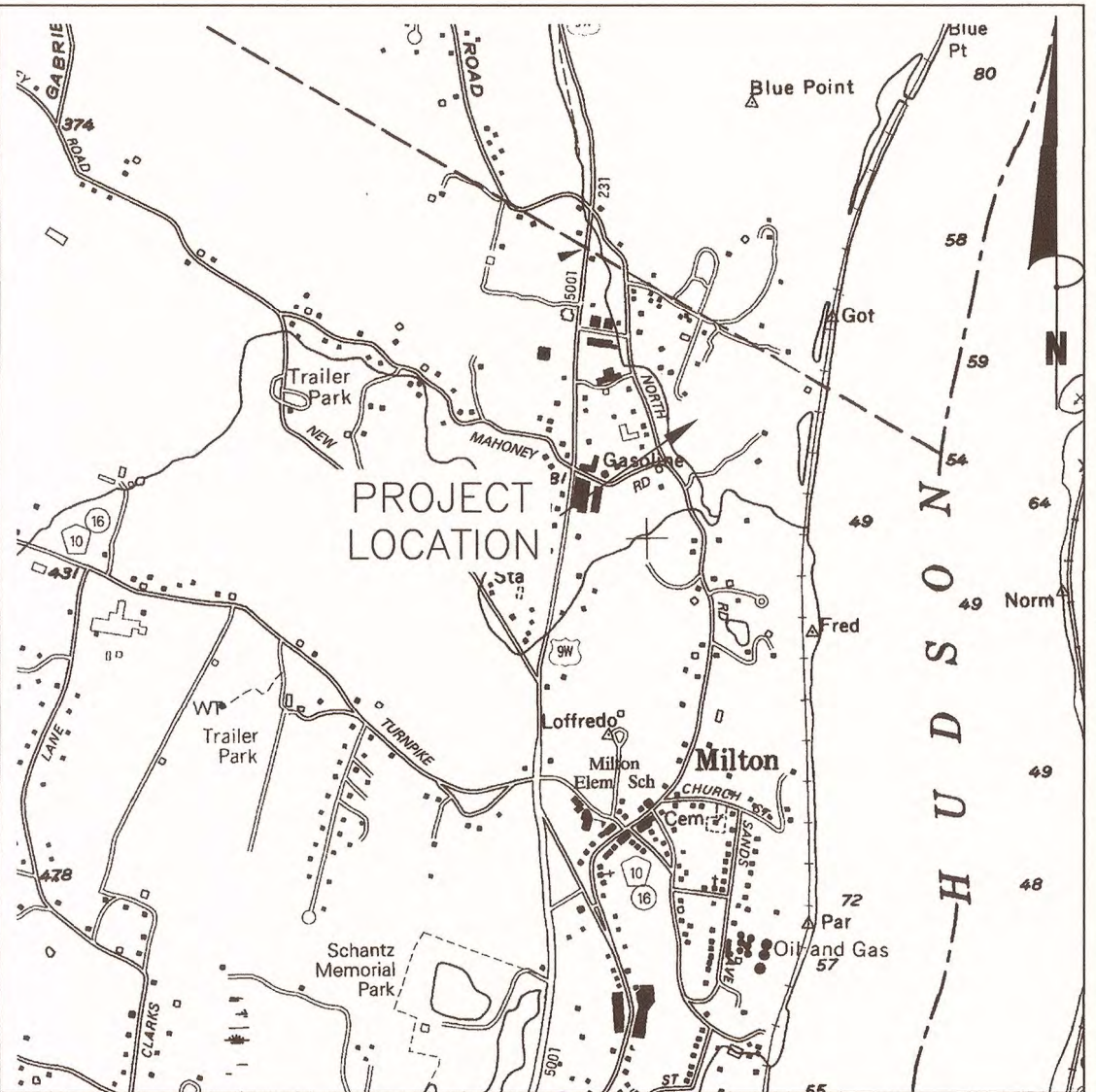


BUILDING KEY

BLDG#	DESCRIPTION	GROSS AREA
1	EXISTING 10 BEDROOM INN	7180 SF
3	EXISTING EXERCISE ROOM W/1 BEDROOM APARTMENT	1152 SF
4	EXISTING 2 CAR GARAGE W/1 BEDROOM GUEST ROOM	585 SF
5	EXISTING 2 CAR GARAGE W/1 BEDROOM GUEST ROOM	585 SF
6	EXISTING 1 BEDROOM RESIDENCE	519 SF
7	EXISTING SPA BUILDING w/ APPROVED SPA EXPANSION	8064 SF
8	EXISTING PRIVATE RESIDENCE	2850 SF
9	EXISTING 120 SEAT BANQUET HALL IN EXISTING BARN W/KITCHEN	6200 SF
10	EXISTING PRIVATE RESIDENCE	2650 SF
11	EXISTING AGRICULTURAL BUILDING	1450 SF
12	EXISTING AGRICULTURAL BUILDING	850 SF
13	EXISTING PRIVATE RESIDENCE	800 SF
2	PROPOSED ±2907 SF ADDITION TO EXISTING MULTIPURPOSE MEETING AND DINING ROOM W/KITCHEN AND REST ROOMS	6,025 SF
AREA OF DISTURBANCE		± 0.13 ACRES

SHEET INDEX

SHEET	TITLE
C100	INDEX SHEET
C101	SITE PLAN



LOCATION MAP

PARKING ANALYSIS

EXISTING USES		REQUIRED
<b>RESORT HOTEL</b>		
HOTEL PARKING		
1 SPACE PER ROOM (14 ROOMS)		14 SPACES
<b>PRIVATE RESIDENCES</b>		
PRIVATE RESIDENCE PARKING		
2 SPACES PER RESIDENCE (3 RES.)		6 SPACES
<b>OUTDOOR SPECIAL EVENT</b>		
1 SPACE PER 3 SEATS		75 SPACES
LARGEST ASSEMBLY 225 GUESTS		
<b>BANQUET HALL IN EXISTING BARN</b>		
1 SPACE PER 3 SEATS		40 SPACES
LARGEST ASSEMBLY 120 GUESTS		
<b>SPA SPACES</b>		
1 SPACE PER TREATMENT ROOM		11 SPACES
1 SPACE PER 2 EMPLOYEES		3 SPACES
<b>PROPOSED NEW SPACES</b>		
<b>HENRY'S RESTAURANT</b>		
DINING ROOM PARKING		
1 SPACE PER 3 SEATS (150 SEATS)		50 SPACES
REQUIRED-TOTAL 199 SPACES		
EXISTING		167 SPACES
PROPOSED		32 SPACES
TOTAL		199 SPACES

OWNER	TAX MAP	LOT AREA
220 NORTH ROAD REALTY, LLC	103.1-2-13	±11.32 ACRES
C/O ROBERT POLLOCK	103.1-2-12.100	±3.5 ACRES
220 NORTH ROAD	103.1-2-12.200	±39.5 ACRES
MILTON, NY 12547		
718-834-6775		

MAP REVISION DATES

DATE	REVISION	BY
12/23/13	DETAIL SHEET ADDED	NBS
02/21/19	UPDATE EXISTING CONDITIONS AND SPA EXPANSION DESIGN	TPFK
07/16/19	REVISED AS PER PLANNING BOARD MEETING OF 15 JUNE 19	TPFK
07/30/19	ADDED 1,500 GAL. SEPTIC TANK DETAIL PER UCHD REQUEST	TPFK
25 JUNE 21	ADDED PROPOSED ADDITION TO KITCHEN / DINING AREAS	TPFK
23 AUGUST 21	REVISED AS PER COMMENT LETTER	DD

INDEX SHEET  
OF  
HENRY'S FARM TO TABLE  
EXPANSION

SITUATE - 220 NORTH ROAD  
TOWN OF MARLBOROUGH  
ULSTER COUNTY, NEW YORK  
NOVEMBER 21, 2013

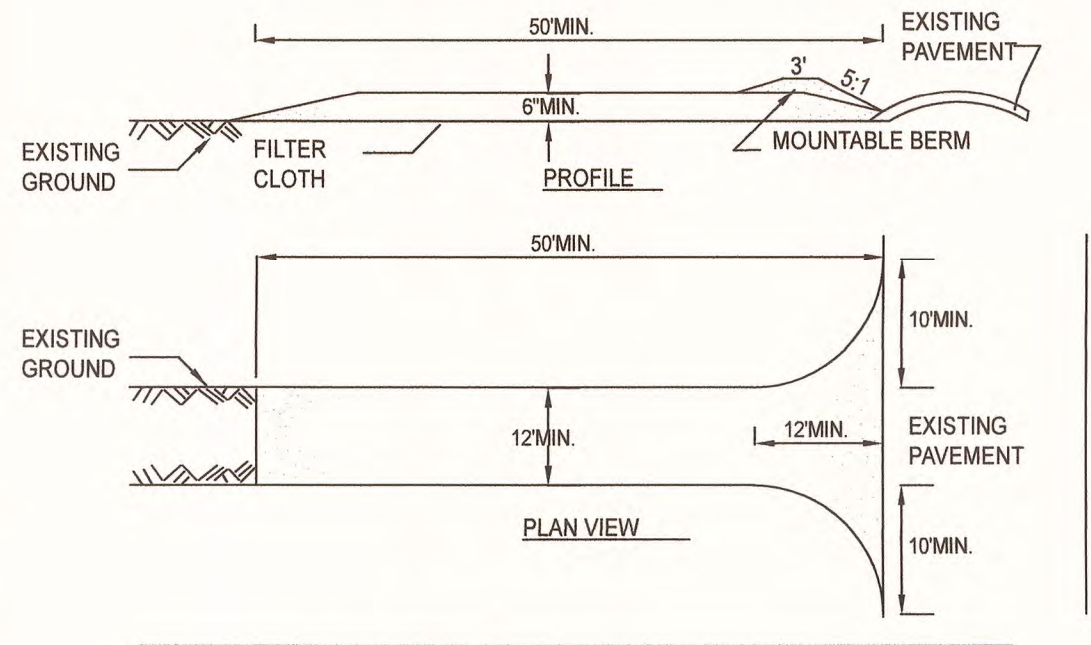
Scale: 1" = 100'

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*Barry Medenbach*  
Barry Medenbach, P.E.  
NEW YORK LIC. NO. 60142

C-100  
1 OF 2  
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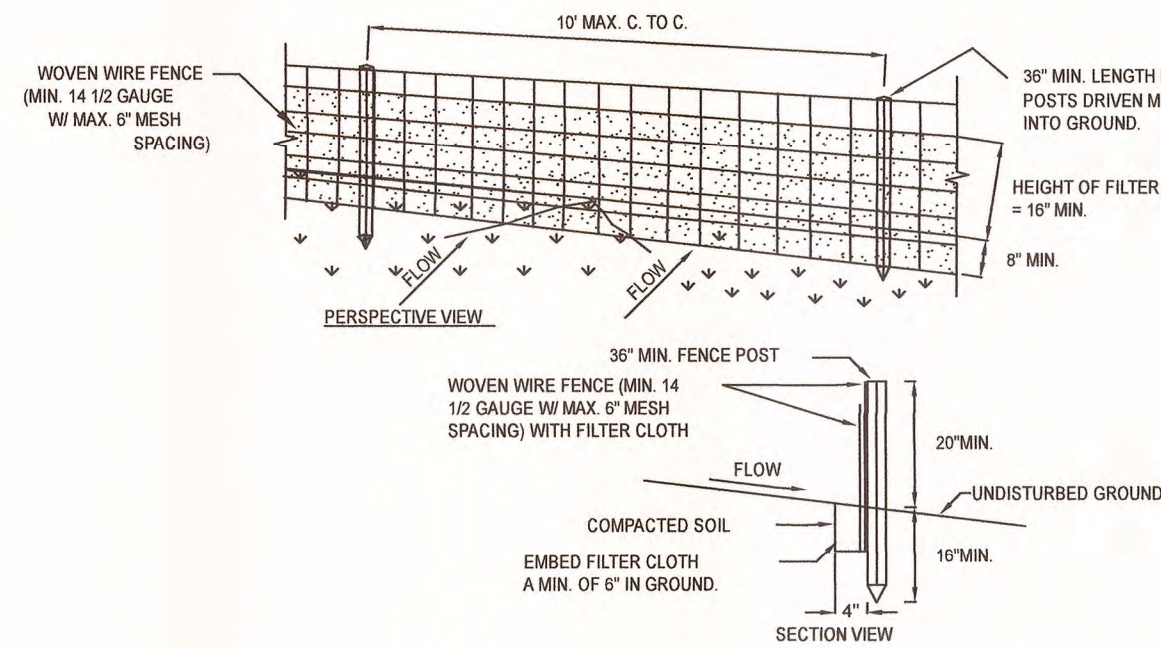


## STABILIZED CONSTRUCTION ENTRANCE DETAIL

1

NOT TO SCALE

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



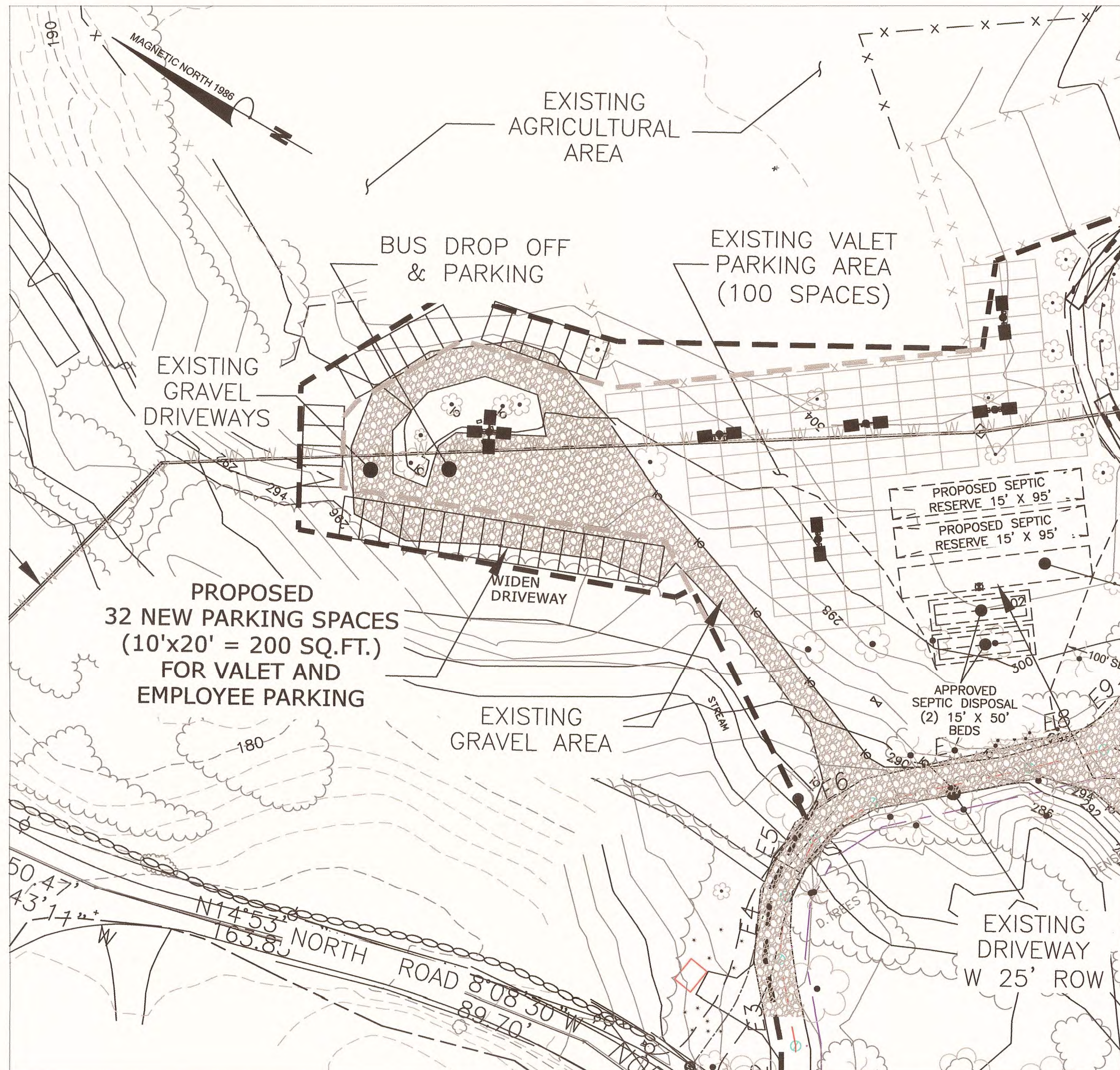
2

## SILT FENCE TYPICAL DETAIL

NOT TO SCALE

### CONSTRUCTION SPECIFICATIONS

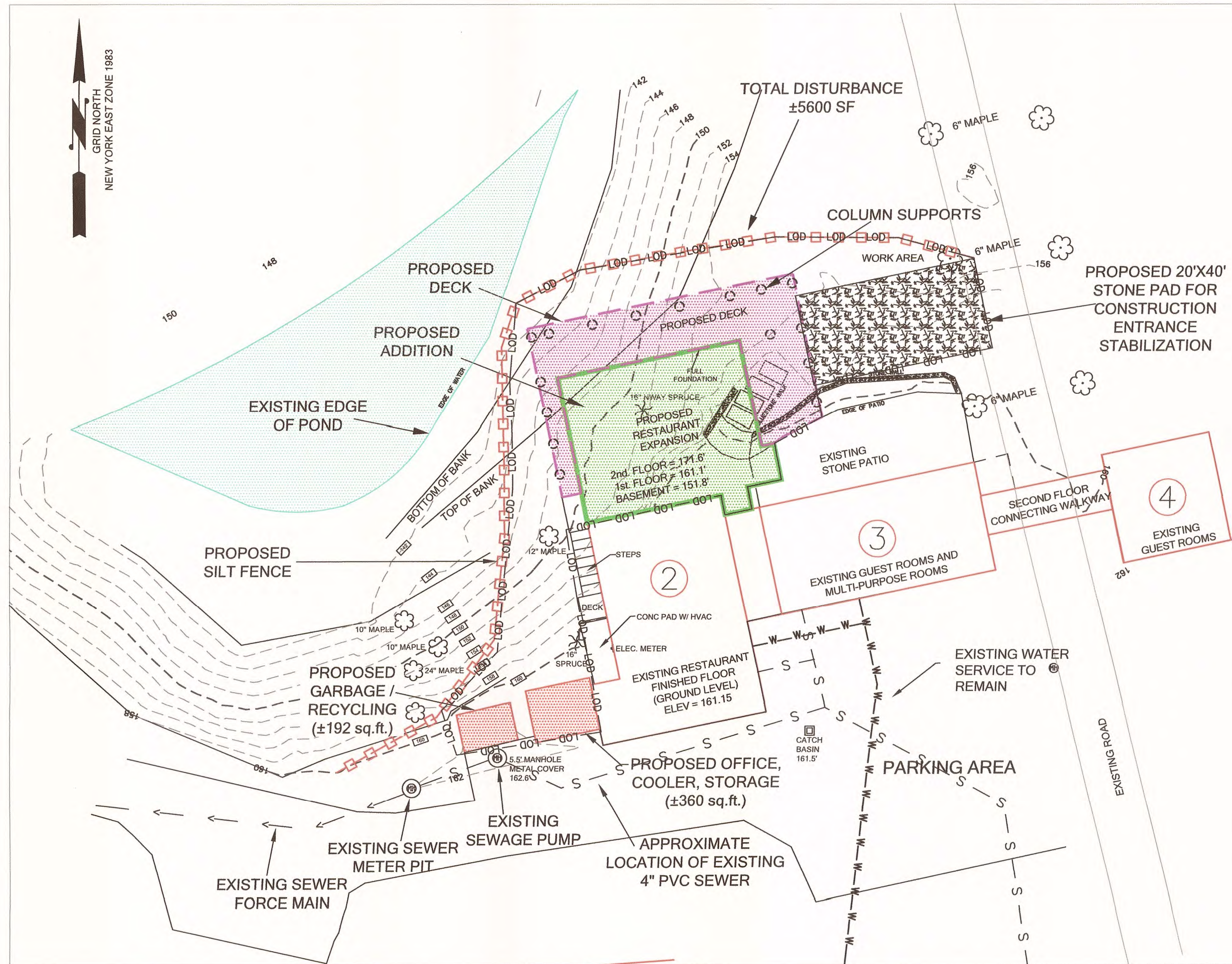
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T40N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



4

## PARKING PLAN

SCALE 1" = 50'



3

## RESTAURANT EXPANSION

SCALE 1" = 20'

### Soil Erosion and Sediment Control Guidelines:

#### 1. Install Stabilized Construction Entrance:

To prevent vehicles and equipment from tracking sediment and mud off-site, apply gravel or crushed rock to the driveway area and restrict traffic to this one route. This practice will help keep soil from sticking to tires and stop soil from washing off into the street. Carry out periodic inspections and maintenance including washing, topdressing with additional stone, reworking, and compaction. Plan for periodic street cleaning to remove any sediment that may have been tracked off-site. Remove sediment by shoveling or sweeping and transport to a suitable disposal area where it can be stabilized.

#### 2. Stabilization of Denuded Areas:

Stabilization measures must be initiated as soon as practicable, but in no case more than 14 days after the construction activity has ceased. In frozen ground conditions, stabilization measures must be initiated as soon as practicable. Where construction activity on a portion of the site is temporarily ceased, and earth-disturbing activities will be resumed within twenty-one (21) days, temporary stabilization measures need not be initiated on that portion of the site.

Stabilize denuded areas by implementing soil covering practices (e.g. mulching, matting, sodding). Exposed soils are the most prone to erosion from rainfall and runoff. Vegetation helps protect the soil from these forces and provides natural erosion control. Plan construction to limit the amount of exposed area, and avoid grading activities during the rainy season (November through March) as much as possible. Clearing limits should be clearly marked and kept as small as possible. Once construction is completed, the site must be permanently stabilized with topsoiling, seeding and plantings, or sodding if needed.

#### 3. Protection of Adjacent Properties:

Keep sediment on-site by using structural and source control practices (e.g. vegetative buffer strips, silt fence, soil berms or dikes, etc). See soil erosion and sediment control plans SESC-1 for practice locations. Wherever possible, preserve a buffer of existing vegetation around the site boundary. This will help to decrease runoff velocities and trap sediment suspended in the runoff.

When excavating basement soils, move the soil to a location that is, or will be, vegetated, such as in the backyard or side yard area. This will increase the distance eroded soil must travel, through vegetation, to reach the storm sewer system. Piles should be situated so that sediment does not run into the street or adjoining yards. Soil piles should be temporarily seeded and circled with silt fence until the soil is either replaced or removed. Backfill basement walls as soon as possible and rough grade the lot. This will eliminate the large soil mounds, which are highly erodible, and prepare the lot for temporary cover. After backfilling, grade or remove excess soil from the site quickly, to eliminate any sediment loss from surplus fill.

#### 4. Concentrated Flow:

For constructed drainage ways, or other areas of concentrated flow, install check dams according to the specifications to reduce erosion in the channel. As with other erosion controls, check dams must be inspected regularly. Remove sediment accumulated behind the dam as needed to allow channel to drain through the stone check dam and prevent large flows from carrying sediment over the dam. Replace stones as needed to maintain the design cross section of the structures. Sediment removal is crucial to the effectiveness of the dam-if not maintained, high flows could cause erosion around the sides of the structures, adding significant sediment loads downstream.

#### 5. Maintenance:

Maintain erosion and sediment control practices through regular inspection. Regular maintenance is extremely important for the proper operation of structural practices. After initial groundbreaking, the builder shall conduct site inspections at least once every 7 calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater.

#### NOTES:

- EXISTING BUILDINGS 1 THRU 5 ARE CURRENTLY CONNECTED TO MUNICIPAL SEWER and WATER SYSTEM.

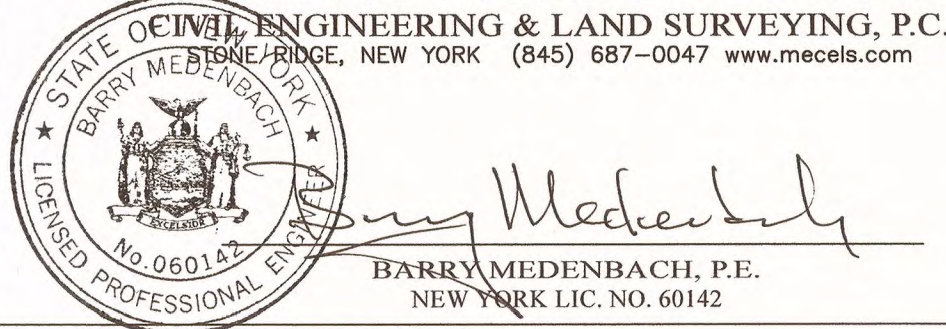
### MAP REVISION DATES

DATE	REVISION	BY
23 AUGUST 21	ADDED THIS SHEET	DD

## SITE PLAN OF HENRY'S FARM TO TABLE EXPANSION

SITUATE - 220 NORTH ROAD  
TOWN OF MARLBOROUGH  
ULSTER COUNTY, NEW YORK  
AUGUST 23, 2021

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C-101  
2 OF 2  
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