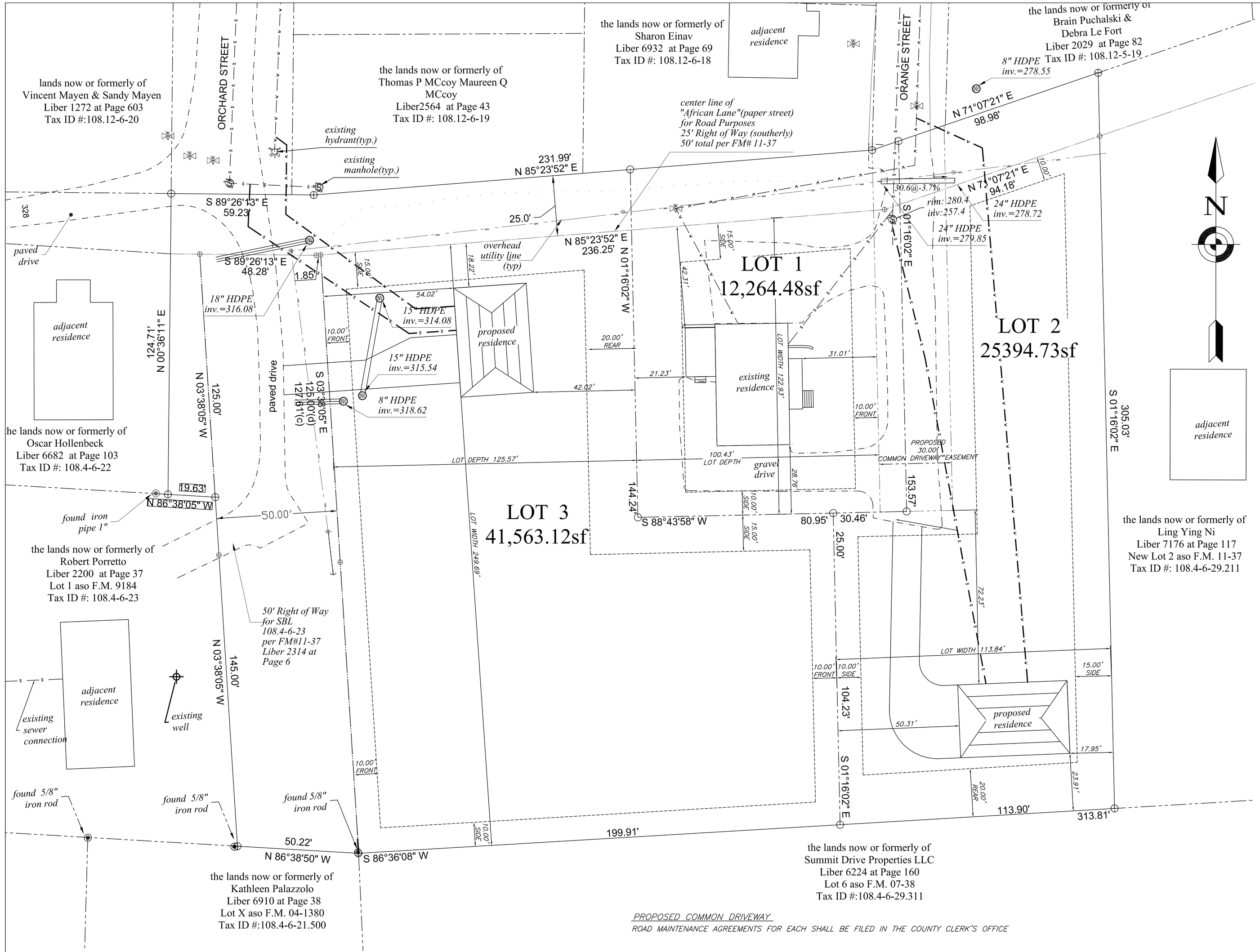

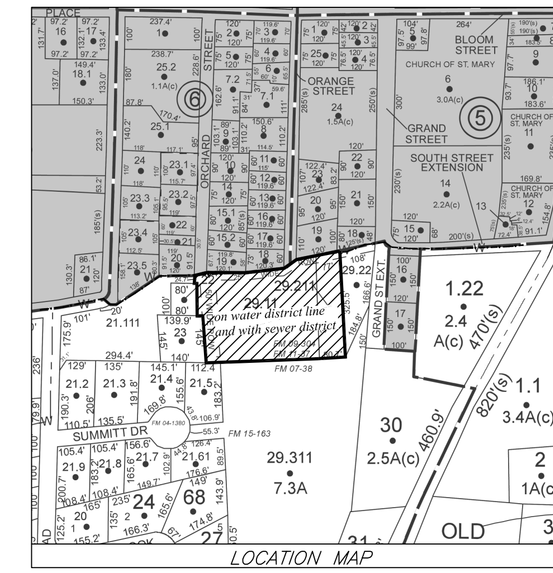

20 Alta Dr Newburgh, NY
Phone: 845 – 590 – 5543
feeneyengineering@gmail.com

JONES SUBDIVISION

98 ORANGE STREET
108.4–6–29.110
TOWN OF MARLBOROUGH, ULSTER COUNTY, NY

scale: 1"=20'

10/04/23a
08/24/23
07/06/23

OWNER & APPLICANT:

DEBORAH JONES
98 ORANGE STREET
MARLBOROUGH, NY 12542

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 — DEBORAH JONES, 98 ORANGE STREET, MARLBOROUGH, NY 12542

LEGEND

- PROPERTY LINE EXISTING
- PROPERTY LINE ADJOINING
- PROPERTY LINE PROPOSED
- WATER VALVE
- SEWER MANHOLE
- SETBACKS
- CONTOURS–EXISTING
- CONTOURS–PROPOSED
- ROW PROPOSED
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE

PLANING BOARD ENDORSEMENT

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

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PROPOSED COMMON DRIVEWAY

ROAD MAINTENANCE AGREEMENTS FOR EACH SHALL BE FILED IN THE COUNTY CLERK'S OFFICE

ZONING SCHEDULE
ZONE: R

	REQUIRED	LOT #1 PROPOSED	LOT #2 PROPOSED	LOT #3 PROPOSED
MINIMUM LOT ARE WITH PUBLIC WATER AND SEWER	10,000sf	12,264.48sf	25,394.73sf	41,563.12sf
MINIMUM FRONT YARD	10'	31'	72'	54'
MINIMUM REAR YARD	20'	21'	23'	42'
MINIMUM ONE SIDE YARD	10'	28'	17'	18'
MINIMUM BOTH SIDE YARDS	25'	70'	67'	204'
MINIMUM LOT WIDTH	75'	122'	113'	249'
MINIMUM LOT DEPTH	100'	100'	126'	125'
MAXIMUM BUILDING COVERAGE	30%	17%	6%	3%
MAXIMUM BUILDING HEIGHT	35'	<35'	<35'	<35'

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 — JONATHAN N. MILLEN, LLS, 1229 ROUTE 300 – SUITE 3, NEWBURGH, NY 12550

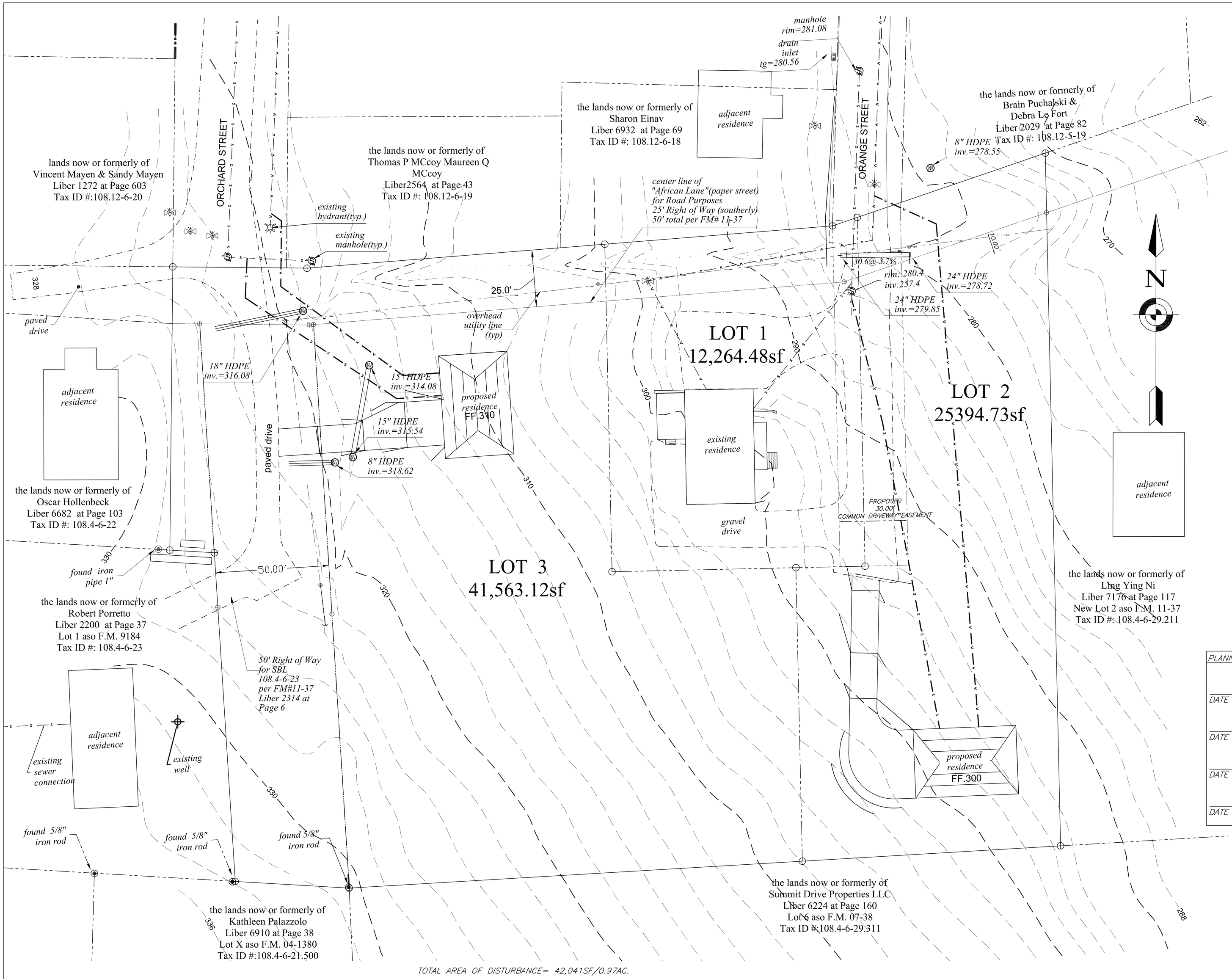
STATE OF NEW YORK · DAVID THOMAS FEENEY · 080526 · LICENSED PROFESSIONAL ENGINEER

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

SHEET TITLE
SURVEY SHEET

SHEET NUMBER
1 of 3

PROJECT #: 2023–07



TOTAL AREA OF DISTURBANCE= 42,041SF/0.97AC.

LEGEND

- PROPERTY LINE EXISTING
- PROPERTY LINE ADJOINING
- PROPERTY LINE PROPOSED
- WATER VALVE
- SEWER MANHOLE
- SETBACKS
- CONTOURS–EXISTING
- CONTOURS–PROPOSED
- ROW PROPOSED
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- PROPOSED WATER LINE
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- PROPOSED SEWER LINE

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JONES SUBDIVISION

98 ORANGE STREET
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TOWN OF MARLBOROUGH, ULSTER COUNTY, NY

scale: 1"=20'

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

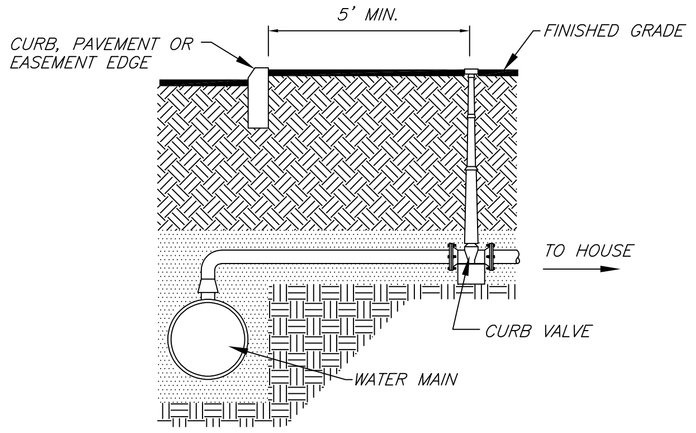
SHEET TITLE

GRADING SHEET

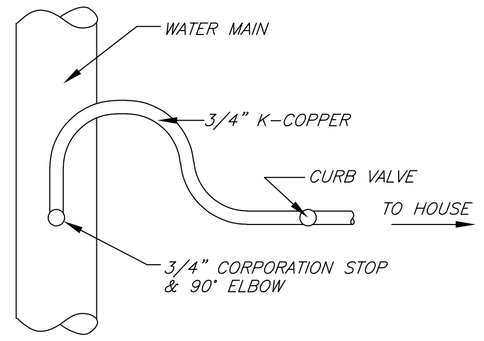
SHEET NUMBER

2of3

PROJECT #: 2023–07

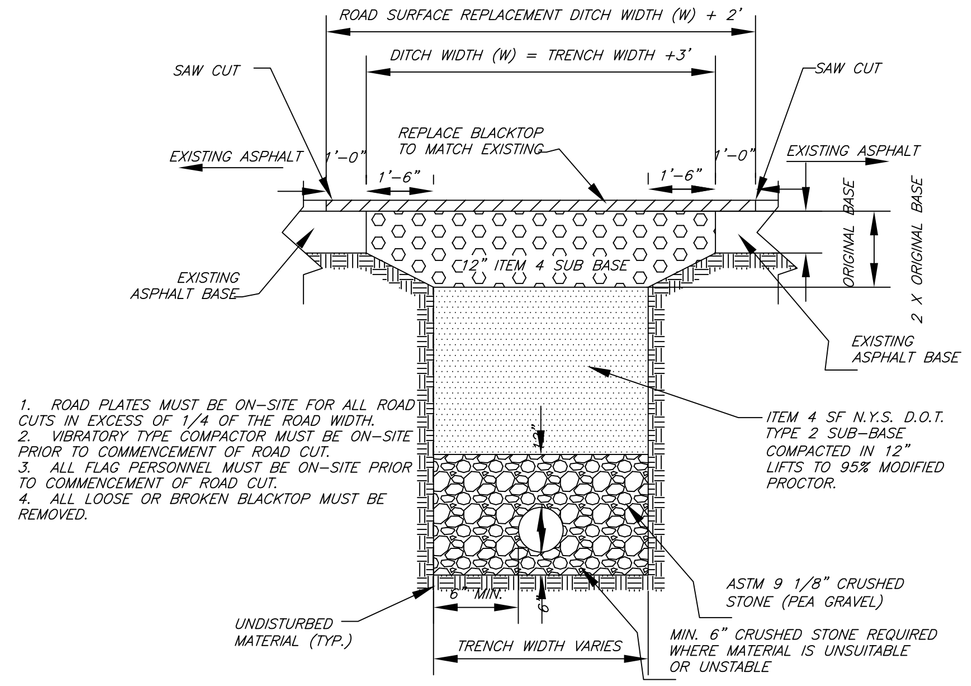


SECTION

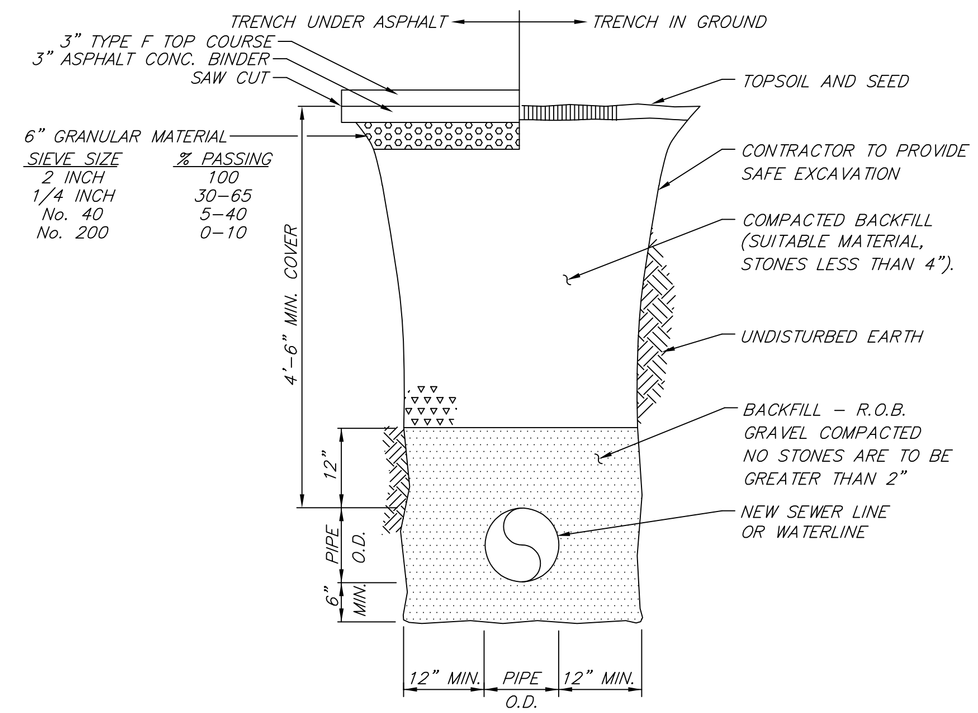


PLAN

WATER SERVICE CONNECTION DETAIL
N.T.S.

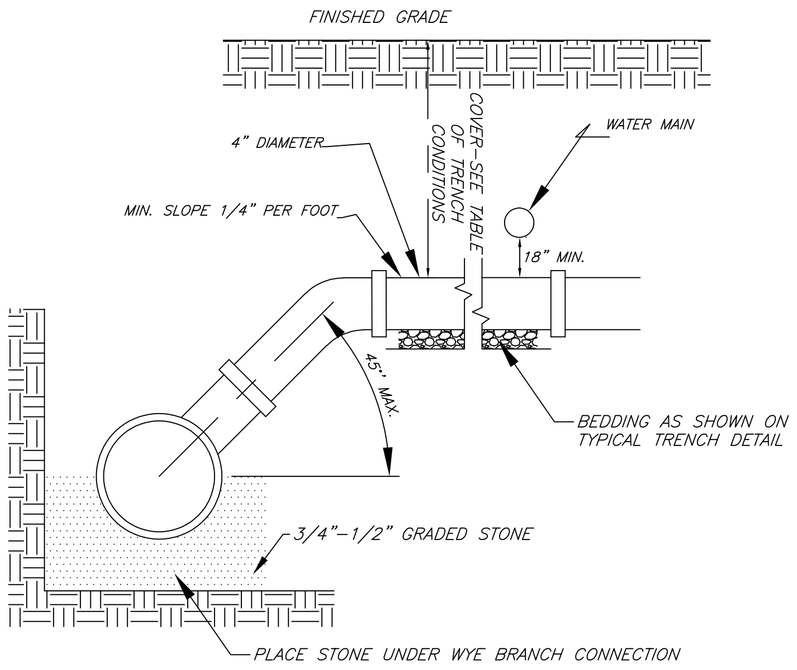


FLEXIBLE PAVEMENT DETAIL AND TRENCH LIMITS
N.T.S.

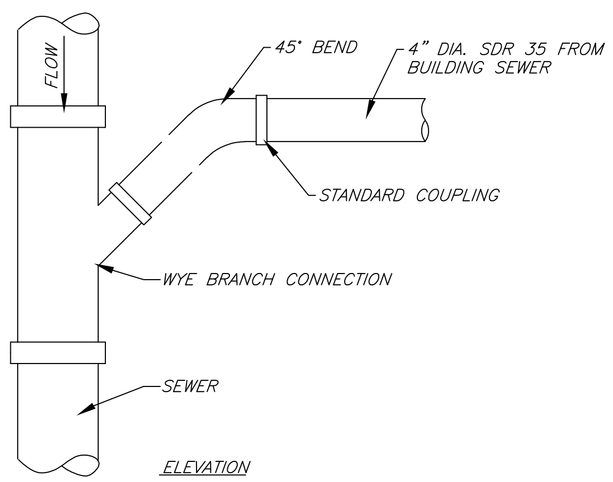


SIEVE SIZE	% PASSING
2 INCH	100
1/4 INCH	30-65
No. 40	5-40
No. 200	0-10

TYPICAL TRENCH
N.T.S.



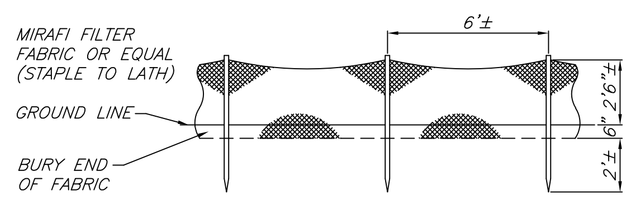
PLAN



ELEVATION

TRENCH CONDITIONS

COVER	PIPE
LESS THAN 4'-0"	4" DUCTILE IRON OR CAST IRON EXTRA HEAVY DUTY
4'-0" TO 11'-0"	4" PVC (SDR 23.5)
OVER 11'-0"	4" DUCTILE IRON OR CAST IRON EXTRA HEAVY DUTY



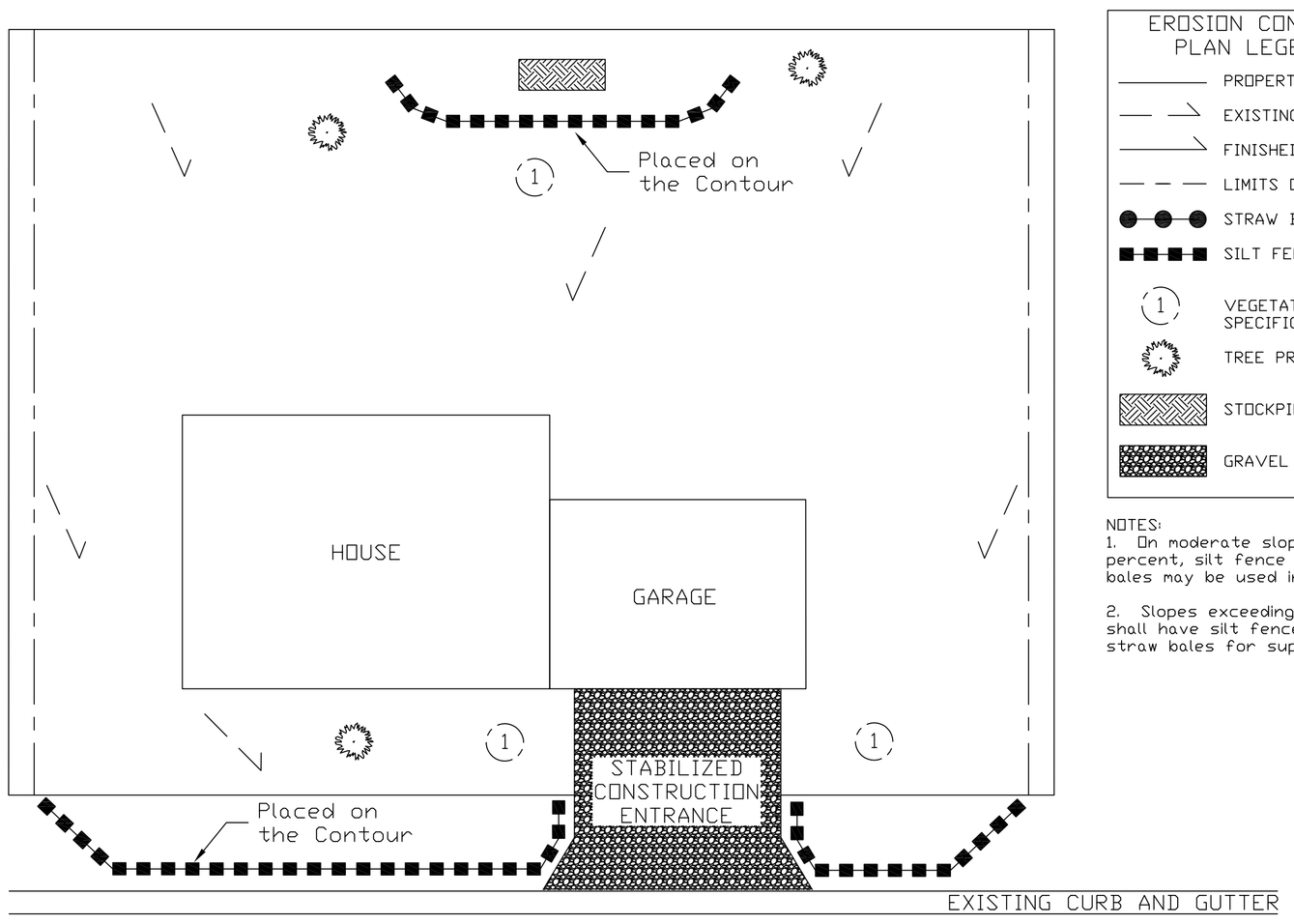
SILT FENCE DETAIL
N.T.S.

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.

HAY BALE PLAN
N.T.S.

IT SHALL BE THE RESPONSIBILITY 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. SILT FENCES ARE TO BE MAINTAINED TO THE SATISFACTION OF THE ENGINEER AND WILL BE REMOVED BY THE CONTRACTOR ONCE GROUND COVER IS REESTABLISHED.

EROSION CONTROL PLAN CONTROL



EROSION CONTROL PLAN LEGEND

- PROPERTY LINE
- EXISTING DRAINAGE
- FINISHED DRAINAGE
- LIMITS OF GRADING
- STRAW BALES
- SILT FENCE
- VEGETATION SPECIFICATION
- TREE PRESERVATION
- STOCKPILED SOIL
- GRAVEL

NOTES:
1. On moderate slopes, up to 8 percent, silt fence and straw bales may be used interchangably.
2. Slopes exceeding 25 percent shall have silt fence backed by straw bales for support.

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

WATER SERVICE LINE APPURTENANCES:
SERVICE SADDLES, CORPORATION STOPS, CURB STOPS AND OTHER LINE APPURTENANCES TO BE PRODUCTS MANUFACTURED BY FORD. ALL PRODUCTS TO BE SUPPLIED BY A SINGLE SUPPLIER. THREADS FOR SERVICE LINE FITTINGS TO CONFORM TO AWWA C800, AWWA STANDARD THREADS FOR UNDERGROUND SERVICE LINE FITTING. CURB BOXES TO BE EXTENSION TYPE SUPPORTED BY FOOT PIECE OR CONCRETE SUPPORT BLOCK. CORPORATION STOPS TO BE FORD TYPE F600-CC THREAD, WITH L04-335 ELBOW (PACK JOINT). CURB STOP SHALL BE 3/4" FORD B44-333 BALL VALVE CURB STOPS. ALL COUPLINGS AND /OR FITTINGS BETWEEN THE CORPORATION STOP AND THE CURB STOP SHALL BE BRASS OR BRONZE, FORD PACK JOINT TYPE. THE CURB BOX SHALL BE A MUELLER H 10314 (3/4", 1") OR H10350 (1 1/2", 2") OR APPROVED EQUAL. A CURB BOX SLEEVE MUELLER H10342 OR APPROVED EQUAL, SHALL BE USED WHERE THE CURB STOP IS IN A SIDEWALK OR PAVED AREA.

WATER SERVICE CONNECTION
"CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF MARLBOROUGH 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 MARLBOROUGH."

SEWER SYSTEM NOTES FOR SITE PLANS
ALL GRAVITY SANITARY SEWER SERVICE LINES SHALL BE 4 INCHES IN DIAMETER OR LARGER AND SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034-89. 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 MARLBOROUGH SEWER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF MARLBOROUGH SEWER DEPARTMENT.

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

PLANING BOARD ENDORSEMENT

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DATE	TOWN HIGHWAY SUPERINTENDENT
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SHEET TITLE
DETAIL SHEET

SHEET NUMBER
3of3

PROJECT #: 2023-07