

PLANNING DEPARTMENT NOTES:

he location, size, placement, and installation of any highway signage regulating traffic on a town road (i.e. "Stop") or advisory sign (i.e. "Stop Ahead") shall be in accordance with the Federal Highway Administration standards as set forth in the Manual on Uniform Traffic Control Devices (MUTCD), and shall be installed at the direction of the Town of Poughkeepsie Police Department in consultation with the Town of Marlborough Highway Superintendent.

is the responsibility of the owner/applicant to submit to the Planning Board proof that the conditions of approval have been completed, and the signature of the Planning Board Chairman shall be withheld pending receipt of a written memorandum from the Planning Department verifying that the conditions of approval have been completed.

rior to commencement of any site work the applicant's contractor and consulting engineer shall meet with the Building Department, the Town Engineer, and the Planning Department to discuss the phasing of the site work and the construction work, the placement of erosion control measures, requirements for certification from the applicant's professionals, implementation of required mitigation, approval of field changes, and periodic field inspections by the Building Department, the Town Engineer, and the Planning Department.

At the completion of construction, and prior to issuance of a temporary or a permanent Certificate of Occupancy for any structure, the applicant shall provide to the Planning Department, the Town Engineer, and the Building Inspector a certification in the form provided by the Town, prepared by a New York State Licensed Professional Engineer, a NYS Licensed Land Surveyor and other New York State licensed professionals as the case may be, that all site work has been carried out and completed in compliance with the approved plans for the project. Additionally, the applicant shall provide to the Planning Department, the Town Engineer, and the Building Inspector an "as built" survey of the completed site work including associated storm water management facilities and any easements.

In the event the applicant seeks a temporary or final Certificate of Occupancy for any building or use prior to the completion of construction of all elements shown on the approved project, the applicant shall propose and obtain Department of Planning and Engineering Department approval of a phased implementation plan. The phased implementation plan shall address buildings, access, utilities, parking, landscaping, lighting, pedestrian amenities, public safety and separation from continuing construction activities and any other elements or issues as deemed appropriate by the Town. The applicant shall provide the previously referenced engineer's certification and "as built" survey upon completion of all construction.

Standard Fire Department Notes

Fire hydrants are to be installed, flow tested and approved by both town water department and appropriate FD prior to any combustibles being brought onto the construction site. Hydrant locations to be approved by FD. All hydrants to have snow flags and NFPA color banding showing demonstrated flow capabilities. Flow data for new and existing water mains to be provided to town fire inspector and FD.

All street names and building numbering as required by Ulster County law. Street signs to be installed prior to any building construction. Approved street names to be shown on final (signed) site plan.

The name of the fire district in which the project is located shall be prominently displayed on the map. For properties bisected by or adjacent to a fire district boundary, the location of the boundary shall be depicted on the plan with the proper names of the fire districts shown along the boundary line.

All fire protection systems and notification devices to be designed, installed, tested and maintained according to NYS Code and/or the appropriate NFPA standard.

Fire sprinkler and/or standpipe systems, FDC design, and fire detection system designs are to be reviewed in advance and signed off by the appropriate FD. FDC locations to be shown on site plan and approved by FD. FDC signage design, wording and installation location as approved by FD.

An emergency apparatus/truck movement plan shall be depicted on the proposed plan, using apparatus specifications provided by the FD.

On any building with an alarm system, other than a single family residence, a key box shall be obtained through the appropriate FD and installed at a location approved by the FD. Master keys, elevator keys, and/or magnetic swipe cards for all doors shall be provided. 2 or more complete sets of keys, or as approved by the FD, shall be provided for installation in the box. The key box shall be of sufficient size to accommodate all of the required keys. Knox padlocks, or an approved alternative shall be provided for FD access when construction gates are in place.

On any building with a fire alarm system, other than a single family residence, an exterior strobe light, connected to the fire alarm system shall be installed at a location approved by the FD. A mechanical water gong, or 110v. electronic water flow bell to be installed on all sprinkler systems, independent of the fire alarm system. Location of bell to be near FDC, or as otherwise approved by FD.

Zone maps to be installed adjacent to all fire alarm system enunciator panels. Proposed display messages for enunciator panels to be approved in advance by the appropriate FD.

1 or more sets of fire alarm system design drawings to be maintained and kept at the alarm panel. Drawings to show all alarm system devices, plus any roof-top units.

A representative of the fire district shall be present at any pre-construction meetings, and the fire district shall be provided no less than 48 hours notice of any periodic meetings and inspections, including any testing of fire safety devices and hydrants.

Any special requirements and field changes agreed to by the fire district that are above the NYS building related codes or local town code, shall appear on the final signed site plan map, and be appropriately highlighted. All apparatus access roads and/or fire lanes to be either blacktop, concrete, or as approved by the appropriate FD.

All elevators to be of sufficient size and capacity to accommodate a recumbent patient on an ambulance stretcher, attended by an EMS crew.

Lightweight truss construction signage, as described in NYS code, to be installed for all building types, except for single family residences.

NYS DOT NOTES:

NYS DOT Specifications shall be used for construction within the State Highway Boundary and within 30' of driveway opening.

All work shall be in conformance with NYS DOT 608-03 - Standard Sheets

The proposed driveway is a proposed two-way access.

Water Department Notes:

1. All water mains shall be cement lined ductile iron pipe, class 52 push-on joint, unless otherwise specified by or approved by the Town of Marlborough Water Department. Joining shall employ "Megalug" connections, field lock gasket, or as alternatively specified by the Town of Marlborough Water Department. All water piping construction shall be to the specifications of the Town of Marlborough Water Department. Wet tap of public water system shall be approved and supervised by the Town of Marlborough Water Department. Tapping sleeve shall be stainless steel or approved equal. All mainline valves shall be resilient wedge or approved equal.

2. The water line may be flexed within pipe specifications or laid deeper in areas where a crossing with a sanitary line occurs, to achieve the required 1.5' vertical separation distance. If this distance cannot be reasonably achieved, the contractor shall use pressure rated sanitary pipe of equal or greater rating that the pressure class for the water line.

3. Minimum vertical separation between water mains and sewer pipe shall be 18 inches measured from the outside of the pipes at the point of crossing. One full standard laying length of water main shall be centered under or over the sewer so that both joints will be as far from the sewer line as possible. In addition, when the water main passes under a sewer, adequate structural support (compacted select fill) shall be provided for the sewer to prevent excessive deflection of joints and settling of the sewer pipe on the water main. Minimum horizontal separation between parallel water mains and sewer pipes (including manholes and vaults) shall be 10 feet measured from the outside of the pipes, manholes or vaults.

4. All water mains shall have a minimum of (5) five feet of cover from the top of the main to finished grade. The contractor shall check all finished grade stakes before trenching to ensure that all installed water mains will have the required cover.

5. The supplier of water must receive at least 48-hour advance notification requesting sampling services. Sampling will not be performed prior to receipt from a New York State licensed or registered design professional (engineer, architect, or land surveyor with a special exemption under section 7208(n) of the education law) certifying that the water supply improvements, testing and disinfection procedures were completed in accordance with the approved plans, reports, specifications and any approved amendments. A NYSDOH certified laboratory will collect samples for free chlorine residual, total and fecal coliform and 24-hour bacterial plate count. The certificate of compliance shall be provided to the Water Maintenance Supervisor as a condition of approval for operation.

6. The contractor shall coordinate the testing with the Water Department so as to maintain the amount of service interruption to existing users to the least extent practicable. Water main installation and testing shall be performed under the supervision of the project engineer or his designee as necessary to meet conditions in note 5 above.

7. The water main shall be pressure leakage tested in accordance with the minimum requirements of the AWWA standard C600 (latest revision) or in accordance with more stringent requirements imposed by the supplier of water. Test to first valve within building.

8. The water main shall be disinfected equal to AWWA Standard for disinfecting water mains designation C651 (latest revision). Following disinfection, the water main shall be flushed until the chlorine concentration in the water leaving the main is no higher than that generally prevailing in the system. The project engineer or his designee shall also witness disinfection and flushing.

9. All water main fittings not receiving 24-hour chlorine disinfection contact time must be swab-disinfected 30 minutes prior to installation.

10. The sampling point(s) must be decontaminated by flaming.

11. Fire hydrants are not acceptable sampling points.

12. Fire hydrant weep holes (drains) shall be plugged when ground water is encountered within seven feet of the finished grade. When drains are plugged, the barrels must be pumped dry after use during freezing weather. Such hydrants shall be identified by markings as approved by the Town of Marlborough.

13. Proposed water meters located within the meter pit or building shall be a compatible remote style type (sensus or approved equal), and shall be approved by the Town of Marlborough Water Department prior to installation. Water meter shall be equipped with (radio type) transceiver as approved by the Town of Marlborough Water Department.

14. The water line shall be installed at a continuous grade with no abrupt high points or low points.

15. Final water distribution system is subject to review, revision and approval by the Town of Marlborough Water Department.

16. All water mains and related appurtenances shall be constructed to the latest standards and specifications of the Town of Marlborough.

17. The water main shall not be placed into service until so authorized by the Town of Marlborough.

18. All water service construction shall be subject to inspection by the Town Water Department prior to backfilling. Bedding and pipe zone material shall be composed of either washed stone, crushed stone, light gravel or coarse sand having a gradation limit of ¾" minus. An acceptable material shall meet the following requirement:

Sieve Designation	% Passing
¾"	100
No. 40	0-70
No. 200	0-10

Trench backfill shall be well-graded soil and gravel material. All particles shall have a gradation of 2" or less. An acceptable material shall meet the following requirement:

Sieve Designation	% Passing
2 Inch	100
1¼ Inch	30-65
No. 40	5-40
No. 200	0 - 15

Bedding and backfill material shall be stockpiled in amounts necessary for reasonable backfilling requirements. A sieve analysis of bedding or backfill may be required at the request of the Town of Marlborough.

21. The site utility contractor shall be responsible for all buried piping to the location of the proposed building connection point (i.e. inside the building). This includes the testing and certification of all water service work from the town water connection point to the proposed buildings interior connection point.

22. Indicator tape shall be placed 12" below finished grade directly above all waterlines.

23. All copper water service piping installation, backfill and testing shall be reviewed, and approved by the Town of Marlborough Water Maintenance Supervisor or his designee. Bedding, pipe zone, and backfill material must be sand only.

24. The pipe supports for the meter pit shall be made of galvanized steel and shall be adjustable. The supports are to be placed only beneath spool pieces and not under critical equipment, meters, etc.

25. Three as-built drawings which include verification of the sewer infrastructure including rims and inverts will be provided to the planning department for dissemination to the engineering and sewer departments prior to any easement dedication to the Town.

ZONING TABLE

HD ZONE- w/500 FT BUFFER
HIGHWAY DEVELOPMENT DISTRICT
TOTAL AREA = 3.52 ACRES

SCHEDULE OF DIMENSIONAL REGULATIONS - NONRESIDENTIAL DISTRICT		
	ALLOWABLE:	PROPOSED:
MINIMUM LOT AREA (ACRES, UNLESS NOTED)	2	3.52
MINIMUM YARDS:		
FRONT YARD (FEET)	75	85
REAR YARD (FEET)	75	75
SIDE YARD (FEET)		
ONE	25	25
BOTH	50	68.24
MINIMUM LOT WIDTH (FEET)	200	300
MINIMUM LOT DEPTH (FEET)	200	541.36
MAXIMUM BUILDING HEIGHT (STORIES)	4	1
MAXIMUM BUILDING HEIGHT (FEET)	45	20
MAXIMUM BUILDING COVERAGE (PERCENT)	40%	20.2%

PARKING REQUIREMENTS WAREHOUSE 1 SPACE FOR 2 EMPLOYEES IN THE MAXIMUM SHIFT. THE TOTAL PARKING AREA SHALL BE LESS THAN 25% OF THE BUILDING FLOOR AREA.
TOTAL FLOOR AREA 30,894 S.F., 25% OF 30,894S.F. = 7,723.5 SS.F.
43 SPACES at 9'x18'=6,966 SF WHICH IS LESS THAN 7,723.5 S.F. OK

TOTAL SITE AREA: 3.52 ACRES OR 153,331.20 S.F.
EXISTING IMPERVIOUS SURFACE (APPROX 80% OF SITE) :122,664.96 S.F.
PROPOSED IMPERVIOUS SURFACE (APPROX 80.5% OF SITE) : 123,431.62 S.F.
CHANGE IN IMPERVIOUS SURFACE: 766.66 S.F.

DRAWING LIST:

CS COVER SHEET
C-1 EXISTING CONDITIONS PLAN
C-2 PROPOSED CONDITIONS PLAN
C-3 PROPOSED GRADING/UTILITY PLAN
C-4 PROPOSED PROFILE PLAN
C-5 PROPOSED PHOTOMETRIC PLAN
C-6 PROPOSED LANDSCAPE PLAN
C-7 DETAILS

OWNER INFORMATION:

TERRA GROUP LLC
395 ROUTE 212
SAUGERTIES, NY 12477
AL VARRONE
(646) 315-1024
UPSTATEREALTYGROUP@GMAIL.COM

SURVEY PREPARED BY:

MARGARET M. HILLRIEGEL, L.S.
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PINE BUSH, NY 12533
(845) 744-2072
MHILLRIEGEL@HVC.RR.COM

TAX PARCEL NUMBER:

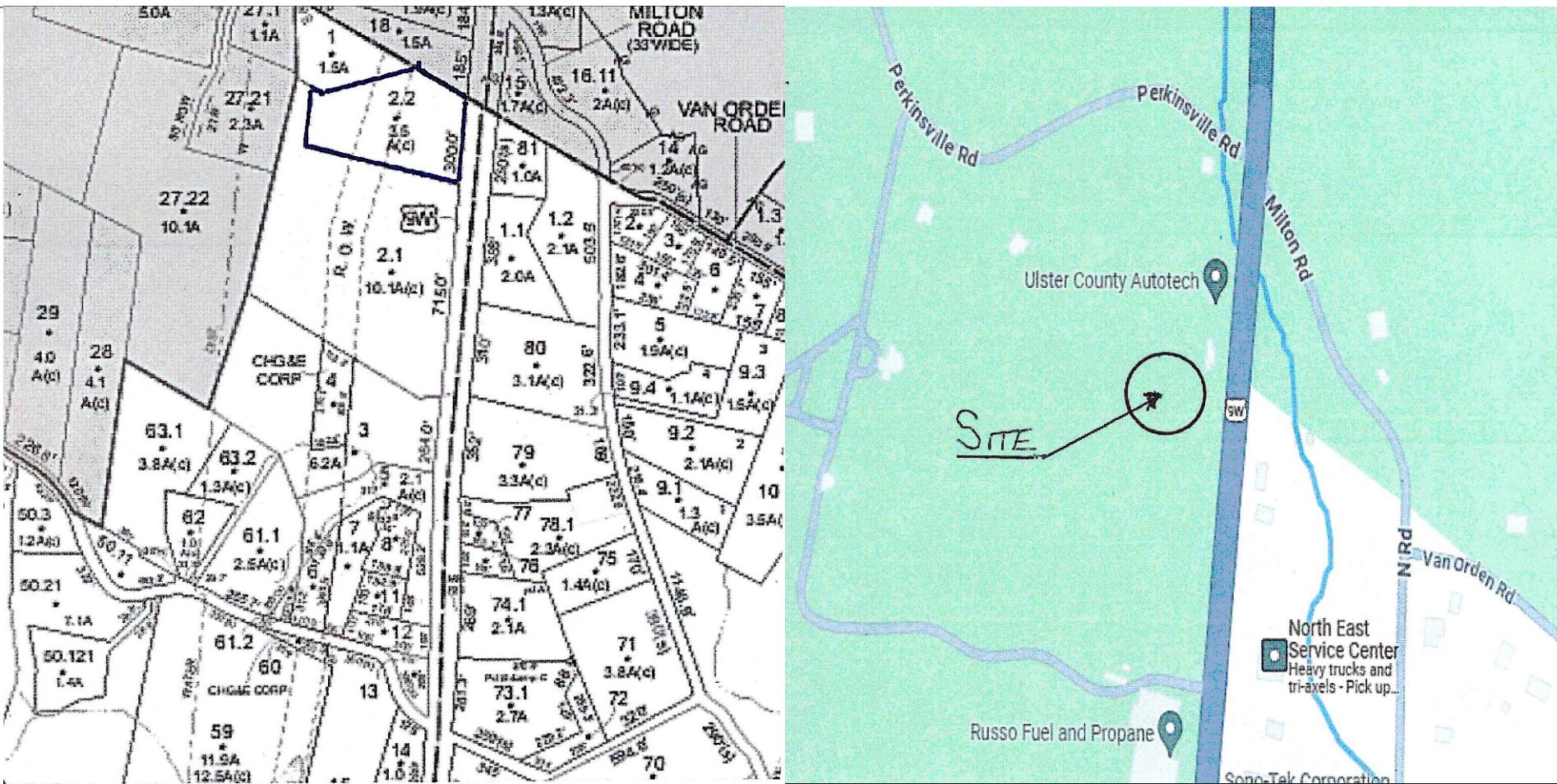
TOWN OF MARLBOROUGH
ULSTER COUNTY, NY
SECTION: 103.1, BLOCK:1, LOT: 2.200

AREA:

153,219 SQUARE FEET
3.52 +/- ACRES

DATE OF SURVEY:

FIELD COMPLETION: JANUARY 3, 2024



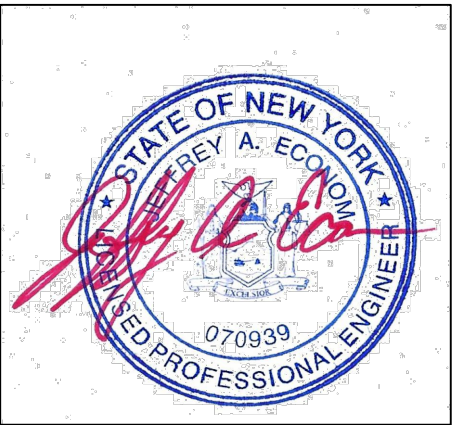
TAX MAP
NTS

LOCATION MAP:
NTS

TOWN OF MARLBOROUGH PLANNING BOARD OWNER / APPLICANT SIGNATURES	
The undersigned applicant(s) for the property and the undersigned owner(s) of the property shown herein certify that they are familiar with this map and its notes and its contents as stated hereon including all conditions of approval. The applicant and the owner understand their obligation to the Town to keep the premises as per plan approval by the Planning Board until a new or revised plan for development or use of the site is approved by the Planning Board. The applicant and the owner understand their obligation to the Town not to occupy the premises before a Certificate of Occupancy is issued by the Town for the occupancy as approved hereon.	
Owner	_____
Date	_____
Applicant	_____
Date	_____

TOWN OF MARLBOROUGH PLANNING BOARD PLAN APPROVAL	
The plan of development for the property as depicted hereon was approved by a majority of the members of the Town of Marlborough Planning Board at a meeting held on _____, and the conditions of Site Plan Approval have been satisfied or arrangements have been made to ensure the completion of any outstanding or incomplete conditions.	
Chairman	_____
Date	_____

TOWN OF MARLBOROUGH DEPARTMENTAL SIGNATURES (Required Before Chairman's Signature)	
Planning Department	Date _____
Building Department	Date _____
Fire Department	Date _____
Water Department	Date _____
Sewer Department	Date _____
Zoning Administrator	Date _____
Engineering Department	Date _____



General Notes

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209(2) OF NYS EDUCATION LAW.

NOTES:

No.	Revision/Issue	Date
5	FIRE DEPARTMENT COMMENTS	8/28/24
4	TOWN ENGINEER'S COMMENTS	8/3/24
3	REVISED PLANS FROM CONV STORAGE TO FLEX STORAGE	5/18/24
2	REMOVED GAS MAIN FROM PLAN PER CHG&E REQUEST	3/21/24
1	ADDITION OF UTILITIES AND UTILITY NOTES	3/4/24

JEFFREY A. ECONOM, P.E.
CONSULTING ENGINEER
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COVER SHEET
OFFICE/WAREHOUSE FACILITY
for
THE TERRA GROUP, LLC
2021-2025 ROUTE 9W
MARLBOROUGH, NY 12542

Project c:\jobs\23-10\ ROUTE 9W SELF STORAGE SITE PLAN.DWG	Sheet CS
Date 07-24-23	
Scale AS NOTED	