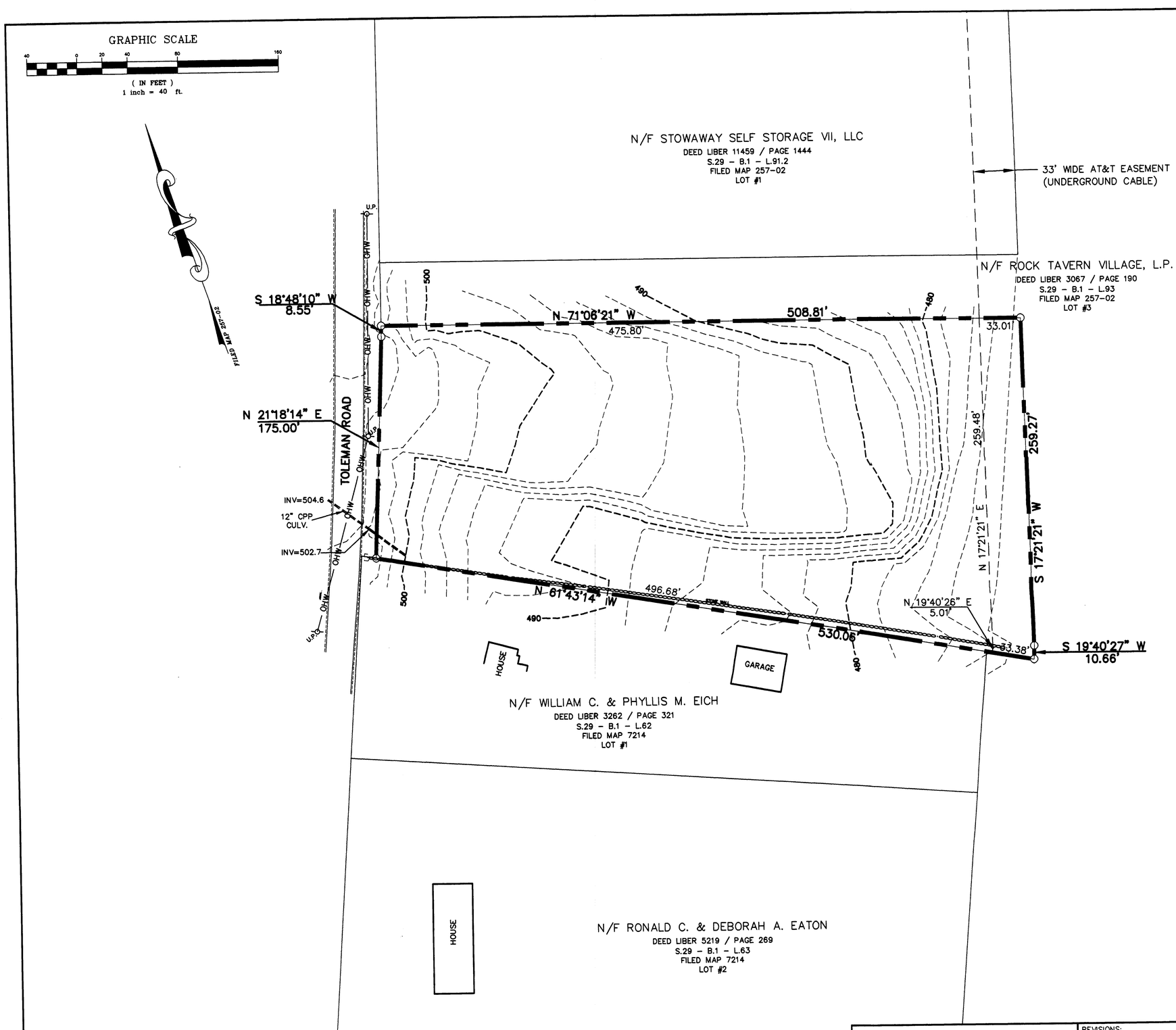


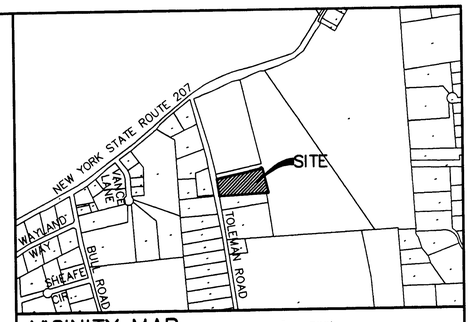


VICINITY MAP SCALE: 1" = 800'

## ZONING DATA

DISTRICT: OLI

| | | REQUIRED | PROVIDED |
|---|---|---|---|
| * | MIN. GROSS LOT AREA = | 5 ACRES | 2.69 ACRES |
| * | MIN. NET LOT AREA = | 3 ACRES | 2.49 ACRES |
| ** | MINIMUM LOT WIDTH = | 200' | 191.78' |
| | MINIMUM FRONT YARD = | 50' | 124.9' |
| | MINIMUM SIDE YARD = | 50'/100' | 58.5'/123.5' |
| | MINIMUM REAR YARD = | 50' | 187.8' |
| | MIN. ROAD FRONTAGE = | 50' | 183.6' |
| | BUILDING COVERAGE = | | 13.6% |
| | PAVEMENT COVERAGE = | | 31.0% |
| | MAX. DEVELOPMENT COVERAGE = | 85% | 44.6% |
| | FLOOR AREA RATIO = | N.A. | N.A. |
| | MAX. BUILDING HEIGHT = | 50' | 35' |
| * | REQ'D. ONSITE PARKING = | 38 SPACES FOR 375 UNITS | 12 SPACES |

* VARIANCE REQUIRED

** PRE-EXISTIING, NON-CONFORMING CONDITION (VARIANCE REQUIRED)

## TAX MAP NUMBER

SECTION: 29
BLOCK: 1
LOT: 92.2

## DEED REFERENCE

LIBER: 3067
PAGE: 190

## TOTAL TRACT AREA

116,942 S.F.
= 2.69± ACRES

## RECORD OWNER & SUBDIVIDER

ROCK TAVERN VILLAGE, L.P.

JERRY'S SELF STORAGE
PO BOX 522
VAILS GATE, NY 12584

## MAP REFERENCE

LOT NO. 2 ON AMAP ENTITLED "MINOR COMMERCIAL LOT LINE CHANGE, ROCK TAVERN VILLAGE" TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK. FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP NO. 257-02 ON 12-03-02.

TOWN OF NEW WINDSOR APPROVAL

## EXISTING CONDITIONS

GERALD ZIMMERMAN P.E. LIC. NO. 47391
P.L.S. LIC. NO. 49410

REVISIONS:
1. DECEMBER 28, 2006 (P.B. COMMENTS 12-13-06)
2. JANUARY 08, 2007 (WORKSHOP COMMENTS 01-03-07)

SHEET NO. 1 OF 4
SCALE: 1" = 40'
DATE: NOVEMBER 22, 2006
JOB NO. 26026 DRAWN BY: J.F.

SITE PLAN
FOR
JERRY'S SELF STORAGE
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

ZIMMERMAN ENGINEERING & SURVEYING, P.C.
148 ROUTE 17M
HARRIMAN, NEW YORK 10926
PHONE: (845) 782-7976 FAX: (845) 782-3148 E-MAIL: zimeng@frontiernet.net

1/9/2007 9:27:20 AM \\zimeng\HP Designjet 450C (E/A0) by HP

GRAPHIC SCALE

( IN FEET )
1 inch = 30 ft.

FILED MAP 257-02

N/F STOWAWAY SELF STORAGE VII, LLC
DEED LIBER 11459 / PAGE 1444
S.29 – B.1 – L.91.2
FILED MAP 257-02
LOT #1

33' WIDE AT&T EASEMENT
(UNDERGROUND CABLE)

N/F ROCK TAVERN VILLAGE, L.P.
DEED LIBER 3067 / PAGE 190
S.29 – B.1 – L.93
FILED MAP 257-02
LOT #3

TOLEMAN ROAD

PROPOSED DUMPSTER ENCLOSURE

PROPOSED SEPTIC AREA

22 STORAGE SPACES

14 STORAGE SPACES

(2) 146 L.F. 30" CMP LAID LEVEL FOR DRAINAGE DETENTION

(2) 105 L.F. 30" CMP LAID LEVEL FOR DRAINAGE DETENTION

(2) 122 L.F. 30" CMP LAID LEVEL FOR DRAINAGE DETENTION

OFFICE

LOADING

2nd FL. SLAB
EL = 504.9

3rd FL. SLAB
EL = 515.9
4th FL. SLAB
EL = 526.9
1st FL. SLAB
EL = 493.9

PROPOSED 4 STORY
CLIMATE CONTROLLED
SELF STORAGE
BUILDING
64,000 S.F. TOTAL

200'

80'

TRUCK TURNING RADIUS = 50'

TRUCK TURNING RADIUS = 35'

7 PARKING SPACES

5 PARKING SPACES

PROPOSED RETAINING WALL

PROPOSED EDGE OF PAVEMENT

PROPOSED SWALE

PROPOSED RIP-RAP OUTLET

PROP. WELL

STONE WALL

INV=504.6

12" CPP CULV.

INV=502.7

HOUSE

GARAGE

N/F WILLIAM C. & PHYLLIS M. EICH
DEED LIBER 3262 / PAGE 321
S.29 – B.1 – L.62
FILED MAP 7214
LOT #1

## PROPOSED DISTURBANCE

PROPOSED DEVELOPMENT AREA = 87,465 S.F.
EXISTING DISTURBED AREA = 71,311 S.F.
TOTAL AREA OF NEW DISTURBANCE = 16,154 S.F.

## PARKING ANALYSIS

AS PER SECTION 300-60 MINIMUM OFF-STREET PARKING REQUIREMENTS (D-44, MINI WAREHOUSES)

1 SPACE PER 10 UNITS
375 UNITS

1/10 X 375 = 38 SPACES REQUIRED
12 SPACES PROVIDED (VARIANCE REQUIRED)

TOWN OF NEW WINDSOR APPROVAL

STATE OF NEW YORK
GERALD ZIMMERMAN
47391
LICENSED PROFESSIONAL ENGINEER

GERALD ZIMMERMAIN P.E. LIC. NO. 47391
P.L.S. LIC. NO. 49410

REVISIONS:
1. DECEMBER 28, 2006 (P.B. COMMENTS 12-13-06)
2. JANUARY 08, 2007 (WORKSHOP COMMENTS 01-03-07)

PROPOSED

| | |
|---|---|
| SHEET NO. 2 OF 4 | SITE PLAN FOR JERRY'S SELF STORAGE |
| SCALE: 1" = 30' | |
| DATE: NOVEMBER 22, 2006 | TOWN OF NEW WINDSOR |
| JOB NO. 26026 DRAWN BY: J.F. | ORANGE COUNTY, NEW YORK |

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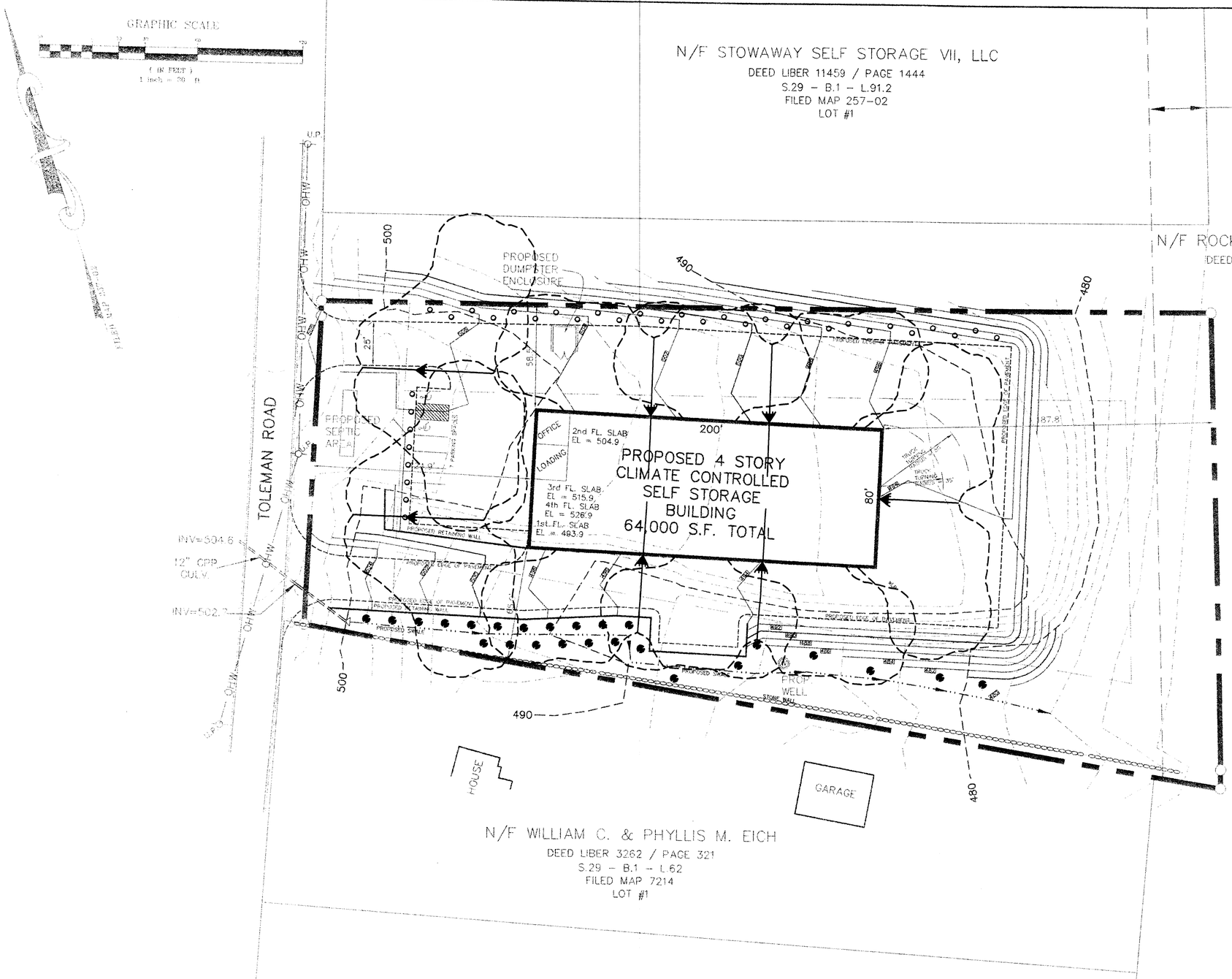
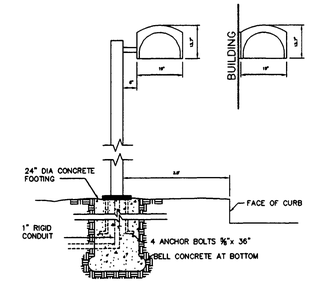
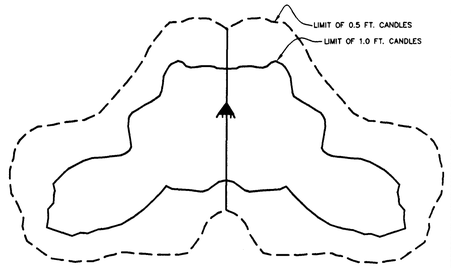



**SQUARE DOME LIGHT DETAIL**

N.T.S.

RUUD LIGHTING
MODEL NO. SQUARE DOME S3V SERIES
200 WATT MH TYPE III
CLEAR FLAT LENS
21,000 LUMENS
MOUNTING HIGHT = 15'
CURVES SHOWN IS 1.0 & 0.5 ISO FT CANDLES.




**ISOLUX CURVE**

## LANDSCAPE LEGEND

- ● 30 6'- 8' TALL DOUGLAS FIR AND BLUE SPRUCE MIX (50% & 50%) TREES SPACED AS SHOWN ON PLAN
- ○ 36 15" TO 18" TALL SEARGENTS JUNIPER SPACED AS SHOWN ON PLAN.

TOWN OF NEW WINDSOR APPROVAL

LANDSCAPE & LIGHTING

GERALD ZIMMERMAN P.E. LIC. NO. 47391
P.S. LIC. NO. 49410

REVISIONS:
1. DECEMBER 28, 2006 (P.B. COMMENTS 12-13-06)
2. JANUARY 08, 2007 (WORKSHOP COMMENTS 01-03-07)

| | |
|---|---|
| SHEET NO. 3 OF 4 | SITE PLAN FOR JERRY'S SELF STORAGE |
| SCALE: 1" = 30' | |
| DATE: NOVEMBER 22, 2006 | TOWN OF NEW WINDSOR |
| JOB NO. 26026 DRAWN BY: J.F. | ORANGE COUNTY, NEW YORK |

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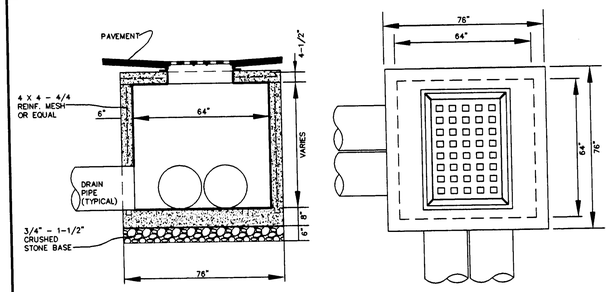
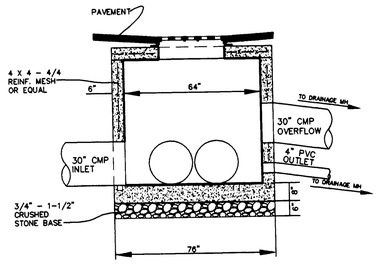



## CATCH BASIN DETAILS

N.T.S.

NOTES:
1. CONCRETE TO TEST 4,000 P.S.I. AT 28 DAYS.
2. FRAME & GRATE BY CAMPBELL FOUNDRY MODEL NO. 3087
3. ALL FRAME & GRATE MATERIALS SHALL CONFORM TO ASTM 48-83-CLASS 30B.
4. FRAME & GRATE TO ASSURE CLOSE, QUIET FIT.
5. CASTINGS SHALL BE DIPPED IN BLACK BITUMINOUS PAINT.
6. FRAME& COVER TO EXCEED A.A.S.H.T.O. H20-S16 HIGHWAY LOADING.




## DETENTION OUTLET

N.T.S.

NOTES:
1. CONCRETE TO TEST 4,000 P.S.I. AT 28 DAYS.
2. FRAME & GRATE BY CAMPBELL FOUNDRY MODEL NO. 3087
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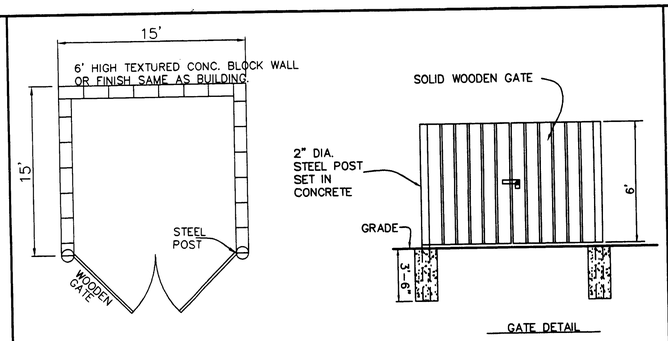
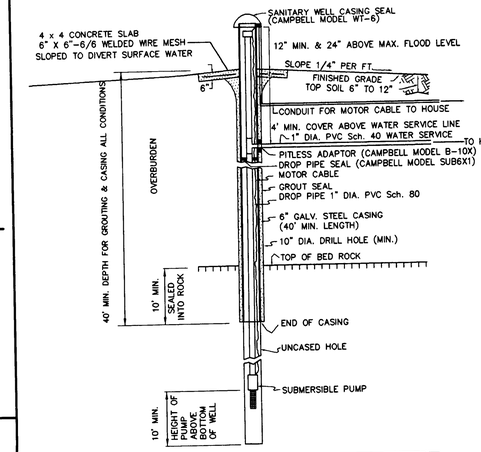



## DUMPSTER ENCLOSURE

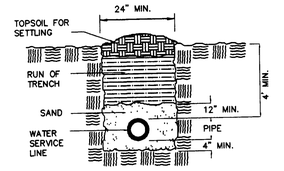
N.T.S.



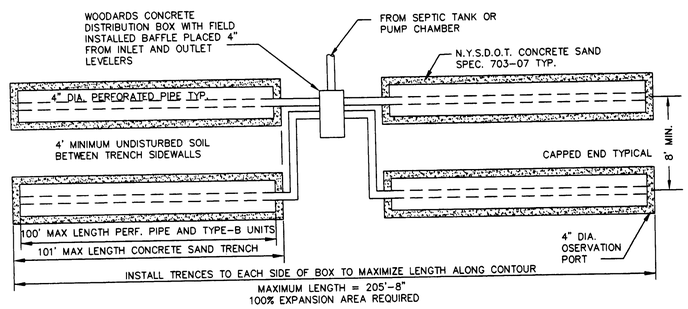

## WELL DETAIL-TYPICAL

## WELL NOTES

1) PUMP SETTING TO BE ESTABLISHED IN FIELD MIN. YIELD TO BE 5 G.P.M. (STABILIZED RATE)
2) GROUTING AROUND PIPE CASING SHALL EXTEND AT LEAST 40' BELOW GRADE AND SHALL BE NEAT CEMENT GROUT. GROUT SHALL BE PLACED UPWARD FROM THE BOTTOM AS ONE CONTINUOUS MASS.
   MIX: 1 BAG CEMENT (94 lb.) & 5 TO 6 GAL. WATER.
3) STEEL CASING: 6" DIA. (IN ACCORDANCE WITH A.W.W.A. STANDARD A100-MOST CURRENT EDITION) DRILL HOLE 10" DIA. THE MINIMUM CASING DEPTH SHALL BE THROUGH THE OVERBURDEN AND AT LEAST 10' INTO BED ROCK. CASING SHALL BE GROUTED INTO FIRM BEDROCK. UNDER NO CONDITION SHOULD CASING AND GROUTING EXTEND LESS THAN 40' DEEP.
4) USE OF TEMPORARY OUTSIDE CASING MAY BE NECESSARY TO PERMIT GROUTING WHERE CAVING IN IS ENCOUNTERED.
5) EXPECTED SOIL STRATA (REFERENCE ONLY)



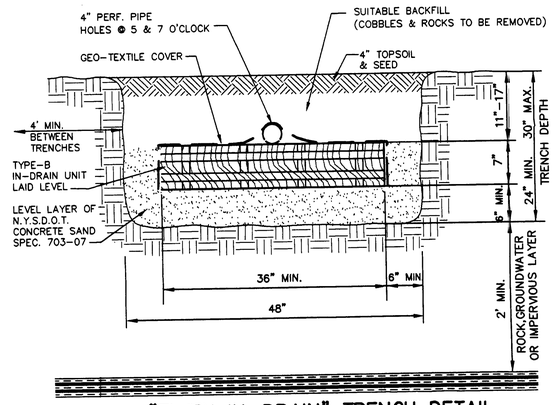

## WATER LINE TRENCH DETAIL




## ELJEN IN-DRAIN ABSORPTION TRENCH CONFIGURATION

N.T.S.

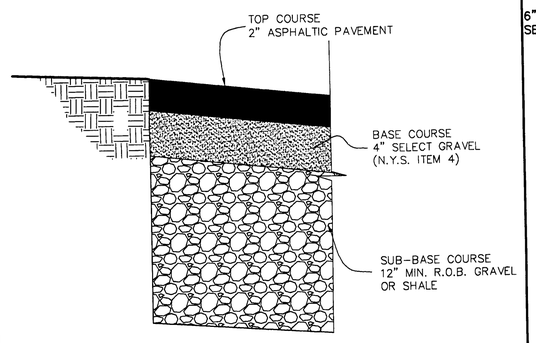
INSTALLER SHALL NOT DEVIATE FROM THE DESIGN SHOWN ON THE PLAN.




## "ELJEN IN-DRAIN" TRENCH DETAIL

ELJEN TRENCH NOTES:
1. DO NOT INSTALL TRENCHES IN WET SOIL.
2. RAKE SIDES AND BOTTOM OF TRENCHES PRIOR TO PLACING SAND.
3. THE ENDS OF ALL DISTRIBUTION PIPES ARE TO BE PLUGGED.
4. MINIMUM DISTANCE BETWEEN TRENCHES = 4'
5. MAXIMUM LENGTH OF LATERALS = 100'
6. INSTALLER SHALL UTILIZE WIRE HOOPS PROVIDED WITH THE MODULES TO SECURE 4" DIA. PERF. PIPE TO MODULES.
7. INSTALLER SHALL NOT DEVIATE FROM THE DESIGN SHOWN ON THE PLAN.

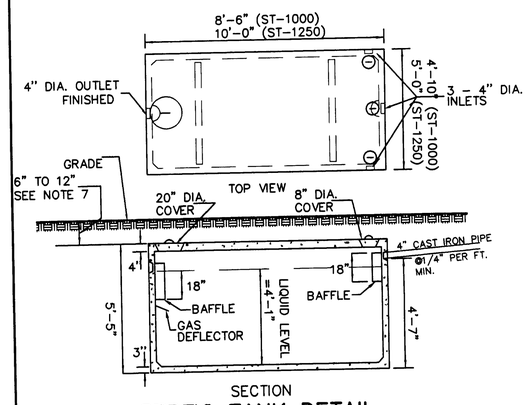
ELJEN IN-DRAIN SYSTEMS MUST BE INSTALLED BY A CERTIFIED ELJEN CONTRACTOR




## PAVEMENT, CURB & SIDEWALK DETAIL

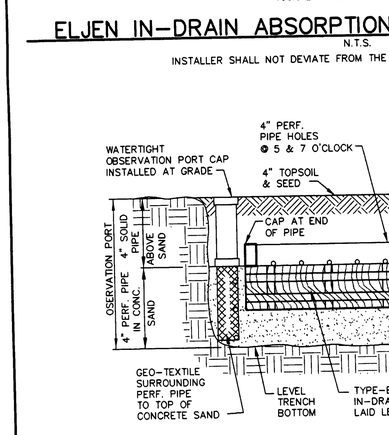
N.T.S.

NOTES:
1. EXPANSION JOINTS CONSISTING OF 1/2" PRE-MOULDED FIBER JOINT FILLER SHALL BE INSTALLED AT 10' INTERVALS IN CURBING AND SIDEWALKS AND AT JOINTS BETWEEN CURB & SIDEWALK AND SIDEWALK & BUILDING.




## SEPTIC TANK DETAIL

SEPTIC TANK NOTES:
1. USE SEPTIC TANKS MANUFACTURED BY WOODARDS CONCRETE PRODUCTS INC. OR APPROVED EQUAL.
2. MINIMUM CONCRETE STRENGTH - 4,000 P.S.I. AT 28 DAYS.
3. STEEL REINFORCEMENT - 6" X 6" X 10 ga. WELDED WIRE MESH.
4. CONSTRUCTION JOINT SEALED WITH BUTYL RUBBER BASED CEMENT.
5. PIPE CONNECTION - "POLY-LOC" SEAL
6. BOTTOM OF SEPTIC TANK SHALL REST UPON A LEVEL 3" THICK MIN. BED OF COMPACTED SAND OR PEA GRAVEL.
7. TOP OF SEPTIC TANK SHALL BE 12" MAX BELOW FINISHED GRADE.
8. BAFFLE AT END INLET MAY BE RELOCATED TO SIDE INLETS AS NECESSARY.




## "ELJEN IN-DRAIN" OSERVATION PORT DETAIL

N.T.S.

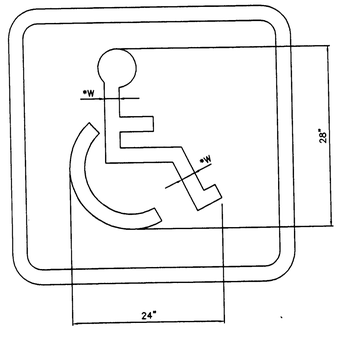
## NYSDOT SAND SPECIFICATION 703-07

| NO. 200 (WET) | PERCENT PASSING BY WEIGHT MINIMUM | MAXIMUM |
|---|---|---|
| 3/8 INCH | 100 | |
| NO. 4 | 90 | 100 |
| NO. 8 | 75 | 100 |
| NO. 16 | 50 | 85 |
| NO. 30 | 25 | 60 |
| NO. 50 | 10 | 30 |
| NO. 100 | 1 | 10 |
| NO. 200 (WET) | 0 | 3 |

## HANDICAP PARKING SIGN DETAIL

N.T.S.

NOTES:
1. SIGN SHALL BE M.U.T.C.D NO. P4-6
2. SIGN SHALL BE PLACED ON BUILDING. BOTTOM OF SIGN SHALL BE AT LEAST 6'-8" ABOVE PAVEMENT SURFACE.




## HANDICAP PAVEMENT MARKING DETAIL

N.T.S.

NOTES:
1. * W = 3"
2. SYMBOL SHALL BE WHITE STRIPE AND BORDER WITH A BLUE BACKGROUND.

TOWN OF NEW WINDSOR APPROVAL

DETAILS

STATE OF NEW YORK · GERALD ZIMMERMAN · LICENSED PROFESSIONAL ENGINEER · 47391

GERALD ZIMMERMAN P.E. LIC. NO. 47391
P.L.S. LIC. NO. 49410

REVISIONS:
1. DECEMBER 28, 2006 (P.B. COMMENTS 12-13-06)
2. JANUARY 08, 2007 (WORKSHOP COMMENTS 01-03-07)

| | |
|---|---|
| SHEET NO. 4 OF 4 | SITE PLAN FOR JERRY'S SELF STORAGE |
| SCALE: 1" = 30' | |
| DATE: NOVEMBER 22, 2006 | TOWN OF NEW WINDSOR |
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