
FINAL ENVIRONMENTAL IMPACT STATEMENT

Letchworth Road Residential Development

Letchworth Road
Town Of Haverstraw
Rockland County, NY

APPENDIX C

PRELIMINARY SITE PLAN DRAWING SET

*Prepared
for:*

Haverstraw Group LLC
16 Microlab Road, Suite A
Livingston, NJ 07039
Contact: Mr. Marc Pantirer

*Lead
Agency:*

Town of Haverstraw Planning Board

Prepared by:



Project 21090

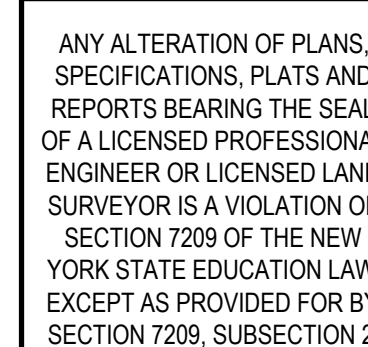
Date:

August 15, 2025

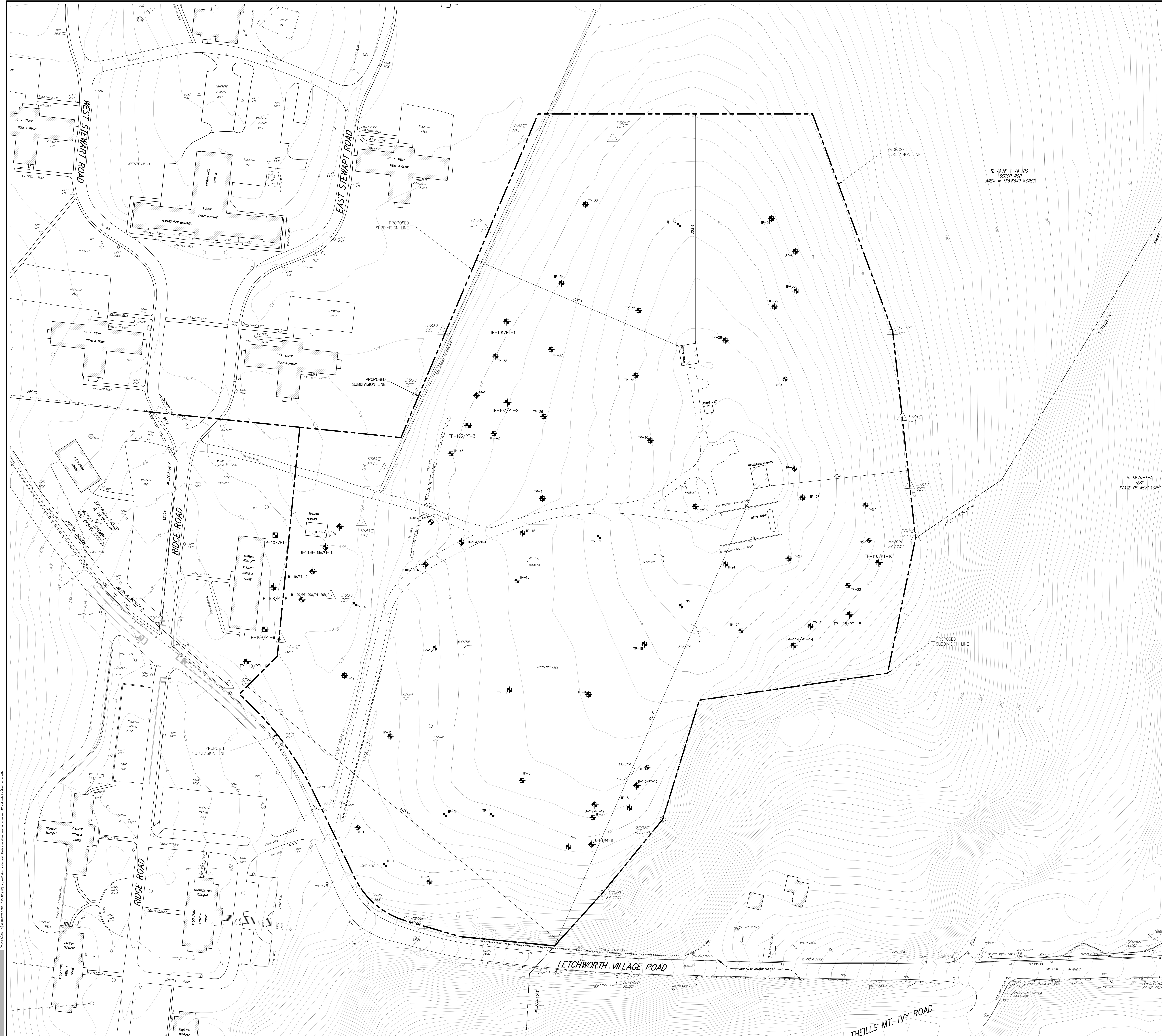
LETCWORTH ROAD RESIDENTIAL DEVELOPMENT

ROCKLAND COUNTY

HAVERSTRAW, NY



NOT FOR CONSTRUCTION



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING STORM DRAIN LINE AND SIZE
- EXISTING SANITARY LINE AND SIZE
- EXISTING GAS LINE
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING SIGN
- BORING AND TEST PIT LOCATIONS AND DESIGNATION

NOTES

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY PREPARED FOR ONE REAL ESTATE," PREPARED BY WARD CAMPBELL ENGINEERS, INC. DATED 09/20/2025.
- GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "GEOTECHNICAL INVESTIGATION REPORT," DATED 03/04/2024, AND "GEOTECHNICAL DATA SUMMARY LETTER," DATED 07/21/2025, PREPARED BY SES CONSULTING ENGINEERS.

REVISION

NO.	DESCRIPTION	DATE	BY
1.	ISSUED FOR DFC COMPLETION	07/24/2025	PK
2.	DGS COMPLETION SUBMISSION	07/28/2025	NB
3.	ISSUED FOR FEE REVIEW	08/15/2025	NB

APPLICANT: HAVERSTRAW GROUP LLC
16 MICROLAR ROAD, SUITE A
LIVINGSTON, NJ 07039

ARCHITECT: MINNO & WASKO ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 05
LAMBERTVILLE, NJ

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.

120 BEYER ROAD • ARMONK, NY 09534
PHONE: 914.333.3225 • FAX: 914.333.2102
www.jmccpllc.com



EXISTING CONDITIONS MAP

LETCWORTH ROAD RESIDENTIAL DEVELOPMENT
LETCWORTH VILLAGE ROAD
HAVERSTRAW, NY

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

DRAWN: BMS **APPROVED:** DV

SCALE: 1" = 50'

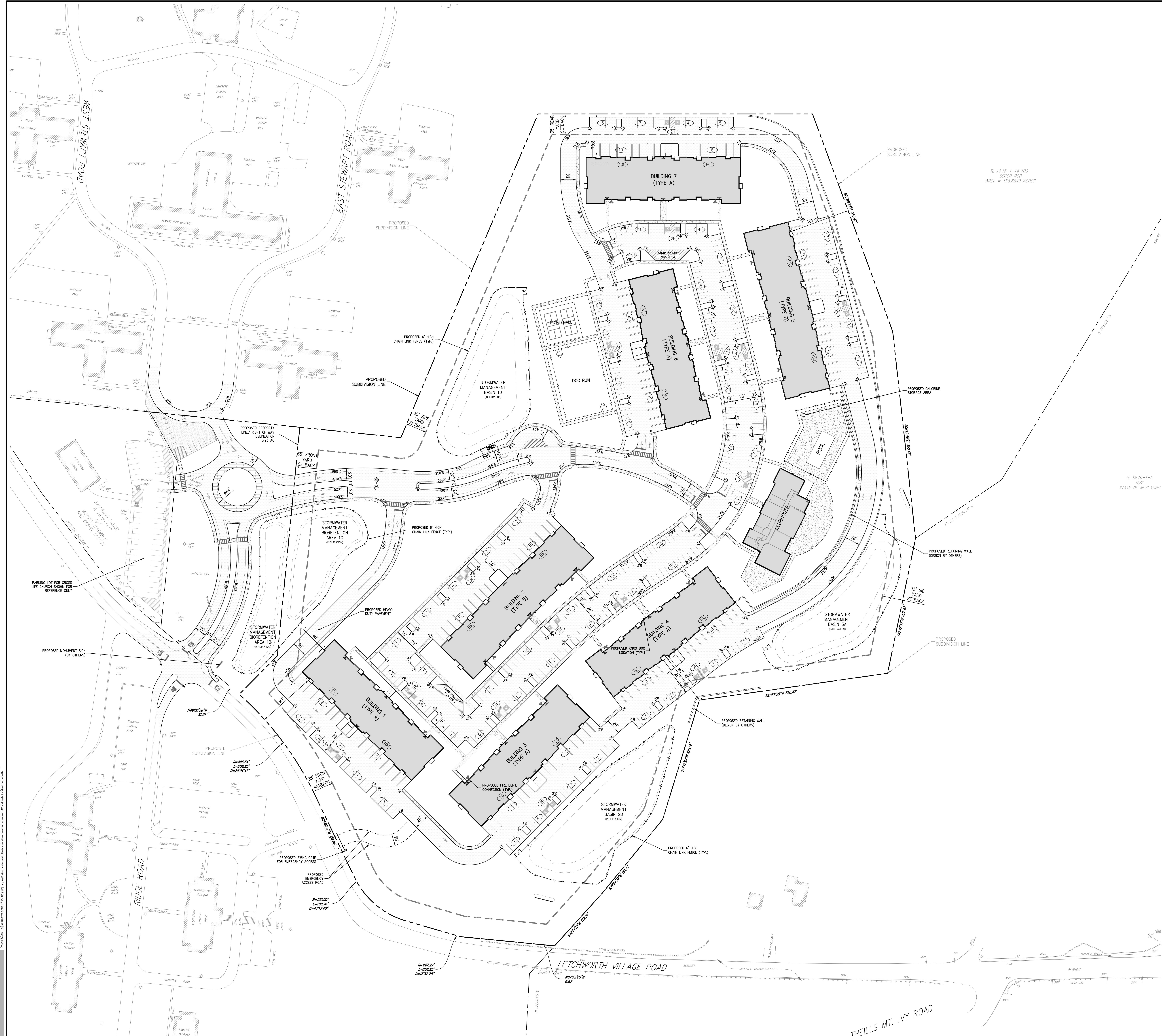
DATE: 03/27/2024

PROJECT NO: 21090

2ND-DRAWING: EXST **CHECK:** EXST

DRAWING NO: C-010

NOT FOR CONSTRUCTION



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED DROP CURB & RAMP
- PROPOSED SAWCUT LINE
- PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STIPING DETAILS)
- PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STIPING DETAILS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED MONOLITHIC CONCRETE SIDEWALK & CURB
- PROPOSED DROP CURB AND RAMP
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED GUIDE RAIL
- PROPOSED FENCE
- PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- TRAFFIC SIGN LOCATION & DESIGNATION
- PEDESTRIAN CROSSING
- PROPOSED TREE LINE
- EXISTING FEATURE TO BE REMOVED
- PROPOSED DOOR LOCATION
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED KNOXBOX LOCATION

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY PREPARED FOR ONE SEAL ESTATE", PREPARED BY WARD CARPENTER ENGINEERS, INC. DATED 09/20/2023.

HAVERSTRAW GROUP LLC
16 WINGOLAR ROAD, SUITE A
LIVINGSTON, NJ 07039

MINNO & WASKO ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 05
LAMBERTVILLE, NJ

JMC
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
John Meyer Consulting, LLC
1420 BECHTOLD ROAD • FARMING, NY 05054
PHONE: 518.333.3225 • FAX: 518.333.2102
www.jmcpcllc.com

SITE LAYOUT PLAN
LETCWORTH VILLAGE ROAD RESIDENTIAL DEVELOPMENT
LETCWORTH VILLAGE ROAD
HAVERSTRAW, NY

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn: **BMS** Approved: **DV**
Scale: **1" = 50'**
Date: **03/27/2024**
Project No: **21090**
2000-L001 LAY LAY
Drawing No: **C-100**

NOT FOR CONSTRUCTION



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED DROP CURB AND RAMP
- PROPOSED FINISHED GRADE
- PROPOSED SPOT GRADE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED TYPE C DRAIN INLET
- PROPOSED TRENCH DRAIN
- PROPOSED TRENCH DRAIN
- PROPOSED WATER QUALITY STRUCTURE
- PROPOSED DISBURFAGE DRAINAGE OUTLET CONTROL STRUCTURE
- PROPOSED OUTLET CONTROL STRUCTURE
- PROPOSED CLEANOUT
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED DOUBLE ROW LIGHTING STANDARD (DESIGN BY OTHERS)
- PROPOSED SINGLE ROW LIGHTING STANDARD (DESIGN BY OTHERS)
- BORING/TEST PIT LOCATION AND DESIGNATION
- PROPOSED LIMIT OF DISTURBANCE

RETAINING WALL SPOT GRADE LEGEND

(PROPOSED GRADE) TW (PROPOSED GRADE) BW

- NOTES:**
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 - ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.

HAVERSTRAW GROUP LLC
16 LIVINGSTON ROAD, SUITE A
LIVINGSTON, NJ 07039

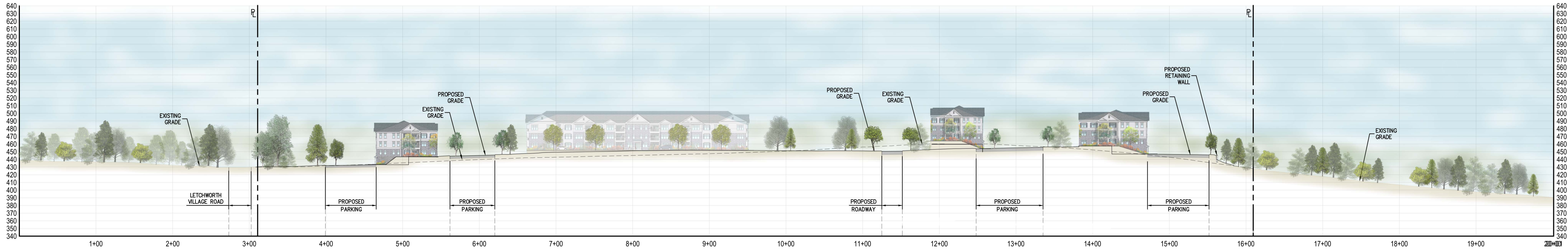
MINNO & WASKO ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 05
LAMBERTVILLE, NJ

JMC
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JMC Site Development Consultants, LLC
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1420 BEGGS ROAD • FARMING, NY 05524
PHONE: 518.533.3225 • FAX: 518.533.2102
www.jmccplc.com

SITE GRADING PLAN
LETCWORTH ROAD RESIDENTIAL DEVELOPMENT
LETCWORTH ROAD
HAVERSTRAW, NY

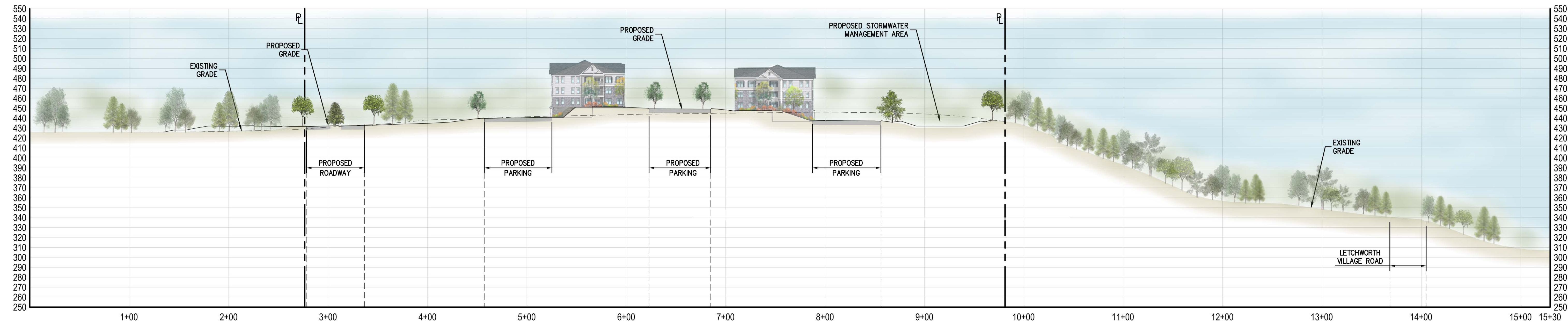
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Drawn: PK Approved: DV
Scale: 1" = 50'
Date: 01/24/2025
Project No: 21090
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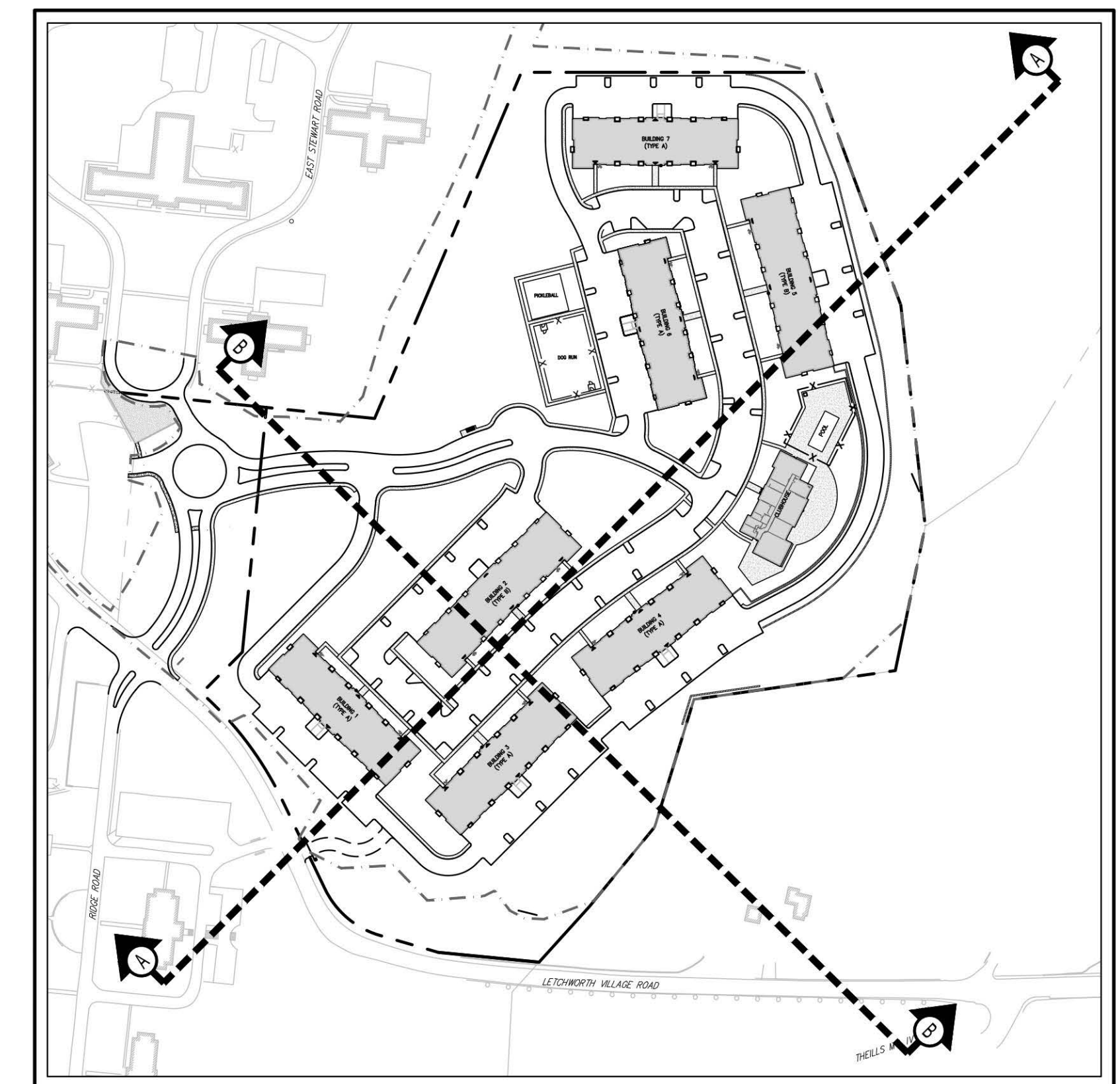
CROSS SECTION A-A

SCALE: HORIZ. 1" = 50'
VERT. 1" = 50'



CROSS SECTION B-B

SCALE: HORIZ. 1" = 50'
VERT. 1" = 50'

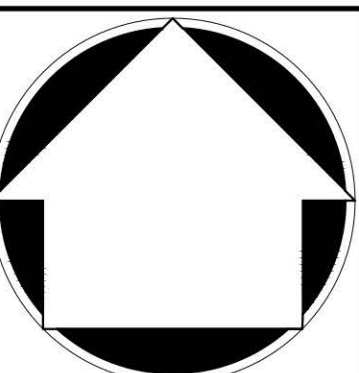


SECTION VIEW MAP
SCALE: 200'

No.	Revision	Date
1.	ISSUED FOR PRELIMINARY REVIEW	10/24/2023
2.	ISSUED FOR PRELIMINARY REVIEW	10/24/2023
3.	ISSUED FOR PRELIMINARY REVIEW	10/24/2023

APPLICANT:	Haverstraw Group LLC 16 WICOLAB ROAD, SUITE A LIVINGSTON, NJ 07039
ARCHITECT:	MINO & WASKO ARCHITECTS AND PLANNERS 80 LAMBERT LANE, SUITE 105 LAMBERTVILLE, NJ

JMC Planning, Engineering, Landscape
Architecture & Land Surveying, PLLC
John Mayer Consulting, Inc.
120 BEDFORD ROAD • ANNAPOLIS, MD 21403
TEL: 410.223.2102 • FAX: 410.223.2102
www.jmcplic.com

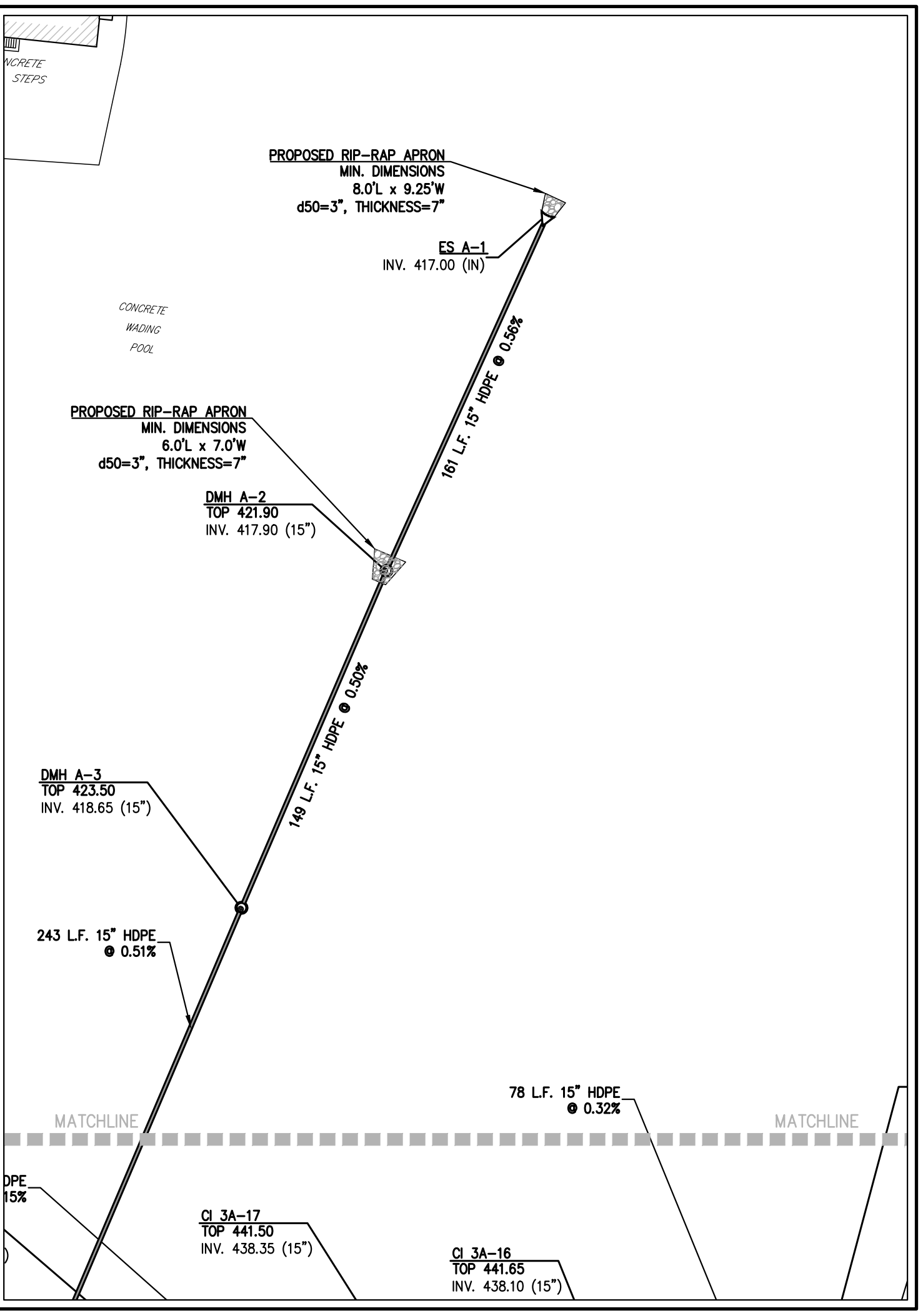
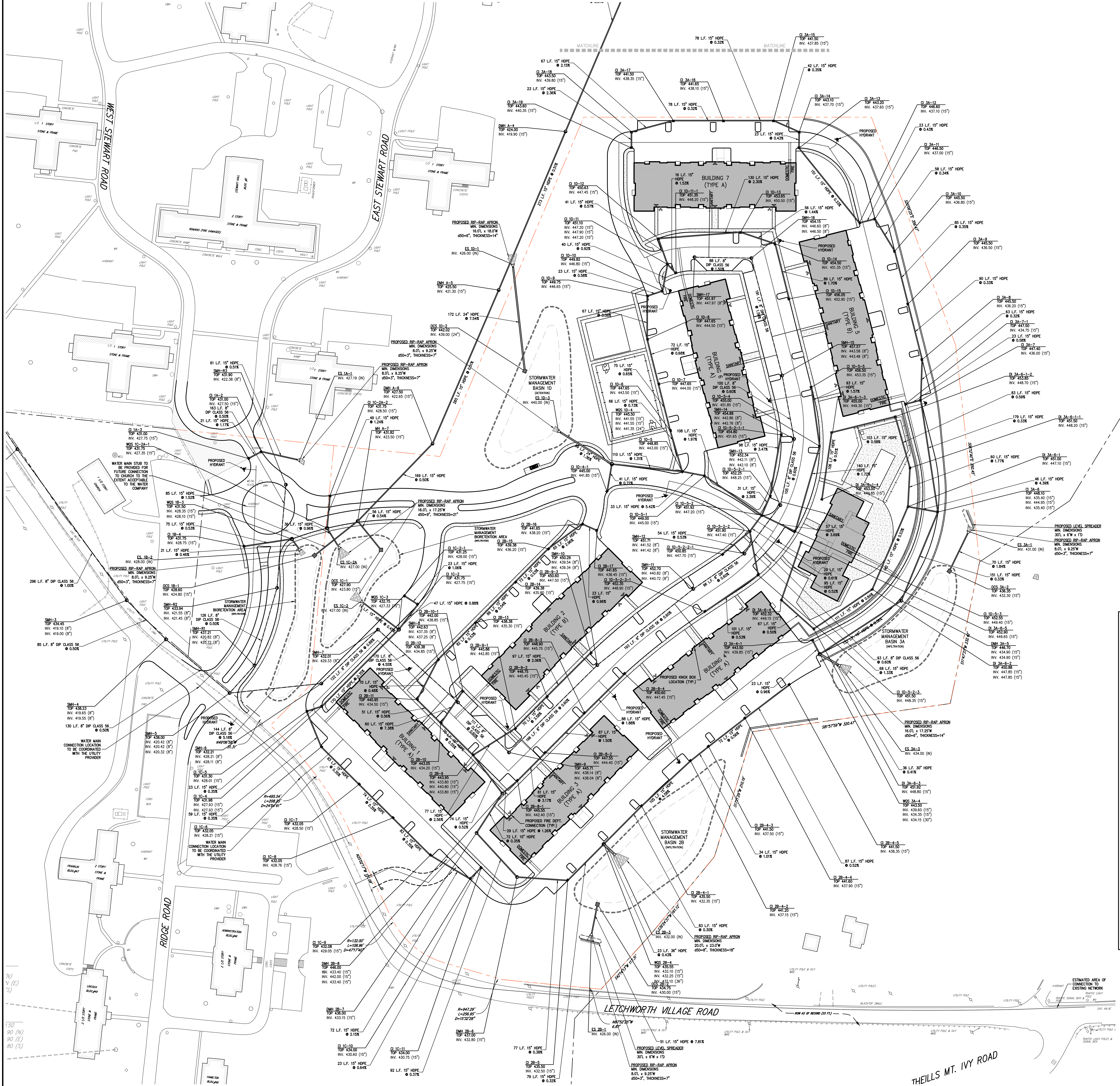


CROSS SECTIONS
LETCHWORTH ROAD RESIDENTIAL DEVELOPMENT
LETCHWORTH ROAD
HAVERSTRAW, NJ

ANY ALTERATION OF PLANS,
SPECIFICATIONS, PLATS AND
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OF A LICENSED PROFESSIONAL
ENGINEER OR LICENSED LAND
SURVEYOR IS A VIOLATION OF
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SECTION 7209, SUBSECTION 2.

Drawn:	CS	Approved:	DV
Scale:	AS SHOWN		
Date:	03/27/2024		
Project No:	21090		
2000-0000	SECTIONS	-	
Drawing No:	C-220		

NOT FOR CONSTRUCTION



LEGEND	
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[Symbol]	ADJACENT EASEMENT LINE
[Symbol]	EXISTING BUILDING LINE
[Symbol]	EXISTING CURB LINE
[Symbol]	EXISTING PAVEMENT EDGE
[Symbol]	EXISTING STONE WALL
[Symbol]	EXISTING RETAINING WALL
[Symbol]	EXISTING GUIDE RAIL
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING OVERHEAD WIRES
[Symbol]	EXISTING DRAIN INLET
[Symbol]	EXISTING MANHOLE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING GAS VALVE
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING SIGN
[Symbol]	PROPOSED BUILDING LINE
[Symbol]	PROPOSED CONCRETE CURB
[Symbol]	PROPOSED EASEMENT LINE
[Symbol]	PROPOSED CONCRETE SIDEWALK
[Symbol]	PROPOSED DROP CURB AND RAMP
[Symbol]	PROPOSED SANITARY SEWER MANHOLE
[Symbol]	PROPOSED STORM DRAIN MANHOLE
[Symbol]	PROPOSED TYPE C DRAIN INLET
[Symbol]	PROPOSED TYPE D DRAIN INLET
[Symbol]	PROPOSED HEADWALL
[Symbol]	PROPOSED WATER QUALITY STRUCTURE
[Symbol]	PROPOSED SURFACE DRAINAGE OUTLET CONTROL STRUCTURE
[Symbol]	PROPOSED OUTLET CONTROL STRUCTURE
[Symbol]	PROPOSED CLEANOUT
[Symbol]	PROPOSED HYDRANT
[Symbol]	PROPOSED STORM DRAIN LINE & SIZE
[Symbol]	PROPOSED SANITARY SEWER LINE & SIZE
[Symbol]	PROPOSED WATER LINE & SIZE
[Symbol]	PROPOSED GAS LINE
[Symbol]	PROPOSED ELECTRIC/TELEPHONE/CABLE
[Symbol]	PROPOSED WATER VALVE
[Symbol]	PROPOSED GAS VALVE
[Symbol]	PROPOSED RP-RAP APRON (DESIGN BY OTHERS)
[Symbol]	PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
[Symbol]	PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
[Symbol]	PROPOSED UTILITY POLE
[Symbol]	PROPOSED TEMPORARY SWALE

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY PREPARED FOR ONE REAL ESTATE," PREPARED BY MARK CARPENTER ENGINEERS, INC. DATED 09/20/2023.
 - ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED, AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER, DURING CONSTRUCTION OF THE PRACTICES THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICES TO DISCOURAGE VEHICLE TRAFFIC.
 - UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH A SMOOTH INTERIOR AND ANNUAL EXTERIOR CORROSION RESISTANCE IN ACCORDANCE WITH ASTM F-364. JOINTS SHALL BE WATER TIGHT IN ACCORDANCE WITH ASTM D-3212.
 - UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYPROPYLENE PIPE (PP) WITH A SMOOTH INTERIOR AND ANNUAL EXTERIOR CORROSION RESISTANCE IN ACCORDANCE WITH ASTM F-364. JOINTS SHALL BE WATER TIGHT IN ACCORDANCE WITH ASTM D-3212.
 - UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE DOUBLE JOINT-LINED DUCTILE IRON PIPE (DIP) CLASS 50, WITH PUSH-ON JOINTS IN ACCORDANCE WITH AWWA C-150, C-151, C-104 AND C-111.

HAVERSTRAW GROUP LLC
16 MICROGLAR ROAD, SUITE A
LIVINGSTON, NJ 07039

MINNO & WASKO ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 105
LAMBERTVILLE, NJ

JMC
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
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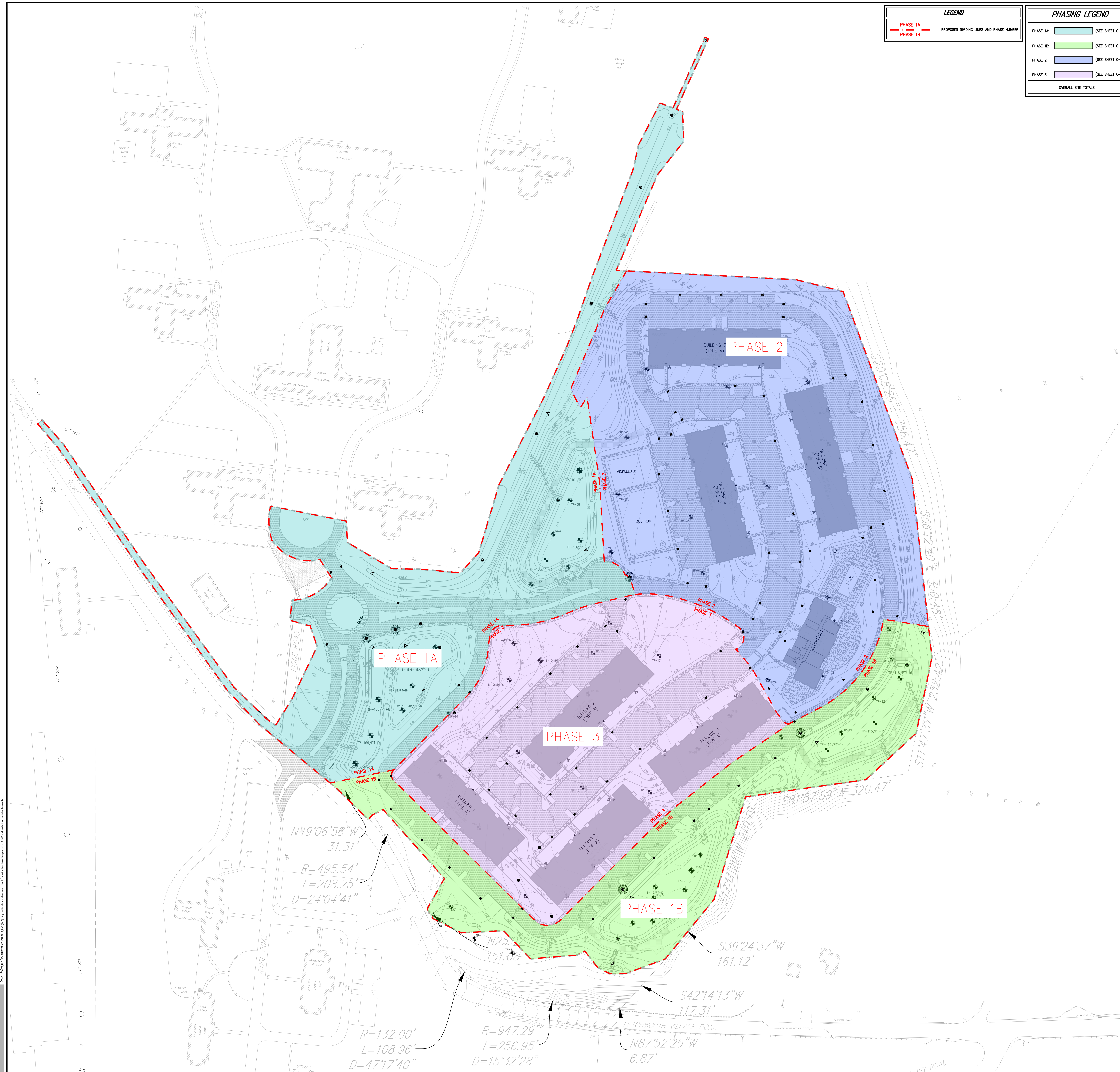
SITE UTILITIES PLAN
LEITCHWORTH ROAD RESIDENTIAL DEVELOPMENT
LEITCHWORTH VILLAGE ROAD
HAVERSTRAW, NY

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Drawn:	BMS	Approved:	DV
Scale:	1" = 50'		
Date:	01/24/2025		
Project No:	21090		
200-HOURS:	UTL	UTL	UTL
Drawn by:			

C-300

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LEGEND

PHASE 1A
PHASE 1B

PROPOSED DIVIDING LINES AND PHASE NUMBER

PHASING LEGEND	LOD AREA	CUT	FILL	NET
PHASE 1A:  (SEE SHEET C-400)	271,313 S.F. (6.23 AC.)	2,305 C.Y.	17,328 C.Y.	15,023 C.Y. (FILL)
PHASE 1B:  (SEE SHEET C-402)	177,612 S.F. (4.08 AC.)	22,319 C.Y.	3,615 C.Y.	18,704 C.Y. (CUT)
PHASE 2:  (SEE SHEET C-403)	415,225 S.F. (9.53 AC.)	18,354 C.Y.	44,752 C.Y.	26,398 C.Y. (FILL)
PHASE 3:  (SEE SHEET C-404)	283,375 S.F. (6.51 AC.)	20,332 C.Y.	30,242 C.Y.	9,910 C.Y. (FILL)
OVERALL SITE TOTALS	1,147,525 S.F. (26.34 AC.)	63,310 C.Y.	95,937 C.Y.	32,627 C.Y. (FILL)

SEQUENCE OF CONSTRUCTION:

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN.

ALL LOCAL, STATE AND FEDERAL REGULATIONS SHALL BE FOLLOWED BY THE BLASTING CONTRACTOR SHOULD SITE CONDITIONS REQUIRE BLASTING FOR THE PURPOSES OF ROCK REMOVAL.

ANY EARTHWORK PERFORMED SHALL BE SUPERVISED BY THE SITE GEOTECHNICAL ENGINEER, AS DIRECTED BY THE GEOTECHNICAL ENGINEER. SUITABLE MATERIALS SHALL BE STOCKPILED AND REUSED ON-SITE AS APPLICABLE; UNSUITABLE MATERIAL SHALL BE EXPORTED OFF-SITE.

PARTICULAR REQUIREMENTS ARE GIVEN AS FOLLOWS:

PHASE 1A (APPROX. 6.23 AC.)

1. INSTALL ALL SILL FENCES AND STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL ORANGE CONSTRUCTION FENCING PRIOR TO THE COMMENCEMENT OF EARTHWORK.
3. CLEAR THE AREA TO BE CONSTRUCTED; VEGETATIVE WASTE MUST BE CHIPPED AND SPREAD ON-SITE AS AN INTERIM STABILIZATION METHOD.
4. REMOVE AND STOCKPILE TOPSOIL IN THE DESIGNATED STOCKPILE AREA. SEED, MULCH, AND INSTALL SILL FENCING AROUND THE TEMPORARY STOCKPILE. STOCKPILE LOCATION FOR EROSION CONTROL PURPOSES.
5. PROCEED WITH ROUGH GRADING OF THE AREA UNDER ACTIVE CONSTRUCTION. INSTALL EROSION CONTROL MATTING ON SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL, BEGIN CONSTRUCTION OF ROADWAY.
6. CONSTRUCT TEMPORARY SEDIMENT BASINS IN THE LOCATION OF INFILTRATION BASIN 1D, AND SEDIMENT TRAP IN THE LOCATION OF THE BIORETENTION BASINS. THE SEDIMENT BASIN SHALL BE 10 FEET TO A MINIMUM OF 18" ABOVE THE BOTTOM OF THE INFILTRATION BASIN. THROUGHOUT THE DURATION OF CONSTRUCTION, INSTALL ALL STORMWATER DRAINAGE STRUCTURES AS REQUIRED. MAINTAIN DRAINAGE THROUGHOUT THIS PHASE. CONSTRUCT ASSOCIATED DIVERSIONS IMMEDIATELY AS REQUIRED.
7. CONTINUE CONSTRUCTION OF ROADWAY, STORM SEWER STRUCTURES, AND PIPES. INSTALL INLET PROTECTION ONCE STRUCTURES ARE IN PLACE.
8. INSTALL SANITARY SEWER SYSTEM FROM EX-SHM-04 THROUGH SHM-7 AND FROM SHM-5 TO SHM-R3. STRUCTURES TO BE PLUGGED UNTIL ENTIRE SANITARY NETWORK IS INSTALLED AND BROUGHT ONLINE.
9. TRENCH AND INSTALL OTHER UTILITIES AS REQUIRED (WATER, GAS, ELECTRIC, TELEPHONE).
10. INSTALL ASPHALT PAVEMENT.
11. FINISH GRADING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION IN ACCORDANCE WITH THE LANDSCAPE PLAN.
12. CLEAN SURROUNDING AREA AND STORM DRAINAGE SYSTEMS OF ALL ACCUMULATED SEDIMENT.
13. COMPLETE PHASE 1A CONSTRUCTION. ADVANCE GRADING TO NEXT PHASE AS NECESSARY.

PHASE 1B (APPROX. 4.08 AC.)

1. INSTALL ALL SILT FENCES AND STABILIZED CONSTRUCTION ENTRANCE.
2. CLEAR THE AREA TO BE CONSTRUCTED. VEGETATIVE WASTE WILL BE CHIPPED AND SPREAD ON-SITE AS AN INTERIM STABILIZATION METHOD.
3. REMOVE AND STOCKPILE TOPSOIL IN THE DESIGNATED STOCKPILE AREA. SEED, MULCH, AND INSTALL SILT FENCING AROUND THE TEMPORARY TOPSOIL STOCKPILE LOCATION FOR EROSION CONTROL PURPOSES.
4. PROCEED WITH ROUGH GRADING OF THE AREA UNDER ACTIVE CONSTRUCTION. INSTALL EROSION CONTROL MATTING ON SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL. CONTINUE ROADWAY CONSTRUCTION.
5. CONSTRUCT TEMPORARY SEDIMENT BASINS IN THE LOCATION OF INFILTRATION BASINS 2B & 3A. THE SEDIMENT BASINS SHALL BE UTILIZED TO A MINIMUM OF 12" ABOVE THE BOTTOM OF THE INFILTRATION BASINS THROUGHOUT THE DURATION OF CONSTRUCTION. INSTALL ALL STORMWATER DRAINAGE STRUCTURES AND PIPES LOCATED WITHIN THIS PHASE. IMMEDIATELY INSTALL PROTECTION ON ALL DRAIN INLETS. CONSTRUCT ASSOCIATED DRAINAGE SWALES AS REQUIRED.
6. CONTINUE CONSTRUCTION OF ROADWAY, PARKING LOTS, AND ASSOCIATED RETAINING WALLS AS REQUIRED.
7. TRENCH AND INSTALL UTILITIES AS REQUIRED (WATER, GAS, ELECTRIC, TELEPHONE).
8. INSTALL ASPHALT PAVEMENT.
9. FINISH GRADING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION IN ACCORDANCE WITH THE LANDSCAPE PLAN.
10. CLEAN SURROUNDING AREA AND STORM DRAINAGE SYSTEMS OF ALL ACCUMULATED SEDIMENT.
11. COMPLETE PHASE 1B CONSTRUCTION. ADVANCE GRADING TO NEXT PHASE AS NECESSARY.

PHASE 2 (APPROX. 9.53 AC.)

1. INSTALL ALL SILT FENCES AND STABILIZED CONSTRUCTION ENTRANCE.
2. CLEAR THE AREA TO BE CONSTRUCTED. VEGETATIVE WASTE WILL BE CHIPPED AND SPREAD ON-SITE AS AN INTERIM STABILIZATION METHOD.
3. REMOVE AND STOCKPILE TOPSOIL IN THE DESIGNATED STOCKPILE AREA. SEED, MULCH, AND INSTALL SILT FENCING AROUND THE TEMPORARY TOPSOIL STOCKPILE LOCATION FOR EROSION CONTROL PURPOSES.
4. PROCEED WITH ROUGH GRADING OF THE AREA UNDER ACTIVE CONSTRUCTION. INSTALL EROSION CONTROL MATTING ON SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL. CONTINUE ROADWAY CONSTRUCTION.
5. INSTALL ALL STORMWATER DRAINAGE STRUCTURES AND PIPES LOCATED WITHIN THIS PHASE. MAINTAIN ALL INLET PROTECTION ON ALL DRAIN INLETS. CONSTRUCT DIVERSION SWALES AS REQUIRED.
6. CONTINUE CONSTRUCTION OF ROADWAY AND BEGIN CONSTRUCTION OF BUILDINGS 5, 6, AND 7, AND THE CLUBHOUSE.
7. INSTALL SANITARY SEWER SYSTEM FROM SMH-13 THROUGH SMH-17. STRUCTURES TO BE PLUGGED UNTIL ENTIRE SANITARY NETWORK IS INSTALLED AND BROUGHT ONLINE.
8. TRENCH AND INSTALL OTHER UTILITIES AS REQUIRED (WATER, GAS, ELECTRIC, TELEPHONE).
9. INSTALL ASPHALT PAVEMENT.
10. FINISH GRADING, REDISTRIBUTE TOPSOIL, AND ESTABLISH VEGETATION IN ACCORDANCE WITH THE LANDSCAPE PLAN.
11. CLEAN SURROUNDING AREA AND STORM DRAINAGE SYSTEMS OF ALL ACCUMULATED SEDIMENT.
12. COMPLETE PHASE 2 CONSTRUCTION. ADVANCE GRADING TO NEXT PHASE AS NECESSARY.

PHASE 3 (APPROX. 6.51 AC)

1. INSTALL ALL SILT FENCES AND STABILIZED CONSTRUCTION ENTRANCE.
2. CLEAR THE AREA TO BE CONSTRUCTED. VEGETATIVE WASTE WILL BE CHIPPED AND SPREAD ON-SITE AS AN INTERIM STABILIZATION METHOD.
3. REMOVE AND STOCKPILE TOPSOIL IN THE DESIGNATED STOCKPILE AREA OR IN PREVIOUSLY USED STOCKPILE AREAS AS REQUIRED. SEED, MULCH, AND INSTALL SILT FENCING AROUND THE TEMPORARY TOPSOIL STOCKPILE LOCATION FOR EROSION CONTROL PURPOSES.
4. PROCEED WITH ROUGH GRADING OF THE AREA UNDER ACTIVE CONSTRUCTION. INSTALL EROSION CONTROL MATTING ON SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL. CONTINUE ROADWAY CONSTRUCTION.
5. INSTALL ALL STORMWATER DRAINAGE STRUCTURES AND PIPES LAYOUT WITHIN THIS PHASE. IMMEDIATELY INSTALL INLET PROTECTION ON ALL DRAIN INLETS. CONSTRUCTION DIVERSION SWALES AS REQUIRED.
6. CONTINUE ROADWAY AND PARKING LOT CONSTRUCTION AND BEGIN CONSTRUCTION OF BUILDINGS.
7. INSTALL SANITARY SEWER SYSTEM FROM SMH-12 THROUGH SMH-8 AND INSTALL ALL CONNECTION PIPES BETWEEN PHASES.
8. TRENCH AND INSTALL OTHER UTILITIES AS REQUIRED (WATER, GAS, ELECTRIC, TELEPHONE).
9. INSTALL ASPHALT PAVEMENT.
10. FINISH GRADING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION IN ACCORDANCE WITH THE LANDSCAPE PLAN.
11. CLEAN SURROUNDING AREA AND STORM DRAINAGE SYSTEMS OF ALL ACCUMULATED SEDIMENT.
12. COMPLETE SITE AND BUILDING CONSTRUCTION.
13. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (I.E. SILT FENCE, INLET PROTECTION, ETC.).
14. COMPLETE CONSTRUCTION OF INFILTRATION BASINS 10, 2B, & 3A AND INFILTRATION BIODIVERSITY AREAS 1B & 1C, INCLUDING THE END SECTIONS AND OUTLET CONTROL STRUCTURES ASSOCIATED WITH THEM. BRING THEM AND THE ENTIRE STORMWATER NETWORK ONLINE. OBTAIN SUFFICIENT PERMANENT STABILIZATION OF 80% UNIFORM DENSITY OF THE

APPLICANT: HAVERSTRAW GROUP LLC 16 MICROLAB ROAD, SUITE A LIVINGSTON, NJ 07039		ARCHITECT: MINO & WASKO ARCHITECTS AND PLANNERS 80 LAMBERT LANE, SUITE 105 LAMBERTVILLE, NJ	
No.	Revision	Date	By
<i>Project Engineer/Designer</i>			

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Meyer Consulting, Inc.

120 BED FORD ROAD • ARMONK, NY 10504
 voice 914.273.5225 • fax 914.273.2102
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OVERALL CONSTRUCTION PHASING PLAN

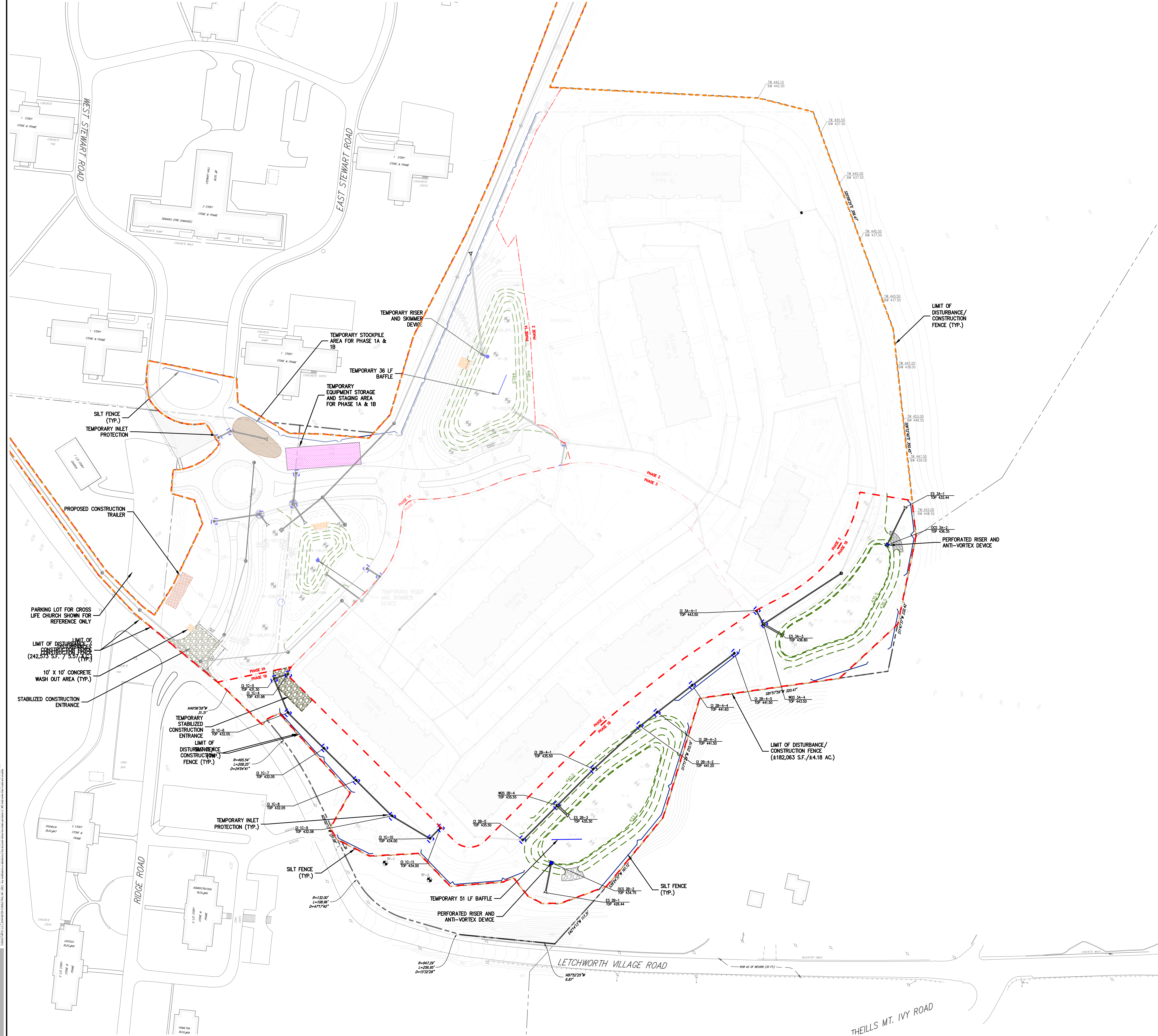
LETCWORTH ROAD RESIDENTIAL DEVELOPMENT
 LETCWORTH VILLAGE ROAD
 HIA NEWSTOWN, NY

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn by:	BMS	Reviewed by:	DV
Scale:	1" = 60'		
Date:	08/15/2015		
Project No:	21090		
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NOT FOR CONSTRUCTION



LEGEND

PHASE 1A	PROPOSED DIVING LINES AND PHASE NUMBER
PHASE 1B	
[Symbol]	PROPOSED INLET PROTECTION
[Symbol]	PROPOSED CONSTRUCTION FENCE/ LIMIT OF DISTURBANCE
[Symbol]	PROPOSED SILT FENCE
[Symbol]	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
[Symbol]	PROPOSED STOCKPILE AREA
[Symbol]	PROPOSED STAGING/EQUIPMENT AREA
[Symbol]	PROPOSED TEMPORARY SEDIMENT BASIN
[Symbol]	TEMPORARY RISER & ANTI-VORTEX DEVICE
[Symbol]	PROPOSED CONCRETE TRUCK WASHOUT

SEQUENCE OF CONSTRUCTION:

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN.

ALL LOCAL, STATE AND FEDERAL REGULATIONS SHALL BE FOLLOWED BY THE BLASTING CONTRACTOR SHOULD SITE CONDITIONS REQUIRE BLASTING FOR THE PURPOSES OF ROCK REMOVAL.

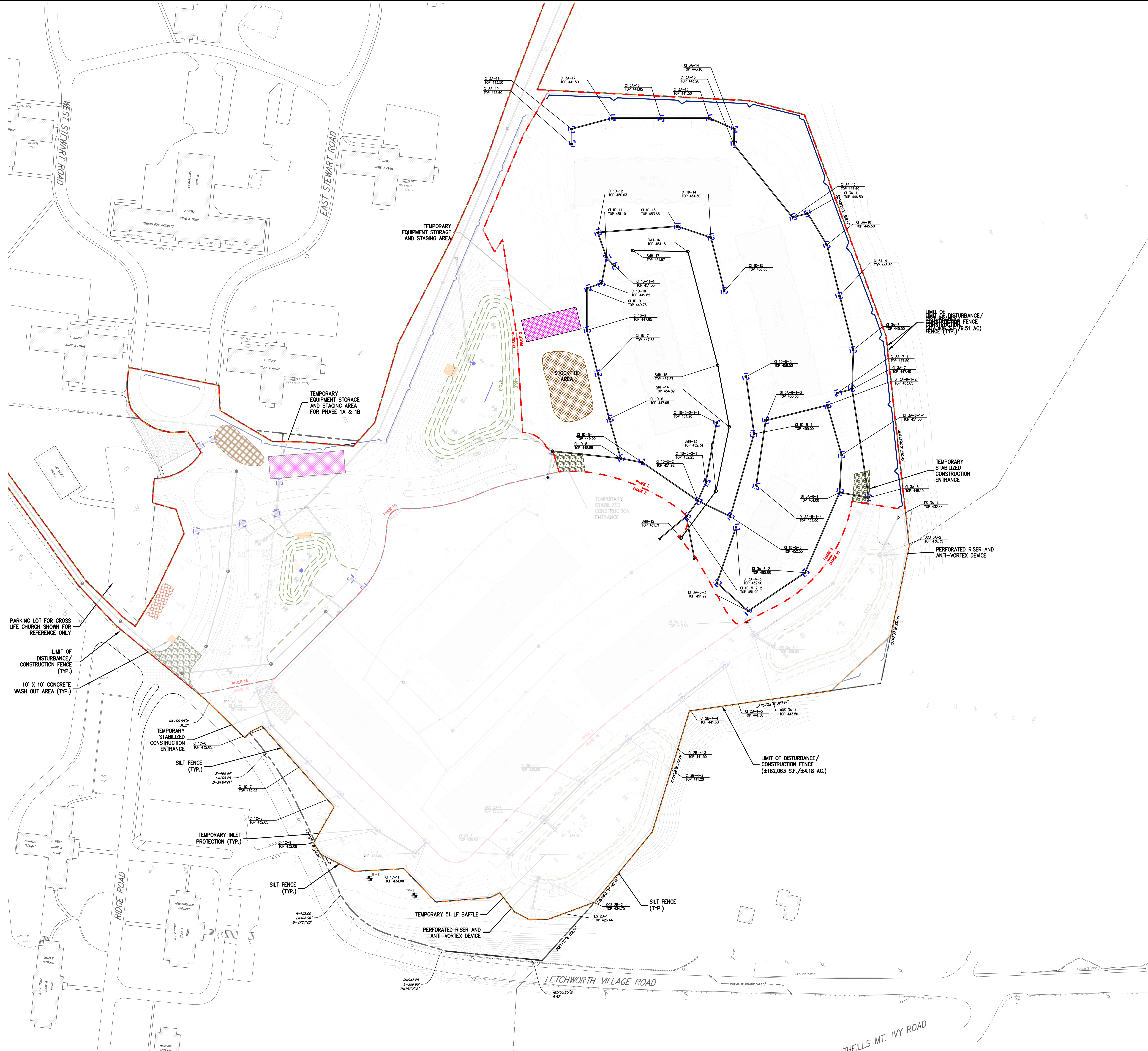
ANY EARTHWORK PERFORMED SHALL BE SUPERVISED BY THE SITE GEOTECHNICAL ENGINEER, AS DIRECTED BY THE GEOTECHNICAL ENGINEER. SUITABLE MATERIALS SHALL BE STOCKPILED AND REUSED ON-SITE AS APPLICABLE. UNSUITABLE MATERIAL SHALL BE EXPORTED OFF-SITE.

PARTICULAR REQUIREMENTS ARE GIVEN AS FOLLOWS:

PHASE 1B (APPROX. 4.08 AC.)

1. INSTALL ALL SILT FENCES AND STABILIZED CONSTRUCTION ENTRANCE.
2. CLEAR THE AREA TO BE CONSTRUCTED. VEGETATIVE WASTE WILL BE CHIPPED AND SPREAD ON-SITE AS AN INTERIM STABILIZATION METHOD.
3. REMOVE AND STOCKPILE TOPSOIL IN THE DESIGNATED STOCKPILE AREA. SEED, MULCH, AND INSTALL SILT FENCING AROUND THE TEMPORARY TOPSOIL STOCKPILE LOCATION FOR EROSION CONTROL PURPOSES.
4. PROCEED WITH HOUSE GRADING OF THE AREA UNDER ACTIVE CONSTRUCTION. INSTALL EROSION CONTROL MATTING ON SLOPES STEEPER THAN 2:1 HORIZONTAL TO 1 VERTICAL. CONTINUE ROADWAY CONSTRUCTION.
5. CONSTRUCT TEMPORARY SEDIMENT BASINS IN THE LOCATION OF INFILTRATION BASIN, 2B & 3A. THE SEDIMENT BASIN SHALL BE CONSTRUCTED TO A MINIMUM OF 18" ABOVE THE BOTTOM OF THE INFILTRATION BASIN THROUGHOUT THE DURATION OF CONSTRUCTION. INSTALL ALL STORMWATER DRAINAGE STRUCTURES AND PIPES LOCATED WITHIN THIS PHASE. IMMEDIATELY INSTALL RILEY PROTECTION ON ALL DRAIN INLETS. CONSTRUCT ASSOCIATED DIVERSIONS SIMILAR AS REQUIRED.
6. CONTINUE CONSTRUCTION OF ROADWAY, PARKING LOTS, AND ASSOCIATED RETAINING WALLS AS REQUIRED.
7. TRENCH AND INSTALL OTHER UTILITIES AS REQUIRED (WATER, GAS, ELECTRIC, TELEPHONE).
8. INSTALL ASPHALT PAVEMENT.
9. FINISH GRADING, REDISTRIBUTE TOPSOIL, AND ESTABLISH VEGETATION IN ACCORDANCE WITH THE LANDSCAPE PLAN.
10. CLEAN SURROUNDING AREA AND STORM DRAINAGE SYSTEMS OF ALL ACCUMULATED SEDIMENT.
11. COMPLETE PHASE 1B CONSTRUCTION. ADVANCE GRADING TO NEXT PHASE AS NECESSARY.

APPLICANT:		HAVERSTRAW GROUP LLC 16 MICROLAB ROAD, SUITE A LIVINGSTON, NJ 07039	
ARCHITECT:		MINNO & WASKO ARCHITECTS AND PLANNERS 80 LAMBERT LANE, SUITE 105 LAMBERTVILLE, NJ	
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC JMC Site Development Consultants, LLC John Meyer Consulting, Inc. 120 BEYER ROAD • FARMING, NY 11734 voice 516.433.2222 • fax 516.433.2102 www.jmccpllc.com		JMC	
SITE EROSION & SEDIMENT CONTROL PLAN - PHASE 1B LETCORTH ROAD RESIDENTIAL DEVELOPMENT LETCORTH ROAD HAVERSTRAW, NY		ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.	
Drawn:	BMS	Approved:	DV
Scale:	1" = 50'	Date:	08/15/2025
Project No:	21090	Sheet:	15 of 15
C-402			



LEGEND

PHASE 1A PHASE 1B	PROPOSED DIVIDING LINES AND PHASE NUMBER
PROPOSED INLET PROTECTION	
PROPOSED CONSTRUCTION FENCE/ LIMIT OF DISTURBANCE	
PROPOSED SILT FENCE	
PROPOSED STABILIZED CONSTRUCTION ENTRANCE	
PROPOSED STOCKPILE AREA	
PROPOSED STAGING/EQUIPMENT AREA	
PROPOSED TEMPORARY SEGMENT BASIN	
TEMPORARY RISER & ANTI-VORTEX DEVICE	
PROPOSED CONCRETE TRUCK WASHOUT	

SEQUENCE OF CONSTRUCTION:

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEGMENT EROSION CONTROLS AS INDICATED ON THIS PLAN.

ALL LOCAL, STATE AND FEDERAL REGULATIONS SHALL BE FOLLOWED BY THE BLASTING CONTRACTOR SHOULD SITE CONDITIONS REQUIRE BLASTING FOR THE PURPOSES OF ROCK REMOVAL.

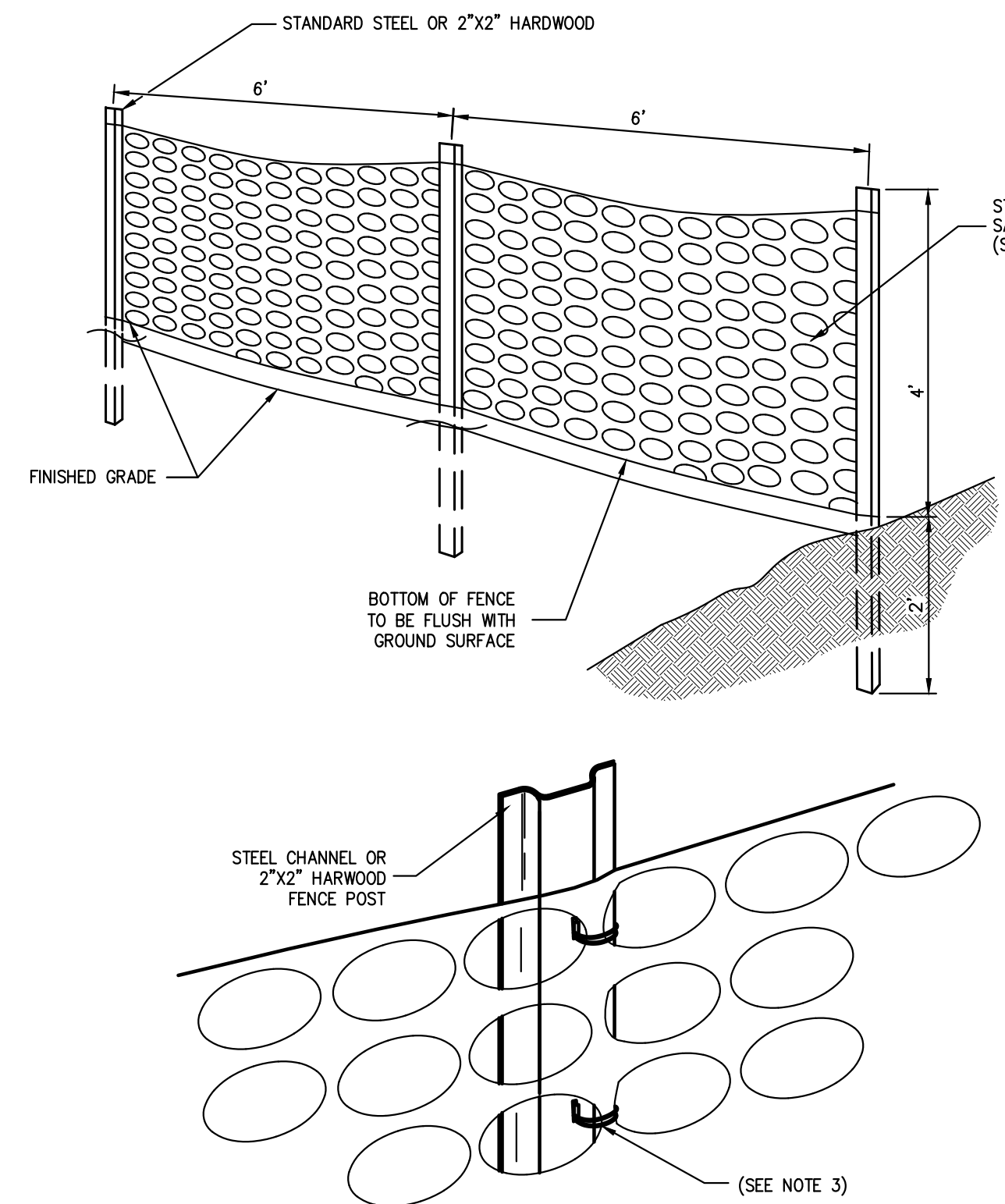
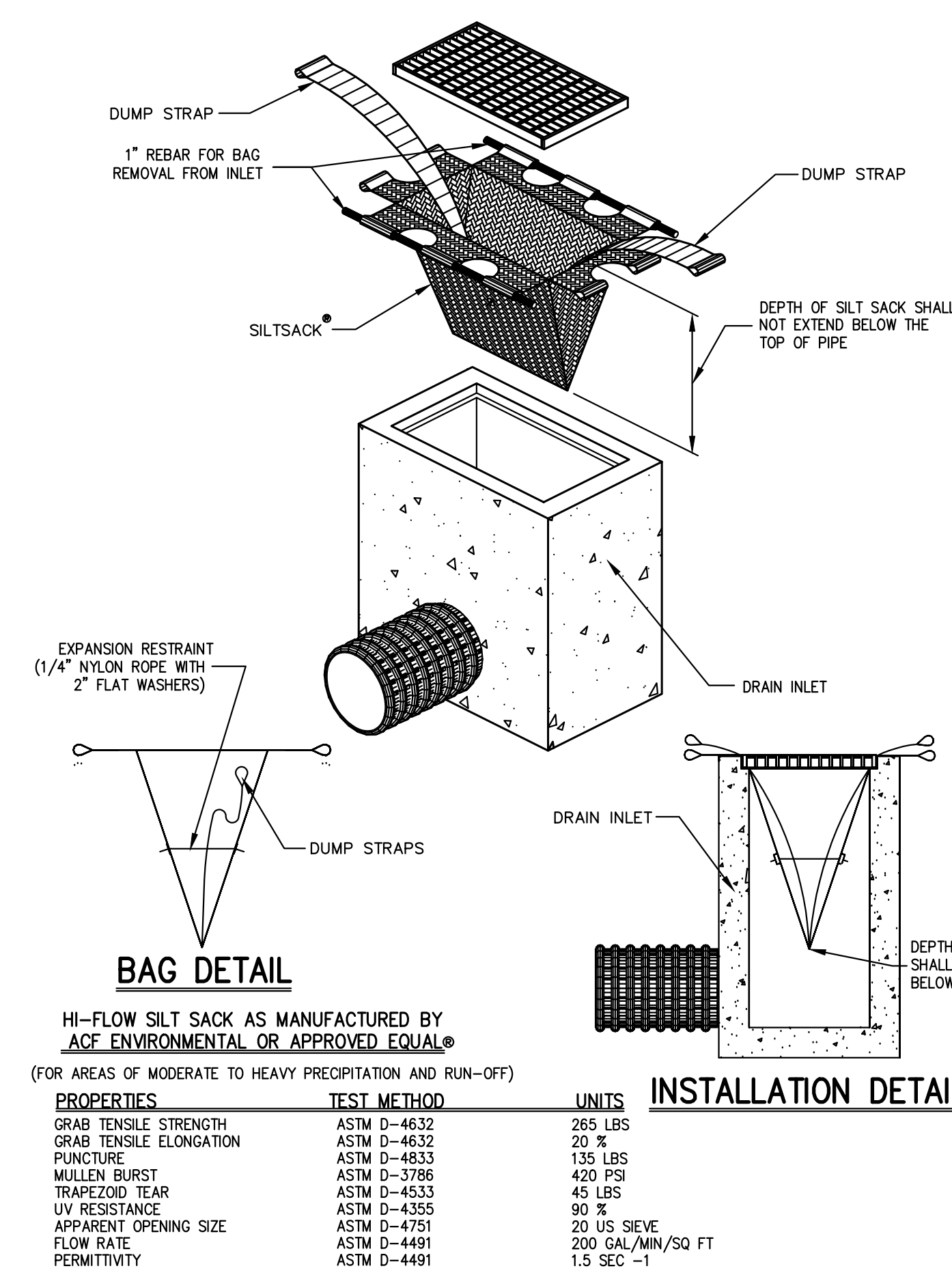
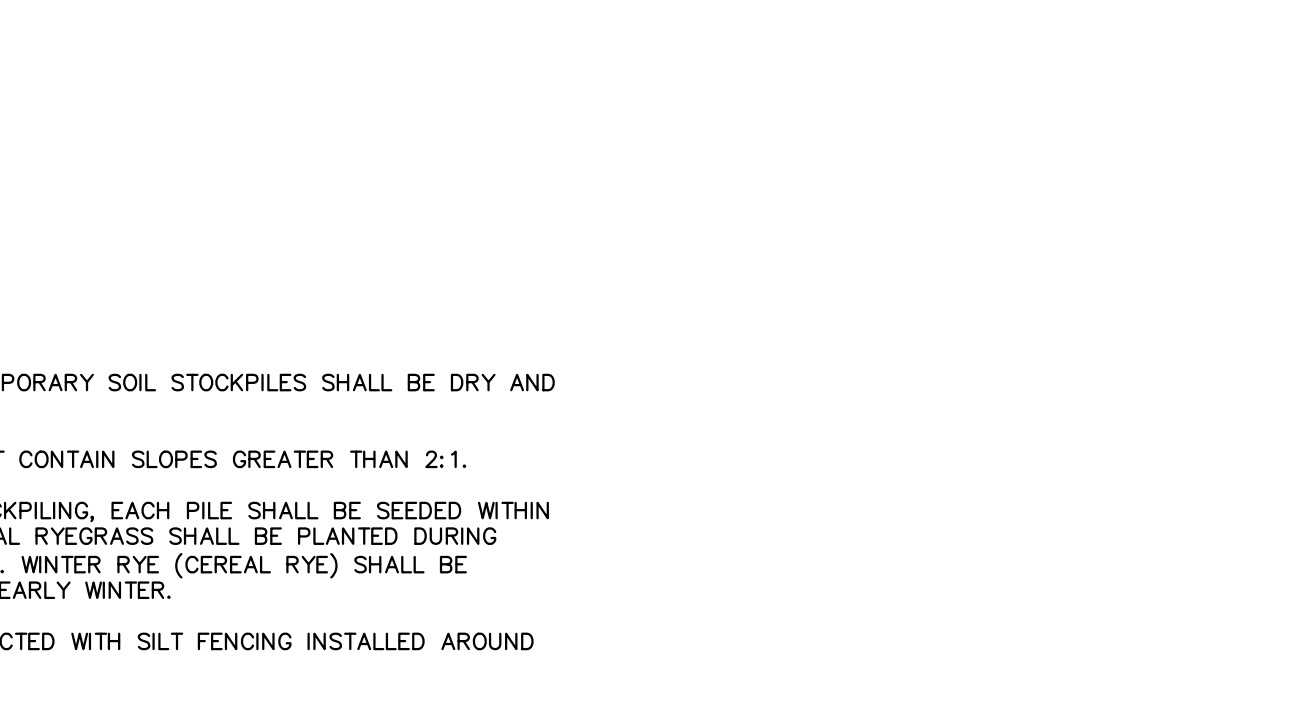
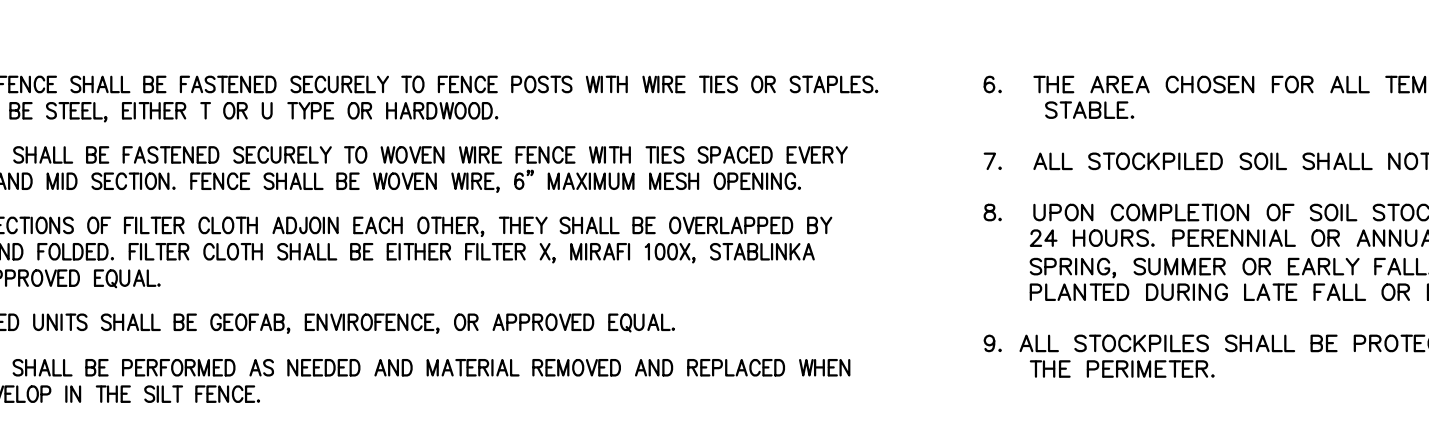
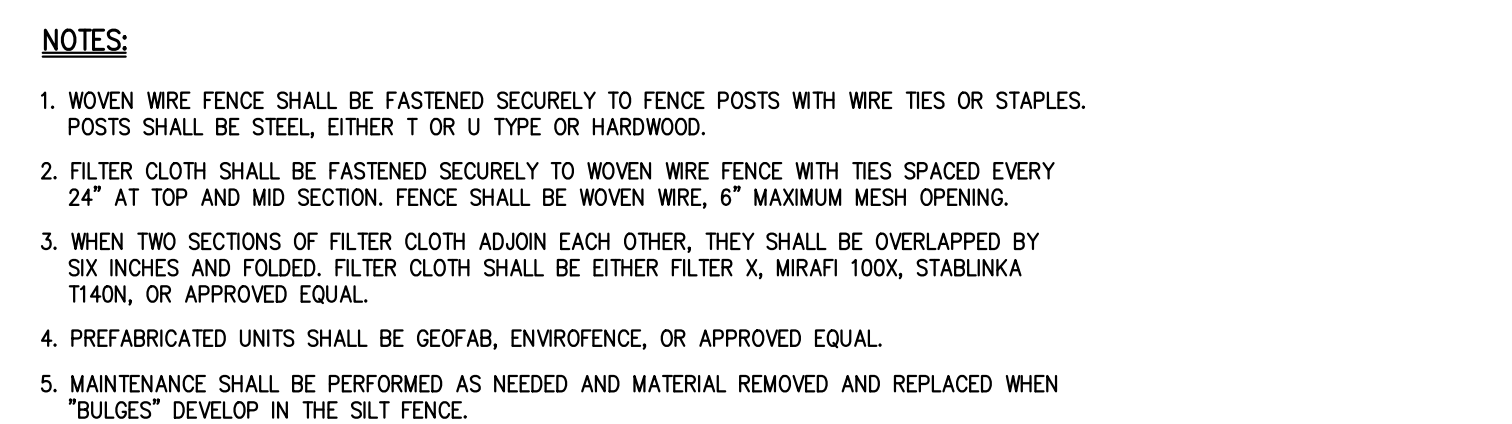
ANY EARTHWORK PERFORMED SHALL BE SUPERVISED BY THE SITE GEOTECHNICAL ENGINEER. AS DIRECTED BY THE GEOTECHNICAL ENGINEER, SUITABLE MATERIALS SHALL BE STOCKPILED AND REUSED ON-SITE AS APPLICABLE. UNSUITABLE MATERIAL SHALL BE EXPORTED OFF-SITE.

PARTICULAR REQUIREMENTS ARE GIVEN AS FOLLOWS:

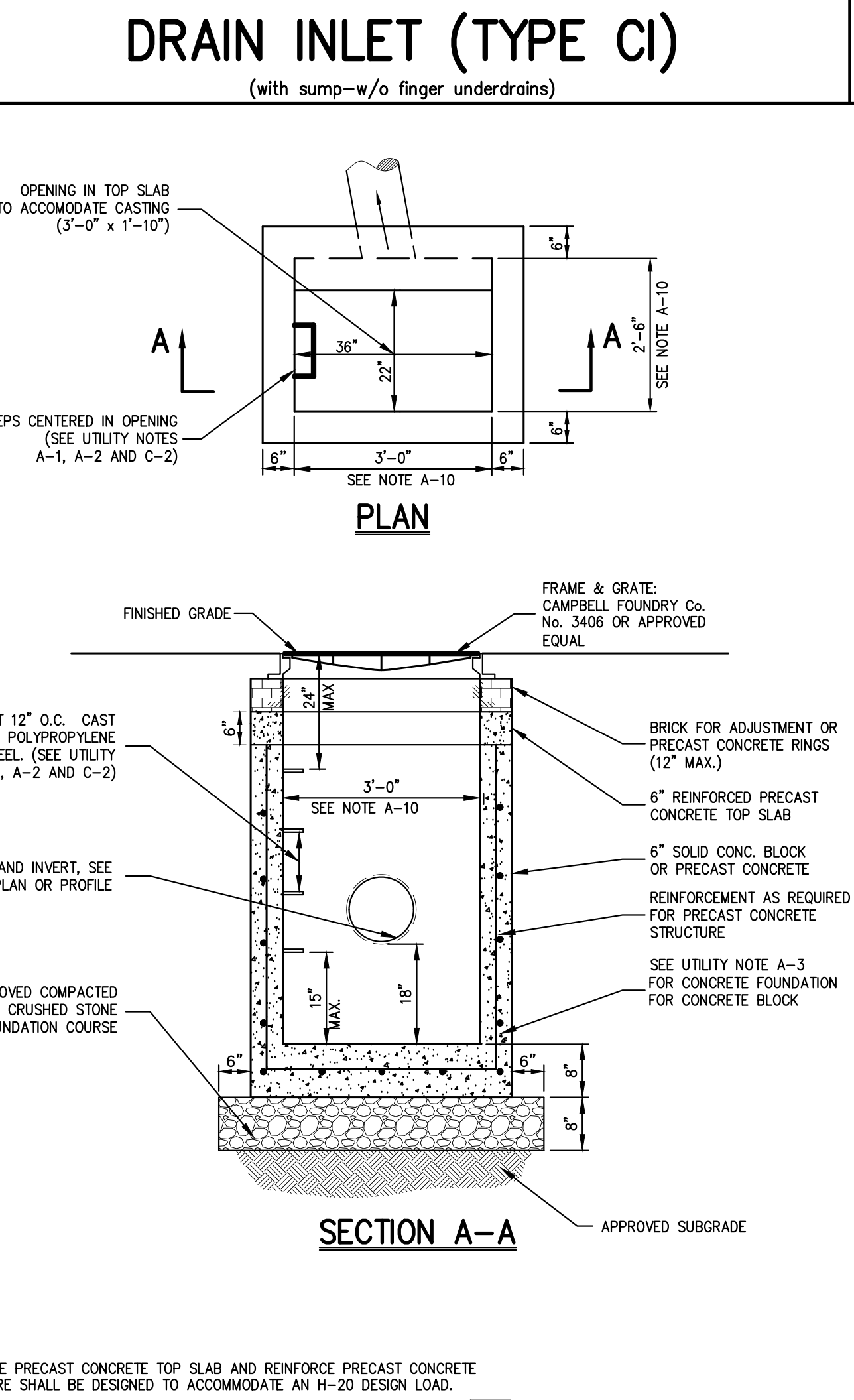
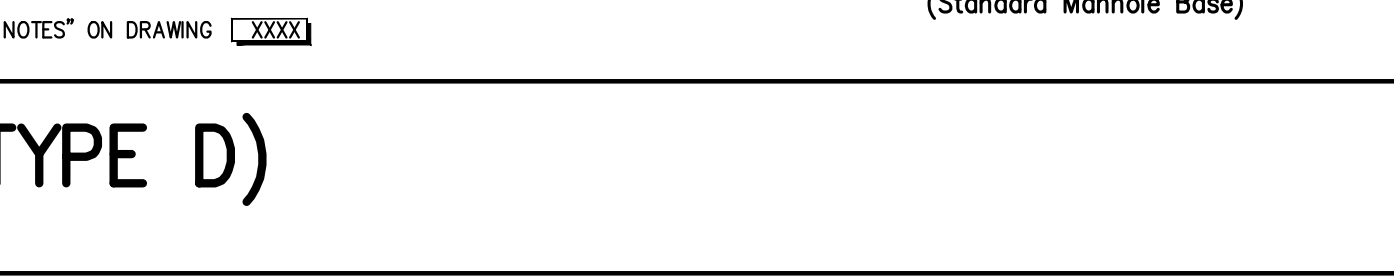
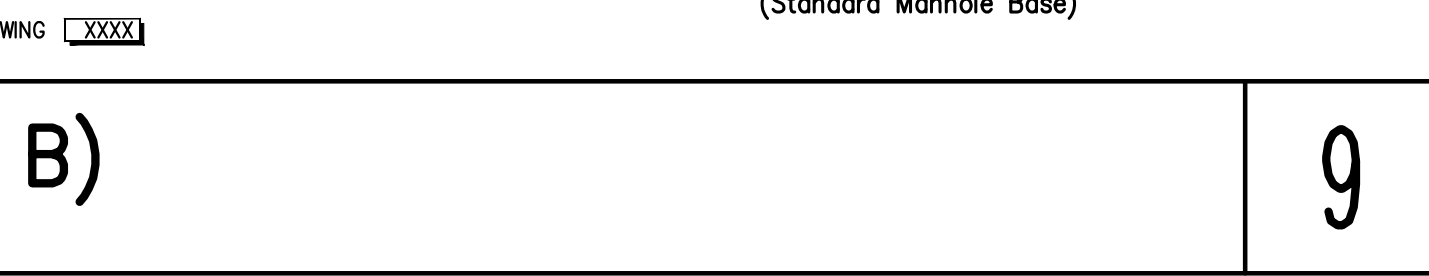
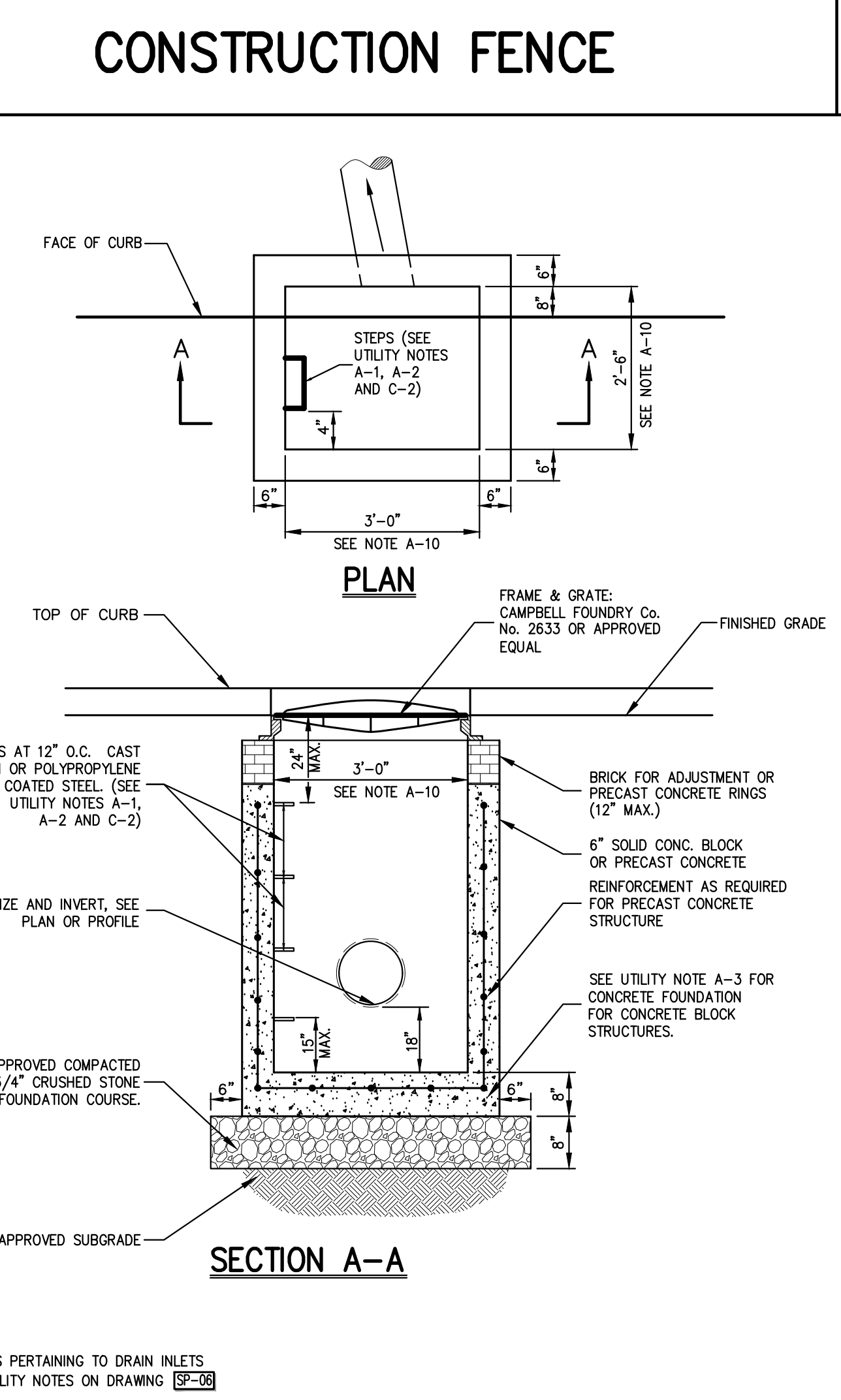
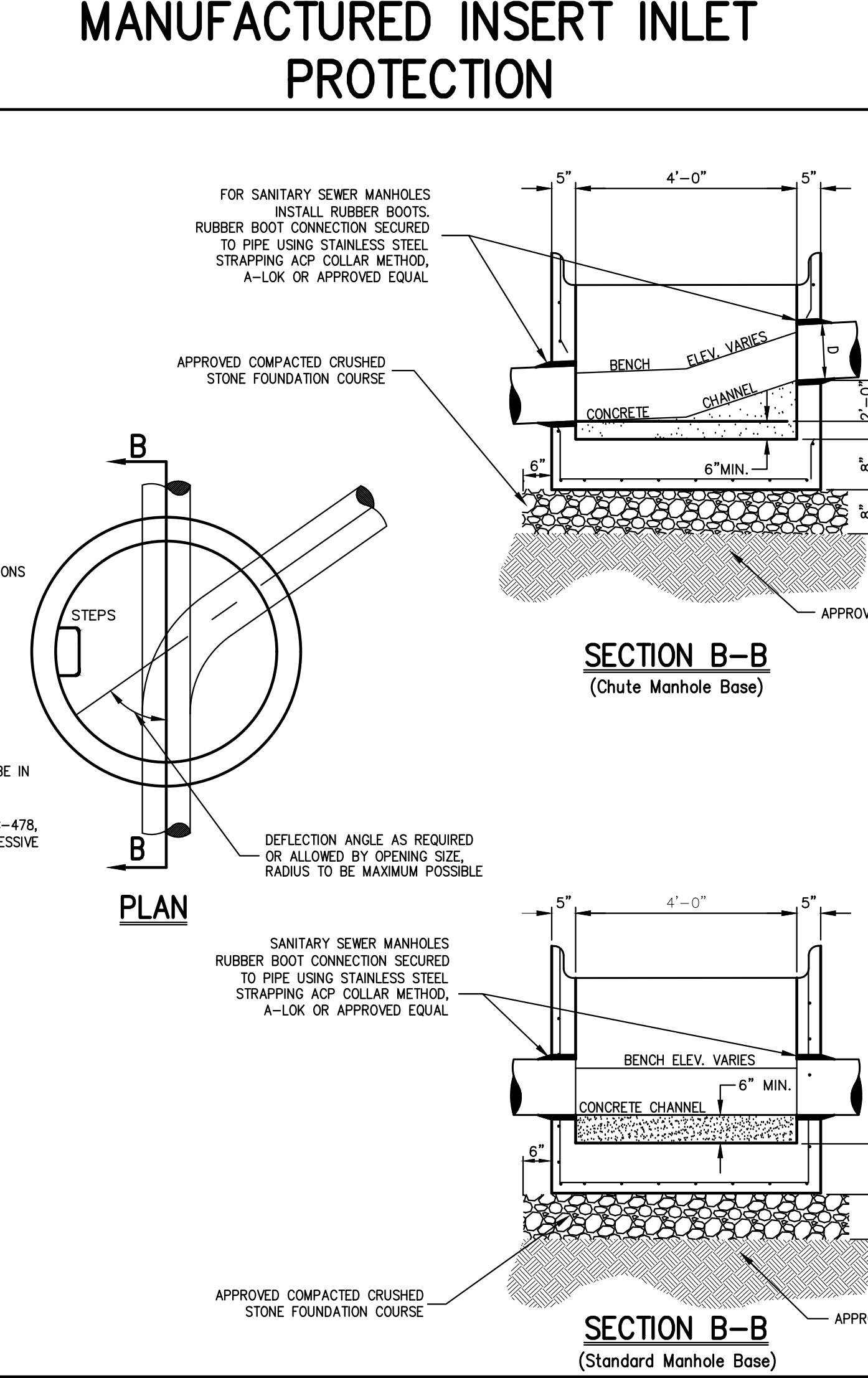
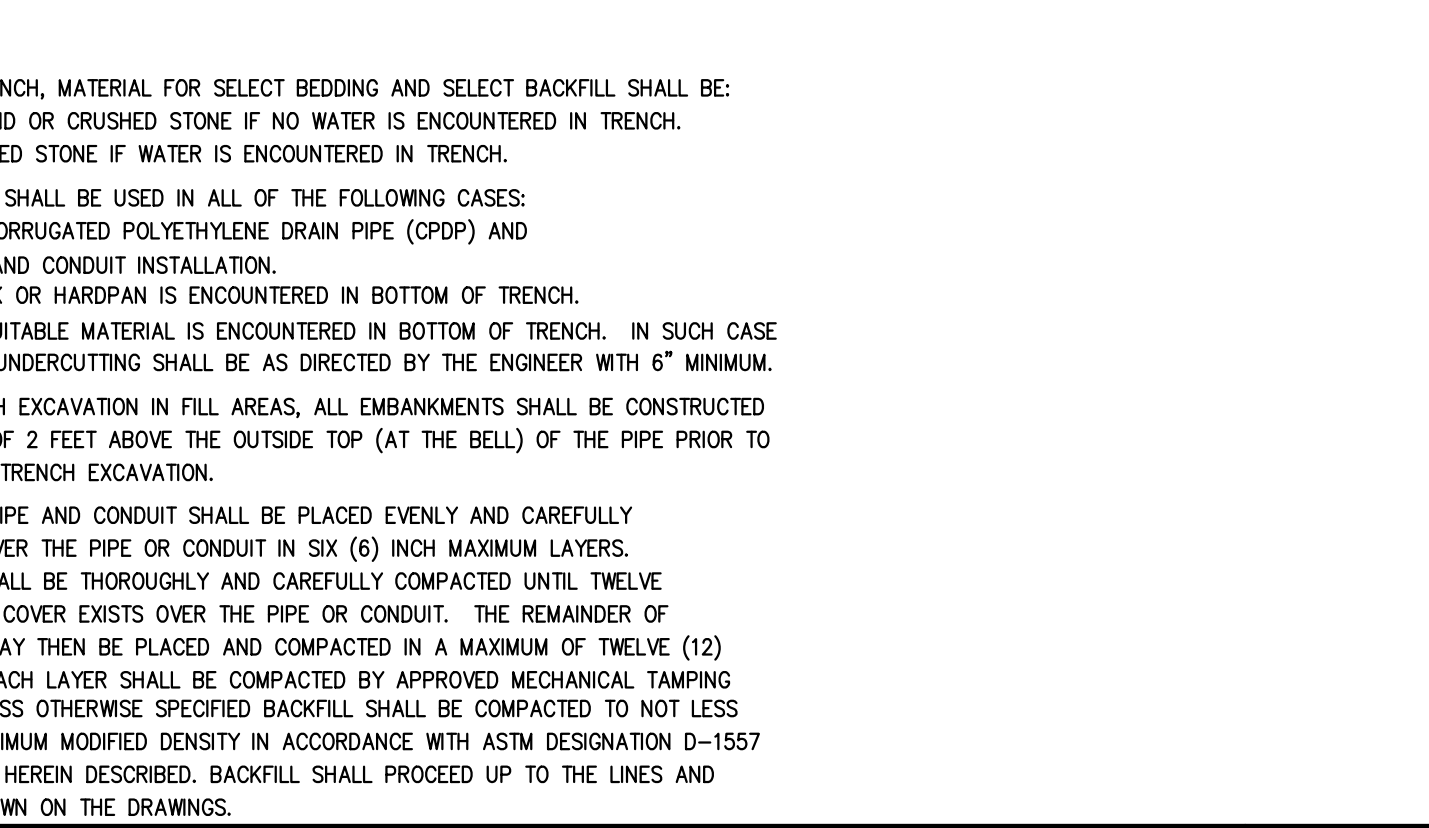
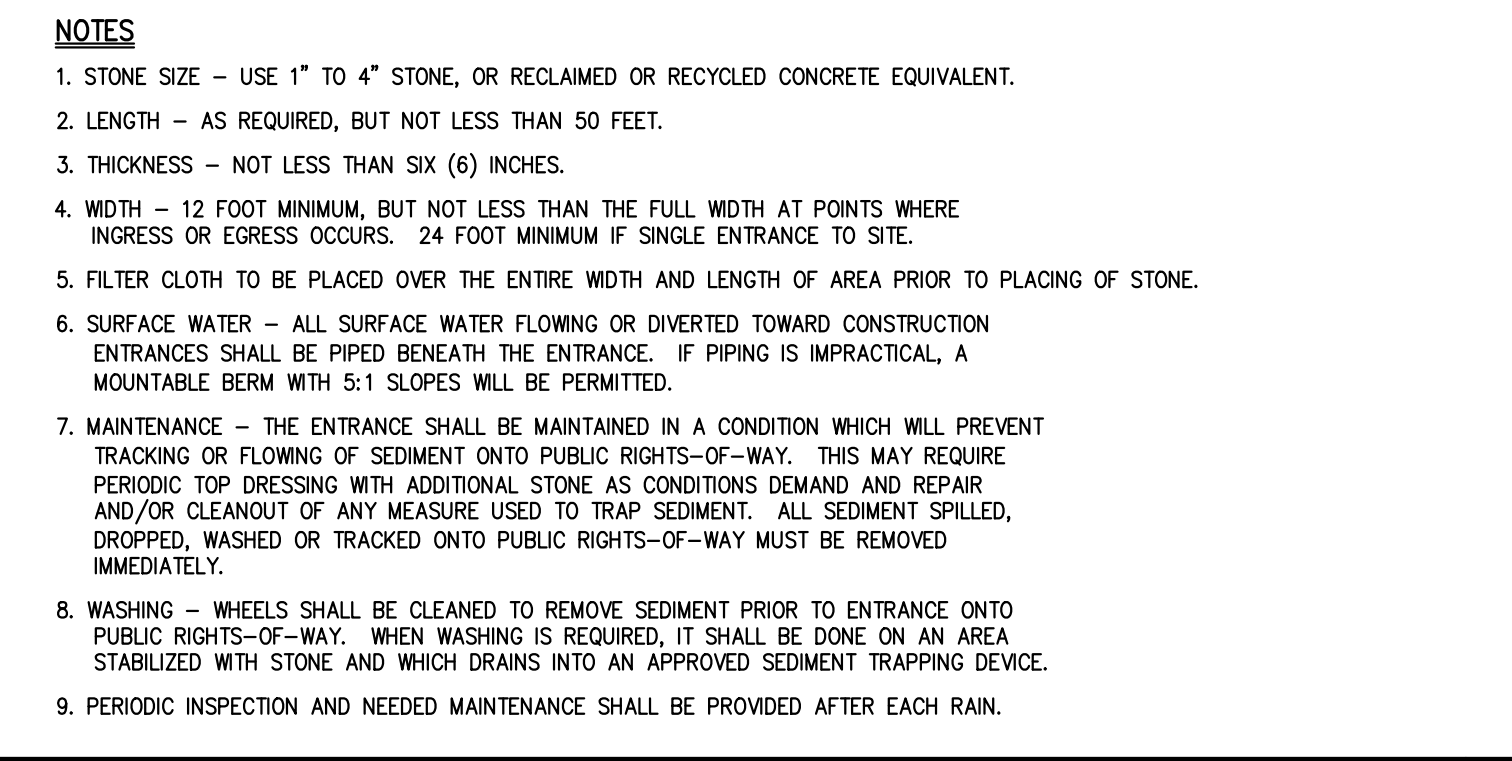
PHASE 2 (APPROX. 9.51 AC.)

1. INSTALL ALL SILT FENCES AND STABILIZED CONSTRUCTION ENTRANCE.
2. CLEAR THE AREA TO BE CONSTRUCTED. VEGETATIVE WASTE WILL BE CHIPPED AND SPREAD ON-SITE AS AN INTERIM STABILIZATION METHOD.
3. REMOVE AND STOCKPILE TOPSOIL IN THE DESIGNATED STOCKPILE AREA. SEED, MULCH, AND INSTALL SILT FENCING AROUND THE TEMPORARY TOPSOIL STOCKPILE LOCATION FOR EROSION CONTROL PURPOSES.
4. PROCEED WITH ROUGH GRADING OF THE AREA UNDER ACTIVE CONSTRUCTION. INITIAL EROSION CONTROL, WAITING ON SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL, CONTINUE ROADWAY CONSTRUCTION.
5. INSTALL ALL STORMWATER DRAINAGE STRUCTURES AND PIPES LOCATED WITHIN THIS PHASE. IMMEDIATELY INSTALL INLET PROTECTION ON ALL DRAIN INLETS. CONSTRUCT DIVERSION SWALES AS REQUIRED.
6. CONTINUE CONSTRUCTION OF ROADWAY AND BEGIN CONSTRUCTION OF BUILDINGS 5, 6, AND 7, AND THE CLUBHOUSE.
7. INSTALL SANITARY SEWER SYSTEM FROM SMH-13 THROUGH SMH-17. STRUCTURES TO BE PLUGGED UNTIL ENTIRE SANITARY NETWORK IS INSTALLED AND BROUGHT ONLINE.
8. TRENCH AND INSTALL OTHER UTILITIES AS REQUIRED (WATER, GAS, ELECTRIC, TELEPHONE).
9. INSTALL ASPHALT PAVEMENT.
10. FINISH GRADING, REDISTRIBUTE TOPSOIL, AND ESTABLISH VEGETATION IN ACCORDANCE WITH THE LANDSCAPE PLAN.
11. CLEAN SURROUNDING AREA AND STORM DRAINAGE SYSTEMS OF ALL ACCUMULATED SEDIMENT.
12. COMPLETE PHASE 2 CONSTRUCTION. ADVANCE GRADING TO NEXT PHASE AS NECESSARY.

APPLICANT: HAVERSTRAW GROUP LLC 16 MICROBAR ROAD, SUITE A LIVINGSTON, NJ 07039	
ARCHITECT: MINNO & WASKO ARCHITECTS AND PLANNERS 80 LAMBERT LANE, SUITE 105 LAMBERTVILLE, NJ	
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC JMC Site Development Consultants, LLC John Meyer Consulting, Inc. 1420 BEYER ROAD • FARMING, NY 10524 PHONE: 914.333.2222 • FAX: 914.233.2102 www.jmccpllc.com	
SITE EROSION & SEDIMENT CONTROL PLAN - PHASE 2 LEITCHWORTH ROAD RESIDENTIAL DEVELOPMENT LEITCHWORTH ROAD HAVERSTRAW, NY	
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Drawn: BMS	Approved: DV
Scale: 1" = 50'	Date: 08/15/2025
Project No: 21090	Sheet No: 1
Phase: PHASE 2	Scale: 1" = 50'
C-403	



No.	Revision	Date	By
1.	ISSUED FOR DEIS COMPLETENESS	01/24/2025	PK
2.	DEIS COMPLETENESS SUBMISSION	02/28/2025	NB
3.	ISSUED FOR FEIS REVIEW	08/15/2025	NB



APPLICANT: HAVERSTRAW GROUP LLC 16 MICROLAB ROAD, SUITE A LIVINGSTON, NJ 07039	ARCHITECT: MINNO & WASKO ARCHITECTS AND PLANNERS 80 LAMBERT LANE, SUITE 105
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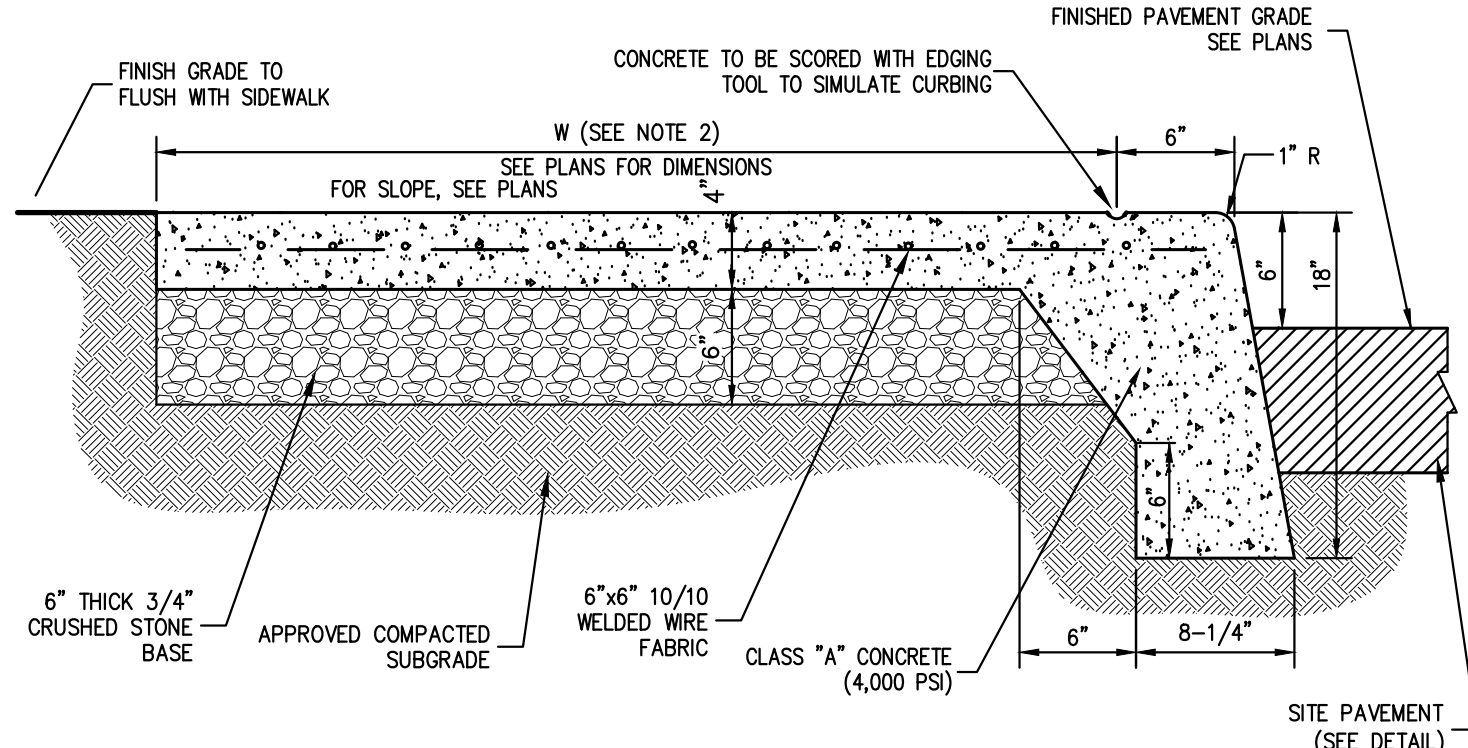


CONSTRUCTION DETAILS

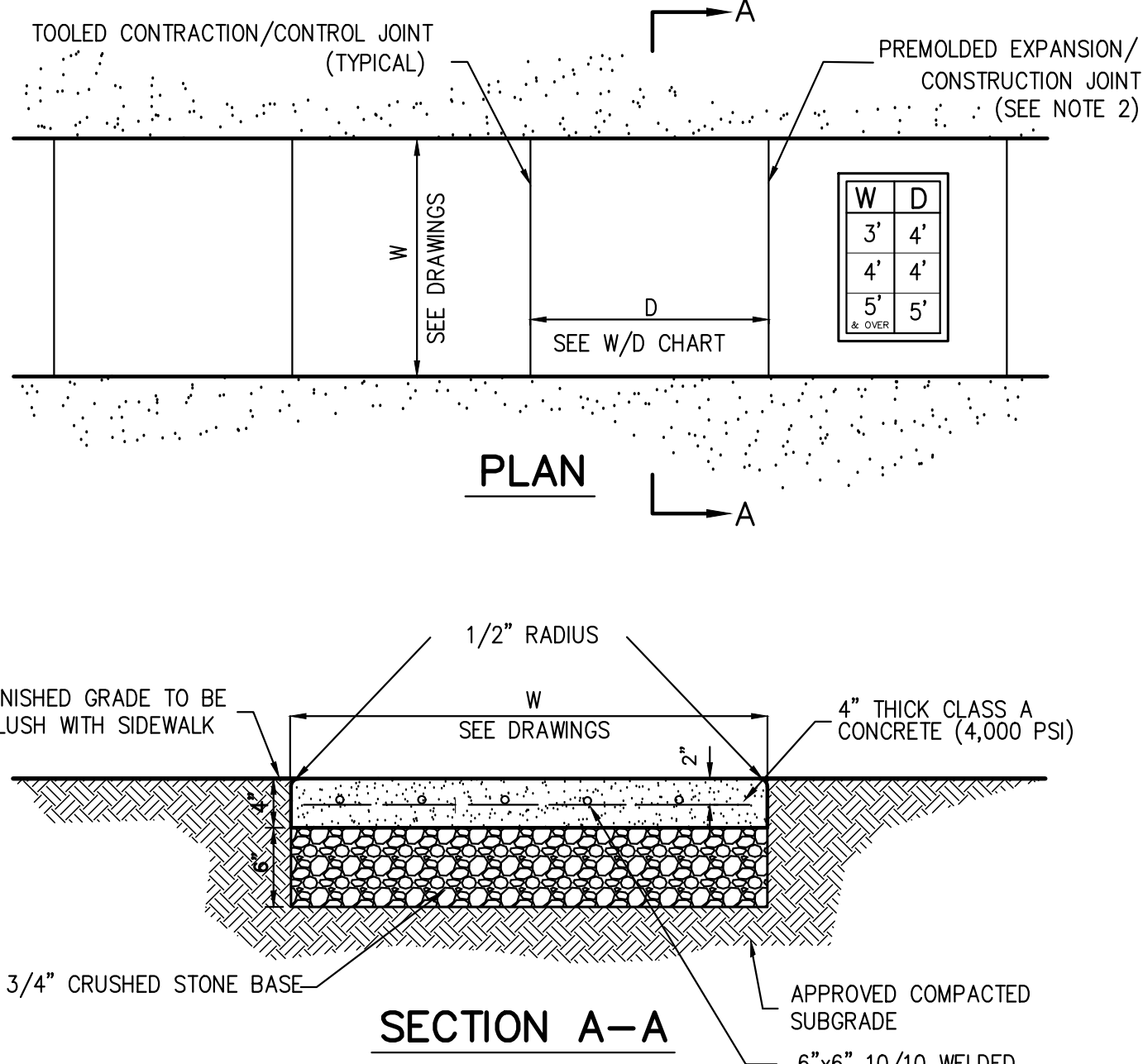
LETCHWORTH ROAD RESIDENTIAL
DEVELOPMENT
LETCWORTH VILLAGE ROAD

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2

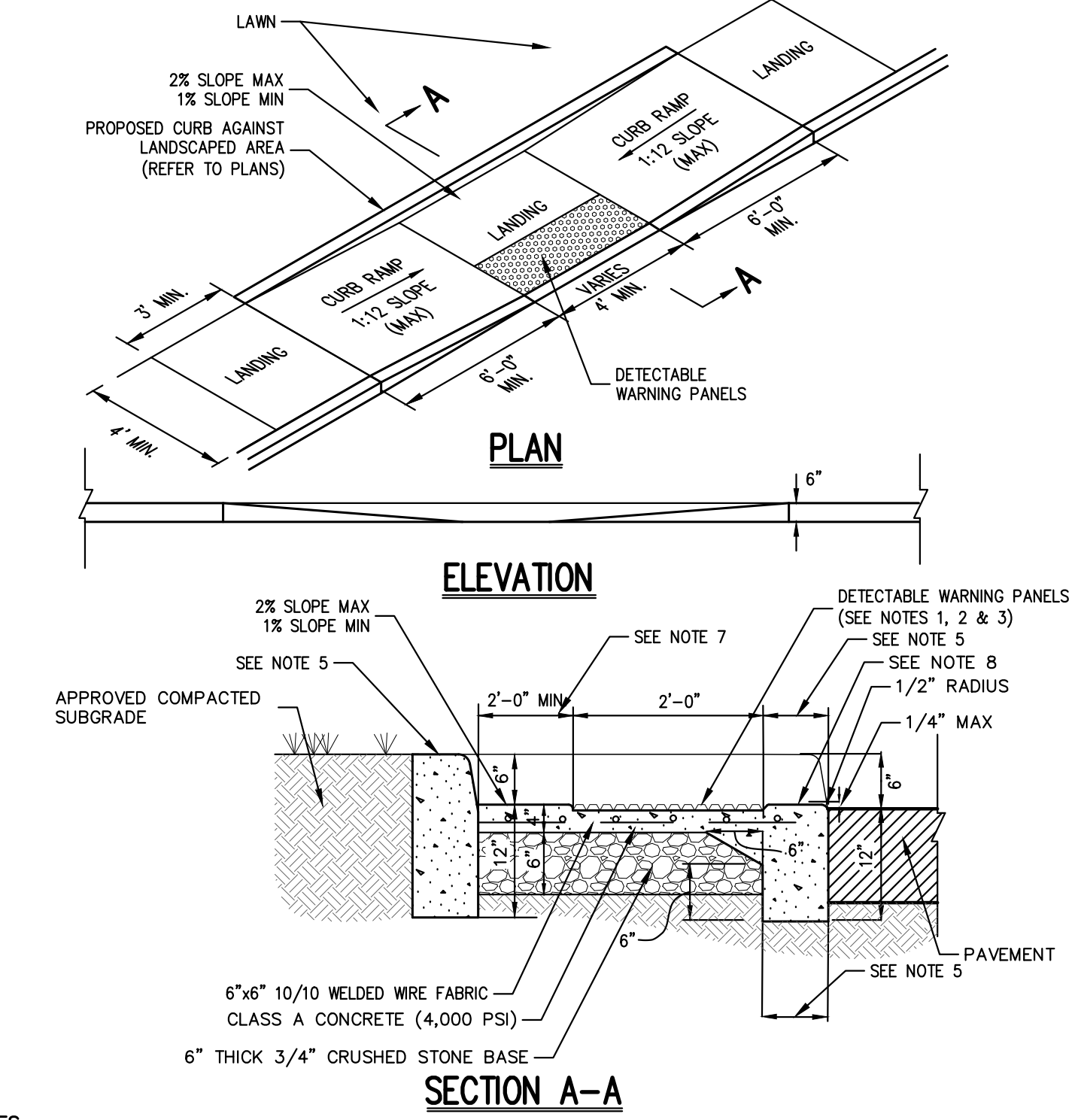
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Scale:	NOT TO SCALE		
Date:	01/24/2025		
Project No:	21090		
21090-DETAILS	C-900	-	
Drawing No:	C-900		



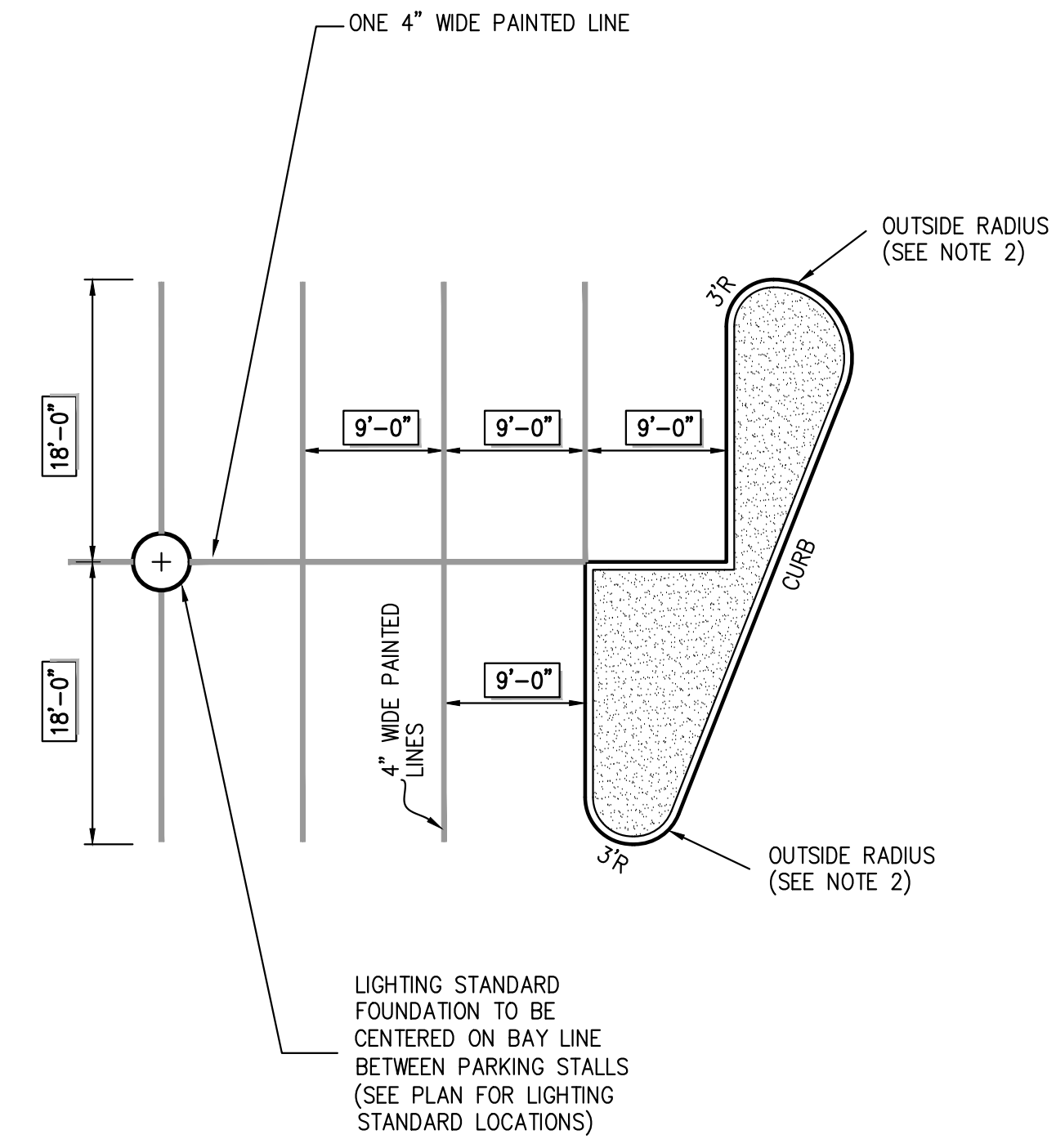
- NOTES:
1. SIDEWALK CROSS SLOPE SHALL BE 1% MIN. TO 2% MAX.
 2. FOR SIDEWALK WIDTH SEE PLAN. SIDEWALK SHALL HAVE A 3" MIN. WIDTH CLEAR FROM BACK OF CURBING.
 3. PROVIDE JOINT SEALER & PREMOULDED EXPANSION JOINT AT ALL BLDG. WALLS, EXPANSION/CONSTRUCTION JOINTS AND OTHER FIXED OBJECTS (HYDRANTS, LIGHT POLES, ETC.).
 4. SIDEWALK SHALL HAVE LIGHT BROOM FINISH.
 5. PROVIDE 1/2" PREMOULDED EXPANSION JOINTS AT 20 FOOT INTERVALS UNLESS OTHERWISE DIRECTED.
 6. REINFORCEMENT SHALL NOT EXTEND THROUGH EXPANSION JOINTS.
 7. ALL CONTRACTION/CONTROL JOINTS AND EXPANSION/CONSTRUCTION JOINTS SHALL BE WELL TOoled, HAND TROWELED JOINTS.



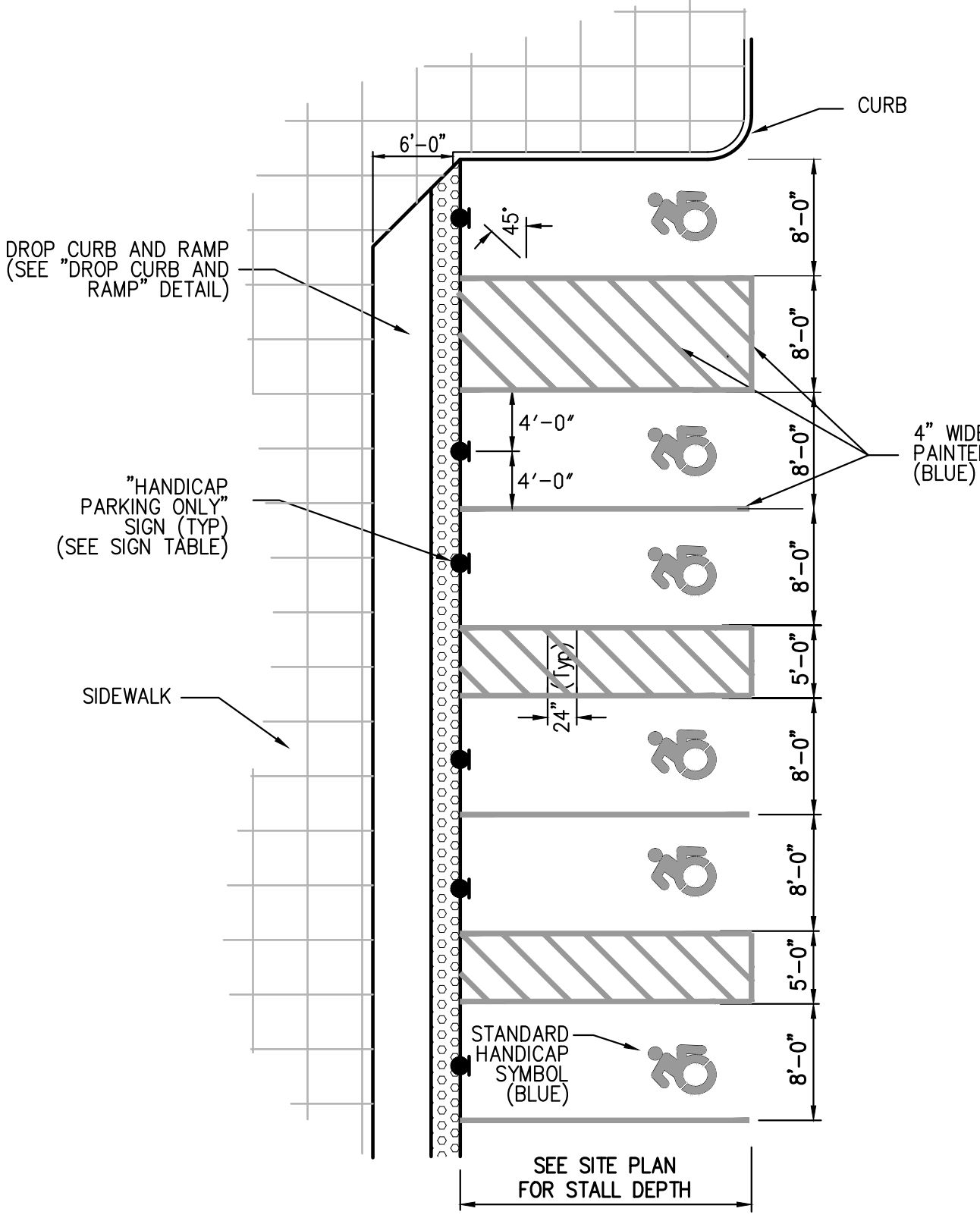
- NOTES:
1. SIDEWALK CROSS SLOPE SHALL BE 1% MIN. TO 2% MAX.
 2. PROVIDE 1/2" PREMOULDED EXPANSION JOINTS AT 20' INTERVALS UNLESS OTHERWISE DIRECTED.
 3. REINFORCING SHALL NOT EXTEND THROUGH EXPANSION JOINTS.
 4. SIDEWALK SHALL HAVE LIGHT BROOM FINISH.
 5. ALL CONTRACTION/CONTROL JOINTS AND EXPANSION/CONSTRUCTION JOINTS SHALL BE WELL TOoled, HAND TROWELED JOINTS.



- NOTES:
1. RAMP SHALL HAVE CAST IN PLACE DETECTABLE/TACTILE WARNING SURFACE TILES AS MANUFACTURED BY ARMP-TILE (OR APPROVED EQUAL) AND SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.25 INCHES.
 2. DETECTABLE WARNING PANELS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT IN ACCORDANCE WITH SECTION 4.2.2.2, FEDERAL REGISTER, VOLUME 96, NO. 144, RULES AND REGULATIONS, APPENDIX A TO PART 38 - STANDARDS FOR ACCESSIBLE DESIGN (UNDERGOING WITH DEBARITIES ACT), LATEST EDITION.
 3. 24" WIDTH OF PANELS TO BE INSTALLED DIRECTLY BEHIND CURB AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (E.G., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
 5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE AND SEE CURB DETAIL FOR DIMENSIONS.
 6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
 7. WHEN LANDING OF RAMP ADJACENT TO A DOORWAY THEN THE MINIMUM DOORWAY MANEUVERING AREA SHALL BE AT LEAST THE WIDTH OF THE DOORWAY AND SHALL HAVE A MINIMUM DEPTH OF: MANUAL SWING DOORS = 60" MIN. FULL POWERED AUTOMATIC SWING DOORS = 48" MIN.
 8. CONTRACTOR TO ENSURE TOP OF CURB MATCHES SLOPE OF RAMP.



- NOTES:
1. COLOR OF PAINT SHALL BE WHITE.
 2. OUTSIDE RADIUS MAY VARY DEPENDING ON SHAPE OF ISLAND. RADIUS SHALL BE AS SHOWN ON LAYOUT PLAN.



- NOTE: SLOPES IN HANDICAP PARKING
1. AREAS SHALL NOT EXCEED 1.5% IN ANY DIRECTION.
 2. SEE SITE PLANS / SIGN TABLE FOR SIGN DESIGNATIONS, LOCATIONS AND SPECIFICATIONS.

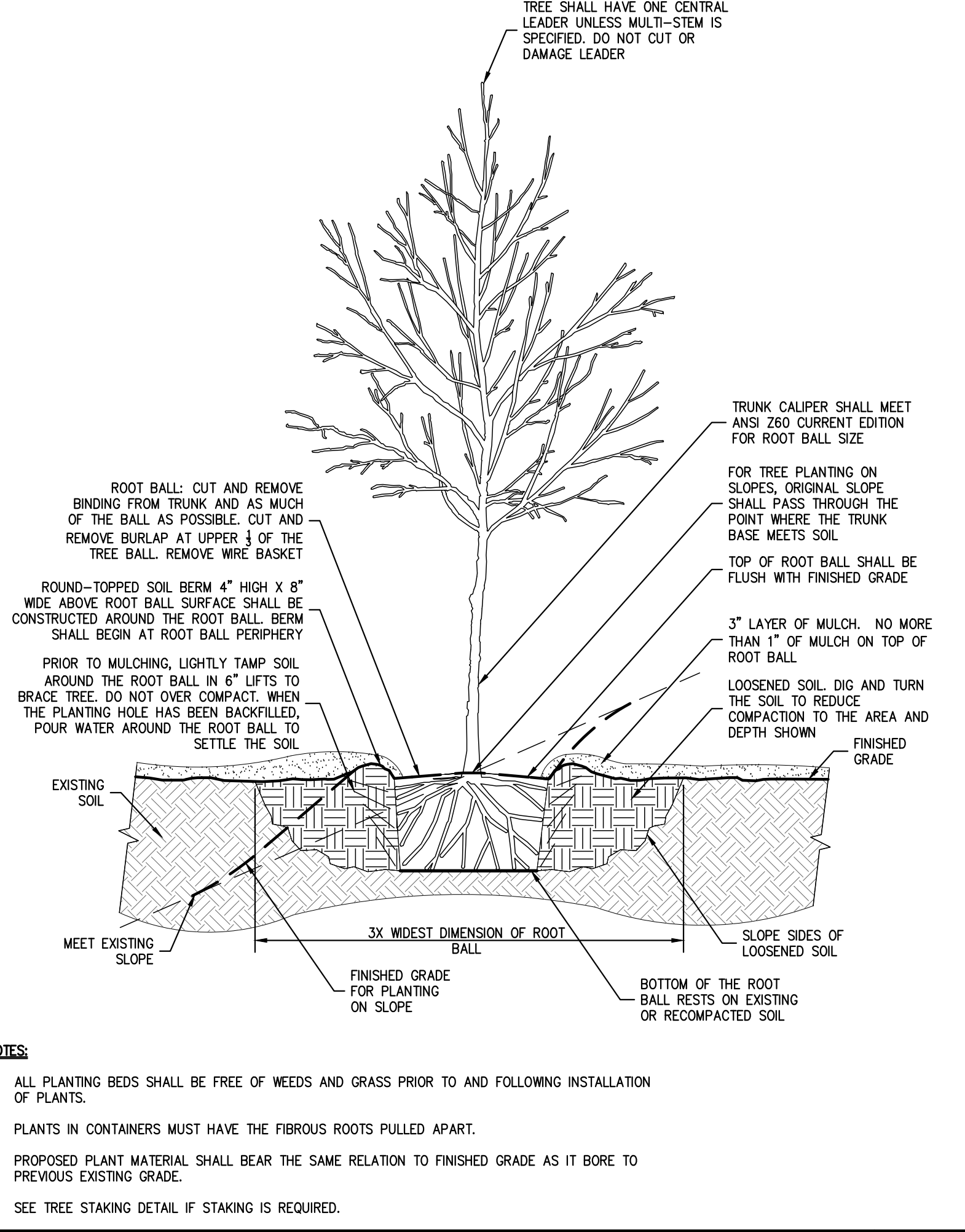
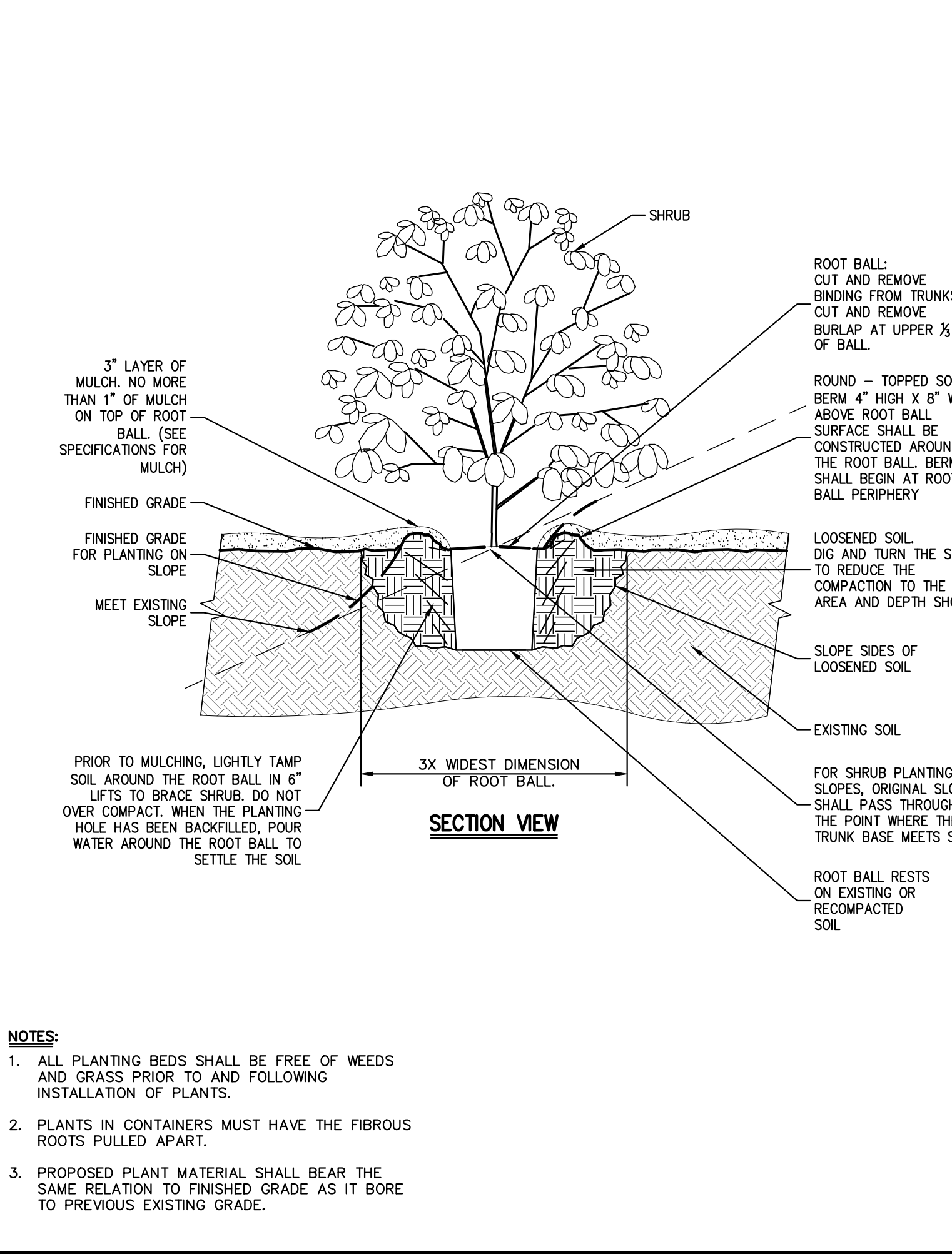
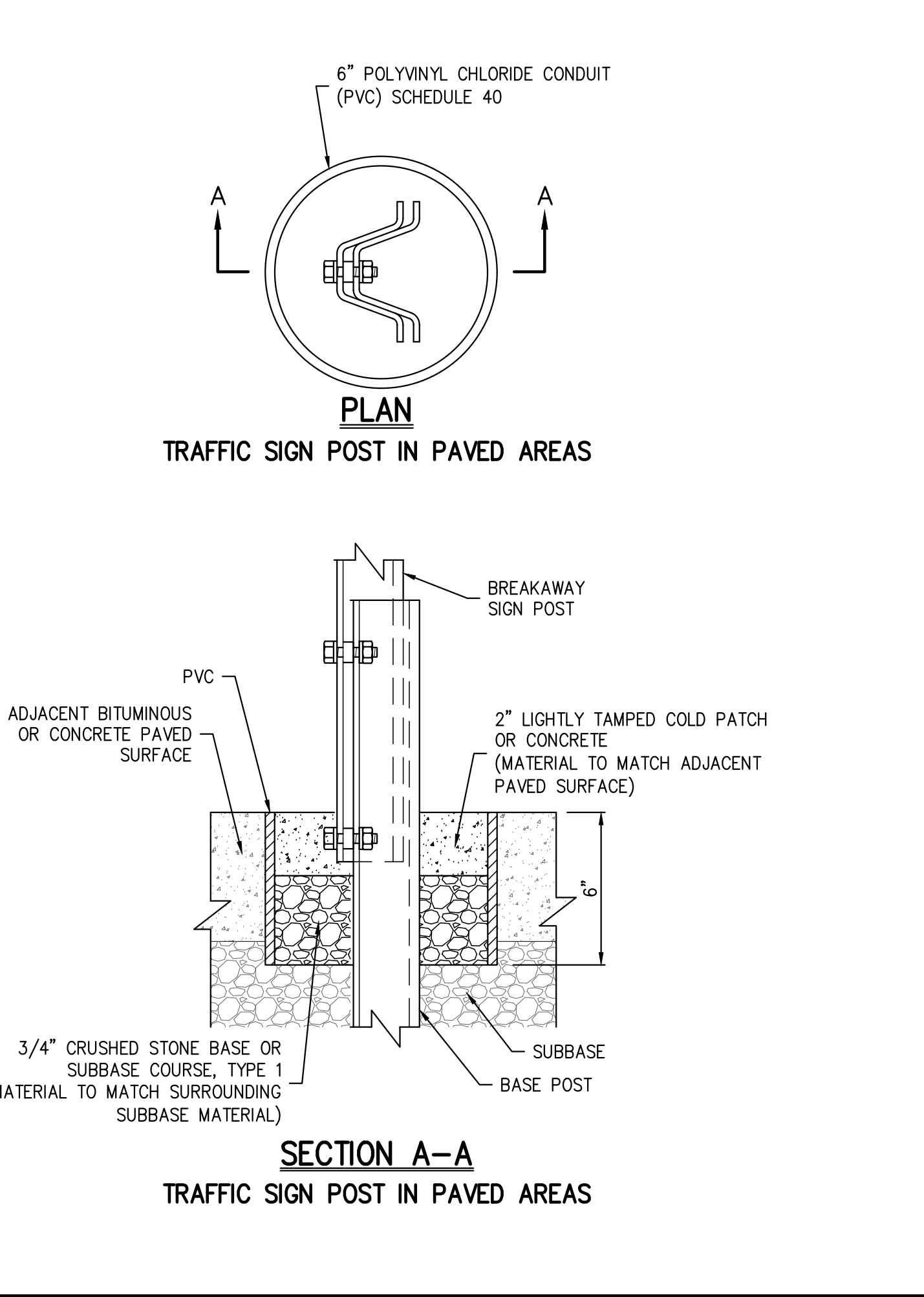
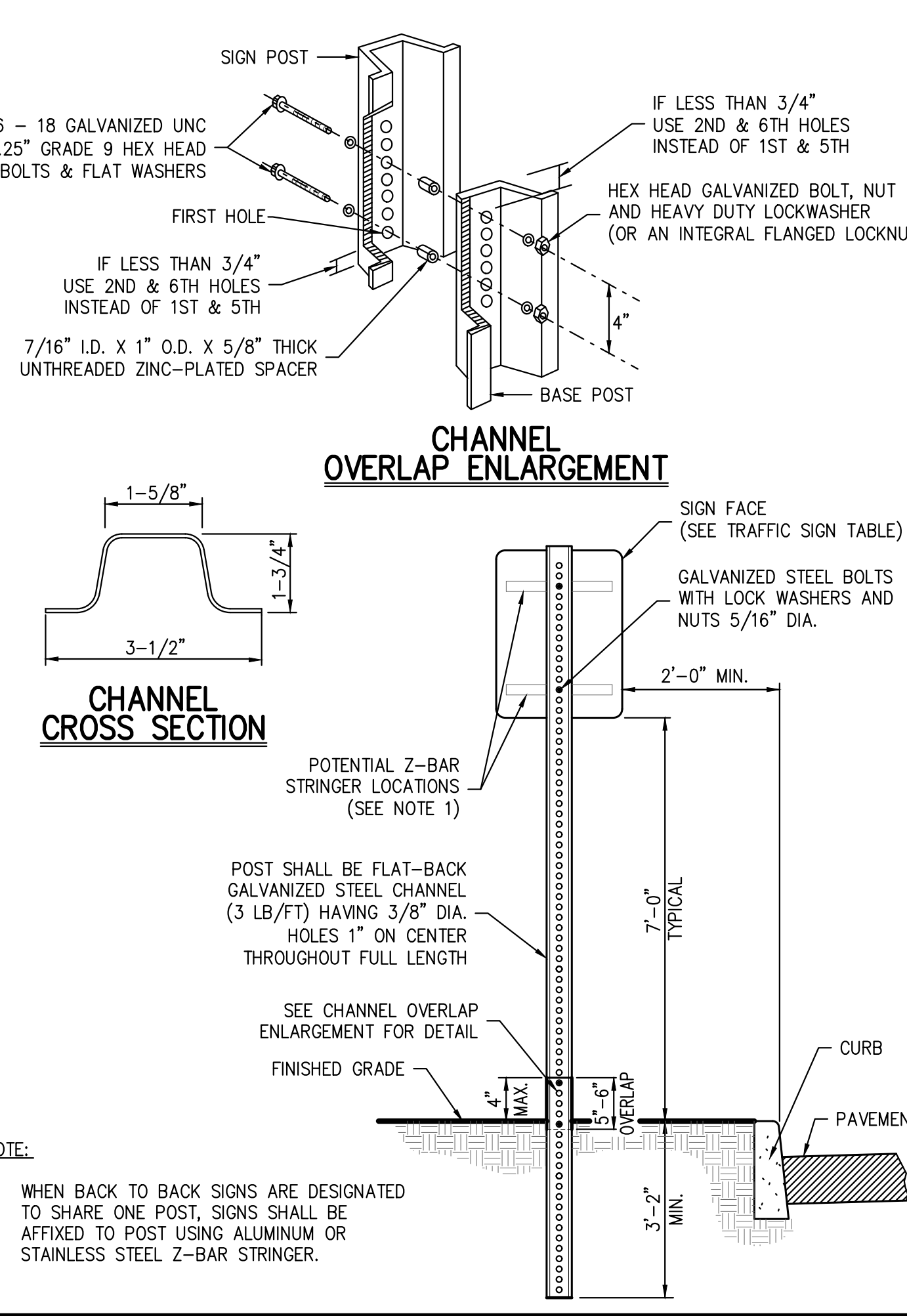
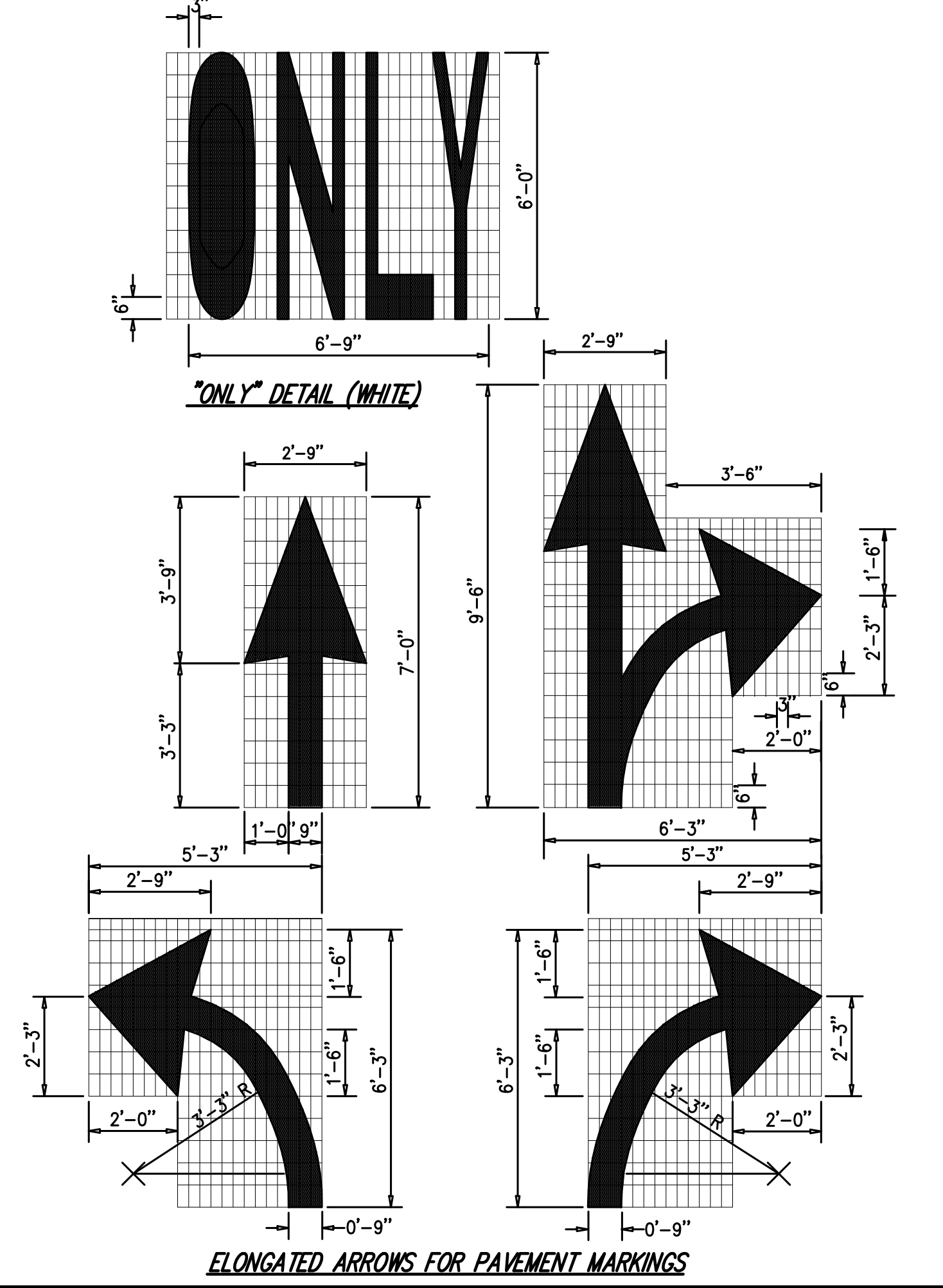
MONOLITHIC CONCRETE CURB AND SIDEWALK 29

CONCRETE SIDEWALK 30

DROP CURB & RAMP (TYPE B) 31

90° PARKING 32

HANDICAP PARKING 33

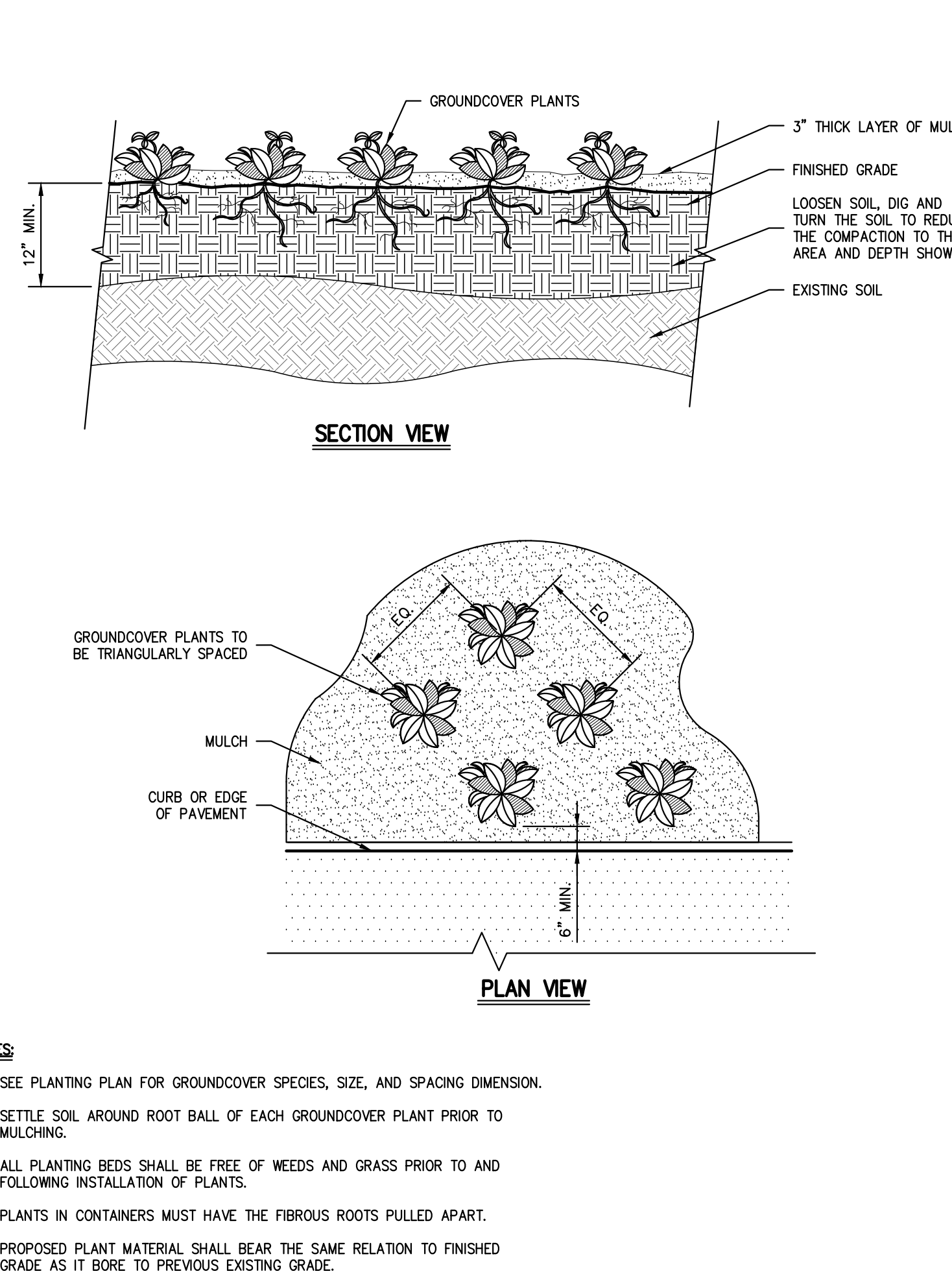


PAVEMENT TEXT & ARROWS (ON-SITE) 34

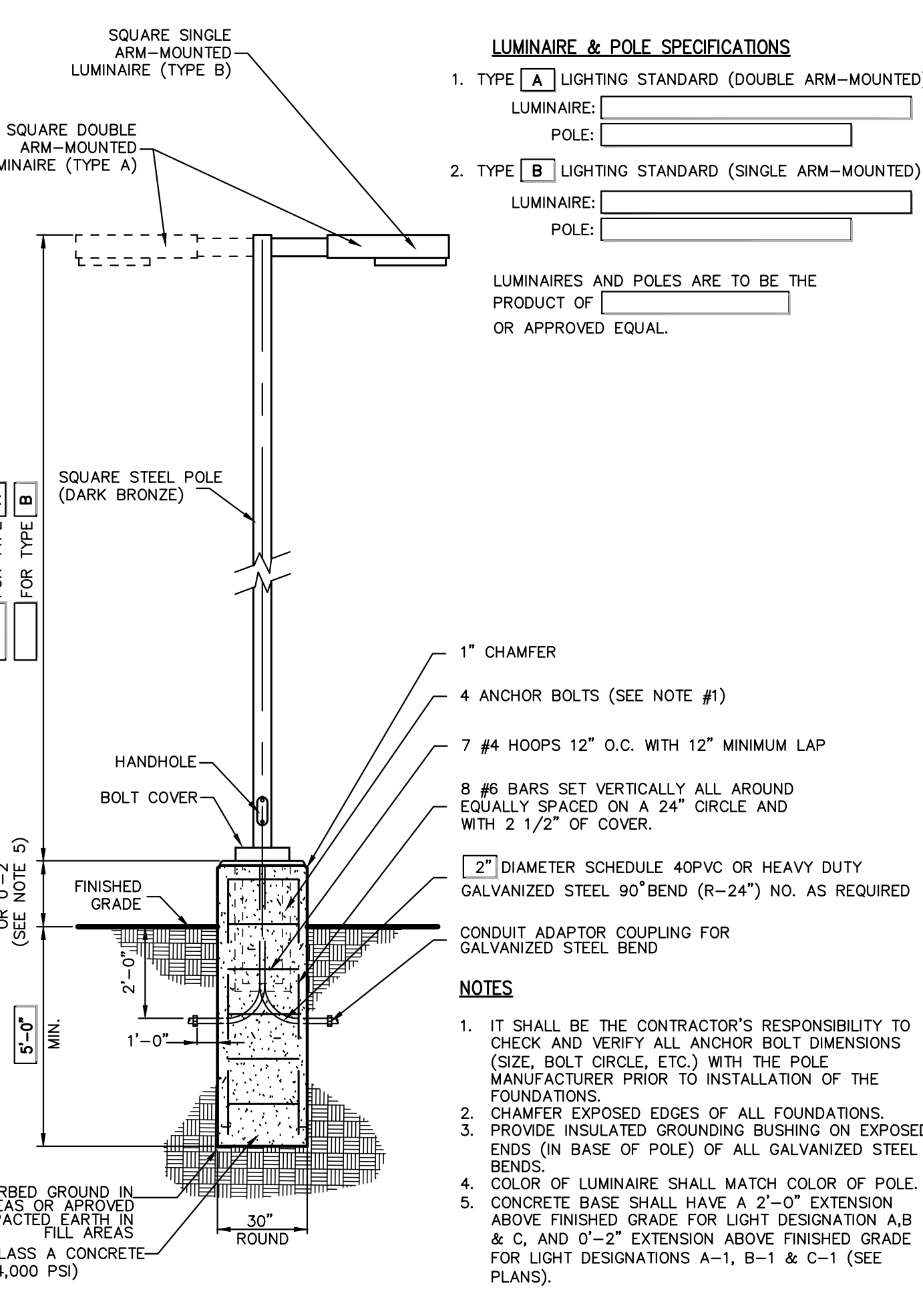
TRAFFIC SIGN POST (BREAKAWAY STEEL CHANNEL) 35

SHRUB PLANTING 36

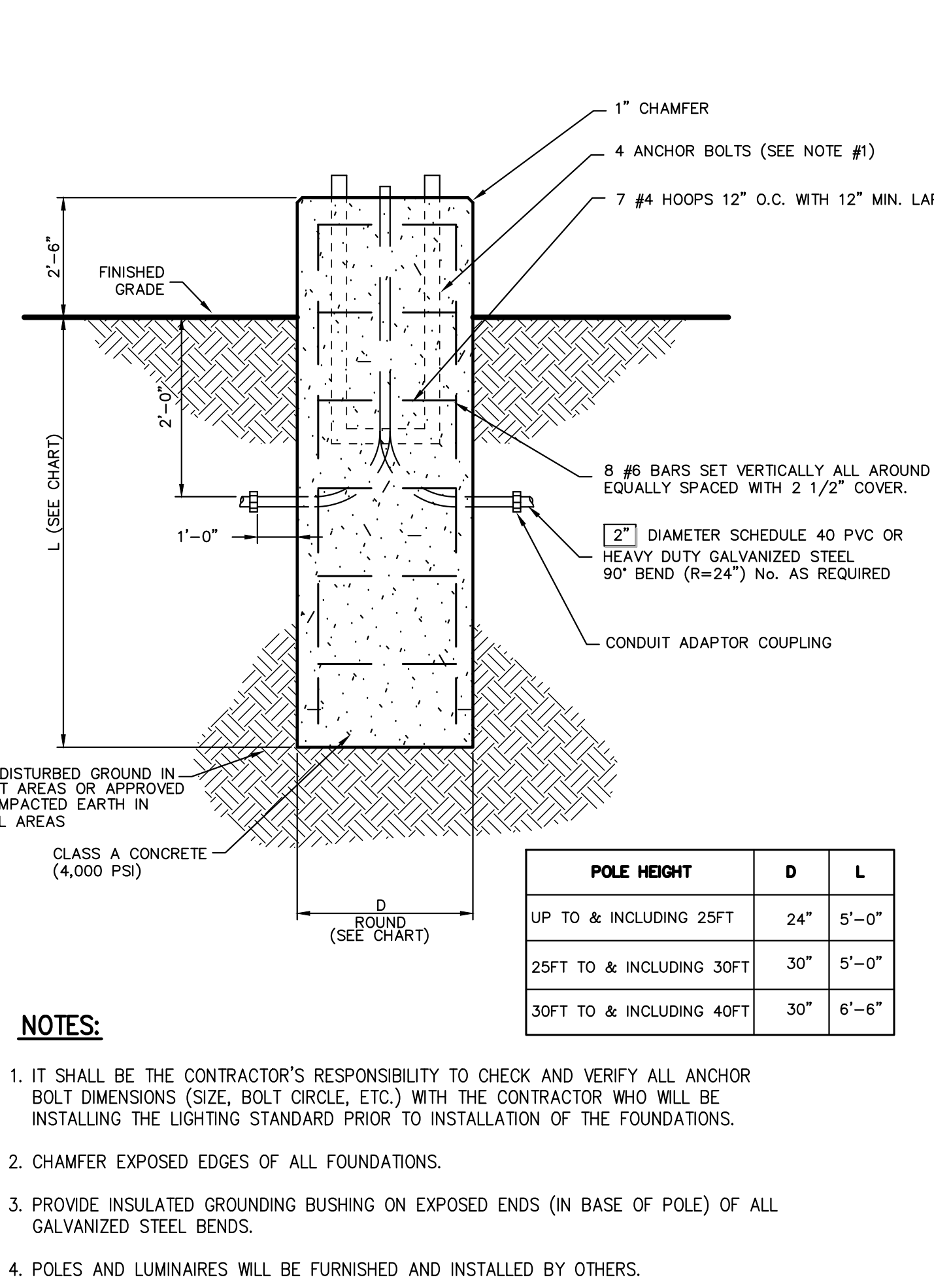
TREE PLANTING (DECIDUOUS AND EVERGREEN) 37



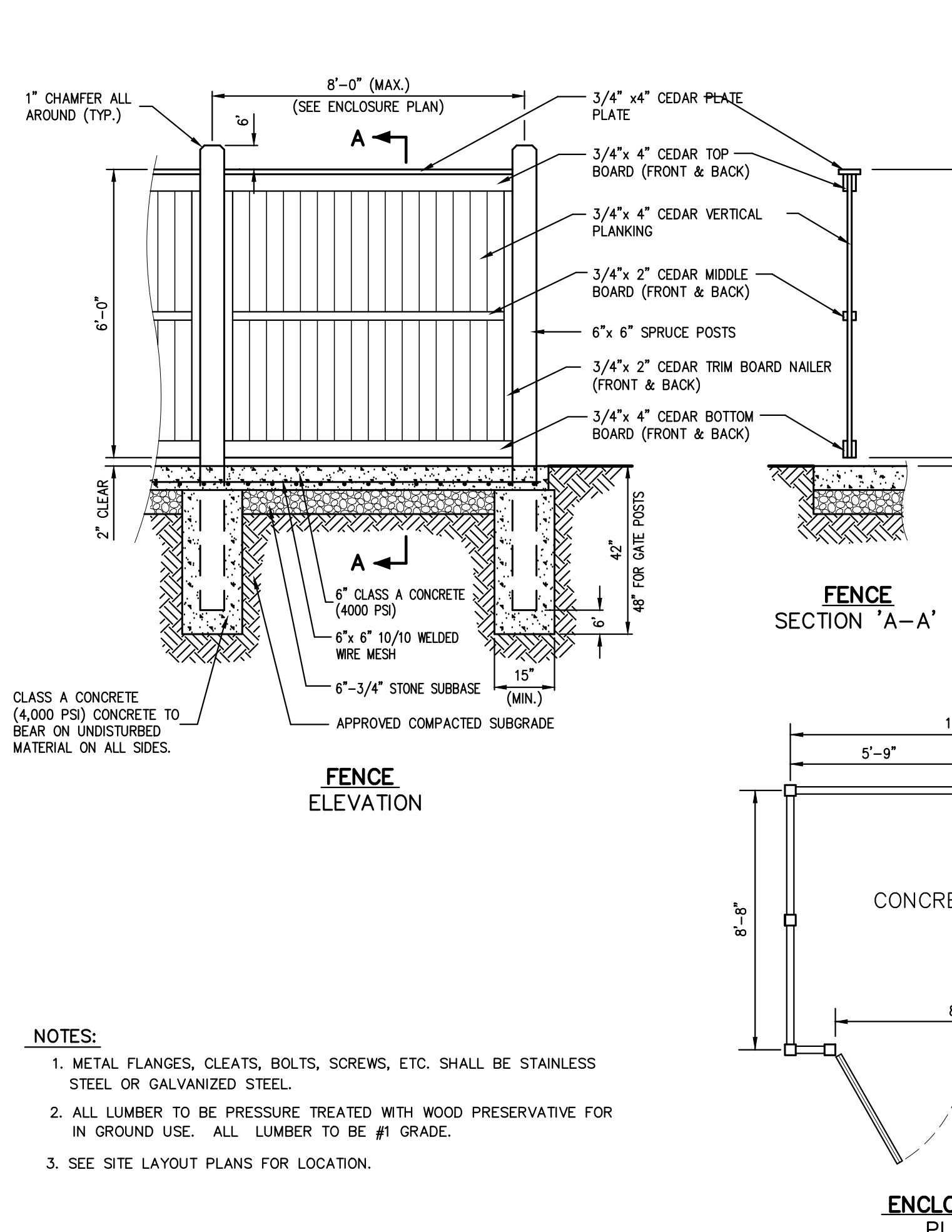
- NOTES:
1. SEE PLANTING PLAN FOR GROUND COVER SPECIES, SIZE, AND SPACING DIMENSION.
 2. SETTLE SOIL AROUND ROOT BALL OF EACH GROUND COVER PLANT PRIOR TO MULCHING.
 3. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.
 4. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
 5. PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.



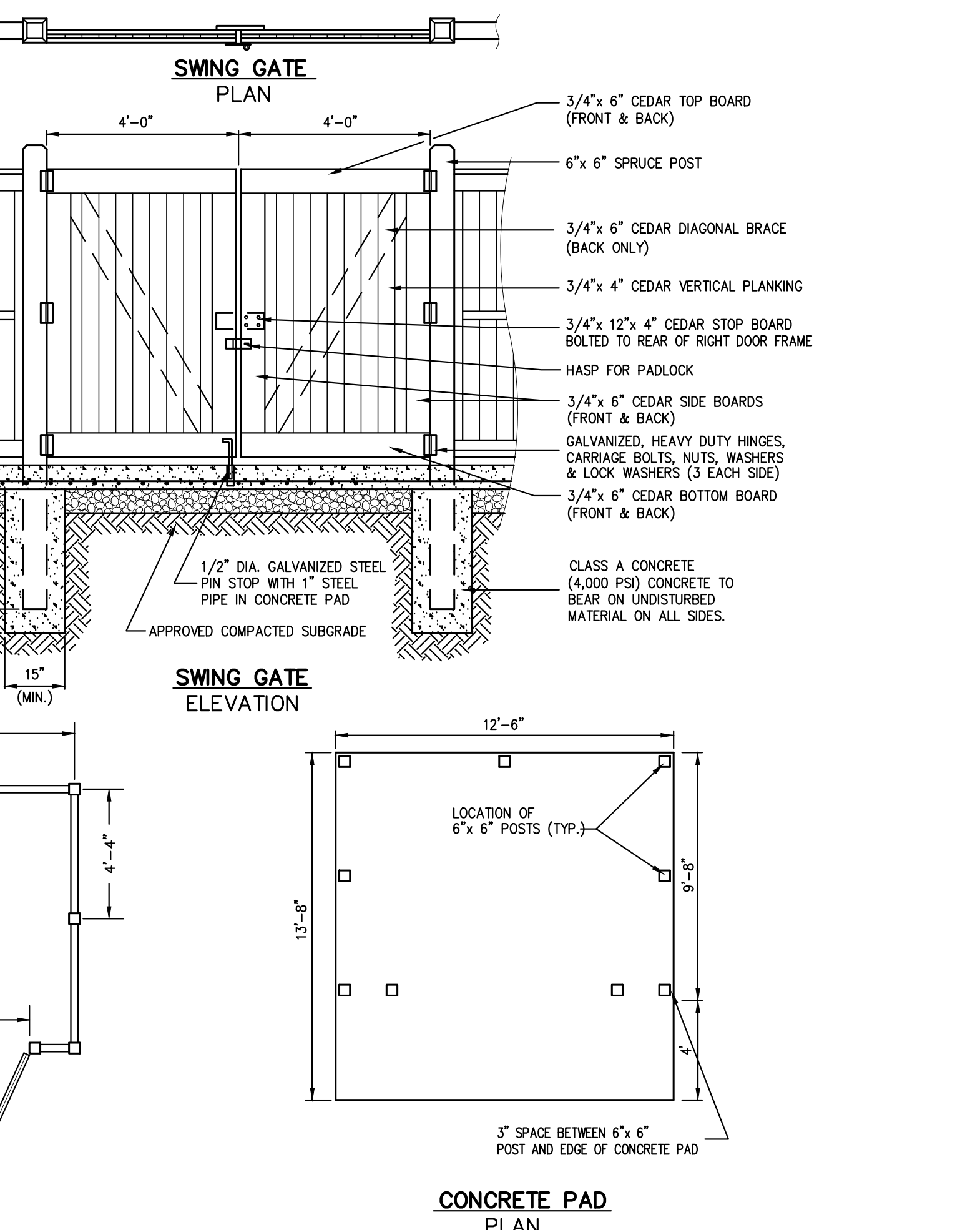
- LUMINAIRE & POLE SPECIFICATIONS
1. TYPE [A] LIGHTING STANDARD (DOUBLE ARM-MOUNTED)
 2. TYPE [B] LIGHTING STANDARD (SINGLE ARM-MOUNTED)
- LUMINAIRES AND POLES ARE TO BE THE PRODUCT OF OR APPROVED EQUAL.
- NOTES:
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE POLE MANUFACTURER PRIOR TO INSTALLATION OF THE FOUNDATIONS.
 2. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
 3. PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (ON BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.
 4. COLOR OF LUMINAIRE SHALL MATCH COLOR OF POLE.
 5. CONCRETE BASE SHALL HAVE A 2'-0" EXTENSION ABOVE FINISHED GRADE FOR LIGHT DESIGNATIONS A-1, B-1 & C-1 (SEE PLANS).



- NOTES:
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE CONTRACTOR WHO WILL BE INSTALLING THE LIGHTING STANDARD PRIOR TO INSTALLATION OF THE FOUNDATIONS.
 2. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
 3. PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (N BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.
 4. POLES AND LUMINAIRES WILL BE FURNISHED AND INSTALLED BY OTHERS.



- NOTES:
1. METAL FLANGES, CLEATS, BOLTS, SCREWS, ETC. SHALL BE STAINLESS STEEL OR GALVANIZED STEEL.
 2. ALL LUMBER TO BE PRESSURE TREATED WITH WOOD PRESERVATIVE FOR IN GROUND USE. ALL LUMBER TO BE #1.
 3. SEE SITE LAYOUT PLANS FOR LOCATION.



TRASH ENCLOSURE WITH CONCRETE PAD (WOOD) 41

LIGHTING STANDARD (Arm Mounted) 39

LIGHTING STANDARD FOUNDATION (ROUND) 40

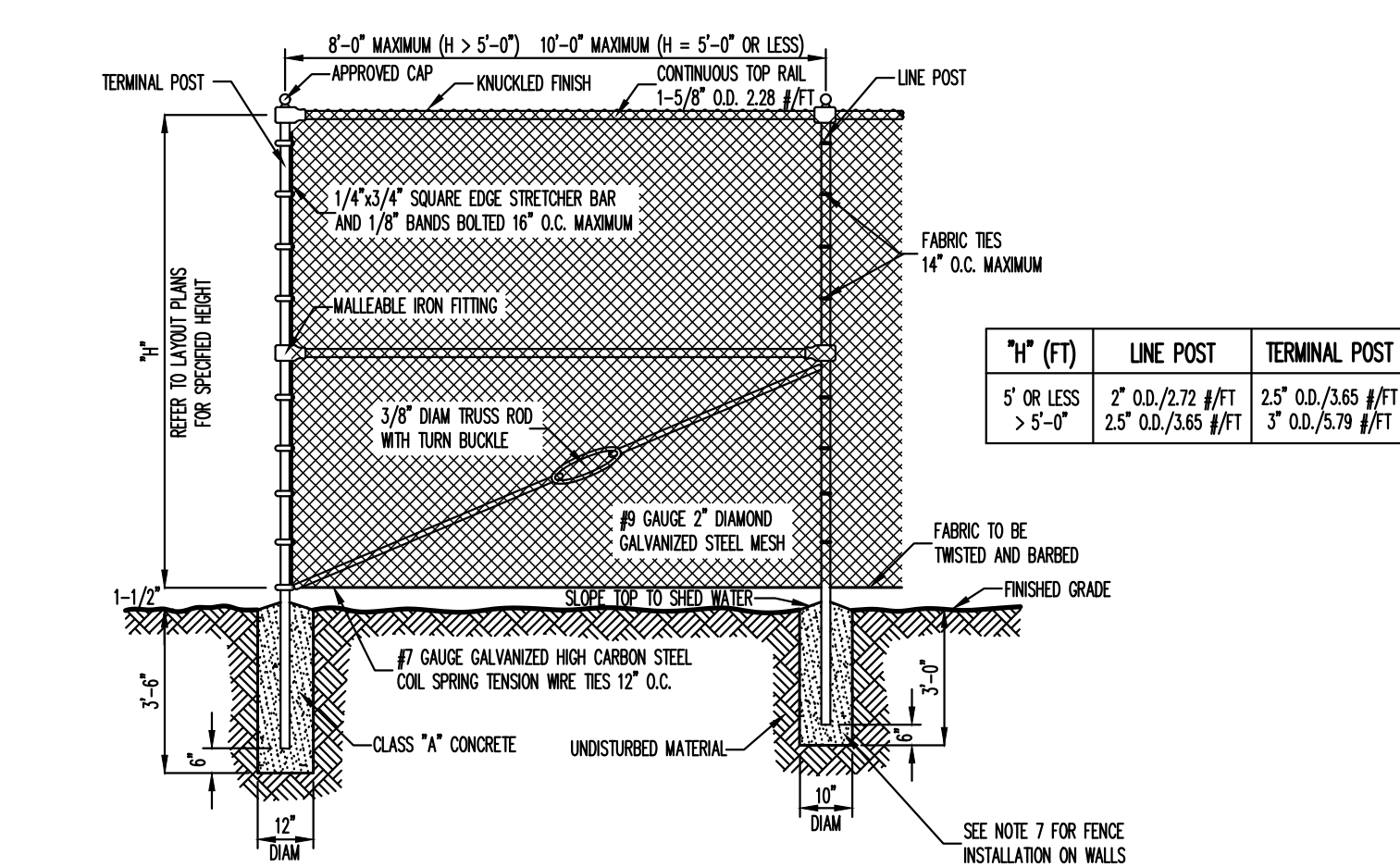
GROUND COVER 38

Drawn: BMS Approved: DV
Scale: NOT TO SCALE
Date: 01/24/2025
Project No: 21090
200-HMS: C-902
Drawing No: C-902

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

APPROVANT: HAVERSTRAW GROUP LLC
16 MICROLAB ROAD, SUITE A
LIVINGSTON, NJ 07039
ARCHITECT: MINNO & WASKO ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 105
LAMBERTVILLE, NJ 07842

JMC Planning, Engineering, Landscape Architecture & Land Surveying, LLC
John J. McQuinn, Inc.
120 BEVERLY ROAD - BETHUNE, NY 03534
VOICE 847.233.5235 • FAX 847.232.0702
www.jmcplc.com



- NOTES:**
1. ALL POSTS, RAILS, FABRIC AND ACCESSORIES SHALL BE GALVANIZED.
 2. POST AND RAILS SHALL BE STANDARD FULL WEIGHT GALVANIZED SCHEDULE 40 PIPE MANUFACTURED AND GALVANIZED IN ACCORDANCE WITH ASTM A113. ALL MATERIALS SHALL BE NEW AND FIRST CLASS AND SHALL NOT INCLUDE RECONDITIONED OR REBUILT PIPE.
 3. FITTINGS SHALL BE MALLEABLE IRON FITTINGS CONFORMING TO THE REQUIREMENTS OF ASTM A47 GALVANIZED IN ACCORDANCE WITH ASTM A153.
 4. FABRIC SHALL BE 9 GAUGE GALVANIZED 2" MESH. TOP SELVAGE SHALL HAVE KNUCKLED FINISH.
 5. TENSION WIRE SHALL BE 7 GAUGE MEETING THE REQUIREMENTS OF ASTM A474 AS MODIFIED HEREIN. THE TENSILE STRENGTH SHALL BE AT LEAST 80,000 PSI WITH A GALVANIZED COATING OF NOT LESS THAN 0.7 OZ. PER SQUARE FOOT.
 6. FABRIC TIES SHALL BE MINIMUM 9 GAUGE GALVANIZED STEEL OR ALUMINUM. MINIMUM SPACING SHALL BE AS FOLLOWS:
 - A. 14" O.C. AT LINE POSTS
 - B. 24" O.C. AT TOP RAIL
 - C. 12" O.C. AT TENSION WIRE
 7. WHERE CHAIN LINK FENCE IS TO BE INSTALLED ON WALLS, THE FENCE POSTS SHALL BE IMBEDDED A MINIMUM OF TWELVE (12) INCHES IN THE WALL. NEWLY CONSTRUCTED WALLS SHALL BE PROVIDED WITH PROPER SIZE SLEEVES TO ACCOMMODATE FENCE POSTS. FENCE POSTS SHALL BE SECURED TO WALL IN PLACE USING AN APPROVED HIGH STRENGTH, NON-SHRINKING, NON-STAINING GROUT.
 8. THE CONTRACTOR WILL BE REQUIRED TO SUBMIT SHOP AND ERECTION DRAWINGS INDICATING MATERIALS, SIZES AND DIMENSIONS OF FINISHES TO THE OWNER'S FIELD REPRESENTATIVE PRIOR TO ORDERING MATERIALS FOR HIS REVIEW AND APPROVAL.
 9. PRIOR TO INSTALLATION OF THE FENCE, THE CONTRACTOR SHALL CHECK THE FENCE LAYOUT WITH THE OWNER'S FIELD REPRESENTATIVE WHO MUST APPROVE THE LAYOUT BEFORE ANY OF THE WORK IS TO BE DONE.

MASTERFUL ENGINEERING.

INDUSTRIAL AC BARRIER GATE OPERATOR

MECHANICS

- 1/2 HP Continuous-Duty Motor
- Wormgear Reduction 00:1 Reducer in Oil Bath

POWER

- 115/200/230VAC
- Single Phase - 60Hz
- 3 Phase
- Accessory Power 1-24VAC
- 1-115VAC Available Only with the 115V Model

COMMERCIAL-GRADE DESIGN

- Metal Frame 11-Gauge Pre-Galvanized Steel
- UL* 225, Class 1, I, II and IV
- Weight: Operator - 250 lbs.

DIMENSIONS

- 800 Series (Length) - 24 ft.

CAPACITIES

- Max. Gate (Weight) - 50 lbs.
- Cycles - 25/ hour

STANDARD FEATURES.

- RIGHT- OR LEFT-HANDED OPERATION
- Remote Control (1000 ft. 31.7' Max. Range)
- 850M RADIO RECEIVER
- Universal Receiver for Commercial Applications
- POWER ON/OFF SWITCH
- REMOVABLE TOP AND SIDE PANELS FOR EASY ACCESS
- Stores up to 150 Remote Controls

SUPPORT.

For Support Tools and Training Videos, Visit LiftMasterTraining.com

To Find the Right Perimeter Access Solution for You, Visit LiftMaster.com/Solution-Generator

Safe Support: 800-282-8225
Technical Support Center: 800-226-2886
To Order: 800-363-2276

LiftMaster

CDS5668-10-C DESIGN NOTES

CDS668-10-C STANDARD CONFIGURATION IS SHOWN.

PLAN VIEW B-B
NOT TO SCALE

ELEVATION A-A
NOT TO SCALE

FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	WATER QUALITY	FLOW RATE (GFS OR L/S)	PEAK FLOW RATE (GFS OR L/S)	RETURN PERIOD OF PEAK FLOW (YRS)	SCREEN APERTURE (240 OR 470)	PIPE DATA	IE	MATERIAL	DIAMETER
INLET PIPE 1	-	-	-	-	-	-	-	-	-
INLET PIPE 2	-	-	-	-	-	-	-	-	-
OUTLET PIPE	-	-	-	-	-	-	-	-	-

GENERAL NOTES

1. CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE.
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
4. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
5. STRUCTURE SHALL MEET ASHITO H202 LOAD RATING, ASSUMING EARTH COVER OF 0'-2' AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET ASHITO MARK AND BE CAST WITH THE CONTECH LOGO.
6. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
7. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND ASHITO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES

- A. ANY SUBBASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
- C. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
- D. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
- E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
4001 Centre Pointe Dr., Suite 400, Northbrook, IL 60062
800-363-1122 630-646-7900 630-646-7901 FAX

CHAIN LINK FENCE (GALVANIZED)

42

SWING GATE (LIFTMASTER BG790 OR APPROVED EQUAL)

43

CDS HYDRODYNAMIC SEPARATOR

44

X

CDS2025-5-C DESIGN NOTES

CDS2025-5-C STANDARD CONFIGURATION IS SHOWN.

PLAN VIEW B-B
NOT TO SCALE

ELEVATION A-A
NOT TO SCALE

FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	WATER QUALITY	FLOW RATE (GFS OR L/S)	PEAK FLOW RATE (GFS OR L/S)	RETURN PERIOD OF PEAK FLOW (YRS)	SCREEN APERTURE (240 OR 470)	PIPE DATA	IE	MATERIAL	DIAMETER
INLET PIPE 1	-	-	-	-	-	-	-	-	-
INLET PIPE 2	-	-	-	-	-	-	-	-	-
OUTLET PIPE	-	-	-	-	-	-	-	-	-

GENERAL NOTES

1. CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE.
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
4. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
5. STRUCTURE SHALL MEET ASHITO H202 LOAD RATING, ASSUMING EARTH COVER OF 0'-2' AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET ASHITO MARK AND BE CAST WITH THE CONTECH LOGO.
6. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
7. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND ASHITO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES

- A. ANY SUBBASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
- C. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
- D. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
- E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
4001 Centre Pointe Dr., Suite 400, Northbrook, IL 60062
800-363-1122 630-646-7900 630-646-7901 FAX

CDS4030-8-C DESIGN NOTES

CDS4030-8-C STANDARD CONFIGURATION IS SHOWN.

PLAN VIEW B-B
NOT TO SCALE

ELEVATION A-A
NOT TO SCALE

FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	WATER QUALITY	FLOW RATE (GFS OR L/S)	PEAK FLOW RATE (GFS OR L/S)	RETURN PERIOD OF PEAK FLOW (YRS)	SCREEN APERTURE (240 OR 470)	PIPE DATA	IE	MATERIAL	DIAMETER
INLET PIPE 1	-	-	-	-	-	-	-	-	-
INLET PIPE 2	-	-	-	-	-	-	-	-	-
OUTLET PIPE	-	-	-	-	-	-	-	-	-

GENERAL NOTES

1. CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE.
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6. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
7. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND ASHITO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES

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- C. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
- D. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
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CONTECH ENGINEERED SOLUTIONS LLC
4001 Centre Pointe Dr., Suite 400, Northbrook, IL 60062
800-363-1122 630-646-7900 630-646-7901 FAX

CDS HYDRODYNAMIC SEPARATOR

45

CDS HYDRODYNAMIC SEPARATOR

46

X

CDS5640-10-C DESIGN NOTES

CDS5640-10-C STANDARD CONFIGURATION IS SHOWN.

PLAN VIEW B-B
NOT TO SCALE

ELEVATION A-A
NOT TO SCALE

FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	WATER QUALITY	FLOW RATE (GFS OR L/S)	PEAK FLOW RATE (GFS OR L/S)	RETURN PERIOD OF PEAK FLOW (YRS)	SCREEN APERTURE (240 OR 470)	PIPE DATA	IE	MATERIAL	DIAMETER
INLET PIPE 1	-	-	-	-	-	-	-	-	-
INLET PIPE 2	-	-	-	-	-	-	-	-	-
OUTLET PIPE	-	-	-	-	-	-	-	-	-

GENERAL NOTES

1. CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
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3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
4. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
5. STRUCTURE SHALL MEET ASHITO H202 LOAD RATING, ASSUMING EARTH COVER OF 0'-2' AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET ASHITO MARK AND BE CAST WITH THE CONTECH LOGO.
6. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
7. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND ASHITO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES

- A. ANY SUBBASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
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CONTECH ENGINEERED SOLUTIONS LLC
4001 Centre Pointe Dr., Suite 400, Northbrook, IL 60062
800-363-1122 630-646-7900 630-646-7901 FAX

CDS5653-10-C DESIGN NOTES

CDS5653-10-C STANDARD CONFIGURATION IS SHOWN.

PLAN VIEW B-B
NOT TO SCALE

ELEVATION A-A
NOT TO SCALE

FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	WATER QUALITY	FLOW RATE (GFS OR L/S)	PEAK FLOW RATE (GFS OR L/S)	RETURN PERIOD OF PEAK FLOW (YRS)	SCREEN APERTURE (240 OR 470)	PIPE DATA	IE	MATERIAL	DIAMETER
INLET PIPE 1	-	-	-	-	-	-	-	-	-
INLET PIPE 2	-	-	-	-	-	-	-	-	-
OUTLET PIPE	-	-	-	-	-	-	-	-	-

GENERAL NOTES

1. CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE.
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
4. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
5. STRUCTURE SHALL MEET ASHITO H202 LOAD RATING, ASSUMING EARTH COVER OF 0'-2' AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET ASHITO MARK AND BE CAST WITH THE CONTECH LOGO.
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7. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND ASHITO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES

- A. ANY SUBBASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
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CONTECH ENGINEERED SOLUTIONS LLC
4001 Centre Pointe Dr., Suite 400, Northbrook, IL 60062
800-363-1122 630-646-7900 630-646-7901 FAX

CDS HYDRODYNAMIC SEPARATOR

47

CDS HYDRODYNAMIC SEPARATOR

48

X

NOT FOR CONSTRUCTION

No.	Revision	Date	By	Rev
1.	ISSUED FOR BIDS COMPLETION	07/24/2025	PK	
2.	DES. COMPLETION SUBMISSION	07/28/2025	NE	
3.	ISSUED FOR BIDS REVIEW	08/15/2025	NE	

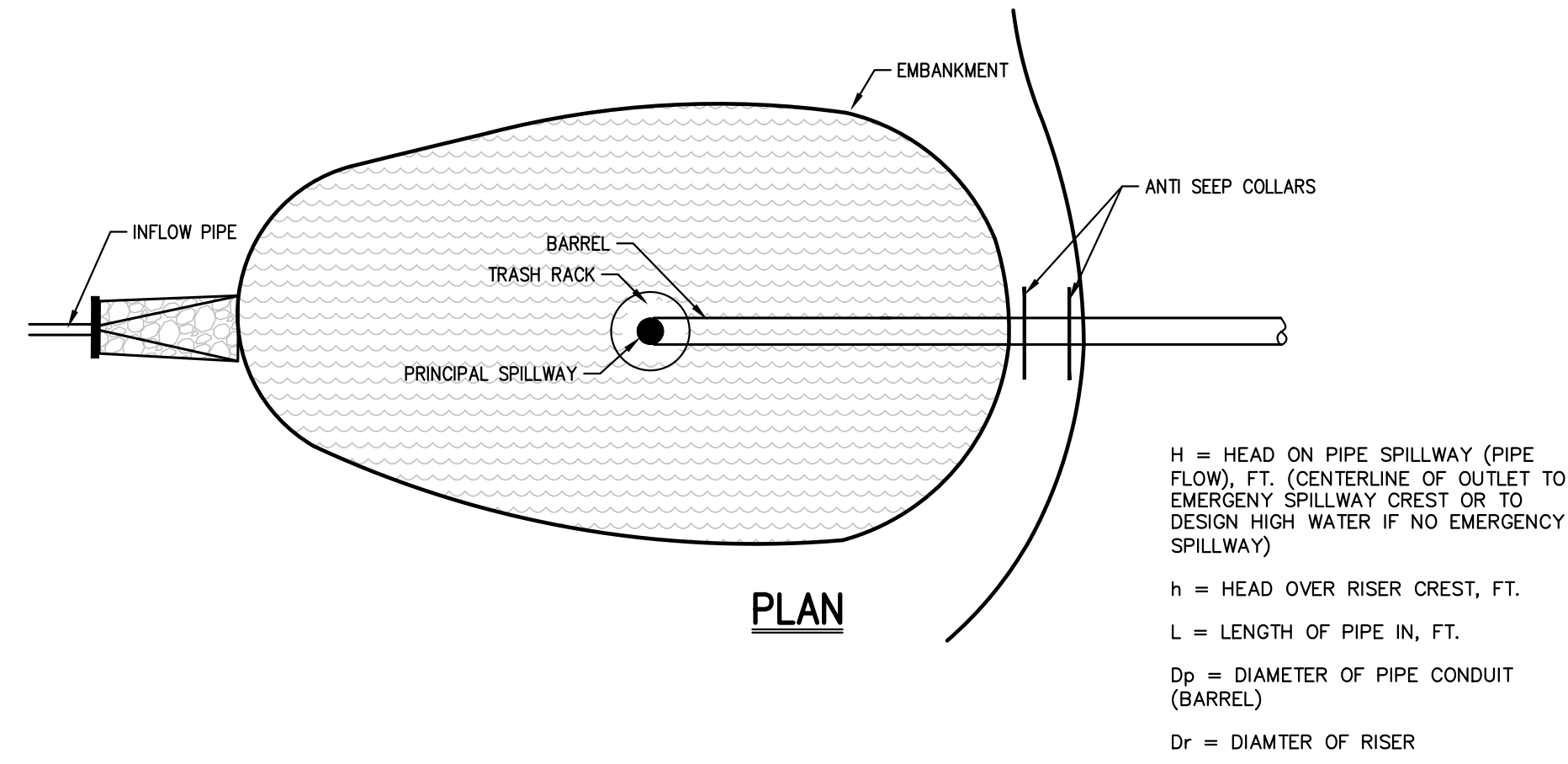
APPLICANT:	Haverstraw Group LLC
ARCHITECT:	MINNO & WASKO ARCHITECTS AND PLANNERS
PROJECT:	16 MICROLAB ROAD, SUITE A LIVINGSTON, NJ 07039

JMC Planning, Engineering, Landscape Architecture & Land Surveying, LLC	JMC Site Development Consultants, Inc.
1420 BEVERLY ROAD - 4TH FLOOR - NEW YORK, NY 10034	1420 BEVERLY ROAD - 4TH FLOOR - NEW YORK, NY 10034
PHONE 212.232.5255 - FAX 212.272.2702	PHONE 212.232.5255 - FAX 212.272.2702
www.jmcplc.com	www.jmcplc.com

CONSTRUCTION DETAILS	LEITCHWORTH ROAD RESIDENTIAL DEVELOPMENT
LEITCHWORTH VILLAGE ROAD	HAVERSTRAW, NY

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.	
Drawn: BMS	Approved: DV
Scale: NOT TO SCALE	
Date: 01/24/2025	
Project No: 21090	
200-HDL-1	C-903
Drawn by:	
C-903	

CONTRACT NO. 2022-25-0001
CONTRACTOR: JMC CONSULTING, INC.
DESIGNER: JMC CONSULTING, INC.
DATE: 06/15/2025



H = HEAD ON PIPE SPILLWAY (PIPE FLOW, FT. (CENTERLINE OF OUTLET TO EMERGENCY SPILLWAY CREST OR TO DESIGN HIGH WATER IF NO EMERGENCY SPILLWAY))
h = HEAD OVER RISER CREST, FT.
L = LENGTH OF PIPE IN, FT.
Dp = DIAMETER OF PIPE CONDUIT (BARREL)
Df = DIAMETER OF RISER

TSB-1B SIZE DESIGN

1. SEDIMENT STORAGE ZONE VOLUME = 1,000 CU. FT. * NUMBER OF DISTURBED ACRES = 5,240 CU. FT., TOP OF ZONE ELEV. 425.70
2. DEWATERING ZONE VOLUME = 3,600 CU. FT. * NUMBER OF DRAINAGE AREA ACRES = 18,864 CU. FT., TOP OF ZONE ELEV. 425.55
3. LENGTH TO WIDTH RATIO = 2.0
4. A. CLEANOUT AT 50% OF SEDIMENT STORAGE ZONE VOLUME, ELEV. 425.11
B. DISTANCE BELOW TOP OF RISER 2.89 FEET
5. MINIMUM SURFACE AREA IS LARGER OF 0.01 Q_{100} 0.25 OR, 0.015 DA = 0.08 USE 0.25 ACRES

DESIGN OF SPILLWAYS & ELEVATIONS

RUNOFF
6. Q_{100} = 25.00 CFS (AS SHOWN ON RUNOFF COMPUTATION SHEETS)

PIPE SPILLWAY (Q_{95})
7. MIN. PIPE SPILLWAY CAP., Q_{95} = 0.2 * 5.24 DRAINAGE AREA, ACRES = 1.05 CFS
NOTE: IF THERE IS NO EMERGENCY SPILLWAY, THEN REQUIRED Q_{95} = Q_{100} * N/A CFS
8. H. HEAD = 4.38 FT. BARREL LENGTH = 100.38 FT.
9. BARREL: DIAM. 15 INCHES; Q_{95} = (Q) 1.06 * (COR.FAC.) 0.91 = 24.42 CFS
10. RISER: DIAM. 15 INCHES; LENGTH 4 FT.; h = 0.20 FT. CREST ELEV. 428.00
11. TRASH RACK: DIAMETER = 21 INCHES; h_r HEIGHT = 7 INCHES

TSB-1D SIZE DESIGN

1. SEDIMENT STORAGE ZONE VOLUME = 1,000 CU. FT. * NUMBER OF DISTURBED ACRES = 5,290 CU. FT., TOP OF ZONE ELEV. 440.41
2. DEWATERING ZONE VOLUME = 3,600 CU. FT. * NUMBER OF DRAINAGE AREA ACRES = 19,044 CU. FT., TOP OF ZONE ELEV. 441.88
3. LENGTH TO WIDTH RATIO = 2.04
4. A. CLEANOUT AT 50% OF SEDIMENT STORAGE ZONE VOLUME, ELEV. 440.21
B. DISTANCE BELOW TOP OF RISER 3.79 FEET
5. MINIMUM SURFACE AREA IS LARGER OF 0.01 Q_{100} 0.25 OR, 0.015 DA = 0.08 USE 0.25 ACRES

DESIGN OF SPILLWAYS & ELEVATIONS

RUNOFF
6. Q_{100} = 25.26 CFS (AS SHOWN ON RUNOFF COMPUTATION SHEETS)

PIPE SPILLWAY (Q_{95})
7. MIN. PIPE SPILLWAY CAP., Q_{95} = 0.2 * 5.29 DRAINAGE AREA, ACRES = 1.06 CFS
NOTE: IF THERE IS NO EMERGENCY SPILLWAY, THEN REQUIRED Q_{95} = Q_{100} * N/A CFS
8. H. HEAD = 23.26 FT. BARREL LENGTH = 125.97 FT.
9. BARREL: DIAM. 15 INCHES; Q_{95} = (Q) 1.06 * (COR.FAC.) 0.85 = 0.61 CFS
10. RISER: DIAM. 15 INCHES; LENGTH 4 FT.; h = 0.20 FT. CREST ELEV. 444.00
11. TRASH RACK: DIAMETER = 21 INCHES; h_r HEIGHT = 7 INCHES

TSB-2B SIZE DESIGN

1. SEDIMENT STORAGE ZONE VOLUME = 1,000 CU. FT. * NUMBER OF DISTURBED ACRES = 6,100 CU. FT., TOP OF ZONE ELEV. 433.83
2. DEWATERING ZONE VOLUME = 3,600 CU. FT. * NUMBER OF DRAINAGE AREA ACRES = 21,960 CU. FT., TOP OF ZONE ELEV. 434.88
3. LENGTH TO WIDTH RATIO = 2.08
4. A. CLEANOUT AT 50% OF SEDIMENT STORAGE ZONE VOLUME, ELEV. 433.67
B. DISTANCE BELOW TOP OF RISER 1.33 FEET
5. MINIMUM SURFACE AREA IS LARGER OF 0.01 Q_{100} 0.29 OR, 0.015 DA = 0.09 USE 0.29 ACRES

DESIGN OF SPILLWAYS & ELEVATIONS

RUNOFF
6. Q_{100} = 29.12 CFS (AS SHOWN ON RUNOFF COMPUTATION SHEETS)

PIPE SPILLWAY (Q_{95})
7. MIN. PIPE SPILLWAY CAP., Q_{95} = 0.2 * 6.10 DRAINAGE AREA, ACRES = 1.22 CFS
NOTE: IF THERE IS NO EMERGENCY SPILLWAY, THEN REQUIRED Q_{95} = Q_{100} * N/A CFS
8. H. HEAD = 8.25 FT. BARREL LENGTH = 46.2 FT.
9. BARREL: DIAM. 15 INCHES; Q_{95} = (Q) 1.5 * (COR.FAC.) 1.10 = 1.34 CFS
10. RISER: DIAM. 15 INCHES; LENGTH 1.5 FT.; h = 0.23 FT. CREST ELEV. 435.00
11. TRASH RACK: DIAMETER = 21 INCHES; h_r HEIGHT = 7 INCHES

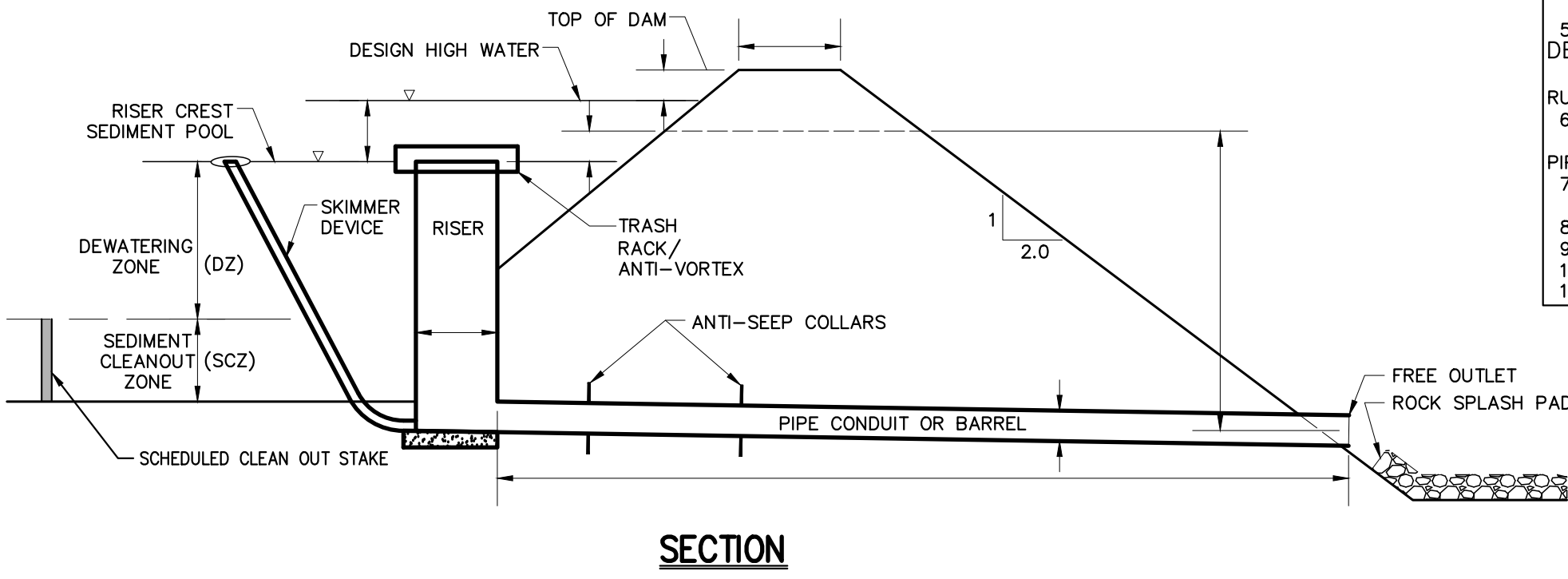
TSB-3A SIZE DESIGN

1. SEDIMENT STORAGE ZONE VOLUME = 1,000 CU. FT. * NUMBER OF DISTURBED ACRES = 5,060 CU. FT., TOP OF ZONE ELEV. 435.87
2. DEWATERING ZONE VOLUME = 3,600 CU. FT. * NUMBER OF DRAINAGE AREA ACRES = 19,044 CU. FT., TOP OF ZONE ELEV. 437.07
3. LENGTH TO WIDTH RATIO = 3.04
4. A. CLEANOUT AT 50% OF SEDIMENT STORAGE ZONE VOLUME, ELEV. 435.68
B. DISTANCE BELOW TOP OF RISER 1.32 FEET
5. MINIMUM SURFACE AREA IS LARGER OF 0.01 Q_{100} 0.24 OR, 0.015 DA = 0.08 USE 0.24 ACRES

DESIGN OF SPILLWAYS & ELEVATIONS

RUNOFF
6. Q_{100} = 24.18 CFS (AS SHOWN ON RUNOFF COMPUTATION SHEETS)

PIPE SPILLWAY (Q_{95})
7. MIN. PIPE SPILLWAY CAP., Q_{95} = 0.2 * 5.06 DRAINAGE AREA, ACRES = 1.01 CFS
NOTE: IF THERE IS NO EMERGENCY SPILLWAY, THEN REQUIRED Q_{95} = Q_{100} * N/A CFS
8. H. HEAD = 5.36 FT. BARREL LENGTH = 70.89 FT.
9. BARREL: DIAM. 15 INCHES; Q_{95} = (Q) 1.06 * (COR.FAC.) 1.00 = 1.06 CFS
10. RISER: DIAM. 15 INCHES; LENGTH 4 FT.; h = 0.20 FT. CREST ELEV. 437.00
11. TRASH RACK: DIAMETER = 21 INCHES; h_r HEIGHT = 7 INCHES



NOTES:
1. REFER TO SEDIMENT & EROSION CONTROL PLAN NOTES ON DRAWINGS C-901 AND C-902 THROUGH AND SEDIMENT CONTROL PLAN

TEMPORARY SEDIMENT BASIN DETAIL

49

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X

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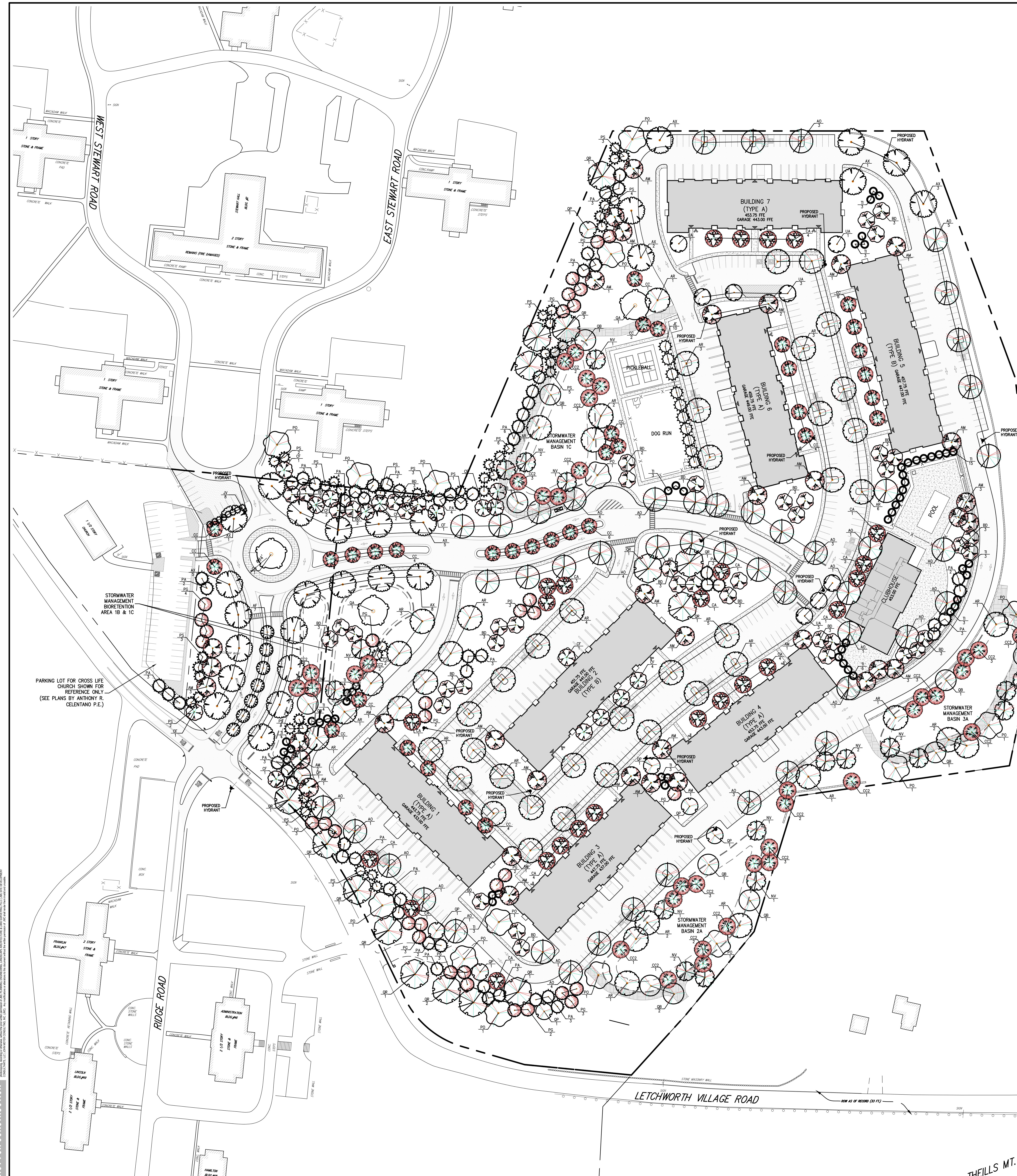
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APPLICANT: HAVERSTRAW GROUP LLC 16 MICROLAB ROAD, SUITE A LIVINGSTON, NJ 07039		ARCHITECT: MINNO & WASKO ARCHITECTS AND PLANNERS 80 LAMBERT LANE, SUITE 105 LAMBERTVILLE, NJ	
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC JMC Site Development Consultants, LLC John Meyer Consulting, Inc. 120 BEVERLY ROAD • KENILWORTH, NJ 07033 PHONE 908.233.5325 • FAX 908.272.2702 www.jmcpllc.com		JMC	
CONSTRUCTION DETAILS LETCORTH ROAD RESIDENTIAL DEVELOPMENT LETCORTH VILLAGE ROAD HAVERSTRAW, NY			
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.			
Drawn: BMS	Approved: DV	Scale: NOT TO SCALE	
Date: 06/15/2025			
Project No: 21090			
2000-HDLS	C-904	-	
Drawing No: C-904			



PLANT SCHEDULE OVERALL LANDSCAPE PLAN						
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
DECIDUOUS TREES						
AR	154	Acer rubrum 'Frankford'	Red Sunset Maple	3" - 3 1/2" CAL.	B & B	
AO	48	Acer rubrum 'October Glory'	October Glory Red Maple	3" - 3 1/2" CAL.	B & B	
AX	24	Acer x freemanii	Freeman Maple	3" - 3 1/2" CAL.	B & B	
AF	8	Acer x freemanii 'Armstrong'	Armstrong Freeman Maple	2" - 2 1/2" CAL.	B & B	
NY	16	Nyssa sylvatica	Black gum	3" - 3 1/2" CAL.	B & B	
PO	13	Platanus occidentalis	American Sycamore	3" - 3 1/2" CAL.	B & B	
QA	3	Quercus alba	White Oak	3" - 3 1/2" CAL.	B & B	
QB	11	Quercus bicolor	Swamp White Oak	3" - 3 1/2" CAL.	B & B	
QP	8	Quercus palustris	Pin Oak	3" - 3 1/2" CAL.	B & B	
QR	15	Quercus rubra	Northern Red Oak	3" - 3 1/2" CAL.	B & B	
UA	8	Ulmus americana	American Elm	3" - 3 1/2" CAL.	B & B	
EVERGREEN TREES						
TV	18	Juniperus virginiana 'Taylor'	Common Taylor Juniper	6" - 7" HT.	B & B	
JE	10	Juniperus virginiana	Eastern Redcedar	7" - 8" HT.	B & B	
PA	48	Picea abies	Norway Spruce	8" - 10" HT.	B & B	
PG	34	Picea glauca	White Spruce	8" - 10" HT.	B & B	
PS	39	Pinus strobus	White Pine	8" - 10" HT.	B & B	
TI	54	Thuja x 'Green Giant'	Green Giant Arborvitae	7" - 8" HT.	B & B	
FLOWERING & UNDERSTORY TREES						
AM	38	Amelanchier canadensis	Canadian Serviceberry	8" - 10" HT.	B & B	
BD	40	Betula nigra 'BANK'	Dura Hearts River Birch	8" - 10" HT.	B & B	
CC	36	Cornus canadensis	American Hornbeam	7" - 8" HT.	B & B	
CC	33	Cornus canadensis	American Redbud	2" - 2 1/2" CAL.	B & B	
CA	25	Cornus florida 'Cherokee Brave'	Pink Dogwood	2" - 2 1/2" CAL.	B & B	
CF	12	Cornus florida 'Cherokee Chief'	White Dogwood	2" - 2 1/2" CAL.	B & B	

EXISTING PROPERTY LINE

ADJACENT PROPERTY LINE

EXISTING BUILDING OVERHANG

EXISTING BUILDING LINE

EXISTING PAVEMENT EDGE

EXISTING CURB LINE

EXISTING STONE WALL

EXISTING RETAINING WALL

EXISTING GUIDE RAIL

EXISTING FENCE

EXISTING UTILITY POLE

EXISTING LIGHT POLE

EXISTING SIGN

PROPOSED BUILDING LINE

PROPOSED CONCRETE CURB

PROPOSED SANICUT LINE

PROPOSED RETAINING WALL (DESIGN BY OTHERS)

PROPOSED FENCE

PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)

PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)

2" - 4" WIDE YELLOW LINES 8" O.C.

12" WIDE WHITE STOP LINE

TRAFFIC SIGN LOCATION & DESIGNATION

PROPOSED DECIDUOUS TREE

PROPOSED EVERGREEN TREE

PROPOSED SHRUBS/PERENNIALS

PROPOSED SHRUB MASSING

LANDSCAPE LEGEND

LANDSCAPE NOTES

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

2. ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING, PAVEMENT, OR OTHER IMPERVIOUS SURFACE, AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GRASS COVER, SHALL BE LAWN.

3. ALL MULCH TO BE PLACED IN PLANTING BEDS SHALL BE CLEAN, NON-DYE, TONIC FREE, ORGANIC MATERIAL, CONSISTING OF SHREDED HARDWOOD, ROOT WELLS SHREDED CEDAR OR BARK CHIPS, AS APPROVED BY THE OWNER'S FIELD REPRESENTATIVE OR PROJECT LANDSCAPE ARCHITECT. THE PLACEMENT THICKNESS OF THE MULCH SHALL BE 3" AND/OR AS DIRECTED IN THE PLANTING DETAILS.

4. PLANT MATERIAL SUBSTITUTIONS SHALL NOT BE PERMITTED WITHOUT THE PROJECT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.

5. ALL LANDSCAPE PLANTINGS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTING AT THE BEGINNING OF THE NEXT, IMMEDIATELY FOLLOWING PLANTING SEASON.

6. ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.

7. ALL PLANT MATERIAL STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALE, WINDBURN, ABRASION, AND HARMFUL INSECTS OR INSECT EGGS, AND SHALL HAVE HEALTHY, NORMAL UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND FREE FROM OBJECTIONABLE DISTORTIONS. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY VINES AND GRASS COVER PLANTS WELL ESTABLISHED IN REMOVAL CONTAINERS, INTEGRAL CONTAINERS, OR FORMED HOMOGEOUS SOLA SECTIONS SHALL BE USED.

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

9. ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK, AS SPECIFIED IN THE PLANT LIST. BAREROOT STOCK OF ANY KIND IS UNACCEPTABLE UNLESS SPECIFIED.

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

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

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

13. ALL AREAS DISTURBED OR DAMAGED DURING THE COURSE OF THE CONTRACTOR'S WORK SHALL BE REPAIRED OR RESTORED TO ORIGINAL OR CONTRIBUTE CONDITION AT NO ADDITIONAL COST TO OWNER.

14. FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY PROJECT LANDSCAPE ARCHITECT. PROJECT LANDSCAPE ARCHITECT MAY ADJUST SPACING AND LOCATION IN FIELD PRIOR TO OR AFTER PLANTING.

15. CONTRACTOR SHALL IMMEDIATELY REPORT ANY UNSATISFACTORY SITE CONDITIONS TO THE OWNER IN WRITING. CONTRACTOR SHALL RECEIVE NO ADDITIONAL PAYMENT FOR ADDITIONAL WORK ASSOCIATED WITH THE UNSATISFACTORY CONDITIONS IF NOT PROPERLY REPORTED AND WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER.

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

17. ALL PLANTINGS ADJACENT TO LAWN AREAS SHALL HAVE A 6" DEEP VERTICAL CUT EDGE ALONG THE OUTSIDE OF THE PLANTING BED.

GRAPHIC SCALE

1" = 50'

0 25 50 75 100 125 150 175 200

(IN FEET)

1 inch = 50 ft.

APPLICANT

HAVERSTRAW GROUP LLC

16 MICROLAB ROAD, SUITE A

LIVINGSTON, NJ 07039

ARCHITECT

MINO & WASKO ARCHITECTS AND PLANNERS

80 LAUREL LANE, SUITE 105

LAMBERTVILLE, NJ

APPROVED

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC

JMC Site Development Consultants, LLC

John Meyer Consulting, Inc.

120 BEGFORD ROAD • ARDEN, NY 10554

PHONE 518.233.2222 • FAX 518.233.2102

WWW.JMCPCLLC.COM

OVERALL LANDSCAPE PLAN

LETCWORTH VILLAGE ROAD RESIDENTIAL DEVELOPMENT

LETCWORTH VILLAGE ROAD

HAVERSTRAW, NY

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Drawn: JMC

Scale: 1" = 50'

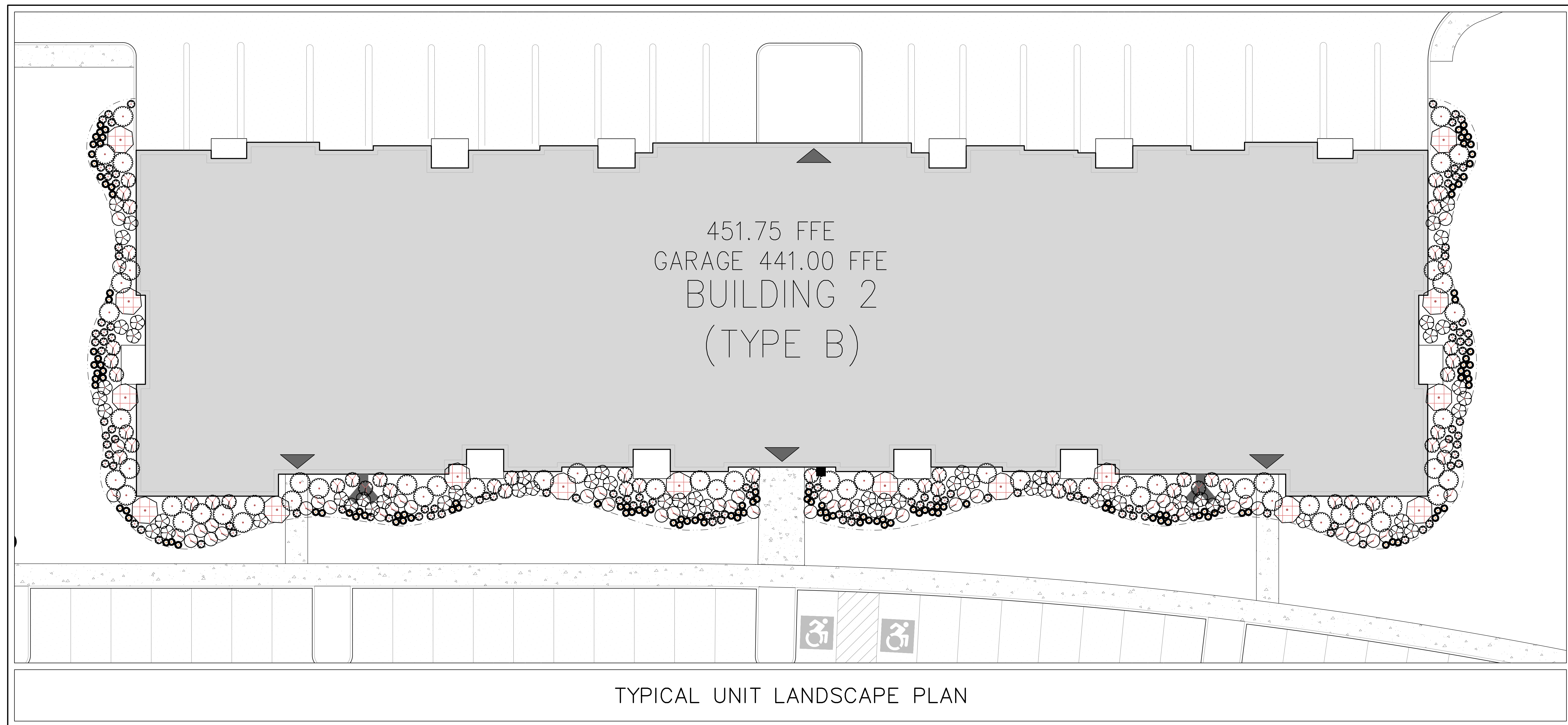
Date: 01/24/2025

Project No: 21090

200K-M0 L-100 LND-01

Drawing No: L-100

Approved: DW



PROPOSED PLANTING SCHEDULE FOR UNITS

Symbol	Upright Evergreen Trees/Shrub 4'-5' Ht. Ilex c. aquiperny 'Meschic' / Dragon Lady Ilex crenata 'Steads' Juniperus scopulorum 'Blue Arrow' Thuja occidentalis 'Smaragd'	Common Name
		Dragon Lady Holly Steads Holly Blue Arrow Juniper Emerald Green Giant Arborvitae
Symbol	Shrub A - Medium Evergreen - 3 Gal. Ilex crenata 'Soft Touch' Ilex glabra 'Doris' Ilex glabra 'Forever Evergreen' Ilex glabra 'Shamrock' Kalmia latifolia 'VF' Rhododendron canadensis Rhododendron catawbiense	Common Name
		Japanese Holly Dense Inkberry Holly Forever Evergreen Inkberry Holly Inkberry Holly Dwarf Elf Mountain Laurel Dwarf Canadens Rhododendron Mountain Rosebay
Symbol	Shrub B - Small Evergreen - 2 Gal. Ilex glabra 'Strongbox' Ilex glabra 'Gembox' Pieris jap. 'Cavatine'	Common Name
		Strrogbon Inkberry Gembox Inkberry Cavatine Dwarf Andromeda
Symbol	Shrub C - Medium Deciduous - 3 Gal. Astrua Excuse 'Autumn Cheer' Cornus alternifolia Cornus stolonifera Arctic Fire Dorilla x splendens Red 2.0 Hydrangea arborescens 'Invinicible' Hydrangea quercifolia 'Ruby Slippers' Hydrangea paniculata 'Little Lime' Ilex verticillata Berry Poppins Itea virginica 'Little Henry' Physocarpus opulifolius - 'Tiny Wine' Rosa rugosa 'Knock Out Pink or White'	Common Name
		Autumn Cheer Azalea New Jersey Tea Sweet Pepper Bush - Sweet Sixteen Redtwig Dogwood Kodak Red 2.0 Smooth Hydrangea - Invinicible Dwarf Oakleaf Hydrangea Little Line Hydrangea Winter Berry - Berry Poppins Sweetpeeps - Little Henry Tiny Wine Ninebark Knock out Roses
Symbol	Shrub D - Small Deciduous - 2 Gal. Aronia melanocarpa 'Knock Out' or 'Mini Mavette' Hydrangea arborescens 'Invinicible Mini Mavette' Itea virginica 'Tiny Mizz' Physocarpus opulifolius - 'Summer Wine' or 'Coppertina' Viburnum cassinoides 'Lil Ditty'	Common Name
		Dwarf Black chokeberry Mini Mavette Smooth Hydrangea Sweetpeeps Fuzzy Mizz - Dwarf Ninebark cultivar Lil Ditty Withered Viburnum
Symbol	Perennials - 2 Gal. Sun/Part Shade Achimilla mollis 'Therlier' Agastache foeniculum Anemone tabernaemontana Asclepias tuberosa 'Hello Yellow' Aster novae-angliae Baptisia australis Carex everillo Coreopsis verticillata 'Moonbeam' Echinacea purpurea Nepeta mussini 'Little Trudy or Walker's Low' Perovskia 'Dennis & Lace' Rudbeckia helga var. 'Little Goldstar'	Common Name
		Lady's Mantle Anise Hyssop Storm Cloud Blue Star Butterfly weed New England Aster Wild Indigo Japanese Sedg Tickweed Pink Cone Flower Catmint Russian Sage Blackeyed Susan
Symbol	Part Shade/Full Shade Astilbe 'japonica Deutschland' Bergenia cordifolia Geranium macrorrhizum 'Bevan's Variety' Heuchera americana Varieties Dryopteris erythrosora Native woodland ferns Ornamental Grasses/Ground Covers - 1 Gal. Sun/Part Sun Sporobolus heterolepis Schizanthus Standing Ovation Penstemon 'Hamel' Panicle virginatum 'Shenandoah' Sedum 'Vera Jameson' Thymus Effis	Common Name
		Japanese Astilbe Heartleaf Bergenia Cranesbill Geranium Coral Bells Autumn Fern Native ferns Prairie Dotted Grass Little Bluestem Grass Dwarf Fountain Grass Redwinggrass Creeping sedum Creeping thyme
Symbol	Part Shade/Full Shade Carex pennsylvanica Phlox stolonifera Sedum Ternatum Tiarella 'Cutting Edge'	Common Name
		Pennsylvania Sedg Creeping Phlox Wild Stonecrop Foam Flower

PLANT LEGEND

- | | |
|---|---|
|  | A – UPRIGHT EVERGREEN |
|  | SHRUB B – MEDIUM EVERGREEN SHRUB |
|  | SHRUB C – SMALL EVERGREEN SHRUB |
|  | SHRUB D – MEDIUM DECIDUOUS SHRUB |
|  | SHRUB E – SMALL DECIDUOUS SHRUB |
|  | F – PERENNIALS |
|  | G – ORNAMENTAL GRASSES/
GROUNDCOVERS |

TYPICAL UNIT PLANTING NOTES:

1. LAYOUT OF PLANTING BED IS CONCEPTUAL AND MAY VARY DUE TO EXISTING SITE CONDITIONS AND MODEL ELEMENTS. SPECIES CHOSEN SHALL CORRELATE WITH EXISTING SITE CONDITIONS OF EACH HOME (IE: SUN/SHADE) TO ENSURE SURVIVABILITY OF PLANT.
2. SHRUBS SHALL BE PLANTED IN GROUPS OF THE SAME SPECIES (3-5 PLANTS) TO MAINTAIN BALANCE THROUGHOUT THE GARDEN.
3. FOUNDATION PLANTS ARE IN ADDITION TO AND ARE TO BE COORDINATED WITH PROPOSED SPECIES. OPEN SPACE PLANTINGS AND EXISTING VEGETATION TO REMAIN.
4. QUALITY OF PLANT SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK.
5. SUBSTITUTIONS PERMITTED WITH WRITTEN APPROVAL BY OWNER'S LANDSCAPE ARCHITECT AND TOWN REPRESENTATIVE PRIOR TO PLANTING

