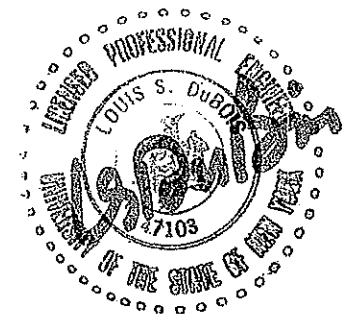


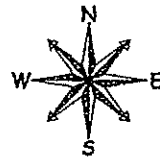
BUILDING PLANS
 FOR
COMMERCIAL BUILDING
 FOR
TOP SEED LANDSCAPE & DESIGN

1939 ROUTE 9W
 MILTON, NEW YORK
 TOWN OF MARLBOROUGH

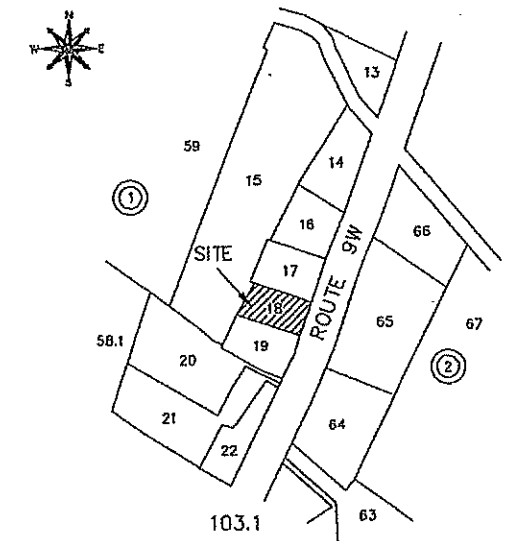
ULSTER COUNTY



PROPOSED COMMERCIAL BUILDING TOP SEED LANDSCAPE & DESIGN 1939 ROUTE 9W MILTON, NEW YORK TN OF MARLBORO 103.1-1-18	SCALE AS SPECIFIED DRAWN BY LSD APPROVED LSD	LOUIS S. DUBOIS, P.E. 116 VINEYARD AVENUE HIGHLAND, NEW YORK (845) 691-2247 OFFICE (845) 691-6515 FAX (845) 224-7102 CELL louisdubois@optimum.net	DATE 4/12/2019	REVISIONS DRAWING TITLE	1
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TOWN ZONING INFORMATION		
DISTRICT: HD-HIGHWAY DEVELOPMENT DISTRICT		
ITEM	REQUIRED	PROPOSED
MINIMUM LOT AREA:	2.00 AC.	0.56± AC.
MINIMUM LOT WIDTH:	200 FEET	116 FEET
MINIMUM LOT DEPTH:	200 FEET	197.61 FEET
MINIMUM SETBACKS:		
FRONT YARD:	75 FEET	75 FEET
SIDE YARD:	25 FEET	25 FEET
REAR YARD:	75 FEET	85.85 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET	<35 FEET
MAXIMUM LOT COVERAGE:	40 %	<40 %

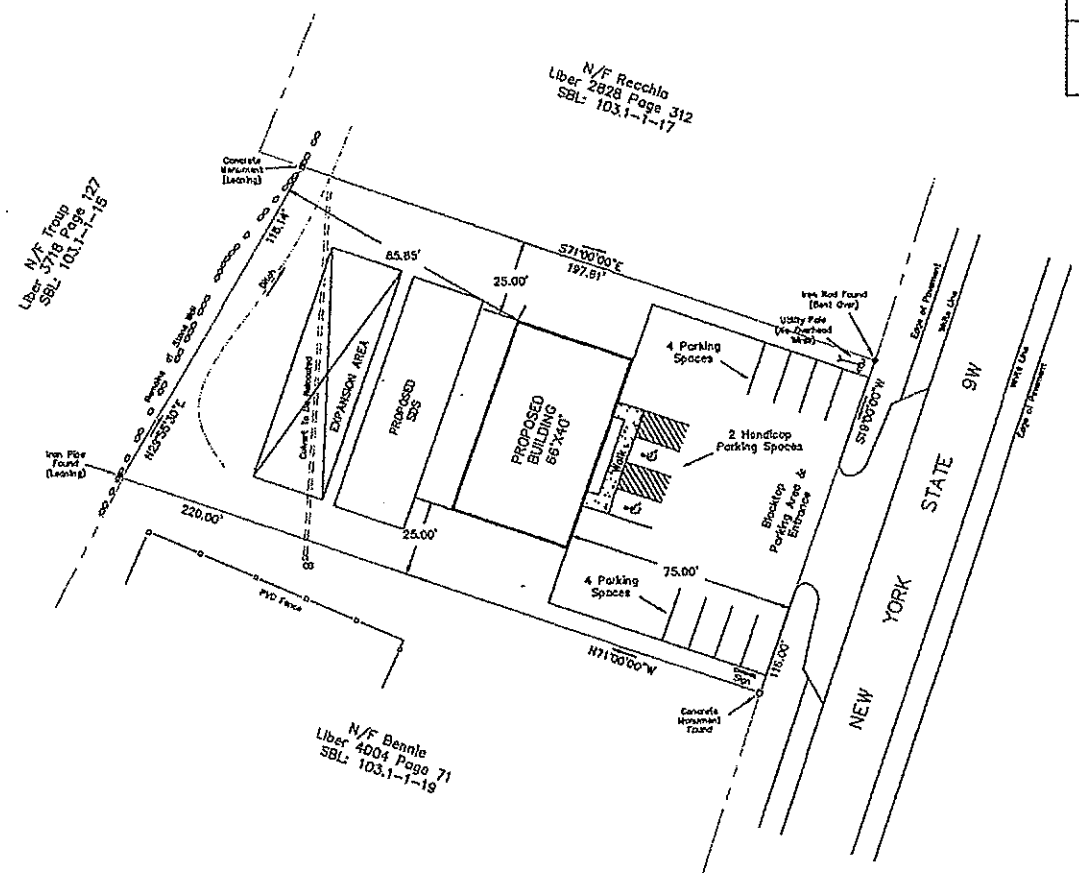


AREA MAP 1"=300'

PROPOSED USE	
155-12 E (4) (B) CAR SALES USE	
HOURS OF OPERATION: 7 DAYS A WEEK 8am - 8pm	
NUMBER OF EMPLOYEES: 2	

PARKING SCHEDULE: 155-27 (A) (2)	
RETAIL STORES, STORE GROUPS & SHOPS	
SPACES REQUIRED	SPACES PROVIDED
1 FOR EVERY 300 SQ FT OF FLOOR AREA	2640 SQ FT OF FLOOR AREA = 9 SPACES

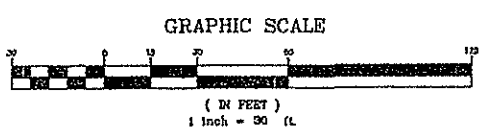
PROPERTY INFORMATION	
BOOK AND PAGE:	L. 2007 P. 2932
SECTION-BLOCK-LOT:	103.1-1-18
ZONING DISTRICT:	HD-HIGHWAY DEV. DIST.
OWNER:	Top Seed Landscape Design, Inc.



SURVEY NOTES

NOTES

- Field location work performed on February 26, 2019.
- Surveyed as per maps and deeds filed and recorded in the Ulster County Clerk's Office as noted hereon and as in indicated possession.
- Subject to rights-of-way, easements, covenants and restrictions of record, if any, and any statement of facts on accurate and up-to-date examination of title may reveal.
- Underground improvements or encroachments, if any, are not shown hereon.
- Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.



Lands of
 Top Seed Landscape Design, Inc.
 1943 Route 9W
 Milton, NY 12547

TOP SEED LANDSCAPE DESIGN, INC.

TOWN OF MARLBORO ULSTER COUNTY, NEW YORK
 March 6, 2019

Spencer S. Hall
 Licensed Land Surveyor
 NYS Lic. No. 49138
 6244 Route 82
 Stanfordville, NY 12581
 (845) 868-1262

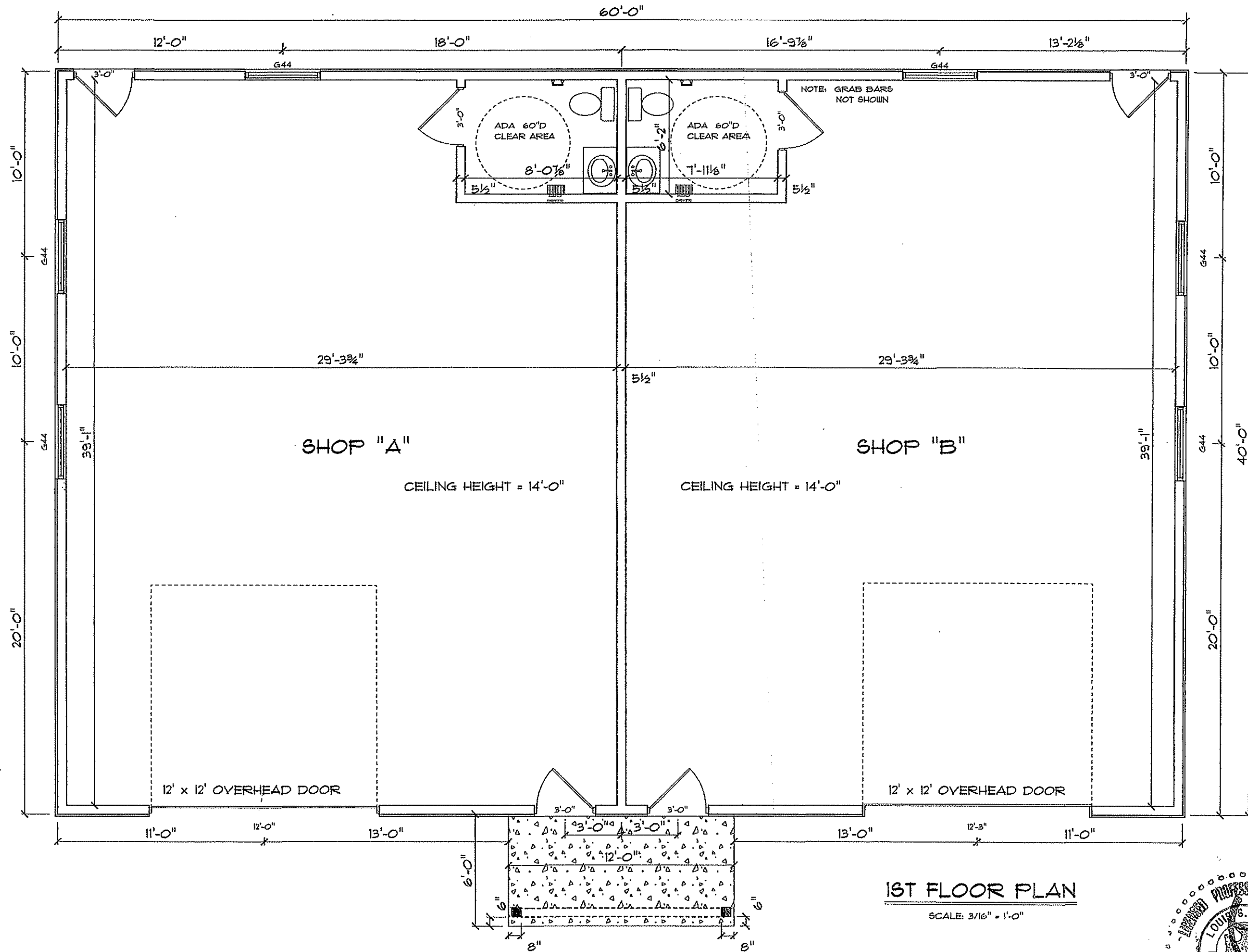
REVISION DATES:

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY ME, OR UNDER MY DIRECT SUPERVISION ON OR BEFORE THE DATE SHOWN HEREON.

SPENCER S. HALL, NYS LIC. NO. 49138 DATE

2		
DATE	4/12/2019	
REVISED		
DRAWING		SITE PLAN
LOUIS S. DUBOIS, P.E. 116 VINEYARD AVENUE HIGHLAND, NEW YORK (845) 691-2247 OFFICE (845) 691-6515 FAX (845) 224-7102 CELL louis@dubois@optimum.net		
SCALE	AS SPECIFIED	
DRAWN BY	LSD	
APPROVED	LSD	
PROPOSED COMMERCIAL BUILDING TOP SEED LANDSCAPE & DESIGN 1939 ROUTE 9W MILTON, NEW YORK TN OF MARLBORO 103.1-1-18		



1ST FLOOR PLAN

SCALE: 3/16" = 1'-0"



3	
DATE	4/12/2019
REVISED	
DRAWING	FLOOR PLAN
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SCALE	AS SPECIFIED
DRAWN BY	LSD
APPROVED	LSD
PROPOSED COMMERCIAL BUILDING TOP SEED LANDSCAPE & DESIGN 1939 ROUTE 9W MILTON, NEW YORK TN OF MARLBORO 103.1-1-18	



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

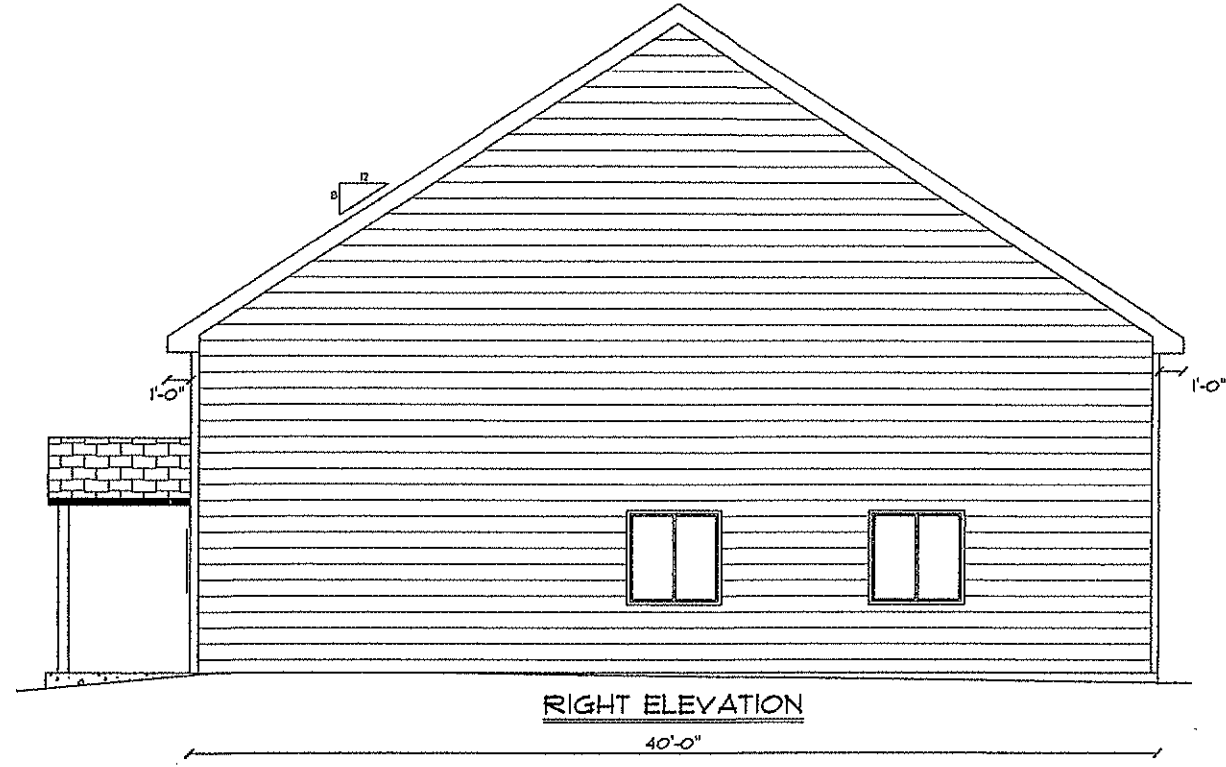


PROPOSED COMMERCIAL BUILDING
 TOP SEED LANDSCAPE & DESIGN
 1939 ROUTE 9W
 MILTON, NEW YORK
 TN OF MARLBORO 103.1-1-18

SCALE AS SPECIFIED
 DRAWN BY LSD
 APPROVED LSD

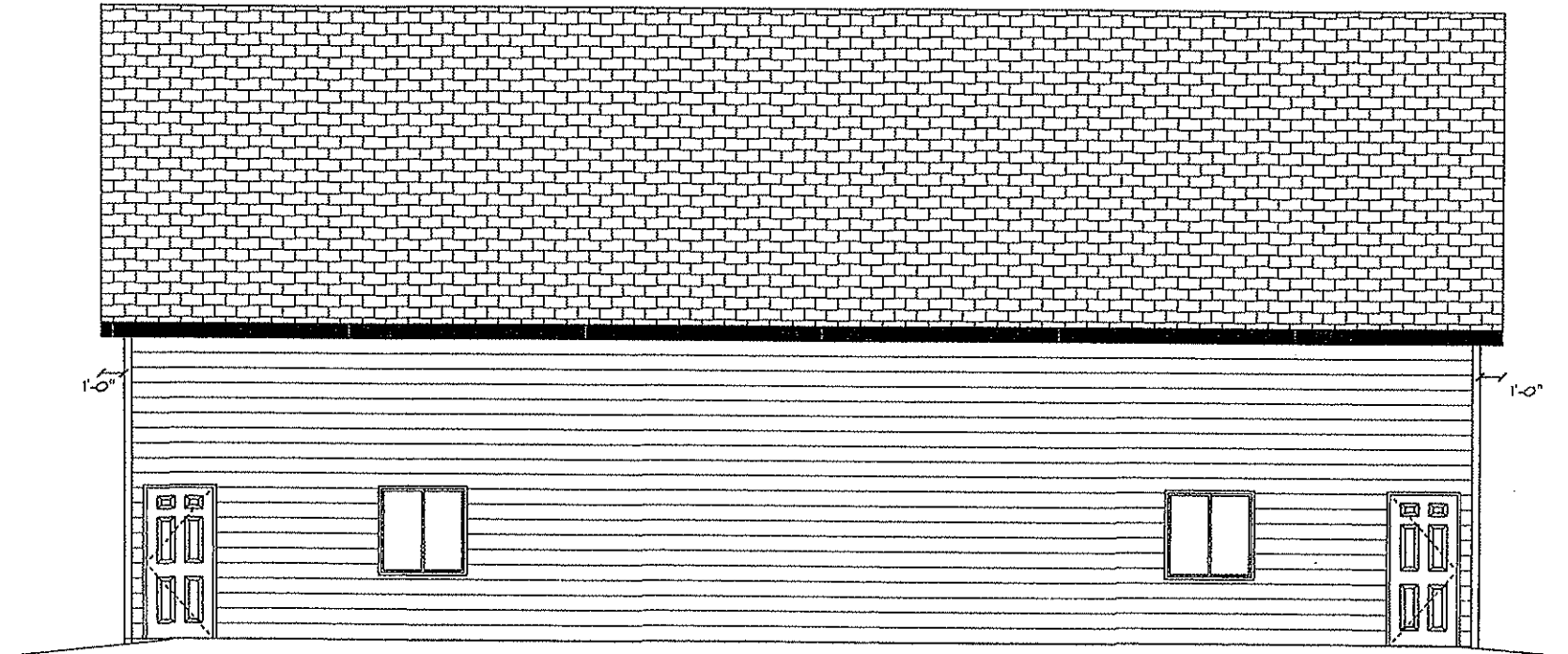
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 (845) 224-7102 CELL
 louisdubois@optimum.net

DATE 4/12/2019
 REVISED
 DRAWING ELEVATION



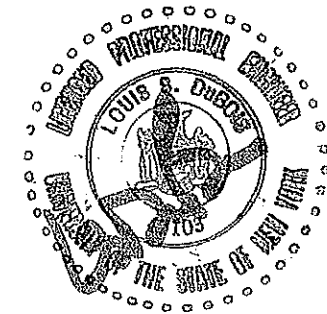
RIGHT ELEVATION

40'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

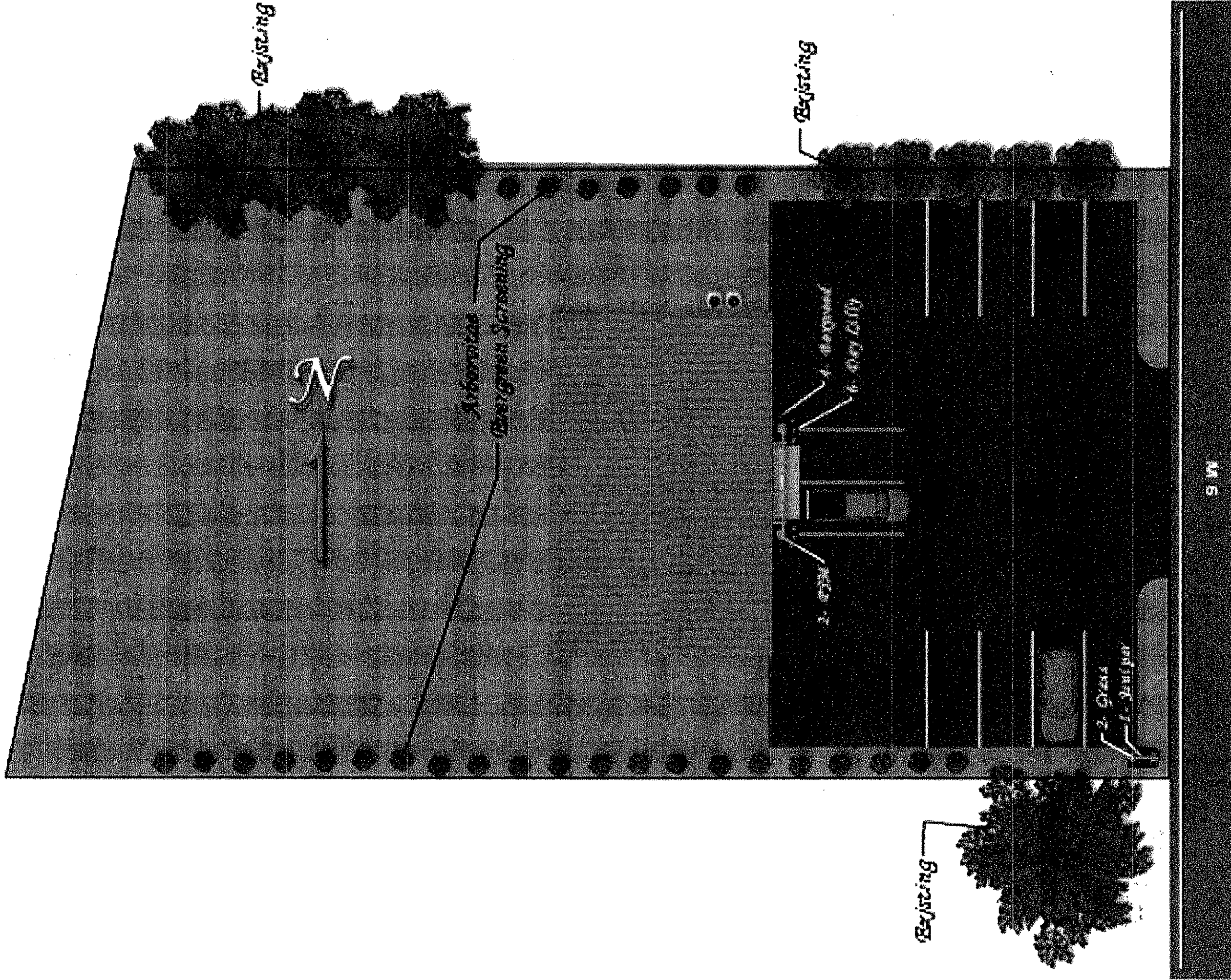


PROPOSED COMMERCIAL BUILDING
 TOP SEED LANDSCAPE & DESIGN
 1939 ROUTE 9W
 MILTON, NEW YORK
 TN OF MARLBORO 103.1-1-18

SCALE
 AS SPECIFIED
 DRAWN BY
 LSD
 APPROVED
 LSD

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 louisdubois@optimum.net

DATE 4/12/2019
 REVISED
 DRAWING
 ELEVATIONS



PROPOSED COMMERCIAL BUILDING
 TOP SEED LANDSCAPE & DESIGN
 1939 ROUTE 9W
 MILTON, NEW YORK
 TN OF MARLBORO 103.1-1-18

SCALE AS SPECIFIED
 DRAWN BY LSD
 APPROVED LSD

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 louis@dubois@optimum.net

DATE 4/12/2019
 REVISED
 DRAWING LANDSCAPING

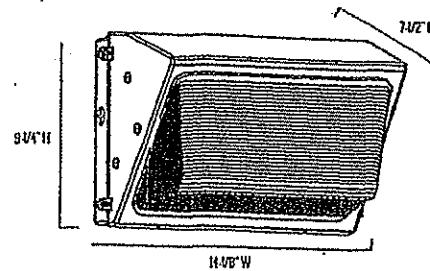
In accordance with Appendix B of the SWPPP Design Manual, the project qualifies (less than 5 acres of residential disturbance in a regulated MS4, the Town of Marlborough) to require only preparation of an Erosion and Sediment Control Plan as the SWPPP.

Silt fence, properly installed, will be utilized to control any sediments from construction to enter the live stream in the rear of the lot. A detail with installation instructions is on Sheet 8 of the plans.

A temporary construction entrance is to be put in Place as per the detail. A NYSDOT Highway Work Permit is required for the final drive entrance.

Other standard notes regarding erosion control are listed on Page 8 of the Plans.

E-WPB Series



Series Overview

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
7-1/2" D x 11-1/8" W x 9-1/4" H	8.6 lbs.	8 to 10 feet	2 to 3 times the mounting height

Fixture Specifications

HOUSING	Heavy duty, die-cast aluminum housing with hinged door frame. Dark bronze polyester powder-coat finish.
LENS ASSEMBLY	Heat and shock resistant borosilicate glass prismatic lens.
MOUNTING	1/2" NPT tapped knockouts for conduit entrances (one on top, one on each side, one on back).

Electrical Performance

OPERATING MINIMUM	LIFESPAN (EST.)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°C (-40°F)	Estimated 76,000 hours	> 0.9	< 20%	No
INPUT VOLTAGE	120V	208V	240V	277V
Current Draw (amps)	0.41A	0.21A	0.21A	0.19A

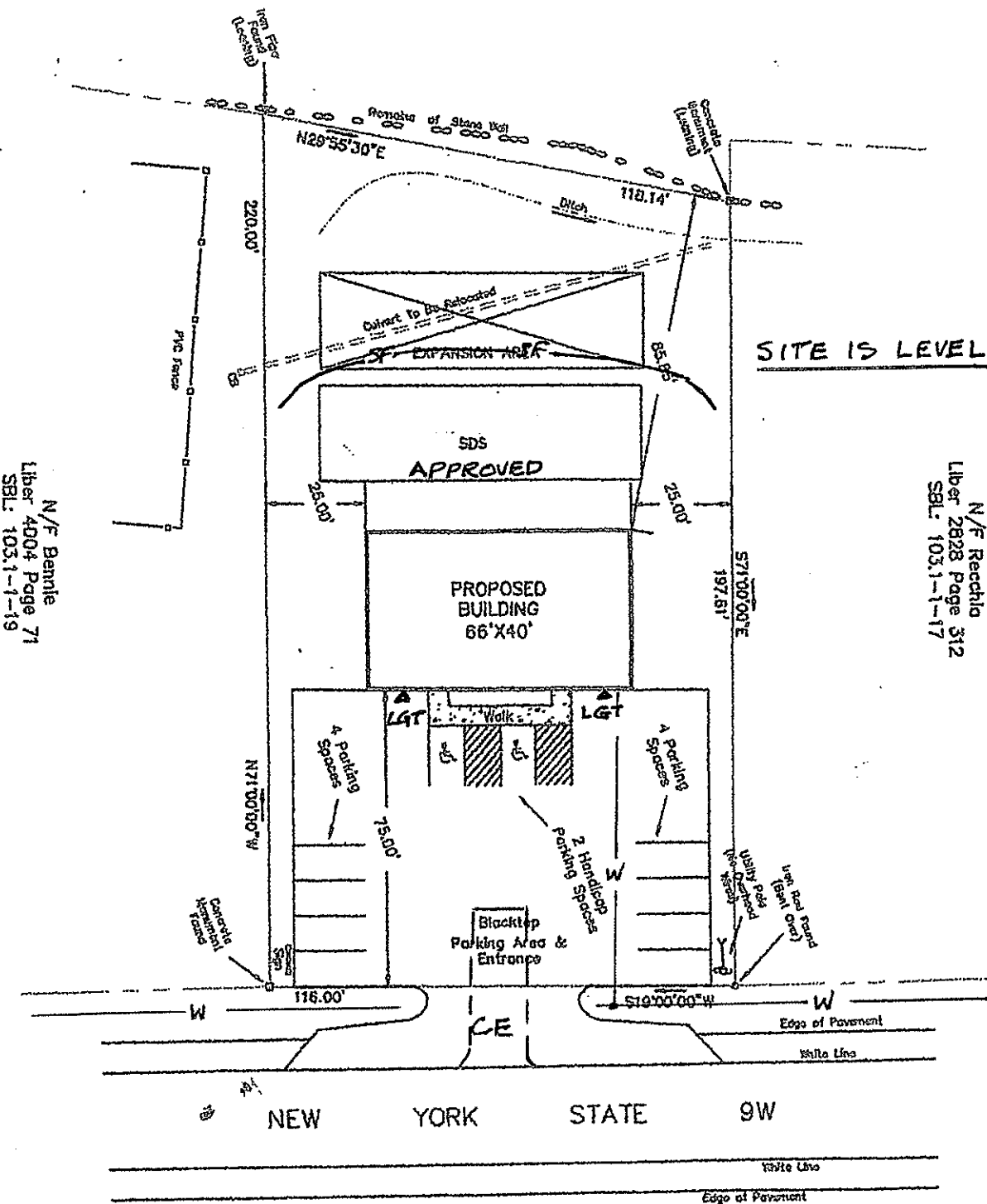
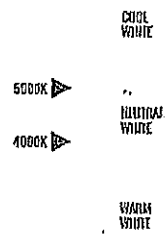
Warranty & Certifications

WARRANTY	LISTED	DLC	ENERGY STAR
5-Year Limited	Wet Locations	—	—

Output Specifications

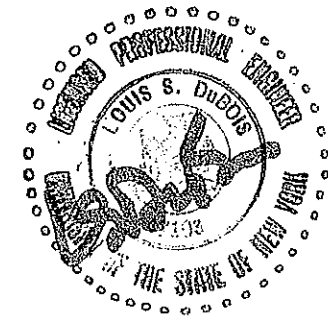
SKU	LIGHT OUTPUT	COLOR TEMP.	POWER CONSUMPTION	COLOR ACCURACY	REPLACES
EWPB0502	3200 Lumens	Cool White (5000K)	47W	≥ 70 CRI	100W PSM11
EWPB0507	2000 Lumens	Neutral White (4000K)	47W	≥ 70 CRI	100W PSM11

CORRELATED COLOR TEMPERATURE (CCT)



SITE PLAN
N.T.S.

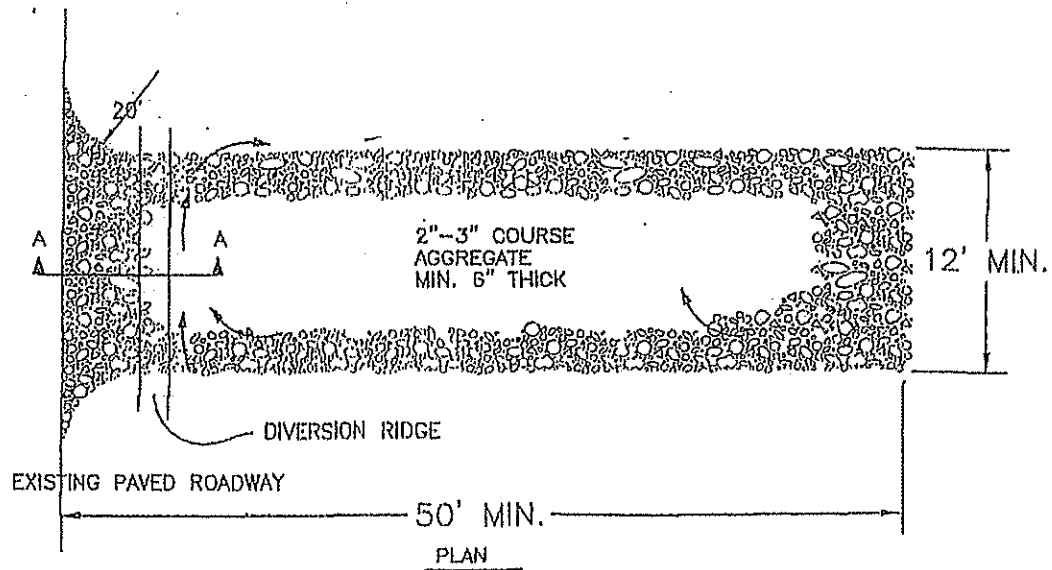
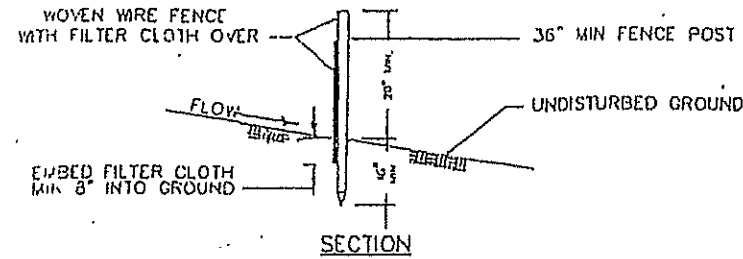
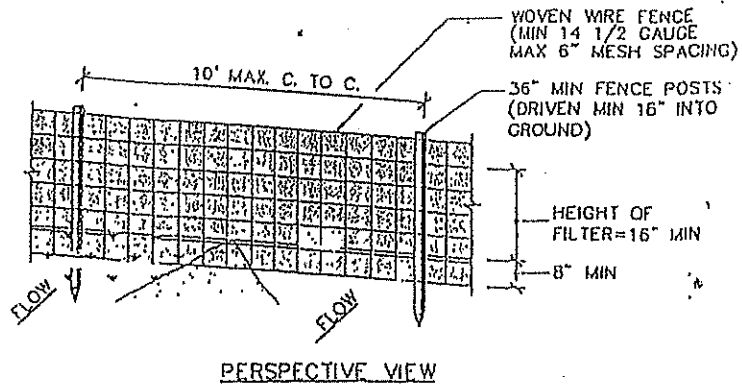
SF = SILT FENCE
CE = CONST. ENTRANCE



7
DATE: 4/12/2019 REVISIONS: DRAWING: SEDIMENT & EROSION CONTROL
LOUIS S. DUBOIS, P.E. 116 VINEYARD AVENUE HIGHLAND, NEW YORK (845) 691-2247 OFFICE (845) 691-6515 FAX (845) 224-7102 CELL louis@dubois.com
SCALE: AS SPECIFIED DRAWN BY: LSD APPROVED: LSD
PROPOSED COMMERCIAL BUILDING TOP SEED LANDSCAPE & DESIGN 1939 ROUTE 9W MILTON, NEW YORK TN OF MARLBORO 103.1-1-18

CONSTRUCTION NOTES FOR SILT FENCE

1. Woven wire fence with filter cloth to be fastened securely to 3' min high fence posts with staples or wire ties. Fabric should be secured to wire fence every 24" on top and mid section.
2. Adjoining sections of filter fabric shall be overlapped 6", folded and stapled together.
3. The filter fabric shall be installed 8" min into the trench and backfilled. The fence shall be placed on slope contours to maximize ponding efficiency.
4. Maintenance shall be performed and material shall be removed as needed to insure the proper performance of the silt fence system.



NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A MANNER THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

EROSION CONTROL STANDARD NOTES

1. EXCAVATION, FILLING, GRADING AND STRIPPING SHALL BE PERMITTED TO BE UNDERTAKEN ONLY IN SUCH LOCATIONS AND IN SUCH A MANNER 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 SEED OR OTHERWISE

8

DATE 4/12/2019

REVISED

DRAWING

SEDIMENT &
EROSION CONTROL

LOUIS S. DUBOIS, P.E.
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APPROVED LSD

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