



**TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS**

PROJECT NAME: GARDNER RIDGE
PROJECT NO.: 02-29
PROJECT LOCATION: GARDNERTOWN ROAD NEAR GIDNEY AVENUE
SECTION 75, BLOCK 1, LOT 4.12
REVIEW DATE: 28 AUGUST 2024
MEETING DATE: 5 SEPTEMBER 2024
PROJECT REPRESENTATIVE: ENGINEERING & LAND PLANNING - THOMAS B. OLLEY, P.E. /
DARREN DOCE

1. The project received conditional final approval on 21 December 2023. Applicants have addressed a majority of the conditions identified in the approval. A narrative response to each of the comments has been provided. It is noted that no security for water or sewer improvements on the site plan is required. Inspection fees will be collected during permit application for water and sewer connections. This fee is administered by the Sewer and Water Department.
2. Security and inspection fees for Stormwater Management required to be posted prior to signing of the plans.
3. Security and inspection fees for landscaping are required prior to stamping of the plans. Town Board approval for all security and inspection fees are required.
4. No water storage tank or individual fire protection system is proposed for the project. References to these in the conditional approval resolution can be removed.
5. Coverage under the NYSDEC Stormwater SPDES is required prior to stamping of the plans.
6. The Pre-Construction Notification to the Army Corps of Engineers has been made and the 45-day timeframe for response has lapsed.
7. The project is before the board for Architectural review.
8. Confirmation that the parcel is within the sewer district should be received. Parcel is not

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located within the sewer district, outside user Agreement and associated fees are required. A tree ordinance restoration fee in the amount of \$3,227.50 has been calculated.

9. The compliance with the Town Senior Housing Code must be documented. Specific unit sizes are incorporated in the housing code. Plan changes regarding drainage at the southwest corner of building 4 have been incorporated. This is in response to comments received at the Public Hearing from adjoining land owners.
10. A gazebo / bus shelter has been added at the entrance road near the intersection of Gardnertown Road.
11. Response to Planning Board and Landscaping Architect Consultant comments, a parcel delivery box system will be incorporated in the plans.

Respectfully submitted,

MHE Engineering, D.P.C.



Patrick J. Hines
Principal

PJH/kmm

Thomas B. Olley, P.E., P.L.L.C.
Engineering & Land Planning
152 Orange Avenue • Walden, NY 12586
(845) 778-5638 • Fax (845) 778-1137

August 19, 2024

Mr. John Ewasutyn, Chairman
Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, NY 12550

Re: ***Gardner Ridge***
Gardnertown Road
Section 75, Block 1, Lot 4.12

Dear Mr. Ewasutyn:

We are submitting twelve (12) copies of the revised Amended Site Plan sheets on behalf of Gardner Ridge Associates.

The plan revisions reflect the conditions set forth in the Planning Board's Preliminary Approval as well as any outstanding comments from the Planning Board's consultants.

Brief responses to the consultants' most recent comments are provided below. Collier Engineering will address the Creek Run Road improvement comments related to their plans under separate cover.

MHE Engineering Comment Memo December 15, 2023

1. The Town Highway Superintendent has confirmed that the plan revisions presented in December satisfy his concerns regarding the intersections near the Project.
2. Comment acknowledged, no revision necessary.
3. Orange County Health Department approval for the Private Water Main Extension has been received.
4. Compliance with the Town's Senior Housing Code will be documented. The applicant continues to request that this be a condition of Final Approval.
5. Cost Estimates for tree preservation, landscaping and storm water management will be submitted under separate cover to the Town Consulting Engineer. Once accepted by the Town's consulting engineer,

we will seek approval from the Town Board for establishment of Inspection Fees and for posting of the necessary securities. We respectfully request that these items be a condition of Final Approval.

6. An additional catch basin and storm drainage line have been added to near the southwest corner of building 4 and the proposed grading has been modified slightly to allow for roof leaders to be collected in a manifold and discharged away from Maurice Drive properties. In addition, a roof leader manifold behind Building 5 has been incorporated into the storm drainage system.
7. We believe that all the public hearing comments were either addressed by explanation during the hearing or in the current plan revisions (ex., No. 6 above.)
8. Orange County Department of Planning Comments have been addressed. Clarification of the Project's review status have been clarified. No Planning Department comments required revisions to the plans.
9. The Tree Preservation calculation will be submitted under separate cover. The applicant has developed an extensive Landscaping Plan that will provide for a substantial replanting. Remaining lost "tree caliper" will be provided for through the Town's prescribed formula for tree impact fees.

KALA Comment Memo dated December 19, 2023.

Most of the comments in the referenced letter have been addressed directly by the Project Landscape Architect and KALA. Responses to the engineering related comments are provided below.

1. The limit of disturbance is shown on the Erosion Control Plan along with all buildings, paved surfaces and proposed grading. The proposed limit is also shown on the Landscaping Plans along with all proposed plantings. In addition, the location of the tree protection fencing has been added to the Grading Plan for clarity.
2. The proposed clearing limit has been included on the Landscaping Plans.
3. The final analysis of tree restitution will be provided under separate cover.
7. Gang Mailboxes are shown in three locations on the site plan. An additional gang mailbox will be incorporated in the Senior Apartment Lobby.
8. The Detail Sheet has been clarified to identify the soil mix shown as being for the Bio-Retention system. We have also specified that the contractor shall certify that the soil mix complies with the plans.

20. Tree Protection fencing location has been added to the Erosion Control Plan.
22. Erosion Control Note 4 has been revised to remove reference to filling over plant roots.

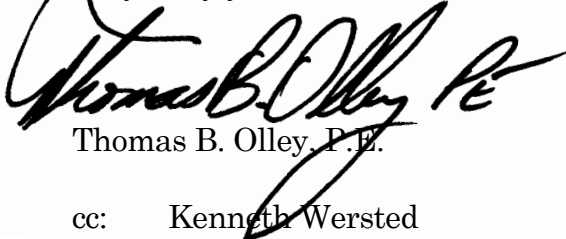
Planning Board Member Comments December 21, 2023.

1. Additional trees have been added to the Landscaping Plan along the Maurice Lane properties.
2. A Gazebo/Bus Shelter has been added near the Entrance Road intersection with Gardnertown Road.
3. Cluster (Gang) mailboxes will include Parcel boxes. The United States Postal Service regulations require a minimum of 1 parcel box for every 5 regular boxes.

We believe that all the comments related to the plans have been fully addressed in the submission.

Please feel free to contact me should you have any questions regarding this matter.

Very truly yours,



Thomas B. Olley, P.E.

cc: Kenneth Wersted
Dominic Cordisco
Patrick Hines
Joseph Millstein
Vince Doce

ARCHITECTURAL REVIEW

The Town of Newburgh Planning Board had been authorized to act as the Architectural Review Board for all: site plans, projects involving ten or more dwelling units, and any construction that would affect the character of a neighborhood under Section §185-59 of the Town Code (Zoning Law).

In order to perform this task, at some point prior to final approval, the applicant shall provide the Planning Board with elevations of buildings for all sides and a written (separately or on drawings) description of the materials, colors and textures to be used in construction. Plans shall also include topographical information and any screening of portions of the buildings, either existing or proposed.

Samples of the material and colors to be used shall either be submitted to the Planning Board or brought to the meeting at which architectural review will be discussed.

ARCHITECTURAL REVIEW FORM
TOWN OF NEWBURGH PLANNING BOARD

DATE: 6/24/2024

NAME OF PROJECT: Gardner Ridge

The applicant is to submit in writing the following items prior to signing of the site plans.

EXTERIOR FINISH (skin of the building):

Type (steel, wood, block, split block, etc.)

Vinyl clapboard style siding. Vinyl board and batten vertical siding

COLOR OF THE EXTERIOR OF BUILDING:

Varies, white, gray, simulated wood.

ACCENT TRIM:

Location: Window and door frames, soffits and fascia.

Color: White

Type (material): PVC composite trim

PARAPET (all roof top mechanicals are to be screened on all four sides):

ROOF:

Type (gabled, flat, etc.): Gabled & hipped

Material (shingles, metal, tar & sand, etc.): Asphalt shingles

Color: Charcoal

WINDOWS/SHUTTERS:

Color (also trim if different): White

Type: Vinyl, double hung or casement

DOORS:

Color: White

Type (if different than standard door entrée):

SIGN:

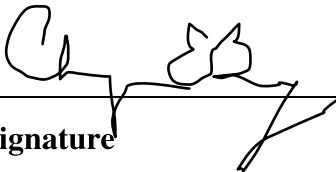
Color: TBD

Material:

Square footage of signage of site:

Christopher E. Berg, RA

Please print name and title (owner, agent, builder, superintendent of job, etc.)


Signature

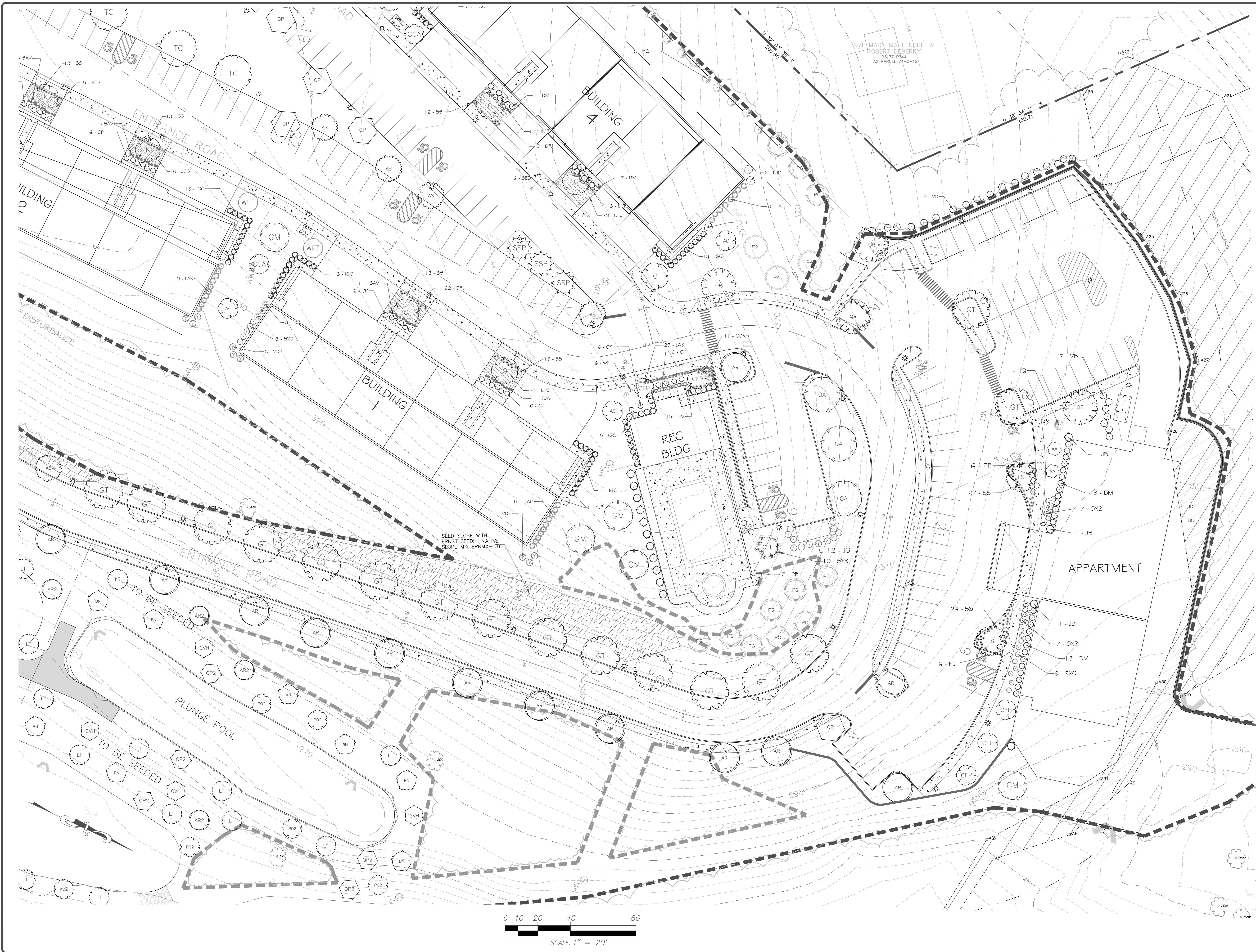


REV.	DATE	DESCRIPTION
1	8/16/24	REV PER CONSULTANT COMMENTS
2	3/25/24	REV ADD AND REVISE PLANTS
3	2/22/24	REV PLANT AND LOCATION PER COMMENTS

RONALD E. HAELEN, RLA
 LANDSCAPE ARCHITECT
 1215 ROUTE 211 WEST
 MIDDLETOWN, NY 10940
 (845) 551-1223

LANDSCAPE PLAN
 GARDNER RIDGE
 TOWN OF NEWBURGH, ORANGE COUNTY, NY

SHEET NO.
 LA-2
 DATE: 12/9/2023
 FILE NO.



REV	DATE	DESCRIPTION
1	2/25/24	REV PLANTS AND LOCATION PER COMMENTS
2	3/25/24	REV ADD AND REVISE PLANTS
3	8/19/24	REV PER CONSULTANT COMMENTS

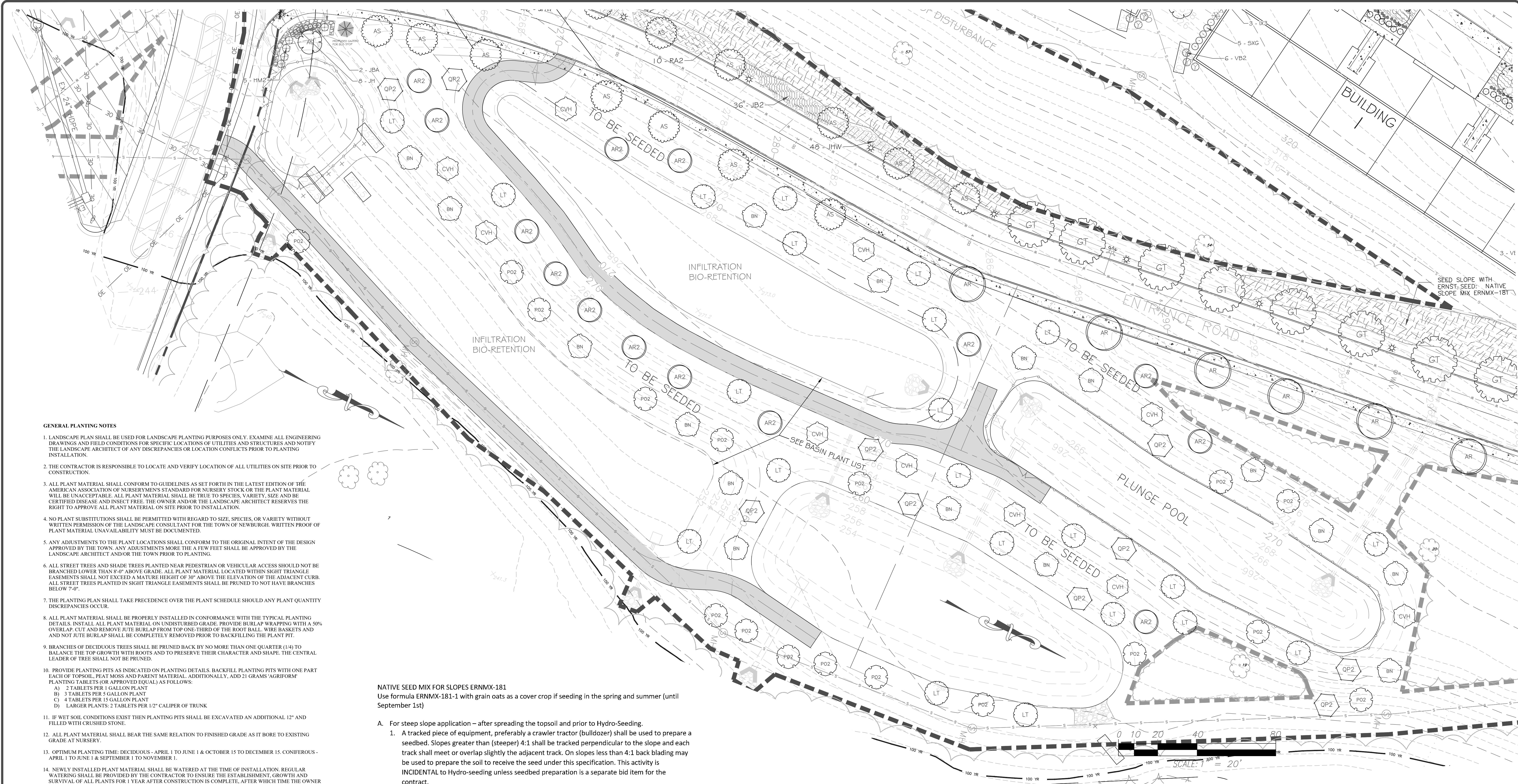
REV	DATE	DESCRIPTION
1	2/25/24	REV PLANTS AND LOCATION PER COMMENTS
2	3/25/24	REV ADD AND REVISE PLANTS
3	8/19/24	REV PER CONSULTANT COMMENTS

LANDSCAPE PLAN
GARDNER RIDGE

RONALD E. HAELEN, RLA
LANDSCAPE ARCHITECT
12115 ROUTE 211 WEST
MIDDLETOWN, NY 10940
(845) 551-1223

TOWN OF NEWBURGH, ORANGE COUNTY, NY

SHEET NO.
LA-3
DATE: 12/5/2023
FILE NO.



GENERAL PLANTING NOTES

- LANDSCAPE PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND VERIFY LOCATION OF ALL UTILITIES ON SITE PRIOR TO CONSTRUCTION.
- ALL PLANT MATERIAL SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK OR THE PLANT MATERIAL WILL BE UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED DISEASE AND INSECT FREE. THE OWNER AND/OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIAL ON SITE PRIOR TO INSTALLATION.
- NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARD TO SIZE, SPECIES, OR VARIETY WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE CONSULTANT FOR THE TOWN OF NEWBURGH. WRITTEN PROOF OF PLANT MATERIAL UNAVAILABILITY MUST BE DOCUMENTED.
- ANY ADJUSTMENTS TO THE PLANT LOCATIONS SHALL CONFORM TO THE ORIGINAL INTENT OF THE DESIGN APPROVED BY THE TOWN. ANY ADJUSTMENTS MORE THAN A FEW FEET SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR THE TOWN PRIOR TO PLANTING.
- ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 8'-0" ABOVE GRADE. ALL PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30' ABOVE THE ELEVATION OF THE ADJACENT CURB. ALL STREET TREES PLANTED IN SIGHT TRIANGLE EASEMENTS SHALL BE PRUNED TO NOT HAVE BRANCHES BELOW 7'-0".
- THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
- ALL PLANT MATERIAL SHALL BE PROPERLY INSTALLED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. PROVIDE BURLAP WRAPPING WITH A 50% OVERLAP. CUT AND REMOVE BURLAP FROM TOP ONE FOOT OF THE ROOT BALL. WIRE BASKETS AND NET JUTE BURLAP SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING THE PLANT PIT.
- BRANCHES OF DECIDUOUS TREES SHALL BE PRUNED BACK BY NO MORE THAN ONE QUARTER (1/4) TO BALANCE THE TOP GROWTH WITH ROOTS AND TO PRESERVE THEIR CHARACTER AND SHAPE. THE CENTRAL LEADER OF TREE SHALL NOT BE PRUNED.
- PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL. ADD 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUIVALENT) AS FOLLOWS:
 - 2 TABLETS PER 1 GALLON PLANT
 - 3 TABLETS PER 5 GALLON PLANT
 - 4 TABLETS PER 15 GALLON PLANT
 - DARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK
- IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH CRUSHED STONE.
- ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING GRADE AT NURSERY.
- OPTIMUM PLANTING TIME: DECIDUOUS - APRIL 1 TO JUNE 1 & OCTOBER 15 TO DECEMBER 15. CONIFEROUS - APRIL 1 TO JUNE 1 & SEPTEMBER 1 TO NOVEMBER 1.
- NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED BY THE CONTRACTOR TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS FOR 1 YEAR AFTER CONSTRUCTION IS COMPLETE, AFTER WHICH TIME THE OWNER IS RESPONSIBLE.
- WARRANTY:** CONTRACTOR SHALL WARRANT ALL PLANT MATERIAL TO REMAIN ALIVE AND BE IN A HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF TWO YEARS AFTER FINAL ACCEPTANCE OF PLANTING WORK. EACH GROWING PERIOD, CONTRACTOR SHALL REPLACE ALL PLANTS THAT ARE MORE THAN 25% DEAD OR, AS DETERMINED BY THE LANDSCAPE ARCHITECT'S INSPECTION MEMO, ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION. CONTRACTOR SHALL BEAR THE COST OF THE COMPLETE REPLACEMENT(S). REPLACEMENTS SHALL BE OF THE SAME SIZE AND SPECIES AS SPECIFIED ON THE PLANTING LIST. PLANTS WILL BE INSPECTED UPON COMPLETION OF INSTALLATION ONCE A REQUEST FOR INSPECTION HAS BEEN SUBMITTED BY THE CONTRACTOR AND INSPECTED AGAIN THE FOLLOWING FOUR GROWING SEASONS.
- SOIL:** THERE MUST BE A MINIMUM OF 6" TOPSOIL COMPOST MIX IN LAWN AREAS AND A MINIMUM OF 24" IN AREAS WITH SHRUBS, TREES, AND GROUNDCOVERS. SCARIFY OR DIG ALL PROPOSED PLANTING AREAS TO A DEPTH OF 12"-24" OR AS DETERMINED BY LANDSCAPE ARCHITECT. TOPSOIL-COMPOST MIX SHALL CONSIST OF 85%-90% STOCKPILED TOPSOIL (IF AVAILABLE) AND 10%-15% WELL-ROTTED COMPOST. TOPSOIL SHALL BE NATURAL, FRAGILE, FERTILE SOIL CHARACTERISTIC OF PRODUCTIVE SOIL IN THE VICINITY, REASONABLY FREE FROM STONES, CLAY LUMPS, ROOTS AND OTHER FOREIGN MATTER, WITH AN ACIDITY LEVEL BETWEEN 5.5 AND 7 PH. IF STOCKPILED TOPSOIL IS NOT AVAILABLE, USE PURCHASED TOPSOIL IN SUFFICIENT QUANTITY TO COMPLETELY MEET THE REQUIREMENTS AS SPECIFIED. SITE SOIL SHALL MEET THE FOLLOWING PARTICLE SIZE DISTRIBUTIONS: LESS THAN OR EQUAL TO 15% OF GRAVEL (PARTICLE SIZE GREATER THAN 2.0 MM), 40%-60% OF SAND (0.075-2 MM), 30%-40% OF SILT (0.002-0.075 MM), AND 10%-20% CLAY (<0.002MM) AND 10-15% WELL-ROTTED COMPOST WITH AN ACIDITY LEVEL BETWEEN 5.5 AND 7 PH. PERCENTAGES ARE BY WEIGHT. TOPSOIL AND PURCHASED SOIL SHALL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM 6" LAYER OF TOPSOIL IN ALL LAWN AREAS AND A MINIMUM OF 12" OF TOPSOIL IN ALL PLANTING AREAS. A FULL SOIL ANALYSIS SHALL BE CONDUCTED AFTER CONSTRUCTION AND PRIOR TO PLANTING TO DETERMINE THE EXTENT OF SOIL AMENDMENT REQUIRED. SOIL PI SHOULD BE 5-6.5. TOPSOIL FOR SHRUBS SHALL BE PLACED ON 12-18" OF WELL DRAIN UNCOMPACTED SOIL. IF ROCK IS ENCOUNTERED, EXCAVATE DEEP ENOUGH TO LET PLANTS THRIVE, AND INCREASE THE PLANTING WIDTH OF THE PLANT PIT.
- ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH SEED AS INDICATED ON THE LANDSCAPE PLANS. SEED SHALL BE IN ACCORDANCE WITH THE SOIL EROSION AND SEDIMENT CONTROL NOTES AND THE GENERAL SEEDING NOTES ON THIS SHEET. ALL DISTURBED LAWN AREAS SHALL BE TOPSOILED, LIMED, FERTILIZED AND FINE GRADED PRIOR TO LAWN INSTALLATION.
- ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDED HARDWOOD BARK MULCH. 19. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.
- ALL EXISTING TREES AND SHRUBS TO BE PRESERVED ON SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY SNOW FENCING. ALL FENCING SHALL BE PLACED OUTSIDE THE INDIVIDUAL TREE CANOPY. ALL TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. GRADING OR CLEARING ALL EXISTING VEGETATION BEING PRESERVED AND LOCATED AT THE EDGE OF THE NEW TREE LINE, SHALL BE PRUNED AND TRIMMED TO REMOVE ALL DEAD, DISEASED, OR DAMAGED BRANCHES.
- ALL PLANTING DEBRIS (WIRE, TWINE, RUBBER HOSE, BACKFILL ETC.) SHALL BE REMOVED FROM THE SITE AFTER PLANTING IS COMPLETE. PROPERTY IS TO BE LEFT IN A NEAT ORDERLY CONDITION IN ACCORDANCE WITH ACCEPTED PLANTING PRACTICES.
- LAWN AREAS PREPARATION PER 1000 SF:**
 - 90 LBS HAY MULCH
 - 15 LBS FERTILIZER, 50% SLOW RELEASE
 - 70 LBS GRANULATED LIMESTONE
- SEED MIXTURE: 4 LBS PER 1000 S.F.**
 - 40% KENTUCKY BLUEGRASS
 - 40% RED FESCUE
 - 20% PERENNIAL RYEGRASS

NATIVE SEED MIX FOR SLOPES ERNMX-181
 Use formula ERNMX-181-1 with grain oats as a cover crop if seeding in the spring and summer (until September 1st)

- For steep slope application – after spreading the topsoil and prior to Hydro-Seeding.
 - A tracked piece of equipment, preferably a crawler tractor (bulldozer) shall be used to prepare a seeded. Slopes greater than (steeper) 4:1 shall be tracked perpendicular to the slope and each track shall meet or overlap slightly the adjacent track. On slopes less than 4:1 back blading may be used to prepare the soil to receive the seed under this specification. This activity is INCIDENTAL to Hydro-seeding unless seeded preparation is a separate bid item for the contract.
 - The slope shall be covered with biodegradable erosion control blankets (see Erosion Control Plans). Hydro-mulch: Shall be cellulose or wood fiber based and shall be applied at 1,000 (one thousand) pounds per acre.
 - Tackifier:** Shall be organic/ non petroleum based and shall be applied at the manufacturer's recommended rate / acre.
 - Seed:** The specified species and Pure Live Seed amounts per acre shall be used per manufacturer's recommendation. Seed shall be the last item to be placed into the tank and shall not remain in the hydro-seeder more than 4 hours. If legume inoculant is required, shall be added to the tank with the seed.
 - Equipment:** A truck or trailer mounted hydraulic seeder shall be used with sufficient mixing capacity, pressure, and or hose to evenly apply the mulch, fertilizer, tackifier, and seed to all specified areas and as directed by the ENGINEER.
- Topsoil Storage:
 - To prepare a new construction site or newly disturbed area, first allow the weeds to emerge and grow up to a height of six inches. Once the area has sprouted and grown to reveal the existing weed bank, choose a preparation method from the options listed below.
 - Option 1 – Temporarily seed topsoil with oats as a smother crop. Quick to germinate, oats are a great smother crop that outcompetes weeds and also provides allelopathic residue that can hinder germination of many weeds. Wait two- to three weeks after killing oats before spreading the topsoil and seeding.
 - Option 2 - Solarization. This method involves covering bare, stockpiled topsoil with clear (not white) plastic from mid-June through mid-September or longer. The edges of the plastic are buried minimum of 6" to effectively trap heat. Use 4- or 6-mil UV resistant plastic
- Herbicide based approach: (if Solarization method is not implemented)
 - Assuming topsoil is contained in a storage pile, eight weeks before seeding, eradicate existing vegetation by having a licensed spray applicator apply an approved herbicide.
 - Two weeks after herbicide application, mow/weed which treated growth to a height of 4-6". This will prevent surviving plants from going to seed and allow time for weed seeds to germinate. Do not mow/weed which treated sooner than 2 weeks after herbicide application to allow time for herbicide to get into roots of plants. Two weeks prior to seeding, have the licensed spray applicator apply a second non-selective herbicide application.

Post Planting Native Seed Management in the First Year

Mow to 4-6" ht. monthly, June - October or whenever growth reaches approximately 10-14" in height. Mow with flail or rotary style equipment that will chop cut top growth. Mow with mulching mower. Do not remove chopped plant refuse as it returns organic matter and nutrients to the soil, although any large clumps of cut growth should be distributed evenly over the area or removed.

Monthly mowing allows first-year perennial seedlings, which are at ground level below the nurse crop grasses during the first year, to receive adequate sunlight for optimal long-term establishment. This monthly mowing during the growing season also helps prevent annual weeds from forming and dispersing seed.

Monitor for/control weeds, May, July, September or as needed. Monitor the meadow and spot treat emergent problem perennial or woody weeds.

Post Planting Meadow Management in the Second and Third Years

Second Year: Biennials and faster growing perennials (ie: Black Eye Susan, Purple Coneflower, Bee Balm) will begin to flower and the entire planting should be well enough established to allow a decrease in weed control.

You will need to monitor the planting for those weeds that can cause problems for the meadow. If necessary, control with spot herbicide application, manual weeding or additional mowing during the most active period of growth of the problem weed.

Third and Subsequent Years: Native meadow plants should be fairly dominant and able to resist weed invasion with minimal management. Maintenance consists of a single mowing in late fall or early spring and periodic monitoring.

Yearly Invasive Removal
 Pull problem weeds or spray with an approved organic herbicide. These should be pulled early each season (prior to four to six weeks of spring growth of the problem species)

BASIN PLANT LIST

PLANT LIST FOR INFILTRATION BIO-RETENTION BASINS
 SHRUBS PLANTED 5' ± ON CENTER, 18-24" HT.)
 PLANT 35 EACH OF THE FOLLOWING
 PLANTED IN GROUPS OF THREE, FIVE OR SEVEN.

- RED-TWIG DOGWOOD - CORNUS SANGUINEA
- ARROWWOOD VIBURNUM - VIBURNUM DENTATUM
- WINTERBERRY - ILEX VERTICILLATA
- GREY DOGWOOD - CORNUS RACEMOSA
- RED CHOKEBERRY - ARONIA ARBUTIFOLIA

HERBACEOUS PLANTS (50 PLANTS EACH SPECIES, PLANTED 2.5' ± ON CENTER, 1 QUART CONT.)

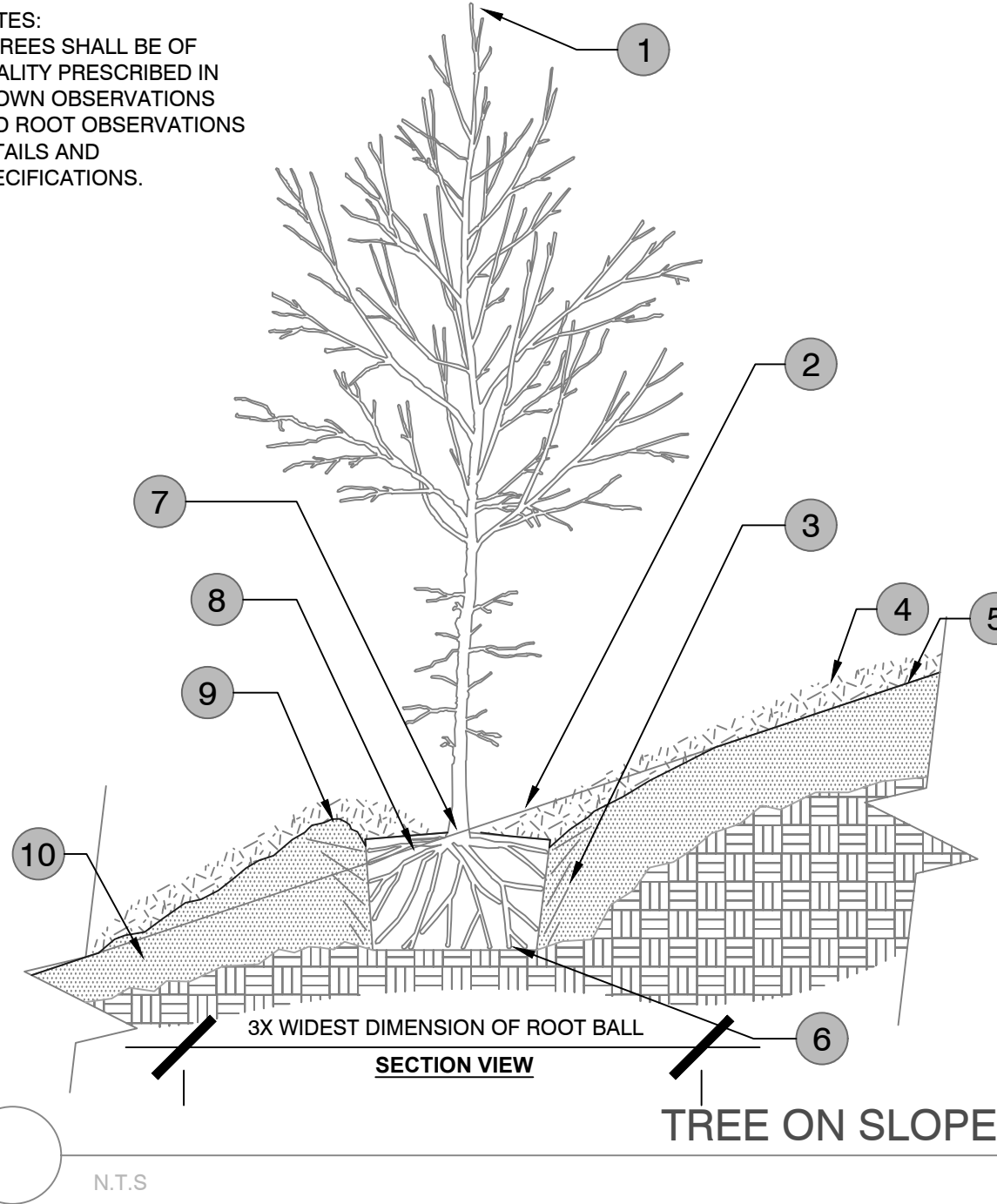
- PURPLE CONE FLOWER
- WOOL GRASS
- NEW ENGLAND ASTER
- SPOTTED JOE PYE WEED
- PICKEREL MEED CARDINAL
- FLOWER COMMON RUSH

REV.	DATE	DESCRIPTION
1	3/07/24	REV. PLANTS AND LOCATION PER COMMENTS
2	3/26/24	REV. ADD AND REVISE PLANTS
3	6/19/24	REV PER CONSULTANT COMMENTS

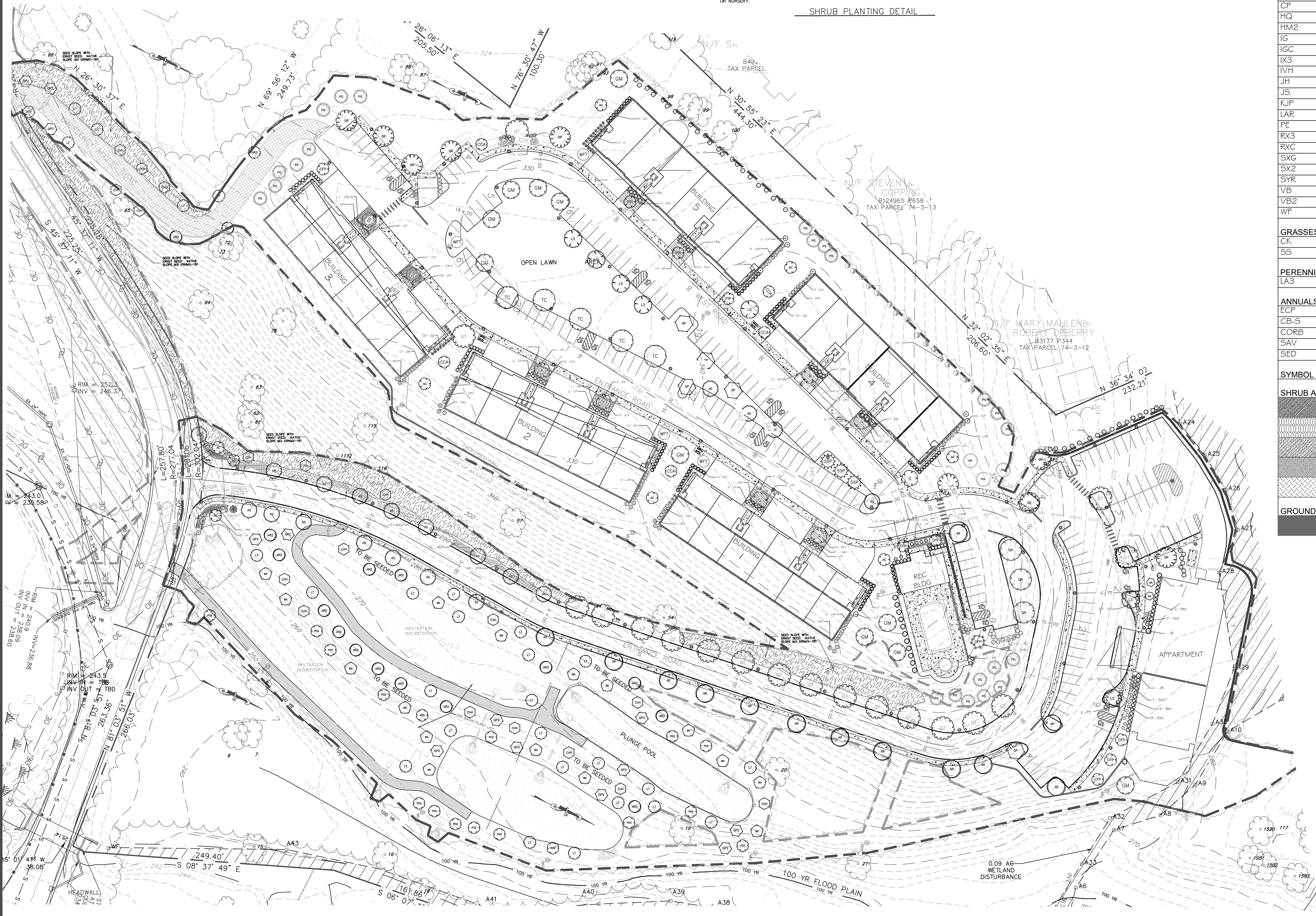
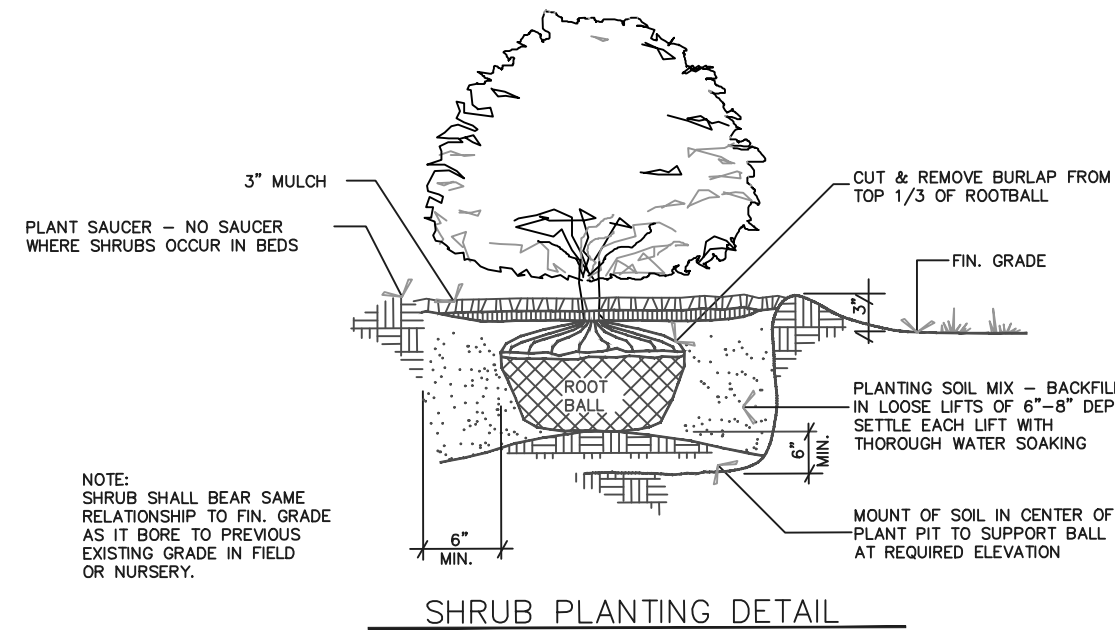
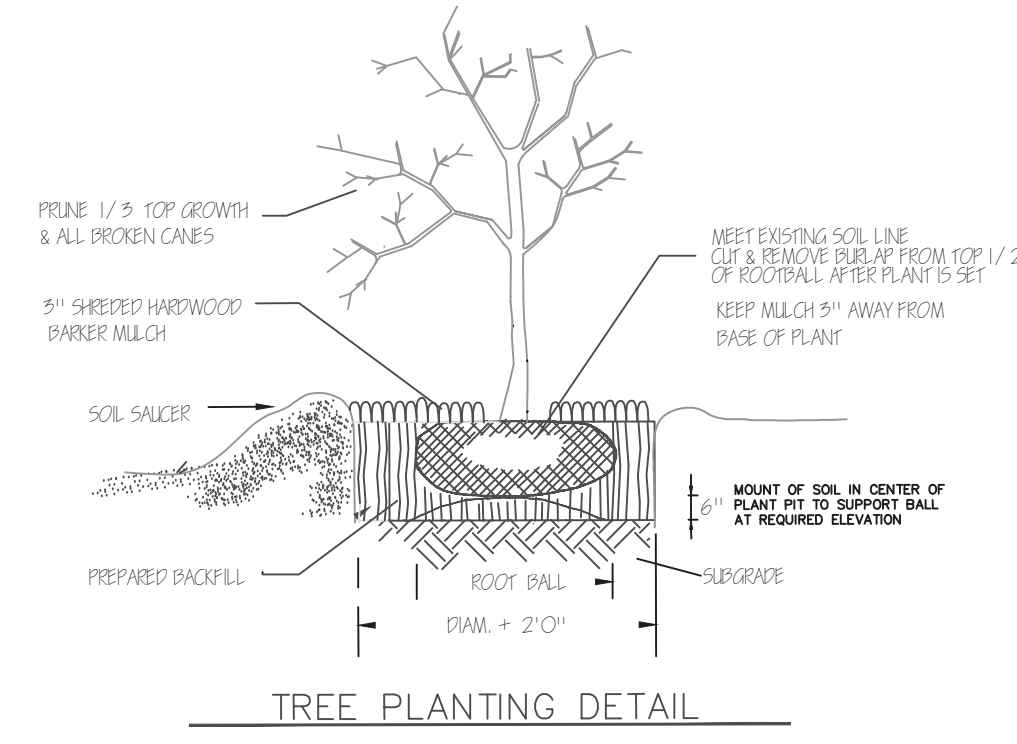
RONALD E. HAELEN, RLA
 LANDSCAPE ARCHITECT
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LANDSCAPE PLAN
 GARDNER RIDGE
 TOWN OF NEWBURGH, ORANGE COUNTY, NY

NOTES:
1- TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.



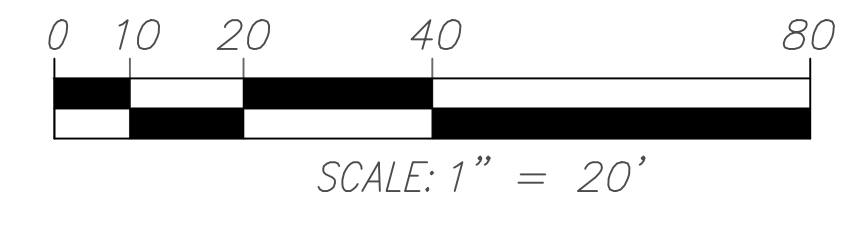
- 1 CENTRAL LEADER. DO NOT CUT.
- 2 ORIGINAL SLOPE SHOULD PASS THROUGH THE POINT WHERE THE TRUNK BASE MEETS SUBSTRATE/SOIL.
- 3 PRIOR TO MULCHING, LIGHTLY TAMP PREPARED SOIL AROUND THE ROOT BALL IN 4" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
- 4 4" LAYER OF MULCH. PULL BACK MULCH 3" AWAY FROM TRUNK OF TREE ALL AROUND.
- 5 ORIGINAL GRADE.
- 6 BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
- 7 TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE.
- 8 ROOT BALL MODIFIED AS REQUIRED. FOR B&B - PULL BACK BURLAP AND WIRE MESH 1/3 DOWN AROUND SIDES.
- 9 ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CENTERED ON THE DOWNHILL SIDE OF THE ROOT BALL FOR 240". BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
- 10 6" TOPSOIL.



PLANT SCHEDULE

CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
TREES					
AR2	17	Red Maple / <i>Acer rubrum</i>	7 gal	1 1/2" CAL	
AR	13	Red Maple / <i>Acer rubrum</i>	B # B	2-1/2" -3" cal	
GM	11	October Glory Maple / <i>Acer rubrum</i> "October Glory"	2-1/2" -3" cal		
AS	20	Sugar Maple / <i>Acer saccharum</i>	2-1/2" -3" cal		
AA	2	Serviceberry / <i>Amelanchier alnifolia</i>	4-5" HT		
AC	9	Canadian Serviceberry / <i>Amelanchier canadensis</i>	9-10" ht		
BN	16	River Birch / <i>Betula nigra</i>	7 gal	1 1/2" CAL	
CFP	7	Forest Pansy Rebutia / <i>Cercis canadensis</i> "Forest Pansy"™	2" CAL		
WFT	4	White Fringetree / <i>Chionanthus virginicus</i>	2"-2 1/2" CAL		
K	2	Kousa Dogwood / <i>Cornus kousa</i>	2" CAL		
CVH	18	Winter King Hawthorn / <i>Crataegus virdis</i> "Winter King"	7 gal	1 1/2" CAL	
G	5	Princeton Sentry Ginkgo / <i>Ginkgo biloba</i> "Princeton Sentry"	2-1/2" -3" cal		
GT	18	Sunburst Honey Locust / <i>Gleditsia triacanthos</i> "Sunburst"	2-1/2" -3" cal		
JB	15	Blue Point Juniper / <i>Juniperus chinensis</i> "Blue Point"	5 - 6" HT		
JBA	4	Blue Arrow Juniper / <i>Juniperus virginiana</i> "Blue Arrow"	5 - 6" HT		
L5	7	Sweet Gum / <i>Liquidambar styraciflua</i>	B # B	2 1/2" CAL	
LT	27	Tulip Poplar / <i>Liriodendron tulipifera</i>	7 gal	1 1/2" CAL	
CCA	5	Centurion Crab Apple / <i>Malus x "Centzam"</i> ™	2"-2 1/2" CAL		
FA	3	Norway Spruce / <i>Picea abies</i>	B # B		8" HT
PG	23	White Spruce / <i>Picea glauca</i>	6-7" HT		
SSP	3	Serbian Spruce / <i>Picea omorika</i>	B # B		9-10" ht
PO2	17	American Sycamore / <i>Platanus occidentalis</i>	7 gal	1 1/2" CAL	
FR	3	Canada Red Chokecherry / <i>Prunus virginiana</i> Canada Red	B # B	2" Cal	
QA	3	White Oak / <i>Quercus alba</i>	2-1/2" -3" cal		
QP	5	Pin Oak / <i>Quercus palustris</i>	2-1/2" -3" cal		
QP2	14	Pin Oak / <i>Quercus palustris</i>	7 gal	1 1/2" CAL	
QR	9	Red Oak / <i>Quercus rubra</i>	2-1/2" -3" cal		
SR	2	Japanese Tree Lilac / <i>Syringa reticulata</i>	2"-2 1/2" CAL		
TC	5	Greenspire Littleleaf Linden / <i>Tilia cordata</i> "Greenspire"	2-1/2" -3" cal		
SHRUBS					
BW	93	Winter Gem Boxwood / <i>Buxus microphylla</i> japonica "Winter Gem"	5 gal		
CP	30	Golden Mopps Sawara False Cypress / <i>Chamaecyparis pisifera</i> "Golden Mopps"	5 gal		
HQ	17	Oakleaf Hydrangea / <i>Hydrangea quercifolia</i>	30 - 36" 5 GAL		
HM2	11	Munchkin Oakleaf Hydrangea / <i>Hydrangea quercifolia</i> "Munchkin"	5 gal		
IG	21	Inkberry Holly / <i>Ilex glabra</i>	30 - 36" 5 GAL		
IGC	93	Compact Inkberry / <i>Ilex glabra</i> "Compacta"	5 gal		
IX3	9	Blue Princess Holly / <i>Ilex x meserveae</i> "Blue Princess"™	36-42" ht B4B		PROVIDE 2 MALE PLANTS
IVH	14	Virginia Sweetspire / <i>Itea virginica</i> Sprinch Little Henry	15-18" HT		
JH	16	Blue Rug Juniper / <i>Juniperus horizontalis</i> "Blue Rug"	3 gal		
J5	26	Broadmoor Juniper / <i>Juniperus sabinna</i> "Broadmoor"	3 gal		
KJP	6	Double flowered Japanese Kerna / <i>Kernia japonica</i> Pleniflora	3 gal		
LAR	46	Coastal Leucothoe / <i>Leucothoe axillaris</i>	5 gal		
PE	19	Little Joker® Ninebark / <i>Physocarpus opulifolius</i> "Hoog021"	5 gal		
RX3	12	Rose RED # PINK / <i>Rosa x "Double Knockout"</i>	3 gal		
RXC	9	Rose / <i>Rosa x "Flower Carpet"</i>	5 gal		
SXG	15	Goldflame Spiraea / <i>Spiraea x bumalda</i> "Goldflame"	5 gal		
SX2	14	Spiraea / <i>Spiraea x bumalda</i> "Magic Carpet"	15-18" HT		
SYR	11	Little Kim Lilac / <i>Syringa x "Little Kim"</i>	24" HT 3 GAL		
VB	48	Prague Viburnum / <i>Viburnum x pragense</i>	3-4" HT		
VB2	15	Burkwood Viburnum / <i>Viburnum x burkwoodii</i>	3-4" HT		
WF	6	Weigela / <i>Weigela florida</i> "Dark Horse"	5 gal		
GRASSES					
CK	12	Feather Reed Grass / <i>Calamagrostis x acutiflora</i> "Karl Foerster"	2 gal		
SS	115	Little Bluestem Grass / <i>Schizachyrium scoparium</i>	1 gal		
PERENNIALS					
LA3	29	English Lavender / <i>Lavandula angustifolia</i>	1 gal		
ANNUALS/PERENNIALS					
ECP	26	Purple Coneflower / <i>Echinacea purpurea</i>	5 gal		
CB-5	22	Coral Bells / <i>Heuchera sanguinea</i>	4" pot		
CORB	11	Coral Bells / <i>Heuchera sanguinea</i> "Palace Purple"	4" pot		
SAV	64	May Night Sage / <i>Salvia nemorosa</i> "May Night"	1 gal		
SED	6	Autumn Joy Sedum / <i>Sedum x "Autumn Joy"</i>	1 gal		
SYMBOL QTY COMMON / BOTANICAL NAME CONT SPACING					
SHRUB AREAS					
55	JCS	Sargent Juniper / <i>Juniperus chinensis</i> sargentii	2 gal@		36" o.c.
67	Blue Pacific Shore Juniper / <i>Juniperus conferta</i> "Blue Pacific"	1 gal			36" o.c.
90	JHW	Blue Rug Juniper / <i>Juniperus horizontalis</i> "Wiltoni"	1 gal		30" o.c.
127	DPJ	Dwarf Procumbent Juniper / <i>Juniperus procumbens</i>	2 gal		36" o.c.
78	Fragrant Sumac / <i>Rhus aromatica</i>	1 gal			36" o.c.
GROUND COVERS					
207	LST	Creeping Lily Turf / <i>Lilopoe spicata</i>	1 gal		18" o.c.

SEE SHEET LA-4 FOR ADDITIONAL PLANTINGS IN THE BIO-RETENTION BASINS



REV	DATE	DESCRIPTION
1	3/7/24	REV PLANTS AND LOCATION PER COMMENTS
2	3/7/24	REV ADD AND REMOVE PLANTS
3	8/19/24	REV PER CONSULTANT COMMENTS

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