PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

FOR

NEELYTOWN BD DEVELOPERS, LLC

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212/11.211/11.11/10.1

SECTION 33, BLOCK 1, LOT 91

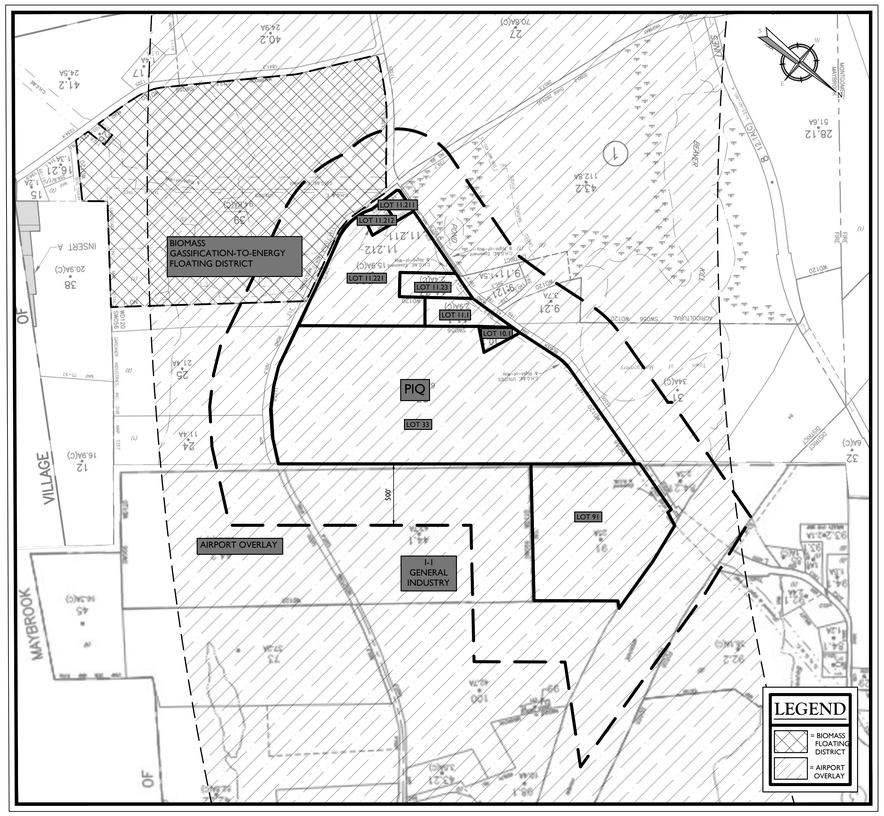
TOWN OF MONTGOMERY

ORANGE COUNTY

NEW YORK

PROPERTIES WITHIN 300'

(PROPERTY LIST TO BE PROVIDED BY THE TOWN OF MONTGOMERY)



PREPARED BY

COLLIERS ENGINEERING & DESIGN, CT, P.C.
300 TICE BOULEVARD, SUITE 101
WOODCLIFF LAKE, NJ 07677

INDEX OF SHEETS

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ORANGE COUNTY DEPARTMENT OF HEALTH NOTES:

1. ORANGE COUNTY DEPARTMENT OF HEALTH PLAN APPROVAL IS LIMITED TO 5 YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH BASED UPON DEVELOPMENT FACTS AND ANY NEW REGULATIONS, OR GUIDANCE, IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
2. UDIG NY MUST BE CONTACTED PRIOR TO ANY EXCAVATION OR DEMOLITION (DIAL 8L I OR U.RVW.UDISNY.ORE).
3. ONLY DETAILS AND NOTES ASSOCIATED WITH THE DESIGN AND INSTALLATION OF THE PROPOSED WATER IMPROVEMENTS SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE ORANGE COUNTY DEPARTMENT OF HEALTH (OCDOH).

*APPROVED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH

APPROVAL STAMP

ENGINEER DATE

APPROVED BY THE PLANNING BOARD OF THE TOWN OF MONTGOMERY AT THE REGULAR MEETING OF _____ DATE

CHAIRMAN DATE

SECRETARY DATE

ENGINEER DATE

Colliers Engineering & Design

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REV	DATE	DESCRIPTION
1	9/3/24	REVISED PER UPDATED SITE LAYOUT.
2	11/8/24	REVISED PER DEIS COMMENTS.
3	3/28/25	REVISED PER FEIS COMMENTS.
4	6/27/25	REVISED PER FEIS SUBMISSION.
5	12/12/25	REVISED PER FEIS COMMENTS.
6	2/17/26	REVISED PER DOH & DOT COMMENTS.
7	6/19/26	REVISED PER FEIS COMMENTS.

NEELYTOWN BD DEVELOPERS LLC

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK

Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987-1
COLLIERS ENGINEERING & DESIGN CT, P.C.
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SCALE: AS SHOWN
DRAWN BY: JG
DESIGNED BY: JG
REVIEWED BY: JBC
DATE ISSUED: 5/12/23
PROJECT NUMBER: 21000327A

SHEET NAME: COVER SHEET

DRAWING NUMBER: 1 OF 50

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING DOCUMENT BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY DOCUMENTS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

C:\Users\jbarrett\Documents\21000327A\Engineering\Site Plans\C-COVER.dwg, C-01 COVER, By: jbarrett, at: 2026-06-17 - 08:18pm

DEMOLITION NOTES:

1. THIS PLAN REFERENCES THE FOLLOWING DOCUMENTS AND INFORMATION:
   - A. BOUNDARY AND TOPOGRAPHIC SURVEY ENTITLED 'SURVEY PREPARED FOR RDM GROUP, LLC, SECTION 36, BLOCK 1, LOT 33', PREPARED BY LANC & TULLY P.C., SHEET 1 OF 1, DATED 3/12/21.
   - B. BOUNDARY AND TOPOGRAPHIC SURVEY ENTITLED 'ALTA/NSPS LAND TITLE SURVEY & TOPOGRAPHIC MAPPING PLAN', SECTION 33, BLOCK 1, LOT 91, SHEET 1 OF 1, PREPARED BY ENGINEERING & SURVEYING PROPERTIES, LAST REVISED 5/20/21.
   - C. REPORT OF GEOTECHNICAL INVESTIGATION FOR MID-HUDSON INDUSTRIAL PARK, PREPARED BY KEVIN L. PATTON, DATED 04/20/23.
2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.) AND THE NEW YORK PROTECTION OF UNDERGROUND FACILITIES ACT (DIG SAFE LAW, 16NYCRR PART 753) AS AMENDED.
3. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR SHALL ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
4. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK OF THIS PROJECT SHALL BE RAISED WITH ENGINEER, IN WRITING AND RESPONDED TO BY ENGINEER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY.
5. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:
   - A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION.
   - B. NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL DEPARTMENT OF PUBLIC WORKS, 72 HOURS PRIOR TO START OF WORK.
   - C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
   - D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
   - E. LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
   - F. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   - G. ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
   - H. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES. WORK REQUIRED TO BE DONE "OFF-PEAK" SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
   - I. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY CEASE ALL WORK AND NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS.
6. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
7. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION. SUCH REPAIRS SHALL BE PERFORMED AT THE CONTRACTOR'S SOLE EXPENSE.
8. THE CONTRACTOR SHALL NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS IT IS IN STRICT ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
9. CONTRACTOR SHALL BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL SHALL BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS, AND SHALL BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND IN COMPLIANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. BACKFILLING SHALL OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND SHALL BE DONE SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES SHALL BE GRADED TO PROMOTE POSITIVE DRAINAGE.
10. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
11. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AS WELL AS FEDERAL STATE AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHT-OF-WAY.
12. CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
13. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT WRITTEN PERMISSION OF THE OWNER AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION.
14. THE CONTRACTOR SHALL USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
15. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
16. CONTRACTOR IS RESPONSIBLE FOR SITE JOB SAFETY, WHICH SHALL INCLUDE BUT NOT LIMITED TO THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.
17. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION AS TO THE MEANS AND METHODS TO BE USED TO ACCOMPLISH THAT WORK. ALL MEANS AND METHODS UTILIZED ARE TO BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
18. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR SHALL MAINTAIN RECORDS TO DEMONSTRATE PROPER DISPOSAL ACTIVITIES, TO BE PROVIDED TO THE OWNER UPON REQUEST.
19. CONTRACTOR SHALL MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATED THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT SHALL BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER, AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK.
20. GC IS RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS, PAVEMENT, DRAINAGE STRUCTURES, ETC. WHICH ARE TO REMAIN. GC WILL BE RESPONSIBLE FOR REPAIRING DAMAGE DONE TO THE AFOREMENTIONED ITEMS. THE REPAIR SHALL RESTORE SUCH TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS AND IN ACCORDANCE WITH ALL APPLICABLE CODES.
21. A DEMOLITION PERMIT FROM THE BUILDING DEPARTMENT IS REQUIRED FOR DEMOLITION OF EXISTING STRUCTURES. DEMOLITION OF THE EXISTING STRUCTURES SHALL BE CONDUCTED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

TREE CLEARING NOTES:

1. DUE TO THE PRESENCE OF POTENTIAL ROOSTS AND A WOODED AREA OF VARIABLE CANOPY CLOSURE, THE INDIANA BAT HAVE THE POTENTIAL TO OCCUR WITHIN THE PROJECT SITE. TREE CLEARING SHOULD BE CONDUCTED FROM OCTOBER 31 TO MARCH 31 TO MINIMIZE THE LIKELIHOOD OF ADVERSE IMPACTS TO THE INDIANA BAT SPECIES.
2. BRIGHT FLAGGING/FENCING SHALL BE USED TO DEMARCATE TREES TO BE CLEARED. THE OUTER LIMITS OF THE SECTIONS OF THE PROPERTY WHERE TREE REMOVAL SHALL OCCUR SHALL BE IDENTIFIED BY A LINE OF BRIGHT CONSTRUCTION FENCING. SOLITARY TREES TO BE REMOVED SHALL BE IDENTIFIED BY BRIGHT FLAGS.
3. TREE CLEARING SHALL OCCUR BETWEEN NOVEMBER 1ST AND MARCH 31ST.
4. ALL REMAINING TREES SHALL BE PROTECTED DURING CONSTRUCTION BY INSTALLING TEMPORARY PROTECTING FENCE TO THE DRIP LINE AND WOOD CHIPS WILL BE INSTALLED WITHIN THE FENCE LINE.

BLASTING NOTES:

1. PER THE BEDROCK IDENTIFICATION EXHIBIT IN APPENDIX H, NO BLASTING IS ANTICIPATED.

LEGEND

- = ITEMS TO BE REMOVED
- = ITEMS TO REMAIN
- = LIMIT OF DISTURBANCE
- T.B.R. = TO BE REMOVED
- = SAWCUT AND ASPHALT PAVEMENT REPAIR
- = WOODED AREA TO BE REMOVED
- = TREE TO BE REMOVED
- = SLOPE CATEGORY 0-15%
- = SLOPE CATEGORY 15-25%
- = SLOPE CATEGORY 25-50%
- = SLOPE CATEGORY 50-100%

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REV	DATE	DESCRIPTION
1	9/3/24	REVISED PER UPDATED SITE LAYOUT.
2	11/8/24	REVISED PER DEIS COMMENTS.
3	3/28/25	REVISED PER FEIS COMMENTS.
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7	6/19/26	REVISED PER FEIS COMMENTS.

NEELYTOWN BD DEVELOPERS LLC

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK

STATE OF NEW YORK JESSE BARRETT COKELEY No. 090987 LICENSED PROFESSIONAL ENGINEER

Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987-1
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

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SCALE: AS SHOWN	DRAWN BY: JG
DESIGNED BY: JG	REVIEWED BY: JBC
DATE ISSUED: 5/12/23	PROJECT NUMBER: 21000327A

SHEET NAME:
OVERALL EXISTING CONDITIONS & DEMOLITION PLAN

DRAWING NUMBER:
2 OF 50

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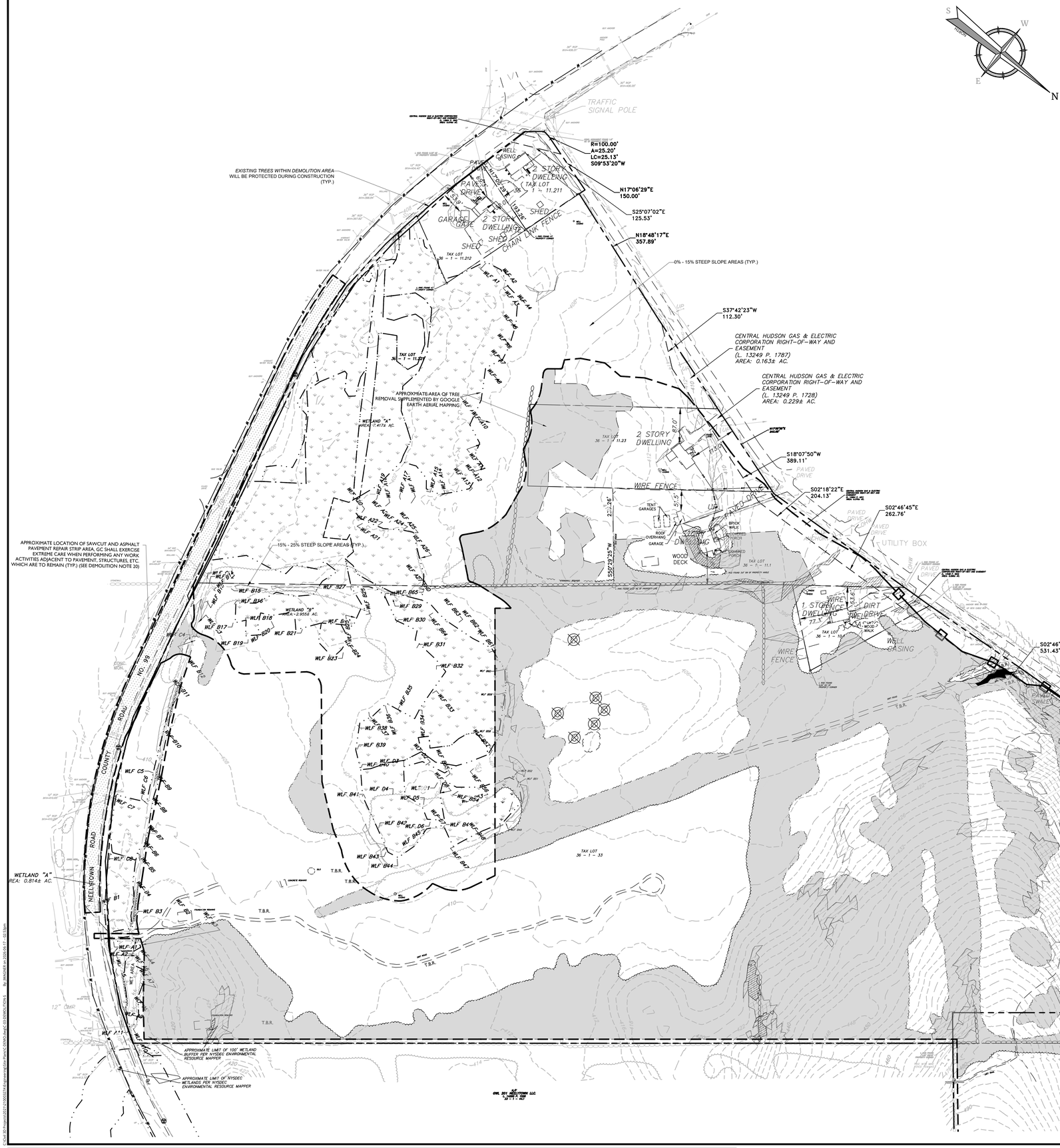

DEMOLITION NOTES:

1. THIS PLAN REFERENCES THE FOLLOWING DOCUMENTS AND INFORMATION:
   - A. BOUNDARY AND TOPOGRAPHIC SURVEY ENTITLED 'SURVEY PREPARED FOR RDM GROUP, LLC, SECTION 36, BLOCK 1, LOT 33', PREPARED BY LANC & TULLY P.C., SHEET 1 OF 1, DATED 3/12/21.
   - B. BOUNDARY AND TOPOGRAPHIC SURVEY ENTITLED 'ALTA/NSPS LAND TITLE SURVEY & TOPOGRAPHIC MAPPING PLAN', SECTION 33, BLOCK 1, LOT 91, SHEET 1 OF 1, PREPARED BY ENGINEERING & SURVEYING PROPERTIES, LAST REVISED 5/20/21.
   - C. REPORT OF GEOTECHNICAL INVESTIGATION FOR MID-HUDSON INDUSTRIAL PARK, PREPARED BY KEVIN L. PATTON, DATED 04/20/23.
2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.) AND THE NEW YORK PROTECTION OF UNDERGROUND FACILITIES ACT (DIG SAFE LAW, 16NYCRR PART 753) AS AMENDED.
3. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR SHALL ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
4. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK OF THIS PROJECT SHALL BE RAISED WITH ENGINEER, IN WRITING AND RESPONDED TO BY ENGINEER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY.
5. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:
   - A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION.
   - B. NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL DEPARTMENT OF PUBLIC WORKS, 72 HOURS PRIOR TO START OF WORK.
   - C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
   - D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
   - E. LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
   - F. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   - G. ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
   - H. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES. WORK REQUIRED TO BE DONE "OFF-PEAK" SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
   - I. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY CEASE ALL WORK AND NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS.
6. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
7. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION, SUCH REPAIRS SHALL BE PERFORMED AT THE CONTRACTOR'S SOLE EXPENSE.
8. THE CONTRACTOR SHALL NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS IT IS IN STRICT ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
9. CONTRACTOR SHALL BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL SHALL BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS, AND SHALL BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND IN COMPLIANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. BACKFILLING SHALL OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND SHALL BE DONE SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES SHALL BE GRADED TO PROMOTE POSITIVE DRAINAGE.
10. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
11. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AS WELL AS FEDERAL, STATE AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHT-OF-WAY.
12. CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
13. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT WRITTEN PERMISSION OF THE OWNER AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION.
14. THE CONTRACTOR SHALL USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
15. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
16. CONTRACTOR IS RESPONSIBLE FOR SITE JOB SAFETY, WHICH SHALL INCLUDE BUT NOT LIMITED TO THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.
17. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION AS TO THE MEANS AND METHODS TO BE USED TO ACCOMPLISH THAT WORK. ALL MEANS AND METHODS UTILIZED ARE TO BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
18. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR SHALL MAINTAIN RECORDS TO DEMONSTRATE PROPER DISPOSAL ACTIVITIES, TO BE PROVIDED TO THE OWNER UPON REQUEST.
19. CONTRACTOR SHALL MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATED THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT SHALL BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER, AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK.
20. GC IS RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS, PAVEMENT, DRAINAGE STRUCTURES, ETC. WHICH ARE TO REMAIN. GC WILL BE RESPONSIBLE FOR REPAIRING DAMAGE DONE TO THE AFOREMENTIONED ITEMS. THE REPAIR SHALL RESTORE SUCH TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS AND IN ACCORDANCE WITH ALL APPLICABLE CODES.
21. A DEMOLITION PERMIT FROM THE BUILDING DEPARTMENT IS REQUIRED FOR DEMOLITION OF EXISTING STRUCTURES. DEMOLITION OF THE EXISTING STRUCTURES SHALL BE CONDUCTED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

TREE CLEARING NOTES:

1. DUE TO THE PRESENCE OF POTENTIAL ROOSTS AND A WOODED AREA OF VARIABLE CANOPY CLOSURE, THE INDIANA BAT HAVE THE POTENTIAL TO OCCUR WITHIN THE PROJECT SITE. TREE CLEARING SHOULD BE CONDUCTED FROM OCTOBER 31 TO MARCH 31 TO MINIMIZE THE LIKELIHOOD OF ADVERSE IMPACTS TO THE INDIANA BAT SPECIES.
2. BRIGHT FLAGGING/FENCING SHALL BE USED TO DEMARCATE TREES TO BE CLEARED. THE OUTER LIMITS OF THE SECTIONS OF THE PROPERTY WHERE TREE REMOVAL SHALL OCCUR SHALL BE IDENTIFIED BY A LINE OF BRIGHT CONSTRUCTION FENCING. SOLITARY TREES TO BE REMOVED SHALL BE IDENTIFIED BY BRIGHT FLAGS.
3. TREE CLEARING SHALL OCCUR BETWEEN NOVEMBER 1ST AND MARCH 31ST.
4. ALL REMAINING TREES SHALL BE PROTECTED DURING CONSTRUCTION BY INSTALLING TEMPORARY PROTECTING FENCE TO THE DRIP LINE AND WOOD CHIPS WILL BE INSTALLED WITHIN THE FENCE LINE.

BLASTING NOTES:

1. PER THE BEDROCK IDENTIFICATION EXHIBIT IN APPENDIX H, NO BLASTING IS ANTICIPATED.

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7	6/19/26	REVISED PER FEIS COMMENTS.

NEELYTOWN BD DEVELOPERS LLC

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK

STATE OF NEW YORK JESSE BARRETT COKELEY No. 090987 LICENSED PROFESSIONAL ENGINEER

Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987-1
COLLIERS ENGINEERING & DESIGN CT, P.C.
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SCALE:	DRAWN BY:
AS SHOWN	JG
DESIGNED BY:	REVIEWED BY:
JG	JBC
DATE ISSUED:	PROJECT NUMBER:
5/12/23	21000327A

SHEET NAME:

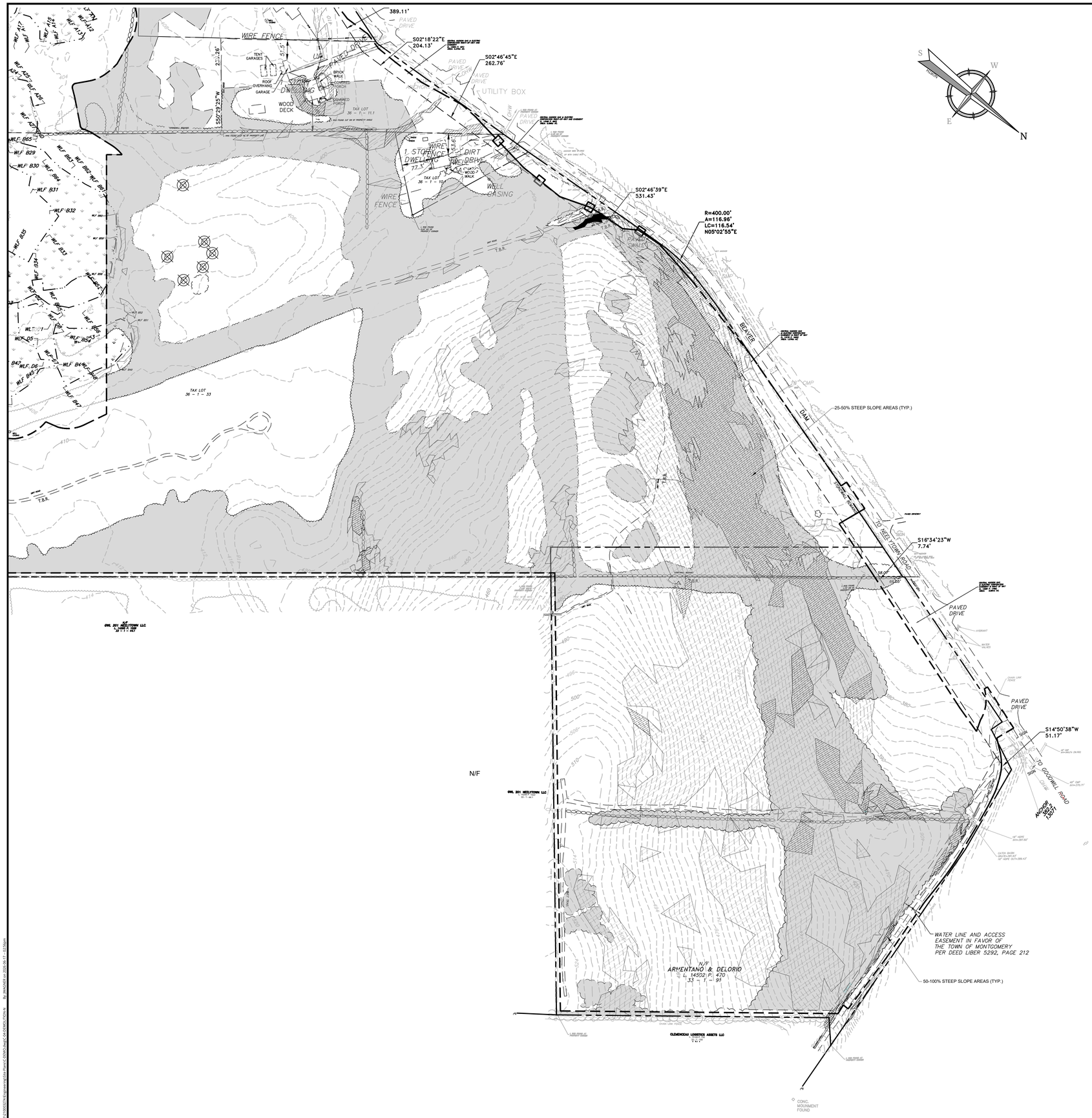
EXISTING CONDITIONS & DEMOLITION PLAN - SOUTH

DRAWING NUMBER:

3 OF 50

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING DOCUMENT BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY DOCUMENTS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



DEMOLITION NOTES:

1. THIS PLAN REFERENCES THE FOLLOWING DOCUMENTS AND INFORMATION:
   - A. BOUNDARY AND TOPOGRAPHIC SURVEY ENTITLED 'SURVEY PREPARED FOR RDM GROUP, LLC, SECTION 36, BLOCK 1, LOT 33', PREPARED BY LANC & TULLY P.C., SHEET 1 OF 1, DATED 3/12/21.
   - B. BOUNDARY AND TOPOGRAPHIC SURVEY ENTITLED 'ALTA/NSPS LAND TITLE SURVEY & TOPOGRAPHIC MAPPING PLAN', SECTION 33, BLOCK 1, LOT 91, SHEET 1 OF 1, PREPARED BY ENGINEERING & SURVEYING PROPERTIES, LAST REVISED 5/20/21.
   - C. REPORT OF GEOTECHNICAL INVESTIGATION FOR MID-HUDSON INDUSTRIAL PARK, PREPARED BY KEVIN L. PATTON, DATED 04/20/23.
2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.) AND THE NEW YORK PROTECTION OF UNDERGROUND FACILITIES ACT (DIG SAFE LAW, (16NYCRR PART 753) AS AMENDED.
3. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR SHALL ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
4. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK OF THIS PROJECT SHALL BE RAISED WITH ENGINEER, IN WRITING AND RESPONDED TO BY ENGINEER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY.
5. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:
   - A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION.
   - B. NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL DEPARTMENT OF PUBLIC WORKS, 72 HOURS PRIOR TO START OF WORK.
   - C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
   - D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
   - E. LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
   - F. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   - G. ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
   - H. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES. WORK REQUIRED TO BE DONE "OFF-PEAK" SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
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BLASTING NOTES:

1. PER THE BEDROCK IDENTIFICATION EXHIBIT IN APPENDIX H, NO BLASTING IS ANTICIPATED.

STONES FROM THE EXISTING STONE WALLS TO BE STOCKPILED AND REUSED DECORATIVELY ON SITE WHEREVER POSSIBLE.

LEGEND

- = ITEMS TO BE REMOVED
- = ITEMS TO REMAIN
- = LIMIT OF DISTURBANCE
- T.B.R. = TO BE REMOVED
- = SAWCUT AND ASPHALT PAVEMENT REPAIR
- = WOODED AREA TO BE REMOVED
- = TREE TO BE REMOVED
- = SLOPE CATEGORY 0-15%
- = SLOPE CATEGORY 15-25%
- = SLOPE CATEGORY 25-50%
- = SLOPE CATEGORY 50-100%

100 0 100 200

SCALE : 1" = 100'

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NEELYTOWN BD DEVELOPERS LLC

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
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STATE OF NEW YORK — JESSE BARRETT COKELEY — No. 090987 — LICENSED PROFESSIONAL ENGINEER

Jesse Barrett Cokeley
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EXISTING CONDITIONS & DEMOLITION PLAN - NORTH

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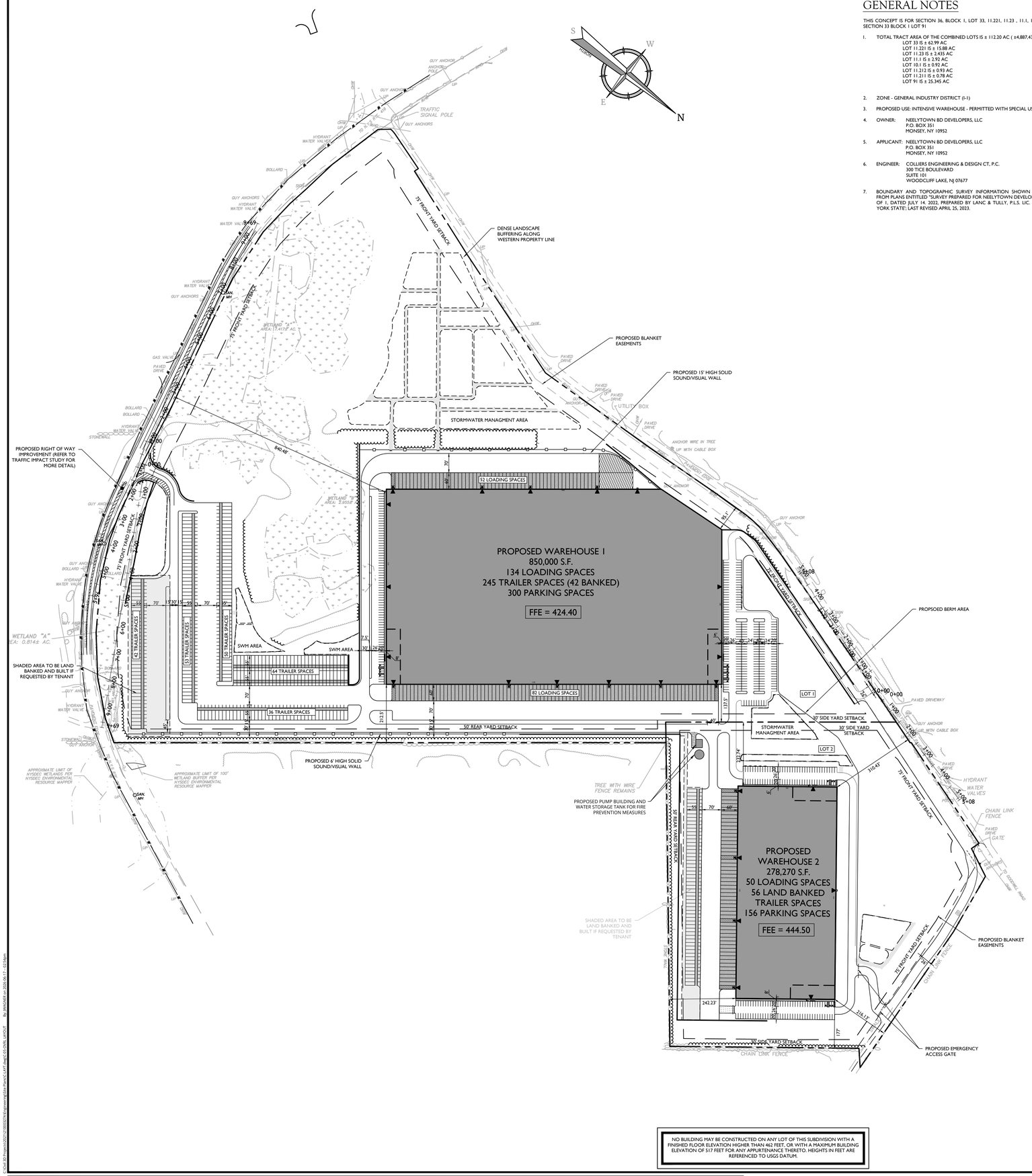

GENERAL NOTES

THIS CONCEPT IS FOR SECTION 36, BLOCK 1, LOT 33, 11.221, 11.23 , 11.1, 11.212 & 11.211, AND SECTION 33 BLOCK 1 LOT 91

1. TOTAL TRACT AREA OF THE COMBINED LOTS IS ± 112.20 AC (±4,887,432 SF)
   LOT 33 IS ± 62.99 AC
   LOT 11.221 IS ± 15.88 AC
   LOT 11.23 IS ± 2.435 AC
   LOT 11.1 IS ± 2.92 AC
   LOT 10.1 IS ± 0.92 AC
   LOT 11.212 IS ± 0.93 AC
   LOT 11.211 IS ± 0.78 AC
   LOT 91 IS ± 25.345 AC
2. ZONE - GENERAL INDUSTRY DISTRICT (I-1)
3. PROPOSED USE: INTENSIVE WAREHOUSE - PERMITTED WITH SPECIAL USE PERMIT
4. OWNER: NEELYTOWN BD DEVELOPERS, LLC
   P.O. BOX 351
   MONSEY, NY 10952
5. APPLICANT: NEELYTOWN BD DEVELOPERS, LLC
   P.O. BOX 351
   MONSEY, NY 10952
6. ENGINEER: COLLIERS ENGINEERING & DESIGN CT, P.C.
   300 TICE BOULEVARD
   SUITE 101
   WOODCLIFF LAKE, NJ 07677
7. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS TAKEN FROM PLANS ENTITLED "SURVEY PREPARED FOR NEELYTOWN DEVELOPMENT LLC", SHEET 1 OF 1, DATED JULY 14, 2022, PREPARED BY LANC & TULLY, P.L.S. LIC. NO. 50276 OF NEW YORK STATE; LAST REVISED APRIL 25, 2023.

ZONING TABLE

TABLE OF BULK REQUIREMENTS
ZONE: I-1 DISTRICT (GENERAL INDUSTRY)

ITEM	REQUIRED [1]	PROVIDED (LOT 1)[1]	PROVIDED (LOT 2)[1]	COMPLIES
MIN. LOT AREA	5.0 AC [2]	3,001,284 SF (68.90 AC) [4]	1,090,918 (25.04 AC) [4]	YES
MIN. LOT WIDTH	200 FT	2,751.83'	733.71'	YES
MIN. FRONT YARD SETBACK	75'[4]	95.1'	216.13'	YES
MIN. SIDE YARD (ONE) SETBACK	30'	N/A	177'	YES
MIN. SIDE YARD (BOTH) SETBACK	60'	N/A	409.57'	YES
MIN. REAR YARD SETBACK'	50'	212.50'	242.23'	YES
MAX. BLDG. HGHT.	55'	55'	55'	YES
LOT COVERAGE	40%	± 28.22%	± 25.51%	YES

LOT AREA REDUCTION TABLE

	DESCRIPTION	REDUCTION	AREA
LOT 1	TOTAL LOT AREA	N/A	3,718,281 SF (85.36 AC) [4]
	UTILITY RIGHT OF WAY / EASEMENT	50%	52,568 SF (1.21 AC) [4.1]
	WETLANDS	100%	609,869 SF (14.00 AC) [4.2]
	SLOPES BETWEEN 25% & 50%	50%	54,038 SF (1.24 AC) [4.3]
	SLOPES GREATER THAN 50%	100%	967 SF (0.02 AC) [4.3]
	REDUCED LOT AREA	N/A	3,001,284 SF (68.90 AC) [4]
LOT 2	TOTAL LOT AREA	N/A	1,168,750 SF (26.83 AC) [4]
	UTILITY RIGHT OF WAY / EASEMENT	50%	36,525 SF (0.84 AC) [4.1]
	WETLANDS	100%	0 SF (0 AC) [4.2]
	SLOPES BETWEEN 25% & 50%	50%	40,918 SF (0.94 AC) [4.3]
	SLOPES GREATER THAN 50%	100%	389 SF (0.0089 AC) [4.3]
	REDUCED LOT AREA	N/A	1,090,918 (25.04 AC) [4]

1. THE ENTIRE PROJECT SITE COMPRISES ±4,887,432 SF (112.20 AC), CONSOLIDATING TAX LOTS 36-1-33, 11.221, 11.23, 11.212, 11.211, 11.1, 10.1 AND LOT 33-1-91. AFTER SUBDIVISION OF THE ENTIRE PROJECT SITE, THE TOTAL LOT AREA FOR LOT 1 WOULD BE 3,718,281 (85.36 AC) AND FOR LOT 2 WOULD BE 1,168,750 SF (26.83 SF).
2. MINIMUM LOT AREA SHALL BE 5.0 ACRES FOR INTENSIVE WAREHOUSES, PURSUANT TO ZONING LAW § 235-15.4(C)(47)(c).
3. THE ZONING LAW'S TABLE OF DIMENSIONAL REGULATIONS REQUIRES A SETBACK OF 75 FEET FROM NEELYTOWN ROAD & BEAVER DAM ROAD, PER ZONING LAW § 235-4.3.
4. PER ZONING LAW § 235-11.2(B), LOT AREA HAS BEEN REDUCED VIA LOT AREA REDUCTION TABLE ABOVE. WHERE AREAS TO BE REDUCED OVERLAP, THE GREATER OF THE REDUCTIONS HAS BEEN TAKEN.
   - 4.1. UTILITY RIGHT OF WAY REDUCTION AREA REPRESENTS A 50% REDUCTION IN THE UTILITY CORRIDOR THAT IS OUTSIDE LAND UNDER WATER IN THE UTILITY CORRIDOR.
   - 4.2. WETLANDS REDUCTION AREA REPRESENTS A 100% REDUCTION IN THE WETLAND AREA(S) SHOWN ON THE SITE.
   - 4.3. SLOPES GREATER THAN 25% BUT LESS THAN 50% AND SLOPES GREATER THAN 50% ARE INCLUDED IN THE REDUCTION.

PARKING & LOADING CALCULATIONS:

§235-12.8 MINIMUM STALL SIZE (PARKING STALL): 9' X 20' (COMPLIES)

§235-12.8 MINIMUM STALL SIZE (TRUCK LOADING SPACE): 12' W X 25' L X 14' H (COMPLIES)

WAREHOUSE USE:

§235-12.4 SUFFICIENT PARKING FOR ALL TRUCKS, TRUCK TRAILERS, AND TRUCK TRACTORS STORED OR BEING SERVICED AT ANY PERIOD OF TIME, PLUS REQUIRED PARKING FOR OFFICE AREAS, PLUS 2 SPACES PER 3 EMPLOYEES ON DUTY OR ON THE PREMISES AT ANY ONE TIME

REQUIRED:
§235-12.4: 1 LOADING SPACE FOR EACH 40,000 SF IN ADDITION TO THE FIRST 40,000 SQUARE FEET

LOT 1: 1 SPACE + (815,000 SF/40,000 SF) = 21 SPACES
LOT 2: 1 SPACE + (238,280 SF/40,000 SF) = 6 SPACES

PROVIDED:
LOT 1: 134 LOADING SPACES (COMPLIES)
LOT 2: 50 LOADING SPACES (COMPLIES)

LOT 1 HAS A TOTAL OF 245 TRAILER STORAGE SPACES (42 LAND BANKED)
LOT 2 HAS A TOTAL OF 56 TRAILER STORAGE SPACES (56 LAND BANKED)

OFFICE USE:

REQUIRED:
§235-12.4: 1 PARKING SPACE PER 200 SF OF FLOOR AREA

LOT 1: 8,000 SF / 200 SF = 40 SPACES
LOT 2: 16,000 SF / 200 SF = 80 SPACES

NON-OFFICE SPACES:

REQUIRED:
1 EMPLOYEE PER 4,100 GROSS FLOOR AREA**
2 SPACES PER 3 EMPLOYEES

LOT 1: 278,270 SF - 8,000 SF (OFFICE AREA) = 270,270 SF / 4,100 SF = APPROXIMATELY 66 EMPLOYEES
2 SPACES PER 3 EMPLOYEES:
(2 X 66) / 3 = 44 PARKING SPACES

LOT 1 TOTAL = 44 SPACES + 40 SPACES = 88 REQUIRED SPACES

LOT 2: 850,000 SF - 16,000 SF (OFFICE AREA) = 834,000 SF / 4,100 SF = APPROXIMATELY 204 EMPLOYEES
2 SPACES PER 3 EMPLOYEES
(2 X 204) / 3 = 136 REQUIRED SPACES

LOT 2 TOTAL = 136 SPACES + 80 SPACES = 216 REQUIRED SPACES

PROVIDED:
LOT 1: 210 STANDARD SPACES FOR WAREHOUSE USE
80 STANDARD SPACES FOR OFFICE USE
10 ADA COMPLIANT SPACES
300 TOTAL SPACES (COMPLIES)

LOT 2: 110 STANDARD SPACES FOR WAREHOUSE USE
40 STANDARD SPACES FOR OFFICE USE
6 ADA COMPLIANT SPACES
156 TOTAL SPACES (COMPLIES)

** NUMBER OF EMPLOYEES BASED ON ITE 4TH EDITION PARKING GENERATION FOR WAREHOUSE (LAND USE CODE 150 - WAREHOUSE)

WETLANDS DISTURBANCE:

APPROXIMATE AREA OF USACOE WETLAND DISTURBANCE = ± 9,104 SF (0.209 ACRES)

EXISTING	LEGEND	PROPOSED
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	STALL COUNT	(10)
	ADA ACCESSIBLE STALL	
	DEPRESSED CURB AND ADA RAMP	HC
	DIRECTION OF TRAFFIC FLOW	

150 0 150 300
SCALE : 1" = 150'

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C:\ACAD 2D Projects\2021\21000327A\Engineering\Grad Plans\CL-GRT.dwg, 7/25/2024 8:47:11 AM, jgarcia

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6	2/17/26	REVISED PER DOH & DOT COMMENTS.
7	6/19/26	REVISED PER FEIS COMMENTS.

NEELYTOWN BD DEVELOPERS LLC

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK

STATE OF NEW YORK · JESSE BARRETT COKELEY · No. 090987 · LICENSED PROFESSIONAL ENGINEER

Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987-1
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

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Phone: 845.352.0411
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

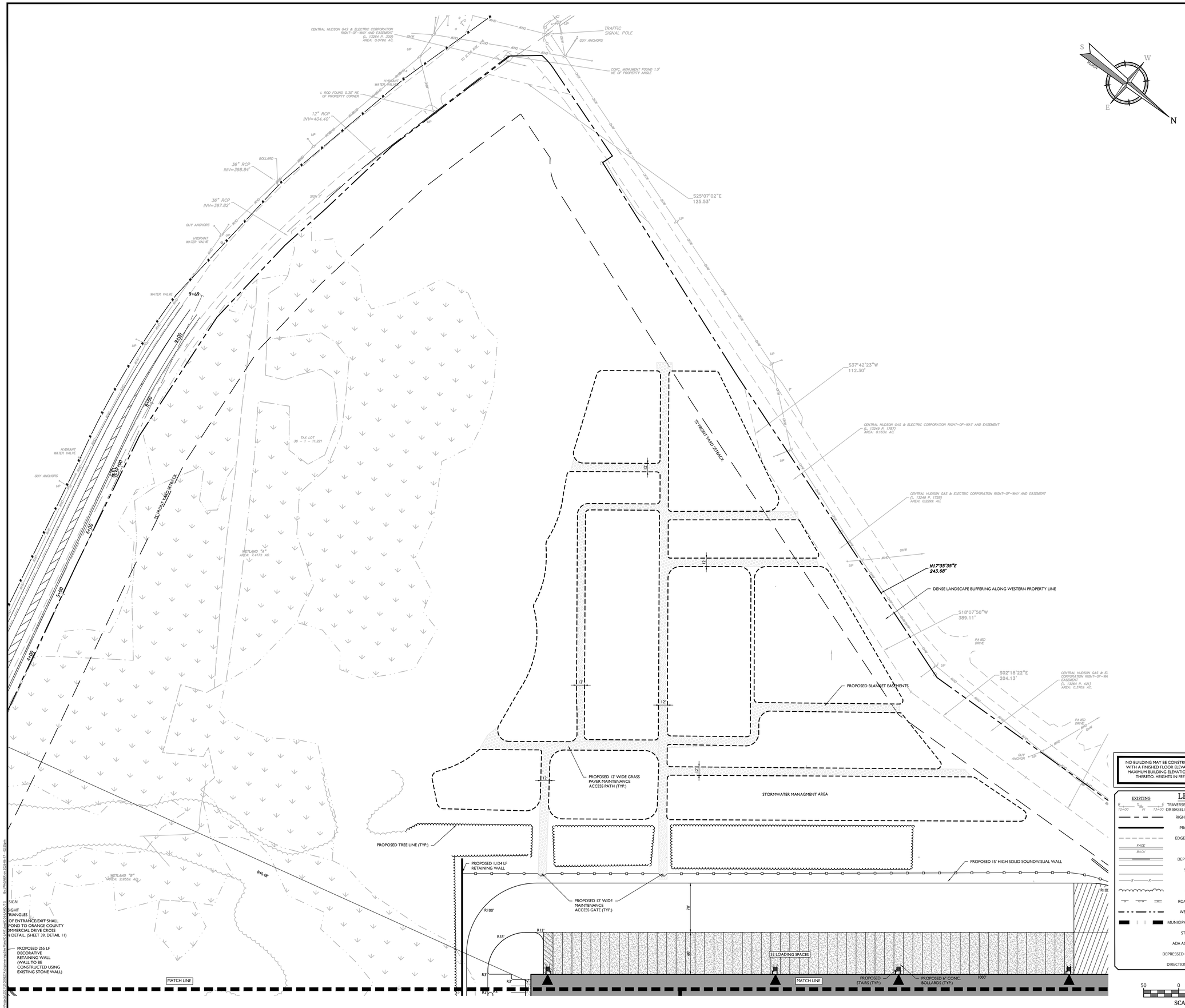
SCALE: AS SHOWN	DRAWN BY: JG
DESIGNED BY: JG	REVIEWED BY: JBC
DATE ISSUED: 5/12/23 7/25/24	PROJECT NUMBER: 21000327A

SHEET NAME:

OVERALL LAYOUT

DRAWING NUMBER:

5 OF 50



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LEGEND

EXISTING		PROPOSED
12+00 PI 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE BACK	CURB	FACE BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	STALL COUNT	10
	ADA ACCESSIBLE STALL	VAN
	DEPRESSED CURB AND ADA RAMP	HC
	DIRECTION OF TRAFFIC FLOW	

50 0 50 100

SCALE : 1" = 50'

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NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
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STATE OF NEW YORK · JESSE BARRETT COKELEY · No. 090387 · LICENSED PROFESSIONAL ENGINEER

Jesse Barrett Cokeley
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SCALE: AS SHOWN	DRAWN BY: JG
DESIGNED BY: JG	REVIEWED BY: JBC
DATE ISSUED: 5/12/23	PROJECT NUMBER: 21000327A

SHEET NAME:

LAYOUT PLAN - SOUTH

DRAWING NUMBER:

6 OF 50

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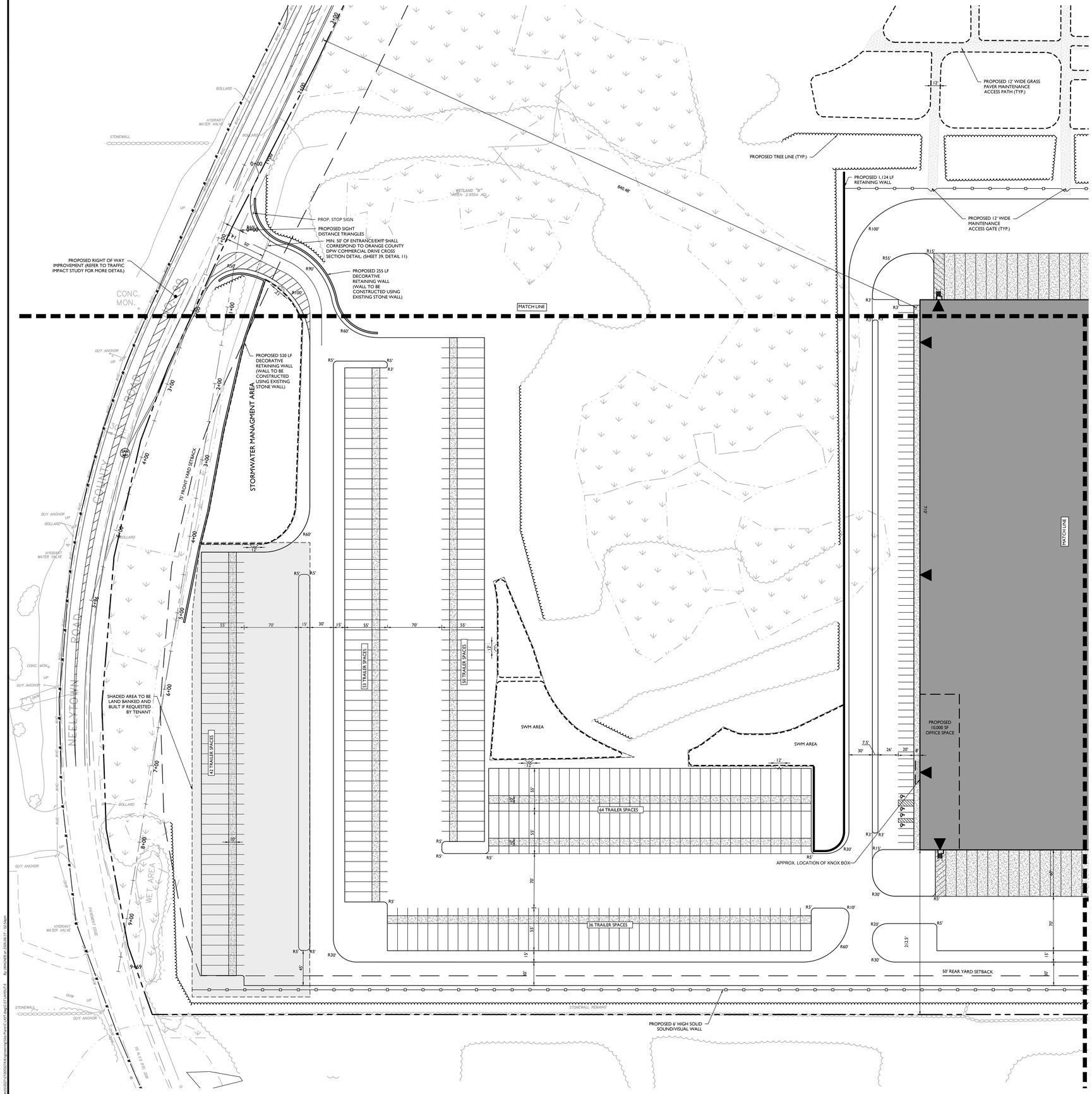

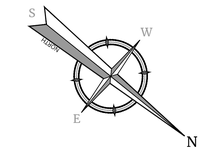

SALT NOTES

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2. PRE-WET SALT BEFORE APPLYING.
3. CALIBRATE EQUIPMENT TO MEASURE EXACTLY HOW MUCH SALT IS BEING APPLIED, FACILITATING MORE ACCURATE AND EFFICIENT DEICING, WITH LESS SALT USED.
4. USE AUTOMATED SPREADER CONTROLS WHICH ALLOW SALT TRUCK OPERATORS TO PROGRAM SALT APPLICATION RATES SO THAT THE AMOUNT OF SALT BEING APPLIED CHANGES WITH GROUND SPEED, WHICH REDUCES BOUNCE AND SCATTER.
5. NO SALT WILL BE STORED ON THE PROJECT SITE.
6. REQUIRE THE CONTRACTOR TO USE MODERN SNOWPLOWS DESIGNED TO REDUCE THE AMOUNT OF ROAD SALT NEEDED TO MAINTAIN ICE-FREE PAVEMENT. THESE WOULD INCLUDE LIVE EDGE BLADES OR FLEXIBLE PLOW BLADES BOTH DESIGNED TO CONFORM TO UNEVEN SURFACES THUS REDUCING THE OVERALL AMOUNT OF SALT NEEDED.
7. DO NOT STRUCTURE THE SNOW MANAGEMENT CONTRACT BASED ON THE AMOUNT OF SALT APPLIED. ANY CONTRACT WITH A SNOW MANAGEMENT COMPANY MUST LEGALLY OBLIGATE THE CONTRACTOR TO FOLLOW THE BEST MANAGEMENT PRACTICES ABOVE. THE PLANNING BOARD SHALL REQUIRED A COPY OF SUCH CURRENT CONTRACT (WITH CONFIDENTIAL INFORMATION REDACTED) TO BE FILED WITH THE BUILDING INSPECTOR SO THAT COMPLIANCE WITH THIS MITIGATION MEASURE IS ENSURED.

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12+00 / 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 / 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	STALL COUNT	(10)
	ADA ACCESSIBLE STALL	
	DEPRESSED CURB AND ADA RAMP	HC
	DIRECTION OF TRAFFIC FLOW	

50 0 50 100

SCALE : 1" = 50'

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DESIGNED BY: JG	REVIEWED BY: JBC
DATE ISSUED: 5/12/23	PROJECT NUMBER: 21000327A

SHEET NAME:

LAYOUT PLAN - EAST

DRAWING NUMBER:

7 OF 50

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PROPOSED 15' HIGH SOLID SOUND/VISUAL WALL

R100'

R45'

70'

60'

52 LOADING SPACES

MATCH LINE

PROPOSED STAIRS (TYP.)

PROPOSED 6" CONC. BOLLARDS (TYP.)

1000'

MATCH LINE

PROPOSED WAREHOUSE 1
850,000 S.F.
134 LOADING SPACES
245 TRAILER SPACES (42 BANKED)
300 PARKING SPACES

FFE = 424.40

PROPOSED 10,000 SF OFFICE SPACE

1220'

82 LOADING SPACES

MATCH LINE

PROPOSED 583 LF RETAINING WALL

I. ROD FOUND 1.09' SW OF PROPERTY CORNER

TREE WITH WIRE FENCE REMAINS

PROPOSED PUMP BUILDING AND WATER STORAGE TANK FOR FIRE PREVENTION MEASURES

PROPERTY CORNER

PAVED DRIVE

CENTRAL HUDSON GAS & ELECTRIC CORPORATION RIGHT-OF-WAY AND EASEMENT (L. 13190 P. 993) AREA: 0.096± AC.

I. ROD FOUND 0.16' SW OF PROPERTY CORNER

ANCHOR WIRE IN TREE UP WITH CABLE BOX

TRANSMITTER EDGE

GUY ANCHOR

S02°46'39"E 531.43'

PAVED SWALE

R57.1'

GUY ANCHOR

DH BASIN

18" CMP

GUY ANCHOR

PROPOSED TREE LINE (TYP.)

R36'

R10'

R126

R100'

R5'

R5'

PROPOSED CONCRETE CURB (TYP.)

PROPOSED 642 LF RETAINING WALL

PROPOSED 770 LF RETAINING WALL

R3'

24'

R20'

137.5'

26'

R25'

R15'

R40'

LOT 1

LOT 2

STORMWATER MANAGMENT AREA

30' SIDE YARD SETBACK

30' SIDE YARD SETBACK

25' FRONT YARD SETBACK

BEAVER DAM

SIGN

18" CMP

SIGN

CENTRAL HUDSON GAS & ELECTRIC CORPORATION EASEMENT & RIGHT OF WAY (L. 13170 P. 1905) AREA: 1.578± AC.

15+08

4+00

3+72

3+00

2+00

1+00

0+00

R14'

R40'

R237'

MIN. 50' OF ENTRANCE/EXIT SHALL CORRESPOND TO ORANGE COUNTY DPW COMMERCIAL DRIVE CROSS SECTION DETAIL. (SHEET 39, DETAIL 11)

PROPOSED SIGHT DISTANCE TRIANGLES
TWO (2) R3-7L SIGNS FOR EACH LEFT TURN LANE AND TWO (2) R3-7R SIGNS FOR EACH RIGHT TURN LANE

PAVED DRIVEWAY

332.24'

310.43'

20'

26'

12'

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6. REQUIRE THE CONTRACTOR TO USE MODERN SNOWPLOWS DESIGNED TO REDUCE THE AMOUNT OF ROAD SALT NEEDED TO MAINTAIN ICE-FREE PAVEMENT. THESE WOULD INCLUDE LIVE EDGE BLADES OR FLEXIBLE PLOW BLADES BOTH DESIGNED TO CONFORM TO UNEVEN SURFACES THUS REDUCING THE OVERALL AMOUNT OF SALT NEEDED.
7. DO NOT STRUCTURE THE SNOW MANAGEMENT CONTRACT BASED ON THE AMOUNT OF SALT APPLIED. ANY CONTRACT WITH A SNOW MANAGEMENT COMPANY MUST LEGALLY OBLIGATE THE CONTRACTOR TO FOLLOW THE BEST MANAGEMENT PRACTICES ABOVE. THE PLANNING BOARD SHALL REQUIRED A COPY OF SUCH CURRENT CONTRACT (WITH CONFIDENTIAL INFORMATION REDACTED) TO BE FILED WITH THE BUILDING INSPECTOR SO THAT COMPLIANCE WITH THIS MITIGATION MEASURE IS ENSURED.

LEGEND

EXISTING		PROPOSED
124+00 PI 124+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE BACK	CURB	FACE BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	STALL COUNT	10
	ADA ACCESSIBLE STALL	P V
	DEPRESSED CURB AND ADA RAMP	HC
	DIRECTION OF TRAFFIC FLOW	

50 0 50 100

SCALE : 1" = 50'

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2	11/8/24	REVISED PER DEIS COMMENTS.
3	3/28/25	REVISED PER FEIS COMMENTS.
4	6/27/25	REVISED PER FEIS SUBMISSION.
5	12/12/25	REVISED PER FEIS COMMENTS.
6	2/17/26	REVISED PER DOH & DOT COMMENTS.
7	6/19/26	REVISED PER FEIS COMMENTS.

NEELYTOWN BD DEVELOPERS LLC

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK

STATE OF NEW YORK JESSE BARRETT COKELEY No. 090987 LICENSED PROFESSIONAL ENGINEER

Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987-1
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

Colliers Engineering & Design
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300 Tice Boulevard, Suite 101
Woodcliff Lake, NJ 07677
Phone: 845.352.0411
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

SCALE: AS SHOWN	DRAWN BY: JG
DESIGNED BY: JG	REVIEWED BY: JBC
DATE ISSUED: 5/12/23	PROJECT NUMBER: 21000327A

SHEET NAME:

LAYOUT PLAN - WEST

DRAWING NUMBER:

8 OF 50

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING DOCUMENT BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY DOCUMENTS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

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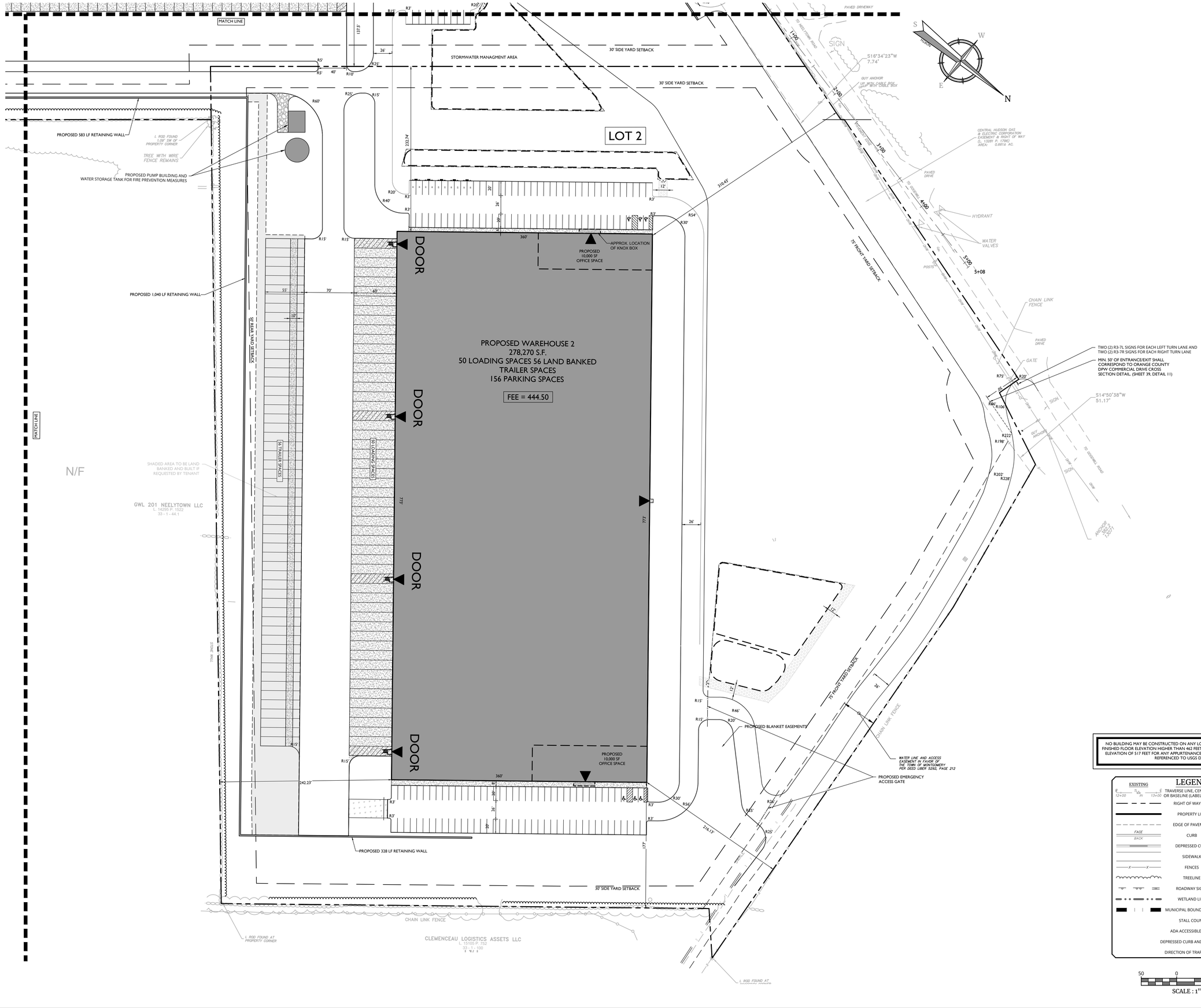

NO BUILDING MAY BE CONSTRUCTED ON ANY LOT OF THIS SUBDIVISION WITH A FINISHED FLOOR ELEVATION HIGHER THAN 462 FEET, OR WITH A MAXIMUM BUILDING ELEVATION OF 517 FEET FOR ANY APPURTENANCE THERETO. HEIGHTS IN FEET ARE REFERENCED TO USGS DATUM.

LEGEND

EXISTING		PROPOSED
12+00 ℄ 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 ℄ 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
-x-x-	FENCES	-x-x-
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	STALL COUNT	(10)
	ADA ACCESSIBLE STALL	P / P V
	DEPRESSED CURB AND ADA RAMP	HC
	DIRECTION OF TRAFFIC FLOW	

50 0 50 100

SCALE : 1" = 50'

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6	2/17/26	REVISED PER DOH & DOT COMMENTS.
7	6/19/26	REVISED PER FEIS COMMENTS.

NEELYTOWN BD DEVELOPERS LLC

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
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SCALE: AS SHOWN	DRAWN BY: JG
DESIGNED BY: JG	REVIEWED BY: JBC
DATE ISSUED: 5/12/23	PROJECT NUMBER: 21000327A

SHEET NAME:

LAYOUT PLAN - NORTH

DRAWING NUMBER:

9 OF 50

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING DOCUMENT BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY DOCUMENTS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

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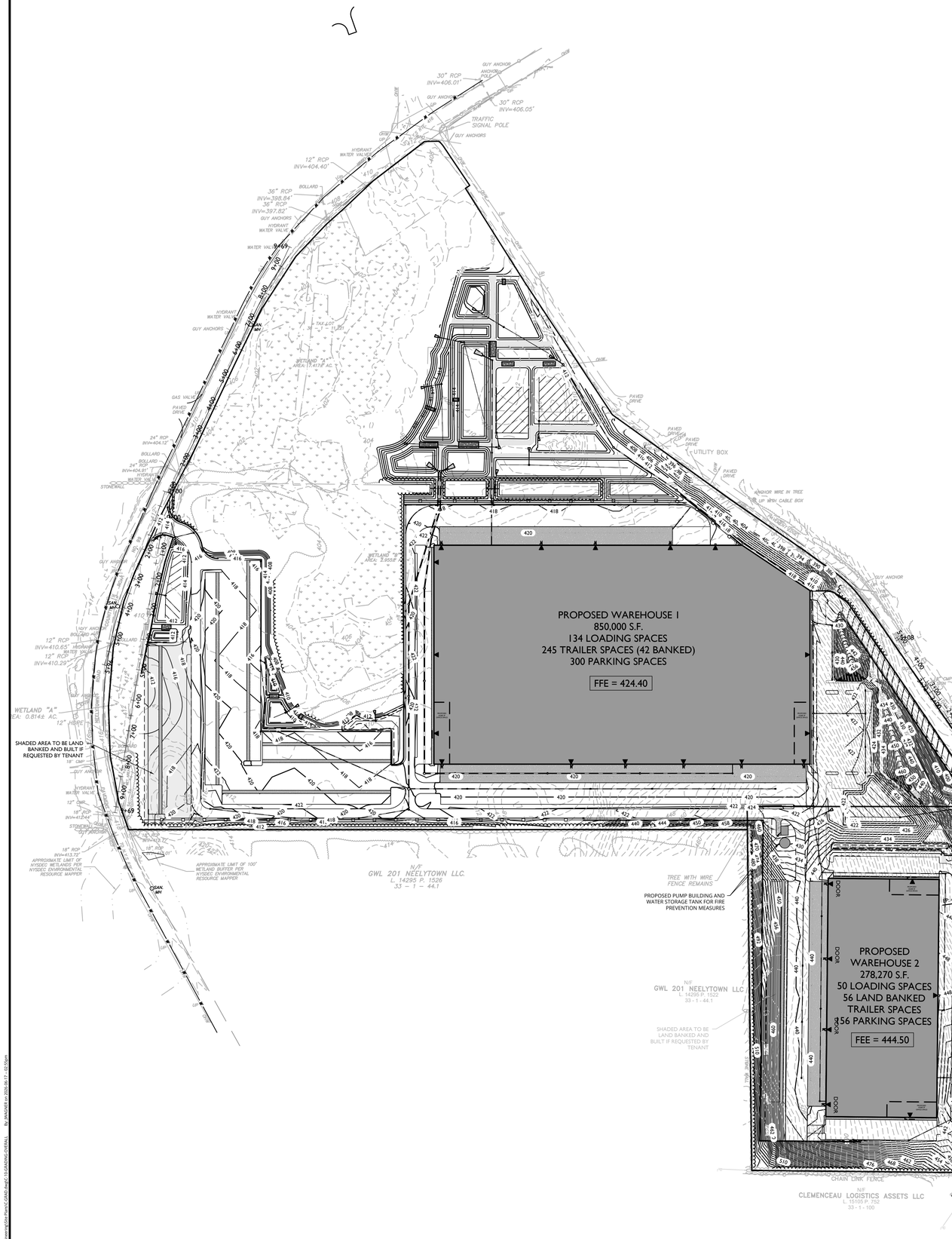
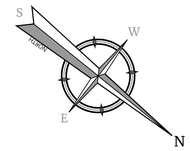
C:\Civil 3D Projects\2021\21000327A\Engineering\Site Plans\C-LAYT.dwg, C-01 LAYOUT-N, By: JMACKIE on 2026-06-19 at 10:32am





TOTAL LIMIT OF DISTURBANCE = 87.66 ACRES

NOTE: THE OWNER/APPLICANT SHALL FOLLOW THE STORMWATER MAINTENANCE AGREEMENT BETWEEN THE TOWN AND THE PROPERTY TO BE FILED IN THE COUNTY CLERK'S OFFICE TO ENSURE PROPER MAINTENANCE IN PERPETUITY.

NOTE: THE APPLICATION STATES THAT THE PROJECT WILL BE COVERED BY THE NATIONWIDE PERMIT (NWP) 39. WHILE SOME PROJECTS COVERED BY NWP 39 ARE COVERED BY DEC'S BLANKET WATER QUALITY CERTIFICATION, CERTAIN CONDITIONS MUST BE MET. AN INDIVIDUAL WATER QUALITY CERTIFICATION WILL BE REQUIRED IF THE FOLLOWING BLANKET CONDITIONS ARE NOT MET:

A. THE TOTAL DISCHARGE TO WATERS OF THE US MUST BE LESS THAN 0.25 ACRES. THE AREAS SHOWN ON THE PLANS SUBMITTED TOTAL 0.209 ACRES. CONFIRMATION OF THE WETLAND DELINEATION AND AREA OF DISCHARGE WILL BE REQUIRED.
B. IT APPEARS THAT A CULVERT IS PROPOSED ADJACENT TO NEELYTOWN ROAD. THE REQUIREMENTS OF ATTACHMENT 3, CONDITION #2 "INSTALLATION AND REPLACEMENT OF CULVERTS" MUST BE MET. DETAILS OF THE PROPOSED CULVERT, INCLUDING A CROSS-SECTION ARE REQUIRED.
C. THE PROJECT MUST RECEIVE A DETERMINATION OF THAT AN INCIDENTAL TAKING PERMIT IS NOT REQUIRED.

LEGEND

EXISTING		PROPOSED
12+00 / 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 / 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	CATCH BASIN	
	DRAIN INLET	
D	STORM MANHOLE	D
S	SANITARY MANHOLE	S
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
75 / 74	CONTOURS	75 / 74
× G 29.0	SPOT ELEVATION	× G 29.0
	DIRECTION OF OVERLAND FLOW	
× TC 29.0	TOP OF CURB ELEVATION	× TC 29.0
× BC 29.0	BOTTOM OF CURB ELEVATION	× BC 29.0
	TOP OF DEPRESSED CURB ELEVATION	× TDC 29.0

NO BUILDING MAY BE CONSTRUCTED ON ANY LOT OF THIS SUBDIVISION WITH A FINISHED FLOOR ELEVATION HIGHER THAN 462 FEET, OR WITH A MAXIMUM BUILDING ELEVATION OF 517 FEET FOR ANY APPURTENANCE THERETO. HEIGHTS IN FEET ARE REFERENCED TO USGS DATUM.

150 0 150 300
SCALE : 1" = 150'

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4	6/27/25	REVISED PER FEIS SUBMISSION.
5	12/12/25	REVISED PER FEIS COMMENTS.
6	2/17/26	REVISED PER DOH & DOT COMMENTS.
7	6/19/26	REVISED PER FEIS COMMENTS.

NEELYTOWN BD DEVELOPERS LLC

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
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ORANGE COUNTY, NEW YORK

STATE OF NEW YORK
JESSE BARRETT COKELEY
No. 090987
LICENSED PROFESSIONAL ENGINEER

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Phone: 845.352.0411
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

SCALE: AS SHOWN	DRAWN BY: JG
DESIGNED BY: JG	REVIEWED BY: JBC
DATE ISSUED: 5/12/23	PROJECT NUMBER: 21000327A

SHEET NAME:

OVERALL GRADING & DRAINAGE PLAN

DRAWING NUMBER:

10 OF 50

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING DOCUMENT BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY DOCUMENTS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

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Plot By: JPalmer on 2026-04-21 - 12:52pm
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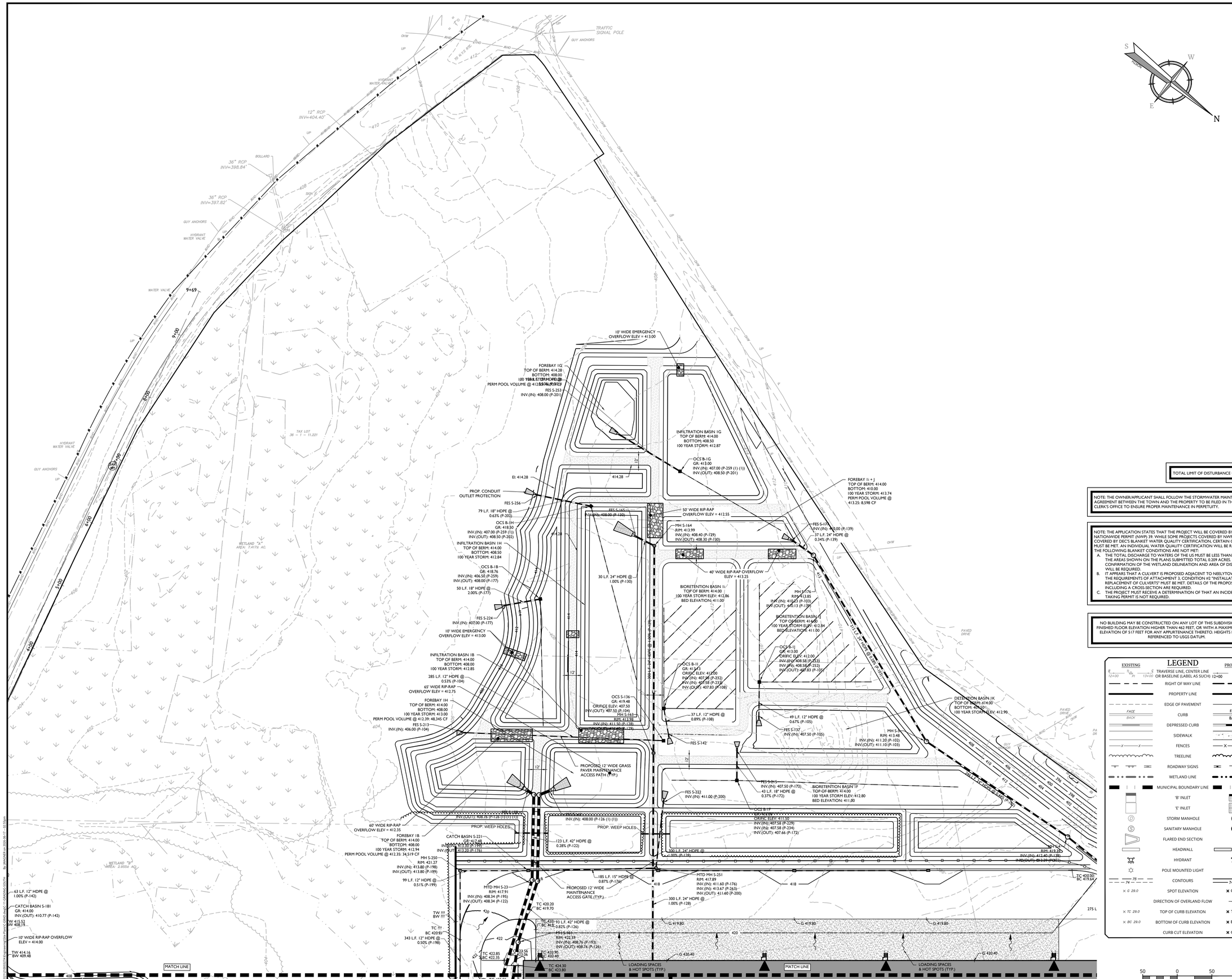

TOTAL LIMIT OF DISTURBANCE = 87.66 ACRES

NOTE: THE OWNER/APPLICANT SHALL FOLLOW THE STORMWATER MAINTENANCE AGREEMENT BETWEEN THE TOWN AND THE PROPERTY TO BE FILED IN THE COUNTY CLERK'S OFFICE TO ENSURE PROPER MAINTENANCE IN PERPETUITY.

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B. IT APPEARS THAT A CULVERT IS PROPOSED ADJACENT TO NEELYTOWN ROAD. THE REQUIREMENTS OF ATTACHMENT 3, CONDITION #3 "INSTALLATION AND REPLACEMENT OF CULVERTS" MUST BE MET. DETAILS OF THE PROPOSED CULVERT, INCLUDING A CROSS-SECTION ARE REQUIRED.
C. THE PROJECT MUST RECEIVE A DETERMINATION OF THAT AN INCIDENTAL TAKING PERMIT IS NOT REQUIRED.

NO BUILDING MAY BE CONSTRUCTED ON ANY LOT OF THIS SUBDIVISION WITH A FINISHED FLOOR ELEVATION HIGHER THAN 462 FEET, OR WITH A MAXIMUM BUILDING ELEVATION OF 517 FEET FOR ANY APPURTENANCE THERETO. HEIGHTS IN FEET ARE REFERENCED TO USGS DATUM.

LEGEND

EXISTING		PROPOSED
12+00 PI 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE BACK	CURB	FACE BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	'B' INLET	
	'E' INLET	
P	STORM MANHOLE	D
S	SANITARY MANHOLE	S
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
75 74	CONTOURS	75 74
× G 29.0	SPOT ELEVATION	× G 29.0
	DIRECTION OF OVERLAND FLOW	
× TC 29.0	TOP OF CURB ELEVATION	× TC 29.0
× BC 29.0	BOTTOM OF CURB ELEVATION	× BC 29.0
	CURB CUT ELEVATOIN	× CC 29.0

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NEELYTOWN BD DEVELOPERS LLC

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK

STATE OF NEW YORK — JESSE BARRETT COKELEY — LICENSED PROFESSIONAL ENGINEER — No. 090987

Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987-1
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

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SCALE: AS SHOWN	DRAWN BY: JG
DESIGNED BY: JG	REVIEWED BY: JBC
DATE ISSUED: 5/12/23	PROJECT NUMBER: 21000327A

SHEET NAME:

GRADING & DRAINAGE PLAN - SOUTH

DRAWING NUMBER:

11 OF 50

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING DOCUMENT BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY DOCUMENTS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

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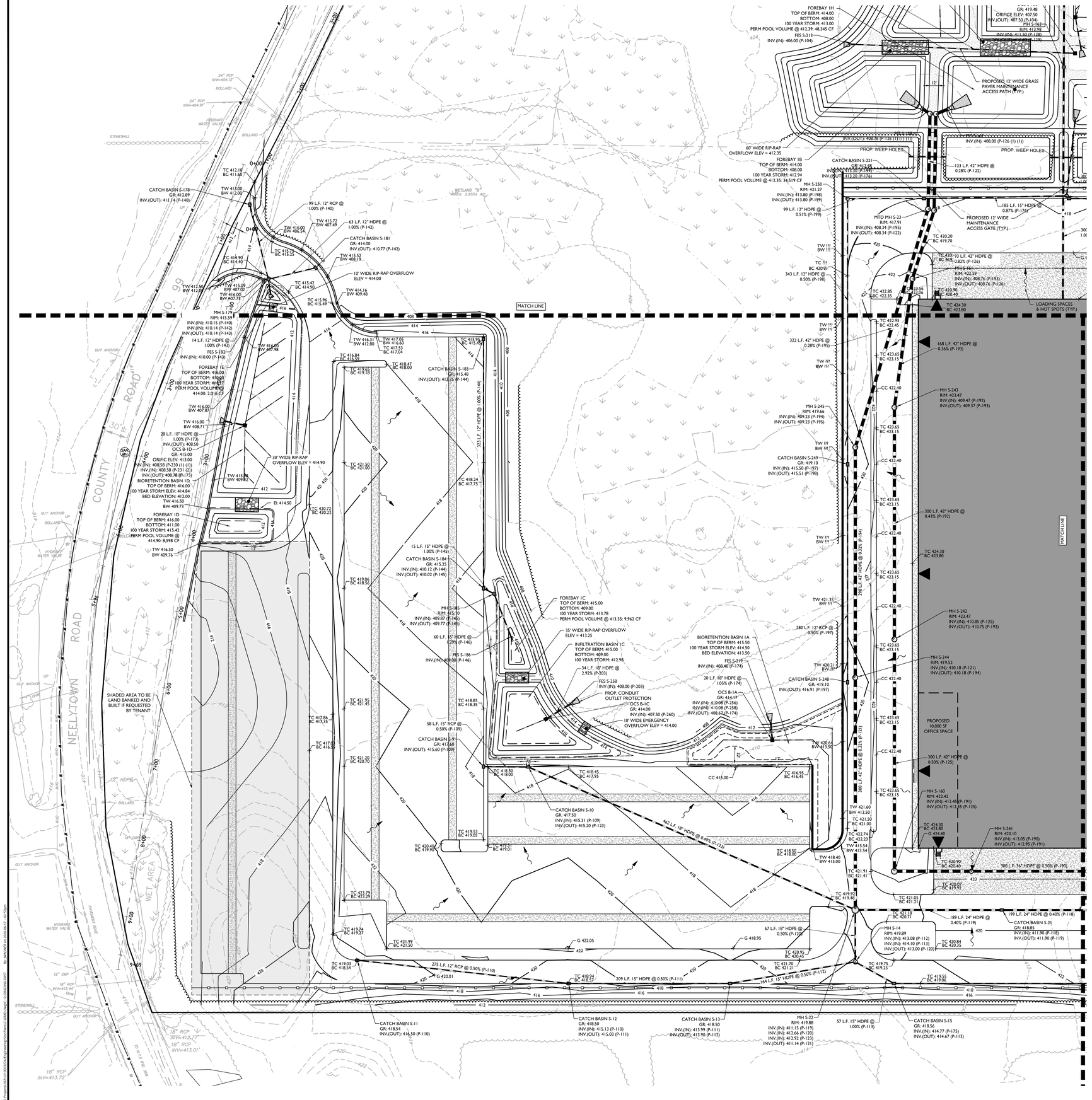

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LEGEND

EXISTING		PROPOSED
12+00 TC 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	'B' INLET	
	'E' INLET	
(D)	STORM MANHOLE	(D)
(S)	SANITARY MANHOLE	(S)
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
75 74	CONTOURS	75 74
× G 29.0	SPOT ELEVATION	× G 29.0
	DIRECTION OF OVERLAND FLOW	
× TC 29.0	TOP OF CURB ELEVATION	× TC 29.0
× BC 29.0	BOTTOM OF CURB ELEVATION	× BC 29.0
	TOP OF DEPRESSED CURB ELEVATION	× TDC 29.0

50 0 50 100
SCALE : 1" = 50'

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PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
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ORANGE COUNTY, NEW YORK

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SCALE: AS SHOWN	DRAWN BY: JG
DESIGNED BY: JG	REVIEWED BY: JBC
DATE ISSUED: 5/12/23	PROJECT NUMBER: 21000327A

SHEET NAME:

GRADING & DRAINAGE PLAN - EAST

DRAWING NUMBER:

12 OF 50

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING DOCUMENT BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY DOCUMENTS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

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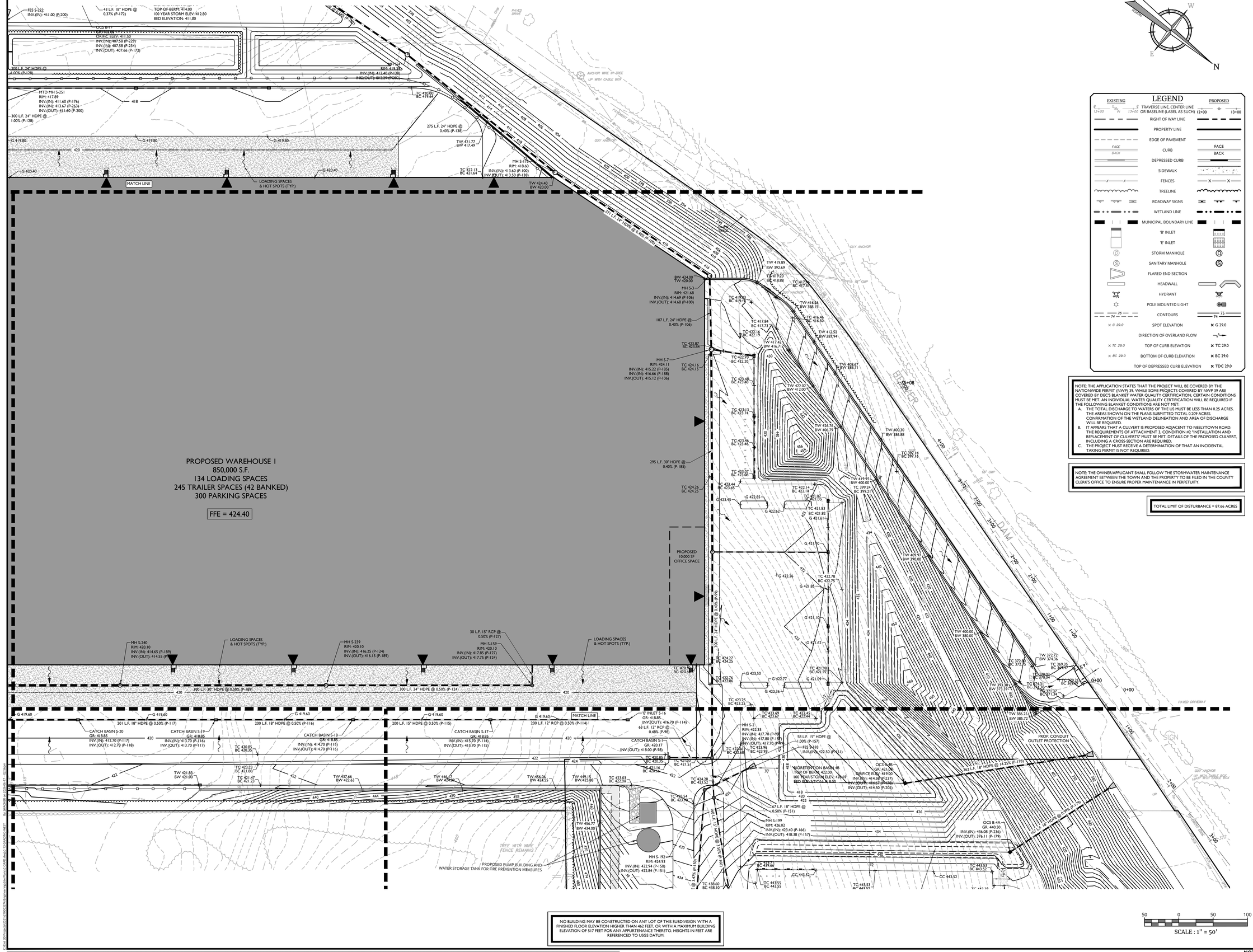
C:\E-20 Projects\2021\21000327A\Engineering\Grad Plans\C-GRAD_PLAN.dwg, 12/12/2024 2:24:51 PM, By: JAMES@Colliers-2006-32-11


PROPOSED WAREHOUSE I
850,000 S.F.
134 LOADING SPACES
245 TRAILER SPACES (42 BANKED)
300 PARKING SPACES
FFE = 424.40
PROPOSED 10,000 SF OFFICE SPACE
PROPOSED PUMP BUILDING AND WATER STORAGE TANK FOR FIRE PREVENTION MEASURES
MATCH LINE
LOADING SPACES & HOT SPOTS (TYP.)
FES S-222
INV.(IN): 411.00 (P-200)
43 L.F. 18" HDPE @ 0.37% (P-172)
TOP OF BERM: 414.00
100 YEAR STORM ELEV: 412.80
BED ELEVATION: 411.00
OCS B-1F
GR: 418.00
ORIFICE ELEV: 411.00
INV.(IN): 407.58 (P-229)
INV.(IN): 407.58 (P-234)
INV.(OUT): 407.66 (P-172)
300 L.F. 24" HDPE @ 1.00% (P-128)
MTD MH S-251
RIM: 417.89
INV.(IN): 411.60 (P-176)
INV.(IN): 413.67 (P-263)
INV.(OUT): 411.60 (P-200)
300 L.F. 24" HDPE @ 1.00% (P-128)
OCS B-1R
GR: 418.00
RIM: 418.35
INV.(IN): 413.40 (P-138)
INV.(OUT): 413.29 (P-301)
TC 410.00
BC 419.66
275 L.F. 24" HDPE @ 0.40% (P-138)
TW 421.77
BW 417.49
MH S-138
RIM: 418.60
INV.(IN): 413.60 (P-100)
INV.(OUT): 413.50 (P-138)
TC 422.13
BC 421.64
TW 424.40
BW 420.00
271 L.F. 24" HDPE @ 0.40% (P-100)
BW 424.00
TW 420.00
MH S-3
RIM: 421.68
INV.(IN): 414.69 (P-106)
INV.(OUT): 414.68 (P-100)
107 L.F. 24" HDPE @ 0.40% (P-106)
MH S-7
RIM: 424.11
INV.(IN): 415.22 (P-185)
INV.(IN): 416.66 (P-188)
INV.(OUT): 415.12 (P-106)
295 L.F. 30" HDPE @ 0.40% (P-185)
TW 419.89
BW 392.69
TC 419.20
BC 418.88
TC 417.87
BC 417.87
TW 416.26
BW 388.15
TC 416.46
BC 416.50
TC 417.84
BC 417.73
TC 422.16
BC 422.19
TW 412.52
BW 387.94
TW 417.43
BW 416.71
TW 408.67
BW 386.71
TC 423.87
BC 423.84
TC 424.16
BC 424.15
TC 422.70
BC 422.20
TC 423.48
BC 423.48
TW 422.07
BW 422.00
TC 423.12
BC 423.14
TW 426.76
BW 406.79
TW 400.30
BW 386.88
TC 423.46
BC 423.46
TC 423.07
BC 423.08
TC 423.44
BC 423.45
TC 424.14
BC 422.14
TC 421.07
BC 421.05
TW 419.95
BW 400.00
TC 399.24
BC 399.21
TC 397.14
BC 397.16
G 423.45
G 422.85
G 422.62
TC 421.83
BC 421.82
G 421.61
G 421.10
TW 409.97
BW 390.09
TW 400.00
BW 380.00
G 422.36
TC 422.78
BC 422.75
G 421.85
G 421.10
G 421.62
TC 424.27
BC 424.25
TC 423.74
BC 423.80
G 423.50
G 422.27
TC 421.92
BC 421.91
G 421.09
G 422.36
TW 393.38
BW 373.39
TW 372.72
BW 374.36
TC 369.35
BC 369.47
TC 372.80
BC 372.75
TC 370.04
BC 370.04
TC 369.31
BC 369.29
TC 373.14
BC 373.17
TC 423.25
BC 423.25
TC 423.69
BC 423.67
TC 423.45
BC 422.44
TW 386.35
BW 385.73
MH S-2
RIM: 422.35
INV.(IN): 417.70 (P-98)
INV.(IN): 417.80 (P-157)
INV.(OUT): 417.70 (P-99)
TC 423.96
BC 423.93
58 L.F. 15" HDPE @ 1.00% (P-157)
FES S-193
INV.(IN): 422.50 (P-331)
PROP. CONDUIT OUTLET PROTECTION
TC 422.66
BC 422.66
TC 423.23
BC 421.80
TC 421.47
BC 421.27
TW 421.83
BW 421.00
TW 437.66
BW 422.63
TW 446.17
BW 424.98
TW 456.06
BW 424.55
TW 449.15
BW 425.88
TC 423.03
BC 422.98
TC 424.28
BC 423.55
TC 423.54
BC 423.96
TW 456.77
BW 434.00
MH S-192
RIM: 424.93
INV.(IN): 422.94 (P-150)
INV.(OUT): 422.84 (P-151)
TC 438.60
BC 438.10
67 L.F. 18" HDPE @ 0.50% (P-151)
MH S-199
RIM: 426.00
INV.(IN): 423.40 (P-166)
INV.(OUT): 418.38 (P-157)
OCS B-4B
GR: 421.30
ORIFICE ELEV: 419.00
INV.(IN): 414.50 (P-237)
INV.(OUT): 414.50 (P-205)
BIORETENTION BASIN 4B
TOP OF BERM: 422.00
100 YEAR STORM ELEV: 420.69
BED ELEVATION: 419.00
OCS B-4A
GR: 440.50
INV.(IN): 436.08 (P-236)
INV.(OUT): 376.11 (P-179)
TC 443.52
BC 443.52
TC 443.53
BC 443.52
TC 443.53
BC 443.53
CC 443.52
CC 443.52
TC 438.66
BC 438.66
TC 443.55
BC 443.55
TC 443.53
BC 443.53
MH S-240
RIM: 420.10
INV.(IN): 414.65 (P-189)
INV.(OUT): 414.55 (P-
MH S-239
RIM: 420.10
INV.(IN): 416.25 (P-124)
INV.(OUT): 416.15 (P-189)
30 L.F. 15" RCP @ 0.50% (P-127)
MH S-159
RIM: 420.10
INV.(IN): 417.85 (P-127)
INV.(OUT): 417.75 (P-124)
300 L.F. 30" HDPE @ 0.30% (P-189)
300 L.F. 24" HDPE @ 0.50% (P-124)
TC 420.80
BC 420.80
201 L.F. 18" HDPE @ 0.50% (P-117)
200 L.F. 18" HDPE @ 0.50% (P-116)
200 L.F. 15" HDPE @ 0.50% (P-115)
200 L.F. 12" RCP @ 0.50% (P-114)
CATCH BASIN S-20
GR: 418.85
INV.(IN): 412.70 (P-117)
INV.(OUT): 412.70 (P-118)
CATCH BASIN S-19
GR: 418.85
INV.(IN): 413.70 (P-116)
INV.(OUT): 413.70 (P-117)
CATCH BASIN S-18
GR: 418.85
INV.(IN): 414.70 (P-115)
INV.(OUT): 414.70 (P-116)
CATCH BASIN S-17
GR: 418.85
INV.(IN): 415.70 (P-114)
INV.(OUT): 415.70 (P-115)
CATCH BASIN S-16
GR: 418.85
INV.(OUT): 416.70 (P-114)
63 L.F. 12" RCP @ 0.48% (P-98)
CATCH BASIN S-1
GR: 420.17
INV.(OUT): 418.00 (P-98)
TC 420.80
BC 420.35
TC 421.16
BC 420.66
TC 421.51
BC 421.51
TC 424.26
BC 424.25
TC 420.80
BC 420.80
TW 372.80
BW 372.75
TW 369.35
BW 369.47
TW 370.04
BW 370.04
TW 369.31
BW 369.29
TW 373.14
BW 373.17
TW 386.35
BW 385.73
TW 423.25
BW 423.25
TW 423.69
BW 423.67
TW 422.45
BW 422.44
TW 422.66
BW 422.66
TW 423.23
BW 421.80
TW 421.47
BW 421.27
TW 421.83
BW 421.00
TW 437.66
BW 422.63
TW 446.17
BW 424.98
TW 456.06
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TW 449.15
BW 425.88
TW 423.03
BW 422.98
TW 424.28
BW 423.55
TW 423.54
BW 423.96
TW 456.77
BW 434.00
TW 438.60
BW 438.10
TW 443.55
BW 443.55
TW 443.53
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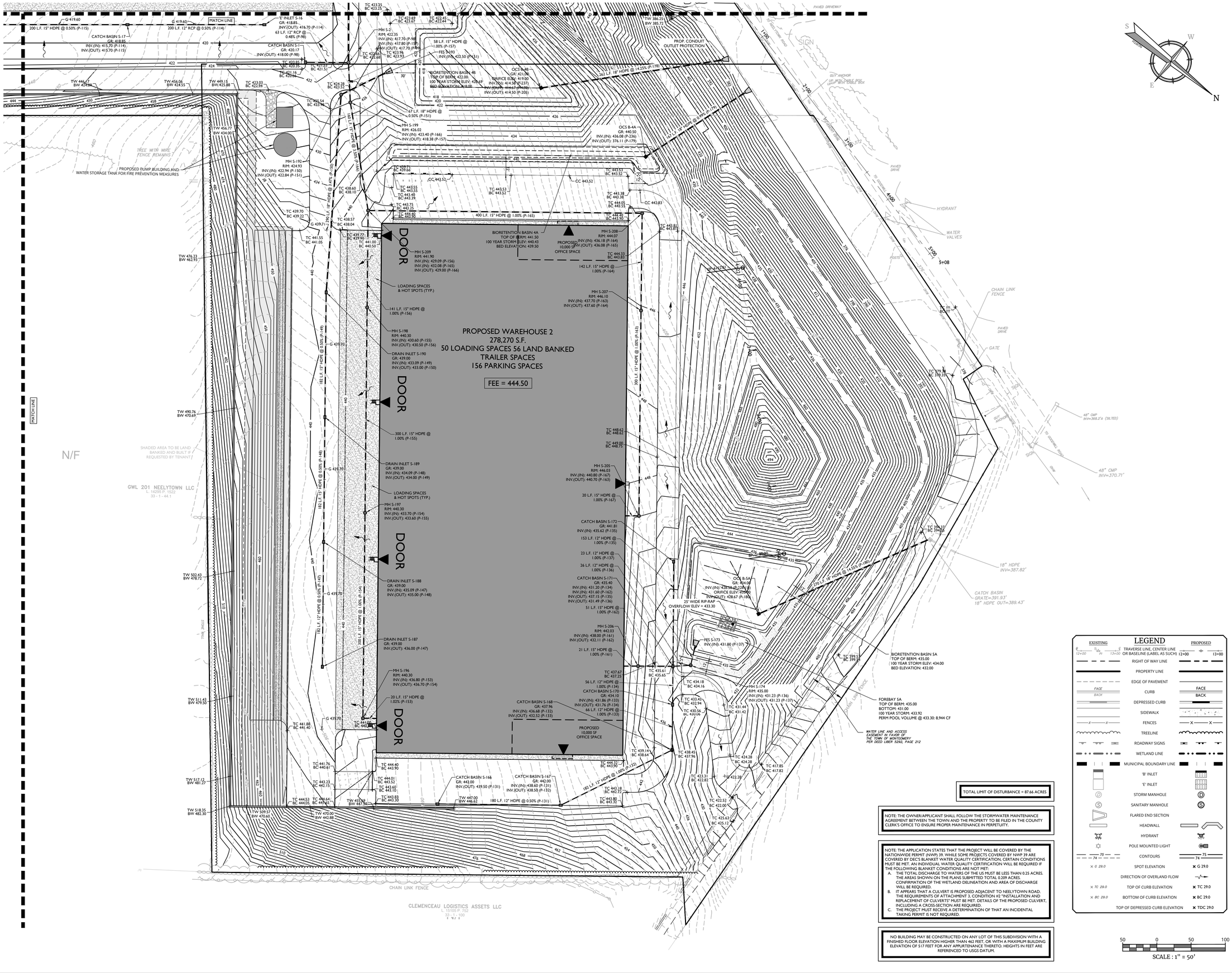

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2	11/8/24	REVISED PER DEIS COMMENTS.
3	3/28/25	REVISED PER FEIS COMMENTS.
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6	2/17/26	REVISED PER DOH & DOT COMMENTS.
7	6/19/26	REVISED PER FEIS COMMENTS.

NEELYTOWN BD DEVELOPERS LLC

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK

STATE OF NEW YORK
JESSE BARRETT COKELEY
No. 090987
LICENSED PROFESSIONAL ENGINEER

Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987-1
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

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SCALE:	AS SHOWN
DRAWN BY:	JG
DESIGNED BY:	JG
REVIEWED BY:	JBC
DATE ISSUED:	5/12/23
PROJECT NUMBER:	21000327A

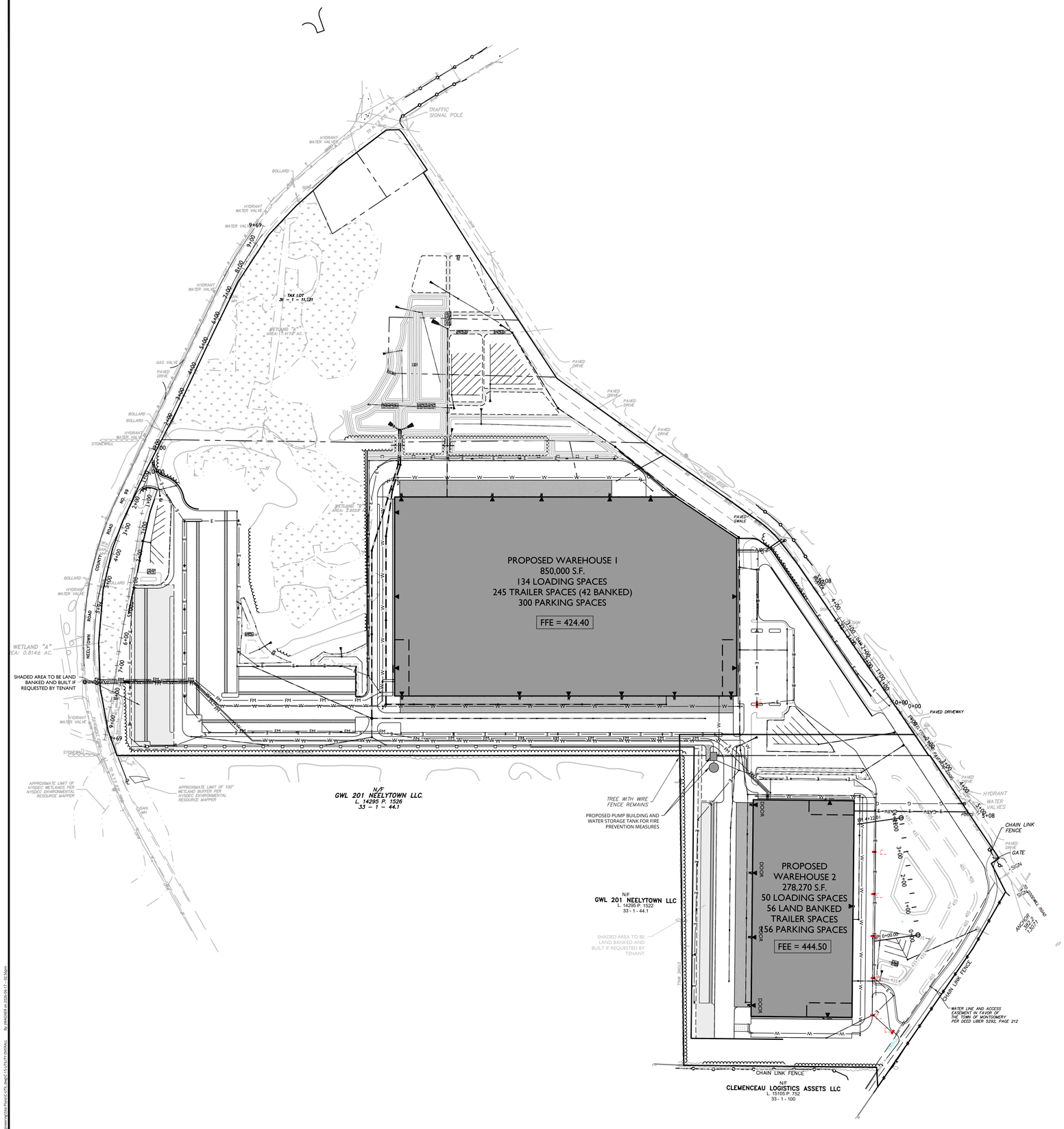
SHEET NAME:

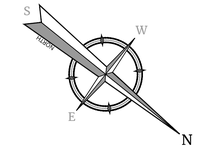
GRADING & DRAINAGE PLAN - NORTH

DRAWING NUMBER:

14 OF 50

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING DOCUMENT BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY DOCUMENTS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.





NOTES:

a. UTILITY INSTALLATION SHALL NOT COMMENCE UNTIL ALL REQUIRED MAINTENANCE AND PROTECTION OF TRAFFIC SIGNAGE IS INSTALLED FOR A LANE CLOSURE AND FLAGGERS ARE AVAILABLE FOR EACH APPROACH TO THE WORK ZONE. FLAGGERS ARE REQUIRED TO HAVE 18" STOP/SLOW PADDLES AND TWO-WAY RADIOS.

b. PRIOR TO STARTING ANY WORK WITHIN THE COUNTY RIGHT-OF-WAY (ROW), THE PERMITTEE SHALL NOTIFY THE ORANGE COUNTY PERMIT ENGINEER, AT LEAST TWO (2) FULL BUSINESS DAYS, IN ADVANCE OF THE START OF WORK.

c. A REPRESENTATIVE OF THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS - ENGINEERING DIVISION SHALL BE PRESENT FOR UTILITY WORK, INCLUDING SAW CUTTING PAVEMENT.

d. PRIOR TO PERFORMING UTILITY WORK WITHIN THE COUNTY ROW, TEST PITS SHALL BE COMPLETED TO CONFIRM THE LOCATION OF EXISTING UTILITIES TO MINIMIZE THE IMPACTS TO THE COUNTY ASPHALT.

e. FINAL RESTORATION, AFTER A PERIOD OF SETTLEMENT, SHALL BE ONE OVERALL ASPHALT REPAIR THAT ENCOMPASSES ALL UTILITY CROSSINGS.

f. FINAL RESTORATION ASPHALT LIMITS SHALL BE AS DIRECTED BY ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS.

g. AFTER FINAL RESTORATION IS COMPLETE, STRIPING SHALL BE COMPLETED IN ACCORDANCE WITH THE COUNTY PAVEMENT MARKING REQUIREMENTS.

NOTES:

1. WATER-SAVING PLUMBING FIXTURES SHALL BE INSTALLED AND MAINTAINED.
2. ORANGE COUNTY DEPARTMENT OF HEALTH APPROVAL SHALL BE REQUIRED FOR THE PROPOSED WATER MAIN EXTENSIONS.
3. THE TENANT OF EACH WAREHOUSE SHALL BE REQUIRED TO PROVIDE MAINTENANCE OF THE PUMP STATION.

NOTE:

THIS PROJECT HAS INDICATED THE INTENTION TO PROVIDE ADEQUATE FIRE FLOW BY THE PROPOSED INSTALLATION OF SPRINKLER SYSTEMS MEETING NFPA REQUIREMENTS. THE PROPOSED SPRINKLER SYSTEM DESIGN HAS NOT BEEN EVALUATED BY THE ORANGE COUNTY DEPT. OF HEALTH FOR COMPLIANCE WITH NFPA REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL TO ENSURE THAT ALL FIRE FLOW CODES/GUIDELINES HAVE BEEN MET.

UTILITY INSTALLATION NOTES:

SEWERS CONVEYING SANITARY FLOW, COMBINED SANITARY AND STORMWATER FLOW, OR INDUSTRIAL FLOW SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE DEPARTMENT. WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER SHALL BE PROVIDED. THE DEPARTMENT MAY ALSO REQUIRE ADDITIONAL STRUCTURAL SUPPORT FOR STORM SEWERS CROSSING OVER SEWER LINES.

LEGEND

EXISTING		PROPOSED
12+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	CATCH BASIN	
	DRAIN INLET	
D	STORM MANHOLE	D
S	SANITARY MANHOLE	S
	FLARED END SECTION	
	HEADWALL	
HYD	HYDRANT	HYD
	POLE MOUNTED LIGHT	
CATV	CABLE TV CONDUIT	CATV
W	WATER MAIN	W
G	GAS MAIN	G
T	TELEPHONE CONDUIT	T
E	ELECTRIC CONDUIT	E
	SANITARY PIPE	
	FORCE MAIN SANITARY PIPE	FM FM
	STORM PIPE	

150 0 150 300

SCALE : 1" = 150'

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NEELYTOWN BD DEVELOPERS LLC

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
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ORANGE COUNTY, NEW YORK

STATE OF NEW YORK JESSE BARRETT COKELEY No. 090987 LICENSED PROFESSIONAL ENGINEER

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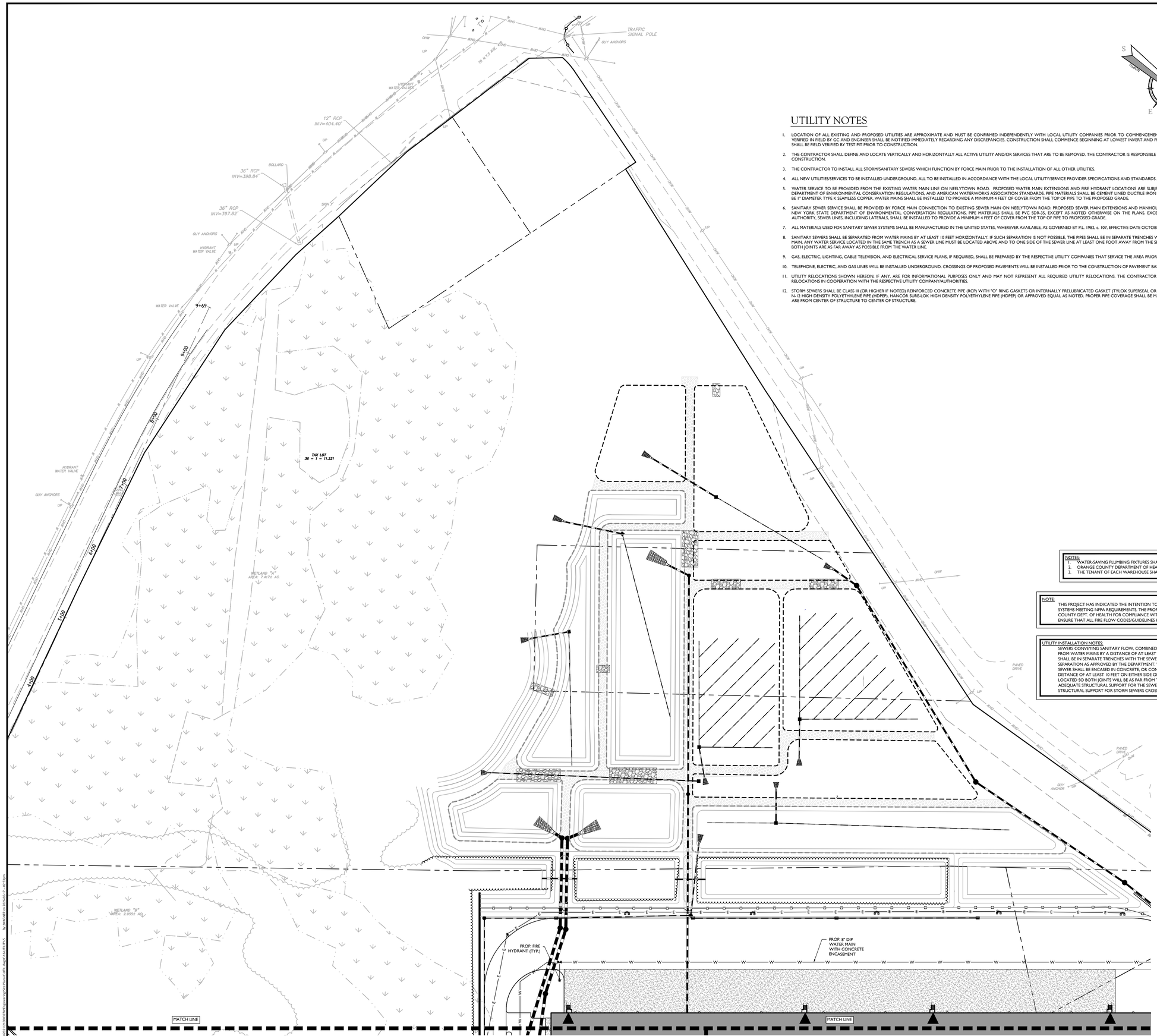
SCALE: AS SHOWN	DRAWN BY: JG
DESIGNED BY: JG	REVIEWED BY: JBC
DATE ISSUED: 5/12/23	PROJECT NUMBER: 21000327A

SHEET NAME:

OVERALL UTILITIES PLAN

DRAWING NUMBER:

15 OF 50



UTILITY NOTES

1. LOCATION OF ALL EXISTING AND PROPOSED UTILITIES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL CONNECTION POINTS SHALL BE VERIFIED IN FIELD BY GC AND ENGINEER SHALL BE NOTIFIED IMMEDIATELY REGARDING ANY DISCREPANCIES. CONSTRUCTION SHALL COMMENCE BEGINNING AT LOWEST INVERT AND PROGRESS UP GRADIENT. PROPOSED CROSSING OF EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL DEFINE AND LOCATE VERTICALLY AND HORIZONTALLY ALL ACTIVE UTILITY AND/OR SERVICES THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE TO REMAIN DURING SITE CONSTRUCTION.
3. THE CONTRACTOR TO INSTALL ALL STORM/SANITARY SEWERS WHICH FUNCTION BY FORCE MAIN PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.
4. ALL NEW UTILITIES/SERVICES TO BE INSTALLED UNDERGROUND. ALL TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL UTILITY/SERVICE PROVIDER SPECIFICATIONS AND STANDARDS.
5. WATER SERVICE TO BE PROVIDED FROM THE EXISTING WATER MAIN LINE ON NEELYTOWN ROAD. PROPOSED WATER MAIN EXTENSIONS AND FIRE HYDRANT LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL, ACCORDING TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION REGULATIONS, AND AMERICAN WATERWORKS ASSOCIATION STANDARDS. PIPE MATERIALS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52, WITH ASPHALTIC EPOXY TYPE COATING. ALL WATER SERVICE PIPES TO BE 1" DIAMETER TYPE K SEAMLESS COPPER. WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM 4 FEET OF COVER FROM THE TOP OF PIPE TO THE PROPOSED GRADE.
6. SANITARY SEWER SERVICE SHALL BE PROVIDED BY FORCE MAIN CONNECTION TO EXISTING SEWER MAIN ON NEELYTOWN ROAD. PROPOSED SEWER MAIN EXTENSIONS AND MANHOLE LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL ACCORDING TO NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONVERSATION REGULATIONS. PIPE MATERIALS SHALL BE PVC SDR-35, EXCEPT AS NOTED OTHERWISE ON THE PLANS. EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY, SEWER LINES, INCLUDING LATERALS, SHALL BE INSTALLED TO PROVIDE A MINIMUM 4 FEET OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE.
7. ALL MATERIALS USED FOR SANITARY SEWER SYSTEMS SHALL BE MANUFACTURED IN THE UNITED STATES, WHEREVER AVAILABLE, AS GOVERNED BY P.L. 1982, c. 107, EFFECTIVE DATE OCTOBER 3, 1982.
8. SANITARY SEWERS SHALL BE SEPARATED FROM WATER MAINS BY AT LEAST 10 FEET HORIZONTALLY. IF SUCH SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SANITARY SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. ANY WATER SERVICE LOCATED IN THE SAME TRENCH AS A SEWER LINE MUST BE LOCATED ABOVE AND TO ONE SIDE OF THE SEWER LINE AT LEAST ONE FOOT AWAY FROM THE SEWER LINE. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS ARE AS FAR AWAY AS POSSIBLE FROM THE WATER LINE.
9. GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE REQUIREMENTS.
10. TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.
11. UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.
12. STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS OR INTERNALLY PRELUBRICATED GASKET (TYLOX SUPERSEAL OR EQUIVALENT), 16 GAUGE ALUMINIZED TYPE II COATED CORRUGATED PIPE (CMP), ADS N-12 HIGH DENSITY POLYETHYLENE PIPE (HDPEP), HANCOR SURE-LOK HIGH DENSITY POLYETHYLENE PIPE (HDPEP) OR APPROVED EQUAL AS NOTED. PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

NOTES:

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	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	CATCH BASIN	
	DRAIN INLET	
D	STORM MANHOLE	D
S	SANITARY MANHOLE	S
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
CATV	CABLE TV CONDUIT	CATV
W	WATER MAIN	W
G	GAS MAIN	G
T	TELEPHONE CONDUIT	T
E	ELECTRIC CONDUIT	E
	SANITARY PIPE	
FM FM	FORCE MAIN SANITARY PIPE	FM FM
	STORM PIPE	

50 0 50 100
SCALE : 1" = 50'

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NEELYTOWN BD DEVELOPERS LLC

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
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No. 090987
LICENSED PROFESSIONAL ENGINEER

Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
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SCALE: AS SHOWN	DRAWN BY: JG
DESIGNED BY: JG	REVIEWED BY: JBC
DATE ISSUED: 5/12/23	PROJECT NUMBER: 21000327A

SHEET NAME:

UTILITIES PLAN - SOUTH

DRAWING NUMBER:
16 OF 50

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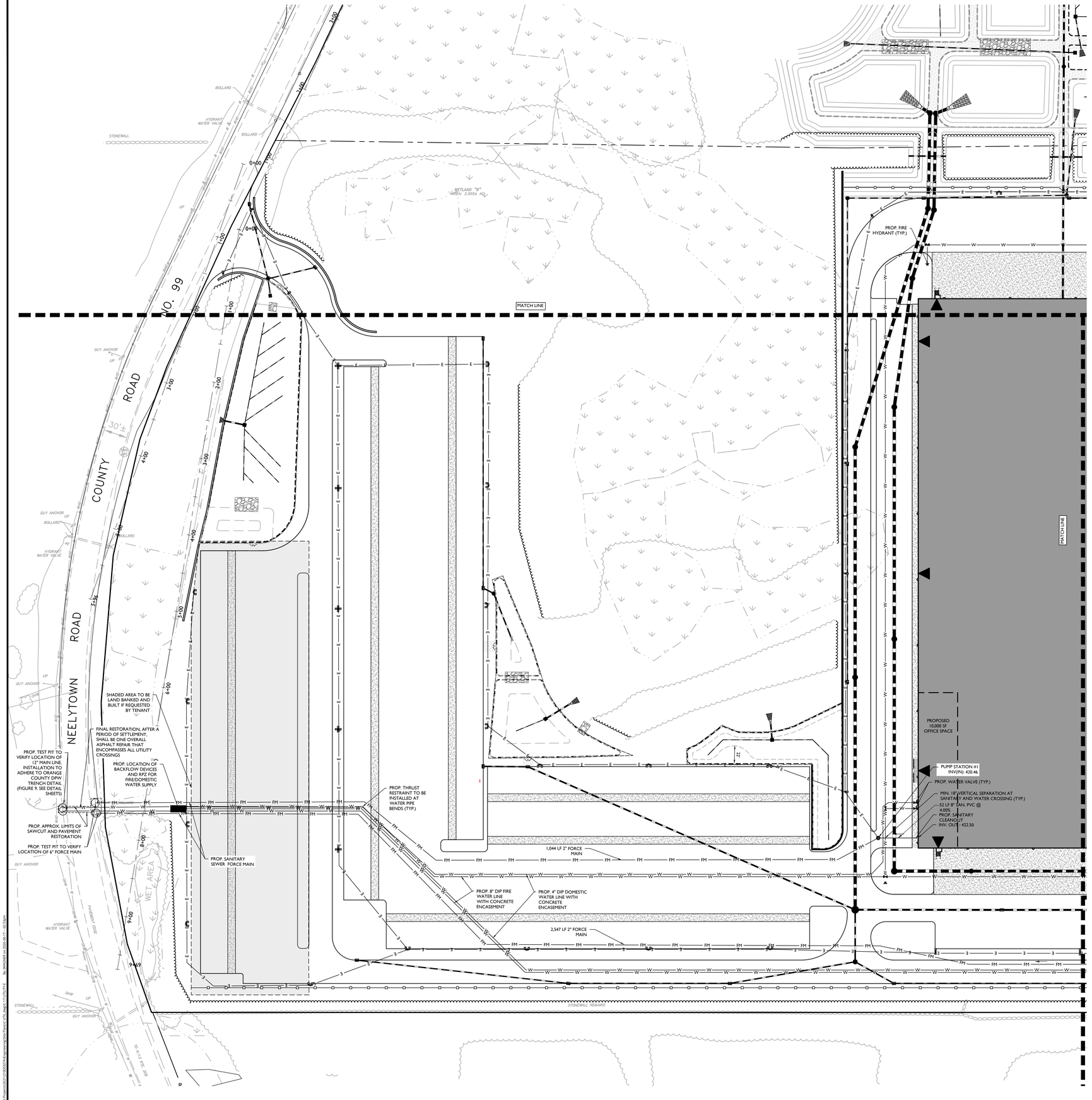

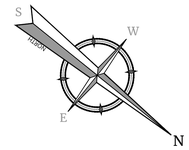

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P	STORM MANHOLE	D
S	SANITARY MANHOLE	S
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
CATV	CABLE TV CONDUIT	CATV
W	WATER MAIN	W
G	GAS MAIN	G
T	TELEPHONE CONDUIT	T
E	ELECTRIC CONDUIT	E
	SANITARY PIPE	
	FORCE MAIN SANITARY PIPE	FM FM
	STORM PIPE	

50 0 50 100

SCALE : 1" = 50'

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Colliers Engineering & Design

SCALE: AS SHOWN	DRAWN BY: JG
DESIGNED BY: JG	REVIEWED BY: JBC
DATE ISSUED: 5/12/23	PROJECT NUMBER: 21000327A

SHEET NAME:

UTILITIES PLAN - EAST

DRAWING NUMBER:

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PROP. 8" DIP WATER MAIN WITH CONCRETE ENCASEMENT

MATCH LINE

PROPOSED WAREHOUSE 1
850,000 S.F.
134 LOADING SPACES
245 TRAILER SPACES (42 BANKED)
300 PARKING SPACES

FFE = 424.40

PROPOSED 10,000 SF OFFICE SPACE

PAVED DRIVE

ANCHOR WIRE IN TREE UP WITH CABLE BOX

TAILWATER DITCH

GUY ANCHOR

PAVED SWALE

PROP. 174 LF ELECTRIC CONDUIT

PROP. UNDERGROUND ELECTRICAL SERVICE TO BE COORDINATED WITH CENTRAL HUDSON GAS & ELECTRIC

INSTALLATION TO ADHERE TO ORANGE COUNTY DPW TRENCH DETAIL (FIGURE 9. SEE DETAIL SHEETS)

FINAL RESTORATION, AFTER A PERIOD OF SETTLEMENT, SHALL BE ONE OVERALL ASPHALT REPAIR THAT ENCOMPASSES ALL UTILITY CROSSINGS

PROP. TEST PIT TO VERIFY LOCATION AND SIZE OF MAIN LINE

PROP. APPROX. LIMITS OF SAWCUT AND PAVEMENT RESTORATION

PROP. GAS VALVE (TYP.)

PROP. 184 LF GAS SERVICE

PROP. 398 LF CABLE TV AND TELEPHONE CONDUIT

CATCH BASIN

18" CMP

BEAVER DAM

4+00

3+00

2+00

1+00

PROP. FIRE HYDRANT (TYP.)

MATCH LINE

2,547 LF 2" FORCE MAIN

PROP. 4" DIP DOMESTIC WATER LINE WITH CONCRETE ENCASEMENT

PROP. 8" DIP FIRE WATER LINE WITH CONCRETE ENCASEMENT

PROP. 8" DIP FIRE PROTECTION WATER SERVICE WITH CONCRETE ENCASEMENT

TREE WITH WIRE FENCE REMAINS

PROPOSED PUMP BUILDING AND WATER STORAGE TANK FOR FIRE PREVENTION MEASURES

2,547 LF 2" FORCE MAIN

PUMP STATION #2

PROP. 8" DIP FIRE

30'

N

S

W

E

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	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
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	CATCH BASIN	
	DRAIN INLET	
D	STORM MANHOLE	D
S	SANITARY MANHOLE	S
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
CATV	CABLE TV CONDUIT	CATV
W	WATER MAIN	W
G	GAS MAIN	G
T	TELEPHONE CONDUIT	T
E	ELECTRIC CONDUIT	E
	SANITARY PIPE	
FM	FORCE MAIN SANITARY PIPE	FM
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UTILITIES PLAN - WEST

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18 OF 50

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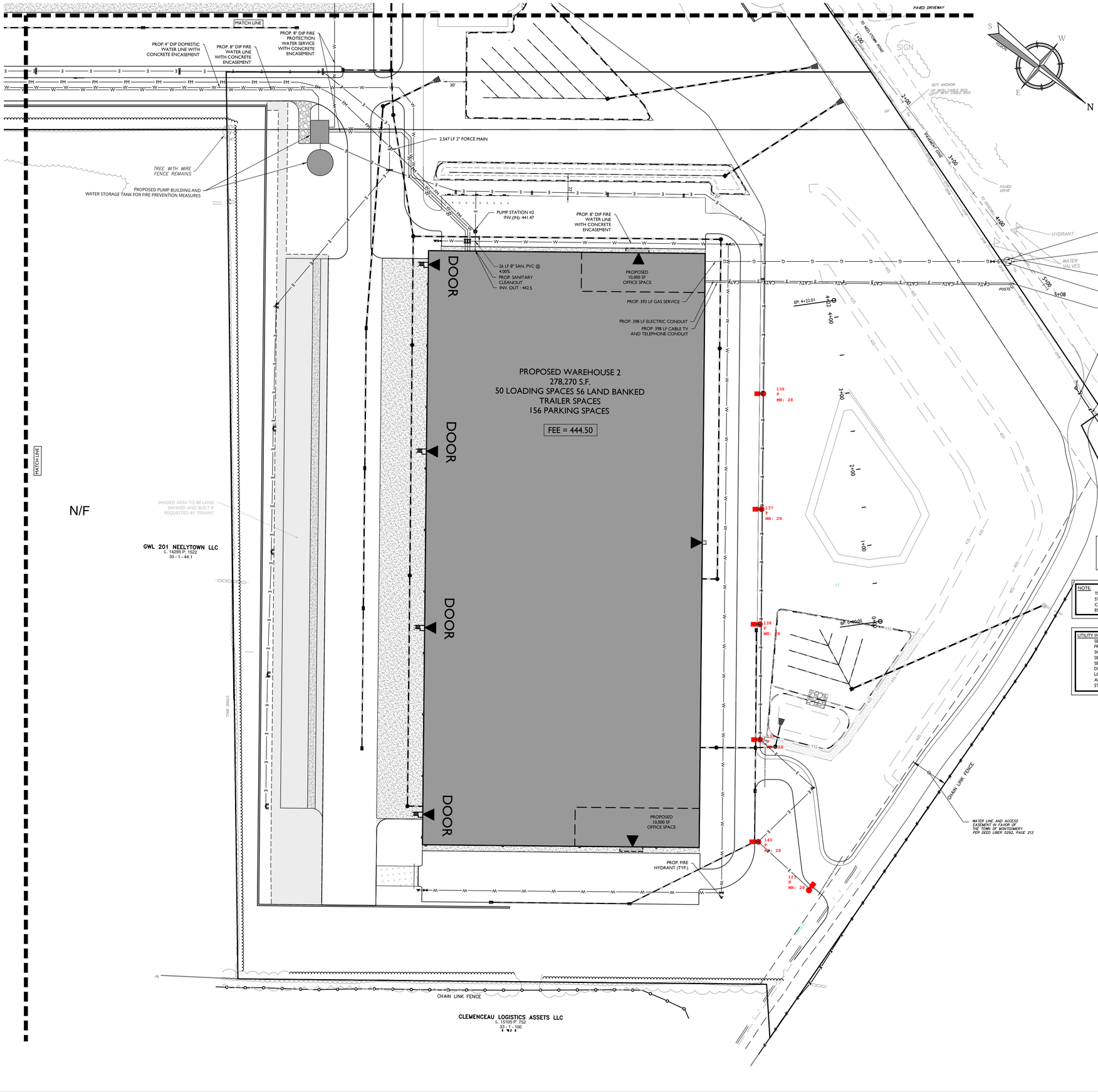

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FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	CATCH BASIN	
	DRAIN INLET	
P	STORM MANHOLE	D
S	SANITARY MANHOLE	S
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
CATV	CABLE TV CONDUIT	CATV
W	WATER MAIN	W
G	GAS MAIN	G
T	TELEPHONE CONDUIT	T
E	ELECTRIC CONDUIT	E
	SANITARY PIPE	
FM	FORCE MAIN SANITARY PIPE	FM
	STORM PIPE	

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REV	DATE	DESCRIPTION
1	9/3/24	REVISED PER UPDATED SITE LAYOUT.
2	11/8/24	REVISED PER DEIS COMMENTS.
3	3/28/25	REVISED PER FEIS COMMENTS.
4	6/27/25	REVISED PER FEIS SUBMISSION.
5	12/12/25	REVISED PER FEIS COMMENTS.
6	2/17/26	REVISED PER DOH & DOT COMMENTS.
7	6/19/26	REVISED PER FEIS COMMENTS.

NEELYTOWN BD DEVELOPERS LLC

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK

STATE OF NEW YORK — JESSE BARRETT COKELEY — No. 090987 — LICENSED PROFESSIONAL ENGINEER

Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987-1
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SCALE:	DRAWN BY:
AS SHOWN	JG
DESIGNED BY:	REVIEWED BY:
JG	JBC
DATE ISSUED:	PROJECT NUMBER:
5/12/23	21000327A

SHEET NAME:

UTILITIES PLAN - NORTH

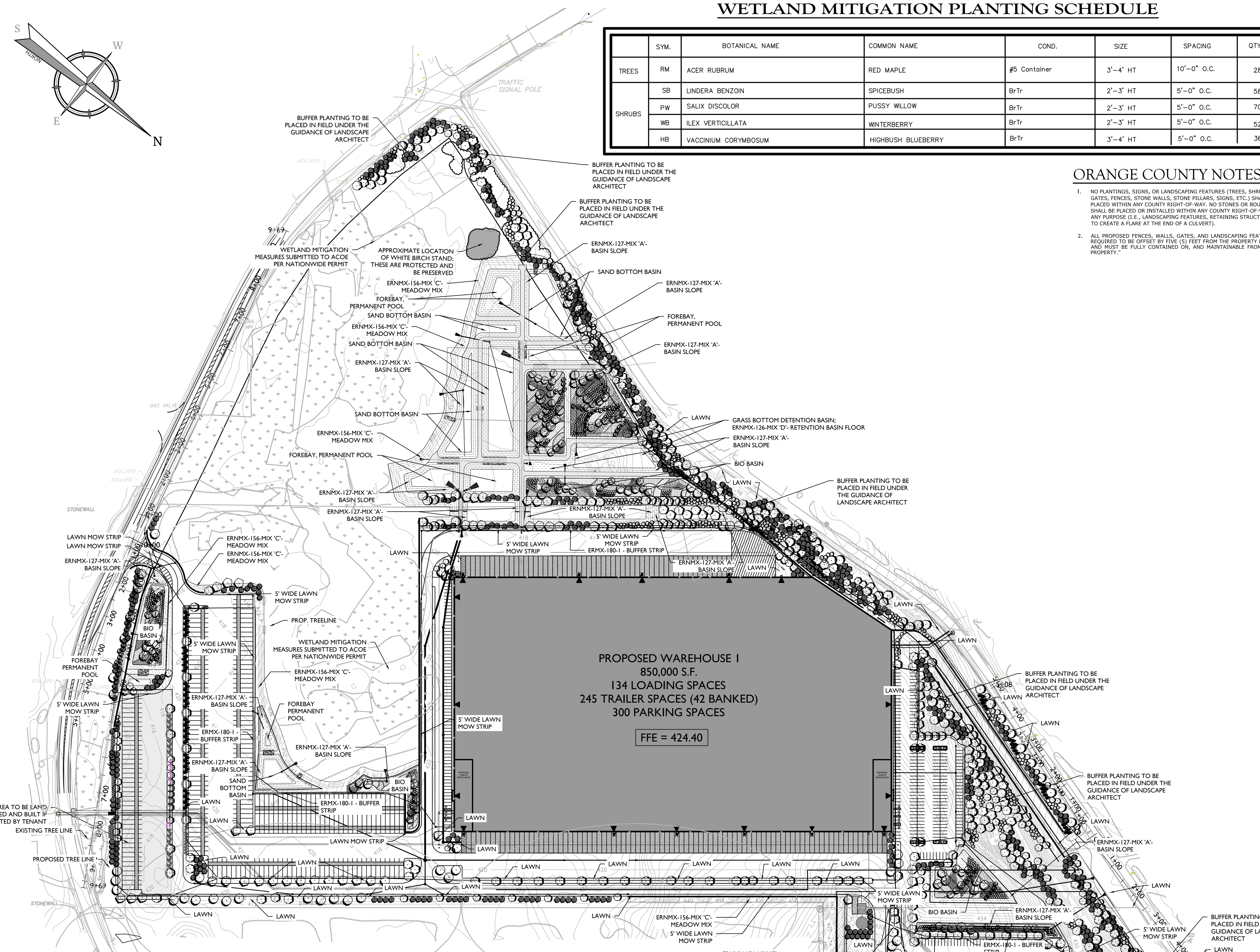
DRAWING NUMBER:

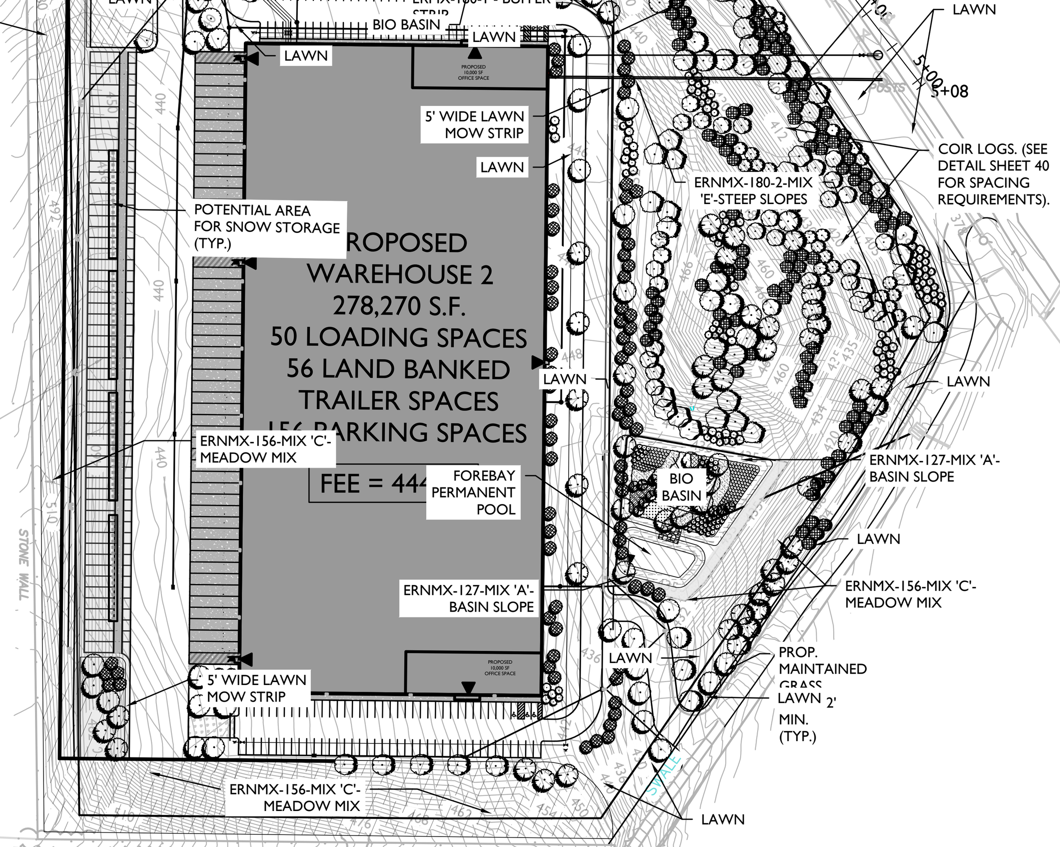
19 OF 50

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

WETLAND MITIGATION PLANTING SCHEDULE

	SYM.	BOTANICAL NAME	COMMON NAME	COND.	SIZE	SPACING	QTY
TREES	RM	ACER RUBRUM	RED MAPLE	#5 Container	3'–4' HT	10'–0" O.C.	28
SHRUBS	SB	LINDERA BENZOIN	SPICEBUSH	BrTr	2'–3' HT	5'–0" O.C.	58
	PW	SALIX DISCOLOR	PUSSY WILLOW	BrTr	2'–3' HT	5'–0" O.C.	70
	WB	ILEX VERTICILLATA	WINTERBERRY	BrTr	2'–3' HT	5'–0" O.C.	52
	HB	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	BrTr	3'–4' HT	5'–0" O.C.	36





ORANGE COUNTY NOTES

1. NO PLANTINGS, SIGNS, OR LANDSCAPING FEATURES (TREES, SHRUBS, GATES, FENCES, STONE WALLS, STONE PILLARS, SIGNS, ETC.) SHALL BE PLACED WITHIN ANY COUNTY RIGHT-OF-WAY. NO STONES OR BOULDERS SHALL BE PLACED OR INSTALLED WITHIN ANY COUNTY RIGHT-OF-WAY FOR ANY PURPOSE (I.E., LANDSCAPING FEATURES, RETAINING STRUCTURES, OR TO CREATE A FLARE AT THE END OF A CULVERT).
2. ALL PROPOSED FENCES, WALLS, GATES, AND LANDSCAPING FEATURES ARE REQUIRED TO BE OFFSET BY FIVE (5) FEET FROM THE PROPERTY BOUNDARY AND MUST BE FULLY CONTAINED ON, AND MAINTAINABLE FROM, PRIVATE PROPERTY."

PLANT SCHEDULE

(APPLIES TO ENTIRE PROJECT SITE, SHEETS 20-24)

CODE	QTY	BOTANICAL / COMMON NAME	MAT. WID.	MAT. HT.	INST. SIZE	COND.	REMARKS
DECIDUOUS TREES							
AROG	122	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	25` - 40`	25' - 40'	2.5"-3" CAL., 12'-14' HT.	B&B	STRAIGHT, SYMMETRICAL, FULL CROWN, HEAD TO 7`
BENI	22	BETULA NIGRA / MULTI-STEM RIVER BIRCH	40` - 60`	40'-60'	12'-14'	B&B, MULTISTEM	(3) STEM CLUMP, SYMMETRICAL, LOW BRANCHED
LITU	88	LIRIODENDRON TULIPIFERA / TULIP POPLAR	25` - 40`	40' - 60'	2.5"-3" CAL., 12'-14' HT.	B&B	STRAIGHT, SYMMETRICAL, FULL CROWN, HEAD TO 7`
NYSY	110	NYSSA SYLVATICA / BLACK GUM TUPELO	30`	50`	2.5"-3" CAL., 12'-14' HT.	B&B	STRAIGHT, SYMMETRICAL, FULL CROWN, HEAD TO 7`
PLOC	60	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	60` - 80`	60' - 80'	2.5"-3" CAL., 12'-14' HT.	B&B	STRAIGHT, SYMMETRICAL, FULL CROWN, HEAD TO 7`
POTR	46	POPULUS TREMULOIDES / QUAKING ASPEN	20` - 50`	10` - 30`	2.5"-3" CAL., 12'-14' HT.	B&B	STRAIGHT, SYMMETRICAL, FULL CROWN, LOW BRANCHED
QUPA	175	QUERCUS PALUSTRIS / PIN OAK	40` - 60`	25' - 40'	2.5"-3" CAL., 12'-14' HT.	B&B	STRAIGHT, SYMMETRICAL, FULL CROWN, HEAD TO 7`
QUPH	50	QUERCUS PHELLOS / WILLOW OAK	40`	60`	2.5"-3" CAL., 12'-14' HT.	B&B	STRAIGHT, SYMMETRICAL, FULL CROWN, HEAD TO 7`
ULPE	73	ULMUS AMERICANA `PRINCETON` / PRINCETON AMERICAN ELM	60` - 70`	50` - 60`	14` - 16`	3" - 3.5" CAL.	STRAIGHT, SYMMETRICAL, FULL CROWN
EVERGREEN TREES							
ILOP	82	ILEX OPACA / AMERICAN HOLLY	15` - 30`	10` - 20`	10` - 12`		STRAIGHT, SYMMETRICAL, DENSE, LOW BRANCHED
JUVI-S	256	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	15` - 25`	20' - 40'	7` - 8`	B&B	STRAIGHT, SYMMETRICAL, DENSE, LOW BRANCHED
JUVI-L	184	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	15` - 25`	20' - 40'	8`-10`	B&B	STRAIGHT, SYMMETRICAL, DENSE, LOW BRANCHED
PIAB	256	PICEA ABIES / NORWAY SPRUCE	25` - 40`	40'-60'	8` - 10` HT.	B&B	STRAIGHT, SYMMETRICAL, DENSE, LOW BRANCHED
PIGL	154	PICEA GLAUCA / WHITE SPRUCE	15` - 25`	40' - 60'	8` - 10` HT.	B&B	STRAIGHT, SYMMETRICAL, DENSE, LOW BRANCHED
PIST	299	PINUS STROBUS / WHITE PINE	25` - 40`	40' - 60'	8` - 10` HT.	B&B	STRAIGHT, SYMMETRICAL, DENSE, LOW BRANCHED
ORNAMENTAL TREES							
AMCA	84	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY	15`	20`	8`-10`	B&B, MULTISTEM	(3) STEM CLUMP, SYMMETRICAL, LOW BRANCHED
CCFP	64	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD	15' - 30'	15` - 25`	2.5"-3" CAL., 12'-14' HT.	B&B	STRAIGHT, SYMMETRICAL, FULL CROWN
DECIDUOUS SHRUBS							
COSE	10	CORNUS SERICEA / RED OSIER DOGWOOD	6`-10`	6`-10`	24" - 30" HT.	B&B	(5) CANES MIN., SYMMETRICAL, DENSE
ILVG	23	ILEX VERTICILLATA `SOUTHERN GENTLEMAN` / SOUTHERN GENTLEMAN WINTERBERRY	8`	8`	18"-24"	#3 CAN	(5) CANES MIN., SYMMETRICAL, DENSE
ILVW	698	ILEX VERTICILLATA `WINTER RED` / WINTER RED WINTERBERRY	6` - 8`	6' - 8'	18" - 24"	#3 CAN	DENSE, SYMMETRICAL, WELL FURNISHED
VIRH	133	VIBURNUM X RHYTIDOPHYLLUM `ALLEGHANY` / LEATHERLEAF VIBURNUM	8` - 10`	8` - 10`	3' - 3.5'	B&B	DENSE, SYMMETRICAL, WELL FURNISHED
EVERGREEN SHRUBS							
ILGA	22	ILEX GLABRA / INKBERRY HOLLY	6` - 8`	6 - 8`	24" - 30" HT.	#5 CAN	DENSE, SYMMETRICAL, WELL FURNISHED
ILGS	24	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY	6`-8`	6 - 8`	24" - 30" HT.	#5 CAN	DENSE, SYMMETRICAL, WELL FURNISHED
JCSG	30	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	3`-6`	6`-10`	30" - 36"	B&B	DENSE, SYMMETRICAL, WELL FURNISHED
PERENNIALS							
SORU	1,064	SOLIDAGO RUGOSA / WRINKLELEAF GOLDENROD	2`	4`	18"-24"	#3 CAN	WELL FURNISHED, DENSE, SYMMETRICAL

CODE	QTY	BOTANICAL / COMMON NAME	MAT. W.	MAT. H.	INST. SIZE	COND,	SPACING	REMARKS
SHRUB AREAS								
AMHU	2,480	AMSONIA HUBRICHTII / ARKANSAS BLUESTAR	2.5`	3`	12"-18"	#1 CAN	30" o.c.	WELL FURNISHED, DENSE, SYMMETRICAL
ASTU	1,799	ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED	1.5`	2`	12"-18"	#1 CAN	36" o.c.	WELL FURNISHED, DENSE, SYMMETRICAL
BASP	846	BAPTISIA SPHAEROCARPA / YELLOW WILD INDIGO	2.5`	3`	12"-18"	#1 CAN	36" o.c.	WELL FURNISHED, DENSE, SYMMETRICAL
CEOC	693	CEPHALANTHUS OCCIDENTALIS / BUTTONBUSH	5'-12'	4'-8'	18"-24"	18"-24"	30" o.c.	WELL FURNISHED, DENSE, SYMMETRICAL
FOGA2	1,218	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	4`	3`	18"-24"	18"-24"	30" o.c.	WELL FURNISHED, LOW BRANCHED, DENSE, SPACE EVENLY
VIDE2	103	VIBURNUM DENTATUM / VIBURNUM	8`	8`	18"-24"	18"-24"	36" o.c.	DENSE, WELL FURNISHED, SYMMETRICAL, LOW BRANCHED
VINU2	1,714	VIBURNUM NUDUM `WINTERTHUR` / WINTERTHUR WITHEROD VIBURNUM	12`	12`	18"-24"	18"-24"	30" o.c.	DENSE, WELL FURNISHED, SYMMETRICAL

CODE	QTY	BOTANICAL / COMMON NAME	MAT. WID.	MAT. HT.	SPACING	COND.	REMARKS
GROUND COVERS							
CAPE	553	CAREX PENSYLVANICA / PENNSYLVANIA SEDGE	SPREADING	6" - 12"	24" O.C.	#1 CAN	HEAVY, CLUMP, WELL ROOTED
VIMI	160	VINCA MINOR / COMMON PERIWINKLE	SPREADING	6" - 12"	18" O.C.	4" POT	HEAVY, CLUMP, WELL ROOTED
GRASSES							
PAVI	4,492	PANICUM VIRGATUM / SWITCH GRASS	2`	4`	24" O.C.	#1 CAN	CLUMP, DENSE, WELL ROOTED
SCSP	1,686	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES' / PRAIRIE BLUES LITTLE BLUESTEM	2`	3`	24" O.C.	#1 CAN	HEAVY, CLUMP, WELL ROOTED

SEE SOIL EROSION & SEDIMENT CONTROL PLAN FOR GENERAL SEEDING NOTES

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.

SEE CONSTRUCTION DETAILS FOR GENERAL PLANTING NOTES AND LANDSCAPE DETAILS

ANY TREES WHICH ARE DAMAGED OR DO NOT SURVIVE A ONE YEAR PERIOD, AS A RESULT OF CONSTRUCTION, THE APPLICANT WILL REPLACE WITH 1:1 PLANTING.

LANDSCAPE LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB
- MULCH BED LINE
- PERENNIAL PLANTING (SEE PLANT SCHEDULE FOR DETAILS)
- POTENTIAL AREA FOR SNOW STORAGE

LANDSCAPE PLAN NOTES

1. PLANT LOCATIONS INDICATED ON THE LANDSCAPE PLAN ARE APPROXIMATE; ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO SITE CONDITIONS. PRIOR TO INSTALLATION, PLANT LOCATIONS AND PLANTING BED LIMITS SHALL BE APPROVED IN THE FIELD UNDER THE DIRECTION OF THE OWNER'S LANDSCAPE ENGINEER.
2. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT MATERIAL DISCREPANCIES OCCUR.
3. LAWN AREAS SHALL BE PERMANENTLY STABILIZED WITH SEED UNLESS OTHERWISE INDICATED ON THE PLAN. SEE SOIL EROSION & SEDIMENT CONTROL PLAN FOR APPROVED SEED MIXTURES.
4. ALL SHADE TREES PLANTED ADJACENT TO PEDESTRIAN WALKWAYS, VEHICLE ACCESSES, UTILITY POLES, OVERHEAD POWER LINES, OR WITHIN A SIGHT TRIANGLE OR SIGHT EASEMENT SHALL BE BRANCHED A MINIMUM OF 7'-0" ABOVE GRADE AND/OR APPROPRIATELY PRUNED TO BE 7'-0" ABOVE GRADE. ALL SHRUBS WITHIN A SIGHT TRIANGLE OR SIGHT EASEMENT SHALL NOT EXCEED 30" ABOVE THE ELEVATION OF THE ADJACENT CURB AND ARE TO BE APPROPRIATELY PRUNED.
5. PLANTINGS SHALL BE MAINTAINED FOR THE LIFE OF THE SITE.
6. MINIMUM OF 30" OF TOP SOIL IN ALL PLANTING AREAS TO HELP ENSURE SUCCESSFUL ESTABLISHMENT OF NEW PLANTINGS.

TOWN OF MONTGOMERY LANDSCAPE NOTES

PER §235-16.5.C(3)(d)[4]

1. LANDSCAPE MATERIAL BEING PLANTED SHALL CONFORM WITH PROCUREMENT, TRANSPORT AND INSTALLATION GUIDELINES ESTABLISHED BY THE AMERICAN NURSERYMAN'S ASSOCIATION STANDARDS.
2. PLANT MATERIAL SHALL BE VIGOROUS AND SHALL BE FREE OF DEFECTS, DISFIGUREMENTS, DECAY, INFESTATION OR INJURY.
3. TREES SHALL BE NO SMALLER THAN TWO-AND-A-HALF-INCH CALIPER. ACCEPTABLE PLANTING METHODS AND STANDARDS AND REQUIREMENTS FOR PRUNING, STAKING, MULCHING AND PROTECTION SHALL BE ESTABLISHED BY A LICENSED LANDSCAPE ARCHITECT AND INCORPORATED IN THE SITE PLAN.
4. A LANDSCAPE BOND WILL BE NEEDED FROM THE APPLICANT AND HELD IN ESCROW BY THE TOWN BOARD TO ENSURE COMPLETION OF THE LANDSCAPING ON-SITE.
5. THE LANDSCAPING ON-SITE SHOULD RETAIN EXISTING NATURAL FEATURES AND VEGETATION. NEW LANDSCAPING WILL BLEND INTO THE SURROUNDING LANDSCAPE, UTILIZING INDIGENOUS MATERIALS AND SPECIES OF THE AREA.
6. LANDSCAPE PLANTINGS ARE AN INTEGRAL PART OF THE APPROVED PLAN AND SHALL BE MAINTAINED FOR THE LIFE OF THE USE.
7. ALL SCREENING FEATURES AND LANDSCAPING PLANTINGS PROVIDED PURSUANT TO THIS SUBSECTION 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.
8. 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 A CONDITION OF ALL COMMERCIAL SITE PLAN APPROVALS AND ALL RELATED CERTIFICATES OF OCCUPANCY. IN THE EVENT THAT IN-KIND REPLACEMENT IS DEEMED TO BE IMPRACTICABLE, THE USER SHALL RETURN TO THE PLANNING BOARD IN ORDER TO MODIFY THE APPROVED LANDSCAPE/SCREENING COMPONENT OF THE PLAN ACCORDINGLY.

PER §235-16.5.C(3)(d)[5]

1. THE PLANNING BOARD SHALL DETERMINE THAT NO SIGHT DISTANCE OBSTRUCTIONS TO DRIVEWAYS, PUBLIC AND PRIVATE ROADS ARE CREATED AS A RESULT OF A SITE-LANDSCAPING PLAN. BOTH THE MATURE HEIGHT, THE BRANCHING PATTERN AND THE PLACEMENT OF THE PLAN SHALL BE CONSIDERED IN EVALUATING THE SITE LANDSCAPE PLAN. ALTHOUGH ALL LANDSCAPE MATERIAL SHALL BE PROPERLY MAINTAINED THROUGHOUT THE LIFE OF THE SITE, LANDSCAPE PLANS SHALL AVOID RELIANCE PURELY ON MAINTENANCE TO AVOID CREATING SIGHT DISTANCE OBSTRUCTIONS. INSTEAD, LANDSCAPE PLANS SHALL INCLUDE A CAREFUL AND APPROPRIATE CHOICE OF PLANTINGS FOR THIS PURPOSE.

ERNMX-127 - MIX 'A'

RETENTION BASIN WILDLIFE MIX
BY ERNST CONSERVATION SEEDS
SEEDING RATE: 20-30 LBS PER ACRE

MIX COMPOSITION
30.0% PANICUM CLANDESTINUM, TIOGA (DEERTONGUE, TIOGA)
29.5% CAREX VULPINOIDEA, PA ECOTYPE (FOX SEDGE, PA ECOTYPE)
20.0% ELYMUS VIRGINICUS, 'MADISON' (VIRGINIA WILDRYE, 'MADISON')
7.0% CAREX LURIDA, PA ECOTYPE (LURID SEDGE, PA ECOTYPE)
7.0% CAREX SCOPARIA, PA ECOTYPE (BLUNT BROOM SEDGE, PA ECOTYPE)
3.0% VERBENA HASTATA, PA ECOTYPE (BLUE VERVAIN, PA ECOTYPE)
1.5% JUNCUS EFFUSUS (SOFT RUSH)
0.5% AGROSTIS PERENNANS, ALBANY PINE BUSH-NY ECOTYPE (AUTUMN BENTGRASS, ALBANY PINE BUSH-NY ECOTYPE)
0.5% ASCLEPIAS INCARNATA, PA ECOTYPE (SWAMP MILKWEED, PA ECOTYPE)
0.3% SCIRPUS CYPERINUS, PA ECOTYPE (WOOLGRASS, PA ECOTYPE)
0.2% HELENIUM AUTUMNALE, PA ECOTYPE (COMMON SNEEZEWEED, PA ECOTYPE)
0.1% ASTER NOVAE-ANGLIAE, PA ECOTYPE (NEW ENGLAND ASTER, PA ECOTYPE)
0.1% ASTER PUNICEUS, PA ECOTYPE (PURPLESTEM ASTER, PA ECOTYPE)
0.1% ASTER UMBELLATUS, PA ECOTYPE (FLAT TOPPED WHITE ASTER, PA ECOTYPE)
0.1% EUPATORIUM PERFOLIATUM, PA ECOTYPE (BONESET, PA ECOTYPE)
0.1% LOBELIA SIPHILITICA, PA ECOTYPE (GREAT BLUE LOBELIA, PA ECOTYPE)

ERNMX-180-1- MIX 'B'

RAIN GARDEN GRASS MIX
BY ERNST CONSERVATION SEEDS
SEEDING RATE: 15 LBS PER ACRE WITH 30 LBS PER ACRE COVER CROP

MIX COMPOSITION
31.00 % SCHIZACHYRIUM SCOPARIUM, FORT INDIANTOWN GAP-PA ECOTYPE (LITTLE BLUESTEM, FORT INDIANTOWN GAP-PA ECOTYPE)
20.40 % PANICUM CLANDESTINUM, TIOGA (DEERTONGUE, TIOGA)
20.00 % CAREX VULPINOIDEA, PA ECOTYPE (FOX SEDGE, PA ECOTYPE)
20.00 % ELYMUS VIRGINICUS, PA ECOTYPE (VIRGINIA WILDRYE, PA ECOTYPE)
5.00 % CHASMANTHIUM LATIFOLIUM, WV ECOTYPE (RIVER OATS, WV ECOTYPE)
2.50 % PANICUM RIGIDULUM, PA ECOTYPE (REDTOP PANICGRASS, PA ECOTYPE)
0.50 % CAREX SCOPARIA, PA ECOTYPE (BLUNT BROOM SEDGE, PA ECOTYPE)
0.30 % JUNCUS EFFUSUS (SOFT RUSH)
0.30 % JUNCUS TENUIS, PA ECOTYPE (PATH RUSH, PA ECOTYPE)

LAWN SEED MIX- ERNMX-113

COMMERCIAL CONSERVATION MIX
BY ERNST CONSERVATION SEEDS
SEEDING RATE: 75-150 LBS PER ACRE

MIX COMPOSITION
25.0% FESTUCA RUBRA, CREEPING RED FESCUE
25.0% LOLIUM MULTIFLORUM, ANNUAL RYEGRASS
25.0% LOLIUM PERENNE 'BIGLEAGUE', PERENNIAL RYEGRASS, 'BIGLEAGUE'
25.0% LOLIUM PERENNE, 'BLACKCAT II', PERENNIAL RYGRASS, 'BLACKCAT II' (TURF TYPE)

OPTIMUM SEEDING DATES:
8/1 - 10/1 (ZONE 5b, 6a); 8/15 - 10/15 (ZONE 6b); 8/15 - 10/30 (ZONE 7a, 7b)

ACCEPTABLE SEEDING DATES:
3/15 - 5/31 (ZONE 5b, 6a); 3/1 - 4/30 ZONE 6b); 2/1 - 4/30 (ZONE 7a, 7b)

SUMMER SEEDING DATES * :
6/1 - 7/31 (ZONE 5b, 6a); 5/1 - 8/14 (ZONE 6b, 7a, 7b)

* NOTE: SUMMER SEEDING SHOULD ONLY BE CONDUCTED WHEN THE SITE IS IRRIGATED.

ERNMX-156 - MIX 'C'

LOW-GROWING WILDFLOWER & GRASS MIX
BY ERNST CONSERVATION SEEDS
SEEDING RATE: 20-40 LBS PER ACRE

MIX COMPOSITION
66.9% FESTUCA OVINA, VARIETY NOT STATED (SHEEP FESCUE)
17.0% LOLIUM MULTIFLORUM, (ANNUAL RYEGRASS)
6.0% LINUM PERENNE (PERENNIAL BLUE FLAX)
2.5% CHRYSANTHEMUM MAXIMUM (SHASTA DAISY)
2.0% COREOPSIS LANCEOLATA (LANDELEAF COREOPSIS)
2.0% RUDBECKIA HIRTA (BLACKEYED SUSAN)
1.0% CHAMAECRISTA FASCICULATA, PA ECOTYPE (PATRIDGE PEA, PA ECOTYPE)
1.0% PAPAVER RHOEAS, RED (CORN POPPY, RED)
0.4% ACHILLEA MILLEFOLIUM (COMMON YARROW)
0.4% ASCLEPIAS TUBEROSA (BUTTERFLY MILKWEED)
0.3% ASTER OBLONGIFOLIUS, PA ECOTYPE (AROMATIC ASTER, PA ECOTYPE)
0.2% PYCNANTHEMUM TENUIFOLIUM (NARROWLEAF MOUNTAINMINT)
0.1% PENSTEMON CANESCENS (EASTERN GRAY BEARDTONGUE)
0.1% PENSTEMON HIRSUTUS (HAIRY BEARDTONGUE)
0.1% ZIZIA AUREA, PA ECOTYPE (GOLDEN ALEXANDERS, PA ECOTYPE)

ERNMX-180-2- MIX 'E'

NATIVE STEEP SLOPE MIX W/ GRAIN RYE
BY ERNST CONSERVATION SEEDS
SEEDING RATE: 75 LBS PER ACRE

MIX COMPOSITION
40.00 % SECALE CEREALE, VARIETY NOT STATED RYE, VARIETY NOT STATED
19.20 % ANDROPOGON GERARDII, 'PRAIRIE VIEW'-IN ECOTYPE BIG BLUESTEM, 'PRAIRIE VIEW'-IN ECOTYPE
10.80 % SORGHASTRUM NUTANS, PA ECOTYPE INDIANGRASS, PA ECOTYPE
10.70 % ELYMUS VIRGINICUS, MADISON-NY ECOTYPE VIRGINIA WILDRYE, MADISON-NY ECOTYPE
5.30 % ELYMUS CANADENSIS CANADA WILDRYE
3.80 % PANICUM VIRGATUM, 'HABITAT'-NJ ECOTYPE SWITCHGRASS, 'HABITAT'-NJ ECOTYPE 10.68
3.20 % AGROSTIS PERENNANS, ALBANY PINE BUSH-NY ECOTYPE AUTUMN BENTGRASS, ALBANY PINE BUSH-NY ECOTYPE
2.20 % PANICUM CLANDESTINUM, TIOGA DEERTONGUE, TIOGA
1.10 % TRIDENS FLAVUS, FORT INDIANTOWN GAP-PA ECOTYPE PURPLETOP, FORT INDIANTOWN GAP-PA ECOTYPE
0.80 % CHAMAECRISTA FASCICULATA, PA ECOTYPE PARTRIDGE PEA, PA ECOTYPE
0.80 % RUDBECKIA HIRTA BLACKEYED SUSAN
0.50 % COREOPSIS LANCEOLATA LANCELEAF COREOPSIS
0.50 % ECHINACEA PURPUREA PURPLE CONEFLOWER
0.40 % HELIOPSIS HELIANTHOIDES, PA ECOTYPE OXEYE SUNFLOWER, PA ECOTYPE
0.30 % ASTER PILOSUS, PA ECOTYPE HEATH ASTER, PA ECOTYPE
0.20 % MONARDA FISTULOSA, FORT INDIANTOWN GAP-PA ECOTYPE WILD BERGAMOT, FORT INDIANTOWN GAP-PA ECOTYPE
0.10 % APOCYNUM CANNABINUM, PA ECOTYPE INDIANHEMP, PA ECOTYPE
0.10 % ASCLEPIAS SYRIACA, PA ECOTYPE COMMON MILKWEED, PA ECOTYPE

ERNMX-126 - MIX 'D'

RETENTION BASIN FLOOR MIX - LOW MAINTENANCE
BY ERNST CONSERVATION SEEDS
SEEDING RATE: 20-40 LBS PER ACRE, OR 0.5-1 LB/1,000 SQ FT WITH A COVER CROP. FOR A COVER CROP USE ONE OF THE FOLLOWING: GRAIN RYE (1 SEP TO 30 APR; 30 LBS/ACRE), JAPANESE MILLET (1 MAY TO 31 AUG; 10 LBS/ACRE), OR BARNYARD GRASS (1 MAY TO 31 AUG; 10 LBS/ACRE)

MIX COMPOSITION
20.00 % PANICUM CLANDESTINUM, TIOGA DEERTONGUE, TIOGA
20.00 % PUCCINELLIA DISTANS, FULTS ALKALIGRASS, FULTS
18.00 % ELYMUS VIRGINICUS, MADISON-NY ECOTYPE VIRGINIA WILDRYE, MADISON-NY ECOTYPE
15.00 % AGROSTIS STOLONIFERA, 'PC 2.0' CREEPING BENTGRASS, 'PC 2.0'
15.00 % POA PALUSTRIS FOWL BLUEGRASS
10.00 % CAREX VULPINOIDEA, PA ECOTYPE FOX SEDGE, PA ECOTYPE
1.00 % CAREX LURIDA, PA ECOTYPE LURID SEDGE, PA ECOTYPE
1.00 % JUNCUS EFFUSUS SOFT RUSH

ERNMX-127 -SEED MIX 'A' BASIN SLOPES

SCHEDULE: MEADOW SEEDING SHOULD BE CONDUCTED ONLY BETWEEN MARCH 1 AND MAY 15, UNLESS SPECIFICALLY AUTHORIZED BY THE TOWNSHIP LANDSCAPE ARCHITECT. OUTSIDE OF THIS PLANTING SEASON A TEMPORARY SEEDING MAY BE REQUIRED FOR STABILIZATION PURPOSES AND SHOULD BE COORDINATED WITH THE SOIL CONSERVATION DISTRICT. TEMPORARY SEEDING SHOULD BE DONE WITH ANNUAL SPECIES ONLY. PERENNIAL SPECIES MUST BE REMOVED PRIOR TO FINAL SEEDING.

SUBMITTALS: CONTRACTOR SHALL SUPPLY SEED TAGS OR OTHER EVIDENCE OF SPECIES AND QUANTITIES OF SEED INSTALLED. CONTRACTOR SHALL NOTIFY TOWNSHIP LANDSCAPE ARCHITECT WHEN SEEDING IS TO OCCUR FOR INSPECTION AS REQUIRED AND PROVIDE A WRITTEN SUMMARY OF SEEDING METHOD AND MATERIALS.

SITE PREPARATION: PRIOR TO PLANTING THE SITE, INVASIVE SPECIES PARTICULARLY ADAPTED TO WET CONDITIONS SHOULD BE REMOVED OR SPRAYED USING AN APPROVED HERBICIDE BY A LICENSED SPRAY TECHNICIAN. PERENNIAL WEEDS NOT ADDRESSED BEFORE ESTABLISHMENT WILL BE DIFFICULT TO REMOVE LATER. NORMAL VEGETATION CAN BE WORKED INTO THE TOPSOIL WHICH SHOULD BE STOCKPILED UNTIL THE FINAL GRADE HAS BEEN ESTABLISHED.

THE INFILTRATION AND PLANT GROWTH AREAS SHOULD BE LOOSE AND FRIABLE, HIGH IN ORGANIC MATTER, AND COMPLETED WITHOUT COMPACTION BY HEAVY EQUIPMENT. AN EXCAVATOR MAY BE USED TO DIG AND DROP EACH AREA OF THE BOTTOM SOIL IN A LOOSE MANNER. LIME OR COMPOST CAN THEN BE INCORPORATED. THE EXCAVATION MACHINE DOES NOT MOVE OVER THE FINISHED SURFACE THEREBY AVOIDING UNNECESSARY COMPACTION. NATIVE VEGETATION CAN BE PLANTED OR SEEDED OVER THIS UNEVEN ABSORBENT SURFACE.

IMPLEMENTATION: A SOIL TEST SHOULD BE PERFORMED PRIOR TO IMPLEMENTATION AND SUPPLIED TO THE LANDSCAPE ARCHITECT. SEEDING AND PLANTING SHOULD BEGIN IMMEDIATELY UPON COMPLETION OF THE STRUCTURE WHILE THE SOIL IS STILL FRIABLE AND BEFORE WEEDS EMERGE. PLAN SEEDING AND PLANTING BEFORE THE BASIN IS FLOODED OR ALLOW THE BASIN TO DRAIN BEFORE SEEDING. BROADCAST SEED EVENLY OVER EACH UNIT BY HAND SEEDING OR HYDROSEEDING. SEEDING RATE AS SPECIFIED. STRAW MULCH OR STRAW COCONUT MATS SHOULD BE USED TO CONTROL EROSION AND PROTECT EMERGING SEEDLINGS FROM EXTREME TEMPERATURES AND DRYING OUT. MULCH SHOULD BE USED SPARINGLY AND ALLOW SUNLIGHT TO REACH THE GROUND. SEEDED AREAS SHOULD BE IRRIGATED UNTIL SEEDLINGS BECOME ESTABLISHED.

FIRST GROWING SEASON MAINTENANCE: WHEN MEADOW HEIGHT REACHES 18"-24", USE A STRING TRIMMER TO TRIM THE MEADOW TO 8". IF BIOENGINEERING OR CONTAINERIZED WOODY MATERIALS WERE USED IN THE PLANTING OR SEED OF SHRUBS/TREES WERE PART OF THE MIIX, THE SITE SHOULD NOT BE TRIMMED AFTER THE ESTABLISHMENT YEAR. PROBLEM WEEDS SHOULD BE HAND PULLED OR SPOT SPRAYED WITH AN APPROVED HERBICIDE BY A LICENSED SPRAY TECHNICIAN.

SECOND & SUBSEQUENT GROWING SEASONS MAINTENANCE: PRIOR TO NEW SPRING GROWTH REACHING 2", TRIM ANY MATERIAL STANDING FROM THE PREVIOUS YEAR TO THE SAME HEIGHT (2"). IF BIOENGINEERING OR CONTAINERIZED WOODY MATERIALS WERE USED ON THE SITE OR SEED OF SHRUBS/TREES WERE PART OF THE MIX, THE SITE SHOULD NOT TRIMMED AFTER THE FIRST ESTABLISHMENT YEAR. PROBLEM WEEDS SHOULD BE HAND PULLED OR SPOT SPRAYED WITH AN APPROVED HERBICIDE BY A LICENSED SPRAY TECHNICIAN.

SPECIAL CIRCUMSTANCES - SECOND GROWING SEASON: IF THERE IS A HEAVY INFESTATION OF RAGWEED OR FOXTAIL IN THE SECOND GROWING SEASON, TRIM THE MEADOW TO 8". IF BIOENGINEERING OR CONTAINERIZED WOODY MATERIALS WERE USED, TRIMMING SHOULD BE ABOVE OR AROUND NEW GROWTH OF THE PLANTS. TRIMMING OPERATIONS SHOULD CEASE AFTER MID-SEPTEMBER.

GENERAL MAINTENANCE: IN ADDITION TO STRUCTURAL MAINTENANCE, SILTATION SHOULD BE REMOVED AS REQUIRED. CLOSE MOWING THROUGHOUT THE GROWING SEASON OR EXTENSIVE CHEMICAL USE IS NOT PERMITTED.

ACCEPTANCE: MEADOW SEEDING MAY BE DEEMED COMPLETE WHEN GERMINATION IS EVIDENT FOR GREATER THAN 50% OF THE SPECIES IN THE MIX AND THE SOIL IS SUFFICIENTLY STABILIZED TO PREVENT EROSION. AS MANY MEADOW SPECIES ARE SLOW TO GERMINATE AND ESTABLISH, THE CONTRACTOR IS URGED TO INSTALL THE MEADOW SEEDING AS SOON AS POSSIBLE SO AS NOT TO DELAY FINAL ACCEPTANCE.

ERNMX-180-1-MIX 'B', 156-MIX 'C', 126-MIX 'D' & 180-2-MIX 'E' MEADOW NOTES

SCHEDULE: MEADOW SEEDING SHOULD BE CONDUCTED ONLY BETWEEN MARCH 1 AND MAY 15, UNLESS SPECIFICALLY AUTHORIZED BY THE TOWNSHIP LANDSCAPE ARCHITECT. OUTSIDE OF THIS PLANTING SEASON A TEMPORARY SEEDING MAY BE REQUIRED FOR STABILIZATION PURPOSES AND SHOULD BE COORDINATED WITH THE SOIL CONSERVATION DISTRICT. TEMPORARY SEEDING SHOULD BE DONE WITH ANNUAL SPECIES ONLY. PERENNIAL SPECIES MUST BE REMOVED PRIOR TO FINAL SEEDING.

SUBMITTALS: CONTRACTOR SHALL SUPPLY SEED TAGS OR OTHER EVIDENCE OF SPECIES AND QUANTITIES OF SEED INSTALLED. CONTRACTOR SHALL NOTIFY TOWNSHIP LANDSCAPE ARCHITECT WHEN SEEDING IS TO OCCUR FOR INSPECTION AS REQUIRED AND PROVIDE A WRITTEN SUMMARY OF SEEDING METHOD AND MATERIALS.

SITE PREPARATION: ERADICATE EXISTING VEGETATION BY HAVING A LICENSED SPRAY TECHNICIAN APPLY AN APPROVED HERBICIDE. PERENNIAL WEEDS NOT ADDRESSED BEFORE ESTABLISHMENT WILL BE DIFFICULT TO REMOVE LATER. FOR AREAS WITH SLOPE GREATER THAN 3:1, FINAL TRACKING SHOULD BE PERPENDICULAR TO THE SLOPE. THE TRACKS WILL AID IN REDUCING EROSION AND REATIANING SEED AND MOISTURE. MULCHING WITH STRAW, HYDROMULCH, OR STRAW/COCONUT FIBER MATS IS RECOMMENDED ON THESE SITES TO PROTECT THE SEED FROM DRYING OUT OR WASHING AWAY. FOR AREAS STEEPER THAN 3:1, THE USE OF EROSION CONTROL BLANKETS OR FLEXIBLE GROWTH MEDIUM IS RECOMMENDED. WHEN USING EROSION CONTROL BLANKETS, BE SURE THEY ARE TOED IN AT THE TOP OF THE SLOPE.

IMPLEMENTATION: A SOIL TEST SHOULD BE PERFORMED PRIOR TO IMPLEMENTATION AND SUPPLIED TO THE LANDSCAPE ARCHITECT. SEEDING AND PLANTING SHOULD BEGIN IMMEDIATELY UPON COMPLETION OF THE STRUCTURE WHILE THE SOIL IS STILL FRIABLE AND BEFORE WEEDS EMERGE. PLAN SEEDING AND PLANTING BEFORE THE BASIN IS FLOODED OR ALLOW THE BASIN TO DRAIN BEFORE SEEDING. BROADCAST SEED EVENLY OVER EACH UNIT BY HAND SEEDING OR HYDROSEEDING. SEEDING RATE AS SPECIFIED. STRAW MULCH OR STRAW COCONUT MATS SHOULD BE USED TO CONTROL EROSION AND PROTECT EMERGING SEEDLINGS FROM EXTREME TEMPERATURES AND DRYING OUT. MULCH SHOULD BE USED SPARINGLY AND ALLOW SUNLIGHT TO REACH THE GROUND. SEEDED AREAS SHOULD BE IRRIGATED UNTIL SEEDLINGS BECOME ESTABLISHED.

FIRST GROWING SEASON MAINTENANCE: POST PLANTING MAINTENANCE WILL PROVIDE IMPROVED RESULTS IF THE GROUND IS NOT TOO ROUGH OR STEEP. WHENEVER CANOPY HEIGHT (OVERALL VEGETATION) REACHES 18"-24", USE A BRUSH HOG MOWER OR STRING TRIMMER TO TRIM THE MEADOW TO 8". TRIMMING REDUCES COMPETITION BY FAST GROWING WEEDS FOR SUNLIGHT, WATER AND NUTRIENTS NEEDED BY SLOWER GROWING PERENNIAL NATIVES. A LAWN MOWER IS NOT RECOMMENDED AS THE MOWER HEIGHT WILL BE TOO LOW AND THE NATIVE SEEDLINGS WILL BE KILLED. TRIMMING SHOULD CEASE BY MID-SEPTEMBER. PROBLEM WEEDS SHOULD BE HAND PULLED OR SPOT SPRAYED WITH AN APPROVED HERBICIDE.

SECOND & SUBSEQUENT GROWING SEASONS MAINTENANCE: PRIOR TO NEW SPRING GROWTH REACHING 2", TRIM ANY MATERIAL STANDING FROM THE PREVIOUS YEAR TO THE SAME HEIGHT (2"). IF BIOENGINEERING OR CONTAINERIZED WOODY MATERIALS WERE USED ON THE SITE OR SEED OF SHRUBS/TREES WERE PART OF THE MIX, THE SITE SHOULD NOT TRIMMED AFTER THE FIRST ESTABLISHMENT YEAR. PROBLEM WEEDS SHOULD BE HAND PULLED OR SPOT SPRAYED WITH AN APPROVED HERBICIDE BY A LICENSED SPRAY TECHNICIAN.

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ACCEPTANCE: MEADOW SEEDING MAY BE DEEMED COMPLETE WHEN GERMINATION IS EVIDENT FOR GREATER THAN 50% OF THE SPECIES IN THE MIX AND THE SOIL IS SUFFICIENTLY STABILIZED TO PREVENT EROSION. AS MANY MEADOW SPECIES ARE SLOW TO GERMINATE AND ESTABLISH, THE CONTRACTOR IS URGED TO INSTALL THE MEADOW SEEDING AS SOON AS POSSIBLE SO AS NOT TO DELAY FINAL ACCEPTANCE.

Table 235-11.9-C: Buffer Design Standards (Grade 'B') (Beaver Dam Road)

Buffer Grade	Required	Required Barron	Proposed
Width of Buffer (feet)	15'	15'	286'
Additional Required Yard	0	0	568.80'
Density of Plantings			
Canopy Plantings (trees or shurbs per 100 feet)	2.5	29	155 Canopy Trees
Understory Plantings (trees or shurbs per 100 feet)	6	68	372 Understory
Screenings Structure Suggested	Yes	Yes	Yes
Streenings Structure Required	No	No	Yes

SCALE : 1" = 150'

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REV	DATE	DESCRIPTION
1	9/3/24	REVISED PER UPDATED SITE LAYOUT.
2	11/8/24	REVISED PER DEIS COMMENTS.
3	3/28/25	REVISED PER FEIS COMMENTS.
4	6/27/25	REVISED PER FEIS SUBMISSION.
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6	2/17/26	REVISED PER DOH & DOT COMMENTS.
7	6/19/26	REVISED PER FEIS COMMENTS.

NEELYTOWN BD DEVELOPERS LLC

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK

Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
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SCALE:	DRAWN BY:
AS SHOWN	JG
DESIGNED BY:	REVIEWED BY:
JG	JBC
DATE ISSUED:	PROJECT NUMBER:
5/12/23	21000327A

SHEET NAME: OVERALL LANDSCAPE PLAN

DRAWING NUMBER: 20 OF 50

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING DOCUMENT BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY DOCUMENTS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

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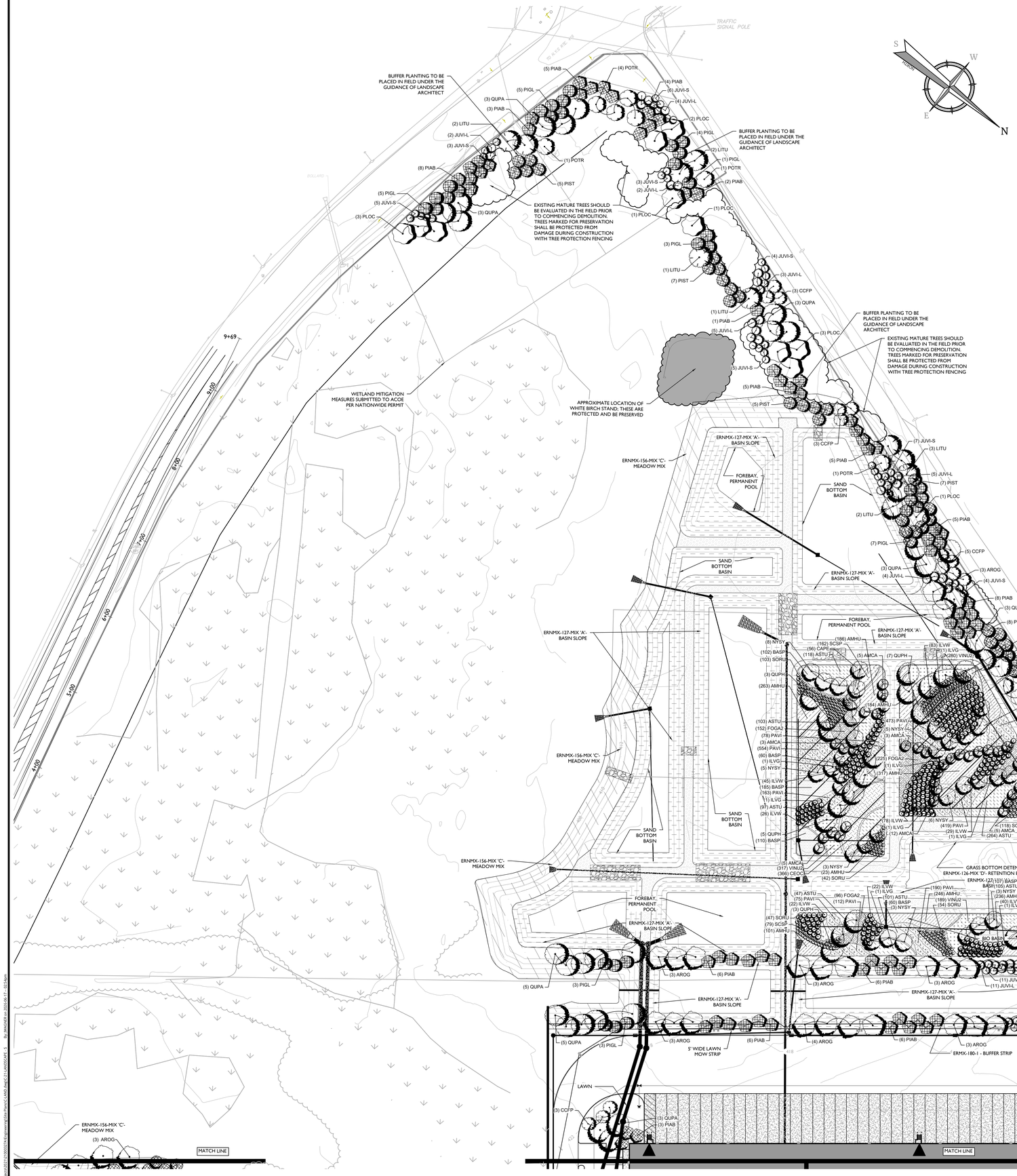

LANDSCAPE PLAN NOTES

1. SEE SHEET 20 FOR PLANT SCHEDULE.
2. PLANT LOCATIONS INDICATED ON THE LANDSCAPE PLAN ARE APPROXIMATE. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO SITE CONDITIONS. PRIOR TO INSTALLATION, PLANT LOCATIONS AND PLANTING BED LIMITS SHALL BE APPROVED IN THE FIELD UNDER THE DIRECTION OF THE OWNER'S LANDSCAPE ENGINEER.
3. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT MATERIAL DISCREPANCIES OCCUR.
4. LAWN AREAS SHALL BE PERMANENTLY STABILIZED WITH SEED UNLESS OTHERWISE INDICATED ON THE PLAN. SEE SOIL EROSION & SEDIMENT CONTROL PLAN FOR APPROVED SEED MIXTURES.
5. ALL SHADE TREES PLANTED ADJACENT TO PEDESTRIAN WALKWAYS, VEHICLE ACCESSES, UTILITY POLES, OVERHEAD POWER LINES, OR WITHIN A SIGHT TRIANGLE OR SIGHT EASEMENT SHALL BE BRANCHED A MINIMUM OF 7'-0" ABOVE GRADE AND/OR APPROPRIATELY PRUNED TO BE 7'-0" ABOVE GRADE. ALL SHRUBS WITHIN A SIGHT TRIANGLE OR SIGHT EASEMENT SHALL NOT EXCEED 30" ABOVE THE ELEVATION OF THE ADJACENT CURB AND ARE TO BE APPROPRIATELY PRUNED.
6. PLANTINGS SHALL BE MAINTAINED FOR THE LIFE OF THE SITE.
7. MINIMUM OF 30" OF TOP SOIL IN ALL PLANTING AREAS TO HELP ENSURE SUCCESSFUL ESTABLISHMENT OF NEW PLANTINGS.

TOWN OF MONTGOMERY LANDSCAPE NOTES

PER §235-16.5.C(3)(d)[4]

1. LANDSCAPE MATERIAL BEING PLANTED SHALL CONFORM WITH PROCUREMENT, TRANSPORT AND INSTALLATION GUIDELINES ESTABLISHED BY THE AMERICAN NURSERYMAN'S ASSOCIATION STANDARDS.
2. PLANT MATERIAL SHALL BE VIGOROUS AND SHALL BE FREE OF DEFECTS, DISFIGUREMENTS, DECAY, INFESTATION OR INJURY.
3. TREES SHALL BE NO SMALLER THAN TWO-AND-A-HALF-INCH CALIPER, ACCEPTABLE PLANTING METHODS AND STANDARDS AND REQUIREMENTS FOR PRUNING, STAKING, MULCHING AND PROTECTION SHALL BE ESTABLISHED BY A LICENSED LANDSCAPE ARCHITECT AND INCORPORATED IN THE SITE PLAN.
4. A LANDSCAPE BOND WILL BE NEEDED FROM THE APPLICANT AND HELD IN ESCROW BY THE TOWN BOARD TO ENSURE COMPLETION OF THE LANDSCAPING ON-SITE.
5. THE LANDSCAPING ON-SITE SHOULD RETAIN EXISTING NATURAL FEATURES AND VEGETATION. NEW LANDSCAPING WILL BLEND INTO THE SURROUNDING LANDSCAPE, UTILIZING INDIGENOUS MATERIALS AND SPECIES OF THE AREA.
6. LANDSCAPE PLANTINGS ARE AN INTEGRAL PART OF THE APPROVED PLAN AND SHALL BE MAINTAINED FOR THE LIFE OF THE USE.
7. ALL SCREENING FEATURES AND LANDSCAPING PLANTINGS PROVIDED PURSUANT TO THIS SUBSECTION 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.
8. 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 A CONDITION OF ALL COMMERCIAL SITE PLAN APPROVALS AND ALL RELATED CERTIFICATES OF OCCUPANCY. IN THE EVENT THAT IN-KIND REPLACEMENT IS DEEMED TO BE IMPRACTICABLE, THE USER SHALL RETURN TO THE PLANNING BOARD IN ORDER TO MODIFY THE APPROVED LANDSCAPE/SCREENING COMPONENT OF THE PLAN ACCORDINGLY.

PER §235-16.5.C.(3)(d)[5]

1. THE PLANNING BOARD SHALL DETERMINE THAT NO SIGHT DISTANCE OBSTRUCTIONS TO DRIVEWAYS, PUBLIC AND PRIVATE ROADS ARE CREATED AS A RESULT OF A SITE-LANDSCAPING PLAN; BOTH THE MATURE HEIGHT, THE BRANCHING PATTERN AND THE PLACEMENT OF THE PLAN SHALL BE CONSIDERED IN EVALUATING THE SITE LANDSCAPE PLAN, ALTHOUGH ALL LANDSCAPE MATERIAL SHALL BE PROPERLY MAINTAINED THROUGHOUT THE LIFE OF THE SITE, LANDSCAPE PLANS SHALL AVOID RELIANCE PURELY ON MAINTENANCE TO AVOID CREATING SIGHT DISTANCE OBSTRUCTIONS. INSTEAD, LANDSCAPE PLANS SHALL INCLUDE A CAREFUL AND APPROPRIATE CHOICE OF PLANTINGS FOR THIS PURPOSE.

COMPLIANCE TABLE FOR LANDSCAPE REQUIREMENT

(APPLIES TO ENTIRE PROJECT SITE, SHEETS 21-24)

SECTION	REQUIREMENT	PROVIDED	COMPLIES
§235-16.5.C(3)(d) REQUIRED SITE PLAN PROCEDURE AND STANDARDS	NATIVE PLANT SPECIES ARE PREFERRED AND SHALL BE REQUIRED EXCEPT WHERE SPECIFIC WAIVER IS GRANTED BY THE PLANNING BOARD FOR SITE-SPECIFIC HABITAT OR OTHER REASONS.	NATIVE PLANTS SPECIES ARE PROPOSED	YES
§235-16.5.C(3)(d)[1] REQUIRED SITE PLAN PROCEDURE AND STANDARDS	AT LEAST ONE TREE FOR EVERY 50 FEET OF SITE PERIMETER AND ONE SHRUB OR LOW PLANTING SPECIES FOR EVERY 20 FEET OF SITE PERIMETER SHALL BE PROVIDED. THE PLANNING BOARD MAY WAIVE ALL OR PART OF THE PERIMETER LANDSCAPING REQUIREMENT WHERE IT DEEMS THAT THE EXISTING SITE CONDITIONS AND/OR RETAINED SITE VEGETATION OBVIATES THE NEED FOR NEW PERIMETER LANDSCAPING.	NORTH/NORTHWEST PROPERTY LINES (LOTS 2 & 3): 4,401 LF 88 REQUIRED TREES, 220 REQUIRED SHRUBS 497 PROPOSED TREES SOUTHWEST/SOUTHEAST PROPERTY LINE (LOTS 1 & 3): 2,624 LF 53 REQUIRED TREES, 132 REQUIRED SHRUBS 66 PROPOSED TREES, 76 PROPOSED SHRUBS NORTHEAST PROPERTY LINES (LOTS 1 & 2): 3,870 LF 78 REQUIRED TREES, 194 REQUIRED SHRUBS 97 PROPOSED TREES	YES* YES** YES**
§235-16.5.C(3)(d)[2] REQUIRED SITE PLAN PROCEDURE AND STANDARDS	PARKING AREAS SHALL BE LANDSCAPED, AND IN ADDITION TO THE PERIMETER LANDSCAPE REQUIREMENTS AT LEAST 10% OF THE INSIDE AREA OF PARKING LOTS WITH MORE THAN 50 SPACES SHALL BE LANDSCAPED WITH TREES, LAWN AND LOW PLANTING SPECIES. PARKING LOT LANDSCAPING SHALL BE DISTRIBUTED WITHIN THE PARKING LOT SO AS TO AVOID LARGE UNBROKEN AREAS OF PAVEMENT.	TOTAL PARKING AREA: 670,557 SF TOTAL LANDSCAPE PARKING AREA: 161,796 SF 189,973 SF / 642,290 SF = 24.12%	YES
§235-16.5.C(3)(d)[3] REQUIRED SITE PLAN PROCEDURE AND STANDARDS	ADDITIONAL LANDSCAPING SHALL BE PROVIDED ADJACENT TO THE STRUCTURE, FOR SITE PLANS INVOLVING STRUCTURAL USES, WITH AT LEAST 10% OF THE GROUND FLOOR AREA OF THE BUILDING BEING ESTABLISHED IN TREES AND SHRUBS. FOR ANY BUILDING FOOTPRINT IN EXCESS OF 50,000 SQUARE FEET, THE PLANNING BOARD SHALL ADJUST THE LOCATION OF LANDSCAPING NEEDED ON THE SITE.	GROSS FLOOR AREA OF WAREHOUSE ON LOT 1: 214,000 SF REQUIRED BUILDING LANDSCAPING: 21,400 SF PROPOSED BUILDING LANDSCAPING: 17,902 SF GROSS FLOOR AREA OF WAREHOUSE ON LOT 2: 664,200 SF REQUIRED BUILDING LANDSCAPING: 66,420 SF PROPOSED BUILDING LANDSCAPING: 48,040 SF GROSS FLOOR AREA OF WAREHOUSE ON LOT 3: 350,070 SF REQUIRED BUILDING LANDSCAPING: 35,007 SF PROPOSED BUILDING LANDSCAPING: 47,703 SF	NO (W) NO (W) YES
§235-16.5.C(3)(d)[4] REQUIRED SITE PLAN PROCEDURE AND STANDARDS	TREES SHALL BE NO SMALLER THAN TWO-AND-A-HALF-INCH CALIPER, ACCEPTABLE PLANTING METHODS AND STANDARDS AND REQUIREMENTS FOR PRUNING, STAKING, MULCHING AND PROTECTION SHALL BE ESTABLISHED BY A LICENSED LANDSCAPE ARCHITECT AND INCORPORATED IN THE SITE PLAN.	ALL TREES ARE 2-1/2" CALIPER MINIMUM	YES
§235-16.5.C(3)(d)[5] REQUIRED SITE PLAN PROCEDURE AND STANDARDS	ALTHOUGH ALL LANDSCAPE MATERIAL SHALL BE PROPERLY MAINTAINED THROUGHOUT THE LIFE OF THE SITE, LANDSCAPE PLANS SHALL AVOID RELIANCE PURELY ON MAINTENANCE TO AVOID CREATING SIGHT DISTANCE OBSTRUCTIONS. INSTEAD, LANDSCAPE PLANS SHALL INCLUDE A CAREFUL AND APPROPRIATE CHOICE OF PLANTINGS FOR THIS PURPOSE.	ADDITIONAL PLANTINGS HAVE BEEN INSTALLED AT THE SOUTHWEST AND WESTERN SIDES OF THE PROPOERTY FOR SCREENING PURPOSES	YES
§235-16.5.C(3)(d)[6] REQUIRED SITE PLAN PROCEDURE AND STANDARDS	PLANTINGS MUST BE INSTALLED SO THAT WHEN OF MATURE HEIGHT THEY DO NOT REACH ANY OVERHEAD WIRES ON SITE.	ALL PROPOSED PLANTINGS WILL BE MAINTAINED TO ENSURE THEIR MATURE HEIGHT DOES NOT CONFLICT WITH OVERHEAD WIRING	YES

* EXISTING SITE CONDITIONS INCLUDE A LOT OF EXISTING VEGETATION THAT WILL REMAIN AFTER CONSTRUCTION, REDUCING THE AMOUNT OR NEED FOR NEW VEGETATION.

** THE AMOUNT OF PROPOSED TREES WILL PROVIDE A BUFFER TO NEIGHBORING PROPERTIES, ADDITIONAL SHRUBS ARE NOT NEEDED IN ORDER TO MAINTAIN THE BUFFER

(W) = WAIVER REQUIRED

HATCH & SEED MIX KEY

ERNMX-127 - MIX 'A' | ERNMX-180-I- MIX 'B' | ERNMX-156 - MIX 'C' | ERNMX-113-LAWN | ERNMX-126 - MIX 'D' | ERNMX - 180 - 2 - MIX 'E'

ORANGE COUNTY NOTES

1. NO PLANTINGS, SIGNS, OR LANDSCAPING FEATURES (TREES, SHRUBS, GATES, FENCES, STONE WALLS, STONE PILLARS, SIGNS, ETC.) SHALL BE PLACED WITHIN ANY COUNTY RIGHT-OF-WAY. NO STONES OR BOULDERS SHALL BE PLACED OR INSTALLED WITHIN ANY COUNTY RIGHT-OF-WAY FOR ANY PURPOSE (I.E., LANDSCAPING FEATURES, RETAINING STRUCTURES, OR TO CREATE A FLARE AT THE END OF A CULVERT).
2. ALL PROPOSED FENCES, WALLS, GATES, AND LANDSCAPING FEATURES ARE REQUIRED TO BE OFFSET BY FIVE (5) FEET FROM THE PROPERTY BOUNDARY AND MUST BE FULLY CONTAINED ON, AND MAINTAINABLE FROM, PRIVATE PROPERTY.

ANY TREES WHICH ARE DAMAGED OR DO NOT SURVIVE A ONE YEAR PERIOD, AS A RESULT OF CONSTRUCTION, THE APPLICANT WILL REPLACE WITH 1:1 PLANTING

SEE SOIL EROSION & SEDIMENT CONTROL PLAN FOR GENERAL SEEDING NOTES

SEE CONSTRUCTION DETAILS FOR GENERAL PLANTING NOTES AND LANDSCAPE DETAILS

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.

50 0 50 100

SCALE : 1" = 50'

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PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

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TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK

STATE OF NEW YORK — JESSE BARRETT COKELEY — No. 090987 — LICENSED PROFESSIONAL ENGINEER

Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987-1
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

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SCALE: AS SHOWN	DRAWN BY: JG
DESIGNED BY: JG	REVIEWED BY: JBC
DATE ISSUED: 5/12/23	PROJECT NUMBER: 21000327A

SHEET NAME:

LANDSCAPE PLAN - SOUTH

DRAWING NUMBER:

21 OF 50

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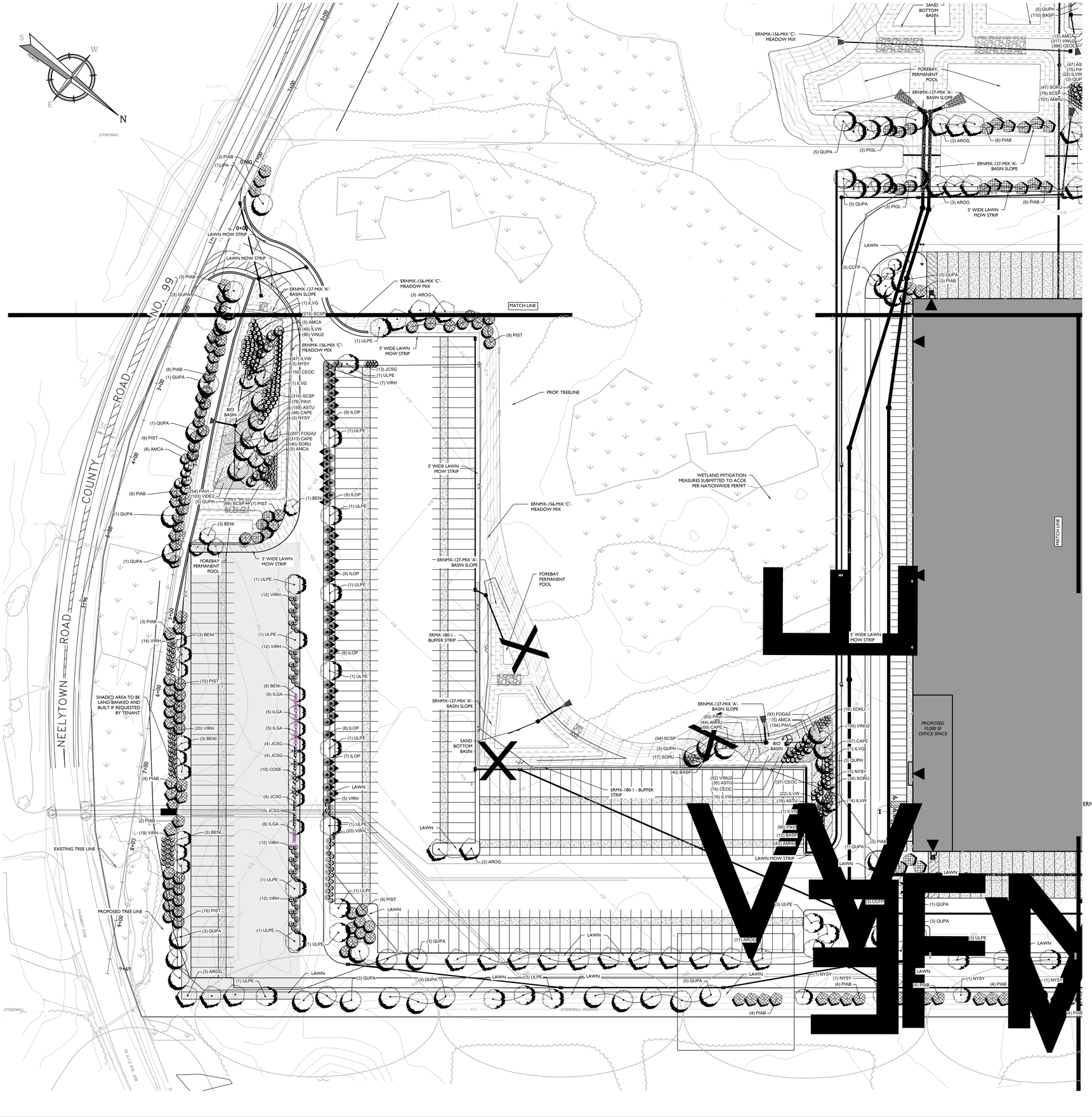

ORANGE COUNTY NOTES

1. NO PLANTINGS, SIGNS, OR LANDSCAPING FEATURES (TREES, SHRUBS, GATES, FENCES, STONE WALLS, STONE PILLARS, SIGNS, ETC.) SHALL BE PLACED WITHIN ANY COUNTY RIGHT-OF-WAY. NO STONES OR BOULDERS SHALL BE PLACED OR INSTALLED WITHIN ANY COUNTY RIGHT-OF-WAY FOR ANY PURPOSE (I.E., LANDSCAPING FEATURES, RETAINING STRUCTURES, OR TO CREATE A FLARE AT THE END OF A CULVERT).
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LANDSCAPE PLAN NOTES

1. SEE SHEET 20 FOR PLANT SCHEDULE.
2. PLANT LOCATIONS INDICATED ON THE LANDSCAPE PLAN ARE APPROXIMATE; ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO SITE CONDITIONS. PRIOR TO INSTALLATION, PLANT LOCATIONS AND PLANTING BED LIMITS SHALL BE APPROVED IN THE FIELD UNDER THE DIRECTION OF THE OWNER'S LANDSCAPE ENGINEER.
3. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT MATERIAL DISCREPANCIES OCCUR.
4. LAWN AREAS SHALL BE PERMANENTLY STABILIZED WITH SEED UNLESS OTHERWISE INDICATED ON THE PLAN. SEE SOIL EROSION & SEDIMENT CONTROL PLAN FOR APPROVED SEED MIXTURES.
5. ALL SHADE TREES PLANTED ADJACENT TO PEDESTRIAN WALKWAYS, VEHICLE ACCESSES, UTILITY POLES, OVERHEAD POWER LINES, OR WITHIN A SIGHT TRIANGLE OR SIGHT EASEMENT SHALL BE BRANCHED A MINIMUM OF 7'-0" ABOVE GRADE AND/OR APPROPRIATELY PRUNED TO BE 7'-0" ABOVE GRADE. ALL SHRUBS WITHIN A SIGHT TRIANGLE OR SIGHT EASEMENT SHALL NOT EXCEED 30" ABOVE THE ELEVATION OF THE ADJACENT CURB AND ARE TO BE APPROPRIATELY PRUNED.
6. PLANTINGS SHALL BE MAINTAINED FOR THE LIFE OF THE SITE.
7. MINIMUM OF 30" OF TOP SOIL IN ALL PLANTING AREAS TO HELP ENSURE SUCCESSFUL ESTABLISHMENT OF NEW PLANTINGS.

TOWN OF MONTGOMERY LANDSCAPE NOTES

PER §235-16.5.C(3)(d)[4]

1. LANDSCAPE MATERIAL BEING PLANTED SHALL CONFORM WITH PROCUREMENT, TRANSPORT AND INSTALLATION GUIDELINES ESTABLISHED BY THE AMERICAN NURSERYMAN'S ASSOCIATION STANDARDS.
2. PLANT MATERIAL SHALL BE VIGOROUS AND SHALL BE FREE OF DEFECTS, DISFIGUREMENTS, DECAY, INFESTATION OR INJURY.
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4. A LANDSCAPE BOND WILL BE NEEDED FROM THE APPLICANT AND HELD IN ESCROW BY THE TOWN BOARD TO ENSURE COMPLETION OF THE LANDSCAPING ON-SITE.
5. THE LANDSCAPING ON-SITE SHOULD RETAIN EXISTING NATURAL FEATURES AND VEGETATION. NEW LANDSCAPING WILL BLEND INTO THE SURROUNDING LANDSCAPE, UTILIZING INDIGENOUS MATERIALS AND SPECIES OF THE AREA.
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7. ALL SCREENING FEATURES AND LANDSCAPING PLANTINGS PROVIDED PURSUANT TO THIS SUBSECTION 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.
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PER §235-16.5.C(3)(d)[5]

1. THE PLANNING BOARD SHALL DETERMINE THAT NO SIGHT DISTANCE OBSTRUCTIONS TO DRIVEWAYS, PUBLIC AND PRIVATE ROADS ARE CREATED AS A RESULT OF A SITE-LANDSCAPING PLAN. BOTH THE MATURE HEIGHT, THE BRANCHING PATTERN AND THE PLACEMENT OF THE PLAN SHALL BE CONSIDERED IN EVALUATING THE SITE LANDSCAPE PLAN. ALTHOUGH ALL LANDSCAPE MATERIAL SHALL BE PROPERLY MAINTAINED THROUGHOUT THE LIFE OF THE SITE, LANDSCAPE PLANS SHALL AVOID RELIANCE PURELY ON MAINTENANCE TO AVOID CREATING SIGHT DISTANCE OBSTRUCTIONS. INSTEAD, LANDSCAPE PLANS SHALL INCLUDE A CAREFUL AND APPROPRIATE CHOICE OF PLANTINGS FOR THIS PURPOSE.

HATCH & SEED MIX KEY

ERNMX-127 - MIX 'A' | ERNMX-180-1- MIX 'B' | ERNMX-156 - MIX 'C' | ERNMX-113-LAWN | ERNMX-126 - MIX 'D' | ERNMX - 180 - 2 - MIX 'E'

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SEE SOIL EROSION & SEDIMENT CONTROL PLAN FOR GENERAL SEEDING NOTES

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LANDSCAPE LEGEND

DECIDUOUS TREE
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ORNAMENTAL TREE
SHRUB
MULCH BED LINE
PERENNIAL PLANTING (SEE PLANT SCHEDULE FOR DETAILS)
POTENTIAL AREA FOR SNOW STORAGE

50 0 50 100
SCALE : 1" = 50'

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NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
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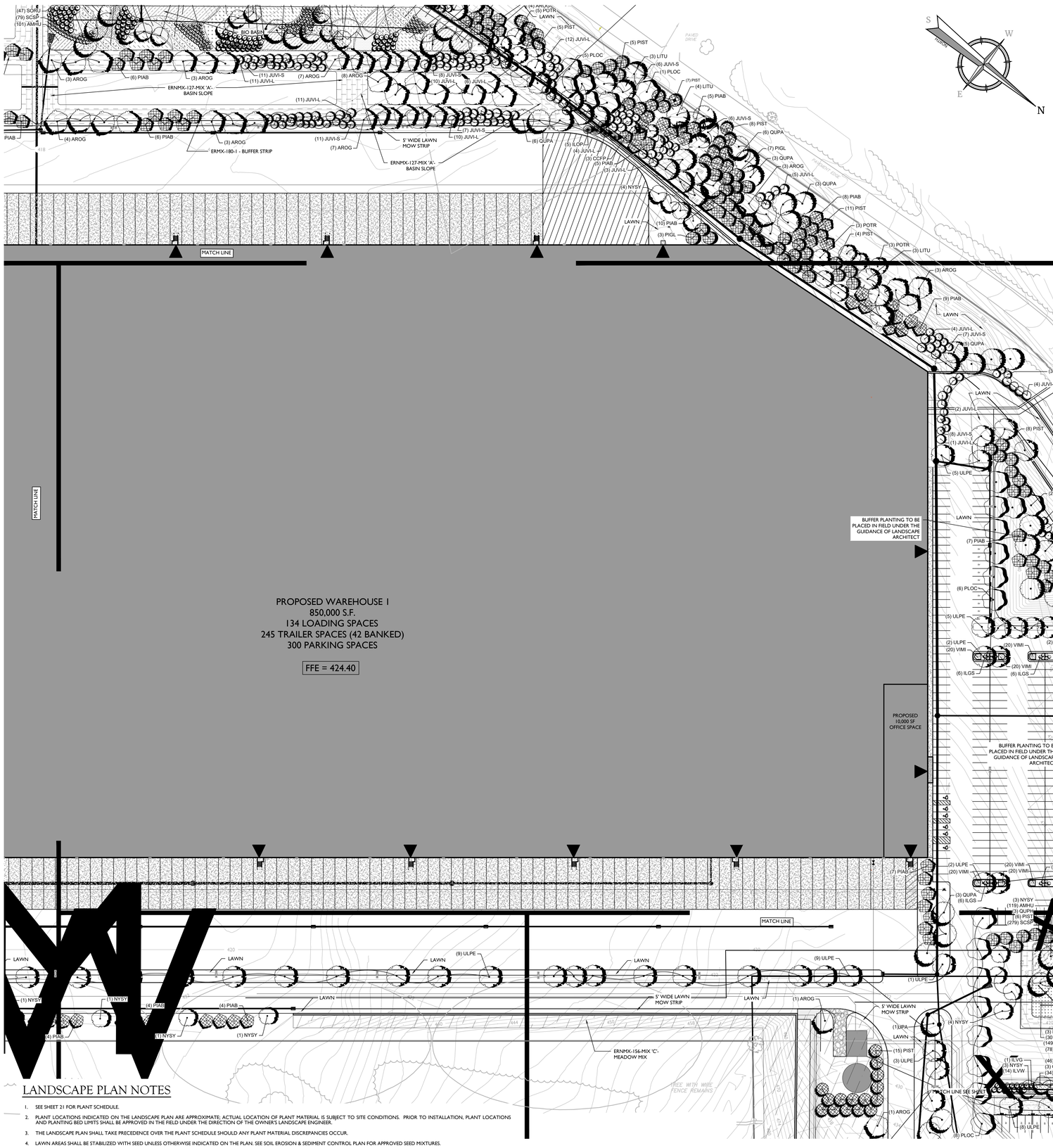

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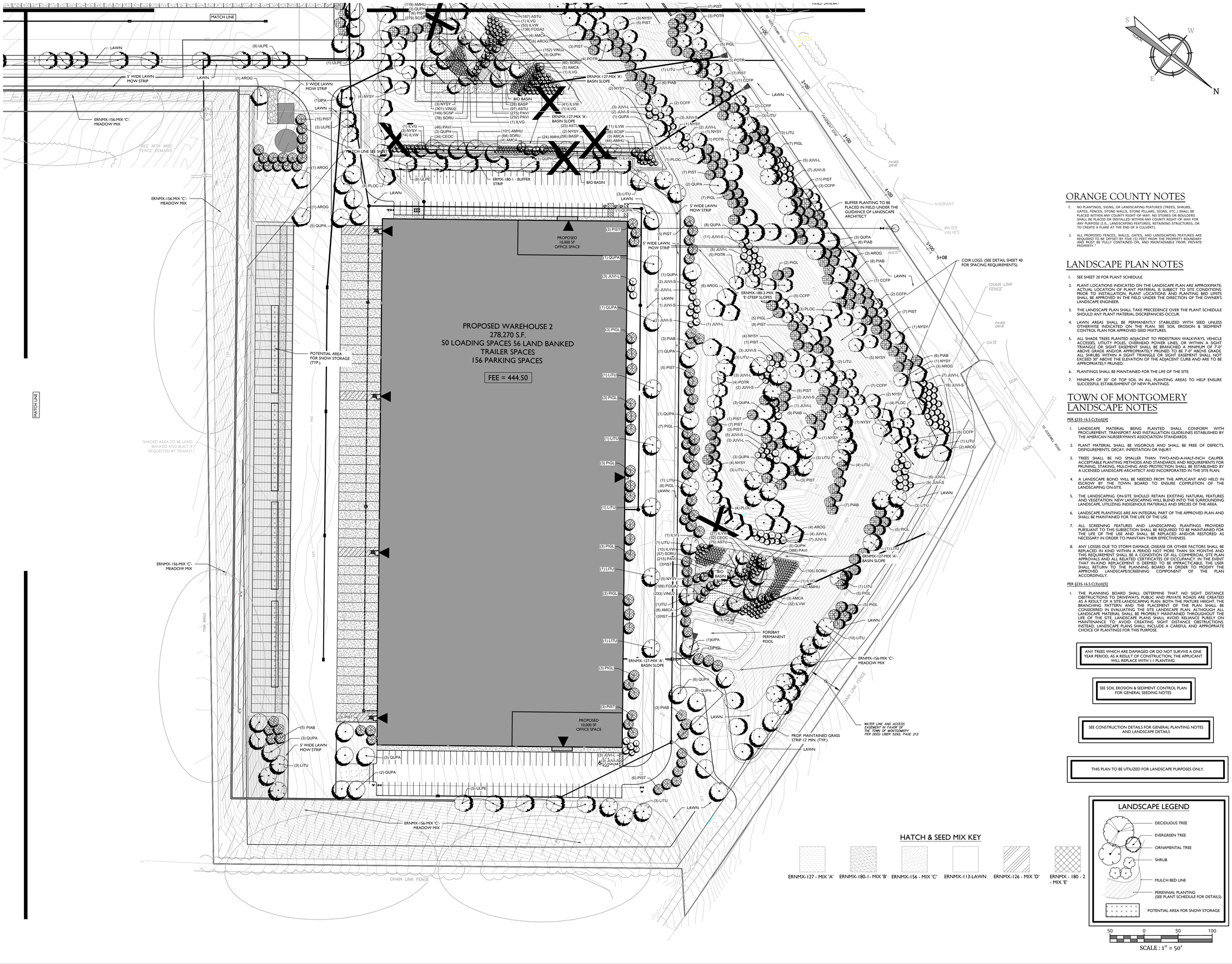

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STATE OF NEW YORK — JESSE BARRETT COKELEY — No. 090987 — LICENSED PROFESSIONAL ENGINEER

Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987-1
COLLIERS ENGINEERING & DESIGN CT, P.C.
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300 Tice Boulevard, Suite 101
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SCALE: AS SHOWN	DRAWN BY: JG
DESIGNED BY: JG	REVIEWED BY: JBC
DATE ISSUED: 5/12/23	PROJECT NUMBER: 21000327A

SHEET NAME:

LANDSCAPE PLAN - NORTH

DRAWING NUMBER:

24 OF 50

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING DOCUMENT BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY DOCUMENTS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

LUMINAIRE SCHEDULE

(APPLIES TO FULL SITE - SHEETS 25-29)

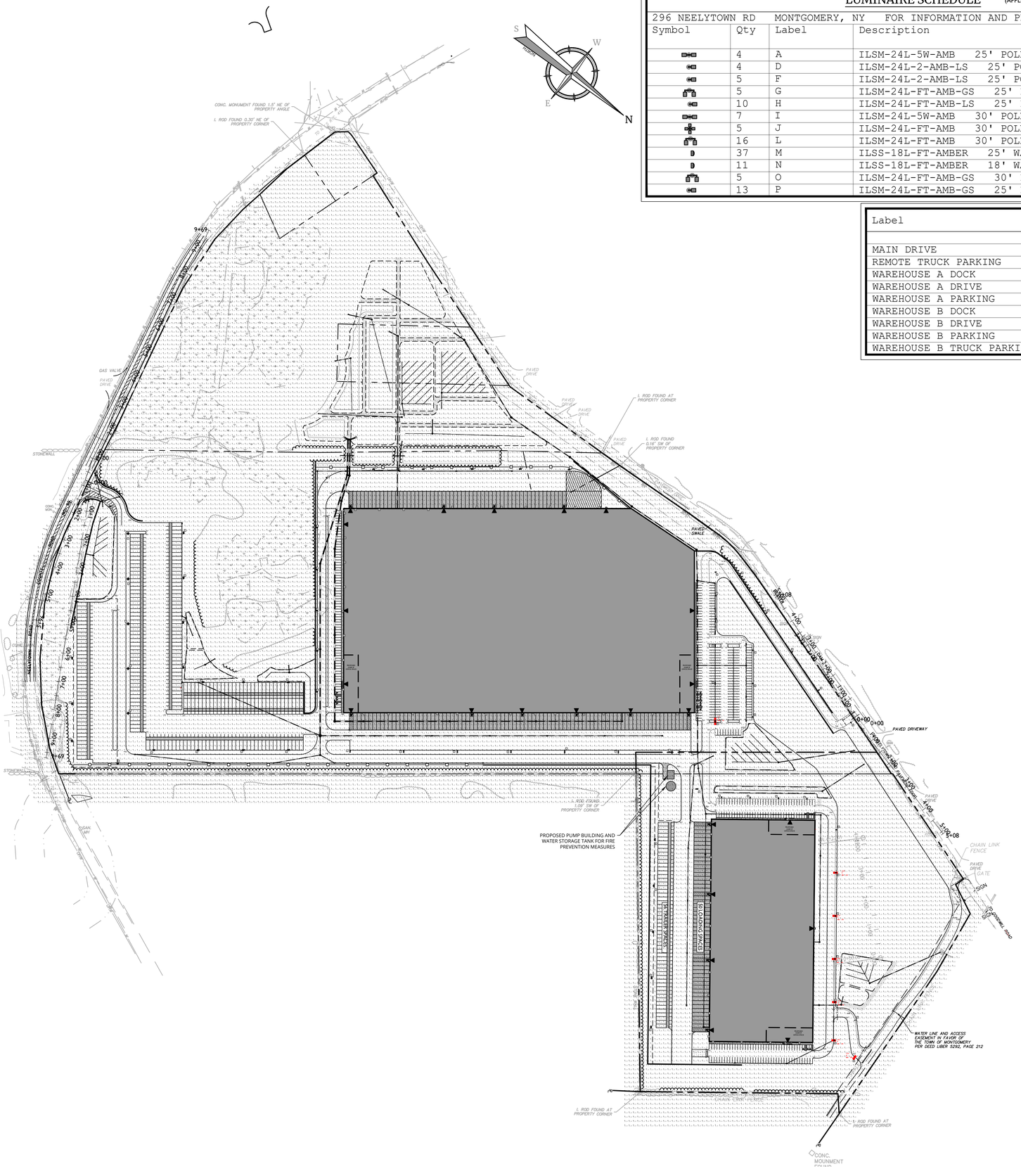
296 NEELYTOWN RD MONTGOMERY, NY FOR INFORMATION AND PRICING CONTACT STEVE VARDEMAN AT SMVARDEMAN@GMAIL.COM

Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	4	A	ILSM-24L-5W-AMB 25' POLE 3' BASE	0.950	10249	175	1400
	4	D	ILSM-24L-2-AMB-LS 25' POLE 3' BASE	0.950	6321	175	700
	5	F	ILSM-24L-2-AMB-LS 25' POLE 3' BASE	0.950	6321	175	875
	5	G	ILSM-24L-FT-AMB-GS 25' POLE 3' BASE	0.950	24487	175	1600
	10	H	ILSM-24L-FT-AMB-LS 25' POLE 3' BASE	0.950	6836	175	1750
	7	I	ILSM-24L-5W-AMB 30' POLE 5' BASE	0.950	10249	175	2450
	5	J	ILSM-24L-FT-AMB 30' POLE 5' BASE	0.950	10867	175	3500
	16	L	ILSM-24L-FT-AMB 30' POLE 5' BASE	0.950	10867	175	5600
	37	M	ILSS-18L-FT-AMBER 25' WALL MOUNT	0.950	9237	135	4995
	11	N	ILSS-18L-FT-AMBER 18' WALL MOUNT	0.950	9237	175	1485
	5	O	ILSM-24L-FT-AMB-GS 30' POLE 5' BASE	0.950	7854	175	1750
	13	P	ILSM-24L-FT-AMB-GS 25' POLE 3' BASE	0.950	7854	175	2275

CALCULATION SUMMARY

Label

	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
MAIN DRIVE	Fc	0.95	3.6	0.1	9.50	36.00	15	15
REMOTE TRUCK PARKING	Fc	1.06	4.3	0.1	10.60	43.00		
WAREHOUSE A DOCK	Fc	1.23	1.9	0.7	1.76	2.71		
WAREHOUSE A DRIVE	Fc	0.81	2.5	0.1	8.10	25.00		
WAREHOUSE A PARKING	Fc	1.09	2.1	0.3	3.63	7.00		
WAREHOUSE B DOCK	Fc	1.13	1.7	0.6	1.88	2.83		
WAREHOUSE B DRIVE	Fc	0.43	1.3	0.1	4.30	13.00		
WAREHOUSE B PARKING	Fc	0.81	1.6	0.3	2.70	5.33		
WAREHOUSE B TRUCK PARKING	Fc	1.01	1.8	0.6	1.68	3.00		



150 0 150 300

SCALE : 1" = 150'

LIGHTING PLAN NOTES

1. REFER TO CONSTRUCTION DETAILS FOR LIGHTING DETAILS AND THE LUMINAIRE SCHEDULE BELOW FOR ORDERING INFORMATION.
2. LIGHT LEVELS ON PLAN REPRESENT AVERAGE MAINTAINED FOOTCANDLE LEVELS AT FINISHED EXTERIOR GRADE.
3. ALL MOUNTING HEIGHTS ARE MEASURED FROM FINISHED EXTERIOR GRADE TO LIGHT SOURCE.
4. POLE LOCATIONS MAY VARY DUE TO SITE CONDITIONS. CONTRACTOR TO FIELD VERIFY POLE LOCATIONS PRIOR TO INSTALLATION TO ACCOMMODATE UTILITIES, PAVEMENTS, FENCES, ETC.
5. UNDERGROUND CONDUIT LOCATIONS SHALL BE COORDINATED WITH THE PROPOSED TREE LOCATIONS.
6. CONCRETE FOOTING FOR POLE MOUNTED LIGHTS TO BE DESIGNED BY OTHERS. FOOTING DETAIL TO BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTION.
7. ELECTRICAL WIRING DESIGN FOR SITE LIGHTING TO BE DESIGNED BY OTHERS.
8. SITE LIGHTING SUBSTITUTIONS WILL NOT BE PERMITTED UNLESS SUBSTITUTIONS ARE SUBMITTED AND APPROVED.
9. LUMINAIRES TO BE MANUFACTURED BY LSI INDUSTRIES, LLC OR APPROVED EQUAL.
10. LUMINAIRES AND POLE FINISHES TO BE COORDINATED.

TOWN OF MONTGOMERY LIGHTING PLAN NOTES

A. ALL EXTERIOR LUMINAIRES SHALL BE LED SEVERE FULL CUT OFF TYPE UNITS WITH A FLAT LENS ATTACHED TO A POLE OR BUILDING ON A FIXED ARM OR WALL MOUNT WITH THE LENS ORIENTED PARALLEL TO THE GROUND. CERTAIN CIRCUMSTANCES MAY REQUIRE APPROVAL OF OTHER TYPE LIGHTING LUMINAIRES. THE ABOVE IS IN ACCORDANCE WITH ZONING LAW §235-16.5, "SITE PLAN LIGHTING REQUIREMENTS".

THE FOLLOWING INFORMATION PERTAINING TO THE PROPOSED LIGHTING FIXTURES AND PLAN MUST BE PROVIDED:

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.
2. A PHOTOMETRIC REPORT FROM A NATIONAL INDEPENDENT TESTING LABORATORY WITH REPORT NUMBER, DATE, FIXTURE CATALOG NUMBER, LUMINAIRE AND LAMP SPECIFICATIONS; IES CALCULATIONS, CANDLEPOWER 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.
3. THE UNDERWRITERS LABORATORY LISTING AND FILE NUMBER FOR THE SPECIFIC FIXTURE(S) TO BE UTILIZED.
4. A COLOR PHOTOGRAPH THAT CLEARLY SHOWS THE REPLACEMENT FIXTURE POLE MOUNTED, THE FIXTURE'S COLOR, FINISH, AND PHYSICAL CHARACTERISTICS.

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. INTERIOR LIGHTING FIXTURES OR REFLECTING SURFACES WHICH ARE VISIBLE OUTSIDE THE BUILDING ALSO MUST BE SHOWN ON THE PLAN. ALL SUCH SITUATIONS MUST BE REVIEWED BY THE PLANNING BOARD AND MEET TOWN LAW REQUIREMENTS/ZONING LAW §235-16.5 REGARDING SITE PLAN LIGHTING AND LIGHT TRESPASS.

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.

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 OF THE LUMINAIRES, POLE AND POLE BASE.

LEGEND

= PROPOSED AREA LIGHT
= PROPOSED AREA LIGHT
= PROPOSED AREA LIGHT
= PROPOSED AREA LIGHT
= PROPOSED WALL MOUNTED LIGHT

PLANNING BOARD'S ACCEPTANCE OF THE LIGHTING DESIGN SHOWN HEREON IS PREMISED ON THE REPRESENTATION OF THE APPLICANT THAT THE LIGHTING WILL NOT CAUSE A GLARE OR OTHER DELETERIOUS EFFECT ON ADJOINING PROPERTIES AND/OR ROADWAY TRAFFIC. SHOULD ANY SUCH CONDITIONS RESULT FROM THE INSTALLATION, IN THE SOLE OPINION OF THE AUTHORIZED REPRESENTATIVES OF THE TOWN, THE APPLICANT AGREES TO MODIFY AND/OR REPLACE FIXTURES TO CAUSE THE CORRECTION OF THE CONDITION, TO THE SATISFACTION OF THE TOWN REPRESENTATIVES.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

THIS PLAN WAS PREPARED IN ASSISTANCE WITH STEVE VARDEMAN FROM INNOVATIVE LIGHTING SOLUTIONS. STEVE SHOULD BE CONTACTED AT 817.925.7322 FOR ALL PRICING INQUIRIES

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6	2/17/26	REVISED PER DOH & DOT COMMENTS.
7	6/19/26	REVISED PER FEIS COMMENTS.

NEELYTOWN BD DEVELOPERS LLC

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
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SCALE:	DRAWN BY:
AS SHOWN	JG
DESIGNED BY:	REVIEWED BY:
JG	JBC
DATE ISSUED:	PROJECT NUMBER:
5/12/23	21000327A

SHEET NAME:

OVERALL LIGHTING PLAN

DRAWING NUMBER:

25 OF 50

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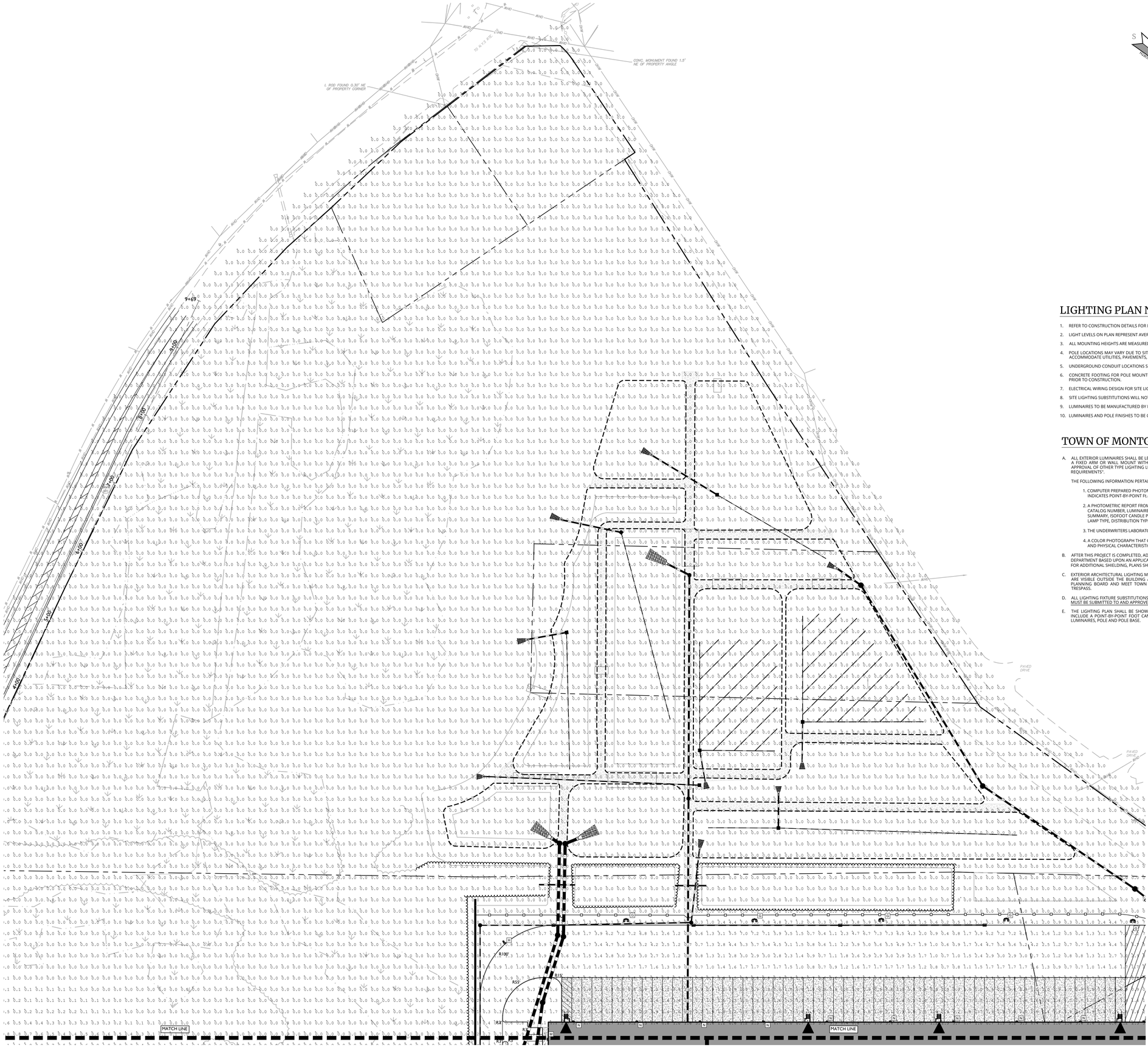
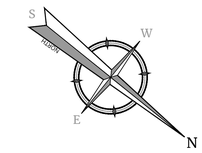
C:\CAD 3D Projects\2021\21000327A\Engineering\Civil Plans\LIGHTING - OVERALL - By JMcNichol on 2026-06-19 - 08:52am





LIGHTING PLAN NOTES

1. REFER TO CONSTRUCTION DETAILS FOR LIGHTING DETAILS AND SHEET 25 ORDERING INFORMATION.
2. LIGHT LEVELS ON PLAN REPRESENT AVERAGE MAINTAINED FOOTCANDLE LEVELS AT FINISHED EXTERIOR GRADE.
3. ALL MOUNTING HEIGHTS ARE MEASURED FROM FINISHED EXTERIOR GRADE TO LIGHT SOURCE.
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LEGEND

- = PROPOSED AREA LIGHT
- = PROPOSED AREA LIGHT
- = PROPOSED AREA LIGHT
- = PROPOSED AREA LIGHT
- = PROPOSED WALL MOUNTED LIGHT

SEE CONSTRUCTION DETAILS SHEET 41 FOR LIGHTING DETAILS CUT SHEETS

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50 0 50 100

SCALE : 1" = 50'

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PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
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SCALE: AS SHOWN	DRAWN BY: JG
DESIGNED BY: JG	REVIEWED BY: JBC
DATE ISSUED: 5/12/23	PROJECT NUMBER: 21000327A

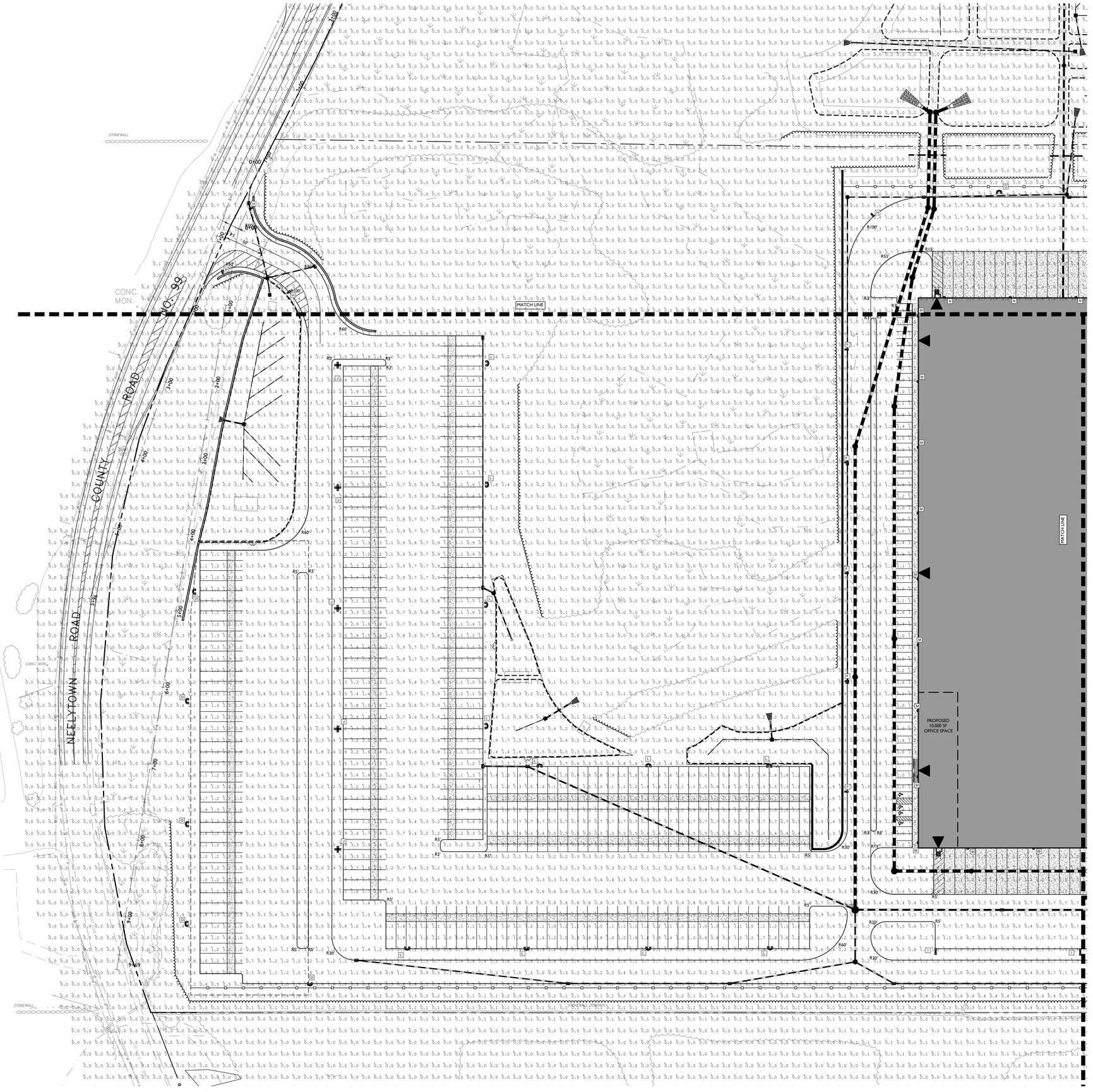
SHEET NAME:

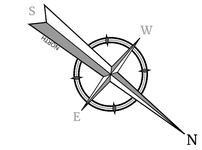
LIGHTING PLAN - SOUTH

DRAWING NUMBER:

26 OF 50

Date: 6/19/2026 11:00:03 AM By: JMcDonald Filename: C:\Projects\21000327A Neelytown\Civil\Site Plans\LIGHTING.dwg





LEGEND

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- = PROPOSED AREA LIGHT
- = PROPOSED WALL MOUNTED LIGHT

SEE CONSTRUCTION DETAILS SHEET 41 FOR LIGHTING DETAILS CUT SHEETS

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50 0 50 100

SCALE : 1" = 50'

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SCALE: AS SHOWN	DRAWN BY: JG
DESIGNED BY: JG	REVIEWED BY: JBC
DATE ISSUED: 5/12/23	PROJECT NUMBER: 21000327A

SHEET NAME:

LIGHTING PLAN - EAST

DRAWING NUMBER:

27 OF 50

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Date: 3/27/2026 | 21000327A | Engineering\Site Plans\LIGHTING\21000327A-LIGHTING_E | By: MichaelB on 2026-03-27 - 08:52pm

LIGHTING PLAN NOTES

1. REFER TO CONSTRUCTION DETAILS FOR LIGHTING DETAILS AND SHEET 25 ORDERING INFORMATION.
2. LIGHT LEVELS ON PLAN REPRESENT AVERAGE MAINTAINED FOOTCANDLE LEVELS AT FINISHED EXTERIOR GRADE.
3. ALL MOUNTING HEIGHTS ARE MEASURED FROM FINISHED EXTERIOR GRADE TO LIGHT SOURCE.
4. POLE LOCATIONS MAY VARY DUE TO SITE CONDITIONS. CONTRACTOR TO FIELD VERIFY POLE LOCATIONS PRIOR TO INSTALLATION TO ACCOMMODATE UTILITIES, PAVEMENTS, FENCES, ETC.
5. UNDERGROUND CONDUIT LOCATIONS SHALL BE COORDINATED WITH THE PROPOSED TREE LOCATIONS.
6. CONCRETE FOOTING FOR POLE MOUNTED LIGHTS TO BE DESIGNED BY OTHERS. FOOTING DETAIL TO BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTION.
7. ELECTRICAL WIRING DESIGN FOR SITE LIGHTING TO BE DESIGNED BY OTHERS.
8. SITE LIGHTING SUBSTITUTIONS WILL NOT BE PERMITTED UNLESS SUBSTITUTIONS ARE SUBMITTED AND APPROVED.
9. LUMINAIRES TO BE MANUFACTURED BY LSI INDUSTRIES, LLC OR APPROVED EQUAL.
10. LUMINAIRES AND POLE FINISHES TO BE COORDINATED.

LEGEND

- = PROPOSED AREA LIGHT
- = PROPOSED AREA LIGHT
- = PROPOSED AREA LIGHT
- = PROPOSED AREA LIGHT
- = PROPOSED WALL MOUNTED LIGHT

SEE CONSTRUCTION DETAILS SHEET 41 FOR LIGHTING DETAILS CUT SHEETS

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

THIS PLAN WAS PREPARED IN ASSISTANCE WITH STEVE VARDEMAN FROM INNOVATIVE LIGHTING SOLUTIONS. STEVE SHOULD BE CONTACTED AT 817.925.7322 FOR ALL PRICING INQUIRIES

PLANNING BOARD'S ACCEPTANCE OF THE LIGHTING DESIGN SHOWN HEREON IS PREMISED ON THE REPRESENTATION OF THE APPLICANT THAT THE LIGHTING WILL NOT CAUSE A GLARE OR OTHER DELETERIOUS EFFECT ON ADJOINING PROPERTIES AND/OR ROADWAY TRAFFIC. SHOULD ANY SUCH CONDITIONS RESULT FROM THE INSTALLATION, IN THE SOLE OPINION OF THE AUTHORIZED REPRESENTATIVES OF THE TOWN, THE APPLICANT AGREES TO MODIFY AND/OR REPLACE FIXTURES TO CAUSE THE CORRECTION OF THE CONDITION, TO THE SATISFACTION OF THE TOWN REPRESENTATIVES.

MATCH LINE

MATCH LINE

MATCH LINE

PROPOSED 10,000 SF OFFICE SPACE

PROPOSED PUMP BUILDING AND WATER STORAGE TANK FOR FIRE PREVENTION MEASURES

BEAVER DAM

SCALE : 1" = 50'

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING DOCUMENT BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY DOCUMENTS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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REV	DATE	DESCRIPTION
1	9/3/24	REVISED PER UPDATED SITE LAYOUT.
2	11/8/24	REVISED PER DEIS COMMENTS.
3	3/28/25	REVISED PER FEIS COMMENTS.
4	6/27/25	REVISED PER FEIS SUBMISSION.
5	12/12/25	REVISED PER FEIS COMMENTS.
6	2/17/26	REVISED PER DOH & DOT COMMENTS.
7	6/19/26	REVISED PER FEIS COMMENTS.

NEELYTOWN BD DEVELOPERS LLC

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK

STATE OF NEW YORK
JESSE BARRETT COKELEY
No. 090987
LICENSED PROFESSIONAL ENGINEER

Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987-1
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

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SCALE: AS SHOWN	DRAWN BY: JG
DESIGNED BY: JG	REVIEWED BY: JBC
DATE ISSUED: 5/12/23	PROJECT NUMBER: 21000327A

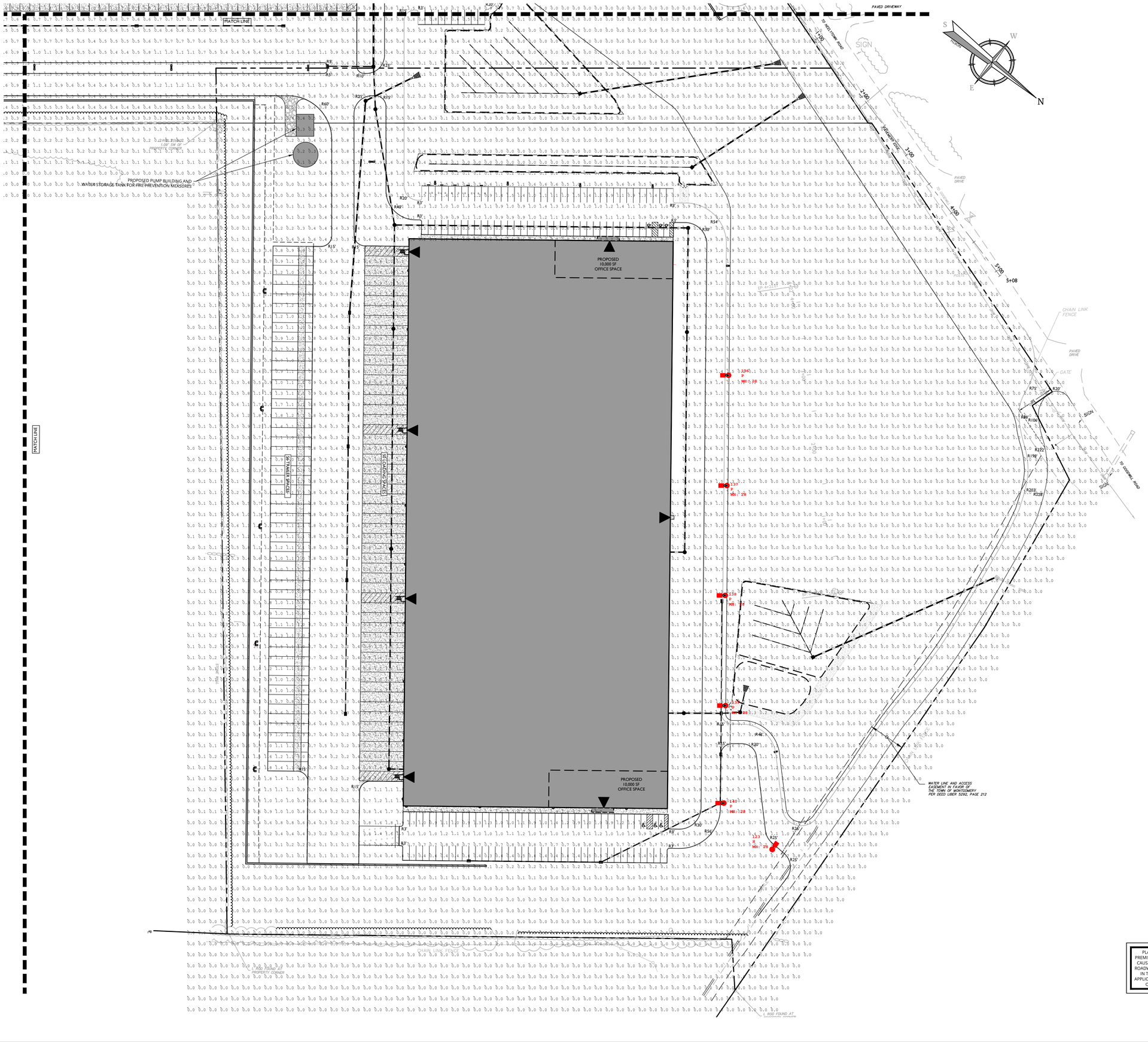
SHEET NAME:

LIGHTING PLAN - WEST

DRAWING NUMBER:

28 OF 50

Civil 3D Projection:US NAD83 NY Long Island (ftUS) Saved: 6/19/2026 11:49 AM By: JWilcox Xrefs: ...\Xrefs\Base.dwg, ...\Xrefs\Topo.dwg



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SHEET NAME:

LIGHTING PLAN - NORTH

DRAWING NUMBER:

29 OF 50

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

C:\2021\Projects\2021\21000327A\Engineering\Civil\Plans\C-LGHT.dwg, C-29 LGHTING, N, Jay Woodcliff on 2026-06-17 - 03:15pm

GENERAL ENHANCED EROSION AND SEDIMENT CONTROL PLAN FOR LARGE PROJECTS JAY BEAUMONT PE, VICE-CHAIRMAN OF THE TOWN OF MONTGOMERY PLANNING BOARD

STORMWATER POLLUTION PREVENTION PLAN

THIS ENHANCED EROSION AND SEDIMENT CONTROL PLAN SHALL BE INCORPORATED INTO THE PROJECT STORMWATER POLLUTION PREVENTION PLAN. MOST OF THE RECOMMENDED EROSION AND SEDIMENT CONTROL MEASURES ARE PRESENTED IN THE NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (BLUEBOOK). THE RECOMMENDED MEASURES ARE MORE "DURABLE" AND BETTER ABLE TO WITHSTAND RAINFALL, RUNOFF, AND WIND.

FIVE-ACRE DISTURBANCE WAIVER

THE TOWN OF MONTGOMERY PLANNING BOARD EXPECTS TO REQUIRE THAT THE FOLLOWING MEASURES BE INCORPORATED IN THE PLANS IN CONNECTION WITH ANY WAIVER THE PLANNING BOARD MAY ELECT TO GRANT IN THIS REGARD. THE TOWN OF MONTGOMERY DOES NOT ALLOW MORE THAN 18 ACRES TO BE DISTURBED AT ANY ONE TIME. EIGHTEEN ACRES IS THE MAXIMUM DISTURBANCE LIMIT RECOMMENDED BY NYSDEC.

SITE SOIL CONDITIONS

THE TOWN OF MONTGOMERY HAS EXTREMELY SILTY SOILS. MANY SOIL TYPES APPEAR TO BE ALMOST ENTIRELY VERY SMALL SILT PARTICLES. THE SILT PARTICLES TEND TO REMAIN SUSPENDED IN WATER FOR LONG PERIODS OF TIME; MAKING REMOVAL IN SEDIMENT PONDS MARGINALLY SUCCESSFUL AT BEST. IN ADDITION, THE PARTICLES ARE SO SMALL THAT SOME OF THE PARTICLES PASS THROUGH MANY SEDIMENT COLLECTION MEASURES; SUCH AS HAY/STRAW BALES, TERRA TUBES, RIPRAP, JUTE MATS, AND VEGETATED AREAS. THE PARTICLES THAT DO NOT PASS THROUGH MUST BE REMOVED PERIODICALLY TO PREVENT CLOGGING OF THE MEASURES. FURTHERMORE, IF THE SEDIMENT IS NOT REMOVED, THE MEASURE MAY BECOME FILLED, AND SEDIMENT LADEN RUNOFF WATER WILL BE ABLE TO BYPASS THE MEASURE.

ENHANCED EROSION AND SEDIMENT CONTROL MEASURES

INTERMEDIATE EROSION AND SEDIMENT CONTROL PLANS

THE APPLICANT'S ENGINEER SHOULD RECOGNIZE THAT THE FINE SILT SOILS ON THE SITE REQUIRE EXTRA EROSION AND SEDIMENT CONTROL MEASURES TO PROTECT THE STREAMS, WETLANDS AND FLOODPLAINS DOWNSTREAM OF THE SITE.

THE APPLICANT'S ENGINEER SHOULD PREPARE INTERMEDIATE GRADING PLANS AND EROSION AND SEDIMENT CONTROL PLANS WITH SPECIFICATIONS FOR EACH PHASE OF THE EARTHMOVING WORK ON THE PROJECT. THE INTERMEDIATE GRADING PLANS SHOULD ADDRESS THE AMOUNTS 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 SHOULD BE OUTLINED ON SITE INTERMEDIATE GRADING PLANS.

THE INTERMEDIATE GRADING PLANS SHOULD 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.

THE EROSION AND SEDIMENT CONTROL MEASURES SHOULD INCLUDE:

- APPLY SLOPE PROTECTION MEASURES WITHIN 2 DAYS AFTER EARTHMOVING ON A PARTICULAR SLOPE IS COMPLETE.
- INSTALL MORE NUMEROUS SILT FENCES
- INSTALL BONDED FIBER MATRIX HYDRAULICALLY APPLIED MULCH AS MANUFACTURED BY PROFILE PRODUCTS OR APPROVED EQUAL (HAY/STRAW MULCH AND UNBONDED HYDRAULICALLY APPLIED MULCHES ARE NOT ACCEPTABLE) (SEE PAGE 4.38 OF THE BLUEBOOK)
- PERFORM EQUIPMENT (CAT) TRACKING OR EXCAVATOR BUCKET COMPACTION FOR BARE SLOPES TO BE PROTECTED. SLOPES MUST BE TRACKED FROM TOP OF THE SLOPE TO THE BOTTOM OF THE SLOPE. (SEE PAGE 4.56 OF THE BLUEBOOK)
- INSTALL FLEXIBLE GROWTH MEDIUM WITH SEED, SOIL AMENDMENT, AND FERTILIZER
- INSTALL SLOPE CREST PROTECTION (PERIMETER DIKE/SWALE) MEASURES TO DIVERT FLOW FROM GOING DOWN THE SLOPE. (SEE PAGE 3.36 OF THE BLUEBOOK)
- INSTALL PIPE SLOPE DRAINS. (SEE PAGE 3.37 OF THE BLUEBOOK)
- INSTALL REVERSE SLOPE BENCH ON THE LONG SLOPES TO CONVEY WATER TO A STABLE OUTLET. (SEE PAGE 4.24 OF THE BLUEBOOK)
- INSTALL POROUS BAFFLES FOR SEDIMENT PONDS, BECAUSE THEY WILL QUIET THE TURBULENCE OF THE INFLOWING WATER. INFORMATION IS AVAILABLE AT THE PLANNING BOARD OFFICE.
- INSTALL GEOSYNTHETIC TURF REINFORCEMENT MATS AVAILABLE FROM PROFILE PRODUCTS OR APPROVED EQUAL ON THE EMBANKMENTS OF SEDIMENT BASINS; IMMEDIATELY FOLLOWING CONSTRUCTION. (SEE PAGES 5.19 TO 5.41 OF THE BLUEBOOK)
- INSTALL CHECK DAMS ACCORDING TO BLUEBOOK SPECIFICATIONS IN ALL SWALES (SEE PAGE 3.2 OF BLUEBOOK)
- INSTALL CONVEYOR BELT DIVERSIONS AS WATER BARS AS DESCRIBED IN TECHNICAL BULLETIN CONVEYOR BELT DIVERSION BY PENN STATE UNIVERSITY CENTER FOR DIRT AND GRAVEL ROADS
- TEST SOILS ON SLOPES TO BE REVEGETATED TO GET CHARACTERISTICS FOR SOIL AMENDMENTS. SOILS TESTING TO BE PERFORMED BY PROFILE PRODUCTS OR ACCEPTABLE EQUAL SOILS TESTING LABORATORY.
- INSTALL HYDRAULICALLY-APPLIED EROSION CONTROL FLEXIBLE GROWTH MEDIUM WITH SEED, SOIL AMENDMENTS AND FERTILIZER AVAILABLE FROM PROFILE PRODUCTS OR APPROVED EQUAL ON FINAL SLOPES. (SEE PAGE 4.8 OF THE BLUEBOOK)
- INSTALL WATER SKIMMERS CONNECTED TO THE OUTLET RISER PIPE IN SEDIMENTATION PONDS (SEE APPENDIX B OF THE BLUEBOOK AND ATTACHED DIAGRAMS)
- INSTALL SEDIMENT FILTER BAGS ON THE DOWNSTREAM END OF THE OUTLET PIPE. (SEE PAGE 5.16 OF THE BLUEBOOK)
- DESIGN SEDIMENTATION POND TO MAXIMIZE THE SEDIMENT RESIDENCE TIME. (SEE PAGES 5.19 TO 5.41 OF THE BLUEBOOK)
- ADDRESS THE DISPOSAL OR STORAGE OF SEDIMENT CLEANED FROM SEDIMENT CONTROL DEVICES, SEDIMENT PONDS, DITCHES, AND DRAINAGE INLETS.
- STABILIZE ROADS WITH GRAVEL
- ASSIGN A DEDICATED AND TRAINED CREW TO MAINTAIN AND REPAIR EROSION AND SEDIMENT CONTROL MEASURES
- THE TOWN WILL HIRE A DEDICATED EROSION AND SEDIMENT CONTROL CONSULTANT TO BE ON SITE OR ON CALL DURING ALL EARTHMOVING ACTIVITIES AND AFTER ALL RAIN EVENTS. THE COST OF THE CONSULTANT IS TO BE BORNE BY THE APPLICANT.
- STOP EARTHMOVING WORK AFTER A TURBID DISCHARGE; MEET WITH CONSULTANTS AND THE BUILDING INSPECTOR OR HIS DESIGNATEE; DEVELOP A PLAN TO FIX THE PROBLEMS; FIX THE PROBLEMS; GET BUILDING INSPECTOR'S OR HIS DESIGNATEE'S APPROVAL TO RESUME WORK; AND RESUME WORK.
- THERE SHOULD BE AN ACCEPTABLE SECURITY (I.E. LETTER OF CREDIT) TO GUARANTY THE WORK AND TO INDEMNIFY THE TOWN FROM REGULATORY PROCEEDINGS, LAWSUITS, LEGAL FEES, AND ANY POTENTIAL JUDGEMENTS.

EXPERIENCES AT OTHER CONSTRUCTION SITES IN ORANGE COUNTY

OTHER LARGE CONSTRUCTION SITES IN ORANGE COUNTY HAVE SILTY SOILS. LESSONS LEARNED FROM THOSE SITES ARE PRESENTED BELOW.

SEDIMENT PROBLEMS

- THE SEDIMENT THAT LEAVES THE PONDS/CONTROL DEVICES SETTLES IN THE LOW WET AREAS; AND THEN IS AGITATED IN THE NEXT STORM MAKING THE DISCHARGE APPEAR TURBID EVEN IF IT MAY NOT BE COMING OFF THE SITE IN THAT INSTANCE. TURBID WATER DISCHARGES MUST BE INSPECTED AT THE POINT OF DISCHARGE FROM THE SITE.
- SEDIMENT SETTLES IN CULVERTS LEADING OFF-SITE, AND IT IS RESUSPENDED IN THE WATER OF SUBSEQUENT RAIN EVENTS.
- LARGE SITES, WHICH MUST OBTAIN AN EXEMPTION TO DISTURB MORE THAN 5 ACRES, OFTEN HAVE SUCH LARGE AREAS DISTURBED THAT IT IS VERY DIFFICULT TO CONTAIN AND PREVENT EROSION AND SEDIMENT LADEN RUNOFF. IN ADDITION, THE SHEER VOLUME OF EARTH BEING MOVED DICTATES THE NEED TO INSTALL TEMPORARY SEDIMENT CONTROL MEASURES IN NEWLY CUT OR FILLED AREAS.
- THERE OFTEN IS SO MUCH SEDIMENT IN THE RUNOFF, THAT THE CHECK DAMS MUST BE CLEANED AFTER EACH RAIN EVENT.
- A WELL DESIGNED AND CONSTRUCTED SEDIMENT POND WITH: DISCHARGE THRU SKIMMER, FILTER BAG AT END OF SKIMMER, SILT SOCK, SILT FENCE, AND HAY BALE STILL HAD DISCHARGE THAT WAS STILL CLOUDY/GRAY.
- CLOUDY/GRAY RUNOFF WATER IS COMMON ON THE SITES. WETLANDS OFTEN HAVE CLOUDY/GRAY PONDING.
- MANY EARTHMOVING CONTRACTORS HAVE NOT SEEN THE NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (BLUEBOOK) ABOUT EROSION AND SEDIMENT CONTROL.

ROAD SEDIMENT PROBLEMS

- CONSTRUCTION ACCESS ROADS BECOME EXTREMELY MUDDY AND WET, WITH RUNOFF FORMING ERODED SWALES ALONG THE EDGES. INTERMITTENT STABILIZATION OF CONSTRUCTION ROADS USING STONE SHOULD BE CONSIDERED, REGARDLESS OF THE ROADS EXPECTED LIFE SPAN.
- MANY OF THE SILT FENCES AROUND THE SITE BECOME CLOGGED AND FILLED WITH SILT; ESPECIALLY ALONG ROADS. MAINTENANCE IS A CONSTANT BATTLE.
- SITE SEDIMENT CONTROL PROBLEMS
- SITES EMPLOY A CREW OF AT LEAST 2 FULL TIME PEOPLE TO GO AROUND THE SITE AND CLEAN AND REPAIR SILT FENCES, CHECK DAMS, AND OTHER EROSION CONTROL DEVICES.

SLOPE PROTECTION

- SITES USING HAY/STRAW MULCH AND JUTE MATTING FOR TEMPORARY STABILIZATION FOUND THAT THESE PRODUCTS WERE NOT VERY DURABLE OR EFFECTIVE. SLOPES WASHED OUT BELOW JUTE MATTING, EVEN AFTER SOME GRASS HAD GERMINATED AND BEGUN TO GROW. HAY/STRAW MULCH IS EASILY BLOWN AWAY OR WASHED AWAY. IT HAS NO MECHANICAL PROPERTIES TO HOLD THE SOIL IN PLACE.
- HYDRAULICALLY-APPLIED EROSION CONTROL BONDED FIBER MATRIX PRODUCTS FOR BOTH INTERMITTENT AND FINAL STABILIZATION OF OPEN SOIL AREAS AND SLOPES HAVE SHOWN VERY GOOD RESULTS AS OPPOSED TO HAY/STRAW MULCH AND VARIOUS MATTINGS.

SLOPE REVEGETATION

- THE WATER FROM THE SEDIMENT PONDS MAY BE USED TO WATER THE GRASS SEED AND GET IT TO GROW FASTER. OVERLAND FLOW
- PIPES ARE USED TO CONVEY OVERLAND FLOW IF POSSIBLE. SHEET FLOW PICKS UP FINES FROM SOIL. PIPES ARE USED TO CHANGE ELEVATION WHERE POSSIBLE.

SEDIMENT PONDS

- PONDS FILL WITH SEDIMENT QUICKLY. IT IS OFTEN DIFFICULT TO REMOVE SEDIMENT, BECAUSE POND SIDES ARE TOO DEEP AND STEEP. IN ADDITION, THERE IS NOWHERE TO PUT THE MUCK; AS IT WOULD JUST END UP WASHING BACK INTO THE BASIN. ALSO, MUCK IS DIFFICULT TO TRANSPORT; SINCE IT JUST SLOSHES OUT OF THE DUMP TRUCKS. IT MIGHT BE POSSIBLE TO USE VACUUM EXCAVATION TRUCKS TO EMPTY THE PONDS.
- PONDS ARE DIFFICULT TO MAINTAIN, BECAUSE MASSIVE AMOUNTS OF EARTH ARE BEING MOVED. PONDS MUST BE MOVED OFTEN AS THE SITE IS BEING FILLED. INTERMITTENT EROSION CONTROL PLANS ARE NECESSARY. OFTEN, PLANS ONLY SHOW EXISTING AND FINISHED CONDITIONS WITH PONDS IN AREAS OF 40 FEET OF FILL OR MORE.

SEDIMENT POND SKIMMERS

- SILTY SEDIMENT SETTLES VERY SLOWLY IN SEDIMENTATION PONDS. ONE VERY EFFECTIVE TECHNIQUE IS TO SLOWLY DECANT THE CLEAR WATER OFF OF THE TOP OF THE SEDIMENT POND. FLOATING SKIMMERS HAVE BEEN USED ON SEDIMENT PONDS TO REMOVE THE CLEAR WATER.
- SITE EXPERIENCE HAS SHOWN THAT FLOATING SKIMMERS WERE THE ONLY DEVICE TO GIVE A NOTICEABLE REDUCTION IN THE TURBIDITY OF THE DISCHARGE.
- FLOATING SKIMMERS ARE VERY EXPENSIVE TO BUY, MUCH CHEAPER AND VERY EASY TO MAKE THEMSELVES WITH PVC. SEE ATTACHED SKETCHES.

SEDIMENT POND POROUS BAFFLES

WATER FLOWING INTO A SEDIMENT POND CAUSES TURBULENCE IN THE POND. INSTALLING POROUS BAFFLES ACROSS THE POND QUIETS THE TURBULENCE AND ALLOWS THE SEDIMENT TO SETTLE FASTER.

SEDIMENT POND DESIGN

OFTEN THE TEMPORARY SEDIMENT PONDS ARE MOSTLY ROUND, AND NOT SHAPED WITH 2:1 LENGTH TO WIDTH RATIO AS RECOMMENDED BY BLUEBOOK. THE 2:1 LENGTH TO WIDTH RATIO IS NEEDED TO INCREASE THE RESIDENCE TIME IN THE POND TO GIVE THE SEDIMENT TIME TO SETTLE. ALSO, PONDS OFTEN HAD SHEET FLOW INTO POND FROM 75% OF PERIMETER. THE FLOW INTO THE POND SHOULD BE CONTROLLED CHANNELED INTO ONE END WITH THE OUTLET AT THE OPPOSITE END. SLOPE CREST PROTECTION (PERIMETER DIKE/SWALE) MEASURES SHOULD BE USED TO DIVERT FLOW FROM GOING DOWN THE SLOPE.

TOPSOIL

SITES HAVE EXCESS TOPSOIL FROM STRIPPING ENTIRE SITE. TOPSOIL WILL NOT BE USED IN NEW BUILDING OR PARKING AREAS, THEREFORE TOPSOIL MUST BE EXPORTED IF THEY CANNOT FIND A PLACE TO DUMP IT ON SITE.

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SEQUENCE OF CONSTRUCTION FOR EROSION CONTROL

GENERAL SEQUENCE NOTES THAT APPLY TO ALL PHASES:

1. THE ENGINEERING INSPECTOR SHALL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO THE START OF ANY WORK.
2. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK BUT IN NO CASE NO MORE THAN 2 DAYS OR LESS IF RAIN IS PREDICTED AFTER CONSTRUCTION ACTIVITY THE APPLICANT SHALL INSTALL THE SOIL EROSION AND SEDIMENT CONTROLS AS PER THE APPROVED PLANS, WHICH INCLUDES THE SILT FENCES, AND INLET FILTERS AND SLOPE PROTECTING MEASURES. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE LATEST VERSION OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
3. STABILIZATION - THE OPERATOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. STABILIZATION MEANS COVERING OR MAINTAINING AN EXISTING COVER OVER SOIL. COVER CAN BE VEGETATIVE (E.G. GRASS, TREES, SEED AND MULCH, SHRUBS, OR TURF) OR NON-VEGETATIVE (E.G. GEOTEXTILES, RIP RAP, GABIONS AND/OR CAT TRACKING).
4. MAINTENANCE - SEDIMENT SHALL BE REMOVED FROM SEDIMENT TRAPS WHENEVER THEIR CAPACITY HAS BEEN REDUCED BY TWENTY-FIVE (25) PERCENT FROM THE DESIGN CAPACITY. A FIXED VERTICAL SEDIMENT DEPTH MARKER SHOULD BE INSTALLED TO MONITOR THE CAPACITY.
5. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AS MAY BE REQUIRED AND REQUESTED BY AUTHORITIES, TO PREVENT THE INCIDENTAL DISCHARGE OF SILT LADEN RUNOFF FROM ENTERING A WATER COURSE OR A DRAINAGE SYSTEM.
6. THE GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES STATES THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS.
7. EXISTING ON-SITE UTILITIES TO BE MARKED OUT PRIOR TO CONSTRUCTION. EXTREME CARE AND CAUTION SHALL BE USED WHEN PERFORMING ANY WORK NEAR EXISTING UTILITY LINES.

SEQUENCE OF CONSTRUCTION FOR EROSION CONTROL (PHASE 0)

PHASE 0: RIGHT OF WAY IMPROVEMENTS AND ROAD WIDENING
TOTAL LIMIT OF DISTURBANCE: 2.08 ACRES

1. STAKE OUT OR DELINEATE THE LIMITS OF THE PHASE BY GPS OR OTHER SURVEY METHODS PRIOR TO DISTURBANCE
2. INSTALL PERIMETER SILT FENCE AND TREE PROTECTION MEASURES AS SHOWN ON THE PROJECT PLANS.
3. INSTALL CONSTRUCTION ENTRANCES AND TRUCK WASHOUTS IN LOCATIONS INDICATED ON THIS PLAN FOR PHASE 0.
4. ESTABLISH AREAS FOR CONSTRUCTION STAGING AND MATERIALS STORAGE.
5. EXCAVATE FOR UTILITY TRENCHING, AND STORMWATER TRENCHING.
6. INSTALL UTILITY AND STORMWATER PIPES/STRUCTURES LOCATED WITHIN PHASE 0 AS INDICATED ON THE GRADING AND UTILITY PLANS.
7. INSTALL INLET PROTECTION PER PLAN AND ADDITIONAL SOIL EROSION MEASURES AS DICTATED BY CONSTRUCTION CONDITIONS.
8. ROUGH GRADE THE LIMITS WITHIN PHASE 0. STABILIZE ROADS WITH GRAVEL.
9. PREPARE PAVEMENT SUBGRADE AND INSTALL SUBBASE MATERIAL.
10. INSTALL PROPOSED CURBING AND PAVE (BASE AND BINDER COURSE) PROPOSED DRIVE AISLES BASED ON THE LAYOUT AND GRADING PLANS.
11. FINISH GRADING AND STABILIZE ALL DISTURBED AREA. ALL CATCH BASINS, DRAINAGE MANHOLES, AND DRAINAGE LINES SHALL BE CLEANED OF ANY ACCUMULATED SILT AND SEDIMENT.
12. REPAIR SOIL EROSION AND SEDIMENT CONTROL MEASURES AS NEEDED FROM CONSTRUCTION ACTIVITIES.

SEQUENCE OF CONSTRUCTION FOR EROSION CONTROL (PHASE 1)

PHASE 1: SITE ACCESS, PREPARATION FOR CONSTRUCTION VEHICLES, AND ROADWAY CONSTRUCTION
TOTAL LIMIT OF DISTURBANCE: 11.94 ACRES

1. STAKE OUT OR DELINEATE THE LIMITS OF EACH PHASE BY GPS OR OTHER SURVEY METHODS PRIOR TO DISTURBING EACH AREA TO ENSURE CONFORMANCE WITH THE MAXIMUM DISTURBANCE LIMIT OF 18 ACRES
2. INSTALL PERIMETER SILT FENCE AND TREE PROTECTION MEASURES AS SHOWN ON THE PROJECT PLANS.
3. INSTALL CONSTRUCTION ENTRANCES AND TRUCK WASHOUTS IN LOCATIONS INDICATED ON THIS PLAN FOR PHASE 1.
4. CLEAR STUMPS AND ANY REMAINING VEGETATION WITHIN THE LIMITS OF PHASE 1.
5. CONSTRUCT RETAINING WALLS PER LAYOUT AND GRADING PLAN.
6. ESTABLISH AREAS FOR CONSTRUCTION STAGING AND MATERIALS STORAGE.
7. INSTALL TEMPORARY DIVERSION MEASURES TO ENSURE THAT STORMWATER RUNOFF IS CONVEYED TO THE TEMPORARY SEDIMENT BASINS.
8. EXCAVATE FOR TEMPORARY SEDIMENT BASINS 1, 2 AND TEMPORARY SEDIMENT TRAP 3. TEMPORARY SEDIMENT BASINS SHALL BE GRADED TO THE BOTTOM OF THE GRAVEL LAYER IN THE FUTURE PROPOSED BIORETENTION AREA . TEMPORARY SEDIMENT BASIN 1 WILL REMAIN THROUGHOUT THE CONSTRUCTION OF PHASE 4 AND SEDIMENT BASIN 2 WILL REMAIN THROUGHOUT THE CONSTRUCTION OF PHASE 8
9. EXCAVATE SUBSURFACE CLAY, RELOCATE CUT SOIL IN AREAS OF FILL AS INDICATED ON THE GRADING PLAN, UNSUITABLE SOIL THAT WILL NOT BE USED AS FILL SHOULD BE BROUGHT OFF THE SITE.
10. PLACE ANY EXCESS EXCAVATED MATERIAL IN POTENTIAL SOIL STOCKPILE LOCATIONS AS SPECIFIED ON THE PROJECT PLANS FOR PHASE 1.
11. EXCAVATE FOR UTILITY TRENCHING, AND STORMWATER TRENCHING. REPEAT PREVIOUS 2 STEPS.
12. INSTALL UTILITY AND STORMWATER PIPES/STRUCTURES LOCATED WITHIN PHASE 1 AS INDICATED ON THE GRADING AND UTILITY PLANS.
13. INSTALL INLET PROTECTION PER PLAN AND ADDITIONAL SOIL EROSION MEASURES AS DICTATED BY CONSTRUCTION CONDITIONS.
14. ROUGH GRADE THE LIMITS WITHIN PHASE 1. STABILIZE ROADS WITH GRAVEL.
15. PREPARE PAVEMENT SUB-GRADE AND INSTALL SUB-BASE MATERIAL.
16. INSTALL PROPOSED CURBING AND PAVE (BASE AND BINDER COURSE) PROPOSED DRIVE AISLES BASED ON THE LAYOUT AND GRADING PLANS.
17. FINISH GRADING AND STABILIZE ALL DISTURBED AREA. ALL CATCH BASINS, DRAINAGE MANHOLES, AND DRAINAGE LINES SHALL BE CLEANED OF ANY ACCUMULATED SILT AND SEDIMENT.
18. REMOVE ALL ACCUMULATED SEDIMENT WITHIN THE TEMPORARY SEDIMENT AREAS WITH VACUUM EXCAVATION TRUCKS FOR BEST RESULTS. FINISH FINAL GRADING FOR SEDIMENT TRAP 3 AREA.
19. REPAIR SOIL EROSION AND SEDIMENT CONTROL MEASURES AS NEEDED FROM CONSTRUCTION ACTIVITIES. ONCE THE SITE IS CLEAR OF DEBRIS AND THE SURROUNDING AREA IS STABILIZED CLEAR DRAINAGE PIPES AND STRUCTURES OF ANY SEDIMENT WHICH MAY HAVE ACCUMULATED.
20. PHASE 2 MAY BEGIN. THIS IS TO ENSURE THAT NO MORE THAN 18 ACRES OF LAND IS DISTURBED AT ANY ONE TIME.

SEQUENCE OF CONSTRUCTION FOR EROSION CONTROL (PHASE 2)

PHASE 2 : PROPOSED BUILDING 2 AND LOADING DOCK CONSTRUCTION
TOTAL LIMIT OF DISTURBANCE: 9.56 ACRES

1. INSTALL PERIMETER SILT FENCE AND TREE PROTECTION MEASURES AS SHOWN ON THE PROJECT PLANS.
2. INSTALL CONSTRUCTION ENTRANCES AND TRUCK WASHOUTS IN LOCATIONS INDICATED ON THIS PLAN FOR PHASE 2.
3. CLEAR STUMPS AND ANY REMAINING VEGETATION WITHIN THE LIMITS OF PHASE 2.
4. CONSTRUCT RETAINING WALLS PER LAYOUT AND GRADING PLAN.
5. ESTABLISH AREAS FOR CONSTRUCTION STAGING AND MATERIALS STORAGE.
6. INSTALL TEMPORARY DIVERSION MEASURES TO ENSURE THAT STORMWATER RUNOFF IS CONVEYED TO THE TEMPORARY SEDIMENT BASINS.
7. EXCAVATE FOR TEMPORARY SEDIMENT TRAP 2. TEMPORARY SEDIMENT BASIN 1 WILL REMAIN FOR THE DURATION OF CONSTRUCTION FOR THIS PHASE AND THROUGHOUT PHASE 4.
8. EXCAVATE SUBSURFACE CLAY, RELOCATE CUT SOIL IN AREAS OF FILL AS INDICATED ON THE GRADING PLAN, UNSUITABLE SOIL THAT WILL NOT BE USED AS FILL SHOULD BE BROUGHT OFF THE SITE
9. PLACE ANY EXCESS EXCAVATED MATERIAL IN POTENTIAL SOIL STOCKPILE LOCATIONS AS SPECIFIED ON THE PROJECT PLANS FOR PHASE 2.
10. EXCAVATE FOR UTILITY TRENCHING, AND STORMWATER TRENCHING. REPEAT PREVIOUS 2 STEPS.
11. INSTALL UTILITY AND STORMWATER PIPES/STRUCTURES LOCATED WITHIN PHASE 2 AS INDICATED ON THE GRADING AND UTILITY PLANS.
12. INSTALL INLET PROTECTION PER PLAN AND ADDITIONAL SOIL EROSION MEASURES AS DICTATED BY CONSTRUCTION CONDITIONS.
13. ROUGH GRADE THE LIMITS WITHIN PHASE 2. STABILIZE ROADS WITH GRAVEL.
14. CONSTRUCT BUILDING FOUNDATION WITHIN THE LIMITS OF PHASE 2.
15. PREPARE PAVEMENT SUBGRADE AND INSTALL SUBBASE MATERIAL.
16. INSTALL PROPOSED CURBING AND PAVE (BASE AND BINDER COURSE) PROPOSED LOADING DOCKS AND DRIVE AISLES BASED ON THE LAYOUT AND GRADING PLANS.
17. FINISH GRADING AND STABILIZE ALL DISTURBED AREA. ALL CATCH BASINS, DRAINAGE MANHOLES, AND DRAINAGE LINES SHALL BE CLEANED OF ANY ACCUMULATED SILT AND SEDIMENT.
18. REMOVE ALL ACCUMULATED SEDIMENT WITHIN THE TEMPORARY SEDIMENT AREAS WITH VACUUM EXCAVATION TRUCKS FOR BEST RESULTS.
19. FINALIZE CONSTRUCTION OF THE BIORETENTION AREA WHERE SEDIMENT TRAP 2 HAS BEEN REMOVED UPON COMPLETION OF THE CONSTRUCTION ACTIVITIES.
20. REPAIR SOIL EROSION AND SEDIMENT CONTROL MEASURES AS NEEDED FROM CONSTRUCTION ACTIVITIES. ONCE THE SURROUNDING AREA IS STABILIZED CLEAR DRAINAGE PIPES AND STRUCTURES OF ANY SEDIMENT WHICH MAY HAVE ACCUMULATED.
21. PHASE 3 MAY BEGIN. THIS IS TO ENSURE THAT NO MORE THAN 18 ACRES OF LAND IS DISTURBED AT ANY ONE TIME.

SEQUENCE OF CONSTRUCTION FOR EROSION CONTROL (PHASE 3)

PHASE 3 : PROPOSED BUILDING 2 AND LOADING DOCK CONSTRUCTION
TOTAL LIMIT OF DISTURBANCE: 15.96 ACRES

1. INSTALL PERIMETER SILT FENCE AND TREE PROTECTION MEASURES AS SHOWN ON THE PROJECT PLANS.
2. INSTALL CONSTRUCTION ENTRANCES AND TRUCK WASHOUTS IN LOCATIONS INDICATED ON THIS PLAN FOR PHASE 3.
3. CLEAR STUMPS AND ANY REMAINING VEGETATION WITHIN THE LIMITS OF PHASE 3.
4. CONSTRUCT RETAINING WALLS PER LAYOUT AND GRADING PLAN.
5. ESTABLISH AREAS FOR CONSTRUCTION STAGING AND MATERIALS STORAGE.
6. INSTALL TEMPORARY DIVERSION MEASURES TO ENSURE THAT STORMWATER RUNOFF IS CONVEYED TO THE TEMPORARY SEDIMENT BASINS.
7. EXCAVATE FOR TEMPORARY SEDIMENT BASIN 3. TEMPORARY SEDIMENT BASIN SHALL BE GRADED TO THE BOTTOM OF THE GRAVEL LAYER IN THE FUTURE PROPOSED BIORETENTION AREA. TEMPORARY SEDIMENT BASIN 3 WILL REMAIN FOR THE DURATION OF CONSTRUCTION FOR THIS PHASE.
8. EXCAVATE SUBSURFACE CLAY, RELOCATE CUT SOIL IN AREAS OF FILL AS INDICATED ON THE GRADING PLAN, UNSUITABLE SOIL THAT WILL NOT BE USED AS FILL SHOULD BE BROUGHT OFF THE SITE.
9. PLACE ANY EXCESS EXCAVATED MATERIAL IN POTENTIAL SOIL STOCKPILE LOCATIONS AS SPECIFIED ON THE PROJECT PLANS FOR PHASE 3.
10. EXCAVATE FOR UTILITY TRENCHING, AND STORMWATER TRENCHING. REPEAT PREVIOUS 2 STEPS.
11. INSTALL UTILITY AND STORMWATER PIPES/STRUCTURES LOCATED WITHIN PHASE 3 AS INDICATED ON THE GRADING AND UTILITY PLANS.
12. INSTALL INLET PROTECTION PER PLAN AND ADDITIONAL SOIL EROSION MEASURES AS DICTATED BY CONSTRUCTION CONDITIONS.
13. ROUGH GRADE THE LIMITS WITHIN PHASE 3. STABILIZE ROADS WITH GRAVEL.
14. CONSTRUCT BUILDING FOUNDATION WITHIN THE LIMITS OF PHASE 3.
15. PREPARE PAVEMENT SUBGRADE AND INSTALL SUBBASE MATERIAL.
16. INSTALL PROPOSED CURBING AND PAVE (BASE AND BINDER COURSE) PROPOSED LOADING DOCKS AND DRIVE AISLES BASED ON THE LAYOUT AND GRADING PLANS.
17. FINISH GRADING AND STABILIZE ALL DISTURBED AREA. ALL CATCH BASINS, DRAINAGE MANHOLES, AND DRAINAGE LINES SHALL BE CLEANED OF ANY ACCUMULATED SILT AND SEDIMENT.
18. REMOVE ALL ACCUMULATED SEDIMENT WITHIN THE TEMPORARY SEDIMENT AREAS WITH VACUUM EXCAVATION TRUCKS FOR BEST RESULTS. REMOVE THE TEMPORARY RISERS, BAFFLE AND CONSTRUCTION FABRIC FROM THE OUTLET CONTROL STRUCTURES FOR THE TEMPORARY SEDIMENT BASIN.
19. FINALIZE CONSTRUCTION OF THE BIORETENTION AREA UPON COMPLETION OF THE CONSTRUCTION ACTIVITIES.
20. ONCE CONSTRUCTION OF THE PROPOSED BUILDING FOUNDATION AND TRUCK LOADING AREA FOR PHASE 3 AREA ARE COMPLETED THE PROPOSED BUILDING MAY BE CONSTRUCTED.
21. REPAIR SOIL EROSION AND SEDIMENT CONTROL MEASURES AS NEEDED FROM CONSTRUCTION ACTIVITIES. ONCE CONSTRUCTION OF THE PROPOSED BUILDING FOUNDATION AND LOADING AREA ARE COMPLETED AND THE SURROUNDING AREA IS STABILIZED, PHASE 4 MAY BEGIN. THIS IS TO ENSURE THAT NO MORE THAN 18 ACRES OF LAND IS DISTURBED AT ANY ONE TIME.

SEQUENCE OF CONSTRUCTION FOR EROSION CONTROL (PHASE 4)

PHASE 4 : PROPOSED BUILDING 1 AND LOADING DOCK CONSTRUCTION
TOTAL LIMIT OF DISTURBANCE: 14.29 ACRES

1. INSTALL PERIMETER SILT FENCE AND TREE PROTECTION MEASURES AS SHOWN ON THE PROJECT PLANS.
2. INSTALL CONSTRUCTION ENTRANCES AND TRUCK WASHOUTS IN LOCATIONS INDICATED ON THIS PLAN FOR PHASE 4.
3. CLEAR STUMPS AND ANY REMAINING VEGETATION WITHIN THE LIMITS OF PHASE 4.
4. CONSTRUCT RETAINING WALLS PER LAYOUT AND GRADING PLAN.
5. ESTABLISH AREAS FOR CONSTRUCTION STAGING AND MATERIALS STORAGE.
6. INSTALL TEMPORARY DIVERSION MEASURES TO ENSURE THAT STORMWATER RUNOFF IS CONVEYED TO THE TEMPORARY SEDIMENT BASINS.
7. EXCAVATE FOR TEMPORARY SEDIMENT TRAP 3. TEMPORARY SEDIMENT BASIN 1 WILL REMAIN FOR THE DURATION OF CONSTRUCTION FOR THIS PHASE AND THROUGHOUT PHASE 4. TEMPORARY SEDIMENT TRAP 3 WILL REMAIN FOR THE DURATION OF CONSTRUCTION FOR THIS PHASE AND THROUGHOUT PHASE 7.
8. EXCAVATE SUBSURFACE CLAY, RELOCATE CUT SOIL IN AREAS OF FILL AS INDICATED ON THE GRADING PLAN, UNSUITABLE SOIL THAT WILL NOT BE USED AS FILL SHOULD BE BROUGHT OFF THE SITE
9. PLACE ANY EXCESS EXCAVATED MATERIAL IN POTENTIAL SOIL STOCKPILE LOCATIONS AS SPECIFIED ON THE PROJECT PLANS FOR PHASE 4.
10. EXCAVATE FOR UTILITY TRENCHING, AND STORMWATER TRENCHING. REPEAT PREVIOUS 2 STEPS.
11. INSTALL UTILITY AND STORMWATER PIPES/STRUCTURES LOCATED WITHIN PHASE 4 AS INDICATED ON THE GRADING AND UTILITY PLANS.
12. INSTALL INLET PROTECTION PER PLAN AND ADDITIONAL SOIL EROSION MEASURES AS DICTATED BY CONSTRUCTION CONDITIONS.
13. ROUGH GRADE THE LIMITS WITHIN PHASE 4. STABILIZE ROADS WITH GRAVEL.
14. CONSTRUCT BUILDING FOUNDATION WITHIN THE LIMITS OF PHASE 4.
15. PREPARE PAVEMENT SUBGRADE AND INSTALL SUBBASE MATERIAL.
16. INSTALL PROPOSED CURBING AND PAVE (BASE AND BINDER COURSE) PROPOSED LOADING DOCKS AND DRIVE AISLES BASED ON THE LAYOUT AND GRADING PLANS.
17. FINISH GRADING AND STABILIZE ALL DISTURBED AREA. ALL CATCH BASINS, DRAINAGE MANHOLES, AND DRAINAGE LINES SHALL BE CLEANED OF ANY ACCUMULATED SILT AND SEDIMENT.
18. REMOVE ALL ACCUMULATED SEDIMENT WITHIN THE TEMPORARY SEDIMENT AREAS WITH VACUUM EXCAVATION TRUCKS FOR BEST RESULTS.
19. REPAIR SOIL EROSION AND SEDIMENT CONTROL MEASURES AS NEEDED FROM CONSTRUCTION ACTIVITIES. ONCE THE SURROUNDING AREA IS STABILIZED CLEAR DRAINAGE PIPES AND STRUCTURES OF ANY SEDIMENT WHICH MAY HAVE ACCUMULATED.
20. PHASE 5 MAY BEGIN. THIS IS TO ENSURE THAT NO MORE THAN 18 ACRES OF LAND IS DISTURBED AT ANY ONE TIME.

SEQUENCE OF CONSTRUCTION FOR EROSION CONTROL (PHASE 5)

PHASE 5 : PROPOSED BUILDING 1 AND LOADING DOCK CONSTRUCTION
TOTAL LIMIT OF DISTURBANCE: 6.74 ACRES

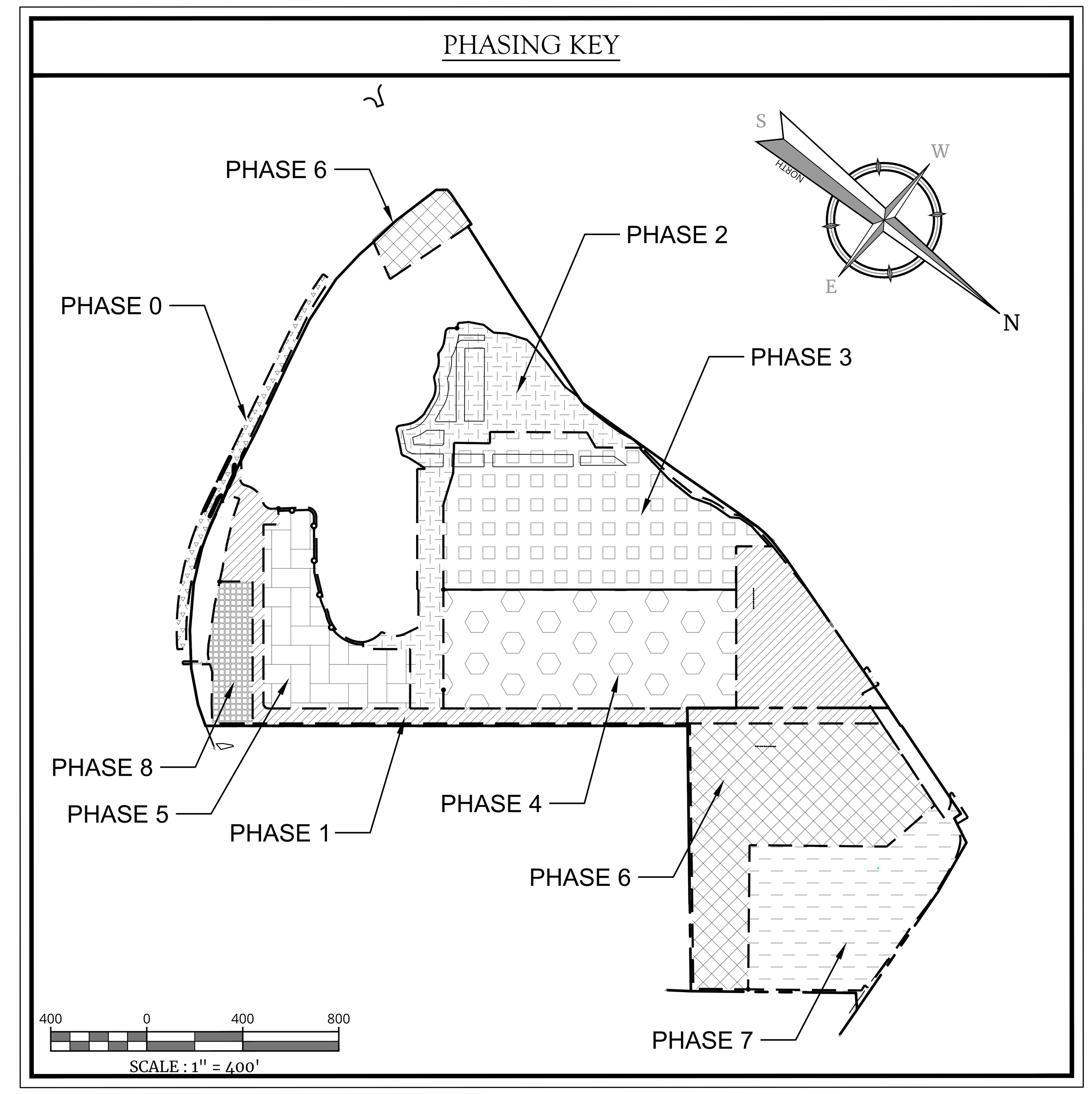
1. INSTALL PERIMETER SILT FENCE AND TREE PROTECTION MEASURES AS SHOWN ON THE PROJECT PLANS.
2. INSTALL CONSTRUCTION ENTRANCES AND TRUCK WASHOUTS IN LOCATIONS INDICATED ON THIS PLAN FOR PHASE 5.
3. CLEAR STUMPS AND ANY REMAINING VEGETATION WITHIN THE LIMITS OF PHASE 5.
4. CONSTRUCT RETAINING WALLS PER LAYOUT AND GRADING PLAN.
5. ESTABLISH AREAS FOR CONSTRUCTION STAGING AND MATERIALS STORAGE.
6. INSTALL TEMPORARY DIVERSION MEASURES TO ENSURE THAT STORMWATER RUNOFF IS CONVEYED TO THE TEMPORARY SEDIMENT BASINS.
7. EXCAVATE FOR TEMPORARY SEDIMENT BASIN 4, 5 AND SEDIMENT TRAP 4. TEMPORARY SEDIMENT BASINS SHALL BE GRADED TO THE BOTTOM OF THE GRAVEL LAYER IN THE FUTURE PROPOSED BIORETENTION (SEDIMENT BASIN 4 AND 5) AREA.
8. EXCAVATE SUBSURFACE CLAY, RELOCATE CUT SOIL IN AREAS OF FILL AS INDICATED ON THE GRADING PLAN, UNSUITABLE SOIL THAT WILL NOT BE USED AS FILL SHOULD BE BROUGHT OFF THE SITE
9. PLACE ANY EXCESS EXCAVATED MATERIAL IN POTENTIAL SOIL STOCKPILE LOCATIONS AS SPECIFIED ON THE PROJECT PLANS FOR PHASE 5.
10. EXCAVATE FOR UTILITY TRENCHING, AND STORMWATER TRENCHING. REPEAT PREVIOUS 2 STEPS.
11. INSTALL UTILITY AND STORMWATER PIPES/STRUCTURES LOCATED WITHIN PHASE 5 AS INDICATED ON THE GRADING AND UTILITY PLANS.
12. INSTALL INLET PROTECTION PER PLAN AND ADDITIONAL SOIL EROSION MEASURES AS DICTATED BY CONSTRUCTION CONDITIONS.
13. ROUGH GRADE THE LIMITS WITHIN PHASE 4. STABILIZE ROADS WITH GRAVEL.
14. CONSTRUCT BUILDING FOUNDATION WITHIN THE LIMITS OF PHASE 5.
15. PREPARE PAVEMENT SUBGRADE AND INSTALL SUBBASE MATERIAL.
16. INSTALL PROPOSED CURBING AND PAVE (BASE AND BINDER COURSE) PROPOSED LOADING DOCKS AND DRIVE AISLES BASED ON THE LAYOUT AND GRADING PLANS.
17. FINISH GRADING AND STABILIZE ALL DISTURBED AREA. ALL CATCH BASINS, DRAINAGE MANHOLES, AND DRAINAGE LINES SHALL BE CLEANED OF ANY ACCUMULATED SILT AND SEDIMENT.
18. REMOVE ALL ACCUMULATED SEDIMENT WITHIN THE TEMPORARY SEDIMENT AREAS WITH VACUUM EXCAVATION TRUCKS FOR BEST RESULTS. REMOVE THE TEMPORARY RISERS, BAFFLE AND CONSTRUCTION FABRIC FROM THE OUTLET CONTROL STRUCTURES FOR THE TEMPORARY SEDIMENT BASIN.
19. FINALIZE CONSTRUCTION OF THE BIORETENTION AREAS UPON COMPLETION OF THE CONSTRUCTION ACTIVITIES.
20. ONCE CONSTRUCTION OF THE PROPOSED BUILDING FOUNDATION AND TRUCK LOADING AREA FOR PHASE 5 AREA ARE COMPLETED THE PROPOSED BUILDING MAY BE CONSTRUCTED.
21. REPAIR SOIL EROSION AND SEDIMENT CONTROL MEASURES AS NEEDED FROM CONSTRUCTION ACTIVITIES. ONCE CONSTRUCTION OF THE PROPOSED BUILDING FOUNDATION AND LOADING AREA ARE COMPLETED AND THE SURROUNDING AREA IS STABILIZED CLEAR DRAINAGE PIPES AND STRUCTURES OF ANY SEDIMENT WHICH MAY HAVE ACCUMULATED.
22. PHASE 6 MAY BEGIN. THIS IS TO ENSURE THAT NO MORE THAN 18 ACRES OF LAND IS DISTURBED AT ANY ONE TIME.

SEQUENCE OF CONSTRUCTION FOR EROSION CONTROL (PHASE 6)

PHASE 6 : PROPOSED STORMWATER MANAGEMENT AND BUILDING 1 PASSENGER PARKING CONSTRUCTION
TOTAL LIMIT OF DISTURBANCE: 10.23 ACRES

1. INSTALL/REPAIR PERIMETER SILT FENCE AND TREE PROTECTION MEASURES AS SHOWN ON THE PROJECT PLANS.
2. INSTALL CONSTRUCTION ENTRANCES AND TRUCK WASHOUTS IN LOCATIONS INDICATED ON THIS PLAN FOR PHASE 6.
3. CLEAR STUMPS AND ANY REMAINING VEGETATION WITHIN THE LIMITS OF PHASE 6.
4. CONSTRUCT RETAINING WALLS PER LAYOUT AND GRADING PLAN.
5. ESTABLISH AREAS FOR CONSTRUCTION STAGING AND MATERIALS STORAGE.
6. INSTALL TEMPORARY DIVERSION MEASURES TO ENSURE THAT STORMWATER RUNOFF IS CONVEYED TO THE TEMPORARY SEDIMENT BASINS.
7. EXCAVATE FOR TEMPORARY SEDIMENT BASIN 6 AND TEMPORARY SEDIMENT TRAP 5 AND 6. TEMPORARY SEDIMENT BASINS SHALL BE GRADED TO THE BOTTOM OF THE GRAVEL LAYER IN THE FUTURE PROPOSED BIORETENTION AREA .
8. EXCAVATE SUBSURFACE CLAY, RELOCATE CUT SOIL IN AREAS OF FILL AS INDICATED ON THE GRADING PLAN, UNSUITABLE SOIL THAT WILL NOT BE USED AS FILL SHOULD BE BROUGHT OFF THE SITE.
9. PLACE ANY EXCESS EXCAVATED MATERIAL IN POTENTIAL SOIL STOCKPILE LOCATIONS AS SPECIFIED ON THE PROJECT PLANS FOR PHASE 6.
10. EXCAVATE FOR UTILITY TRENCHING, AND STORMWATER TRENCHING. REPEAT PREVIOUS 2 STEPS.
11. INSTALL UTILITY AND STORMWATER PIPES/STRUCTURES LOCATED WITHIN PHASE 6 AS INDICATED ON THE GRADING AND UTILITY PLANS.
12. INSTALL INLET PROTECTION PER PLAN AND ADDITIONAL SOIL EROSION MEASURES AS DICTATED BY CONSTRUCTION CONDITIONS.
13. ROUGH GRADE THE LIMITS WITHIN PHASE 6. STABILIZE ROADS WITH GRAVEL.
14. CONSTRUCT BUILDING FOUNDATION WITHIN THE LIMITS OF PHASE 6.
15. PREPARE PAVEMENT SUBGRADE AND INSTALL SUBBASE MATERIAL.
16. INSTALL PROPOSED CURBING AND PAVE (BASE AND BINDER COURSE) PROPOSED LOADING DOCKS AND DRIVE AISLES BASED ON THE LAYOUT AND GRADING PLANS.
17. FINISH GRADING AND STABILIZE ALL DISTURBED AREA. ALL CATCH BASINS, DRAINAGE MANHOLES, AND DRAINAGE LINES SHALL BE CLEANED OF ANY ACCUMULATED SILT AND SEDIMENT.
18. REMOVE ALL ACCUMULATED SEDIMENT WITHIN THE TEMPORARY SEDIMENT AREAS WITH VACUUM EXCAVATION TRUCKS FOR BEST RESULTS. REMOVE THE TEMPORARY RISERS, BAFFLE AND CONSTRUCTION FABRIC FROM THE OUTLET CONTROL STRUCTURES FOR THE TEMPORARY SEDIMENT BASIN.
19. FINALIZE CONSTRUCTION OF THE BASIN AREAS UPON COMPLETION OF THE CONSTRUCTION ACTIVITIES.
20. REPAIR SOIL EROSION AND SEDIMENT CONTROL MEASURES AS NEEDED FROM CONSTRUCTION ACTIVITIES. ONCE THE SURROUNDING AREA IS STABILIZED, CLEAR DRAINAGE PIPES AND STRUCTURES OF ANY SEDIMENT WHICH MAY HAVE ACCUMULATED.
21. PHASE 7 MAY BEGIN. THIS IS TO ENSURE THAT NO MORE THAN 18 ACRES OF LAND IS DISTURBED AT ANY ONE TIME.

PHASING KEY



SEQUENCE OF CONSTRUCTION FOR EROSION CONTROL (PHASE 7)

PHASE 7 : TRAILER PARKING CONSTRUCTION
TOTAL LIMIT OF DISTURBANCE: 16.06 ACRES

1. INSTALL/REPAIR PERIMETER SILT FENCE AND TREE PROTECTION MEASURES AS SHOWN ON THE PROJECT PLANS.
2. INSTALL CONSTRUCTION ENTRANCES AND TRUCK WASHOUTS IN LOCATIONS INDICATED ON THIS PLAN FOR PHASE 7.
3. CLEAR STUMPS AND ANY REMAINING VEGETATION WITHIN THE LIMITS OF PHASE 7.
4. CONSTRUCT RETAINING WALLS PER LAYOUT AND GRADING PLAN.
5. ESTABLISH AREAS FOR CONSTRUCTION STAGING AND MATERIALS STORAGE.
6. INSTALL TEMPORARY DIVERSION MEASURES TO ENSURE THAT STORMWATER RUNOFF IS CONVEYED TO THE TEMPORARY SEDIMENT BASINS.
7. EXCAVATE FOR TEMPORARY SEDIMENT TRAP 7.
8. EXCAVATE SUBSURFACE CLAY, RELOCATE CUT SOIL IN AREAS OF FILL AS INDICATED ON THE GRADING PLAN, UNSUITABLE SOIL THAT WILL NOT BE USED AS FILL SHOULD BE BROUGHT OFF THE SITE
9. PLACE ANY EXCESS EXCAVATED MATERIAL IN POTENTIAL SOIL STOCKPILE LOCATIONS AS SPECIFIED ON THE PROJECT PLANS FOR PHASE 7.
10. EXCAVATE FOR UTILITY TRENCHING, AND STORMWATER TRENCHING. REPEAT PREVIOUS 2 STEPS.
11. INSTALL UTILITY AND STORMWATER PIPES/STRUCTURES LOCATED WITHIN PHASE 7 AS INDICATED ON THE GRADING AND UTILITY PLANS.
12. INSTALL INLET PROTECTION PER PLAN AND ADDITIONAL SOIL EROSION MEASURES AS DICTATED BY CONSTRUCTION CONDITIONS.
13. ROUGH GRADE THE LIMITS WITHIN PHASE 7 STABILIZE ROADS WITH GRAVEL.
14. CONSTRUCT BUILDING FOUNDATION AND STRUCTURE WITHIN THE LIMITS OF PHASE 7.
15. PREPARE PAVEMENT SUBGRADE AND INSTALL SUBBASE MATERIAL.
16. INSTALL PROPOSED CURBING AND PAVE (BASE AND BINDER COURSE) PROPOSED TRAILER STORAGE AREAS AND DRIVE AISLES BASED ON THE LAYOUT AND GRADING PLANS.
17. FINISH GRADING AND STABILIZE ALL DISTURBED AREA. ALL CATCH BASINS, DRAINAGE MANHOLES, AND DRAINAGE LINES SHALL BE CLEANED OF ANY ACCUMULATED SILT AND SEDIMENT.
18. REMOVE ALL ACCUMULATED SEDIMENT WITHIN THE TEMPORARY SEDIMENT AREAS WITH VACUUM EXCAVATION TRUCKS FOR BEST RESULTS.
19. FINALIZE CONSTRUCTION OF THE BASIN AREAS UPON COMPLETION OF THE CONSTRUCTION ACTIVITIES.
20. REPAIR SOIL EROSION AND SEDIMENT CONTROL MEASURES AS NEEDED FROM CONSTRUCTION ACTIVITIES. ONCE THE SURROUNDING AREA IS STABILIZED CLEAR DRAINAGE PIPES AND STRUCTURES OF ANY SEDIMENT WHICH MAY HAVE ACCUMULATED
21. PHASE 8 MAY BEGIN. THIS IS TO ENSURE THAT NO MORE THAN 18 ACRES OF LAND IS DISTURBED AT ANY ONE TIME.

SEQUENCE OF CONSTRUCTION FOR EROSION CONTROL (PHASE 8)

PHASE 8 : BANKED TRAILER PARKING CONSTRUCTION
TOTAL LIMIT OF DISTURBANCE: 2.48 ACRES

1. INSTALL/REPAIR PERIMETER SILT FENCE AND TREE PROTECTION MEASURES AS SHOWN ON THE PROJECT PLANS.
2. INSTALL CONSTRUCTION ENTRANCES AND TRUCK WASHOUTS IN LOCATIONS INDICATED ON THIS PLAN FOR PHASE 8.
3. CLEAR STUMPS AND ANY REMAINING VEGETATION WITHIN THE LIMITS OF PHASE 8.
4. CONSTRUCT RETAINING WALLS PER LAYOUT AND GRADING PLAN.
5. ESTABLISH AREAS FOR CONSTRUCTION STAGING AND MATERIALS STORAGE.
6. INSTALL TEMPORARY DIVERSION MEASURES TO ENSURE THAT STORMWATER RUNOFF IS CONVEYED TO THE TEMPORARY SEDIMENT BASINS.
7. TEMPORARY SEDIMENT BASIN 2 WILL REMAIN FOR THE DURATION OF CONSTRUCTION FOR THIS PHASE.
8. EXCAVATE SUBSURFACE CLAY, RELOCATE CUT SOIL IN AREAS OF FILL AS INDICATED ON THE GRADING PLAN, UNSUITABLE SOIL THAT WILL NOT BE USED AS FILL SHOULD BE BROUGHT OFF THE SITE
9. PLACE ANY EXCESS EXCAVATED MATERIAL IN POTENTIAL SOIL STOCKPILE LOCATIONS AS SPECIFIED ON THE PROJECT PLANS FOR PHASE 8.
10. EXCAVATE FOR UTILITY TRENCHING, AND STORMWATER TRENCHING. REPEAT PREVIOUS 2 STEPS.
11. INSTALL UTILITY AND STORMWATER PIPES/STRUCTURES LOCATED WITHIN PHASE 8 AS INDICATED ON THE GRADING AND UTILITY PLANS.
12. INSTALL INLET PROTECTION PER PLAN AND ADDITIONAL SOIL EROSION MEASURES AS DICTATED BY CONSTRUCTION CONDITIONS.
13. ROUGH GRADE THE LIMITS WITHIN PHASE 8 STABILIZE ROADS WITH GRAVEL.
14. CONSTRUCT BUILDING FOUNDATION AND STRUCTURE WITHIN THE LIMITS OF PHASE 8.
15. PREPARE PAVEMENT SUBGRADE AND INSTALL SUBBASE MATERIAL.
16. INSTALL PROPOSED CURBING AND PAVE (BASE AND BINDER COURSE) PROPOSED LOADING DOCKS AND DRIVE AISLES BASED ON THE LAYOUT AND GRADING PLANS.
17. FINISH GRADING AND STABILIZE ALL DISTURBED AREA. ALL CATCH BASINS, DRAINAGE MANHOLES, AND DRAINAGE LINES SHALL BE CLEANED OF ANY ACCUMULATED SILT AND SEDIMENT.
18. FINALIZE CONSTRUCTION OF SITE IMPROVEMENTS INCLUDING SIDEWALKS, LANDSCAPE AREAS INCLUDING INFILTRATION AND BIORETENTION AREAS, SIGNAGE, LIGHTING, AND ANY OTHER OUTSTANDING ITEMS.
19. REMOVE ALL ACCUMULATED SEDIMENT WITHIN THE TEMPORARY SEDIMENT BASINS WITH VACUUM EXCAVATION TRUCKS FOR BEST RESULTS. REMOVE THE TEMPORARY RISERS, BAFFLE AND CONSTRUCTION FABRIC FROM THE OUTLET CONTROL STRUCTURES FOR THE TEMPORARY SEDIMENT BASIN.
20. FINALIZE CONSTRUCTION OF THE BASIN AREAS AS SHOWN ON THE GRADING AND DRAINAGE PLANS UPON COMPLETION OF THE CONSTRUCTION ACTIVITIES.
21. AFTER COMPLETION OF CONSTRUCTION, APPLY SEED OR SOD ON ALL LAWN AREAS. AFTER STABILIZATION HAS BEEN ESTABLISHED CLEAR DRAINAGE PIPES AND STRUCTURES OF ANY SEDIMENT WHICH MAY HAVE ACCUMULATED. REMOVE ALL EROSION CONTROL DEVICES. MAINTAIN ALL LAWN AND LANDSCAPED AREAS TO ENSURE A VIABLE STABILIZED VEGETATIVE COVER.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN FIVE (5) DAYS BUT IN NO CASE NO MORE THAN 2 DAYS OR LESS IF RAIN IS PREDICTED AFTER CONSTRUCTION ACTIVITY, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE TEMPORARY SLOPE PROTECTION AND HYDROMULCH APPLIED.
3. APPLY SLOPE PROTECTION MEASURES WITHIN 2 DAYS AFTER EARTHMOVING ON A PARTICULAR SLOPE IS COMPLETE.
4. PERFORM EQUIPMENT (CAT) TRACKING OR EXCAVATOR BUCKET COMPACTION FOR BARE SLOPES TO BE PROTECTED. SLOPES MUST BE TRACKED FROM THE TOP OF THE SLOPE TO THE BOTTOM OF THE SLOPE. (SEE PAGE 4.56 OF THE BLUEBOOK)
4. PERMANENT VEGETATION TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN FIVE (5) DAYS AFTER FINAL GRADING. MULCHING IS REQUIRED ON ALL SEEDING. WHEN HYDROSEEDING, MULCH SHALL NOT BE INCLUDED IN THE TANK WITH THE SEED.
5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
6. A SUBBASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUBBASE SHALL BE INSTALLED WITHIN FIVE (5) DAYS OF THE PRELIMINARY GRADING.
7. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
8. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF TWELVE (12) INCHES OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDBED PREPARATION. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF TWENTY-FOUR (24) INCHES OF SOIL HAVING A PH OF 5 OR MORE.
9. AT THE TIME THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
10. UNFILTERED DEWATERING IS NOT PERMITTED. TAKE ALL NECESSARY PRECAUTIONS DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH STATE STANDARDS.
11. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS FOR EROSION CONTROL.
12. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EROSION AND SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
14. STOCKPILE AND STAGING LOCATIONS DETERMINED IN THE FIELD, SHALL BE PLACED WITHIN THE LIMITS OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN.
15. ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR, AND SHALL BECOME THEIR RESPONSIBILITY.
16. PAVEMENT AREAS ARE TO BE KEPT CLEAN AT ALL TIMES.
17. DURING CONSTRUCTION, ANY ADDITIONAL CONTROL MEASURES AS DEEMED NECESSARY TO PREVENT EROSION OR CONTROL SEDIMENT BEYOND THOSE MEASURES SHOWN ON THE APPROVED PLAN SHALL BE INSTALLED OR EMPLOYED AT THE DIRECTION OF THE MUNICIPAL ENGINEER.

MAINTENANCE PLAN DURING CONSTRUCTION:

INSPECTION AND MAINTENANCE SHALL BE PERFORMED IN CONFORMANCE WITH GP-0-20-001. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED AND INSTALLED FOR THE PROJECT. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT DEEP AT THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE LANDSCAPE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

TOTAL LIMIT OF DISTURBANCE FOR ENTIRE PROJECT = 87.66 ACRES

SEE CONSTRUCTION DETAILS FOR SOIL EROSION AND SEDIMENT CONTROL DETAILS

ALL PLANTING AND SEEDING NOTES HAVE BEEN DUPLICATED AND ADDED TO THE LANDSCAPE PLAN

WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, SOIL SHALL NOT BE EXPOSED MORE THAN SEVEN (7) DAYS. CONTRACTOR SHALL INITIATE STABILIZATION MEASURES IN ACCORDANCE WITH SOIL EROSION & SEDIMENT CONTROL NOTE #7 ON THIS PLAN

THIS PLAN TO BE UTILIZED FOR EROSION CONTROL PURPOSES ONLY

ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND

STORMWATER PROTECTION MEASURES SHOULD BE STRICTLY ENFORCED THROUGHOUT THE CONSTRUCTION PHASE AND THE LIMITS OF DISTURBANCE SHOULD BE CLEARLY MARKED ON THE SITE

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7	6/19/26	REVISED PER FEIS COMMENTS.

NEELYTOWN BD DEVELOPERS LLC

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK

Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987-1
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AS SHOWN	JG
DESIGNED BY:	REVIEWED BY:
JG	JBC
DATE ISSUED:	PROJECT NUMBER:
5/12/23	21000327A

SHEET NAME:

SOIL EROSION AND SEDIMENT CONTROL NOTES

DRAWING NUMBER:

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SEE SOIL EROSION & SEDIMENT CONTROL PLAN PHASES 6-7

PROP. PARTIAL LIMIT OF PHASE 6
TOTAL AREA = ±73,362 SF (±1.68 AC)
(LOD OFFSET 5' FROM SILT FENCE FOR GRAPHICAL PURPOSES)

PROP. LIMIT OF PHASE 0
TOTAL AREA = ±90,647 SF (±2.08 AC)
(LOD OFFSET 5' FROM SILT FENCE FOR GRAPHICAL PURPOSES)

PROP. LIMIT OF PHASE 2
TOTAL AREA = ±416,480 SF (±9.56 AC)
(LOD OFFSET 5' FROM SILT FENCE FOR GRAPHICAL PURPOSES)

PROP. LIMIT OF PHASE 1
TOTAL AREA = ±520,203 SF (±11.94AC)
(LOD OFFSET 5' FROM SILT FENCE FOR GRAPHICAL PURPOSES)

R=100.00'
A=25.20'
LC=25.13'
S09°53'20"W

N17°06'29"E
150.00'

N18°48'17"E
357.89'

TEMPORARY SEDIMENT TRAP 6
TOP = 414, BOTTOM= 410
BASIN AREA = 14,092 SF, 4' DEEP
VOLUME: 22,555 CF

TAX LOT
36 - 1 - 11.221

COIR FIBER BAFFLES TO BE INSTALLED (TYP. OF 3)

POTENTIAL LOCATION OF PROP. SOIL STOCKPILE (TYP.)

PROP. FIBER ROLL (TYP.)

PAVED DRIVE

UTILITY BOX

COIR FIBER BAFFLES TO BE INSTALLED (TYP. OF 3)

TEMPORARY SEDIMENT TRAP 5
TOP = 414, BOTTOM = 410
BASIN AREA = 11,589 SF, 4' DEEP
VOLUME: 18,545 CF

PROP. AREA OF WETLAND DISTURBANCE = ±766 SF (±0.02 AC)

PROP. CONSTRUCTION ENTRANCE

COIR FIBER BAFFLES TO BE INSTALLED (TYP. OF 3)

POTENTIAL LOCATION FOR PROP. CONCRETE TRUCK WASHOUT

PROP. SILT FENCE (TYP.)

PROP. FIBER ROLL (TYP.)

TEMPORARY SEDIMENT BASIN 2
WITH POROUS BAFFLE , RISER AND SKIMMER (REFER TO DETAILS)
TOP BERM = 416, BOTTOM = 406.83
BASIN AREA = 21,463 SF
TOTAL STORAGE VOLUME: 93,846 SF

PROP. AREA OF WETLAND DISTURBANCE = ±4,651 SF (±0.11 AC)

PROP. AREA OF WETLAND DISTURBANCE = ±4,778 SF (±0.11 AC)

POTENTIAL LOCATION OF PROP. CONSTRUCTION STAGING AND MATERIALS STORAGE (TYP.)

POTENTIAL LOCATION OF PROP. CONSTRUCTION STAGING AND MATERIALS STORAGE (TYP.)

PROP. SILT FENCE (TYP.)

PROP. SILT FENCE (TYP.)

PROP. FAIRCLOTH SKIMMER (TYP.)

TEMPORARY SEDIMENT TRAP 3
TOP = 415, BOTTOM = 411
BASIN AREA = 12,593 SF, 4' DEEP
VOLUME: 20,148 CF

COIR FIBER BAFFLES TO BE INSTALLED (TYP. OF 3)

PROP. CONSTRUCTION ENTRANCE

PROP. TEMPORARY DIVERSION SWALE (TYP.)

PROP. FABRIC DROP INLET FILTER PROTECTION (TYP.)

PROP. STONE CHECK DAMN. (TYP.)

SHADED AREA TO BE LAND BANKED AND BUILT IF REQUESTED BY TENANT

APPROXIMATE LIMIT OF 100' WETLAND BUFFER PER NYSDEC ENVIRONMENTAL RESOURCE MAPPER

APPROXIMATE WETLANDS PER NYSDEC ENVIRONMENTAL RESOURCE MAPPER

ONE 301 NEELYTOWN, LLC
S. 36 / B. 1 / LOT
33-1-1 = 427

TEMPORARY SEDIMENT TRAP 1
TOP = 372, BOTTOM = 368
TRAP AREA = 8,205 SF, 4' DEEP
VOLUME: 13,128 CF

POTENTIAL LOCATION OF PROP. SOIL STOCKPILE (TYP.)

PROP. WATER BARS SPACED 100' O.C (REFER TO DETAIL)

COIR FIBER BAFFLES TO BE INSTALLED (TYP. OF 3)

PROP. CONSTRUCTION ENTRANCE

PROP. STRAW BALE DIKES (TYP.)

POTENTIAL LOCATION FOR PROP. CONCRETE TRUCK WASHOUT

POTENTIAL LOCATION OF PROP. CONSTRUCTION STAGING AND MATERIALS STORAGE (TYP.)

COIR FIBER BAFFLES TO BE INSTALLED (TYP. OF 3).

TEMPORARY SEDIMENT BASIN 1
WITH POROUS BAFFLE , RISER AND SKIMMER (REFER TO DETAILS)
TOP BERM = 422, BOTTOM 414.67
BASIN AREA = 24,956 SF
TOTAL STORAGE VOLUME: 106,384 SF

PROPOSED CONDUIT OUTLET PROTECTION (TYP.)

PROP. FAIRCLOTH SKIMMER (TYP.)

R=400.00'
A=116.96'
LC=116.54'
N05°02'55"E

BARRETT

DAM. 2+00

0+00

NEELYTOWN ROAD

COUNTY ROAD 69

LEGEND

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- = LIMIT OF DISTURBANCE
- = ANCHORED STABILIZATION EROSION MATTING AREA
- = FAIRCLOTH SKIMMER
- = FIBER ROLL
- WB = WATER BAR

SEE CONSTRUCTION DETAILS FOR EROSION AND SEDIMENT CONTROL DETAILS

THIS PLAN TO BE UTILIZED FOR EROSION CONTROL PURPOSES ONLY.

TOTAL LIMIT OF DISTURBANCE FOR ENTIRE PROJECT = 87.66 ACRES

PHASE 1 SHALL STOCKPILE ±5,637 CUBIC YARDS OF TOPSOIL AND REQUIRES AN IMPORT OF ±59,752 CUBIC YARDS OF FILL.

PHASE 2-5HALL STOCKPILE ±7,920 CUBIC YARDS OF TOPSOIL AND REQUIRES AN IMPORT OF ±75,047 CUBIC YARDS OF FILL.

TOP 5 INCHES OF TOPSOIL TO BE STOCKPILED.

100 0 100 200
SCALE : 1" = 100'

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DESIGNED BY: JG	REVIEWED BY: JBC
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SHEET NAME:
SOIL EROSION & SEDIMENT CONTROL PLAN - PHASES 0-1-2

DRAWING NUMBER:
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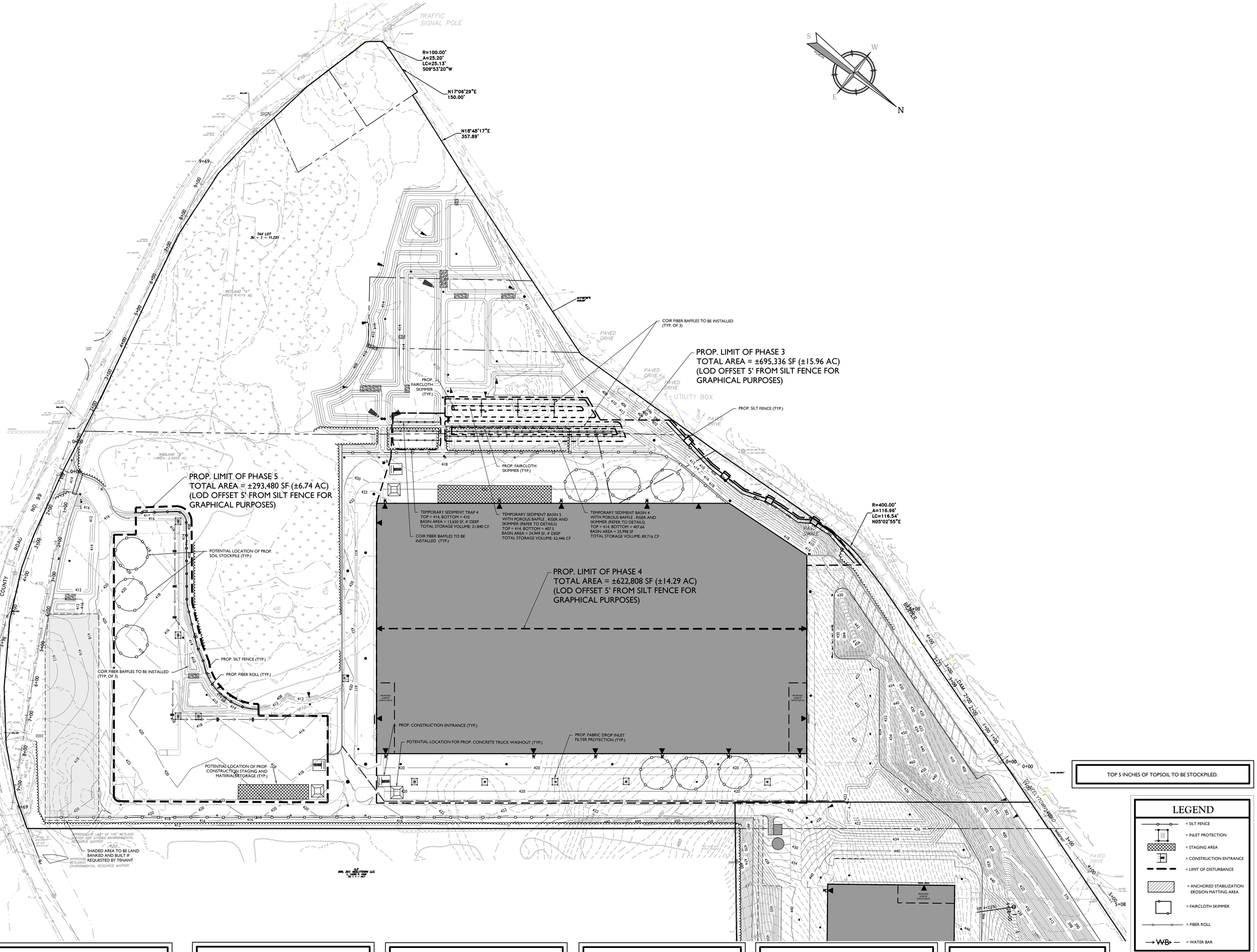

TOP 5 INCHES OF TOPSOIL TO BE STOCKPILED.

LEGEND

- = SILT FENCE
- = INLET PROTECTION
- = STAGING AREA
- = CONSTRUCTION ENTRANCE
- = LIMIT OF DISTURBANCE
- = ANCHORED STABILIZATION EROSION MATTING AREA
- = FAIRCLOTH SKIMMER
- = FIBER ROLL
- = WATER BAR

SEE CONSTRUCTION DETAILS FOR EROSION AND SEDIMENT CONTROL DETAILS

THIS PLAN TO BE UTILIZED FOR EROSION CONTROL PURPOSES ONLY.

TOTAL LIMIT OF DISTURBANCE FOR ENTIRE PROJECT = 87.66 ACRES

PHASE 3 SHALL STOCKPILE ±9,165 CUBIC YARDS OF TOPSOIL AND REQUIRES AN IMPORT OF ±347,862 CUBIC YARDS OF FILL.

PHASE 4 SHALL STOCKPILE ±6,879 CUBIC YARDS OF TOPSOIL AND REQUIRES AN EXCAVATION OF ±23,753 CUBIC YARDS OF CUT.

PHASE 5 SHALL STOCKPILE ±8,121 CUBIC YARDS OF TOPSOIL AND REQUIRES AN IMPORT OF ±80,487 CUBIC YARDS OF FILL.

100 0 100 200

SCALE : 1" = 100'

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SHEET NAME:
SOIL EROSION & SEDIMENT CONTROL PLAN - PHASES 3-4-5

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TOP 5 INCHES OF TOPSOIL TO BE STOCKPILED.

PHASE 6 SHALL STOCKPILE ±5,637 CUBIC YARDS OF TOPSOIL AND REQUIRES AN EXCAVATION OF ±441,242 CUBIC YARDS OF CUT.

PHASE 7 SHALL STOCKPILE ±4,263 CUBIC YARDS OF TOPSOIL AND REQUIRES AN IMPORT OF ±70,904 CUBIC YARDS OF FILL.

SEE CONSTRUCTION DETAILS FOR EROSION AND SEDIMENT CONTROL DETAILS

THIS PLAN TO BE UTILIZED FOR EROSION CONTROL PURPOSES ONLY.

TOTAL LIMIT OF DISTURBANCE FOR ENTIRE PROJECT = 87.66 ACRES

LEGEND

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- = ANCHORED STABILIZATION EROSION MATTING AREA
- = FAIRCLOTH SKIMMER
- = FIBER ROLL
- WB = WATER BAR

100 0 100 200

SCALE : 1" = 100'

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SOIL EROSION & SEDIMENT CONTROL PLAN-PHASES 6-7

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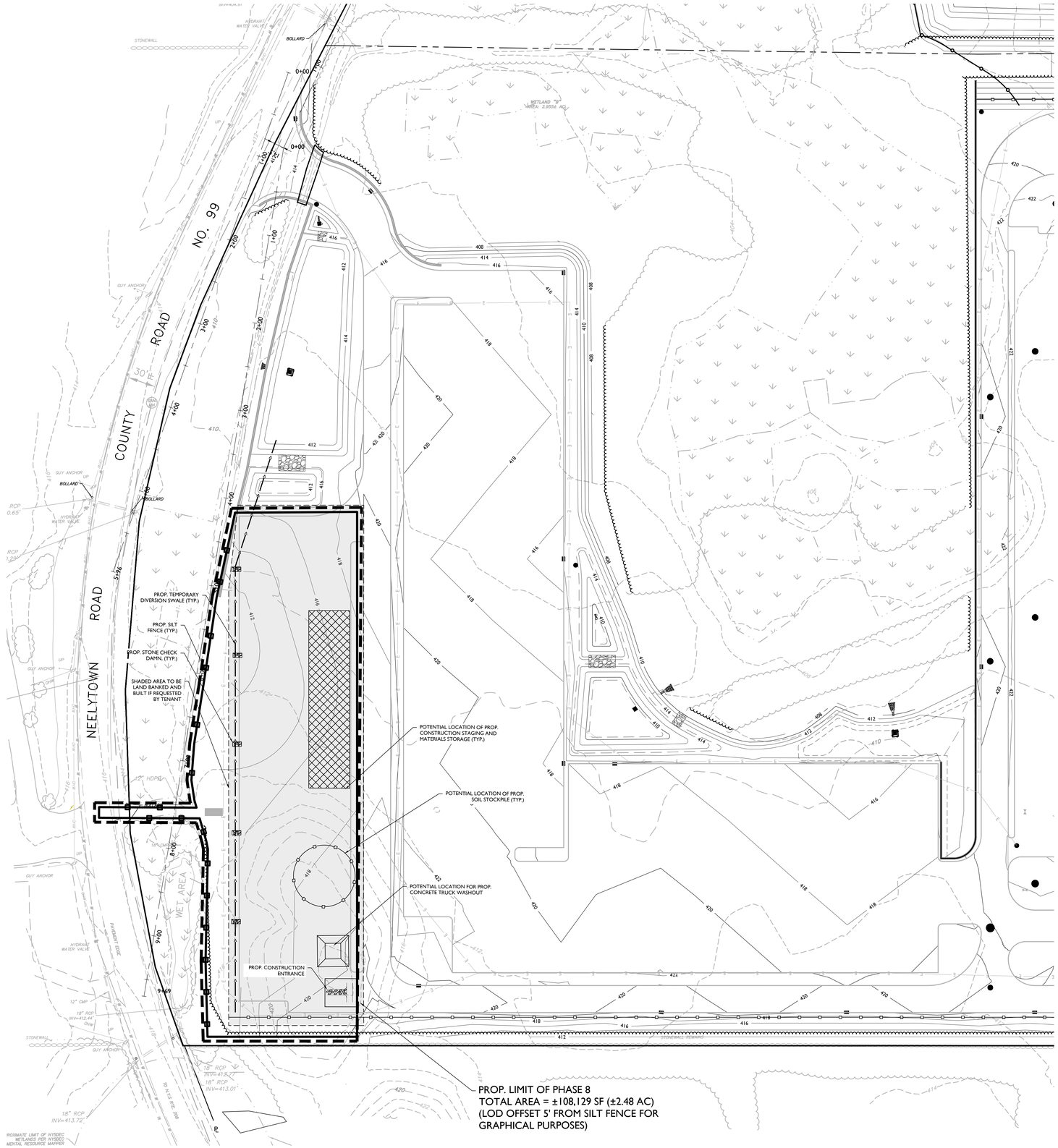

TOP 5 INCHES OF TOPSOIL TO BE STOCKPILED.

PHASE 8 SHALL STOCKPILE ±1,309 CUBIC YARDS OF TOPSOIL AND REQUIRES AN EXCAVATION OF ±1,501 CUBIC YARDS OF CUT.

SEE CONSTRUCTION DETAILS FOR EROSION AND SEDIMENT CONTROL DETAILS

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TOTAL LIMIT OF DISTURBANCE FOR ENTIRE PROJECT = 87.66 ACRES

LEGEND

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- = FIBER ROLL
- WB = WATER BAR

50 0 50 100

SCALE : 1" = 50'

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TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK

STATE OF NEW YORK
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No. 090987
LICENSED PROFESSIONAL ENGINEER

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SCALE: AS SHOWN	DRAWN BY: JG
DESIGNED BY: JG	REVIEWED BY: JBC
DATE ISSUED: 5/12/23	PROJECT NUMBER: 21000327A

SHEET NAME:

SOIL EROSION & SEDIMENT CONTROL PLAN - PHASE 8

DRAWING NUMBER:

34 OF 50

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING DOCUMENT BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY DOCUMENTS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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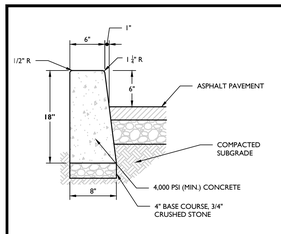
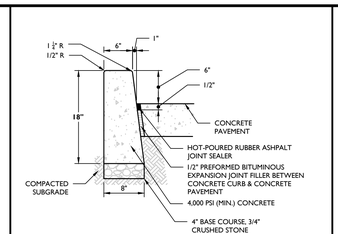


NOTES:

1. PREFORMED BITUMINOUS FIBER EXPANSION JOINTS, 1/2" THICK AT 20' MAX. INTERVALS ALONG THE CURB. PROVIDE CONTROL JOINTS @ 10 FEET MAX. BETWEEN EXPANSION JOINTS.

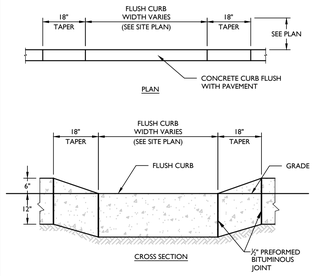
1 CONCRETE CURB (ASPHALT PAVEMENT) DETAIL
NOT TO SCALE



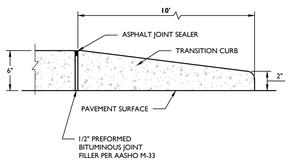
NOTES:

1. DEPTH OF JOINT FILLER STRIP EQUAL TO THE THICKNESS OF THE PAVEMENT LESS 1/2".
2. PREFORMED BITUMINOUS FIBER TRAVERSE JOINTS, 1/2" THICK AT 20' MAX. INTERVALS ALONG THE CURB. PROVIDE CONTROL JOINTS @ 10 FEET MAX. BETWEEN EXPANSION JOINTS.

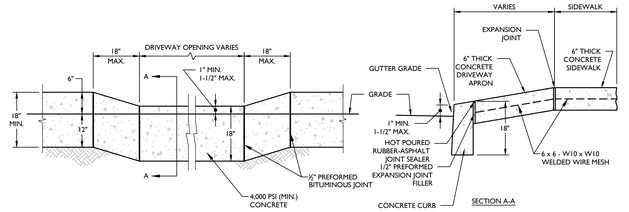
2 CONCRETE CURB (CONCRETE PAVEMENT) DETAIL
NOT TO SCALE



3 CONCRETE FLUSH CURB DETAIL
NOT TO SCALE MCNY-SITE-CURB-1300 07/01/19



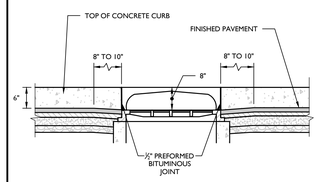
4 CURB TAPER DETAIL
NOT TO SCALE MCNY-SITE-CURB-1900 07/01/19



NOTES:

1. DEPRESSED VERTICAL CURB AT DRIVEWAY AND RAMP AREAS SHALL BE FULL DEPTH OF 18".

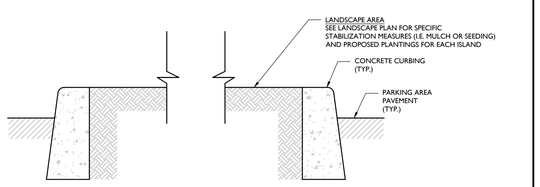
5 DEPRESSED CONCRETE CURB AT DRIVEWAY DETAIL
NOT TO SCALE MCNY-SITE-CURB-1700 07/01/19



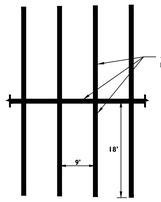
NOTES:

1. 2" LOCAL PAVEMENT SURFACE TRANSITION IN 8" TO 10" EACH SIDE OF INLET (INLET DEPRESSION).
2. APPLIES TO STORM INLETS WHERE SPECIFICALLY REFERENCED ON PLAN.
3. PROVIDE 8" CURB PIECE.

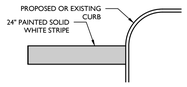
6 DEPRESSED STORM INLET CONCRETE CURB TRANSITION DETAIL
NOT TO SCALE MCNY-SITE-CURB-2200 07/01/19



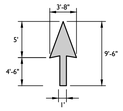
7 TYPICAL CURBED ISLAND DETAIL
NOT TO SCALE MCNY-SITE-CURB-2500 MOD: 02/23/22 07/01/19



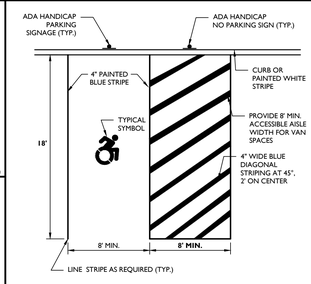
8 TYPICAL PARKING STALL STRIPING DETAIL
NOT TO SCALE MCNY-SITE-MRKG-1000 07/01/19



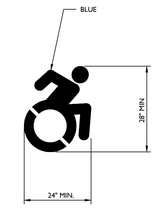
9 TYPICAL STOP BAR DETAIL
NOT TO SCALE MCNY-SITE-MRKG-1100 07/01/19



10 STRAIGHT PAVEMENT ARROW DETAIL
NOT TO SCALE MCNY-SITE-MRKG-1200 07/01/19

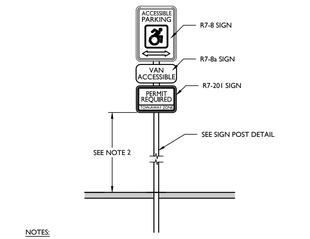


11 ACCESSIBLE PARKING LINE STRIPE STALL DETAIL
NOT TO SCALE MCNY-SITE-MRKG-2000 07/01/19



STROKE WIDTH: MINIMUM/STANDARD = 3"

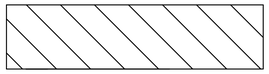
12 ACCESSIBLE SYMBOL DETAIL
NOT TO SCALE MCNY-SITE-MRKG-2000 07/01/19



NOTES:

1. INSTALL SIGN WHERE NOTED ON PLAN.
2. THE BOTTOM OF THE LOWEST SIGN SHALL BE MOUNTED 60" ABOVE THE PARKING LOT OR SIDEWALK SURFACE WHEN THE SIGN IS PARALLEL TO THE SIDEWALK AND 72" ABOVE THE PARKING LOT OR SIDEWALK WHEN THE SIGN IS PERPENDICULAR TO THE SIDEWALK.

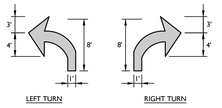
13 ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE MCNY-SITE-MRKG-2200 07/01/19



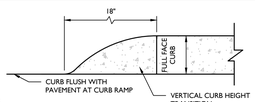
NOTES:

1. 4.0' ON CENTER
2. 4" YELLOW AT 45 DEGREES
3. WIDTH TO BE CONFIRMED WITH LOCAL JURISDICTIONAL ENTITY.

14 FIRE ZONE / LOADING AREA STRIPING DETAIL
DTL_NUMBER MODIFIED DTL_DATE



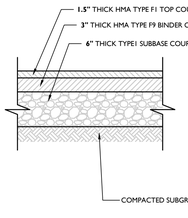
15 "LEFT OR RIGHT" PAVEMENT ARROW DETAIL
NOT TO SCALE MCNY-SITE-MRKG-1201 07/01/19



NOTES:

1. TO BE UTILIZED WHEN OPTIONAL CONCRETE SIDE FLARE IS NOT SHOWN ON PLAN.

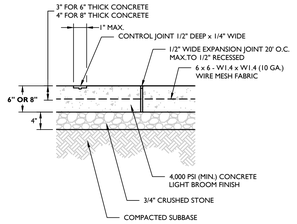
16 CURB RAMP CURB TAPER DETAIL
NOT TO SCALE MCNY-SITE-HADA-2301 07/01/19



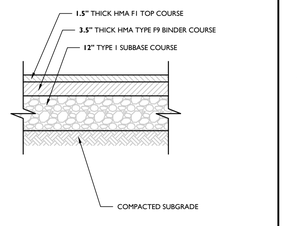
NOTES:

1. PAVEMENT TYPES TO BE IN ACCORDANCE WITH CURRENT NYSDOT STANDARDS AND SPECIFICATIONS.

17 STANDARD ASPHALT PAVEMENT DETAIL
NOT TO SCALE MCNY-SITE-PVMT-1000 07/01/19



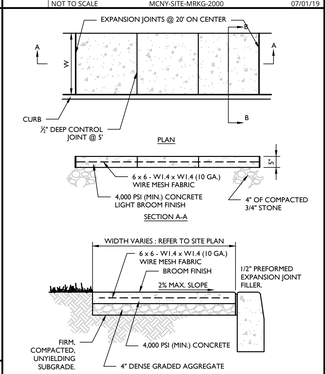
18 CONCRETE PAVEMENT DETAIL
NOT TO SCALE MCNY-SITE-PVMT-1500 07/01/19



NOTES:

1. PAVEMENT TYPES TO BE IN ACCORDANCE WITH CURRENT NYSDOT STANDARDS AND SPECIFICATIONS.

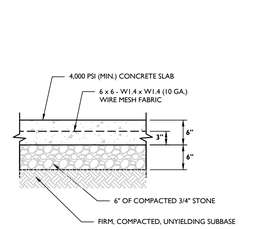
19 HEAVY-DUTY ASPHALT PAVEMENT DETAIL
NOT TO SCALE MCNY-SITE-PVMT-1100 07/01/19



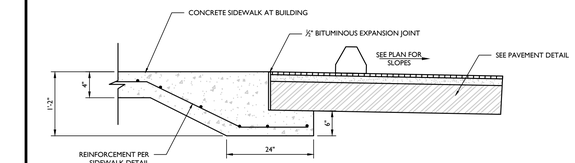
NOTES:

1. A PREFORMED, BITUMINOUS EXPANSION JOINT 1/2" THICK, 4" WIDE AND EXTENDING THE FULL WIDTH OF THE SIDEWALK (UNBROKEN) SHALL BE INSTALLED.
2. ½" DEEP CONTROL JOINTS INSTALLED AT AN INTERVAL OF EVERY 5'.
3. JOINT FILLER SHALL CONFORM TO AASHTO M-33. SURFACE OF CONCRETE SHALL BE BROOM FINISH. ROUND EDGES USING AN EDGING TOOL WITH A 1/4" RADIUS.
4. CONCRETE SIDEWALK SHALL BE CONSTRUCTED PER THE LATEST ADA REQUIREMENTS.

20 REINFORCED CONCRETE SIDEWALK (NEXT TO CURB) DETAIL
NOT TO SCALE MCNY-SITE-PVMT-1800 07/01/19



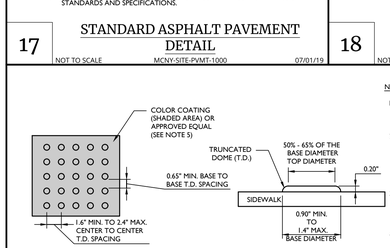
21 TRASH ENCLOSURE CONCRETE PAD DETAIL
NOT TO SCALE MCNY-SITE-PVMT-2100 07/01/19



NOTES:

1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH LATEST EDITION OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (N.Y.S.D.O.T.) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS.
2. SEE PLAN FOR SITE SPECIFIC CROSS SLOPES.

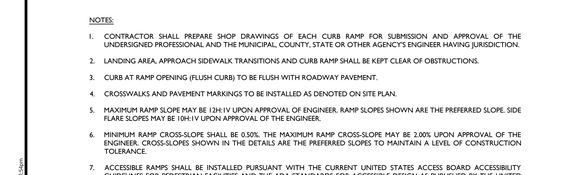
22 CONCRETE/PAVEMENT TRANSITION DETAIL
NOT TO SCALE MCNY-SITE-PVMT-2000 MOD: 02/23/22 07/01/19



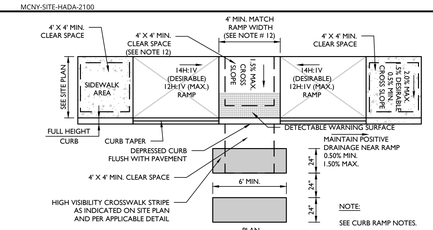
NOTES:

1. THE DETECTABLE WARNING SURFACE SHALL BE MANUFACTURED MATS THAT ARE EMBEDDED AND CAST-IN-PLACE IN THE CONCRETE.
2. IN LIEU OF A CAST IN PLACE DETECTABLE WARNING SURFACE, THE CONTRACTOR MAY UTILIZE A SURFACE APPLIED DETECTABLE WARNING SURFACE WITH PRIOR APPROVAL OF THE UNDERSIGNED ENGINEER AND PRIOR TO POURING OF THE CONCRETE RAMP.
3. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SHOP DRAWING OF THE DETECTABLE WARNING SURFACE PRIOR TO CONSTRUCTION FOR APPROVAL.
4. THE CONTRACTOR SHALL PROVIDE A MANUFACTURER CERTIFICATION THAT THE DETECTABLE WARNING SURFACE COMPLIES WITH THE CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN AS PUBLISHED BY THE DEPARTMENT OF JUSTICE AND THE ADA STANDARDS AS SUPPORTED BY THE UNITED STATES ACCESS BOARD, AND THE STATE AND/OR LOCAL ADA STANDARDS.
5. **SAFETY RED** SHALL BE APPROVED BY THE LOCAL JURISDICTION PRIOR TO INSTALLATION. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. ALTERNATIVE COLOR MAY BE USED PROVIDED SUCH COLOR COMPLIES WITH CURRENT ADA STANDARDS.
6. DETECTABLE WARNINGS SHALL CONSIST OF A SURFACE OF TRUNCATED DOMES.
7. TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A BASE DIAMETER OF 0.9 INCH (23 mm) MINIMUM AND 1.4 INCHES (36 mm) MAXIMUM, A TOP DIAMETER OF 50 PERCENT OF THE BASE DIAMETER MINIMUM TO 65 PERCENT OF THE BASE DIAMETER MAXIMUM, AND A HEIGHT OF 0.2 INCH (5.1 mm).
8. TRUNCATED DOMES IN DETECTABLE WARNING SURFACE SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6 INCHES (41 mm) MINIMUM AND 2.4 INCHES (61 mm) MAXIMUM, AND A BASE-TO-BASE SPACING OF 0.65 INCH (17 mm) MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.
9. SOME DETECTABLE WARNING PRODUCTS REQUIRE A CONCRETE BORDER FOR PROPER INSTALLATION. WHERE REQUIRED BY THE MANUFACTURER, THE CONCRETE BORDER SHALL NOT EXCEED 2 INCHES (51 mm).
10. DETECTABLE WARNING SURFACES SHOULD NOT BE PLACED ON PAVING OR EXPANSION JOINTS AT CURB RAMPS. THE ROWS OF TRUNCATED DOMES IN DETECTABLE WARNING SURFACES SHOULD BE ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP RUN AND THE STREET SO PEDESTRIANS WHO USE WHEELCHAIRS CAN "TRACK" BETWEEN THE DOMES.
11. ON PERPENDICULAR CURB RAMPS, DETECTABLE WARNING SURFACES SHALL BE PLACED AS FOLLOWS:
    a. WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE IN FRONT OF THE BACK OF CURB, DETECTABLE WARNING SURFACES SHALL BE PLACED AT THE BACK OF CURB.
    b. WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BREAK TO THE BACK OF CURB IS 5.0 FT OR LESS, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE RAMP RUN WITHIN ONE DOME SPACING OF THE BOTTOM GRADE BREAK.
    c. WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BREAK TO THE BACK OF CURB IS MORE THAN 5.0 FT, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE LOWER LANDING AT THE BACK OF CURB.
12. ON PARALLEL CURB RAMPS, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE TURNING SPACE AT THE FLUSH TRANSITION BETWEEN THE STREET AND SIDEWALKS.
13. ON BLENDED TRANSITIONS, DETECTABLE WARNING SURFACES SHALL BE PLACED AT THE BACK OF CURB.

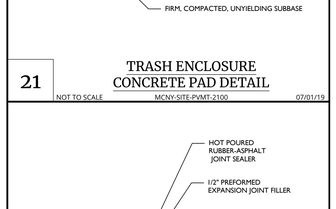
23 DETECTABLE WARNING SURFACE DETAIL
NOT TO SCALE MCNY-SITE-HADA-2100 MOD: 06/18/24 07/01/19



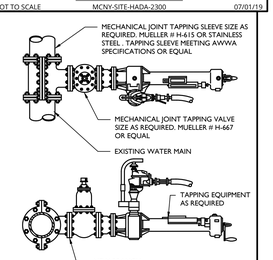
26 CURB RAMP NOTES
MCNY-SITE-HADA-2500 MOD: 02/23/22 07/01/19



27 CURB RAMP TYPE 7 DETAIL
NOT TO SCALE MCNY-SITE-HADA-1600 MOD: 06/18/24 07/01/19



25 FLUSH CURB AND CRADLE DETAIL
NOT TO SCALE MCNY-SITE-HADA-2300 07/01/19



NOTES:

1. WET TAP VALVE CAN BE INSTALLED IN EITHER VERTICAL OR HORIZONTAL POSITION.
2. CONTRACTOR SHALL VERIFY DEPTH OF BURY, MATERIAL, DIAMETER (O.D.) AND OPERATING PRESSURE OF EXISTING WATER MAIN PRIOR TO ORDERING OF WET TAP UNIT.

28 WET TAP DETAIL
NOT TO SCALE MCNY-UTIL-WATR-1200 07/01/19

24 R1-1 SIGN DETAIL
NOT TO SCALE MCCM-SIGN-REGU-R1-1 12/01/20

COLORS:
LEGEND = WHITE (RETROREFLECTIVE)
BACKGROUND = RED (RETROREFLECTIVE)

Colliers
Engineering & Design

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REV	DATE	DESCRIPTION
1	9/3/24	REVISED PER UPDATED SITE LAYOUT.
2	11/8/24	REVISED PER DEIS COMMENTS.
3	3/28/25	REVISED PER FEIS COMMENTS.
4	6/27/25	REVISED PER FEIS SUBMISSION.
5	12/12/25	REVISED PER FEIS COMMENTS.
6	2/17/26	REVISED PER DOH & DOT COMMENTS.
7	6/19/26	REVISED PER FEIS COMMENTS.

NEELYTOWN BD DEVELOPERS LLC

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK

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NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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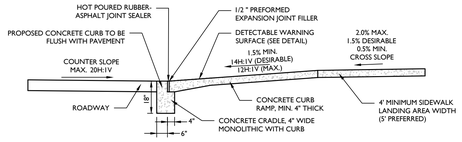
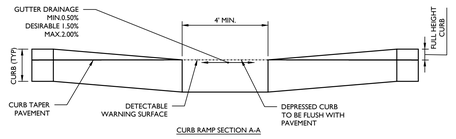


CURB RAMP SECTION B-B



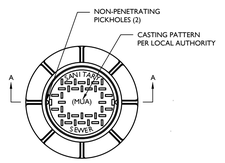
CURB RAMP SECTION A-A

NOTES:

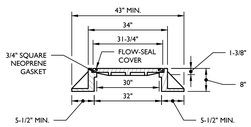
1. DEPRESSED CURB AT DETECTABLE WARNING SHALL BE A SMOOTH LEVEL SURFACE THAT IS FLUSH WITH THE ADJOINING PAVEMENT. NO BUMPS OR ROUGH SURFACE ARE ALLOWED, SUCH UNEVENNESS SHALL BE MILLED OR GRINDED SMOOTH.
2. POSITIVE DRAINAGE SHALL BE MAINTAINED AT RAMP. RAMP SHALL SLOPE TOWARDS PAVEMENT NO PONDING OF WATER IS PERMITTED AT CURB RAMP. PAVEMENT GRADES TO BE ADJUSTED AS NECESSARY TO PROVIDE POSITIVE GUTTER DRAINAGE.
3. CURB (DROPPED CURB) GUTTER-LINE TO BE FLUSH WITH ROADWAY PAVEMENT.
4. MAXIMUM GUTTER DRAINAGE GRADE MAY BE INCREASED TO 2.00% UPON THE WRITTEN APPROVAL OF THE UNDERSIGNED PROFESSIONAL
5. DEVIATION FROM THIS DETAIL REQUIRES THE WRITTEN APPROVAL OF THE UNDERSIGNED PROFESSIONAL.

1 CURB RAMP SECTIONS DETAIL

NOT TO SCALE



PLAN



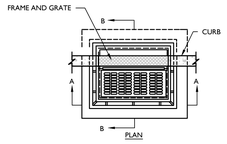
SECTION A-A

NOTES:

1. MANHOLE FRAME AND COVER SHALL BE CAMPBELL FOUNDRY PATTERN # **1012B** WITH FLOW-SEAL COVER OR APPROVED EQUAL OR AS OTHERWISE REQUIRED BY JURISDICTIONAL AUTHORITY.
2. MANHOLE FRAME AND COVER TO BE HEAVY DUTY, CONFORMING TO ASTM SPECIFICATION A-48 CLASS 30-B WITH SHOP COAT OF ASPHALTIC PITCH.
3. IN EASEMENTS AND REMOTE AREAS, COVER LOCKING DEVICES OF BRONZE AND KEY SHALL BE PROVIDED.
4. WATERTIGHT MANHOLE FRAME AND COVER SHALL BE PATTERN # **6548** AS MANUFACTURED BY CAMPBELL FOUNDRY COMPANY OR APPROVED EQUAL.

2 SANITARY MANHOLE FRAME AND COVER DETAIL

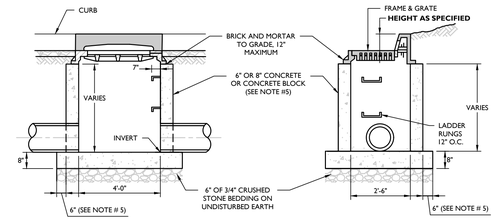
NOT TO SCALE MCNY-UTIL-SSWR-1001 MOD: 06/18/24 07/01/19



PLAN

NOTES:

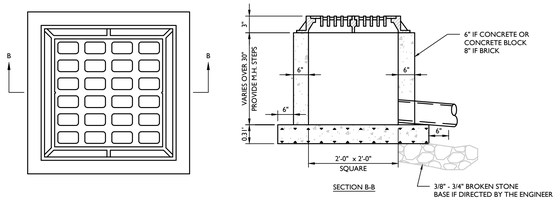
1. INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS. MINIMUM DIFFERENCE IN INVERTS TO BE 0.1 FEET.
2. THIS INLET SHALL BE CONSTRUCTED OF PRECAST CONCRETE OR SOLID CONCRETE BLOCK. IF CONCRETE BLOCK IS USED, THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE & THE OUTSIDE OF THE WALLS SHALL BE PLASTERED WITH 1/2" COAT OF 1:2 CEMENT SAND MORTAR. THE INSIDE WALL JOINTS SHALL BE STRUCK AND POINTED.
3. PROVIDE 7/8" DIA. X 7" X 12", 12" O.C. COPOLYMER POLYPROPYLENE PLASTIC STEPS WITH 1/2" DIA. GRADE 60 STEEL REINFORCEMENT BY M.A. INDUSTRIES, PS2-PF OR PS2-B WITH PRECAST PRESS FIT INSERTS, 12" O.C. OR APPROVED EQUIVALENT.
4. INLET FRAME AND GRATES TO BE CAMPBELL FOUNDRY **# 2617**, OR APPROVED EQUAL.
5. WHEN DEPTH IS GREATER THAN 12' THE WALLS SHOULD BE 8" THICK CONCRETE OR SOLID CONCRETE BLOCK AND THE FOOTING SHALL BE EXTENDED TO 12" BEYOND THE OUTSIDE WALLS.
6. ALL CONCRETE TO BE 4,000 PSI.
7. IN ACID SOILS, TWO COATS OF BITUMASTIC WATER PROOFING SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATION.
8. INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH H-20 LOADING REQUIREMENTS.



SECTION A-A SECTION B-B

3 SINGLE CATCH BASIN DETAIL

NOT TO SCALE MCNY-UTIL-STRM-1100 07/01/19



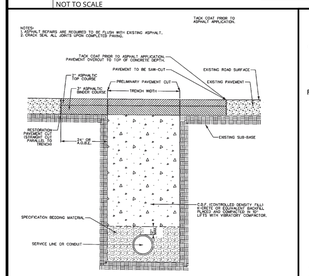
SECTION B-B

GENERAL CONSTRUCTION NOTES:

1. FOOTER TO BE CONCRETE.
2. INVERT TO BE 4000 PSI CONCRETE.
3. IF WALL CONSTRUCTION IS OTHER THAN CONCRETE, THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2" THICK CEMENT PLASTER.
4. FRAME AND GRATE TO BE **#3193** AS MANUFACTURED BY CAMPBELL FOUNDRY CO., OR APPROVED EQUAL.
5. PROVIDE 3/4" DIAMETER W.I. LADDER RUNGS, 12" O.C. (IF OVER 30" DEEP)
6. EXTERIOR OF ALL CONCRETE SHALL HAVE 2 COATS OF KOPPERS BITUMASTIC #5, OR EQUAL.
7. ALL WORK SHALL BE WATERTIGHT. NOT FOR USE IN PAVED AREAS.

4 YARD INLET DETAIL

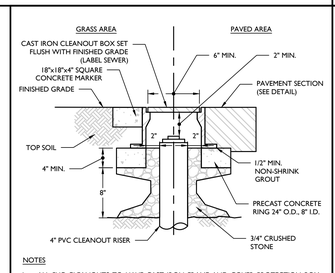
NOT TO SCALE MCNY-UTIL-STRM-1400 07/01/19



CONTROLLED DENSITY BACKFILL DETAIL (DRY K-CRETE)

5 OCDPW TRENCH DETAIL (FIGURE 9)

NOT TO SCALE

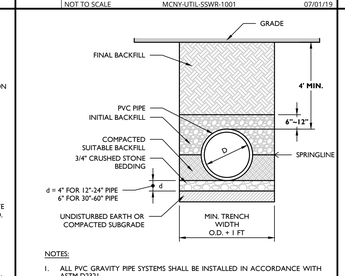


NOTES

1. ALL PVC CLEANOUTS TO HAVE CAST IRON FRAME AND COVER PROTECTION BOX. DESIGN FOR H20 LOADING.

6 CLEANOUT PROTECTION BOX DETAIL

NOT TO SCALE MCNY-UTIL-SSWR-1600 07/01/19

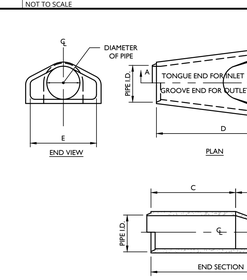


NOTES:

1. ALL PVC GRAVITY PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D3321.
2. GRAVITY SANITARY PIPE SHALL BE PVC SDR 35 PER ASTM D3034 OR AS REQUIRED BY THE GOVERNING AUTHORITY.

7 PVC SANITARY PIPE BEDDING (GRAVITY) DETAIL

NOT TO SCALE MCNY-UTIL-SSWR-2803 07/01/19



PIPE INNER DIA.	WALL THICK	A	B	C	D	E	SLOPE
12"	2"	4"	24"	48 7/8"	72 7/8"	30"	3:1
15"	2 1/2"	6"	27"	46"	73"	30"	3:1
18"	2 1/2"	9"	27"	46"	73"	36"	3:1
24"	3"	9 1/2"	43 1/2"	30"	73 1/2"	48"	3:1
30"	3 1/2"	12"	54"	19 3/4"	73 3/4"	60"	3:1
36"	4"	15"	63"	34 3/4"	97 3/4"	72"	3:1
42"	4 1/2"	21"	63"	35"	98"	78"	3:1
48"	5"	24"	72"	26"	98"	84"	3:1
54"	5 1/2"	27"	65"	35"	100"	90"	2.4:1
60"	6"	30"	60"	39"	99"	96"	2:1
66"	6 1/2"	32"	78"	21"	99"	102"	2:1
72"	7"	34"	78"	21"	99"	108"	2:1

NOTES:

1. REINFORCING IN THE "C" PORTION SHALL BE THE SAME AS SPECIFIED FOR CONCRETE PIPE ASTM C76 AND AASHTO M170 CLASS III FOR THE SIZE OF CONNECTING PIPE.
2. ALL CONCRETE SHALL BE 4,000 PSI.
3. VARIATIONS IN MANUFACTURING DIMENSIONS SHALL BE AS CALLED FOR IN ASTM C76 AASHTO M170.
4. PIPE END SECTION CONNECTION SHALL MATCH JOINTS OF STANDARD PIPE DETAILS.

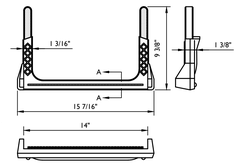
8 CONCRETE FLARED END SECTION DETAIL

NOT TO SCALE MCNY-UTIL-STRM-2200 07/01/19

A POLYPROPYLENE INSERT FOR THE PURPOSE OF SECURING STEPS IN THE WALL OF A PRECAST CONCRETE MANHOLE OR OTHER CONCRETE STUCTURE.

PLACEMENT OF THE INSERT IS DONE AT THE TIME OF MANUFACTURE, THEREBY ASSURING THE WALL TO REMAIN WATERTIGHT, AND AT THE SAME TIME GUARANTEEING POSITIVE ALIGNMENT AND PROJECTION OF THE STEPS.

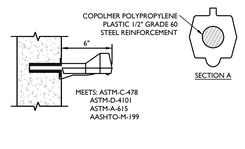
INSTALLATION OF EITHER THE ALUMINUN OR PLASTIC POLYPROPYLENE STEP INTO THE INSERT IS RAPID AND SIMPLE, AS THE STEP IS PRESSED OR DRIVEN INTO AN INTERFERENCE FIT IN THE INSERT CAVITY.



SINCE THE INSERT IS MADE OF POLYPROPYLENE, IT HAS A LIFE EXPECTANCY WHICH EXCEEDS THE CONCRETE ITSELF, AND HAS EXCELLENT CHEMICAL RESISTANCE.

THE INSERT ALSO SERVES AS A PROTECTIVE SHIELD AGAINST DISSIMILAR MATERIAL REACTIONS, SUCH AS ELECTROLYSIS OF ALUMINUM AND CONCRETE.

THE INSERT MEETS REQUIREMENTS OF A.S.T.M. C-478 SECTION 12 AND PERFORMANCE TEST PROCEDURES OF A.S.T.M. C-497.

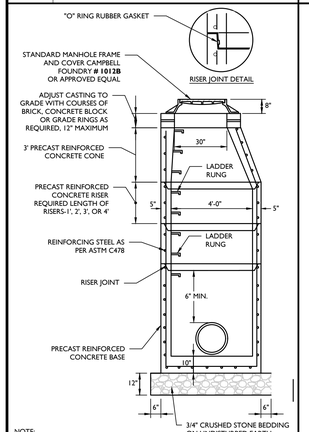


NOTES:

1. STEP INSERTS TO BE AS MANUFACTURED BY A-LOK PRODUCTS OR APPROVED EQUAL.

9 LADDER RUNG (COPOLYMER) DETAIL

NOT TO SCALE MCNY-UTIL-SSWR-1500 13

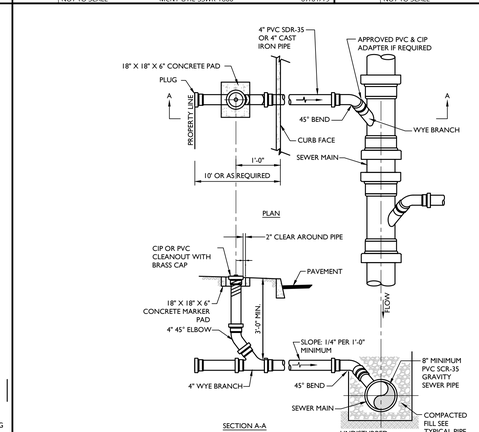


NOTE:

1. IN ACID SOILS, TWO COATS OF BITUMASTIC WATER PROOFING SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATION.
2. ALL CONCRETE TO BE 4,000 PSI.

10 PRECAST CONCRETE STORM MANHOLE 4,' DIA. DETAIL

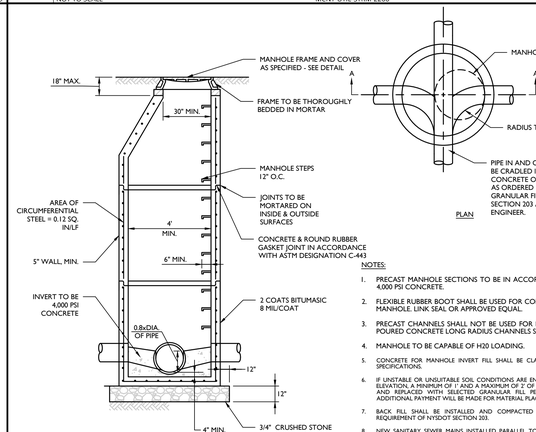
NOT TO SCALE



SECTION A-A

11 SANITARY SEWER LATERAL & CLEANOUT DETAIL

NOT TO SCALE MCNY-UTIL-SSWR-1601 MOD: 08/22/24 07/01/19



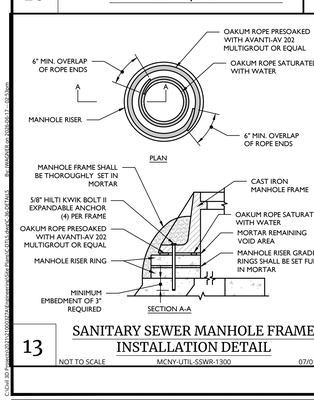
PLAN

NOTES:

1. PRECAST MANHOLE SECTIONS TO BE IN ACCORDANCE WITH ASTM C-478, 4,000 PSI CONCRETE.
2. FLEXIBLE RUBBER BOOT SHALL BE USED FOR CONNECTION OF PVC PIPE TO MANHOLE. LINK SEAL OR APPROVED EQUAL.
3. PRECAST CHANNELS SHALL NOT BE USED FOR BENDS GREATER THAN 45°. POURED CONCRETE LONG RADIUS CHANNELS SHALL BE CONSTRUCTED.
4. MANHOLE TO BE CAPABLE OF H20 LOADING.
5. CONCRETE FOR MANHOLE INVERT FILL SHALL BE CLASS A CONCRETE PER NYSDOT SPECIFICATIONS.
6. IF UNSTABLE OR UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED NEAR THE INVERT ELEVATION, A MINIMUM OF 1' AND A MAXIMUM OF 2' OF MATERIAL SHALL BE EXCAVATED AND REPLACED WITH SELECTED GRANULAR FILL PER NYSDOT SECTION 203. NO ADDITIONAL PAYMENT WILL BE MADE FOR MATERIAL PLACED.
7. BACK FILL SHALL BE INSTALLED AND COMPACTED IN ACCORDANCE WITH THE REQUIREMENT OF NYSDOT SECTION 203.
8. NEW SANITARY SEWER MAINS INSTALLED PARALLEL TO WATER MAINS SHALL HAVE A MINIMUM OF 10' HORIZONTAL SEPARATION (MEASURED EDGE OF PIPE TO EDGE OF PIPE OR EDGE OF STRUCTURE) WHENEVER POSSIBLE WHEN SUCH SEPARATION CANNOT BE ACHIEVED, THE VERTICAL SEPARATION SHALL BE 18" WITH THE SEWER MAIN BELOW THE WATER MAIN AND TOP OF SANITARY SEWER PIPE SHALL BE MAINTAINED. IF NEITHER SEPARATION CAN BE ACHIEVED, THE INSTALLATION SHALL BE CONSTRUCTED AS SHOWN ON THE CONTRACT DOCUMENTS AS APPROVED BY THE APPROPRIATE HEALTH AGENCY.

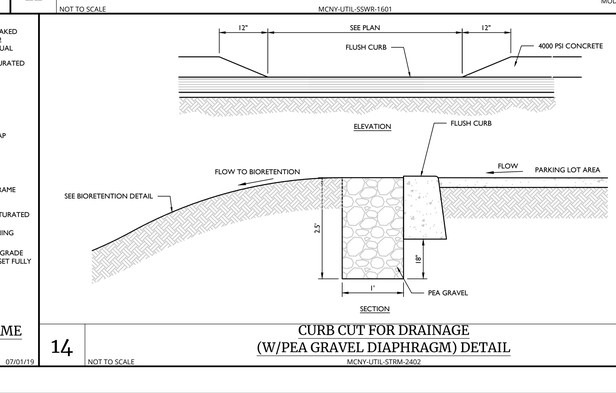
12 SANITARY PRECAST MANHOLE DETAIL

NOT TO SCALE MCNY-UTIL-SSWR-1000 MOD: 06/18/24 07/01/19



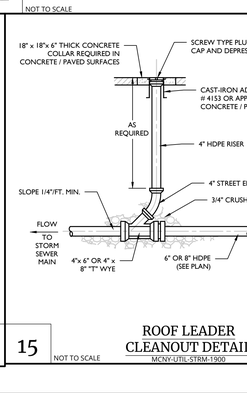
13 SANITARY SEWER MANHOLE FRAME INSTALLATION DETAIL

NOT TO SCALE MCNY-UTIL-SSWR-1300 07/01/19



14 CURB CUT FOR DRAINAGE (W/PEA GRAVEL DIAPHRAGM) DETAIL

NOT TO SCALE MCNY-UTIL-STRM-2402 11/19/21

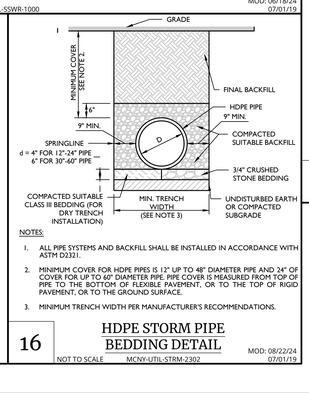


NOTES:

1. ALL PIPE SYSTEMS AND BACKFILL SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321.
2. MINIMUM COVER FOR HDPE PIPES IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR UP TO 60" DIAMETER PIPE. PIPE COVER IS MEASURED FROM TOP OF PIPE TO THE BOTTOM OF FLEXIBLE PAVEMENT, OR TO THE TOP OF RIGID PAVEMENT, OR TO THE GROUND SURFACE.
3. MINIMUM TRENCH WIDTH PER MANUFACTURER'S RECOMMENDATIONS.

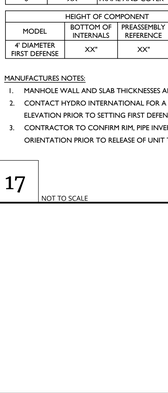
15 ROOF LEADER CLEANOUT DETAIL

NOT TO SCALE MCNY-UTIL-STRM-1900 07/01/19



16 HDPE STORM PIPE BEDDING DETAIL

NOT TO SCALE MCNY-UTIL-STRM-2302 MOD: 08/22/24 07/01/19

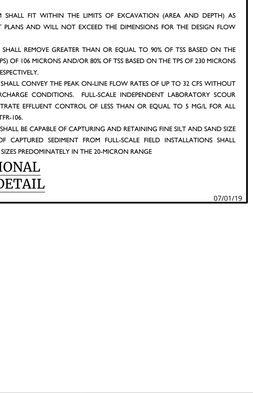


PART LIST		
ITEM	SIZE (in)	DESCRIPTION
1	XX	I.D. PRECAST MANHOLE
2	XX	LEDGER SUPPORT
3	XX	SEPARATION MODULE
4	XX	INLET PIPE
5	XX	OUTLET PIPE
6	XX	FRAME AND COVER

HEIGHT OF COMPONENT			
MODEL	BOTTOM OF INTERNALS	PREASSEMBLY REFERENCE	PIPE INVERTS
4' DIAMETER FIRST DEFENSE	XX"	XX"	XX"

MANUFACTURES NOTES:

1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.
3. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.



GENERAL NOTES:

1. GENERAL ARRANGEMENT DRAWINGS ONLY. CONTACT HYDRO INTERNATIONAL FOR SITE SPECIFIC FABRICATION DRAWINGS.
2. THE DIAMETER OF THE INLET & OUTLET PIPES MAY BE NO MORE THAN 30".
3. MULTIPLE INLET PIPES POSSIBLE (REFER TO PROJECT PLANS).
4. INLET/OUTLET PIPE ANGLE CAN VARY TO ALIGN WITH DRAINAGE NETWORK (REFER TO PROJECT PLANS).
5. PEAK FLOW RATE AND MINIMUM HEIGHT LIMITED BY AVAILABLE COVER AND PIPE DIAMETER.
6. LARGER SEDIMENT STORAGE CAPACITY MAY BE PROVIDED WITH A DEEPER SUMP DEPTH.

PRODUCT SPECIFICATIONS:

A. THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.
B. THE TREATMENT SYSTEM SHALL FIT WITHIN THE LIMITS OF EXCAVATION (AREA AND DEPTH) AS SHOWN IN THE PROJECT PLANS AND WILL NOT EXCEED THE DIMENSIONS FOR THE DESIGN FLOW RATE SPECIFIED HEREIN.
C. THE TREATMENT SYSTEM SHALL REMOVE GREATER THAN OR EQUAL TO 90% OF TSS BASED ON THE TARGET PARTICLE SIZE (TPS) OF 106 MICRONS AND/OR 80% OF TSS BASED ON THE TPS OF 230 MICRONS AT 2.2 CFS AND 3.8 CFS, RESPECTIVELY.
D. THE TREATMENT SYSTEM SHALL CONVEY THE PEAK ON-LINE FLOW RATES OF UP TO 32 CFS WITHOUT CAUSING UPSTREAM SURCHARGE CONDITIONS. FULL-SCALE INDEPENDENT LABORATORY SCOUR TESTING SHALL DEMONSTRATE EFFLUENT CONTROL OF LESS THAN OR EQUAL TO 5 MG/L FOR ALL FLOWS UP TO 200% OF MTFR-106.
E. THE TREATMENT SYSTEM SHALL BE CAPABLE OF CAPTURING AND RETAINING FINE SILT AND SAND SIZE PARTICLES. ANALYSIS OF CAPTURED SEDIMENT FROM FULL-SCALE FIELD INSTALLATIONS SHALL DEMONSTRATE PARTICLE SIZES PREDOMINATELY IN THE 20-MICRON RANGE

17 HYDRO INTERNATIONAL 6' FIRST DEFENSE DETAIL

NOT TO SCALE MCNY-UTIL-STRM-2600 07/01/19

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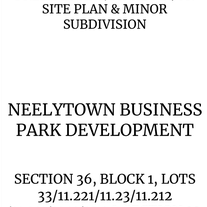
REV	DATE	DESCRIPTION
1	9/3/24	REVISED PER UPDATED SITE LAYOUT.
2	11/8/24	REVISED PER DEIS COMMENTS.
3	3/28/25	REVISED PER FEIS COMMENTS.
4	6/27/25	REVISED PER FEIS SUBMISSION.
5	12/12/25	REVISED PER FEIS COMMENTS.
6	2/17/26	REVISED PER DOH & DOT COMMENTS.
7	6/19/26	REVISED PER FEIS COMMENTS.

NEELYTOWN BD DEVELOPERS LLC

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK



Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
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SURVEYING CT, P.C.

SCALE:	DRAWN BY:
AS SHOWN	JG
DESIGNED BY:	REVIEWED BY:
JG	JBC
DATE ISSUED:	PROJECT NUMBER:
5/12/23	21000327A

SHEET NAME:

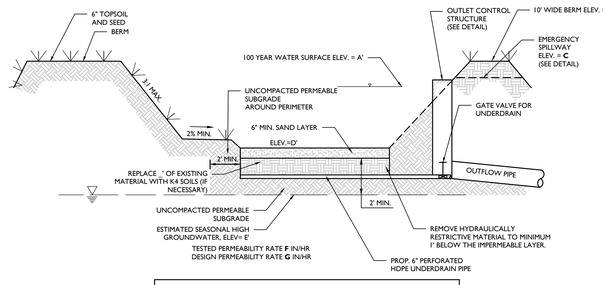
CONSTRUCTION DETAILS

DRAWING NUMBER:

36 OF 50

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING DOCUMENT BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY DOCUMENTS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



BASIN ELEVATIONS							
BASIN	A	B	C	D	E	F	G
1B	412.85	414.00	413.00	408.00		18.5	9
1C	412.98	415.00	414.00	409.00		24	10
1G	412.87	414.00	413.00	408.50		14	7
1H	412.84	414.00	413.00	408.50		14	7

ABOVE GROUND INFILTRATION BASIN CONSTRUCTION NOTES:

A. PRE-CONSTRUCTION:

1. CONTRACTOR SHALL PROCURE THE SERVICES OF A NEW YORK LICENSED PROFESSIONAL ENGINEER TO PERFORM REGULAR OVERSIGHT OF THE CONSTRUCTION OF THE INFILTRATION BASIN TO ENSURE ITS EFFECTIVENESS. THE FOLLOWING REQUIRED OVERSIGHT ACTIVITIES INCLUDING, BUT NOT LIMITED TO:
   a. PARTICIPATION BY THE ENGINEER AND CONTRACTOR AT A PRE-CONSTRUCTION MEETING TO REVIEW THE CONTRACTOR'S FAMILIARITY WITH CONSTRUCTION OF THE BASIN.
   b. THE CONTRACTOR SHALL IDENTIFY THE CONSTRUCTION EQUIPMENT TO BE USED FOR THE BASIN CONSTRUCTION AND THE CONSTRUCTION TECHNIQUES THAT WILL BE USED TO MINIMIZE COMPACTION OF THE INFILTRATION AREA.
   c. ENSURING THAT EARTHWORK DOES NOT OCCUR WITHIN THE LIMITS OF THE BASIN WHEN THE SOIL MOISTURE CONTENT IS ABOVE THE LOWER PLASTIC LIMIT AND THAT THE SPECIFICATIONS OF THE REPLACEMENT SOIL ARE MET.
   d. TEST EACH SOIL LAYER WHERE THE PERMEABILITY RATE IS CRITICAL PRIOR TO THE PLACEMENT OF A NEW LAYER TO ENSURE THAT THE PERMEABILITY RATE HAS BEEN RETAINED.
   e. THE CONTRACTOR SHALL ENSURE THAT PROPER PRECAUTIONS ARE TAKEN TO PREVENT SEDIMENT FROM ENTERING THE INFILTRATION AREA DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF SOIL CONDITIONS ENCOUNTERED IN THE FIELD DIFFER FROM WHAT IS SHOWN HEREON. SUCH CONDITIONS COULD RENDER THE DESIGN HEREON INAPPROPRIATE OR INEFFECTIVE.

B. DURING CONSTRUCTION:

1. DURING CLEARING AND GRADING OF THE SITE, MEASURES MUST BE TAKEN TO ELIMINATE SOIL COMPACTION AT THE LOCATION OF THE PROPOSED INFILTRATION BASIN.
2. THE LOCATION OF THE PROPOSED INFILTRATION BASIN MUST BE CORDONED OFF DURING CONSTRUCTION TO PREVENT COMPACTION OF THE SUBSOIL BY CONSTRUCTION EQUIPMENT OR STOCKPILES. EXCAVATION AND CONSTRUCTION OF THE INFILTRATION BASIN MUST BE PERFORMED USING EQUIPMENT PLACED OUTSIDE THE LIMITS OF THE BASIN. IF THE SIZE THE BASIN PRECLUDES THIS APPROACH, EXCAVATION SHALL BE PERFORMED FROM THE INSIDE OUT SUCH THAT ALL EQUIPMENT UTILIZED WITHIN THE BASIN IS AT LEAST 2 FEET ABOVE THE FINAL EXCAVATION DEPTH.
3. EXCAVATION FOR THE INFILTRATION BASIN MUST BE AT LEAST 6 INCHES ABOVE THE FINAL EXCAVATION DEPTH IF IMPORTED SAND IS TO BE UTILIZED FOR THE ENGINEERED SAND LAYER. EXCAVATION MAY BE TO THE DESIGN ELEVATION OF THE INFILTRATION BASIN BOTTOM IF IN-SITU SAND MEETS THE SPECIFICATIONS AND IS TO BE UTILIZED FOR THE ENGINEERED SAND LAYER. THE USE OF THE LOCATION PROPOSED FOR AN INFILTRATION BASIN AS A SEDIMENT BASIN DURING CONSTRUCTION IS PROHIBITED.
4. THE BASIN BOTTOM SHALL BE CLEARED OF SEDIMENT AND UNSUITABLE MATERIALS SHALL BE REMOVED PERIODICALLY AS NECESSARY AND PRIOR TO FINAL EXCAVATION. THE EXCAVATION TO FINAL SUBSOIL DEPTH AND INSTALLATION OF THE ENGINEERED SAND LAYER OR IF APPLICABLE TO THE FINAL DESIGN ELEVATION OF THE INFILTRATION BASIN BOTTOM MAY ONLY OCCUR AFTER ALL SITE CONSTRUCTION WITHIN ITS DRAINAGE AREA IS COMPLETED AND THE DRAINAGE AREA, INCLUDING THE BASIN SIDE SLOPES, IS COMPLETELY STABILIZED.
5. IF CONSTRUCTION OF THE INFILTRATION BASIN CANNOT BE DELAYED BY INSTALLING TEMPORARY STORMWATER MANAGEMENT MEASURES, SEDIMENT BARRIERS MUST BE PLACED AROUND THE ENTIRE PERIMETER OF THE BASIN BOTTOM DURING ALL PHASES OF CONSTRUCTION TO DIVERT ALL FLOWS AWAY FROM THE BASIN. INLET FOREBAYS (CONSTRUCTED USING SEDIMENT BARRIERS) MUST BE PLACED AROUND ALL BASIN INLET PIPES CONDUIT OUTLET PROTECTION. THE SEDIMENT BARRIERS REQUIRED HEREIN MAY NOT BE REMOVED UNTIL ALL SITE CONSTRUCTION WITHIN THE BASIN DRAINAGE AREA IS COMPLETED, AND THE DRAINAGE AREA, INCLUDING THE BASIN SIDE SLOPES, IS COMPLETELY STABILIZED.
6. ALL EARTHWORK OPERATIONS, INCLUDING EXCAVATION, GRADING AND BACKFILL OPERATIONS SHALL BE CONDUCTED UNDER THE SUPERVISION OF A NEW YORK LICENSED PROFESSIONAL ENGINEER. IF APPLICABLE, EXCAVATIONS TO REMOVE HYDRAULICALLY RESTRICTIVE MATERIAL SHALL EXTEND A MINIMUM OF 1' BELOW THE IMPERMEABLE LAYER AND REMOVAL OF THE MATERIAL SHALL BE WITNESS AND CERTIFIED BY A PROFESSIONAL ENGINEER.
7. THE REPLACEMENT MATERIAL MUST MEET ALL SPECIFICATIONS FOR CLEAN, COARSE SAND IN ACCORDANCE WITH AASHTO M-6 OR ASTM C-33 MEETING AGGREGRATE SIZE GRADATION SIZE NO. 10 (AASHTO M-43), AND THE MINIMUM TESTED PERMEABILITY RATE OF 8 INCHES PER HOUR, AS CERTIFIED BY A NY LICENSED PROFESSIONAL ENGINEER. CONTRACTOR SHALL PROVIDE THE DESIGN ENGINEER WITH A SUBMITTAL CONFIRMING THE REQUIREMENTS ARE MET.
8. PRIOR TO INSTALLATION OF THE ENGINEERED SAND LAYER THE PERMEABILITY RATE OF THE IN-SITU UNDERLYING OR REPLACEMENT SOILS SHALL BE CONFIRMED BY A NEW YORK LICENSED PROFESSIONAL ENGINEER TO MEET THE MINIMUM DESIGN PERMEABILITY RATE. THE BASIN INFILTRATION RATE SHALL BE CERTIFIED BY A NEW YORK LICENSED PROFESSIONAL ENGINEER, THAT IT MEETS THE MINIMUM DESIGN PERMEABILITY RATE. RESULTS OF THE PERMEABILITY TESTS SHALL BE PROVIDED TO THE DESIGN ENGINEER IN WRITING PRIOR TO THE PLACEMENT OF THE SAND LAYER. SEE PERMEABILITY TESTING REQUIREMENTS BELOW.
9. ONCE THE FINAL GRADING PHASE OF A SURFACE INFILTRATION BASIN IS REACHED, THE BOTTOM OF THE BASIN SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW AND THEN SMOOTHED OUT WITH A LEVELING DRAG OR EQUIVALENT GRADING EQUIPMENT. THESE PROCEDURES SHOULD PREFERABLY BE PERFORMED WITH EQUIPMENT LOCATED OUTSIDE THE BASIN BOTTOM. IF THIS IS NOT POSSIBLE, IT SHOULD BE PERFORMED WITH LIGHT-WEIGHT, RUBBER-TIRED EQUIPMENT.
10. THE BOTTOM ENGINEERED SAND LAYER MUST MEET ALL SPECIFICATIONS FOR CLEAN, COARSE SAND IN ACCORDANCE WITH AASHTO M-6 OR ASTM C-33 MEETING AGGREGRATE SIZE GRADATION SIZE NO. 9 (AASHTO M-43). THE MAXIMUM PERCENTAGE OF FINES IS 15% FINES AND THE MINIMUM TESTED PERMEABILITY RATE IS 20 INCHES PER HOUR. THE ABOVE MATERIAL MUST BE CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER. CONTRACTOR SHALL PROVIDE THE DESIGN ENGINEER WITH A SUBMITTAL CONFIRMING THE REQUIREMENTS ARE MET.
11. THE GATE VALVE WITHIN THE OUTLET STRUCTURE SHALL REMAIN CLOSED AT ALL TIMES, EXCEPT FOR PERIODS OF MAINTENANCE.

C. PERMEABILITY TESTING REQUIREMENTS:

1. PERMEABILITY TESTING MUST BE PERFORMED ON THE AS-BUILT INFILTRATION BASIN IN ACCORDANCE WITH THE CONSTRUCTION AND POST-CONSTRUCTION OVERSIGHT AND SOIL PERMEABILITY TESTING SECTION IN THE "NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL, APPENDIX D: INFILTRATION TESTING REQUIREMENTS".
2. AS REQUIRED BY "NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL APPENDIX D: INFILTRATION TESTING REQUIREMENTS", A MINIMUM OF XX PERMEABILITY TESTS SHALL BE PERFORMED WITHIN THE BASIN BOTTOM. THE MINIMUM PERMEABILITY RATE OF EACH TEST PIT SHALL BE **20** INCHES PER HOUR.
3. IF THE FIELD-TESTED PERMEABILITY RATES CONFIRM THE BASIN'S ABILITY TO TOTALLY DRAIN WITHIN 72 HOURS AFTER THE CESSATION OF THE DESIGN STORM, THE DESIGN ENGINEER, IN CONSULTATION WITH THE OWNER AND ANY AGENCY HAVING JURISDICTION, MAY ACCEPT THE BASIN DESIGN. THE CONTRACTOR HAS THE OPTION TO DEMONSTRATE THAT THE INFILTRATION BMP, WHEN FLOODED WITH WATER, EITHER ARTIFICIALLY OR NATURALLY BY RAIN EVENT, PERFORMS AS DESIGNED FOR INFILTRATION.
4. IF NEITHER THE TESTING NOR FLOODING OF THE BASIN WORKS, WHERE THE PERMEABILITY RATES DO NOT MEET THE REQUIRED DESIGN RATE NOTED ABOVE BY SHOWING A LONGER DRAIN TIME THAN DESIGNED, REMEDIAL/CORRECTIVE ACTION MUST BE TAKEN BY THE CONTRACTOR. THE SOILS BELOW THE INFILTRATION BMP MUST BE REMEDIATED OR REPLACED AND THEN RE-TESTED UNTIL THE REQUIRED DRAIN TIME IS ACHIEVED. ALL POST-CONSTRUCTION SOIL PERMEABILITY TEST RESULTS SHALL BE CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.

D. POST-CONSTRUCTION:

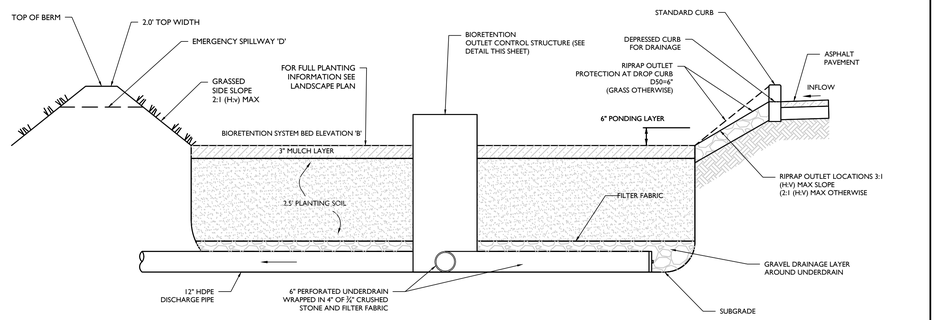
1. UPON COMPLETION OF THE BASIN, THE CONTRACTOR SHALL PROVIDE THE DESIGN ENGINEER WITH A TOPOGRAPHIC SURVEY OF THE BASIN PREPARED BY A NEW YORK LICENSED PROFESSIONAL SURVEYOR. THE SURVEY SHALL INCLUDE 1 FOOT CONTOURS OF THE ENTIRE BASIN, TOP OF BERM ELEVATIONS, BOTTOM OF BASIN ELEVATIONS AND ALL INFORMATION PERTAINING TO THE OUTLET CONTROL STRUCTURE INCLUDING ORIFICE AND WEIR SIZES AND ELEVATIONS. THE OUTLET PIPE AND NEXT DOWN-STREAM DRAINAGE STRUCTURE SHALL BE SURVEYED.
2. THE PROFESSIONAL ENGINEER THAT WITNESSES THE BASIN CONSTRUCTION AND PERFORMED THE SOIL PERMEABILITY TESTS SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE DESIGN ENGINEER WITH THE RESULTS OF THE PERMEABILITY TESTS.

BIORETENTION ELEVATIONS						
SYSTEM	OUTLET NAME	OUTLET SIZE	100 YR PEAK ELEVATION	BED ELEVATION	TOP OF BERM ELEVATION	EMERGENCY SPILLWAY EL.
1A	OCS B-1A	4' X 4'	414.50	413.50	415.50	414.00
1D	OCS B-1D	10"	414.84	412.00	416.00	415.00
1F	OCS B-1F	4' X 1'	412.80	411.00	414.00	413.00
1i	OCS B-1i	34" X 1'	412.86	411.00	414.00	413.00
1J	OCS B-1J	28" X 1'	412.84	411.00	414.00	413.00
4A	OCS B-4A	4' X 4'	440.43	439.50	441.50	440.50
4B	OCS B-4B	4' X 0.5'	420.69	418.00	422.00	421.00
5A	OCS B-5A	44" X 8"	434.00	432.00	435.00	434.00

PLANTING SOIL NOTE:

THE PLANTING SOIL SHOULD BE A SANDY LOAM, LOAMY SAND, LOAM (USDA), OR A LOAM/SAND MIX (SHOULD CONTAIN A MINIMUM 35 TO 60% SAND, BY VOLUME). THE CLAY CONTENT FOR THESE SOILS SHOULD BE LESS THAN 25% BY VOLUME. SOILS SHOULD FALL WITHIN THE SM, OR ML CLASSIFICATIONS OD THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). A PERMEABILITY OF AT LEAST 1.0 FEET PER DAY (0.5"/HR) IS REQUIRED (A CONSERVATIVE VALUE OF 0.5 FEET PER DAY IS USED FOR DESIGN). THE SOIL SHOULD BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER, AND BRUSH OR SEED FROM NOXIOUS WEEDS. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN LIFTS OF 12" TO 18", LOOSELY COMPACTED (TAMPED LIGHTLY WITH A DOZER OR BACKHOE BUCKET). THE SPECIFIC CHARACTERISTICS ARE AS FOLLOWS:

PARAMETER	VALUE
PH RANGE	5.2 TO 7.00
ORGANIC MATTER	1.5 TO 4.0%
MAGNESIUM	35 LBS. PER ACRE, MINIMUM
PHOSPHORUS (P_2O_5)	75 LBS. PER ACRE, MINIMUM
POTASSIUM (K_2O)	85 LBS. PER ACRE, MINIMUM
SOLUBLE SALTS	500 ppm
CLAY	10 TO 25%
SILT	30 TO 55%
SAND	35 TO 60%



NOTES:

1. SEE PLAN FOR DROP CURB LOCATIONS AND BIORETENTION AREA CONFIGURATION.
2. PLANTING SOIL TO BE IN ACCORDANCE WITH NEW YORK STATE STANDARDS AND SPECIFICATIONS FOUND WITHIN THE PROJECT SWPPP.

1 — INFILTRATION AND EXTENDED DETENTION BASIN CROSS-SECTION DETAIL
NOT TO SCALE — MCNY-UTIL-STMW-1300 — MOD: 08/22/24, 07/01/19

2 — BIORETENTION SYSTEM CROSS SECTION DETAIL
DTL SCALE — DTL NUMBER — MODIFIED DTL. DATE

DETENTION BASIN	A	B	C	D	E	F
1K	407.50	408.65	409.52	413.21	414.00	413.25

BASIN NOTES:

1. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF SOIL CONDITIONS ENCOUNTERED IN THE FIELD DIFFER FROM WHAT IS SHOWN HEREON. SUCH CONDITIONS COULD RENDER THE DESIGN HEREON INAPPROPRIATE OR INEFFECTIVE.

3 — DETENTION BASIN TYPICAL CROSS-SECTION DETAIL
NOT TO SCALE — MCNY-UTIL-STMW-1000 — MOD: 03/04/25, 07/01/19

BASIN #	A	B	C	D
	EL.	EL.	FT.	FT.

NOTES:

1. 0% SLOPE ACROSS EMERGENCY SPILLWAY.
2. SPILLWAY SURFACE TO BE STABILIZED AS SHOWN ON THE PLANS.

4 — EMERGENCY SPILLWAY DETAIL
NOT TO SCALE — MCNY-UTIL-STMW-2300 — 07/01/19

5 — CURB CUT FOR DRAINAGE (W/PEA GRAVEL DIAPHRAGM) DETAIL
NOT TO SCALE — MCNY-UTIL-STRM-2402 — 11/19/21

NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING OPERATION OF THE EXISTING SEWERS CONNECTED TO THE EXISTING MANHOLE. AT NO TIME SHALL THE CONSTRUCTION OF THE NEW SEWER MAIN IMPEDE THE OPERATION OF THE EXISTING SANITARY SEWERS.
2. WHERE NEW PIPE IS TO BE CONNECTED INTO AN EXISTING MANHOLE, THE CONTRACTOR SHALL CORE DRILL ALL HOLES INTO MANHOLE AND SHALL PERFORM ALL CUTTING AND PATCHING NECESSARY FOR CHANNEL AND BENCH RECONSTRUCTION TO CHANNEL FLOW INTO EXISTING SEWER.
3. EXISTING BENCH SHALL BE CHIPPED AND CUT AWAY TO ALLOW FOR NEW CHANNEL TO BE CONSTRUCTED AND TO PROVIDE A GOOD, SOUND SURFACE FOR BONDING WITH NEW CONCRETE CHANNEL AND BENCH.
4. ALL LOOSE CONCRETE, RUST OF REINFORCING RODS, AND OTHER FOREIGN MATERIALS SHALL BE REMOVED AND THE CAVITY CLEANED WITH WATER OR AIR UNDER PRESSURE AS NECESSARY. APPLY EPOXY BONDING AGENT PRIOR TO POURING CONCRETE.
5. ANY DAMAGE TO THE EXISTING MANHOLE CAUSED BY THE CONSTRUCTION OPERATIONS SHALL BE REPAIRED TO THE SATISFACTION OF THE AUTHORITY.

6 — FORCE MAIN TO MANHOLE CONNECTION DETAIL
NOT TO SCALE — MCNY-UTIL-SSWR-2200 — 07/01/19

OUTLET CONTROL STRUCTURE ELEVATIONS										
BASIN	A	B	C	LOW-FLOW ORIFICE Ø	D	RECT. ORIFICE DIMS	E	F	G	H
X	-	-	-	-	-	-	-	-	-	-

NOTES:

1. CONTRACTOR TO SUBMIT SHOP DRAWING FOR REVIEW AND APPROVAL.
2. ALL CONCRETE TO BE 4,000 PSI (MIN.)

7 — OUTLET CONTROL STRUCTURE DETAIL (SINGLE CHAMBER)
NOT TO SCALE — MCNY-UTIL-STMW-1800 — MOD: 08/22/24, 07/01/19

NOTES:

1. REFER TO GRASS FILTER STRIP SIZING WITHIN THE NYSDEC STORMWATER MANUAL - TABLE 6.13 AND SECTION 5.3.2.

10 — GRASS FILTER STRIP DETAIL
NOT TO SCALE

TECHNICAL DATA — SULZER — Submersible Grinder Pump Type ABS Piranha — Piranha PE 1 1-1/4", 2 Pole, 3-Phase, 60 Hz, PE1

Submersible Motor Specifications, PE1 Frame

Motor Design	NEMA design B, squirrel cage induction	
Motor Type	Fully enclosed Premium Efficiency submersible, IP68 protection rating	
Motor Efficiency Standard and Rating	IEC 60034-30, IE3 rating	
Motor Efficiency Test Protocol	IEC 60034-2-1	
Insulation Material	Class H, 180°C (356°F), copper windings	
Motor Filling Medium	Air	
Maximum Power	4.5 kW / 6 hp	
Maximum Fluid Temperature	40°C (104°F) continuous, 60°C (140°F) intermittent	
Motor Protection — Thermal	STD	Normally closed bimetallic switch in each phase, connected in series, 140°C (284°F) +/- 5°C (41°F) opening temperature.
Motor Protection — Leakage	STD	Moisture detection probe in seal sensing chamber (for use with optional MAS 811)
Sensing Chamber Filling Medium		Environmentally safe, non-toxic oil
Bearing Type — Upper		Single row, deep groove ball bearing, permanently lubricated
Bearing Type — Lower		Double row, angular contact ball bearing, permanently lubricated
Motor Starter Types		Use with Direct-On-Line starting (DOL) recommended
Maximum Starts per Hour		15, evenly spaced
Available Cable Entrance		Cable entry seal
Available Voltages		208, 230, 460, 575, 3300 (consult factory for other voltages)
Voltage Tolerance from Rated		+/-10%
Agency Approvals		Factory Mutual: 4Q6A
Explosion Proof Rating		NEC 500 Class 1, Division 1, Group C & D; Class 11C max surface temp.

The picture above may differ from the actual product. For illustrative purposes only.

Motor Ratings, PE1 Frame

Motor Model	Input Power (P1)	Rated Power (Shaft Power) (P2)	Rated RPM	Rated Voltage	Full Load Amps	Locked Rotor Amps	NEMA Code Letter	NEMA Service Factor	Motor Efficiency at % Load 100	75	50	Power Factor at % Load 100	75	50
PE 2902	3.2 kW	2.8 kW / 3.75 HP	3534	208	10.9	132.7	P	1.3	87.2	86.4	82.9	.853	.833	.747
				230	9.9	120.0								
				460	4.7	60.0								
				600	3.6	46.0								
PE 3502	4.5 kW	4.0 kW / 5.4 HP	3531	208	14.3	132.7	K	1.3	89.2	89.0	86.0	.868	.823	.737
				230	13.0	120.0								
				460	6.5	60.0								
				600	5.0	46.0								
PE 4502	5.6 kW	5.0 kW / 6.7 HP	3503	208	17.7	132.7	J	1.3	89.1	89.6	87.3	.882	.857	.793
				230	16.0	120.0								
				460	8.0	60.0								
				600	8.1	46.0								

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DS-PE1-0222 REV: 3 DATE: 08/16 Specifications Subject to Change Without Notice

NOTES:

1. THE OWNER SHALL REMAIN RESPONSIBLE FOR REQUIRED MAINTENANCE.

8 — NOT TO SCALE

TECHNICAL DATA — SULZER — Submersible Grinder Pump Type ABS Piranha — Piranha PE 1 1-1/4", 2 Pole, 3-Phase, 60 Hz, PE1

Cable Data, PE1 Frame

	Motor	Motor Voltage	Cable Qty	Cable Type	Cable Nominal Outside Diameter +/- .5mm (.03")
Power Cable	PE 2902	208	1	SOOW 14/7	17.5mm (0.69") — Integrated w/ Power
		230	1	SOOW 14/7	17.5mm (0.69") — Integrated w/ Power
		460	1	SOOW 14/7	17.5mm (0.69") — Integrated w/ Power
		600	1	SOOW 14/7	17.5mm (0.69") — Integrated w/ Power
	PE 3502	208	1	SOOW 14/7	17.5mm (0.69") — Integrated w/ Power
		230	1	SOOW 14/7	17.5mm (0.69") — Integrated w/ Power
		460	1	SOOW 14/7	17.5mm (0.69") — Integrated w/ Power
		600	1	SOOW 14/7	17.5mm (0.69") — Integrated w/ Power
	PE 4502	208	1	SOOW 12/7	18.5mm (0.73") — Integrated w/ Power
		230	1	SOOW 12/7	18.5mm (0.73") — Integrated w/ Power
		460	1	SOOW 12/7	18.5mm (0.73") — Integrated w/ Power
		600	1	SOOW 14/7	17.5mm (0.69") — Integrated w/ Power
Control Cable	Motor Monitoring Type		Cable Qty	Cable Type	Cable Nominal Outside Diameter +/- .5mm (.03")
	Std monitoring		-	Integrated w/ Power	
Cable Length	Standard: 10m (32 feet)		Options: 15m (49 feet), 20m (65 feet), 30m (98 feet) - Consult Factory for longer lengths		

See motor protection on page 1.

Pump Data

Discharge Size	DN32 oblong flanged, 1-1/4" female NPT w/ the use of discharge adapter kit
Impeller Type	Vortex
Volute Pressure Rating	13 bar (190 psi)
Impeller Type	Semi-Open, Multi-vane, w/ Cutter Assembly & Seal Protection System
Impeller — Grade	Hard Iron (ASTM A-48, Class 35B) / Ductile Iron (ASTM A-536)
Impeller — Diameter, mm (in.)	135 (5.3) / 152 (6.0)
Solids Passage Size, mm (in.)	N/A (N/A) / N/A (N/A) / N/A (N/A)
Min. Recommended Flow, GPM *	30 / 35 / 20

* Recommended minimum continuous flow. Discharge pipe size can affect minimum flow rate required for solids transport. Consult factory for applications below this flow rate.

Materials of Construction

	Standard	Optional
Power/Control Cable Jacket	Chlorinated Polyethylene (CPE)	
Lifting Hook	Stainless Steel 1.4401 (AISI 316)	
Cable Connection Chamber	Cast Iron EN-GJL-250 (ASTM A-48, Class 35B)	
Motor Housing	Cast Iron EN-GJL-250 (ASTM A-48, Class 35B)	
Intermediate Housing	Cast Iron EN-GJL-250 (ASTM A-48, Class 35B)	
Seal Plate	Cast Iron EN-GJL-250 (ASTM A-48, Class 35B)	
Pump and Motor Shaft	Stainless Steel 1.4021 (AISI 420)	
Impeller	Cast Iron EN-GJL-250 (ASTM A-48, Class 35B)	
Wear Parts — Rotating Cutter	Stainless Steel 1.4021 (AISI 420) / Tool Steel 1.2842	
Wear Parts — Stationary Cutter	Cast Iron EN-GJL-250 (ASTM A-48, Class 35B)	
Wear Parts — Bottom/Wear Plate	Cast Iron EN-GJL-250 (ASTM A-48, Class 35B)	
Volute	Cast Iron EN-GJL-250 (ASTM A-48, Class 35B)	
External Hardware	Stainless Steel 1.4401 (AISI 316)	
Shaft Seal — Mating Rings	Silicon Carbide	
Mechanical Seal — Lower	Silicon Carbide / Silicon Carbide, Nitrile, 316 SS	
Seals — Upper	Silicon Carbide / Silicon Carbide, Nitrile, 316 SS	
Coating/Protection	Two-part epoxy, blue, 100µm (4.7 mils) DFT	Two-part epoxy, blue, 400µm (15.7 mil)

General Data

	PE 2902	PE 3502	PE 4502
Overall Height	604mm (23.8")	604mm (23.8")	604mm (23.8")
Pump Weight	34 kg (207 lb)	36 kg (207 lb)	38 kg (207 lb)

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SANITARY GRINDER PUMP DETAIL

DIMENSIONAL DATA — SULZER — Submersible Grinder Pump Type ABS Piranha — Piranha PE1 | Wet-PIL 2" Single Rail, 1.25" Discharge

60Hz Data	
Motor	Weight (lbs.)
PE 2920W	207.2
PE 3520W	207.2
PE 4520W	207.2
PE 2952	207.2
PE 3552	207.2
PE 4552	207.2

NOTES:
•Weight Includes Pump, Slide Bracket & 32ft of Cable
•Ø20" J-HOOK
•42020501.DR .409/10.23 Guide Rail Assembly
•Appurtenances such as guide rail and anchor bolts are to be supplied by others

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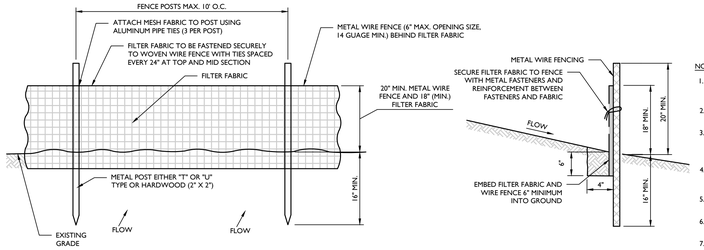
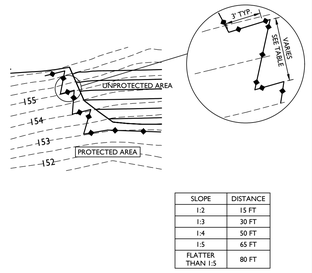


NOTES:

1. GEOTEXTILE TO BE FASTENED SECURELY TO FENCE POST BY USING WIRE TIES OR HOG RINGS. USE 3 FASTENERS PER POST.
2. SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.
3. ALL SILT FENCE TO BE INSPECTED AND REMEDIAL MAINTENANCE PERFORMED BY THE CONTRACTOR AS REQUIRED. MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
4. WHEN TWO SECTIONS OF FILTER FABRIC ARE JOINED, THEY SHALL BE OVER-WRAPPED BY SIX INCHES AND FOLDED.
5. FILTER FABRIC TO BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
6. PREFABRICATED UNITS SHALL MEET THE MINIMUM REQUIREMENTS SHOWN.
7. IF SPACE PERMITTED, LOCATE SILT FENCE 10' AWAY FROM TOE OF SLOPE IF THE SLOPE IS STEEPER THAN 1:1.

1 REINFORCED SILT FENCE (WITH WIRE FENCE) DETAIL

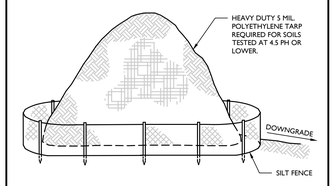
NOT TO SCALE



SLOPE	DISTANCE
1:2	15 FT
1:3	30 FT
1:4	50 FT
1:5	65 FT
FLATTER THAN 1:5	80 FT

2 SILT FENCE INSTALLATION DETAIL (WHEN NOT PARALLEL TO CONTOURS)

NOT TO SCALE MCNY-SOIL-EROS-1103 07/01/19

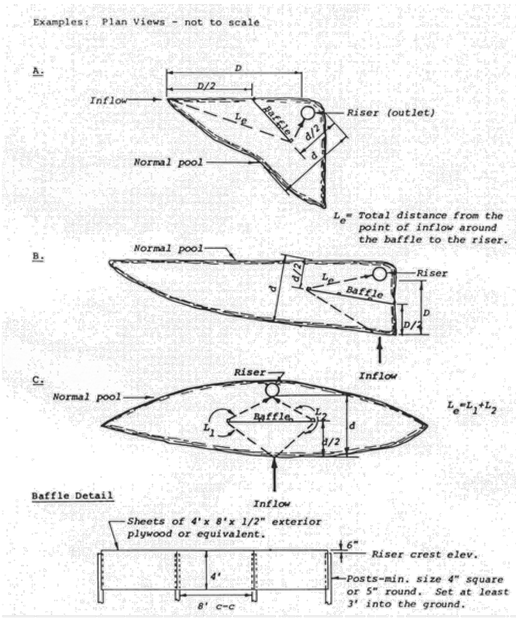


NOTES:

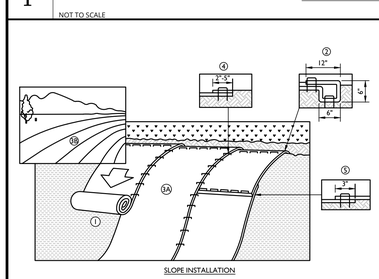
1. ALL STOCKPILES SHALL NOT TO BE LOCATED WITHIN 50 FEET OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY.

3 TOPSOIL STOCKPILE DETAIL

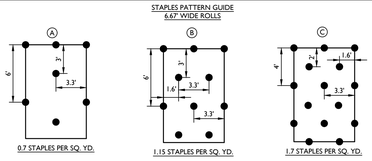
NOT TO SCALE MCNY-SOIL-EROS-2500 07/01/19



7 SEDIMENT BASIN BAFFLE DETAIL



STAPLES PATTERN GUIDE
6.67' WIDE ROLLS

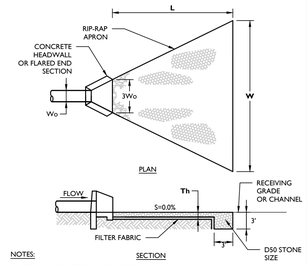


NOTES:

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPS), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED.
   * WHEN USING MATTING WITH SEED, DO NOT SEED THE AREA. FOLLOW MANUFACTURER'S RECOMMENDATIONS.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" DEEP x 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPS WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM 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 RECPS OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECP'S.
3. ROLL THE RECPS (A.) DOWN OR (B.) HORIZONTALLY STEP BY STEP ACROSS THE SLOPE TAMPERING IT DOWN ALONG THE WAY. RECPS SHALL UNROLL WITH APPROPRIATE SIDE TIGHTLY AGAINST THE SOIL SURFACE. RECPS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKESHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECPS MUST BE STAKED WITH APPROXIMATELY 2" TO 5" OVERLAP DEPENDING ON RECP'S TYPE.
5. CONSECUTIVE RECPS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECP'S WIDTH.
   * IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.

4 ANCHORED STABILIZATION EROSION MATTING (CURLEX ENFORCER I) DETAIL

NOT TO SCALE MCNY-SOIL-EROS-2200

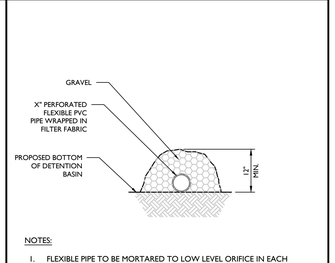


NOTES:

1. SEE PLAN FOR APRON DIMENSIONS.
2. SIDE SLOPE SHALL BE 2:1 OR FLATTER. THE BOTTOM GRADE SHALL BE LEVEL (0% SLOPE). THERE SHALL BE NO FALL AT THE END OF APRON TO THE RECEIVING SURFACE.

5 CONDUIT OUTLET PROTECTION DETAIL

NOT TO SCALE MCNY-SOIL-EROS-1600 07/01/19

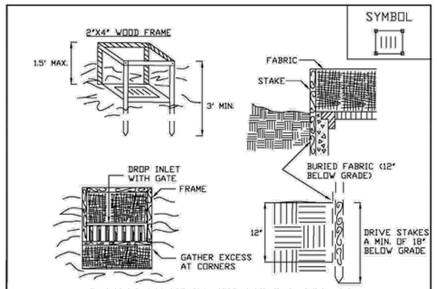


NOTES:

1. FLEXIBLE PIPE TO BE MORTARED TO LOW LEVEL ORIFICE IN EACH DETENTION BASIN DURING CONSTRUCTION. PIPE TO BE REMOVED ONCE SITE IS STABILIZED.
2. TEMPORARY LOW LEVEL FILTER TO BE CONSTRUCTED ON OUTELT STRUCTURE DURING CONSTRUCTION

6 TEMPORARY LOW LEVEL FILTER DETAIL

NOT TO SCALE MCNY-SOIL-EROS-2702 07/01/19



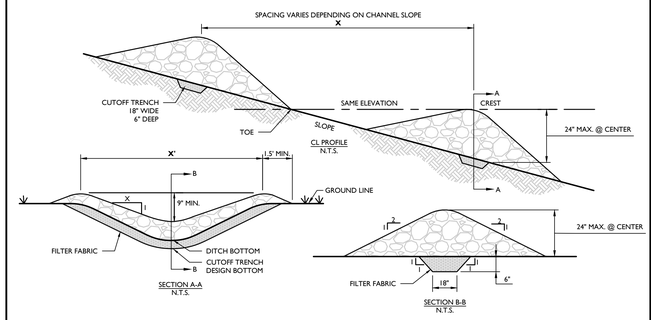
CONSTRUCTION SPECIFICATIONS

1. FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUM DRAINAGE AREA 1 ACRE

8 FABIRC DROP INLET PROTECTION DETAIL

NOT TO SCALE



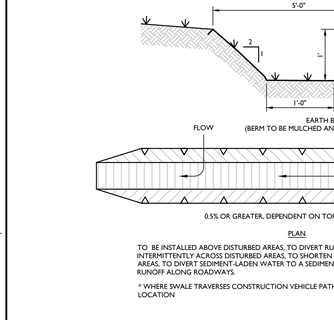
CONSTRUCTION SPECIFICATIONS

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN ON THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.

MAXIMUM DRAINAGE AREA: 2 ACRES

9 STONE CHECK DAM DETAIL

NOT TO SCALE MCNY-SOIL-EROS-2301 07/01/19



PLAN

TO BE INSTALLED ABOVE DISTURBED AREAS, TO DIVERT RUNOFF OFF-SITE WITHOUT INCREASING EROSION; INTERMITTENTLY ACROSS DISTURBED AREAS, TO SHORTEN OVERLAND FLOW DISTANCES; BELOW DISTURBED AREAS, TO DIVERT SEDIMENT-LADEN WATER TO A SEDIMENT TRAPPING DEVICE; AND TO SAFELY TRANSPORT RUNOFF ALONG ROADWAYS.

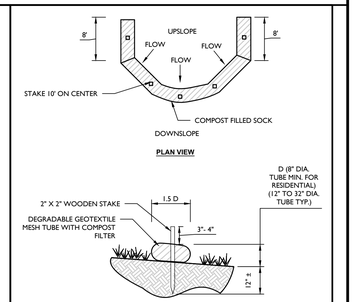
* WHERE SWALE TRAVERSES CONSTRUCTION VEHICLE PATH, DEPTH TO BE 6". SEE PLAN FOR LOCATION

INSTALLATION NOTES:

1. ~~ALL SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.~~
2. DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
3. DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
4. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
5. THE SWALE 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.
6. FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
7. ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO AS NOT TO INTERFERE WITH THE FUNCTIONING OF THE SWALE.
8. INSPECTION AND MAINTENANCE MUST BE PROVIDED BY THE CONTRACTOR AS REQUIRED
9. STABILIZATION SHALL BE SEED AND STRAW MULCH.

10 TEMPORARY SWALE & EARTH BERM DETAIL

DTL_SCALE MODIFIED DTL_DATE



PLAN VIEW

SECTION

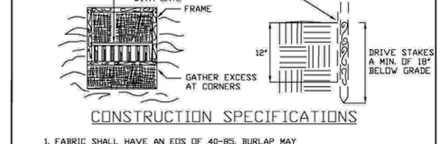
DIA. (in.)	SLOPE%						
	2	5	10	20	25	33	50
8	225*	200	100	50	20	-	-
12	250	225	125	65	50	40	25
18	275	250	150	70	55	45	30
24	350	275	200	130	100	60	35
32	450	325	275	150	120	75	50
*Length in feet							

NOTES:

1. ALL MATERIAL TO MEET **FILTREXX SILTSOX** SPECIFICATIONS OR APPROVED EQUAL.
2. COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

11 COMPOST FILTER SOCK DETAIL

NOT TO SCALE MCNY-SOIL-EROS-1200 05/01/17

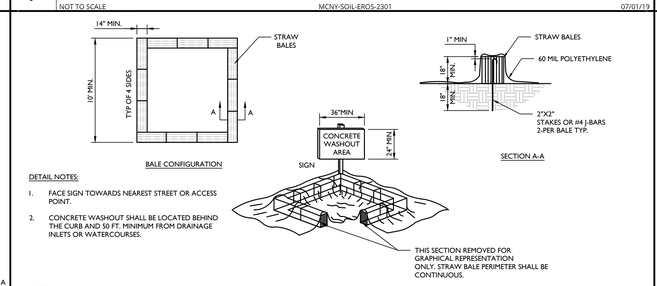


NOTES:

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT. LENGTH: NOT LESS THAN 50 FEET. THICKNESS: NOT LESS THAN (6) INCHES.
2. WIDTH - 24'
3. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
4. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL A MOUNTING BERM WITH 5:1 SLOPES WILL BE PERMITTED.
5. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
6. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED.

12 STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE MCNY-SOIL-EROS-1000 MOD: 04/02/24 07/01/19



DETAIL NOTES:

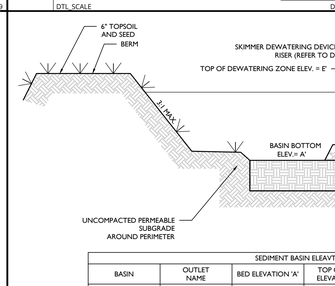
1. FACE SIGN TOWARDS NEAREST STREET OR ACCESS POINT.
2. CONCRETE WASHOUT SHALL BE LOCATED BEHIND THE CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES.

NOTES:

1. CONCRETE WASHOUTS ARE REQUIRED ON ALL CONSTRUCTION SITES INVOLVING CONCRETE AND STUCCO USE.
2. THE CONTRACTOR SHALL REQUIRE ALL CONCRETE DRIVERS TO UTILIZE THE CONCRETE WASHOUTS ONSITE.
3. WASHOUT FACILITIES SHALL BE LOCATED AT LEAST 50 FEET AWAY FROM STORM SEWER DRAIN INLETS, GUTTERS, OPEN DITCHES, AND WATER COURSES.
4. APPROPRIATE STONE SHOULD COVER PATHS TO CONCRETE WASHOUT.
5. THE NUMBER OF CONCRETE WASHOUTS DEPENDS ON THE EXPECTED DEMAND FOR STORAGE CAPACITY. LARGE SITES WITH EXTENSIVE CONCRETE WORK SHALL BE PLACED AT MULTIPLE LOCATIONS FOR USE BY CONCRETE TRUCK DRIVERS.
6. CONCRETE WASHOUT AREAS SHALL BE IDENTIFIED BY POSTING SIGNS ONSITE.
7. CONCRETE WASHOUTS ARE TO BE INSPECTED DAILY BY THE CONTRACTOR FOR LEAKS OR TEARS IN PLASTIC LINER.
8. REMOVE AND DISPOSE OF ALL MATERIAL WHEN THE WASHOUT HAS BEEN FILLED TO 75% CAPACITY.
9. PRIOR TO ANY RAINFALL, ALL CONCRETE WASHOUTS ARE TO BE CLEANED OUT OR COVERED.
10. ONCE THE MATERIAL HAS BEEN CLEANED OUT OF THE CONCRETE WASHOUT FACILITY, THE FACILITY MUST BE INSPECTED FOR REPAIR, RECONSTRUCTION OR REPLACEMENT. ALL PLASTIC LINING SHALL BE REMOVED AND REPLACED.
11. PRE-FABRICATED OR ONSITE FABRICATED CONCRETE WASHOUTS MAY BE USED.
12. OPTIONS FOR ONSITE CONCRETE WASHOUTS:
    A. DIG A PIT AND LINE WITH 10 MIL PLASTIC SHEETING.
    B. CREATE AN ABOVE-GROUND STRUCTURE FROM STRAW BALES OR SANDBAGS WITH 10 MIL PLASTIC LINING.

13 CONCRETE WASHOUT DETAIL

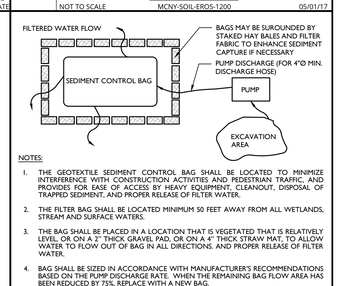
NOT TO SCALE MCNY-SOIL-EROS-1700 MOD: 08/22/24 07/01/19



SEDIMENT BASIN ELEAVTIONS					
BASIN	OUTLET NAME	BED ELEVATION 'A'	TOP OF BERM ELEVATION 'B'	EMERGENCY SPILLWAY EL 'C'	TOP OF RISER 'D'
X	OCS X	A'	B'	C'	D'

14 TEMPORARY SEDIMENT BASIN DETAIL

DTL_SCALE



NOTES:

1. THE GEOTEXTILE SEDIMENT CONTROL BAG SHALL BE LOCATED TO MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES AND PEDESTRIAN TRAFFIC, AND PROVIDES FOR EASE OF ACCESS BY HEAVY EQUIPMENT, CLEANOUT, DISPOSAL OF TRAPPED SEDIMENT, AND PROPER RELEASE OF FILTER WATER.
2. THE FILTER BAG SHALL BE LOCATED MINIMUM 50 FEET AWAY FROM ALL WETLANDS, STREAM AND SURFACE WATERS.
3. THE BAG SHALL BE PLACED IN A LOCATION THAT IS VEGETATED THAT IS RELATIVELY LEVEL, OR ON A 2" THICK GRAVEL PAD, OR ON A 4" THICK STRAW MAT, TO ALLOW WATER TO FLOW OUT OF BAG IN ALL DIRECTIONS. AND PROPER RELEASE OF FILTER WATER.
4. BAG SHALL BE SIZED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS BASED ON THE PUMP DISCHARGE RATE. WHEN THE REMAINING BAG FLOW AREA HAS BEEN REDUCED BY 75%, REPLACE WITH A NEW BAG.
5. DISPOSE THE SEDIMENT IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. SPREAD THE SEDIMENT IN THE APPROPRIATE UPLAND AREA.

15 DEWATERING PAD WITH SEDIMENT CONTROL BAG DETAIL

NOT TO SCALE MCNY-SOIL-EROS-1800 07/01/19

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REV	DATE	DESCRIPTION
1	9/3/24	REVISED PER UPDATED SITE LAYOUT.
2	11/8/24	REVISED PER DEIS COMMENTS.
3	3/28/25	REVISED PER FEIS COMMENTS.
4	6/27/25	REVISED PER FEIS SUBMISSION.
5	12/12/25	REVISED PER FEIS COMMENTS.
6	2/17/26	REVISED PER DOH & DOT COMMENTS.
7	6/19/26	REVISED PER FEIS COMMENTS.

NEELYTOWN BD DEVELOPERS LLC

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK

Jesse Barrett Cokeley
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SCALE:	DRAWN BY:
AS SHOWN	JG
DESIGNED BY:	REVIEWED BY:
JG	JBC
DATE ISSUED:	PROJECT NUMBER:
5/12/23	21000327A

SHEET NAME:

CONSTRUCTION DETAILS

DRAWING NUMBER:

38 OF 50

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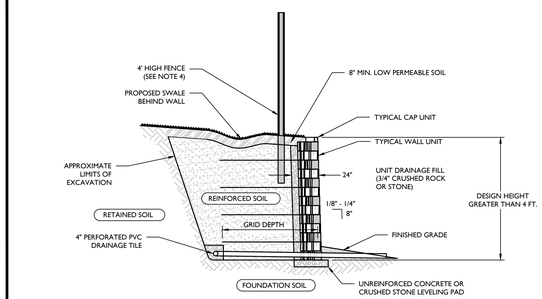
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Civil 3D Projects\2021\21000327A\Engineering\Site Plans\CDTS\Dwg\CD DETAILS By: EMADEB at: 2026-06-17 - 03:57pm



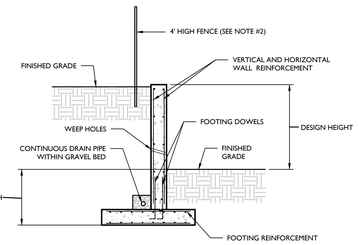
NOTES:

1. THIS DETAIL IS A SCHEMATIC REPRESENTATION FOR MUNICIPAL AND/OR AGENCY APPROVALS AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION.
2. CONTRACTOR TO PROVIDE SITE-SPECIFIC SHOP DRAWINGS AND STRUCTURAL DESIGN CALCULATIONS FOR EACH RETAINING WALL PREPARED BY A STATE LICENSED PROFESSIONAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
3. MODULAR CONCRETE BLOCK WALL TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
4. A SAFETY BARRIER (FENCING) IS REQUIRED ON ALL WALLS WHERE THE WALL HEIGHT EXCEEDS 30". PLACEMENT AND INSTALLATION METHOD OF THE PROPOSED FENCING TO BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
5. DESIGN FOR THE RETAINING WALL SHOWN HEREON SHALL BE PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER AND SUBMITTED TO THE TOWN BUILDING INSPECTOR FOR RECORD PRIOR TO CONSTRUCTION. SUCH DESIGN DRAWINGS (OR SHOP DRAWINGS) SHALL BEAR THE STAMP AND SIGNATURE OF SUCH ENGINEER, AND SHALL BE SPECIFIC FOR THE SITE AND SPECIFIC TO THE RETAINING WALL SYSTEM TO BE UTILIZED AND SHALL CONSIDER ALL APPROPRIATE AND NECESSARY POSSIBLE LOADINGS AND CONDITIONS RELATED TO THIS PROJECT.

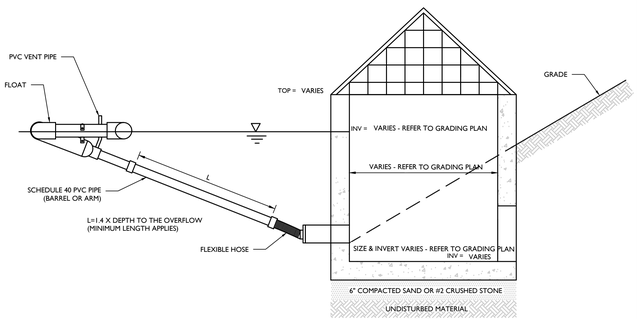
1 TYPICAL REINFORCED WALL SECTION (NEAR VERTICAL SETBACK) DETAIL
NOT TO SCALE

NOTES:

1. RETAINING WALL DESIGN SHOWN IS SCHEMATIC ONLY. IT IS NOT FOR CONSTRUCTION.
2. A SAFETY BARRIER (FENCING) IS REQUIRED ON ALL WALLS WHERE THE WALL HEIGHT EXCEEDS 30". PLACEMENT AND INSTALLATION METHOD OF THE PROPOSED FENCING TO BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. FINAL RETAINING WALL DESIGN CALCULATIONS AND SHOP DRAWINGS ARE TO BE SIGNED AND SEALED BY THE STATE LICENSED PROFESSIONAL ENGINEER ENGAGED BY THE CONTRACTOR AND SHALL BE SUBMITTED TO THE LOCAL CONSTRUCTION CODE OFFICIAL FOR REVIEW AND ISSUANCE OF A PERMIT PRIOR TO CONSTRUCTION OF THE RETAINING WALL .
5. DESIGN FOR THE RETAINING WALL SHOWN HEREON SHALL BE PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER AND SUBMITTED TO THE TOWN BUILDING INSPECTOR FOR RECORD PRIOR TO CONSTRUCTION. SUCH DESIGN DRAWINGS (OR SHOP DRAWINGS) SHALL BEAR THE STAMP AND SIGNATURE OF SUCH ENGINEER, AND SHALL BE SPECIFIC FOR THE SITE AND SPECIFIC TO THE RETAINING WALL SYSTEM TO BE UTILIZED AND SHALL CONSIDER ALL APPROPRIATE AND NECESSARY POSSIBLE LOADINGS AND CONDITIONS RELATED TO THIS PROJECT.



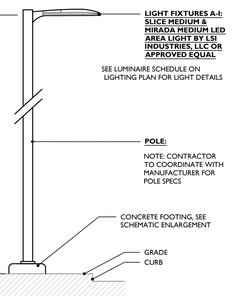
3 CONCRETE RETAINING WALL DETAIL
NOT TO SCALE MCCM-SITE-WALL-1400



GENERAL NOTES:

1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS PROVIDED BY MANUFACTURER FOR EACH SIZE.

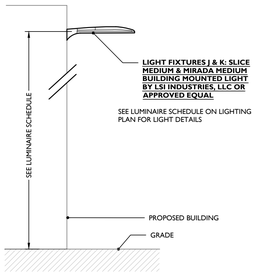
5 FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH OUTLET STRUCTURE DETAIL
NOT TO SCALE MCNY-SOIL-EROS-2700 07/01/19



NOTES:

1. LIGHT AND POLE TO BE MANUFACTURED BY LSI INDUSTRIES, LLC OR APPROVED EQUAL.
2. LIGHT AND POLE FINISH TO BE COORDINATED.
3. MOUNTING HEIGHT TO BE MEASURED FROM EXTERIOR FINISHED GRADE TO LIGHT SOURCE.

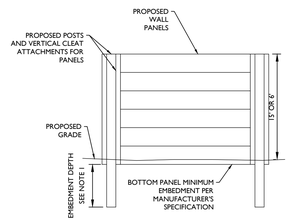
2 LSI INDUSTRIES POLE MOUNTED LUMINAIRE DETAIL (FIXTURES A-I)
NOT TO SCALE



NOTES:

1. LIGHT TO BE MANUFACTURED BY LSI INDUSTRIES OR APPROVED EQUAL
2. LIGHT FINISH TO BE COORDINATED.
3. MOUNTING HEIGHT TO BE MEASURE FROM FINISHED EXTERIOR GRADE TO LIGHT SOURCE.
4. MOUNTING LOCATIONS TO BE COORDINATED WITH ARCHITECTURAL PLANS.

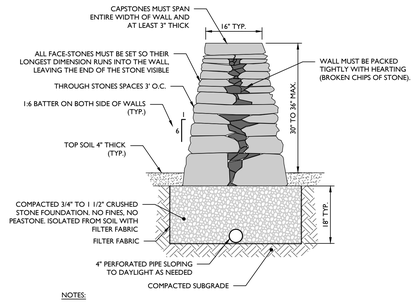
4 LSI INDUSTRIES WALL MOUNTED LUMINAIRE DETAIL (FIXTURES J & K)
NOT TO SCALE



SOLID VISUAL/SOUND WALL NOTES

1. MATERIALS AND INSTALLATION FOR POSTS, VERTICAL CLEATS, AND WALL PANELS SHALL ALL BE IN ACCORDANCE WITH THE SPECIFICATIONS FOR "PLYWALL SOUND BARRIER WALL", BY HOOVER TREATED PRODUCTS, OR APPROVED EQUAL.
2. POSTS SHALL BE REQUIRED SIZE AND EMBEDDED TO REQUIRED DEPTH PER MANUFACTURER SPECIFICATIONS.
3. THE WALL WILL BE PAINTED DURANGO RGB 99-92-76 BY BENJAMIN MOORE TO BLEND INTO THE SURROUNDING, MIMIC THE TREE LINE, AND COMPLIMENT THE PROPOSED BUILDING AS WELL AS SURROUNDINGS . THE COLOR WILL BE COORDINATED WITH THE PLANNING BOARD PRIOR TO FINAL APPROVAL

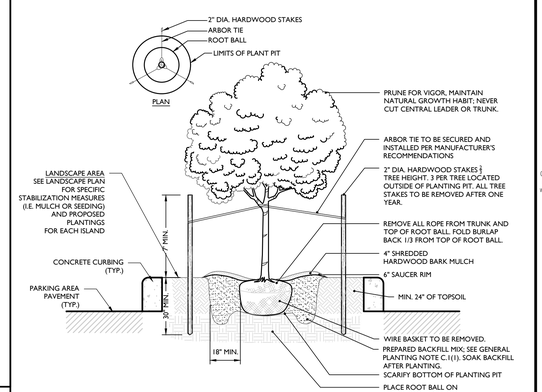
7 15' HIGH SOLID VISUAL/SOUND WALL DETAIL
NOT TO SCALE



NOTES:

1. WALL SHALL BE FULLY INSPECTED AT LEAST ONCE A YEAR (IDEALLY IN THE SPRING AFTER WINTER FREEZES) AND ONGOING MAINTENANCE AS NEEDED.
2. SPLITTING JOINTS BETWEEN STONES WITH A "ONE OVER TWO, TWO OVER ONE" METHOD.
3. SOLID STONE HEARTING WILL BE INSTALLED WITHIN THE WALL (THE LARGEST PIECES OF STONE POSSIBLE INSTALLED TO FILL VOIDS BETWEEN AND AROUND FACE STONES). CRUSHED STONE, GRAVEL, DIRT, AND MORTAR ARE NOT ACCEPTABLE

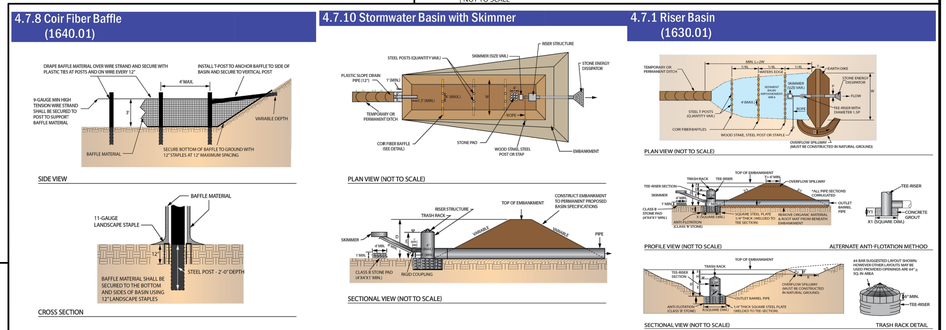
8 FREESTAND DECORATIVE DRY STONE WALL DETAIL
NOT TO SCALE



NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.
3. WHEN TAGGING TREES AT THE NURSERY MARK THE NORTH SIDE OF THE TREE AND WHEN INSTALLING ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE.

9 CURBED ISLAND DETAIL
NOT TO SCALE

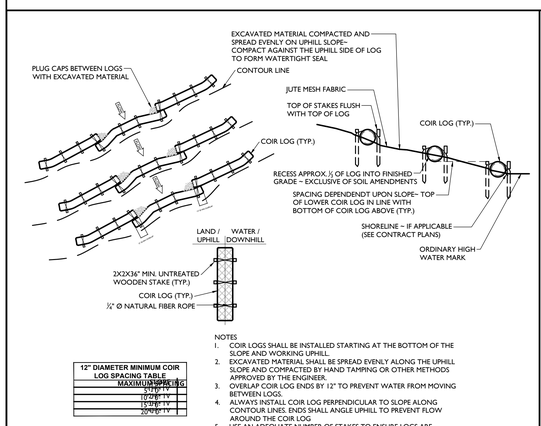


Section 4.7.8 | Sediment Containment – Coir Fiber Baffle
EASC Manual January 2015
4-166

Section 4.7.10 | Sediment Containment – Stormwater Basin with Skimmer
EASC Manual January 2015.
4-180

Section 4.7.1 | Sediment Containment – Riser Basin
EASC Manual January 2015.
4-121

10 COIR FIBER BAFFLE DETAIL
NOT TO SCALE

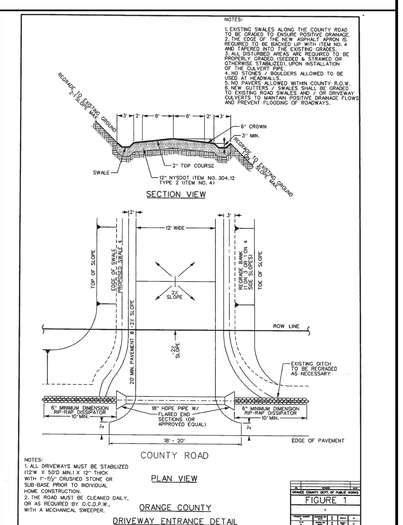


12" DIAMETER MINIMUM COIR LOG SPACING TABLE	
SLOPE	MAXIMUM SPACING
5:1 OR LESS	10'-0"
4:1 TO 3:1	7'-0"
2:1 TO 1:1	5'-0"
2:1 OR GREATER	3'-0"

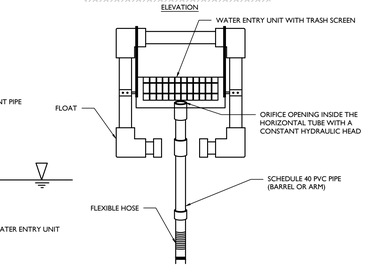
NOTES

1. COIR LOGS SHALL BE INSTALLED STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UPHILL.
2. EXCAVATED MATERIAL SHALL BE SPREAD EVENLY ALONG THE UPHILL SLOPE AND COMPACTED BY HAND TAMPING OR OTHER METHODS APPROVED BY THE ENGINEER.
3. OVERLAP COIR LOG ENDS BY 12" TO PREVENT WATER FROM MOVING BETWEEN LOGS.
4. ALWAYS INSTALL COIR LOG PERPENDICULAR TO SLOPE ALONG CONTOUR LINES. ENDS SHALL ANGLE UPHILL TO PREVENT FLOW AROUND THE COIR LOG.
5. USE AN ADEQUATE NUMBER OF STAKES TO ENSURE LOGS ARE SECURE
6. COIR LOGS SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATION, SECTIONVI-14.5(7), AND BE INSTALLED IN ACCORDANCE WITH STANDARD SPECIFICATION, SECTION 8-01.3(6)A.
7. PERFORM MAINTENANCE IN ACCORDANCE WITH STANDARD SPECIFICATION, SECTION 8-01.3(15).

11 COIR LOG INSTALLATION DETAIL
NOT TO SCALE



12 OCDPW COMMERCIAL DRIVE CROSS SECTION DETAIL
NOT TO SCALE



TO BE INSTALLED PRIOR TO GRADING OR FILLING IN THE DRAINAGE AREA THEY ARE TO PROTECT. TRAPS THAT ARE TO FUNCTION DURING BUILDING CONSTRUCTION MUST NOT BE LOCATED WITHIN 20 FEET OF A PROPOSED BUILDING FOUNDATION. WHILE TRAPS SHOULD BE SITED TO MAXIMIZE STORAGE BENEFIT, THEY SHOULD NOT BE LOCATED IN WETLANDS OR WETLAND BUFFER AREAS, OR IN EXISTING WATERCOURSES.

SEE EROSION AND SEDIMENT CONTROL PLAN FOR LOCATIONS.

INSTALLATION NOTES:

1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED AS WELL.
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER SIZED STONES, ROCKS, ORGANIC MATERIAL AND OTHER QUESTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
3. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
4. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
5. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION IS MINIMIZED.
6. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
7. ALL CUT AND FILL SLOPES SHALL BE 1 : 2 OR FLATTER.
8. THE STONE USED IN THE OUTLET SHALL BE SMALL RIPRAP 4"-8" ALONG WITH A 1' THICKNESS OF 2" AGGREGATE PLACED ON THE UP GRADE SIDE ON THE SMALL RIPRAP. OR EMBEDDED FILTER CLOTH IN THE RIPRAP.

SIZING CALCULATIONS

NOTE:

1. 3,600 CUBIC FEET OF STORAGE REQUIRED PER ACRE OF DISTURBANCE.

*THIS IS THE MINIMUM AMOUNT OF SEDIMENT TRAPS. ADDITIONAL MAY BE REQUIRED BASED UPON OTHER ON-SITE CONDITIONS AND CONTRACTOR SCHEDULE AND PHASING ACTIVITIES.

STONE OUTLET SEDIMENT TRAP TABLE						
SEDIMENT TRAP	DRAINAGE AREA	AREA (L) X W)	DEPTH (FT.)	VOLUME REQ'D (C.F.)	VOLUME PROVIDED (C.F.)	WEIR LENGTH (L2)
X	X AC.	X' X X'	4.0 FT.	X C.F.	X C.F.	X FT.

6 STONE OUTLET SEDIMENT TRAP DETAIL
NOT TO SCALE MCNY-SOIL-EROS-1601 MOD: 07/26/24 07/01/19

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REV	DATE	DESCRIPTION
1	9/3/24	REVISED PER UPDATED SITE LAYOUT.
2	11/8/24	REVISED PER DEIS COMMENTS.
3	3/28/25	REVISED PER FEIS COMMENTS.
4	6/27/25	REVISED PER FEIS SUBMISSION.
5	12/12/25	REVISED PER FEIS COMMENTS.
6	2/17/26	REVISED PER DOH & DOT COMMENTS.
7	6/19/26	REVISED PER FEIS COMMENTS.

NEELYTOWN BD DEVELOPERS LLC

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK

STATE OF NEW YORK — JESSE BARRETT COKELEY — No. 090987 — LICENSED PROFESSIONAL ENGINEER

Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987-1
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

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SCALE: AS SHOWN	DRAWN BY: JG
DESIGNED BY: JG	REVIEWED BY: JBC
DATE ISSUED: 5/12/23	PROJECT NUMBER: 21000327A

SHEET NAME:

CONSTRUCTION DETAILS

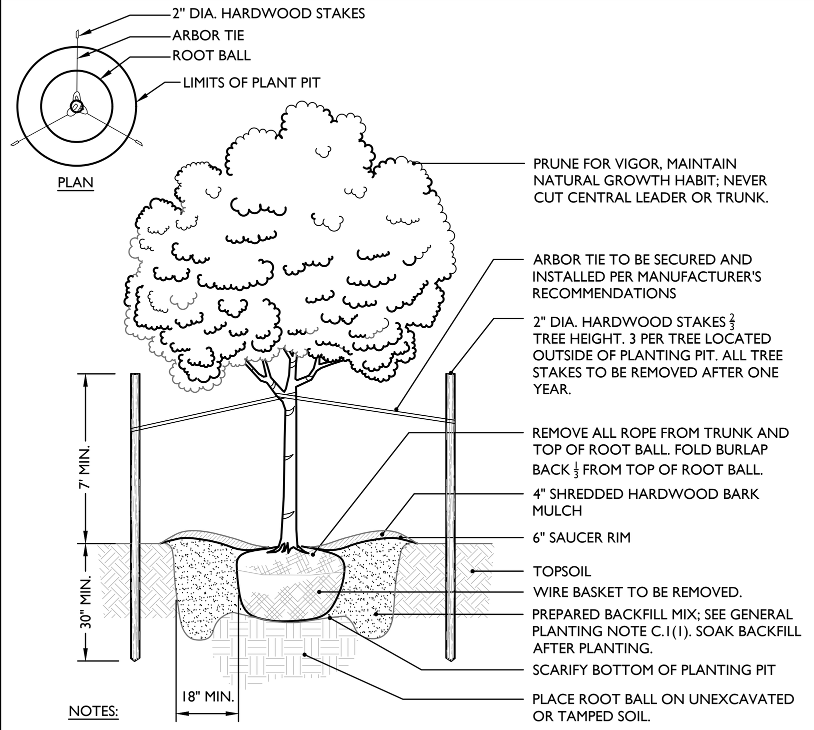
DRAWING NUMBER:

39 OF 50

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING DOCUMENT BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY DOCUMENTS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

C:\Projects\2021\21000327A\Engineering\Site Plans\CAD\Sheets\ By: JMcGrath on 2025-03-31 - 12:56pm

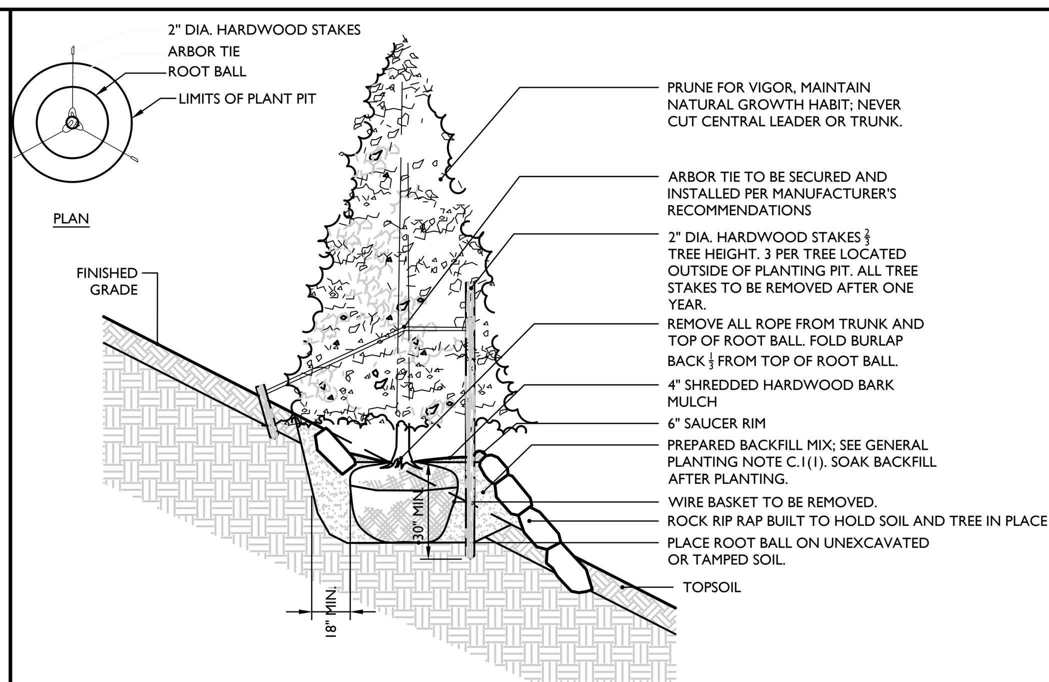


NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.
3. WHEN TAGGING TREES AT THE NURSERY MARK THE NORTH SIDE OF THE TREE AND WHEN INSTALLING ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE.

1 DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE — MOD: 12/22/22



NOTES:

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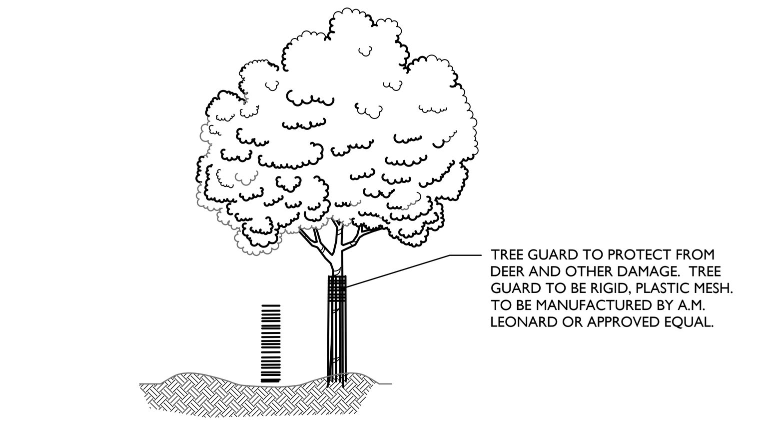
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.
3. WHEN TAGGING TREES AT THE NURSERY MARK THE NORTH SIDE OF THE TREE AND WHEN INSTALLING ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE.

5 EVERGREEN TREE SLOPE PLANTING DETAIL

NOT TO SCALE

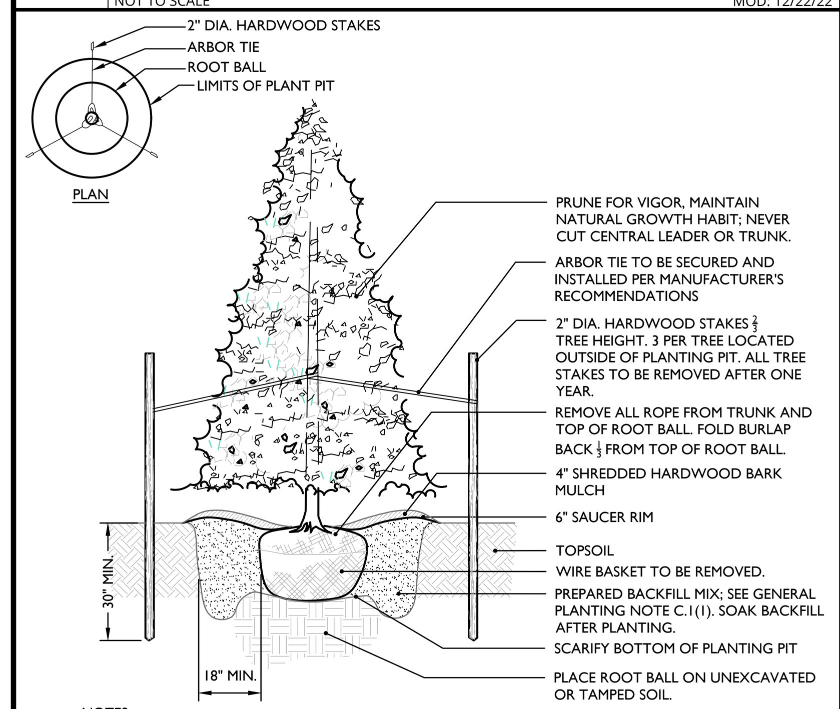


NOTES:

1. TEMPORARY TREE GUARDS TO BE INSTALLED AT THE TIME OF PLANTING
2. TEMPORARY TREE GUARDS TO BE REMOVED WHEN TREES HAVE REACHED A MINIMUM OF 6" DBH.

9 TEMPORARY TREE DEER GUARD DETAIL

NOT TO SCALE



NOTES:

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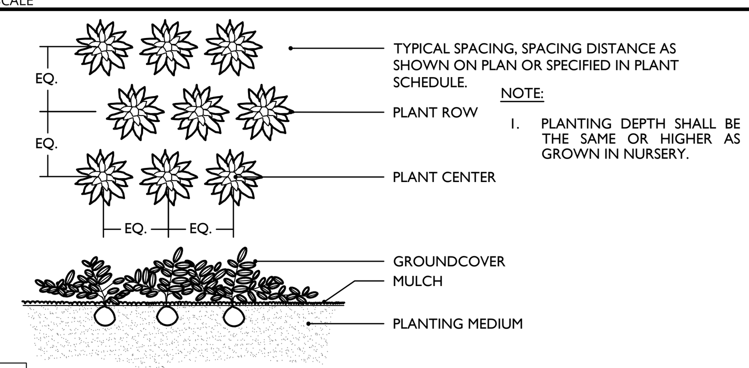
3. WHEN TAGGING TREES AT THE NURSERY MARK THE NORTH SIDE OF THE TREE AND WHEN INSTALLING ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE.

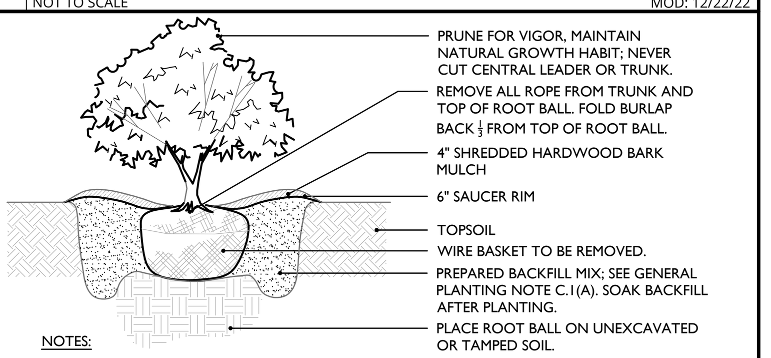
2 EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE — MOD: 12/22/22



6 GROUNDCOVER PLANTING DETAIL

NOT TO SCALE — MOD: 12/22/22

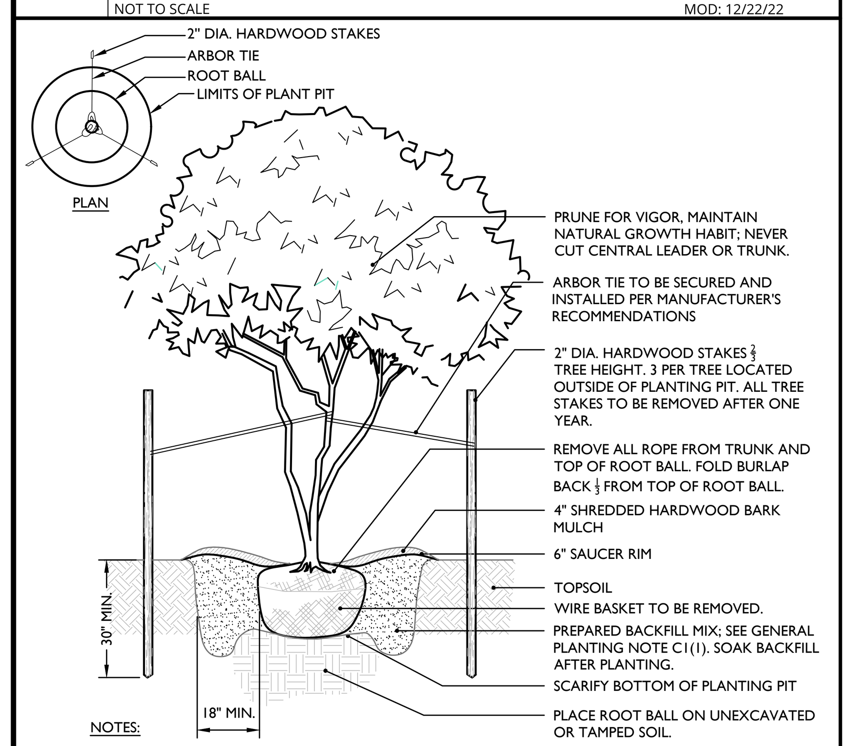


NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

7 SHRUB PLANTING DETAIL

NOT TO SCALE — MOD: 12/22/22

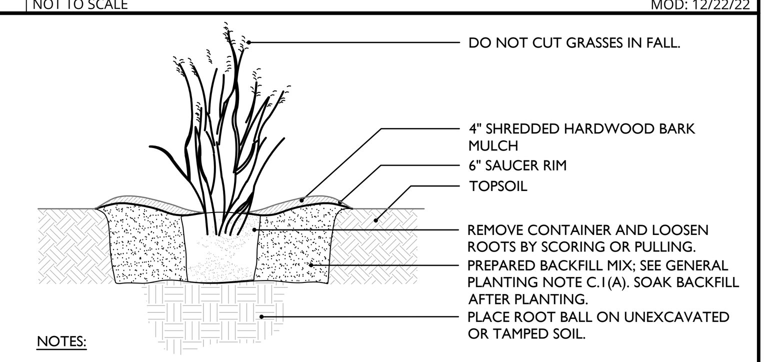


NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.
3. WHEN TAGGING TREES AT THE NURSERY MARK THE NORTH SIDE OF THE TREE AND WHEN INSTALLING ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE.

3 MULTI-LEADER TREE PLANTING DETAIL

NOT TO SCALE



NOTES:

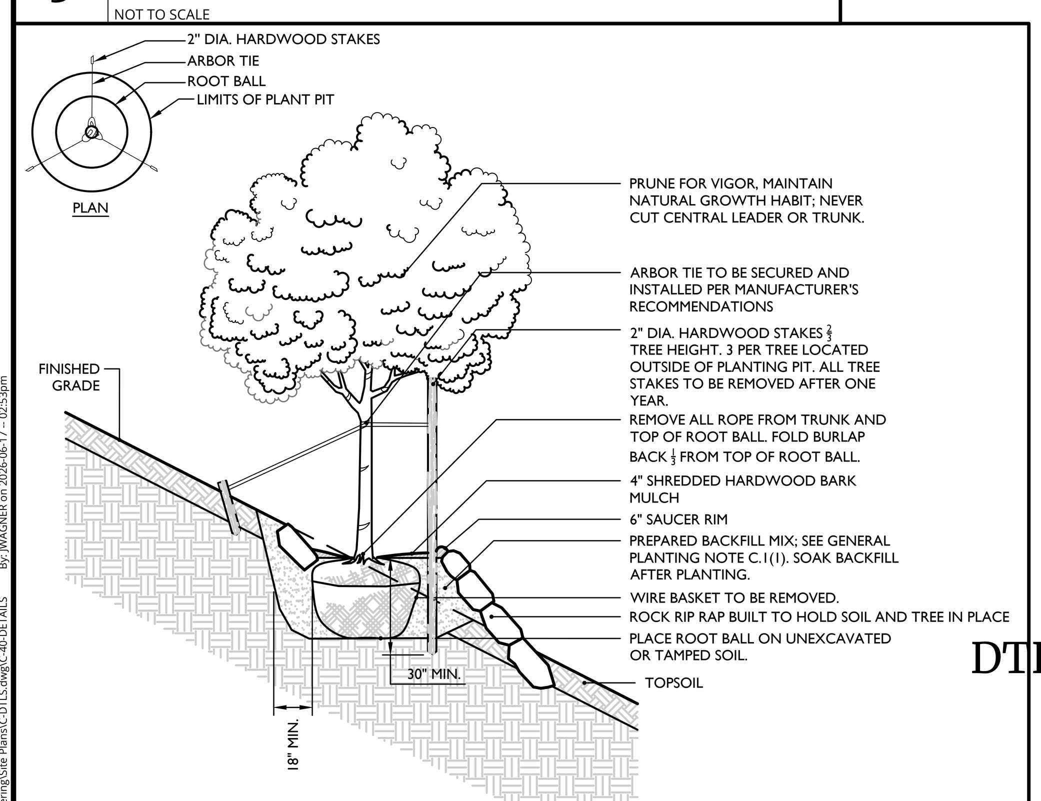
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

8 ORNAMENTAL GRASS PLANTING DETAIL

NOT TO SCALE — MOD: 12/22/22

10 TEMPORARY TREE DEER GUARD CUT SHEET

NOT TO SCALE



NOTES:

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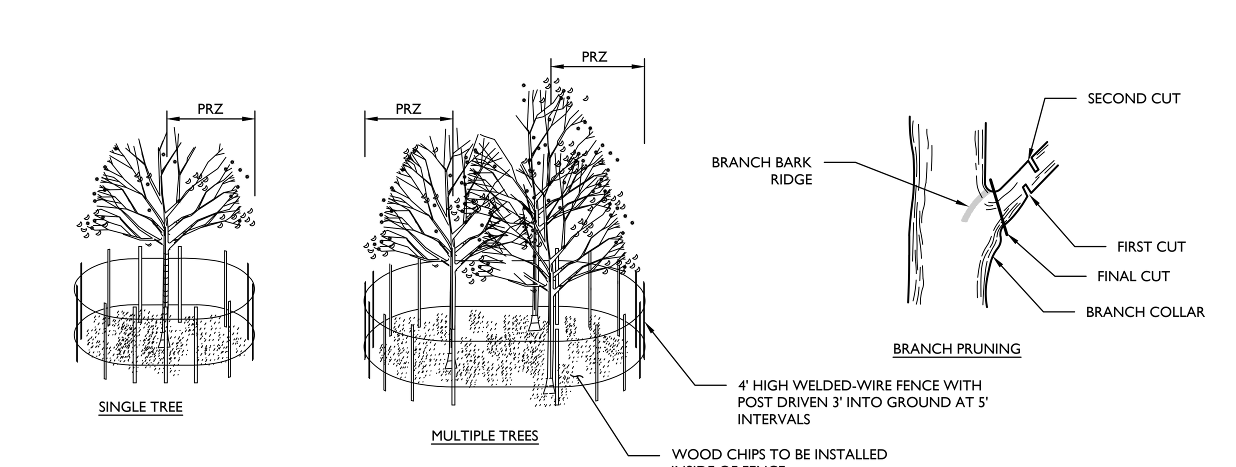
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.
3. WHEN TAGGING TREES AT THE NURSERY MARK THE NORTH SIDE OF THE TREE AND WHEN INSTALLING ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE.

4 DECIDUOUS TREE SLOPE PLANTING DETAIL

NOT TO SCALE



NOTES:

1. PROTECTIVE FENCING IS TO BE ERECTED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION AS DIRECTED BY THE LANDSCAPE ARCHITECT, SOIL CONSERVATION DISTRICT AND/OR MUNICIPAL ENGINEER.
2. NO CONSTRUCTION ACTIVITY IS PERMITTED WITHIN THE PROTECTIVE FENCING.
3. AS CONSTRUCTION NEARS COMPLETION THE FENCING WILL BE REMOVED AS DIRECTED.
4. AT THE COMPLETION OF CONSTRUCTION, ALL TREES WILL BE PRUNED AS NECESSARY TO CORRECT ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY.
5. GENERAL MECHANICAL DAMAGE - SEE CRITICAL ROOT ZONE CALCULATION (CRZ) FOR CORRECT PLACEMENT OF TREE PROTECTION.
6. BOX TREES WITHIN 25 FEET OF A BUILDING SITE TO PREVENT MECHANICAL INJURY. FENCING OR OTHER BARRIER SHOULD BE INSTALLED BEYOND THE CRITICAL ROOT ZONE.
7. BOARDS WILL NOT BE NAILED TO TREES DURING BUILDING OPERATIONS.
8. FEEDER ROOTS SHOULD NOT BE CUT IN AN AREA INSIDE THE PROTECTED ROOT ZONE (PRZ) OR CRITICAL ROOT ZONE (CRZ). TREE ROOT SYSTEM COMMONLY EXTEND BEYOND THE DRIP LINE.
9. DAMAGED TRUNKS OR EXPOSED ROOTS SHOULD HAVE DAMAGED BARK REMOVED IMMEDIATELY AND NO PAINT SHALL BE APPLIED. EXPOSED ROOTS SHOULD BE COVERED WITH TOPSOIL IMMEDIATELY AFTER EXCAVATION IS COMPLETE. ROOTS SHALL BE PRUNED TO GIVE A CLEAN, SHARP SURFACE AMENABLE TO HEALING. ROOTS EXPOSED DURING HOT WEATHER SHOULD BE IRRIGATED TO PREVENT PERMANENT TREE INJURY. CARE FOR SERIOUS INJURY SHOULD BE PRESCRIBED BY A PROFESSIONAL FORESTER OR CERTIFIED TREE EXPERT.
10. TREE LIMB REMOVAL WHERE NECESSARY, WILL BE DONE AS NATURAL TARGET PRUNING TO REMOVE THE DESIRED BRANCH COLLAR. THERE SHOULD BE NO FLUSH CUTS. FLUSH CUTS DESTROY A MAJOR DEFENSE SYSTEM OF THE TREE. NO TREE PAINT SHALL BE APPLIED. ALL CUTS SHALL BE MADE AT THE OUTSIDE EDGE OF THE BRANCH COLLAR. CUTS MADE TOO FAR BEYOND THE BRANCH COLLAR MAY LEAD TO EXCESS SPROUTING, CRACKS AND ROT. REMOVAL OF A "V" CROTCH SHOULD BE CONSIDERED FOR FREE STANDING SPECIMEN TREES TO AVOID FUTURE SPLITTING DAMAGE.
11. CRITICAL ROOT ZONE (CRZ) OR PROTECTED ROOT ZONE (PRZ) CALCULATION:
MEASURE DHB OF THE TREE (DIAMETER OF TREE IN BREAST HEIGHT OR 4.5' ABOVE GROUND ON THE UPHILL SIDE) IN INCHES.
CRZ OR PRZ = DHB TIMES 1.5 (FOR OLD/UNHEALTHY/SENSITIVE TREES) OR DHB X 1.0 (FOR YOUNG/HEALTH/TOLERANT TREES), EXPRESS IN FEET.

DTL_COUNT TEMPORARY TREE PROTECTION DETAIL

DTL_SCALE — DTL_NUMBER — MODIFIED DTL_DATE

GENERAL PLANTING NOTES

A. GENERAL

1. THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES MARKOUTS AND COMPLIANCE WITH ALL FEDERAL, STATE, OR LOCAL CODES, LAWFUL ORDERS OR REGULATIONS GOVERNING UPON THIS WORK.
3. THE OWNER OR THIER REPRESENTATIVE SHALL BE NOTIFIED PRIOR TO BEGINNING PLANTING OPERATIONS.
4. EXISTING VEGETATION: EXISTING TREES AND SHRUBS TO BE PRESERVED ON SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE. SEE DEMOLITION PLANS AND VEGETATION PROTECTION DETAILS.
5. SITE CLEANUP: PLANTING DEBRIS (WIRE, TWINE, GUYING MATERIAL, BACKFILL, ETC.) SHALL BE REMOVED FROM THE SITE AFTER PLANTING IS COMPLETE. THE PROPERTY IS TO BE LEFT IN A NEAT, ORDERLY CONDITION IN ACCORDANCE WITH ACCEPTED PLANTING PRACTICES.

B. PLANT MATERIAL

1. PLANT MATERIAL:
   1.1 PLANT MATERIAL SHALL CONFORM WITH THE STANDARDS SET FORTH IN THE "ANSI Z60.1 (LATEST ADDITION) 'AMERICAN STANDARD FOR NURSERY STOCK' AS PUBLISHED BY AMERICANHORT IN REGARD TO QUALITY, SIZE OF PLANTING, SPREAD OF ROOTS, SIZE OF ROOTBALL, AND BRANCHING PATTERN AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
   1.2 PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS, AND FREE FROM DEFECTS, INJURY, DISEASE, AND/OR INFESTATION, WITH ROOT BALLS INTACT.
   1.3 ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT NURSERY AT SAME HARDINESS ZONE AS THE PROJECT LOCATION.
   1.4 ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AT THE NURSERY. THE PLANT MATERIAL SHALL BE PLANTED AT THE SAME LEVEL WHEN PLANTED.
   1.5 PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY TO THE SITE. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS TO PROTECT THE PLANT MATERIAL FROM DAMAGE PRIOR TO INSTALLATION.
   1.6 THE LANDSCAPE ARCHITECT OR OWNER / OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATION, TO REJECT ANY AND ALL PLANT MATERIAL WHICH IN THEIR OPINION DOES NOT MEET THE REQUIREMENTS OF THESE PLANS.
2. PLANT QUANTITIES: THE LANDSCAPE PLAN SHOULD TAKE PRECEDENCE OVER THE PLANT SCHEDULE IF ANY PLANT DISCREPANCIES OCCUR. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY PLANT QUANTITY DISCREPANCIES PRIOR TO PLACING ORDERS.
3. PLANT SIZE: THE CONTRACTOR SHALL FURNISH PLANT MATERIAL IN THE CALIPER, HEIGHT, SIZE OR SPREAD INDICATED IN THE PLANT SCHEDULE.
4. SUBSTITUTIONS: NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARD TO SIZE, SPECIES, OR VARIETY WITHOUT WRITTEN PERMISSIONS OF THE MUNICIPALITY, LANDSCAPE ARCHITECT, OR OWNER / OWNER'S REPRESENTATIVE. WRITTEN PROOF OF THE PLANT MATERIAL UNAVAILABILITY MUST BY DOCUMENTED BY THE CONTRACTOR.
5. GUARANTEE: PLANT MATERIAL SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT IS DEAD, DYING, DEFOLIATING, AND/OR LOST MORE THAN 50% OF ITS NATURAL FORM WITHIN THAT TIME PERIOD SHALL BE REMOVED, INCLUDING STUMP, AND REPLACED WITH A SIMILAR SIZE AND SPECIES AT THE EXPENSE OF THE CONTRACTOR WITHIN ONE (1) YEAR OR ONE (1) GROWING SEASON. TREE STAKES AND ARBOR TIES SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANT MATERIALS, LAWN, AND SEEDING AREAS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, WEEDING, FERTILIZING, AND REMOVAL OF STAKES) UNTIL FINAL ACCEPTANCE BY THE OWNER / OWNER'S REPRESENTATIVE.

C. TOPSOIL REQUIREMENTS:

1. TOPSOIL REQUIREMENTS: SEE NYSDOT SECTION 713 FOR REFERENCE AND SOIL ADDITIVES.
   1.1 UNACCEPTABLE TOPSOIL SOURCES: DO NOT OBTAIN TOPSOIL FROM THE FOLLOWING SOURCES: AREAS CONTAINING CHEMICALLY CONTAMINATED SOILS. AREAS FROM WHICH THE ORIGINAL SURFACE HAS BEEN STRIPPED OR COVERED OVER, SUCH AS BORROW PITS, OPEN MINES, DEMOLITION SITES, DUMPS, LANDFILLS. NO TOPSOIL FROM WET EXCAVATION OR ACID PRODUCING SOILS.
   1.2 TOPSOIL SHALL BE UNIFORM QUALITY, FREE FROM HARD CLODS, STIFF CLAY, HARD PAN, SODS, LARGE STONE, CEMENT, ASH, SLAG, CONCRETE, TAR, BOARDS, CHIPS, MULCH, OR ANY OTHER UNDESIRABLE MATERIALS. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION.
   1.3 TOPSOIL SHALL CONFORM TO THE NYSDOT SPECIFICATIONS OF PH, ORGANIC CONTENT, AND GRADATION FOR TOPSOIL - LAWN (713-01 B. 2.).
2. ADDITIONAL TOPSOIL REQUIREMENTS
   2.1. THERE MUST BE A MINIMUM OF 6" TOPSOIL COMPOST MIX IN LAWN AREAS AND A MINIMUM OF 24" IN AREAS WITH SHRUBS, TREES, AND GROUNDCOVERS.
   2.2. SCARIFY OR DIG ALL PROPOSED PLANTING AREAS TO A DEPTH OF 12" - 24" OR AS DETERMINED BY LANDSCAPE ARCHITECT.
   2.3. TOPSOIL-COMPOST MIX SHALL CONSIST OF 85%-90% STOCKPILED TOPSOIL (IF AVAILABLE) AND 10%-15% WELL-ROTTED COMPOST.
   2.4. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE SOIL, CHARACTERISTIC OF PRODUCTIVE SOIL IN THE VICINITY, REASONABLY FREE FROM STONES, CLAY LUMPS, ROOTS AND FOREIGN MATTER.
   2.5. TOPSOIL ACIDITY LEVEL SHALL BE BETWEEN 5.5 AND 7 PH.
   2.6. IF STOCKPILES TOPSOIL IN NOT AVAILABLE, USE PURCHASED TOPSOIL IN SUFFICIENT QUANTITY TO COMPLETE THE REQUIREMENTS AS SPECIFIED.
   2.7. SITE SOIL SHALL MEET THE FOLLOWING PARTICLE SIZE DISTRIBUTIONS: LESS THAN OR EQUAL TO 15% OF GRAVEL (PARTICLE SIZE GREATER THAN 2.00 MM), 40%-60% OF SAND (0.05-2 MM), 30%-40% OF SILT (0.002-0.05 MM), AND 10%-20% CLAY (<0.02 MM) AND 10%-15% WELL-ROTTED COMPOST WITH AN ACIDITY LEVEL BETWEEN 5.5 - 7.0 PH. PERCENTAGES ARE BY WEIGHT.
   2.8. TOPSOIL AND PURCHASED SOIL SHALL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT.
3. PREPARATION OF SUBGRADE:
   2.1 HOLLOWS, DEPRESSIONS, AND GULLIES SHALL BE FILLED WITH ACCEPTABLE AND APPROVED TOPSOIL, AS OUTLINED ABOVE, OR SOIL AS DESCRIBED HEREON: SOIL TO BE TWO (2) PARTS TOPSOIL TO ONE (1) PART MOISTENED PEAT MOSS.
   2.2 LOOSEN SUBSOIL BY SCARIFYING, RIPPING OR TILLING USING DISKS, HARROWS OR OTHER SUITABLE EQUIPMENT TO A MINIMUM DEPTH OF FOUR (4) TO SIX (6) INCHES IMMEDIATELY BEFORE PLACING ANY TOPSOIL. REPEAT IN AREAS WHERE SEED OR PLANTINGS ARE PROPOSED AND THERE HAS BEEN COMPACTED SOIL.
4. TESTING AND APPROVAL OF SOILS:
   3.1 THE CONTRACTOR SHALL SUBMIT A CERTIFIED REPORT SHOWING THE ANALYSIS OF REPRESENTATIVE SAMPLES OF TOPSOIL. TESTING SHALL BE PERFORMED BY CORNELL COOPERATIVE EXTENSION & EXTENSION TESTING LABORATORIES OR EQUIVALENT AS APPROVED BY STATE AND LOCAL REGULATIONS. PRICE BID SHALL INCLUDE ALL INSPECTION, TESTING, AND LABORATORY FEES. ANALYSIS SHALL INCLUDE ALL INFORMATION NECESSARY TO ASSESS CONFORMANCE TO THE CRITERIA NOTED IN ITEM C. 1. 1.3. ABOVE. ANALYSIS SHALL ALSO INCLUDE RECOMMENDATIONS FOR SOIL AMENDMENTS AND FERTILIZER FOR BOTH PLANTING BED AND LAWN AREA TOPSOIL APPLICATIONS.

D. PLANTING PROCEDURES

1. PLANTING BEDS:
   1.1. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH SOILS AS OUTLINED IN SECTION C PRIOR. BACKFILL SOIL TO BE AT MINIMUM TWO (2) PARTS TOPSOIL AND ONE (1) PART MOISTENED COCONUT COIR.
   1.2. PLANTING BEDS SHALL RECEIVE 18 INCHES OF SCREENED AND AMENDED TOPSOIL WITH AN ORGANIC CONTENT OF 40%.
   1.3. FOUR (4) INCHES OF DOUBLE SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED ON THE PLANS AND TREATED WITH A PRE-EMERGENT HERBICIDE.
   1.4. NO MULCH SHALL COME IN DIRECT CONTACT WITH ROOT FLARE/COLLAR; UNDER NO CIRCUMSTANCES SHALL THE ROOT FLARE BE BURIED.
   1.5. MULCH SHALL BE DOUBLE SHREDDED GROUND HARDWOOD BARK MULCH, SHALL BE AGED A MINIMUM OF ONE (1) YEAR FOR PARTIAL DECOMPOSITION, SHALL BE SCREENED TO EXCLUDE PARTICLES LARGER THAN ONE (1) INCH IN DIAMETER, SHALL BE COMPOSED OF BARK AND HAVE A LOW WOOD CONTENT WITH NO HIDDEN WOODS FROM CONSTRUCTION DEBRIS, PALLETS, AND/OR PRESSURE TREATED LUMBER, AND BE FREE OF WEEDS, SEEDS, AND GREEN LEAF MATTER. IT SHALL BE NATURALLY DARK BROWN IN COLOR. NO DIED MULCH WILL BE ACCEPTED.
   1.6. SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.
2. PLANT LOCATIONS: THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BEDLINES SHALL BE DETERMINED IN THE FIELD AT THE TIME OF INSTALLATION FOLLOWING THE BASIC INTENT OF THE APPROVED PLANS, UNLESS THERE IS A SPECIFIC DIMENSION OR LOCATION SHOWN.
3. PLANTING DATES: PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH NYSDOT SPECIFICATIONS (611-3). PLANTING IS ACCEPTABLE DURING THE WINTER MONTHS IF WEATHER PERMITS AND THE GROUND IS NOT FROZEN, AND IN THE SUMMER IF SUPPLEMENTAL WATERING IS PROVIDED. SOIL MUST BE FROST FREE, FRIABLE, AND NOT MUDDY AT TIME OF PLANTING.
4. PLANTING METHODS:
   4.1 TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. PLANT MATERIAL SHALL BE PROPERLY SECURED, STAKED, AND PLANTED IN CONFORMANCE WITH THE PLANTING DETAILS AND SPECIFICATIONS.
   4.2 SET PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT AFTER SETTLEMENT A NORMAL OR NATURAL RELATIONSHIP TO THE TRUNK FLARE WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS IN CENTER OF PIT.
   4.3 AT TIME OF INSTALLATION, THE CONTRACTOR SHALL WATER NEWLY INSTALLED PLANT MATERIAL. THE CONTRACTOR SHALL PROVIDE REGULAR WATERING TO ENSURE THE ESTABLISHMENT, GROWTH, AND SURVIVAL OF ALL PLANTS.
   4.4 B&B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOTBALL ONLY. PLANTS WITH BROKEN, SPLIT, OR DAMAGED ROOTBALLS SHALL BE REJECTED.
   4.5 CORD BINDING OF ALL B&B PLANTS SHALL BE CUT AND REMOVED, ALONG WITH THE BURLAP OF THE UPPER 1/3 OF THE ROOT BALL. ALL WIRE BASKETS ARE TO BE COMPLETELY REMOVED PRIOR TO BACKFILLING THE PLANTING PIT.

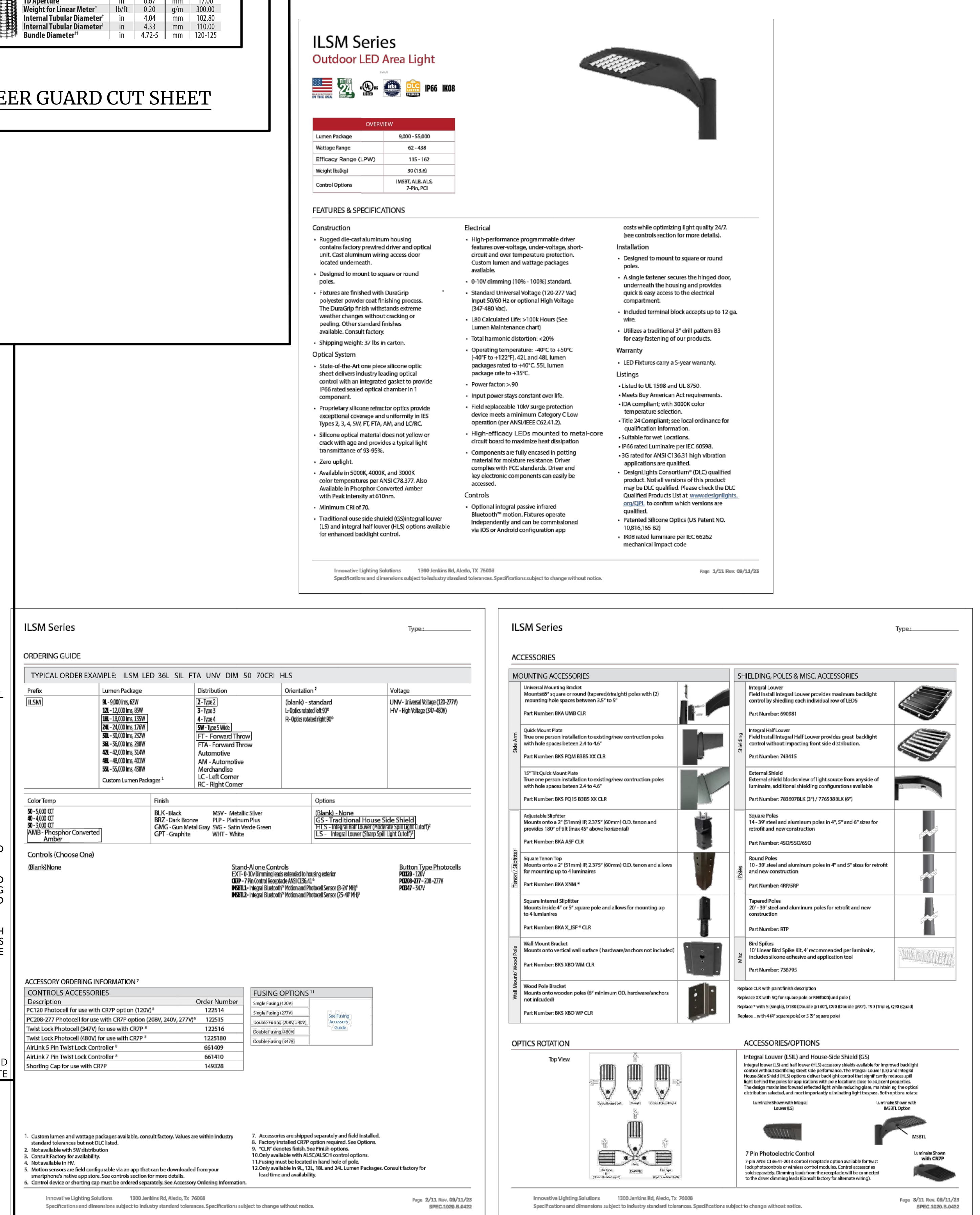
E. MAINTENANCE

1. PRUNING:
   1.1 EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK (Z-60.1, LATEST EDITION) AND ANSI A300 STANDARDS, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL DEAD WOOD OR SUCKERS AND ALL BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
   1.2 SHADE TREES LANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN SEVEN (7) FEET ABOVE GRADE. PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30 INCHES ABOVE THE ELEVATION OF THE ADJACENT CURB. STREET TREES PLANTED IN SIGHT TRIANGLE EASEMENTS SHALL BE PRUNED TO NOT HAVE BRANCHES BELOW SEVEN (7) FEET.
   1.3 CENTRAL LEADER SHALL NOT BE CUT OR DAMAGED.

F. LAWN AREAS:

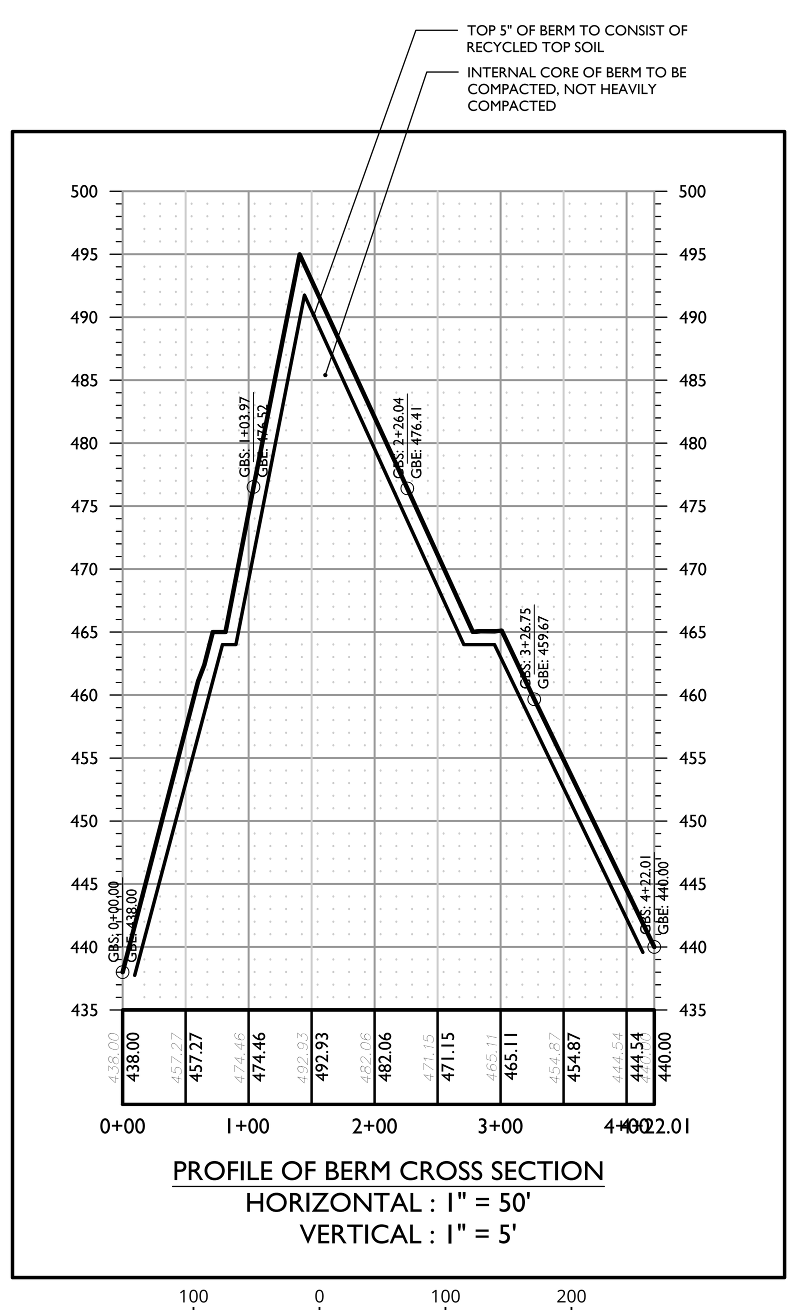
1. ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLANS. SEED SHALL BE IN ACCORDANCE WITH THE LAWN SEED MIX(ES) SPECIFIED.
2. SOD, IF SPECIFIED, SHALL BE A BLEND OF TURFGRASS SPECIES SUITABLE TO THE PROJECT LOCATION AND LOCALLY AVAILABLE.
3. ALL DISTURBED AREAS INDICATED AS LAWN OR SOD SHALL BE PROVIDED WITH EIGHT (8) INCHES TOPSOIL (COMPACTED DEPTH) AND FINE GRADED PRIOR TO LAWN OR SOD INSTALLATION. TOPSOIL SHALL BE AMENDED WITH 15-20% COMPOST AND THOROUGHLY MIXED. APPLICATIONS OF LIME AND/OR FERTILIZER SHALL BE BASED ON RECOMMENDATIONS PROVIDED BY THE SOIL TESTING AGENCY.
4. **ALTERNATE C-1**: ALL DISTURBED AREAS INDICATED AS LAWN OR SOD SHALL BE PROVIDED WITH TWELVE (12) INCHES TOPSOIL (COMPACTED DEPTH) AND FINE GRADED PRIOR TO LAWN OR SOD INSTALLATION. APPLICATIONS OF LIME AND/OR FERTILIZER SHALL BE BASED ON RECOMMENDATIONS PROVIDED BY THE SOIL TESTING AGENCY.

11 GENERAL PLANTING NOTES



13 LIGHTING PLAN FIXTURE CUT SHEETS

NOT TO SCALE



14 BERM CROSS SECTION DETAIL

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7	6/19/26	REVISED PER FEIS COMMENTS.

NEELYTOWN BD DEVELOPERS LLC

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK

STATE OF NEW YORK — JESSE BARRETT COKELEY — No. 090987 — LICENSED PROFESSIONAL ENGINEER

Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987-1
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AS SHOWN	JG
DESIGNED BY: JG	REVIEWED BY: JBC
DATE ISSUED: 5/12/23	PROJECT NUMBER: 21000327A

SHEET NAME:

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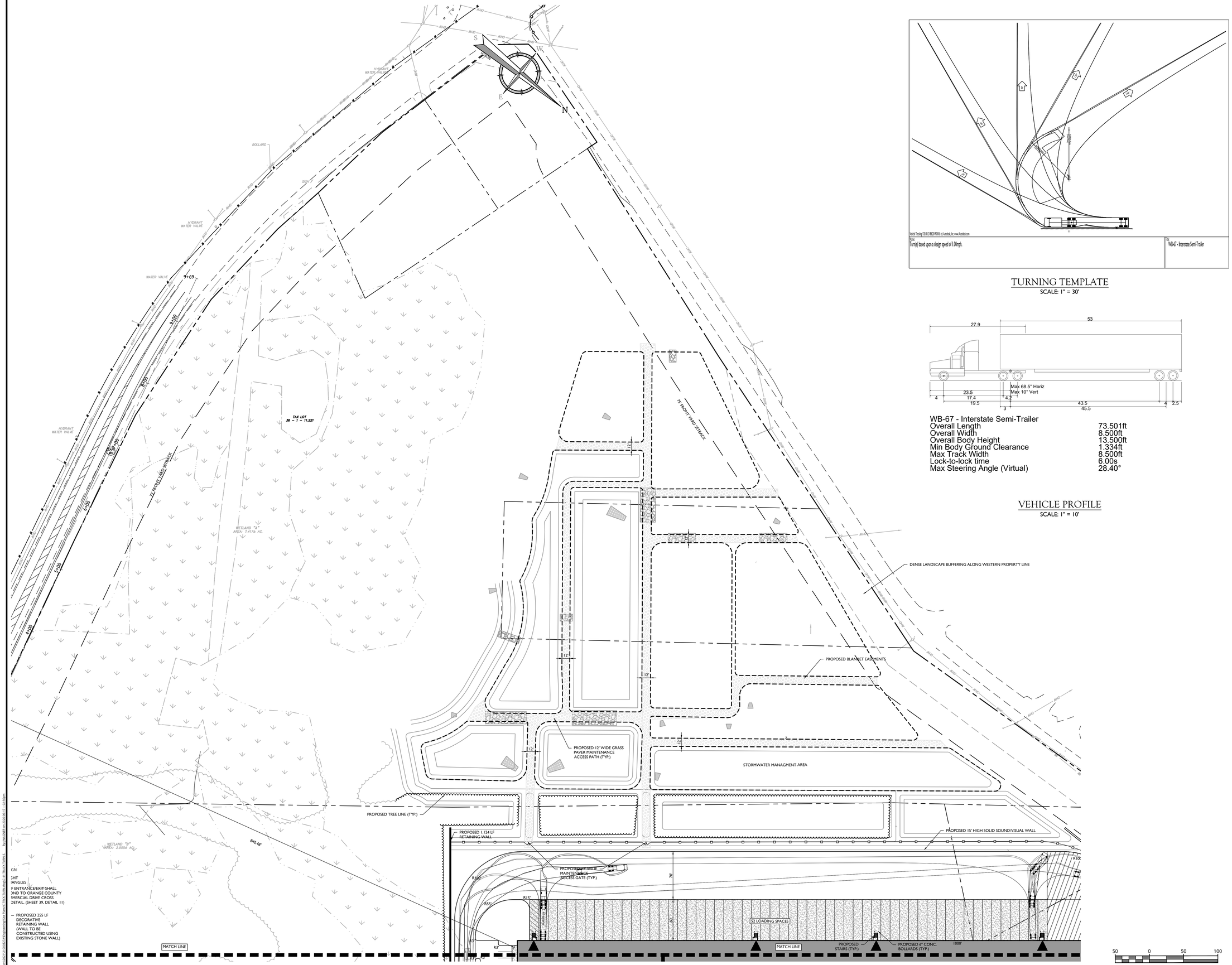

TURNING TEMPLATE
SCALE: 1" = 30'

WB-67 - Interstate Semi-Trailer	
Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

VEHICLE PROFILE
SCALE: 1" = 10'

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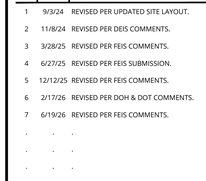
NEELYTOWN BD DEVELOPERS LLC

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK



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AS SHOWN	JG
DESIGNED BY:	REVIEWED BY:
JG	JBC
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5/12/23	21000327A

SHEET NAME:

TRUCK TURNING PLAN - SOUTH

DRAWING NUMBER:

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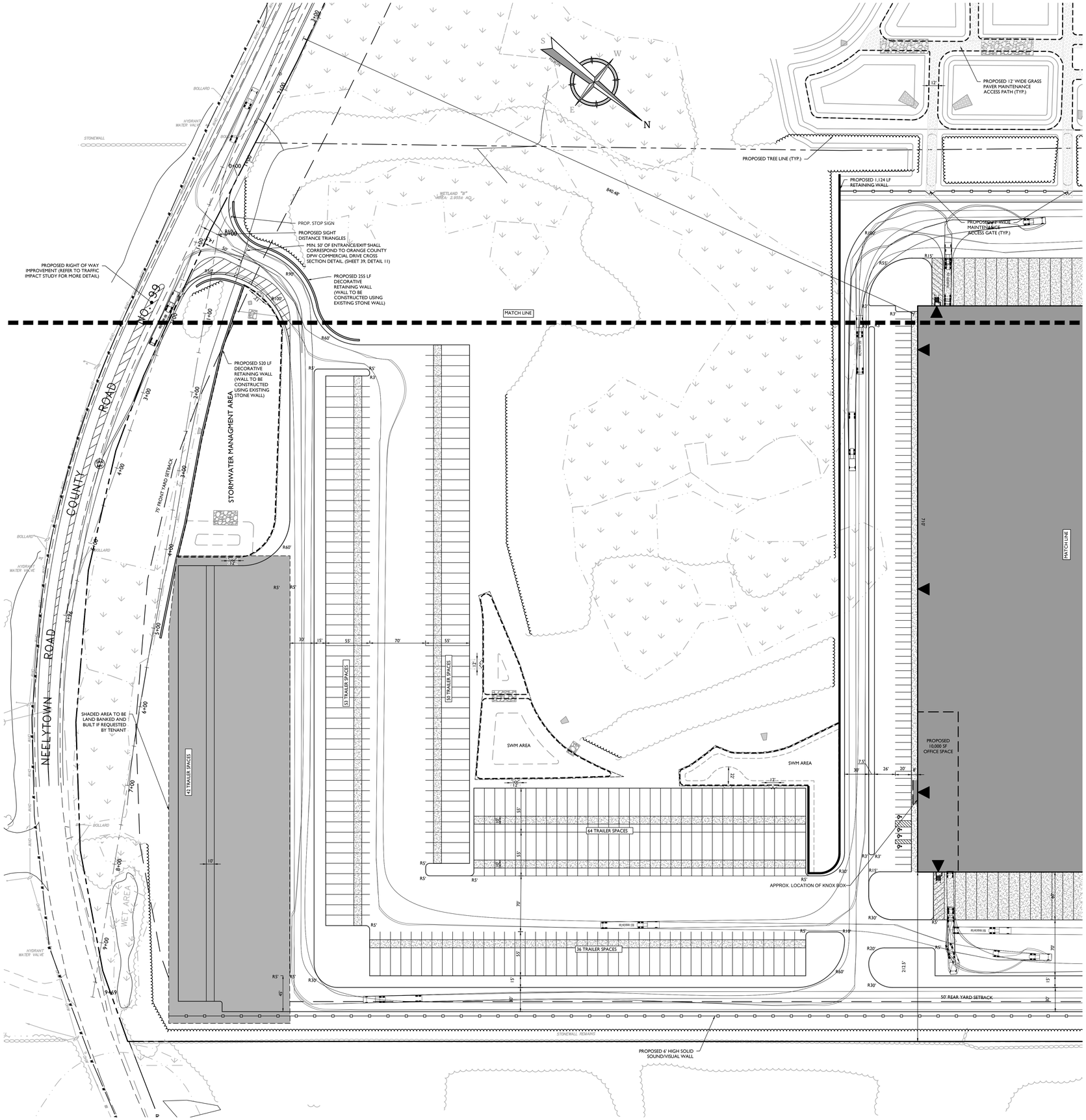

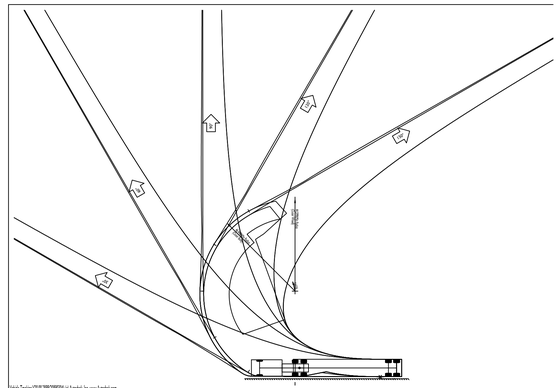

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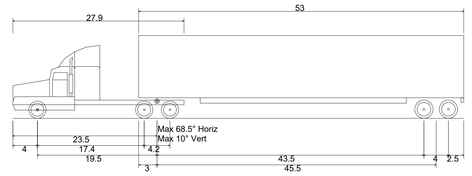

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VEHICLE PROFILE

SCALE: 1" = 10'

50 0 50 100

SCALE : 1" = 50'

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JG	JBC
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5/12/23	21000327A

SHEET NAME:

TRUCK TURNING PLAN - EAST

DRAWING NUMBER:

42 OF 50

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C:\CAD Projects\2021\21000327A\Engineering\Site Plans\C-TRUCK TURN.dwg, 42 TRUCK TURN 1, 12/12/2025 1:08:41 PM, By JAGADISH on 2025-06-11 - 02:42pm

PROPOSED 15' HIGH SOLID SOUND/VISUAL WALL

70'

60'

52 LOADING SPACES

MATCH LINE

PROPOSED STAIRS (TYP.)

PROPOSED 6" CONC. BOLLARDS (TYP.)

1000'

R100'

R45'

PROPOSED WAREHOUSE 1
850,000 S.F.
134 LOADING SPACES
245 TRAILER SPACES (42 BANKED)
300 PARKING SPACES

FFE = 424.40

MATCH LINE

1220'

82 LOADING SPACES

PROPOSED 10,000 SF OFFICE SPACE

PROPOSED 583 LF RETAINING WALL

TREE WITH WIRE FENCE REMAINS

PROPOSED PUMP BUILDING AND WATER STORAGE TANK FOR FIRE PREVENTION MEASURES

PAVED SWALE

W5'

R36'

R10'

R126

R100'

PROPOSED TREE LINE (TYP.)

BEAVER

PROPOSED CONCRETE CURB (TYP.)

PROPOSED 642 LF RETAINING WALL

PROPOSED 770 LF RETAINING WALL

R5'

R3'

R20'

24'

20'

26'

40'

24'

40'

24'

20'

375'

R25'

R15'

R40'

LOT 1

LOT 2

30' SIDE YARD SETBACK

STORMWATER MANAGMENT AREA

30' SIDE YARD SETBACK

332.34'

310.43'

4+00

3+00

2+00

1+00

0+00

DAM

SIGN

25' FRONT YARD SETBACK

MIN. 50' OF ENTRANCE/EXIT SHALL CORRESPOND TO ORANGE COUNTY DPW COMMERCIAL DRIVE CROSS SECTION DETAIL (SHEET 39, DETAIL 1

PROPOSED SIGHT DISTANCE TRIANGLES
TWO (2) R3-7L SIGNS FOR EACH LEFT TURN LANE AND TWO (2) R3-7R SIGNS FOR EACH RIGHT TURN LANE

PAVED DRIVEWAY

ST. MEES FARM ROAD

VARIABLE WIDTH

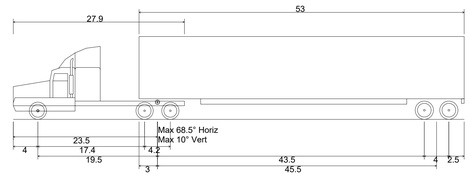
50 0 50 100

SCALE : 1" = 50'

TURNING TEMPLATE
SCALE: 1" = 30'

Note:
Turn(s) based upon a design speed of 130mph.

WB-67 - Interstate Semi-Trailer



WB-67 - Interstate Semi-Trailer	
Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

VEHICLE PROFILE
SCALE: 1" = 10'

PROPS

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7	6/19/26	REVISED PER FEIS COMMENTS.

NEELYTOWN BD DEVELOPERS LLC

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK

STATE OF NEW YORK
JESSE BARRETT COKELEY
No. 090987
LICENSED PROFESSIONAL ENGINEER

Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987-1
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

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Phone: 845.352.0411
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

SCALE: AS SHOWN	DRAWN BY: JG
DESIGNED BY: JG	REVIEWED BY: JBC
DATE ISSUED: 5/12/23	PROJECT NUMBER: 21000327A

SHEET NAME:

TRUCK TURNING PLAN - WEST

DRAWING NUMBER:

43 OF 50

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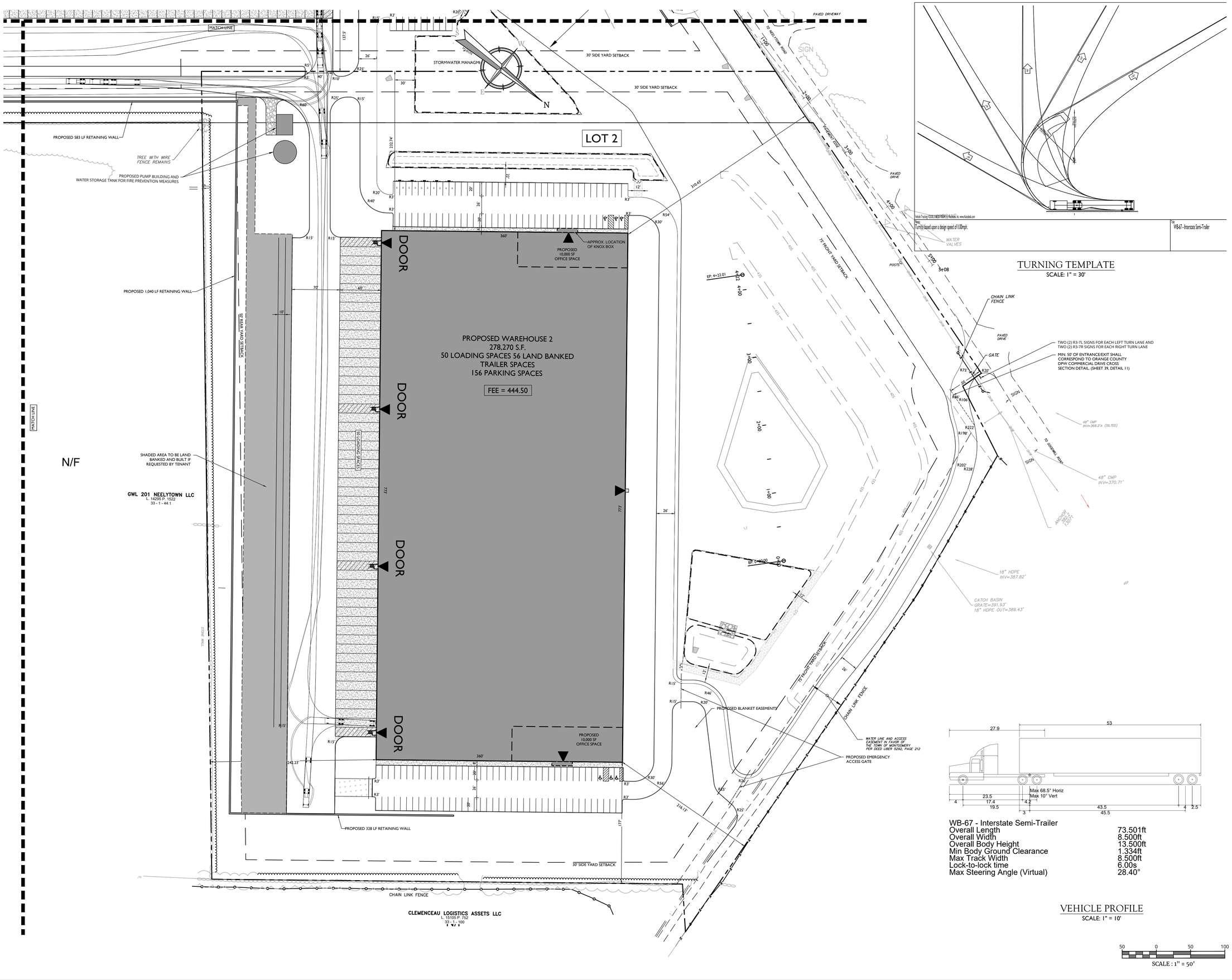
Login: JPascucci 5/12/2025 10:47:23 AM Engineering Data Projects\21000327A\Engineering\Civil Projects\21000327A_NEELYTOWN_Wagon 45 TRUCK TURN.dwg By: JPascucci at: 2025-05-12 10:47:23



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ORANGE COUNTY, NEW YORK

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SCALE: AS SHOWN	DRAWN BY: JG
DESIGNED BY: JG	REVIEWED BY: JBC
DATE ISSUED: 5/12/23	PROJECT NUMBER: 21000327A

SHEET NAME:

TRUCK TURNING PLAN - NORTH

DRAWING NUMBER:

44 OF 50

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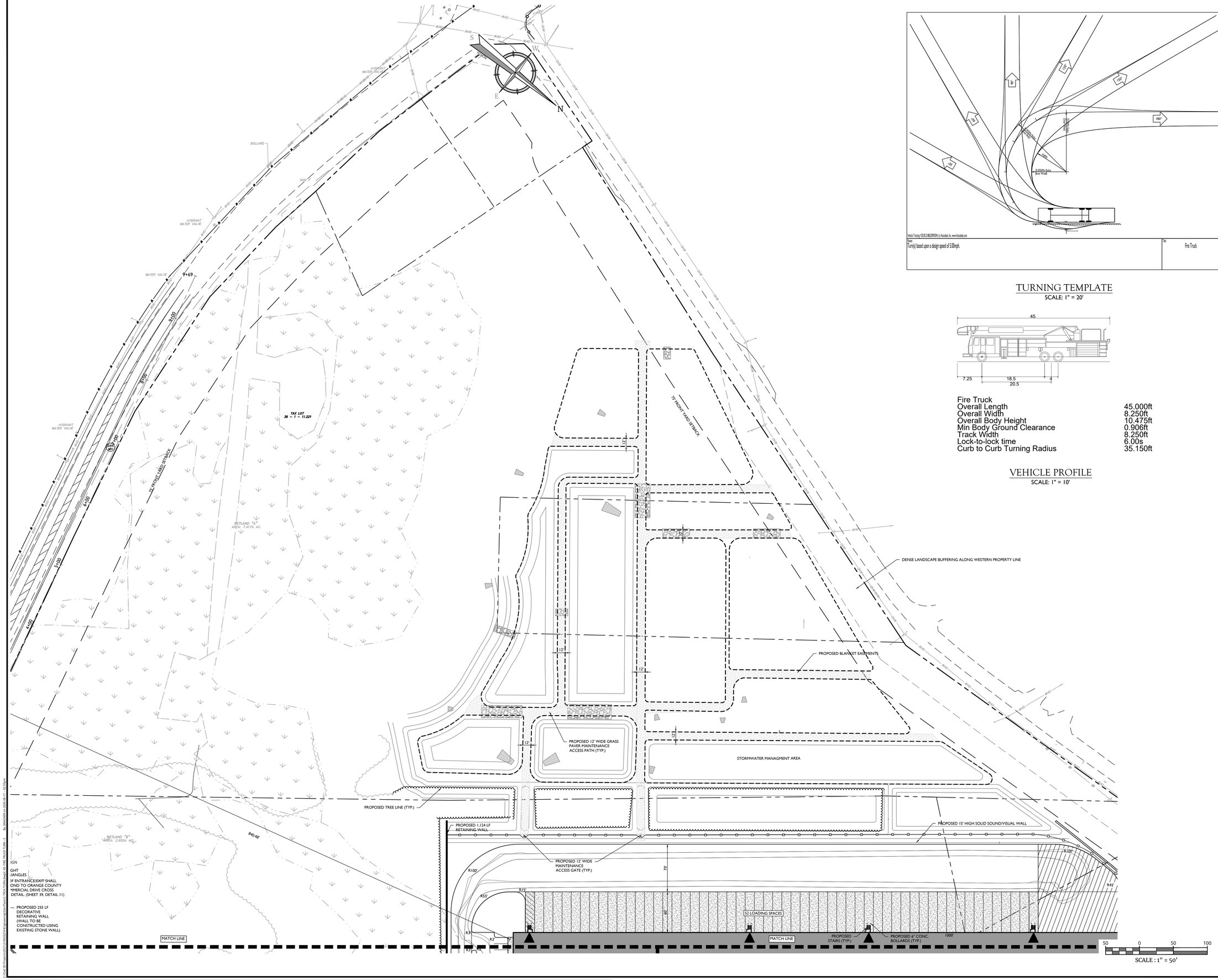
C:\Civil 3D Projects\2021\21000327A\Engineering\Site Plans\C-TRK-TURN.dwg, 44 TRUCK TURN, By: JMWOMER on 2026-06-17 at 10:56am



TURNING TEMPLATE

SCALE: 1" = 20'

Fire Truck	
Overall Length	45.000ft
Overall Width	8.250ft
Overall Body Height	10.475ft
Min Body Ground Clearance	0.906ft
Track Width	8.250ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	35.150ft

VEHICLE PROFILE

SCALE: 1" = 10'

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DESIGNED BY: JG	REVIEWED BY: JBC
DATE ISSUED: 5/12/23	PROJECT NUMBER: 21000327A

SHEET NAME:

FIRE TRUCK TURNING PLAN - SOUTH

DRAWING NUMBER:

45 OF 50

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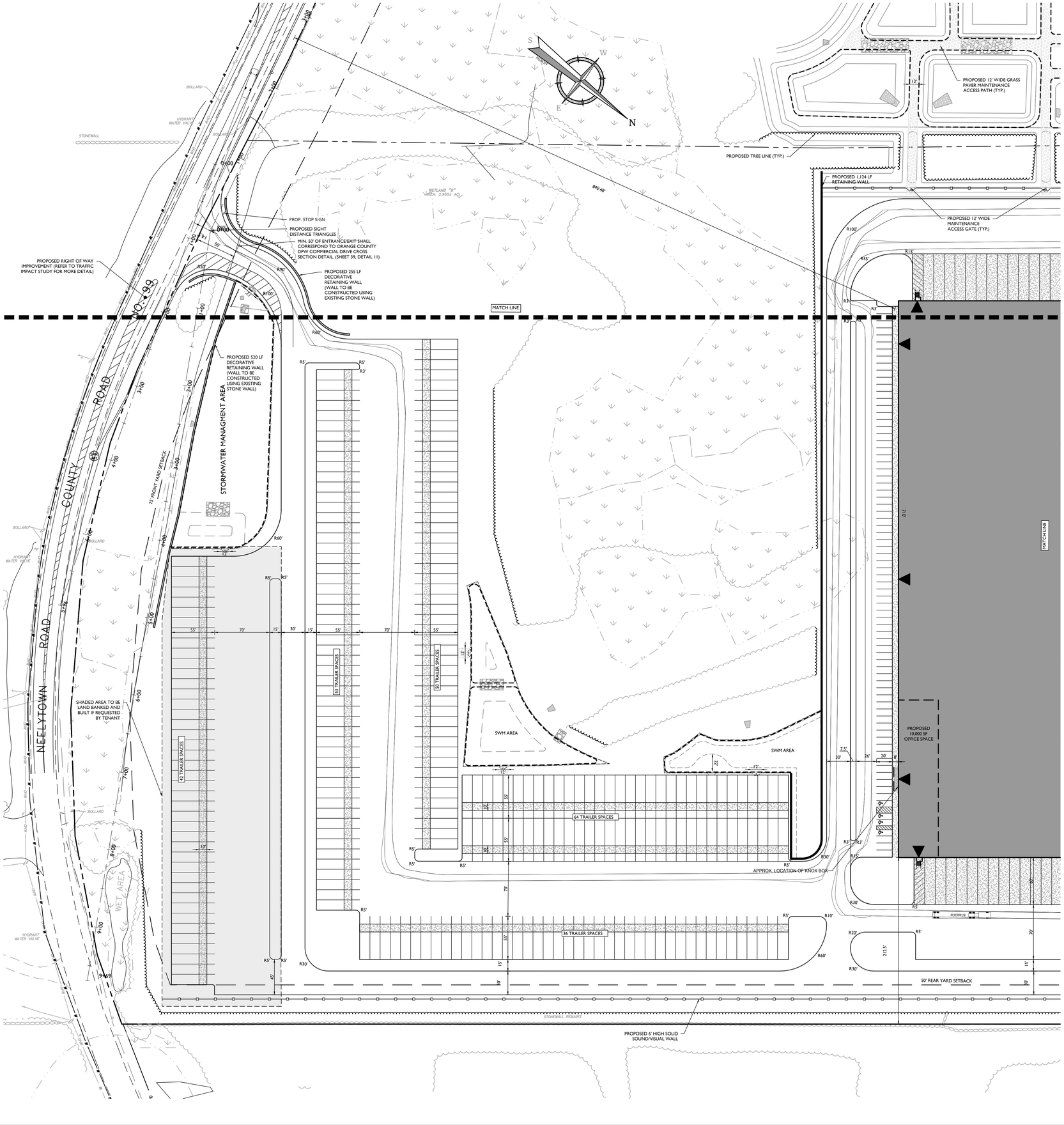
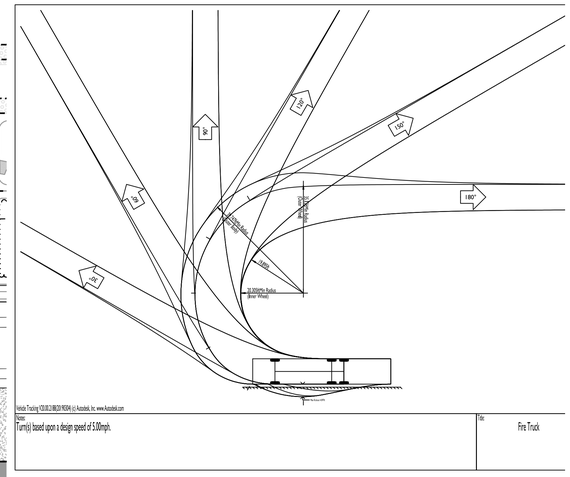
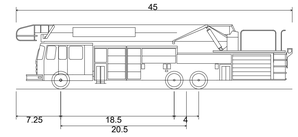




TURNING TEMPLATE

SCALE: 1" = 20'



Fire Truck	
Overall Length	45.000ft
Overall Width	8.250ft
Overall Body Height	10.475ft
Min Body Ground Clearance	0.906ft
Track Width	8.250ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	35.150ft

VEHICLE PROFILE

SCALE: 1" = 10'

50 0 50 100

SCALE : 1" = 50'

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NEELYTOWN BUSINESS PARK DEVELOPMENT

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DESIGNED BY:	REVIEWED BY:
JG	JBC
DATE ISSUED:	PROJECT NUMBER:
5/12/23	21000327A

SHEET NAME:

FIRE TRUCK TURNING PLAN - EAST

DRAWING NUMBER:

46 OF 50

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PROPOSED 15' HIGH SOLID SOUND/VISUAL WALL

52 LOADING SPACES

MATCH LINE

PROPOSED STAIRS (TYP.)

PROPOSED 6" CONC. BOLLARDS (TYP.)

PROPOSED WAREHOUSE 1
850,000 S.F.
134 LOADING SPACES
245 TRAILER SPACES (42 BANKED)
300 PARKING SPACES

FFE = 424.40

PROPOSED 10,000 SF OFFICE SPACE

82 LOADING SPACES

PROPOSED TREE LINE (TYP.)

PROPOSED CONCRETE CURB (TYP.)

PROPOSED 642 LF RETAINING WALL

PROPOSED 770 LF RETAINING WALL

PROPS

DAM

BEAVER

PAVED SWALE

STORMWATER MANAGMENT AREA

30' SIDE YARD SETBACK

LOT 1

LOT 2

PROPOSED 583 LF RETAINING WALL

TREE WITH WIRE FENCE REMAINS

PROPOSED PUMP BUILDING AND WATER STORAGE TANK FOR FIRE PREVENTION MEASURES

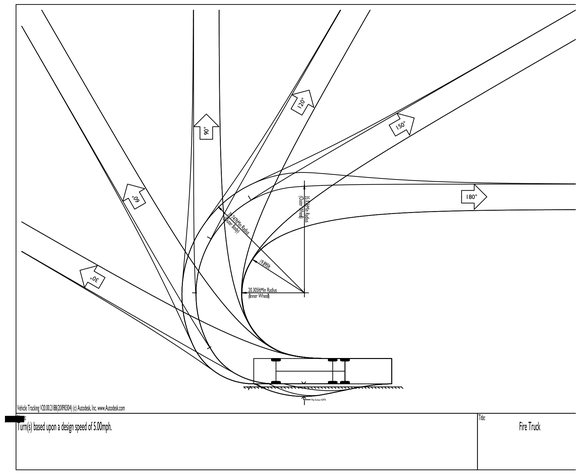
MIN. 50' OF ENTRANCE/EXIT SHALL CORRESPOND TO ORANGE COUNTY DPW COMMERCIAL DRIVE CROSS SECTION DETAIL (SHEET 39, DETAIL 11

PROPOSED SIGHT DISTANCE TRIANGLES
TWO (2) R3-7L SIGNS FOR EACH LEFT TURN LANE AND TWO (2) R3-7R SIGNS FOR EACH RIGHT TURN LANE

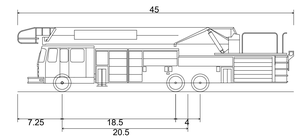
PAVED DRIVEWAY

TO NEELYTOWN ROAD

50 0 50 100
SCALE : 1" = 50'



TURNING TEMPLATE
SCALE: 1" = 20'



Fire Truck	
Overall Length	45.000ft
Overall Width	8.250ft
Overall Body Height	10.475ft
Min Body Ground Clearance	0.906ft
Track Width	8.250ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	35.150ft

VEHICLE PROFILE
SCALE: 1" = 10'

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JG	JBC
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5/12/23	21000327A

SHEET NAME:

FIRE TRUCK TURNING PLAN - WEST

DRAWING NUMBER:

47 OF 50

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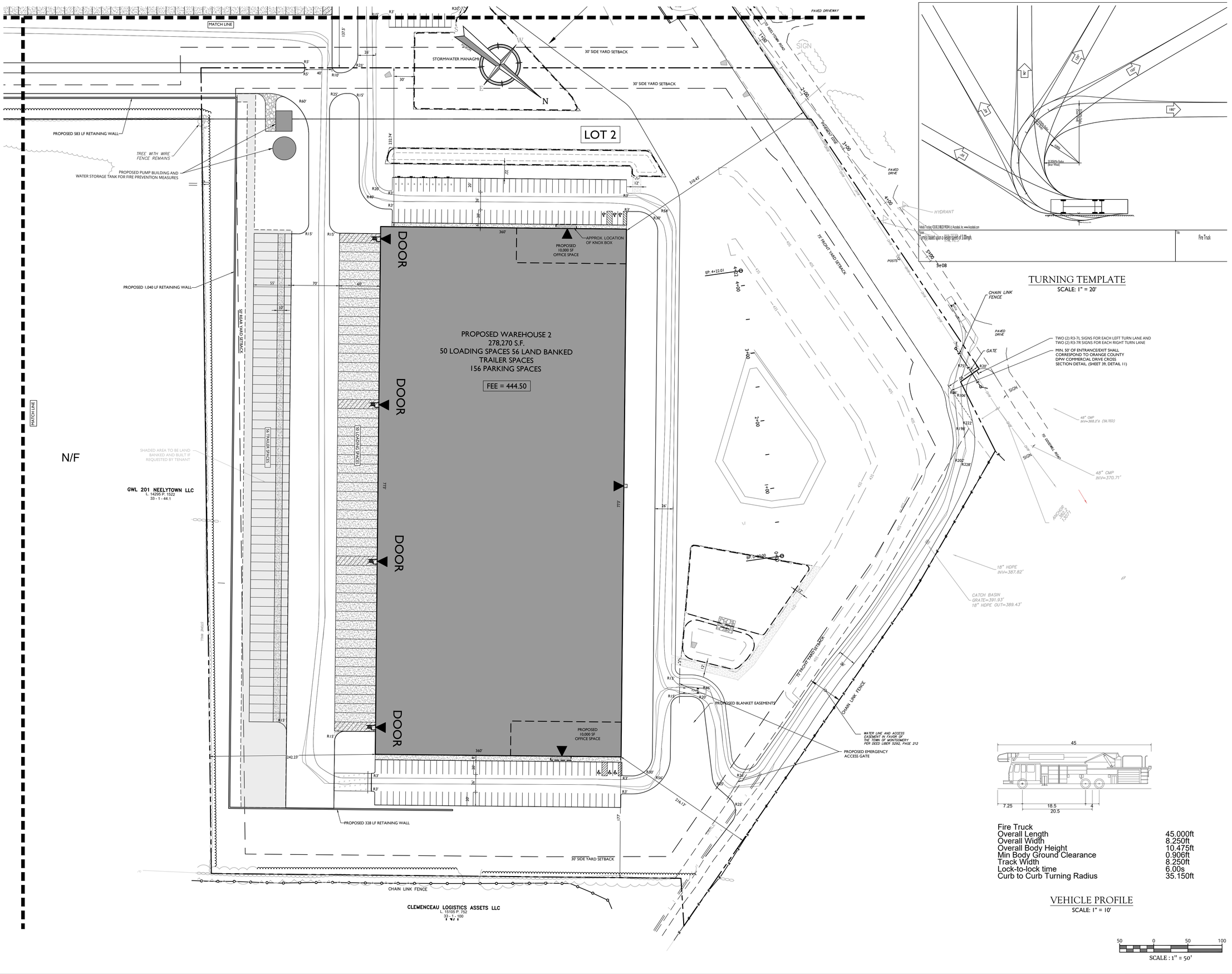

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SCALE: 1" = 10'

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SCALE : 1" = 50'

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SHEET NAME:

FIRE TRUCK TURNING PLAN - NORTH

DRAWING NUMBER:

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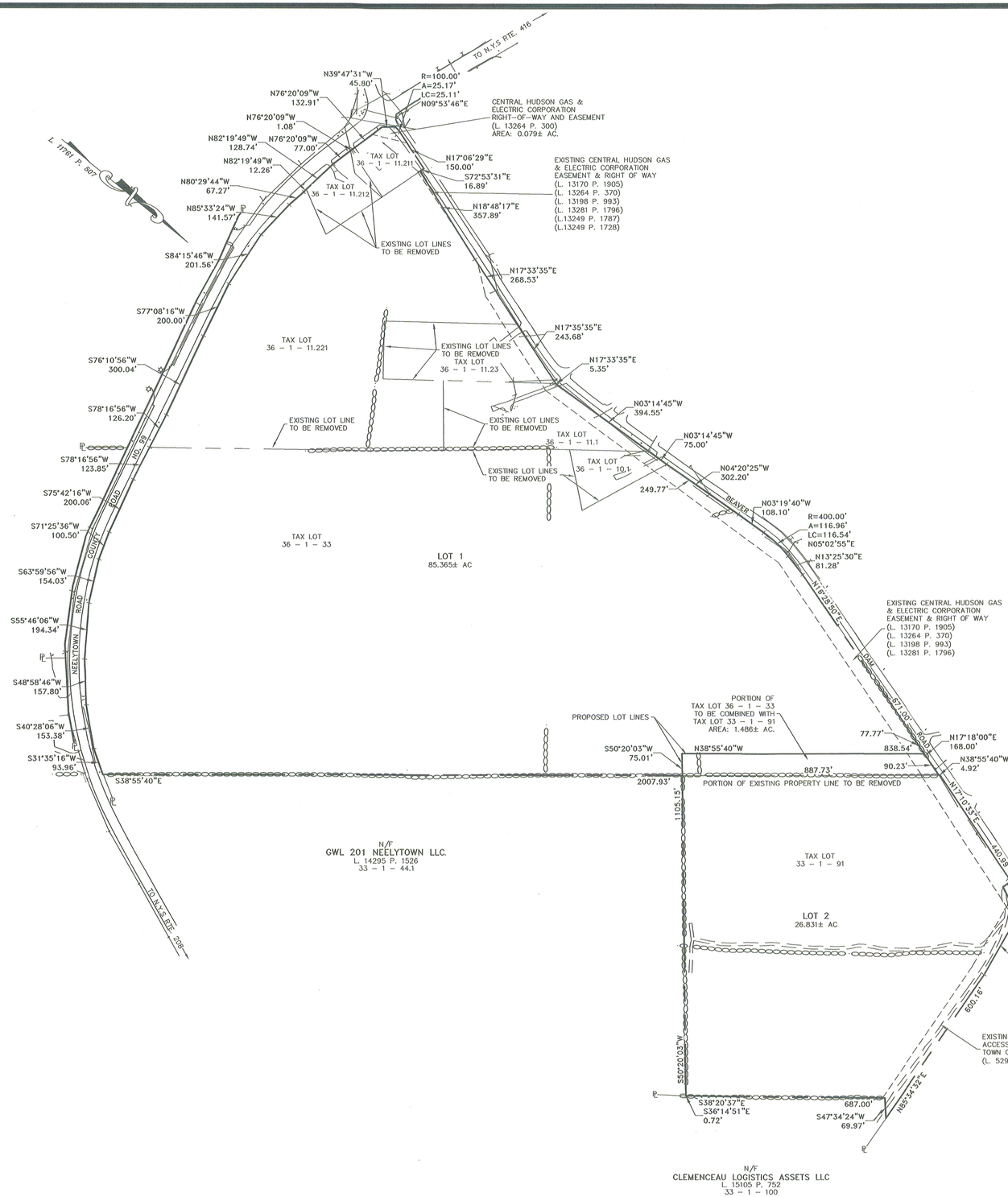

RECORD OWNER:

NEELYTOWN BD DEVELOPERS LLC
4770 WHITE PLAINS ROAD
BRONX, NY 10470

L. 15325 P. 1264
36 - 1 - 33

L. 15314 P. 1957
36 - 1 - 11.212

L. 15318 P. 650
36 - 1 - 10.1

L. 15328 P. 1882
36 - 1 - 11.23

L. 15328 P. 1877
36 - 1 - 11.221

L. 15326 P. 1356
36 - 1 - 11.211

L. 15325 P. 1264
33 - 1 - 91

ROBERTS L MALCOLM
475 BEAVER DAM ROAD
MONTGOMERY, NEW YORK 12549

L. 14015 P. 928
36 - 1 - 11.1

EXISTING AREAS:

TAX LOT 36 - 1 - 33	63.004± AC.
TAX LOT 36 - 1 - 10.1	0.918± AC.
TAX LOT 36 - 1 - 11.1	2.918± AC.
TAX LOT 36 - 1 - 11.23	2.435± AC.
TAX LOT 36 - 1 - 11.221	15.891± AC.
TAX LOT 36 - 1 - 11.211	0.774± AC.
TAX LOT 36 - 1 - 11.212	0.910± AC.
TAX LOT 36 - 1 - 91	25.345± AC.
TOTAL:	112.195± AC.

PROPOSED AREAS:

LOT 1	85.365± AC.
LOT 2	26.831± AC.
TOTAL:	112.195± AC.

NOTES:

1. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
2. SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
3. REFERENCE:

   MAP ENTITLED "SURVEY OF LANDS FOR, GARDINER INDUSTRIES, INC., TOWN OF MONTGOMERY, ORANGE COUNTY, NEW YORK," DATED MAY 6 1985 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON NOVEMBER 21, 1985, AS FILED MAP NO. 7357.

ZONING TABLE

TABLE OF BULK REQUIREMENTS
ZONE: I-1 DISTRICT (GENERAL INDUSTRY)

ITEM	REQUIRED [1]	PROVIDED (LOT 1)[3]	PROVIDED (LOT 2)[3]	COMPLIES
MIN. LOT AREA	5.0 AC [2]	3,012,410 SF (69.16 AC) [4]	1,090,918 (25.04 AC) [4]	YES
MIN. LOT WIDTH	200 FT	2,751.83'	733.71'	YES
MIN. FRONT YARD SETBACK	75'[4]	95.1'	216.13'	YES
MIN. SIDE YARD (ONE) SETBACK	30'	N/A	177'	YES
MIN. SIDE YARD (BOTH) SETBACK	60'	N/A	409.57'	YES
MIN. REAR YARD SETBACK	50'	212.50'	242.23'	YES
MAX. BLDG. HGHT.	55'	55'	55'	YES
LOT COVERAGE	40%	± 28.22%	± 25.51%	YES

LOT AREA REDUCTION TABLE

	DESCRIPTION	REDUCTION	AREA
LOT 1	TOTAL LOT AREA	N/A	3,729,852 SF (85.62 AC) [4]
	UTILITY RIGHT OF WAY / EASEMENT	50%	52,568 SF (1.21 AC) [4.1]
	WETLANDS	100%	609,869 SF (14.00 AC) [4.2]
	SLOPES BETWEEN 25% & 50%	50%	54,038 SF (1.24 AC) [4.3]
	SLOPES GREATER THAN 50%	100%	967 SF (0.02 AC) [4.3]
	REDUCED LOT AREA	N/A	3,012,410 SF (69.16 AC) [4]
LOT 2	TOTAL LOT AREA	N/A	1,168,750 SF (26.83 AC) [4]
	UTILITY RIGHT OF WAY / EASEMENT	50%	36,525 SF (0.84 AC) [4.1]
	WETLANDS	100%	0 SF (0 AC) [4.2]
	SLOPES BETWEEN 25% & 50%	50%	40,918 SF (0.94 AC) [4.3]
	SLOPES GREATER THAN 50%	100%	389 SF (0.0089 AC) [4.3]
	REDUCED LOT AREA	N/A	1,090,918 (25.04 AC) [4]

1. THE ENTIRE PROJECT SITE COMPRISES ±4,898,602 SF (112.46 AC), CONSOLIDATING TAX LOTS 36-1-33, 11.221, 11.23, 11.212, 11.211, 11.1, 10.1 AND LOT 33-1-91. AFTER SUBDIVISION OF THE ENTIRE PROJECT SITE, THE TOTAL LOT AREA FOR LOT 1 WOULD BE 3,729,852 (85.62 AC) AND FOR LOT 2 WOULD BE 1,168,750 SF (26.83 SF).
2. MINIMUM LOT AREA SHALL BE 5.0 ACRES FOR INTENSIVE WAREHOUSES, PURSUANT TO ZONING LAW § 235-15.4(C)(47)(c).
3. THE ZONING LAW'S TABLE OF DIMENSIONAL REGULATIONS REQUIRES A SETBACK OF 75 FEET FROM NEELYTOWN ROAD & BEAVER DAM ROAD, PER ZONING LAW § 235-4.3.
4. PER ZONING LAW § 235-11.2(B), LOT AREA HAS BEEN REDUCED VIA LOT AREA REDUCTION TABLE ABOVE. WHERE AREAS TO BE REDUCED OVERLAP, THE GREATER OF THE REDUCTIONS HAS BEEN TAKEN.
   - 4.1. UTILITY RIGHT OF WAY REDUCTION AREA REPRESENTS A 50% REDUCTION IN THE UTILITY CORRIDOR THAT IS OUTSIDE LAND UNDER WATER IN THE UTILITY CORRIDOR.
   - 4.2. WETLANDS REDUCTION AREA REPRESENTS A 100% REDUCTION IN THE WETLAND AREA(S) SHOWN ON THE SITE.
   - 4.3. SLOPES GREATER THAN 25% BUT LESS THAN 50% AND SLOPES GREATER THAN 50% ARE INCLUDED IN THE REDUCTION.

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UDIG • NY
SAFE DIGGING STARTS HERE

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON JULY 13, 2022.

NEELYTOWN BD DEVELOPERS LLC

BY: Rodney C. Knowlton, L.S.
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NEW YORK STATE LICENSE NO. 50276

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Goshen, N.Y. 10924
(845) 294-3700

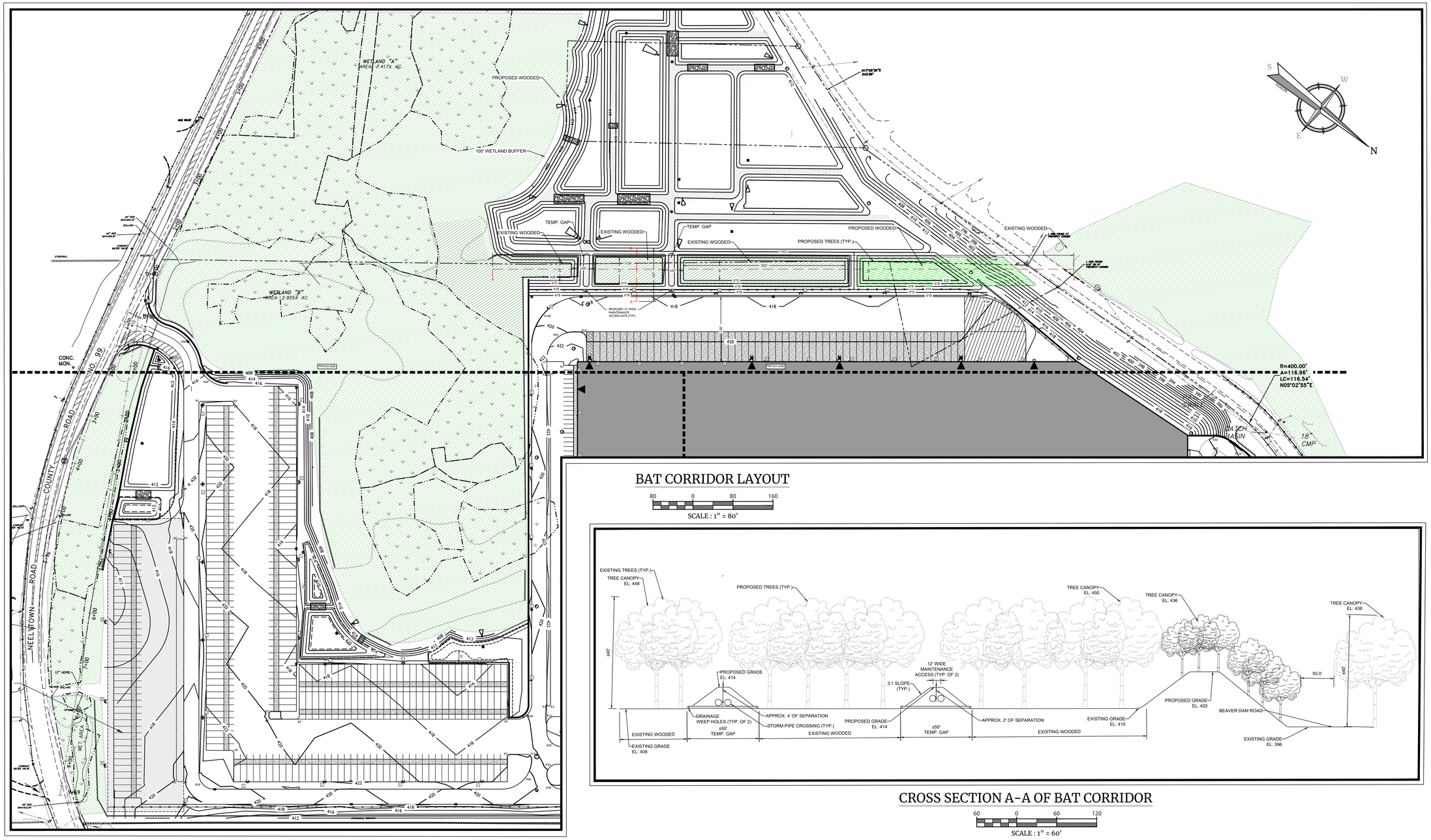
LOT CONSOLIDATION AND SUBDIVISION MAP PREPARED FOR

NEELYTOWN DEVELOPMENT LLC

TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK

Date: JULY 24, 2024
Revisions: DECEMBER 8, 2025
CAD File: 220100-SUB.DWG
Layout: SUB
Sheet No.: 42 OF 42

Drawn By:	Checked By:	Scale:	Tax Map No.:	Drawing No.:
JW		1" = 200'	AS NOTED	C3D A- 22 - 0100 - 01



BAT CORRIDOR LAYOUT

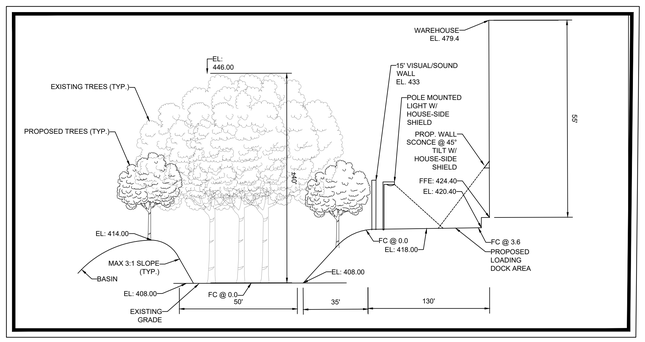
80 0 80 160

SCALE : 1" = 80'

CROSS SECTION A-A OF BAT CORRIDOR

60 0 60 120

SCALE : 1" = 60'



CROSS SECTION B-B OF BAT CORRIDOR

60 0 60 120

SCALE : 1" = 60'

ILSM Series

Outdoor LED Area Light

MADE IN THE USA · TITLE 24 · cULus LISTED · DLC PREMIUM · IP66 · IK08

OVERVIEW	
Lumen Package	9,000 - 55,000
Wattage Range	62 - 438
Efficacy Range (LPW)	115 - 162
Weight lbs(kg)	30 (13.6)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

ACCESSORIES/OPTIONS

Integral Louver (LSIL) and House-Side Shield (GS)

Integral louver (LS) and half louver (HLS) accessory shields available for improved backlight control without sacrificing street side performance. The Integral Louver (LS) and Integral House-Side Shield (HLS) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate

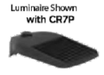
Luminaire Shown with Integral Louver (LS)

Luminaire Shown with IMSBTL Option

7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Luminaire Shown with CR7P



LUMINAIRE WITH HOUSE-SIDE SHIELD DETAIL

ANY TREES WHICH ARE DAMAGED OR DO NOT SURVIVE A ONE YEAR PERIOD, AS A RESULT OF CONSTRUCTION, THE APPLICANT WILL REPLACE WITH 1:1 PLANTING.

LEGEND

EXISTING		PROPOSED
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
	FENCES	
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	CATCH BASIN	
	DRAIN INLET	
(D)	STORM MANHOLE	(D)
(S)	SANITARY MANHOLE	(S)
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
75 / 74	CONTOURS	75 / 74
× G 29.0	SPOT ELEVATION	× G 29.0
× TC 29.0	TOP OF CURB ELEVATION	× TC 29.0
× BC 29.0	BOTTOM OF CURB ELEVATION	× BC 29.0

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NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Colliers

Engineering & Design

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REV	DATE	DESCRIPTION
1	9/3/24	REVISED PER UPDATED SITE LAYOUT.
2	11/8/24	REVISED PER DEIS COMMENTS.
3	3/28/25	REVISED PER FEIS COMMENTS.
4	6/27/25	REVISED PER FEIS SUBMISSION.
5	12/12/25	REVISED PER FEIS COMMENTS.
6	2/17/26	REVISED PER DOH & DOT COMMENTS.
7	6/19/26	REVISED PER FEIS COMMENTS.

NEELYTOWN BD DEVELOPERS LLC

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK

STATE OF NEW YORK · JESSE BARRETT COKELEY · No. 090387 · LICENSED PROFESSIONAL ENGINEER

Jesse Barrett Cokeley
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SCALE: AS SHOWN	DRAWN BY: JG
DESIGNED BY: JG	REVIEWED BY: JBC
DATE ISSUED: 5/12/23	PROJECT NUMBER: 21000327A

SHEET NAME:

BAT CORRIDOR EXHIBIT

DRAWING NUMBER:

50 OF 50