

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

feeneyengineering@gmail.com

WASH & SHINE

562 Route 44/55
SBL: 95.2-2-16.200 & 95.2-2-15
MARLBOROUGH NY

Scale: 1"=20'

06/26/23 PB COMMENTS
03/05/23

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SHEET TITLE

SITE
PLAN

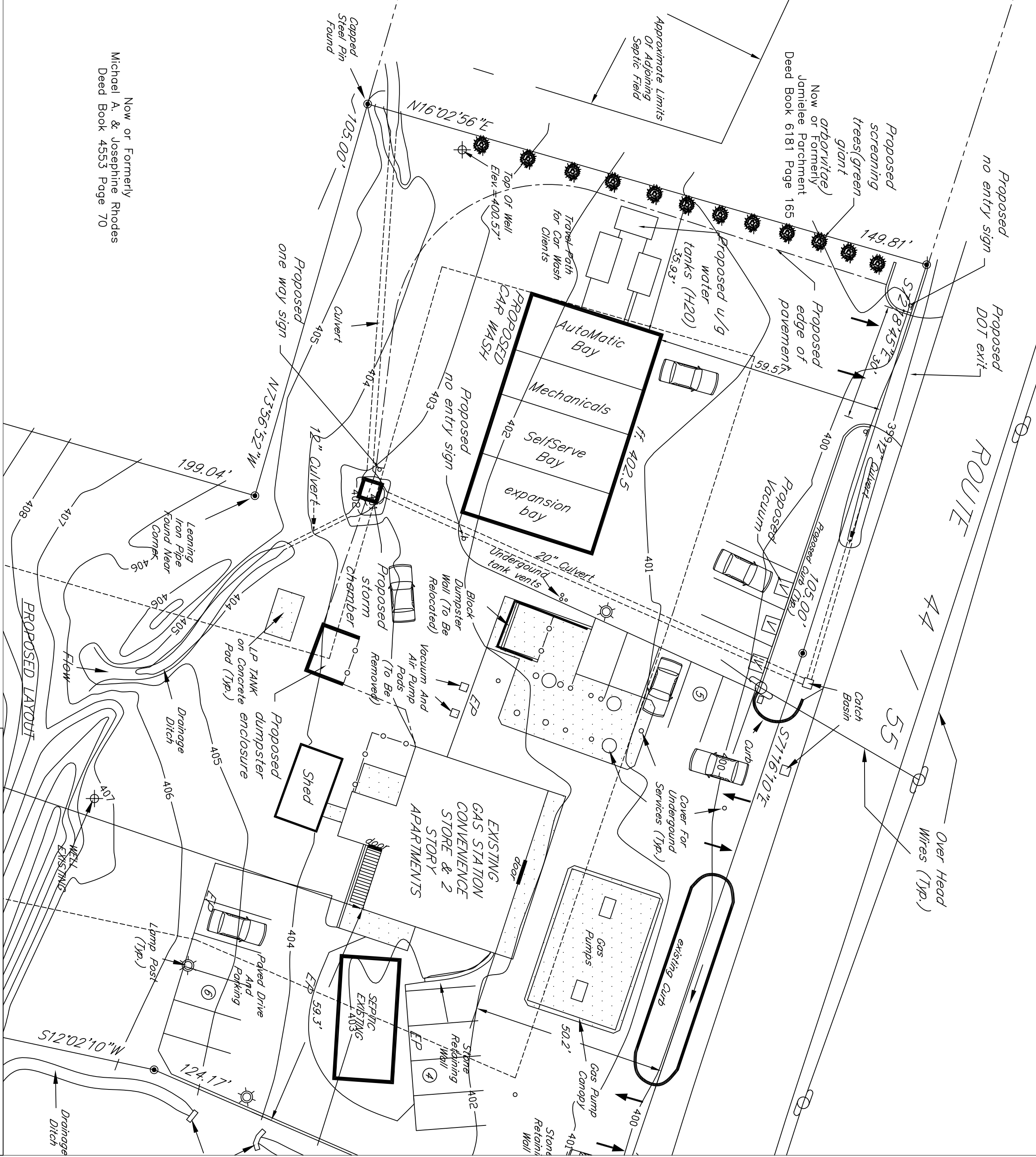
SHEET NUMBER

1 of 3

PROJECT # 2023-01



C-2 ZONING		New Lot After Consolidation	
REQUIREMENT	DISTRICT:	Proposed Car Wash	Exist. Gas Station
MINIMUM LOT AREA (w/o Public Water or Sewer) (Sq.Ft.)	C-2	20,000	1,614 Ac. / 63,900± Sq.Ft.
MINIMUM LOT WIDTH:	100'	100'	149.8'
MINIMUM LOT DEPTH:	100'	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%	



Now or Formerly
Michael A. & Josephine Rhodes
Deed Book 4553 Page 70

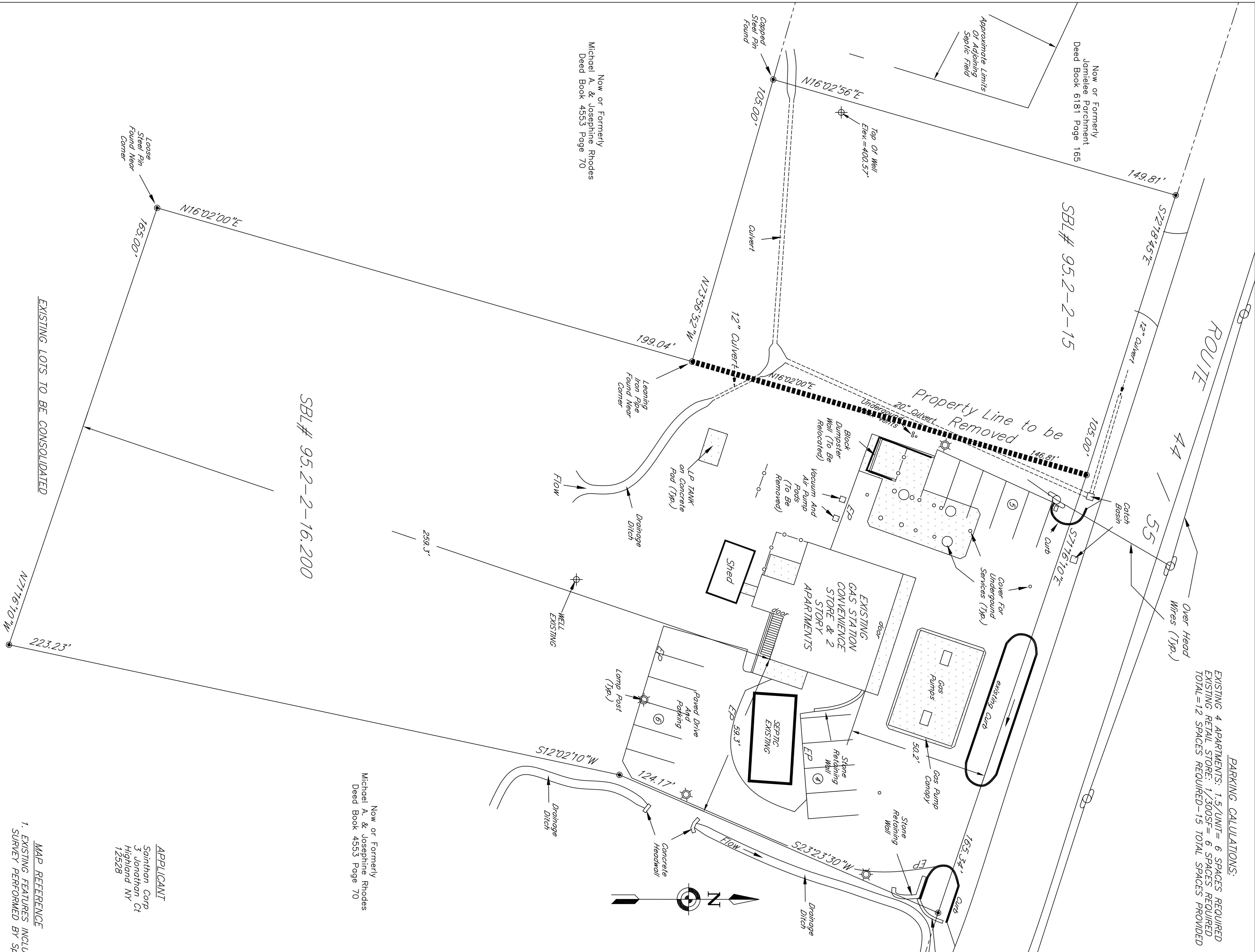
OWNER
Santhan Corp
3 Jonathan Ct
Highland NY
12528

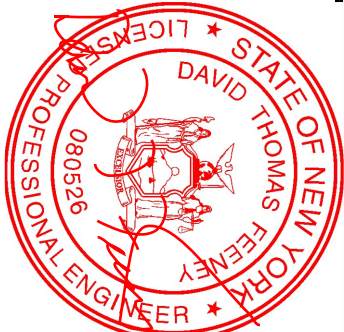
APPLICANT
Santhan Corp
3 Jonathan Ct
Highland NY
12528

Now or Formerly
Michael A. & Josephine Rhodes
Deed Book 4553 Page 70

MAP REFERENCE
1. EXISTING FEATURES INCLUDING PROPERTY LINES, BUILDINGS AND PAVEMENT PER A SURVEY PERFORMED BY Spencer S. Hall, L.S. 49156 , March 3 2022

EXISTING LOTS TO BE CONSOLIDATED





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MARLBOROUGH NY

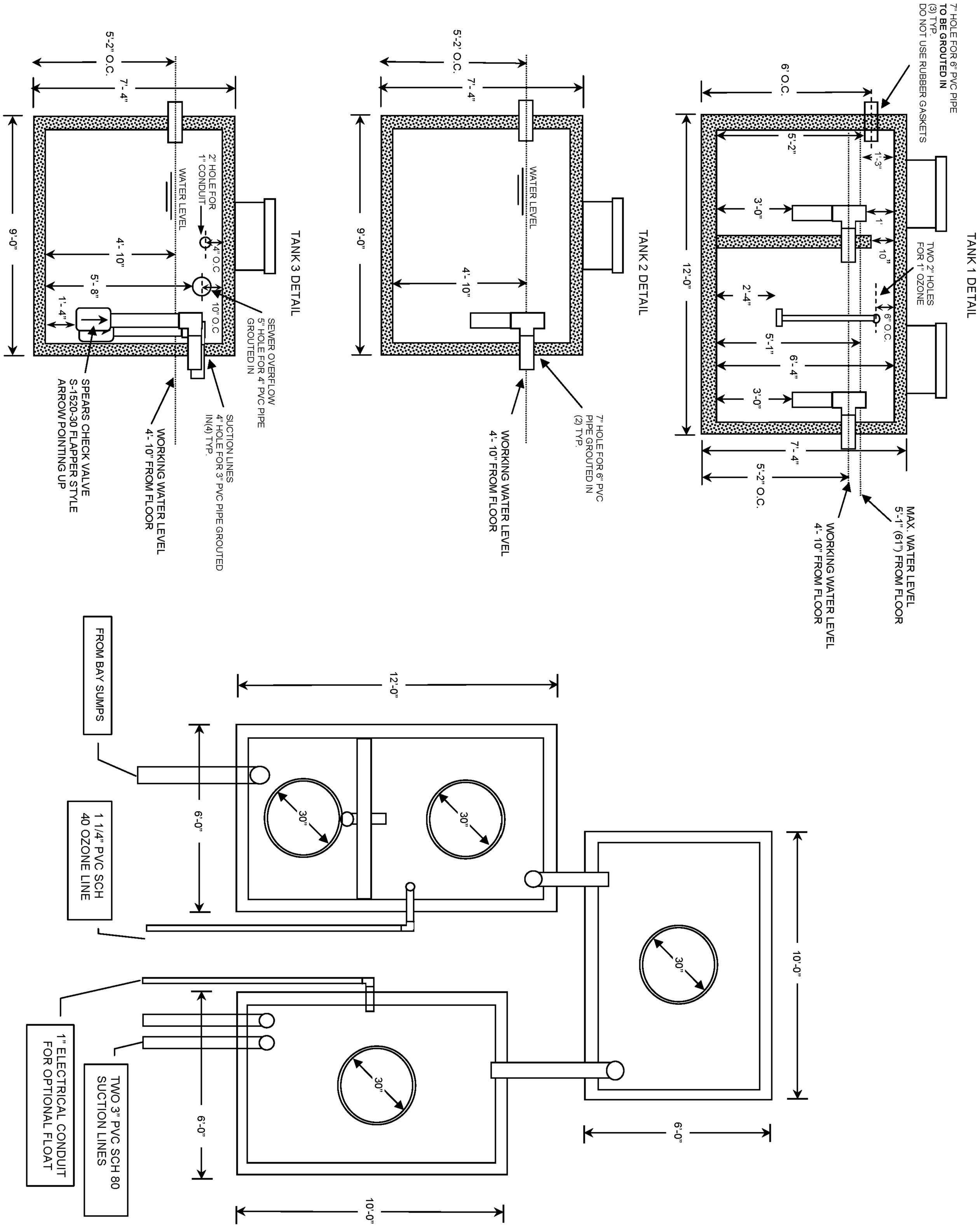
03/26/23
03/05/23

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SHEET TITLE
U/G TANK
LAYOUT
SHEET NUMBER
20f3
PROJECT # 2023-01

GENERAL NOTES:

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



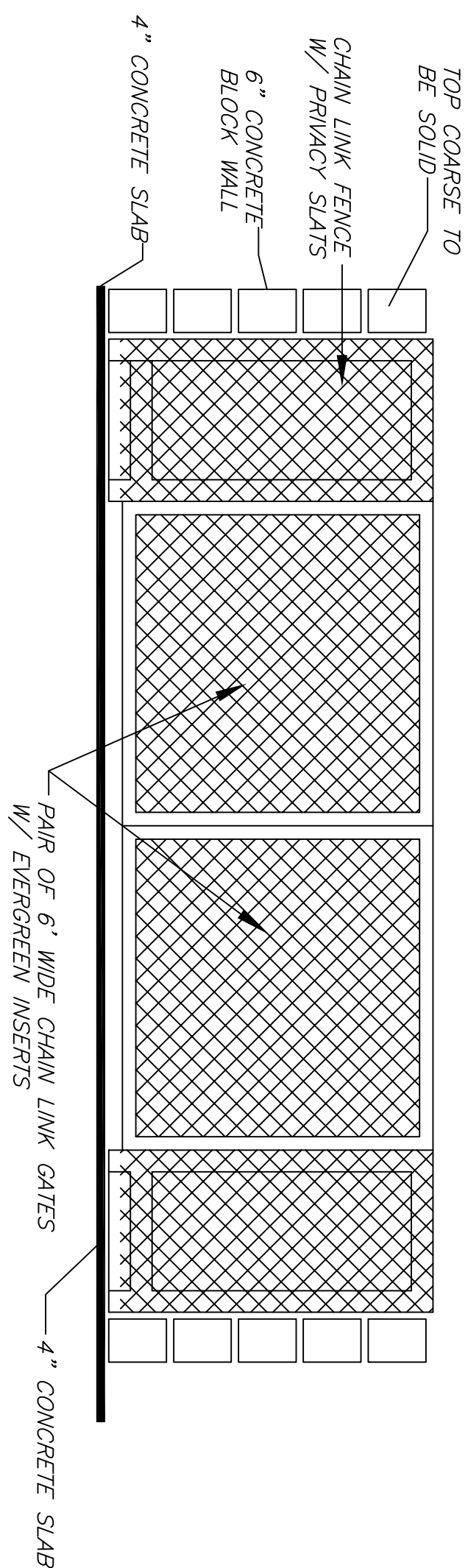
SWEETWATER TANK LAYOUT

SEE CALLOUTS ABOVE
PLAN VIEW
COLEMAN HANNA

LOCATION:
1.
2.

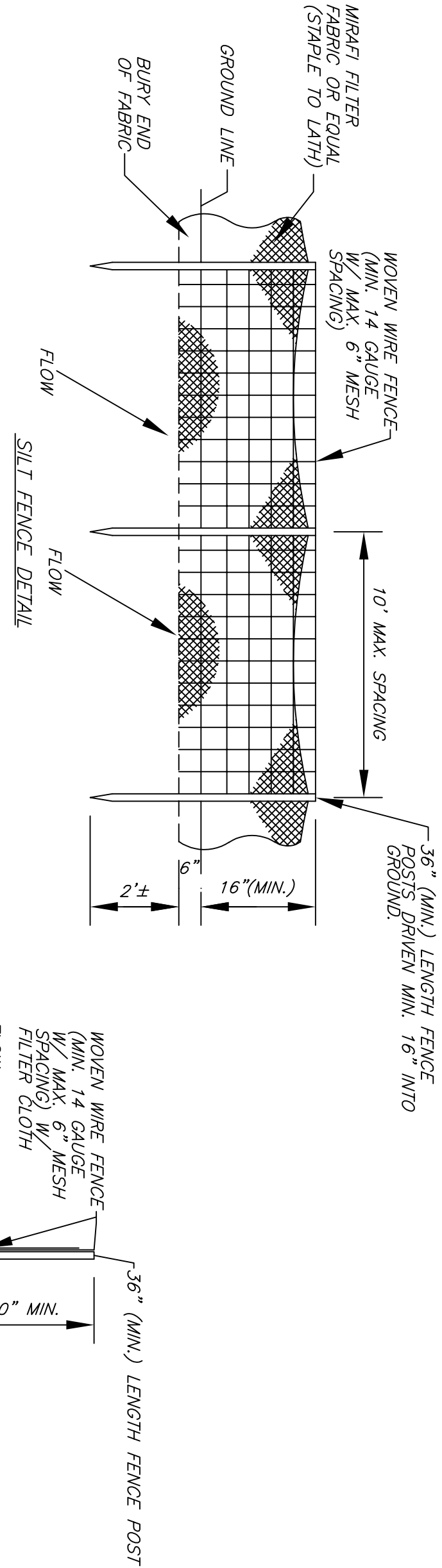


REVISION DATE: 11/11/09
DRAWN BY: Russ Keller
RECLAIM Filters and Systems
Copyright 2007



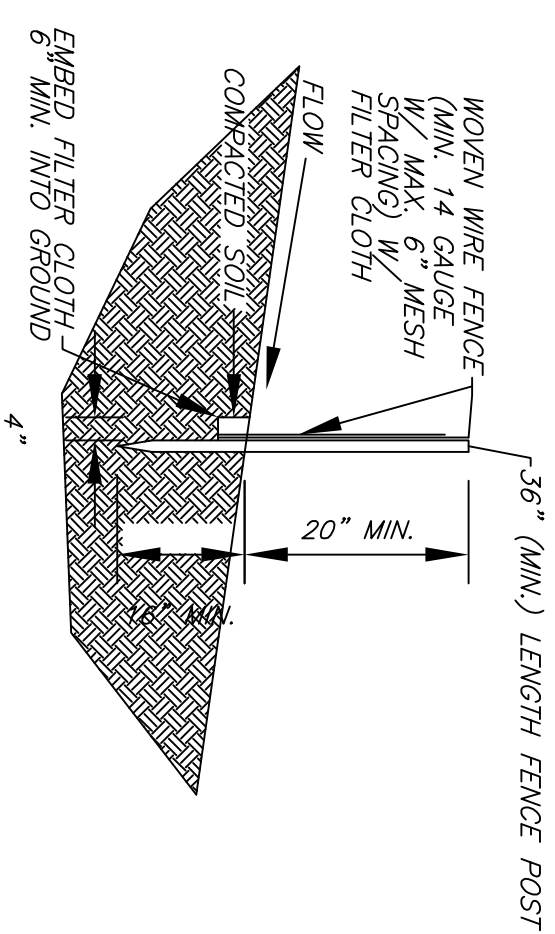
18'X12 DUMPSTER ENCLOSURE DETAIL
N.T.S.

N.T.S.

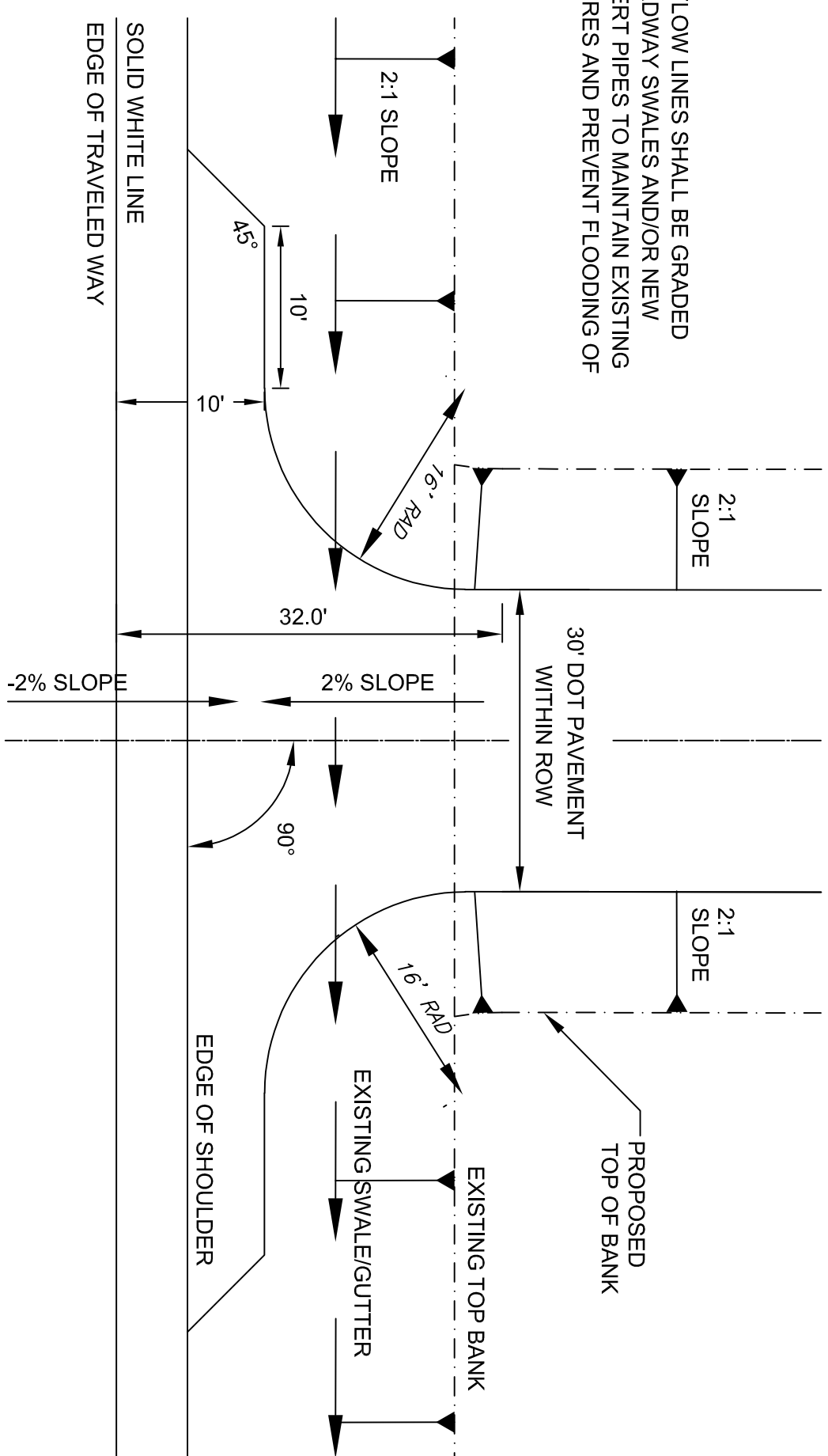


N.T.S.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND MAINTAIN EROSION CONTROL MEASURES. SILT FENCES ARE TO BE USED FOR EROSION 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.



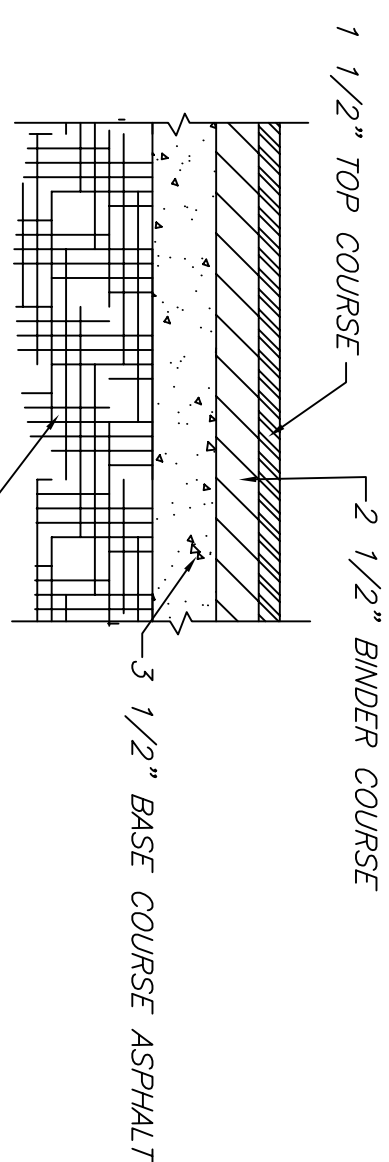
1. WHEN THE FENCE TO BE FASTENED SECURELY TO FENCE POSTS, WIRE NETS OR STAPLES, OR U-TYPE, OR HANDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOMEN WIRE FENCE.
3. BETWEEN WIRE 6. GRAINHAM MESH OPENING.
4. WHEN TWO SECTIONS OF FILTER CLOTH, ALONG EACH OTHER, THEY SHALL BE JOINED BY 100% STAPLING, TYPING, OR APPROVED EQUIVALENT.
5. PREPARED/PAINTED UNITS SHALL BE GEOPAR, ENVIRONMENT, OR APPROVED EQUIVALENT.
6. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE Silt FENCE.



NEW YORK STATE HIGHWAY

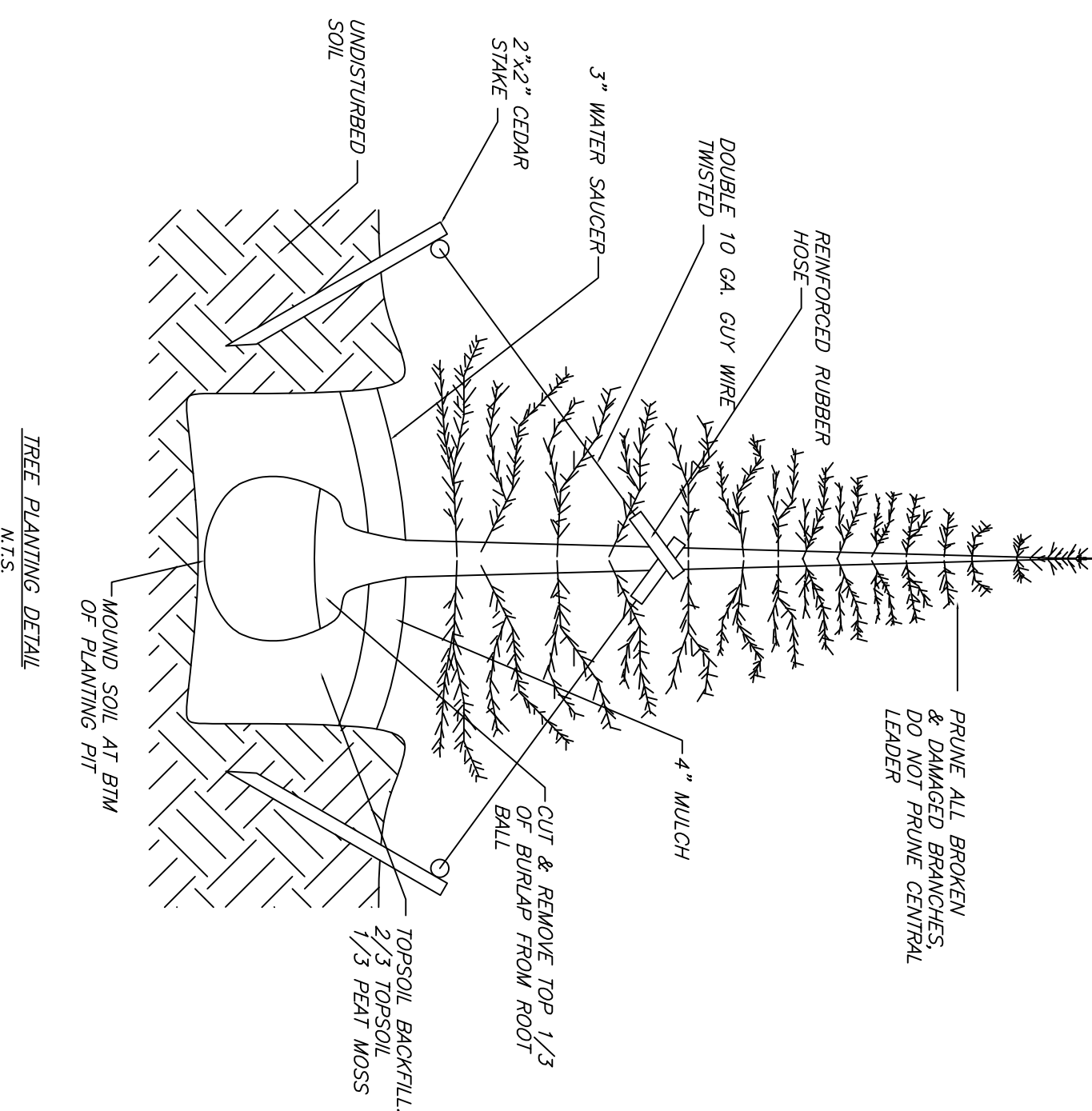
ROAD COMMERCIAL ENTRANCE DETAIL

(NOT TO SCALE)



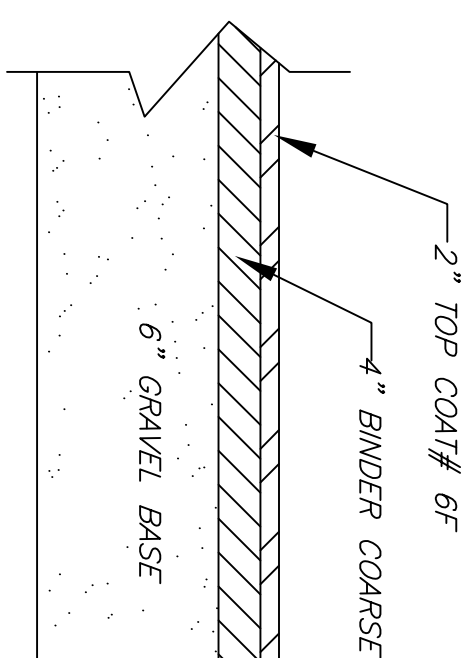
ROAD ENTRANCE PAVEMENT DETAIL

N.T.S



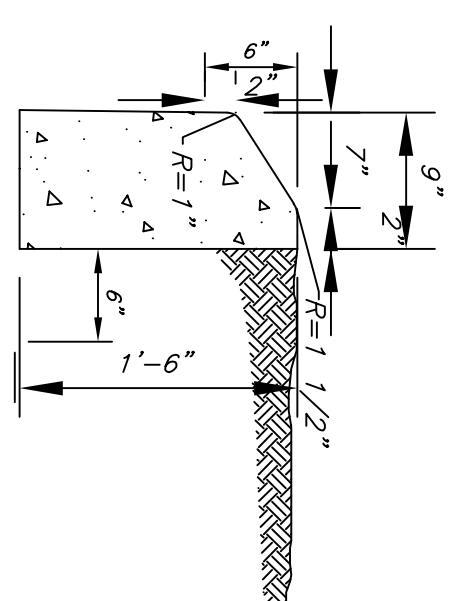
TREE PLANTING DETAIL

CONFIDENTIAL
N.T.S.



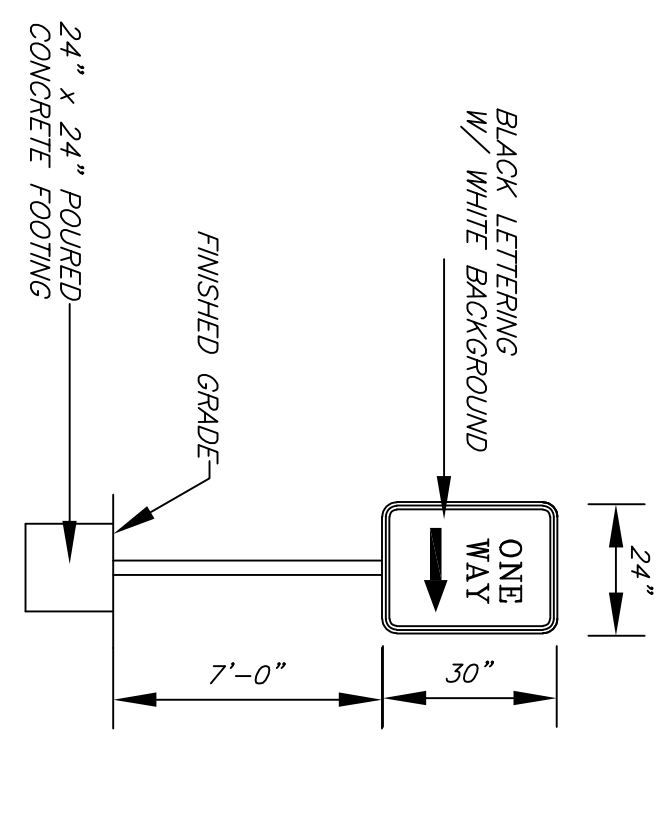
DRIVEWAY PAVEMENT SECTION DETAIL
N.T.S.

N.T.S



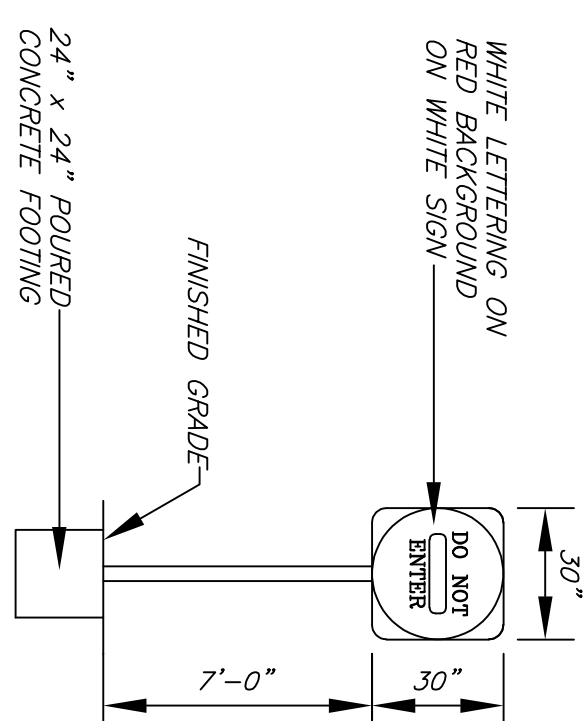
CURB SECTION
N.T.S.

N.T.S.



ONE WAY SIGN DETAIL (R-6-2R,
N.T.S.

N.T.S.



DO NOT ENTER SIGN DETAIL (R-51),
N.T.S.

N.T.S.



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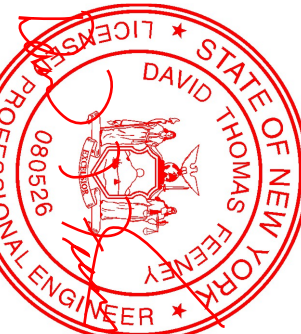
Phone: 845 - 590

SHEET TITLE
DETAILS

SHEET NUMBER

30f3

PROJECT #: 2023-07



20 Alta Dr
Newburgh, NY
Phone: 845 – 590 – 5543
feeneyengineering@gmail.com

SAINTHAN CORPORATION
LOT CONSOLIDATION
562 Route 44/55
SBL: 95.2–2–16.200 & 95.2–2–15
MARLBOROUGH NY

Scale: 1"=20'

06/26/23

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SHEET TITLE

SITE
PLAN

SHEET NUMBER

1 of 1
PROJECT # 2023-01



C-2 ZONING	REQUIREMENT	New Lot After Consolidation
SCHOOL DISTRICT: HIGHLAND		
DISTRICT:	C-2	C-2
MINIMUM LOT AREA (W/O Public Water or Sewer) (Sq.Ft.)	20,000	1,616 Ac. / 69,900± Sq.Ft.
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MAXIMUM BLD. COVERAGE (%):	40%	10%

RECORD OWNER'S SIGNATURE
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Highland NY
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