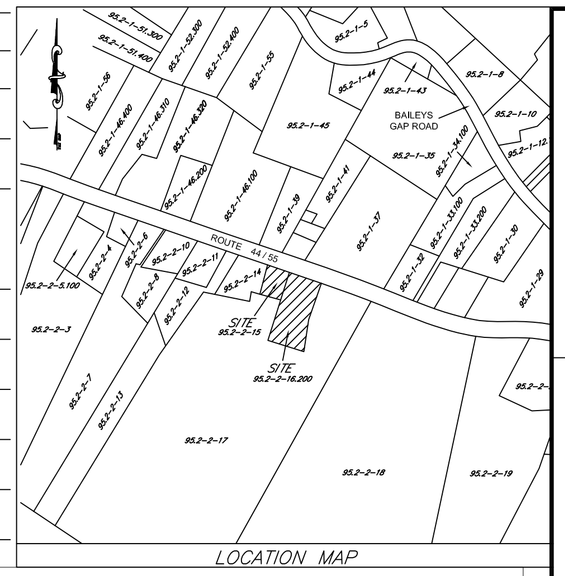
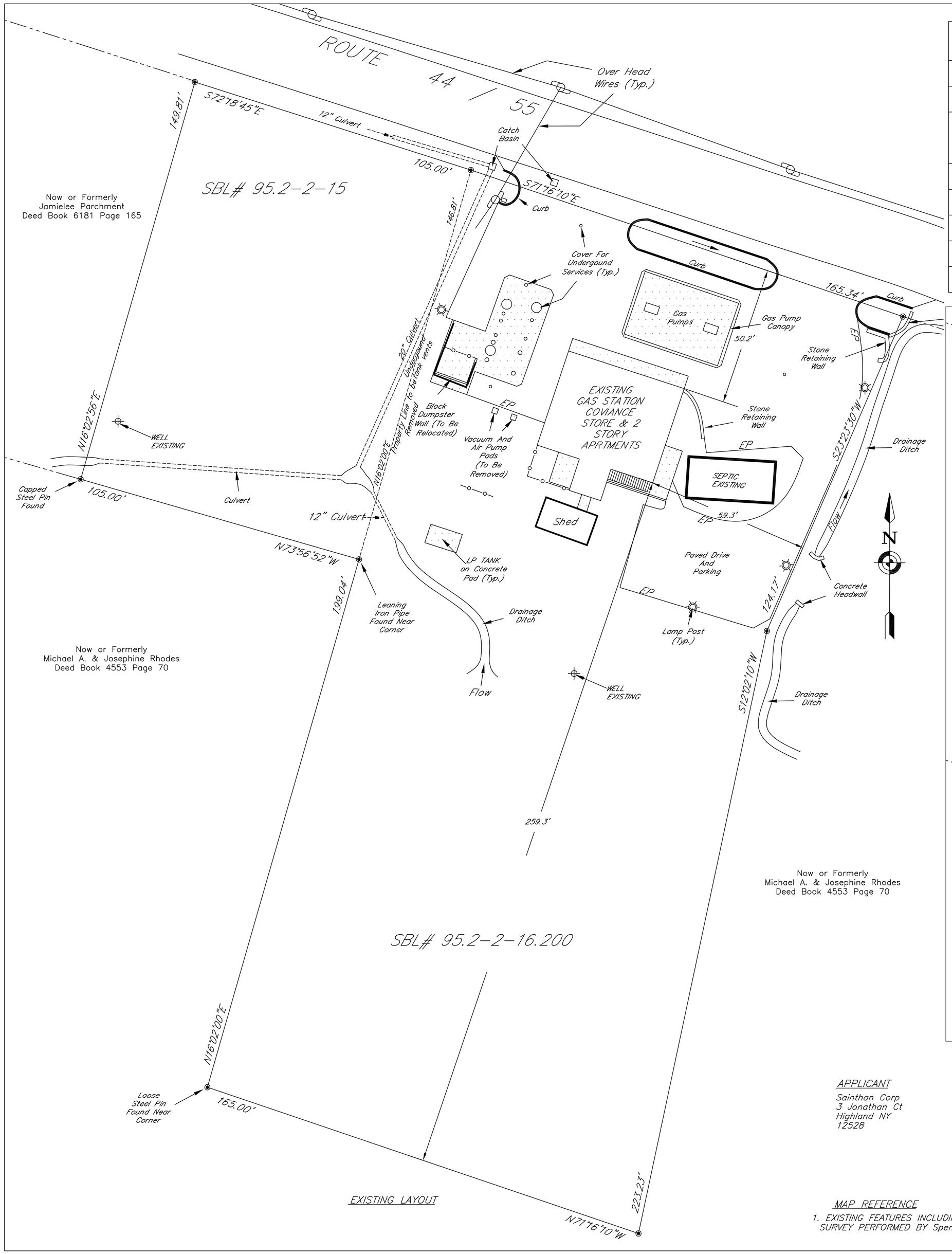
C-2 ZONING SCHOOL DISTRICT: HIGHLAND	REQUIREMENT	New Lot After Consolidation	
		Proposed Car Wash	Exist. Gas Station
DISTRICT:	C-2	C-2	
MINIMUM LOT AREA (W/O Public Water or Sewer) (Sq.Ft.)	20,000	1.61± Ac. / 69,900± Sq.Ft.	
MINIMUM LOT WIDTH:	100'	149.8'	
MINIMUM LOT DEPTH:	100'	265.8'	
MINIMUM FRONT YARD:	35'	59'	50.2'
MINIMUM SIDE YARD:	35'/70'	35' / 201'	59' / 216'
MINIMUM REAR YARD:	30'	54'	259.3'
MAXIMUM BUILDING HEIGHT:	35'/2.5 Stories	<35'	<35'
MAXIMUM BLD. COVERAGE (%):	40%	10%	



LOCATION MAP



20 Alta Dr
Newburgh, NY
Phone: 845 – 590 – 5543

feeneyengineering@gmail.com

CAR WASH

562 Route 44/55

SBL: 95.2-2-16.200 & 95.2-2-15

MARLBOROUGH NY

scale: 1"=20'

STATE OF NEW YORK · DAVID THOMAS FEENEY · 080526 · LICENSED PROFESSIONAL ENGINEER

03/05/23

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SHEET TITLE

SITE PLAN

SHEET NUMBER

1 of 3

PROJECT #: 2023-1

APPLICANT

Sainthan Corp
3 Jonathan Ct
Highland NY
12528

OWNER

Sainthan Corp
3 Jonathan Ct
Highland NY
12528

RECORD OWNER'S CONSENT NOTE:

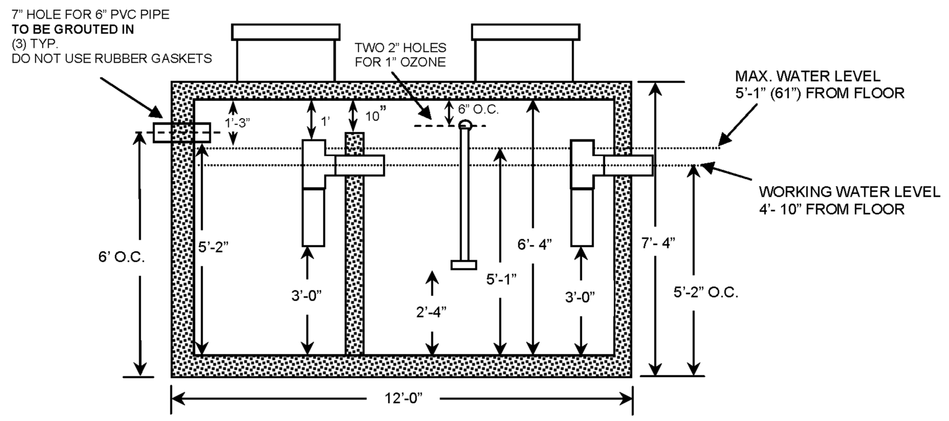
THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ULSTER IF SO REQUIRED.

RECORD OWNER'S SIGNATURE — Sainthan Corp, 3 Jonathan Ct, Highland NY 12528

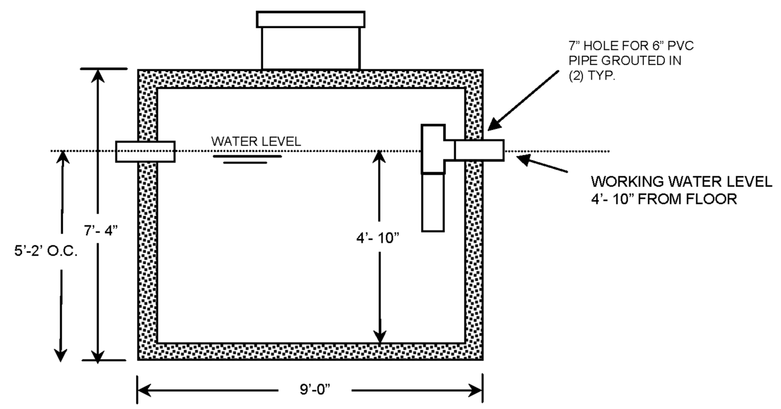
MAP REFERENCE

1. EXISTING FEATURES INCLUDING PROPERTY LINES, BUILDINGS AND PAVEMENT PER A SURVEY PERFORMED BY Spencer S. Hall, L.S. 49138 , March 3 2022

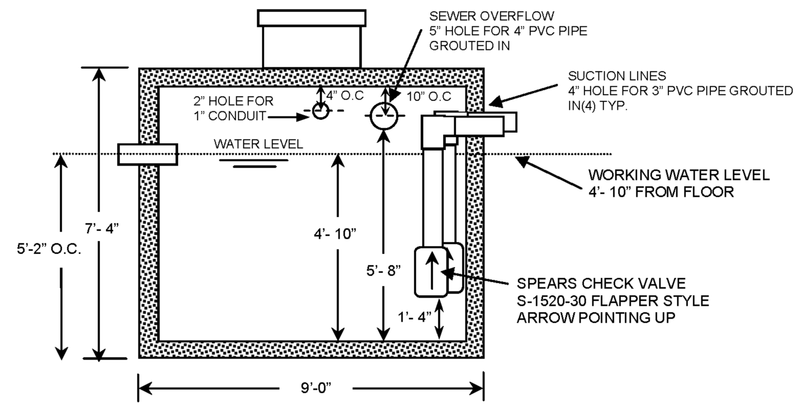
TANK 1 DETAIL

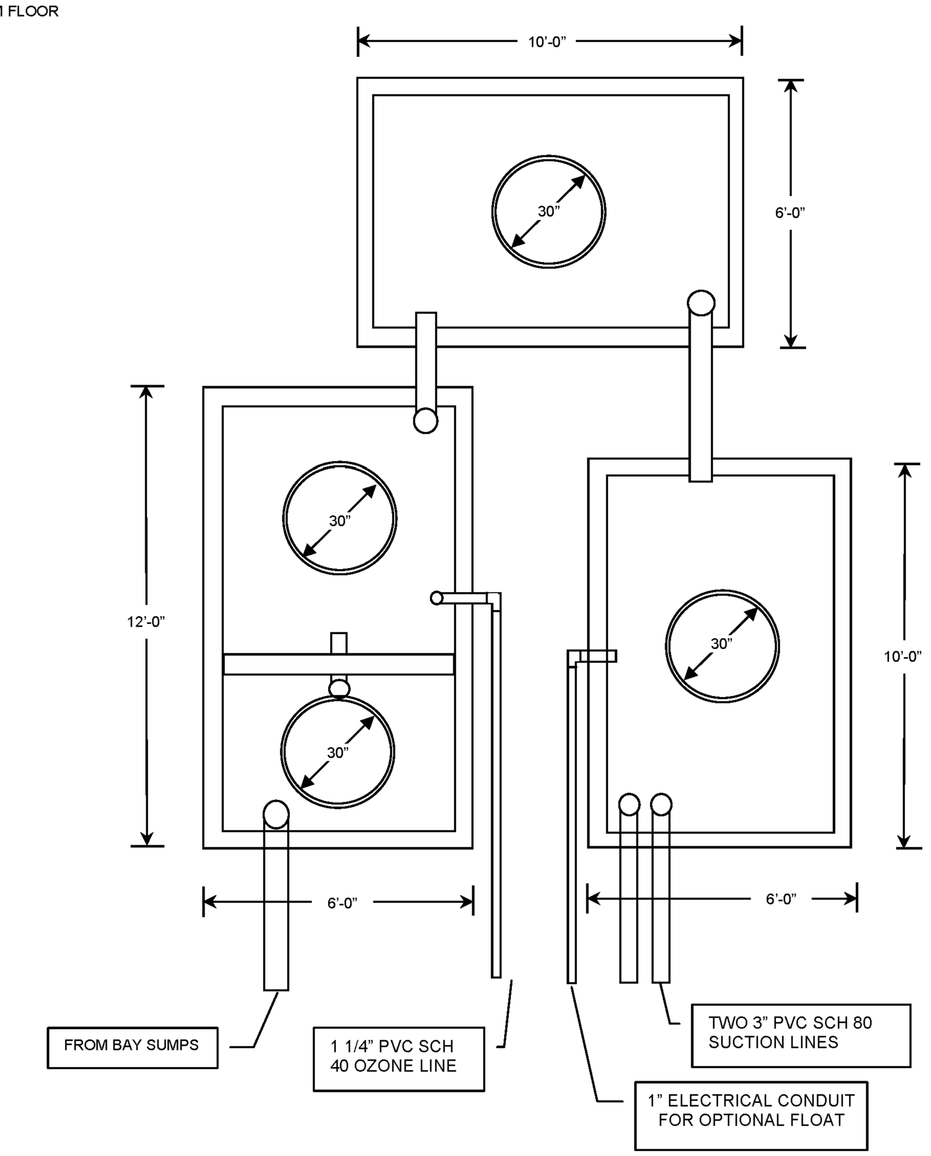


TANK 2 DETAIL



TANK 3 DETAIL





GENERAL NOTES:

1. TANK 1 GALLONS @ 5' DEPTH: 2,000
2. TANK 2 GALLONS @ 5' DEPTH: 2,000
3. TANK 3 GALLONS @ 5' DEPTH: 2,000
4. TOTAL SYSTEM CAPACITY NOT INCLUDING BAY PITS IS 6,000 GALLONS.
5. 30" DIA. MANWAY COVERS AND RINGS BY TANK COMPANY
6. RISERS PER ELEVATION
7. PRECAST SPECS TO LATEST ASTM C-913 FOR "REINFORCED CONCRETE WATER & WASTE STRUCTURES".
8. CONCRETE COMPRESSIVE STRENGTH 4000 PSI MIN.
9. PIPE PENETRATIONS TO BE SEALED WITH NON-SHRINK GROUT BY CONTRACTOR.
10. DO NOT USE RUBBER GROMMETS.
11. STRUCTURE TO BE STEEL REINFORCED TO MEED OR EXCEED H-20 LOADING.
12. PVC PIPING BY CONTRACTOR
    a. SCH 80 FOR SUCTION LINES
    b. SCH 40 ALL OTHERS
    c. **PVC CLEANER AND CEMENT MUST BE USED ON ALL FITTINGS**

SWEETWATER TANK LAYOUT

SEE CALLOUTS ABOVE
PLAN VIEW
COLEMAN HANNA
LOCATION:
1.
2.

REVISION DATE: 11/11/09

DRAWN BY: Russ Keller

RECLAIM Filters and Systems
Copyright 2007

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CAR WASH
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SBL: 95.2–2–16.200 & 95.2–2–15
MARLBOROUGH NY

STATE OF NEW YORK
DAVID THOMAS FEENEY
080526
LICENSED PROFESSIONAL ENGINEER

03/09/23

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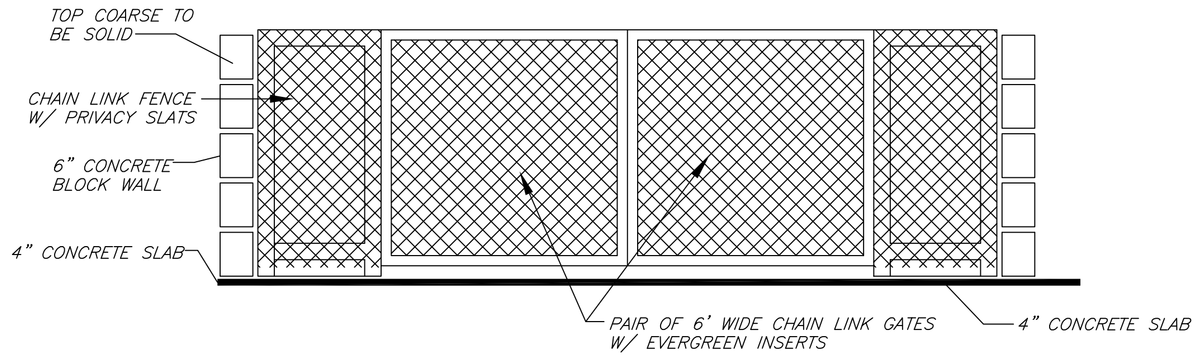
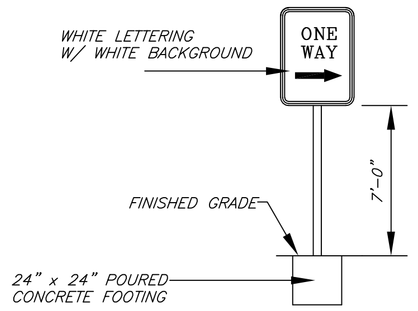
SHEET TITLE
SITE
PLAN

SHEET NUMBER
2of3

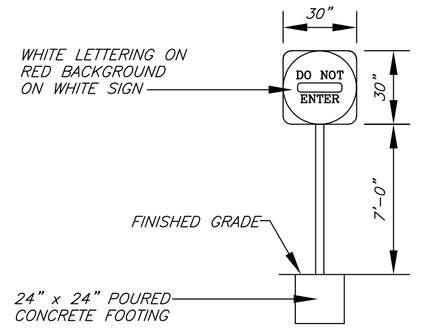
PROJECT #: 2023–1



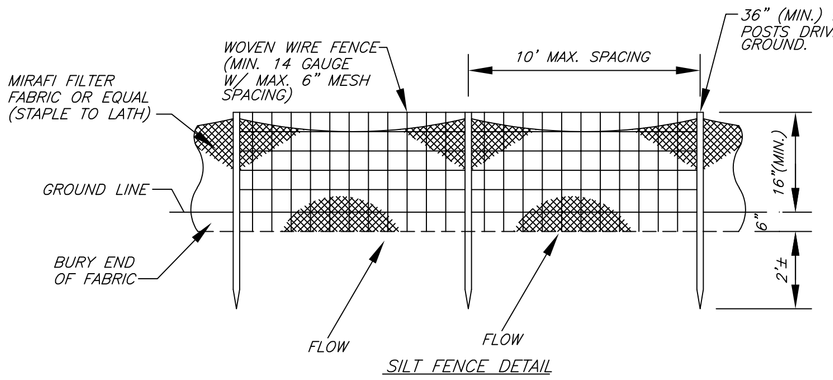
18'X12 DUMPSTER ENCLOSURE DETAIL
N.T.S.



ONE WAY SIGN DETAIL
N.T.S.



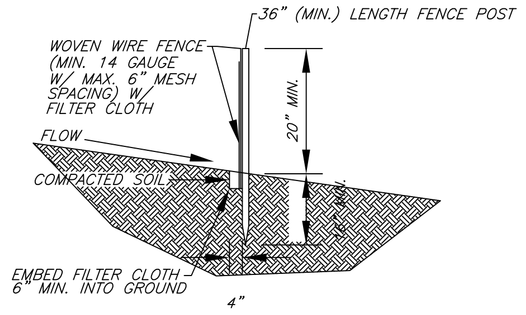
DO NOT ENTER SIGN DETAIL
N.T.S.

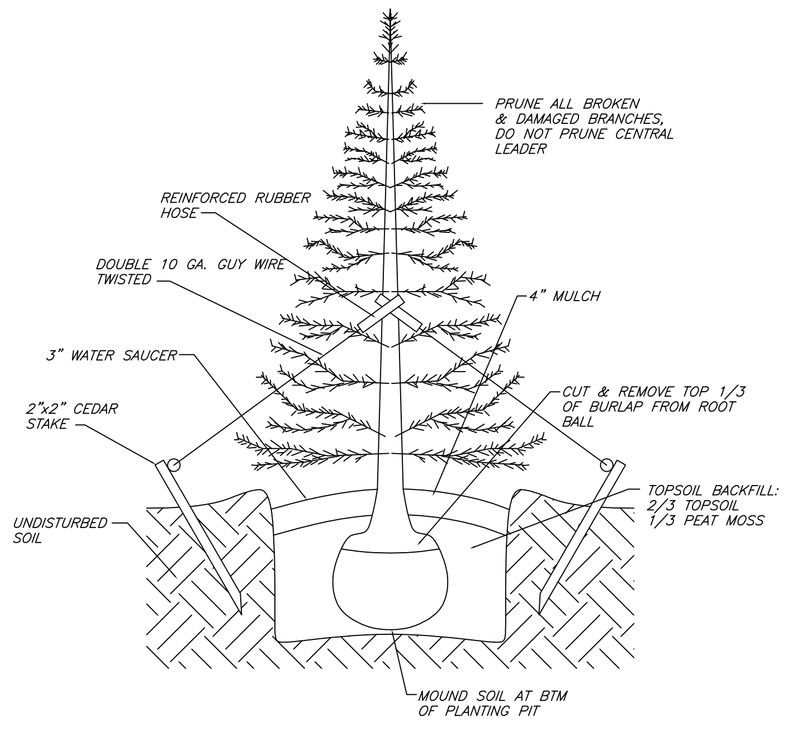


SILT FENCE DETAIL
N.T.S.

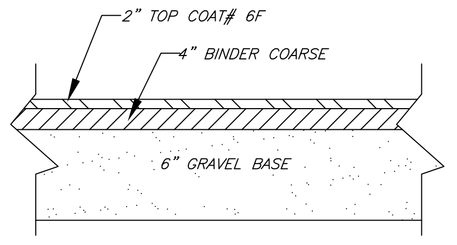
IT SHALL BE THE RESPONSABILITY OF THE CONTRACTOR TO PROVIDE AND INITIALIZE EROSION CONTROL MEASURES; SILT FENCES ARE TO BE USED FOR SILTATION CONTROL AROUND ALL AREAS THAT WILL BE DISRUPTED DURING CONSTRUCTION, STRAW BALES ARE TO BE MAINTAINED TO THE SATISFACTION OF THE ENGINEER AND WILL BE REMOVED BY THE CONTRACTOR ONCE GROUND COVER IS REESTABLISHED.

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER "T" OR "U" TYPE, OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6", AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABLINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.





TREE PLANTING DETAIL
N.T.S.



DRIVEWAY PAVEMENT SECTION DETAIL
N.T.S.

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CAR WASH

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MARLBOROUGH NY

scale: as noted

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05/05/23

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SHEET TITLE

SITE PLAN

SHEET NUMBER

3of3

PROJECT #: 2023-1