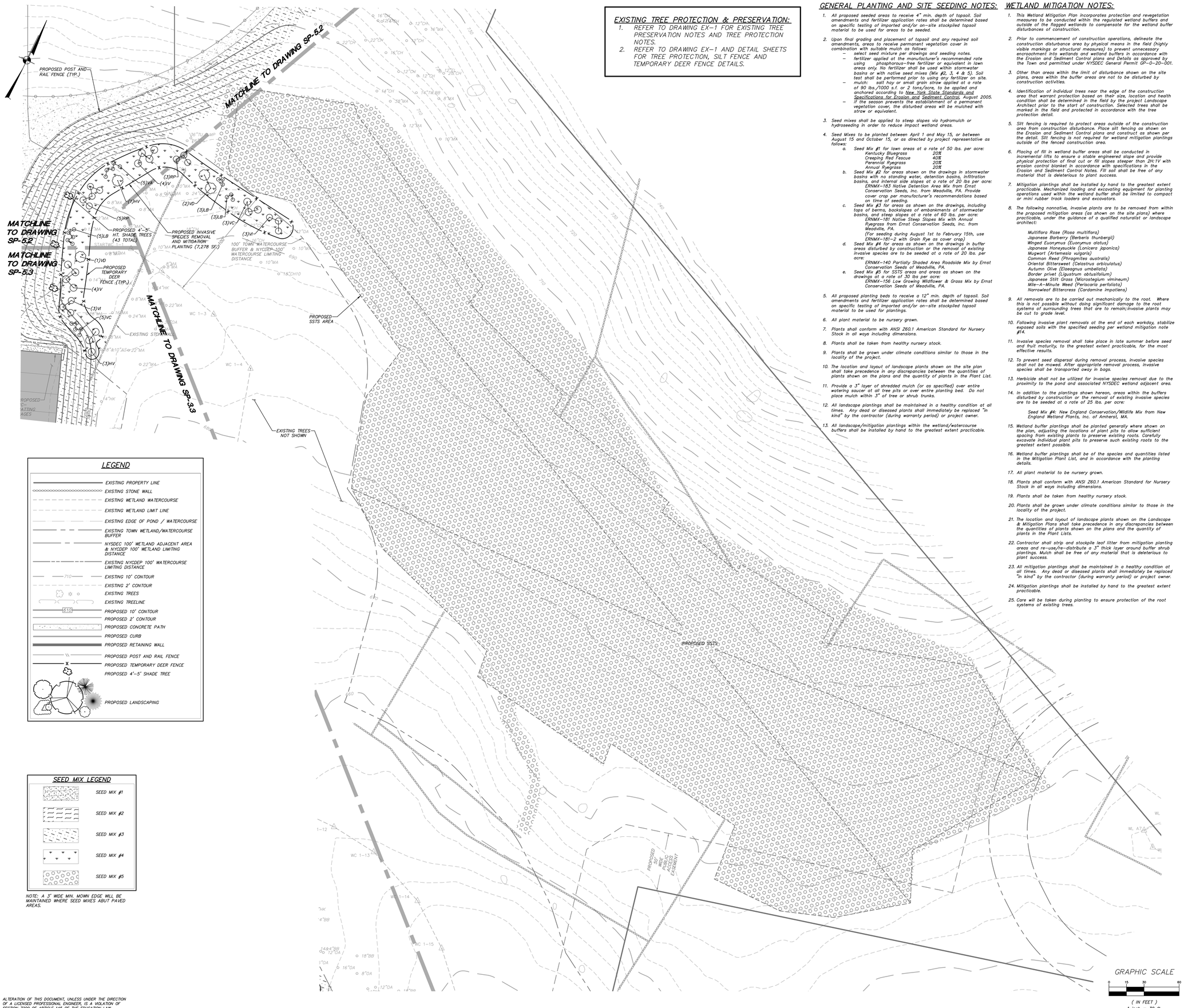

EXISTING TREE PROTECTION & PRESERVATION:

1. REFER TO DRAWING EX-1 FOR EXISTING TREE PRESERVATION NOTES AND TREE PROTECTION NOTES.
2. REFER TO DRAWING EX-1 AND DETAIL SHEETS FOR TREE PROTECTION, SILT FENCE AND TEMPORARY DEER FENCE DETAILS.

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 (710)
- EXISTING 2' CONTOUR
- EXISTING TREES
- EXISTING TREELINE
- PROPOSED 10' CONTOUR (610)
- PROPOSED 2' CONTOUR
- PROPOSED CONCRETE PATH
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED POST AND RAIL FENCE
- PROPOSED TEMPORARY DEER FENCE
- PROPOSED 4'-5' SHADE TREE
- PROPOSED LANDSCAPING

SEED MIX LEGEND

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

NOTE: A 3' WIDE MIN. MOWN EDGE WILL BE MAINTAINED WHERE SEED MIXES ABUT PAVED AREAS.

GRAPHIC SCALE

0 15 30 60

(IN FEET)

1 inch = 30 ft.

GENERAL PLANTING AND SITE SEEDING NOTES:

1. All proposed seeded areas to receive 4" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of imported and/or on-site stockpiled topsoil material to be used for areas to be seeded.
2. Upon final grading and placement of topsoil and any required soil amendments, areas to receive permanent vegetation cover in combination with suitable mulch as follows:
   - select seed mixture per drawings and seeding notes.
   - fertilizer applied at the manufacturer's recommended rate using phosphorous-free fertilizer or equivalent in lawn areas only. No fertilizer shall be used within stormwater basins or with native seed mixes (Mix #2, 3, 4 & 5). Soil test shall be performed prior to using any fertilizer on site.
   - 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 State Standards and Specifications for Erosion and Sediment Control, August 2005.
   - If the season prevents the establishment of a permanent vegetation cover, the disturbed areas will be mulched with straw or equivalent.
3. Seed mixes shall be applied to steep slopes via hydromulch or hydroseeding in order to reduce impact wetland areas.
4. Seed Mixes to be planted between April 1 and May 15, or between August 15 and October 15, or as directed by project representative as follows:
   a. Seed Mix #1 for lawn areas at a rate of 50 lbs. per acre:
      Kentucky Bluegrass 20%
      Creeping Red Fescue 40%
      Perennial Ryegrass 20%
      Annual Ryegrass 20%
   b. Seed Mix #2 for areas shown on the drawings in stormwater basins with no standing water, detention basins, infiltration basins, and internal side slopes at a rate of 20 lbs per acre: ERNMX-183 Native Detention Area Mix from Ernst Conservation Seeds, Inc. from Meadville, PA. Provide cover crop per manufacturer's recommendations based on time of seeding.
   c. Seed Mix #3 for areas as shown on the drawings, including tops of berms, backslopes of embankments of stormwater basins, and steep slopes at a rate of 60 lbs. per acre: ERNMX-181 Native Steep Slopes Mix with Annual Ryegrass from Ernst Conservation Seeds, Inc. from Meadville, PA.
      (For seeding during August 1st to February 15th, use ERNMX-181-2 with Grain Rye as cover crop)
   d. Seed Mix #4 for areas as shown on the drawings in buffer areas disturbed by construction or the removal of existing invasive species are to be seeded at a rate of 20 lbs. per acre: ERNMX-140 Partially Shaded Area Roadside Mix by Ernst Conservation Seeds of Meadville, PA.
   e. Seed Mix #5 for SSTS areas and areas as shown on the drawings at a rate of 30 lbs per acre: ERNMX-156 Low Growing Wildflower & Grass Mix by Ernst Conservation Seeds of Meadville, PA.
5. All proposed planting beds to receive a 12" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of imported and/or on-site stockpiled topsoil material to be used for plantings.
6. All plant material to be nursery grown.
7. Plants shall conform with ANSI Z60.1 American Standard for Nursery Stock in all ways including dimensions.
8. Plants shall be taken from healthy nursery stock.
9. Plants shall be grown under climate conditions similar to those in the locality of the project.
10. The location and layout of landscape plants shown on the site plan shall take precedence in any discrepancies between the quantities of plants shown on the plans and the quantity of plants in the Plant List.
11. Provide a 3" layer of shredded mulch (or as specified) over entire watering saucer at all tree pits or over entire planting bed. Do not place mulch within 3" of tree or shrub trunks.
12. All landscape plantings shall be maintained in a healthy condition at all times. Any dead or diseased plants shall immediately be replaced "in kind" by the contractor (during warranty period) or project owner.
13. All landscape/mitigation plantings within the wetland/watercourse buffers shall be installed by hand to the greatest extent practicable.

WETLAND MITIGATION NOTES:

1. This Wetland Mitigation Plan incorporates protection and revegetation measures to be conducted within the regulated wetland buffers and outside of the flagged wetlands to compensate for the wetland buffer disturbances of construction.
2. Prior to commencement of construction operations, delineate the construction disturbance area by physical means in the field (highly visible markings or structural measures) to prevent unnecessary encroachment into wetlands and wetland buffers in accordance with the Erosion and Sediment Control plans and Details as approved by the Town and permitted under NYSDEC General Permit GP-0-20-001.
3. Other than areas within the limit of disturbance shown on the site plans, areas within the buffer areas are not to be disturbed by construction activities.
4. Identification of individual trees near the edge of the construction area that warrant protection based on their size, location and health condition shall be determined in the field by the project Landscape Architect prior to the start of construction. Selected trees shall be marked in the field and protected in accordance with the tree protection detail.
5. Silt fencing is required to protect areas outside of the construction area from construction disturbance. Place silt fencing as shown on the Erosion and Sediment Control plans and construct as shown per the detail. Silt fencing is not required for wetland mitigation plantings outside of the fenced construction area.
6. Placing of fill in wetland buffer areas shall be conducted in incremental lifts to ensure a stable engineered slope and provide physical protection of final cut or fill slopes steeper than 2H:1V with erosion control blanket in accordance with specifications in the Erosion and Sediment Control Notes. Fill soil shall be free of any material that is deleterious to plant success.
7. Mitigation plantings shall be installed by hand to the greatest extent practicable. Mechanized loading and excavating equipment for planting operations used within the wetland buffer shall be limited to compact or mini rubber track loaders and excavators.
8. The following nonnative, invasive plants are to be removed from within the proposed mitigation areas (as shown on the site plans) where practicable, under the guidance of a qualified naturalist or landscape architect:
   - Multiflora Rose (Rosa multiflora)
   - Japanese Barberry (Berberis thunbergii)
   - Winged Euonymus (Euonymus alatus)
   - Japanese Honeysuckle (Lonicera japonica)
   - Mugwort (Artemesia vulgaris)
   - Common Reed (Phragmites australis)
   - Oriental Bittersweet (Celastrus orbiculatus)
   - Autumn Olive (Eleagnus umbellata)
   - Border privet (Ligustrum obtusifolium)
   - Japanese Stilt Grass (Microstegium vimineum)
   - Mile-A-Minute Weed (Periscaria perfoliata)
   - Narrowleaf Bittercress (Cardamine impatiens)
9. All removals are to be carried out mechanically to the root. Where this is not possible without doing significant damage to the root systems of surrounding trees that are to remain; invasive plants may be cut to grade level.
10. Following invasive plant removals at the end of each workday, stabilize exposed soils with the specified seeding per wetland mitigation note #14.
11. Invasive species removal shall take place in late summer before seed and fruit maturity, to the greatest extent practicable, for the most effective results.
12. To prevent seed dispersal during removal process, invasive species shall not be mowed. After appropriate removal process, invasive species shall be transported away in bags.
13. Herbicide shall not be utilized for invasive species removal due to the proximity to the pond and associated NYSDEC wetland adjacent area.
14. In addition to the plantings shown hereon, areas within the buffers disturbed by construction or the removal of existing invasive species are to be seeded at a rate of 25 lbs. per acre:
    Seed Mix #4: New England Conservation/Wildlife Mix from New England Wetland Plants, Inc. of Amherst, MA.
15. Wetland buffer plantings shall be planted generally where shown on the plan, adjusting the locations of plant pits to allow sufficient spacing from existing plants to preserve existing roots. Carefully excavate individual plant pits to preserve such existing roots to the greatest extent possible.
16. Wetland buffer plantings shall be of the species and quantities listed in the Mitigation Plant List, and in accordance with the planting details.
17. All plant material to be nursery grown.
18. Plants shall conform with ANSI Z60.1 American Standard for Nursery Stock in all ways including dimensions.
19. Plants shall be taken from healthy nursery stock.
20. Plants shall be grown under climate conditions similar to those in the locality of the project.
21. The location and layout of landscape plants shown on the Landscape & Mitigation Plans shall take precedence in any discrepancies between the quantities of plants shown on the plans and the quantity of plants in the Plant Lists.
22. Contractor shall strip and stockpile leaf litter from mitigation planting areas and re-use/re-distribute a 3" thick layer around buffer shrub plantings. Mulch shall be free of any material that is deleterious to plant success.
23. All mitigation plantings shall be maintained in a healthy condition at all times. Any dead or diseased plants shall immediately be replaced "in kind" by the contractor (during warranty period) or project owner.
24. Mitigation plantings shall be installed by hand to the greatest extent practicable.
25. Care will be taken during planting to ensure protection of the root systems of existing trees.

BUFFER DISTURBANCE & MITIGATION TABLE

DISTURBANCE TYPE & LOCATION	BUFFER AREA DISTURBANCE IN SQ. FT	
WETLAND A	TOWN ONLY	NYSDEC & TOWN
SITE GRADING (Including Stormwater Basins + Silt Fence)	0	0
ASPHALT, CONCRETE, GRAVEL, WALLS, BLDG	0	0
UTILITY IMPROVEMENTS (SSTS)	1,931	267
ATHLETIC FIELD IMPROVEMENTS	0	0
SUBTOTALS:	1,931	267
DISTURBANCE TOTAL:		2,198
MITIGATION:	1,931	267
MITIGATION TOTAL:		2,198
WETLAND B	TOWN	NYSDEC & TOWN
SITE GRADING (Including Stormwater Basins + Silt Fence)	15,820	618
ASPHALT, CONCRETE & GRAVEL	0	0
UTILITY IMPROVEMENTS	183	0
ATHLETIC FIELD IMPROVEMENTS	0	0
SUBTOTALS:	16,003	618
DISTURBANCE TOTAL:		16,621
MITIGATION:	15,820	618
MITIGATION TOTAL (includes 9,778 sf shrub planting):		26,216
WETLAND C & D	TOWN	NYSDEC & TOWN
SITE GRADING (Including Stormwater Basins + Silt Fence)	75,359	20,971
ASPHALT, CONCRETE & GRAVEL	50,618	9,997
UTILITY IMPROVEMENTS	0	0
ATHLETIC FIELD IMPROVEMENTS	381	0
SUBTOTALS:	126,358	30,968
DISTURBANCE TOTAL:		157,326
MITIGATION:	75,359	20,971
MITIGATION TOTAL (includes 12,002 sf shrub planting):		108,332
WETLAND G	TOWN	NYSDEC & TOWN
SITE GRADING (Including Stormwater Basins + Silt Fence)	13,409	335
ASPHALT, CONCRETE & GRAVEL	337	0
UTILITY IMPROVEMENTS	413	0
ATHLETIC FIELD IMPROVEMENTS	1,318	0
SUBTOTALS:	15,477	335
DISTURBANCE TOTAL:		15,812
MITIGATION:	7,531	0
MITIGATION TOTAL (includes 7,308 sf shrub planting):		14,839
WETLAND E (flags labeled WL 1 through WL 6)	TOWN	NYSDEC & TOWN
SITE GRADING (Including Stormwater Basins + Silt Fence)	34,795	0
ASPHALT, CONCRETE, GRAVEL + WALLS	3,189	0
UTILITY IMPROVEMENTS	554	0
ATHLETIC FIELD IMPROVEMENTS	1,318	0
SUBTOTALS:	39,856	0
DISTURBANCE TOTAL:		39,856
MITIGATION:	35,349	0
MITIGATION TOTAL (includes 6,310 sf shrub planting):		41,659
WETLAND LC-18	TOWN	NYSDEC & TOWN
SITE GRADING (Including Stormwater Basins + Silt Fence)	22,336	412
ASPHALT, CONCRETE & GRAVEL	8,560	187
UTILITY IMPROVEMENTS	0	0
ATHLETIC FIELD IMPROVEMENTS	0	0
SUBTOTALS:	30,896	599
DISTURBANCE TOTAL:		31,495
MITIGATION:	22,336	412
MITIGATION TOTAL (includes 1,895 sf shrub planting):		24,643
WATERCOURSE WC-1	TOWN	NYSDEC & TOWN
SITE GRADING (Including Stormwater Basins + Silt Fence)	35,924	0
ASPHALT, CONCRETE & GRAVEL	0	0
UTILITY IMPROVEMENTS	0	0
ATHLETIC FIELD IMPROVEMENTS	0	0
SUBTOTALS:	35,924	0
DISTURBANCE TOTAL:		35,924
MITIGATION:	35,924	0
MITIGATION TOTAL (includes 17,160 sf shrub planting):		53,084
WATERCOURSE WC-2	TOWN	NYSDEC & TOWN
SITE GRADING (Including Stormwater Basins) + Silt Fence	22,044	16,017
ASPHALT, CONCRETE & GRAVEL	0	0
UTILITY IMPROVEMENTS	633	663
ATHLETIC FIELD IMPROVEMENTS	0	0
SUBTOTALS:	22,677	16,680
DISTURBANCE TOTAL:		39,357
MITIGATION:	22,677	16,680
MITIGATION TOTAL (includes 14,380 sf shrub planting):		53,737
WATERCOURSE WC-3	TOWN	NYSDEC & TOWN
SITE GRADING (Including Stormwater Basins + Silt Fence)	95	0
ASPHALT, CONCRETE & GRAVEL	0	0
UTILITY IMPROVEMENTS	0	0
ATHLETIC FIELD IMPROVEMENTS	0	0
SUBTOTALS:	95	0
DISTURBANCE TOTAL:		95
MITIGATION:	95	0
MITIGATION TOTAL:		95
WATERCOURSE WC-4	TOWN	NYSDEC & TOWN
SITE GRADING (Including Stormwater Basins)	0	0
ASPHALT, CONCRETE & GRAVEL	0	0
UTILITY IMPROVEMENTS	0	0
ATHLETIC FIELD IMPROVEMENTS	0	0
SUBTOTALS:	0	0
DISTURBANCE TOTAL:	0	
MITIGATION:	0	0
MITIGATION TOTAL:		0
TOTAL BUFFER AREA DISTURBANCE:	TOWN	NYSDEC & TOWN
SITE GRADING (Including Stormwater Basins)	219,782	38,353
ASPHALT, CONCRETE & GRAVEL	62,704	10,184
UTILITY IMPROVEMENTS	3,714	930
ATHLETIC FIELD IMPROVEMENTS	3,017	0
SUBTOTALS:	289,217	49,467
BUFFER AREA DISTURBANCE TOTAL:	338,684 SF	7.8 AC

TOTAL MITIGATION:	MITIGATION	
WETLANDS	217,887 SF	5.0 AC
WATERCOURSES	106,916 SF	2.5 AC
TOTAL:	324,810 SF	7.5 AC

NO.	DATE	REVISION	BY
9	9-11-23	PLANNING BOARD SUBMISSION	MEU
8	9-1-23	NYCDEP & WG SUBMISSION	TMB
7	9-1-23	NYCDEP & WG SUBMISSION	TMB
6	8-15-23	ISSUED FOR PRICING	MEU
5	8-7-23	PLANNING BOARD SUBMISSION	CMS
4	5-4-23	NYCDEP & WG SUBMISSION	MEU
3	5-1-23	PLANNING BOARD SUBMISSION	MEU
2	4-3-23	PLANNING BOARD SUBMISSION	DSW
1	2-17-23	REVISED FOR NYSDEC SUBMISSION	MEU

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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. 27933 LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.	DRAWING NO.	SHEET
DATE	2-10-23	DRAWN BY	M.E.U.	SP-5.5	22 / 35
SCALE	1" = 30'	CHECKED BY	K.M.G.		

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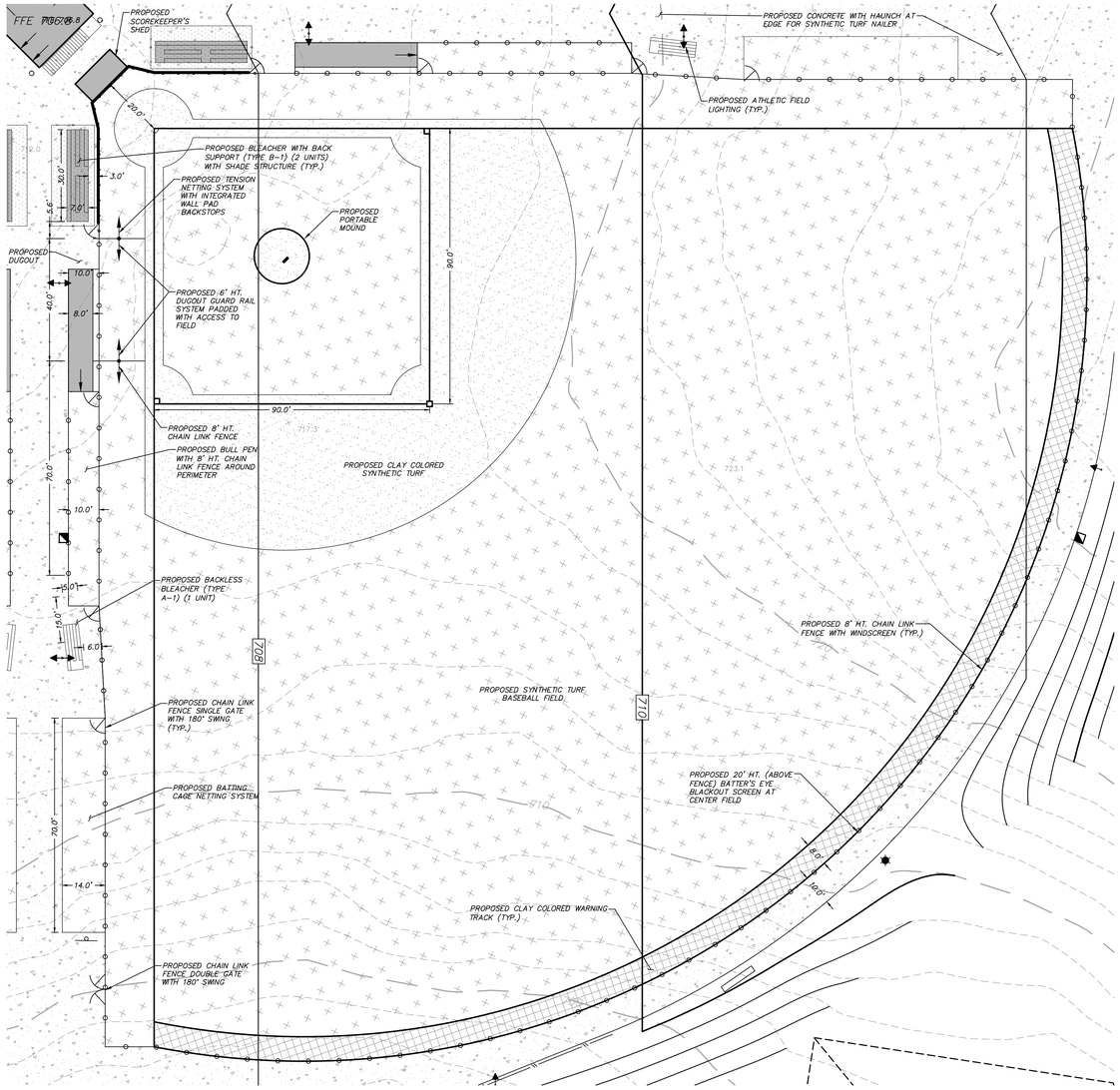


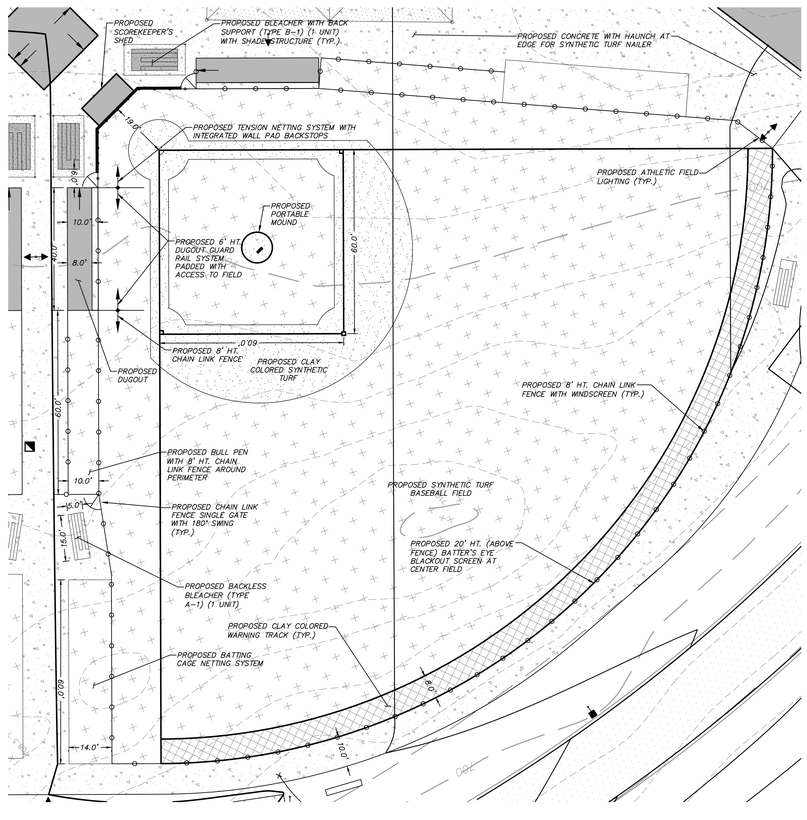
ENLARGED PLAN
LARGE CLOVER BASEBALL FIELD BB-2

SCALE: 1" = 20'

GRAPHIC SCALE

0 10 20 40

(IN FEET)
1 inch = 20 ft.



ENLARGED PLAN
LITTLE LEAGUE BASEBALL FIELD BB-5

SCALE: 1" = 20'

GRAPHIC SCALE

0 10 20 40

(IN FEET)
1 inch = 20 ft.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE WALL
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING SPOT GRADE
- PROPOSED # OF STALLS TO BE STRIPED
- PROPOSED CONCRETE CURB
- PROPOSED RETAINING WALL
- PROPOSED GUIDE RAIL
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED CATCH BASIN
- PROPOSED BLEACHERS

BASES LAYOUT NOTES:

1. The little league showcase field (BB-8) and the little league three clover fields (BB-5, BB-6, BB-7) shall include anchors and plugs so that the bases can be installed at 60' and 70' dimensions.
2. The baseball showcase field (BB-9) and the baseball four clover fields (BB-1, BB-2, BB-3, BB-4) shall include anchors and plugs so that the bases can be installed at 60', 70' and 90' dimensions.

NO.	DATE	REVISION	BY
3	9-11-23	PLANNING BOARD SUBMISSION	MEU
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1	8-15-23	ISSUED FOR PRICING	MEU

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

DRAWING:
ENLARGED PLANS

STATE OF NEW YORK · JOHN M. WATSON · No. 77935 · LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.
DATE	8-7-23	DRAWN BY	M.E.U.
SCALE	AS SHOWN	CHECKED BY	K.M.G.

DRAWING NO. EN-1
SHEET 23 / 35

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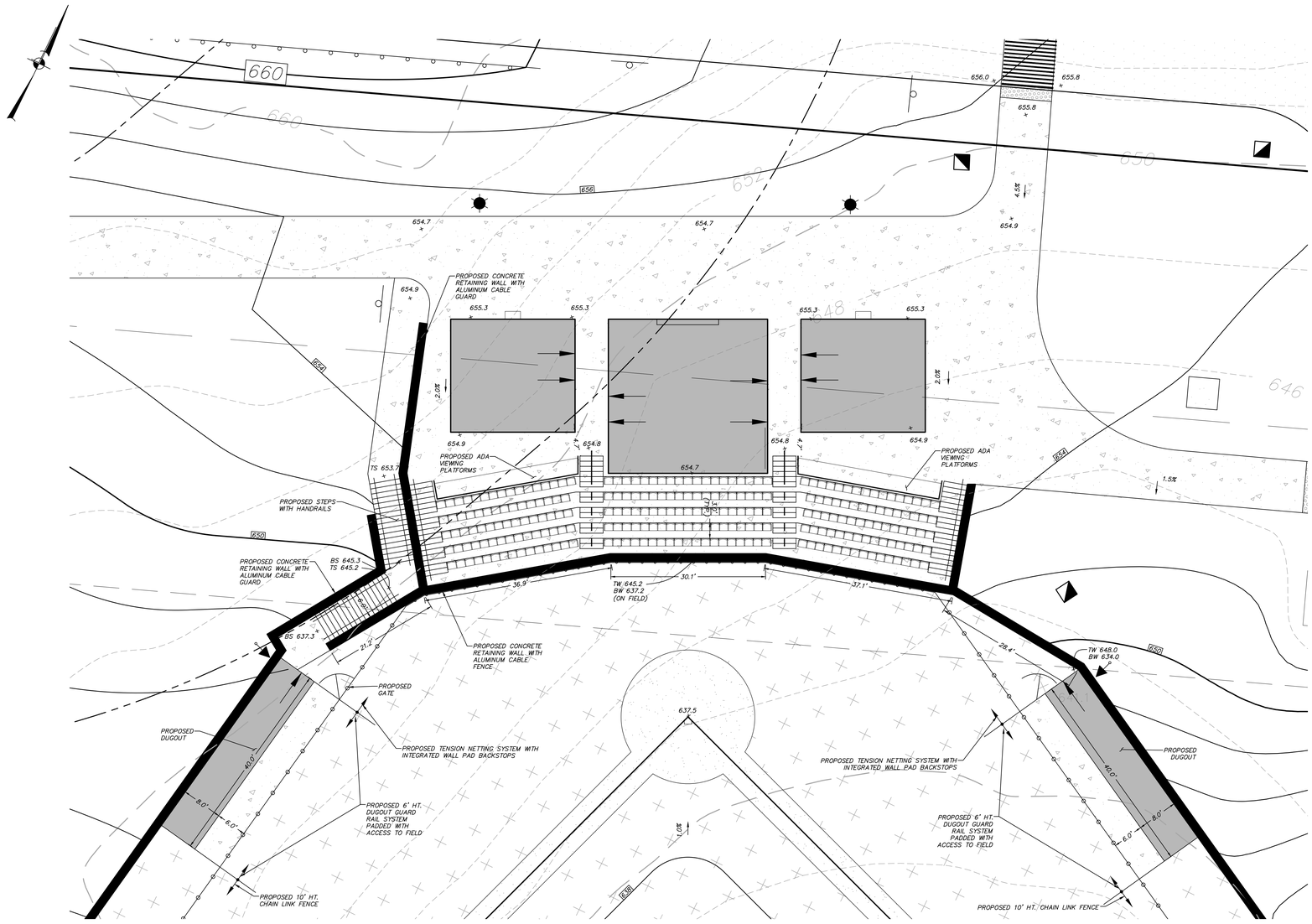


ENLARGED PLAN
SHOWCASE CONCESSION & STADIUM SEATING AREA

SCALE: 1" = 10'

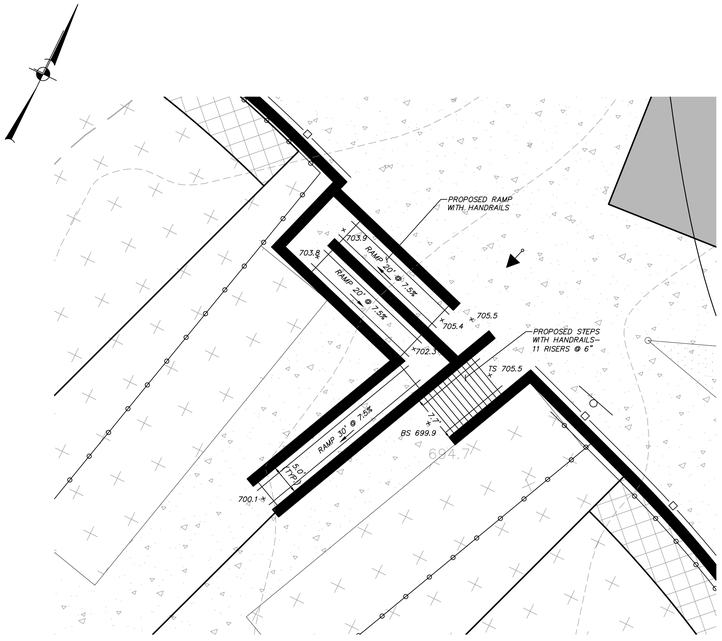
GRAPHIC SCALE

0 5 10 20

(IN FEET)
1 inch = 10 ft.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING STONE WALL
- 100 EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- 698.6 EXISTING SPOT GRADE
- (9) PROPOSED # OF STALLS TO BE STRIPED
- PROPOSED CONCRETE CURB
- PROPOSED RETAINING WALL
- PROPOSED GUIDE RAIL
- 600 PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- 600.5 PROPOSED SPOT ELEVATION
- PROPOSED CATCH BASIN
- PROPOSED BLEACHERS



ENLARGED PLAN
MAIN CONCOURSE CONCESSION HANDICAP RAMPS

SCALE: 1" = 10'

GRAPHIC SCALE

0 5 10 20

(IN FEET)
1 inch = 10 ft.

NO.	DATE	REVISION	BY
3	9-11-23	PLANNING BOARD SUBMISSION	MEU
2	9-1-23	NYCDEP & WG SUBMISSION	TMB
1	8-15-23	ISSUED FOR PRICING	MEU

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

DRAWING:
ENLARGED PLANS

JUDITH M. WATSON
No. 17910
LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.
DATE	8-7-23	DRAWN BY	M.E.U.
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DRAWING NO. EN-2
SHEET 24 / 35

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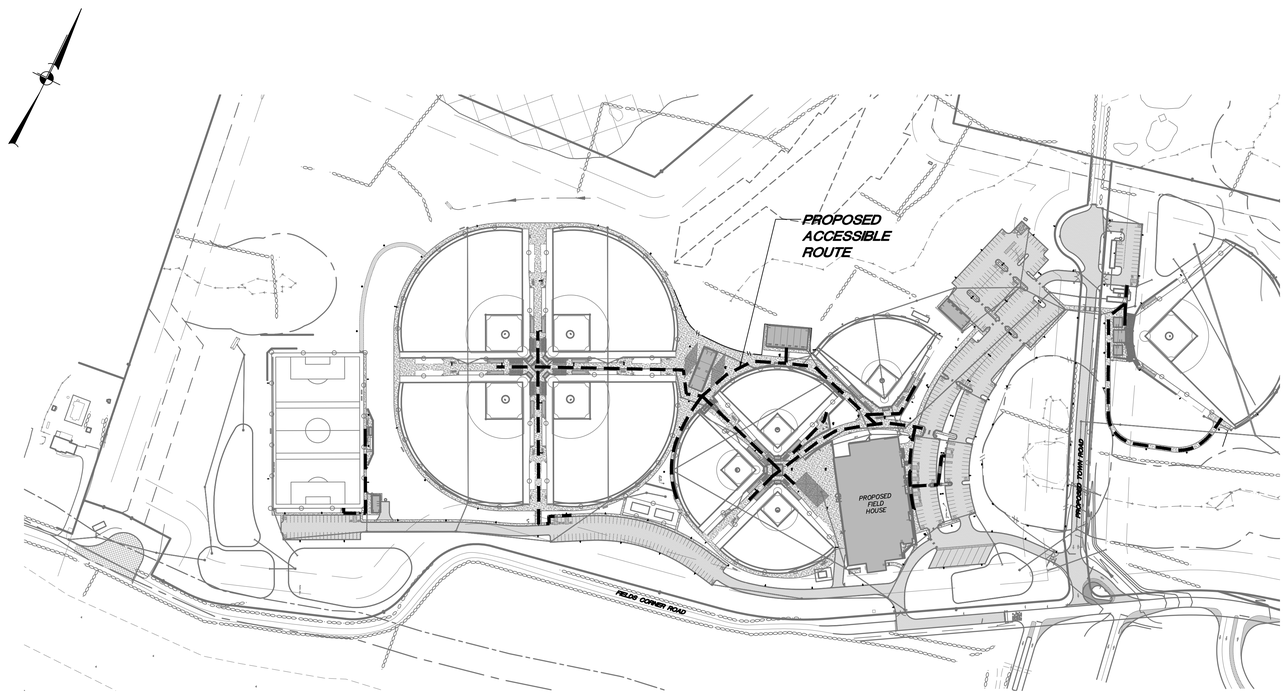
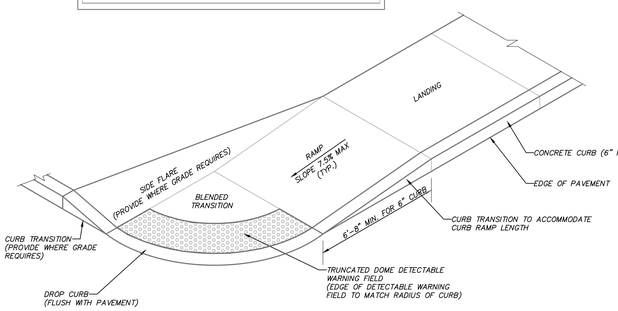


LEGEND

PROPOSED ACCESSIBLE ROUTE

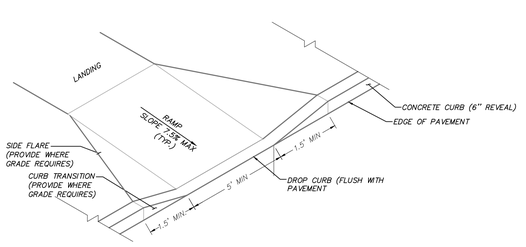
ACCESSIBLE ROUTES FIGURE

SCALE: 1" = 150'



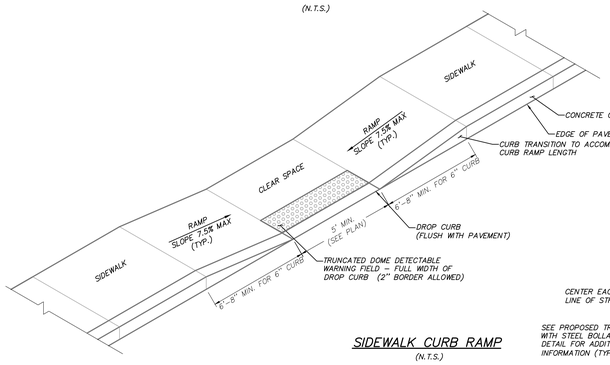
SIDEWALK CURB RAMP (TYPE 3B)

(N.T.S.)



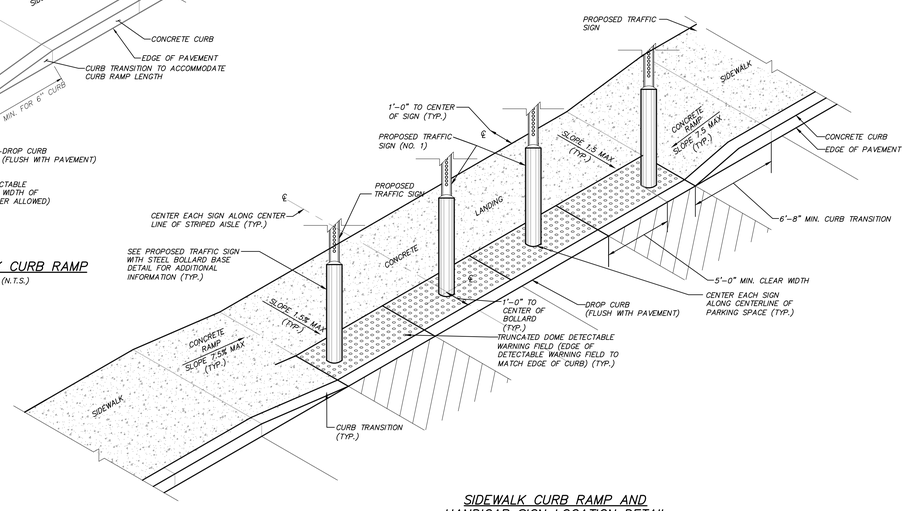
NON ACCESSIBLE SIDEWALK CURB RAMP

(N.T.S.)



SIDEWALK CURB RAMP

(N.T.S.)



SIDEWALK CURB RAMP AND HANDICAP SIGN LOCATION DETAIL

(N.T.S.)

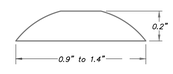
GENERAL NOTES FOR ACCESSIBLE ROUTES:

1. *Accessible routes to and within a site shall be provided from accessible building entrances to accessible pedestrian walkways, accessible facilities, accessible site elements and spaces, accessible parking spaces, access aisles, passenger loading zones, and to the public way, including public transportation stops, public streets and sidewalks.*
2. *These sheets are in accordance with the Americans with Disabilities Act (ADA) and the NYS Building Code for Site Accessibility.*
3. *Dimensions shown in the details as minimums and maximums are the limits for design and field layout. Facilities shall not be constructed with values outside the limits for work acceptance. See table "Design Element Tolerances" on this sheet.*
4. *To check field layout and to verify work acceptance, all slopes and grades will be measured with a 4' long digital level using at least two readings. Where the readings vary, the measurements will be averaged. Grade (running slope) will be measured along the centerline and offset 1' to 1'-6" from the centerline. Cross slopes will be measured perpendicular to centerline at 5' to 10' intervals.*
5. *Grade (running slopes) are measured in the direction of pedestrian travel. Cross slopes are measured perpendicular to the direction of pedestrian travel.*
6. *Joints between sidewalks, curbs, turning spaces and roadways shall be flush and free from abrupt vertical changes greater than 1/4". Vertical surface discontinuities between 1/4" and 1/2" shall be beveled with a slope not steeper than 1V:2H. The bevel shall be applied across the entire joint.*
7. *Sidewalks are connected to roadways by either blended transitions or curb ramps. Blended transitions are connections between the sidewalk level and the roadway level that have a maximum grade (running slope) of 5.0% and transitions greater than 5.0% are considered curb ramps.*
8. *Curb ramps and blended transitions may require the installation of detectable warnings. See additional "Detectable Warning" notes on this sheet, and sidewalk and curb ramp details included in the site plan set.*
9. *Vertical alignment shall be generally planar. Grade breaks within the pedestrian access route shall be perpendicular to the direction of travel and shall not be rounded.*
10. *Sidewalk grade (running slope) shall not exceed 4.5% for design and layout, except when matching into existing sidewalk or when the highway grade is steeper. When adjacent road grade is greater than 5.0%, the sidewalk grade shall not exceed the adjacent road grade.*
11. *The cross slope of pedestrian access routes shall be 1.5% maximum for design and layout, and 2.0% maximum for work acceptance. The following exceptions are allowed:*
    a. *Where pedestrian street crossings are provided at intersections without yield or stop control, or where there is any traffic signal without a flashing red, the cross slope of a pedestrian access route contained within a street crossing shall be 4.5% maximum for design and layout, and 5.0% maximum for work acceptance.*
    b. *Where midblock pedestrian street crossings are provided, the cross slope of a pedestrian access route contained within a midblock street crossing shall be permitted to equal the street or highway grade.*
12. *Marked Accessible Parking Spaces and Access Aisles:*
    a. *Dimensions – accessible parking spaces shall be at least 8' wide and shall have an adjacent access aisle 8' wide measured perpendicular to the stall stripe to accommodate vans with lifts.*
    b. *Common access aisles for 90° parking – two accessible parking spaces may share a common access aisle. For acute angled parking, such as 60° parking, or where one way driveway aisles would prevent the use of the passenger side lifts from backing into accessible spaces, an accessible access aisle must be provided for each accessible parking space, width of access aisles and parking spaces are measured perpendicular to the striping.*
    c. *Signing – each accessible parking space shall be marked by permanently installed signs which display the International Symbol of Access. Each access aisle shall be marked by permanently installed signs indicating that stopping is not permitted in the aisle. Signs shall not block the accessible clear width of adjacent walkways. Signs located where they may be hit by vehicles being parked shall be installed in a post base. The bottoms of the signs located on posts installed in paved areas shall be 7' minimum above the walkway surface. The bottoms of signs located in unpaved area shall be 7' minimum above the pavement surface.*
    d. *Surface slopes – slopes of accessible parking spaces, access aisles, and adjoining walkways shall be 1.5% maximum in any direction for design and layout, and 2.0% maximum for work acceptance, while providing positive drainage.*
    e. *Overhead clearance – vehicle access routes to and from accessible parking spaces, including in garages and open parking structures, shall have a minimum vertical clearance of 8'-2".*
    f. *Pavement marking colors – required accessible parking space and access aisle striping and other optional pavement markings, such as the International Symbol of Access, shall be painted white or blue.*
    g. *A smooth, flush transition must be provided between all pedestrian walkways, accessible parking spaces and aisles.*
    h. *Where a change in direction is required to access a curb ramp from an access aisle, a turning space 4'–0" x 4'–0" minimum shall be provided at the base or the top of curb ramp, as applicable. The cross slope of turning spaces shall not exceed 1.5% in any direction for design and layout, and 2.0% for work acceptance, while providing positive drainage.*
13. *Sidewalk Curb Ramps:*
    a. *Walking surfaces of sidewalk curb ramps shall be stable, firm and slip resistant.*
    b. *The minimum width of a curb ramp shall be 4'–0". Refer to site plans and sidewalk curb ramp details for curb ramp widths.*
    c. *The grade (running slope) of a curb ramp shall be a minimum of 5.0% The grade for design and layout shall be 7.5% maximum, and 8.3% maximum for ADA accessibility and work acceptance.*
    d. *The cross slope of the curb ramp shall be as flat as possible and still provide positive drainage. The cross slope of a curb ramp shall not exceed 1.5% for design and layout, and 2.0% maximum for work acceptance.*
    e. *Where provided, side flares for curb ramps where a pedestrian circulation path crosses the curb ramp shall be 9.5% maximum for design and layout, and 10.0% maximum for work acceptance. The slope of flared sides is measured parallel to the curb line.*
    f. *Curb ramps at marked crosswalks shall be wholly contained within the markings, excluding any flared sides.*
    g. *Where a change in direction is required to utilize a curb ramp, a turning space shall be provided at the base or the top of curb ramp as applicable. Turning spaces shall be permitted to overlap clear spaces.*
    h. *Where there are no vertical constraints at the back of sidewalk, (e.g., vertical curb, buildings, fences) the turning space dimensions shall be 4'–0" x 4'–0" minimum. Where the turning space is constrained at the back of sidewalk, the turning space shall be 4'–0" x 5'–0" minimum. The 5'–0" dimension shall be provided perpendicular to the constraint.*
    i. *Turning spaces shall not be designed with cross slope greater than 1.5% in any direction for design and layout, while providing positive drainage. The maximum cross slope for work acceptance is 2.0%*
    j. *Beyond the bottom grade break, a clear space of 4'–0" x 4'–0" minimum shall be provided within the width of the pedestrian crosswalk, and outside the parallel vehicle travel lane. The clear space may overlap turning spaces, detectable warning surfaces, and drop curb.*
14. *Detectable Warning:*
    a. *Detectable warning surfaces shall be provided at curb ramps and blended transitions at pedestrian street crossings.*
    b. *Detectable warning surfaces shall be provided where the pedestrian access route crosses driveways with signal, yield or stop control. Detectable warning surfaces shall not be provided at crossings of uncontrolled driveway aprons.*
    c. *Some detectable warning products require a concrete border for proper installation. If required, the border shall not exceed 2". Where the back of curb edge is tooled to provide a radius, the border dimension shall be measured from the inside edge of the curb radius.*
    d. *The details provided are not drawn to scale. The quantity of domes depicted on the detectable warning unit is for illustration only. The size of the detectable warning field shall be 2'–0" minimum in the direction of travel and shall extend the full width of the curb ramp or flush surface, excluding any flared sides. The width of the detectable warning field includes a concrete border, if provided.*
    e. *On slopes of 5.0% or greater, the rows of domes shall be aligned to be perpendicular or radial to the lower grade break on the ramp run. Where domes are arrayed radially, they may differ in dome diameter and center-to-center spacing within the ranges specified on sheet 2 of the New York State Department of Transportation (NYSDOT) Standard Sheets 608–01. On slopes less than 5.0%, dome orientation is less critical and may differ from perpendicular or radial alignment to the grade break.*
    f. *The detectable warning field shall be the color specified in the contract documents. Detectable warning surfaces shall contrast visually with adjacent gutter, street, highway, or pedestrian access route surface, either light–on–dark or dark–on–light.*
    g. *Refer to sidewalk curb ramp details for additional information.*
15. *Walkways Along an Accessible Route:*
    a. *Walking surfaces shall be stable, firm and slip resistant.*
    b. *Vertical changes in level along walking surface shall not exceed 1/4". Changes in level greater than 1/4" in height and not more than 1/2" shall be beveled with a slope not steeper than 1V:2H.*
    c. *The running slope of the walking surfaces shall not be steeper than 4.5%*
    d. *The cross slope of a walking surface shall not be steeper than 1.5%*
    e. *The clear width of an accessible route shall be 3'–0" minimum.*
    f. *An accessible route with a clear width less than 5'–0" shall provide passing spaces at intervals of 200' maximum. Passing spaces shall be 5'–0" minimum by 5'–0" minimum.*
16. *Ramps along an accessible route:*
    a. *Ramp runs shall have a running slope greater than 5.0%*
    b. *Ramp runs shall have a running slope of 7.5% maximum for design and layout, and 8.3% maximum for work acceptance.*
    c. *The cross slope of ramp runs shall not exceed 1.5% for design and layout, and 2.0% maximum for work acceptance.*
    d. *Walking surfaces of ramp runs and associated landings shall be stable, firm and slip resistant.*
    e. *The clear width of a ramp run shall be 3'–0" minimum or as shown. Handrails and handrail supports provided on the ramp run shall not project into the required clear width of the ramp run or associated landing.*
    f. *The maximum rise for any ramp is 2'–6".*
    g. *The maximum run for any ramp is 30'–0".*
    h. *Ramps shall have landings at the bottom and top of each ramp run. Landings shall have a slope not to exceed 1.5% for design and layout, and 2.0% maximum for work acceptance, while providing positive drainage. Landings shall have a clear length and width of 5'–0" minimum.*
    i. *Adjacent finished grades along sides of ramp and landings shall not have a vertical drop–off greater than 1/2" within 10" of the edge of the concrete. If the adjacent finished grades do not meet this criterion, a 4" minimum high curb shall be provided (see plan for location).*
    j. *If drop–off to adjacent grade is 2'–6" or greater, "guards" will need to be provided to meet the requirements as specified in the NYS Building Code latest edition.*
    k. *Refer to concrete handicap ramp detail for additional information.*
17. *For access to and within refuse enclosures, refer to the Refuse Enclosure Detail.*

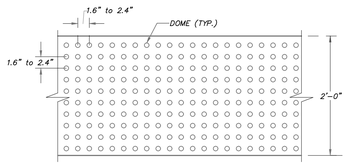
DESIGN ELEMENT TOLERANCES

ELEMENT	DESIGN AND FIELD LAYOUT LIMIT	LIMIT FOR WORK ACCEPTANCE
SIDEWALK/RAMP CROSS SLOPE – SEE NOTES 11, 13, & 16	1.5% MAX. *	2.0% MAX.
SIDEWALK GRADE (RUNNING SLOPE) – SEE NOTES 10 & 13	4.5% MAX.	5.0% MAX.
CURB RAMP GRADE (RUNNING SLOPE) – SEE NOTE 13	7.5% MAX.	8.3% MAX.
BLENDED TRANSITION GRADE (RUNNING SLOPE) – SEE NOTE 7	4.5% MAX.	5.0% MAX.
ACCESSIBLE PARKING SPACES & ACCESS AISLES (SURFACE SLOPES – ALL DIRECTIONS) – SEE NOTE 12	1.5% MAX. *	2.0% MAX.
RAMPS (RUNNING SLOPE) – SEE NOTE 16	7.5% MAX.	8.3% MAX.

* While providing positive drainage.



TRUNCATED DOME SECTION



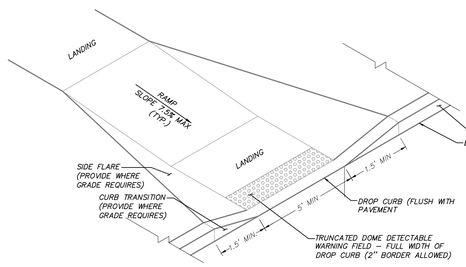
TRUNCATED DOME SPACING

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.*

TRUNCATED DOME DETAIL

(N.T.S.)



SIDEWALK CURB RAMP

(N.T.S.)

CONSTRUCTION NOTES:

1. *The contractor is advised that additional notes will be found on subsequent drawings and such notes, while pertaining to the specific drawings they are placed in, also supplement the construction notes listed hereon.*
2. *All work and materials shall be in accordance with these plans and project specifications.*
3. *The contractor shall notify the Engineer 72 hours prior to start of work.*
4. *The subject project has coverage under the New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges from Construction Activity, permit No. GP–0–20–001. As required by the permit all contractors and subcontractors will be required to sign a certification statement that they understand and agree to comply with the requirements of GP–0–20–001.*
5. *The contractor shall have a representative onsite that is a NYSDEC Trained Contractor at all times site work is being performed under this contract. The contractor shall provide a contractor's certification as contained in the NYSDEC Construction Site Logbook to the project engineer upon start of construction.*
6. *The contractor shall coordinate the layout of the work with the owner, and the project engineer, and eliminate all conflicts including but not limited to utility location conflicts, prior to commencement of any proposed work.*
7. *The contractor shall coordinate their construction operations with the project engineer and any other contractors/subcontractors and construction activities occurring simultaneously on the property.*
8. *It shall be the contractor's/subcontractor's responsibility to provide sanitary facilities (i.e. porta–john (and other necessary temporary facilities) throughout the duration of construction.*
9. *The contractor shall be responsible for providing all power, water, and other resources necessary to complete the project work.*
10. *Minimum OSHA site standards must be maintained including personal protective equipment and vests. The contractor shall be responsible for guarding and protecting all open excavations in accordance with the latest edition and current OSHA requirements.*
11. *The contractor shall field verify all dimensions relative to the scope of work.*
12. *The contractor shall stake out the limits of clearing and it shall be reviewed with the project engineer prior to the start of clearing operations. Existing trees to remain outside the limits of clearing shall be protected per the detail.*
13. *It shall be the contractor's responsibility to identify and protect all underground utilities. The contractor shall contact Dig Safely New York at 811 or 1–800–962–7962 and any other required utility locators prior to the start of construction.*
14. *The exact location, size, and type of the existing utilities may differ from what is shown hereon. The contractor shall field verify the location, size and type of the existing utilities by performing a test pit ahead of construction as necessary to permit revisions to meet existing utilities or relocate proposed utilities as required. Additional location and elevation of the existing utility as determined by test pit shall be provided to the project engineer.*
15. *The contractor shall field verify the existing grades / utility locations prior to commencement of any work. Any discrepancy shall be reported to the project engineer when identified.*
16. *The contractor shall perform all work with care so that any materials which are to remain in place, or which are to remain on the property, shall not be damaged. The contractor will be held responsible for all damage caused to existing utilities / features / facilities / vegetation. Restoration of the work not proposed to be modified or removed by these plans. All damage to any existing utilities / features / facilities / vegetation not proposed to be modified by the contract shall be repaired or replaced by the contractor to the satisfaction of the owner at no additional cost.*
17. *Original condition shall mean the condition in which the feature was found (or better) at the start of construction.*
18. *The contractor shall be responsible for the implementation and maintenance of erosion and sediment controls (shown or not) as necessary to prevent erosion and migration of sediment outside the contract limit line or into the stormwater collection system. Erosion and sediment controls may include but are not limited to silt fence, stabilized construction entrances, berms and inlet protection. All erosion and sediment controls shall be installed in accordance with the New York State Standards and Specifications for Erosion and Sediment Control. Additional erosion and sediment controls may be required during construction by the project engineer. All disturbed areas shall be stabilized in accordance with the Erosion & Sediment Control Plan and details.*
19. *Silt fence shall be installed parallel to the contours.*
20. *Contractor is responsible for protecting soil stockpiles, trenches, and building excavations against weather. No additional fee will be paid to the contractor for removal and replacement of suitable soils due to degradation from weather related events.*
21. *During execution of the work, the contractor shall be responsible for dewatering and control of surface water in accordance with the New York State Standards and Specifications for Erosion and Sediment Control. The New York State Standards and Specifications for Erosion and Sediment Control can be found at http://www.dec.ny.gov/chemical/29066.html.*
22. *All existing pavement shall be cleaned and swept prior to the completion of construction.*
23. *The contractor shall provide temporary construction fence for all work areas including the material storage/staging areas.*
24. *All personal vehicles, materials, and construction equipment must be kept within the construction staging area. Use of additional onsite storage areas must be pre–authorized by the owner of the property.*
25. *Trees shown on the plans for reference only. All trees and vegetation within the contract limit line shall be removed unless otherwise labeled to be protected and saved. Not all trees to be removed may be shown.*
26. *Tree clearing can only be performed between October 1st and March 31st.*
27. *Topsoil and subsoil shall be stripped, screened, and stockpiled in locations shown for future use. The contractor must keep enough topsoil onsite for final restoration. Four inches of screened topsoil shall be placed and raked to finish grade over all disturbed areas not covered by pavement, concrete and/or gravel surfaces, unless otherwise noted.*
28. *The contractor shall maintain existing grades unless otherwise noted.*
29. *Contractor shall be responsible for removal of all excess rock, topsoil, subsoil, and construction debris from the site.*
30. *There shall be no burying of construction and demolition (C&D) debris or stumps on site. All C&D debris and stumps must be removed by the contractor, and disposed of in accordance with all pertinent regulations.*
31. *All proposed concrete drainage structures shall be precast concrete and all structures, frames, and grates are to meet H–20 loading requirements.*
32. *Design Engineer to approve locations and elevations of all structures prior to placement.*
33. *Where side drain inlets are proposed the Contractor shall extend the upstream swale to the side inlet of the drainage structure.*
34. *Unless otherwise shown on the drawings the contractor shall match the material, thickness and quality of all existing pavements that are to be replaced.*
35. *Temporary asphalt wedges shall be placed in all areas open to vehicular access. The wedges shall be installed between any sudden abrupt grade changes in excess of 1" as a result of construction. All temporary wedges shall be removed prior to placement of asphalt course.*
36. *The contractor will be responsible for the implementation of all maintenance and protection of traffic (MPT) measures if necessary. MPT shall include but not be limited to placement of traffic cones and warning signs around work zone. Safe and adequate pedestrian vehicular traffic flow shall be maintained at all times to the existing buildings, while the work is in progress. The contractor shall submit for approval of the Architect, a construction sequence schedule and plan for pedestrian and vehicular traffic flow.*
37. *A retaining wall design signed and sealed by a NYS licensed Engineer shall be submitted to the Consulting Town Engineer prior to the construction of any wall greater than 4 feet in height.*

NO.	DATE	REVISION	BY
4	9–11–23	PLANNING BOARD SUBMISSION	MEU
3	9–1–23	NYCDEP & MG SUBMISSION	TMB
2	8–15–23	ISSUED FOR PRICING	MEU
1	8–7–23	PLANNING BOARD SUBMISSION	CMS

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

STATE OF NEW YORK – JOSHUA M. WATSON – LICENSED PROFESSIONAL ENGINEER

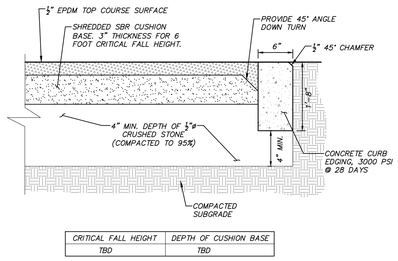
PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.
DATE	8–15–23	DRAWN BY	J.W.M.
SCALE	1" = 150'	CHECKED BY	K.M.G.

DRAWING NO. D–1

SHEET 25 / 35

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.

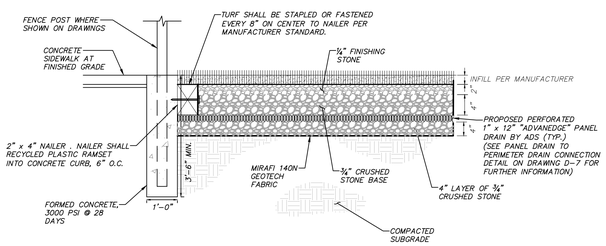
Z:\E\19249\100\Drawing Pages\09 S–D Det.dwg, 9/11/2023 1:37:57 PM, plotter_11



CRITICAL FALL HEIGHT	DEPTH OF CUSHION BASE
TBD	TBD

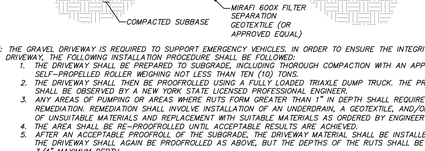
NOTES:
1. POURED-IN-PLACE SURFACE SHALL BE SOFT FUSION MANUFACTURED BY A&D RECREATION, INC. (MAMARONECK, NEW YORK 914-381-5865) OR APPROVED EQUAL.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWINGS, FOR ILLUSTRATION PURPOSES ONLY.
4. POURED-IN-PLACE 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.)

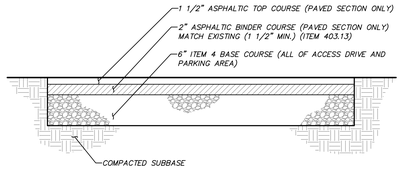


NOTE: THE GRAVEL DRIVEWAY IS REQUIRED TO SUPPORT EMERGENCY VEHICLES. IN ORDER TO ENSURE THE INTEGRITY OF THE DRIVEWAY, THE FOLLOWING INSTALLATION PROCEDURE SHALL BE FOLLOWED:
1. THE DRIVEWAY SHALL BE PREPARED TO SUBGRADE, INCLUDING THOROUGH COMPACTION WITH AN APPROVED SELF-PROPELLED ROLLER WEIGHING NOT 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.)

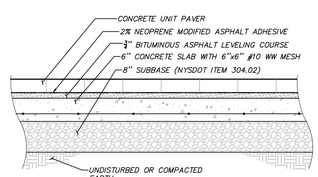
SIGN DATA TABLE

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	YIELD	R1-2B	30"	White Background Red Symbol
10		R3-1	30" x 30"	White Background Black Arrow Red Symbol Black Border
11	CHARGING STATION ELECTRIC VEHICLE ONLY	–	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	HEAVY TRUCKS USE LOW GEAR	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
19	ACCESSIBLE ROUTE	–	12" x 18"	White on Blue

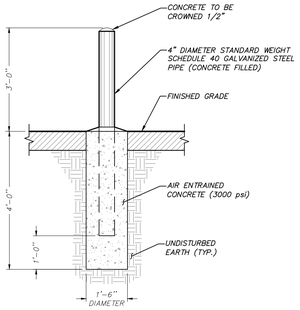


ACCESS DRIVE DETAIL
(N.T.S.)

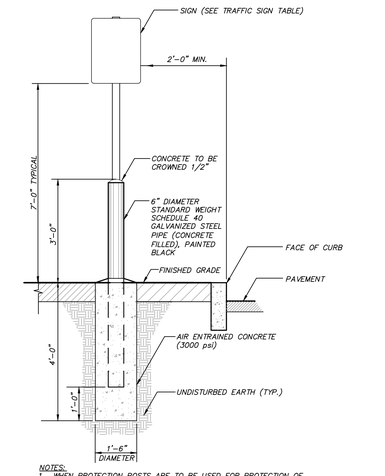
NOTES:
1. RECYCLED PORTLAND CEMENT SHALL NOT BE PERMITTED WITHIN 200' OF A TOWN OR NYSDEC REGULATED WETLAND OR WATERCOURSE.



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

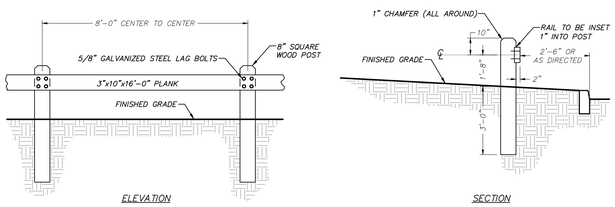


STEEL BOLLARD DETAIL
(N.T.S.)



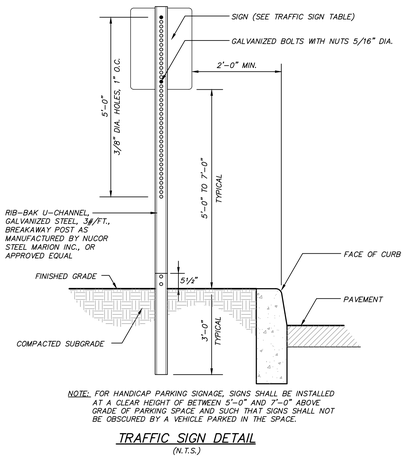
NOTES:
1. WHEN PROTECTION POSTS ARE TO BE USED FOR PROTECTION OF HANDICAP PARKING SIGNS OR OTHER TRAFFIC SIGNS, SIGN SUPPORTING POST SHALL BE EMBEDDED A MINIMUM OF THREE (3) FEET INTO THE CONCRETE.
2. FOR HANDICAP PARKING SIGNAGE, SIGNS SHALL BE INSTALLED AT A CLEAR HEIGHT OF BETWEEN 5'-0" AND 7'-0" ABOVE GRADE OF PARKING SPACE AND SUCH THAT SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

TRAFFIC SIGN WITH STEEL BOLLARD BASE DETAIL
(N.T.S.)



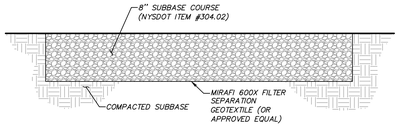
NOTES:
1. ALL WOOD TO BE SEASONED NO.1 DOUGLAS FIR, SOUTHERN YELLOW PINE OR OTHER APPROVED STRUCTURAL LUMBER.
2. ALL WOOD TO BE TREATED WITH AN APPROVED WOOD PRESERVATIVE SUITABLE FOR INSTALLATION IN AND ADJACENT TO GROUND SURFACES.

WOOD GUIDERAIL DETAIL
(N.T.S.)



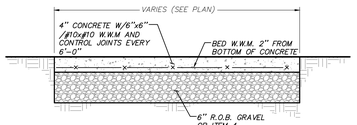
NOTE: FOR HANDICAP PARKING SIGNAGE, SIGNS SHALL BE INSTALLED AT A CLEAR HEIGHT OF BETWEEN 5'-0" AND 7'-0" ABOVE GRADE OF PARKING SPACE AND SUCH THAT SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

TRAFFIC SIGN DETAIL
(N.T.S.)

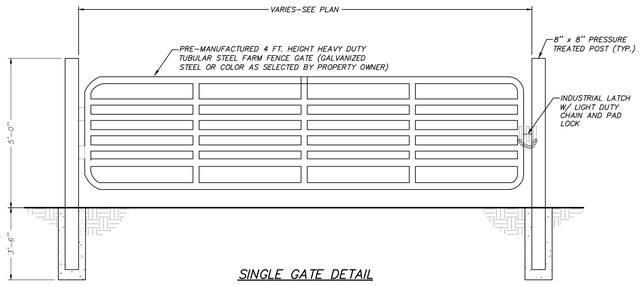


GRAVEL PAVEMENT DETAIL
(N.T.S.)

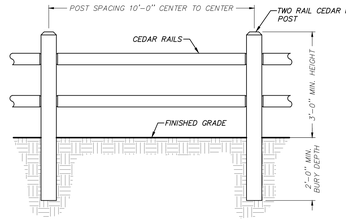
NOTES:
1. RECYCLED PORTLAND CEMENT SHALL NOT BE PERMITTED WITHIN 200' OF A TOWN OR NYSDEC REGULATED WETLAND OR WATERCOURSE.



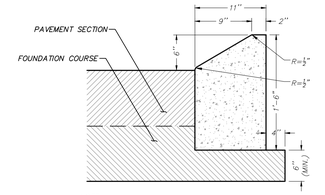
CONCRETE SIDEWALK DETAIL
(N.T.S.)



SINGLE GATE DETAIL
(N.T.S.)

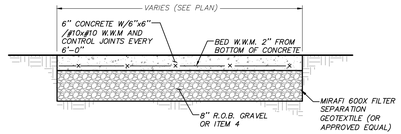


POST AND RAIL FENCE DETAIL
(N.T.S.)



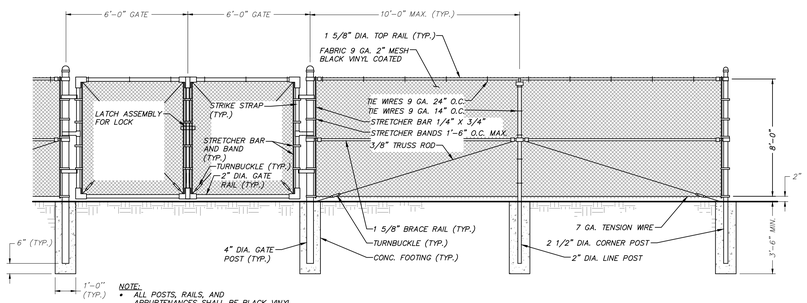
NOTE:
TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 10'-0" APART AND SHALL BE FILLED WITH CELLULAR COMPRESSION MATERIALS AS SPECIFIED, RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.

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



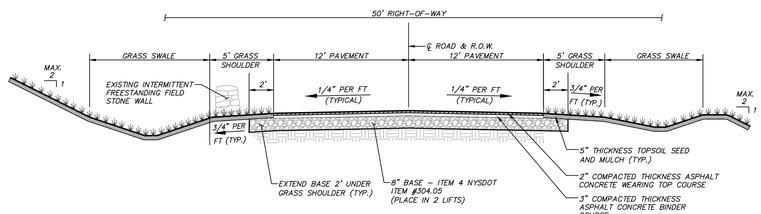
CONCRETE PLAZA DETAIL
(N.T.S.)

NOTES:
1. RECYCLED PORTLAND CEMENT SHALL NOT BE PERMITTED WITHIN 200' OF A TOWN OR NYSDEC REGULATED WETLAND OR WATERCOURSE.



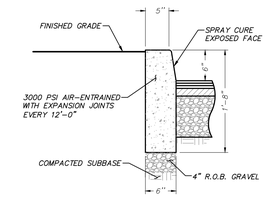
NOTE:
- ALL POSTS, RAILS, AND APPURTENANCES SHALL BE BLACK VINYL COATED.
- FENCES TO INCLUDE WINDSCREENS OR PADDING WHEN NOTED ON THE DRAWINGS

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



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

NOTES:
1. RECYCLED PORTLAND CEMENT SHALL NOT BE PERMITTED WITHIN 200' OF A TOWN OR NYSDEC REGULATED WETLAND OR WATERCOURSE.



CONCRETE CURB DETAIL
(N.T.S.)

NO.	DATE	REVISION	BY
8	9-11-23	PLANNING BOARD SUBMISSION	MEU
7	9-1-23	NYCDEP & WG SUBMISSION	TMB
6	8-15-23	ISSUED FOR PRICING	MEU
5	8-7-23	PLANNING BOARD SUBMISSION	CMS
4	5-4-23	NYCDEP & WG SUBMISSION	MEU
3	5-1-23	PLANNING BOARD SUBMISSION	MEU
2	4-3-23	PLANNING BOARD SUBMISSION	DSW
1	12-23-22	REVISED FOR NYCDEP SUBMISSION	DSW

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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:
DETAILS

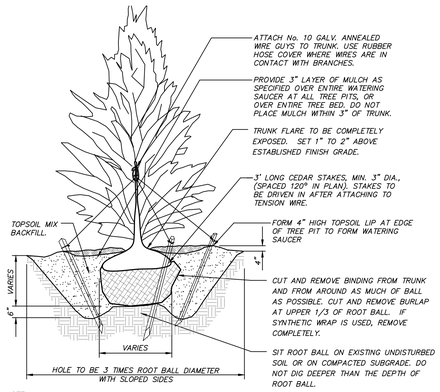
STATE OF NEW YORK · JOHN M. WATSON · No. 77950 · LICENSED PROFESSIONAL ENGINEER

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 26/35

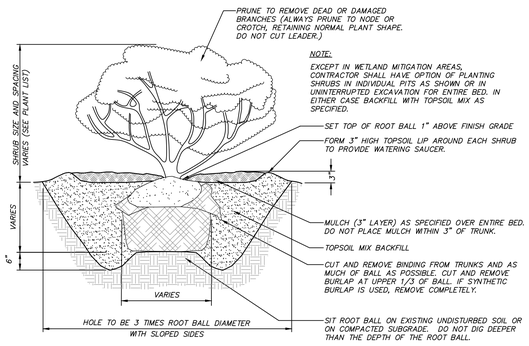
ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Z:\E19249\000\Finishing Together\09-5-10-11.dwg, 9/15/2023 10:38:38 AM, Hecks, 1:1



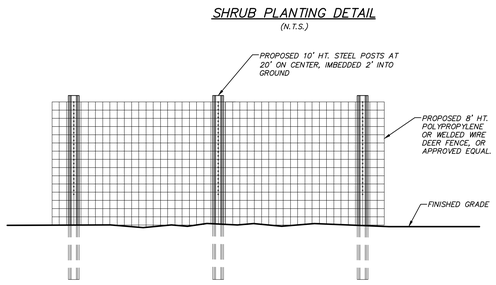
NOTE:
PROVIDE STAKING AND GUYING FOR TREES PLANTED ON SLOPES GREATER THAN 3H:1V, IN EXPOSED, WINDY AREAS AND AS SPECIFIED BY LANDSCAPE ARCHITECT. GUY WIRES AND STAKES SHALL BE REMOVED WITHIN TWELVE MONTHS OF PLANTING.

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

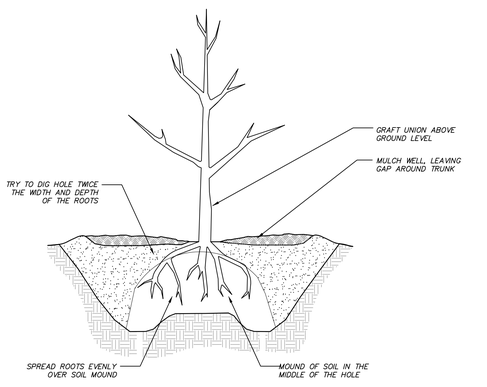


NOTE:
EXCEPT IN WETLAND MITIGATION AREAS, CONTRACTOR SHALL HAVE OPTION OF PLANTING SHRUBS IN INDIVIDUAL PITS AS SHOWN OR IN UNINTERRUPTED EXCAVATION FOR ENTIRE BED. IN EITHER CASE BACKFILL WITH TOPSOIL MIX AS SPECIFIED.

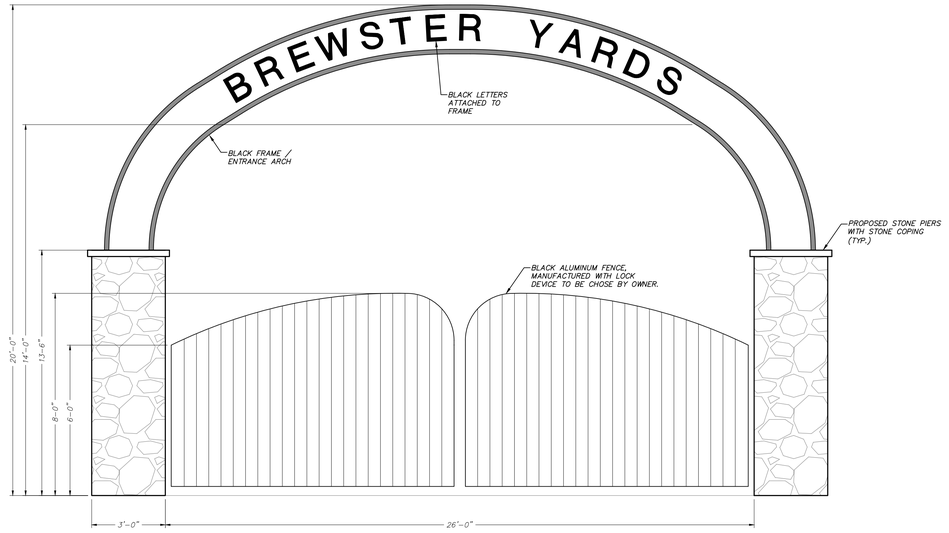
SHRUB PLANTING DETAIL
(N.T.S.)



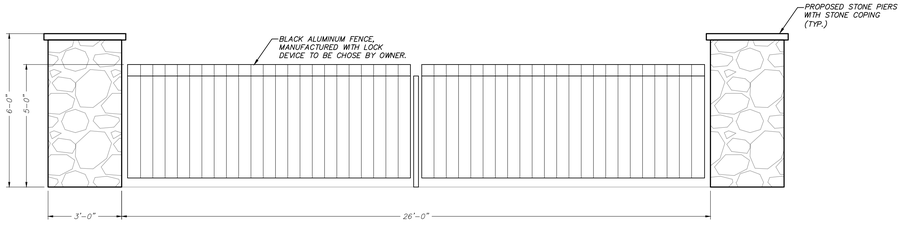
TEMPORARY DEER FENCE DETAIL
(N.T.S.)



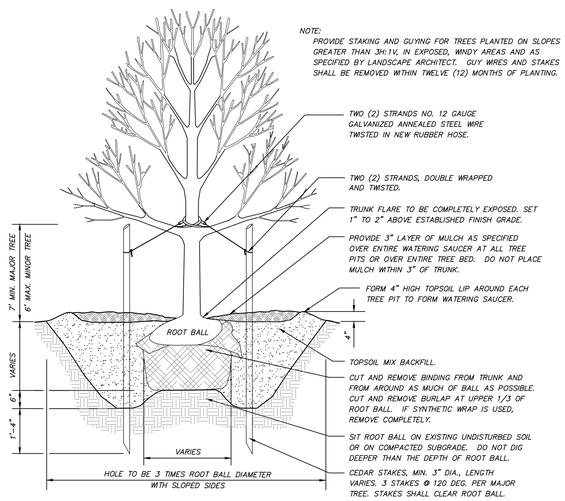
BARE ROOT TREE PLANTING DETAIL
(N.T.S.)



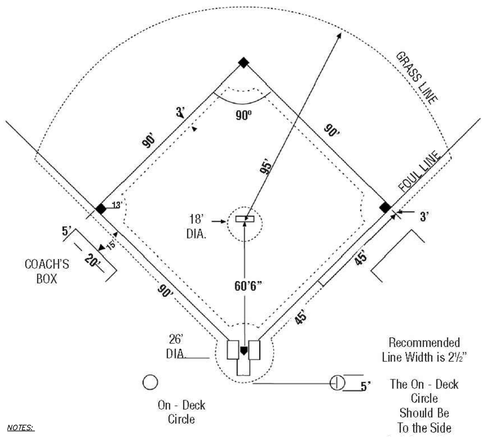
ENTRANCE ARCH DETAIL
(N.T.S.)



GATE DETAIL
(N.T.S.)

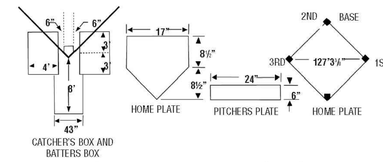


TREE PLANTING DETAIL
(N.T.S.)

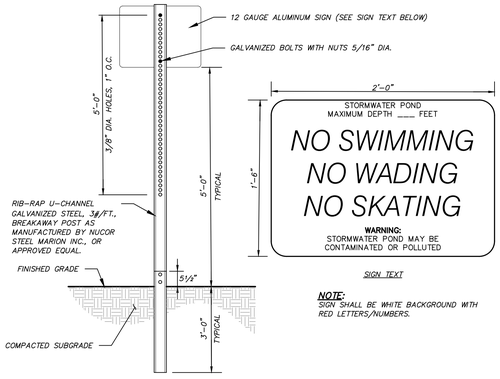


NOTES:
1. PER NATIONAL FEDERATION OF STATE HIGH SCHOOL ASSOCIATES REGULATIONS / COURT AND FIELD DIAGRAM GUIDE.
2. 1st AND 3rd BASES SHALL BE LOCATED TO ALIGN WITH OUTSIDE EDGE OF FOUL LINE AND 90° FROM HOME APEX TO BACK SIDE OF BASE.
3. 2nd BASE TO BE LOCATED SUCH THAT CENTERLINE OF BASE IS 90° FROM 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.)

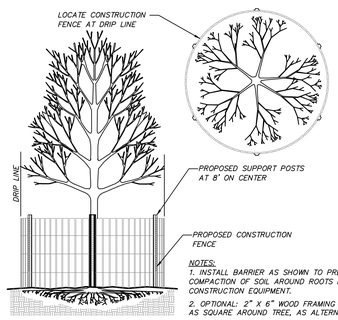


BASEBALL DETAILS
(N.T.S.)



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

STORMWATER POND WARNING SIGN DETAIL
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 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.

NO.	DATE	REVISION	BY
10	9-11-23	PLANNING BOARD SUBMISSION	MEU
9	9-1-23	NYCDEP & WIG SUBMISSION	TMB
8	8-15-23	ISSUED FOR PRICING	MEU
7	8-7-23	PLANNING BOARD SUBMISSION	CMS
6	5-12-23	ZBA SUBMISSION	KMG
5	5-4-23	NYCDEP & WIG SUBMISSION	MEU
4	5-1-23	PLANNING BOARD SUBMISSION	MEU
3	4-3-23	PLANNING BOARD SUBMISSION	DSW
2	2-10-23	PLANNING BOARD SUBMISSION	JFR
1	12-23-22	REVISED FOR NYCDEP SUBMISSION	DSW

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3 Garrett Place
Carmel, NY 10512
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(945) 225-9717 fax
www.insite-eng.com

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

DRAWING:
DETAILS

JOHN M. WATSON — STATE OF NEW YORK — No. 27933 — LICENSED PROFESSIONAL ENGINEER

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-3 — SHEET 27/35

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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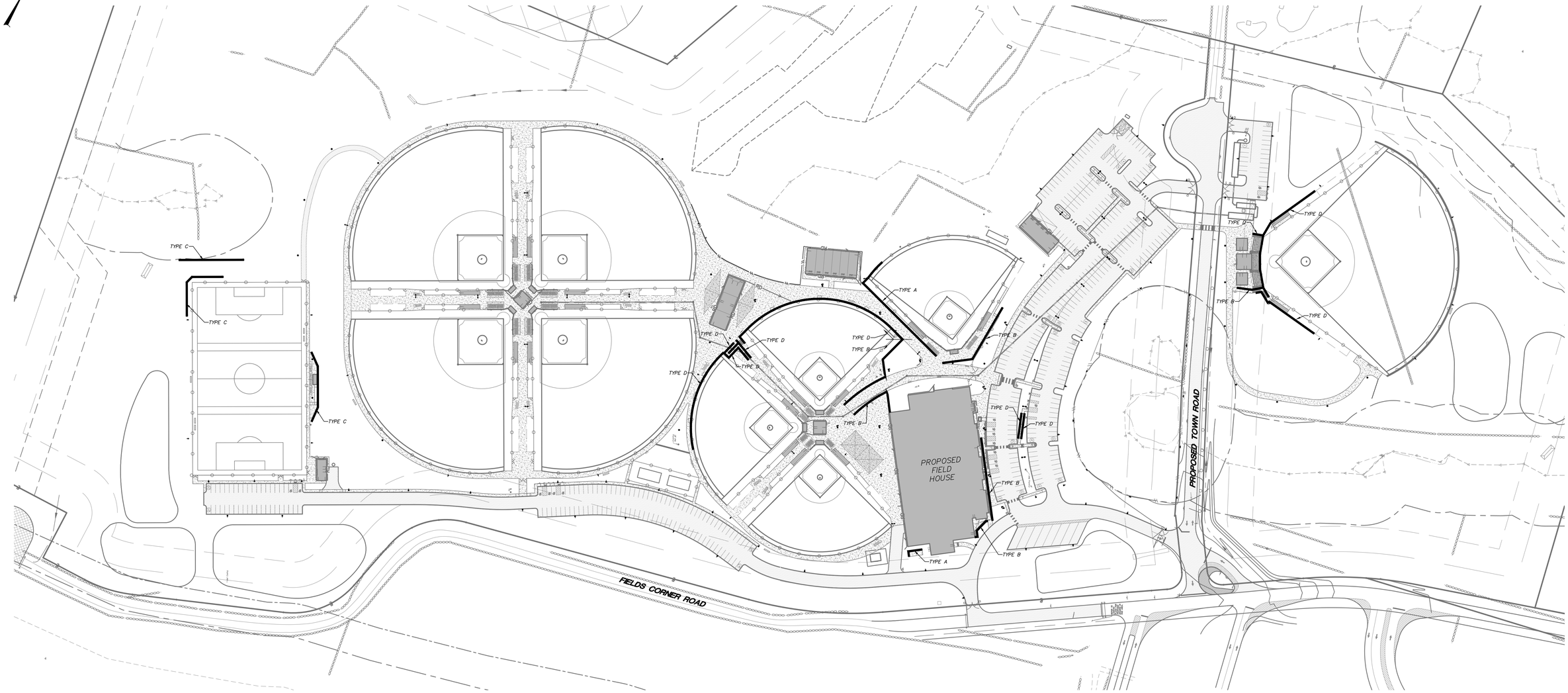
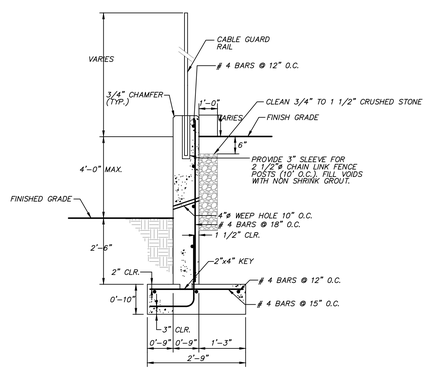


PROPOSED WALL KEY PLAN

SCALE: 1" = 80'

WALL CHART

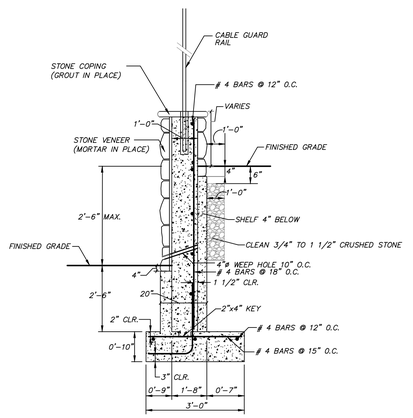
WALL TYPE	DESCRIPTION
TYPE A	CONCRETE RETAINING WALL
TYPE B	STONE VENEER WALL
TYPE C	MODULAR BLOCK RETAINING WALL
TYPE D	CONCRETE WALL (SEE STRUCTURAL DRAWINGS FOR DETAILS)



CONCRETE RETAINING WALL DETAIL (0' TO 4' HIGH)

(N.T.S.)

NOTE:
1. PROVIDE SMOOTH FORMLINER FOR ALL EXPOSED SURFACES AND 12" BELOW FINISHED GRADE.



STONE VENEER RETAINING WALL DETAIL

(N.T.S.)

GRAPHIC SCALE

0 40 80 160

(IN FEET)

1 inch = 80 ft.

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:
DETAILS

STATE OF NEW YORK · JOHN M. WATSON · No. 77933 · LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.
DATE	9-11-23	DRAWN BY	J.W.M.
SCALE	1" = 80'	CHECKED BY	K.M.G.

DRAWING NO. D-4 SHEET 28 / 35

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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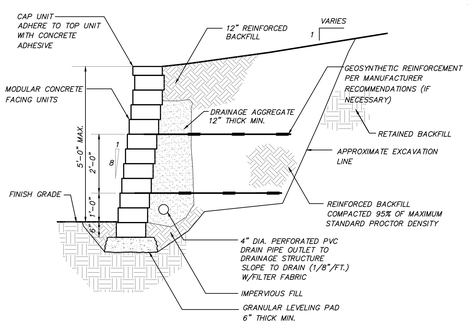
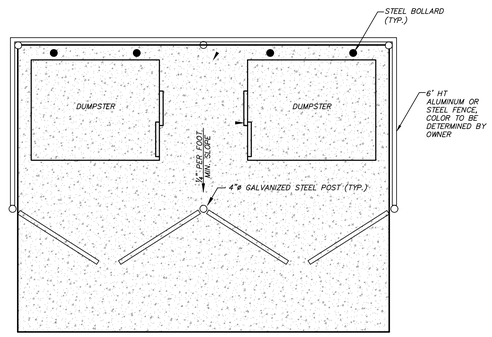


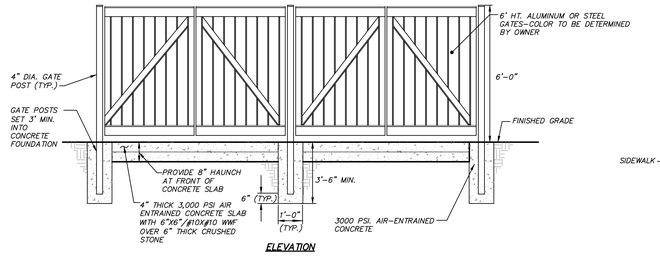
NOTES:

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.)



PLAN

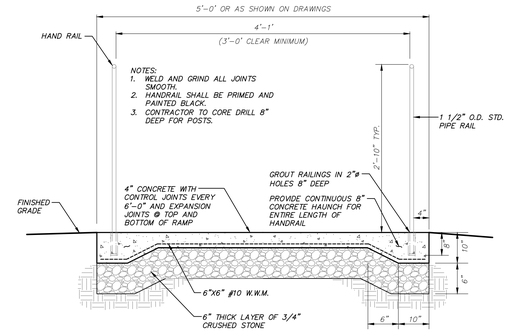


ELEVATION

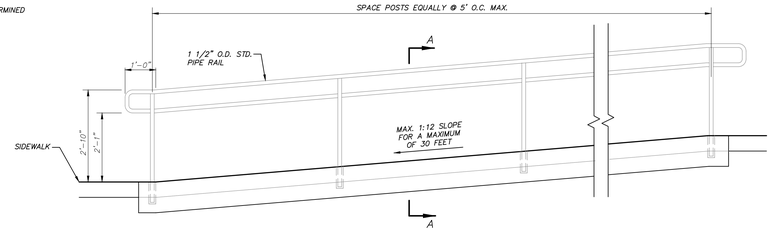
GENERAL NOTES:

1. CHECK WITH REFUSE HAULER PRIOR TO INSTALLATION OF REFUSE ENCLOSURE FOR FINAL DIMENSIONS.

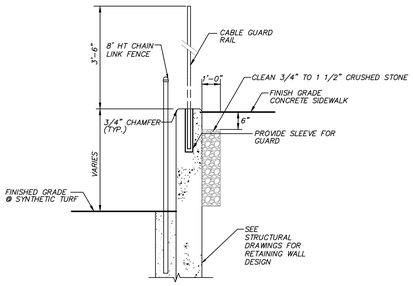
REFUSE ENCLOSURE DETAIL
(N.T.S.)



SECTION A-A

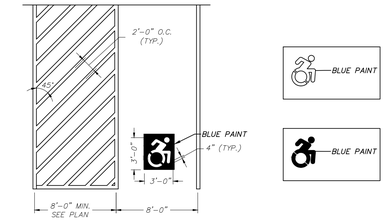


CONCRETE HANDICAP RAMP DETAIL
(N.T.S.)



CONCRETE RETAINING WALL AT LITTLE LEAGUE FIELDS DETAIL
(N.T.S.)

NOTE:
1. PROVIDE SMOOTH FORMLINER FOR ALL EXPOSED SURFACES AND 12" BELOW FINISHED GRADE.

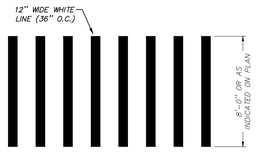


NOTE:
ALL HANDICAP STRIPING SHALL BE 4" WIDE BLUE PAINT.

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

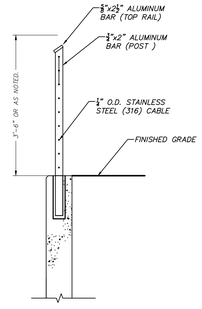
NOTES:
INSTALLATION TO CONFORM WITH CURRENT NYSDOT STANDARDS AND SPECIFICATIONS.

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



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

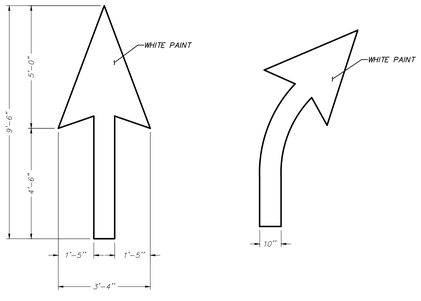
CROSSWALK MARKING DETAIL
(N.T.S.)



NOTES:

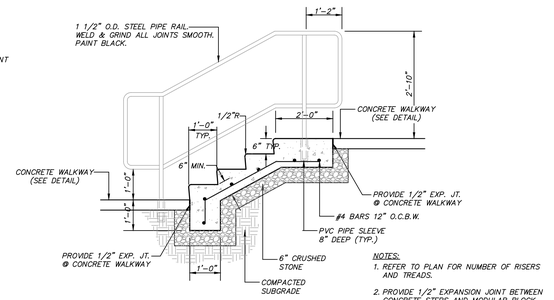
1. ALUMINUM CABLE RAILING AS MANUFACTURED BY DANT CLAYTON (800-626-2177).
2. CABLES TO BE SPACED SO GUARD DOES NOT HAVE OPENINGS THAT ALLOW A 4" SPHERE TO PASS THROUGH.
3. ALL ALUMINUM TO BE 6061-T6 ALLOY AND HAVE A CLEAR ANODIZED FINISH.

CABLE GUARD DETAIL
(N.T.S.)



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

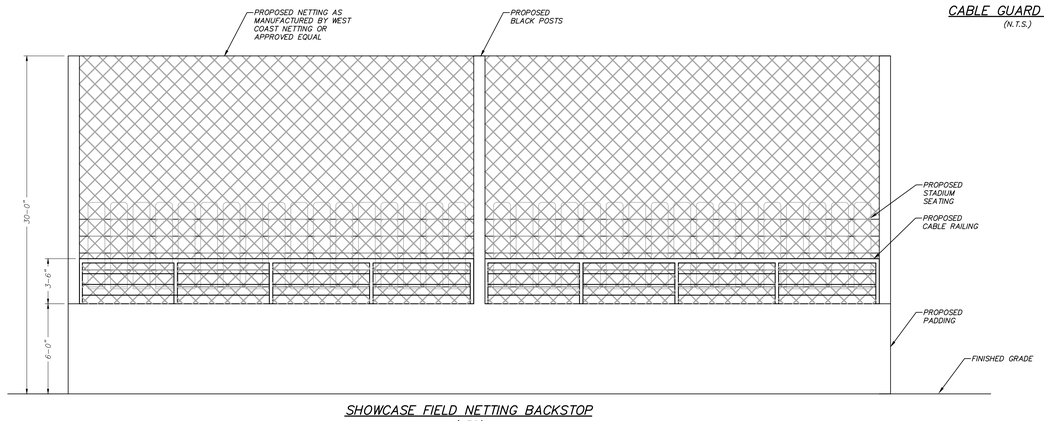
DIRECTIONAL ARROWS DETAIL
(N.T.S.)



NOTES:

1. REFER TO PLAN FOR NUMBER OF RISERS AND TREADS.
2. PROVIDE 1/2" EXPANSION JOINT BETWEEN CONCRETE STEPS AND MODULAR BLOCK RETAINING / SITTING WALLS.

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



SHOWCASE FIELD NETTING BACKSTOP
(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
9	9-11-23	PLANNING BOARD SUBMISSION	MEU
8	9-1-23	NYCDEP & WG SUBMISSION	TMB
7	8-15-23	ISSUED FOR PRICING	MEU
6	8-7-23	PLANNING BOARD SUBMISSION	CMS
5	5-12-23	ZBA SUBMISSION	KMG
4	5-4-23	NYCDEP & WG SUBMISSION	MEU
3	5-1-23	PLANNING BOARD SUBMISSION	MEU
2	4-3-23	PLANNING BOARD SUBMISSION	DSW
1	12-23-22	REVISED FOR NYCDEP SUBMISSION	DSW

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

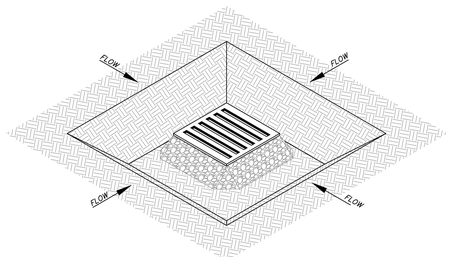
DRAWING:
DETAILS

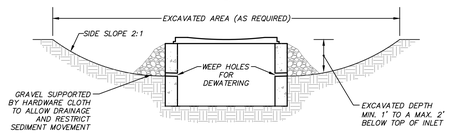
JOHN M. WATSON NO. 77930 LICENSED PROFESSIONAL ENGINEER

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 29/35

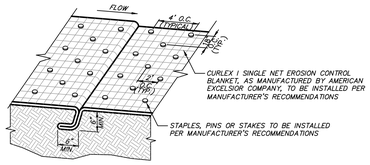
Z:\EVW\19300\Printing Plotting\19249.VW D-1-D-5.dwg, 9/7/2023 10:38:07 AM, Hanks, 1:1





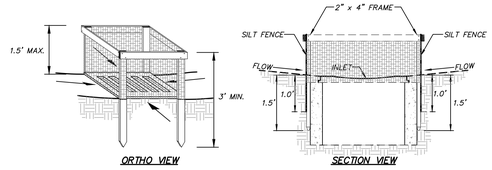
1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL EXCAVATION WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY, AND STABILIZE WITH PERMANENT SEEDING
5. MAXIMUM DRAINAGE AREA = 1 ACRE

EXCAVATED DROP INLET PROTECTION DETAIL
(N.T.S.)



NOTE: TO BE INSTALLED ON ALL SLOPE 3H:1V OR GREATER

GEOTEXTILE ANCHORING DETAIL
(N.T.S)



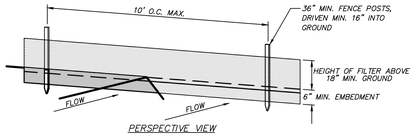
ORTHO VIEW — SECTION VIEW

INSTALLATION NOTES:

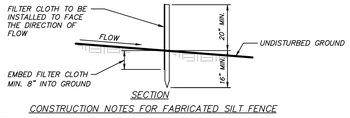
1. FILTER FABRIC SHALL HAVE AN EOS OF 40–85. BURLAP MAYBE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUM DRAINAGE AREA 1 ACRE

FILTER FABRIC INLET PROTECTION DETAIL
(N.T.S.)



PERSPECTIVE VIEW



SECTION

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

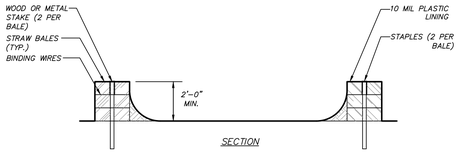
1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

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

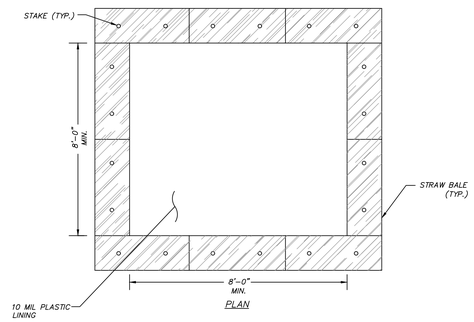
FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUAL

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

STANDARD SILT FENCE DETAIL
(N.T.S.)



SECTION

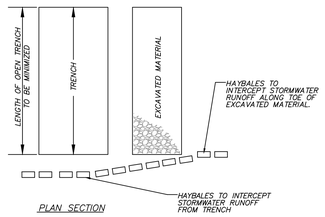


PLAN

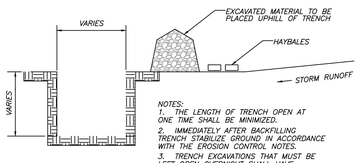
CONCRETE TRUCK WASHOUT DETAIL
(N.T.S.)

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.



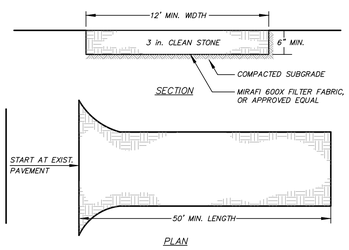
PLAN SECTION



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.

CROSS SECTION

UTILITY TRENCH EXCAVATION EROSION CONTROL DETAIL
(N.T.S.)



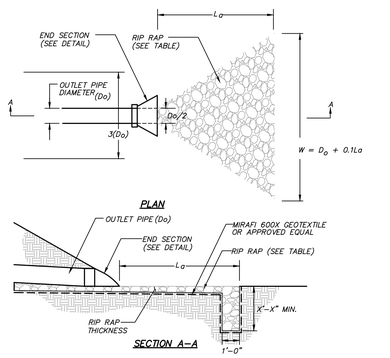
SECTION

PLAN

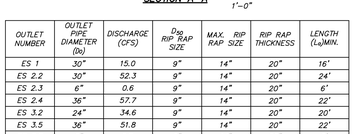
INSTALLATION NOTES

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 ACCESS DETAIL
(N.T.S.)



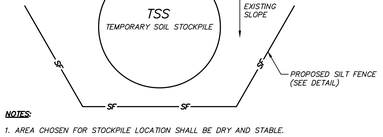
PLAN



SECTION A–A

OUTLET NUMBER	OUTLET PIPE DIAMETER (D_o)	DISCHARGE (CFS)	D_{50} RIP RAP SIZE	MAX. RIP RAP SIZE	RIP RAP THICKNESS	LENGTH (L_a) MIN.
ES 1	30"	15.0	9"	14"	20"	16'
ES 2.2	30"	52.3	9"	14"	20"	24'
ES 2.3	6"	0.6	9"	14"	20"	6'
ES 2.4	36"	57.7	9"	14"	20"	22'
ES 3.2	24"	34.6	9"	14"	20"	20'
ES 3.5	36"	51.8	9"	14"	20"	22'
ES 3.6	6"	1.5	9"	14"	20"	6'
ES 3.7A	12"	0.0	9"	14"	20"	6'
ES 3.7B	30"	41.2	9"	14"	20"	18'
ES 12	24"	21.2	9"	14"	20"	14'
ES 39	24"	12.6	9"	14"	20"	12'
ES 41	15"	6.7	9"	14"	20"	8'
TDO 3.5	12"	1.0	9"	14"	20"	6'
TDO 3.7	12"	7.5	9"	14"	20"	12'

ROCK OUTLET PROTECTION 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.)

PERMANENT STORMWATER FACILITIES MAINTENANCE SCHEDULE

PRACTICE/FACILITY	MONTHLY	AFTER MAJOR STORM EVENTS	BI–ANNUALLY	YEARLY	EVERY 5 to 10 YEARS
GRASS & RIP RAP SWALES	Ensure contributing areas clean of debris, no evidence of erosion, & mowing performed.	Inspect for erosion, soil permeability & evidence of flow going around structures.	Inspect & clean Mow & remove debris & litter. Revegetate as needed.	Inspect & clean accumulated sediment.	–
INFILTRATION BASIN	Inspect first few months after construction for eroding soils & slumpage & repair immediately	Inspect for eroding soils on the basin berm & embankments, & sources of erosion; & stabilize and/or repair immediately.	Mow berms and exterior embankments Remove debris & litter from basins & outlet structures. Remove Sediment if accumulated greater than an 1"	–	Inspect for & remove accumulated sediment
SUBSURFACE STORMWATER COLLECTION SYSTEMS	–	–	Inspect & clean	Inspect, clean, repair and/or replace structures. Remove debris.	–
STORMWATER BASIN	Inspect first few months after construction for eroding soils & slumpage & repair immediately	Inspect orifices, inlets & outlets for clogging, eroding soils on the basin berm & embankments, & sources of erosion; & stabilize and/or repair immediately.	Mow berm and exterior embankments Remove debris & litter from basin & outlet structures	–	Inspect for & remove accumulated sediment
INFILTRATION BASINS, SEDIMENTATION BASIN, BIORETENTION AREAS	Inspect first few months after construction for eroding soils & slumpage & repair immediately	Inspect orifices, inlets & outlets for clogging, eroding soils on the basin berm & embankments, & sources of erosion; & stabilize and/or repair immediately.	Mow berms and exterior embankments Remove debris & litter from basins & outlet structures. Remove Sediment if accumulated greater than an 1"	–	Inspect for & remove accumulated sediment

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.

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. Stumps and woody vegetation shall be removed from the project site.
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 seven (7) days from the date the current soil disturbance activity ceased. Disturbance shall be minimized to the areas required to perform construction.
5. Standard 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 3:1 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 ACCESS	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 are 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.

SOIL RESTORATION REQUIREMENTS

The contractor shall be required to perform the following soil restoration techniques prior to installing topsoil, seed and mulch.

Type of Soil Disturbance	Soil Restoration Requirement		Comments/Examples
No soil disturbance	Restoration not permitted		Preservation of Natural Features
Minimal soil disturbance	Restoration not required		Clearing and grubbing
Areas where topsoil is stripped only – no change in grade	HSG A&B: Apply 6 inches of topsoil	HSG C&D: Aerate* and apply 6 inches of topsoil	Protect area from any ongoing construction activities.
Areas of cut or fill	HSG A&B: Aerate* and apply 6 inches of topsoil	HSG C&D: Apply full Soil Restoration**	
Heavy traffic areas on site (especialy in a zone 5–25 feet around buildings but not within a 5 foot perimeter around foundation walls)	Apply full Soil Restoration (decompaction and compost enhancement)		
Areas where Runoff Reduction and/or Infiltration practices are applied	Restoration not required, but may be applied to enhance the reduction specified for appropriate practices.		Keep construction equipment from crossing these areas. To protect newly installed practice from any ongoing construction activities construct a single phase operation fence area
Redevelopment projects	Soil Restoration is required on redevelopment projects in areas where existing impervious area will be converted to pervious area.		

* Aeration includes the use of machines such as tractor–drawn implements with coulters making a narrow slit in the soil, a roller with many spikes making indentations in the soil, or prongs which function like a mini–subsoiler.
** Per 'Deep Ripping and De–compaction, DEC 2008'.

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 and 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 (LcB), Ridgebury Complex (RaB & RgB), & Woodbridge Loam (WaB & WaC) 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 heron 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 Brewster Yards.

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

   e. Infiltration testing results. This SWPPP requirement is provided in the report titled Stormwater Pollution Prevention Plan for Brewster Yards.

   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
9	9–11–23	PLANNING BOARD SUBMISSION	MEU
8	9–1–23	NYCDEP & WG SUBMISSION	TMB
7	8–15–23	ISSUED FOR PRICING	MEU
6	8–7–23	PLANNING BOARD SUBMISSION	CMS
5	5–4–23	NYCDEP & WG SUBMISSION	MEU
4	5–1–23	PLANNING BOARD SUBMISSION	MEU
3	4–3–23	PLANNING BOARD SUBMISSION	DSW
2	2–17–23	REVISED FOR NYSDEC SUBMISSION	DSW
1	12–23–22	REVISED FOR NYCDEP SUBMISSION	DSW

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Carmel, NY 10512
(845) 225–9690
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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 — No. 77950 — LICENSED PROFESSIONAL ENGINEER

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

DRAWING NO. D–6 — SHEET 30 / 35

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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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 separate 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 then 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 of 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

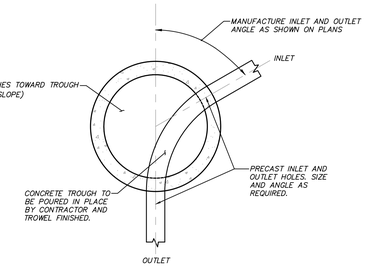
1. All sewer mains & sewer services shown on these plans shall be polyvinyl chloride (PVC) SDR 35.
2. Sewers shall be laid at least 10 feet horizontally from any existing or proposed water main. The distance shall be measured edge to edge. In cases where it is not practical to maintain a 10 foot horizontal 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

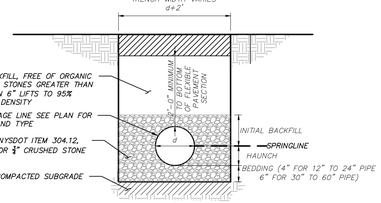
TESTS ON PRESSURE PIPING FOR TRANSPORT OF SEWAGE

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.)



DRAINAGE LINE TRENCH DETAIL
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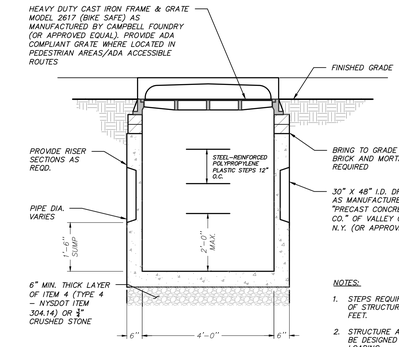

30" X 48" CATCH BASIN DETAIL
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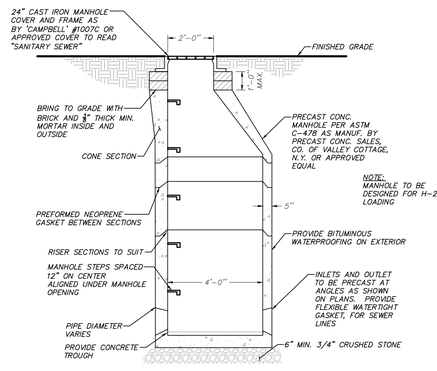

SEWER MANHOLE DETAIL
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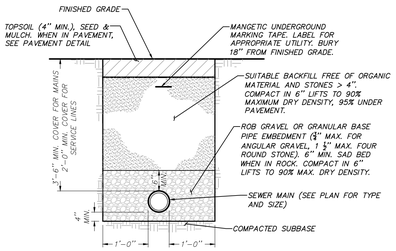

SEWER MAIN TRENCH DETAIL
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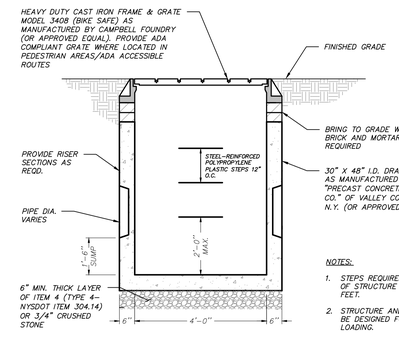

30" X 48" DRAIN INLET DETAIL
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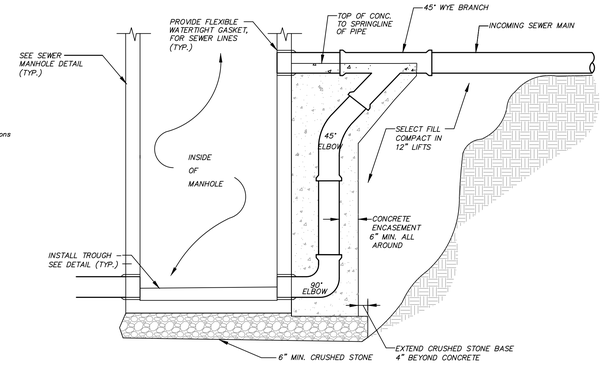
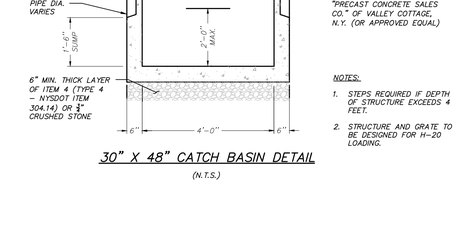
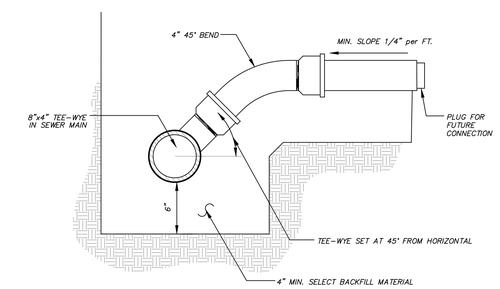


EXTERNAL DROP MANHOLE DETAIL
(N.T.S.)

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.



DRAINAGE MANHOLE DETAIL
(N.T.S.)



SEWER SERVICE CONNECTION DETAIL
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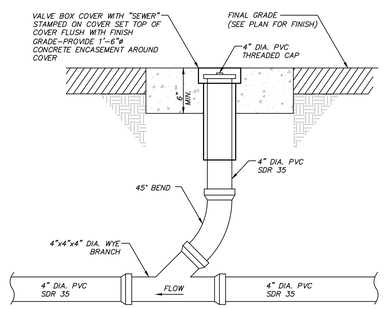

4" SEWER SERVICE LINE CLEANOUT DETAIL
(N.T.S.)

NO.	DATE	REVISION	BY
8	9–11–23	PLANNING BOARD SUBMISSION	MEU
7	9–1–23	NYCDEP & WIG SUBMISSION	TMB
6	8–15–23	ISSUED FOR PRICING	MEU
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PROJECT:
BREWSTER YARDS
160 & 132 PUGSLEY ROAD, TOWN OF SOUTHEAST, PUTNAM COUNTY, NY

DRAWING:
DETAILS

JOHN M. WATSON — STATE OF NEW YORK — No. 27930 — LICENSED PROFESSIONAL ENGINEER

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–7
SHEET 31 / 35

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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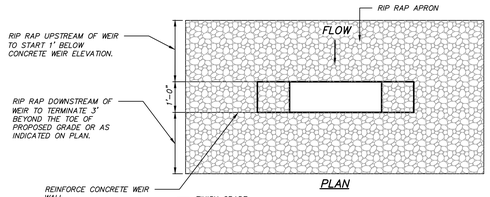
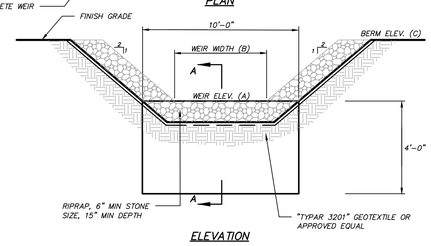
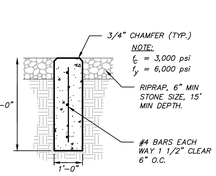


PLAN

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	673.5	10'-0"	674.5
3.5	635.5	10'-0"	636.5
3.6	617.5	10'-0"	618.5
3.7	605.5	10'-0"	606.5

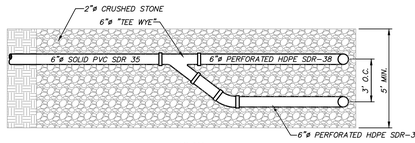


ELEVATION

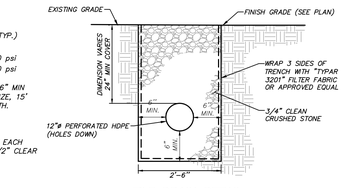


SECTION A–A

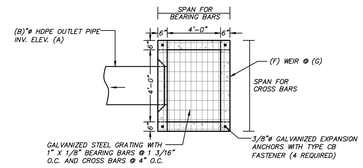
EXTENDED DETENTION BASIN AUXILIARY SPILLWAY DETAIL
(N.T.S.)



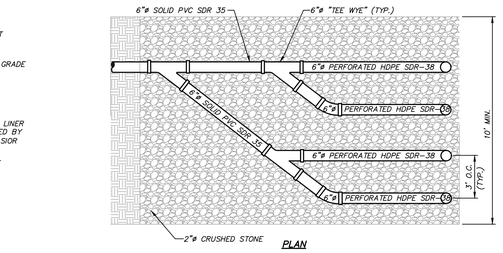
PLAN



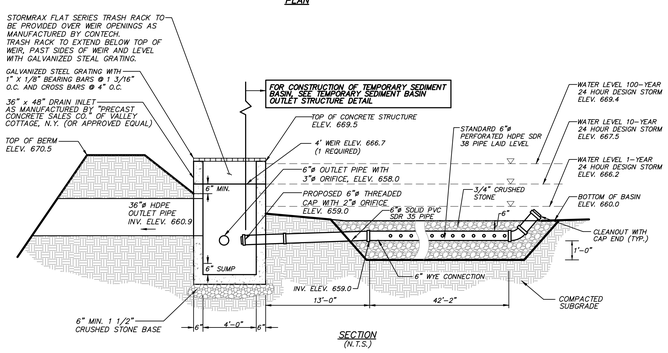
TILE DRAIN DETAIL
(N.T.S.)



OUTLET STRUCTURE PLAN
(N.T.S.)

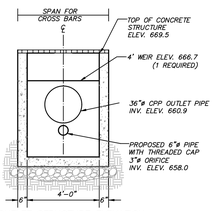


PLAN

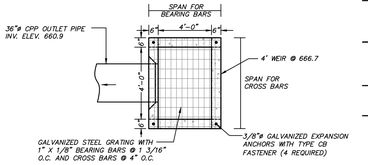


SECTION
(N.T.S.)

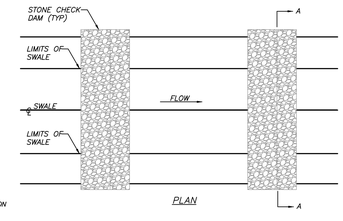
OS 2.2 PERMANENT EXTENDED DETENTION DRY STORMWATER BASIN OUTLET STRUCTURE DETAIL
(N.T.S.)



OUTLET STRUCTURE ELEVATION
(N.T.S.)



OUTLET STRUCTURE PLAN
(N.T.S.)



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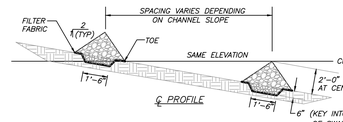
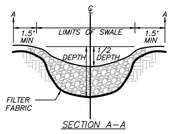


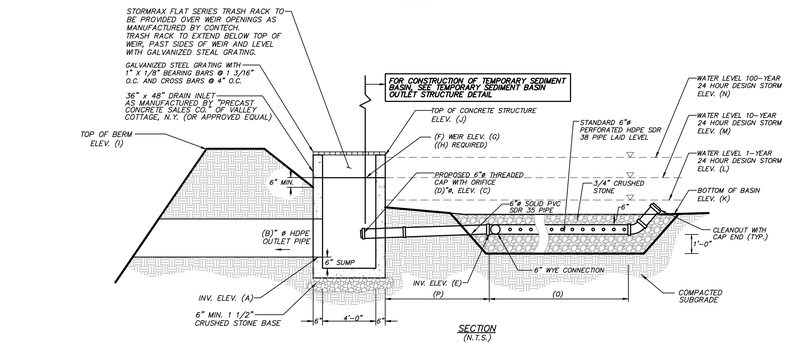
℄ PROFILE



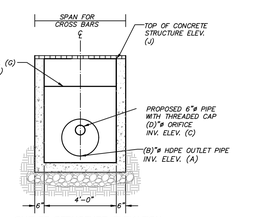
SECTION A–A

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

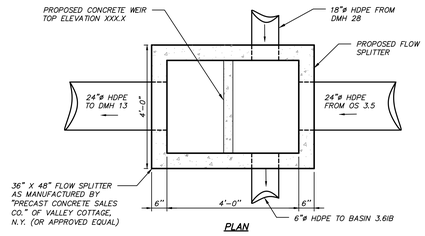
STONE CHECK DAM DETAIL
(N.T.S.)



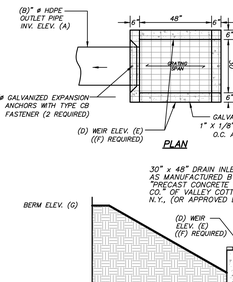
SECTION
(N.T.S.)



OUTLET STRUCTURE ELEVATION
(N.T.S.)



PLAN



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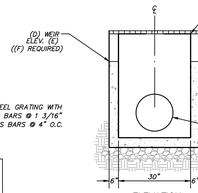
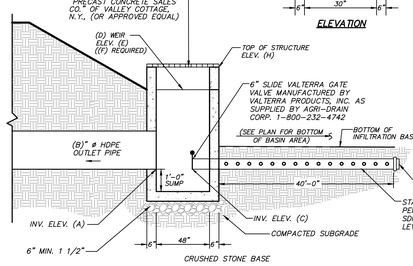
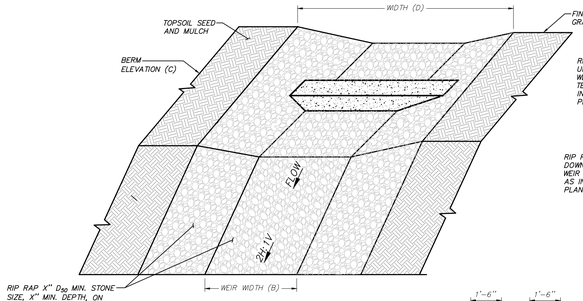


ELEVATION

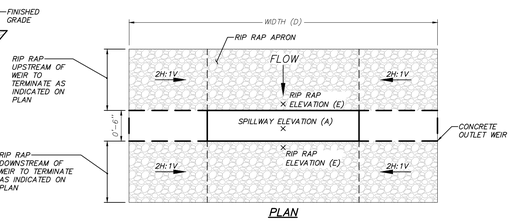


STORMWATER MANAGMENT PRACTICE	OUTLET PIPE ELEVATION (A)	OUTLET PIPE DIAMETER ø" (B)	ORIFICE INVERT ELEV. (C)	ORIFICE DIAMETER ø" (D)	LOW FLOW INVERT ELEV. (E)	WEIR LENGTH (ft.)(each) (F)	WEIR ELEVATION (G)	NUMBER OF WEIRS REQUIRED (H)	TOP OF BERM ELEVATION (I)	TOP OF OUTLET STRUCTURE ELEVATION (J)	BOTTOM 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)
2.4A EDB	651.0	24"	651.0	6"	651.0	1'	656.8	1	660.5	659.5	652.0	651.3	654.7	659.2	204'–3"	26'–6"
2.4B EDB	651.0	24"	651.0	6"	651.0	1'	656.4	1	660.5	659.5	652.0	651.3	654.7	659.2	108'–6"	36'–3"
3.2 EDB	663.0	18"	663.0	2.5"	663.0	4'	672.9	1	674.5	673.5	664.0	668.9	671.7	673.5	78'–9"	6'–0"
3.5 EDB	622.0	24"	622.0	3"	622.0	4'	632.8	2	636.5	635.5	623.0	629.3	633.1	635.5	136'–1"	6'–0"
3.7 EDB	593.0	24"	593.0	3"	593.0	2'	603.3	1	606.5	605.5	594.0	593.3	598.5	605.4	217'–10"	5'–0"

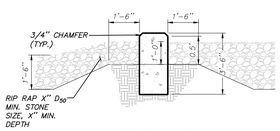
PERMANENT EXTENDED DETENTION DRY STORMWATER BASIN OUTLET STRUCTURE DETAIL
(N.T.S.)



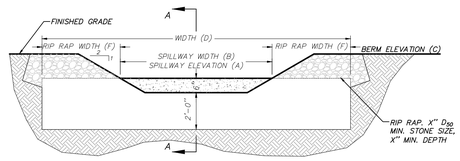
ISOMETRIC



PLAN



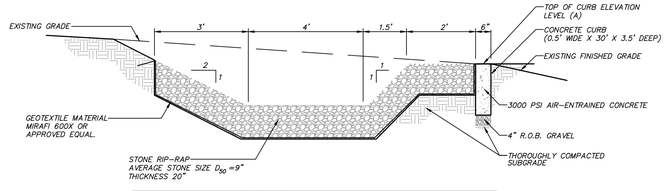
SECTION A–A



ELEVATION

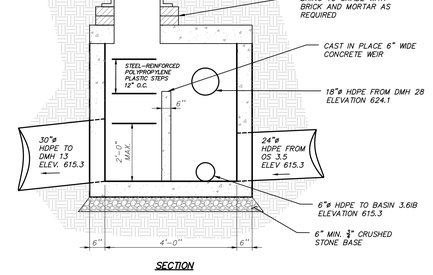
BASIN	SPILLWAY ELEV. (A)	SPILLWAY WIDTH (B)	BERM ELEV. (C)	WIDTH (D)	RIP RAP ELEV. (E)	RIP RAP WIDTH (F)	RIP RAP D_{50} (G)	RIP RAP DEPTH (H)
3.2EDB(S)	671.1	1'–0"	674.5	10'–0"	670.6	4'–0"	9"	20"
3.5EDB(S)	634.4	1'–0"	636.5	11'–6"	633.9	5'–3"	9"	20"

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



FLOW SPREADER	FLOW SPREADER LENGTH	TOP OF CURB ELEVATION (A)	ALLOWABLE DISCHARGE 10–YEAR STORM (CFS) (0.50'S PER FOOT OF LENGTH)	MAX FLOW EXPERIENCED IN 10–YEAR STORM (CFS)
LS 1	30'	640.0	15	1.76
LS 2	20'	728.0	10	2.80
LS 3	30'	592.0	15	0.55

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



SECTION

FLOW SPLITTER FS 3.6 DETAIL
(N.T.S.)

STORMWATER MANAGEMENT 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	660.5	659.5	654.0
3.6IB	608.0	12"	608.0	4'	617.4	1	618.5	617.5	609.0

NOTE: THE BOTTOM MATERIAL FOR 3.6IB MAY NEED TO BE SUPPLEMENTED WITH SAND TO REGULATE THE INFILTRATION RATE.

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

NO.	DATE	REVISION	BY
8	9–11–23	PLANNING BOARD SUBMISSION	MEU
7	9–1–23	NYCDEP & WG SUBMISSION	TMB
6	8–15–23	ISSUED FOR PRICING	MEU
5	8–7–23	PLANNING BOARD SUBMISSION	CMS
4	5–4–23	NYCDEP & WG SUBMISSION	MEU
3	5–1–23	PLANNING BOARD SUBMISSION	MEU
2	4–3–23	PLANNING BOARD SUBMISSION	DSW
1	12–23–22	REVISED FOR NYCDEP SUBMISSION	DSW

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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:
DETAILS

STATE OF NEW YORK JOHN M. WARSEK LICENSED PROFESSIONAL ENGINEER No. 77933

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–8 SHEET 32 / 35

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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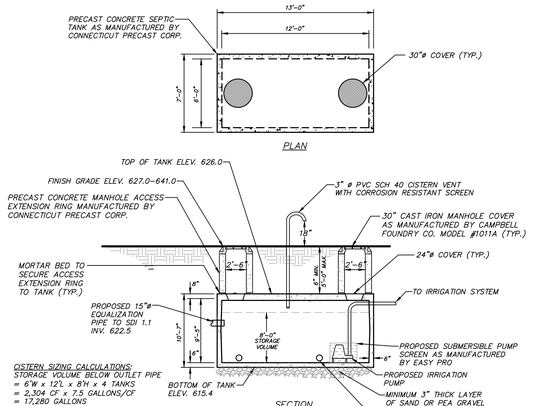
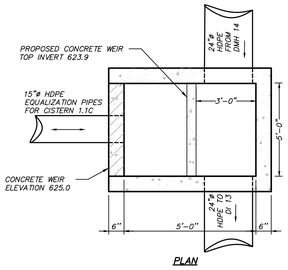


CISTERN DETAIL

(TO BE DESIGNED FOR H-20 LOADING)
(N.T.S.)



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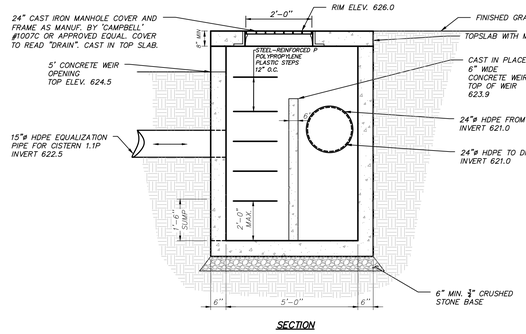


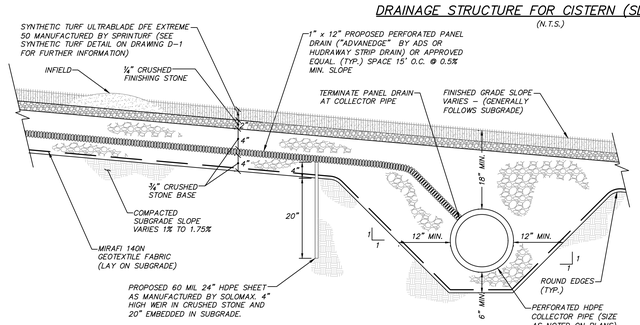
SECTION

IRRIGATION SYSTEM NOTES:

1. A cistern system is proposed to capture stormwater runoff from the proposed entrance drive to provide the required minimum runoff reduction volume. The cistern will be used as the primary source of irrigation water (when available) and will be used regularly to ensure storage capacity is provided for future storm events and to prevent the stored runoff from becoming stagnant.
2. The cistern shall be installed with a pump and distribution piping capable of servicing the onsite landscaped areas. Irrigation system to be designed by others.
3. Irrigation distribution and piping shall be installed prior to the installation of finished paved surfaces.
4. The Owner shall monitor the irrigation system during the growing season to ensure the volume within the cistern is provided prior to rainfall events. Should impending weather dictate the need for additional storage within the cistern, a longer duration of pumping than what is contemplated below shall be used to lower the static water level in the cistern prior to a rainfall event.
5. The cistern system shall consist of four (4) 4,500 gallon precast concrete tanks connected together for a total volume of 18,000 gallons. The actual storage volume below the outlet weir shall be 17,280 gallons.
6. A pump with a minimum output of 28 gallons per minute (gpm) shall be used to dewater the cistern and supply the irrigation system.
7. The anticipated irrigation schedule during the growing season is 2.5 hours a day, twice a day, every day. As stated above, the cistern dewatering pump must be capable to pumping 18.2 gpm. Therefore it is estimated that 2,730 gallons will be used during one irrigation cycle (5,460 gallons will be used during on day). The cistern volume, if completely full, would be depleted in approximately six irrigation cycles or every three days. Based on the anticipated daily irrigation water demand, the site requires 5,451 gallons/day. Supplemental irrigation water supply will be provided by other sources when the cistern is not full.
8. Per the recommendations for cisterns in the New York State Stormwater Management Design Manual, the water level in the cistern shall be manually lowered at the beginning of and during the winter season to prevent possible ice damage and provide the needed storage in the cistern for capturing runoff from spring snow melt. The irrigation pipe connected to the pump and irrigation system shall be disconnected, drained and plugged.
9. A submersible pump screen as manufactured by Easy Pro shall be installed around the irrigation pump to prevent and debris and sediment from damaging the pump. The screening is proposed to ease maintenance requirements for the irrigation pump and allow the pump to run more efficiently.
10. A 3"ø PVC SCH 40 vent shall be provided for each tank. The vents shall be collected with a manifold to an open vent in the adjacent lawn area.
11. Irrigation contractor to provide as-built of system to Town of Southeast Building Department.

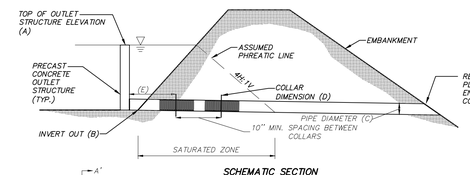
DRAINAGE STRUCTURE FOR CISTERN (SDI 1.1) DETAIL

(N.T.S.)

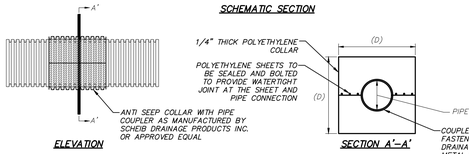


ATHLETIC FIELD DRAINAGE DETAIL

(N.T.S.)



SCHEMATIC SECTION

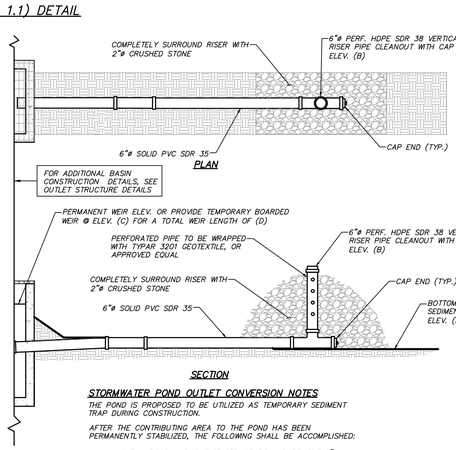


ELEVATION — SECTION A'–A'

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.)



SECTION

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.)

POND EMBANKMENT CONSTRUCTION NOTES:

These notes relate to the construction of all onsite ponds. All references to ASTM and AASHTO specifications apply to the most recent version.

Site Preparation

1. Areas designated for borrow areas, pond embankment, and structural works shall be cleared, grubbed and stripped of topsoil. All trees, vegetation, roots and other objectionable material shall be removed. Channel banks and sharp breaks shall be sloped to no steeper than 2:1. All trees shall be cleared and grubbed within 15 feet of the toe of the pond embankment.
2. Areas to be covered by the ponds shall be cleared of all trees, brush, logs, fences, rubbish and other objectionable material unless otherwise designated on the plans. Trees, brush, and stumps shall be cut approximately level with the ground surface.
3. All cleared and grubbed material in the location of the pond embankments shall be disposed of outside the limits of the embankment, emergency overflow and permanent pool of the pond to install impermeable clay barrier. No tree clearing or grubbed material shall be used in the construction of any portion of the embankment and shall be disposed of in accordance with the project plans. When specified, a sufficient quantity of topsoil will be stockpiled in a suitable location for use on the embankment and other designated areas.

Earth Fill

1. The fill material shall be taken from approved designated borrow areas. It shall be free of roots, stumps, wood, rubbish, stones greater than 6", frozen or other objectionable materials. Consideration may be given to the use of other materials in the embankment if designed by a geotechnical engineer. Such special designs must have construction supervised by a geotechnical engineer. If alternative material is proposed for construction, the municipality and design Engineer must approve the material.
2. Materials used in the embankment must have the capability to support vegetation of the quality required to prevent erosion of the embankment.
3. Areas on which fill is to be placed shall be scarified prior to placement of fill. Fill materials shall be placed in maximum 8 inch thick (before compaction) layers which are to be continuous over the entire length of the fill. The most permeable borrow material shall be placed in the downstream portions of the embankment. The emergency overflow, outlet structure piping and / or weir overflows must be installed concurrently with fill placement and not excavated into the embankment.
4. The movement of the hauling and spreading equipment over the fill shall be controlled so that the entire surface of each lift shall be traversed by not less than one tread track of heavy equipment or compaction shall be achieved by a minimum of four complete passes of a sheepsfoot, rubber tire or vibratory roller. Fill material shall contain sufficient moisture such that the required degree of compaction will be obtained with the equipment used.
5. The minimum required compacted density shall not be less than 95% of maximum dry density with a moisture content within 2% of the optimum. Each layer of fill shall be compacted as necessary to obtain that density, and is to be certified by the geotechnical Engineer at the time of construction. All compaction is to be determined by AASHTO Method T-99 (Standard Proctor). If the compaction tests for the remainder of the site improvements is using Modified Proctor (AASHTO T-180), then to maintain consistency on-site, modified proctor may be used in lieu of standard proctor (AASHTO T-99). The minimum required compacted density using the modified proctor test method shall be at least 92% of maximum dry density with a moisture content of ±2% of the optimum.
6. For all stormwater management facilities, a geotechnical engineer must be present to verify compaction in accordance with the selected test method noted above. This information needs to be provided in a report to the design engineer, so that certification of the construction of the facility can be made.
7. If flowable fill is proposed, the methods must be discussed and approved by design engineer and local municipality at the preconstruction meeting.

Structure Backfill

1. Backfill adjacent to pipes or structures shall be of the type and quality conforming to that specified for the adjoining fill material.
2. The fill shall be placed in horizontal layers not to exceed four inches in thickness and compacted by hand tampers or other manually directed compaction equipment as the material needs to fill completely all spaces under and adjacent to the pipe.
3. At no time during the backfilling operation shall driven equipment be allowed to operate closer than four feet, measured horizontally, to any part of a structure and under no circumstances shall equipment be driven over any part of a concrete structure or pipe, unless there is a compacted fill of 24" or greater over the structure or pipe.
4. Structure backfill may be flowable fill
5. The flowable fill mixture shall have a 100–200 psi; 28 day unconfined compressive strength and shall have a minimum pH of 4.0 and a minimum resistivity of 2,000 ohm–cm.
6. Material shall be placed such that a minimum of 6" (measured perpendicular to the outside of the pipe) of flowable fill shall be under (bedding), over and, on the sides of the pipe. It only needs to extend up to the spring line for rigid conduits.
7. Average slump of the fill shall be 7" to assure flowability of the material.
8. Adequate measures shall be taken (sand bags, etc.) to prevent floating the pipe.
9. Any adjoining soil fill shall be placed in horizontal layers not to exceed four inches in thickness and compacted by hand tampers or other manually directed compaction equipment and shall completely fill all voids adjacent to the flowable fill zone.
10. At no time during the backfilling operation shall driven equipment be allowed to operate closer than four feet, measured horizontally, to any part of a structure and under no circumstances shall equipment be driven over any part of a structure or pipe unless there is a compacted fill of 24" or greater over the structure or pipe.
11. Backfill material outside the structural backfill (flowable fill) zone shall be of the type and quality conforming to that specified for embankment materials.

Pipe Conduits

1. All pipes shall be circular in cross section.
2. Anti-seep collars shall be installed concurrently with the piping installation in accordance with the notes and details shown on the project plans
3. The proposed pipe shall be corrugated High Density Polyethylene (HDPE) pipe, couplings and fittings shall conform to the following: 4" – 10" inch pipe shall meet the requirements of AASHTO M252 Type S, and 12" through 48" inch shall meet the requirements of AASHTO M294 Type S.
4. All pipe joints and connections to anti-seep collars shall be watertight.
5. The pipe shall be firmly and uniformly bedded throughout its entire length. Where rock or unstable soil is encountered, all such material shall be removed and replaced with suitable earth compacted to provide adequate support.
6. Backfilling of the pipes shall conform to "Structure Backfill" section above.

Care of Water during Construction

1. All work on permanent structures shall be carried out in areas free from water.
2. The Contractor shall construct and maintain all temporary dikes, levees, cofferdams, drainage channels, and stream diversions necessary to protect the areas to be occupied by the permanent works.
3. The contractor shall also furnish, install, operate, and maintain all necessary pumping and other equipment required for removal of water from various parts of the work and for maintaining the excavations, foundation, and other parts of the work free from water as required or directed by the engineer for constructing each part of the work.
4. After having served their purpose, all temporary protective works shall be removed or leveled and graded to the extent required to prevent obstruction in any degree whatsoever of the flow of water to the spillway or outlet works and so as not to interfere in any way with the operation or maintenance of the structure.
5. The removal of water from the required excavation shall be accomplished in a manner and to the extent that will maintain stability of the excavated slopes and bottom required excavations and will allow satisfactory performance of all construction operations.
6. During the placing and compacting of material in required excavations, the water level at the locations being refilled shall be maintained below the bottom of the excavation at such locations which may require draining the water sumps from which the water shall be pumped.

Stabilization

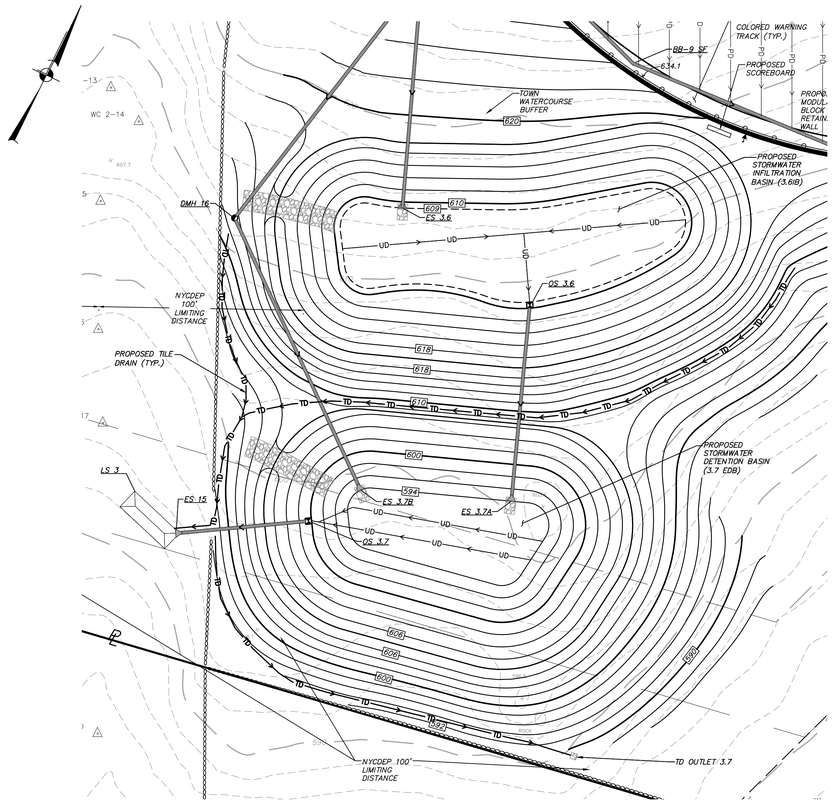
1. All exposed surfaces of the embankment, emergency overflow, spoil and borrow areas, and berms shall be stabilized in accordance with the Erosion and Sediment Control Notes on the project plans.

DRAINAGE TABLE

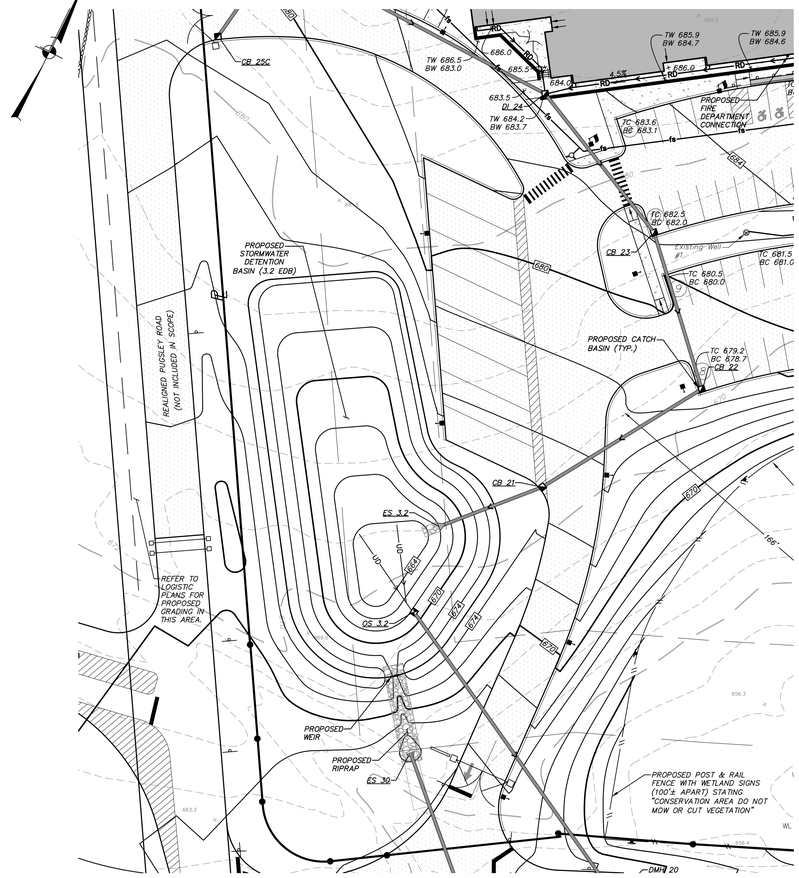
Structure	RIM	INVERT ELEVATION	PIPE	LENGTH	SLOPE
BB–1 NA		INV. IN = 702.90 FROM BB–1 NB INV. OUT = 702.90 TO CB 6B	15" HDPE 15" HDPE	127 L.F. 40 L.F.	1.0% 1.2%
BB–1 NB		INV. OUT = 704.20 TO BB–1 NA	15" HDPE	127 L.F.	1.0%
BB–1 SA		INV. IN = 702.70 FROM BB–1 SB INV. OUT = 702.70 TO CB 6B	15" HDPE 15" HDPE	111 L.F. 35 L.F.	1.1% 1.7%
BB–1 SB		INV. OUT = 703.90 TO BB–1 SA	15" HDPE	111 L.F.	1.1%
BB–2 NA		INV. IN = 699.20 FROM BB–2 NB INV. OUT = 699.20 TO DMH 6A	15" HDPE 15" HDPE	56 L.F. 75 L.F.	1.1% 1.1%
BB–2 NB		INV. OUT = 699.80 TO BB–2 NA	15" HDPE	56 L.F.	1.1%
BB–2 SA		INV. OUT = 698.50 TO DMH 6A	15" HDPE	148 L.F.	1.0%
BB–3 NA		INV. OUT = 698.50 TO DMH 8	15" HDPE	148 L.F.	1.0%
BB–3 SA		INV. IN = 699.20 FROM BB–3 SB INV. OUT = 697.20 TO ES 2.2	15" HDPE 15" HDPE	56 L.F. 75 L.F.	1.1% 1.1%
BB–3 SB		INV. OUT = 699.80 TO BB–3 SA	15" HDPE	56 L.F.	1.1%
BB–4 NA		INV. IN = 702.70 FROM BB–4 NB INV. OUT = 702.70 TO DI 9	15" HDPE 15" HDPE	111 L.F. 35 L.F.	1.1% 1.7%
BB–4 NB		INV. OUT = 703.90 TO BB–4 NA	15" HDPE	111 L.F.	1.1%
BB–4 SA		INV. IN = 702.90 FROM BB–4 SB INV. OUT = 702.90 TO DI 9	15" HDPE 15" HDPE	127 L.F. 40 L.F.	1.0% 1.2%
BB–4 SB		INV. OUT = 704.20 TO BB–4 SA	15" HDPE	127 L.F.	1.0%
BB–5 NA		INV. OUT = 693.50 TO DMH 26A	15" HDPE	100 L.F.	1.0%
BB–5 SA		INV. OUT = 692.70 TO DMH 26A	15" HDPE	29 L.F.	1.0%
BB–6E NA		INV. IN = 697.40 FROM BB–6E NB INV. OUT = 697.40 TO 47A	15" HDPE 15" HDPE	30 L.F. 74 L.F.	1.0% 1.1%
BB–6E NB		INV. OUT = 697.70 TO BB–6E NA	15" HDPE	30 L.F.	1.0%
BB–6E SA		INV. IN = 696.40 FROM BB–6E SB INV. OUT = 696.40 TO DI 47A	15" HDPE 15" HDPE	79 L.F. 26 L.F.	1.0% 1.2%
BB–6E SB		INV. OUT = 697.20 TO BB–6E SA	15" HDPE	79 L.F.	1.0%
BB–6W EA		INV. IN = 696.50 FROM BB–6W EB INV. OUT = 696.50 TO DI 27	15" HDPE 15" HDPE	68 L.F. 38 L.F.	1.0% 1.1%
BB–6W EB		INV. OUT = 697.20 TO BB–6W EA	15" HDPE	68 L.F.	1.0%
BB–6W WA		INV. IN = 696.30 FROM BB–6W WB INV. OUT = 696.30 TO DI 27	15" HDPE 15" HDPE	88 L.F. 12 L.F.	1.0% 1.7%
BB–6W WB		INV. OUT = 697.20 TO BB–6W WA	15" HDPE	88 L.F.	1.0%
BB–7 NA		INV. IN = 691.20 FROM BB–7 NB	15" HDPE	98 L.F.	2.3%
BB–7 NB		INV. OUT = 693.40 TO BB–7 NA	15" HDPE	98 L.F.	2.3%
BB–7 SA		INV. IN = 691.20 FROM BB–7 SB	15" HDPE	60 L.F.	2.5%
BB–7 SB		INV. OUT = 692.70 TO BB–7 SA	15" HDPE	60 L.F.	2.5%
BB–8 NA		INV. IN = 682.90 FROM BB–8 NB INV. OUT = 682.90 TO DMH 53	15" HDPE 15" HDPE	77 L.F. 41 L.F.	1.0% 1.2%
BB–8 NB		INV. IN = 683.70 FROM BB–8 NC INV. OUT = 683.70 TO BB–8 NA	15" HDPE 15" HDPE	58 L.F. 77 L.F.	1.0% 1.0%
BB–8 NC		INV. OUT = 684.30 TO BB–8 NB	15" HDPE	58 L.F.	1.0%
BB–8 SA		INV. IN = 682.90 FROM BB–8 SB INV. OUT = 682.90 TO DMH 53	15" HDPE 15" HDPE	77 L.F. 41 L.F.	1.0% 1.2%
BB–8 SB		INV. IN = 683.70 FROM BB–8 SC INV. OUT = 683.70 TO BB–8 SA	15" HDPE 15" HDPE	58 L.F. 77 L.F.	1.0% 1.0%
BB–8 SC		INV. OUT = 684.30 TO BB–8 SB	15" HDPE	58 L.F.	1.0%
BB–8 WA		INV. OUT = 686.30 TO DMH 53	15" HDPE	204 L.F.	1.8%
BB–9 SA		INV. IN = 625.90 FROM BB–9 SB INV. OUT = 625.90 TO DI 31	15" HDPE 15" HDPE	62 L.F. 91 L.F.	1.1% 1.1%
BB–9 SB		INV. IN = 626.60 FROM BB–9 SC INV. OUT = 626.60 TO BB–9 SA	15" HDPE 15" HDPE	104 L.F. 62 L.F.	1.1% 1.1%
BB–9 SC		INV. IN = 627.70 FROM BB–9SE INV. OUT = 627.70 TO BB–9 SB	15" HDPE 15" HDPE	89 L.F. 104 L.F.	1.0% 1.1%
BB–9 SF		INV. IN = 629.70 FROM BB–9 SG INV. OUT = 629.70 TO BB–9SE	15" HDPE 15" HDPE	89 L.F. 104 L.F.	1.0% 1.1%
BB–9 SG		INV. IN = 630.60 FROM DI 32 INV. OUT = 630.60 TO BB–9 SF	15" HDPE 15" HDPE	48 L.F. 89 L.F.	1.0% 1.0%
BB–9 SH		INV. OUT = 631.50 TO DI 34	15" HDPE	374 L.F.	1.0%
BB–9 WA		INV. IN = 631.80 FROM BB–9 WB INV. OUT = 631.80 TO DI 31	15" HDPE 15" HDPE	109 L.F. 17 L.F.	1.6% 3.4%
BB–9 WB		INV. OUT = 633.50 TO BB–9 WA	15" HDPE	109 L.F.	1.6%
BB–9SE		INV. IN = 628.60 FROM BB–9 SF INV. OUT = 628.60 TO BB–9 SC	15" HDPE 15" HDPE	104 L.F. 89 L.F.	1.1% 1.0%
CB 4	674.1	INV. IN = 669.10 FROM CB 5 INV. IN = 668.50 FROM DMH 4A INV. OUT = 667.20 TO ES 2.2	30" HDPE 15" HDPE 30" HDPE	204 L.F. 77 L.F. 53 L.F.	1.0% 1.0% 2.3%
CB 5	677.7	INV. IN = 671.70 FROM CB 6 INV. IN = 673.40 FROM DI 5A INV. OUT = 671.20 TO CB 4	24" HDPE 15" HDPE 24" HDPE	218 L.F. 95 L.F. 218 L.F.	7.5% 1.1% 1.0%
CB 6	693.8	INV. IN = 688.50 FROM CB 7 INV. IN = 688.80 FROM DMH 6A INV. OUT = 688.00 TO CB 5	24" HDPE 24" HDPE 24" HDPE	234 L.F. 78 L.F. 218 L.F.	2.7% 8.0% 7.5%
CB 6B	707.0	INV. IN = 703.80 FROM DI 6C INV. IN = 702.40 FROM BB–1 NA INV. IN = 702.10 FROM BB–1 SA INV. OUT = 702.10 TO DMH 6A	18" HDPE 15" HDPE 15" HDPE 24" HDPE	332 L.F. 40 L.F. 35 L.F. 338 L.F.	1.2% 1.2% 1.7% 1.2%
CB 7	699.3	INV. IN = 694.90 FROM DMH 8 INV. OUT = 694.90 TO CB 6	24" HDPE 24" HDPE	171 L.F. 234 L.F.	1.1% 2.7%

DRAINAGE TABLE

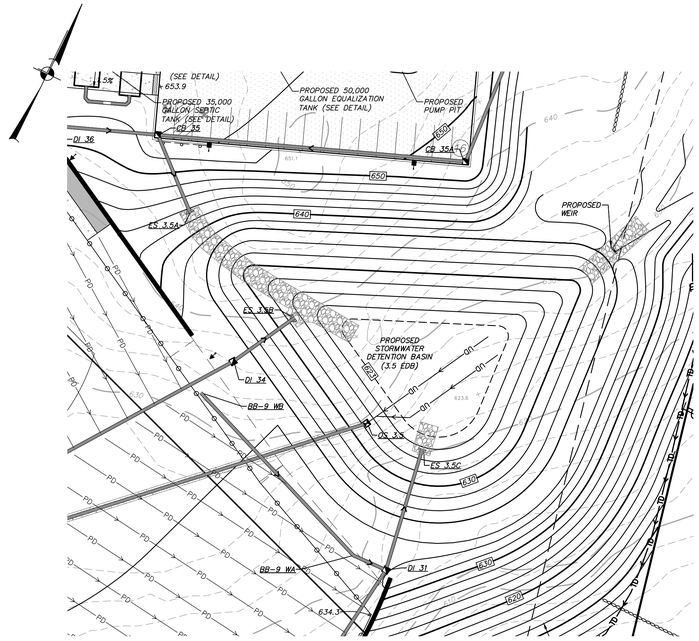
Structure	RIM	INVERT ELEVATION	PIPE	LENGTH	SLOPE
CB 21	674.8	INV. IN = 669.70 FROM CB 22 INV. OUT = 669.70 TO ES 3.2	30" HDPE 30" HDPE	91 L.F. 54 L.F.	1.1% 8.7%
CB 22	679.3	INV. IN = 670.70 FROM CB 23 INV. OUT = 670.70 TO CB 21	30" HDPE 30" HDPE	80 L.F. 91 L.F.	1.1% 1.1%
CB 23	682.0	INV. IN = 671.60 FROM DI 24 INV. OUT = 671.60 TO CB 22	30" HDPE 30" HDPE	86 L.F. 80 L.F.	1.0% 1.1%
CB 25	680.9	INV. IN = 678.20 FROM CB 25A INV. IN = 675.50 FROM DMH 26 INV. IN = 675.30 FROM CB 25C INV. OUT = 674.00 TO DI 24	18" HDPE 15" HDPE 15" HDPE 30" HDPE	210 L.F. 125 L.F. 51 L.F. 148 L.F.	6.8% 9.2% 1.2% 1.0%
CB 25A	695.9	INV. IN = 692.60 FROM CB 25B INV. OUT = 692.50 TO CB 25	18" HDPE 18" HDPE	222 L.F. 210 L.F.	1.1% 6.8%
CB 25B	698.8	INV. OUT = 695.00 TO CB 25A	18" HDPE	222 L.F.	1.1%
CB 25C	679.3	INV. OUT = 675.90 TO CB 25	15" HDPE	51 L.F.	1.2%
CB 35	652.1	INV. IN = 642.20 FROM DI 36 INV. IN = 643.60 FROM CB 35A INV. OUT = 642.20 TO ES 3.5A	36" HDPE 15" HDPE 36" HDPE	49 L.F. 151 L.F. 141 L.F.	1.0% 1.1% 1.2%
CB 35A	649.6	INV. IN = 645.20 FROM CB 35B INV. OUT = 645.20 TO CB 35	15" HDPE 15" HDPE	104 L.F. 151 L.F.	1.1% 1.1%
CB 35B	649.8	INV. IN = 646.30 FROM SDI 35C INV. OUT = 646.30 TO CB 35A	15" HDPE 15" HDPE	70 L.F. 104 L.F.	1.0% 1.1%
CB 37B	654.6	INV. OUT = 651.10 TO SDI 37A	15" HDPE	66 L.F.	1.1%
CB 38	659.7	INV. IN = 655.50 FROM CB 39 INV. IN = 648.90 FROM CB 50 INV. OUT = 648.40 TO DI 37	24" HDPE 24" HDPE 30" HDPE	170 L.F. 122 L.F. 89 L.F.	5.3% 1.1% 1.0%
CB 39	668.7	INV. IN = 664.50 FROM CB 40 INV. OUT = 664.50 TO CB 38	24" HDPE 24" HDPE	84 L.F. 170 L.F.	2.4% 5.3%
CB 40	672.4	INV. IN = 668.40 FROM CB 41 INV. OUT = 668.50 TO CB 39	24" HDPE 24" HDPE	46 L.F. 84 L.F.	3.9% 2.4%
CB 41	674.9	INV. IN = 670.20 FROM CB 42 INV. IN = 671.20 FROM CB 41A INV. OUT = 670.20 TO CB 40	24" HDPE 24" HDPE 24" HDPE	111 L.F. 68 L.F. 46 L.F.	4.2% 2.5% 3.9%
CB 41A	676.7	INV. OUT = 672.90 TO CB 41	15" HDPE	68 L.F.	2.5%
CB 42	678.9	INV. IN = 674.90 FROM CB 43 INV. OUT = 674.90 TO CB 41	24" HDPE 24" HDPE	80 L.F. 111 L.F.	1.6% 4.2%
CB 43	683.1	INV. IN = 678.80 FROM DI 44 INV. OUT = 676.20 TO CB 42	24" HDPE 24" HDPE	96 L.F. 80 L.F.	2.3% 1.6%
CB 50	663.1	INV. IN = 651.00 FROM CB 50B INV. IN = 659.10 FROM DI 50A INV. IN = 659.10 FROM DMH 51 INV. OUT = 650.20 TO CB 38	15" HDPE 15" HDPE 15" HDPE 24" HDPE	145 L.F. 179 L.F. 161 L.F. 122 L.F.	1.0% 3.2% 2.4% 1.1%
CB 50B	655.7	INV. IN = 652.50 TO CB 50	15" HDPE	145 L.F.	1.0%
CISTERN 1.1C		INV. IN = 622.50 FROM SDI 1.1	15" HDPE	15 L.F.	0.0%
DI 5A	679.0	INV. OUT = 674.40 TO CB 5	15" HDPE	95 L.F.	1.1%
DI 6C	712.3	INV. OUT = 707.90 TO CB 6B	18" HDPE	332 L.F.	1.2%
DI 8A	702.2	INV. IN = 698.50 FROM DI 8B INV. OUT = 698.50 TO DMH 8	15" HDPE 15" HDPE	47 L.F. 96 L.F.	1.3% 1.0%
DI 8B	702.2	INV. OUT = 699.10 TO DI 8A	15" HDPE	47 L.F.	1.3%
DI 9	707.0	INV. IN = 703.80 FROM DI 10 INV. IN = 702.10 FROM BB–4 NA INV. IN = 702.40 FROM BB–4 SA INV. OUT = 702.10 TO DMH 8	18" HDPE 15" HDPE 15" HDPE 24" HDPE	332 L.F. 35 L.F. 40 L.F. 338 L.F.	1.2% 1.7% 1.2% 1.2%
DI 10	712.3	INV. OUT = 707.90 TO DI 9	18" HDPE	332 L.F.	1.2%
DI 13	623.9	INV. IN = 621.50 FROM ES 13A INV. IN = 620.30 FROM SDI 1.1 INV. OUT = 620.30 TO SDI 12	15" HDPE 24" HDPE 24" HDPE	206 L.F. 67 L.F. 172 L.F.	3.2% 1.0% 4.3%
DI 24	683.7	INV. IN = 672.50 FROM CB 25 INV. OUT = 672.50 TO CB 23	30" HDPE 30" HDPE	148 L.F. 86 L.F.	1.0% 1.0%
DI 26B	698.0	INV. OUT = 694.90 TO DMH 26	15" HDPE	196 L.F.	2.2%
DI 27	700.1	INV. IN = 697.10 FROM DMH 28 INV. IN = 696.10 FROM BB–6W WA INV. IN = 696.10 FROM BB–6W EA INV. OUT = 696.10 TO DMH 26A	15" HDPE 15" HDPE 15" HDPE 15" HDPE	183 L.F. 12 L.F. 38 L.F. 252 L.F.	1.3% 1.7% 1.1% 1.3%



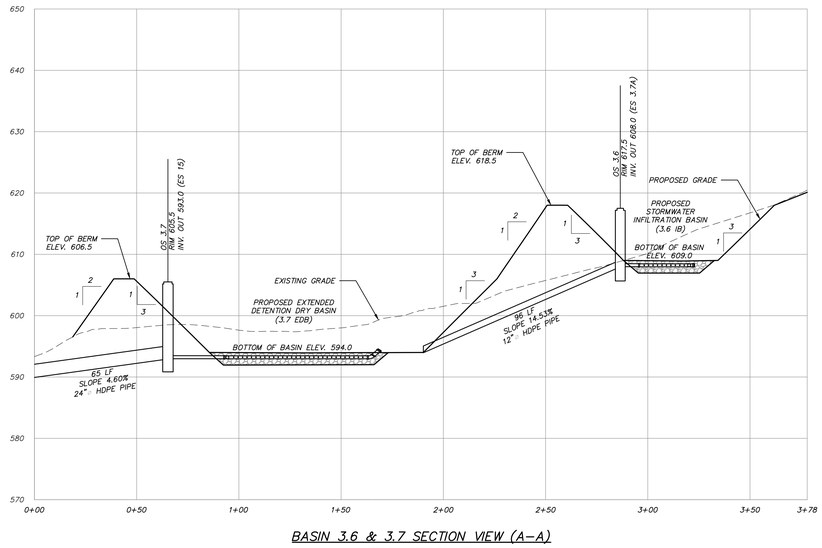
PROPOSED STORMWATER INFILTRATION BASIN (3.6 IB) AND EXTENDED DETENTION BASIN (3.7 EDB)
1" = 30'



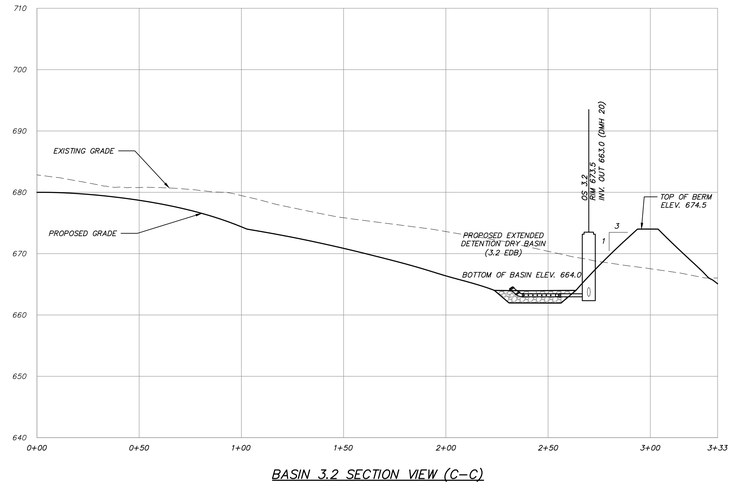
PROPOSED STORMWATER EXTENDED DETENTION BASIN (3.2 EDB)
1" = 30'



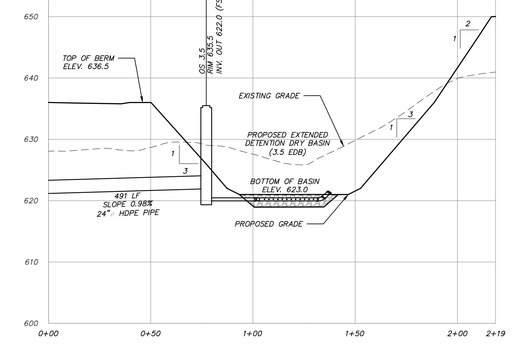
PROPOSED STORMWATER EXTENDED DETENTION BASIN (3.5 EDB)
1" = 30'



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'

NO.	DATE	REVISION	BY
8	9–11–23	PLANNING BOARD SUBMISSION	MEU
7	9–1–23	NYCDEP & WG SUBMISSION	TMB
6	8–15–23	ISSUED FOR PRICING	MEU
5	8–7–23	PLANNING BOARD SUBMISSION	CMS
4	5–4–23	NYCDEP & WG SUBMISSION	MEU
3	5–1–23	PLANNING BOARD SUBMISSION	MEU
2	4–3–23	PLANNING BOARD SUBMISSION	DSW
1	12–23–22	REVISED FOR NYCDEP SUBMISSION	DSW

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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:
DETAILS

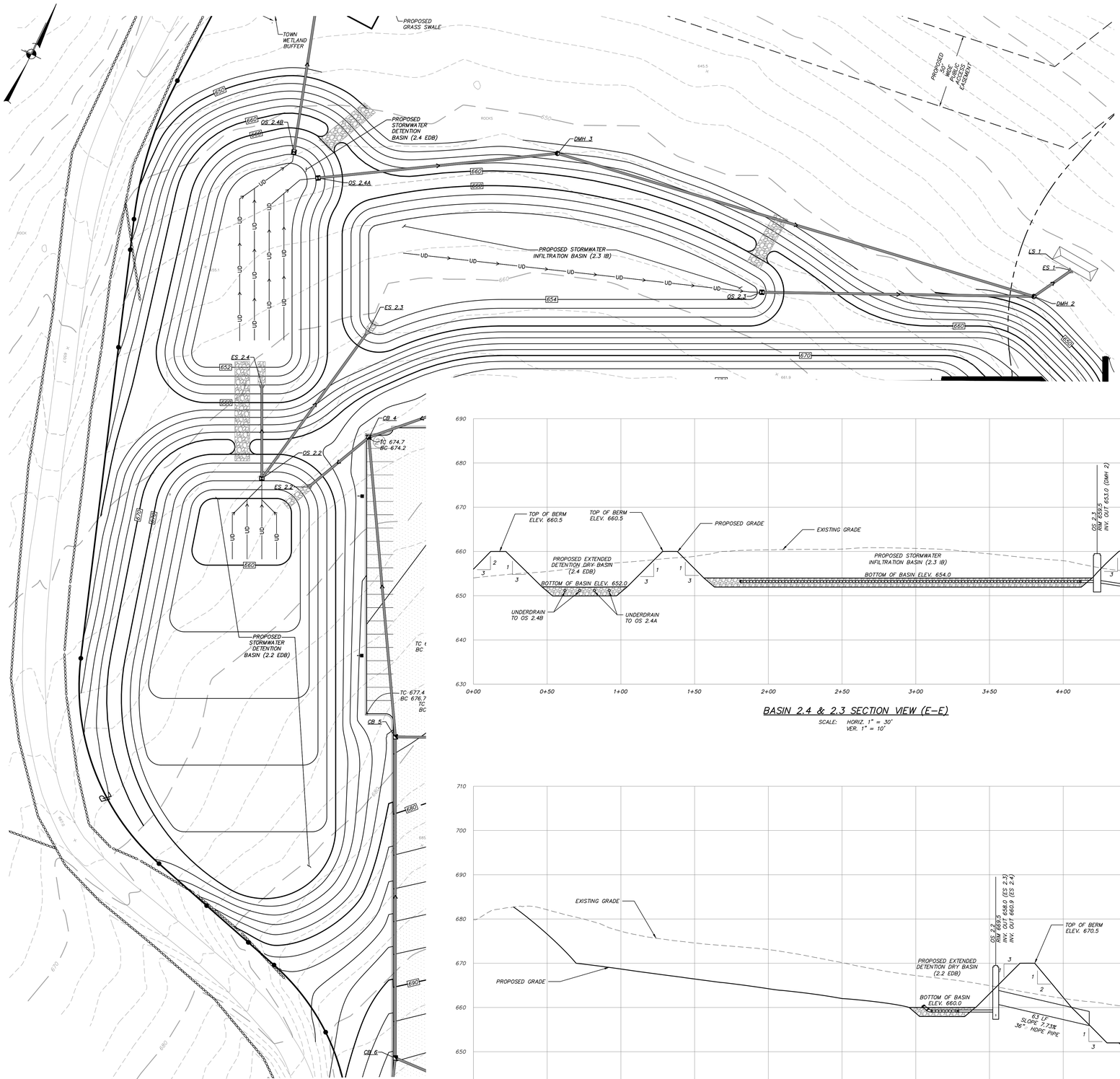
STATE OF NEW YORK · JOHN M. WATSON · LICENSED PROFESSIONAL ENGINEER · NO. 77960

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.
DATE	11–28–22	DRAWN BY	J.W.M.
SCALE	AS SHOWN	CHECKED BY	K.M.G.

DRAWING NO. D–10
SHEET 34/35

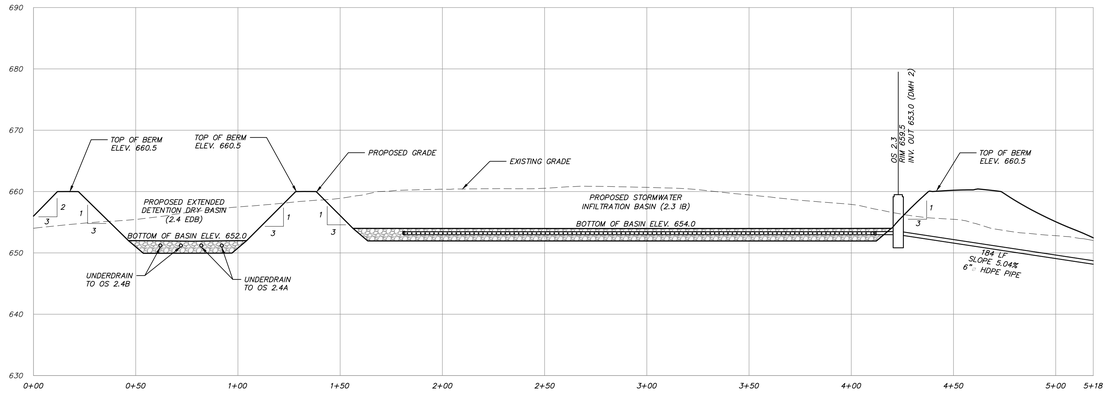
ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Z:\E\19249\000\ProDesig\PugSlp109 5-1-0-1.dwg, 8/31/2023 1:40:08 PM, mcritter.11



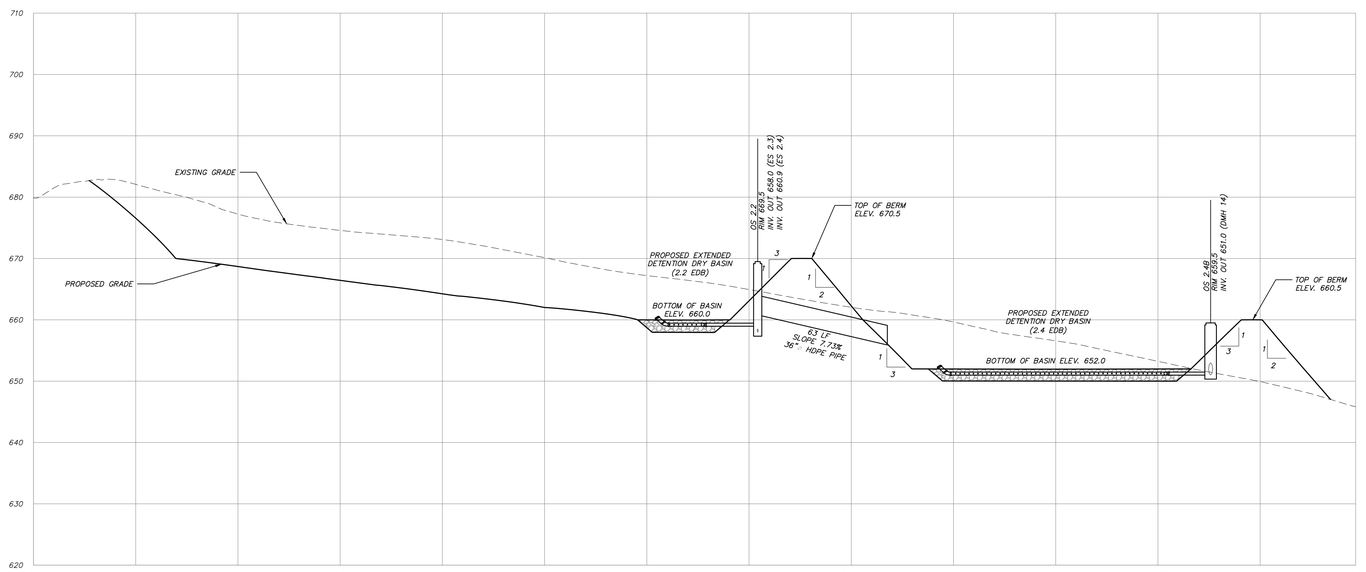
PROPOSED EXTENDED DETENTION BASIN (2.2 EDB), EXTENDED DETENTION BASIN (2.4 EDB) AND INFILTRATION BASIN (2.3 IB)

1" = 30'



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'

NO.	DATE	REVISION	BY
8	9–11–23	PLANNING BOARD SUBMISSION	MEU
7	9–1–23	NYCDEP & WG SUBMISSION	TMB
6	8–15–23	ISSUED FOR PRICING	MEU
5	8–7–23	PLANNING BOARD SUBMISSION	CMS
4	5–4–23	NYCDEP & WG SUBMISSION	MEU
3	5–1–23	PLANNING BOARD SUBMISSION	MEU
2	4–3–23	PLANNING BOARD SUBMISSION	DSW
1	12–23–22	REVISED FOR NYCDEP SUBMISSION	DSW

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PROJECT:

BREWSTER YARDS

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

DRAWING:

DETAILS

STATE OF NEW YORK · LUCAS M. WATSON · LICENSED PROFESSIONAL ENGINEER · No. 177851

PROJECT NUMBER	19249.100	PROJECT MANAGER	J.M.W.
DATE	11–28–22	DRAWN BY	J.W.M.
SCALE	AS SHOWN	CHECKED BY	K.M.G.

DRAWING NO. D–11

SHEET 35 / 35

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:\ECS\19249.100 Pro\Dwng Pugsley\09-15-23.dwg 9/12/2023 1:45:47 PM, Author: JJ