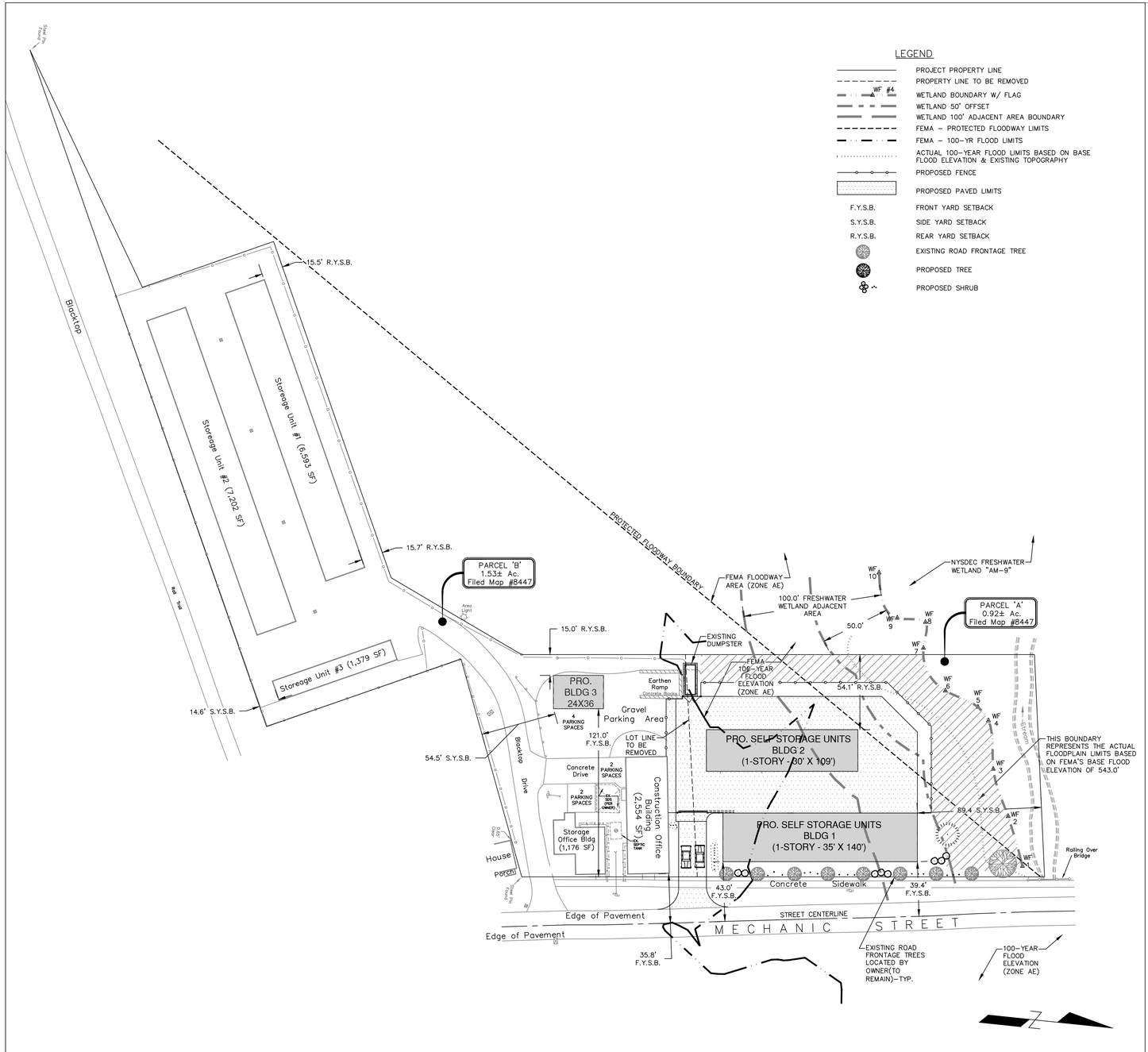


OVERALL SITE PLAN SCALE: 1" = 40'

SITE DATA (PRIOR TO COMBING LOTS):	
TAX MAP# 7167-14-258411	TAX MAP# 7167-14-261376
1. PROJECT LOCATION: 21 MECHANIC STREET AMENIA NY, 12501	1. PROJECT LOCATION: 13 MECHANIC STREET AMENIA NY, 12501
2. PROPERTY AREA = 0.92 ACRES ZONING = HM, HAMLET MIXED–USE	2. PROPERTY AREA = 1.53 ACRES ZONING = HM, HAMLET MIXED–USE
3. OWNER / APPLICANT: JOSEPH DUCILLO 21 MECHANIC STREET AMENIA, NY 12504	3. OWNER: MECHANIC STREET LLC 13 MECHANIC STREET AMENIA, NY 120501
	4. APPLICANT: JOSEPH DUCILLO 21 MECHANIC STREET AMENIA, NY 12504

SELF STORAGE EXPANSION

50% EXPANSION OF THE EXISTING NONCONFORMING USE CALCULATION:

EXISTING STORAGE BUILDING #1	– 6,593 SF
EXISTING STORAGE BUILDING #2	– 7,202 SF
EXISTING STORAGE BUILDING #3	– 1,379 SF
EXISTING STORAGE OFFICE BUILDING	– 1,176 SF
TOTAL EXISTING STORAGE FACILITY	– 16,350 SF

50% EXPANSION AREA – 8,175 SF

PROPOSED STORAGE BUILDING #1 – 4900 SF
PROPOSED STORAGE BUILDING #2 – 3270 SF
PROPOSED EXPANSION AREA – 8,170 SF

GENERAL NOTES:
1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS / APPROVALS PRIOR TO START OF ANY WORK.
2. APPLICANT MUST NOTIFY TOWN OF AMENIA ENGINEERING DEPARTMENT AND BUILDING DEPARTMENT AT LEAST 3 DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK ON SITE. CONTACT NUMBER IS 845–628–1500 EX. 183.
3. ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION.
4. PER NEW YORK STATE LAW, THE CONTRACTOR SHALL CALL DIG SAFELY NY (811) AT 1–800–962–7962 TWO (2) FULL DAYS PRIOR TO PERFORMING ANY EXCAVATION WORK.
5. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
6. THE APPROVAL OF THE SITE PLAN DOES NOT PERMIT THE STORAGE OR MISUSE OF ANY HAZARDOUS SUBSTANCES, AS DEFINED BY 6 NYCRR PART 597.
6. SEE PLANS PREPARED BY ECOLOGICAL SOLUTIONS, LLC FOR MEASURES TO MITIGATE POTENTIAL IMPACTS TO BOG TURTLES.

MAP NOTES:
1. PROPERTY SURVEY INFORMATION TAKEN BY SURVEY TITLED SITE PLAN FOR OUTBACK STORAGE DATED FEBRUARY 24, 2016 PREPARED BY SPENCER S. HALL, LAND SURVEYOR. SURVEY WAS EMAILED TO CONNOLLY ENGINEERING IN AUTOCAD FORMAT ON FEBRUARY 25, 2016.
2. TOPOGRAPHIC SURVEY WAS BASED ON AN ACTUAL FIELD SURVEY, DATUM USED IS BASED ON USGS BM: LX1541 NAVD 88.

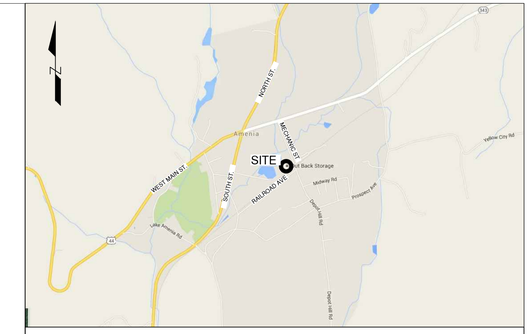
STREAM CORRIDOR OVERLAY DISTRICT NOTE:
THIS PROJECT IS LOCATED WITHIN THE HAMLET EXCLUSION AREA AS PER THE HYDROLOGICAL OVERLAY DISTRICTS MAP OF THE STREAM CORRIDOR OVERLAY DISTRICT.

AQUIFER OVERLAY DISTRICT NOTE:
THIS PROJECT IS LOCATED WITHIN PRIORITY VALLEY BOTTOM AQUIFER (PVBA) OF THE AQUIFER OVERLAY DISTRICT (AO) AS DESIGNATED ON THE AQUIFER OVERLAY DISTRICTS MAP. ALL LAND USES AND ACTIVITIES WITHIN THE AQ ARE SUBJECT TO THE REGULATIONS SET FORTH IN SECTION 121–15 OF THE TOWN CODE OF THE TOWN OF AMENIA, AQUIFER OVERLAY DISTRICT, AS AMENDED FROM TIME TO TIME.

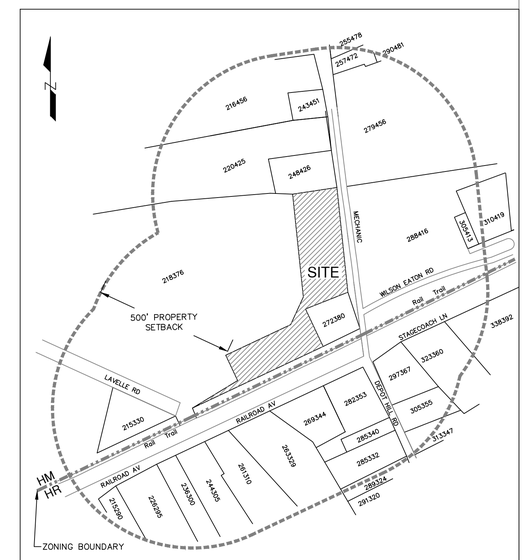
SCENIC PROTECTION OVERLAY DISTRICT NOTE:
THIS PROJECT IS NOT LOCATED WITHIN THE SCENIC PROTECTION OVERLAY DISTRICT AS DESIGNATED ON THE SCENIC PROTECTION OVERLAY MAP OF THE TOWN OF AMENIA TOWN CODE.

HISTORIC PRESERVATION OVERLAY DISTRICT NOTE:
THIS PROJECT IS NOT LOCATED WITHIN THE HISTORIC PRESERVATION OVERLAY DISTRICT AS DESIGNATED ON THE LAND USE AND DEVELOPMENT MAP OF THE TOWN OF AMENIA TOWN CODE.

WETLAND MITIGATION NOTE:
ALL DISTURBED AREAS WITHIN THE 100' WETLAND ADJACENT AREA WILL BE REPLANTED WITH NATIVE, UPLAND PLANT SEEDS.



LOCATION MAP SCALE: 1" = 2000'



VICINITY MAP SCALE: 1" = 250'

SHEET INDEX					
SHEET NUMBER				DRAWING TITLE	6-24-2020
1	OF	8	SP.1	OVERALL SITE PLAN	●
2	OF	8	SP.2	EXISTING CONDITIONS	●
3	OF	8	SP.3	SITE PLAN	●
4	OF	8	SP.4	UTILITY PLAN	●
5	OF	8	SP.5	LANDSCAPING / LIGHTING PLAN	●
6	OF	8	SP.6	EROSION & SEDIMENT CONTROL PLAN	●
7	OF	8	D.1	DETAILS	●
8	OF	8	A.1	BUILDING ELEVATIONS	●
9	OF	9	A.2	BUILDING ELEVATIONS	●

PROPERTY OWNERS WITHIN 500 FEET OF SITE		
TAX MAP #	NAME (N/F)	ADDRESS (N/F)
215330	AMENIA WATER DIST. #1	AMENIA, NY 12501
216456	JAMES H TOMPKINS	29 VAN SCOY RD, POUGHKEEPSIE, NY 12570
218376	PATRICK NELLIGAN	PO BOX 401, WASSAIC, NY 12592
220425	ASA CONSTRUCTION AND MGMT.	115 LOOKOUT PASS, STORMVILLE, NY 12582
226295	MICHAEL P RAMBADT	44 RAILROAD AVE, AMENIA, NY 12501
236300	THERESA J THOMPSON	50 RAILROAD AVE, AMENIA, NY 12501
243451	JOHN E HAVERTY	PO BOX 688 PLEASANT VALLEY, NY 12589
244305	DAVID GAVIN	54 RAILROAD AVE, AMENIA, NY 12501
248426	SHELTERS PROPERTIES INC.	PO BOX 812, DOVER PLAINS, NY 12522
255478	THOMAS MALONEY	44 MECHANIC ST, AMENIA, NY 12501
257472	ELLEN LOUISE FLANAGAN	40 MECHANIC ST, PO BOX 196, AMENIA, NY 12501
261310	RAYMOND PROPER	56 RAILROAD AVE, AMENIA, NY 12501
263329	THOMAS J LEJEUNE JR	62 RAILROAD AVE, AMENIA, NY 12501
269344	JESSE J LALIBERTE	68 RAILROAD AVE, AMENIA, NY 12501
272380	ARTHUR JANECEK	53 MAYFLOWER AVE, DOVER PLAINS, NY 12522
269344	JESSE J LALIBERTE	68 RAILROAD AVE, AMENIA, NY 12501
279456	AMENIA FIRE COMPANY NO. 1	36 MECHANIC ST, AMENIA, NY 12501
282353	CHARLES F LILLET	899 DREWVILLE RD, BREWSTER, NY 10509
285332	WILLIAM H MAHAR	14 DEPOT HILL RD, PO BOX 348, AMENIA, NY 12501
285340	SUSAN M GREGORY	10 DEPOT HILL RD, AMENIA NY 12501
288416	MECHANIC STREET INC.	18 MECHANIC ST., AMENIA, NY 12501
289324	AARON R HOWARD	2601 CARIBE DR, THE VILLAGES, FL 32162
290481	HERBERT REDI	90 WASHINGTON ST, POUGHKEEPSIE, NY 12601
297367	TOWN OF AMENIA	4988 ROUTE 22, AMENIA, NY 12501
305355	MICHAEL S MCGOVERN	105 WALTHAM ST, WEST NEWTON, MA 02465
305413	MECHANIC STREET INC.	18 MECHANIC ST, AMENIA, NY 12501
310419	JOHN LACURTO	PO BOX 249, AMENIA, NY 12501
313347	PATRICIA A FLANAGAN	11 DEPOT HILL RD, AMENIA, NY 12501
323360	PAUL LJ ANGOTT JR	10 STAGECOACH LN, AMENIA, NY 12501
338392	ELIZABETH SPANO	51 GLEN RIDGE RD, MAHOPAC, NY 10541

N/F = NOW OR FORMERLY

TOWN OF AMENIA SCHEDULE OF DIMENSIONAL REQUIREMENTS (HM DISTRICT)				
	REQUIRED	PARCEL "A"	PARCEL "B"	COMBINED LOTS (PARCELS "A" + "B")
		EXISTING	EXISTING	PROPOSED
MINIMUM LOT SIZE (SQ. FT.)	40,000	40,075	66,647	106,722 (2.45 ACRES)
MINIMUM ROAD FRONTAGE (FT)	50	250	±126	±376
MAX. % OF IMPERV. SURFACE	50	±3	±78	±71
MIN. /MAX. FRONT YARD SETBACK (FT.)	25 / 40	––	±36	±36
SIDE YARD SETBACK (FT.)	10	––	±14.6	±14.6
REAR YARD SETBACK (FT.)	15	––	±15	±15
MAXIMUM BLDG HEIGHT (FT.)	45	––	<45	<45
MAX. BUILDING FOOTPRINT (SQ. FT.)	10,000	––	18,904	27,938

EXISTING / PROPOSED BUILDING INFORMATION					
BUILDING	EXISTING / PROPOSED	BUILDING AREA	USE	EMPLOYEES	PARKING SPACES
STORAGE UNIT #1	EXISTING	6,593 SF	SELF STORAGE	0	0
STORAGE UNIT #2	EXISTING	7,202 SF	SELF STORAGE	0	0
STORAGE UNIT #3	EXISTING	1,379 SF	SELF STORAGE	0	0
STORAGE OFFICE BUILDING	EXISTING	1,176 SF	OFFICE	2	4
CONSTRUCTION OFFICE BUILDING	EXISTING	2,554 SF	OFFICE	7*	4
PRO. SELF STORAGE UNITS – BLDG #1	PROPOSED	4,900 SF	SELF STORAGE	0	0
PRO. SELF STORAGE UNITS – BLDG #2	PROPOSED	3,270 SF	SELF STORAGE	0	0
PRO. BLDG #3	PROPOSED	864 SF	STORAGE (CONSTRUCTION)	0	0

(*) MAJORITY OF CONSTRUCTION EMPLOYEES DO NOT REQUIRE PARKING SPACES BECAUSE THEY GO STRAIGHT TO JOB SITES (4 SPACES PROVIDED)

REV #5: 06-14-2019 (PER DEC COMMENTS)
REV #4: 01-07-2019 (PER DEC COMMENTS)
REV #3: 07-20-2018 (PER TOWN & DEC COMMENTS)
REV #2: 02-20-2018 (PER TOWN & DEC COMMENTS)
REV #1: 03-23-2017 (PER TOWN & DEC COMMENTS)
REV #7: 06-24-2020 (PER TOWN COMMENTS)
REV #6: 03-18-2020 (PER TOWN COMMENTS)

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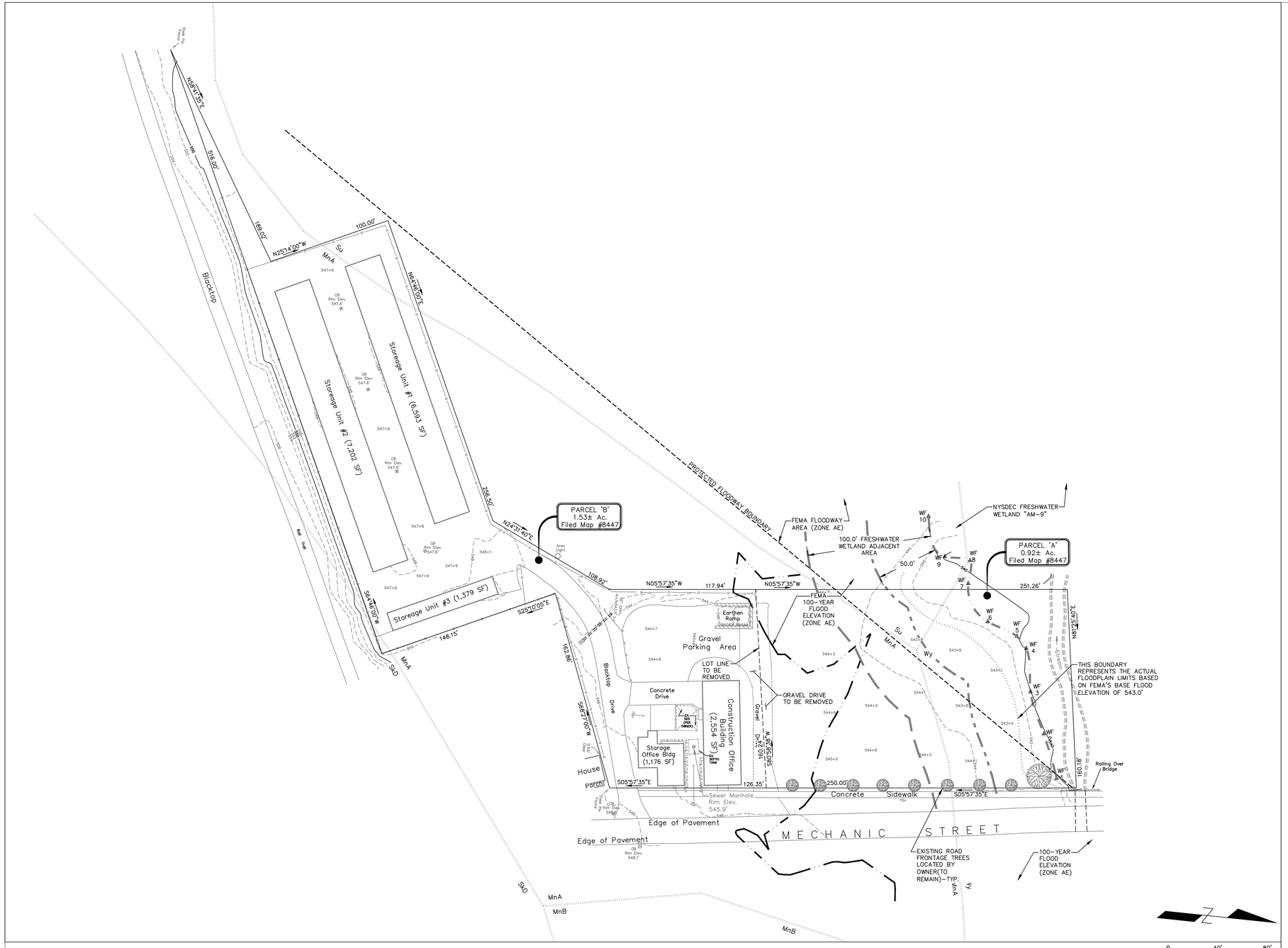
STATE OF NEW YORK · DANIEL T. CONNOLLY · NO. 079413 · LICENSED PROFESSIONAL ENGINEER

DANIEL T. CONNOLLY, P.E. LIC# 79413

PROJECT:
OUTBACK STORAGE EXPANSION
TOWN OF AMENIA, DUTCHESS COUNTY, NEW YORK

DRAWING:
OVERALL SITE PLAN

DATE: SEPTEMBER 14, 2016	DRAWING NO.:	SHEET:	
PROJECT NO.: 1510167	SP.1	1	9
SCALE: AS SHOWN			
DRAWN BY: BH/CEM			



EXISTING CONDITIONS

- CATCH BASIN
- CHAIN LINK FENCE
- CONTOUR LINE (MAJOR)
- CONTOUR LINE (MINOR)
- CULVERT
- GUARD RAIL
- STOCKADE FENCE
- SPOT ELEVATIONS
- STREAM BANK
- UTILITY POLE & GUY WIRE
- WETLAND FLAGS
- WETLAND 50' OFFSET
- WETLAND 100' ADJACENT AREA BOUNDARY
- FEMA – PROTECTED FLOODWAY LIMITS (GRAPHICALLY DISPLAYED ON FEMA MAPS)
- FEMA – 100–YR FLOOD LIMITS (GRAPHICALLY DISPLAYED ON FEMA MAPS)
- ACTUAL 100–YEAR FLOOD LIMITS BASED ON BASE FLOOD ELEVATION & EXISTING TOPOGRAPHY
- SOIL BOUNDARY W/ ID
- EXISTING ROAD FRONTAGE TREE

SITE SOILS

SYMBOL	NAME	SLOPES	DESCRIPTION	HSG
MnA	MASSENA SILT LOAM	0 – 3%	THIS UNIT CONSISTS OF VERY DEEP, NEARLY LEVEL, AND SOMEWHAT POORLY DRAINED MASSENA SOILS THAT FORMED IN GLACIAL TILL DEPOSITS.	C/D
Wy	WAYLAND SILT LOAM	0 – 3%	THIS UNIT CONSISTS OF VERY DEEP, GENTLY SLOPING, AND SOMEWHAT POORLY DRAINED SOILS THAT FORMED IN GLACIAL TILL DEPOSITS.	C/D
Su	SUN SILT LOAM	0 – 3%	THIS UNIT CONSISTS OF VERY DEEP, NEARLY LEVEL, AND POORLY DRAINED SUN SOILS THAT FORMED IN GLACIAL TILL DEPOSITS	C/D
SkD	STOCKBRIDGE SILT LOAM	15 – 25%	THIS UNIT CONSISTS OF VERY DEEP, MODERATELY STEEP, AND WELL DRAINED STOCKBRIDGE SOILS THAT FORMED IN GLACIAL TILL DEPOSITS.	C

SITE DATA (PRIOR TO COMBING LOTS):

TAX MAP# 7167-14-258411

1. PROJECT LOCATION:
   21 MECHANIC STREET
   AMENIA NY, 12501
2. PROPERTY AREA = 0.92 ACRES
   ZONING = HM, HAMLET MIXED–USE
3. OWNER / APPLICANT:
   JOSEPH DUCILLO
   21 MECHANIC STREET
   AMENIA, NY 12504

TAX MAP# 7167-14-261376

1. PROJECT LOCATION:
   13 MECHANIC STREET
   AMENIA NY, 12501
2. PROPERTY AREA = 1.53 ACRES
   ZONING = HM, HAMLET MIXED–USE
3. OWNER:
   MECHANIC STREET LLC
   13 MECHANIC STREET
   AMENIA, NY 120501
4. APPLICANT:
   JOSEPH DUCILLO
   21 MECHANIC STREET
   AMENIA, NY 12504

GENERAL NOTES:

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2. APPLICANT MUST NOTIFY TOWN OF AMENIA ENGINEERING DEPARTMENT AND BUILDING DEPARTMENT AT LEAST 3 DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK ON SITE. CONTACT NUMBER IS 845–628–1500 EX. 183.
3. ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION.
4. PER NEW YORK STATE LAW, THE CONTRACTOR SHALL CALL DIG SAFELY NY (811) AT 1–800–962–7962 TWO (2) FULL DAYS PRIOR TO PERFORMING ANY EXCAVATION WORK.
5. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.

MAP NOTES:

1. PROPERTY SURVEY AND TOPOGRAPHY INFORMATION TAKEN FROM SURVEY TITLED SITE PLAN FOR OUTBACK STORAGE DATED FEBRUARY 24, 2016 PREPARED BY SPENCER S. HALL, LAND SURVEYOR. SURVEY WAS EMAILED TO CONNOLLY ENGINEERING IN AUTOCAD FORMAT ON FEBRUARY 25, 2016.
2. TOPOGRAPHIC SURVEY DATUM BASED ON USGS BM: LX1541 NAVD 88.

EXISTING CONDITIONS

SCALE: 1" = 40'

0 40' 80'

REV #5: 06-14-2019 (PER DEC COMMENTS)
REV #4: 01-07-2019 (PER DEC COMMENTS)
REV #3: 07-20-2018 (PER TOWN & DEC COMMENTS)
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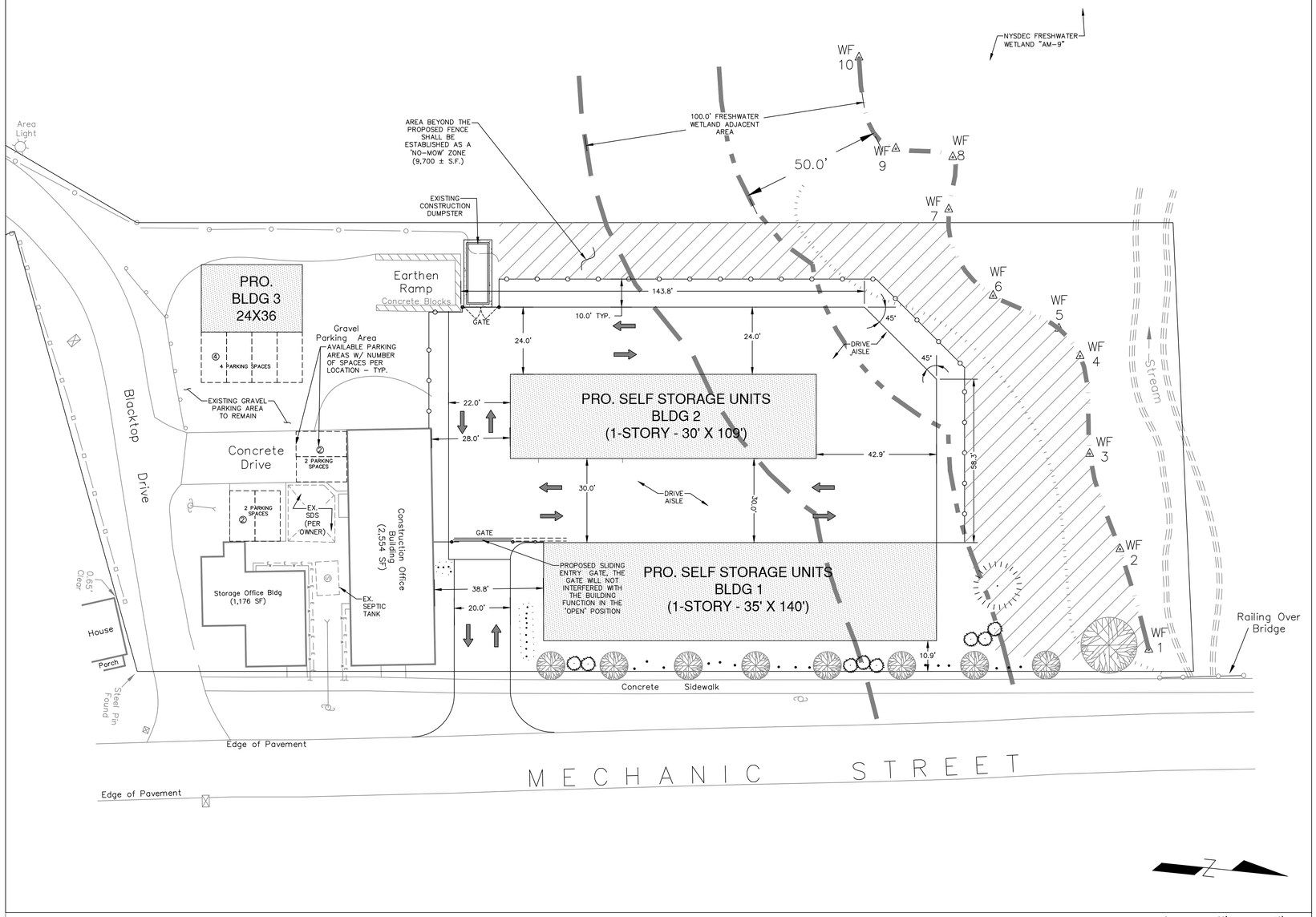
DANIEL T. CONNOLLY, P.E. LIC# 79413

PROJECT:
OUTBACK STORAGE EXPANSION
TOWN OF AMENIA, DUTCHESS COUNTY, NEW YORK

DRAWING:
EXISTING CONDITIONS PLAN

DATE: SEPTEMBER 14, 2016	DRAWING NO.:	SHEET:	
PROJECT NO.: 1510167	SP.2	2	9
SCALE: AS SHOWN			
DRAWN BY: BH/CEM			



SITE PLAN

SCALE: 1" = 20'

0 20' 40'

AQUIFER RECHARGE ANALYSIS

SYMBOL	NAME	SLOPES	HSG	RECHARGE RATE	ON-SITE AREA	RECHARGE
MnA	MASSENA SILT LOAM	0 – 3%	C/D	7.6 IN/YEAR	1.934 AC	14.70 IN/YR
Wy	WAYLAND SILT LOAM	0 – 3%	C/D	7.6 IN/YEAR	0.404 AC	3.07 IN/YR
Su	SUN SILT LOAM	0 – 3%	C/D	7.6 IN/YEAR	0.110 AC	0.84 IN/YR
SkD	STOCKBRIDGE SILT LOAM	15 – 25%	C	7.6 IN/YEAR	0.002 AC	0.06 IN/YR

TOTAL = 18.67 IN/YR

RECHARGE VS. CONSUMPTION COMPARISON

AS SHOWN IN THE TABLE ABOVE, THE SITE RECHARGES THE AQUIFER AT A RATE OF 18.67 IN/YR, 1.56 FT/YR
THE TOTAL SITE AREA IS 2.45 AC = 106,722 SF
106,722 SF x 1.56 FT/YR = 166,041 CF/YR OF RECHARGE

THE CONSUMPTION RATE IS BASED ON THE DAILY WATER USE FOR NON-RESIDENTIAL STRUCTURES x A FACTOR OF 6 (121-15G)
THERE IS 3,730 SF OF OFFICE USE
0.1 GPD/SF OF OFFICE PER NYSDEC GUIDELINES, 3,730 SF x 0.1 GPD/SF = 373 GPD
373 GPD x 6 = 2,238 GPD, 300 CF/DAY
300 CF/DAY x 365 = 109,500 CF/YR OF CONSUMPTION

166,041 CF/YR > 109,500 CF/YR OK

LEGEND

- PROJECT PROPERTY LINE
- WF #4 — WETLAND BOUNDARY W/ FLAG
- WETLAND 50' OFFSET
- WETLAND 100' ADJACENT AREA BOUNDARY
- FEMA – PROTECTED FLOODWAY LIMITS
- FEMA – 100-YR FLOOD LIMITS
- ACTUAL 100-YEAR FLOOD LIMITS BASED ON BASE FLOOD ELEVATION & EXISTING TOPOGRAPHY
- PROPOSED FENCE
- PROPOSED DROP CURB
- PROPOSED TRAFFIC DIRECTION ARROW
- PROPOSED TREE
- PROPOSED SHRUB
- PROPOSED NO-MOW ZONE

GENERAL NOTES:

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5. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
6. SEE PLANS PREPARED BY ECOLOGICAL SOLUTIONS, LLC FOR MEASURES TO MITIGATE POTENTIAL IMPACTS TO BOG TURTLES.

MAP NOTES:

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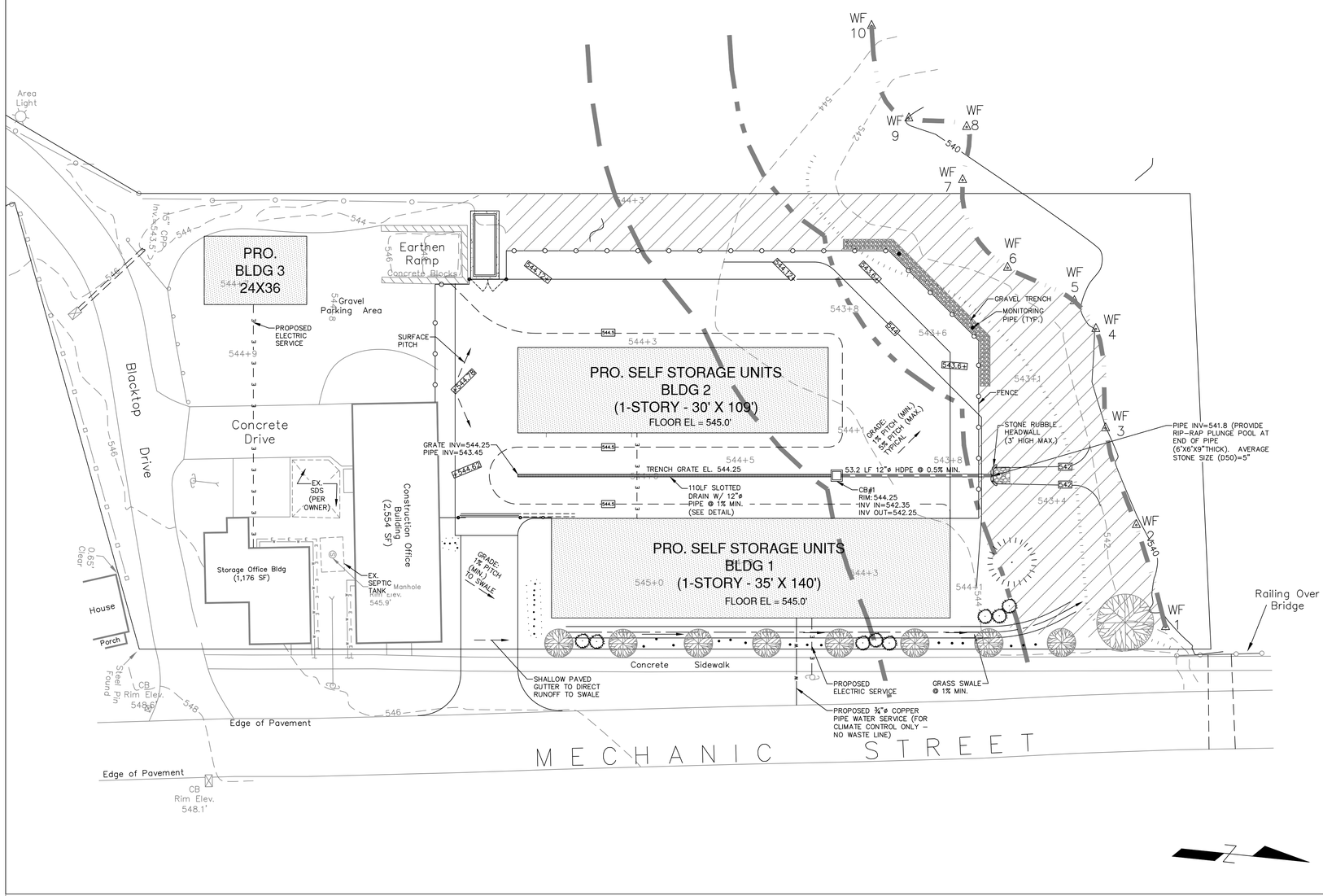
PROJECT:
OUTBACK STORAGE EXPANSION
TOWN OF AMENIA, DUTCHESS COUNTY, NEW YORK

DRAWING:
SITE PLAN

DATE: SEPTEMBER 14, 2016	DRAWING NO.:	SHEET:
PROJECT NO.: 1510167	SP.3	3 / 9
SCALE: AS SHOWN		
DRAWN BY: BH/CEM		



UTILITY PLAN

SCALE: 1" = 20'

0 20' 40'

LEGEND

- PROJECT PROPERTY LINE
- WETLAND BOUNDARY W/ FLAG (WF #4)
- WETLAND 50' OFFSET
- WETLAND 100' ADJACENT AREA BOUNDARY
- ACTUAL 100-YEAR FLOOD LIMITS BASED ON BASE FLOOD ELEVATION & EXISTING TOPOGRAPHY
- 540 — EXISTING MAJOR CONTOUR
- 538 — EXISTING MINOR CONTOUR
- EXISTING WATER SERVICE (APPROX.)
- EXISTING ELECTRIC SERVICE (APPROX.)
- 544 — PROPOSED CONTOUR
- +544.6 — PROPOSED SPOT ELEVATION
- PROPOSED WATER SERVICE
- PROPOSED ELECTRIC BURIED SERVICE
- PROPOSED ASPHALT DRAINAGE LINE
- PROPOSED GRASS SWALE
- PROPOSED FENCE
- PROPOSED DRAINAGE PIPE
- PROPOSED GRAVEL TRENCH
- PROPOSED MONITORING PIPE
- PROPOSED TREE
- PROPOSED SHRUB

GENERAL NOTES:

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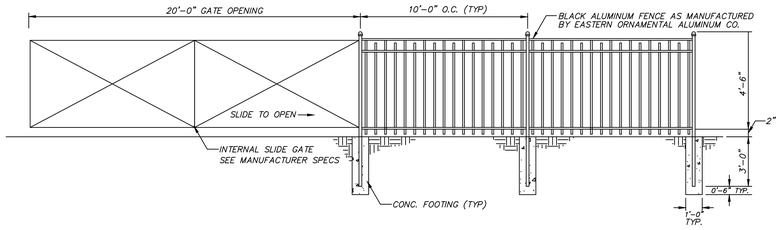
PROJECT:
OUTBACK STORAGE EXPANSION
TOWN OF AMENIA, DUTCHESS COUNTY, NEW YORK

DRAWING:
UTILITY PLAN

DATE: SEPTEMBER 14, 2016	DRAWING NO.:	SHEET:
PROJECT NO.: 1510167	SP.4	4 / 9
SCALE: AS SHOWN		
DRAWN BY: BH/CEM		

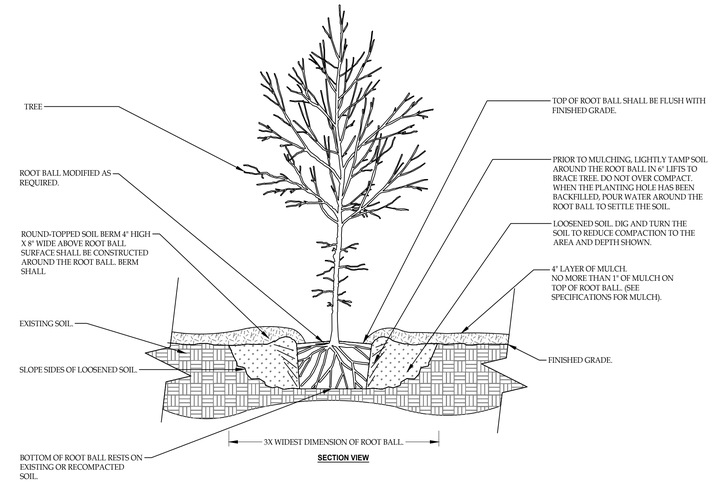


FENCE & INTERNAL SLIDE GATE DETAIL

(N.T.S.)

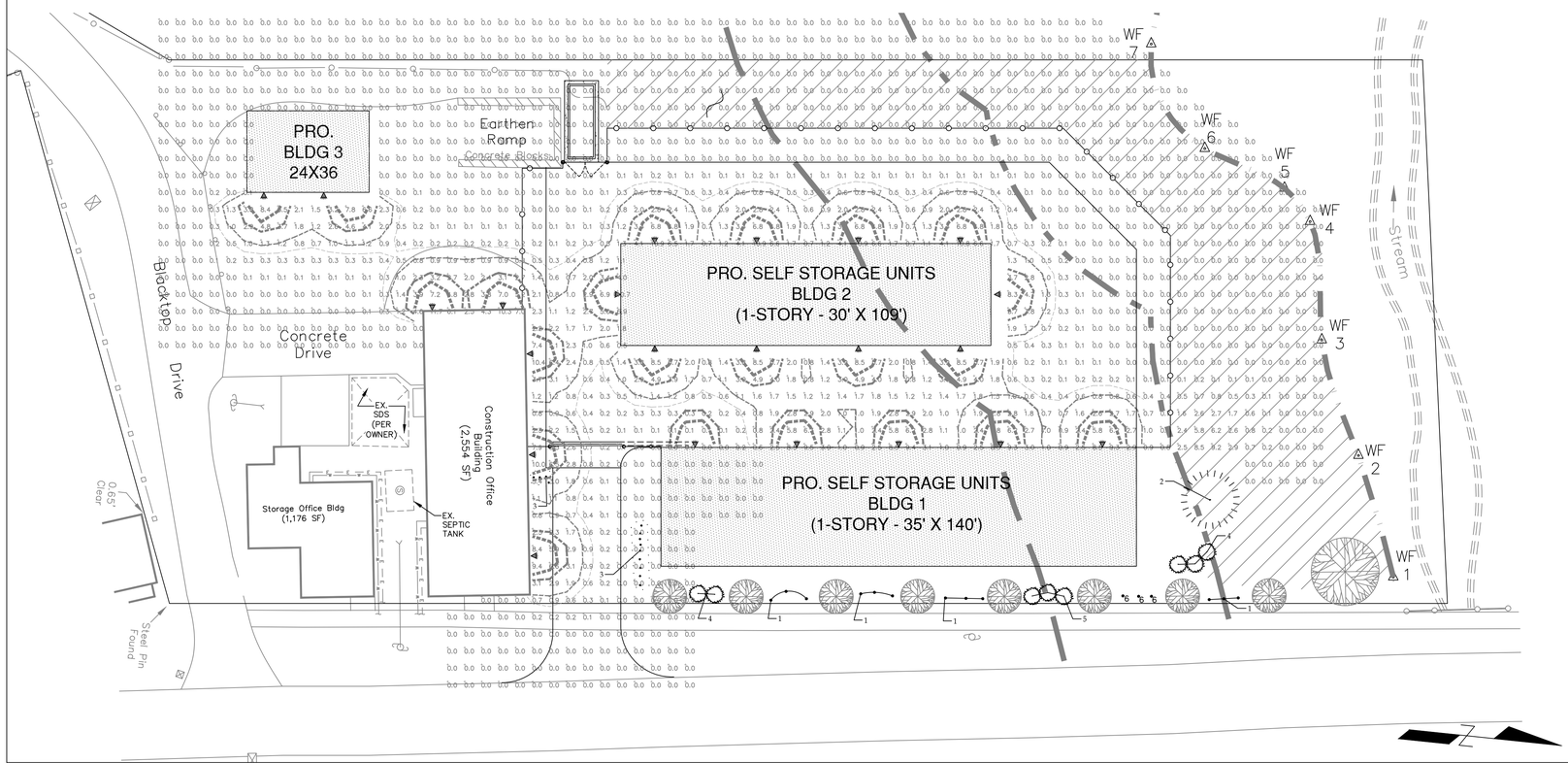
LEGEND

- PROJECT PROPERTY LINE
- WF #4 — WETLAND BOUNDARY W/ FLAG
- WETLAND 50' OFFSET
- WETLAND 100' ADJACENT AREA BOUNDARY
- PROPOSED GRASS SWALE
- PROPOSED FENCE
- PROPOSED DROP CURB
- NAME — PROPOSED TREE
- #NAME #NAME — PROPOSED SHRUB
- PROPOSED WALL MOUNT LIGHT
- 1.9 0.6 0.2 / 1.8 0.6 0.3 — PROPOSED PHOTOMETRIC GRID # (UNITS IN FOOT-CANDLES)
- PHOTOMETRIC CONTOURS: ½ FOOT-CANDLE, 1 FOOT-CANDLE, 3 FOOT-CANDLE, 5 FOOT-CANDLE



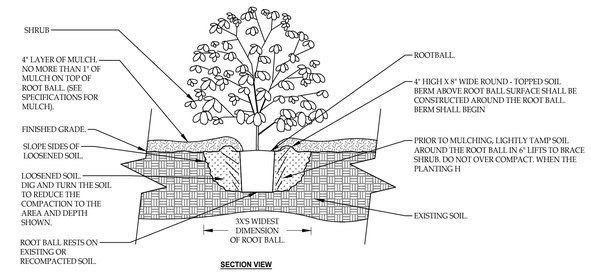
TREE PLANTING DETAIL

NOT TO SCALE



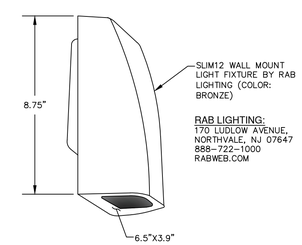
LANDSCAPING / LIGHTING PLAN

SCALE: 1" = 20'



SHRUB PLANTING DETAIL

NOT TO SCALE



BUILDING MOUNTED LIGHT

NOT TO SCALE

LUMINAIRE SCHEDULE

SYMBOL	QTY	DESCRIPTION	MOUNTING HEIGHT (FT)
▲	22	WALL MOUNT FIXTURE	8.25

LIGHTING NOTE:
RAB LIGHTING INC. PROVIDED EXTERIOR LIGHTING PHOTOMETRIC INFORMATION, DETAILS, & SPECIFICATIONS FOR THE BUILDING WALL MOUNTS FIXTURES.

LANDSCAPING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
1	MISCANTHUS SINENSIS	ADAGIO	12	
2	BETULA NIGRA	HERITAGE	1	CLUMP (10' - 12')
3	LIGUSTRUM OVALIFOLIUM	GARDEN PRIVET	13	5' - 6' (B&B)
4	ARONIA ARBUTIFOLIA	BRILLIANTISSIMA	5	3' - 4'
5	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	3	3' - 4'

GENERAL NOTES:
1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS / APPROVALS PRIOR TO START OF ANY WORK.
2. APPLICANT MUST NOTIFY TOWN OF AMENIA ENGINEERING DEPARTMENT AND BUILDING DEPARTMENT AT LEAST 3 DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK ON SITE. CONTACT NUMBER IS 845-628-1500 EX. 183.
3. ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION.
4. PER NEW YORK STATE LAW, THE CONTRACTOR SHALL CALL DIG SAFELY NY (811) AT 1-800-962-7962 TWO (2) FULL DAYS PRIOR TO PERFORMING ANY EXCAVATION WORK.
5. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.

MAP NOTES:
1. PROPERTY SURVEY INFORMATION TAKEN BY SURVEY TITLED SITE PLAN FOR OUTBACK STORAGE DATED FEBRUARY 24, 2016 PREPARED BY SPENCER S. HALL, LAND SURVEYOR. SURVEY WAS EMAILED TO CONNOLLY ENGINEERING IN AUTOCAD FORMAT ON FEBRUARY 25, 2016.
2. TOPOGRAPHIC SURVEY WAS BASED ON AN ACTUAL FIELD SURVEY, DATUM USED IS BASED ON USGS BM: LX1541 NAVD 88.

REV #5: 06-14-2019 (PER DEC COMMENTS)
REV #4: 01-07-2019 (PER DEC COMMENTS)
REV #3: 07-20-2018 (PER TOWN & DEC COMMENTS)
REV #2: 02-20-2018 (PER TOWN & DEC COMMENTS)
REV #1: 03-23-2017 (PER TOWN & DEC COMMENTS)
REV #7: 06-24-2020 (PER TOWN COMMENTS)
REV #6: 03-18-2020 (PER TOWN COMMENTS)

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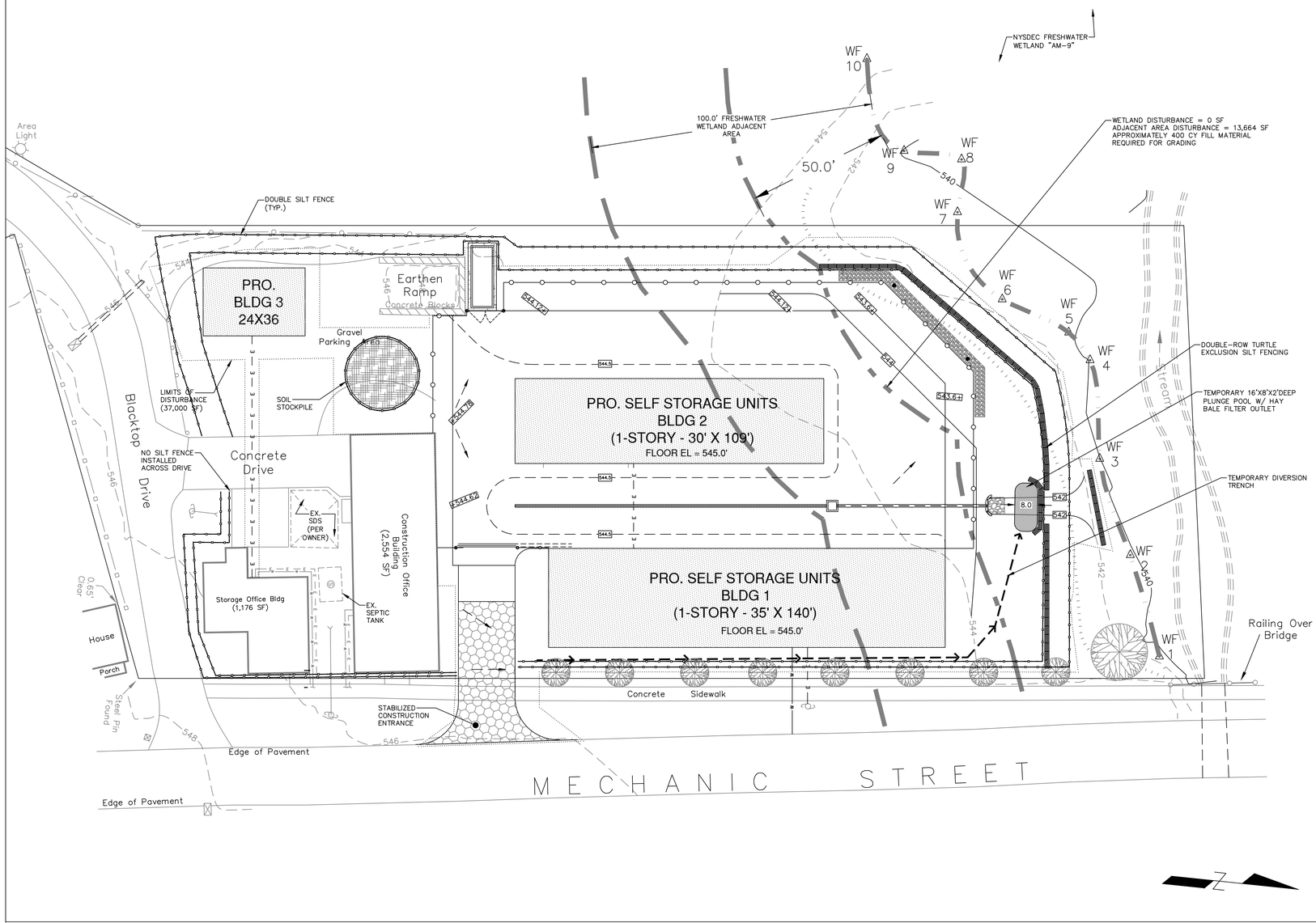
STATE OF NEW YORK — DANIEL T. CONNOLLY — NO. 079413 — LICENSED PROFESSIONAL ENGINEER

DANIEL T. CONNOLLY, P.E. LIC# 79413

PROJECT:
OUTBACK STORAGE EXPANSION
TOWN OF AMENIA, DUTCHESS COUNTY, NEW YORK

DRAWING:
LANDSCAPING / LIGHTING PLAN

DATE: SEPTEMBER 14, 2016	DRAWING NO.:	SHEET:
PROJECT NO.: 1510167	SP.5	5 / 9
SCALE: AS SHOWN		
DRAWN BY: BH/CEM		



EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

0 20' 40'

LEGEND

- PROJECT PROPERTY LINE
- WETLAND BOUNDARY W/ FLAG (WF #4)
- WETLAND 50' OFFSET
- WETLAND 100' ADJACENT AREA BOUNDARY
- ACTUAL 100-YEAR FLOOD LIMITS BASED ON BASE FLOOD ELEVATION & EXISTING TOPOGRAPHY
- 540 EXISTING MAJOR CONTOUR
- 538 EXISTING MINOR CONTOUR
- 544 PROPOSED CONTOUR
- +544.6 PROPOSED SPOT ELEVATION
- PROPOSED LIMITS OF DISTURBANCE
- DOUBLE SILT FENCE
- PROPOSED HAY BALE
- PROPOSED SOIL STOCK PILE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED TEMPORARY DIVERSION SWALE
- PROPOSED FENCE
- PROPOSED DRAINAGE PIPE
- PROPOSED GRAVEL TRENCH
- PROPOSED MONITORING PIPE

SEQUENCE OF CONSTRUCTION:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS / APPROVALS PRIOR TO THE START OF CONSTRUCTION.
2. APPLICANT MUST NOTIFY TOWN BUILDING DEPARTMENT AT LEAST 3 DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK ONSITE.
3. DELINEATE LIMITS OF DISTURBANCE AND MARK WITH FLAGS.
4. DELINEATE LIMITS OF SEPTIC SYSTEM (PROTECT DURING CONSTRUCTION).
5. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
6. INSTALL DOUBLE ROW TURTLE EXCLUSION SILT FENCING BEFORE GROUND DISTURBANCE COMMENCES.
7. INSTALL SILT FENCE & HAY BALES.
8. CLEAR AND GRUB WITHIN LIMITS OF DISTURBANCE AND STOCKPILE TOPSOIL WHERE INDICATED ON PLAN.
9. ROUGH GRADE.
10. INSTALL BUILDING FOUNDATIONS.
11. INSTALL DRAINAGE SYSTEM (DO NOT INSTALL GRAVEL DITCH) AND DO NOT ALLOW WATER INFLOW INTO PIPE DRAINAGE SYSTEM.
12. INSTALL GRASS SWALE.
13. PAVE DRIVE AISLE AND ENTRANCE.
14. INSTALL LANDSCAPING.
15. FINISH GRADE, SEED & MULCH ALL GRASS AREAS.
16. INSTALL GRAVEL TRENCH AND RIP RAP PLUNGE POOL.
17. TEMPORARY SEED AND MULCH DISTURBED AREAS THAT WILL NOT BE WORKED WITHIN OVER 7 DAYS.
18. FINISH CONSTRUCTION OF BUILDINGS.
19. CLEAN AND OPEN ALL DRAINAGE NETWORKS FOR PERMANENT USE.
20. CLOSE ANY OPEN PERMITS ONCE WORK IS COMPLETE AND DISTURBED AREAS ARE PERMANENTLY STABILIZED.

DOUBLE SILT NOTES:

1. A DOUBLE ROW OF SILT FENCING SHALL BE INSTALLED AROUND THE ENTIRE LIMIT OF DISTURBANCE.
2. THE 10' TYPICAL SPACING SHALL BE FOLLOWED PER THE DETAIL ON SHEET 7/7.
3. IN AREAS WHERE THE 10' SPACING CANNOT BE ACHIEVED DUE TO SITE CONSTRAINTS, THE SILT FENCING SHALL BE INSTALLED AS SHOWN ON THIS PLAN.
4. THE EXISTING DRIVES WILL NOT BE CORDONED OFF WITH SILT FENCING.

GENERAL NOTES:

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4. PER NEW YORK STATE LAW, THE CONTRACTOR SHALL CALL DIG SAFELY NY (811) AT 1-800-962-7962 TWO (2) FULL DAYS PRIOR TO PERFORMING ANY EXCAVATION WORK.
5. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
6. THE BOG TURTLE CONSERVATION MEASURES ARE INCLUDED IN A SEPARATE DOCUMENT, THE BOG TURTLE EDUCATION & ENCOUNTER PLAN, PREPARED AND OVERSEEN BY MR. MIKE NOWICKI, THE PROJECTS NYSDEC QUALIFIED BIOLOGIST.

THE CONSERVATION MEASURES INCLUDE:

- THE INSTALLATION AND MAINTENANCE OF DOUBLE ROW TURTLE EXCLUSION SILT FENCING.
- A WORKER EDUCATION PROCEDURE
- REPORTING REQUIREMENT TO STATE AND FEDERAL WILDLIFE AGENCIES

MAP NOTES:

1. PROPERTY SURVEY INFORMATION TAKEN BY SURVEY TITLED SITE PLAN FOR OUTBACK STORAGE DATED FEBRUARY 24, 2016 PREPARED BY SPENCER S. HALL, LAND SURVEYOR. SURVEY WAS EMAILED TO CONNOLLY ENGINEERING IN AUTOCAD FORMAT ON FEBRUARY 25, 2016.
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PROJECT:
OUTBACK STORAGE EXPANSION
TOWN OF AMENIA, DUTCHESS COUNTY, NEW YORK

DRAWING:
EROSION & SEDIMENT CONTROL PLAN

DATE: SEPTEMBER 14, 2016	DRAWING NO.:	SHEET:	
PROJECT NO.: 1510167	SP.6	6	9
SCALE: AS SHOWN			
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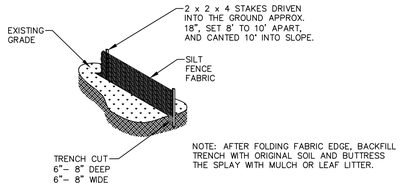
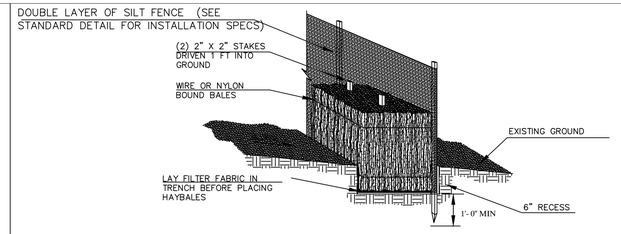
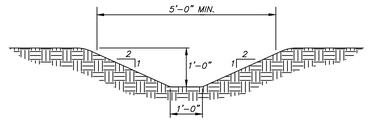


SILT FENCE

(N.T.S.)



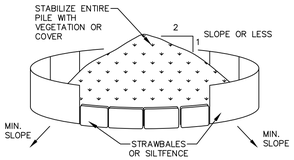
SILT FENCE & HAYBALE SEDIMENT BARRIER (N.T.S.)



GRASS SWALE TO BE LINED WITH CHANNEL LINER C-125 AS MANUFACTURED BY "NORTH AMERICAN GREEN" OR APPROVED EQUAL.

GRASS SWALE DETAIL

(N.T.S.)

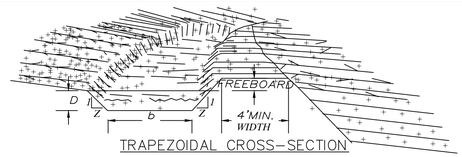


INSTALLATION NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILTFENCE.

SOIL STOCKPILING

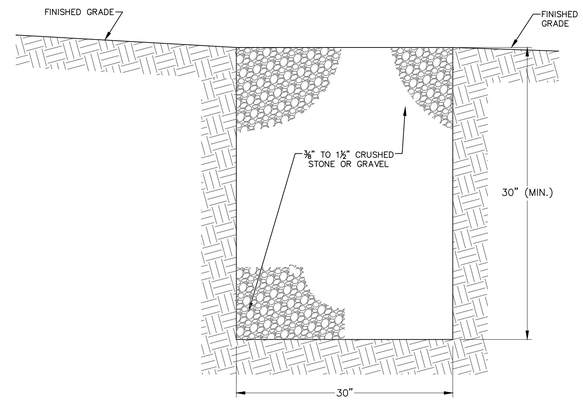
(N.T.S.)



1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE DIVERSION.
2. THE DIVERSION SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS-SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
3. FILLS SHALL BE COMPACTED AS NEEDED TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETE DIVERSION.
4. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE DIVERSION.
5. STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARD AND SPECIFICATIONS FOR VEGETATIVE PRACTICES.
6. FOR DESIGN VELOCITIES OF LESS THAN 3.5 FT. PER. SEC., SEEDING AND MULCHING MAY BE USED FOR THE ESTABLISHMENT OF THE VEGETATION. IT IS RECOMMENDED THAT, WHEN CONDITIONS PERMIT, TEMPORARY DIVERSIONS OR OTHER MEANS SHOULD BE USED TO PREVENT WATER FROM ENTERING THE DIVERSION DURING THE ESTABLISHMENT OF THE VEGETATION.
7. FOR DESIGN VELOCITIES OF MORE THAN 3.5 FT. PER. SEC., THE DIVERSION SHALL BE STABILIZED WITH SOD, WITH SEEDING PROTECTED BY JUTE OR EXCELSIOR MATTING OR WITH SEEDING AND MULCHING INCLUDING TEMPORARY DIVERSION OF THE WATER UNTIL THE VEGETATION IS ESTABLISHED.

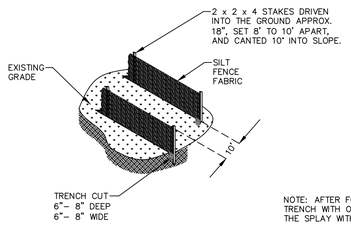
TEMPORARY DIVERSION TRENCH DETAIL

(N.T.S.)



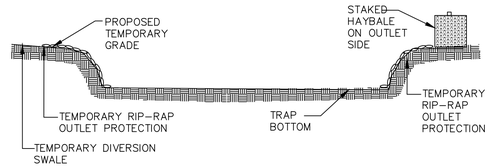
GRAVEL TRENCH

(N.T.S.)



DOUBLE ROW TURTLE EXCLUSION SILT FENCING DETAIL

(N.T.S.)



NOTES:

1. TEMPORARY PLUNGE POOL WILL BE INSPECTED AFTER EACH STORM OF 1/2" RAINFALL OR GREATER AND RISER WILL BE CLEARED OF ANY DEBRIS OR EXCESSIVE SILT.

2. TEMPORARY PLUNGE POOL SHALL BE CLEANED OUT WHEN 1/2 OF CAPACITY HAS BEEN ACCUMULATED WITH SEDIMENT. ONCE SEDIMENT HAS REACHED THIS MARK, CONTRACTOR WILL IMMEDIATELY CLEAN OUT SEDIMENT TO ORIGINAL SEDIMENT TRAP GRADE.

3. BERM TO BE MECHANICALLY COMPACTED EACH FILL, 8" LIFTS TO (95 % PROCTOR DENSITY). BERM FILL SHALL BE FREE OF ROOTS, WOODY VEGETATION, OVERSIZED STONES AND RELATIVELY PERVIOUS MATERIALS SUCH AS SAND OR GRAVEL.

4. TEMPORARY PLUNGE POOL WILL BE STABILIZED WITH JUTE MESH DURING THE NON GROWING SEASON. DURING THE GROWING SEASON HYDROMULCH AND/ OR SEED AND STRAW MULCH.

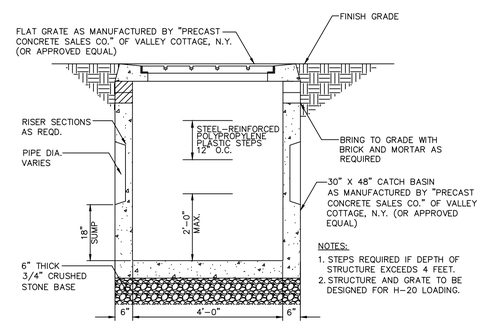
5. ALL SLOPES SHALL BE 2:1 OR FLATTER.

6. THE STRUCTURE SHALL BE REMOVED AND AREA STABILIZED WHEN THE DISTURBED DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

7. RESTORATION SHALL INCLUDE FINE GRADING, TOPSOILING, SEED AND MULCH.

TEMPORARY PLUNGE POOL DETAIL

(N.T.S.)

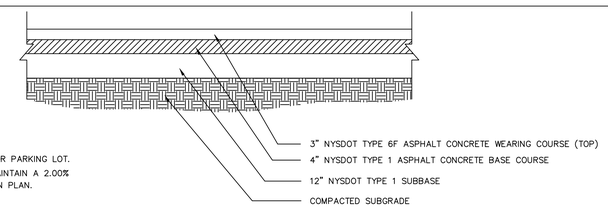


NOTES:

1. STEPS REQUIRED IF DEPTH OF STRUCTURE EXCEEDS 4 FEET.
2. STRUCTURE AND GRATE TO BE DESIGNED FOR H-20 LOADING.

DRAIN INLET DETAIL

(N.T.S.)



NOTE:

1. MIN. SLOPE SHALL BE 1.00% FOR PARKING LOT.
2. CROWNED ROADWAYS SHALL MAINTAIN A 2.00% CROWN IN DIRECTION SHOWN ON PLAN.

SITE PAVEMENT DETAIL

(N.T.S.)

SPECIFICATIONS FOR MULCHING:

TO BE PROVIDED ON SOILS SUBJECT TO EROSION ON CRITICAL AREAS: AND ON SOILS THAT HAVE A LOW INFILTRATION RATE.

SITE PREPARATION – PRIOR TO MULCHING, INSTALL THE NECESSARY TEMPORARY OR PERMANENT EROSION CONTROL (STRUCTURAL) PRACTICES AND DRAINAGE SYSTEMS WITHIN OR ADJACENT TO AREA TO BE MULCHED.

SLOPE GRADE AND SMOOTH THE SITE CONVENTIONAL EQUIPMENT IS TO BE USED IN APPLYING AND ANCHORING THE MULCH.

REMOVE ALL UNDESIRABLE STONES AND OTHER DEBRIS DEPENDING ON ANTICIPATED LAND USE. COMPACTED OR CRUSHED SOIL SURFACES SHOULD BE LOOSENED TO LAST TWO (2) INCHES BY DISKING OR OTHER SUITABLE METHODS.

PERMANENT VEGETATIVE COVER:

1. SITE PREPARATION
   a.) INSTALL EROSION CONTROL MEASURES.
   b.) SCARIFY COMPACTED SOIL AREAS.
   c.) LIME AS REQUIRED TO PH 6.5
   d.) FERTILIZE WITH 10–6–4 4LB/1,000 S.F.
   e.) INCORPORATE AMENDMENTS INTO SOIL WITHIN DISC HARROW.
2. SEED MIXTURES OPTIONS FOR USE ON LAWN AREAS.

	MIXTURE	LB./1000 SF
SUNNY SITES	65% KENTUCKY BLUE GRASS	2.0–2.6
	20% PERENNIAL RYGRASS	0.6–0.8
	15% FINE FESCUE	0.4–0.6
SUNNY DROUGHTY SITES	65% FINE FESCUE	2.6–3.3
	15% PERENNIAL RYGRASS	0.6–0.7
	20% KENTUCKY BLUEGRASS BLEND	0.8–1.0
SHADY DRY SITES	65% FINE FESCUE	2.6–3.3
	15% PERENNIAL RYGRASS	0.6–0.7
	20% KENTUCKY BLUEGRASS BLEND	0.8–1.0
SHADY WET SITES	70% ROUGH BLUEGRASS	1.4–2.1
	30% BLEND OF SHADE–TOLERANT KENTUCKY BLUEGRASS	0.6–0.9

3. SEEDING
   a.) PREPARE SEED BED BY RAKING TO REMOVE STONES, TWIGS, ROOTS AND OTHER FOREIGN MATERIAL.
   b.) APPLY SOIL AMENDMENTS AND INTEGRATE INTO SOIL.
   c.) APPLY SEED UNIFORMLY BY CYCLONE SEEDER CULTI–PACKER OR HYDRO–SEEDER AT RATE INDICATED.
   d.) STABILIZE SEEDED AREAS IN DRAINAGE SWALES.
   e.) IRRIGATE TO FULLY SATURATE SOIL LAYER, BUT NOT TO DISLODGE PLANTING SOIL.
   f.) SEED BETWEEN MARCH 15TH TO MAY 31ST AND SEPTEMBER 1ST TO NOVEMBER 15TH. SEEDING MAY OCCUR BETWEEN MAY 31ST AND AUGUST 15TH IF ADEQUATE IRRIGATION IS PROVIDED.

TOPSOIL:

EXISTING TOPSOIL WILL BE REMOVED AND STORED IN PILES SUFFICIENTLY REMOVED FROM OTHER EXCAVATION TO AVOID MIXING. STOCKPILES SHALL BE SURROUNDED BY EROSION CONTROL AS OUTLINED ON THESE PLANS.

THE FURNISHING OF NEW TOPSOIL SHALL BE OF A BETTER OR EQUAL TO QUALITY OF THE EXISTING ADJACENT TOPSOIL. IT SHALL MEET THE FOLLOWING CRITERIA:

1 THE PH OF THE MATERIAL SHALL BE 5.5 TO 7.6.

2. THE ORGANIC CONTENT SHALL NOT BE LESS THAN 2% OR MORE THAN 70%

3. GRADATION:

SIEVE SIZE	%PASSING BY WT.
2 INCH	100
1 INCH	85 TO 100
1/4 INCH	65 TO 100
No. 200 MESH	20 TO 80

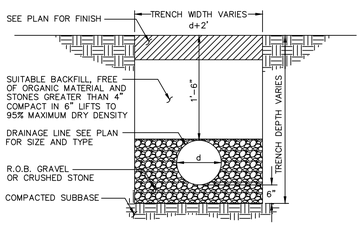
TEMPORARY VEGETATIVE COVER:

1. SITE PREPARATION
   a.) INSTALL EROSION CONTROL MEASURES.
   b.) SCARIFY AREAS OF COMPACTED SOIL.
   c.) FERTILIZE WITH 10–10–10 AT 400/ACRE.
   d.) LIME AS REQUIRED TO PH 6.5.
2. SEED SPECIES

MIXTURE	LB./ACRE
PERENNIAL RYEGRASS	40
CEREAL OATS	36

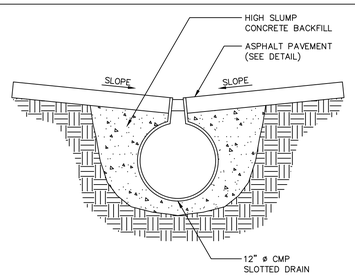
SEEDING
SAME AS PERMANENT VEGETATIVE COVER

VEGETATION SPECIFICATIONS



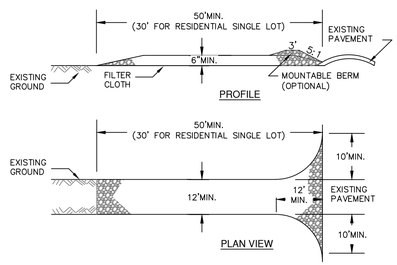
DRAINAGE LINE TRENCH DETAIL

(N.T.S.)



SLOTTED DRAIN DETAIL

(N.T.S.)



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH – 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, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

(N.T.S.)

REV #5: 06-14-2019 (PER DEC COMMENTS)
REV #4: 01-07-2019 (PER DEC COMMENTS)
REV #3: 07-20-2018 (PER TOWN & DEC COMMENTS)
REV #2: 02-20-2018 (PER TOWN & DEC COMMENTS)
REV #1: 03-23-2017 (PER TOWN & DEC COMMENTS)
REV #7: 06-24-2020 (PER TOWN COMMENTS)
REV #6: 03-18-2020 (PER TOWN COMMENTS)

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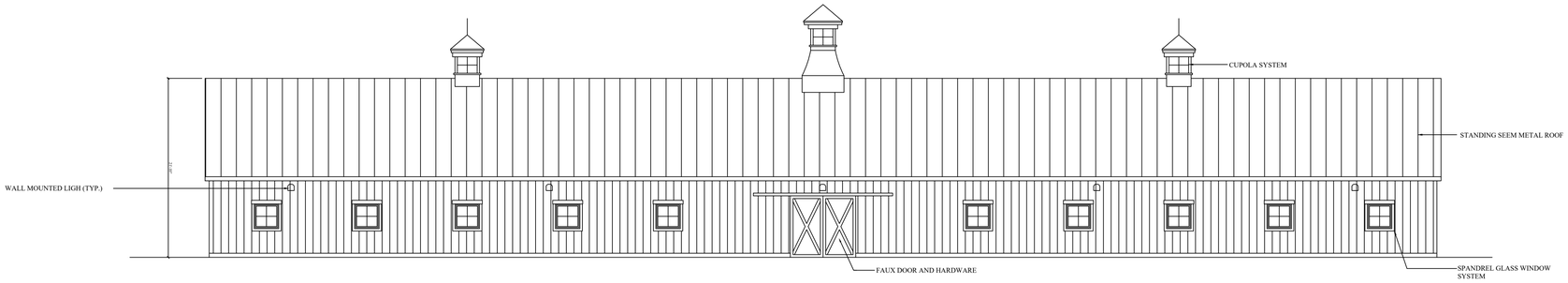
STATE OF NEW YORK · DANIEL T. CONNOLLY · NO. 079413 · LICENSED PROFESSIONAL ENGINEER

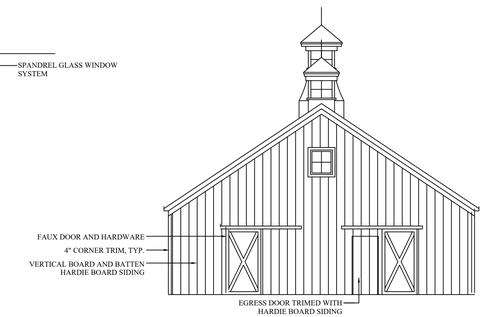
DANIEL T. CONNOLLY, P.E. LIC# 79413

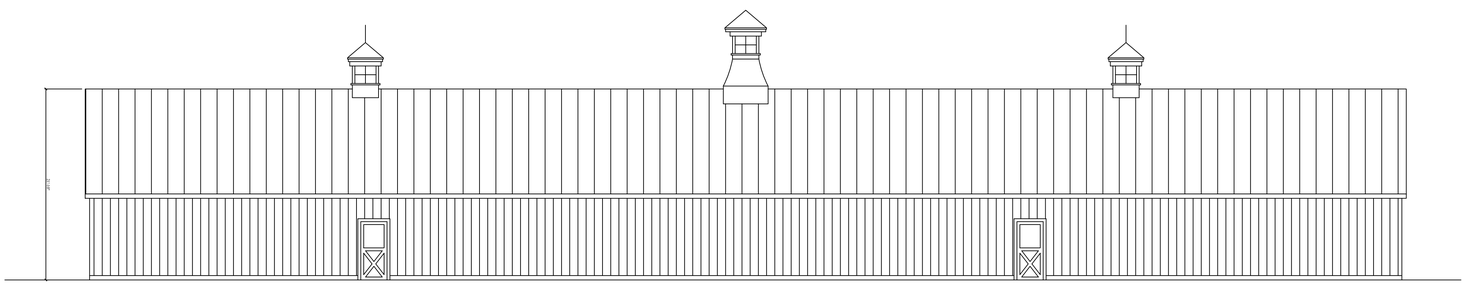
PROJECT:
OUTBACK STORAGE EXPANSION
TOWN OF AMENIA, DUTCHESS COUNTY, NEW YORK

DRAWING:
DETAILS

DATE: SEPTEMBER 14, 2016	DRAWING NO.:	SHEET:	
PROJECT NO.: 1510167	D.1	7	9
SCALE: AS SHOWN			
DRAWN BY: BH/CEM			







BUILDING 1 - ELEVATION VIEW

1/8" = 1'

NOTES:
1. ELEVATIONS PROVIDED BY SPIRE ARCHITECTURE EMAILED TO CONNOLLY ENGINEERING IN AUTOCAD FORMAT ON MARCH 3, 2020

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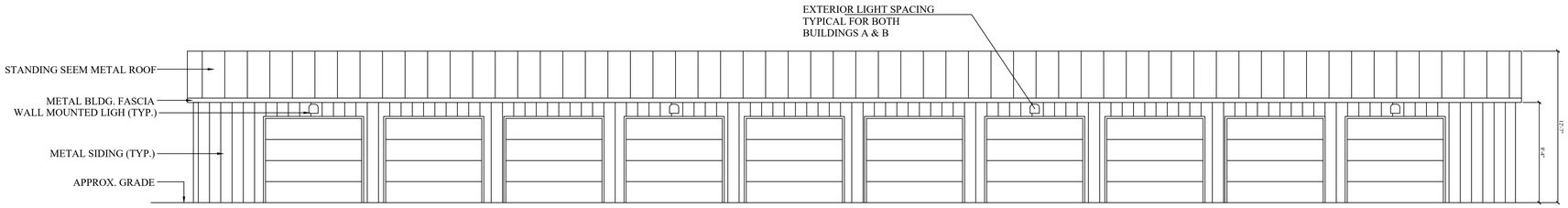
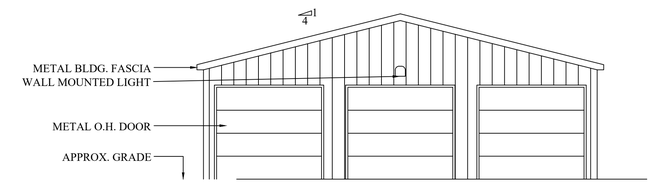
PROJECT:
OUTBACK STORAGE EXPANSION
TOWN OF AMENIA, DUTCHESS COUNTY, NEW YORK

DRAWING:
BUILDING ELEVATIONS

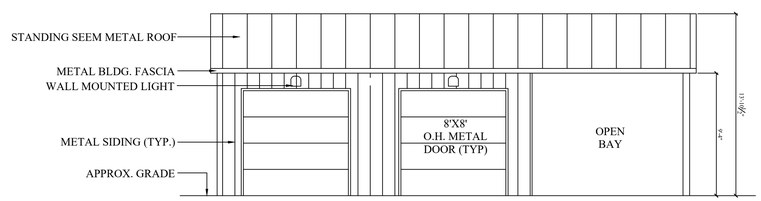
DATE: SEPTEMBER 14, 2016	DRAWING NO.:	SHEET:	
PROJECT NO.: 1510167	A.1	8	9
SCALE: AS SHOWN			
DRAWN BY: BH/CEM			

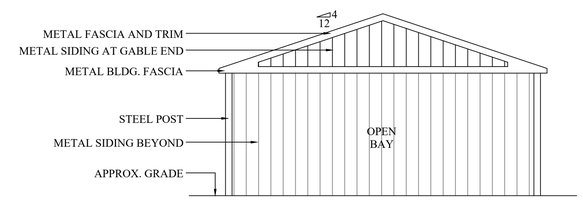




BUILDING 2 - ELEVATION VIEW

3/16" = 1'





BUILDING 3 - ELEVATION VIEW

3/16" = 1'

NOTES:
1. ELEVATIONS PROVIDED BY SPIRE ARCHITECTURE EMAILED TO CONNOLLY ENGINEERING IN AUTOCAD FORMAT ON MARCH 3, 2020

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TOWN OF AMENIA, DUTCHESS COUNTY, NEW YORK

DRAWING:
BUILDING ELEVATIONS

DATE: SEPTEMBER 14, 2016	DRAWING NO.:	SHEET:	
PROJECT NO.: 1510167	A.2	9	9
SCALE: AS SHOWN			
DRAWN BY: BH/CEM			