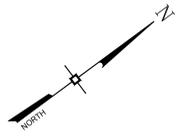


LEGEND

| | | | | | |
|--|----------------------------------|--|---------------------------------|--|---------------------------------------|
| | BUILDING LINE | | STORM WATER MANAGEMENT LINE | | WETLAND FLAG LOCATION AND DESIGNATION |
| | BUILDING ROOF LINE | | ADJACENT PROPERTY LINE | | UTILITY POLE |
| | EDGE OF PAVEMENT LINE | | EXISTING PROPERTY LINE | | |
| | CURB LINE | | EXISTING BUILDING LINE | | |
| | GRAVEL DRIVEWAY LINE | | EXISTING CURB LINE | | |
| | EASEMENT LINE | | EXISTING EDGE OF PAVEMENT LINE | | |
| | BUILDING SETBACK LINES | | LIMIT OF ACOE WETLAND | | |
| | GUIDESAIL LINES | | EXISTING CHAINLINK FENCE LINES | | |
| | RETAINING WALL LINES | | EXISTING STOCKADE FENCE LINES | | |
| | PARKING STALL STRIPE | | EXISTING WOODRAIL FENCE LINES | | |
| | PARKING PAVEMENT SECTION | | EXISTING MOW LINE | | |
| | EDGE OF SIDEWALK LINES | | EXISTING OVERHEAD UTILITY LINES | | |
| | LIMIT OF WETLAND MITIGATION LINE | | | | |
| | PROPERTY LINE | | | | |
| | STRIPING LINE | | | | |



REPUTED OWNER:
FF & J PROPERTIES, LLC
TAX MAP ID: 28-1-64.2
DEED BOOK: 5980, PAGE: 305

REPUTED OWNER:
MYRUSKI
TAX MAP ID: 211-1-1
DEED BOOK: 1876, PAGE: 542
(FILED MAP 1511, LOT 21)

REPUTED OWNER:
PRICE
TAX MAP ID: 211-1-2
DEED BOOK: 1822, PAGE: 111
(FILED MAP 1511, LOT 20)

REPUTED OWNER:
IMBRIANI
TAX MAP ID: 211-1-3
DEED BOOK: 1845, PAGE: 337
(FILED MAP 1511, LOT 19)

REPUTED OWNER:
DEGRAW
TAX MAP ID: 211-1-4
DEED BOOK: 5289, PAGE: 107
(FILED MAP 1511, LOT 18 & 19)

REPUTED OWNER:
HIRN
TAX MAP ID: 211-1-5
DEED BOOK: 3807, PAGE: 212
(FILED MAP 1511, LOT 17)

REPUTED OWNER:
AYERS
TAX MAP ID: 211-1-6
DEED BOOK: 2299, PAGE: 562
(FILED MAP 1511, LOT 16)

REPUTED OWNER:
CODDINGTON
TAX MAP ID: 211-1-7
DEED BOOK: 11082, PAGE: 837
(FILED MAP 1511, LOT 15)

REPUTED OWNER:
OCANA
TAX MAP ID: 211-1-8
DEED BOOK: 14302, PAGE: 284
(FILED MAP 1511, LOT 14)

REPUTED OWNER:
RAAB
TAX MAP ID: 211-1-9.2
DEED BOOK: 13085, PAGE: 1032
(FILED MAP 1511, LOT 13)

REPUTED OWNER:
RANDALL
TAX MAP ID: 211-1-10
DEED BOOK: 14014, PAGE: 1248
(FILED MAP 1511, LOT 12)

REPUTED OWNER:
CONNORS
TAX MAP ID: 211-1-11
DEED BOOK: 13025, PAGE: 1295
(FILED MAP 1511, LOT 11)

REPUTED OWNER:
HOLBERT
TAX MAP ID: 211-1-12
DEED BOOK: 13273, PAGE: 364
(FILED MAP 1511, LOT 9 & 10)

NOTES:

- THE DESIGN OF THE PLYWALL SOUND BARRIER FENCE SHALL BE PREPARED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND SUBMITTED TO THE BUILDING INSPECTOR FOR A BUILDING PERMIT PRIOR TO CONSTRUCTION. SUCH DESIGN DRAWINGS OR SHOP DRAWINGS SHALL BEAR THE STAMP AND SIGNATURE OF SUCH ENGINEER AND SHALL BE SPECIFIC TO THE SITE. THE DESIGN SHALL BE SPECIFIC TO THE SOUND BARRIER SYSTEM TO BE UTILIZED AND SHALL CONSIDER ALL APPROPRIATE AND NECESSARY POSSIBLE LOADING AND SITE CONDITIONS RELATED TO THIS SPECIFIC PROJECT.



- Call Before You Dig
 - Wait The Required Time
 - Confirm Utility Response
 - Respect The Marks
 - Dig With Care
- Dial: 811
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| No. | DATE | DESCRIPTION |
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| 2 | 05/13/22 | REVISED LAYOUT PER TRAFFIC STUDY |
| 3 | 06/10/22 | REVISED PER PB COMMENTS |
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| 5 | 12/02/22 | REVISED PER PB COMMENTS 09/23/2022 |
| 6 | 03/10/23 | REVISED PER PB & PUBLIC COMMENTS |
| 7 | 04/19/23 | REVISED PER PB & PUBLIC COMMENTS |
| 8 | 05/12/23 | REVISED PER PB & PUBLIC COMMENTS |

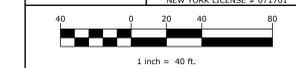
| DRAWING STATUS | ISSUE DATE |
|---|------------|
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| <input type="checkbox"/> CONCEPT APPROVAL | N/A OF N/A |
| <input checked="" type="checkbox"/> PLANNING BOARD APPROVAL | 2 OF 16 |
| <input type="checkbox"/> OCDOH REALTY SUBDIVISION APPROVAL | N/A OF N/A |
| <input type="checkbox"/> OCDOH WATERMAIN EXTENSION APPROVAL | N/A OF N/A |
| <input type="checkbox"/> NYSDEC APPROVAL | N/A OF N/A |
| <input type="checkbox"/> NYSDEC APPROVAL | N/A OF N/A |
| <input type="checkbox"/> OTHER | N/A OF N/A |
| <input type="checkbox"/> FOR BID | N/A OF N/A |
| <input type="checkbox"/> FOR CONSTRUCTION | N/A OF N/A |

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ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE # 071701



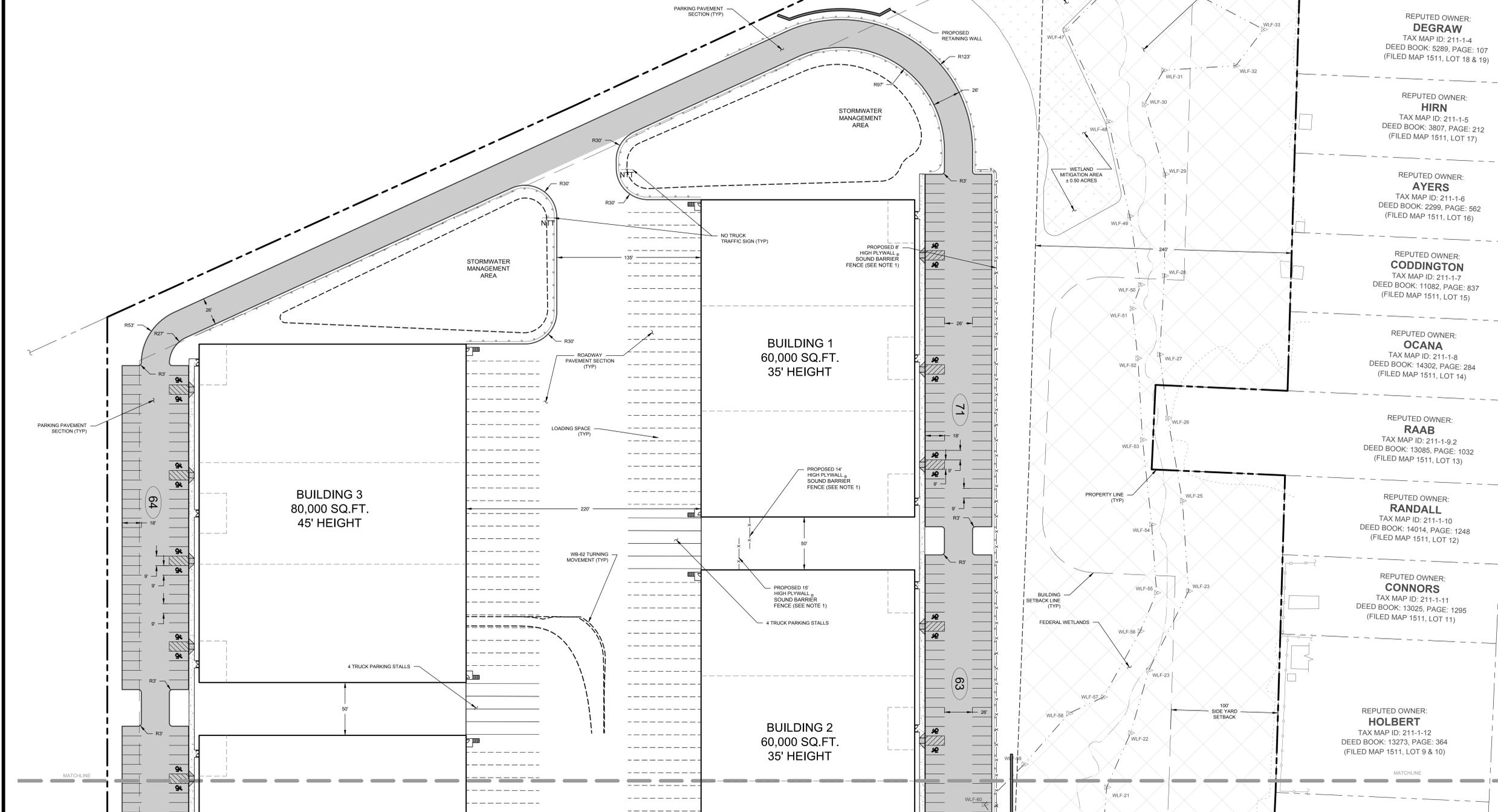
ENGINEERING & SURVEYING PROPERTIES
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SITE PLAN
KSH ROUTE 211 DEVELOPMENT
UNION STREET
VILLAGE OF MONTGOMERY
ORANGE COUNTY, NEW YORK

| | | | |
|-----------|----------------|-----------|-------------|
| JOB #: | 1281.01 | DRAWN BY: | ZS |
| DATE: | 12/10/2021 | SCALE: | 1" = 40' |
| REVISION: | 8 - 05/12/2023 | TAX LOT: | 211-1-29.22 |

C-101



60,000 SQ.F.T.
35' HEIGHT

BUILDING 4
80,000 SQ.FT.
45' HEIGHT

DEED BOOK: 13273, PAGE: 364
(FILED MAP 1511, LOT 9 & 10)

REPUTED OWNER:
KOCH
TAX MAP ID: 211-1-13
DEED BOOK: 11557, PAGE: 633
(FILED MAP 1511, LOT 8)

REPUTED OWNER:
LADANYI
TAX MAP ID: 211-1-14
DEED BOOK: 13230, PAGE: 1591
(FILED MAP 1511, LOT 6 & 7)

REPUTED OWNER:
VAN ZANDT
TAX MAP ID: 211-1-15
DEED BOOK: 11886, PAGE: 1833
(FILED MAP 1511, LOT 4)

REPUTED OWNER:
VAN ZANDT
TAX MAP ID: 211-1-16
DEED BOOK: 14209, PAGE: 1
(FILED MAP 1511, LOT 3)

REPUTED OWNER:
FOX
TAX MAP ID: 211-1-17
DEED BOOK: 11996, PAGE: 1
(FILED MAP 1511, LOT 2)

REPUTED OWNER:
PALENIK
TAX MAP ID: 211-1-24
DEED BOOK: 13022, PAGE: 1091

REPUTED OWNER:
BLUE SWARD HOLDING CORP
TAX MAP ID: 211-1-25
DEED BOOK: 14213, PAGE: 488

REPUTED OWNER:
REALE
TAX MAP ID: 211-1-26
DEED BOOK: 4808, PAGE: 63

REPUTED OWNER:
MALLEY
TAX MAP ID: 211-1-27
DEED BOOK: 3763, PAGE: 228

REPUTED OWNER:
EMERO
TAX MAP ID: 211-1-28.1
DEED BOOK: 3135, PAGE: 41

NOTES:
1. THE DESIGN OF THE PLYWALL SOUND BARRIER FENCE SHALL BE PREPARED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND SUBMITTED TO THE BUILDING INSPECTOR FOR A BUILDING PERMIT PRIOR TO CONSTRUCTION. SUCH DESIGN DRAWINGS OR SHOP DRAWINGS SHALL BEAR THE STAMP AND SIGNATURE OF SUCH ENGINEER AND SHALL BE SPECIFIC TO THE SITE. THE DESIGN SHALL BE SPECIFIC TO THE SOUND BARRIER SYSTEM TO BE UTILIZED AND SHALL CONSIDER ALL APPROPRIATE AND NECESSARY POSSIBLE LOADING AND SITE CONDITIONS RELATED TO THIS SPECIFIC PROJECT.



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| 8 | 05/12/23 | REVISED PER PB & PUBLIC COMMENTS |

| DRAWING STATUS | | ISSUE DATE: |
|---|-----|-------------|
| THIS SHEET IS PART OF THE PLAN SET ISSUED FOR | | 05/12/2023 |
| <input type="checkbox"/> CONCEPT APPROVAL | N/A | OF N/A |
| <input checked="" type="checkbox"/> PLANNING BOARD APPROVAL | 3 | OF 16 |
| <input type="checkbox"/> OGDH REALTY SUBDIVISION APPROVAL | N/A | OF N/A |
| <input type="checkbox"/> OGDH WATERMAIN EXTENSION APPROVAL | N/A | OF N/A |
| <input type="checkbox"/> NYSDEC APPROVAL | N/A | OF N/A |
| <input type="checkbox"/> NYSDDOT APPROVAL | N/A | OF N/A |
| <input type="checkbox"/> OTHER | N/A | OF N/A |
| <input type="checkbox"/> FOR BID | N/A | OF N/A |
| <input type="checkbox"/> FOR CONSTRUCTION | N/A | OF N/A |

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ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE # 071701

LEGEND

| | | | |
|--|----------------------------------|--|---------------------------------|
| | BUILDING LINE | | STORM WATER MANAGEMENT LINE |
| | BUILDING ROOF LINE | | ADJACENT PROPERTY LINE |
| | EDGE OF PAVEMENT LINE | | EXISTING PROPERTY LINE |
| | CURB LINE | | EXISTING BUILDING LINE |
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| | GUIDERAIL LINES | | EXISTING CHAINLINK FENCE LINES |
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| | PARKING STALL STRIPE | | EXISTING WOODRAIL FENCE LINES |
| | PARKING PAVEMENT SECTION | | EXISTING MOW LINE |
| | EDGE OF SIDEWALK LINES | | EXISTING OVERHEAD UTILITY LINES |
| | LIMIT OF WETLAND MITIGATION LINE | | |
| | PROPERTY LINE | | |
| | STRIPING LINE | | |

WLF-25 WETLAND FLAG LOCATION AND DESIGNATION
UTILITY POLE

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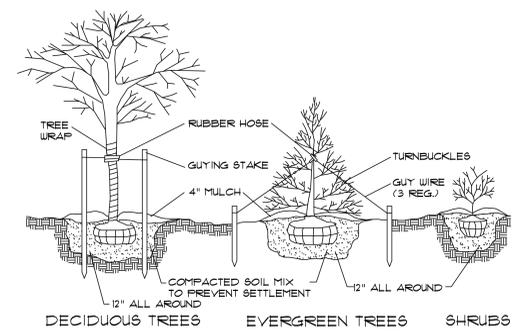
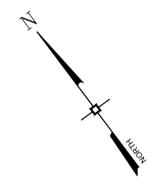
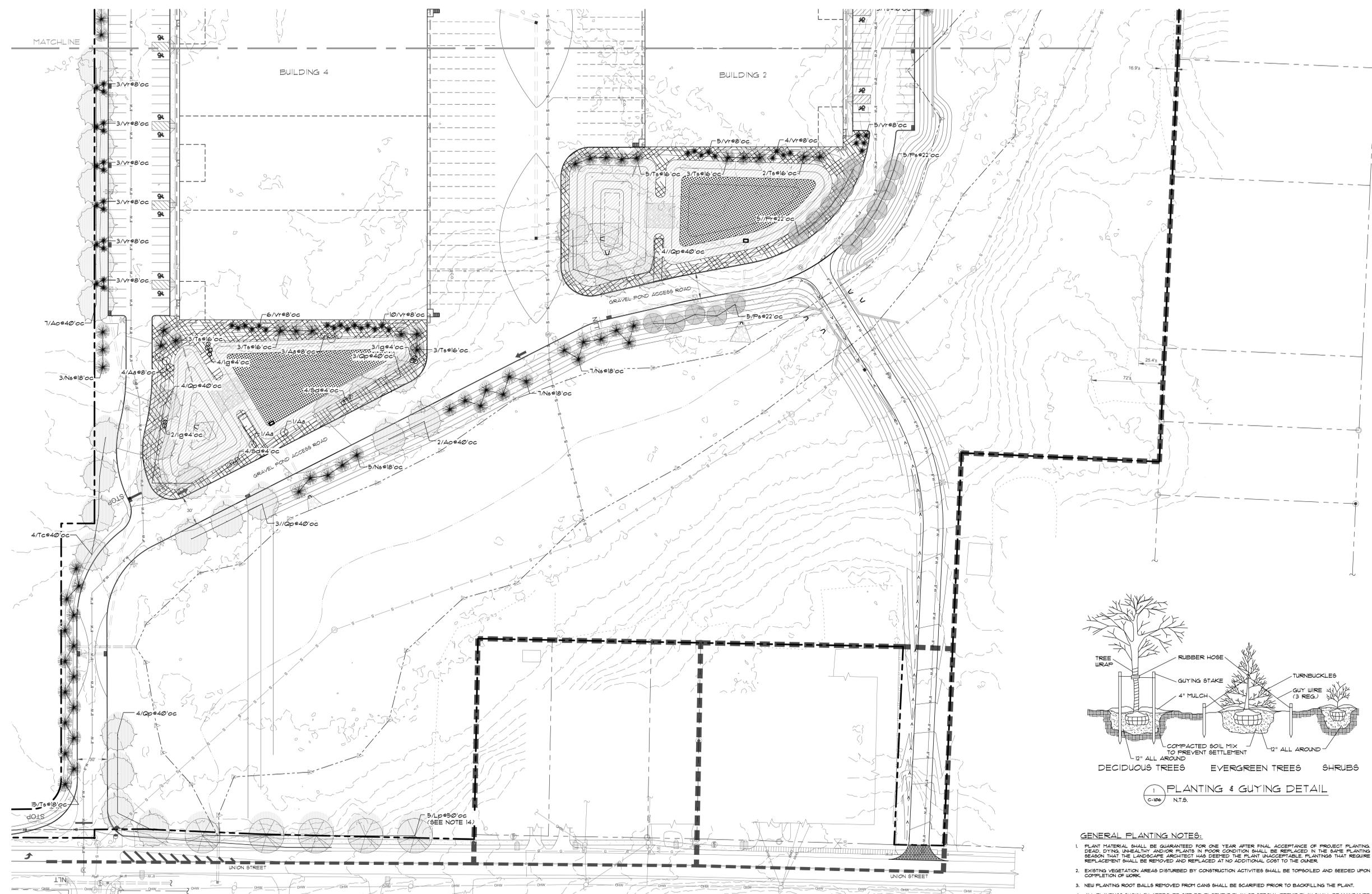
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SITE PLAN

KSH ROUTE 211 DEVELOPMENT
UNION STREET
VILLAGE OF MONTGOMERY
ORANGE COUNTY, NEW YORK

| | | | |
|-----------|----------------|-----------|-------------|
| JOB #: | 1281.01 | DRAWN BY: | ZS |
| DATE: | 12/10/2021 | SCALE: | 1" = 40' |
| REVISION: | 8 - 05/12/2023 | TAX LOT: | 211-1-29.22 |

C-102



1 PLANTING & GUYING DETAIL
C-106 N.T.S.

GENERAL PLANTING NOTES:

- PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE OF PROJECT PLANTING. DEAD, DYING, UNHEALTHY, AND/OR PLANTS IN POOR CONDITION SHALL BE REPLACED IN THE SAME PLANTING SEASON THAT THE LANDSCAPE ARCHITECT HAS DETERMINED THE PLANT UNACCEPTABLE PLANTINGS THAT REQUIRE REPLACEMENT SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- EXISTING VEGETATION AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE TOPSOILED AND BEEDDED UPON COMPLETION OF WORK.
- NEW PLANTING ROOT BALLS REMOVED FROM CANS SHALL BE SCARIFIED PRIOR TO BACKFILLING THE PLANT.
- ALL PLANTINGS SHOWN ON APPROVED SITE DEVELOPMENT PLAN OR SPECIAL PERMIT PLAN SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF CONSTRUCTION AND PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT GROWING SEASON.
- CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN (7) CALENDAR DAYS OF NOTICE TO PROCEED.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND OBTAIN AS-BUILT INFORMATION. DRAWINGS WERE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN (7) CALENDAR DAYS OF NOTICE TO PROCEED OF ANY DISCREPANCIES.
- CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES AND OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE IN WRITING PRIOR TO INITIATING OPERATIONS.
- TYPICALLY SHRUBS AND GROUNDCOVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING). PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED ON THE PLANT LIST.
- CONTRACTOR SHALL FIELD STAKE THE LOCATIONS OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ANY CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
- ALL TREES PLANTED IN LAWN AREA SHALL RECEIVE A 4' DIAMETER MULCH RING AT A DEPTH OF 4".
- PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND SPECIFICATIONS FOR FURTHER AND COMPLETE INSTRUCTIONS.
- PLANT UP TO FIVE (5) LONDON PLANE TREES ALONG UNION AVE ROW TO SUPPLEMENT EXISTING VEGETATION. LOCATIONS TO BE DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT IN THE FIELD.

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| DRAWING STATUS | ISSUE DATE: |
|---|-------------|
| THIS SHEET IS PART OF THE PLAN SET ISSUED FOR | 05/12/2023 |
| CONCEPT APPROVAL | N/A OF N/A |
| PLANNING BOARD APPROVAL | 12 OF 16 |
| COCDON REALTY SUBDIVISION APPROVAL | N/A OF N/A |
| COCDON WATERMAIN EXTENSION APPROVAL | N/A OF N/A |
| NYSDEC APPROVAL | N/A OF N/A |
| NYSDOT APPROVAL | N/A OF N/A |
| FOR BID | N/A OF N/A |
| FOR CONSTRUCTION | N/A OF N/A |

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STEVEN T. ESPOSITO, R.L.A.
NEW YORK LICENSE # 001169

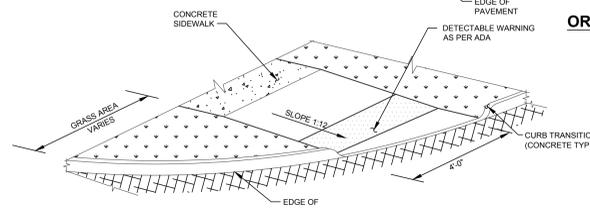
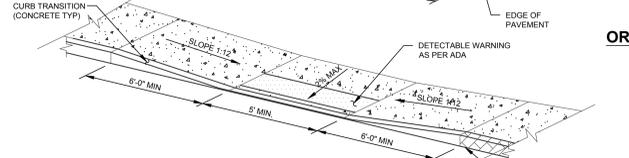
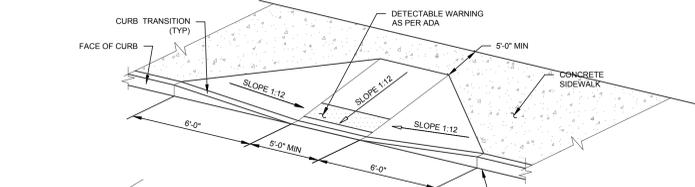
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LANDSCAPE PLAN & DETAILS

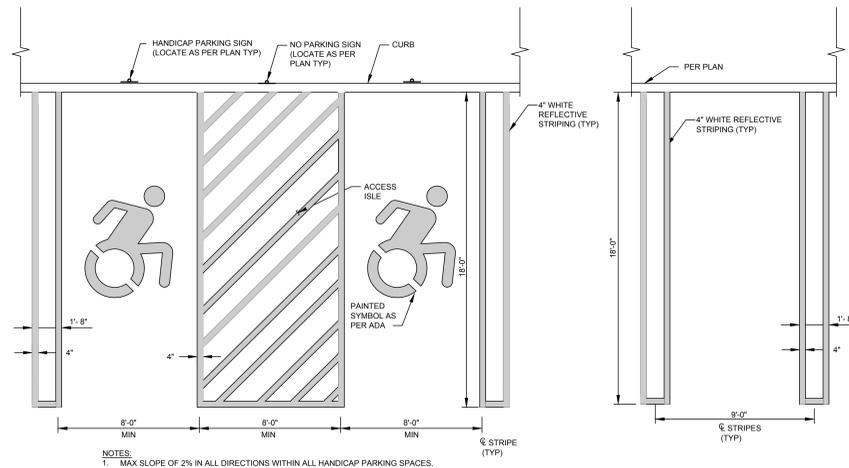
KSH ROUTE 211 DEVELOPMENT
UNION STREET
VILLAGE OF MONTGOMERY
ORANGE COUNTY, NEW YORK

JOB #: 1281.01 DRAWN BY: ZS
DATE: 12/10/2021 SCALE: 1" = 40'
REVISION: 8 - 05/12/2023 TAX LOT: 211-1-29-22

C-111

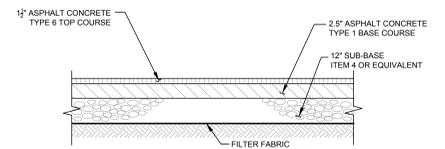


HANDICAMP RAMP
SCALE: N.T.S.

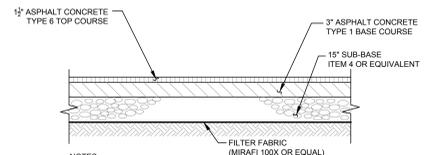


HANDICAP PARKING SPACES
SCALE: N.T.S.

PARKING SPACE
SCALE: N.T.S.



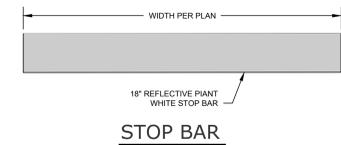
PARKING PAVEMENT SECTION
SCALE: N.T.S.



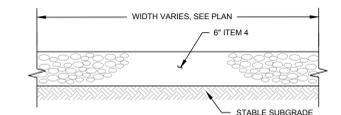
ROADWAY PAVEMENT SECTION
SCALE: N.T.S.

| SIGN | TEXT | M.U.T.C.D. No. | SIZE OF SIGN | TYPE OF MOUNT | DESCRIPTION |
|------|---------------------|----------------|--------------|---------------|---|
| NP | NO PARKING ANY TIME | P1-1C | 12' x 18" | GR MTD | WHITE BACKGROUND RED LETTERING |
| STOP | STOP | R1-1C | 36" x 36" | GR MTD | RED BACKGROUND WHITE LEGEND |
| HC | RESERVED PARKING | M12-1 | 18" x 24" | GR MTD | BLUE BACKGROUND BLACK SYMBOL WHITE LETTERING |
| NTT | NO TRUCK TRAFFIC | R14-3RA9 | 18" x 24" | GR MTD | WHITE BACKGROUND BLACK LETTERING |
| NLT | NO LEFT TURN | K2-0783 | 30" x 30" | GR MTD | WHITE BACKGROUND RED & BLACK SYMBOL BLACK LETTERING |
| | ALL TRUCKS | K2-0782-L | 18" x 24" | GR MTD | WHITE BACKGROUND BLACK SYMBOL BLACK LETTERING |

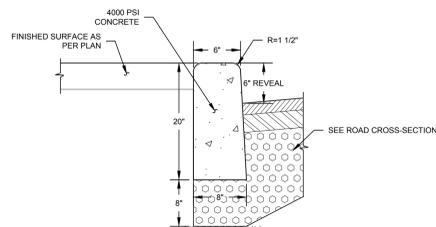
SIGN SCHEDULE
SCALE: N.T.S.



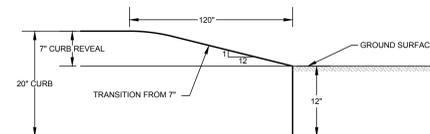
STOP BAR
SCALE: N.T.S.



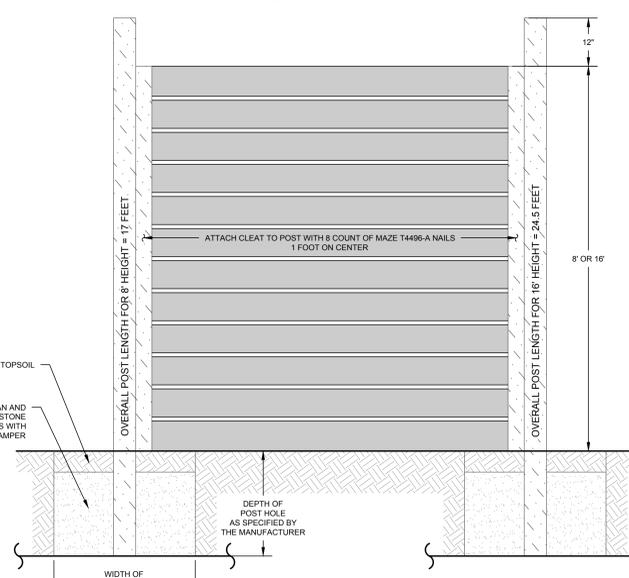
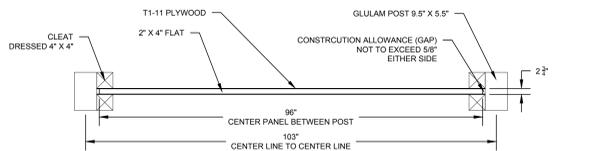
GRAVEL POND ACCESS SECTION
SCALE: N.T.S.



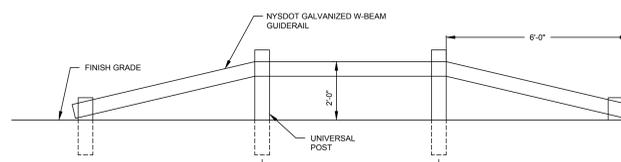
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SCALE: N.T.S.



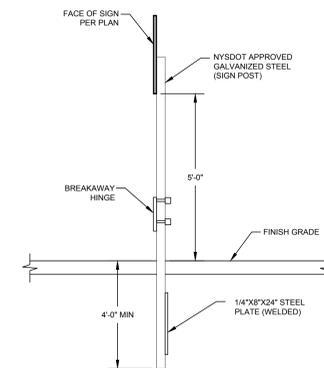
CONCRETE CURB TERMINATION
SCALE: N.T.S.



PLYWALL® SOUND BARRIER
SCALE: N.T.S.



NYS DOT W-BEAM GUIDE RAIL
SCALE: N.T.S.



SIGN POST
SCALE: N.T.S.

| No. | DATE | DESCRIPTION |
|-----|----------|------------------------------------|
| 1 | 01/14/22 | REVISED PER PB COMMENTS 12/15/2021 |
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| 3 | 06/10/22 | REVISED PER PB COMMENTS |
| 4 | 09/16/22 | REVISED PER PB COMMENTS |
| 5 | 12/02/22 | REVISED PER PB COMMENTS 09/23/2022 |
| 6 | 03/10/23 | REVISED PER PB & PUBLIC COMMENTS |
| 7 | 04/14/23 | REVISED PER PB & PUBLIC COMMENTS |
| 8 | 05/12/23 | REVISED PER PB & PUBLIC COMMENTS |

| DRAWING STATUS | | ISSUE DATE: |
|---|------------------------------------|-------------|
| THIS SHEET IS PART OF THE PLAN SET ISSUED FOR | | 05/12/2023 |
| <input type="checkbox"/> | CONCEPT APPROVAL | N/A OF N/A |
| <input checked="" type="checkbox"/> | PLANNING BOARD APPROVAL | 16 OF 16 |
| <input type="checkbox"/> | OCODH REALTY SUBDIVISION APPROVAL | N/A OF N/A |
| <input type="checkbox"/> | OCODH WATERMAIN EXTENSION APPROVAL | N/A OF N/A |
| <input type="checkbox"/> | NYSDEC APPROVAL | N/A OF N/A |
| <input type="checkbox"/> | NYSOT APPROVAL | N/A OF N/A |
| <input type="checkbox"/> | OTHER | N/A OF N/A |
| <input type="checkbox"/> | FOR BID | N/A OF N/A |
| <input type="checkbox"/> | FOR CONSTRUCTION | N/A OF N/A |

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| DATE: | 12/09/2021 | SCALE: | AS NOTED |
| REVISION: | 8 - 05/12/2023 | TAX LOT: | 211-1-29-22 |

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