

LOT RESTRICTIONS
(NO HOUSE OR GARAGE STRUCTURE WITHIN THE 50' WIDE WETLAND ADJACENT AREA)

LOTS 9, 10, 11, 15, 16, 20, 21, 22, 23	HOUSE	GARAGE
	1,300 S.F.	500 S.F.
	1,300 S.F.	495 S.F.

Force Main Extension Detail

Zoning Legend H-1

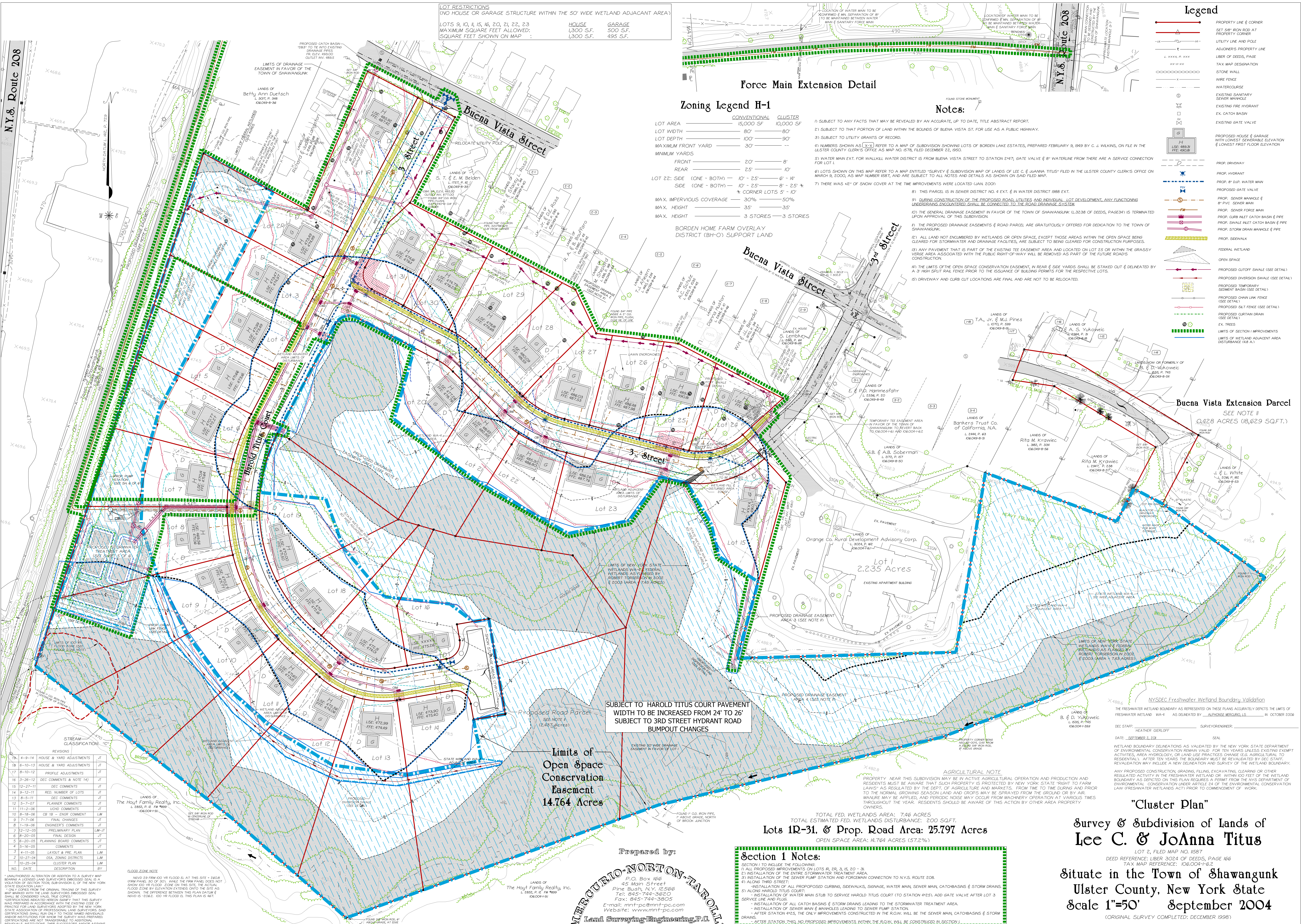
LOT AREA	CONVENTIONAL	CLUSTER
LOT WIDTH	80'	10,000 SF
LOT DEPTH	100'	80'
MAXIMUM FRONT YARD	30'	90'
MINIMUM YARDS		
FRONT	20'	8'
REAR	25'	10'
LOT 22: SIDE (ONE - BOTH)	10' - 25'	6' - 10'
SIDE (ONE - BOTH)	10' - 25'	6' - 25' *
	* CORNER LOTS 5' - 10'	
MAX. IMPERVIOUS COVERAGE	30%	50%
MAX. HEIGHT	35'	35'
MAX. HEIGHT	3 STORIES	3 STORIES

Notes:

- SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY AN ACCURATE, UP TO DATE, TITLE ABSTRACT REPORT.
- SUBJECT TO THAT PORTION OF LAND WITHIN THE BOUNDS OF BUENA VISTA ST. FOR USE AS A PUBLIC HIGHWAY.
- SUBJECT TO UTILITY GRANTS OF RECORD.
- NUMBERS SHOWN AS (X) REFER TO A MAP OF SUBDIVISION SHOWING LOTS OF BORDEN LAKE ESTATES, PREPARED FEBRUARY 9, 1949 BY C. J. WILKINS, ON FILE IN THE ULSTER COUNTY CLERK'S OFFICE AS MAP NO. 1578, FILED DECEMBER 22, 1950.
- WATER MAIN EXT. FOR WALLKILL WATER DISTRICT IS FROM BUENA VISTA STREET TO STATION 4247, GATE VALVE 8" WATERLINE FROM THERE ARE A SERVICE CONNECTION FOR LOT L.
- LOTS SHOWN ON THIS MAP REFER TO A MAP ENTITLED "SURVEY & SUBDIVISION MAP OF LANDS OF LEE C. & JOANNA TITUS" FILED IN THE ULSTER COUNTY CLERK'S OFFICE ON MARCH 9, 2004, AS MAP NUMBER 1687, AND ARE SUBJECT TO ALL NOTES AND DETAILS AS SHOWN ON SAID FILED MAP.
- THERE WAS NO 'E' OF SNOW COVER AT THE TIME IMPROVEMENTS WERE LOCATED (JAN. 2004).
- THIS PARCEL IS IN SEWER DISTRICT NO. 4 EXT. & IN WATER DISTRICT 988 EXT.
- URING CONSTRUCTION OF THE PROPOSED ROAD, UTILITIES AND INDIVIDUAL LOT DEVELOPMENT, ANY FUNCTIONING UNDERPASS UNIDENTIFIED SHALL BE CONNECTED TO THE ROAD DRAINAGE SYSTEM.
- THE GENERAL DRAINAGE EASEMENT IN FAVOR OF THE TOWN OF SHAWANGUNK (L.3236 OF DEEDS, PAGE 34) IS TERMINATED UPON APPROVAL OF THIS SUBDIVISION.
- THE PROPOSED DRAINAGE EASEMENTS & ROAD PARCEL ARE GRANTUOUSLY OFFERED FOR DEDICATION TO THE TOWN OF SHAWANGUNK.
- ALL LAND NOT ENCLUMBERED BY WETLANDS OR OPEN SPACE, EXCEPT THOSE AREAS WITHIN THE OPEN SPACE BEING CLEARED FOR STORMWATER AND DRAINAGE FACILITIES, ARE SUBJECT TO BEING CLEARED FOR CONSTRUCTION PURPOSES.
- ANY PAVEMENT THAT IS PART OF THE EXISTING EASEMENT AREA AND LOCATED ON LOT 25 OR WITHIN THE GRASSY VERGE AREA ASSOCIATED WITH THE PUBLIC RIGHT-OF-WAY WILL BE REMOVED AS PART OF THE FUTURE ROAD'S CONSTRUCTION.
- THE LIMITS OF THE OPEN SPACE CONSERVATION EASEMENT, IN REAR & SIDE YARDS SHALL BE STAKED OUT & DELINEATED BY A 3" HIGH SPIRIT RAIL FENCE PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THE RESPECTIVE LOTS.
- DRIVEWAY AND CURB CUT LOCATIONS ARE FINAL AND ARE NOT TO BE RELOCATED.

Legend

- PROPERTY LINE & CORNER
- SET 50' IRON ROD AT PROPERTY CORNER
- UTILITY LINE AND POLE
- ADJACENT'S PROPERTY LINE
- LIBER OF DEEDS, PAGE
- TAX MAP DESIGNATION
- STONE WALL
- WIRE FENCE
- WATERCOURSE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EX. CATCH BASIN
- EXISTING GATE VALVE
- PROPOSED HOUSE & GARAGE WITH LOWEST SEWERABLE ELEVATION & LOWEST FIRST FLOOR ELEVATION
- PROF. DRIVEWAY
- PROF. HYDRANT
- PROF. 8" DUP. WATER MAIN
- PROPOSED GATE VALVE
- PROF. SEWER MANHOLE & 8" PVC SEWER MAIN
- PROF. SEWER FORCE MAIN
- PROF. CURB INLET CATCH BASIN & PIPE
- PROF. SWALE INLET CATCH BASIN & PIPE
- PROF. STORM DRAIN MANHOLE & PIPE
- PROF. SIDEWALK
- FEDERAL WETLAND
- OPEN SPACE
- PROPOSED CUTOFF SWALE (SEE DETAIL)
- PROPOSED DIVERSION SWALE (SEE DETAIL)
- PROPOSED TEMPORARY SEDIMENT BASIN (SEE DETAIL)
- PROPOSED CHAIN LINK FENCE (SEE DETAIL)
- PROPOSED SALT FENCE (SEE DETAIL)
- PROPOSED CURTAIN DRAIN (SEE DETAIL)
- EX. TREES
- LIMITS OF SECTION 1 IMPROVEMENTS
- LIMITS OF WETLAND ADJACENT AREA DISTURBANCE (L.A.A.)



SUBJECT TO HAROLD TITUS COURT PAVEMENT WIDTH TO BE INCREASED FROM 24' TO 26' SUBJECT TO 3RD STREET HYDRANT ROAD BUMPOUT CHANGES

Limits of Open Space Conservation Easement
14.764 Acres

TOTAL FED. WETLANDS AREA: 746 ACRES
TOTAL ESTIMATED FED. WETLANDS DISTURBANCE: 200 SQFT.
LOTS 12-31, & Prop. Road Area: 25.797 Acres
OPEN SPACE AREA: 14.764 ACRES (57.2%)

Section 1 Notes:

- SECTION 1 TO INCLUDE THE FOLLOWING:
- ALL PROPOSED IMPROVEMENTS ON LOTS 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31.
- INSTALLATION OF THE ENTIRE STORMWATER TREATMENT AREA.
- INSTALLATION OF THE SEWER PUMP STATION AND FOREMAN CONNECTION TO N.Y.S. ROUTE 208.
- INSTALLATION OF ALL PROPOSED CURBS, SIDEWALKS, SIGNAGE, WATER MAIN, SEWER MAIN, CATCHBASINS & STORM DRAIN.
- ALONG HAROLD TITUS COURT:
- INSTALLATION OF WATER MAIN STUB TO SERVICE HAROLD TITUS COURT TO STATION #255. ADD GATE VALVE AFTER LOT 3 SERVICE LINE AND PLUS.
- INSTALLATION OF ALL CATCH BASINS & STORM DRAINS LEADING TO THE STORMWATER TREATMENT AREA.
- INSTALLATION OF SEWER MAIN & MANHOLES LEADING TO SEWER PUMP STATION.
- AFTER STATION #125, THE ONLY IMPROVEMENTS CONSTRUCTED IN THE R.O.W. WILL BE THE SEWER MAIN, CATCHBASINS & STORM DRAIN.
- AFTER STATION #120, NO PROPOSED IMPROVEMENTS WITHIN THE R.O.W. WILL BE CONSTRUCTED IN SECTION 1.

Prepared by:
MERCURIO-NORTON-TAROLLI
Land Surveying-Engineering, P.C.
P.O. Box 166
45 Main Street
Pine Bush, N.Y. 12566
Tel: 845-744-3600
Fax: 845-744-3605
E-mail: mnt-pc@mt-pc.com
Website: www.mnt-pc.com

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10-25-04	CLUSTER PLAN	L.M.
2	10-25-04	LAYOUT & PREL. PLAN	L.M.
3	4-11-05	COMMENTS	J.T.
4	5-16-05	COMMENTS	J.T.
5	6-20-05	PLANNING BOARD COMMENTS	J.T.
6	8-20-05	FINAL DESIGN	J.T.
7	12-12-05	PRELIMINARY PLAN	L.M./J.T.
8	1-19-06	ENGINEER'S COMMENTS	J.T.
9	7-7-06	FINAL CHANGES	J.T.
10	8-18-06	CB 18 - ENGINE COMMENT	J.T.
11	11-2-06	UOHD COMMENTS	J.T.
12	12-27-11	DEC. COMMENTS	J.T.
13	9-12-11	RED. NUMBER OF LOTS	J.T.
14	9-12-11	DEC. COMMENTS	J.T.
15	8-5-11	DEC. COMMENTS	J.T.
16	3-26-12	DEC. COMMENTS & NOTE 14)	J.T.
17	8-10-13	HOUSE & YARD ADJUSTMENTS	J.T.
18	4-9-14	HOUSE & YARD ADJUSTMENTS	J.T.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP REQUIRES A LICENSED LAND SURVEYOR'S APPROVAL. A VIOLATION OF SECTION 7203, SUB-DIVISION 1, OF THE NEW YORK STATE ENGINEERING LAW...
THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE...
ONLY COPIES FROM THE ORIGINAL TRACKS OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S APPROVED SEAL SHALL BE CONSIDERED VALID, TRUE COPIES.

"Cluster Plan"
Survey & Subdivision of Lands of
Lee C. & JoAnna Titus
Situate in the Town of Shawangunk
Ulster County, New York State
Scale 1"=50'
September 2004
(ORIGINAL SURVEY COMPLETED: DECEMBER 1998)