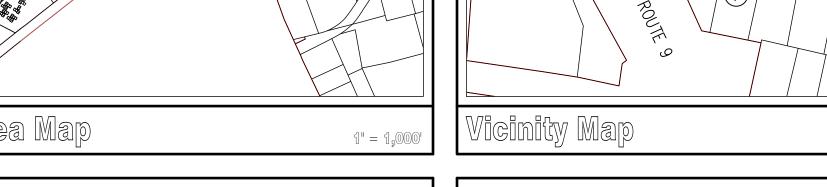
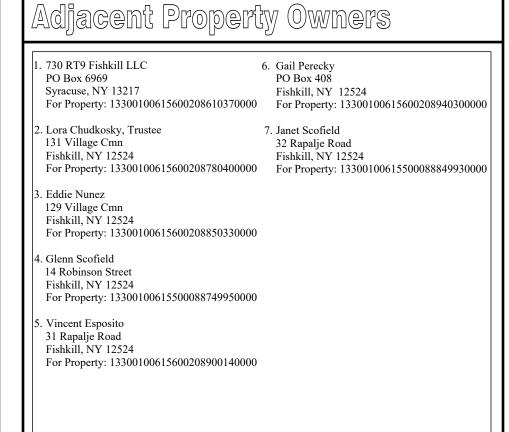
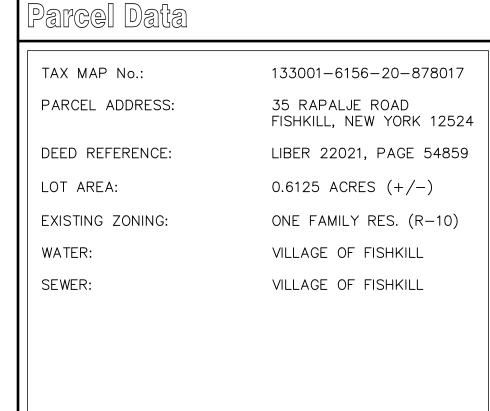


1'' = 200'









Applicant Information MOVIL DEVELOPMENT CORP.

284 MAIN STREET BEACON, NEW YORK 12508

Survey Information

THE SURVEY INFORMATION SHOWN HEREON WAS TAKEN FROM AN ACTUAL FIELD SURVEY DATED MARCH 30, 2023, PREPARED BY AUTOMATED CONSTRUCTION ENHANCED SOLUTIONS, INC., PROFESSIONAL LAND SURVEYING.

Zoning Data - R-10 Zone REQUIRED 10,000 S.F <u>PROVIDED - LOT No. 1</u> 13,207.96 S.F. <u>PROVIDED - LOT No. 2</u> 13,472.54 S.F MIN. LOT AREA (LOT #1) MINIMUM LOT WIDTH 80' (+/-) 79.3' (+/-) MINIMUM LOT DEPTH 167.7' (+/-) 165.8' (+/-) MINIMUM FRONT YARD 21.2' 57.78 15.7 MINIMUM SIDE YARD 18.1 MIN. SIDE YARD ACCESSORY 5.5' 65.8' 25.9' 28' 16' 88.7 MINIMUM REAR YARD MIN. REAR YARD ACCESSORY 46.6 <30' MAXIMUM BUILDING HEIGHT <20' MAX. BLDG. HT. ACCESSORY MAXIMUM BUILDING COVERAGE 17.4% 14.7% 30% SITE PLAN APPROVAL REQUIRED.

SITE PLAN APPROVAL REQUIRED: NO	
Planning Board Endorsement	70
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF FISHKILL, NEW YORK, ON THE DAY OF, 2025, SUBJECT TO ALL REQUIREMENTS	

OF ______, 2025, SUBJECT TO ALL REQUIREMENTS
AND CONDITIONS OF SAID RESOLUTION. ANY CHANGES,
ERASURES, MODIFICATIONS, OR REVISIONS OF THIS SITE
PLAN AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED FOR THE PLANNING BOARD BY:

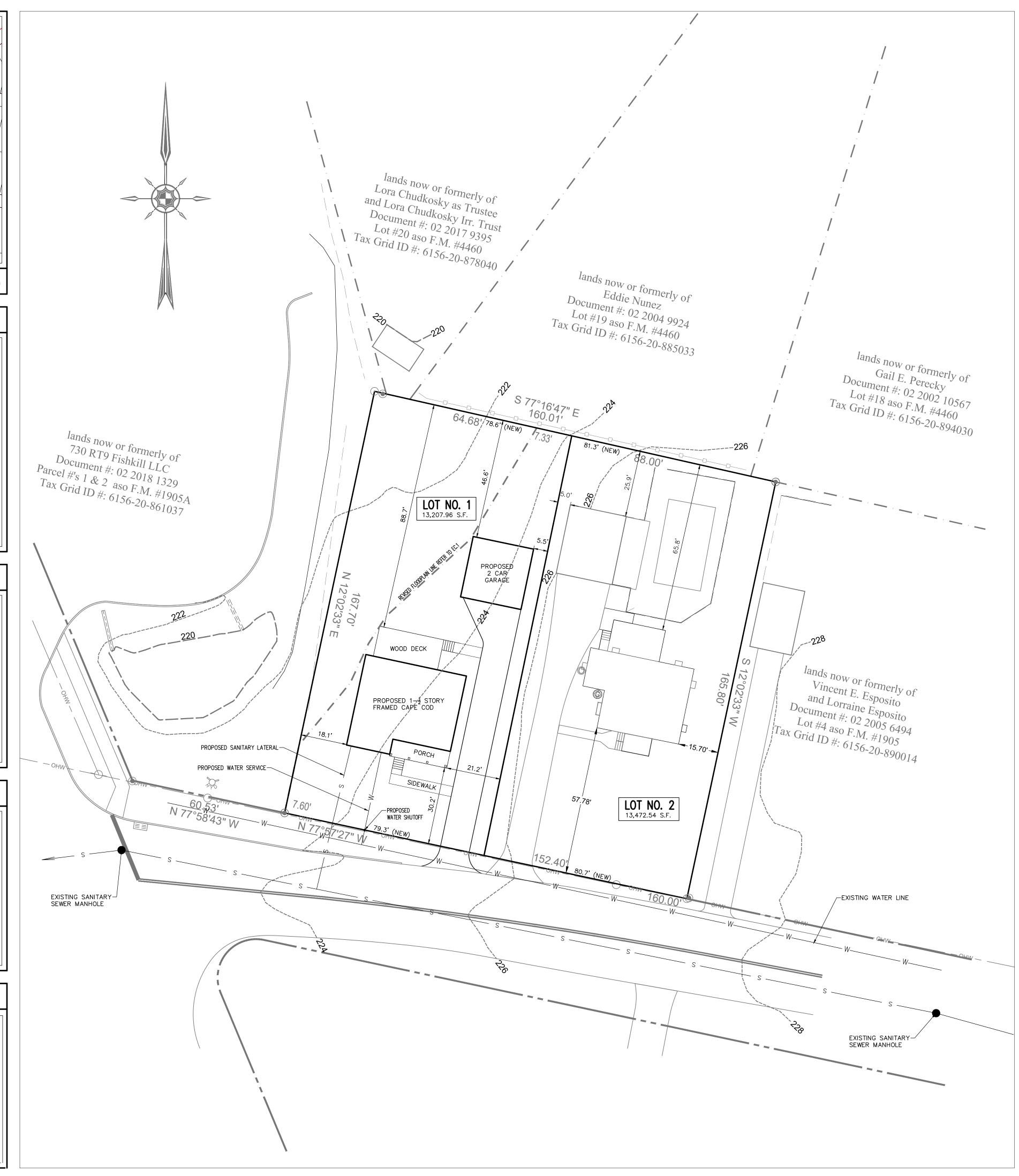
CHAIRMAN

DATE

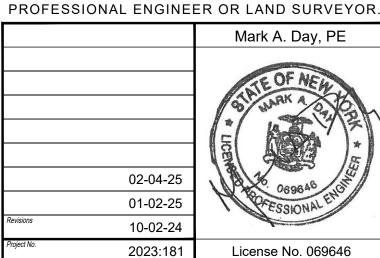
THE UNDERSIGNED OWNER OF THIS PROPERTY HEREON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

OWNER

DATE



IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED BROKESSIONAL ENGINEER OR LAND SUBVEYOR



DAY STOKOSA ENGINEERING P.C.

ENGINEERING

3 Van Wyck Lane

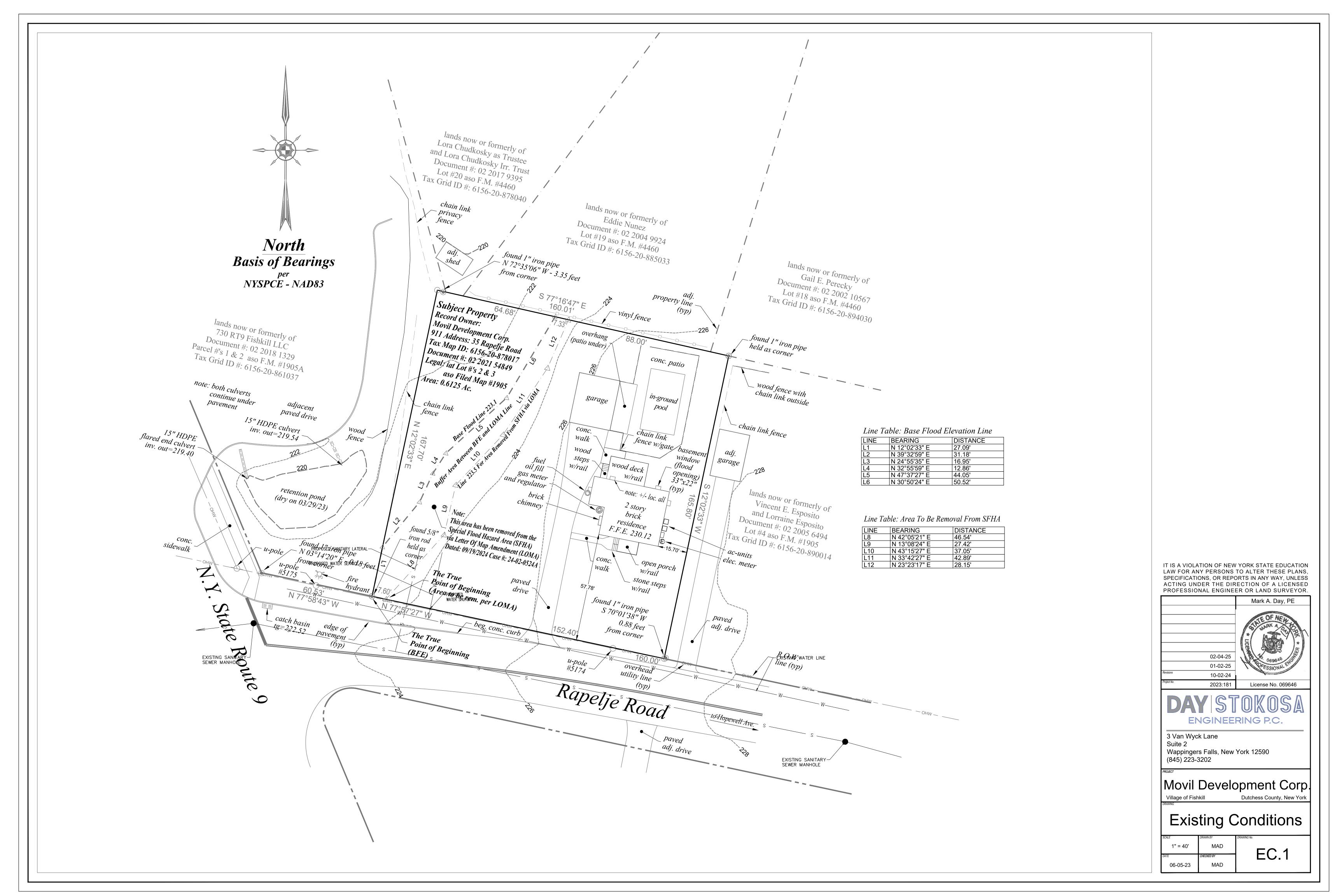
Suite 2
Wappingers Falls, New York 12590
(845) 223-3202

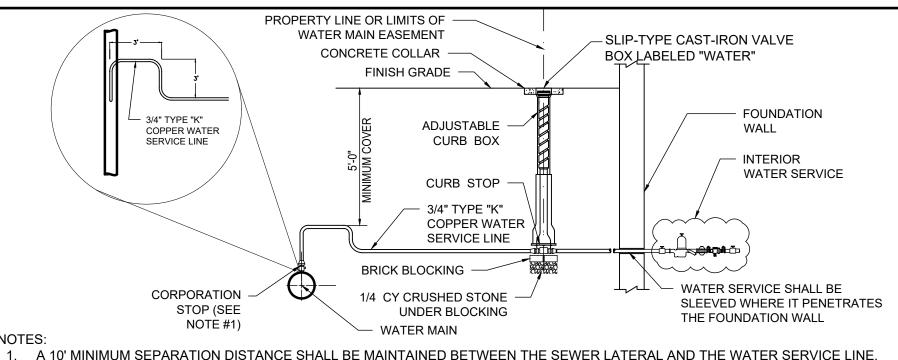
Movil Development Corp.

Village of Fishkill Dutchess County, New York

Preliminary Plat

1" = 20'	MAD	
DATE	CHECKED BY	5P.1
06-05-23	MAD	





A 10' MINIMUM SEPARATION DISTANCE SHALL BE MAINTAINED BETWEEN THE SEWER LATERAL AND THE WATER SERVICE LINE.

INSTALLATION OF CORPORATION STOPS SHALL BE MADE IN THE UPPER PIPE QUADRANT.

SERVICE LINE SHALL HAVE NO JOINTS BETWEEN THE WATER MAIN AND CURB BOX.

SERVICE TAPS SHALL CONFORM TO A.W.W.A. STANDARDS. BACKFILLING SHALL CONFORM TO A.W.W.A. STANDARDS.

SERVICE LINES SHALL BE 3/4" Ø K-COPPER, CONFORMING TO A.S.T.M. B88 OR AS OTHERWISE NOTED. SERVICE LINES GREATER

THAN 200' SHALL BE INCREASED IN SIZE TO 1" Ø K-COPPER.

CURB BOXES SHALL HAVE FOOTINGS AND FOOT PIECES. VALVES AND FITTINGS SHALL CONFORM TO A.W.W.A. C800.

SERVICE LINES TO BE DISINFECTED IN ACCORDANCE WITH A.W.W.A. C651.

SERVICE LINES SHALL BE VISIBLY TESTED FOR LEAKS PRIOR TO BACKFILLING ENTIRE PIPE. ALL FITTINGS SHALL BE CHECKED.

. THE WATER METER SHALL BE PURCHASED FROM THE VILLAGE OF FISHKILL. THE WATER TAP MUST BE PERFORMED BY THE VILLAGE OF FISHKILL WATER DEPARTMENT. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR COST OF THE TAP.

. NO FITTINGS SHALL BE INSTALLED BETWEEN THE CORPORATION COCK AND THE CURB VALVE.

13. ALL FITTINGS AND VALVES TO BE THREADED FITTINGS.

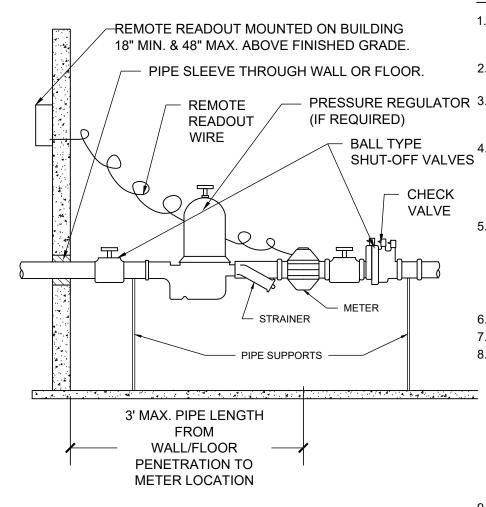
14. THE PROPERTY OWNER IS RESPONSIBLE FOR THE EXPENSES TO PROVIDE WATER SERVICE TO THE PROPOSED PARCELS.

15. AFTER INSTALLATION, THE PROPERTY OWNER IS RESPONSIBLE FROM THE CURB BOX TO THE STRUCTURE.

16. UTILITY MARKING TAPE (TYP) SHALL BE INSTALLED IN THE SERVICE LINE TRENCH

TYPICAL WATER SERVICE LINE DETAIL

NOT TO SCALE



INSTALLATION NOTES

1. ALL MATERIAL USED SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK STATE PLUMBING CODE AND VILLAGE CODE CHAPTER

2. THE WATER METER SHALL BE PURCHASED FORM THE VILLAGE OF FISHKILL.

PRESSURE REGULATOR 3. NO FITTING SHALL BE INSTALLED ON THE LINE BETWEEN THE HOUSE AND THE CURB VALVE UNLESS THE LENGTH OF PIPE INSTALLED

> EXCEEDS 100 FT. UTILITY LINES INCLUDING SEWER AND WATER SERVICES, MUST BE SEPARATED BY A MINIMUM OF 10' UNLESS BENCHED IN ACCORDANCE WITH N.Y.S. PLUMBING CODE. BENCHED PIPES SHALL HAVE 18" MINIMUM HORIZONTAL AND VERTICAL SEPARATION. WATER LINES SHALL ALWAYS BE INSTALLED ABOVE SANITARY SEWER LINES.

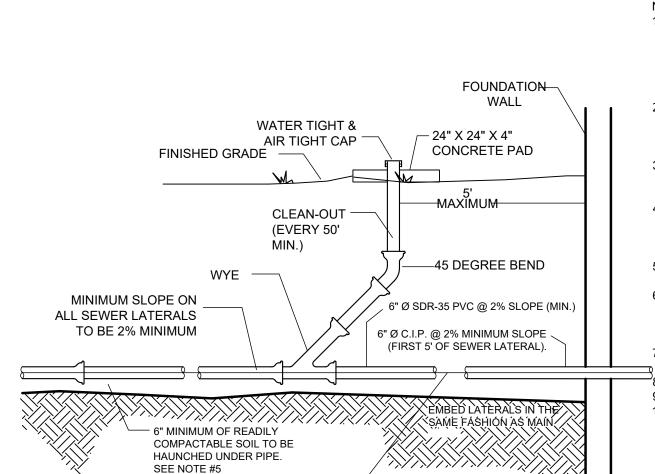
> BACKFLOW PREVENTION ASSEMBLIES SHALL BE PERIODICALLY TESTED PER VILLAGE CODE SECTION 165 ARTICLE IV. TEST RESULTS SHALL BE PROVIDED TO THE VILLAGE. COMMERCIAL PROPERTY OWNERS SHALL BE RESPONSIBLE FOR TESTING OF ALL BACKFLOW PREVENTION DEVICES AND SHALL SUBMIT TEST RESULTS TO THE VILLAGE UPON REQUEST.

6. SHUT OFF VALVES SHALL BE 1/4 TURN BALL VALVES ONLY. CURB VALVES SHALL HAVE STAINLESS STEEL ROD. PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR MAINTENANCE AND/OR REPLACEMENT OF THE EXISTING WATER SERVICE PIPE AND COMPONENTS THAT ARE INSTALLED ON THEIR PRIVATE PROPERTY. (E.G. FROM THE PROPERTY SIDE OF THE CURB VALVE TO AND WITHIN ANY DWELLING OR STRUCTURE ON THE PROPERTY.) TENANTS TO THE SYSTEM AND COMMERCIAL USERS MAY HAVE ADDITIONAL RESPONSIBILITIES WHERE SPECIFIED IN SEPARATE COVENANTS OR APPROVALS WITH THE VILLAGE. THE VILLAGE SHALL

BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE

WATER SERVICE LINE FROM THE MAIN TO THE CURB VALVE. A PERMIT SHALL BE OBTAINED BEFORE ANY CONSTRUCTION ACTIVITY MAY BEGIN. THE VILLAGE WATER DEPARTMENT AND THE BUILDING DEPARTMENT MUST BE NOTIFIED IN ADVANCE OF TAPPING THE VILLAGE WATER MAIN.

TYPICAL INTERIOR WATER SERVICE DETAIL NOT TO SCALE



PROVIDE A "NON-RUBBER" —

TRANSITION COUPLING AT

CAST-IRON TO PVC

TRANSITION POINT

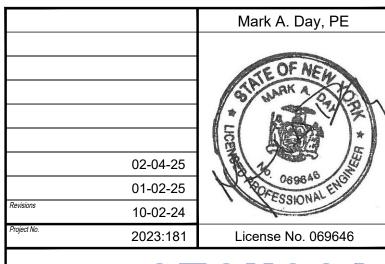
HIMSELF WITH ALL THE EXISTING CONDITIONS. TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, ETC. OF THE EXITING SITE UTILITIES AND REPORT TO THE ENGINEER AND THE VILLAGE OF FISHKILL WATER & SEWER DEPT. ANY ERRORS, OMISSIONS, OR VARIATION FROM INTENT OF THE PLANS, PRIOR TO

TYPICAL BUILDING SANITARY SEWER LATERAL DETAIL

NOT TO SCALE

1. THE CONTRACTOR IS TO VISIT THE SITE AND THOROUGHLY ACQUAINT THE START OF WORK. ALL MATERIAL USED SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK STATE PLUMBING CODE AND VILLAGE CODE CHAPTER 125. A 10' MINIMUM SEPARATION DISTANCE SHALL BE MAINTAINED BETWEEN THE SEWER LATERAL AND THE WATER SERVICE LINE. 3. THE FIRST 5' SEWER LATERAL IS TO BE 6" DIAMETER CAST-IRON PIPE AT 2% MIN. SLOPE. THE REMAINING SEWER LATERAL PIPING SHALL BE SDR-35 PVC AT 2% MIN. SLOPE. ALL JOINTS TO BE "BELL & SPIGOT" TYPE. 4. THE MATERIAL IMMEDIATELY SURROUNDING THE PIPE TO BE READILY COMPACTABLE SOIL (SAND, LOAMY SAND OR LOAMY CLAY), FREE OF FROZEN LUMPS, DEBRIS, OR STONES LARGER THAN 3/4". THE PIPE SHALL BE BACK-FILLED IN 6" MAXIMUM LIFTS TO A FINAL COMPACTION OF 85%. A METAL DETECTION TAPE SHALL BE INSTALLED OVER THE SEWER LATERAL TO FACILITATE FUTURE LOCATION. ALL SITE SANITARY SEWER UTILITIES ARE TO BE INSTALLED BY A VILLAGE LICENSED PLUMBER OR QUALIFIED CONTRACTOR, IN ACCORDANCE WITH THE VILLAGE PLUMBING CODE & INSPECTED BY THE SEWER DEPARTMENT PRIOR CLEAN-OUTS TO BE INSTALLED AT A MAXIMUM DISTANCE OF 50', AND AT ANGLE FITTINGS AND BENDS. EMBEDMENT OF LATERALS SHALL BE THE SAME AS THE MAINS. VILLAGE SHALL BE PROVIDED 48-HOUR NOTICE PRIOR TO ALL INSPECTIONS . CONNECTION INSPECTION. THE APPLICANT FOR THE BUILDING LATERAL PERMIT SHALL NOTIFY THE SUPERINTENDENT WHEN THE BUILDING LATERAL IS READY FOR INSPECTION AND CONNECTION TO THE STREET LATERAL IS TO BE MADE. THE CONNECTION SHALL BE MADE UNDER THE SUPERVISION OF THE SUPERINTENDENT. WHEN STREET LATERALS ARE INSTALLED PURSUANT TO § 125-17, THE PROPERTY OWNER, BUILDER OR DEVELOPER SHALL NOTIFY THE SUPERINTENDENT WHEN THE STREET LATERAL IS READY FOR INSPECTION AND CONNECTION TO THE MAIN SEWER, AND SUCH CONNECTION SHALL BE MADE UNDER THE SUPERVISION OF THE SUPERINTENDENT. TRENCH INSPECTIONS. WHEN TRENCHES ARE EXCAVATED FOR THE LAYING OF BUILDING LATERAL PIPES OR FOR LAYING OF STREET LATERAL PIPES PURSUANT TO § 125-17, SUCH TRENCHES SHALL BE INSPECTED BY THE SUPERINTENDENT. BEFORE THE TRENCHES ARE BACKFILLED, THE PERSON PERFORMING SUCH WORK SHALL NOTIFY THE SUPERINTENDENT WHEN THE LAYING OF THE BUILDING LATERAL IS COMPLETED, AND NO BACKFILLING OF TRENCHES SHALL BEGIN UNTIL APPROVAL IS OBTAINED FROM THE SUPERINTENDENT.

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ENGINEERING P.C.

3 Van Wyck Lane Suite 2

Wappingers Falls, New York 12590 (845) 223-3202

Movil Development Corp. Village of Fishkill Dutchess County, New York

Water/Sewer Details

SCALE	DRAWN BY	DRAWING No.
1" = 20'	MAD	
DATE	CHECKED BY	7 CD.I
06-05-23	MAD	