

Map of the project location in the City of Houston, Texas. The map shows a grid of streets including Houston, Dallas, Chicago, and others. A red rectangle highlights the project location on Houston Street. A callout box with an arrow points to the red rectangle and contains the text "PROJECT LOCATION". A north arrow is located in the top right corner.

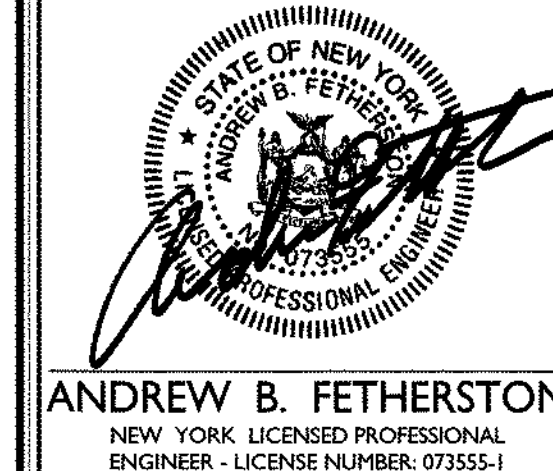
OWNER: MARLBORO ON HUDSON, LLC.  
ADDRESS: 11 RACQUET ROAD, NEWBURGH, NY 12550  
PHONE: (845)-567-9000

APPLICANT: HIGHLAND AVENUE MARLBORO, LLC.  
ADDRESS: HUDSON CIRCLE, MARLBORO NY 12542  
PHONE: (845)-567-9000

SHT. No.	DESCRIPTION	LATEST REVISION
1	COVER SHEET	
2	EXISTING CONDITIONS AND DEMOLITION PLAN	
3	LAYOUT AND DIMENSION PLAN	
4	GRADING PLAN	
5	UTILITY PLAN	
6	SOIL EROSION AND SEDIMENT CONTROL PLAN	
7	SOIL EROSION AND SEDIMENT CONTROL DETAILS	
8 & 9	CONSTRUCTION DETAILS	

OWNER: MARLBORO ON HUDSON, LLC. ADDRESS: 11 RACQUET ROAD, NEWBURGH, NY 12550 PHONE: (845)-567-9000		
APPLICANT: HIGHLAND AVENUE MARLBORO, LLC. ADDRESS: HUDSON CIRCLE, MARLBORO NY 12542 PHONE: (845)-567-9000		
<h2 style="text-align: center;">INDEX OF SHEETS</h2>		
SHT. No.	DESCRIPTION	LATEST REVISION
1	COVER SHEET	
2	EXISTING CONDITIONS AND DEMOLITION PLAN	
3	LAYOUT AND DIMENSION PLAN	
4	GRADING PLAN	
5	UTILITY PLAN	
6	SOIL EROSION AND SEDIMENT CONTROL PLAN	
7	SOIL EROSION AND SEDIMENT CONTROL DETAILS	
8 & 9	CONSTRUCTION DETAILS	

1. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "AS-BUILT SURVEY FOR PINE VIEW CORNERS" PREPARED BY MASER CONSULTING, P.A. AND PREPARED FOR MARLBORO ON HUDSON, LLC, DATED MARCH 18, 2018.
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. NO 100 YEAR FLOOD PLAINS ARE KNOWN TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE MAP 36111C0905E, DATED SEPTEMBER 25, 2009 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
4. 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 ON SITE WATER MAIN PREVIOUSLY INSTALLED ON HUDSON CIRCLE.
7. SANITARY SEWER SERVICE SHALL CONNECT TO THE EXISTING 8" GRAVITY LINE PREVIOUSLY INSTALLED ON HUDSON CIRCLE. THE PUMP STATION ON SITE WAS INSPECTED BY MASER CONSULTING P.A. ON APRIL 25, 2018 AND FOUND TO BE FULLY OPERATIONAL. THE FLOATS SHALL BE RESET ACCORDING TO THE SITE PLAN. ANY ADDITIONAL PROPOSED SEWER MAIN EXTENSIONS AND MANHOLE LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL. ACCORDING TO MUNICIPAL AND ULSTER COUNTY HEALTH DEPARTMENT REGULATIONS, PIPE MATERIAL 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 POLYETHYLENE 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 HEREON 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 THERE TO.
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 PRIOR TO CONSTRUCTION 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. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
22. INFORMATION SHOWN HEREON IS INCORPORATED WITH THE CONTENTS OF THE FOLLOWING REPORTS:
  - "STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR MARLBORO ON HUDSON, PREPARED BY MASER CONSULTING, P.A. DATED JUNE 2018.
23. THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

[illegible]

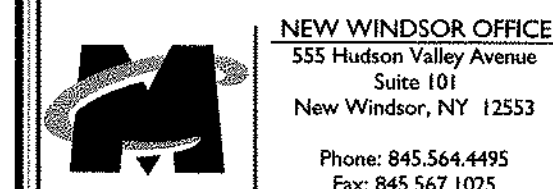
# SITE PLAN

## FOR

# MARLBORO ON HUDSON

SECTION 108.12  
BLOCK 8  
LOT 23

TOWN OF MARLBOROUGH  
ULSTER COUNTY  
NEW YORK STATE

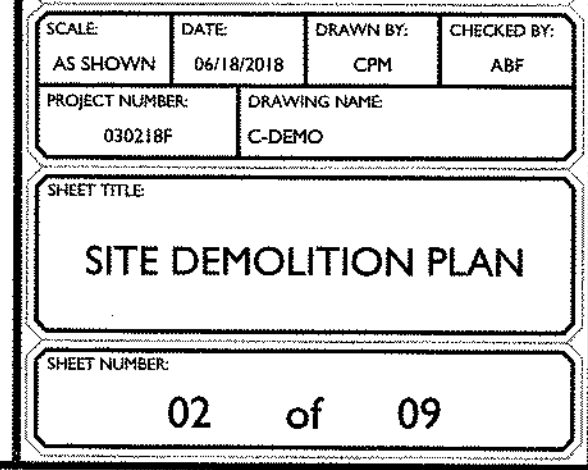


SCALE: AS SHOWN	DATE: 06/18/2018	DRAWN BY: CPM	CHECKED BY: ABF
PROJECT NUMBER: 030218F		DRAWING NAME: C-COVER	

COVER SHEET

SHEET NUMBER: 01 of 09





**MAP REFERENCE:**

1. MAP PREPARED BY MASER CONSULTING, P.A. AND ENTITLED "FINAL SITE PLAN, CONDOMINIUM PLAN FOR FINE VIEW CORNERS, SECTION 16R.12, BLOCK 6 & LOT 23, TOWN OF HARLBOROUGH, ULSTER COUNTY, STATE OF NEW YORK" DATED 4/8/2004

**NOTE:**

1. BOUNDARY INFORMATION TAKEN FROM MAP REFERENCE ENTITLED "AS-BUILT SURVEY FOR FINE VIEW CORNERS" BY MASER CONSULTING, P.A. DATED APRIL 18, 2018

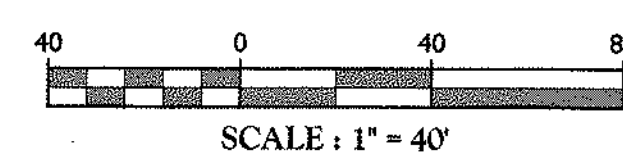
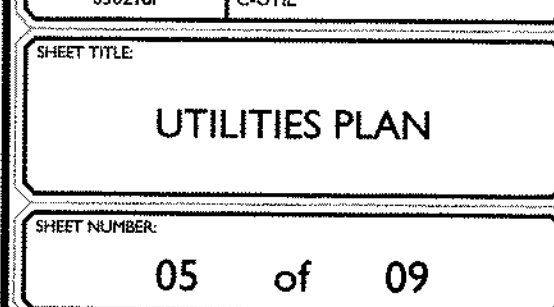
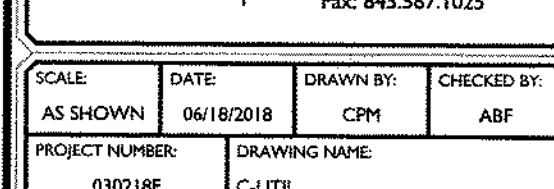
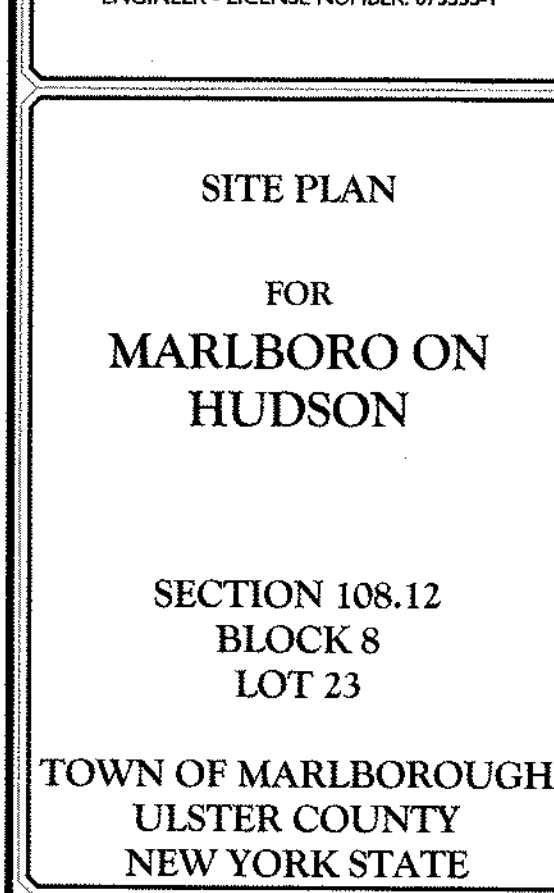
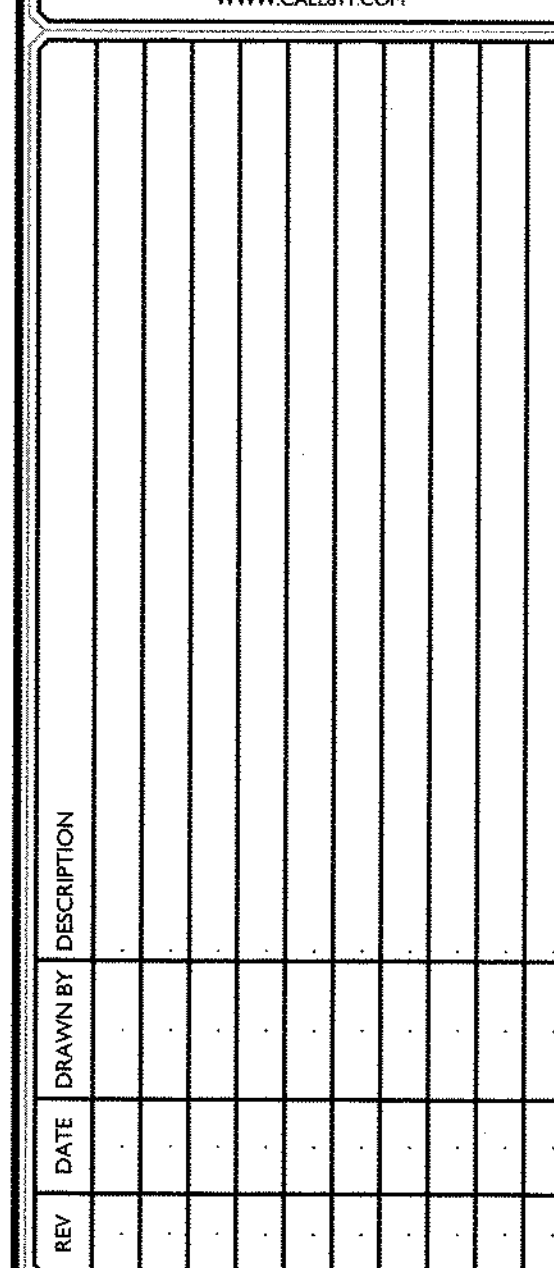
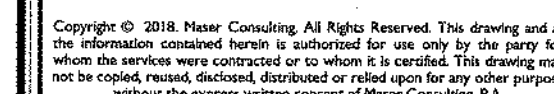












SCALE: 1"=20'

20 0 20 40

SCALE: 1" = 20'

1. MAP PREPARED BY MASER CONSULTING, P.A. AND ENTITLED "FINAL SITE PLAN, CONDOMINIUM PLAN FOR PINE VIEW CORNERS, SECTION 108.12, BLOCK 8, LOT 23, TOWN OF MARLBOROUGH, ULSTER COUNTY, STATE OF NEW YORK" DATED 4/8/2004

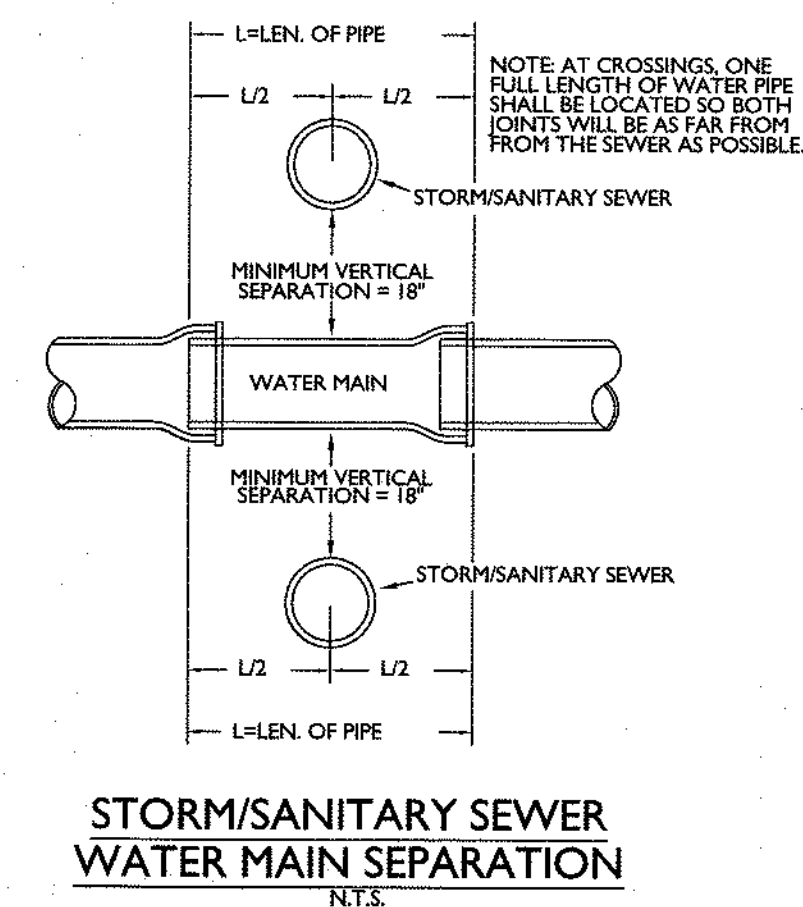
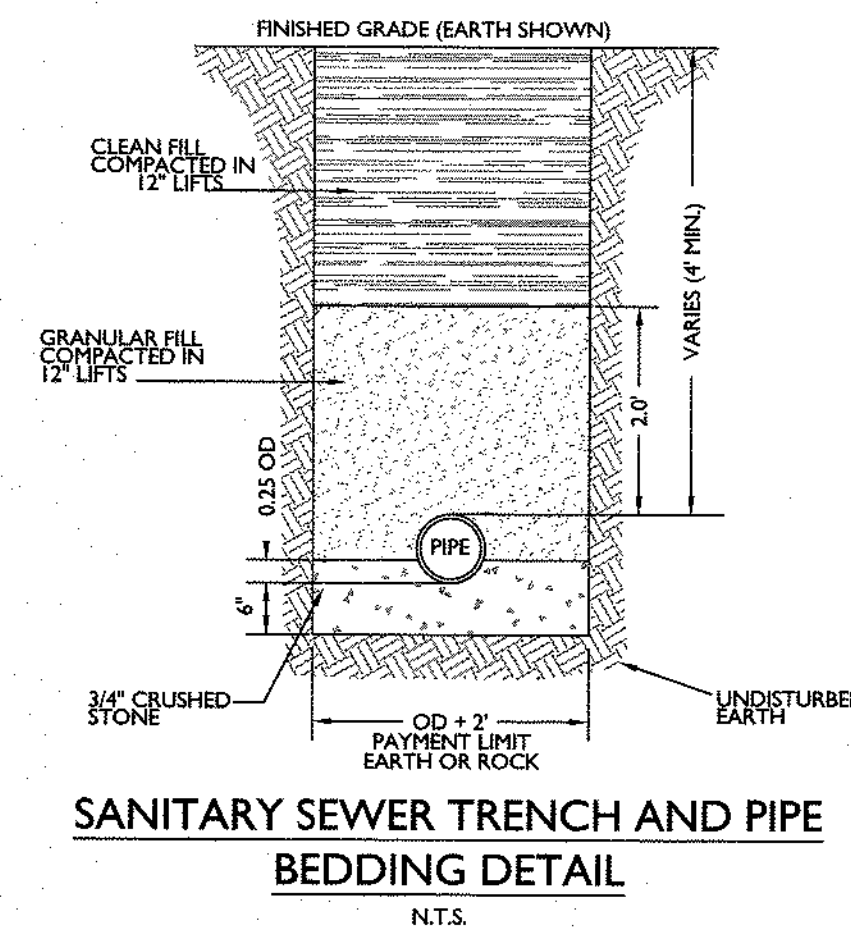
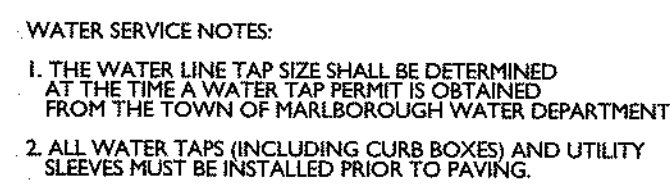
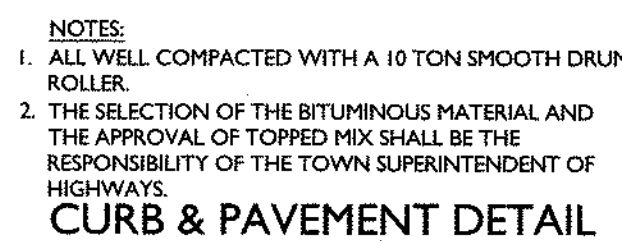










[illegible]

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

## SITE PLAN

FOR  
MARLBORO ON  
HUDSON

SECTION 108.12  
BLOCK 8  
LOT 23

TOWN OF MARLBOROUGH  
ULSTER COUNTY  
NEW YORK STATE

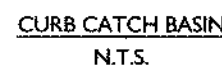
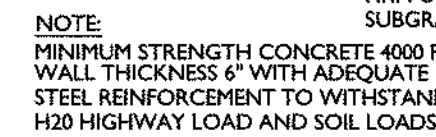


SCALE: AS SHOWN	DATE: 06/18/2018	DRAWN BY: CPM	CHECKED BY: ABF
PROJECT NUMBER: 030218F		DRAWING NAME: C-DTLS	

SHEET TITLE:	
CONSTRUCTION DETAILS	

SHEET NUMBER: 08 of 09





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.

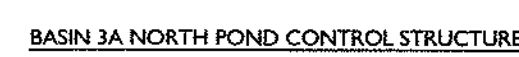
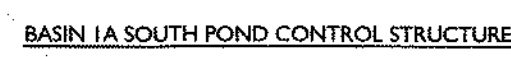
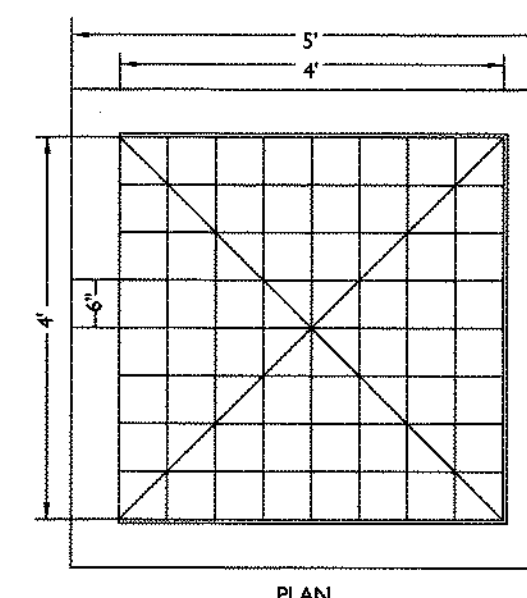
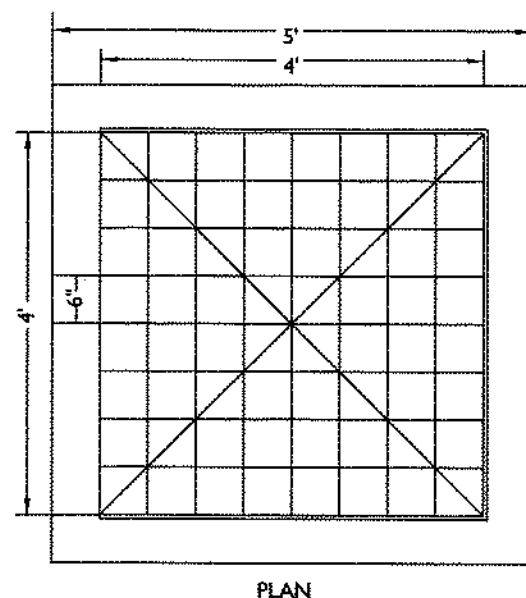
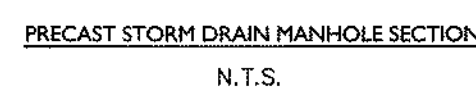
PLANTING SOIL NOTES:

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 OF THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). A PERMEABILITY OF AT LEAST 1.0 FEET PER DAY (0.57 IN/H) 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. AFTER THE SOIL IS PLACED IN THE LIFTS, IT SHOULD BE LOOSELY PLACED IN 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	EMERGENCE/ SPILLWAY ELEVATION
1-A	RIPRAP OVERFLOW SPILLWAY	20' LONG X1.5' WIDE WREY	367.5	368.18	370.0	378.0
4-A	EXISTING CATCH BASIN	4'X2'	375.0	375.63	376.0	375.5



SANITARY SEWER NOTES

1. SANITARY SEWERS ARE TO BE OF SDR 35 PVC (OR HEAVIER IF REQUIRED) BY THE TOWN OF MARLBOROUGH ENGINEER DUE TO LOADING CONDITIONS).
  2. ALL HOUSE LATERALS TO BE INSTALLED BY PLUMBERS, LICENSED IN THE TOWN OF MARLBOROUGH 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 TOWN OF MARLBOROUGH.
  5. TEST RESULTS FOR THE FOLLOWING TESTS MUST BE SUBMITTED AND ACCEPTED BY THE ULSTER COUNTY HEALTH DEPARTMENT PRIOR TO USE.
- VACUUM TEST

THE VACUUM TEST SHALL MEET THE REQUIREMENTS OF C1244-0 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 METHOD 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 10 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.

## 6. 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 AFTER BACKFILLING OF SANITARY SEWERS OR LONGER IF CONDITIONS, IN THE OPINION OF THE TOWN ENGINEER, WARRANT IT.

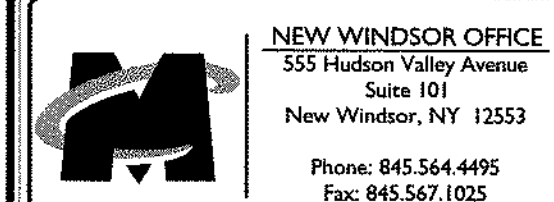
[illegible]

## SITE PLAN

FOR  
MARLBORO ON  
HUDSON

SECTION 108.12  
BLOCK 8  
LOT 23

TOWN OF MARLBOROUGH  
ULSTER COUNTY  
NEW YORK STATE



SCALE: AS SHOWN	DATE: 06/18/2018	DRAWN BY: CPM	CHECKED BY: ABF
PROJECT NUMBER: 030218F		DRAWING NAME: C-DTLS	

## CONSTRUCTION DETAILS

SHEET NUMBER: 09 of 09