

lands now or formerly of
Vincent Mayen & Sandy Mayen
Liber 1272 at Page 603
Tax ID #:108.12-6-20

the lands now or formerly of
Thomas P McCoey Maureen Q
McCoey
Liber2564 at Page 43
Tax ID #: 108.12-6-19

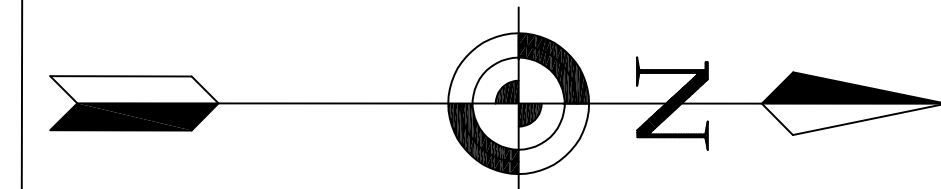
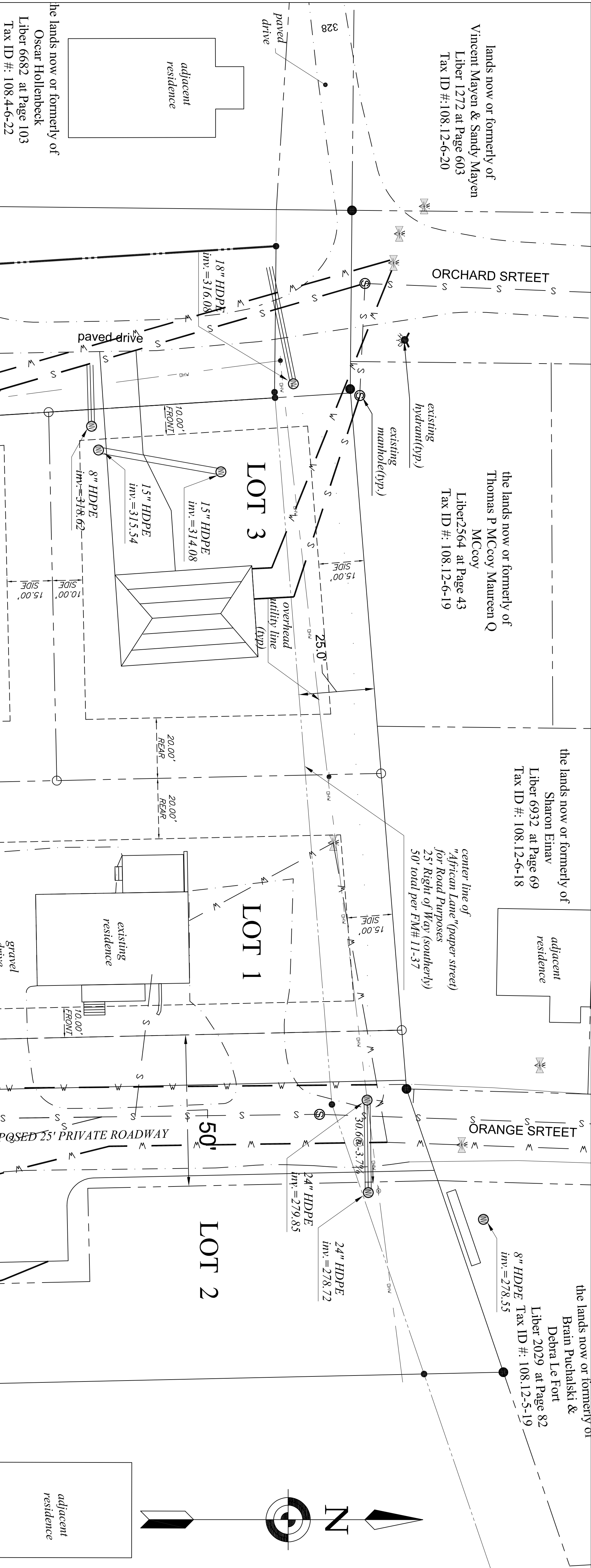
the lands now or formerly of
Sharon Etnav
Liber 6932 at Page 69
Tax ID #: 108.12-6-18

the lands now or formerly of
Brian Puchalski &
Debra Le Fort
Liber 2029 at Page 82
Tax ID #: 108.12-5-19

center line of
"African Lane" (paper street)
for Road Purposes
25' Right of Way (southerly)
50' total per FM# 11-37

ORCHARD SRTEEET

ORANGE SRTEEET



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 CONSENT NOTICE:

DEBORAH JONES

98 ORANGE STREET

MARLBORO, NY 12542

OWNER & APPLICANT:

RECORD OWNER'S SIGNATURE

DEBORAH JONES
98 ORANGE STREET
MARLBORO, NY 12542

LEGEND

PROPERTY LINE EXISTING

PROPERTY LINE ADJOINING

PROPERTY LINE PROPOSED

WATER VALVE

SEWER MANHOLE

SETBACKS

CONTOURS-EXT

CONTOURS-EXT

ROW PROPOSED

EXISTING WATER LINE

PROPOSED WATER LINE

EXISTING SEWER LINE

PROPOSED SEWER LINE

DATE RECEIVED

TOWN CLERK

DATE RECEIVED

PLANNING BOARD CHAIRMAN

DATE

TOWN HIGHWAY SUPERINTENDENT

DATE

PLANNING BOARD ACTION

Scale: 1"=20'

JONES SUBDIVISION
98 ORANGE STREET
108.4-6-29.110
TOWN OF MARLBOROUGH, ULSTER COUNTY, NY

20 Alto Dr. Newburgh, NY
Phone: 845 590 5543
feeneynengineering@gmail.com

PROPOSED COMMON DRIVEWAY AND PRIVATE ROAD
ROAD MAINTENANCE AGREEMENTS FOR EACH SHALL BE FILED IN THE COUNTY CLERK'S OFFICE

the lands now or formerly of
Summit Drive Properties LLC
Liber 6224 at Page 160
Lot 6 also F.M. 07-38
Tax ID #:108.4-6-29.311

the lands now or formerly of
Kathleen Palazzolo
Liber 6910 at Page 38
Lot X also F.M. 04-1380
Tax ID #:108.4-6-21.500

the lands now or formerly of
Robert Porretto
Liber 2200 at Page 37
Lot 1 also F.M. 9184
Tax ID #: 108.4-6-23

the lands now or formerly of
Limg Ying Ni
Liber 7176 at Page 117
New Lot 2 also F.M. 11-37
Tax ID #: 108.4-6-29.211

ZONING SCHEDULE
ZONE: R

MINIMUM LOT AREA WITH PUBLIC WATER AND SEWER
MINIMUM LOT AREA
MINIMUM REAR YARD
MINIMUM ONE SIDE YARD
MINIMUM BOTH SIDE YARDS
MINIMUM LOT WIDTH
MINIMUM LOT DEPTH
MINIMUM BUILDING FOOTPRINT
MAXIMUM BUILDING HEIGHT

REQUIRED LOT #1
PROPOSED LOT #2
PROPOSED LOT #3
PROPOSED LOT #4
PROPOSED LOT #5

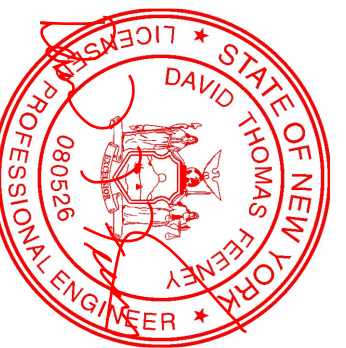
SURVEYORS' CERTIFICATION

I HEREBY CERTIFY TO THE HEREON LISTED PARTIES THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE NYS MINIMUM TECHNICAL STANDARDS SECTION 6 SUBURBAN CLASS AND REPRESENTS THE RESULTS OF AN ACTUAL ON THE GROUND FIELD SURVEY, PER RECORD DESCRIPTION, OF THE LAND SHOWN HEREON, LOCATED AT 98 ORANGE STREET IN THE TOWN OF MARLBOROUGH, COUNTY OF ULSTER, STATE OF NEW YORK, COMPLETED ON APRIL 5, 2023, PERFORMED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC., AND IS TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, ACCURATE AND CORRECT, EXCEPT AS SHOWN HEREON. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES; TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.

SIGNATURE

DATE

JOATHAN N. MILLEN, L.L.S.
1239 ROUTE 300
NEWBURGH, NY 12550



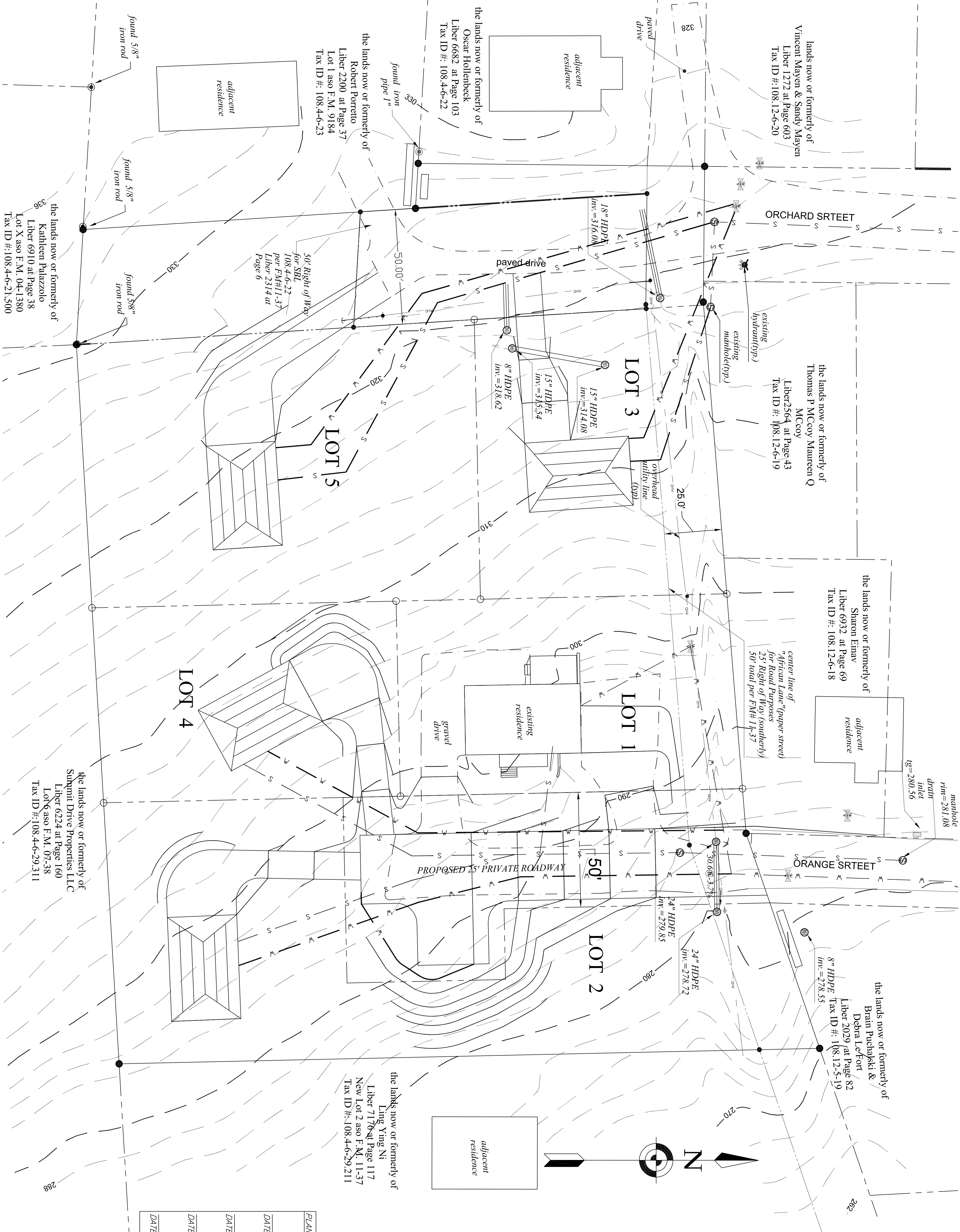
DAVID THOMAS FEENEY, P.E.
NEW YORK STATE LICENSE No. 080526

SHEET TITLE
SURVEY SHEET
SHEET NUMBER
1 of 3

PROJECT # 2023-07

Plots are not valid unless signed and sealed by Engineer. Photocopies are not valid. Unauthorized alterations of this plan are a violation of the NYS Education Law, section 1209(2). This drawing is the property of Feeney Engineering and is not to be reproduced or used in any manner without the written consent of the Engineer for which it was designed and is not to be used by anyone without written permission.

07/06/23



- LEGEND**
- PROPERTY LINE EXISTING
 - PROPERTY LINE ADJOINING
 - PROPERTY LINE PROPOSED
 - WATER VALVE
 - SEWER MANHOLE
 - SETBACKS
 - CONTOURS-EXT
 - CONTOURS-EXT
 - ROW PROPOSED
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING SEWER LINE
 - PROPOSED SEWER LINE

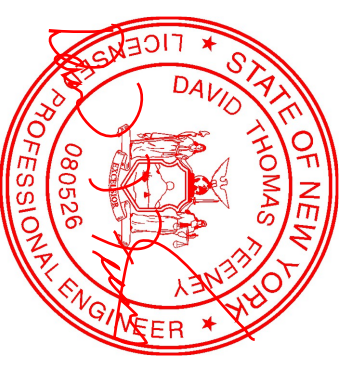
PLANNING BOARD ENDORSEMENT	
DATE RECEIVED	TOWN CLERK
DATE RECEIVED	PLANNING BOARD CHAIRMAN
DATE	TOWN HIGHWAY SUPERINTENDENT
DATE	PLANNING BOARD ACTION

JONES SUBDIVISION
98 ORANGE STREET
108.4-6-29.110
TOWN OF MARLBOROUGH, ULSTER COUNTY, NY

Scale: 1"=20'

07/06/23

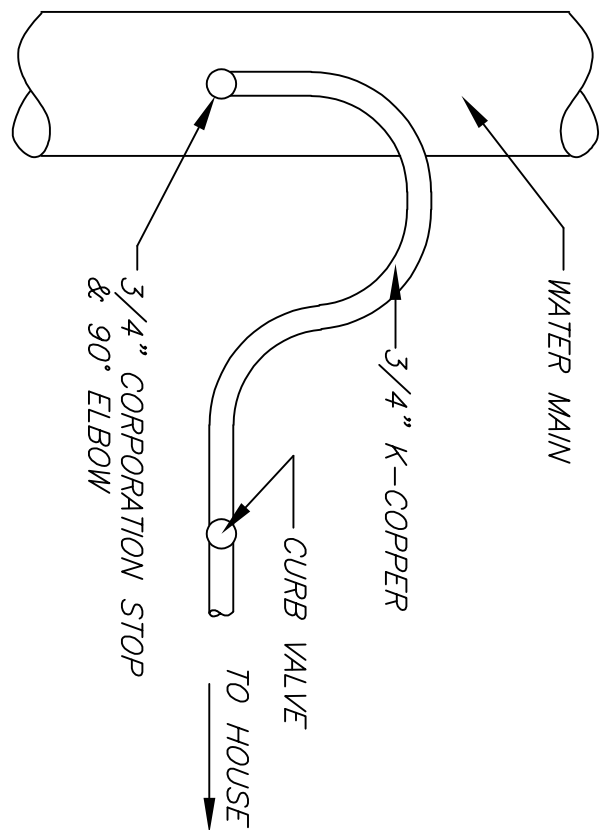
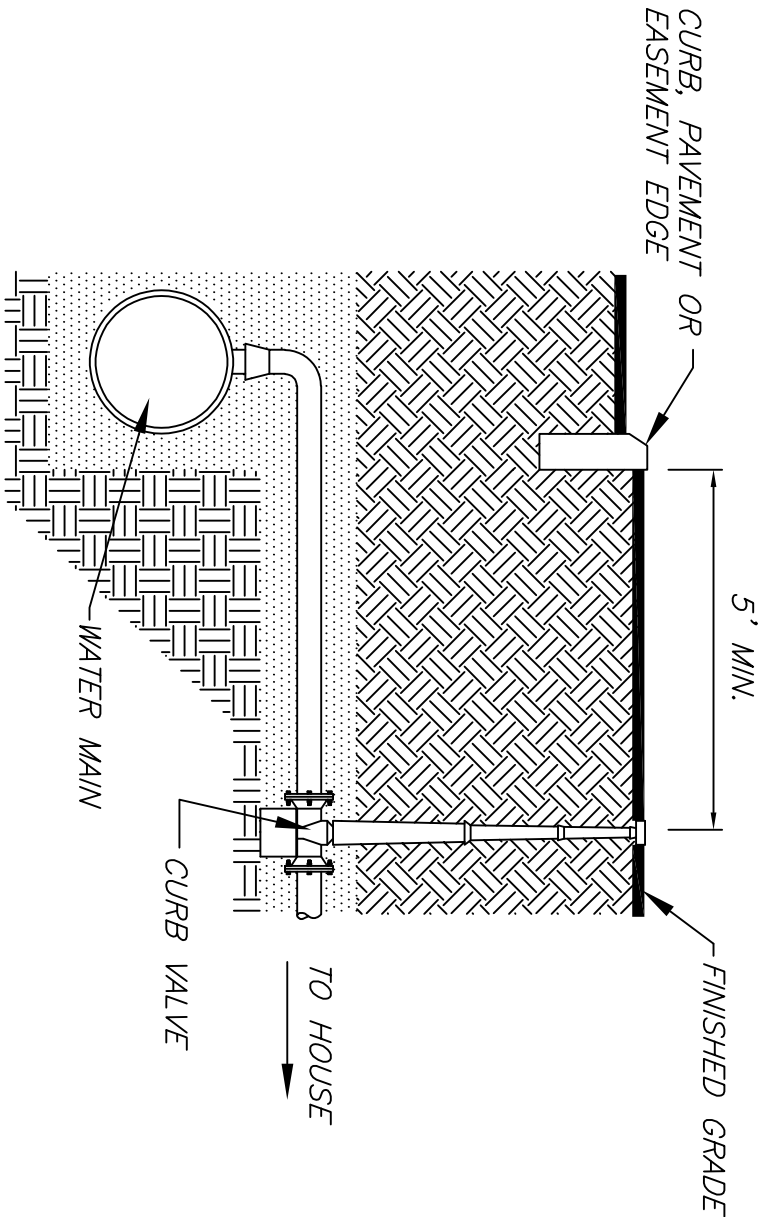
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DAVID THOMAS FEENEY, P.E.
NEW YORK STATE LICENSE No. 080526

SHEET TITLE
GRADING
SHEET
SHEET NUMBER
20 of 3
PROJECT # 2023-07

David Feeney, P.E.
20 ALDENEY RD., NY
Phone: 845 590 5543
feeneyengineering@gmail.com

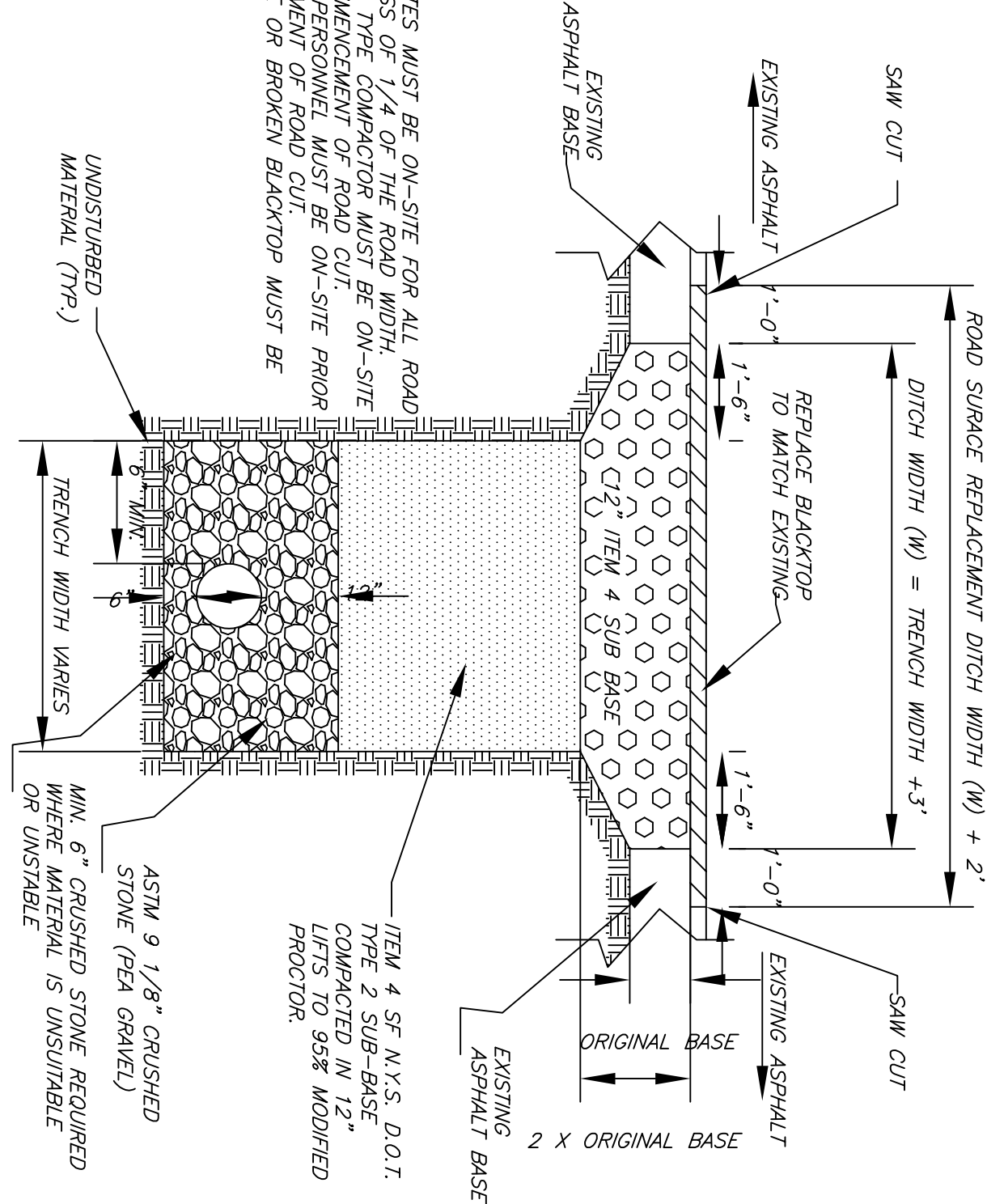


SECTION

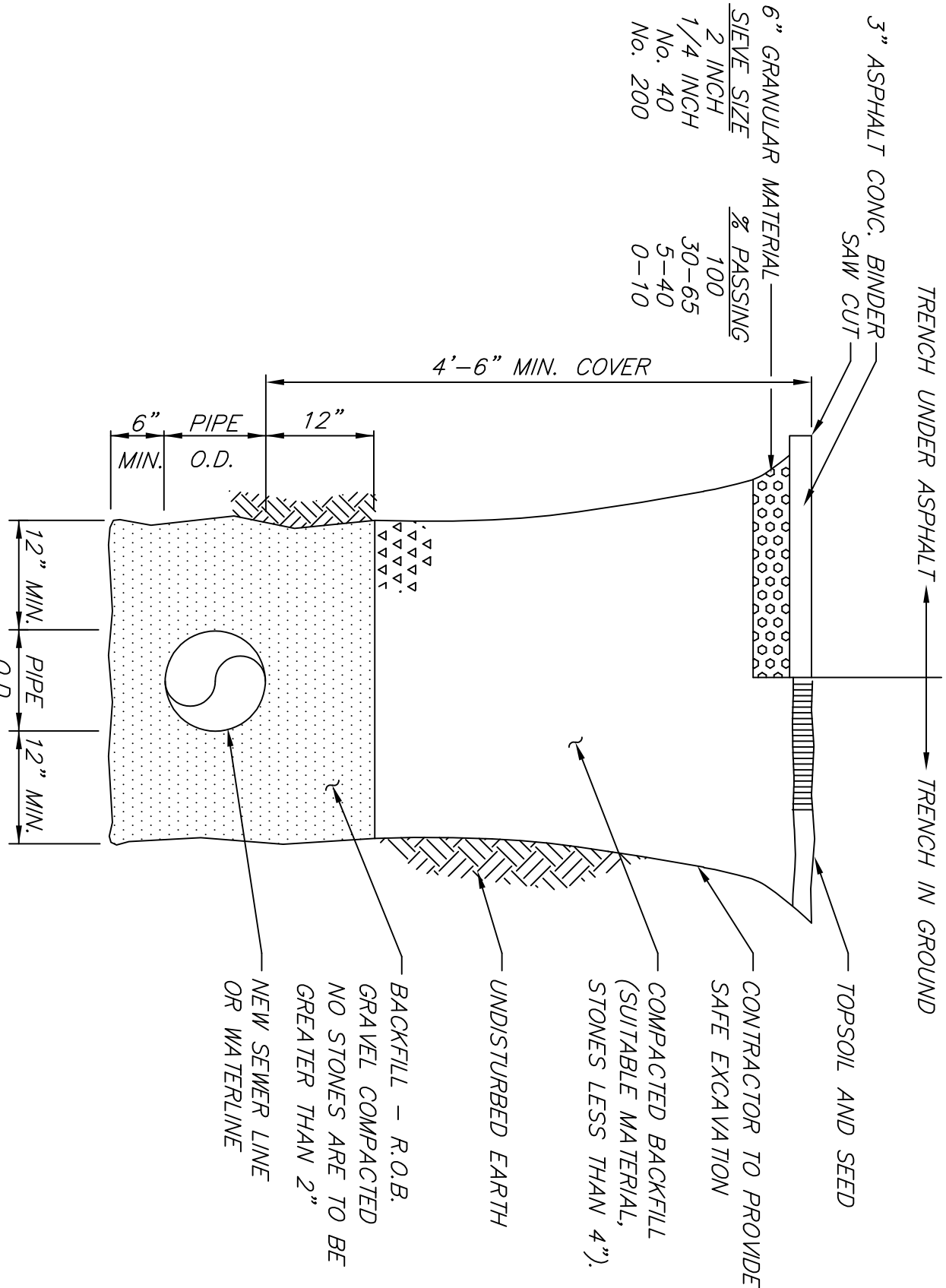
WATER SERVICE CONNECTION DETAIL
N.T.S.

PLAN

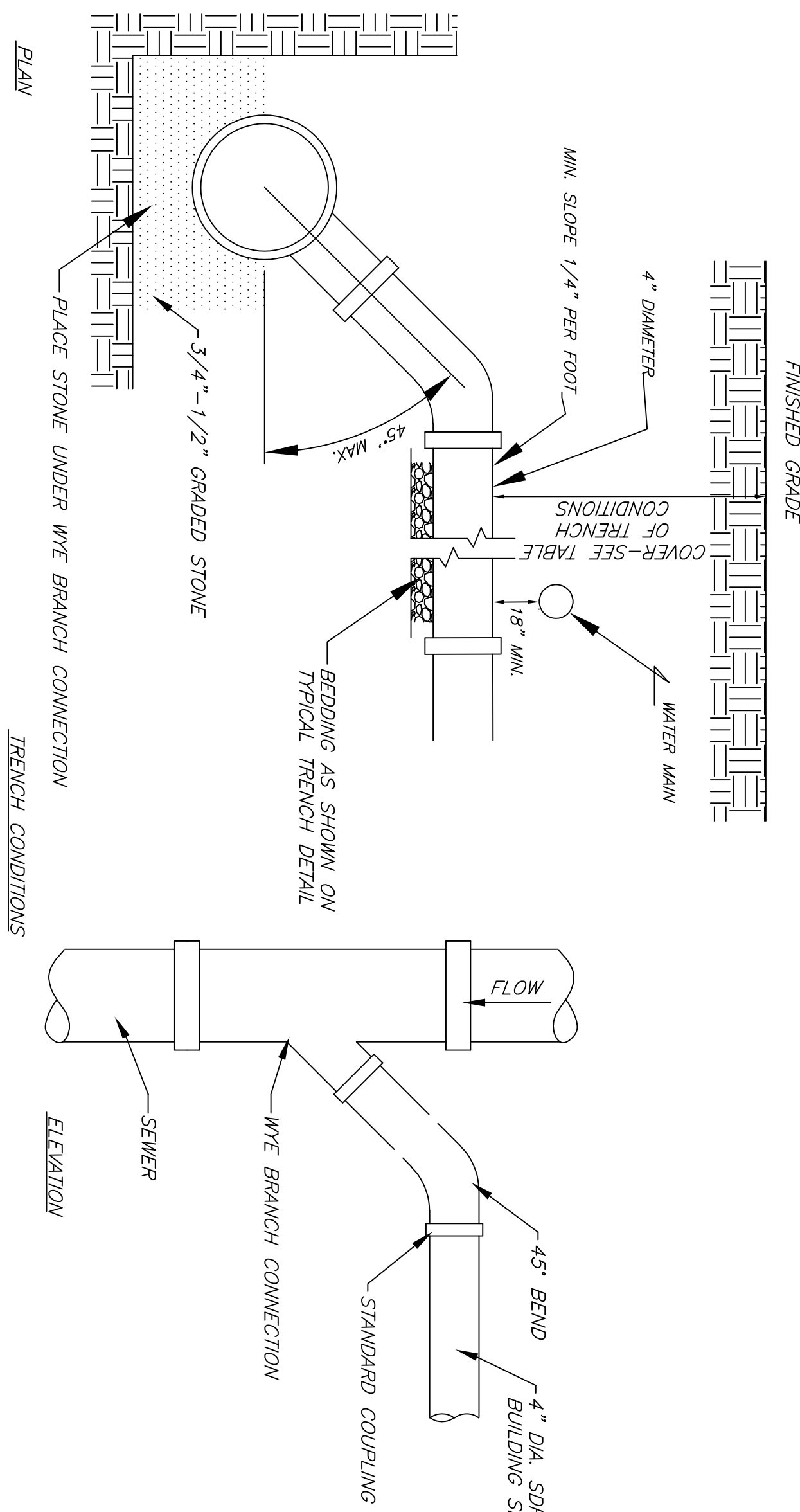
1. ROAD PLATES MUST BE ON-SITE FOR ALL ROAD CUTS IN EXCESS OF 1/4 OF THE ROAD WIDTH.
2. VIBRATORY TYPE COMPACTOR MUST BE ON-SITE PRIOR TO COMMENCEMENT OF ROAD CUT.
3. ALL ROAD CUTS MUST BE ON-SITE PRIOR TO COMMENCEMENT OF ROAD CUT.
4. ALL LOOSE OR BROKEN BLACKTOP MUST BE REMOVED.



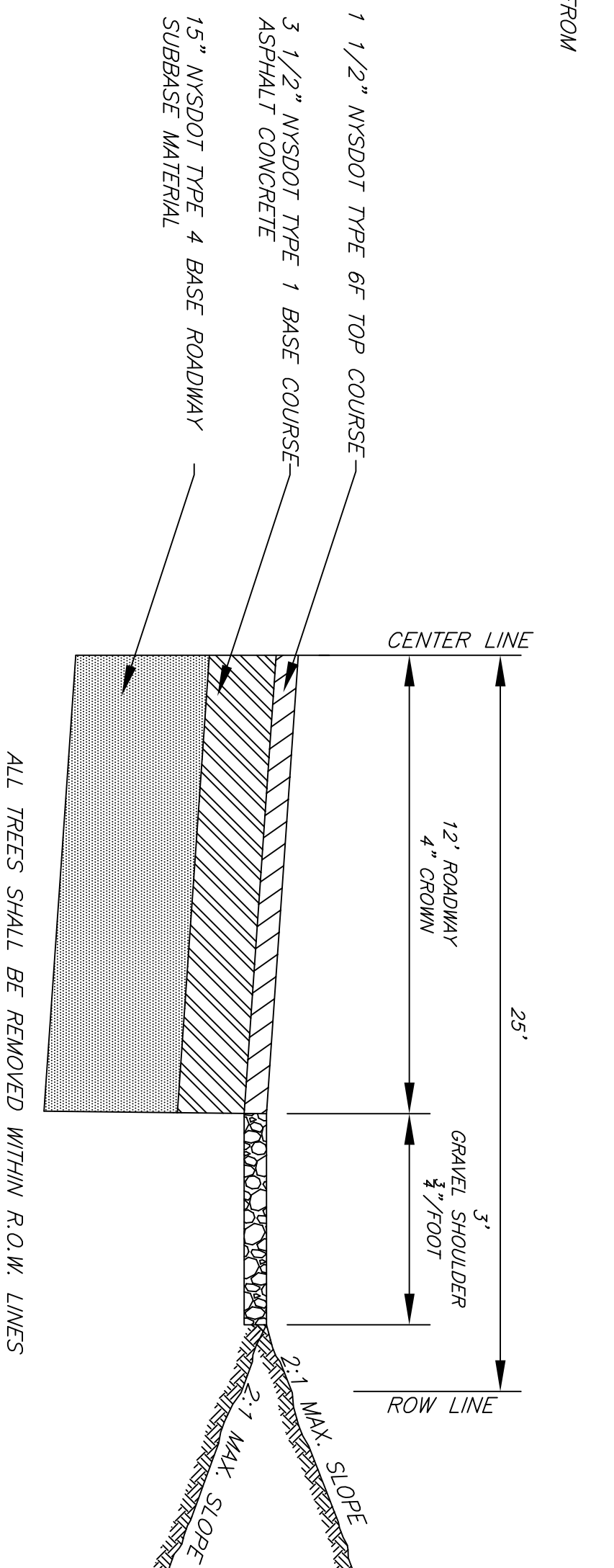
FLEXIBLE PAVEMENT DETAIL AND TRENCH LIMITS
N.T.S.



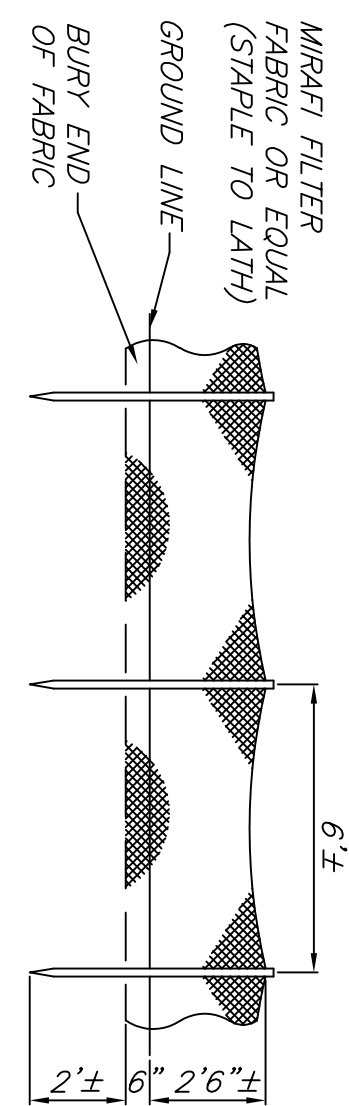
TYPICAL TRENCH
N.T.S.



SANITARY SEWER LATERAL CONNECTION DETAIL
N.T.S.



PROPOSED MINOR ROAD
N.T.S.



SILT FENCE DETAIL
N.T.S.

NOTE:
SILT FENCES ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION AND SHALL BE CHECKED AFTER EVERY RAIN STORM. SILT FENCES ARE TO BE REPLACED AS NECESSARY DUE TO DAMAGE OR WHEN FILLED WITH SILT. SILT TO BE REMOVED IN FRONT OF FENCES REGULARLY TO PREVENT EXCESSIVE SOIL BEARING WEIGHT ON THE SILT FENCES.

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

WATER SERVICE LINE APPEARANCES: CURB STOPS AND OTHER LINE APPEARANCES TO BE PRODUCTS MANUFACTURED BY CORPORATION SHOULD BE SUPPLIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF ALL WATER SERVICE LINE FITTINGS TO CONFORM TO ANNA C800, ANNA STANDARD THREADS FOR UNDERGROUND SERVICE LINE FITTING. CURB BOXES TO BE EXTENSION TYPE SUPPORTED BY FOOT PIECE OR CONCRETE SUPPORT BLOCK. CORROSION STOPS TO BE FORD TYPE 4800-CC THREAD WITH 104-333 ELBOW (PACK JOINT). CURB STOP THE CORROSION STOP AND THE CURB STOP SHALL BE BRASS OR BRONZE. HARD PACK JOINT. BITE THE CURB BOX SHALL BE A MUELLER H 10314 (37/4\"/>

WATER SERVICE CONNECTION
CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF MARLBORO WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF MARLBORO WATER DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDOH AND THE TOWN OF MARLBORO.

SEWER SYSTEM NOTES FOR SITE PLANS
ALL GRANNY SANITARY SEWER SERVICE LINES SHALL BE 4 INCHES IN DIAMETER OR LARGER AND SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034-88. JOINTS SHALL BE PUSH-ON WITH ELASTOMERIC RING GASKET CONFORMING TO ASTM D-3212. FITTINGS SHALL BE AS MANUFACTURED BY THE PIPE SUPPLIER OR EQUAL AND SHALL HAVE A BELL AND SPIGOT CONFIGURATION COMPATIBLE WITH THE PIPE. ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF MARLBORO SEWER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF MARLBORO SEWER DEPARTMENT.

SEWER SERVICE CONNECTION
CONSTRUCTION OF SANITARY SEWER UTILITIES AND CONNECTION TO THE TOWN OF MARLBORO SANITARY SEWER SYSTEM REQUIRES PERMIT FROM THE TOWN OF MARLBORO SEWER DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDEC AND THE TOWN OF MARLBORO.

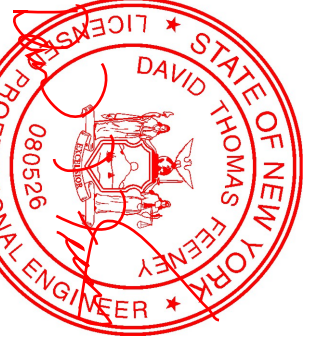
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DATE RECEIVED	TOWN CLERK
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scale: NTS

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SHEET TITLE
DETAIL
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SHEET NUMBER
3 of 3

PROJECT # 2023-07