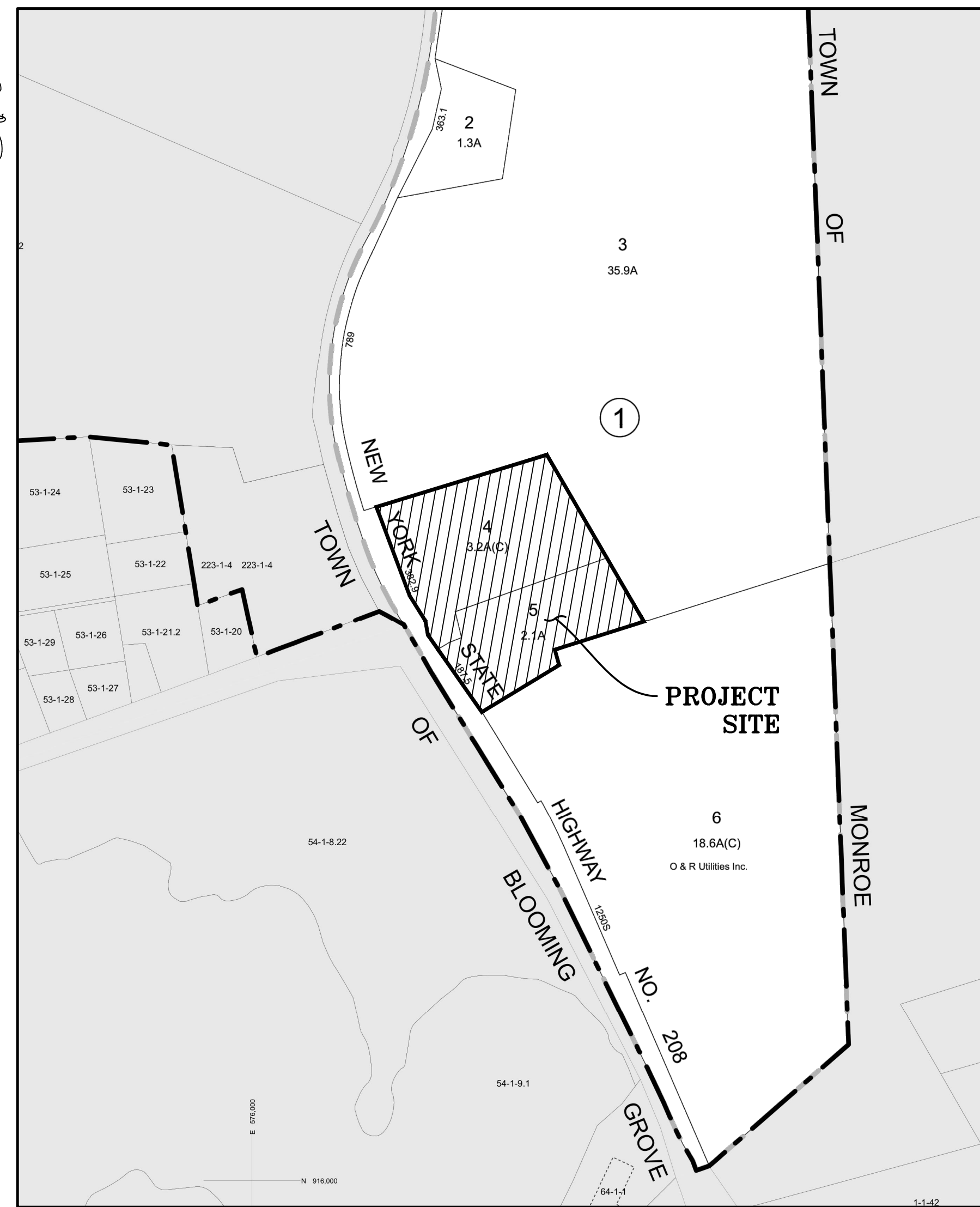


# SITE PLAN FOR 520 - 530 ROUTE 208 VILLAGE OF SOUTH BLOOMING GROVE, ORANGE COUNTY, NY.



LOCATION MAP  
SCALE: 1"=400'  
SOURCE: ORANGE COUNTY GIS

**TAX MAP NUMBER**

SECTION: 224  
BLOCK: 1  
LOT: 4, 5

**DEED REFERENCE**

S.B.L: 224-1-4      S.B.L: 224-1-5  
LIBER: 13217      LIBER: 15428  
PAGE: 555      PAGE: 827

**TOTAL TRACT AREA**

S.B.L: 224-1-4      S.B.L: 224-1-5  
140,845.45± S.F.      91,062.73± S.F.  
=3.23± ACRES      =2.09± ACRES

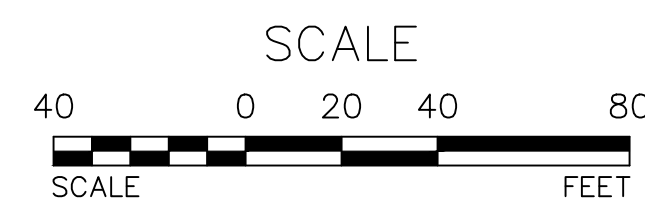
**OWNER & APPLICANT**

S.B.L: 224-1-4      S.B.L: 224-1-5  
YOEL WAGSCHAL      520 ROUTE 208 LLC  
9 KINGSVILLE DR      9 DALLAS DRIVE  
MONROE NY 10950      MONROE, NY 10950

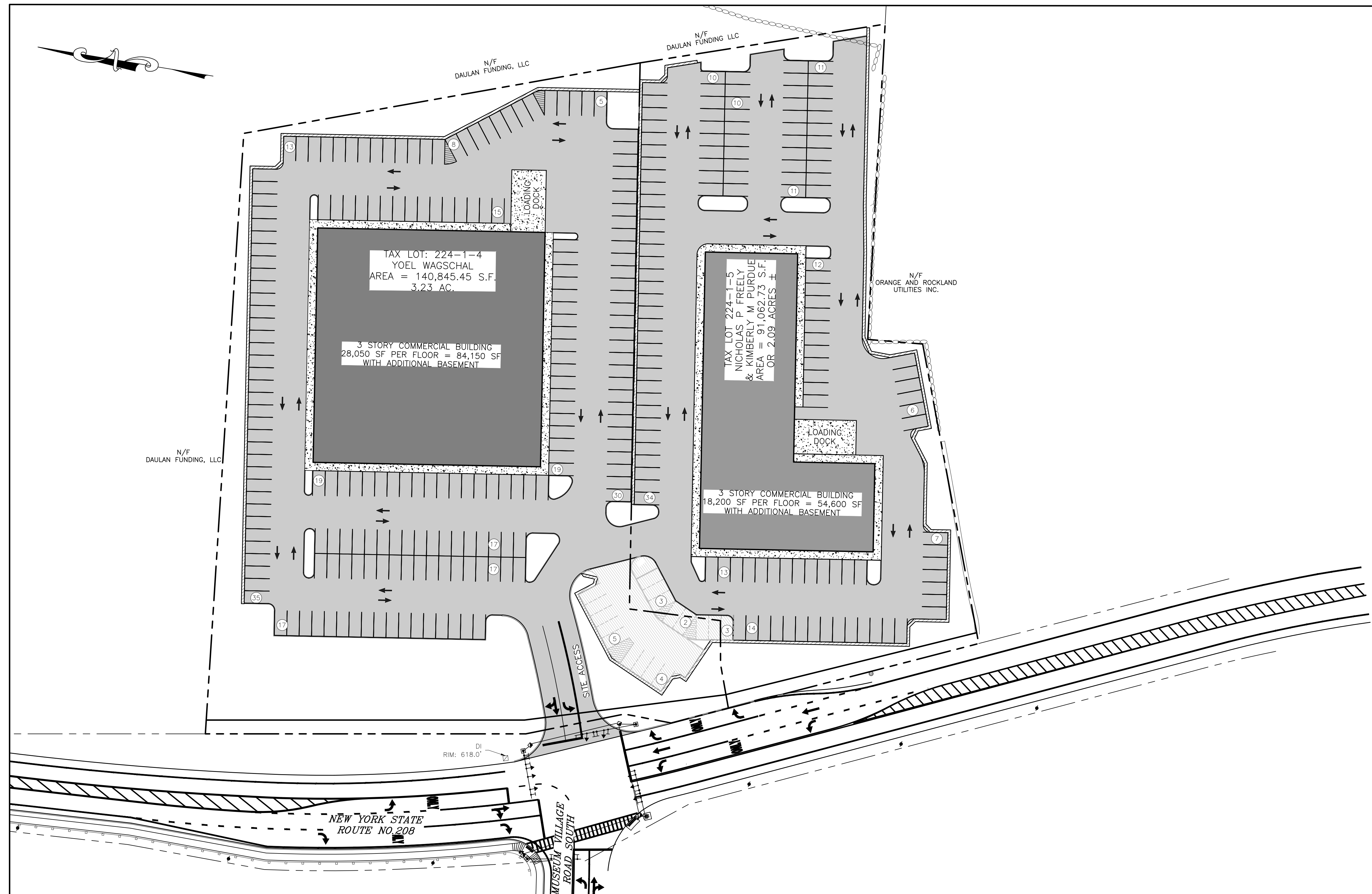
**DRAWING LIST**

SHEET #	SHEET TITLE	ORIGINAL DATE / LAST REVISED DATE
01 OF 10	TITLE SHEET	12-14-23 / 05-06-24
02 OF 10	EXISTING CONDITIONS MAP	12-14-23 / 05-06-24
03 OF 10	DEMOLITION PLAN	12-14-23 / 05-06-24
04 OF 10	SITE PLAN	12-14-23 / 05-06-24
05 OF 10	GRADING & UTILITY PLAN	12-14-23 / 05-06-24
06 OF 10	EROSION & SEDIMENT CONTROL PLAN	12-14-23 / 05-06-24
07 OF 10	EROSION & SEDIMENT CONTROL DETAILS	12-14-23 / 05-06-24
08 OF 10	DRIVEWAY PROFILE	12-14-23 / 05-06-24
09 OF 10	TRUCK (SU-40) TURNING DIAGRAMS 01	12-14-23 / 05-06-24
10 OF 10	TRUCK (SU-40) TURNING DIAGRAMS 01	12-14-23 / 05-06-24

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**TITLE SHEET**

SCALE: 1"=40'

REVISION	BY	DATE	DESCRIPTION
2	MM	5-6-24	ADDITION OF PROPOSED SITE UTILITIES
1	MM	1-9-24	PER CDCR & PB MTGS
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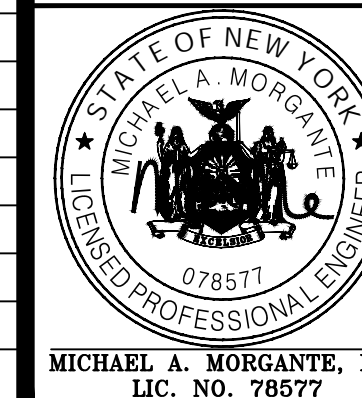
**OWNER'S CONSENT NOTE:**

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

SIGNATURE OF OWNER(S) \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE OF OWNER(S) \_\_\_\_\_ DATE \_\_\_\_\_

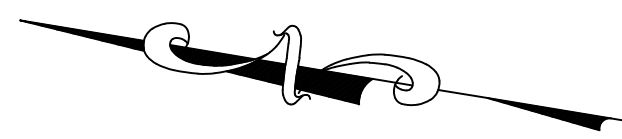
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SITE PLAN FOR  
520 - 530 ROUTE 208  
VILLAGE OF SOUTH BLOOMING GROVE  
ORANGE COUNTY, N.Y.

TITLE SHEET

JOB#: 23-010  
SCALE: AS NOTED  
DATE: 12-14-23  
DRAWN: MM  
CHECKED: MM  
SHEET NO. 01 of 10



**LEGEND:**

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING EDGE OF PAVEMENT
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING CONCRETE
	EXISTING CHAINLINK FENCE
	EXISTING STONE WALL
	EXISTING ROCK WALL
	EXISTING UTILITY POLE
	EXISTING BUILDING
	EXISTING WELL
	EXISTING GAS MANHOLE
	EXISTING SOIL



**NOTE:**  
 CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS NOT ON EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP. MY ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SUBDIVISION 2. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE INKED OR IMPRESSED SEAL OF THE SURVEYOR WHOSE ORIGINAL SIGNATURE APPEARS HEREON.

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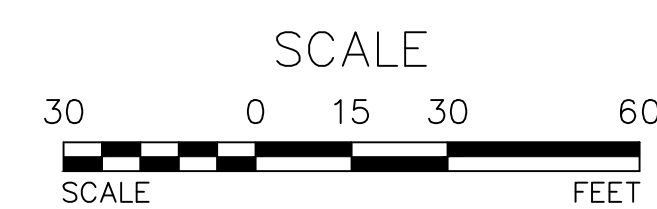
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NEW YORK STATE ROUTE NO. 208

MUSEUM VILLAGE ROAD SOUTH

EXISTING CONDITIONS MAP  
 SCALE: 1"=30'



REVISION	BY	DATE	DESCRIPTION
2	MM	5-6-24	ADDITION OF PROPOSED SITE UTILITIES
1	MM	1-9-24	PER CDRC & PB MTGS

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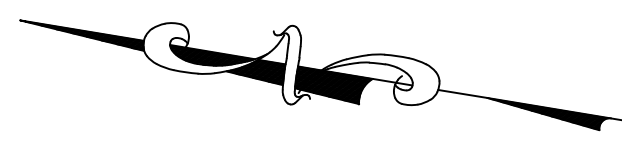
SITE PLAN FOR  
 520 - 530 ROUTE 208  
 VILLAGE OF SOUTH BLOOMING GROVE  
 ORANGE COUNTY, N.Y.

**EXISTING CONDITIONS MAP**

JOB#: 23-010  
 SCALE: AS NOTED  
 DATE: 12-14-23  
 DRAWN: MM  
 CHECKED: MM  
 SHEET NO. 02 of 10

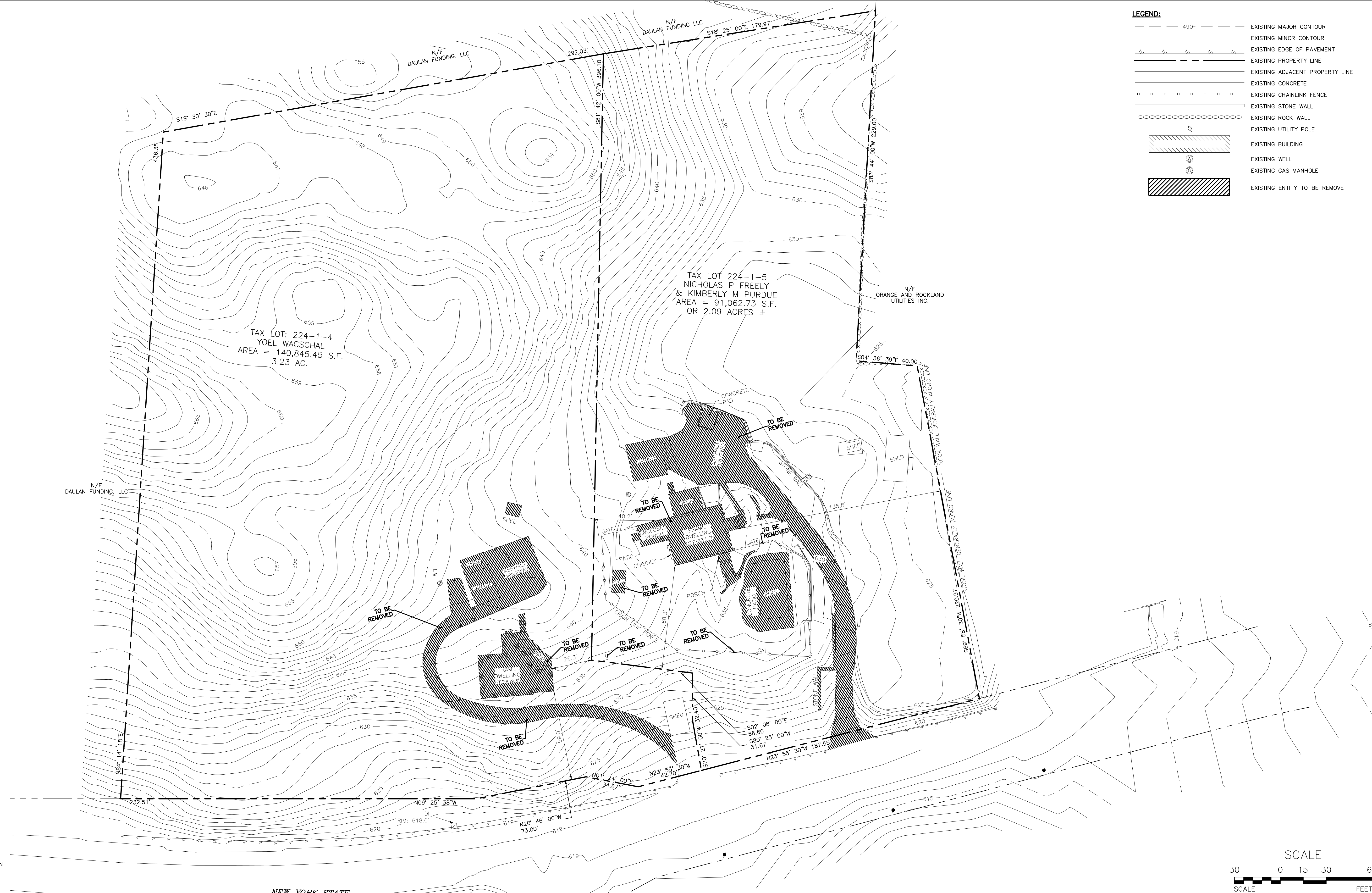
MICHAEL A. MORGANTE, P.E.  
 LIC. NO. 78577





**LEGEND:**

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING EDGE OF PAVEMENT
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING CONCRETE
	EXISTING CHAINLINK FENCE
	EXISTING STONE WALL
	EXISTING ROCK WALL
	EXISTING UTILITY POLE
	EXISTING BUILDING
	EXISTING WELL
	EXISTING GAS MANHOLE
	EXISTING ENTITY TO BE REMOVE



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NEW YORK STATE  
 ROUTE NO.208

MUSEUM VILLAGE  
 ROAD SOUTH

**DEMOLITION PLAN**  
 SCALE: 1"=30'

REVISION	BY	DATE	DESCRIPTION
2	MM	5-6-24	ADDITION OF PROPOSED SITE UTILITIES
1	MM	1-9-24	PER CDRC & PB MTGS

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SITE PLAN FOR  
 520 - 530 ROUTE 208  
 VILLAGE OF SOUTH BLOOMING GROVE  
 ORANGE COUNTY, N.Y.

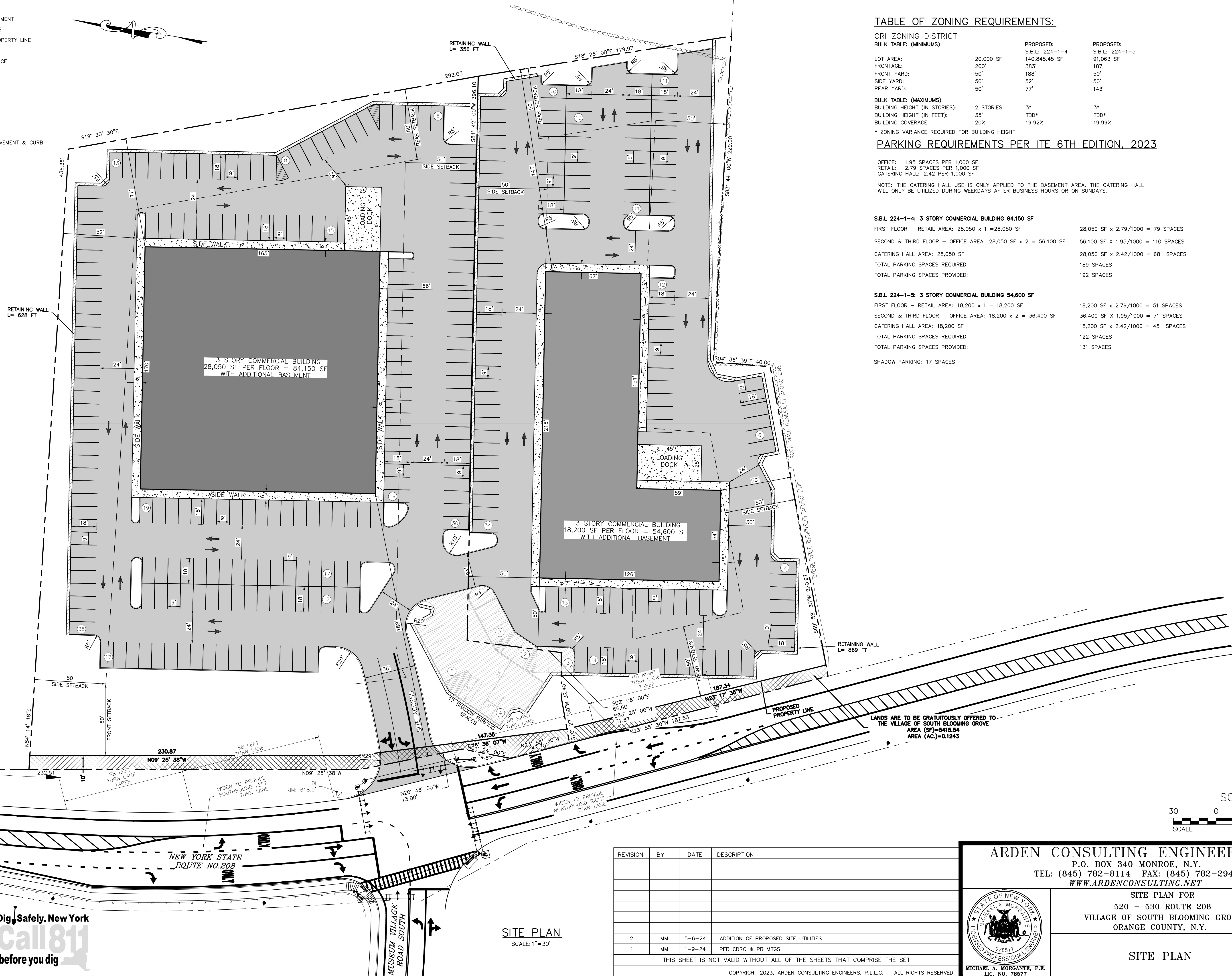
**DEMOLITION PLAN**

JOB#: 23-010  
 SCALE: AS NOTED  
 DATE: 12-14-23  
 DRAWN: MM  
 CHECKED: MM  
 SHEET NO. 03 of 10

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

**LEGEND:**

	EXISTING EDGE OF PAVEMENT
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING CONCRETE
	EXISTING CHAINLINK FENCE
	EXISTING STONE WALL
	EXISTING ROCK WALL
	EXISTING UTILITY POLE
	EXISTING BUILDING
	EXISTING WELL
	EXISTING GAS MANHOLE
	PROPOSED EDGE OF PAVEMENT & CURB
	PROPOSED BUILDING
	PROPOSED SETBACK
	PROPOSED SIDEWALK



**TABLE OF ZONING REQUIREMENTS:**

ORI ZONING DISTRICT	PROPOSED:	PROPOSED:
<b>BULK TABLE: (MINIMUMS)</b>	S.B.L: 224-1-4	S.B.L: 224-1-5
LOT AREA:	20,000 SF	140,845.45 SF
FRONTAGE:	200'	383'
FRONT YARD:	50'	50'
SIDE YARD:	50'	52'
REAR YARD:	50'	77'
<b>BULK TABLE: (MAXIMUMS)</b>		
BUILDING HEIGHT (IN STORIES):	2 STORIES	3*
BUILDING HEIGHT (IN FEET):	35'	TBD*
BUILDING COVERAGE:	20%	19.92%

**PARKING REQUIREMENTS PER ITE 6TH EDITION, 2023**

OFFICE: 1.95 SPACES PER 1,000 SF  
 RETAIL: 2.79 SPACES PER 1,000 SF  
 CATERING HALL: 2.42 PER 1,000 SF

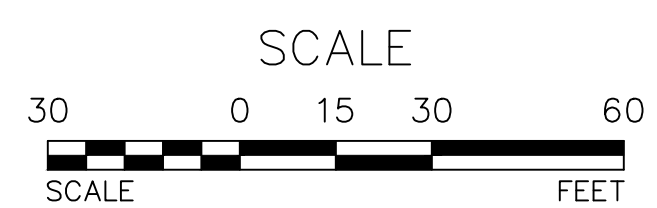
NOTE: THE CATERING HALL USE IS ONLY APPLIED TO THE BASEMENT AREA. THE CATERING HALL WILL ONLY BE UTILIZED DURING WEEKDAYS AFTER BUSINESS HOURS OR ON SUNDAYS.

**S.B.L 224-1-4: 3 STORY COMMERCIAL BUILDING 84,150 SF**

FIRST FLOOR - RETAIL AREA: 28,050 x 1 = 28,050 SF      28,050 SF x 2.79/1000 = 79 SPACES  
 SECOND & THIRD FLOOR - OFFICE AREA: 28,050 SF x 2 = 56,100 SF      56,100 SF x 1.95/1000 = 110 SPACES  
 CATERING HALL AREA: 28,050 SF      28,050 SF x 2.42/1000 = 68 SPACES  
 TOTAL PARKING SPACES REQUIRED: 189 SPACES  
 TOTAL PARKING SPACES PROVIDED: 192 SPACES

**S.B.L 224-1-5: 3 STORY COMMERCIAL BUILDING 54,600 SF**

FIRST FLOOR - RETAIL AREA: 18,200 x 1 = 18,200 SF      18,200 SF x 2.79/1000 = 51 SPACES  
 SECOND & THIRD FLOOR - OFFICE AREA: 18,200 x 2 = 36,400 SF      36,400 SF x 1.95/1000 = 71 SPACES  
 CATERING HALL AREA: 18,200 SF      18,200 SF x 2.42/1000 = 45 SPACES  
 TOTAL PARKING SPACES REQUIRED: 122 SPACES  
 TOTAL PARKING SPACES PROVIDED: 131 SPACES  
 SHADOW PARKING: 17 SPACES



REVISION	BY	DATE	DESCRIPTION
2	MM	5-6-24	ADDITION OF PROPOSED SITE UTILITIES
1	MM	1-9-24	PER CDCR & PB MTGS

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SITE PLAN FOR  
 520 - 530 ROUTE 208  
 VILLAGE OF SOUTH BLOOMING GROVE  
 ORANGE COUNTY, N.Y.

**SITE PLAN**

JOB#: 23-010  
 SCALE: AS NOTED  
 DATE: 12-14-23  
 DRAWN: MM  
 CHECKED: MM  
 SHEET NO. 04 of 10

MICHAEL A. MORGANTE, P.E.  
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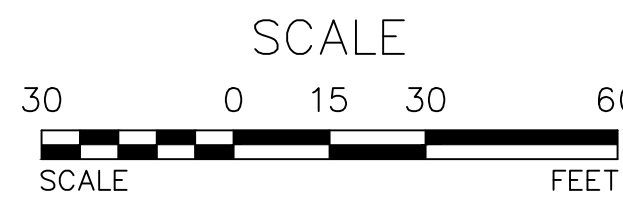
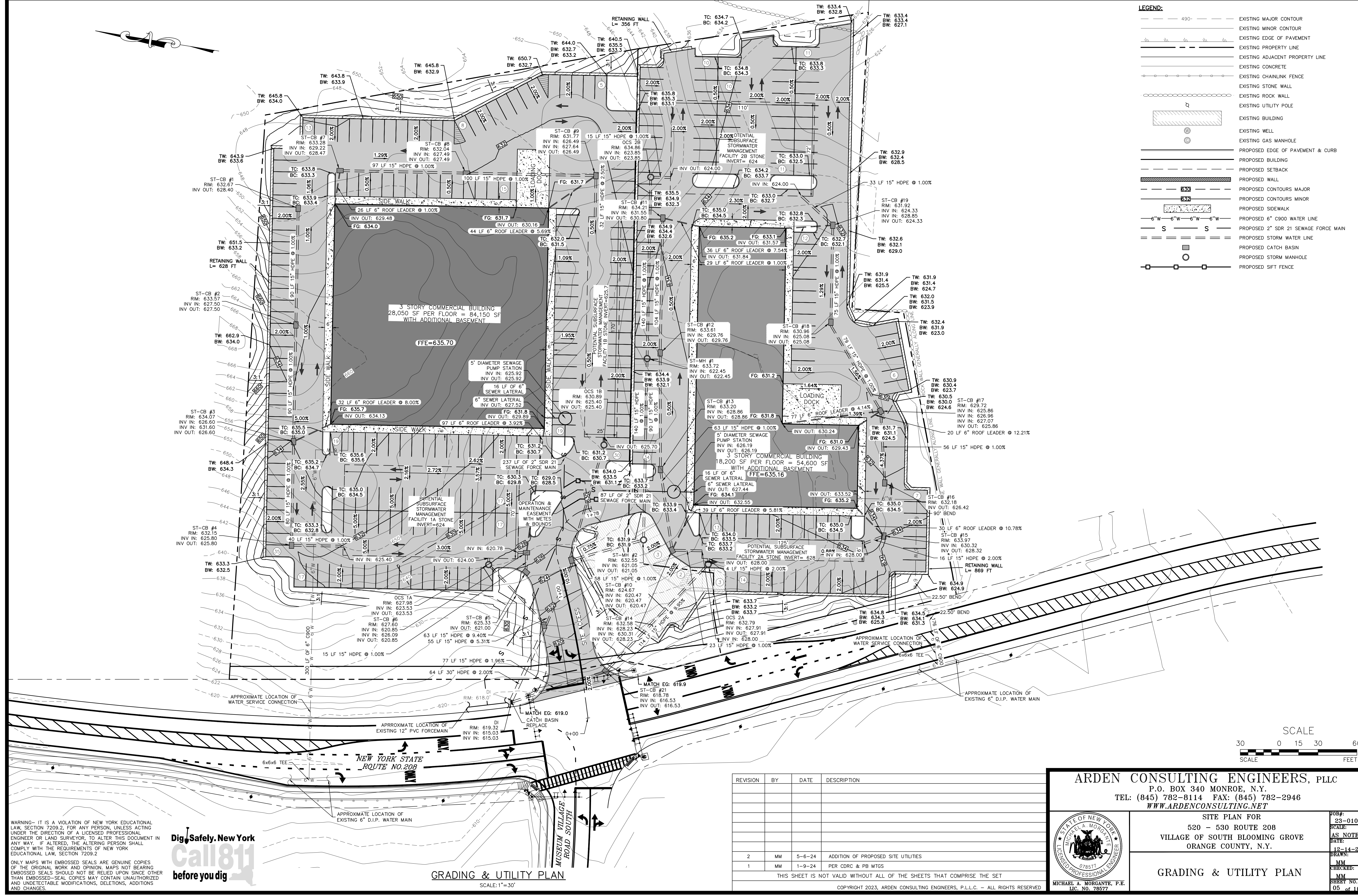
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 Call 811 before you dig

SITE PLAN  
 SCALE: 1"=30'



- LEGEND:**
- 490- --- EXISTING MAJOR CONTOUR
  - --- EXISTING MINOR CONTOUR
  - --- EXISTING EDGE OF PAVEMENT
  - --- EXISTING PROPERTY LINE
  - --- EXISTING ADJACENT PROPERTY LINE
  - --- EXISTING CONCRETE
  - --- EXISTING CHAINLINK FENCE
  - --- EXISTING STONE WALL
  - --- EXISTING ROCK WALL
  - --- EXISTING UTILITY POLE
  - --- EXISTING BUILDING
  - --- EXISTING WELL
  - --- EXISTING GAS MANHOLE
  - --- PROPOSED EDGE OF PAVEMENT & CURB
  - --- PROPOSED BUILDING
  - --- PROPOSED SETBACK
  - --- PROPOSED WALL
  - --- PROPOSED CONTOURS MAJOR
  - --- PROPOSED CONTOURS MINOR
  - --- PROPOSED SIDEWALK
  - --- PROPOSED 6" C900 WATER LINE
  - --- PROPOSED 2" SDR 21 SEWAGE FORCE MAIN
  - --- PROPOSED STORM WATER LINE
  - --- PROPOSED CATCH BASIN
  - --- PROPOSED STORM MANHOLE
  - --- PROPOSED SIFT FENCE



REVISION	BY	DATE	DESCRIPTION
2	MM	5-6-24	ADDITION OF PROPOSED SITE UTILITIES
1	MM	1-9-24	PER CDCR & PB MTGS

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**SITE PLAN FOR**  
520 - 530 ROUTE 208  
VILLAGE OF SOUTH BLOOMING GROVE  
ORANGE COUNTY, N.Y.

**GRADING & UTILITY PLAN**

JOB#: 23-010  
SCALE: AS NOTED  
DATE: 12-14-23  
DRAWN: MM  
CHECKED: MM  
SHEET NO. 05 OF 10

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

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**before you dig**

**GRADING & UTILITY PLAN**  
SCALE: 1"=30'



- LEGEND:**
- 490 --- EXISTING MAJOR CONTOUR
  - --- EXISTING MINOR CONTOUR
  - --- EXISTING EDGE OF PAVEMENT
  - --- EXISTING PROPERTY LINE
  - --- EXISTING ADJACENT PROPERTY LINE
  - --- EXISTING CONCRETE
  - --- EXISTING CHAINLINK FENCE
  - --- EXISTING STONE WALL
  - --- EXISTING ROCK WALL
  - --- EXISTING UTILITY POLE
  - --- EXISTING BUILDING
  - --- EXISTING WELL
  - --- EXISTING GAS MANHOLE
  - --- PROPOSED EDGE OF PAVEMENT & CURB
  - --- PROPOSED BUILDING
  - --- PROPOSED SETBACK
  - --- PROPOSED WALL
  - --- PROPOSED CONTOURS MAJOR
  - --- PROPOSED CONTOURS MINOR
  - --- PROPOSED SIDEWALK
  - --- PROPOSED SIFT FENCE
  - --- PROPOSED LIMIT OF DISTURBANCE

LIMITS OF DISTURBANCE AREA : 5.18 ACRES



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**Dig Safely. New York**  
**Call 811**  
**before you dig**

**EROSION & SEDIMENT CONTROL PLAN**  
 SCALE: 1"=30'

REVISION	BY	DATE	DESCRIPTION
2	MM	5-6-24	ADDITION OF PROPOSED SITE UTILITIES
1	MM	1-9-24	PER CDRC & PB MTGS

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SITE PLAN FOR  
 520 - 530 ROUTE 208  
 VILLAGE OF SOUTH BLOOMING GROVE  
 ORANGE COUNTY, N.Y.

JOB#: 23-010  
 SCALE: AS NOTED  
 DATE: 12-14-23  
 DRAWN: MM  
 CHECKED: MM  
 SHEET NO. 06 of 10

**EROSION & SEDIMENT CONTROL PLAN**

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



**BEST MANAGEMENT PRACTICES FOR SITE FACILITY MAINTENANCE**

THE OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF ALL SITE RELATED FACILITIES, INCLUDING THE STORM WATER SEDIMENT AND DETENTION BASINS AND THE FOLLOWING MEASURES AND/OR STRUCTURES, AS APPLICABLE AND SHOWN ON THE PLANS:

- WATER QUALITY INLETS**  
 1. WATER QUALITY INLETS SHALL BE CLEANED OUT AT LEAST TWICE A YEAR TO REMOVE POLLUTANTS. REMOVED MATERIAL SHOULD BE TAKEN TO A TREATMENT PLANT OR APPROVED LANDFILL FOR DISPOSAL.  
 2. STORM WATER INLETS THROUGHOUT THE SITE SHALL BE INSPECTED ANNUALLY FOR ACCUMULATED SEDIMENT OR OTHER PROBLEMS AND REPAIRED AS NECESSARY.

- PARKING AND ROADWAY PAVEMENTS**  
 1. PARKING AREA AND ROADWAY PAVEMENTS SHALL BE SWEEPED ON A REGULAR BASIS TO REMOVE ACCUMULATED SEDIMENT. COLLECTED SEDIMENT SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE WHICH WILL NOT ALLOW THE RE-ENTRANCE OF SILT INTO THE STORM WATER DRAINAGE SYSTEM.

- VEGETATIVE STABILIZATION**  
 1. ALL VEGETATIVE PLANTING ON AREAS WHICH HAVE BEEN DISTURBED AND ARE FINISH GRADED SHALL BE INSPECTED AFTER EACH RAIN EVENT. PLANTING (OR SEEDING) SHALL BE MAINTAINED IN A VIABLE CONDITION TO STABILIZE THE SOIL AND TO PREVENT SOIL EROSION. RESTORE ALL SITE PLANTING AND/OR SEEDING WHICH HAS BEEN DAMAGED TO A VIABLE CONDITION.  
 2. IF VEGETATIVE STABILIZATION HAS BEEN DAMAGED FROM STORM WATER EROSION, CORRECT UPSTREAM CONDITIONS WHICH CAUSED THE EROSION. CHECK DAMS MAY BE REQUIRED IN DRAINAGE WAYS, AND STONE OUTFALL APRONS MAY BE REQUIRED TO BE REPAIRED AT STORM WATER OUTLETS.

- CONSTRUCTION ACTIVITY**  
 1. CONSTRUCTION ACTIVITIES WILL OCCUR DURING WEEKDAYS COMMENCING AT 7:00 AM AND TERMINATING AT 6:00 PM

- EROSION AND SILTATION CONTROL NOTES:**  
 1. GRADED AREAS - UPPER ELEVATIONS: PROVIDE TEMPORARY DRAINAGE SWALES, 1% GRADE MIN., TO DIRECT RUNOFF AWAY FROM CONSTRUCTION SITES. DISCHARGE AREAS AND ENERGY DISPERSION REQUIREMENTS TO BE ACCEPTABLE TO OWNER.  
 2. GRADED AREAS - LOWER ELEVATIONS: PROVIDE DRAINAGE SWALES, 1% MIN. GRADES, WITH STAKED AND SECURED HAY BALE BERMS TO PREVENT DOWN STREAM AND DOWN GRADIENT SILTATION.

**SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT:**

1. PERMANENT SEEDING:  
 A. **SEEDBED PREPARATION:** AREA TO BE SEEDBED SHALL BE LOOSE AND FRIABLE TO A DEPTH OF AT LEAST 3 INCHES. THE TOP LAYER SHALL BE LOOSENEED BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING OCCURS. FOR SITES LESS THAN 5 ACRES, APPLY 100 POUNDS OF DOLOMITIC LIMESTONE AND 21 POUNDS OF 10-20-20 FERTILIZER PER 1,000 SF. HARROW OR DISK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES ON SLOPES FLATTER THAN 3:1.  
 B. **SEEDING:** APPLY 5-8 POUNDS PER 1,000 SF OF RYE SEED MIX BETWEEN FEBRUARY 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 31. APPLY SEED UNIFORMLY ON A MOIST FIRM SEEDBED WITH A CYCLONE SEEDER DRILL, CULTIPACKER SEEDER OR HYDROSEEDER (SLURRY INCLUDES SEEDS AND FERTILIZER, RECOMMENDED ON STEEP SLOPES ONLY). MAXIMUM SEED DEPTH SHOULD BE 1/4 INCH IN CLAYEY SOILS AND 1/2 INCH IN SANDY SOILS WHEN USING OTHER THAN THE HYDROSEEDER METHOD. IRRIGATE IF SOIL MOISTURE IS DEFICIENT TO SUPPORT ADEQUATE GROWTH UNTIL VEGETATION IS FIRMLY ESTABLISHED. SELECT SEED MIXTURES FROM SECTION 4. NYS GUIDELINES FOR URBAN EROSION & SEDIMENT CONTROL.  
 C. **MULCHING:** MULCH SHALL BE APPLIED TO ALL SEEDBED AREAS IMMEDIATELY AFTER SEEDING. DURING THE TIME PERIODS WHEN SEEDING IS NOT PERMITTED, MULCH SHALL BE APPLIED IMMEDIATELY AFTER GRADING. MULCH SHALL BE UNROTTED, UNCHOPPED, SMALL GRAIN STRAW APPLIED AT A RATE OF 2 TONS PER ACRE OR 90 POUNDS PER 1,000 SQUARE FEET (2 BALES). IF A MULCH ANCHORING TOOL IS USED, APPLY 2.5 TONS PER ACRE. MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEEDS AND SHALL BE COMPLETELY FREE OF PROHIBITED NOXIOUS WEEDS. SPREAD MULCH UNIFORMLY, MECHANICALLY, OR BY HAND TO A DEPTH OF 1-2 INCHES.  
 D. **SECURING STRAW MULCH:** STRAW MULCH SHALL BE SECURED IMMEDIATELY FOLLOWING MULCH APPLICATIONS TO MINIMIZE MOVEMENT OF WIND OR WATER. THE FOLLOWING METHODS ARE PERMITTED:  
 i. USE A MULCH ANCHORING TOOL WHICH IS DESIGNED TO PUNCH AND ANCHOR FABRIC TYPE MULCH INTO THE SOIL SURFACE TO A MINIMUM DEPTH OF 2 INCHES. THIS IS THE MOST EFFECTIVE METHOD FOR SECURING MULCH. HOWEVER, IT IS LIMITED TO RELATIVELY FLAT AREAS WHERE EQUIPMENT CAN OPERATE SAFELY.  
 ii. WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. IF MIXED WITH WATER, USE 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.  
 iii. LIQUID BINDERS MAY BE USED AND APPLIED HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF SLOPES. THE REMAINDER OF THE AREA SHOULD APPEAR UNIFORM AFTER BINDER APPLICATION.  
 iv. LIGHTWEIGHT NETTING, MAY BE USED TO SECURE MULCH. THE NETTING WILL BE STAPLED TO THE GROUND ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.

2. TEMPORARY SEEDING:  
 LIME: 100 POUNDS OF DOLOMITIC LIMESTONE PER 1,000 SF  
 FERTILIZER: 15 POUNDS OF 10-10-10 PER 1,000 SF  
 SEED: PERENNIAL RYE-0.92 POUNDS PER 1,000 SF
3. FILL:  
 NO FILLS MAY BE PLACED ON FROZEN GROUND. ALL FILL TO BE PLACED IN APPROXIMATELY HORIZONTAL LAYERS, EACH LAYER HAVING A LOOSE THICKNESS OF NOT MORE THAN 8 INCHES. ALL FILL IN ROADWAYS AND PARKING AREAS IS TO BE CLASSIFIED TYPE 2 COMPACTED TO 90% DENSITY; COMPACTION TO BE DETERMINED BY ASTM D-1557-66T (MODIFIED PROCTOR). ANY FILL WITHIN THE BUILDING AREA IS TO BE COMPACTED TO A MINIMUM OF 95% AS DETERMINED BY METHODS PREVIOUSLY MENTIONED. FILLS FOR POND EMBANKMENTS SHALL BE COMPACTED AS PER THE PROJECT ENGINEER'S SPECIFICATIONS. ALL OTHER FILLS SHALL BE COMPACTED SUFFICIENTLY SO AS TO BE STABLE AND PREVENT EROSION AND SLIPPAGE.

4. PERMANENT SOD:  
 INSTALLATION OF SOD SHOULD FOLLOW THE PERMANENT SEEDING DATAS. PERMANENT SOD IS TO BE STATE APPROVED SOD; LIME AND FERTILIZER PER PERMANENT SEEDING SPECIFICATIONS AND LIGHTLY IRRIGATE SOIL PRIOR TO LAYING SOD. SOD IS TO BE LAID ON THE CONTOUR WITH ALL ENDS TIGHTLY ABUTTING. JOINTS ARE TO BE STAGGERED BETWEEN ROWS. WATER AND ROLL OR TAMP SOD TO INSURE POSITIVE ROOT CONTACT WITH THE SOIL. ALL SLOPES STEEPER THAN 3:1, AS SHOWN, ARE TO BE PERMANENTLY SODDED OR PROTECTED WITH APPROVED EROSION CONTROL NETTING. ADDITIONAL WATERING FOR ESTABLISHMENT MAY BE REQUIRED. SOD IS NOT TO BE APPLIED ON FROZEN GROUND. SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (DRY OR WET) AND/OR EXTREME TEMPERATURE MAY ADVERSELY AFFECT ITS SURVIVAL. IN THE ABSENCE OF ADEQUATE RAINFALL, IRRIGATION SHOULD BE PERFORMED TO INSURE ESTABLISHED SOD.

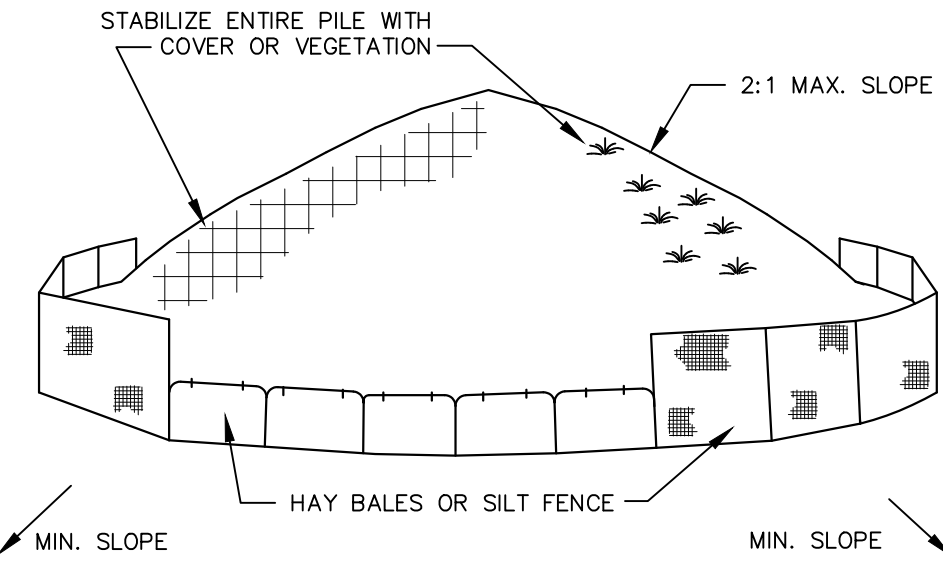
**SLOPE STABILIZATION, SEEDING METHOD & MULCHING**

SLOPES OR 4:1 OR GREATER (HORIZONTAL : VERTICAL)  
 SLOPES SHALL BE HYDROSEEDED WITH THE MIXTURES AND RATES INDICATED IN THE PERMANENT SEEDING MIXTURE SCHEDULE. STRAW OR HAY MULCH SHALL BE APPLIED AT A RATE OF 2,000 LBS./ACRE. STRAW OR HAY MULCH SHALL BE ANCHORED WITH BioD-Mesh60 NETTING AS MANUFACTURED BY ROLANKA INTERNATIONAL OR APPROVED EQUIVALENT. NETTING TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

**GENTLE SLOPE AND FLAT AREAS**  
 AREA SHALL BE SEED BY HYDROSEEDING OR BROADCASTING WITH THE MIXTURES AND RATES INDICATED ON THE PERMANENT SEEDING MIXTURE SCHEDULE. HYDROSEEDED AREAS SHALL BE MULCHED WITH A WOOD FIBER MULCH APPLIED AT A RATE OF 500 LBS./ACRE. BROADCAST AREAS SHALL BE MULCHED WITH HAY OR STRAW AT A RATE OF 2,000 LBS./ACRE. AREAS SEED BY BROADCASTING SHALL BE LIGHTLY RAKED AND PAGED PRIOR TO PLACING MULCH.

**AREAS REMAINING DISTURBED FOR 20 DAYS OR MORE SHALL BE STABILIZED AS FOLLOWS:**  
 SCARIFY SOILS IF COMPACTED, LIME TO pH OF 6.0 IF REQUIRED, FERTILIZE WITH 600 LBS./ACRE. 5-10-10 FERTILIZER IF REQUIRED. SEED WITH SPECIES AND RATE SHOWN BELOW. MULCH WITH HAY OR STRAW AT A RATE OF 2,000 LBS./ACRE. ANCHOR MULCH WITH NETTING OF WOOD FIBER OR JUTE IF STEEP SLOPE OR HIGH POTENTIAL FOR EROSION.

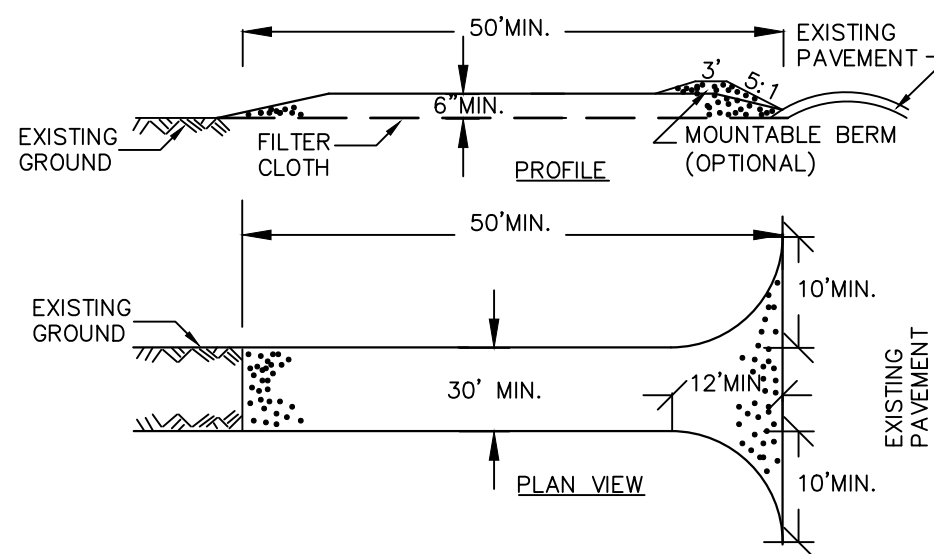
SPECIES	APPLICATION RATE
RYEGRASS (ANNUAL OR PERENNIAL)	30 LBS./ACRE
(USE WINTER RYE IF SEEDING IN OCT./NOV.)	(0.7 LBS./1,000 SF)



- INSTALLATION NOTES:**  
 1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE  
 2. MAXIMUM SLOPE OF STOCKPILES SHALL BE 2:1.  
 3. UPON COMPLETION OF SOIL STOCKPILING EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR HAY BALES, THEN STABILIZED WITH VEGETATION OR COVERED.  
 4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.

**SOIL STOCKPILE DETAIL**

NOT TO SCALE



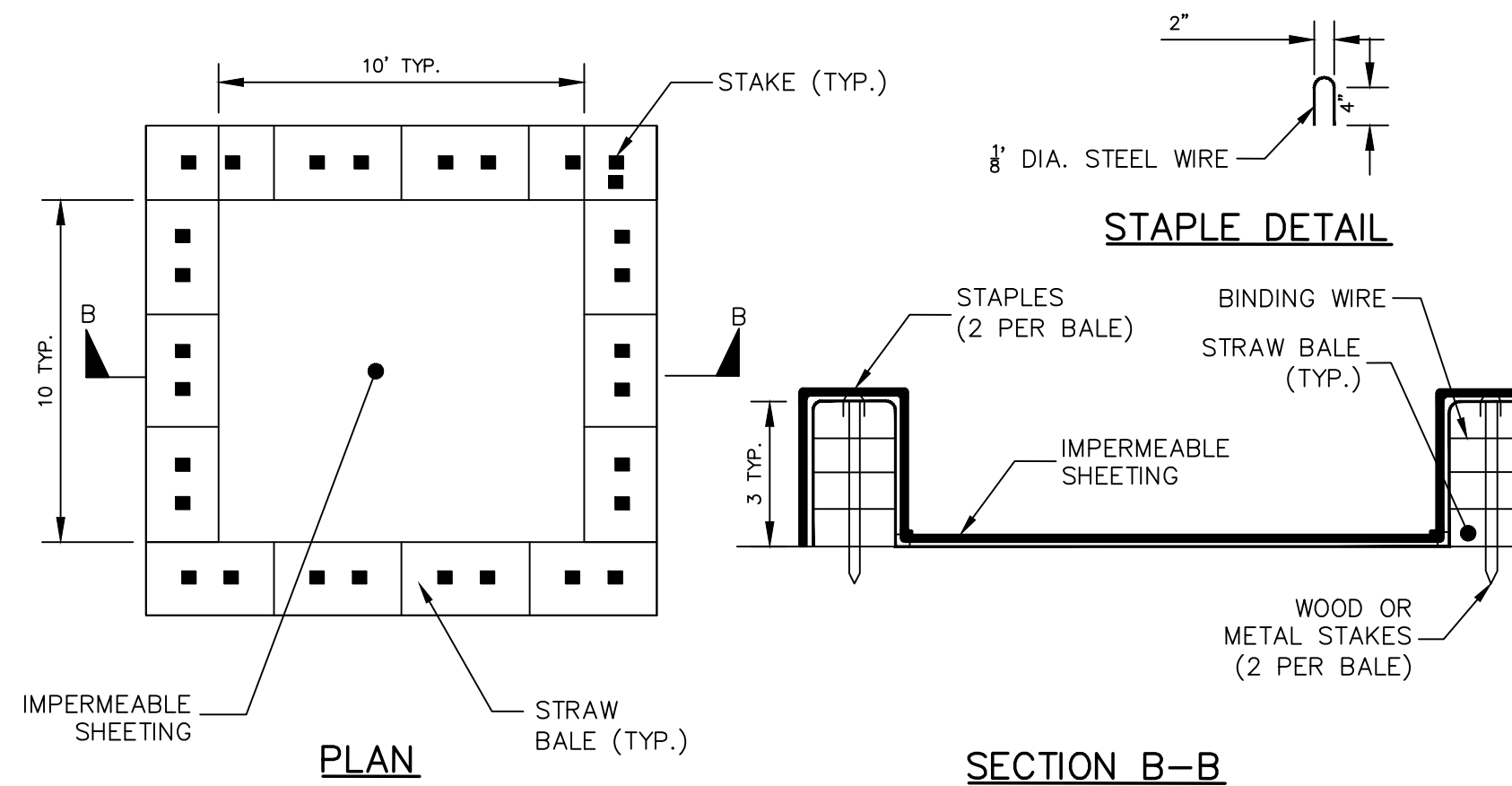
**CONSTRUCTION SPECIFICATIONS**

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- 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 TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

**STABILIZED CONSTRUCTION ENTRANCE**

NOT TO SCALE

FOR CONSTRUCTION SPECIFICATIONS REFER TO "NY GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL"



**CONCRETE WASHOUT AREA WITH STRAW BALES**

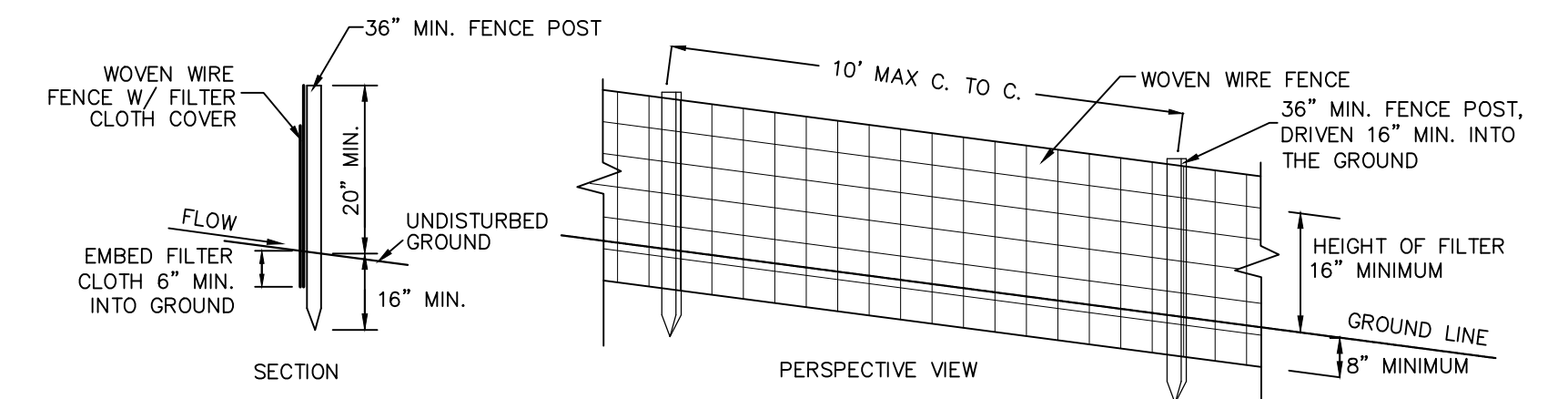
NOT TO SCALE

**NOTE:**

CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

**CONSTRUCTION SPECIFICATIONS**

- LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
- SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SCUDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
- PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
- PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
- KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (EG., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP. FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.



**CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.  
 POST: STEEL EITHER 1" OR 1 1/2" TYPE OR 2" HARDWOOD  
 FENCE: WOVEN WIRE, 14 1/2 GA. 6" MAX. MESH OPENING  
 FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL  
 PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.

**SILT FENCE DETAIL**

NOT TO SCALE

**SEDIMENT AND EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCING**

- PRE-CONSTRUCTION MEETING: BEFORE CONSTRUCTION ACTIVITIES A SITE EVALUATION OF THE SITE WILL BE PERFORMED WITH SITE CONTRACTOR AND VILLAGE PERSONNEL, INCLUDING MARK-OUT AREAS OF SPECIAL CONCERNS (I.E. TREES, WETLANDS, WELLS, ETC.).
- LIMITS OF SITE CLEARING: BEFORE ANY ACTUAL CONSTRUCTION, FLAGS ARE TO BE PLACED IN THE FIELD DELINEATING LIMITS OF DISTURBANCE INCLUDING SPECIAL AREAS OF CONCERN AS HIGHLIGHTED DURING THE PRE-CONSTRUCTION MEETING.
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE WHERE SHOWN ON THE PLAN.
- INSTALL SEDIMENT BARRIERS/SWALES/DITCHES/DIKES AT DOWN-SLOPE AREAS FROM ALL PROPOSED GRADING OPERATIONS, AND INSTALL OTHER SEDIMENT AND EROSION CONTROL STRUCTURES OR MEASURES AS SHOWN ON THE DRAWINGS.
- LAND DISTURBANCE SHALL BE LIMITED TO ONLY THAT AREA NECESSARY FOR DEVELOPMENT. NO MORE THAN 5 ACRES OF UNPROTECTED SOIL SHALL BE DISTURBED AT ONE TIME. PREVIOUS EARTHWORK SHALL BE STABILIZED AS SPECIFIED BEFORE ADDITIONAL AREA IS EXPOSED.
- PROTECT ALL TREES WHICH ARE TO REMAIN AND WHICH ARE IN OR NEAR CONSTRUCTION AREAS AS DIRECTED IN THE FIELD WITH SNOW FENCING PLACED AROUND THE TREE TRUNK. PLEASE SNOW FENCING AT THE DRIP LINE SURROUNDING TREES, IF POSSIBLE, OR TO MAINTAIN A MINIMUM DIAMETER OF 10 FEET AROUND TREES. WE ARE FENCING MUST BE PLEASED CLOSER THAN THE DRIP LINE, PLACE 4 INCHES OF WOOD CHIPS OVER ROOT ZONE TO EXTEND TO THE DRIP LINE. MAINTAIN THIS WOOD CHIP PROTECTION FOR THE DURATION OF CONSTRUCTION.
- CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED OR FILLED, THEN STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED. SEED STOCKPILED TOPSOIL WITH TEMPORARY RYEGRASS COVER AND SPECIFIED BELOW (SEE NOTE 8), AND ERECT A SILT FENCE AROUND THE STOCKPILE.
- PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED SUBGRADE. PROTECT AREA OF PROPOSED STORM DRAINAGE SYSTEM DURING CONSTRUCTION. PROTECT THE INFILTRATION AREA FROM COMPACTION DURING CONSTRUCTION AND FROM SILT LADEN RUNOFF. AN ORANGE CONSTRUCTION FENCE SHALL BE PLACED AROUND THE INFILTRATION SYSTEM DURING SITE CONSTRUCTION TO PREVENT RUTTING AND COMPACTION.
- INSTALL SEDIMENT BARRIERS AROUND ALL STORM DRAIN INLETS, OR MODIFY SEDIMENT CONTROL MEASURES INSTALLED AND #2 ABOVE AND MAINTAIN UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH VEGETATION AND ALL PAVEMENTS ARE PAVED WITH A BASE COURSE.
- SEED ALL DISTURBED AREAS WHICH REMAIN UNDISTURBED FOR 14 DAYS OR MORE AND WHICH WILL NOT BE UNDER CONSTRUCTION WITHIN 14 DAYS WITH TEMPORARY VEGETATIVE MEASURES DESCRIBED ON THIS SHEET.
- IF CONSTRUCTION IS SUSPENDED OR COMPLETED, ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY. ALL SLOPES STEEPER THAN ONE ON THREE (V/H) AND PERIMETER TRENCHES AND TRAP EMBANKMENTS SHALL, ON COMPLETION, BE IMMEDIATELY STABILIZED WITH TEMPORARY SEATING AND MULCHING.
- AFTER COMPLETION OF SITE CONSTRUCTION, FINE GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND SEED WITH PERMANENT LAWN MIX AS DESCRIBED ON THIS SHEET.
- DURING THE PROGRESS OF CONSTRUCTION, MAINTAIN ALL SEDIMENT TRAPS, BARRIERS, AND FILTERS AS NECESSARY TO PREVENT CLOGGING WITH SEDIMENT.
- AFTER PAVEMENTS ARE INSTALLED AND PERMANENT VEGETATIVE COVER AND PLANTINGS ARE ESTABLISHED, REMOVE SEDIMENT BARRIERS AND SEED THOSE DISTURBED AREAS.
- MAINTAIN ALL SEEDED AND PLANTED AREAS TO ENSURE A VIABLE STABILIZED VEGETATIVE COVER.
- STRUCTURAL MEASURES MUST BE MAINTAINED TO BE EFFECTIVE. IN GENERAL, THESE MEASURES MUST BE PERIODICALLY INSPECTED TO ENSURE STRUCTURAL INTEGRITY, TO DETECT VANDALISM DAMAGE, AND FOR CLEANING AND REPAIR WHENEVER NECESSARY.
- DURING CONSTRUCTION, ALL STRUCTURES SHOULD BE INSPECTED WEEKLY AND AFTER EVERY 1/2 INCH RAINFALL EVENT. REMOVE ACCUMULATED SEDIMENT AND STOCKPILE AND STABILIZE IN AREA NOT SUBJECT TO FURTHER EROSION. SWPPP INSPECTIONS AND REPORTS WILL BE PREPARED BY A QUALIFIED PERSON AFTER EACH INSPECTION. THE REPORT IS TO BE FILED WITH THE RESPONSIBLE PRATY ON-SITE, BUILDING INSPECTOR AND THE VILLAGE ENGINEER WITHIN 24-HOURS OF THE INSPECTION.
- AFTER CONSTRUCTION IS COMPLETED, PERMANENT SETTLEMENT OR EROSION CONTROL STRUCTURES SHOULD BE INSPECTED AT LEAST SEMI ANNUALLY AND AFTER EVERY RAIN.

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REVISION	BY	DATE	DESCRIPTION
2	MM	5-6-24	ADDITION OF PROPOSED SITE UTILITIES
1	MM	1-9-24	PER CDCR & PB MTGS
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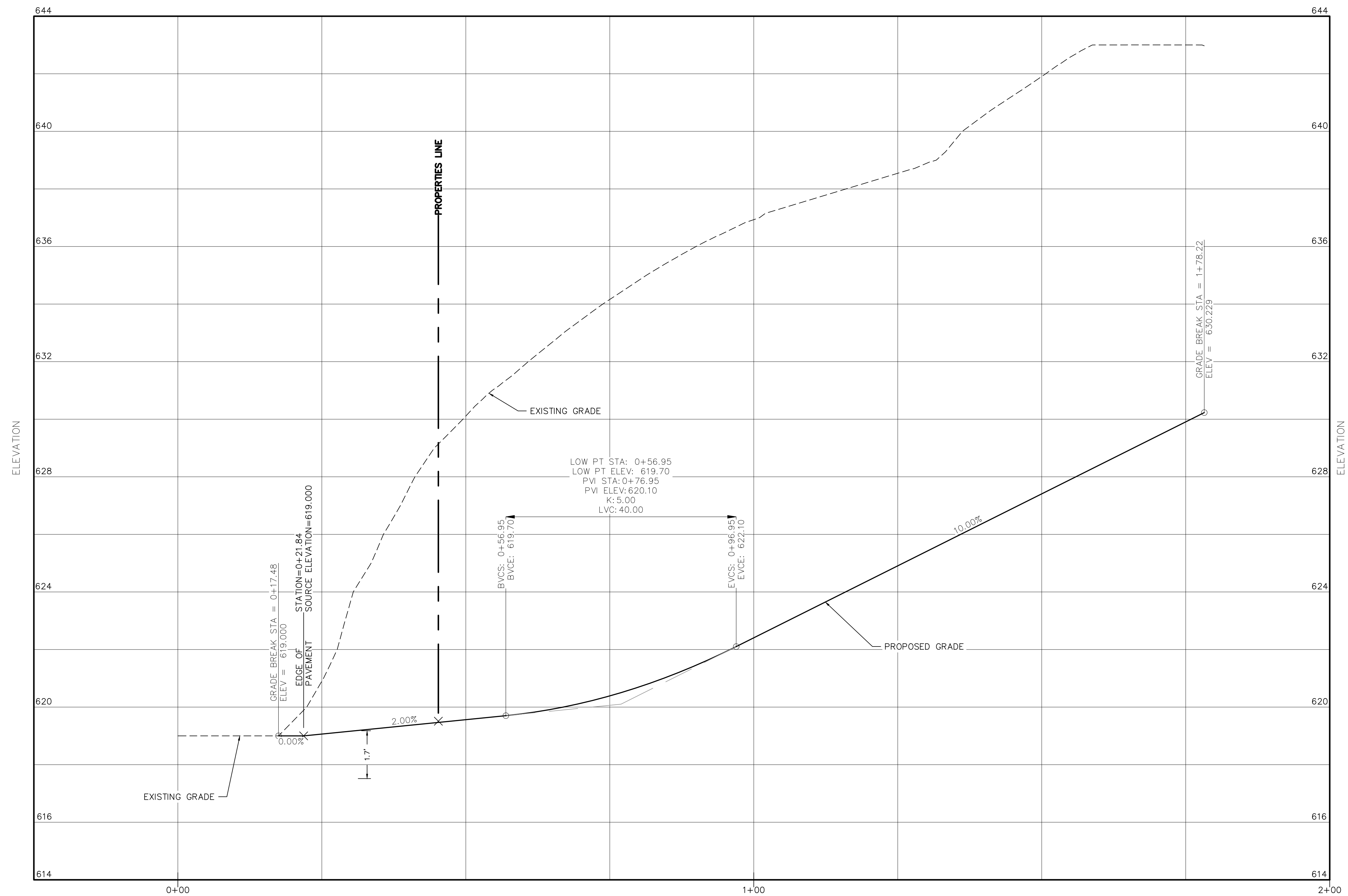
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SITE PLAN FOR  
 520 - 530 ROUTE 208  
 VILLAGE OF SOUTH BLOOMING GROVE  
 ORANGE COUNTY, N.Y.

**EROSION & SEDIMENT CONTROL DETAILS**

Job#: 23-010  
 SCALE: AS NOTED  
 DATE: 12-14-23  
 DRAWN: MM  
 CHECKED: MM  
 SHEET NO. 07 of 10

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



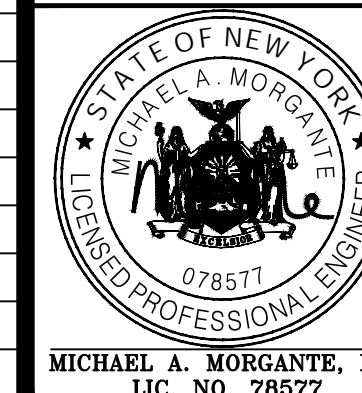
**DRIVEWAY PROFILE**  
 HORIZONTAL: 1"=10'  
 VERTICAL: 1"=2'

REVISION	BY	DATE	DESCRIPTION
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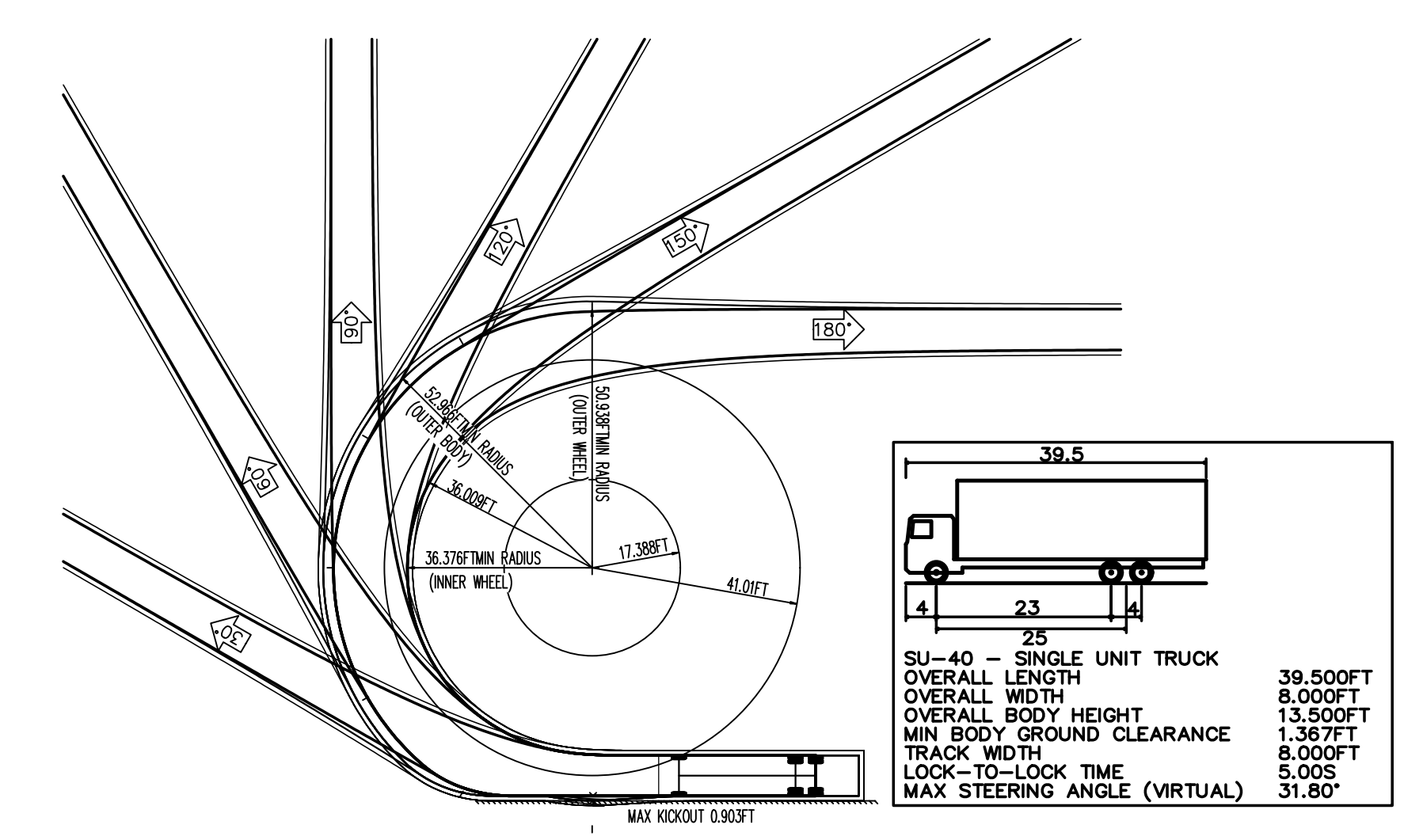
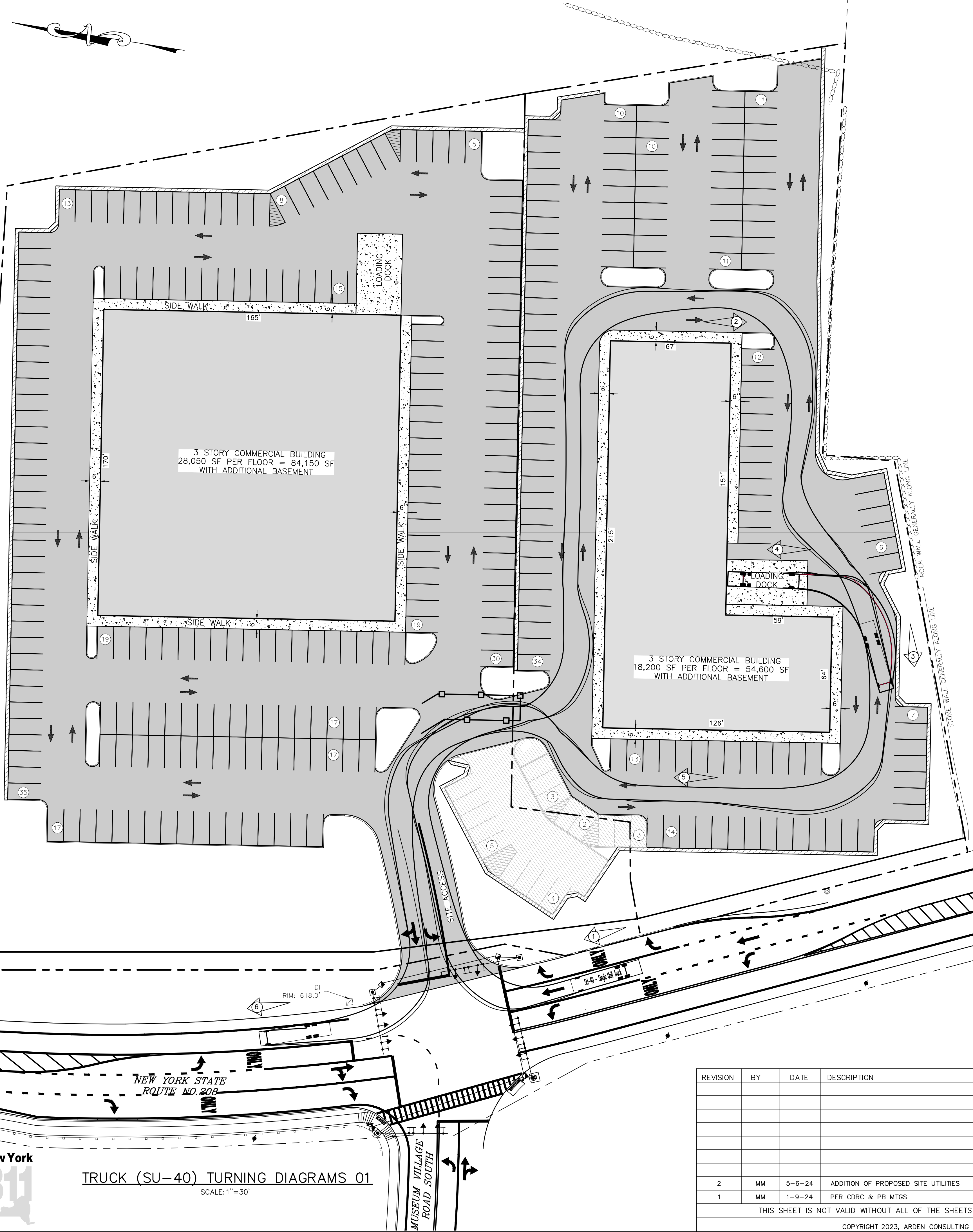
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- LEGEND:**
- EXISTING EDGE OF PAVEMENT
  - EXISTING PROPERTY LINE
  - EXISTING ADJACENT PROPERTY LINE
  - EXISTING CONCRETE
  - EXISTING CHAINLINK FENCE
  - EXISTING STONE WALL
  - EXISTING ROCK WALL
  - EXISTING UTILITY POLE
  - EXISTING BUILDING
  - EXISTING WELL
  - EXISTING GAS MANHOLE
  - PROPOSED EDGE OF PAVEMENT & CURB
  - PROPOSED BUILDING
  - PROPOSED SETBACK
  - PROPOSED SIDEWALK



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TRUCK (SU-40) TURNING DIAGRAMS 01  
SCALE: 1"=30'

REVISION	BY	DATE	DESCRIPTION
2	MM	5-6-24	ADDITION OF PROPOSED SITE UTILITIES
1	MM	1-9-24	PER CDRC & PB MTGS

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SITE PLAN FOR  
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TRUCK (SU-40)  
TURNING DIAGRAMS 01

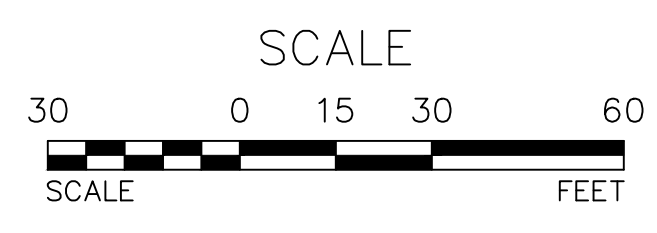
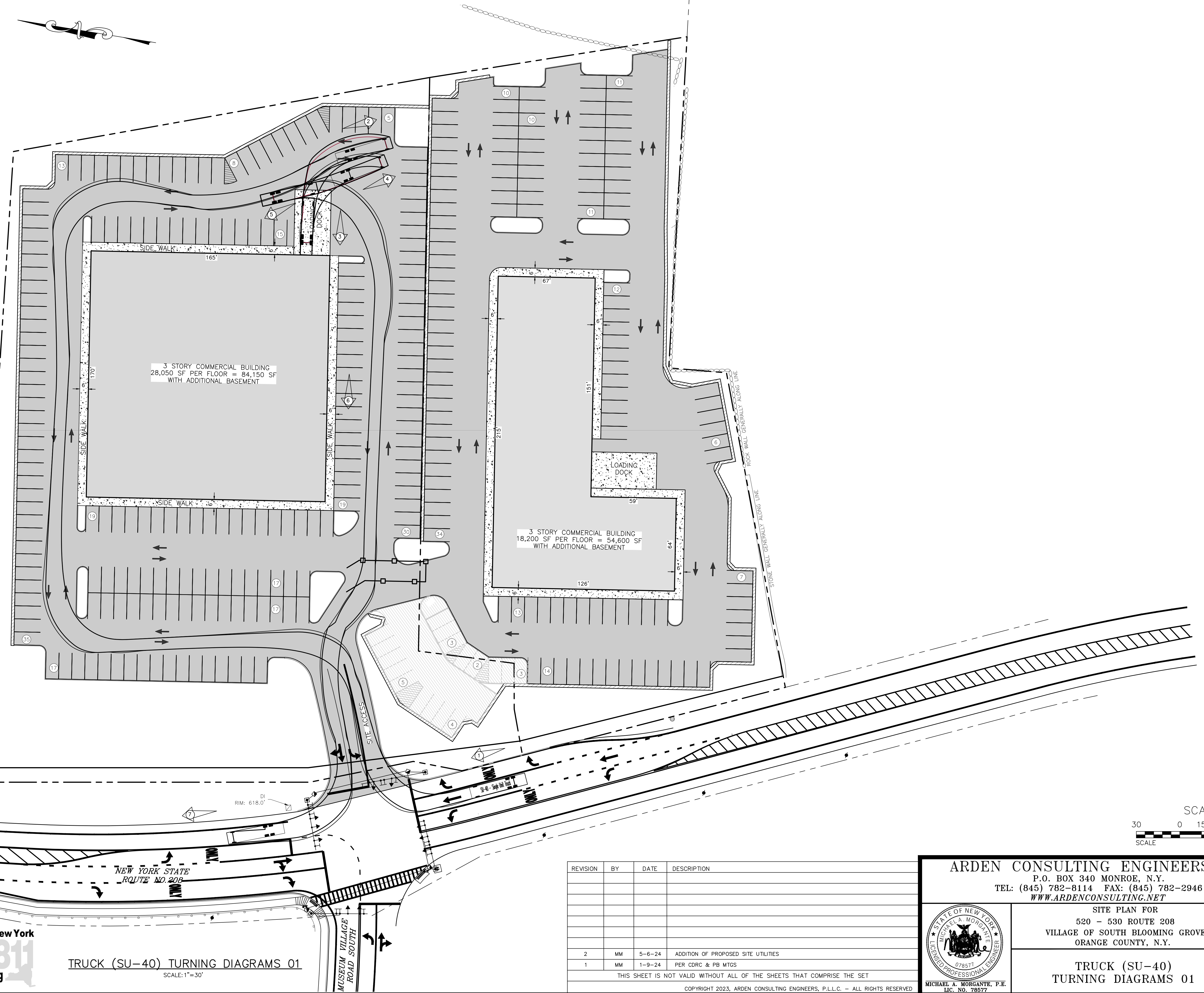
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LIC. NO. 78577



**LEGEND:**

	EXISTING EDGE OF PAVEMENT
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING CONCRETE
	EXISTING CHAINLINK FENCE
	EXISTING STONE WALL
	EXISTING ROCK WALL
	EXISTING UTILITY POLE
	EXISTING BUILDING
	EXISTING WELL
	EXISTING GAS MANHOLE
	PROPOSED EDGE OF PAVEMENT & CURB
	PROPOSED BUILDING
	PROPOSED SETBACK
	PROPOSED SIDEWALK



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2	MM	5-6-24	ADDITION OF PROPOSED SITE UTILITIES
1	MM	1-9-24	PER CDRC & PB MTGS

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

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SITE PLAN FOR  
520 - 530 ROUTE 208  
VILLAGE OF SOUTH BLOOMING GROVE  
ORANGE COUNTY, N.Y.

JOB#: 23-010  
SCALE: AS NOTED  
DATE: 12-14-23  
DRAWN: MM  
CHECKED: MM  
SHEET NO. 10 of 10

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

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TRUCK (SU-40) TURNING DIAGRAMS 01  
SCALE: 1"=30'