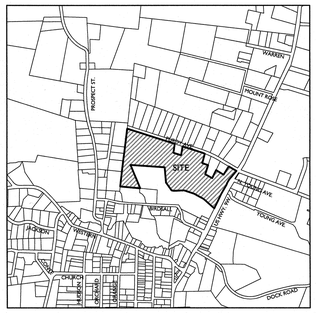
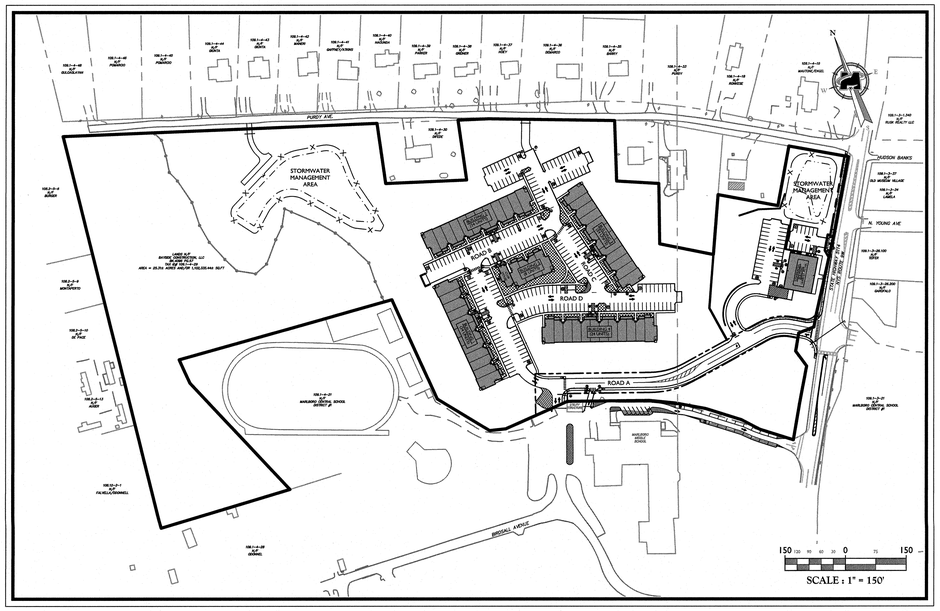


LOCATION MAP
SCALE = 1" = 2,000'

FINAL SITE PLANS
FOR
BAYSIDE CONSTRUCTION, LLC
SECTION 109.1, BLOCK 4, LOT 29
TOWN OF MARLBOROUGH
ULSTER COUNTY, NEW YORK



KEY MAP

OWNER/APPLICANT

BAYSIDE CONSTRUCTION, LLC
1451 47TH STREET
BROOKLYN, NY 11219

ZONING:

R-1 (RESIDENTIAL DISTRICT)
BC (BUSINESS CORRIDOR OVERLAY DISTRICT)

TAX LOT:

109.1-4-29

SITE AREA (GROSS):

±1,102,335 SQ. FT.
±25.31 ACRES

WETLANDS AREA (ACOE):

±322,460 SQ. FT.
±7.40 ACRES

SITE AREA (NET):

±780,160 SQ. FT.
±17.91 ACRES

INDEX OF SHEETS

SHT. No.	DESCRIPTION	LATEST REVISION
1	COVER SHEET	
2	EXISTING CONDITIONS AND DEMOLITION PLAN	
3-5	LAYOUT AND DIMENSION PLAN	
6-7	GRADING & DRAINAGE PLAN	
6-8	UTILITY PLAN	
9-10	ROADWAY & UTILITY PROFILES	
12	SOIL EROSION AND SEDIMENT CONTROL PLAN	
13	SOIL EROSION AND SEDIMENT CONTROL DETAILS	
14-15	LANDSCAPE PLAN	
16-17	LIGHTING PLANS	
18-20	CONSTRUCTION DETAILS	

GENERAL INFORMATION

1. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPORAPHIC SURVEY" PREPARED BY MASER CONSULTING, P.A. AND PREPARED FOR BAYSIDE CONSTRUCTION, LLC, DATED MAY 13, 2016.
2. THE HORIZONTAL DATUM IS RELATIVE TO THE NEW YORK STATE PLANE COORDINATE SYSTEM EAST ZONE AND ADJUSTED TO NAD 1983. THE VERTICAL DATUM IS RELATIVE TO N.A.V.D. 1988.
3. THE LIMITS OF FRESHWATER WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY MASER CONSULTING P.A. A JURISDICTIONAL DETERMINATION FOR THESE WETLAND AREAS HAVE BEEN RE-SUBMITTED TO THE ARMY CORPS OF ENGINEERS FOR CONFIRMATION ON JUNE 13, 2016. A JOINT SITE INSPECTION OF THE WETLANDS WAS CONDUCTED ON AUGUST 10, 2016. A JURISDICTIONAL DETERMINATION FOR THE WETLANDS AS DEPICTED ON THESE PLANS WAS ISSUED ON APRIL 28, 2017.
4. NO 100 YEAR FLOOD PLAINS ARE KNOWN TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE MAP 36111C0905E, DATED SEPTEMBER, 2009 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
5. MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
   A. NEW YORK STATE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS", 2002; AS SUPPLEMENTED.
   B. CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS.
   C. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
   D. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
6. WATER SERVICE TO BE PROVIDED FROM EXISTING WATER MAINS LOCATED IN NYS ROUTE 9W AND PURDY AVENUE, OPERATED BY THE TOWN WATER DEPARTMENT. PROPOSED WATER MAIN EXTENSIONS AND FIRE HYDRANT LOCATIONS ARE SUBJECT TO MUNICIPAL AND ULSTER COUNTY HEALTH DEPARTMENT REVIEW AND APPROVAL, AND AMERICAN WATERWORKS ASSOCIATION STANDARDS. PIPE MATERIALS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52, WITH ASPHALTIC EPOXY TYPE COATING. WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM 5 FEET OF COVER FROM THE TOP OF PIPE TO THE PROPOSED GRADE.
7. SANITARY SEWER SERVICE SHALL BE PROVIDED BY GRAVITY CONNECTION TO THE EXISTING SEWER MAIN IN NYS ROUTE 9W, OWNED AN OPERATED BY THE TOWN SEWER DEPARTMENT. PROPOSED SEWER MAIN EXTENSIONS AND MANHOLE LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL, ACCORDING TO MUNICIPAL AND ULSTER COUNTY HEALTH DEPARTMENT REGULATIONS. PIPE MATERIALS SHALL BE PVC SDR-35, EXCEPT AS NOTED OTHERWISE ON THE PLANS. EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY, SEWER LINES, INCLUDING FORCE MAINS AND LATERALS, SHALL BE INSTALLED TO PROVIDE A MINIMUM 4 FEET OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE.
8. SANITARY SEWERS SHALL BE SEPARATED FROM WATER MAINS BY AT LEAST 10 FEET HORIZONTALLY. IF SUCH SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SANITARY SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. WHERE APPROPRIATE SEPARATION IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE-IRON-PIPE USING MECHANICAL OR SLIP ON JOINTS, FOR A DISTANCE OF 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS ARE AS FAR AWAY AS POSSIBLE FROM THE WATER LINE.
9. GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE REQUIREMENTS.
10. TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.
11. UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.
12. STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS, HIGH DENSITY POLYEHTYLENE PIPE (HDPE) OR APPROVED EQUAL AS NOTED. PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
13. REFUSE AND RECYCLABLES SHALL BE STORED ON-SITE, IN DESIGNATED LOCATIONS.
14. TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
15. THESE ARE FINAL SITE PLANS AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A SURVEY.
16. BUILDING FOOTPRINT DIMENSIONS SHOWN HERON ARE APPROXIMATE. FINAL BUILDING FOOTPRINT DIMENSIONS FOR EACH BUILDING SHALL BE FURNISHED ON THE INDIVIDUAL PLOT PLANS/ARCHITECTURAL PLANS AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING REQUIREMENTS.
17. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
18. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED, ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPALITY.
19. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDER SIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE
20. THIS SET OF PLANS DOES NOT DEPICT ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. MASER CONSULTING HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
21. A PHASE 1 ENVIRONMENTAL SITE ASSESSMENT WAS PERFORMED BY MASER CONSULTING, P.A. IN MARCH 2011.
22. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
23. INFORMATION SHOWN HEREON IS INCORPORATED WITH THE CONTENTS OF THE FOLLOWING REPORTS":
   - "STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR BAYSIDE CONSTRUCTION, LLC, PREPARED BY MASER CONSULTING, P.A. DATED SEPTEMBER 2017.
24. THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

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REV	DATE	DRAWN BY	DESCRIPTION

BY	DESCRIPTION
CPM	REVISED PER PLANNING BOARD COMMENTS

REV	DATE	DRAWN BY	DESCRIPTION
1	11/2018	CPM	REVISED PER PLANNING BOARD COMMENTS

STATE OF NEW YORK
ANDREW B. FETHERSTON
LICENSED PROFESSIONAL ENGINEER

ANDREW B. FETHERSTON
NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 073555-1

FINAL
SITE PLAN
FOR
BAYSIDE CONSTRUCTION

SECTION 109.1
BLOCK 4
LOT 29

TOWN OF MARLBOROUGH
COUNTY OF ULSTER
STATE OF NEW YORK

NEW WINDSOR OFFICE
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
Fax: 845.567.1025

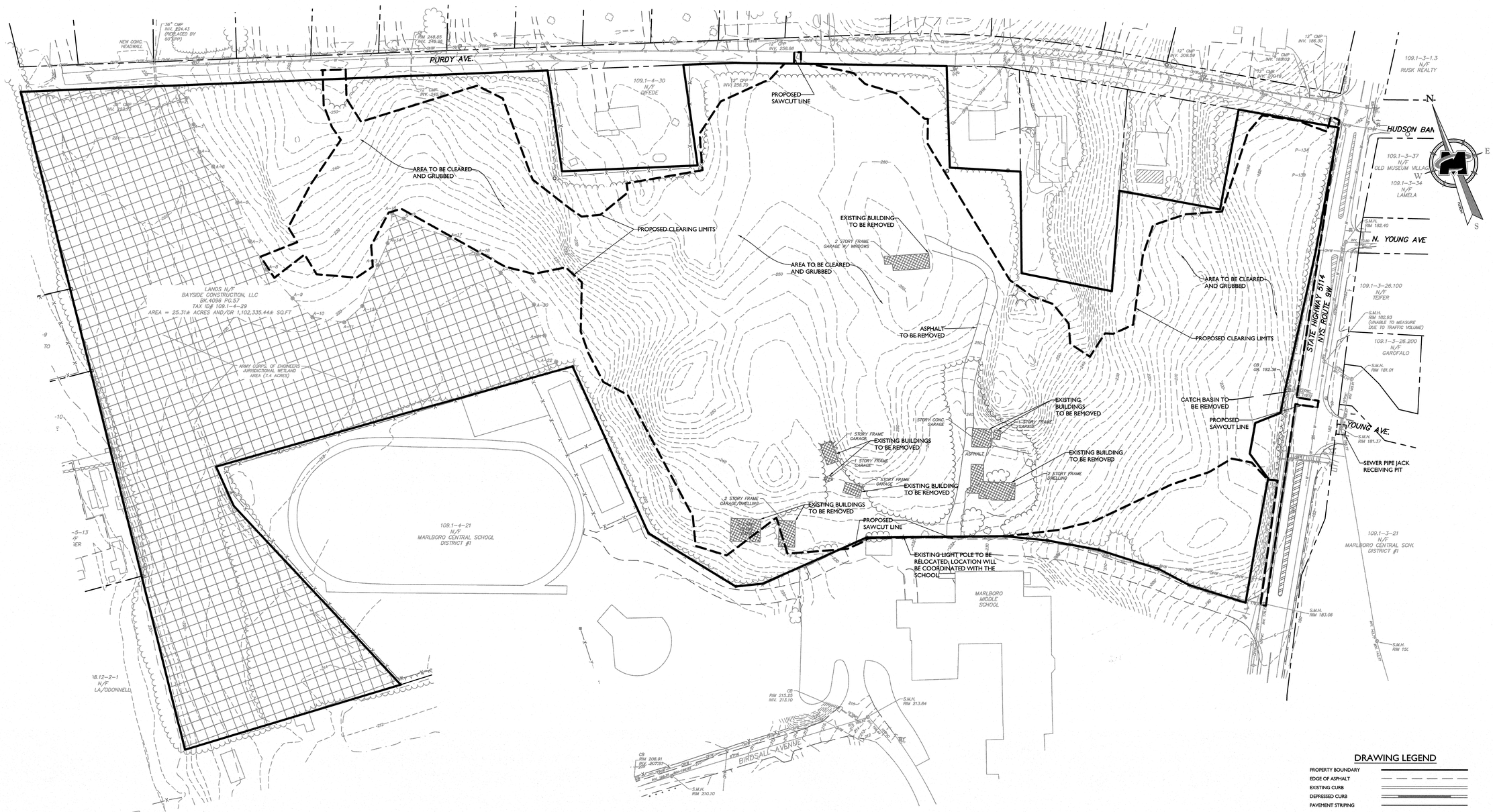
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AS SHOWN	09/22/2017	CPM	JED

PROJECT NUMBER:	DRAWING NAME:
05000787A	C-COVER

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
01 of 21

\\MSRDATA\Projects\Civil\050007870\Engineering\Plans\C-COVER.dwg 11/13/2018 By: CPM



DEMOLITION NOTES:

1. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION. DIG SAFELY, NEW YORK, 1-800-962-7962 OR 811. A PRE-DEMOLITION CONFERENCE WILL NEED TO BE ARRANGED WITH DIG SAFELY, NEW YORK AND MUST BE HELD A MINIMUM OF 7 DAYS BEFORE THE START OF ANY DEMOLITION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING. LOCATION OF EXISTING SANITARY FORCEMAIN IS UNKNOWN, CONTRACTOR TO DETERMINE AND REMOVE/ABANDON AS REQUIRED BY TOWN AND/OR ENGINEER.
3. ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
4. MASER CONSULTING, P.A. IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION.
5. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS, AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO MASER CONSULTING, P.A. IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
6. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:
   A. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW (SEE "EROSION AND SEDIMENT CONTROL PLAN," THIS DRAWING SET).
   B. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
   C. ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
   D. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   E. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
   F. CLEAN THE EXISTING UTILITY STRUCTURES ON-SITE PRIOR TO CONSTRUCTION AND VERIFY THE INVERTS FOR CONNECTION.
7. COORDINATION WITH UTILITY COMPANIES AND THE TOWN OF MARLBOROUGH REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
8. A COMPLETE INSPECTION FOR CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, SHALL BE PERFORMED OF ALL BUILDINGS AND/OR STRUCTURES PRIOR TO REMOVAL. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
9. MASER CONSULTING, P.A. IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE O.S.H.A. REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
10. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
11. TREE CLEARING ACTIVITIES CAN ONLY OCCUR BETWEEN THE DATES OF OCTOBER 1ST AND MARCH 31ST.
12. THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
13. ROCK EXCAVATIONS WILL BE PERFORMED BY MECHANICAL MEANS ONLY. USE OF EXPLOSIVES IS PROHIBITED. ALL THE REQUIRED PERMITS AND CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES, AS APPLICABLE.
14. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL", AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.
15. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
16. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
17. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL O.S.H.A. AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
19. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.
20. DEMOLITION SHALL NOT PROCEED UNTIL THE APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE MARKED IN THE FIELD AND ALL UTILITY CONNECTIONS ARE SUITABLY SHUT OFF AND DISCONNECTED AND PROPER DEMOLITION PERMITS ARE IN PLACE WITH THE CITY.
21. CONTRACTOR IS RESPONSIBLE TO RESTORE ALL DISTURBED SITE AREAS TO ORIGINAL CONDITION AS DIRECTED BY THE OWNER.
22. PROTECT ALL EXISTING UTILITIES TO REMAIN (INCLUDING DRAINAGE STRUCTURES, HYDRANTS, VALVES, SEWER MANHOLES, ETC.) DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIMSELF OR SUB-CONTRACTORS.
23. ALL BRUSH VEGETATION SHALL BE REMOVED FROM THE SITE ALONG THE STRATTON ROAD FRONTAGE. EFFORT SHOULD BE COORDINATED WITH CITY DEPARTMENT OF PUBLIC WORKS.

60 48 36 24 12 0 30 60 120

SCALE : 1" = 60'

DRAWING LEGEND

- PROPERTY BOUNDARY
- EDGE OF ASPHALT
- EXISTING CURB
- DEPRESSED CURB
- PAVEMENT STRIPING
- OVERHEAD WIRES (OHW)
- WATERLINE MARKOUT (W)
- EASEMENTS
- MAJOR CONTOUR
- MINOR CONTOUR
- SANITARY PIPES (S)
- STORMWATER PIPES
- TREEROW / HEDGE
- TREELINE
- BOUNDARY EVIDENCE
- SIGN
- POST / BOLLARD
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- DRAINAGE MANHOLE
- WATER VALVE (WV)
- CATCH BASIN

UTP = UTILITY POLE
DI = DRAIN INLET
CB = CATCH BASIN
GR.= GRATE
CO = CLEANOUT

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REV	DATE	DESCRIPTION	DRAWN BY
1	1/17/2018	REVISED PER PLANNING BOARD COMMENTS	CPM

ANDREW B. FETHERSTON
NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 073555-1

FINAL SITE PLAN
FOR
BAYSIDE CONSTRUCTION

SECTION 109.1
BLOCK 4
LOT 29

TOWN OF MARLBOROUGH
COUNTY OF ULSTER
STATE OF NEW YORK

NEW WINDSOR OFFICE
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
Fax: 845.567.1025

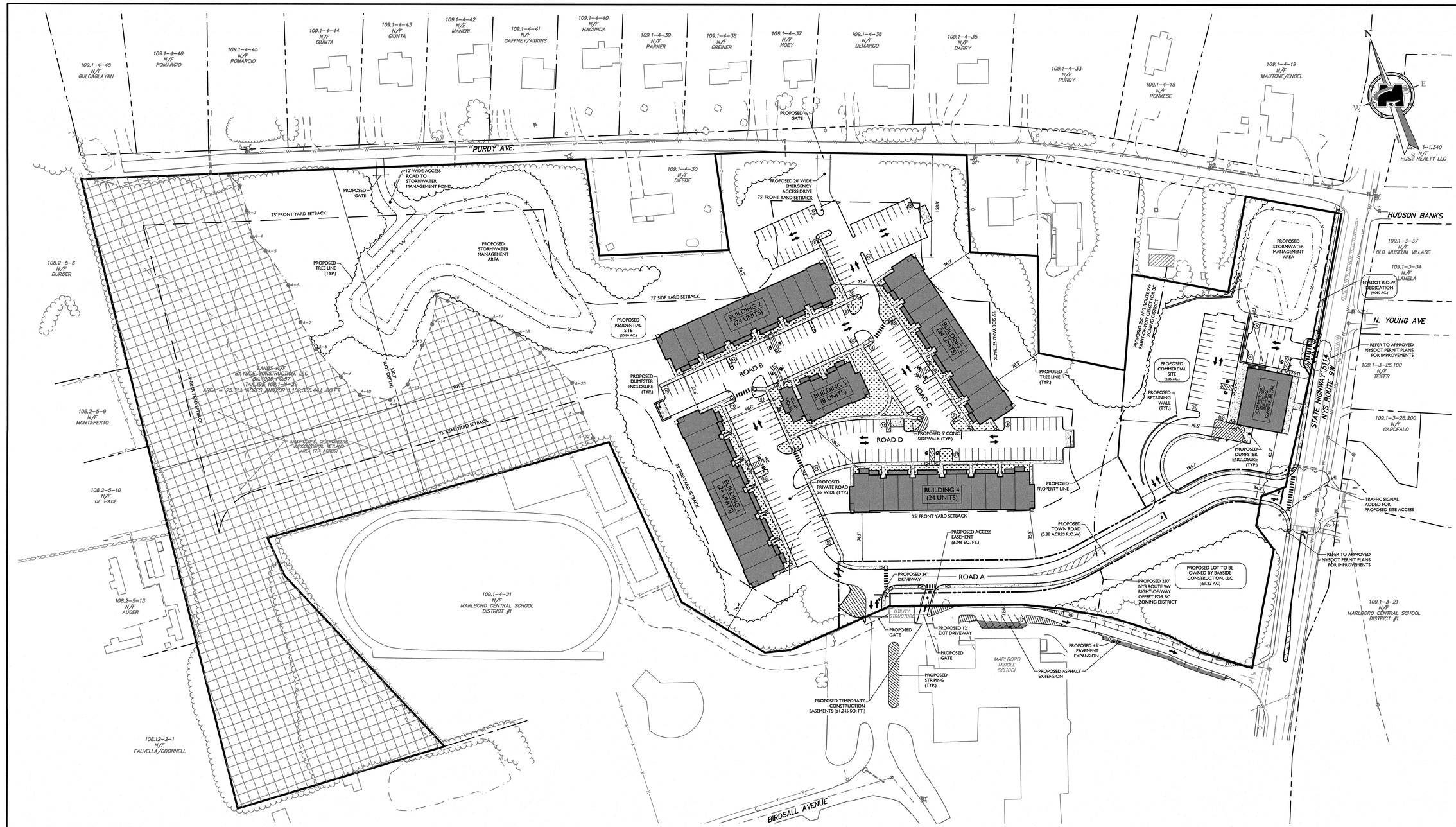
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	09/22/2017	CPM	JED

PROJECT NUMBER: 05500787A
DRAWING NAME: C-DEMO

SHEET TITLE
SITE DEMOLITION PLAN

SHEET NUMBER
02 of 21

2005\05500787A\Engineering\Site Plans\C-DEMO.dwg, C-DEMOLITION, By: CMCCONNACK,



OWNER/APPLICANT

BAYSIDE CONSTRUCTION, LLC
1451 47TH STREET
BROOKLYN, NY 11219

ZONING:

R-1 (RESIDENTIAL DISTRICT)
BC (BUSINESS CORRIDOR OVERLAY DISTRICT)

TAX LOT:

109.1-4-29

SITE AREA (GROSS):

±1,102,335 SQ. FT.
±25.31 ACRES

WETLANDS AREA (ACOE):

±322,460 SQ. FT.
±7.40 ACRES

SITE AREA (NET):

±780,160 SQ. FT.
±17.91 ACRES

SITE PARKING CALCULATIONS:

REQUIRED RESIDENTIAL PARKING SPACES:

MULTIPLE DWELLINGS - 1.5 SPACES FOR EACH DWELLING UNIT (ROUNDED DOWN TO A WHOLE NUMBER)
(104 UNITS * 1.5 = 156 SPACES)

TOTAL REQUIRED PARKING = 156 SPACES

TOTAL PROPOSED PARKING = 224 SPACES
(2.0 SPACES PER UNIT AND 16 SPACES FOR CLUBHOUSE)

REQUIRED COMMERCIAL PARKING SPACES:

RETAIL STORES - 1 SPACE FOR EACH 300 SQ. FT. OF FLOOR AREA
(12,600 SQ. FT. / 300 = 42 SPACES)

TOTAL REQUIRED PARKING = 42 SPACES

TOTAL PROPOSED PARKING = 42 SPACES

BULK TABLE LOT 1

ZONE: R-1 (RESIDENTIAL DISTRICT)
SPECIAL USE PERMIT: MULTIPLE DWELLINGS

MINIMUM:	REQUIRED	PROPOSED	REMARKS
LOT AREA	10 ACRES	1,102,335.44 SQ. FT. (25.31 AC)	OK
LOT WIDTH	150 FEET	773 FEET (ALONG NYS RT. 9W)	OK
LOT DEPTH	200 FEET	520.7 FEET	OK
FRONT YARD	75 FEET	75.5 FEET	OK
SIDE YARD	75 FEET	76.0 FEET	OK
REAR YARD	75 FEET	801.2 FEET	OK
DISTANCE BETWEEN BUILDINGS	1.5 TIMES THE HEIGHT OF TALLEST STRUCTURE - 51.2 FEET	63.6 FEET	OK
MAXIMUM:	PERMITTED		
BUILDING HEIGHT	2.5 STORIES / 35 FEET	2 STORIES / 34.1 FEET	OK
BUILDING COVERAGE	20%	8.1% FEET	OK
DENSITY	6 DWELLING UNITS PER (NET) ACRE	104 TOTAL UNITS 17.91 NET ACRES = 5.8 UNITS PER ACRE	OK
UNITS PER STRUCTURE	24 UNITS	24 UNITS	OK

BULK TABLE LOT 2

ZONE: BC (BUSINESS CORRIDOR OVERLAY DISTRICT)
PERMITTED USE: RETAIL (ALLOWABLE IN HD ZONING DISTRICT)

MINIMUM:	REQUIRED	PROPOSED
LOT AREA	BULK REQUIREMENTS TO BE ESTABLISHED BY THE TOWN BOARD	102,372 SQ. FT. (2.35 AC)
LOT WIDTH		391 FEET (ALONG NYS RT. 9W)
LOT DEPTH		283.9 FEET
FRONT YARD		26.1 FEET
SIDE YARD		120.2 FEET
REAR YARD		179.6 FEET
MAXIMUM:	PERMITTED	
BUILDING HEIGHT	BULK REQUIREMENTS TO BE ESTABLISHED BY THE TOWN BOARD	40 FEET
BUILDING COVERAGE		6.0%

LOT 3 BULK TABLE

ZONE: R-1 (RESIDENTIAL DISTRICT)
PERMITTED USE: SINGLE FAMILY DWELLING

MINIMUM:	REQUIRED	PROPOSED	REMARKS
LOT AREA	1 ACRES	53,091 SQ. FT. (1.22 AC)	OK
LOT WIDTH	150 FEET	245 FEET (ALONG NYS RT. 9W)	OK
LOT DEPTH	200 FEET	213 FEET	OK
FRONT YARD	35 FEET	NO PROPOSED DEVELOPMENT FOR THIS LOT AT THIS TIME, COMPLIANCE TO BE CONFIRMED AT TIME OF BUILDING PERMIT APPLICATION.	OK
SIDE YARD	35 FEET		OK
REAR YARD	50 FEET		OK
MAXIMUM:	PERMITTED		
BUILDING HEIGHT	2.5 STORIES / 35 FEET	NO PROPOSED DEVELOPMENT FOR THIS LOT AT THIS TIME, COMPLIANCE TO BE CONFIRMED AT TIME OF BUILDING PERMIT APPLICATION.	OK
BUILDING COVERAGE	20%		OK

LEGEND

EXISTING		PROPOSED
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	
	TREELINE	
	ACOE WETLAND AREA	
	ZONING OVERLAY LINE	
	STALL COUNT	(10)
	ADA ACCESSIBLE STALL	
	ADA CURB RAMP	HC
	DIRECTION OF TRAFFIC FLOW	

60 48 36 24 12 0 30 60 120

SCALE : 1" = 60'

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ANDREW B. FETHERSTON
NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 073555-1

FINAL
SITE PLAN
FOR
BAYSIDE CONSTRUCTION

SECTION 109.1
BLOCK 4
LOT 29

TOWN OF MARLBOROUGH
COUNTY OF ULSTER
STATE OF NEW YORK

NEW WINDSOR OFFICE
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
Fax: 845.567.1025

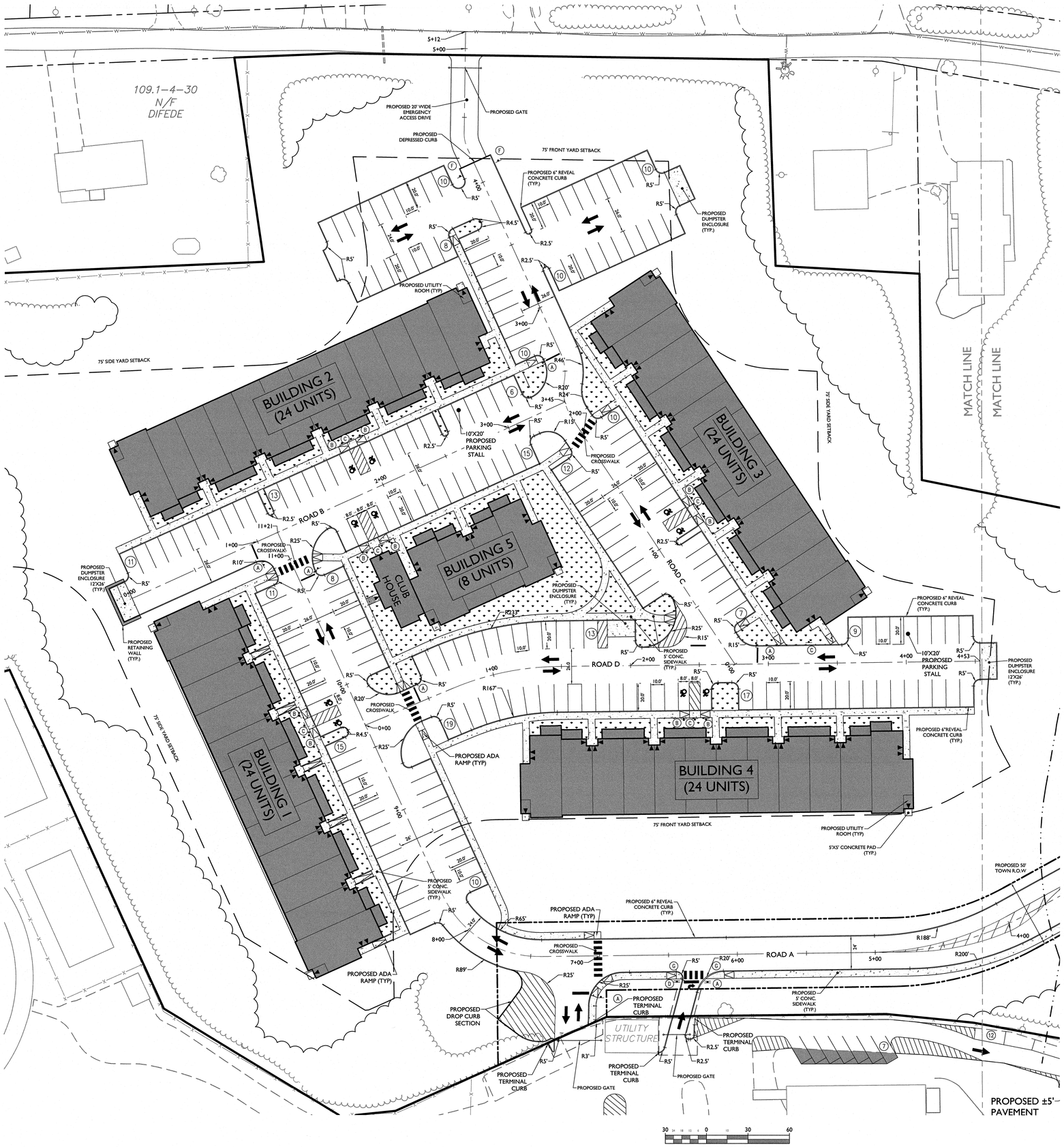
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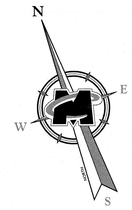
PROJECT NUMBER: 05000787A
DRAWING NAME: C-LAYT

SHEET TITLE: OVERALL SITE PLAN

SHEET NUMBER: 03 of 21

3855858857\Engineering\Site Plans\C-LAYT.dwg 11/6/2018 9:47:05 AM by CHECCHINATO





PROPOSED SIGN LEGEND:

- (A) STOP SIGN
- (B) ADA RESERVED PARKING SIGN
- (C) NO PARKING SIGN
- (D) RIGHT ONLY
- (E) LOADING ZONE SIGN
- (F) EMERGENCY ACCESS
- (G) DO NOT ENTER

LEGEND

EXISTING		PROPOSED
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE	CURB	FACE / BACK
BACK	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	
	TREELINE	
	ACOE WETLAND AREA	
	ZONING OVERLAY LINE	
	STALL COUNT	(10)
	ADA ACCESSIBLE STALL	
	ADA CURB RAMP	HC
	DIRECTION OF TRAFFIC FLOW	

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ANDREW B. FETHERSTON
NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 073555-1

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LOT 29

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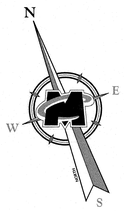
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PROJECT NUMBER: 05000787A		DRAWING NAME: C-LAYT	

SHEET TITLE: LAYOUT PLAN

SHEET NUMBER: 04 of 21

3007/050007A/Engineering/Dwg Files/C-LAYT.dwg/C-LAYOUT PLAN 24x36 By: CHRISCOMACK



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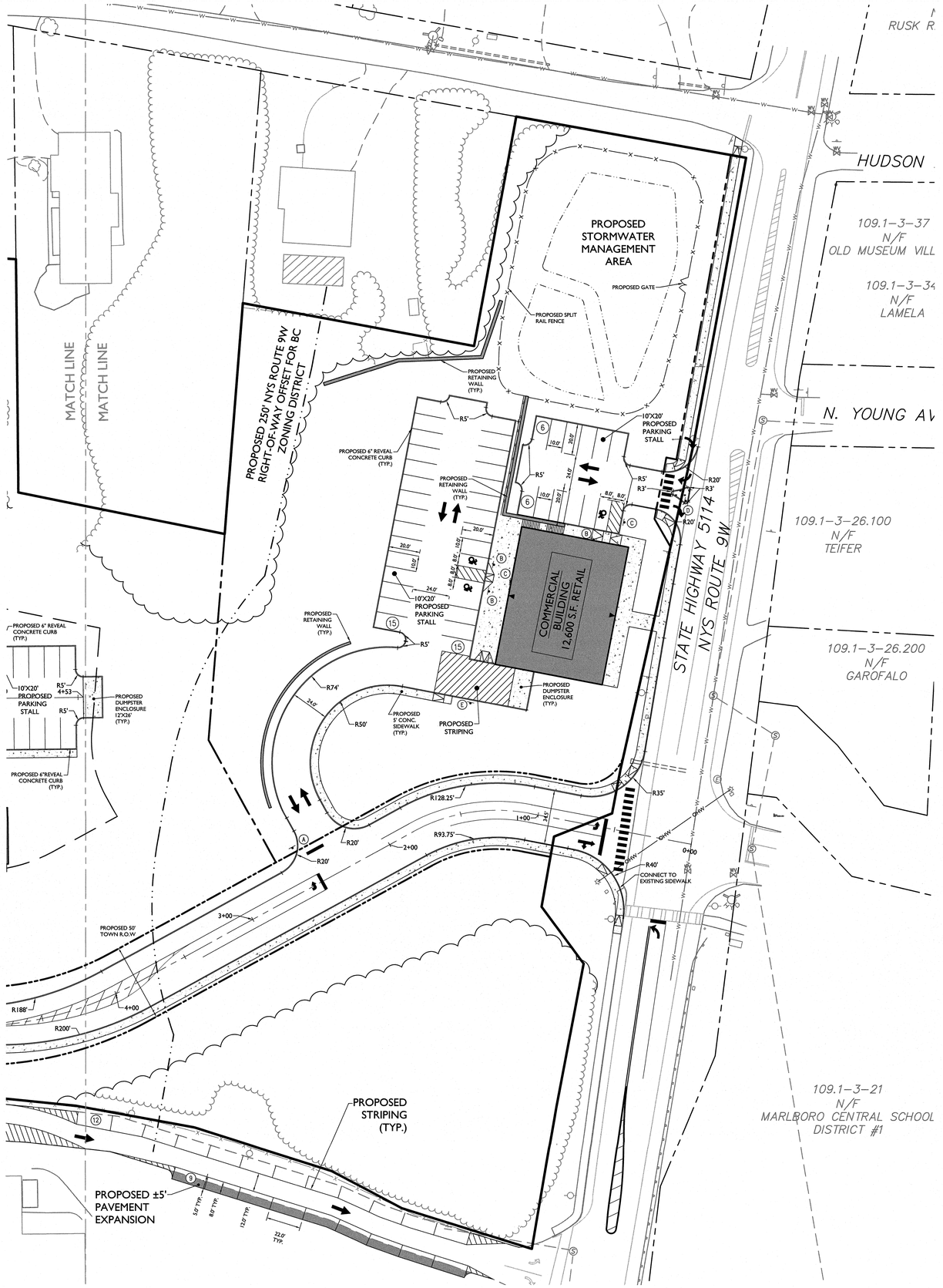
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LEGEND

EXISTING		PROPOSED
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
-X-X-	FENCES	
	TREELINE	
	ACOE WETLAND AREA	
	ZONING OVERLAY LINE	
	STALL COUNT	(10)
	ADA ACCESSIBLE STALL	
	ADA CURB RAMP	HC
	DIRECTION OF TRAFFIC FLOW	

30 24 18 12 6 0 15 30 60

SCALE : 1" = 30'

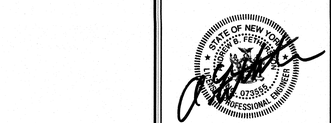


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SHEET TITLE:
LAYOUT PLAN

SHEET NUMBER:
05 of 21

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Bayside Drainage - West Discharge Structure Table

Structure I.D.	Description	Rim/Grate	Pipes (In)	Inverts (In)	Pipes (Out)	Inverts (Out)
S-1	32 inch Flared End Section 67 x 98	232.74	24" HDPE	230.50		
S-2	30 in. x 48 in. Drain Inlet	247.82	24" HDPE 15" HDPE 8" HDPE	233.95 235.29 244.75	24" HDPE	233.95
S-3	30 in. x 48 in. Catch Basin	247.20	8" HDPE	235.68	15" HDPE	235.68
S-4	30 in. x 48 in. Catch Basin	249.62	18" HDPE 24" HDPE 8" HDPE	240.50 234.70 233.55	24" HDPE	234.70
S-5	30 in. x 48 in. Catch Basin	250.38	15" HDPE 15" HDPE 8" HDPE	243.00 243.17 247.40	18" HDPE	243.00
S-6	30 in. x 48 in. Drain Inlet	253.75	15" HDPE	245.00	15" HDPE	245.00
S-7	30 in. x 48 in. Catch Basin	254.12	15" HDPE	246.00	15" HDPE	246.00
S-8	30 in. x 48 in. Catch Basin	253.80	15" HDPE 15" HDPE	247.75 249.00	15" HDPE	247.75
S-9	30 in. x 48 in. Catch Basin	255.47	8" HDPE	252.00	15" HDPE	251.00
S-10	30 in. x 48 in. Catch Basin	255.20	15" HDPE	249.50	15" HDPE	249.50
S-11	30 in. x 48 in. Catch Basin	254.40			15" HDPE	251.00
S-12	30 in. x 48 in. Drain Inlet	246.20	18" HDPE 18" HDPE	239.72 235.23	24" HDPE	235.22
S-13	30 in. x 48 in. Drain Inlet	243.90	15" HDPE	235.65	18" HDPE	235.65
S-14	30 in. x 48 in. Catch Basin	241.72	15" HDPE 15" HDPE	236.50 236.00	15" HDPE	236.00
S-15	30 in. x 48 in. Catch Basin	239.50			15" HDPE	236.25
S-16	30 in. x 48 in. Catch Basin	240.98	8" HDPE	236.50	15" HDPE	237.00
S-17	8 in. Clean Out	249.00	8" HDPE	240.00	8" HDPE	240.00
S-18	8 in. Clean Out	246.00			8" HDPE	243.20
S-19	30 in. x 48 in. Catch Basin	246.01	18" HDPE	240.00	18" HDPE	240.00
S-20	30 in. x 48 in. Drain Inlet	245.46	18" HDPE 15" HDPE 8" HDPE	240.50 241.75 243.37	18" HDPE	240.50
S-21	30 in. x 48 in. Drain Inlet	246.00	8" HDPE	243.00	15" HDPE	242.75
S-22	30 in. x 48 in. Drain Inlet	249.00	15" HDPE 15" HDPE	241.26 244.97	18" HDPE	241.26
S-23	30 in. x 48 in. Catch Basin	249.23	15" HDPE	246.00	15" HDPE	245.98
S-24	30 in. x 48 in. Catch Basin	252.00	15" HDPE 15" HDPE	248.00 246.90	15" HDPE	246.90
S-25	30 in. x 48 in. Drain Inlet	253.00			15" HDPE	249.50
S-26	30 in. x 48 in. Drain Inlet	250.93	8" HDPE	247.80	15" HDPE	247.68
S-27	30 in. x 48 in. Drain Inlet	248.84	15" HDPE	244.63	15" HDPE	244.63
S-28	30 in. x 48 in. Drain Inlet	248.84	15" HDPE	245.02	15" HDPE	245.02
S-29	30 in. x 48 in. Drain Inlet	249.00			15" HDPE	245.95
S-30	48 in. x 48 in. OCS	227.62			24" HDPE	224.96
S-31	32 inch Flared End Section 67 x 98	221.66	24" HDPE	223.00		
S-77	30 in. x 48 in. Drain Inlet	251.01	8" HDPE	248.25	15" HDPE	243.30
S-80	8 in. Clean Out	240.28			8" HDPE	237.22
S-81	8 in. Clean Out	247.96	8" HDPE	235.85	8" HDPE	235.85
S-82	10 in. Clean Out	241.01			8" HDPE	238.75
S-83	8 in. Clean Out	249.15	8" HDPE	237.48	8" HDPE	233.62
S-84	12 in. Clean Out	249.83				
S-85	8 in. Clean Out	251.65	8" HDPE	249.75	8" HDPE	249.05
S-86	12 in. Clean Out	253.99				
S-87	8 in. Clean Out	252.19			8" HDPE	248.32
S-88	8 in. Clean Out	247.80	8" HDPE	243.56	8" HDPE	243.46
S-89	8 in. Clean Out	254.03			8" HDPE	252.25
S-90	8 in. Clean Out	250.92	8" HDPE	249.00	8" HDPE	249.00
S-91	12 in. Clean Out	249.83	8" HDPE	247.25	8" HDPE	247.25
S-92	8 in. Clean Out	250.00			8" HDPE	248.00
S-93	8 in. Clean Out	248.93	8" HDPE	246.10	8" HDPE	246.71
S-95	8 in. Clean Out	254.65			8" HDPE	253.00
S-96	8 in. Clean Out	251.15	8" HDPE	247.78	8" HDPE	248.00
S-97	8 in. Clean Out	250.00				
S-99	8 in. Clean Out	250.35			8" HDPE	248.00
S-100	38 in. x 34 in. 'S' INLET	255.07			8" HDPE	253.00

Bayside Drainage - West Discharge Pipe Table

Pipe I.D.	Description	Length	Invert Up	Invert Dn	Slope
P-1	24"HDPE	165'	233.95	230.50	2.09%
P-2	15"HDPE	26'	235.68	235.29	1.50%
P-3	24"HDPE	75'	234.70	233.95	1.00%
P-4	18"HDPE	61'	243.00	240.50	4.10%
P-5	15"HDPE	115'	245.00	243.00	1.73%
P-6	15"HDPE	51'	246.00	245.00	1.97%
P-7	15"HDPE	53'	247.75	246.00	3.30%
P-8	15"HDPE	63'	251.00	249.00	3.20%
P-9	15"HDPE	78'	249.50	247.75	2.24%
P-10	15"HDPE	50'	251.00	249.50	2.98%
P-11	24"HDPE	105'	235.22	234.70	0.50%
P-12	18"HDPE	76'	235.65	235.23	0.55%
P-13	15"HDPE	63'	236.00	235.65	0.55%
P-14	15"HDPE	50'	236.25	236.00	0.50%
P-15	15"HDPE	60'	237.00	236.50	0.83%
P-16	8"HDPE	57'	240.00	236.50	6.13%
P-17	8"HDPE	271'	243.20	240.00	1.18%
P-18	18"HDPE	28'	240.00	239.72	1.00%
P-19	18"HDPE	44'	240.50	240.00	1.13%
P-20	15"HDPE	26'	242.75	241.75	3.81%
P-21	18"HDPE	95'	241.26	240.50	0.80%
P-22	15"HDPE	31'	245.98	244.97	3.21%
P-23	15"HDPE	58'	246.90	246.00	1.55%
P-24	15"HDPE	72'	249.50	248.00	2.09%
P-25	15"HDPE	62'	247.68	246.90	1.26%
P-26	15"HDPE	226'	244.63	241.26	1.49%
P-27	15"HDPE	26'	245.02	244.63	1.50%
P-28	15"HDPE	62'	245.95	245.02	1.51%
P-29	24"HDPE	84'	224.96	223.00	2.34%
P-70	15"HDPE	26'	243.30	243.17	0.50%
P-74	8"HDPE	276'	237.22	235.85	0.50%
P-75	8"HDPE	31'	235.85	235.68	0.55%
P-76	8"HDPE	255'	238.75	237.48	0.50%
P-77	8"HDPE	29'	233.62	233.55	0.26%
P-78	8"HDPE	101'	248.90	247.25	1.63%
P-79	8"HDPE	152'	251.95	249.75	1.45%
P-81	8"HDPE	25'	249.05	248.25	3.25%
P-82	8"HDPE	91'	248.32	243.56	5.25%
P-83	8"HDPE	38'	243.46	243.37	0.25%
P-84	8"HDPE	110'	252.25	249.00	2.96%
P-85	8"HDPE	32'	249.00	247.40	4.98%
P-86	8"HDPE	28'	247.25	244.75	8.90%
P-87	8"HDPE	255'	248.00	246.10	0.75%
P-88	8"HDPE	74'	246.71	243.00	5.04%
P-89	8"HDPE	229'	253.00	249.00	1.75%
P-92	8"HDPE	26'	248.00	247.78	0.85%
P-93	8"HDPE	26'	248.00	247.80	0.77%
P-94	8"HDPE	19'	253.00	252.00	5.15%

LEGEND

EXISTING		PROPOSED
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE	CURB	FACE
BACK	DEPRESSED CURB	BACK
	SIDEWALK	
X X	FENCES	
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	CATCH BASIN	
	DRAIN INLET	
D	STORM MANHOLE	D
	FLARED END SECTION	
	HEADWALL	
75 74	CONTOURS	75 74
× 0 29.0	SPOT ELEVATION	× 29.0
	DIRECTION OF OVERLAND FLOW	
× TC 29.0	TOP OF CURB ELEVATION	× TC 29.0
× BC 29.0	BOTTOM OF CURB ELEVATION	× BC 29.0
	TOP OF DEPRESSED CURB ELEVATION	× TDC 29.0

30 24 18 12 6 0 15 30 60

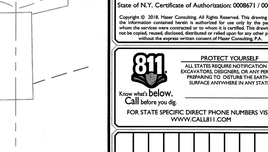
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1	11/20/18	CPM	REVISED PER PLANNING BOARD COMMENTS



ANDREW B. FETHERSTON
NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 073555-1

FINAL SITE PLAN

FOR

BAYSIDE CONSTRUCTION

SECTION 109.1
BLOCK 4
LOT 29

TOWN OF MARLBOROUGH
COUNTY OF ULSTER
STATE OF NEW YORK

NEW WINDSOR OFFICE
555 Hudson Valley Avenue
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Fax: 845.567.1025

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	09/22/2017	CPM	JED
PROJECT NUMBER: 05000787A	DRAWING NAME: C-GRAD		

SHEET TITLE:
GRADING & DRAINAGE PLAN

SHEET NUMBER:
06 of 21

2005\05000787A\Engineering\Site Plan\C-GRAD.dwg(C-06-GRADING) By: CHRISOMACK



Bayside Drainage - East Discharge Pipe Table

Pipe I.D.	Description	Length	Invert Up	Invert Dn	Slope
P-30	15"HDPE	28'	179.50	179.15	1.23%
P-31	15"HDPE	21'	180.30	179.50	3.86%
P-32	15"RCP	34'	180.80	180.30	1.49%
P-33	24"HDPE	199'	180.11	179.12	0.50%
P-34	12"HDPE	14'	179.85	179.78	0.52%
P-35	10"HDPE	10'	179.90	179.85	0.52%
P-36	10"DIP	23'	180.00	179.81	0.83%
P-37	24"HDPE	83'	181.58	180.95	0.76%
P-38	24"HDPE	96'	184.42	184.00	0.44%
P-39	24"HDPE	94'	185.55	184.42	1.20%
P-40	24"HDPE	129'	187.35	185.55	1.40%
P-41	15"HDPE	45'	190.19	187.35	6.28%
P-42	18"HDPE	35'	190.00	187.35	7.50%
P-43	15"HDPE	83'	199.50	190.75	10.49%
P-44	15"HDPE	35'	199.75	199.50	0.72%
P-45	15"HDPE	100'	210.20	199.50	10.70%
P-46	15"HDPE	29'	210.48	210.20	0.95%
P-47	15"HDPE	87'	218.60	210.21	9.66%
P-48	15"HDPE	24'	218.75	218.60	0.62%
P-49	15"HDPE	75'	224.60	218.75	7.77%
P-50	15"HDPE	23'	224.75	224.60	0.66%
P-51	15"HDPE	108'	229.75	224.75	4.65%
P-52	15"HDPE	45'	231.81	231.66	0.33%
P-71	12"HDPE	57'	230.22	229.75	0.82%
P-73	12"HDPE	36'	230.40	230.22	0.49%
P-95	12"HDPE	47'	235.91	229.75	13.17%

Bayside Drainage - East Discharge Structure Table

Structure I.D.	Description	Rim/Grate	Pipes (In)	Inverts (In)	Pipes (Out)	Inverts (Out)
FC-1A	48 in. dia. CYLINDER MH	182.45	10" HDPE	179.85	12" HDPE	179.85
FD-1B	48 in. dia. CYLINDER MH	183.69	15" HDPE	179.50	15" HDPE	179.50
S-32	30 in. x 48 in. Catch Basin	182.28	15" HDPE 24" HDPE	179.15 179.12		
S-34	30 in. x 48 in. Catch Basin	183.00	15" RCP	180.30	15" HDPE	180.30
S-35	30 in. x 48 in. Catch Basin	182.97			15" RCP	180.80
S-36	48 in. dia. CYLINDER MH	184.60	24" HDPE 12" HDPE	180.95 179.78	24" HDPE	180.11
S-38	30 in. x 48 in. Catch Basin	181.79	10" DIP	179.81	10" HDPE	179.90
S-39	30 in. x 48 in. Catch Basin	181.86			10" DIP	180.00
S-40	48 in. x 48 in. OCS	188.00			24" HDPE	181.58
S-41	32 inch Flared End Section 67 x 98	186.24	24" HDPE	184.00		
S-42	30 in. x 48 in. Drain Inlet	194.00	24" HDPE	184.42	24" HDPE	184.42
S-43	30 in. x 48 in. Drain Inlet	193.21	24" HDPE	185.55	24" HDPE	185.55
S-44	30 in. x 48 in. Catch Basin	190.85	18" HDPE 15" HDPE	187.35 187.35	24" HDPE	187.35
S-45	30 in. x 48 in. Catch Basin	193.44			15" HDPE	190.19
S-46	30 in. x 48 in. Catch Basin	194.00	15" HDPE	190.75	18" HDPE	190.00
S-47	30 in. x 48 in. Catch Basin	202.99	15" HDPE 15" HDPE	199.50 199.50	15" HDPE	199.50
S-48	30 in. x 48 in. Catch Basin	202.99			15" HDPE	199.75
S-49	30 in. x 48 in. Catch Basin	213.71	15" HDPE 15" HDPE	210.21 210.20	15" HDPE	210.20
S-50	30 in. x 48 in. Catch Basin	213.73			15" HDPE	210.48
S-51	30 in. x 48 in. Catch Basin	222.00	15" HDPE 15" HDPE	218.60 218.75	15" HDPE	218.60
S-52	30 in. x 48 in. Catch Basin	222.00			15" HDPE	218.75
S-53	30 in. x 48 in. Catch Basin	227.99	15" HDPE 15" HDPE	224.60 224.75	15" HDPE	224.60
S-54	30 in. x 48 in. Catch Basin	228.00			15" HDPE	224.75
S-55	30 in. x 48 in. Catch Basin	235.28	15" HDPE 12" HDPE 12" HDPE	231.66 229.75 229.75	15" HDPE	229.75
S-56	30 in. x 48 in. Drain Inlet	236.06			15" HDPE	231.81
S-102	12 in. Clean Out	0.60	12" HDPE	230.22	12" HDPE	230.22
S-103	48 in. dia. CYLINDER MH	239.67			12" HDPE	235.91

ADA INSTRUCTIONS TO CONTRACTOR

CONTRACTORS SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAPPED) ACCESSIBLE COMPONENTS FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EGRESS, SHALL COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDED, BUT ARE NOT LIMITED TO THE FOLLOWING (NOTE: THIS LIST IS NOT INTENDED TO CAPTURE EVERY APPLICABLE FEDERAL, STATE AND LOCAL RULE AND REGULATION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE LAW, WHETHER OR NOT STATED SPECIFICALLY HEREIN):

- PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) IN ANY DIRECTION
- CURB RAMPS - SLOPES SHALL NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
- LANDINGS - SHALL BE PROVIDED AT EACH END OF RAMPS, SHALL PROVIDE POSITIVE DRAINAGE, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) CROSS SLOPE.
- PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - SHALL PROVIDE A 36 INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL, (CAR OVERHANGS CANNOT REDUCE THIS MINIMUM WIDTH), THE SLOPE SHALL BE NO GREATER THAN 1:20 (5.0% OR 5/6" PER FOOT) IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), AN ADA RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM DISTANCE OF 30 FEET, SHALL BE PROVIDED. THE RAMP SHALL HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) FOR POSITIVE DRAINAGE.
- DOORWAYS - SHALL HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE UP THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA SHALL BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS (SEE APPLICABLE CODE SECTIONS).

IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL PRIOR TO COMMENCING WORK.

GRADING NOTES:

1. PROPOSED GRADE ELEVATIONS SHOWN AT BUILDING LINE ARE GROUND ELEVATIONS.
2. PROPOSED SPOT ELEVATIONS IN PAVEMENT AREAS ARE TOP OF FINISHED PAVEMENT.
3. ALL ROOF LEADERS SHALL CONNECT TO THE PROPOSED DRAINAGE SYSTEM. LOCATIONS OF ROOF LEADERS AS PER FINAL ARCHITECTURAL PLANS.
4. ALL PROPOSED CURBING IS TO BE CONCRETE CURB WITH A 6" REVEAL AS PER DETAIL UNLESS SHOWN OTHERWISE ON THIS GRADING PLAN.
5. CURB AND SIDEWALK ARE TO BE DEPRESSED AT PROPOSED BUILDING ENTRANCES, CROSSWALKS, SERVICE ACCESS POINTS AND ROADWAY INTERSECTIONS PER THE LOCATIONS ON THE SITE PLANS. ANY DISCREPANCIES SHALL BE REVIEWED WITH THE PROJECT ENGINEER.
6. PROPOSED BOTTOM-OF-WALL (BW) ELEVATIONS ARE AT FINISHED GROUND ELEVATION.
7. PROPOSED TOP-OF-WALL (TW) ELEVATIONS ARE AT TOP OF FINISHED SURFACE ELEVATION.
8. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING LINE.

LEGEND

EXISTING		PROPOSED
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X—X	FENCES	
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	CATCH BASIN	
	DRAIN INLET	
(D)	STORM MANHOLE	(D)
	FLARED END SECTION	
	HEADWALL	
75 / 74	CONTOURS	75 / 74
× ∅ 29.0	SPOT ELEVATION	× 29.0
	DIRECTION OF OVERLAND FLOW	
× TC 29.0	TOP OF CURB ELEVATION	× TC 29.0
× BC 29.0	BOTTOM OF CURB ELEVATION	× BC 29.0
	TOP OF DEPRESSED CURB ELEVATION	× TDC 29.0

30 24 18 12 6 0 15 30 60

SCALE : 1" = 30'

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STATE OF NEW YORK ANDREW B. FETHERSTON 073555 LICENSED PROFESSIONAL ENGINEER

ANDREW B. FETHERSTON
NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 073555-1

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STATE OF NEW YORK

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PROJECT NUMBER: 05000787A
DRAWING NAME: C-GRAD

SHEET TITLE:
GRADING & DRAINAGE PLAN

SHEET NUMBER:
07 of 21

2005\05000787A\Engineering\Site Plans\C-GRAD.dwg 01:GRADING By: CMCCORMACK

LEGEND

EXISTING		PROPOSED
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	ZONING OVERLAY LINE	
S	SANITARY MANHOLE	
	HYDRANT	
	BLOW-OFF HYDRANT	
	WATER VALVE	
75 / 74	CONTOURS	75 / 74
× G 29.0	SPOT ELEVATION	× G 29.0
	DIRECTION OF OVERLAND FLOW	
× TC 29.0	TOP OF CURB ELEVATION	× TC 29.0
× BC 29.0	BOTTOM OF CURB ELEVATION	× BC 29.0
	TOP OF DEPRESSED CURB ELEVATION	× TDC 29.0
CATV	CABLE TV CONDUIT	CATV
W	WATER MAIN	W
G	GAS MAIN	G
T	TELEPHONE CONDUIT	T
E	ELECTRIC CONDUIT	E
	SANITARY PIPE	
	STORM PIPE	

30 24 18 12 6 0 15 30 60

SCALE : 1" = 30'

N E S W

12" CPP INV. 258.86

12" CPP INV. 256.70

EXISTING 6" WATER MAIN

PROPOSED WET TAP CONNECTION

PROPOSED VALVE (TYP.)

PROPOSED 8"X8"X6" TEE (TYP)

PROPOSED HYDRANT (TYP.)

PROPOSED 8" D.I.P CL 52 WATER MAIN (TYP.)

PROPOSED 4" D.I.P CL 52 FIRE SERVICE

PROPOSED 8"X8"X4" TEE

PROPOSED 4" D.I.P CL 52 FIRE SERVICE

SAN. MH S-74 RIM: 254.39 INV.(OUT): 250.89

PROPOSED 8"X8"X6" TEE (TYP)

BUILDING 2 (24 UNITS)

FFE: 252.75 FFE: 253.75 FFE: 254.5 FFE: 255.0 FFE: 252.0 FFE: 251.25 FFE: 250.25

BUILDING 3 (24 UNITS)

FFE: 256.0 FFE: 255.75 FFE: 255.75 FFE: 255.5 FFE: 254.75 FFE: 253.75 FFE: 253.5 FFE: 253.5 FFE: 250.5

MATCH LINE

MATCH LINE

ROAD B

SAN. MH S-67 RIM: 254.06 INV.(OUT): 249.00

221 LF 8" SAN. PVC @ 1.54%

PROPOSED 8"X8"X8" TEE (TYP)

PROPOSED BLIND FLANGE

SAN. MH S-60 RIM: 249.84 INV.(IN): 245.60 INV.(IN): 244.40 INV.(OUT): 244.30

49 LF 8" SAN. PVC @ 0.20%

SAN. MH S-73 RIM: 248.42 INV.(OUT): 244.35

CLUB HOUSE

BUILDING 5 (8 UNITS)

FFE: 254.25

FFE: 255.25

FFE: 253.5

ROAD C

PROPOSED HYDRANT (TYP.)

PROPOSED VALVE

ROAD D

SAN. MH S-62 RIM: 247.90 INV.(IN): 243.40 INV.(OUT): 243.00

PROPOSED HYDRANT (TYP.)

52 LF 8" SAN. PVC @ 0.58%

SAN. MH S-58 RIM: 250.28 INV.(IN): 245.50 C/O INV.(OUT): 245.50 S-57

SAN. MH S-61 RIM: 250.00 INV.(OUT): 244.20

156 LF 8" SAN. PVC @ 1.03%

SAN. MH S-59 RIM: 250.21 INV.(IN): 245.20 INV.(IN): 245.20 INV.(OUT): 245.00

146 LF 8" SAN. PVC @ 0.69%

PROPOSED 8"X8"X6" TEE (TYP)

129 LF 8" SAN. PVC @ 2.52%

PROPOSED HYDRANT (TYP.)

PROPOSED 4" D.I.P CL 52 FIRE SERVICE

SAN. MH S-63 RIM: 244.68 INV.(IN): 239.80 INV.(IN): 239.75 INV.(OUT): 239.35

BUILDING 4 (24 UNITS)

FFE: 250.0 FFE: 251.25 FFE: 252.0 FFE: 252.0 FFE: 251.50 FFE: 250.75 FFE: 251.0

PROPOSED 8"X8"X4" TEE

PROPOSED 8"X8"X4" TEE

ROAD A

125 LF 8" SAN. PVC @ 1.28%

BUILDING 1 (24 UNITS)

FFE: 250.5 FFE: 249.50 FFE: 249.50 FFE: 248.0 FFE: 246.75 FFE: 245.0 FFE: 243.75 FFE: 243.75 FFE: 241.75

174 LF 8" SAN. PVC @ 2.24%

PROPOSED SPLIT RAIL FENCE

PROPOSED 4" D.I.P CL 52 FIRE SERVICE

SAN. MH S-64 RIM: 240.02 INV.(IN): 235.00 INV.(OUT): 235.00

SAN. MH S-65 RIM: 237.69 INV.(IN): 233.00 INV.(OUT): 229.27

73 LF 8" SAN. PVC @ 2.74%

73 LF 8" SAN. PVC @ 4.00%

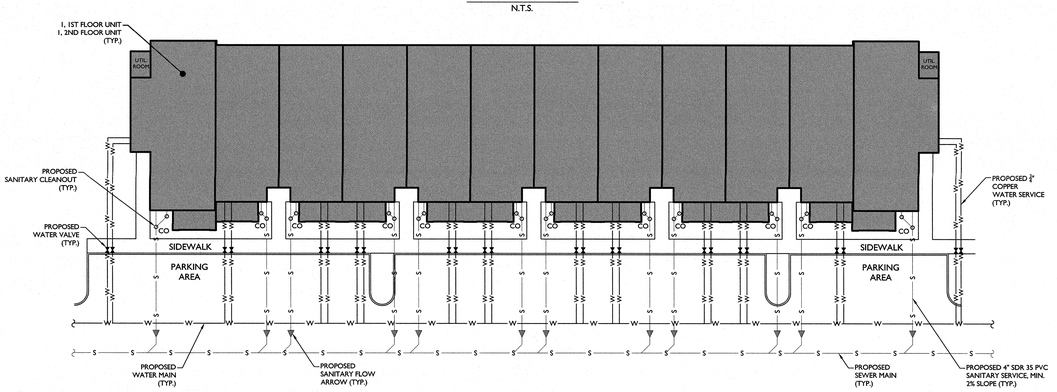
186 LF 8" SAN. PVC @ 9.13%

SAN. MH S-66 RIM: 227.00 INV.(IN): 222.34 INV.(OUT): 222.34

UTILITY STRUCTURE

A–20

INSET A: TYPICAL BUILDING WATER AND SANITARY SEWER SERVICE CONNECTIONS
24 UNIT BUILDING
N.T.S.



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ANDREW B. FETHERSTON
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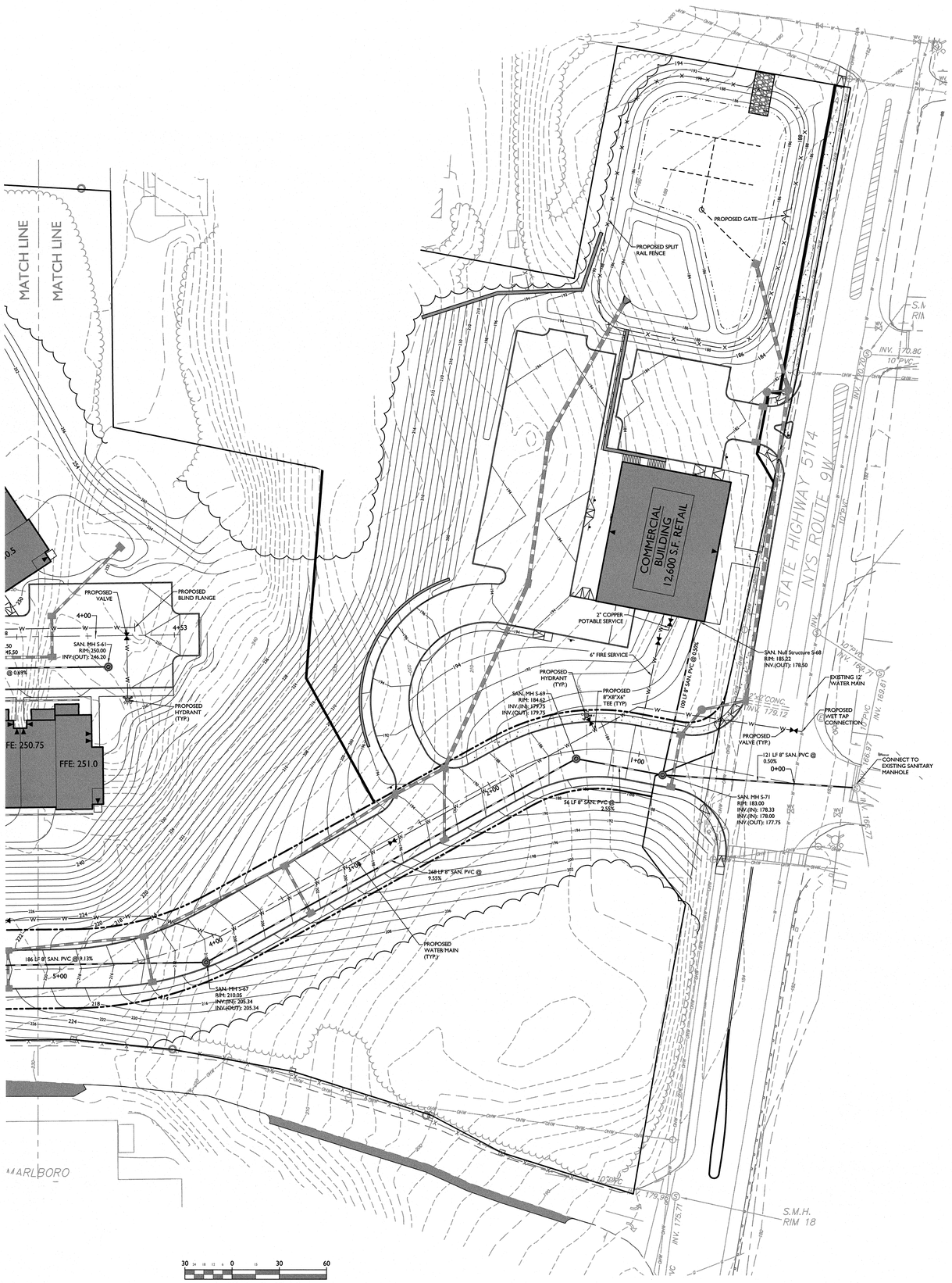
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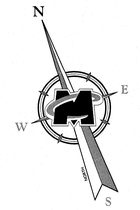
PROJECT NUMBER: 05000787A
DRAWING NAME: C-UTIL

SHEET TITLE: UTILITIES PLAN

SHEET NUMBER: 08 of 21

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LEGEND

EXISTING		PROPOSED
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
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	TOP OF DEPRESSED CURB ELEVATION	× TDC 29.0
CATV	CABLE TV CONDUIT	CATV
W	WATER MAIN	W
G	GAS MAIN	G
T	TELEPHONE CONDUIT	T
E	ELECTRIC CONDUIT	E
	SANITARY PIPE	
	STORM PIPE	

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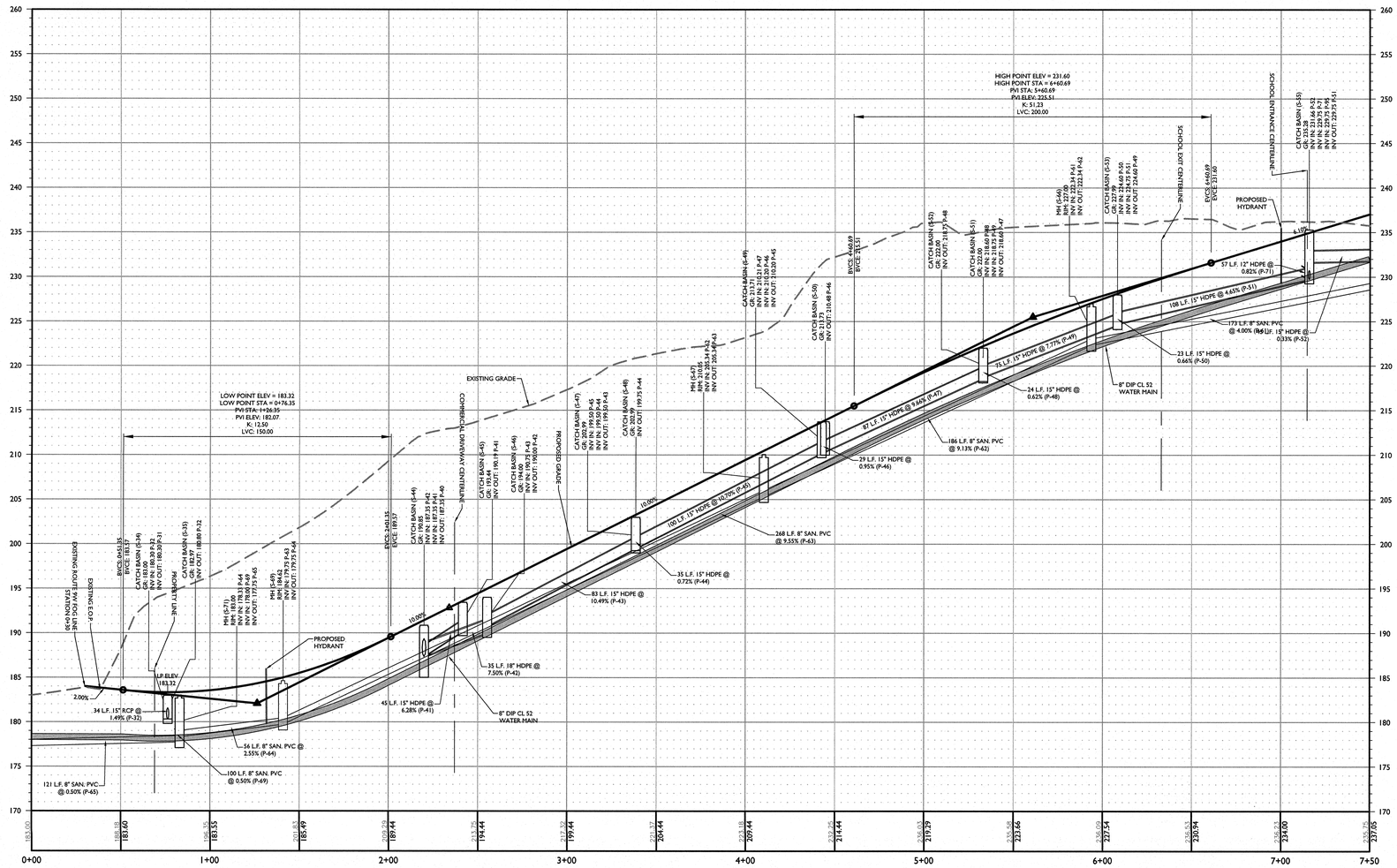
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PROJECT NUMBER:	DRAWING NAME:
050007870A	C-UTIL

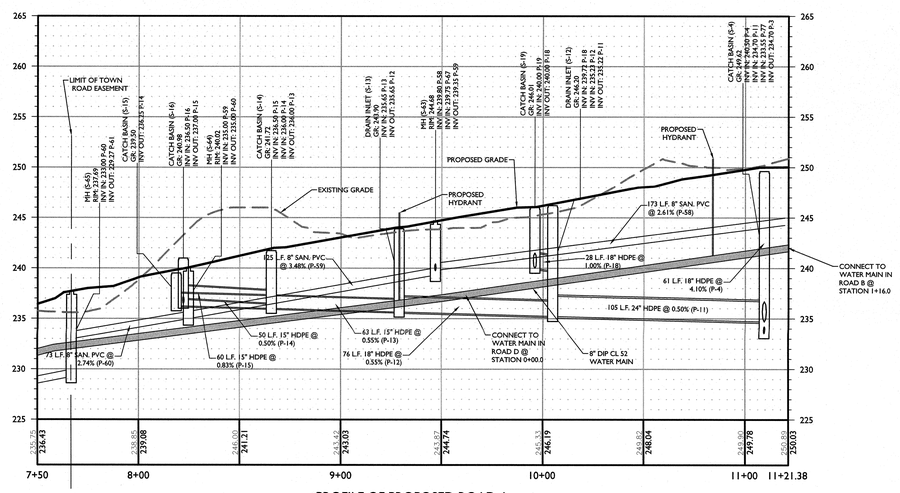
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UTILITIES PLAN

SHEET NUMBER:
09 of 21

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PROFILE OF PROPOSED ROAD A
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 6'



PROFILE OF PROPOSED ROAD A
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 6'

NOTES:

1. PROFILES DEPICT THE GRADE ELEVATION AT THE CENTERLINE OF THE PROPOSED ROAD. PLEASE REFER TO THE UTILITY PLANS FOR STRUCTURES THAT ARE OFFLINE.

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ANDREW B. FETHERSTON
NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 073555-1

FINAL
SITE PLAN
FOR
BAYSIDE CONSTRUCTION

SECTION 109.1
BLOCK 4
LOT 29

TOWN OF MARLBOROUGH
COUNTY OF ULSTER
STATE OF NEW YORK

NEW WINDSOR OFFICE
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
Fax: 845.567.1025

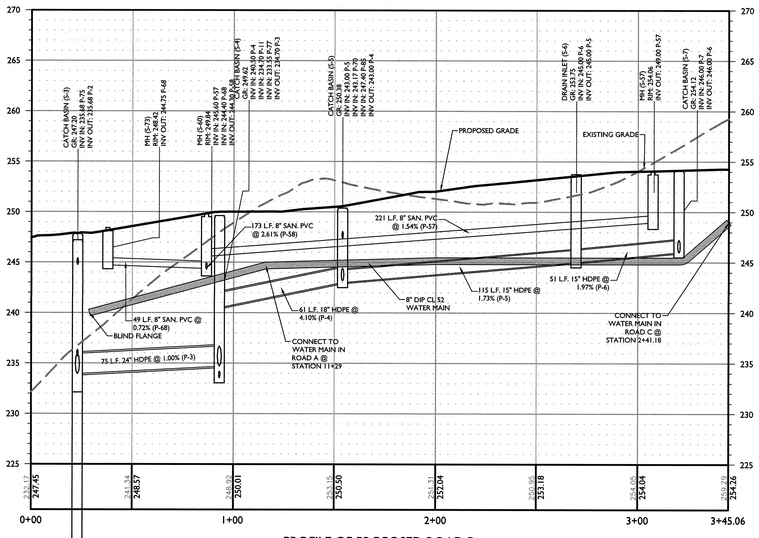
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PROJECT NUMBER: 05000787A
DRAWING NAME: C-PROF

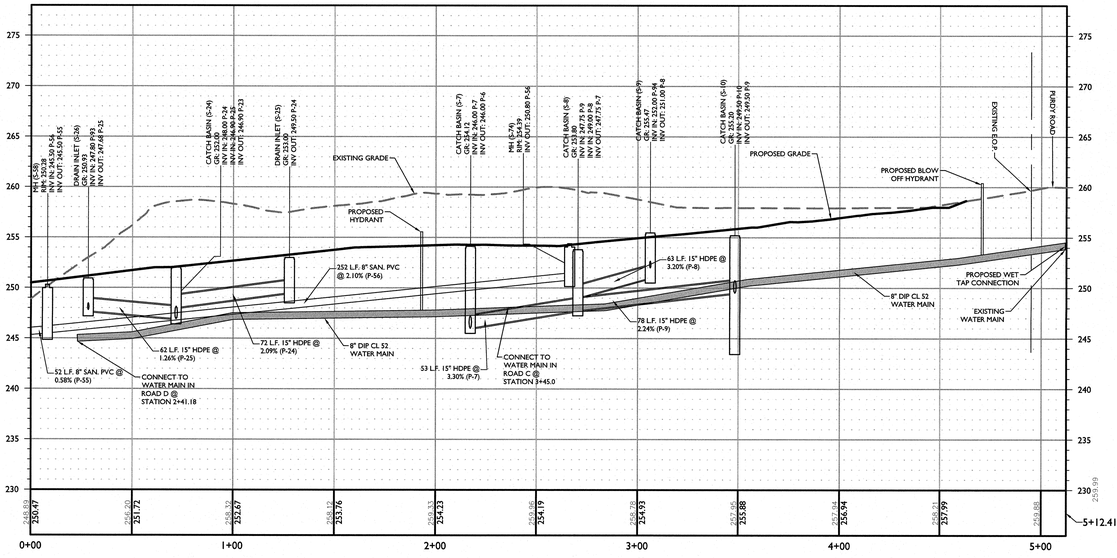
SHEET TITLE:
UTILITY PROFILES

SHEET NUMBER:
10 of 21

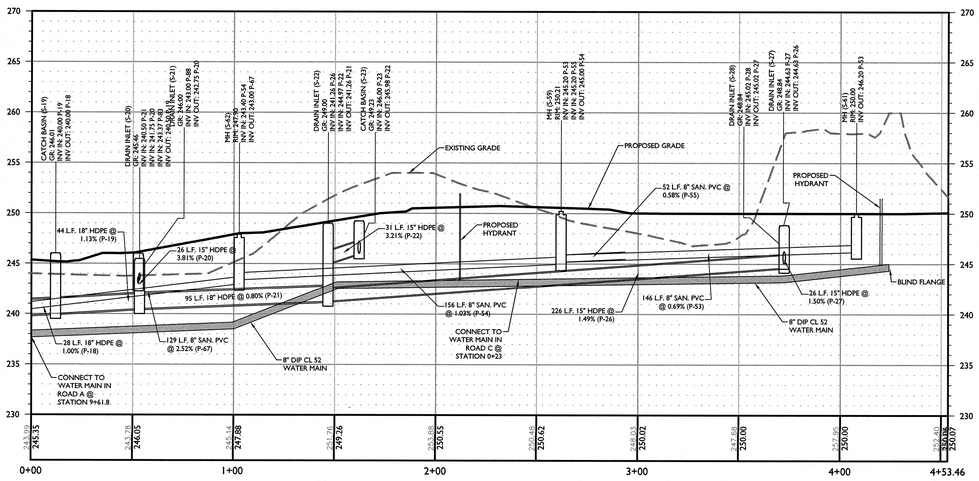
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PROFILE OF PROPOSED ROAD B
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 6'



PROFILE OF PROPOSED ROAD C
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 6'



PROFILE OF PROPOSED ROAD D
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 6'

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05000787A	C-PROF		

SHEET TITLE:
UTILITY PROFILES

SHEET NUMBER:
11 of 21

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GENERAL CONSTRUCTION SEQUENCE

CONSTRUCTION SEQUENCE

TOTAL DISTURBANCE AREA = 13.70

1. THE APPLICANT AND THE APPLICANT'S CONTRACTOR SHALL ATTEND A PRE-CONSTRUCTION MEETING WITH REPRESENTATIVES FROM THE TOWN BUILDING DEPARTMENT, HIGHWAY DEPARTMENT, ENGINEERS AND ANY OTHER PARTIES DEEMED NECESSARY TO REVIEW ALL PROTOCOLS, BONDING REQUIREMENTS, AGREEMENTS AND THE SEQUENCE AND SCHEDULING OF THE WORK BEING UNDERTAKEN, AS APPLICABLE.
2. THE CONTRACTOR SHALL INSTALL CONSTRUCTION ENTRANCES AS SHOWN ON THE PLANS, OR AS AGREED UPON.
3. THE CONTRACTOR SHALL EXCAVATE SEDIMENT BASINS 1-A AND 3-A IN ADVANCE OF PHASE DISTURBANCE ACTIVITIES. SEDIMENT BASIN 3-A SHALL BE ACCESSED FROM THE CONSTRUCTION ENTRANCE OFF PURDY AVENUE. THE CONTRACTOR SHOULD STABILIZE THE SLOPES OF EACH BASIN AS SOON AS PRACTICAL WITH SLOPE STABILIZATION MATTING TO MEET STABILIZATION REQUIREMENTS. THE CONTRACTOR SHALL INSTALL THE OUTLETS FOR EACH SEDIMENT BASIN IN ACCORDANCE TO NYSDEC STANDARDS AND REGULATIONS.
4. CONTRACTOR SHALL CLEAR EXISTING VEGETATION, INSTALL SILT FENCE, TEMPORARY SEDIMENT TRAPS & BASINS, TEMPORARY SWALES AND ORANGE CONSTRUCTION FENCE AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN. ORANGE CONSTRUCTION FENCE IS AN ACCEPTABLE ALTERNATIVE TO SILT FENCE TO DELINEATE WORK LIMITS UPSTREAM OF DISTURBANCE AREAS. CONTRACTOR TO CONSTRUCT ADDITIONAL EROSION CONTROL MEASURES AS NEEDED TO CONTROL SEDIMENT LADEN RUNOFF THROUGHOUT THE LIFE OF THE PROJECT. CONSTRUCTION OF EROSION CONTROL MEASURES TO BE IN ACCORDANCE WITH NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION STANDARDS (BLUE BOOK). TREES TO REMAIN SHALL BE CLEARLY IDENTIFIED AND PROTECTED FROM DAMAGE.
5. THE CONTRACTOR SHALL CLEAR AND GRUB THE EXISTING VEGETATION FOR THE REMAINDER OF THE APPLICABLE PHASE. ALL EXISTING SITE IMPROVEMENTS AS CALLED OUT ON THE DEMOLITION PLAN AND/OR DIRECTED BY DESIGNATED REPRESENTATIVES, SHALL BE REMOVED WITHIN THE CONSTRUCTION LIMITS.
6. EXCAVATED MATERIALS THROUGHOUT THE SITE SHALL BE STOCKPILED AT DESIGNATED LOCATIONS OR REMOVED IN AN ORGANIZED FASHION KEEPING ALL TEMPORARY SWALES, SEDIMENT BASINS AND ROADWAYS CLEAR OF DEBRIS. THE STOCKPILE AREAS SHALL BE CORDONED OFF WITH SILT FENCE PER THE APPROPRIATE SPECIFICATIONS AND DETAILS. THE OPERATOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
   a. *TEMPORARY STABILIZATION* - MEANS THAT EXPOSED SOIL HAS BEEN COVERED WITH MATERIAL(S) AS SET FORTH IN THE TECHNICAL STANDARD, NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, TO PREVENT THE EXPOSED SOIL FROM ERODING. THE MATERIALS CAN INCLUDE, BUT ARE NOT LIMITED TO, MULCH, SEED AND MULCH, AND EROSION CONTROL MATS (E.G. JUTE TWISTED YARN, EXCELSIOR WOOD FIBER MATS). STABILIZATION SHALL BE MAINTAINED PER SPDES GENERAL PERMIT FOR STORMWATER RUNOFF FROM CONSTRUCTION ACTIVITY, GP-0-15-002 OR AS AMENDED.
7. CONTRACTOR SHALL INSTALL ALL UTILITIES (SEWER, WATER, AND DRAINAGE) ASSOCIATED TO EACH PHASE AS OUTLINE ON THE PLAN DISTURBANCE LIMITS. ALL INLETS SHALL BE PLUGGED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS. STORM INLET SEDIMENT TRAPS SHALL BE INSTALLED ON ALL DRAINAGE STRUCTURES, AS IDENTIFIED ON THE PLANS OR AN ACCEPTABLE ALTERNATIVE FOUND IN THE NYSDEC "BLUE BOOK".
8. CONTRACTOR SHALL INSTALL CURBING, SIDEWALKS, BASE COURSE AND BUILDING PADS AS SOON AS PRACTICAL TO STABILIZE IMPERVIOUS AREAS.
9. AFTER COMPLETION OF BUILDING EXTERIOR, GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND SEED. MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A VIABLE STABILIZED VEGETATIVE COVER.
10. THE PROJECT SITE MUST MEET *FINAL STABILIZATION* CRITERIA PRIOR TO REMOVING ALL EROSION AND SEDIMENT CONTROL DEVICES AND CLOSING OUT THE PROJECT. LITTER AND CONSTRUCTION DEBRIS SHALL BE REMOVED AS PRACTICAL THROUGHOUT THE LIFE OF THE PROJECT.
   a. *FINAL STABILIZATION* MEANS THAT ALL SOIL DISTURBANCE ACTIVITIES HAVE CEASED AND A UNIFORM, PERENNIAL VEGETATIVE COVER WITH A DENSITY OF EIGHTY (80) PERCENT OVER THE ENTIRE PERVIOUS SURFACE HAS BEEN ESTABLISHED, OR OTHER EQUIVALENT STABILIZATION MEASURES, SUCH AS PERMANENT LANDSCAPE MULCHES, ROCK RIP-RAP OR WASHED/CRUSHED STONE HAVE BEEN APPLIED ON ALL DISTURBED AREAS THAT ARE NOT COVERED BY PERMANENT STRUCTURES, CONCRETE OR PAVEMENT.
11. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AS MAY BE NECESSARY, REQUIRED AND/OR REQUESTED BY AUTHORITIES, TO PREVENT THE INCIDENTAL DISCHARGE OF SILT LADEN RUNOFF FROM ENTERING A WATER COURSE OR A DRAINAGE SYSTEM.
12. UPON FINAL STABILIZATION BEING MET, CONTRACTOR SHALL CLEAR DRAINAGE PIPES AND STRUCTURE OF ANY SEDIMENT WHICH MAY HAVE ACCUMULATED, REMOVE PLUGS, AND COMMISSION THE SYSTEM.
13. THE GENERAL PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES STATES THIS IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS.

PHASE 1

NOTES:
1. *THE PROPOSED TWO STORY COMMERCIAL CONSTRUCTION AREA IS NOT PART OF THIS PHASE.*
2. *A FIVE (5) ACRE DISTURBANCE WAIVER WILL BE REQUIRED FROM THE TOWN.*

DISTURBANCE AREA = 8.20 ACRES
TEMP STORAGE REQUIRED = 29,520 CF PER ACRE DISTURBED = 29,520 CF
TEMP STORAGE PROVIDED = 55,440 CF. (3 SEDIMENT TRAPS)

THIS PHASE INCLUDES CONSTRUCTION OF BUILDING 1, ROAD A, PARKING AREAS, ASSOCIATED UTILITIES AND CONSTRUCTION OF BIORETENTION BASINS 1-A & 3-A. SEE PLAN FOR LIMIT OF PHASE DISTURBANCE.

1. CHECK DAMS AND TEMPORARY SWALES SHALL BE INSTALLED ALONG ROAD A TO MINIMIZE FLOW OF RUNOFF.
2. CONTRACTOR SHALL INSTALL THE RETAINING WALL SOUTH OF PROPOSED ROAD A.
3. CONTRACTOR SHALL TIE INTO EXISTING WATERMAIN IN NY ROUTE 9W.
4. CONTRACTOR SHALL TIE INTO EXISTING SEWER MANHOLE IN NY ROUTE 9W.
5. CONTRACTOR SHALL BEGIN CONSTRUCTION ON PROPOSED BUILDING 1.
6. THE BOTTOM OF SEDIMENT BASINS 1-A AND 3-A WILL BE USED AS TEMPORARY SEDIMENT BASINS AND WILL REMAIN OPEN SOIL TILL COMPLETION OF PHASE III.
7. PRIOR TO BEGINNING THE NEXT PHASE, ALL AREAS OF PHASE I SHALL MEET FINAL STABILIZATION REQUIREMENTS. NOTE THAT THE BOTTOM OF SEDIMENT BASINS 1-A AND 3-A WILL REMAIN OPEN SOIL TO SERVE AS TEMPORARY SEDIMENT TRAPS FOR UPCOMING PHASES.

PHASE 2

DISTURBANCE AREA = 2.99 ACRES (INCLUDES AREA OF SEDIMENT BASINS 1-A & 3-A)
TEMP STORAGE REQUIRED = 3,600 CF PER ACRE DISTURBED = 10,764 CF
TEMP STORAGE PROVIDED = 12,000 CF

THIS PHASE INCLUDES CONSTRUCTION OF BUILDING 2, ROAD B, PARKING AREAS, ASSOCIATED UTILITIES AND AMENITIES. SEE PLAN FOR LIMIT OF PHASE DISTURBANCE.

1. CONTRACTOR SHALL INSTALL TEMPORARY SEDIMENT BASIN 'B' IN THE AREA BEHIND THE PROPOSED BUILDING. A PIPE SLOPE DRAIN SHALL BE INSTALLED TO DISCHARGE WATER INTO SEDIMENT BASIN 3-A.
2. CONTRACTOR SHALL TIE INTO EXISTING WATERMAIN IN PURDY AVENUE.
3. CONTRACTOR SHALL BEGIN CONSTRUCTION ON PROPOSED BUILDING 2.
4. PRIOR TO BEGINNING THE NEXT PHASE, ALL AREAS OF PHASE II SHALL MEET FINAL STABILIZATION. NOTE THAT THE BOTTOM OF SEDIMENT BASINS 1-A AND 3-A WILL REMAIN OPEN SOIL TO SERVE AS TEMPORARY SEDIMENT TRAPS FOR UPCOMING PHASES.

PHASE 3

DISTURBANCE AREA = 2.63 ACRES (INCLUDES AREA OF SEDIMENT BASINS 1-A & 3-A)
TEMP STORAGE REQUIRED = 3,600 CF PER ACRE DISTURBED = 9,468 CF
TEMP STORAGE PROVIDED = 10,200 CF

PHASE 3 INCLUDES CONSTRUCTION OF BUILDING 3, ROADS C & D, PARKING AREAS, ASSOCIATED UTILITIES AND AMENITIES. SEE PLAN FOR LIMIT OF PHASE DISTURBANCE.

1. CONTRACTOR SHALL INSTALL TEMPORARY SEDIMENT BASIN 'E' IN THE SOUTHEAST CORNER OF BUILDING 3.
2. CONTRACTOR SHALL BEGIN CONSTRUCTION ON PROPOSED BUILDING 3.
3. PRIOR TO BEGINNING THE NEXT PHASE, ALL AREAS OF PHASE III SHALL MEET FINAL STABILIZATION. SEDIMENT BASINS 1-A AND 3-A WILL BE COMPLETED AS BIORETENTION AREAS PER THE DESIGN PLANS AND DETAILS.

PHASE 4

DISTURBANCE AREA = 1.64 ACRES
TEMP STORAGE REQUIRED = 3,600 CF PER ACRE DISTURBED = 5,904 CF
TEMP STORAGE PROVIDED = 6,740 CF (2 SEDIMENT TRAPS)

THIS PHASE INCLUDES CONSTRUCTION OF BUILDINGS 4 & 5, THE CLUBHOUSE, ASSOCIATED UTILITIES AND AMENITIES. SEE PLAN FOR LIMIT OF PHASE DISTURBANCE.

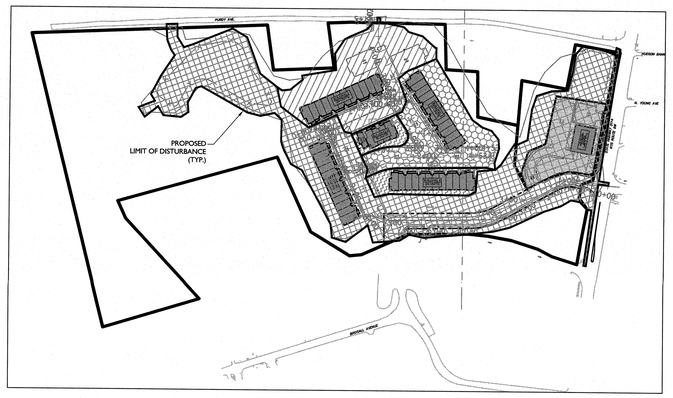
1. CONTRACTOR SHALL INSTALL TEMPORARY SEDIMENT BASIN 'C-1' AND 'C-2' LOCATED WEST OF THE PROPOSED BUILDINGS.
2. CONTRACTOR SHALL BEGIN CONSTRUCTION ON PROPOSED BUILDING 4 AND BUILDING 5 WITH ATTACHED CLUBHOUSE.
3. BY COMPLETION OF PHASE IV, THE ENTIRE RESIDENTIAL COMPONENT OF THE DEVELOPMENT SHALL BE FULLY STABILIZED AND BIORETENTION AREAS SHALL BE FULLY CONSTRUCTED.

PHASE 5

DISTURBANCE AREA = 1.16 ACRES
TEMP STORAGE REQUIRED = 3,600 CF PER ACRE DISTURBED = 4,176 CF
TEMP STORAGE PROVIDED = 7,200 CF

THIS PHASE INCLUDES CONSTRUCTION OF THE COMMERCIAL BUILDING, ASSOCIATED UTILITIES AND AMENITIES. SEE PLAN FOR LIMIT OF PHASE DISTURBANCE.

1. CONTRACTOR SHALL INSTALL TEMPORARY SEDIMENT BASIN 'F' LOCATED SOUTH OF THE PROPOSED COMMERCIAL BUILDING.
2. CONTRACTOR SHALL INSTALL ALL RETAINING WALLS.
3. CONTRACTOR SHALL BEGIN CONSTRUCTION ON THE PROPOSED BUILDING.



PHASING PLAN
SCALE: 1" = 200'

PHASING LEGEND
PHASE I | PHASE II | PHASE III | PHASE IV | PHASE V

LEGEND FOR EROSION CONTROL DURING CONSTRUCTION
- CONSTRUCTION LIMIT LINE PER PHASE
- SILT FENCE
- STORM INLET SEDIMENT TRAP
- STABILIZED CONSTRUCTION ENTRANCE
- STONE OUTLET SEDIMENT TRAP
- TEMPORARY SWALE
- TEMPORARY SEDIMENT BASIN
- MATERIAL STOCKPILE
- CHECK DAM

THIS PLAN IS FOR EROSION CONTROL PURPOSES ONLY

60 48 36 24 12 0 30 60 120
SCALE : 1" = 60'

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PROJECT NUMBER: 05000787A
DRAWING NAME: C-SESC

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:
12 of 21

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GENERAL SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN FOURTEEN (14) DAYS FOR DISTURBANCES LESS THAN FIVE (5) ACRES AND SEVEN (7) DAYS FOR DISTURBANCES GREATER THAN FIVE (5) ACRES, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
3. PERMANENT VEGETATION TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN FIVE (5) DAYS AFTER FINAL GRADING. MULCHING IS REQUIRED ON ALL SEEDING. WHEN HYDROSEEDING, MULCH SHALL NOT BE INCLUDED IN THE TANK WITH THE SEED.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2015 NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL OR AS AMENDED.
5. A SUBBASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUBBASE SHALL BE INSTALLED WITHIN FIVE (5) DAYS OF THE PRELIMINARY GRADING.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE ACCORDING TO STATE STANDARDS.
7. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION CONTINUES (I.E. SLOPES GREATER THAN 3:1).
8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A STONE PAD, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
9. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF TWELVE (12) INCHES OF SOIL. HAVING A PH OF 5 OR MORE PRIOR TO SEEDBED PREPARATION. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF TWENTY-FOUR (24) INCHES OF SOIL HAVING A PH OF 5 OR MORE.
10. AT THE TIME THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND REINDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
11. CONDUIT OUTLET PROTECTION MUST BE REVIEWED & SUPPLEMENTED AT ALL OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
12. UNFILTERED DEWATERING IS NOT PERMITTED. TAKE ALL NECESSARY PRECAUTIONS DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH STATE STANDARDS.
13. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS FOR EROSION CONTROL.
14. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.
15. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION AND SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
16. STOCKPILE AND STAGING LOCATIONS DETERMINED IN THE FIELD, SHALL BE PLACED WITHIN THE LIMITS OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN.
17. CONCRETE WASHOUT, DUMPSTER, & STAGING AREA LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND APPROVED AT THE PRE-CONSTRUCTION MEETING. THEY SHALL BE PLACED IN THE PROXIMITY OF THE CONSTRUCTION ENTRANCE AND STAGING AREAS AND SHALL BE USED PRIOR TO ENTING THE PROJECT SITE. THE LOCATION SHALL BE IN A PRACTICAL, CLEARLY DELINEATED, AREA AND BE MAINTAINED THROUGHOUT CONSTRUCTION.
18. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
19. ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED BY THE PROPERTY OWNER, AND SHALL BECOME THEIR RESPONSIBILITY.
20. PAVEMENT AREAS ARE TO BE KEPT CLEAN AT ALL TIMES.
21. DURING CONSTRUCTION, ANY ADDITIONAL CONTROL MEASURES AS DEEMED NECESSARY TO PREVENT EROSION OR CONTROL SEDIMENT BEYOND THOSE MEASURES SHOWN ON THE APPROVED PLAN SHALL BE INSTALLED OR EMPLOYED AT THE DIRECTION OF THE MUNICIPAL ENGINEER.
22. ALL TEMPORARY, STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES CAN BE REMOVED, WHEN ALL CONSTRUCTION ACTIVITY IDENTIFIED IN THE SWPPP HAS BEEN COMPLETED, ALL AREAS OF DISTURBANCE HAVE ACHIEVED FINAL STABILIZATION** AND ALL POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES HAVE BEEN CONSTRUCTED IN CONFORMANCE WITH THE SWPPP AND ARE OPERATIONAL.

**FINAL STABILIZATION - MEANS THAT ALL SOIL DISTURBANCE ACTIVITIES HAVE CEASED AND A UNIFORM, PERENNIAL VEGETATIVE COVER WITH A DENSITY OF EIGHTY (80) PERCENT OVER THE ENTIRE PERVIOUS SURFACE HAS BEEN ESTABLISHED. OR OTHER EQUIVALENT STABILIZATION MEASURES, SUCH AS PERMANENT LANDSCAPE MULCHES, ROCK RIP-RAP OR WASHED/CRUSHED STONE HAVE BEEN APPLIED ON ALL DISTURBED AREAS THAT ARE NOT COVERED BY PERMANENT STRUCTURES, CONCRETE OR PAVEMENT.

MAINTENANCE PLAN DURING CONSTRUCTION:

INSPECTION AND MAINTENANCE SHALL BE PERFORMED IN CONFORMANCE WITH GP-0-15-002. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED AND INSTALLED FOR THE PROJECT. THE SEDIMENT TRAPS WILL BE CLEANED OUT WHEN THE LEVEL OF SEDIMENT REACHES 25% OF ITS CAPACITY. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES APPROXIMATELY 6" DEEP AT THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. ALL SEEDED AREAS WILL BE FERTILIZED, RE-SEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE LANDSCAPE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

NOTE: DURING THE CONSTRUCTION OF A PHASE, EACH SUBSEQUENT PHASE WILL HAVE BEEN CAPPED AND STABILIZED WITH DENSE GRASS COVER.

MAINTENANCE AGREEMENT NOTE:

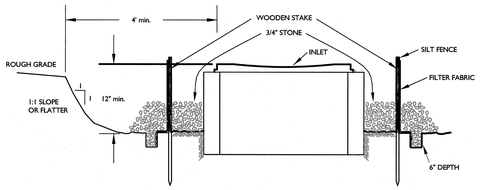
THE OWNER/APPLICANT SHALL ENTER INTO AN ENFORCEABLE MAINTENANCE AGREEMENT WITH THE MUNICIPALITY RELATED TO MAINTENANCE OF STORMWATER FACILITIES. THE OWNER/APPLICANT IS RESPONSIBLE TO PERFORM ALL REQUIRED MAINTENANCE BOTH DURING CONSTRUCTION AND LONG-TERM. THE NATURE OF THE AGREEMENT IS TO ALLOW THE TOWN TO PERFORM MAINTENANCE AT THEIR OPTION SHOULD THE OWNER/APPLICANT FAIL TO ADEQUATELY MAINTAIN THE SYSTEM AS DETERMINED BY THE MUNICIPAL ENGINEER. MAINTENANCE OF THE STORMWATER SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED SWPPP AND DETAIL SHEETS.

GENERAL SEEDING NOTES

1. TEMPORARY SEEDING SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED AT A RATE OF 1.0 LBS. PER 1000 SF OR SPRING OATS APPLIED AT A RATE OF 2.0 LBS. PER 1000 SF. TEMPORARY SEEDING SHALL BE MULCHED AND MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH PERMANENT SEEDING.
2. PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL - OPTIMUM SEEDING DATES ARE BETWEEN APRIL 1 AND MAY 31: AND AUGUST 16 AND OCTOBER 15.

MIXTURE -	HARD FESCUE	120 LBS/ACRE
	PERENNIAL RYE GRASS	30 LBS/ACRE
	KENTUCKY BLUE GRASS (BLEND)	40 LBS/ACRE

3. PERMANENT SEEDING TO BE APPLIED BY RAKING OR DRILLING INTO THE SOILS AT A RATE OF 150# PER ACRE, SLOPED AREA TO BE COVERED WITH MULCH AS INDICATED IN NOTE 5.
4. FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE IN COMPLIANCE WITH THE LATEST NYSDEC REGULATIONS. A SOIL TEST PRIOR TO FERTILIZER APPLICATION IS RECOMMENDED.
5. IF SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREA TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 6.
6. MULCH TO CONSIST OF SMALL GRAIN STRAW OR SALT HAY ANCHORED WITH A WOOD AND FIBER MULCH BINDER OR AN APPROVED EQUAL. MULCH WILL BE SPREAD AT RATES OF 90 TO 115 LBS. PER 1000 SF AND ANCHORED WITH A MULCH ANCHORING TOOL OR LIQUID MULCH BINDER, AND SHALL BE PROVIDED ON ALL SEEDINGS. HYDROMULCH SHALL ONLY BE USED DURING OPTIMUM GROWING SEASONS.
7. WORK LIME AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
8. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL.
9. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS ABOVE.

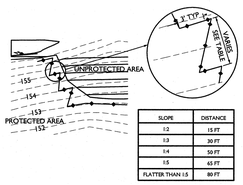


INSTALLATION NOTES

1. EXCAVATE A 6 INCH x 6 INCH TRENCH, OFFSET APPROXIMATELY 2 FEET FROM THE INLET PERIMETER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
5. JOIN SECTIONS AS SHOWN ABOVE. SUPPLEMENT WITH GRAVEL, PILED AGAINST THE FENCE.
6. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP.
7. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.

STORM INLET SEDIMENT TRAP

N.T.S.

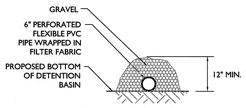


SLOPE	DISTANCE
1:2	15 FT
1:3	30 FT
1:4	50 FT
1:5	65 FT
FLATTER THAN 1:5	80 FT

SILT FENCE INSTALLATION

(WHEN NOT PARALLEL TO CONTOURS)

N.T.S.

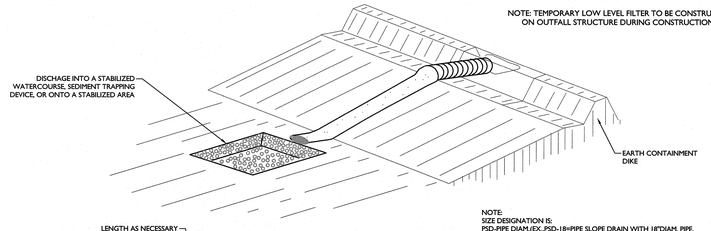


NOTE: FLEXIBLE PIPE TO BE MORTARED TO LOW LEVEL ORIFICE IN EACH DETENTION BASIN DURING CONSTRUCTION. PIPE TO BE REMOVED ONCE SITE IS STABILIZED.

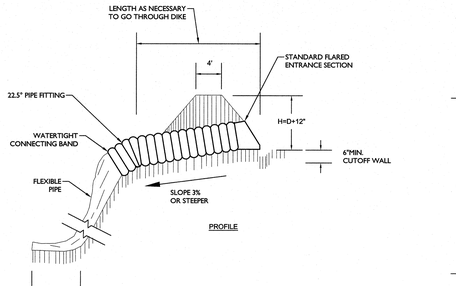
TEMPORARY LOW LEVEL FILTER

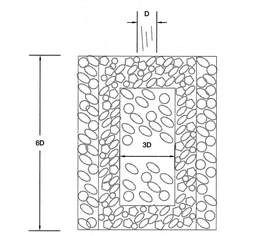
N.T.S.

NOTE: TEMPORARY LOW LEVEL FILTER TO BE CONSTRUCTED ON OUTFALL STRUCTURE DURING CONSTRUCTION



NOTE:
SIZE DESIGNATION IS:
PSD-PIPE DIAM.(D)_PSD-1.8=PIPE SLOPE DRAIN WITH 1.8"DIAM. PIPE.





RIPRAP SHALL CONSIST OF 6"DIAMETER STONE PLACED AS SHOWN, DEPTH OF APRON SHALL EQUAL THE PIPE DIAMETER AND RIPRAP SHALL BE A MINIMUM OF 12"IN THICKNESS.

RIPRAP APRON PLANVIEW

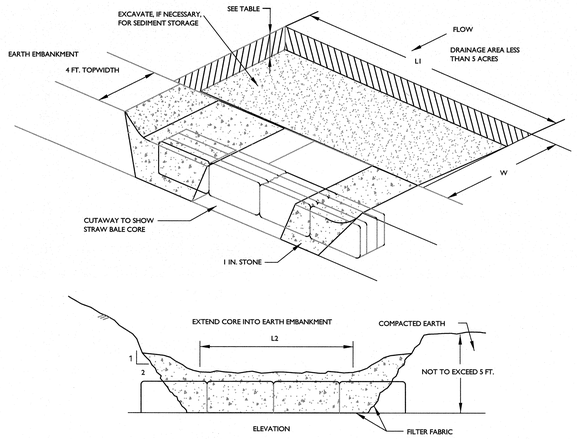
CONSTRUCTION SPECIFICATIONS

1. THE INLET PIPE SHALL HAVE A SLOPE OF 3% OR STEEPER.
2. THE TOP OF THE EARTH DIKE OVER THE INLET PIPE AND THOSE DIKES CARRYING WATER TO THE PIPE SHALL BE AT LEAST 1' HIGHER AT ALL POINTS THAN THE TOP OF THE INLET PIPE.
3. THE INLET PIPE SHALL BE CORRUGATED PIPE WITH WATERTIGHT CONNECTING BANDS.
4. THE FLEXIBLE TUBING SHALL BE THE SAME DIAMETER AS THE INLET PIPE AND SHALL BE CONSTRUCTED OF A DURABLE MATERIAL WITH HOLD-DOWN GROMMETS SPACED AT 10' ON CENTER.
5. THE FLEXIBLE TUBING SHALL BE SECURELY FASTENEND TO THE CORRUGATED PIPE WITH METAL STRAPPING OR WATERTIGHT CONNECTING COLLARS.
6. THE FLEXIBLE TUBING SHALL BE SECURELY ANCHORED TO THE SLOPE BY STAKING AT THE GROMMETS PROVIDED.
7. A RIP-RAP APRON SHALL BE PROVIDED AT THE OUTLET. THIS SHALL CONSIST OF 6"DIAMETER STONE PLACED AS SHOWN.
8. THE SOIL AROUND AND UNDER INLET PIPE AND ENTRANCE SECTION SHALL BE HAND TAMPED IN 4"LIFTS TO THE TOP OF EARTH DIKE.
9. FOLLOW-UP INSPECTION AND ANY NEEDED MAINTENANCE SHALL BE PERFORMED AFTER EACH STORM EVENT.

* DRAINAGE AREA MUST NOT EXCEED 3.5 ACRES.

PIPE SLOPE DRAIN

N.T.S.



STONE OUTLET SEDIMENT TRAP

N.T.S.

TO BE INSTALLED PRIOR TO GRADING OR FILLING IN THE DRAINAGE AREA THEY ARE TO PROTECT. TRAPS THAT ARE TO FUNCTION DURING BUILDING CONSTRUCTION MUST NOT BE LOCATED WITHIN 20 FEET OF A PROPOSED BUILDING FOUNDATION. WHILE TRAPS SHOULD BE SITED TO MAXIMIZE STORAGE BENEFIT, THEY SHOULD NOT BE LOCATED IN A WETLAND OR WETLAND BUFFER AREAS, OR IN EXISTING WATERCOURSES.

SEE EROSION AND SEDIMENT CONTROL PLAN FOR LOCATIONS.

INSTALLATION NOTES

1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED AS WELL.
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER SIZED STONES, ROCKS, ORGANIC MATERIAL AND OTHER QUESTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
3. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
4. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
5. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION IS MINIMIZED.
6. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
7. ALL CUT AND FILL SLOPES SHALL BE 1 : 2 OR FLATTER.
8. THE STONE USED IN THE OUTLET SHALL BE SMALL RIPRAP 4"-8" ALONG WITH A 1' THICKNESS OF 2" AGGREGATE PLACED ON THE UP GRADE SIDE ON THE SMALL RIPRAP OR EMBEDDED FILTER CLOTH IN THE RIPRAP.
9. WHEN BIO-RETENTION AREAS ARE TO BE USED FOR TEMPORARY SEDIMENT TRAPS DURING CONSTRUCTION, THE BOTTOM OF THE SEDIMENT TRAP SHALL BE EXCAVATED TO A MAXIMUM OF 2 FEET ABOVE THE FINISHED STONE ELEVATION OF THE PROPOSED BIO-RETENTION AREA.

SIZING CALCULATIONS

NOTE: 3,600 CUBIC FEET OF STORAGE REQUIRED PER ACRE OF DISTURBANCE.

*THIS IS THE MINIMUM AMOUNT OF SEDIMENT TRAPS, ADDITIONAL MAY BE REQUIRED BASED UPON OTHER ON-SITE CONDITIONS.

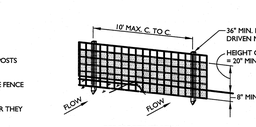
STONE OUTLET SEDIMENT TRAP TABLE

SEDIMENT TRAP	DRAINAGE AREA	AREA (W X L1)	DEPTH (FT.)	VOLUME REQ'D (C.F.)	VOLUME PROVIDED (C.F.)	WEIR LENGTH (L2)
A	2.83 AC.	45' X 360'	2.0 FT.	10,188 C.F.	32,400 C.F.	4.0 FT.
B	2.99 AC.	30' X 100'	4.0 FT.	10,764 C.F.	12,000 C.F.	4.0 FT.
C-1	1.30 AC.	32' X 48'	3.5 FT.	4,680 C.F.	5,376 C.F.	4.0 FT.
C-2	0.34 AC.	11' X 31'	4.0 FT.	1,224 C.F.	1,364 C.F.	4.0 FT.
D	0.90 AC.	32' X 48'	2.5 FT.	3,240 C.F.	3,840 C.F.	4.0 FT.
E	2.63 AC.	30' X 85'	4.0 FT.	9,468 C.F.	10,200 C.F.	4.0 FT.
F	1.92 AC.	30' X 60'	4.0 FT.	6,912 C.F.	7,200 C.F.	4.0 FT.
G	3.07 AC.	80' X 120'	2.0 FT.	11,052 C.F.	19,200 C.F.	4.0 FT.

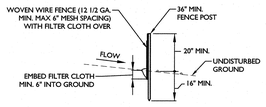
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

POSTS:	STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD.
FENCE:	WOVEN WIRE 14 1/2 GA. 6" MAX. MESH OPENING.
FILTER CLOTH:	FILTER X, MIRAFI 100X, STABILINKA T-140N, OR APPROVED EQUAL.
PREFABRICATED UNIT:	GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.



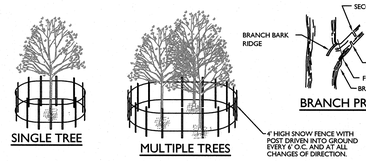
PERSPECTIVE VIEW

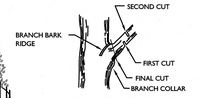


SECTION

WIRE REINFORCED SILT FENCE

N.T.S.





BRANCH PRUNING

NOTES:

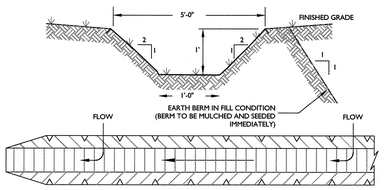
1. PROTECTIVE FENCING IS TO BE ERECTED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION AS DIRECTED BY THE LANDSCAPE ARCHITECT, SOIL CONSERVATION DISTRICT AND/OR MUNICIPAL ENGINEER.
2. NO CONSTRUCTION ACTIVITY IS PERMITTED WITHIN THE PROTECTIVE FENCING.
3. AS CONSTRUCTION NEARS COMPLETION THE FENCING WILL BE REMOVED AS DIRECTED.
4. AT THE COMPLETION OF CONSTRUCTION ALL TREES WILL BE PRUNED AS NECESSARY TO CORRECT ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY.
5. GENERAL MECHANICAL DAMAGE - SEE DETAIL ABOVE FOR CORRECT PLACEMENT OF TREE PROTECTION.
6. BOX TREES WITHIN 25 FEET OF A BUILDING SITE TO PREVENT MECHANICAL INJURY. FENCING OR OTHER BARRIER SHOULD BE INSTALLED AT THE DRIP LINE OF THE TREE BRANCHES.
7. BOARDS WILL NOT BE NAILED TO TREES DURING BUILDING OPERATIONS.
8. FEEDER ROOTS SHOULD NOT BE CUT IN AN AREA INSIDE THE DRIP LINE OF THE TREE BRANCHES.
9. DAMAGED TRUNKS OR EXPOSED ROOTS SHOULD HAVE DAMAGED BARK REMOVED IMMEDIATELY AND NO PAINT SHALL BE APPLIED. EXPOSED ROOTS SHOULD BE COVERED WITH TOPSOIL IMMEDIATELY AFTER EXCAVATION IS COMPLETE. ROOTS SHALL BE PRUNED TO GIVE A CLEAN, SHARP SURFACE AMENABLE TO HEALING. ROOTS EXPOSED DURING HOT WEATHER SHOULD BE IRRIGATED TO PREVENT PERMANENT TREE INJURY. CARE FOR SERIOUS INJURY SHOULD BE PRESCRIBED BY A PROFESSIONAL FORESTER OR CERTIFIED TREE EXPERT.
10. TREE LIMB REMOVAL WHERE NECESSARY, WILL BE DONE AS NATURAL TARGET PRUNING TO REMOVE THE DESIRED BRANCH COLLAR. THERE SHOULD BE NO FLUSH CUTS. FLUSH CUTS DESTROY A MAJOR DEFENSE SYSTEM OF THE TREE. NO TREE PAINT SHALL BE APPLIED. ALL CUTS SHALL BE MADE AT THE OUTSIDE EDGE OF THE BRANCH COLLAR. CUTS MADE TOO FAR BEYOND THE BRANCH COLLAR MAY LEAD TO EXCESS SPROUTING, CRACKS AND ROT. REMOVAL OF A "V" CROTCH SHOULD BE CONSIDERED FOR FREE STANDING SPECIMEN TREES TO AVOID FUTURE SPLITTING DAMAGE.

TEMPORARY TREE PROTECTION DETAIL

N.T.S.

TREE PROTECTION NOTES:

1. TREE PROTECTION FENCING TO BE INSTALLED ALONG THE DISTURBANCE LIMIT LINE WHEREVER EROSION CONTROL FENCING IS NOT PROPOSED.
2. THERE SHALL BE NO STORAGE OF EQUIPMENT OR MATERIALS OUTSIDE CLEARING LIMITS. NO EQUIPMENT IS PERMITTED OUTSIDE CLEARING LIMITS.
3. THE FENCING SHOULD REMAIN IN GOOD CONDITION FOR THE DURATION OF THE CONSTRUCTION PERIOD.



PLAN

TO BE INSTALLED ABOVE DISTURBED AREAS, TO DIVERT RUNOFF OFF-SITE WITHOUT INCREASING EROSION; INTERMITTENTLY ACROSS DISTURBED AREAS, TO SHORTEN OVERLAND FLOW DISTANCES; BELOW DISTURBED AREAS, TO DIVERT SEDIMENT-LADEN WATER TO A SEDIMENT TRAPPING DEVICE; AND TO SAFELY TRANSPORT RUNOFF ALONG ROADWAYS.

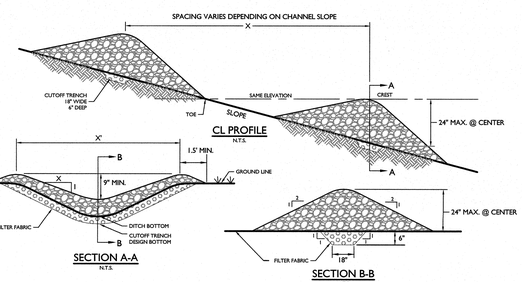
* WHERE SWALE TRAVERSES CONSTRUCTION VEHICLE PATH, DEPTH TO BE 6". SEE PLAN FOR LOCATION

INSTALLATION NOTES

1. ALL SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
2. DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
3. DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NONERODIBLE VELOCITY.
4. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
5. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
6. FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
7. ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO AS NOT TO INTERFERE WITH THE FUNCTIONING OF THE SWALE.
8. INSPECTION AND MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.
9. STABILIZATION SHALL BE SEED AND STRAW MULCH.

TEMPORARY SWALE

N.T.S.



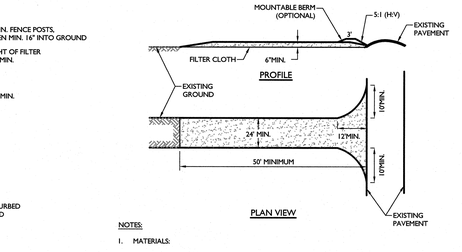
CONSTRUCTION SPECIFICATIONS

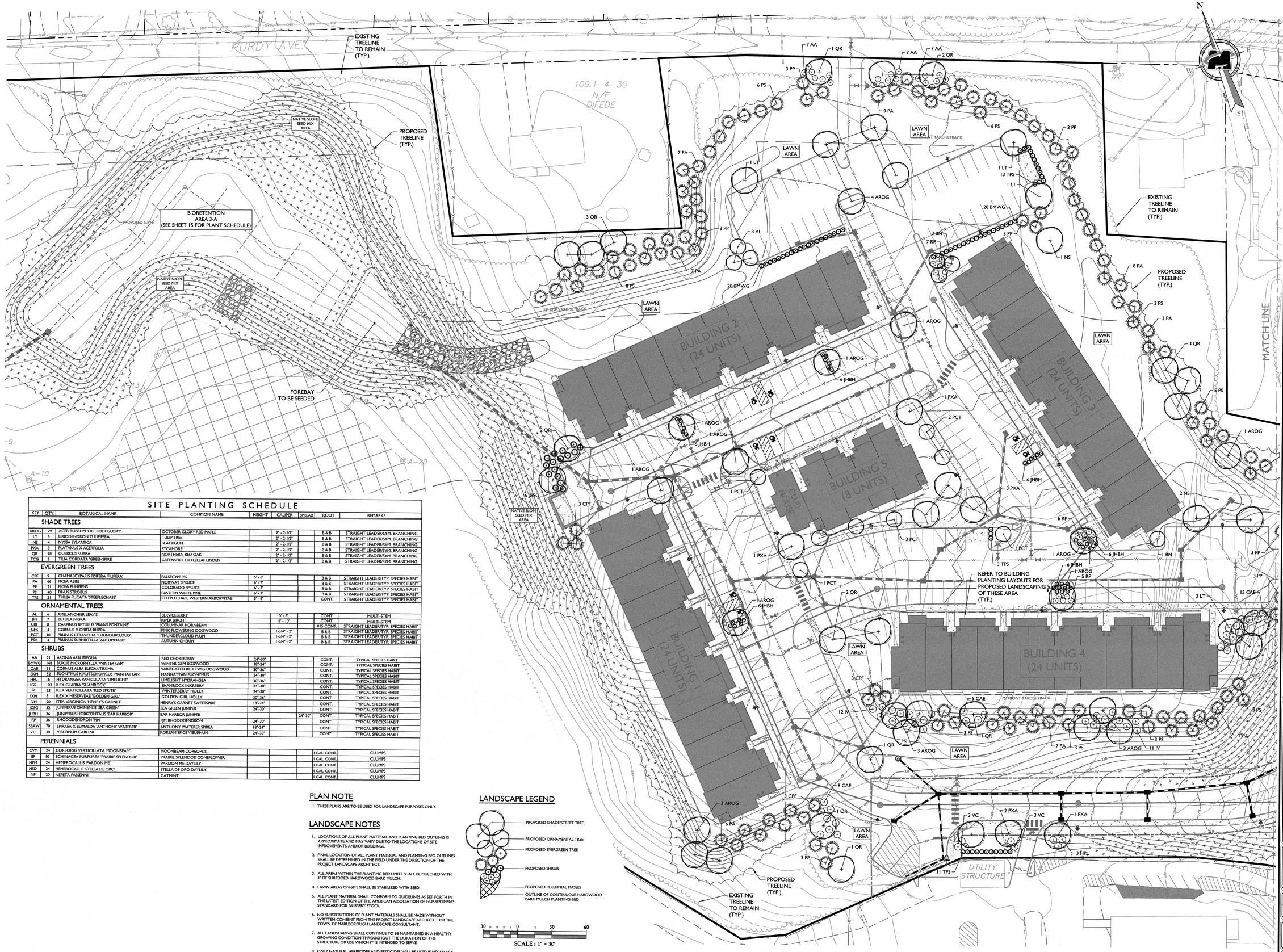
1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN ON THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.

MAXIMUM DRAINAGE AREA: 2 ACRES

STONE CHECK DAM

N.T.S.


MOUNTABLE BERM (OPTIONAL)
5:1 (H:V)
3'
EXISTING PAVEMENT
FILTER CLOTH
6"MIN.
PROFILE
EXISTING GROUND
10"MIN.
24" MIN.
12"M



SITE PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	ROOT	REMARKS
SHADE TREES								
AROG	29	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE		2" - 2-1/2"		B & B	STRAIGHT LEADER/SYM. BRANCHING
LT	6	LIRIODENDRON TULIPIFERA	TULIP TREE		2" - 2-1/2"		B & B	STRAIGHT LEADER/SYM. BRANCHING
NS	4	NYSSA SYLVATICA	BLACKGUM		2" - 2-1/2"		B & B	STRAIGHT LEADER/SYM. BRANCHING
PXA	8	PLATANUS X ACERFOLIA	SYCAMORE		2" - 3-1/2"		B & B	STRAIGHT LEADER/SYM. BRANCHING
QR	28	QUERCUS RUBRA	NORTHERN RED OAK		2" - 2-1/2"		B & B	STRAIGHT LEADER/SYM. BRANCHING
TCG	3	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN		2" - 2-1/2"		B & B	STRAIGHT LEADER/SYM. BRANCHING
EVERGREEN TREES								
CPF	9	CHAMAECYPARIS PSIFERA 'FILIFERA'	FALSECYPRESS	5' - 6'			B & B	STRAIGHT LEADER/TYP. SPECIES HABIT
PA	66	PICEA ABIES	NORWAY SPRUCE	6' - 7'			B & B	STRAIGHT LEADER/TYP. SPECIES HABIT
PP	21	PICEA PUNGENS	COLORADO SPRUCE	6' - 7'			B & B	STRAIGHT LEADER/TYP. SPECIES HABIT
PS	40	PINUS STROBUS	EASTERN WHITE PINE	6' - 7'			B & B	STRAIGHT LEADER/TYP. SPECIES HABIT
TPS	51	THUJA PLICATA 'STEEPLECHASE'	STEEPLECHASE WESTERN ARBORVITAE	5' - 6'			CONT.	STRAIGHT LEADER/TYP. SPECIES HABIT
ORNAMENTAL TREES								
AL	6	AMELANCHIER LEAVIS	SERVICEBERRY		5' - 6'		CONT.	MULTI-STEM
BN	7	BETULA NIGRA	RIVER BIRCH		8' - 10'		CONT.	MULTI-STEM
CBF	8	CARPINUS BETULUS 'FRANS FONTAINE'	COLUMINAR HORNBEAM		#15 CONT.		#15 CONT.	STRAIGHT LEADER/TYP. SPECIES HABIT
CFR	4	CORNUS FLORIDA RUBRA	PINK FLOWERING DOGWOOD		1-3/4" - 2"		B & B	STRAIGHT LEADER/TYP. SPECIES HABIT
PCT	10	PRUNUS CERASIFERA 'THUNDERCLOUD'	THUNDERCLOUD PLUM		1-3/4" - 2"		B & B	STRAIGHT LEADER/TYP. SPECIES HABIT
PSA	4	PRUNUS SUBHIRTELLA 'AUTUMNALIS'	AUTUMN CHERRY		1-3/4" - 2"		B & B	STRAIGHT LEADER/TYP. SPECIES HABIT
SHRUBS								
AA	21	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	24"-30"			CONT.	TYPICAL SPECIES HABIT
BMWG	148	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD	18"-24"			CONT.	TYPICAL SPECIES HABIT
CAE	31	CORNUS ALBA ELEGANTISSIMA	VARIEGATED RED TWIG DOGWOOD	30"-36"			CONT.	TYPICAL SPECIES HABIT
EKM	52	EUONYMUS KIAUTSCHOVICUS 'MANHATTAN'	MANHATTAN EUONYMUS	24"-30"			CONT.	TYPICAL SPECIES HABIT
HPL	16	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	30"-36"			CONT.	TYPICAL SPECIES HABIT
IGS	103	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	24"-30"			CONT.	TYPICAL SPECIES HABIT
IV	23	ILEX VERTICILLATA 'RED SPRITE'	WINTERBERRY HOLLY	24"-30"			CONT.	TYPICAL SPECIES HABIT
IXM	8	ILEX X MESERVEAE 'GOLDEN GIRL'	GOLDEN GIRL HOLLY	30"-36"			CONT.	TYPICAL SPECIES HABIT
IVH	20	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	18"-24"			CONT.	TYPICAL SPECIES HABIT
JCSG	32	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24"-30"			CONT.	TYPICAL SPECIES HABIT
JHBH	36	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER			24"-30"	CONT.	TYPICAL SPECIES HABIT
RP	36	RHODODENDRON 'PJM'	PJM RHODODENDRON	24"-30"			CONT.	TYPICAL SPECIES HABIT
SBAW	70	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	18"-24"			CONT.	TYPICAL SPECIES HABIT
VC	30	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	24"-30"			CONT.	TYPICAL SPECIES HABIT
PERENNIALS								
CVM	24	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS				1 GAL. CONT.	CLUMPS
EP	10	ECHINACEA PURPUREA 'PRAIRIE SPLENDOR'	PRAIRIE SPLENDOR CONEFLOWER				1 GAL. CONT.	CLUMPS
HPM	24	HEMEROCALLIS 'PARDON ME'	PARDON ME DAYLILY				1 GAL. CONT.	CLUMPS
HSD	24	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY				1 GAL. CONT.	CLUMPS
NF	20	NEPETA FASSENII	CATMINT				1 GAL. CONT.	CLUMPS

PLAN NOTE

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LANDSCAPE NOTES

1. LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES IS APPROXIMATE AND MAY VARY DUE TO THE LOCATIONS OF SITE IMPROVEMENTS AND/OR BUILDINGS.
2. FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT.
3. ALL AREAS WITHIN THE PLANTING BED LIMITS SHALL BE MULCHED WITH 3" OF SHREDDED HARDWOOD BARK MULCH.
4. LAWN AREAS ON-SITE SHALL BE STABILIZED WITH SEED.
5. ALL PLANT MATERIAL SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK.
6. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN CONSENT FROM THE PROJECT LANDSCAPE ARCHITECT OR THE TOWN OF MARLBOROUGH LANDSCAPE CONSULTANT.
7. ALL LANDSCAPING SHALL CONTINUE TO BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE STRUCTURE OR USE WHICH IT IS INTENDED TO SERVE.
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LANDSCAPE LEGEND

PROPOSED SHADE/STREET TREE
PROPOSED ORNAMENTAL TREE
PROPOSED EVERGREEN TREE
PROPOSED SHRUB
PROPOSED PERENNIAL MASSES
OUTLINE OF CONTINUOUS HARDWOOD BARK MULCH PLANTING BED

30 15 0 15 30 60
SCALE : 1" = 30'

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1	11/7/2018	CPM	REVISED PER PLANNING BOARD COMMENTS

REGISTERED LANDSCAPE ARCHITECT
JUSTIN E. DATES
STATE OF NEW YORK
001964
JUSTIN E. DATES
NEW YORK REGISTERED
LANDSCAPE ARCHITECT - LICENSE NUMBER: 001964

FINAL
SITE PLAN
FOR
BAYSIDE
CONSTRUCTION

SECTION 109.1
BLOCK 4
LOT 29

TOWN OF MARLBOROUGH
COUNTY OF ULSTER
STATE OF NEW YORK

NEW WINDSOR OFFICE
555 Hudson Valley Avenue
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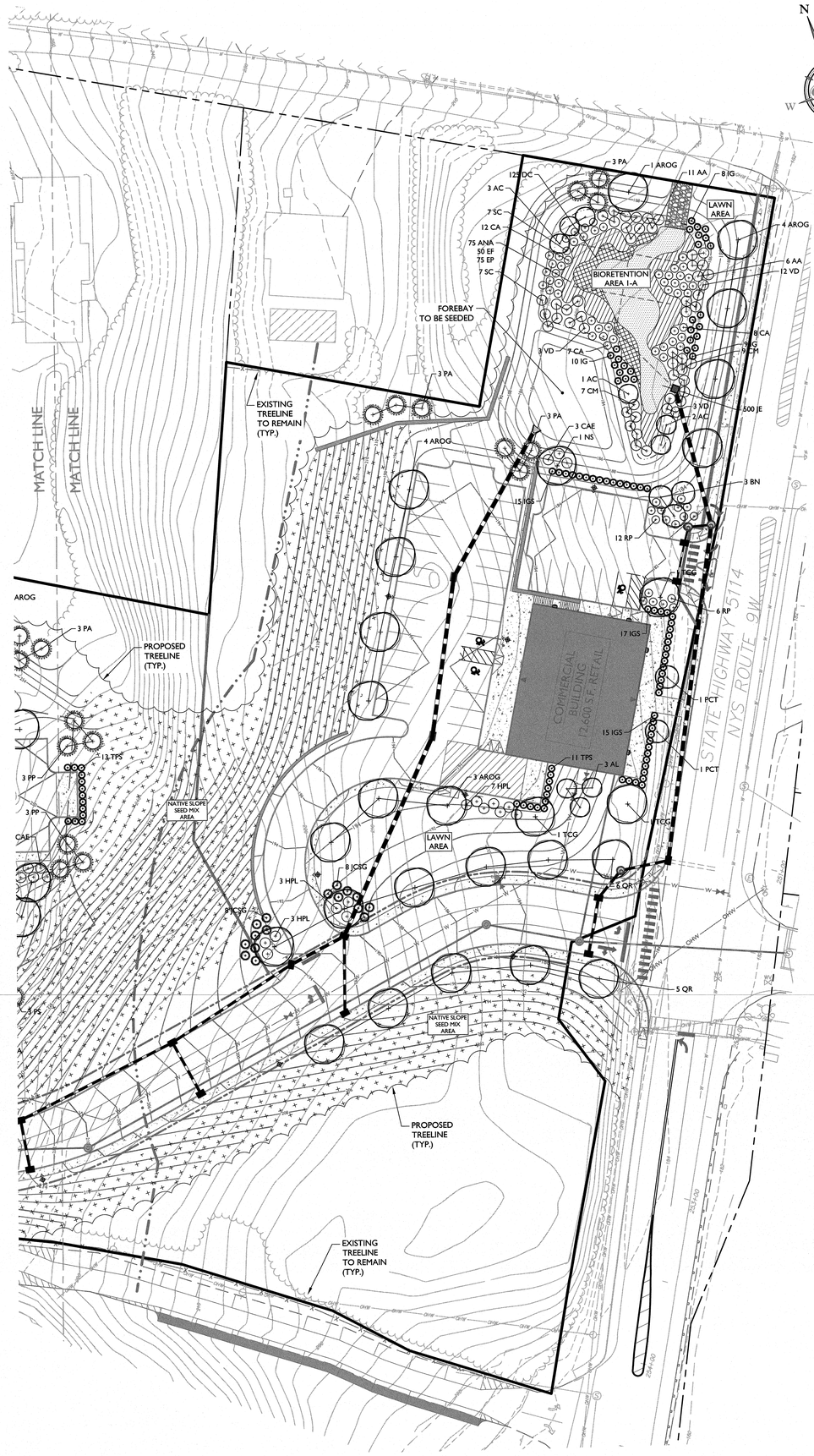
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	09/22/2017	CPM	JED

PROJECT NUMBER: 05000787A
DRAWING NAME: C-LAND

SHEET TITLE:
LANDSCAPE PLAN

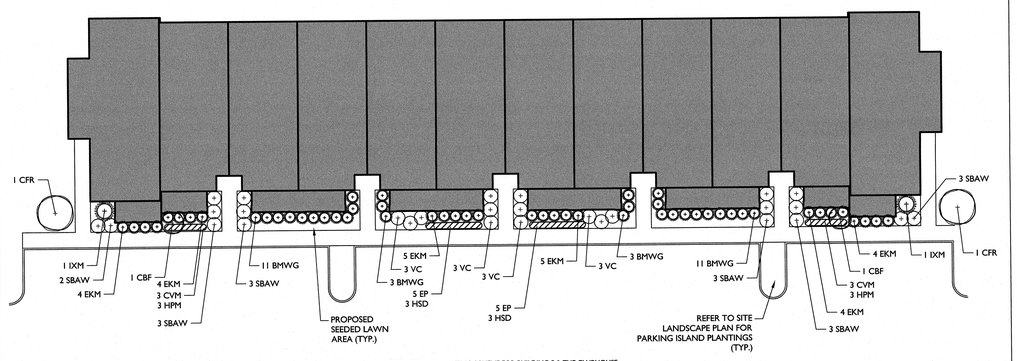
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14 of 21

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BUILDING 2 & 4 PLANTING LAYOUT

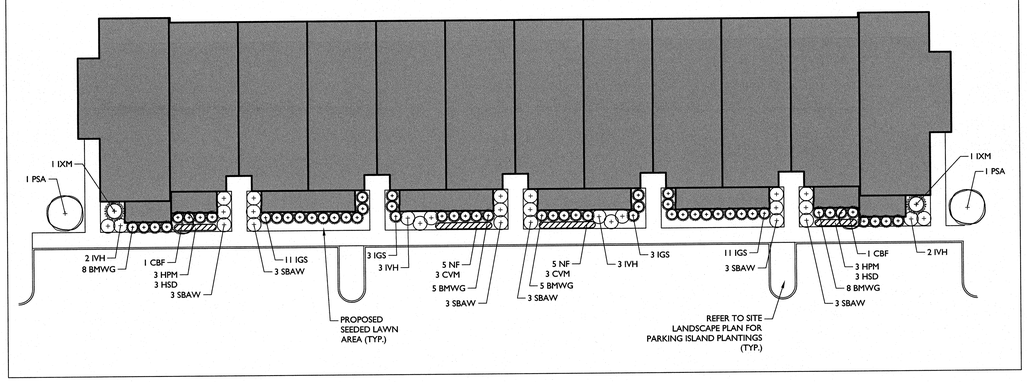
(REFER TO PLANT SCHEDULE ON SHEET 14 FOR PROPOSED PLANT SPECIES.) SCALE: N.T.S.



NOTE: USE THIS PLANTING SCHEME FOR BUILDING 5 & THE CLUBHOUSE.

BUILDING 1 & 3 PLANTING LAYOUT

(REFER TO PLANT SCHEDULE ON SHEET 14 FOR PROPOSED PLANT SPECIES.) SCALE: N.T.S.



BIORETENTION AREA 1-A PLANTING SCHEDULE

ORNAMENTAL TREES							
AC	6	AMELANCHIER CANADENSIS 'PRINCE WILLIAM'	PRINCE WILLIAM SERVICEBERRY	5' - 6'		B & B	MULTI-STEM
SHRUBS							
AA	17	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	18"-24"		CONT.	TYPICAL SPECIES HABIT
CA	27	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SUMMERSWEET	18"-24"		CONT.	TYPICAL SPECIES HABIT
CM	16	CORNUS AMOMUM	SILKY DOGWOOD	30"-36"		CONT.	TYPICAL SPECIES HABIT
IG	27	ILEX GLABRA	INKBERRY	24"-30"		CONT.	TYPICAL SPECIES HABIT
SC	14	SAMBUCUS CANADENSIS	ELDERBERRY	18"-24"		CONT.	TYPICAL SPECIES HABIT
VD	18	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	18"-24"		CONT.	TYPICAL SPECIES HABIT
PERENNIALS							
ANA	75	ASTER NOVAE ANGLIAE	NEW ENGLAND ASTER			1 QT. CONT.	CLUMPS, 36" O.C.
DC	125	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS			#SP4 CONT.	CLUMPS, 30" O.C.
EF	50	EUPATORIUM FISTULOSUM	JOE PYE WEED			3 QT. CONT.	CLUMPS, 36" O.C.
EP	75	ECHINACEA PURPUREA	CONEFLOWER			3 QT. CONT.	CLUMPS, 36" O.C.
JE	500	JUNCUS EFFUSUS	COMMON RUSH			#SP4 CONT.	CLUMPS, 24" O.C.

NOTE:
PLANTINGS FOR BIORETENTION AREA 3-A SHALL BE THE SAME SPECIES AND THE QUANTITIES X2.5

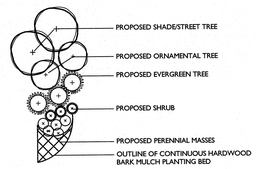
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LANDSCAPE LEGEND





SCALE : 1" = 30'

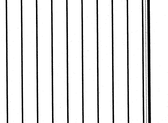
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LANDSCAPE ARCHITECT - LICENSE NUMBER: 001964

FINAL
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FOR
BAYSIDE CONSTRUCTION

SECTION 109.1
BLOCK 4
LOT 29

TOWN OF MARLBOROUGH
COUNTY OF ULSTER
STATE OF NEW YORK

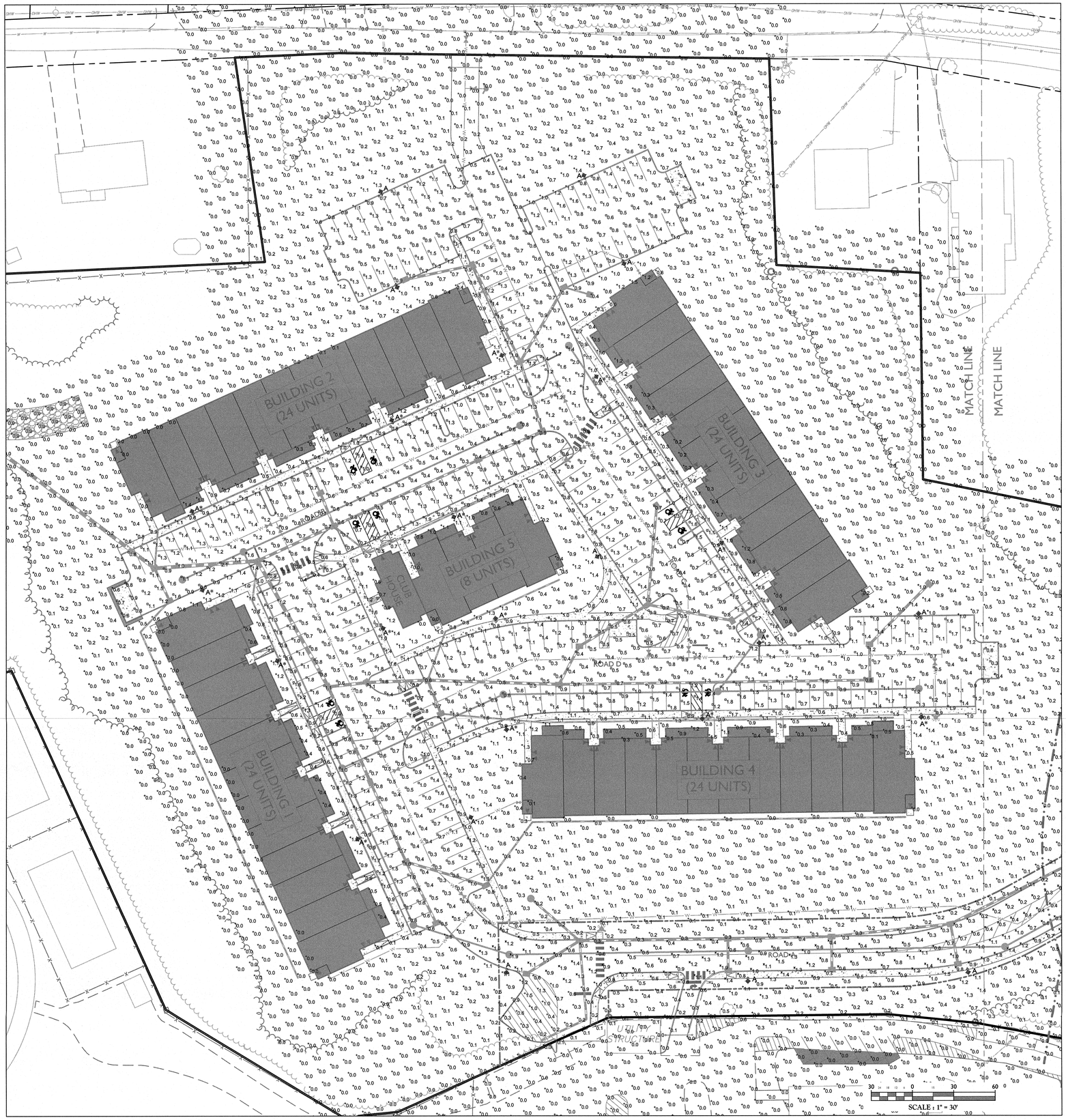
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SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
15 of 21

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GENERAL NOTES
1. REFER TO SHEET 1 FOR GENERAL NOTES.

LIGHTING PLAN NOTES

1. THIS PLAN IS TO BE USED FOR LIGHTING PURPOSES ONLY.
2. REFER TO SHEET 17 FOR LIGHTING DETAILS.
3. POST TOP LUMINAIRES TO BE MANUFACTURED BY HOLOPHANE LIGHTING OR APPROVED EQUAL. LUMINAIRE FINISH TO BE BLACK.
4. LUMINAIRES SHALL BE MOUNTED ON CAST ALUMINUM POLE BY HOLOPHANE LIGHTING OR APPROVED EQUAL. POLE FINISH TO BE BLACK.
5. LIGHT LEVELS IN PLAN REPRESENT AVERAGE MAINTAINED FOOTCANDLE LEVELS AT GRADE.
6. POLE LOCATIONS ARE APPROXIMATE AND MAY VARY DUE TO SITE CONDITIONS. THE CONTRACTOR SHALL FIELD VERIFY POLE LOCATIONS PRIOR TO INSTALLATION TO ACCOMMODATE UTILITIES, PAVEMENT, CURB, ETC.
7. ALL POLES TO BE LOCATED A MINIMUM OF THREE (3) FEET BEHIND EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
8. ELECTRICAL WIRING DESIGN FOR SITE LIGHTING TO BE DESIGNED BY OTHERS.
9. EXISTING LIGHTS ALONG ROUTE 9W HAVE NOT BEEN MODELED INTO THIS PLAN.

LEGEND

◈	POST TOP LIGHT FIXTURE
+0.2	LIGHT INTENSITY AT GRADE (FOOTCANDLES)
A*	DENOTES FIXTURE TO RECEIVE FIELD INSTALLED HOUSE-SIDE SHIELD - SEE SHEET 17 FOR MODEL NUMBER

Statistics

Description	Symbol	Avg	Max	Min	Avg/Min	Max/Min
Access Road and Sidewalk	×	0.8 fc	2.0 fc	0.2 fc	4.0:1	10.0:1
Commercial Parking and Sidewalks	□	1.3 fc	8.3 fc	0.4 fc	3.3:1	20.8:1
Residential Parking/Drives/Sidewalks	□	0.9 fc	2.1 fc	0.3 fc	3.0:1	7.0:1

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FINAL
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FOR
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CONSTRUCTION

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PROJECT NUMBER: 05000787A
DRAWING NAME: C-LIGHT

SHEET TITLE:
LIGHTING PLAN

SHEET NUMBER:
16 of 21

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GENERAL NOTES

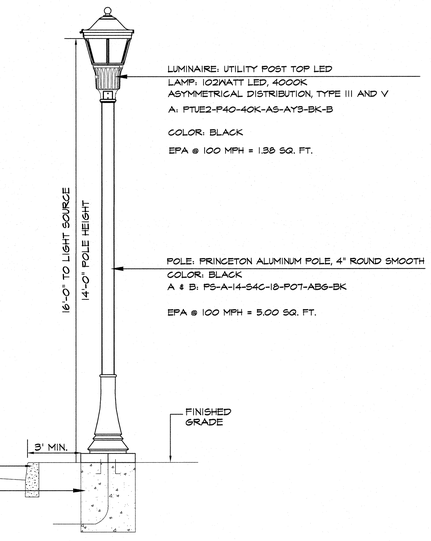
1. REFER TO SHEET 1 FOR GENERAL NOTES.

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4. LUMINAIRES SHALL BE MOUNTED ON CAST ALUMINUM POLE BY HOLOPHANE LIGHTING OR APPROVED EQUAL. POLE FINISH TO BE BLACK.
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9. EXISTING LIGHTS ALONG ROUTE 9W HAVE NOT BEEN MODELED INTO THIS PLAN.

LEGEND

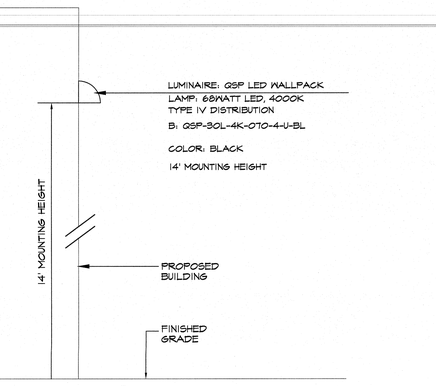
- POST TOP LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- +0.2 LIGHT INTENSITY AT GRADE (FOOTCANDLES)
- A* DENOTES FIXTURE TO RECEIVE FIELD INSTALLED HOUSE-SIDE SHIELD - SEE SHEET 17 FOR MODEL NUMBER



POST TOP LUMINAIRE DETAIL

NOT TO SCALE

NOTES:
1. LUMINAIRE AND POLE TO BE MANUFACTURED BY HOLOPHANE LIGHTING OR APPROVED EQUAL.
2. HOUSE-SIDE SHIELD MODEL NUMBER: PHS618



WALL MOUNT LUMINAIRE DETAIL

NOT TO SCALE

NOTES:
1. LUMINAIRE TO BE MANUFACTURED BY HUBBELL LIGHTING OR APPROVED EQUAL.

Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Description	Lamp	Number Lamps	Lumens Per Lamp	Wattage
	A	32	Holophane	Utility Postop LED, LED Performance Package P40, 4000 series CCT, Voltage, Type 3 Acrylic Refractor	LED	1	10076.9	102
	B	4	SPAULDING LIGHTING	GEOMETRIC SCONCE	LED	1	5563.592	53.2

Statistics

Description	Symbol	Avg	Max	Min	Avg/Min	Max/Min
Access Road and Sidewalk	+	0.8 fc	2.0 fc	0.2 fc	4.0:1	10.0:1
Commercial Parking and Sidewalks	□	1.3 fc	8.3 fc	0.4 fc	3.3:1	20.8:1
Residential Parking/Drives/Sidewalks	□	0.9 fc	2.1 fc	0.3 fc	3.0:1	7.0:1

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REV	DATE	DRAWN BY	DESCRIPTION
1	11/20/18	CPK	REVISED PER PLANNING BOARD COMMENTS



JUSTIN E. DATES
NEW YORK REGISTERED
LANDSCAPE ARCHITECT - LICENSE NUMBER: 001964

FINAL
SITE PLAN

FOR

BAYSIDE CONSTRUCTION

SECTION 109.1
BLOCK 4
LOT 29

TOWN OF MARLBOROUGH
COUNTY OF ULSTER
STATE OF NEW YORK

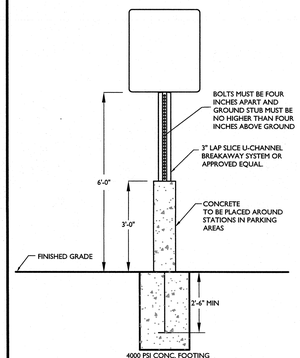
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555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
Fax: 845.567.1025

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	09/22/2017	CJR	JED
PROJECT NUMBER: 05000787A	DRAWING NAME: C-LIGHT		

SHEET TITLE: LIGHTING PLAN

SHEET NUMBER: 17 of 21

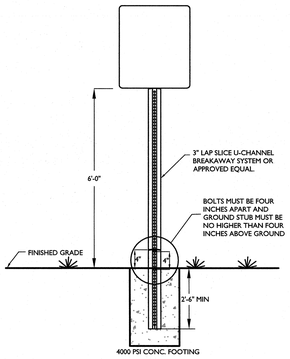
3/8/2018 9:05:19 AM C:\Engineering\Site Plans\C-LIGHT.dwg C-LIGHTING By: JUSTIN



ALL SIGNS SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST, REVISION AND CURRENT MUNICIPAL SPECIFICATIONS FOR COLOR, DESIGN AND EXACT WORDING.

CONCRETE ENCASED POST DETAIL

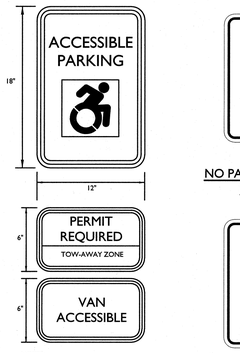
N.T.S.



ALL SIGNS SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST, REVISION AND CURRENT MUNICIPAL SPECIFICATIONS FOR COLOR, DESIGN AND EXACT WORDING.

BREAKAWAY SIGN POST DETAIL (SIGNS IN GRASS AREA)

N.T.S.



NOTES:
1. SIGN COLORS TO BE IN ACCORDANCE WITH CURRENT ADA STANDARDS.
2. ONE VAN ACCESSIBLE SIGN TO BE INCLUDED AT EACH ADA PARKING AREA.

SIGN FOR ACCESSIBLE PARKING SPACE

N.T.S.



NO PARKING ANY TIME SIGN (R7-4)

N.T.S.



NO PARKING LOADING ZONE SIGN (R7-6)

N.T.S.



STOP SIGN (R1-1, 30"X30")

N.T.S.



DO NOT ENTER SIGN (R5-1)

N.T.S.



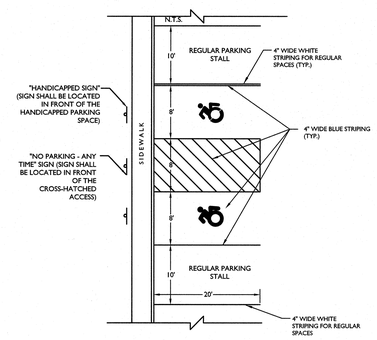
RIGHT TURN ONLY SIGN (R3-5R)

N.T.S.



ONE WAY SIGN (R6-1)

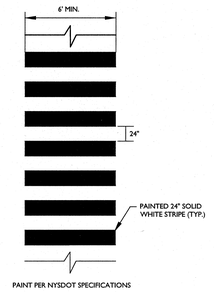
N.T.S.



NOTES:
1. WHEN SIDEWALK, PLACE SIGNS BEHIND SIDEWALK.
2. CONTRACTOR TO CONFIRM LAYOUT OF PARKING SPACES AS DEPICTED ON THE PLAN. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES.

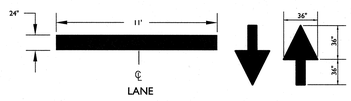
PARKING STALL STRIPING DETAIL

N.T.S.



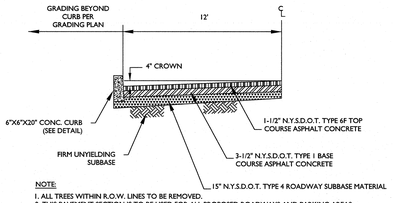
PEDESTRIAN CROSSWALK DETAIL

N.T.S.



PAINTED STOP BAR & ARROWS

N.T.S.



NOTE:
1. ALL TREES WITHIN R.O.W. LINES TO BE REMOVED.
2. THIS PAVEMENT SECTION IS TO BE USED FOR ALL PROPOSED ROADWAYS AND PARKING AREAS UNLESS SPECIFIED OTHERWISE ON THE PLANS.

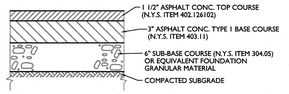
TOWN ROAD PAVEMENT DETAIL

N.T.S.



GRAVEL ACCESS ROAD DETAIL

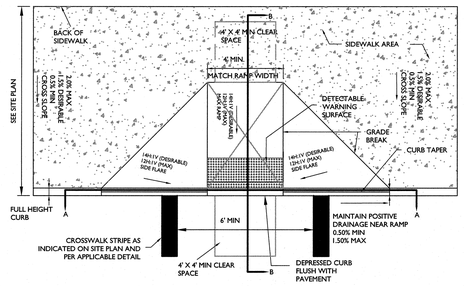
(FOR EMERGENCY DRIVEWAY & STORMWATER MAINTENANCE DRIVEWAY)
N.T.S.



NOTE: SEE PLAN FOR LOCATION

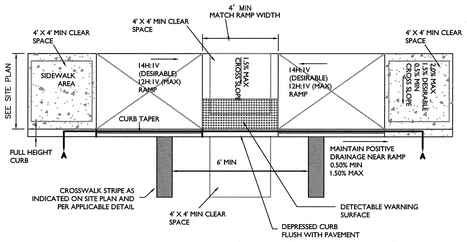
ON-SITE PARKING AREA / DRIVE AISLE PAVEMENT DETAIL

N.T.S.



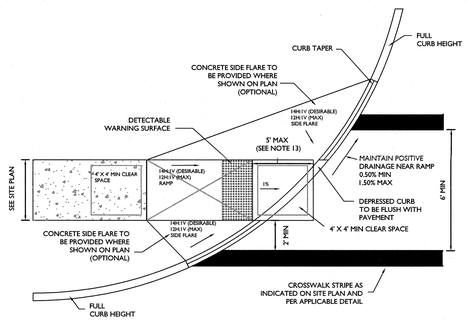
CURB RAMP (TYPE 1)

N.T.S.



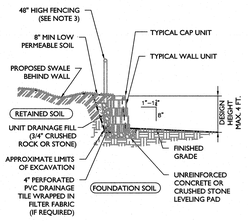
CURB RAMP (TYPE 5)

N.T.S.



CURB RAMP (TYPE 6)

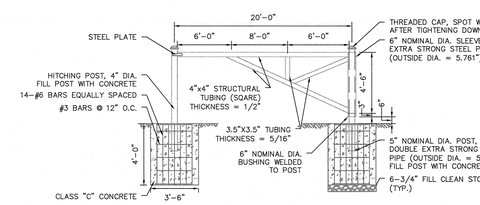
N.T.S.



NOTES:
1. MODULAR CONCRETE BLOCK WALL TO BE INSTALLED IN FIELD IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. CONTRACTOR TO PROVIDE SITE SPECIFIC SHOP DRAWINGS FOR EACH RETAINING WALL FOR APPROVAL PRIOR TO CONSTRUCTION.
3. A SAFETY BARRIER(FENCING) IS REQUIRED ON ALL WALLS WHERE THE WALL HEIGHT EXCEEDS 30". PLACEMENT AND INSTALLATION METHOD OF THE PROPOSED FENCING TO BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

TYPICAL GRAVITY WALL SECTION

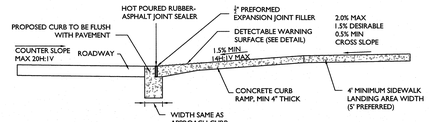
STANDARD UNIT 1'-1" SETBACK
MAXIMUM 48"[DESIGN HEIGHT
N.T.S.



NOTE:
1. ALL STEEL SHALL BE HOT DIPPED GALVANIZED.
2. GATE SHALL BE USE FOR EMERGENCY ACCESS ONLY

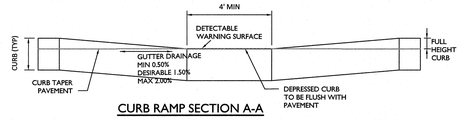
ACCESS GATE

(FOR EMERGENCY DRIVEWAY & STORMWATER MAINTENANCE DRIVEWAY)
N.T.S.



CURB RAMP SECTION B-B

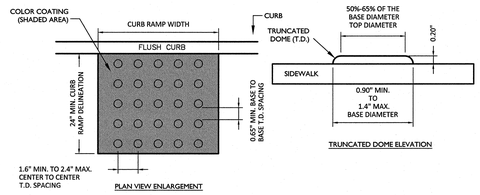
N.T.S.

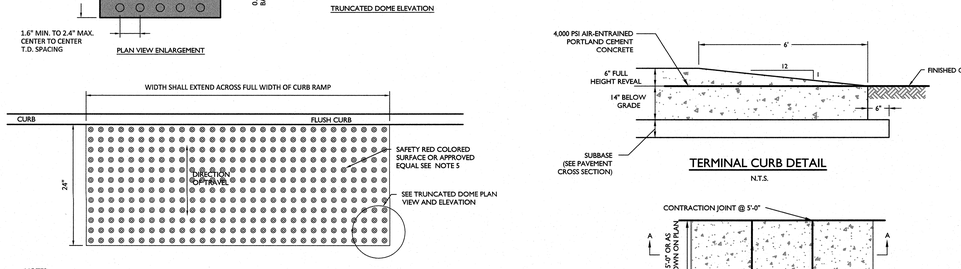


CURB RAMP SECTION A-A

N.T.S.

NOTES:
1. DEPRESSED CURB AT DETECTABLE WARNING SHALL BE A SMOOTH LEVEL SURFACE THAT IS FLUSH WITH THE ADJOINING PAVEMENT. NO BUMPS OR ROUGH SURFACE ARE ALLOWED. SUCH UNEVENNESS SHALL BE MILLED OR GRINDER SMOOTH.
2. POSITIVE DRAINAGE SHALL BE MAINTAINED AT RAMP. RAMP SHALL SLOPE TOWARDS PAVEMENT NO PONDING OF WATER IS PERMITTED AT CURB RAMP. PAVEMENT GRADES TO BE ADJUSTED AS NECESSARY TO PROVIDE POSITIVE DRAINAGE.
3. CURB (DROPPED CURB) GUTTER-LINE TO BE FLUSH WITH ROADWAY PAVEMENT.
4. MAXIMUM GUTTER DRAINAGE GRADE MAY BE INCREASED TO 2.00% UPON THE WRITTEN APPROVAL OF THE UNDERSIGNED PROFESSIONAL.
5. DEVIATION FROM THIS DETAIL REQUIRES THE WRITTEN APPROVAL OF THE UNDERSIGNED PROFESSIONAL.



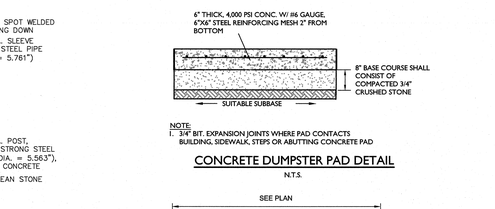


NOTES:
1. THE DETECTABLE WARNING SURFACE SHALL BE MANUFACTURED MATS THAT ARE EMBEDDED AND CAST-IN-PLACE IN THE CONCRETE.
2. IN LIEU OF A CAST IN PLACE DETECTABLE WARNING SURFACE, THE CONTRACTOR MAY UTILIZE A SURFACE APPLIED DETECTABLE WARNING SURFACE WITH PRIOR APPROVAL OF THE UNDERSIGNED ENGINEER AND PRIOR TO POURING OF THE CONCRETE RAMP.
3. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SHOP DRAWING OF THE DETECTABLE WARNING SURFACE PRIOR TO CONSTRUCTION FOR APPROVAL.
4. THE CONTRACTOR SHALL PROVIDE A MANUFACTURER CERTIFICATION THAT THE DETECTABLE WARNING SURFACE COMPLIES WITH THE CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN AS PUBLISHED BY THE DEPARTMENT OF JUSTICE AND THE ADA STANDARDS AS SUPPORTED BY THE UNITED STATES ACCESS BOARD, AND THE STATE AND/OR LOCAL ADA STANDARDS.
5. SAFETY RED SHALL BE APPROVED BY THE LOCAL JURISDICTION PRIOR TO INSTALLATION. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. ALTERNATIVE COLOR MAY BE USED PROVIDED SUCH COLOR COMPLIES WITH CURRENT ADA STANDARDS.
6. DETECTABLE WARNINGS SHALL CONSIST OF A SURFACE OF TRUNCATED DOMES AND SHALL COMPLY DETECTABLE WARNINGS.
7. TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A BASE DIAMETER OF 0.9 INCH (23 mm) MINIMUM AND 1.4 INCHES (36 mm) MAXIMUM, A TOP DIAMETER OF 50 PERCENT OF THE BASE DIAMETER MINIMUM TO 65 PERCENT OF THE BASE DIAMETER MAXIMUM, AND A HEIGHT OF 0.2 INCH (5.1 mm).
8. TRUNCATED DOMES IN DETECTABLE WARNING SURFACE SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6 INCHES (41 mm) MINIMUM AND 2.4 INCHES (61 mm) MAXIMUM, AND A BASE-TO-BASE SPACING OF 0.65 INCH (17 mm) MINIMUM, MEASURED BETWEEN THEY MOST ADJACENT DOMES ON A SQUARE GRID.

DETECTABLE WARNING SURFACE

N.T.S.

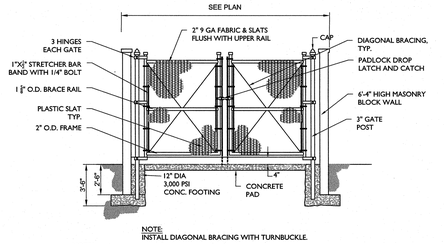
CURB RAMP NOTES:
1. THE CONTRACTOR SHALL PREPARE SHOP DRAWINGS OF EACH CURB RAMP FOR SUBMISSION AND APPROVAL OF THE UNDERSIGNED PROFESSIONAL AND THE MUNICIPAL, COUNTY, STATE OR OTHER AGENCY'S ENGINEER HAVING JURISDICTION.
2. LANDING AREA, APPROACH SIDEWALK TRANSITIONS AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
3. CURB (DROPPED CURB) GUTTER-LINE TO BE FLUSH WITH ROADWAY PAVEMENT.
4. CROSSWALKS AND PAVEMENT MARKINGS TO BE INSTALLED AS DENOTED ON SITE PLAN.
5. MAXIMUM RAMP SLOPE MAY BE 12H:1V UPON APPROVAL OF ENGINEER, RAMP SLOPES SHOWN ARE THE PREFERRED SLOPE. SIDE FLARE SLOPES MAY BE 10H:1V UPON THE APPROVAL OF THE ENGINEER.
6. MINIMUM RAMP CROSS-SLOPE SHALL BE 0.50% OR THE MAXIMUM RAMP CROSS-SLOPE MAY BE 2.00% UPON APPROVAL OF THE ENGINEER. CROSS-SLOPES SHOWN IN THE DETAILS ARE THE PREFERRED SLOPE MAINTAIN A LEVEL OF CONSTRUCTION TOLERANCE.
7. ACCESSIBLE RAMPS SHALL BE INSTALLED PURSUANT WITH THE CURRENT UNITED STATES ACCESS BOARD ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES AND THE ADA STANDARDS FOR ACCESSIBLE DESIGN AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE AND OTHER APPLICABLE LOCAL AND STATE STANDARDS IN EFFECT AT THE DATE OF CONSTRUCTION.
8. DEVIATION FROM THE CURB RAMP DETAIL REQUIRES THE WRITTEN APPROVAL OF THE UNDERSIGNED PROFESSIONAL AND THE MUNICIPAL, COUNTY, STATE OR OTHER AGENCY'S ENGINEER HAVING JURISDICTION.
9. THE RAMP SURFACE SHALL BE A NON-SLIP, HAND BROOMED FINAL FINISH OF CONCRETE SURFACES.
10. CONCRETE EXPANSIONS JOINTS SHALL BE FIRM SURFACES, WITH CONCRETE EDGES 1/4" BEVELED, AND WITH THE JOINT SURFACE NOT MORE THAN 1/4" BELOW THE ADJOINING CONCRETE SURFACE.
11. CURB RAMPS MUST BE WHOLLY CONTAINED WITHIN THE CROSSWALK CROSSING.
12. THE CLEAR SPACE SHALL BE INCREASED TO 5 FEET WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF THE SIDEWALK.
13. ON CURVED CROSSWALKS, THE MAXIMUM SEPARATION BETWEEN THE CURB AND DETECTABLE WARNING SURFACE SHALL NOT EXCEED 5 FEET. THE MAXIMUM SEPARATION AREA MAY BE WITHIN THE 4' BY 4' CLEAR ZONE. A SHOP DRAWING SHALL BE SUBMITTED PRIOR TO CONSTRUCTION FOR APPROVAL.



NOTE:
1. 3/4" BIT. EXPANSION JOINTS WHERE PAD CONTACTS BUILDING, SIDEWALK, STEPS OR ABUTTING CONCRETE PAD

CONCRETE DUMPSTER PAD DETAIL

N.T.S.

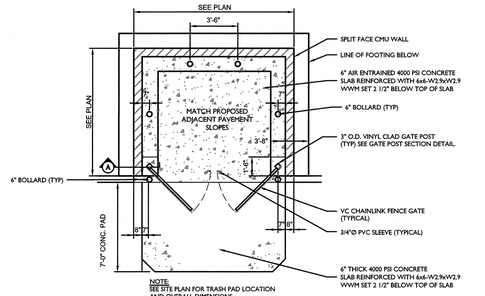


NOTE:
INSTALL DIAGONAL BRACING WITH TURNBUCKLE.

NOTES:
1. ALL COMPONENT PARTS E.G. FABRIC, POSTS, RAILS, ECT. SHALL BE VINYL COATED. COLOR TO MATCH BUILDING COLOR.
2. PLASTIC SCREENING SLATS SHALL BE THE "BOTTOM LOCK" TYPE INSTALLED ACCORDING TO THE MANUFACTURERS SPECS. COLOR SHALL MATCH THE COLOR OF THE REFUSE ENCLOSURE FENCE.

FRONT ELEVATION OF MASONRY TRASH ENCLOSURE

N.T.S.



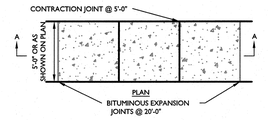
NOTE:
SEE SITE PLAN FOR TRASH PAD LOCATION AND OVERALL DIMENSIONS.

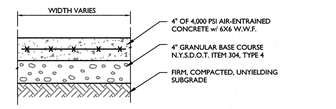
PLAN VIEW OF MASONRY TRASH ENCLOSURE

N.T.S.

TERMINAL CURB DETAIL

N.T.S.

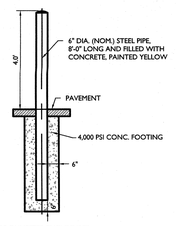




NOTES:
1. A PREFORMED, BITUMINOUS EXPANSION JOINT 1/2" THICK, 4" WIDE, AND EXTENDING THE FULL WIDTH OF THE WALK, UNBROKEN, SHALL BE INSTALLED EVERY 20 FEET. CONTRACTION JOINTS SHALL BE INSTALLED EVERY 5 FEET (MAX.) THE FULL WALK WIDTH.
2. THERE SHALL BE A BROOM FINISH WITH THE EDGES FINISHED WITH A SUITABLE TOOL.
3. DIMENSIONS SHOWN AS VARIABLE SHALL BE CONFIRMED BY THE ENGINEER.

CONCRETE SIDEWALK DETAIL

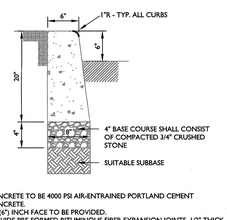
N.T.S.



*FOR DUMPSTER ENCLOSURES

6" BOLLARD

N.T.S.



NOTES:
1. CONCRETE TO BE 4000 PSI AIR-ENTRAINED PORTLAND CEMENT CONCRETE.
2. SIX (6") INCH FACE TO BE PROVIDED.
3. PROVIDE PRE FORMED BITUMINOUS FIBER EXPANSION JOINTS, 1/2" THICK AT 20'-0" (MAX.) INTERVALS. PROVIDE DUMMY JOINTS (FORMED) MIDWAY BETWEEN EXPANSION JOINTS.

CONCRETE CURB FOR ON-SITE & TOWN ROAD SECTION

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REV	DATE	DRAWN BY	DESCRIPTION
1	11/20/18	CPM	REVISED PER PLANNING BOARD COMMENTS



ANDREW B. FETHERSTON
NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 073555-1

FINAL SITE PLAN
FOR
BAYSIDE CONSTRUCTION
SECTION 109.1
BLOCK 4
LOT 29
TOWN OF MARLBOROUGH
COUNTY OF ULSTER
STATE OF NEW YORK

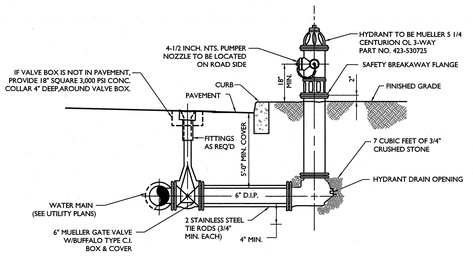
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Suite 101
New Windsor, NY 12553
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Fax: 845.567.1025

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	09/22/2017	CPM	JED
PROJECT NUMBER: 05000787A	DRAWING NAME: C-DTLS		

SHEET TITLE:
CONSTRUCTION DETAILS

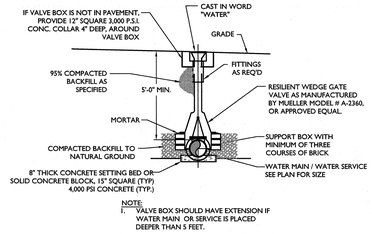
SHEET NUMBER:
18 of 21

2005000787A\Engineering\Site Plan\C-DTLS.dwg|C-8 PITTS DETAILS By: CPM|COMPASS



FIRE HYDRANT DETAIL

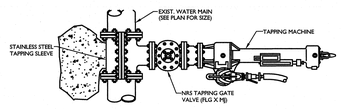
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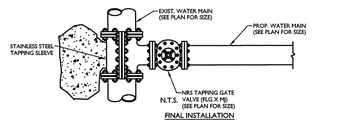


NOTE:
1. VALVE BOX SHOULD HAVE EXTENSION IF WATER MAIN OR SERVICE IS PLACED DEEPER THAN 5 FEET.
2. MAIN LINE VALVES TO BE SPACED NO FARTHER THAN 500 FEET APART IN COMMERCIAL DISTRICTS.

VALVE BOX DETAIL

N.T.S.

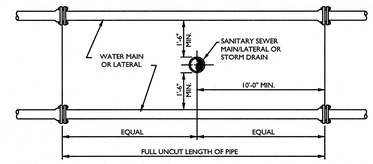




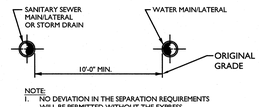
NOTES:
1. WET TAP VALVE CAN BE INSTALLED IN EITHER VERTICAL OR HORIZONTAL POSITION.
2. CONTRACTOR SHALL VERIFY DEPTH OF BURY, MATERIAL DIAMETER (O.D.) AND OPERATING PRESSURE OF EXISTING WATER MAIN PRIOR TO ORDERING OF WET TAP UNIT.

WET TAP DETAIL

N.T.S.



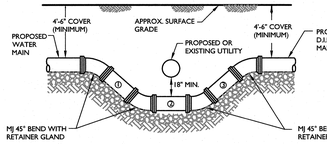
VERTICAL SEPARATION



NOTE:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DEPARTMENT OF HEALTH.

SANITARY/STORM SEWER-WATER SERVICE SEPARATION DETAIL

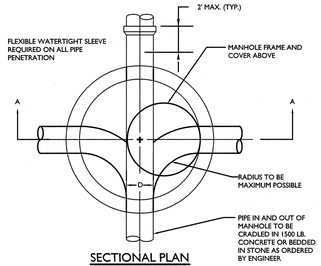
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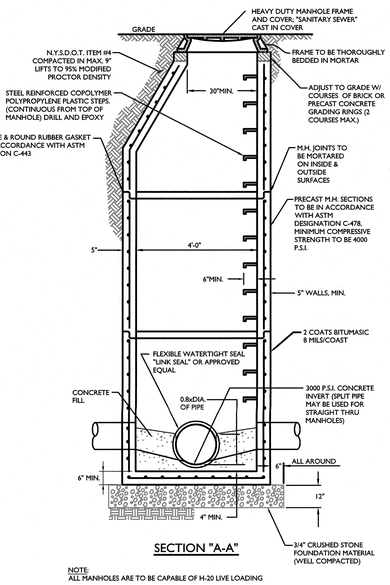
NOTES:
1. WHEN THE ELEVATION OF THE SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATERMAIN SHALL BE RELOCATED TO PROVIDE THIS REQUIRED SEPARATION OR RECONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE SEWER. ONE FULL UNCUT LENGTH OF WATERMAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR AWAY FROM THE SEWER AS POSSIBLE.
2. WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATERMAIN AND THE SEWERMAIN SHALL BE CONSTRUCTED OF SLIP ON OR OF MECHANICAL PIPE JOINTS, CAST IRON PIPE OR SDR 26 PVC COMPLYING WITH PUBLIC WATER SUPPLY DESIGN STANDARDS OF THE AGENCY AND BE PRESSURE TESTED TO 150 PSI TO ASSURE WATER TIGHTNESS.

UTILITY CROSSING DETAIL

N.T.S.



SECTIONAL PLAN



SECTION "A-A"

NOTE:
ALL MANHOLES ARE TO BE CAPABLE OF H-20 LIVE LOADING

PRECAST STANDARD SEWER MANHOLE DETAIL

N.T.S.

WATER NOTES:

1. ALL METHODS, MATERIALS, FITTINGS, DEVICES, DIMENSIONAL REQUIREMENTS AND PROCEDURES NECESSARY TO COMPLETE THE WORK SHOWN HEREON SHALL MEET THE APPROPRIATE CURRENT AWWA SPECIFICATIONS IN EFFECT AS WELL AS ALL REQUIREMENTS DEEMED APPLICABLE BY THE MUNICIPALITY OR ANY OTHER GOVERNMENTAL BODY HAVING JURISDICTION OVER SAID WORK.
2. ALL WATER MAIN PIPE SHALL BE AWWA C151/A21.51-02 THICKNESS CLASS FIFTY-TWO (52) CEMENT LINED DUCTILE IRON PUSH-ON (RUBBER GASKET) TYPE; AND INSTALLED WITH TWO (2) BRONZE WEDGES PER JOINT. JOINT INSTALLATION SHALL BE "TYPE 2" AS PRESCRIBED IN THE LATEST REVISION OF AWWA C600. MECHANICAL JOINTS SHALL HAVE RETAINER GLANDS.
3. ALL PIPE FITTINGS SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE AWWA SPECIFICATION C153/A21.53-00.
4. ALL GATE VALVES SHALL BE "MUELLER" OR APPROVED EQUAL, RESILIANT-SEATED GATE VALVES WITH MECHANICAL JOINT CONNECTIONS. OPENING SHALL BE LEFT (CCW) AND OPERATION SHALL BE BY 2" SQUARE WRENCH NUT. MINIMUM WORKING PRESSURE SHALL BE 250 PSI. GATE VALVES ARE TO BE IN ACCORDANCE WITH LATEST REVISION OF AWWA SPECIFICATION C509.
5. ALL VALVE BOXES SHALL BE TWO-PIECE SLIDING BUFFALO TYPE SET ON WOODEN BLOCKS POSITIONED PERPENDICULAR TO THE PIPE AND ON COMPACTED BACKFILL.
6. ALL CHANGES IN PIPE LINE DIRECTION, BOTH HORIZONTAL AND VERTICAL SHALL BE TIE-RODDED AND THRUST BLOCKED WITH CONCRETE AGAINST UNDISTURBED EARTH AS DIRECTED BY THE ENGINEER.
7. FLUSH OUT ALL WATER MAINS AND APPURTENANCES AS DIRECTED BY THE MUNICIPALITY UNTIL THE WATER RUNS CLEAN AND FREE OF RUST AND DIRT. PRESSURIZE ALL LINES AND APPURTENANCES FOR FORTY-EIGHT (48) HOURS, OR AS DIRECTED BY THE MUNICIPALITY, TO REVEAL ANY LEAKS OR BROKEN PIPE. THIS SHALL ALL BE DONE EITHER AS A TOTAL PROJECT OR BETWEEN VALVED SECTIONS AS DIRECTED BY THE TOWN. IF PRESSURE TESTING REVEALS ANY LEAKS OR DIFFICULTIES THE CONTRACTOR SHALL PROMPTLY UNCOVER THE LEAK OR BROKEN PIPE AND IMMEDIATELY REPAIR AND RETEST SAME. THIS SHALL BE REPEATED AS MANY TIMES AS MAY BE REQUIRED TO DEMONSTRATE A TIGHT LINE TO THE SATISFACTION OF THE TOWN. THE NEW WATER MAIN AND APPURTENANCES SHALL BE PRESSURE TESTED IN ACCORDANCE WITH THE LATEST REVISION OF AWWA C-600. RESULTS OF TESTS ARE TO BE SUBMITTED AND ACCEPTED BY THE TOWN OF NEW WINDSOR.
8. THE MUNICIPAL ENGINEER MUST BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO PRESSURE TESTING.
9. ALL WATER LINES AND APPURTENANCES SHALL BE DISINFECTED TO THE SATISFACTION OF THE TOWN, AND IN ACCORDANCE WITH THE STANDARDS OF THE DEPT. OF HEALTH. THIS SHALL ALSO BE DONE IN ACCORDANCE WITH THE LATEST REVISION OF AWWA C651. A MINIMUM OF TWO (2) BACTERIAL TESTS TAKEN TWENTY-FOUR (24) HOURS APART ARE REQUIRED. RESULTS OF TESTS ARE TO BE SUBMITTED AND ACCEPTED BY THE MUNICIPALITY.
AS PER AWWA C651, LATEST REVISION. WATER MAIN DISINFECTION PROCEDURE SHALL, GENERALLY, BE AS FOLLOWS:
   A. INSPECTING MATERIALS TO BE USED TO ENSURE THEIR INTEGRITY.
   B. PREVENTING CONTAMINATING MATERIALS FROM ENTERING THE WATER MAIN DURING STORAGE, CONSTRUCTION, OR REPAIR AND NOTING POTENTIAL CONTAMINATION AT THE CONSTRUCTION SITE.
   C. REMOVING, BY FLUSHING OR OTHER MEANS, THOSE MATERIALS THAT MAY HAVE ENTERED THE WATER MAIN.
   D. CHLORINATING ANY RESIDUAL CONTAMINATION THAT MAY REMAIN, AND FLUSHING THE CHLORINATED WATER FROM THE MAIN.
   E. PROTECTING THE EXISTING DISTRIBUTION SYSTEM FROM BACKFLOW CAUSED BY HYDROSTATIC PRESSURE TEST AND DISINFECTION PROCEDURES.
   F. DOCUMENTING THAT AN ADEQUATE LEVEL OF CHLORINE CONTACTED EACH PIPE TO PROVIDE DISINFECTION.
   G. DETERMINING THE BACTERIOLOGICAL QUALITY BY LABORATORY TEST AFTER DISINFECTION.
   H. FINAL CONNECTION OF THE APPROVED NEW WATER SERVICE TO THE ACTIVE DISTRIBUTION SYSTEM.

   THE CONTINUOUS-FEED METHOD SHALL BE IMPLEMENTED FOR CHLORINATION. AS DESCRIBED IN AWWA C651, LATEST REVISION. AFTER CHLORINATING, THE CONTAMINATION SHALL FLUSH THE MAINS AS PER FINAL FLUSHING REQUIRMENTS OF AWWA C651, LATEST REVISION. WHEN CUTTING INTO OR REPAIRING AN EXISTING MAIN, DISINFECTION PROCEDURES SHALL BE OBSERVED AS DETAILED IN DISINFECTION PROCEDURES WHEN CUTTING INTO OR REPAIRING EXISTING MAINS OF AWWA C651, LATEST REVISION.

   VERIFICATION SHALL BE ACCOMPLISHED VIA BACTERIOLOGICAL TESTS. AFTER FINAL FLUSHING AND BEFORE THE NEW WATER MAIN IS CONNECTED TO THE DISTRIBUTION SYSTEM, TWO CONSECUTIVE SETS OF ACCEPTABLE SAMPLES, TAKEN AT LEAST 24 HR APART, SHALL BE COLLECTED FROM THE NEW MAIN. AT LEAST ONE SET OF SAMPLES SHALL BE COLLECTED FROM EVERY 1,200 FT OF THE NEW WATER MAIN, PLUS ONE SET FROM THE END OF THE LINE AND AT LEAST ONE SET FROM EACH BRANCH. SAMPLES SHALL BE TESTED FOR BACTERIOLOGICAL (CHEMICAL AND PHYSICAL) QUALITY IN ACCORDANCE WITH STANDARD METHODS FOR THE EXAMINATION OF WATER AND WASTEWATER, AND SHALL SHOW THE ABSENCE OF COLIFORM ORGANISMS AND THE PRESENCE OF A CHLORINE RESIDUAL. SAMPLES FOR BACTERIOLOGICAL ANALYSIS SHALL BE COLLECTED IN STERILE BOTTLES TREATED WITH SODIUM THIOSULFATE, AS REQUIRED BY STANDARD METHODS FOR THE EXAMINATION OF WATER AND WASTEWATER. NO HOSE OR FIRE HYDRANT SHALL BE USED IN THE COLLECTION OF SAMPLES. THERE SHOULD BE NO WATER IN THE TRENCH UP TO THE CONNECTION FOR SAMPLING. THE SAMPLING PIPE MUST BE DEDICATED AND CLEAN AND DISINFECTED AND FLUSHED PRIOR TO SAMPLING. A CORPORATION COCK MAY BE INSTALLED IN THE MAIN WITH A COPPER-TUBE GOOSENECK ASSEMBLY. AFTER SAMPLES HAVE BEEN COLLECTED, THE GOOSENECK ASSEMBLY MAY BE REMOVED AND RETAINED FOR FUTURE USE. IF SAMPLES RESULTS FROM THE LAB INDICATE A MEASURED HPC GREATER THAN 500 COLONY-FORMING UNITS (CFU) PER ML, FLUSHING SHOULD BE RESUMED AND ANOTHER COLIFORM AND HPC SET OF SAMPLES SHOULD BE TAKEN UNTIL NO COLIFORMS ARE PRESENT AND THE HPC IS LESS THAN 500 CFU/ML. THE RECORD OF COMPLIANCE SHALL BE THE BACTERIOLOGICAL TEST RESULTS CERTIFYING THAT THE WATER SAMPLED FROM THE NEW WATER MAIN IS FREE OF COLIFORM BACTERIA CONTAMINATION AND IS EQUAL TO OR BETTER THAN THE BACTERIOLOGIC WATER QUALITY IN THE DISTRIBUTION SYSTEM.

   ALL OTHER REQUIREMENTS OF AWWA C651, LATEST REVISION, SHALL BE OBSERVED.
10. WATER SERVICE CROSSING SEWER OR STORM SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18" BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER OR STORM. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER. AT CROSSINGS, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER OR STORM AS POSSIBLE. SPECIAL STRUCTURAL SUPPORT FOR THE WATER AND SEWER MAY BE REQUIRED.
11. WATER SERVICE SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER MAIN OR SERVICE.
12. WATER TIGHT PLUGS ARE TO BE INSTALLED IN THE ENDS OF PIPES WHEN WORK IS NOT IN PROGRESS.
13. LEAKAGE AND HYDROSTATIC PRESSURE TESTING SHALL BE PERFORMED AT 1.5 TIMES THE WORKING PRESSURE.
14. THE MAXIMUM DEFLECTION ALLOWED ALLOWED AT PIPE JOINTS SHALL BE LIMITED TO 80% OF THAT ALLOWED BY AWWA OR IN ACCORDANCE WITH THE TOWN OF NEW WINDSOR. FOR AWWA ALLOWABLE JOINT DEFLECTIONS SEE LATEST REVISION OF AWWA SPECIFICATION C600.
15. CONSTRUCTION MUST CONFORM TO ALL ORDINANCES.
16. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATER AND OTHER UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
17. CONTRACTOR TO CALL UNDERGROUND MARK-OUT PRIOR TO COMMENCEMENT OF CONSTRUCTION AT 1-800-962-7962 FOR COMPLETE UTILITIES MARK-OUT.
18. CONTRACTOR TO CONTACT EACH MUNICIPALITY'S WATER DEPARTMENT AT LEAST 2 DAYS PRIOR TO CONSTRUCTION.
19. ALL IMPROVEMENTS SHALL BE INSPECTED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK AND CERTIFICATION SHALL BE PROVIDED TO THE MUNICIPALITY THAT THE SUBJECT IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.
20. CONTRACTOR TO NOTIFY ENGINEER OF ANY DEVIATION FROM THE HORIZONTAL OR VERTICAL ALIGNMENTS WITH REGARDS TO EXISTING UTILITIES.
21. A CERTIFIED AS BUILT MAP OF THE WATER SYSTEM IMPROVEMENTS SHALL BE PROVIDED TO THE MUNICIPALITY'S WATER DEPARTMENT BY A LICENSED DESIGN PROFESSIONAL.

SANITARY SEWER NOTES:

1. SANITARY SEWERS ARE TO BE OF SDR 35 PVC (OR HEAVIER IF REQUIRED BY THE MUNICIPALITIES ENGINEER DUE TO LOADING CONDITIONS).
2. ALL LATERALS TO BE INSTALLED BY PLUMBERS, LICENSED IN THE MUNICIPALITY AND ALL WORK SHALL BE INSPECTED BEFORE BACKFILLING.
3. ALL PIPE SHALL BE BEDDED (CUSHIONED) ON MINIMUM OF 6" THICK LAYER OF 3/4" CRUSHED STONE. ADDITIONALLY, THE 3/4" CRUSHED STONES SHALL BE PLACED 1/4 THE HEIGHT OF THE PIPE ZONE.
4. SANITARY SEWER CONSTRUCTION SHALL MEET ALL SEWER CONSTRUCTION SPECIFICATIONS FOR THE MUNICIPALITY THAT IT IS IN.
5. A CORRESPONDING MUNICIPALITY REPRESENTATIVE MUST BE PRESENT FOR ALL TESTING OF THE SANITARY SEWERS IN THAT MUNICIPALITY.
6. TEST RESULTS FOR THE FOLLOWING TESTS MUST BE SUBMITTED AND ACCEPTED BY THE MUNICIPALITY PRIOR TO USE.

TV INSPECTION SHALL BE PERFORMED ON SANITARY SEWERS AS REQUIRED BY THE MUNICIPALITY.

VACUUM TEST
THE VACUUM TEST SHALL MEET THE REQUIREMENTS OF C1244-02 STANDARD TEST METHOD FOR CONCRETE SEWER MANHOLES BY THE NEGATIVE AIR PRESSURE (VACUUM) TEST PRIOR TO BACKFILL.

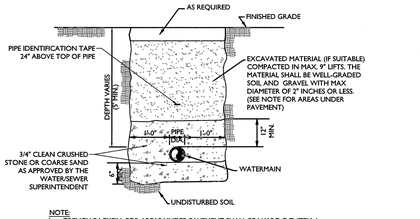
LEAKAGE TESTS
LEAKAGE TESTS SHALL BE SPECIFIED. THIS MAY INCLUDE APPROPRIATE WATER OR LOW PRESSURE AIR TESTING. THE TESTING METHODS SELECTED SHOULD TAKE INTO CONSIDERATION THE RANGE IN GROUNDWATER ELEVATIONS DURING THE TEST AND ANTICIPATED DURING THE DESIGN LIFE OF THE SEWER.

WATER (HYDROSTATIC) TEST
THE LEAKAGE EXFILTRATION OR INFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY (0.02 M3/MM OF PIPE DIA.KM/DAY) FOR ANY SECTION OF THE SYSTEM. AN EXFILTRATION OR INFILTRATION TEST SHALL BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET (600 MM).

DEFLECTION TEST
DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. NO PIPE SHALL EXCEED A DEFLECTION OF 5 PERCENT. IF DEFLECTION EXCEEDS 5 PERCENT, REPLACEMENT OR CORRECTION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH REQUIREMENTS IN THE APPROVED SPECIFICATIONS. THE RIGID BALL OR MANDREL USED FOR THE DEFLECTION TEST SHALL HAVE A DIAMETER NOT LESS THAN 95 PERCENT OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.

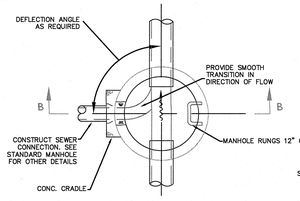
LAMP ALIGNMENT TEST
INFILTRATION, EXFILTRATION AND VISUAL TESTS BY MEANS OF LIGHT FLASHING BETWEEN MANHOLES SHALL BE AS PER REQUIREMENTS OF TOWN ENGINEER. NO TESTS SHALL BE MADE UNTIL TWO (2) WEEKS BACKFILLING OF SANITARY SEWERS OR LONGER IF CONDITIONS, IN THE AFTER OPINION OF THE TOWN ENGINEER, WARRANT IT.

7. THE SANITARY SEWER MAIN INSTALLATION SHALL BE INSPECTED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NEW YORK AND SHALL BE CERTIFIED TO THE MUNICIPALITY BUILDING INSPECTOR, THAT THE IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE DESIGN PLANS AND CODE REQUIREMENTS.
8. IF GROUNDWATER IS ENCOUNTERED DURING TRENCH EXCAVATION, THE CONTRACTOR SHALL DEWATER THE TRENCH PRIOR TO INSALLATION. ALL DEWATERING OPERATIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
9. CONTRACTOR TO VERIFY INVERT ELEVATIONS OF EXISTING SEWER MAIN PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. CONTRACTOR SHALL CALL THE MUNICIPALITY SEWER DEPARTMENT AT LEAST TWO DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF SEWERS.
11. CONTRACTORS SHALL CALL UNDERGROUND MARKOUT AT 1-800-245-2828 AT LEAST TWO DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF SEWERS FOR COMPLETE UTILITY MARKOUT.



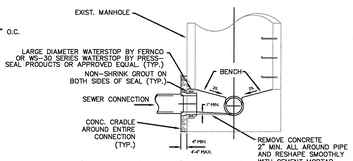
NOTE:
1. TRENCH BACKFILL FOR AREAS UNDER PAVEMENT SHALL BE N.Y.S.D.O.T. ITEM 4 IN 9" MAX. LIFTS AND COMPACTED TO 95% MODIFIED PROCTOR.

WATER MAIN TRENCH DETAIL



SECTIONAL PLAN

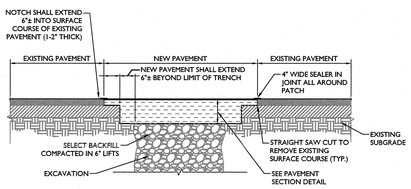
1. CLEAN AND ROUGHEN ALL SURFACES AGAINST WHICH NEW MORTAR IS TO BE PLACED.
2. EXIST CONC TO BE REMOVED TO MEET NEW CHANNEL. CONC TO BE REMOVED TO A LINE AT LEAST 1-INCH BEYOND FINISHED CHANNEL LINE AND FINISHED OFF TO NEW LINE WITH CEMENT MORTAR.
3. WHERE PIPE IS ABANDONED, PLUG PIPE WITH 12-INCH MIN CONC. AND BUILD UP CHANNEL TO ELEV OF EXISTING BENCH TO DIVERT FLOW OF NEW MH CHANNEL.
4. CONNECTION PER NYSDOT LATEST SPECIFICATIONS.



SECTION B-B

SEWER CONNECTION TO EXISTING MANHOLE DETAIL

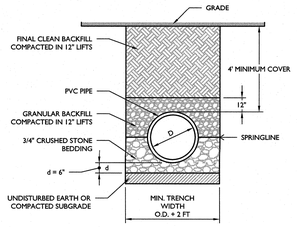
N.T.S.



NOTES:
1. PAVEMENT THICKNESS AND MATERIAL TO BE CONFIRMED WITH JURISDICTIONAL AGENCY OF ROADWAY BEING OPENED.
2. CONTRACTOR TO SECURE APPROVAL AND NECESSARY ROAD OPENING PERMITS FROM JURISDICTIONAL AGENCY.

PAVEMENT OPENING REPAIR DETAIL

N.T.S.

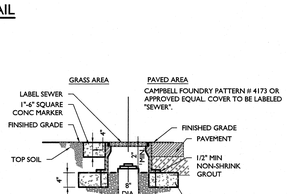


NOTES:
1. ALL PVC GRAVITY PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321.
2. GRAVITY SANITARY PIPE SHALL BE PVC SDR 35 PER ASTM D3034 OR AS REQUIRED BY THE GOVERNING AUTHORITY.

NOTES FOR INSTALLATION IN PAVEMENT:
1. PAVEMENT TO MATCH BE CROSS SECTION DETAIL.
2. TRENCH BACKFILL TO BE N.Y.S.D.O.T. ITEM 4 IN 9" MAX. LIFTS AND COMPACTED TO 95% MODIFIED PROCTOR.

SANITARY SEWER TRENCH & PVC PIPE BEDDING DETAIL

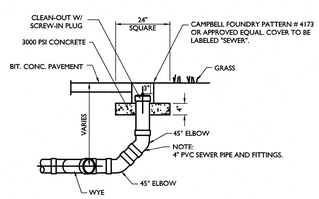
N.T.S.



NOTE:
1. ALL P.V.C. CLEAN-OUTS TO HAVE FRAME AND COVER

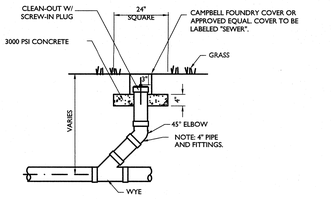
CLEAN-OUT PROTECTION BOX

N.T.S.



SANITARY SEWER CLEANOUT AT BEND

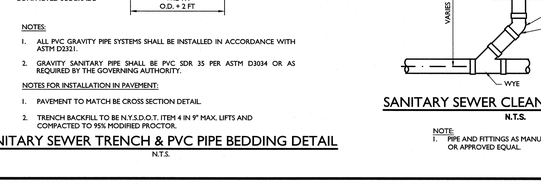
N.T.S.



SANITARY SEWER CLEANOUT INLINE

N.T.S.

NOTE:
1. PIPE AND FITTINGS AS MANUFACTURED BY ADS OR APPROVED EQUAL.



NOTE:
1" SERVICES ON DUCTILE IRON PIPE REQUIRE DIRECT TAP.

WATER SERVICE CONNECTION DETAIL

N.T.S.

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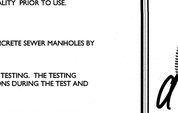
Office Locations:
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■ Clinton, NJ ■ Exton, PA
■ Hamilton, NJ ■ Philadelphia, PA
■ Egg Harbor, NJ ■ Pittsburgh, PA
■ Monroe, NJ ■ Tampa, FL
■ Mt. Arlington, NJ ■ Orlando, FL
■ Mt. Laurel, NJ ■ Miami, FL
■ Albany, NY ■ Norfolk, VA
■ New Windsor, NY ■ Virginia Beach, VA
■ Westchester, NY ■ Albuquerque, NM
■ Columbia, MD ■ Charlotte, NC

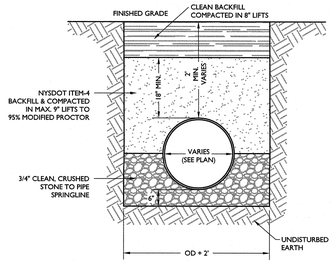
State of N.Y. Certificate of Authorization: 0008671 / 0008821

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

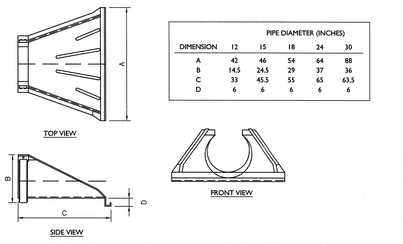
REV	DATE	DRAWN BY	DESCRIPTION
1	11/2018	CPM	REVISED PER PLANNING BOARD COMMENTS.


STATE OF NEW YORK
ANDREW B. FETHERSTON
073555
L



STORM DRAIN TRENCH & BEDDING

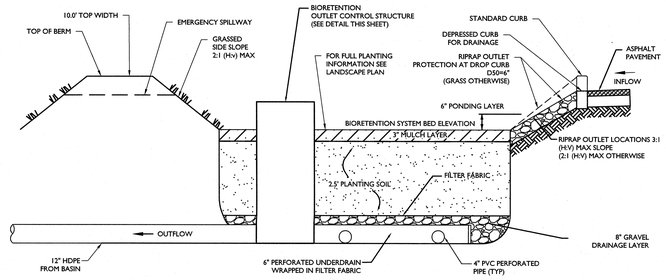
N.T.S.



DIMENSION	PIPE DIAMETER (INCHES) 12	15	18	24	30
A	42	46	54	64	88
B	14.5	24.5	29	37	36
C	33	45.5	55	65	63.5
D	6	6	6	6	6

CORRUGATED POLYETHYLENE FLARED END SECTION

N.T.S.



BIORETENTION SYSTEM CROSS SECTION

N.T.S.

NOTES:

1. SEE PLAN FOR DROP CURB LOCATIONS AND BIORETENTION AREA CONFIGURATION.
2. PLANTING SOIL TO BE IN ACCORDANCE WITH NEW YORK STATE STANDARDS AND SPECIFICATIONS FOUND WITHIN THE PROJECT SWPPP.

PLANTING SOIL NOTE:

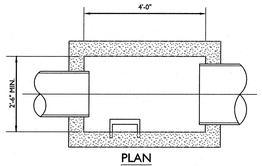
THE PLANTING SOIL SHOULD BE A SANDY LOAM, LOAMY SAND, LOAM (USDA), OR A LOAM/SAND MIX (SHOULD CONTAIN A MINIMUM 35 TO 60% SAND, BY VOLUME), THE CLAY CONTENT FOR THESE SOILS SHOULD BE LESS THAN 25% BY VOLUME. SOILS SHOULD FALL WITHIN THE SM, OR ML CLASSIFICATIONS OD THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). A PERMEABILITY OF AT LEAST 1.0 FEET PER DAY (0.57"/HR) IS REQUIRED (A CONSERVATIVE VALUE OF 0.5 FEET PER DAY IS USED FOR DESIGN). THE SOIL SHOULD BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER, AND BRUSH OR SEED FROM NOXIOUS WEEDS. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN LIFTS OF 12" TO 18", LOOSELY COMPACTED. (TAMPED LIGHTLY WITH A DOZER OR BACKHOE BUCKET). THE SPECIFIC CHARACTERISTICS ARE AS FOLLOWS:

PARAMETER	VALUE
PH RANGE	5.2 TO 7.00
ORGANIC MATTER	1.5 TO 4.0%
MAGNESIUM	35 LBS. PER ACRE, MINIMUM
PHOSPHORUS (P_2O_5)	75 LBS. PER ACRE, MINIMUM
POTASSIUM (K_2O)	85 LBS. PER ACRE, MINIMUM
SOLUBLE SALTS	500 ppm
CLAY	10 TO 25%
SILT	30 TO 55%
SAND	35 TO 60%

BIORETENTION ELEVATIONS

SYSTEM	OUTLET NAME	OUTLET SIZE	BED ELEVATION	100 YR PEAK ELEVATION	TOP OF BERM ELEVATION	EMERGENCY SPILLWAY EL.
1-A	OCS 1-A	4'X4'	185.0	187.82	188.0	187.9
3-A	OCS 3-A	4'X4'	228.5	231.09	232.0	231.25

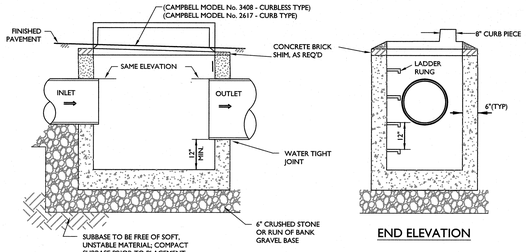
*NOTE SYSTEM 5-B IS ONLY A DETENTION BOND AND WILL NOT REQUIRE MULCH LAYER, PLANING SOIL OR UNDERDRAIN.



PLAN

NOTES:
1. ALL BASINS TO BE PRECAST CONCRETE DESIGNED FOR H-20 HIGHWAY LOADING PLUS 25% IMPACT.
2. ALL COMPONENTS TO CONFORM TO NYSDOT SPECS, LATEST EDITION.
3. ALL DRAINAGE PIPES TO BE HDPE UNLESS NOTED OTHERWISE ON PLANS OR DETAILS

NOTE:
1. INSTALL FRAME AND GRATE TO MATCH SLOPE OF PAVEMENT

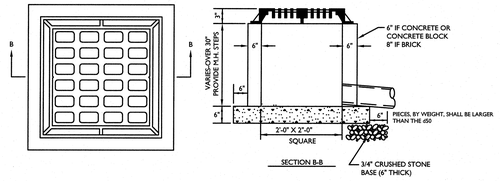


FRONT ELEVATION

END ELEVATION

STANDARD CATCH BASIN DETAILS

N.T.S



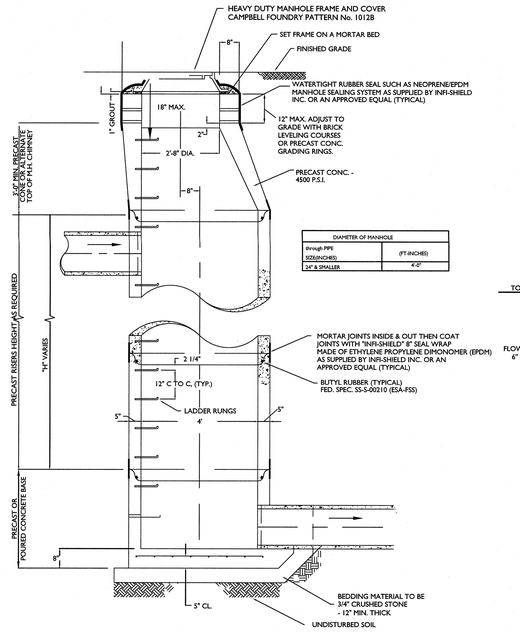
GENERAL CONSTRUCTION NOTES:

1. FOOTER TO BE CONCRETE.
2. INVERT TO BE 4000 PSI CONCRETE.
3. IF WALL CONSTRUCTION IS OTHER THAN CONCRETE, THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2" THICK CEMENT PLASTER.
4. FRAME AND GRATE TO BE #3193 AS MANUFACTURED BY CAMPBELL FOUNDRY CO., OR APPROVED EQUAL.
5. PROVIDE 3/4" DIAMETER W.I. LADDER RUNGS, 18" O.C. (IF OVER 30" DEEP)
6. EXTERIOR OF ALL CONCRETE SHALL HAVE 2 COATS OF KOPPERS BITUMASTIC #5, OR EQUAL.
7. ALL WORK SHALL BE WATERTIGHT.

*NOT FOR USE IN PAVED AREAS.

YARD INLET DETAIL

N.T.S

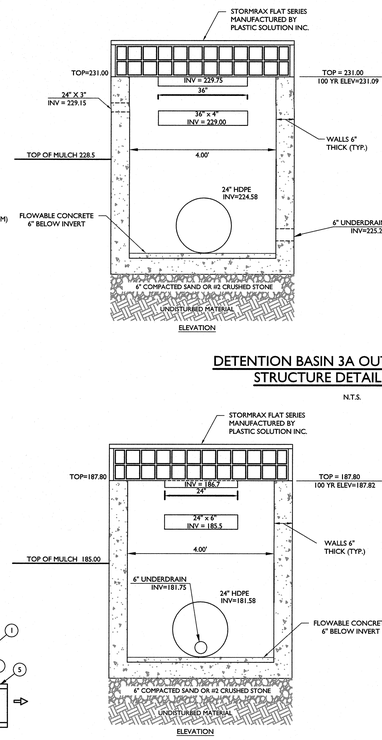


PRECAST OPEN BOTTOM STORM DRAIN MANHOLE DETAIL

N.T.S.

PRECAST STORM DRAIN MANHOLE SECTION

N.T.S.

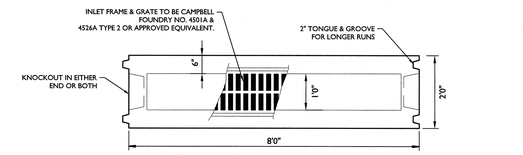


DETENTION BASIN 3A OUTLET CONTROL STRUCTURE DETAIL (OCS-3A)

N.T.S.

BIORETENTION AREA 1A OUTLET CONTROL STRUCTURE DETAIL (OCS 1A)

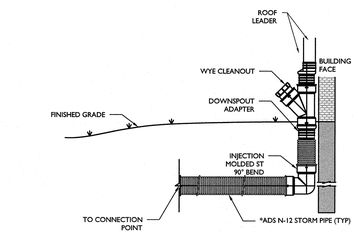
N.T.S.



NOTES:
1. EXISTING CONDITIONS TO BE EVALUATED AND IF NECESSARY CUSTOM DIMENSIONS SHOULD BE PROVIDED TO THE MANUFACTURER.
2. INLET FRAME & GRATE TO BE CAMPBELL FOUNDRY NO. 4501A & 4526A TYPE 2 OR APPROVED EQUIVALENT.
3. CONCRETE MIN STRENGTH 4,000 PSI @ 28 DAYS
4. REINFORCEMENT: #4 REBARS
5. TO BE MANUFACTURED BY WOODARDS CONCRETE, INC. OR EQUAL

PRECAST TRENCH DRAIN (H20-LOADING)

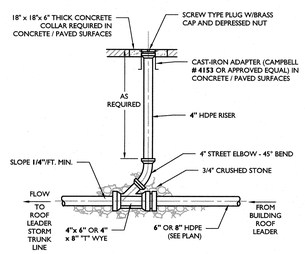
N.T.S.



NOTE:
1. INJECTION MOLDED FITTINGS ARE AVAILABLE IN TEES, WYES, REDUCERS, 45° BENDS AND BELL/BELL COUPLERS.
2. WATERTIGHT INJECTION MOLDED FITTINGS AND WATERTIGHT PIPE CAN BE SUBSTITUTED FOR WATERTIGHT APPLICATIONS.
3. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL.
4. CLEANOUTS TO BE 4" MINIMUM SIZE TO ACCOMMODATE ROOF LEADER.
5. CONFIRM FINAL LOCATIONS AND SIZES WITH ARCHITECTURAL PLANS.

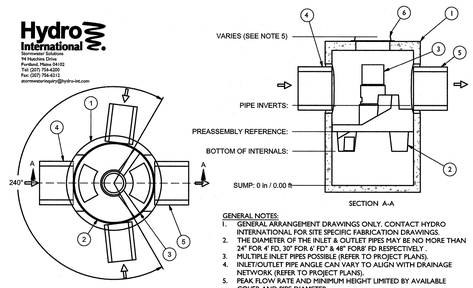
ADS ROOF DOWNSPOUT WITH WYE CLEANOUT DETAIL

N.T.S.



ROOF LEADER CLEANOUT DETAIL

N.T.S.



GENERAL NOTES:
1. GENERAL ARRANGEMENT DRAWINGS ONLY. CONTACT HYDRO INTERNATIONAL FOR SITE SPECIFIC FABRICATION DRAWINGS.
2. THE DIAMETER OF THE INLET & OUTLET PIPES MAY BE NO MORE THAN 24" FOR 4' FD, 30" FOR 6' FD" & 48" FORE FD RESPECTIVELY.
3. MULTIPLE INLET PIPES POSSIBLE (REFER TO PROJECT PLANS).
4. INLET/OUTLET PIPE ANGLE CAN VARY TO ALIGN WITH DRAINAGE NETWORK (REFER TO PROJECT PLANS).
5. PEAK FLOW RATE AND MINIMUM HEIGHT LIMITED BY AVAILABLE COVER AND PIPE DIAMETER.
6. LARGER SEDIMENT STORAGE CAPACITY MAY BE PROVIDED WITH A DEEPER SUMP DEPTH.

PRODUCT SPECIFICATIONS:
A. THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.
B. THE TREATMENT SYSTEM SHALL FIT WITHIN THE LIMITS OF EXCAVATION (AREA AND DEPTH) AS SHOWN IN THE PROJECT PLANS AND WILL NOT EXCEED THE DIMENSIONS FOR THE DESIGN FLOW RATES SPECIFIED HEREIN.
C. FOR TREATMENT CAPACITY AND FULL LIST OF PRODUCT SPECIFICATIONS SEE SWPPP DATED MARCH 2017 PREPARED BY MASER CONSULTING.

MANUFACTURES NOTES:
1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.
3. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

ITEM	SIZE (in)	DESCRIPTION
1	48	I.D. PRECAST MANHOLE
2		LEDGER DUPPORT
3		SEPARATION MODULE
4	24	INLET PIPE (BY OTHERS)
5	24	OUTLET PIPE (BY OTHERS)
6	30	FRAME AND COVER (OR GRATE) (ROUND)

PART LIST

MODEL	HEIGHT OF COMPONENT BOTTOM OF INTERNALS	PREASSEMBLY REFERENCE	PIPE INVERTS
4' DIAMETER FIRST DEFENSE	27"	41 1/2"	59"

HYDRO INTERNATIONAL FIRST DEFENSE DETAIL

N.T.S.

STRUCTURE NAME	HEIGHT OF COMPONENT RIM ELEVATION	PIPE IN	PIPE OUT
FD-1A	182.45	178.85	178.85
FD-1B	183.69	178.90	178.90

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1	1/12/2018	CPM	REVISED PER PLANNING BOARD COMMENTS.



ANDREW B. FETHERSTON
NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 073555-1

FINAL
SITE PLAN
FOR
BAYSIDE CONSTRUCTION

SECTION 109.1
BLOCK 4
LOT 29

TOWN OF MARLBOROUGH
COUNTY OF ULSTER
STATE OF NEW YORK

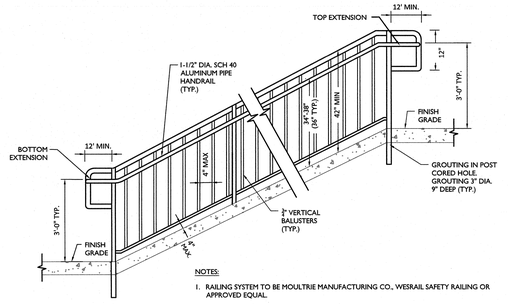
NEW WINDSOR OFFICE
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
Fax: 845.567.1025

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	09/22/2017	CPM	JED
PROJECT NUMBER: 05000787A		DRAWING NAME: C-DTLS	

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
20 of 21

2000\2000787A\Submissions\Site Plan\C-DTLS.dwg C-DRAINAGE DETAILS By: CPM/DONALK

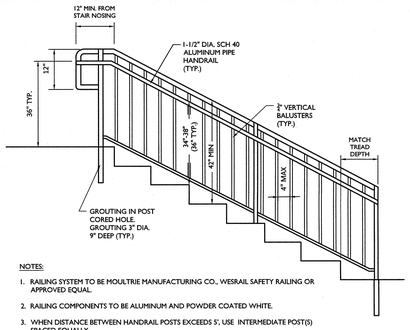


NOTES:

1. RAILING SYSTEM TO BE MOULTRIE MANUFACTURING CO., WESRAIL SAFETY RAILING OR APPROVED EQUAL.
2. RAILING COMPONENTS TO BE ALUMINUM AND POWDER COATED WHITE.
3. WHEN DISTANCE BETWEEN HANDRAIL POSTS EXCEEDS 5', USE INTERMEDIATE POST(S) SPACED EQUALLY.
4. ALL HANDRAIL MEMBERS TO BE 1-½" O.D. ALUMINUM. FLUSH JOINT, INTERIOR SLEEVE WHEN REQUIRED.
5. EXTENSIONS MAY EXTEND TO A WALL, GUARD, WALKING SURFACE, OR MAY BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.
6. ALL ASPECTS OF THE RAILING SHALL COMPLY WITH CURRENT ADA STANDARDS.
7. CONTRACTOR TO PROCURE & FOLLOW MANUFACTURER SPECIFICATIONS.
8. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO ORDERING RAILINGS.

RAMP RAILING DETAIL

N.T.S.

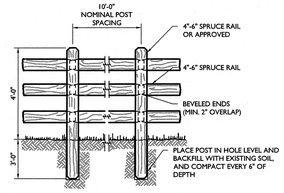


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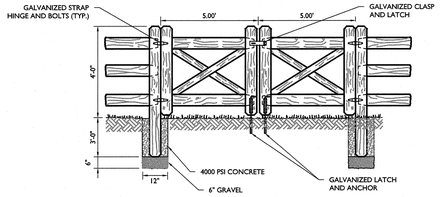
STAIRCASE RAILING DETAIL

N.T.S.



SPLIT RAIL FENCE

N.T.S.



WOOD DOUBLE GATE DETAIL

N.T.S.

NOTE:
1. SINGLE PROPOSED GATE TO BE 5'.

GENERAL PLANTING NOTES

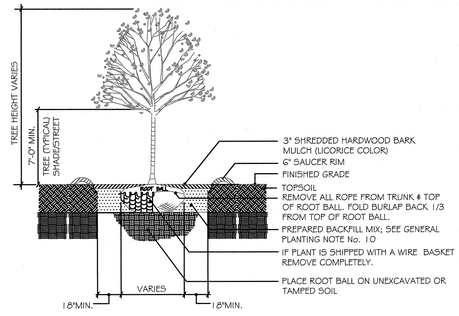
1. THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
2. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND VERIFY LOCATION OF ALL UTILITIES ON SITE PRIOR TO CONSTRUCTION.
3. ALL PLANT MATERIAL SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMENS STANDARD FOR NURSERY STOCK OR THE PLANT MATERIAL WILL BE UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED DISEASE AND INSECT FREE. THE OWNER AND/OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIAL ON SITE PRIOR TO INSTALLATION.
4. NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARD TO SIZE, SPECIES, OR VARIETY WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE CONSULTANT FOR THE TOWN OF MARLBOROUGH. WRITTEN PROOF OF PLANT MATERIAL UNAVAILABILITY MUST BE DOCUMENTED.
5. THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED LINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. NO SHADE TREE, STREET TREE, ORNAMENTAL FLOWERING TREE OR EVERGREEN TREE SHALL BE PLANTED CLOSER THAN 10' FROM ANY SIDEWALK, DRIVEWAY, CURB OR UTILITY LOCATION UNLESS SPECIFICALLY DIMENSIONED ON THE LANDSCAPE PLAN OR INSTALLED WITH PHYSICAL ROOT BARRIER.
6. ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 8'-0" ABOVE GRADE. ALL PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30" ABOVE THE ELEVATION OF THE ADJACENT CURB. ALL STREET TREES PLANTED IN SIGHT TRIANGLE EASEMENTS SHALL BE PRUNED TO NOT HAVE BRANCHES BELOW 10'-0".
7. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
8. ALL PLANT MATERIAL SHALL BE PROPERLY INSTALLED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. CUT AND REMOVE JUTE BURLAP FROM TOP ONE-THIRD OF THE ROOT BALL. WIRE BASKETS AND AND NOT JUTE BURLAP SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING THE PLANT PIT.
9. BRANCHES OF DECIDUOUS TREES SHALL BE PRUNED BACK BY NO MORE THAN ONE QUARTER (1/4) TO BALANCE THE TOP GROWTH WITH ROOTS AND TO PRESERVE THEIR CHARACTER AND SHAPE. THE CENTRAL LEADER OF TREE SHALL NOT BE PRUNED.
10. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH CRUSHED STONE.
11. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING GRADE AT NURSERY.
12. OPTIMUM PLANTING TIME:
    DECIDUOUS - APRIL 1 TO JUNE 1 & OCTOBER 15 TO DECEMBER 15.
    CONIFEROUS - APRIL 1 TO JUNE 1 & SEPTEMBER 1 TO NOVEMBER 1.
13. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS.
14. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT DIES WITHIN THAT TIME PERIOD SHALL BE REMOVED, INCLUDING THE STUMP, AND REPLACED BY A TREE OF SIMILAR SIZE AND SPECIES AT NO EXPENSE TO THE OWNER.
15. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM 4"-6" LAYER OF TOPSOIL IN ALL LAWN AREAS AND A MINIMUM OF 12" OF TOPSOIL IN ALL PLANTING AREAS. A FULL SOIL ANALYSIS SHALL BE CONDUCTED AFTER CONSTRUCTION AND PRIOR TO PLANTING TO DETERMINE THE EXTENT OF SOIL AMENDMENT REQUIRED. SOIL PH SHOULD BE 5.5-6.5.
16. ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH SEED AS INDICATED ON THE LANDSCAPE PLANS. TEMPORARY SEEDING SHALL BE IN ACCORDANCE WITH THE SOIL EROSION AND SEDIMENT CONTROL PLAN, WHILE PERMANENT SEEDING SHALL BE IN ACCORDANCE WITH THE SEEDING NOTES ON THIS SHEET. ALL DISTURBED LAWN AREAS SHALL BE TOPSOILED, LIMED, FERTILIZED AND FINE GRADED PRIOR TO LAWN INSTALLATION.
17. ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.
18. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.
19. ALL EXISTING TREES AND SHRUBS TO BE PRESERVED ON SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY SNOW FENCING. ALL FENCING SHALL BE PLACED OUTSIDE THE INDIVIDUAL TREE CANOPY. ALL TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION, GRADING OR CLEARING. ALL EXISTING VEGETATION BEING PRESERVED AND LOCATED AT THE EDGE OF THE NEW TREELINE, SHALL BE PRUNED AND TRIMMED TO REMOVE ALL DEAD, DISEASED, OR DAMAGED BRANCHES.

GENERAL SEEDING NOTES

1. TEMPORARY SEEDING SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED AT A RATE OF 1.0 LBS. PER 1000 SF OR SPRING OATS APPLIED AT A RATE OF 2.0 LBS. PER 1,000 SF. TEMPORARY SEEDING SHALL BE MULCHED AND MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH PERMANENT SEEDING.
2. PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL - OPTIMUM SEEDING DATES ARE BETWEEN APRIL 1 AND MAY 31: AND AUGUST 16 AND OCTOBER 15.

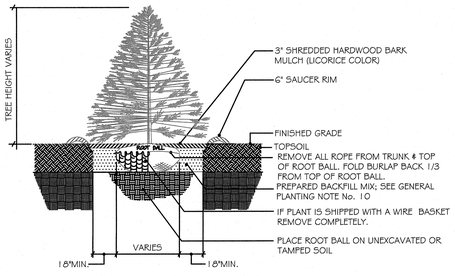
LAWN MIXTURE -	HARD FESCUE	120 LBS/ACRE
	PERENNIAL RYE GRASS	30 LBS/ACRE
	KENTUCKY BLUE GRASS (BLEND)	40 LBS/ACRE
LAWN MIXTURE -	TALL FESCUE	160 LBS/ACRE
	PERENNIAL RYE GRASS (BLEND)	20 LBS/ACRE
	KENTUCKY BLUE GRASS (BLEND)	20 LBS/ACRE
SLOPE SEED MIXTURE -	ERNST NATIVE STEEP SLOPE MIX W/ ANNUAL RYEGRASS	60 LBS/ACRE

3. PERMANENT SEEDING TO BE APPLIED BY RAKING OR DRILLING INTO THE SOILS AT A RATE OF 150# PER ACRE, SLOPED AREA TO BE COVERED WITH MULCH AS INDICATED IN NOTE 5.
4. FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE IN COMPLIANCE WITH THE LATEST NYSDEC REGULATIONS. A SOIL TEST PRIOR TO FERTILIZER APPLICATION IS RECOMMENDED. NO FERTILIZER IS TO BE USED TO ESTABLISH THE AREAS RECEIVING THE WILDFLOWER SEED MIXTURE.
5. IF SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREA TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 6.
6. MULCH TO CONSIST OF SMALL GRAIN STRAW OR SALT HAY ANCHORED WITH A WOOD AND FIBER MULCH BINDER OR AN APPROVED EQUAL. MULCH WILL BE SPREAD AT RATES OF 80 TO 115 LBS. PER 1000 SF AND ANCHORED WITH A MULCH ANCHORING TOOL OR LIQUID MULCH BINDER, AND SHALL BE PROVIDED ON ALL SEEDINGS. HYDROMULCH SHALL ONLY BE USED DURING OPTIMUM GROWING SEASONS.
7. WORK LIME AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTILL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
8. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL.
9. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS ABOVE.



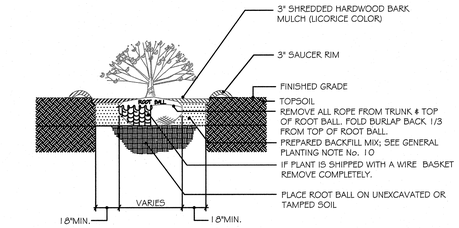
DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



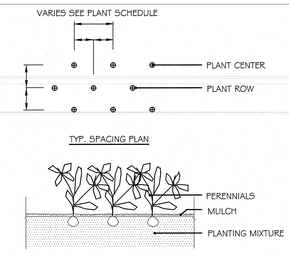
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE



PERENNIAL / GRASS PLANTING

NOT TO SCALE

PLANT DETAIL NOTES

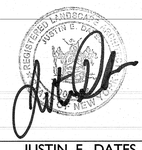
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT. MULCH SHALL NOT TOUCH THE TREE TRUNK.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.
3. WIRE BASKETS AND NON-JUTE BURLAP MUST BE ENTIRELY REMOVED FROM THE ROOT BALL. JUTE BURLAP MUST BE REMOVED FROM THE TOP 1/3 OF THE ROOT BALL.
4. DEPTH OF PLANT PIT SHALL BE INCREASED BY 12" WHEREVER POOR SOIL CONDITIONS OCCUR, WITH THE ADDITION OF LOOSE AGGREGATE.
5. CONTRACTOR SHALL PARTIALLY FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF PIT DOESNT PERCOLATE, MEASURES MUST BE TAKEN TO ASSURE PROPER DRAINAGE BEFORE PLANTING.
6. PLANTING MUST BE GUARANTEED FOR TWO FULL GROWING SEASONS FROM THE TIME OF FINAL ACCEPTANCE BY THE LANDSCAPE CONSULTANT. CONTRACTOR SHALL REMOVE ALL WRAPPING AT THE END OF GUARANTEE PERIOD OR SOONER PER PROJECT LANDSCAPE ARCHITECT.
7. BACKFILL MIXTURE TO BE SPECIFIED BASED UPON SOIL TEST AND CULTURAL REQUIREMENTS OF PLANT.
8. PRUNE DAMAGED AND CONFLICTING BRANCHES MAINTAINING NORMAL TREE SHAPE, NEVER CUT CENTRAL TRUNK OR LEADER.

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REV	DATE	DRAWN BY	DESCRIPTION
1	11/2/2018	CPM	REVISED PER PLANNING BOARD COMMENTS



JUSTIN E. DATES
NEW YORK REGISTERED
LANDSCAPE ARCHITECT - LICENSE NUMBER: 001964

FINAL
SITE PLAN
FOR
BAYSIDE CONSTRUCTION

SECTION 109.1
BLOCK 4
LOT 29

TOWN OF MARLBOROUGH
COUNTY OF ULSTER
STATE OF NEW YORK

NEW WINDSOR OFFICE
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
Fax: 845.567.1025

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	09/22/2017	CPM	JED

PROJECT NUMBER:	DRAWING NAME:
05000781A	C-DTLS

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
21 of 21

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