

LEGEND

EXISTING PROPERTY LINE

ADJACENT PROPERTY LINE

- DEMOLITION NOTES**
1. THIS DRAWING IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IS NOT INTENDED TO INDICATE ALL DEMOLITION. CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED TO COMPLETE THE JOB.

2. THE PLAN MAY NOT BE ALL INCLUSIVE OF ITEMS TO BE DEMOLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A WALK-THRU OF THE SITE TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS FOR IDENTIFYING POSSIBLE CRITICAL ITEMS, NOT ADDRESSED OR INCORRECTLY ADDRESSED, WHICH REQUIRE REMOVAL/RELOCATION.

3. CONTRACTOR SHALL ALSO CHECK AND IDENTIFY ALL EXISTING WATER, SANITARY SEWER AND ELECTRIC LINES WHICH ARE TO REMAIN AND BE PROTECTED FROM DAMAGE DURING DEMOLITION AND ALTERATION OF WORK.

4. THE DEMOLITION WORK SHALL INVOLVE WORK IN AREAS OUTSIDE OF THE IMMEDIATE SCOPE OF WORK, INCLUDING ABOVE AND/OR BELOW THE FLOOR LEVEL.

5. CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PENETRATING EXISTING WALLS OR FLOOR/CEILING SLABS SO STRUCTURAL INTEGRITY OF ELEMENTS IS NOT DEGRADED. CONTRACTOR SHALL RESTORE EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY SCOPE OF WORK. CONTRACTOR SHALL SEAL TIGHT ALL NEW PENETRATION IN WALLS AND FLOOR/CEILING SLABS TO PRESERVE THE REQUIRED FIRE RATING INTEGRITY.

6. EXECUTION OF DEMOLITION SHALL PROGRESS IN SUCH A MANNER AS NOT TO INTERFERE WITH THE SAFETY AND CONVENIENCE OF THE PUBLIC AND THOSE AROUND THE SITE.

7. WASTE MATERIALS AND RUBBISH FROM DEMOLITION OPERATION SHALL BE REMOVED FROM SITE AS RAPIDLY AS POSSIBLE AND SHALL NOT BE ALLOWED TO ACCUMULATE ON PREMISES. DISPOSAL OF MATERIALS WILL BE AT DISCRETION OF THE CONTRACTOR.

8. PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR INSTALLATION OF NEW WORK AND/OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES AND/OR TO RECEIVE NEW FINISHES.

9. KEEP PREMISES CLEAN AT ALL TIMES ENSURING THERE IS NO LOOSE MATERIALS OR ITEMS WHICH MAY CAUSE INJURY.

10. CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES BEFORE PROCEEDING WITH WORK.

11. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE BUILDING CODE, NATIONAL ELECTRIC CODE AND ANY APPLICABLE LOCAL CODES. CONTRACTOR TO OBTAIN ALL PERMITS AS NECESSARY TO PERFORM WORK.

12. CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN REMOVING EXISTING ITEMS THAT ARE SCHEDULED TO BE RELOCATED AND/OR REUSED.

13. HAZARDOUS MATERIALS: IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS (ASBESTOS, MOLD, ETC.) WILL BE ENCOUNTERED IN THE WORK. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB AND IMMEDIATELY NOTIFY THE ENGINEER AND OWNER.

14. DEMOLITION CONTRACTOR IS TO ARRANGE FOR SHUT OFF OF EXISTING UTILITIES. CONTRACTOR SHALL ARRANGE ALL TEMPORARY POWER AS NECESSARY.

15. OWNER SHALL HAVE RIGHT OF FIRST REFUSAL FOR ALL DEMOLISHED MATERIALS / EQUIPMENT REMOVED DURING DEMOLITION.

16. CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEMOLISHED MATERIALS FROM THE PREMISES.

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183 Main Street
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www.willinghamengineering.com

REV	DATE	DESCRIPTION
3	11/08/19	REVISIONS PER PLANNING BOARD
2	10/25/19	REVISIONS PER PLANNING BOARD
1	09/19/19	REVISIONS PER PLANNING BOARD

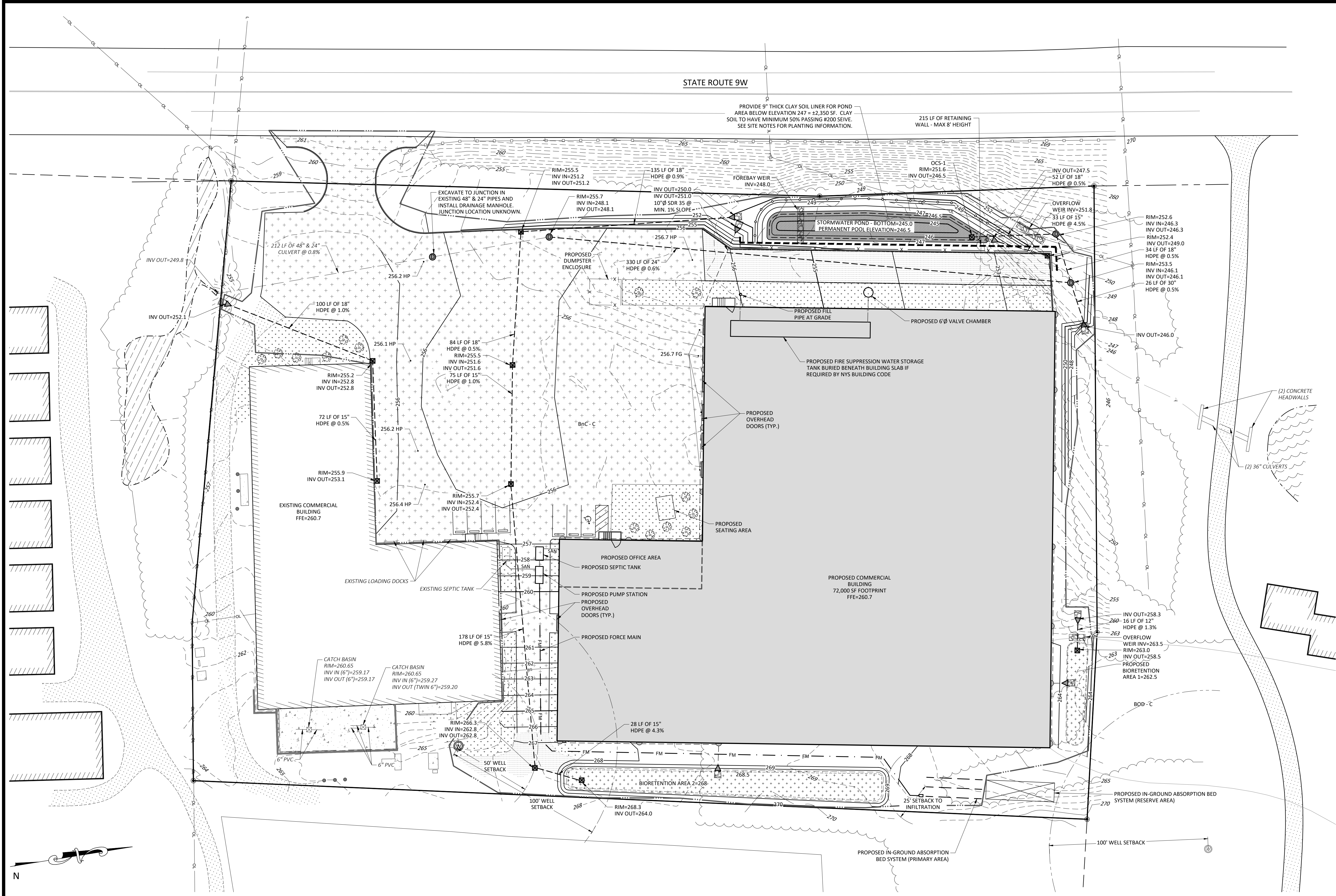
DEMOLITION PLAN

ROYAL ENERGY PROPERTIES, LLC

1666 ROUTE 9W

TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK

DRAWN BY	CHECKED BY
MLT	AVW
DATE	SCALE
09/06/19	1"=30'
PROJECT NO.	19032
SHEET NO.	DP-1



LEGEND

EXISTING PROPERTY LINE

ADJACENT PROPERTY LINE

EXISTING IRON PIPE

EXISTING DRAINAGE CATCH BASIN

EXISTING EDGE OF PAVEMENT

EXISTING EDGE OF PAVEMENT WITH 6" CONCRETE CURB

UTILITY POLE WITH GUY WIRE

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

EXISTING TREE LINE

EXISTING STREAM/DITCH

EXISTING STONE WALL

EXISTING SITE FEATURE

EXISTING GUIDE RAIL

EXISTING BUILDING

EXISTING PAVEMENT

EXISTING GRAVEL

EXISTING RETAINING WALL

EXISTING WATER

WET AREA

PROPOSED BUILDING

PROPOSED GRAVEL AREA

PROPOSED ASPHALT PAVEMENT

PROPOSED CONCRETE WALK

PROPOSED EDGE OF PAVEMENT WITH 6" CONCRETE CURB

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

PROPOSED LIMIT OF DISTURBANCE

PROPOSED WELL

PROPOSED 100' SETBACK FROM WELL

PROPOSED BIORETENTION AREA / RAIN GARDEN

PROPOSED END SECTION WITH RIP-RAP OUTLET PROTECTION

PROPOSED CATCH BASIN

PROPOSED DRAINAGE MANHOLE

PROPOSED DRAINAGE CULVERT

PROPOSED DRAINAGE DITCH

PROPOSED ROOF LEADER WITH SDR 35 DOWNSPOUT

PROPOSED PRIMARY SANITARY DISPOSAL SYSTEM

PROPOSED RESERVE SANITARY DISPOSAL SYSTEM

PROPOSED LANDSCAPED AREA

PROPOSED RETAINING WALL

PROPOSED BLACK CHAIN LINK FENCE

PROPOSED SPLIT RAIL FENCE

PROPOSED LIMIT OF DISTURBANCE

SITE NOTES

1. PER WASTEWATER DISPOSAL PLAN, MAXIMUM SITE OCCUPANCY IS 10 EMPLOYEES.

2. PERMANENT POOL AREA OF STORMWATER MANAGEMENT POND SHALL BE PLANTED WITH ERNST OBL WETLAND MIX (ERNMX 131) (OR EQUAL) AT 1/2 POUND PER 1000 SQUARE FEET. FOLLOW MANUFACTURERS RECOMMENDATION FOR PLANTING SCHEDULE AND METHOD.

0 1 2 3

SIZE IN INCHES (FULL SIZE - 22"x34" SHEET)

0 1

SIZE IN INCHES (HALF SIZE - 11"x17" SHEET)

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GRADING AND UTILITY PLAN

ROYAL ENERGY PROPERTIES, LLC

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TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK

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9. MANHOLES HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE SHALL BE PROVIDED WITH STEPS.



ID	OCS RIM	FACILITY TOP	BERM	OCS INV OUT
BIORETENTION 1	268.3	268.0	268.5	264.0
BIORETENTION 2	262.8	262.5	263.0	258.5

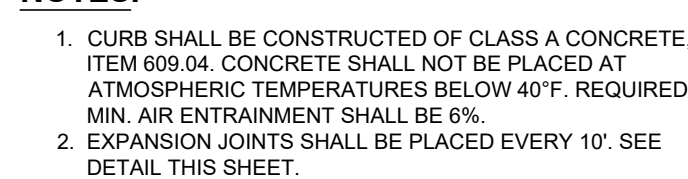
3. BIORETENTION FACILITY COMPOSITION AND CONSTRUCTION SHALL COMPLY WITH ALL DESIGN CRITERIA OUTLINED IN CHAPTER 6 AND APPENDIX H OF THE NEW YORK STATE, STORMWATER MANAGEMENT DESIGN MANUAL, LATEST EDITION.

SCALE: N.T.S.

SD-1 SCALE: N.T.S.



SD 1 SCALE: N.T.S.



SCALE: N.T.S.



FRONT ELEVATION



PLAN

7. ALL CATCH BASINS SHALL BE MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS INC., MODEL NUMBER: CB-30-48, OR APPROVED EQUAL.

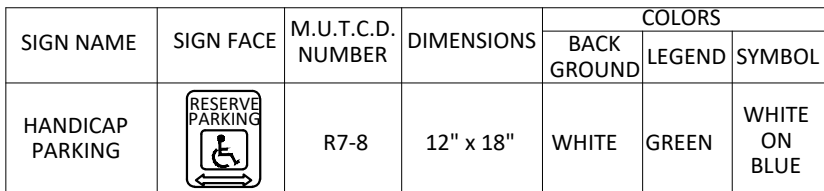


1. PIPE BEDDING SHALL BE PEA GRAVEL (3/8 INCH STONE).
2. ALL STORMWATER PIPING SHALL BE CORRUGATED, SMOOTH LINED, HIGH DENSITY POLYETHYLENE.

3 STORMW

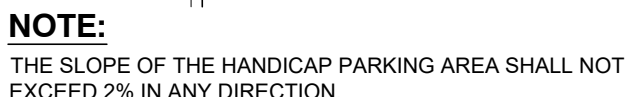


SD-1 SCALE: N.T.S.



1. SIGN SHALL BE MOUNTED AT A MINIMUM HEIGHT OF 7'. THIS HEIGHT MAY BE ADJUSTED IN ACCORDANCE WITH THE MUTCD OR NYCRR.
2. SIGN POST SHALL CONFORM WITH NYSDOT STANDARD SPECIFICATIONS § 730.
3. ALL SIGNS ARE TO BE HIGH INTENSITY PRISMATIC.

SD-1 SCALE: N.T.S.



SD-1 SCALE: N.T.S.



- NOTE:**
1. MATCH EXISTING PAVEMENT SECTION OF ASPHALT CONCRETE TOP COURSE AND BINDER COURSE.
 2. ASPHALT EMULSION TACK COAT SHALL BE APPLIED TO ALL CONNECTIONS WITH EXISTING EDGES OF PAVEMENT @ 0.15 GALLONS PER SQUARE YARD.

SCALE: N.T.S.



1. PAVEMENT AND SHOULDER CROSS SLOPE SHALL BE MIN. 1/4" PER FOOT.
2. ASPHALT EMULSION TACK COAT SHALL BE APPLIED TO ALL CONNECTIONS WITH EXISTING EDGES OF PAVEMENT @ 0.15 GALLONS PER SQUARE YARD.
3. ALL BACKFILL MATERIAL BENEATH ROAD AND SHOULDER SHALL BE COMPACTED IN MAX. 6" LIFTS.
4. ALL PAVEMENT SHALL BE COMPACTED IN MAX. 3" LIFTS.
5. ALL MATERIALS SHALL BE COMPACTED TO 97% STANDARD PROCTOR DENSITY.

SCALE: N.T.S.



1. DRIVEWAY CROSS SLOPE SHALL BE MIN. 2% SLOPE.
2. ALL BACKFILL MATERIAL SHALL BE COMPACTED IN MAX. 6" LIFTS.
3. ALL MATERIALS SHALL BE COMPACTED TO 97% STANDARD PROCTOR DENSITY.
4. WOVEN FILTER FABRIC REQUIRED IF SUBGRADE MATERIALS ARE DEEMED UNSUITABLE FOR DRIVEWAY CONSTRUCTION.

SCALE: N.T.S.



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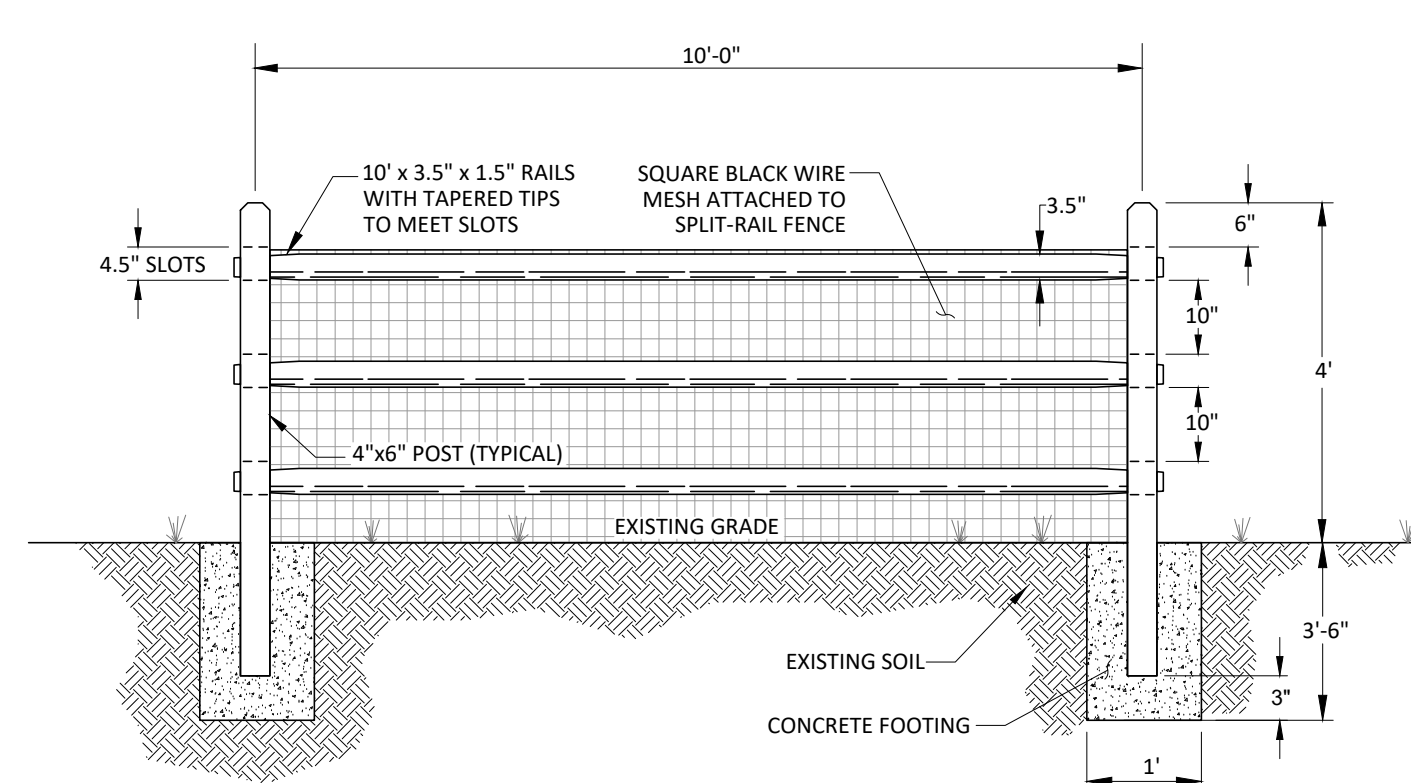
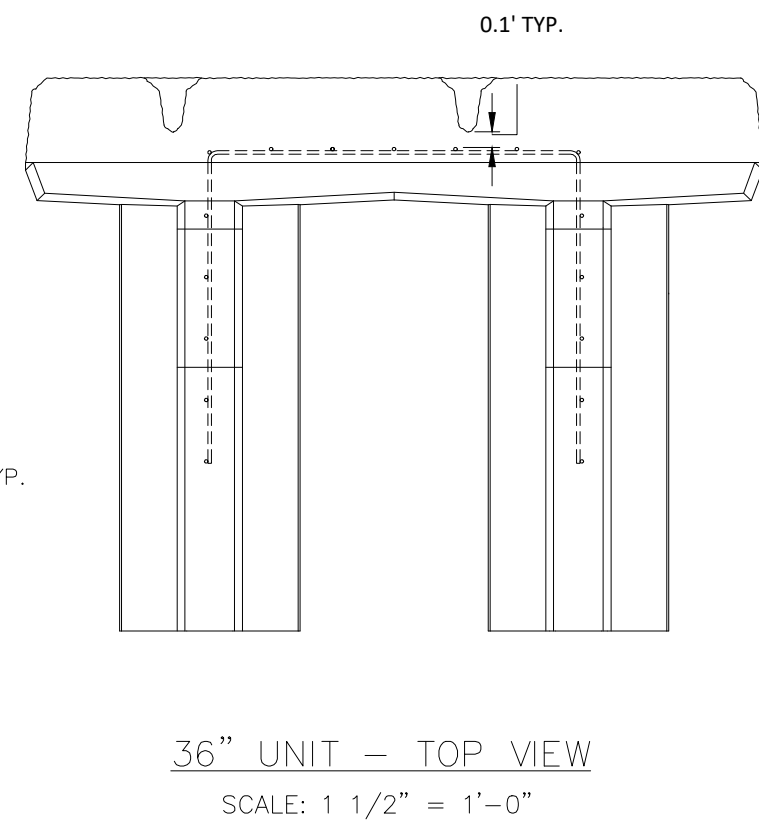
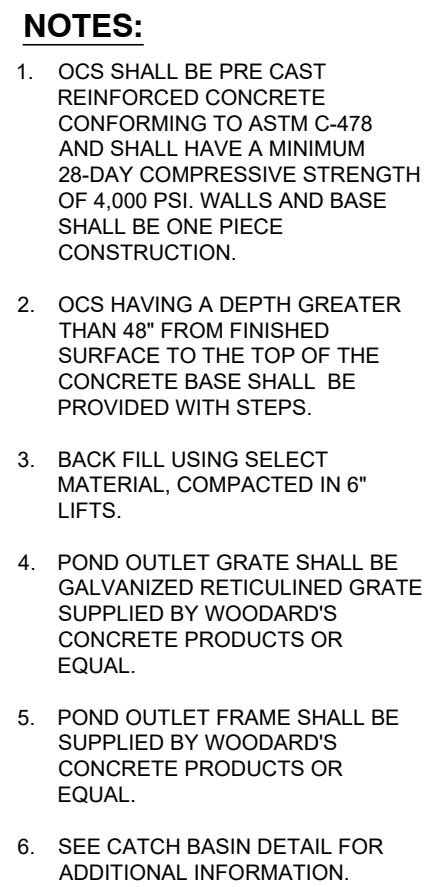
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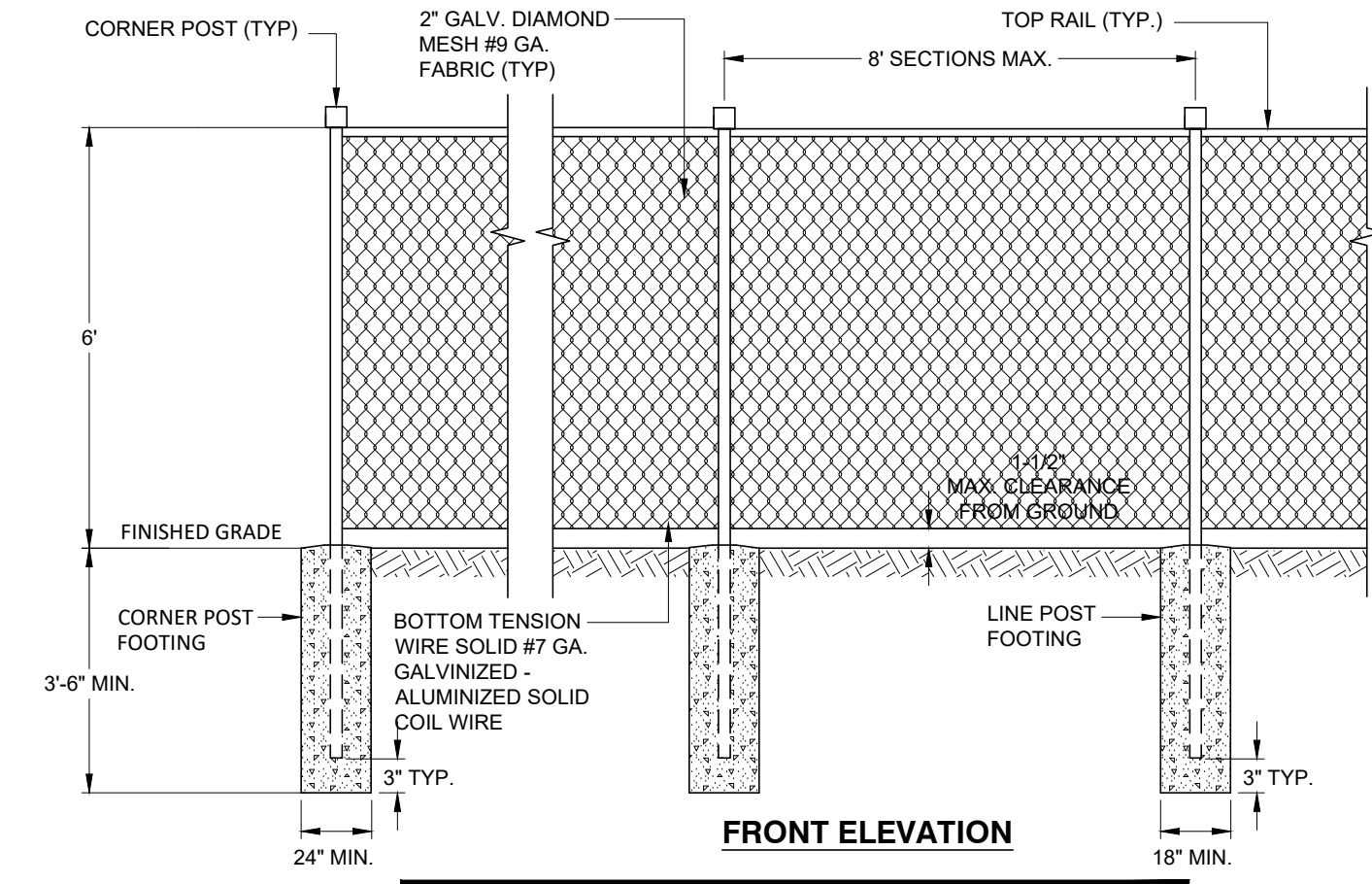
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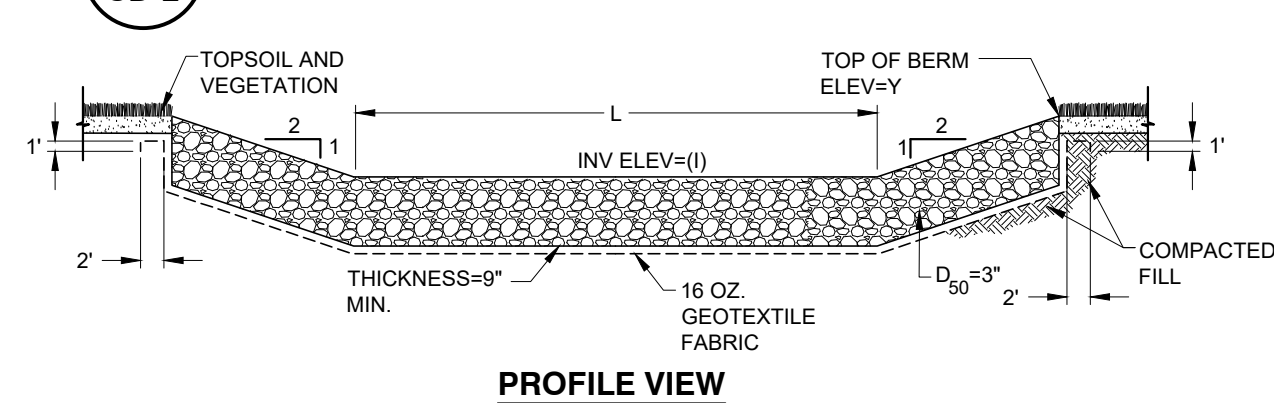


- NOTES:**
- 1) ALL WOOD FOR SPLIT RAIL FENCE TO BE PRESSURE TREATED, CEDAR OR BLACK LOCUST.
- 2) END POST SHALL BE TERMINAL POST.



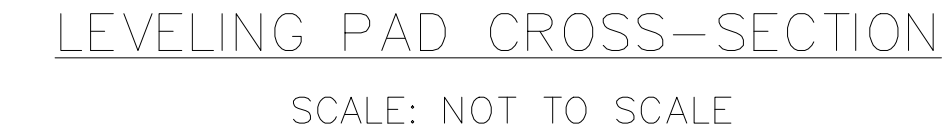
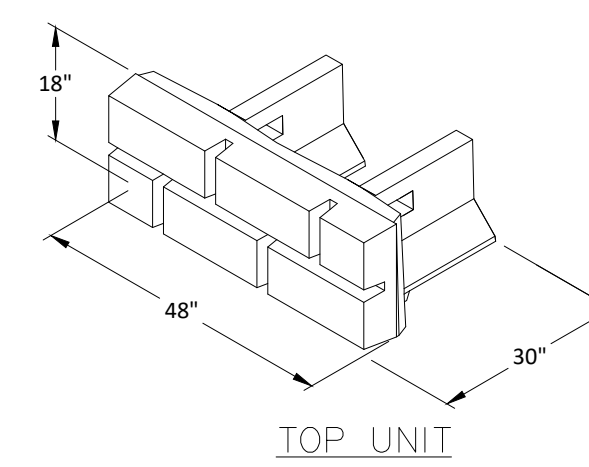
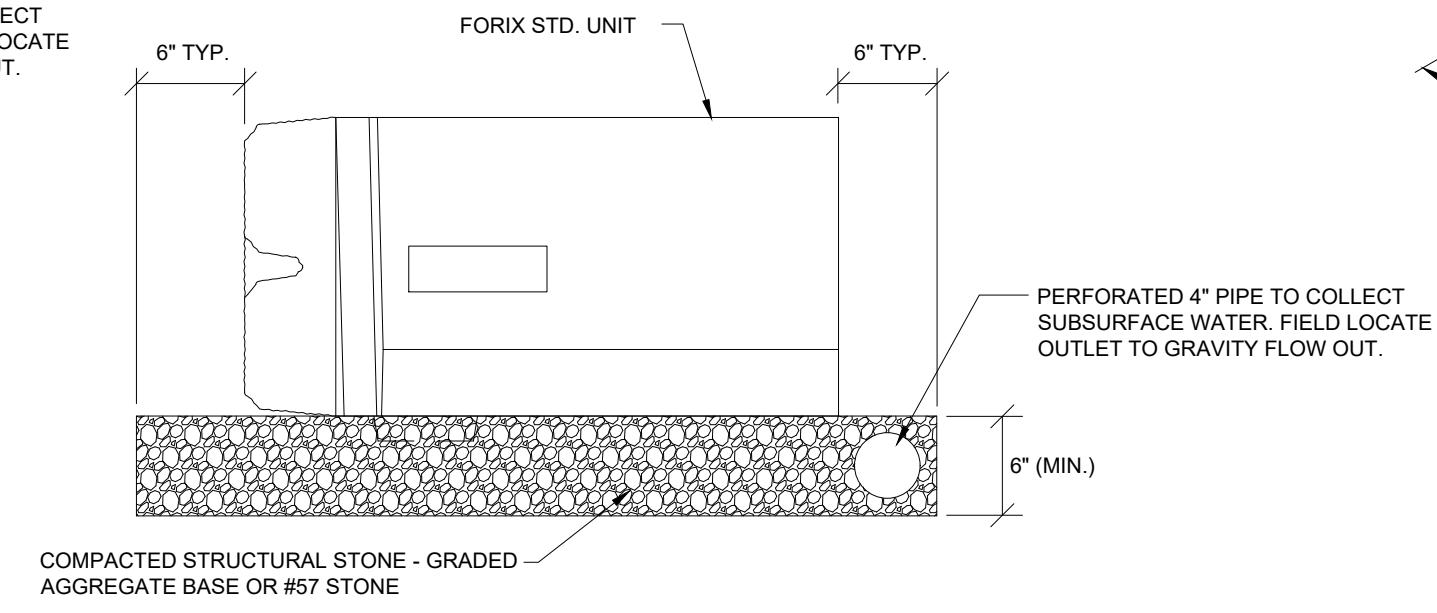
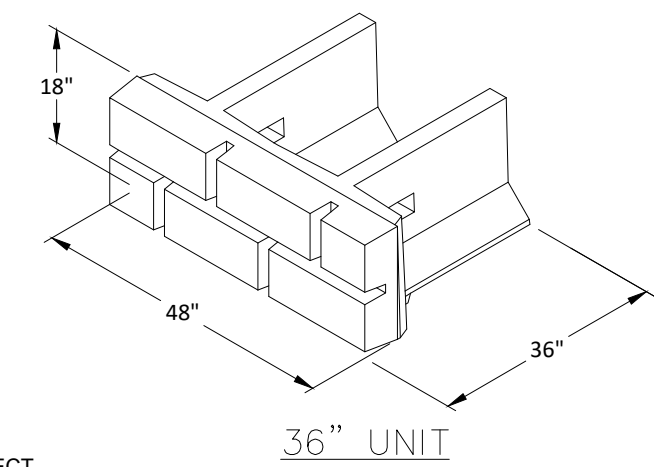
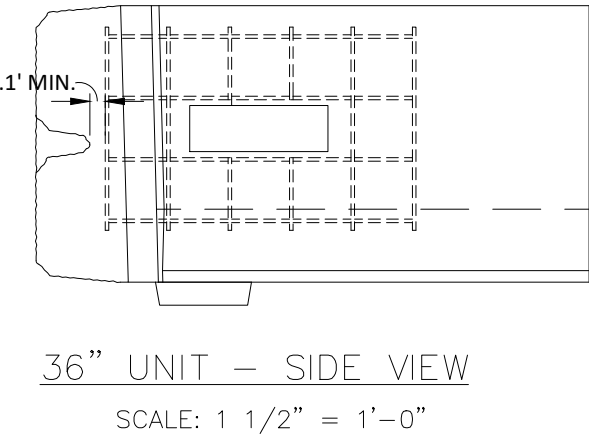
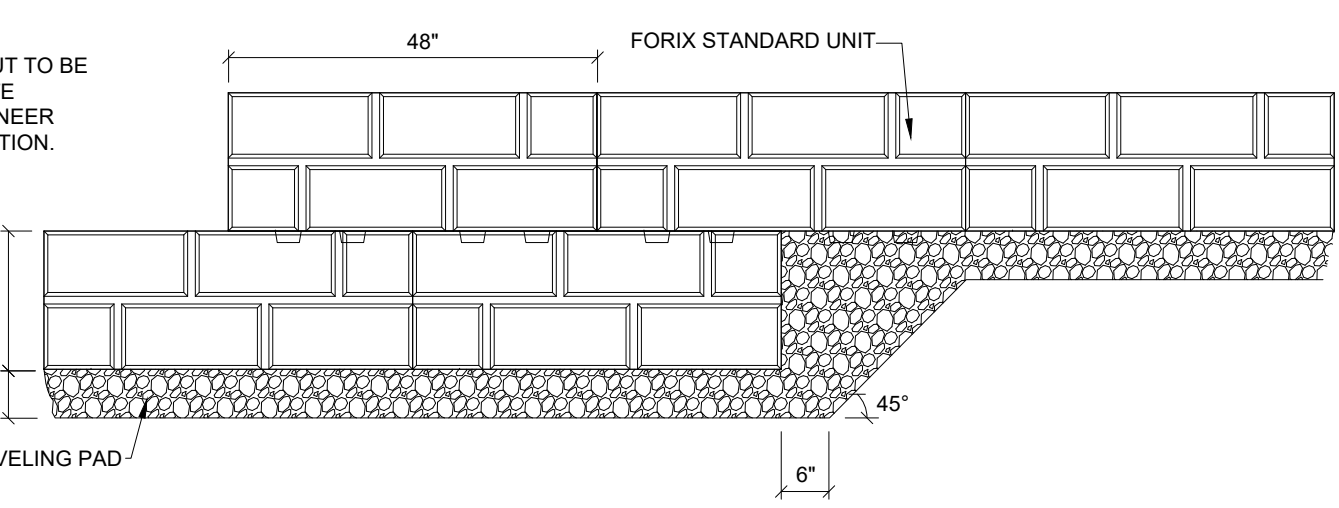
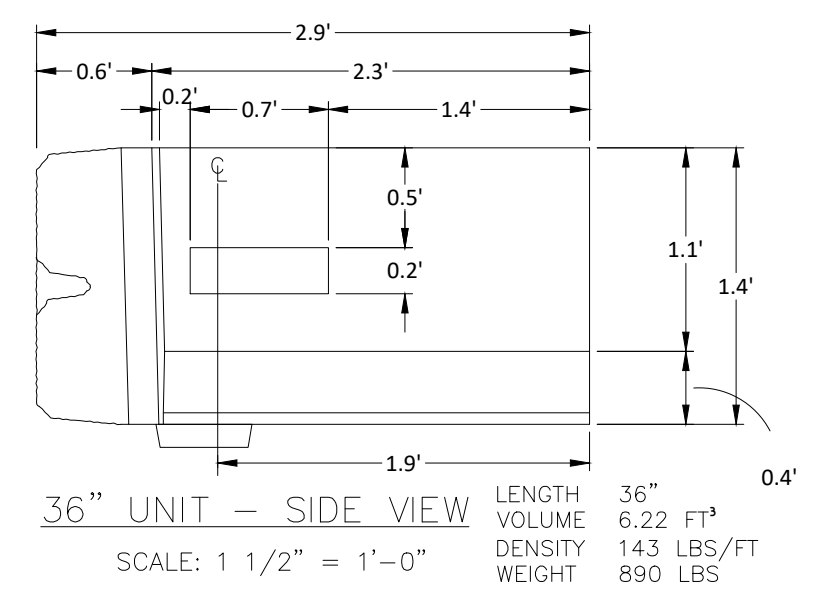
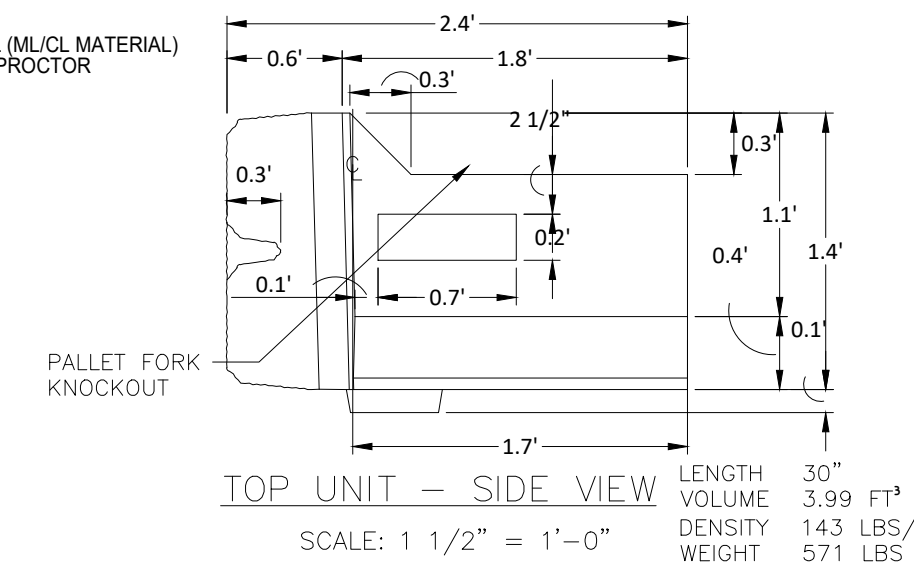
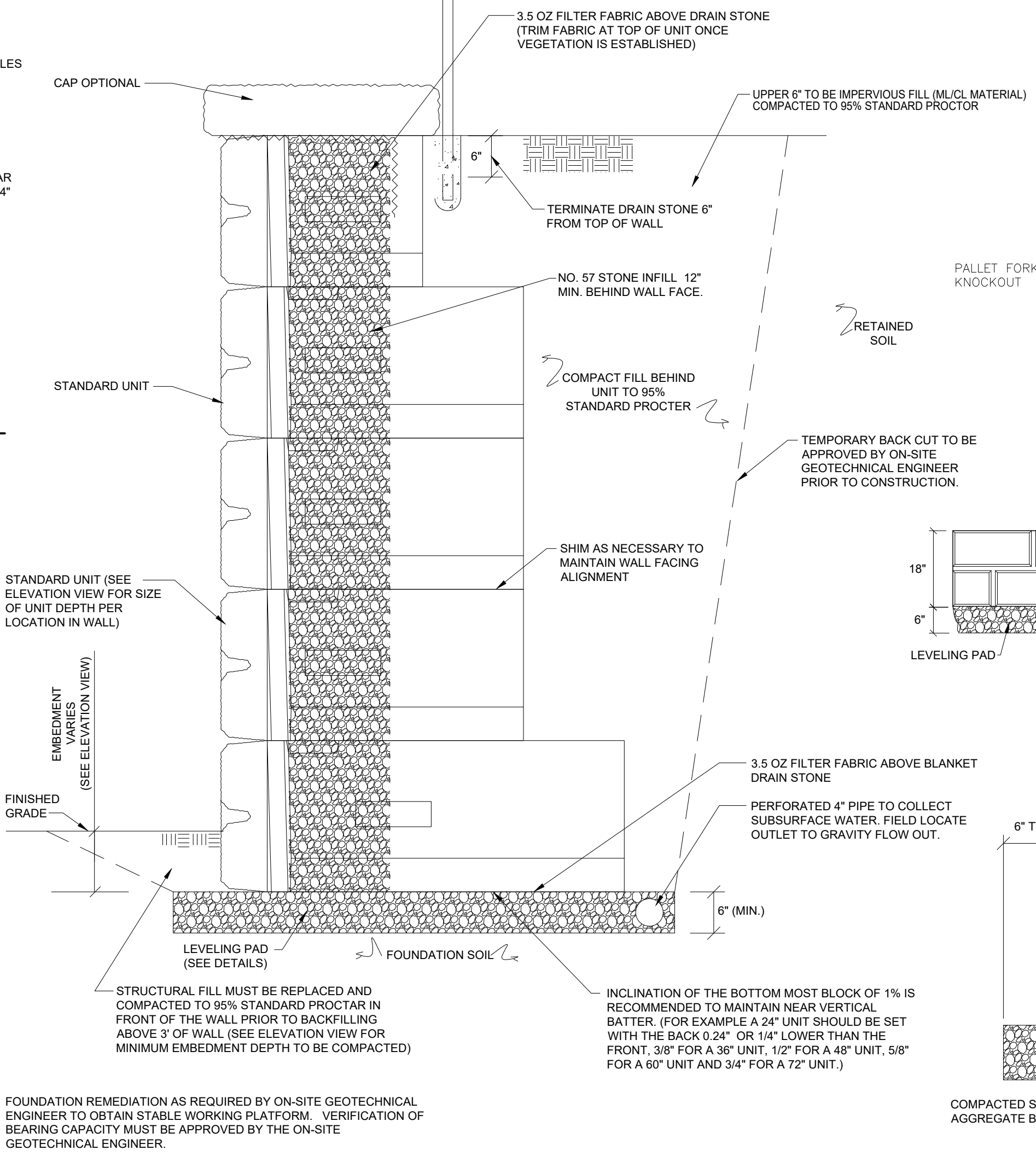
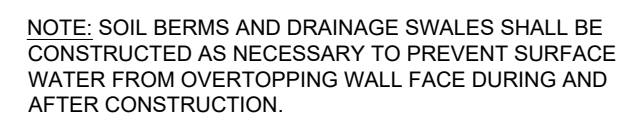
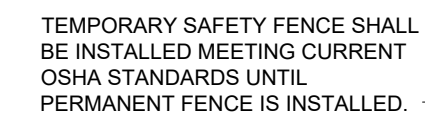
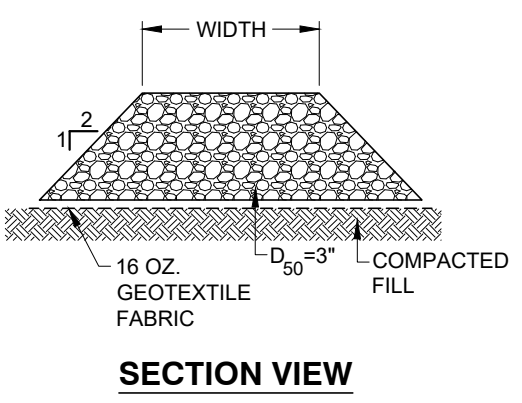
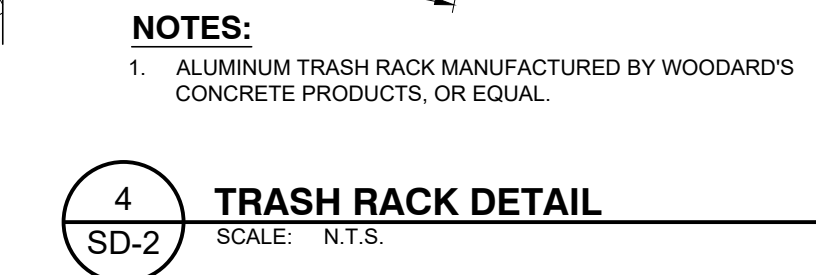
FENCE FRAME WORK SCHEDULE			
FABRIC HEIGHT	LINE POST O.D.	END/CORNER POST O.D.	TOP RAIL & BRACE RAIL
3' TO 5'		2"	1 ½"
6' TO 8'	2 ½"	3"	1 ½"
10' TO 12'		4"	2"

- NOTES:**
- ALL FENCE COMPONENTS TO BE PAINTED BLACK



STONE WEIR DIMENSIONS				
LOCATION	L (FT)	WIDTH (FT)	INV (I)	Y
POND- OUTLET	20	4	251.8	252.0
POND- FOREBAY	23	4	248.0	N/A
BIORETENTION 1	10	4	263.5	264.0

- NOTES:**
1. WEIR TO HAVE 2H:1V SLOPES TO FINISHED GRADE



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SITE DETAILS

ROYAL ENERGY PROPERTIES, LLC

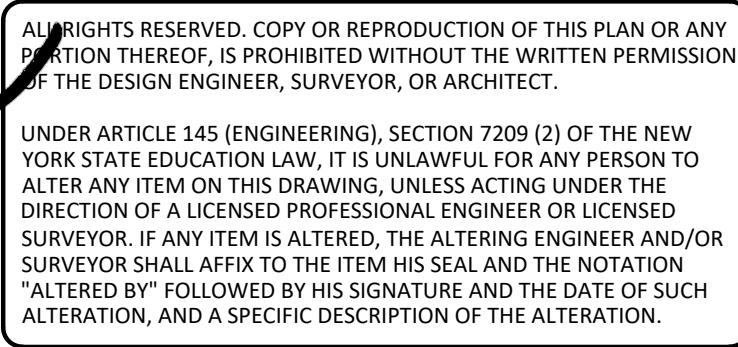
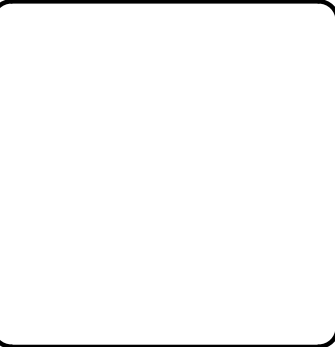
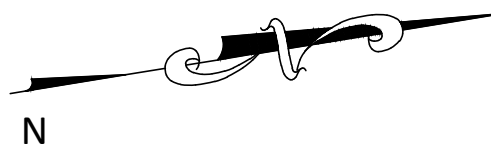
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SD-2	

CONSTRUCTION SEQUENCING SCHEDULE

1. ESTABLISH THE WORK LIMITS AND LOCATIONS OF PROPOSED IMPROVEMENTS INCLUDING PROPOSED EROSION AND SEDIMENT CONTROL MEASURES.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE TO PROVIDE SITE ACCESS.
3. INSTALL ALL PERIMETER EROSION AND SEDIMENT CONTROL.
4. ROUGH GRADE STORMWATER POND CLEARING AS NECESSARY. POND AREA SHALL BE USED AS TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION.
5. CONSTRUCT TEMPORARY STONE OUTLET FILTER.
6. INSTALL ALL OTHER EROSION CONTROL MEASURES TO PROTECT ADJACENT PROPERTIES FROM SEDIMENT RUNOFF DURING CONSTRUCTION. ALL SEDIMENT AND EROSION CONTROL MEASURES MUST BE MAINTAINED AND ALTERED / IMPROVED AS NECESSARY DURING CONSTRUCTION ACTIVITIES.
7. REMOVE AND DISPOSE OF ALL SEDIMENT COLLECTED IN SEDIMENT BASINS. FINALIZE CONSTRUCTION OF PERMANENT STORMWATER MANAGEMENT FEATURES.
8. APPLY SURFACE STABILIZATION MEASURES. TOPSOIL AS NECESSARY, FERTILIZE, SEED AND MULCH ALL DISTURBED AREAS, INCLUDING GRASSED DITCHES AND EXPOSED SLOPES. NO DISTURBED AREAS SHALL BE LEFT EXPOSED.
9. WHERE EROSION IS DELAYED OR COMPLETED SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN 14 DAYS.



2	11/08/19	REVISIONS PER PLANNING BOARD
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EROSION AND SEDIMENT CONTROL PLAN

ROYAL ENERGY PROPERTIES, LLC

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LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	BUILDING SETBACK
	PROPERTY BOUNDARY CORNER
	EXISTING MONUMENT
	EXISTING REBAR
	EXISTING IRON PIPE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF GRAVEL
	EXISTING TREE LINE
	EXISTING PINE TREE
	EXISTING TREE
	EXISTING GUIDE RAIL
	EXISTING WOOD FENCE
	EXISTING DITCH
	EXISTING DRAINAGE CULVERT
	EXISTING DRAINAGE CATCH BASIN
	UTILITY POLE & OVERHEAD LINE
	PROPOSED SILT FENCE
	PROPOSED OVERFLOW WEIR
	PROPOSED LIMIT OF DISTURBANCE
	PROPOSED INLET PROTECTION
	PROPOSED RETAINING WALL
	PROPOSED DRAINAGE CULVERT
	PROPOSED CATCH BASIN
	PROPOSED DRAINAGE MANHOLE
	PROPOSED END SECTION WITH RIP-RAP OUTLET PROTECTION
	PROPOSED EDGE OF PAVEMENT

