

GENERAL NOTES

- 1. TAX MAP IDENTIFICATION NUMBER: SECTIONS 29 BLOCKS 1 LOTS 5.1, 5.2, 5.3, 5.4 & 5.5
- 2. TOTAL AREA OF SUBJECT PARCEL: 52.42± ACRES.
- 3. BOUNDARY AND PLANIMETRIC INFORMATION BASED UPON FIELD SURVEY AS PERFORMED BY ENGINEERING & SURVEYING PROPERTIES, PC ON JANUARY 10TH 2023.
 - MORTON & BEVERLY BROMBERG TRUST MIRILO P.O. BOX 366 WALDEN, NEW YORK, 12586 WALDEN, NEW YORK, 12586
- 5. ALL PROPOSED LOTS SHALL BE SERVICED BY CENTRAL WATER AND CENTRAL SEWER.
- 6. A LANDSCAPE BUFFER SHALL EXTEND FROM THE CENTERLINE OF NYS ROUTE 17K §235-11.4(G)(2).
- 7. NYSDEC WETLANDS FLAGGED BY LANCE KOLTS ON 10/05/01 AND CONFIRMED BY MICHAEL FRAATZ ON 11/09/2022. 8. ACOE WETLANDS FLAGGED BY ECOLOGICAL ANALYSIS LLC ON 12/27/2021 AND FIELD LOCATED ON 01/04/2022 BY
- 9. THE PROPOSED LOTS ARE LOCATED WITHIN TOWN OF MONTGOMERY SEWER DISTRICT NO. 3.
- 10. 100 YEAR FLOODPLAIN BOUNDARY IS BASED ON FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER
- TOWN OF MONTGOMERY FOR HIGHWAY PURPOSES.
- 13. ENGINE BRAKING IS NOT PERMITTED ON SITE DURING CONSTRUCTION.
- 14. PRIOR TO THE START OF CONSTRUCTION, THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION SHALL BE CONTACTED TO VERIFY THE ABSENCE OF BALD EAGLES ON THE PROPERTY
- 15. A COMMON USE AND MAINTENANCE CROSS-EASEMENT AGREEMENT WILL BE EXECUTED BETWEEN THE TWO PROPOSED LOTS AND THE TRANSPORTATION CORPORATION FOR THE DRIVEWAY, DRAINAGE & STORMWATER
- 16. A WAIVER FROM §200-23.F.2 OF THE SUBDIVISION OF LAND CHAPTER OF THE TOWN OF MONTGOMERY CODE IS

PARKING REQUIREMENTS

BUILDING USE: MULTIPLE DWELLING (§235 - 12.3)

PARKING REQUIREMENT: 2 SPACES PER DWELLING UNIT REQUIRED SPACES: 261 UNITS * 2 (SPACES/UNIT)

= 522 SPACES PARKING SPACES REQUIRED: 522 SPACES PARKING SPACES PROVIDED: 652 SPACES

BUILDING USE: RETAIL STORES (§235-12.4) (FOR SEQR PURPOSES ONLY)

LOCATION MAP

SCALE: 1" = 5,000'

PARKING REQUIREMENT: 1 SPACE PER 200 SQFT OF FLOOR AREA REQUIRED SPACES: 31,000 SQFT / 200 (SQFT/SPACE) = 155 SPACES

PARKING SPACES PROVIDED: 155 SPACES BUILDING USE: WASTEWATER TREATMENT PLANT (§235 - 12.2(D))

PARKING SPACES REQUIRED: 0 SPACES

PARKING SPACES PROVIDED: 2 SPACES BUILDING USE: BUS PASSENGER SHELTER (§235 - 12.2(D))

PARKING SPACES REQUIRED: 155 SPACES

PARKING SPACES REQUIRED: 0 SPACES PARKING SPACES PROVIDED: 6 SPACES

BUILDING USE: WATER TREATMENT FACILITY (§235 - 12.2(D))

PARKING SPACES REQUIRED: 0 SPACES PARKING SPACES PROVIDED: 2 SPACES

PARKING SPACES REQUIRED: 0 SPACES PARKING SPACES PROVIDED: 2 SPACES

BUILDING USE: WATER STORAGE TANK (§235 - 12.2(D))

DENSITY CALCULATIONS

TOWN OF MONTGOMERY - ZONING DISTRICT RM-1 & RA-1

LOT 2 UNITS PERMITTED: RM-1 ZONE: 1,268,083 SF * (1 UNIT / 5,000 SF) = 253 UNITS RA-1 ZONE: 137,004 SF * (1 UNIT / 16,335 SQFT) = 8 UNITS TOTAL UNITS PERMITTED: 261 UNITS

TOTAL UNITS PROPOSED: 261 UNITS

LIST	OF DRAWINGS	
DRAWING :	<u> TITLE</u>	SHEET#
C-100	OVERALL SUBDIVISION PLAN	1
C-101	EXISTING CONDITIONS PLAN	2
C-102	SITE PLAN	3
C-103	SITE PLAN	4
C-104	GRADING & DRAINAGE PLAN	5
C-105	GRADING & DRAINAGE PLAN	6
C-106	UTILITY PLAN	7
C-107	UTILITY PLAN	8
C-108	EROSION & SEDIMENT CONTROL PLAN	9
C-109	EROSION & SEDIMENT CONTROL PLAN	10
C-110	LANDSCAPING PLAN	11
C-111	LANDSCAPING PLAN	12
C-112	LANDSCAPING PLAN	13
C-113	PHASING PLAN	14
C-114	PHASING PLAN	15
C-115	PHASING PLAN	16
C-116	PHASING PLAN	17
C-117	LIGHTING PLAN	18
C-118	LIGHTING PLAN	19
C-119	ANTICIPATED INTERNAL SIGHT DISTANCES	20
C-301	DETAILS	21
C-302	DETAILS	22
C-303	DETAILS	23

LEGEND

BULK REQUIREMENTS

PROPOSED USE(S): MULTIPLE DWELLING

MINIMUM BUILDING REQUIREMENTS REQUIRED

BULK REQUIREMENTS

BULK REQUIREMENTS

PROPOSED USE(S): RETAIL STORE (LOT 1)

TOWN OF MONTGOMERY - ZONING DISTRICT B-2

*THE FRONT YARD SHALL BE 65 FEET IN ACCORDANCE WITH TOWN OF

**SIDE YARD ABUTTING A SIDE STREET ON A CORNER LOT SHALL BE 25 FEET.

PROPOSED USE(S): OPEN SPACE

MINIMUM BUILDING REQUIREMENTS

TOWN OF MONTGOMERY - ZONING DISTRICT RA-1

NET LOT AREA

LOT WIDTH

FRONT YARD

REAR YARD

SIDE YARD (ONE / BOTH)

MAXIMUM ALLOWABLE

LOT COVERAGE (BUILDINGS)

BUILDING HEIGHT

NET LOT AREA

FRONT YARD

REAR YARD

SIDE YARD (ONE / BOTH)

LOT COVERAGE (BUILDINGS)

MINIMUM BUILDING REQUIREMENTS

BUILDING HEIGHT

LOT AREA

LOT WIDTH

NET LOT AREA

FRONT YARD

SIDE YARD (ONE / BOTH)

MAXIMUM ALLOWABLE

LOT COVERAGE (BUILDINGS)

MONTGOMERY ZONING LAW §235-11.4-G-2-p.

BUILDING HEIGHT

REAR YARD

TOWN OF MONTGOMERY - ZONING DISTRICT RM-1

(§235 - 6.3 ATTACHMENT 1)

5,000 SF

5,000 SF

35 %

(§235 - 6.3 ATTACHMENT 1)

REQUIRED

16,335 SF

35 FEET

(§235 - 6.3 ATTACHMENT 1)

REQUIRED

20,000 SF

20,000 SF

150 FEET

PROPOSED

± 1,728,906 SF

± 1,268,083 SF

± 1,408.87 FEET

± 293.10 FEET

± 182.40 FEET

9.95 %

± 136,999 SF

± 136,999 SF

± 1,408.87 FEET

± 293.10 FEET ± 266.00 FEET

< 35 FT

0 %

± 213,765 SF

± 213,765 SF

± 656.4 FEET

± 143.5 FEET

± 89.4 FEET

20 / 40 FEET** ± 105.7 / ± 766.6 FEET ± 23.5 / ± 362.7 FEET

LOT 2 ± 185,750 SF

± 124,749 SF

± 417.2 FEET

± 65.5 FEET

± 89.4 FEET

< 40 FT

0.91 %

15 / 30 FEET ± 355.10 / ± 1020.20 FEET

WASTEWATER TREATMENT PLANT (LOT 2)

10 / 15 FEET ± 355.10 / ± 1,020.20 FEET

	BUILDING LINE	
	BUILDING GARAGE LINE	310
	BUILDING ROOF LINE	
	CONCRETE PAD LINE	
40. 44. 44. 44.	CONCRETE HATCH	
310	MAJOR CONTOUR LINE	
422 ———	MINOR CONTOUR LINE	
	CURB LINE	xxxxx
	LIMIT OF DISTURBANCE LINE	0 0 0
	SWPPP DRAINAGE AREA BOUNDARY LINE	
	DRIVEWAY LINE	
	EASEMENT LINE	
	SILT FENCE LINES	SSSS
xxxxx	FENCE LINES	ss ss ss ss ss ss ss ss
0 0 0 0	GUIDERAIL LINES	— FM
	MATCHLINES	
	PARKING STALL STRIPE	
	SWPPP (CONSTRUCTION) PHASING LINE	
	PROPERTY LINE	$-\!$
	ROAD CENTERLINE	ws ws ws ws ws
	EDGE OF PAVEMENT LINE	ACOE ACOE
	SEPTIC SYSTEM LATERALS	DEC DEC
	BUILDING SETBACK LINES	BUFFER—BUFFER—
sssss	SEWER MAIN LINES	
— ss — ss — ss — ss — ss — ss —	SEWER SERVICE LINES	wwwwww
— FM — FM — FM — FM — FM —	SEWER FORCE MAIN LINES	ws — ws — ws — ws — ws — ws
	EDGE OF SIDEWALK LINES	
	STORM DRAIN LINES	

STRIPING LINE

LIMIT OF TREE CLEARING LINES

EXISTING BUILDING LINE EXISTING MAJOR CONTOUR LINE EXISTING MINOR CONTOUR LINE EXISTING CURB LINE EXISTING EDGE OF PAVEMENT LINE EXISTING EASEMENT LINE **EXISTING SILT FENCE LINES** EXISTING FENCE LINES EXISTING GUIDERAIL LINES ADJACENT PROPERTY LINE **EXISTING PROPERTY LINE**

EXISTING ROAD CENTERLINE EXISTING SEWER MAIN LINES EXISTING SEWER SERVICE LINES EXISTING SEWER FORCE MAIN LINES EXISTING EDGE OF SIDEWALK LINES EXISTING STORM DRAIN LINES EXISTING LIMIT OF TREE LINES EXISTING WATER MAIN LINES EXISTING WATER SERVICE LINES LIMIT OF ACOE WETLAND LIMIT OF NYSDEC WETLAND

LIMIT OF NYSDEC WETLAND BUFFER LINE MUNICPAL BOUNDARY WATER MAIN LINES WATER SERVICE LINES LIMIT OF WETLAND DISTURBANCE LINE LIMIT OF WETLAND MITIGATION LINE -··-·· DRAINAGE SWALE

WATER MAIN GATE VALVE WATER MAIN AIR RELEASE VALVE **⊕** B-1 BORING LOCATION SPOT GRADE ELEVATION PERC TEST LOCATION DEEP TEST HOLE LOCATION WETLAND FLAG LOCATION AND DESIGNATION

GAS VALVE LIGHT POLE SIGN & POST WELL LOCATION SEWER CLEANOUT FIRE HYDRANT WATER SERVICE CURB STOP UTILITY POLE STONE CHECK DAM DECIDUOUS TREE LANDSCAPE SYMBOL EVERGREEN TREE LANDSCAPE SYMBOL

SHRUB PLANTING LANDSCAPE SYMBOL SHRUB PLANTING LANDSCAPE SYMBOL GROUND COVER LANDSCAPE SYMBOL (HATCH 155) ROAD STATIONING LABEL 19 + 00GF = 286.25GARAGE FLOOR ELEVATION FIRST FLOOR ELEVATION FF = 288.25BASEMENT FLOOR ELEVATION BF = 278.25LOWEST SEWERABLE ELEVATION LSE = 284.25

CATCH BASIN YARD DRAIN ☐ FILTER FABRIC DROP INLET PROTECTION

 STORM DRAINAGE MANHOLE SEWER MANHOLE

STORM DRAINAGE PIPE END SECTION 6 HOLE DROP BOX □ 12 HOLE DISTRIBUTION BOX

─ 20 HOLE DISTRIBUTION BOX P PUMP CHAMBER

D DOSING CHAMBER ☐ 1000 GALLON SEPTIC TANK 1250 GALLON SEPTIC TANK

1500 GALLON SEPTIC TANK END SECTION RIP-RAP OUTLET PROTECTION POND OUTLET STRUCTURE RETAINING WALL LINES (HATCH 135)

No. DATE DE EDGE OF PAVEMENT WITH CURB

LOT AREA DEDUCTIONS

PARCEL AREA:			
SBL: 29-1-5.1, 5.2, 5.3, 5.4 & 5.5	TOTAL	± 2,283,421 SF	= ± 52.42 AC
	LOT 1	± 213,765 SF	= ± 4.91 AC
	LOT 2	± 2,051,655 SF	= ± 47.10 AC
	R.O.W.	± 18,000 SF	= ± 0.41 AC
LOT AREA DEDUCTIONS FOR LOT 1:			
UTILITY RIGHTS OF WAY AND DESIGN	GNATED STREETS	0 SF	= 0.00 AC
LAND UNDER WATER (PONDS, WET	LANDS (ACOE & DEC)	0 SF	= 0.00 AC
FLOODPLAINS	,	0 SF	= 0.00 AC
STEEP SLOPES			
50% DEDUCTION FOR SLOPE	S 25% - 50%	0 SF	= 0.00 AC
100% DEDUCTION FOR SLOPE	100% DEDUCTION FOR SLOPES > 50%		
ROCK OUTCROPS	DUTCROPS		= 0.00 AC
TOTAL DEDUCTIONS		0 SF	= 0.00 A
LOT AREA DEDUCTIONS FOR LOT 2:			
UTILITY RIGHTS OF WAY AND DESIGN	SNATED STREETS	0 SF	= 0.00 AC
LAND UNDER WATER (PONDS, WET	LANDS (ACOE & DEC)	491,243 SF	= 11.27 A
FLOODPLAINS		2,432 SF	= 0.06 AC
STEEP SLOPES			
50% DEDUCTION FOR SLOPE	S 25% - 50%	27,443 SF	= 0.63 AC
100% DEDUCTION FOR SLOPE	ES > 50%	706 SF	= 0.02 AC
ROCK OUTCROPS		0 SF	= 0.00 AC
TOTAL AREA - DEDUCTIONS		521,824 SF	= 11.98 <i>A</i>

DESCRIPTION	DRAWING STATUS	ISSUE DATE: 12/02/2024		
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	☑ PLANNING BOARD APPROVAL	1	OF	25
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	OCDOH 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 / CONSTRUCTION	N/A	OF	N/A
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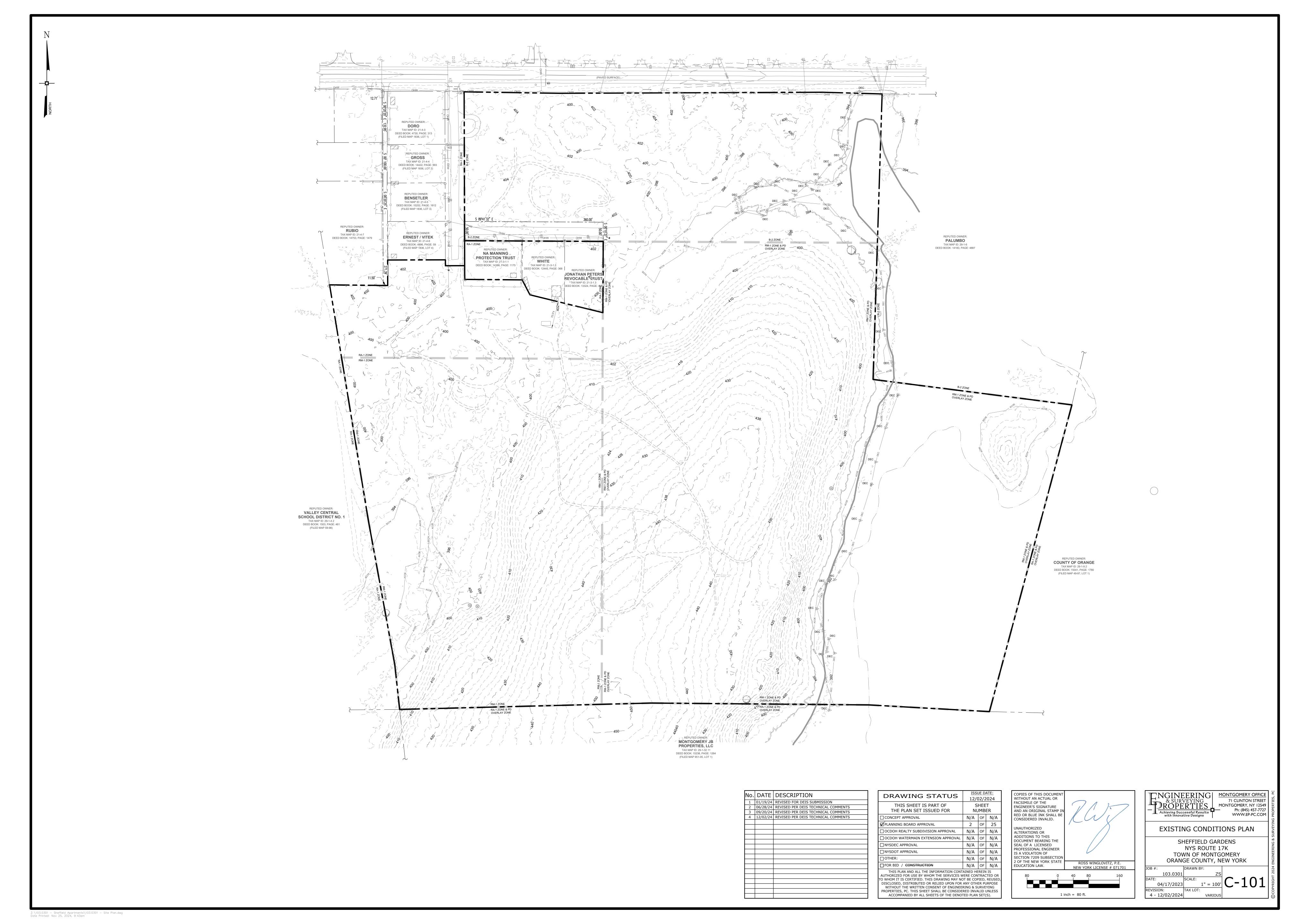
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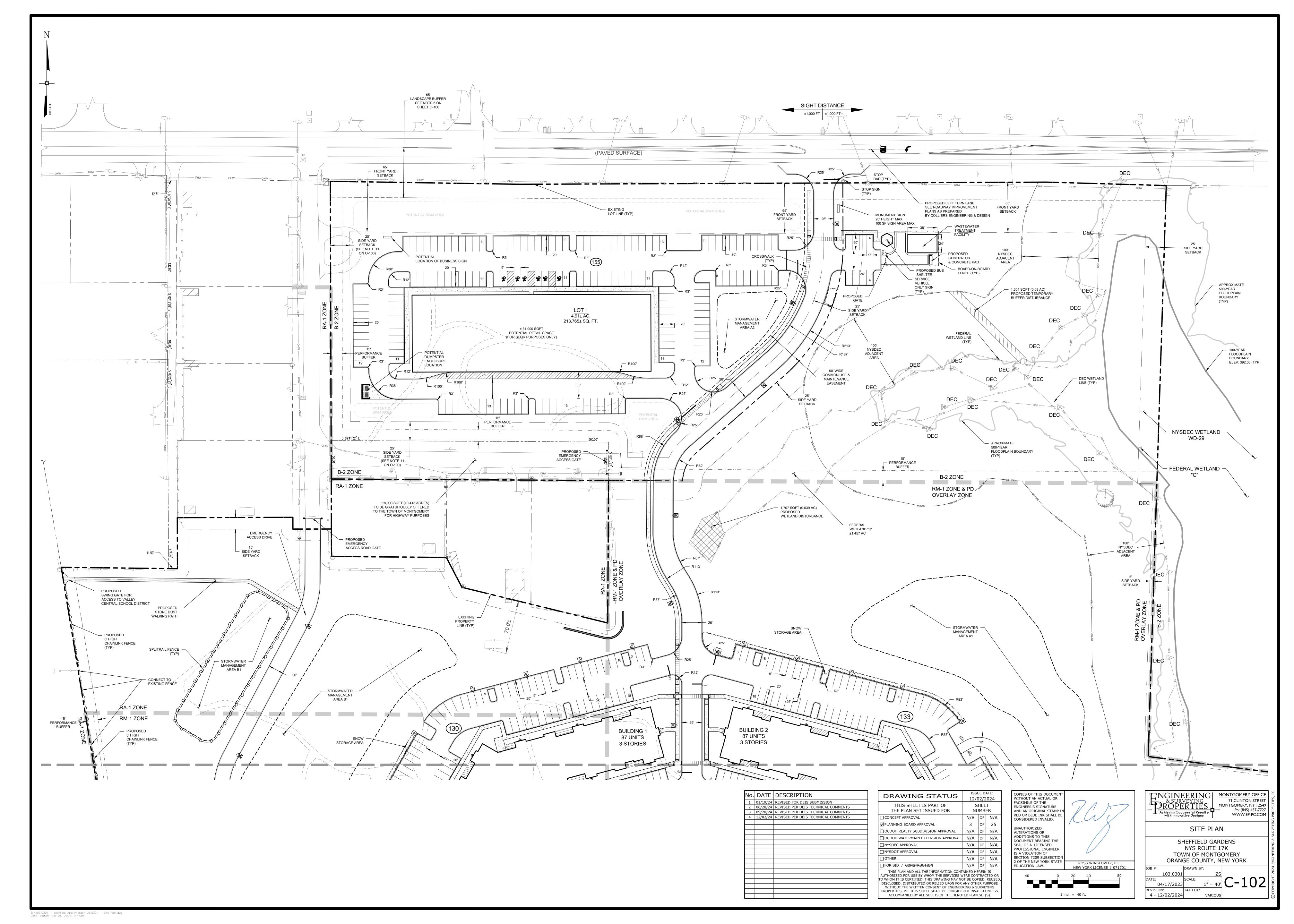
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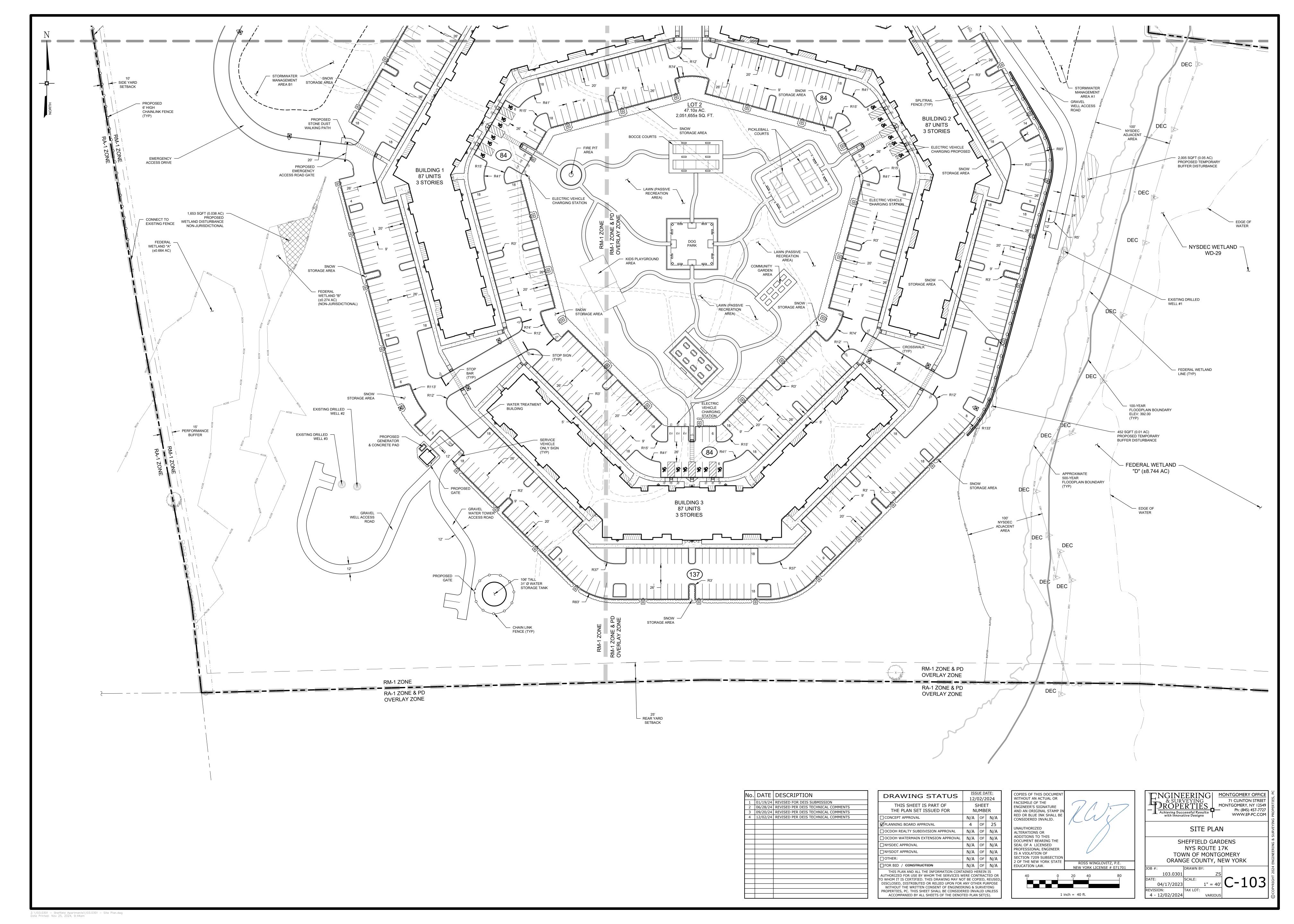
> OVERALL SUBDIVISION PLAN SHEFFIELD GARDENS NYS ROUTE 17K TOWN OF MONTGOMERY ORANGE COUNTY, NEW YORK

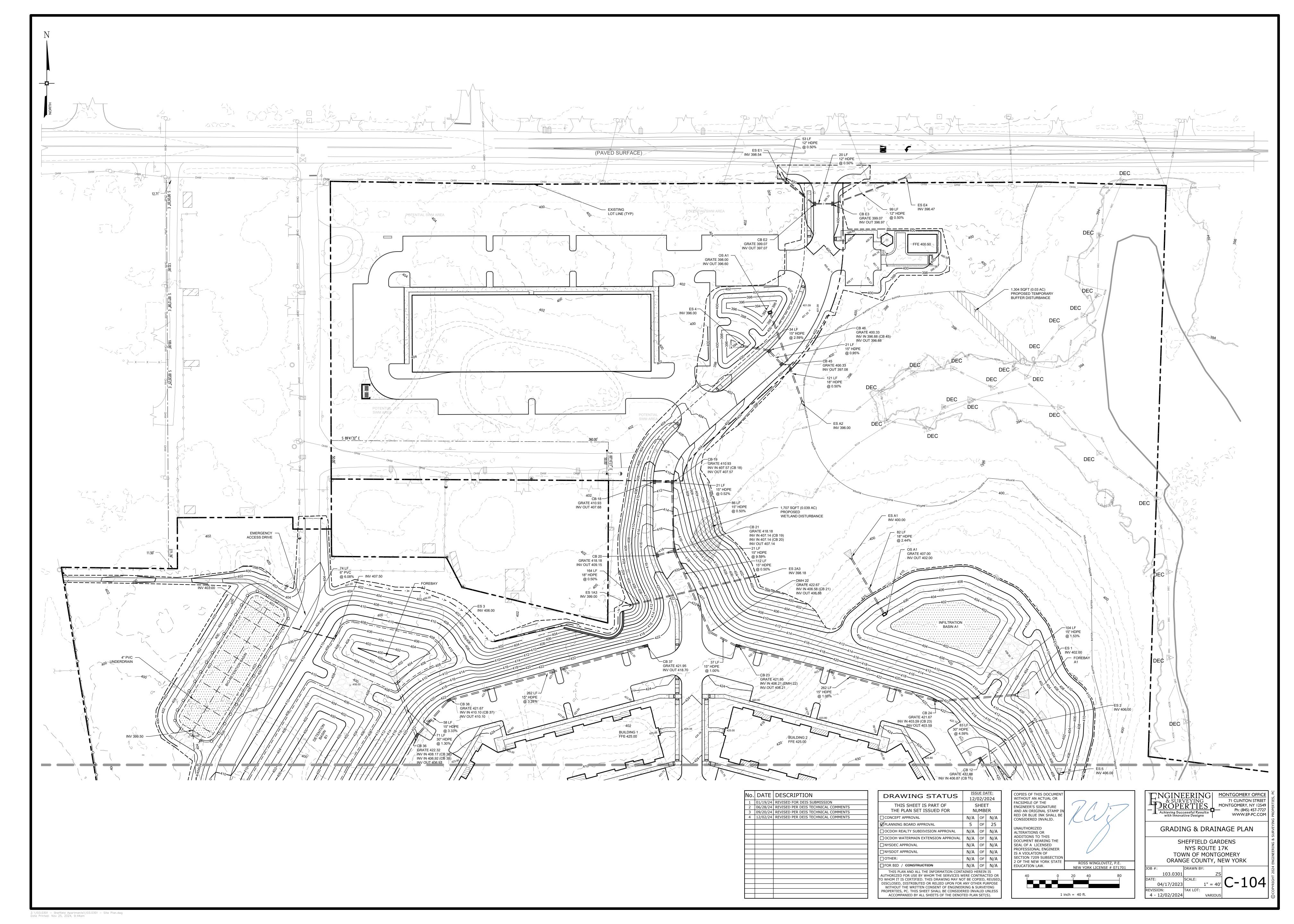
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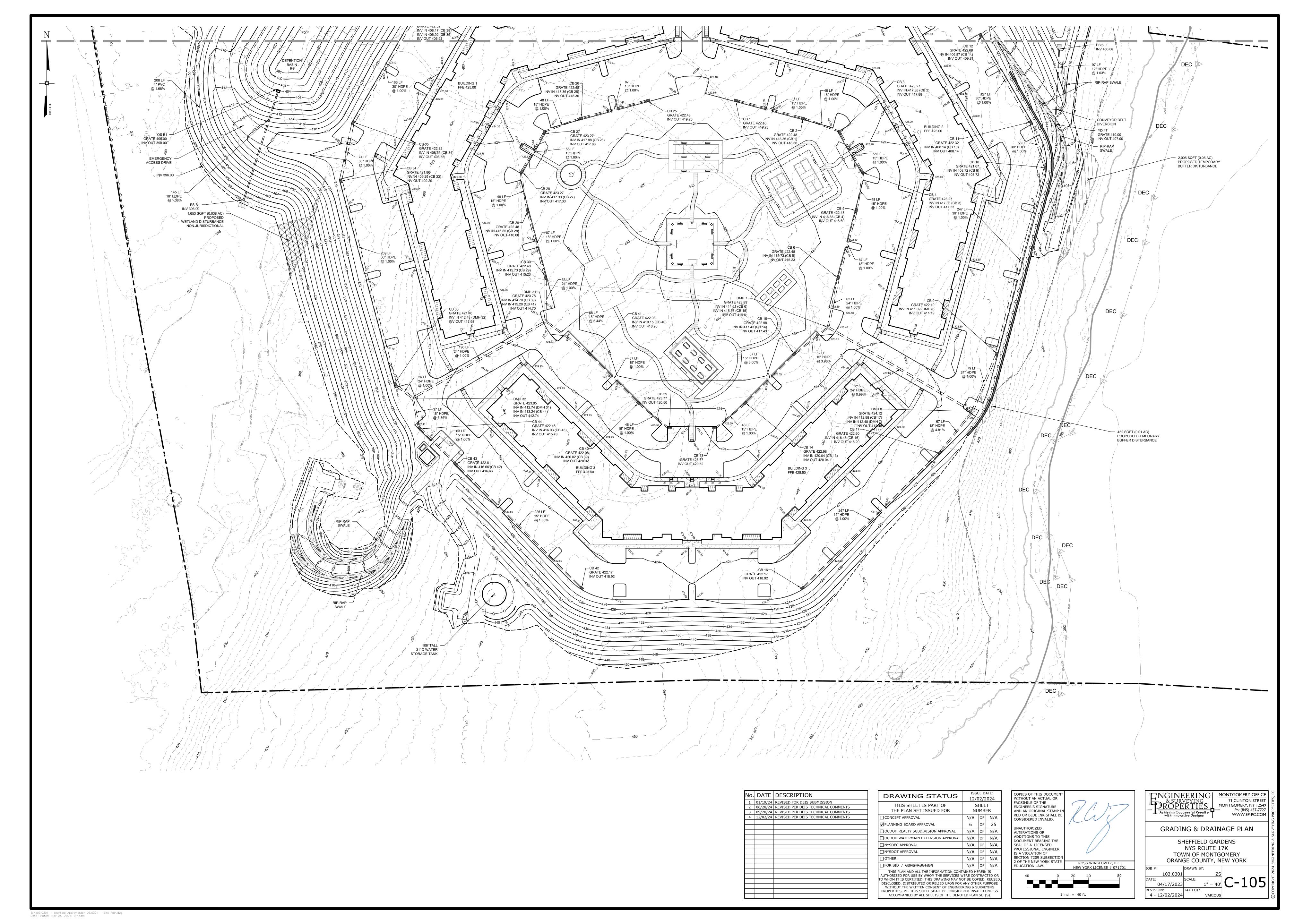
NGINEERING MONTGOMERY OFFICE

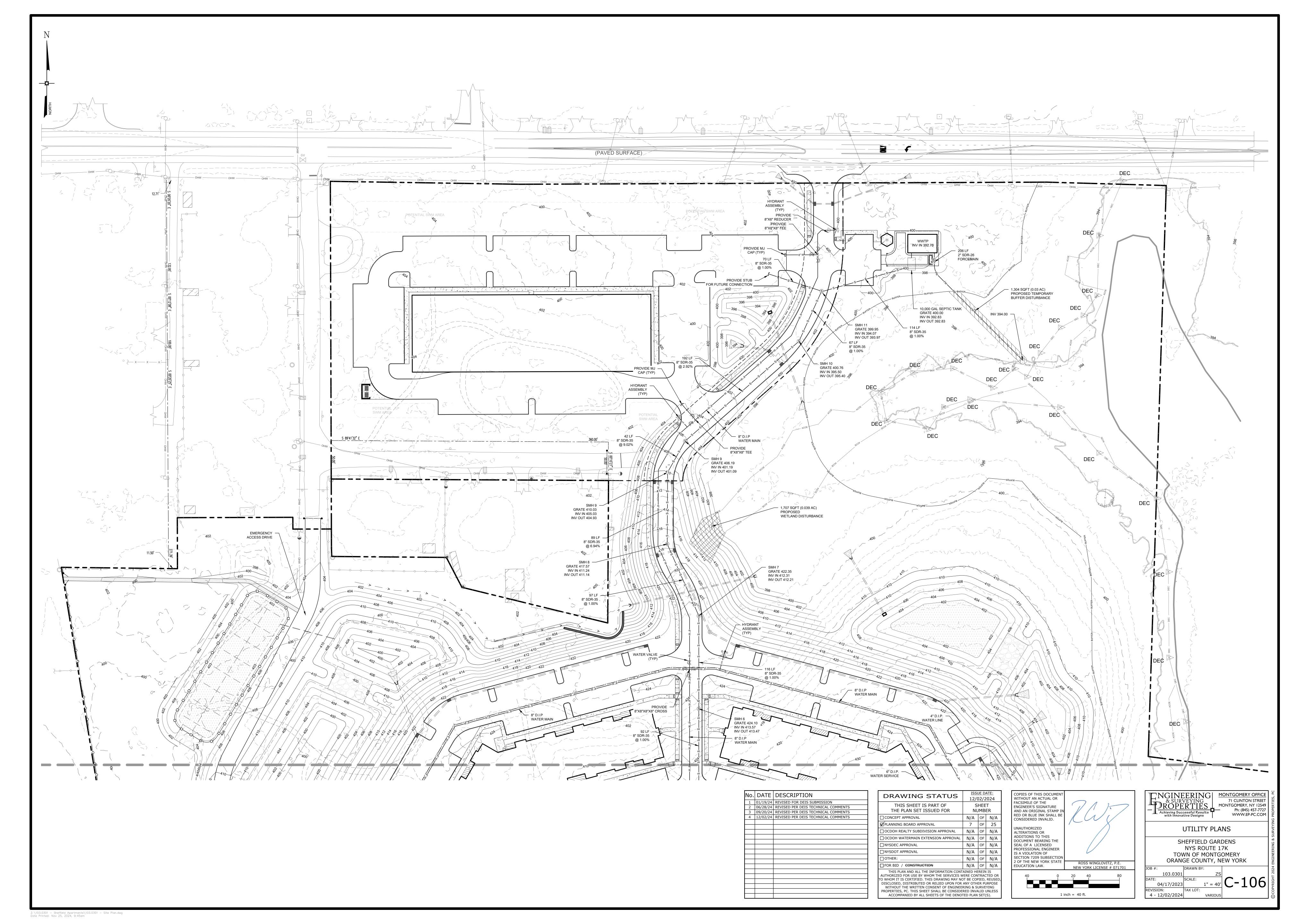


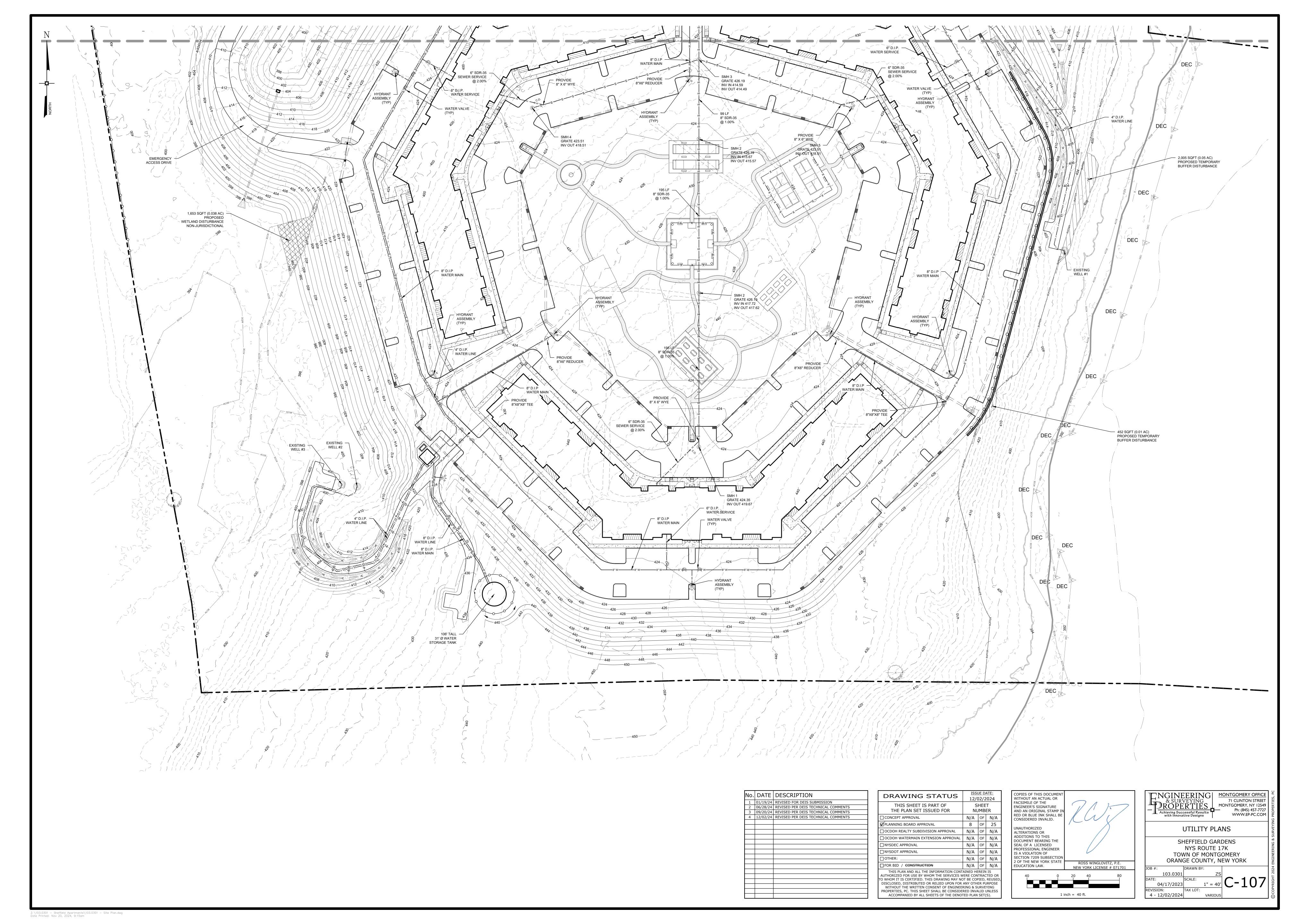


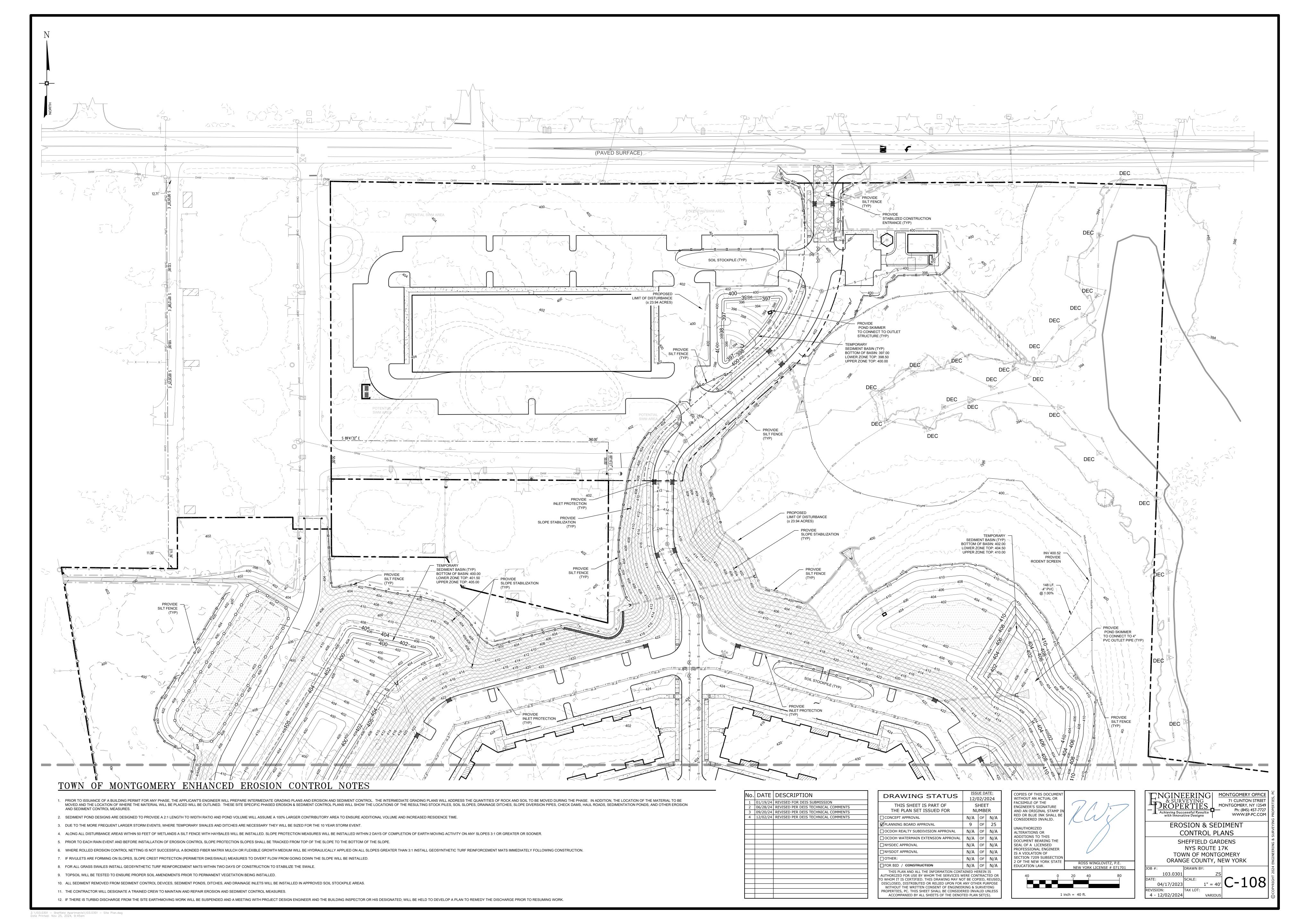


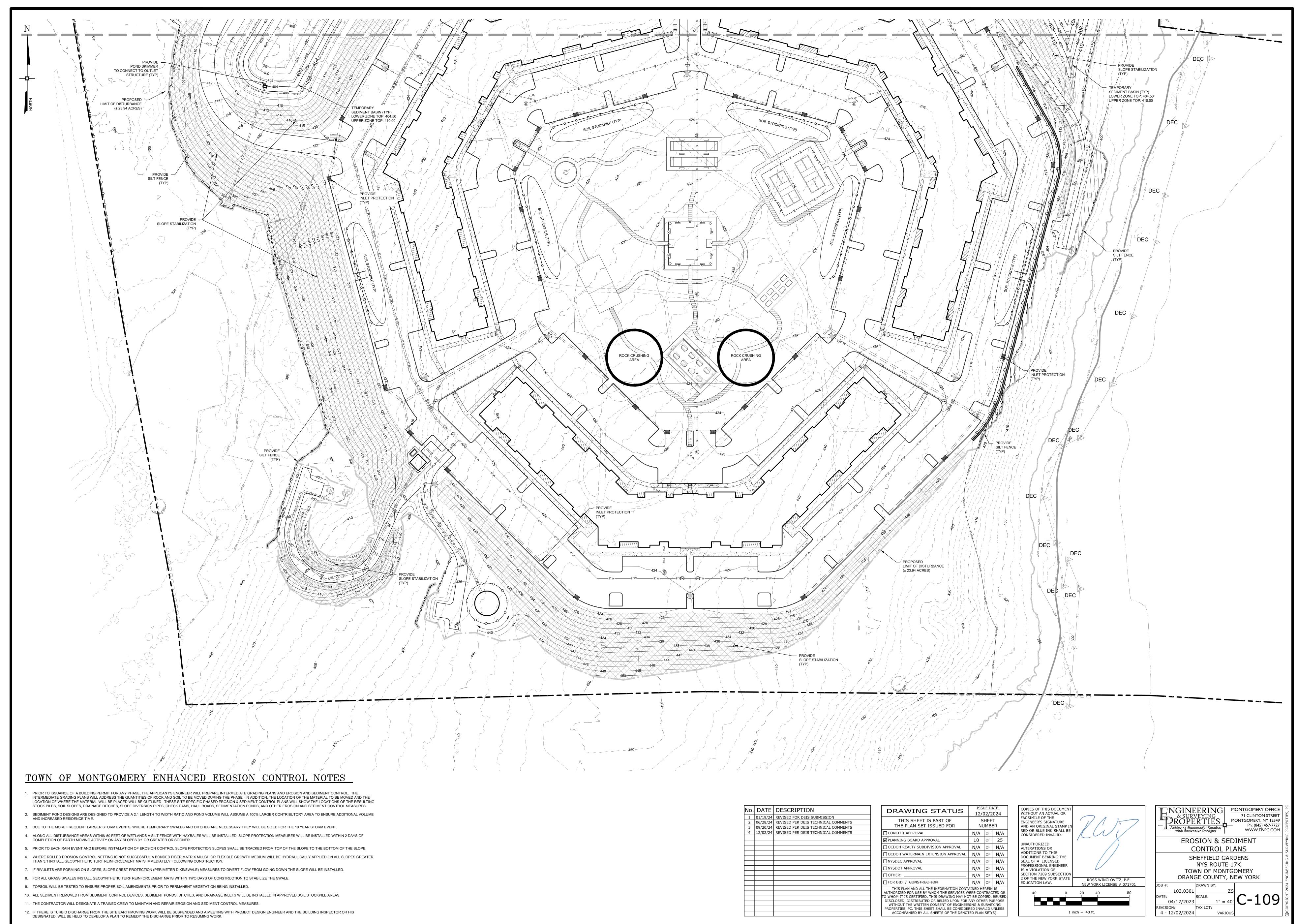




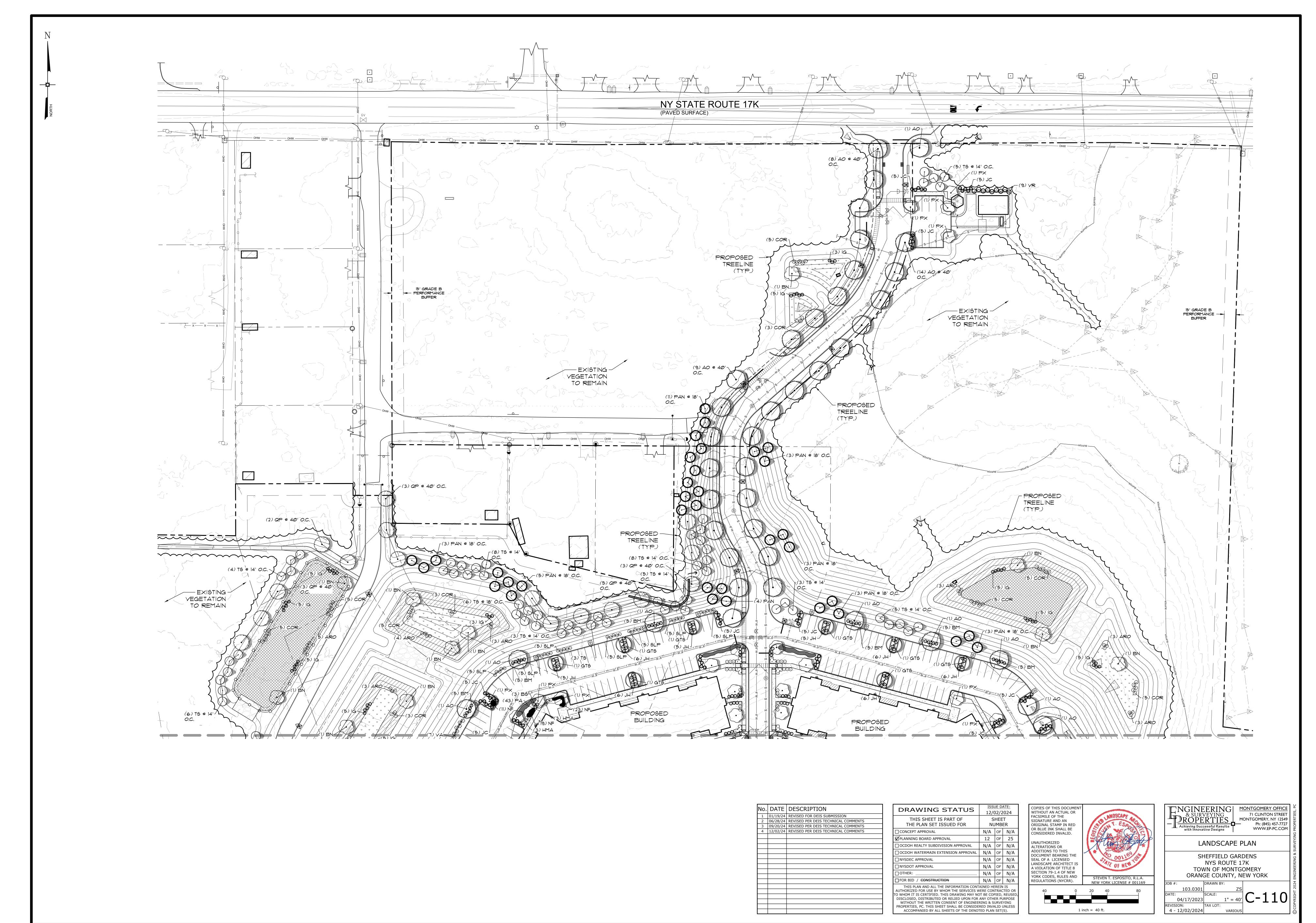




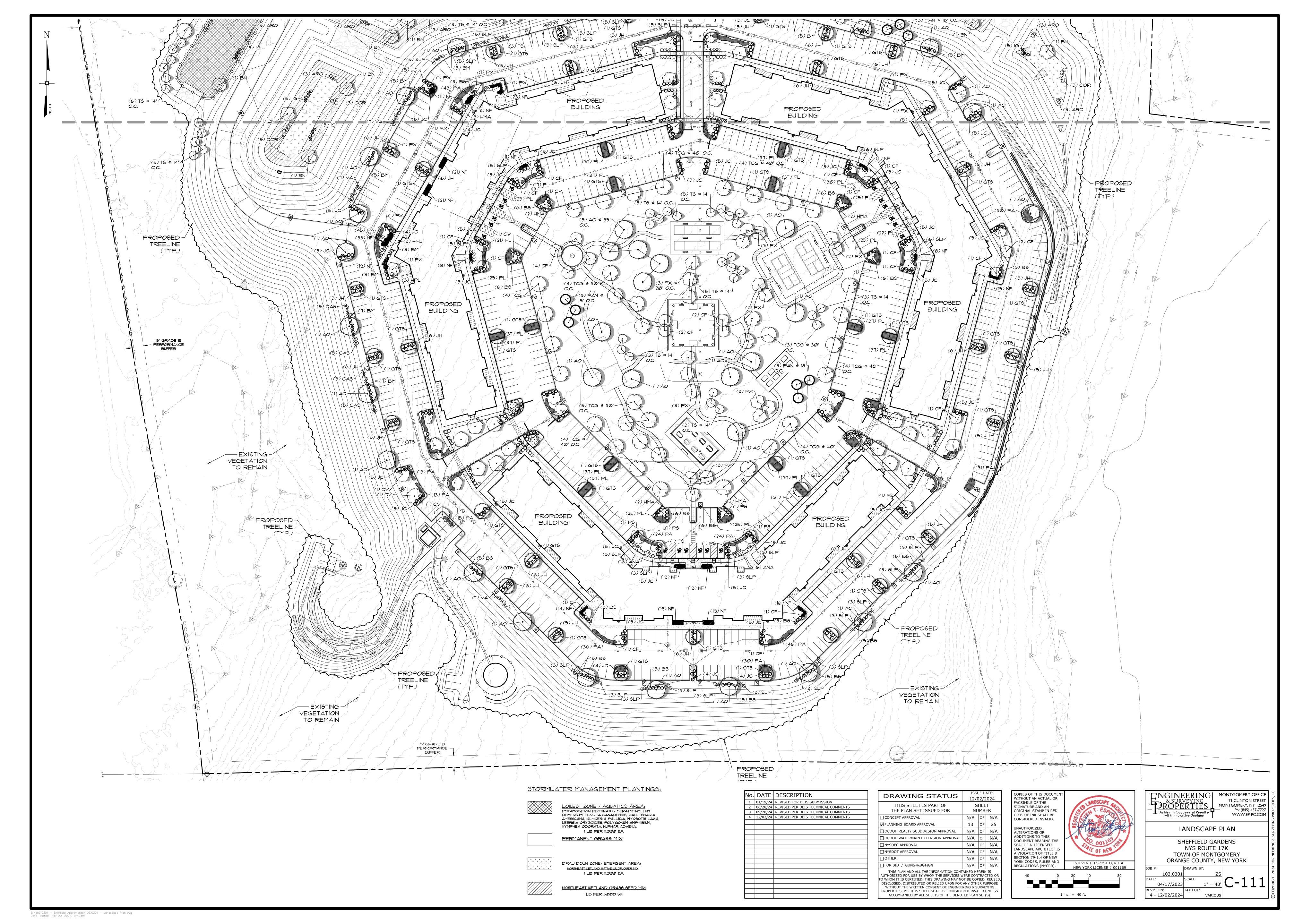


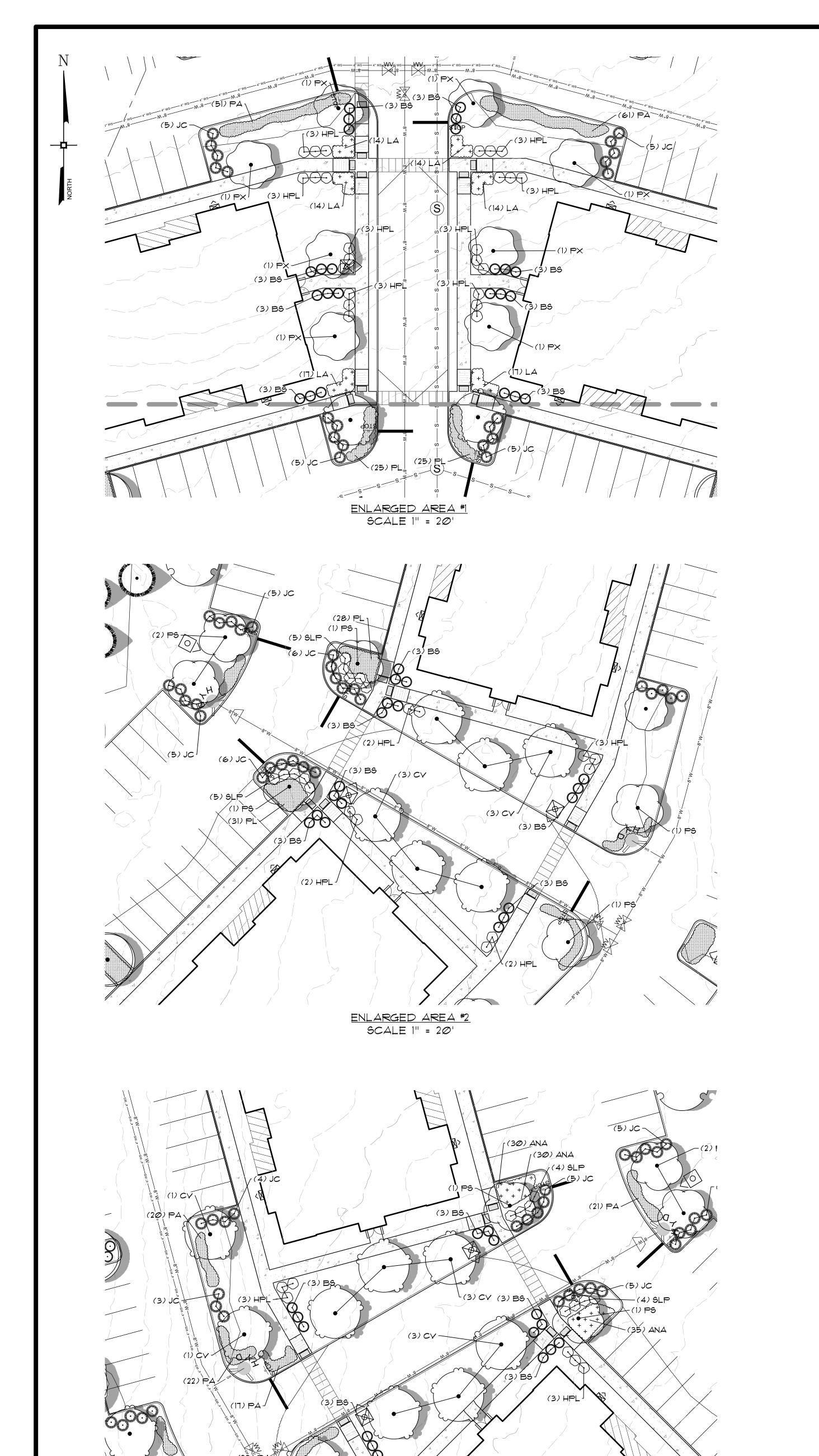


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SCALE 1" = 20'

GENERAL PLANTING NOTES:

- 1. ALL SCREENING FEATURES AND LANDSCAPE PLANTINGS PROVIDED ON THE APPROVED PLAN SHALL BE REQUIRED TO BE MAINTAINED FOR THE LIFE OF THE USE AND SHALL BE REPLACED AND/OR RESTORED AS NECESSARY IN ORDER TO MAINTAIN THEIR EFFECTIVENESS. ANY LOSSES DUE TO STORM DAMAGE, DISEASE OR OTHER FACTORS SHALL BE REPLACED IN KIND WITHIN A PERIOD NOT MORE THAN SIX MONTHS AND THIS REQUIREMENT SHALL BE CONDITION OF ALL COMMERCIAL SITE PLAN APPROVALS AND ALL RELATED
- CERTIFICATES OF OCCUPANCY. 2. 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 REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- 3. EXISTING VEGETATION AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE TOPSOILED AND SEEDED UPON COMPLETION OF WORK.
- 4. NEW PLANTING ROOT BALLS REMOVED FROM CANS SHALL BE SCARIFIED PRIOR TO BACKFILLING THE PLANT.
- 5. 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 OF SOMMINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT CROWNER OF ACOUNTY
- 6. 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.
- 1. 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 (1) CALENDAR DAYS OF NOTICE TO PROCEED OF ANY DISCREPANCIES. 8. 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.
- 9. TYPICALLY, SHRUB 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.
- 10. 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 II. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COORDINATED WITH THE COUNTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE
- OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT. 12. ALL TREES PLANTED IN LAWN AREA SHALL RECEIVE A 4' DIAMETER MULCH RING AT A DEPTH OF 4".
- 13. 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.
- 14. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND SPECIFICATIONS FOR FURTHER AND COMPLETE INSTRUCTIONS.

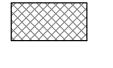
PERMANENT SEEDING SCHEDULE

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

PLANTING SCHEDULE

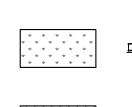
TREES & SHRUBS SPRING PLANTING FALL PLANTING APRIL 1 - JUNE 30 SEPT. 1 - OCT. 15 DECIDUOUS MARCH 1 - JUNE 30 OCT. 1 - DEC. 1

STORMWATER MANAGEMENT PLANTINGS:



LOWEST ZONE / AQUATICS AREA: POTAMOGETON PECTINATUS, CERATOPHYLLUM DEMERSUM, ELODEA CANADENSIS, VALLESNARIA AMERICANA, GLYCERIA PALLIDA, MYOSOTIS LAXA, LEERSIA ORYZOIDES, POLYGONUM AMPHIBIUM, NYMPHEA ODORATA, NUPHAR ADVENA,

1 LB PER 11,000 S.F. PERMANENT GRASS MIX

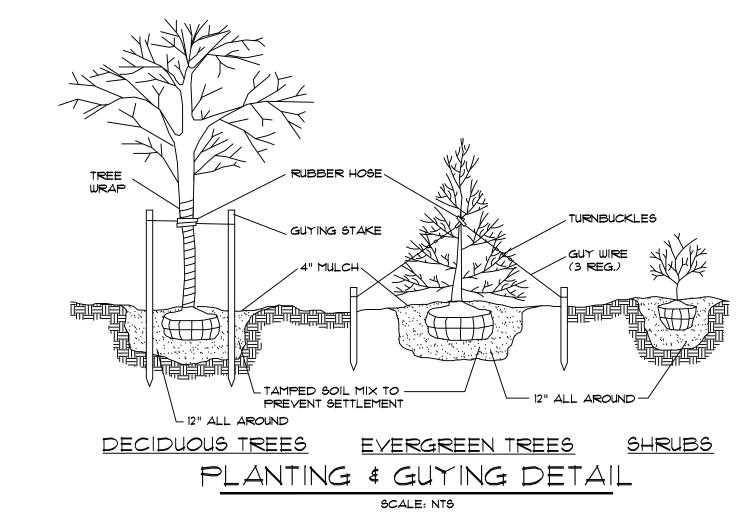


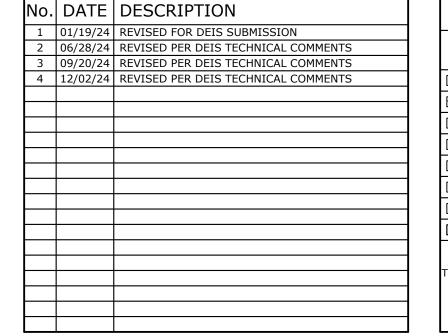
DRAW DOWN ZONE/ EMERGENT AREA: NORTHEAST WETLAND NATIVE WILDFLOWER MIX 1 LB PER 11,000 S.F.

NORTHEAST WETLAND GRASS SEED MIX 1 LB PER 3,000 S.F.

SITE PLANTING SCHEDULE

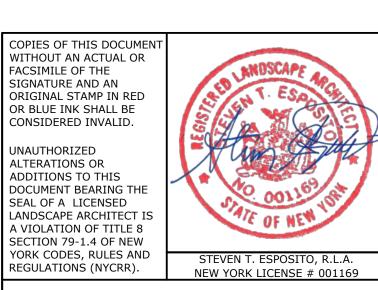
SITE	PLAI	NTING SCHEDULE				
SYMBOL DECIDUOU	CODE IS TREES	BOTANICAL / COMMON NAME	SIZE		<u>QTY</u>	<u>REMARKS</u>
•	AO	Acer rubrum 'October Glory' / October Glory Red Maple	3"-3-1/2" Cal.		68	B≰B
	BN	Betula nigra / River Birch	14#-16# Ht.		12	B≰B
$\overline{(\cdot)}$	CF	Cornus florida / Flowering Dogwood	12#-14# Ht.		26	B ŧ B
	cv	Crataegus viridis 'Winter King' / Winter King Hawthorn	3"-3-1/2" Cal.		22	B \$ B
	GTS	Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust	3"-3-1/2" Cal.		41	B≰B
	PS	Prunus serrulata 'Kwanzan' / Kwanzan Japanese Flowering Cherry	2-1/2"-3" Cal.		דו	B≰B
\odot	PX	Prunus x yedoensis / Yoshino Cherry	2-1/2"-3" Cal.		40	BŧB
	QP	Quercus palustris / Pin Oak	3"-3-1/2" Cal.		16	BŧB
	TCG	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	3"-3-1/2" Cal.		36	B≰B
EVERGREE	EN TREES	Picea abies / Norway Spruce	7#-8# Ht.		41	B \$B
	тв	Thuja standishii x plicata 'Green Giant' / Green Giant Arborvitae	6#-7# Ht.		85	B≰B
SYMBOL	<u>CODE</u>	BOTANICAL / COMMON NAME	<u>SIZE</u>	<u>SPACING</u>	<u>QTY</u>	<u>REMARKS</u>
DECIDUOU	<u>IS SHRUB</u>	<u>S</u>				
lacksquare	ARO	Aronia arbutifolia / Red Chokeberry	24"-3Ø"	48" o.c.	24	CONT.
\bigcirc	CAS	Cornus alba 'Sibirica' / Redbark Tatarian Dogwood	30"-34"	48" o.c.	2Ø	B \$ B
lacksquare	COR	Cornus amomum / Silky Dogwood	30"-34"	54" o.c.	49	CONT.
$\overline{\bullet}$	НМД	Hydrangea macrophylla 'All Summer Beauty' / All Summer Beauty Hydrangea	3Ø"-34"	48" o.c.	18	CONT.
$\overline{\bullet}$	HPL	Hydrangea paniculata 'Limelight' / Limelight Panicle Hydrangea	30"-34"	48" o.c.	48	CONT.
$\overline{(\cdot)}$	SLP	Spiraea x bumalda 'Little Princess' / Little Princess Spirea	24"-30"	48" o.c.	123	B \$ B
$\langle \cdot \rangle$	VΑ	Viburnum acerifolium / Mapleleaf Viburnum	30"-34"	54" <i>o.c.</i>	21	CONT.
EVERGREE	EN SHRUE	<u>8S</u>				
MANANAME	BM	Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood	30"-34"	48" o.c.	55	CONT.
NANANAME	BS	Buxus sempervirens / Common Boxwood	30"-34"	48" o.c.	140	B \$ B
MANAGARIAN O MANAGARIAN O MANAGARIAN NA MANA	IG	llex glabra 'Shamrock' / Shamrock inkberry Holly	34"-36"	48" o.c.	51	B \$ B
	JC	Juniperus chinensis 'Gold Coast' / Gold Coast® Juniper	3Ø"-34"	54" <i>o.</i> c.	259	CONT.
MANANAME ON THE PROPERTY OF TH	JH	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	24"-3Ø"	48" o.c.	151	CONT.
ANANAMETER STATE OF THE STATE O	YR	Viburnum rhytidophyllum / Leatherleaf Viburnum	34"-36"	72" <i>o.c.</i>	9	B \$ B
GRASSES	PA	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	1 gal.	24" <i>o.c.</i>	571	
	PL	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	I gal.	24" o.c.	79 3	
<u>PERENNIA</u>	_	Aster novae-angliae / New England Aster	I gal.	24" <i>o.c.</i>	Γe	
+ + + + + + + + + + + + + + + + + + + +	± LA	Lavandula angustifolia / English Lavender	1 gal.	24" o.c.	90	
******	NF	Nepeta x faassenii / Catmint	l gal.	24" <i>o.c.</i>	306	

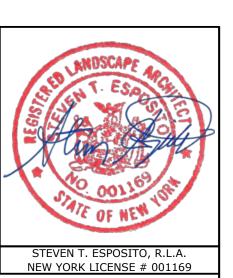




DRAWING STATUS		JE D/ 02/2	ATE: 2024
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		HEE JMBI	
☐ CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	14	OF	25
OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
☐ NYSDEC APPROVAL	N/A	OF	N/A
NYSDOT APPROVAL	N/A	OF	N/A
OTHER:	N/A	OF	N/A
☐FOR BID / CONSTRUCTION	N/A	OF	N/A
THIS PLAN AND ALL THE INFORMATION CONT. AUTHORIZED FOR USE BY WHOM THE SERVICES W TO WHOM IT IS CERTIFIED. THIS DRAWING MAY NO DISCLOSED, DISTRIBUTED OR RELIED UPON FOR WITHOUT THE WRITTEN CONSENT OF ENGINEEI PROPERTIES, PC. THIS SHEET SHALL BE CONSIDE	'ERE CON IT BE COF ANY OTH RING & S	TRAC PIED, ER PL URVE	TED OR REUSED JRPOSE YING

ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).





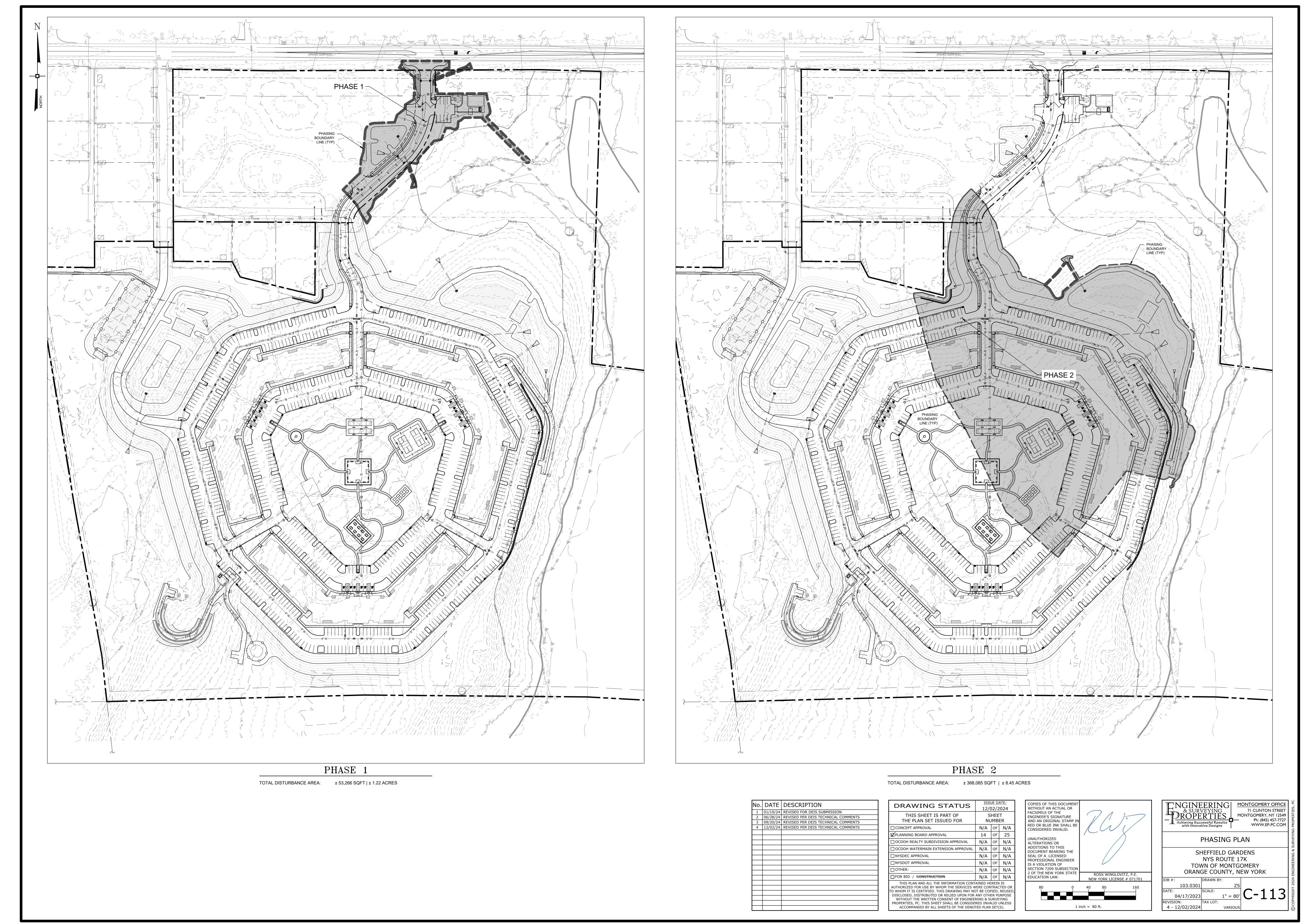


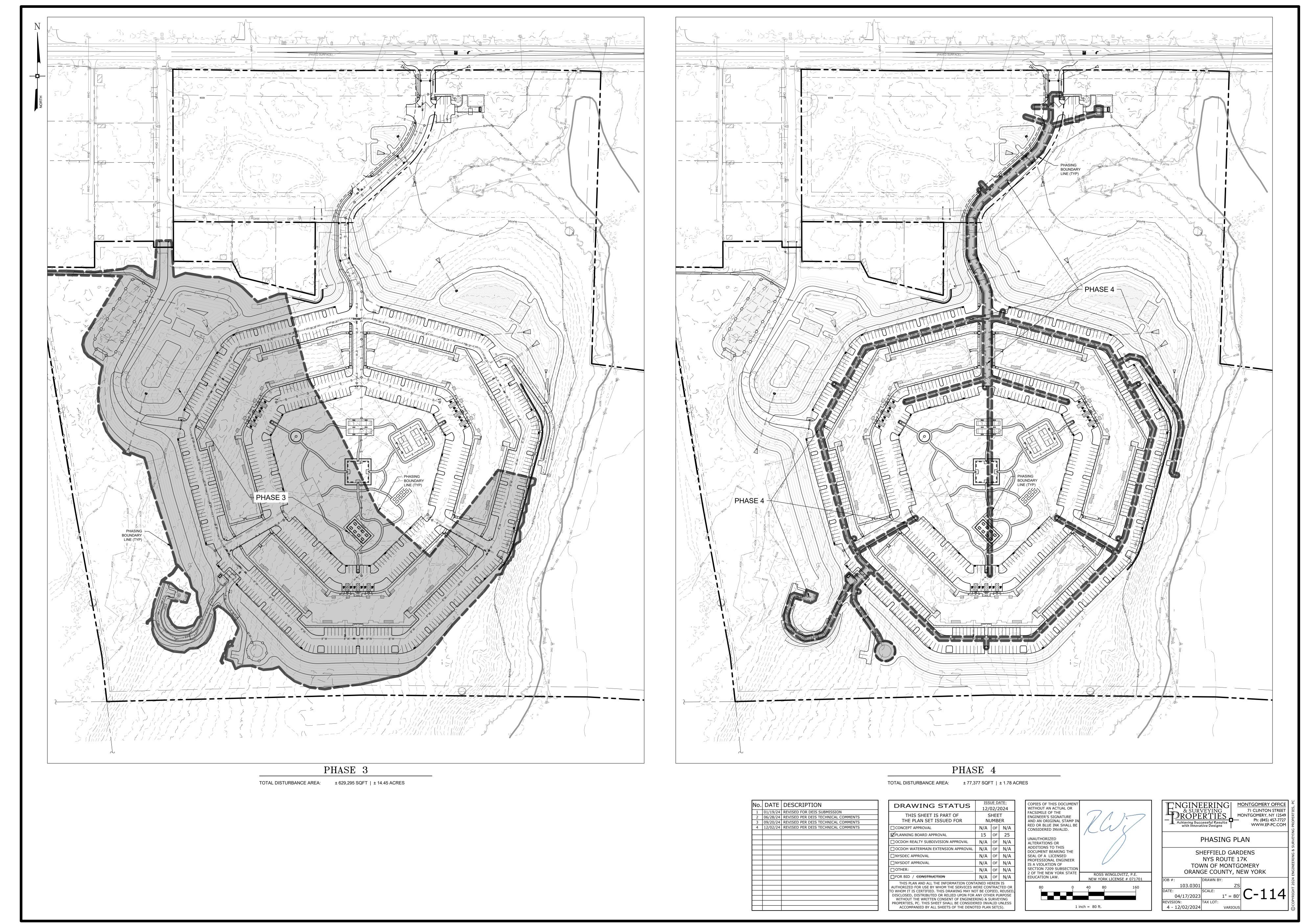
NGINEERING MONTGOMERY OFFICE

TOWN OF MONTGOMERY ORANGE COUNTY, NEW YORK

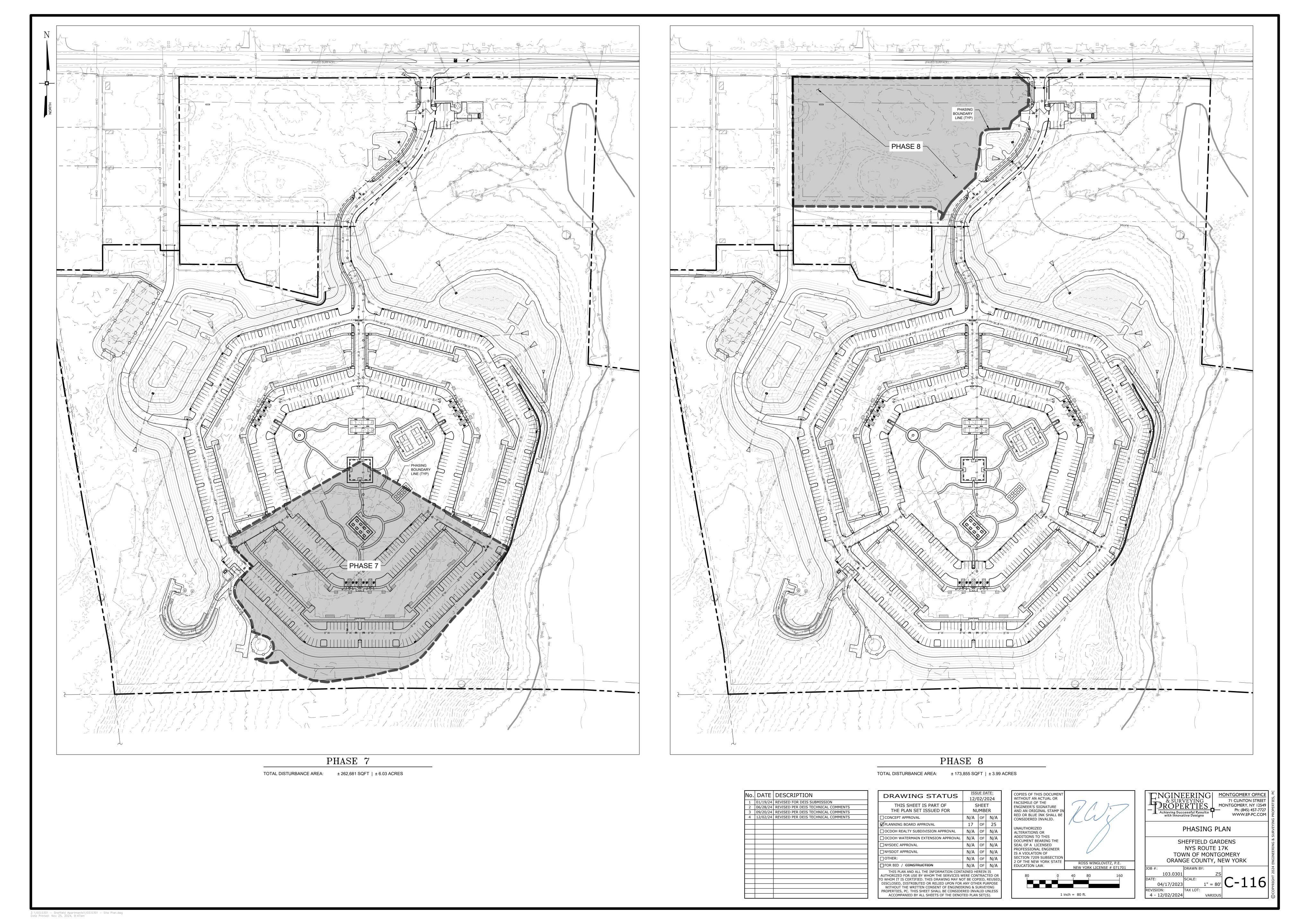
VARIOUS

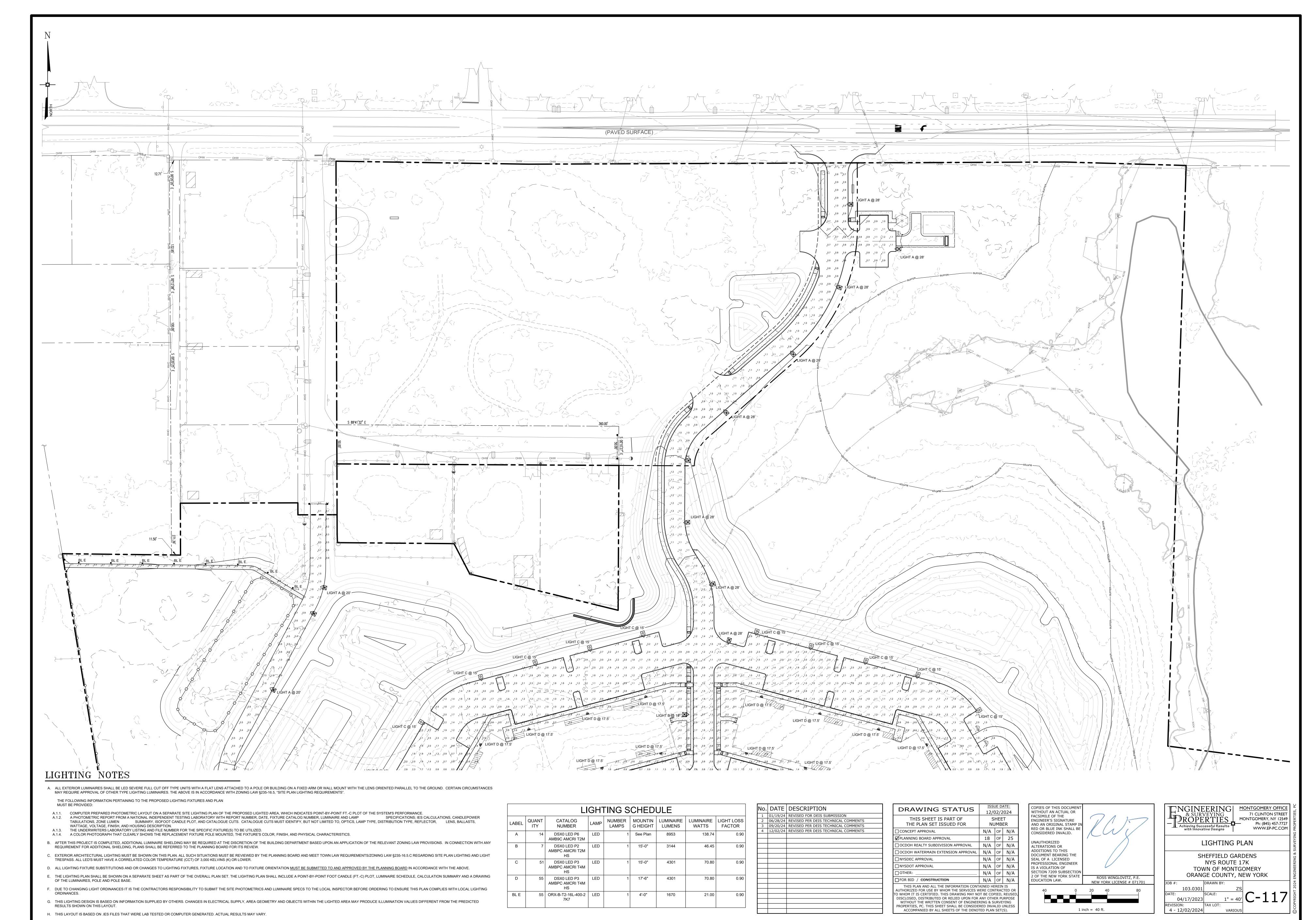
4 - 12/02/2024

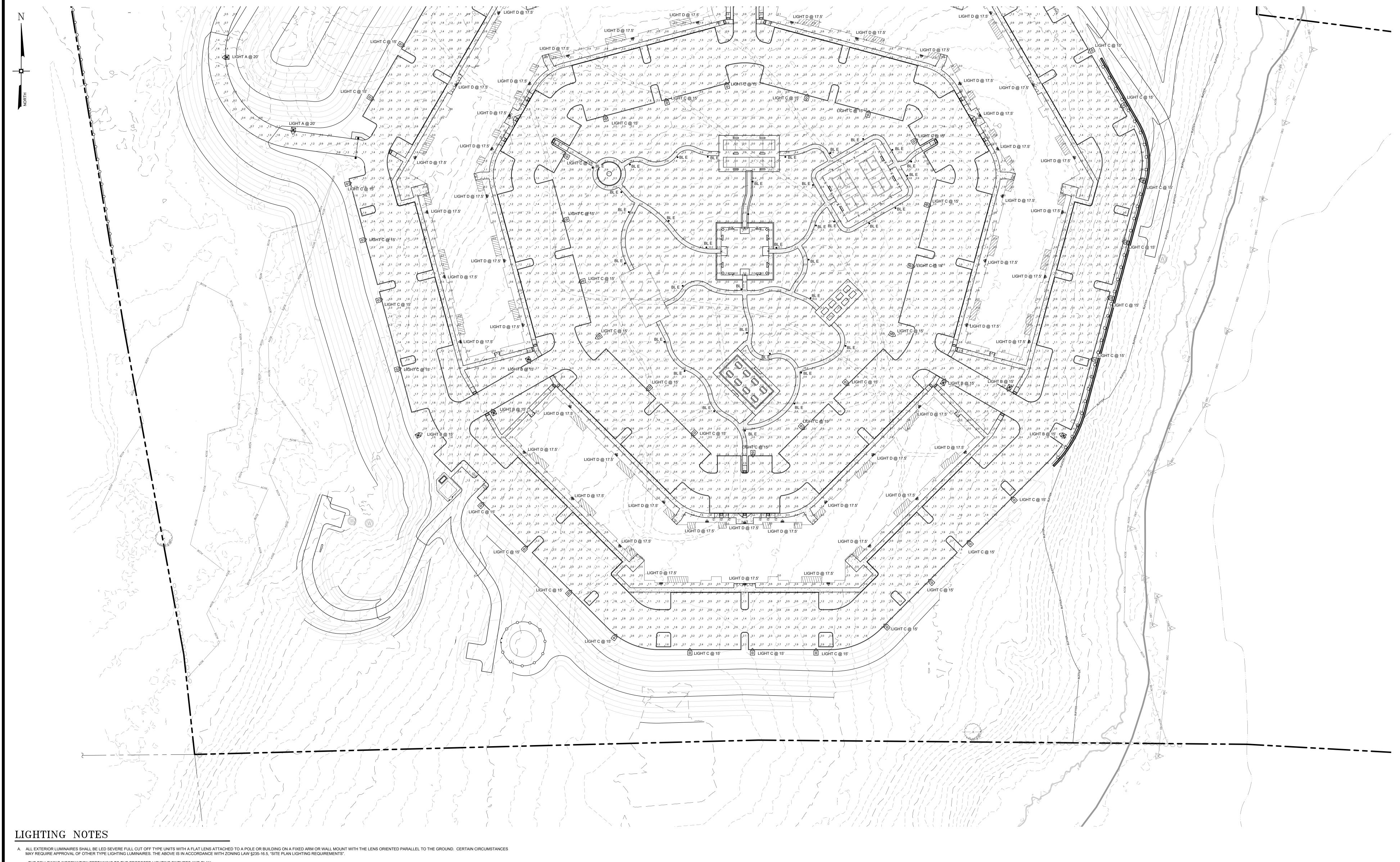












- THE FOLLOWING INFORMATION PERTAINING TO THE PROPOSED LIGHTING FIXTURES AND PLAN MUST BE PROVIDED:
- A.1.1. COMPUTER PREPARED PHOTOMETRIC LAYOUT ON A SEPARATE SITE LIGHTING PLAN OF THE PROPOSED LIGHTED AREA, WHICH INDICATES POINT-BY-POINT FT.-C PLOT OF THE SYSTEM'S PERFORMANCE. SPECIFICATIONS; IES CALCULATIONS, CANDLEPOWER A.1.2. A PHOTOMETRIC REPORT FROM A NATIONAL INDEPENDENT TESTING LABORATORY WITH REPORT NUMBER, DATE, FIXTURE CATALOG NUMBER, LUMINAIRE AND LAMP TABULATIONS, ZONE LUMEN SUMMARY, ISOFOOT CANDLE PLOT, AND CATALOGUE CUTS. CATALOGUE CUTS MUST IDENTIFY, BUT NOT LIMITED TO, OPTICS, LAMP TYPE, DISTRIBUTION TYPE, REFLECTOR, LENS, BALLASTS, WATTAGE, VOLTAGE, FINISH, AND HOUSING DESCRIPTION. A.1.3. THE UNDERWRITERS LABORATORY LISTING AND FILE NUMBER FOR THE SPECIFIC FIXTURE(S) TO BE UTILIZED.
- B. AFTER THIS PROJECT IS COMPLETED, ADDITIONAL LUMINAIRE SHIELDING MAY BE REQUIRED AT THE DISCRETION OF THE BUILDING DEPARTMENT BASED UPON AN APPLICATION OF THE RELEVANT ZONING LAW PROVISIONS. IN CONNECTION WITH ANY REQUIREMENT FOR ADDITIONAL SHIELDING, PLANS SHALL BE REFERRED TO THE PLANNING BOARD FOR ITS REVIEW.
- C. EXTERIOR ARCHITECTURAL LIGHTING MUST BE SHOWN ON THIS PLAN. ALL SUCH SITUATIONS MUST BE REVIEWED BY THE PLANNING BOARD AND MEET TOWN LAW REQUIREMENTS/ZONING LAW §235-16.5.C REGARDING SITE PLAN LIGHTING AND LIGHT
- D. ALL LIGHTING FIXTURE SUBSTITUTIONS AND OR CHANGES TO LIGHTING FIXTURES, FIXTURE LOCATION AND TO FIXTURE ORIENTATION MUST BE SUBMITTED TO AND APPROVED BY THE PLANNING BOARD IN ACCORDANCE WITH THE ABOVE.
- OF THE LUMINAIRES, POLE AND POLE BASE. F. DUE TO CHANGING LIGHT ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING
- RESULTS SHOWN ON THIS LAYOUT.

A.1.4. A COLOR PHOTOGRAPH THAT CLEARLY SHOWS THE REPLACEMENT FIXTURE POLE MOUNTED, THE FIXTURE'S COLOR, FINISH, AND PHYSICAL CHARACTERISTICS.

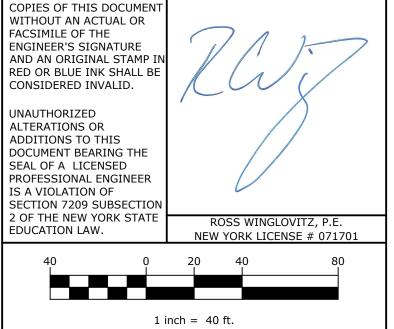
H. THIS LAYOUT IS BASED ON .IES FILES THAT WERE LAB TESTED OR COMPUTER GENERATED. ACTUAL RESULTS MAY VARY.

- TRESPASS. ALL LED'S MUST HAVE A CORRELATED COLOR TEMPERATURE (CCT) OF 3,000 KELVINS (K) OR LOWER. E. THE LIGHTING PLAN SHALL BE SHOWN ON A SEPARATE SHEET AS PART OF THE OVERALL PLAN SET. THE LIGHTING PLAN SHALL INCLUDE A POINT-BY-POINT FOOT CANDLE (FT.-C) PLOT, LUMINAIRE SCHEDULE, CALCULATION SUMMARY AND A DRAWING G. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED
- LIGHTING SCHEDULE LABEL QUANT NUMBER | MOUNTIN | LUMINAIRE | LUMINAIRE | LIGHT LOSS | CATALOG G HEIGHT LUMENS WATTS | FACTOR ITY LAMPS NUMBER DSX0 LED P6 8953 138.74 See Plan AMB9C AMCRI T2M 46.45 DSX0 LED P2 15'-0" 3144 0.90 AMBPC AMCRI T2M DSX0 LED P3 15'-0" 70.80 AMBPC AMCRI T4M DSX0 LED P3 17'-6" 4301 AMBPC AMCRI T4M HS BL E 55 ORX-B-T2-16L-400-2 LED 4'-0" 1670

1	01/19/24	REVISED FOR DEIS SUBMISSION
2	06/28/24	REVISED PER DEIS TECHNICAL COMMENTS
3	09/20/24	REVISED PER DEIS TECHNICAL COMMENTS
4	12/02/24	REVISED PER DEIS TECHNICAL COMMENTS

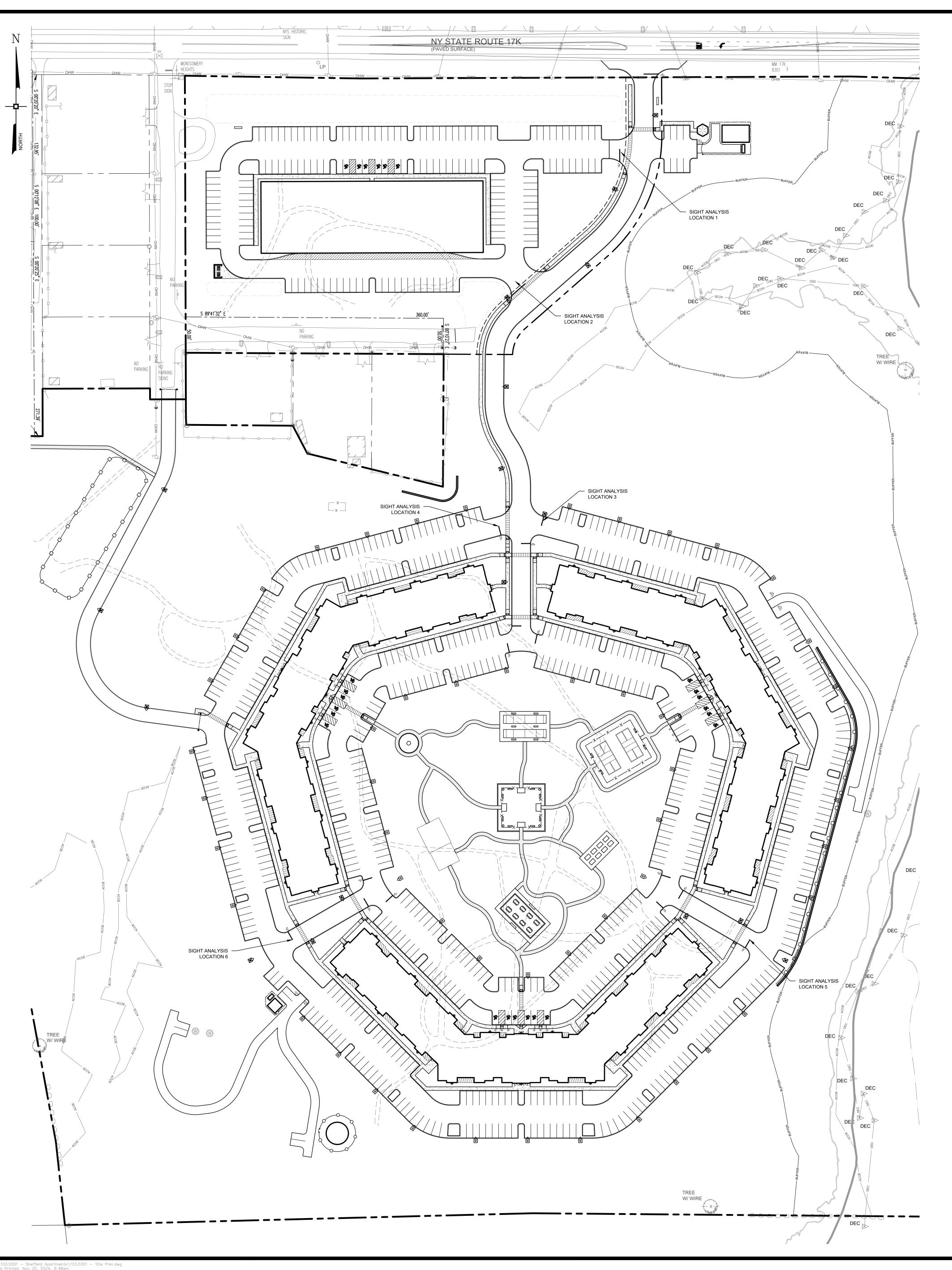
No. DATE DESCRIPTION

DRAWING STATUS	DRAWING STATUS ISSUE DATE: 12/02/2024		
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER		
☐ CONCEPT APPROVAL	N/A	OF	N/A
☑PLANNING BOARD APPROVAL	19	OF	25
OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
OCDOH 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 / CONSTRUCTION	N/A	OF	N/A
THIS PLAN AND ALL THE INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE BY WHOM THE SERVICES WERE CONTRACTED OR TO WHOM IT IS CERTIFIED. THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ENGINEERING & SURVEYING PROPERTIES, PC. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).			



NGINEERING MONTGOMERY OFFICE **SURVEYING TI CLINTON STREET MONTGOMERY, NY 12549 Ph: (845) 457-7727 With Innovative Designs WWW.EP-PC.COM LIGHTING PLAN SHEFFIELD GARDENS NYS ROUTE 17K TOWN OF MONTGOMERY ORANGE COUNTY, NEW YORK DRAWN BY:

103.0301 1" = 40' C-118 04/17/2023 4 - 12/02/2024 VARIOUS



SIGHT ANALYSIS LOCATION 1

	25 MPH SPEED LIMIT				
	AASHTO DESCRIPTION	REQUIRED PER APPENDIX 5C	ANTICIPATED DISTANCE (FT)		
1	LEFT TURN FROM STOP	TABLE 5C-3: MIN. REQ. 280'	409'		
2	RIGHT TURN FROM STOP	TABLE 5C-4: MIN. REQ. 240'	130'*		
3	STOPPING DISTANCE	EXHIBIT 7-7: MIN. REQ. 133'	347'		
4	LEFT TURN FROM MAJOR ROAD	TABLE 5C-8: MIN. REQ. 205'	163'*		

*DISTANCE TO AN INTERSECTION

SIGHT ANALYSIS LOCATION 2

		25 MPH SPEED LIMIT	
	AASHTO DESCRIPTION	REQUIRED PER APPENDIX 5C	ANTICIPATED DISTANCE (FT)
1	LEFT TURN FROM STOP	TABLE 5C-3: MIN. REQ. 280'	320'*
2	RIGHT TURN FROM STOP	TABLE 5C-4: MIN. REQ. 240'	358'*
3	STOPPING DISTANCE	EXHIBIT 7-7: MIN. REQ. 133'	297'*
4	LEFT TURN FROM MAJOR ROAD	TABLE 5C-8: MIN REO 205'	398'*

*DISTANCE TO AN INTERSECTION

SIGHT ANALYSIS LOCATION 3

		_	
	AASHTO DESCRIPTION	REQUIRED PER APPENDIX 5C	ANTICIPATED DISTANCE (FT)
1	LEFT TURN FROM STOP	TABLE 5C-3: MIN. REQ. 280'	320'*
2	RIGHT TURN FROM STOP	TABLE 5C-4: MIN. REQ. 240'	3-WAY INTERSECTION
3	STOPPING DISTANCE	EXHIBIT 7-7: MIN. REQ. 133'	350'
4	LEFT TURN FROM MAJOR ROAD	TABLE 5C-8: MIN. REQ. 205'	3-WAY INTERSECTION

*DISTANCE TO AN INTERSECTION

SIGHT ANALYSIS LOCATION 4

	AASHTO DESCRIPTION	REQUIRED PER APPENDIX 5C	ANTICIPATED DISTANCE (FT)			
1	LEFT TURN FROM STOP	TABLE 5C-3: MIN. REQ. 280'	3-WAY INTERSECTION			
2	RIGHT TURN FROM STOP	TABLE 5C-4: MIN. REQ. 240'	356'*			
3	STOPPING DISTANCE	EXHIBIT 7-7: MIN. REQ. 133'	350'			
4	LEFT TURN FROM MAJOR ROAD	TABLE 5C-8: MIN. REQ. 205'	3-WAY INTERSECTION			
	*DISTANCE TO AN INTERSECTION					

SIGHT ANALYSIS LOCATION 5

	AASHTO DESCRIPTION	REQUIRED PER APPENDIX 5C	ANTICIPATED DISTANCE (FT)
1	LEFT TURN FROM STOP	TABLE 5C-3: MIN. REQ. 280'	350'
2	RIGHT TURN FROM STOP	TABLE 5C-4: MIN. REQ. 240'	347'
3	STOPPING DISTANCE	EXHIBIT 7-7: MIN. REQ. 133'	115'*
4	LEFT TURN FROM MAJOR ROAD	TABLE 5C-8: MIN. REQ. 205'	372'

*DISTANCE TO AN INTERSECTION

SIGHT ANALYSIS LOCATION 6

PROPERTIES, PC. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS

ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

		25 MPH SPEED LIMIT	
	AASHTO DESCRIPTION	REQUIRED PER APPENDIX 5C	ANTICIPATED DISTANCE (FT)
1	LEFT TURN FROM STOP	TABLE 5C-3: MIN. REQ. 280'	350'
2	RIGHT TURN FROM STOP	TABLE 5C-4: MIN. REQ. 240'	347'
3	STOPPING DISTANCE	EXHIBIT 7-7: MIN. REQ. 133'	115'*
4	LEFT TURN FROM MAJOR ROAD	TABLE 5C-8: MIN. REQ. 205'	372'

*DISTANCE TO AN INTERSECTION

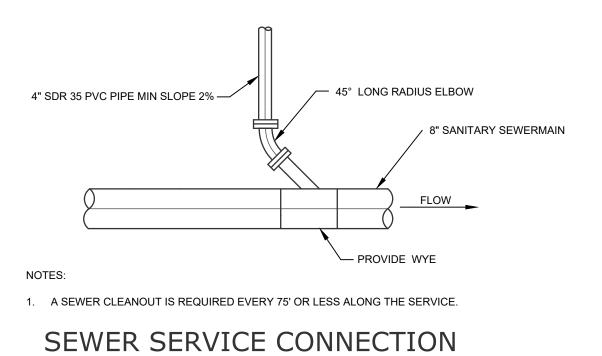
ATE	DESCRIPTION	DRAWING STATUS		JE DA	
./19/24 5/28/24 9/20/24	REVISED PER DEIS TECHNICAL COMMENTS	THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	S	HEE JMBE	Т
2/02/24	REVISED PER DEIS TECHNICAL COMMENTS	CONCEPT APPROVAL	N/A	OF	N/A
		☑ PLANNING BOARD APPROVAL	20	OF	25
		OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
		OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
		NYSDEC APPROVAL		OF	N/A
		NYSDOT APPROVAL	N/A	OF	N/A
		OTHER:	N/A	OF	N/A
		☐ FOR BID / CONSTRUCTION	N/A	OF	N/A
		THIS PLAN AND ALL THE INFORMATION CONT AUTHORIZED FOR USE BY WHOM THE SERVICES W TO WHOM IT IS CERTIFIED. THIS DRAWING MAY NO DISCLOSED, DISTRIBUTED OR RELIED UPON FOR WITHOUT THE WRITTEN CONSENT OF ENGINEE	ERE CON T BE COF ANY OTH	TRAC PIED, ER PU	TED OR REUSED IRPOSE

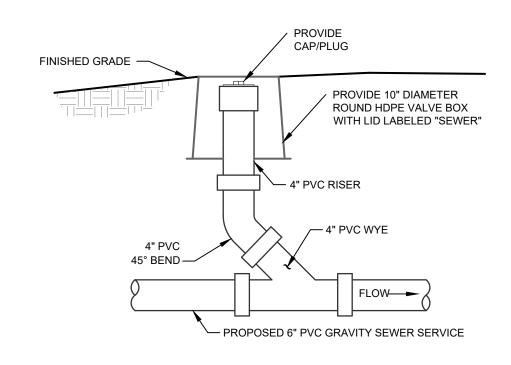
COPIES OF THIS DOCUMENT VITHOUT AN ACTUAL OR ACSIMILE OF THE NGINEER'S SIGNATURE UND AN ORIGINAL STAMP IN LED OR BLUE INK SHALL BE CONSIDERED INVALID.	Zaj
NAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS COCUMENT BEARING THE EAL OF A LICENSED ROFESSIONAL ENGINEER S A VIOLATION OF ECTION 7209 SUBSECTION	
OF THE NEW YORK STATE DUCATION LAW.	ROSS WINGLOVITZ, P.E. NEW YORK LICENSE # 071701

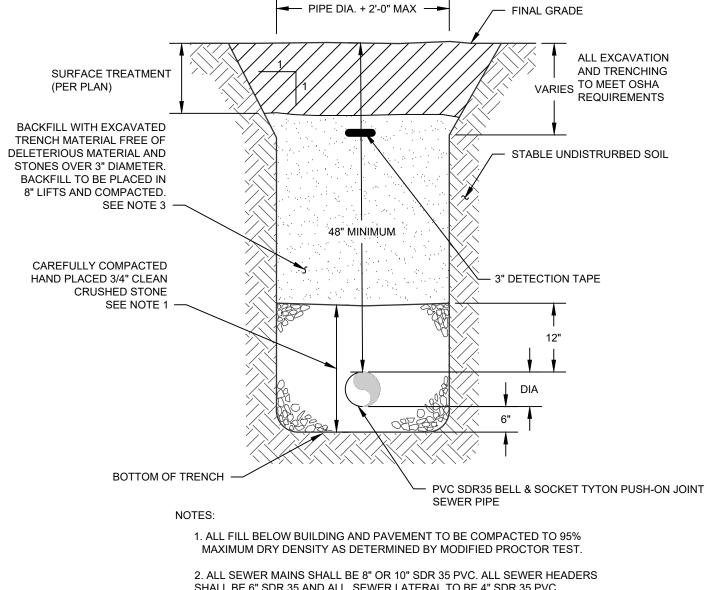
**MONTGOMERY OFFICE 71 CLINTON STREET MONTGOMERY, NY 12549 Ph: (845) 457-7727 WWW.EP-PC.COM ANTICIPATED INTERNAL SIGHT DISTANCES

SHEFFIELD GARDENS NYS ROUTE 17K TOWN OF MONTGOMERY ORANGE COUNTY, NEW YORK

4 - 12/02/2024

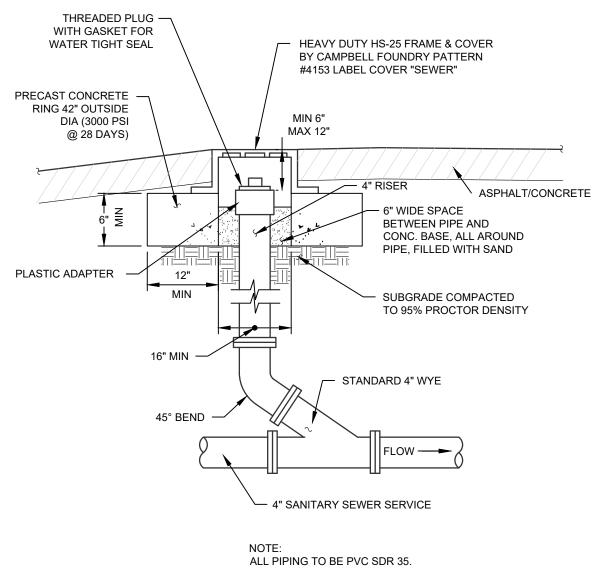






SHALL BE 6" SDR 35 AND ALL SEWER LATERAL TO BE 4" SDR 35 PVC. 3. ALL FILL BELOW BUILDINGS, PAVEMENT AREAS, SIDEWALKS, CURBS, ETC; SHALL BE WITH R.O.B. GRAVEL (NYSDOT SPEC) FOR THE FULL DEPTH THE EXCAVATION. BACKFILL SHALL BE PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST.

SEWER PIPE TRENCH



TYPICAL CLEANOUT

SAFE DIGGING STARTS HERE

Call Before You Dig

Respect The Marks

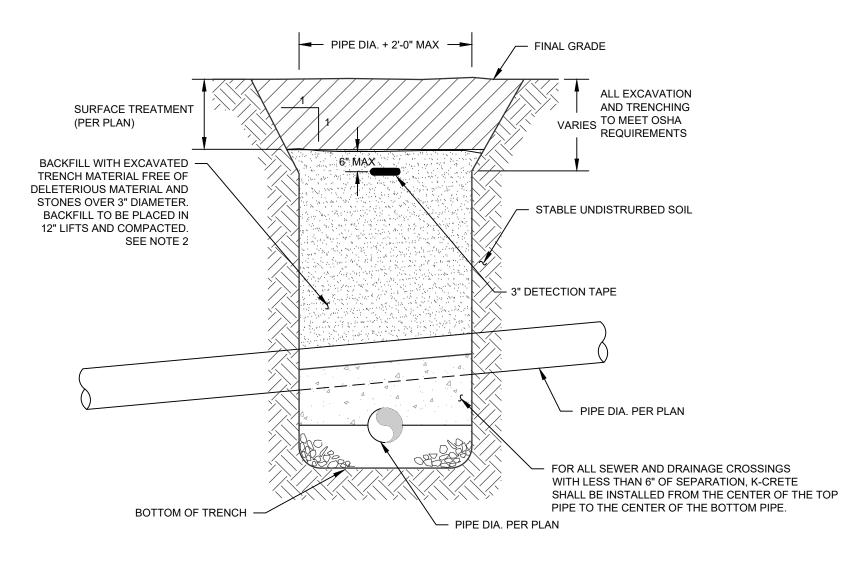
Dig With Care

Dial: 811

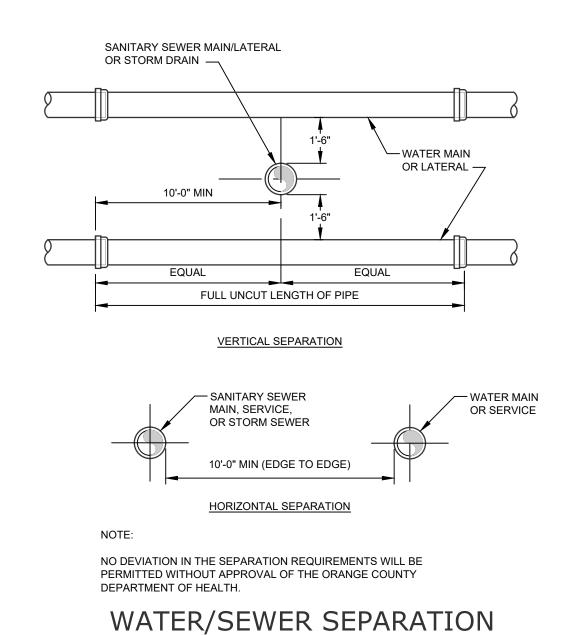
www.udigny.org

■ Wait The Required Time

Confirm Utility Response

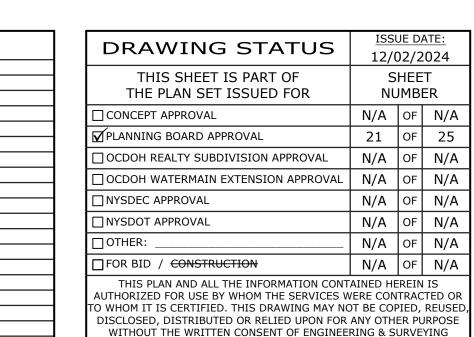


SEWER & DRAINAGE CROSSING WITH LESS THAN 6" SEPARATION BETWEEN PIPES



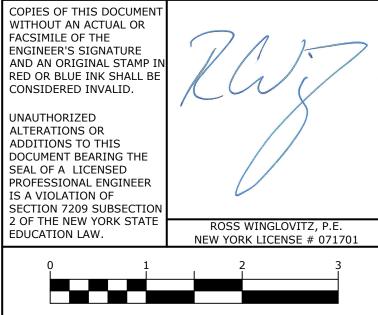
REQUIREMENTS

No. DATE DESCRIPTION THIS SHEET IS PART OF CONCEPT APPROVAL PLANNING BOARD APPROVAL NYSDEC APPROVAL INYSDOT APPROVAL OTHER: ☐FOR BID / CONSTRUCTION



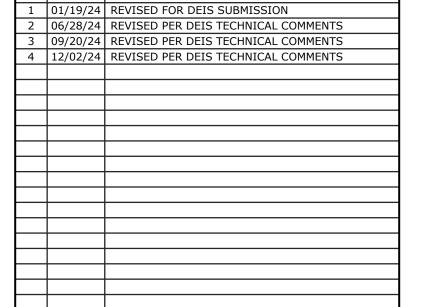
PROPERTIES, PC. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS

ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).



NGINEERING MONTGOMERY OFFICE & SURVEYING 71 CLINTON STREET MONTGOMERY, NY 12549
Achieving Successful Results with Innovative Designs WWW.EP-PC.COM **DETAILS** SHEFFIELD GARDENS NYS ROUTE 17K TOWN OF MONTGOMERY ORANGE COUNTY, NEW YORK

AS NOTED C-30 04/17/2023 4 - 12/02/2024 VARIOUS



UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTIO 2 OF THE NEW YORK STATE EDUCATION LAW. ORIGINAL SCALE IN INCHES

Date Printed: Nov 20, 2024, 9:43am

DAYS PRIOR TO CONSTRUCTION. 6. ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF MONTGOMERY SEWER & WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTION AS REQUIRED WITH THE TOWN OF MONTGOMERY SEWER & WATER DEPARTMENT.

SEWER SYSTEM NOTES

2. IF GROUNDWATER IS ENCOUNTERED DURING TRENCH EXCAVATION,

INSTALLATION. ALL DE-WATERING OPERATIONS SHALL BE DONE AT

1-800-962-7962 AT LEAST TWO DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF SEWERS FOR COMPLETE UTILITY MARKOUT.

PER THE APPROVED SPECIFICATION, INCLUDING BUT NOT LIMITED TO VACUUM TESTING OF MANHOLES, LOW PRESSURE AIR TEST OF MAINS

5. THE SANITARY SEWER SYSTEM SHALL BE TESTED IN ACCORDANCE

THE CONTRACTOR SHALL DE-WATER THE TRENCH PRIOR TO

3. ALL SEWER MAINS AND MANHOLES SHALL BE INSPECTED BY THE

4. CONTRACTOR SHALL CALL UNDERGROUND MARKOUT AT

AND LATERALS, AND VIDEO RECORDING OF ALL MAINS.

GENERAL UTILITY NOTES

1. THE LOCATION AND SIZE OF EXISTING DRAINAGE FACILITIES ARE FROM SURVEYS, FIELD RECONNAISSANCE OR PLANS OF RECORD. ALL FACILITIES WHICH ARE TO REMAIN OR BE

MODIFIED FOR REUSE SHALL BE FIELD VERIFIED AS TO

CONDITION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD

CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE OWNER'S FIELD REPRESENTATIVE FOR RESOLUTION.

ACTUAL LOCATION, ELEVATIONS, SIZE, TYPE AND

2. THE CONTRACTOR SHALL REFER TO THE BUILDING

CONNECTIONS.

MECHANICAL AND PLUMBING PLANS FOR THE EXACT

LOCATIONS AND INVERTS OF ALL BUILDING SERVICE

3. ALL UTILITY STRUCTURE CASTINGS SHALL BE ADJUST AS

NECESSARY TO BE FLUSH WITH PROPOSED FINISHED

4. CONTRACTOR TO CALL UFPO AT LEAST 2 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION AT 1-800-962-7962

BUILDING DEPARTMENT AT (845) 457-2640 AT LEAST 2

5. CONTRACTOR TO CONTACT TOWN OF MONTGOMERY

FOR COMPLETE UTILITIES MARKOUT.

1. ALL GRAVITY SEWER PIPE SHALL BE SDR-35 PVC.

THE CONTRACTOR'S EXPENSE.

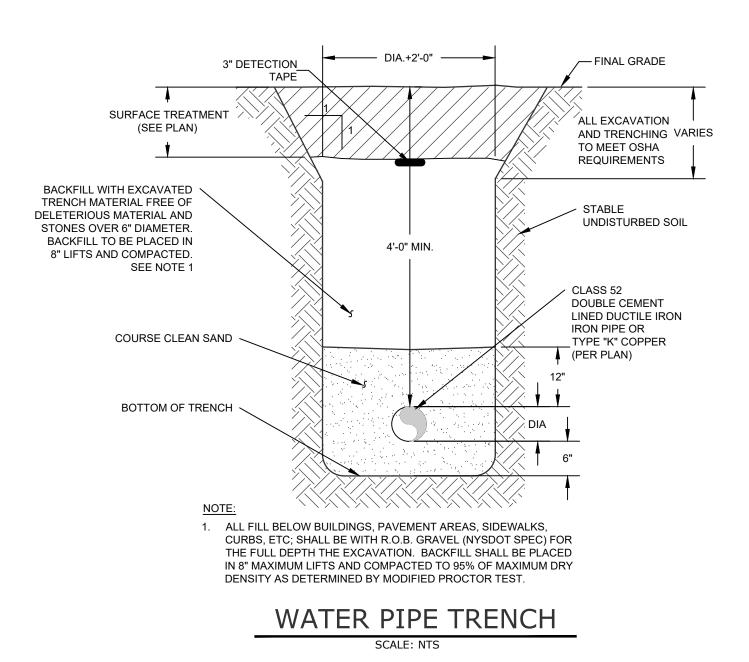
DESIGN ENGINEER.

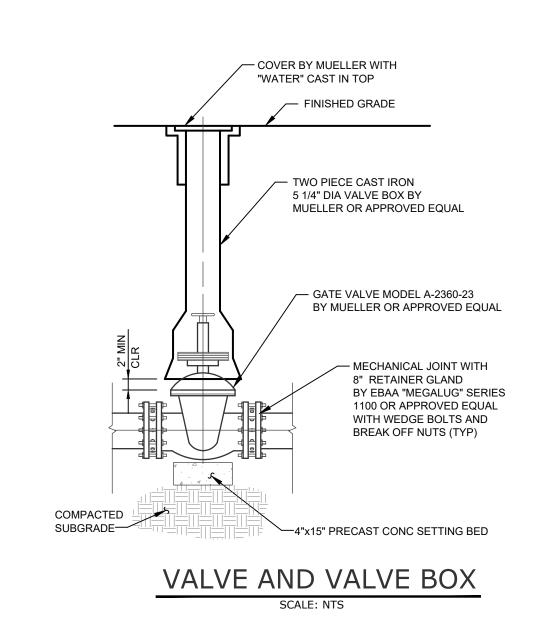
MATCH PAVEMENT GRADE AND/OR FINISH GRADE TO DRAIN ORIGINAL SURFACE AWAY FROM MANHOLE OR AS REQUIRED ADJUST TO GRADE WITH . COURSES OF BRICK OR CONC. GRADING RINGS HEAVY DUTY MANHOLE (MAX. 1') FRAME & COVER CAMPBELL #1009A WITH STEEL REINFORCED "SEWER" INSCRIPTION COPOLYMER POLYPROPYLENE PLASTIC STEP (CONTINUOUS PRECAST REINFORCED FROM TOP OF MANHOLE) CONCRETE MANHOLE CONE TOP BY WOODARDS CONCRETE PROVIDE BITUMINOUS BUTYL RUBBER JOINT COATING ON THE EXTERIOR SEALANT (TYP.) ✓ PROPOSED PROVIDE LINK SEAL CONCRETE MODULAR SEAL CHANNEL PROPOSED 8" PVC 6" CRUSHED STONE \ SEWER MAIN - PRECAST MANHOLE BASE BY WOODARDS CONCRETE UNDISTURBED SOIL

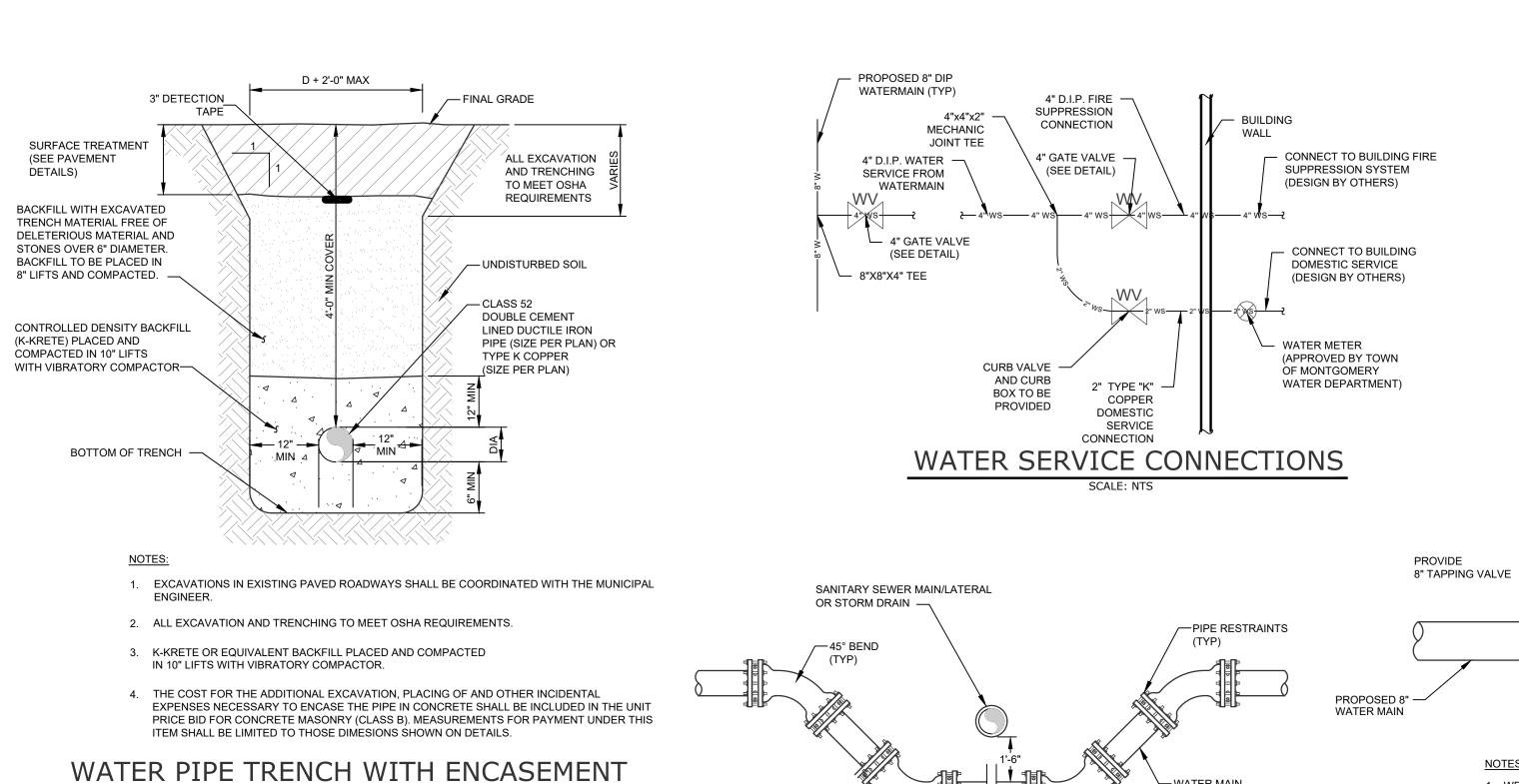
NOTES: 1. CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI @ 28 DAYS.

2. REINFORCEMENT TO BE IN CONFORMANCE WITH ASTM A615 GRADE 60 AND ASTM A185 GRADE 65. 3. ALL MANHOLES WITHIN PAVEMENT AREAS SHALL BE DESIGNED TO WITHSTAND HS-20 LOADING.

SEWER MANHOLE

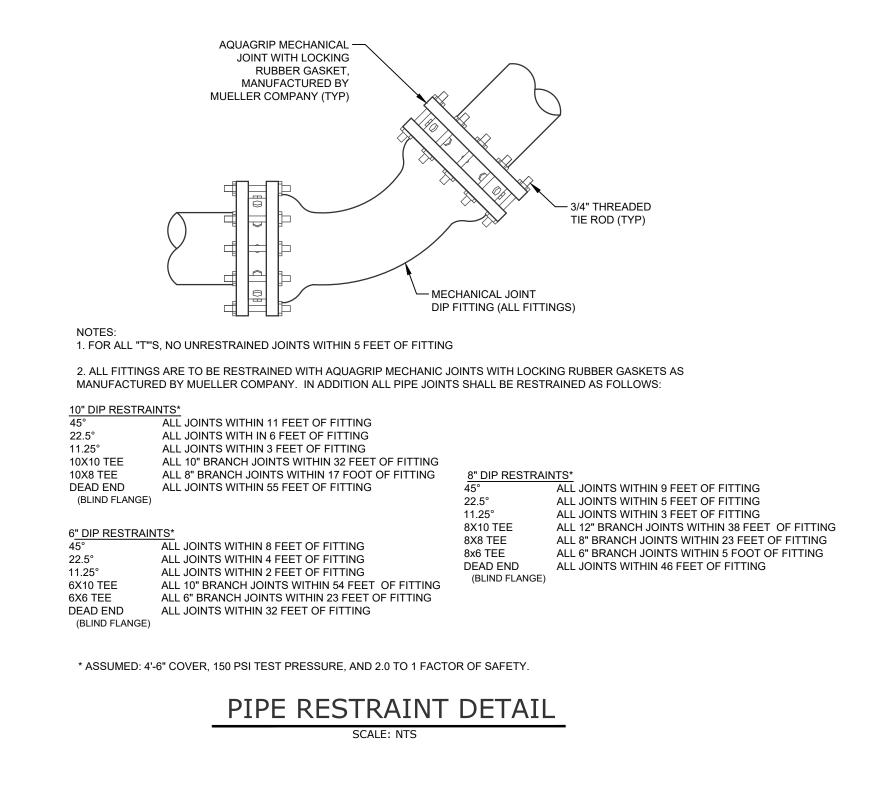


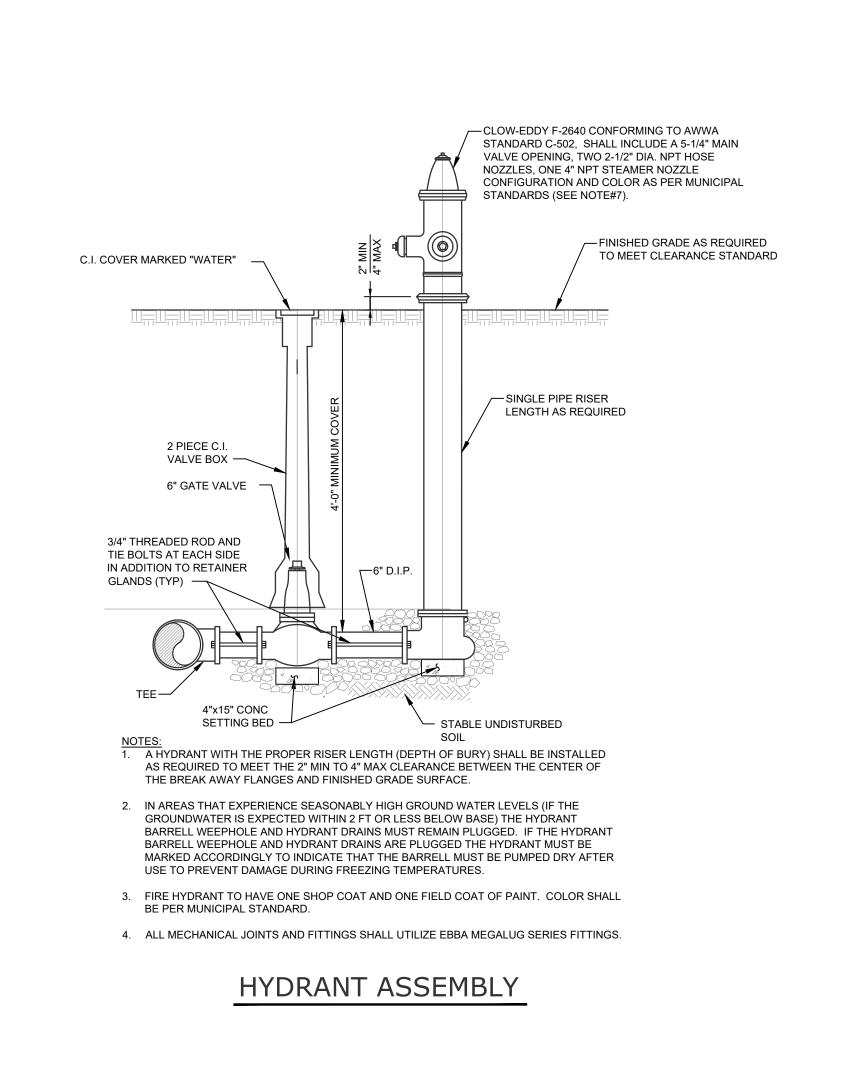


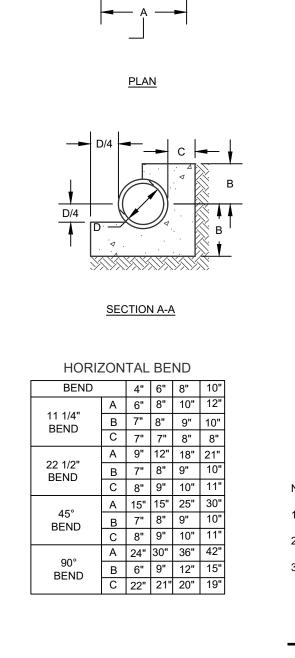


FULL UNCUT LENGTH OF PIPE

WATER MAIN OFFSET WITH RESTRAINTS







— MUELLER STAINLESS STEEL TAPPING SLEEVE MODEL H-615

OR APPROVED EQUAL

- THRUST BLOCK

— EXISTING

1. WET TAP TO BE PERFORMED BY CONTRACTOR

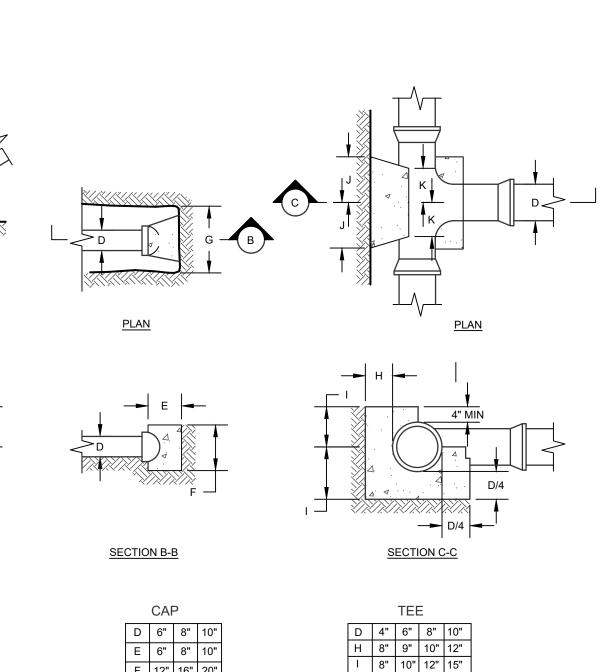
TOWN OF MONTGOMERY WATER DEPARTMENT ON SITE

DEPARTMENT FOR INSTALLATION REQUIREMENTS.

2. CONTRACTOR TO CONTACT TOWN OF MONTGOMERY WATER

WITH ENGINEER OR REPRESENTATIVE OF

WATER MAIN



WATER SYSTEM NOTES

AT LEAST 2 DAYS PRIOR TO CONSTRUCTION.

CONTAIN NO MORE THAN 0.25% LEAD BY WEIGHT.

TO PERMIT THE TESTING TO BE WITNESSED.

MAINTAINED BY THE PROJECT SPONSOR.

DUCTILE IRON PIPE.

1. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES

COMMENCEMENT OF CONSTRUCTION AT 1-800-962-7962 FOR COMPLETE UTILITIES MARKOUT.

3. CONTRACTOR TO CONTACT TOWN OF MONTGOMERY WATER DEPARTMENT AT (845) 457-2642

4. WATER MAIN 4" OR LARGER TO BE CLASS 52 BITUMINOUS COATED DOUBLE CEMENT LINED

VERTICAL ALIGNMENTS WITH REGARDS TO EXISTING UTILITIES BEFORE PROCEEDING. 6. A CERTIFIED AS BUILT MAP OF THE WATER SYSTEM IMPROVEMENTS SHALL BE PROVIDED TO

5. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY OF ANY DEVIATION FROM HORIZONTAL OR

THE TOWN OF MONTGOMERY WATER DEPARTMENT BY A LICENSED DESIGN PROFESSIONAL.

7. ALL PIPE, FIXTURES AND FITTINGS MUST COMPLY WITH THE FEDERAL "SAFE DRINKING WATER

8. THE TOWN OF MONTGOMERY COMMISSIONER OF PUBLIC WORKS OR HIS DESIGNATED

9. THE TOWN OF MONTGOMERY COMMISSIONER OF PUBLIC WORKS OR HIS DESIGNATED

10. THE PROPOSED WATERMAIN SHALL BE INSTALLED IN ACCORDANCE WITH ALL TOWN OF MONTGOMERY REQUIREMENTS. THE PROPOSED WATERMAIN SHALL BE OWNED AND

ACT", SECTION 1417 WHICH REQUIRES ALL SURFACES IN CONTACT WITH POTABLE WATER

REPRESENTATIVE MUST BE INFORMED OF ANY HYDROSTATIC OR BACTERIOLOGICAL TESTING

REPRESENTATIVE MUST ACCEPT HYDROSTATIC AND BACTERIOLOGICAL TEST RESULTS AS

(WATER, SEWER & STORM) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

2. CONTRACTOR TO CALL UNDERGROUND MARK-OUT AT LEAST 2 DAYS PRIOR TO

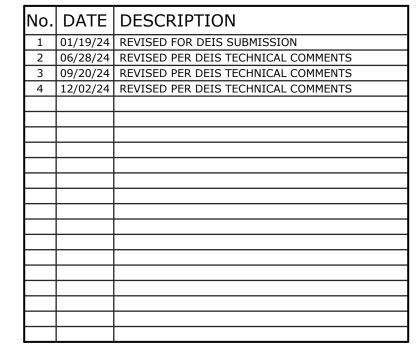
1. ALL CONCRETE TO BE 3000 PSI.

2. ALL THRUST BLOCKS TO BE CARRIED TO UNDISTURBED EARTH.

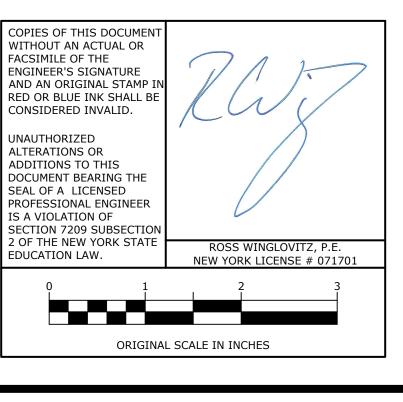
3. THRUST BLOCK DIMENSIONS SHOWN ARE MINIMUM.

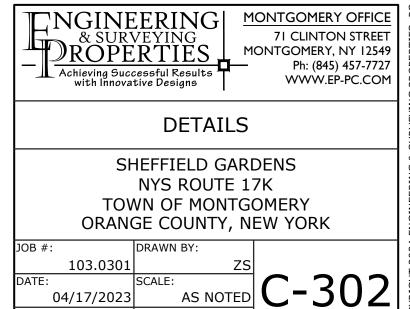


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DRAWING STATUS	ISSUE DATE:				
DIGWING STATES	12/02/2024				
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER				
CONCEPT APPROVAL	N/A	OF	N/A		
☑ PLANNING BOARD APPROVAL	22	OF	25		
OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A		
OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A		
NYSDEC APPROVAL	N/A	OF	N/A		
NYSDOT APPROVAL	N/A OF N/				
OTHER:	N/A	OF	N/A		
FOR BID / CONSTRUCTION	N/A	OF	N/A		
THIS PLAN AND ALL THE INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE BY WHOM THE SERVICES WERE CONTRACTED OR TO WHOM IT IS CERTIFIED. THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ENGINEERING & SURVEYING PROPERTIES, PC. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).					



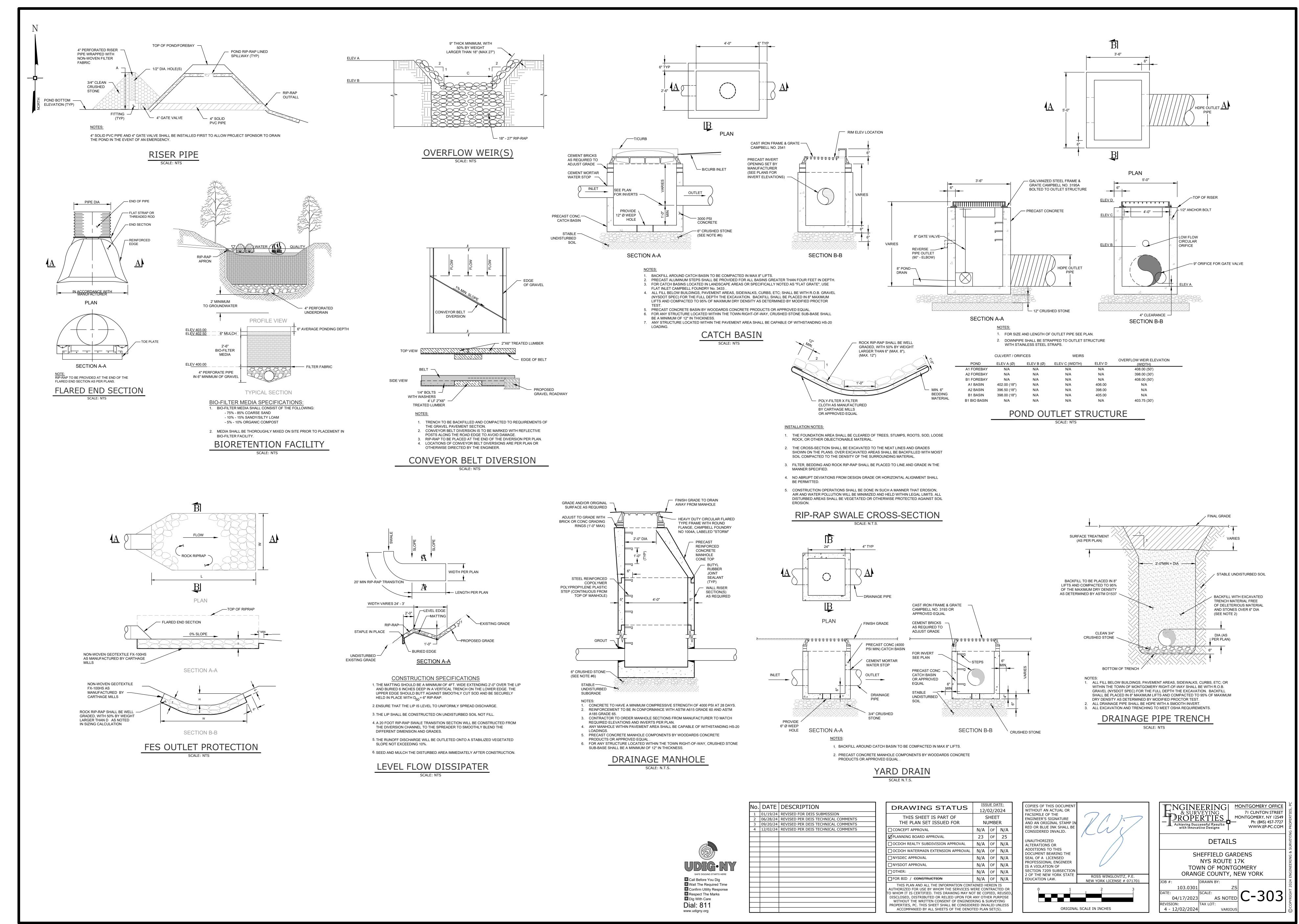


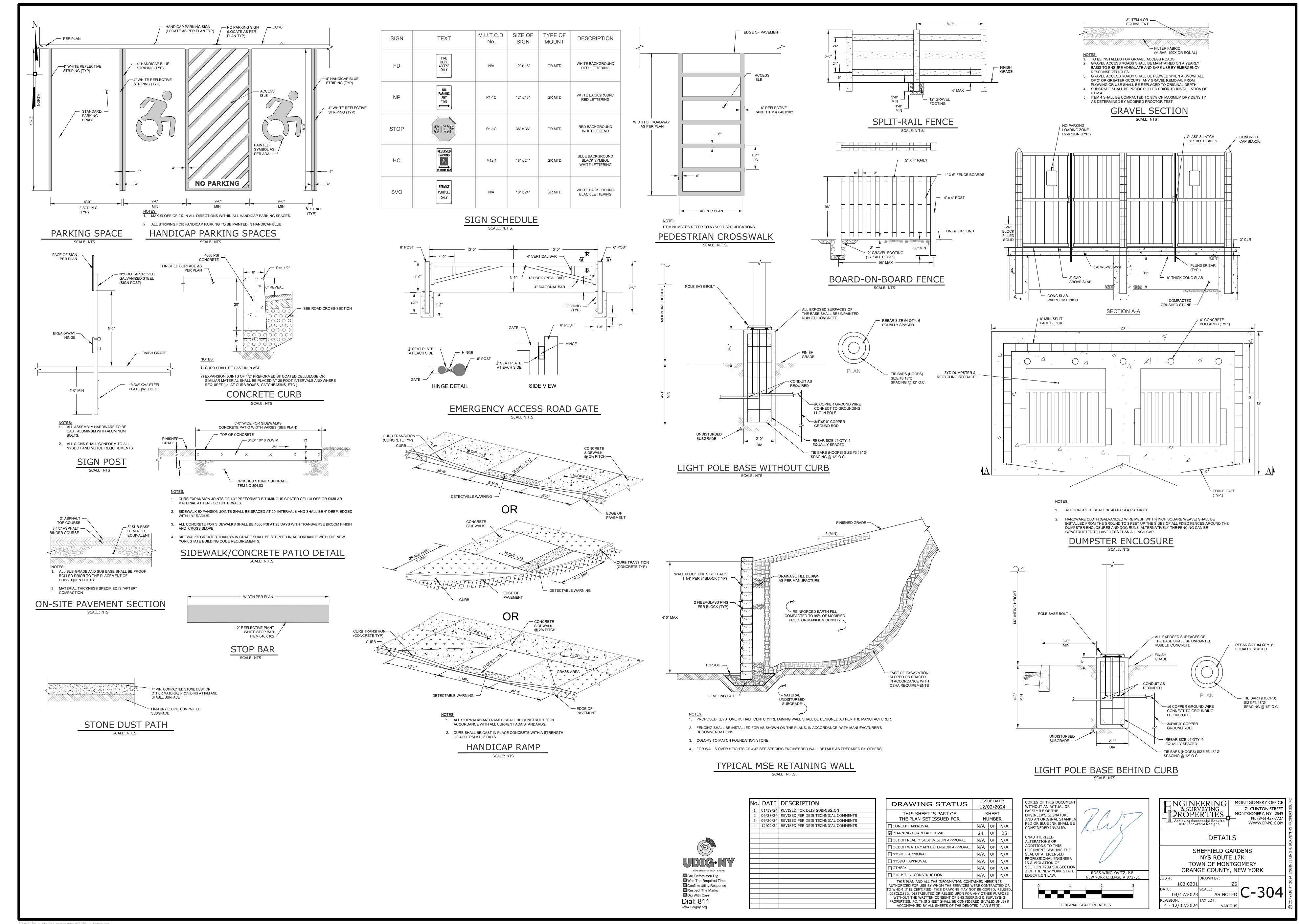
VARIOUS

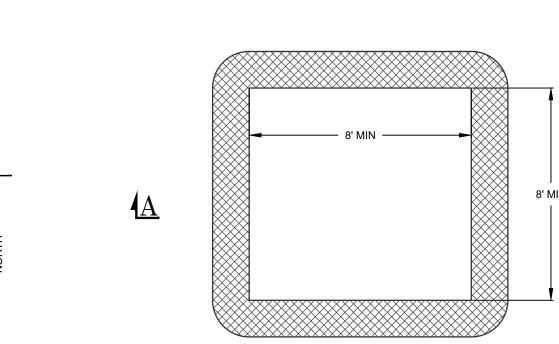
04/17/2023

4 - 12/02/2024

REVISION:





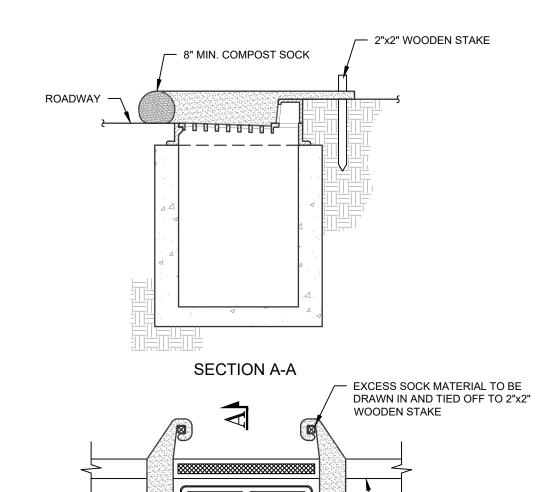


EARTHEN BERM ANCHOR PLASTIC LINER BEYOND BERM EXISTING GRADE PLASTIC LINER CROSS SECTION A-A

I. PLASTIC LINER SHALL BE INSPECTED DAILY TO ENSURE THAT THERE ARE NO HOLES OR TEARS. IF ANY HOLES OF TEARS ARE FOUND THE LINER SHALL BE REPLACED AND CLEANED IMMEDIATELY. THE PLASTIC LINER SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

- 2. WASHOUT FACILITY SHALL BE LOCATED A MINIMUM OF 100 FEET FROM DRAINAGE SWALES, STORM DRAIN INLETS, WETLANDS, STREAMS OR OTHER SURFACE WATERS. 3. ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE
- STORAGE CAPACITY OF THE STRUCTURE IS FILLED. ANY EXCESS WASH WATER SHALL BE PUMPED INTO A CONTAINMENT VESSEL AND PROPERLY DISPOSED OF.
- 4. DISPOSE OF THE HARDENED MATERIAL OFF-SITE IN A CONSTRUCTION/DEMOLITION

CONCRETE WASHOUT



NOTES:

CATCH BASIN

AND GRATE

1. COMPOST SOCK BY FILTREXX SILTSOXX 8" DIAMETER, OR APPROVED EQUAL 2. ALL MATERIAL AND FILTER MEDIA FILL TO MEET MANUFACTURER'S SPECIFICATIONS.

FACE OF CURB

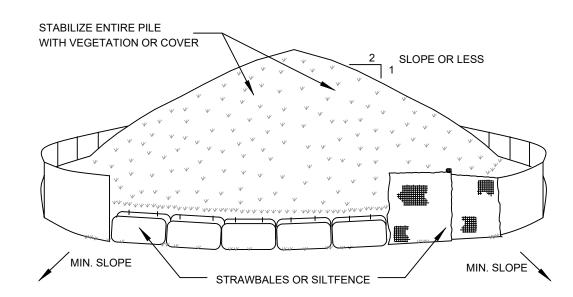
- 8" MIN. COMPOST SOCK

RUBBER TIE DOWNS

SECURE TO GRATE WITH

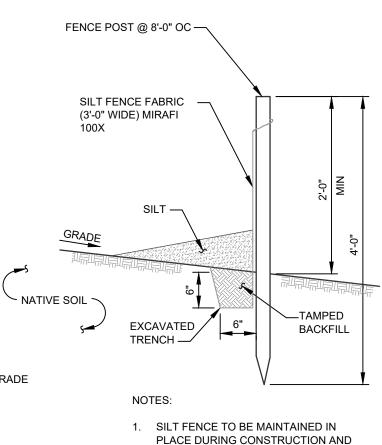
SEDIMENT SHALL BE REMOVED AND THE COMPOST SOCK REPAIRED OR REPLACED WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE SOCK. REMOVED SEDIMENT SHALL BE DISPOSED OF IN A SUITABLE MANNER.

- 4. THE COMPOST SOCK SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION SHALL BE MINIMIZED.
- 6. THE COMPOST SOCK SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE TRIBUTARY DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

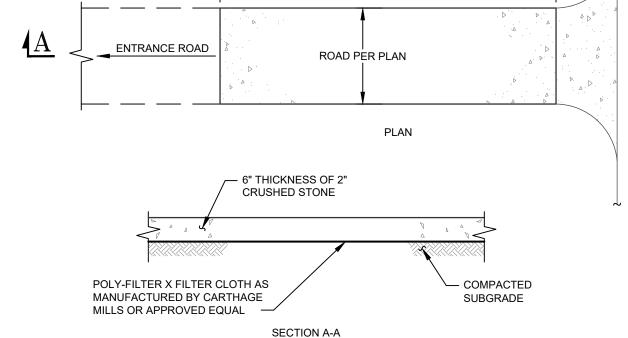


1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE. 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.

3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED A WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED. 4. SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILTFENCE.



SOIL STABILIZATION PERIOD.



1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT. 2. WIDTH - 35 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS

WHERE INGRESS OR EGRESS OCCURS. 3. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD

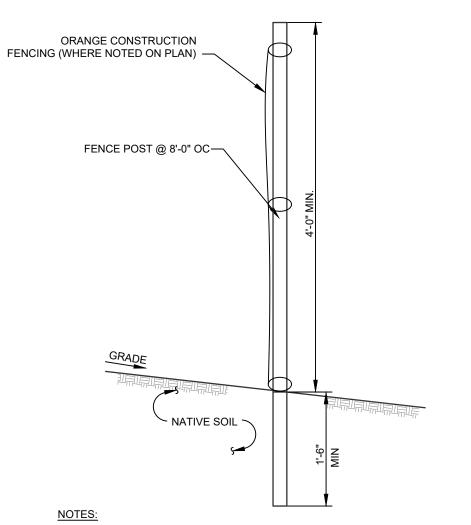
IS IMPRACTICAL A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED. 4. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY THIS MAY REQUIRED PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

5. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY, WHEN WASHING IS REQUIRED. IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

6. PERIODIC INSPECTIONS AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER

STABILIZED CONSTRUCTION ENTRANCE

SCALE: NTS



1. ORANGE CONSTRUCTION FENCE LOCATIONS SHALL BE STAKED BY A SURVEYOR AND INSTALLATION SHALL BE CONFIRMED BY THE ENGINEER PRIOR TO ANY LAND DISTURBANCE WITHIN 125 FEET OF AN EXISTING WETLAND AND IN AREAS WHERE TREES AND STONE WALLS ARE TO BE PRESERVED.

2. ALL ORANGE CONSTRUCTION FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION TO PROTECT SENSITIVE AREAS.

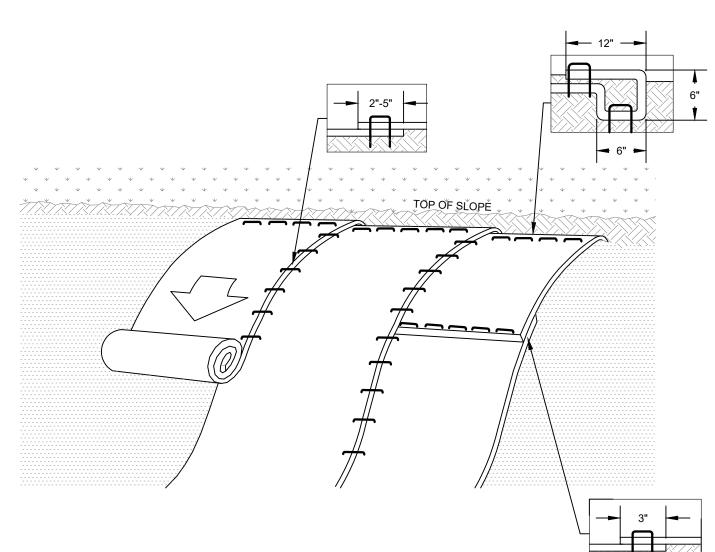
3. THE ORANGE CONSTRUCTION FENCING WILL BE REMOVED UPON FINAL

DISCHARGE OF PIPE SKIMMER SHALL EITHER DAYLIGHT OUTSIDE OF BASIN (WITH OUTLET PROTECTION) OR CONNECTED TO POND DRAIN OF OUTLET STRUCTURE.

2. ANY OUTLET STRUCTURE ORIFICES ABOVE MAXIMUM TEMP SEDIMENT BASIN STORAGE LEVEL SHALL BE

	TRASH SCREEN		MER ORIFICE SH ATIONS FOR ERC				CE WITH THE NY	S STANDARDS &	
	ORIFICE OPENING INSIDE THE HORIZONTAL TUBE WITH A CONSTANT HYDRAULIC HEAD	BASIN NUMBER	WATER SURFACE ELEVATION (FT)	ARM LENGTH (FT)	ARM DIAMETER (IN.)	ORIFICE SIZE (IN.)	TOP OF LANDING DEVICE ELEVATION (FT.)	FLEXIBLE HOSE LENGTH (IN.)	FLEXIBLE HOSE ATTACHMENT ELEVATION (FT.)
7	SCHEDULE	A1	404.50	3.50	0'-4"	0'-4"	402.00	12	402.00
	40 PVC PIPE	A2	398.50	2.10	0'-4"	0'-4"	397.00	12	397.00
	(BARREL OR ARM)	B1	401.50	2.10	0'-4"	0'-4"	400.00	12	400.00
FLOAT TOP VIEW	PVC VENT PIPE OUTLET PIPE WATER ENTRY UNIT	GRATE -	SIDE VIEW (NO SCALE)	RE NIL)	STO (MA. INV) DIS (MIN FLE SE 8" I	(BARREL OR	ARGE OPENING IT) STORM WATER G NT) ST BE ED TO THE LE 40 PIPE ARM) OING ON		

POND SKIMMER DEWATERING DEVICE



1. ROLLED EROSION CONTROL PRODUCT (RECP'S) SHALL BE USED ON ALL CONSTRUCTED SLOPES GREATER THAN 3 HORIZONTAL

PREPARATION OF THE SOIL INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED SHALL BE COMPLETED

INSTALL RECP - NORTH AMERICAN GREEN BIONET S150BN OR APPROVED EQUAL. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIAMTELY 12" APART IN THE BOTTON OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACE APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECP'S.

PRIOR TO INSTALLATION OF ANY RECP'S.

4. ROLL THE RECP'S DOWN THE SLOPE OR HORZONTALLY ACROSS THE SLOPE. ALL RECP'S MUST BE SECURLY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE PRODUCT'S STAPLE PATTERN

5. THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2" TO 5" OVERLAP DEPENDING ON RECP'S TYPE.

6. CONSECUTIVE RECP'S SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIAMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS THE ENTIRE RECP'S WIDTH.

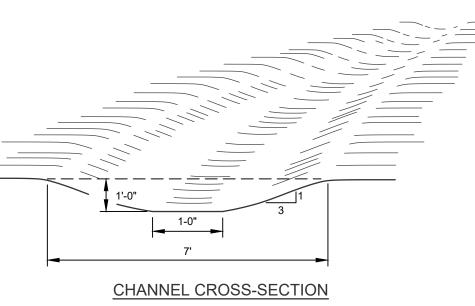
SLOPE STABILIZATION (ROLLED EROSION CONTROL PRODUCT)

SEQUENCE OF CONSTRUCTION NOTES

- 1. PRE-CONSTRUCTION: NOTIFY APPROPRIATE MUNICIPAL AND UTILITY OFFICIALS 3 DAYS PRIOR TO START OF CONSTRUCTION. CONSTRUCTION STAGING: STAKE OUT LIMIT OF DISTURBANCE. INSTALL SILT FENCE DOWN HILL OF PROPOSED CONSTRUCTION. INSTALL ORANGE CONSTRUCTION FENCING ALONG THE LIMITS OF DISTURBANCE INSTALL STABILIZED CONSTRUCTION ENTRANCE AND STABILIZE CONSTRUCTION ROAD(S). INSTALL TEMPORARY SEDIMENT TRAP. INSTALL PERMANENT/TEMPORARY GRASSED
- 3. CLEARING AND GRUBBING: REMOVE VEGETATION FROM AREA OF CONSTRUCTION. STRIP TOPSOIL AND STOCKPILE IN AREAS SHOWN ON THE PLAN. INSTALL SEDIMENT BARRIERS AROUND AND ESTABLISH TEMPORARY VEGETATION ON TOPSOIL STOCKPILES.
- 4. ROUGH GRADING: CUT AND FILL SITE TO APPROXIMATE ELEVATIONS SHOWN ON THE PLAN. IMPLEMENT DUST CONTROL MEASURES AS NECESSARY. ESTABLISH PERMANENT STABILIZATION IN AREAS THAT ARE COMPLETE. ESTABLISH TEMPORARY STABILIZATION ON AREAS THAT WILL BE GRADED AGAIN MORE THAN 21 DAYS FROM LAST DISTURBANCE. STABILIZE ALL SLOPES WITH EITHER EQUIPMENT TRACKING OR EXCAVATOR BUCKET COMPACTION FOR STEEPER SLOPES.

ROAD/BUILDING CONSTRUCTION AND UTILITY INSTALLATION: FINAL GRADING AND CONSTRUCTION OF ROADWAYS. BUILDING

- EXCAVATION AND CONSTRUCTION. INSTALL UTILITIES. INSTALL DRAINAGE INLET AND OUTLET PROTECTION AS EACH INLET/OUTLET IS CONSTRUCTED. ENSURE ALL EROSION CONTROL MEASURES ARE IN WORKING ORDER. INSTALL TEMPORARY WATER BARS.
- 6. FINAL GRADING AND LANDSCAPING: REMOVE TEMPORARY SEDIMENT TRAPS AND INSTALL PERMANENT WATER QUALITY/QUANTITY FACILITIES. COMPLETE FINE GRADING OF SITE. SPREAD TOPSOIL AND PREPARE FOR PERMANENT SEEDING AND PLANTING. INSTALL EROSION CONTROL MEASURES AS NEEDED TO ESTABLISH VEGETATION. ESTABLISH PERMANENT VEGETATION IN ALL REMAINING UNSTABILIZED AREAS. INSTALL ALL SITE LANDSCAPING AND PLANTINGS.
- 7. POST CONSTRUCTION: UPON STABILIZATION OF THE SITE AND ESTABLISHMENT OF ALL VEGETATION COVER, REMOVE ALL REMAINING TEMPORARY EROSION CONTROL MEASURES SUCH AS SILT FENCE. REMOVE ALL SILT AND DEBRIS FROM THE SITE INCLUDING ROADWAYS, CATCH BASINS AND STORM DRAINS.



CONSTRUCTION SPECIFICATIONS:

- 1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONABLE SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE WATERWAY
- 2. THE WATERWAY SHALL BE EXCAVATED OR SHAPED TO LINE. GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN. AND BE FREE OF BANK PROJECTIONS

OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.

- 3. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF OUTSIDE THE WETLAND SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE WATERWAY.
- 4. STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARDS AND SPECIFICATIONS FOR VEGETATIVE PRACTICES. SEEDING AND MULCHING SHALL BE USED FOR ESTABLISHMENT OF THE VEGETATION. VEGETATION PROVIDED SHALL BE REED CANARYGRASS, TALL FESCUE, KENTUCKY
- 4. FOR ALL GRASS SWALES INSTALL GEOSYNTHETIC TURF REINFORCEMENT MATS WITHIN TWO DAYS OF CONSTRUCTION TO STABILIZE THE SWALE.

SOIL RESTORATION NOTES

Type of Soil Disturbance		toration rement	Comments / Examples		
No Soil Disturbance	Restoration not permitted		Preservation of Natural Features		
Minimal Soil Disturbance	Restoration	not required	Clearing and Grubbing		
Areas where	HSG A & B	HSG C & D	Protect Areas from any		
topsoil is stripped only – NO change in grade.	Apply 6" of topsoil Aerate* and apply 6" of topsoil		ongoing construction activities.		
	HSG A & B	HSG C & D			
Areas of cut or fill	Aerate* and apply 6" of topsoil Apply full Soil Restoration **				
Heavy traffic areas on site (especially in a zone 5'-25' around buildings, but not within the 5' perimeter around the foundation walls)	Apply full Soil Restoration** (de- compaction and compost enhancement)				
Areas where Runoff Reduction and/or Infiltration Practices are applied.	Restoration not required, but maybe applied to enhance the reduction specified for appropriate practices		Keep construction equipment from crossings these areas. To protect newly installed practice from any ongoing construction activities construct a single phase operation fence area.		
Areas where existing impervious area will be converted to pervious area	Soil restoration required on redevelopme Apply full So Restoration* compaction enhancement	ent projects. il * (de- and compost			

* Aeration includes the use of machines such as tractor-drawn implements with coulters making a narrow slit in the soil, a roller with many spikes making indentations in the soil, or prongs which function like a mini-

** Per "Deep Ripping and De-compaction Guidelines", NYSDEC 2008

REQUIRED FOR CONSTRUCTION. 2. TEMPORARY EROSION CONTROL MEASURES, INCLUDING SILT FENCES AND/OR STRAW BALE DIKES, SEDIMENT INSTALLED PRIOR TO GROUND DISTURBANCE FOR GRADING AND CONSTRUCTION. 3. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL FOLLOWING DISTURBANCE TO

EROSION AND SEDIMENTATION

CONTROL NOTES

BASIN TEMPORARY DIVERSION SWALE DRAINAGE STRUCTURES, AND RIP-RAP PROTECTION SHALL BE

1. SITE DISTURBANCE SHALL BE LIMITED TO THE MINIMUM NECESSARY GRADING AND VEGETATION REMOVAL

STABILIZE BARE SOIL AND PROMOTE THE PROMPT RE-ESTABLISHMENT OF VEGETATION: 3.1. AN ADEQUATE SEEDBED SHALL BE PREPARED BY SCARIFYING COMPACTED SOIL AND REMOVING SURFACE DEBRIS AND OBSTACLES. 3.2. LIME SHALL BE APPLIED SUFFICIENTLY TO ATTAIN A SOIL ACIDITY PH OF 6.0 TO 7.0.

3.3. FERTILIZER (5-10-10 MIXTURE OR EQUIVALENT) SHALL BE APPLIED PER SOIL TEST RESULTS OR AT A RATE OF 600 LBS_PER ACRE 3.4. DISTURBED AREAS WHICH WILL REMAIN TEMPORARILY FALLOW FOR PERIODS GREATER THAN 30 DAYS SHALL BE SEEDED AT THE FOLLOWING RATE TO PRODUCE TEMPORARY GROUND COVER: 30 LBS. RYEGRASS (ANNUAL OR PERENNIAL) PER ACRE. DURING THE WINTER. USE 100 LBS. CERTIFIED "AROOSTOOK" WINTER

RYF (CERFAL RYF) PER ACRE 3.5. PERMANENT SEEDING SHALL BE APPLIED ON 4" MIN TOPSOIL AT THE FOLLOWING RATE: 8 LBS EMPIRE BIRDSFOOT TREFOIL OR COMMON WHITE CLOVER PER ACRE PLUS 20 LBS TALL FESCUE PER ACRE PLUS 2 LBS REDTOP OR 5 LBS RYEGRASS (PERENNIAL) PER ACRE

3.6. ALL SEEDING SHALL BE PERFORMED USING THE BROADCAST METHOD OR HYDROSEEDING, UNLESS OTHERWISE APPROVED.

3.7. ALL DISTURBED AREAS SHALL BE STABILIZED SUBSEQUENT TO SEEDING BY APPLYING 2 TONS OF STRAW MULCH PER ACRE. STRAW MULCH SHALL BE ANCHORED BY APPLYING 750 LBS OF WOOD FIBER MULCH PER ACRE WITH A HYDROSEEDER, OR TUCKING THE MULCH WITH SMOOTH DISCS OR OTHER MULCH ANCHORING TOOLS TO A DEPTH OF 3". MULCH ANCHORING TOOLS SHALL BE PULLED ACROSS SLOPES ALONG

4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND DRAINAGE STRUCTURES SHALL BE INSPECTED FOLLOWING EVERY RAIN EVENT, AND MAINTENANCE AND REPAIRS SHALL BE PERFORMED PROMPTLY TO MAINTAIN PROPER FUNCTION. TRAPPED SEDIMENT SHALL BE REMOVED AND DEPOSITED IN A PROTECTED AREA IN A PROPER MANNER WHICH WILL NOT RESULT IN EROSION.

5. TEMPORARY CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED AND GROUND COVER IS COMPLETELY REESTABLISHED. FOLLOWING STABILIZATION, TEMPORARY MEASURES SHALL BE REMOVED TO AVOID INTERFERENCE WITH DRAINAGE.

6. ALL STORM INLETS TO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION.

7. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN SUFFICIENT 8. MULCH NETTING SUCH AS PAPER, JUTE, EXCELSIOR, COTTON OR PLASTIC MAY BE USED. STAPLE IN PLACE.

OVER HAY OR STRAW MULCH. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED. 9. STABILIZATION OF STEEP SLOPES SHALL BE ACHIEVED BY APPLYING LIME AND FERTILIZER AS SPECIFIED ABOVE AND SEEDING WITH THE FOLLOWING MIXTURE:

CROWN VETCH SPREADING FESCUE

10. OPTIMUM SEEDING PERIODS ARE 3/15-6/1 AND 8/1-10/15.

11. ALL UPSTREAM SITE WORK AND STABILIZATION SHALL OCCUR BEFORE CONNECTING UNDERGROUND DETENTION/INFILTRATION FACILITY TO PREVENT ANY ERODED SEDIMENTS FROM ENTERING UNDERGROUND

12. IN ACCORDANCE WITH THE NYSDEC SPDES GP 0-20-001, THERE SHALL BE NO MORE THAN 5 ACRES DISTURBED AT ANYONE TIME.

TOWN OF MONTGOMERY ENHANCED EROSION CONTROL NOTES

1. PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY PHASE, THE APPLICANT'S ENGINEER WILL PREPARE INTERMEDIATE GRADING PLANS AND EROSION AND SEDIMENT CONTROL. THE INTERMEDIATE GRADING PLANS WILL ADDRESS THE QUANTITIES OF ROCK AND SOIL TO BE MOVED DURING THE PHASE. IN ADDITION, THE LOCATION OF THE MATERIAL TO BE MOVED AND THE LOCATION OF WHERE THE MATERIAL WILL BE PLACED WILL BE OUTLINED. THESE SITE SPECIFIC PHASED EROSION & SEDIMENT CONTROL PLANS WILL SHOW THE LOCATIONS OF THE RESULTING STOCK PILES, SOIL SLOPES, DRAINAGE DITCHES, SLOPE DIVERSION PIPES, CHECK DAMS, HAUL ROADS, SEDIMENTATION PONDS, AND OTHER EROSION AND SEDIMENT CONTROL MEASURES.

SEDIMENT POND DESIGNS ARE DESIGNED TO PROVIDE A 2:1 LENGTH TO WIDTH RATIO AND POND VOLUME WILL ASSUME A 100% LARGER CONTRIBUTORY AREA TO ENSURE ADDITIONAL VOLUME AND INCREASED RESIDENCE TIME.

3. DUE TO THE MORE FREQUENT LARGER STORM EVENTS, WHERE TEMPORARY SWALES AND DITCHES ARE NECESSARY THEY WILL BE SIZED FOR THE 10 YEAR STORM EVENT.

4. ALONG ALL DISTURBANCE AREAS WITHIN 50 FEET OF WETLANDS A SILT FENCE WITH HAYBALES WILL BE INSTALLED. SLOPE PROTECTION MEASURES WILL BE INSTALLED WITHIN 2 DAYS OF COMPLETION OF EARTH MOVING ACTIVITY ON ANY SLOPES 3:1 OR

5. PRIOR TO EACH RAIN EVENT AND BEFORE INSTALLATION OF EROSION CONTROL SLOPE PROTECTION SLOPES SHALL BE TRACKED FROM TOP OF THE SLOPE TO THE BOTTOM OF THE SLOPE.

6. WHERE ROLLED EROSION CONTROL NETTING IS NOT SUCCESSFUL A BONDED FIBER MATRIX MULCH OR FLEXIBLE GROWTH MEDIUM WILL BE HYDRAULICALLY APPLIED ON ALL SLOPES GREATER THAN 3:1 INSTALL GEOSYNTHETIC TURF REINFORCEMENT MATS IMMEDIATELY FOLLOWING CONSTRUCTION.

7. IF RIVULETS ARE FORMING ON SLOPES, SLOPE CREST PROTECTION (PERIMETER DIKE/SWALE) MEASURES TO DIVERT FLOW FROM GOING DOWN THE SLOPE WILL BE

8. FOR ALL GRASS SWALES INSTALL GEOSYNTHETIC TURF REINFORCEMENT MATS WITHIN TWO DAYS OF CONSTRUCTION TO STABILIZE THE SWALE.

9. TOPSOIL WILL BE TESTED TO ENSURE PROPER SOIL AMENDMENTS PRIOR TO PERMANENT VEGETATION BEING INSTALLED.

10. ALL SEDIMENT REMOVED FROM SEDIMENT CONTROL DEVICES, SEDIMENT PONDS, DITCHES, AND DRAINAGE INLETS WILL BE INSTALLED IN APPROVED SOIL STOCKPILE

11. THE CONTRACTOR WILL DESIGNATE A TRAINED CREW TO MAINTAIN AND REPAIR

EROSION AND SEDIMENT CONTROL MEASURES. 12. IF THERE IS TURBID DISCHARGE FROM THE SITE EARTHMOVING WORK WILL BE

SUSPENDED AND A MEETING WITH PROJECT DESIGN ENGINEER AND THE BUILDING INSPECTOR OR HIS DESIGNATED; WILL BE HELD TO DEVELOP A PLAN TO REMEDY THE DISCHARGE PRIOR TO RESUMING WORK.

EARTHWORK CONSTRUCTION NOTES

1. ALL WORK TO BE PERFORMED TO THE SPECIFICATIONS OF THE TOWN OF MONTGOMERY.

2. ALL TOPSOIL, ROOTS, STUMPS AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM ALL CONSTRUCTION AREAS.

3. ALL FILL FOR POND CONSTRUCTION, BELOW BUILDINGS AND PAVEMENT TO BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR COMPACTION TEST ASTM D1557.

4. CELLAR, ROOF AND FOOTING DRAINS SHALL CONNECT TO THE STORM DRAINAGE SYSTEM OR OTHER FREE-FLOWING OUTLET AT A MINIMUM SLOPE OF 0.5%. FOOTING DRAIN SHALL BE INSTALLED BENEATH BOTTOM OF FOOTING

5. COMPLETION OF GRADING AND BASIN, BERMS AFTER OCTOBER 15 SHALL REQUIRE MULCHING AND ANCHORING IN ACCORDANCE WITH NOTES ENTITLED "EROSION AND SEDIMENTATION CONTROL NOTES" AND "TOWN OF MONTGOMERY ENHANCED EROSION CONTROL NOTES".

6. ALL SLOPES IN EXCESS OF 3H:1V SHALL BE CONSTRUCTED WITH LOCALLY AVAILABLE GLACIAL TILL. THE EMBANKMENT FILL SHALL BE PLACED IN SIX-INCHTHICK LIFTS. EACH LIFT SHALL BE PLACED AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR COMPACTION TEST ASTM D1557.

7. CONSTRUCT POND EMBANKMENT WITH LOCALLY AVAILABLE GLACIAL TILL WITH 3H:1V SIDE SLOPES OR AS NOTED ON PLAN. THE EMBANKMENT FILL SHALL BE PLACED IN A SIX-INCH THICK CONTINUOUS LAYER OVER THE ENTIRE LENGTH.EACH LIFT SHALL BE PLACED AT OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR COMPACTION TEST ASTM D1557.

8. STABILIZATION OF POND BERMS, AND ALL SLOPES IN EXCESS OF 3H:1V IN ACCORDANCE WITH "EROSION AND

9. ALL POND OUTLETS SHALL HAVE SEEPAGE CONTROL COLLARS PLACED AT 1/3 AND 2/3 THE WIDTH OF THE

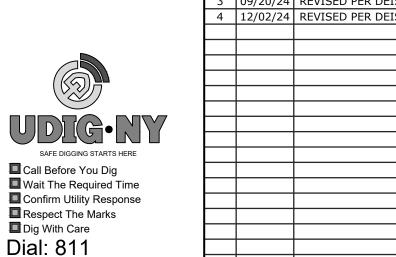
10. SOIL RESTORATION SHALL BE APPLIED TO ALL DISTURBED AREAS THAT WILL REMAIN AS PERVIOUS SURFACES. SOIL RESTORATION SHALL CONSIST OF THE FOLLOWING: 10.A. APPLY 3 INCHES OF COMPOST OVER SUBSOIL

10.B. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, MIXING, AND CIRCULATING AIR AND COMPOST INTO SUB-SOILS.

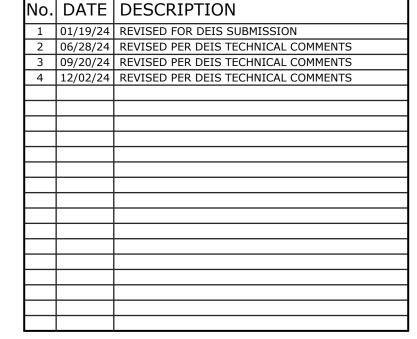
10.C. ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.

10.D. APPLY TOPSOIL TO A DEPTH OF 6 INCHES.

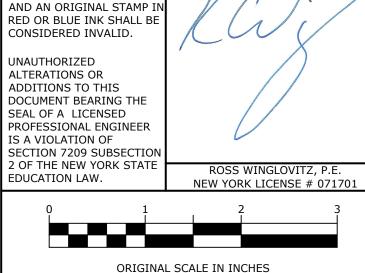
10.E. VEGETATE IN ACCORDANCE WITH LANDSCAPE PLAN.



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DRAWING STATUS	ISSUE DATE:				
DRAWING STATUS	12/02/2024				
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER				
CONCEPT APPROVAL	N/A	OF	N/A		
☑PLANNING BOARD APPROVAL	25	OF	25		
OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A		
OCDOH 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 / CONSTRUCTION	N/A	OF	N/A		
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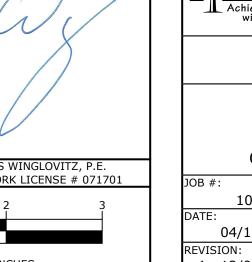


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04/17/2023 AS NOTED 4 - 12/02/2024