# Preliminary/Final Site Plan

## Lakeview Shopping Plaza

### Retaining Wall Replacement

**1505-1515 Route 22**  
**Brewster, NY**  
**August 2017**

**H2M Project No. CUWA 17-01**

## Drawing List

- **Location Map** - Lakeview Shopping Plaza
- **Area Map**
- **Project Contacts**
- **500 Foot Property Owner's List**
- **Zoning Information**
- **Stormwater Pollution Prevention Plan Notes**
- **Landscaping Plan**
- **Project Details**
- **Typical Cross Sections**
- **Erosion and Sediment Control and Landscaping Details**

## Project Contacts

- **Owner:** Lakeview Camera Plaza Shopping Center, LLC  
  250 Park Avenue  
  New York, NY 10017

- **Owner Construction Agent:** Newbanks  
  980 Broadway, Suite 501  
  Thornwood, NY 10594  
  Telephone: (917) 470-9650

- **Owner:** CSFB2007-C4 Lakeview Plaza Shopping Center, LLC  
  C/O Torchlight Loan Services, LLC  
  230 Park Avenue  
  New York, NY 10169

- **Applicant:** Cushman & Wakefield, Inc. A/A/F  
  107 Elm Street, 8th Floor  
  Stamford, CT 06902

- **Engineer:** H2M Architects + Engineers  
  2 Executive Boulevard, Suite 401  
  Suffern, NY 10901  
  Telephone: (845) 357-7238

- **Property Manager:**

## Zoning Information

- **Address:**  
  1505-1515 Route 22  
  Brewster, NY

## 500 Foot Property Owner's List

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  Telephone: (845) 357-7238

- **Property Manager:**

## Site Plan Information

- **Scale:** 1" = 200'  
- **Area Map**  
- **Location Map** - Lakeview Shopping Plaza

## Zoning Information

- **Address:**  
  1505-1515 Route 22  
  Brewster, NY

## Legal Notice

"ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL IS ILLEGAL."
CUSHMAN & WAKEFIELD, INC. A/A/F/ CSFB 2007-C4 LAKEVIEW PLAZA SHOPPING CENTER, LLC

PUTNAM COUNTY NEW YORK

LAKEVIEW SHOPPING PLAZA RETAINING WALL REPLACEMENT

PLANNING REVIEW NOT FOR CONSTRUCTION

EXISTING CONDITIONS

C1.0
LIMITS OF SAWCUT PARKING LOT BEHIND EXISTING RETAINING WALL TO BE REMOVED

CUSHMAN & WAKEFIELD, INC. A/A/F/ CSFB 2007-C4 LAKEVIEW PLAZA SHOPPING CENTER, LLC
PUTNAM COUNTY NEW YORK

SCALE 1" = 40'

Removals Plan

SCALE: Removals Plan
1"=40'-0"
SILT FENCE
DIRECT RUNOFF ONTO CONSTRUCTION SITE.
SEDIMENT CONTROL.
SEEDING IS OPTIONAL:
DRAWINGS.
GRADE
DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.
TO
PLANTINGS
CONSTRUCTION
FIELD BY PERMISSION OF THE ENGINEER.
MUST
PERMANENTLY
SCALE 1" = 40'

SEDIMENT AND EROSION CONTROL NOTES:
1. PROTECT ALL TRIPS WHICH ARE TO PASS THROUGH CONSTRUCTION AREA AS SHOWN IN THE PLANS AND SPECIFICATIONS FROM SEDIMENT ACCUMULATION.
2. ALL AREAS SHOWN ON PLAN WHERE SEDIMENT ACCUMULATION IS LIKELY TO CONVENE MANUALLY OR AUTOMATICALLY TO MAIN TRAFFIC ROUTES OR AREAS WHERE ESSENTIAL DEFENSES MUST BE PROMPTLY MAINTAINED. ESSENTIAL DEFENSES ARE SHOWN ON PLAN.
3. PAVE ALL AREAS WHICH WOULD RE-ORIENT STRAYS FROM SEDIMENT ACCUMULATION TO PROTECT NEARBY AUTOMATICALLY TO MAIN TRAFFIC ROUTES OR AREAS WHERE ESSENTIAL DEFENSES MUST BE PROMPTLY MAINTAINED. ESSENTIAL DEFENSES ARE SHOWN ON PLAN.
4. BEFORE USE, THE SEDIMENT ACCUMULATION MACHINE SHOULD BE CLEANED AND READY TO USE.

CUSHMAN & WAKEFIELD,
INC. A/A/F/
CSFB 2007-C4 LAKEVIEW
PLAZA SHOPPING CENTER, LLC
PUTNAM COUNTY
NEW YORK

LAKEVIEW SHOPPING PLAZA
RETAINING WALL REPLACEMENT
PLANNING REVIEW
NOT FOR CONSTRUCTION

EROSION & SEDIMENT CONTROL PLAN

TOTAL LAND DISTURBANCE = 1.15 ACRES
1) SITE DESCRIPTION

LOCATION: LAKEWOOD SHOPPING PLAZA
OWNERSHIP: RESTATEMENT OF PROGRESS TO THE END OF THE TOWN OF SOUTHEAST
TOWN OF SOUTHEAST

2) SUPPORTING PLANS

1. Site Plans
   Draft Construction Plans: LAKEWOOD SHOPPING PLAZA
   Draft Site Plan: LAKEWOOD SHOPPING PLAZA

3) SEQUENCE OF CONSTRUCTION:

   1. Pre-Construction: Site Preparation
   2. Construction: Main Construction Activities
   3. Post-Construction: Site Restoration

4) CONTROLS

   1. Site Preparation: Site Preparation Safety
   2. Construction: Construction Safety
   3. Post-Construction: Post-Construction Safety

5) MAINTENANCE/INSPECTION PROCEDURES:

   1. Long-Term Maintenance:
   2. Short-Term Maintenance:

6) SPILL CONTROL & PREVENTION

   1. Spill Control:
   2. Spill Prevention:

7) INVENTORY FOR POLLUTION PREVENTION

   1. Pollutant Inventory
   2. Management Procedures

8) SPILL CONTROL & PREVENTION LOG

   1. Spill Logs
   2. Spill Prevention Logs

9) POLLUTION PREVENTION PLAN CERTIFICATION

   1. Certification Process
   2. Certification Requirements

10) POLLUTION PREVENTION PLAN

   1. Plan Overview
   2. Plan Elements
   3. Plan Implementation

11) CONTRACTOR'S CERTIFICATION

   1. Contractor's Responsibility
   2. Contractor's Actions

12) POST-CONSTRUCTION MAINTENANCE

   1. Maintenance Program
   2. Maintenance Requirements

13) STORMWATER POLLUTION PREVENTION PLAN NOTES

   1. Notes on Stormwater Management
   2. Notes on Stormwater Control
LANDSCAPING NOTES:
1. **MISSING TREE LOCATIONS**
   - Taken from correspondence from LADA, P.C., dated February 18, 2011, and planting plan revised January 7, 2011.
   - For tree planting detail see Sheet 4.0.

2. **At center islands plant in masses. Remove damaged plants and relocate usable plants into tight masses. Grass areas between masses.**

3. **Plant center island masses with:**
   - **THUJA OCCIDENTALIS 'RHEINGOLD'**
   - **HYLOTELEPHIUM SPECTABILE 'BRILLIANT' (SEDUM)**
   - **COREOPSIS VERTICILLATA 'SUNSENT RED'**
   - **HEMEROCALLIS 'HAPPY RETURNS'**
   - **ANNUALS**

   Missing tree not recommended due to limited sight distance or proximity to detention basin. Relocate as needed. Missing tree to be installed.
EXISTING WALL PANEL
UNITS
ALL EXCAVATION.
OVER POROUS, WET, FROZEN OR SPONGY MATERIALS.
IN
BACKFILLING NOTES.
C685
FOLLOWING LIMITS:
CHEMICAL
AND
NOTE:
FILL
APPLICATIONS.
ALLOWED
SHEET #
THE
TO
ADJACENT
CONSTRUCTION
THE
POND
OR
WALL
AT
NOT
IS
THE
TO
ADJACENT
STORM
PAVING,
GRADING,
ELEVATION.

1. Cross Section With Exist. Wall Demo

2. Cross Section With No Exist. Wall Demo

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CUSHMAN & WAKEFIELD, INC. A/A/F
CSFB 2007-C4 LAKEVIEW PLAZA SHOPPING CENTER, LLC
PUTNAM COUNTY NEW YORK
LAKEVIEW SHOPPING PLAZA RETAINING WALL
REPLACEMENT

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C6.0

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9. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN
8. RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
7. CONSTRUCTION DOCUMENT
6. 1135 MIRAFI 600X OR EQUIVALENT.
5. PLACE FILTER FABRIC OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER FABRIC TO BE TREVIRA SPUNBOND,
4. NONVEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION
3. TO BE USED WHERE TOPSOIL IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS.
2. THE "AMERICAN STANDARD FOR NURSERY STOCK" (ASNS) ROOTBALL SHALL CONFORM TO THE CURRENT EDITION OF
1. ORGANICS, pH, TEXTURE, ETC. AND SHALL BE AMENDED TO

When planting deciduous trees:

- Use 4" built-up earth saucer at base of tree trunk.
- Clear soil from rootball to reveal tree trunk flare.
- Lift rootball and place in planting pit. 
- Stake tree at edge of planting pit.
- Tamp soil around tree trunk.
- Planting pit to be from 40" x 20" x 20".
- Apply plastic cover over planting pit on top of filter cloth.
- Filter cloth to be overlapped by six inches.
- Filter cloth to be over 3" of subgrade soil.
- Filter cloth to be over 6" of subgrade soil.
- Filter cloth to be over topsoil over 6" in ground.
- Filter cloth to be over 3" filter fabric.
- Filter fabric to be on top of filter cloth.
- Filter cloth to be 6" wide V' cut edging to separate tree trunk flare.
- Tree trunk flare to be compacted soil.
- Tree trunk flare to be 36" min. length fence posts.
- Posts shall be 2" x 2" hardwood or approved substitute.
- Posts shall be driven min. 16" into ground.
- Posts shall be at least 36" min. length fence posts.
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