

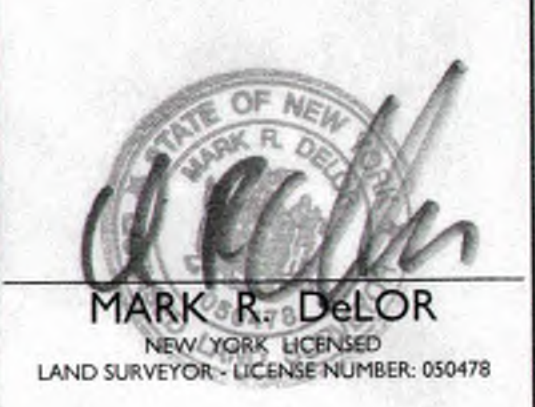


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UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY
MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A
VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW
YORK STATE EDUCATION LAW.

ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S
SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE
SURVEYOR'S ORIGINAL WORK AND OPINION.



SECTION 109
BLOCK 4
LOT 29

TOWN OF MARLBOROUGH
ULSTER COUNTY
NEW YORK STATE

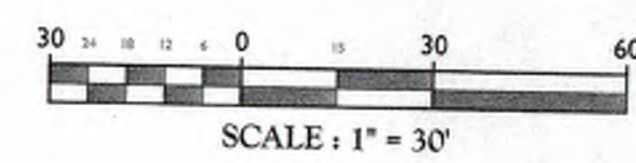
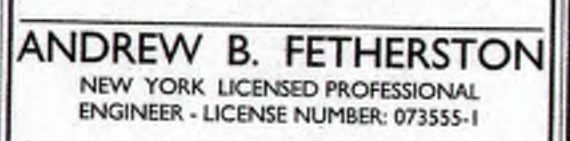


NEW WINDSOR OFFICE
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
Fax: 845.567.1025

SCALE: AS SHOWN	DATE: 09/18/2017	DRAWN BY: CDR	CHECKED BY: JED
PROJECT NUMBER: 05000787A		DRAWING NAME C-PLAT	
SHEET TITLE: SUBDIVISION PLAT			

SHEET NUMBER: 1 of 1

TOWN OF MARLBOROUGH PLANNING BOARD

[illegible]

PRELIMINARY
SITE PLAN
FOR
BAYSIDE
CONSTRUCTION

SECTION 109.1
BLOCK 4
LOT 29

TOWN OF MARLBOROUGH
COUNTY OF ULSTER
STATE OF NEW YORK



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

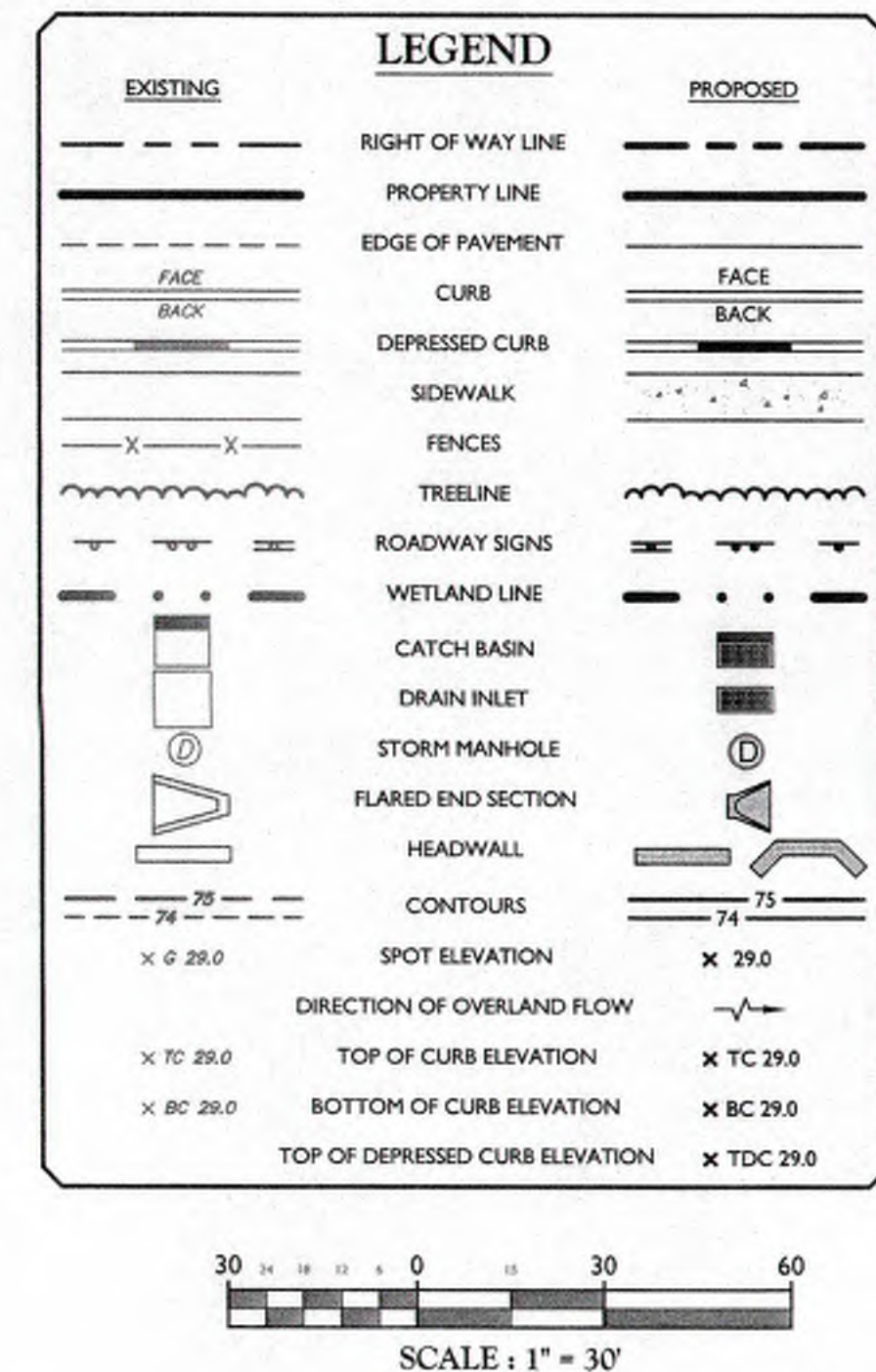
SHEET TITLE:

LAYOUT PLAN



Bayside Drainage - East Discharge Pipe Table					
Pipe I.D.	Description	Length	Invert Up	Inverts On	Slope
P-30	15"HDPE	28'	179.50	179.15	1.23%
P-31	15"HDPE	21'	180.30	179.50	3.80%
P-32	15"PCP	34'	180.80	180.30	1.46%
P-33	24"HDPE	183'	180.95	179.12	1.00%
P-34	15"HDPE	11'	181.10	180.95	1.40%
P-35	15"HDPE	14'	181.30	181.10	0.42%
P-36	15"HDPE	35'	181.55	181.30	1.72%
P-37	24"HDPE	98'	181.58	180.95	0.64%
P-38	24"HDPE	79'	184.42	184.00	0.53%
P-39	24"HDPE	112'	185.55	184.42	1.01%
P-40	24"HDPE	129'	187.35	185.55	1.48%
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	10.44%
P-44	15"HDPE	33'	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	9.62%
P-48	15"HDPE	24'	218.75	218.60	0.66%
P-49	15"HDPE	73'	224.60	218.75	7.77%
P-50	15"HDPE	23'	224.75	224.60	0.66%
P-51	15"HDPE	108'	231.50	224.75	6.27%
P-52	15"HDPE	31'	231.81	231.66	0.40%

Structure I.D.	Description	Rim/Grate	Pipes (In)	Inverts (In)	Pipes (Out)	Inverts (Out)
S-32	30 in. x 48 in. Catch Basin	182.28	15" HDPE 24" HDPE	179.15 179.12		
S-33	48 in. dia. CONED MH	183.69	15" HDPE	179.50	15" HDPE	179.50
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 15" HDPE	180.95 180.95	24" HDPE	180.95
S-37	48 in. dia. CYLINDER MH	181.80	15" HDPE	181.10	15" HDPE	181.10
S-38	30 in. x 48 in. Catch Basin	182.66	15" HDPE	181.30	15" HDPE	181.30
S-39	30 in. x 48 in. Catch Basin	182.91			15" HDPE	181.55
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	192.80	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	218.60 218.65	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	234.91	15" HDPE	231.66	15" HDPE	231.50
S-56	30 in. x 48 in. Catch Basin	236.06			15" HDPE	231.81



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 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 1/4" PER FOOT OR NORMALLY 2.0%) IN ANY DIRECTION
- CURB RAMPS - SLOPES SHALL NOT EXCEED 1:12 (8.33%) 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 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 5/16" PER FOOT) IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 1:48 (1 1/4" PER FOOT OR NORMALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 120 (5.0%), AN ADA RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.33%), 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 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 EQUAL OR MORE THAN 1:48 (1 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.



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Know what's below.
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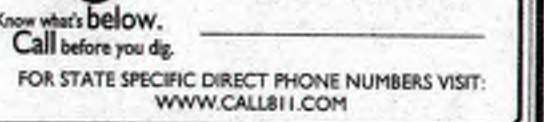
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ALL STATES REQUIRE NOTIFICATION OF
EXCAVATORS, DESIGNERS, OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S
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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:
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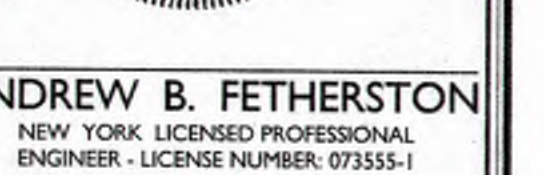


ANDREW B. FETHERSTON
NEW YORK LICENSED PROFESSIONAL
ENGINEER - LICENSE NUMBER: 073555-I

PRELIMINARY SITE PLAN			
FOR BAYSIDE CONSTRUCTION			
SECTION 109.1 BLOCK 4 LOT 29			
TOWN OF MARLBOROUGH COUNTY OF ULSTER STATE OF NEW YORK			
<div style="display: flex; justify-content: space-between; align-items: center;">  <div style="text-align: right;"> NEW WINDSOR OFFICE 555 Hudson Valley Avenue Suite 101 New Windsor, NY 12553 Phone: 845.364.4495 Fax: 845.367.1025 </div> </div>			
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	09/22/2017	CFM	JED
PROJECT NUMBER:		DRAWING NAME:	
050007019A		C-GRADING	
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SHEET NUMBER: <div style="display: flex; justify-content: space-around; align-items: center; margin-top: 5px;"> 07 of 21 </div>			

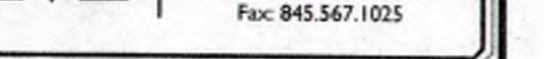


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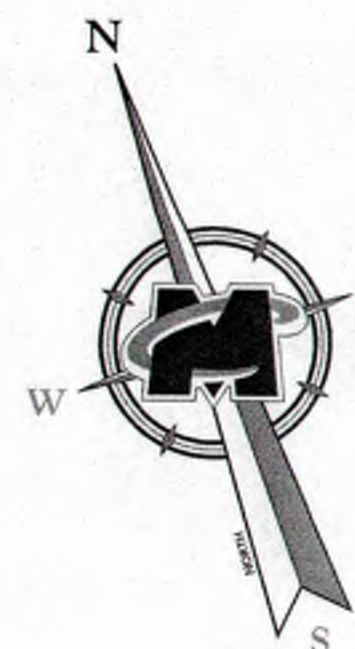
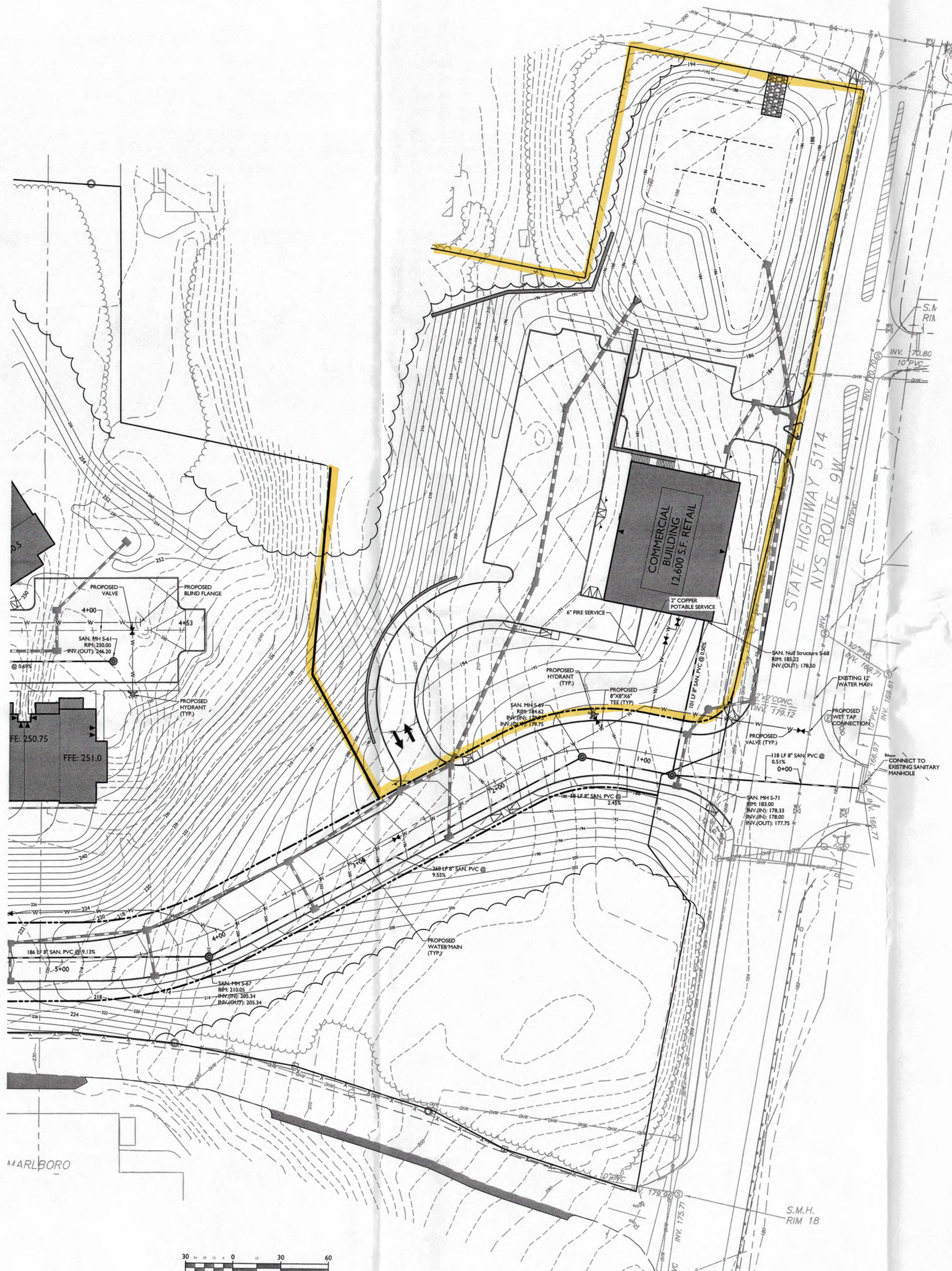
SECTION 109.1
BLOCK 4
LOT 29

TOWN OF MARLBOROUGH
COUNTY OF ULSTER
STATE OF NEW YORK



DATE	DRAWN BY:	CHECKED BY:
09/22/2017	CPM	JED
PROJECT NUMBER:	DRAWING NAME:	
05000787A	C-UTIL	

UTILITIES PLAN



EXISTING		LEGEND		PROPOSED
		RIGHT OF WAY LINE		
		PROPERTY LINE		
		EDGE OF PAVEMENT		
		CURB		
		DEPRESSED CURB		
		SIDEWALK		
		FENCES		
		TREE LINE		
		ROADWAY SIGNS		
		WETLAND LINE		
		ZONING OVERLAY LINE		
		SANITARY MANHOLE		
		HYDRANT		
		BLOW-OFF HYDRANT		
		WATER VALVE		
		CONTOURS		
		SPOT ELEVATION		
		DIRECTION OF OVERLAND FLOW		
		TOP OF CURB ELEVATION		
		BOTTOM OF CURB ELEVATION		
		TOP OF DEPRESSED CURB ELEVATION		
		CABLE TV CONDUIT		
		WATER MAIN		
		GAS MAIN		
		TELEPHONE CONDUIT		
		ELECTRIC CONDUIT		
		SANITARY PIPE		
		STORM PIPE		

