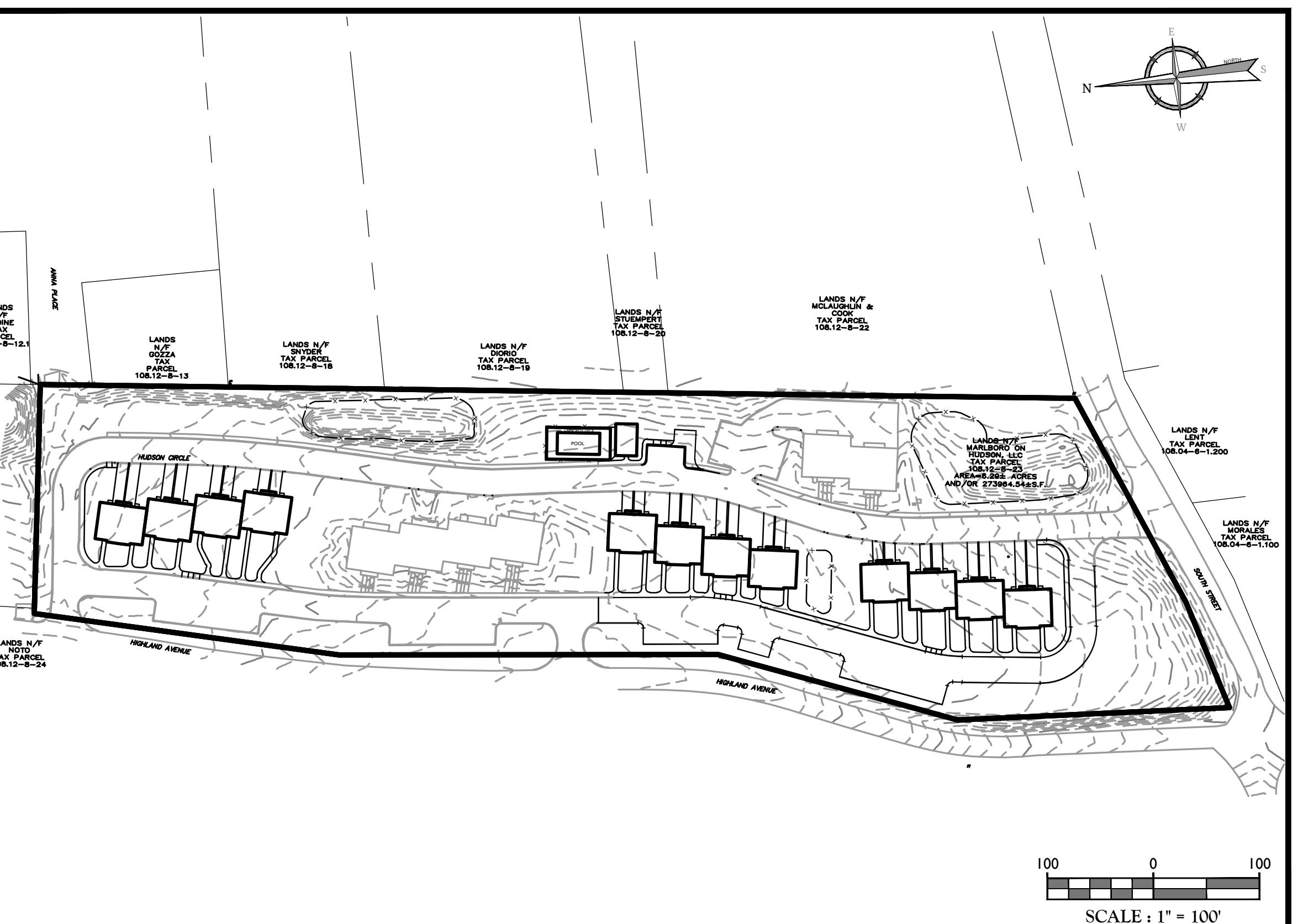


SCALE: 1"=1,000'  
SOURCE - ULSTER COUNTY GIS

**SITE PLANS  
FOR  
MARLBORO ON HUDSON  
SECTION 108.12, BLOCK 8, LOT 23  
TOWN OF MARLBOROUGH  
ULSTER COUNTY, NEW YORK**



# PROPERTY & ZONING MAP

INDEX OF SHEETS		
SHT. No.	DESCRIPTION	LATEST REVISION
1	COVER SHEET	5/24/2024
2	EXISTING CONDITIONS AND DEMOLITION PLAN	5/24/2024
3	LAYOUT AND DIMENSION PLAN	5/24/2024
4	GRADING PLAN	5/24/2024
5	UTILITY PLAN	5/24/2024
6	SOIL EROSION AND SEDIMENT CONTROL PLAN	5/24/2024
7	SOIL EROSION AND SEDIMENT CONTROL DETAILS	5/24/2024
8	LANDSCAPE PLAN	5/24/2024
9	LIGHTING PLAN	5/24/2024
10 - 12	CONSTRUCTION DETAILS & LANDSCAPE DETAILS	5/24/2024

**OWNERS/APPLICANTS:**

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT  
THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS  
AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS  
STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE  
OF THE CLERK OF THE COUNTY OF ULSTER, IF SO REQUIRED.

JAM, LLC.  
ADDRESS: P.O BOX 546,  
JAHIBOROUGH, NY 12542

---

SIGNATURE

**SIGNATURE**

TOWN OF MARLBOROUGH PLANNING BOARD

- I. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "AS-BUILT SURVEY FOR HIGHLAND AVENUE MARLBORO, LLC." PREPARED BY MASER CONSULTING, P.A. AND PREPARED FOR MARLBORO ON HUDSON, LLC, DATED MARCH 18, 2018.
  - 2.
  3. 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.
  4. 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.
  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 ON SITE WATER MAIN PREVIOUSLY INSTALLED ON HUDSON CIRCLE.
  7. SANITARY SEWER SERVICE SHALL CONNECT TO THE EXITING 8" GRAVITY LINE PREVIOUSLY INSTALLED ON HUDSON CIRCLE. THE PUMP STATION ON SITE WAS INSPECTED BY COLLIER'S ENGINEERING & DESIGN 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 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 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 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

SITE PLAN  
FOR  
**MARLBORO ON  
HUDSON**

SECTION 108.12  
BLOCK 8  
LOT 22

**TOWN OF MARLBOROUGH  
ULSTER COUNTY  
NEW YORK STATE**

**Colliers**  
Engineering

AN INTEGRAL, LANDSCAPE ARCHITECTURE,  
SURVEYING CT, P.C. DOING BUSINESS AS  
CONSULTING ENGINEERING & LAND SURVEYING

AS SHOWN	05/24/24	TS	CF
PROJECT NUMBER:	DRAWING NAME:		

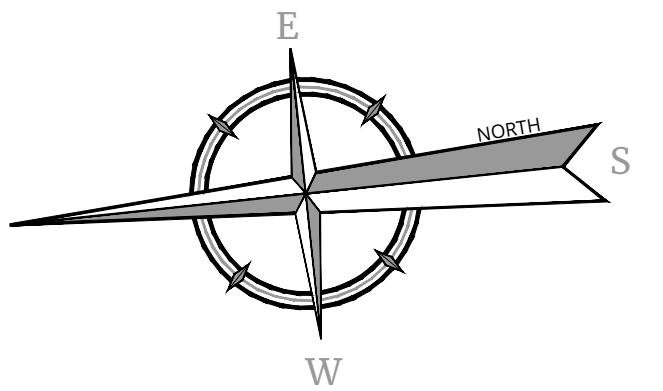
2400501/A

## COVER SHEET

SHEET NUMBER: 01 05 12

1 OF 12

**NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.**



**DEMOLITION NOTES:**

**LEGEND**

EASEMENT LINE

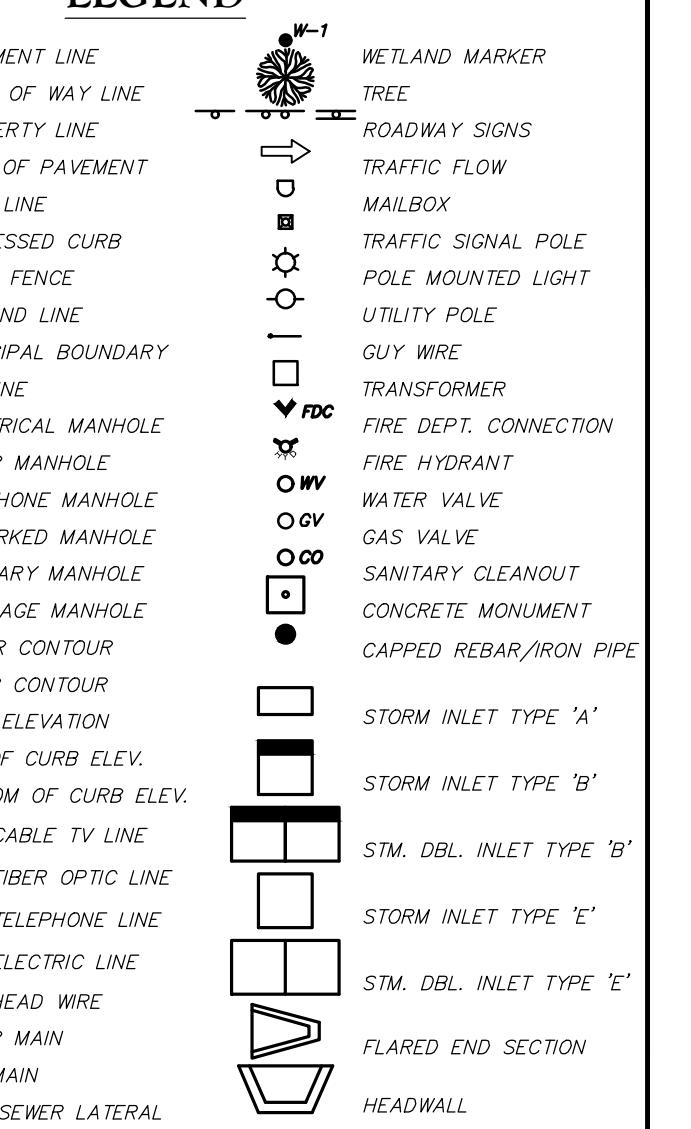
WETLAND MARKER

## DEMOLITION NOTES:

- I. 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.
  3. ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
  4. 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 COLLIER'S ENGINEERING & DESIGN IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
  5. 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.
  7. COORDINATION WITH UTILITY COMPANIES AND TOWN OF MARLBOROUGH REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
  8. COLLIER'S ENGINEERING & DESIGN 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.
  9. 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. ROCK EXCAVATIONS WILL BE PERFORMED BY MECHANICAL MEANS. 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.
  12. 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.
  13. 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.
  14. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
  15. 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.
  16. 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.
  17. 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.
  18. 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 TOWN.
  19. CONTRACTOR IS RESPONSIBLE TO RESTORE ALL DISTURBED SITE AREAS TO ORIGINAL CONDITION AS DIRECTED BY THE OWNER.
  20. 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.
  21. EXISTING DRAIN INLETS TO BE ADJUSTED TO MATCH PROPOSED GRADE.

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## LEGEND



## ABBREVIATIONS

- FF = FINISH FLOOR  
UV = UNKNOWN VALVE  
MH = MANHOLE  
DEP. = DEPRESSED  
ON LAW. CENTERLINE  
PARKING METER

#### MAP REFERENCE:

- I. 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

**NOTE:**

1. BOUNDARY INFORMATION TAKEN FROM MAP REFERENCE ENTITLED "AS-BUILT SURVEY FOR HIGHLAND AVENUE MARLBORO, LLC." BY MASER CONSULTING, P.A. DATED APRIL 18, 2018
  2. EXISTING SITE CONDITION INFORMATION SUPPLEMENTED BASED ON COLLIER'S ENGINEERING SITE VISIT CONDUCTED ON MAY 23, 2024

SCALE : 1" = 40'

# SITE PLAN

## FOR

SECTION 108.12  
BLOCK 8  
LOT 22

WN OF MARLBOROUGH  
ULSTER COUNTY  
NEW YORK STATE

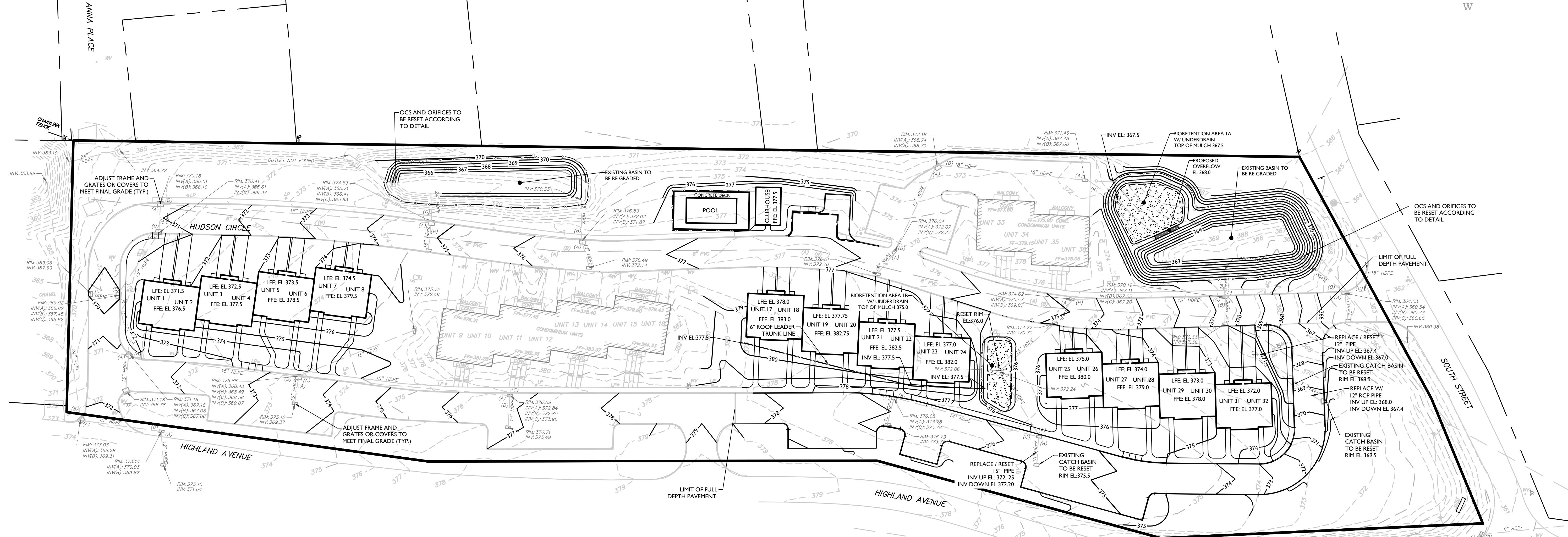
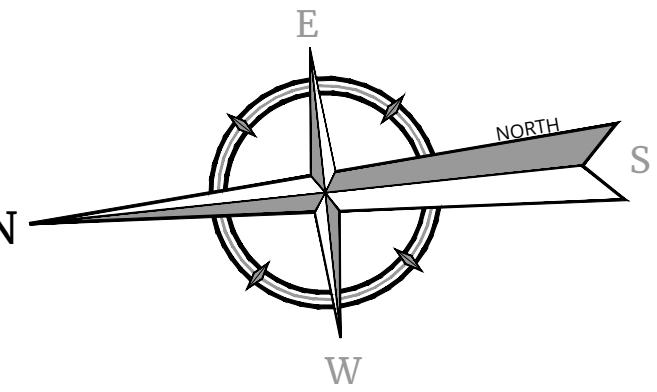
WN	DATE: 05/24/24	DRAWN BY: TS	CHECKED BY: CPM
NUMBER:	DRAWING NAME:		

05017A C-DEMO

## DEMOLITION PLAN

02 OF 12





 Digitally signed by Connor Patrick McCormack  
Date: 2024-04-24 04:19:37-04'00

 Connor Patrick McCormack  
NEW YORK LICENSED PROFESSIONAL ENGINEER  
LICENSE NUMBER: 103756  
COLLIERS ENGINEERING & DESIGN CT, P.C.  
N.Y. C.O.A. #0017609

## SITE PLAN

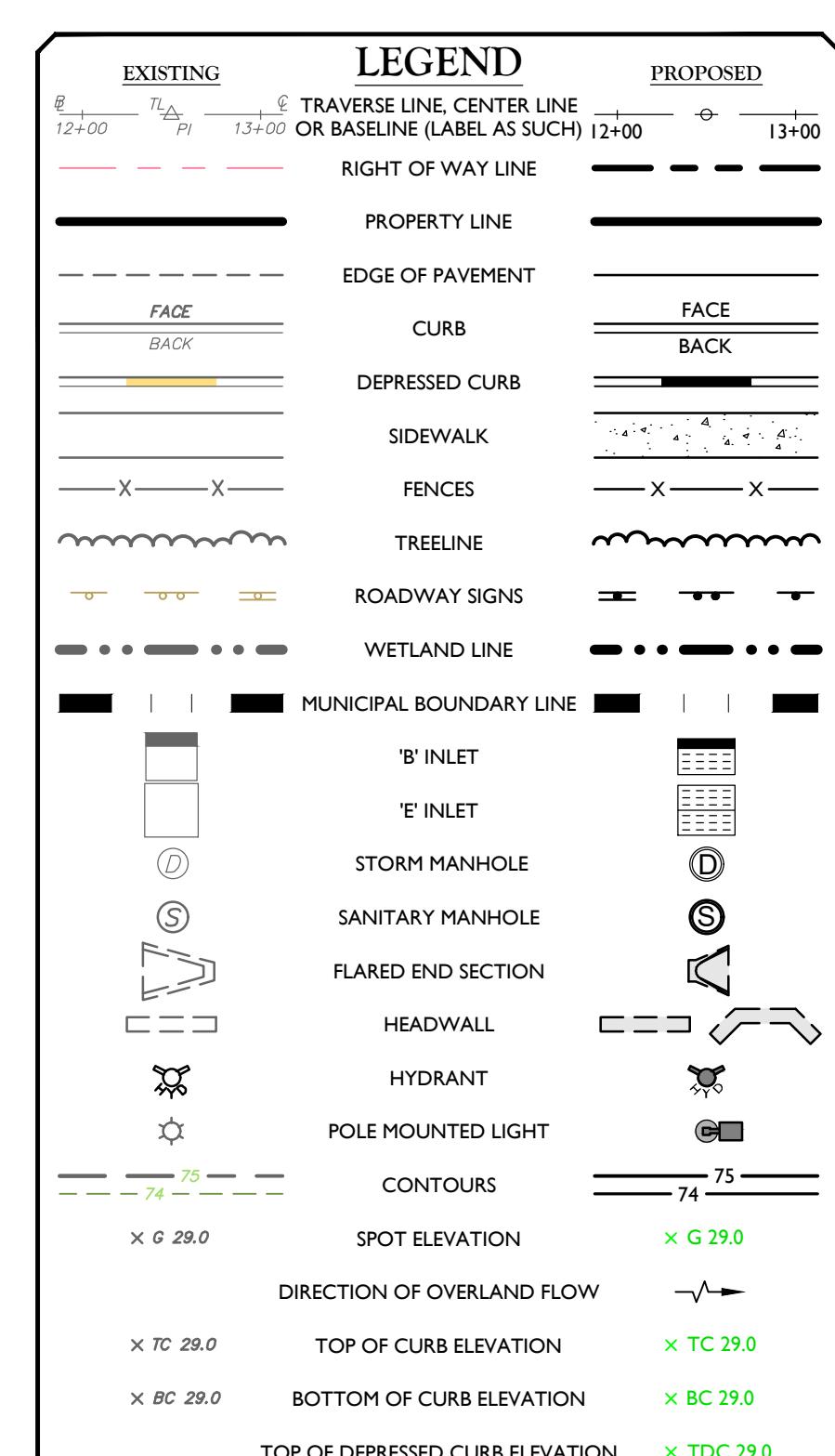
FOR  
MARLBORO ON  
HUDSONSECTION 108.12  
BLOCK 8  
LOT 23TOWN OF MARLBOROUGH  
ULSTER COUNTY  
NEW YORK STATE
 NEWBURGH  
555 Hudson Valley Avenue  
New Windsor, NY 12553  
Phone: 845.564.4495  
COLLIERS ENGINEERING & DESIGN  
ARCHITECTURE, LANDSCAPE ARCHITECTURE,  
STRUCTURAL ENGINEERING, MECHANICAL  
CONSULTING ENGINEERING & LAND SURVEYING

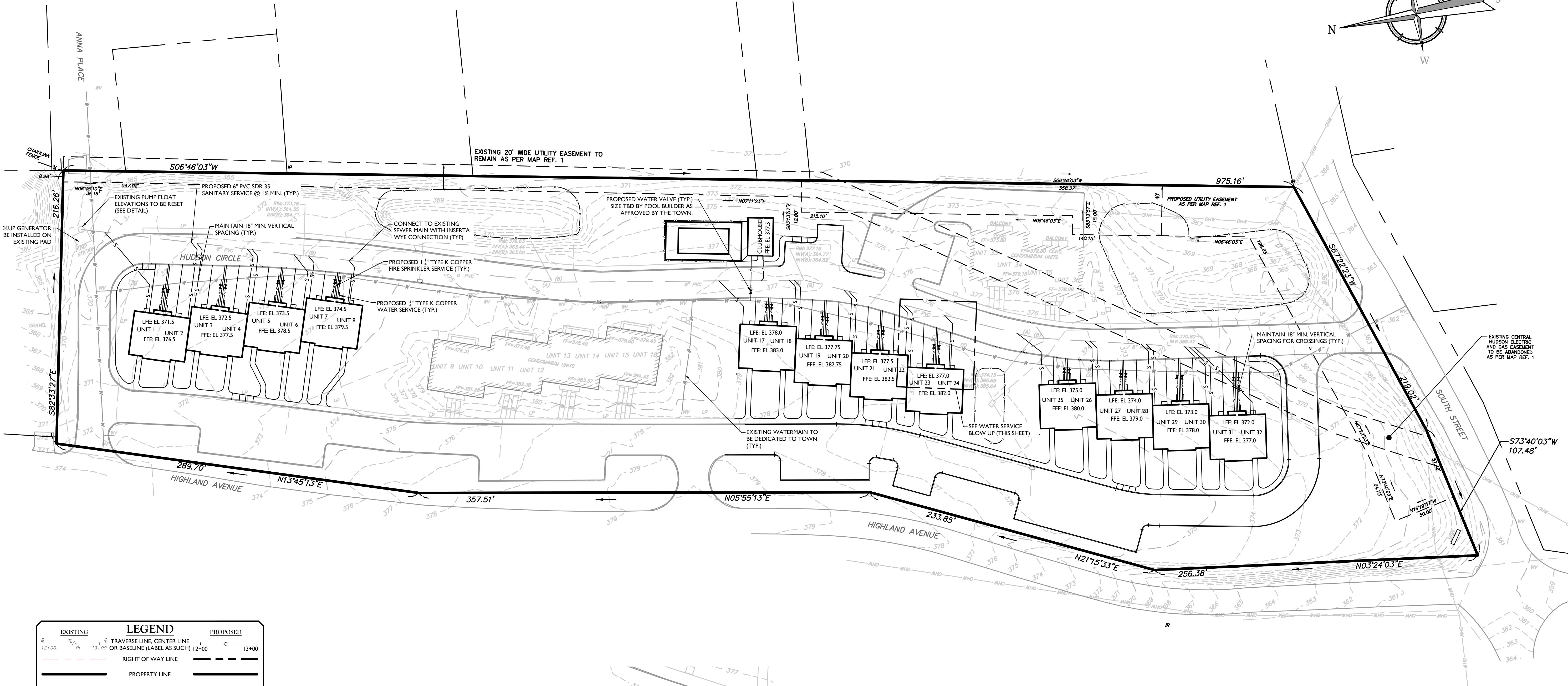
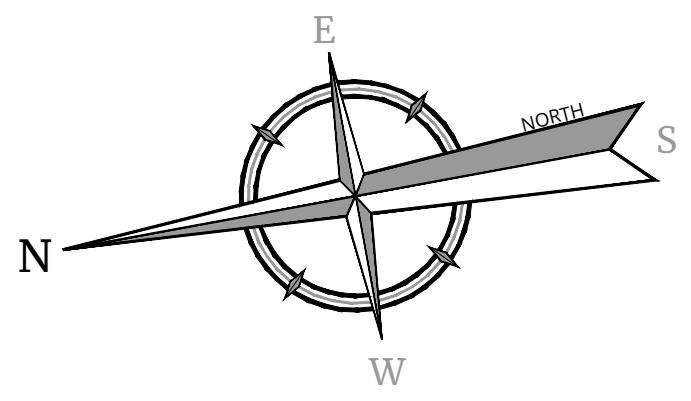
 SCALE: 1" = 40'  
AS SHOWN DATE: 05/24/24 DRAWN BY: TS CHECKED BY: CPM

PROJECT NUMBER: 24005017A DRAWING NAME: C-GRAD

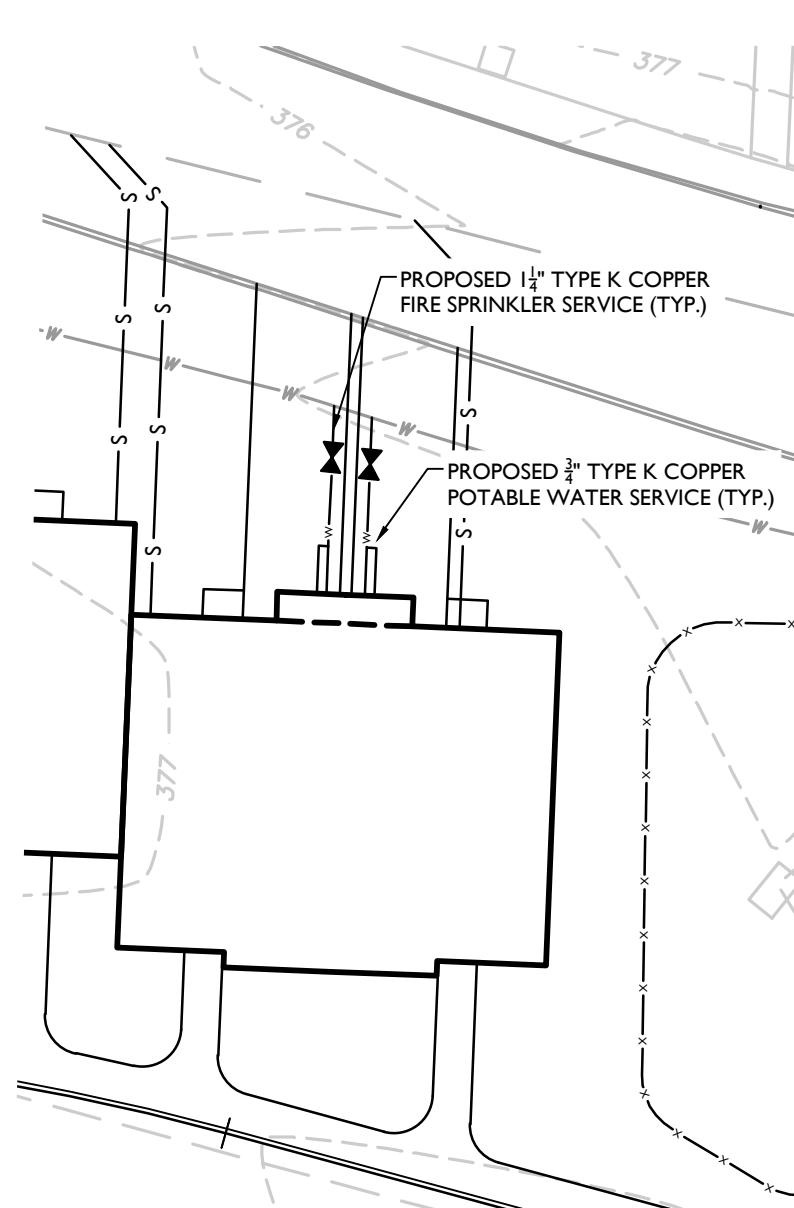
SHEET TITLE: GRADING PLAN

SHEET NUMBER: 04 OF 12





LEGEND	
EXISTING	PROPOSED
12'00" TL/PI	13'00" C TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)
RIGHT OF WAY LINE	12'00" 13'00"
PROPERTY LINE	—
EDGE OF PAVEMENT	—
FACE	—
BACK	—
DEPRESSED CURB	—
SIDEWALK	—
FENCES	—
TREELINE	—
ROADWAY SIGNS	—
WETLAND LINE	—
MUNICIPAL BOUNDARY LINE	—
'B' INLET	—
'E' INLET	—
STORM MANHOLE	—
SANITARY MANHOLE	—
FLARED END SECTION	—
HEADWALL	—
HYDRANT	—
POLE MOUNTED LIGHT	—
CABLE TV CONDUIT	—
WATER MAIN/SERVICE	—
GAS MAIN	—
TELEPHONE CONDUIT	—
ELECTRIC CONDUIT	—
SANITARY PIPE	—
STORM PIPE	—



WATER SERVICE BLOW UP

SCALE: 1" = 20'  
20 0 20 40

SCALE: 1" = 20'

## HEALTH DEPARTMENT NOTES:

1. NO LOTS SHALL BE SUBDIVIDED WITHOUT ULSTER COUNTY HEALTH DEPARTMENT APPROVAL.
2. NO MORE THAN A SINGLE FAMILY DWELLING PER LOT.
3. NO ROOF, CELLAR OR FOOTING DRAINS TO BE DISCHARGED INTO SEWAGE DISPOSAL SYSTEM.
4. NO BASEMENT FIXTURES ARE PERMITTED WITHOUT SPECIAL SEWAGE DESIGN.
5. INSTALL A CLEANOUT AT ALL SANITARY BENDS.

## CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES - GAS, WATER, ELECTRICAL BEFORE THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL 811.
2. THE INSTALLATION OF WATER AND SEWER SHALL BE UNDER THE DIRECTION OF A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
3. EROSION CONTROL MEASURES SHALL BE REQUIRED AS DIRECTED BY THE TOWN OF MARLBOROUGH, ACCORDING TO STANDARDS DESCRIBED IN THE NEW YORK STANDARDS & SPECIFICATIONS FOR URBAN EROSION AND SEDIMENT CONTROL.
4. AS BUILT PLANS SHALL BE REQUIRED AND CERTIFIED BY A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
5. ALL PROPERTY DISTURBED IN THE R.O.W. OR ON PRIVATE LANDS SHALL BE RESTORED TO NEW CONDITIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
7. THE ROAD AND UTILITIES SHALL BE STAKED IN THE FIELD BY A N.Y. STATE LICENSED SURVEYOR.
8. UNDERGROUND GAS AND ELECTRIC SHALL BE AS REQUIRED BY THE TOWN OF MARLBOROUGH.
9. WATER PIPE APPURTENANCES, VALVES SHALL BE AS SPECIFIED BY THE TOWN OF MARLBOROUGH.
10. ALL SANITARY SERVICES CLEANOUTS PLACED MAXIMUM 60' APART.
11. FIRE SPRINKLER SERVICE TO BE 1 1/4" COPPER TYPE K.

## MAP REFERENCE:

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



SCALE: 1" = 40'

Digitally signed by Connor Patrick McCormack
 Date: 2024-04-24 04:19:37-04'00

 Connor Patrick McCormack  
 NEW YORK LICENSED PROFESSIONAL ENGINEER  
 LICENSE NUMBER: 103756  
 COLLERS ENGINEERING & DESIGN CT, P.C.  
 N.Y. C.O.A # 0017609

## SITE PLAN

FOR  
MARLBOROUGH ON  
HUDSONSECTION 108.12  
BLOCK 8  
LOT 23TOWN OF MARLBOROUGH  
ULSTER COUNTY  
NEW YORK STATE
 NEWBURGH  
 555 Hudson Valley Avenue  
 New Windsor, NY 12553  
 Phone: 845.564.4495  
 COLLERS ENGINEERING & DESIGN  
 ARCHITECTURE, LANDSCAPE ARCHITECTURE,  
 SURVEYING, PLANNING, ENGINEERING,  
 CONSULTING ENGINEERING & LAND SURVEYING

 SCALE: DATE: DRAWN BY: CHECKED BY:  
 AS SHOWN 05/24/24 TS CPM

 PROJECT NUMBER: DRAWING NAME:  
 24005017A C-UTIL

SHEET TITLE: UTILITIES PLAN

SHEET NUMBER: 05 OF 12



Connor Patrick McCormack  
NEW YORK LICENSED PROFESSIONAL ENGINEER  
LICENSE NUMBER: 103756  
COLLIERS ENGINEERING & DESIGN CT, P.C.  
N.Y. C.O.A. #0017609

## SITE PLAN

FOR  
MARLBOROUGH ON HUDSONSECTION 108.12  
BLOCK 8  
LOT 23TOWN OF MARLBOROUGH  
ULSTER COUNTY  
NEW YORK STATE

NEWBURGH  
555 Hudson Valley Avenue  
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STRUCTURAL ENGINEERING, MECHANICAL,  
CIVIL, ENVIRONMENTAL, AND  
CONSULTING ENGINEERING & LAND SURVEYING

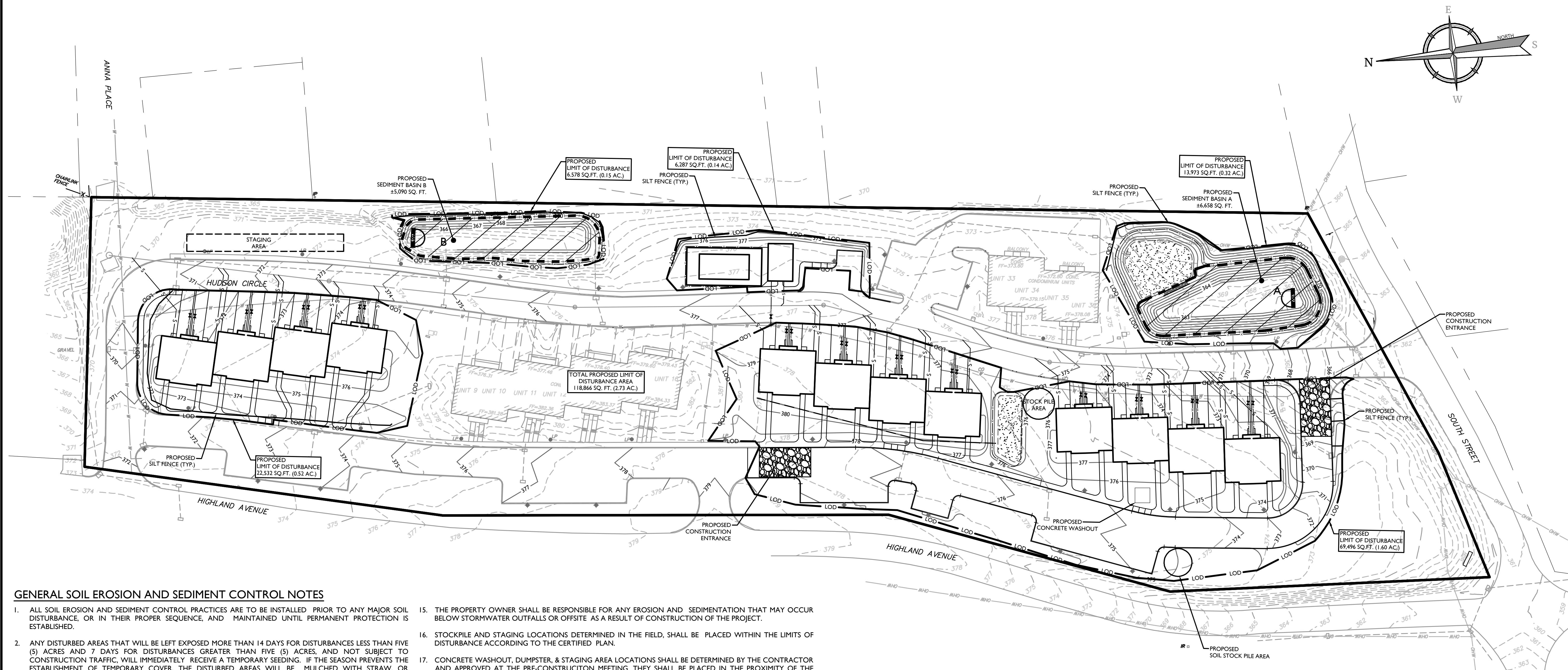
SCALE: DATE: DRAWN BY: CHECKED BY:  
AS SHOWN 05/24/24 TS CPM

PROJECT NUMBER: DRAWING NAME:  
24005017A C-SESC

SHEET TITLE: SOIL EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 40'  
SCALE NUMBER: 06 OF 12

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION



## GENERAL SOIL EROSION AND SEDIMENT CONTROL NOTES

- 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.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 14 DAYS FOR DISTURBANCES LESS THAN FIVE (5) ACRES AND 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.
- PERMANENT VEGETATION TO BE SEADED 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.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
- 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.
- 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.
- ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION CONTINUES (I.E. SLOPES GREATER THAN 3:1).
- THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A STONE PAD, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
- 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.
- 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 RENDER 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.
- CONDUT OUTLET PROTECTION MUST BE REVIEWED & SUPPLEMENTED AT ALL OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
- 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.
- 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.
- ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.

## GENERAL CONSTRUCTION SEQUENCE

THE APPLICANT AND THE APPLICANT'S CONTRACTOR ARE REQUIRED TO ATTEND A PRECONSTRUCTION MEETING WITH REPRESENTATIVES FROM THE CITY & TOWN BUILDING DEPARTMENTS, HIGHWAY DEPARTMENTS, 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.

## PHASE I: SITE WORK.

DISRUPTION AREA = 2.73 ACRES  
TEMP STORAGE REQUIRED = 3,600 CF PER DRAINAGE ACRE = (9,828) CF  
TEMP STORAGE PROVIDED = 47,333 CF.

1. CONTRACTOR IS TO INSTALL A CONSTRUCTION ENTRANCE AT THE EXISTING ACCESS FROM SOUTH STREET AND HIGHLAND AVENUE INTO THE SITE. STAGING AND SUPPLIES SHALL BE PLACED NEAR THE EXISTING ENTRANCES.

2. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES INCLUDING INLET PROTECT FOR EXISTING CATCH BASINS, SILT FENCE AND SOCK, AND STONE OUTLET SEDIMENT TRAP.

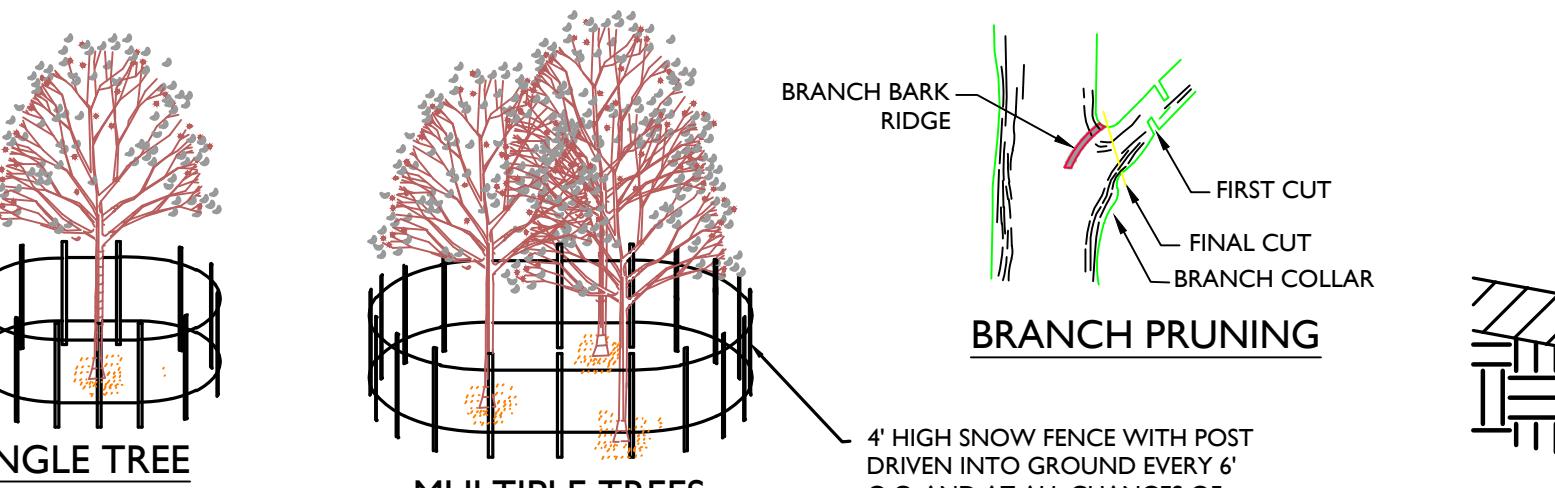
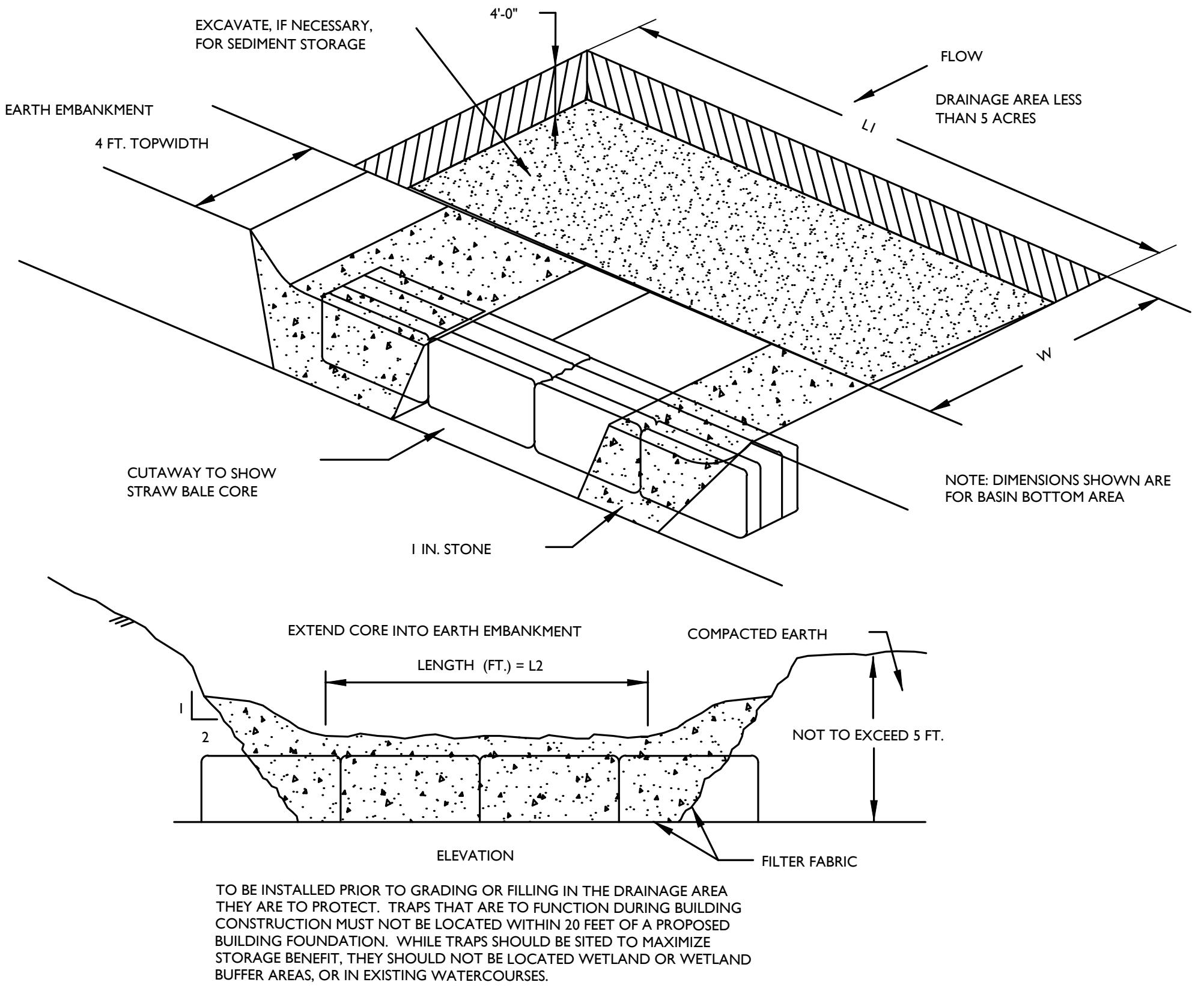
3. CONTRACTOR SHALL INSTALL TWO (2) TEMPORARY SEDIMENT TRAPS, TEMPORARY DIVERSION SWALES, AND SILT FENCE AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN. CONTRACTOR TO CONSTRUCT ADDITIONAL TEMPORARY DIVERSION SWALES AND SEDIMENT TRAPS AS NEEDED TO DIRECT AND CAPTURE RUNOFF FROM DISTURBED AREAS. LOCATIONS AND SIZE ARE NOTED ON THE PLAN. THESE MAY VARY DEPENDING ON CONTRACTOR SCHEDULE AND APPROACH BUT 3,600 CF OF STORAGE MUST BE PROVIDED AT A MINIMUM PER ACRE OF UPSTREAM DISTURBANCE. SEDIMENT TRAPS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS AND DETAILS. SEDIMENT TRAPS AND BASINS SHALL BE SIZED IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL MANUAL.

4. THE CONTRACTOR SHALL GRADE THE SITE AND REMOVE EXCESS MATERIAL AS NECESSARY. THE EXISTING OCKET PONDS WILL BE EXCAVATED AS REQUIRED TO PROVIDE THE PROPER VOLUME. THE PROPOSED BIORETENTION BASINS SHALL BE GRADED AND OVER EXCAVATED WITH THE PLANNING MEDIA NOT BEING INSTALLED AT THIS TIME. THE CONTRACTOR WILL THAN INSTALL RE-SEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE LANDSCAPE PLAN TO MAINTAIN ANY REMAINING SITE UTILITIES, AND BUILDING PADS. BUILDING PADS

5. DISTURBED SOILS SHALL BE TEMPORARILY STABILIZED AS SOON AS PRACTICAL. MATERIALS STORED IN STOCK PILES 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.

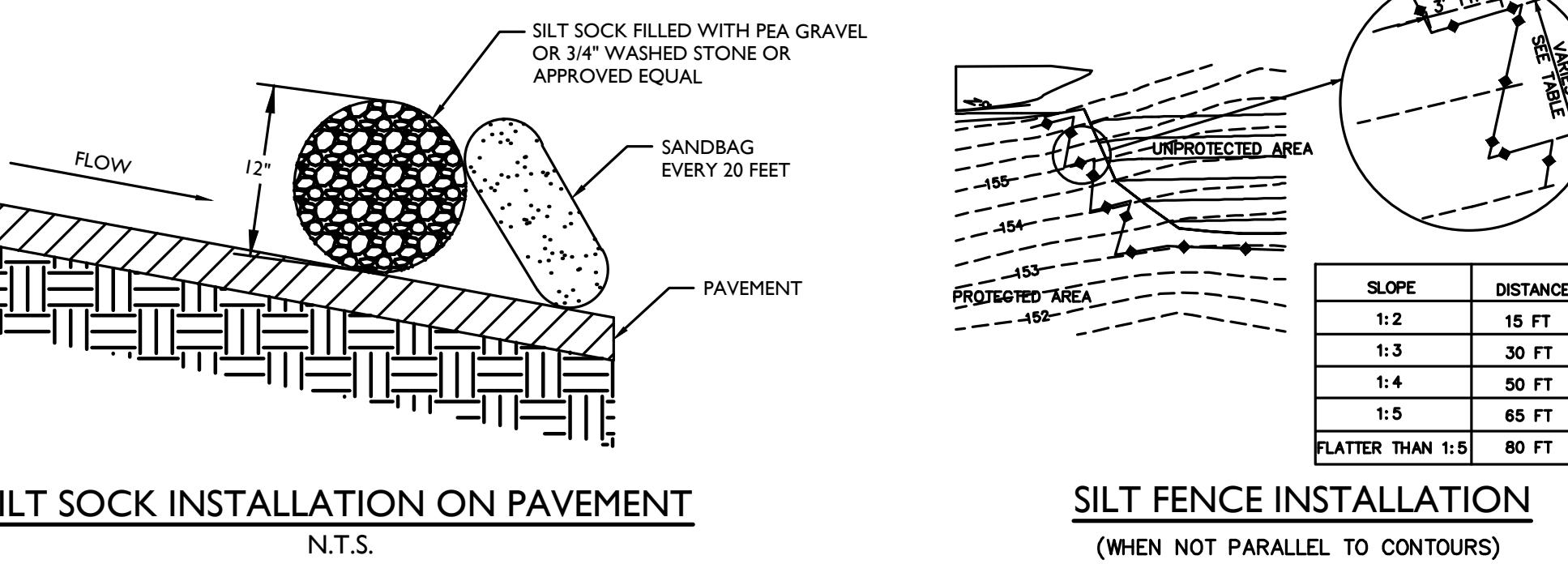
a. TEMPORARY STABILIZATION - MEANS THAT EXPOSED SOIL HAS BEEN COVERED WITH MATERIAL(S) AS SET FORTH IN THE TECHNICAL STANDARD, NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, TO PREVENT THE EXPOSED SOIL FROM ERODING. THE MATERIALS CAN INCLUDE, BUT ARE NOT LIMITED TO, MULCH, SEED 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-01-002 OR AS AMENDED.

6. THE CONTRACTOR SHALL GRADE THE REMAINDER OF HIGHLAND CIRCLE AND STABILIZE WITH

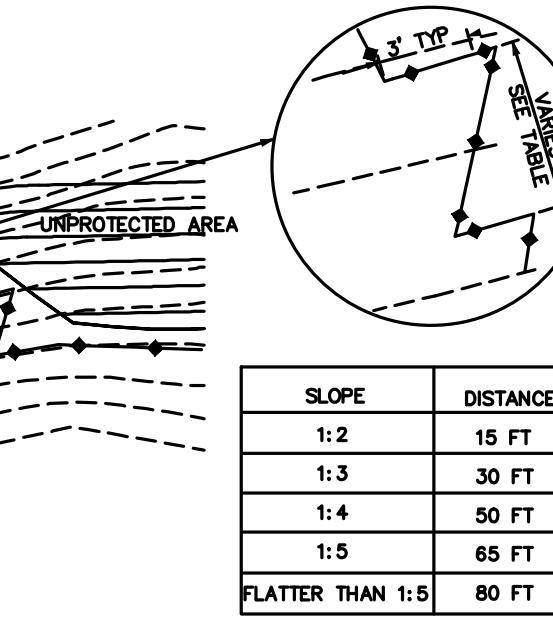


**NOTES:**

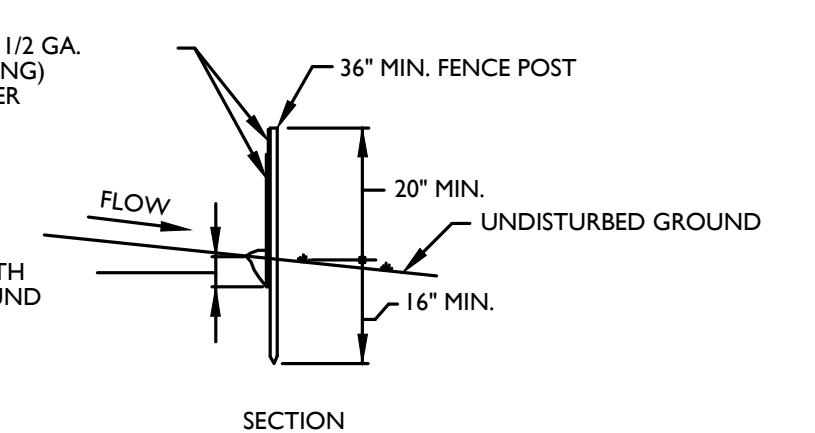
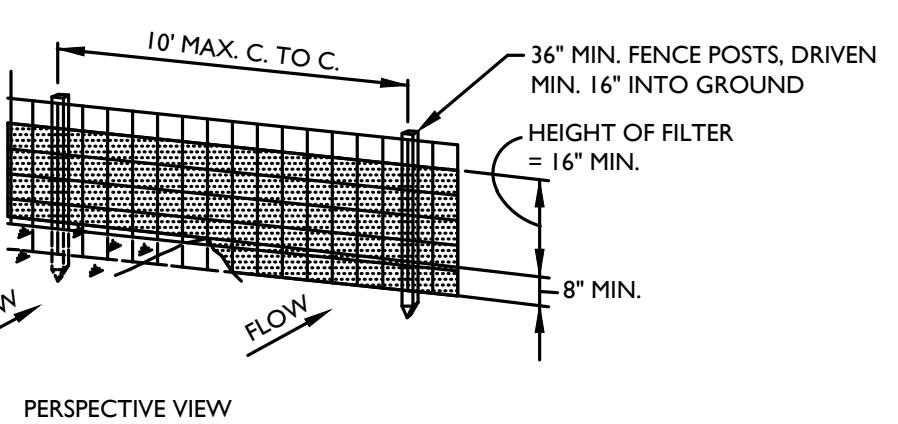
1. PROTECTIVE FENCING IS TO BE ERECTED PRIOR
2. NO CONSTRUCTION ACTIVITY IS PERMITTED WITHIN WITHIN TOPSOIL IMMEDIATELY AFTER EXCAVATION IS COMPLETE. THE PROTECTIVE FENCING ROOTS SHALL BE PRUNED TO GIVE A CLEAN, SHARP SURFACE AMENABLE TO HEALING. ROOTS EXPOSED DURING HOT WEATHER.
3. AS CONSTRUCTION NEARS COMPLETION THE FENCING SHOULD BE IRRIGATED TO PREVENT PERMANENT TREE INJURY. WILL BE REMOVED AS DIRECTED. CARE FOR SERIOUS INJURY SHOULD BE PRESCRIBED BY A
4. AT THE COMPLETION OF CONSTRUCTION ALL TREES PROFESSIONAL FORESTER OR CERTIFIED TREE EXPERT. WILL BE PRUNED AS NECESSARY TO CORRECT ANY
5. GENERAL MECHANICAL DAMAGE - SEE DETAIL ABOVE COLLAR. THERE SHOULD BE NO FLUSH CUTS. FLUSH CUTS FOR CORRECT PLACEMENT OF TREE PROTECTION. DESTROY A MAJOR DEFENSE SYSTEM OF THE TREE. NO TREE PAINT SHALL BE APPLIED. ALL CUTS SHOULD BE MADE AT 45°
6. BOX TRAPS WITHIN 10 FEET OF A BUILDING SITE TO THE OUTSIDE EDGE OF THE BRANCH COLLAR. CUTS MADE TOO PREVENT MECHANICAL INJURY, FENCING OR OTHER FAR BEYOND THE BRANCH COLLAR MAY LEAD TO EXCESS BARRIER SHOULD BE INSTALLED AT THE DRIP LINE SPROUTING, CRACKS AND ROT. REMOVAL OF A "V" GROTH OF THE TREE BRANCHES SHOULD BE CONSIDERED FOR FREE STANDING SPECIMEN TREES TO AVOID FUTURE SPLITTING DAMAGE.
7. BOARDS WILL NOT BE NAILED TO TREES DURING CONSTRUCTION OPERATIONS.
8. FEEDER ROOTS SHOULD NOT BE CUT IN AN AREA TO CONSTRUCTION AND MAINTAINED DURING INSIDE THE DRIP LINE OF THE TREE BRANCHES CONSTRUCTION AS DIRECTED BY THE LANDSCAPE ARCHITECT, SOIL CONSERVATION DISTRICT AND/OR
9. DAMAGED TRUNKS OR EXPOSED ROOTS SHOULD HAVE MUNICIPAL ENGINEER. DAMAGED BARK REMOVED IMMEDIATELY AND NO PAINT SHALL BE APPLIED. EXPOSED ROOTS SHOULD BE COVERED
10. TREE LIMB REMOVAL WHERE NECESSARY, WILL BE DONE AS DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY. NATURAL TARGET PRUNING TO REMOVE THE DESIRED BRANCH



**SILT SOCK INSTALLATION ON PAVEMENT**  
N.T.S.



**SILT FENCE INSTALLATION (WHEN NOT PARALLEL TO CONTOURS)**  
N.T.S.



**WOVEN WIRE FENCE (14 1/2 GA. MIN. MAX. 6" MESH SPACING) WITH FILTER CLOTH OVER**

**EMBED FILTER CLOTH MIN. 6" INTO GROUND**

**SECTION**

**CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**

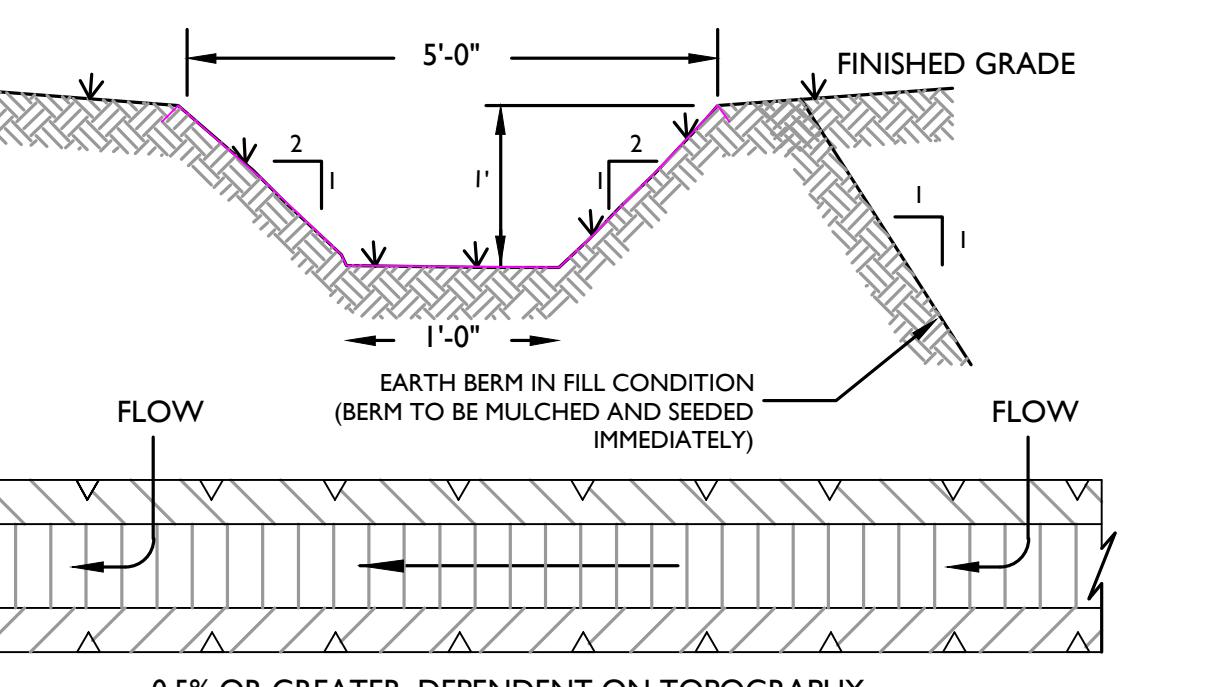
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
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 T140N, OR APPROVED EQUAL.  
PREFABRICATED UNIT: GEOFAB, EPIROFENCE, OR APPROVED EQUAL.**

**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.



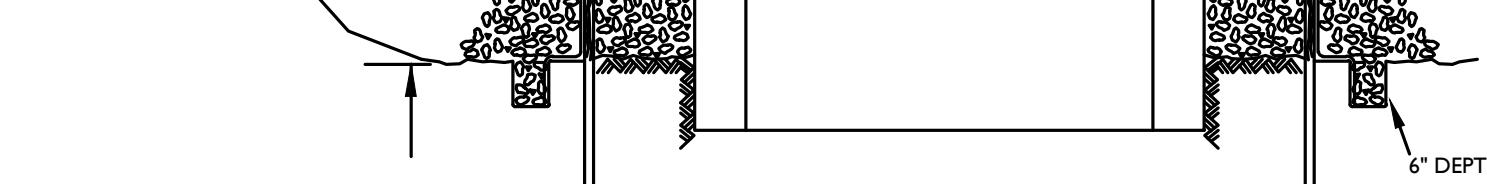
**PLAN**  
TO BE INSTALLED ABOVE DISTURBED AREAS, TO DIVERT RUNOFF OFF-SITE WITHOUT INCREASING EROSION; INTERMITTENTLY ACROSS DISTURBED AREAS, TO SHORTEN OVERLAND FLOW DISTANCES; BELOW DISTURBED AREAS, TO DIVERT SEDIMENT-LADEN WATER TO A SEDIMENT TRAPPING DEVICE; AND TO SAFELY TRANSPORT RUNOFF ALONG 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 NON-EROSIVE 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 REQUIREMENTS OF THE SWALE AND BE FREE OF BANK PROJECTIONS OR OTHER IRRREGULARITIES 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 (& EARTH BERM IN FILL CONDITION)**

STONE OUTLET SEDIMENT TRAP TABLE					
SEDIMENT TRAP	DRAINAGE AREA	AREA (L1 X W)	DEPTH (FT.)	VOLUME REQ'D (C.F.)	VOLUME PROVIDED (C.F.)
A	1.92 AC.	75' X 32'	4.0 FT.	6,912 C.F.	26,972 C.F.
B	0.81 AC.	185' X 24'	4.0 FT.	2,916 C.F.	20,361 C.F.

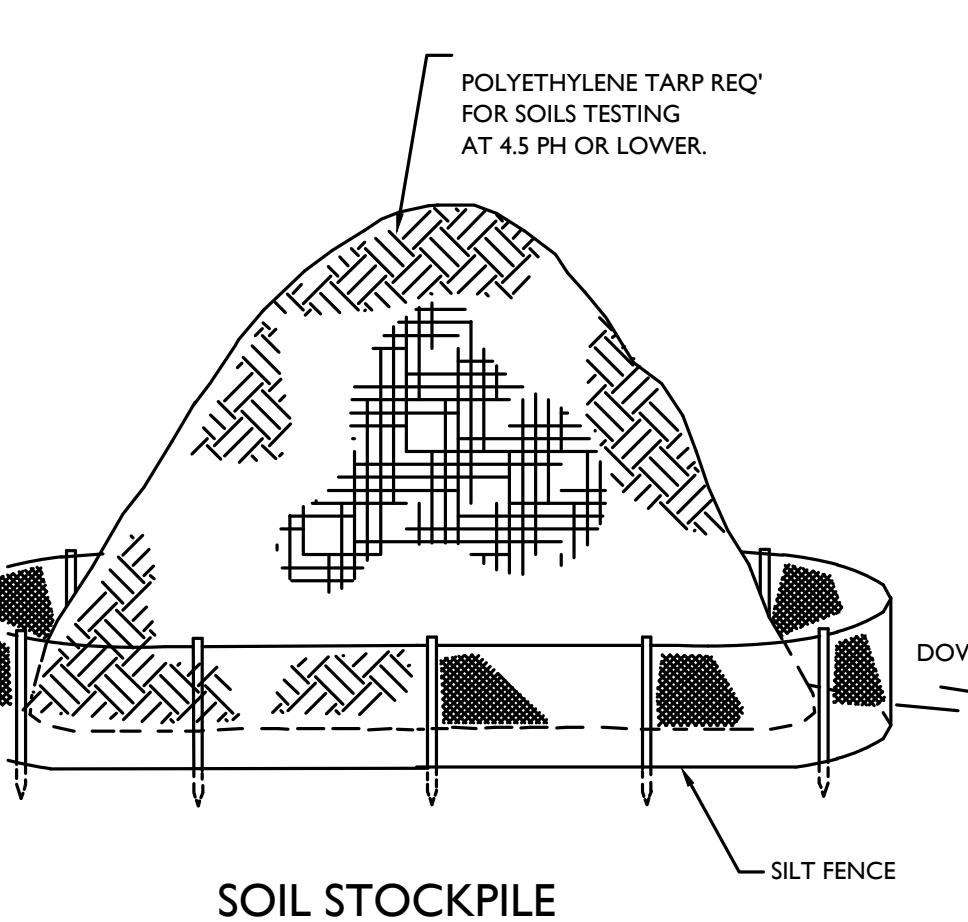


**INSTALLATION NOTES**

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 TRENCH BACKFILL THE TRENCH AND TAP THE SOIL TO ENSURE A DENSE AND AIR-TIGHT JUNCTION.
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.



**SOIL STOCKPILE**

**CONSTRUCTION SPECIFICATIONS**

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/4" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1"-3" IN DIAMETER PLACED 2 INCHES BELOW THE TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.

**STONE & BLOCK DROP INLET PROTECTION**

N.T.S.

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT. LENGTH - NOT LESS THAN 50 FEET.
2. THICKNESS - NOT LESS THAN (6) INCHES.
3. WIDTH - 24"
4. 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 MOUNTING BERM WITH 5:1 SLOPES WILL BE PERMITTED.
5. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PROTECT THE SOIL FROM EROSION DURING THE FLOW OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
6. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED.
7. AFTER EACH RAIN.

**STABILIZED CONSTRUCTION ENTRANCE**

N.T.S.

**Colliers**  
Engineering & Design  
55 Hudson Valley Avenue  
New Windsor, NY 12553  
Phone: 845.564.4495  
COLLIERS ENGINEERING & DESIGN  
ARCHITECTURE, LANDSCAPE ARCHITECTURE,  
STRUCTURAL ENGINEERING, MECHANICAL, ELECTRICAL,  
CONSULTING ENGINEERING & LAND SURVEYING

SCALE: DATE: DRAWN BY: CHECKED BY:  
AS SHOWN 05/24/24 TS C.P.M.  
PROJECT NUMBER: DRAWING NUMBER: 24050517A C-SESC  
SHEET TITLE: SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER: 07 OF 12

*Connor P. McCormack*  
State of New York  
CONTRACTOR  
03756  
Digitally signed by Connor Patrick McCormack  
Date: 2024-05-24 04:19:38-04'00'

Connor Patrick McCormack  
NEW YORK LICENSED PROFESSIONAL ENGINEER  
LICENSE NUMBER: 103756  
COLLIERS ENGINEERING & DESIGN CT, P.C.  
N.Y. C.O.A. #0017609

**SITE PLAN**  
FOR  
MARLBORO ON HUDDON

SECTION 108.12  
BLOCK 8  
LOT 23

TOWN OF MARLBOROUGH  
ULSTER COUNTY  
NEW YORK STATE

**Newburgh**  
55 Hudson Valley Avenue  
New Windsor, NY 12553  
Phone: 845.564.4495  
COLLIERS ENGINEERING & DESIGN  
ARCHITECTURE, LANDSCAPE ARCHITECTURE,  
STRUCTURAL ENGINEERING, MECHANICAL, ELECTRICAL,  
CONSULTING ENGINEERING & LAND SURVEYING

SCALE: DATE: DRAWN BY: CHECKED BY:  
AS SHOWN 05/24/24 TS C.P.M.  
PROJECT NUMBER: DRAWING NUMBER: 24050517A C-SESC  
SHEET TITLE: SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER: 07 OF 12

REV	DATE	DRAWN BY	DESCRIPTION	REVISED FOR GARAGE
1	7/6/23	CMH	REVISED FOR GARAGE REMOVAL	
2	8/28/23	KAS	REVISED FOR DOT COMMENTS	
3	12/27/23	CMH	REVISED FOR GARAGE	

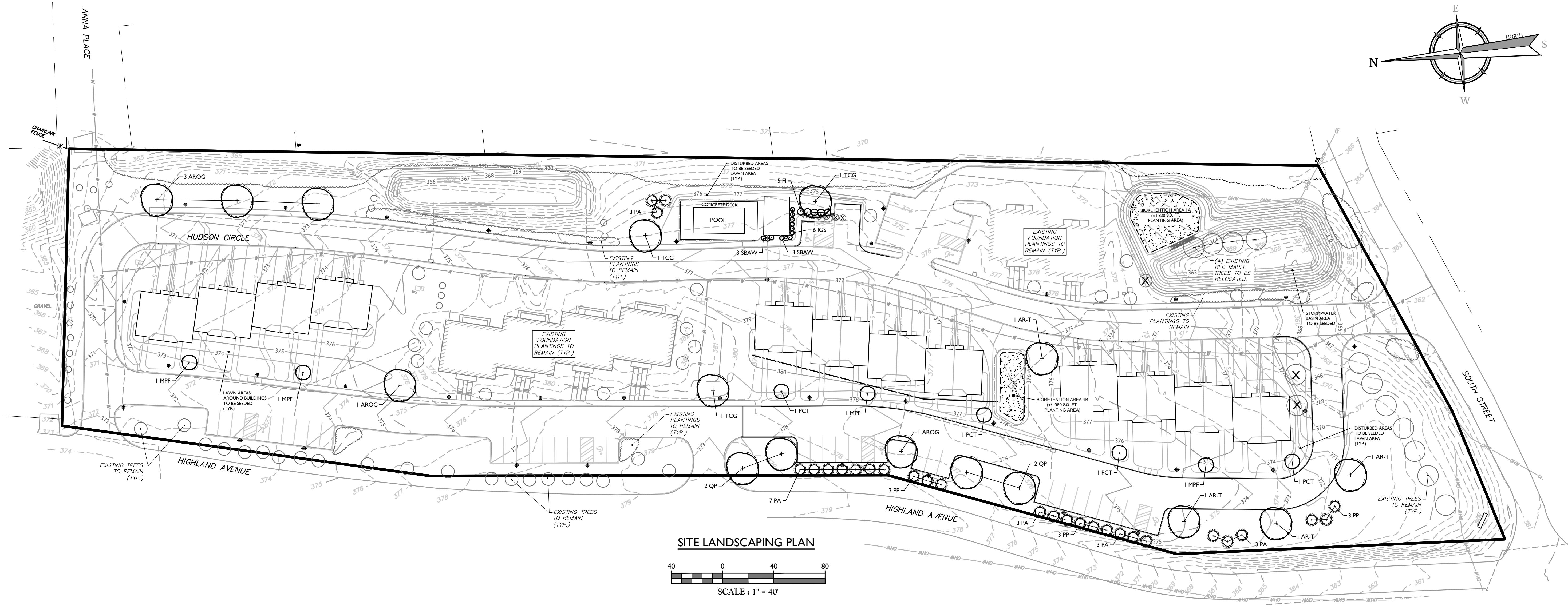
Justin Eric Dates  
NEW YORK REGISTERED LANDSCAPE ARCHITECT  
LICENSE NUMBER: 001964-01  
COLLIERS ENGINEERING & DESIGN CT, P.C.PLOT PLAN  
FOR  
BRIAN ROONEYTAX LOT:  
24-1-10TOWN OF CRAWFORD  
ORANGE COUNTY  
NEW YORK STATENEWBURGH  
Colliers  
Engineering & Design  
555 Hudson Valley Avenue  
Suite 100  
New Windsor, NY 12553  
Phone: 845.564.4495  
COLLIERS ENGINEERING & DESIGN CT, P.C.  
DOING BUSINESS AS MASER CONSULTING  
ENGINEERING & LAND SURVEYINGSCALE: DATE: DRAWN BY: CHECKED BY:  
AS SHOWN 7/05/2023 CMF JED

PROJECT NUMBER: 2205026A DRAWING NAME: C-LAND

SHEET TITLE: LANDSCAPE PLAN

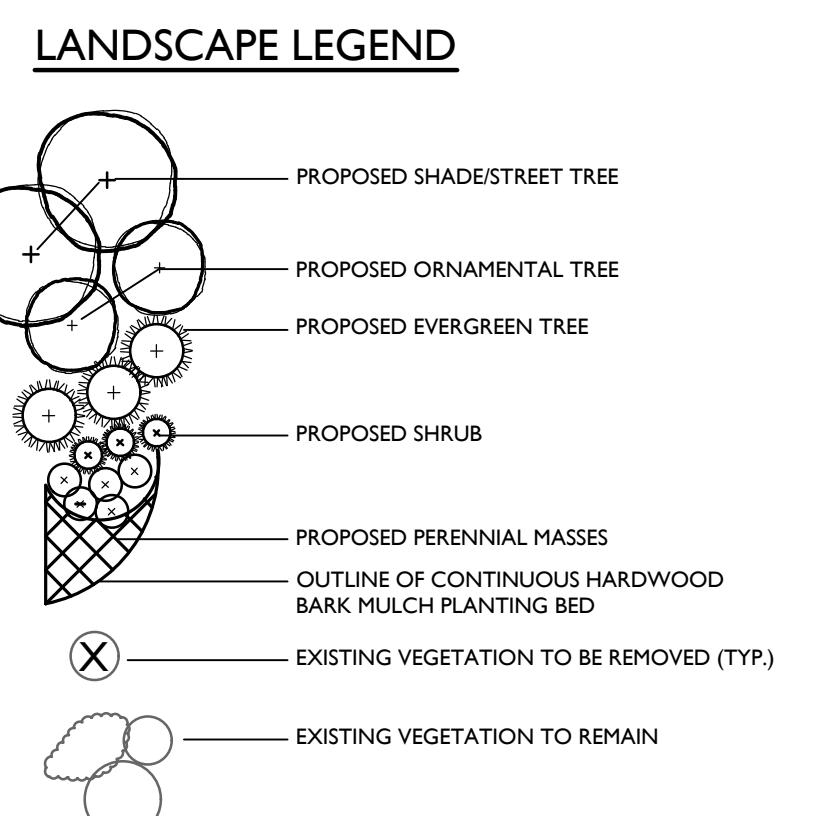
SHEET NUMBER: 08 of 05

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



SITE PLANTING SCHEDULE								
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL #	HEIGHT	SPREAD	ROOT	NOTES
<b>SHADE TREES</b>								
AROG	5	ACER GLABRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE		2"- 2-1/2"		B&B	STRAIGHT LEADER / FULL HEAD
TCG	3	TLIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN		2"- 2-1/2"		B&B	STRAIGHT LEADER / FULL HEAD
QP	4	QUERCUS PALLUSTRIS	PIN OAK		2"- 2-1/2"		B&B	STRAIGHT LEADER / FULL HEAD
<b>EVERGREEN TREES</b>								
PA	19	PICEA ABIES	NORWAY SPRUCE		6'-7"		B&B	STRAIGHT LEADER/TYP. SPECIES HABIT
PP	9	PICEA PUNGENS	COLORADO SPRUCE		6'-7"		B&B	STRAIGHT LEADER/TYP. SPECIES HABIT
<b>ORNAMENTAL TREES</b>								
MPF	4	MALUS X 'PRAIRIE FIRE'	PRairie FIRE CRABAPPLE		1-3/4"- 2"		B&B	STRAIGHT LEADER/TYP. SPECIES HABIT
PCT	4	PRUNUS CERASIFERA 'THUNDERCLOUD'	THUNDERCLOUD PLUM		1-3/4"- 2"		B&B	STRAIGHT LEADER/TYP. SPECIES HABIT
<b>SHRUBS</b>								
FI	5	FORSYTHIA X INTERMEDIA	COMMON FORSYTHIA		4'- 5"		CONT.	TYPICAL SPECIES HABIT
IGS	6	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY		24"- 30"		CONT.	TYPICAL SPECIES HABIT
SBW	6	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA		18"- 24"		CONT.	TYPICAL SPECIES HABIT
NOTE: TREES KEYED WITH AR-T ARE THE PROPOSED LOCATIONS FOR THE EXISTING RED MAPLE TRANSPLANTS.								

TYPICAL BUILDING FOUNDATION PLANTING SCHEDULE								
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL #	HEIGHT	SPREAD	ROOT	NOTES
<b>SHRUBS</b>								
BMWG	19	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD		18"- 24"		CONT.	TYPICAL SPECIES HABIT
CAE	3	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED RED TWIG DOGWOOD		30"- 36"		CONT.	TYPICAL SPECIES HABIT
FI	6	FORSYTHIA X INTERMEDIA	COMMON FORSYTHIA		4'- 5"		CONT.	TYPICAL SPECIES HABIT
HPL	4	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA		30"- 36"		CONT.	TYPICAL SPECIES HABIT
IGS	27	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY		24"- 30"		CONT.	TYPICAL SPECIES HABIT
PJ	5	PIERIS JAPONICA	JAPANESE PIERIS		24"- 30"		CONT.	TYPICAL SPECIES HABIT
SJG	3	SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA		18"- 24"		CONT.	TYPICAL SPECIES HABIT
SBW	4	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA		18"- 24"		CONT.	TYPICAL SPECIES HABIT
<b>PERENNIALS</b>								
CVM	12	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS			1 GAL. CONT.	CLUMPS	
EP	12	ECHINACEA PURPUREA	CONEFLOWER			1 GAL. CONT.	CLUMPS	
NF	6	NEPETA FASSENNII	CATMINT			1 GAL. CONT.	CLUMPS	

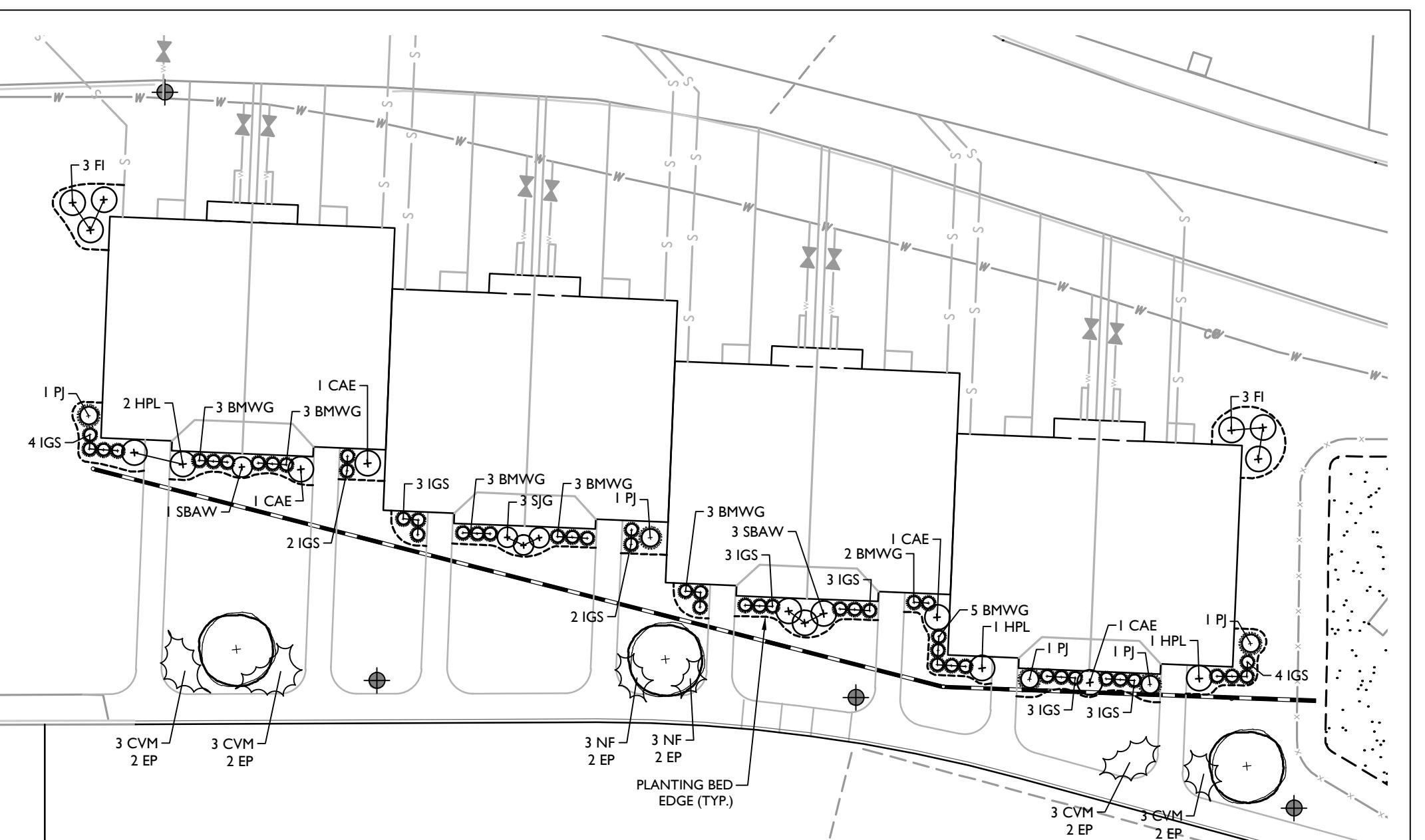


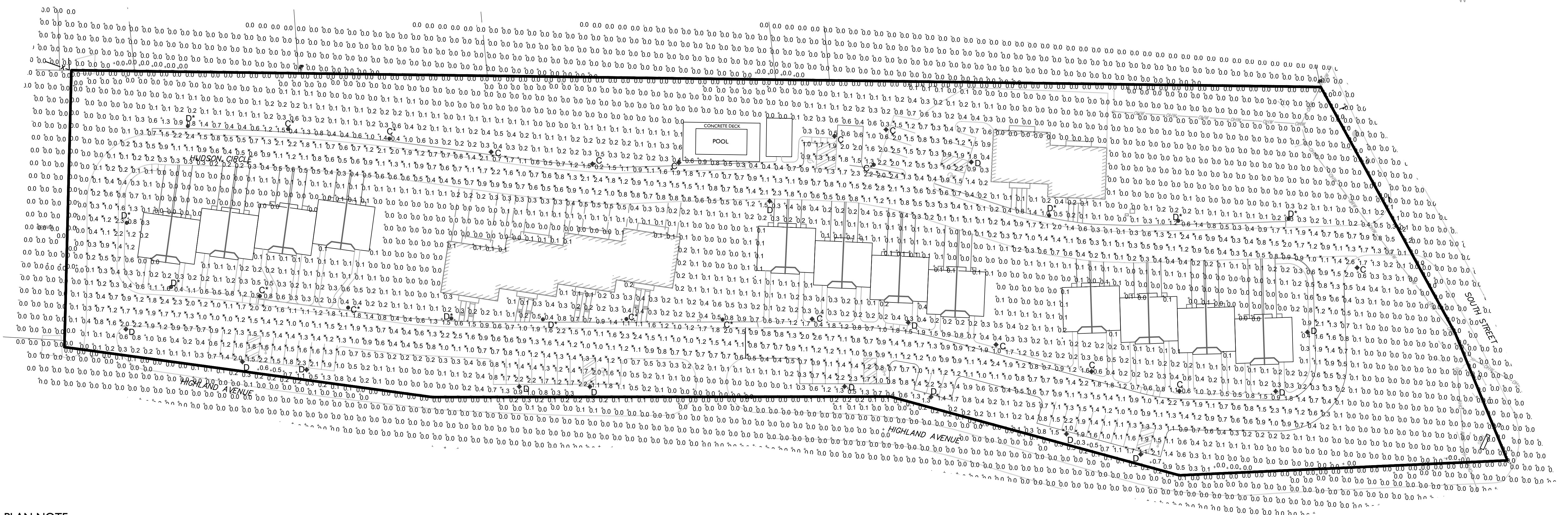
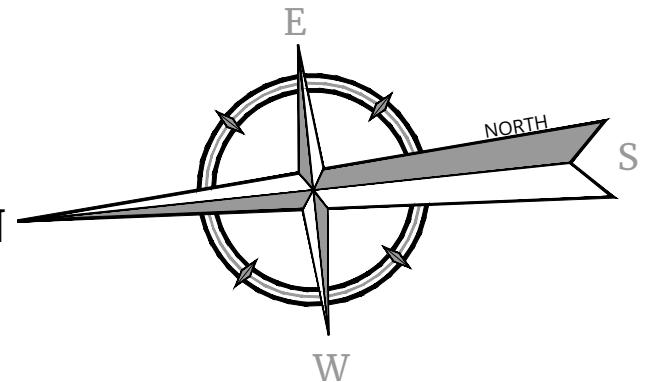
## PLAN NOTE

1. THESE PLANS ARE TO BE USED FOR LANDSCAPE PURPOSES ONLY.

## LANDSCAPE NOTES

- LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES IS APPROXIMATE AND MAY VARY DUE TO THE LOCATIONS OF SITE IMPROVEMENTS AND/OR BUILDINGS.
- FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT.
- ALL AREAS WITHIN THE PLANTING BED LIMITS SHALL BE MULCHED WITH 3" OF SHREDDED HARDWOOD BARK MULCH.
- ALL LAWN AREAS ON-SITE AND AROUND BUILDINGS SHALL BE STABILIZED WITH SEED.
- ALL PLANT MATERIAL SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERY'S STANDARD FOR NURSERY STOCK.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN CONSENT FROM THE PROJECT LANDSCAPE ARCHITECT OR THE TOWN OF MARLBOROUGH LANDSCAPE CONSULTANT.
- 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.





## PLAN NOTE

1. THIS PLAN IS TO BE USED FOR LIGHTING PURPOSES ONLY.

## LIGHTING NOTES

- ALL LAMPS ARE TO BE LED. A LIGHT LOSS FACTOR OF 0.9 WAS USED.
- POLE MOUNTED FIXTURES SHALL BE PLACED A MINIMUM OF THREE(3) FEET BEHIND CURB FACE OR EDGE OF PAVEMENT.
- POLE LOCATIONS ARE APPROXIMATE AND MAY VARY DUE TO SPECIFIC SITE CONDITIONS. THE LIGHTING CONTRACTOR SHALL FIELD VERIFY POLE LOCATIONS IN ORDER TO ACCOMMODATE UTILITIES AND PAVEMENT. POLE SIZES TO BE CONFIRMED WITH MANUFACTURER.
- LIGHT FIXTURES AND POLES TO BE BLACK.
- LIGHTING SHOWN ON PLAN DEPICTS AVERAGE MAINTAINED FOOTCANDLE LEVELS AT GRADE.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
- CONCRETE FOOTINGS FOR POLE MOUNTED LIGHTS TO BE DESIGNED, SIGNED AND SEALED BY A NYS LICENSED ENGINEER.
- ELECTRICAL DESIGN FOR SITE LIGHTING BY OTHERS.

## LIGHTING LEGEND

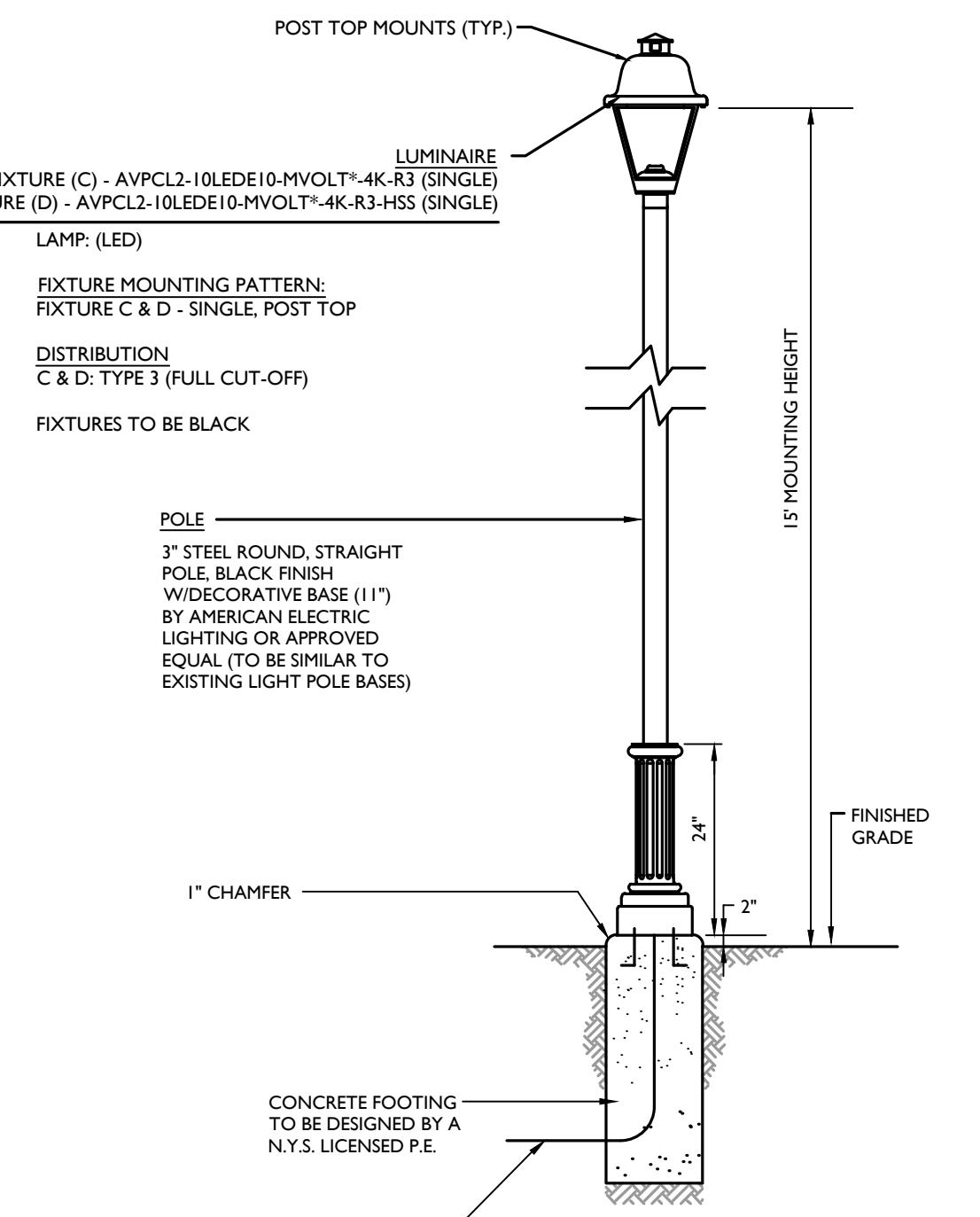
- ◆ PROPOSED SINGLE FIXTURE & POLE  
◆ PROPOSED SINGLE FIXTURE MOUNTED ON EXISTING POLE  
C\* / D\* INDICATES ONLY THE EXISTING FIXTURE TO BE REPLACED (EXISTING POLE TO REMAIN)

0.0 ILLUMINATION LEVEL AT GRADE

LUMINAIRE SCHEDULE						
KEY	QTY.	DESCRIPTION	ARRANGEMENT	MTG. HT.	LUMENS	LLF
C	17	AMERICAN ELECTRIC LIGHTING - VALIANT FULL CUT-OFF LED	SINGLE	15'	3,570	0.9
D	22	AMERICAN ELECTRIC LIGHTING - VALIANT FULL CUT-OFF LED	SINGLE	15'	2,951	0.9

\* - VOLTAGE TO BE CONFIRMED BY ELECTRICIAN

CALCULATION SUMMARY					
AREA	CALC TYPE	UNITS	AVG	MAX	MIN
PARKING AREAS & ROADWAY	ILLUMINANCE	Fc	1.1	2.8	0.1



## POLE MOUNTED FIXTURE DETAIL - FIXTURES C &amp; D

NOT TO SCALE

NOTES:

- LUMINAIRES AND POLE TO BE MANUFACTURED BY AMERICAN ELECTRIC LIGHTING.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
- CONCRETE FOOTING FOR LIGHT POLE TO BE DESIGNED BY A N.Y.S. LICENSED P.E.
- \* - VOLTAGE TO BE CONFIRMED BY ELECTRICIAN



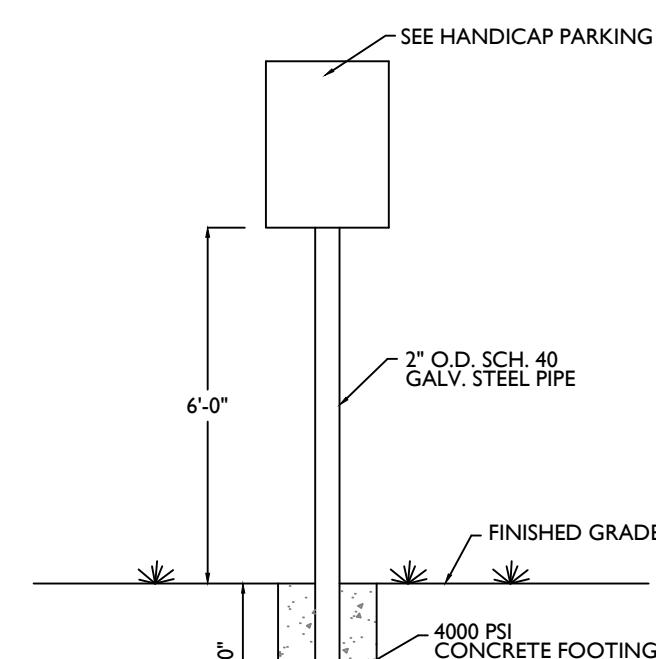
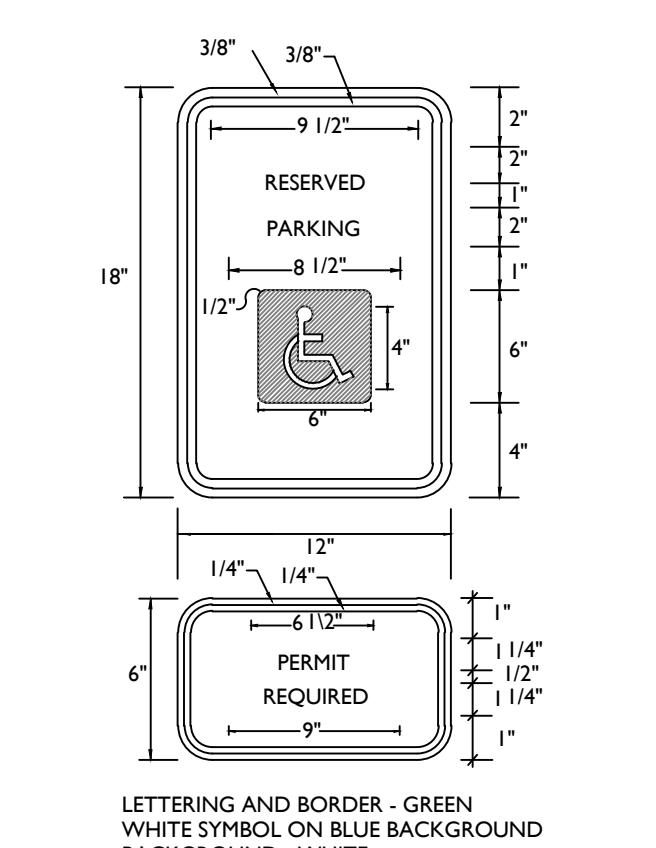
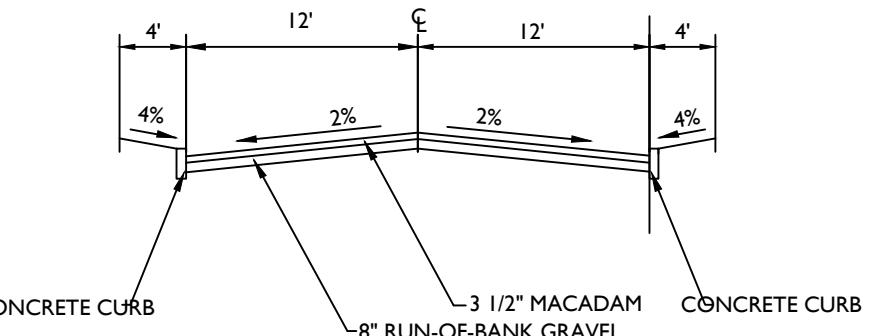
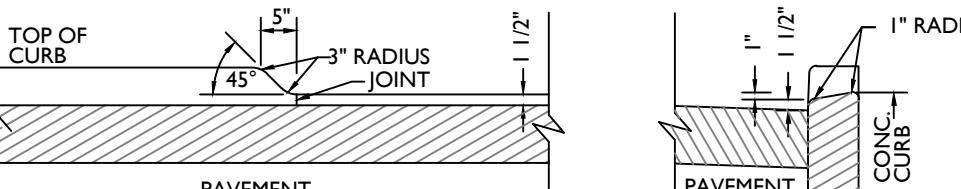
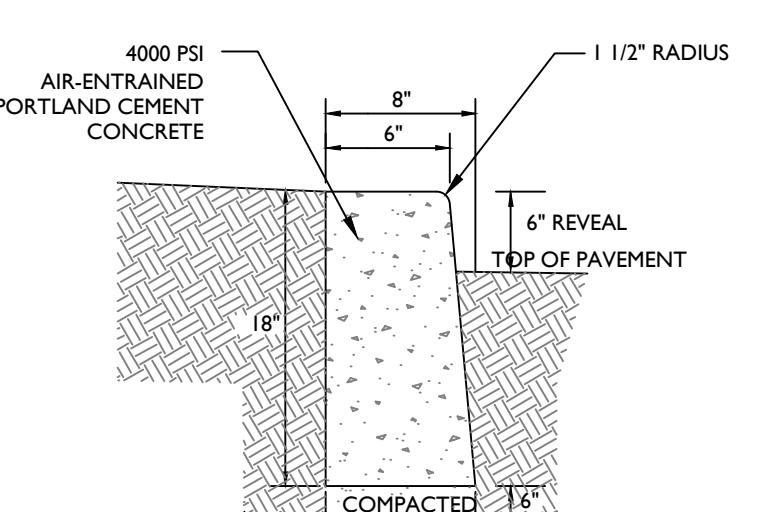
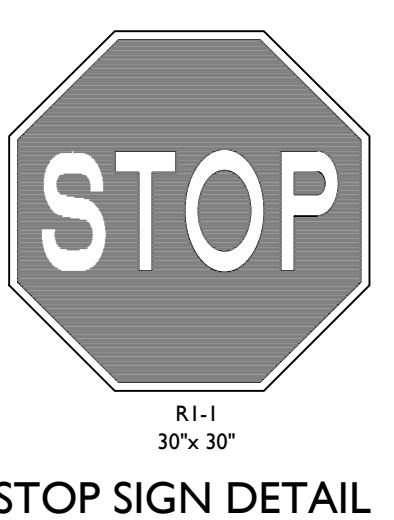
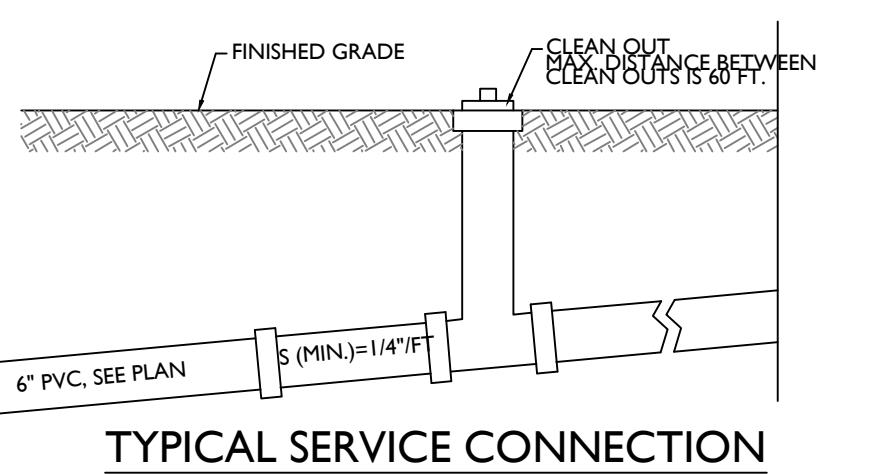
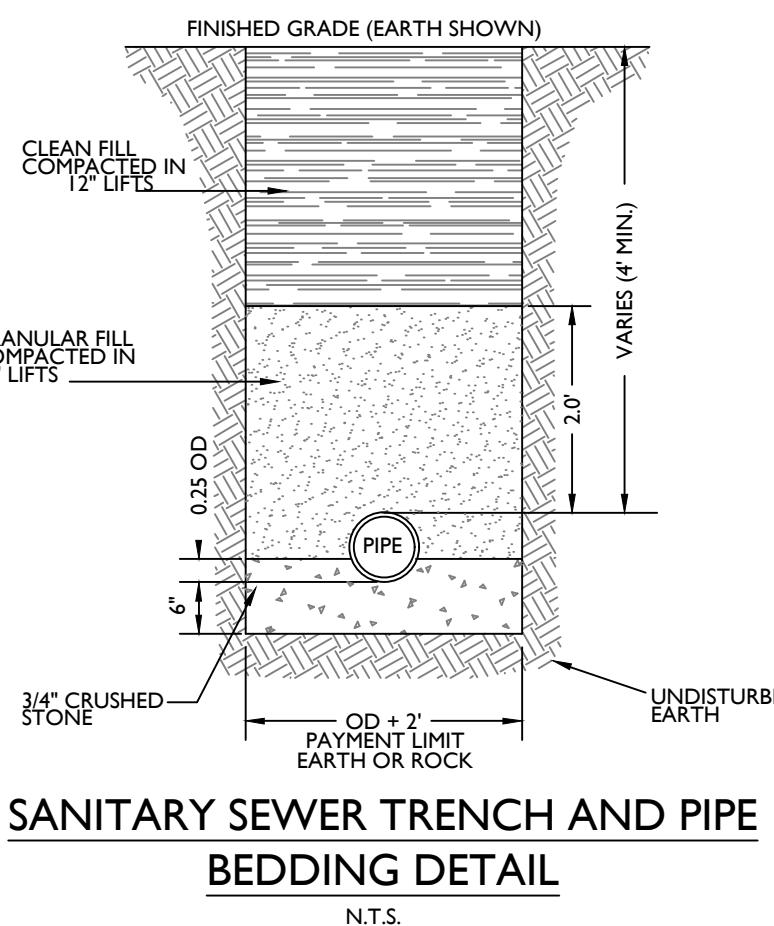
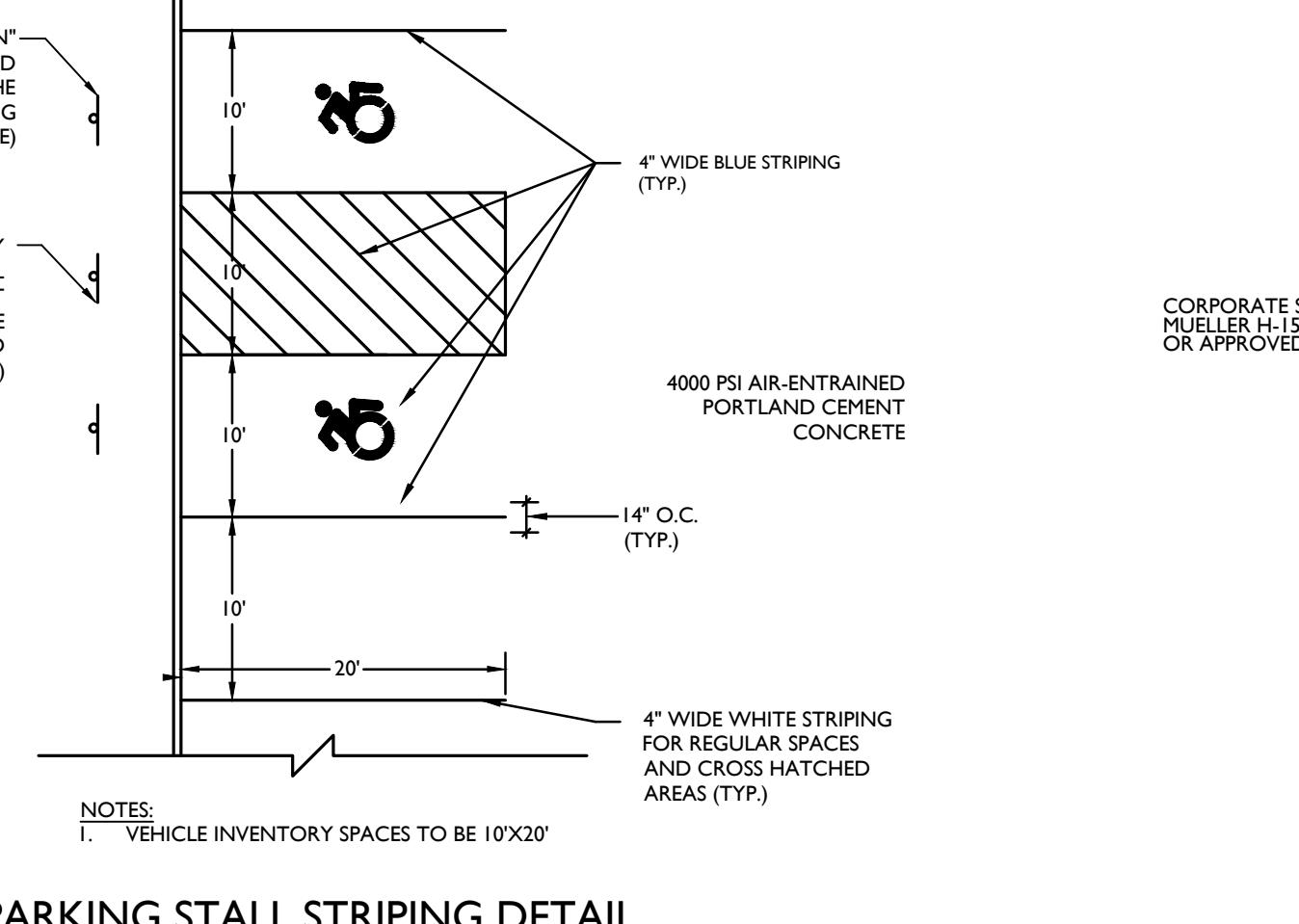
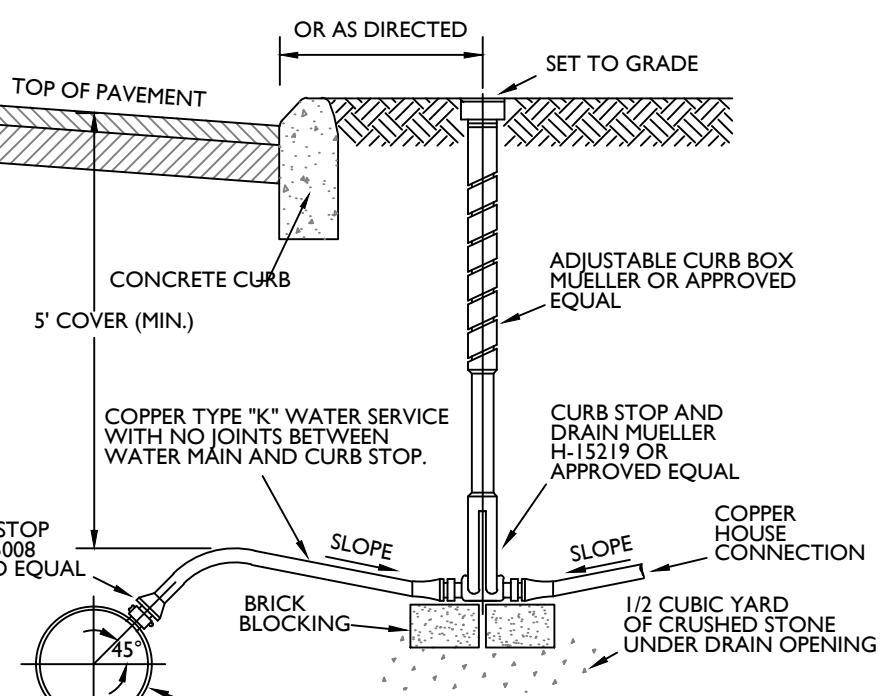
SCALE : 1" = 40'

55 Hudson Avenue  
New Windsor, NY 12553  
Phone: 845-564-4495  
Engineering & Design  
COLLIERS ENGINEERING & DESIGN  
ARCHITECTURE, LANDSCAPE ARCHITECTURE,  
STRUCTURAL ENGINEERING, MECHANICAL,  
ELECTRICAL, PLUMBING, AND  
CONSULTING ENGINEERING & LAND SURVEYING

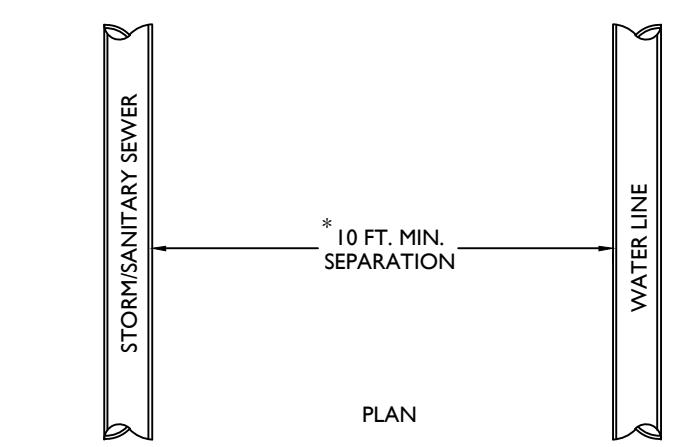
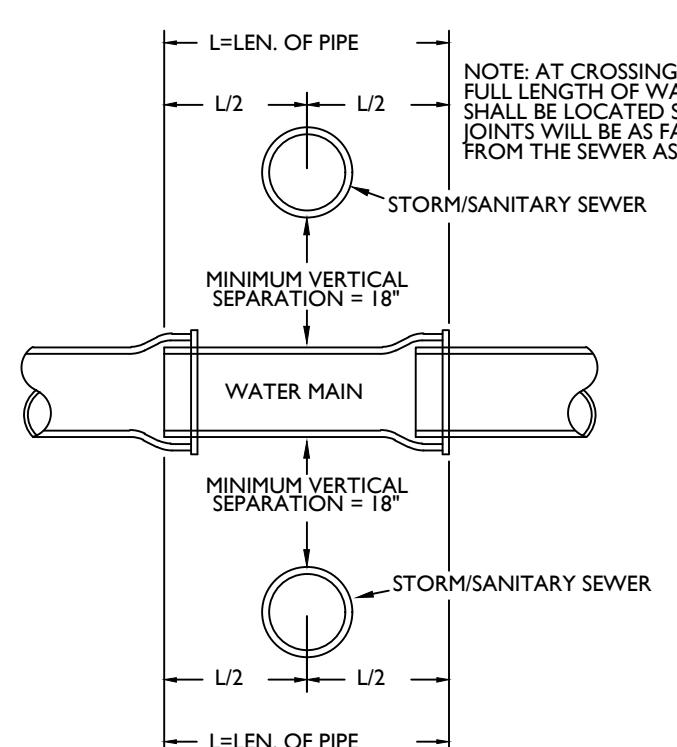
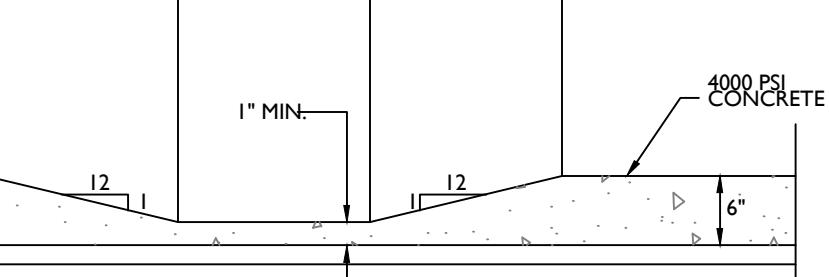
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AS SHOWN 05/24/24 CRM CRM  
PROJECT NUMBER: DRAWING NAME:  
24005017A C-LIGHT

SHEET TITLE: LIGHTING PLAN

SHEET NUMBER: 09 OF 12  
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

SIGN POST  
FOR HANDICAPPED PARKING  
N.T.S.SIGN FOR HANDICAPPED  
PARKING SPACE  
N.T.S.CURB & PAVEMENT DETAIL  
N.T.S.DROP CURB AT DRIVEWAYS  
N.T.S.CONCRETE CURB DETAIL  
N.T.S.STOP SIGN DETAIL  
N.T.S.TYPICAL SERVICE CONNECTION  
N.T.S.SANITARY SEWER TRENCH AND PIPE  
BEDDING DETAIL  
N.T.S.PARKING STALL STRIPING DETAIL  
N.T.S.WATER SERVICE  
CONNECTION DETAIL  
N.T.S.

WATER SERVICE NOTES:  
 1. THE WATER LINE TAP SIZE SHALL BE DETERMINED AT THE TIME A WATER TAP PERMIT IS OBTAINED FROM THE TOWN OF MARLBOROUGH WATER DEPARTMENT.  
 2. ALL WATER TAPS (INCLUDING CURB BOXES) AND UTILITY SLEEVES MUST BE INSTALLED PRIOR TO PAVING.

HORIZONTAL STORM/SANITARY  
SEWER WATER MAIN SEPARATION  
N.T.S.STORM/SANITARY SEWER  
WATER MAIN SEPARATION  
N.T.S.CURB TERMINAL  
N.T.S.TOP OF CURB  
EDGE OF PAVING  
CONCRETE

1' MIN.

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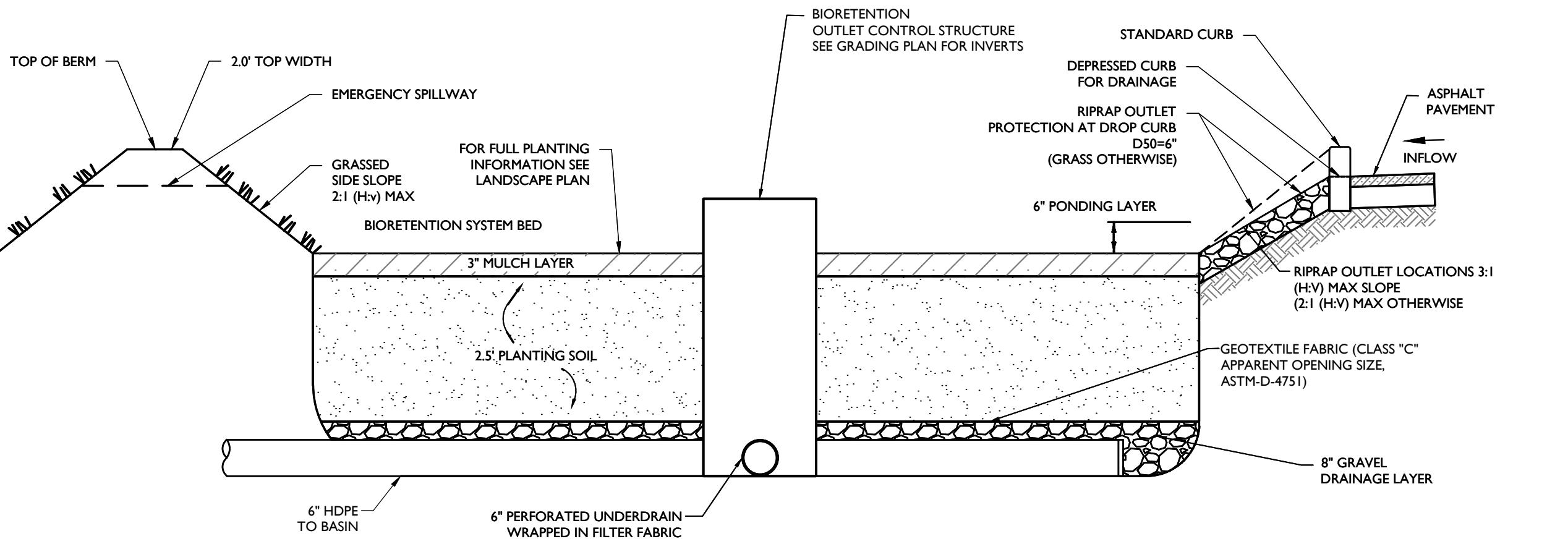
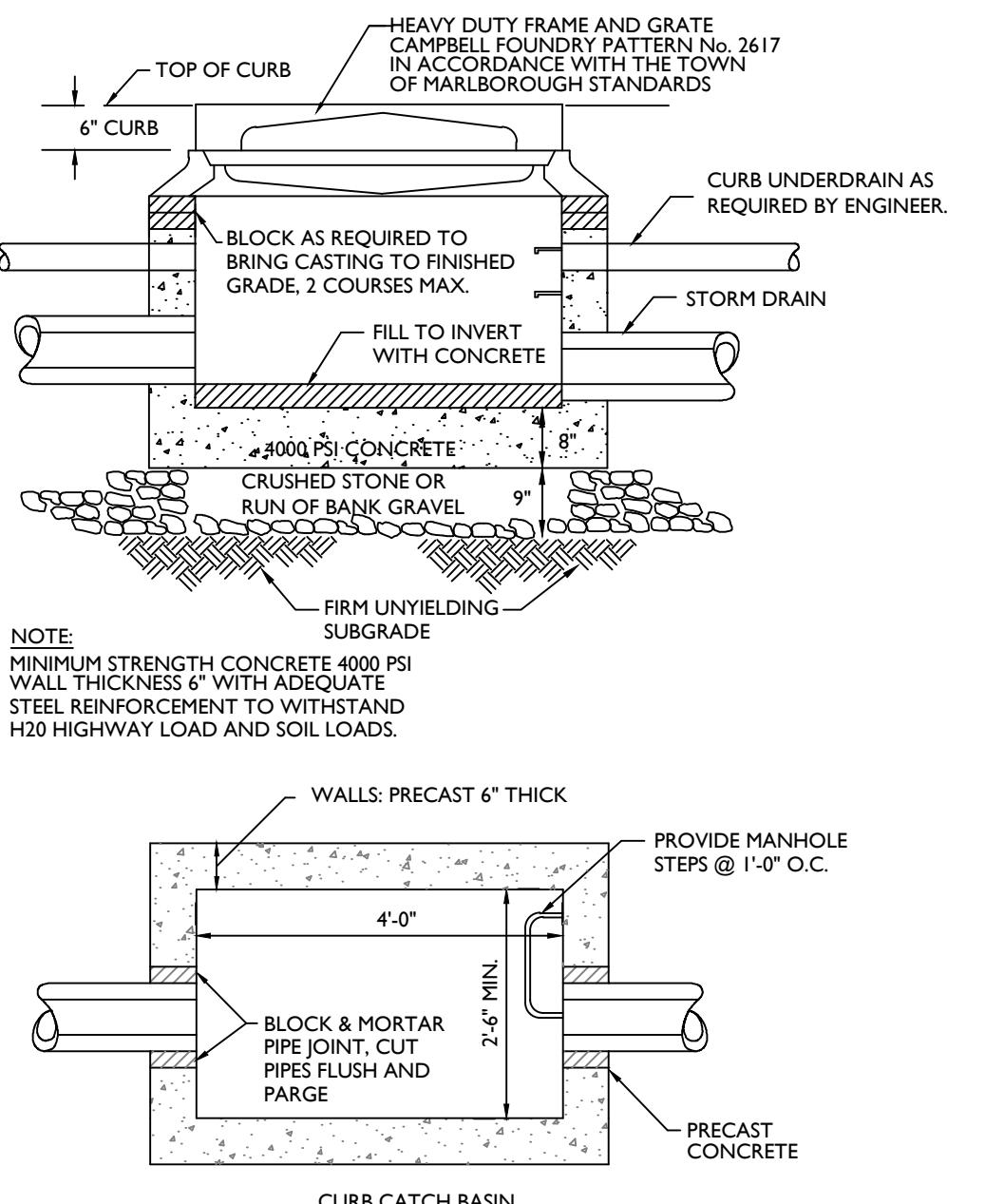
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## PLANTING SOIL NOTE:

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 OF THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). A PERMEABILITY OF AT LEAST 1.0 FEET PER DAY (0.5'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 SYSTEM CROSS SECTION

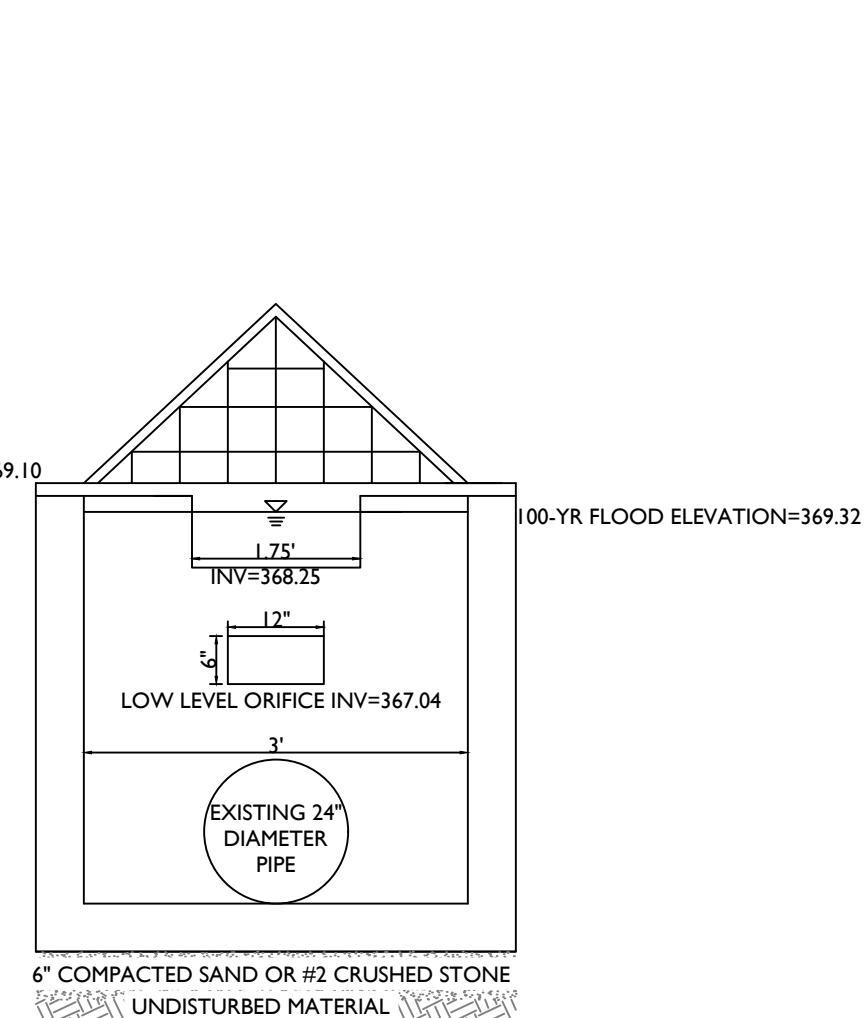
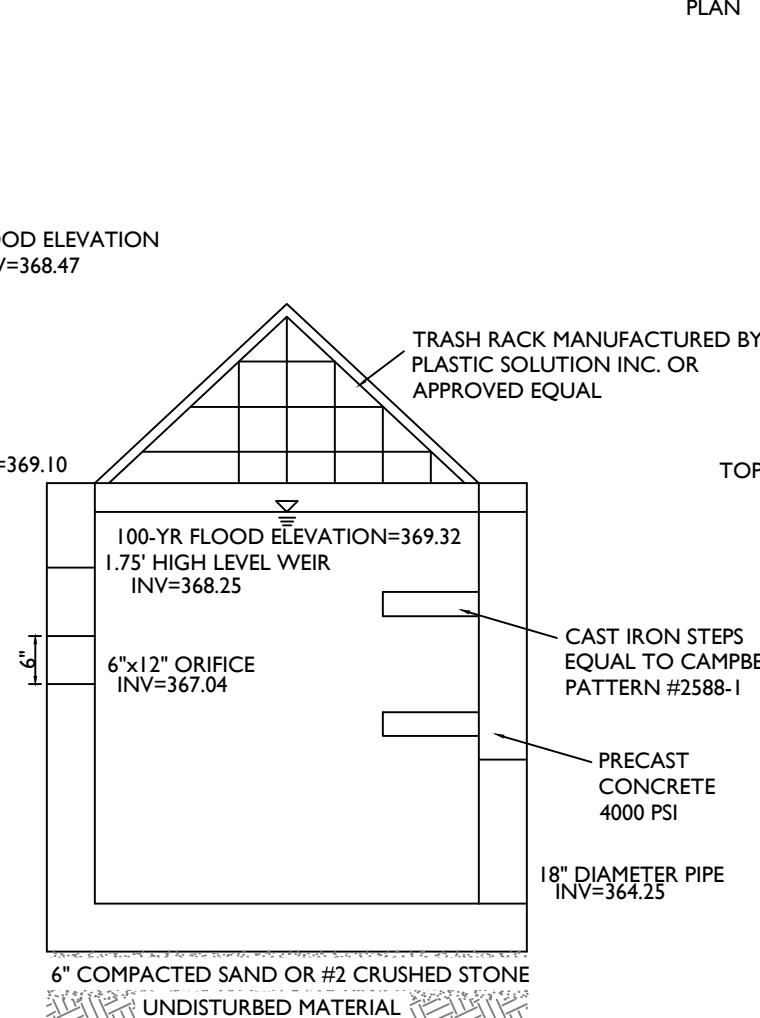
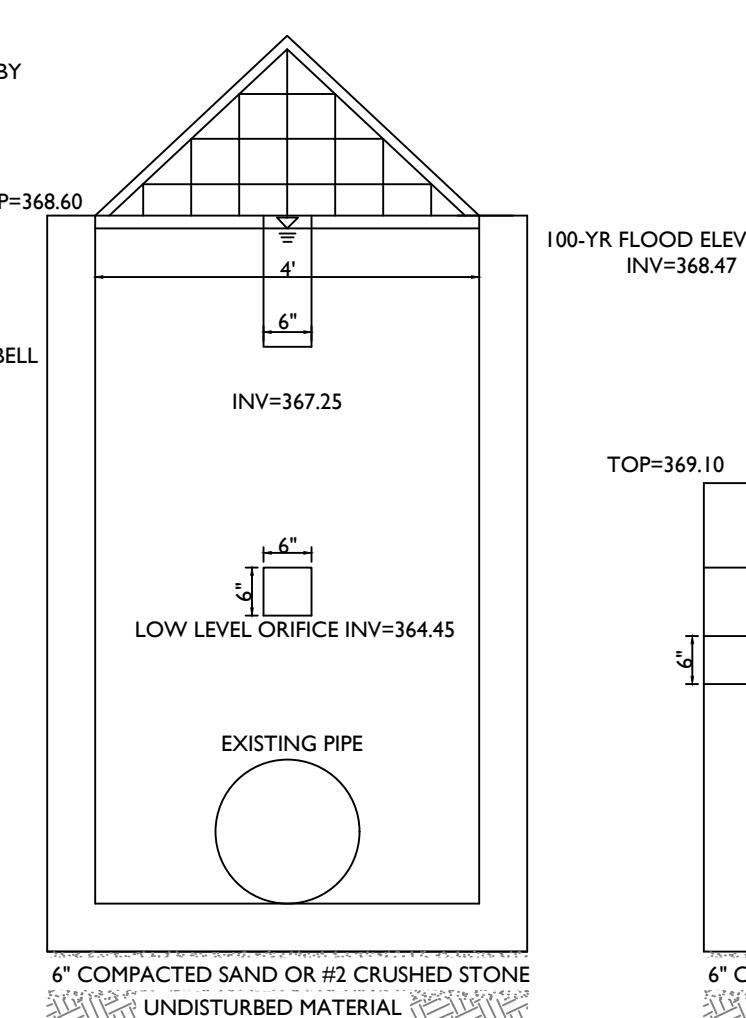
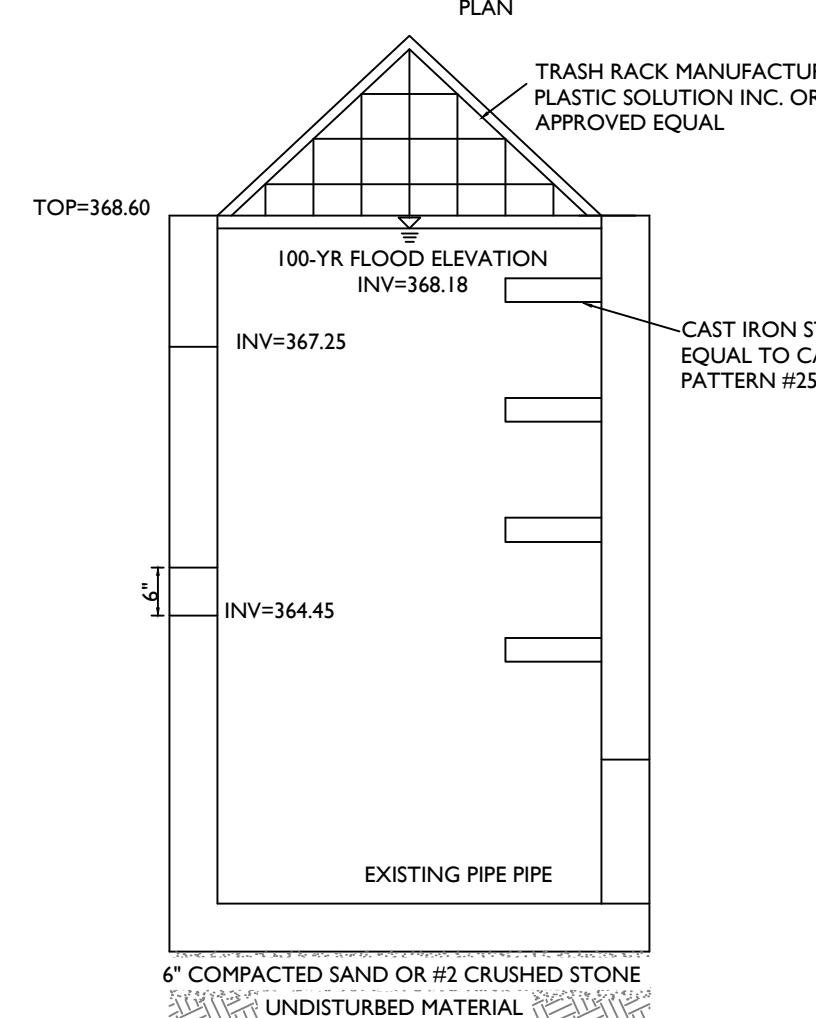
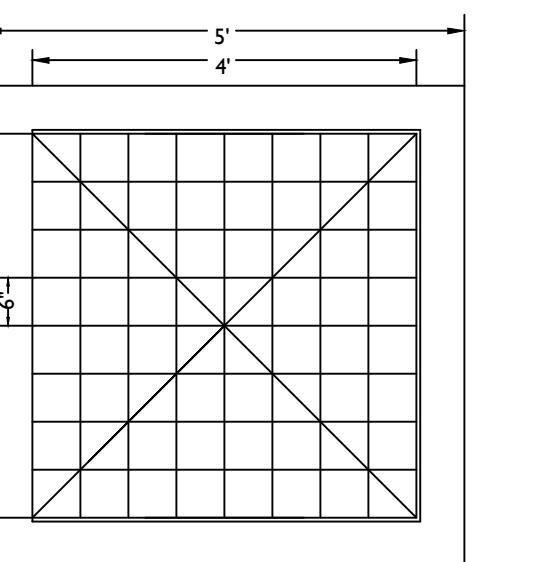
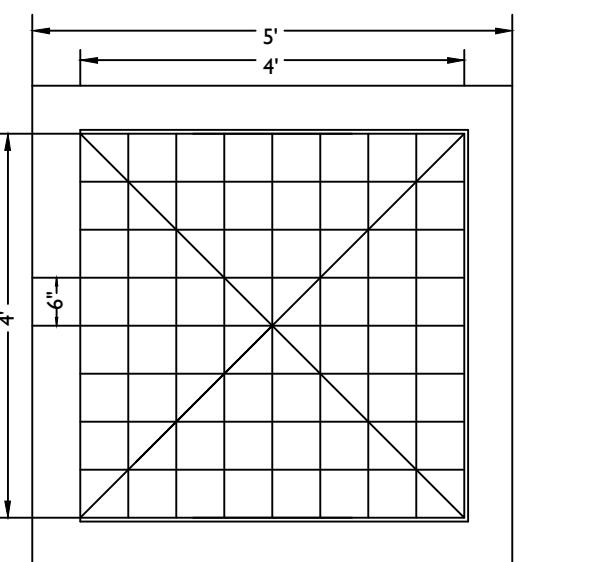
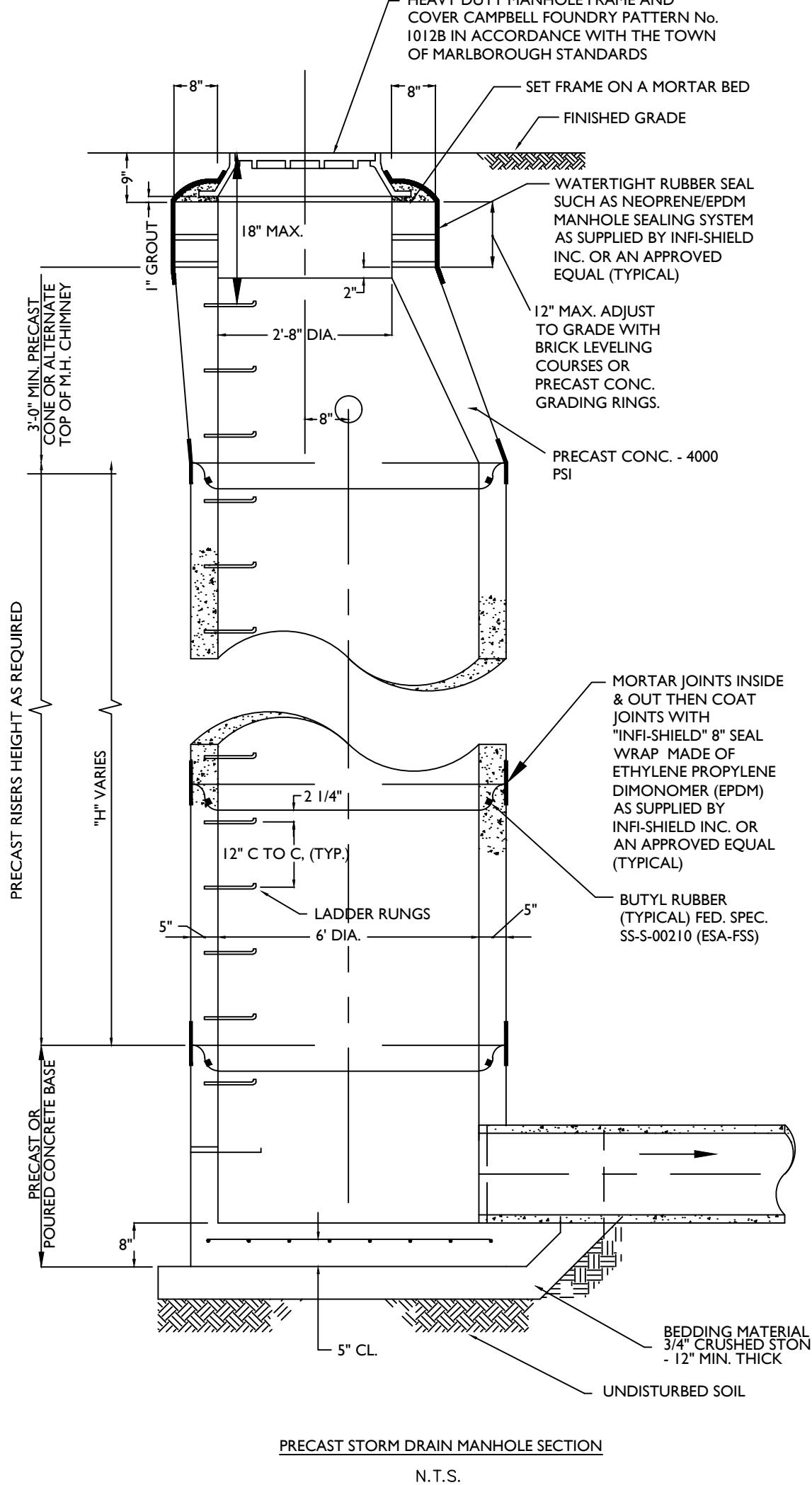
N.T.S.

NOTES:

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

## BIORETENTION ELEVATIONS

SYSTEM	OUTLET NAME	OUTLET SIZE	BED ELEVATION	100 YR PEAK ELEVATION	TOP OF BERM ELEVATION	EMERGENCY SPILLWAY EL.
I-A	RIPRAP OVERFLOW SPILLWAY	20' LONG X 1.5' WIDE WEIR	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 A 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 C1244-02 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 APPROPRIATE SECTION OF THE ASTM SPECIFICATION. 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 PLACEMENT AND ALIGNMENT SHALL BE MADE IN ACCORDANCE WITH THE 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.

Connor Patrick McCormack  
Digitally signed by Connor Patrick McCormack  
Date: 2024-05-24 04:19:38-04'00'

Connor Patrick McCormack  
NEW YORK LICENSED PROFESSIONAL ENGINEER  
LICENSE NUMBER: 103756  
COLLIERS ENGINEERING & DESIGN CT, P.C.  
N.Y. C.O.A. #0017609

## SITE PLAN

FOR  
MARLBOROUGH ON  
HUDSON  
SECTION 108.12  
BLOCK 8  
LOT 23

TOWN OF MARLBOROUGH  
ULSTER COUNTY  
NEW YORK STATE

Newburgh  
55 Hudson Avenue  
New Windsor, NY 12553  
Phone: 845.564.4495  
Colliers  
Engineering & Design  
COLLIERS ENGINEERING & DESIGN  
ARCHITECTURE, LANDSCAPE ARCHITECTURE,  
STRUCTURAL ENGINEERING, MECHANICAL, ELECTRICAL,  
CONSULTING ENGINEERING & LAND SURVEYING

SCALE: DATE: DRAWN BY: CHECKED BY:  
AS SHOWN 05/24/24 TS CPM  
PROJECT NUMBER: DRAWING NAME:  
2405017A C-DTLS  
SHEET TITLE: CONSTRUCTION DETAILS  
SHEET NUMBER: 11 OF 12

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

**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 NURSERYMEN'S 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 1' 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 3' 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 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.

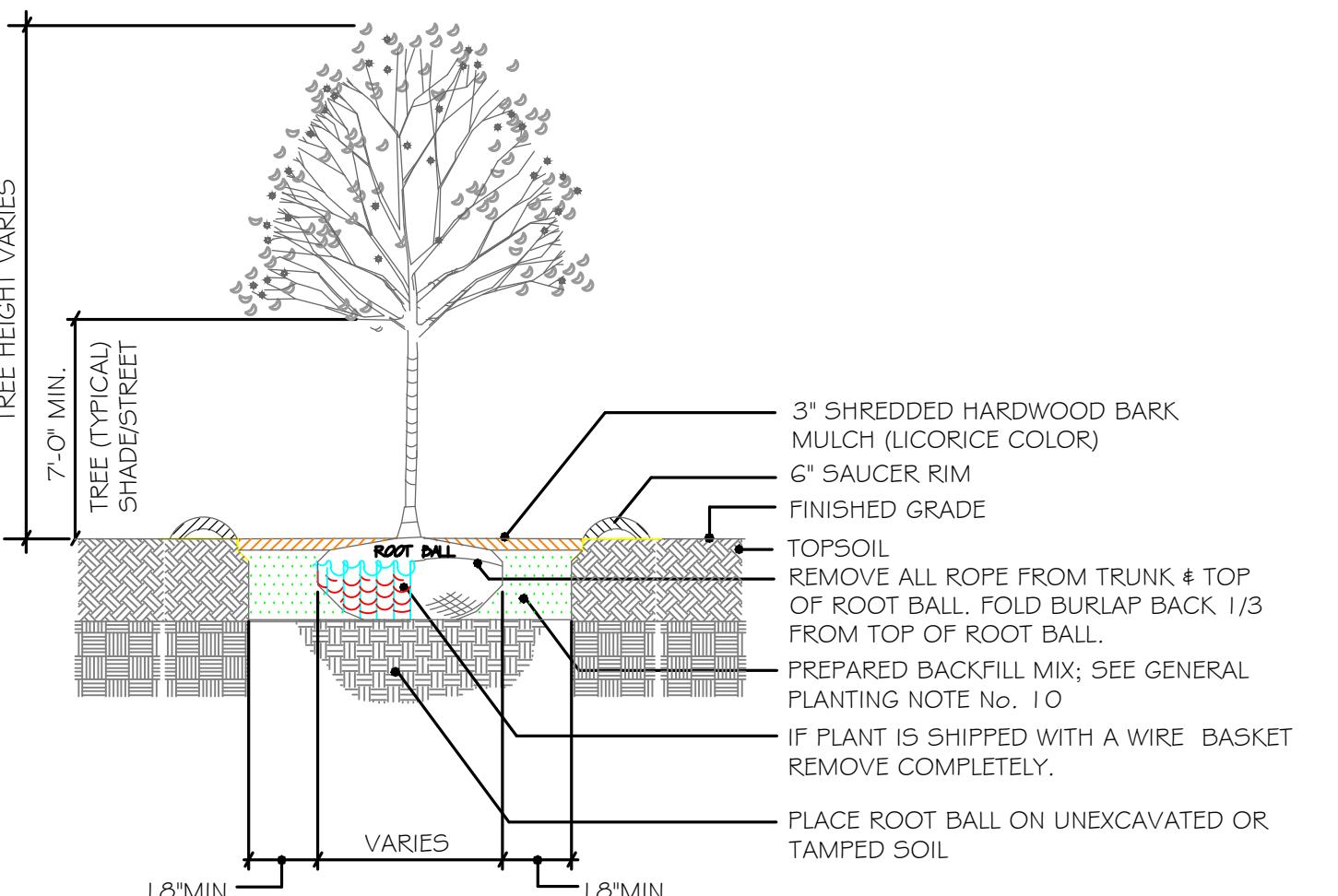
**GENERAL SEEDING NOTES**

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 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.
 

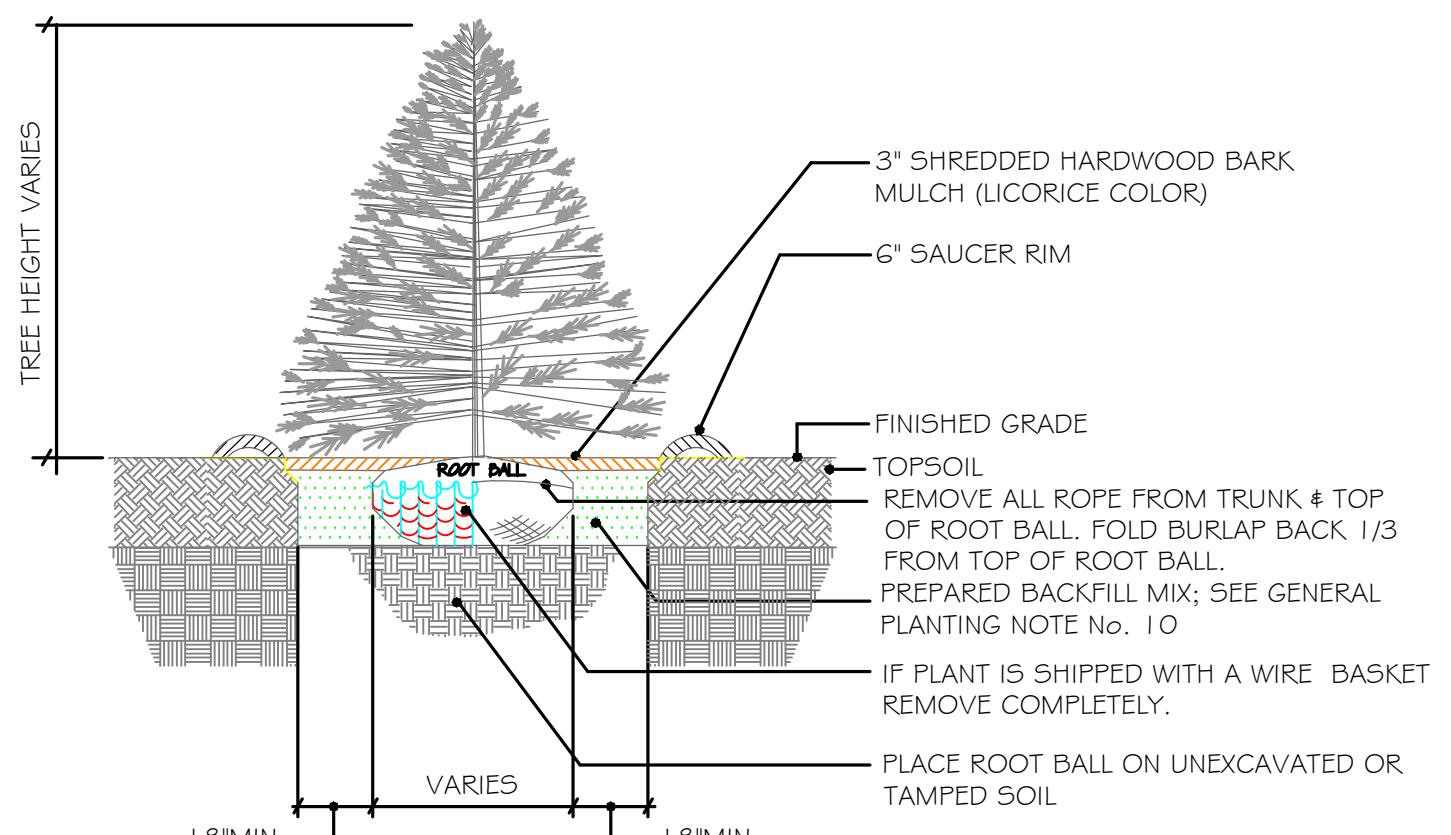
MIXTURE #1 - SHADE MIX (4-5 LBS./1,000 S.F. MINIMUM)
CREEPING RED FESCUE (35%)
CHEWING FESCUE (30%)
HARD FESCUE (20%)
PERENNIAL RYE GRASS (15%)

MIXTURE #2 - TURF MIX (7-10 LBS./1,000 S.F. MINIMUM)
TALL FESCUE, 'STINGRAY' (34%)
TALL FESCUE, 'RAPTOR III' (33%)
HARD FESCUE, 'R'DU' (33%)
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 NYSDC 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 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. AS NEEDED, 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 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 PRACTICAL.
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.

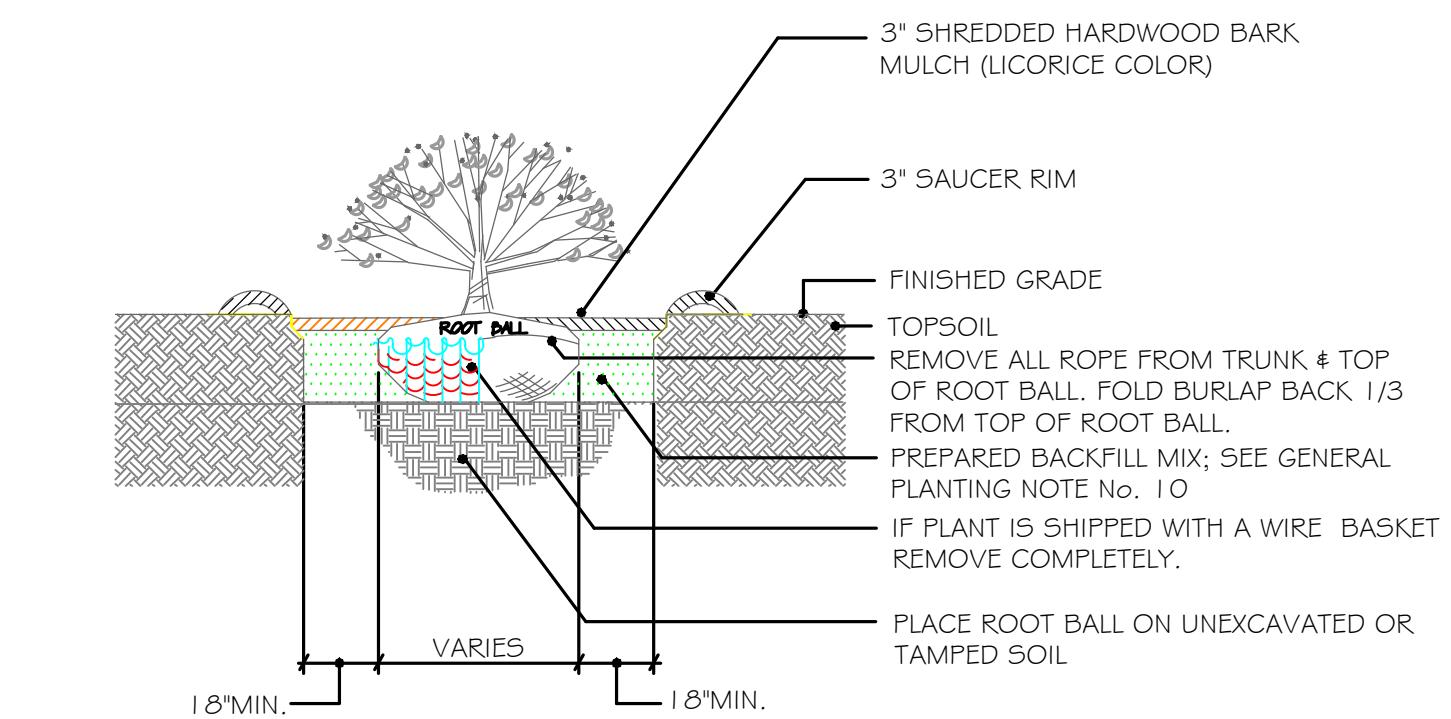
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

**DECIDUOUS TREE PLANTING DETAIL**

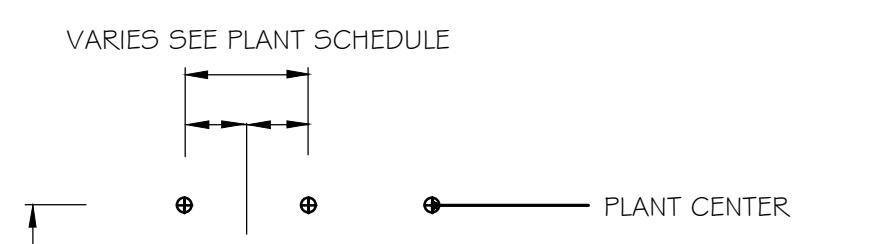
NOT TO SCALE

**EVERGREEN TREE PLANTING DETAIL**

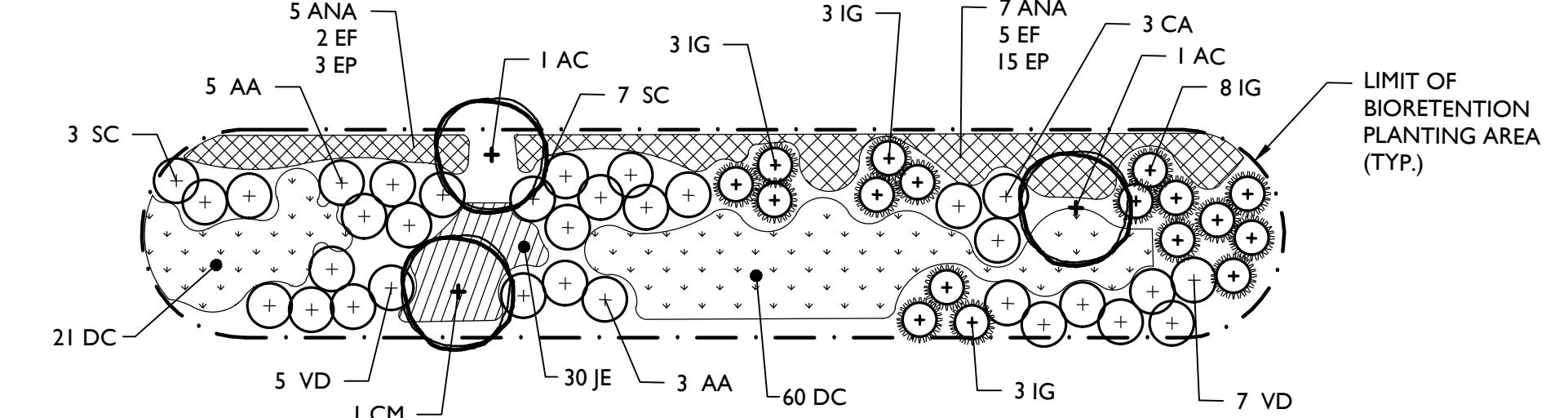
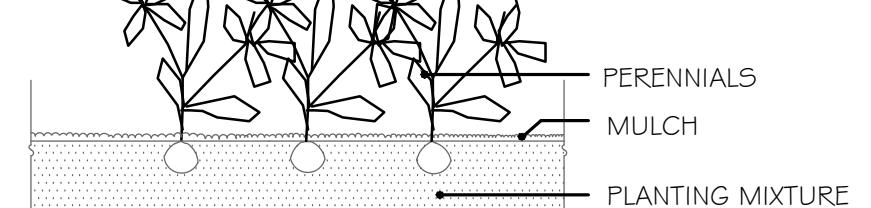
NOT TO SCALE

**SHRUB PLANTING DETAIL**

NOT TO SCALE

**PERENNIAL / GRASS PLANTING**

NOT TO SCALE

**BIORETENTION AREA PLANTING SCHEDULE****ORNAMENTAL TREES**

AC	2	AMELANCHIER CANADENSIS 'PRINCE WILLIAM'	PRINCE WILLIAM SERVICEBERRY	5' - 6'	B & B	MULTI-STEM
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**SHRUBS**

AA	8	ARONIA ARBUTIFOLIA	RED CHokeBERRY	18"-24"	CONT.	TYPICAL SPECIES HABIT
CA	3	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SUMMERSWEET	18"-24"	CONT.	TYPICAL SPECIES HABIT
CM	1	CORNUS AMOMUM	SILKY DOGWOOD	30"-36"	CONT.	TYPICAL SPECIES HABIT
IG	17	ILEX GLabra	INKBERRY	18"-24"	CONT.	TYPICAL SPECIES HABIT
SC	10	SAMBucus CANADENSIS	ELDERBERRY	18"-24"	CONT.	TYPICAL SPECIES HABIT
VD	12	VIBURNUM DENTatum	ARROWWOOD VIBURNUM	18"-24"	CONT.	TYPICAL SPECIES HABIT

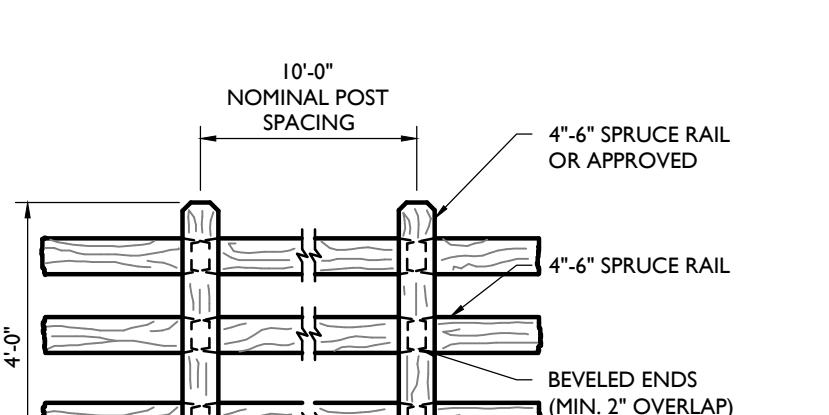
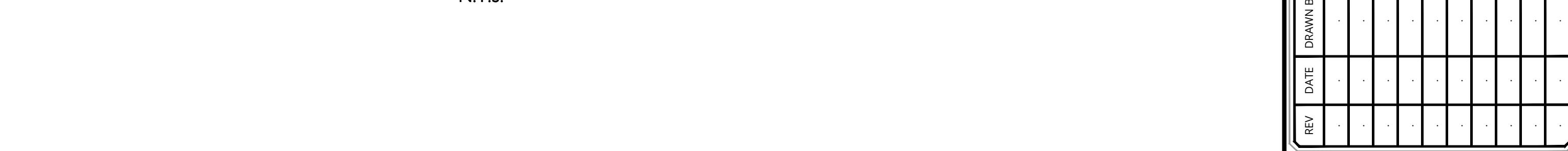
**PERENNIALS**

ANA	12	ASTER NOVAE ANGLIAE	NEW ENGLAND ASTER		I GAL. CONT.	CLUMPS, 36" O.C.
DC	81	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS		#SP4 CONT.	CLUMPS, 30" O.C.
EF	7	EUPATORIUM FISTulosum	JOE PYE WEED		I GAL. CONT.	CLUMPS, 36" O.C.
EP	18	ECHINACEA PURPUREA	CONEFLOWER		I GAL. CONT.	CLUMPS, 36" O.C.
IE	30	JUNCUS EFFUSUS	COMMON RUSH		#SP4 CONT.	CLUMPS, 24" O.C.

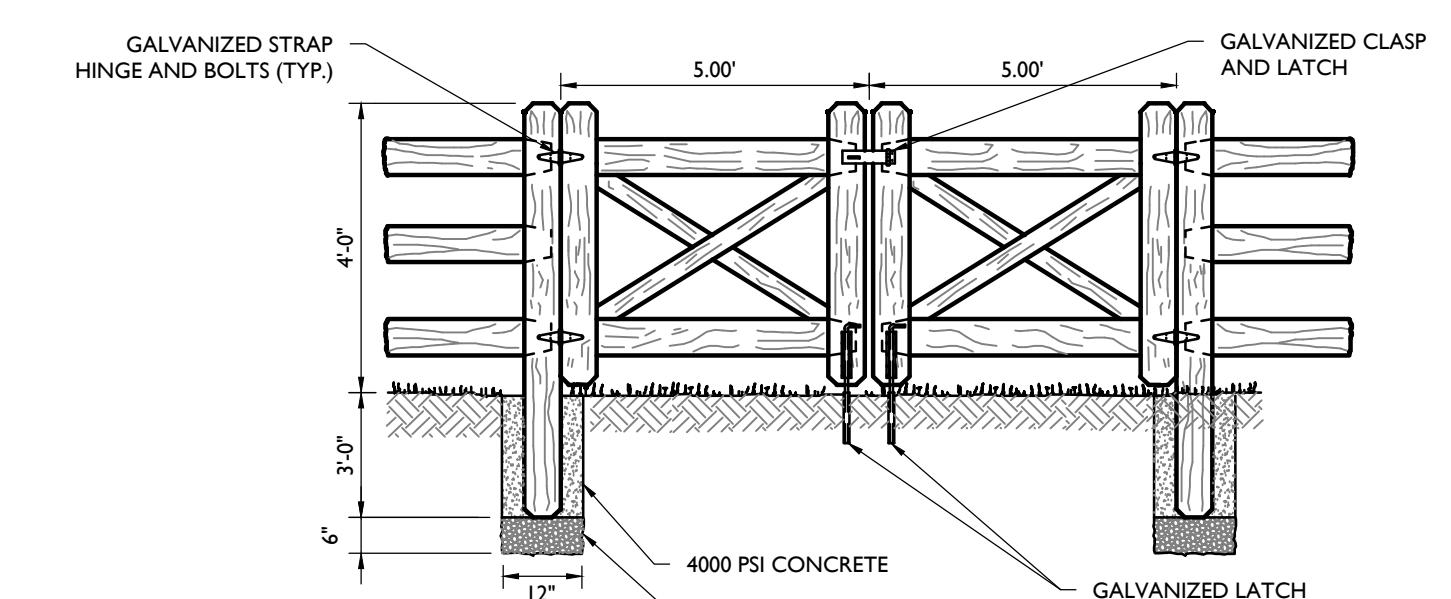
NOTE: PLANTINGS FOR BIORETENTION AREA I-A SHALL BE THE SAME SPECIES AND THE QUANTITIES INCREASED X2.

**TYPICAL BIORETENTION AREA PLANTINGS**

N.T.S.

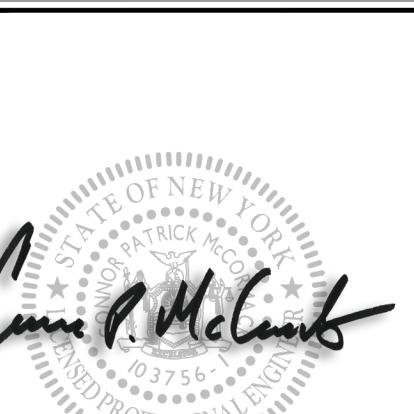
**SPLIT RAIL FENCE**

N.T.S.

**WOOD DOUBLE GATE DETAIL**

N.T.S.

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



Connor Patrick McCormack  
NEW YORK LICENSED PROFESSIONAL ENGINEER  
LICENSE NUMBER: 103756  
COLLIERS ENGINEERING & DESIGN CT, P.C.  
N.Y.C.O.A. #0017609

**SITE PLAN****FOR  
MARLBOROUGH  
ON  
HUDSON****SECTION 108.12  
BLOCK 8  
LOT 23****TOWN OF MARLBOROUGH  
ULSTER COUNTY  
NEW YORK STATE****NEWBURGH****Colliers****Engineering & Design****Architect, Landscape Architecture, Structural Engineering, Civil Engineering, Land Surveying****COLLIERS****Engineering & Design****Architect, Landscape Architecture, Structural Engineering, Civil Engineering, Land Surveying****COLLIERS****Engineering & Design****Architect, Landscape Architecture, Structural Engineering, Civil Engineering, Land Surveying****COLLIERS****Engineering & Design****Architect, Landscape Architecture, Structural Engineering, Civil Engineering, Land Surveying****COLLIERS****Engineering & Design****Architect, Landscape Architecture, Structural Engineering, Civil Engineering, Land Surveying**