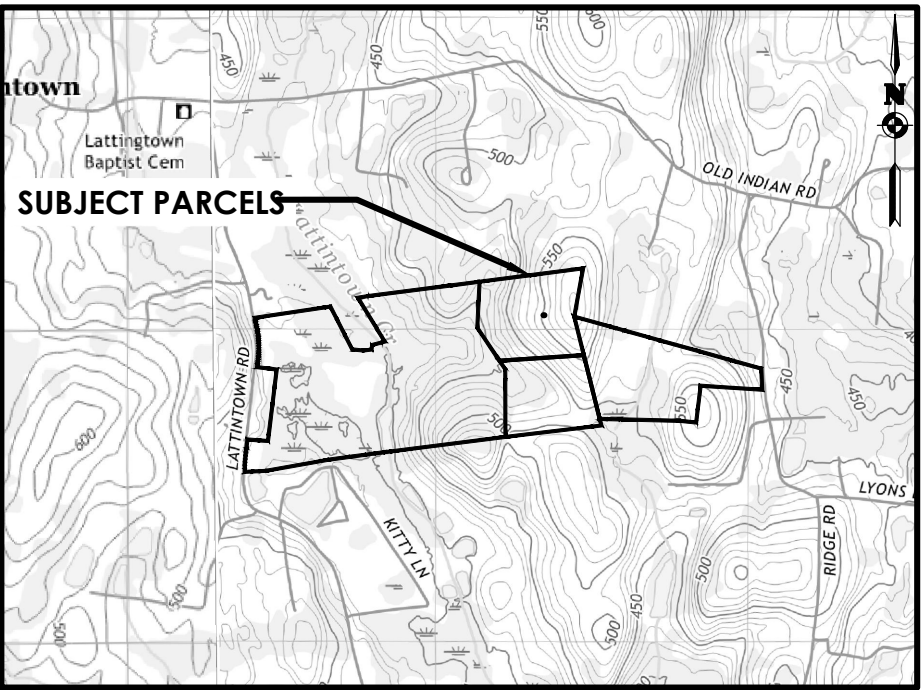


SITE PLAN

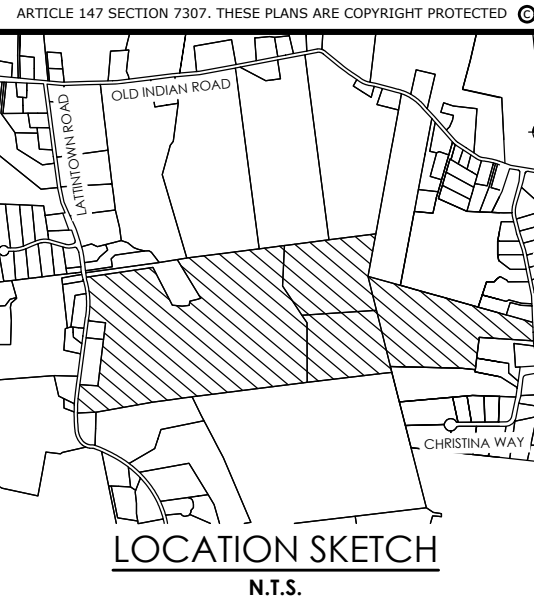
MARLBOROUGH RESORT

TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK

P.N. 20233707.0001



LOCATION MAP
SCALE: 1" = 2000'



Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge
Project Manager
Designed by
Jess D. Sudol, P.E.
Chris LaPorta, P.E.
Marvin Pinkrah



Revisions			
No.	Date	By	Description
1			

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COVER SHEET

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
G 001

Scale:
N.T.S.

Date
MAY 24, 2024

NOT FOR CONSTRUCTION

SITE DATA - PHASE 01

BUILDING NAME	BUILDING NUMBER	TOTAL BUILDING AREA (S.F.)
WELCOME BUILDING	1	2077
ENTRY COTTAGE - EXISTING CABIN	2	648
RENOVATED MAIN LODGE WITH 2 GUESTROOMS, A PRIVATE DINING AREA, AND SALOON	3	7223
ORANGERIE - SMALL EVENTS CENTER	4	3168
CABIN BAR	5	1022
CLUBHOUSE DINING ROOM 1	6	8897
FARM MARKET & BARBEQUE	7	1656
POND CABIN - EXISTING CABIN	8	695
SPA AND GYM	9	19701
EVENTS CENTER	10	15870
28 ROOM HOTEL	11	17244
WALLED GARDEN	12	15340
BACK-OF-HOUSE OPERATION	13	2106
POND PAVILION	14	1000
TREE HOUSE -2 GUESTROOM CABINS	15	25542
TREE HOUSE -1 GUESTROOM CABINS	16	6192
STORAGE/GENERATOR BUILDING	17	1000
COVERED PARKING (ELEC. VEHICLES)	18	1550
STAFF DORM & LOCKER ROOM	19	14672
WASTEWATER MECHANICAL BLDG	20	576
ANIMAL PLANET - PETTING ZOO (BARN)	21	1200
TOTAL BUILDING AREA (S.F.)		147604

SITE DATA - PHASE 02

BUILDING NAME	BUILDING NUMBER	TOTAL BUILDING AREA (S.F.)
HILLSIDE - 2 GUESTROOM CABINS	22	18000
5-BEDROOM GUEST HOUSES	23	32000
ORCHARD - 2 GUESTROOM CABINS	24	9600
TOTAL BUILDING AREA (S.F.)		59600

SITE DATA - PHASE 03

BUILDING NAME	BUILDING NUMBER	TOTAL BUILDING AREA (S.F.)
CLUBHOUSE DINING ROOM 2	25	5000
ORCHARD POND PAVILION	26	1000
DISTILLERY WITH TASTING ROOM	27	1260
TOTAL BUILDING AREA (S.F.)		7260

GRAND TOTAL BUILDING AREA-ALL PHASES (S.F.)	214239
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SPDES GENERAL PERMIT GP-0-20-001 COMPLIANCE NOTES:

THIS PLAN SET AND THE ACCOMPANYING SWPPP ENTITLED "MARLBOROUGH RESORT FINAL DEVELOPMENT PLAN SET" HAVE BEEN SUBMITTED AS A SET. THESE ENGINEERING DRAWINGS ARE CONSIDERED AN INTEGRAL PART OF THE SWPPP, THEREFORE THE PLAN SET IS NOT CONSIDERED COMPLETE WITHOUT THE SWPPP.

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TOTAL LOD = 63.81 ACRES

CONSTRUCTION PHASE 1 LOD = XXX ACRES

CONSTRUCTION PHASE 2 LOD = XXX ACRES

CONSTRUCTION PHASE 3 LOD = XXX ACRES

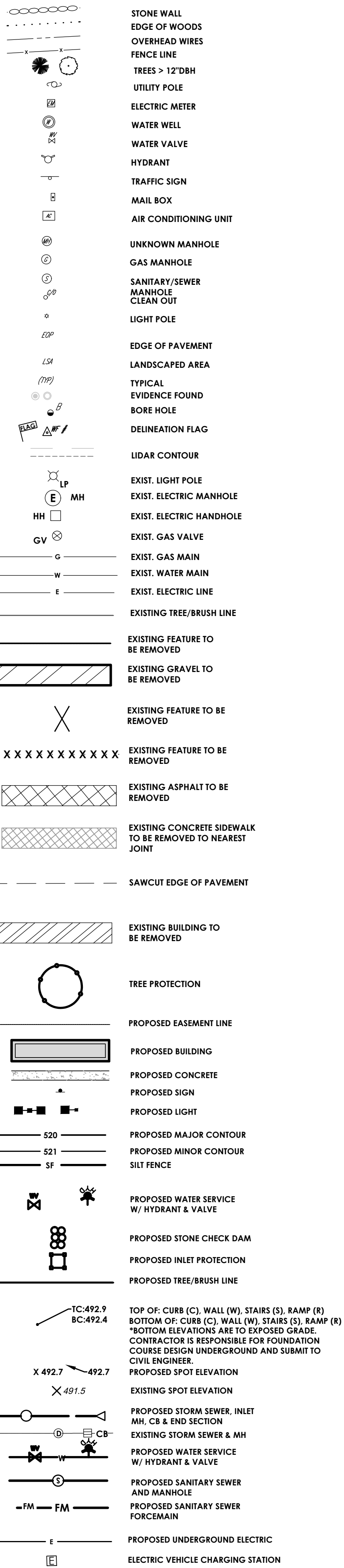
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SITE DATA

- TAX ACCOUNT NUMBER: 102.4-3-8,320, 102.4-2-12, 102.4-2-13, 102.4-2-29
- PARCEL ADDRESS: 626 LATINTOWN RD. 255 RIDGE RD.
- MUNICIPALITY: MARLBOROUGH
COUNTY: ULSTER
- TOTAL PARCEL AREA: 152.55 ACRES
AREA OF DISTURBANCE: 40.8 ACRES
- EXISTING ZONING: R-AG-1 (RURAL AGRICULTURAL DISTRICT)
- PROPOSED ZONING:
- EXISTING USE: LODGE/INN. FRUIT CROP
- PROPOSED USE: RESORT HOTEL
- AREA REQUIREMENTS:

ZONING DISTRICT: R-Ag-1 (Rural Agricultural District)		
	REQUIRED	PROPOSED
LOT		
WIDTH	150 FT	1,594 FT
DEPTH	200 FT	3,168 FT
AREA 1	1 ACRE	152.55 ACRES
COVERAGE	20% (MAX)	2.30%
SETBACK 2		
FRONT	75 FT	525.23 FT
SIDE (ONE/BOTH)	75 FT/150 FT	N/A
REAR	75 FT	22.69 FT (*)
BUILDING		
HEIGHT	35 FT	31.27 FT
DENSITY	1 UNIT PER 2000S.F.	1 UNIT PER39089 S.F.
UNIT QTY	20 MINIMUM	101 UNITS
PARKING		
STALLS QTY	170	453
NOTES: (*) - PRE-EXISTING NONCONFORMITY		
STATE REGULATED WETLANDS (NYSDEC ERM):		
FEDERALLY REGULATED WETLANDS (USFWS NWI):		
FLOOD PLAIN (FEMA NFHL):		
FIRM PANEL: 36111C0790E		
DATED: 09/25/2009		
PUBLIC WATER PROVIDED BY:		
ELECTRIC SERVICE PROVIDED BY:		
GAS SERVICE SUPPLIED BY:		
SANITARY SEWER PROVIDED BY:		
STORM SEWER & DRAINAGE WILL BE:		
PROJECT BOUNDARIES ARE WITHIN THE MARLBORO CENTRAL SCHOOL DISTRICT.		
ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY		

LEGEND:



TESTING GRAVITY SEWER SYSTEM:

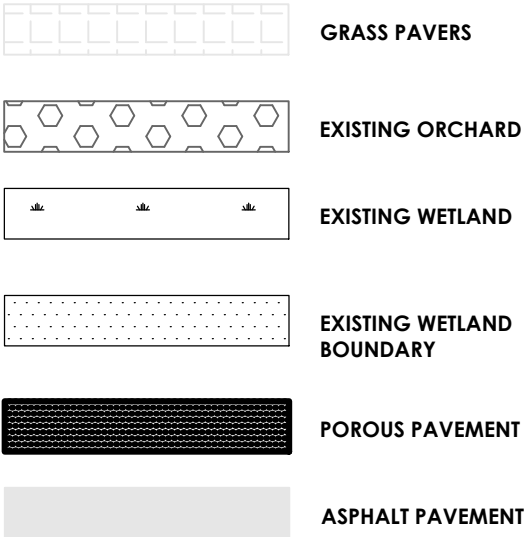
- ALL TESTING SHALL BE WITNESSED BY THE ENGINEER OF RECORD. CONTRACTOR SHALL PROVIDE THREE (3) WORKING DAYS NOTICE TO THE ENGINEER AND REGULATORY AGENCIES PRIOR TO PERFORMING OFFICIAL TESTING FOR COMPLIANCE.
- THE CONTRACTOR SHALL TEST AND INSPECT FOR ALIGNMENT AND INFILTRATION AND EXFILTRATION OF ALL SANITARY SEWERS AND RELATED UTILITY STRUCTURES. INFILTRATION OR EXFILTRATION OF THE SANITARY SEWER SYSTEM SHALL NOT EXCEED 0.45 GAL/INCH OF INTERNAL PIPE DIAMETER PER 1000' OF PIPELINE PER HOUR WITH A MINIMUM HYDROSTATIC HEAD AT THE TOP OF THE PIPE OF 2 FT. OR AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. WHEN INFILTRATION OR EXFILTRATION OCCURS IN EXCESS OF ALLOWABLE AMOUNT, DEFECTS SHALL BE LOCATED AND REPAIRED.
- INFILTRATION LEAKAGE TESTS SHALL BE RUN ON EACH SINGLE MANHOLE-TO-MANHOLE SECTION, OR REACH, INDEPENDENTLY OF ALL OTHER MANHOLE-TO-MANHOLE SECTIONS.
- EACH MANHOLE-TO-MANHOLE SECTION SHALL BE REJECTED OR ACCEPTED BASED ONLY ON RESULTS OF ITS OWN INDEPENDENT SECTION TEST AND NOT ON RESULTS OF ANY ONE TEST RUN SIMULTANEOUSLY OVER MORE THAN ONE CONSECUTIVE MANHOLE-TO-MANHOLE SECTION. THE ONLY EXCEPTION ALLOWED: ACCEPTING SEVERAL CONSECUTIVE MANHOLE-TO-MANHOLE SECTIONS BASED ON ONE COMBINED INFILTRATION TEST INDICATING ZERO INFILTRATION.
- INFILTRATION TESTS SHALL BE MADE BY INSTALLING A FLOW MEASURING DEVICE IN THE DOWNSTREAM MANHOLE OF SECTION BEING TESTED. TEST DURATION SHALL BE 24 HRS. OR FOR SHORTER PERIOD, PROVIDED A STEADY STATE FLOW CONDITION HAS BEEN ACHIEVED IN THE TEST PERIOD, AND RESULTS PROJECTED TO A 24 HR PERIOD.
- GRAVITY SANITARY SEWER PIPING SHALL BE TESTED IN ACCORDANCE WITH ASTM F1417 "STANDARD TEST METHOD FOR INSTALLATION ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW-PRESSURE AIR".
- LOW PRESSURE AIR TESTING MAY BE ALLOWED IN LIEU OF EXFILTRATION TESTS. WHEN SO ALLOWED, TEST SHALL BE PERFORMED UNDER DIRECTION OF ENGINEER ACCORDING TO ASTM F1417. LOW PRESSURE AIR TEST IS A COMPARISON OF THE MEASURED TIME NECESSARY FOR ONE (1) PSIG PRESSURE DROP TO OCCUR, IF AT ALL, WITH MINIMUM ALLOWABLE TIME FOR THAT PRESSURE DROP TO OCCUR DETERMINED BY METHODS INDICATED IN ASTM F1417. IF THE ONE (1) PSIG PRESSURE DROP OCCURS FASTER THAN ALLOWABLE TIME, SECTION IS UNACCEPTABLE.
- AN AIR TEST SHALL NOT BE RUN UNTIL SECTION OF LINE TO BE TESTED HAS BEEN CLEANED OF ALL FOREIGN MATERIAL BY FLUSHING AND HAS BEEN VISUALLY INSPECTED AND APPROVED BY THE ENGINEER. CERTAIN PIPE MATERIALS PRODUCE MORE CONSISTENT RESULTS WHEN INTERIOR OF PIPE IS WETTED PRIOR TO TESTING.
- WHERE AIR-TESTING IS TO BE USED FOR LINE ACCEPTANCE, CORROBORATIVE HYDROSTATIC TESTING SHALL BE PERFORMED ON SEWER INSTALLATION OF THE SAME PIPE SIZE, MATERIAL, AND CONDITIONS OF INSTALLATION. SEWER SECTIONS WHICH INDICATE RATES OF AIR LOSS PER UNIT OF SURFACE AREA WHICH MOST NEARLY APPROXIMATE RATE FOR PIPELINE SHOULD BE SELECTED FOR CORROBORATIVE TESTS. AT LEAST 3 SECTIONS ARE TO BE SO TESTED. THE PURPOSE OF THESE CORROBORATIVE TESTS IS TO PERMIT A REASONABLE ASSUMPTION THAT, IF THESE 3 TEST SECTIONS MEET THE HYDROSTATIC TEST, THE BALANCE OF PROJECT ALSO MEETS OR EXCEEDS THESE REQUIREMENTS. IF AIR TEST IS NOT SUPPORTED BY ACCEPTABLE CORROBORATIVE HYDROSTATIC TESTS, COMPLETE HYDRO-STATIC TESTING OF SEWER LINES SHALL BE REQUIRED.
- WHERE FLEXIBLE PIPE IS USED, CONTRACTOR SHALL TEST ALL MAINLINE PIPE FOR MAXIMUM ALLOWABLE DEFLECTION OF 5% OF OUTSIDE DIAMETER. TESTS SHALL BE PERFORMED USING A CIRCULAR STEEL BALL ON SLID 1/16-INCH IN DIAMETER SMALLER THAN ALLOWABLE INSIDE DIAMETER OF FLEXIBLE PIPE WHEN DEFLECTED A MAXIMUM OF 5% OF OUTSIDE DIAMETER. DEFLECTION TESTING OF ANY PIPE SHALL BE DONE NO SOONER THAN 30 DAYS AFTER DATE OF INSTALLATION OF PIPE SECTION UNLESS WRITTEN EXCEPTION.
- SEWERS SHALL BE LAID WITH STRAIGHT ALIGNMENT BETWEEN MANHOLES. STRAIGHT ALIGNMENT SHALL BE CHECKED EITHER USING A LASER BEAM OR LAMPING. TESTING SHALL COMPLY WITH REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- MANHOLES, WHICH CANNOT BE PROPERLY AIR TESTED, SHOULD BE VISUALLY INSPECTED AND LEAKAGE-TESTED USING INTERNAL OR EXTERNAL HYDROSTATIC PRESSURE. LEAKAGE TESTING SHALL COMPLY WITH REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- IN AREAS WHERE CONVENTIONAL TESTING IS IMPRACTICAL (I.E. AREAS DESIGNATED BY ENGINEER WHERE EXISTING SERVICES ARE TIED INTO NEW LINE IMMEDIATELY AND ANY BLOCKAGE COULD RESULT IN HEALTH PROBLEMS) NO LINES SHALL BE BACKFILLED UNTIL EACH PIPE SECTION AND CONNECTION IS INSPECTED AND APPROVED.
- IF THE ALLOWABLE RATE OF INFILTRATION, EXFILTRATION, OR AIR LEAKAGE IS EXCEEDED, THE CONTRACTOR SHALL LOCATE POINTS OF EXCESSIVE LEAKAGE AND SHALL PROMPTLY CORRECT, REPAIR, AND BRING SYSTEM UP TO THE STANDARD. COSTS OF ALL SUCH REPAIRS AND CORRECTIVE MEASURES, INCLUDING COSTS OF REPEATED TESTS SHALL BE BORN BY CONTRACTOR. THE SEWER LINE SECTION (INCLUDING MANHOLES AND BUILDING SERVICES) UNDER TEST SHALL NOT BE ACCEPTED UNTIL THESE TEST CRITERIA ARE MET.

CONSTRUCTION SEQUENCE FOR GRADING AND EROSION & SEDIMENT CONTROL

- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- CONSTRUCT EROSION CONTROL MEASURES AND STORMWATER MANAGEMENT AREAS AS SHOWN ON THE PLANS.
- CONSTRUCT TEMPORARY/PERMANENT SWALES AS SHOWN ON THE CONTRACT DOCUMENTS.
- CLEAR AND GRUB THE PROJECT IMPROVEMENTS AREAS.
- STRIP TOPSOIL AND STOCKPILE FOR LATER USE.
- GRADE IMPROVEMENT AREAS WITHIN THE PROJECT SITE. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST DISTURBANCE.
- CONSTRUCT SEDIMENTATION BARRIERS AS SHOWN ON THIS PLAN.
- REPLACE TOPSOIL AND FINE GRADE.
- HYDRO-SEED ALL DISTURBED AREAS WITHIN 10 DAYS AFTER FINAL GRADING. SITE CONTRACTOR IS RESPONSIBLE TO RESEED IF GRADING IS UNSATISFACTORY.
- UPON APPROVAL OF THE ENGINEER, SITE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROLS.
- SLOPES SHALL NOT EXCEED 1' VERTICAL TO 3' HORIZONTAL MAX. MAINTAIN 1:4 WHERE POSSIBLE.
- MINIMUM OF 6" OF TOPSOIL IS TO BE PLACED ON ALL GRASS AREAS.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BASED UPON ACTUAL FIELD CONDITIONS AS ORDERED BY ENGINEER (AOBE). SITE CONTRACTOR SHALL PROVIDE FOR THIS COST IN THEIR CONTRACT.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION AND SEDIMENT CONTROL MEASURES FROM INSTALLATION THROUGH MAINTENANCE AND REMOVAL AFTER NEW VEGETATION HAS BEEN ESTABLISHED.
- ALL END SECTIONS SHALL BE PROVIDED WITH RIP-RAP APRONS.
- ALL EROSION AND SEDIMENT CONTROL METHODS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

AT THE VERY MINIMUM, EROSION CONTROL SHALL BE AS SHOWN ON THIS PLAN. EROSION CONTROL MAY CONSIST OF SEDIMENT TRAPS AND/OR ENVIRONMENTAL FENCES. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTEGRITY, MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES UNTIL NO LONGER DEEMED NECESSARY BY THE ENGINEER. THE SITE CONTRACTOR SHALL MAINTAIN THE STORM SEWER SYSTEM UNTIL THE PROJECT IS DEVELOPED AND APPROVED BY THE OWNER AND ENGINEER.

ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER. THE PERMITTEE SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STONE FILL. CORRECTIVE ACTIONS, AS IDENTIFIED BY THE QUALIFIED SWPPP INSPECTOR SHALL BE INITIATED WITHIN 24 HOURS OF BEING REPORTED. THE ENGINEER MAY REVIEW THE PROJECT SITE AT ANY TIME. REVIEW OF EROSION CONTROL MEASURES BY THE ENGINEER DOES NOT RELIEVE THE SITE CONTRACTOR OF THEIR OBLIGATIONS UNDER THE NYSDEC SPDES GENERAL PERMIT FOR STORM WATER DISCHARGE FROM CONSTRUCTION ACTIVITY. (GP-0-20-001).



General

- CONTRACTOR SHALL NOTIFY "UDIG" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH ALL OSHA STANDARDS AND LOCAL REQUIREMENTS.
- ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
- AREAS DISTURBED DURING CONSTRUCTION AND NOT STABILIZED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL BE RESTORED USING THE NYSDEC "DEEP RIPPING AND DECOMPACTION GUIDANCE" WHICH IS INCLUDED IN THE SWPPP AND RECEIVE 4" INCHES LOAM AND SEED.
- WITHIN THE LIMITS OF THE BUILDING FOOTPRINTS, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
- WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
- TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE NYS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
- CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
- DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, WATERWAYS AND WETLANDS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
- THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE SPDES CONSTRUCTION GENERAL PERMIT (GP-0-020-002) PROGRAM AND NYSDEC JURISDICTION. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR IS TO VERIFY THAT NOTICE OF INTENT (NOI) IS FILED WITH THE TOWN (AS THE DESIGNATED MS4 AGENT) AND NYSDEC FOR THE STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE SPDES REGULATIONS. CONTRACTOR SHALL CONFIRM THE OWNER HAS ALSO FILED A NOTICE OF INTENT WITH THE NYSDEC.

Utilities

- THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY BASED ON SURFACE UTILITY LOCATIONS. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
- SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
- RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
 - PAVEMENTS AND CONCRETE SURFACES: FLUSH
 - ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
 - LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
- THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
- CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
- UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
 - STORM DRAINAGE PIPES SHALL BE HDPE UNLESS NOTED OTHERWISE
 - PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.

- CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEMWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
- CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
- ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Notes

Layout and Materials

- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- CURB RADII ARE 5 FEET UNLESS OTHERWISE NOTED.
- CURBING SHALL BE CAST IN PLACE WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
- PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

Demolition

- CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
- EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
- CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
- UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

- PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
- CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM AMOUNT OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.
- PERMANENT STORMWATER PRACTICES SHALL NOT BE INSTALLED UNTIL ALL CONTRIBUTORY AREAS HAVE BEEN STABILIZED.

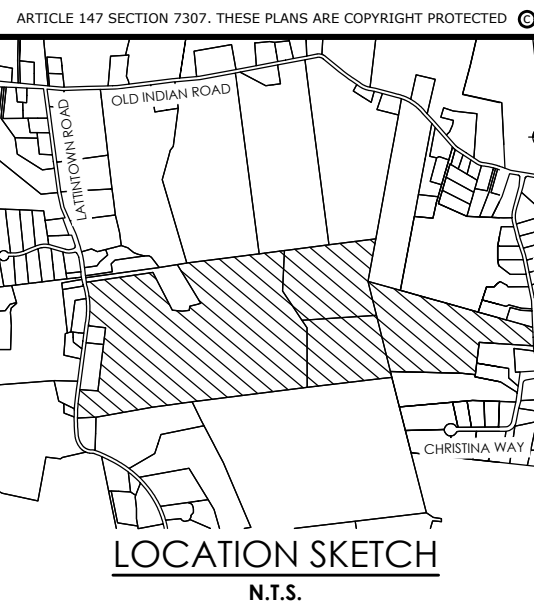
Existing Conditions Information

- BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY CONTROL POINT ASSOCIATES, INC.. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND FROM A MAP ENTITLED "TOPOGRAPHIC MAP PREPARED FOR MARLBOROUGH RESORT, LLC" BY CONTROL POINT ASSOCIATES INC. DATED 07-27-23, REVISED MAY 10, 2024 AND SUPPLEMENTED WITH LIDAR IN THE UNDEVELOPED AREAS .
- TOPOGRAPHY: ELEVATIONS ARE BASED ON NEW YORK STATE PLANE COORDINATE SYSTEM, EASTERN ZONE, NAD 83, U.S. SURVEY FEET.
- GEOTECHNICAL DATA: TEST PIT AND INFILTRATION TEST LOCATIONS AND ELEVATIONS WERE OBTAINED FROM XXX.

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- CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

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Project Manager
Designed by
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Chris LaPorta, P.E.
Marvin Pinkrah



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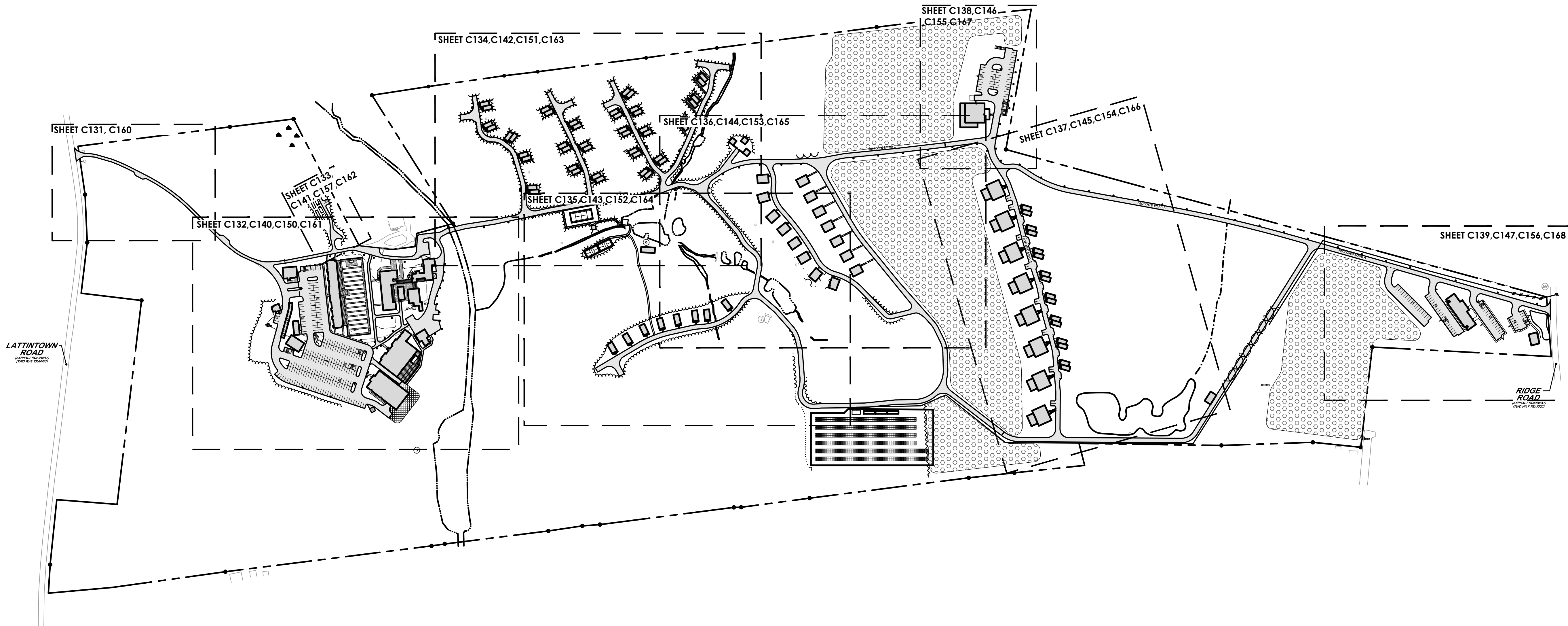
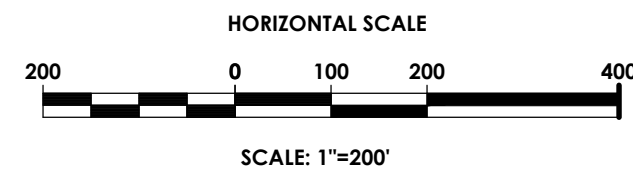
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NOTES & LEGENDS

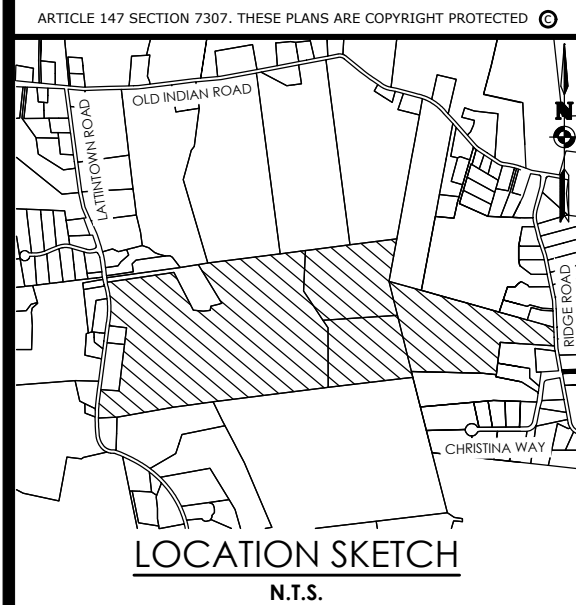
MARLBOROUGH
RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY
Project No.
20233707.0001
Drawing No.
G 002
Scale:
N.T.S.
Date
MAY 24, 2024

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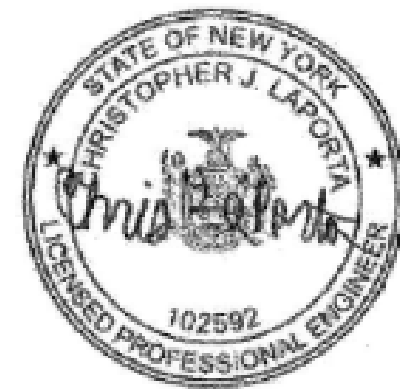


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KEY PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

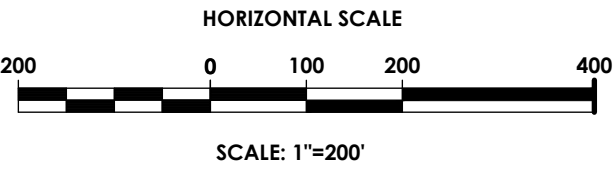
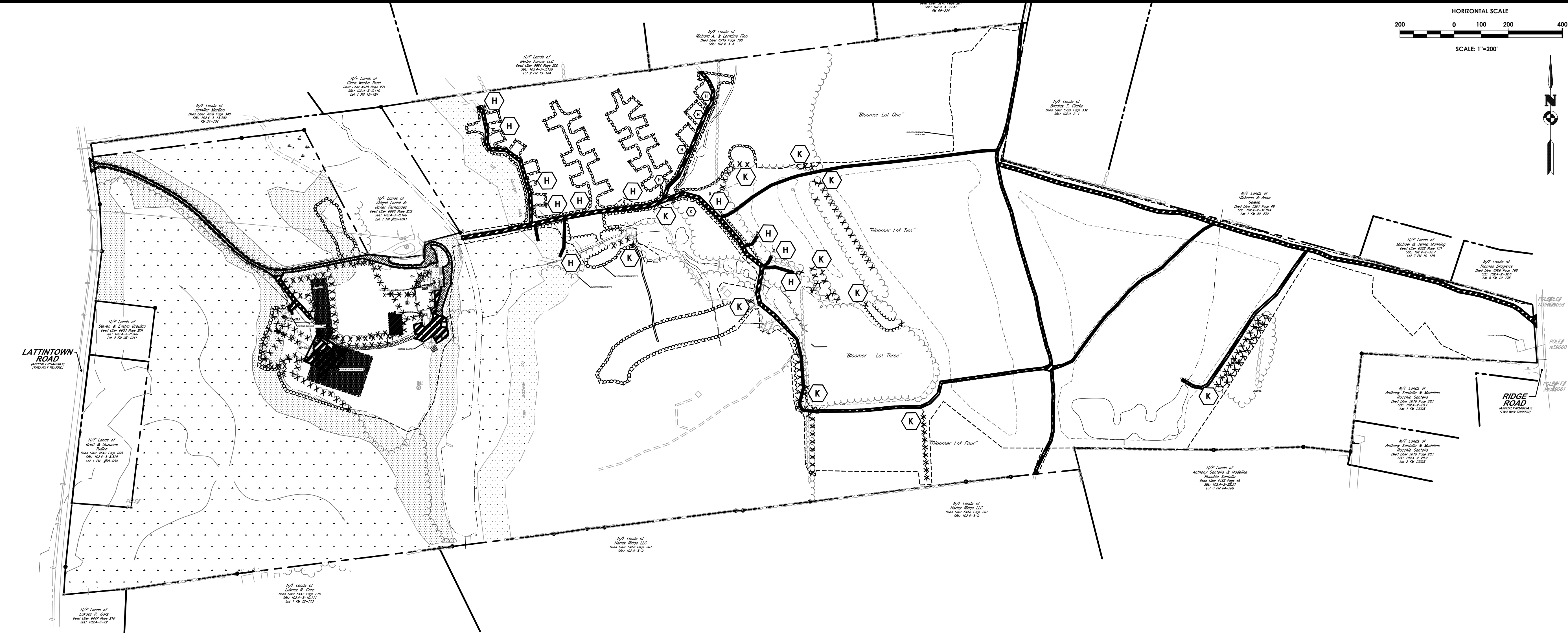
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MAY 24, 2024

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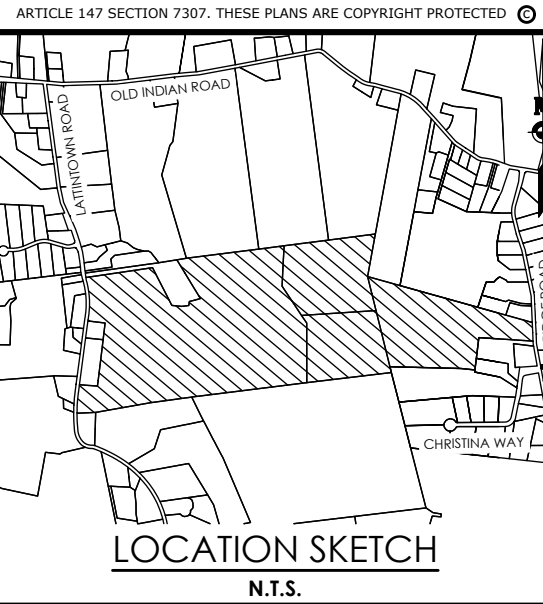


DEMOLITION KEY:

- A** SAWCUT EXISTING ASPHALT PAVEMENT.
- B** REMOVE AND DISPOSE OF EXISTING ASPHALT PAVEMENT AND SUBBASE.
- C** REMOVE EXISTING SANITARY STRUCTURES, PIPING, CLEANOUTS, AND SYSTEM. TO BE DECOMMISSIONED IN ACCORDANCE WITH ULSTER COUNTY STANDARDS.
- D** PROTECT EXISTING UTILITY PEDESTAL.
- E** PROTECT EXISTING MONITORING WELL.
- F** REMOVE EXISTING WATER LINE.
- G** REMOVE EXISTING GAS LINE AND STRUCTURE.
- H** REMOVE EXISTING SKEET STAND.
- I** REMOVE EXISTING BENCH.
- J** REMOVE EXISTING FENCE.
- K** REMOVE EXISTING TREELINE TO REFLECT PROPOSED TREELINE.
- L** REMOVE ASPHALT AT FULL DEPTH.
- M** REMOVE EXISTING SHED.
- N** REMOVE EXISTING GRAVEL.
- O** REMOVE EXISTING WALL.
- P** REMOVE EXISTING BASKETBALL HOOP.
- Q** EXISTING WELL TO BE DECOMMISSIONED IN ACCORDANCE WITH ULSTER COUNTY STANDARDS.
- R** DEMOLISH EXISTING CARPORT.
- S** REMOVE EXISTING GARDEN VEGETATION.
- T** REMOVE EXISTING LIGHT POLE AND LINES.

NOTE:
SEE SHEET C121 FOR DETAILED PLAN OF THE RESORT AREA.

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Project Manager Chris LaPorta, P.E.
Designed by Marvin Pinkrah



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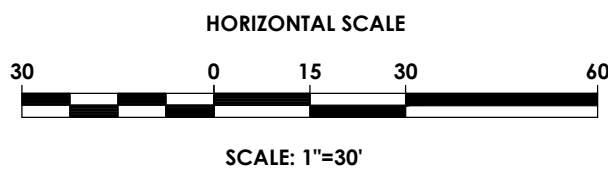
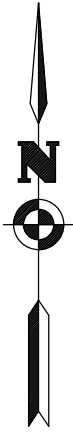
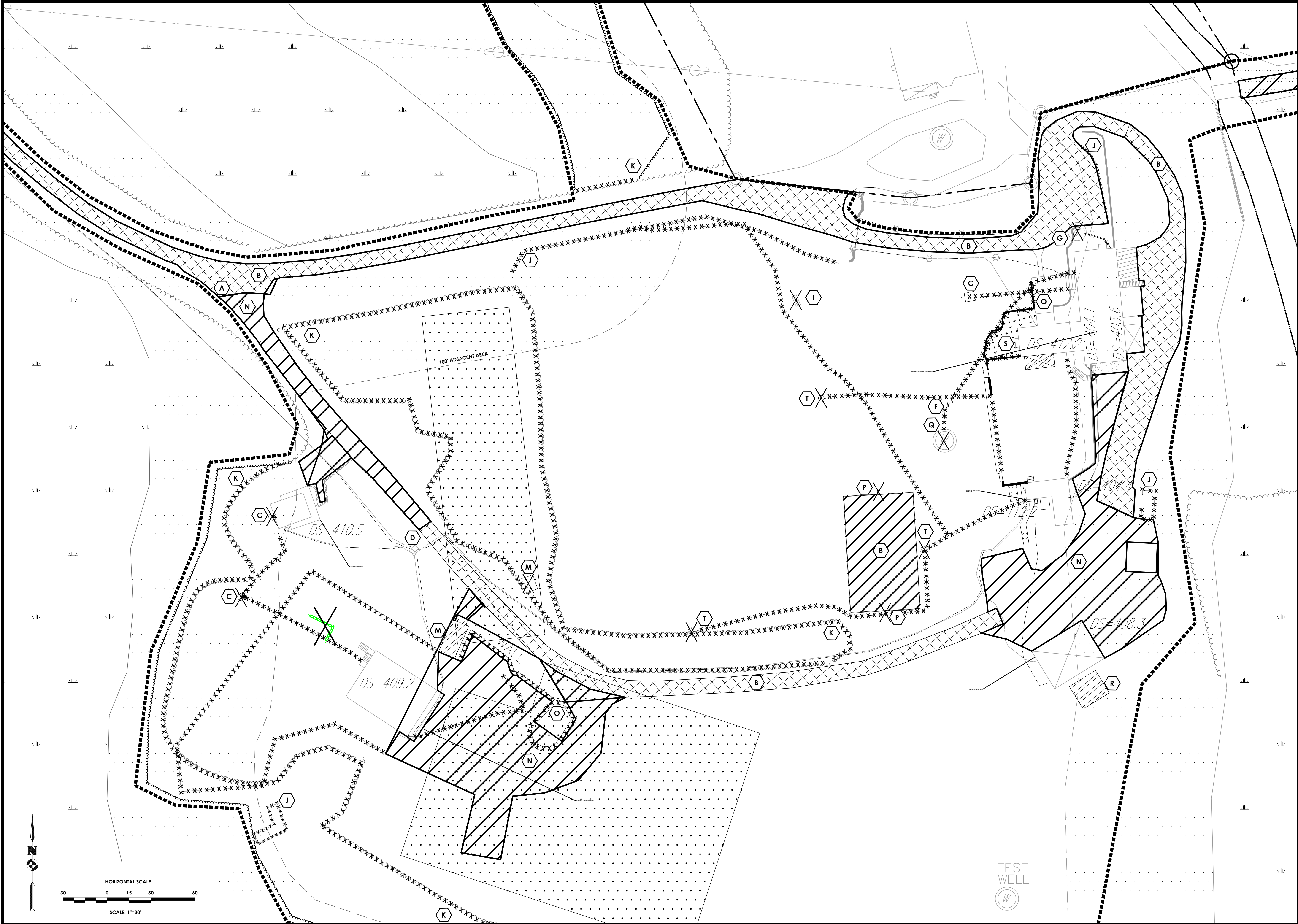
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EXISTING CONDITIONS
& DEMOLITION PLAN
MARLBOROUGH
RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY
Project No.
20233707.0001
Drawing No.
C 120
Scale:
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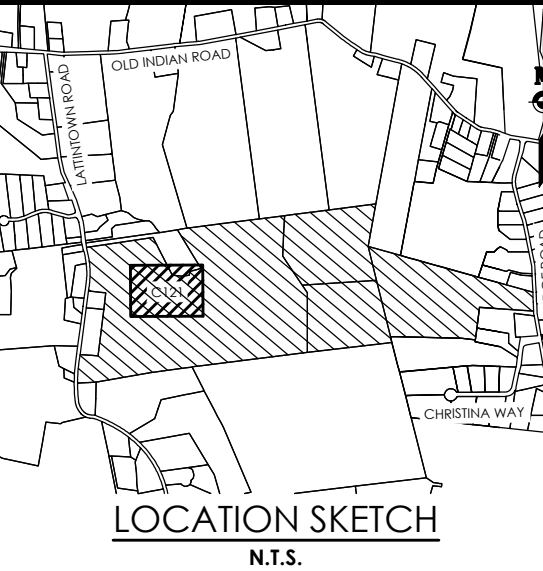
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**EXISTING CONDITIONS
& DEMOLITION PLAN**
**MARLBOROUGH
RESORT**

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 121

Scale:
1" = 30'

Date
MAY 24, 2024

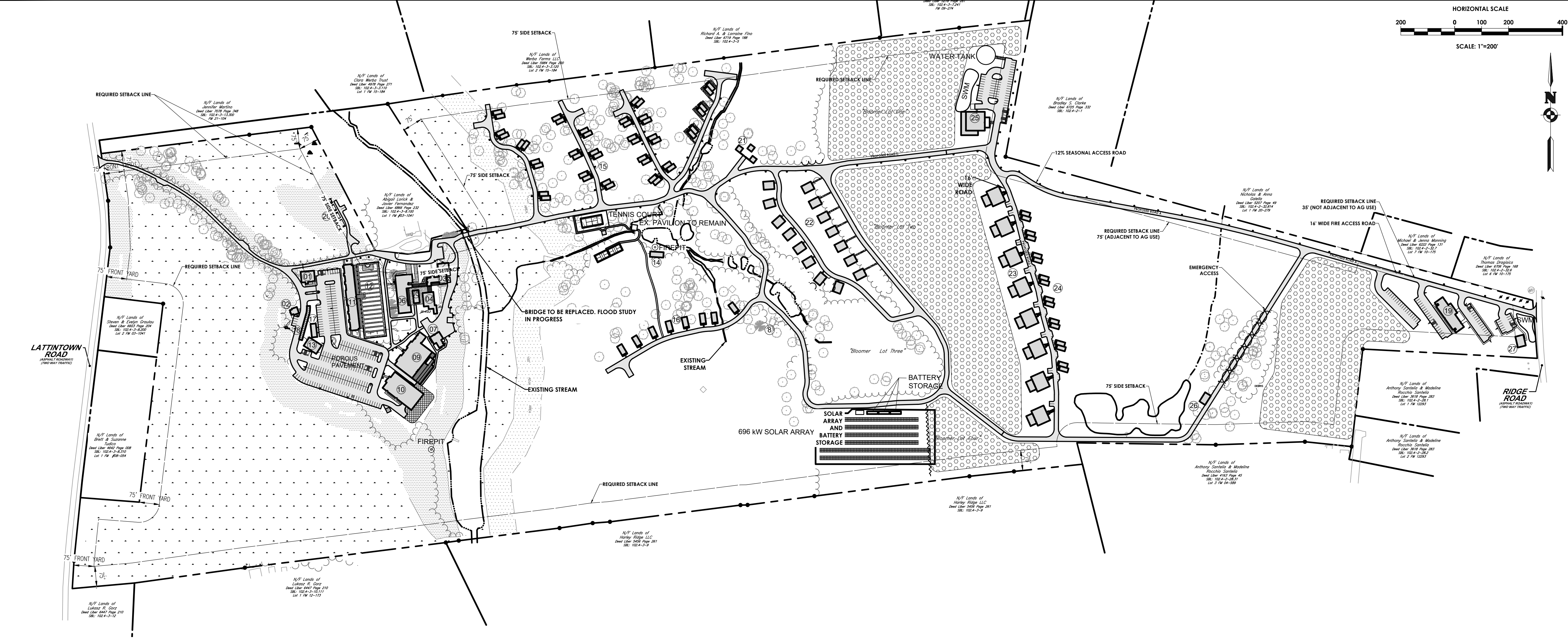
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SITE DATA - PHASE 01				
BUILDING NAME	BUILDING NUMBER	No. of BUILDINGS	BUILDING AREA (S.F.)	TOTAL BUILDING AREA (S.F.)
WELCOME BUILDING	1	1	2077	2077
ENTRY COTTAGE - EXISTING CABIN	2	1	648	648
RENOVATED MAIN LODGE WITH 2 GUESTROOMS, A PRIVATE DINING AREA, AND SALOON	3	1	7223	7223
ORANGERIE - SMALL EVENTS CENTER	4	1	3168	3168
CABIN BAR	5	1	1022	1022
CLUBHOUSE DINING ROOM 1	6	1	8897	8897
FARM MARKET & BARBEQUE	7	1	1656	1656
POND CABIN - EXISTING CABIN	8	1	695	695
SPA AND GYM	9	1	19701	19701
EVENTS CENTER	10	1	15870	15870
28 ROOM HOTEL	11	1	17244	17244
WALLED GARDEN	12	1	15340	15340
BACK-OF-HOUSE OPERATION	13	1	2106	2106
POND PAVILION	14	1	1000	1000
TREE HOUSE -2 GUESTROOM CABINS	15	22	1161	25542
TREE HOUSE -1 GUESTROOM CABINS	16	8	774	6192
STORAGE/GENERATOR BUILDING	17	1	1000	1000
COVERED PARKING (ELEC. VEHICLES)	18	1	1550	1550
STAFF DORM & LOCKER ROOM	19	1	14672	14672
WASTEWATER MECHANICAL BLDG	20	2	288	576
ANIMAL PLANET - PETTING ZOO (BARN)	21	3	400	1200
TOTAL BUILDING AREA (S.F.)				147604

SITE DATA - PHASE 02				
BUILDING NAME	BUILDING NUMBER	No. of BUILDINGS	BUILDING AREA (S.F.)	TOTAL BUILDING AREA (S.F.)
HILLSIDE - 2 GUESTROOM CABINS	22	15	1200	18000
5-BEDROOM GUEST HOUSES	23	8	4000	32000
ORCHARD - 2 GUESTROOM CABINS	24	8	1200	9600
TOTAL BUILDING AREA (S.F.)				59600

SITE DATA - PHASE 03				
BUILDING NAME	BUILDING NUMBER	No. of BUILDINGS	BUILDING AREA (S.F.)	TOTAL BUILDING AREA (S.F.)
CLUBHOUSE DINING ROOM 2	25	1	5000	5000
ORCHARD POND PAVILION	26	1	1000	1000
DISTILLERY WITH TASTING ROOM	27	1	1260	1260
TOTAL BUILDING AREA (S.F.)				7260

GRAND TOTAL BUILDING AREA-ALL PHASES (S.F.)	214239
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LOCATION SKETCH
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Designed by Marvin Pinkrah

STATE OF NEW YORK
CHRISTOPHER J. LAPORTA
102592
LICENSED PROFESSIONAL ENGINEER

Revisions

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OVERALL
SITE PLAN
MARLBOROUGH
RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

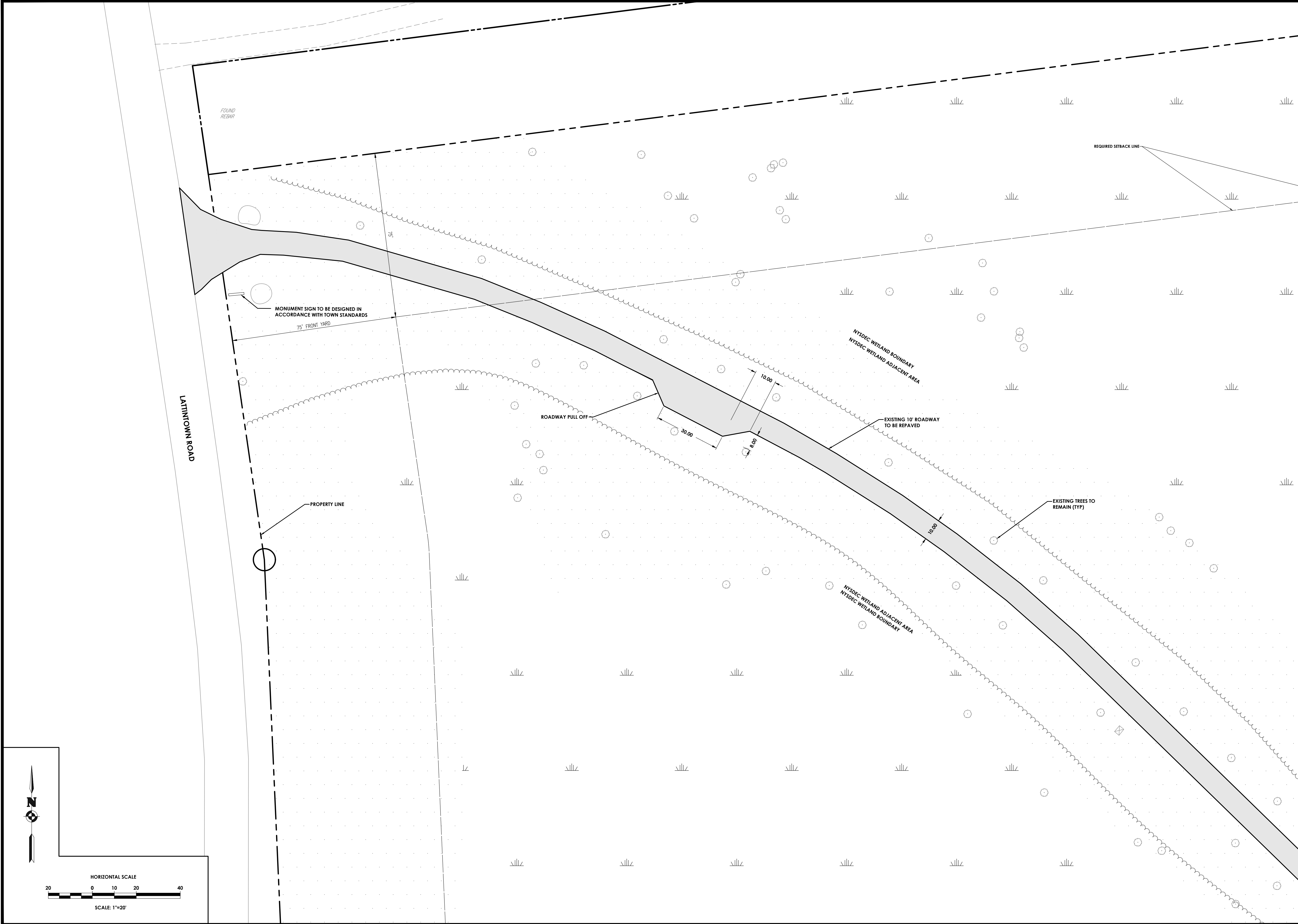
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C 130

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STATE OF NEW YORK
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102592
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No.	Date	By	Description
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SITE PLAN
MARLBOROUGH RESORT
Municipality: MARLBOROUGH
County: ULSTER State: NY
Project No.
20233707.0001
Drawing No.
C 131
Scale:
1" = 20'
Date
MAY 24, 2024

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Marvin Pinkrah

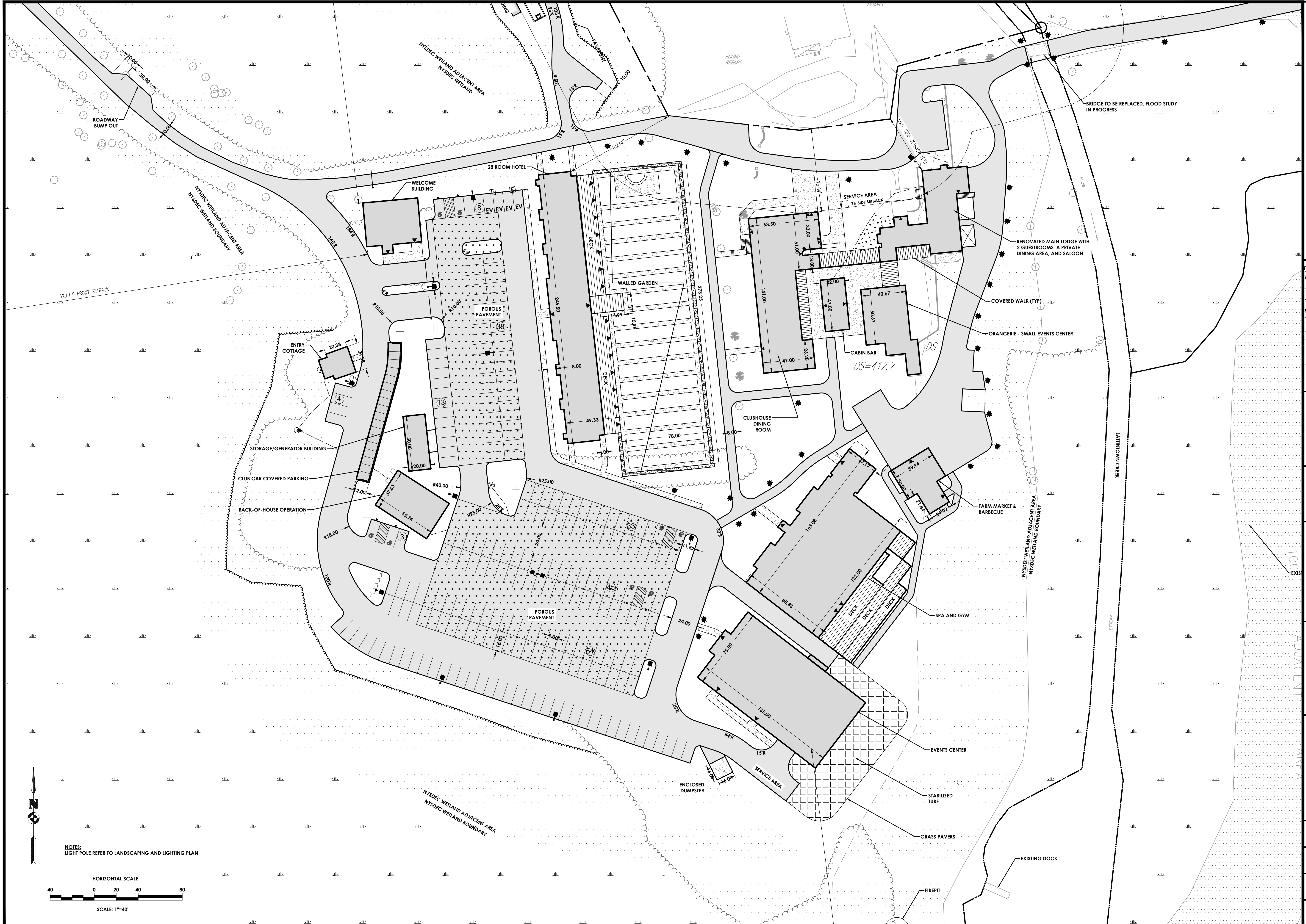


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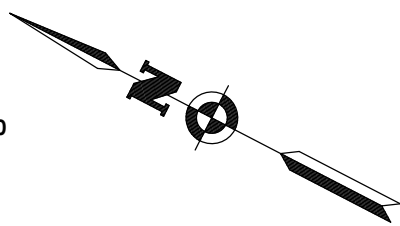
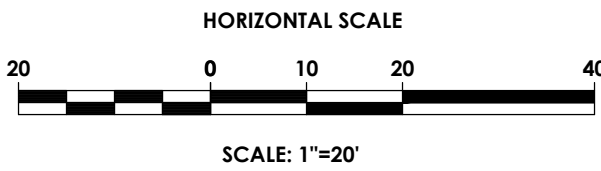
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NYSDEC WETLAND ADJACENT AREA
UPLAND

PROPERTY LINE

TREELINE

PAVEMENT

2

10.00

105'R

95'R

15'R

105'R

15'R

15'R

WASTEWATER TREATMENT PLANT

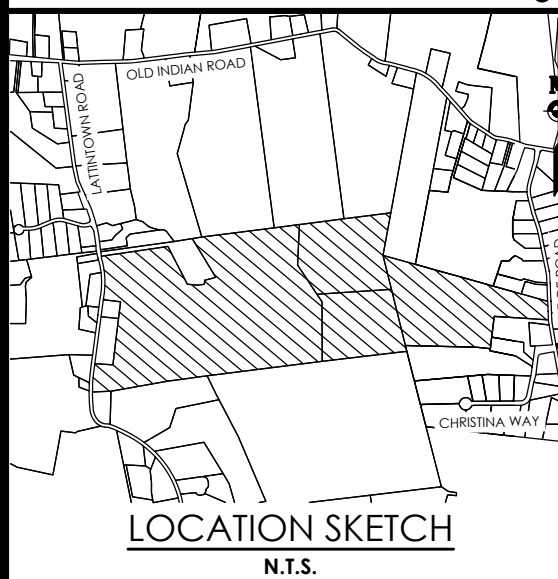
HEADWORKS

MBR BUILDING

NYSDEC WETLAND ADJACENT AREA
NYSDEC WETLAND

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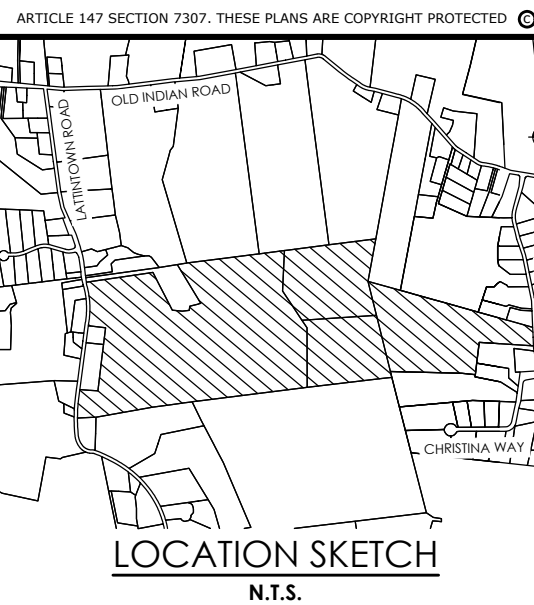
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SITE PLAN
MARLBOROUGH RESORT
Municipality: MARLBOROUGH
County: ULSTER State: NY
Project No. 20233707.0001
Drawing No. C 133
Scale: 1" = 10'
Date MAY 24, 2024

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N/F Lands of
Werba Farms LLC
Deed Liber 5984 Page 200
SBL: 102.4-3-3.120
Lot 2 FM 15-184



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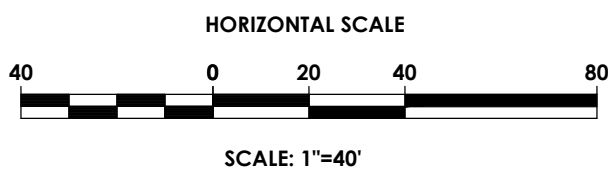
SITE PLAN
MARLBOROUGH
RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY
Project No.
20233707.0001
Drawing No.
C 134
Scale:
1" = 40'
Date
MAY 24, 2024

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102592
CHRISTOPHER J. LAPORTA
LICENSED PROFESSIONAL ENGINEER

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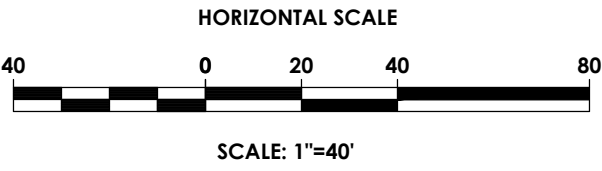
No.	Date	By	Description
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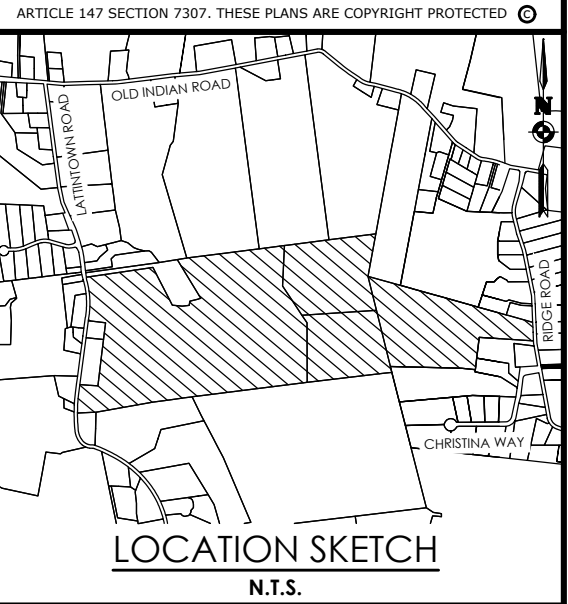
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MARLBOROUGH RESORT
Municipality: MARLBOROUGH
County: ULSTER State: NY
Project No.
20233707.0001
Drawing No.
C 135
Scale:
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Date
MAY 24, 2024

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PASSERO
engineering architecture



Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
Principal-in-Charge
Project Manager
Designed by
(585) 325-1000
Fax: (585) 325-1691
Jess D. Sudol, P.E.
Chris LaPorta, P.E.
Marvin Pinkrah



Revisions				
No.	Date	By	Description	
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SITE PLAN
MARLBOROUGH RESORT

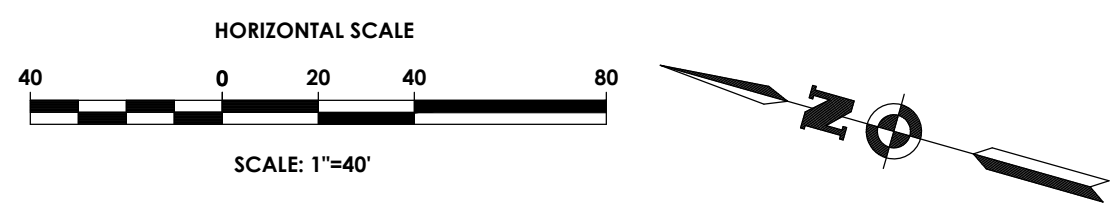
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County: ULSTER State: NY
Project No.
20233707.0001

Drawing No.
C 136

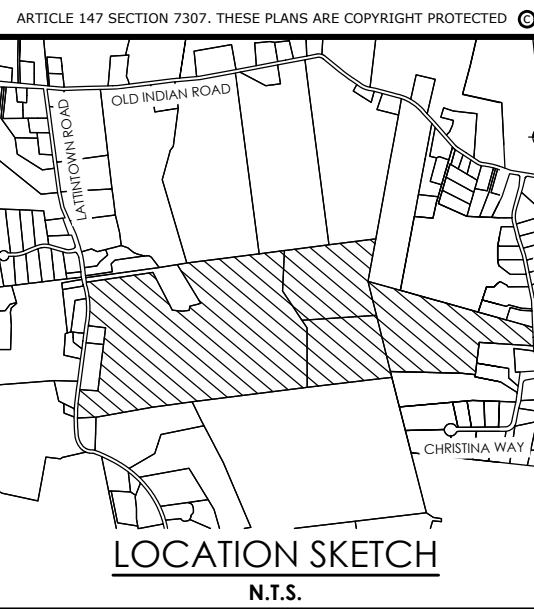
Scale:
1" = 40'

Date
MAY 24, 2024

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engineering architecture



Client: Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES

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Fax: (585) 325-1699

Principal-in-Charge
Project Manager
Designed by

Jess D. Sudol, P.E.
Chris LaPorta, P.E.
Marvin Pinkrah



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SITE PLAN

MARLBOROUGH
RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

20233707.0001

C 137

Scale: $1'' = 40'$

Date MAY 24, 2024

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PASSERO ASSOCIATES

242 West Main Street Suite 100 Rochester, New York 14614	(585) 325-1000 Fax (585) 325-1691
Principal-in-Charge	Jess D. Sudol, P.E.
Project Manager	Chris LaPorta, P.E.
Designed by	Marvin Pinkrah

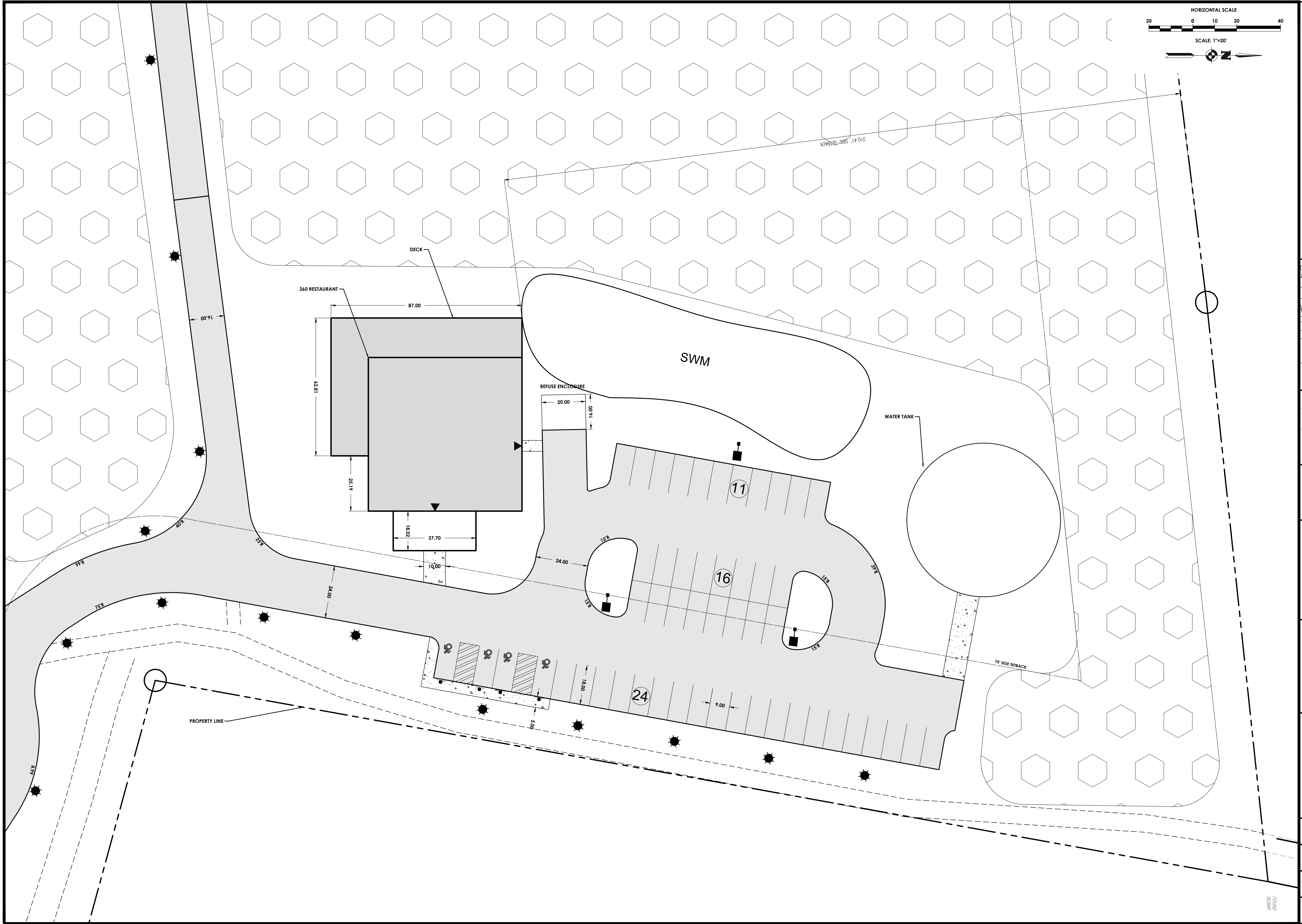


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No.	Date	By	Description
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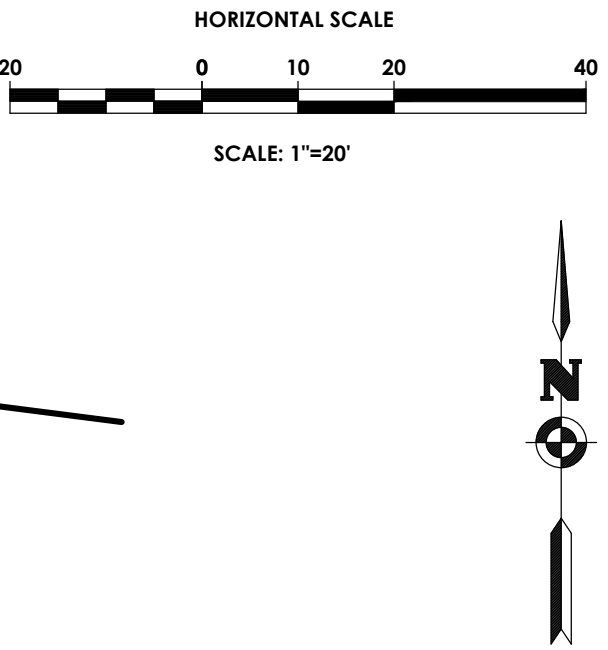
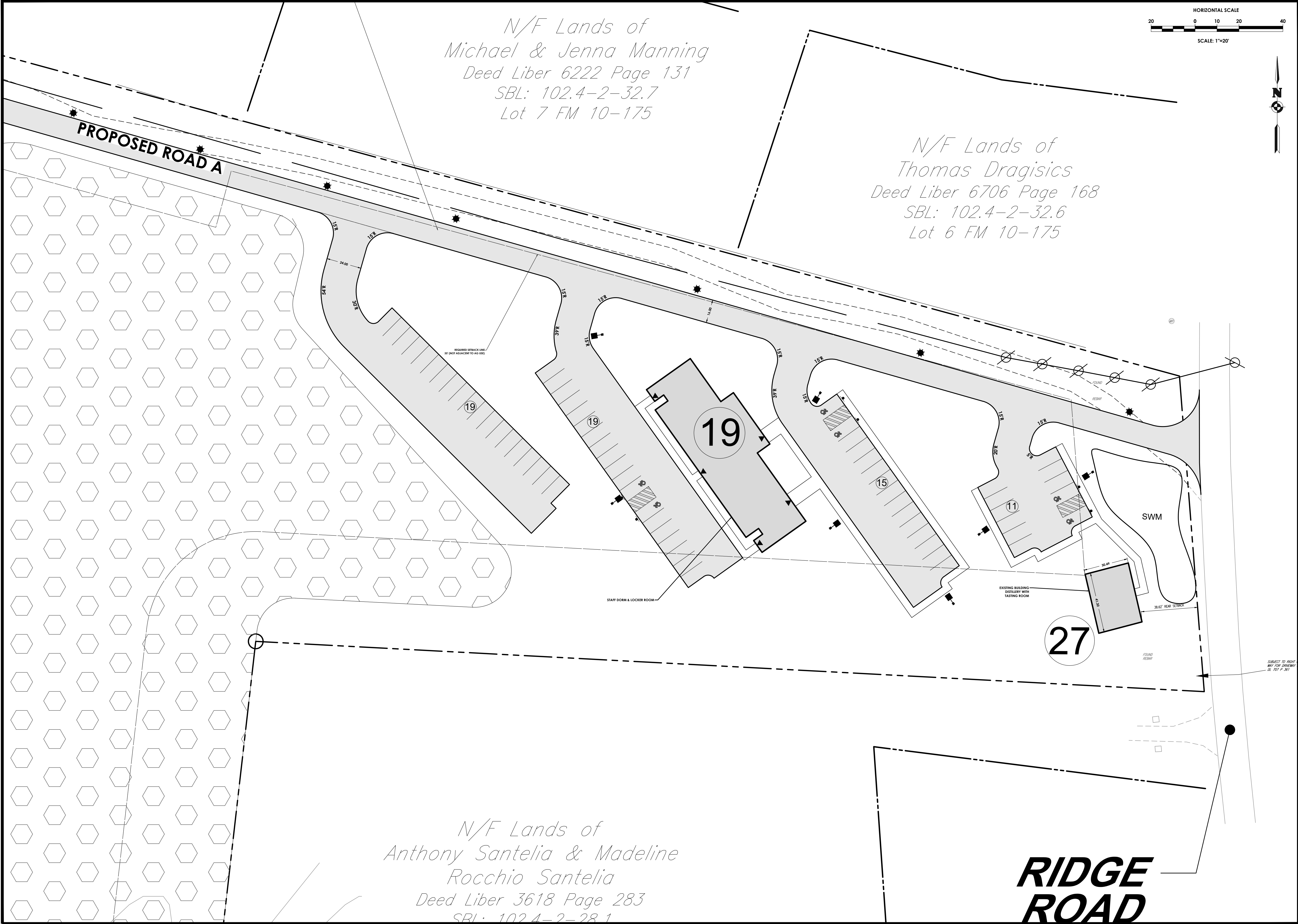
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Municipality: MARLBOROUGH
County: ULSTER State: NY
Project No.
20233707.0001

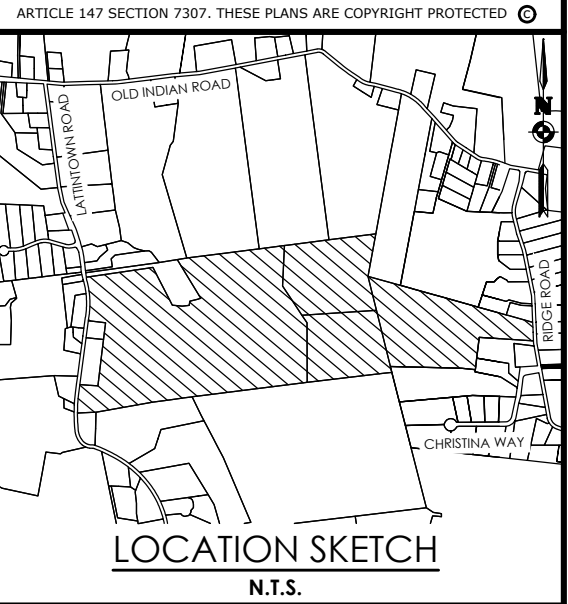
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PASSERO
engineering architecture



Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES
242 West Main Street Suite 100 (585) 325-1000
Rochester, New York 14614 Fax: (585) 325-1691
Principal-in-Charge Jess D. Sudol, P.E.
Project Manager Chris LaPorta, P.E.
Designed by Marvin Pinkrah

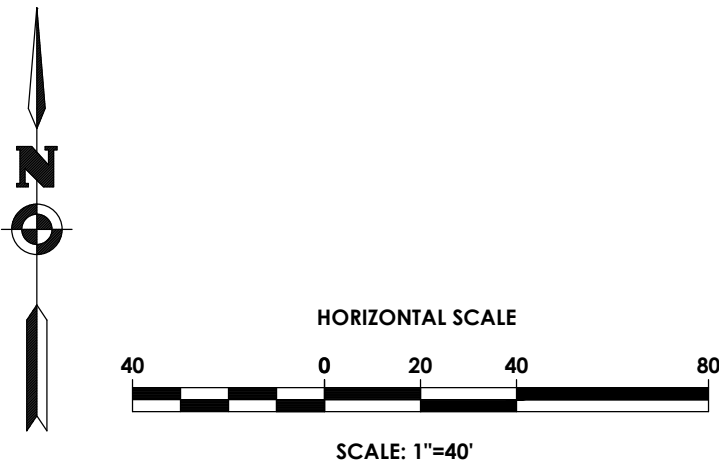


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No.	Date	By	Description
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SITE PLAN
MARLBOROUGH RESORT
Municipality: MARLBOROUGH
County: ULSTER State: NY
Project No.
20233707.0001
Drawing No.
C 139
Scale:
1" = 30'
Date
MAY 24, 2024

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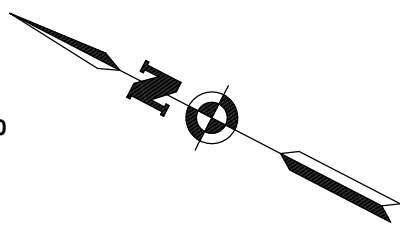
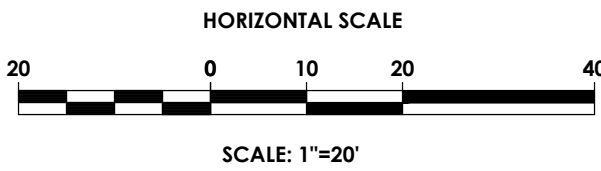
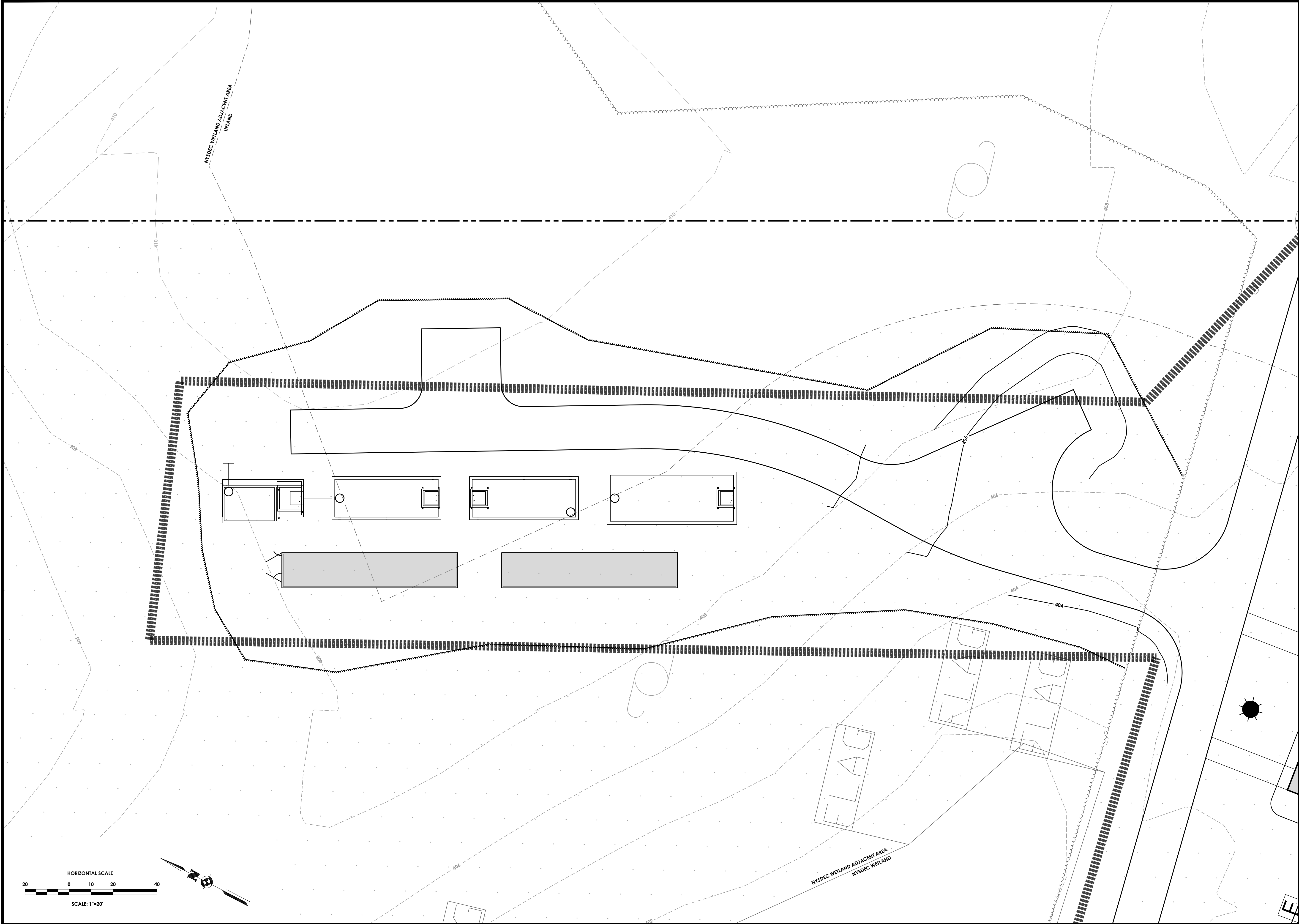
LOCATION SKETCH
N.T.S.

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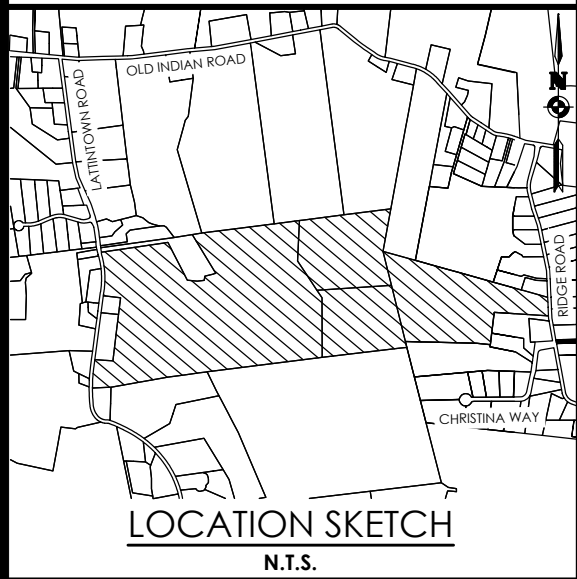
Date MAY 24, 2024

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Project Manager Chris LaPorta, P.E.
Designed by Marvin Pinkrah



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MARLBOROUGH
RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 141

Scale:
1" = 10'

Date
MAY 24, 2024



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SUITE 101

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Project Manager
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Jess D. Sudol, P.E.
Chris LaPorta, P.E.
Marvin Pinkrah

102592
CHRISTOPHER J. LAPORTA
LICENSED PROFESSIONAL ENGINEER

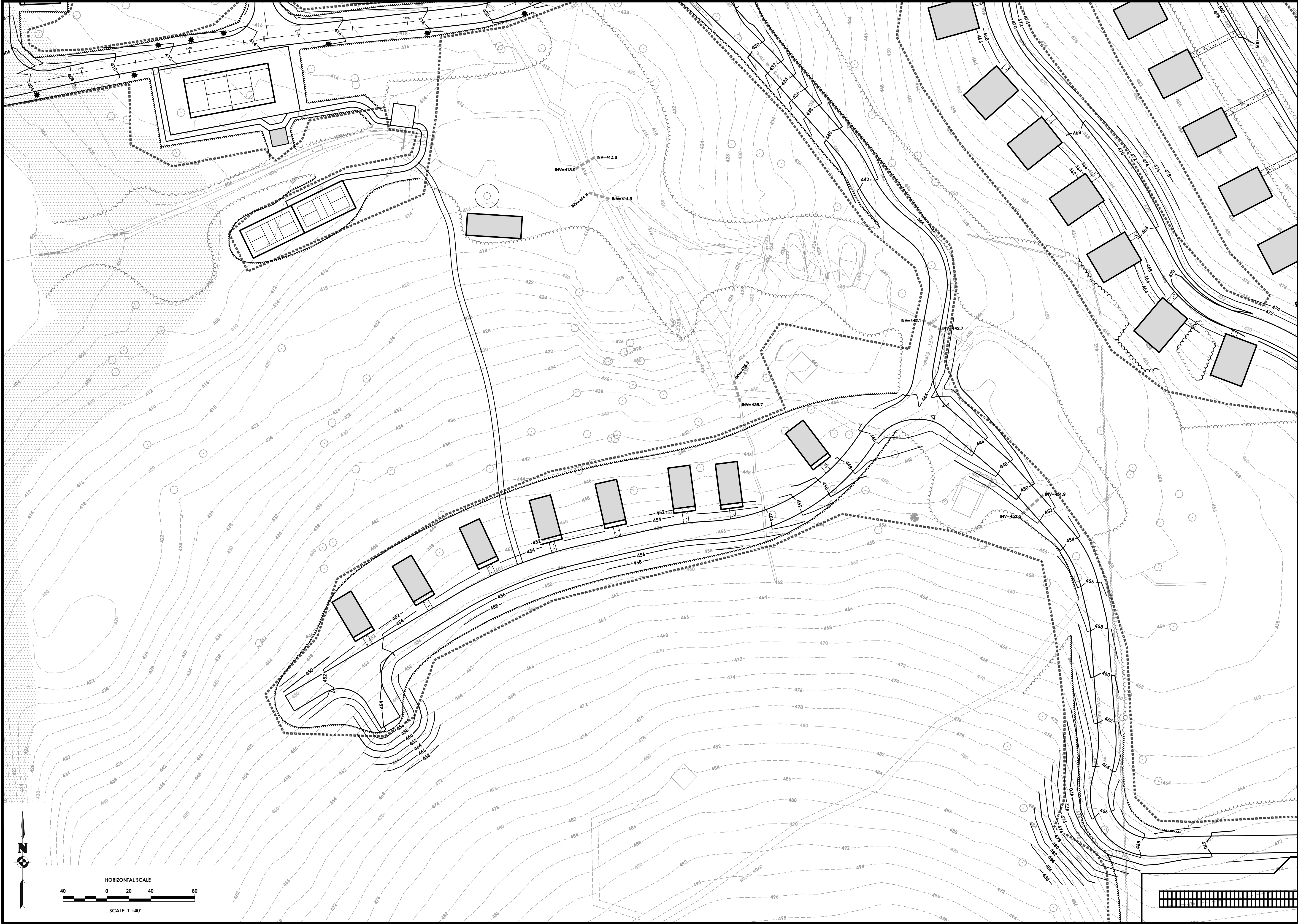
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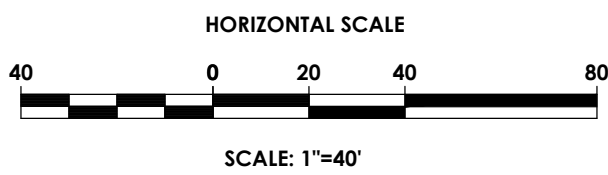
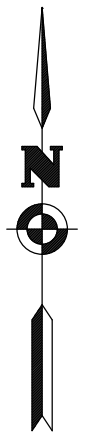
**PRELIMINARY
GRADING PLAN
MARLBOROUGH
RESORT**

Municipality: MARLBOROUGH
County: ULSTER State: NY
Project No.
20233707.0001
Drawing No.
C 142
Scale:
1" = 40'
Date
MAY 24, 2024

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Project Manager
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Fax: (585) 325-1691
Jess D. Sudol, P.E.
Chris LaPorta, P.E.
Marvin Pinkrah

CHRISTOPHER J. LAPORTA
102592
LICENSED PROFESSIONAL ENGINEER

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GRADING PLAN
MARLBOROUGH
RESORT**

Municipality: MARLBOROUGH
County: ULSTER State: NY

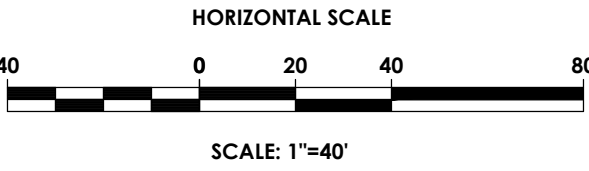
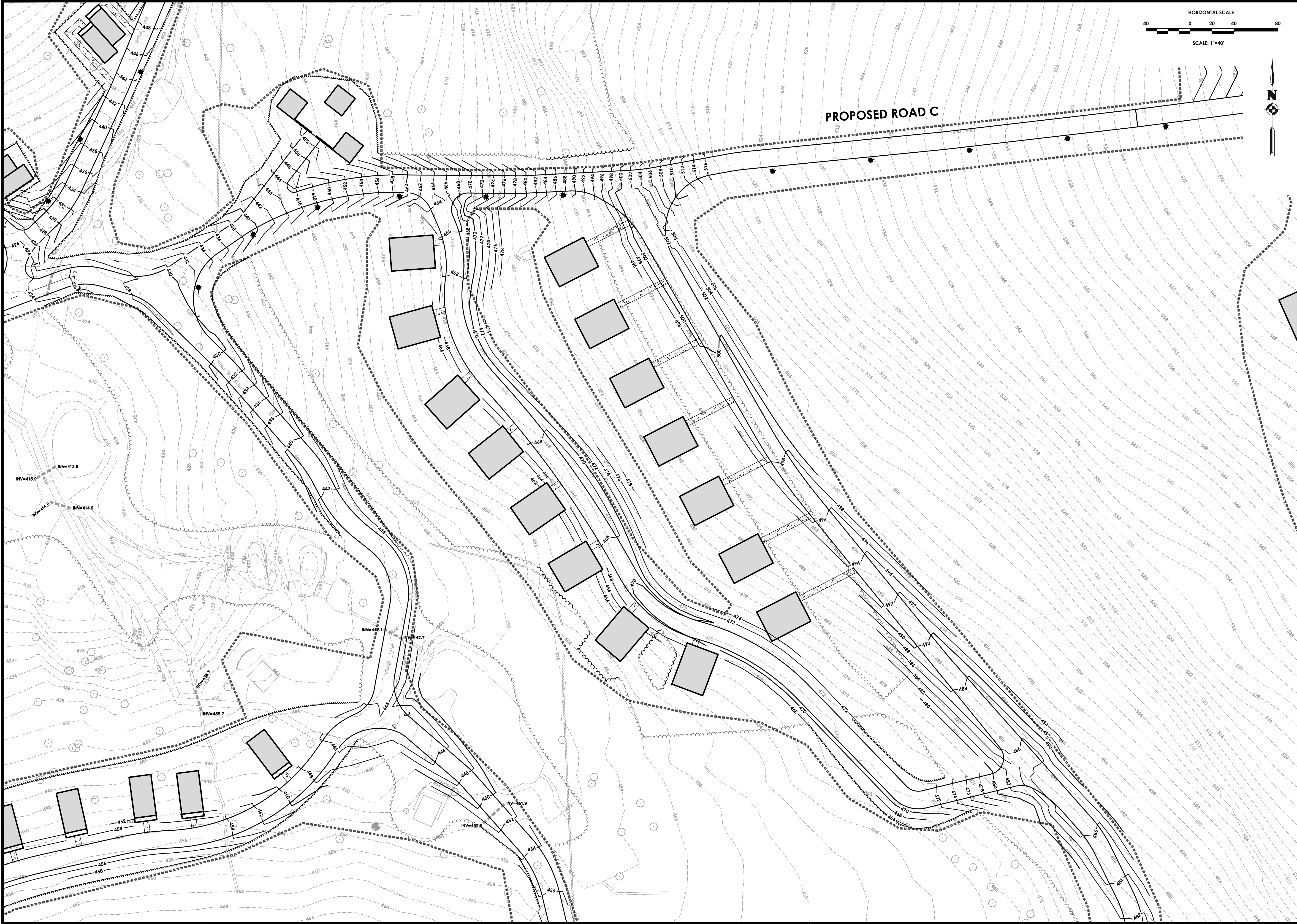
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20233707.0001

Drawing No.
C 143

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Date
MAY 24, 2024

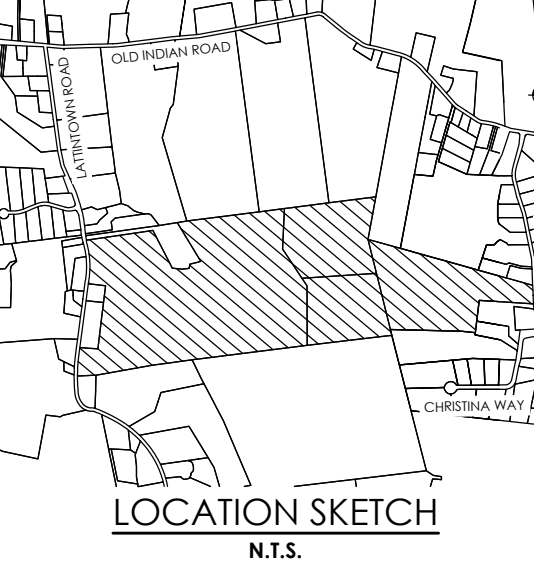
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PROPOSED ROAD C

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LOCATION SKETCH
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Client:
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100 Ring Rd West
Garden City, NY 11530
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PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
Principal-in-Charge
Project Manager
Designed by
Jess D. Sudol, P.E.
Chris LaPorta, P.E.
Marvin Pinkrah



Revisions

No.	Date	By	Description
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PRELIMINARY
GRADING PLAN
MARLBOROUGH
RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

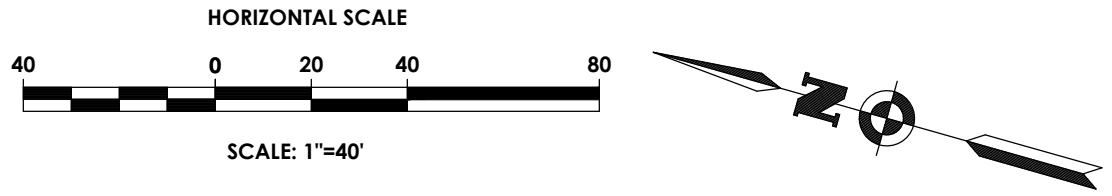
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Drawing No.
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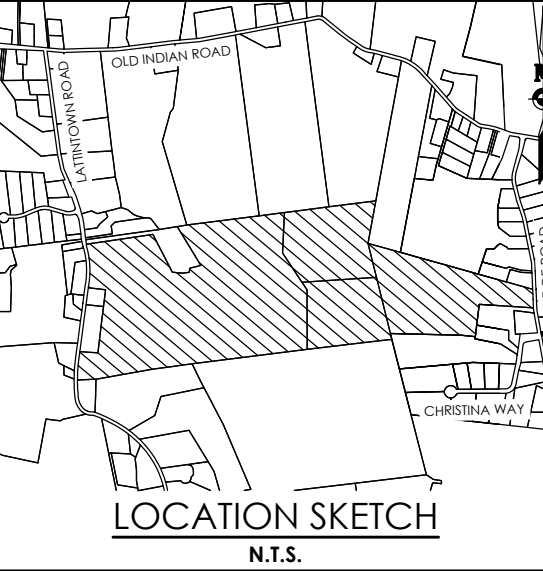
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100 Ring Rd West
Garden City, NY 11530
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PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
Principal-in-Charge
Project Manager
Designed by
(585) 325-1000
Fax: (585) 325-1691
Jess D. Sudol, P.E.
Chris LaPorta, P.E.
Marvin Pinkrah



Revisions			
No.	Date	By	Description
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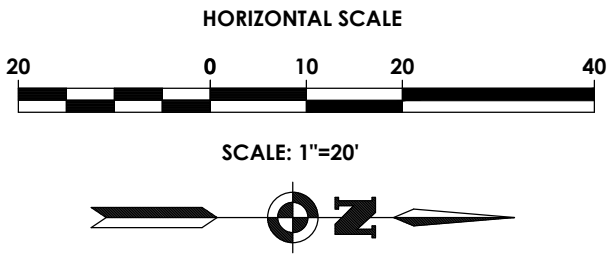
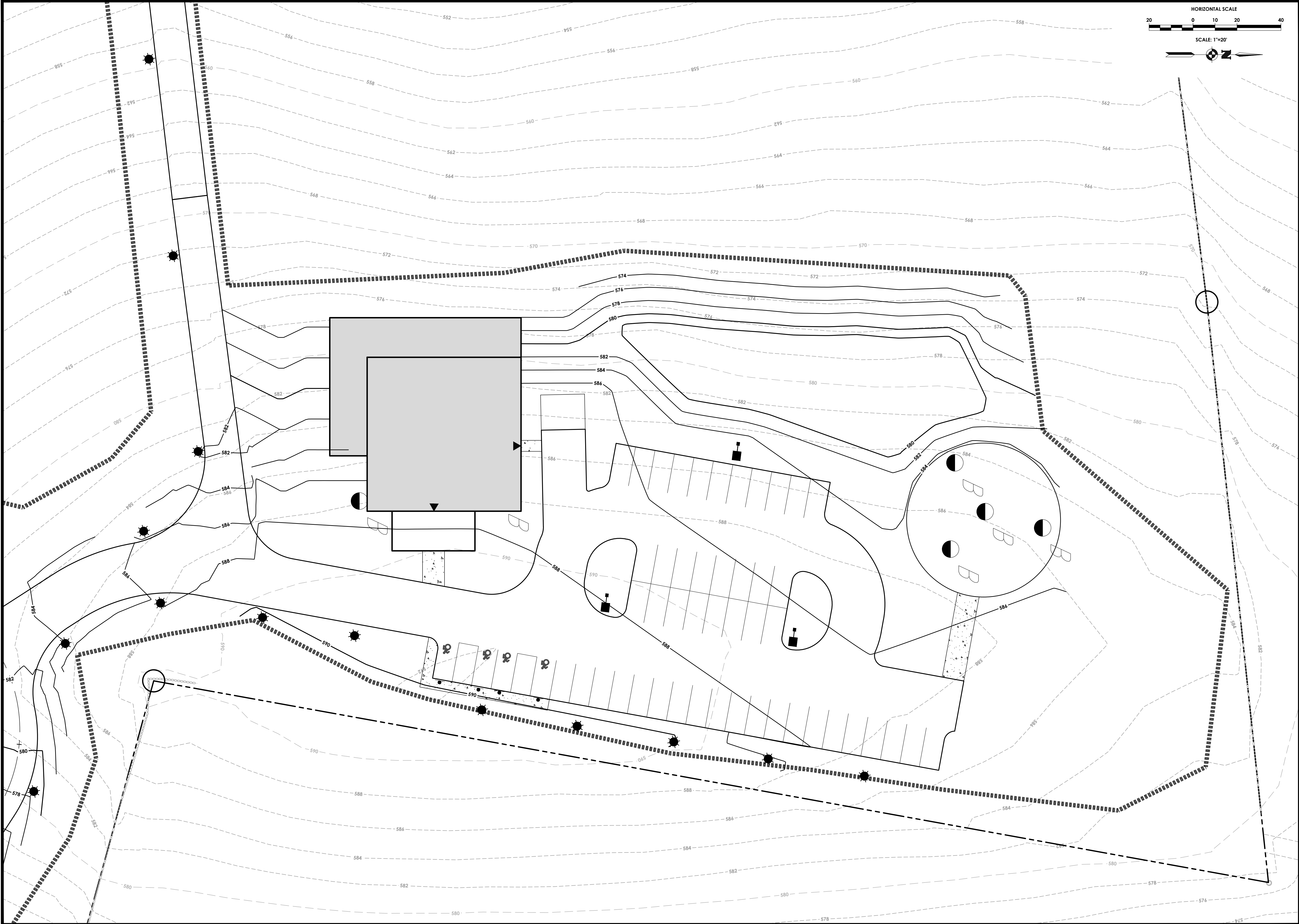
PRELIMINARY
GRADING PLAN
MARLBOROUGH
RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY
Project No.
20233707.0001
Drawing No.
C 145
Scale:
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Date
MAY 24, 2024

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PASSERO ASSOCIATES
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(585) 325-1000
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Principal-in-Charge
Project Manager
Designed by
Jess D. Sudol, P.E.
Chris LaPorta, P.E.
Marvin Pinkrah

Revisions			
No.	Date	By	Description
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GRADING PLAN
MARLBOROUGH
RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

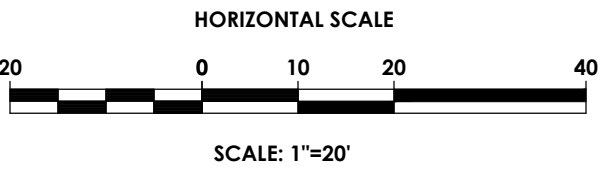
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Drawing No.
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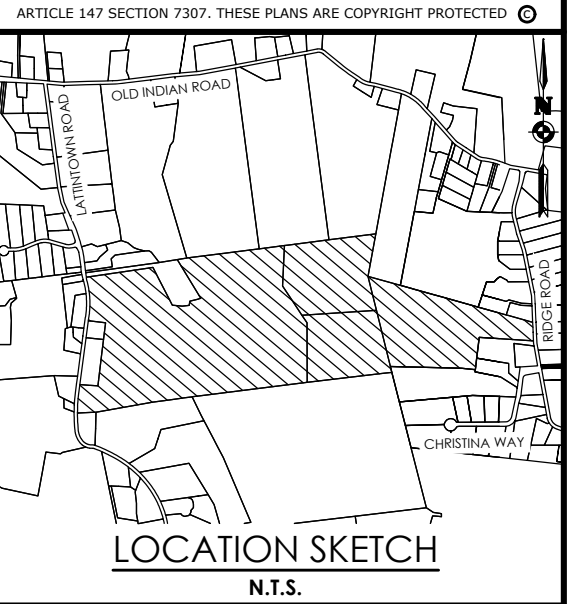
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Date
MAY 24, 2024

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Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES
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Rochester, New York 14614
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Fax: (585) 325-1691
Principal-in-Charge
Project Manager
Designed by
Jess D. Sudol, P.E.
Chris LaPorta, P.E.
Marvin Pinkrah



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GRADING PLAN
MARLBOROUGH
RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

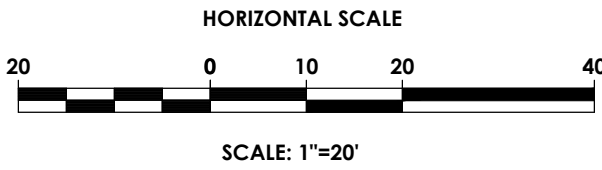
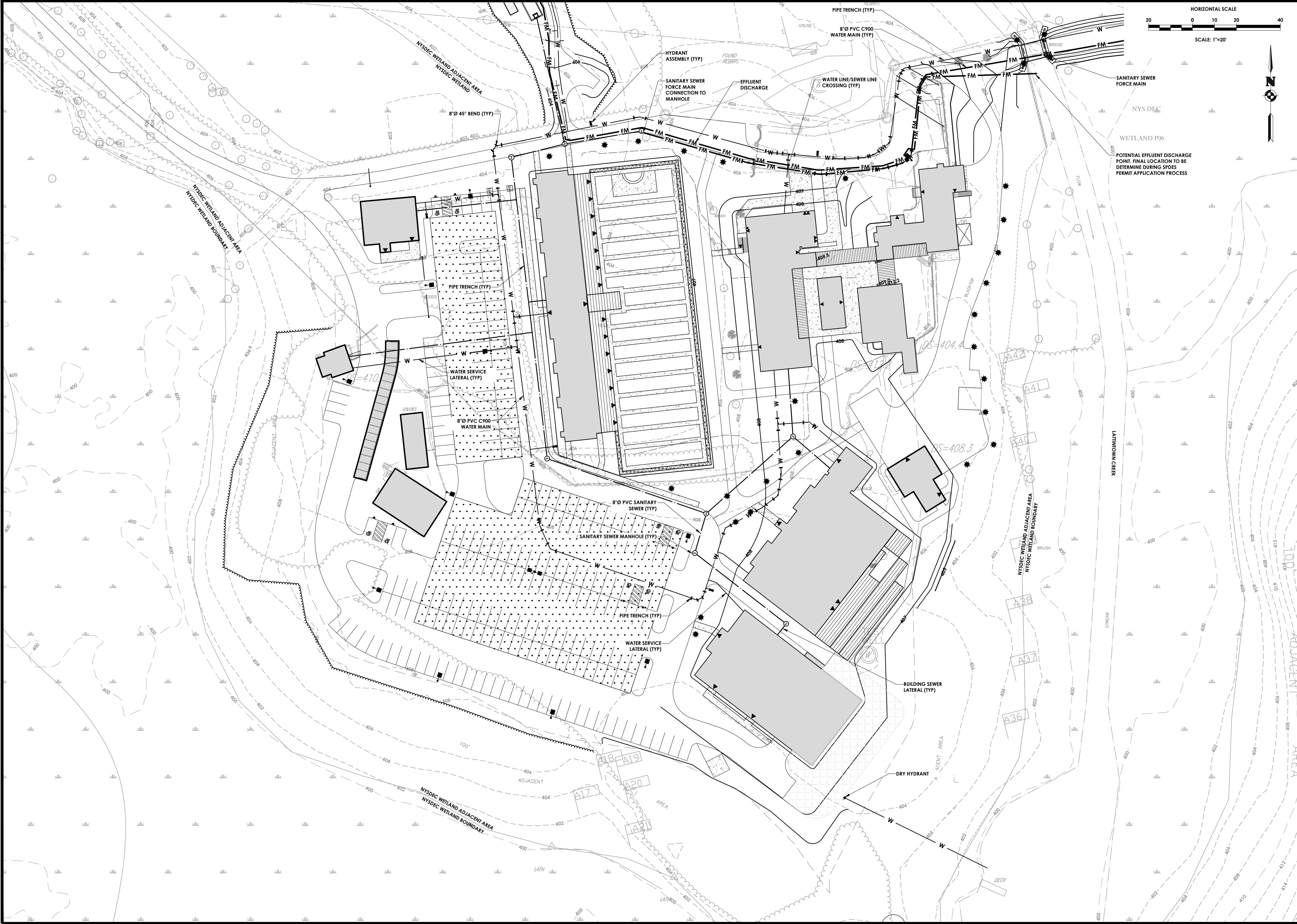
Project No.
20233707.0001

Drawing No.
C 147

Scale:
1" = 20'

Date
MAY 24, 2024

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Client:
Marlborough Resort, LLC
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242 West Main Street Suite 100
Rochester, New York 14614
(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge: Jess D. Sudol, P.E.
Project Manager: Chris LaPorta, P.E.
Designed by: Marvin Pinkrah



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No.	Date	By	Description
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UTILITY PLAN

MARLBOROUGH
RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 150

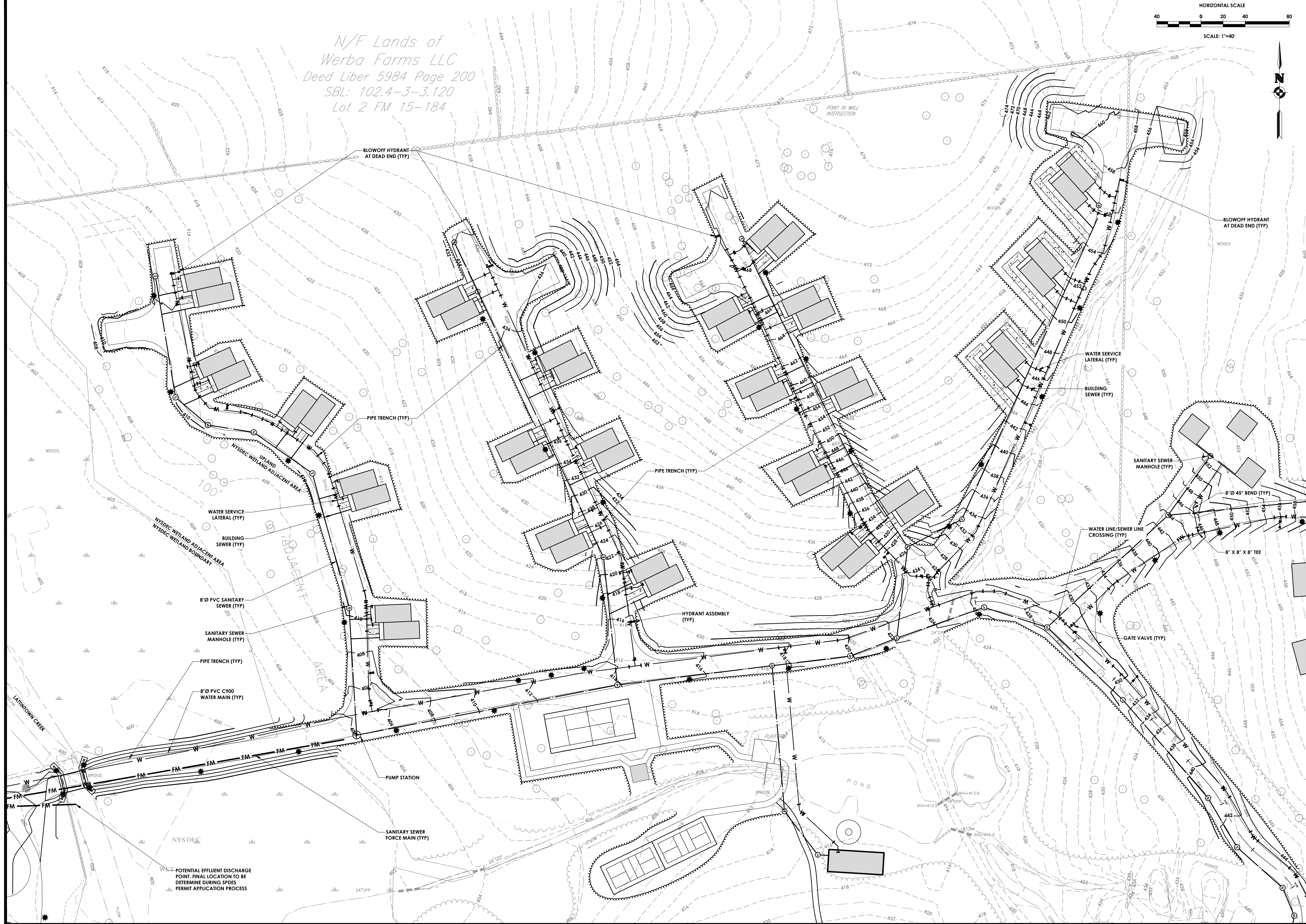
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Date
MAY 24, 2024

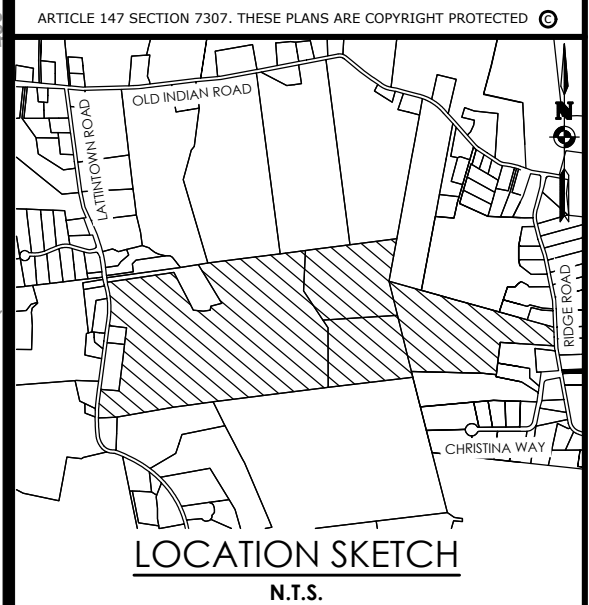
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N/F Lands of
Werba Farms LLC
Deed Liber 5984 Page 200
SBL: 102.4-3-3.120
Lot 2 FM 15-184

HORIZONTAL SCALE
0 20 40 80
SCALE: 1"=40'



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Client:
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100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
Principal-in-Charge: Jess D. Sudol, P.E.
Project Manager: Chris LaPorta, P.E.
Designed by: Marvin Pinkrah



Revisions				
No.	Date	By	Description	
1				

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UTILITY PLAN
MARLBOROUGH
RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

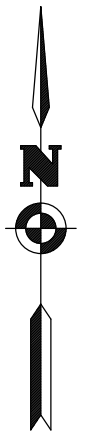
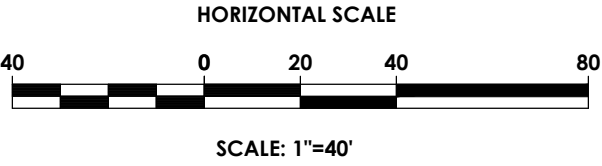
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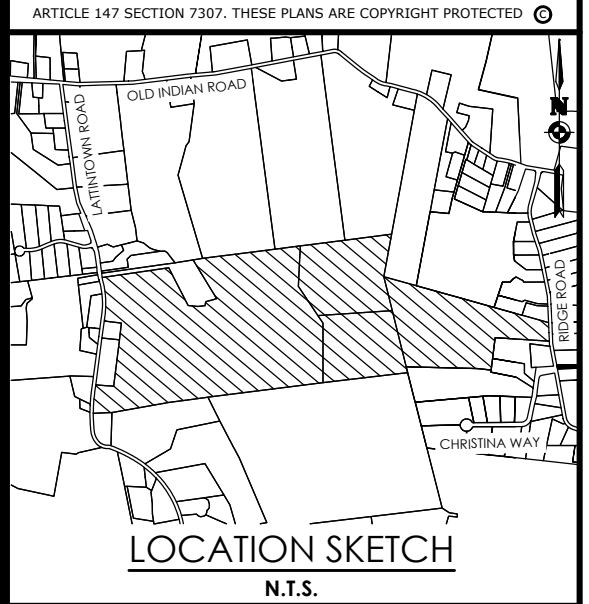
Date
MAY 24, 2024

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Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

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Rochester, New York 14614
Principal-in-Charge
Project Manager
Designed by
(585) 325-1000
Fax: (585) 325-1691
Jess D. Sudol, P.E.
Chris LaPorta, P.E.
Marvin Pinkrah



Revisions				
No.	Date	By	Description	
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UTILITY PLAN
MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

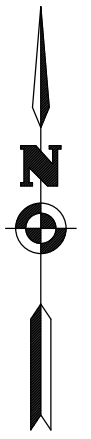
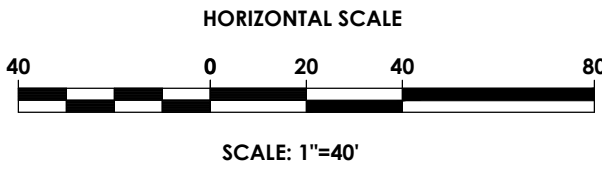
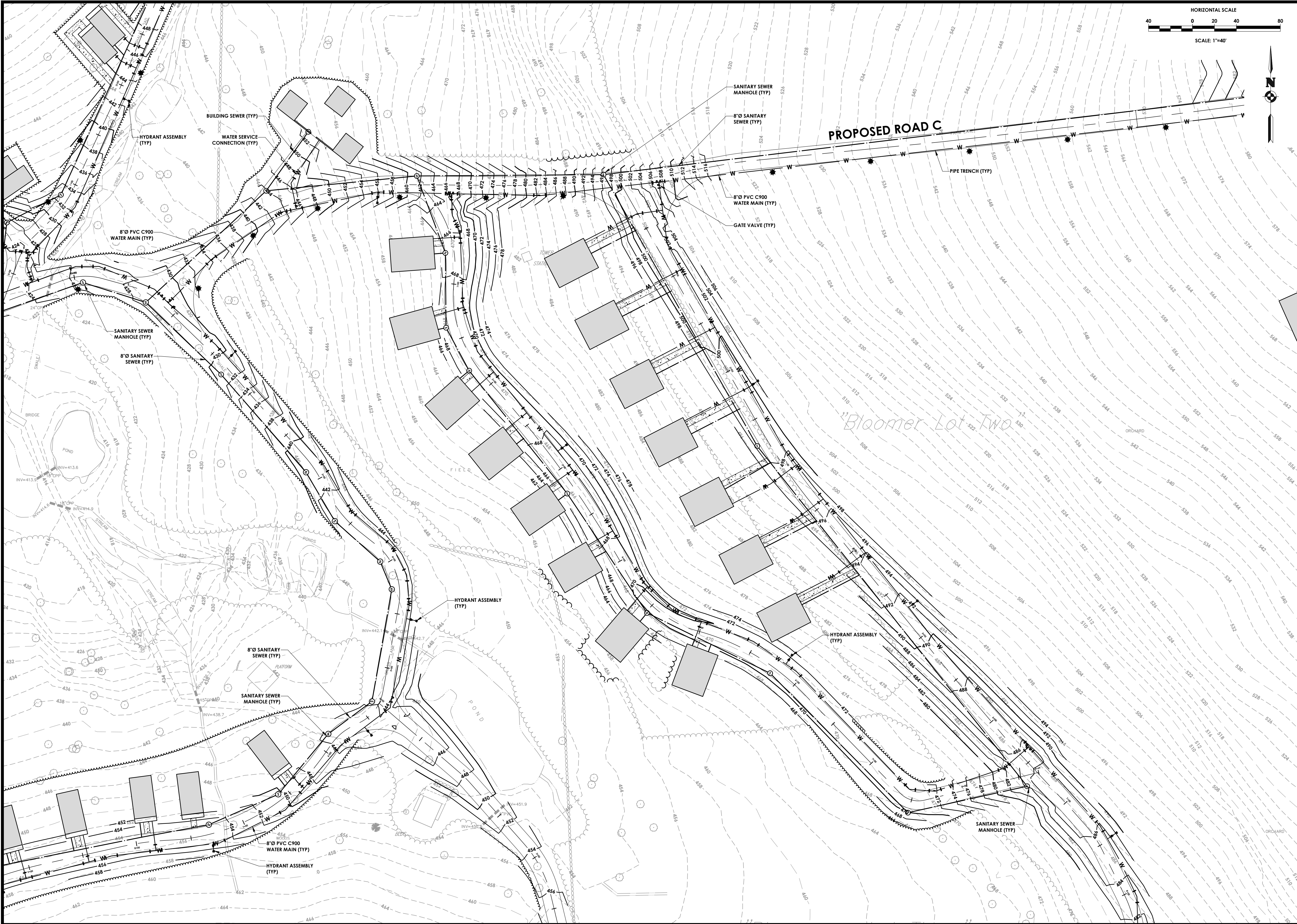
Drawing No.
C 152

Scale:
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Date
MAY 24, 2024

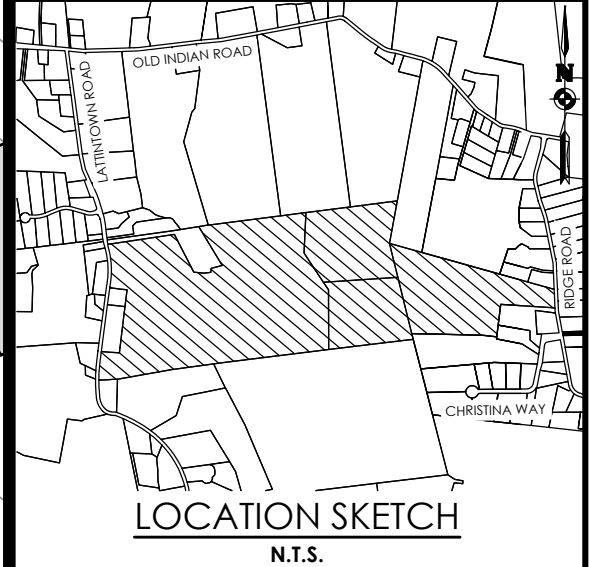
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Rochester, New York 14614
Principal-in-Charge
Project Manager
Designed by
Jess D. Sudol, P.E.
Chris LaPorta, P.E.
Marvin Pinkrah



Revisions				
No.	Date	By	Description	
1				

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UTILITY PLAN
MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

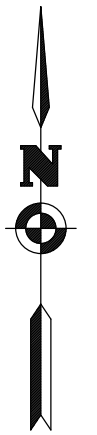
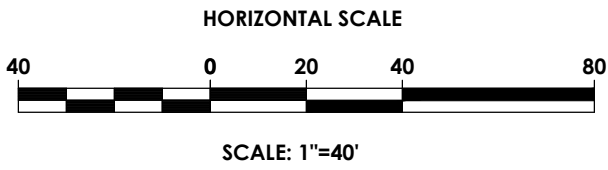
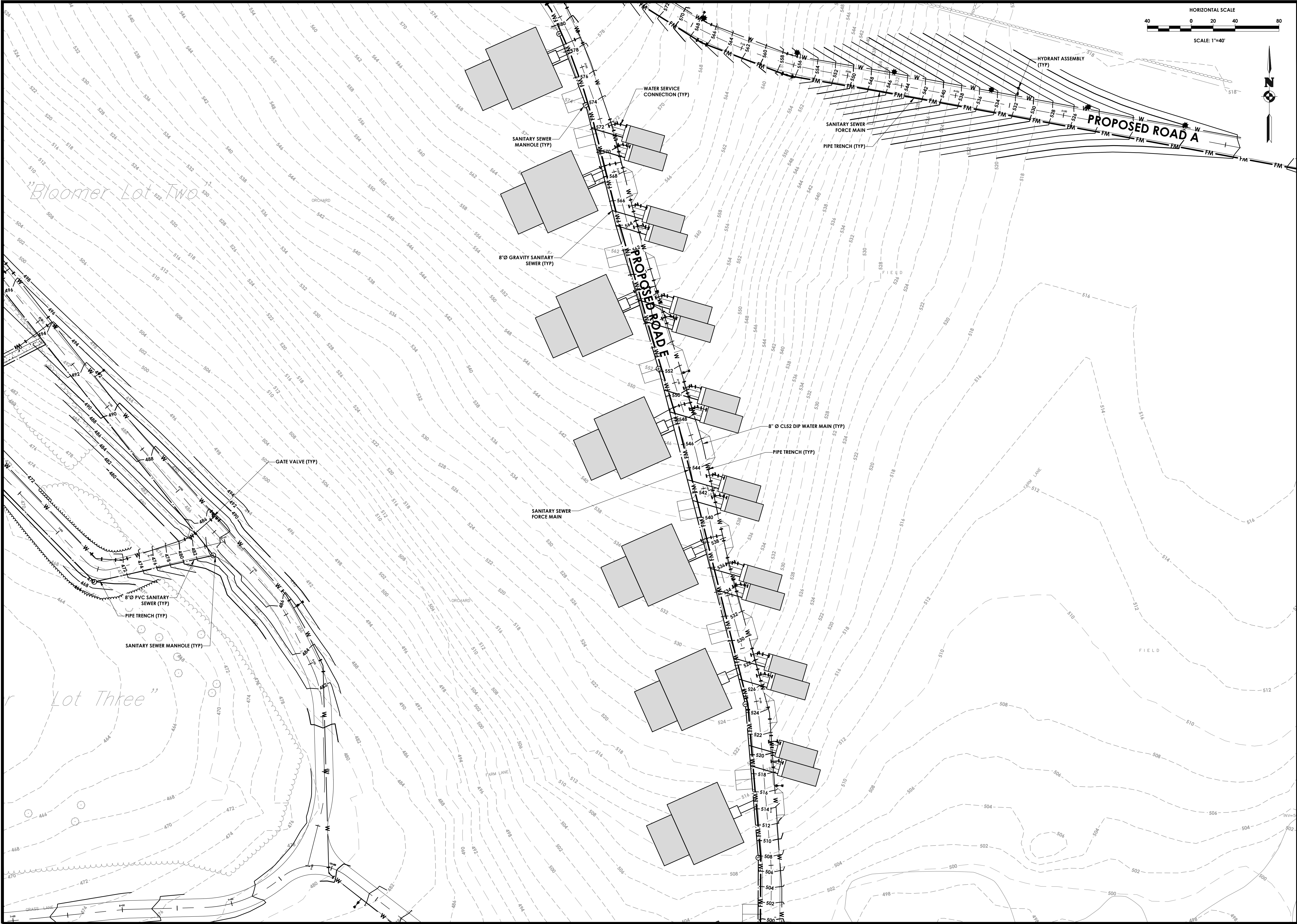
Project No.
20233707.0001

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C 153

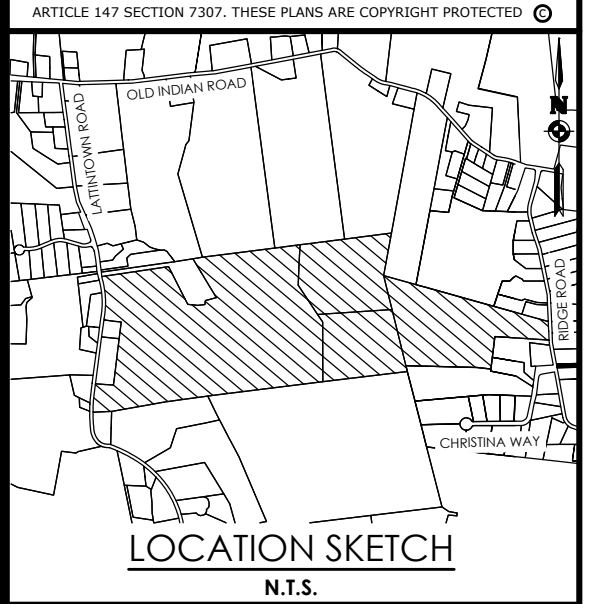
Scale:
1" = 40'

Date
MAY 24, 2024

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Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES
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Fax: (585) 325-1691
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Project Manager: Chris LaPorta, P.E.
Designed by: Marvin Pinkrah



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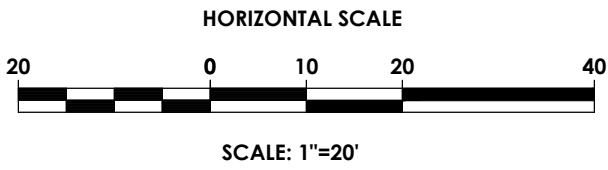
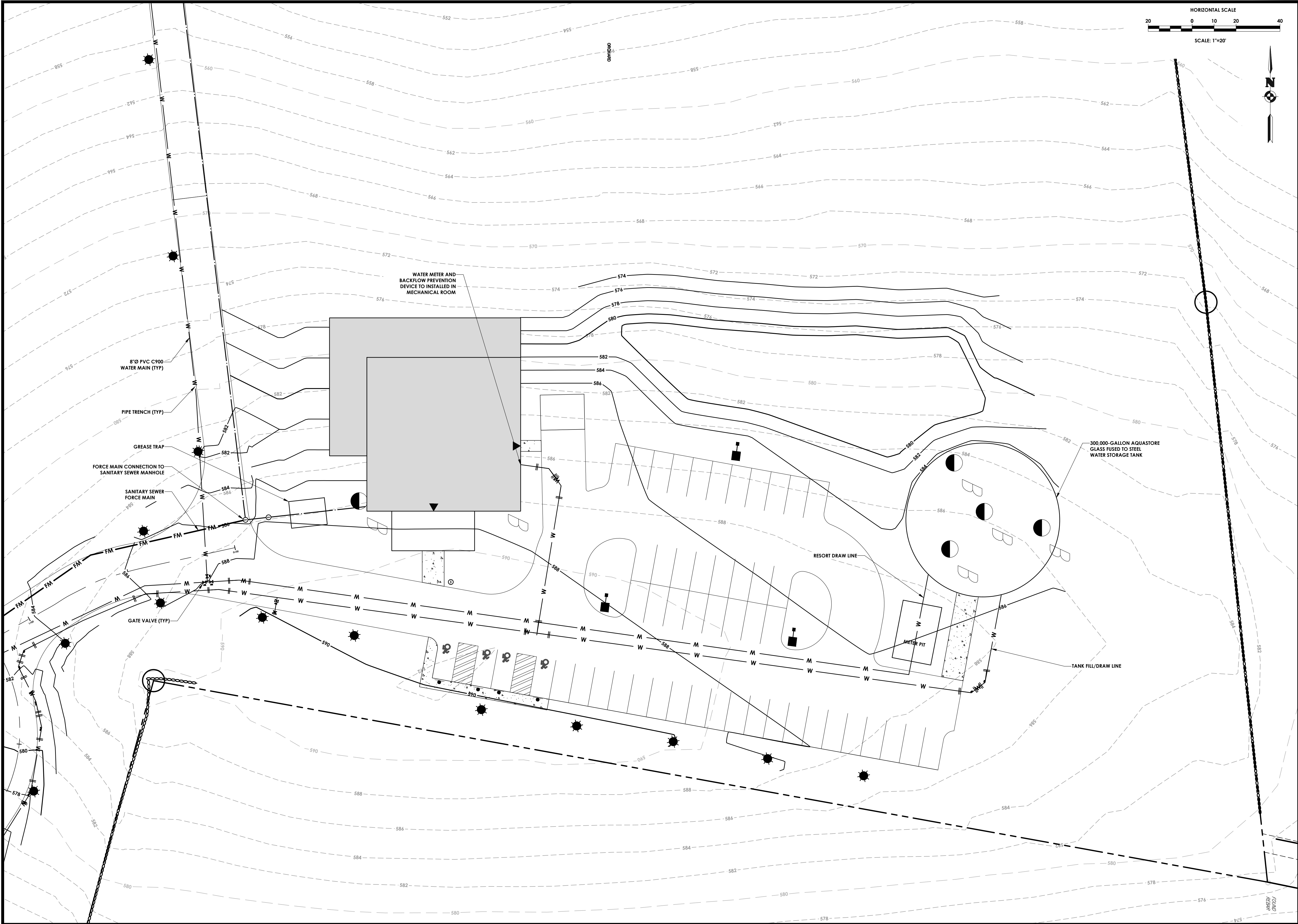
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UTILITY PLAN
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20233707.0001
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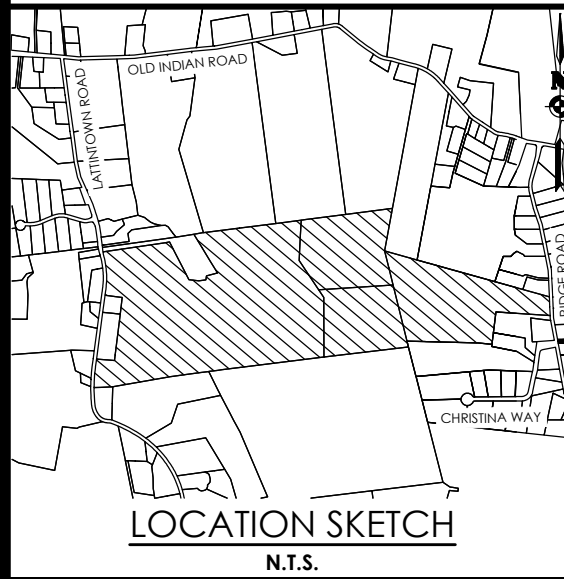
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UTILITY PLAN
MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 155

Scale:
1" = 20'

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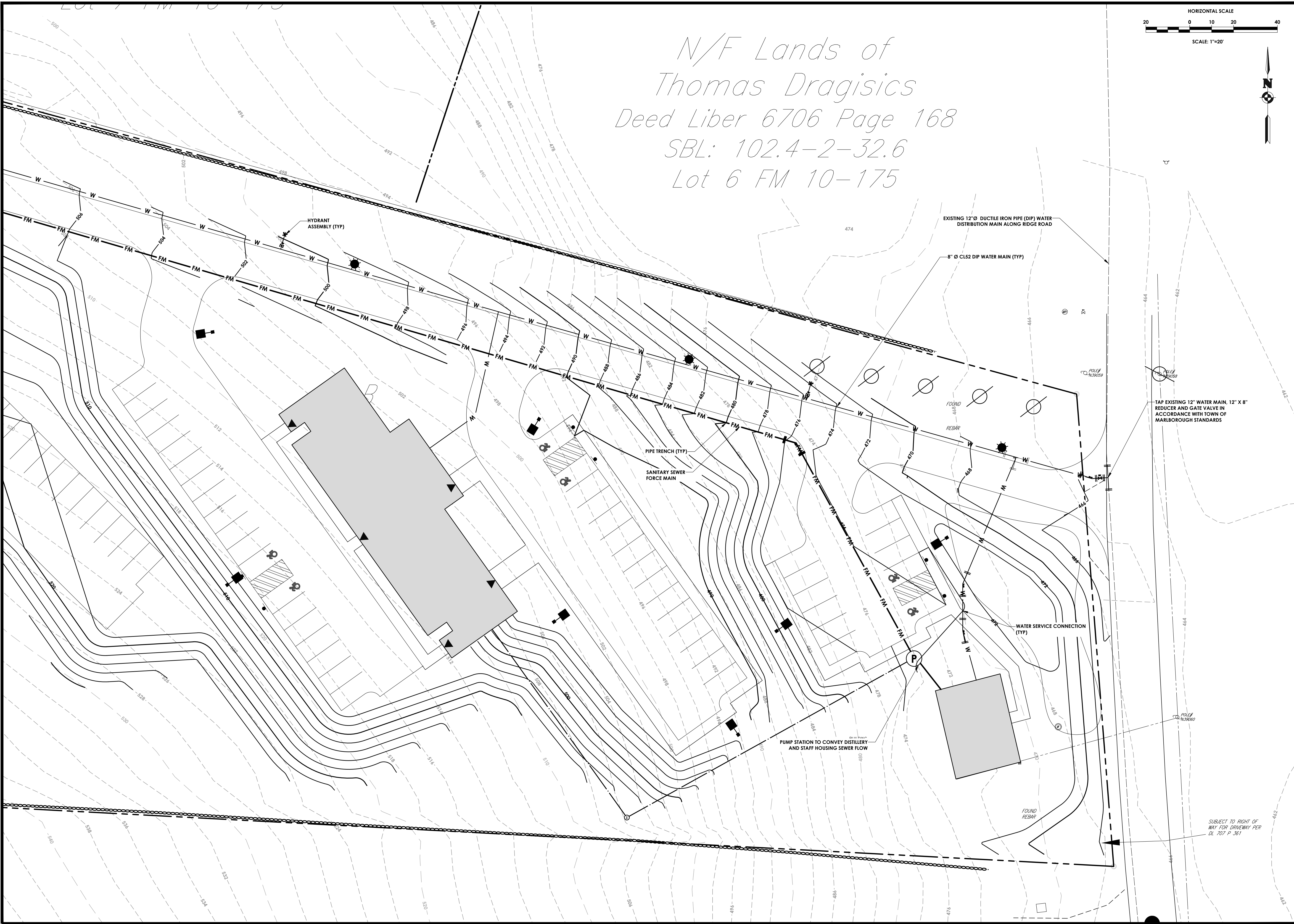
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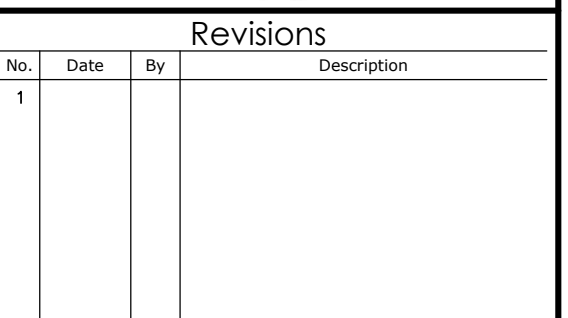


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UTILITY PLAN

MARLBOROUGH RESORT

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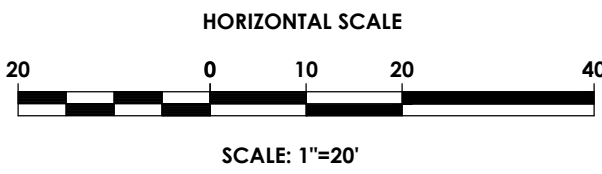


**PACKAGED WASTEWATER
TREATMENT PLANT**

SANITARY SEWER (TYP)—

PIPE TRENCH (TYP)——

8"Ø PVC C900
WATER MAIN (TYP)



SEE SHEET C102 FOR EROSION AND SEDIMENT
CONTROL LEGEND AND NOTES.



PROPOSED STABILIZED
CONSTRUCTION
ENTRANCE

PROPOSED
CONCRETE
WASHOUT
STATION

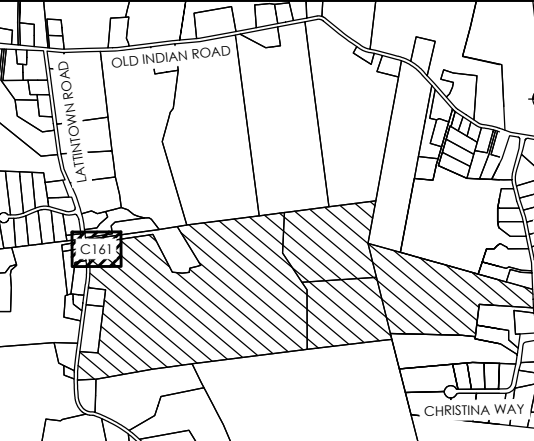
LATTINTOWN ROAD

NYSDEC WETLAND BOUNDARY
NYSDEC WETLAND ADJACENT AREA

NYSDEC WETLAND ADJACENT AREA
NYSDEC WETLAND BOUNDARY

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EROSION & SEDIMENT
CONTROL PLAN
MARLBOROUGH
RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

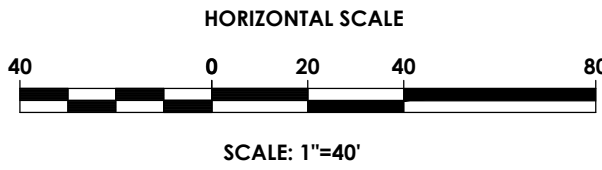
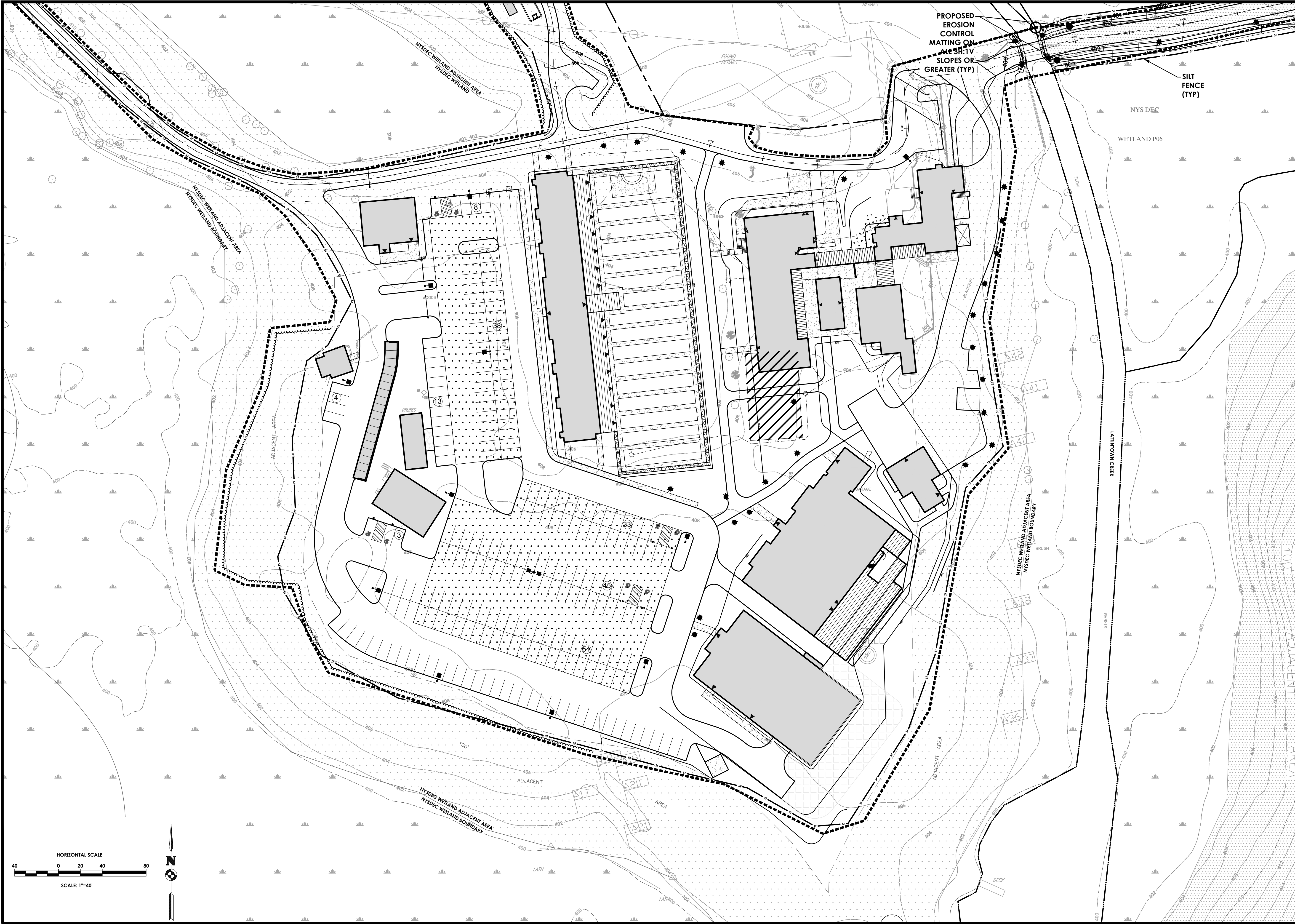
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20233707.0001

Drawing No.
C 160

Scale:
1" = 20'

Date
MAY 24, 2024

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PROPOSED
EROSION
CONTROL
MATTING ON
SLOPES OF
3:1 OR
GREATER (TYP)

SILT
FENCE
(TYP)

NYS DEC
WETLAND P06

LATIMON CREEK

NYS DEC WETLAND ADJACENT AREA
NYS DEC WETLAND BOUNDARY

PROPOSED
EROSION
CONTROL
MATTING ON
SLOPES OF
3:1 OR
GREATER (TYP)

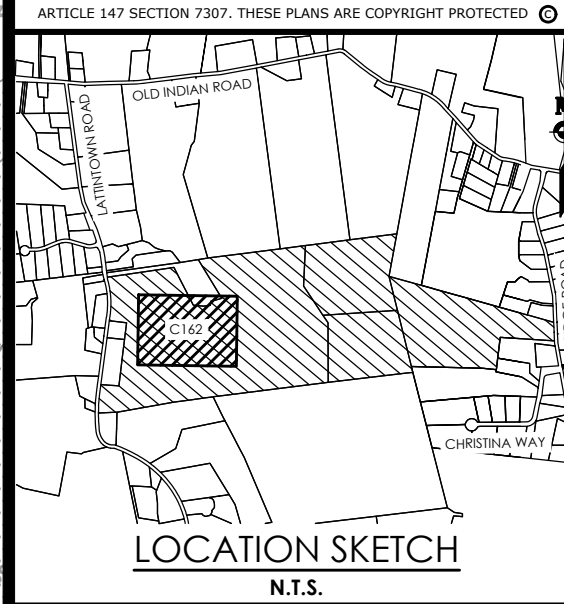
SILT
FENCE
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NYS DEC WETLAND ADJACENT AREA
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**EROSION & SEDIMENT
CONTROL PLAN
MARLBOROUGH
RESORT**

Municipality: MARLBOROUGH
County: ULSTER State: NY

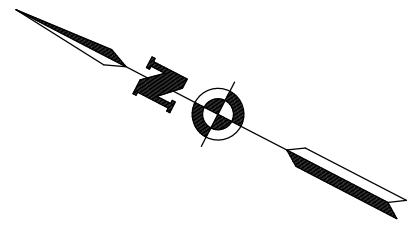
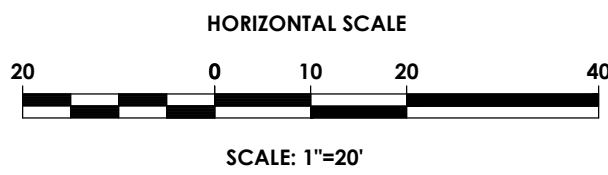
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Drawing No.
C 161

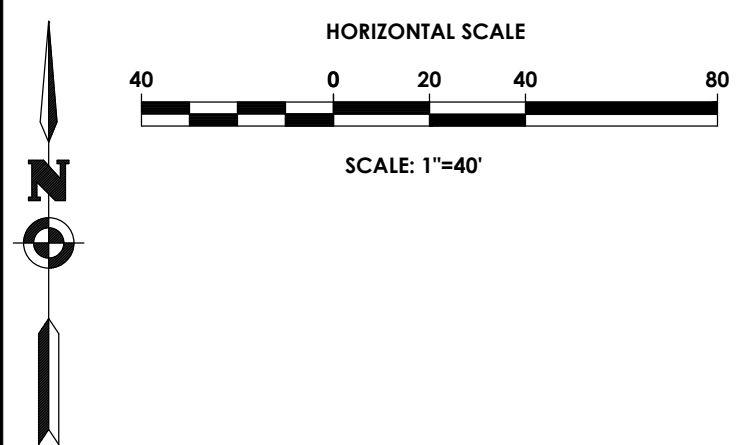
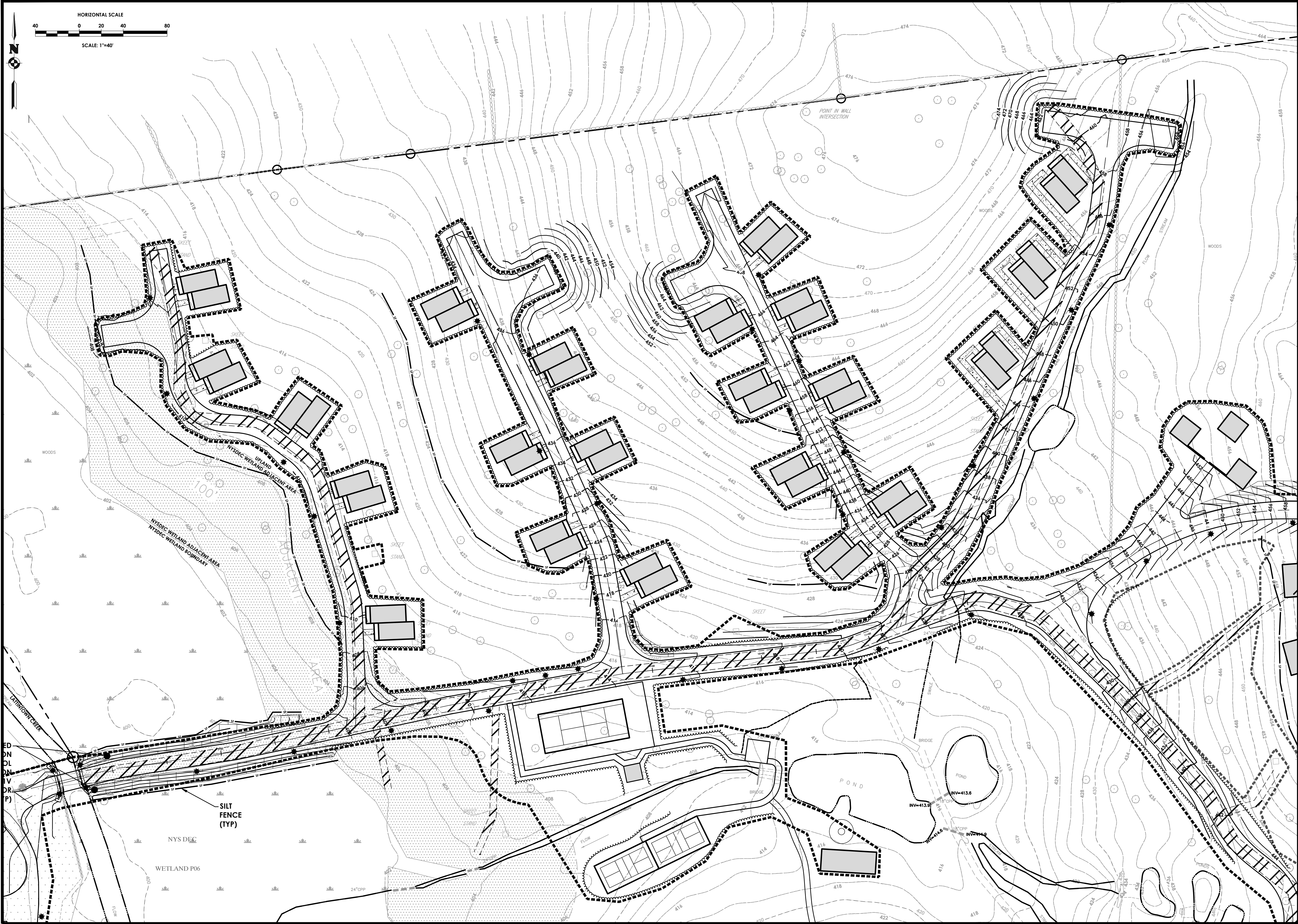
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Date
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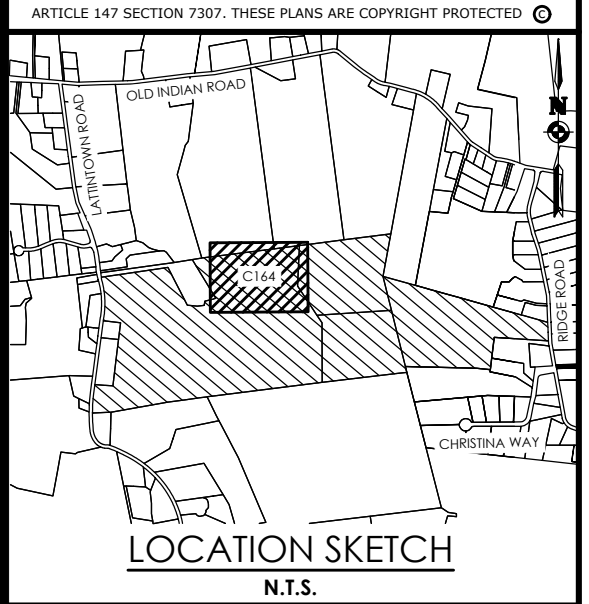
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Project Manager: Chris LaPorta, P.E.
Designed by: Marvin Pinkrah



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**EROSION & SEDIMENT
CONTROL PLAN
MARLBOROUGH
RESORT**

Municipality: MARLBOROUGH
County: ULSTER State: NY
Project No. 20233707.0001
Drawing No. C 163
Scale: 1" = 40'
Date MAY 24, 2024

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Marvin Pinkrah



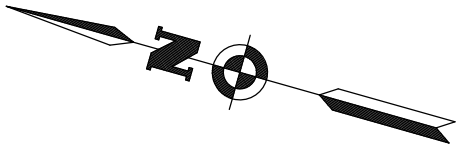
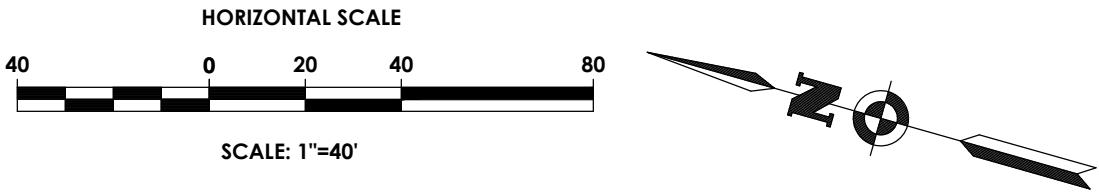
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Project No. 20233707.0001	
Drawing No. C 164	
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Date MAY 24, 2024	

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EROSION & SEDIMENT CONTROL PLAN
MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

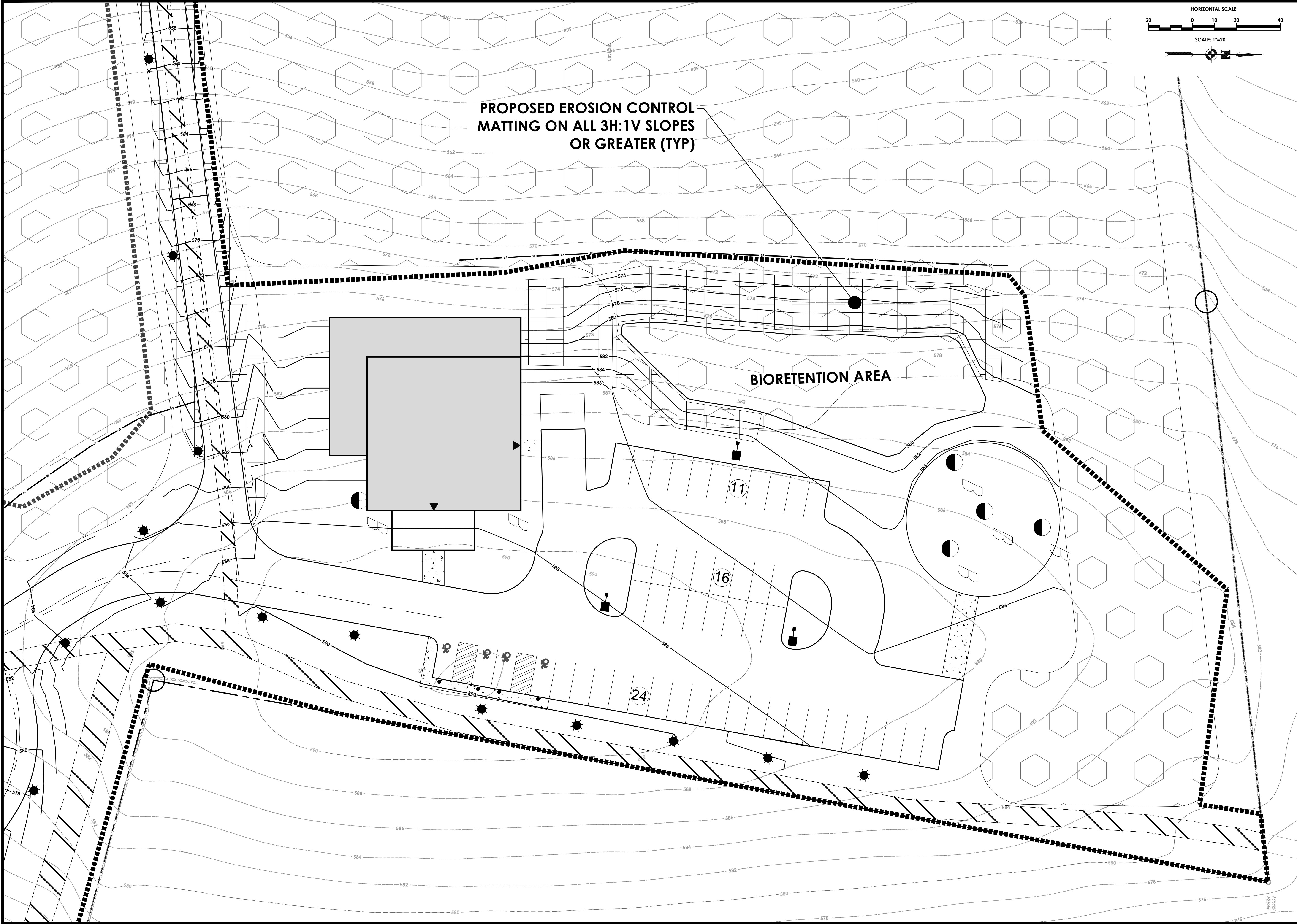
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C 166

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Date
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Marvin Pinkrah

STATE OF NEW YORK
CHRISTOPHER J. LAPORTA
102592
LICENSED PROFESSIONAL ENGINEER

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EROSION & SEDIMENT CONTROL PLAN
MARLBOROUGH RESORT

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County: ULSTER State: NY

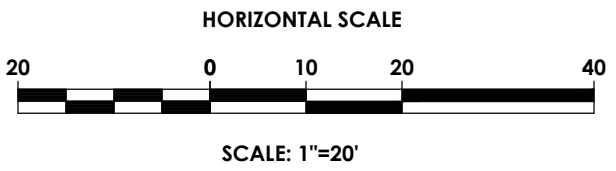
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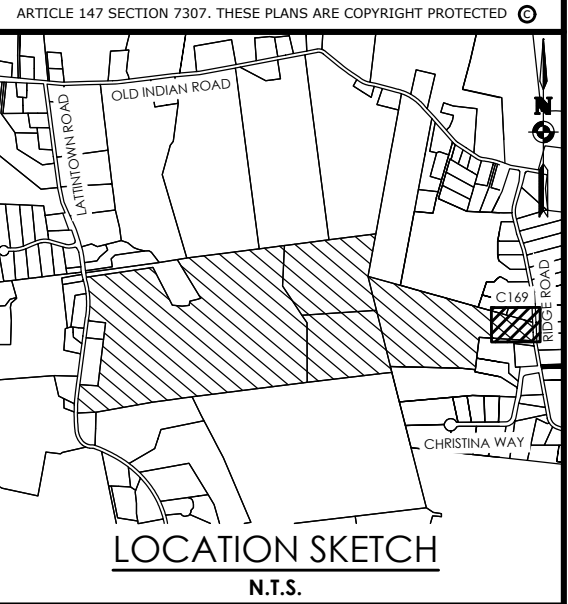
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EROSION & SEDIMENT CONTROL PLAN MARLBOROUGH RESORT

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County: ULSTER State: NY

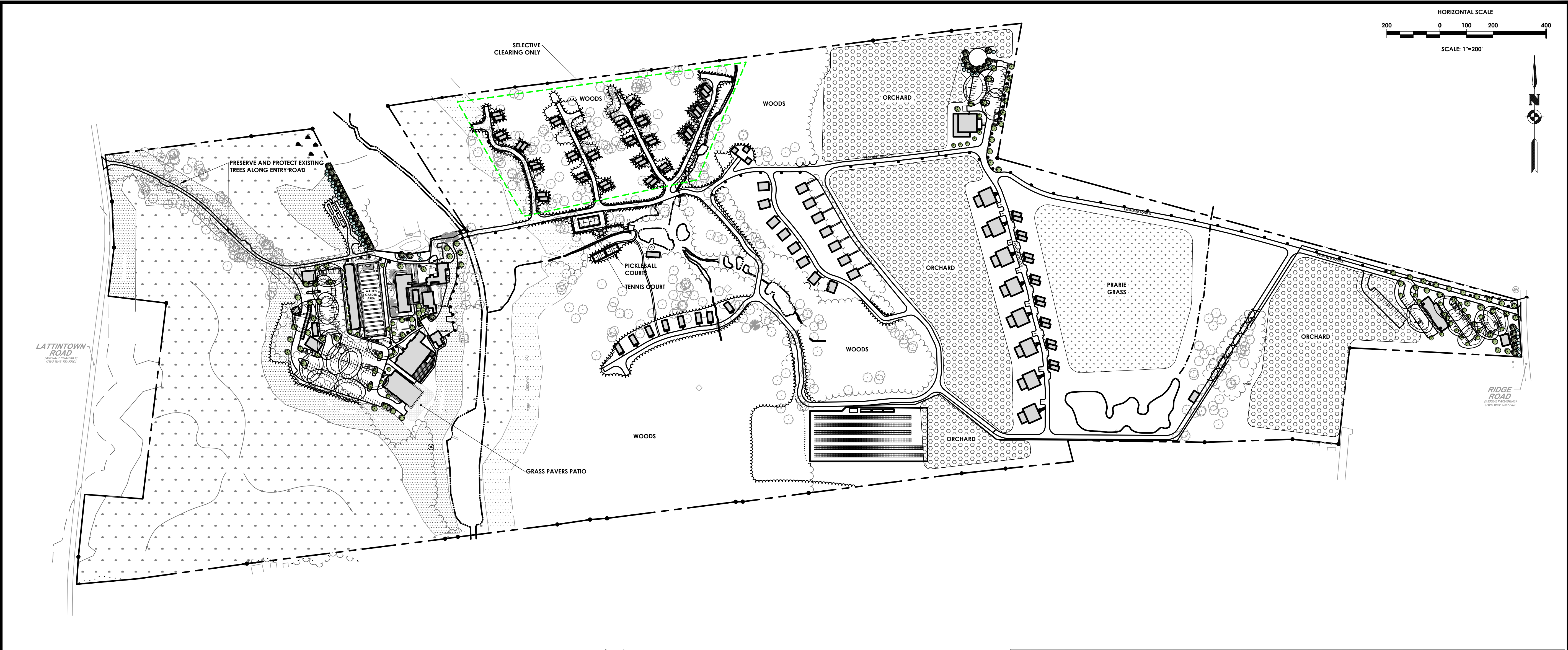
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C 168

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1" = 20'

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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE HT	REMARKS
DECIDUOUS TREES								
	PA	79	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	CAL. - 2.5-3"	B&B		
	QRP	6	QUERCUS RUBRA 'REGAL PRINCE'	REGAL PRINCE ENGLISH OAK	CAL. - 2-2.5"	B&B		COLUMNAR GROWTH
	ZSV	43	ZELKOVA SERRATA 'VILLAGE GREEN'	JAPANESE ZELKOVA	CAL. - 2.5-3"	B&B	40-60'	FALL HAZARD
EVERGREEN TREES								
	JC	7	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	HT. - 5-6'	#5		
	PP	43	PICEA PUNGENS	COLORADO SPRUCE	CAL. - 2.5-3"	B&B		
	PS	31	PINUS STROBUS	EASTERN WHITE PINE	CAL. - 2.5-3"	B&B		
	TGG	7	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	CAL. - 2.5-3"	B&B		

*Seed Mix B only when you have wet-occasional wet locations.

TOPSOIL AND SEEDING NOTES:

- THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR ROUGH GRADING AND RE-SPREADING TOPSOIL IN ALL TURF AND LANDSCAPE AREAS (BEDS AND ISLANDS).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS.
- REMOVE ALL EXISTING VEGETATION DURING GRADING PROCESS.
- APPLY MINIMUM OF SIX (6) INCHES OF CLEAN TOPSOIL (IMPORTED OR SCREEN ON-SITE) AND FINE GRADE, LEAVING TOPSOIL IN A LOOSE AND FRABLE CONDITION FOR SEEDING.
- LIME SOIL OR ADD OTHER ORGANIC AMENDMENTS AS NECESSARY TO ACHIEVE A SOIL pH BETWEEN 5.5 - 7.0.
- LANDSCAPE CONTRACTOR SHALL WORK OVER LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
- SEEDING SHOULD BEGIN IMMEDIATELY UPON COMPLETION OF FINE GRADING. SEED SHOULD BE PRESSED INTO THE SOIL TO CREATE GOOD SEED-TO-SOIL CONTACT, NO DEEPER THAN THE THICKNESS OF THE SEED.
- FERTILIZING, APPLY 10-0-10 FERTILIZER EVENLY AT THE RATE OF 20 POUNDS PER 1000 SQ FT. NO FERTILIZER CONTAINING PHOSPHORUS IS PERMITTED ON SITE.
- SEED SHOULD BE APPLIED EITHER BY HAND BROADCASTING OR HYDRO SEEDING. TWO PASSES SHALL BE MADE IN PERPENDICULAR DIRECTIONS TO INSURE PROPER COVERAGE.
- LAWN SEED MIX

MIX A: SEEDING RATE: 6 LBS./1,000 SQ.FT
LOW MAINTENANCE FESCUE LAWN
PREFERRED SEED : LOW MAINTENANCE GRASS SEED MIX OR APPROVED EQUAL

25% FIRELY HARD FESCUE
25% BIG HORN GT HARD/SHEEP
20% INTRIGUE CHEWINGS FESCUE
20% QUATRO SHEEP FESCUE
10% MINOTAUR HARD FESCUE

MIX B: SEEDING RATE: 4LBS./1,000 SQ.FT
OCCASIONAL WET - WET LOCATIONS:
20% RED TOP
RYEGRASS
20% ALKALI GRASS
10% AUTUMN BENTGRASS

20% VIRGINIA WILD
20% FOX SEDGE
10% FOWL BLUEGRASS

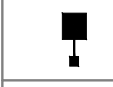


- DRY APPLICATION MULCH
A. STRAW MULCH SHOULD BE APPLIED TO NEWLY SEEDED AREAS WITHIN 12 HOURS IF HYDRO MULCH IS NOT UTILIZED.
B. DRY APPLICATION, STRAW: STALKS OF OATS, WHEAT, RYE OR OTHER APPROVED CROPS WHICH ARE FREE OF NOXIOUS WEEDS. WEIGHT SHALL BE BASED ON A 15 PERCENT MOISTURE CONTENT.
C. DRY APPLICATION: WITHIN ONE DAY AFTER SEEDING, COVER THE SEEDED AREAS WITH A UNIFORM BLANKET OF STRAW MULCH AT THE RATE OF 100 POUNDS PER 1000 SQ FT OF SEEDED AREA.
- HYDRO APPLICATION: APPLY APPROVED MULCH IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDED RATES OF APPLICATION. APPLY SEEDING MATERIALS WITH AN APPROVED HYDRO SEEDER.

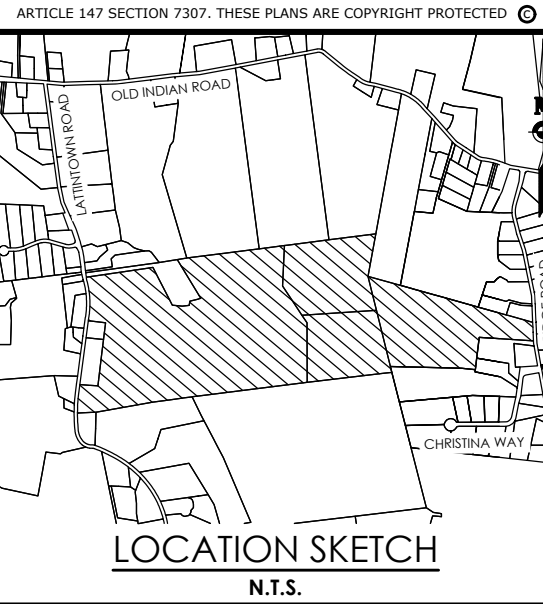
A.COLORED WOOD CELLULOSE FIBER PRODUCT SPECIFICALLY DESIGNED FOR USE AS A
HYDRO-MECHANICAL APPLIED MULCH. ACCEPTABLE PRODUCT: CONWED HYDRO
MULCH, CONWED FIBERS, 231 4TH STREET SW, HICKORY, NC

- FILL TANK WITH WATER AND AGITATE WHILE ADDING SEEDING MATERIALS. USE SUFFICIENT FERTILIZER, MULCH, AND SEED TO OBTAIN THE SPECIFIED APPLICATION RATE. ADD SEED TO THE TANK AFTER THE FERTILIZER AND MULCH HAVE BEEN ADDED. MAINTAIN CONSTANT AGITATION TO KEEP CONTENTS IN HOMOGENEOUS SUSPENSION. PROLONGED DELAYS IN APPLICATION OR AGITATION THAT MAY BE INJURIOUS TO THE SEED WILL BE THE BASIS OF REJECTION OF MATERIAL REMAINING IN TANK.

- DISTRIBUTE UNIFORMLY A SLURRY MIXTURE OF WATER, SEED, FERTILIZER, AND MULCH AT A MINIMUM RATE OF 57 GALLONS PER 1000 SQ FT (2500 GALLONS PER ACRE). THE OWNER AND PROJECT REPRESENTATIVE MAY ORDER THE AMOUNT OF WATER INCREASED IF DISTRIBUTION OF SEEDING MATERIALS IS NOT UNIFORM.

SCHEDULE:

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	MOUNTING HEIGHT
	S1	19	ARCHITECTURAL AREA LIGHTING	A17-4170N	SINGLE POLE MOUNTED AREA LIGHT	1	9938	0.9	69.8	18'
	S2	108	ALCON LIGHTING	N/A	BOLLARD PATHWAY LIGHT	1	2086	0.9	35.3	3.5'
	S3	1	ARCHITECTURAL AREA LIGHTING	A17-5170N	DOUBLE POLE MOUNTED AREA LIGHT	2	9385	0.9	141.6	22'



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LANDSCAPE & LIGHTING
OVERALL CONCEPT

MARLBOROUGH
RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

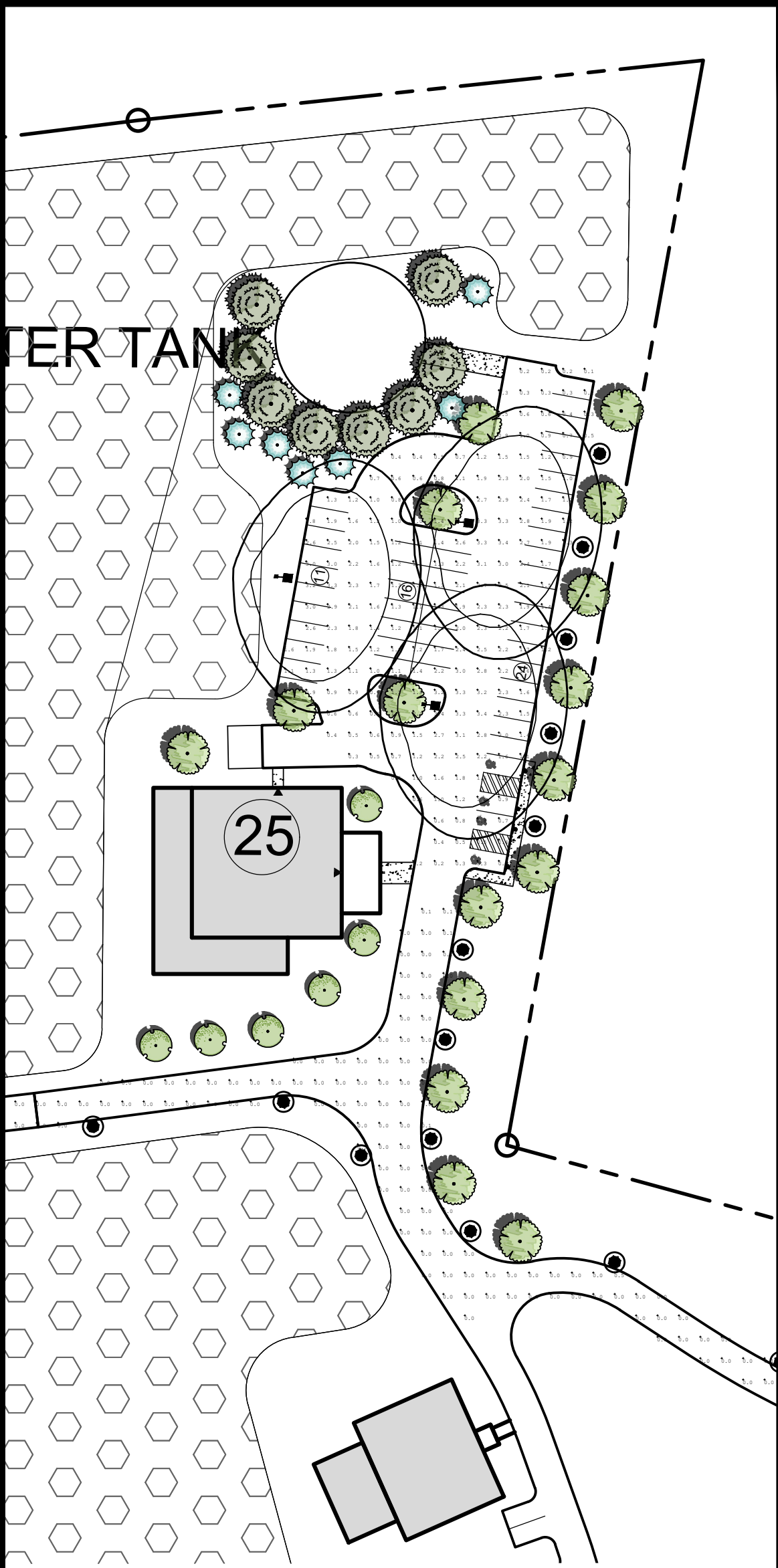
Drawing No.
L100

Scale:
1" = 200'

Date
MAY 24, 2024



MAIN RESORT CAMPUS



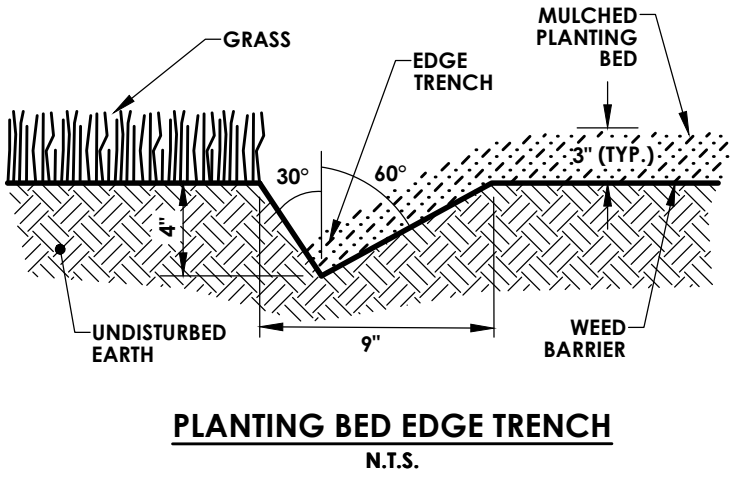
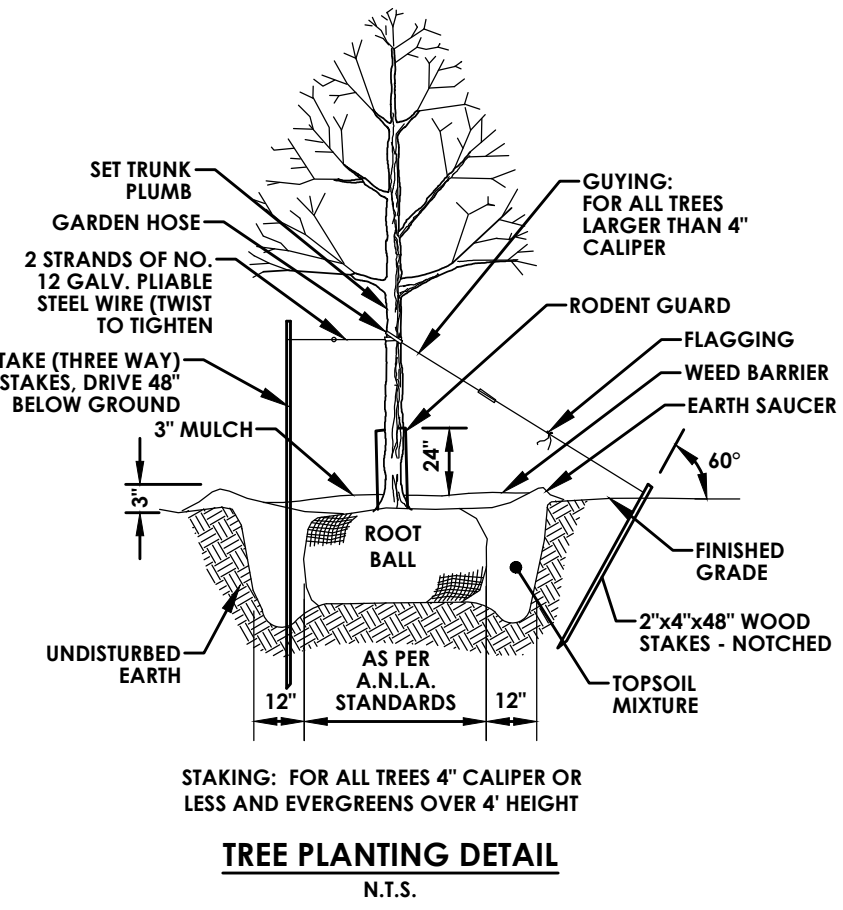
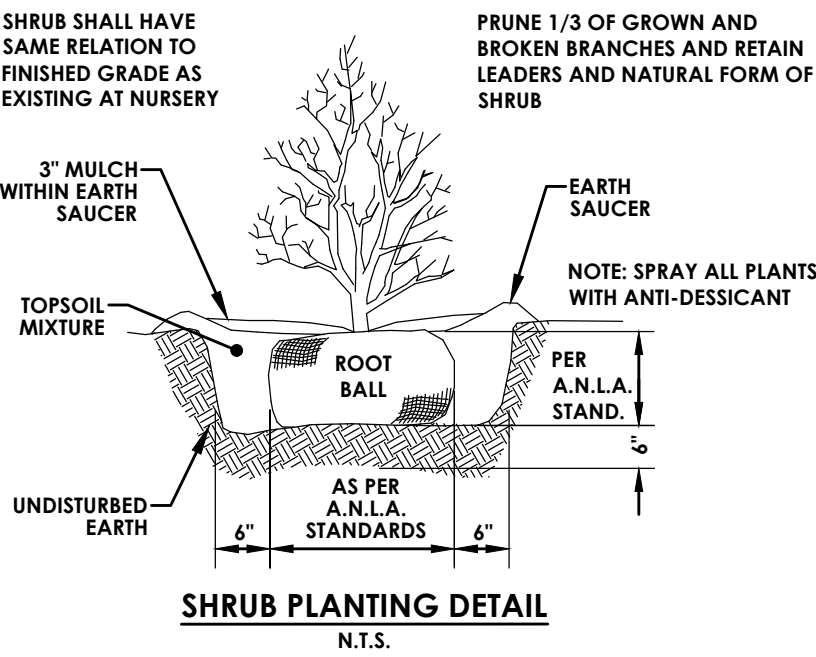
CLUBHOUSE DINING ROOM 2



STAFF DORM & LOCKER ROOM

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE HT	REMARKS
DECIDUOUS TREES								
	PA	79	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	CAL. - 2.5-3"	B&B		
	QRP	6	QUERCUS RUBRA 'REGAL PRINCE'	REGAL PRINCE ENGLISH OAK	CAL. - 2-2.5"	B&B		COLUMNAR GROWTH
	ZSV	41	ZELKOVA SERRATA 'VILLAGE GREEN'	JAPANESE ZELKOVA	CAL. - 2.5-3"	B&B	40-60'	FALL HAZARD
EVERGREEN TREES								
	JC	7	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	HT. - 5-6'	#5		
	PP	41	PICEA PUNGENS	COLORADO SPRUCE	CAL. - 2.5-3"	B&B		
	PS	31	PINUS STROBUS	EASTERN WHITE PINE	CAL. - 2.5-3"	B&B		
	TGG	7	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	CAL. - 2.5-3"	B&B		



LANDSCAPING NOTES:

- CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE TOWN AND STATE DESIGN STANDARDS AND CODES.
- IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID. SUBMITTAL TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
- STANDARDS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", ANSI Z60.1 (LATEST EDITION) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE THE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS DELIVERED AND INSTALLED ON THIS PROJECT.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT A NURSERY IN THE SAME HARDINESS ZONE AS THE PROJECT LOCATION.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AN MEET SIZE REQUIREMENTS AS INDICATED ON THE PLANT LIST.
- ALL TREES MUST BE STRAIGHT-TRUNKED, INJURY FREE, HAVE A FULL, SYMMETRICAL CROWN (HEAD) AND MEET ALL REQUIREMENTS SPECIFIED (E.G. SINGLE STEM, MULTI-STEM, HEAVY BRANCHED, ETC.).
- ANY PROPOSED DEVIATION TO THE LANDSCAPE PLAN MUST FIRST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF THE PROPOSED LANDSCAPING CHANGES.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS. THE BID PRICE SUBMITTED WILL ASSUME THAT ALL PLANT MATERIALS DELINEATED WILL BE SUPPLIED AND INSTALLED. ANY DISCREPANCIES IN THE QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR DESIGN LANDSCAPE ARCHITECT (OWNER'S REPRESENTATIVE) PRIOR TO COMPLETING A BID PRICE.
- ALL GRADING AND UTILITY WORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF PLANT MATERIAL AND LANDSCAPE MULCH.
- THE FINAL LOCATION OF TREES AND OTHER LANDSCAPING SHALL BE DETERMINED IN THE FIELD BASED ON UTILITY STAKEOUT AND SHALL NOT CONFLICT WITH TRAFFIC SIGNS AND/OR UTILITIES. STAKE OUT SHALL BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO BEGINNING WORK.
- ANY CONCERNS RELATED TO SITE CONDITIONS AND/OR PLANT LOCATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- PLANTING BACKFILL MIXTURE: 4 PARTS TOPSOIL (ON-SITE OR IMPORTED), 1 PART PEAT MOSS, 1/2 PART WELL ROTTED MANURE AND 10 LBS. 5-0-5 PLANTING FERTILIZER, MIXED THOROUGHLY PER CUBIC YARD.
- MULCH ALL PLANT BEDS, AND INDIVIDUAL TREES IN LAWN AREAS WITH SHREDED HARDWOOD BARK MULCH TO A DEPTH OF THREE (3") INCHES UNLESS OTHERWISE SPECIFIED ON PLANTING DETAILS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT DUE TO SITE CONDITIONS.
- ANY PLANT WHICH TURNS BROWN, DEFOOLIATES OR DIES PRIOR TO FINAL ACCEPTANCE BY THE OWNER, OR DESIGN LANDSCAPE ARCHITECT, SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH THE SAME PLANT (SPECIES, VARIETY AND SIZE) AS SPECIFIED ON THE PLANT SCHEDULE (LIST).
- THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIALS AND LAWN AREAS UNTIL THE PROJECT HAS RECEIVED FINAL ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO: WATERING, MULCHING, FERTILIZING, SPRAYING (FUNGICIDE, PESTICIDE, ANTI-DESICANT), AS WELL AS RAISING PLANTS THAT HAVE SETTLED TOO DEEP OR REQUIRE STRAIGHTENING.
- UPON COMPLETION AND ACCEPTANCE OF THE LANDSCAPING, THE LANDSCAPE MATERIALS SHALL BE GUARANTEED FOR TWO (2) YEARS. THE GUARANTEE SHALL BE INCLUSIVE OF ALL MATERIAL AND LABOR COSTS. AT THE END OF THE GUARANTEE PERIOD THE OWNERS REPRESENTATIVE WILL INSPECT ALL PLANT MATERIALS. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REQUIRED REPLACEMENTS WITH PLANT MATERIALS MEETING THE SPECIFICATIONS (E.G. SPECIES, SIZE AND CHARACTER).
- ALL AREAS DISTURBED BY SITE GRADING AND/OR UTILITY INSTALLATION SHALL RECEIVE APPROVED TOPSOIL (BASED ON APPROVED SAMPLES SUBMITTED BY THE CONTRACTOR) AND SPREAD TO A DEPTH NOT LESS THAN SIX (6") INCHES AFTER COMPACTION. TOPSOIL PLACED FOR LAWNS SHALL BE FINE GRADED, SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. THIS IS EXCLUDING FOUNDATION PLANT BEDS, AND ENTRANCE AREAS.
- LOCATIONS OF EXISTING BURIED UTILITIES SHOWN ON THE SITE PLAN ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE TO CALL FOR A UTILITY STAKEOUT PRIOR TO COMMENCING PLANT INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, AND SITE APPURTENANCES WHICH OCCURS AS A RESULT OF LANDSCAPE INSTALLATION OPERATIONS.
- EXISTING TREES INDICATED TO BE REMOVED SHALL OCCUR UNDER THE SITE CONTRACT FOR THIS PROJECT. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR NEW PLANTINGS OR RESTORATION OF THE DISTURBED AREA (LAWNS, PLANT BEDS, ISLANDS).
- PRE-EMERGENT HERBICIDE SHALL BE USED UNDER MULCH IN ALL TREE AND PLANT BED AREAS.
- ALL SHRUB BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL EDGE, CONCRETE, OR OTHER BORDER IS SPECIFIED.

PASSERO
engineering architecture

ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©

LOCATION SKETCH
N.T.S.

Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
Principal-in-Charge
Project Manager
Designed by

(585) 325-1000
Fax: (585) 325-1691
Jess D. Sudol, P.E.
Chris LaPorta, P.E.
Marvin Pinkrah

Revisions

No.	Date	By	Description
1			

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LANDSCAPE & LIGHTING
CLOSE UPS

MARLBOROUGH
RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

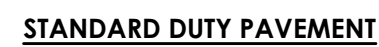
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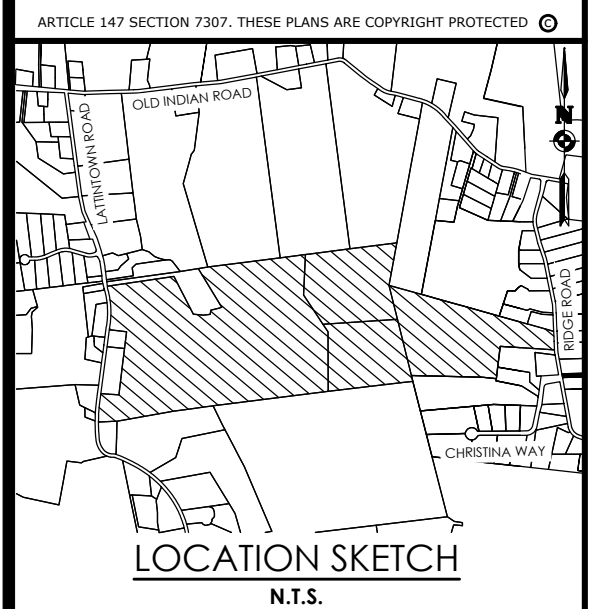
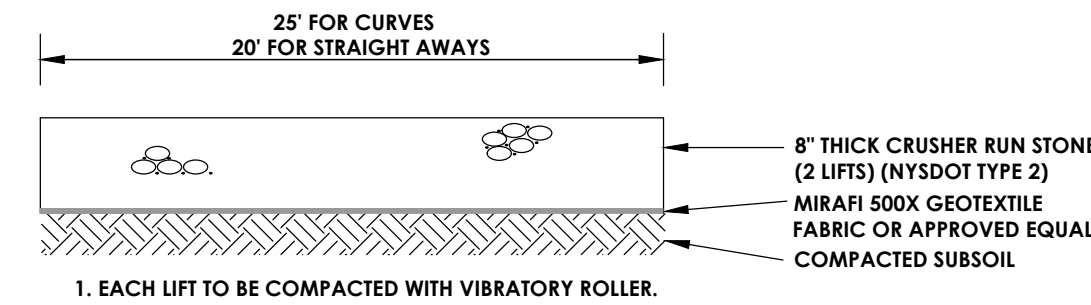
Date
MAY 24, 2024

NOT FOR CONSTRUCTION



1. PAVEMENT MARKING COLOR SHALL BE WHITE.
2. ALL PAVEMENT MARKINGS SHALL BE PLACED IN ACCORDANCE WITH THE MUTCD AND NYS SUPPLEMENTS.
3. ENGINEER WILL REVIEW AND APPROVE ANY CHANGES TO THE PAVEMENT MARKING PLANS PRIOR TO FINAL INSTALLATION. CHANGES SHALL BE SUBMITTED PRIOR TO INSTALLATION.

3 DIRECTIONAL ARROW PAVEMENT MARKING DETAIL
N.T.S.



Client:
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Principal-in-Charge
Project Manager
Designed by

Jess D. Sudol, P.E.
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Marvin Pinkrah

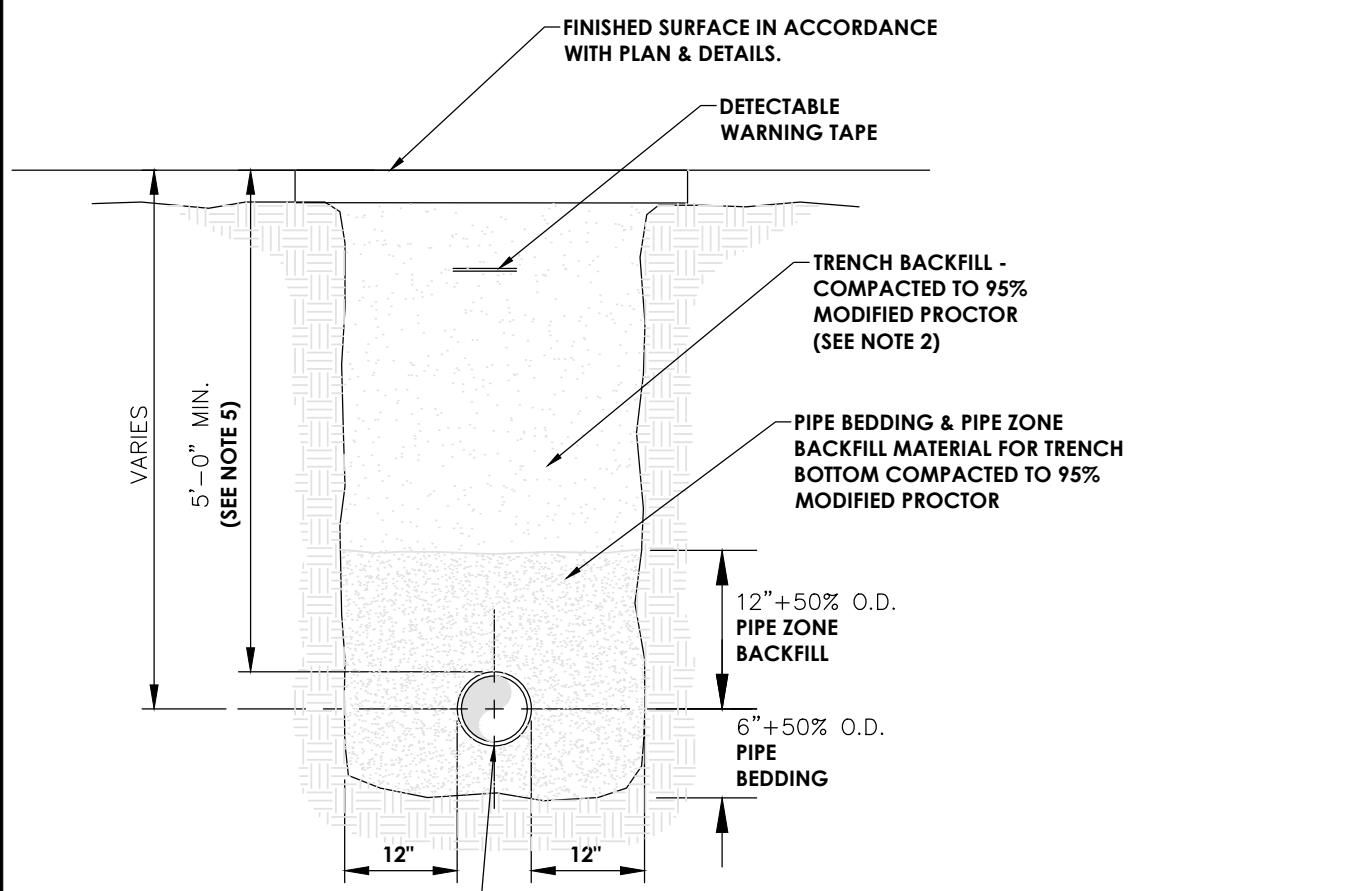


Revisions			
No.	Date	By	Description
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Date MAY 16, 2024

NOT FOR CONSTRUCTION



- NOTES:**
- PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR SAND OR A MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

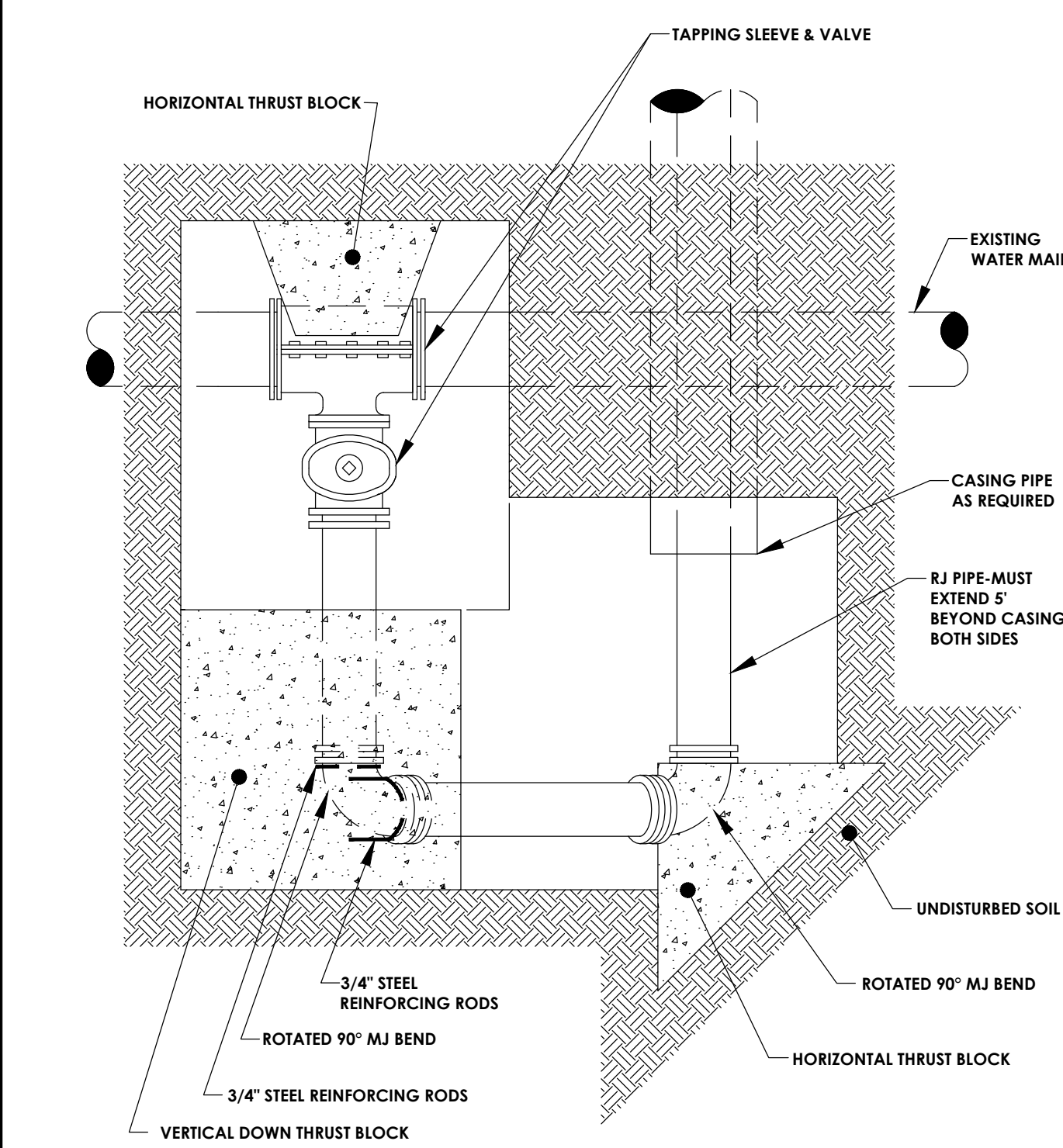
SIEVE DESIGNATION	% PASSING
3/4"	100%
NO. 40	0-70%
NO. 200	0-10%

 - TRENCH BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

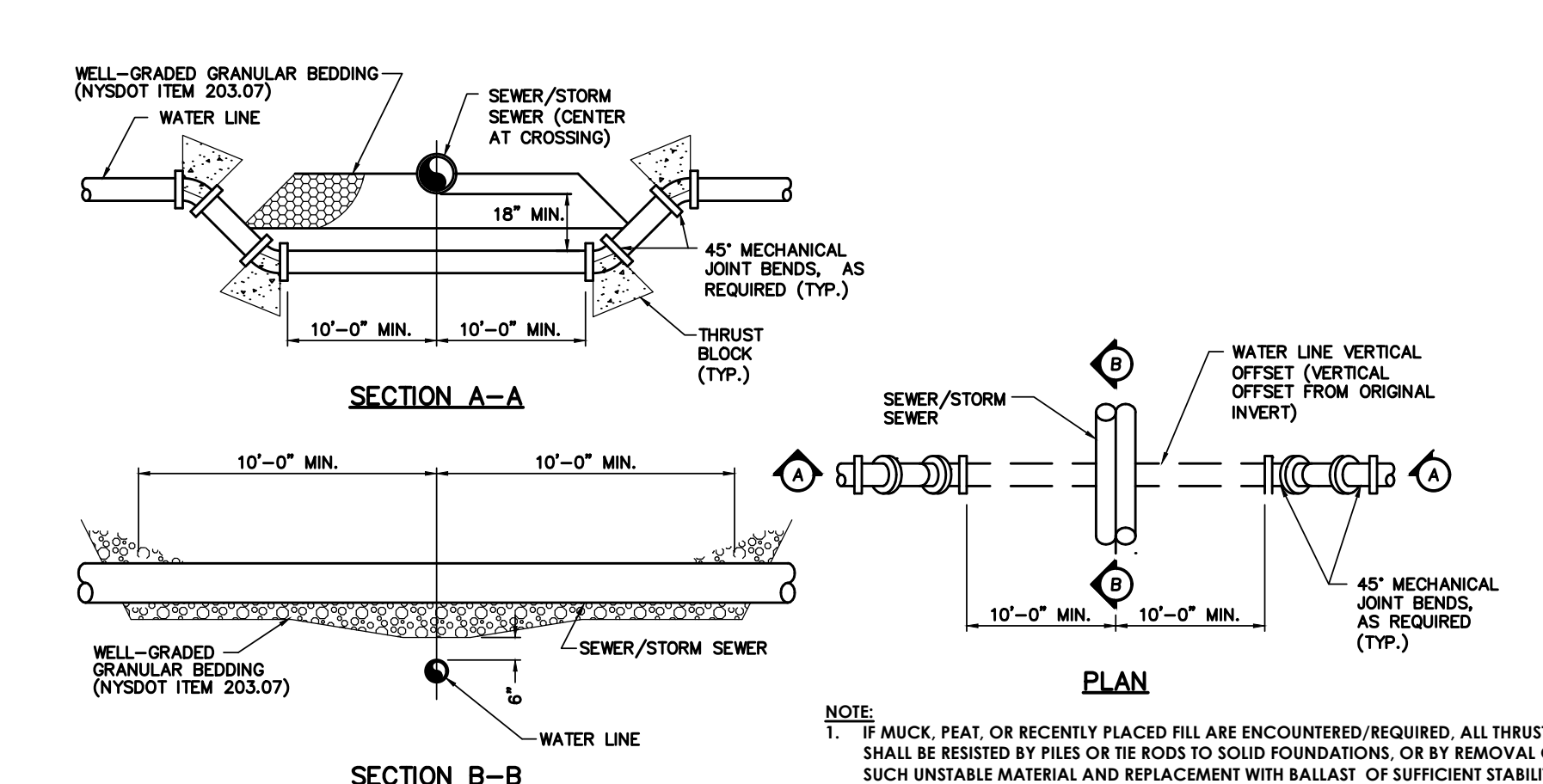
SIEVE DESIGNATION	% PASSING
4"	100%
NO. 40	0-70%
NO. 200	0-10%

 - IN NON-TRAFFIC UNPAVED AREAS TRENCH BACKFILL CAN BE MATERIALS EXCAVATED FROM THE TRENCH AS APPROVED BY THE ENGINEER AND COMPACTED TO 90% MODIFIED PROCTOR.
 - INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.
 - TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
 - 5'-0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER FORCE MAINS ONLY.

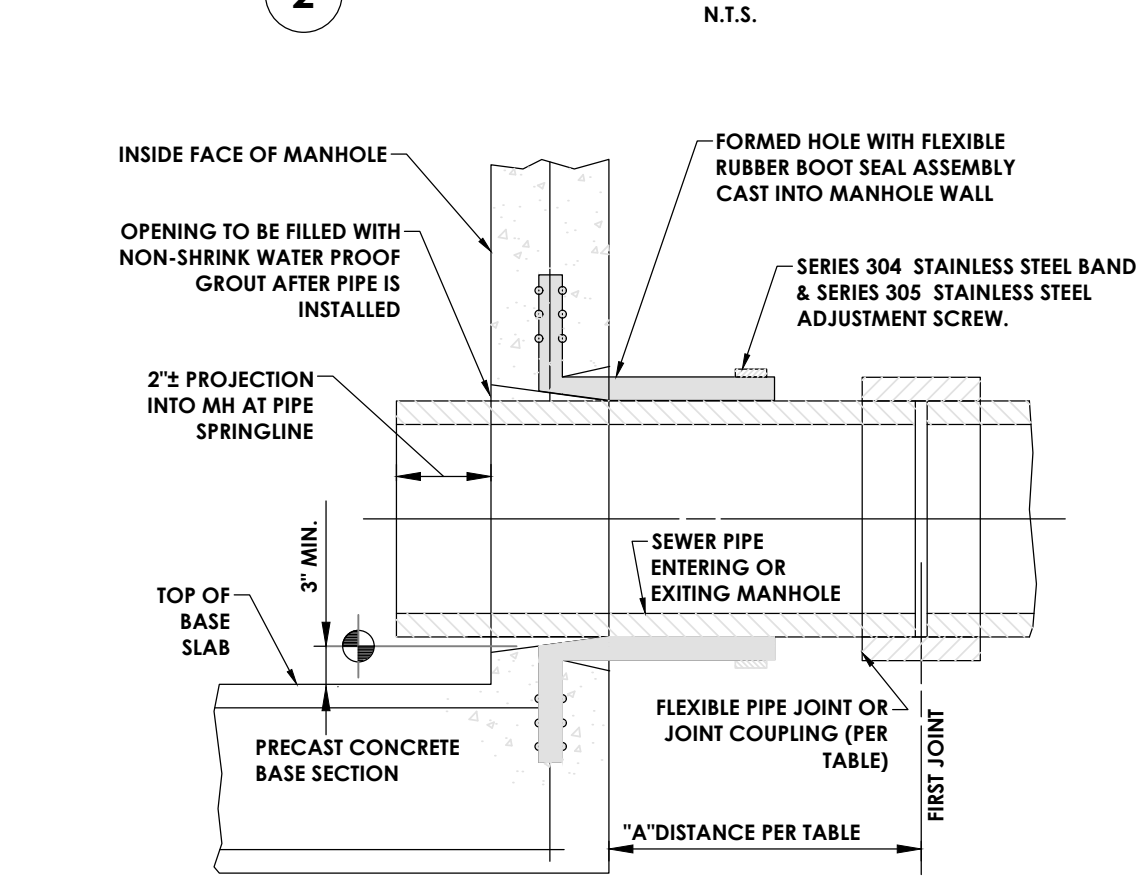
1 PIPE TRENCH DETAIL (TYPICAL)



BACKSIDE TAP - PLAN VIEW
N.T.S.

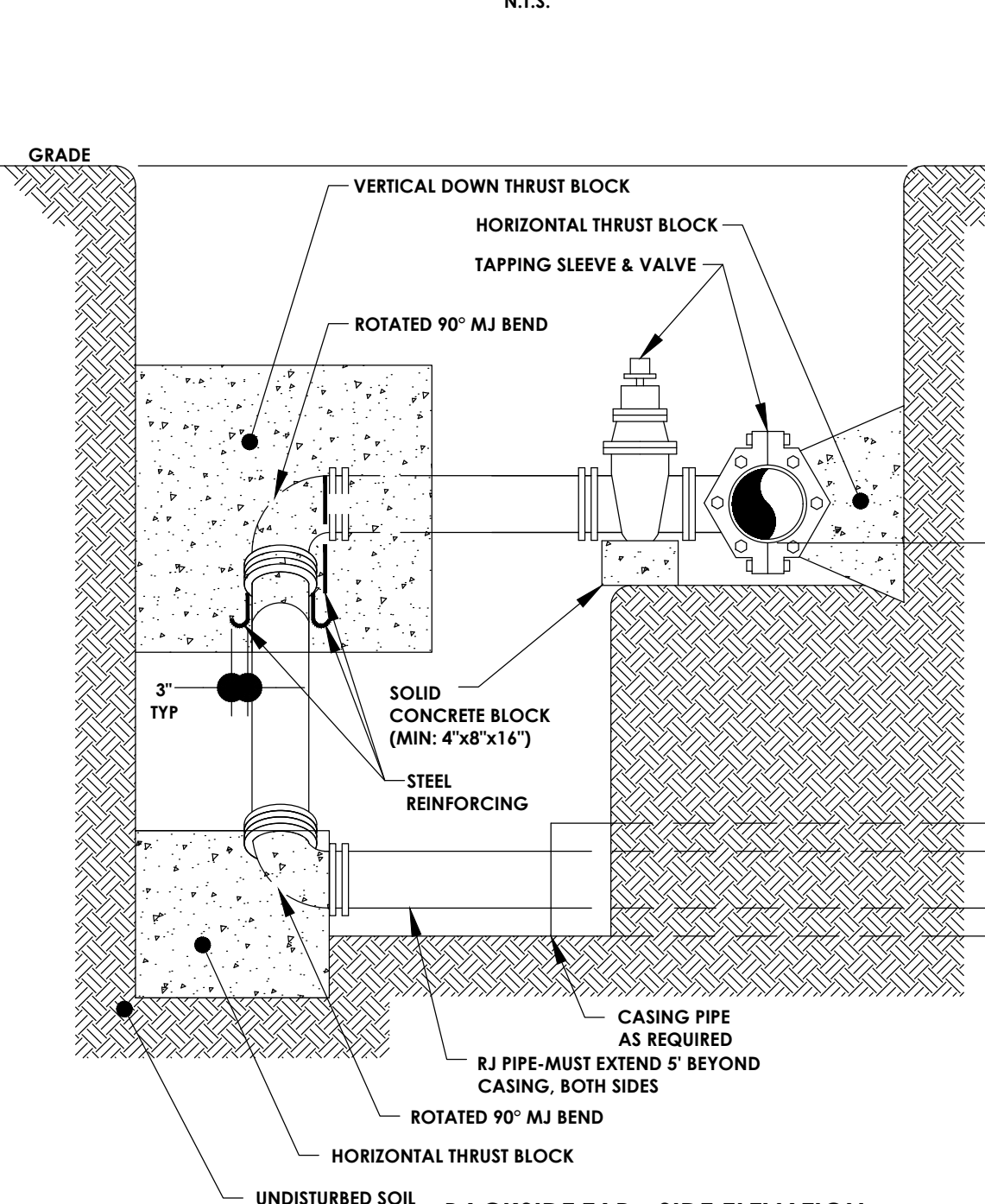


2 WATER LINE/SEWER LINE CROSSING DETAIL



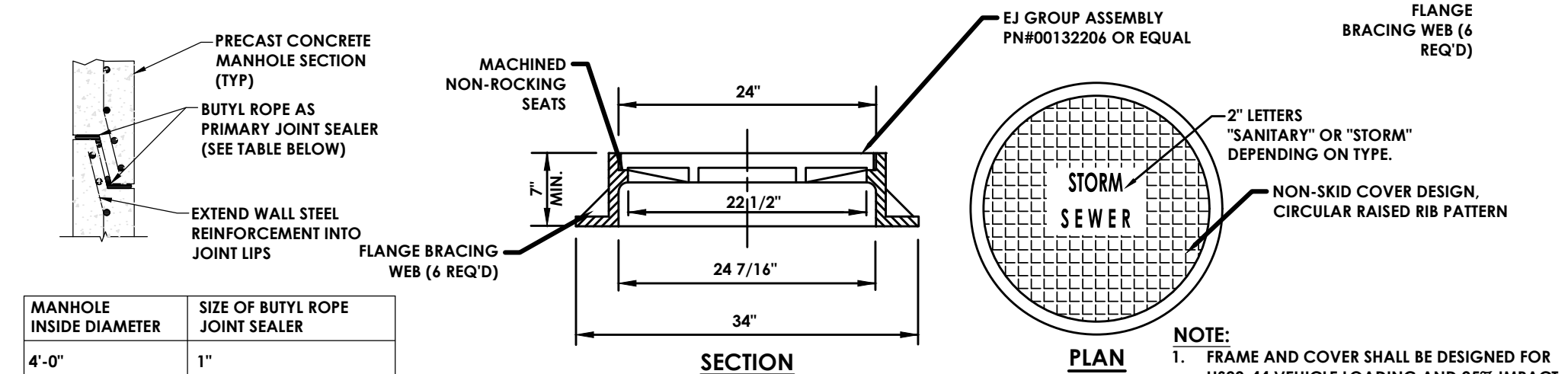
SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	"A" DISTANCE (FEET)
DUCTILE IRON	STD RUBBER GASKET PIPE JOINT ONLY	10' MAX
PVC	STD RUBBER GASKET PIPE JOINT ONLY	3' MAX

5 PIPE CONNECTION TO MANHOLE FLEXIBLE RUBBER BOOT CAST INTO MANHOLE WALL



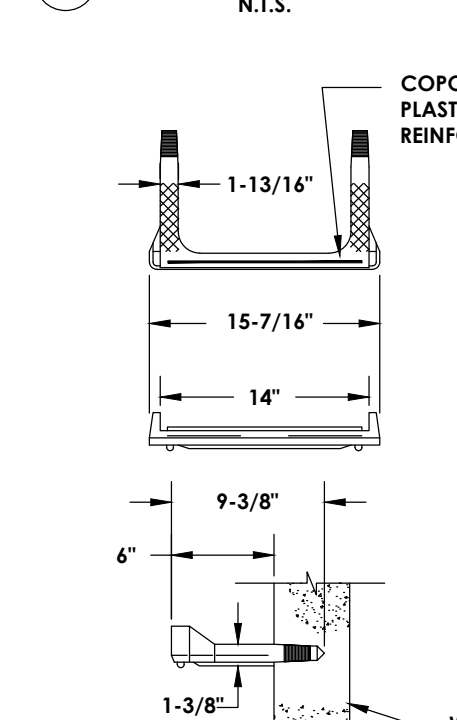
BACKSIDE TAP - SIDE ELEVATION
N.T.S.

10 CONNECTION TO EXISTING WATERMAIN

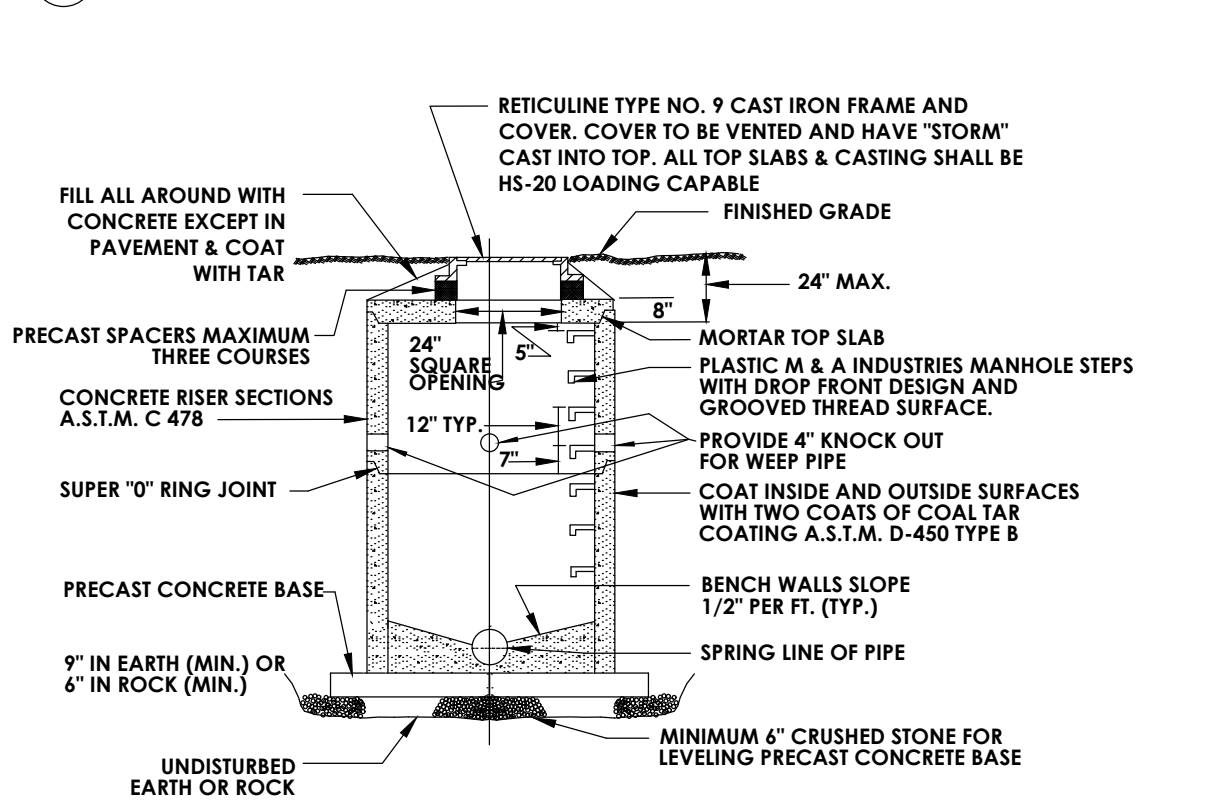


3 MANHOLE JOINT

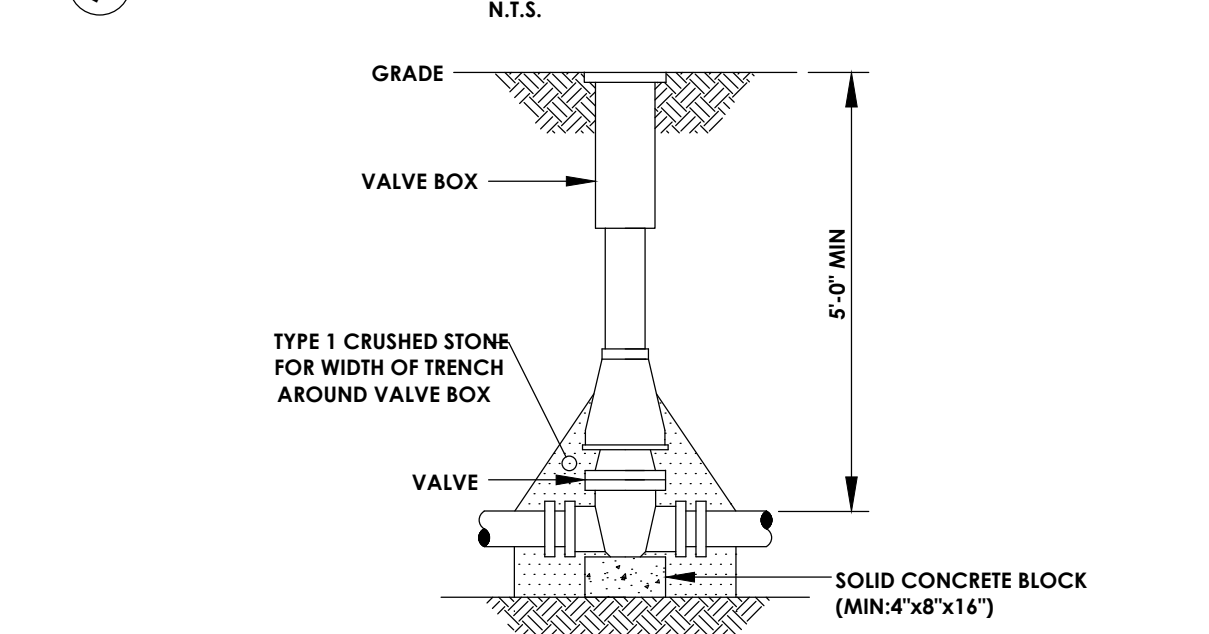
4 MANHOLE FRAME & COVER



6 MANHOLE STEPS

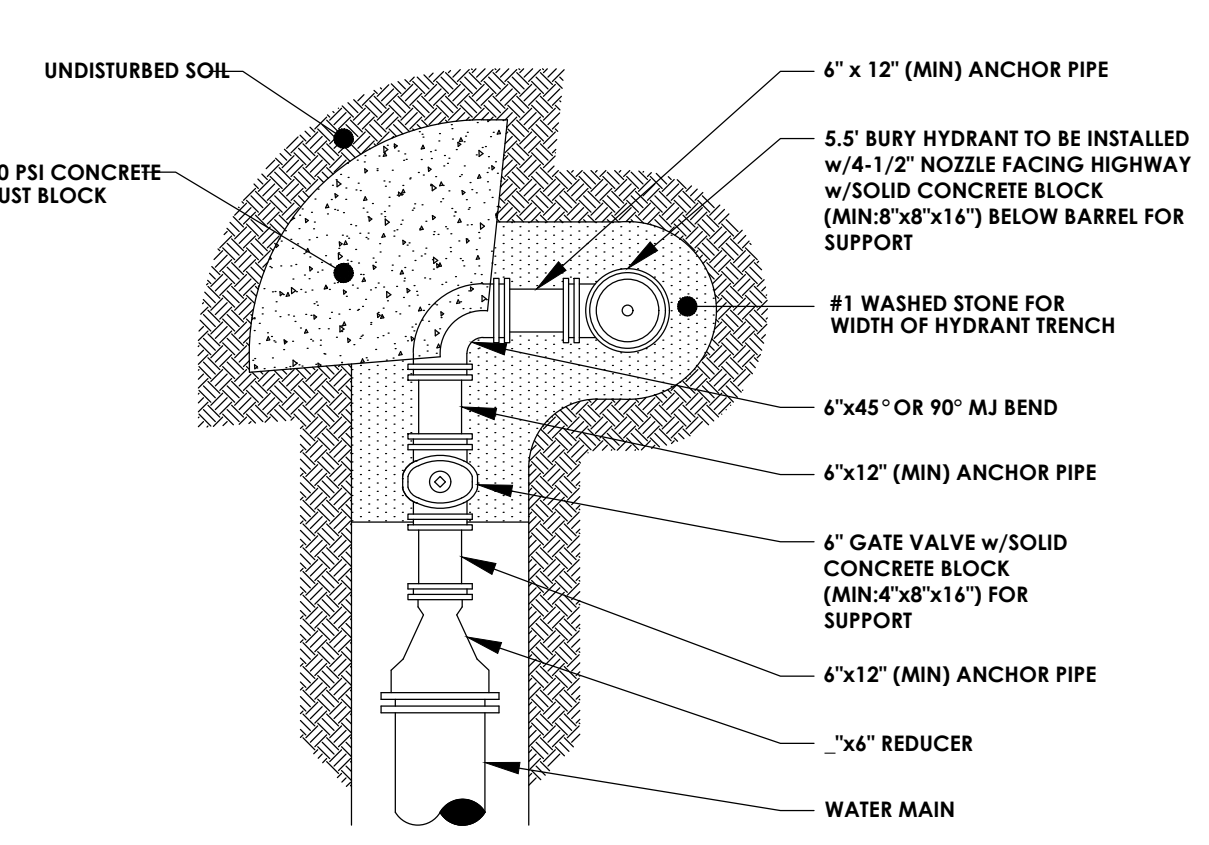


7 STANDARD STORM MANHOLE DETAIL

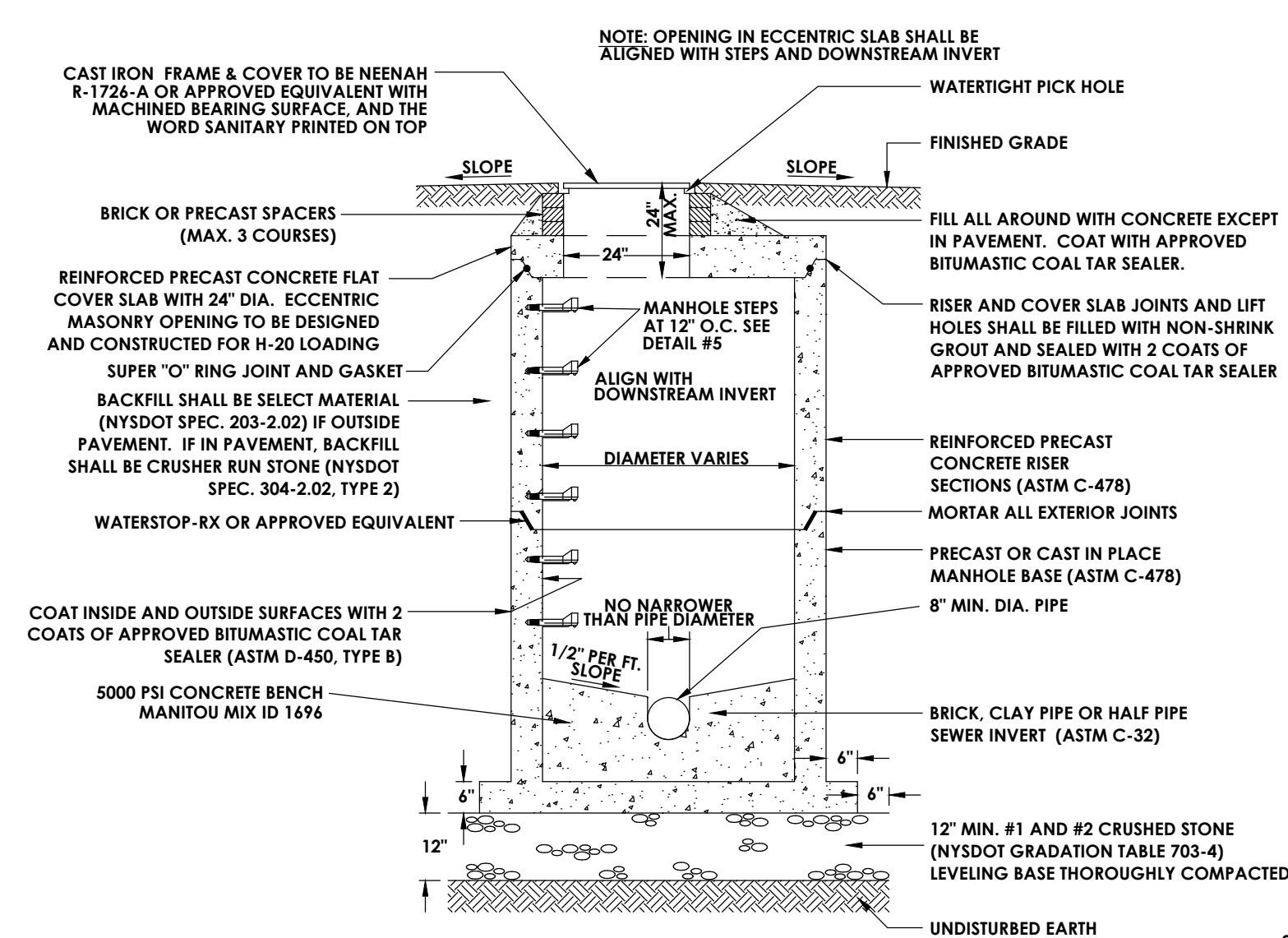


- NOTES:**
- VALVE BOX SHALL BE CENTERED ON VALVE AND SET ON COMPACTED BACKFILL.
 - VALVE SHALL NOT SUPPORT VALVE BOX.
 - ALL BODY AND BONNET BOLTS SHALL BE STAINLESS STEEL AND COATED WITH THERMO SETTING EPOXY.
 - ALL VALVES SHALL BE OPEN LEFT EXCEPT VALVES 12" AND SMALLER.
 - VALVES SHALL OPEN COUNTER CLOCKWISE W/ 2" SQUARE OPERATING NUTS.
 - VALVES SHALL BE TESTED TO A PRESSURE OF TWO OR MORE TIMES THE WORKING PRESSURE.
 - ALL VALVES SHALL HAVE DUAL "O" RING SEALS, INSIDE SCREW, RESILIENT WEDGE SEATS.

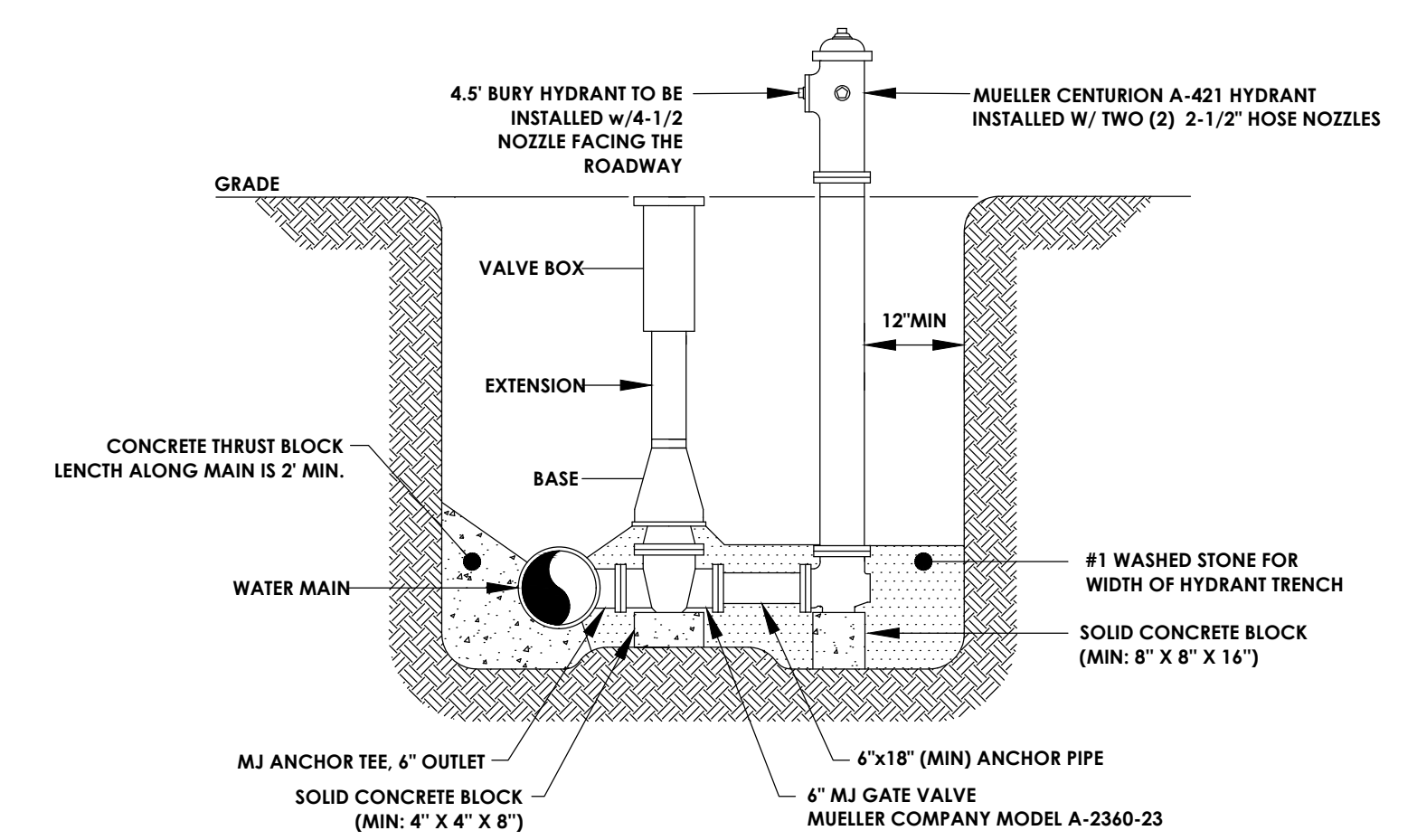
9 WATER VALVE



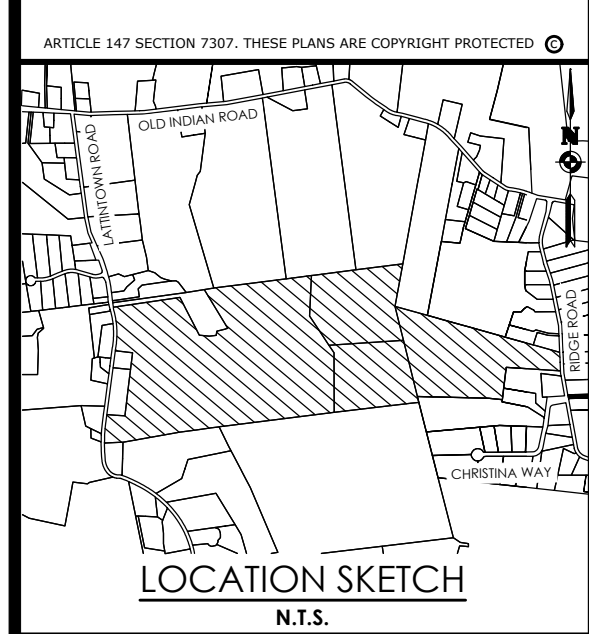
12 DEAD END PERPENDICULAR HYDRANT ASSEMBLY



8 SANITARY SEWER MANHOLE



11 PERPENDICULAR HYDRANT ASSEMBLY



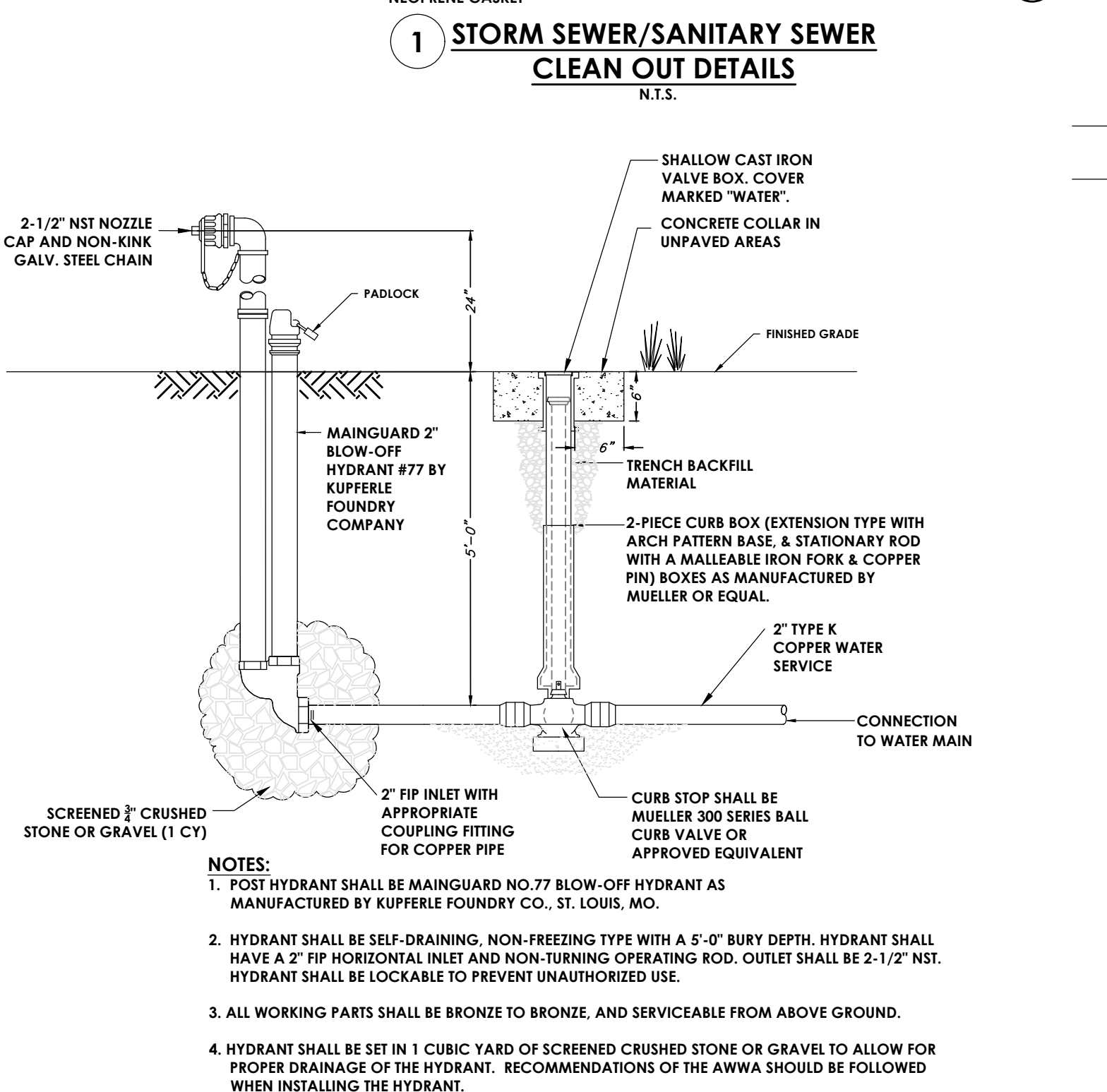
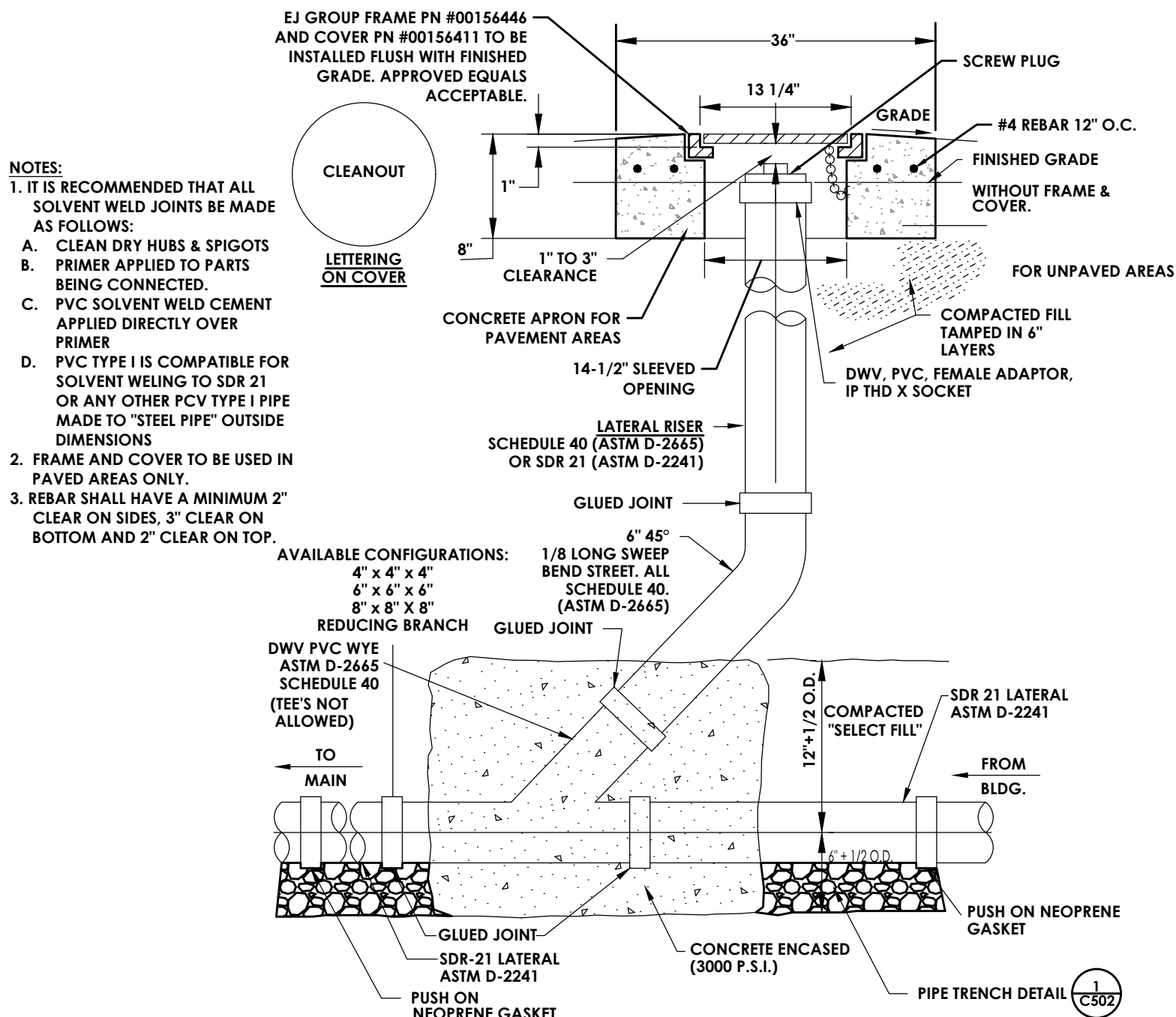
Client:
Marlborough Resort, LLC
100 Ring Rd West, Rm 101
Garden City, NY 11530

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge: Jess D. Sudol, P.E.
Project Manager: Chris LaPorta, P.E.
Designed by: Marvin Pinkrah



Revisions			
No.	Date	By	Description
1			

UTILITY DETAILS
MARLBOROUGH
RESORT
Municipality: MARLBOROUGH
County: ULSTER State: NY
Project No.
20233707.0001
Drawing No.
C 502
Scale:
N.T.S.
Date
MAY 16, 2024



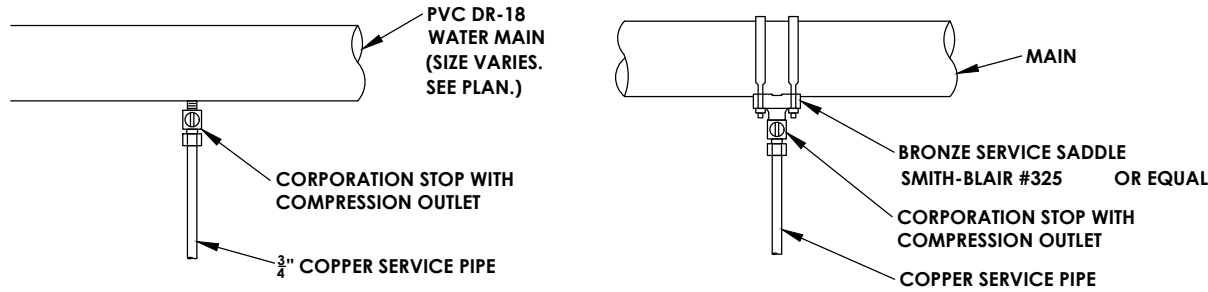
NO. OF TIE RODS REQUIRED

PIPE SIZE INCHES	MIN. NO. OF 3/4" RODS
2	2
3	2
4	2
6	2
8	2
10	2
12	2
14	4
16	4
18	6
20	6
24	8
30	14(8) ²
36	18(12) ²

NOTES:
1. APPLIES TO 5/8" RODS AS WELL.
2. MIN. NO. OF 1" RODS.

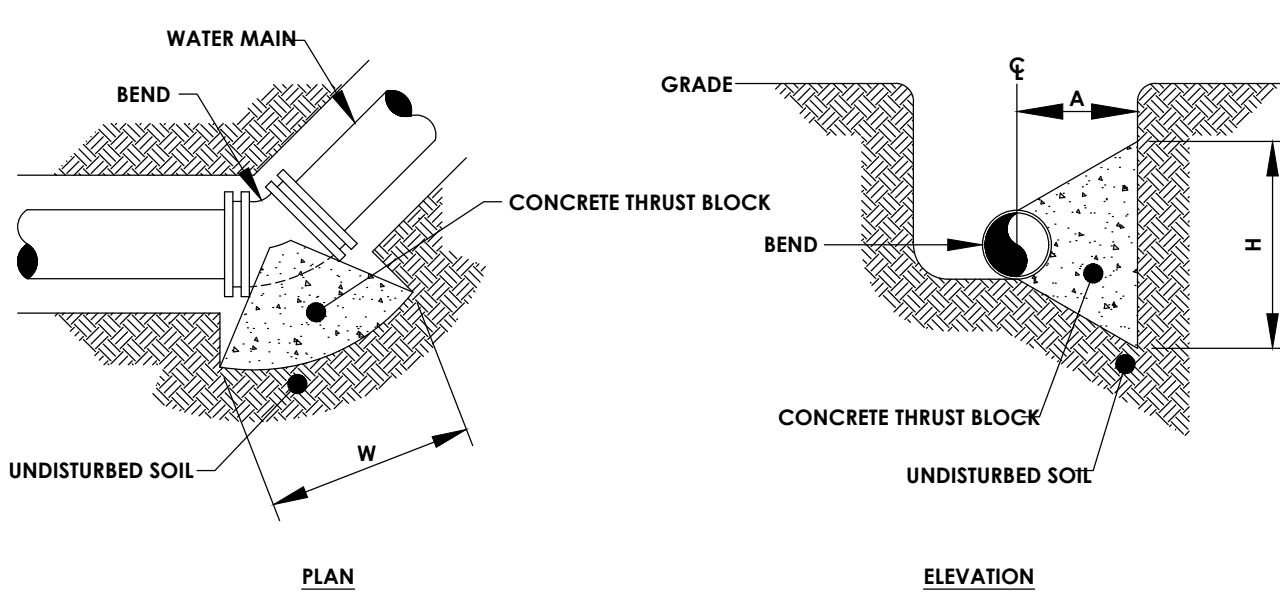
2. JOINT RESTRAINT OPTIONS

N.T.S.



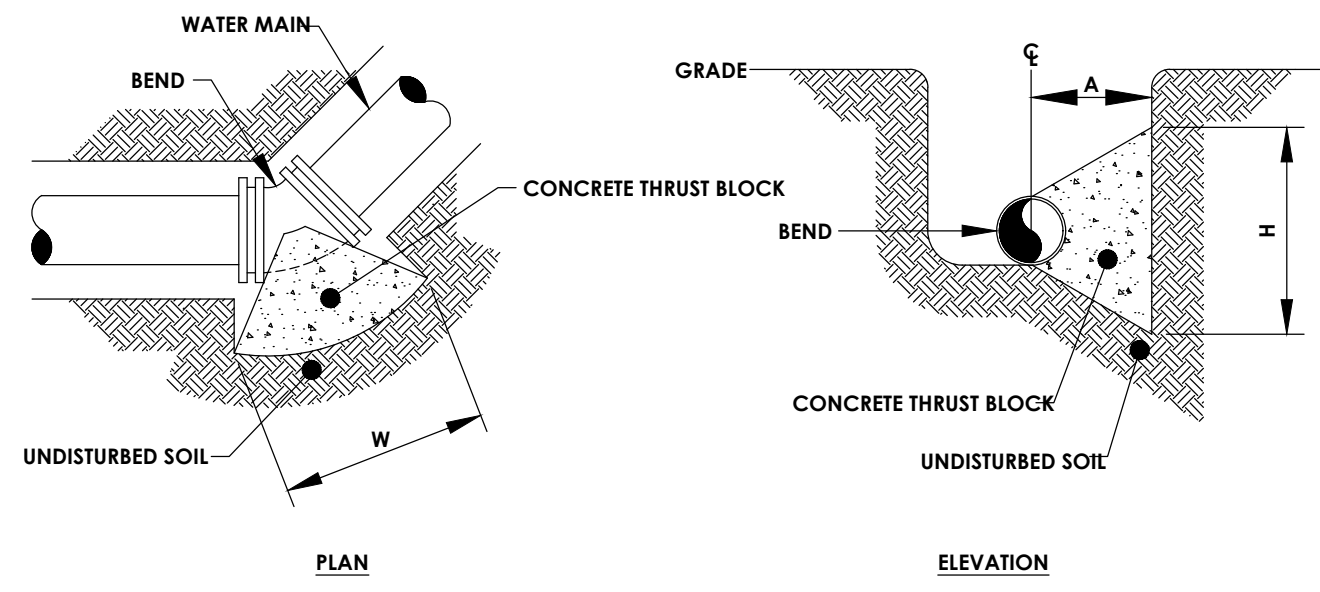
3. VERTICAL THRUST BLOCK

N.T.S.



4. VERTICAL THRUST BLOCK

N.T.S.



MINIMUM HORIZONTAL THRUST BLOCK DIMENSIONS, IN FEET, TO BE POURED AGAINST UNDISTURBED SOIL

FITTING	H	W	A
6" x 11-1/4" BEND	1.0	1.5	1.5
6" x 22-1/2" BEND	1.5	2.0	1.5
6" x 45" BEND	2.0	3.0	1.5
6" x 90" BEND	2.5	4.0	1.5
6" TEE OR PLUG	2.0	3.0	1.5

NOTE: WIDTH (W) OF BLOCK SHALL NOT EXCEED TWICE THE HEIGHT (H).

7. HORIZONTAL THRUST BLOCK FOR BENDS

N.T.S.

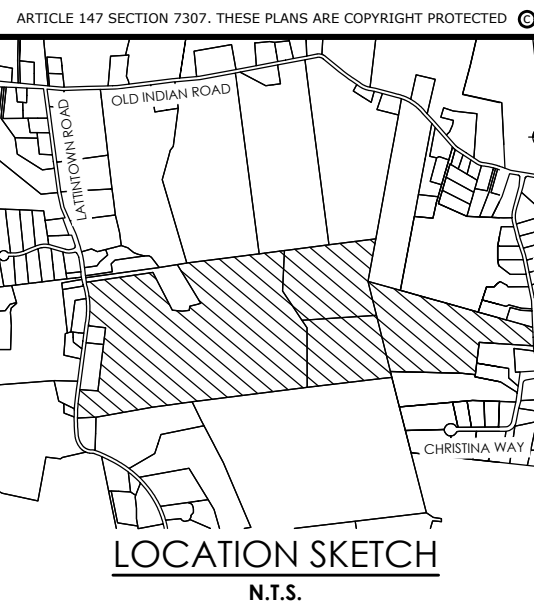
MINIMUM HORIZONTAL THRUST BLOCK DIMENSIONS, IN FEET, TO BE POURED AGAINST UNDISTURBED SOIL

FITTING	H	W	A
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6" x 45" BEND	2.0	4.0	2.0
6" x 90" BEND	3.0	6.0	2.5
6" TEE OR PLUG	2.5	5.0	2.0

NOTE: WIDTH (W) OF BLOCK SHALL NOT EXCEED TWICE THE HEIGHT (H).

8. HORIZONTAL THRUST BLOCK FOR BENDS

N.T.S.



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Garden City, NY 11530

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Revisions

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UTILITY DETAILS

MARLBOROUGH
RESORT

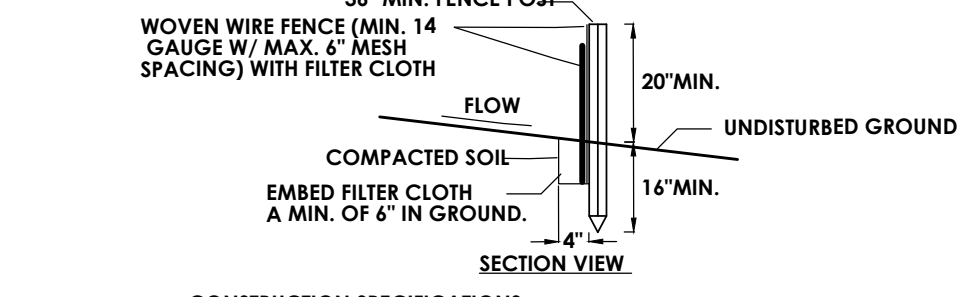
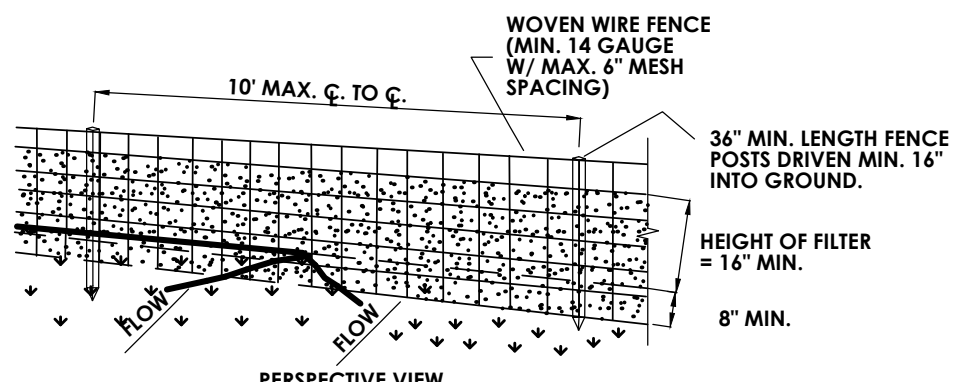
Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 503

Scale:
N.T.S.

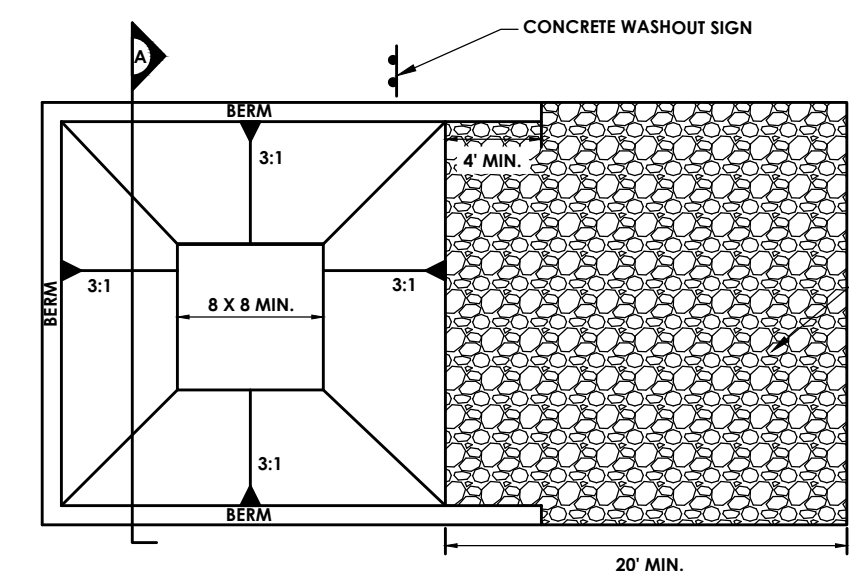
Date
MAY 16, 2024



- CONSTRUCTION SPECIFICATIONS
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
 - FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 14 GAUGE, 6" MAXIMUM MESH OPENING.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
 - PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

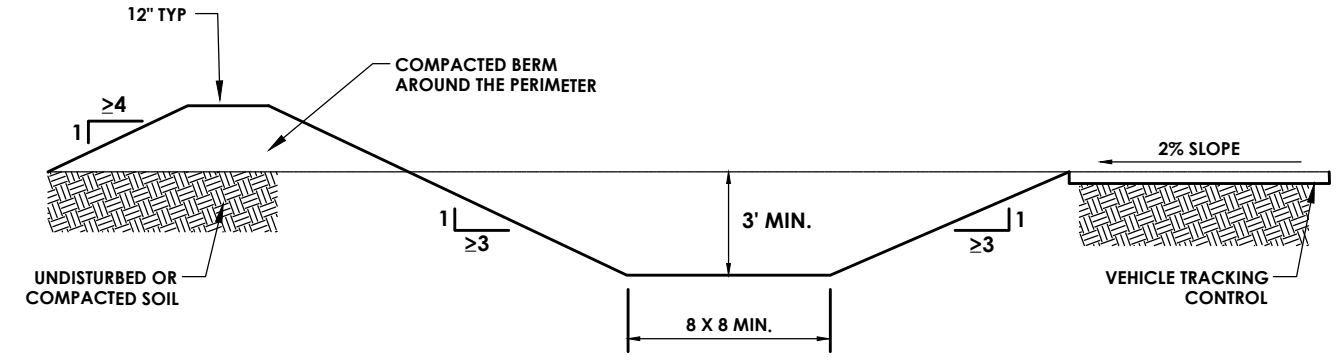
1 SILT FENCE

N.T.S.



CONCRETE WASHOUT AREA PLAN

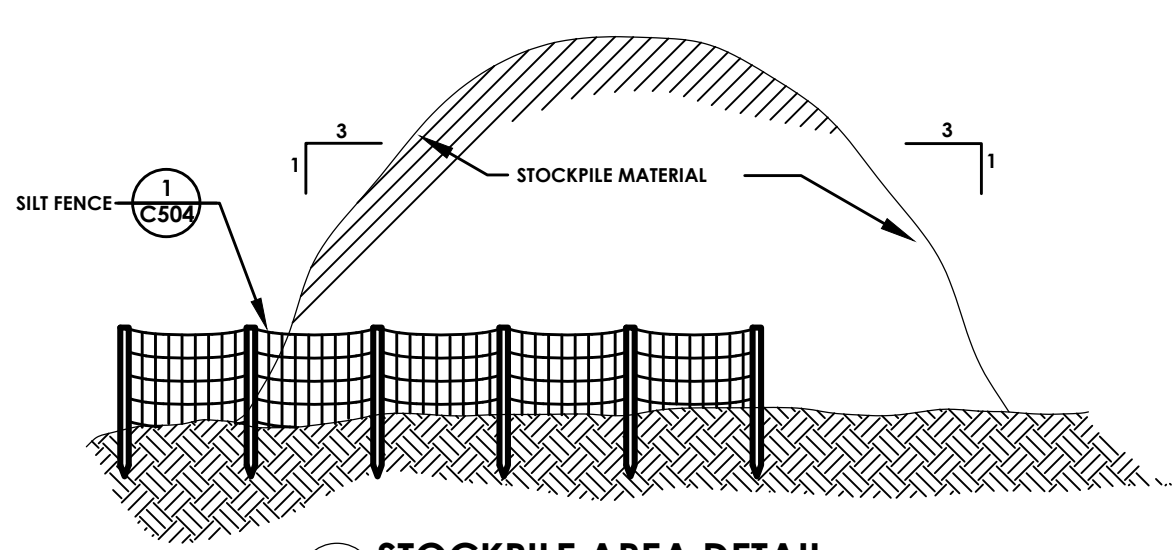
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CWA INSTALLATION NOTES

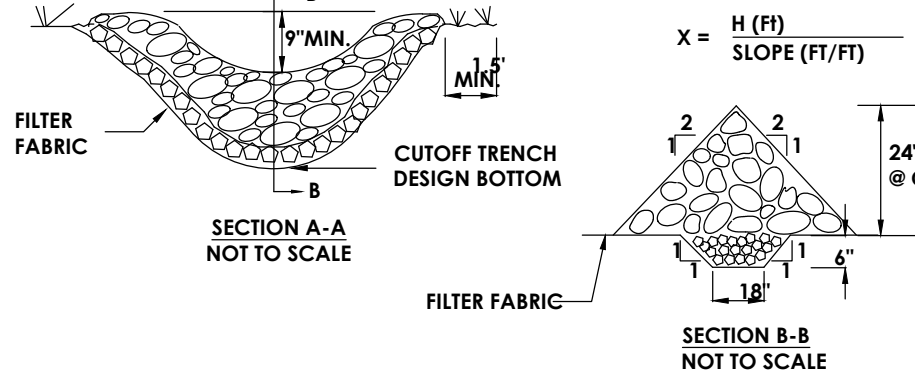
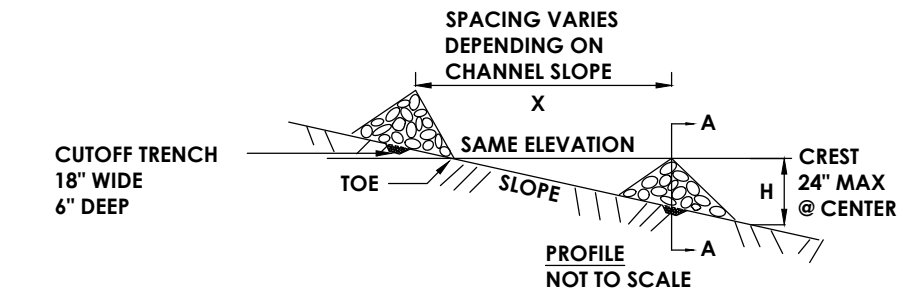
- SEE PLAN FOR:
- CWA INSTALLATION LOCATION.
- DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFRACTABLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE SHOULD BE USED.
- THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CWA SHALL INCLUDE A FLAT SURFACE FIT THAT IS AT LEAST 8" BY 8" SLOPES LEADING OUT OF THE SUBSURFACE. FIT SHALL BE 3:1 OR FLATTER. THE FIT SHALL BE AT LEAST 3' DEEP.
- BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
- VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
- SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
- USE EXCAVATED MATERIAL FOR THE PERIMETER BERM CONSTRUCTION.

5 CONCRETE WASHOUT AREA



2 STOCKPILE AREA DETAIL

N.T.S.

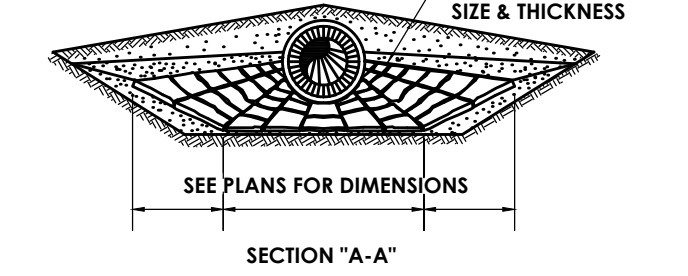
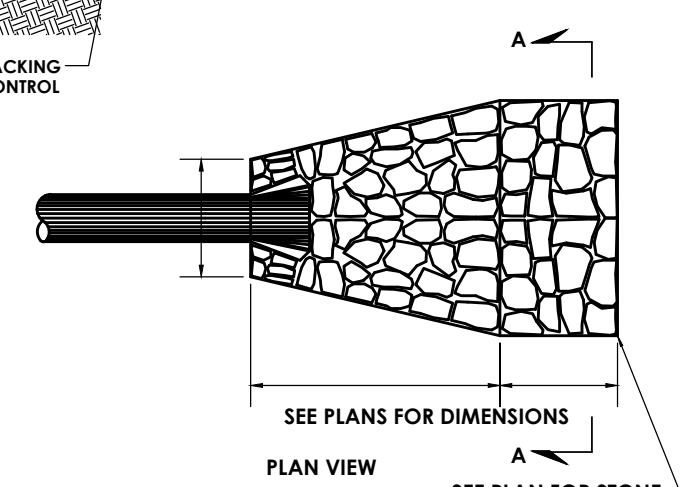


CONSTRUCTION SPECIFICATIONS

- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
- SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
- EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
- PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
- ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE. MAXIMUM DRAINAGE AREA 2 ACRES.

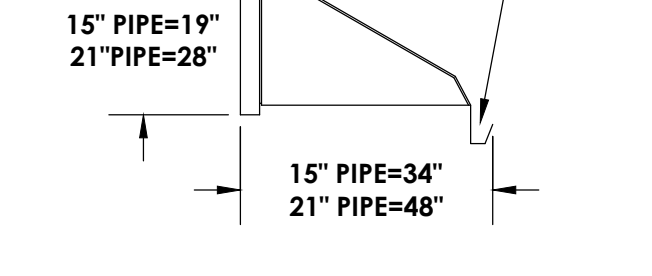
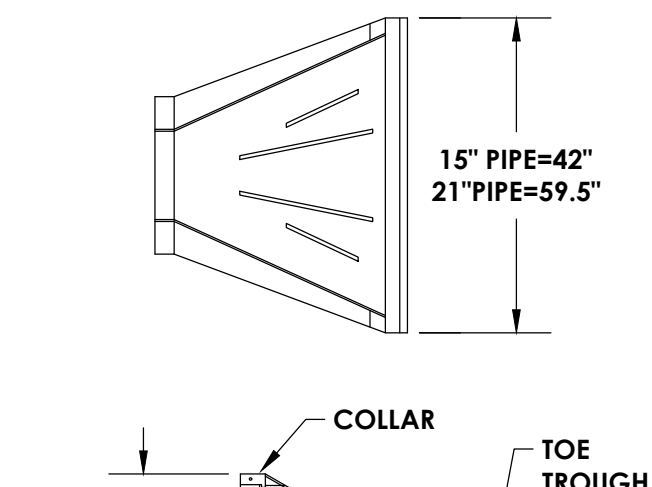
6 STONE CHECK DAM

N.T.S.



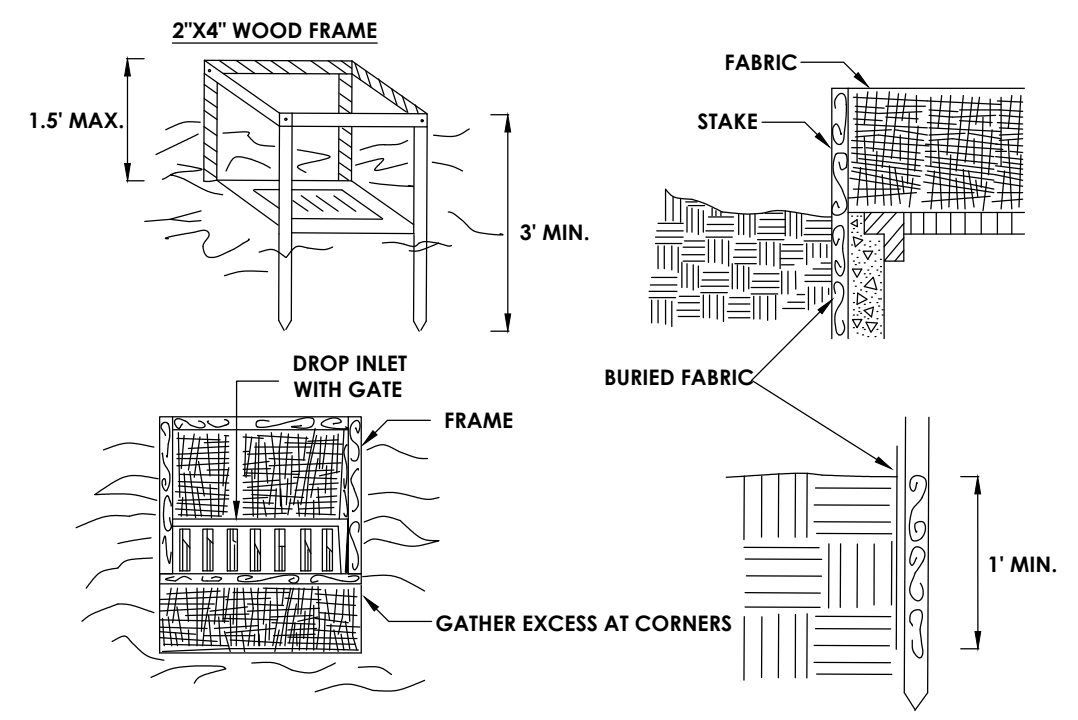
10 STONE RIP-RAP DETAIL

N.T.S.



11 FLARED END SECTION DETAIL

N.T.S.



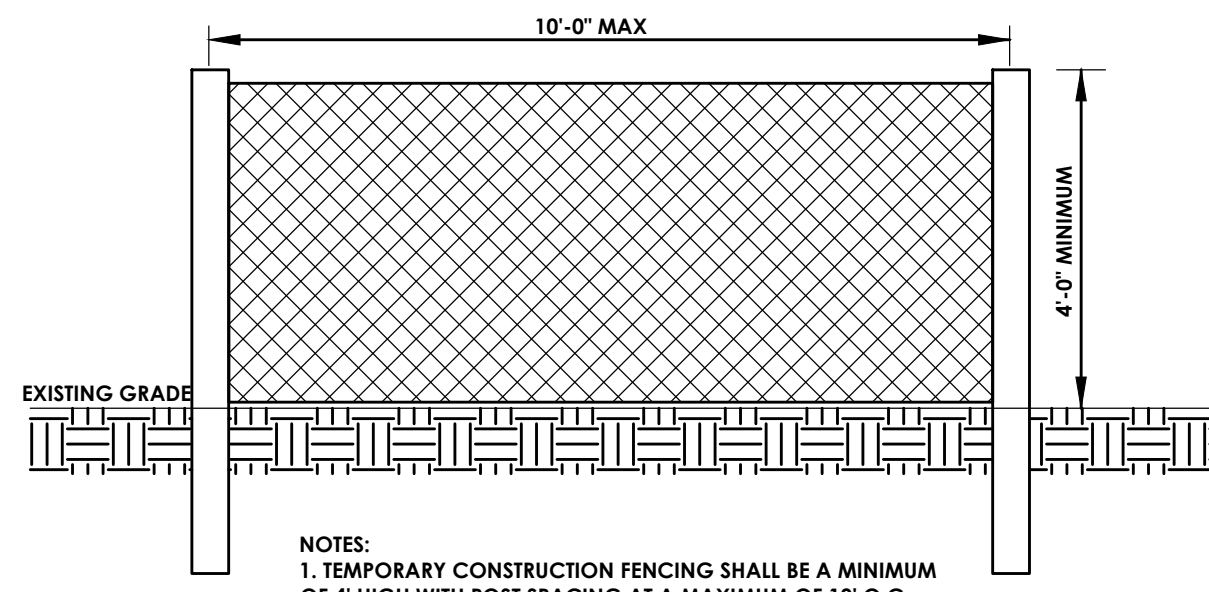
NOTES:

- FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
- CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY SHALL BE OVERLAPPED WITH THE NEXT STAKE.
- STAKE MATERIALS SHALL BE STANDARD 2" x 4" WOOD, METAL WITH A MINIMUM LENGTH OF 3 FEET OR APPROVED EQUIVALENT.
- STAKES SHALL BE SPACED EVENLY AROUND INLET 3 FEET APART AND EMBEDDED A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET SHALL BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
- FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
- A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.
- MAXIMUM DRAINAGE AREA TO BE DIVERTED TO THIS TEMPORARY MEASURE: 1 ACRE

FILTER FABRIC DROP INLET PROTECTION

3 INLET PROTECTION DETAIL

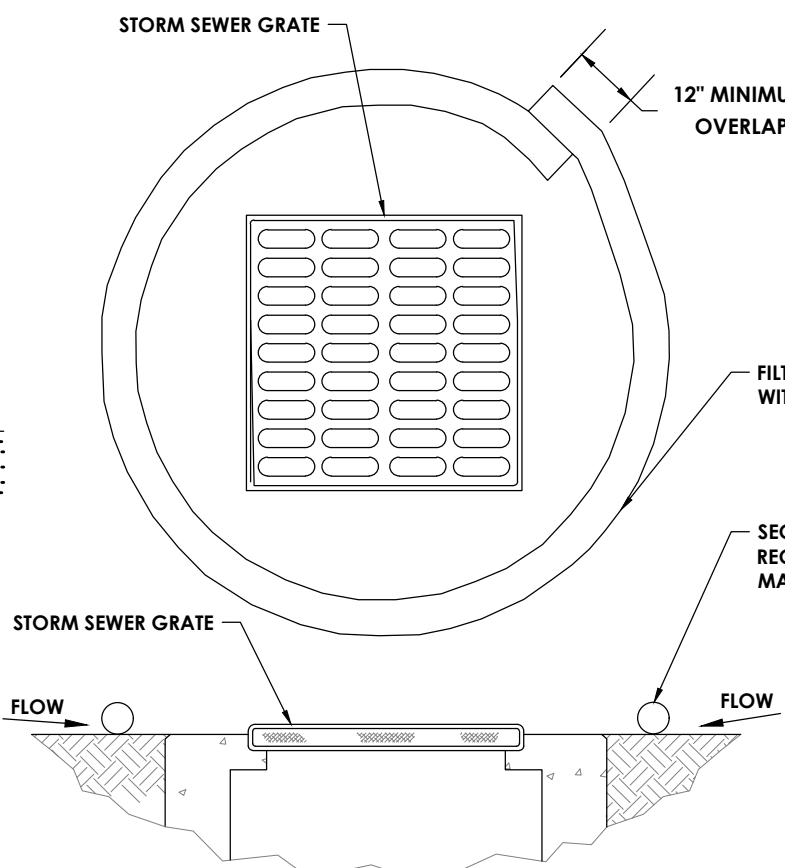
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NOTES:

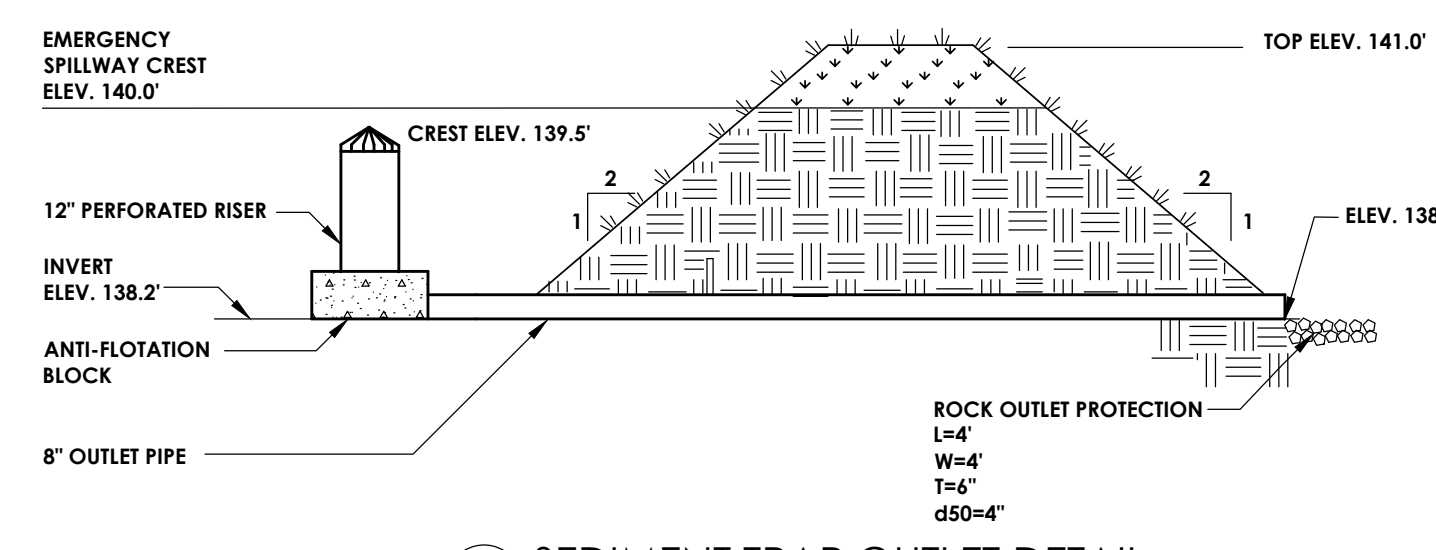
- TEMPORARY CONSTRUCTION FENCING SHALL BE A MINIMUM OF 4' HIGH WITH POST SPACING AT A MAXIMUM OF 10' O.C.
- FENCING SHALL NOT SAG WHEN INSTALLED. MATERIAL SHALL BE HIGHLY VISIBLE.

7 TEMPORARY CONSTRUCTION FENCING DETAIL



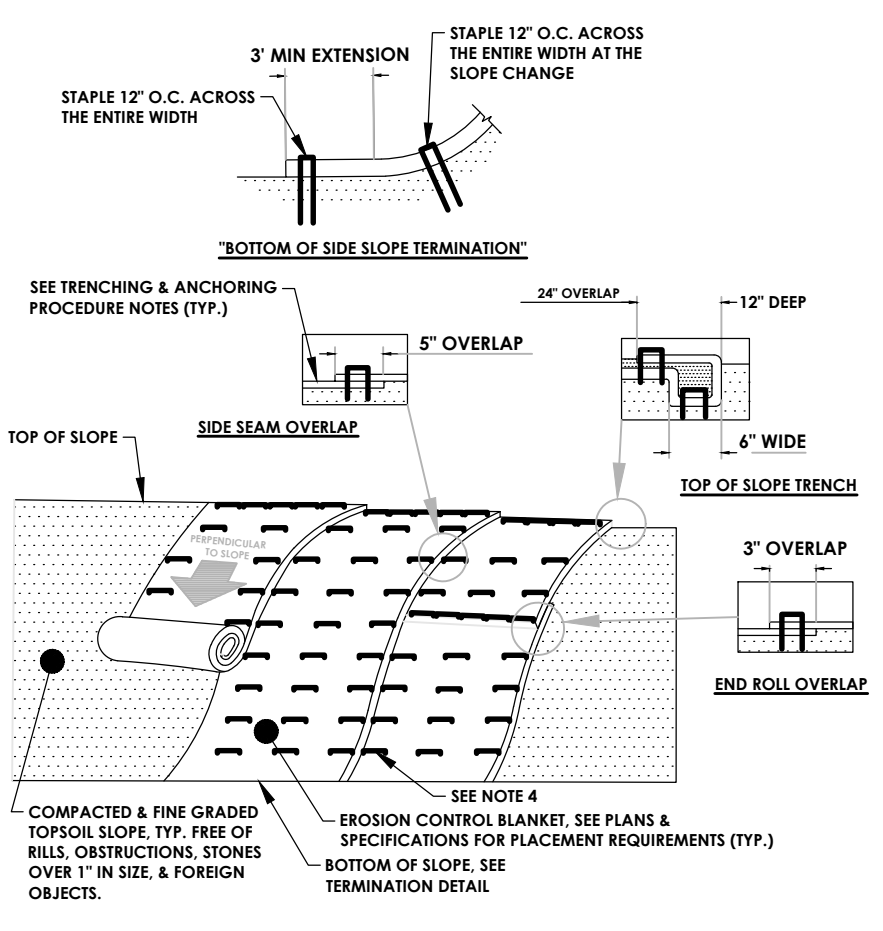
8 INLET PROTECTION IN PAVEMENT

N.T.S.



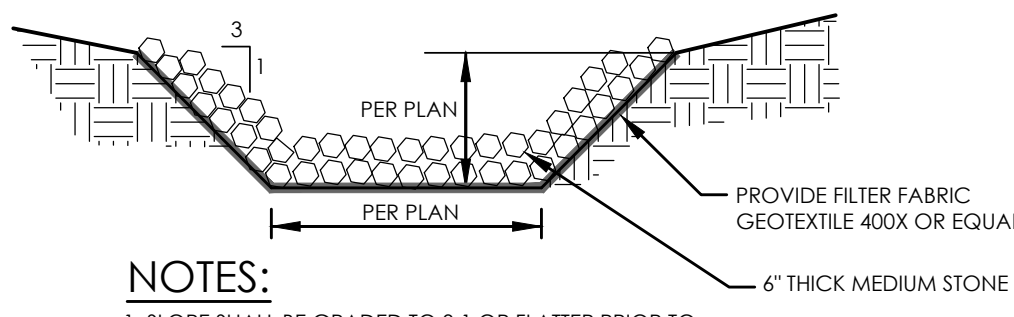
12 SEDIMENT TRAP OUTLET DETAIL

N.T.S.



4 EROSION CONTROL BLANKET INSTALLATION DETAIL

N.T.S.

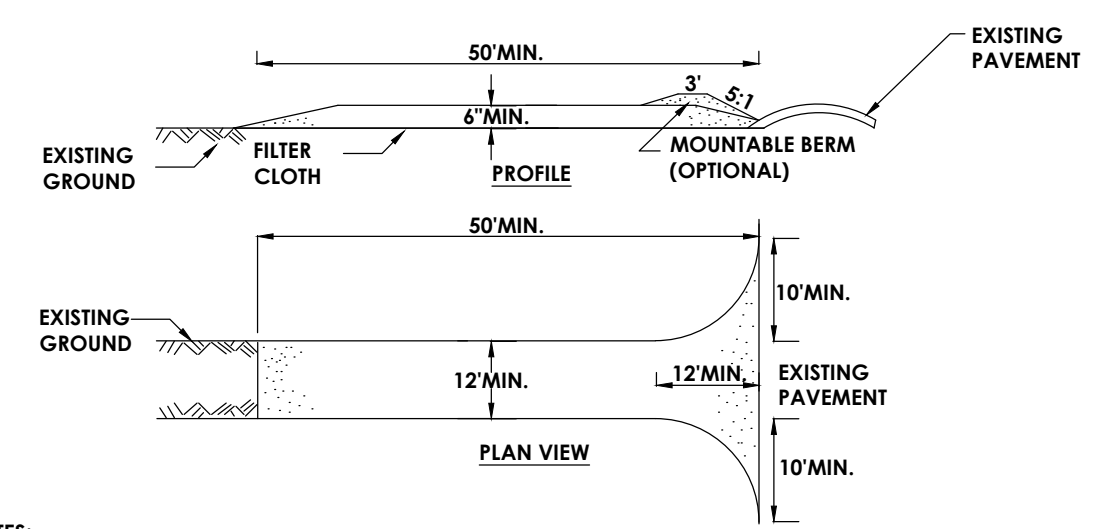


NOTES:

- SLOPE SHALL BE GRADED TO 3:1 OR FLATTER PRIOR TO PLACING FILTER MATERIAL AND RIP RAP.
- RIP RAP SHALL BE PLACED TO MAINTAIN A UNIFORM GRADATION. LARGER STONE SHALL BE PLACED AT THE TOE.
- ENDS OF THE RIP RAP SHALL BE KEYED INTO A STABLE BANK.

9 STABILIZED OVERFLOW

N.T.S.

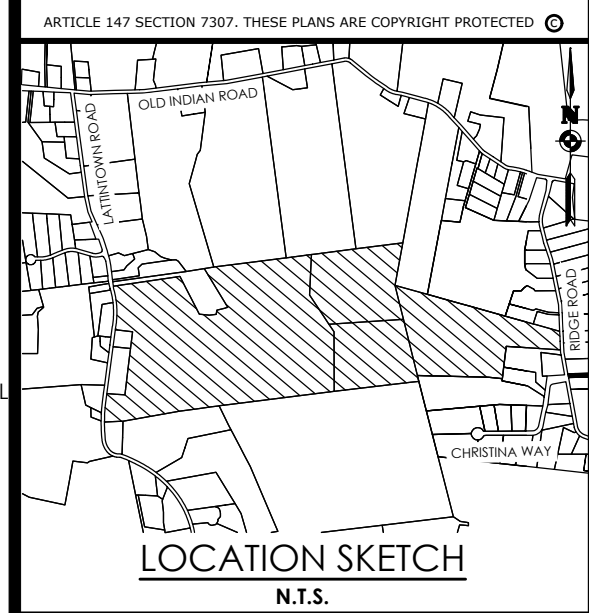


NOTES:

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - FIFTY (50) FOOT MINIMUM.
- THICKNESS - SIX (6) INCHES MINIMUM.
- WIDTH - TWENTY-FOUR (24) FOOT BUT NOT LESS THAN THE FULL WIDTH OF THE ENTRANCE FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- 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 COMPLETED AFTER EACH RAIN.

13 STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



Client:
Marlborough Resort, LLC
100 Ring Rd West, Rm 101
Garden City, NY 11530

PASSERO ASSOCIATES

242 West Main Street Suite 100
Rochester, New York 14614
(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge: Jess D. Sudol, P.E.
Project Manager: Chris LaPorta, P.E.
Designed by: Marvin Pinkrah



Revisions			
No.	Date	By	Description
1			

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EROSION AND SEDIMENT CONTROL DETAILS MARLBOROUGH RESORT

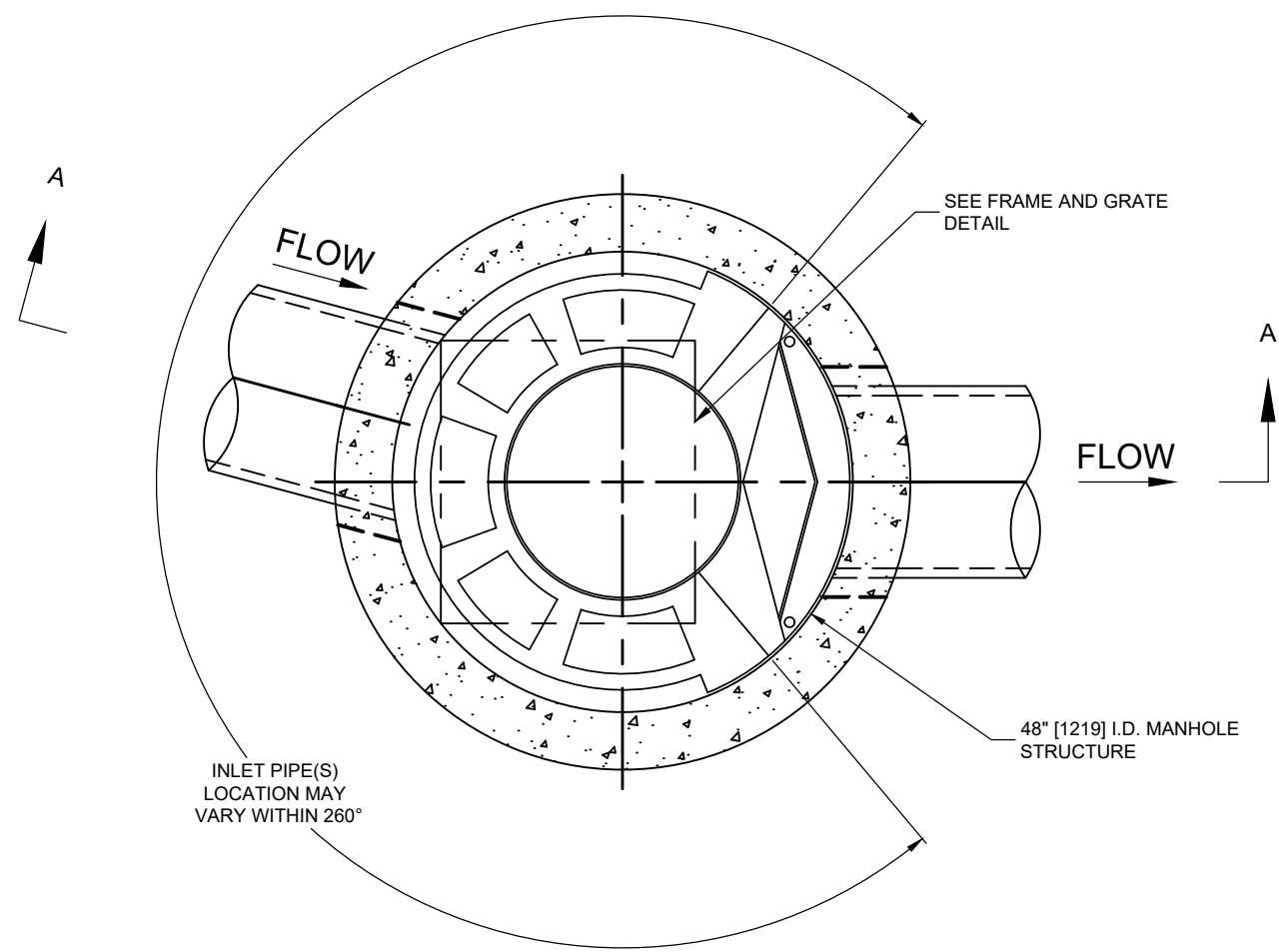
Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

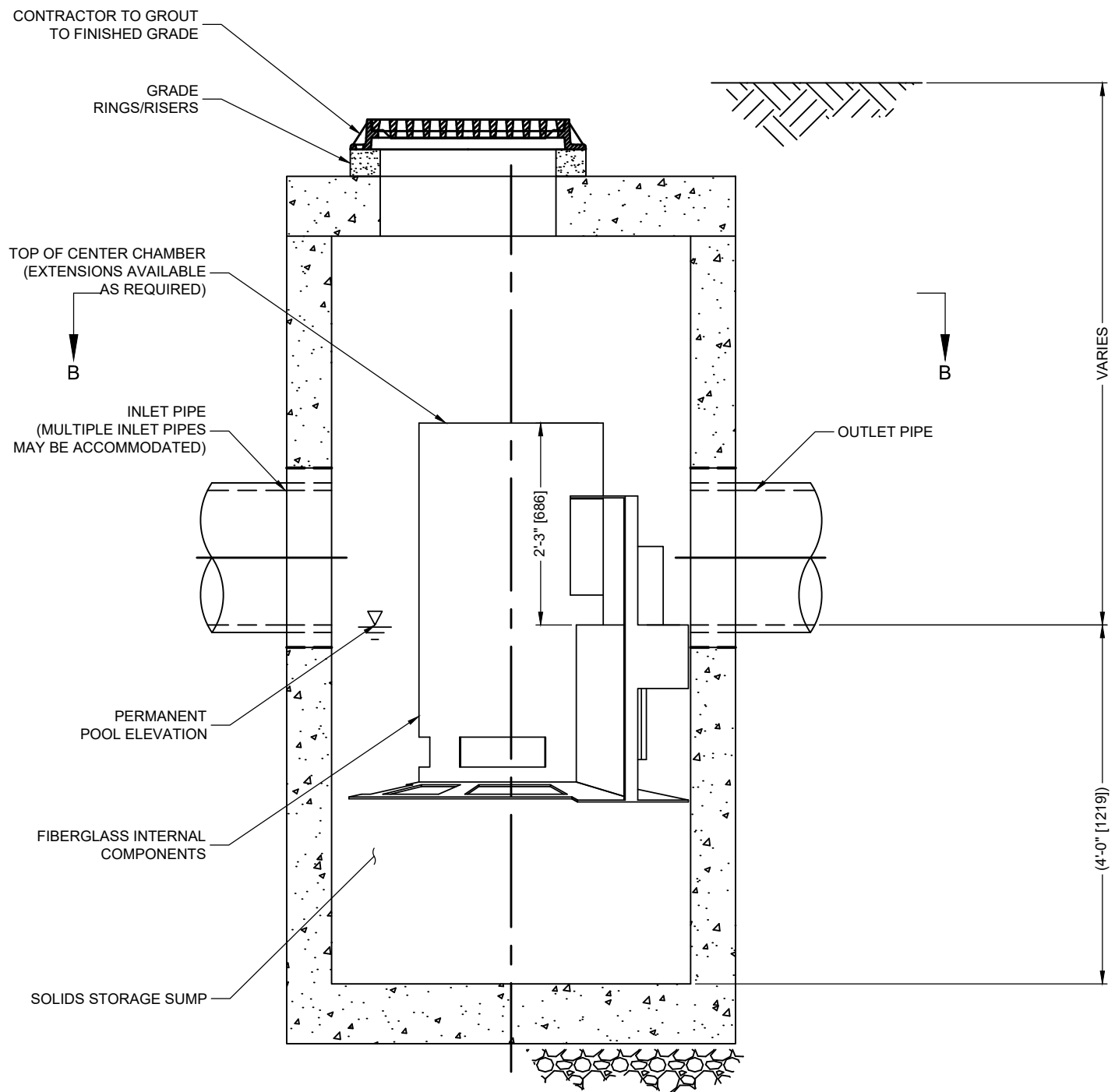
Drawing No.
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Scale:
N.T.S.

Date
MAY 16, 2024

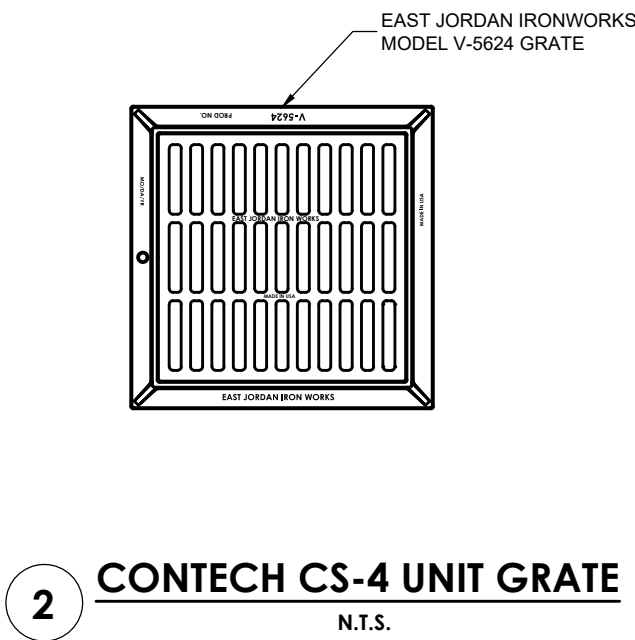


PLAN VIEW B-B
NOT TO SCALE



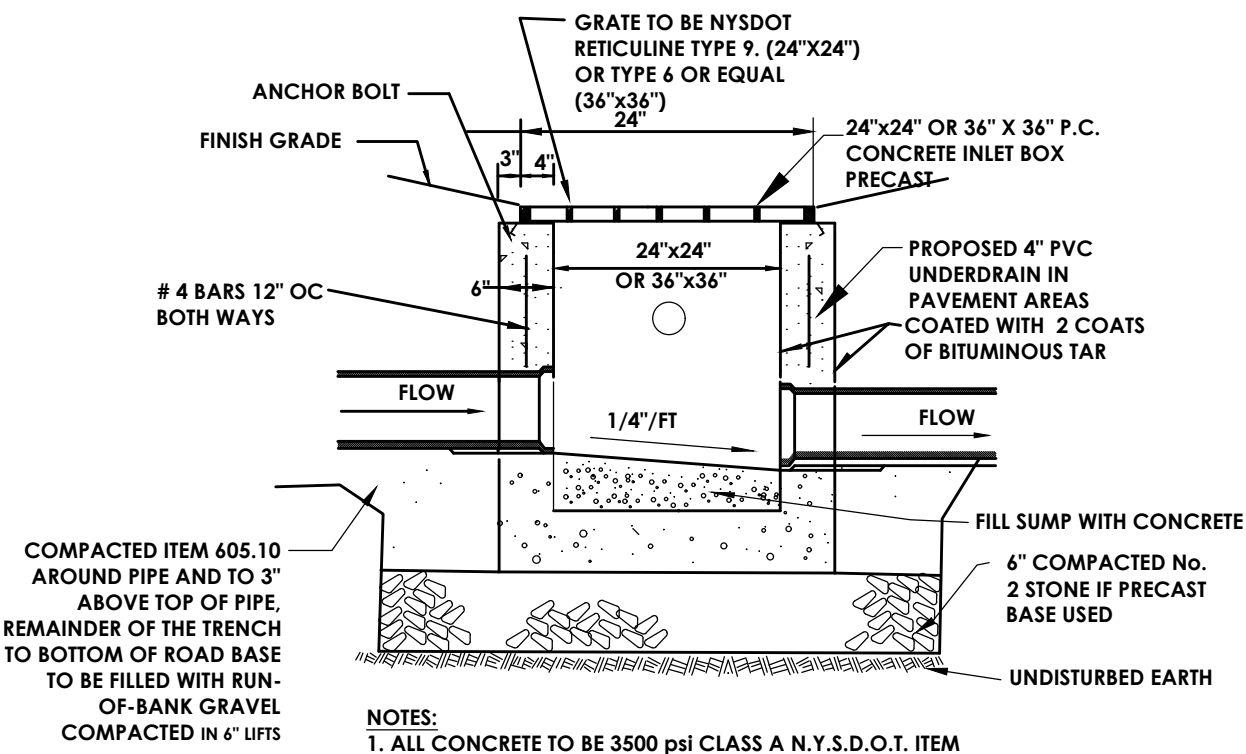
ELEVATION A-A
NOT TO SCALE

1 CONTECH CS-4 UNIT DETAIL (3 REQUIRED)
N.T.S.
UNIT IS CONTECH "CASCADE SEPARATOR"
SEE PLAN FOR GRATE & INVERT ELEVATIONS AND PIPE ORIENTATIONS

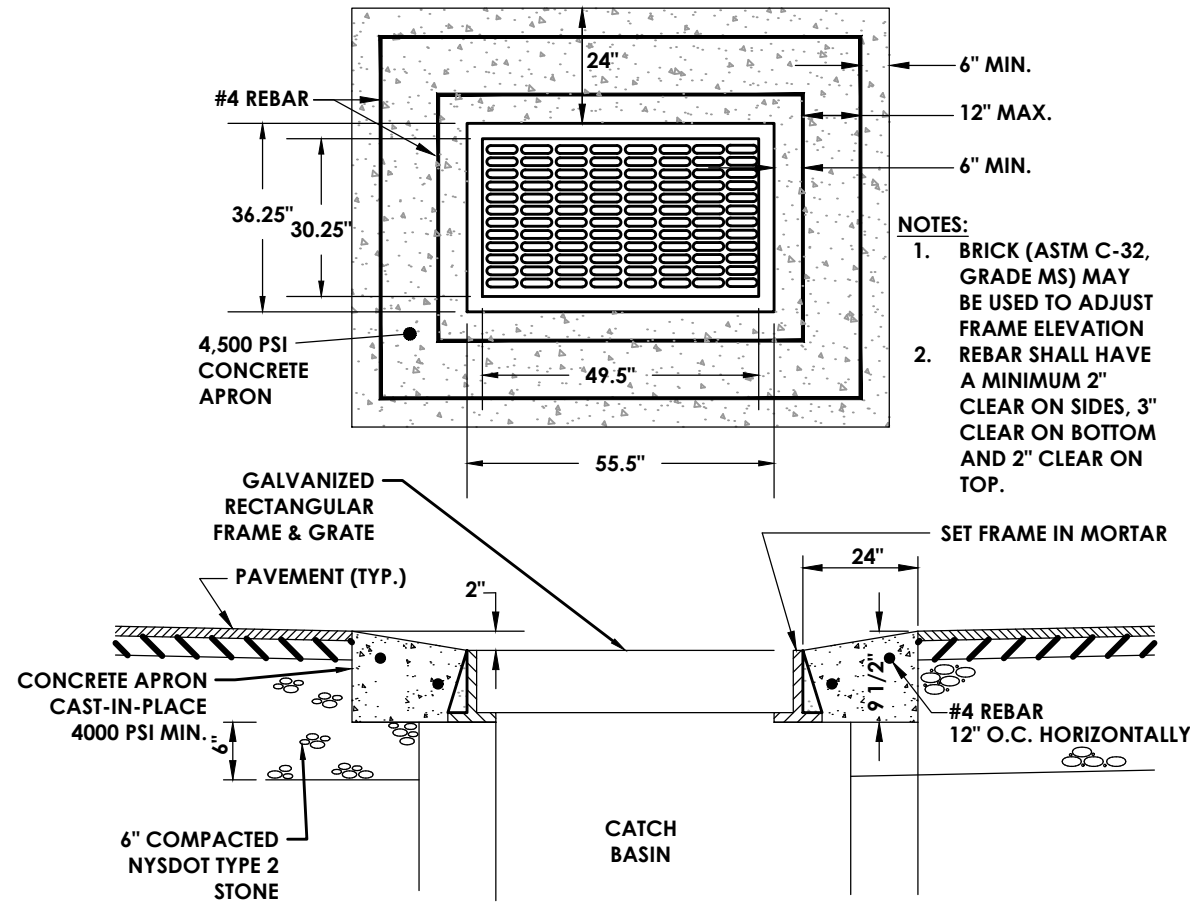


- GENERAL NOTES
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
 - CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 - CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M308 AND BE CAST WITH THE CONTECH LOGO.
 - CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
 - ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

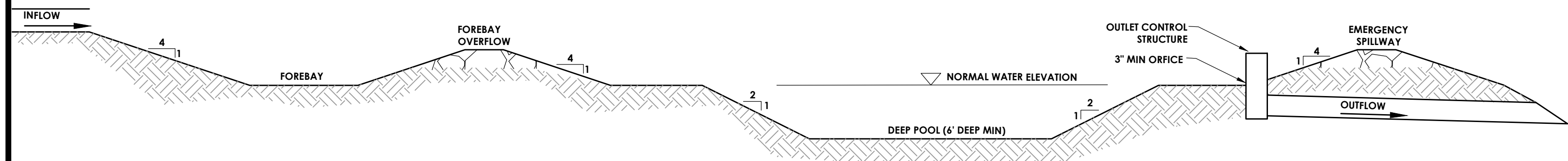
- INSTALLATION NOTES
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
 - CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



3 STANDARD CATCH BASIN DETAIL
N.T.S.

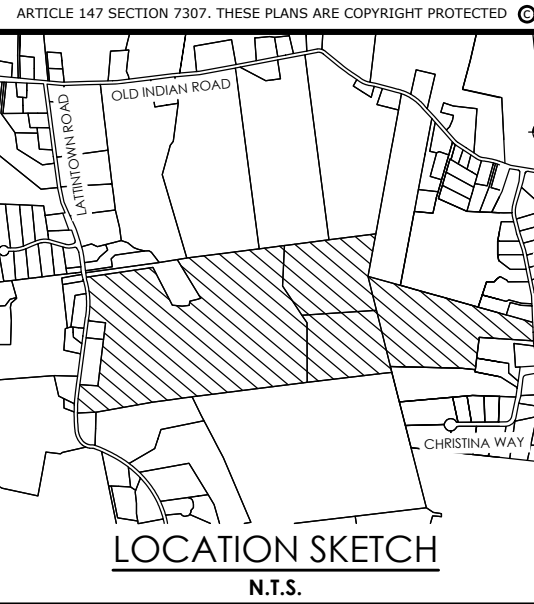


4 CONCRETE APRON FOR CATCH BASINS
N.T.S.



? TYPICAL POND SECTION
N.T.S.

NOTE: REFER TO PLANS FOR VERTICAL AND HORIZONTAL LOCATIONS



Client:
Marlborough Resort, LLC
100 Ring Rd West, Rm 101
Garden City, NY 11530

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Fax: (585) 325-1691
Principal-in-Charge
Project Manager
Designed by
Jess D. Sudol, P.E.
Chris LaPorta, P.E.
Marvin Pinkrah



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STORMWATER
MANAGEMENT
DETAILS

MARLBOROUGH
RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 505

Scale:
N.T.S.

Date
MAY 16, 2024