C.5147.001
March 1, 2022

Robert Macfarlane, Chairperson
Village Hall
Village of Philmont
124 Main Street
Philmont, NY 12565

Re: **The Woods – CPL Team Response Major Subdivision Preliminary Plat Letter Summit Street, Village of Philmont, Columbia County**

Dear Chairperson Macfarlane:

On behalf of the Applicant, Clover Reach Partners LLC, enclosed herein, please find the revised preliminary plat and other supplemental materials requested for The Woods major subdivision, (herein referred to as "the Site") located east of Summit Street in the Village of Philmont. This letter and revised application incorporate comments received from the Village's Engineer's letter dated February 15, 2022 to the Village of Philmont Planning Board (Board). The updated and additional materials to be provided are as follows:

- Preliminary Plat – Revised Sheets only, dated March 1, 2022, prepared by Tighe & Bond (Appendix A)
  - "Subdivision Layout" C-101
  - "Grading & Drainage Plan" C-201
  - "Site Utility Plan" C-301
  - "Erosion & Sediment Control Plan" C-501
  - "Site Details – 1" C-601
- Fire Chief Approval Letter (Appendix B)

On behalf of the Board, the State Environmental Quality Review (SEQR) lead agency circulation notices were sent out to the involved agencies on January 25, 2022. We have confirmed through certified mailers that all the agencies have received the notices. The 30-day period has transpired, and the Village Planning Board can declare themselves the lead agency at the upcoming meeting. Six copies of the submission materials will be included for the Board's review.

Comments and Responses

As stated, we are in receipt of the following comment letter from the Village's Engineer, George Schmitt, regarding the application for the preliminary plat approval for the proposed subdivision:

- The Woods – Initial Review, prepared by George Schmitt of CPL Team, dated February 15, 2022

This letter is in response to Tighe & Bond's 73-page January 4, 2022 submission to the Board. Response to comments from the consultant are provided below. Where necessary,

supplemental information is attached to this letter to respond to the comments. Comments are provided in italicized text and responses are provided in regular text.

1. Note No. 2 on the Survey states that topographic information is based on Lidar and not field surveyed. The Lidar information should be field verified if it has not been already.

A ground survey has since been completed by the Surveyor, Dan Russell, PLS, of Crawford & Associates Engineering & Land Surveying, PC. All previous LiDAR topographic information has been verified.

2. The previously approved 57-Lot subdivision has been filed in the County Clerk's Office. It is recommended that a formal Subdivision Abandonment be filed with the County Clerks Office and that the Village of Philmont take any necessary steps to extinguish any irrevocable offers of dedication proffered by said filed Plat.

Acknowledged.

3. Conservation Area "E", the area in between the loop road is currently proposed to be dedicated to the Village of Philmont. It is recommended the Village discuss if it wants to own and maintain a park like feature such as this one.

Acknowledged.

4. It is recommended that the Applicant Engineer provide a "view" of the proposed subdivision as it would be seen from across Summit Lake.

A Visual Resource Assessment and a Line of Site Analysis will be conducted with photo simulations to provide the Village an understanding of the "view" the proposed subdivision will showcase from across Summit Lake. The Assessment will involve the following steps:

a. Obtain site photos from the vantage point on the northside of Summit Lake

b. Prepare line of site analysis for two site transects from the north side of Summit Lake to the south side of the Woods property

c. Prepare a photo simulation of the proposed development using the site photos and the digital terrain model of the site and local topography which will be overlain by the development plan and tree clearing proposal

d. Prepare large format prints and digital documents of the photo simulation

Photo simulation will be provided at the meeting of March 16, 2022 and will be discussed further at that time.

5. It is recommended that the Fire Chief review the proposed plans and prepare written correspondence for the Board outlining his position concerning same.

The Fire Chief has reviewed and approved of the proposed plans and provided a written correspondence, provided as Appendix B.

6. It is recommended that the Highway Superintendent review the proposed plans and prepare written correspondence for the Board outlining his position concerning same.

The proposed plans have been sent to the DPW Superintendent, Dave Siter, and a response is pending on the plan's approval.

7. Lots 10-16 are proposed with grinder pump stations. It is recommended that said pump stations and force mains be privately owned and marinated. The sewer Superintendent should review the plans and prepare a written opinion regarding same.

A response is pending from the DPW Superintendent on whether the force mains will be owned and maintained by the homeowners. The grinder pumps on lots 9-16 will be owned and maintained by the homeowners.

8. *It is noted that each parcel is to manage the individual impervious areas. It is recommended that this concept be further explained. Typically, at the time of review and approval for a subdivision of this size the SWPPP for the site is prepared and submitted for review. If an assumption later proves to be incorrect, the SWPPP can be amended. However, for purposes of this Boards review, the submitted SWPPP should provide for each lots impervious areas treatment and clearly indicate who the owner/operator will be.*

On January 4, 2022, a SWPPP was submitted to the Village for review. The SWPPP includes a plan for stormwater management for each house site as well as for the new impervious area proposed by the roadway. The most current subdivision plat also shows conceptual grading and drainage for individual house sites. As per Sheet C-201 in Appendix A, impervious area treatment is now shown for each house site as well.

9. It is recommended that the grading for the proposed house sites and driveways be shown. It is noted that the applicant's Engineer has indicated that most driveways will not meet the required grading standards.

As per Sheet C-201 in Appendix A, the grading & drainage plan has been updated to show the grading for the proposed house sites and driveways.

10. It is not clear without actual driveway grading shown, how the driveways will interact with the proposed roadway. Will the driveways shed water onto the roadway? Will the driveways pose a hazard to the homeowners and those using the roadway during icy conditions?

Please refer to the response in question #9 in this letter. The updated grading plan shows the driveways discharge runoff into the roadside swale.

11. All proposed street signs should utilize approved breakaway style posts.

The detail on Sheet C-601 in Appendix A for street signs has been revised for approved breakaway style posts.

12. The Highway Superintendent should specifically opine in regard to the proposed timber guiderail. If timber guide rails are allowed, the design of same should comply with AASHTO design standards (impact loading etc.).

A response from the DPW Superintendent, Dave Siter, is pending.

13. All stormwater swales (discharge and roadside) should be reviewed and if stone lining is appropriate same should be called out on the plans.

Please refer to Sheet C-201 in Appendix A for the grading & drainage plan that identifies stone lining in stormwater swales.

14. The majority of road embankment grading is 2horizontal to 1 vertical, this is quite steep. The benefit of this grading scheme is that it reduces the overall impact of the project. The

downside is that it creates a steep embankment that the Village will need to maintain in perpetuity. It is recommended that the steep slopes be specifically discussed with the Highway Superintendent.

A response from the DPW Superintendent, Dave Siter, is pending.

15. It is recommended that the ESC Plan specifically callout rolled erosion control products to be used on 2:1 slopes.

As per Sheet C-501 in Appendix A, the Erosion & Sediment Control Plan, all slopes steeper than 3 horizontal to 1 vertical are identified. Rolled erosion control products will be used on 3:1 slopes.

We respectfully request placement on the agenda for the Village Planning Board's March 16, 2022 meeting. We look forward to discussing the revised application with you at that time. In the meantime, if you have any questions or require additional information, please do not hesitate to contact me at bnelson@tighebond.com or 845-516-5803.

Very truly yours,

T&B Engineering and Landscape Architecture, P.C.

Brandee Nelson, PE, LEED AP
Vice President

Enclosures
Appendix A – Preliminary Plat – Revised Sheets only, dated March 1, 2022, prepared by Tighe & Bond
Appendix B – Fire Chief Approval Letter

Copy: Clover Reach Partners LLC, Applicant

J:\C\C5147 Clover Reach Partners LLC\001 - Summit Street Development\Permitting\Village of Philmont\Major Subdivision\2022-03-01 Resubmit Preliminary Plat\Response Letter 2022 03 01.docx

THE WOODS SUBDIVISION				
LOT #	AREA (AC)	AREA (SF)	LOT WIDTH (FT)	LOT DEPTH (FT)
1	0.50	21573.89	119.89	188.12
2	0.57	24659.15	97.91	228.72
3	0.74	32337.31	95.28	280.30
4	0.73	31749.69	95.29	275.91
5	0.59	25558.12	95.25	229.21
6	0.53	23012.71	95.24	209.47
7	0.53	23222.90	95.26	213.86
8	0.59	25778.97	95.28	243.32
9	0.51	22044.16	100.95	187.44
10	4.93	214613.23	82.10	824.10
11	1.49	64732.59	75.67	476.05
12	0.98	42487.98	105.09	358.27
13	0.60	26341.39	101.80	152.29
14	0.61	26377.51	110.48	293.67
15	0.60	26022.70	98.53	283.82
16	0.65	28481.05	96.51	252.28
TOTAL	15.13	658993.35		

ZONING DATA TABLE	
TAX PARCEL NUMBER:	113.13-3-1
TOTAL SITE AREA:	20.276 ACRES
CURRENT ZONING:	HAMLET II (H-II)
PERMITTED RESIDENCES:	SINGLE-FAMILY TWO-FAMILY

BULK REGULATIONS/COVERAGE LIMITATIONS		
LOT DIMENSIONS:	MINIMUM REQUIRED	PROVIDED
AREA (AC)	1/2	1/2
WIDTH (FT)	75	75
DEPTH (FT)	150	150
YARD DIMENSIONS:	MINIMUM REQUIRED	PROVIDED
FRONT (FT)	25	25
EACH SIDE (FT)	10	10
REAR (FT)	30	30
BUILDING HEIGHT:	MAXIMUM ALLOWED	PROPOSED
FEET	35	< 35
STORIES	2	1 AND/OR 2
MAXIMUM LOT COVERAGE:	MAXIMUM ALLOWED	PROPOSED
PERCENTAGE PER LOT	30%	< 30%

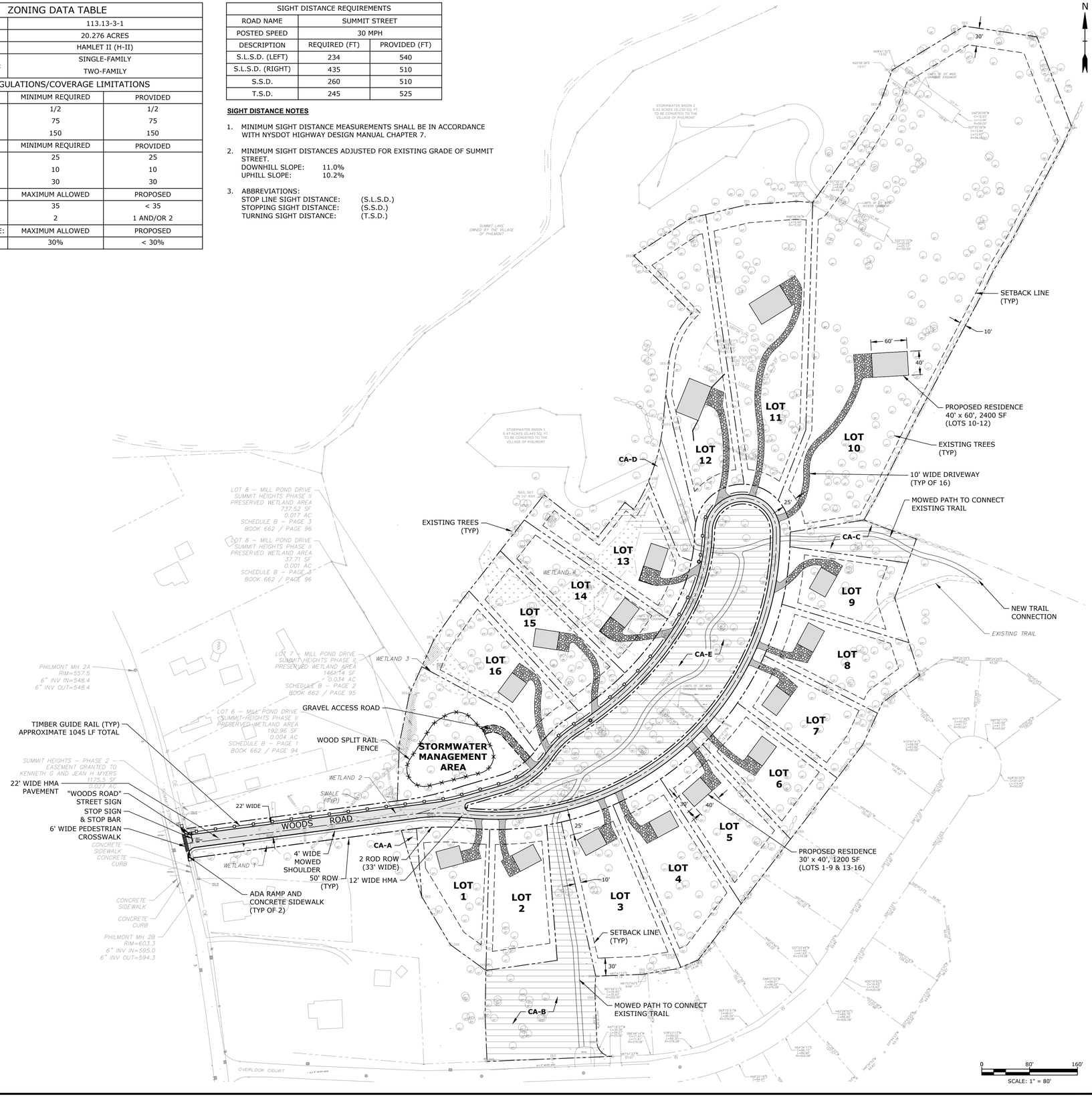
SIGHT DISTANCE REQUIREMENTS		
ROAD NAME	SUMMIT STREET	
POSTED SPEED	30 MPH	
DESCRIPTION	REQUIRED (FT)	PROVIDED (FT)
S.L.S.D. (LEFT)	234	540
S.L.S.D. (RIGHT)	435	510
S.S.D.	260	510
T.S.D.	245	525

SIGHT DISTANCE NOTES

1. MINIMUM SIGHT DISTANCE MEASUREMENTS SHALL BE IN ACCORDANCE WITH NYSDOT HIGHWAY DESIGN MANUAL CHAPTER 7.
2. MINIMUM SIGHT DISTANCES ADJUSTED FOR EXISTING GRADE OF SUMMIT STREET.
   DOWNHILL SLOPE: 11.0%
   UPHILL SLOPE: 10.2%
3. ABBREVIATIONS:
   STOP LINE SIGHT DISTANCE: (S.L.S.D.)
   STOPPING SIGHT DISTANCE: (S.S.D.)
   TURNING SIGHT DISTANCE: (T.S.D.)

LANDS TO BE CONVEYED TO VILLAGE OF PHILMONT		
PARCEL LABEL	AREA (AC)	AREA (SF)
CONSERVATION AREA - A	0.03	1466
CONSERVATION AREA - B	0.90	39075
CONSERVATION AREA - C	0.22	9546
CONSERVATION AREA - D	0.23	9957
CONSERVATION AREA - E	1.48	64265
STORMWATER MANAGEMENT AREA	0.73	31848
WOODS ROAD (ROW)	1.78	77698
TOTAL	5.37	234147

WETLAND SUMMARY TABLE				
#	AREA (AC)	AREA (SF)	DESCRIPTION	PROPOSED IMPACTS
1	0.037	1593.94	ASSUMED ACOE JURISDICTIONAL	0.037 AC / 1593.94 SF
2	0.085	3694.45	ASSUMED ACOE JURISDICTIONAL	0.085 AC / 3694.45 SF
3	0.119	5195.72	ASSUMED ACOE JURISDICTIONAL	0.000 AC / 0.00 SF
4	0.359	15639.28	ASSUMED ACOE JURISDICTIONAL	0.003 AC / 127.74 SF



Tighe&Bond

PRELIMINARY PLAT SUBMISSION

The Woods Subdivision

Clover Reach Partners, LLC

Philmont, NY

SERVICES PROVIDED IN NEW YORK BY T&B ENGINEERING AND LANDSCAPE ARCHITECTURE, P.C.

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MARK	DATE	DESCRIPTION
D	3/1/2022	DRIVEWAY GRADING
C	2/1/2022	REVISED SUMBISSION
B	1/4/2022	PRELIMINARY PLAT
A	11/1/2021	SKETCH PLAT SUBMISSION

PROJECT NO:	C5147-01
DATE:	11/01/2021
FILE:	C5147-01 C-100-LAYOUT.dwg
DRAWN BY:	RLS
DESIGNED/CHECKED BY:	RLS/BKN
APPROVED BY:	BKN

SUBDIVISION LAYOUT

SCALE: AS SHOWN

C-101
SHEET 5 OF 21

Last Saved: 3/1/2022
Plotted On:Mar 01, 2022-12:35pm By: RSasser
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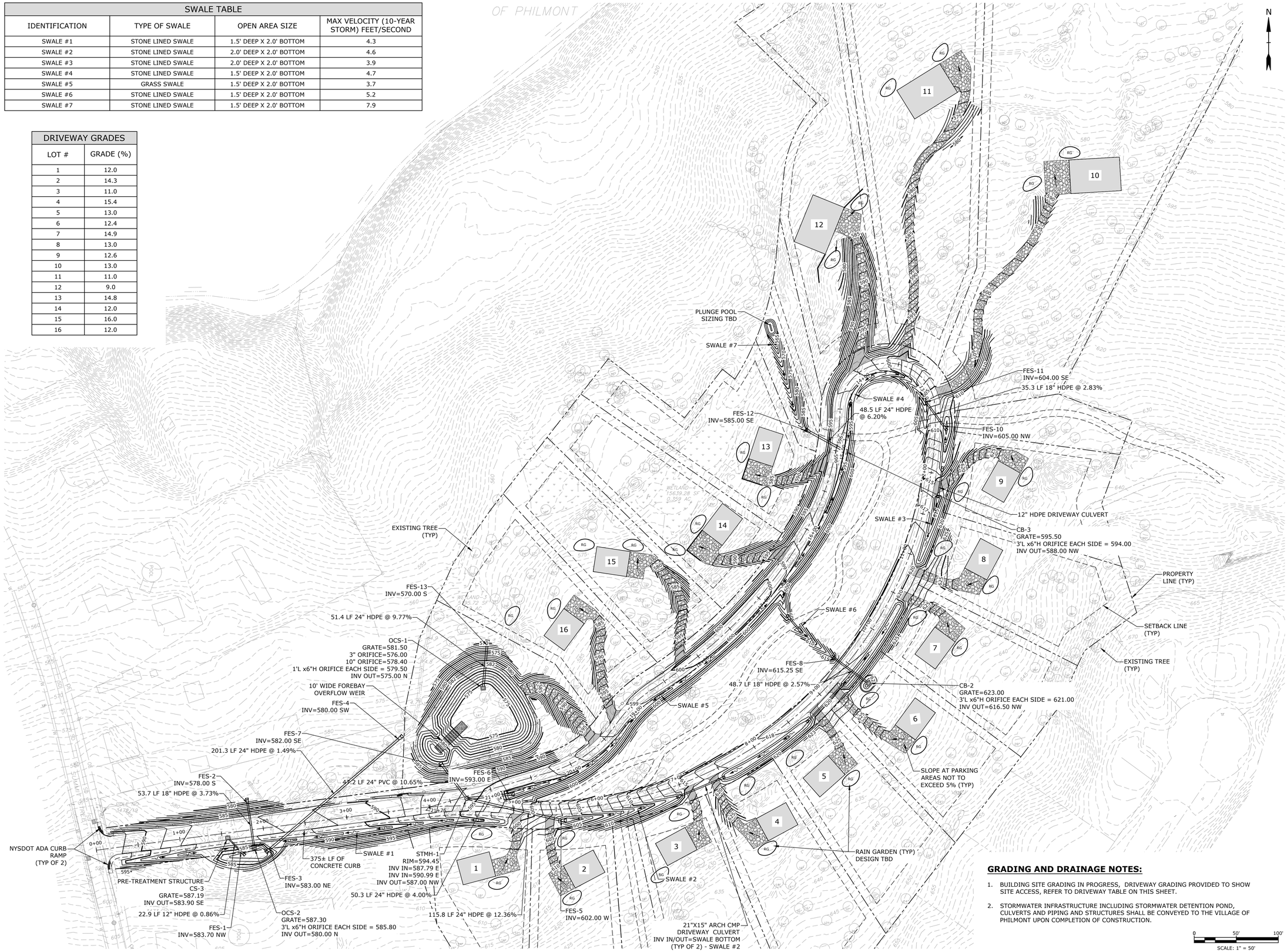
SWALE TABLE			
IDENTIFICATION	TYPE OF SWALE	OPEN AREA SIZE	MAX VELOCITY (10-YEAR STORM) FEET/SECOND
SWALE #1	STONE LINED SWALE	1.5' DEEP X 2.0' BOTTOM	4.3
SWALE #2	STONE LINED SWALE	2.0' DEEP X 2.0' BOTTOM	4.6
SWALE #3	STONE LINED SWALE	2.0' DEEP X 2.0' BOTTOM	3.9
SWALE #4	STONE LINED SWALE	1.5' DEEP X 2.0' BOTTOM	4.7
SWALE #5	GRASS SWALE	1.5' DEEP X 2.0' BOTTOM	3.7
SWALE #6	STONE LINED SWALE	1.5' DEEP X 2.0' BOTTOM	5.2
SWALE #7	STONE LINED SWALE	1.5' DEEP X 2.0' BOTTOM	7.9

DRIVEWAY GRADES	
LOT #	GRADE (%)
1	12.0
2	14.3
3	11.0
4	15.4
5	13.0
6	12.4
7	14.9
8	13.0
9	12.6
10	13.0
11	11.0
12	9.0
13	14.8
14	12.0
15	16.0
16	12.0



GRADING AND DRAINAGE NOTES:

1. BUILDING SITE GRADING IN PROGRESS, DRIVEWAY GRADING PROVIDED TO SHOW SITE ACCESS, REFER TO DRIVEWAY TABLE ON THIS SHEET.
2. STORMWATER INFRASTRUCTURE INCLUDING STORMWATER DETENTION POND, CULVERTS AND PIPING AND STRUCTURES SHALL BE CONVEYED TO THE VILLAGE OF PHILMONT UPON COMPLETION OF CONSTRUCTION.

0 50' 100'
SCALE: 1" = 50'

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PRELIMINARY PLAT SUBMISSION

The Woods Subdivision

Clover Reach Partners, LLC

Philmont, NY

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DRAWN BY:	RLS
DESIGNED/CHECKED BY:	RLS/BKN
APPROVED BY:	BKN

GRADING & DRAINAGE PLAN

SCALE: AS SHOWN

C-201
SHEET 6 OF 21

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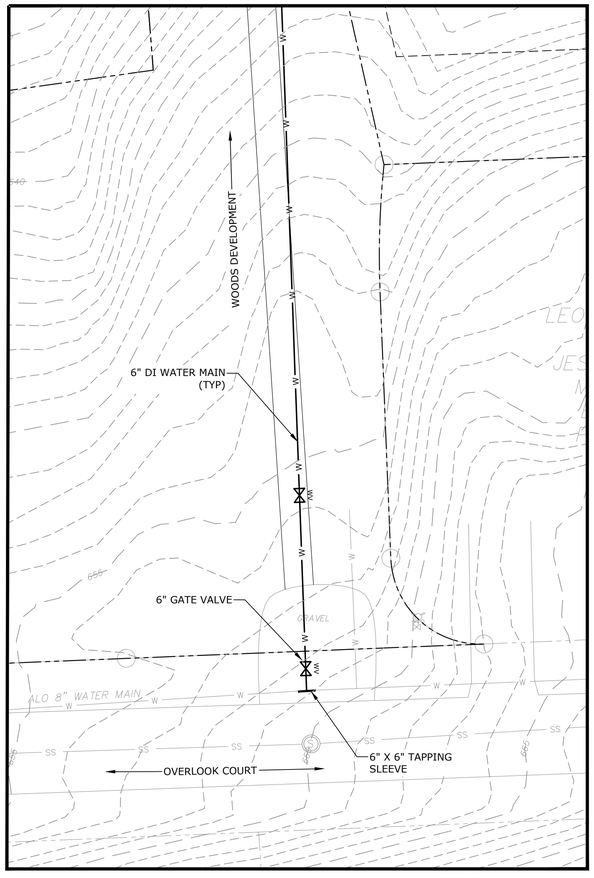

INSET DETAIL
1" = 20'

SCALE IN FEET
0 20' 40'
GRAPHIC SCALE

TO BE CONVEYED TO THE VILLAGE OF PHILMONT

N

HYDRANT-#3

BENCHMARK NAIL IN FRONT OF 14" MAPLE ELEV=594.44 (NAVD 88)

6" DI WATER MAIN (TYP)

TYPICAL FLUSHING STRUCTURE

2"Ø SDR11 LOW PRESSURE FORCE MAIN (TYP)

2" BUILDING CLEAN OUT AND LOW-PRESSURE SERVICE CONNECTION (TYP OF 7)

6" DI WATER MAIN (TYP)

CONNECT 2"Ø SDR11 TO SSMH-7

WATER SERVICE TAP AND CONNECTION (TYP OF 16)

SSMH-7
STA 10+97.93, 3.09' RT
RIM=619.14
INV OUT=614.80 SW

2"Ø SDR11 LOW PRESSURE FORCE MAIN (TYP)

4" CAPPED GRAVITY SEWER LATERAL (TYP OF 9)

197.3LF 8" PVC @ 0.50%

LIMITS OF 25' WIDE DRAINAGE EASEMENT

2" BUILDING CLEAN OUT AND LOW-PRESSURE SERVICE CONNECTION (TYP OF 7)

WETLAND 5195.72 SF 0.119 AC

HYDRANT-#4

TERMINAL FLUSHING STRUCTURE

HYDRANT-#2

STORMWATER MANAGEMENT AREA

141.2LF 8" PVC @ 0.50%

CONNECT ELECTRICAL AND TEL-DATA LINE TO EXISTING UTILITY POLE

SSMH-1
STA 0+00.00, 0.00' T
RIM=592.44
INV IN=583.85 E

UNDERGROUND TEL-DATA LINE

UNDERGROUND ELECTRICAL (TYP)

149.7LF 8" PVC @ 1.00%

300.1LF 8" PVC @ 0.40%

138.5LF 8" PVC @ 7.39%

SSMH-6
STA 8+99.86, 0.09' LT
RIM=618.78
INV IN=613.81 NE
INV OUT=613.71 SW

6" DI WATER MAIN (TYP)

SSMH-5
STA 7+58.21, 0.35' RT
RIM=617.12
INV IN=613.00 NE
INV OUT=613.21 W

DRIVEWAY LIGHT (TYP OF 16)

6"X6"X6" DI WATER MAIN "T"

HYDRANT-#1

SSMH-2
STA 3+00.09, 0.00' RT
RIM=589.38
INV IN=585.15 E
INV OUT=585.05 W

SSMH-3
RIM=594.38
INV IN=587.00 E
INV OUT=586.65 W

6" DI WATER MAIN (TYP)

171.2LF 8" PVC @ 9.32%

SSMH-4
STA 6+20.33, 4.22' RT
RIM=608.62
INV IN=603.00 E
INV OUT=602.89 W

GATE VALVE (TYP OF 3)

6" DI WATER MAIN (TYP)

SEE INSET DETAIL

PHILMONT MH 2B
RIM=603.3
6" INV IN=595.0
5" INV OUT=594.3

POLE NO. 1473/20 BENCHMARK 1/4" DIA RAILROAD SPIKE IN NW SIDE OF UTILITY POLE ELEV=601.5

LANDS OF JAY A. MYERS B.578 P.1479

LANDS OF JAMES L. AND JENNA R. LEMOND B.766 P.1659

LANDS OF THE VILLAGE OF PHILMONT B.622 P.61

LANDS OF FRANCES C. SKELLEY, AMELIA T. GOERLITZ, THOMAS J. CHAMBERS AND PAUL L. CHAMBERS C.402 F.206

LANDS OF BRUCE AND EILEEN OLSEN B.469 P.2213

LANDS OF DONALD HAMILTON

SUMMIT STREET

SITE UTILITY PLAN NOTES:

1. SEE SHEETS C-401 - C-404 FOR SEWER SEWER PROFILES AND INVERTS.
2. SEE SHEET C-201 FOR DRAINAGE INVERTS.

0 40' 80'
SCALE: 1" = 40'

Tighe&Bond

PRELIMINARY PLAT SUBMISSION

The Woods Subdivision

Clover Reach Partners, LLC

Philmont, NY

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DRAWN BY:	RLS
DESIGNED/CHECKED BY:	RLS/BKN
APPROVED BY:	BKN

SITE UTILITY PLAN

SCALE: AS SHOWN

C-301
SHEET 7 OF 21

Last Saved: 3/1/2022
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EROSION AND SEDIMENT CONTROL NOTES

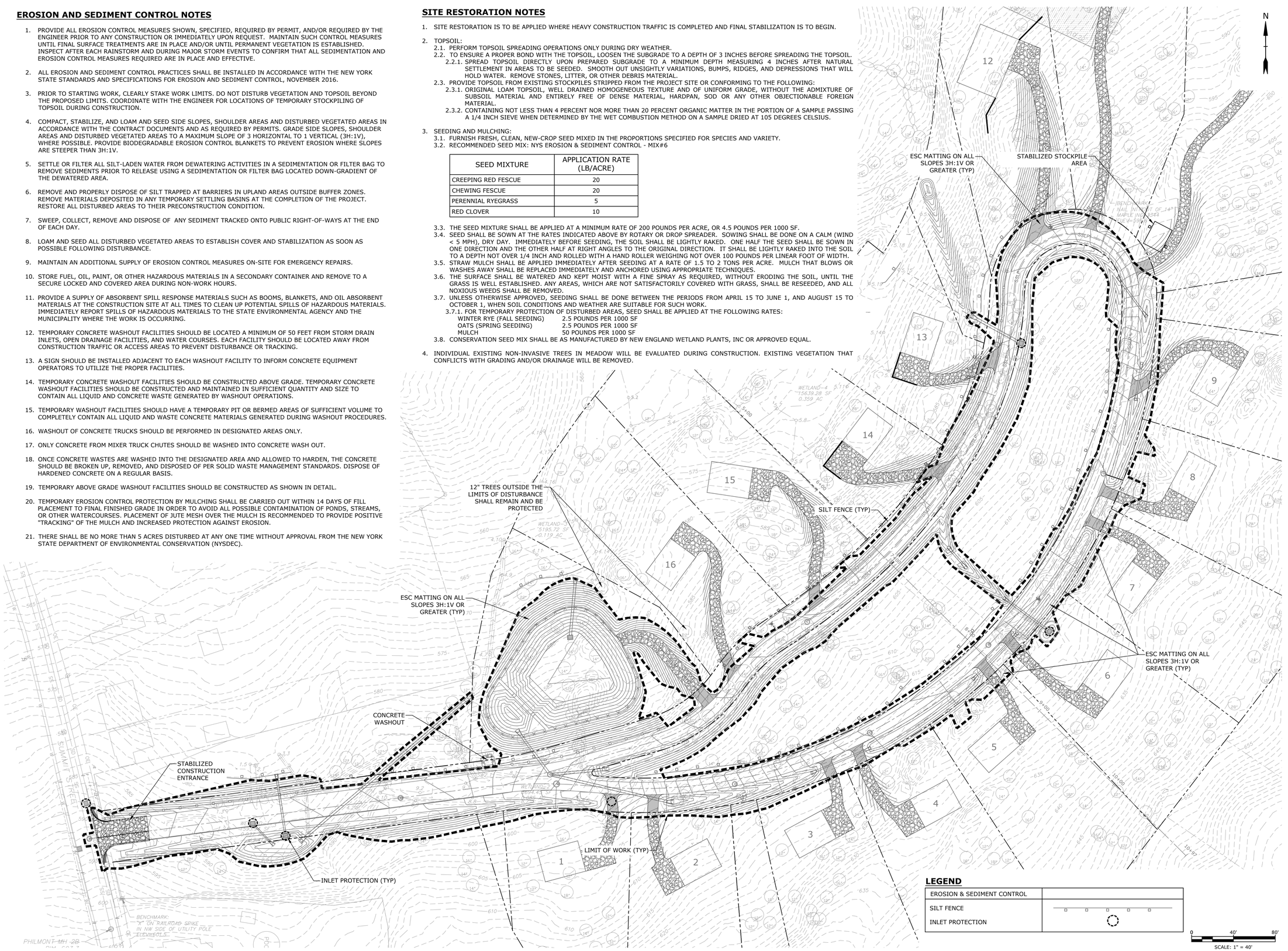
1. PROVIDE ALL EROSION CONTROL MEASURES SHOWN, SPECIFIED, REQUIRED BY PERMIT, AND/OR REQUIRED BY THE ENGINEER PRIOR TO ANY CONSTRUCTION OR IMMEDIATELY UPON REQUEST. MAINTAIN SUCH CONTROL MEASURES UNTIL FINAL SURFACE TREATMENTS ARE IN PLACE AND/OR UNTIL PERMANENT VEGETATION IS ESTABLISHED. INSPECT AFTER EACH RAINSTORM AND DURING MAJOR STORM EVENTS TO CONFIRM THAT ALL SEDIMENTATION AND EROSION CONTROL MEASURES REQUIRED ARE IN PLACE AND EFFECTIVE.
2. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, NOVEMBER 2016.
3. PRIOR TO STARTING WORK, CLEARLY STAKE WORK LIMITS. DO NOT DISTURB VEGETATION AND TOPSOIL BEYOND THE PROPOSED LIMITS. COORDINATE WITH THE ENGINEER FOR LOCATIONS OF TEMPORARY STOCKPILING OF TOPSOIL DURING CONSTRUCTION.
4. COMPACT, STABILIZE, AND LOAM AND SEED SIDE SLOPES, SHOULDER AREAS AND DISTURBED VEGETATED AREAS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND AS REQUIRED BY PERMITS. GRADE SIDE SLOPES, SHOULDER AREAS AND DISTURBED VEGETATED AREAS TO A MAXIMUM SLOPE OF 3 HORIZONTAL TO 1 VERTICAL (3H:1V), WHERE POSSIBLE. PROVIDE BIODEGRADABLE EROSION CONTROL BLANKETS TO PREVENT EROSION WHERE SLOPES ARE STEEPER THAN 3H:1V.
5. SETTLE OR FILTER ALL SILT-LADEN WATER FROM DEWATERING ACTIVITIES IN A SEDIMENTATION OR FILTER BAG TO REMOVE SEDIMENTS PRIOR TO RELEASE USING A SEDIMENTATION OR FILTER BAG LOCATED DOWN-GRADIENT OF THE DEWATERED AREA.
6. REMOVE AND PROPERLY DISPOSE OF SILT TRAPPED AT BARRIERS IN UPLAND AREAS OUTSIDE BUFFER ZONES. REMOVE MATERIALS DEPOSITED IN ANY TEMPORARY SETTLING BASINS AT THE COMPLETION OF THE PROJECT. RESTORE ALL DISTURBED AREAS TO THEIR PRECONSTRUCTION CONDITION.
7. SWEEP, COLLECT, REMOVE AND DISPOSE OF ANY SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS AT THE END OF EACH DAY.
8. LOAM AND SEED ALL DISTURBED VEGETATED AREAS TO ESTABLISH COVER AND STABILIZATION AS SOON AS POSSIBLE FOLLOWING DISTURBANCE.
9. MAINTAIN AN ADDITIONAL SUPPLY OF EROSION CONTROL MEASURES ON-SITE FOR EMERGENCY REPAIRS.
10. STORE FUEL, OIL, PAINT, OR OTHER HAZARDOUS MATERIALS IN A SECONDARY CONTAINER AND REMOVE TO A SECURE LOCKED AND COVERED AREA DURING NON-WORK HOURS.
11. PROVIDE A SUPPLY OF ABSORBENT SPILL RESPONSE MATERIALS SUCH AS BOOMS, BLANKETS, AND OIL ABSORBENT MATERIALS AT THE CONSTRUCTION SITE AT ALL TIMES TO CLEAN UP POTENTIAL SPILLS OF HAZARDOUS MATERIALS. IMMEDIATELY REPORT SPILLS OF HAZARDOUS MATERIALS TO THE STATE ENVIRONMENTAL AGENCY AND THE MUNICIPALITY WHERE THE WORK IS OCCURRING.
12. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATER COURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
13. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
14. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED ABOVE GRADE. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
15. TEMPORARY WASHOUT FACILITIES SHOULD HAVE A TEMPORARY PIT OR BERMED AREAS OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES.
16. WASHOUT OF CONCRETE TRUCKS SHOULD BE PERFORMED IN DESIGNATED AREAS ONLY.
17. ONLY CONCRETE FROM MIXER TRUCK CHUTES SHOULD BE WASHED INTO CONCRETE WASH OUT.
18. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF PER SOLID WASTE MANAGEMENT STANDARDS. DISPOSE OF HARDENED CONCRETE ON A REGULAR BASIS.
19. TEMPORARY ABOVE GRADE WASHOUT FACILITIES SHOULD BE CONSTRUCTED AS SHOWN IN DETAIL.
20. TEMPORARY EROSION CONTROL PROTECTION BY MULCHING SHALL BE CARRIED OUT WITHIN 14 DAYS OF FILL PLACEMENT TO FINAL FINISHED GRADE IN ORDER TO AVOID ALL POSSIBLE CONTAMINATION OF PONDS, STREAMS, OR OTHER WATERCOURSES. PLACEMENT OF JUTE MESH OVER THE MULCH IS RECOMMENDED TO PROVIDE POSITIVE "TRACKING" OF THE MULCH AND INCREASED PROTECTION AGAINST EROSION.
21. THERE SHALL BE NO MORE THAN 5 ACRES DISTURBED AT ANY ONE TIME WITHOUT APPROVAL FROM THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC).

SITE RESTORATION NOTES

1. SITE RESTORATION IS TO BE APPLIED WHERE HEAVY CONSTRUCTION TRAFFIC IS COMPLETED AND FINAL STABILIZATION IS TO BEGIN.
2. TOPSOIL:
   - 2.1. PERFORM TOPSOIL SPREADING OPERATIONS ONLY DURING DRY WEATHER.
   - 2.2. TO ENSURE A PROPER BOND WITH THE TOPSOIL, LOOSEN THE SUBGRADE TO A DEPTH OF 3 INCHES BEFORE SPREADING THE TOPSOIL.
     - 2.2.1. SPREAD TOPSOIL DIRECTLY UPON PREPARED SUBGRADE TO A MINIMUM DEPTH MEASURING 4 INCHES AFTER NATURAL SETTLEMENT IN AREAS TO BE SEEDED. SMOOTH OUT UNSIGHTLY VARIATIONS, BUMPS, RIDGES, AND DEPRESSIONS THAT WILL HOLD WATER. REMOVE STONES, LITTER, OR OTHER DEBRIS MATERIAL.
   - 2.3. PROVIDE TOPSOIL FROM EXISTING STOCKPILES STRIPPED FROM THE PROJECT SITE OR CONFORMING TO THE FOLLOWING:
     - 2.3.1. ORIGINAL LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND ENTIRELY FREE OF DENSE MATERIAL, HARDPAN, SOD OR ANY OTHER OBJECTIONABLE FOREIGN MATERIAL.
     - 2.3.2. CONTAINING NOT LESS THAN 4 PERCENT NOR MORE THAN 20 PERCENT ORGANIC MATTER IN THE PORTION OF A SAMPLE PASSING A 1/4 INCH SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105 DEGREES CELSIUS.
3. SEEDING AND MULCHING:
   - 3.1. FURNISH FRESH, CLEAN, NEW-CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY.
   - 3.2. RECOMMENDED SEED MIX: NYS EROSION & SEDIMENT CONTROL - MIX#6

SEED MIXTURE	APPLICATION RATE (LB/ACRE)
CREEPING RED FESCUE	20
CHEWING FESCUE	20
PERENNIAL RYEGRASS	5
RED CLOVER	10

   - 3.3. THE SEED MIXTURE SHALL BE APPLIED AT A MINIMUM RATE OF 200 POUNDS PER ACRE, OR 4.5 POUNDS PER 1000 SF.
   - 3.4. SEED SHALL BE SOWN AT THE RATES INDICATED ABOVE BY ROTARY OR DROP SPREADER. SOWING SHALL BE DONE ON A CALM (WIND < 5 MPH), DRY DAY. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH.
   - 3.5. STRAW MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH THAT BLOWS OR WASHES AWAY SHALL BE REPLACED IMMEDIATELY AND ANCHORED USING APPROPRIATE TECHNIQUES.
   - 3.6. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT ERODING THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS, WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS, SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS SHALL BE REMOVED.
   - 3.7. UNLESS OTHERWISE APPROVED, SEEDING SHALL BE DONE BETWEEN THE PERIODS FROM APRIL 15 TO JUNE 1, AND AUGUST 15 TO OCTOBER 1, WHEN SOIL CONDITIONS AND WEATHER ARE SUITABLE FOR SUCH WORK.
     - 3.7.1. FOR TEMPORARY PROTECTION OF DISTURBED AREAS, SEED SHALL BE APPLIED AT THE FOLLOWING RATES:
       - WINTER RYE (FALL SEEDING) — 2.5 POUNDS PER 1000 SF
       - OATS (SPRING SEEDING) — 2.5 POUNDS PER 1000 SF
       - MULCH — 50 POUNDS PER 1000 SF
   - 3.8. CONSERVATION SEED MIX SHALL BE AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC OR APPROVED EQUAL.
4. INDIVIDUAL EXISTING NON-INVASIVE TREES IN MEADOW WILL BE EVALUATED DURING CONSTRUCTION. EXISTING VEGETATION THAT CONFLICTS WITH GRADING AND/OR DRAINAGE WILL BE REMOVED.



LEGEND

EROSION & SEDIMENT CONTROL	
SILT FENCE	
INLET PROTECTION	

0 40' 80'

SCALE: 1" = 40'

Tighe&Bond

PRELIMINARY PLAT SUBMISSION

The Woods Subdivision

Clover Reach Partners, LLC

Philmont, NY

SERVICES PROVIDED IN NEW YORK BY T&B ENGINEERING AND LANDSCAPE ARCHITECTURE, P.C.

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MARK	DATE	DESCRIPTION
D	3/1/2022	DRIVEWAY GRADING
C	2/1/2022	REVISED SUMBISSION
B	1/4/2022	PRELIMINARY PLAT
A	11/1/2021	SKETCH PLAT SUBMISSION

PROJECT NO:	C5147-01
DATE:	11/01/2021
FILE:	C5147-01 C-501-ESC.dwg
DRAWN BY:	RLS
DESIGNED/CHECKED BY:	RLS/BKN
APPROVED BY:	BKN

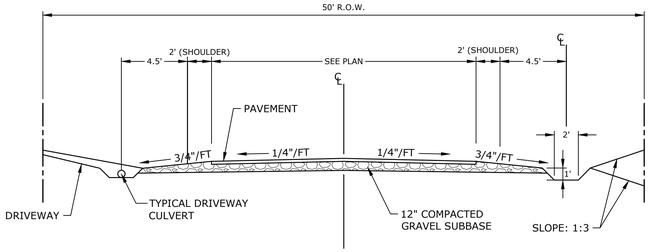
EROSION & SEDIMENT CONTROL PLAN

SCALE: AS SHOWN

C-501

SHEET 9 OF 21

Last Saved: 2/1/2022
Plotted On: Mar 01, 2022 - 12:05pm By: RSasser
Tighe & Bond F:\Projects\C\C5147 Clover Reach Partners LLC\001 - Summit Street Development\Drawings - Figures\AutoCAD\Sheet\C5147-01 C-501-ESC.dwg

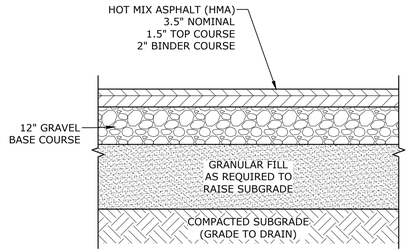


NOTES

1. DRIVEWAY SECTIONS MUST TERMINATE AT LEAST 4" BELOW EXCAVATION OF EDGE OF PAVEMENT.
2. SLOPE SUBGRADE TOWARD DITCH.
3. CENTERLINE OF DITCH IS 1.57' BELOW ROAD CENTERLINE.
4. DOT ITEMS NO. 606.16M & 606.160001M. REFER TO NYSDOT STANDARD DETAIL SHEET 606-6R3 FOR INSTALLATION DETAILS.

VILLAGE OF PHILMONT
TYPICAL ROADWAY SECTION

DETAIL	1
NO SCALE	-

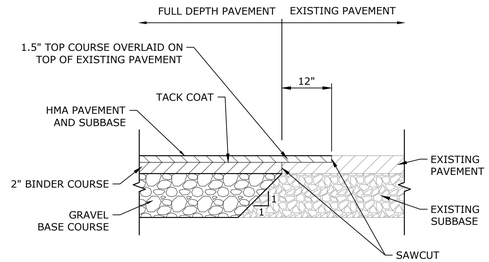


NOTES

1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
2. FINAL DESIGN OF PAVEMENT SHALL BE BY THE DEVELOPER'S GEOTECHNICAL ENGINEER.
3. FINAL DESIGN SHALL BE DESIGNED FOR A 20 YEAR DESIGN LIFE WITH 5000 CARS/DAY.

TYPICAL ROAD SECTION

DETAIL	2
NO SCALE	-

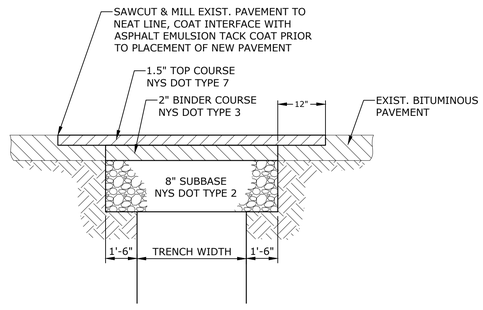


NOTES

1. ASPHALT EMULSION TACK COAT SHALL CONFORM TO THE MATERIALS, EQUIPMENT AND SPECIFICATION REQUIREMENTS PER THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION.

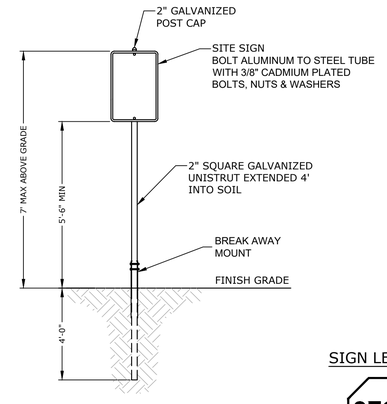
HMA TRANSITION

DETAIL	3
NO SCALE	-



PERMANENT HMA TRENCH REPAIR

DETAIL	4
NO SCALE	-



SIGN LEGEND

MUTCD R1-1

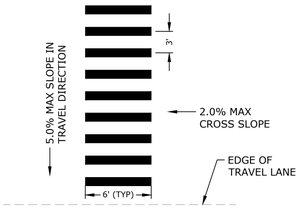
A

NOTES

1. SEE SITE PLAN FOR SIGN SCHEDULE AND LOCATIONS.

TYPICAL SIGN DETAIL

DETAIL	5
NO SCALE	-



NOTES

1. ALL CROSSWALK MARKINGS SHALL BE WHITE.
2. TWELVE INCH (12") LINES SHALL BE APPLIED IN ONE APPLICATION, NO COMBINATION OF LINES (TWO - 6 INCH LINES) WILL BE ACCEPTED.
3. NYSDOT STANDARD DETAIL SHEET 685-01, PAVEMENT MARKING DETAILS (SHEET 2 OF 9).

TYPICAL CROSSWALK STRIPING

DETAIL	6
NO SCALE	-

Tighe&Bond

PRELIMINARY PLAT SUBMISSION

The Woods Subdivision

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DATE:	11/01/2021
FILE:	C5147-01 C-600_608-DETLS.dwg
DRAWN BY:	RLS
DESIGNED/CHECKED BY:	RLS/BKN
APPROVED BY:	BKN

SITE DETAILS - 1

SCALE: AS SHOWN

C-601
SHEET 13 OF 21

Last Saved: 2/1/2022
Plotted On: Mar 01, 2022 - 12:13pm By: RSasser
Tighe & Bond: P:\Projects\C5147 Clover Reach Partners LLC\001 - Summit Street Development\Drawings_Figures\AutoCAD\Sheet\C5147-01 C-600_608 DETLS.dwg

Philmont Fire Company
PO Box 632
1 Maple Avenue
Philmont, New York 12565
Mark Beaumont, Chief

February 14,2022

Robert Sasser,EIT
47 West Market Street
Rhinebeck,NY 12572

Dear Robert,

In regard to the plans for project # C5147-01 The Woods Subdivision in the Village of Philmont which were provided to the fire company last month were fully reviewed and meet our approval.

The Woods Road one way loop illustrated on plan page C-101.1 shows good accessibility for fire apparatus and presents no known issues for emergency vehicle operations.

The hydrant system and water supply for at least 16 new homes that were shown on plan page C-603 would be adequate and sufficient for fire suppression .

Remaining plan pages have also been provided and the fire company has no immediate concerns and are in full support that the project move forward .If there are any questions please contact me at anytime.

Mark Beaumont,Fire Chief *philmontfireco@gmail.com*

Mark Beaumont