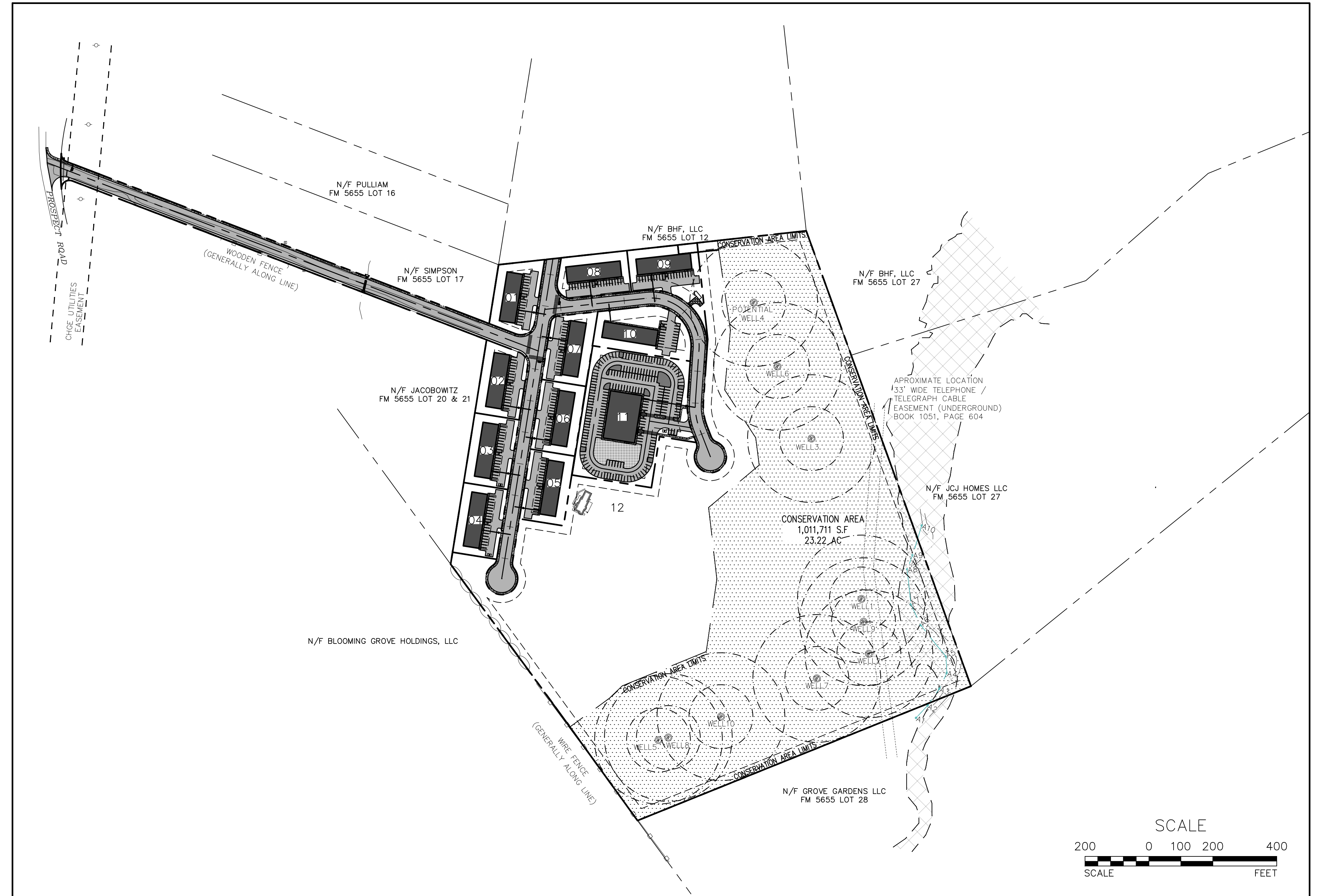


SITE PLAN & SUBDIVISION FOR PROSPECT ACRES VILLAGE OF SOUTH BLOOMING GROVE ORANGE COUNTY, NY



LOCATION MAP
SCALE: 1"=400'



TITLE SHEET
SCALE: 1"=200'

Sheet Number	Sheet Title	ORIGINAL DATE/ LAST REVISED DATE
01 OF 24	TITLE SHEET	10-20-23 / 05-21-24
02 OF 24	EXISTING CONDITIONS PLAN	10-20-23 / 05-21-24
03 OF 24	SUBDIVISION PLAN 01	10-20-23 / 05-21-24
04 OF 24	SUBDIVISION PLAN 02	10-20-23 / 05-21-24
05 OF 24	SUBDIVISION PLAN 03	10-20-23 / 05-21-24
06 OF 24	GRADING PLAN 01	10-20-23 / 05-21-24
07 OF 24	GRADING PLAN 02	10-20-23 / 05-21-24
08 OF 24	GRADING PLAN 03	10-20-23 / 05-21-24
09 OF 24	EROSION AND SEDIMENT CONTROL PLAN	05-21-24
10 OF 24	EROSION AND SEDIMENT CONTROL DETAILS	05-21-24
11 OF 24	UTILITY PLAN 01	10-20-23 / 05-21-24
12 OF 24	UTILITY PLAN 02	10-20-23 / 05-21-24
13 OF 24	UTILITY PLAN 03	10-20-23 / 05-21-24
14 OF 24	DRIVEWAY PROFILE 01	10-20-23 / 05-21-24
15 OF 24	DRIVEWAY PROFILE 02	10-20-23 / 05-21-24
16 OF 24	LIGHTING & LANDSCAPING PLAN	10-20-23 / 05-21-24
17 OF 24	STORMWATER FACILITY LANDSCAPING PLAN	05-21-24
18 OF 24	LANDSCAPING DETAILS	05-21-24
19 OF 24	LIGHTING DETAILS	05-21-24
20 OF 24	CONSTRUCTION DETAILS	05-21-24
21 OF 24	WATER SUPPLY DETAILS	05-21-24
22 OF 24	SEWAGE DISPOSAL DETAILS	05-21-24
23 OF 24	STORMWATER DETAILS 01	05-21-24
24 OF 24	STORMWATER DETAILS 02	05-21-24

GENERAL NOTES:

- RECORD OWNER AND APPLICANT:**
BG HOLDINGS NY 3, LLC
201 PROSPECT ROAD
MONROE, NY 10950
- TAX MAP NUMBER:**
VILLAGE OF SOUTH BLOOMING GROVE:
SECTION 202 BLOCK 1 LOTS 11, 12
- DEED REFERENCE:**
LIBER 14971 PAGE 1399
- AREAS:**
SECTION 202 BLOCK 1 LOTS 11: 21.3 ACRES
SECTION 202 BLOCK 1 LOTS 12: 27.4 ACRES
TOTAL: 48.7 ACRES
- REFERENCES:**
THE EXISTING CONDITIONS INFORMATION, PROPERTY BOUNDARY & TOPOGRAPHY SHOWN ON THESE PLANS HAS BEEN TAKEN FROM A SURVEY PREPARED BY EDWARD T. GANNON, PLS.

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REV.	BY	DATE	DESCRIPTION
5	MM	05-21-24	DEVELOPMENT REDUCTION FOR AVAILABLE WATER SUPPLY
4	MM	05-06-24	ALTERNATE PLAN PREPARATION
3	MM	04-02-24	RM ZONE PLAN PREPARED
2	MM	03-06-24	PREPARATION OF EROSION & SEDIMENT CONTROL PLAN
1	MM	11-08-23	PER PB COMMENTS AND PRELIMINARY PLAN PREPARATION

THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

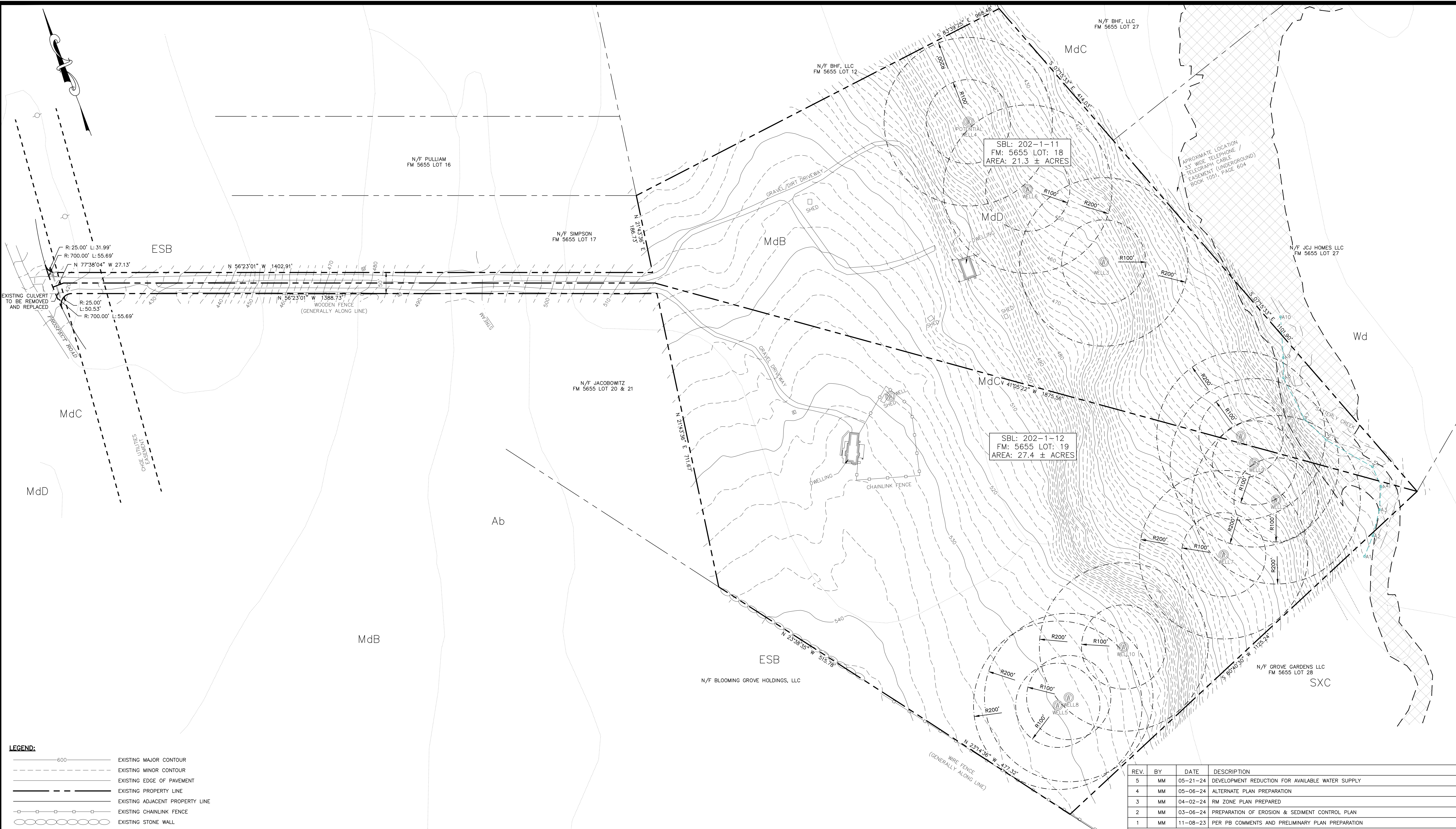
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SITE PLAN & SUBDIVISION
PROSPECT ACRES
VILLAGE OF SOUTH BLOOMING GROVE
ORANGE COUNTY, NY

TITLE SHEET

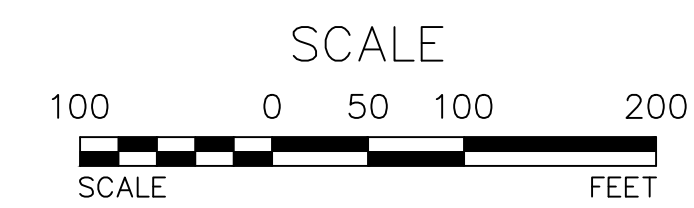
JOB#: 22-033
SCALE: AS NOTED
DATE: 10-20-23
DRAWN: MM
CHECKED: MM
SHEET NO. 01 of 24



LEGEND:

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING EDGE OF PAVEMENT
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING CHAINLINK FENCE
	EXISTING STONE WALL
	EXISTING UTILITY POLE
	EXISTING WELL
	EXISTING 100 YEAR FLOOD ZONE
	EXISTING WETLAND
	EXISTING STREAMS
	EXISTING SOILS BOUNDARY & TYPE

EXISTING CONDITIONS PLAN
SCALE: 1"=100'



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EXISTING CONDITIONS PLAN

	JOB#: 22-033 SCALE: AS NOTED DATE: 10-20-23 DRAWN: MM CHECKED: MM SHEET NO: 02 of 24
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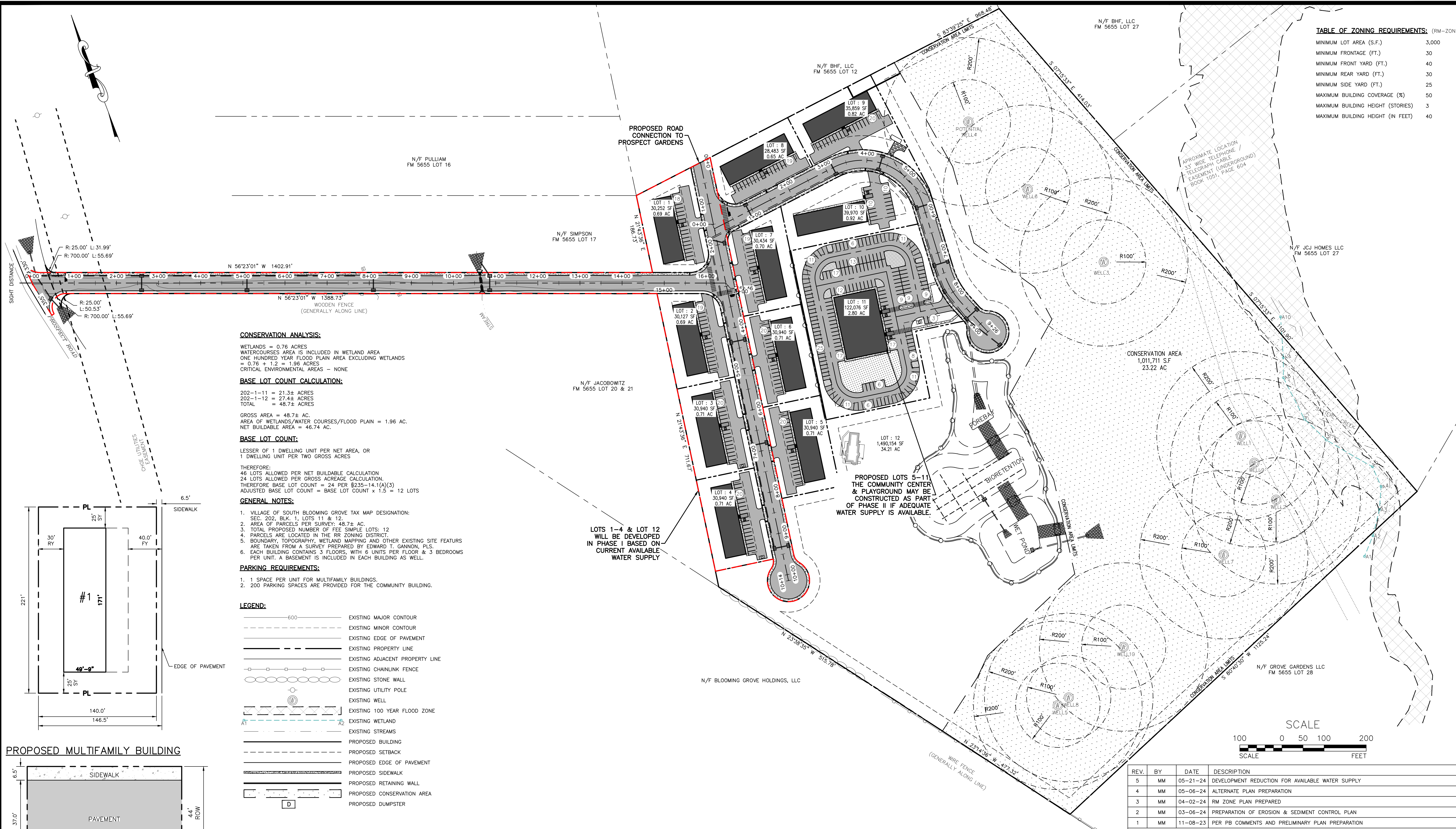
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TABLE OF ZONING REQUIREMENTS: (RM-ZONE)

MINIMUM LOT AREA (S.F.)	3,000
MINIMUM FRONTAGE (FT.)	30
MINIMUM FRONT YARD (FT.)	40
MINIMUM REAR YARD (FT.)	30
MINIMUM SIDE YARD (FT.)	25
MAXIMUM BUILDING COVERAGE (%)	50
MAXIMUM BUILDING HEIGHT (STORIES)	3
MAXIMUM BUILDING HEIGHT (IN FEET)	40



CONSERVATION ANALYSIS:

WETLANDS = 0.76 ACRES
 WATERCOURSES AREA IS INCLUDED IN WETLAND AREA
 ONE HUNDRED YEAR FLOOD PLAIN AREA EXCLUDING WETLANDS
 = 0.76 + 1.2 = 1.96 ACRES
 CRITICAL ENVIRONMENTAL AREAS - NONE

BASE LOT COUNT CALCULATION:

202-1-11 = 21.3± ACRES
 202-1-12 = 27.4± ACRES
 TOTAL = 48.7± ACRES

GROSS AREA = 48.7± AC.
 AREA OF WETLANDS/WATER COURSES/FLOOD PLAIN = 1.96 AC.
 NET BUILDABLE AREA = 46.74 AC.

BASE LOT COUNT:

LESSER OF 1 DWELLING UNIT PER NET AREA, OR
 1 DWELLING UNIT PER TWO GROSS ACRES

THEREFORE:
 46 LOTS ALLOWED PER NET BUILDABLE CALCULATION
 24 LOTS ALLOWED PER GROSS ACREAGE CALCULATION
 THEREFORE BASE LOT COUNT = 24 PER §235-14.1(A)(3)
 ADJUSTED BASE LOT COUNT = BASE LOT COUNT x 1.5 = 12 LOTS

GENERAL NOTES:

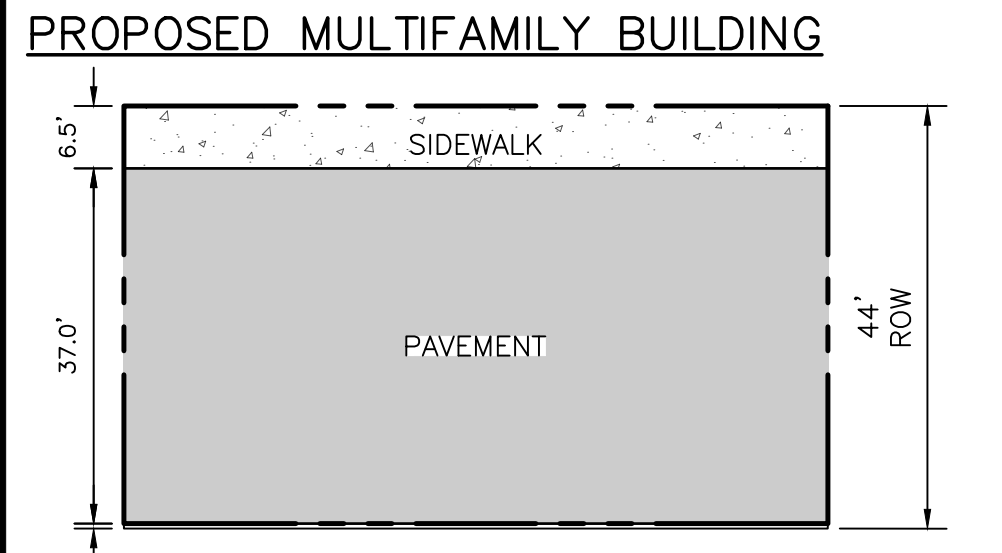
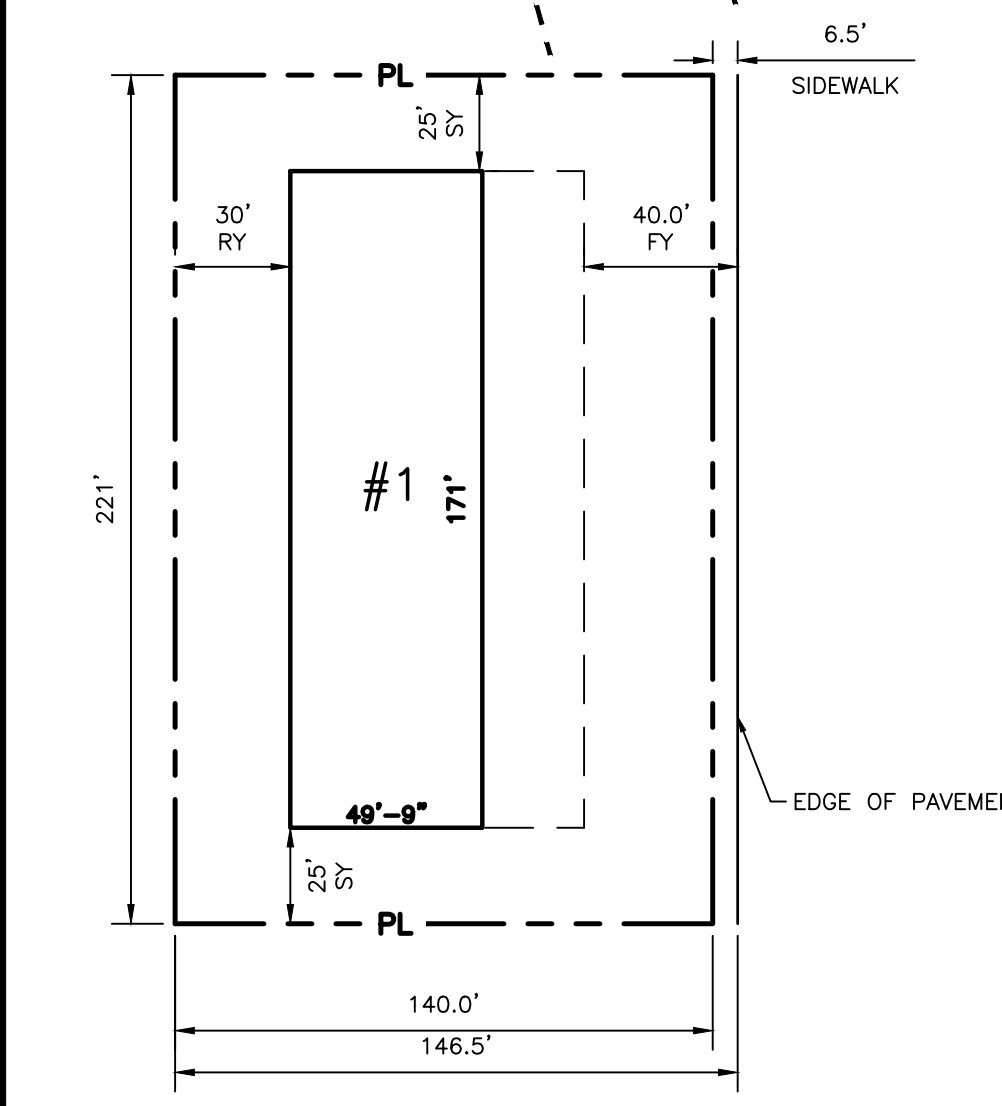
- VILLAGE OF SOUTH BLOOMING GROVE TAX MAP DESIGNATION: SEC. 202, BLK. 1, LOTS 11 & 12.
- AREA OF PARCELS PER SURVEY: 48.7± AC.
- TOTAL PROPOSED NUMBER OF FEE SIMPLE LOTS: 12
- PARCELS ARE LOCATED IN THE RR ZONING DISTRICT.
- BOUNDARY, TOPOGRAPHY, WETLAND MAPPING AND OTHER EXISTING SITE FEATURES ARE TAKEN FROM A SURVEY PREPARED BY EDWARD T. GANNON, PLS.
- EACH BUILDING CONTAINS 3 FLOORS, WITH 6 UNITS PER FLOOR & 3 BEDROOMS PER UNIT. A BASEMENT IS INCLUDED IN EACH BUILDING AS WELL.

PARKING REQUIREMENTS:

- 1 SPACE PER UNIT FOR MULTIFAMILY BUILDINGS.
- 200 PARKING SPACES ARE PROVIDED FOR THE COMMUNITY BUILDING.

LEGEND:

- 600 — EXISTING MAJOR CONTOUR
- — — EXISTING MINOR CONTOUR
- — — EXISTING EDGE OF PAVEMENT
- — — EXISTING PROPERTY LINE
- — — EXISTING ADJACENT PROPERTY LINE
- — — EXISTING CHAINLINK FENCE
- — — EXISTING STONE WALL
- — — EXISTING UTILITY POLE
- — — EXISTING WELL
- — — EXISTING 100 YEAR FLOOD ZONE
- — — EXISTING WETLAND
- — — EXISTING STREAMS
- — — PROPOSED BUILDING
- — — PROPOSED SETBACK
- — — PROPOSED EDGE OF PAVEMENT
- — — PROPOSED SIDEWALK
- — — PROPOSED RETAINING WALL
- — — PROPOSED CONSERVATION AREA
- — — PROPOSED DUMPSTER



SUBDIVISION PLAN 01
 SCALE: 1"=100'

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 VILLAGE OF SOUTH BLOOMING GROVE
 ORANGE COUNTY, NY

SUBDIVISION PLAN 01

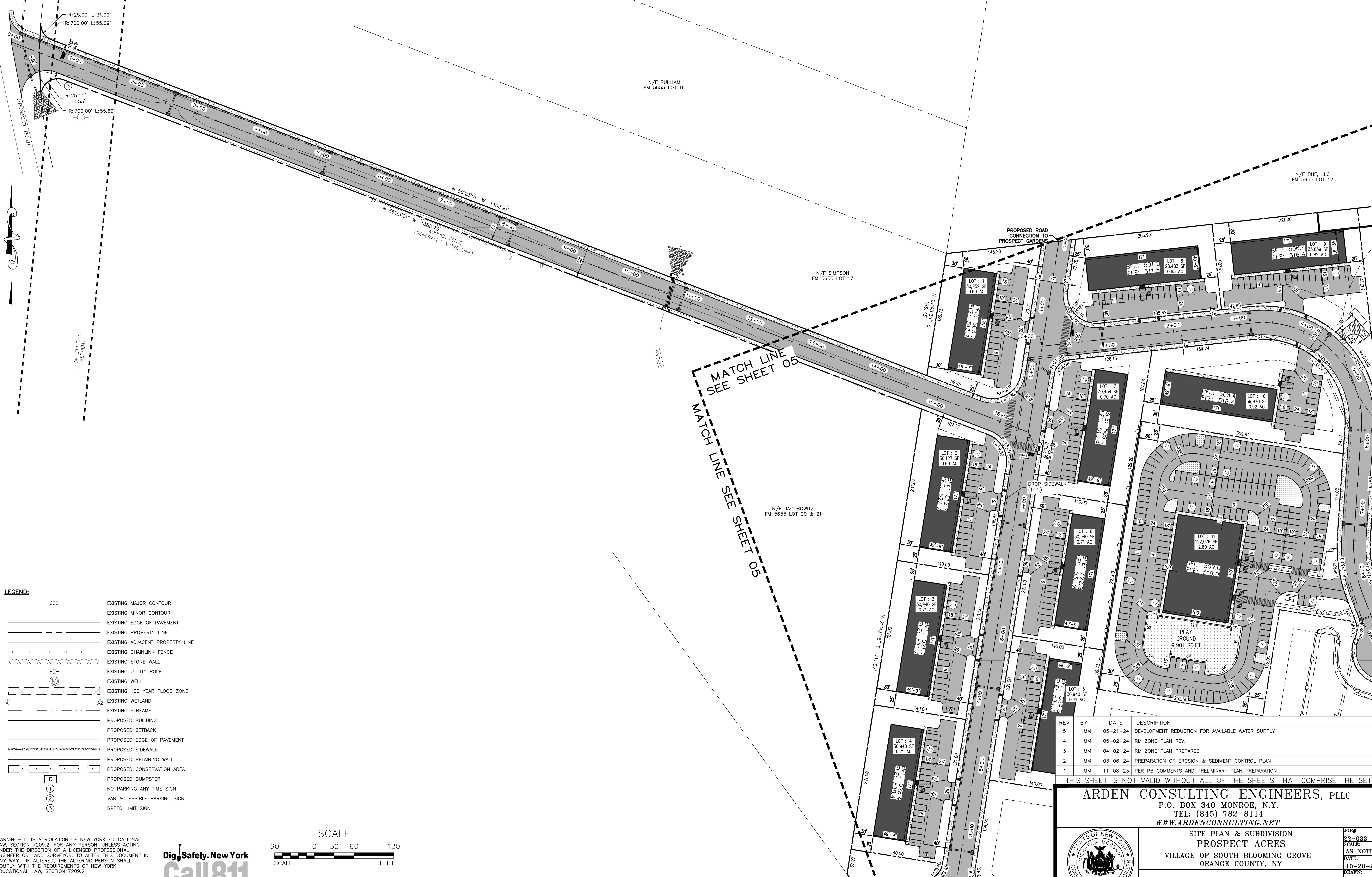
JOB#: 22-033
 SCALE: AS NOTED
 DATE: 10-20-23
 DRAWN: MM
 CHECKED: MM
 SHEET NO. 03 of 24

MICHAEL A. MORGANTE, P.E.
 LIC. NO. 78577

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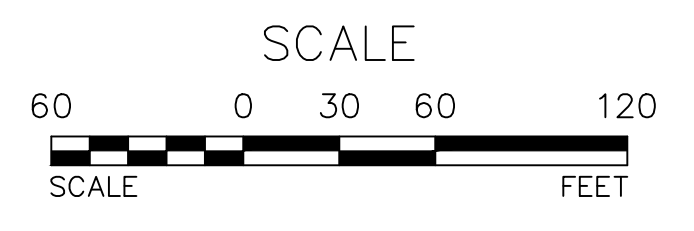
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LEGEND:

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	EXISTING MINOR CONTOUR
	EXISTING EDGE OF PAVEMENT
	EXISTING PROPERTY LINE
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	EXISTING CHAINLINK FENCE
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	PROPOSED SETBACK
	PROPOSED EDGE OF PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED RETAINING WALL
	PROPOSED CONSERVATION AREA
	PROPOSED DUMPSTER
	NO PARKING ANY TIME SIGN
	VAN ACCESSIBLE PARKING SIGN
	SPEED LIMIT SIGN



REV.	BY	DATE	DESCRIPTION
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SITE PLAN & SUBDIVISION
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ORANGE COUNTY, NY

SUBDIVISION PLAN 02

JOB#: 22-033
SCALE: AS NOTED
DATE: 10-20-23
DRAWN: MM
CHECKED: MM
SHEET NO. 04 of 24

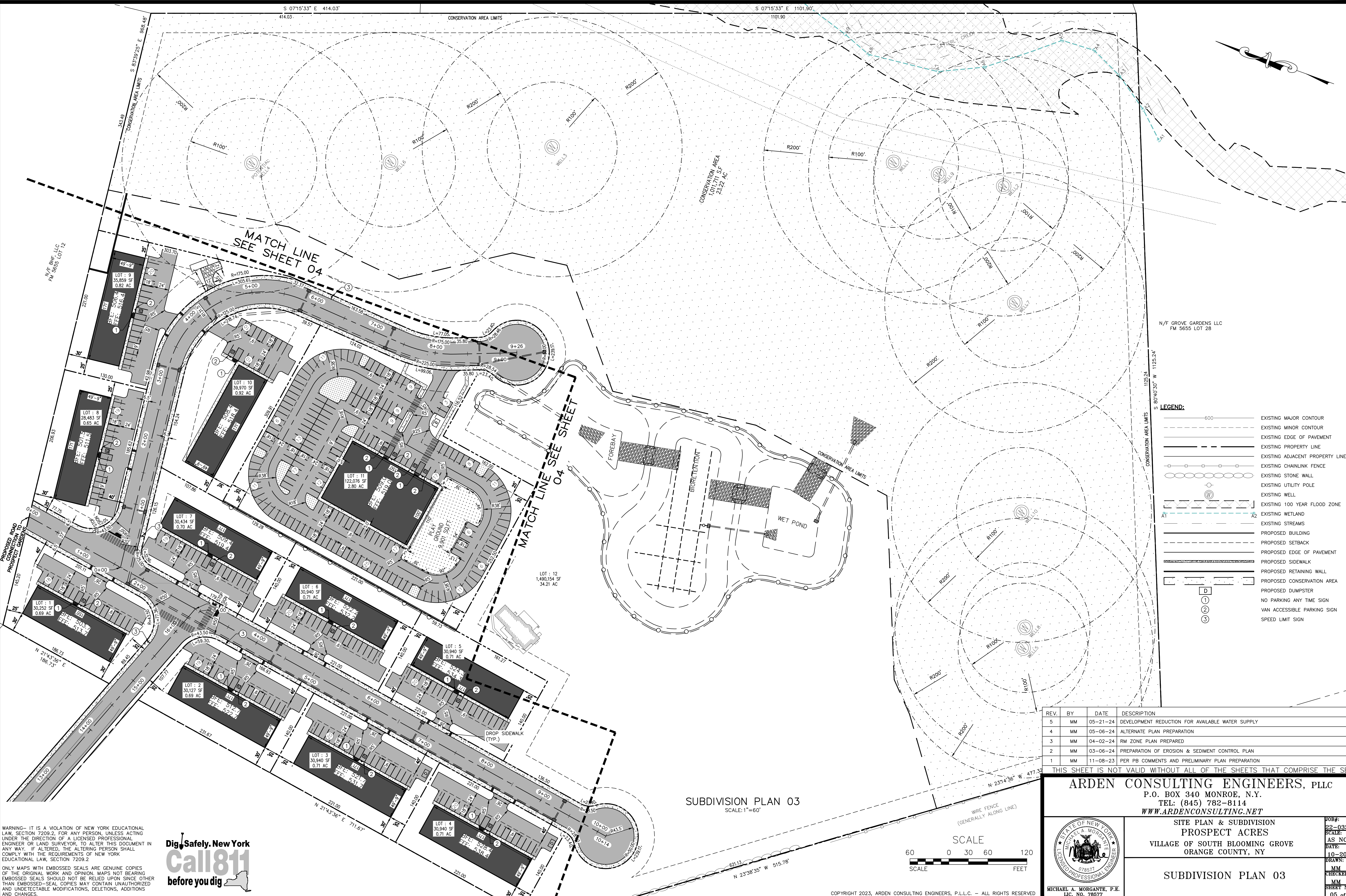
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SUBDIVISION PLAN 02
SCALE: 1"=60'



N/F GROVE GARDENS LLC
FM 5655 LOT 28

LEGEND:

600	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING EDGE OF PAVEMENT
---	EXISTING PROPERTY LINE
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---	EXISTING STONE WALL
---	EXISTING UTILITY POLE
---	EXISTING WELL
---	EXISTING 100 YEAR FLOOD ZONE
---	EXISTING WETLAND
---	EXISTING STREAMS
---	PROPOSED BUILDING
---	PROPOSED SETBACK
---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED SIDEWALK
---	PROPOSED RETAINING WALL
---	PROPOSED CONSERVATION AREA
---	PROPOSED DUMPSTER
---	NO PARKING ANY TIME SIGN
---	VAN ACCESSIBLE PARKING SIGN
---	SPEED LIMIT SIGN

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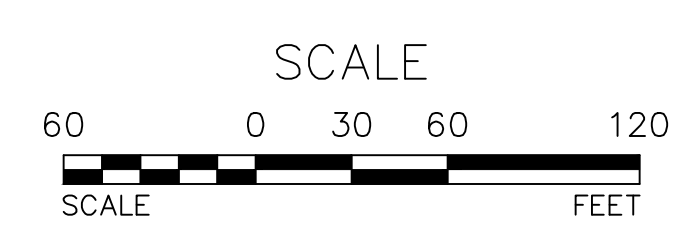
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ORANGE COUNTY, NY

SUBDIVISION PLAN 03

JOB#: 22-033
SCALE: AS NOTED
DATE: 10-20-23
DRAWN: MM
CHECKED: MM
SHEET NO: 05 of 24

MICHAEL A. MORGANTE, P.E.
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SUBDIVISION PLAN 03
SCALE: 1"=60'

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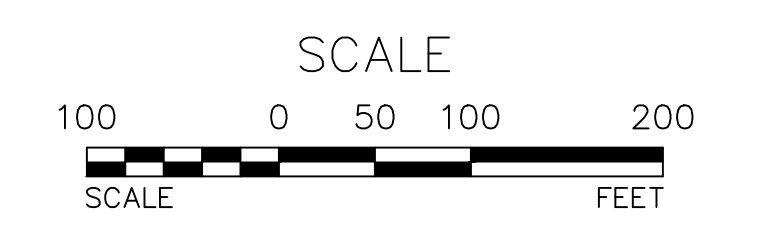


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	PROPOSED EDGE OF PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED 8" C900 WATER MAIN
	PROPOSED 6" WATER LATERAL
	PROPOSED 6" SEWER LATERAL
	PROPOSED 8" SDR35 SANITARY SEWER
	PROPOSED DRAINAGE
	PROPOSED CLEANOUT
	PROPOSED CURB STOP
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED SEWER MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED F.E.S
	PROPOSED CONSERVATION AREA
	PROPOSED MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	EXISTING SOILS BOUNDARY & TYPE
	PROPOSED DUMPSTER

GRADING PLAN 01
SCALE: 1"=100'

TREE CLEARING NOTE:
NO TREE REMOVAL SHALL OCCUR FROM APRIL 1 TO OCTOBER 31 TO MITIGATE POTENTIAL IMPACTS ON INDIANA BAT & NORTHERN LONG EARED BAT.



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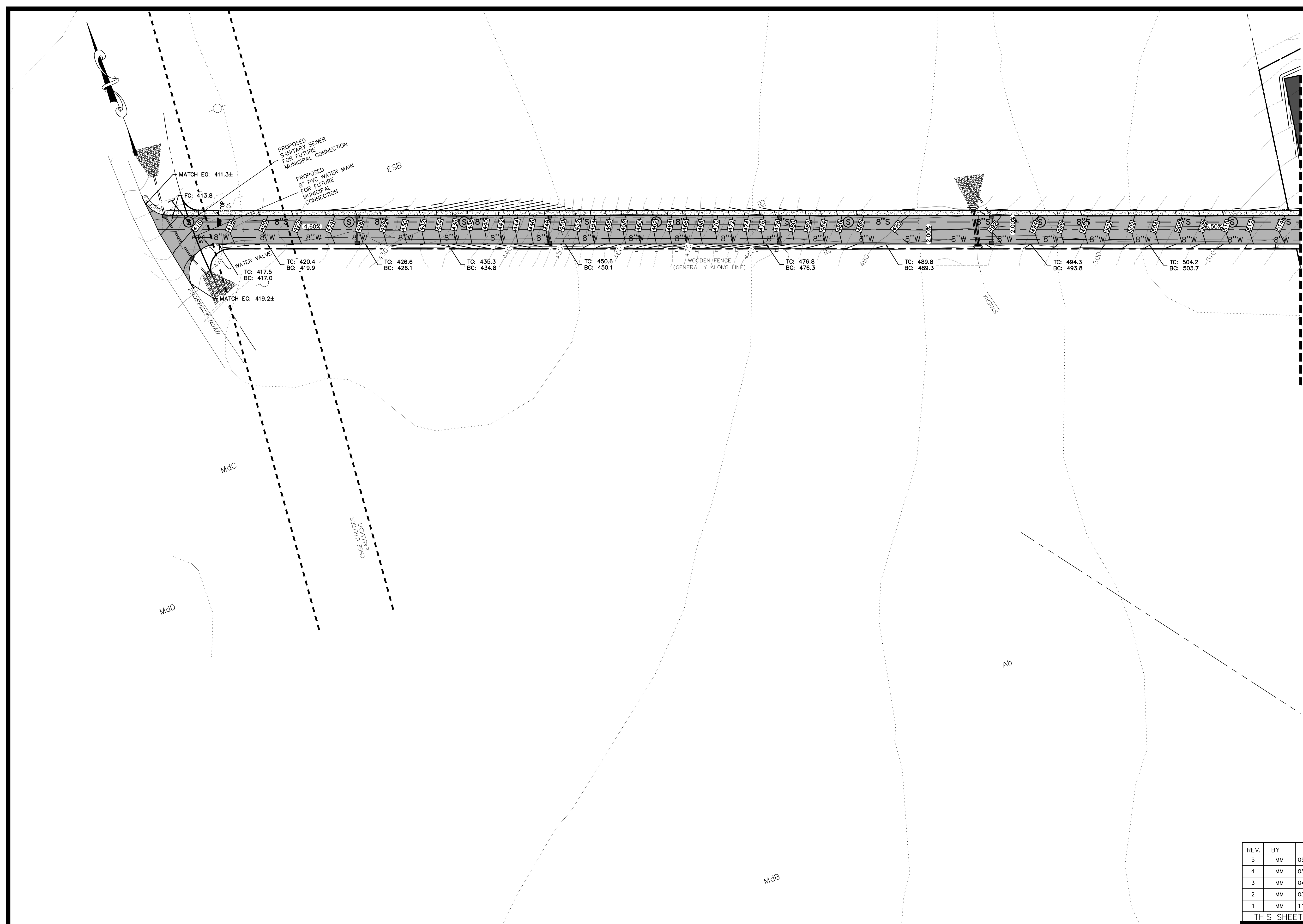
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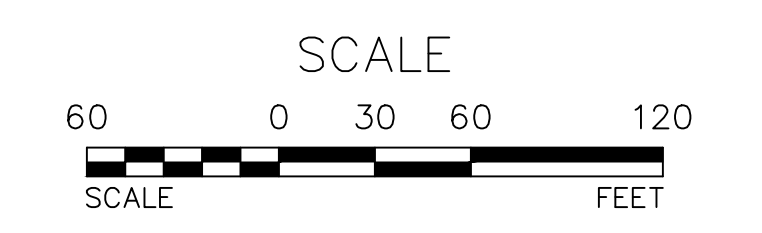


MATCH LINE SEE SHEET 08

LEGEND:

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	EXISTING SOILS BOUNDARY & TYPE
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 ORANGE COUNTY, NY

GRADING PLAN 02

MICHAEL A. MORGANTE, P.E.
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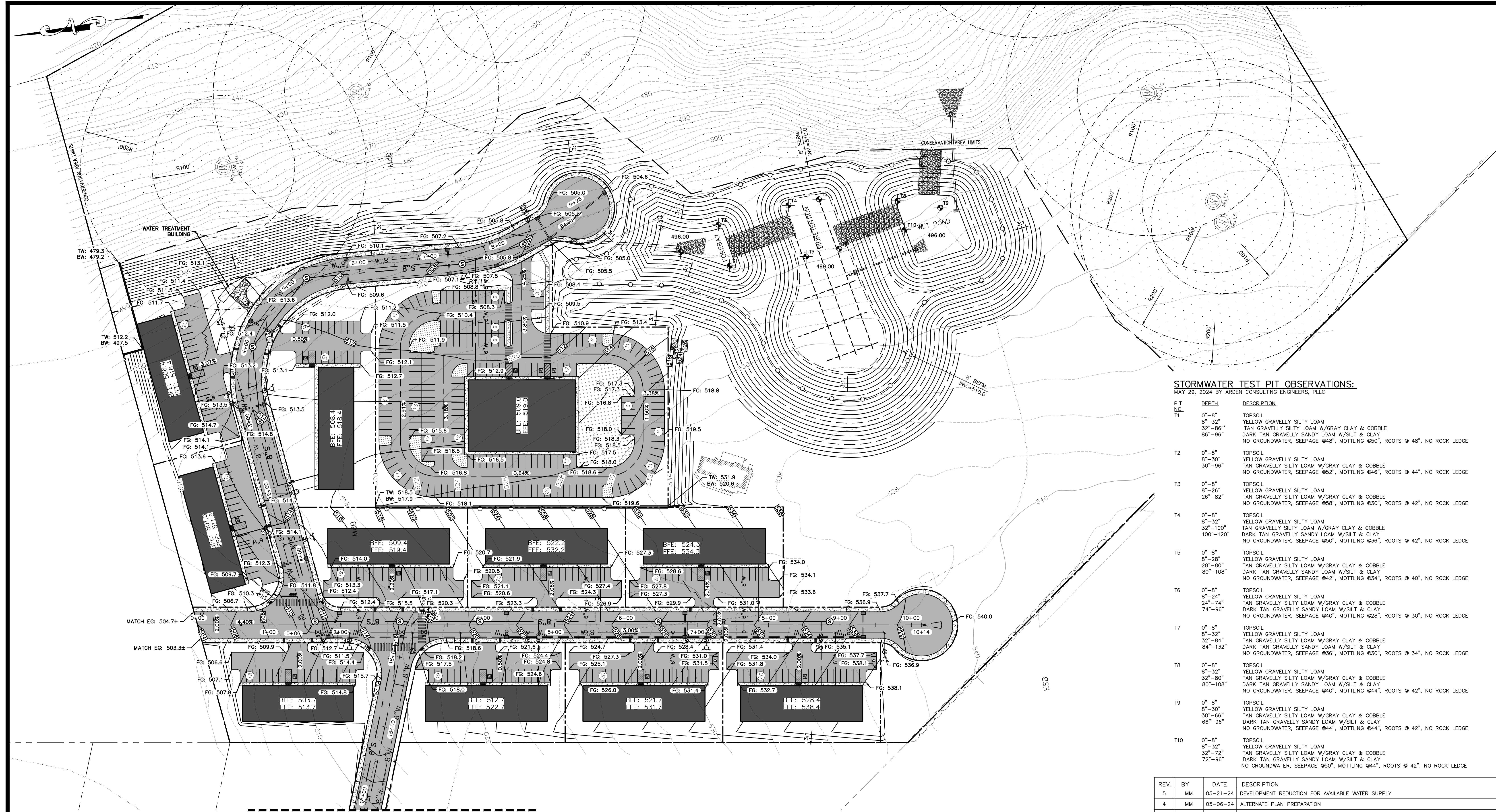
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GRADING PLAN 02
 SCALE: 1"=60'

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STORMWATER TEST PIT OBSERVATIONS:
MAY 29, 2024 BY ARDEN CONSULTING ENGINEERS, PLLC

PIT NO.	DEPTH	DESCRIPTION
T1	0'-8" 8'-32" 32'-86" 86'-96"	TOPSOIL YELLOW GRAVELLY SILTY LOAM TAN GRAVELLY SILTY LOAM W/GRAY CLAY & COBBLE DARK TAN GRAVELLY SANDY LOAM W/SILT & CLAY NO GROUNDWATER, SEEPAGE @48", MOTTLING @50", ROOTS @ 48", NO ROCK LEDGE
T2	0'-8" 8'-30" 30'-96"	TOPSOIL YELLOW GRAVELLY SILTY LOAM TAN GRAVELLY SILTY LOAM W/GRAY CLAY & COBBLE NO GROUNDWATER, SEEPAGE @52", MOTTLING @46", ROOTS @ 44", NO ROCK LEDGE
T3	0'-8" 8'-26" 26'-82"	TOPSOIL YELLOW GRAVELLY SILTY LOAM TAN GRAVELLY SILTY LOAM W/GRAY CLAY & COBBLE NO GROUNDWATER, SEEPAGE @68", MOTTLING @30", ROOTS @ 42", NO ROCK LEDGE
T4	0'-8" 8'-32" 32'-100" 100'-120"	TOPSOIL YELLOW GRAVELLY SILTY LOAM TAN GRAVELLY SILTY LOAM W/GRAY CLAY & COBBLE DARK TAN GRAVELLY SANDY LOAM W/SILT & CLAY NO GROUNDWATER, SEEPAGE @50", MOTTLING @36", ROOTS @ 42", NO ROCK LEDGE
T5	0'-8" 8'-28" 28'-80" 80'-108"	TOPSOIL YELLOW GRAVELLY SILTY LOAM TAN GRAVELLY SILTY LOAM W/GRAY CLAY & COBBLE DARK TAN GRAVELLY SANDY LOAM W/SILT & CLAY NO GROUNDWATER, SEEPAGE @42", MOTTLING @34", ROOTS @ 40", NO ROCK LEDGE
T6	0'-8" 8'-24" 24'-74" 74'-96"	TOPSOIL YELLOW GRAVELLY SILTY LOAM TAN GRAVELLY SILTY LOAM W/GRAY CLAY & COBBLE DARK TAN GRAVELLY SANDY LOAM W/SILT & CLAY NO GROUNDWATER, SEEPAGE @40", MOTTLING @28", ROOTS @ 30", NO ROCK LEDGE
T7	0'-8" 8'-32" 32'-84" 84'-132"	TOPSOIL YELLOW GRAVELLY SILTY LOAM TAN GRAVELLY SILTY LOAM W/GRAY CLAY & COBBLE DARK TAN GRAVELLY SANDY LOAM W/SILT & CLAY NO GROUNDWATER, SEEPAGE @36", MOTTLING @30", ROOTS @ 34", NO ROCK LEDGE
T8	0'-8" 8'-32" 32'-80" 80'-108"	TOPSOIL YELLOW GRAVELLY SILTY LOAM TAN GRAVELLY SILTY LOAM W/GRAY CLAY & COBBLE DARK TAN GRAVELLY SANDY LOAM W/SILT & CLAY NO GROUNDWATER, SEEPAGE @40", MOTTLING @44", ROOTS @ 42", NO ROCK LEDGE
T9	0'-8" 8'-30" 30'-66" 66'-96"	TOPSOIL YELLOW GRAVELLY SILTY LOAM TAN GRAVELLY SILTY LOAM W/GRAY CLAY & COBBLE DARK TAN GRAVELLY SANDY LOAM W/SILT & CLAY NO GROUNDWATER, SEEPAGE @44", MOTTLING @44", ROOTS @ 42", NO ROCK LEDGE
T10	0'-8" 8'-32" 32'-72" 72'-96"	TOPSOIL YELLOW GRAVELLY SILTY LOAM TAN GRAVELLY SILTY LOAM W/GRAY CLAY & COBBLE DARK TAN GRAVELLY SANDY LOAM W/SILT & CLAY NO GROUNDWATER, SEEPAGE @50", MOTTLING @44", ROOTS @ 42", NO ROCK LEDGE

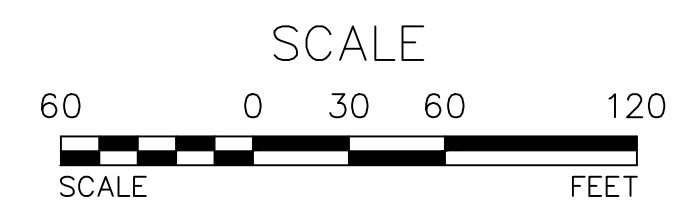
MATCH LINE SEE SHEET 07

GRADING PLAN 03
SCALE: 1"=60'

TREE CLEARING NOTE:
NO TREE REMOVAL SHALL OCCUR FROM APRIL 1 TO OCTOBER 31 TO MITIGATE POTENTIAL IMPACTS ON INDIANA BAT & NORTHERN LONG EARED BAT.

LEGEND:

— 600 —	EXISTING MAJOR CONTOUR	— 8" W —	PROPOSED 8" C900 WATER MAIN	⊗	PROPOSED WATER VALVE
- - - - -	EXISTING MINOR CONTOUR	— 6" W —	PROPOSED 6" WATER LATERAL	⊕	PROPOSED FIRE HYDRANT
— — — — —	EXISTING EDGE OF PAVEMENT	— 6" S —	PROPOSED 6" SANITARY SEWER	⊙	PROPOSED SEWER MANHOLE
— — — — —	EXISTING PROPERTY LINE	— 8" S —	PROPOSED 8" SDR35 SANITARY SEWER	⊚	PROPOSED CATCH BASIN
— — — — —	EXISTING ADJACENT PROPERTY LINE	— — — — —	PROPOSED DRAINAGE	⊛	PROPOSED F.E.S
— — — — —	EXISTING CHAINLINK FENCE	— — — — —	PROPOSED CLEANOUT	⊜	PROPOSED CONSERVATION AREA
— — — — —	EXISTING STONE WALL	○	PROPOSED CURB STOP	⊞	PROPOSED MAJOR CONTOURS
— — — — —	EXISTING UTILITY POLE	○		⊟	PROPOSED MINOR CONTOURS
— — — — —	EXISTING WELL	○		⊠	EXISTING SOILS BOUNDARY & TYPE
— — — — —	EXISTING 100 YEAR FLOOD ZONE	○		⊡	STORMWATER TEST PIT LOCATION & #
— — — — —	EXISTING WETLAND	○		⊢	PROPOSED DUMPSTER



REV.	BY	DATE	DESCRIPTION
5	MM	05-21-24	DEVELOPMENT REDUCTION FOR AVAILABLE WATER SUPPLY
4	MM	05-06-24	ALTERNATE PLAN PREPARATION
3	MM	04-02-24	RM ZONE PLAN PREPARED
2	MM	03-06-24	PREPARATION OF EROSION & SEDIMENT CONTROL PLAN
1	MM	11-08-23	PER PB COMMENTS AND PRELIMINARY PLAN PREPARATION

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SITE PLAN & SUBDIVISION
PROSPECT ACRES
VILLAGE OF SOUTH BLOOMING GROVE
ORANGE COUNTY, NY

GRADING PLAN 03

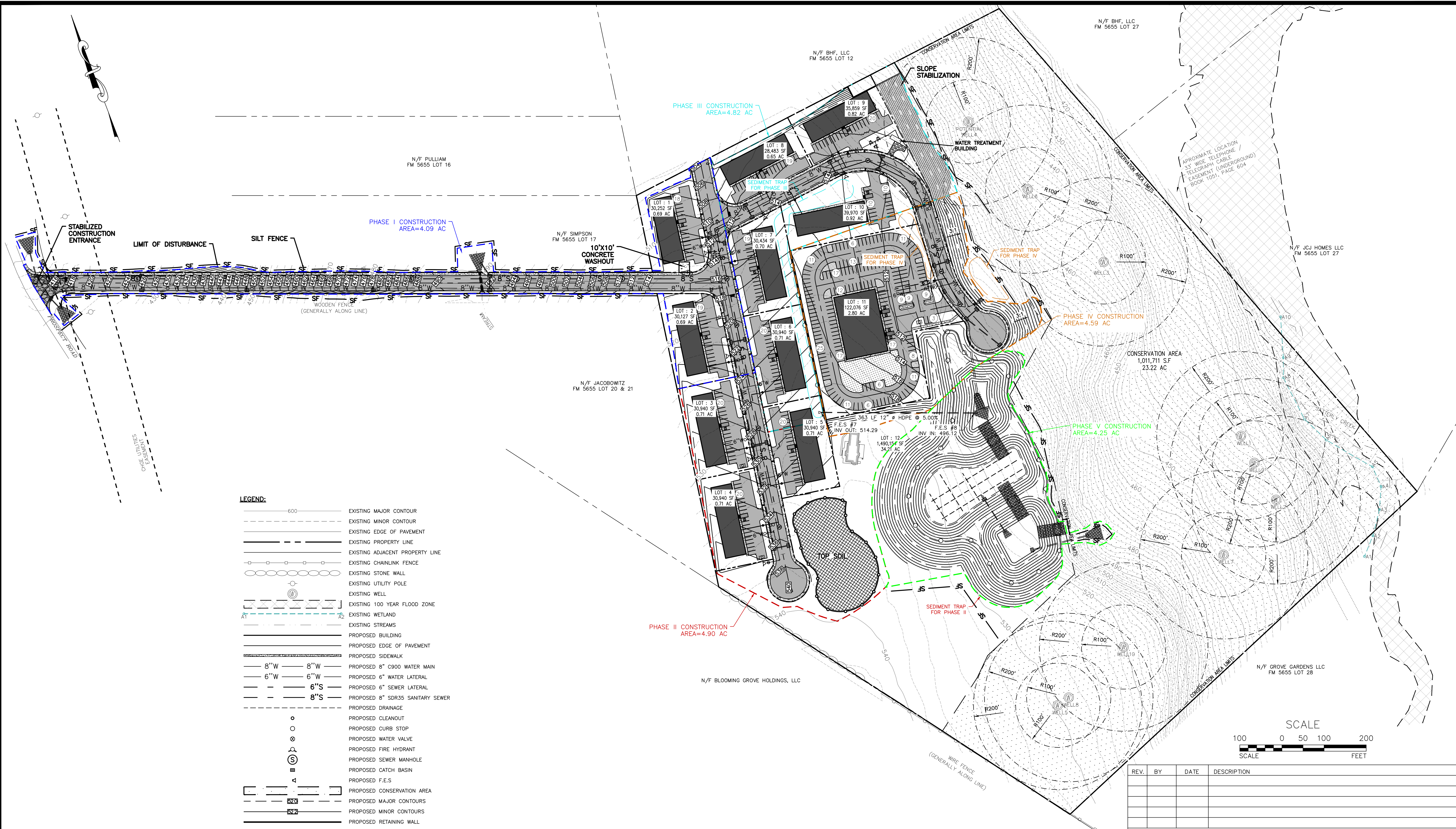
JOB#: 22-033
SCALE: AS NOTED
DATE: 10-20-23
DRAWN: MM
CHECKED: MM
SHEET NO: 08 of 24

MICHAEL A. MORGANTE, P.E.
LIC. NO. 78877

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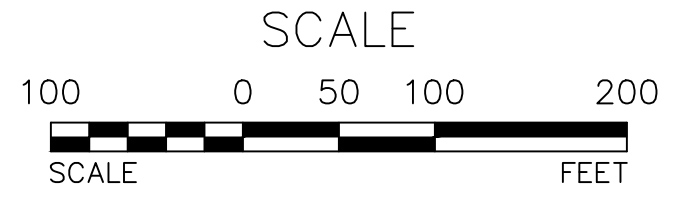
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- LEGEND:**
- 600 — EXISTING MAJOR CONTOUR
 - — — EXISTING MINOR CONTOUR
 - — — EXISTING EDGE OF PAVEMENT
 - — — EXISTING PROPERTY LINE
 - — — EXISTING ADJACENT PROPERTY LINE
 - — — EXISTING CHAINLINK FENCE
 - — — EXISTING STONE WALL
 - — — EXISTING UTILITY POLE
 - — — EXISTING WELL
 - — — EXISTING 100 YEAR FLOOD ZONE
 - — — EXISTING WETLAND
 - — — EXISTING STREAMS
 - — — PROPOSED BUILDING
 - — — PROPOSED EDGE OF PAVEMENT
 - — — PROPOSED SIDEWALK
 - 8" W — 8" W — PROPOSED 8" C900 WATER MAIN
 - 6" W — 6" W — PROPOSED 6" WATER LATERAL
 - 6" S — 6" S — PROPOSED 6" SEWER LATERAL
 - 8" S — 8" S — PROPOSED 8" SDR35 SANITARY SEWER
 - — — PROPOSED DRAINAGE
 - — — PROPOSED CLEANOUT
 - — — PROPOSED CURB STOP
 - — — PROPOSED WATER VALVE
 - — — PROPOSED FIRE HYDRANT
 - — — PROPOSED SEWER MANHOLE
 - — — PROPOSED CATCH BASIN
 - — — PROPOSED F.E.S.
 - — — PROPOSED CONSERVATION AREA
 - 520 — PROPOSED MAJOR CONTOURS
 - 522 — PROPOSED MINOR CONTOURS
 - — — PROPOSED RETAINING WALL
 - SF — SF — PROPOSED SILT FENCE
 - D — PROPOSED DUMPSTER

EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1"=100'



REV.	BY	DATE	DESCRIPTION

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SUBDIVISION & SITE PLAN FOR
PROSPECT ACRES
VILLAGE OF SOUTH BLOOMING GROVE
ORANGE COUNTY, NY

EROSION AND SEDIMENT CONTROL PLAN

JOB#: 22-033
SCALE: AS NOTED
DATE: 5-21-24
DRAWN: MM
CHECKED: MM
SHEET NO. 08 of 24

MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

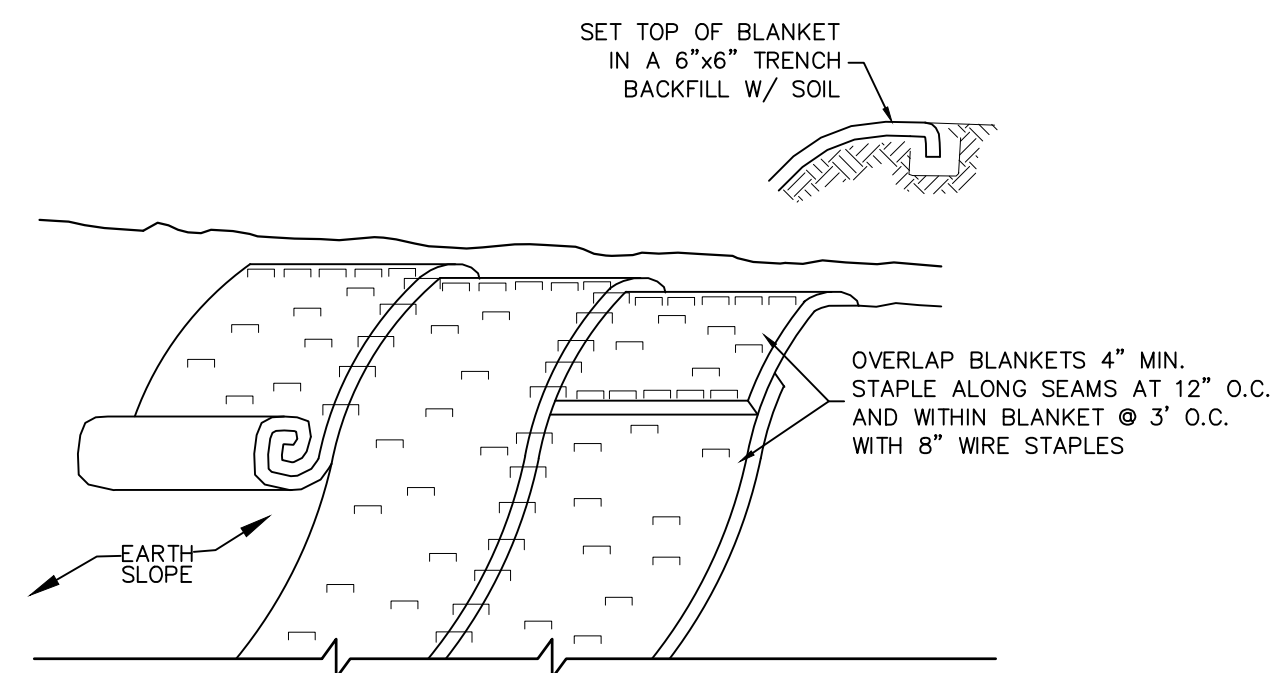
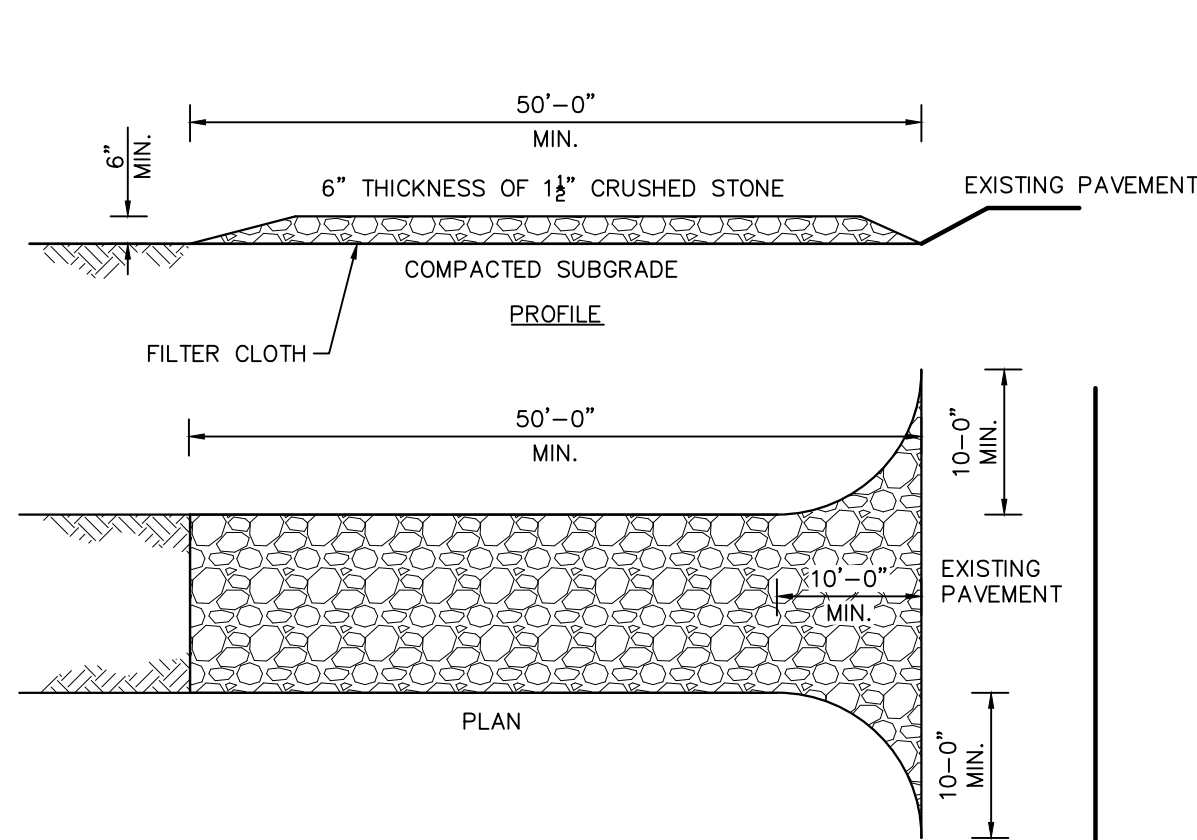
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LIMIT OF DISTURBANCE AREA 21.60 ACRES
THE LIMIT OF DISTURBANCE AREA ALSO REPRESENTS THE LIMITS OF TREE CUTTING

TREE CLEARING NOTE:
NO TREE REMOVAL SHALL OCCUR FROM APRIL 1 TO OCTOBER 31 TO MITIGATE POTENTIAL IMPACTS ON INDIANA BAT & NORTHERN LONG EARED BAT.

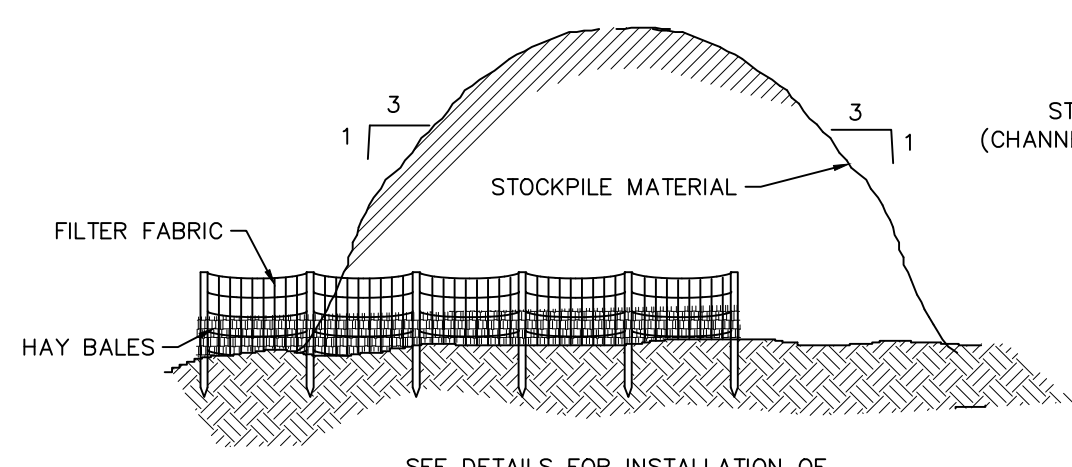


SLOPE STABILIZATION DETAIL
NOT TO SCALE

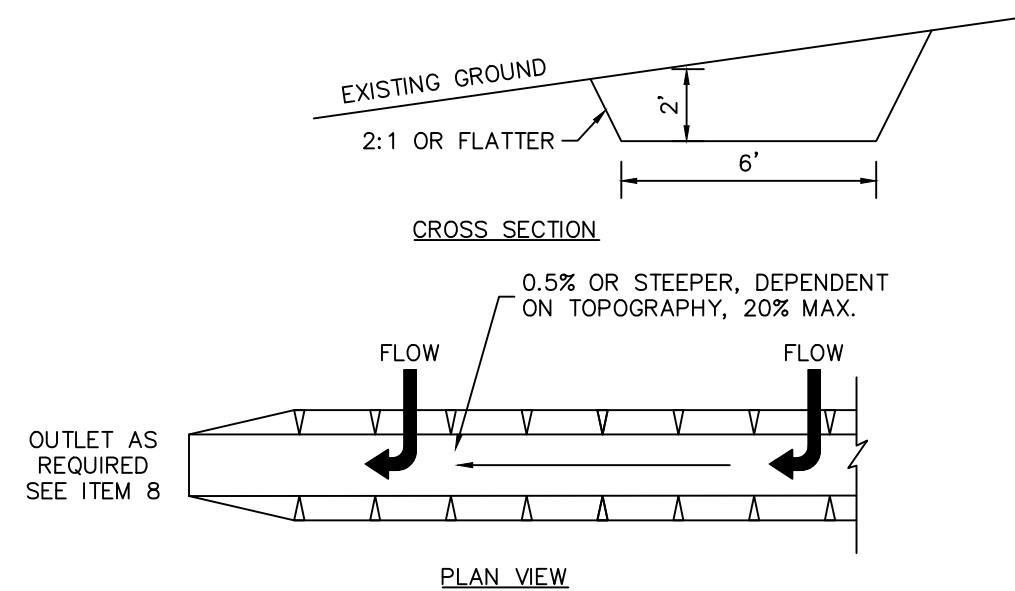
- NOTES:**
1. STABILIZE PREPARED EARTHEN SLOPE WITH A BIODEGRADABLE NATURAL FIBER NETTING APPROVED TYPES ARE AS FOLLOWS:
 -C350 -NORTH AMERICAN GREEN #1-800-772-2040
 -ECCOIR 9000- EASTERN PRODUCTS, INC. #1-201-234-5050
 -ERO-MAT V125C- EROSION CONTROL TECH. #1-800-245-0551
 -ALL SLOPE RESTORATION TO GET 4" TOPSOIL
 2. SEED SLOPE PRIOR TO INSTALLING EROSION CONTROL NETTING.
 3. AFTER NETTING IS INSTALLED, PLANT GRASS-COVER, TREES & FORSYTHIA THROUGH SLITS CUT IN FABRIC.

- CONSTRUCTION APPLICATIONS:**
1. ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC R.O.W.
 2. A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHERE A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. THE BLANKET SHALL BE COMPOSED OF 6" DEPTH OF 1"-1 1/2" CRUSHED STONE, SHALL BE AT LEAST 30'x100' AND SHALL BE PLACED ON COMPACTED SUB-GRADE.
 3. A FILTER CLOTH WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 4. ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS NOT PRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 5. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



TYPICAL STOCKPILE DETAIL
NOT TO SCALE

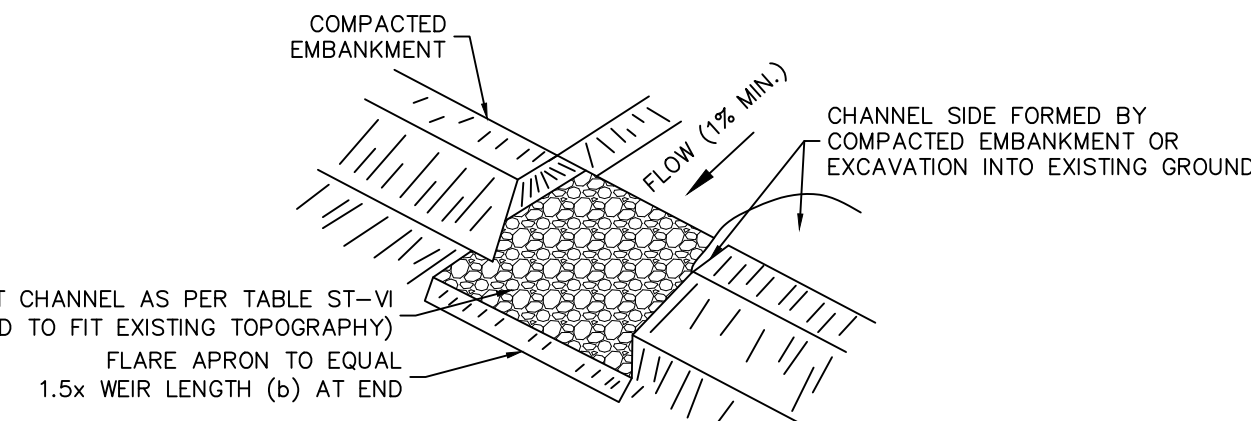


- CONSTRUCTION SPECIFICATIONS:**
1. ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
 2. DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
 3. DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA 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 TO 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 ON CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SWALE.
 8. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.
 9. STABILIZATION SHALL BE AS PER THE CHART BELOW:

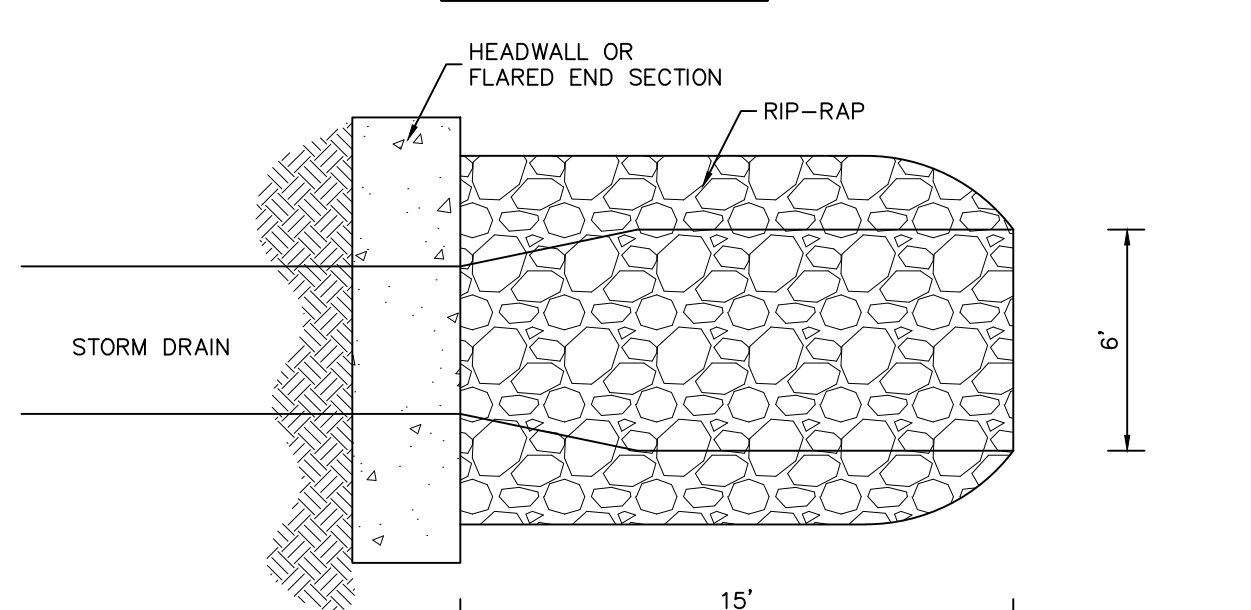
FLOW CHANNEL STABILIZATION

TYPE OF TREATMENT	CHANNEL GRADE	A (5 AC. OR LESS)	B (5-10 AC.)
1	0.5-3.0%	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	3.1-5.0%	SEED AND STRAW MULCH	SEED USING JUTE OR EXCELSIOR
3	5.1-8.0%	SEED WITH JUTE OR EXCELSIOR; SOD	LINED RIP-RAP 4-8" RECYCLED CONCRETE EQUIVALENT
4	8.1-20%	LINED 4-8" RIP-RAP	ENGINEERED DESIGN

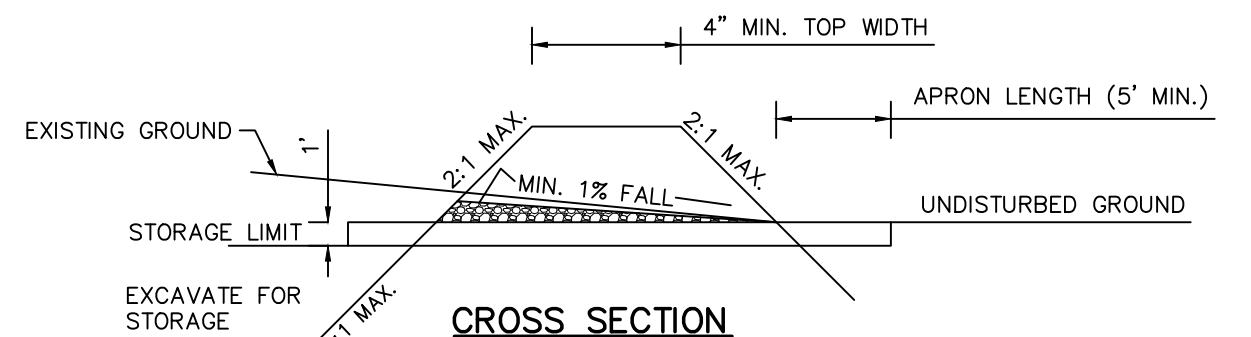
TEMPORARY DIVERSION SWALE
NOT TO SCALE



PERSPECTIVE VIEW



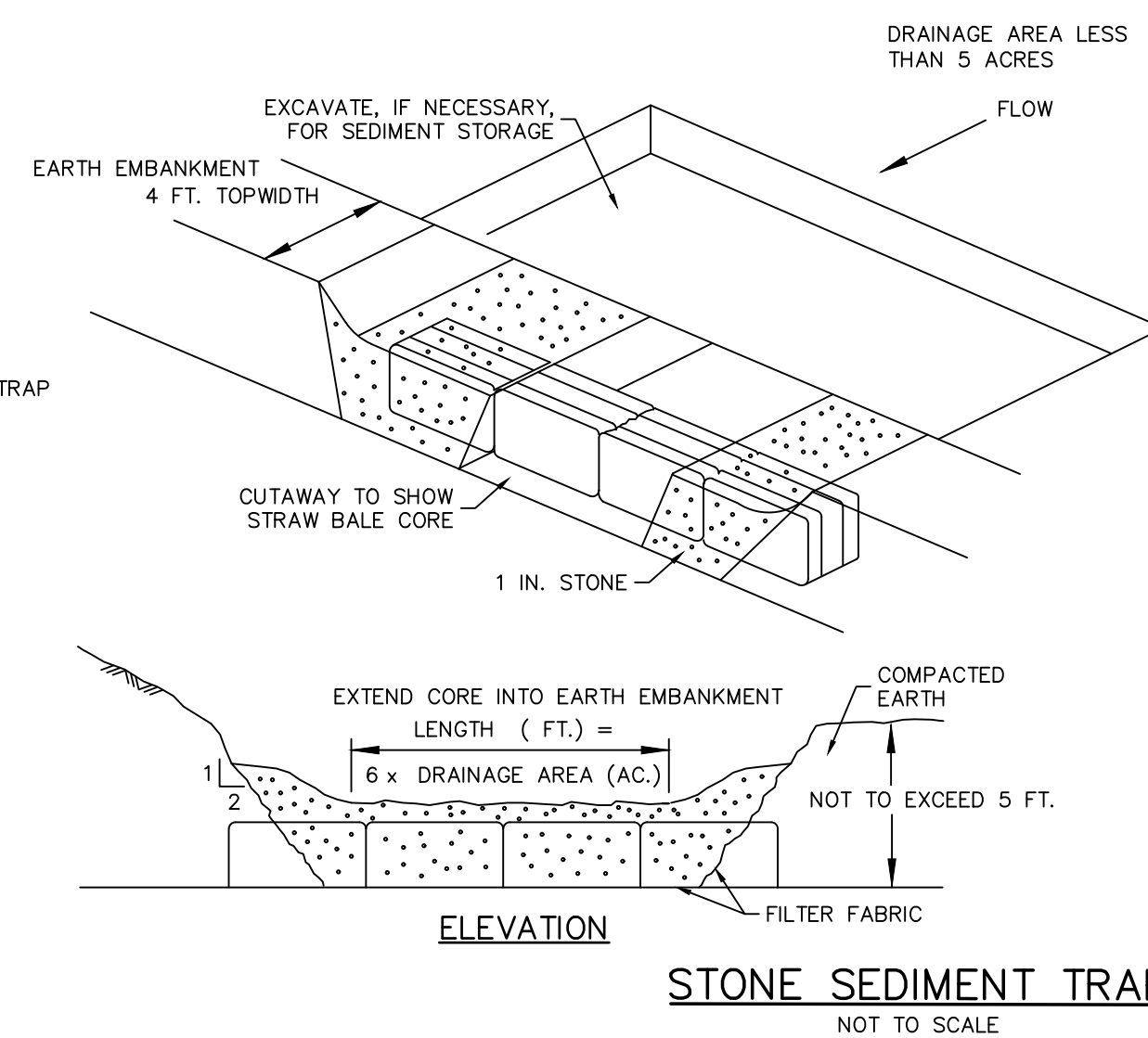
PROFILE



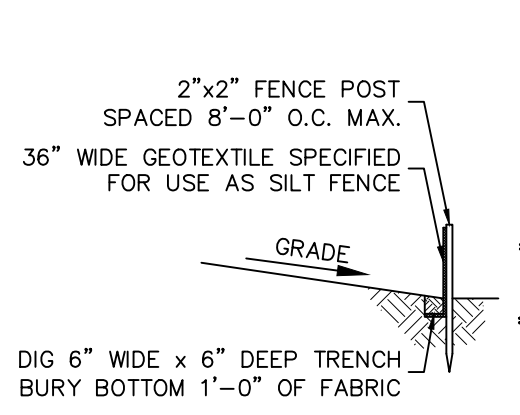
RIP-RAP OUTLET SEDIMENT TRAP
MAX DRAINAGE AREA-15 AC.
NOT TO SCALE

SEDIMENT TRAP CRITERIA

TRAP TYPE	TRAP #2 PHASE II	TRAP #3 PHASE III	TRAP #4 PHASE IV
DRAINAGE AREA	5.6± ACRES	1.4± ACRES	3.9± ACRES
STORAGE REQUIRED	11,520 CU. FT.	8,100 CU. FT.	8,100 CU. FT.
STORAGE PROVIDED	15,900 CU. FT.	9,000 CU. FT.	9,000 CU. FT.
DIMENSIONS AT "AVE." WATER HEIGHT	30' x 170'	30' x 100'	30' x 100'
DEPTH BELOW BASE OF WEIR (AVG.)	4'	1.5'	4'
CHANNEL DEPTH	1.5'	1.5'	1.5'
WEIR LENGTH	15'	11'	11'
EMBANKMENT HEIGHT	5'	5'	5'



STONE SEDIMENT TRAP
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE

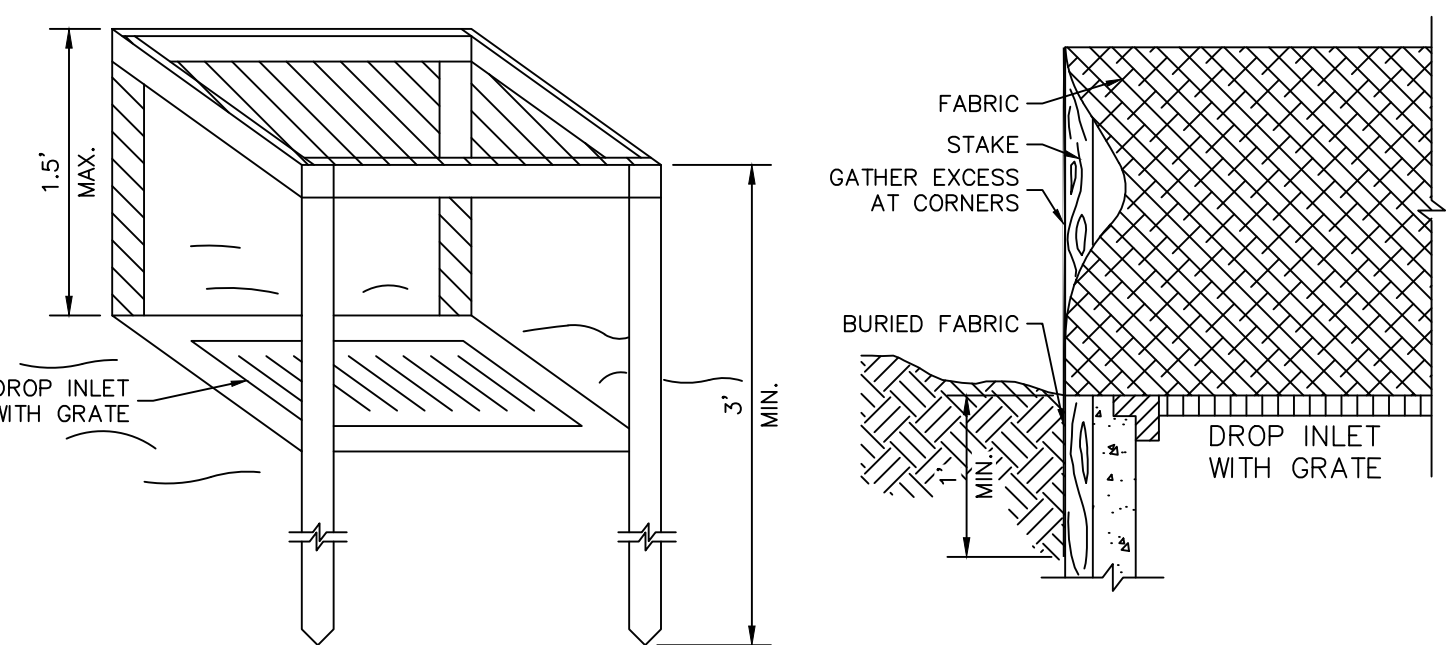
FENCE PROPERTIES

PROPERTY	MINIMUM VALUE	STANDARD
GRAB TENSILE STRENGTH (LBS)	90	ASTM D1682
ELONGATION AT FAILURE (%)	50	ASTM D1682
MULEN BURST STRENGTH (PSI)	190	ASTM D1682
PUNCTURE STRENGTH (LBS)	40	ASTM D751 (MODIFIED)
SLURRY FLOW RATE (GAL/MIN/SF)	0.3	
EQUIVALENT OPENING SIZE	40-80	US STD SIEVE CW-02215
ULTRAVIOLET RADIATION STABILITY (%)	90	ASTM G-26

SLOPE STEEPNESS

SLOPE STEEPNESS	MAXIMUM FENCE SPACING (FT.)
2:1	50
3:1	75
4:1	125
5:1	175
FLATTER THAN 5:1	200

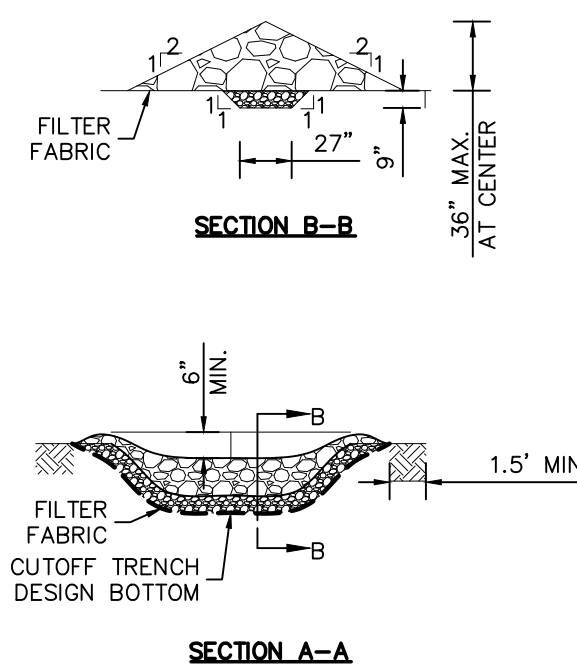
- NOTES:**
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 3. ALL SILT FENCES SHALL RUN PARALLEL TO THE CONTOUR OF THE LAND.
 4. ALL SILT FENCING SHALL MEET THE MINIMUM REQUIREMENTS AS STATED UNLESS OTHERWISE NOTED AND APPROVED BY THE BUILDING INSPECTOR AND ENGINEER.
 5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



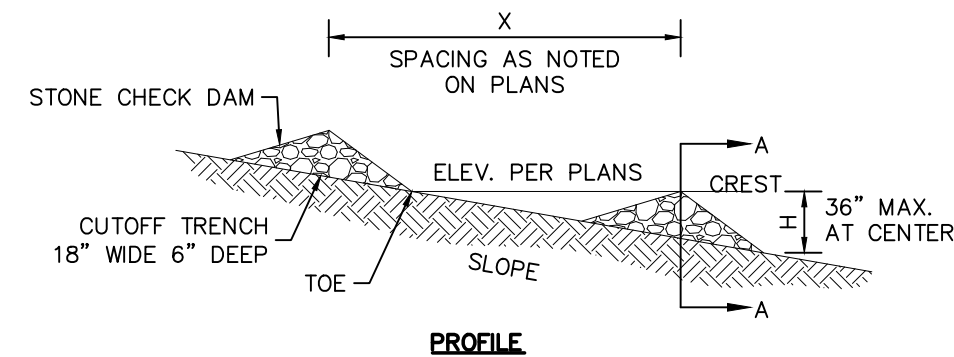
CONSTRUCTION SPECIFICATIONS:

1. FILTER 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 OF 18" 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 OVERFLOW STABILITY.

FILTER FABRIC DROP INLET PROTECTION DETAIL
NOT TO SCALE



SECTION A-A

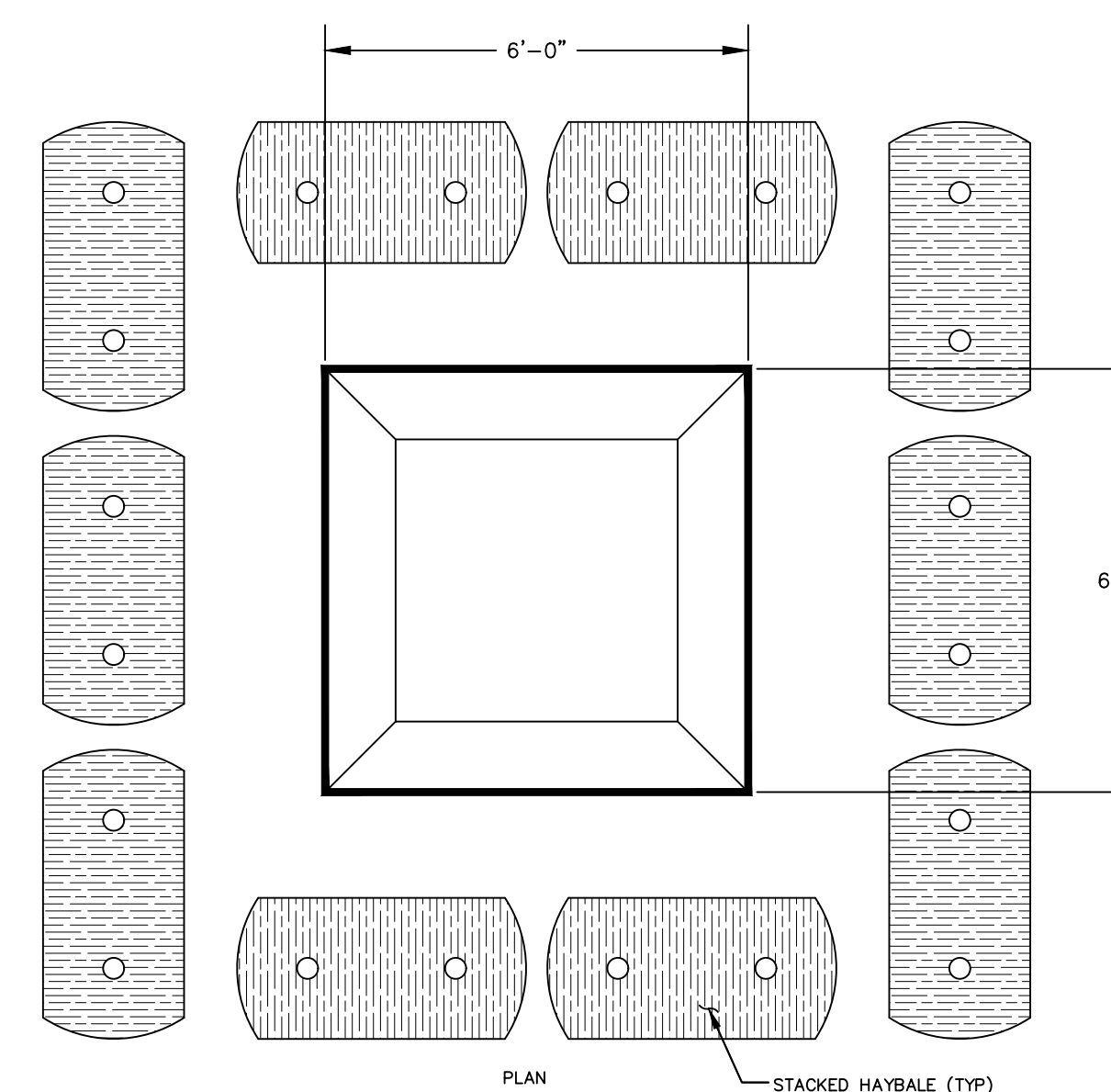
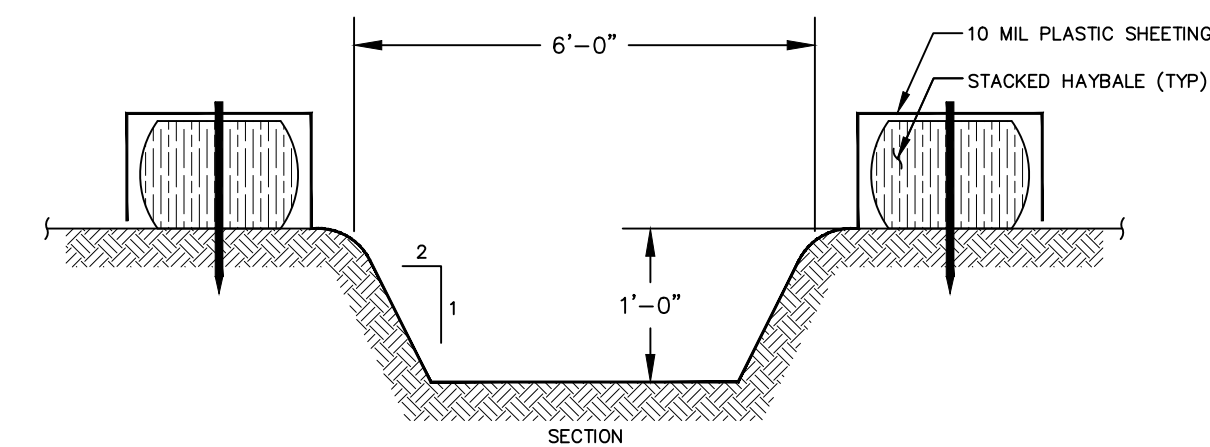


PROFILE

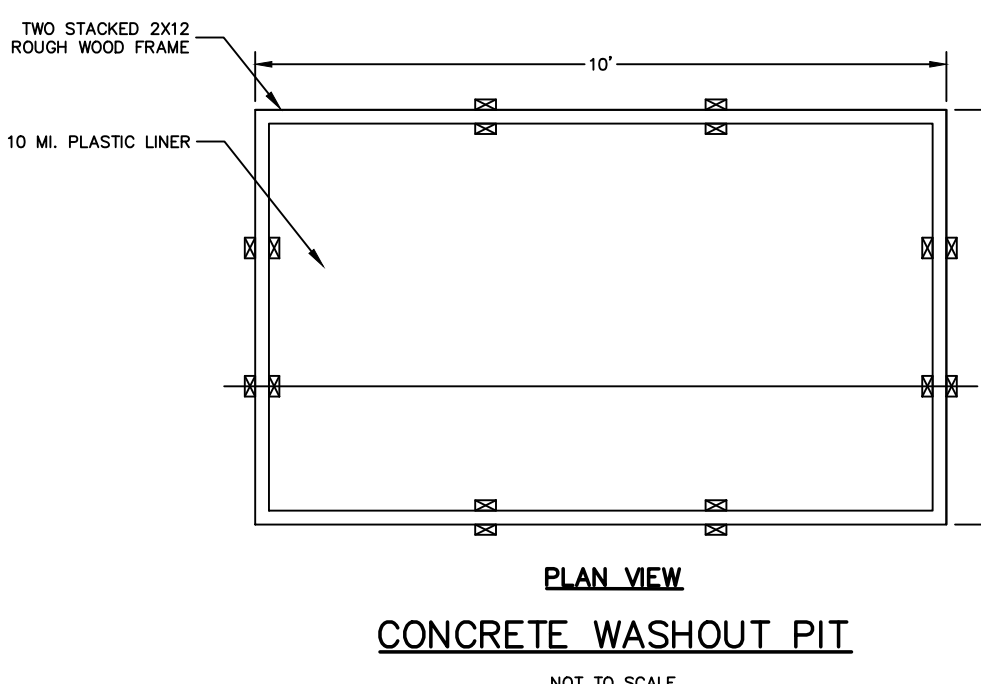
CONSTRUCTION SPECIFICATIONS:

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS AS SHOWN ON THE PLANS.
3. WHERE POSSIBLE 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 STONES.
6. MAXIMUM DRAINAGE AREA IS 2 ACRES ABOVE THE CHECK DAM.
7. USE A WELL GRADED STONE MATRIX 2 TO 9 INCHES IN SIZE (NYS -DOT LIGHT STONE FILL MEETS THESE REQUIREMENTS).

CHECK DAM DETAILS
NOT TO SCALE



TEMPORARY CONCRETE WASH
NOT TO SCALE

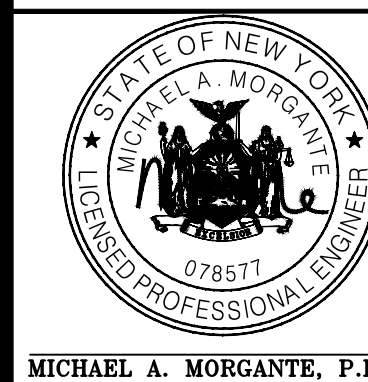


CONCRETE WASHOUT PIT
NOT TO SCALE

REV.	BY	DATE	DESCRIPTION

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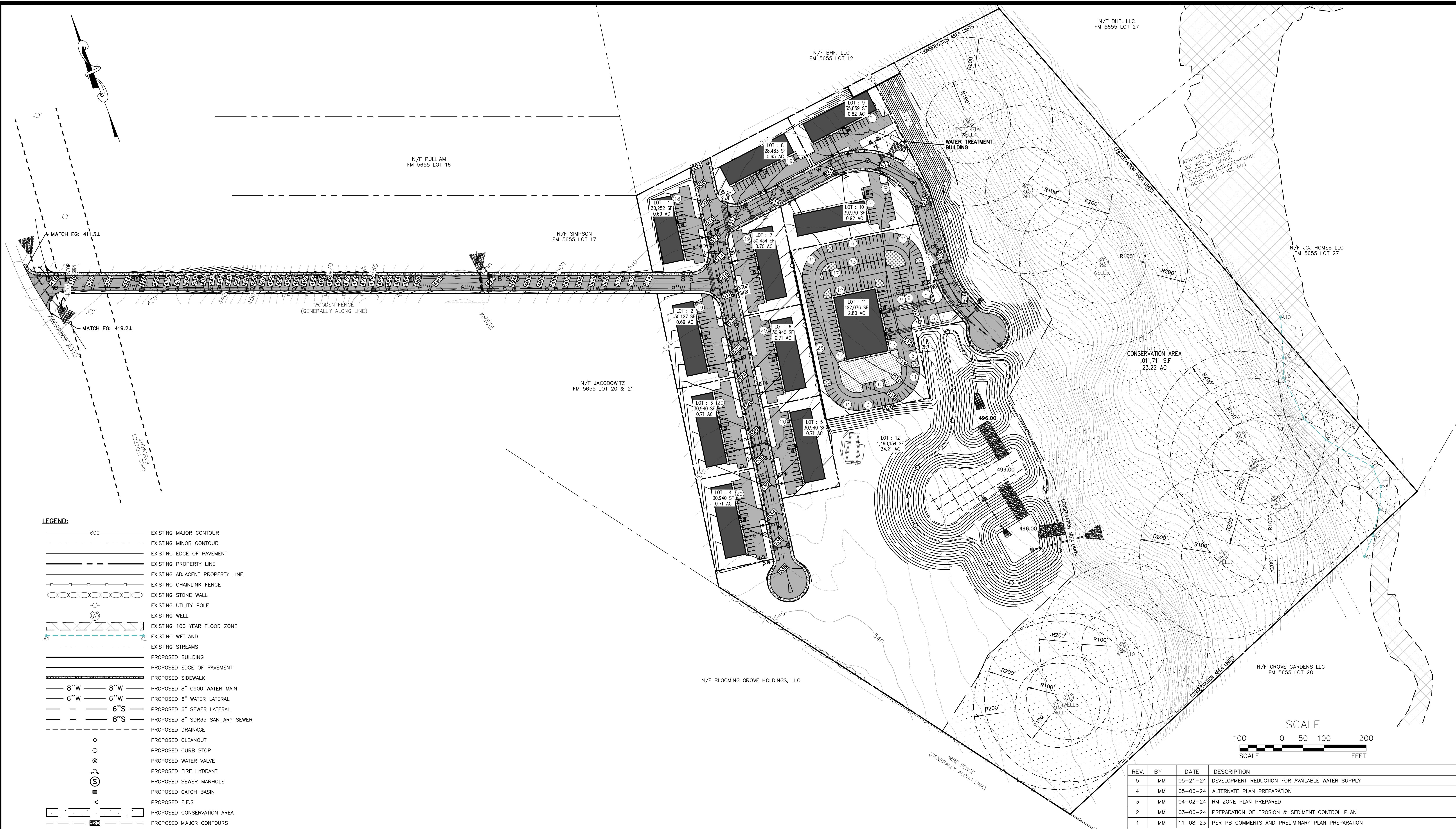
SUBDIVISION & SITE PLAN FOR
PROSPECT ACRES
VILLAGE OF SOUTH BLOOMING GROVE
ORANGE COUNTY, NY

EROSION AND SEDIMENT CONTROL DETAILS

JOB#: 22-033
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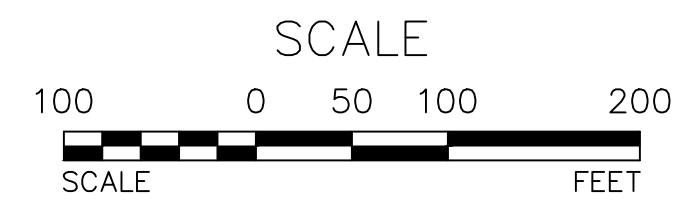
Dig Safely. New York
Call 811
before you dig



LEGEND:

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING EDGE OF PAVEMENT
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING CHAINLINK FENCE
	EXISTING STONE WALL
	EXISTING UTILITY POLE
	EXISTING WELL
	EXISTING 100 YEAR FLOOD ZONE
	EXISTING WETLAND
	EXISTING STREAMS
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	PROPOSED 8" C900 WATER MAIN
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	PROPOSED 6" SEWER LATERAL
	PROPOSED 8" SDR35 SANITARY SEWER
	PROPOSED DRAINAGE
	PROPOSED CLEANOUT
	PROPOSED CURB STOP
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED SEWER MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED F.E.S.
	PROPOSED CONSERVATION AREA
	PROPOSED MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	PROPOSED DUMPSTER

UTILITY PLAN 01
SCALE: 1"=100'



REV.	BY	DATE	DESCRIPTION
5	MM	05-21-24	DEVELOPMENT REDUCTION FOR AVAILABLE WATER SUPPLY
4	MM	05-06-24	ALTERNATE PLAN PREPARATION
3	MM	04-02-24	RM ZONE PLAN PREPARED
2	MM	03-06-24	PREPARATION OF EROSION & SEDIMENT CONTROL PLAN
1	MM	11-08-23	PER PB COMMENTS AND PRELIMINARY PLAN PREPARATION

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PROSPECT ACRES
VILLAGE OF SOUTH BLOOMING GROVE
ORANGE COUNTY, NY

UTILITY PLAN 01

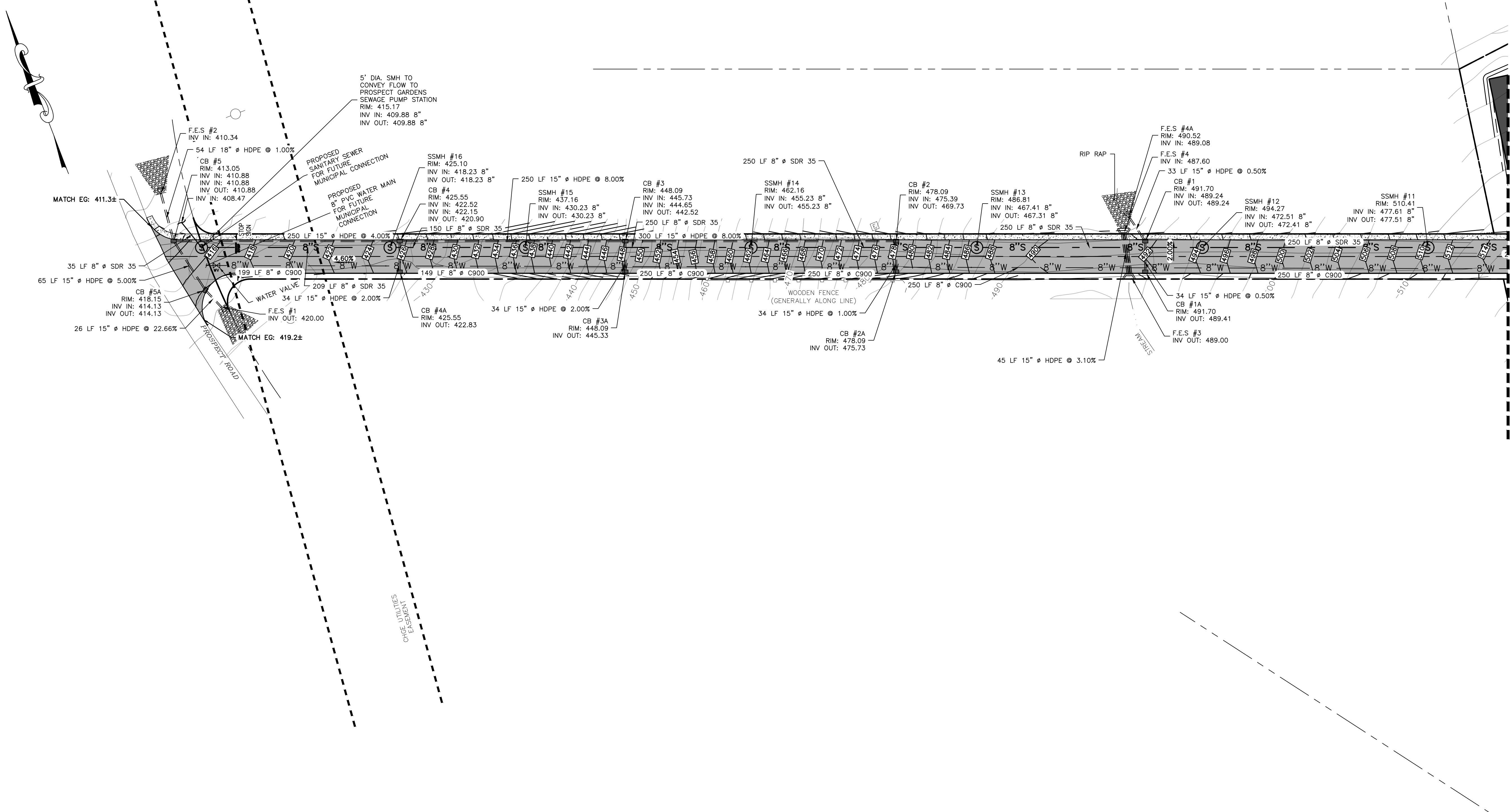
JOB#: 22-033
SCALE: AS NOTED
DATE: 10-20-23
DRAWN: MM
CHECKED: MM
SHEET NO: 11 of 24

MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

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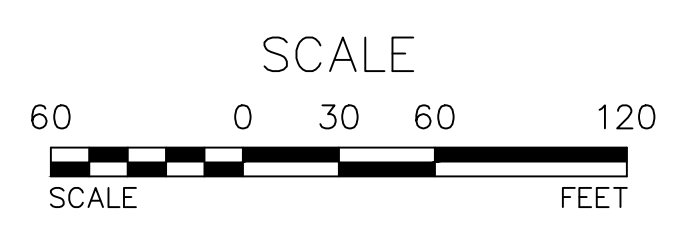


MATCH LINE SEE SHEET 13

UTILITY PLAN 02
SCALE: 1"=60'

LEGEND:

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING EDGE OF PAVEMENT
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING CHAINLINK FENCE
	EXISTING STONE WALL
	EXISTING UTILITY POLE
	EXISTING WELL
	EXISTING 100 YEAR FLOOD ZONE
	EXISTING WETLAND
	EXISTING STREAMS
	PROPOSED BUILDING
	PROPOSED EDGE OF PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED 8" C900 WATER MAIN
	PROPOSED 6" WATER LATERAL
	PROPOSED 6" SEWER LATERAL
	PROPOSED 8" SDR35 SANITARY SEWER
	PROPOSED DRAINAGE
	PROPOSED CLEANOUT
	PROPOSED CURB STOP
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED SEWER MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED F.E.S
	PROPOSED CONSERVATION AREA
	PROPOSED MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	PROPOSED DUMPSTER



REV.	BY	DATE	DESCRIPTION
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ORANGE COUNTY, NY

UTILITY PLAN 02

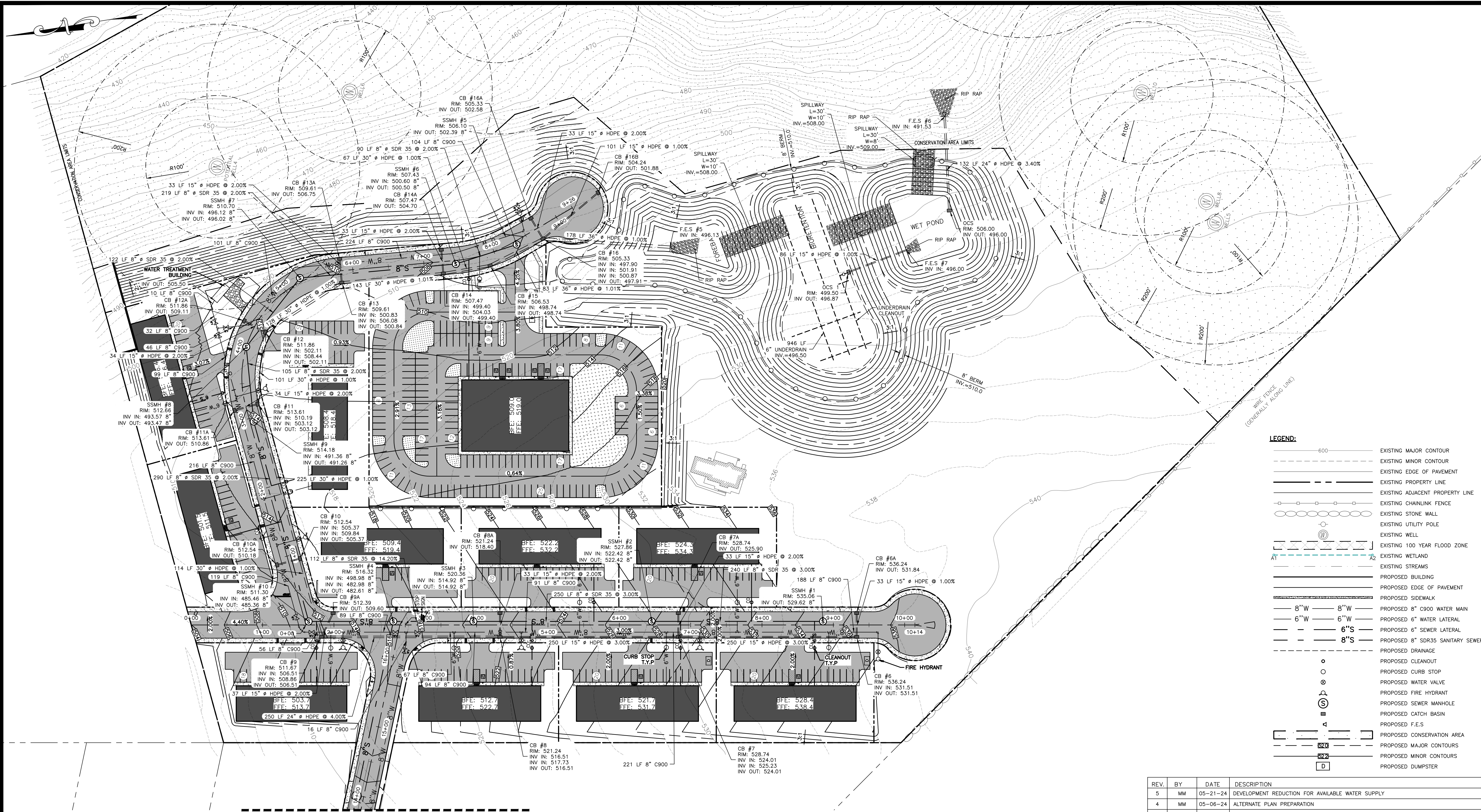
JOB#: 22-033
SCALE: AS NOTED
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MATCH LINE SEE SHEET 12

UTILITY PLAN 03
SCALE: 1"=60'

LEGEND:

600	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING EDGE OF PAVEMENT
---	EXISTING PROPERTY LINE
---	EXISTING ADJACENT PROPERTY LINE
---	EXISTING CHAINLINK FENCE
---	EXISTING STONE WALL
---	EXISTING UTILITY POLE
---	EXISTING WELL
---	EXISTING 100 YEAR FLOOD ZONE
---	EXISTING WETLAND
---	EXISTING STREAMS
---	PROPOSED BUILDING
---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED SIDEWALK
8"W	PROPOSED 8" C900 WATER MAIN
6"W	PROPOSED 6" WATER LATERAL
6"S	PROPOSED 6" SEWER LATERAL
8"S	PROPOSED 8" SDR35 SANITARY SEWER
---	PROPOSED DRAINAGE
○	PROPOSED CLEANOUT
○	PROPOSED CURB STOP
○	PROPOSED WATER VALVE
○	PROPOSED FIRE HYDRANT
○	PROPOSED SEWER MANHOLE
□	PROPOSED CATCH BASIN
△	PROPOSED F.E.S
---	PROPOSED CONSERVATION AREA
---	PROPOSED MAJOR CONTOURS
---	PROPOSED MINOR CONTOURS
D	PROPOSED DUMPSTER

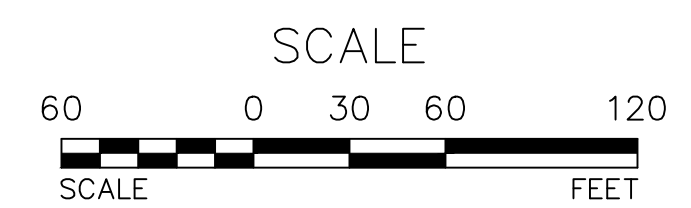
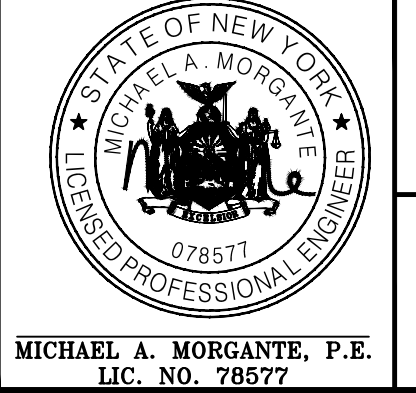
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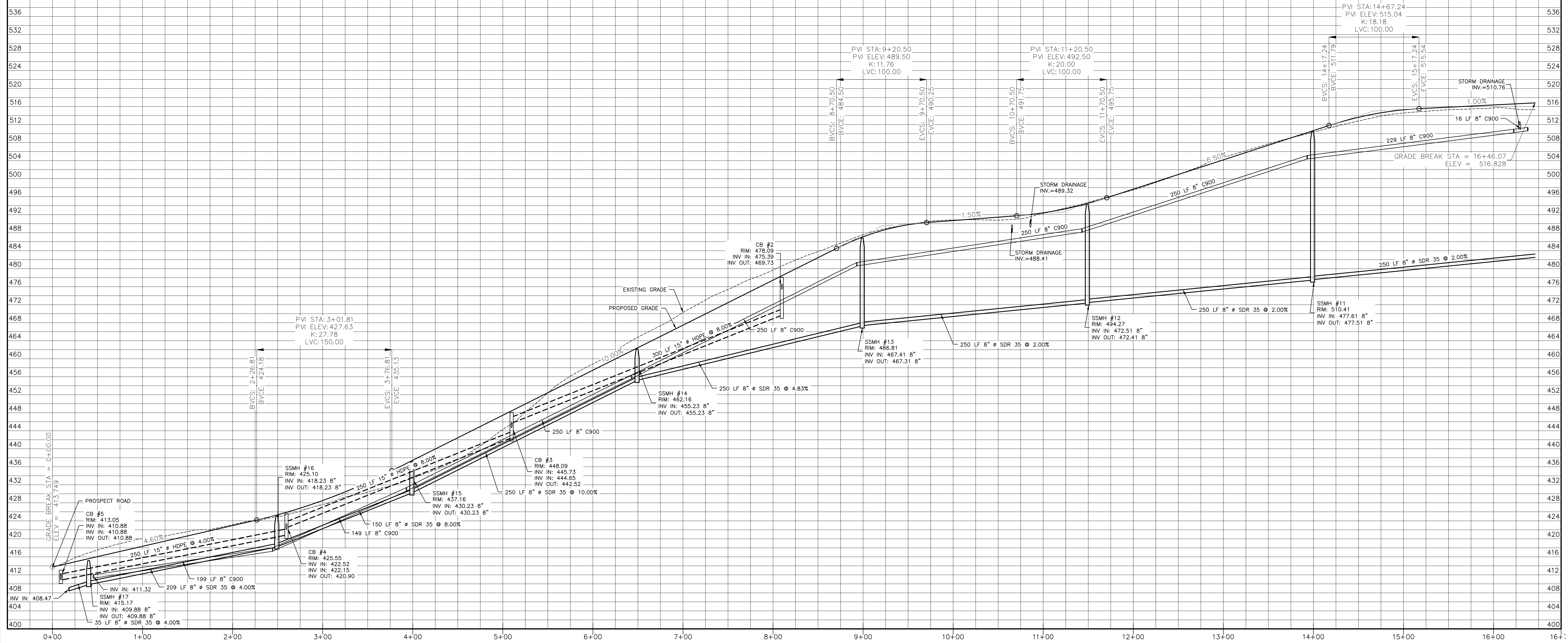
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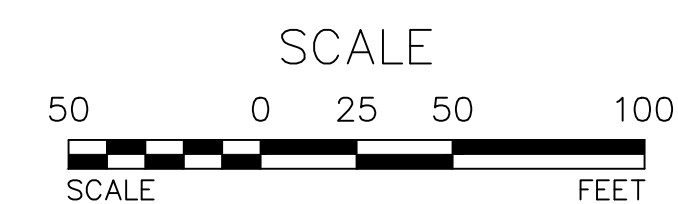
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DRIVEWAY PROFILE 01
 HORIZONTAL: 1"=50'
 VERTICAL: 1"=10'



REV.	BY	DATE	DESCRIPTION
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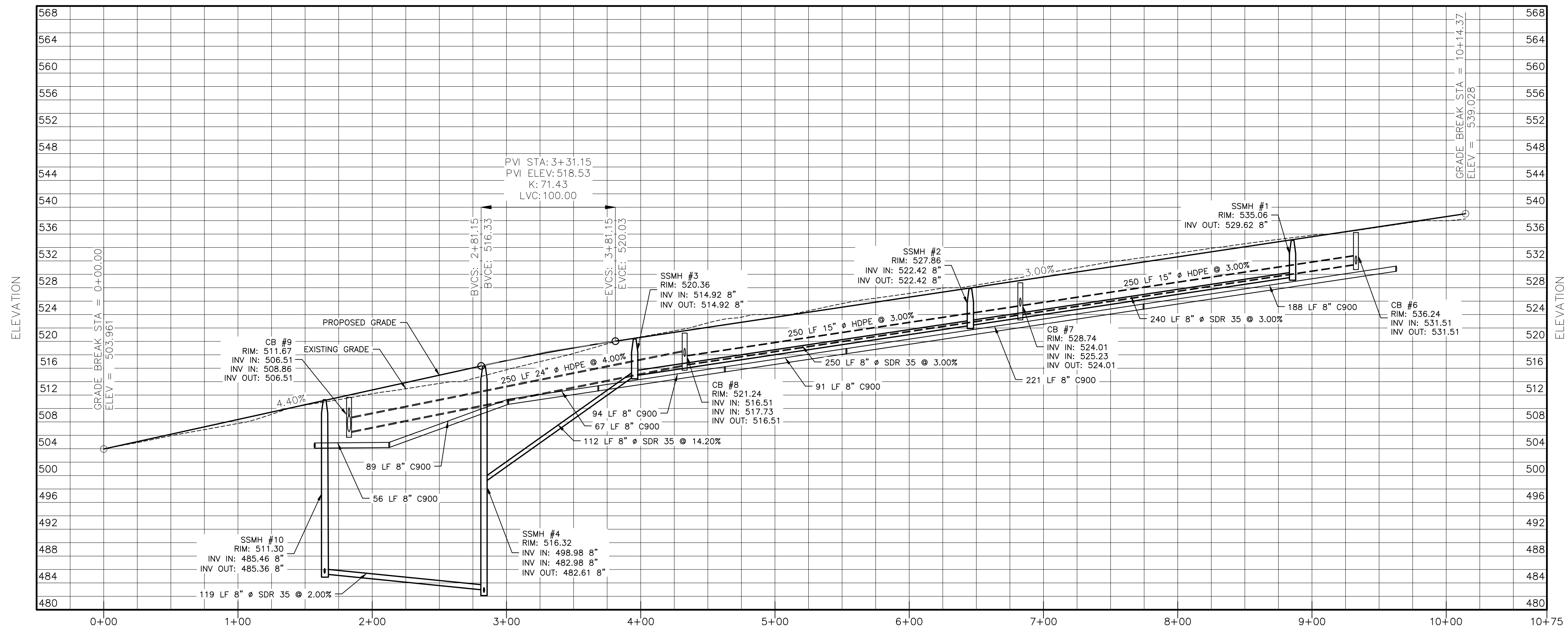
SITE PLAN & SUBDIVISION
 PROSPECT ACRES
 VILLAGE OF SOUTH BLOOMING GROVE
 ORANGE COUNTY, NY

DRIVEWAY PROFILE 01

JOB#: 22-033
 SCALE: AS NOTED
 DATE: 10-20-23
 DRAWN: MM
 CHECKED: MM
 SHEET NO. 14 of 24

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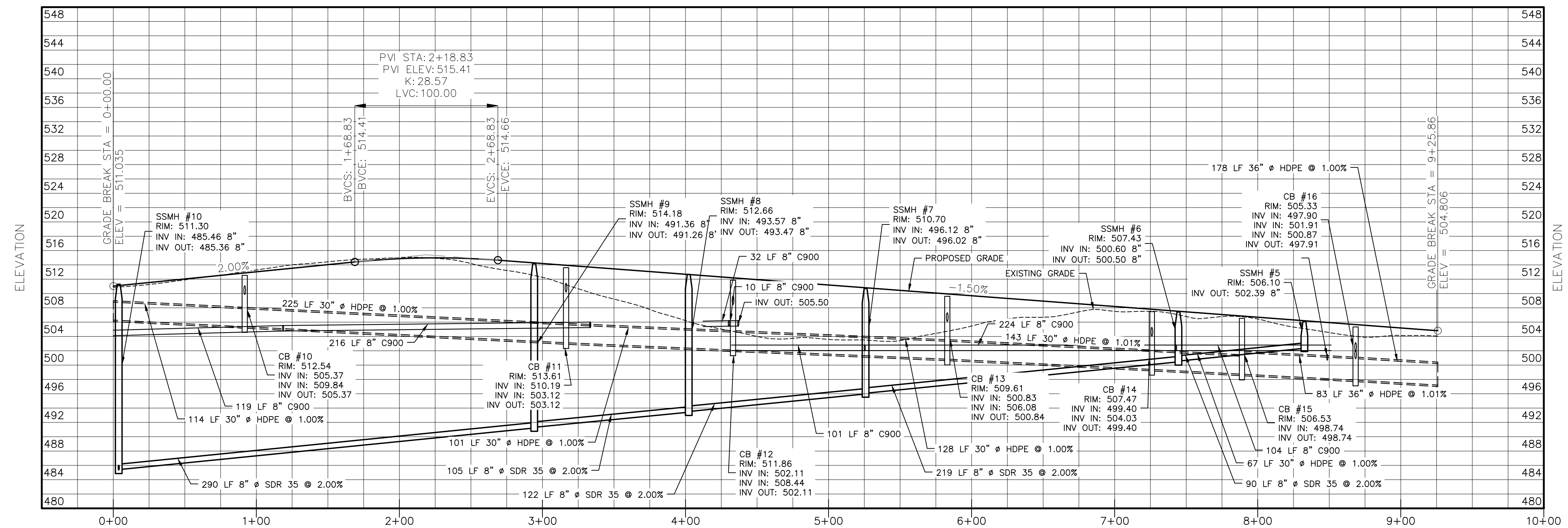




DRIVEWAY 02 - PHASE I PROFILE

DRIVEWAY PROFILE 02

HORIZONTAL: 1"=50'
VERTICAL: 1"=10'



DRIVEWAY 03 - PHASE I PROFILE

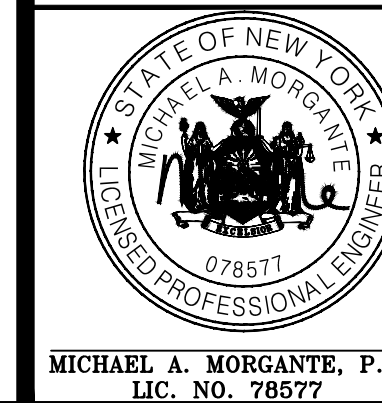
DRIVEWAY PROFILE 02

HORIZONTAL: 1"=50'
VERTICAL: 1"=10'

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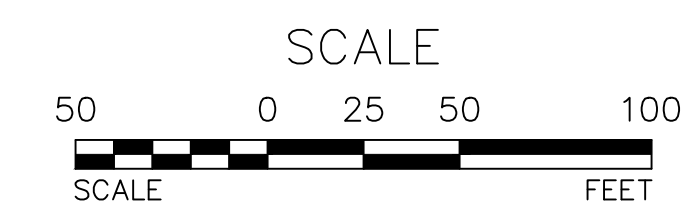
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SITE PLAN & SUBDIVISION
PROSPECT ACRES
VILLAGE OF SOUTH BLOOMING GROVE
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DRIVEWAY PROFILE 02

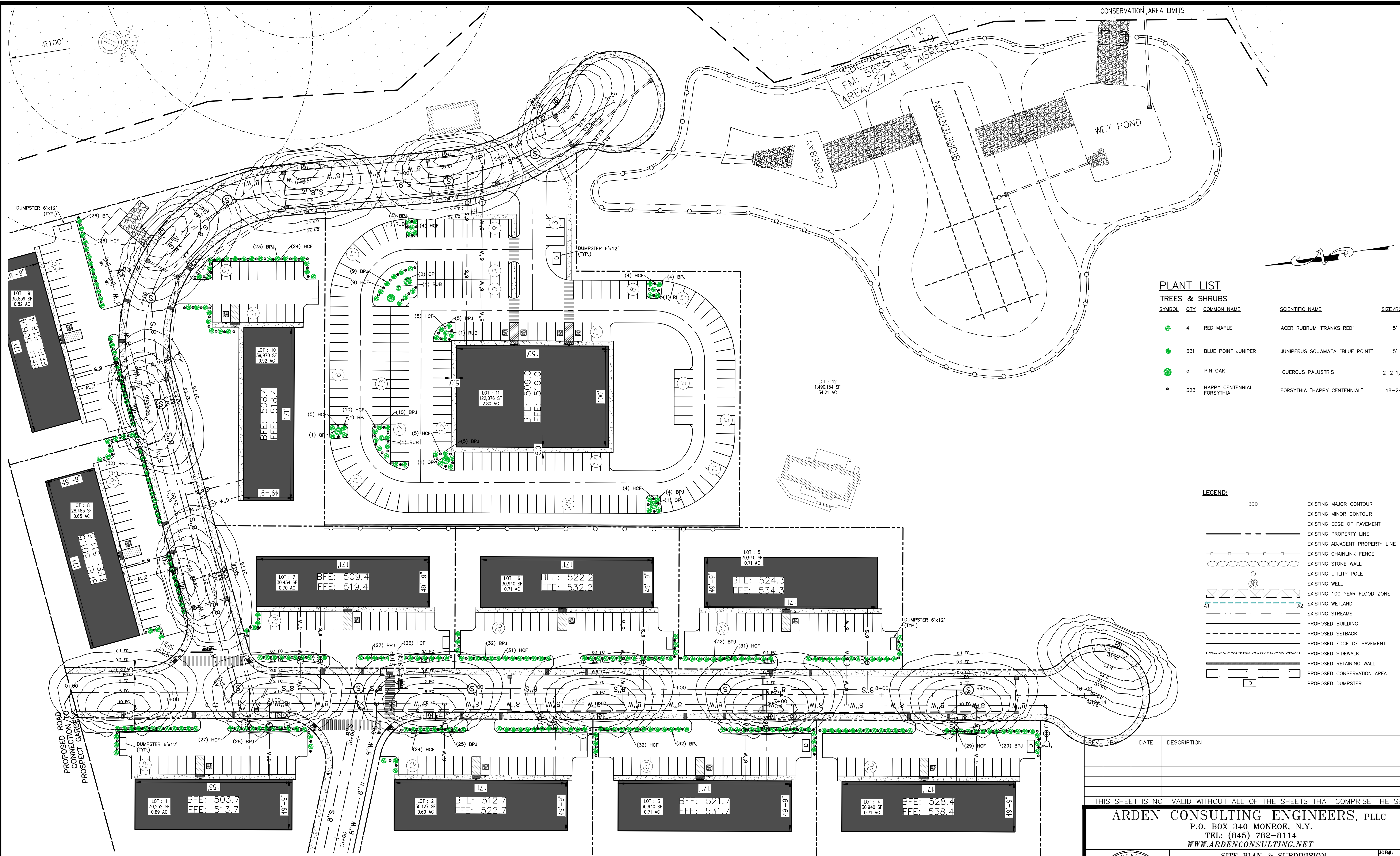
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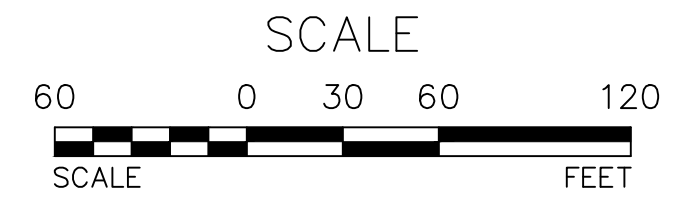
PLANT LIST
TREES & SHRUBS

SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE/ROOT
	4	RED MAPLE	ACER RUBRUM 'FRANKS RED'	5'
	331	BLUE POINT JUNIPER	JUNIPERUS SQUAMATA "BLUE POINT"	5'
	5	PIN OAK	QUERCUS PALUSTRIS	2-2 1/2"
	323	HAPPY CENTENNIAL FORSYTHIA	FORSYTHIA "HAPPY CENTENNIAL"	18-24"

LEGEND:

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING EDGE OF PAVEMENT
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING CHAINLINK FENCE
	EXISTING STONE WALL
	EXISTING UTILITY POLE
	EXISTING WELL
	EXISTING 100 YEAR FLOOD ZONE
	EXISTING WETLAND
	EXISTING STREAMS
	PROPOSED BUILDING
	PROPOSED SETBACK
	PROPOSED EDGE OF PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED RETAINING WALL
	PROPOSED CONSERVATION AREA
	PROPOSED DUMPSTER

LIGHTING & LANDSCAPING PLAN
SCALE: 1"=40'



REV.	DATE	DESCRIPTION

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PROSPECT ACRES
VILLAGE OF SOUTH BLOOMING GROVE
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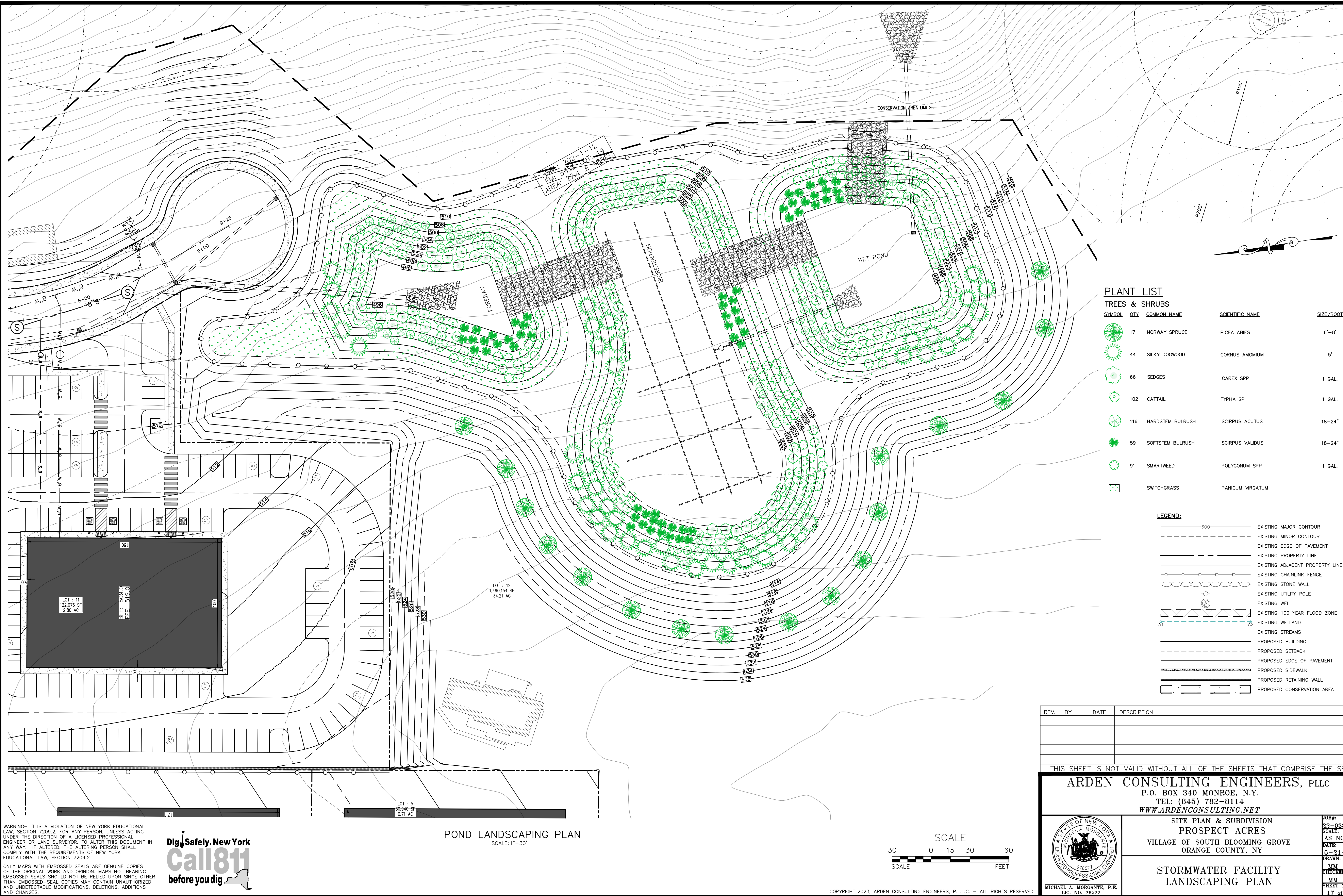
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PLANT LIST

TREES & SHRUBS

SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE/ROOT
	17	NORWAY SPRUCE	PICEA ABIES	6'-8'
	44	SILKY DOGWOOD	CORNUS AMOMIUM	5'
	66	SEDGES	CAREX SPP	1 GAL.
	102	CATTAIL	TYPHA SP	1 GAL.
	116	HARDSTEM BULRUSH	SCIRPUS ACUTUS	18-24"
	59	SOFTSTEM BULRUSH	SCIRPUS VALIDUS	18-24"
	91	SMARTWEED	POLYGONUM SPP	1 GAL.
		SWITCHGRASS	PANICUM VIRGATUM	

LEGEND:

	600	EXISTING MAJOR CONTOUR
		EXISTING MINOR CONTOUR
		EXISTING EDGE OF PAVEMENT
		EXISTING PROPERTY LINE
		EXISTING ADJACENT PROPERTY LINE
		EXISTING CHAINLINK FENCE
		EXISTING STONE WALL
		EXISTING UTILITY POLE
		EXISTING WELL
		EXISTING 100 YEAR FLOOD ZONE
		EXISTING WETLAND
		EXISTING STREAMS
		PROPOSED BUILDING
		PROPOSED SETBACK
		PROPOSED EDGE OF PAVEMENT
		PROPOSED SIDEWALK
		PROPOSED RETAINING WALL
		PROPOSED CONSERVATION AREA

REV.	BY	DATE	DESCRIPTION

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VILLAGE OF SOUTH BLOOMING GROVE
ORANGE COUNTY, NY

**STORMWATER FACILITY
LANDSCAPING PLAN**

JOB#: 22-033
SCALE: AS NOTED
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DRAWN: MM
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SHEET NO. 17 of 24

MICHAEL A. MORGANTE, P.E.
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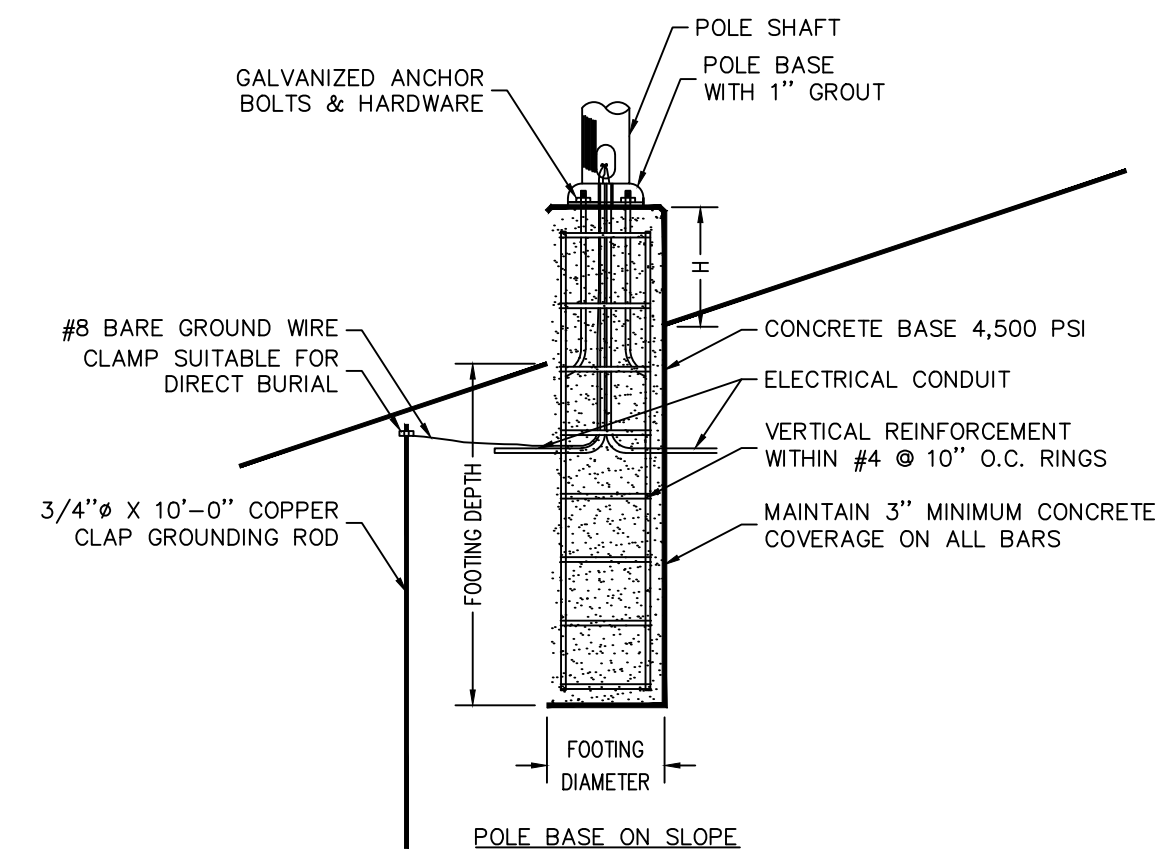
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POND LANDSCAPING PLAN
SCALE: 1"=30'

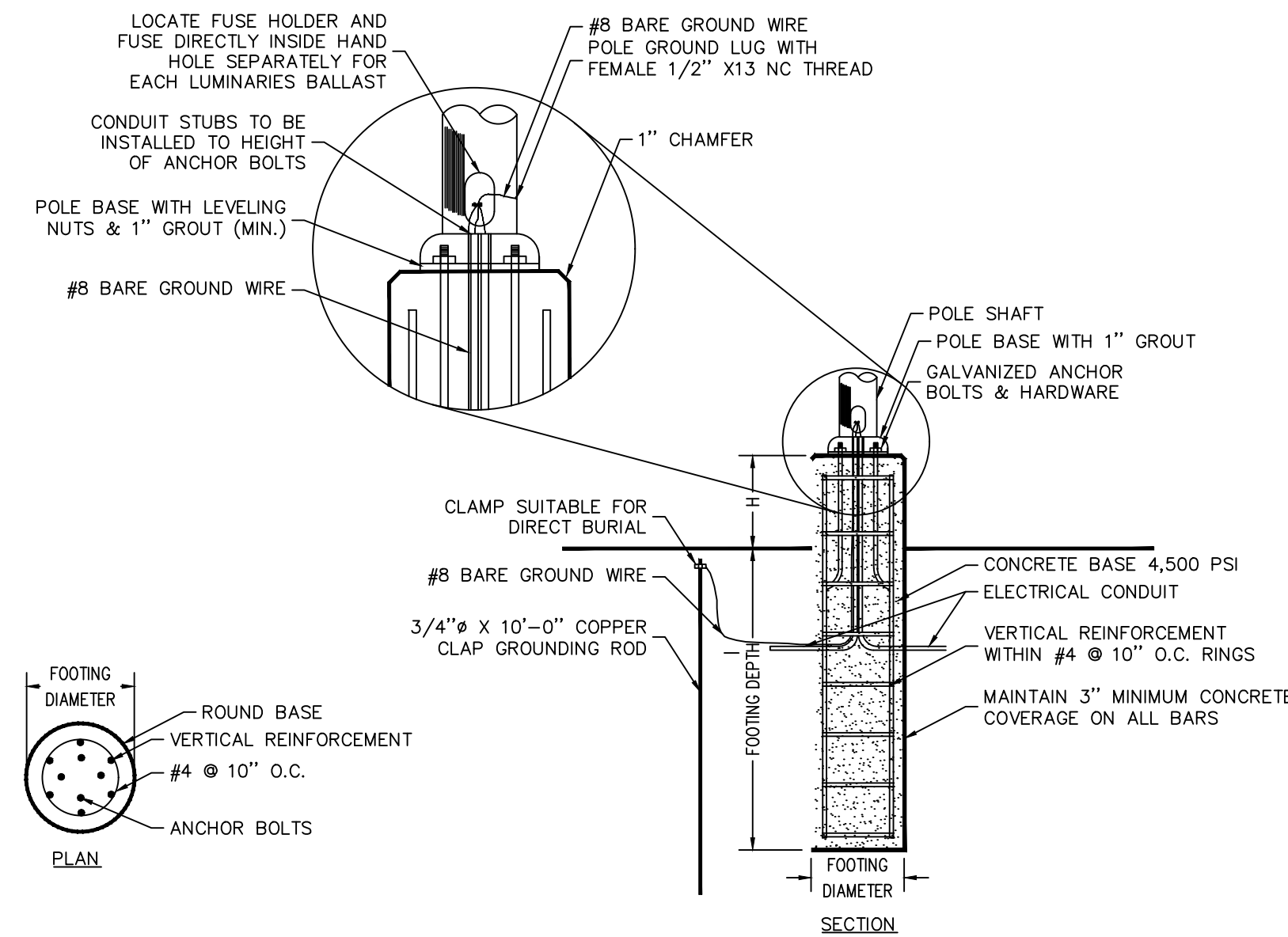
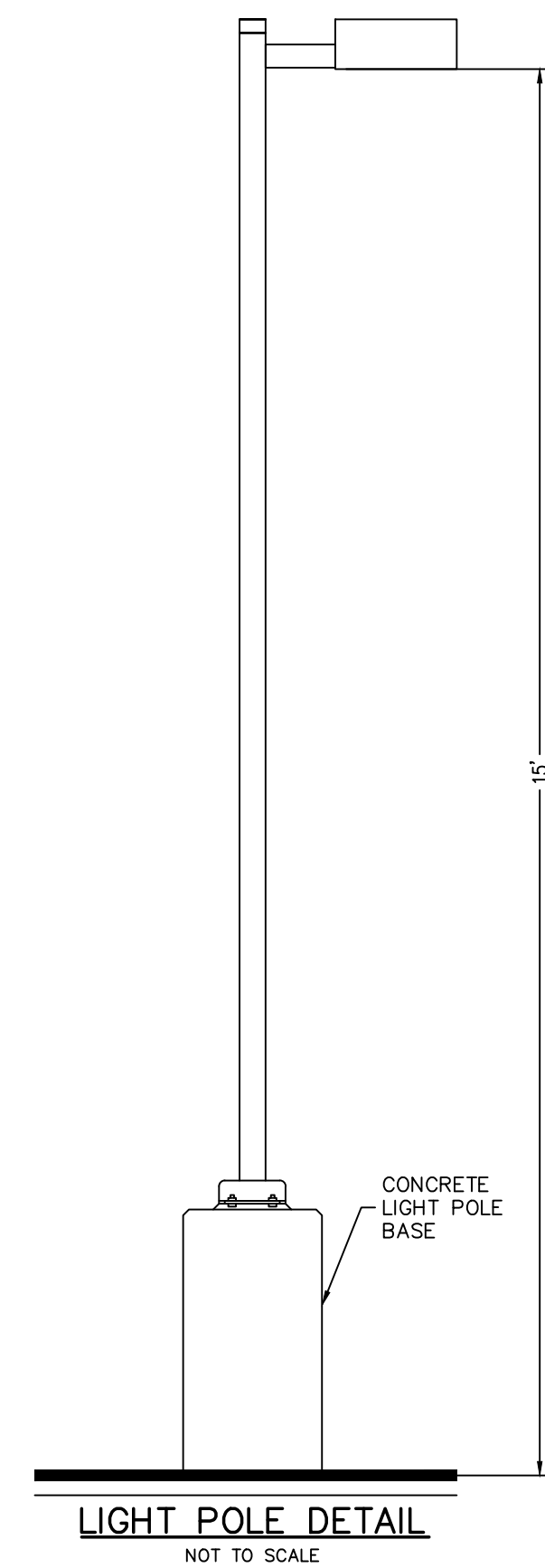




NOTES:

EXPOSED HEIGHT OF POLE BASE (H) SHALL BE MEASURED ON THE UPHILL SIDE OF A SLOPE. FOOTING DEPTH (D) SHALL BE MEASURED ON THE DOWNHILL SIDE OF A SLOPE. AN ADDITIONAL VARIABLE HEIGHT (V) WILL BE BASED ON THE SLOPE ON WHICH THE POLE BASE IS LOCATED. CONTRACTOR TO CALCULATE FULL LENGTH OF EACH POLE BASE REQUIRED ON SLOPES (H+D+V = TOTAL BASE LENGTH)

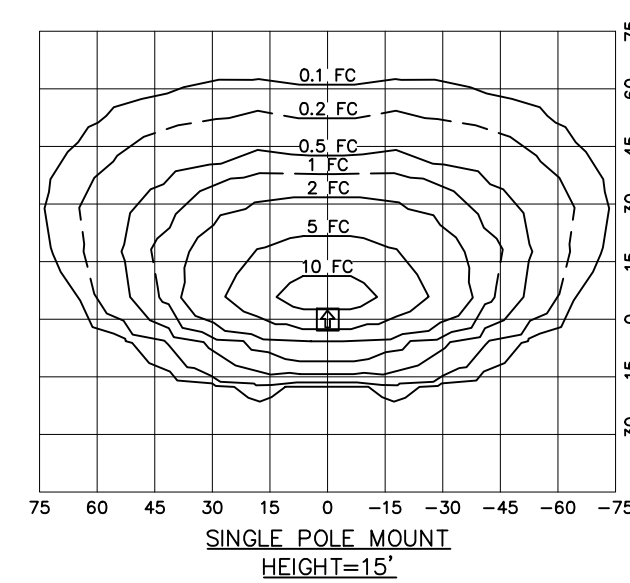
MOUNTING HEIGHT	FOOTING DEPTH	FOOTING DIAMETER	VERTICAL REINFORCEMENT
15'-0"	4'-6"	3'-0"	6 #7 BARS



NOTES:

1. SHAFT CAP, ARMS, BASE FLANGE, ANCHOR BOLTS, LEVELING NUTS, CONNECTION HARDWARE, BOLT COVERS, HAND HOLE COVER, AND BOLT CIRCLE TEMPLATE SHALL BE FURNISHED BY POLE MANUFACTURER.
2. EACH STANDARD TO BE PROTECTED AGAINST LIGHTNING WITH AN INTERCONNECTED GROUND ROD. THIS ROD SHALL BE BONDED PER SECTION NUMBER 250-86, N.E.C.
3. CONTRACTOR TO ENSURE CONCRETE POLE BASES ARE POURED / PLACED ABSOLUTELY VERTICAL & LEVEL.
4. POLE BASE SHALL BE ONE CONTINUOUS POUR. EXPOSED PORTION OF BASE SHALL BE HAND-RUBBED SMOOTH.
5. CONTRACTOR TO COMPACT SUBGRADE AROUND POLE BASE PER EARTH WORK SPECIFICATIONS / GEOTECH REPORT.
6. THE INFORMATION ILLUSTRATED IN THE LIGHT POLE FOUNDATION DETAIL HAS BEEN PROVIDED FOR GENERAL REFERENCE AND PRELIMINARY COST ESTIMATE PURPOSES. LIGHT FOUNDATIONS SHOULD BE DESIGNED AND DETAILED BY LICENSED STRUCTURAL ENGINEER BASED ON EXISTING SOIL CONDITIONS, LOCAL DESIGN STANDARDS AND MANUFACTURERS RECOMMENDATIONS
7. CONCRETE BASES SHALL NOT BE PAINTED.

LIGHT POLE BASE
NOT TO SCALE



MODEL #ALED3T150Y-RWLED3T150Y
RWLED3T150SFY-WPLED3T150Y (TYPE III)
AS MANUFACTURED BY RAB LIGHTING 170
LUDLOW AVENUE NORTHVALE, NEW JERSEY 07647

LED INF
WATTS: 150W
COLOR TEMP: 3000K
COLOR ACCURACY: 70 CR
L70 LIFESPAN: 100000
LUMENS: 15596
EFFICACY: 104 LPW

REV.	BY	DATE	DESCRIPTION

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SUBDIVISION & SITE PLAN FOR
PROSPECT ACRES
VILLAGE OF SOUTH BLOOMING GROVE
ORANGE COUNTY, NY

LIGHTING DETAILS

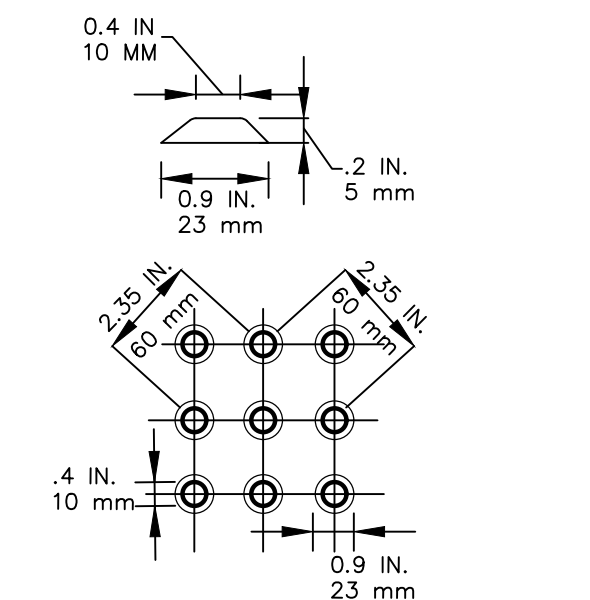
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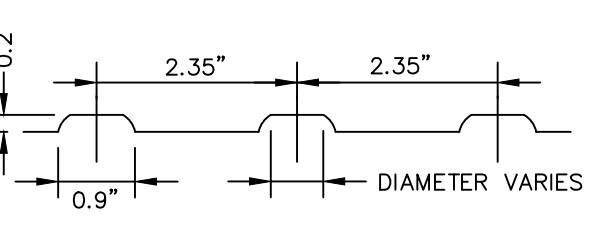
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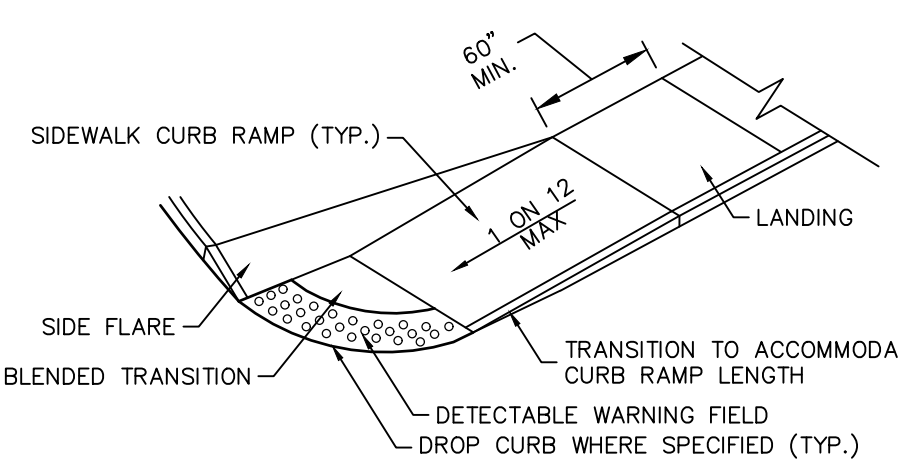
DETECTABLE WARNING: PATTERN LAYOUT



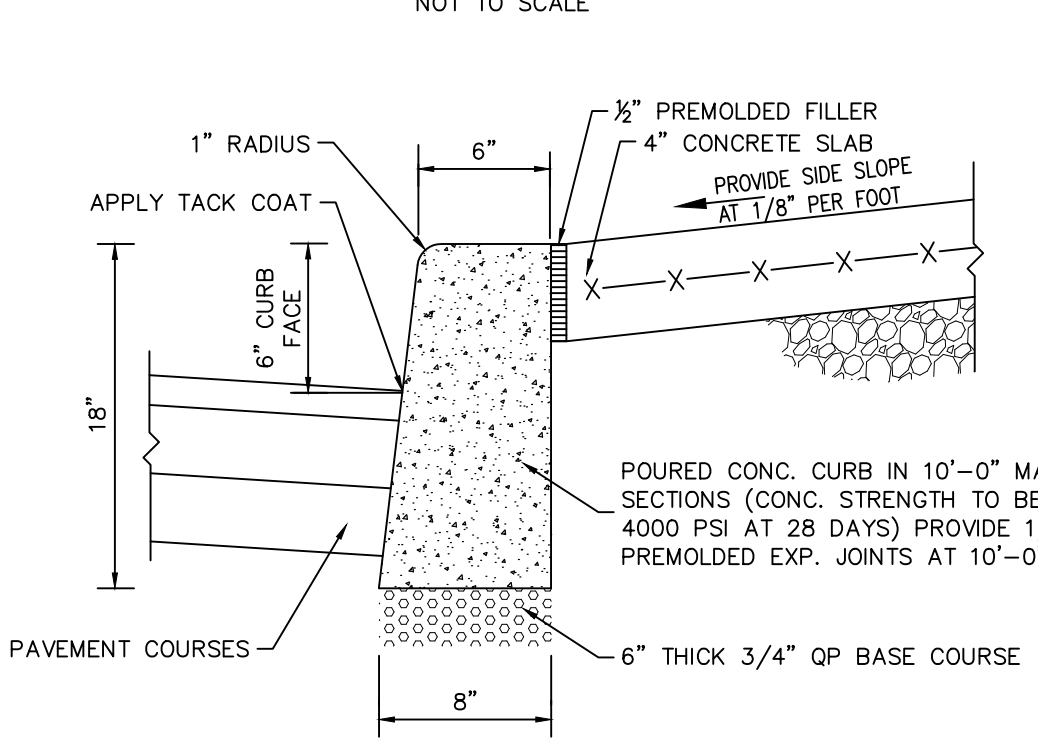
DETECTABLE WARNING: CROSS SECTION

DETECTABLE WARNING PAD DETAIL

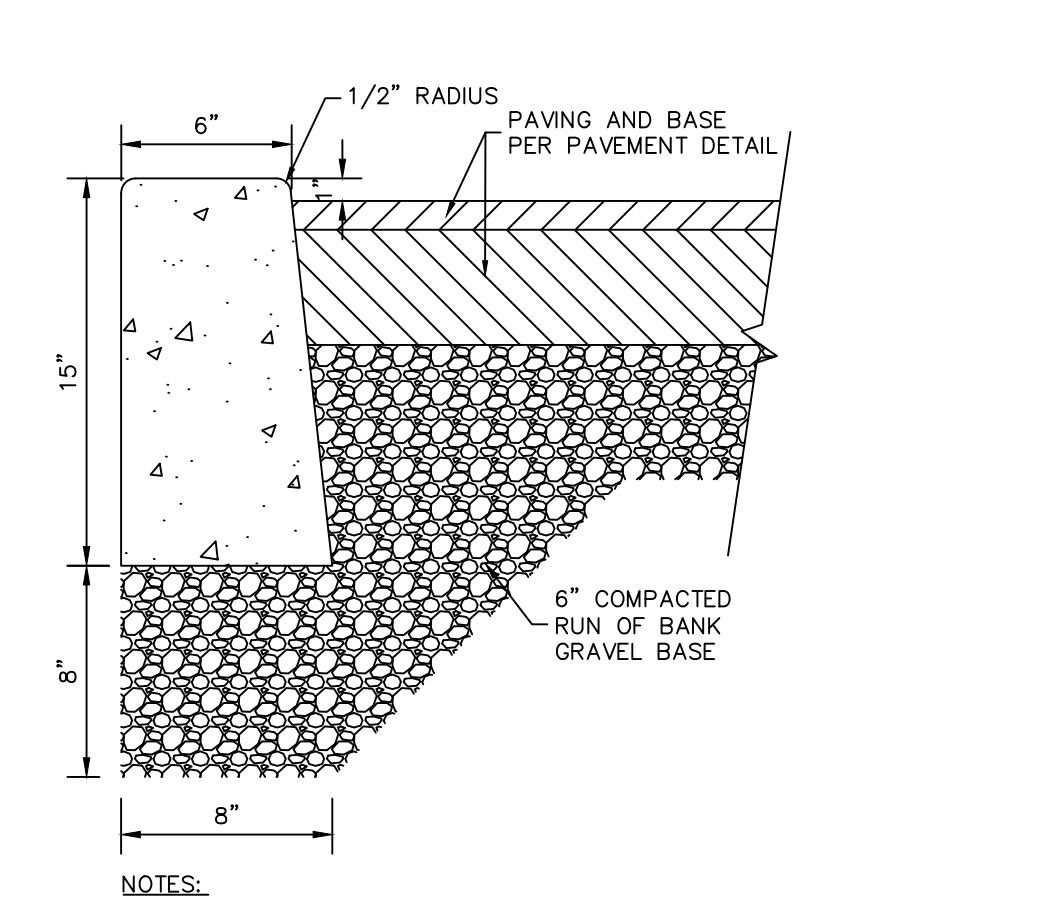
- NOTES:
1. TRUNCATED DOME PATTERN.
 2. ROWS OF TRUNCATED DOMES ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE CURB RAMP/LANDING AND THE STREET.
 3. FULL WIDTH OF CURB RAMP/LANDING CONNECTION TO THE STREET.
 4. DEPTH: 24-INCH MINIMUM.
 5. INSTALLED AT BACK OF CURB.
 6. CONTRASTS WITH BACKGROUND (LIGHT-ON-DARK OR DARK-ON-LIGHT).



SIDEWALK CURB RAMP

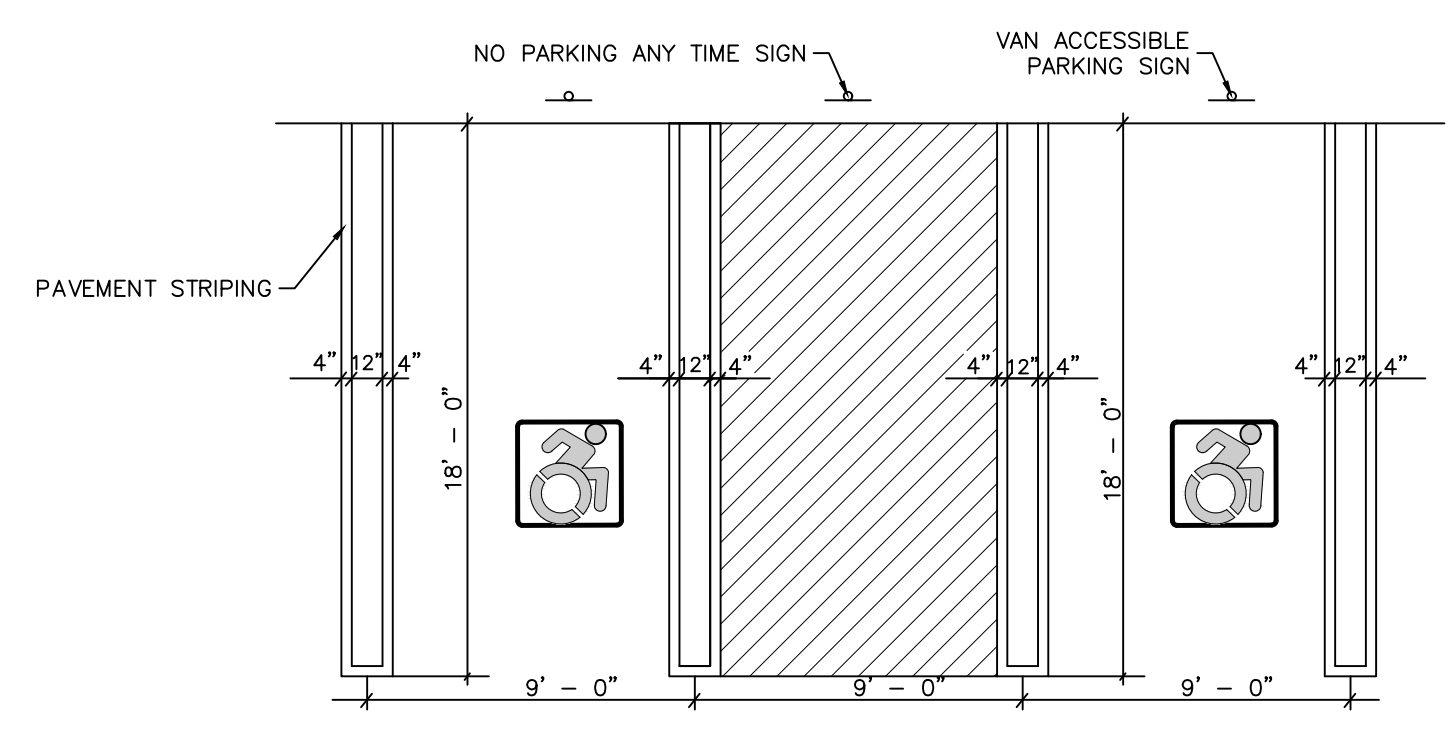


CONCRETE CURB DETAIL W/ SIDEWALK



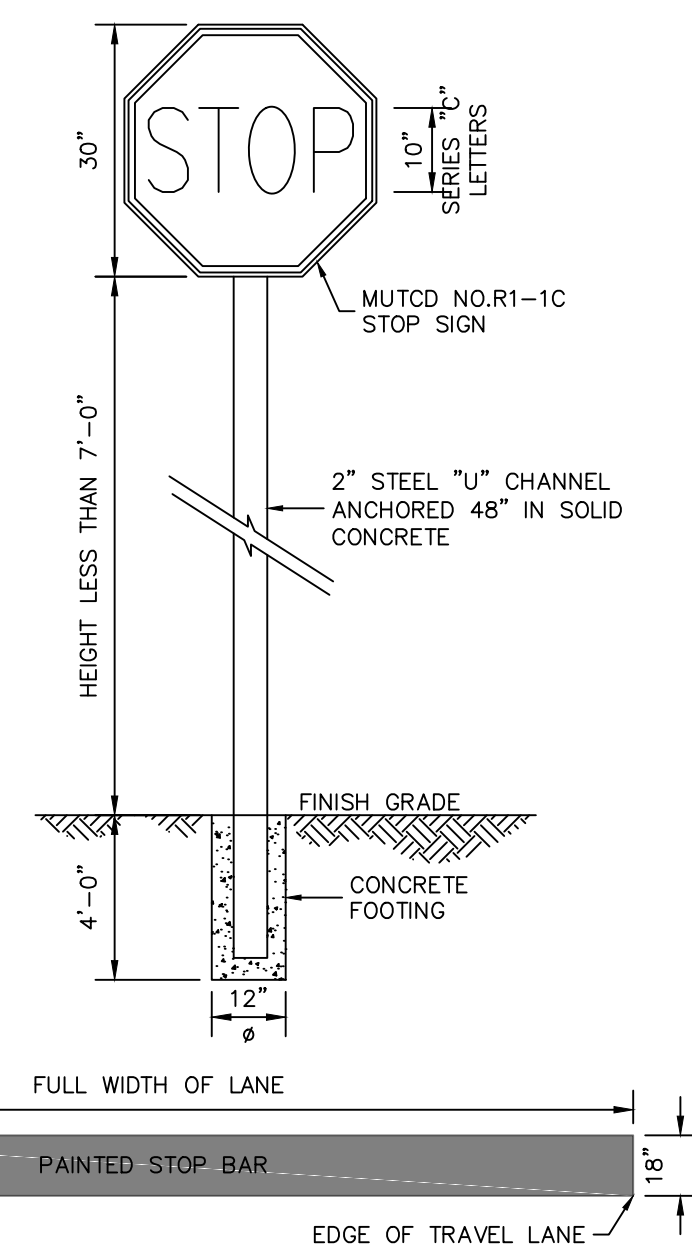
- NOTES:
1. CURB SHALL BE CAST IN PLACE CONCRETE WITH CELLULOSE, OR EQUIVALENT, EXPANSION JOINTS INSTALLED AT TEN (10) FOOT INTERVALS.
 2. MIX DESIGN SHALL BE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE GUIDELINES FOR CONCRETE EXPOSED TO FREEZING, THAWING AND DE-ICING CHEMICALS. CONCRETE SHALL HAVE A WATER - CEMENTITIOUS RATIO OF 0.45 AND AIR ENTRAINMENT OF 4 1/2% FOR A 1" NOMINAL AGGREGATE SIZE. CONCRETE TO TEST 4000 PSI AT 28 DAYS.

CONCRETE DROP CURB DETAIL



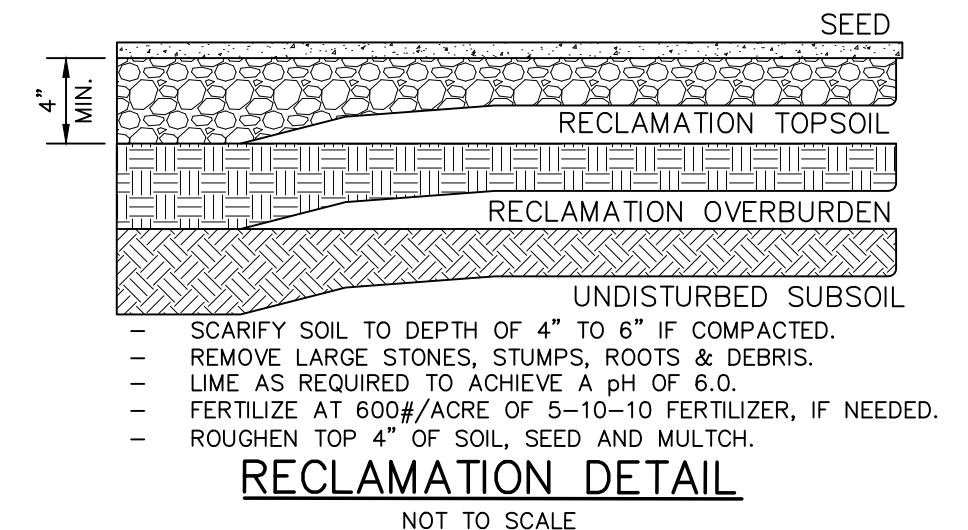
ACCESSIBLE PARKING SPACE & STRIPING DETAIL

- NOTES:
1. ALL SLOPES WITHIN THE HANDICAP PARKING AND LOADING AREAS SHALL BE 1:50 OR LESS.
 2. ALL RUNNING SLOPES LEADING TO ACCESSIBLE PARKING SHALL NOT EXCEED 1:20.
 3. ACCESSIBLE AISLE STRIPING SPACED 2' O.C. AT A 45° ANGLE.
 4. UTILIZE BLUE & WHITE EPOXY RESIN DYNAMIC SYMBOL OF ACCESSIBILITY.
 5. STRIPED LOADING AND UNLOADING AREA: 60" MIN. OR 96" MIN. FOR VANS.

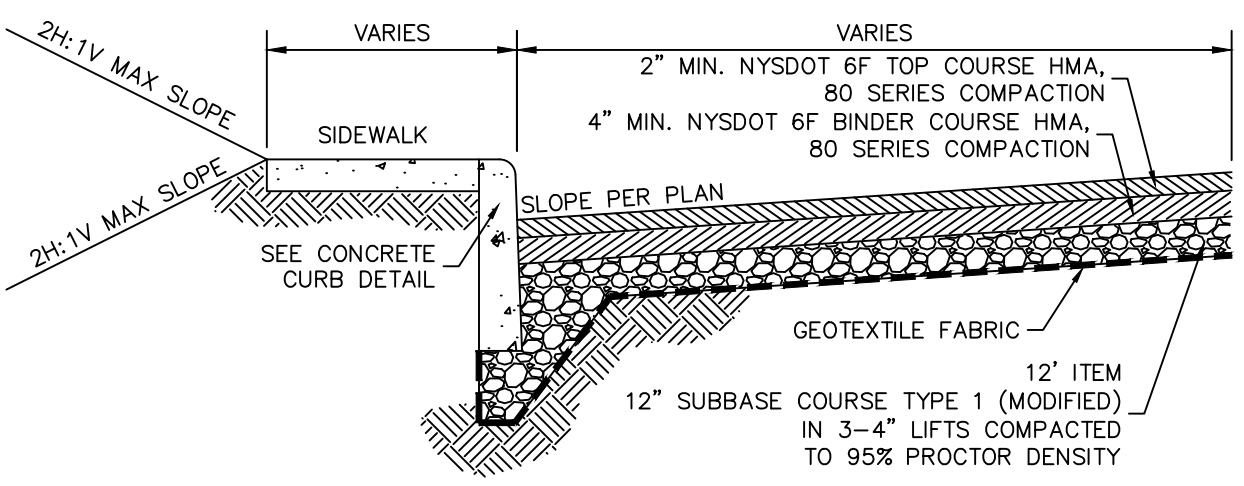


STOP BAR AND SIGN DETAIL

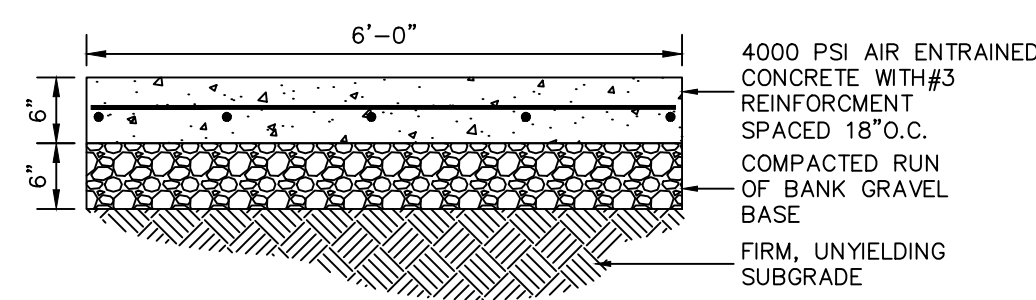
- NOTES:
1. INSTALLATION AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN SECTION 640 OF NYS DOT STANDARDS AND SPECIFICATIONS, LATEST REVISION.
 2. PAVEMENT SURFACE TO BE CLEANED AND PREPARED PRIOR TO PLACEMENT OF PAVEMENT MARKINGS IN ACCORDANCE WITH SECTION 635 OF NYS DOT STANDARDS AND SPECIFICATIONS. REFER TO APPROVED PLANS FOR ACTUAL LOCATION OF STOP LINE, SIZE AND LOCATION TO CONFORM TO MUTCD STANDARDS. 4. PAVEMENT MARKINGS TO BE WHITE MARKING PAINT.



RECLAMATION DETAIL



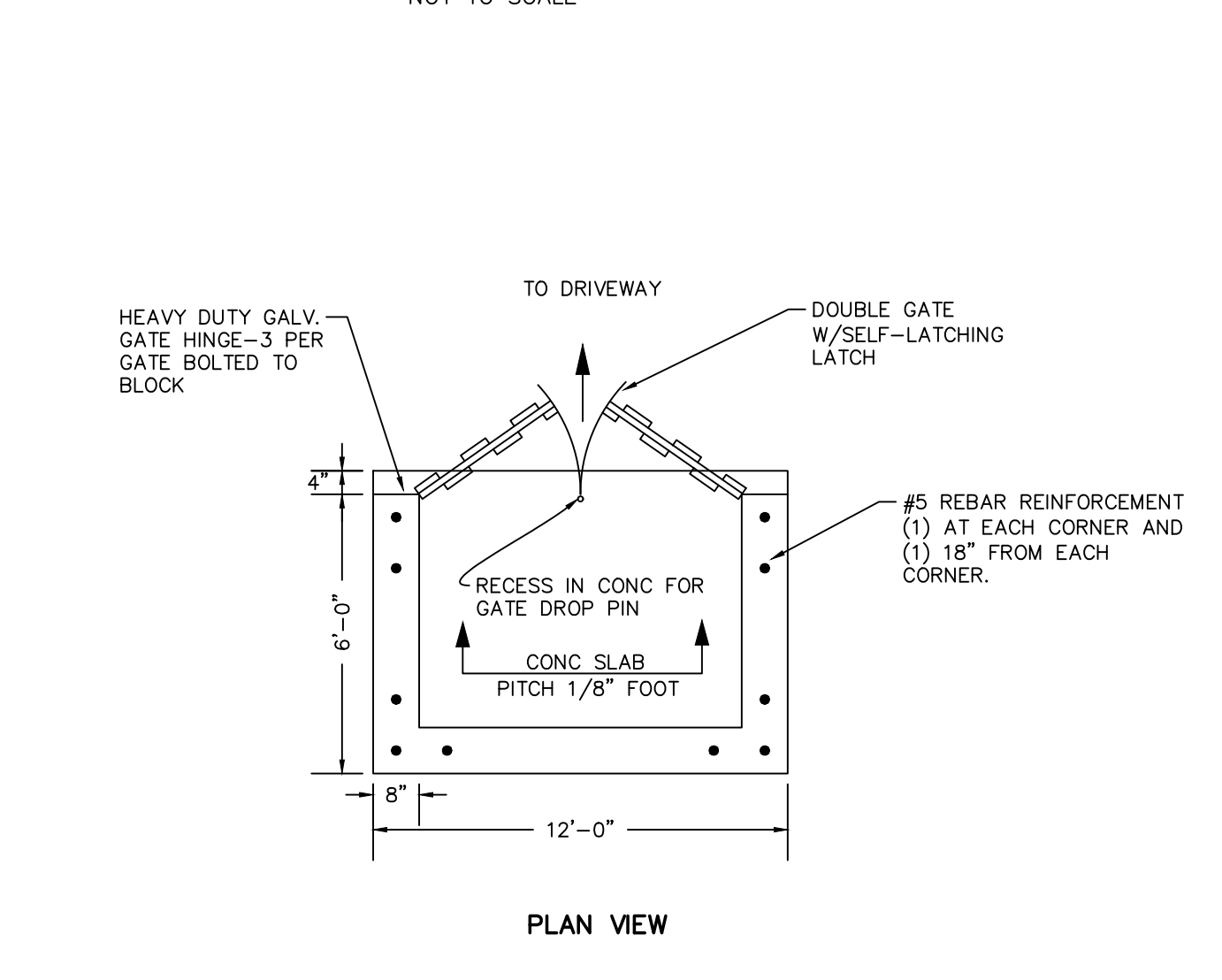
TYPICAL ROAD SECTION



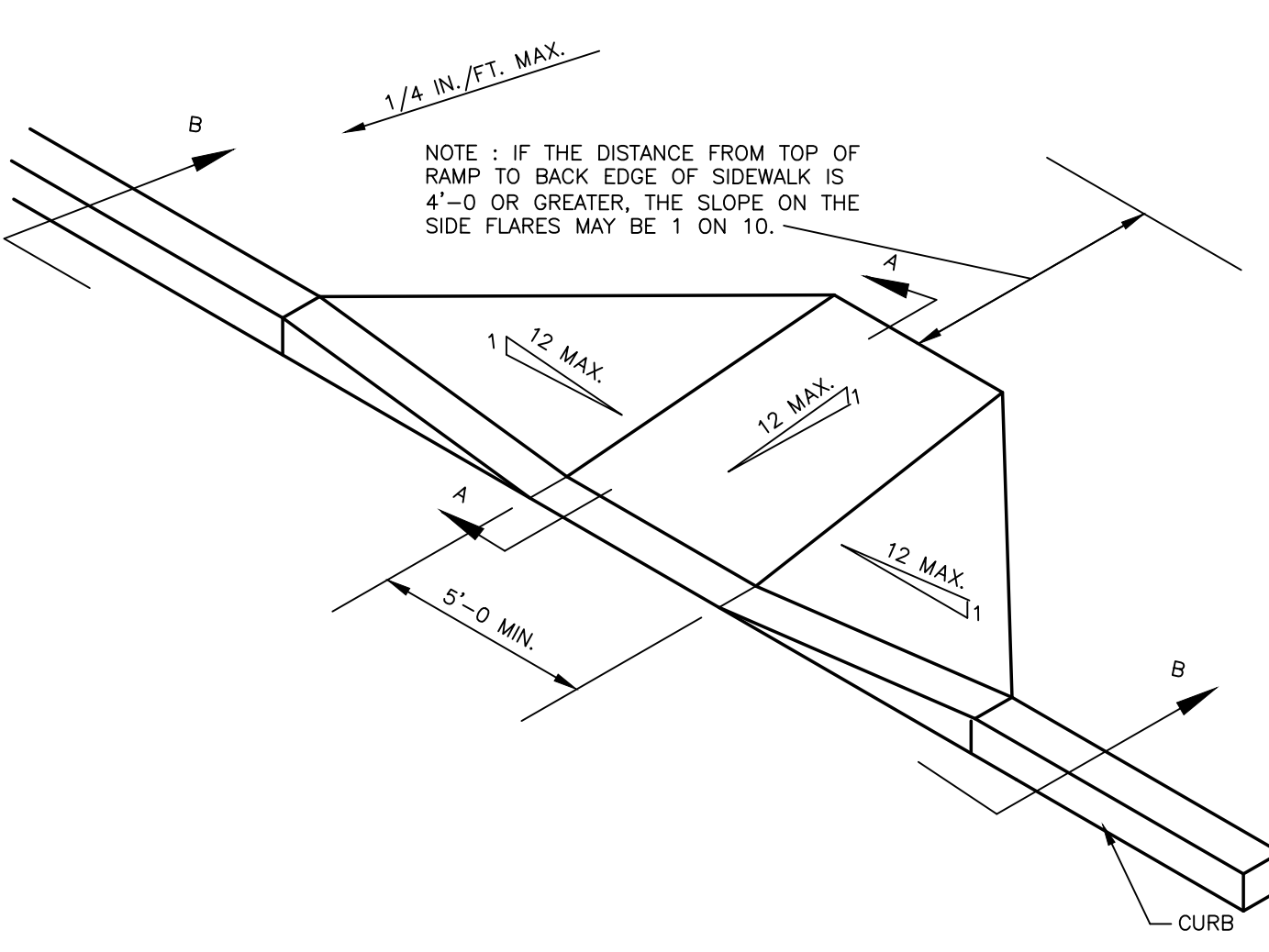
CONCRETE SIDEWALK AT PARKING LOT ENTRANCE DETAIL

- NOTES:
1. SIDEWALKS SHALL BE CAST IN PLACE CONCRETE WITH 1" DEEP JOINTS INSTALLED AT SPACING EQUAL TO THE SIDEWALK WIDTH.
 2. CELLULOSE, OR EQUIVALENT, EXPANSION JOINTS SHALL BE INSTALLED 20 FOOT ON CENTER. IF THE SIDEWALK IS POURED AGAINST CONCRETE CURBS, BUILDINGS OR OTHER STRUCTURES, AN EXPANSION JOINT SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF CONTACT. SIDEWALKS SHALL SLOPE AWAY FROM BUILDINGS TO PROVIDE POSITIVE DRAINAGE AND CONFORM TO THE LATEST REVISION OF ALL APPLICABLE REGULATORY STANDARDS INCLUDING THE AMERICANS WITH DISABILITIES ACT.
 3. MIX DESIGN SHALL BE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE GUIDELINES FOR CONCRETE EXPOSED TO FREEZING, THAWING AND DE-ICING CHEMICALS. CONCRETE SHALL HAVE A WATER - CEMENTITIOUS RATIO OF 0.45 AND AIR ENTRAINMENT OF 4 1/2% FOR A 1" NOMINAL AGGREGATE SIZE. CONCRETE TO TEST 4000 PSI AT 28 DAYS.
 4. SIDEWALK SURFACE TO BE A BROOM FINISH WITH GROOVES RUNNING PERPENDICULAR TO THE LENGTH OF SIDEWALK.

4" THICK CONCRETE SIDE WALK DETAIL (PEDESTRIAN USE ONLY)



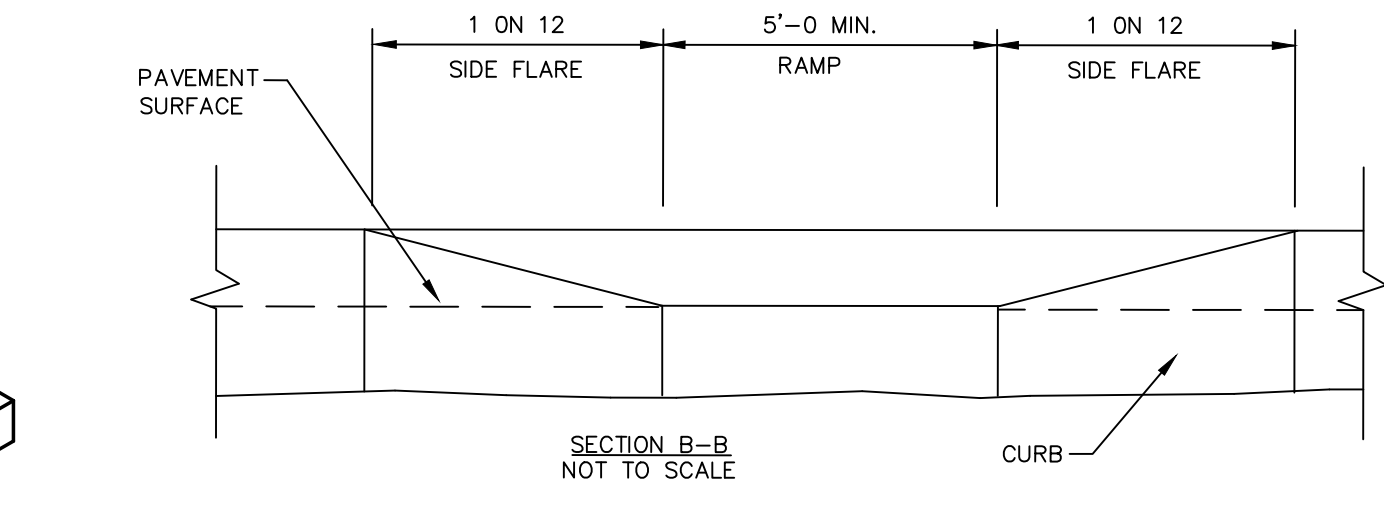
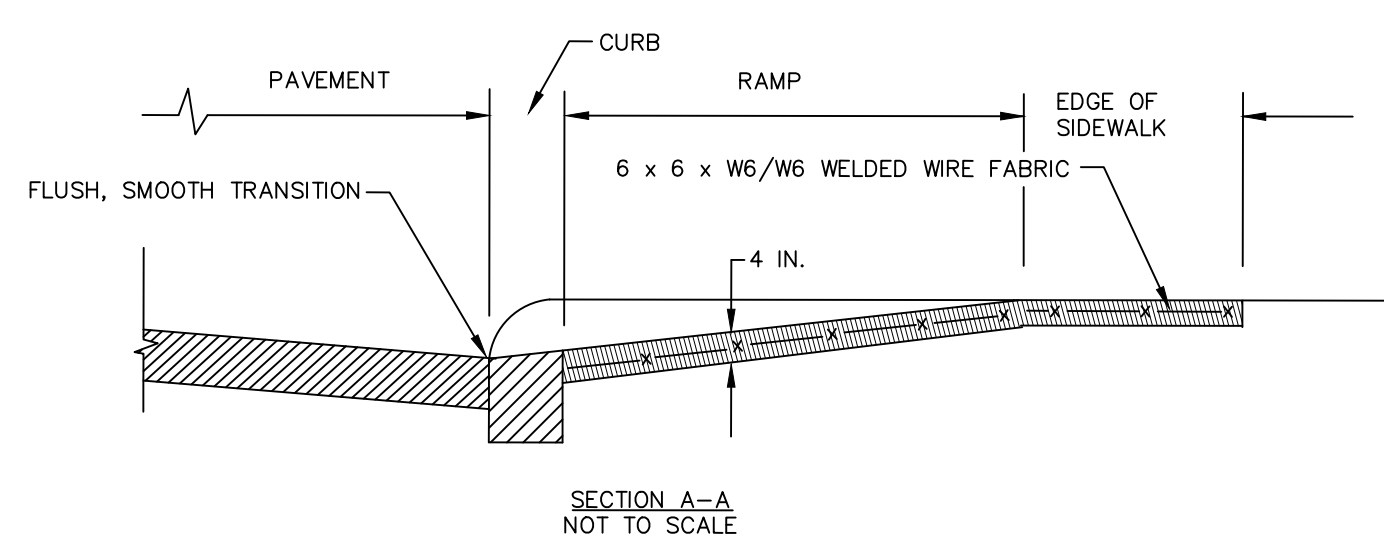
DUMPSTER AREA DETAIL



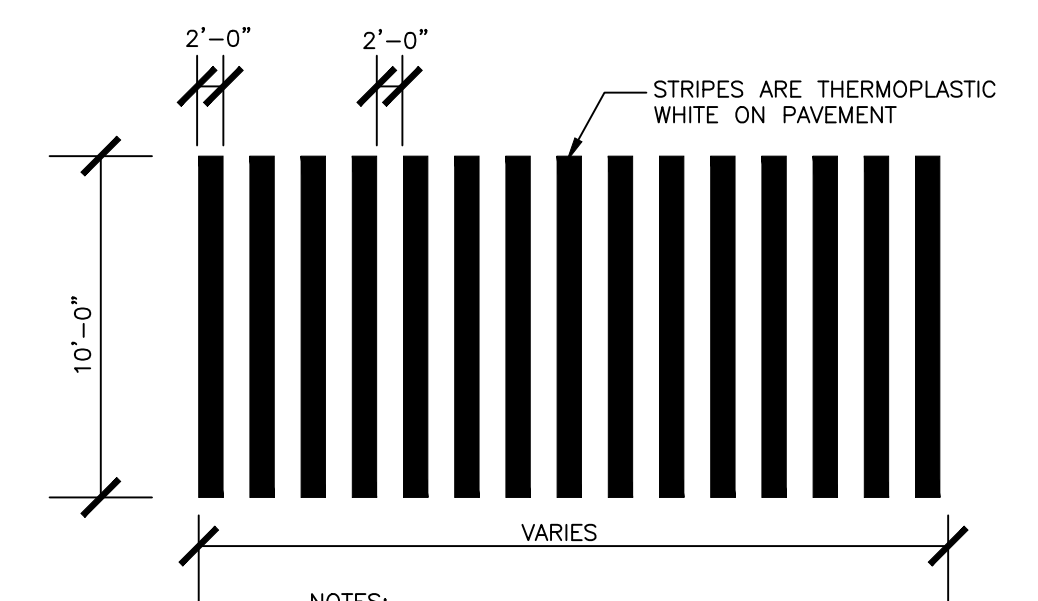
IN-LINE ACCESSIBLE RAMP

- NOTES:
1. ALL CROSS-SLOPES SHALL BE 1:50 OR LESS.
 2. ALL RUNNING SLOPES LEADING TO ACCESSIBLE LANDING SHALL NOT EXCEED 1:20.
 3. SIDEWALK LANDINGS SHALL BE 5'x5' MIN.
 4. ENTRANCE TO BUILDING SHALL HAVE A 5'x5' CLEAR AREA WHEN DOORS ARE OPEN.
 5. DETECTABLE WARNING STRIP TO CONTRAST VISUALLY WITH ADJOINING SURFACES EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. THE CONTRACTOR IS REQUIRED TO CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) DETAILS, SPECIFICATIONS, AND STANDARDS WHICH MAY SUPERCEDE THE DETAILS SHOWN.

CURB RAMP DETAIL



SITE SIGNAGE



CROSSWALK STRIPING DETAIL

- NOTES:
1. ANY STRIPING THAT IS REMOVED DURING THE TRENCH EXCAVATION OR DURING THE MILLING OPERATIONS IS REQUIRED TO BE REPLACED. REFLECTORIZED PAVEMENT MARKING PAINTS SHALL BE SELECTED FROM THE NYS DOT APPROVED LIST OF WHITE AND YELLOW REFLECTORIZED PAVEMENT MARKING PAINTS. IMMEDIATELY FOLLOWING PAINT APPLICATION, REFLECTIVE GLASS BEADS SHALL BE UNIFORMLY APPLIED AT A RATE OF 6LB/GAL OF PAINT. THE APPLIED PAVEMENT MARKINGS SHALL HAVE CLEAN-CUT EDGES AND TRUE AND SMOOTH ALIGNMENT. STOP BAR WIDTH IS 1'-6". SEE SECTION 640 REFLECTORIZED PAVEMENT MARKING PAINTS OF NYS DOT STANDARD SPECIFICATIONS FOR ALL REQUIREMENTS.

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VILLAGE OF SOUTH BLOOMING GROVE
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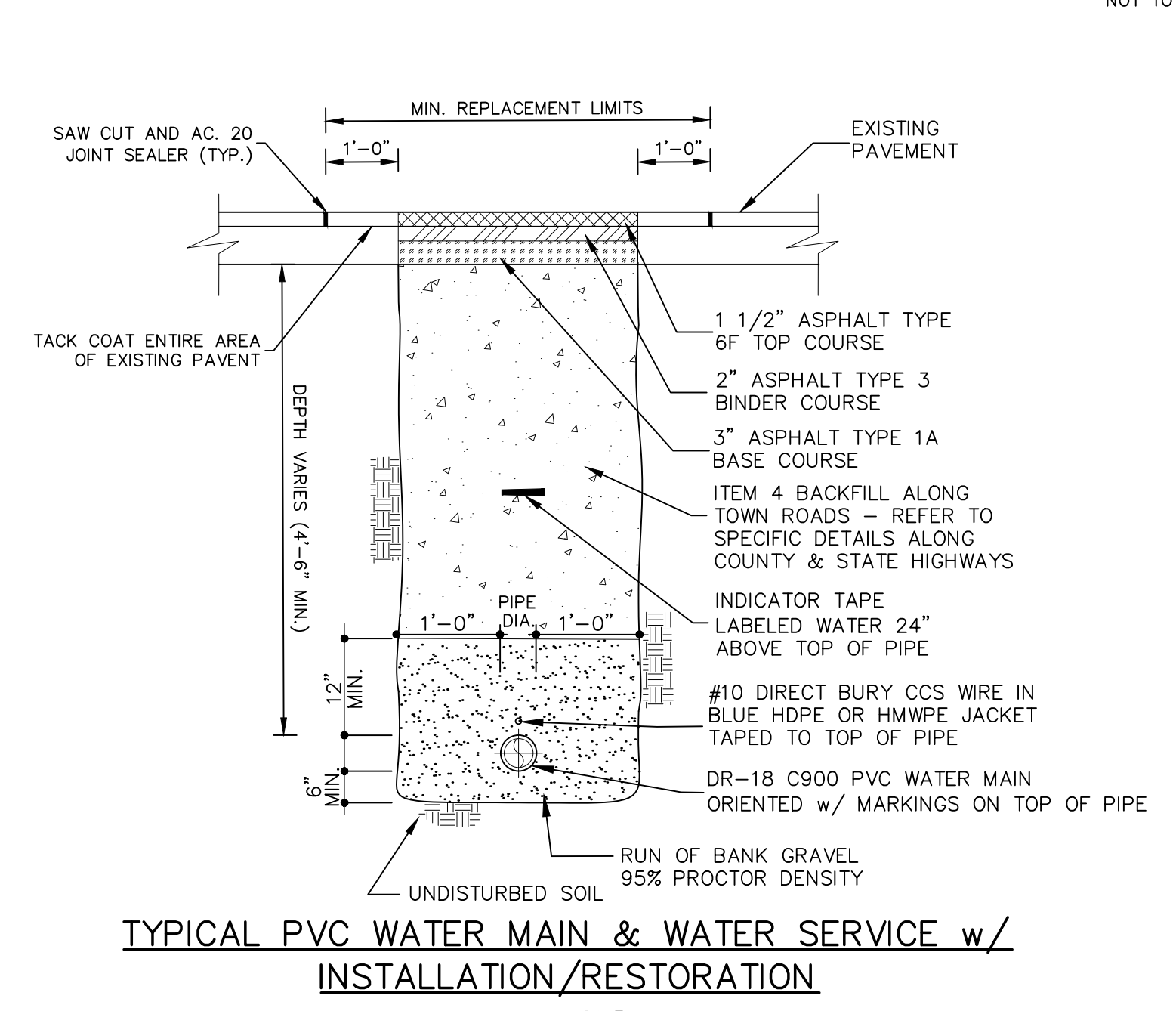
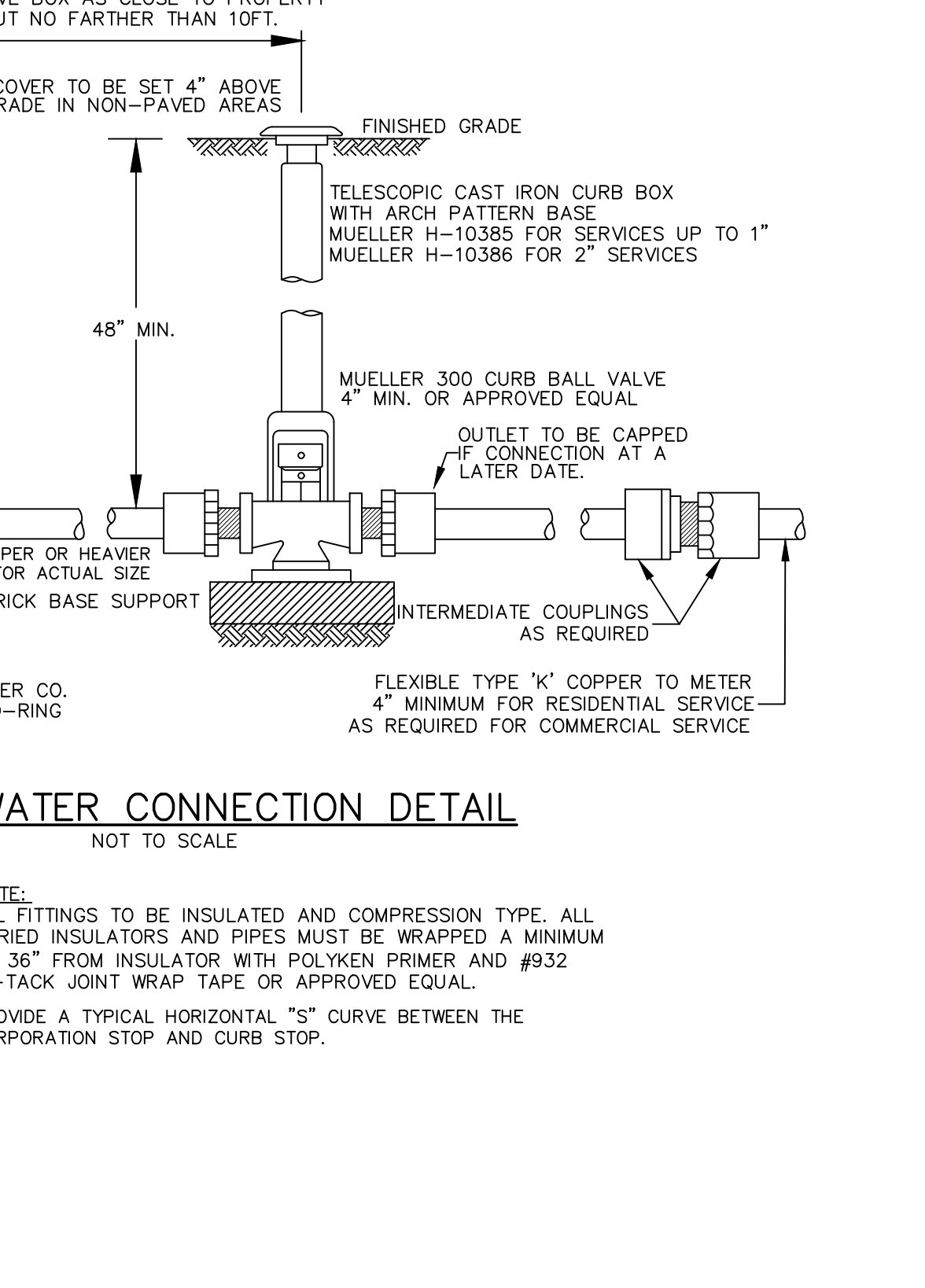
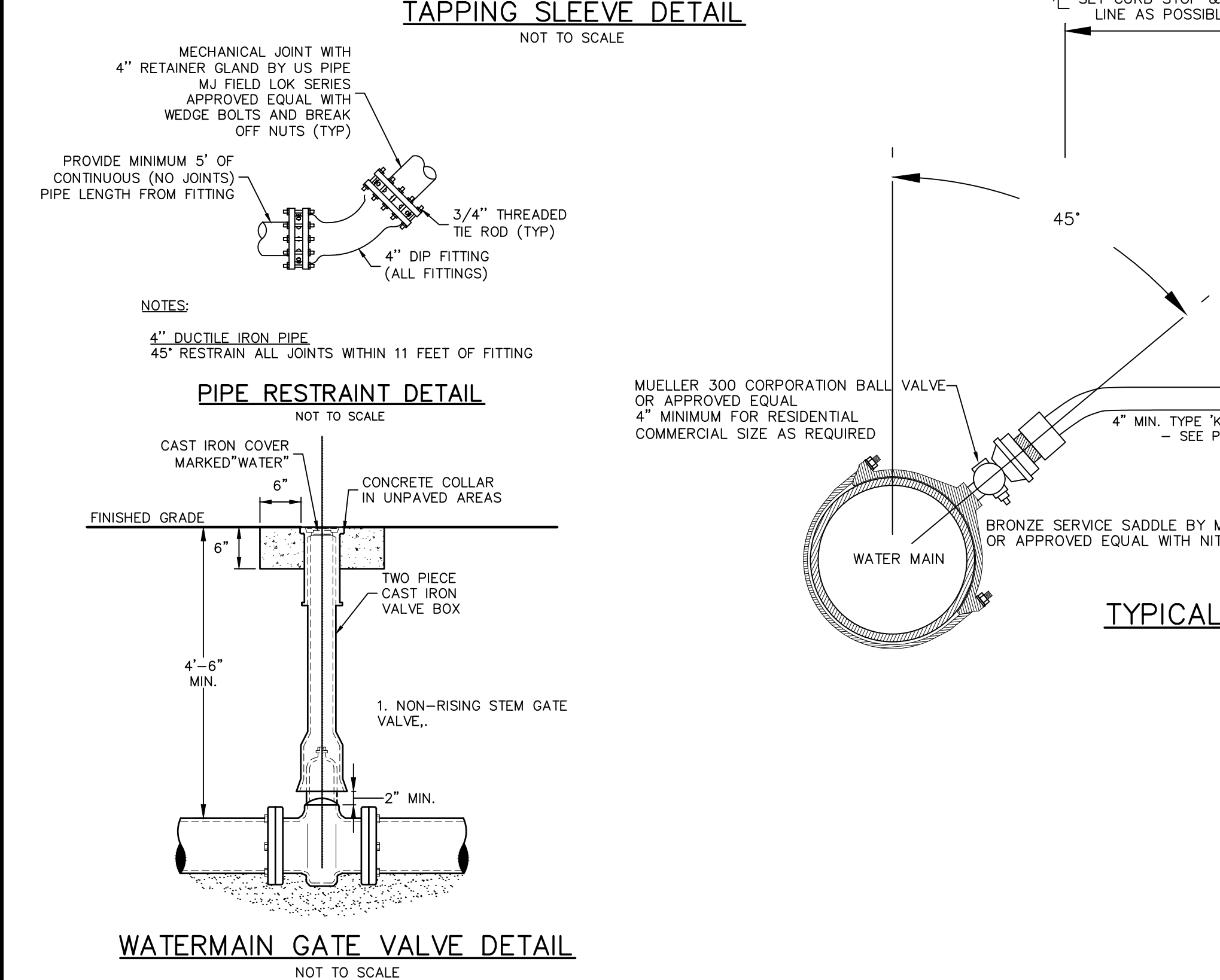
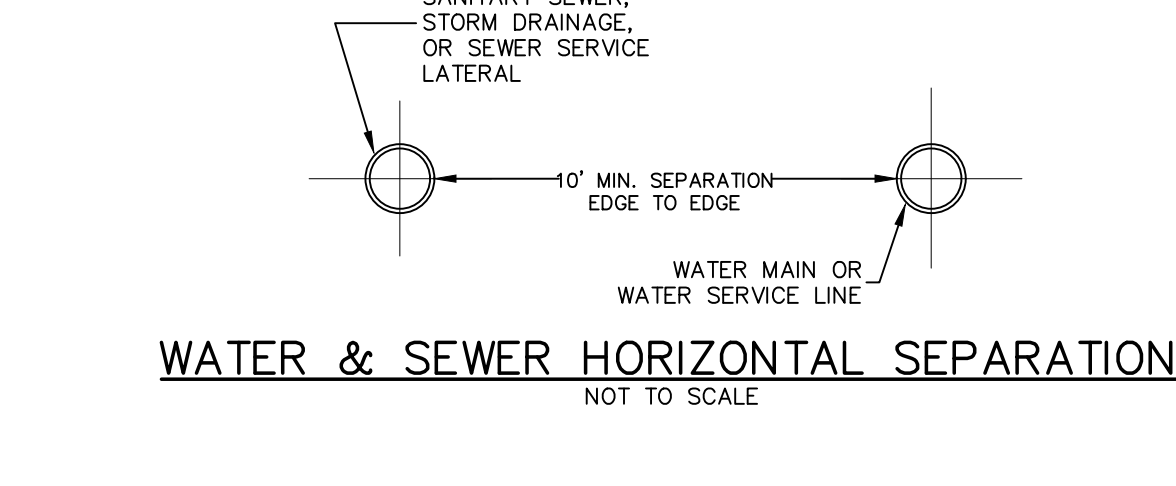
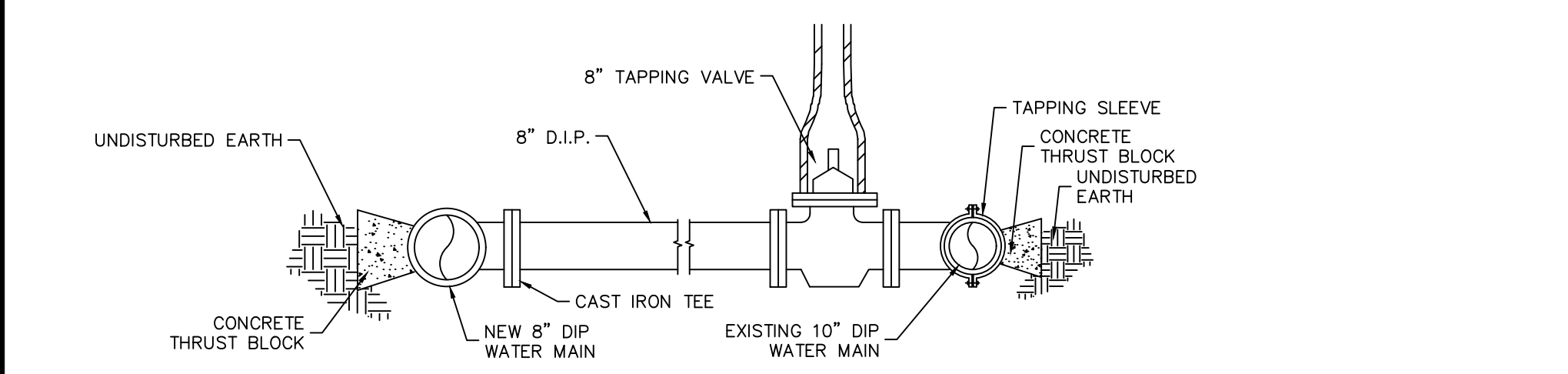
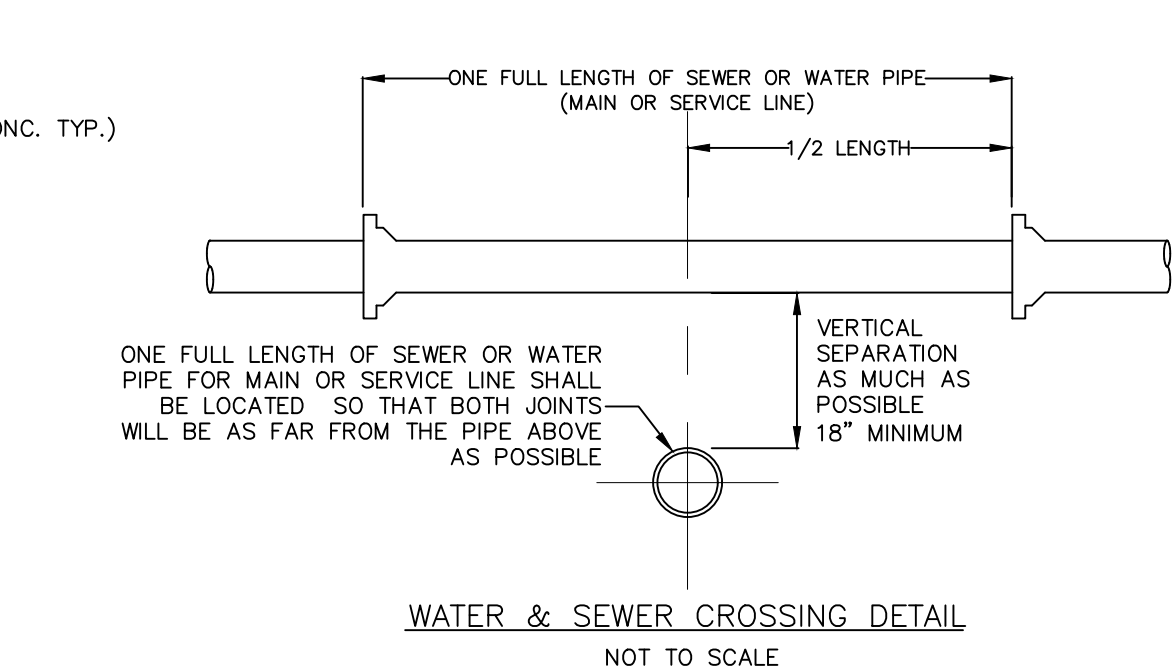
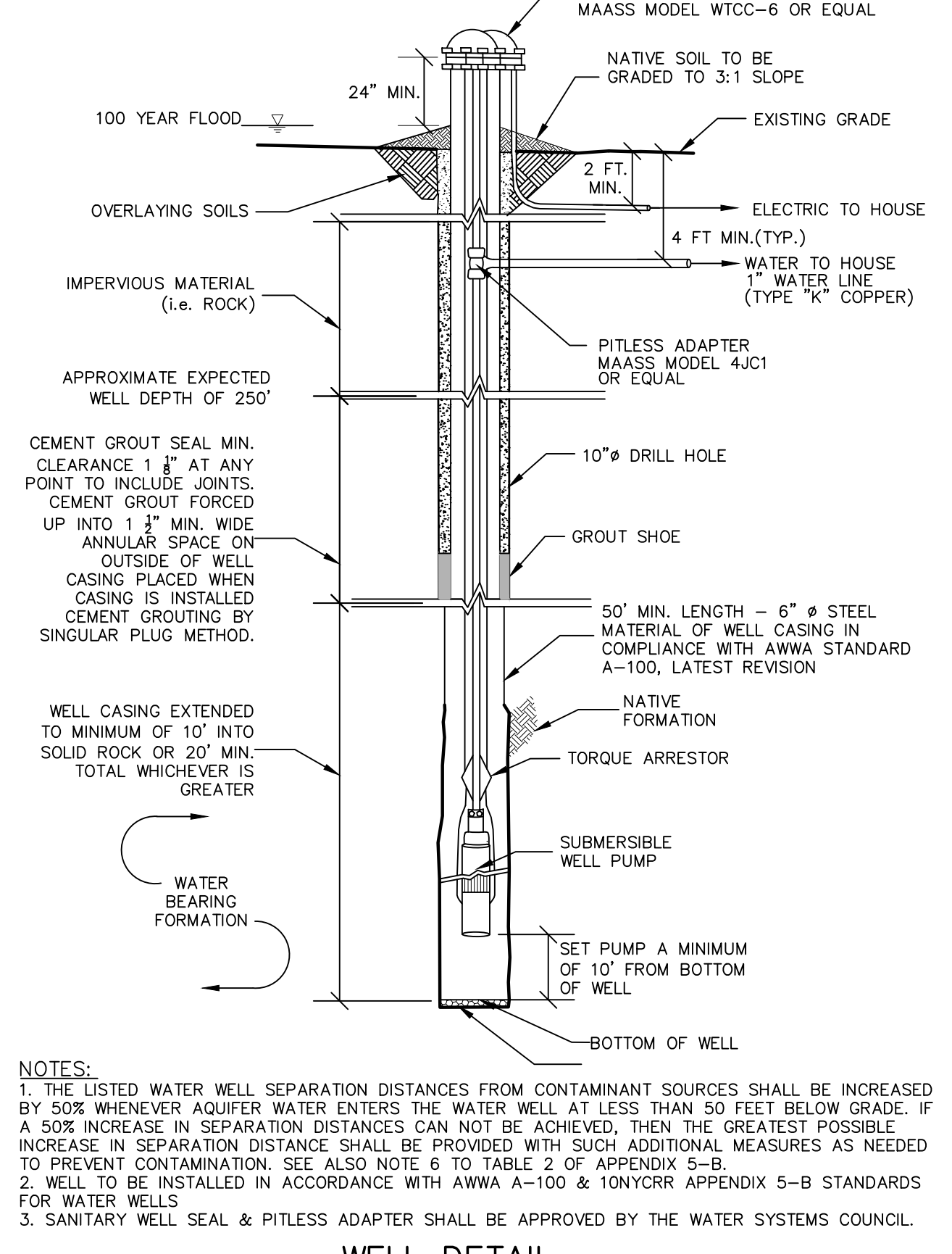
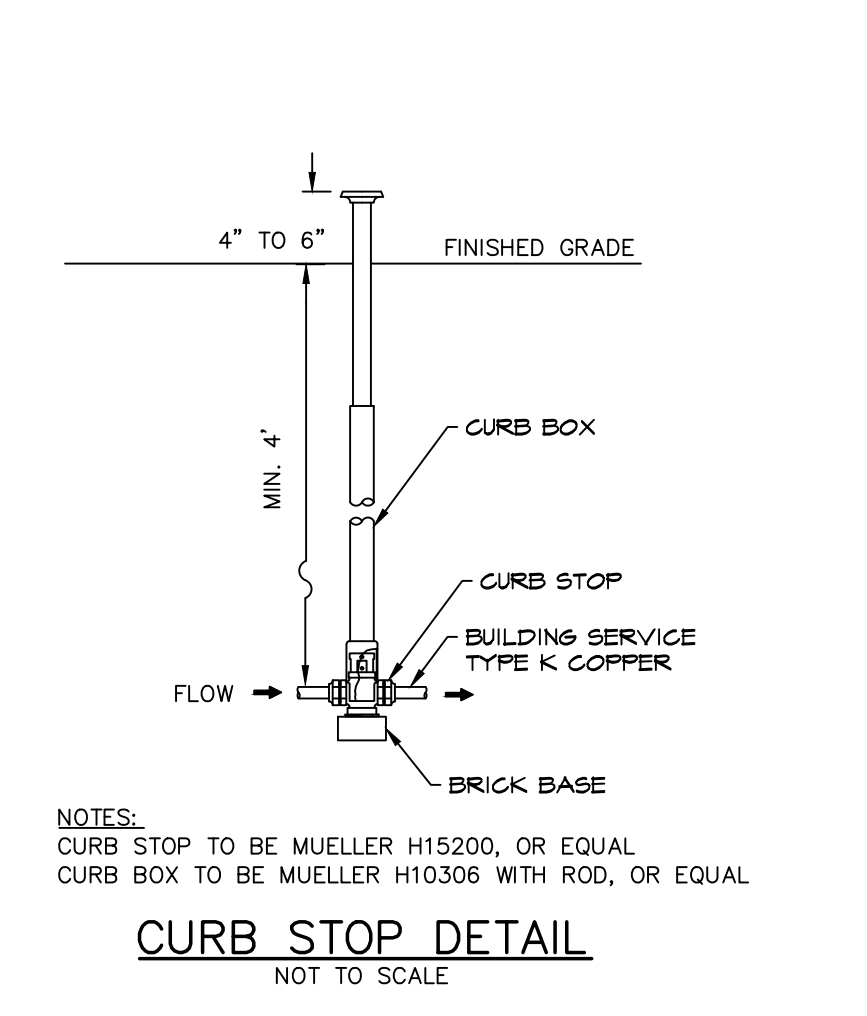
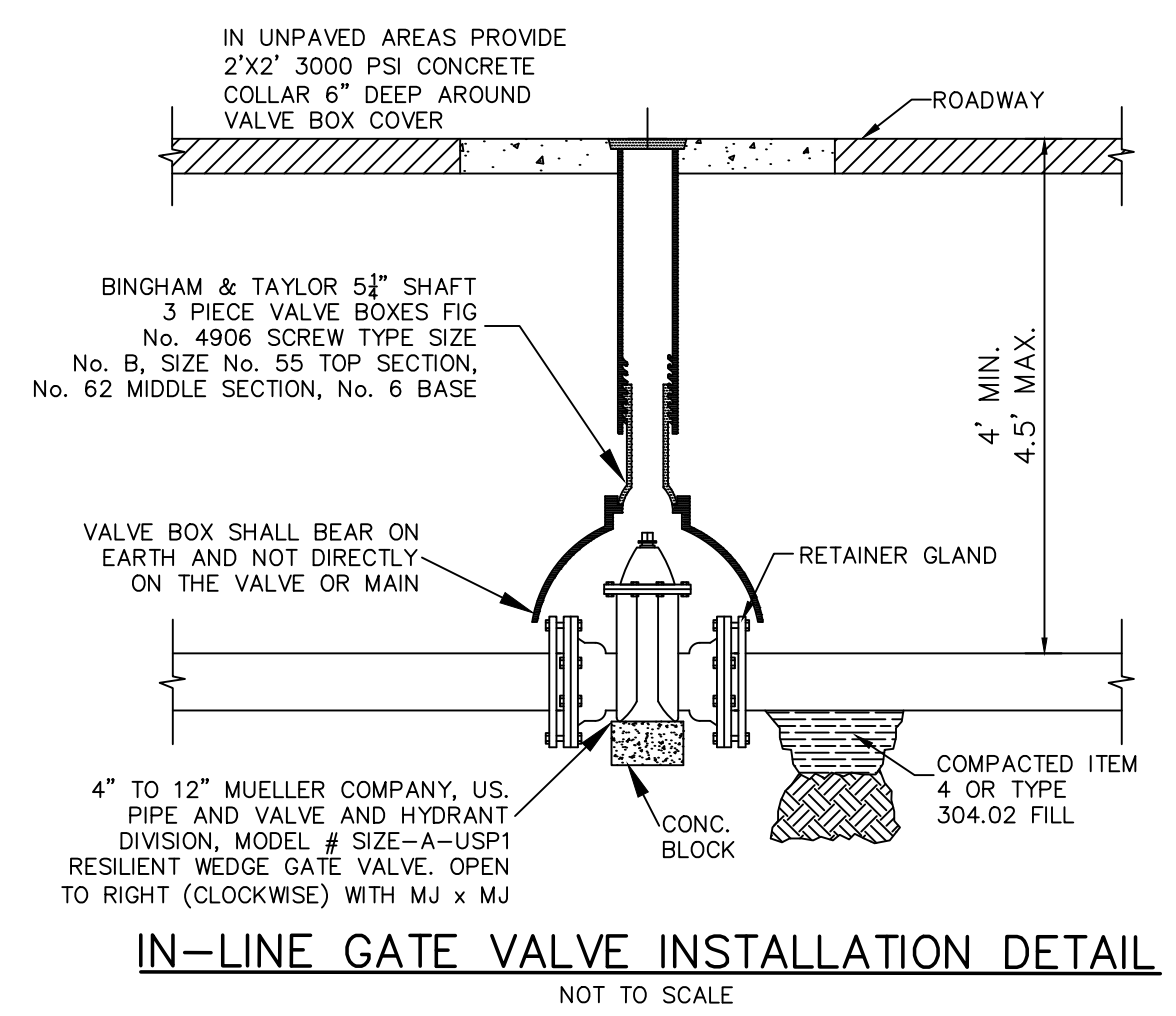
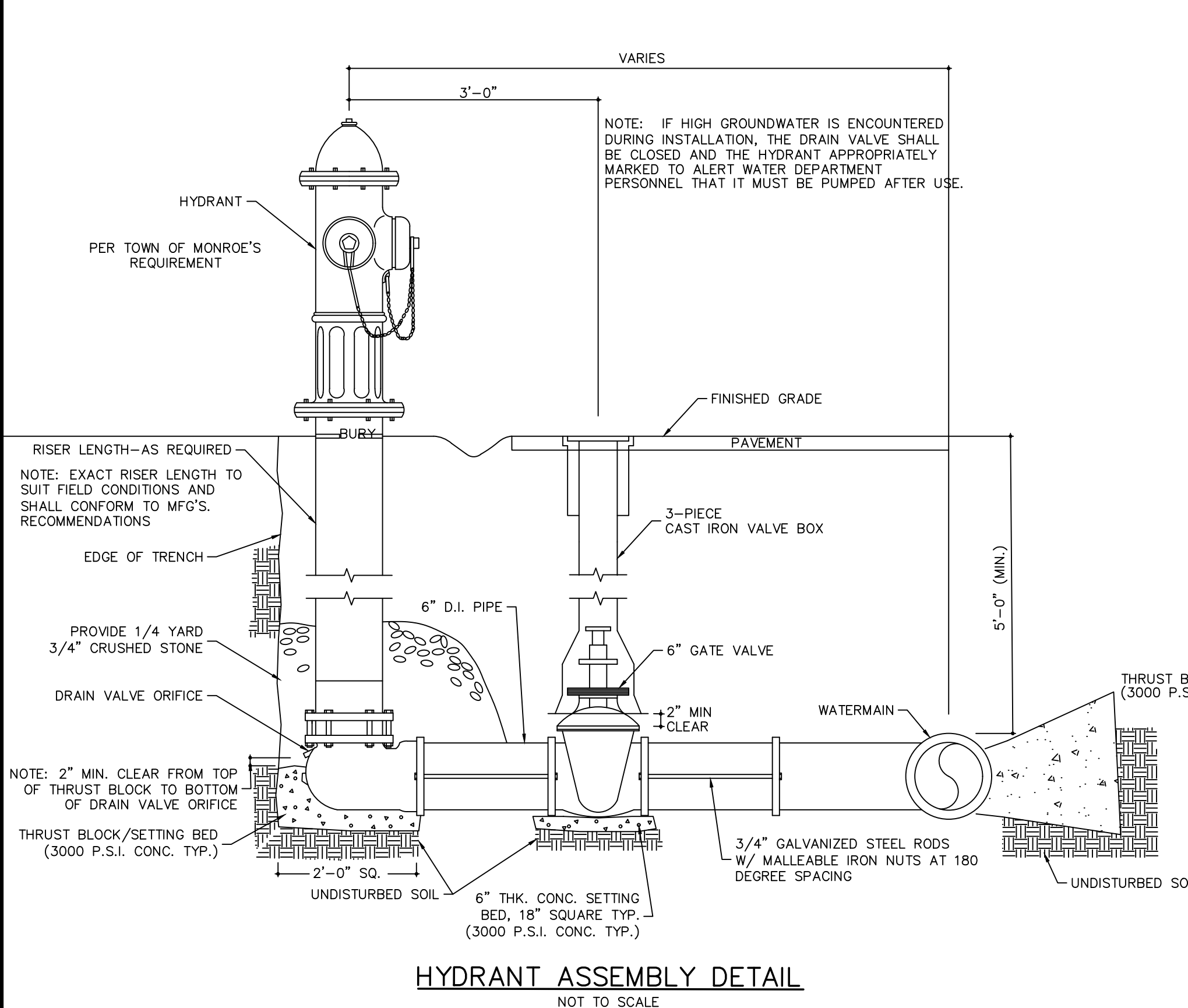
JOB#: 22-033
SCALE: AS NOTED
DATE: 5-21-24
DRAWN: MM
CHECKED: MM
SHEET NO. 20 of 24

CONSTRUCTION DETAILS

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ORANGE COUNTY, NY

WATER SUPPLY DETAILS

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SHEET NO: 21 of 24

MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

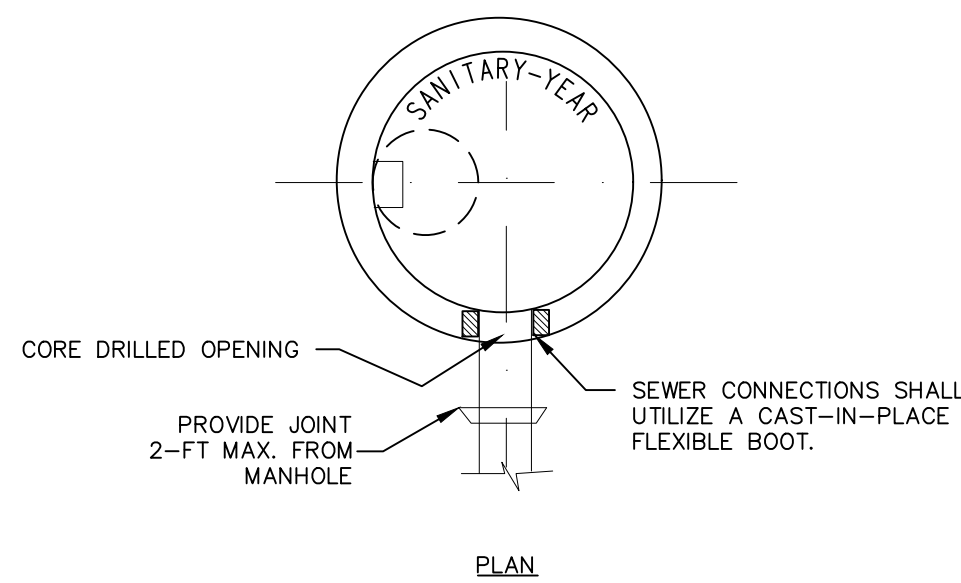
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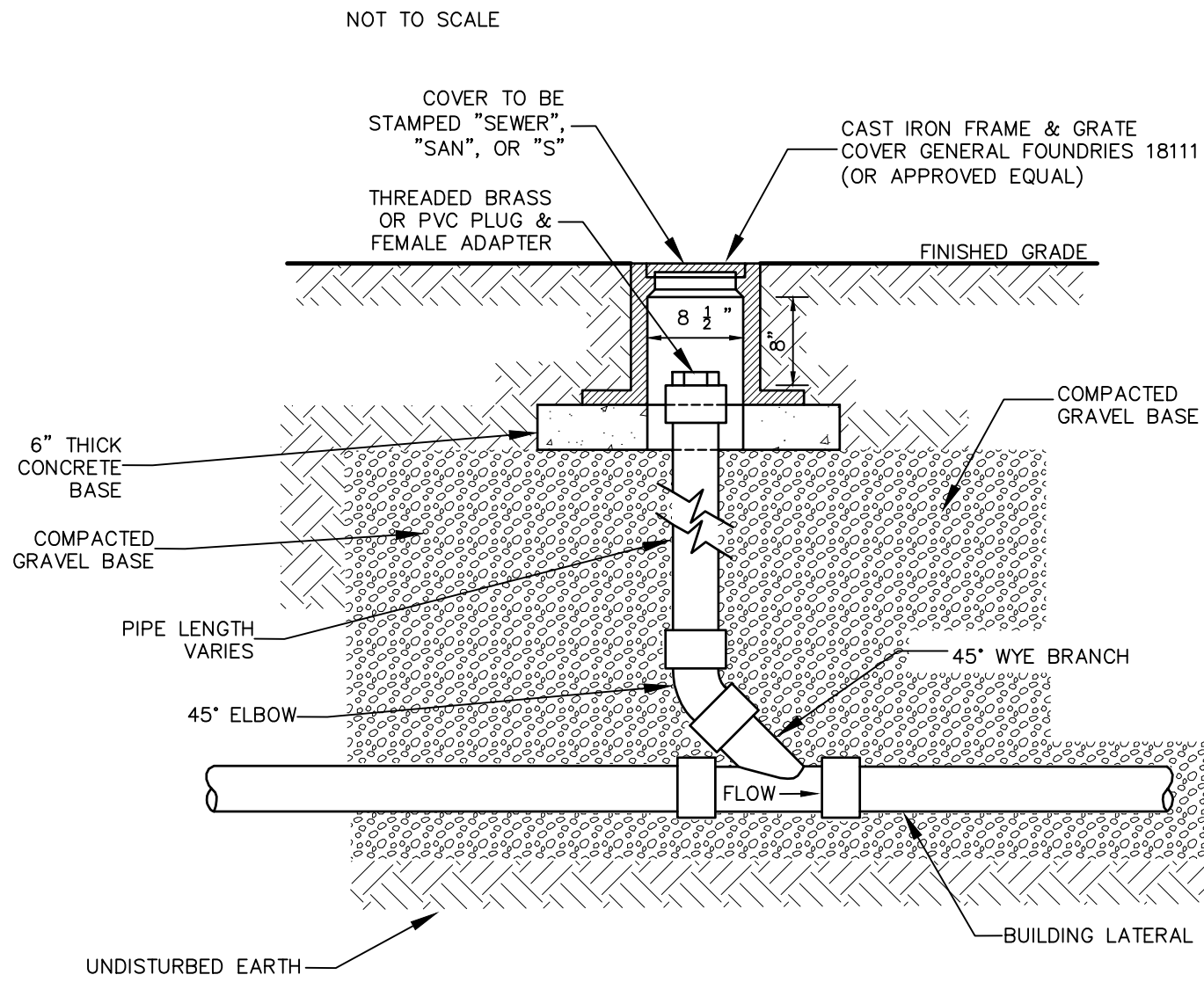
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SEWER MANHOLE CONNECTION NOTES:

1. MANHOLES SHALL BE CORE DRILLED TO ACCEPT NEW LATERALS. HAMMERING OF A HOLE(S) IS UNACCEPTABLE.
2. LATERAL CROWNS (TOP INSIDE SURFACE OF THE PIPE) SHALL NOT BE LOWER THAN THE ELEVATION OF THE OUTLET MAIN CROWN IN THE MANHOLE, UNLESS OTHERWISE APPROVED BY THE TOWN ENGINEER.
3. A WATER STOP SHALL BE USED ON ALL PLASTIC PIPE ENTERING MANHOLES.
4. CHANNEL BOTTOMS SHALL BE WORKED TO PROVIDE A SMOOTH FLOWING TRANSITION FROM THE NEW LATERALS TO THE OUTLET CHANNEL.
5. PIPE PENETRATIONS SHALL BE SEALED WITH A NON-SHRINK GROUT.
6. INSTALLATION OF SEWER LATERAL AND CONNECTION TO EXISTING MANHOLE SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES.



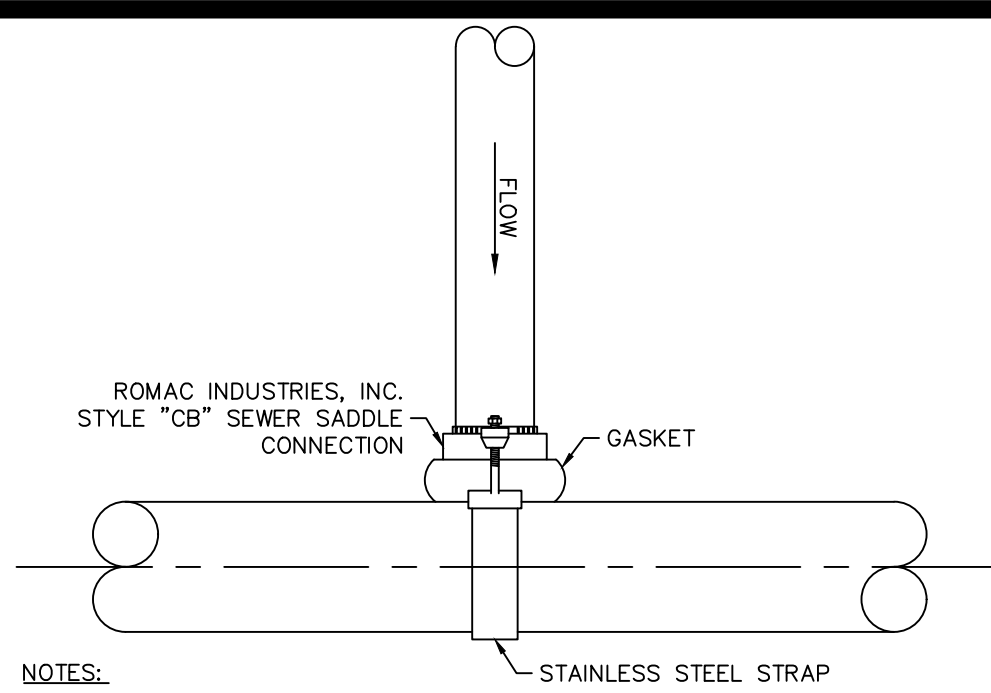
SEWER LATERAL CONNECTION TO EXISTING MANHOLE



- NOTES:**
1. EACH BUILDING LATERAL SEWER SHALL HAVE A CLEANOUT INSTALLED APPROXIMATELY 2' DOWNSTREAM OF THE BUILDING PIPE TO BUILDING LATERAL SEWER CONNECTION. HEREAFER, CLEANOUTS SHALL BE INSTALLED ALONG THE BUILDING LATERAL SEWER APPROXIMATELY EVERY 100' (MAXIMUM). FOR THE PURPOSE OF CLEANOUT LOCATIONS, DISTANCE SHALL BE MEASURED FROM THE FIRST CLEANOUT LOCATED DOWNSTREAM OF THE BUILDING PIPE TO BUILDING LATERAL SEWER CONNECTION, HENCE DOWNSTREAM ALONG THE BUILDING LATERAL SEWER TO THE CENTER OF THE SEWER MAIN LINE (GENERALLY LOCATED IN THE CENTER OF THE STREET).
 2. CLEANOUT LOCATED IN A ROAD, DRIVEWAY OR PARKING AREA SHALL REQUIRE A CAMPBELL FOUNDRY #4164 CAST IRON FRAME AND COVER. (OR APPROVED EQUAL).

BUILDING LATERAL SEWER CLEANOUT (C.O.)

NOT TO SCALE

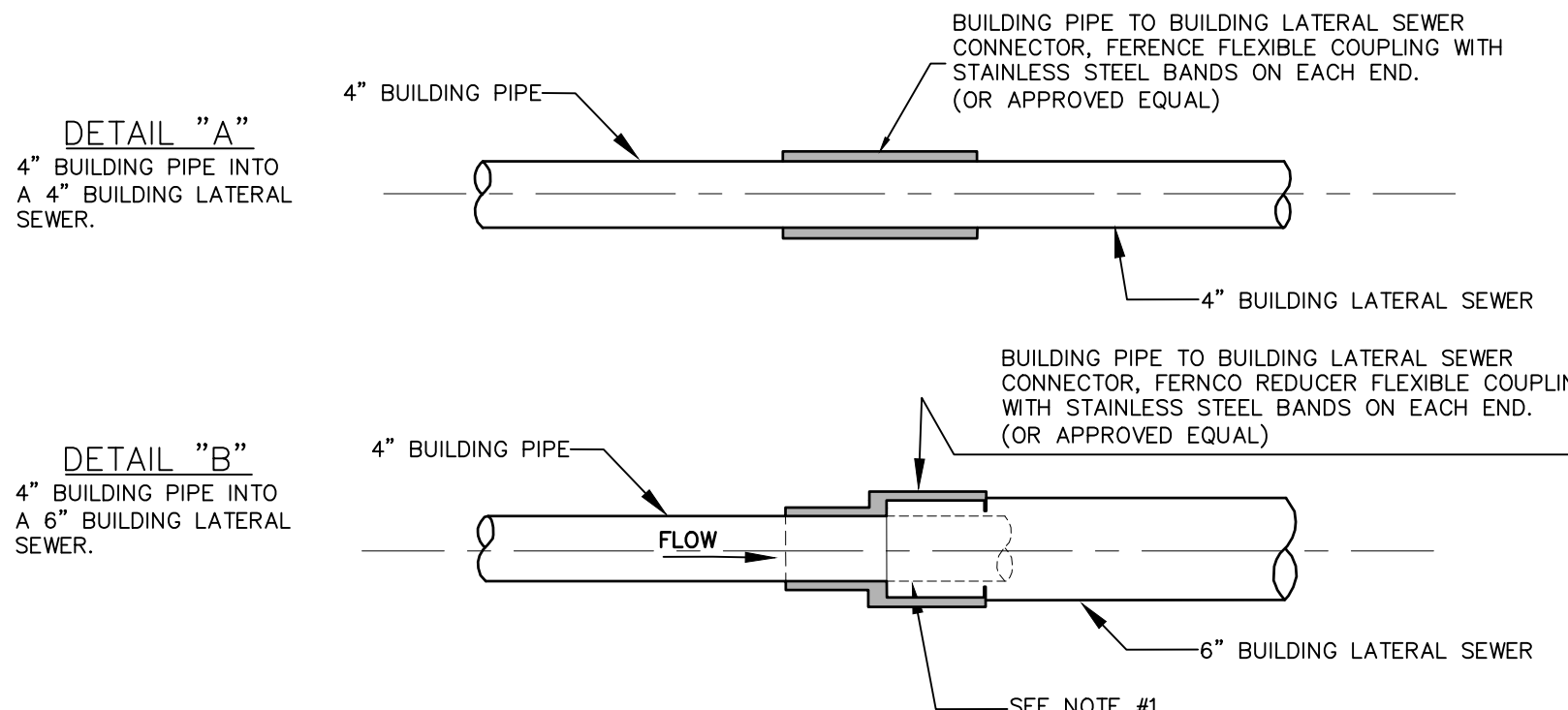


NOTES:

1. ALL APPROVED BUILDING SEWER PIPE MATERIAL FOR EACH CONNECTION MADE SHALL BE CONSTRUCTED FROM THE SAME MATERIAL.
2. SADDLE CONNECTION TO BE STYLE "CB" SEWER SADDLE AS MANUFACTURED BY ROMAC INDUSTRIES, INC. OR APPROVED EQUAL.
3. REFER TO DETAIL SPECIFICATIONS FOR STYLE "CB" SEWER SADDLE AS PROVIDED BY ROMAC INDUSTRIES, INC. FOR INSTALLATION GUIDELINES.
4. INSTALLATION AND MATERIALS OF THE SADDLE CONNECTION TO CONFORM WITH O.C.S.D. NO. 1 CRITERIA. THERE WILL BE NO DEVIATION FROM THE APPROVED PLAN WITHOUT WRITTEN APPROVAL FROM THE SEWER DEPARTMENT.

SADDLE CONNECTION DETAIL

NOT TO SCALE

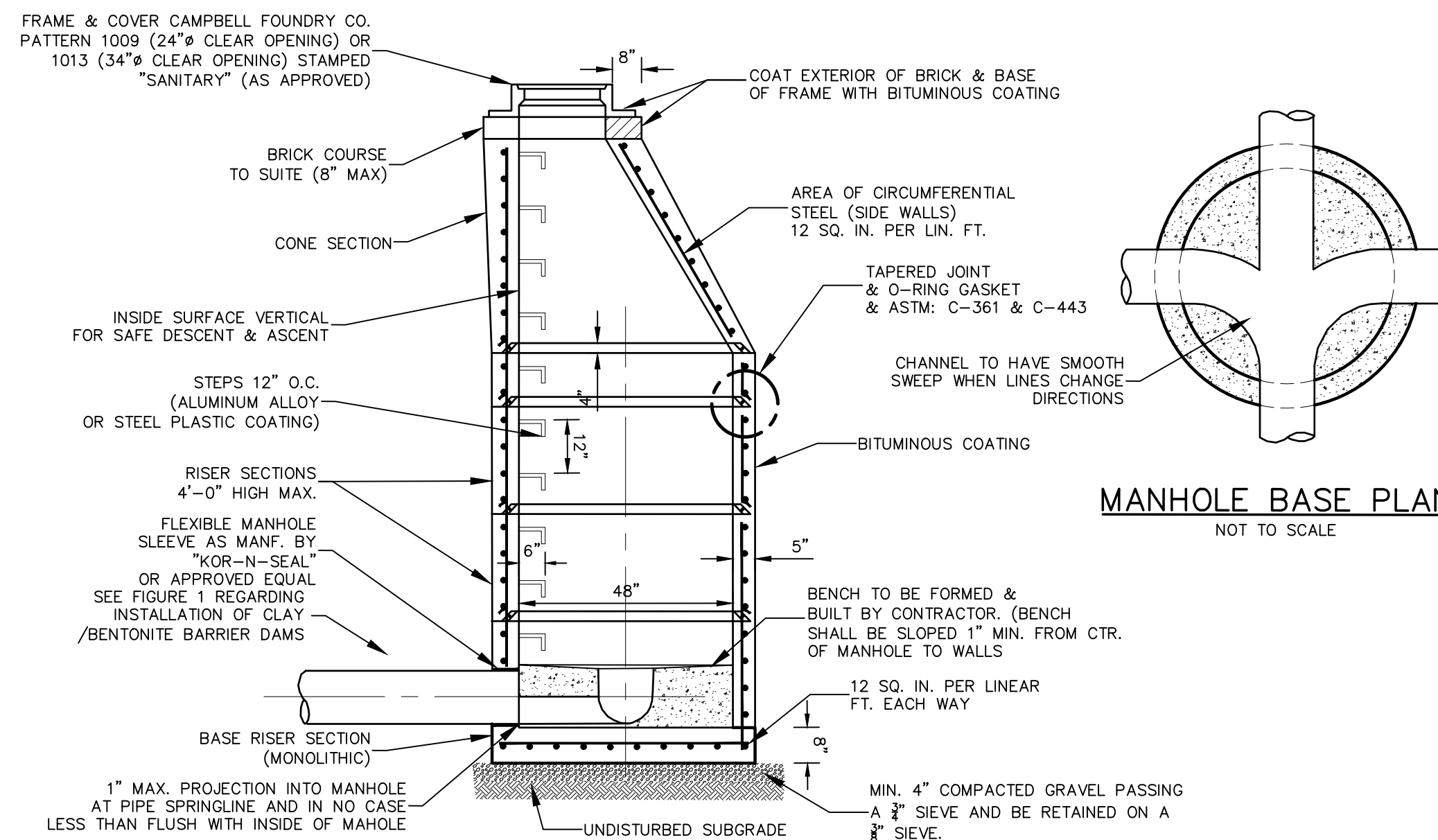


NOTES:

1. 4" BUILDING PIPE TO STUB APPROXIMATELY 6" INTO 6" BUILDING LATERAL SEWER.
2. EACH 4" BUILDING LATERAL SEWER MAY BE APPROVED FOR CONSTRUCTION OF SINGLE (1) AND TWO (2) FAMILY DWELLINGS ONLY.
3. EACH 6" BUILDING LATERAL SEWER SHALL BE REQUIRED FOR ALL COMMERCIAL USES AND SERVE NO MORE THAN TWELVE (12) EQUIVALENT LIVING UNITS, AS DETERMINED BY OSHA SECTION 1926.650 EXCAVATION GENERAL PROTECTION REQUIREMENTS AND OSHA SECTION 1926.651 TRENCHING AND SHORING, STATE OF NEW YORK UNIFORM FIRE PREVENTION AND BUILDING CODES AND NATIONAL FIRE PROTECTION ASSOCIATION CODES.
4. BUILDING PIPE SHALL NOT EXCEED MORE THAN 10' FROM EXTERIOR OF BUILDING FOUNDATION.
5. 6" BUILDING PIPE TO 6" BUILDING LATERAL SEWER SHALL BE MADE BY INSTALLING A TYPE 1, STYLE 62 DRESSER COUPLING OR DRESSER STYLE 262 HYMAX COUPLING (OR APPROVED EQUAL).

BUILDING PIPE TO BUILDING LATERAL SEWER CONNECTION

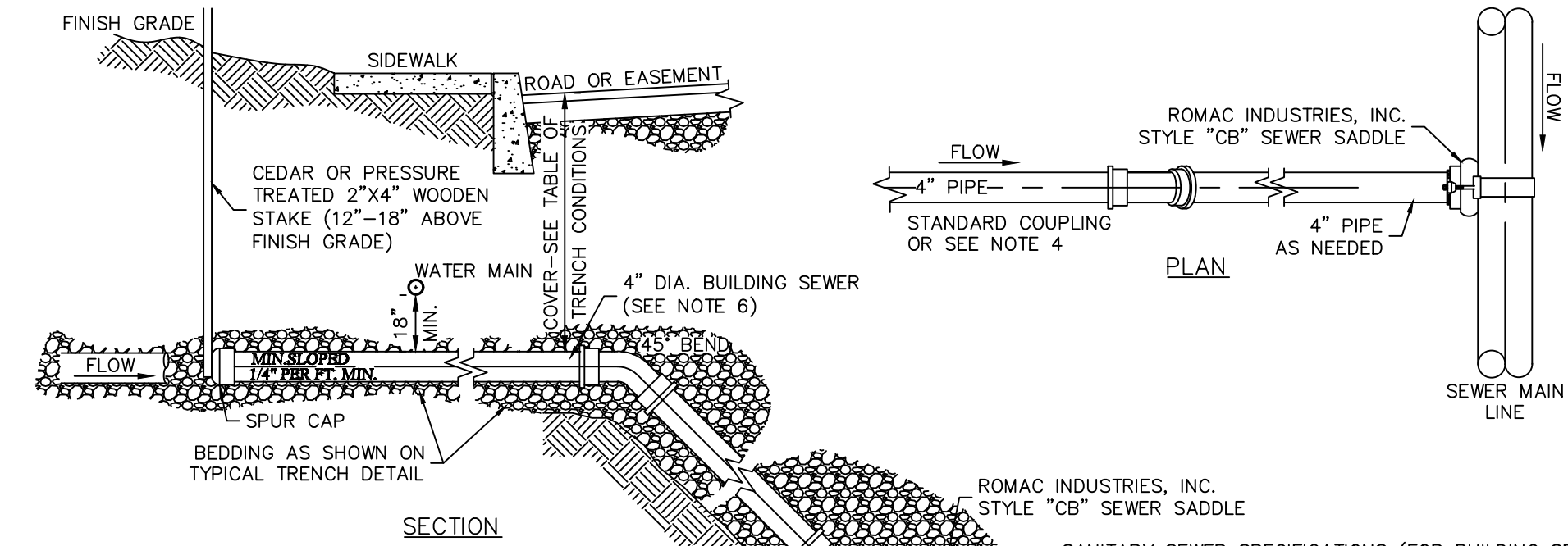
NOT TO SCALE



PRECAST REINFORCED CONCRETE MANHOLE

NOT TO SCALE

- MANHOLE TO MEET CURRENT REQUIREMENTS OF ASTM: C-478
- JOINT: LOCK TYPE WITH ROUND RUBBER GASKETS. THE WEIGHT OF EACH SECTION MUST MAKE AN INFILTRATION PROOF JOINT BY FORCING THE GASKET TIGHT.
- ALL MATERIALS AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF OCSO No. 1
- MANHOLE TO BE SUITABLE FOR H-20 LOADING
- MANHOLE EXTERIOR MUST BE 100% BITUMINOUS COATED.
- ALL MATERIALS SHALL CONFORM TO THE STANDARD SPECIFICATIONS, CONSTRUCTION MATERIALS, DATED 2002 (NEW YORK STATE STANDARD SPECIFICATIONS) WITH ALL ADDENDUMS. ALL FACILITIES MUST BE NEW YORK STATE DEPARTMENT OF TRANSPORTATION APPROVED.



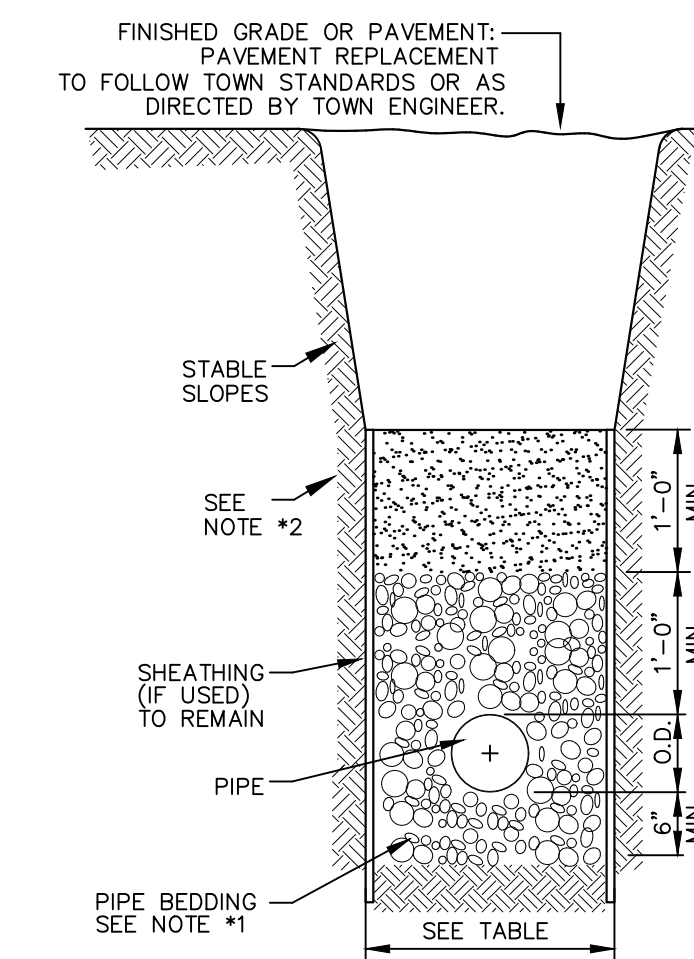
COVER	PIPE
LESS THAN 4'-0"	CLASS 52 DUCTILE IRON OR CAST IRON EXTRA HEAVY OR APPROVED EQUAL

NOTES:

1. ALL APPROVED BUILDING SEWER PIPE MATERIAL FOR EACH CONNECTION MADE SHALL BE CONSTRUCTED FROM THE SAME MATERIAL.
2. MINIMUM HORIZONTAL SEPARATION BETWEEN SPUR CAP AND SIDEWALK SHALL BE 2'-0" IN ALL CASES THE SPUR CAP LOCATION SHALL EXTEND A MINIMUM HORIZONTAL DISTANCE OF 2'-0" ONTO ALL BUILDING LOT PROPERTIES.
3. TRANSITION BETWEEN DIFFERENT PIPE MATERIAL (AS APPROVED) SHALL BE MADE BY INSTALLING A TYPE 1, STYLE 62 DRESSER COUPLING OR DRESSER STYLE 262 HYMAX COUPLING (OR APPROVED EQUAL).
4. SADDLE CONNECTION SHALL BE A FITTING CONSTRUCTED SPECIFICALLY FOR THE INSTALLED MAIN LINE SEWER MATERIAL CLASS (OR APPROVED EQUAL). THE BUILDINGS SEWER SHOWN FROM THE MAIN LINE SOURCE SADDLE CONNECTION FITTING TO THE SPUR CAP SHALL MEET THE SPECIFICATIONS SHOWN FOR I) 6" SEWER SERVICE LATERALS.

SEWER MAIN CONNECTION DETAIL

NOT TO SCALE



PIPE O.D.	MIN. TRENCH WIDTH
24" AND SMALLER	O.D. + 1'-4"
30" AND LARGER	O.D. + 2'-0"

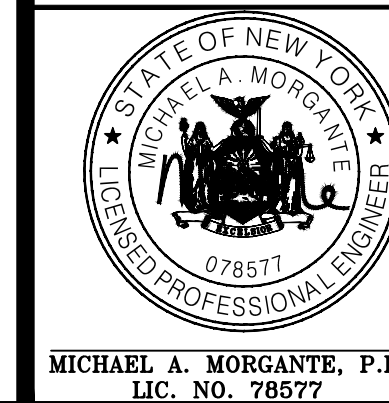
TYPICAL TRENCH DETAIL

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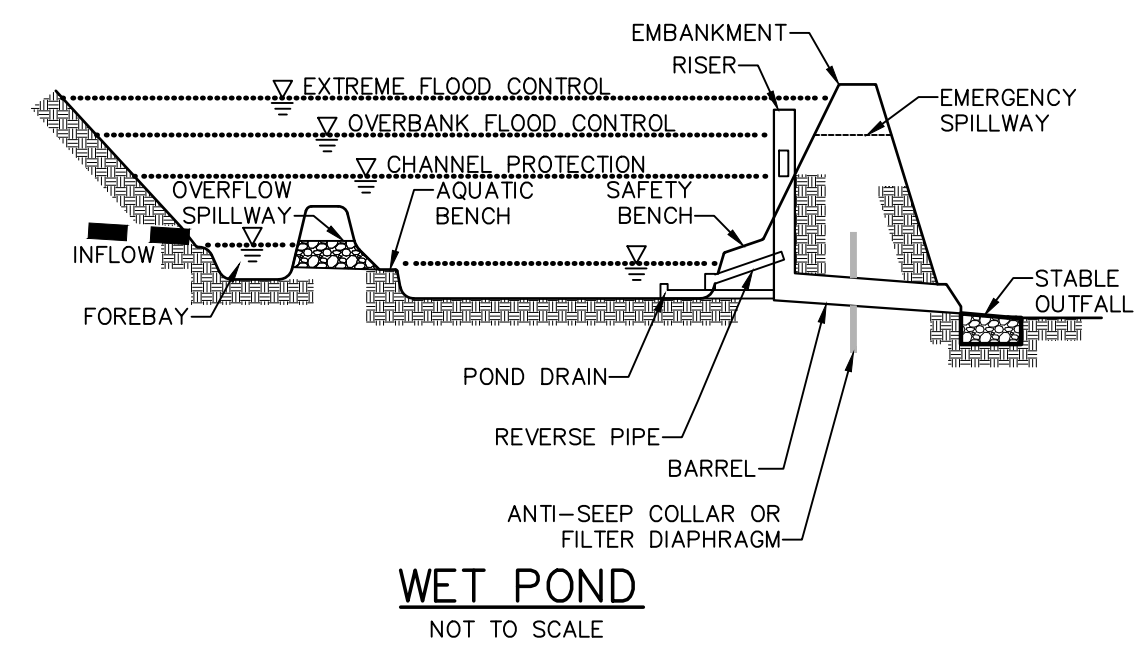
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PROSPECT ACRES
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 ORANGE COUNTY, NY

SEWAGE DISPOSAL DETAILS

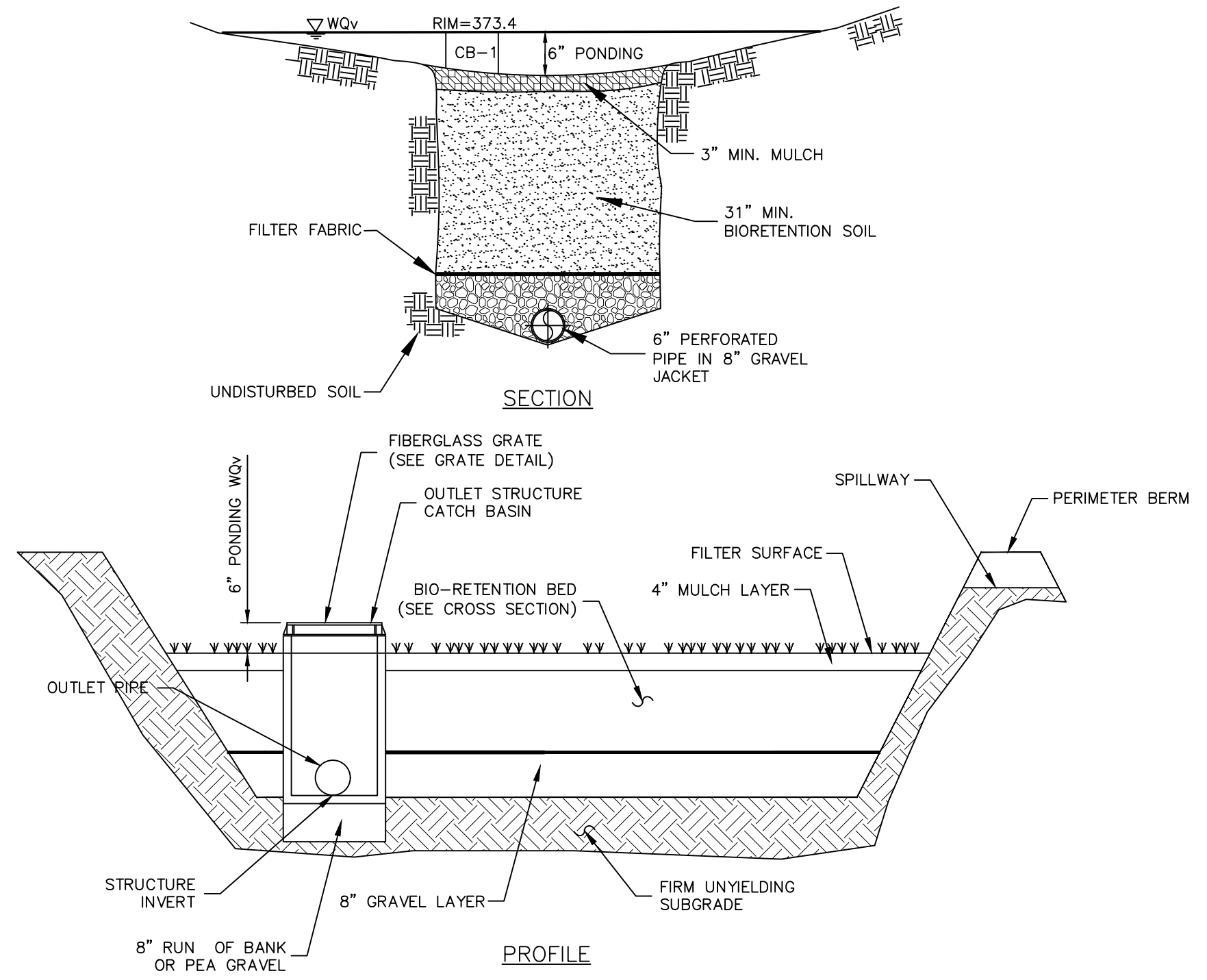
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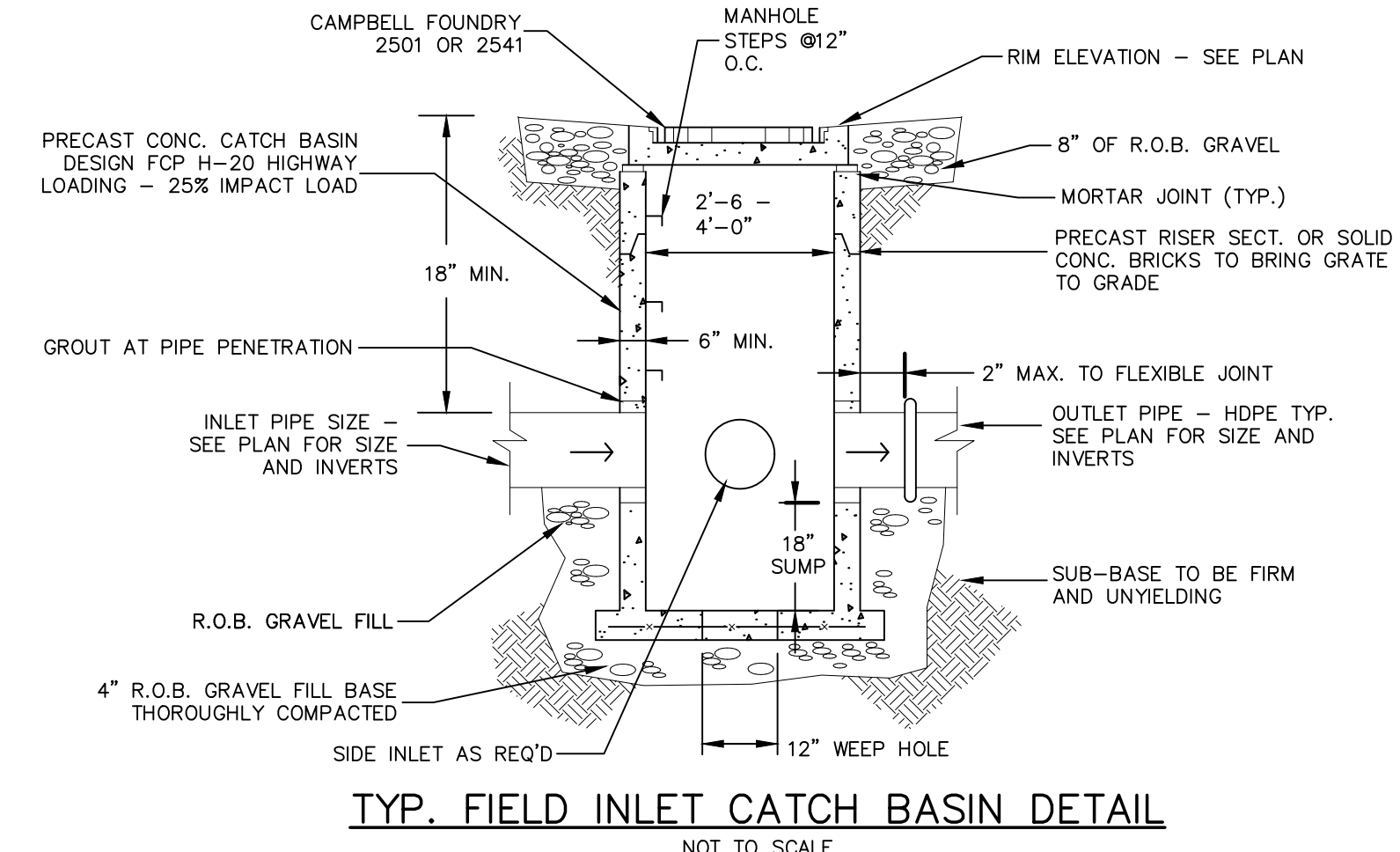




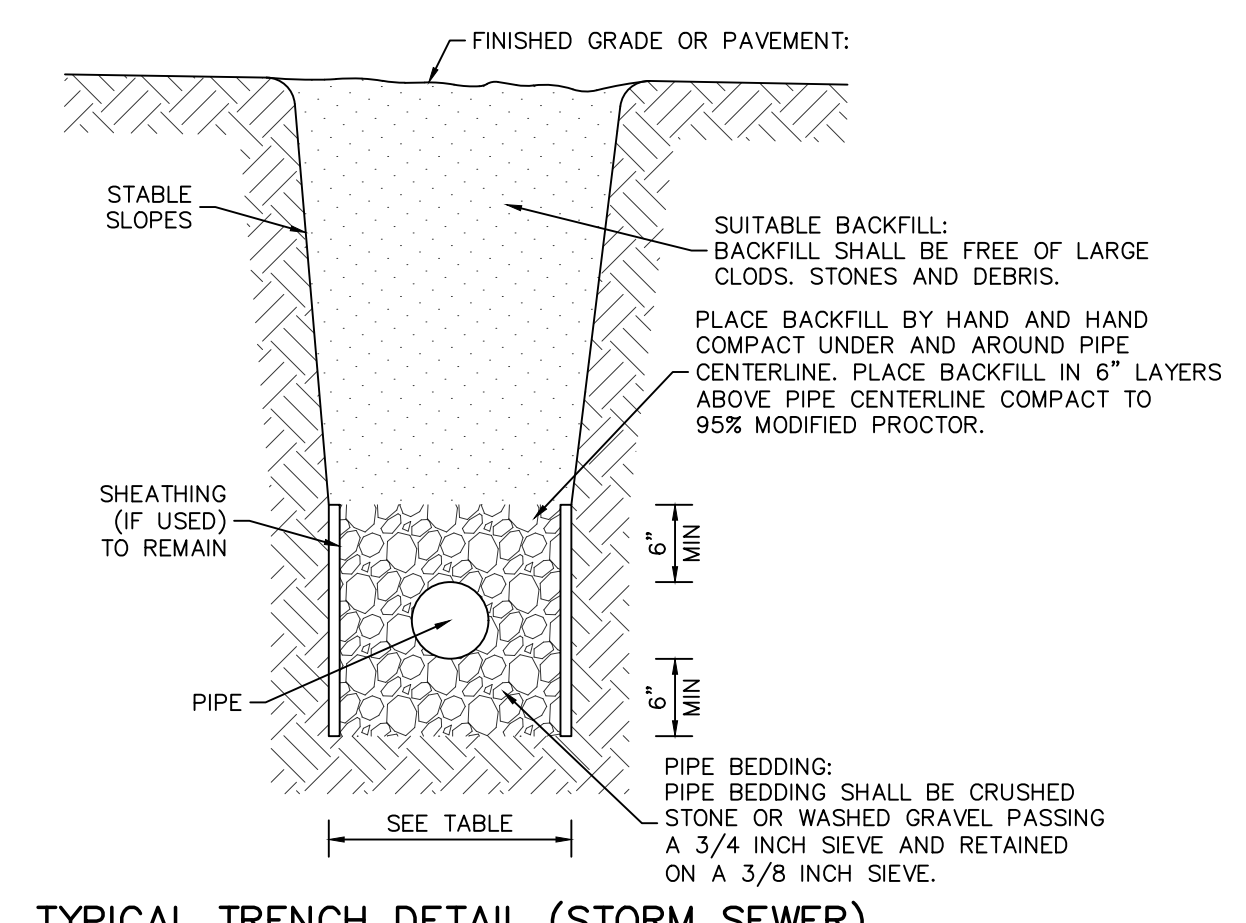
WET POND
NOT TO SCALE



BIORETENTION DETAIL
NOT TO SCALE



TYP. FIELD INLET CATCH BASIN DETAIL
NOT TO SCALE

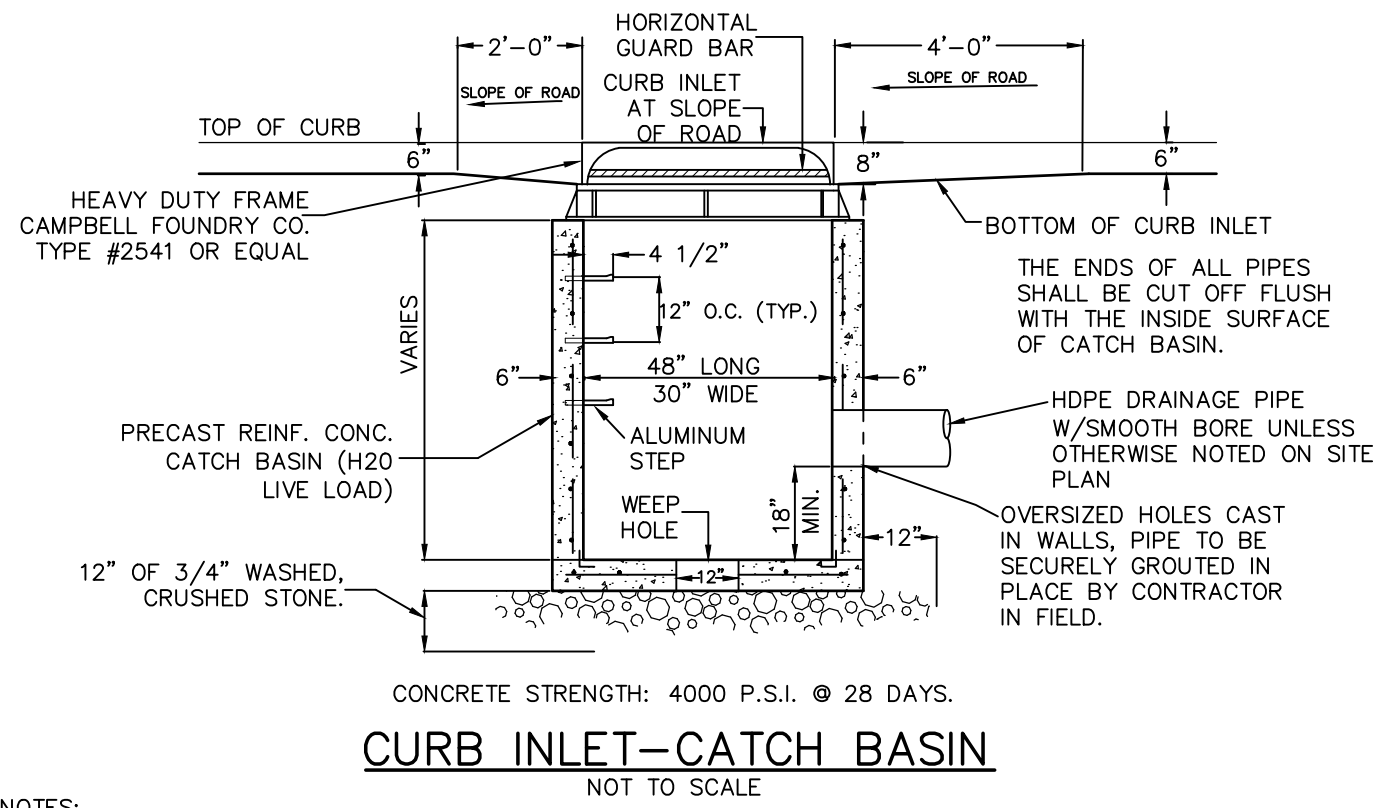
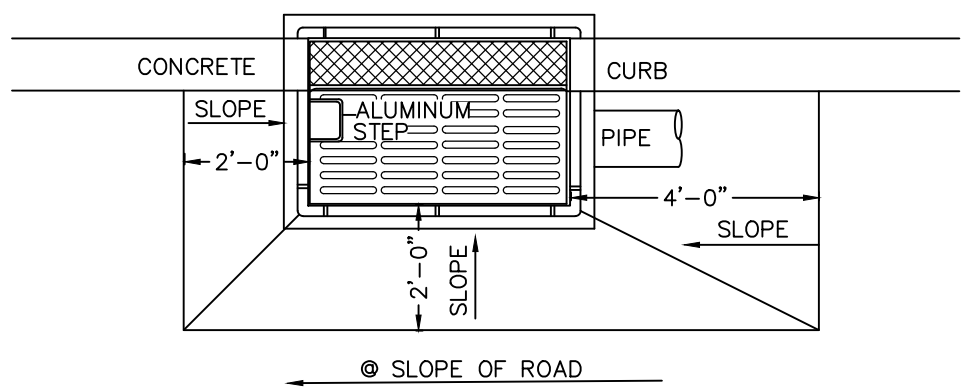


TYPICAL TRENCH DETAIL (STORM SEWER)
NOT TO SCALE

PIPE O.D.	MIN. TRENCH WIDTH
24" AND SMALLER	O.D + 1'-4"
30" AND SMALLER	O.D + 2'-0"

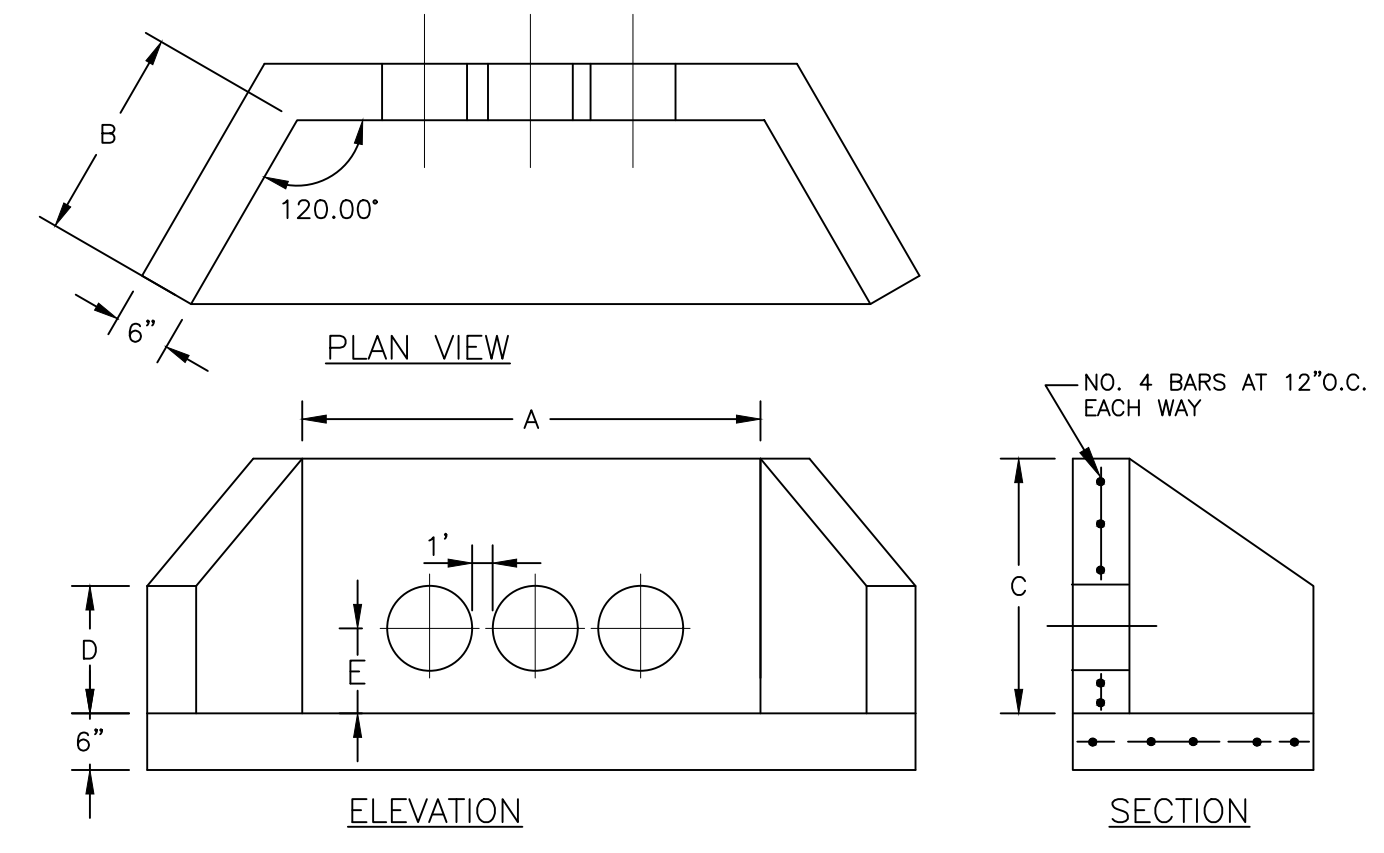
DIMENSION SCHEDULE					
PIPE DIAM.	A	B	C	D	E
15"	80"	30"	42"	21"	13 1/2"

CONCRETE TO TEST @4000 PSI AT 28 DAYS

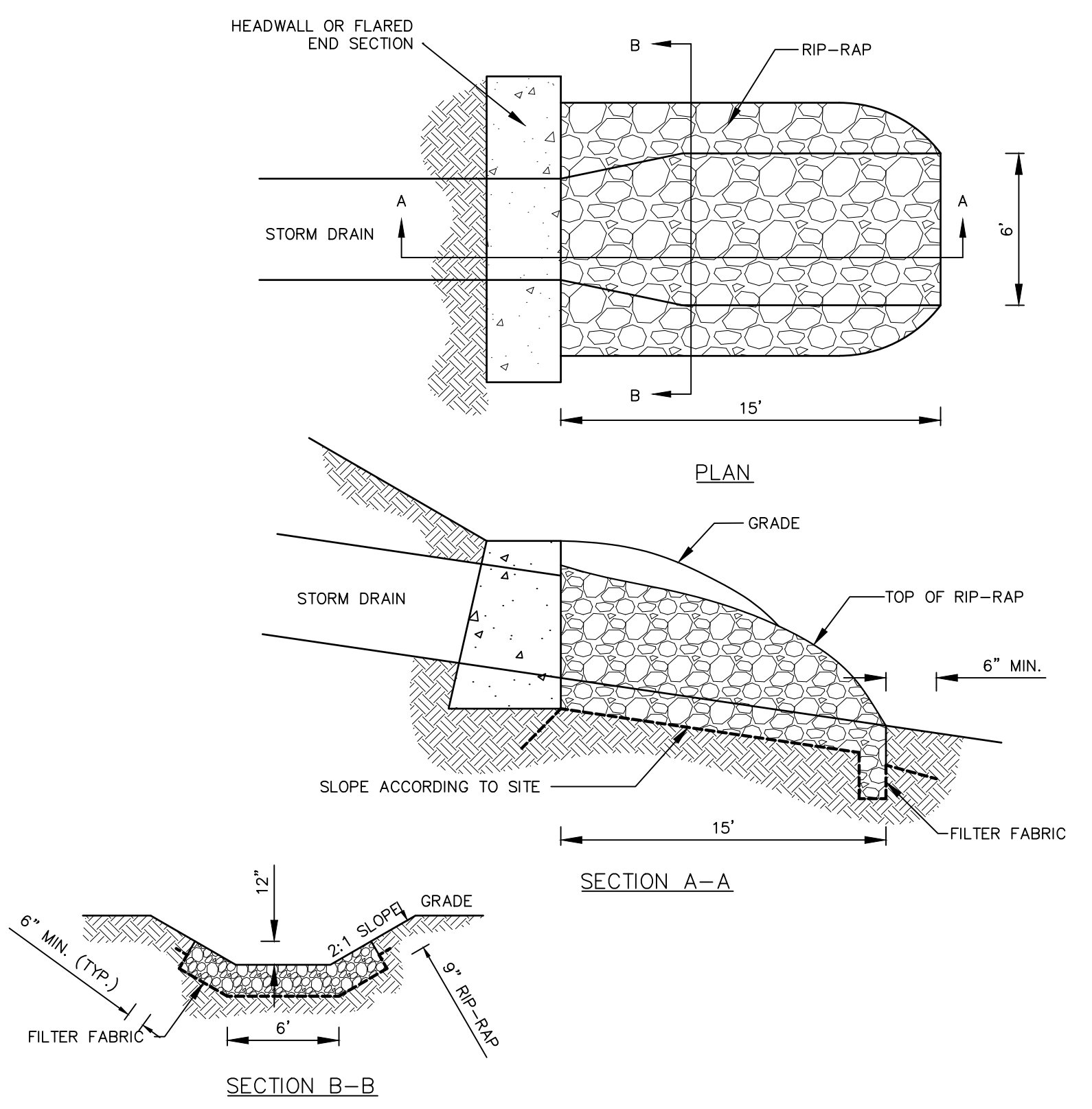


CURB INLET-CATCH BASIN
NOT TO SCALE

NOTES:
1. RETAINER GLANDS ARE REQUIRED ON ALL FITTINGS IN ADDITION TO THE RODS AND THRUST BLOCKS.
2. ALL UTILITY TRENCHES WITHIN PAVED AREAS SHALL BE BACKFILLED FULL DEPTH WITH RUN-OF-BANK GRAVEL. ALL UTILITIES TO BE DEDICATED TO THE TOWN SHALL MEET TOWN OF WALLKILL SPECIFICATIONS.



HEADWALL DETAIL
NOT TO SCALE



RIP-RAP OUTLET DETAIL
NOT TO SCALE

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SUBDIVISION & SITE PLAN FOR
PROSPECT ACRES
VILLAGE OF SOUTH BLOOMING GROVE
ORANGE COUNTY, NY

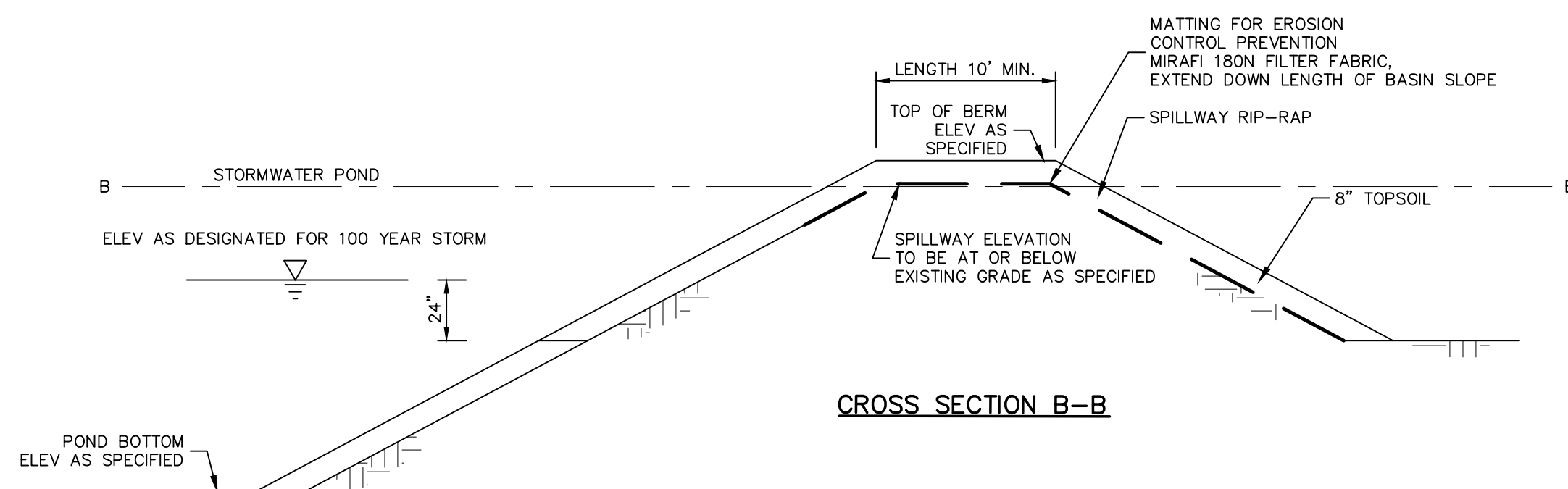
STORMWATER DETAILS 01

	<p>JOB#: 22-033 SCALE: AS NOTED DATE: 5-21-24 DRAWN: MM CHECKED: MM SHEET NO: 23 of 24</p>	<p>MICHAEL A. MORGANTE, P.E. LIC. NO. 78577</p>
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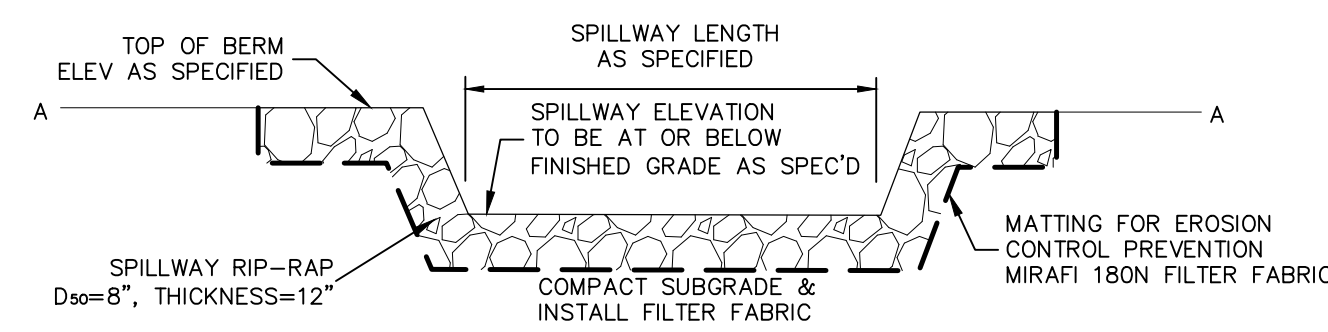
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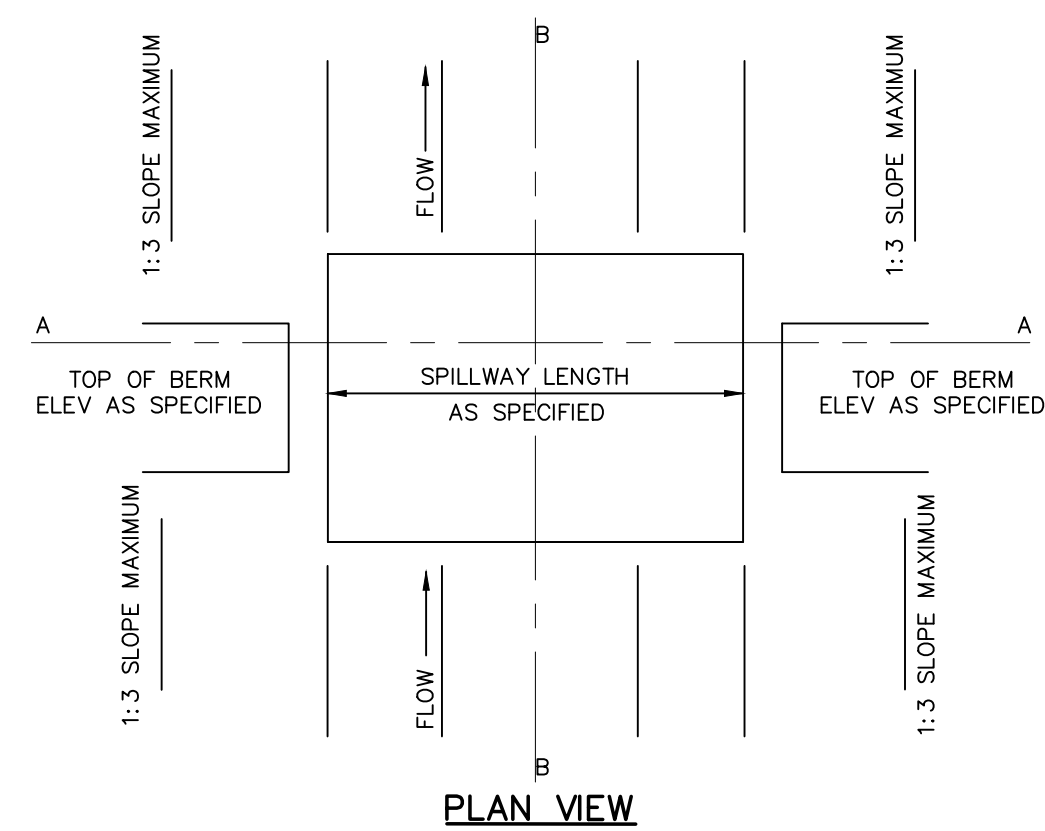




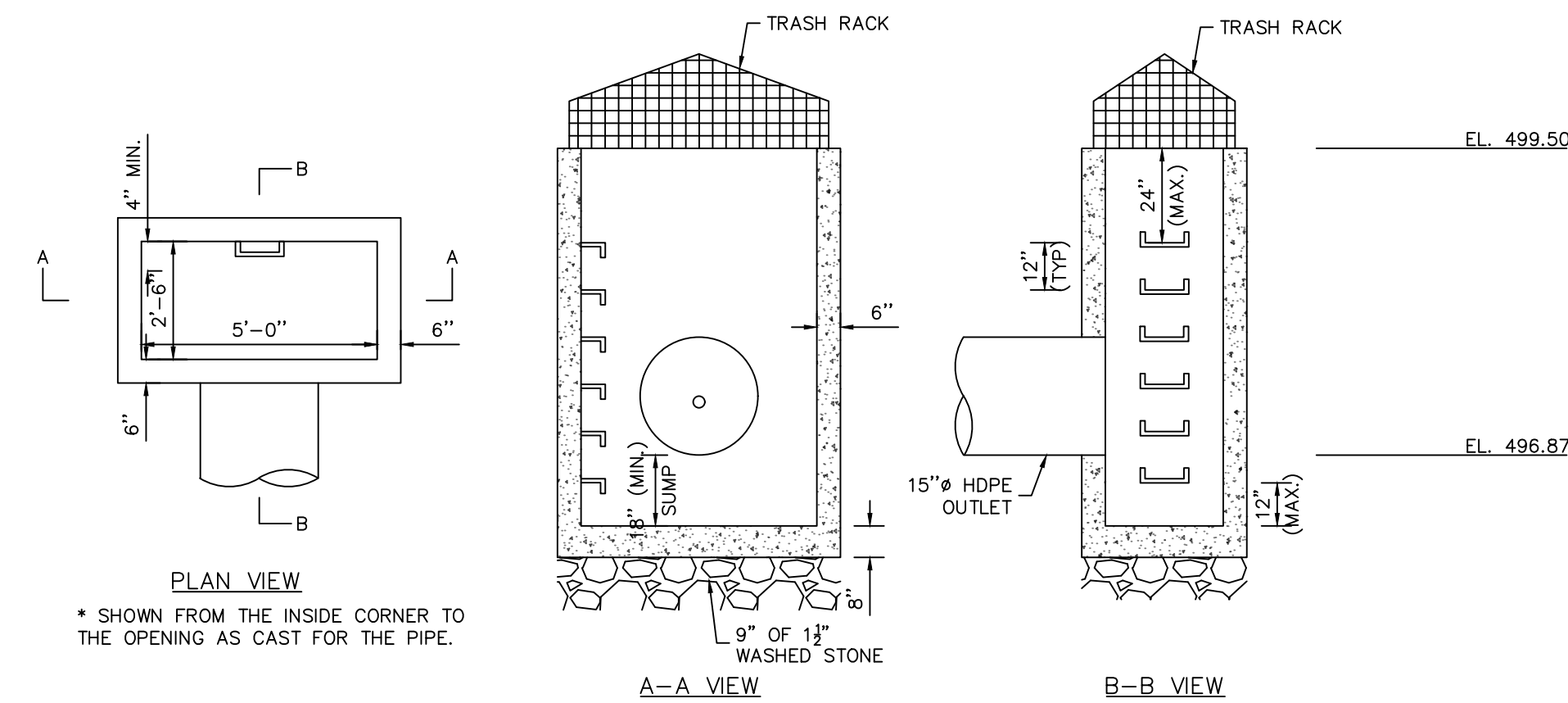
CROSS SECTION B-B



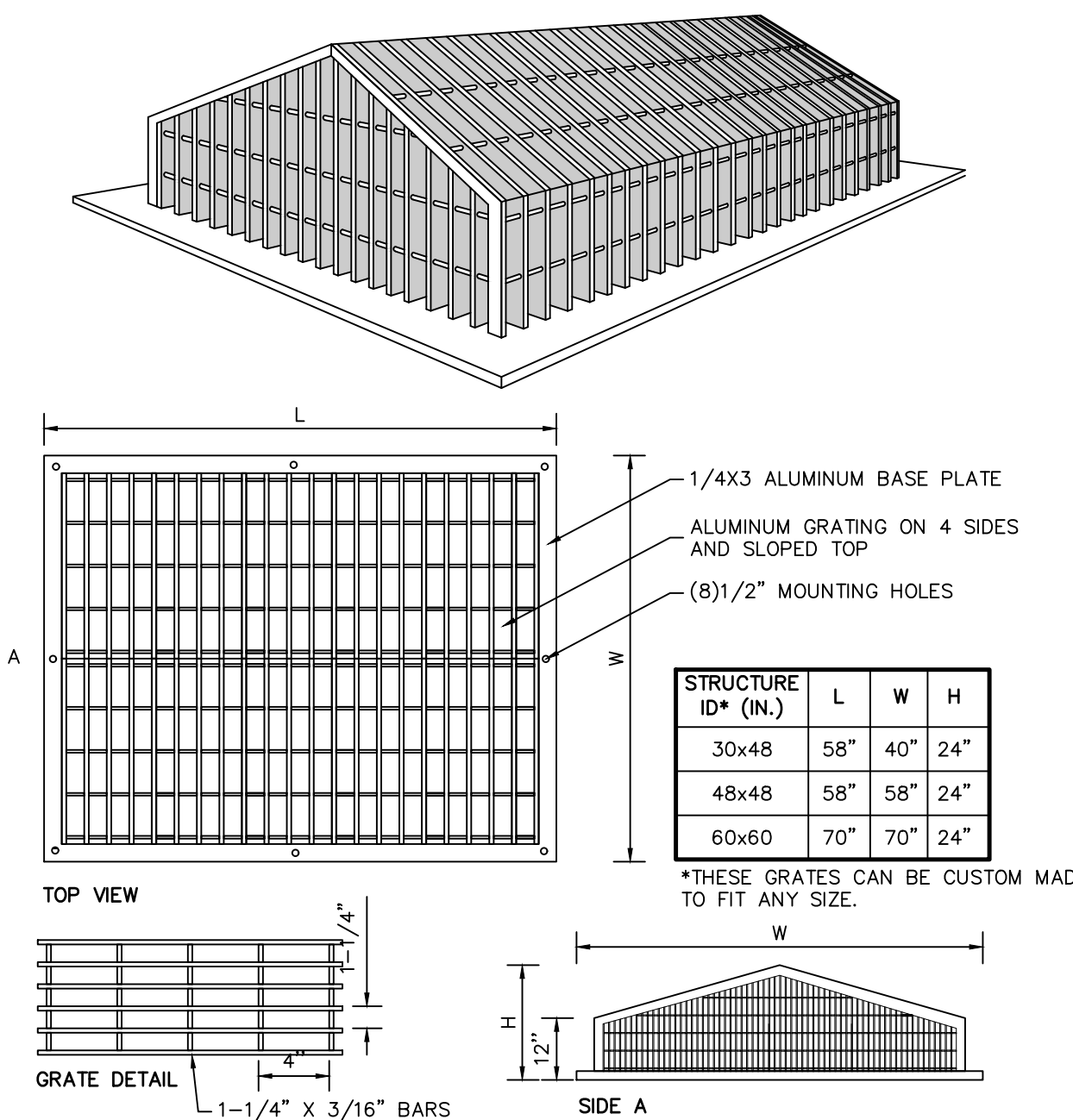
CROSS SECTION A-A



PLAN VIEW SPILLWAY DETAIL



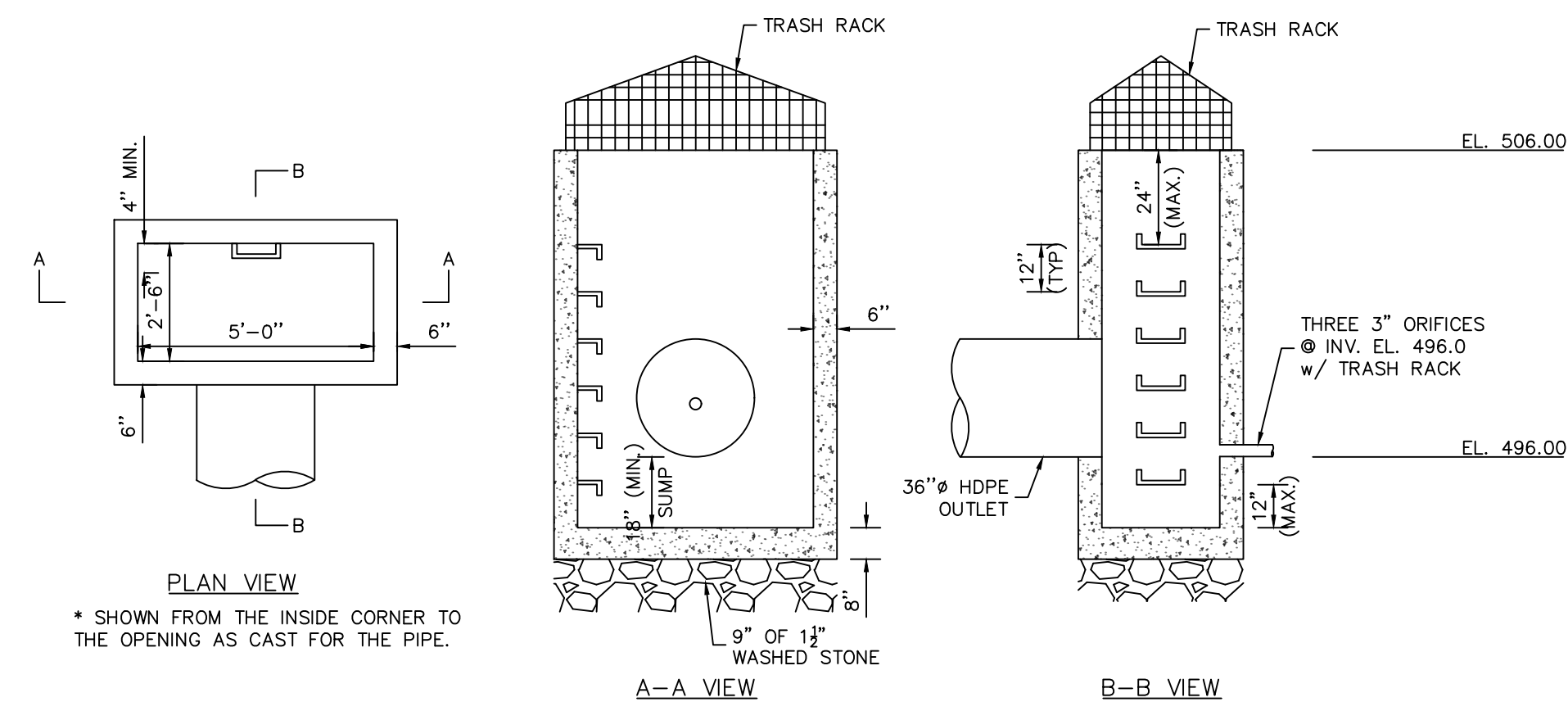
BIORETENTION OUTLET CONTROL STRUCTURE OCS-1



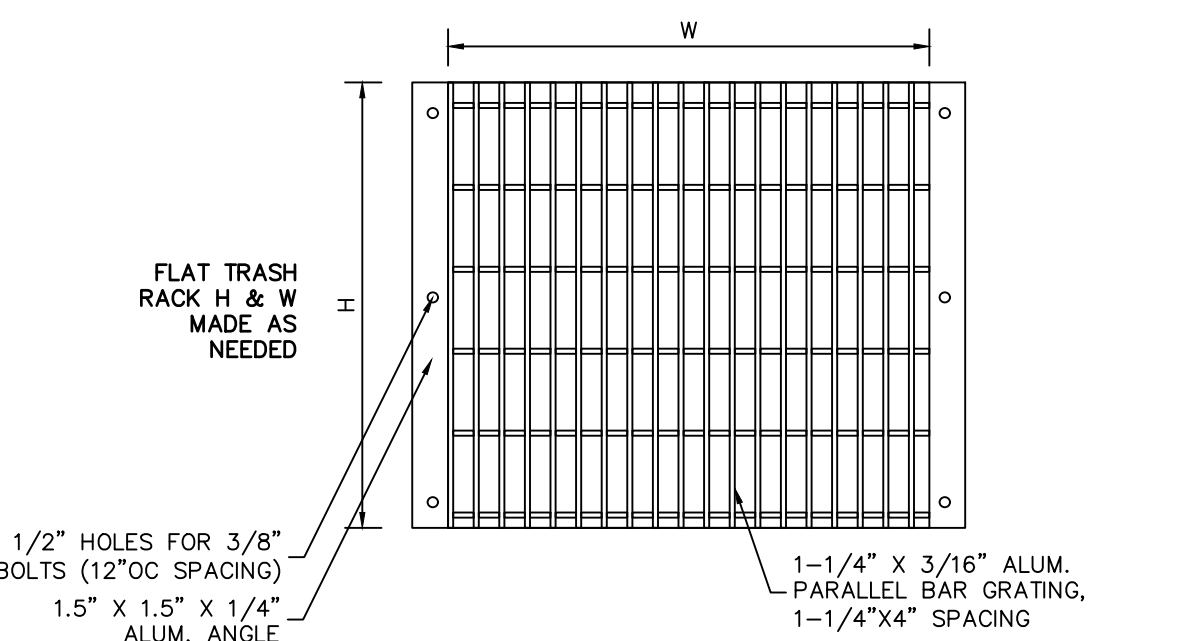
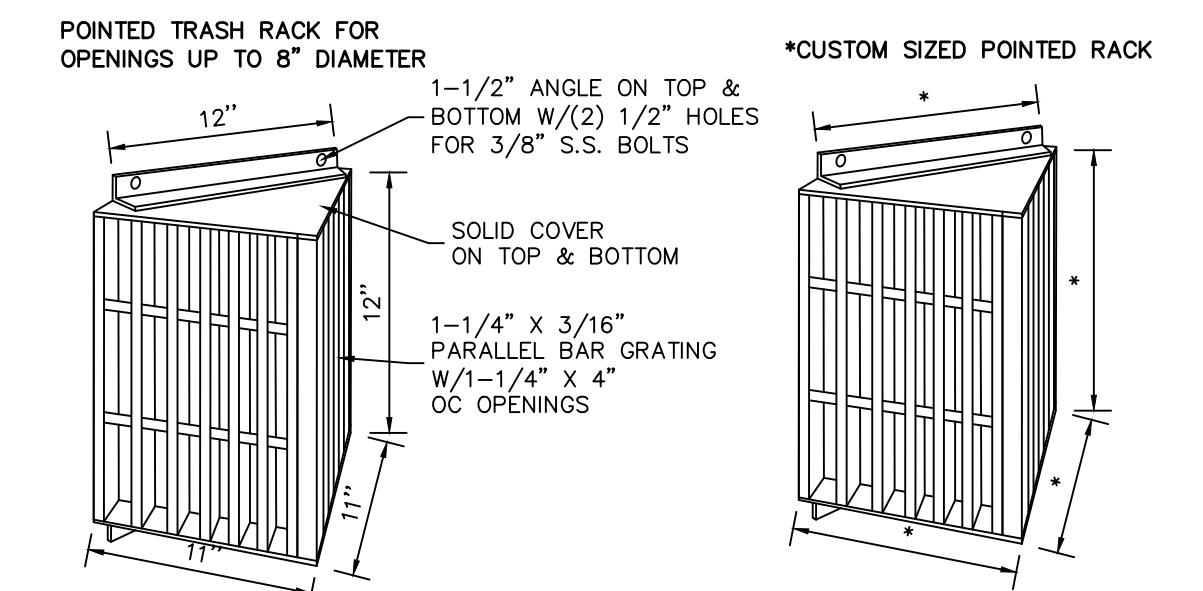
PEAKED ALUMINUM TRASH RACK FOR POND OUTLET

NOTES:

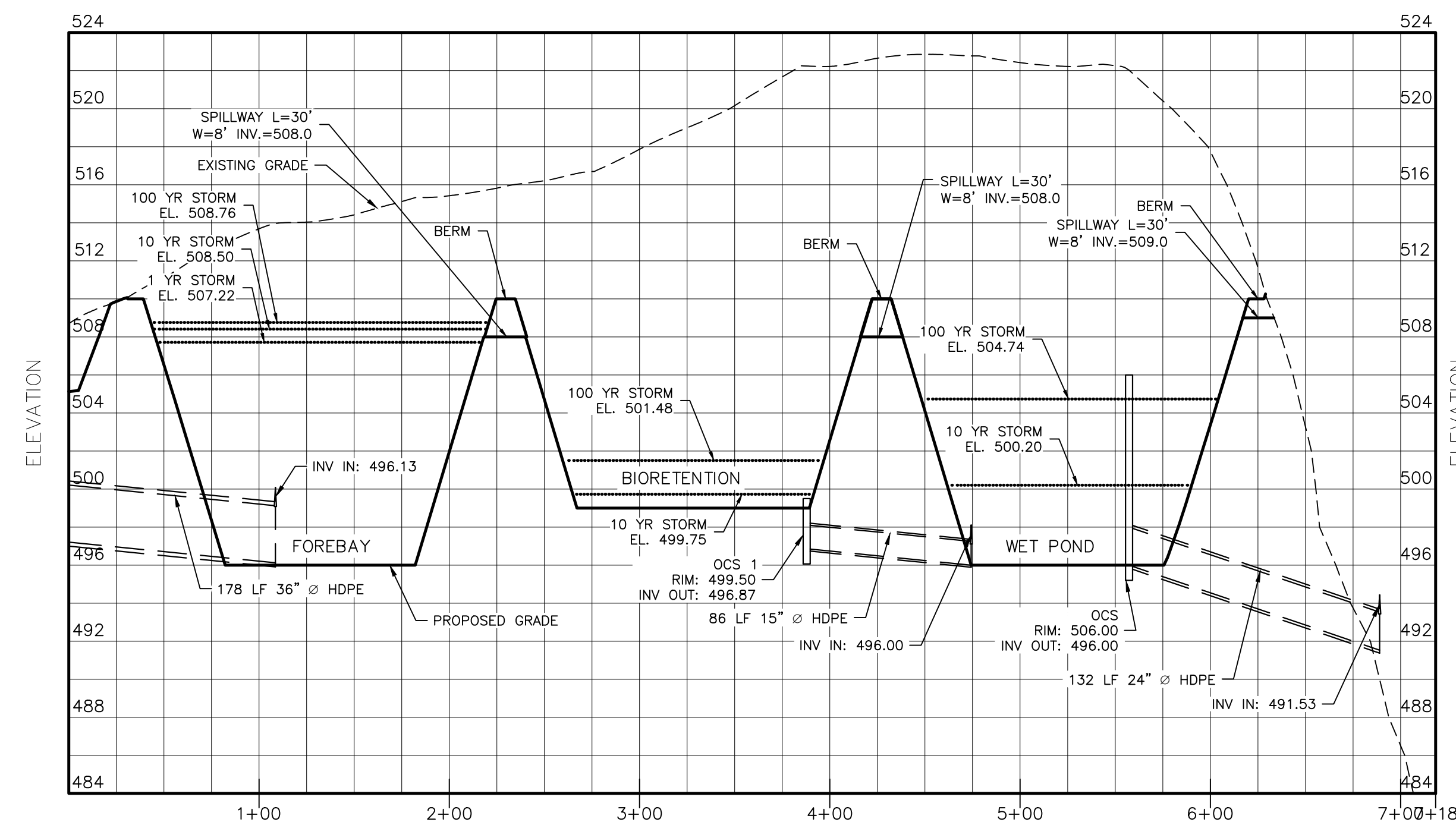
1. PRECAST CONCRETE TOP WITH FRAME AND GRATE MAY NOT BE USED.
2. LADDER RUNGS SHALL BE STEEL REINFORCED POLYPROPYLENE PLASTIC STEPS IN CONFORMANCE WITH ASTM C-478, 12" TO BOTTOM.
3. ALL PIPES SHALL BE LAID OR CUT FLUSH WITH THE INSIDE OF THE CATCH BASIN WALL AND SHALL BE FIRMLY PARDED IN PLACE, BOTH INSIDE AND OUTSIDE.



STORMWATER POND OUTLET CONTROL STRUCTURE OCS



ALUMINUM TRASH RACK FOR CONCRETE WEIR



STORMWATER FACILITY PROFILE

HORIZONTAL: 1"=60'
VERTICAL: 1"=6'

REV.	BY	DATE	DESCRIPTION

THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

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ORANGE COUNTY, NY

STORMWATER DETAILS 02

JOB#: 22-033
SCALE: AS NOTED
DATE: 5-21-24
DRAWN: MM
CHECKED: MM
SHEET NO. 24 of 24

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