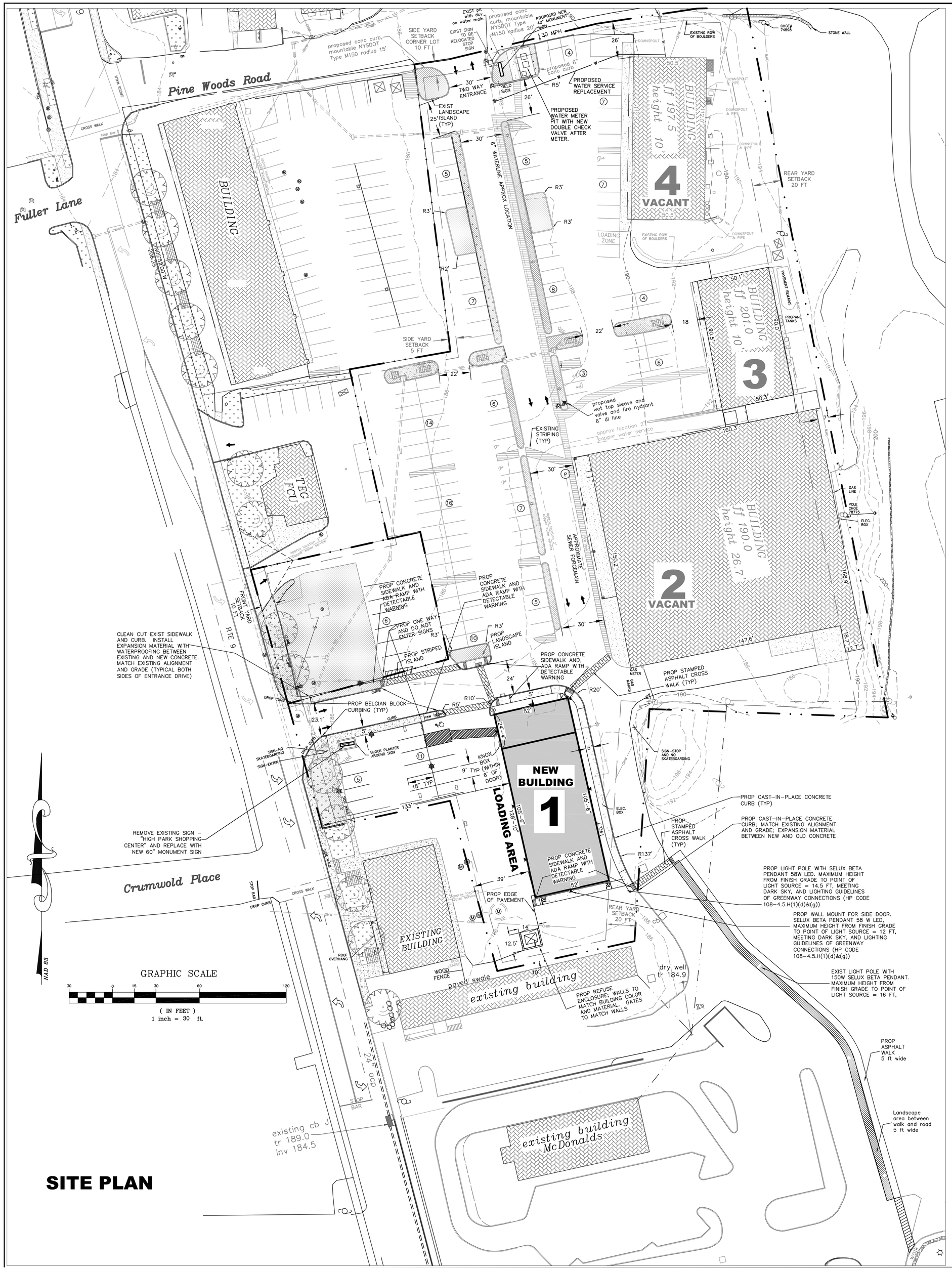
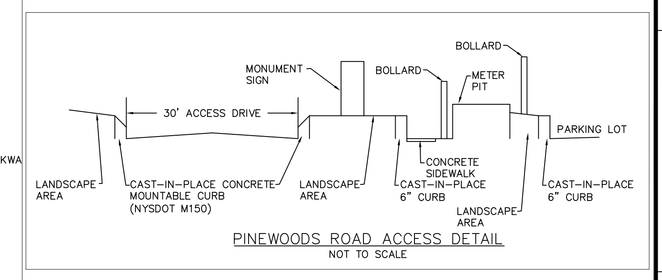


SITE PLAN

LEGEND:

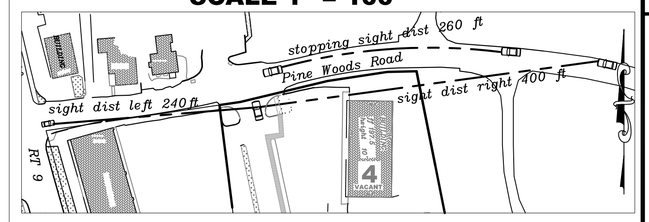
- EXISTING TREE WITH BRICK INSIDE CONCRETE CURB PUMP CHAMBER
- EXISTING PROJECT PARCELS PROPERTY LINE
- EXISTING PIPE OF PIN FOUND OR SET (AS NOTED)
- EXISTING PUMP CHAMBER
- EXISTING MANHOLE
- EXISTING LAMP POST
- EXISTING LIGHT ON BUILDING OR UTILITY POLE
- EXISTING OVERHEAD WIRES
- EXISTING UTILITY POLE
- EXISTING GUY WIRE (ANCHOR)
- EXISTING CONC ISLAND/ SIDEWALK
- EXISTING LANDSCAPED AREA
- EXISTING BRICK
- EXISTING STONE WALL
- EXISTING LANDSCAPE STONE
- EXISTING ROCK OUTCROP
- EXISTING WATER MAIN
- EXISTING WATER WITH GATE VALVE OR SHUTOFF
- ONSITE / OFFSITE EXISTING BUILDING
- EXISTING BUILDING OVERHANG
- EXISTING PILLAR
- EXISTING YELLOW STRIPING
- EXISTING EXISTING HANDI-CAP PARKING
- EXISTING SIGNS ON POSTS
- EXISTING CONCRETE CURB
- EXISTING PIPE AND DIRECTION OF FLOW
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING REFUSE CONTAINER
- SETBACK LINE
- EXISTING TREE WITH DIAMETER IN INCHES
- PROPOSED BUILDING
- PROPOSED CURB CONCRETE / BELGIUM BLOCK
- PROPOSED SIDEWALK AND CURB
- PROPOSED STAMPED ASPHALT CROSSWALK
- PROPOSED PAINTED STRIPES AND HANDICAP SYMBOL
- PROPOSED CATCH BASIN AND STORM PIPE
- PROPOSED WATER SERVICE AND SHUTOFF
- PROPOSED SANITARY PIPE WITH DBOX AND CLEANOUT
- PROPOSED H-20 COVER AND RISER
- PROPOSED WALL OR POLE LIGHT
- PROPOSED CONTOUR MINOR
- PROPOSED REFUSE ENCLOSURE AND CONTAINER
- PROPOSED INFILTRATION AREA
- EXISTING TREE
- PROP LIGHT POLE WITH SELUX BETA PENDANT 58W LED. MAXIMUM HEIGHT FROM FINISH GRADE TO POINT OF LIGHT SOURCE = 14.5 FT, MEETING DARK SKY, AND LIGHTING GUIDELINES OF GREENWAY CONNECTIONS (HP CODE 108-4.5.H(1)(d)&(g))
- PROP GOOSE NECK MOUNTED ON BUILDING, SELUX BETA PENDANT 58 W LED, MAXIMUM HEIGHT FROM FINISH GRADE TO POINT OF LIGHT SOURCE = 12 FT, MEETING DARK SKY, AND LIGHTING GUIDELINES OF GREENWAY CONNECTIONS (HP CODE 108-4.5.H(1)(d)&(g))
- PROPOSED HANDICAPPED STRIPPING
- PROPOSED PAINTED STRIPPED WALKWA

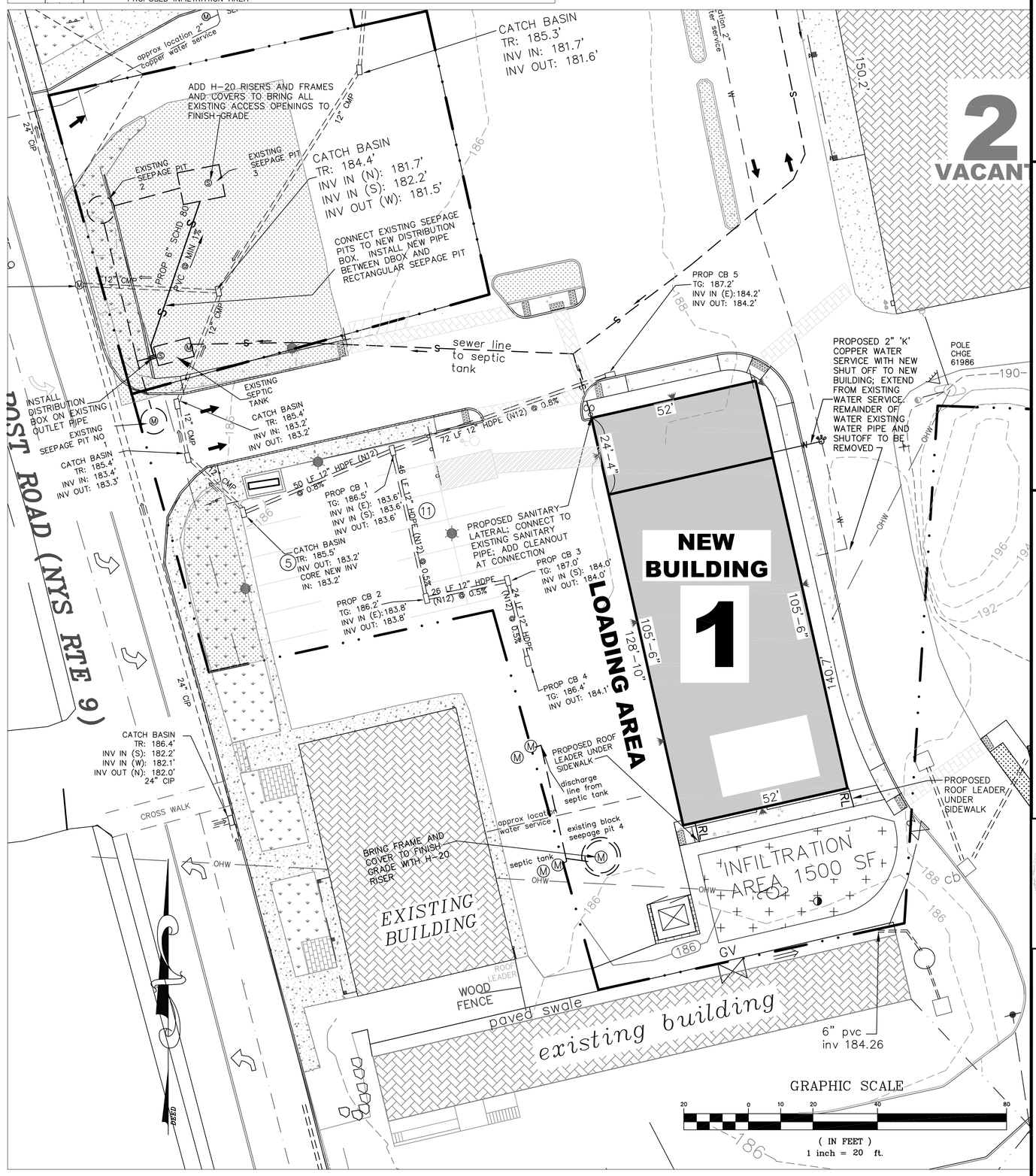
NOTES:
1. ALL EASEMENTS ONSITE ARE SHOWN ON EXISITING CONDITIONS MAP
2. ALL PROPOSED UTILITIES WIL BE INSTALLED UNDERGROUND
3. EXISTING MCDONALDS AREA FROM ASBUILT DWG FROM BOLHER
4. EXISTING PARKING LOT TO REMAIN WITH ASPHALT RESTORATION (SEE SHEET SWP1 FOR DELINEATION OF RESTORATION AREAS)



PINEWOODS ROAD ACCESS DETAIL
NOT TO SCALE

SIGHT DISTANCE PINEWOODS AND ACCESS DRIVE TO SITE SCALE 1" = 100'





ENLARGEMENT OF PROPOSED DEVELOPMENT GRADING AND UTILITY PLAN

NO.	DATE	REVISIONS	BY
1	08/01/16	per Town Review	jpd
2	09/06/16	per Town Review	rkd

Date 06/01/16

Sheet SP-1

SITE, GRADING, UTILITY & SIGHT DISTANCE PLAN

HYDE PARK TOWN CENTER - NORTH
4274 & 4280 Albany Post Rd
Town of Hyde Park
Dutchess County
State of New York

OWNER/APPLICANT
N&N HYDE PARK LLC
1089 LITTLE BRITAIN RD
NEW WINDSOR NY

STATE OF NEW YORK — JOHN P. BERGER — LICENSED PROFESSIONAL ENGINEER — LICENSED LAND SURVEYOR

BERGER ENGINEERING AND SURVEYING
100 FULTON AVE.
POUGHKEEPSIE N.Y. 12603
(845) 471 - 7383

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