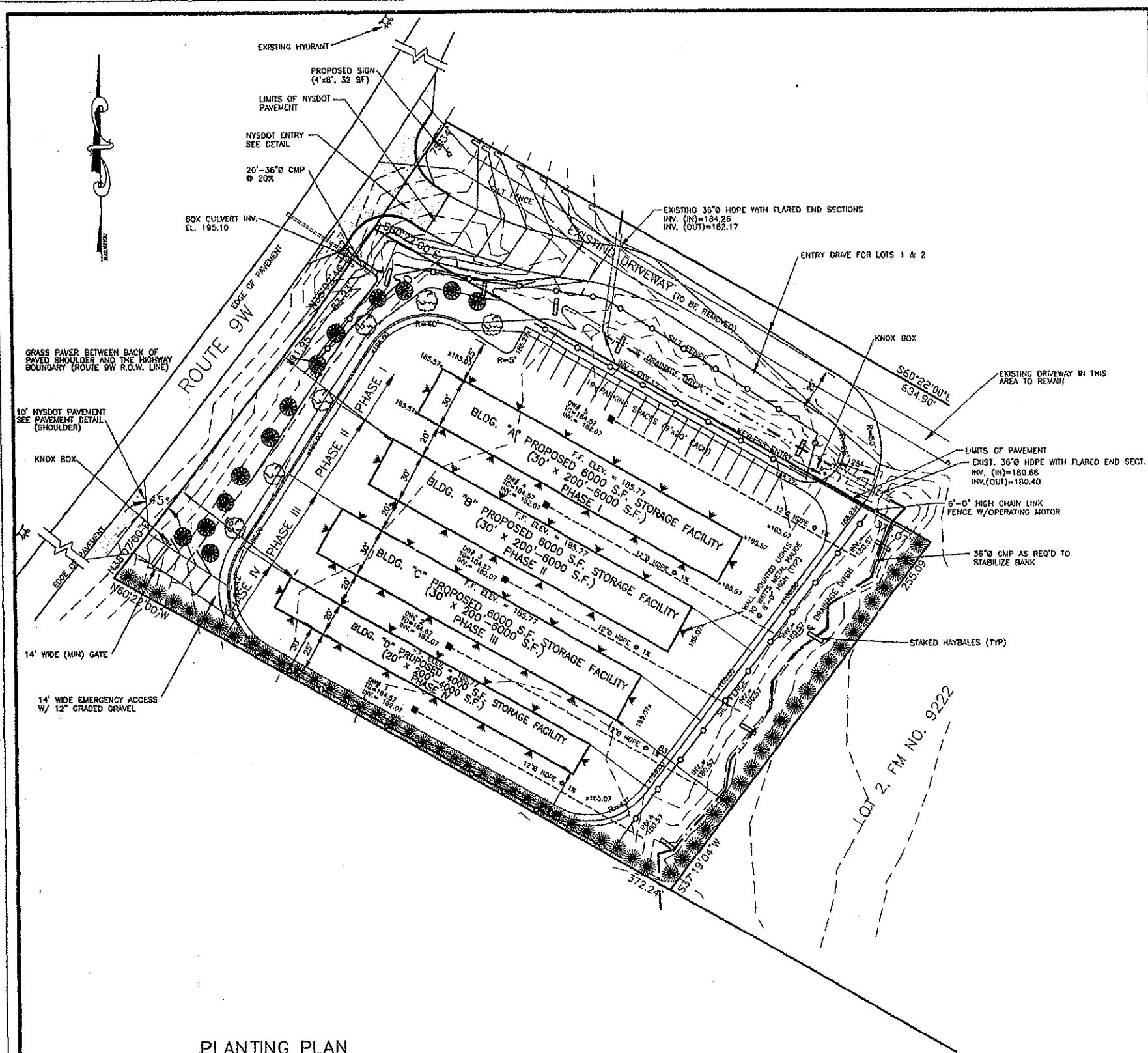




PLANTING PLAN

NAME	TYPE	QUANTITY	CALIPER	SPACING
BERBERIS THUNBERGII (Japanese Green Barberry)	DS	58	24" HIGH	SEE PLAN
ACER CAPILLIPES (STRIPED BARK MAPLE)	D	8	8" HIGH	SEE PLAN
PICEA PUNGENS BLUE (BLUE SPRUCE)	D	13	8" HIGH	SEE PLAN

SITE PLAN

SCALE: 1"=30'

- NOTES:
- OWNER/APPLICANT OF RECORD:
THOMAS RAGUSA
1430 ROUTE 9W
MARLBORO, NEW YORK 12542
 - TAX GRID NO. 109.1-2-11
UBER-1306/PAGE 186
LOT No. 1 OF FILED MAP No. 9222
 - ZONING DESIGNATION: HD-HIGHWAY DEVELOPMENT
 - DATA TABLE:
- MIN. LOT AREA: 2 ACRES (PROPOSED 2.152 AC.)
- LOT WIDTH REQUIRED: 200' (PROPOSED 250')
- MIN. LOT DEPTH: 200' (PROPOSED 365')
- YARD SETBACKS
FRONT: 75'
REAR: 75'
SIDE:
ONE: 25'
BOTH: 50'
- PROPOSED BUILDING AREA: 22,000 S.F.
- MAX. BLDG. COVERAGE: 30% (PROPOSED 23.5%)
- BUILDING HEIGHT: 30' MAXIMUM
 - REFERENCES:
- TOWN OF MARLBOROUGH ZONING LAW, ADOPTED DECEMBER, 1993.
 - A PORTION OF THIS PARCEL IS LOCATED WITHIN A DESIGNATED FEDERAL WETLAND. (SEE NOTE 12)
- AREA OF FEDERAL WETLANDS=2143.6 S.F. (0.049 AC)
 - NO PORTION OF THIS PARCEL IS LOCATED WITHIN A FLOOD PLAIN.
 - SPECIAL DISTRICTS
- MARLBOROUGH SCHOOL DISTRICT
- MARLBOROUGH FIRE DISTRICT
 - THERE SHALL BE NO OUTSIDE STORAGE OF VEHICLES OR MATERIALS ON THE SITE.
 - HOURS OF OPERATION: MONDAY THRU SUNDAY 6AM TO 9PM.
 - LIGHTS SHALL HAVE PHOTOCELL SENSORS, PROGRAMMED TO GO ON AT SUNSET AND SHUT OFF AT DAWN.
 - THE WIDTH (3'-6") AND LENGTH OF THE EXISTING DITCH IS THE LIMIT OF THE FEDERAL WETLANDS.
 - A CENTRAL STATION MONITOR ALARM AND DETECTION SYSTEM SHALL BE INSTALLED TO IDENTIFY BUILDINGS "A" THRU "D".
 - PORTABLE FIRE EXTINGUISHERS HAVING A RATING OF MULTI-PURPOSE SHOULD BE MOUNTED AND LABELED WITHIN A TRAVEL DISTANCE OF 75 FEET ALONG THE EXTERIOR OF THE BUILDING(S).
 - WALL MOUNTED LIGHTS SHALL HAVE A TOP AND FRONT SHIELD DIRECTING LIGHT DOWNWARD.

OWNER'S CERTIFICATION

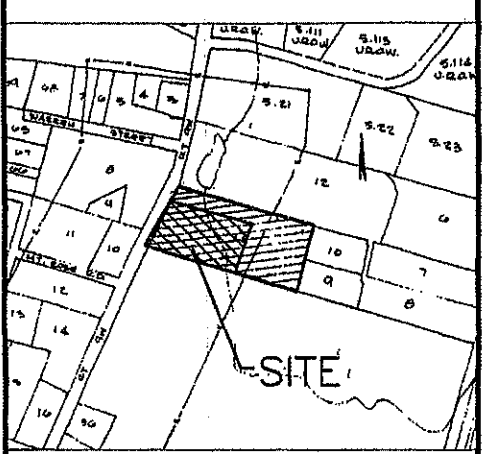
I, Thomas Ragusa, the undersigned, Owner of the property shown hereon, do hereby state that I have reviewed this map, contents, legends, and data, am familiar with the same and do hereby consent to all illustrations, terms, and conditions noted on this plan.

Thomas Ragusa

THOMAS RAGUSA
1430 ROUTE 9W
MARLBORO, NEW YORK 12542

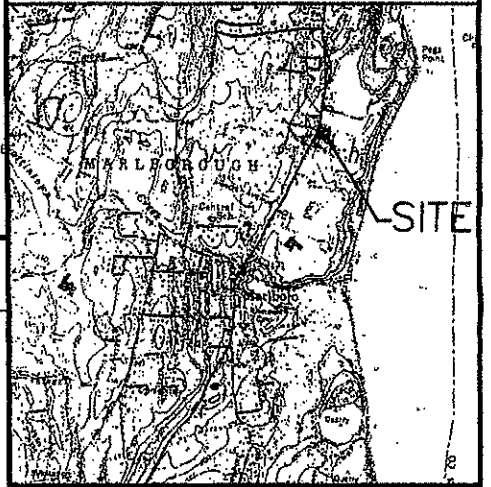
AREA MAP

SCALE: 1" = 800'



LOCATION MAP

SCALE: 1" = 2000'



TOWN OF MARLBOROUGH PLANNING BOARD

SITE PLAN APPROVAL

BY: *Joseph L. Pons*
DATE: 2/10/02

7	1/3/02	MISCELLANEOUS REVISIONS	C.B.M.
6	12/11/01	MISCELLANEOUS REVISIONS	C.B.M.
5	11/27/01	MISCELLANEOUS REVISIONS	C.B.M.
4	11/12/01	MISCELLANEOUS REVISIONS	C.B.M.
3	11/01/01	MISCELLANEOUS REVISIONS	C.B.M.
2	10/09/01	MISCELLANEOUS REVISIONS	C.B.M.
1	7/11/01	MISCELLANEOUS REVISIONS	C.B.M.

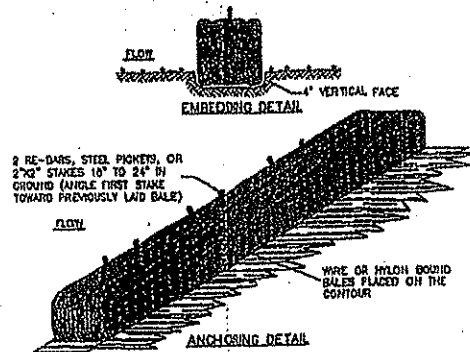
SITE PLAN FOR
THOMAS RAGUSA

TOWN OF MARLBOROUGH
ULSTER COUNTY, NEW YORK

PAGGI, MARTIN, & DEL BENE
Consulting Engineers & Land Surveyors
54-56 MAIN STREET
POUGHKEEPSIE, NEW YORK 12601

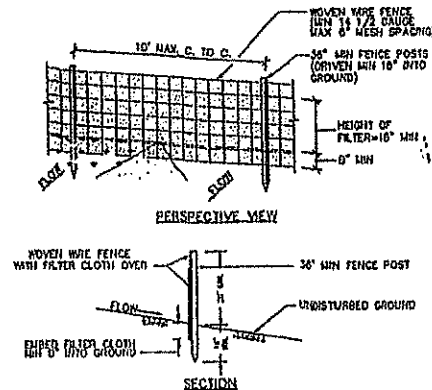
PROJECT NO. 03-033
DATE: 2/10/02
BY: C.B.M.
CHECKED BY: C.B.M.





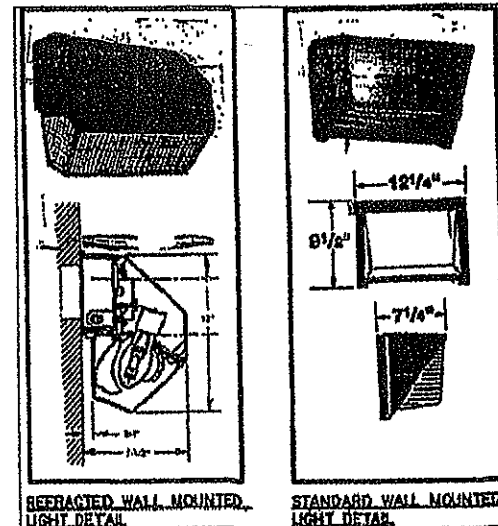
- CONSTRUCTION SPECIFICATIONS**
1. Bales shall be placed in a row with ends tightly abutting the adjacent bales.
 2. Each bale shall be embedded in the soil a minimum of 4'.
 3. Bales shall be securely anchored in place by 2x4 stakes or re-bars driven through the bales into the ground. The stakes or re-bars shall be driven into the ground at least 10' from the bales.
 4. Repairs shall be prompt and repair or replacement shall be made promptly as needed.
 5. Bales shall be removed when they have lost their usefulness so as not to block or impede flow of water.

HAYBALE SEDIMENT BARRIER
NO SCALE

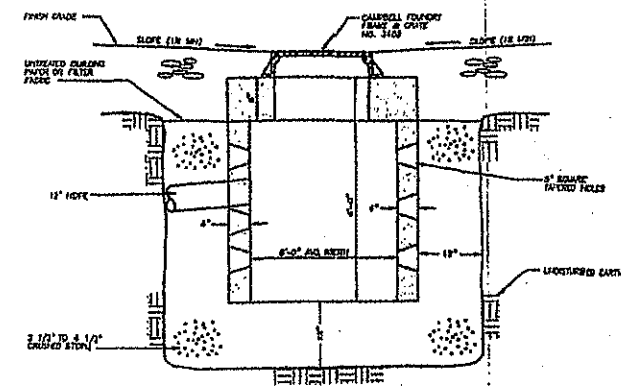


- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**
1. FENCE SHALL BE 10' MAX. C. TO C. WITH 30' MIN. FENCE POSTS DRIVEN INTO THE GROUND AT 10' ON CENTER.
 2. FENCE SHALL BE 10' MIN. HIGH WITH 1/2" MIN. FILTER CLOTH OVER THE FENCE.
 3. WHEN THE FENCE IS IN PLACE, IT SHALL BE KEPT OPEN TO ALLOW WATER TO PASS UNDER THE FENCE.
 4. MAINTENANCE SHALL BE MAINTAINED AS NEEDED TO KEEP THE FENCE OPEN.

SILT FENCE
NO SCALE



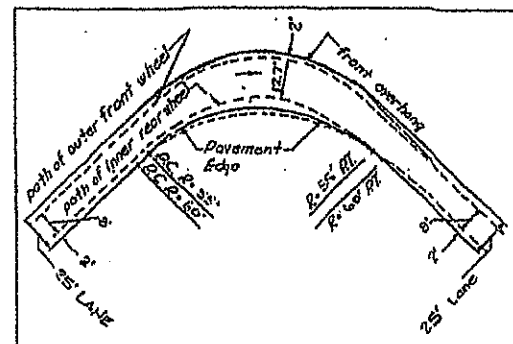
WALL MOUNTED LIGHT DETAIL
NOT TO SCALE



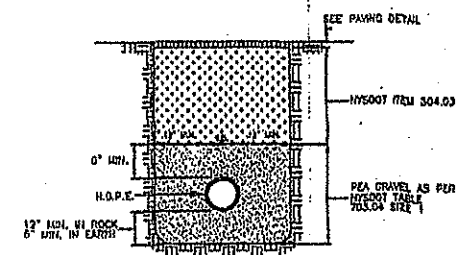
TYPICAL DRYWELL
NO SCALE

EROSION AND SILTATION CONTROL NOTES

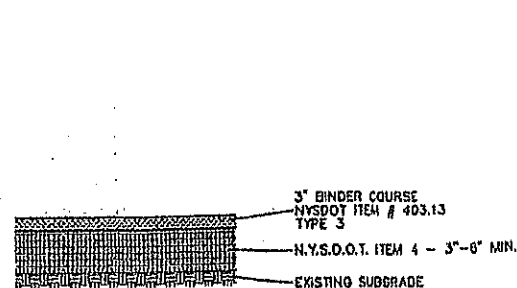
1. All unvegetated areas from which exposure to erosion may impact properties, road or lot construction, down gradient properties, or any wet areas of courses, per Direction of the Town Engineer, Town Planner, Building Inspector, or Zoning Administrator shall have temporary seeding of fast germination type 10 to 15 lbs per 1,000 SF or an approved equivalent.
2. Graded and Seeded Areas - Upper Elevations: Provide temporary drainage swales or swale/burn combinations, 1% grade minimum, to direct runoff away from construction and other impacted sites. Discharge areas and energy dissipation requirements to be acceptable to the Town Engineer.
3. Graded and Seeded - Lower Elevations: Provide drainage swales 1% minimum grades, with staked and secured hay bales, and fabric silt fences if deemed necessary, to prevent down stream and down gradient siltation. Location of hay bales per approval of the Town Engineer, Town Planner or Zoning Administrator. Location and types of discharge areas and energy requirements shall be per approval of the Town Engineer.
4. Permanent seeded areas for erosion control required for all unvegetated earth surfaces (may be shaded on drawings): Mixture of perennial rye, Kentucky blue and red fescue grasses (30/35/35), 15-25 lbs per 1,000 SF, mulching @ 15 lbs per 1,000 SF if determined necessary by the Town Engineer, Town Planner, Building Inspector, or Zoning Administrator, with pegging and rolling for grades in excess of 15%.
5. All permanent drainage interceptor swales shall also be seeded per item 4 above.
6. Time limits for the seeding or exposed soils will be field determined by the Town upon consultation with the contractor.
7. Erosion control measures must be implemented by the Builder(s) at all times during construction and must be satisfactorily in place prior to the issuance of a C.O.
8. A blocktop spillway/drainway shall be constructed and its upstream bank lined with hay bales prior to any land disturbances or construction of the swales.
9. A Building Permit will not be issued until a plot plan, showing satisfactory arrangements for soil erosion and siltation control, is submitted to and accepted by the Building Inspector and such arrangements are implemented to the satisfaction of the Town.



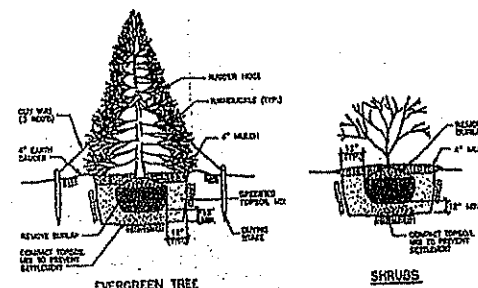
TURNING RADIUS DETAIL
NOT TO SCALE



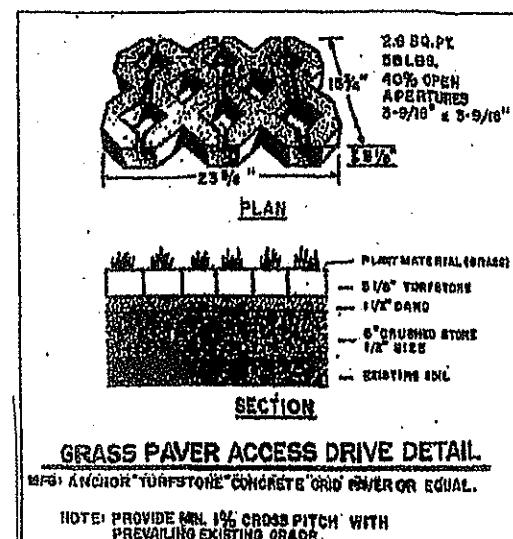
TRENCH DETAIL
NO SCALE



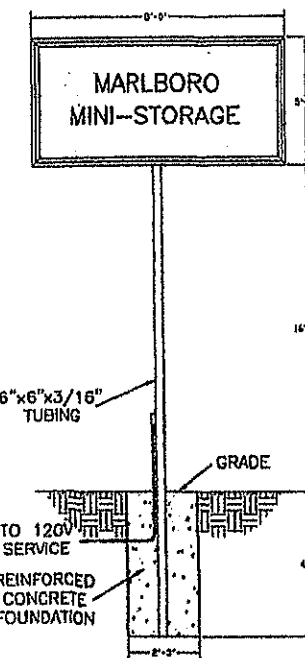
INTERIOR PAVEMENT DETAIL
NO SCALE



TREE PLANTING DETAIL
NO SCALE

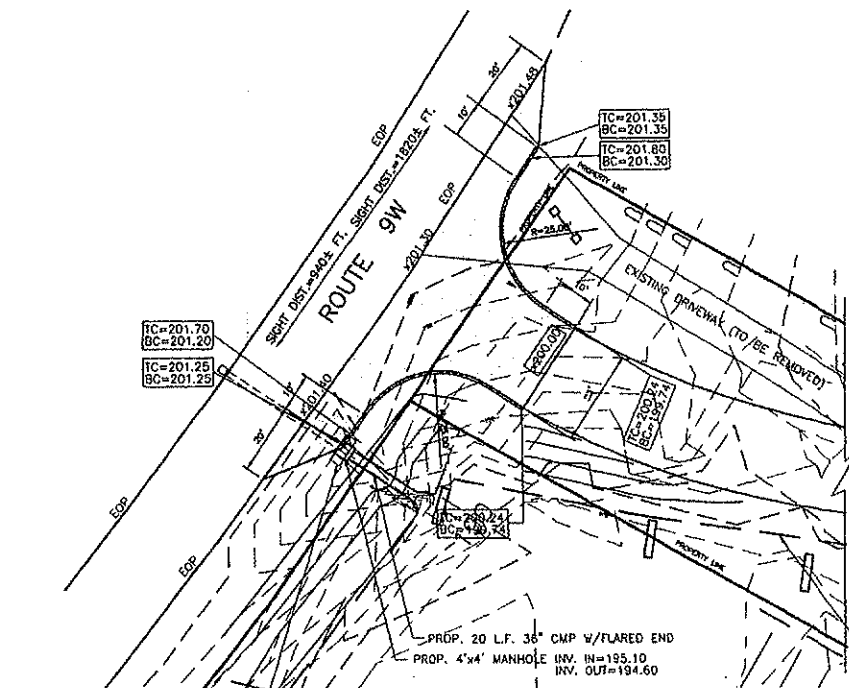


GRASS PAVER DETAIL
NOT TO SCALE



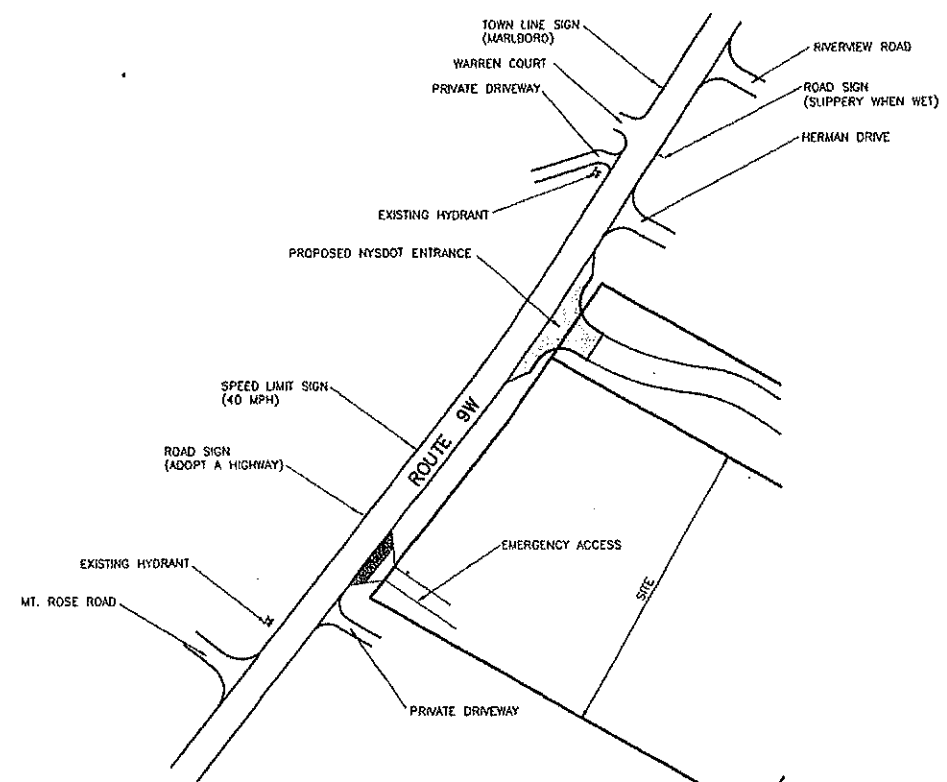
NO.	DATE	REVISIONS	BY
5	1/3/02	MISCELLANEOUS REVISIONS	C.B.M.
4	12/11/01	MISCELLANEOUS REVISIONS	C.B.M.
4	11/27/01	MISCELLANEOUS REVISIONS	C.B.M.
3	11/12/01	MISCELLANEOUS REVISIONS	C.B.M.
2	10/09/01	MISCELLANEOUS REVISIONS	C.B.M.
1	7/11/01	MISCELLANEOUS REVISIONS	C.B.M.

MISCELLANEOUS DETAILS		PROJECT NO. 033
THOMAS RAGUSA		SCALE AS SHOWN
TOWN OF MARLBOROUGH		DATE 3/9/01
ULSTER COUNTY, NEW YORK		DRAWN BY C.B.M.
PAGGI, MARTIN, & DEL BENE		CHECKED BY E.M.
Consulting Engineers & Land Surveyors		DATE 3/9/01
54-58 MAIN STREET		PROJECT NO. 033
POUGHKEEPSIE, NEW YORK 12601		

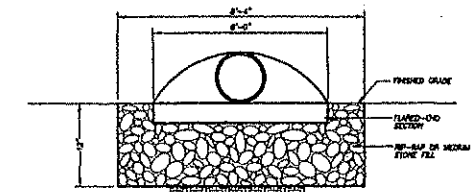
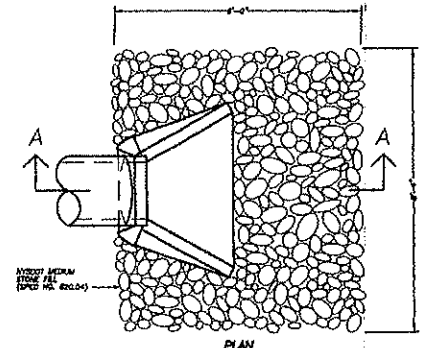


CONTRACTOR TO REMOVE HEADWALL AND TO EXPOSE 2'x2' CONCRETE BOX CULVERT. FIELD VERIFY CONCRETE BOX CULVERT SIZE AND INVERT PRIOR TO MANHOLE FABRICATION.

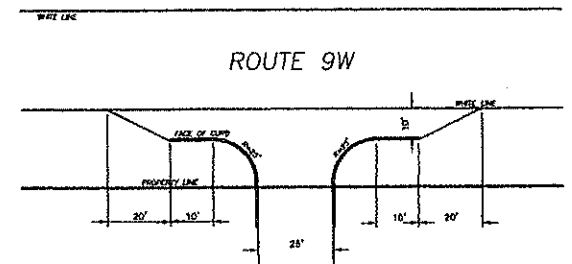
ENTRANCE PLAN
SCALE: 1\"/>



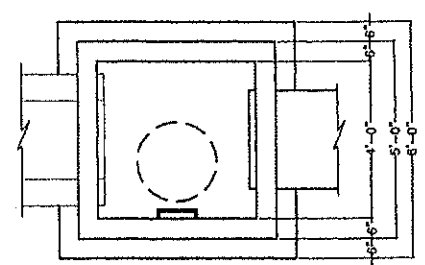
LOCATION PLAN
SCALE: 1\"/>



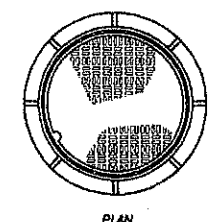
FLARED-END SECTION
NO SCALE



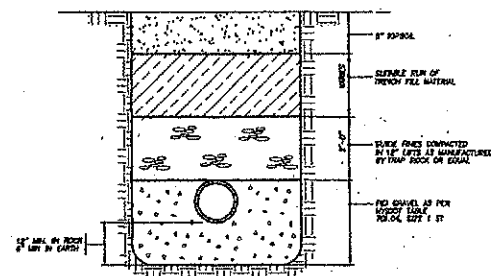
DRIVEWAY ENTRANCE
NO SCALE



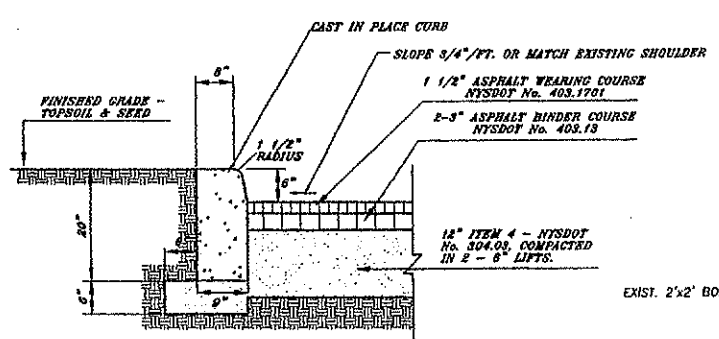
PLAN



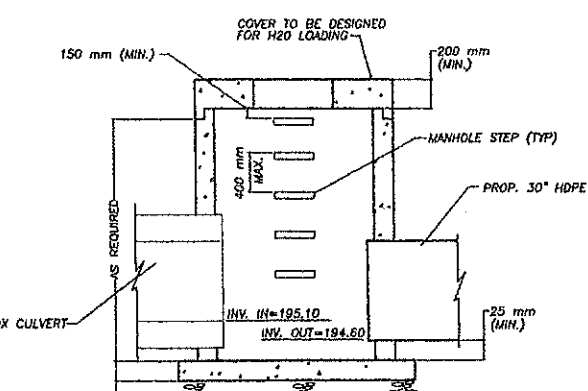
PLAN



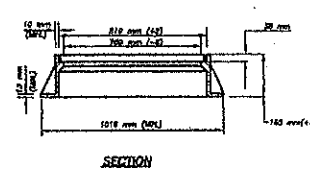
30\"/>



NYSDOT CONCRETE CURB & PAVEMENT
SCALE: NONE



MANHOLE DETAIL
SCALE: 1\"/>



SECTION

1. COVER MAY BE DESIGNED WITH 2 OR 4 OPPOSITE RASSED FLANGES.
2. GAP BETWEEN COVER/FRAME TO BE NO MORE THAN 3 mm ALL AROUND.
3. ROSTER COVER SHALL BE NO LOWER THAN 8 FEET FROM THE FINISHED GRADE. THE COVER SHALL BE SET IN THE SECTION INDICATED FROM THE STATED ELEVATION.
4. MAY BE A 45 DEGREE SLOPE ON 30 mm RADIUS.
5. TOP SURFACE OF COVER/FRAME SHALL BE FLAT, BOTTOM SURFACE SHALL BE FLAT, TAPERED SECTION THROUGHOUT SHALL BE 12 mm.

MANHOLE COVER
NO SCALE

CAMPBELL CASTING PATTERN No. 1010 OR EQUIVALENT.



TAPERED CURB
NO SCALE

4	1/3/02	MISCELLANEOUS DETAILS	CDM
3	11/16/01	MISCELLANEOUS DETAILS	CDM
2	11/12/01	MISCELLANEOUS DETAILS	CDM
1	11/01/01	MISCELLANEOUS DETAILS	CDM
NO	NO	NO	NO
PROJECT NO. 00-033			
SHEET TITLE: NYSDOT ENTRANCE PLAN FOR THOMAS RAGUSA			
TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK			
PAGGI, MARTIN, & DEL BENE			
Consulting Engineers & Land Surveyors			
54-56 MAIN STREET			
POUGHKEEPSIE, NEW YORK 12601			
3 OF 3 SHEETS			