

LEGEND

	BUILDING LINE		STORM WATER MANAGEMENT BOUNDARY
	BUILDING ROOF LINE		ADJACENT PROPERTY LINE
	EDGE OF PAVEMENT LINE		EXISTING PROPERTY LINE
	CURB LINE		EXISTING BUILDING LINE
	MUNICIPAL BOUNDARY		EXISTING CURB LINE
	GRAVEL DRIVEWAY LINE		EXISTING EDGE OF PAVEMENT LINE
	EASEMENT LINE		LIMIT OF ACQE WETLAND
	BUILDING SETBACK LINES		EXISTING CHAINLINK FENCE LINES
	GUIDERAIL LINES		EXISTING STOCKADE FENCE LINES
	RETAINING WALL LINES		EXISTING WOODRAIL FENCE LINES
	PARKING STALL STRIPE		
	PARKING PAVEMENT SECTION		
	EDGE OF SIDEWALK LINES		
	LIMIT OF WETLAND MITIGATION LINE		
	PROPERTY LINE		
	STRIPING LINE		

BULK REQUIREMENTS

VILLAGE OF MONTGOMERY - ZONING DISTRICT I-1 & I-2
PROPOSED USE: WAREHOUSE / OFFICE

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	40,000 SF	± 1,475,464 SF
LOT WIDTH	150 FEET	889.1 FEET
FRONT YARD ABUTTING RESIDENTIAL *	120 FEET	329.2 FEET
REAR YARD	50 FEET	59.1 FEET
SIDE YARD (ONE / BOTH)	30 / 60 FEET	86.0 / 419.5 FEET
SIDE YARD ABUTTING RESIDENTIAL *	100 FEET	333.5 FEET
MAXIMUM ALLOWABLE		
BUILDING HEIGHT	35 FT	45 FT **
LOT COVERAGE (BUILDINGS)	30 %	19.0 %
NOTES		
* BUILDING SETBACKS FROM RESIDENTIALLY ZONED PROPERTIES IS INCREASED BY 70'		
** VARIANCE REQUIRED FOR MAXIMUM BUILDING HEIGHT		

PARKING CALCULATIONS

CAR PARKING SPACE REQUIREMENTS:

REQUIRED: WAREHOUSE: 1 SPACE PER 2,000 SQ. FT. OF FLOOR AREA
OFFICE: 1 SPACE PER 200 SQ. FT. OF FLOOR AREA

PARKING CALCULATIONS FOR WAREHOUSE USE
TOTAL WAREHOUSE FLOOR AREA: 268,000 SQ. FT.
268,000 SQ. FT. X (1/2000) = 134 SPACES

PARKING CALCULATIONS FOR OFFICE USE
TOTAL OFFICE FLOOR AREA: 12,000 SQ. FT.
12,000 SQ. FT. X (1/200) = 60 SPACES

COMBINED PARKING REQUIREMENTS
TOTAL SPACES REQUIRED FOR SITE: 134 + 60 = 194 SPACES
TOTAL SPACES PROVIDED: 266 SPACES

TRUCK LOADING SPACE REQUIREMENTS:

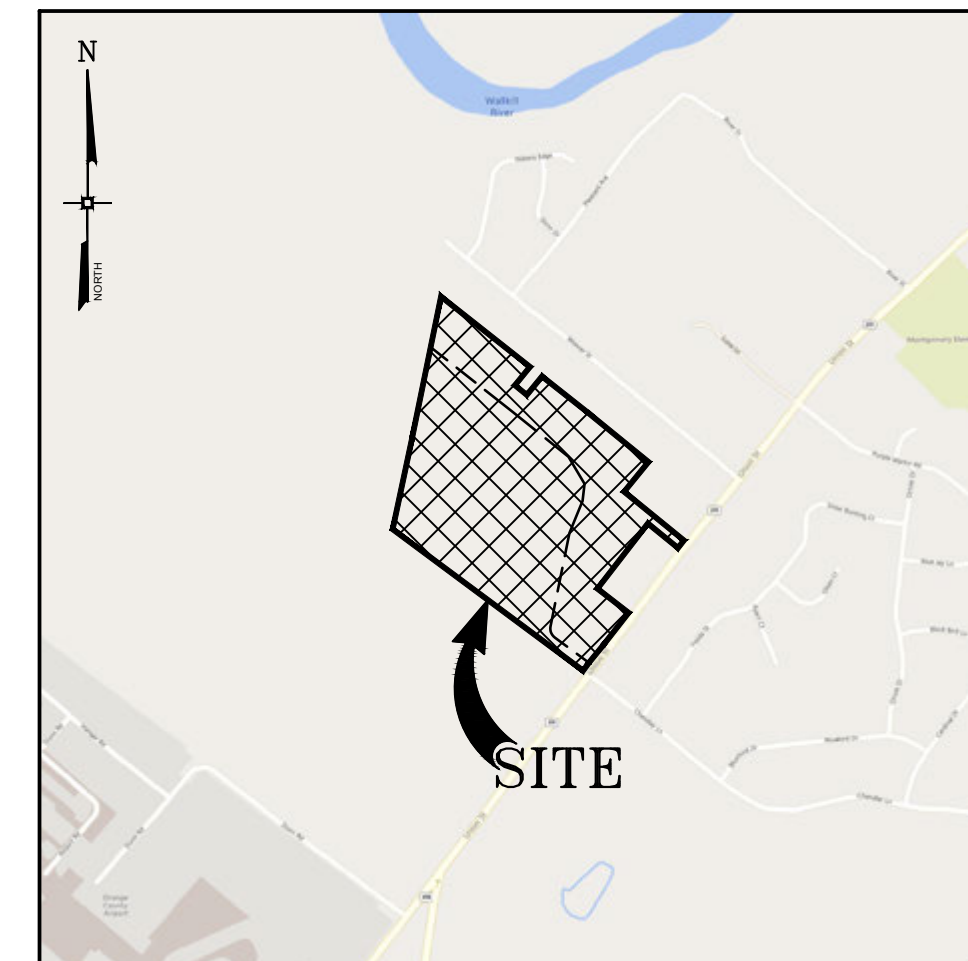
REQUIRED: 2 SPACES FOR THE FIRST 40,000 SQ. FT. AND 1 ADDITIONAL SPACE PER EACH ADDITIONAL 40,000 SQ. FT. OF FLOOR AREA

BUILDING 1: 60,000 SQ. FT.
(40,000 SQ. FT. X (2/40000)) + (20,000 SQ. FT. X (1/40000)) = 2.5 SPACES
TRUCK SPACES REQUIRED: 3
TRUCK SPACES PROVIDED: 6

BUILDING 2: 60,000 SQ. FT.
(40,000 SQ. FT. X (2/40000)) + (20,000 SQ. FT. X (1/40000)) = 2.5 SPACES
TRUCK SPACES REQUIRED: 3
TRUCK SPACES PROVIDED: 6

BUILDING 3: 80,000 SQ. FT.
(40,000 SQ. FT. X (2/40000)) + (40,000 SQ. FT. X (1/40000)) = 3 SPACES
TRUCK SPACES REQUIRED: 3
TRUCK SPACES PROVIDED: 6

BUILDING 4: 80,000 SQ. FT.
(40,000 SQ. FT. X (2/40000)) + (40,000 SQ. FT. X (1/40000)) = 3 SPACES
TRUCK SPACES REQUIRED: 3
TRUCK SPACES PROVIDED: 6



LOCATION MAP
SCALE: 1" = 1000'

LIST OF DRAWINGS

DRAWING #	TITLE	SHEET #
C-100	OVERALL PLAN	1
C-101	SITE PLAN	2
C-102	SITE PLAN	3
C-103	GRADING, DRAINAGE & UTILITY PLAN	4
C-104	GRADING, DRAINAGE & UTILITY PLAN	5
C-105	PHASING PLAN	6
C-106	EROSION & SEDIMENT CONTROL PLAN	7
C-107	EROSION & SEDIMENT CONTROL PLAN	8
C-108	LIGHTING PLAN	9
C-109	LIGHTING PLAN	10
C-110	LANDSCAPE PLAN AND DETAILS	11
C-111	LANDSCAPE PLAN AND DETAILS	12
C-301	DETAILS	13
C-302	DETAILS	14
C-303	DETAILS	15

GENERAL NOTES

- TAX MAP IDENTIFICATION NUMBER: SECTION 211, BLOCK 1, LOT 29.22
- TOTAL AREA OF SUBJECT PARCEL: ± 33.87 ACRES.
- BOUNDARY AND PLANIMETRIC INFORMATION BASED UPON A SURVEY DATED OCTOBER 10, 2018 AS PREPARED BY ENGINEERING & SURVEYING PROPERTIES, P.C.
- THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES, P.C. FROM USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEM) AS DERIVED FROM 2012 SOURCE DATA. THE DEMS WERE PROVIDED BY NYS GIS OFFICE AND CORRESPOND TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- OWNER/APPLICANT: ROUTE 211 OWNER, LLC
266 BROADWAY, SUITE 403
BROOKLYN, NEW YORK 11211
- WETLAND FLAGS AND BOUNDARIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD EVALUATION PERFORMED BY PETER TORGERSEN ON OCTOBER 15, 2018, AND GPS LOCATED BY ENGINEERING AND SURVEYING PROPERTIES, P.C. ON OCTOBER 18, 2018.
- WETLAND DISTURBANCE AREA SHOWN WERE TAKEN FROM A MAP ENTITLED "WETLAND DELINEATION AND PROJECT PLAN" BY ENVIRONMENTAL COMPLIANCE SERVICES INC. DATED SEPTEMBER 9, 2005.
- EXISTING ACQE WETLAND DISTURBANCE: ±0.086 ACRES
PROPOSED ACQE WETLAND DISTURBANCE: ±0.120 ACRES
TEMPORARY ACQE WETLAND DISTURBANCE: ±0.022 ACRES
TOTAL ACQE WETLAND DISTURBANCE: ±0.238 ACRES
- THIS PROJECT HAS INDICATED THE INTENTION TO PROVIDE ADEQUATE FIRE FLOW BY THE PROPOSED INSTALLATION OF SPRINKLER SYSTEMS MEETING NFPA REQUIREMENTS, AND IS THEREFORE CONSIDERED EXEMPT FROM THE NEEDED FIRE FLOW GUIDELINES OF THE INSURANCE SERVICES OFFICE (ISO). THE PROPOSED SPRINKLER SYSTEM DESIGN HAS NOT BEEN EVALUATED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH FOR COMPLIANCE WITH NFPA REQUIREMENTS.
- THE OWNER WILL NOTIFY THE NEIGHBOR OF THE ENCROACHMENTS ON THE PROPERTY. NO ACTION WILL BE TAKEN UNLESS WRITTEN NOTICE IS PROVIDED BY THE OWNER.
- FOR ALL WORK WITHIN THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SEE PLANS BY CREIGHTON MANNING ENGINEERING LLC.
- CONSERVATION EASEMENT TO BE GRANTED TO THE VILLAGE OF MONTGOMERY.
- PRIOR TO CONSTRUCTION THE WETLAND BOUNDARIES IN THE VICINITY OF ANY PROPOSED WORK SHALL BE CLEARLY MARKED IN THE FIELD WITH ORANGE CONSTRUCTION FENCING TO AVOID UNNECESSARY DISTURBANCES.
- NO OPEN STORAGE IS ALLOWED. ALL ITEMS AND MATERIALS SHALL BE STORED COMPLETELY WITHIN THE CONFORES OF THE WAREHOUSE BUILDINGS.
- STORAGE OF TOXIC, EXPLOSIVE, FLAMMABLE OR OTHERWISE DANGEROUS AND NOXIOUS MATERIALS THAT ARE INCOMPATIBLE WITH THE PUBLIC HEALTH AND SAFETY OR THAT MAY POSE A RISK TO GROUNDWATER OR OTHER CONTAMINATION SHALL BE PROHIBITED.
- TOTAL DISTURBANCE AREA: ±21.23 ACRES



- Call Before You Dig
 - Wait The Required Time
 - Confirm Utility Response
 - Respect The Marks
 - Dig With Care
- Dial: 811
www.udig.org

No.	DATE	DESCRIPTION
1	01/14/22	REVISED PER PB COMMENTS 12/15/2021
2	05/13/22	REVISED LAYOUT PER TRAFFIC STUDY
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

DRAWING STATUS	ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	12/02/2022
<input type="checkbox"/> CONCEPT APPROVAL	N/A OF N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	1 OF 15
<input type="checkbox"/> OCDDH REALTY SUBDIVISION APPROVAL	N/A OF N/A
<input type="checkbox"/> OCDDH 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

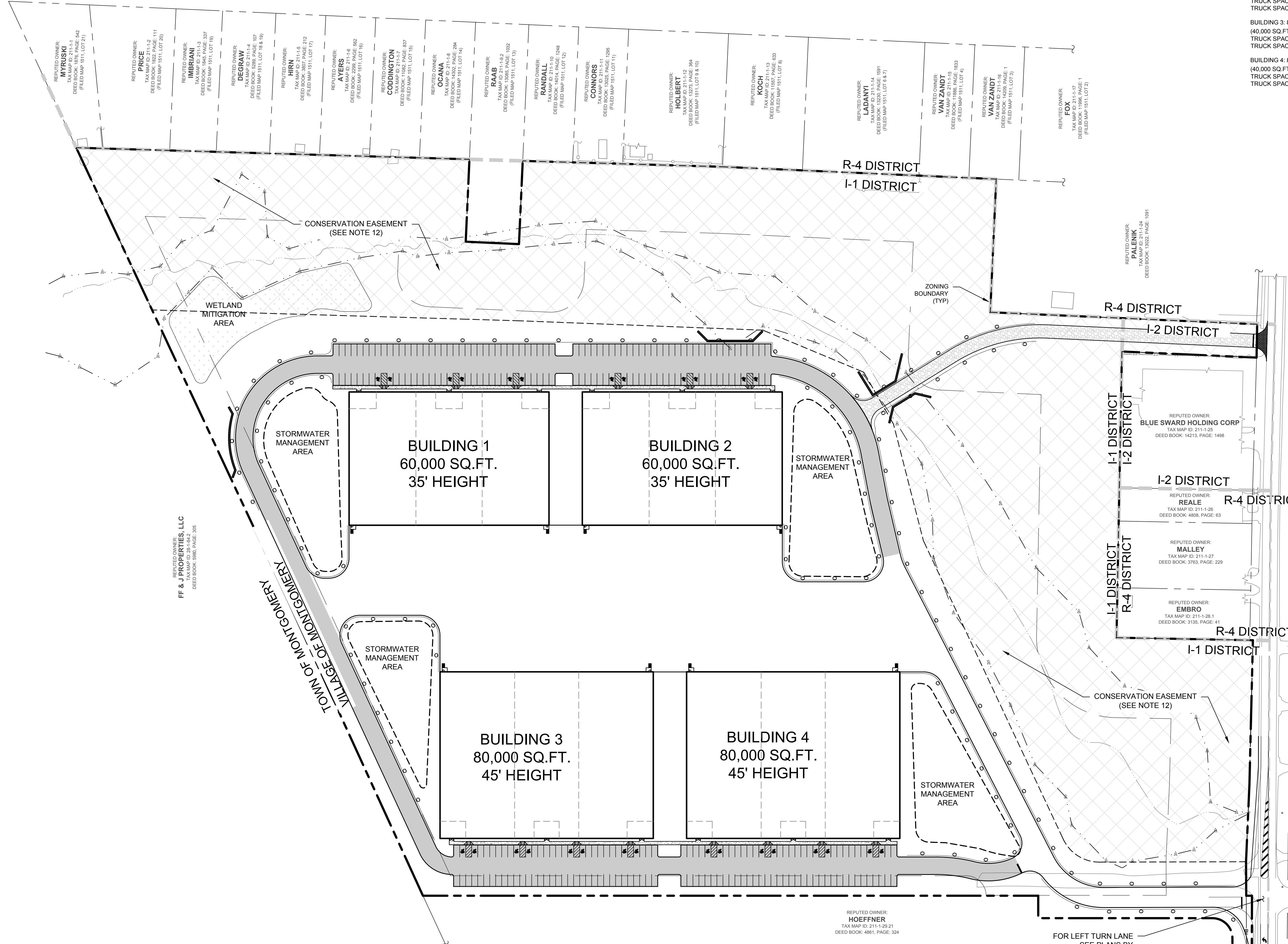
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ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE # 071701

1 inch = 60 ft.



ENGINEERING & SURVEYING PROPERTIES
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MONTGOMERY OFFICE
71 CLINTON STREET
MONTGOMERY, NY 12549
Ph: (845) 457-7727
WWW.EP-PC.COM

OVERALL PLAN

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

JOB #: 1281.01
DATE: 12/10/2021
REVISION: 5 - 12/02/2022

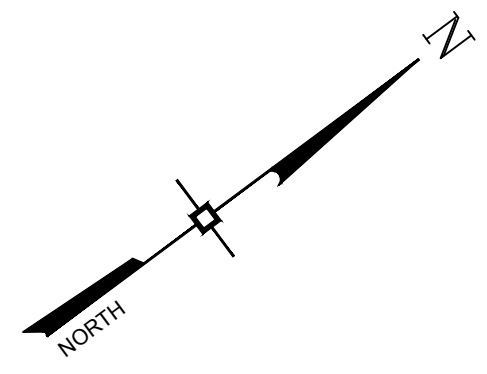
DRAWN BY: ZS
SCALE: 1" = 60'
TAX LOT: 211-1-29.22

O-100

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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		
	GUIDERAIL 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)

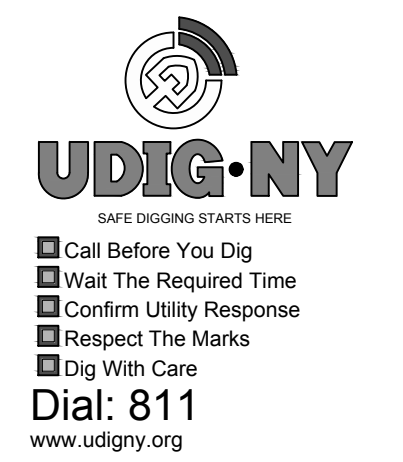
REPUTED OWNER:
OCANA
TAX MAP ID: 211-1-8
DEED BOOK: 14302, PAGE: 284
(FILED MAP 1511, LOT 14)

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)



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<input type="checkbox"/> CONCEPT APPROVAL	SHEET NUMBER
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	N/A OF N/A
<input type="checkbox"/> OCODH REALTY SUBDIVISION APPROVAL	2 OF 15
<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"/> NYSDEC APPROVAL	N/A OF N/A
<input type="checkbox"/> NYSDEC APPROVAL	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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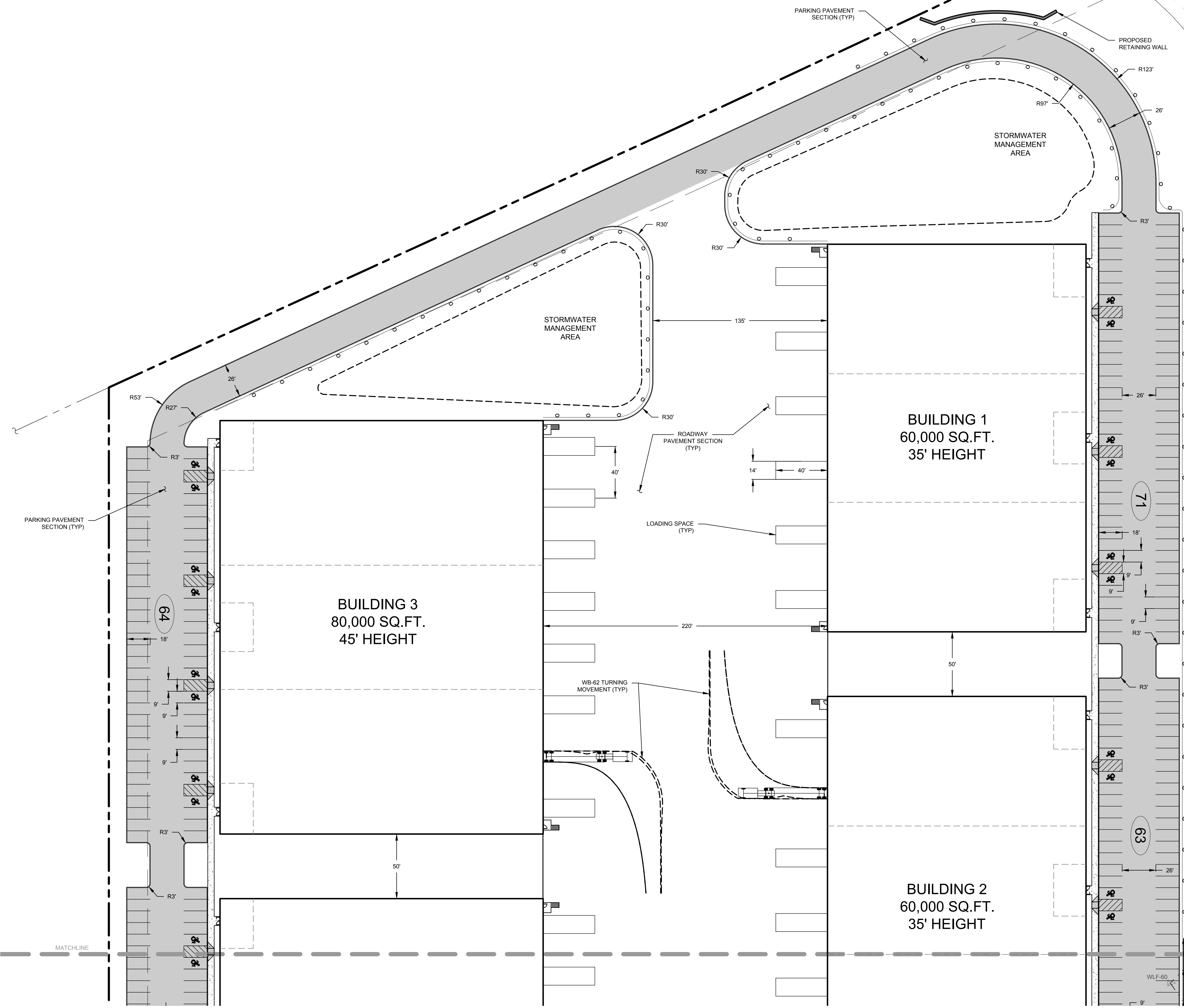
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SITE PLAN

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:	5 - 12/02/2022	TAX LOT:	211-1-29.22

C-101



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

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

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

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:
EMBRIO
TAX MAP ID: 211-1-28, 1
DEED BOOK: 3135, PAGE: 41

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

REPUTED OWNER:
REALE
TAX MAP ID: 211-1-26
DEED BOOK: 4908, PAGE: 63

REPUTED OWNER:
BLUE SWARD HOLDING CORP
TAX MAP ID: 211-1-25
DEED BOOK: 14213, PAGE: 1488



No.	DATE	DESCRIPTION
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	SHEET NUMBER	
<input type="checkbox"/>	CONCEPT APPROVAL	N/A OF N/A
<input checked="" type="checkbox"/>	PLANNING BOARD APPROVAL	3 OF 15
<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"/>	NYSDOT 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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RWS

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

1 inch = 40 ft.

LEGEND			
[Solid Line]	BUILDING LINE	[Dashed Line]	STORM WATER MANAGEMENT LINE
[Dashed Line]	BUILDING ROOF LINE	[Dashed Line]	ADJACENT PROPERTY LINE
[Dashed Line]	EDGE OF PAVEMENT LINE	[Dashed Line]	EXISTING PROPERTY LINE
[Dashed Line]	CURB LINE	[Dashed Line]	EXISTING BUILDING LINE
[Dashed Line]	GRAVEL DRIVEWAY LINE	[Dashed Line]	EXISTING CURB LINE
[Dashed Line]	EASEMENT LINE	[Dashed Line]	EXISTING EDGE OF PAVEMENT LINE
[Dashed Line]	BUILDING SETBACK LINES	[Dashed Line]	LIMIT OF ACOE WETLAND
[Dashed Line]	GUIDERAIL LINES	[Dashed Line]	EXISTING CHAINLINK FENCE LINES
[Dashed Line]	RETAINING WALL LINES	[Dashed Line]	EXISTING STOCKADE FENCE LINES
[Dashed Line]	PARKING STALL STRIPE	[Dashed Line]	EXISTING WOODRAIL FENCE LINES
[Dashed Line]	PARKING PAVEMENT SECTION	[Dashed Line]	EXISTING MOW LINE
[Dashed Line]	EDGE OF SIDEWALK LINES	[Dashed Line]	EXISTING OVERHEAD UTILITY LINES
[Dashed Line]	LIMIT OF WETLAND MITIGATION LINE	[Dashed Line]	
[Dashed Line]	PROPERTY LINE	[Symbol]	WETLAND FLAG LOCATION AND DESIGNATION
[Dashed Line]	STRIPING LINE	[Symbol]	UTILITY POLE

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SITE PLAN

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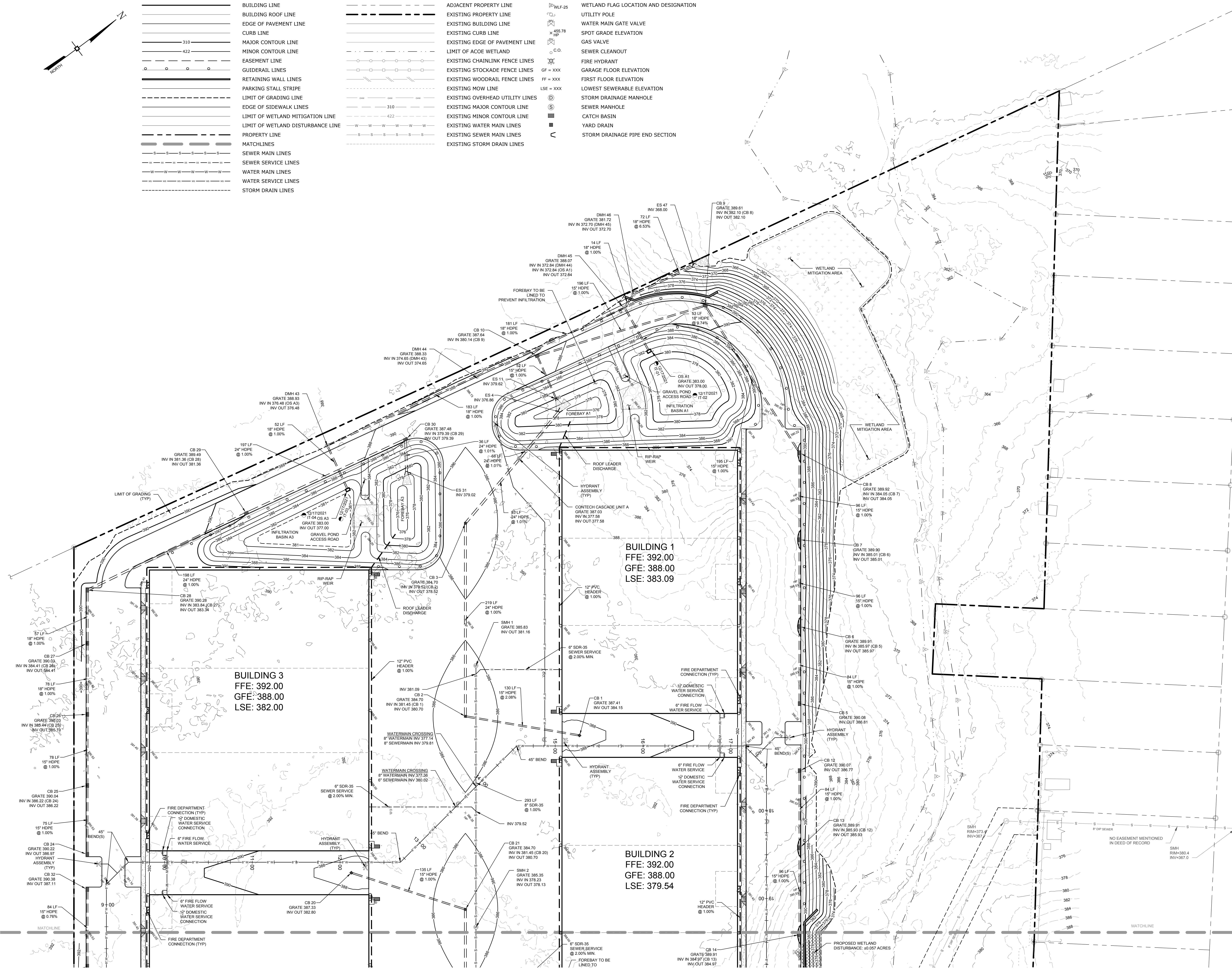
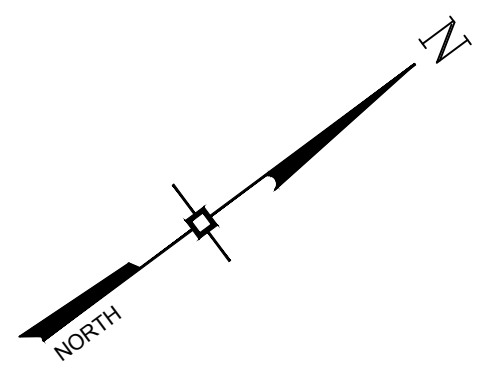
JOB #:	1281.01	DRAWN BY:	ZS
DATE:	12/10/2021	SCALE:	1" = 40'
REVISION:	5 - 12/02/2022	TAX LOT:	211-1-29-22

C-102

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LEGEND

	BUILDING LINE		ADJACENT PROPERTY LINE		WETLAND FLAG LOCATION AND DESIGNATION
	BUILDING ROOF LINE		EXISTING PROPERTY LINE		UTILITY POLE
	EDGE OF PAVEMENT LINE		EXISTING BUILDING LINE		WATER MAIN GATE VALVE
	CURB LINE		EXISTING CURB LINE		SPOT GRADE ELEVATION
	MAJOR CONTOUR LINE		EXISTING EDGE OF PAVEMENT LINE		GAS VALVE
	MINOR CONTOUR LINE		LIMIT OF ACOE WETLAND		SEWER CLEANOUT
	EASEMENT LINE		EXISTING CHAINLINK FENCE LINES		FIRE HYDRANT
	GUIDERAIL LINES		EXISTING STOCKADE FENCE LINES		GARAGE FLOOR ELEVATION
	RETAINING WALL LINES		EXISTING WOODRAIL FENCE LINES		FIRST FLOOR ELEVATION
	PARKING STALL STRIPE		EXISTING MOW LINE		LOWEST SEWERABLE ELEVATION
	LIMIT OF GRADING LINE		EXISTING OVERHEAD UTILITY LINES		STORM DRAINAGE MANHOLE
	EDGE OF SIDEWALK LINES		EXISTING MAJOR CONTOUR LINE		SEWER MANHOLE
	LIMIT OF WETLAND MITIGATION LINE		EXISTING MINOR CONTOUR LINE		CATCH BASIN
	LIMIT OF WETLAND DISTURBANCE LINE		EXISTING WATER MAIN LINES		YARD DRAIN
	PROPERTY LINE		EXISTING SEWER MAIN LINES		STORM DRAINAGE PIPE END SECTION
	MATCHLINES		EXISTING STORM DRAIN LINES		
	SEWER MAIN LINES				
	SEWER SERVICE LINES				
	WATER MAIN LINES				
	WATER SERVICE LINES				
	STORM DRAIN LINES				



NOTES:
1. ALL ROOF LEADERS SHALL DISCHARGE TO THEIR CORRESPONDING POND FOREBAYS AS SHOWN ON THE PLANS.

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CONCEPT APPROVAL		N/A OF N/A
PLANNING BOARD APPROVAL		4 OF 15
OCODH REALTY SUBDIVISION APPROVAL		N/A OF N/A
OCODH WATERMAIN EXTENSION APPROVAL		N/A OF N/A
NYSDEC APPROVAL		N/A OF N/A
NYS DOT APPROVAL		N/A OF N/A
OTHER		N/A OF N/A
FOR BID		N/A OF N/A
FOR CONSTRUCTION		N/A OF N/A

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

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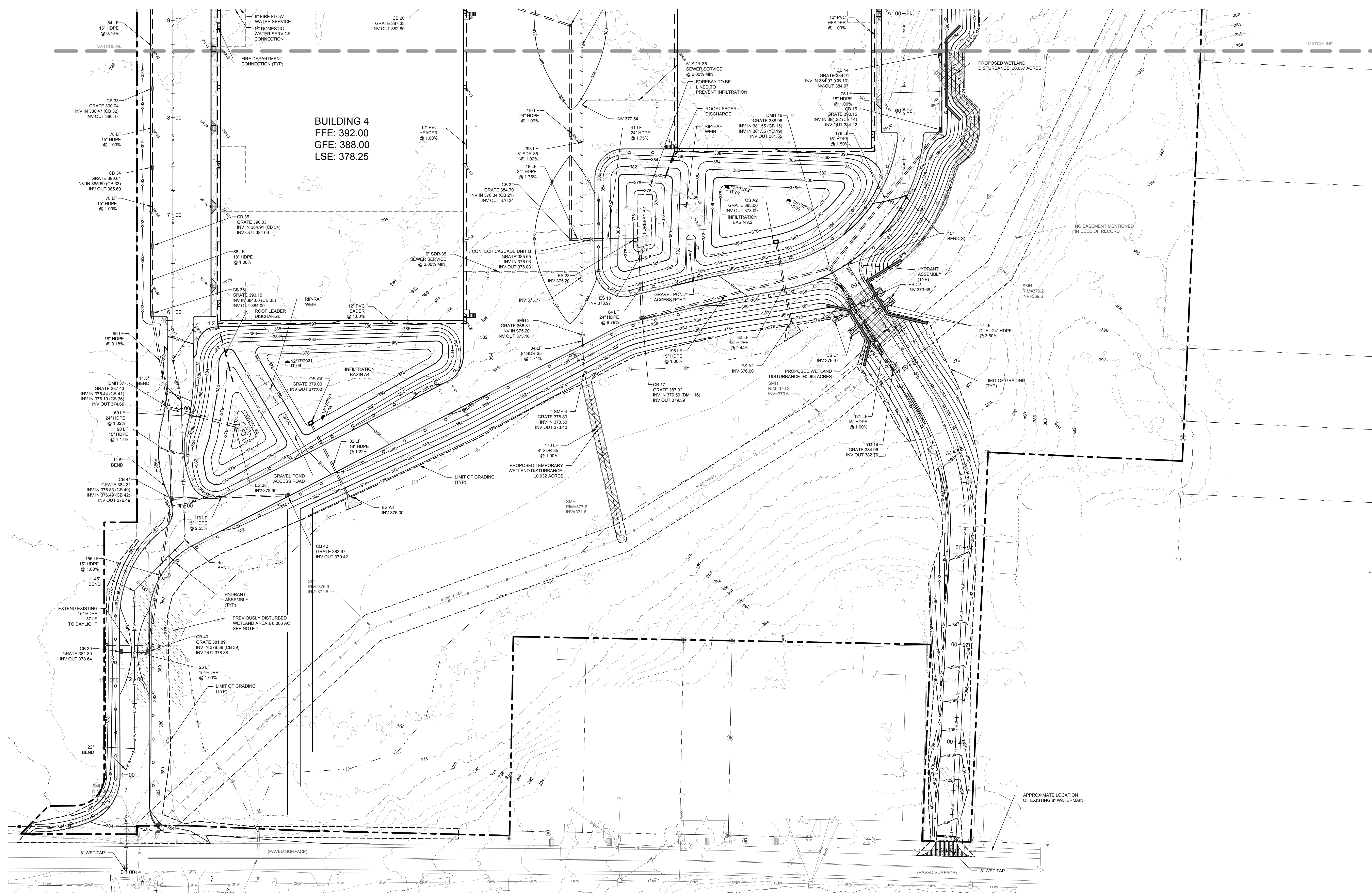
MONTGOMERY OFFICE
71 CLINTON STREET
MONTGOMERY, NY 12549
Ph: (845) 457-7727
WWW.EP-PC.COM

GRADING, DRAINAGE & UTILITY PLAN

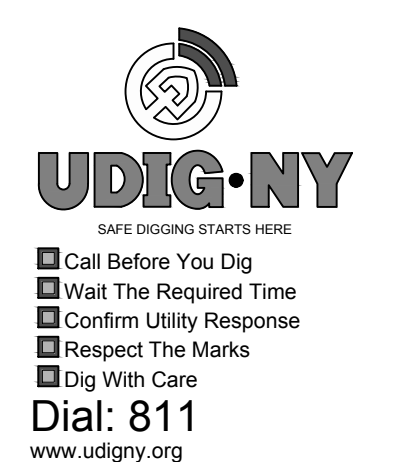
KSH ROUTE 211 DEVELOPMENT
UNION STREET
VILLAGE OF MONTGOMERY
ORANGE COUNTY, NEW YORK

JOB #: 1281.01 DRAWN BY: ZS
DATE: 12/10/2021 SCALE: 1" = 40'
REVISION: 5 - 12/02/2022 TAX LOT: 211-1-29-22

C-103



BUILDING 4
 FFE: 392.00
 GFE: 388.00
 LSE: 378.25



NOTES:
 1. ALL ROOF LEADERS SHALL DISCHARGE TO THEIR CORRESPONDING POND FOREBAYS ASH SHOWN ON THE PLANS.

No.	DATE	DESCRIPTION
1	01/14/22	REVISED PER PB COMMENTS 12/15/2021
2	05/13/22	REVISED LAYOUT PER TRAFFIC STUDY
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

DRAWING STATUS		ISSUE DATE:
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<input type="checkbox"/> CONCEPT APPROVAL	N/A OF N/A	SHEET NUMBER
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	5 OF 15	
<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"/> NYSDOT 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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[Signature]

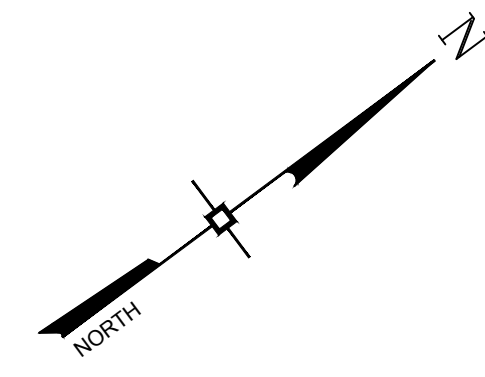
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ROSS WINGLOVITZ, P.E.
 NEW YORK LICENSE # 071701

LEGEND

	BUILDING LINE		ADJACENT PROPERTY LINE		WETLAND FLAG LOCATION AND DESIGNATION
	BUILDING ROOF LINE		EXISTING PROPERTY LINE		UTILITY POLE
	EDGE OF PAVEMENT LINE		EXISTING BUILDING LINE		WATER MAIN GATE VALVE
	CURB LINE		EXISTING CURB LINE		SPOT GRADE ELEVATION
	MAJOR CONTOUR LINE		EXISTING EDGE OF PAVEMENT LINE		GAS VALVE
	MINOR CONTOUR LINE		LIMIT OF ACOE WETLAND		SEWER CLEANOUT
	EASEMENT LINE		EXISTING CHAINLINK FENCE LINES		FIRE HYDRANT
	GUIDERAIL LINES		EXISTING STOCKADE FENCE LINES		GARAGE FLOOR ELEVATION
	RETAINING WALL LINES		EXISTING WOODRAIL FENCE LINES		FIRST FLOOR ELEVATION
	PARKING STALL STRIPE		EXISTING MOW LINE		LOWEST SEWERABLE ELEVATION
	LIMIT OF GRADING LINE		EXISTING OVERHEAD UTILITY LINES		STORM DRAINAGE MANHOLE
	EDGE OF SIDEWALK LINES		EXISTING MAJOR CONTOUR LINE		SEWER MANHOLE
	LIMIT OF WETLAND MITIGATION LINE		EXISTING MINOR CONTOUR LINE		CATCH BASIN
	LIMIT OF WETLAND DISTURBANCE LINE		EXISTING WATER MAIN LINES		YARD DRAIN
	PROPERTY LINE		EXISTING SEWER MAIN LINES		STORM DRAINAGE PIPE END SECTION
	MATCHLINES		EXISTING STORM DRAIN LINES		
	SEWER MAIN LINES		WATER SERVICE LINES		
	SEWER SERVICE LINES		STORM DRAIN LINES		
	WATER MAIN LINES				

CHANDLER LANE



ENGINEERING & SURVEYING PROPERTIES
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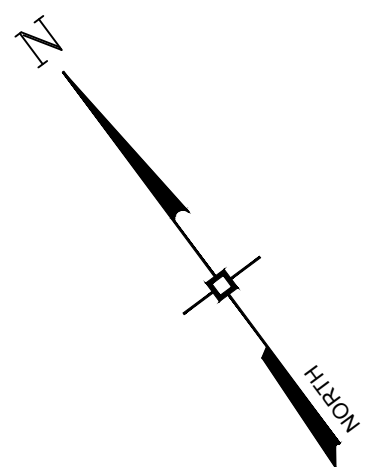
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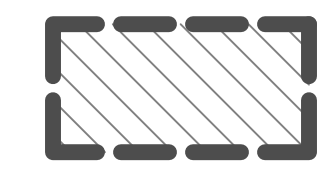
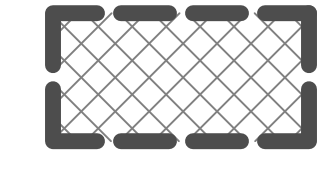
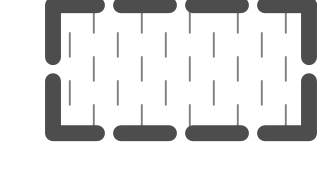

GRADING, DRAINAGE & UTILITY PLAN

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: 5 - 12/02/2022 TAX LOT: 211-1-29-22

C-104



-  PHASE 1
-  PHASE 2
-  PHASE 3
-  PHASE 4

DISTURBANCE AREA PER PHASE

PHASE 1	= 302,121 SQFT	= ± 7.23 AC
PHASE 2	= 199,720 SQFT	= ± 5.84 AC
PHASE 3	= 213,867 SQFT	= ± 4.91 AC
PHASE 4	= 201,727 SQFT	= ± 4.50 AC



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4	09/16/22	REVISED PER PB COMMENTS
5	12/02/22	REVISED PER PB COMMENTS 09/23/2022

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	6	OF 15
<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"/> NYSDOT 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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NEW YORK LICENSE # 071701

0 30 60 120
1 inch = 60 ft.

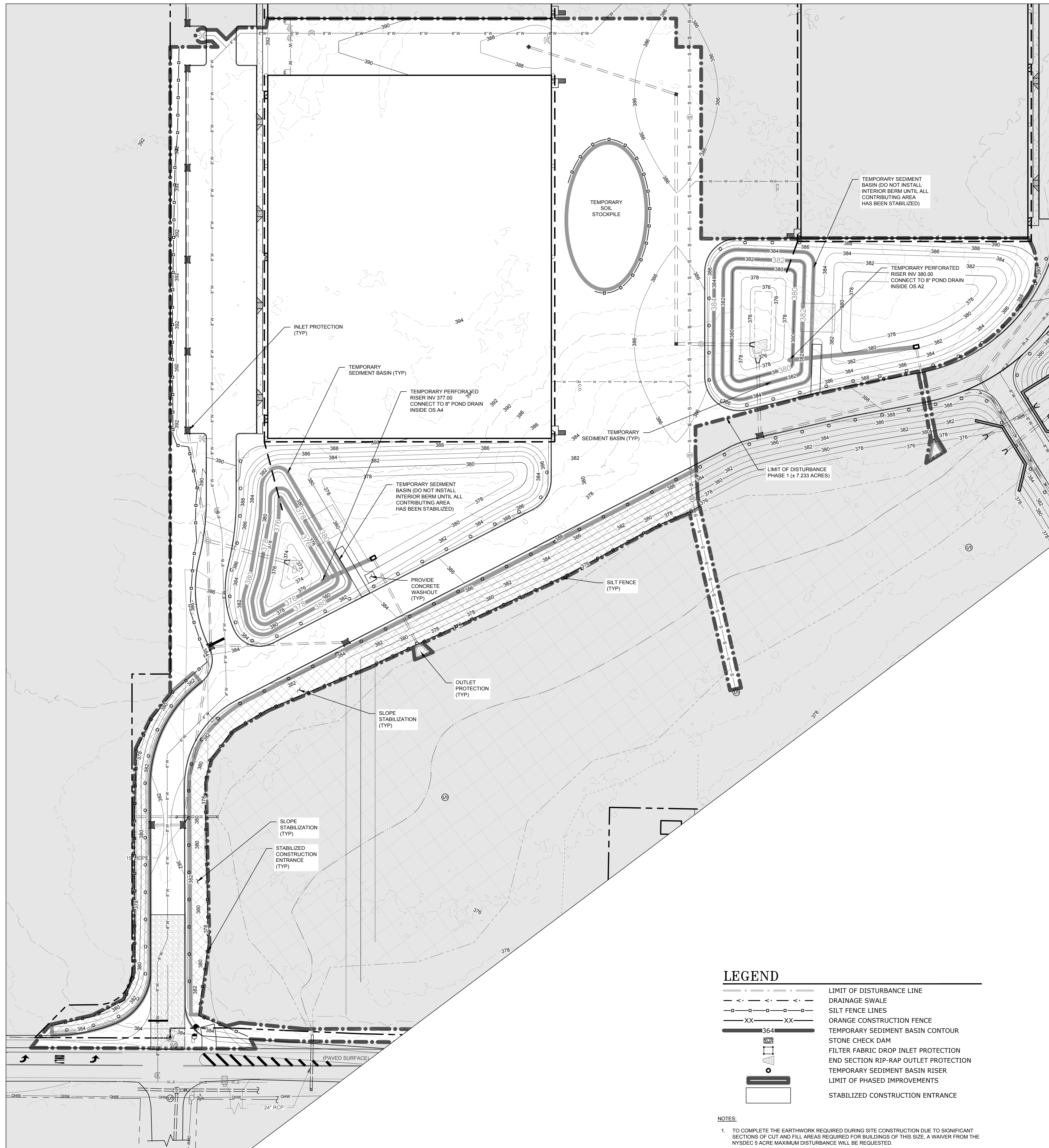
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PHASING PLAN
KSH ROUTE 211 DEVELOPMENT
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ORANGE COUNTY, NEW YORK

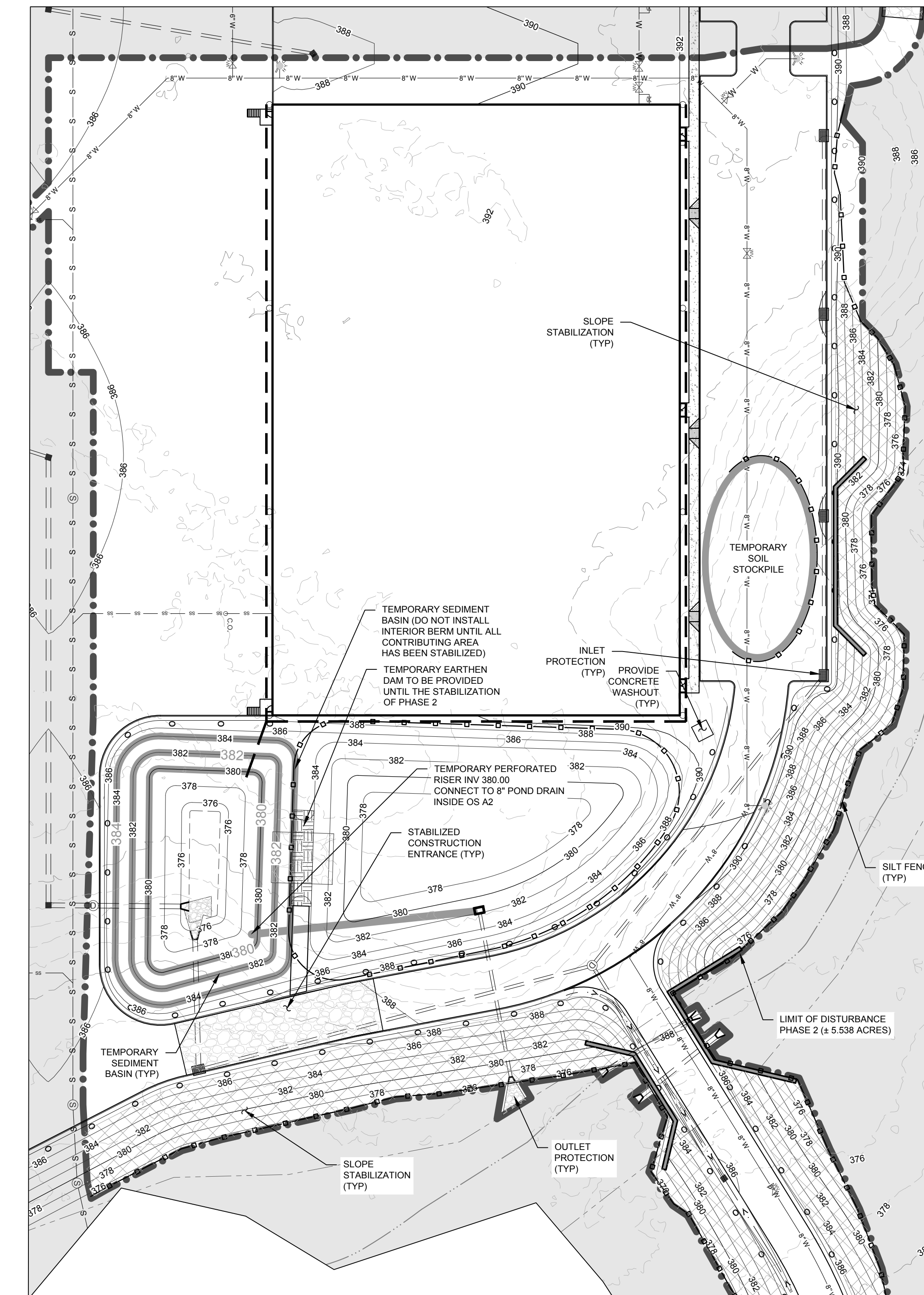
JOB #:	1281.01	DRAWN BY:	ZS
DATE:	12/10/2021	SCALE:	1" = 60'
REVISION:	5 - 12/02/2022	TAX LOT:	211-1-29-22

C-105



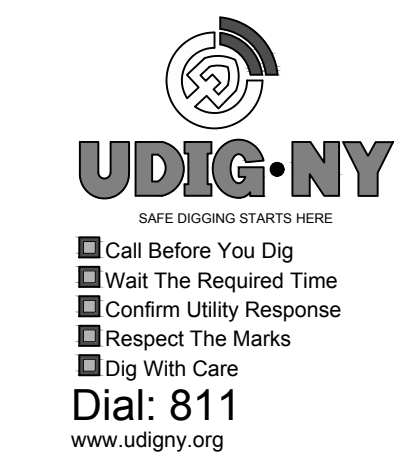
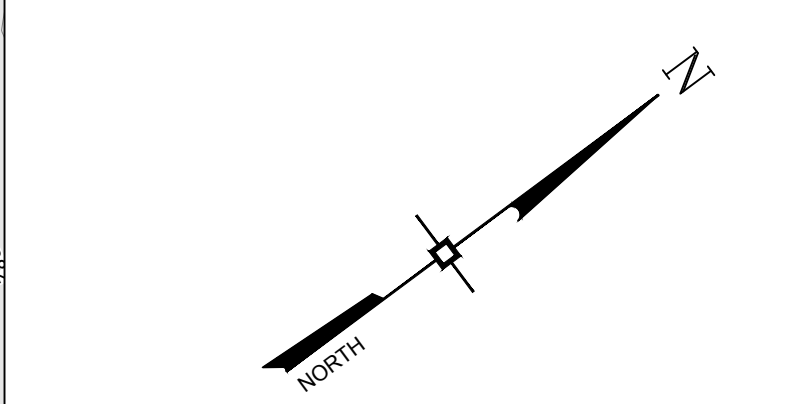
SCALE: 1" = 40'

PHASE 1 EROSION & SEDIMENT CONTROL PLAN



SCALE: 1" = 60'

PHASE 2 EROSION & SEDIMENT CONTROL PLAN



No.	DATE	DESCRIPTION
1	01/14/22	REVISED PER PB COMMENTS 12/15/2021
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DRAWING STATUS		ISSUE DATE:
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<input checked="" type="checkbox"/>	PLANNING BOARD APPROVAL	7 OF 15
<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"/>	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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Ros

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

40 0 20 40 80
1 inch = 40 ft.

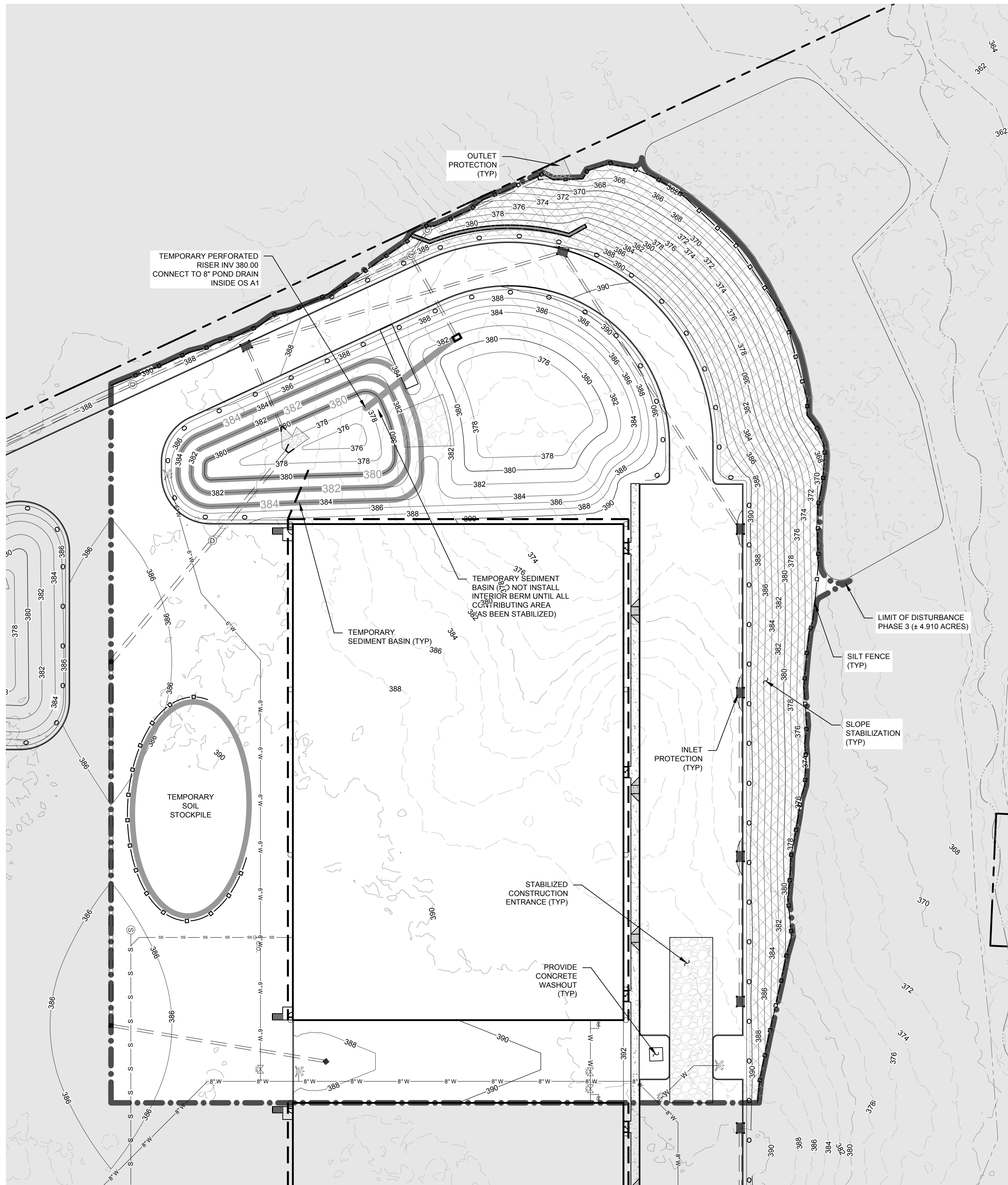
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EROSION & SEDIMENT CONTROL PLAN
KSH ROUTE 211 DEVELOPMENT
UNION STREET
VILLAGE OF MONTGOMERY
ORANGE COUNTY, NEW YORK

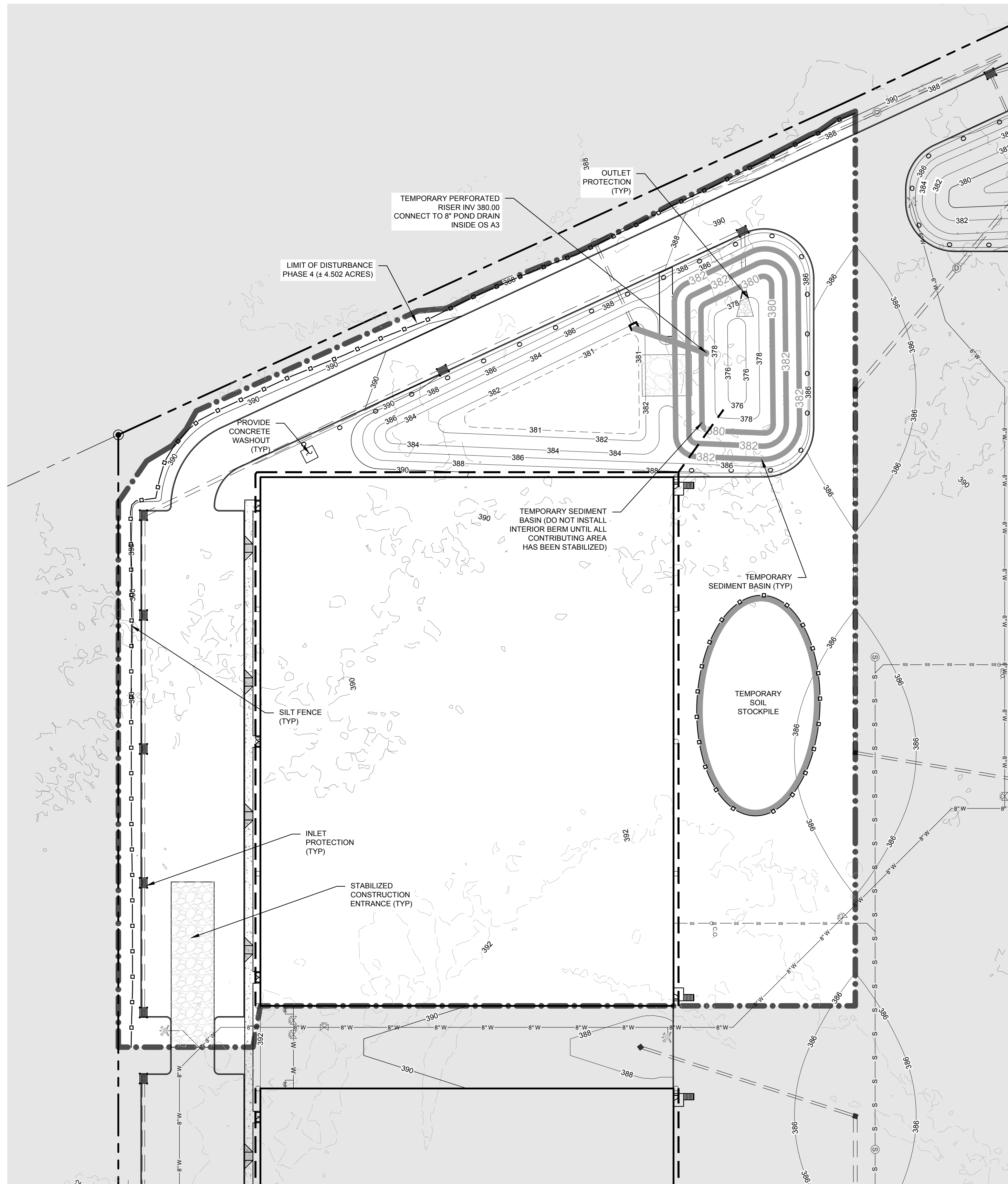
JOB #:	1281.01	DRAWN BY:	ZS
DATE:	12/10/2021	SCALE:	1" = 40'
REVISION:	5 - 12/02/2022	TAX LOT:	211-1-29-22

C-106



PHASE 3 EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 40'



PHASE 4 EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 40'

LEGEND

- LIMIT OF DISTURBANCE LINE
- DRAINAGE SWALE
- SILT FENCE LINES
- ORANGE CONSTRUCTION FENCE
- TEMPORARY SEDIMENT BASIN CONTOUR
- STONE CHECK DAM
- FILTER FABRIC DROP INLET PROTECTION
- END SECTION RIP-RAP OUTLET PROTECTION
- TEMPORARY SEDIMENT BASIN RISER
- LIMIT OF PHASED IMPROVEMENTS
- STABILIZED CONSTRUCTION ENTRANCE

NOTES

1. TO COMPLETE THE EARTHWORK REQUIRED DURING SITE CONSTRUCTION DUE TO SIGNIFICANT SECTIONS OF CUT AND FILL AREAS REQUIRED FOR BUILDINGS OF THIS SIZE, A WAIVER FROM THE NYSDEC 5 ACRE MAXIMUM DISTURBANCE WILL BE REQUESTED.
2. ANY SITE WORK PERFORMED DURING THE "WINTER MONTHS" WHICH CONSIST OF NOVEMBER 15 THRU APRIL 1, SHALL COMPLY WITH ALL ADDITIONAL MEASURES NOTED ON THIS PLAN REFERRING TO WINTER MONTHS. ALL EROSION & SEDIMENT CONTROL NOTES LOCATED ON THE DETAIL SHEETS WITHIN THIS PLAN SET, AND THE NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, SPECIFICALLY PAGE 2.38.
3. THE OWNER OR OPERATOR SHALL HAVE A QUALIFIED INSPECTOR CONDUCT AT LEAST TWO (2) SITE INSPECTIONS IN ACCORDANCE WITH PART IV.C. OF THIS PERMIT EVERY SEVEN (7) CALENDAR DAYS, FOR AS LONG AS GREATER THAN FIVE (5) ACRES OF SOIL REMAIN DISTURBED. THE TWO (2) INSPECTIONS SHALL BE SEPARATED BY A MINIMUM OF TWO (2) FULL CALENDAR DAYS.
4. IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN (7) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED. THE SOIL STABILIZATION MEASURES SELECTED SHALL BE IN CONFORMANCE WITH THE TECHNICAL STANDARD, NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, DATED NOVEMBER 2016.



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<input type="checkbox"/> CONCEPT APPROVAL	N/A	OF N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	8	OF 15
<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"/> NYSDOT 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
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NEW YORK LICENSE # 071701


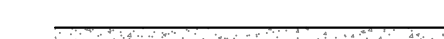
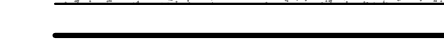





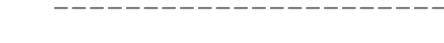





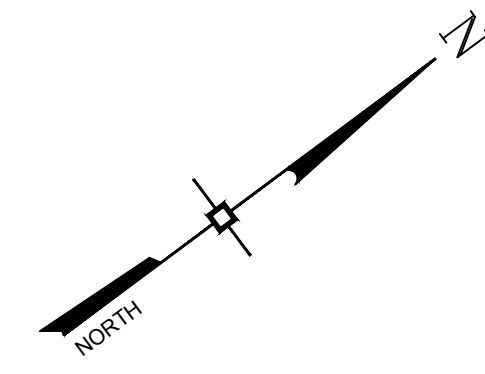
EROSION & SEDIMENT CONTROL PLAN
KSH ROUTE 211 DEVELOPMENT
UNION STREET
VILLAGE OF MONTGOMERY
ORANGE COUNTY, NEW YORK

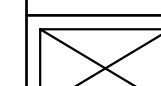
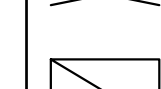

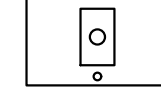
JOB #:	1281.01	DRAWN BY:	ZS
DATE:	12/10/2021	SCALE:	1" = 40'
REVISION:	5 - 12/02/2022	TAX LOT:	211-1-29-22

C-107

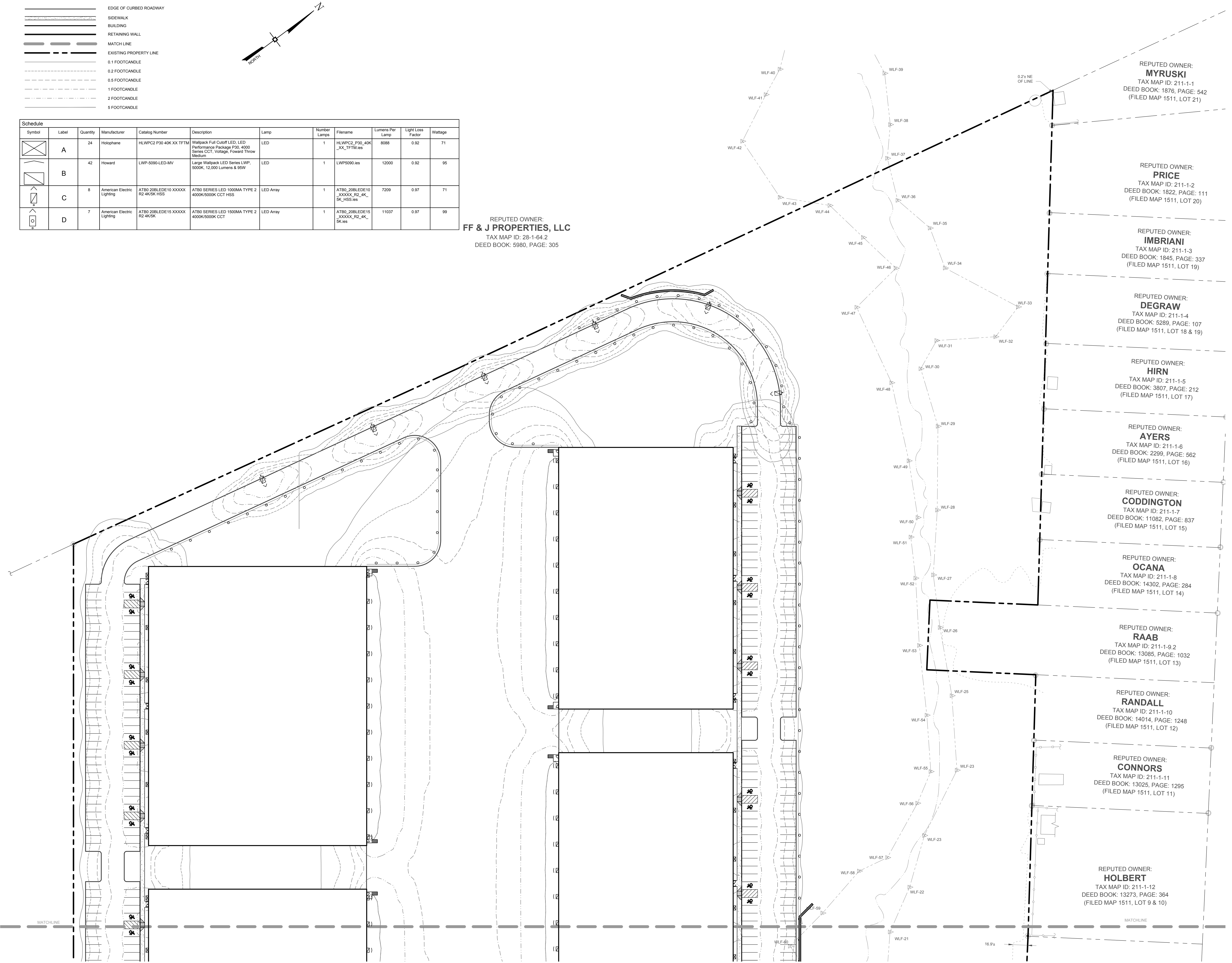
LEGEND

-  EDGE OF CURBED ROADWAY
-  SIDEWALK
-  BUILDING
-  RETAINING WALL
-  MATCH LINE
-  EXISTING PROPERTY LINE
-  0.1 FOOTCANDLE
-  0.2 FOOTCANDLE
-  0.5 FOOTCANDLE
-  1 FOOTCANDLE
-  2 FOOTCANDLE
-  5 FOOTCANDLE



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	24	Holophane	HLWPC2 P30-40K XX TFM	Wallpack Full Cutoff LED, LED Performance Package P30, 4000 Series CCT, Voltage: Forward Throw Medium	LED	1	HLWPC2_P30_40K_XX_TFM.ies	8088	0.92	71
	B	42	Howard	LWP-5060-LED-MV	Large Wallpack LED Series LWP, 5000K, 12,000 Lumens & 90W	LED	1	LWP5060.ies	12000	0.92	95
	C	8	American Electric Lighting	AT80_20BLEDE10_XXXXX_R2_4K5K_HSS	AT80 SERIES LED 1000MA TYPE 2 4000K/5000K CCT HSS	LED Array	1	AT80_20BLEDE10_XXXXX_R2_4K_5K_HSS.ies	7209	0.97	71
	D	7	American Electric Lighting	AT80_20BLEDE15_XXXXX_R2_4K5K	AT80 SERIES LED 1500MA TYPE 2 4000K/5000K CCT	LED Array	1	AT80_20BLEDE15_XXXXX_R2_4K_5K.ies	11037	0.97	99

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)

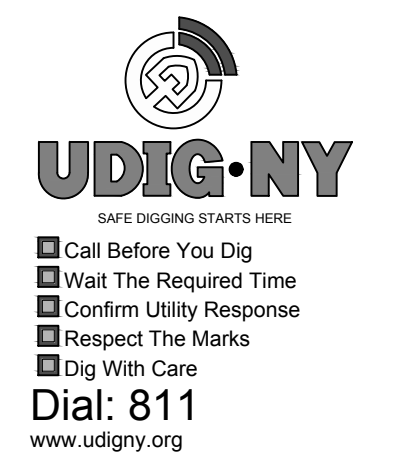
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OCANA
TAX MAP ID: 211-1-8
DEED BOOK: 14302, PAGE: 284
(FILED MAP 1511, LOT 14)

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)



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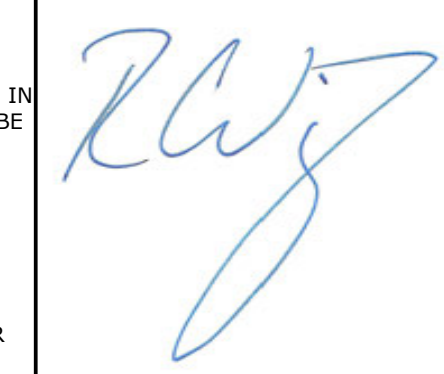
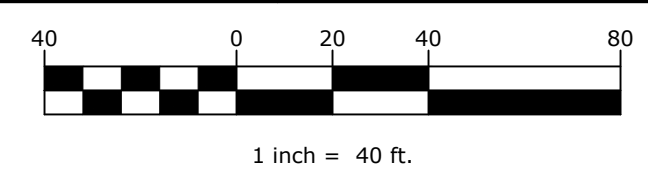
DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		12/02/2022
<input type="checkbox"/> CONCEPT APPROVAL	N/A	OF N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	9	OF 15
<input type="checkbox"/> OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF N/A
<input type="checkbox"/> OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYSDOT 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

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LIGHTING PLAN

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

JOB #:	1281.01	DRAWN BY:	JM
DATE:	12/10/2021	SCALE:	1" = 40'
REVISION:	5 - 12/02/2022	TAX LOT:	211-1-29.22

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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

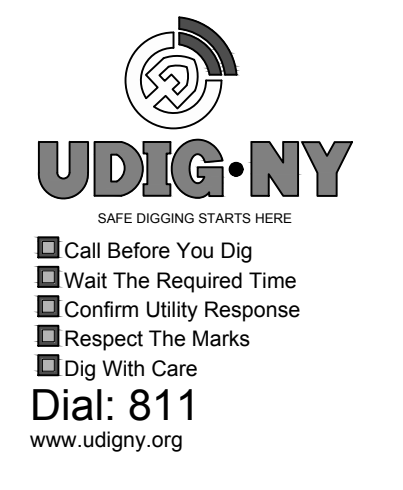
REPUTED OWNER:
EMBRO
TAX MAP ID: 211-1-28, 1
DEED BOOK: 3135, PAGE: 41

REPUTED OWNER:
MALLEY
TAX MAP ID: 211-1-27
DEED BOOK: 3763, PAGE: 229

REPUTED OWNER:
REALE
TAX MAP ID: 211-1-28
DEED BOOK: 4608, PAGE: 63

REPUTED OWNER:
BLUE SWARD HOLDING CORP
TAX MAP ID: 211-1-25
DEED BOOK: 14213, PAGE: 1498

REPUTED OWNER:
HOEFFNER
TAX MAP ID: 211-1-29, 21
DEED BOOK: 4861, PAGE: 324



No.	DATE	DESCRIPTION
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2	05/13/22	REVISED LAYOUT PER TRAFFIC STUDY
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<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL		10 OF 15
<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

	EDGE OF CURBED ROADWAY
	SIDEWALK
	BUILDING
	RETAINING WALL
	MATCH LINE
	EXISTING PROPERTY LINE
	0.1 FOOTCANDLE
	0.2 FOOTCANDLE
	0.5 FOOTCANDLE
	1 FOOTCANDLE
	2 FOOTCANDLE
	5 FOOTCANDLE

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	24	Hooplane	HLWPC2 P30 40K XX TTTM	Wallpack Full Cutoff LED, LED Performance Package P30, 4000 Series CCT, Voltage, Forward Throw Medium	LED	1	HLWPC2_P30_40K_XX_TTTM.ies	8088	0.92	71
	B	42	Howard	LWP-5080-LED-MV	Large Wallpack LED Series LWP, 5000K, 12,000 Lumens & 95W	LED	1	LWP5080.ies	12000	0.92	95
	C	8	American Electric Lighting	ATB0_20BLEDE10_XXXXX_R2_4K9K_HSS	ATB0 SERIES LED 1000MA TYPE 2 4000K/5000K CCT HSS	LED Array	1	ATB0_20BLEDE10_XXXXX_R2_4K_9K_HSS.ies	7209	0.97	71
	D	7	American Electric Lighting	ATB0_20BLEDE15_XXXXX_R2_4K9K	ATB0 SERIES LED 1500MA TYPE 2 4000K/5000K CCT	LED Array	1	ATB0_20BLEDE15_XXXXX_R2_4K_9K.ies	11037	0.97	99

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1281.01
12/10/2021
5 - 12/02/2022

DRAWN BY: JM
SCALE: 1" = 40'
TAX LOT: 211-1-29, 22

C-109

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LIGHTING PLAN

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

JOB #:
DATE:
REVISION:

RETENTION/DETENTION POND PLANTINGS:

- DRAW DOWN ZONE/ EMERGENT AREA:
NORTHEAST WETLAND NATIVE WILDOFLOWER MIX
- PERMANENT GRASS MIX
- NORTHEAST WETLAND GRASS SEED MIX

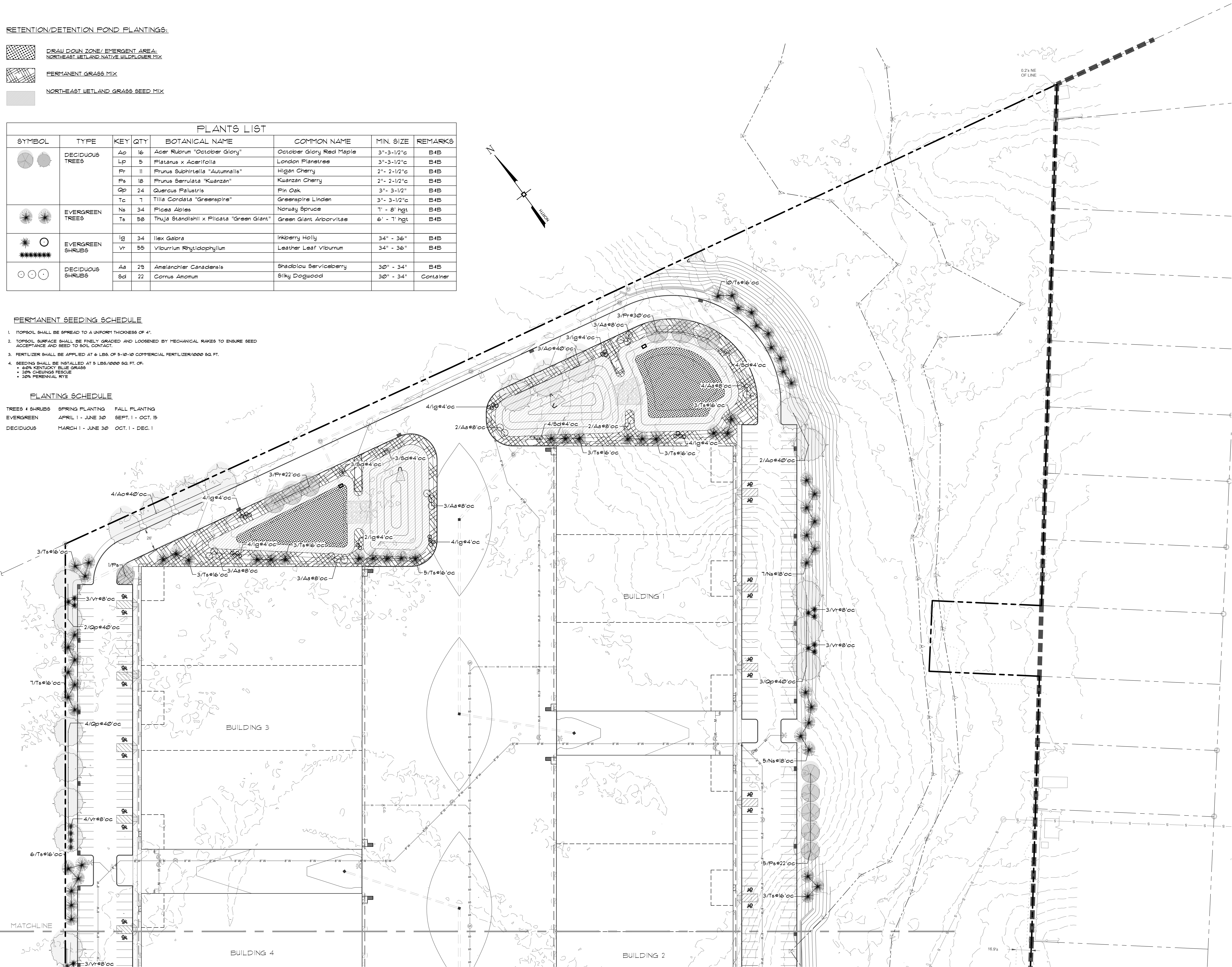
PLANTS LIST							
SYMBOL	TYPE	KEY	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
	DECIDUOUS TREES	Ao	16	Acer Rubrum "October Glory"	October Glory Red Maple	3" - 3-1/2" c	B4B
		Lp	5	Platanus x Acerifolia	London Planetree	3" - 3-1/2" c	B4B
		Pr	11	Prunus Subhirtella "Autumnalis"	Higan Cherry	2" - 2-1/2" c	B4B
		Pe	18	Prunus serrulata "Kwanzan"	Kwanzan Cherry	2" - 2-1/2" c	B4B
		Qp	24	Quercus Palustris	Pin Oak	3" - 3-1/2" c	B4B
	EVERGREEN TREES	Tc	7	Tilia Cordata "Greenspire"	Greenspire Linden	3" - 3-1/2" c	B4B
		Ns	34	Picea Abies	Norway Spruce	1" - 8" hgt	B4B
		Ts	58	Thuja Standishii x Plicata "Green Giant"	Green Giant Arborvitae	6" - 1" hgt	B4B
	EVERGREEN SHRUBS	Ig	34	Ilex Glabra	Inkberry Holly	34" - 36"	B4B
		Vr	55	Viburnum Rhytidophyllum	Leather Leaf Viburnum	34" - 36"	B4B
	DECIDUOUS SHRUBS	Aa	29	Amelanchier Canadensis	Shadblow Serviceberry	30" - 34"	B4B
		Sd	22	Cornus Amomum	Silky Dogwood	30" - 34"	Container

PERMANENT SEEDING SCHEDULE

- TOPSOIL SHALL BE SPREAD TO A UNIFORM THICKNESS OF 4".
- TOPSOIL SURFACE SHALL BE FINELY GRADED AND LOOSEMED BY MECHANICAL RAKES TO ENSURE SEED ACCEPTANCE AND SEED TO SOIL CONTACT.
- FERTILIZER SHALL BE APPLIED AT 6 LBS. OF 5-10-10 COMMERCIAL FERTILIZER/1000 SQ. FT.
- SEEDING SHALL BE INSTALLED AT 5 LBS./1000 SQ. FT. OF:
 - 60% KENTUCKY BLUE GRASS
 - 20% CHEWINGS FESCUE
 - 20% PERENNIAL RYE

PLANTING SCHEDULE

TREES & SHRUBS	SPRING PLANTING	FALL PLANTING
EVERGREEN	APRIL 1 - JUNE 30	SEPT. 1 - OCT. 15
DECIDUOUS	MARCH 1 - JUNE 30	OCT. 1 - DEC. 1



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<input type="checkbox"/> OCCOON REALTY SUBDIVISION APPROVAL	N/A OF N/A
<input type="checkbox"/> OCCOON WATERMAIN EXTENSION APPROVAL	N/A OF N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A OF N/A
<input type="checkbox"/> NYS DOT APPROVAL	N/A OF N/A
<input type="checkbox"/> OTHER APPROVAL	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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NEW YORK LICENSE # 001169

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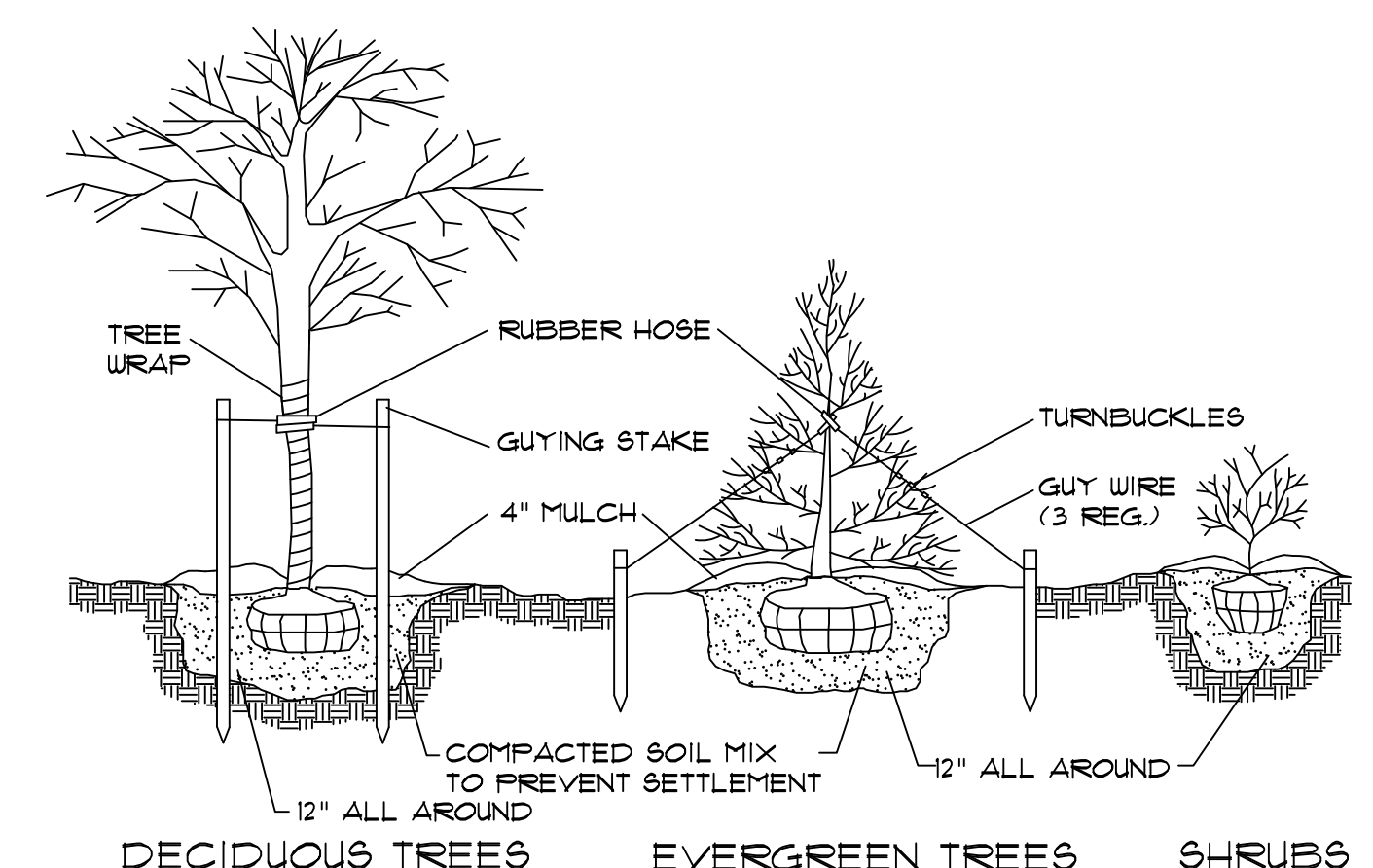
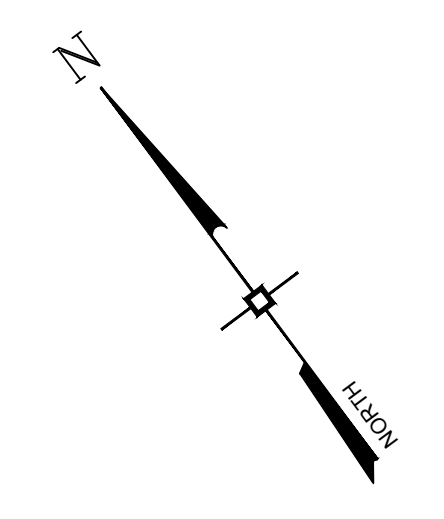
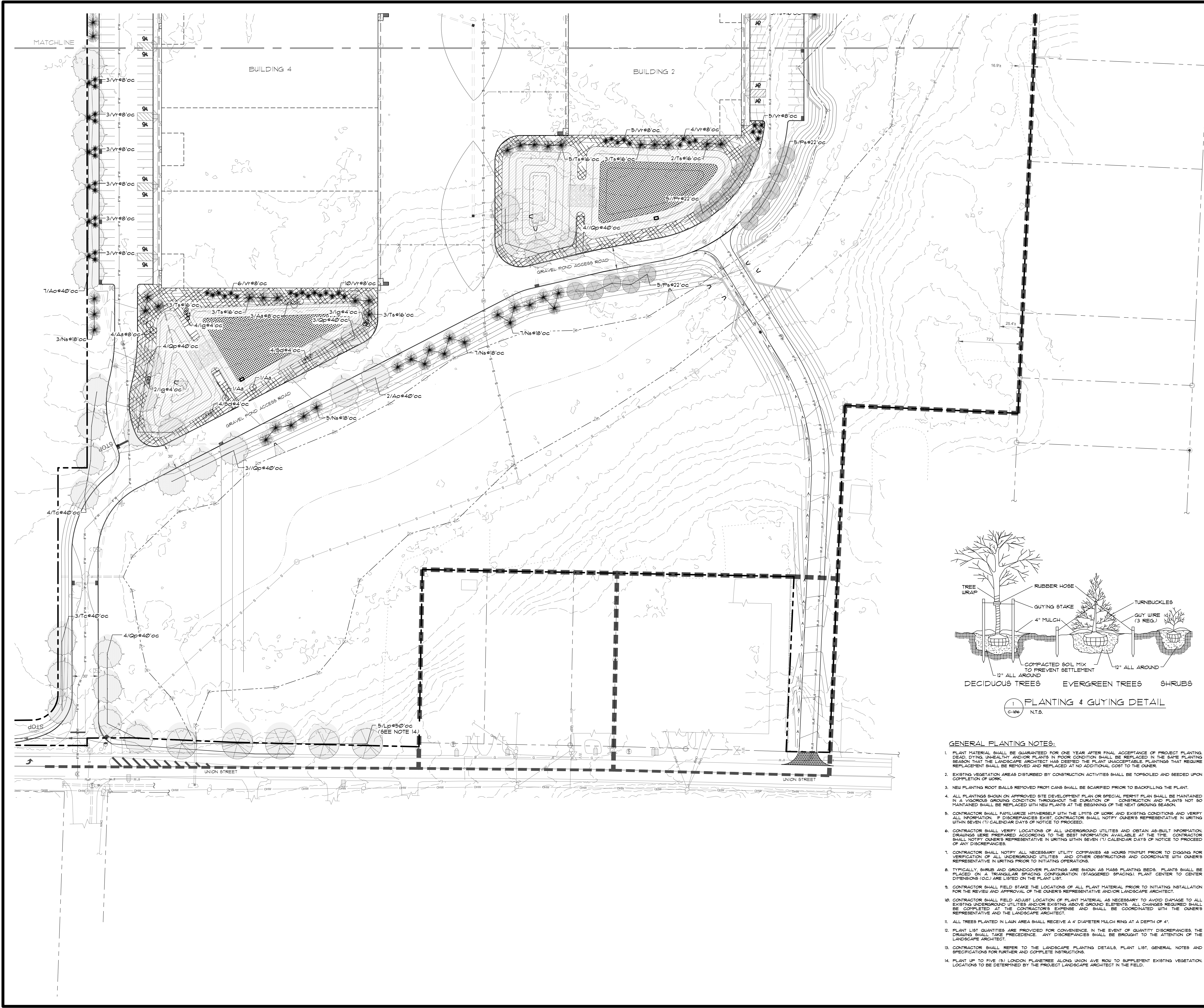
LANDSCAPE PLAN & DETAILS

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: 5 - 12/02/2022 TAX LOT: 211-1-29.22

C-110

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- 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 DEEMED 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 (C.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. 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 PLANETREE ALONG UNION AVE ROW TO SUPPLEMENT EXISTING VEGETATION. LOCATIONS TO BE DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT IN THE FIELD.

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<input type="checkbox"/> OCCOON WATERMAIN EXTENSION APPROVAL	N/A OF N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A OF N/A
<input type="checkbox"/> NYS DOT APPROVAL	N/A OF N/A
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NEW YORK LICENSE # 001169

1 inch = 40 ft.

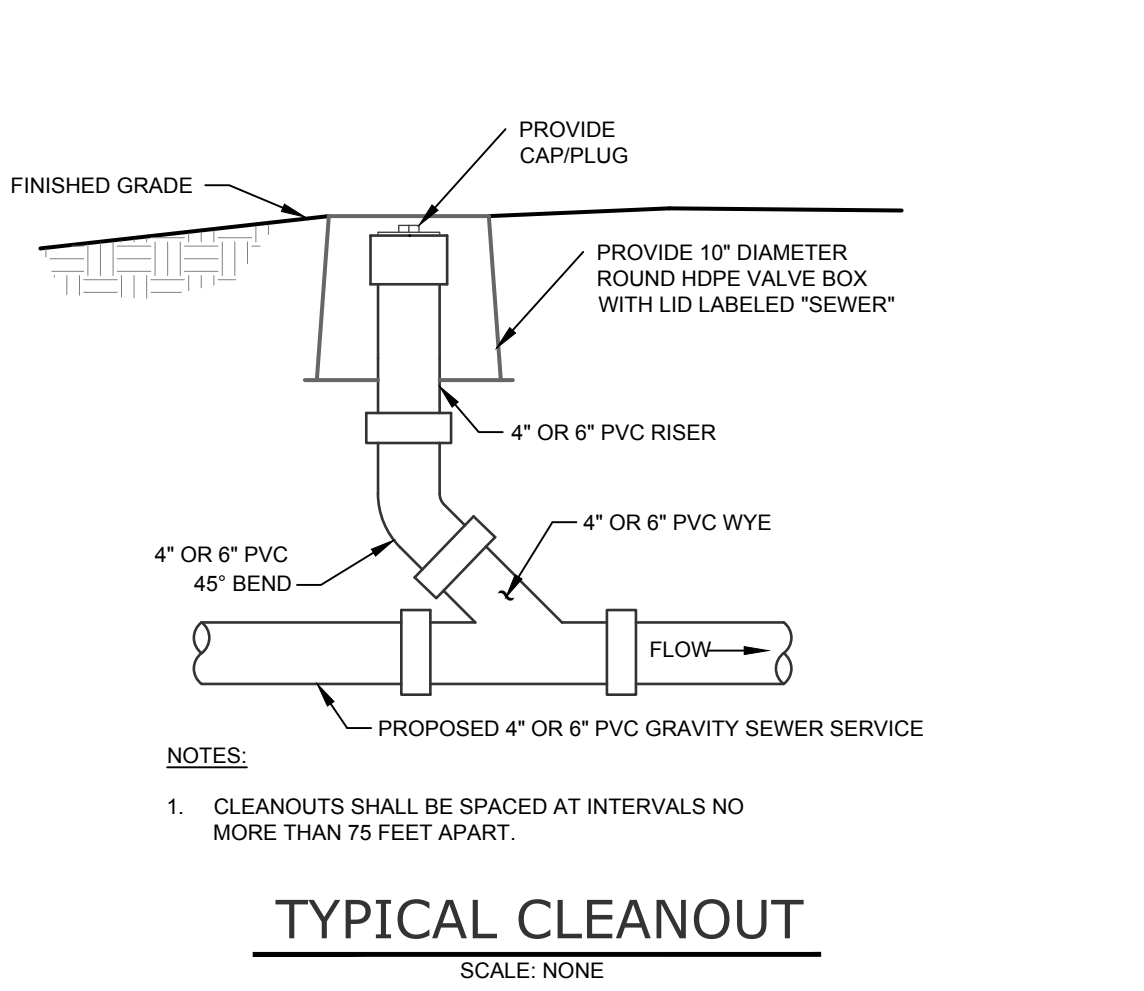
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LANDSCAPE PLAN & DETAILS

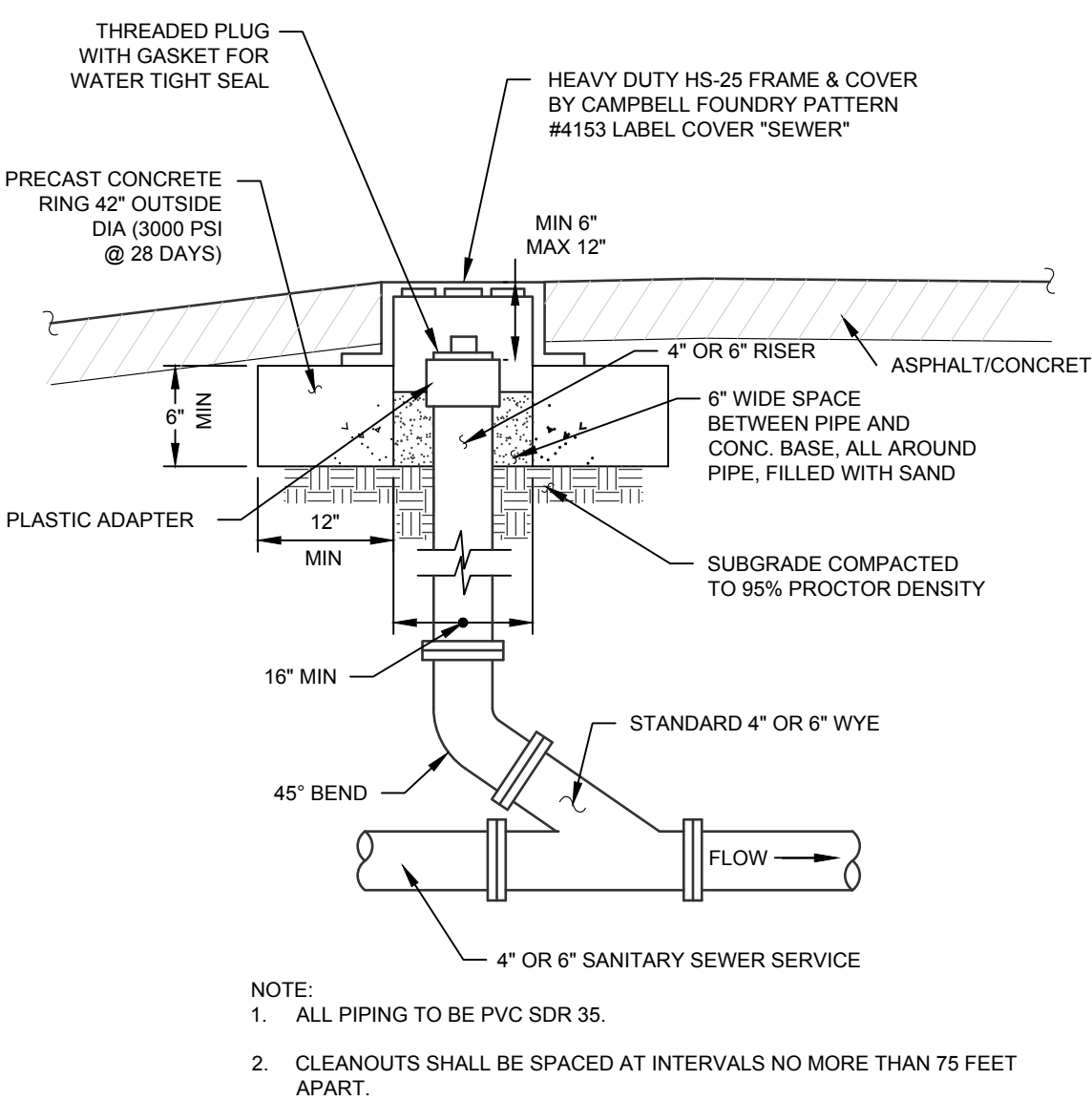
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JOB #: 1281.01 DRAWN BY: ZS
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REVISION: 5 - 12/02/2022 TAX LOT: 211-1-29.22

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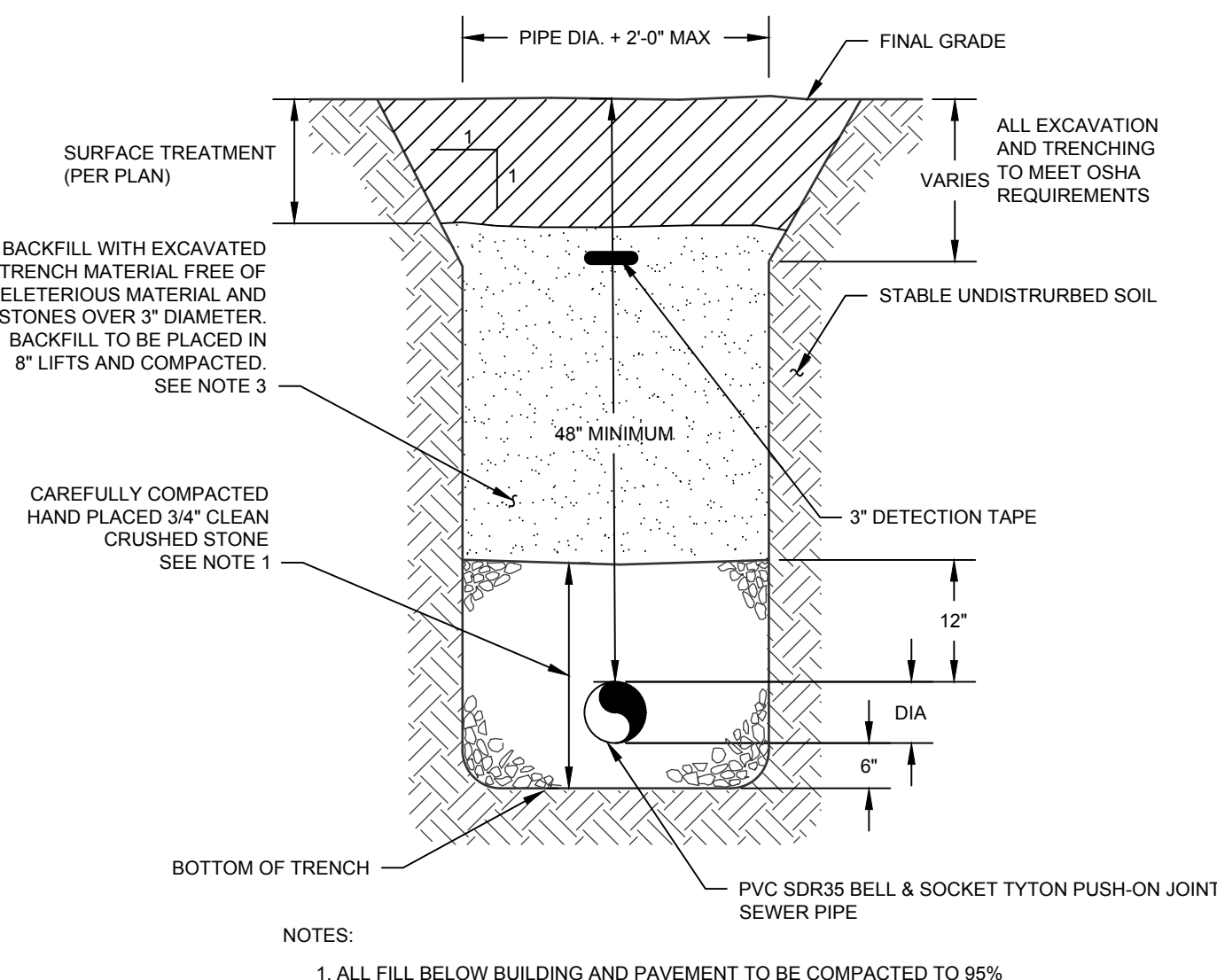
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SCALE: NONE



TYPICAL CLEANOUT IN PAVED AREA
SCALE: NTS

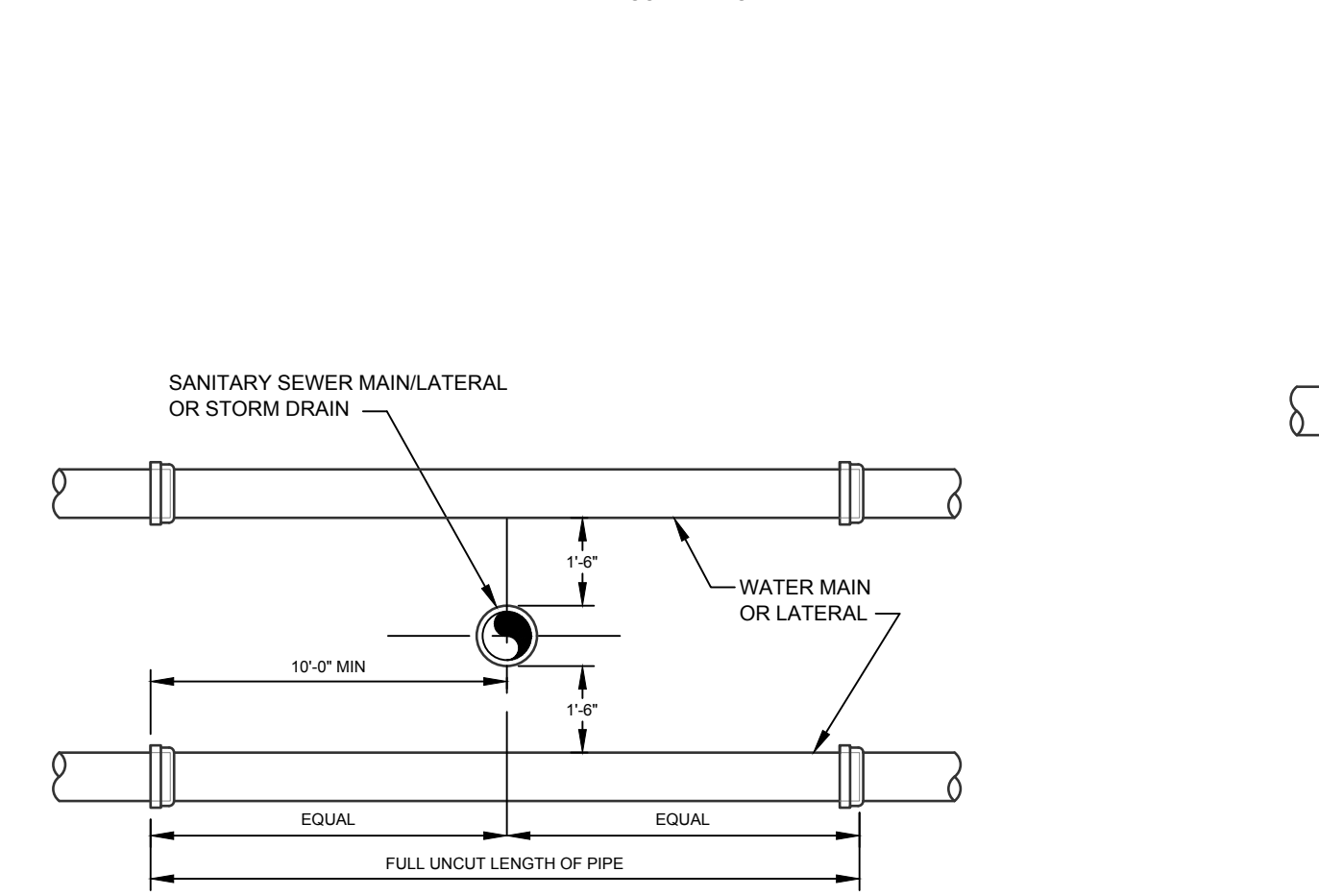
SEWER SYSTEM NOTES

- ALL GRAVITY SEWER PIPE SHALL BE SDR-35 PVC AND ALL FORCEMAIN SEWER PIPE SHALL BE SDR-35 PVC.
- IF GROUNDWATER IS ENCOUNTERED DURING TRENCH EXCAVATION, THE CONTRACTOR SHALL WATER THE TRENCH PRIOR TO INSTALLATION. ALL DE-WATERING OPERATIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR TO VERIFY INVERT ELEVATIONS OF EXISTING SEWER MAIN PRIOR TO COMMENCEMENT OF CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCY PRIOR TO COMMENCEMENT.
- CONTRACTOR SHALL CALL THE VILLAGE OF MONTGOMERY DEPARTMENT OF PUBLIC WORKS (645-457-3095) AT LEAST TWO DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF SEWERS.
- CONTRACTOR SHALL CALL UNDERGROUND MARKOUT AT 1-800-962-7962 AT LEAST TWO DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF SEWERS FOR COMPLETE UTILITY MARKOUT.
- THE SANITARY SEWER SYSTEM SHALL BE TESTED IN ACCORDANCE WITH VILLAGE OF MONTGOMERY TOWN CODE SECTION 194-20, INCLUDING BUT NOT LIMITED TO VACUUM TESTING OF MANHOLES, LOW PRESSURE AIR TEST OF MAINS AND LATERALS, AND VIDEO RECORDING OF ALL MAINS.
- THE PROPOSED SEWERMAIN SHALL BE INSTALLED IN ACCORDANCE WITH ALL VILLAGE OF MONTGOMERY REQUIREMENTS. THE PROPOSED SEWERMAIN SHALL BE OWNED AND MAINTAINED BY THE PROJECT SPONSOR.

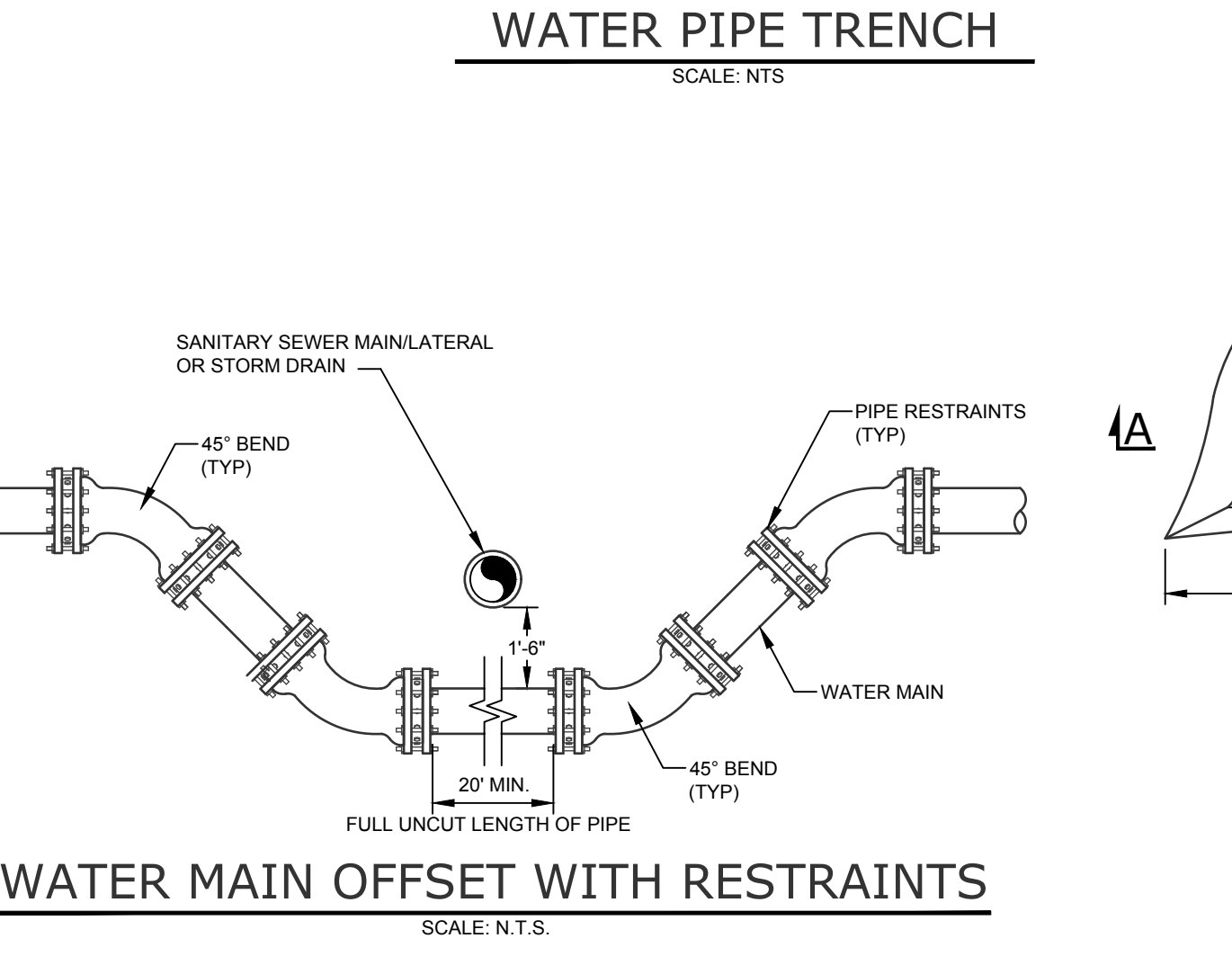


WATER PIPE TRENCH
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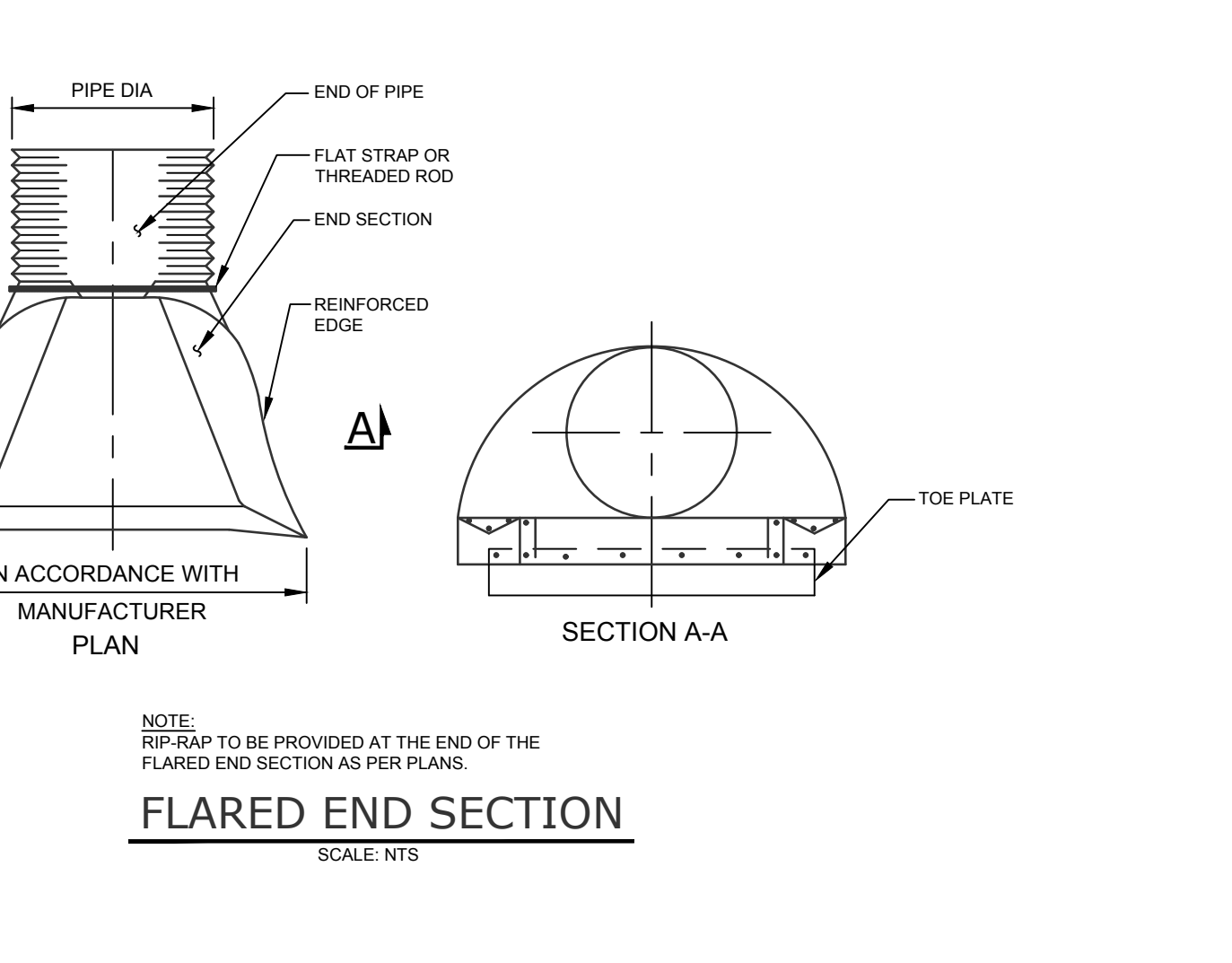
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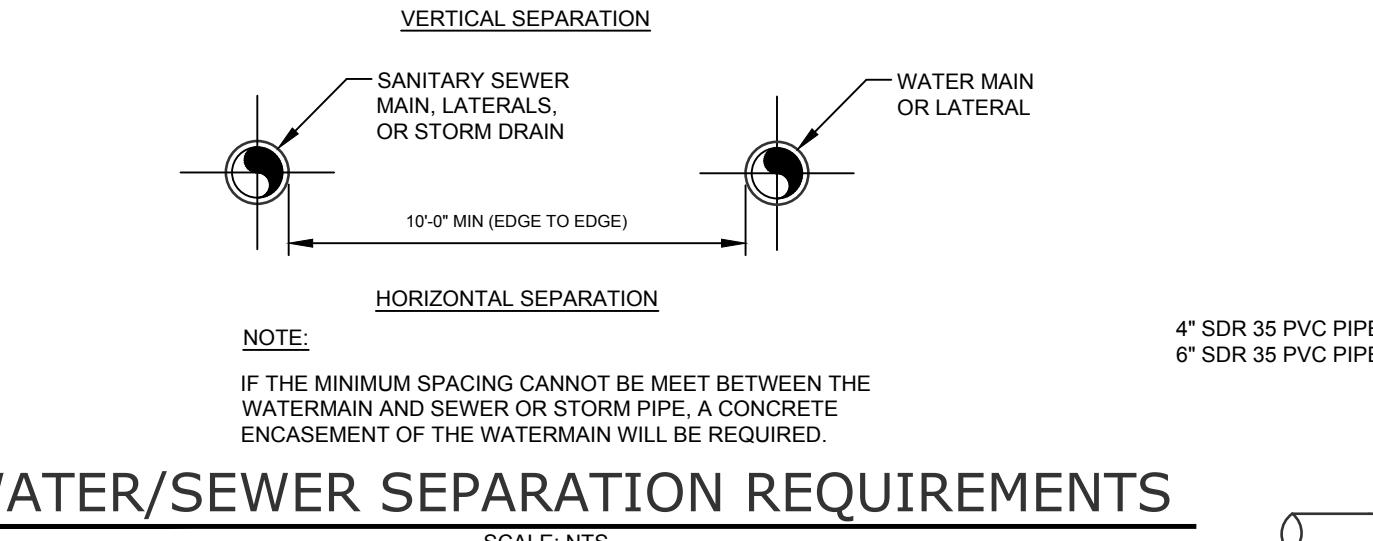
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SCALE: NTS



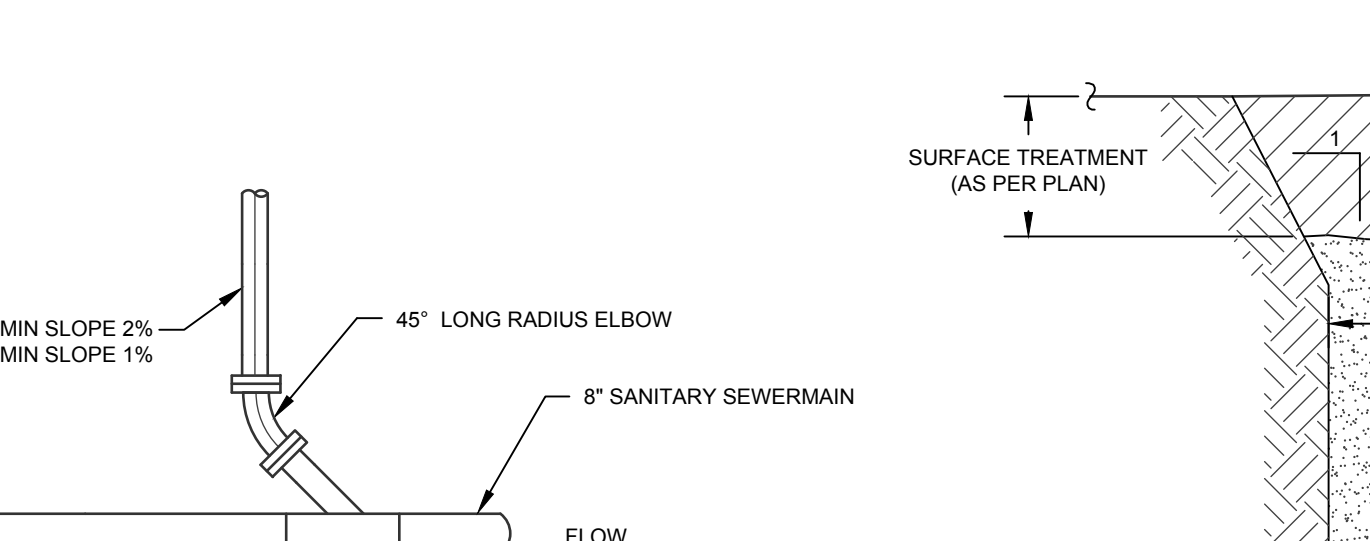
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SCALE: N.T.S.



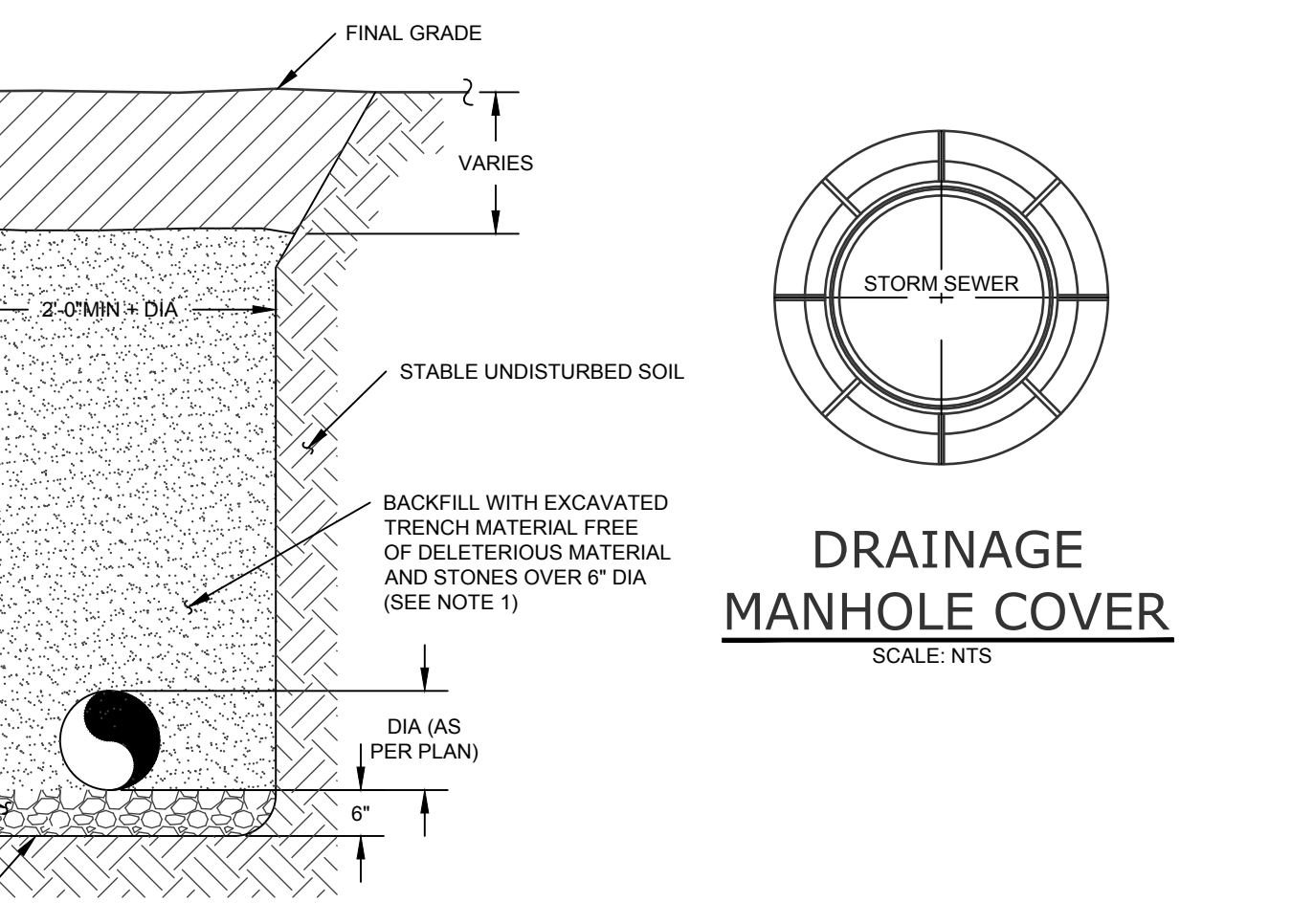
FLARED END SECTION
SCALE: NTS



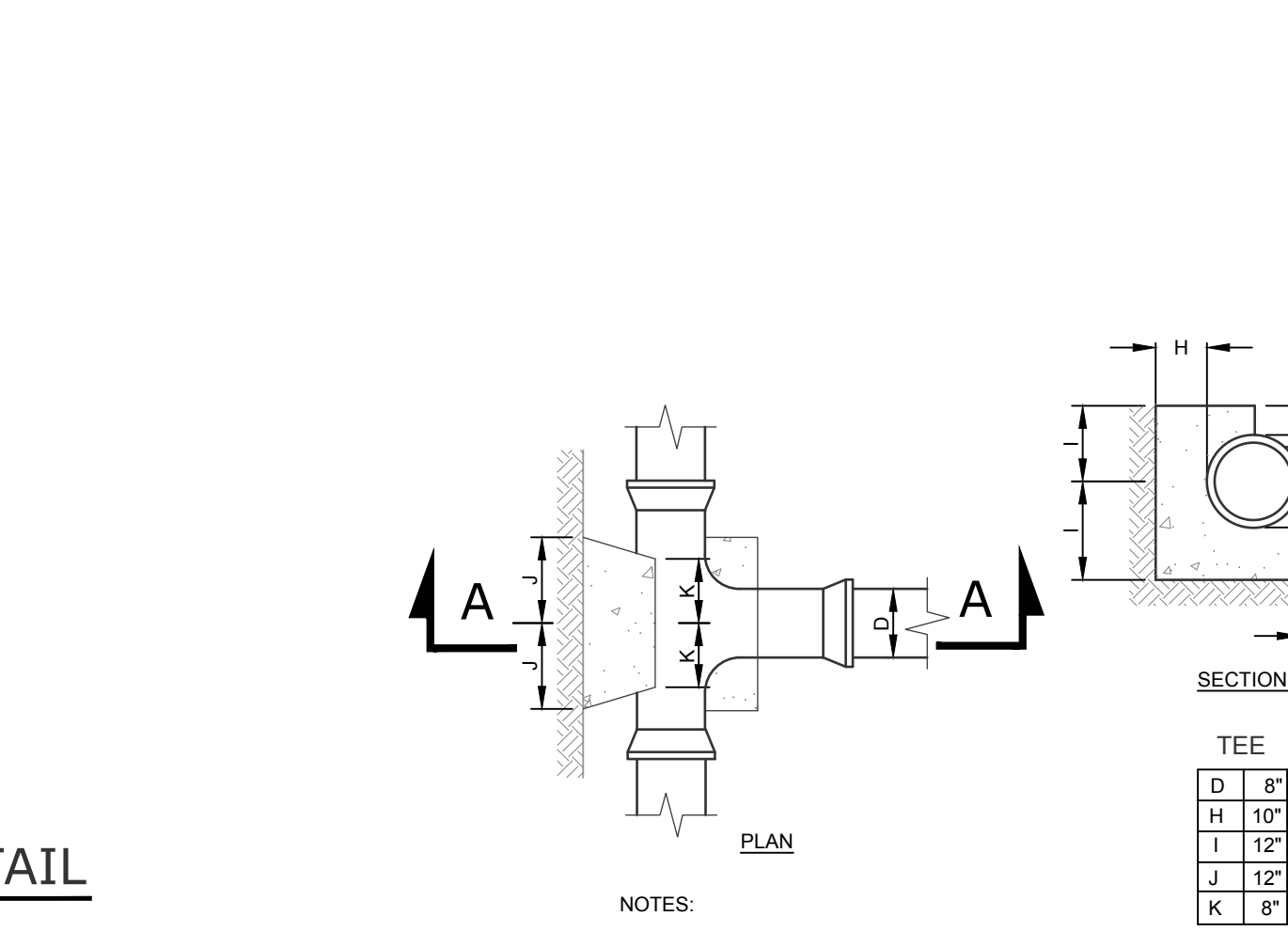
WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NTS



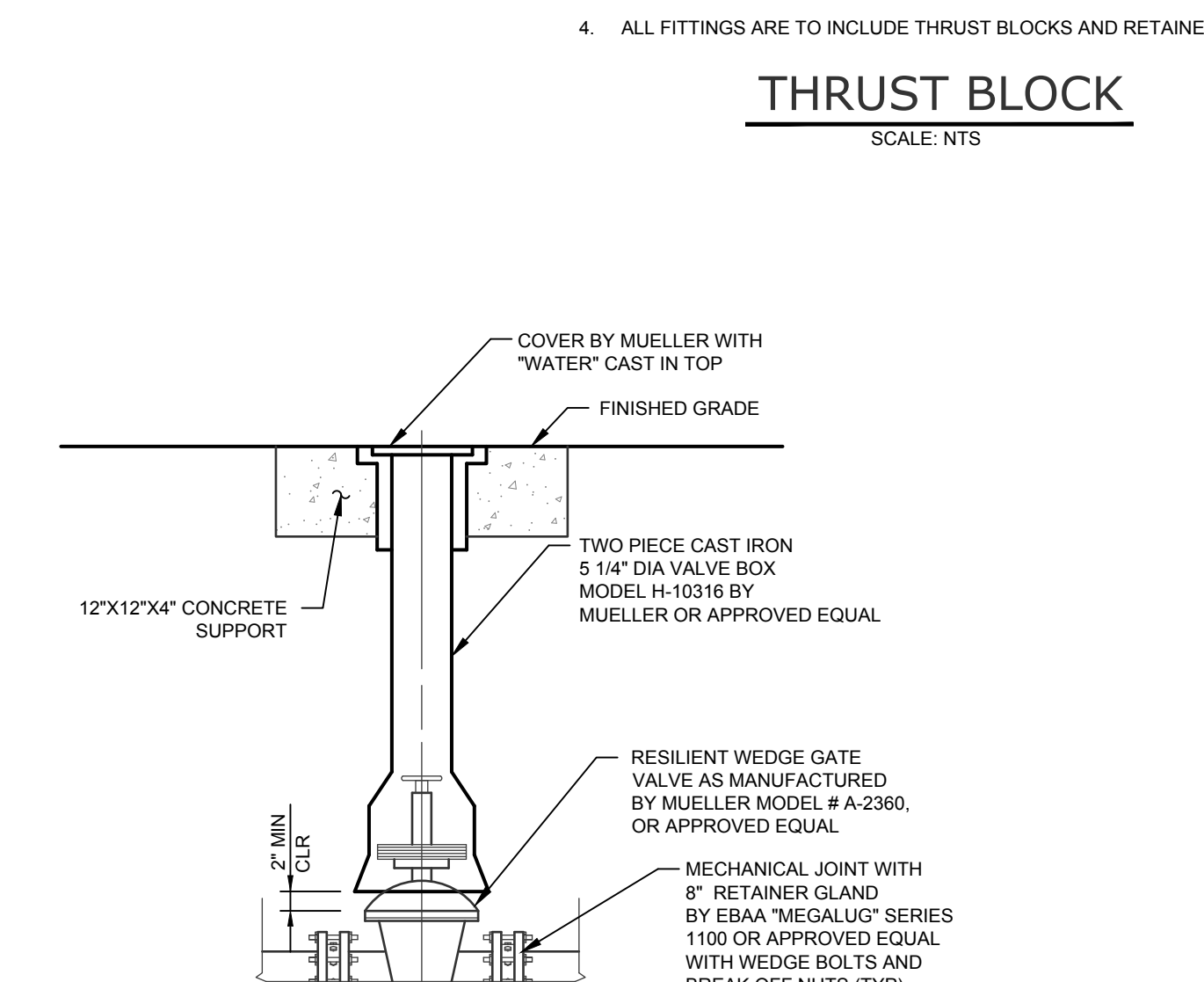
SEWER SERVICE CONNECTION
SCALE: NTS



DRAINAGE PIPE TRENCH
SCALE: NTS



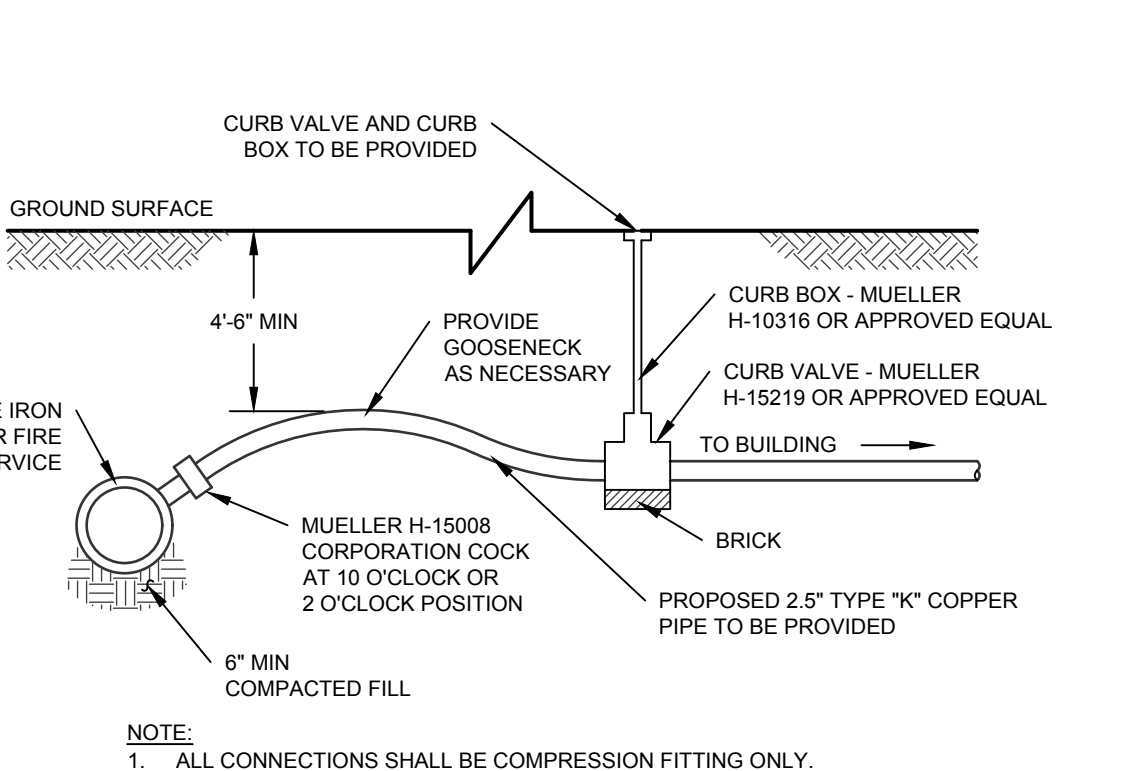
THRUST BLOCK
SCALE: NTS



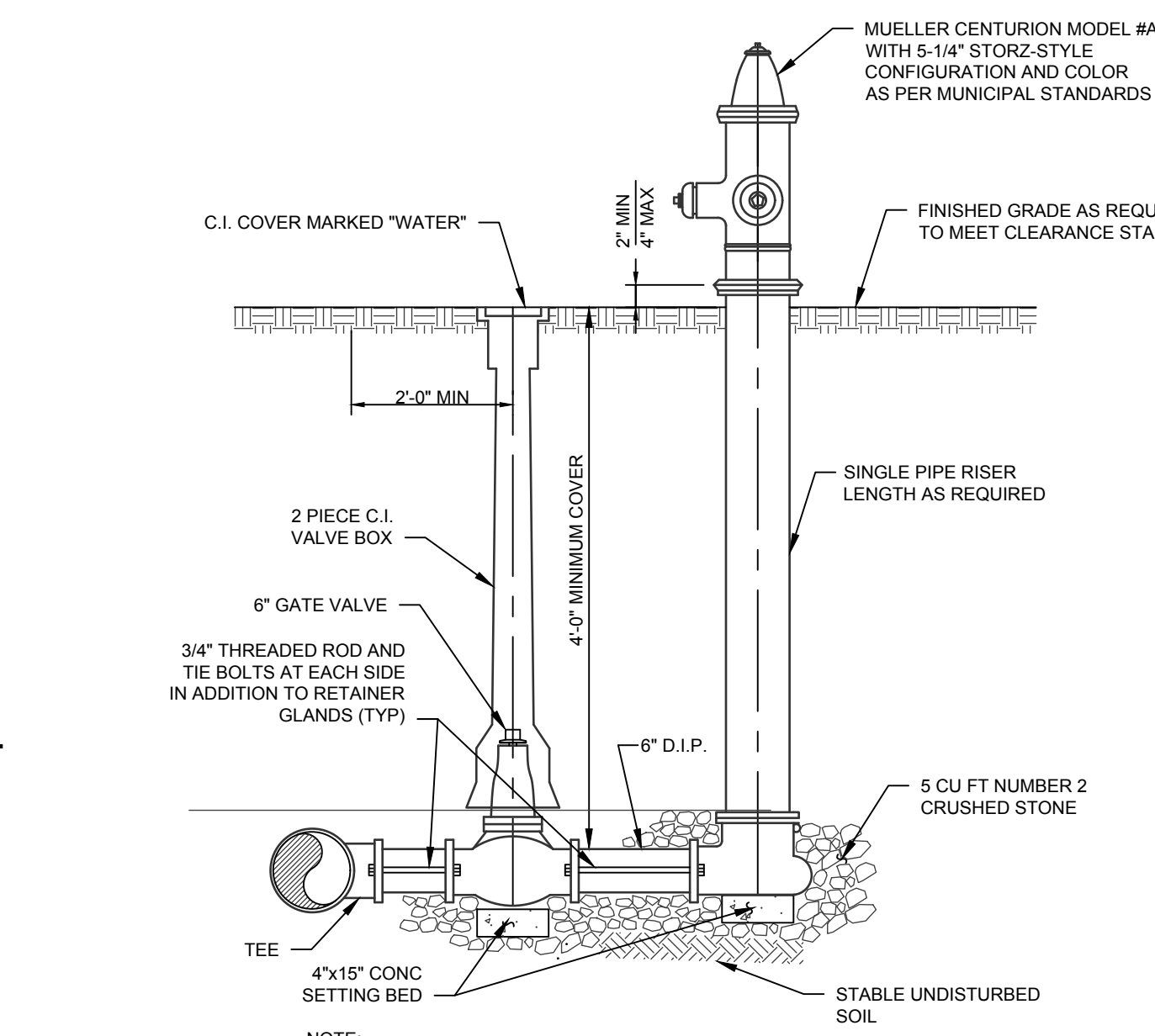
VALVE AND VALVE BOX
SCALE: NTS



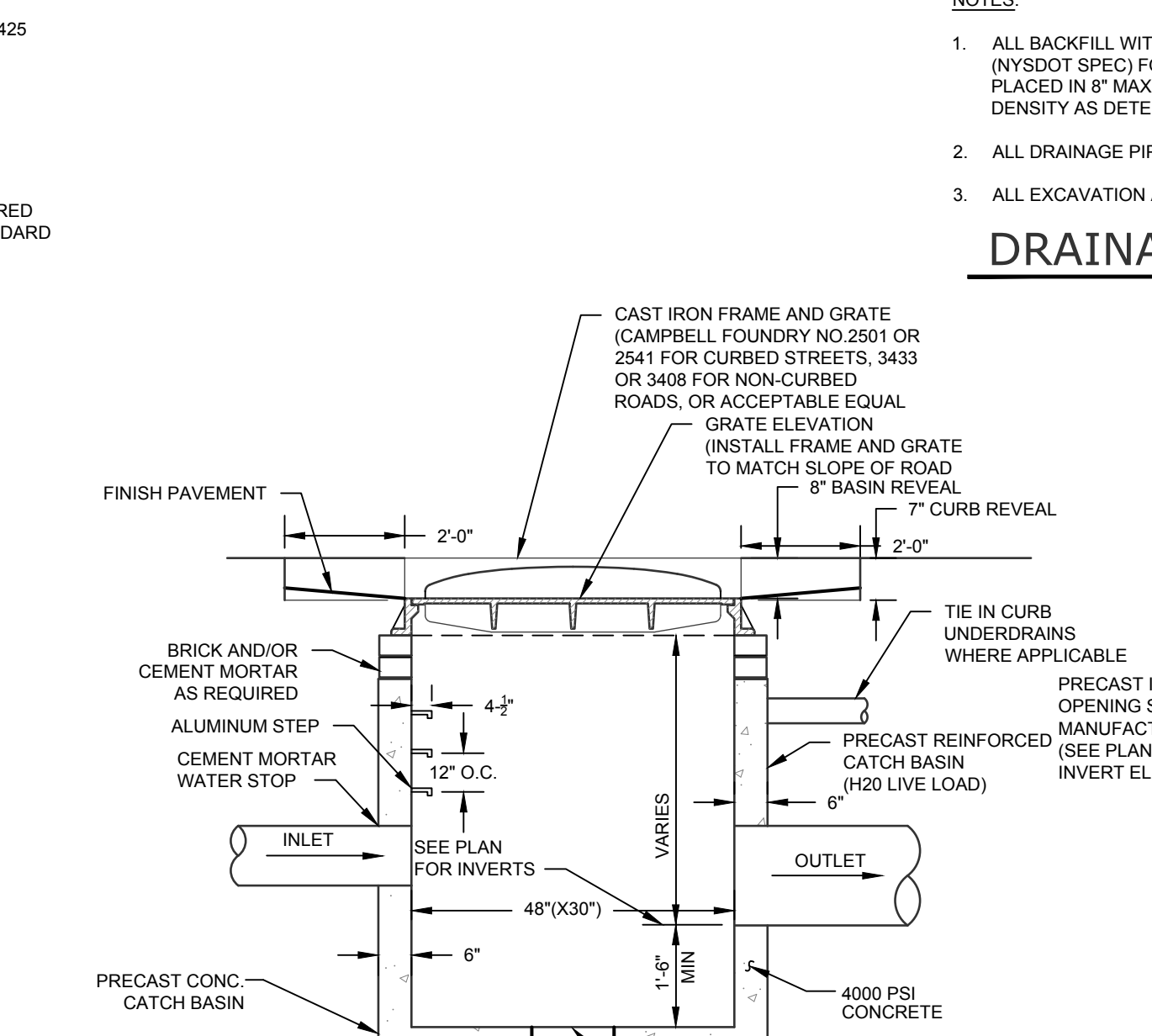
DRAINAGE MANHOLE COVER
SCALE: NTS



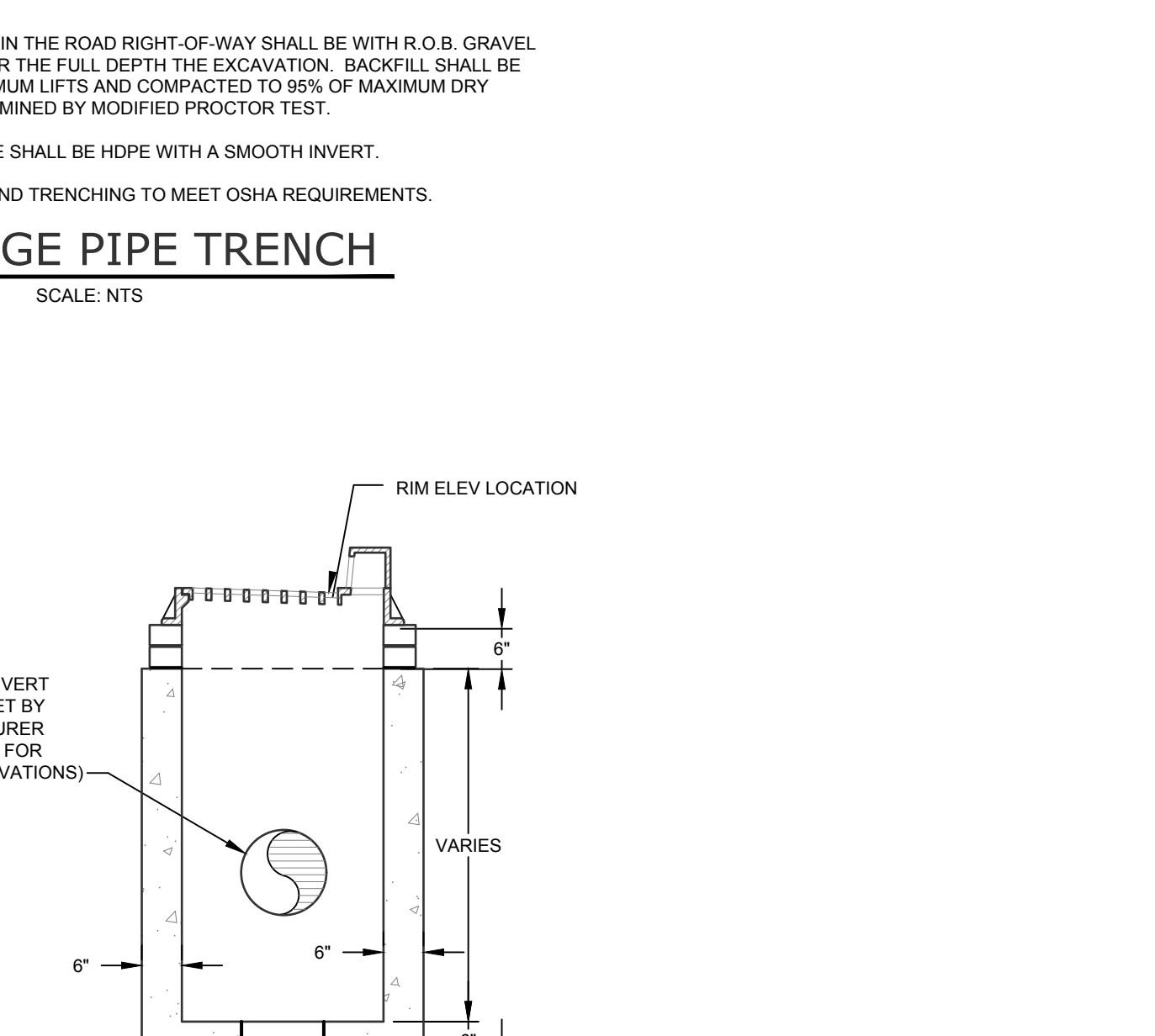
DOMESTIC WATER SERVICE CONNECTION
SCALE: NTS



HYDRANT AND HYDRANT VALVE
SCALE: NTS



CATCH BASIN
SCALE: NTS



DRAINAGE MANHOLE COVER
SCALE: NTS

WATER SYSTEM NOTES

- CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATER AND SEWER UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR TO CALL UNDERGROUND MARK-OUT AT LEAST 2 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION AT 1-800-962-7962 FOR COMPLETE UTILITIES MARKOUT.
- CONTRACTOR TO CONTACT VILLAGE OF MONTGOMERY DEPARTMENT OF PUBLIC WORKS AT LEAST 2 DAYS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY OF ANY DEVIATION FROM HORIZONTAL OR VERTICAL ALIGNMENTS WITH REGARDS TO EXISTING UTILITIES BEFORE PROCEEDING.
- A CERTIFIED AS BUILT MAP OF THE WATER SYSTEM IMPROVEMENTS SHALL BE PROVIDED TO THE VILLAGE OF MONTGOMERY WATER DEPARTMENT BY A LICENSED DESIGN PROFESSIONAL.
- THIS PROJECT HAS DEMONSTRATED AN AVAILABLE FLOW OF 2.776 GALLONS PER MINUTE WHILE MAINTAINING A MINIMUM OF 20 PSI AT ALL POINTS IN THE DISTRIBUTION SYSTEM. THIS VALUE SHOULD BE COMPARED TO THE NEEDED FIRE FLOW (NFF) FOR THE PROPOSED CONSTRUCTION IN ACCORDANCE WITH THE INSURANCE SERVICES OFFICE (ISO) GUIDELINES. PER THE RECOMMENDED STANDARDS FOR WATER WORKS (NYS STATE CODE, PART 5, APPENDIX 5-A), THE NEEDED FIRE FLOW FOR THE PROPOSED CONSTRUCTION IS 500 GPM AAS PER ISO GUIDELINES.
- ALL PIPE, FITTINGS AND FITTINGS MUST COMPLY WITH THE FEDERAL SAFE DRINKING WATER ACT, SECTION 1417 WHICH REQUIRES ALL SURFACES IN CONTACT WITH POTABLE WATER CONTAIN NO MORE THAN 0.25% LEAD BY WEIGHT.
- THE VILLAGE OF MONTGOMERY COMMISSIONER OF PUBLIC WORKS OR HIS DESIGNATED REPRESENTATIVE MUST BE INFORMED OF ANY HYDROSTATIC OR BACTERIOLOGICAL TESTING TO PERMIT THE TESTING TO BE WITNESSED.
- THE VILLAGE OF MONTGOMERY COMMISSIONER OR PUBLIC WORKS OR HIS DESIGNATED REPRESENTATIVE MUST ACCEPT HYDROSTATIC AND BACTERIOLOGICAL TEST RESULTS AS ADEQUATE.
- THE PROPOSED WATERMAIN SHALL BE INSTALLED IN ACCORDANCE WITH ALL VILLAGE OF MONTGOMERY REQUIREMENTS. THE PROPOSED WATERMAIN SHALL BE OWNED AND MAINTAINED BY THE PROJECT SPONSOR.

No.	DATE	DESCRIPTION
1	01/14/22	REVISED PER PB COMMENTS 12/15/2021
2	05/13/22	REVISED LAYOUT PER TRAFFIC STUDY
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

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<input type="checkbox"/> CONCEPT APPROVAL	N/A OF N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	13 OF 15
<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"/> NYSDD 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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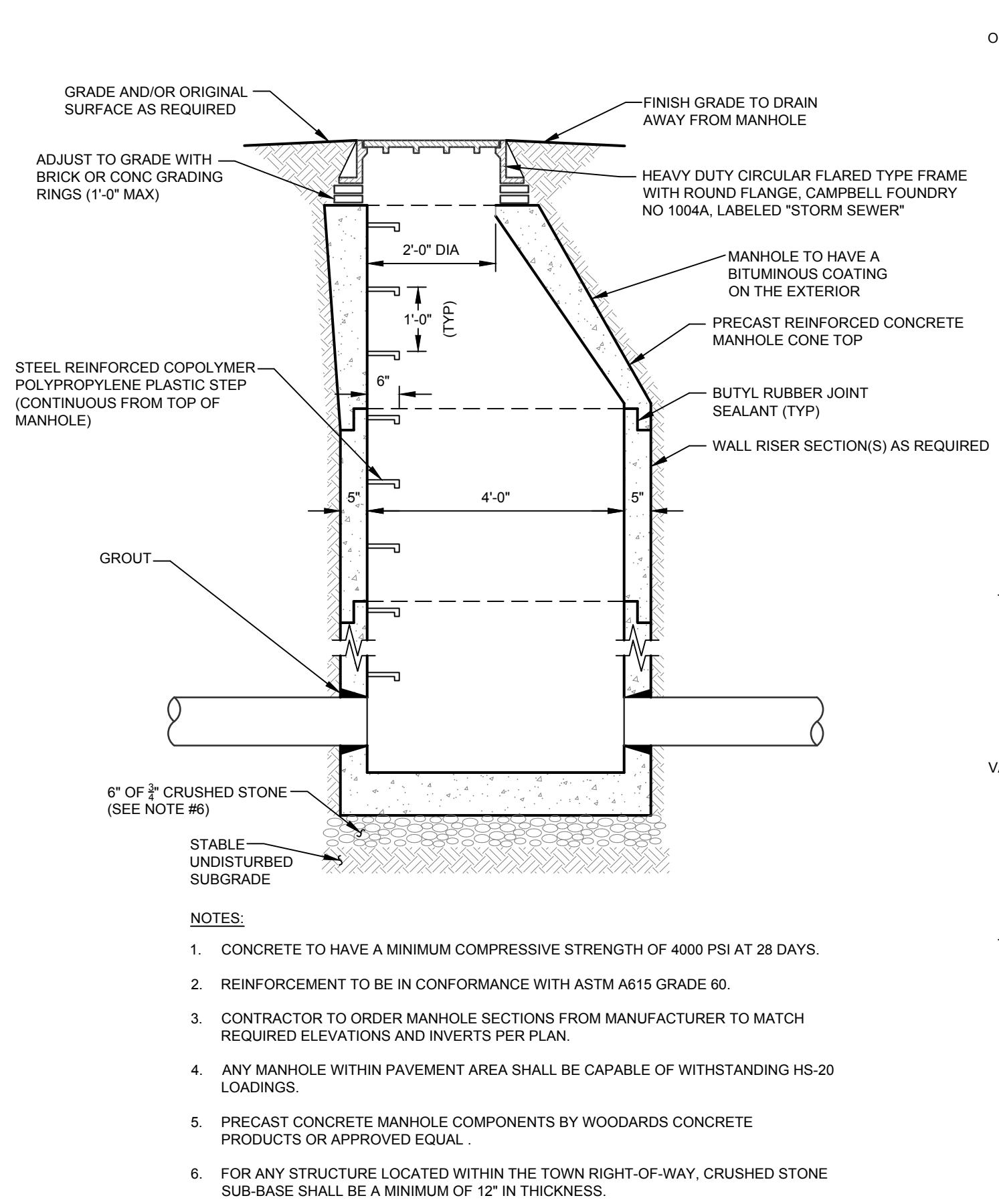
DETAILS

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

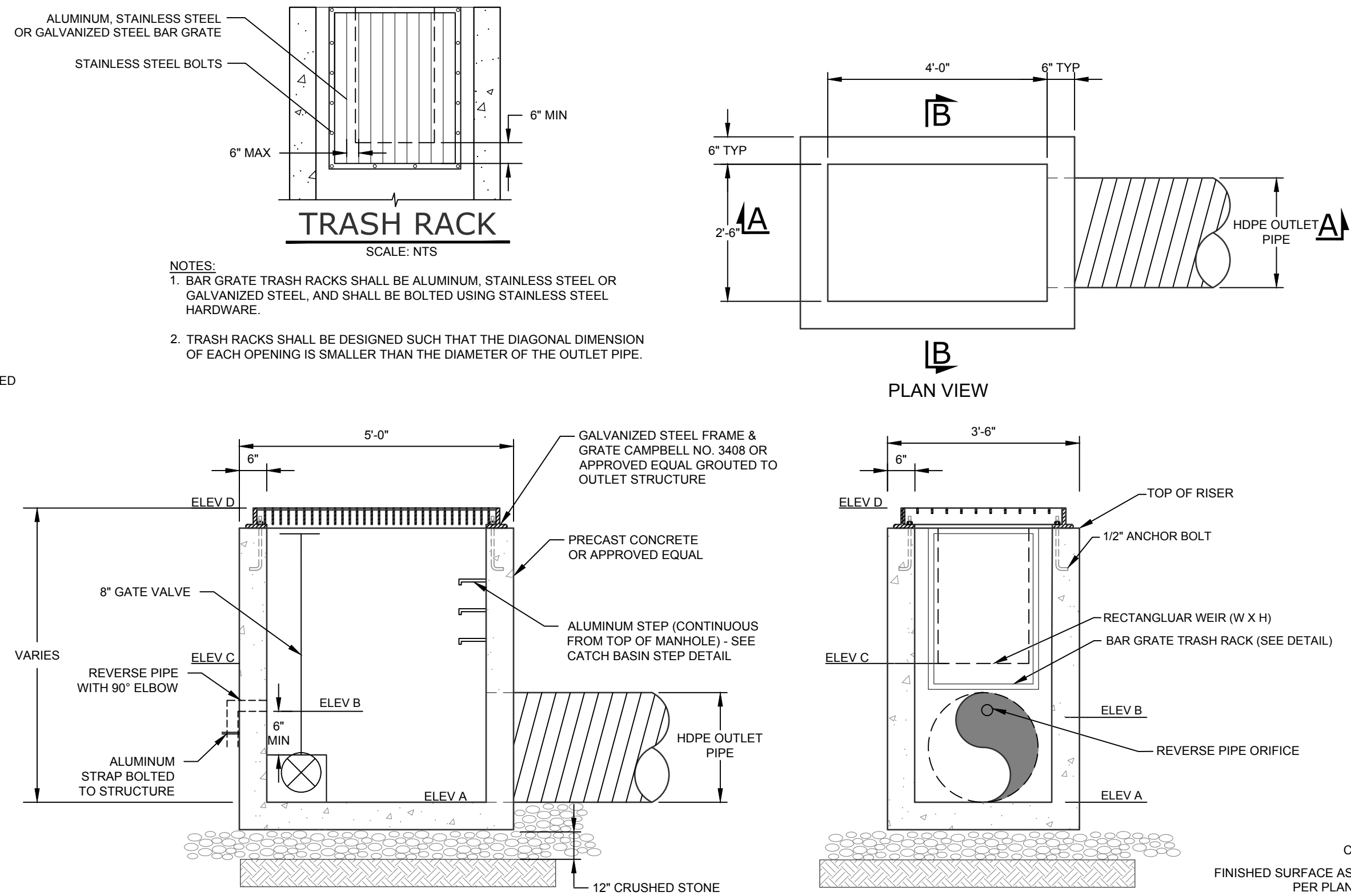
JOB #: 1281.01
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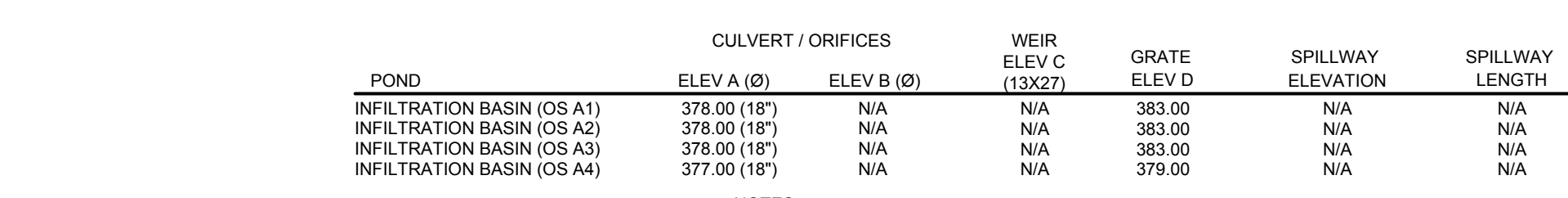
C-301



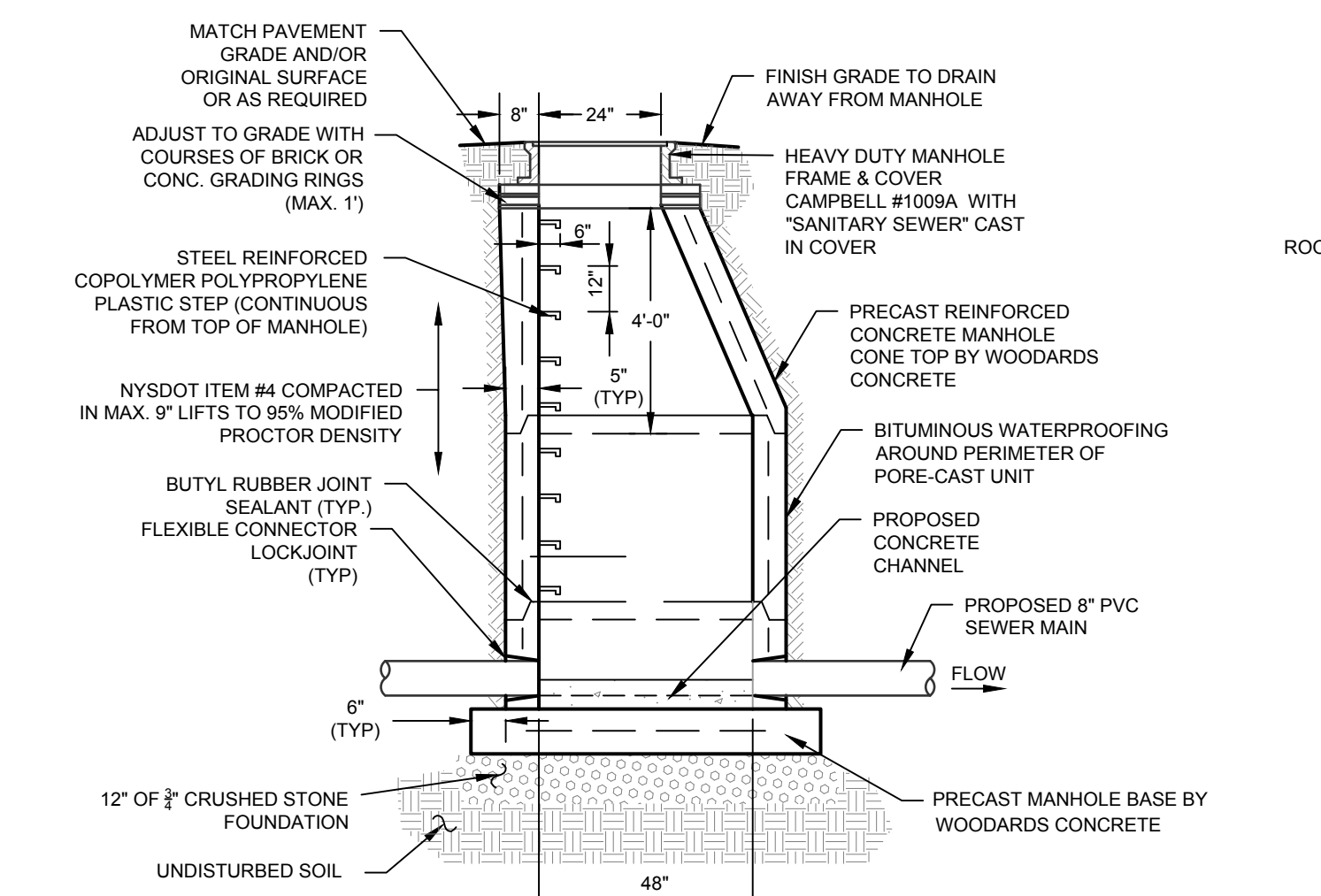
DRAINAGE MANHOLE
SCALE: N.T.S.



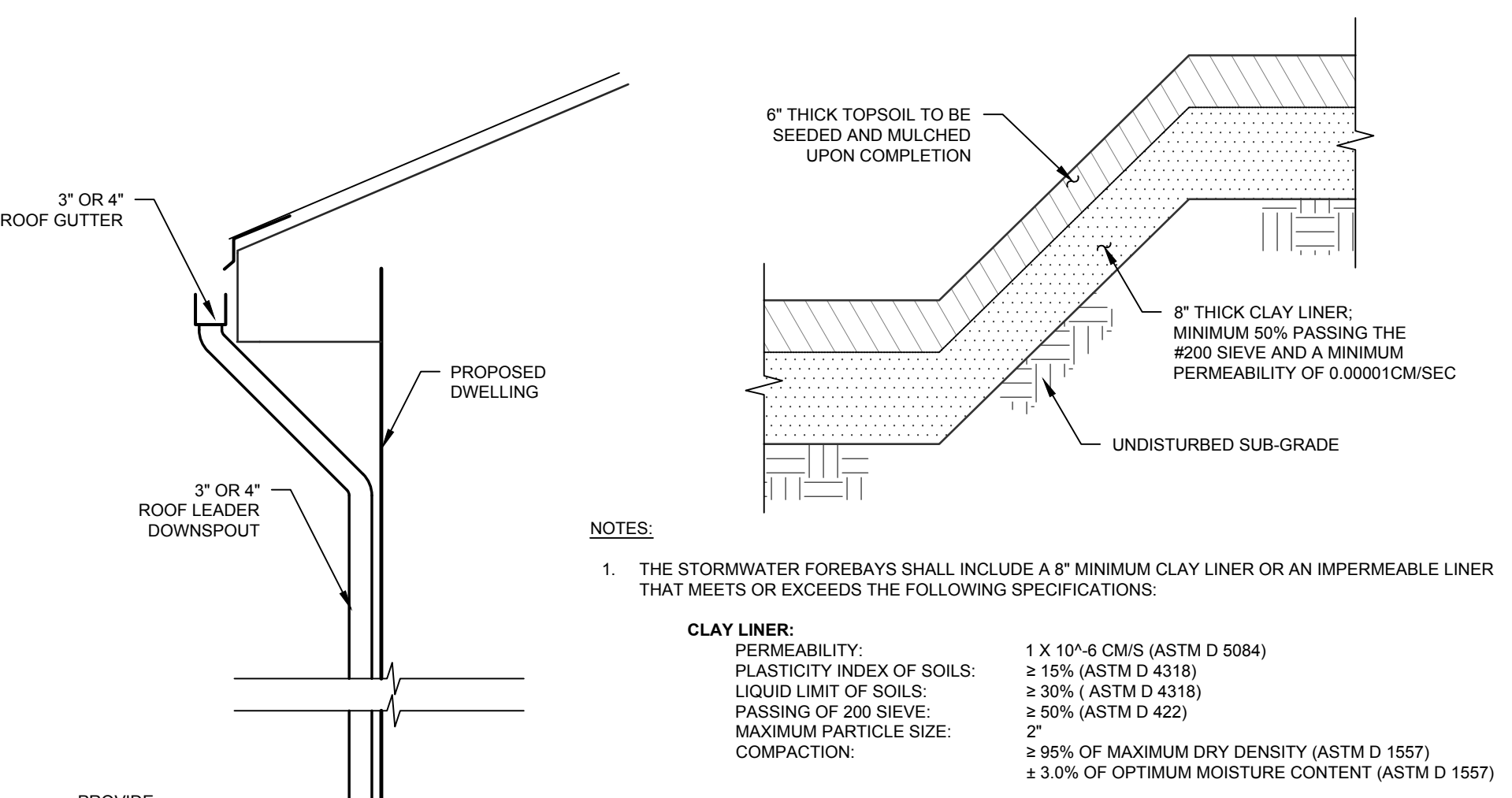
TRASH RACK
SCALE: N.T.S.



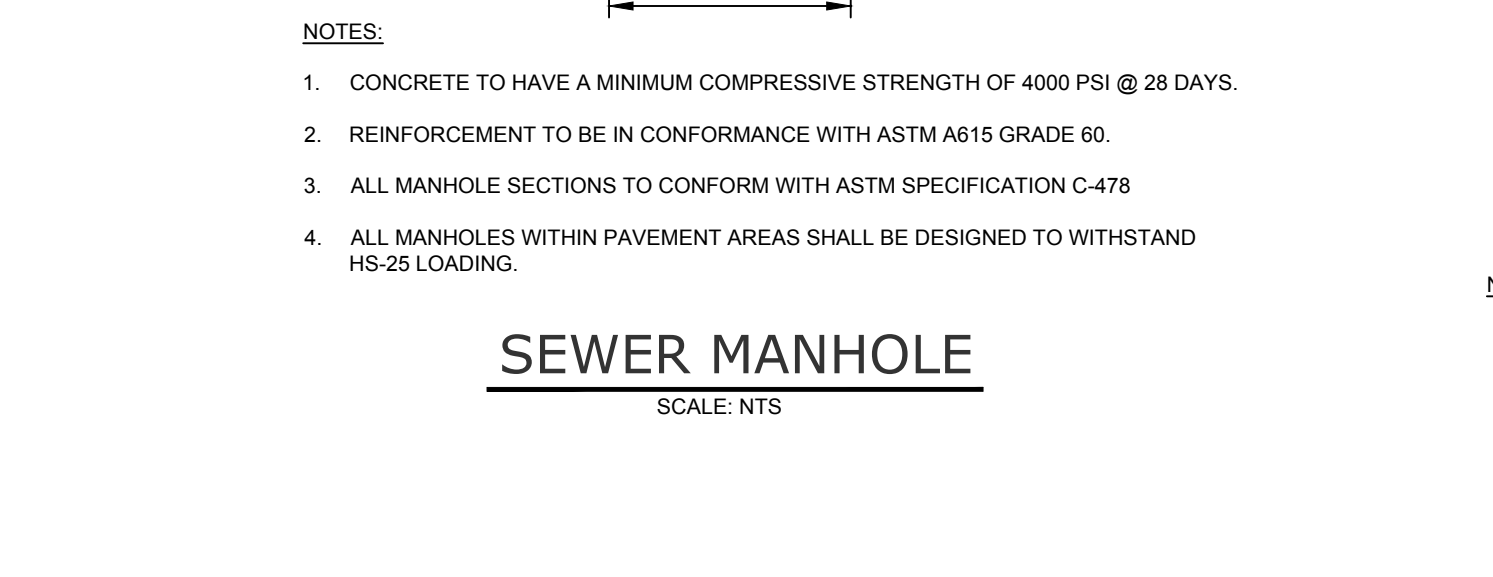
OUTLET/DIVERSION STRUCTURE(S)
SCALE: N.T.S.



SEWER MANHOLE
SCALE: N.T.S.



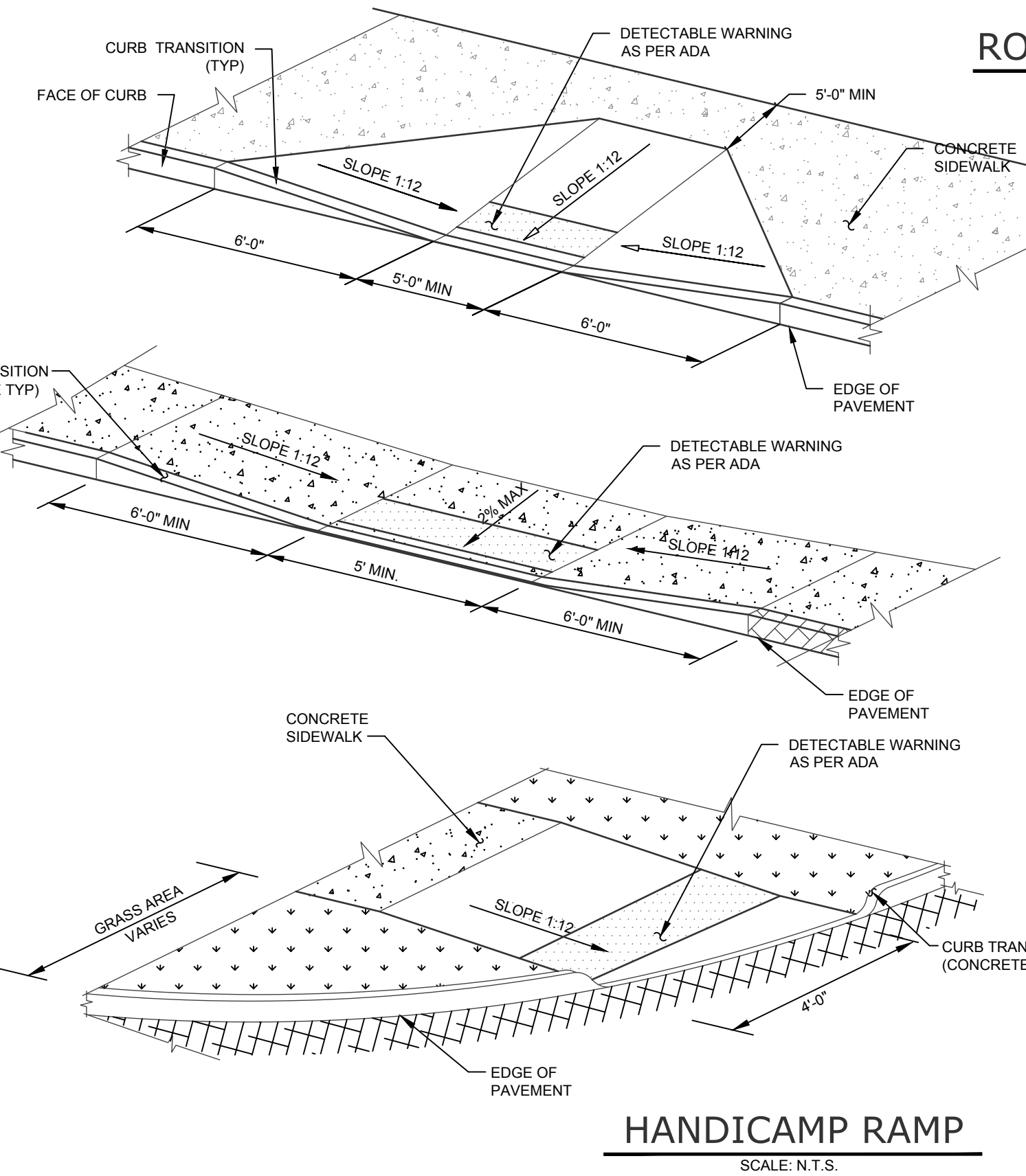
CLAY FOREBAY POND LINER
SCALE: N.T.S.



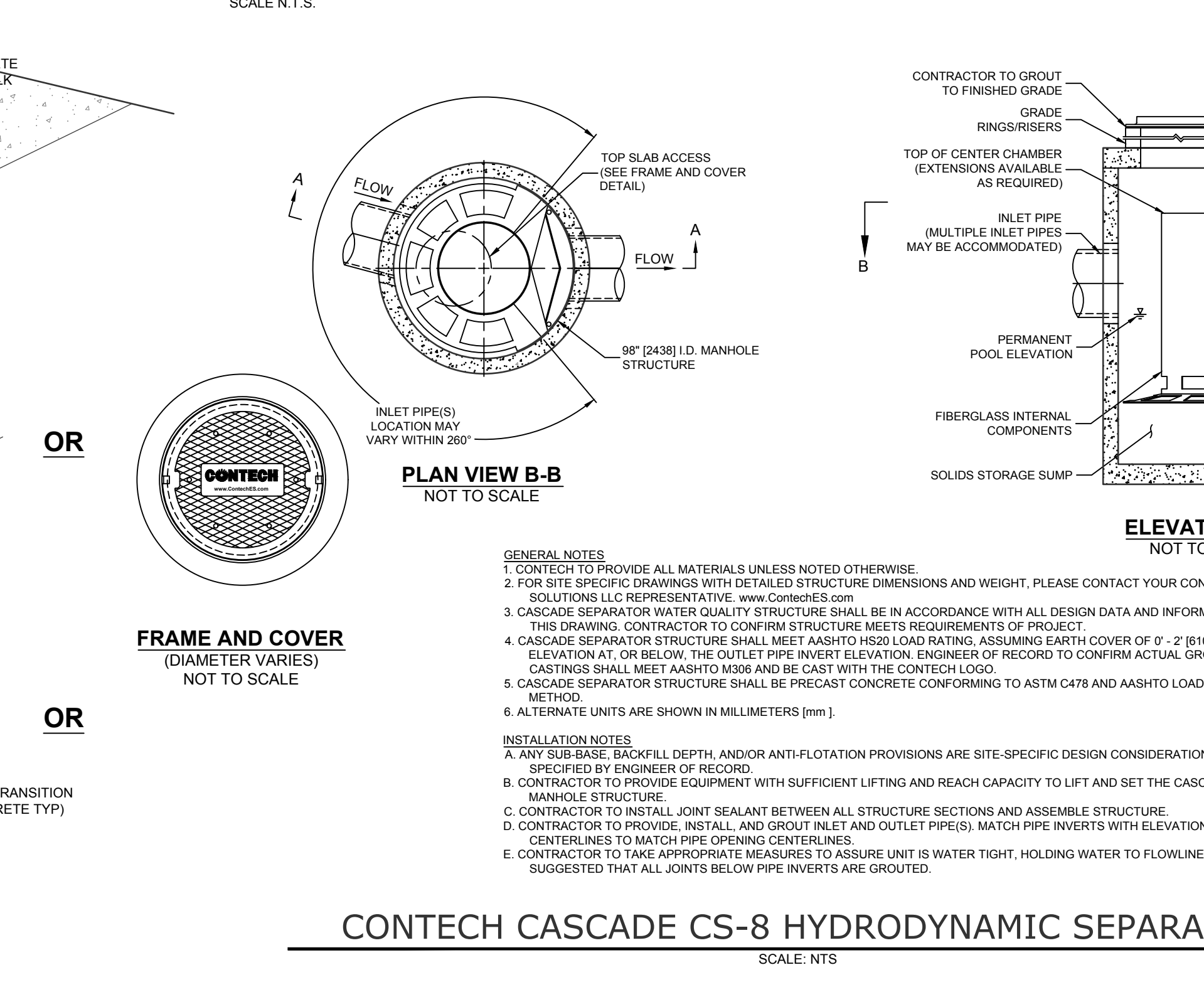
HANDICAMP RAMP
SCALE: N.T.S.



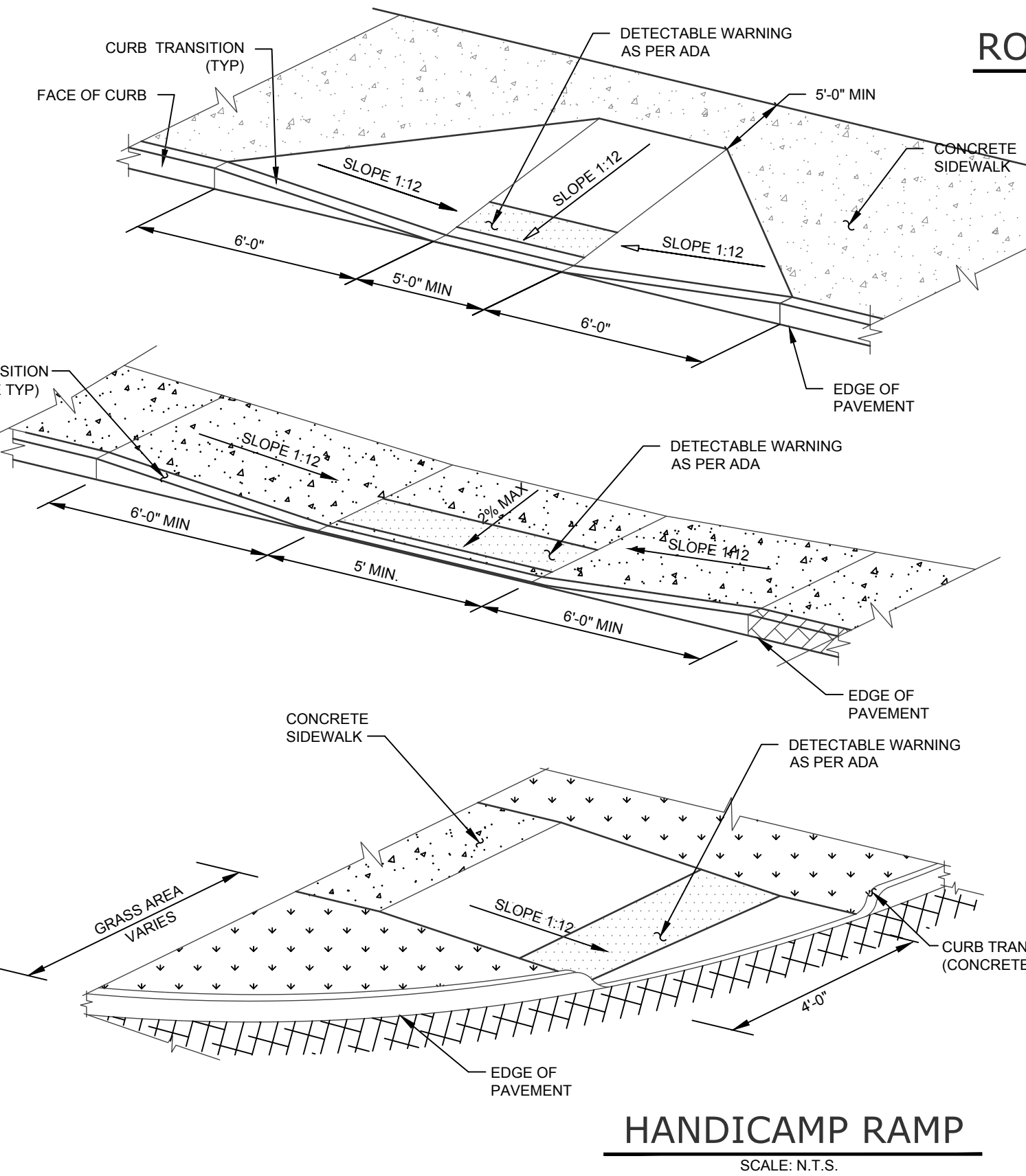
ROOF LEADER AND SPLASH BLOCK
SCALE: N.T.S.



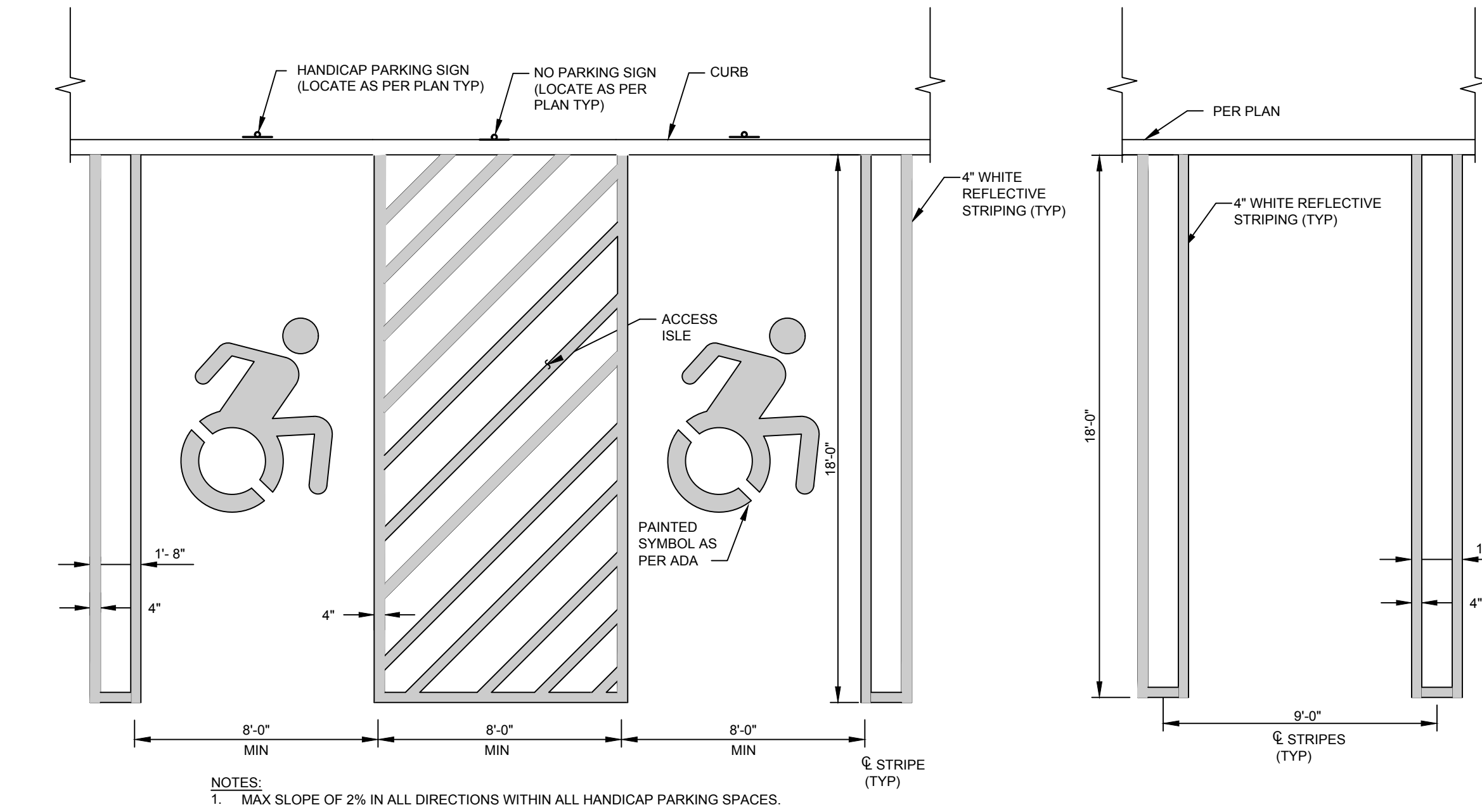
HANDICAMP RAMP
SCALE: N.T.S.



CONTECH CASCADE CS-8 HYDRODYNAMIC SEPARATOR
SCALE: N.T.S.



HANDICAMP RAMP
SCALE: N.T.S.

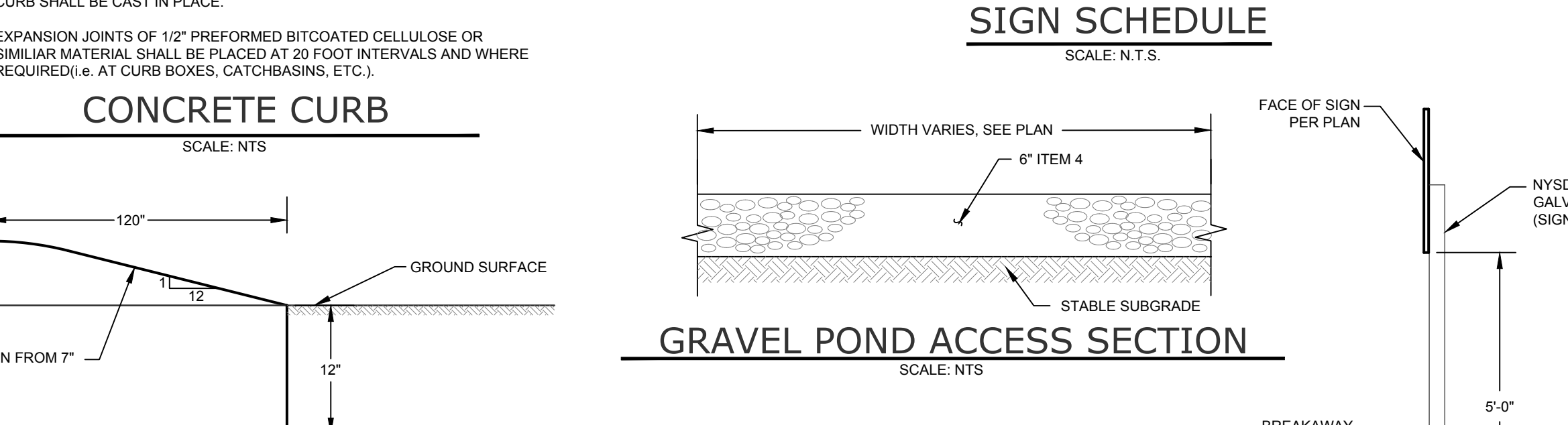


HANDICAP PARKING SPACES
SCALE: N.T.S.

PARKING SPACE
SCALE: N.T.S.

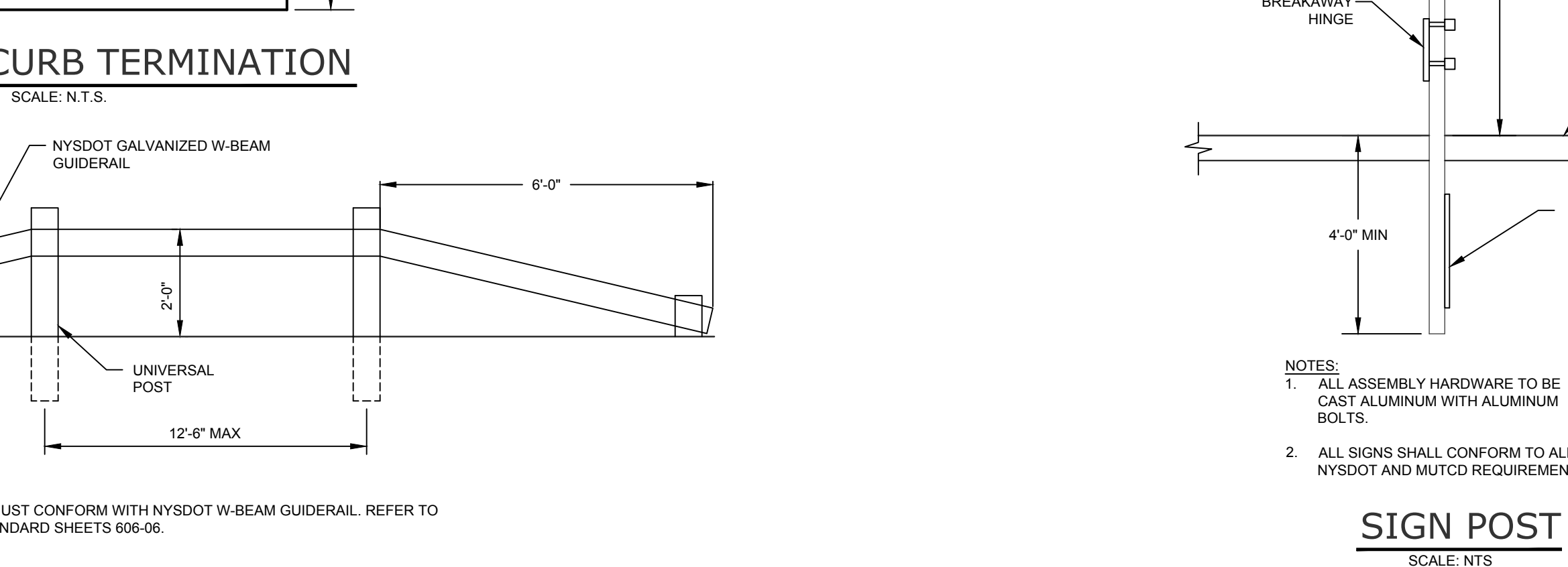
SIGN	TEXT	M.U.T.C.D. No.	SIZE OF SIGN	TYPE OF MOUNT	DESCRIPTION
NP	NO PARKING ANY TIME	P1-1C	12' x 18"	GR MTD	WHITE BACKGROUND, RED LETTERING
STOP	STOP	R1-1C	36" x 36"	GR MTD	RED BACKGROUND, WHITE LEGEND
HC	RECEIVED PARKING	M12-1	18" x 24"	GR MTD	BLUE BACKGROUND, BLACK SYMBOL, WHITE LETTERING

SIGN SCHEDULE
SCALE: N.T.S.

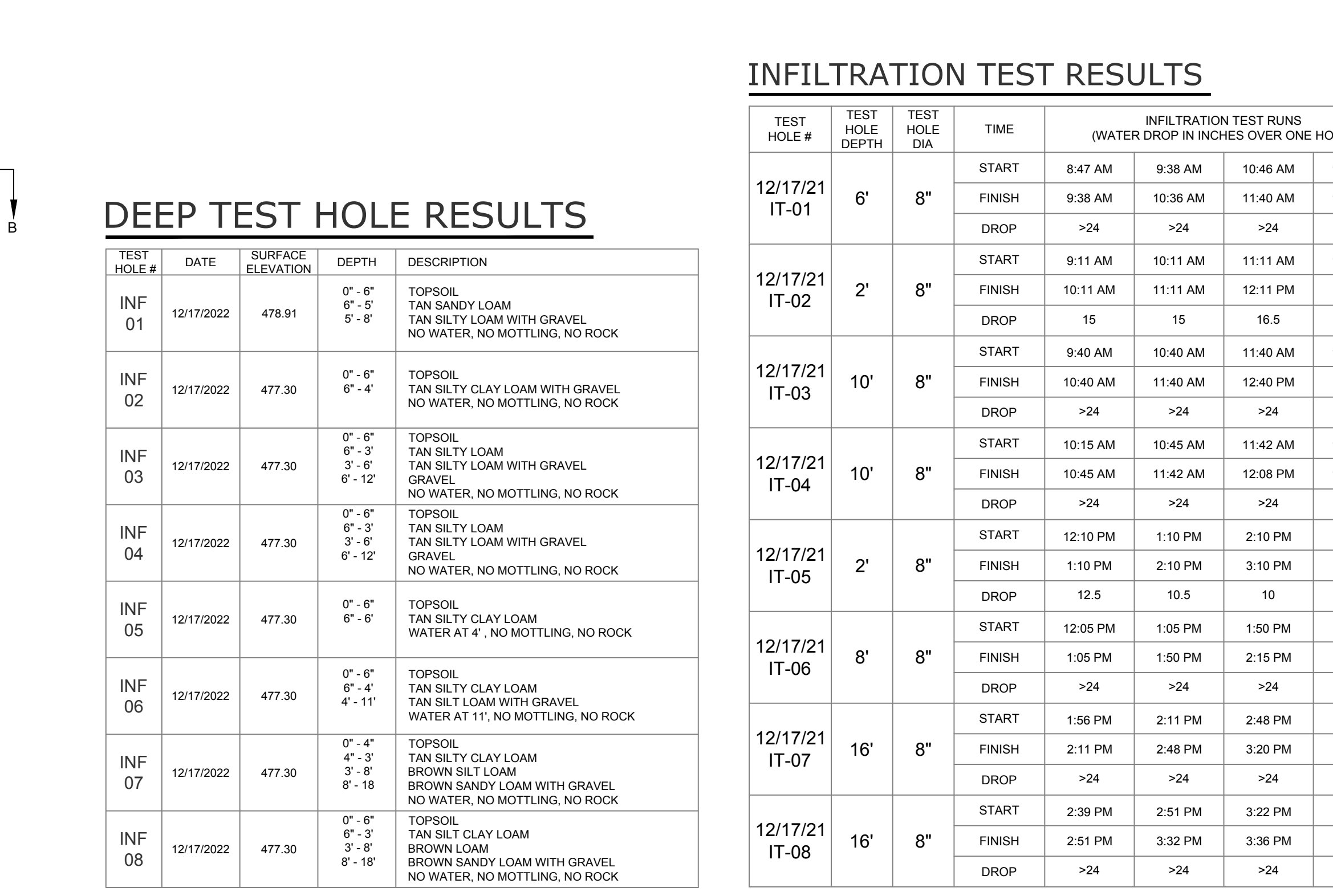


CONCRETE CURB
SCALE: N.T.S.

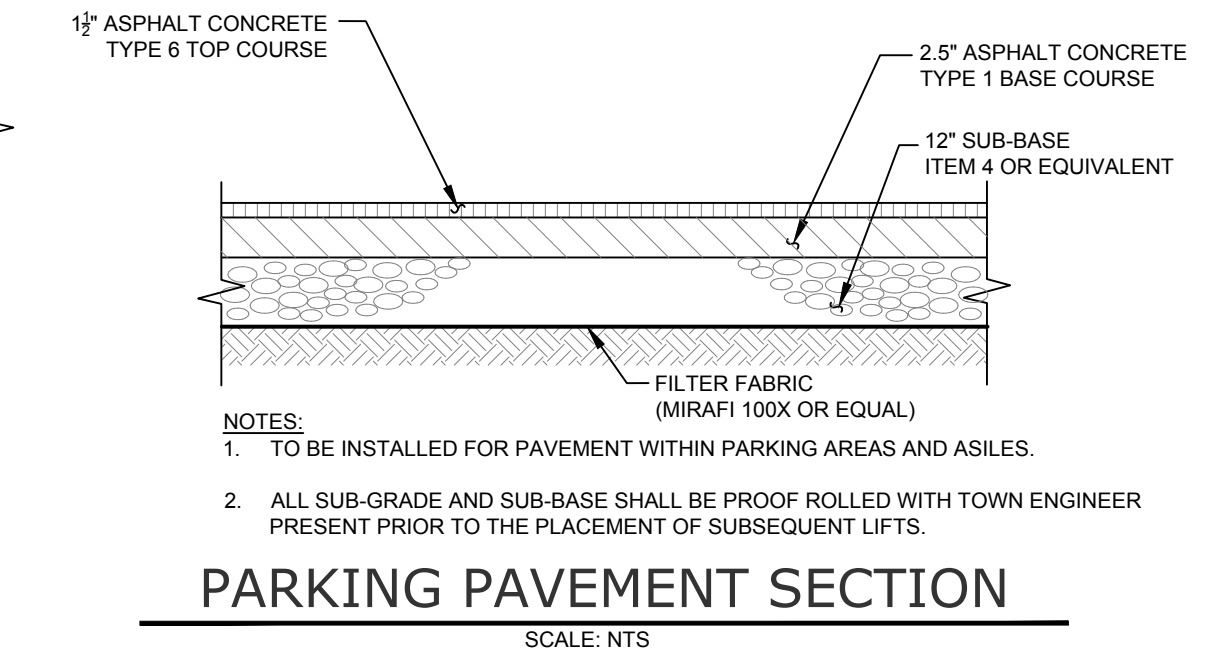
CONCRETE CURB TERMINATION
SCALE: N.T.S.



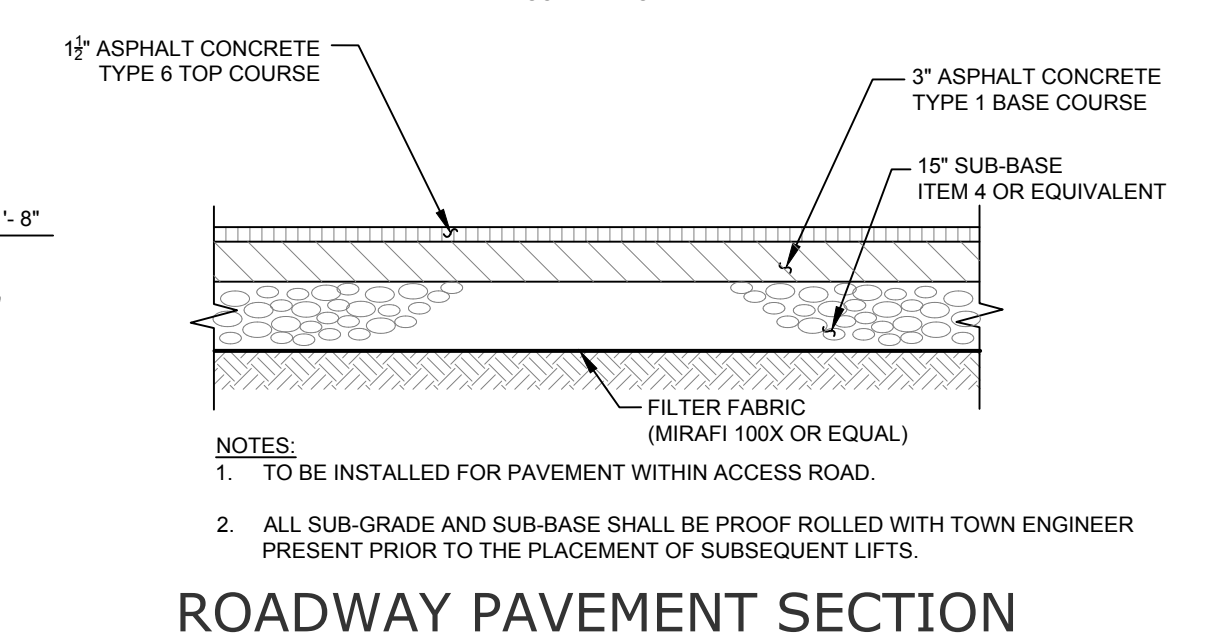
NYS DOT W-BEAM GUIDE RAIL
SCALE: N.T.S.



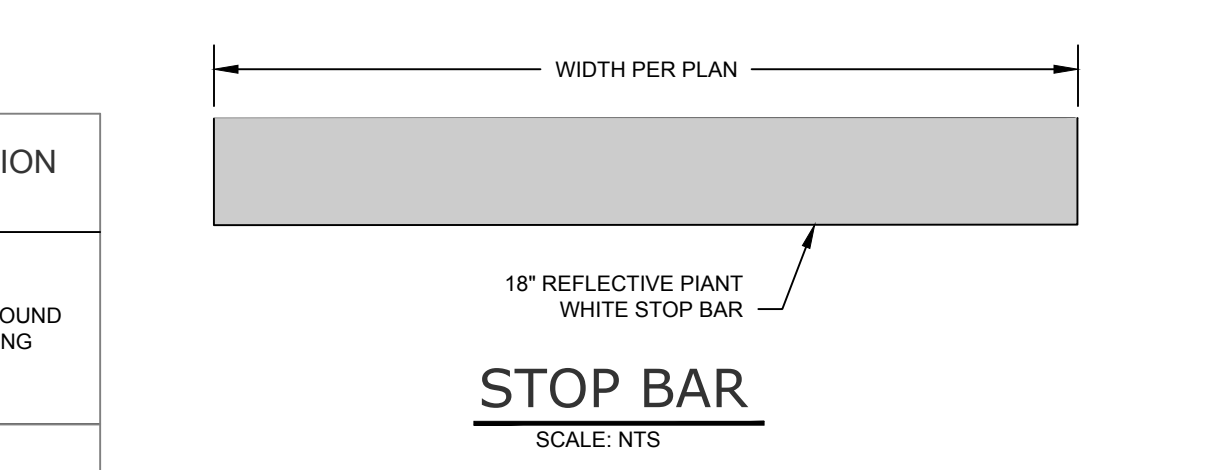
DEEP TEST HOLE RESULTS



PARKING PAVEMENT SECTION
SCALE: N.T.S.



ROADWAY PAVEMENT SECTION
SCALE: N.T.S.



STOP BAR
SCALE: N.T.S.

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PLANNING BOARD APPROVAL		14 OF 15
OCODH REALTY SUBDIVISION APPROVAL		N/A OF N/A
OCODH WATERMAIN EXTENSION APPROVAL		N/A OF N/A
NYSDEC APPROVAL		N/A OF N/A
NYSDOT APPROVAL		N/A OF N/A
OTHER		N/A OF N/A
FOR BID		N/A OF N/A
FOR CONSTRUCTION		N/A OF N/A

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JOB #: 1281.01 **DRAWN BY:** ZS
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C-302

