

LEGEND:
(SEE ALSO NOTES & LEGENDS ON SHEET 0001)

- PROPERTY LINE
- SETBACK LINE
- BUILDING
- ASPHALT PARKING AREA:
PAVED ROAD
- POROUS PAVEMENT
- ROAD CENTER LINE
- SIDEWALK
- CONCRETE CURB
- SIGN
- 2 POSTED SIGN
- PARKING COUNT
- RETAINING WALL
- BRICK PAVERS BETWEEN
BUILDINGS STAMPED &
COLORED CONCRETE
PAVEMENT
- LIMIT OF WORK BOUNDARY
- LANDSCAPED AREA
- RIPRAP
- CONCRETE
- ROAD LINING & STRIPING
- PROPOSED TREELINE
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CLEAN OUT
- PROPOSED DRAINAGE MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED CATCH BASIN

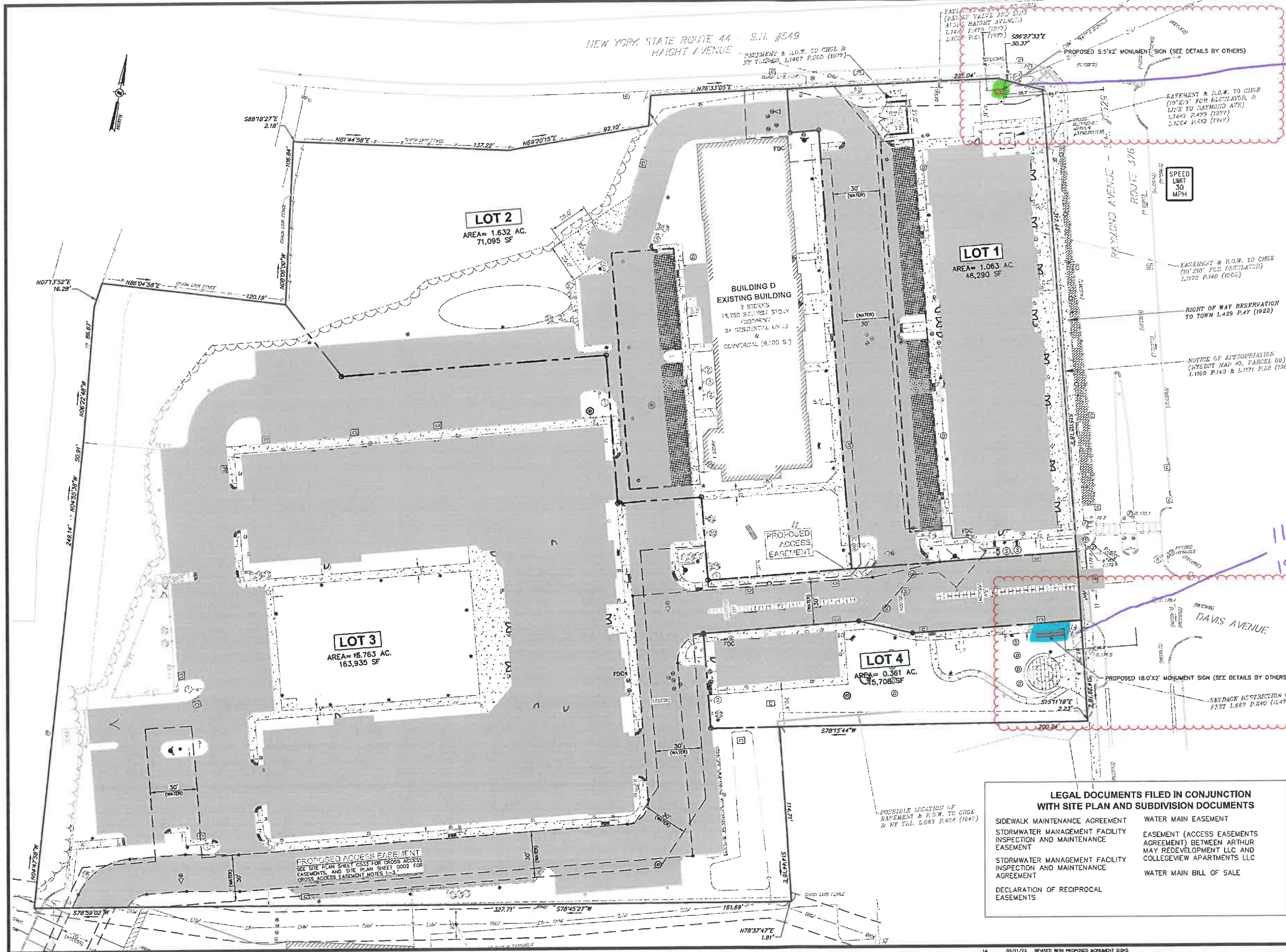
14'3" hll
5'9" wide
monument

11'7" hll
18' wide

- NOTES:**
- SEE ALSO 'NOTES AND LEGENDS' SHEET 0002 FOR ADDITIONAL NOTES AND LEGENDS.
 - THE LOCATION OF THE THREE NYS DOT ROAD SIGNS ALONG NYS ROUTE 376 (RAYMOND AVE) IS TO BE COORDINATED WITH THE NYS DOT.
 - THE APPLICANT WILL REPAVE THE DRIVEWAY AND PARKING SPACES THAT IMMEDIATELY ADJACENT TO THE DRIVEWAY ON BOTH SIDES OF THE DRIVEWAY ON THE MIRON PROPERTY WHICH IS THE AREA OF THE EASEMENT IN THE ANNEXED EASEMENT TO BE GRANTED BY MIRON. THE APPLICANT SHALL CARRY OUT THIS REPAVING BY THE TIME THAT THE APPLICANT COMPLETES THE PAVING OF THE ARTHUR MAY DEVELOPMENT PROJECT.
 - A RETAIL BUSINESS MAY BE PERMITTED TO HAVE A TEMPORARY SIDEWALK DISPLAY OF STORE MERCHANDISE UP TO 25% OF ITS PUBLIC SIDEWALK FRONTAGE.
 - COMMERCIAL SPACES ADJACENT TO RAYMOND AVENUE HAVE BOTH A PATIO AND PUBLIC SIDEWALKS IN FRONT OF THEM.
 - SEE NYS SHPO NOTES, CS31 FOR TERMS OF A LETTER OF RESOLUTION (LOR) SIGNED APRIL 21, 2021. STIPULATION #1 SHALL BE ADDRESSED PRIOR TO ISSUANCE OF A DEMOLITION PERMIT.
 - ARCHITECTURAL APPROVAL OF BUILDING AB AND BUILDING D APPROVED BY THE PLANNING BOARD ON 4/15/21. ARCHITECTURAL APPROVAL OF BUILDING C AND BUILDING E SHALL BE REQUIRED PRIOR TO ISSUANCE OF ANY BUILDING PERMIT FOR THOSE BUILDINGS.
 - IF THE SNOW STORAGE AREA IS INSUFFICIENT TO PERMIT CLEARING OF THE RESIDENTIAL SPACES (208) FOR OVERNIGHT PARKING, THE APPLICANT IS REQUIRED TO REMOVE SNOW FROM SITE WITHIN 3-DAYS OF THE END OF SNOWFALL ACCUMULATION.
 - PAYMENT OF \$1250/ BEDROOM RECREATION FEE PRIOR TO EACH BUILDING CERTIFICATE OF OCCUPANCY.
 - THE MAX SIZE DELIVERY TRUCK TO ENTER THE SITE SHALL BE WB-40 VEHICLES. 18-WHEELERS SHALL BE EXCLUDED FROM MAKING DELIVERIES AT THE SITE.

LEGAL DOCUMENTS FILED IN CONJUNCTION WITH SITE PLAN AND SUBDIVISION DOCUMENTS

SIDEWALK MAINTENANCE AGREEMENT	WATER MAIN EASEMENT
STORMWATER MANAGEMENT FACILITY INSPECTION AND MAINTENANCE EASEMENT	EASEMENT (ACCESS EASEMENTS AGREEMENT) BETWEEN ARTHUR MAY DEVELOPMENT LLC AND COLLEGEVIEW APARTMENTS LLC
STORMWATER MANAGEMENT FACILITY INSPECTION AND MAINTENANCE AGREEMENT	WATER MAIN BILL OF SALE
DECLARATION OF RECIPROCAL EASEMENTS	



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 Mark The Required Time
 Confirm Utility Response
 Respect The Marks
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Environmental & Safety Professionals
Landscape Architects
Transportation Planners & Engineers

rev.	date	description
14	05/11/23	REVISED WITH PROPOSED MONUMENT SIGNS
13	03/08/22	REVISED PER TOWN COMMENTS
12	02/14/22	REVISED PER TOWN COMMENTS
11	08/17/21	REVISED FOR TOWN SUBMISSION
10	08/04/21	REVISED FOR TOWN SUBMISSION
9	02/02/21	LAYOUT CHANGES
8	03/22/21	REVISED FOR PLANNING BOARD SUBMISSION
7	01/28/21	REVISED FOR PLANNING BOARD SUBMISSION
6	06/22/20	REVISED PER PLANNING BOARD COMMENTS
5	10/28/19	REVISED PER PLANNING BOARD COMMENTS
4	5/28/19	REVISED PER PLANNING BOARD COMMENTS

RAYMOND AVENUE SCHOOL PROPERTY REDEVELOPMENT

APPROVED AMENDED SITE PLAN WITH PROPOSED MONUMENT SIGNAGE

TOWN OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

designed	checked
date	scale
05/22/18	1"=30'
project no. 51657.00	
sheet no. C130	