

[illegible]

SCALE: 1"=1,000'

SOURCE - ULSTER COUNTY GIS

OWNER/APPLICANT: HAM, LLC
ADDRESS: P.O. BOX 546, MARLBOROUGH, NY 12542
PHONE: (845) 453-4362

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

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.

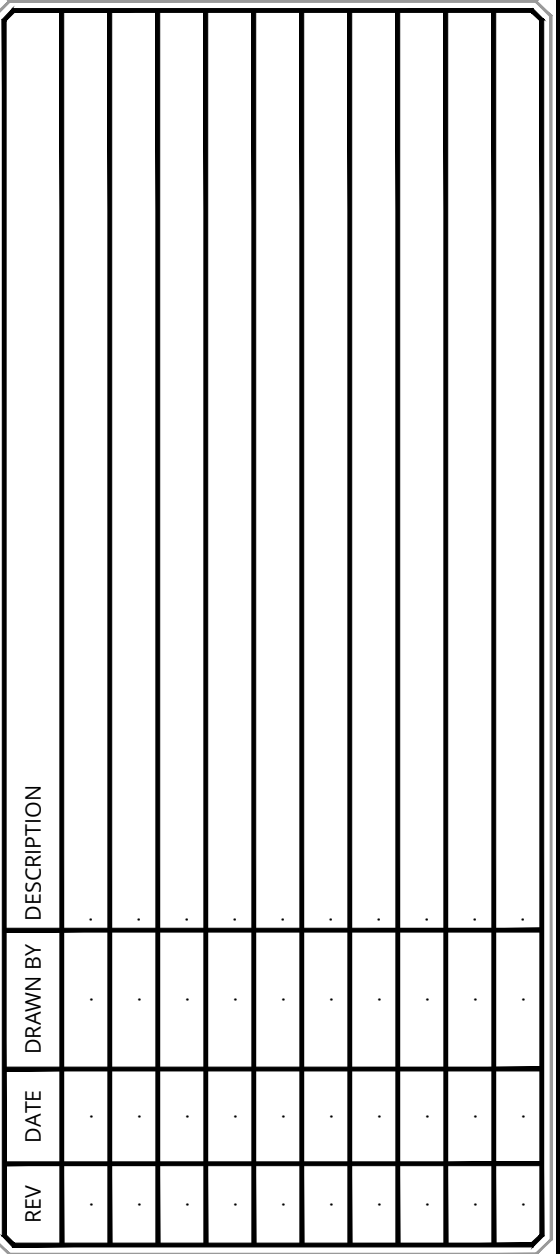
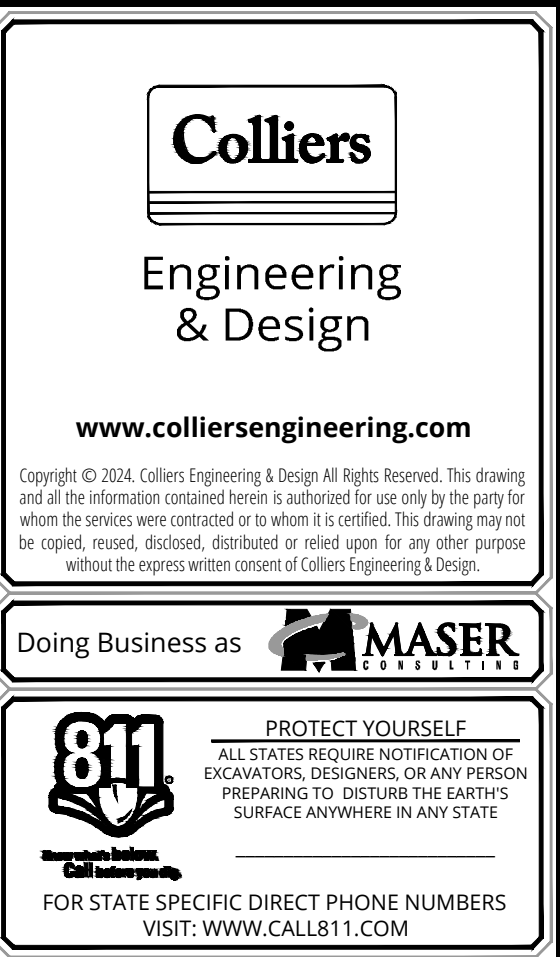
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







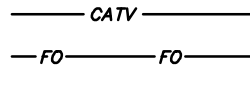









KEY & ZONING MAP	
<p>OWNERS/APPLICANTS:</p>	
<p>THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ULSTER, IF SO REQUIRED.</p>	
<p>HAM, LLC. ADDRESS: P.O BOX 546, MARLBOROUGH, NY 12542</p>	<p>SIGNATURE</p>
<p>SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.</p>	
<p>TOWN OF MARLBOROUGH PLANNING BOARD</p>	

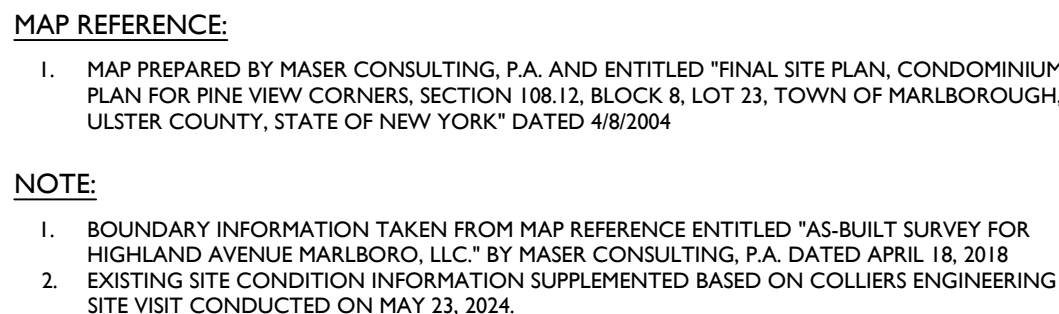
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NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION



DEMOLITION NOTES:

- # LEGEND
- | | | |
|---|---|--------------------------|
| — EASEMENT LINE |  | WETLAND MARKER |
| — RIGHT OF WAY LINE |  | TREE |
| — PROPERTY LINE |  | ROADWAY SIGNS |
| — EDGE OF PAVEMENT |  | TRAFFIC FLOW |
| FACE
— CURB LINE |  | MAILBOX |
| BACK
— DEPRESSIONED CURB |  | TRAFFIC SIGNAL POLE |
| X — X CHAIN FENCE |  | POLE MOUNTED LIGHT |
| — WETLAND LINE |  | UTILITY POLE |
| — MAJOR BOUNDARY |  | GUY WIRE |
|  |  | TRANSFORMER |
| (E) ELECTRICAL MANHOLE |  | FIRE DEPT. CONNECTION |
| (W) WATER MANHOLE |  | FIRE HYDRANT |
| (T) TELEPHONE MANHOLE |  | WATER VALVE |
| (U) UNMARKED MANHOLE |  | GAS VALVE |
| (S) SANITARY MANHOLE |  | SANITARY CLEANOUT |
| (D) DRAINAGE MANHOLE |  | CONCRETE MONUMENT |
| — 75 — MAJOR CONTOUR |  | CAPPED REBAR/IRON PIPE |
| — 74 — MINOR CONTOUR |  | STORM INLET TYPE 'A' |
| X G 29.0 TOP OF CURB ELEV. | | STORM INLET TYPE 'B' |
| X TC 29.0 TOP OF CURB ELEV. | | STM. DBL. INLET TYPE 'B' |
| X BC 29.0 BOTTOM OF CURB ELEV. | | STORM INLET TYPE 'C' |
| — CATV — U/G CABLE TV LINE | | STM. DBL. INLET TYPE 'C' |
| — FO — FO U/G FIBER OPTIC LINE | | FLARED END SECTION |
| — T — T U/G TELEPHONE LINE | | HEADWALL |
| — UE — UE U/G ELECTRIC LINE | | |
| — OHW — OHW OVERHEAD WIRE | | |
| — W — W WATER MAIN | | |
| — G — G GAS MAIN | | |
| — S — S SAN. SEWER LATERAL | | |
| — S — S SAN. SEWER MAIN | | |
| — — — STORM PIPE | | |
- ## ABBREVIATIONS
- | | | |
|--------------------------|---------------------|----------------------------|
| D.C. = DEPRESSIONED CURB | FF = FINISH FLOOR | MHWL = MEAN HIGH WATERLINE |
| BC = BOTTOM OF CURB | UV = UNKNOWN VALVE | MWL = MEAN LOW WATERLINE |
| TC = TOP OF CURB | MV = MANHOLE | TW = TOP OF WALL |
| BOL = BOLLARD | DEP. = DEPRESSIONED | BTW = BOTTOM WALL |
| | ENTERLINE | |
| | PARKING METER | |
- NEW YORK STATE EDUCATION LAW.



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REV. DATE. DRAWN BY. DESCRIPTION.

STATE OF NEW YORK
COUNTY OF ULSTER
CITY OF MARLBORO
Connor P. McCormack
Professional Engineer
No. 103756
Expiry Date: 2024-05-24 04:19:35-0400

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
HUDSON

SECTION 108.12
BLOCK 8
LOT 23

TOWN OF MARLBOROUGH
ULSTER COUNTY
NEW YORK STATE

NEWBURGH

555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495

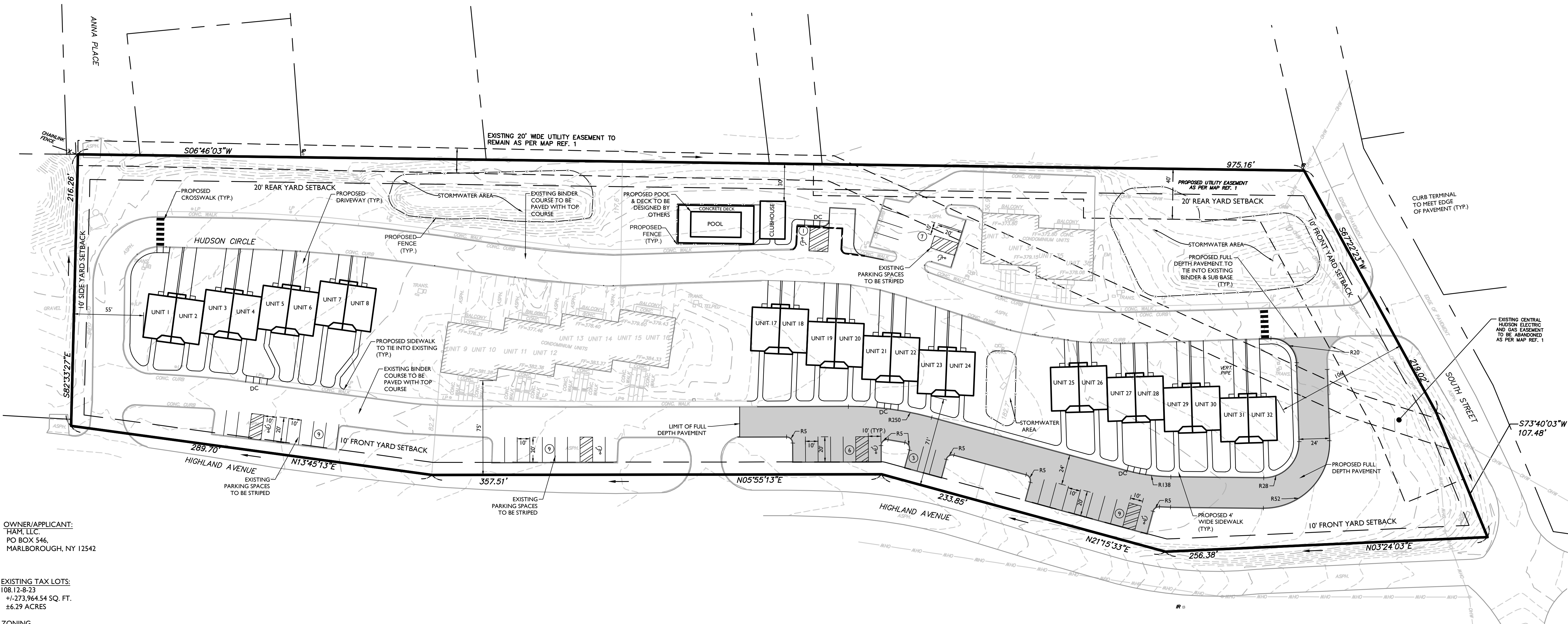
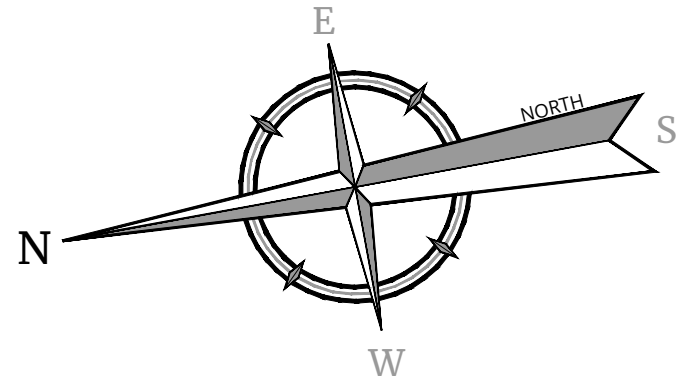
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SURVEYING, P.C., DOING BUSINESS AS MASER
CONSULTING ENGINEERING & LAND SURVEYING

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

PROJECT NUMBER: 24005017A DRAWING NAME: C-LAY1

SHEET TITLE:
LAYOUT AND
DIMENSION PLAN

SHEET NUMBER:
03 OF 12



OWNER/APPLICANT:
HAM, LLC
PO BOX 546
MARLBOROUGH, NY 12542

EXISTING TAX LOTS:
108.12-8-23
41-273,964.54 SQ. FT.
±6.29 ACRES

ZONING
R (RESIDENTIAL DISTRICT)

BULK TABLE

ZONE: A (RESIDENTIAL DISTRICT)
SPECIAL USE PERMIT: (4C) MULTIPLE DWELLINGS.

MINIMUM	REQUIRED	PROVIDED	REMARKS
LOT AREA	10,000 SQ. FT. (WITH PUBLIC WATER AND SEWER)	273,964 SQ. FT.	OK
FRONT YARD SETBACK	10 FEET	71 FEET	
REAR YARD SETBACK	20 FEET	30 FEET	OK
SIDE YARD SETBACK			
ONE	10 FEET	55 FEET	OK
BOTH	25 FEET	55 FEET	OK
LOT WIDTH	75 FEET	975 FEET	OK
LOT DEPTH	100 FEET	216 FEET	OK
MAXIMUM			
BUILDING HEIGHT	35 FEET (2 1/2 STORIES)	<35 FEET	OK
LOT BUILDING COVERAGE	30%	18.4% (50,444 SQ.FT.)	OK

PARKING REGULATIONS:

REQUIRED:
MULTIPLE DWELLINGS 1.5 SPACES FOR EACH DWELLING UNIT. (ROUNDED DOWN TO A WHOLE NUMBER)
12 UNITS (EXISTING) + 24 UNITS (PROPOSED)= 36 UNITS TOTAL * 1.5 SPACES/ UNIT = 54 SPACES REQUIRED.

PROVIDED:
1 GARAGE SPACE PER UNIT(36) = 36 SPACES
1 DRIVEWAY SPACE PER UNIT (36) = 36 SPACES
GUEST AND ADA SPACES = 44 SPACES
TOTAL PROPOSED SPACES = 116 SPACES

NOTES:

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

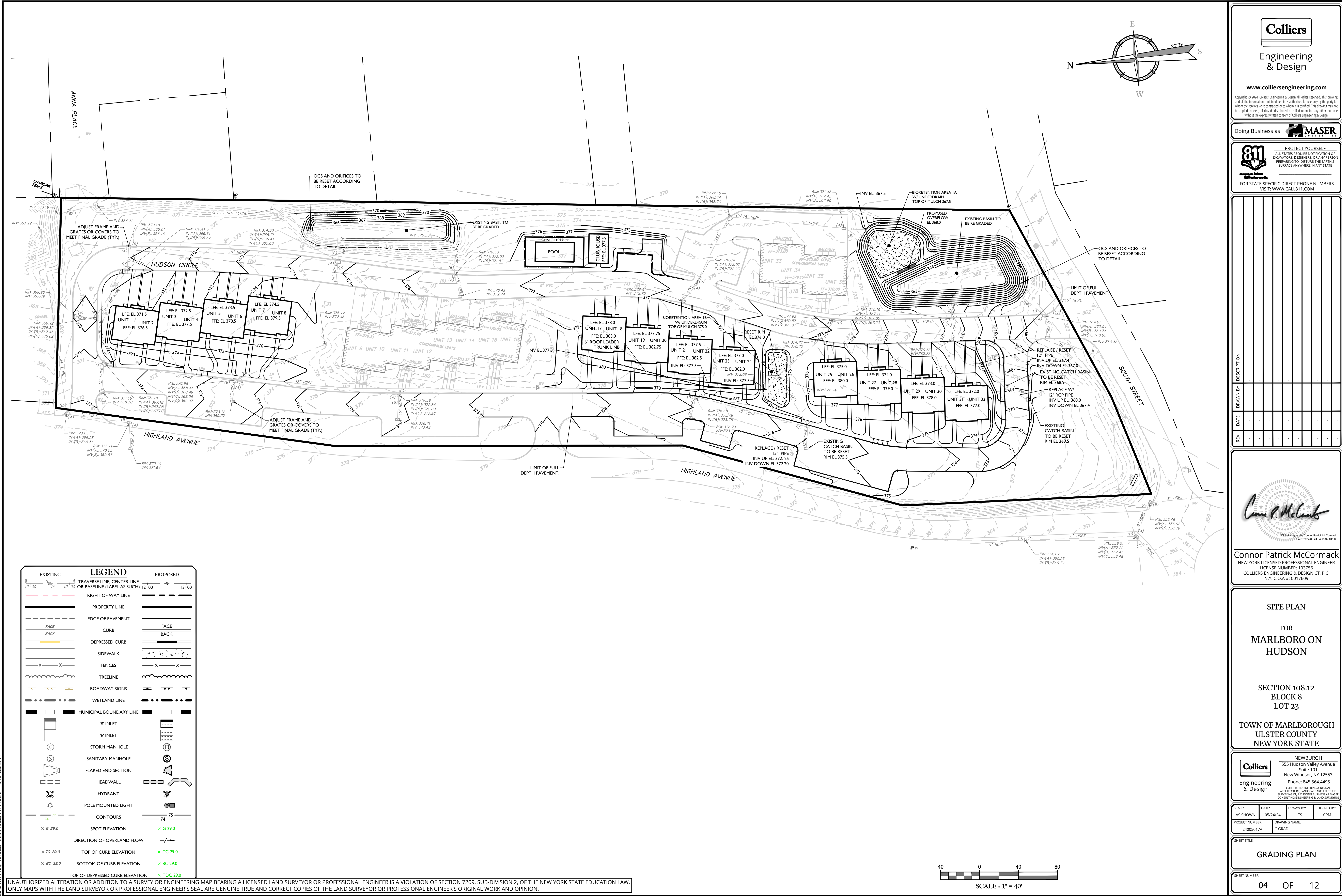
EXISTING	LEGEND	PROPOSED
	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
	CURB	
	DEPRESSED CURB	
	SIDEWALK	
	FENCES	
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	STALL COUNT	
	ADA ACCESSIBLE STALL	
	DEPRESSED CURB AND ADA RAMP	
	DIRECTION OF TRAFFIC FLOW	

40 0 40 80
SCALE: 1" = 40'

202405017A Engineering Site Plan C-LAY1.dwg C-03 LAYOUT BY: CMCORMACK

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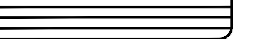
SCALE: AS SHOWN DATE: 05/24/24 DRAWN BY: TS CHECKED BY: CPM

PROJECT NUMBER: 24005017A DRAWING NAME: C-GRAD

GRADING PLAN

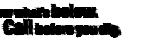
SHEET NUMBER:
04 OF 12

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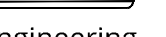
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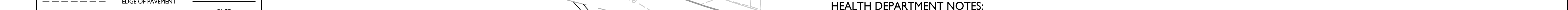


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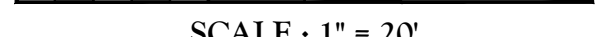
PROJECT NUMBER:	DRAWING NAME:
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SHEET TITLE:

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SCALE: 1"=20'



NO LOTS SHALL BE SUBDIVIDED WITHOUT PLASTER CON

- ### CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL LOCATE AND VERIFY

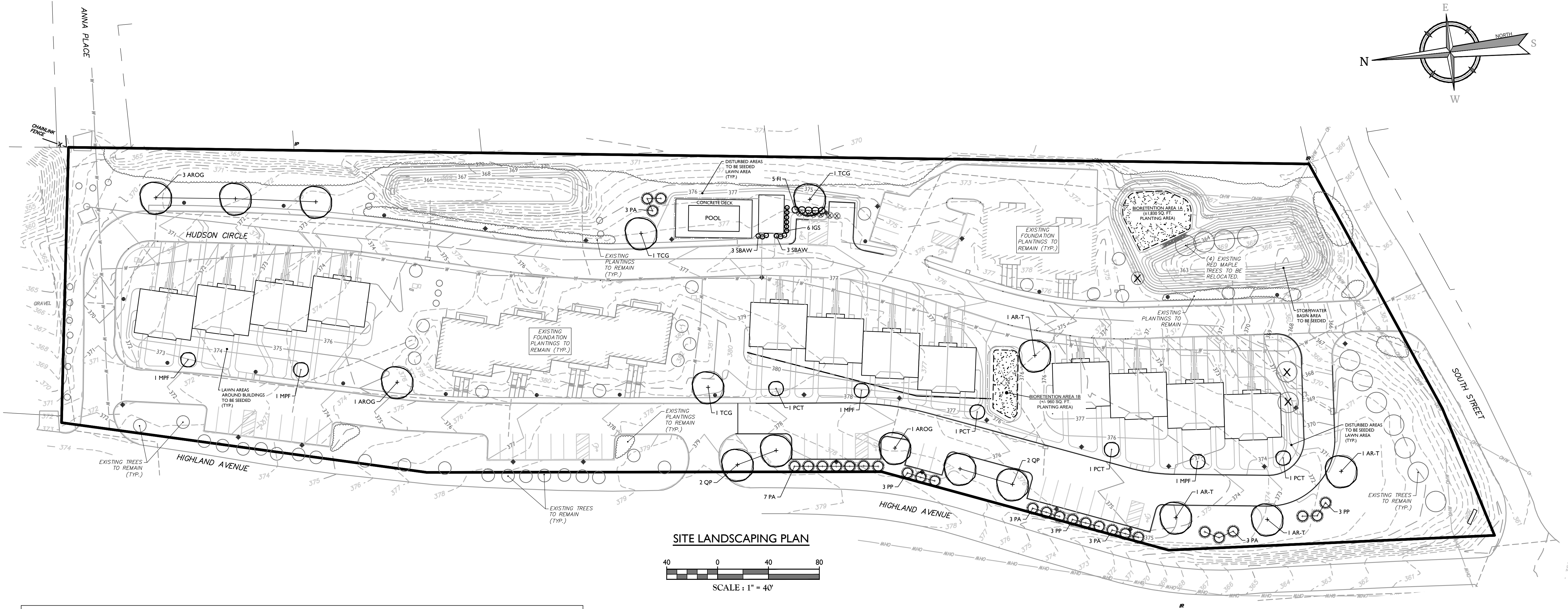
CONSTRUCTION. CONTRACTOR SHALL CALL 8

- ## MAR REFERENCE

1. MAP PREPARED BY MASER CONSULT

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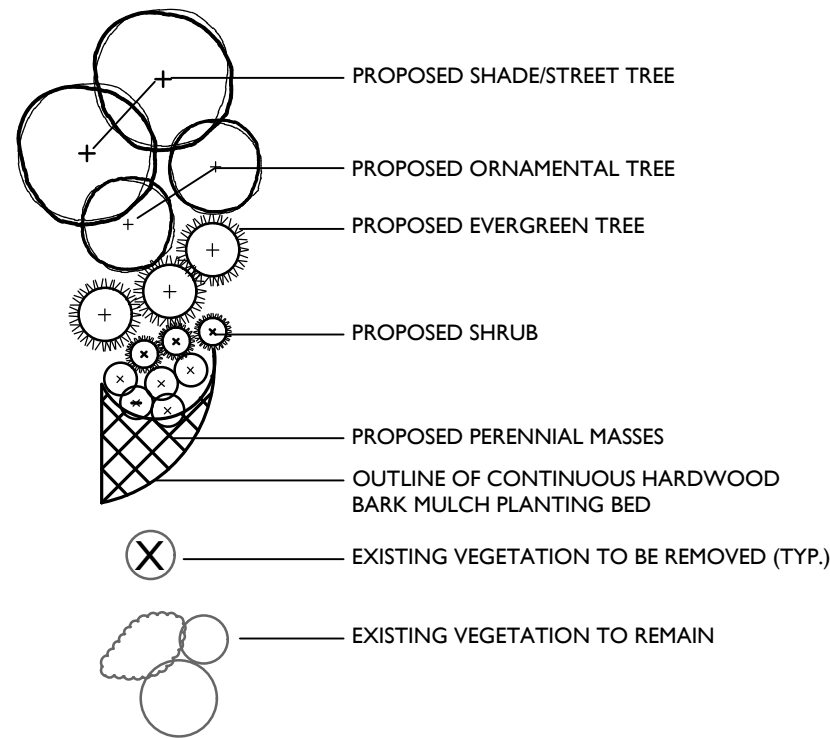


SITE PLANTING SCHEDULE								
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL #	HEIGHT	SPREAD	ROOT	NOTES
SHADE TREES								
AROG	5	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2" - 2-1/2"			B&B	STRAIGHT LEADER / FULL HEAD
TCG	3	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2" - 2-1/2"			B&B	STRAIGHT LEADER / FULL HEAD
QP	4	QUERCUS PALUSTRIS	PIN OAK	2" - 2-1/2"			B&B	STRAIGHT LEADER / FULL HEAD
EVERGREEN TREES								
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
ORNAMENTAL TREES								
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
SHRUBS								
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
SBAW	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
SHRUBS								
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
SBAW	4	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA		18" - 24"		CONT.	TYPICAL SPECIES HABIT
PERENNIALS								
CVM	12	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS				1 GAL. CONT.	CLUMPS
EP	12	ECHINACEA PURPUREA	CONEFLOWER				1 GAL. CONT.	CLUMPS
NF	6	NEPETA FASSENTII	CATMINT				1 GAL. CONT.	CLUMPS

LANDSCAPE LEGEND

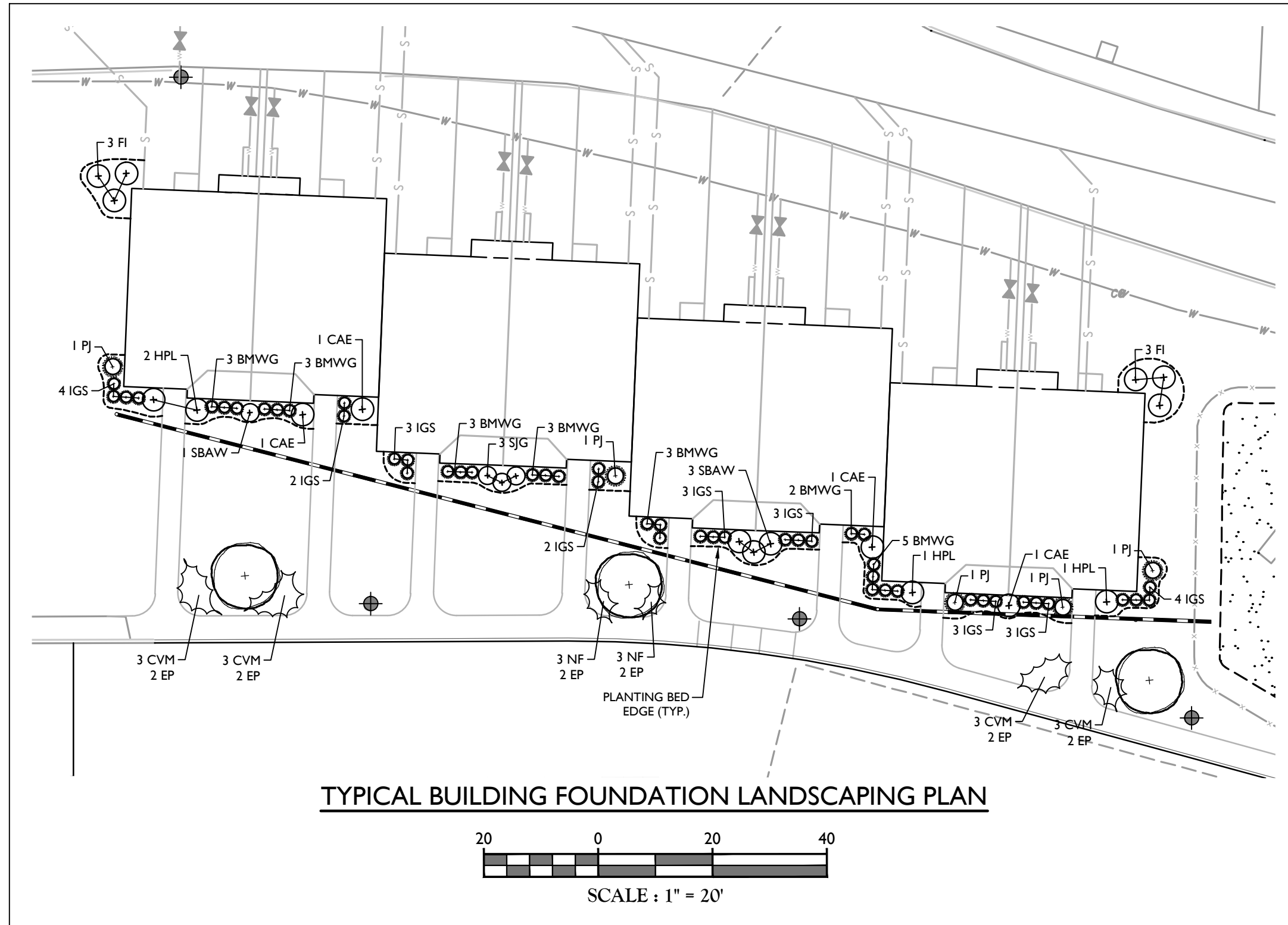


PLAN NOTE

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 NURSERYMEN'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 HARBOROUGH 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.



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

TAX LOT:
24-1-10

TOWN OF CRAWFORD
ORANGE COUNTY
NEW YORK STATE

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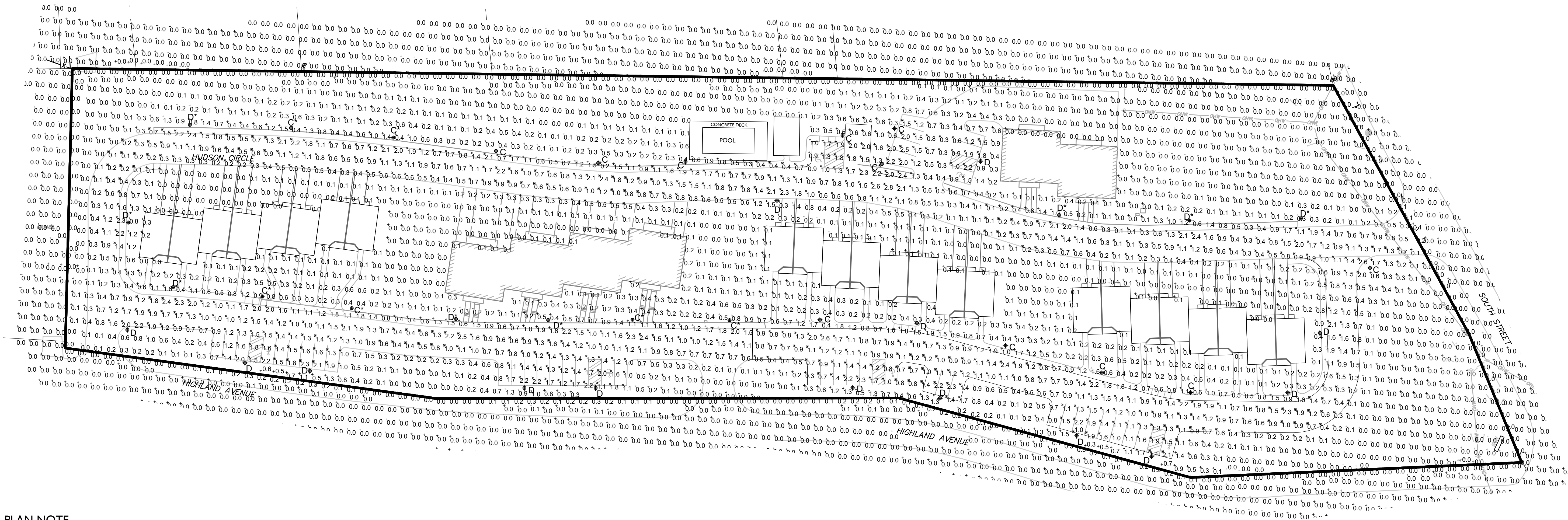
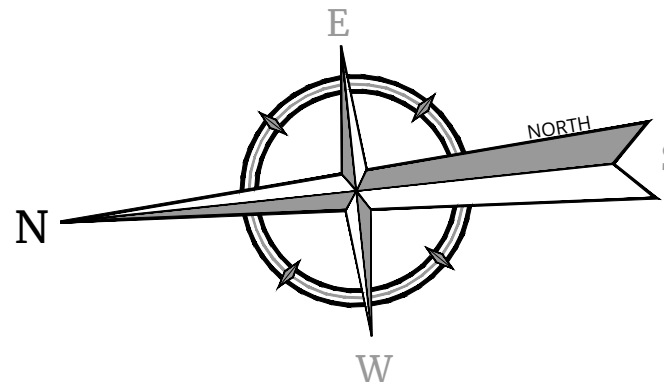
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New Windsor, NY 12553
Phone: 845.564.4495
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ENGINEERING & LAND SURVEYING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	7/05/2023	CPM	JED
PROJECT NUMBER:	22005026A	DRAWING NAME:	C-LAND

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
08 of 05

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



PLAN NOTE

- 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)

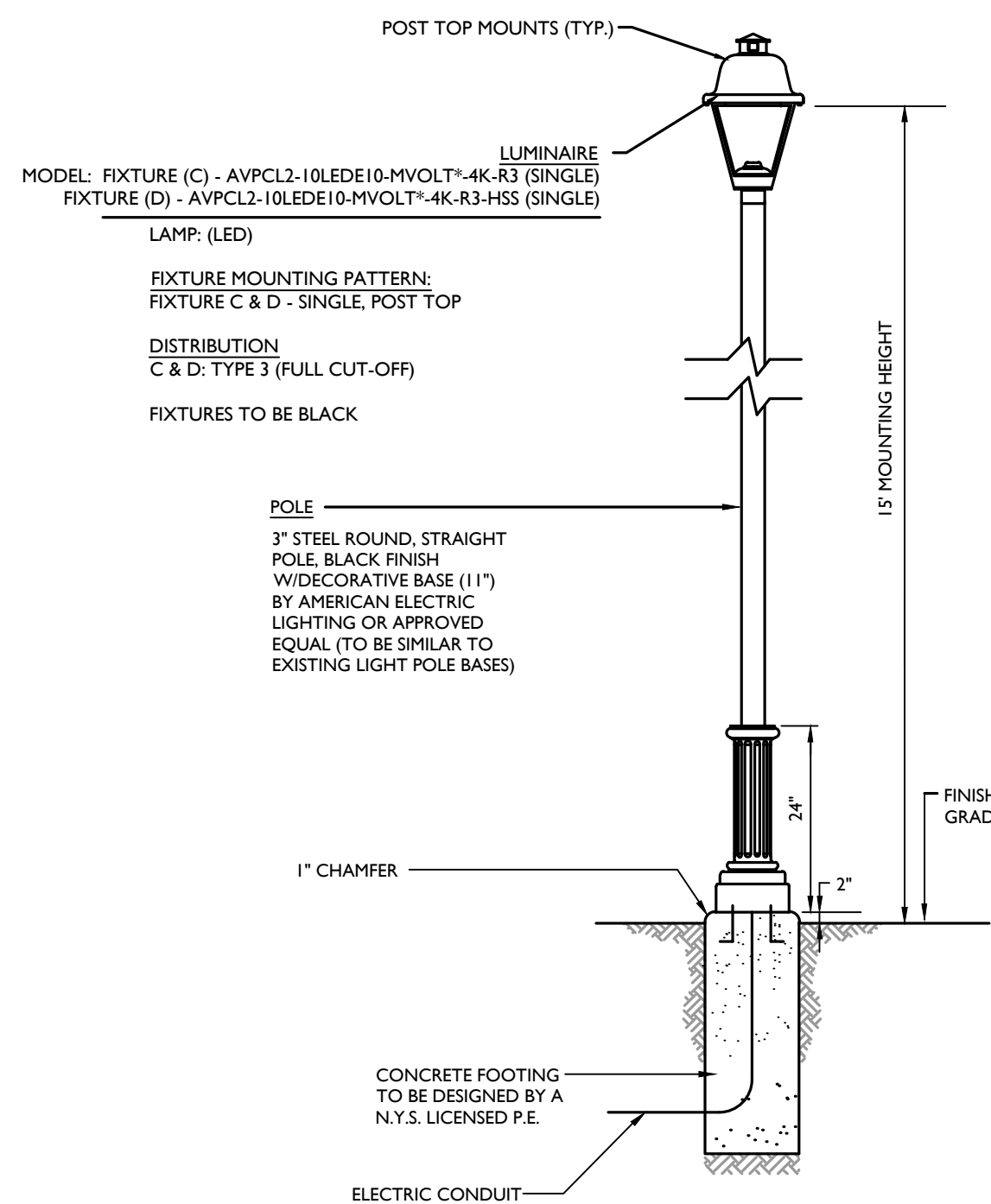
0.0 ILLUMINATION LEVEL AT GRADE

LUMINAIRE SCHEDULE

KEY	QTY.	DESCRIPTION	ARRANGEMENT	MTG. HT.	LUMENS	LLF	WATTAGE	IES FILE NAME	CATALOG #
C	17	AMERICAN ELECTRIC LIGHTING - VALIANT FULL CUT-OFF LED	SINGLE	15'	3,570	0.9	40	AVPCL2_10LEDE10_XXXX_4K_R3.IES	AVPCL2_10LEDE10-MVOLT*-4K_R3
D	22	AMERICAN ELECTRIC LIGHTING - VALIANT FULL CUT-OFF LED	SINGLE	15'	2,951	0.9	40	AVPCL2_10LEDE10_XXXX_4K_R3_HSS.IES	AVPCL2_10LEDE10-MVOLT*-4K-R3-HSS

* - 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



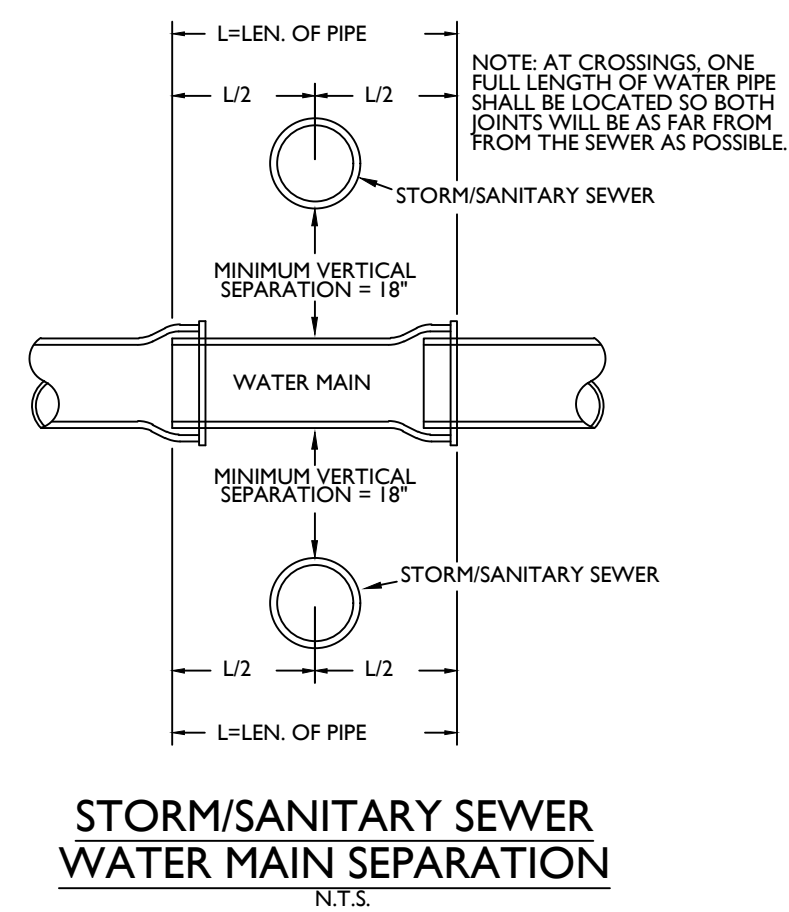
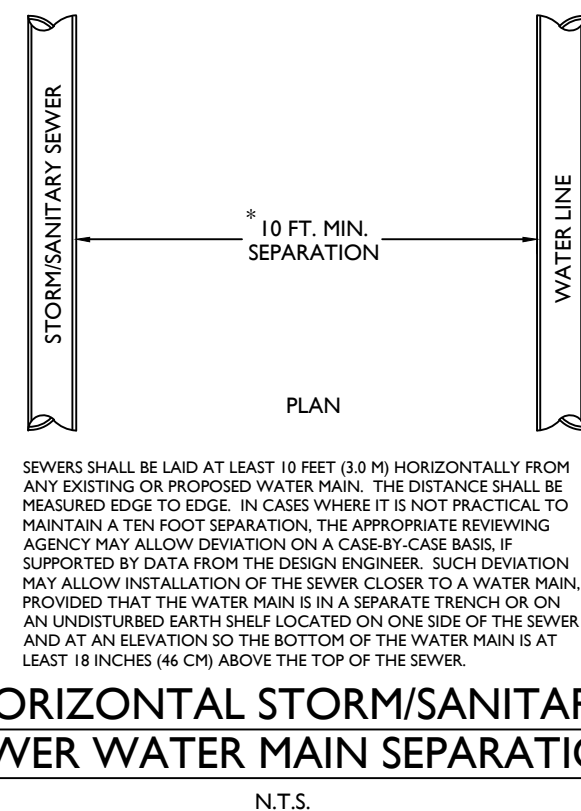
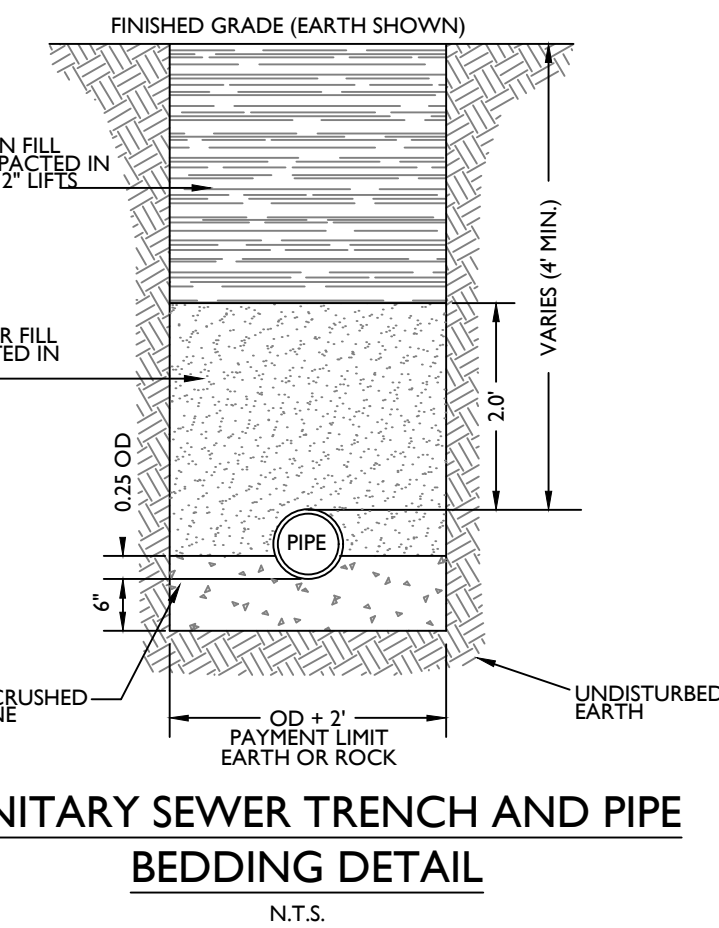
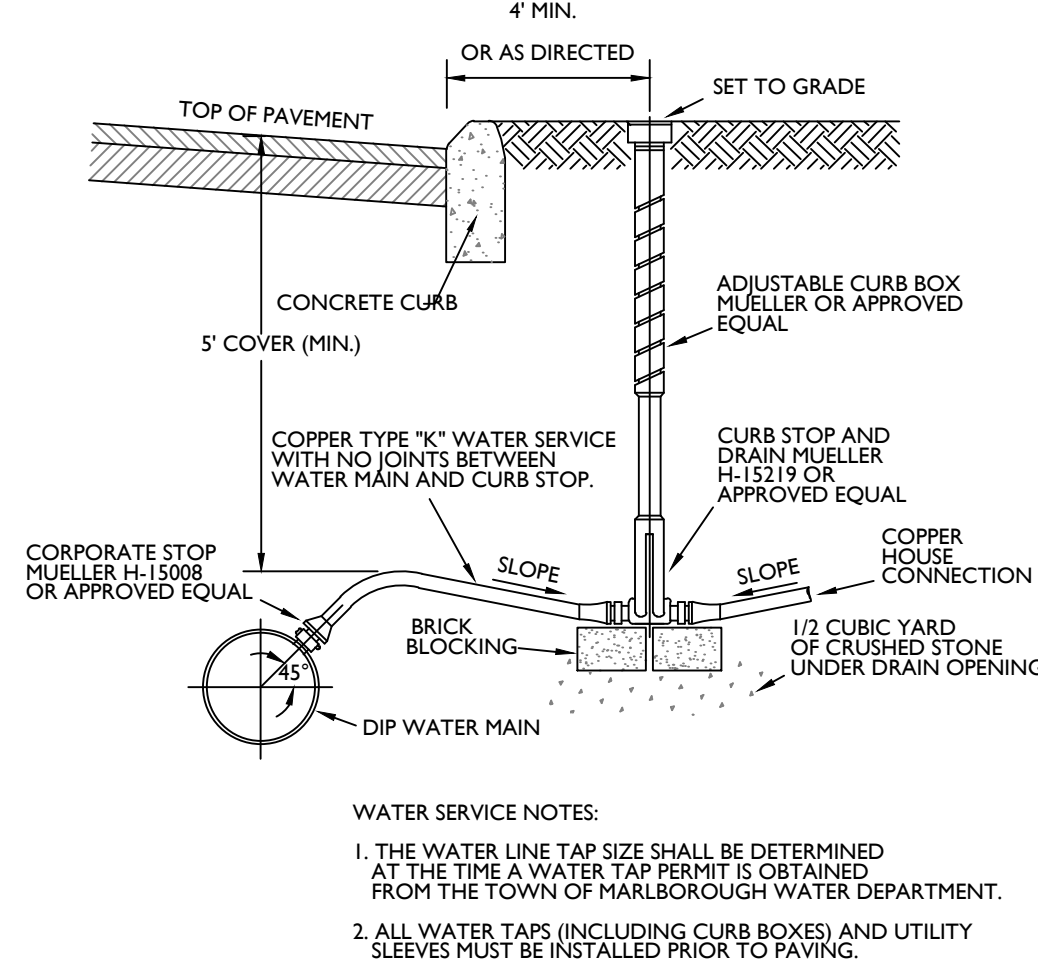
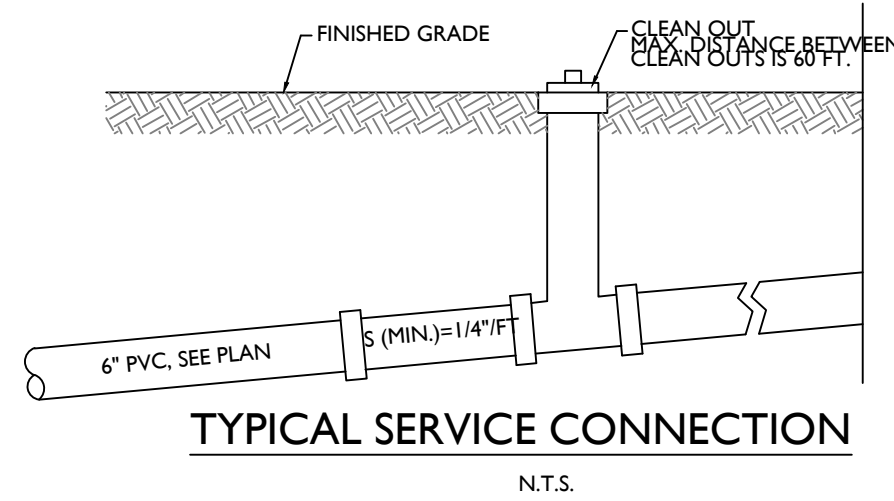
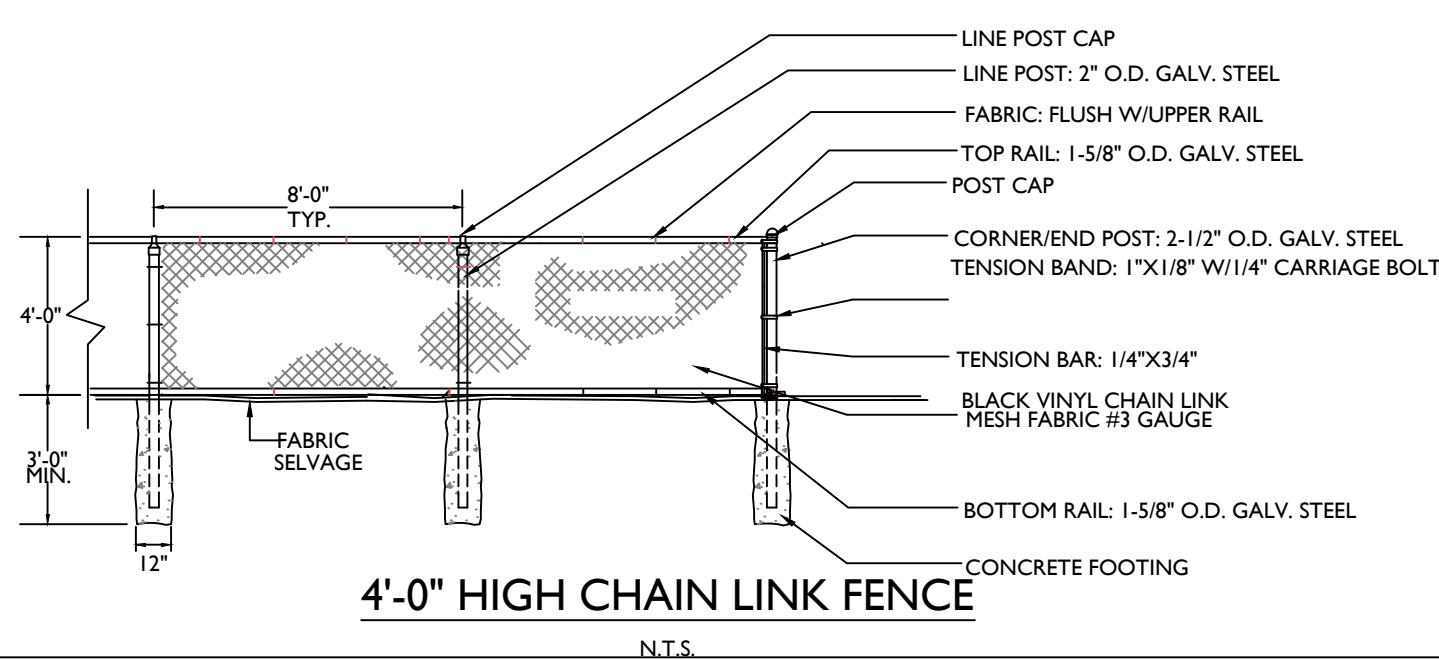
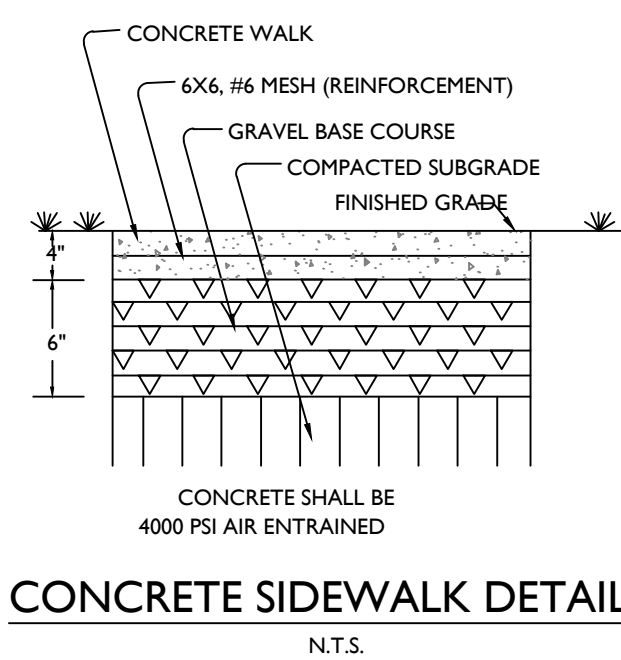
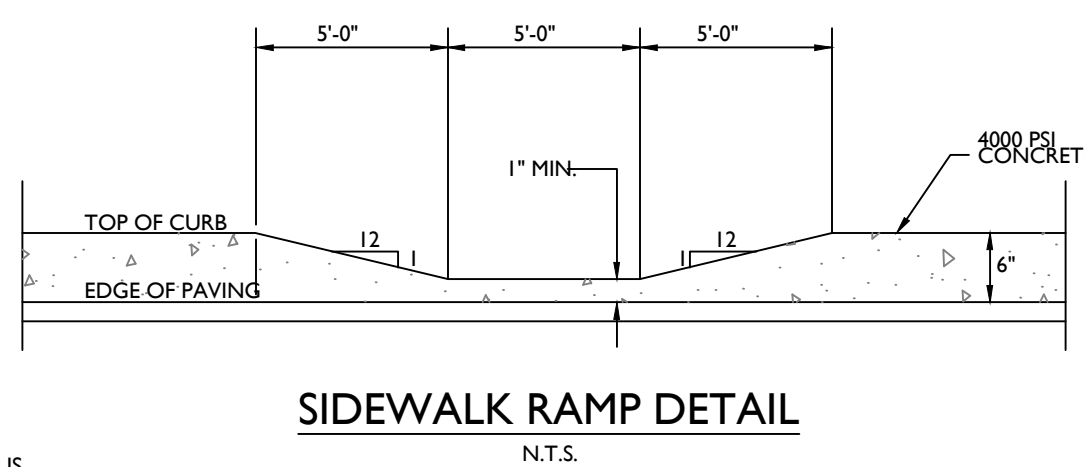
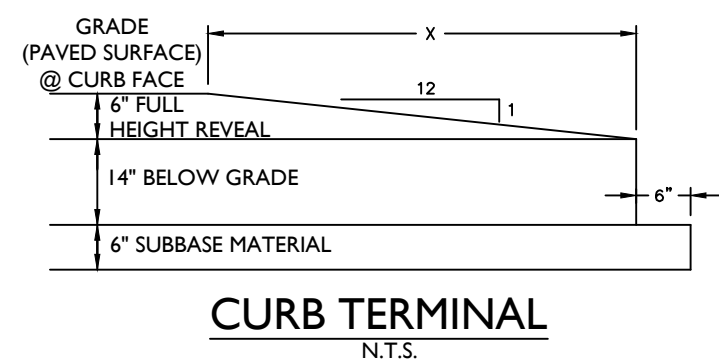
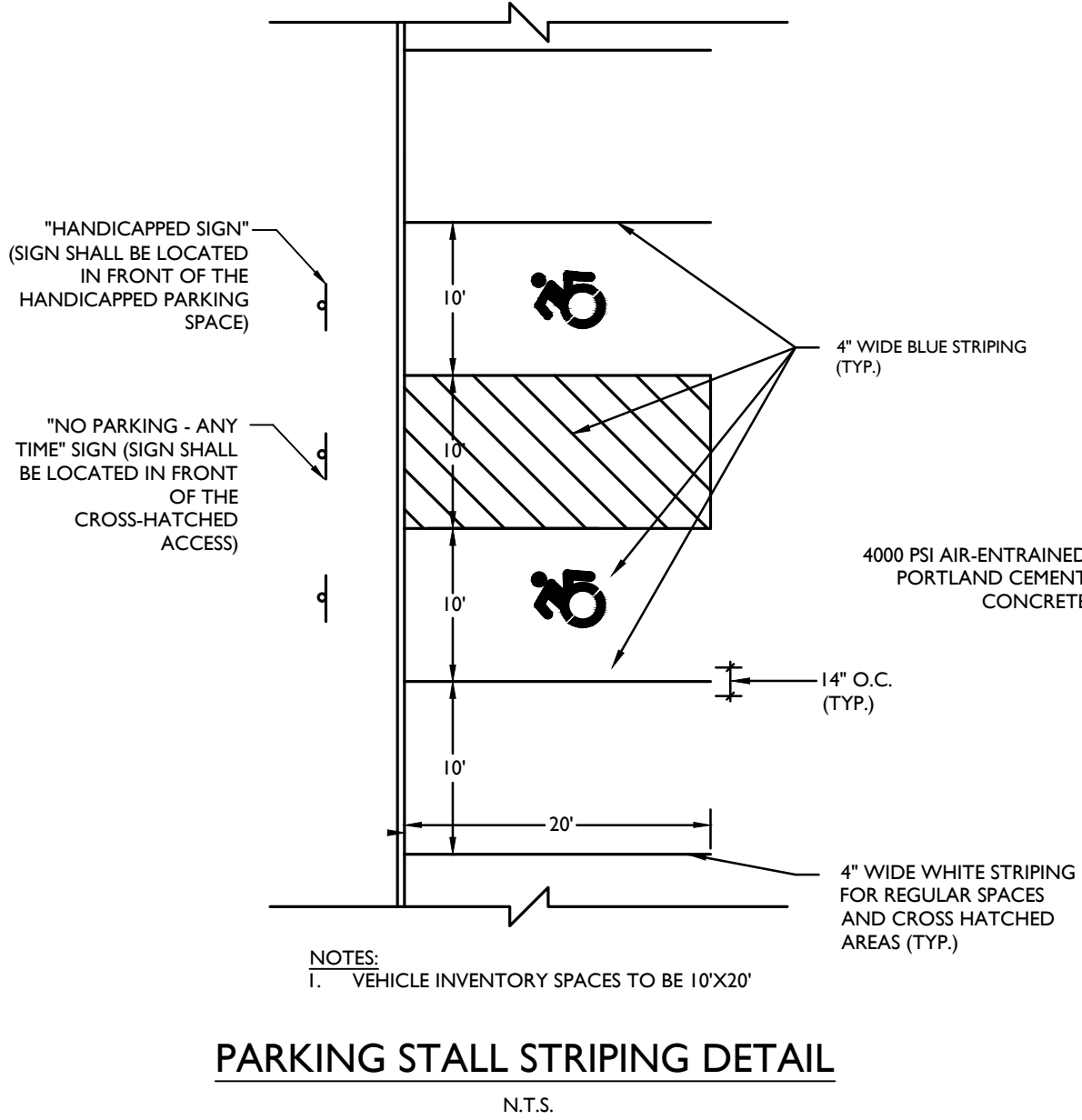
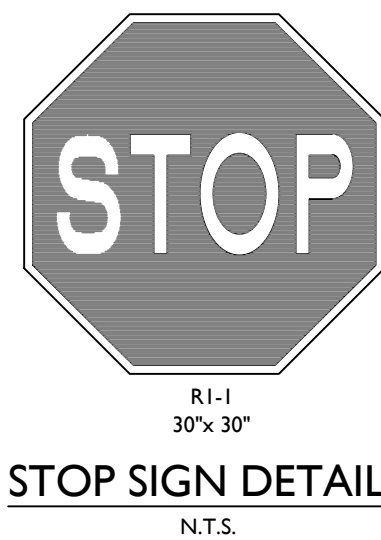
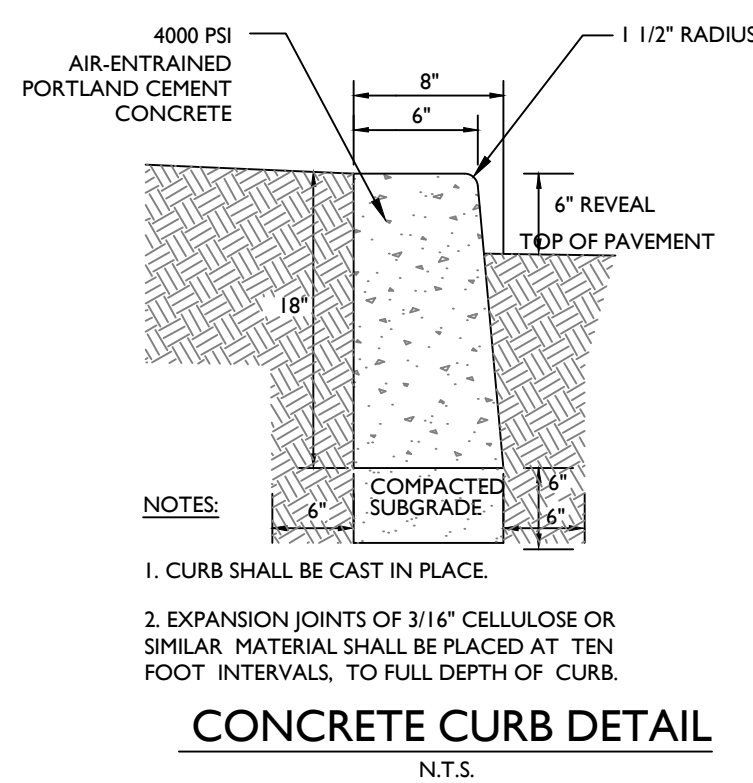
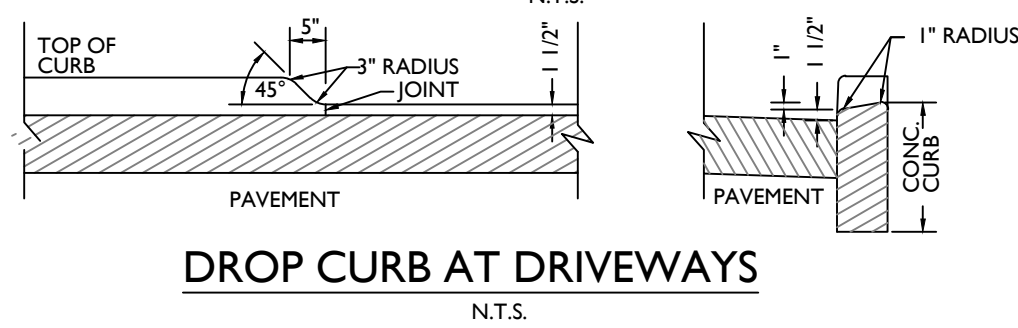
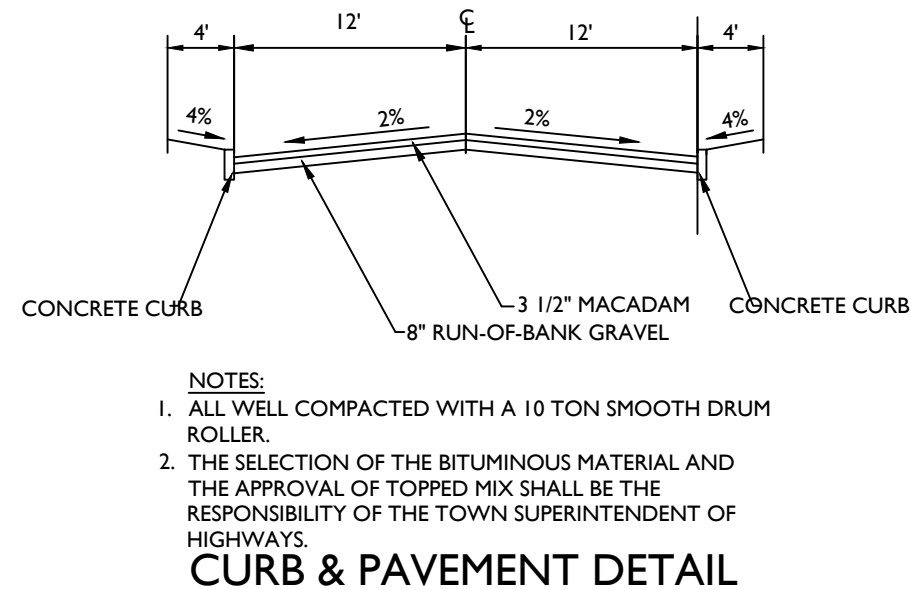
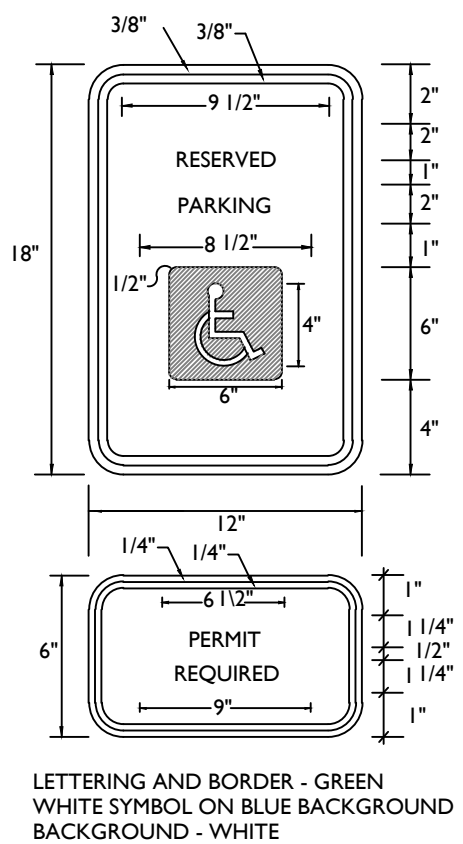
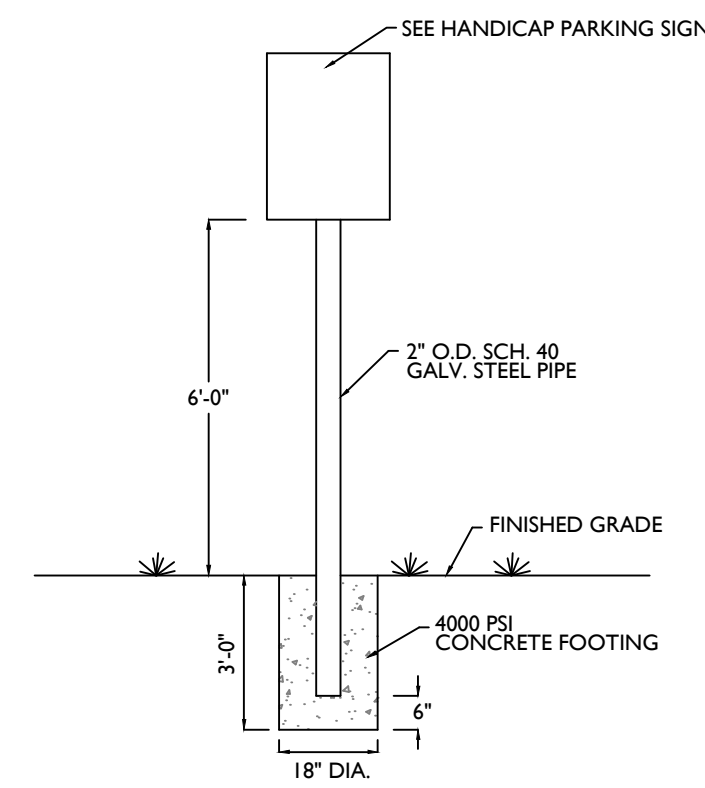
POLE MOUNTED FIXTURE DETAIL - FIXTURES C & D

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.





The logo for Colliers Engineering & Design features the word "Colliers" in a large, bold, serif font, with "Engineering & Design" in a smaller, sans-serif font below it. The text is enclosed in a rectangular border. Below the logo, the website "www.colliersengineering.com" is listed. A paragraph of text states: "Copyright © 2014 Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may be copied, revised, discarded, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design." At the bottom, the phrase "Doing Business as" is followed by the MASER CONSULTING logo, which consists of a stylized 'M' and the words "MASER CONSULTING". Below this is a section titled "PROTECT YOURSELF" with the text: "ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISRUPT THE EARTH'S SURFACE ANYWHERE IN ANY STATE". At the very bottom, the text "FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM" is displayed.

[illegible]


Connor P. McCormack
Digitally signed by Connor Patrick McCormack
Date: 2024.05.24 04:19:38 -0400

Connor Patrick McCormack
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 103756
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.G.A.#: 0017656


SITE PLAN

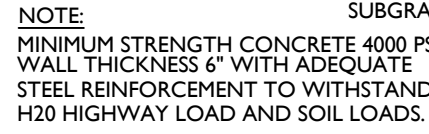
FOR

MARLBORO ON
HUDSON

SECTION 108.12
BLOCK 8
LOT 23

TOWN OF MARLBOROUGH
ULSTER COUNTY
NEW YORK STATE

	NEUBURGH 555 Hudson Valley Avenue Suite 101 New Windsor, NY 12553 Phone: 845.564.4495		
	COLLIERS ENGINEERING & DESIGN ARCHITECTURE, LANDSCAPE ARCHITECTURE SURVEYING, E.T. P.C. DOING BUSINESS AS LAND SURVEYING		
Engineering & Design			
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	05/24/24	TS	CPM
PROJECT NUMBER:		DRAWING NAME:	
24005017A		C-DTLS	
SHEET TITLE:			
<h1>CONSTRUCTION DETAILS</h1>			
SHEET NUMBER:			
<div style="display: flex; justify-content: space-around; font-size: 2em;"> 10 OF 12 </div>			



NOTES:

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

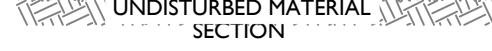
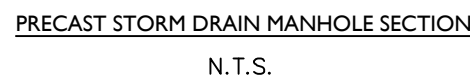
PLANTING SOIL NOTE:

THE PLANTING SOIL SHOULD BE A SANDY LOAM, LOAMY SAND, LOAM (USDA), OR A LOAM/SAND MIX (WHICH 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 (OR EQUIVALENT) IS REQUIRED FOR A MINIMUM OF 0.5 FEET OF DRAINAGE (AS PER 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:

<u>PARAMETER</u>	<u>VALUE</u>
PH RANGE	5.2 TO 7.00
ORGANIC MATTER	1.5 TO 4.0%
MAGNESIUM	35 LBS. PER ACRE, MINIMUM
PHOSPHORUS (P ₂ O ₅)	75 LBS. PER ACRE, MINIMUM
POTASSIUM (K ₂ O)	85 LBS. PER ACRE, MINIMUM
SOLUBLE SALTS	500 ppm
CLAY	10 TO 25%
SILT	30 TO 55%
SAND	35 TO 60%

BIORETENTION ELEVATIONS

BIORETENTION ELEVATIONS						
SYSTEM	OUTLET NAME	OUTLET SIZE	BED ELEVATION	100 YR PEAK ELEVATION	TOP OF BERM ELEVATION	EMERGENCY SPILLWAY EL.
1-A	RIPRAP OVERFLOW SPILLWAY	20" LONG X1.5' 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 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 APPROVED SPECIFICATIONS. THE RIGID LAB OR MANHOLE USED FOR THE DEFLECTION TEST SHALL HAVE A DIAMETER NOT LESS THAN 95 PERCENT OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE. DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.

6. LAMP ALIGNMENT TEST

INFILTRATION, EXFILTRATION AND VISUAL TESTS BY MEANS OF LIGHT FLASHING BETWEEN MANHOLES SHALL BE AS PER REQUIREMENTS OF TOWN ENGINEER. NO TESTS SHALL BE MADE UNTIL TWO (2) WEEKS AFTER BACKFILLING OF SANITARY SEWERS OR LONGER IF CONDITIONS, IN THE OPINION OF THE TOWN ENGINEER, WARRANT IT.

[illegible]

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 1'0" 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 30' 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 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 1'2" AND FILLED WITH CRUSHED STONE.
- 11.1. 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 1'2" 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.

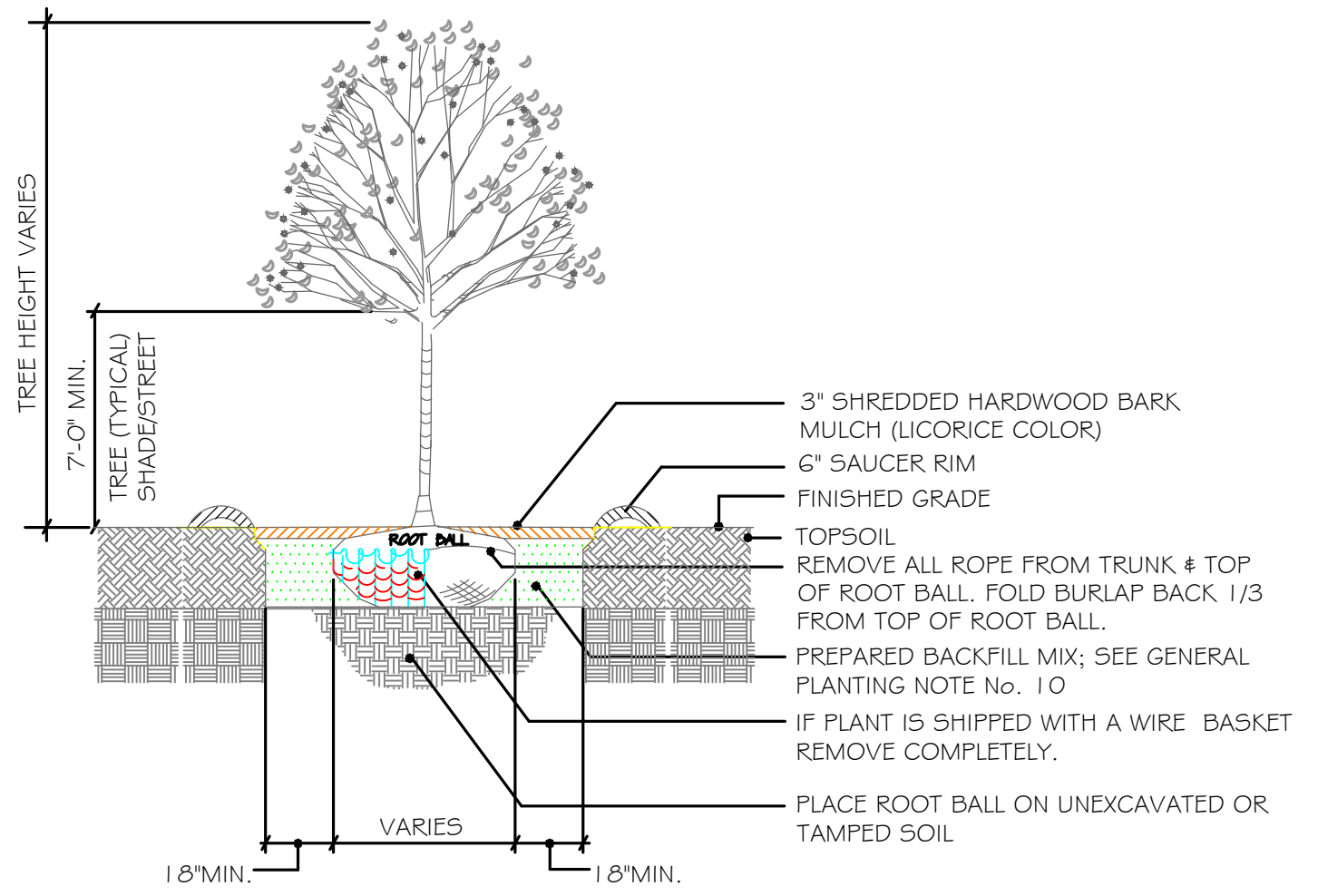
GENERAL SEEDING NOTES

1. TEMPORARY SEEDING SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED AT A RATE OF 1.0 LBS. PER 1,000 SF OR SPRING OATS APPLIED AT A RATE OF 2.0 LBS. PER 1,000 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.

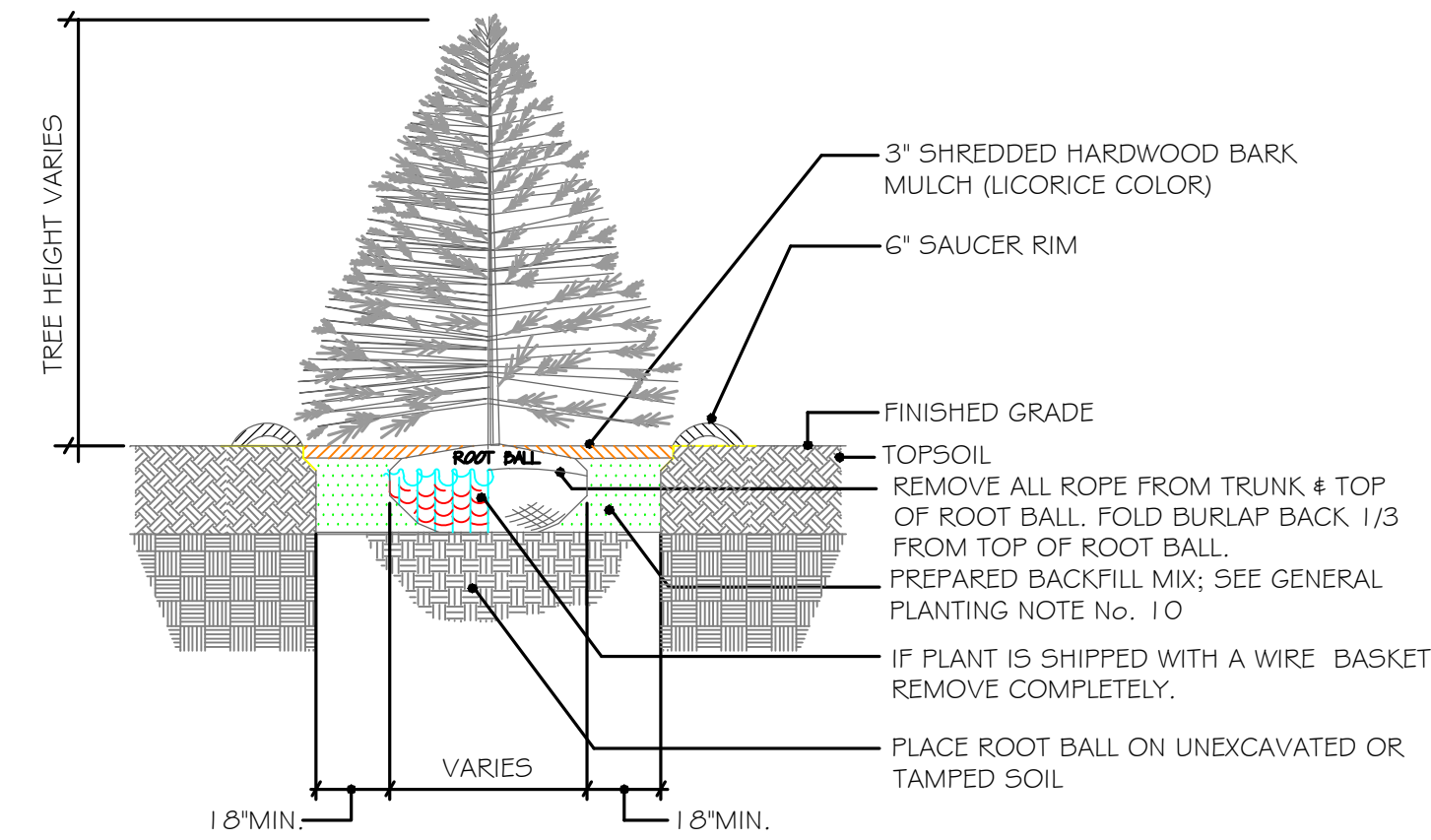
MIXTURE #1 - SHADE MIX (4-5 LBS./1,000 S.F. MINIMUM)
CREEPING RED FESCUE (35%)
CHEWINGS FESCUE (30%)
HARD FESCUE (20%)
PERENNIAL RYE GRASS (15%)

MIXTURE #2 - TURF MIX (7-10 LBS./1,000 S.F. MINIMUM)
TALL FESCUE, 'STINGRAY' (34%)
TALL FESCUE, 'RAPTOR III' (33%)
HARD FESCUE, 'RIDU' (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 NYSDEC 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 1,000 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 ON THE GENERAL CONTOUR UNTILL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
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.

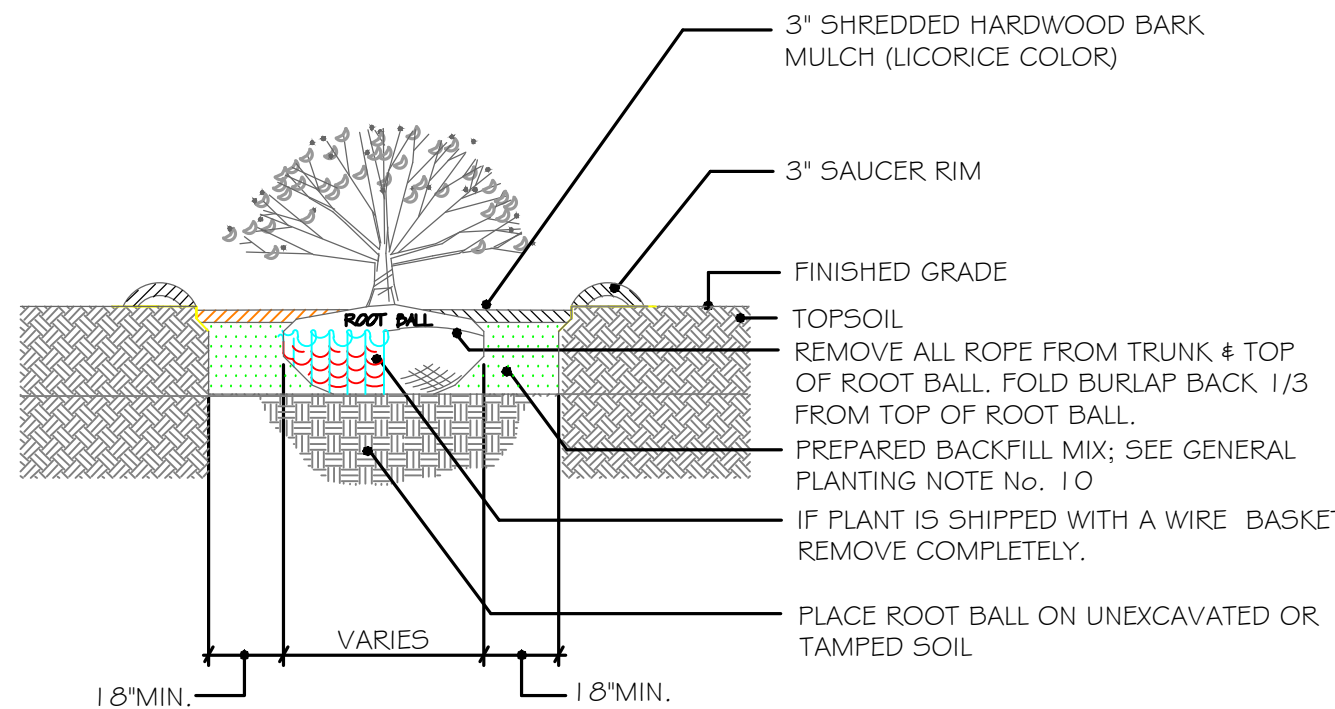
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT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



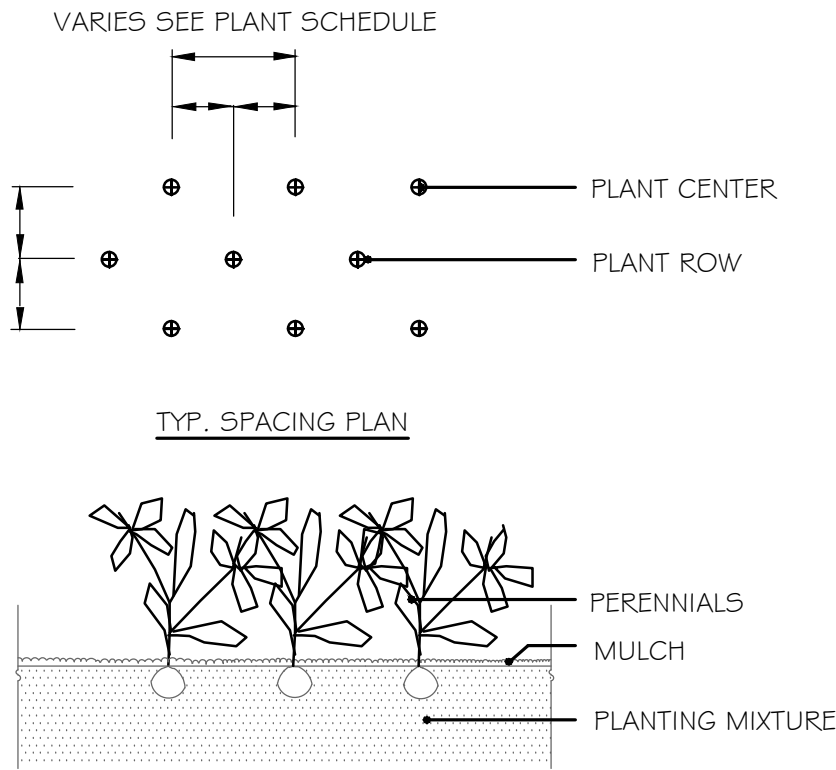
DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



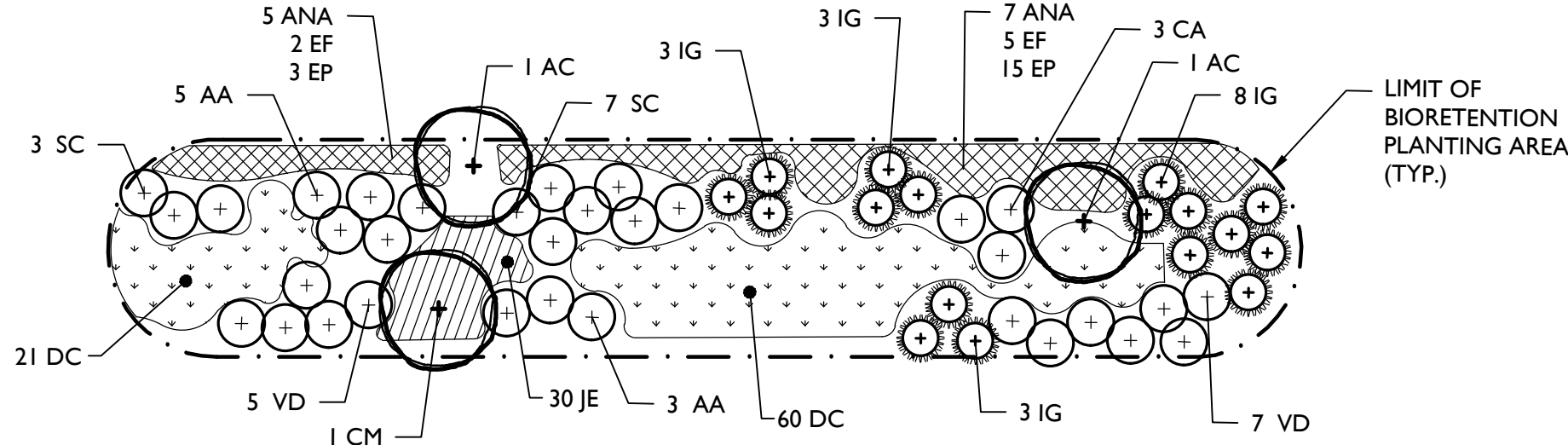
EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



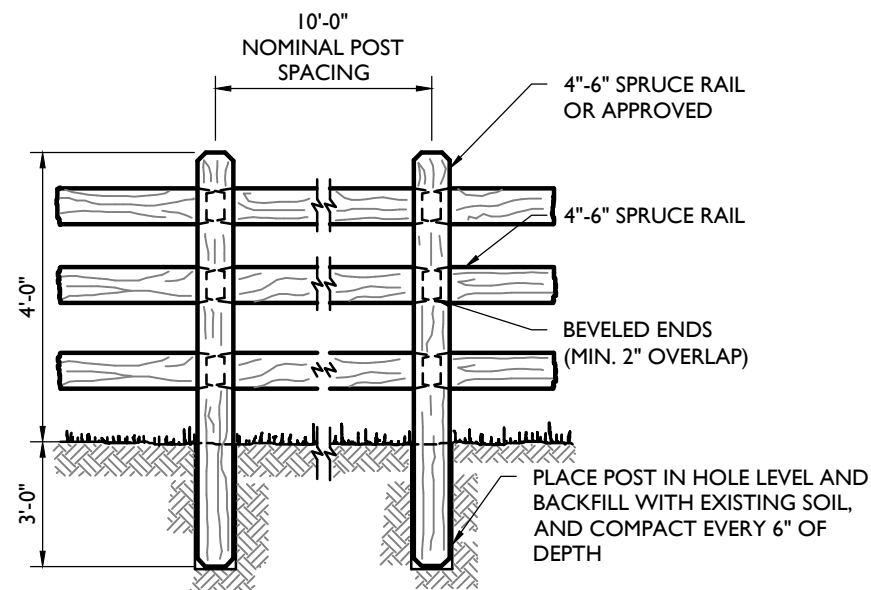
PERENNIAL / GRASS PLANTING
NOT TO SCALE



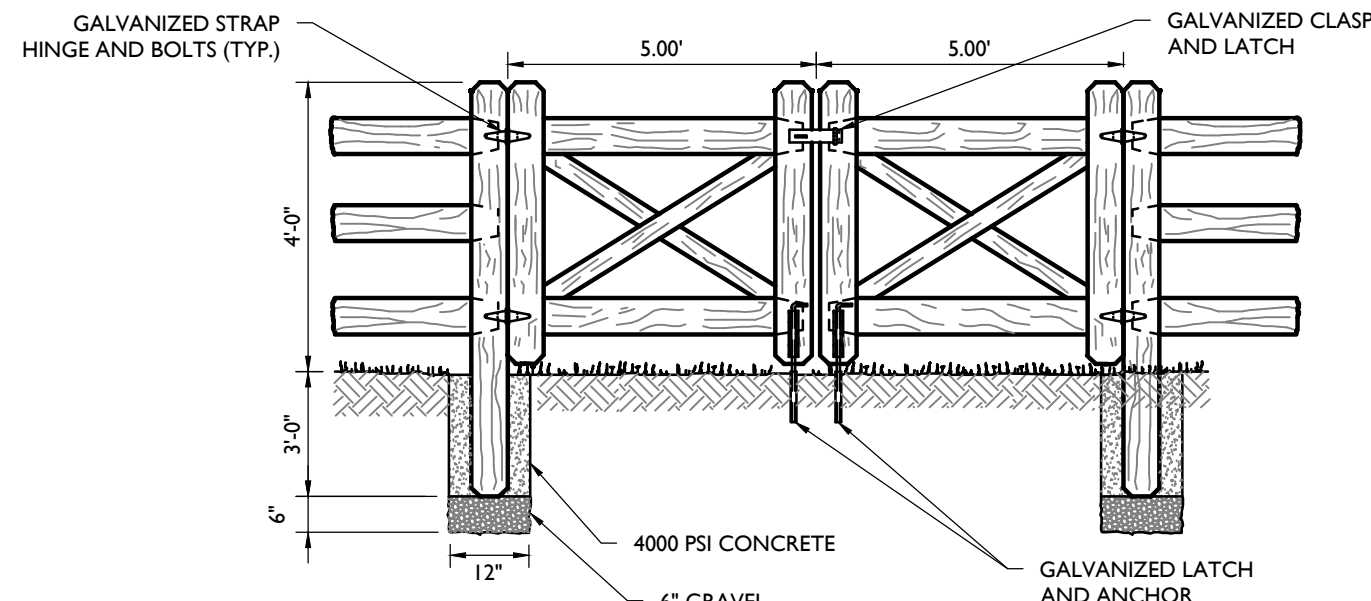
BIORETENTION AREA PLANTING SCHEDULE						
ORNAMENTAL TREES						
AC	2	AMELANCHIER CANADENSIS 'PRINCE WILLIAM'	PRINCE WILLIAM SERVICEBERRY	5' - 6'	B & B	MULTI-STEM
SHRUBS						
AA	8	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	18"-24"	CONT.	TYPICAL SPECIES HABIT
CA	3	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SUMMERSWEET	18"-24"	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		1 GAL. CONT.	CLUMPS, 36" O.C.
DC	81	DESCHAMPSIA CESPIROSA	TUFTED HAIR GRASS		#8P4 CONT.	CLUMPS, 30" O.C.
EF	7	EUPATORIUM RISTULOSUM	JOE PYE WEED		1 GAL. CONT.	CLUMPS, 36" O.C.
EP	18	ECHINACEA PURPUREA	CONEFLOWER		1 GAL. CONT.	CLUMPS, 36" O.C.
JE	30	JUNCUS EFFUSUS	COMMON RUSH		#8P4 CONT.	CLUMPS, 24" O.C.

NOTE:
PLANTINGS FOR BIORETENTION AREA 1-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:
1. SINGLE PROPOSED GATE TO BE 5'.

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DATE
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SITE PLAN

FOR
MARLBORO ON
HUDSON

SECTION 108.12
BLOCK 8
LOT 23

TOWN OF MARLBOROUGH
ULSTER COUNTY
NEW YORK STATE

NEWBURGH

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

PROJECT NUMBER: 24005017A DRAWING NAME: C-DTLS

SHEET TITLE: CONSTRUCTION DETAILS

SHEET NUMBER: 12 OF 12

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.