



DMR Civil Engineering PLLC

February 23, 2023

Planning Board
Town of Florida
214 Fort Hunter Rd.
Amsterdam, NY 12010

Re: Project Narrative for Planning Board-Special Use Permit – 3/6/2023 Meeting
Owner: John & Grace Kimber
Location: 526 McDougall Road, Pattersonville NY 12137
Tax ID: S.B.L. 104.-1-9
DMR Project Number: 2023004.01

Dear Planning Board Members:

John and Grace Kimber, the owners of the above noted parcel located at 526 McDougall Road, have contracted DMR Civil Engineering PLLC (DMR) to prepare required site plan documents and attend the Town of Florida Planning Board Meeting. The Kimber's are requesting to be allowed to hold weddings and similar events at their property.

A project narrative was previously submitted on January 27, 2023 for the Planning Board Meeting held on February 6, 2023. This new project narrative is prepared to respond to questions and comments received on February 6, 2023 and subsequently itemized in the Meeting Notes prepared by the Town of Florida.

Soil Comments: Concerns regarding vehicles parking on the existing grass were noted during the meeting. If the proposed parking area were to be located on clay soils, and it were to rain during an event, the vehicles might possibly have difficulty traversing the site. DMR reviewed the existing soil conditions using data available through the United States Department of Agriculture (USDA) Natural Resources Conservation Service using their Web Soil Survey data base. Using this data, a soils map has been prepared and submitted with the original data from the USDA. As can be seen on the soils map, the entire area where parking is proposed consists of Palatine Silt Loam, 3 to 8 Percent Slopes. The existing soils are well drained and there is no "frequency to flooding" or "frequency to ponding". The depth to groundwater is greater than 80 inches. Therefore, the soils can drain water in a well manor during a rain event and parking on the grass will not be an issue.

Lighting & Signage for Traffic Control Comments: The majority of proposed events will occur during daylight hours. However, arrangements have been made to include temporary portable lighting and signage on site. Please refer to the new Lighting & Signage Site Plan prepared

28 South Main Street, Gloversville, NY 12078

Tel: 518-752-5167 email: dmr@dmromeyn-civileng.com web: dmromeyn-civileng.com



DMR Civil Engineering PLLC

by DMR as well as the attached lighting specifications. Four battery powered LED spotlights will be mounted to a portable stand that extends 15 feet above the ground surface. The proposed lights are typically used in theaters and are designed to be directional to light a specific concentrated areas so the lighting will not “spray” in all directions. Lighting for the row of parking furthest away from the barn may not be necessary based on the size of the events held. As shown on the attached plans, signage will be provided identifying the entrance and exit locations on the proposed site.

Garbage Comments: Garbage will be collected on site using garbage pails and then dumped at the Town of Florida Land Fill.

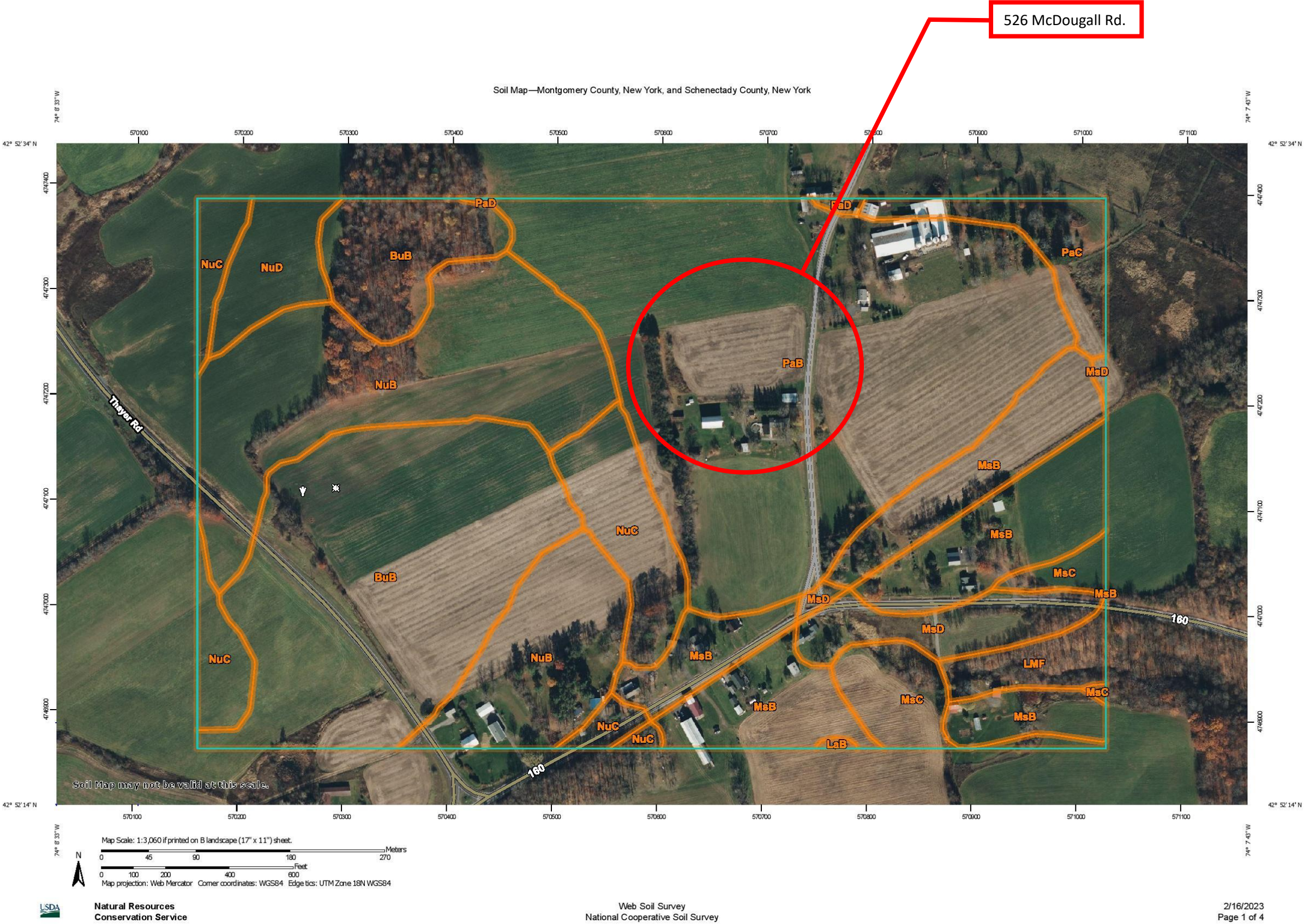
Attached please find a set of revised site plans identifying the existing soil conditions, proposed lighting, proposed signage and description of how trash will be removed from the site. DMR Civil Engineering respectfully requests approval from the Town of Florida for the use of weddings and similar events at the above noted property of John and Grace Kimber.

Should you have any questions or concerns, feel free to contact me at the office at any time. Thank you.

Sincerely,
DMR CIVIL ENGINEERING PLLC

Darin M. Romeyn, P.E. - NYS PE License Number 087772

John & Grace Kimber
526 McDougall Road, Pattersonville NY 12137 (Town of Florida Jurisdiction) TAX I.D. S.B.L. 104.-1-9
Planning Board-Special Use Permit Request



Montgomery County, New York

PaB—Palatine silt loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 9trd

Elevation: 600 to 1,800 feet

Mean annual precipitation: 38 to 44 inches

Mean annual air temperature: 45 to 48 degrees F

Frost-free period: 110 to 170 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Palatine and similar soils: 75 percent

Minor components: 25 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Palatine

Setting

Landform: Till plains, ridges, benches

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Crest

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Channery loamy till dominated by calcareous dark shale

Typical profile

H1 - 0 to 11 inches: silt loam

H2 - 11 to 18 inches: channery silt loam

H3 - 18 to 28 inches: very channery silt loam

H4 - 28 to 32 inches: unweathered bedrock

Properties and qualities

Slope: 3 to 8 percent

Depth to restrictive feature: 20 to 40 inches to lithic bedrock

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Very low
(0.00 to 0.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 15 percent

Available water supply, 0 to 60 inches: Low (about 3.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: C

Ecological site: F101XY012NY - Till Upland

Hydric soil rating: No

Minor Components

Manheim

Percent of map unit: 5 percent

Hydric soil rating: No

Broadalbin

Percent of map unit: 5 percent

Hydric soil rating: No

Mohawk

Percent of map unit: 5 percent

Hydric soil rating: No

Angola

Percent of map unit: 5 percent

Hydric soil rating: No

Brockport

Percent of map unit: 5 percent

Hydric soil rating: No

Data Source Information

Soil Survey Area: Montgomery County, New York

Survey Area Data: Version 20, Sep 10, 2022

Soil Survey Area: Schenectady County, New York

Survey Area Data: Version 21, Sep 10, 2022



**Efficient
waterproof**



**The Materials Of Lense Are Made
From Japanese Mitsubishi Motors
And Germany Degussa**

Overview

Essential details

Color Temperature(CCT):

6000K (Daylight Alert), Adjustable

Lamp Luminous Efficiency(lm/w):

95

Color Rendering Index(Ra):

90

Support Dimmer:

Yes

Lighting solutions service:

Free online consulting

Lifespan (hours):

50000

Working Time (hours):

50000

Type:

Spotlights

Input Voltage(V):

90-250V

Lamp Luminous Flux(lm):

2000

CRI (Ra>):

95

Working Temperature(°C):

-20 - 40

Working Lifetime(Hour):

100000

IP Rating:

IP65

Emitting Color:

RGBWAUV

Application:

Theme Park

Light Source:

LED, 12x 18W 6in1 RGBWA+UV LED

Warranty(Year):

1-Year

Product name:

12*18W APP control battery operated wireless dmx dj lights

Color:

RGBWUV Color Mixing

Control mode:

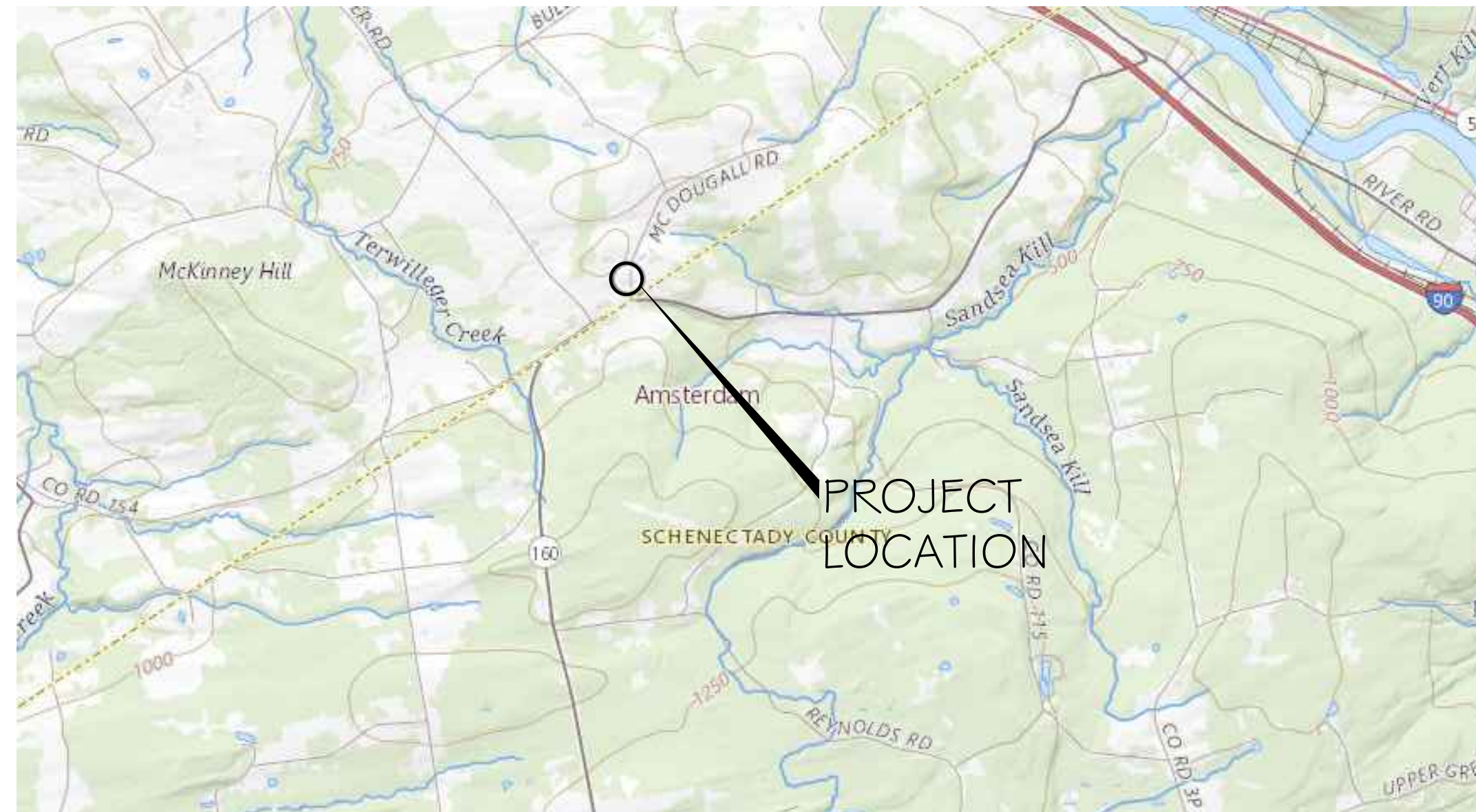
wifi app, wirelss dmx ,DMX512, remote control,auto run ,sound active

Beam angle:

25 Degree

Keyword:

LED Battery Powered Wireless DMX Lights



LOCATION PLAN
NOT TO SCALE



WEDDING / EVENT SITE PLAN DESIGN

526 McDOUGALL ROAD

TOWN OF FLORIDA * MONTGOMERY COUNTY
NEW YORK

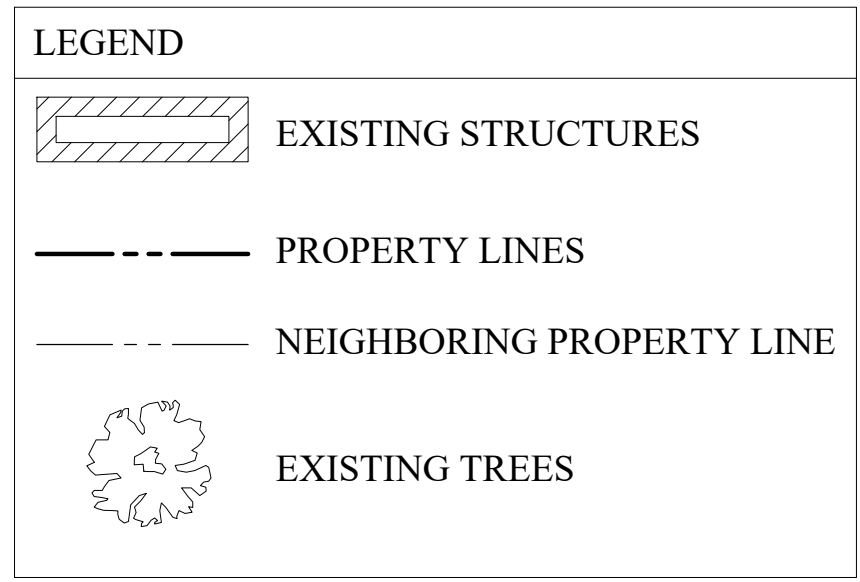
PREPARED FOR:
JOHN & GRACE KIMBER

PREPARED FOR PLANNING BOARD MEETING DATED
MARCH 06, 2023

DRAWING INDEX:

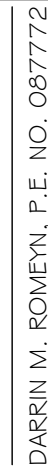
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PREPARED BY:
DMR CIVIL ENGINEERING PLLC
28 SOUTH MAIN STREET
GLOVERSVILLE, N.Y. 12078
TEL: (518) 752-5167

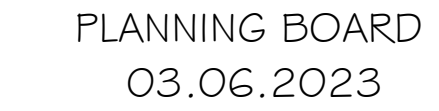
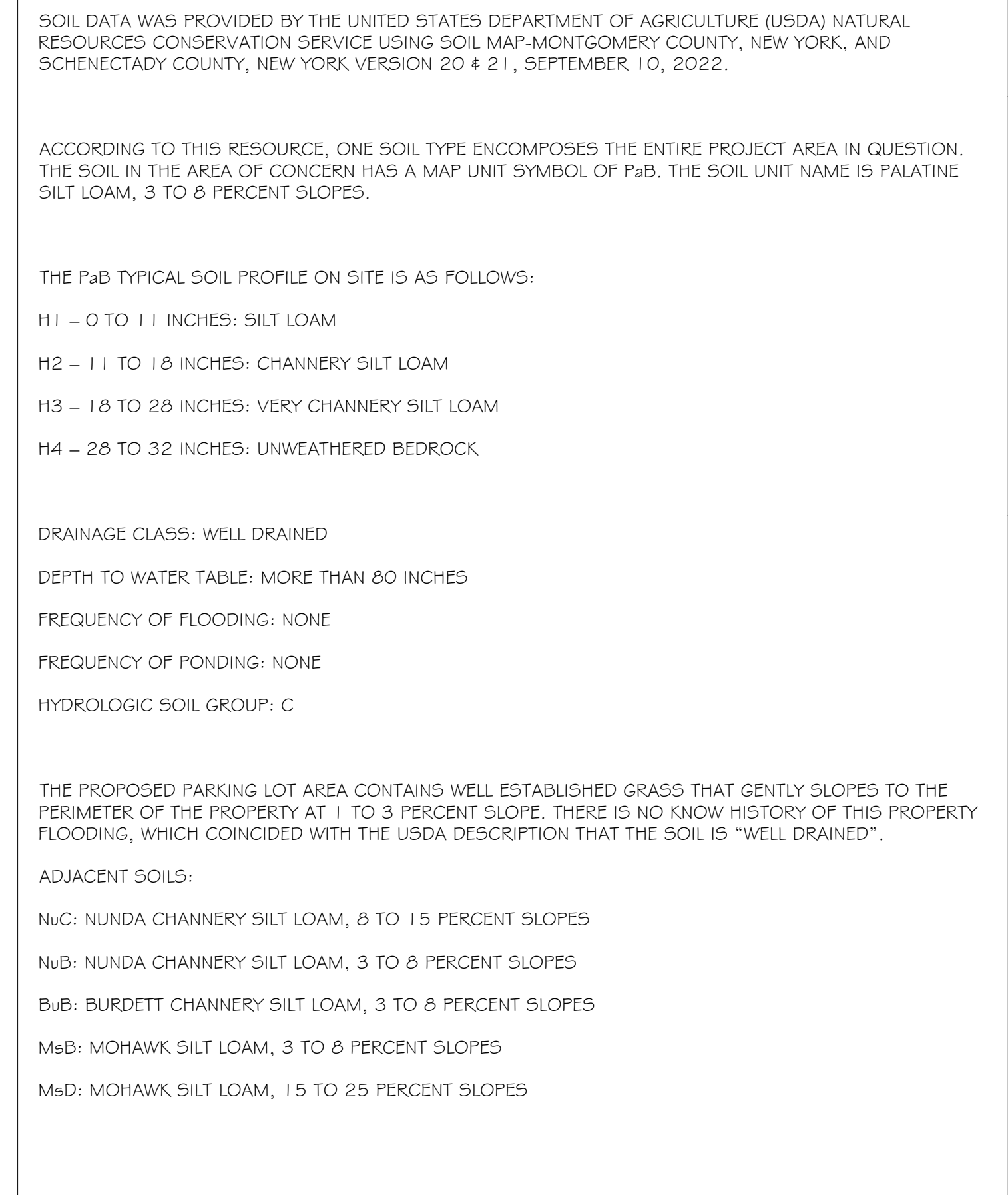


NOTES:

1. PROPOSED HOUSE, BOUNDARY LINES AND EXISTING FEATURES ARE APPROXIMATE BASED OFF OF TAX MAPING PROVIDED BY OTHERS, AERIAL PHOTOGRAMMETRY, DESCRIPTION PROVIDED BY OWNER, AND FIELD MEASUREMENTS TAKEN BY DMR. BOUNDARY LINES SHALL NOT BE USED TO MEASURE LOCATION OF PROPOSED FEATURES. VERIFY DIMENSIONS AS NEEDED WITH OWNER.



SHEET 1

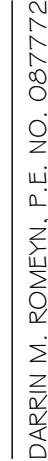
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WEDDING / EVENT
SITE PLAN DESIGN
PREPARED FOR:
JOHN & GRACE KIMBER
526 McDougall Road
(T)FLORIDA • MONTGOMERY COUNTY • NEW

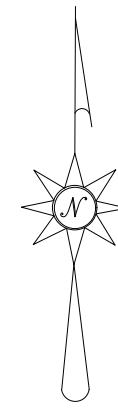
SITE SOILS MAP

DRAWN BY:	MAAS
CHECKED BY:	DMR
APPROVED BY:	DMR
SCALE:	A5 SHOWN
DATE:	FEBRUARY 23, 2023
JOB NUMBER	2023004.01

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SHEET 2



PROPERTY OF
JOHN L KIMBER & GRACE R KIMBER
SBL: 104.-1-9
AREA: 34.90 ACRES

ACCORDING TO OWNER, THE BARN OCCUPANCY IS 150 PEOPLE AND A
MAXIMUM 200 PEOPLE ARE ASSUMED FOR THE EVENT VENUE AND
SURROUNDING AREA. THE ZONING ORDINANCE FOR THE TOWN OF FLORIDA
INDICATES THAT ASSEMBLY AREAS NEED 1 PARKING STALL PER 2 PERSONS
ATTENDING THE EVENT.

200 ATTENDEES X (1 PARKING STALL / 2 ATTENDEES) = 100 PARKING STALLS

LEGEND

EXISTING STRUCTURES

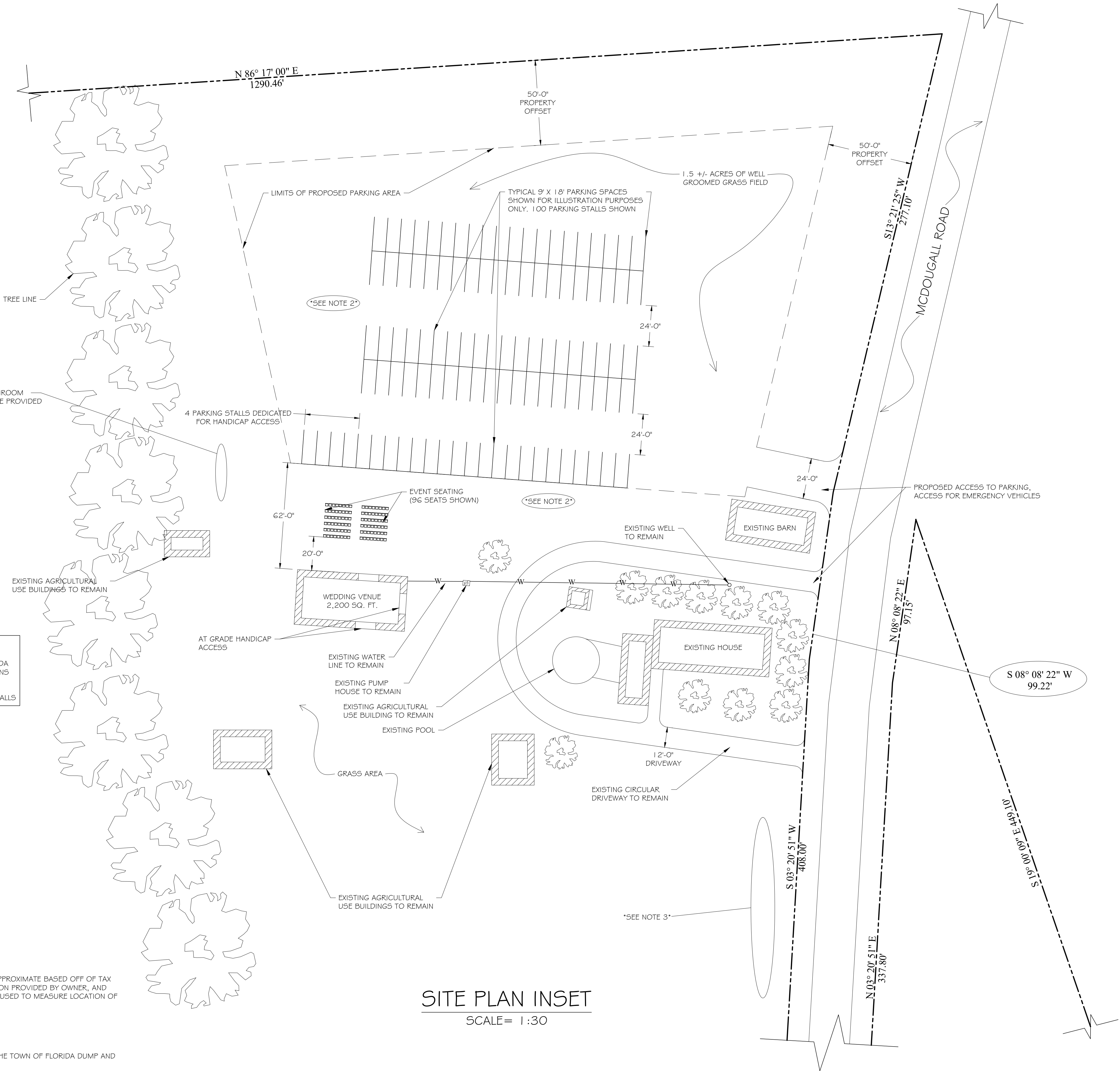
PROPERTY LINES

EXISTING WATER LINE

PROPOSED EVENT SEATING

EXISTING TREES

- NOTES:
1. PROPOSED HOUSE, BOUNDARY LINES AND EXISTING FEATURES ARE APPROXIMATE BASED OFF OF TAX MAPPING PROVIDED BY OTHERS, AERIAL PHOTOGRAMMETRY, DESCRIPTION PROVIDED BY OWNER, AND FIELD MEASUREMENTS TAKEN BY DMR. BOUNDARY LINES SHALL NOT BE USED TO MEASURE LOCATION OF PROPOSED FEATURES. VERIFY DIMENSIONS AS NEEDED WITH OWNER.
 2. PORTABLE LIGHTS TO BE PROVIDED AND RELOCATED AS REQUIRED
 3. SIGNAGE TO BE PROVIDED BY OWNER AND PLACED ALONG PROPERTY
 4. ACCORDING TO THE OWNER A PERMIT WILL BE PURCHASED TO USE THE TOWN OF FLORIDA DUMP AND GARBAGE WILL BE DISPOSED OF AFTER EACH EVENT.



SITE PLAN INSET
SCALE= 1:30



PLANNING BOARD
03.06.2023

DMR
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PLLC
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28 South Main Street
Gloversville, NY 12078
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(518) 752-5167

NO.	REVISION	BY	DATE

WEDDING / EVENT
SITE PLAN DESIGN
PREPARED FOR:
JOHN & GRACE KIMBER
526 McDOUGALL ROAD
(T)FLORIDA • MONTGOMERY COUNTY • NEW YORK

SITE PLAN INSET

DRAWN BY:	MAS
CHECKED BY:	DMR
APPROVED BY:	DMR
SCALE:	AS SHOWN
DATE:	FEBRUARY 23, 2023
JOB NUMBER	2023004-01

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DAREN M. ROMENY, P.E. NO. 087772

DRAWING NO.

SP-3

SHEET 3

