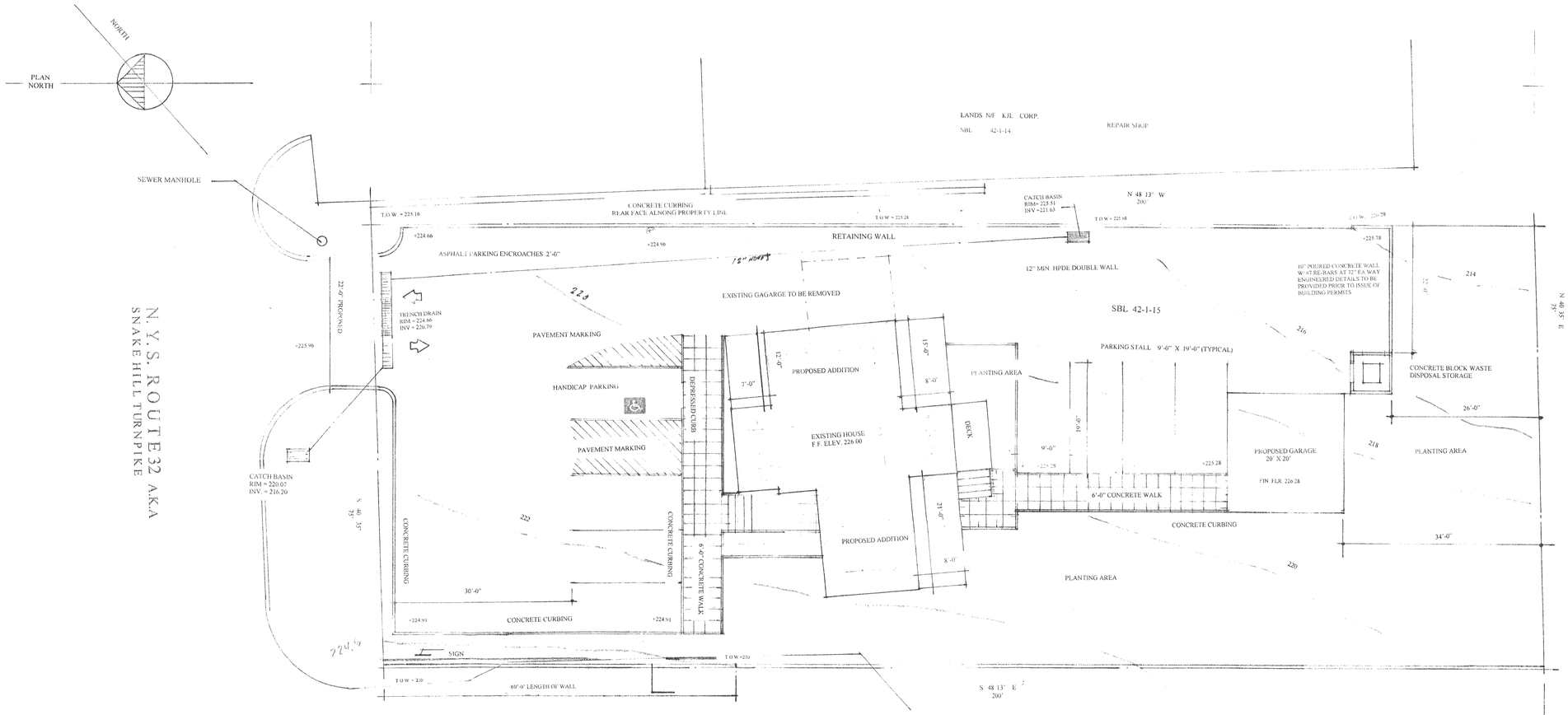


PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

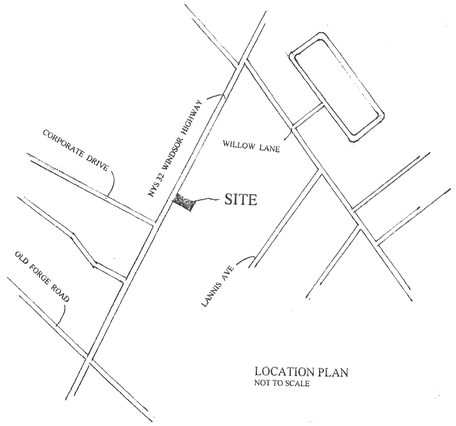
PROPOSED CONTURS NOT SHOWN SEE POINT ELEVATIONS

0' 10' 20' 30'

ELEVATION REFERENCED TO USGS QUAD CONTOURS FROM ACTUAL FIELD SURVEY

LANDS N/F DENMARK REALITY CORP. LLC SBL 42-1-16

ZONE C ZONE R-4



LOCATION PLAN
NOT TO SCALE

PROPSED SITE PLAN

Project Name: LOU'S AUTO DRIVING SCHOOL

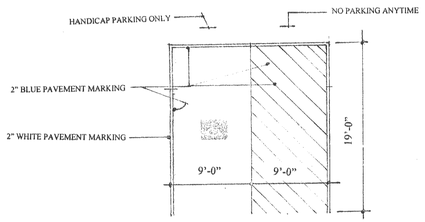
Applicant: Luis Mercado and Luz Mercado
297 Windsor Highway
New Windsor, New York 12553

Owner of Property: Luis Mercado and Luz Mercado
297 Windsor Highway
New Windsor, New York 12553

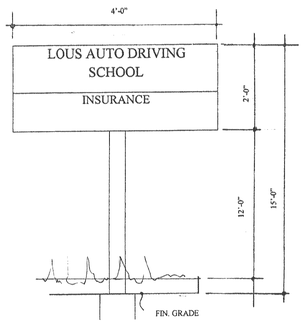
SECTION: 42
BLOCK: 1
LOT: 15

Note:

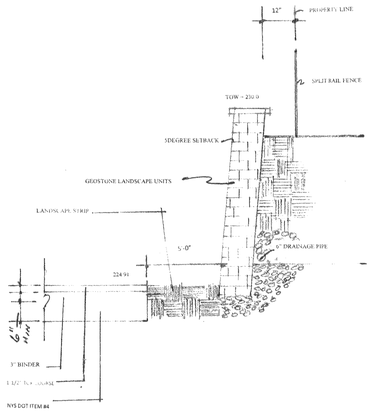
Site Plan information taken from a survey prepared by C.L.S. Land Surveying, J. Paul Crocker P.L.S. Lic. No. 050657 Dated June 12, 2008



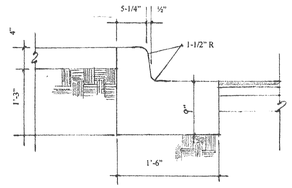
HANDICAP PARKING DETAIL
N.T.S.



SIGN DETAIL
N.T.S.



SECTION A
N.T.S



CONCRETE CURB DETAIL
NTS

BULK REQUIREMENTS

Area	Minimum	Existing	Proposed
Zone: C			
Use Group A-2 / A-3			
Front Yard	60'-0"	61'-0"	61'-0" +/-
Lot Width	200'-0"		75'-0" *1
Rear Yard	30'-0"		90'-0" +/-
Side Yard (1)	30'-0" (1) 70'-0" total	5'-0" (1) 11.5'	11.5' (1) *1 26.5' total *2
Required Street Footage	N/A		75'-0"
Minimum Lot Size	40,000		15,000 existing *1
Developmental Coverage	85%		78%
Building (Existing)			1097 SF
Building (Addition)			356 SF
Total Building			1453 SF
Accessory Building (garage)	22'-0" Setback 15'-0" Maximum Building Height		400 SF Building Height 12'-0"
Parking required	1 per 150 office 9.68 required		10 total including garage
Building Height	12 inches per foot of distance to the nearest lot line	5'max permitted 18' +/- height	11.5' maximum permitted 18'+/- height
F.A.R	0.5		0.162

*1 Pre-existing non-conforming
*2 Non-conforming initiated from existing condition

Revisions	The Design Firm of Joseph Bucco 8 Carlisle Way Washingtonville, New York 10992-2101 845-774-9185	1 OF 3
	Proposed Alteration for: **Lou' Auto Driving School** 297 Windsor Highway New Windsor, New York 12553	

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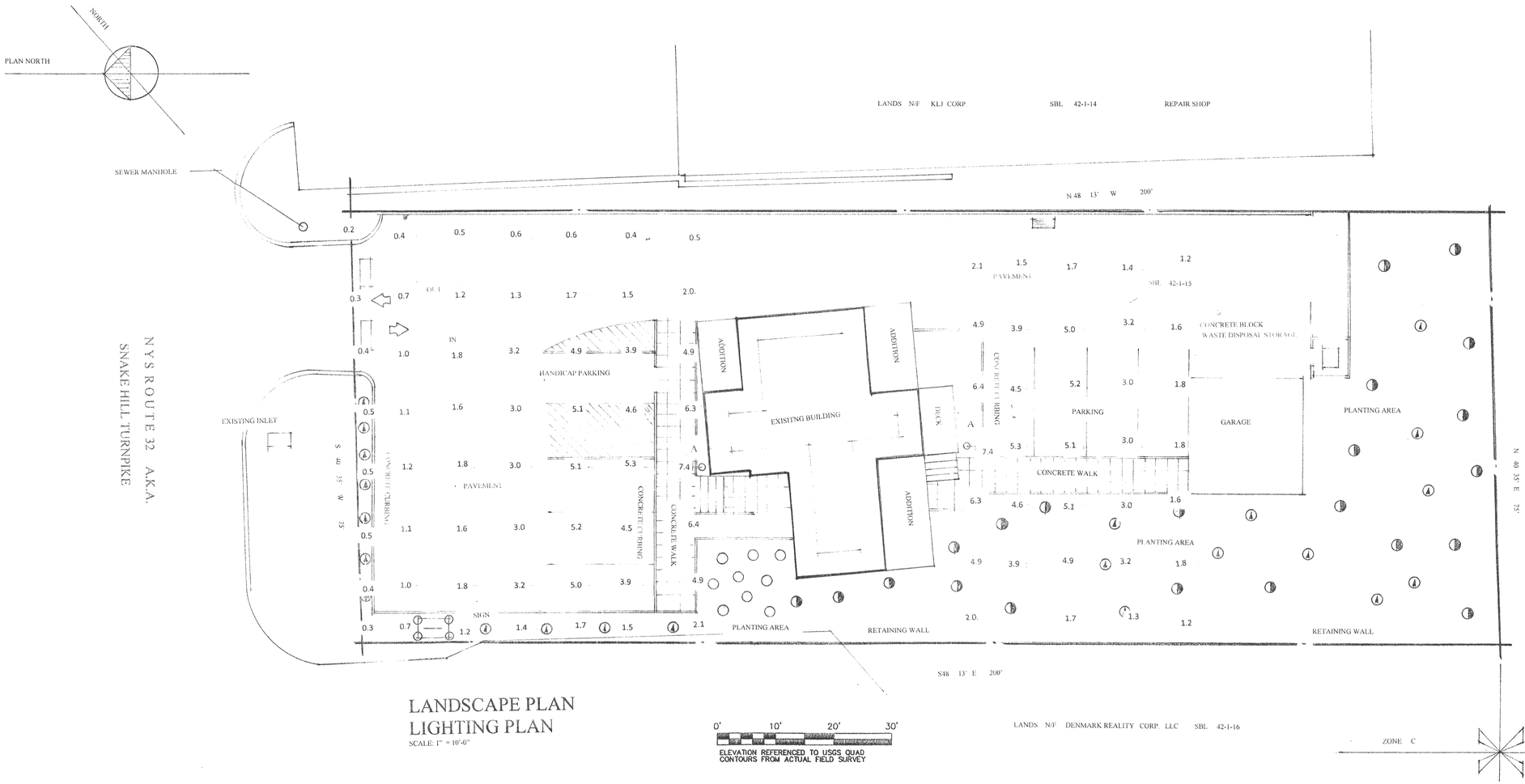


LANDSCAPE PLAN
LIGHTING PLAN

SCALE: 1" = 10'-0"

0' 10' 20' 30'

ELEVATION REFERENCED TO USGS QUAD CONTOURS FROM ACTUAL FIELD SURVEY

PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANITY
A	Pinus Strobus	White Pine	7'-8'	23
B	Morus alba "pendula"	Weeping Mulberry	6'-8'	22
C	Juniperus procumbens 'Nana'	Dwarf Japanese Garden Jumiper	1'	13

Note: 1. All plant balls and burlap or potted to meet current standards of American Association of Nurserymen
2. Seed all disturbed areas with perennial

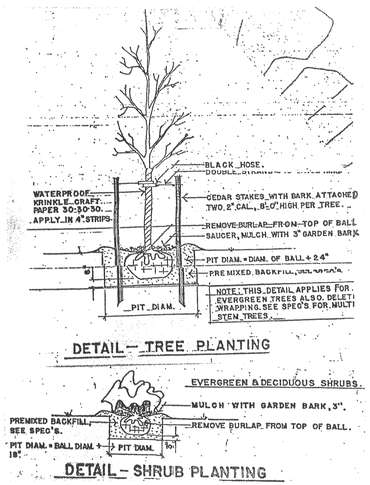
Lighting Schedule

Key	Lamp	Pole	Distribution
A	400 watt pulse start metal halide	20'-0"	Cutoff Fixture

Stabilization of topsoil stockpile

All topsoil stockpiles will be covered with a polypropylene film weighed down with an approved means

A haybale silt barrier shall be constructed around the topsoil stockpile. All haybales shall butt tightly together.

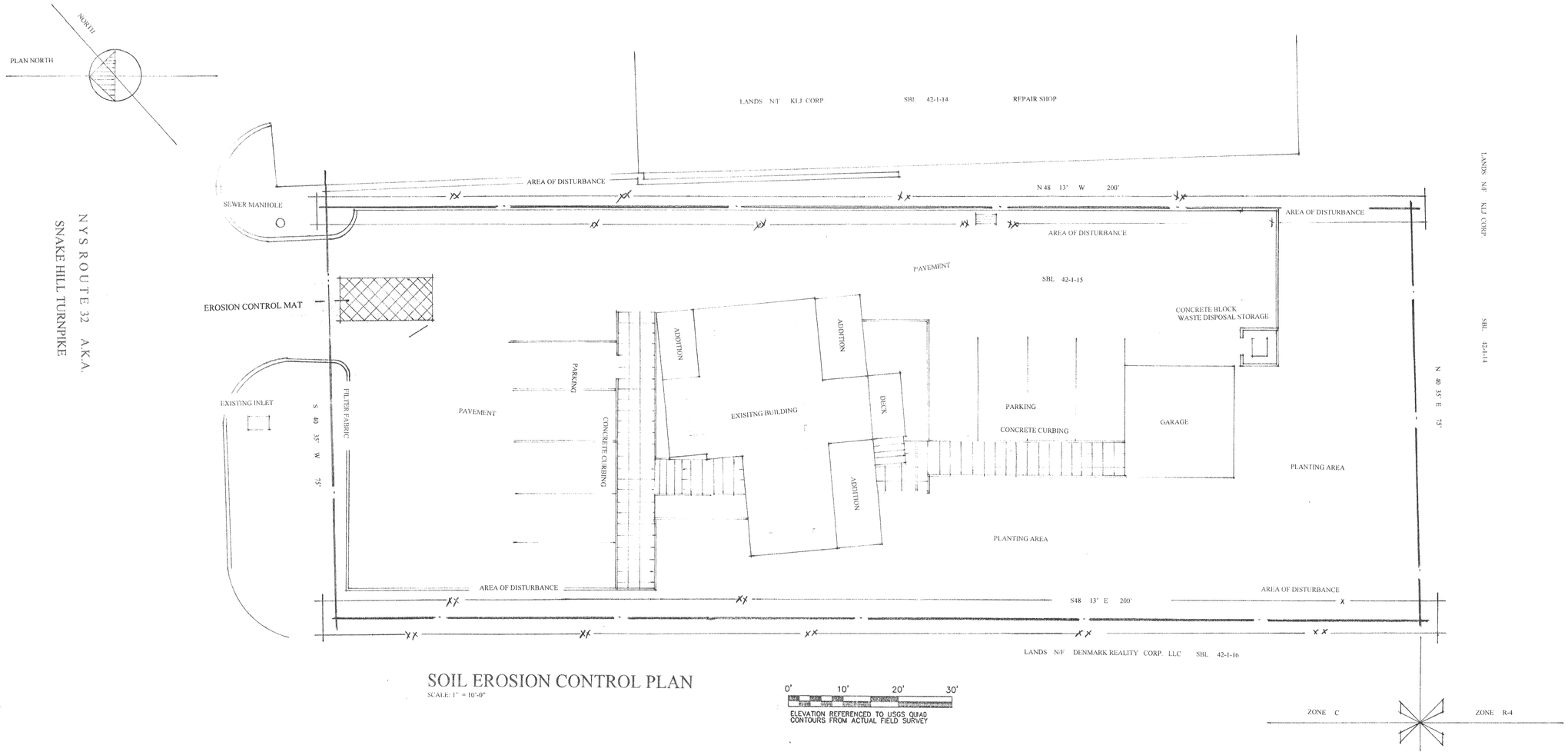


DETAIL — TREE PLANTING

DETAIL - SHRUB PLANTING

REGISTERED ARCHITECT JAY S. KLEIN NO. 9290 STATE OF NEW YORK

Revisions	The Design Firm of Joseph Bucco 8 Carlisle Way Washingtonville, New York 10992-2101 845-774-9185	2 OF 3
	Proposed Alteration for: **Lou' Auto Driving School** 297 Windsor Highway New Windsor, New York 12553	



SOIL EROSION CONTROL PLAN

SCALE: 1" = 10'-0"

0' 10' 20' 30'

ELEVATION REFERENCED TO USGS QUAD CONTOURS FROM ACTUAL FIELD SURVEY

EROSION CONTROL LEGEND

- Erosion Control Matting to be installed
- Haybale silt barrier and silt fence
- Filter fabric drop inlet protection
- Limits of disturbance

STABILIZATION OF TOPSOIL STOCKPILE

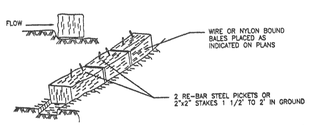
1. All topsoil stockpiles will be covered with a polypropylene film weighed down with an approved means
2. A haybale silt barrier shall be constructed around the topsoil stockpile. All haybales shall butt tightly together.

TEMPOARY STABILIZATION OF EXPOSED SOILS

1. Applications
   on graded or cleared areas, not in finished condition, which are subject to erosion where seeding may not have a suitable growing season to produce an erosion retardant cover, but which can be stabilized with a mulch cover.
2. Site Preparation
   a. Prior to mulching, install needed erosion control practice.
   b. Final grading is not required prior to mulching
3. Mulching
   Mulch material shall be relatively free of weed seed.

SEEDING

1. Rake seed lightly into top 1/8" of soil, roll lightly and water thoroughly with a fine spray.
2. Do not use wet seed which is molded or otherwise damaged in storage or transit



STRAW BALE SILT BARRIER IS TO BE PLACED AT THE TOP OF BANK ALONG THE ENTIRE LENGTH OF THE PROJECT SITE--OPPOSITE EARTH WORK AREAS.

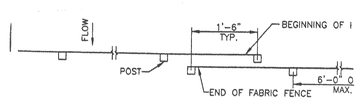
PROVIDE WATER FOR DUST CONTROL AS REQUIRED.

STRAW BALE SILT BARRIER DETAIL

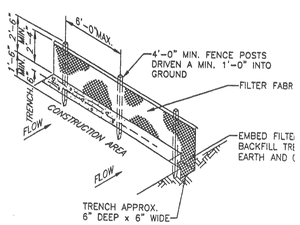
1. ALL BALES SHALL BE PLACED AS INDICATED ON PLAN AND SHALL BE EITHER WIRE BOUND OR NYLON STRING TIED.
2. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
3. EACH BALE SHALL BE EMBEDDED IN THE SOIL BY A MINIMUM OF 4".
4. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. BALES SHALL BE REMOVED WHEN SODDING HAS BEEN COMPLETED OR UPON ESTABLISHMENT OF SUITABLE SOIL STABILIZATION.

STRAW BALE SILT BARRIER DETAIL

N.T.S.



PLAN



NOTE
GEOTEXTILE FABRIC TO BE FASTENED SECURELY TO FENCE POST BY USE OF WIRE TIES OR HOG RINGS, 2 PER POST.

REGISTERED ARCHITECT JAY S. KLEIN NO. 9220 STATE OF NEW YORK

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	Proposed Alteration for: **Lou' Auto Driving School** 297 Windsor Highway New Windsor, New York 12553	