

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.

RDM GROUP 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

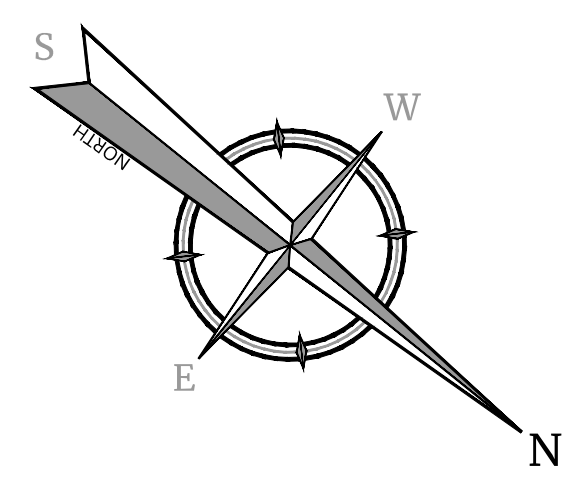


Jesse Barrett Cokerley
 NEW YORK LICENSED PROFESSIONAL ENGINEER
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 SURVEYING, P.C.

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

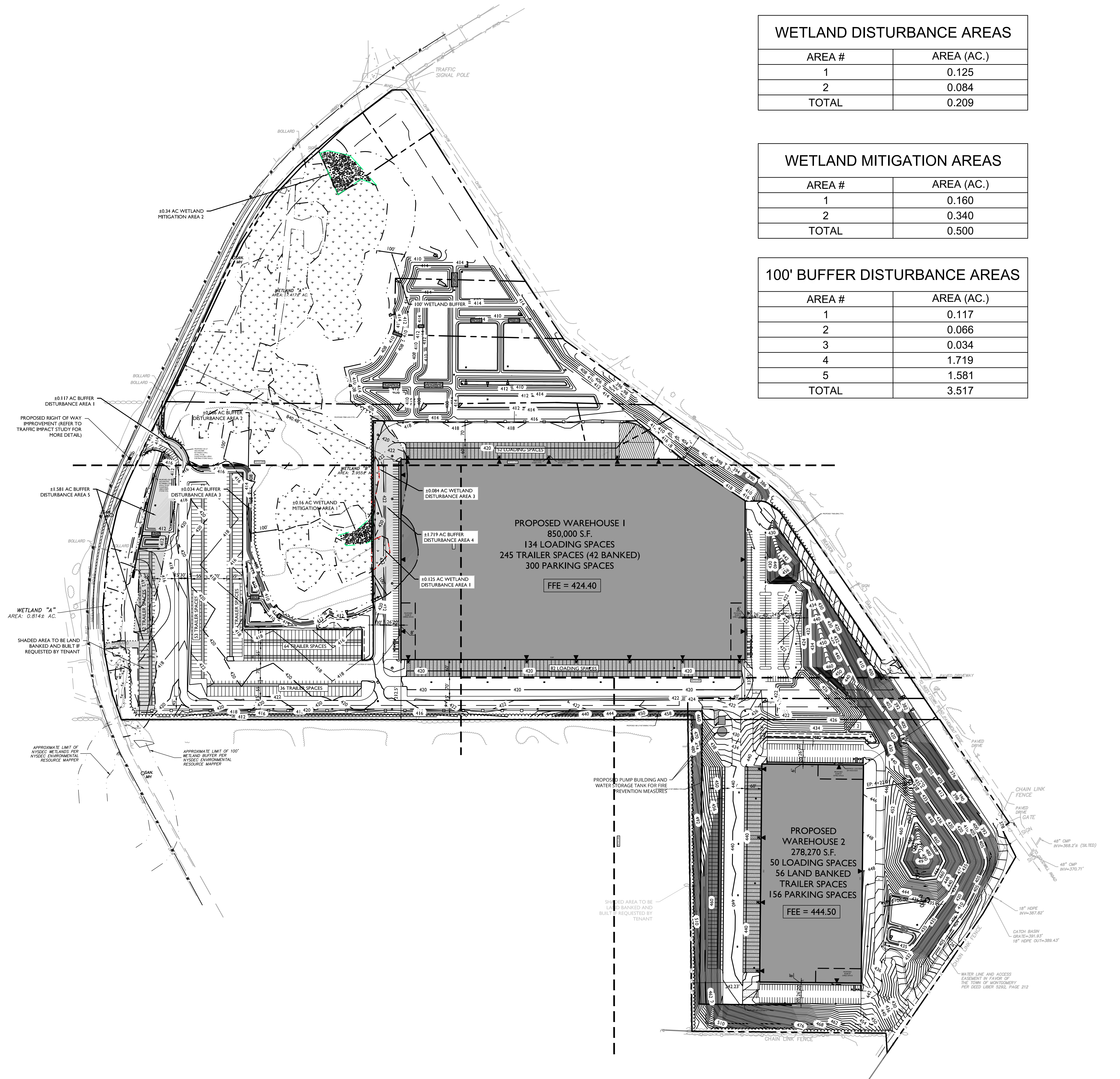
WETLAND DISTURBANCE EXHIBIT - PROPOSED ACTION



WETLAND DISTURBANCE AREAS	
AREA #	AREA (AC.)
1	0.125
2	0.084
TOTAL	0.209

WETLAND MITIGATION AREAS	
AREA #	AREA (AC.)
1	0.160
2	0.340
TOTAL	0.500

100' BUFFER DISTURBANCE AREAS	
AREA #	AREA (AC.)
1	0.117
2	0.066
3	0.034
4	1.719
5	1.581
TOTAL	3.517



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 DEIS'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. CONTRIBUTION OF THE WETLAND DISTURBANCE 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.

