GEOGRAPHIC INDEX 41-25-46.9 -73-54-54.1

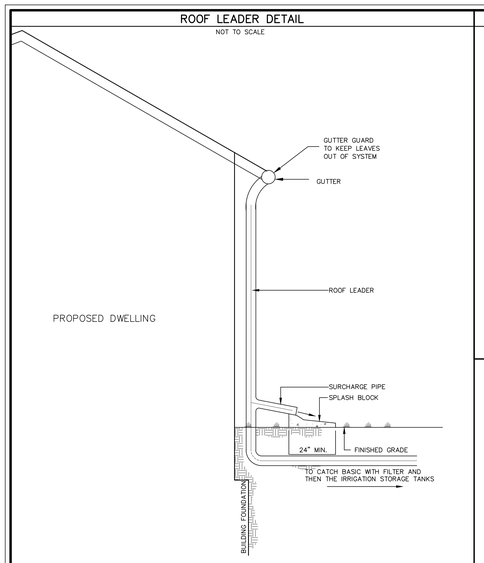
T.M. : 38.-03-24.2

DRAWN BY NAM/MJC CHECKED BY MSM SPELL CHECKED BY NAM W.O. NO. 24915 LAYOUT: PROFILES & DETAILS

DRAWING NAME: SP2415__R06_V17

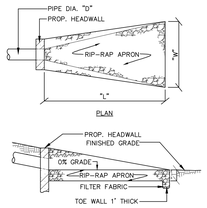
ROOF LEADER DETAIL

NOT TO SCALE



VELOCITY DISSIPATER DETAIL

NOT TO SCALE

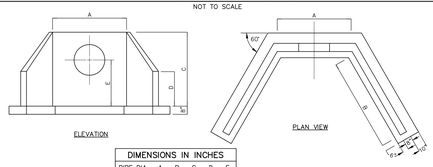


RIP-RAP SCHEDULE					
HW NO.	"D"	"L"	"W"	"T"	MEDIAN STONE SIZE
1	4"	6'	7'	9"	4" STONE
2	12"	9'	10'	14"	6" STONE

NOTE: FILTER FABRIC SHALL BE A MEDIUM WEIGHT NON-WOVEN GEOTEXTILE AS MANUFACTURED BY U.S. FABRICS OR APPROVED EQUAL

TYPICAL HEADWALL DETAIL

NOT TO SCALE



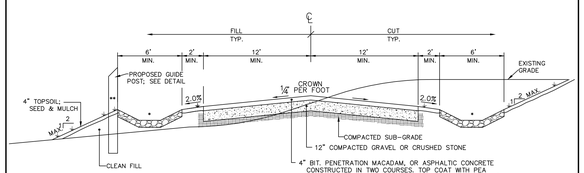
DIMENSIONS IN INCHES						
PIPE DIA.	A	B	C	D	E	
12	18	24	54	36	36	

PRECAST WING WALL WITH FOOTING AS MANUFACTURED BY "PRECAST CONCRETE SALES CO", VALLEY COTTAGE, N.Y., DWG. NO. 10-5, OR EQUAL

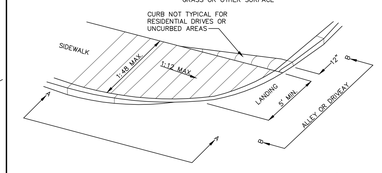
NOTES
1. ALL EXPOSED EDGES TO HAVE 1" BEVELED CORNERS.
2. REINFORCING-NO. 4 BARS AT 12" O.C.E.W.

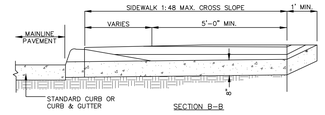
ROAD DETAIL

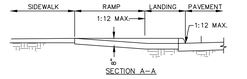
(NOT TO SCALE)



* SEE PLAN VIEW FOR GUTTER LOCATIONS & RIP-RAP LINED GUTTER DETAIL
** SEE PLAN VIEW FOR GUTTER LOCATIONS & GUIDE POST DETAIL







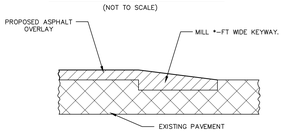
NOTES:
1. THE BOTTOM EDGE OF THE RAMP SHALL CHANGE PERPENDICULAR TO THE LANDING.
2. THE EDGE OF THE CURB SHALL BE FLUSH WITH THE EDGE OF THE ADJACENT PAVEMENT AND GUTTER.
3. THE LANDING AT THE BOTTOM OF THE RAMP SHALL BE A MINIMUM OF 5'x5' WITH A MAXIMUM CROSS-SLOPE OF 1:48 OR 2% IN TWO DIRECTIONS
4. THE PEDESTRIAN WALK WAY BETWEEN THE TWO RAMPS SHALL HAVE A MAXIMUM OF 1:48 OR 2% CROSS-SLOPE WITH A 1:12 MAXIMUM RUNNING SLOPE.

PV-023 HANDICAP RAMP

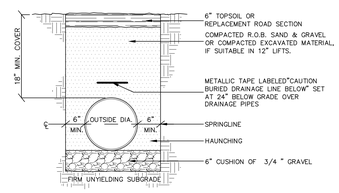
NOT TO SCALE

PAVEMENT TRANSITION DETAIL

(NOT TO SCALE)



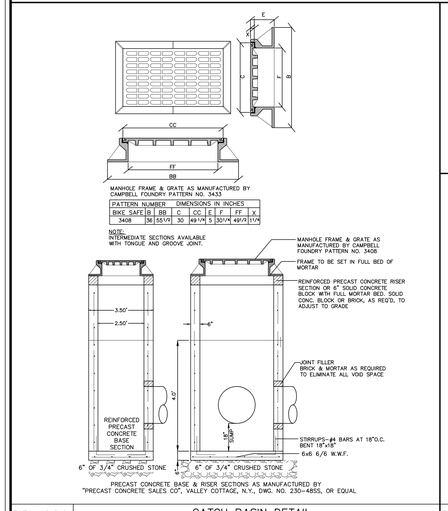
*A 5' WIDE MILLING SHALL BE REQUIRED AT ALL BUTT JOINTS WERE THE NEW ASPHALT OVERLAY MEETING THE EXISTING PAVEMENT, AND A 2' WIDE MILLING ALONG ALL CURB LINES WHERE THE OVERLAY IS APPLIED.



NOTE:
NO OTHER UTILITIES ARE TO BE INSTALLED WITHIN THIS TRENCH

DR-067 TYPICAL STORM DRAINAGE TRENCH DETAIL

NOT TO SCALE



MANHOLE FRAME & GRATE AS MANUFACTURED BY CAMPBELL FOUNDRY PATTERN NO. 3433

PATTERN NUMBER	DIMENSIONS IN INCHES								
BWC SAFE	B	BB	C	CC	E	F	FF	X
3408	36	55 1/2	30	49 1/4	5	30 1/4	49 1/2	11/4

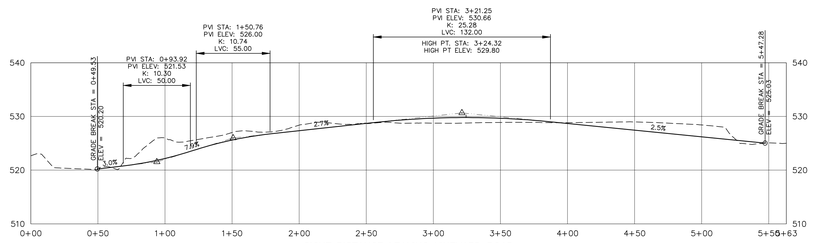
NOTE:
WITH INTERMEDIATE SECTIONS AVAILABLE WITH TONGUE AND GROOVE JOINT.

PRECAST CONCRETE BASE & RISER SECTIONS AS MANUFACTURED BY "PRECAST CONCRETE SALES CO", VALLEY COTTAGE, N.Y., DWG. NO. 230-4855, OR EQUAL

DR-009 CATCH BASIN DETAIL

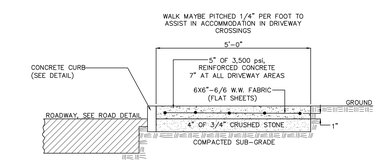
PRECAST CONCRETE BASE & RISER SECTIONS AS MANUFACTURED BY "PRECAST CONCRETE SALES CO", VALLEY COTTAGE, N.Y., DWG. NO. 304848-CBKO, OR EQUAL

DR-009 CATCH BASIN W/CLEANWAY DROP IN FILTER DETAIL



SIGHT DISTANCE LEAVING VINEYARD ROAD
SCALE: V:1"=10
H:1"=40

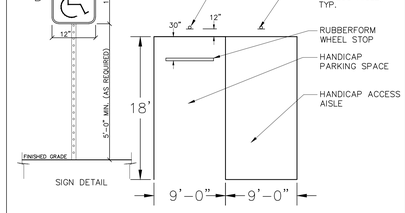
CONCRETE SIDEWALK DETAIL



NOTES:
SCORE PANELS EVERY 5'-0" TRANSVERSE EXPANSION JOINTS 20'-0" O.C. OR AS DIRECTED SET 1/4" BELOW SURFACE OF WALK AND SEAL.
SEE PLAN FOR ADJACENT CONDITIONS PITCH AWAY FROM BUILDING OR TOWARDS LAWN.

PV-005 CONCRETE SIDEWALK DETAIL

NOT TO SCALE

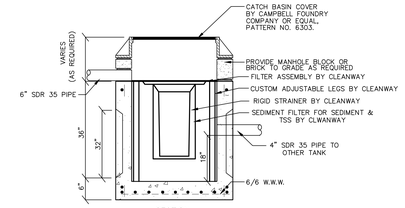


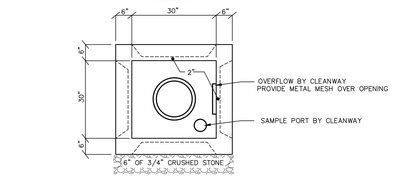
NOTE:
HANDICAP PARKING COURT SHALL BE CONSTRUCTED WITH PERMEABLE PAVERS

PA-001 HANDICAP PARKING DETAIL

30"x30"x36" CATCH BASIN W/ CLEANWAY DROP IN FILTER DETAIL

NOT TO SCALE

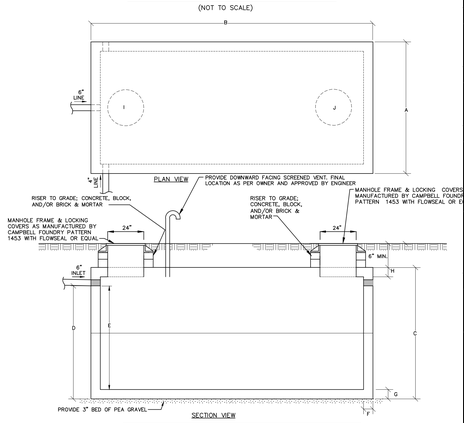




*OR AS REQUIRED BY LARGER PIPE DIAMETER

PRECAST CONCRETE HEAVY DUTY PUMP TANK DETAIL FOR CISTERN TANK FOR IRRIGATION

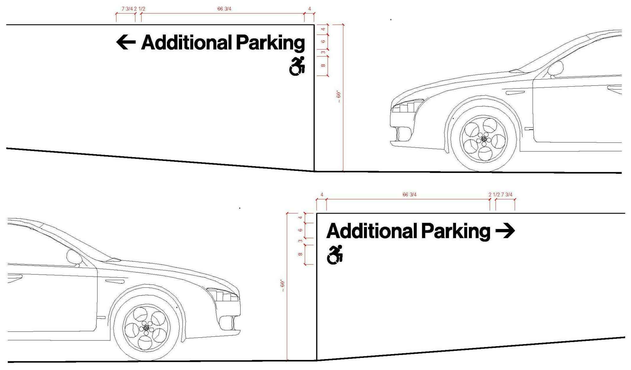
(NOT TO SCALE)



PUMP TANK DIMENSIONS										
NOMINAL SIZE	A	B	C	D	E	F	G	H	I	J
4000 GAL	96	204	87	69	60	6	6	6	24	24

PROPOSED SIGN "A" DETAIL

(NOT TO SCALE)



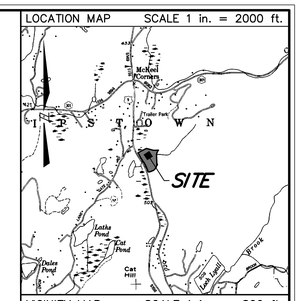
UNDERGROUND WARNING - NYS CODE RULE 753

NEW YORK STATE INDUSTRIAL CODE 53 REQUIRES EXCAVATORS TO CALL DIG SAFELY NEW YORK, INC. (800-962-7962) FOR A MEMBER-UTILITY LOCATION REQUEST AT LEAST TWO (2) WORKING DAYS, BUT NOT MORE THAN TEN (10) WORKING DAYS BEFORE ANY EXCAVATION OR DEMOLITION STARTS, REGARDLESS OF LOCATION. NOT ALL UTILITIES AND MUNICIPALITIES ARE MEMBERS OF DIG SAFELY NEW YORK, INC., AND NON-MEMBER UTILITY OPERATORS MUST BE CONTACTED DIRECTLY.

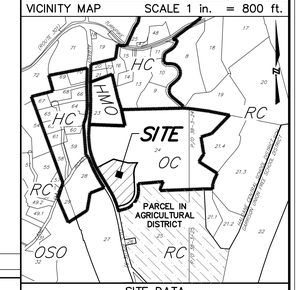
WARNING STAMP

ALTERATION OF THIS DOCUMENT, IN ANY WAY, BY ANY PERSON NOT UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, AS APPROPRIATE, IS A VIOLATION OF THE EDUCATION LAW OF THE STATE OF NEW YORK

LOCATION MAP SCALE 1 in. = 2000 ft.



VICINITY MAP SCALE 1 in. = 800 ft.



SITE DATA

TAX MAP NUMBER

SECTION: 38.
BLOCK: 03
LOT: 24.2

REVISIONS

DATE	DESCRIPTION
05/06/20	ORIGINAL DRAWING
06/03/20	MISC.
07/02/20	ADDRESSED TOWN COMMENTS LETTER 06/17/20
08/06/20	ADDRESSED TOWN COMMENTS LETTER 07/15/20
09/03/20	ADDRESSED TOWN COMMENTS LETTER 08/19/20
03/03/21	REMOVING RESIDENTIAL BUILDING AND PROPERTY

PHILIPSTOWN PLANNING BOARD

FINAL SITE PLAN APPROVAL GRANTED BY RESOLUTION # ____ ON _____. NO CERTIFICATE OF OCCUPANCY MAY BE APPLIED FOR UNTIL THIS SITE PLAN IS SIGNED BELOW BY AN AUTHORIZED REPRESENTATIVE OF THE PLANNING BOARD.

BY _____, 2021.
RONALD GAINER, TOWN ENGINEER DATE

THE SIGNATURE BELOW INDICATES THAT THE SITE PLAN HAS BEEN REVISED IN ACCORDANCE WITH RESOLUTION # _____ AND THAT ALL OTHER PERTINENT OUTSTANDING REQUIREMENTS OF RESOLUTION # _____ HAVE BEEN SATISFIED.

PHILIPSTOWN PLANNING BOARD

BY _____, 2021.
NEAL ZUCKERMAN, CHAIRMAN DATE

ARCHITECT

MIGUEL QUISMONDO, RA
235 EAST 87TH STREET
NEW YORK, NY 10128

STRUCTURAL ENGINEER

MICHAEL P. CARR, PE
13 WOODLAND DRIVE
GARRISON, NY 10524

PROJECT LOCATION

2700 ROUTE 9, COLD SPRING
TOWN OF PHILIPSTOWN
COUNTY OF PUTNAM
STATE OF NEW YORK

PROJECT DESCRIPTION

MAJOR COMMERCIAL SITE PLAN FOR EXISTING COMMERCIAL BUILDING WITH EXISTING SEPTIC SYSTEM AND WELL. A NEW COMMERCIAL BUILDING WITH PARKING LOT AND A NEW SEPTIC SYSTEM AND WELL

PREPARED FOR

MAGAZZINO ITALIAN ART FOUNDATION
2700 ROUTE 9
COLD SPRING, NY 10516

PLAN
PREPARED FOR
MAGAZZINO ITALIAN ART FOUNDATION
PROFILES AND DETAILS

SCALE : AS NOTED

PRELIMINARY

PRINTED
March 3, 2021

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