BAILEY ROAD

360' LANE SHIFT TAPER   150' LEFT TURN LANE TAPER   75' LEFT TURN LANE   100' LEFT TURN LANE   150' LEFT TURN LANE TAPER   360' LANE SHIFT TAPER

SIGNALIZED INTERSECTION

NY STATE ROUTE 17K

CLOSE MONTGOMERY HEIGHTS ROAD

MC GOWAN DRIVE
(PRIVATE ROAD - GRAVEL SURFACE)

REPUTED OWNER:
DORO
TAX MAP ID: 21-4-3
DEED BOOK: 4730, PAGE: 313
(FILED MAP 1836, LOT 1)

REPUTED OWNER:
GROSS
TAX MAP ID: 21-4-4
DEED BOOK: 14422, PAGE: 993
(FILED MAP 1836, LOT 2)

MONTGOMERY HEIGHTS ROAD
(PAVED SURFACE)

BUS STOP SHELTER

12.0' WIDE INGRESS / EGRESS EASEMENT IN FAVOR OF TAX LOT 29-1-5.5 PER DEED LIBER 2510, PAGE 166

REPUTED OWNER:
BENSETLER
TAX MAP ID: 21-4-5
DEED BOOK: 15252, PAGE: 1612
(FILED MAP 1836, LOT 3)

REPUTED OWNER:
RUBIO
TAX MAP ID: 21-4-7
DEED BOOK: 14753, PAGE: 1479

REPUTED OWNER:
ERNEST / VITEK
TAX MAP ID: 21-4-6
DEED BOOK: 4896, PAGE: 59
(FILED MAP 1836, LOT 4)

100' RIGHT TURN LANE LANE TAPER
50' RIGHT TURN

SERVICE VEHICLE ONLY SIGN (TYP)

PRIVATE ROAD
(PAVED SURFACE)

±18,000 SQFT (±0.413 ACRES) TO BE GRATUITOUSLY OFFERED TO THE TOWN OF MONTGOMERY FOR HIGHWAY PURPOSES
DEED BOOK: 14386, PAGE: 1175

REPUTED OWNER:
WHITE
TAX MAP ID: 21-3-1-2
DEED BOOK: 12445, PAGE: 368

REPUTED OWNER:
JONATHAN PETERS REVOCABLE TRUST
TAX MAP ID: 21-3-1
DEED BOOK: 13324, PAGE: 498

EMERGENCY ACCESS DRIVE

REPUTED OWNER:
MORTON & BEVERLY BROMBERG MILR, LLC
TAX MAP ID: 29-1-5.4

REPUTED OWNER:
MORTON & BEVERLY BROMBERG MILR, LLC
TAX MAP ID: 29-1-5.2
DEED BOOK: 13476, PAGE: 161

REPUTED OWNER
MORTON & BEVERLY BROMBERG MILR, LLC
TAX MAP ID: 29-1-5.5

TP CUT 8'
BOTTOM OF TUBE 13'
WATER 15'

BOTTOM OF TUBE 13'
WATER 15'

FEIS FIGURE 3.8B

SCALE : 1" = 50'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

PRELIMINARY

REV	DATE	DRAWN BY	DESCRIPTION
1	9/28/25	R.V.V.	ADDED EB LEFT TURN LANE AND SHIFTED WORK TO NEW SITE ACCESS

PRELIMINARY CONCEPT PLAN

FOR

SHEFFIELD GARDENS

NYS ROUTE 17K
SECTION 29
BLOCK 1
LOTS 5.1, 5.2, 5.3, 5.4 & 5.5

TOWN OF MONTGOMERY
ORANGE COUNTY
NEW YORK

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	12/13/23	JFM	RGD

PROJECT NUMBER: 22012941A

DRAWING NAME: R-CNPT-LAYT

SHEET TITLE:
LEFT TURN LANE WIDENING CONCEPT PLAN

SHEET NUMBER:
CP-01

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.