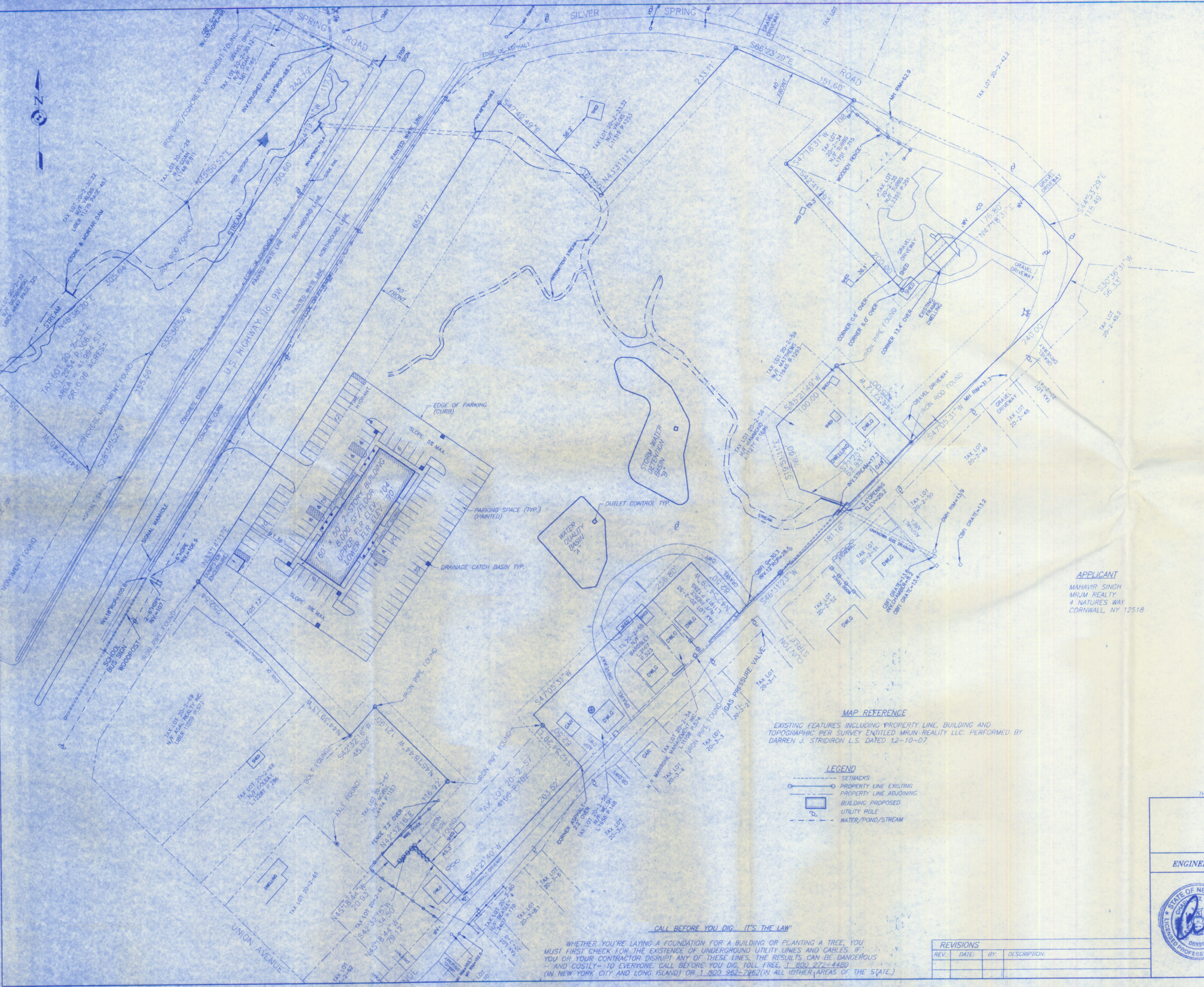

LOCATION MAP

ZONING SCHEDULE
ZONE: NC

	REQUIRED	PROVIDED
MINIMUM LOT AREA	10,000 SF.	437,573 SF.
MINIMUM YARDS (feet)		
FRONT	40'	93'±
REAR	15'	GREATER THAN
SIDE		
ONE	15'	105'±
BOTH	35'	GREATER THAN
MINIMUM LOT WIDTH (feet)	100'	662'±
DEVELOPMENTAL COVERAGE (%)	85%	11%
MAXIMUM HEIGHT		
HEIGHT (feet)	35'	35' MAX

APPLICANT

MAHAVIR SINGH
MRJM REALTY
4 NATURES WAY
CORNWALL, NY 12518

MAP REFERENCE

EXISTING FEATURES INCLUDING PROPERTY LINE, BUILDING AND TOPOGRAPHIC PER SURVEY ENTITLED MRJN REALITY LLC. PERFORMED BY DARREN J. STRIDIRON L.S. DATED 12-10-07

LEGEND

- SETBACKS
- PROPERTY LINE EXISTING
- PROPERTY LINE ADJOINING
- BUILDING PROPOSED
- UTILITY POLE
- WATER/POND/STREAM

CALL BEFORE YOU DIG.... IT'S THE LAW'

WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS – AND COSTLY– TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 1 800 272-4480 (IN NEW YORK CITY AND LONG ISLAND) OR 1 800 962-7962(IN ALL OTHER AREAS OF THE STATE.)

REVISIONS

REV.:	DATE:	BY:	DESCRIPTION:

PA#2008-552

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TACONIC DESIGN
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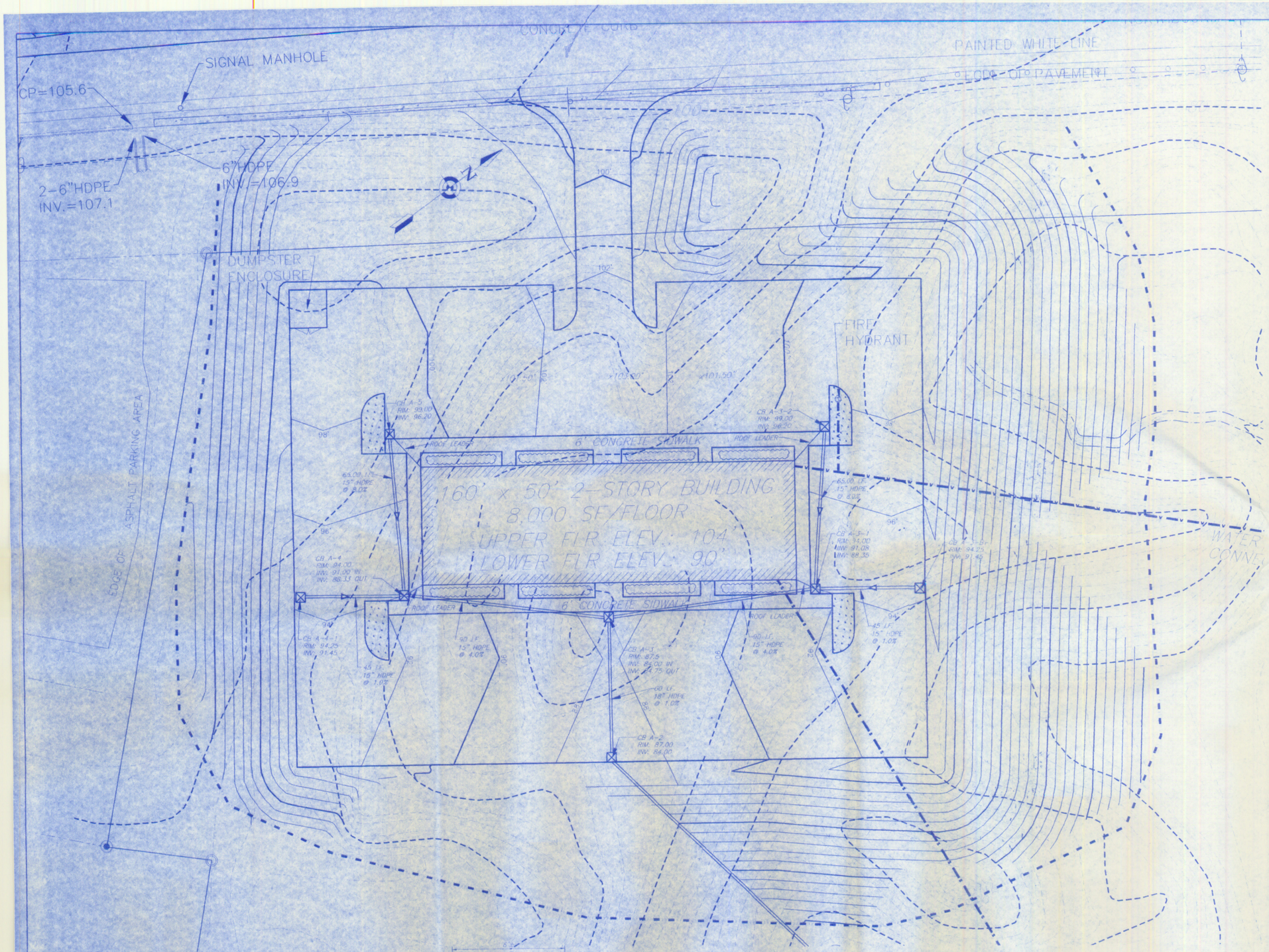
CHARLES T. BROWN, P.E.
P.O BOX 4470
NEW WINDSOR, N.Y. 12553

STATE OF NEW YORK · CHARLES T. BROWN · 065996 · LICENSED PROFESSIONAL ENGINEER

LOT LAYOUT

SITE PLAN FOR:
Dr. SINGH
9W, S.B.L.: 20-2-33.31
TOWN OF NEW WINDSOR, ORANGE COUNTY, NY

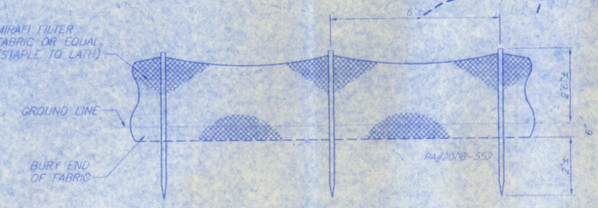
DATE	SCALE	JOB NUMBER	SHEET NUMBER
07/16/08	1"=50'	07119-MRJ	1 OF 6



EROSION CONTROL STANDARD NOTES

1. EXCAVATION, FILLING, GRADING AND STRIPPING SHALL BE PERMITTED TO BE UNDERTAKEN ONLY IN SUCH LOCATIONS AND IN SUCH A MATTER AS TO MINIMIZE THE POTENTIAL OF EROSION AND SEDIMENT AND THE THREAT TO THE HEALTH, SAFETY AND WELFARE OF NEIGHBORING PROPERTY OWNERS AND THE GENERAL PUBLIC.
2. SITE PREPARATION AND CONSTRUCTION SHALL BE FITTED TO THE VEGETATION, TOPOGRAPHY AND OTHER NATURAL FEATURES OF THE SITE AND SHALL PRESERVE AS MANY OF THESE FEATURES AS FEASIBLE.
3. THE CONTROL OF EROSION AND SEDIMENT SHALL BE A CONTINUOUS PROCESS UNDERTAKEN AS NECESSARY PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION.
4. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED BY SITE PREPARATION AT ANY GIVEN TIME.
5. THE EXPOSURE OF AREAS BY SITE PREPARATION SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME PRIOR TO THE CONSTRUCTION OF STRUCTURES OR IMPROVEMENTS OR THE RESTORATION OF THE EXPOSED AREAS TO AN ATTRACTIVE NATURAL CONDITION.
6. MULCHING OR TEMPORARY VEGETATION SUITABLE TO THE SITE SHALL BE USED WHERE NECESSARY TO PROTECT AREAS EXPOSED BY SITE PREPARATION, AND PERMANENT VEGETATION WHICH IS WELL ADAPTED TO THE SITE SHALL BE INSTALLED AS SOON AS PRACTICAL.
7. WHERE SLOPES ARE TO BE REVEGETATED IN AREAS EXPOSED BY SITE PREPARATION, THE SLOPES SHALL NOT BE OF SUCH STEEPNESS THAT VEGETATION CANNOT BE READILY ESTABLISHED OR THAT PROBLEMS OF EROSION OR SEDIMENT MAY RESULT.
8. SITE PREPARATION AND CONSTRUCTION SHALL NOT ADVERSELY AFFECT THE FREE FLOW OF WATER BY ENCROACHING ON, BLOCKING OR RESTRICTING WATERCOURSES.
9. ALL FILL MATERIAL SHALL BE COMPOSITION SUITABLE FOR THE ULTIMATE USE OF THE FILL, FREE OF RUBBISH AND CAREFULLY RESTRICTED IN ITS CONTENT OF BRUSH, STUMPS, TREE DEBRIS, ROCKS, FROZEN MATERIAL AND SOFT OR EASILY COMPRESSIBLE MATERIAL.
10. FILL MATERIAL SHALL BE COMPACTED SUFFICIENTLY TO PREVENT PROBLEMS OF EROSION, AND WHERE THE MATERIAL IS TO SUPPORT STRUCTURES, IT SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF STANDARD PROCTOR WITH PROPER MOISTURE CONTROL.
11. ALL TOPSOIL WHICH IS EXCAVATED FROM A SITE SHALL BE STOCKPILED AND USED FOR THE RESTORATION OF THE SITE, AND SUCH STOCKPILES, WHERE NECESSARY, SHALL BE SEEDED OR OTHERWISE TREATED TO MINIMIZE THE EFFECTS OF EROSION.
12. PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION, AN INTEGRATED DRAINAGE SYSTEM SHALL BE PROVIDED WHICH AT ALL TIMES MINIMIZES EROSION, SEDIMENT, HAZARDS OF SLOPE INSTABILITY AND ADVERSE EFFECT ON NEIGHBORING PROPERTY OWNERS.
13. THE NATURAL DRAINAGE SYSTEM SHALL GENERALLY BE PRESERVED IN PREFERENCE TO MODIFICATIONS OF THIS SYSTEM, EXCEPTING WHERE SUCH MODIFICATIONS ARE NECESSARY TO REDUCE LEVELS OF EROSION AND SEDIMENT AND ADVERSE EFFECTS ON NEIGHBORING PROPERTY OWNERS.
14. ALL DRAINAGE SYSTEMS SHALL BE DESIGNED TO HANDLE ADEQUATELY ANTICIPATED FLOWS, BOTH WITHIN THE SITE AND FROM THE ENTIRE UPSTREAM DRAINAGE BASIN.
15. SUFFICIENT GRADES AND DRAINAGE FACILITIES SHALL BE PROVIDED TO PREVENT THE PONDING OF WATER, UNLESS SUCH PONDING IS PROPOSED WITHIN SITE PLANS, IN WHICH EVENT THERE SHALL BE SUFFICIENT WATER FLOW TO MAINTAIN PROPOSED WATER LEVELS AND TO AVOID STAGNATION.
16. THERE SHALL BE PROVIDED WHERE NECESSARY TO MINIMIZE EROSION AND SEDIMENT SUCH MEASURES AS BENCHES, BERMS, TERRACES, DIVERSIONS AND SEDIMENT, DEBRIS AND RETENTION BASINS.
17. DRAINAGE SYSTEMS, PLANTINGS AND OTHER EROSION OR SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AS FREQUENTLY AS NECESSARY TO PROVIDE ADEQUATE PROTECTION AGAINST EROSION AND SEDIMENT AND TO ENSURE THAT THE FREE FLOW OF WATER IS NOT OBSTRUCTED BY THE ACCUMULATION OF SILT, DEBRIS OR OTHER MATERIAL OR BY STRUCTURAL DAMAGE.

LEGEND
- SETBACKS
- PROPERTY LINE EXISTING
- PROPERTY LINE ADJOINING
- BUILDING PROPOSED
- UTILITY POLE
- WATER POND/STREAM
- EXISTING CONTOURS (2')
- EXISTING CONTOURS (10')
- SILT FENCE



SILT FENCE DETAIL
N.T.S.

1"=20'
0 10' 20' 40'

REVISIONS			
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ENGINEER

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P.O. BOX 4470
NEW WINDSOR, N.Y. 12553

BUILDING/PARKING GRADING & DRAINAGE PLAN

SITE PLAN FOR:
Dr. SINGH
9W, S.B.L.: 20-2-33.31
TOWN OF NEW WINDSOR, ORANGE COUNTY, NY

DATE	SCALE	JOB NUMBER	SHEET NUMBER
10/27/08	1"=20'	07119-MRJ	2 OF 6

-STORY BUILDING
1ST FLOOR
R ELEV.: 104
R ELEV.: 90

CONCRETE SIDEWALK

ROOF LEADER

CB A-1
RIM: 94.00
INV: 91.08
INV: 88.35

CB A-2
RIM: 87.5
INV: 84.00 IN
INV: 84.75 OUT

CB A-3
RIM: 87.5
INV: 84.00

CB C-1
RIM: 94.25
INV: 91.9

90 LF 15" HDPE @ 4.0%

45 LF 15" HDPE @ 1.0%

40 LF 18" HDPE @ 1.0%

WATER CONNECTION

INTERMITTENT STREAM

N 27° E

WATER QUALITY BASIN "A"

STORM WATER DETENTION BASIN "B"

10' BERM
TOP OF BERM @ 52.0

48

84

62

52

28

RS B-1

RS C-1

RIP-RAP

TAX LOT 20-2
N/F MATTHEWS
L.11945 P.1293

TAX LOT 20-2-58
N/T HAMMOND
L.11271 P.1696

SHED

SHED

T.L.20-2-55
N/F
BARDSLEY
L.2167
P.523

DWLG

DWLG

DWLG

TAX LOT 20-2-53
N/F PIERCE
L.1917 P.285

GRAVEL DRIVEWAY

GRAVEL DWY

SEWER CONNECTION

STREAM

SHED

SHED

DWELLING

DWLG

CLF G=30.3
INV.12"RCP=28.5

INV.STREAM=17.3

GAR

3.5'OPENING
ELEV=20.2

LOT 20-2-54
NAGEMENT INC.
L.11108 P.574

GAS PRESSURE VALVE

TAX LOT
20-3-3

TAX LOT
20-3-2

TAX LOT
20-3-1

TAX LOT
20-2-52

WOOD FENCE

STONEWALL

UNKNOWN

TAX LOT
20-2-51

1"=20'

0 10' 20' 40'

10' BERM
TOP OF BERM @ 52.0

GRATE FRAME TO BE CAST
INTO TOP OF CATCH BASIN

HEAVY DUTY STREAM FLOW GRATE
38"x26" GRATE AREA, CAMPBELL
CO., NO.3436 OR EQUAL

GRATE ELEV. AT 51.0

WOV: 50.0±

CPV: 50.98

10" OUTLET PIPE

POND "A" BASE
ELEV 48.0

INV. 45.0

2'-0" SUMP

2'-6"x5'-0" BASIN

OUTLET CONTROL STRUCTURE POND "A"
N.T.S.

LEGEND

SETBACKS

PROPERTY LINE EXISTING
(SIDEYARD LINE ALIGNING
BUILDING PROPOSED

Ø 111F (3" PIPE

WATER/POND/STREAM

EXISTING CONTOURS (2')

EXISTING CONTOURS (10')

SILT FENCE

10' BERM
TOP OF BERM @ 34.0

GRATE FRAME TO BE CAST
INTO TOP OF CATCH BASIN

HEAVY DUTY STREAM FLOW GRATE
38"x26" GRATE AREA, CAMPBELL
CO. NO.3436 OR EQUAL

GRATE ELEV. AT 31.50

12"Ø OUTLET CONTROL
PIPE W/ 90°ELL IN
INVERT @ 28.0

POND "B" BASE
ELEV 28.0

18" OUTLET PIPE

INV 28.0

2'-0" SUMP

2'-6"x5'-0" BASIN

OUTLET CONTROL STRUCTURE POND "B"
N.T.S.

ELEV = 34.0

ELEV = 33.0

ELEV = 34.0

10'

14'-0"

POND "B" OVERFLOW SPILLWAY DETAIL
N.T.S.

PA#2008-552

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REVISIONS

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TACONIC DESIGN
ENGINEERING PLLC
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SUITE 207
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STATE OF NEW YORK
CHARLES T. BROWN
065996
LICENSED PROFESSIONAL ENGINEER

POND GRADING & DRAINAGE PLAN

SITE PLAN FOR:
Dr. SINGH
9W, S.B.L.: 20-2-33.31
TOWN OF NEW WINDSOR, ORANGE COUNTY, NY

DATE	SCALE	JOB NUMBER	SHEET NUMBER
07/16/08	1"=20'	07119-MRJ	5 OF 7

CONCRETE CURB

NORTHBOUND LANE

PAINTED WHITE LINE

EDGE OF PAVEMENT

EXISTIN

SIGNAL MANHOLE

CP=105.6

6"HDPE
INV.=106.9

2-6"HDPE
INV.=107.1

DUMPSTER 7
ENCLOSURE

FIRE
HYDRANT

ASPHALT PARKING AREA

EXISTING TREE LINE

EDGE OF

6" CONCRETE SIDWALK

160' x 50' 2-STORY BUILDING
8,000 SF/FLOOR
UPPER FLR ELEV.: 104'
LOWER FLR ELEV.: 90'

6" CONCRETE SIDWALK

DRAINAGE CATCH BASIN TYP.

0+00 0+50 1+00 1+50 2+00 7+50 8+00 8+50 4+00 4+50 5+00 5+50 6+00

1"=20'

0 10 20

PARKING GRADING PROFILE
N.T.S.

H = 1 : 10

LEGEND

- SETBACKS
- PROPERTY LINE EXISTING
- PROPERTY LINE ADJOINING
- BUILDING PROPOSED
- UTILITY POLE
- WATER/POND/STREAM
- EXISTING CONTOURS (2')
- EXISTING CONTOURS (10')
- SILT FENCE

REVISIONS			
REV.:	DATE:	BY:	DESCRIPTION:

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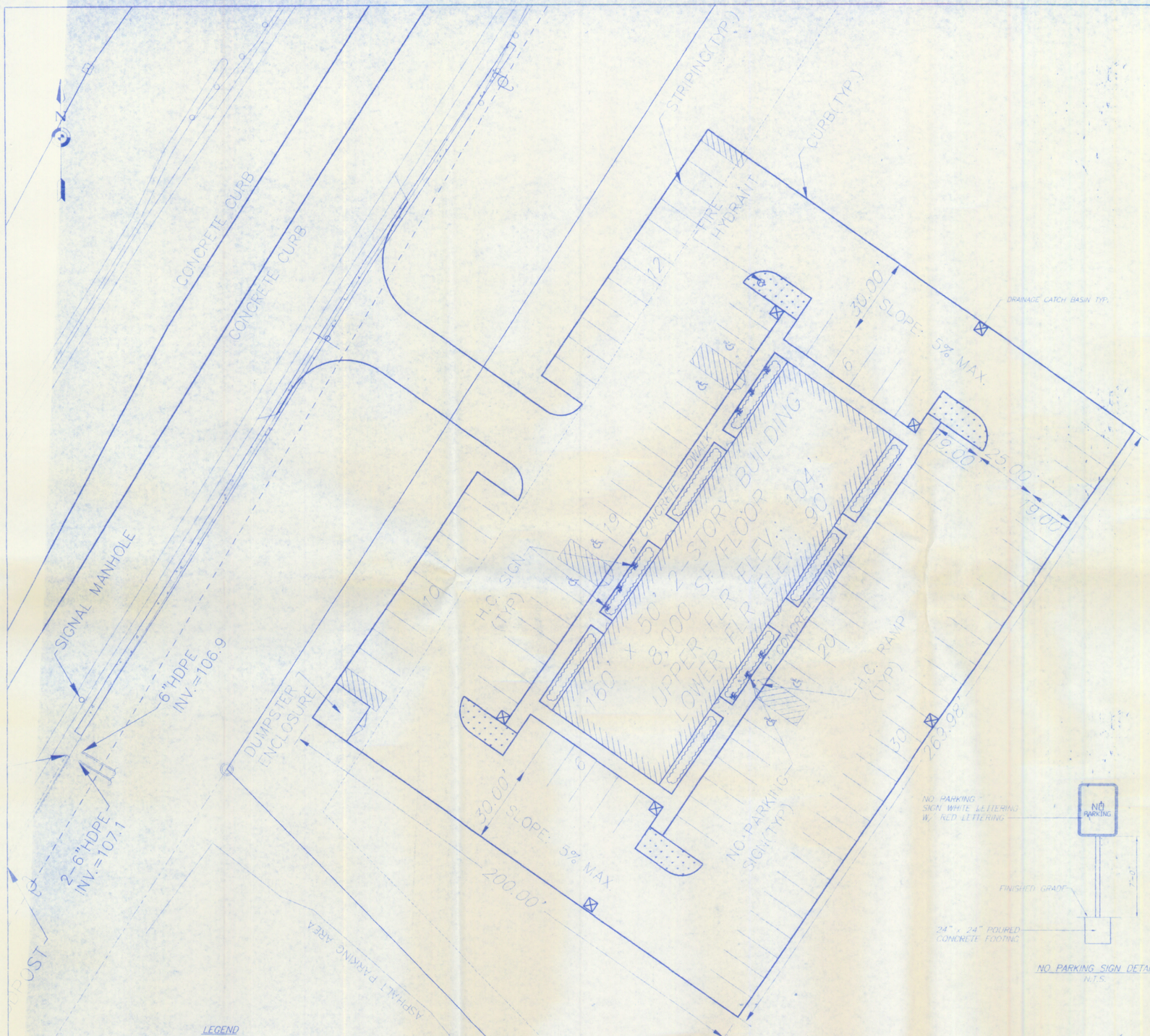
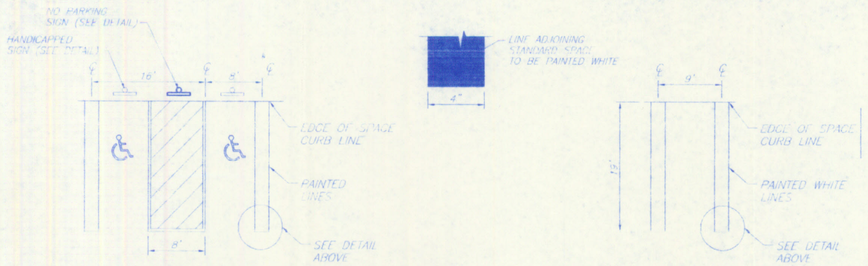
STATE OF NEW YORK
CHARLES T. BROWN
065996
LICENSED PROFESSIONAL ENGINEER

PARKING GRADING PROFILE

SITE PLAN FOR:
Dr. SINGH
9W, S.B.L.: 20-2-33.31
TOWN OF NEW WINDSOR, ORANGE COUNTY, NY

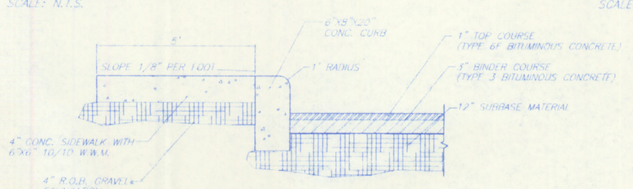
DATE	SCALE	JOB NUMBER	SHEET NUMBER
10/27/08	1"=20'	07119-MRJ	4 OF 7





HANDICAPPED PARKING SPACE DETAIL
SCALE: N.T.S.

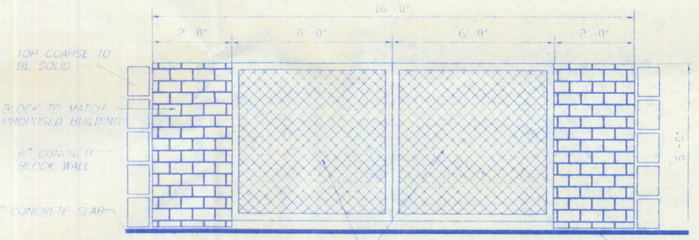
PARKING SPACE DETAIL
SCALE: N.T.S.



SIDEWALK, CURB & PAVEMENT DETAIL
N.T.S.

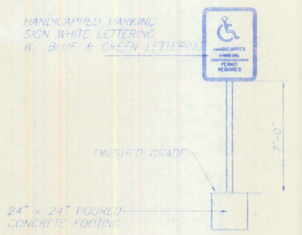
PARKING TABLE

TOWN OF NEW WINDSOR: NC ZONE
DOCTORS OFFICE: 1 SPACE/175 SF.
16,000 SF/175 SF=92 SPACES.
SPACES PROVIDED: 103 (INCLUDING 6 HANDICAP)



DUMPSTER ENCLOSURE DETAIL
N.T.S.

NO PARKING SIGN DETAIL
N.T.S.



HANDICAP SIGN DETAIL
N.T.S.

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STRIPING & SIGNAGE PLAN

SITE PLAN FOR:
Dr. SINGH
9W, S.B.L.: 20-2-33.31
TOWN OF NEW WINDSOR, ORANGE COUNTY, NY

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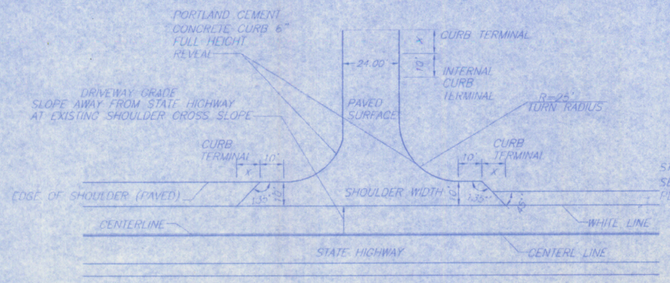
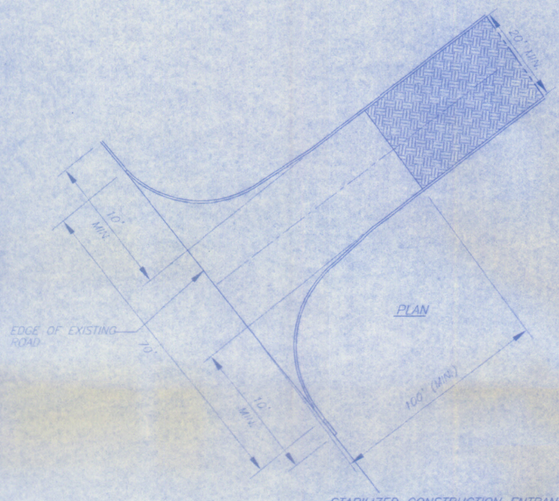


STATE HIGHWAY SHOULDER VARIOUS WIDTHS & SURFACES TYPICALLY ¾" PER FT. (6%), VARIES ½" PER FT. (4%) TO 1" PER FT. (8%) CROSS SLOPE

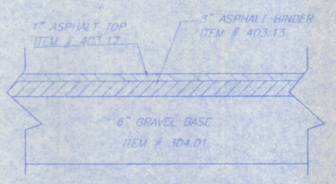
COMMERCIAL DRIVEWAY DETAIL
N.T.S.

TYPICAL COMMERCIAL DRIVEWAY DETAIL

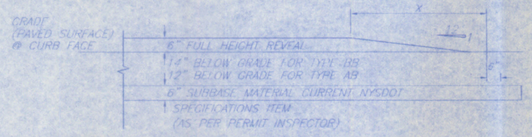


STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

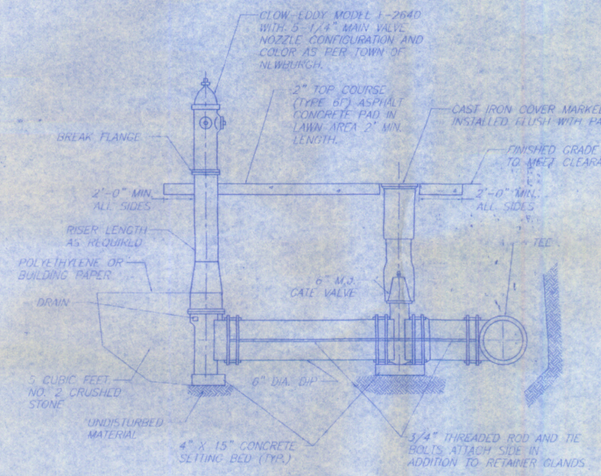
NOTES: 1. STONE SIZE SHALL BE 2" OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 20 FEET.
3. THICKNESS – 6 INCHES.
4. WIDTH – SEE PLAN ABOVE.
5. FILTER CLOTH – CONTECH "TREVIRA SPUNBOND" GEOTEXTILE, OR EQUAL WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.



DRIVEWAY PAVEMENT SECTION DETAIL
N.T.S.

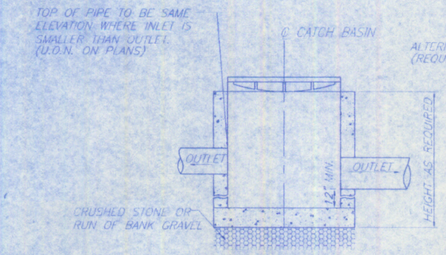


CURB TERMINAL
NYSDOT STANDARD SHEET 603-2

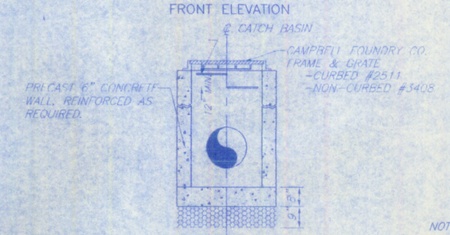


HYDRANT AND VALVE ASSEMBLY INSTALLATION
N.T.S.

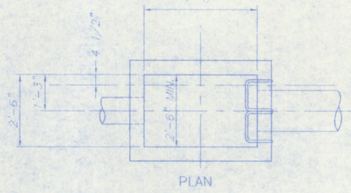
NOTES:
1. PROPOSED LOCATION OF HYDRANTS TO BE FIELD LOCATED (STAKED) AND APPROVED BY WATER SUPERINTENDENT PRIOR TO INSTALLATION.
2. HYDRANT TO BE INSTALLED WITHIN RIGHT-OF-WAY.
3. HYDRANT WITH PROPER RISER LENGTH (DEPTH OF BURY) SHALL BE INSTALLED AS REQUIRED TO MEET THE 4" MIN. TO 4" MAX. clearance BETWEEN THE CENTER OF THE BREAK FLANGES AND THE ASPHALT CONCRETE PAD.



FRONT ELEVATION



END ELEVATION



PLAN

CATCH BASIN DETAIL
NOTE: ALL PIPES TO BE HDPE TYPE OR EQUAL. N.T.S.

TRENCH TYPE 1
N.T.S.

NOTE:
1. FILL SECTION AREA MUST BE GRADED TO 2'-0" MIN. ABOVE TOP OF PIPE BEFORE EXCAVATING TRENCH.

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(FAX)(845)-568-1583

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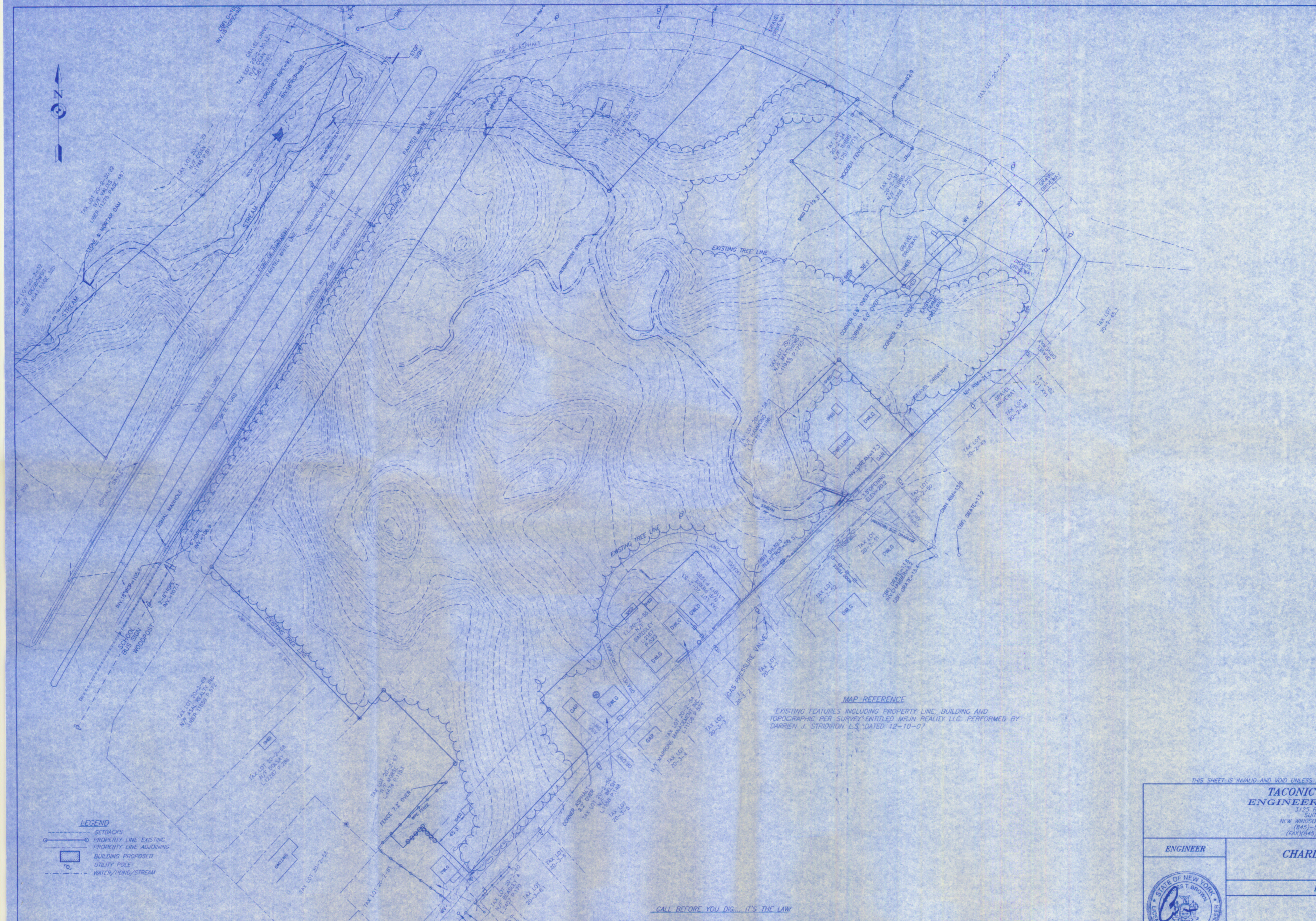
NEW WINDSOR, N.Y. 12553

DETAILS

SITE PLAN FOR:
Dr. SINGH
9W, S.B.L.: 20-2-33.31
TOWN OF NEW WINDSOR, ORANGE COUNTY, NY

DATE	SCALE	JOB NUMBER	SHEET NUMBER
10/22/08	AS NOTED	07119-MRJ	6 OF 7



MAP REFERENCE

EXISTING FEATURES INCLUDING PROPERTY LINE, BUILDING AND TOPOGRAPHIC PER SURVEY ENTITLED MRJN REALITY LLC. PERFORMED BY DARRIEN J. STRIDIRON L.S. DATED 12-10-07

CALL BEFORE YOU DIG... IT'S THE LAW

WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS – AND COSTLY – TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 1 800 272-4480 (IN NEW YORK CITY AND LONG ISLAND) OR 1 800 962-7962 (IN ALL OTHER AREAS OF THE STATE.)

REVISIONS			
REV.	DATE:	BY:	DESCRIPTION:

PA#2008-552

THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

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STATE OF NEW YORK · CHARLES T. BROWN · LICENSED PROFESSIONAL ENGINEER · 065996

EXISTING PLOT PLAN

SITE PLAN FOR:
Dr. SINGH
9W, S.B.L.: 20-2-33.31
TOWN OF NEW WINDSOR, ORANGE COUNTY, NY

DATE	SCALE	JOB NUMBER	SHEET NUMBER
10/27/08	1"=50'	07119-MRJ	7 OF 7