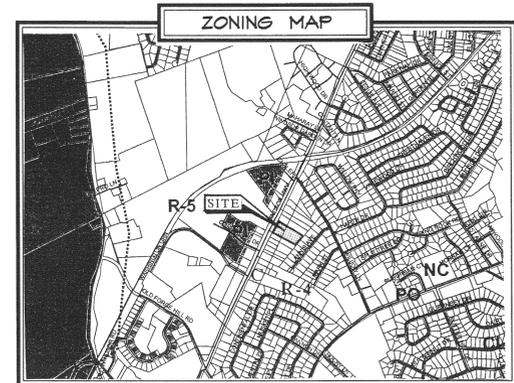


LEGEND	
EXISTING	NEW
400 2' CONTOUR	414 FINISH GRADE
410 10' CONTOUR	CB #5 CATCH BASIN No. 5
BOUNDARY	CB #1 FLUSHING BASIN No. 1
ADJ. PROPERTY LINE	CB #12 6' x 6' CATCH BASIN No. 12
CB CATCH BASIN	FES FLARED END SECTION
SM SANITARY MANHOLE	HYDRANT
U UTILITY POLE	CV CURB VALVE
W WATER VALVE	HV WATER VALVE
H HYDRANT	SCD SANITARY CLEANOUT
WOODED LINE	WV WATER VALVE
	OC6 OUTLET CONTROL STRUCTURE
	414.5 SPOT ELEVATION 414.5
	WOODED LINE
	MACADAM PAVEMENT



ZONING SCHEDULE		
ZONE C1 DESIGN SHOPPING USES: A-1 THROUGH A-3		
BULK REGULATIONS, C ZONE	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 S.F.	49,954 S.F. #
MIN. LOT WIDTH	200 FT.	250 FT.
MIN. FRONT YARD DEPTH	60 FT.	127 FT.
MIN. SIDE YARD - ONE	30 FT.	30 FT.
MIN. SIDE YARD - BOTH	70 FT.	112 FT.
MIN. REAR YARD DEPTH	30 FT.	311 FT.
MIN. STREET FRONTAGE	N/A	N/A
BUILDING HEIGHT (12' / FT. OF DISTANCE TO NEAREST LOT LINE - 30 FT.)	30 FT.	30 FT.
MAX. FLOOR AREA RATIO	0.50	0.16
DEVELOPMENT COVERAGE	85%	70.0%
OFF-STREET PARKING	REQUIRED	PROVIDED
OFFICE / RETAIL (1 SPACE PER 150 S.F.)	52 SPACES	51 SPACES
(1,800 S.F. / 1 SPACE PER 150 S.F.)		
# AREA PROVIDED IN THE C ZONE		

- NOTES**
- ZONING DISTRICT: C1 DESIGN SHOPPING
R-4, RURAL RESIDENTIAL
 - RECORD OWNER & APPLICANT: VITO A. RIZZI
3 ASHLEY WAY
CORNWALL, NEW YORK 12518
 - TOTAL PARCEL AREA: 3.018 ACRES
 - TAX MAP DESIGNATION: SECTION 35, BLOCK 1, LOT 52
 - AIR CONDITIONING EQUIPMENT SHALL ONLY BE INSTALLED IN THE AREAS DESIGNATED (NORTH & SOUTH SIDE OF BUILDING). NO AIR CONDITIONING EQUIPMENT SHALL BE INSTALLED ON THE EAST SIDE OF THE BUILDING.
 - THE NEW 30" STORM DRAIN LINE EXTENDING THROUGH THE SITE SHALL BE PRIVATELY OWNED AND MAINTAINED BY VITO A. RIZZI.
 - BOUNDARY, PLANIMETRIC, TOPOGRAPHIC AND UTILITY SURVEY INFORMATION OBTAINED BY ANTHONY SORACE, LAND SURVEYOR.
 - THE LOCATIONS OF EXISTING UTILITIES ARE TO BE CONSIDERED AS APPROX. PRIOR TO EXCAVATION THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS.

- N.Y.S.D.O.T. NOTES**
- PROJECT PARCEL IS SITUATED BETWEEN HIGHWAY MARKERS 32-8301-1123 AND 32-8301-1124.
 - AS A CONDITION OF THE N.Y.S.D.O.T. PERMIT, THE PERMITTEE AGREES THAT THE PROPOSED DEVELOPMENT OF THE REAL PROPERTY TO WHICH ACCESS IS PROVIDED PURSUANT TO THE TERMS HEREOF, AND ALL FUTURE DEVELOPMENT OF SUCH PROPERTY, SHALL BE PLANNED AND DESIGNED SO THAT THE ACCESS PROVIDED HEREIN SHALL BE THE ONLY NECESSARY ACCESS FROM THE STATE HIGHWAYS AND THAT THE PERMITTEE SHALL NOT BY SALE, LEASE OR OTHER BUSINESS ARRANGEMENT CREATE ANY CONDITION HEREBY OTHER ACCESS TO OR FROM THE STATE HIGHWAYS) BECOME NECESSARY.
 - SIGHT DISTANCES AT THE INTERSECTION OF THE PROJECT ENTRANCE AND WINDSOR HIGHWAY WERE MEASURED FROM A POINT 3.15 FEET ABOVE THE GROUND SURFACE AND 12 FEET BACK FROM THE PROJECT ENTRANCE'S INTERSECTION WITH THE EDGE OF PAVEMENT OF WINDSOR HIGHWAY TO A POINT 4.5 FEET ABOVE THE ROAD SURFACE ON WINDSOR HIGHWAY AT THE POINT SIGHTED.
 - UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (U.F.P.O.) SECTION 119B OF THE PUBLIC SERVICE LAW, ARTICLE 36 OF THE GENERAL BUSINESS LAW AND INDUSTRIAL CODE RULE 59 REQUIRES (2) WORKING DAYS NOTICE BEFORE EXCAVATION DRILLING OR BLASTING UNDERGROUND UTILITIES CALL CENTER TEL. NO. 1-800-462-7462. CONTRACTOR SHALL PROTECT AND PRESERVE UTILITY MARKINGS.

TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL

PLANNING BOARD FILE NUMBER 05-06
APPROVAL NO. PA #2005-112 WINDSOR

TAX MAP SECTION 35, BLOCK 1, LOT 52

05-06

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744 Broadway
Newburgh N.Y. 12550

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ISSUE	PLANNING BOARD COMMENTS	DATE
1		12-8-2008

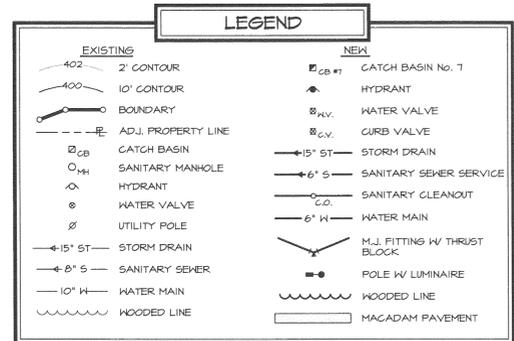
Drawn By: J.R.J.
Checked By: G.J.S.
Scale: 1"=30'
Date: 1-28-2008

Drawing: **SITE DEVELOPMENT / GRADING PLAN**
Project: **NEW OFFICE / RETAIL BUILDING FOR VITO A. RIZZI**
287 WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

1 OF 9
Project No. 0413

CATCH BASIN SCHEDULE						
CATCH BASIN No.	RIM ELEV.	INV. IN	FROM	INV. IN	FROM	INV. OUT
1	412.5					410.25
2	412.5	409.50	CB No. 1			409.50
3	412.5	404.00	CB No. 2			404.00
4	414.0	408.00	CB No. 3			408.00
5	412.7					410.00
6	412.7	406.70	CB No. 4	409.50	CB No. 5	406.70
7	413.0	406.50	CB No. 6			406.50
8	413.5					411.00
9	413.0	410.50	CB No. 8	405.50	CB No. 7	405.25
10	414.6					412.00
11	415.0	409.80	30" ST	411.50	CB No. 10	409.80
12	413.0	406.00	CB No. 11			406.00
13	408.0	401.00	CB No. 12			401.00
14	408.0	401.50	O.C.S.			401.50

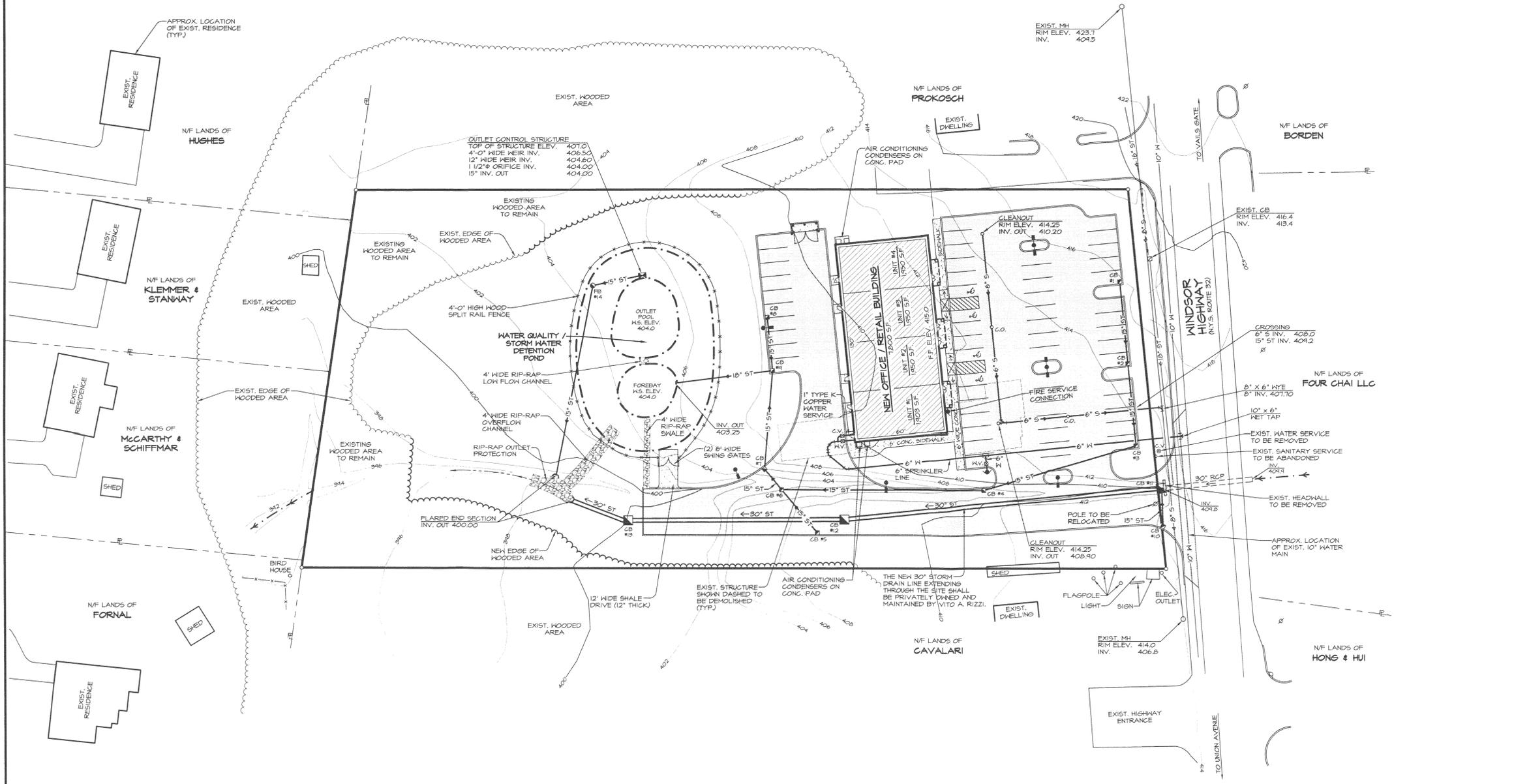
• DENOTES FLUSHING BASIN



- NOTES**
- UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (U.F.P.O.), SECTION 114B OF THE PUBLIC SERVICE LAW, ARTICLE 36 OF THE GENERAL BUSINESS LAW AND INDUSTRIAL CODE RULE 83 REQUIRES (1) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING OR BLASTING, UNDERGROUND UTILITIES CALL CENTER TEL. NO. 1-800-462-7862. CONTRACTOR SHALL PROTECT AND PRESERVE UTILITY MARKINGS.
 - WHERE REQUIRED, BACKFLOW PREVENTION DEVICES SHALL BE PROVIDED ON THE WATER SERVICE LINES IN ACCORDANCE WITH THE LATEST EDITION OF N.Y.S. DEPT. OF HEALTH PUBLICATION "CROSS CONNECTION CONTROL". BACKFLOW PREVENTION DEVICES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
 - SIZE OF SPRINKLER LINE MAY INCREASE / DECREASE SUBJECT TO DETERMINATION BY SPRINKLER CONTRACTOR.
 - THE NEW 30" STORM DRAIN LINE EXTENDING THROUGH THE SITE SHALL BE PRIVATELY OWNED AND MAINTAINED BY VITO A. RIZZI.

- UTILITY MATERIAL SPECIFICATIONS**
- SANITARY SEWER: PVC SDR-35
 - STORM SEWERS: ADS N-12 PVC PIPING
 - ON-SITE SPRINKLER SERVICE LINE: CLASS 52 DUCTILE IRON PIPE, CEMENT LINED AND BITUMINOUS COATED
 - DOMESTIC WATER SERVICE: COPPER, TYPE K

- UTILITY INSTALLATION NOTES**
- WATER SYSTEM**
- CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEW WINDSOR WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEW WINDSOR WATER DEPARTMENT. ALL REQUIREMENTS SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF NEW WINDSOR.
 - ALL WATER SERVICE LINES SHALL BE CEMENT LINED CLASS 52 DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C151/A21.51-41 FOR DUCTILE IRON PIPE. JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL JOINT AS REQUIRED.
 - ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON, MECHANICAL JOINT, CLASS 250 AND CONFORM TO ANSI/AWWA C110/A21.10-43 FOR DUCTILE AND GRAY IRON FITTINGS OR ANSI/AWWA C153/A21.53-44, FOR DUCTILE IRON COMPACT FITTINGS.
 - ALL VALVES SHALL BE DOUBLE DISC, MECHANICAL JOINT GATE VALVES CONFORMING TO ANSI/AWWA C500-83 SUCH AS MUELLER A-2300-23 OR APPROVED EQUAL.
 - WATER SERVICE LINE SHALL BE TYPE K COPPER TUBING. CORROSION STOPS SHALL BE MUELLER B-25000. CURB VALVES SHALL BE MUELLER B-25204. CURB BOXES SHALL BE MUELLER H-10310.
 - ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEW WINDSOR WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEW WINDSOR WATER DEPARTMENT.
 - THE WATER MAIN SHALL BE TESTED, DISINFECTED, FLUSHED, AND BACTERIOLOGICAL TESTED IN ACCORDANCE WITH THE TOWN OF NEW WINDSOR REQUIREMENTS. ALL TESTING, DISINFECTION AND FLUSHING SHALL BE COORDINATED WITH THE TOWN OF NEW WINDSOR WATER DEPARTMENT. PRIOR TO PUTTING THE WATER MAIN IN SERVICE SATISFACTORY "SANITARY" RESULTS FROM A CERTIFIED LAB MUST BE SUBMITTED TO THE TOWN OF NEW WINDSOR WATER DEPARTMENT. THE TEST SAMPLES MUST BE COLLECTED BY A REPRESENTATIVE OF THE TESTING LABORATORY AND WITNESSED BY THE WATER DEPARTMENT.



TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL

PLANNING BOARD FILE NUMBER 05-06
APPROVED PA #2005-116 BY NEW WINDSOR
[Signature]
TAX MAP SECTION 35, BLOCK 1, LOT 52

05-06

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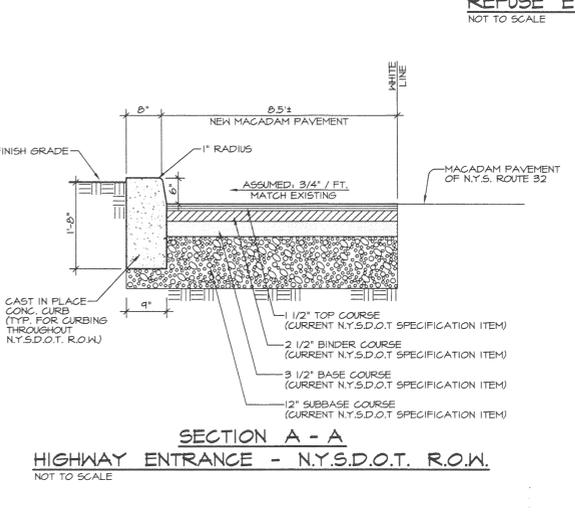
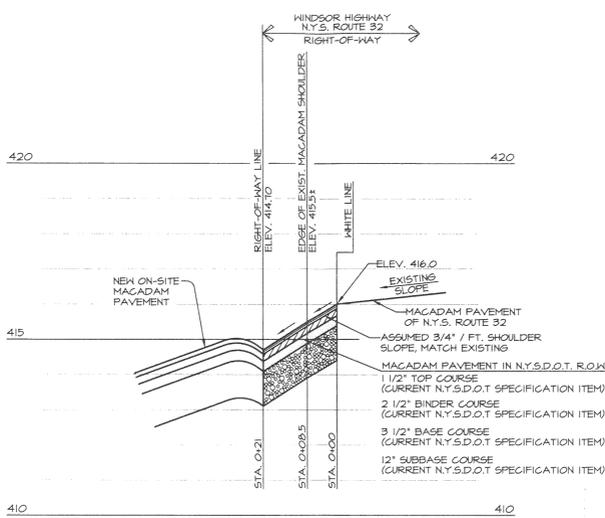
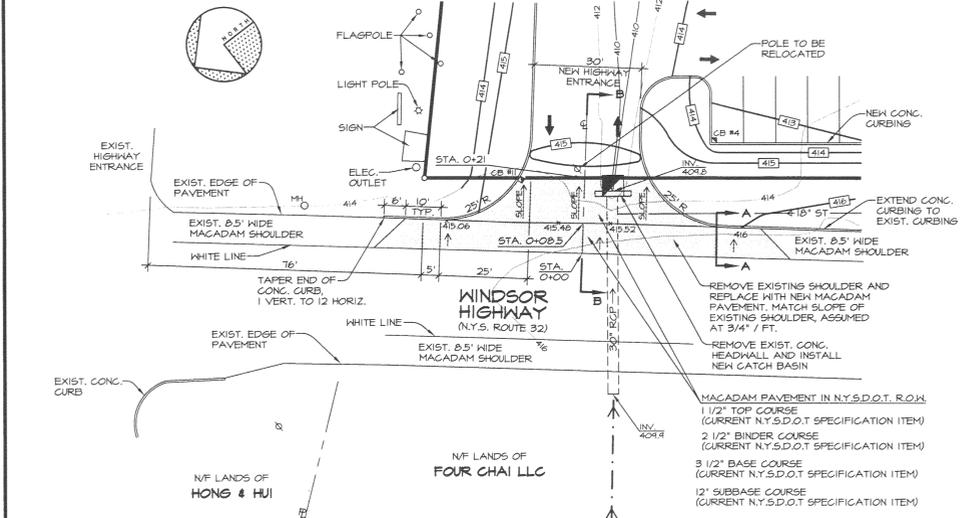
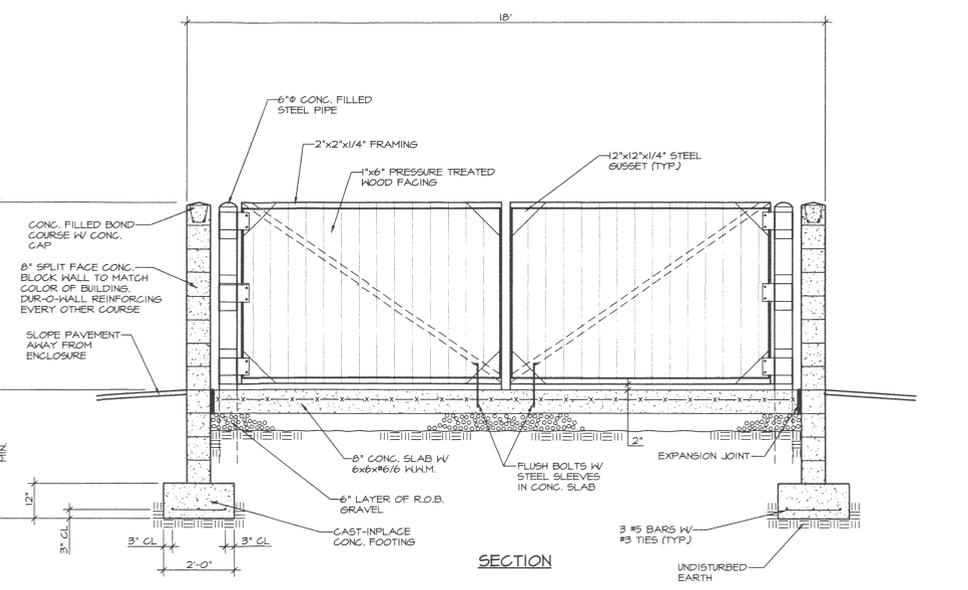
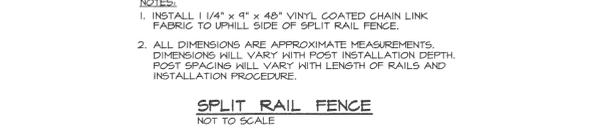
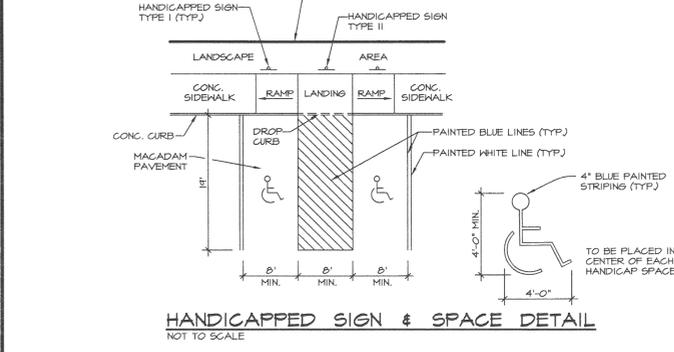
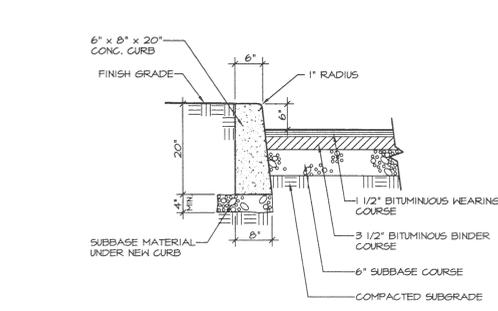
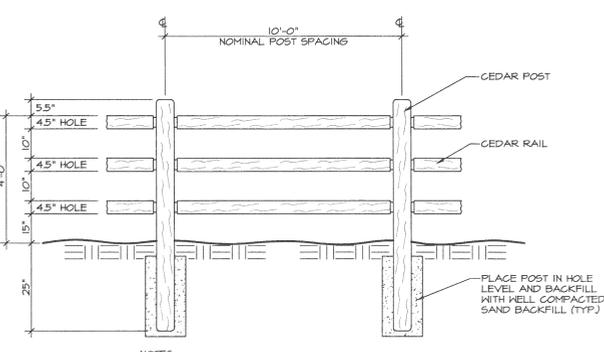
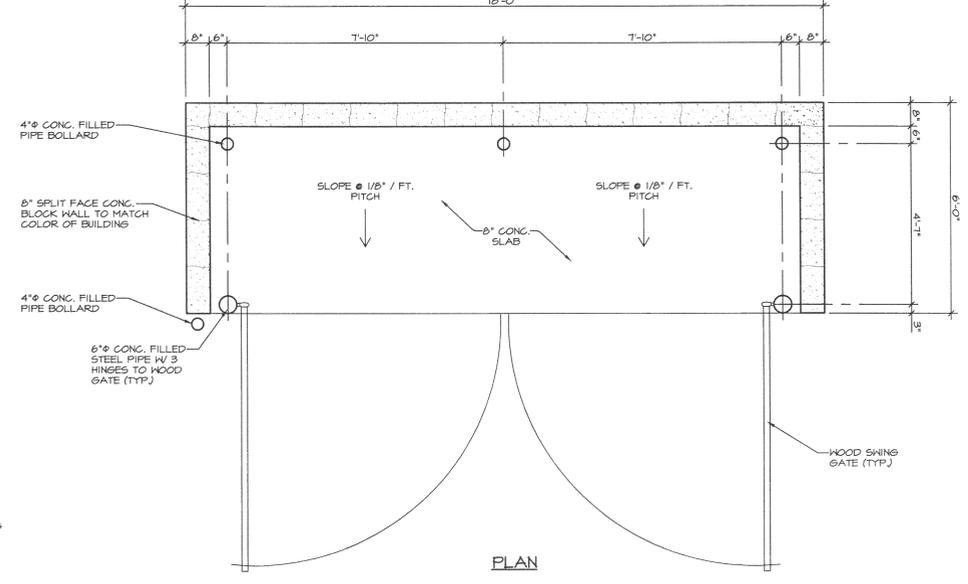
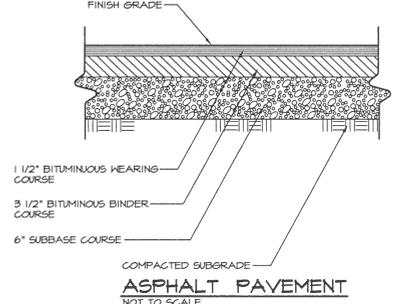
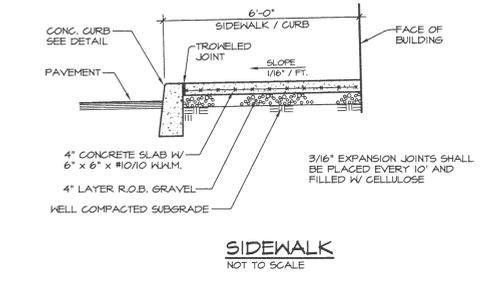
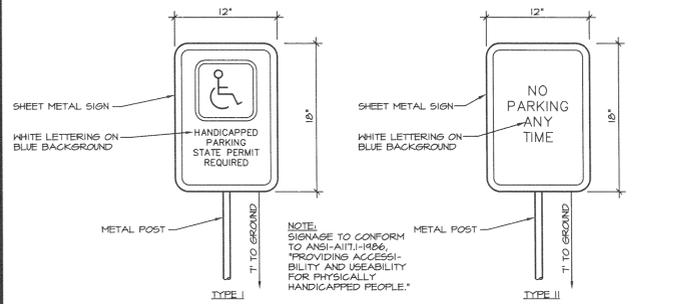
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ISSUE	REVISION	DATE
I	PLANNING BOARD COMMENTS	12-8-2008

Drawn By: J.R.J.
Checked By: G.J.S.
Scale: 1"=30'
Date: 1-28-2008

Drawing: **UTILITY PLAN**
Project: NEW OFFICE / RETAIL BUILDING FOR **VITO A. RIZZI**
287 WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

2 OF 9
Project No. 0413



HIGHWAY ENTRANCE PLAN
SCALE: 1"=20'

PROFILE B - B
SCALE: VERT. 1"=2'
HORIZ. 1"=20'

SECTION A - A
HIGHWAY ENTRANCE - N.Y.S.D.O.T. R.O.W.
NOT TO SCALE

REFUSE ENCLOSURE
NOT TO SCALE

TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL
PLANNING BOARD FILE NUMBER 05-06
TAX MAP SECTION 35, BLOCK 1, LOT 52

05-06 1 DRAWINGS ARE INVALID AND INCOMPLETE UNLESS ACCOMPANIED BY DRAWINGS 1 OF 9 THROUGH 9 OF 9.

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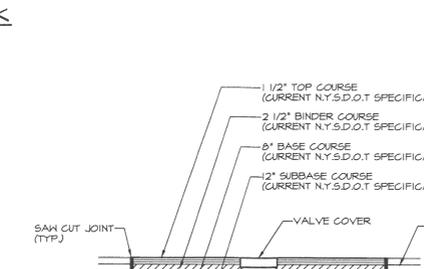
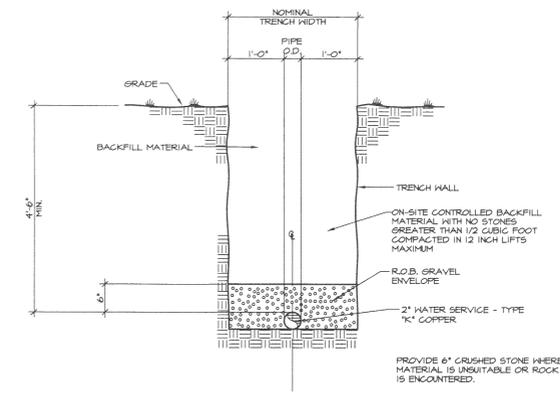
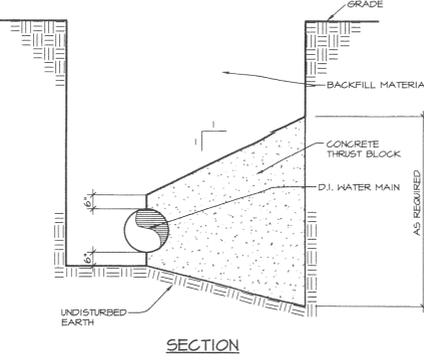
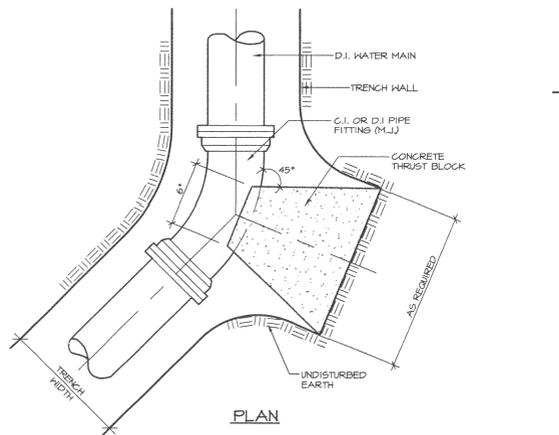
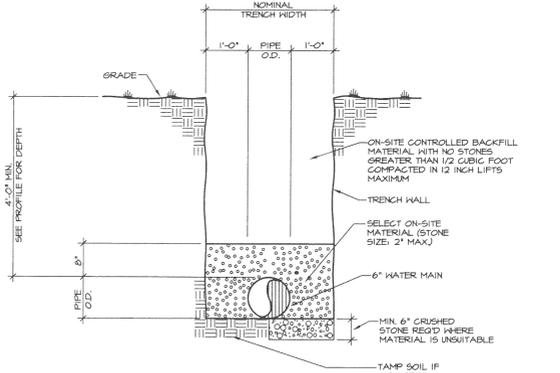
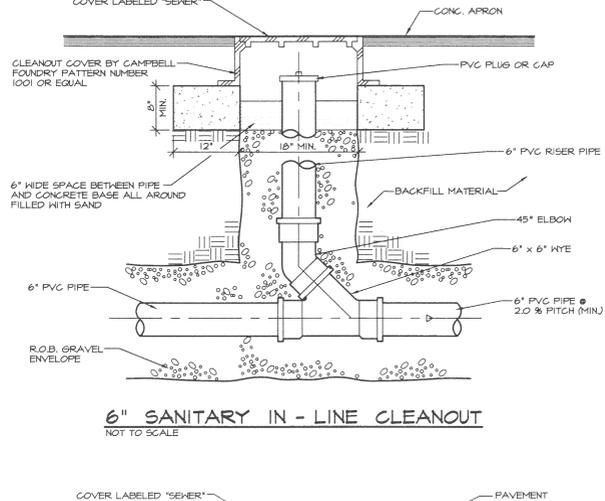
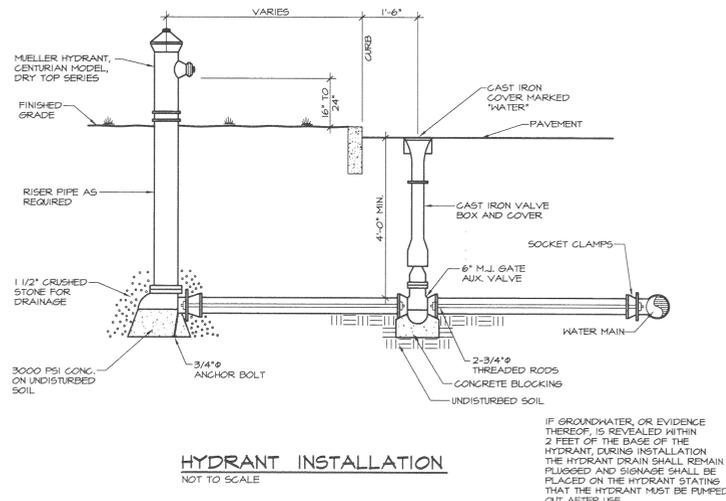
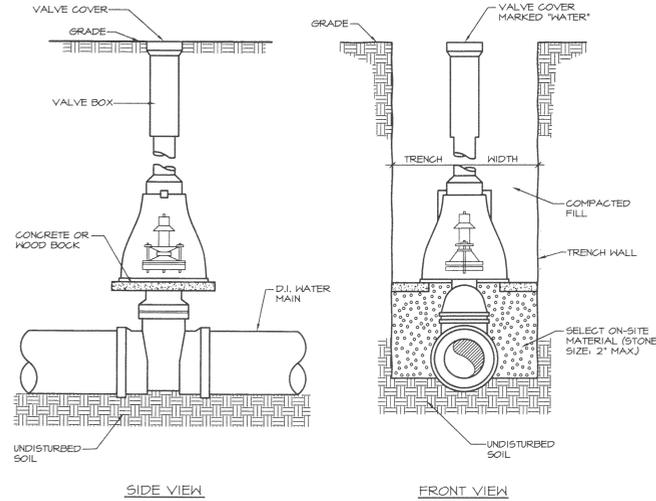
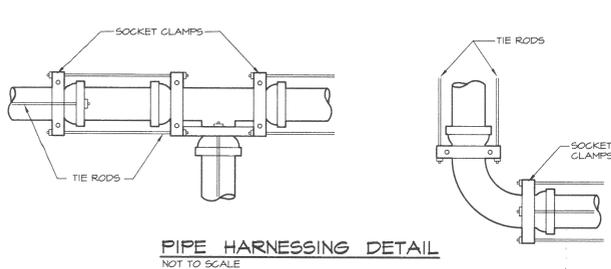
ISSUE	REVISION	DATE
1	PLANNING BOARD COMMENTS	12-8-2008

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SITE DEVELOPMENT DETAILS

Project: NEW OFFICE / RETAIL BUILDING FOR VITO A. RIZZI
287 WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

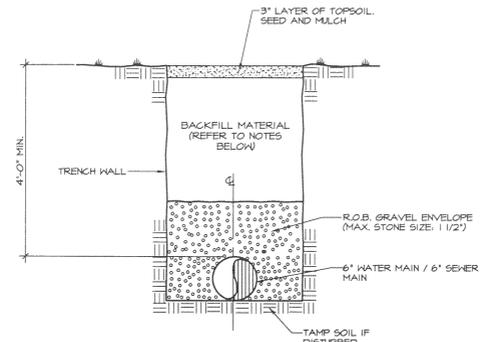
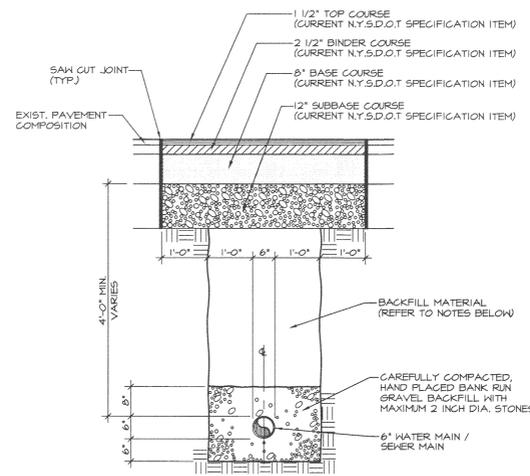
3 OF 9
Project No. 0413



HYDRANT INSTALLATION NOT TO SCALE

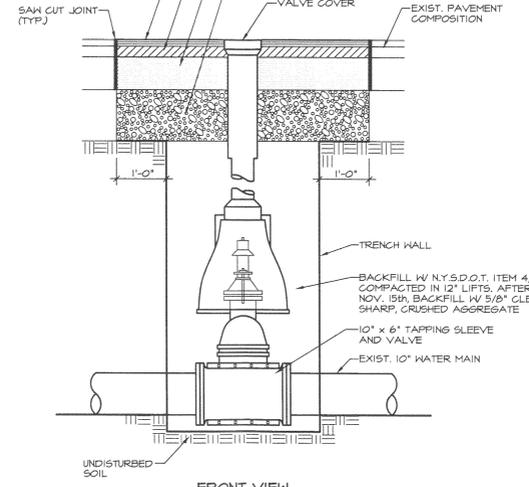
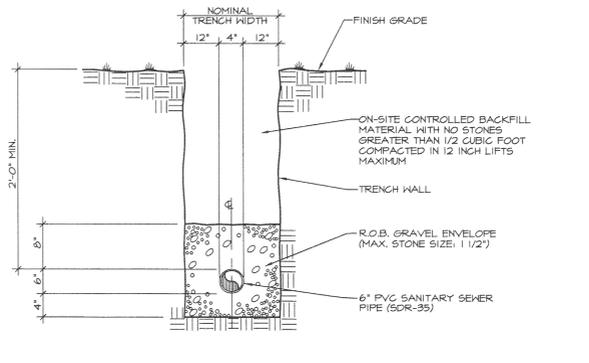
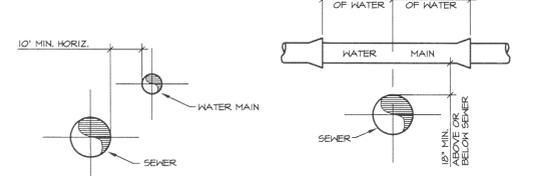
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6\"/>



NOTES:
WHENEVER THE TRENCH EXCAVATION IS WITHIN 8 FEET OR LESS OF THE EDGE OF PAVEMENT THE BACKFILL MUST BE N.Y.S.D.O.T. ITEM NO. 08304.02 AND PLACED IN 12\"/>

NOTES:
WHENEVER THE TRENCH EXCAVATION IS WITHIN 8 FEET OR LESS OF THE EDGE OF PAVEMENT THE BACKFILL MUST BE N.Y.S.D.O.T. ITEM NO. 08304.02 AND PLACED IN 12\"/>



WATER MAIN / SEWER MAIN TRENCH - N.Y.S.D.O.T. R.O.W. PAVED SURFACES NOT TO SCALE

WATER MAIN / SEWER MAIN TRENCH - N.Y.S.D.O.T. R.O.W. UNPAVED SURFACES NOT TO SCALE

WATER / SEWER SEPARATION NOT TO SCALE

SANITARY SERVICE TRENCH EXCAVATION NOT TO SCALE

WET TAP TRENCH DETAIL - N.Y.S.D.O.T. R.O.W. NOT TO SCALE

05-06

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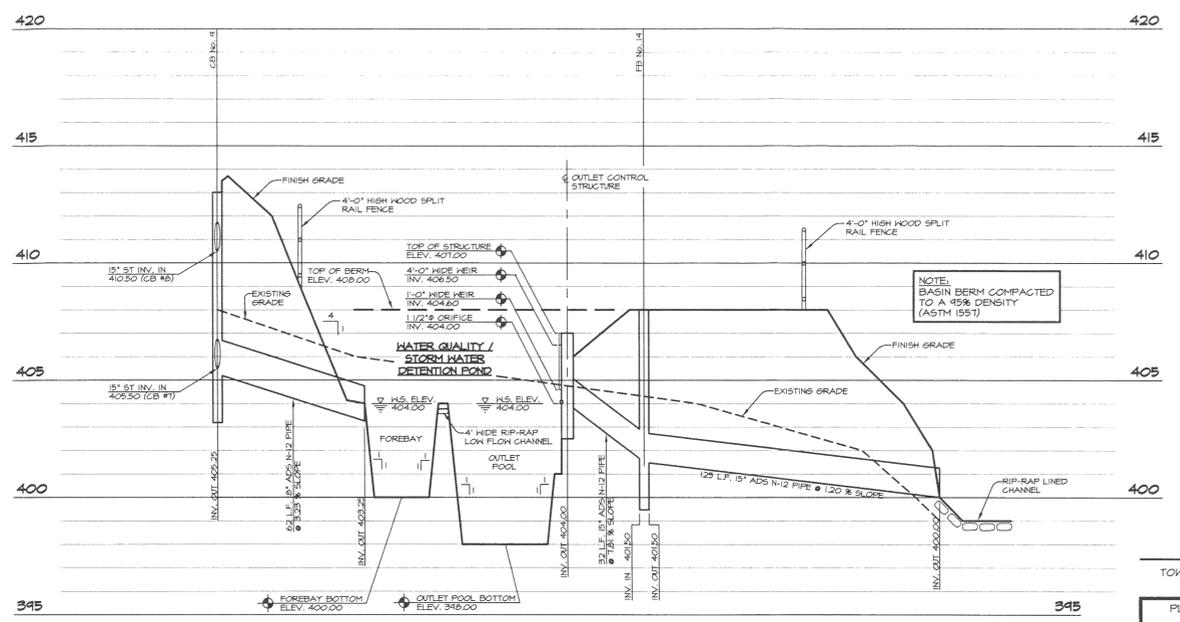
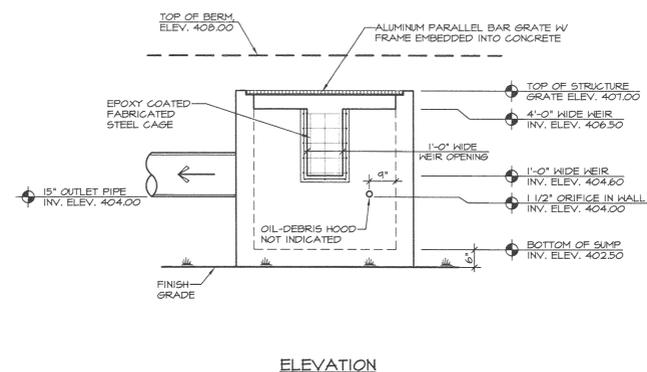
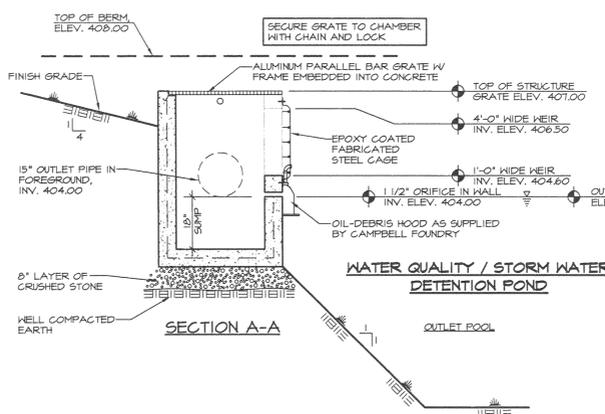
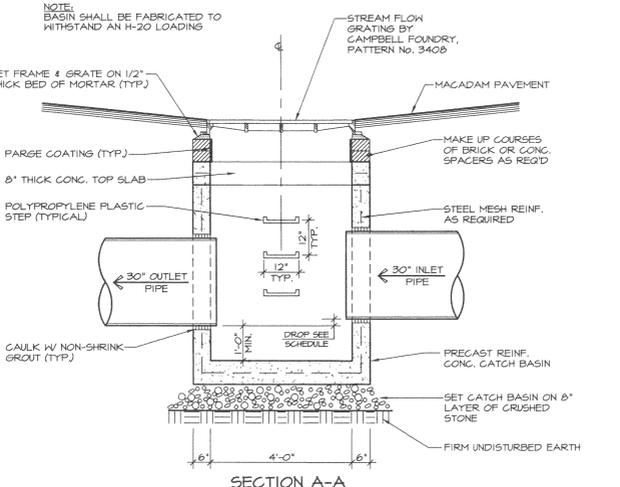
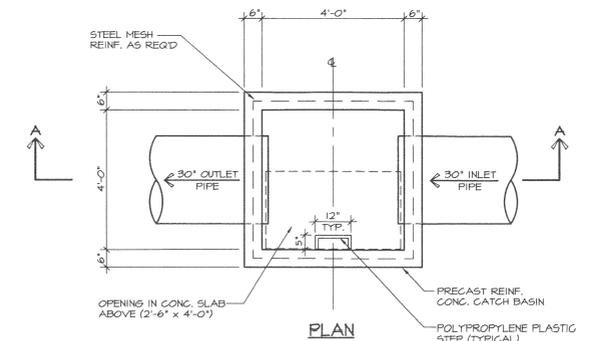
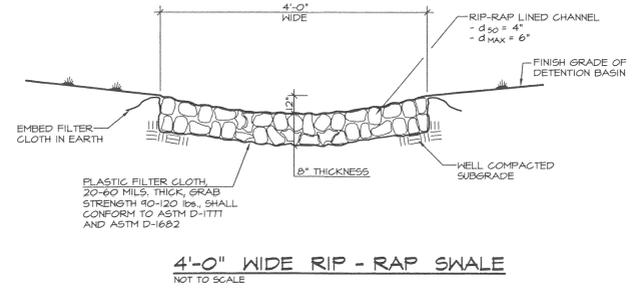
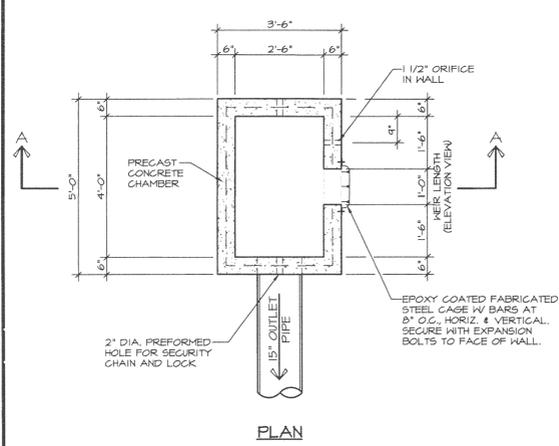
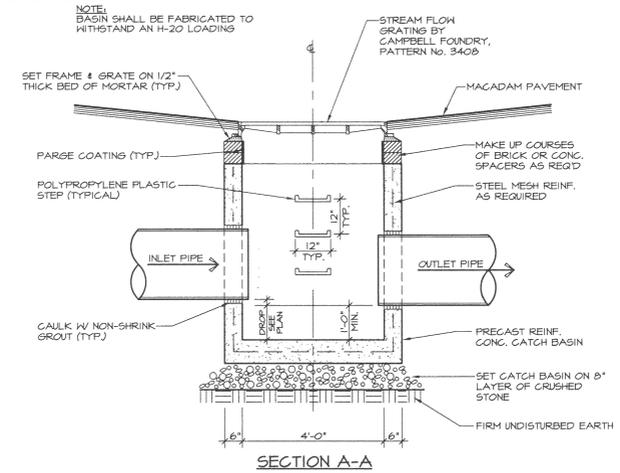
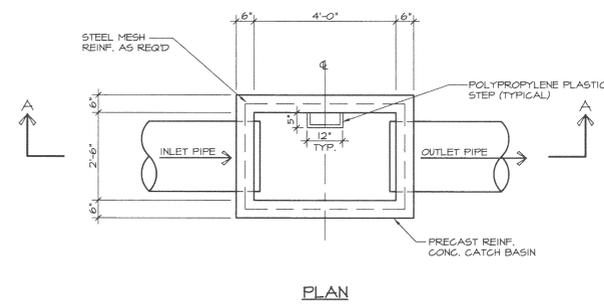
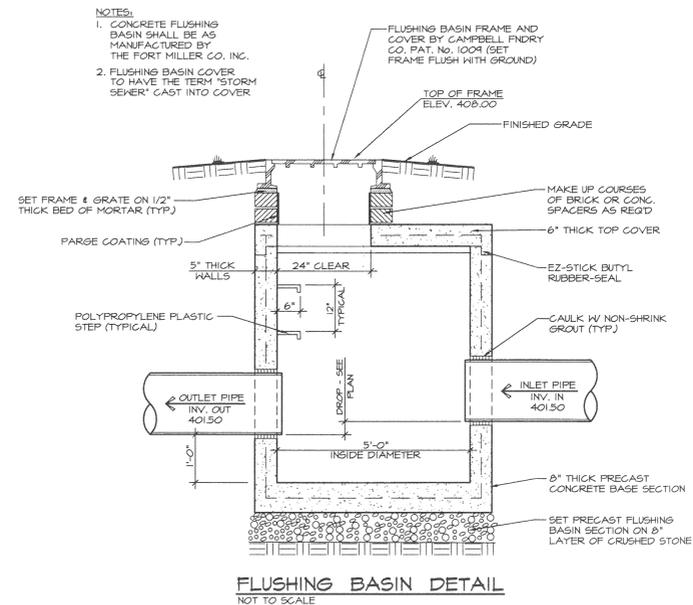
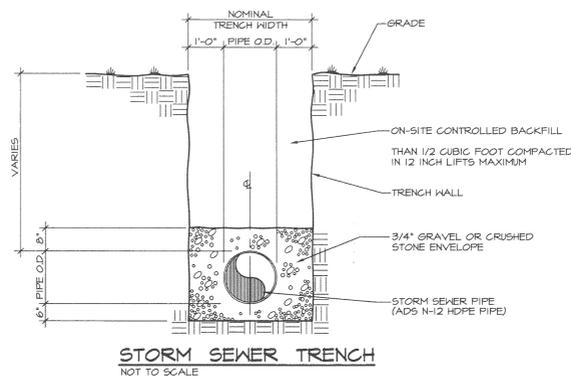
ISSUE	NO REVISION	REVISION	DATE
1			12-8-2008

Drawn By: J.R.J.
Checked By: G.J.S.
Scale: AS SHOWN
Date: 1-28-2008

Drawing: UTILITY DETAILS
Project: NEW OFFICE / RETAIL BUILDING FOR VITO A. RIZZI
287 WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL
PLANNING BOARD FILE NUMBER 05-06
PA 2008-101
TAX MAP SECTION 35, BLOCK 1, LOT 52

4 OF 9
Project No. 0413



WATER QUALITY / STORM WATER DETENTION POND
OUTLET CONTROL STRUCTURE
NOT TO SCALE

TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL

PLANNING BOARD FILE NUMBER 05-06
PA #2005-110

APPROVAL GRANTED BY TOWN OF NEW WINDSOR
MAY 17 2005

TAX MAP SECTION 23, BLOCK 1, LOT 52

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ISSUE	REVISION	DATE
1	PLANNING BOARD COMMENTS	12-8-2008

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Checked By: G.J.S.
Scale: AS SHOWN
Date: 1-28-2008

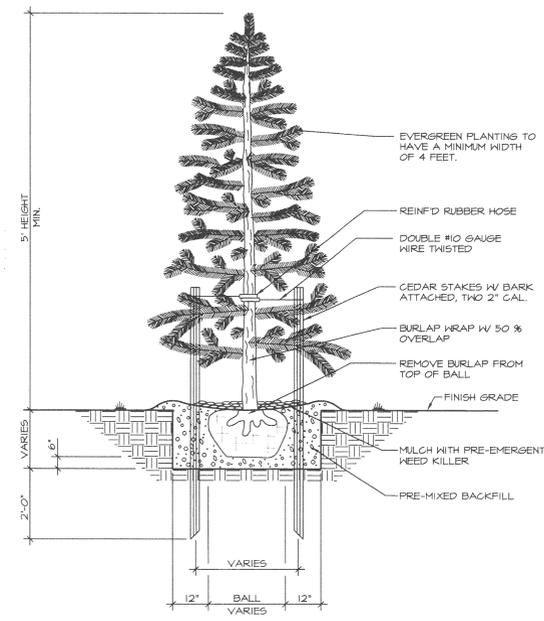
Drawing: **UTILITY DETAILS**

Project: NEW OFFICE / RETAIL BUILDING FOR **VITO A. RIZZI**

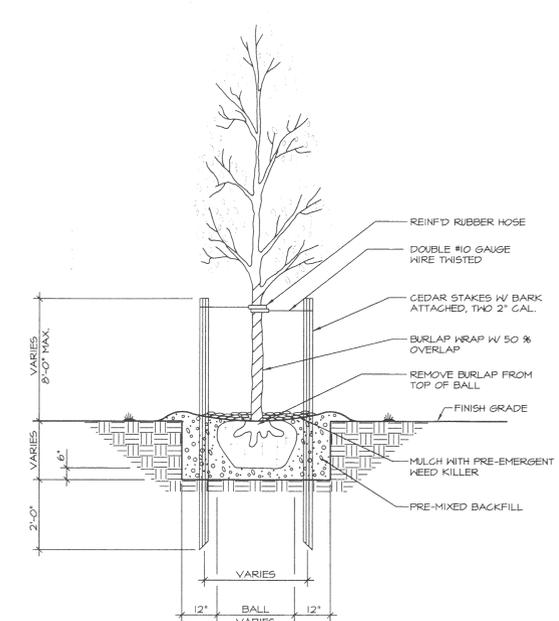
287 WINDSOR HIGHWAY
TOWN OF NEW WINDSOR, N.Y.

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Project No. 0413

05-06 1
DRAWINGS ARE INVALID AND INCOMPLETE UNLESS ACCOMPANIED BY DRAWINGS 1 OF 9 THROUGH 9 OF 9.



TREE PLANTING DETAIL
NOT TO SCALE



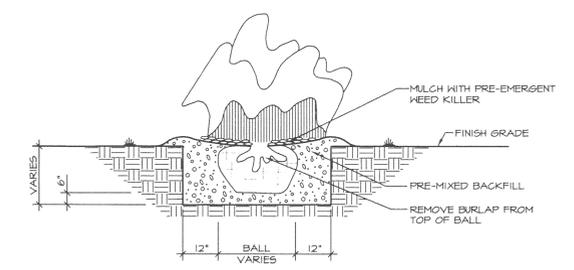
TREE PLANTING DETAIL
NOT TO SCALE

PLANTING NOTES

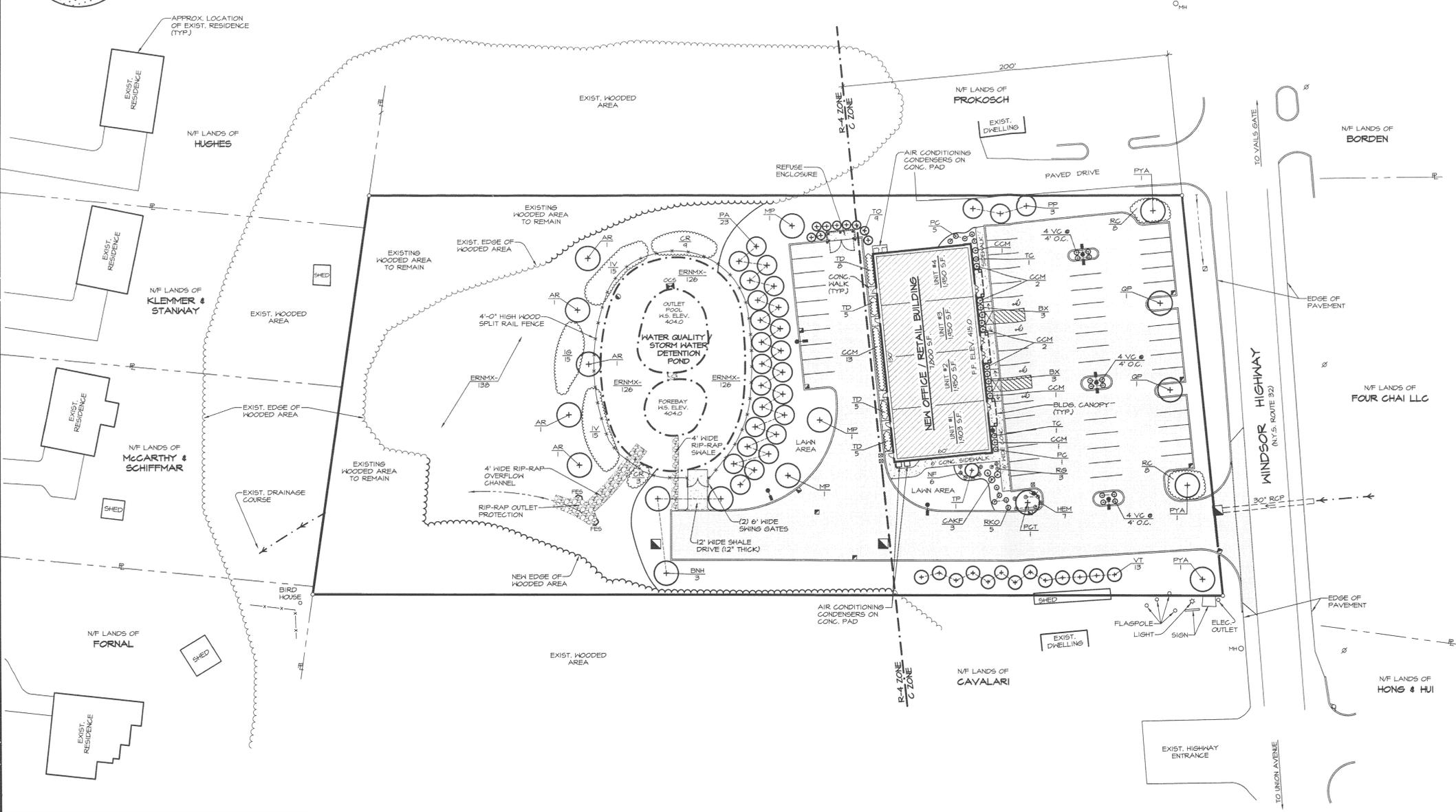
1. TOP SOIL DEPTHS FOR BEDS: 4"; FOR LAWN AND GROUND COVER AREAS: 2" MIN.
2. CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO WORK.
3. PRIOR TO PLANTING, CONTRACTOR SHALL FIELD MODIFY LANDSCAPING SO THAT NO TREE IS WITHIN 10 FEET OF A WATER LINE, SANITARY SEWER LINE, OR A STORM DRAINAGE LINE.
4. CONTRACTOR SHALL FIELD MODIFY LANDSCAPING SO AS TO NOT CONFLICT WITH SITE LIGHTING.
5. ALL PLANTS MUST MEET AMERICAN ASSOCIATION OF NURSERYMENS STANDARDS.
6. ALL SEEDED AREAS SHALL BE COVERED WITH STRAW AND WATERED FOR A MINIMUM OF TWO WEEKS.
7. ALL PLANT BEDS SHALL BE SLIGHTLY MOUNDED.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
AR	Acer Rubrum	'October Glory' Red Maple	4	2-2 1/2 cal.
BNH	Betula Nigra (Clump Form)	Heritage River Birch	3	10'-12'
BX	Buxus Sempervirens 'Winter Gem'	Winter Gem Boxwood	6	5 gal.
CAKF	Calamagrostis x Acutiflora	Foerster's Feather Reed Grass	3	3 gal.
CCM	Chamaecyparis Filifera Aurea	Gold Map Cypress	20	3 gal.
CCR	Cornus Racemosa	Grey Dogwood	12	3 gal.
HEM	Hemerocallis 'Happy Returns'	'Happy Returns' Daylily	7	2 gal.
IG	Ilex Glabra	Inkberry Holly	15	3 gal.
IV	Itea Virginea	'Henry's Garnet' Sweetgum	30	3 gal.
MP	Malus 'Prairefire'	Prairie Fire Crabapple	3	2-2 1/2 cal.
NF	Nepeta x Faassenii 'Walker's Low'	'Walker's Low' Catmint	6	2 gal.
PA	Picea Abies	Norway Spruce	23	6'-7'
PC	Prunus Glabena	Sand Cherry	6	5 gal.
PCT	Prunus Glabena (Tree form)	Sand Cherry	1	6'-8'
PP	Picea Pungens	Colorado Blue Spruce	3	6'-7'
PRC	Pyrus Calleryana 'Aristocrate'	'Aristocrate' Pear	3	2-2 1/2 cal.
QP	Quercus Palustris	Pin Oak	2	2-2 1/2 cal.
RC	Rosa Nostrum	Carpet Rose	15	2 gal.
RG	Rudbeckia 'Goldsturm'	Black-Eyed-Susan	3	2 gal.
RKO	Rosa x 'Radrazz'	Knock Out Rose	5	2 gal.
TC	Taxus Capitata	Cap Yew	2	3'-4'
TD	Taxus Media Densiformis	Dense Yew	23	18'-24'
TO	Thuja Occidentalis	'Arborvitae' 'Emerald Green'	4	5'-6'
TP	Thuja Plicata 'Green Giant'	'Green Giant' Arborvitae	1	5'-6'
VC	Viburnum Opulus	European Cranberrygush Viburnum	12	34"-36"
VT	Viburnum Plicatum 'Shasta'	'Shasta' Viburnum	13	3'-3 1/2'
ERNMX-126	Retention Basin Floor Seeding	Low Maintenance Grass-like Species	-	20 lb. per acre
ERNMX-138	Wildlife Food and Shelter Shrub Mix		-	15 lb. per acre



SHRUB PLANTING DETAIL
NOT TO SCALE



TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL

PLANNING BOARD FILE NUMBER 05-06
RA 12005-110

TAX MAP SECTION 95, BLOCK 1, LOT 52

Shaw Engineering
Consulting Engineers

744 Broadway
Newburgh N.Y. 12550

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ISSUE	REVISION	DATE
1	PLANNING BOARD COMMENTS	12-8-2008

Drawn By: J.R.J.
Checked By: G.J.S.
Scale: 1"=30'
Date: 1-28-2008

Drawing: **LANDSCAPE PLAN & DETAILS**

Project: NEW OFFICE / RETAIL BUILDING FOR **VITO A. RIZZI**

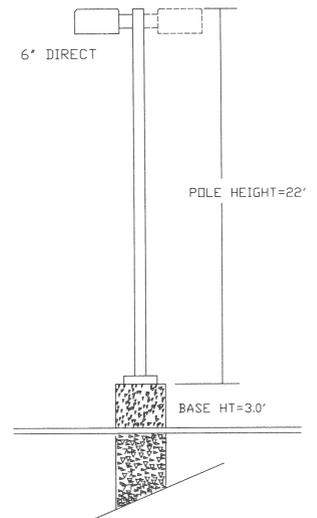
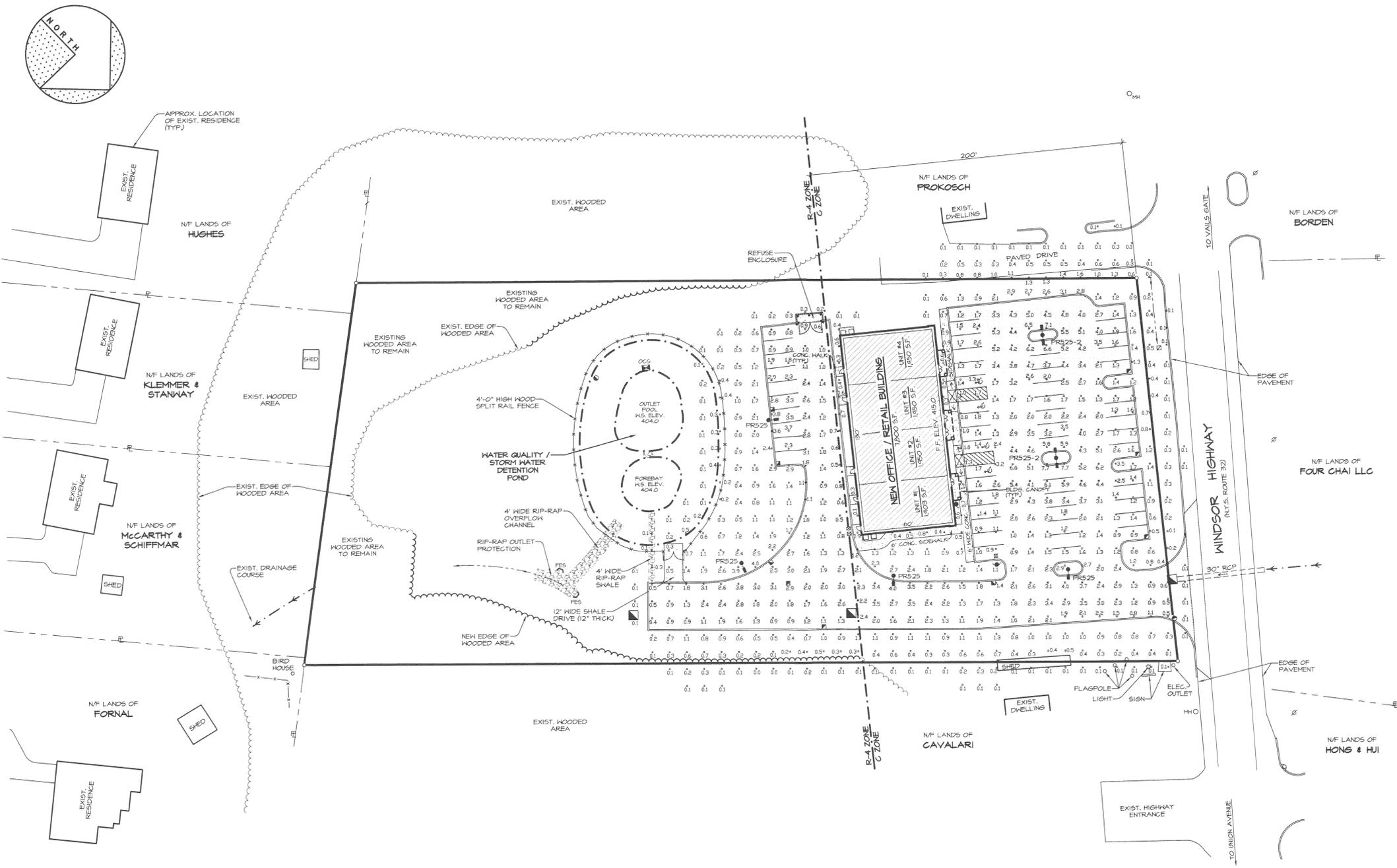
287 WINDSOR HIGHWAY
TOWN OF NEW WINDSOR, N.Y.

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Project No. 0413

Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
●●●	2	PR525-2	BACK-BACK	25000	0.800	PR2525-M (250W HPS)
●●	4	PR525	SINGLE	25000	0.800	PR2525-M (250W HPS)

FIXTURE MOUNTING HEIGHT: 25' AFG (22' POLE + 3' BASE)
 PROPOSED POLES MEET 120 MPH SUSTAINED WINDS
 ISOLINES AT .3 FC

ADDITIONAL REQUIRED EQUIPMENT:
 (4) - PS4S22C1BZ (22' X 4' SQUARE STEEL POLES, SINGLE MOUNT)
 (2) - PS4S22C2BZ (22' X 4' SQUARE STEEL POLES, TWIN 180° MOUNT)



TOWN OF NEW WINDSOR PLANNING BOARD
 STAMP OF APPROVAL
 PLANNING BOARD FILE NUMBER: 05-06
 APPROVAL DATE: MAY 17 2007
 TAX MAP SECTION 35, BLOCK 1, LOT 52

05-06

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RUUD LIGHTING
 800.236.7000 USA <www.ruudlighting.com> 905.671.1991 CAN
 Illumination results shown on this lighting design are based on project parameters provided to Ruud Lighting used in conjunction with luminaires test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with any applicable electrical, lighting, or energy code.

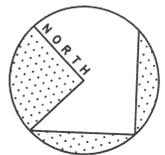
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ISSUE	PLANNING BOARD COMMENTS	REVISION	DATE
1			12-8-2008

Drawn By: J.R.J.
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 Scale: 1"=30'
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Project: NEW OFFICE / RETAIL BUILDING FOR VITO A. RIZZI
 287 WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

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 Project No. 0413



LEGEND	
EXISTING 400 410	2' CONTOUR 10' CONTOUR
NEW	SILT FENCE
→ → →	TEMPORARY DIVERSION SWALE
□	CATCH BASIN SEDIMENT TRAP
▭	STABILIZED CONSTRUCTION ENTRANCE
— 414 —	FINISHED GRADE
▭	CATCH BASIN
— 15" ST —	STORM SEWER

EROSION & SEDIMENT CONTROL MEASURES

Temporary Diversion Swales
Temporary diversion swales will be installed in the locations indicated on the drawing for the purpose of diverting stormwater. Swales shall be maintained until the regraded area is stabilized with permanent seeding.

Silt Fence
Silt Fences shall be installed in the locations specified above, around topsoil stockpile areas, and at the base of all disturbed slopes.

Land Grading
Finish land surfaces will be graded as indicated on the plans. Areas to be filled shall be cleared, grubbed, and stripped of topsoil. Remove trees, vegetation, roots or other objectionable material. Fill material shall be free of brush, rubbish, rocks, logs, stumps, building debris, and other objectionable material. Frozen material shall not be placed in the fill nor shall the fill material be placed on a frozen foundation.

Unless otherwise noted, temporary seed bare soil within 15 days of exposure unless construction will begin within 30 days. If construction is suspended, or sections completed, areas shall be seeded and mulched immediately.

Finish grading shall contain adequate gradients so as to prevent water from standing on the surface of lawns for more than 24 hours after the end of a rainfall.

Topsail required for the establishment of vegetation will be stockpiled in amount necessary to complete finished grading of all exposed, non-sodded, areas.

Areas which are to be topsoiled shall be scarified to a minimum depth of three inches prior to placement of topsoil.

Dust Control
Construction operations shall be scheduled to minimize the amount of area disturbed at one time. Buffer areas of vegetation shall be left where indicated. The site can be sprinkled with water until the surface is wet. The following spray adhesives can be used on mineral soils:

Material	Water Dilution	Type of nozzle	Apply Gallons per acre
Acrylic Polymer	4:1	Coarse Spray	500
Latex Emulsion	12.5:1	Fine Spray	235
Resin in water	4:1	Fine Spray	300

Temporary And Permanent Seeding
Seeding preparation includes removal of debris and obstacles such as rocks and stumps, scarify soil if compacted. Adjust pH to 6.0 with lime, and fertilize with 600 lbs of 5-10-10 or equivalent per acre. All disturbed areas shall be temporarily seed if construction does not resume in 15 days.

- Apply permanent seeding consisting of:
 - Simple broadcast trail or common white clover 8 lbs per acre
 - Plus tall fescue 20 lbs per acre
 - Plus Ryegrass 8 lbs per acre
- Apply temporary seeding consisting of Ryegrass (annual or perennial) at 30 lbs per acre.

The optimum time for permanent seeding is in the spring from March 21 through May 20, and in late summer and early fall from August 25 to October 15. Permanent seedings may be made any time of year if properly mulched and adequate moisture is provided. Broadcasting, drilling with cut-pick type seeder or hydroseeding are acceptable.

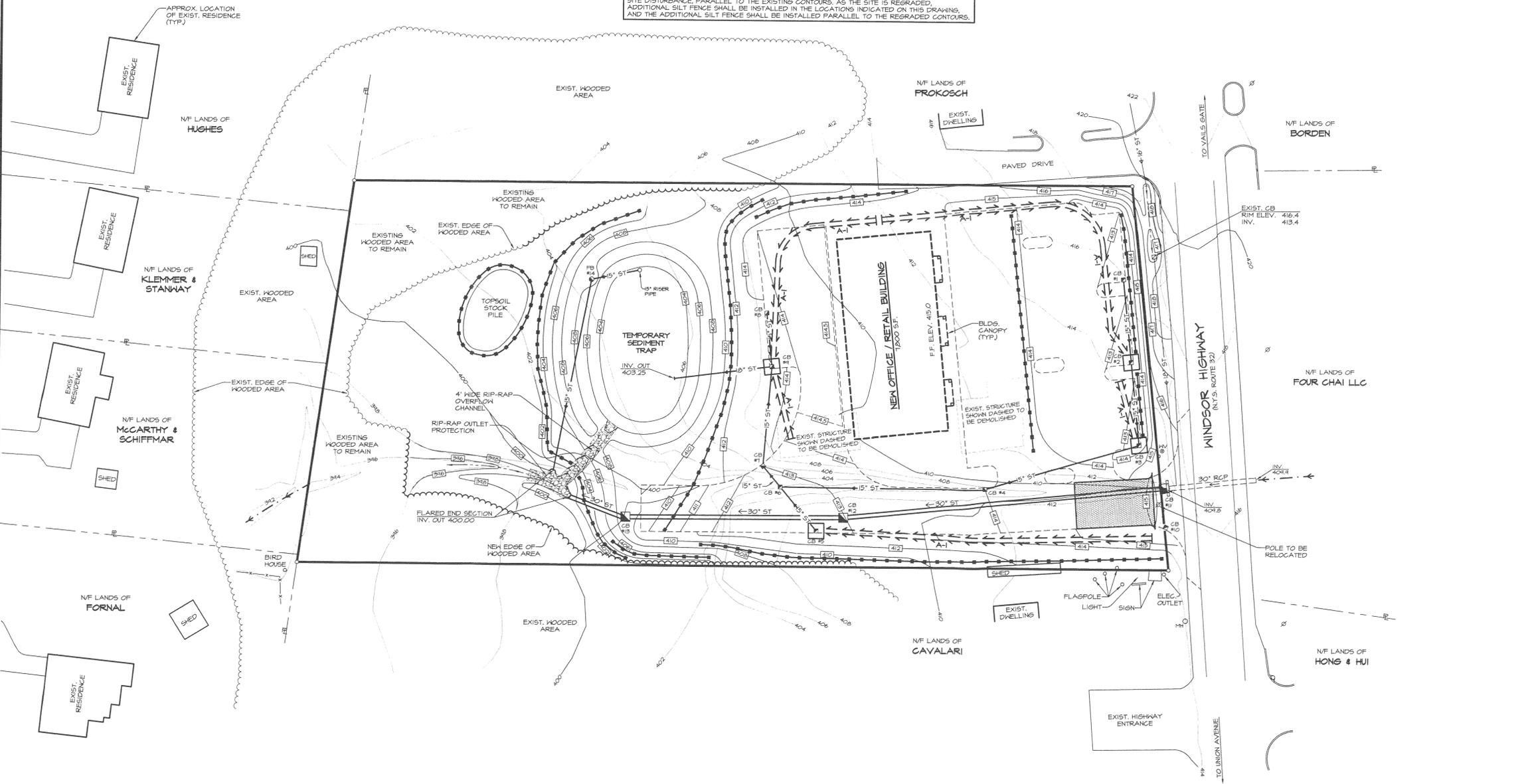
Topsoil/Mulching
Where vegetation will be established, preserve and apply existing topsoil and friable fine textured subsoils that are stripped during excavation. Complete rough grading and final textured subsoils that are stripped shall be added. Scarify all compact, slow permeable, medium and fine textured subsoil areas. In soil areas that are steeper than 5 percent, scarify at approximately right angles to the slope. Remove refuse, woody plant parts, stones over 3 inches in diameter, and other litter.

Topsail shall have a minimum of 2 percent, and a maximum of 6 percent by weight of fine textured stable organic material. Topsoil shall have not less than 20 percent fine textured material (passing the No. 200 sieve) and not more than 15 percent clay. Topsoil shall be relatively free of stones over 1 1/2 inches in diameter.

Topsail shall be placed at a uniform depth of 2 inches for the steep slopes, and 4 inches for the low areas. Topsoil shall not be placed when it is partly frozen, muddy, nor on frozen slopes or over ice, snow, or standing water. Topsoil placed and graded on slopes steeper than 5 percent shall be promptly fertilized, seeded, mulched and stabilized by "tracking" with suitable equipment.

If soil is compacted or crusted, surface should be loosened to at least two inches by disk or other suitable methods. Straw mulch (small grade) is preferred applied at an application rate of 2 tons per acre, and anchored with wood fiber mulch (hydromulch) at 500-750 lbs. per acre. The wood fiber mulch must be applied through a hydroseeder immediately after mulching.

NOTE:
PRIOR TO REGRADING OF THE SITE, SILT FENCE SHALL BE INSTALLED AT THE LIMITS OF THE SITE DISTURBANCE, PARALLEL TO THE EXISTING CONTOURS. AS THE SITE IS REGRADED, ADDITIONAL SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS INDICATED ON THIS DRAWING, AND THE ADDITIONAL SILT FENCE SHALL BE INSTALLED PARALLEL TO THE REGRADED CONTOURS.



CONSTRUCTION SEQUENCE

- Review the Erosion and Sediment Control Plan to identify the areas of disturbance and those areas that are scheduled to remain undisturbed. Limit site disturbance at any time to the smallest area possible.
- Prior to commencing construction activities, a licensed surveyor must flag the limits of disturbance necessary to develop the site and clearly delineate the project boundary lines to protect adjacent properties. Identify and protect those trees which can remain.
- In the area designated on the Erosion and Sediment Control Plan, construct a Stabilized Construction Entrance to mitigate the potential of vehicles tracking sediment onto local roads. Construction Entrance including washing, top-dressing with additional stone, reworking and compaction. Plan for periodic street cleaning to remove any sediment that may have been tracked off-site. Transport the removed sediment to a suitable disposal area where it can be stabilized.
- Demolish the existing structures, and clear and grub those portions of the site that are scheduled for development. Stockpile excavated topsoil, and protect stockpiled material with silt fence.
- Prior to regrading of the site, silt fence shall be installed at the limits of the site disturbance, parallel to the existing contours. As the site is regraded, additional silt fence shall be installed in the locations indicated on this drawing, and the additional silt fence shall be installed parallel to the regraded contours. Along the northern boundary of the site, place fill to the elevations indicated. Install catch basins 11, 12, and 13 and the piping between them to the flared end section at the northeastern corner of the site. Install rip-rap outlet protection.
- Place silt fence along the easterly edge of the Temporary Sediment Trap. Place fill and regrade for the installation of the Temporary Sedimentation Trap. Install the 15-inch riser pipe, flushing basin 14, and the outlet piping.
- Place fill from off-site sources beginning in an east to west direction. During the placement of the fill, install additional silt fencing in the locations indicated, parallel with the regraded contours.
- Upon completion of placing of fill and obtaining sub-grade elevations, install the storm drainage system (catch basins and piping) in its entirety. Modify catch basins 2, 3, 5, and 4 as per Catch Basin Sediment Trap detail. Install the Temporary Diversion Swales as indicated. Within 1 day of completing rough grading, temporarily seed with hay mulch all embankments and disturbed areas. Avoid grading activities during the rainy season (November through March).
- Install the building's foundation, and backfill the foundation walls as soon as possible.
- Install remaining site utilities. Remove Diversion Swales and Catch Basin Sediment Traps. Install concrete curbing, sub-base material, and binder course of macadam pavement.
- Remove sediment and debris from Temporary Sediment Trap to begin process of converting the Trap to a Water Quality/Storm Water Detention Pond. Verify volume capacity of the Pond and compare against required volume for the Water Quality/Storm Water Detention Pond. Regrade all embankments where the soil has slumped or eroded. Topsoil, seed and mulch all repaired or barren areas.
- Remove standpipe and install outlet control structure. Re-shape interior of basin, excavate forebay and outlet pool. Install low flow rip-rap channel and emergency spillway. Verify final elevations of the orifice and the weir of outlet control structure. Modify as needed.
- Install shale drive and install basin fencing and gates.
- Install planting material and ground cover within and around the pond as indicated on the Drawings. Inspect plantings on a periodic basis as additional material may be required. Do not remove Erosion and Sediment Control Measures until 30 days post stabilization.
- Complete final grading of the lot, spread stockpiled topsoil and permanently seed and hay mulch all disturbed surfaces. Apply seed mix and hay mulch to approximately 2 inches in thickness. If necessary, topsoil will be imported to the site for stabilization and landscaping uses. Imported soils will be seeded after two weeks storage to promote vegetative growth and its perimeter protected with silt fence. Do not remove Soil Erosion and Sediment Control measures until 30 days post stabilization.
- Stabilization measures must be initiated as soon as practicable, but in no case more than 14 days after the construction activity has ceased. In frozen ground conditions, stabilization measures must be initiated as soon as practicable.
- Maintain erosion and sediment control practices through regular inspections. After initial groundbreaking, the Owner or its representative shall conduct site inspections at least once every 7 calendar days.

TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL
PLANNING BOARD FILE NUMBER 05-06
PA #2005-10
MAY 12 2009
TAX MAP SECTION 35, BLOCK 1, LOT 52

Shaw Engineering
Consulting Engineers
744 Broadway Newburgh N.Y. 12550

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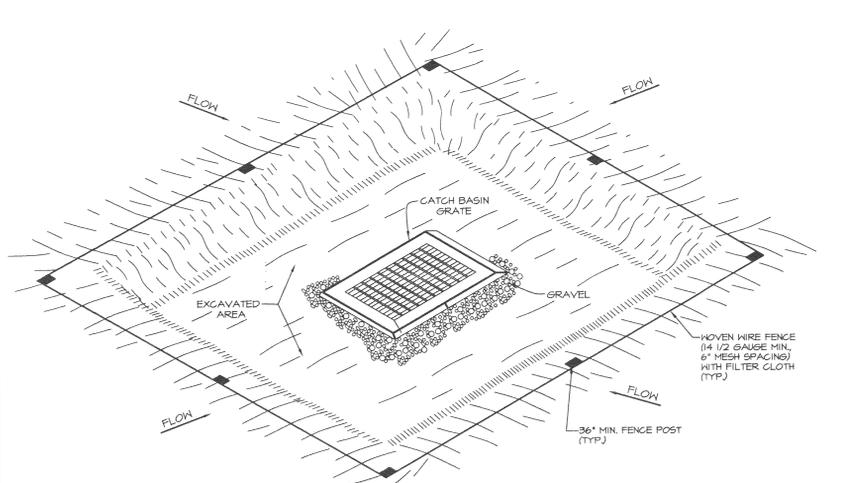
ISSUE	REVISION	DATE
I	PLANNING BOARD COMMENTS	12-8-2008

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Scale: 1"=30'
Date: 1-28-2008

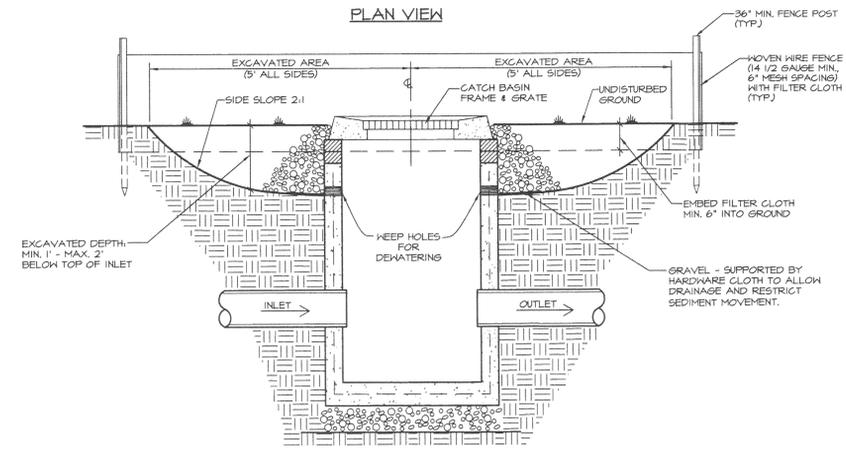
Drawing: **EROSION & SEDIMENT CONTROL PLAN AND SPECIFICATIONS**
Project: NEW OFFICE / RETAIL BUILDING FOR **VITO A. RIZZI**
281 WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

8 OF 9
Project No. 0413

05-06
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PLAN VIEW

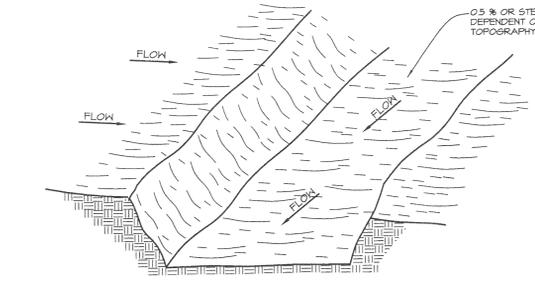


SECTION

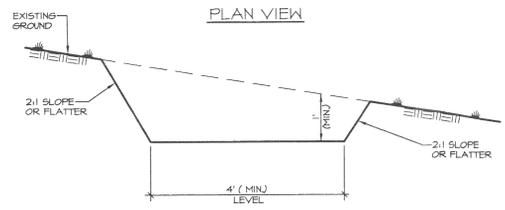
CATCH BASIN SEDIMENT TRAP
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

- SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.
- THE VOLUME OF SEDIMENT STORAGE SHALL BE 3600 CUBIC FEET PER ACRE OF CONTRIBUTORY DRAINAGE.
- THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND SEDIMENT ARE CONTROLLED.
- THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE CONTRIBUTED DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
- ALL CUT SLOPES SHALL BE 1:1 OR FLATTER. MAXIMUM DRAINAGE AREA: 3 ACRES.
- KEEP HOLES SHALL BE PROTECTED BY GRAVEL.
- UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL KEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDINGS.



PLAN VIEW

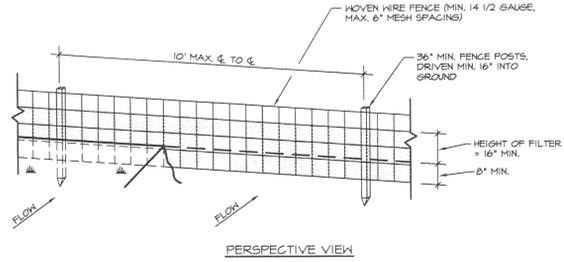


SECTION

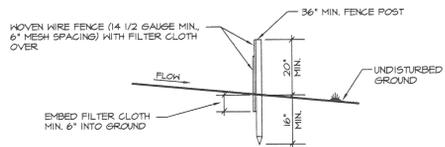
TEMPORARY SWALE DETAIL
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

- ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
 - DIVERTED RUNOFF FROM DISTURBED AREAS SHALL BE CONVEYED TO A STORM INLET SEDIMENT TRAP.
 - DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
 - ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
 - THE SWALE SHALL BE EXCAVATED OR SHAPE 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.
 - FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
 - ALL EARTH REMOVED AND NOT NEEDED ON CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SWALE.
 - STABILIZATION SHALL BE AS PER THE CHART BELOW:
- | TYPE OF TREATMENT | CHANNEL GRADE | SWALE A. GRADE (2% OR LESS) | |
|-------------------|---------------|-----------------------------|-----------------------------------|
| A-1 | 0.5-3.0 % | | SEED AND STRAW MULCH |
| A-2 | 3.1-5.0 % | | SEED AND STRAW MULCH |
| A-3 | 5.1-8.0 % | | SEED USING JUTE OR EXCELSIOR, SOD |
- PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.



PERSPECTIVE VIEW

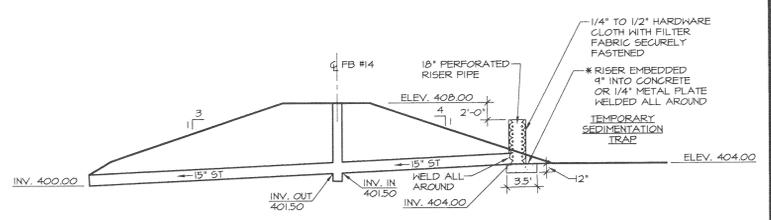


SECTION

SILT FENCE DETAIL
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS 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 SIX INCHES AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- POSTS: STEEL EITHER 1" OR 1 1/2" TYPE OR 2" HARDWOOD
- FENCE: WOVEN WIRE, 14 1/2 GAUGE 6" MAX. MESH OPENING
- FILTER CLOTH: FILTER X, MIRAFIL 100X, STABILINKA T140N OR APPROVED EQUAL
- PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

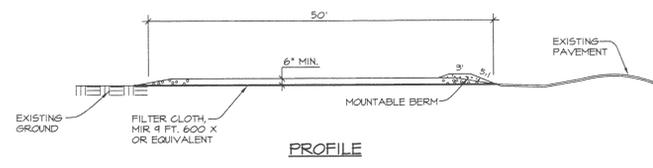


EMBANKMENT SECTION THRU RISER

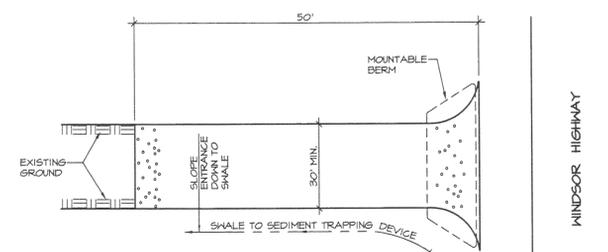
TEMPORARY SEDIMENTATION TRAP OUTLET
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

- AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
- THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL, OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED TO 95% DENSITY (ASTM 1557).
- VOLUME OF SEDIMENT STORAGE SHALL BE 3600 CUBIC FEET PER ACRE OF CONTRIBUTORY DRAINAGE.
- SEDIMENT SHALL BE REMOVED AND BASIN RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE BASIN. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.
- THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND SEDIMENT ARE CONTROLLED.
- THE STRUCTURE SHALL BE REMOVED AND AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
- ALL PIPE CONNECTIONS SHALL BE WATERTIGHT.
- THE TOP 2/3 OF THE RISER SHALL BE PERFORATED WITH ONE (1) INCH DIAMETER HOLES OR SLITS SPACED SIX (6) INCHES VERTICALLY AND HORIZONTALLY AND PLACED IN THE CONCAVE PORTION OF PIPE. NO HOLES WILL BE ALLOWED WITHIN SIX (6) INCHES OF THE HORIZONTAL BARREL.
- THE RISER SHALL BE WRAPPED WITH 1/4 TO 1/2 INCH HARDWARE CLOTH THEN WRAPPED WITH FILTER CLOTH (HAVING AN EQUIVALENT SIEVE SIZE OF 40-60). THE FILTER CLOTH SHALL EXTEND SIX (6) INCHES ABOVE THE HIGHEST HOLE AND SIX (6) INCHES BELOW THE LOWEST HOLE. WHERE ENDS OF THE FILTER CLOTH COME TOGETHER, THEY SHALL BE OVER-LAPPED, FOLDED AND STAPLED TO PREVENT BYPASS.
- STRAPS OR CONNECTING BANDS SHALL BE USED TO HOLD THE FILTER CLOTH AND WIRE FABRIC IN PLACE. THEY SHALL BE PLACED AT THE TOP AND BOTTOM OF THE CLOTH.
- THE RISER SHALL BE ANCHORED WITH EITHER A CONCRETE BASE OR STEEL PLATE BASE TO PREVENT FLOTATION. FOR CONCRETE BASE THE DEPTH SHALL BE TWELVE (12) INCHES WITH THE RISER EMBEDDED NINE (9) INCHES. A 1/4 INCH MINIMUM THICKNESS STEEL PLATE SHALL BE ATTACHED TO THE RISER BY A CONTINUOUS WELD AROUND THE BOTTOM TO FORM A WATERTIGHT CONNECTION AND THEN PLACE TWO (2) FEET OF STONE, GRAVEL, OR TAMPED EARTH ON THE PLATE.



PROFILE



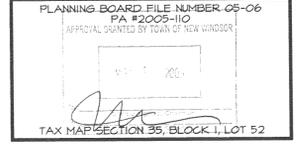
PLAN VIEW

CONSTRUCTION SPECIFICATIONS

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - FIFTY (50) FEET
- THICKNESS - SIX (6) INCHES.
- WIDTH - FIFTEEN (15) FEET, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- 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 DIRECTED TO A SHALE DISCHARGING TO A SEDIMENT TRAPPING DEVICE. PROVIDE A MOUNTABLE BERM WITH 5:1 SLOPES.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOPING OF SEDIMENT ONTO PUBLIC ROADWAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO ROADWAY MUST BE REMOVED IMMEDIATELY.
- WHEN VEHICLE WASHING IS REQUIRED, IT SHALL BE DONE ON AN 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 DETAIL
NOT TO SCALE

TOWN OF NEW HINDSOR PLANNING BOARD
STAMP OF APPROVAL



05-06

DRAWINGS ARE INVALID AND INCOMPLETE UNLESS ACCOMPANIED BY DRAWINGS 1 OF 9 THROUGH 9 OF 9.

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Project: NEW OFFICE / RETAIL BUILDING FOR VITO A. RIZZI
287 WINDSOR HIGHWAY TOWN OF NEW HINDSOR, N.Y.

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Project No. 0413