



11 Main Street Highland, NY 12528

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845-691-7339 phone 845-691-7166 fax

Town of Marlborough Planning Board Transmittal

Submission Date: 09/06/18

Client Name: Twin Pond Enterprises, LLC Our file # 8399

☒ Memorandum – dated August 31, 2018
- response to Technical Review Comments dated March 29, 2018

☒ Memorandum – dated September 05, 2018
- to Milton Engine Company #1

☒ Drainage Analysis by Willingham Engineering – dated August 13, 2018

☒ Fence Detail photo – dated September 5, 2018

☒ Boxwood shrub detail photo

☒ 12 Site Plan map – revision date September 5, 2018

Digital (PDF) copies of these items, along with the Site Plan Map, have been emailed to Planning Board.

We ask to be placed on the next available agenda.

Thank you,
Steven Pauli

MEMORANDUM

TO: Town of Marlborough Planning Board

FROM: Patricia P. Brooks, L.S.

RE: Twin Pond Enterprises, Inc. AKA Mannese Trucking Our file #8399

DATE: August 31, 2018

The following information is submitted to the Town of Marlborough Planning Board for review and consideration in connection with the application of Twin Pond Enterprises, Inc. (doing business as Mannese Trucking & Valley Pallet Recyclers) for a Wholesale storage establishment and are in response to the comments received from the Town of Marlborough Planning Board and Technical Review Comments from McGoey, Hauser, and Edsall dated March 29, 2018:

1. The applicant is working to provide more timely responses to the Planning Board.
2. A drainage report prepared by Willingham Engineering has been included with this submission.
3. The NYSDOT met us on site for a consultation, and application has been submitted to the NYS DOT to provide curbed access and drainage in accordance with their recommendations. Provision for future possible sidewalk has also been designed in accordance with their recommendations.
4. See item 3. above.
5. See item 3. above.
6. The limits of the existing pavement and the proposed pavement have been noted on the plan.
7. Boxwood shrubs, minimum 3-gallon size planted ten feet on center, have been added to the plan. They will be planted in front of the existing eight-foot-high solid vinyl fence, with a grass strip to be planted between the shrubbery and Route 9W.
8. A photograph of the fencing is included with this submission. The current fencing will be extended as shown on the plan.
9. See items 7. And 8. above.
10. The fence will be installed up to the front building line of the parcel to the south. Box trailers are vehicles and not classified as outdoor storage.
11. The pallet height on the concrete pad will be a maximum height of twenty feet. The current fence installed along Route 9W currently screens the outdoor storage at that height from a passing vehicle.
12. See enclosed letter sent to the Jurisdictional Fire Department.
13. The applicant is working with Central Hudson Gas & Electric Corporation to obtain fee title to the parcel they own, while providing a legal right of way through the applicant's lands to provide access to the easement corridor as shown on the site plan
14. The previous area of disturbance has been reclaimed. The applicant is aware that no further

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construction or drainage improvements may be undertaken without necessary approvals.

15. No new site lighting is proposed. All lighting has been shown with type indicated in legend.

Thank you in advance for your continued consideration of the proposed Site Plan and the owner/applicant will be present at the next meeting to address any additional comments or concerns..



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MEMORANDUM

TO: Milton Engine Company #1
Chief Gael Appler

FROM: Patricia P. Brooks, L.S.

RE: Twin Pond Enterprises, Inc. AKA Mannese Trucking Our file #8399

DATE: September 05, 2018

Enclosed please find a site plan map prepared for Mannese Trucking for their property located at 2007 Route 9W. The Planning Board is considering a site plan application for this site and seeks input from the Fire Department regarding any comments or concerns that you may have.

Thank you in advance for your consideration of this project.

S:\PROJECTS\8399\DOCUMENTS\9 5 18 Fire Department.docx

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Drainage Analysis

**Prepared for Twin Pond Enterprises, Inc.
1100 US Route 9W
Town of Marlborough, Ulster County, New York**

August 13, 2018

I. Introduction

This drainage report has been prepared in support of the Twin Pond Enterprises site upgrade in the Town Marlborough, Ulster County. The report describes existing and proposed site conditions and gives a comparison of pre- and post- development stormwater runoff rates at the existing NYSDOT maintained 36-inch diameter corrugated metal pipe which crosses beneath US Route 9W. The purpose of this report is to demonstrate that the existing culvert is of adequate capacity to convey the minor additional stormwater generated due to proposed site improvements.

All drainage calculations were completed using HydroCad 10.0. The software utilizes the principals of TR-55 and TR-20 to generate unit hydrographs. Rainfall events and types were obtained from the Northeast Regional Climate Center, which provides local, specific rainfall events for a particular location. The Type II rainfall depth for the 10-year event is 4.65 inches, which is the specific rainfall event analyzed in this report.

II. Soil Conditions & Ground Cover

The drainage area of the NYSDOT culvert consists of several different soil types listed in the table below. Ground cover at the site consists of orchards, woods, residential areas, grass and impervious surfaces (roads, buildings, and driveways).

Map Unit	Soil Names	Hydrologic Group	Description
MgB	Mardin-Nassau	C	Deep, well-drained Mardin, shallow, excessively drained Nassau
Cd	Canandaigua	D	Deep, nearly level, poorly drained
BnC	Bath-Nassau	C	Deep, well-drained Bath, shallow, excessively drained Nassau
VoA	Volusia	C	Deep, somewhat poorly drained
BOD	Bath-Nassau-Rock	C	Deep, well-drained Bath, shallow, excessively drained Nassau, small areas of exposed bedrock

III. Pre-Development Drainage Conditions

As indicated above, the design point for this analysis is the existing 36-inch diameter culvert which spans beneath Route 9W. This culvert is located east of the Twin Pond site in the NYSDOT Right of Way and conveys runoff from the western side of Route 9W (which includes the entire Twin Pond site) to the eastern side. Runoff from the drainage area enters this culvert via a catch basin and road adjacent ditch, both located on the west side of Route 9w. Runoff then enters an unnamed stream which discharges to the Hudson River approximately ½ mile east of the site.

The pre-development drainage area is approximately 36 acres in size according to USGS Streamstats application and our delineation using LIDAR topography. The drainage area is comprised of approximately 88% type C soils and 12% type D soils. The pre-development subcatchment 'PRE' consists of the project site, orchards, woods, residential areas and roadways with an impervious surface area of 14.95% of the total area.

The pre-development watershed area is shown on the Drainage Map and detailed in the HydroCAD analysis. Pertinent information relating to the watershed is summarized in the table below.

Sub catch	Area (acre)	Cover Condition	Curve Number	Soil Groups	Time of Conc. (min)
PRE	36.0	Orchards, Woods, Grass, Residential Areas, Impervious Surfaces	77	C & D	68.0

As noted above, HydroCAD was utilized to determine the flow rate at the existing culvert during the 10-year storm event. Below is a table showing pre-development flow rates discharging from the existing culvert during the noted frequency storm event.

Subcatchment	PRE Development Runoff Rate – 10 Year Storm Event (cfs)
PRE	40.46

Evaluation of the pre-development HydroCAD model indicates that all runoff is conveyed by the existing culvert and does not overtop the roadway, which was modeled as an overflow weir.

IV. Post-Development Drainage Conditions

Post-development conditions include the same subcatchment area (36 acres) as the existing subcatchment (PRE). The proposed subcatchment (POST) consists primarily of the same ground cover as existing conditions with the addition of 0.2 acres of impervious surface to account for the proposed improvements to the Twin Pond Site. Also, the time of concentration is altered to include the proposed stormwater conveyance structures which bypass the Route 9W road adjacent ditch and discharge directly into the NYSDOT catch basin (connected to the NYSDOT culvert being analyzed). It is worth noting that stormwater runoff from the proposed parking lot expansion will be discharged through the NYSDOT culvert long before the culvert reaches its peak flow during a storm event.

The post-development watershed area is shown on the Drainage Map and detailed in the HydroCAD analysis. Pertinent information relating to the watershed is summarized in the table below.

Sub catch	Area (acre)	Cover Condition	Curve Number	Soil Groups	Time of Conc. (min)
POST	36.0	Orchards, Woods, Grass, Residential Areas, Impervious Surfaces	77	C & D	66.3

HydroCAD was utilized to determine the flow rate at the existing culvert during the 10-year storm event in post development conditions to compare with pre-development conditions. This information is presented in the table below.

Subcatchment	HydroCAD POST Development Runoff Rates – 10 Year Storm Event (cfs)
POST	41.22

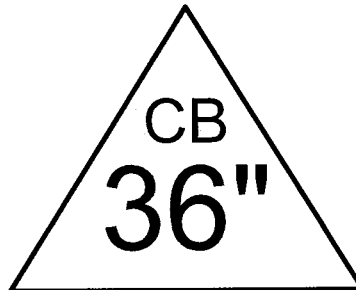
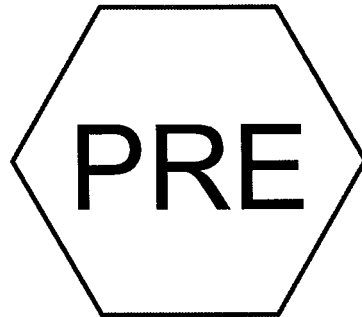
As shown, there is only a slight increase in the runoff rate in post development conditions due to the proposed site development during the 10-year storm event (0.76 cfs or an approximate 2% increase). As can be seen from the HydroCAD analysis, runoff does not overtop the roadway in post-development conditions.

V. Results & Conclusion

The following table shows the pre-and post-development runoff rates for the analyzed storm at the NYSDOT culvert.

	10-year Storm Event (cfs)
Pre-Development	40.46
Post-Development	41.22

As shown above and in the attached calculations, the existing NYSDOT culvert has sufficient capacity to convey the minor increase in stormwater runoff (0.76 cfs) generated by the proposed development at the Twin Pond Enterprises Site. The calculations show that the additional rate of runoff generated from the drainage area during the 10-year storm event will increase the flow rate to the NYSDOT culvert by a minimal amount of approximately 2%. As noted above, runoff generated from the parking lot expansion will reach the NYSDOT culvert long before runoff to the culvert is peaking. The calculations (which are conservative in nature) show that no overtopping of the roadway will occur as a result of proposed development.



Routing Diagram for PRE

Prepared by {enter your company name here}, Printed 8/13/2018
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PRE*Type II 24-hr 10-yr Rainfall=4.65"*

Prepared by {enter your company name here}

Printed 8/13/2018

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Page 2

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment PRE:

Runoff Area=36.000 ac 14.95% Impervious Runoff Depth>2.10"
Flow Length=2,076' Tc=68.0 min CN=77 Runoff=40.46 cfs 6.286 af

Pond 36":

Peak Elev=169.84' Inflow=40.46 cfs 6.286 af
Outflow=40.46 cfs 6.286 af

Total Runoff Area = 36.000 ac Runoff Volume = 6.286 af Average Runoff Depth = 2.10"
85.05% Pervious = 30.616 ac 14.95% Impervious = 5.384 ac

PRE

Type II 24-hr 10-yr Rainfall=4.65"

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Page 3

Summary for Subcatchment PRE:

Runoff = 40.46 cfs @ 12.74 hrs, Volume= 6.286 af, Depth> 2.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=4.65"

Area (ac)	CN	Description
7.300	70	Woods, Good, HSG C
3.350	77	Woods, Good, HSG D
5.740	72	Woods/grass comb., Good, HSG C
0.800	79	Woods/grass comb., Good, HSG D
3.440	98	Paved parking, HSG C
12.030	77	2 acre lots, 12% imp, HSG C
2.500	79	1 acre lots, 20% imp, HSG C
0.600	74	>75% Grass cover, Good, HSG C
0.240	80	>75% Grass cover, Good, HSG D
36.000	77	Weighted Average
30.616		85.05% Pervious Area
5.384		14.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
39.5	150	0.0100	0.06		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 3.15"
2.5	78	0.0110	0.52		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
4.5	198	0.0110	0.73		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
6.5	632	0.1040	1.61		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
12.5	580	0.0240	0.77		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
0.3	191	0.0400	10.53	12.92	Pipe Channel, 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Concrete pipe, bends & connections
2.2	247	0.0150	1.84		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
68.0	2,076	Total			

Summary for Pond 36":

Inflow Area = 36.000 ac, 14.95% Impervious, Inflow Depth > 2.10" for 10-yr event
 Inflow = 40.46 cfs @ 12.74 hrs, Volume= 6.286 af
 Outflow = 40.46 cfs @ 12.74 hrs, Volume= 6.286 af, Atten= 0%, Lag= 0.0 min
 Primary = 40.46 cfs @ 12.74 hrs, Volume= 6.286 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 169.84' @ 12.74 hrs
 Flood Elev= 170.00'

PRE

Type II 24-hr 10-yr Rainfall=4.65"

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Printed 8/13/2018

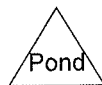
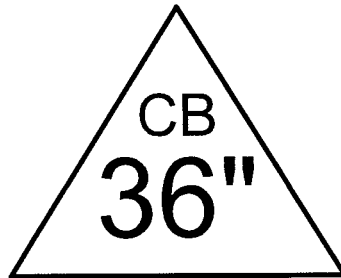
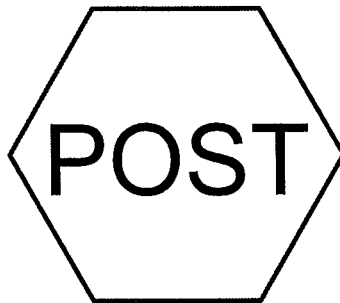
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Device	Routing	Invert	Outlet Devices
#1	Primary	164.34'	36.0" Round Culvert L= 60.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 164.34' / 163.94' S= 0.0067 '/' Cc= 0.900 n= 0.024, Flow Area= 7.07 sf
#2	Primary	170.00'	370.0' long x 24.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63
#3	Device 1	166.50'	30.0" x 12.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 1	168.10'	30.0" W x 30.0" H Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=40.42 cfs @ 12.74 hrs HW=169.84' (Free Discharge)

1=Culvert (Passes 40.42 cfs of 55.92 cfs potential flow)
 3=Orifice/Grate (Orifice Controls 22.00 cfs @ 8.80 fps)
 4=Orifice/Grate (Orifice Controls 18.42 cfs @ 4.23 fps)
 2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)



Routing Diagram for POST

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POST*Type II 24-hr 10-yr Rainfall=4.65"*

Prepared by {enter your company name here}

Printed 8/13/2018

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Page 2

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment POST:Runoff Area=36.000 ac 15.51% Impervious Runoff Depth>2.10"
Flow Length=2,077' Tc=66.3 min CN=77 Runoff=41.22 cfs 6.291 af**Pond 36":**Peak Elev=169.88' Inflow=41.22 cfs 6.291 af
Outflow=41.22 cfs 6.291 af**Total Runoff Area = 36.000 ac Runoff Volume = 6.291 af Average Runoff Depth = 2.10"**
84.49% Pervious = 30.416 ac 15.51% Impervious = 5.584 ac

POST

Type II 24-hr 10-yr Rainfall=4.65"

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Printed 8/13/2018

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Page 3

Summary for Subcatchment POST:

Runoff = 41.22 cfs @ 12.73 hrs, Volume= 6.291 af, Depth> 2.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=4.65"

Area (ac)	CN	Description
7.300	70	Woods, Good, HSG C
3.250	77	Woods, Good, HSG D
5.740	72	Woods/grass comb., Good, HSG C
0.800	79	Woods/grass comb., Good, HSG D
3.640	98	Paved parking, HSG C
12.030	77	2 acre lots, 12% imp, HSG C
2.500	79	1 acre lots, 20% imp, HSG C
0.600	74	>75% Grass cover, Good, HSG C
0.140	80	>75% Grass cover, Good, HSG D
36.000	77	Weighted Average
30.416		84.49% Pervious Area
5.584		15.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
39.5	150	0.0100	0.06		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 3.15"
2.5	78	0.0110	0.52		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
4.5	198	0.0110	0.73		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
6.5	632	0.1040	1.61		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
12.5	580	0.0240	0.77		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
0.8	439	0.0200	9.11	16.09	Pipe Channel, 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012
66.3	2,077	Total			

Summary for Pond 36":

Inflow Area = 36.000 ac, 15.51% Impervious, Inflow Depth > 2.10" for 10-yr event
 Inflow = 41.22 cfs @ 12.73 hrs, Volume= 6.291 af
 Outflow = 41.22 cfs @ 12.73 hrs, Volume= 6.291 af, Atten= 0%, Lag= 0.0 min
 Primary = 41.22 cfs @ 12.73 hrs, Volume= 6.291 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 169.88' @ 12.73 hrs
 Flood Elev= 170.00'

POST

Type II 24-hr 10-yr Rainfall=4.65"

Prepared by {enter your company name here}

Printed 8/13/2018

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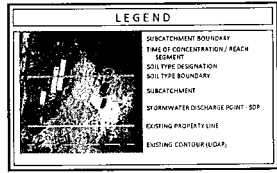
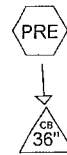
Page 4

Device	Routing	Invert	Outlet Devices
#1	Primary	164.34'	36.0" Round Culvert L= 60.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 164.34' / 163.94' S= 0.0067 '/' Cc= 0.900 n= 0.024, Flow Area= 7.07 sf
#2	Primary	170.00'	370.0' long x 24.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63
#3	Device 1	166.50'	30.0" x 12.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 1	168.10'	30.0" W x 30.0" H Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=41.13 cfs @ 12.73 hrs HW=169.88' (Free Discharge)

1=Culvert (Passes 41.13 cfs of 56.27 cfs potential flow)
 3=Orifice/Grate (Orifice Controls 22.12 cfs @ 8.85 fps)
 4=Orifice/Grate (Orifice Controls 19.01 cfs @ 4.28 fps)
 2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

HYDROCAD ROUTING DIAGRAM



SUBCATCHMENT AREA SUMMARY

SUBCATCHMENT #	SOIL TYPE	CN	AREA (AC)
WOODS GOOD	C	70	2.80
WOODS GOOD	D	77	8.30
WOODS/GRASS COVER, GOOD	C	72	8.74
WOODS/GRASS COVER, GOOD	D	78	9.80
WALLING, BUILDING, IMPERVIOUS	C	80	1.44
2 ACRES LOTS	C	77	17.00
1 ACRES LOTS	C	78	2.50
100% GRASS COVER	C	74	6.00
75% GRASS COVER	D	80	0.24
Total= 36.00			



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REV	DATE	DESCRIPTION

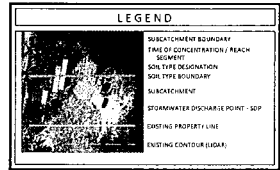
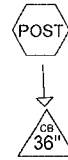
PRE-DEVELOPMENT DRAINAGE MAP

TWIN POND ENTERPRISES, INC.

1100 US ROUTE 9W

TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK

DRAWN BY	CHECKED BY
DATE	DATE
SCALE	SCALE
PROJECT NO.	PROJECT NO.
17003	17003
SHEET NO.	SHEET NO.
DM-PRE	DM-PRE



SUBCATCHMENT AREA SUMMARY

SUBCATCHMENT NAME	SOIL TYPE	AREA (AC)
WOODS, GOOD	C	36 3.30
WOODS, GOOD	D	37 3.75
WOODS/GRASS, COMM, GOOD	C	71 5.74
WOODS/GRASS, COMM, GOOD	D	78 6.30
PAVEMENT, BUILDING, IMPER, PAV	C	88 2.88
3 ACRE LOT	C	71 31.93
3 ACRE LOT	C	78 2.50
27% GRASS COVER	C	78 6.88
27% GRASS COVER	D	85 6.34
Total		36.00



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willingham
engineering

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REV	DATE	DESCRIPTION

POST-DEVELOPMENT DRAINAGE MAP

TWIN POND ENTERPRISES, INC.

1100 US ROUTE 9W

TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK

DRAWN BY	CHECKED BY
MLT	AWW
DATE	SCALE
08/18/18	1"=100'
PROJECT NO.	17003
SHEET NO.	DM-POST

MANNESE - 2007 ROUTE 9W



Eight Foot High
Solid Board Fence



View from Route 9W
Screened Outdoor Storage

S:\PROJECTS\8399\DOCUMENTS\FenceDetail.docx

A NY State Certified Women's Business Enterprise, a US Disadvantaged Business Enterprise
and a NY City Certified Women's Business Enterprise

Member:

National Society of Professional Surveyors - New York State Association of Professional Land Surveyors
American Planning Association - New York Planning Federation
NYS GIS Association

PROPOSED BOXWOOD SHRUB
MANNESE TRUCKING
VALLEY PALLET RECYCLERS



FeaturePics.com - 11754745

Little-leaf or Japanese boxwood (*Buxus microphylla*)

OR

Winter Gem Boxwood (*Buxus Microphylla Japonica*)

OR

Comparable

A NY State Certified Women's Business Enterprise, a US Disadvantaged Business Enterprise
and a NY City Certified Women's Business Enterprise

Member:

National Society of Professional Surveyors -New York State Association of Professional Land Surveyors
American Planning Association-New York Planning Federation
NYS GIS Association

