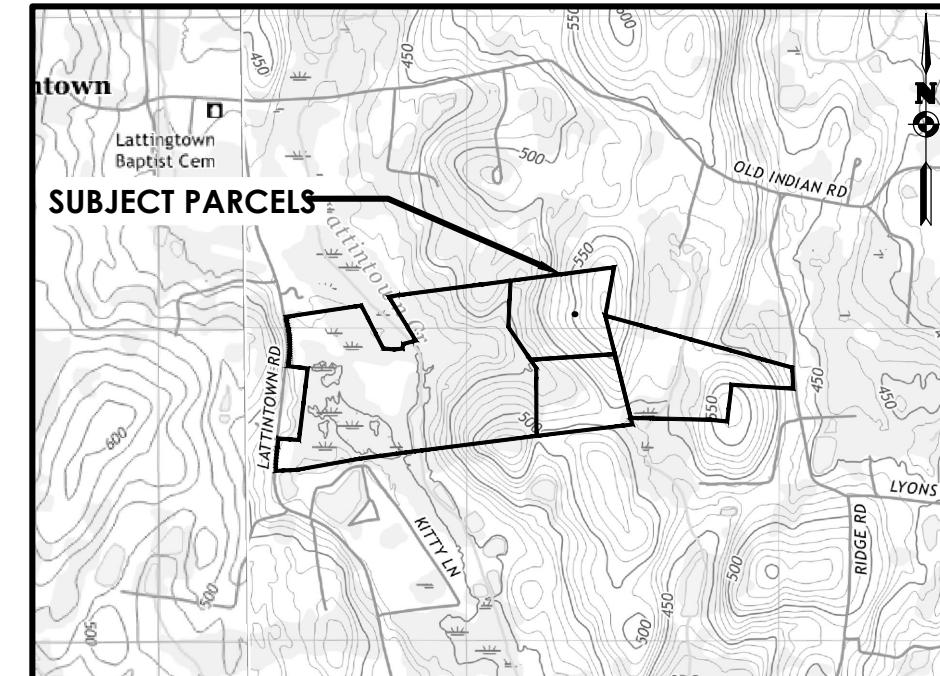


SITE PLAN

MARLBOROUGH RESORT

TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK

P.N. 20233707.0001



LOCATION MAP
SCALE: 1" = 2000'

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 & BARBECUE	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

SPDES GENERAL PERMIT GP-02-001 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.

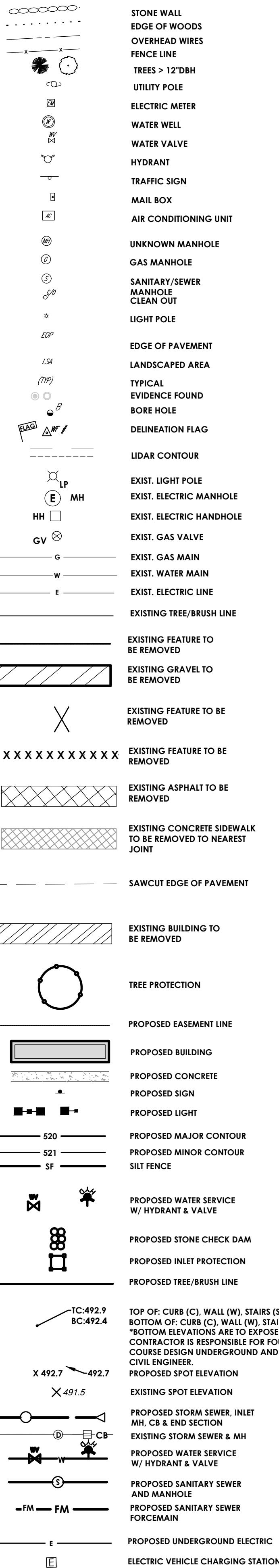
DRAWING INDEX		
1 OF 48	G 001	COVER SHEET
2 OF 48	G 002	LEGENDS & NOTES
3 OF 48	C 110	KEY PLAN
4 OF 48	C 120	OVERALL EXISTING CONDITIONS & DEMOLITION PLAN
5 OF 48	C 121	EXISTING CONDITIONS & DEMOLITION PLAN
6 OF 48	C 130	OVERALL SITE PLAN
7 OF 48	C 131	SITE PLAN
8 OF 48	C 132	SITE PLAN
9 OF 48	C 133	SITE PLAN
10 OF 48	C 134	SITE PLAN
11 OF 48	C 135	SITE PLAN
12 OF 48	C 136	SITE PLAN
13 OF 48	C 137	SITE PLAN
14 OF 48	C 138	SITE PLAN
15 OF 48	C 139	SITE PLAN
16 OF 48	C 140	PRELIMINARY GRADING PLAN
17 OF 48	C 141	PRELIMINARY GRADING PLAN
18 OF 48	C 142	PRELIMINARY GRADING PLAN
19 OF 48	C 143	PRELIMINARY GRADING PLAN
20 OF 48	C 144	PRELIMINARY GRADING PLAN
21 OF 48	C 145	PRELIMINARY GRADING PLAN
22 OF 48	C 146	PRELIMINARY GRADING PLAN
23 OF 48	C 147	PRELIMINARY GRADING PLAN
24 OF 48	C 150	UTILITY PLAN
25 OF 48	C 151	UTILITY PLAN
26 OF 48	C 152	UTILITY PLAN
27 OF 48	C 153	UTILITY PLAN
28 OF 48	C 154	UTILITY PLAN
29 OF 48	C 155	UTILITY PLAN
30 OF 48	C 156	UTILITY PLAN
31 OF 48	C 157	UTILITY PLAN
32 OF 48	C 160	EROSION & SEDIMENT CONTROL PLAN
33 OF 48	C 161	EROSION & SEDIMENT CONTROL PLAN
34 OF 48	C 162	EROSION & SEDIMENT CONTROL PLAN
35 OF 48	C 163	EROSION & SEDIMENT CONTROL PLAN
36 OF 48	C 164	EROSION & SEDIMENT CONTROL PLAN
37 OF 48	C 165	EROSION & SEDIMENT CONTROL PLAN
38 OF 48	C 166	EROSION & SEDIMENT CONTROL PLAN
39 OF 48	C 167	EROSION & SEDIMENT CONTROL PLAN
40 OF 48	C 168	EROSION & SEDIMENT CONTROL PLAN
41 OF 48	L 100	LANDSCAPE & LIGHTING OVERALL CONCEPT
42 OF 48	L 101	LANDSCAPE AND LIGHTING CLOSE UPS
43 OF 48	C 500	SITE DETAILS
44 OF 48	C 501	SITE DETAILS
45 OF 48	C 502	UTILITY DETAILS
46 OF 48	C 503	UTILITY DETAILS
47 OF 48	C 504	EROSION AND SEDIMENT CONTROL DETAILS
48 OF 48	C 505	STORMWATER MANAGEMENT DETAILS

25 OF 48	C 151	UTILITY PLAN
26 OF 48	C 152	UTILITY PLAN
27 OF 48	C 153	UTILITY PLAN
28 OF 48	C 154	UTILITY PLAN
29 OF 48	C 155	UTILITY PLAN
30 OF 48	C 156	UTILITY PLAN
31 OF 48	C 157	UTILITY PLAN
32 OF 48	C 160	EROSION & SEDIMENT CONTROL PLAN
33 OF 48	C 161	EROSION & SEDIMENT CONTROL PLAN
34 OF 48	C 162	EROSION & SEDIMENT CONTROL PLAN
35 OF 48	C 163	EROSION & SEDIMENT CONTROL PLAN
36 OF 48	C 164	EROSION & SEDIMENT CONTROL PLAN
37 OF 48	C 165	EROSION & SEDIMENT CONTROL PLAN
38 OF 48	C 166	EROSION & SEDIMENT CONTROL PLAN
39 OF 48	C 167	EROSION & SEDIMENT CONTROL PLAN
40 OF 48	C 168	EROSION & SEDIMENT CONTROL PLAN
41 OF 48	L 100	LANDSCAPE & LIGHTING OVERALL CONCEPT
42 OF 48	L 101	LANDSCAPE AND LIGHTING CLOSE UPS
43 OF 48	C 500	SITE DETAILS
44 OF 48	C 501	SITE DETAILS
45 OF 48	C 502	UTILITY DETAILS
46 OF 48	C 503	UTILITY DETAILS
47 OF 48	C 504	EROSION AND SEDIMENT CONTROL DETAILS
48 OF 48	C 505	STORMWATER MANAGEMENT DETAILS

SITE DATA		
1. TAX ACCOUNT NUMBER:	102.4-3-8.320, 102.4-2-12, 102.4-2-13, 102.4-2-29	
2. PARCEL ADDRESS:	626 LATINTOWN RD. 255 RIDGE RD.	
MUNICIPALITY:	MARLBOROUGH	
COUNTY:	ULSTER	
3. TOTAL PARCEL AREA:	152.55 ACRES	
AREA OF DISTURBANCE:	40.8 ACRES	
4. EXISTING ZONING:	R-AG-1 (RURAL AGRICULTURAL DISTRICT)	
PROPOSED ZONING:		
5. EXISTING USE:	LODGE/INN, FRUIT CROP	
6. PROPOSED USE:	RESORT HOTEL	
7. 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 PER 309089 S.F.
UNIT QTY	20 MINIMUM	101 UNITS
PARKING		
STALLS QTY	170	453
1. MINIMUM LOT SIZES IN R-1 AND R-Ag-1 ARE SUBJECT TO PERCOLATION TESTS REQUIRED UNDER § 155-42, BUT IN NO EVENT ARE LESS THAN ONE (1) ACRE.		
2. MINIMUM SETBACKS ARE SUBJECT TO § 155-52 IN R-Ag-1, R-1, AND HD ZONES THAT ARE NEXT TO ACTIVATE AGRICULTURAL LANDS IN EFFORTS TO PRESERVE AND PROTECT AGRICULTURAL PRACTICES. THIS MINIMUM SETBACK OF 75 FEET FROM THE PROPERTY LINE WILL SUPERSEDE OTHER MINIMUM SETBACKS IDENTIFIED IN SCHEDULE I.		
NOTES:		
(*) - PRE-EXISTING NONCONFORMITY		
STATE REGULATED WETLANDS (NYSDEC ERM):		
8. FEDERALLY REGULATED WETLANDS (USFWS NWI):		
9. FIRM PANEL: 34111C0790E DATED: 07/25/2009		
10. FLOOD PLAIN (FEMA NFHL):		
11. PUBLIC WATER PROVIDED BY: TOWN OF MARLBOROUGH		
12. ELECTRIC SERVICE PROVIDED BY: CENTRAL HUDSON GAS AND ELECTRIC		
13. GAS SERVICE SUPPLIED BY: PRIVATE		
14. SANITARY SEWER PROVIDED BY: PRIVATE		
15. STORM SEWER & DRAINAGE WILL BE: PRIVATE		
16. PROJECT BOUNDARIES ARE WITHIN THE MARLBOROUGH CENTRAL SCHOOL DISTRICT.		
17. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY		

PASSERO engineering architecture	
ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED	
LOCATION MAP SCALE: 1" = 2000'	
LOCATION SKETCH N.T.S.	
<p>Client: Marlborough Resort, LLC 100 Ring Rd West Garden City, NY 11530 SUITE 101</p> <p>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. Marvin Pinkrah</p> <p>STATE OF NEW YORK CHRISTOPHER J. LAPORTA LICENSED PROFESSIONAL ENGINEER 102592</p> <p>Revisions No. Date By Description 1</p> <p>UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWINGS IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED</p> <p>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</p> <p>NOT FOR CONSTRUCTION</p>	

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 GALLONS/INCH OF INTERNAL PIPE DIAMETER PER HOUR 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 FLEXIBLE PIPE IS USED, CONTRACTOR SHALL TEST ALL MAINLINE PIPE FOR MAXIMUM ALLOWABLE DEFLECTION OF 5% OF PIPE DIAMETER. FLEXIBLE PIPE TESTS SHALL BE PERFORMED USING A CIRCULAR STEEL BALL OR SLED 1/16 INCH IN DIAMETER SMALLER THAN ALLOWABLE INSIDE DIAMETER OF 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 THE SOURCE OF LEAKAGE, REPAIR THE DEFECT, RETEST, AND BRING SECTION 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 1:1 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 (AOE). 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).

Notes

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 RIPPLING 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-0-20-002) 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 IT'S 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.

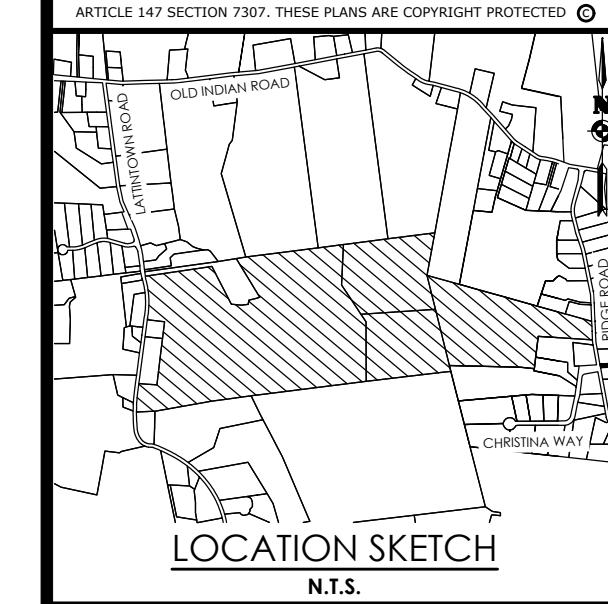
- CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITework RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS 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.

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, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BEHIND 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.



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



Revisions

No.	Date	By	Description
1			

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED

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
NOT FOR CONSTRUCTION

Existing Conditions Information

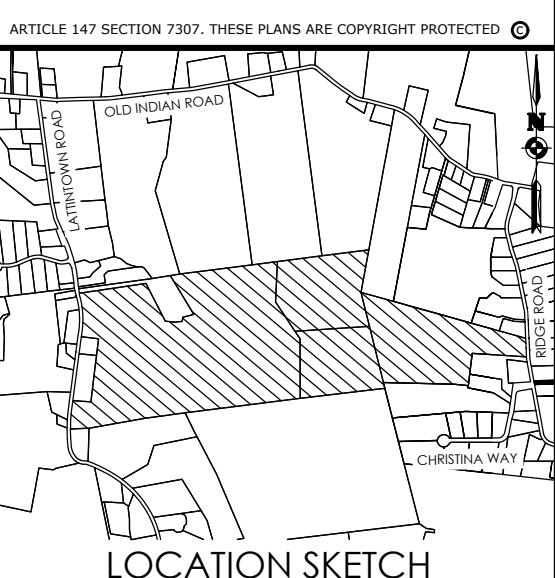
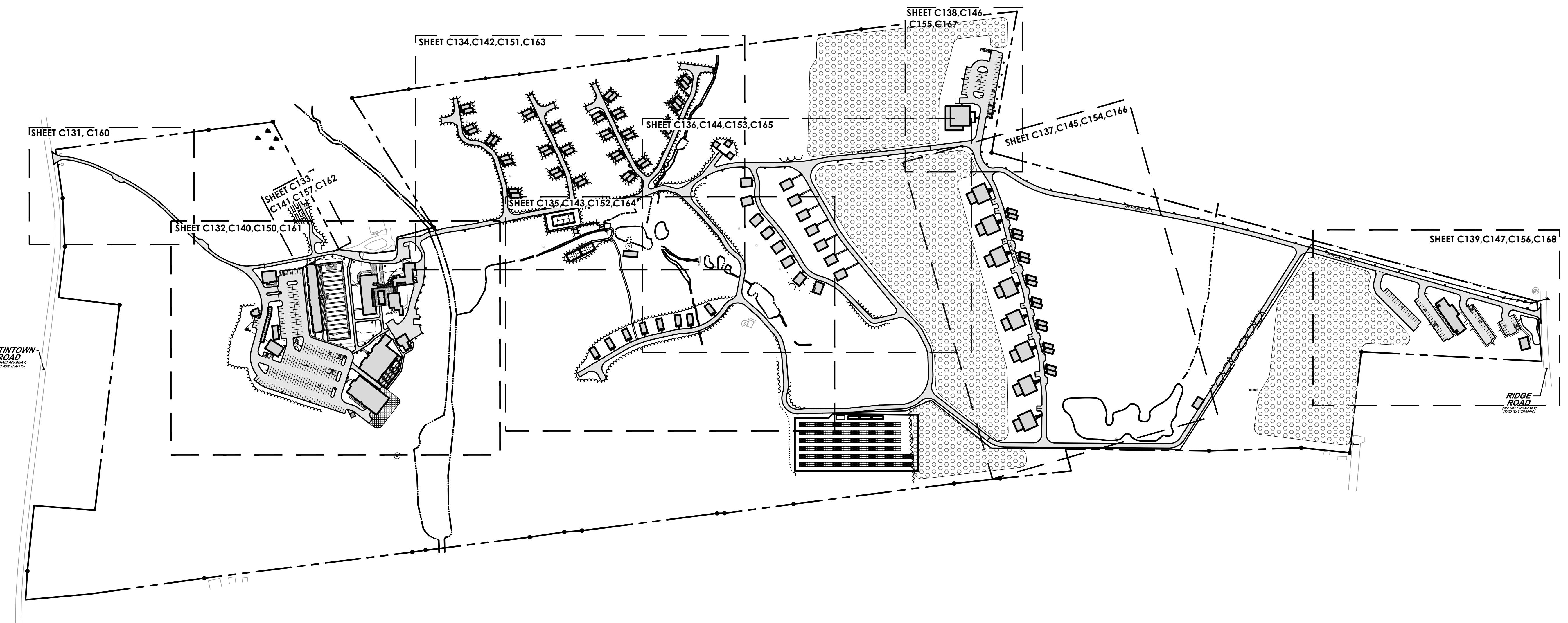
- BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY CONTROL POINT ASSOCIATES, INC. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND FROM A MAP ENTITLED "TOPOGRAPHIC MAP PREPARED FOR MARLBOROUGH RESORT, LLC" BY CONTROL 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.

Document Use

- THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
- 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 SCALLED 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.

NOT FOR CONSTRUCTION

HORIZONTAL SCALE
200 0 100 200 400
SCALE: 1"=200'



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

Jess D. Sudol, P.E.
Principal-in-Charge
Project Manager

Chris LaPorta, P.E.
Designed by Marvin Pinkrah



Revisions

No.	Date	By	Description
1			

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7309 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED

KEY PLAN

**MARLBOROUGH
RESORT**

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.

20233707.0001

Drawing No.

C 110

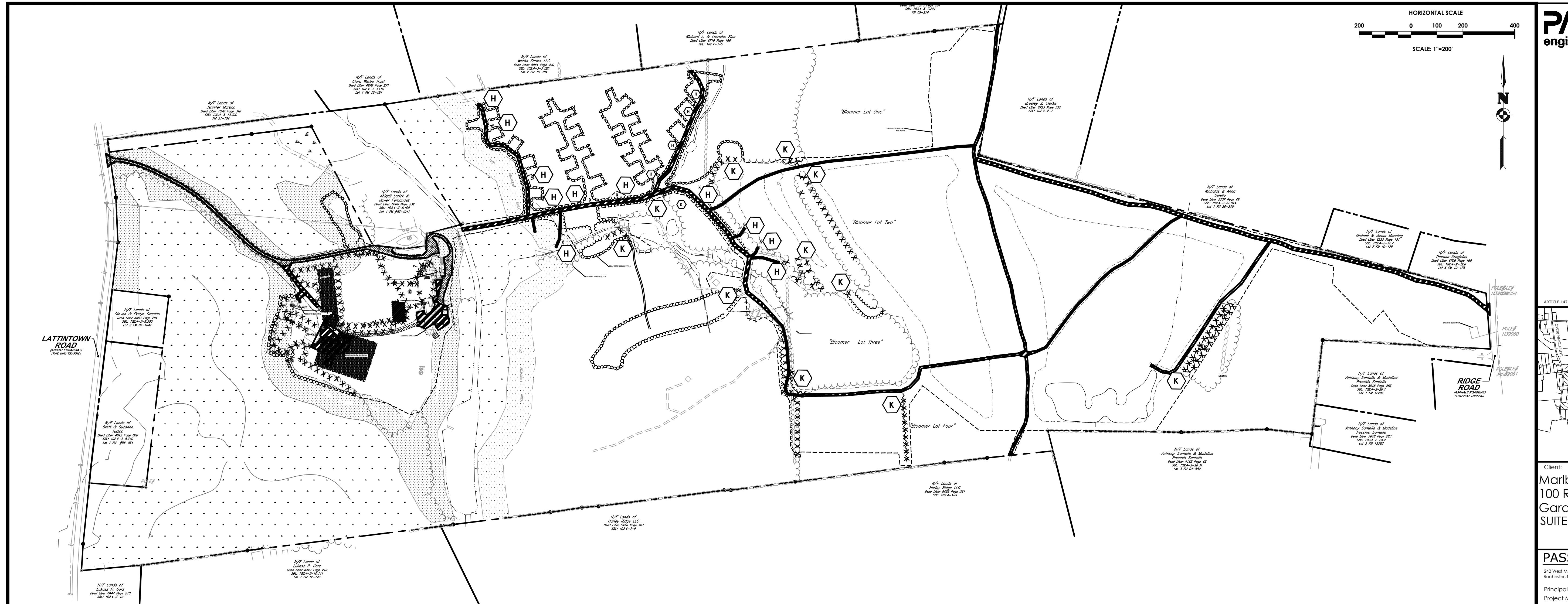
Scale:

1" = 200'

Date

MAY 24, 2024

NOT FOR CONSTRUCTION



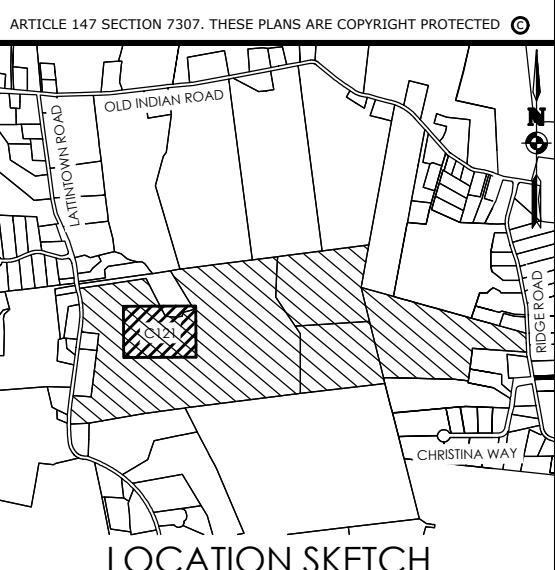
DEMOLITION KEY:

- 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.



Revisions			
No.	Date	By	Description
1			
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7309 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED			
EXISTING CONDITIONS & DEMOLITION PLAN			
MARLBOROUGH RESORT			
Municipality: MARLBOROUGH County: ULSTER State: NY			
Project No.: 20233707.0001			
Drawing No.: C 120			
Scale: 1" = 200'			
Date: MAY 24, 2024			



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

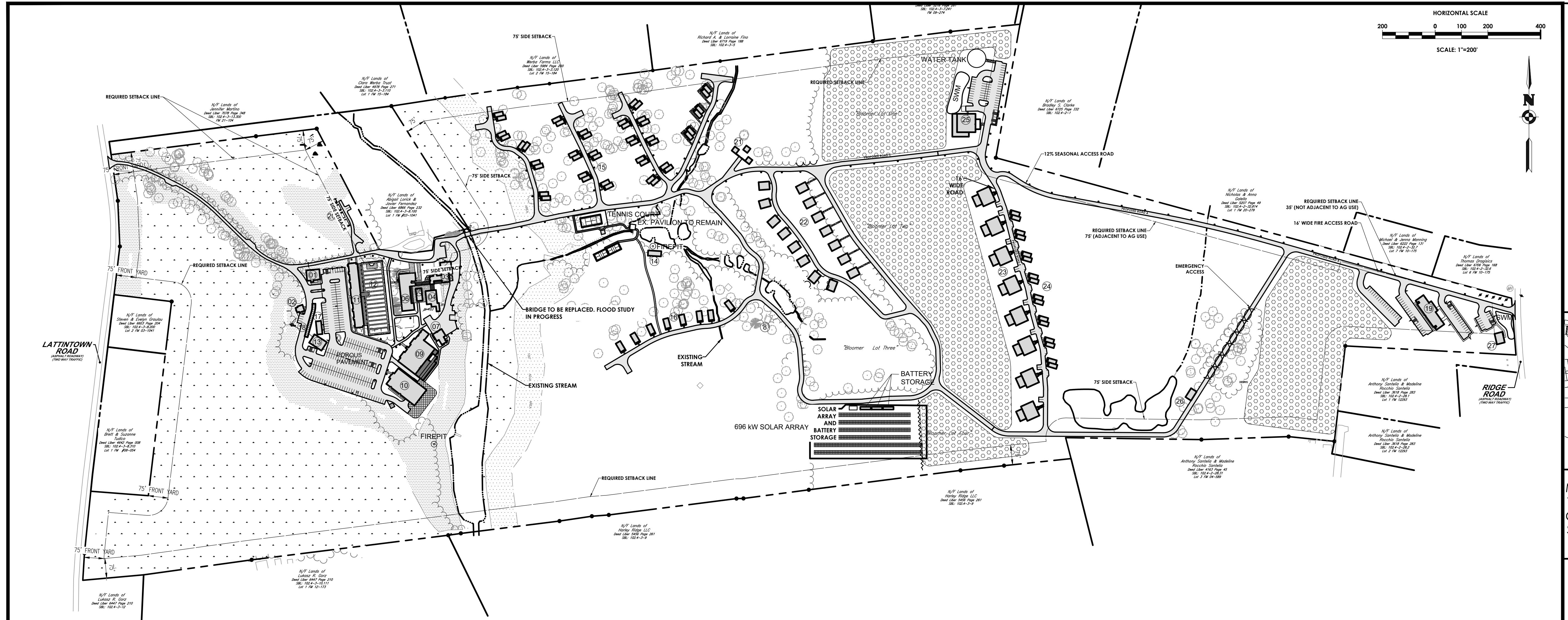


Revisions			
No.	Date	By	Description
1			

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 148 SECTION 7209 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED

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



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 & BARBECUE	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



Revisions			
No.	Date	By	Description
1			

OVERALL SITE PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
ULSTER State: NY

ESTER STATE. NY

0233707.0001

o.

C 130

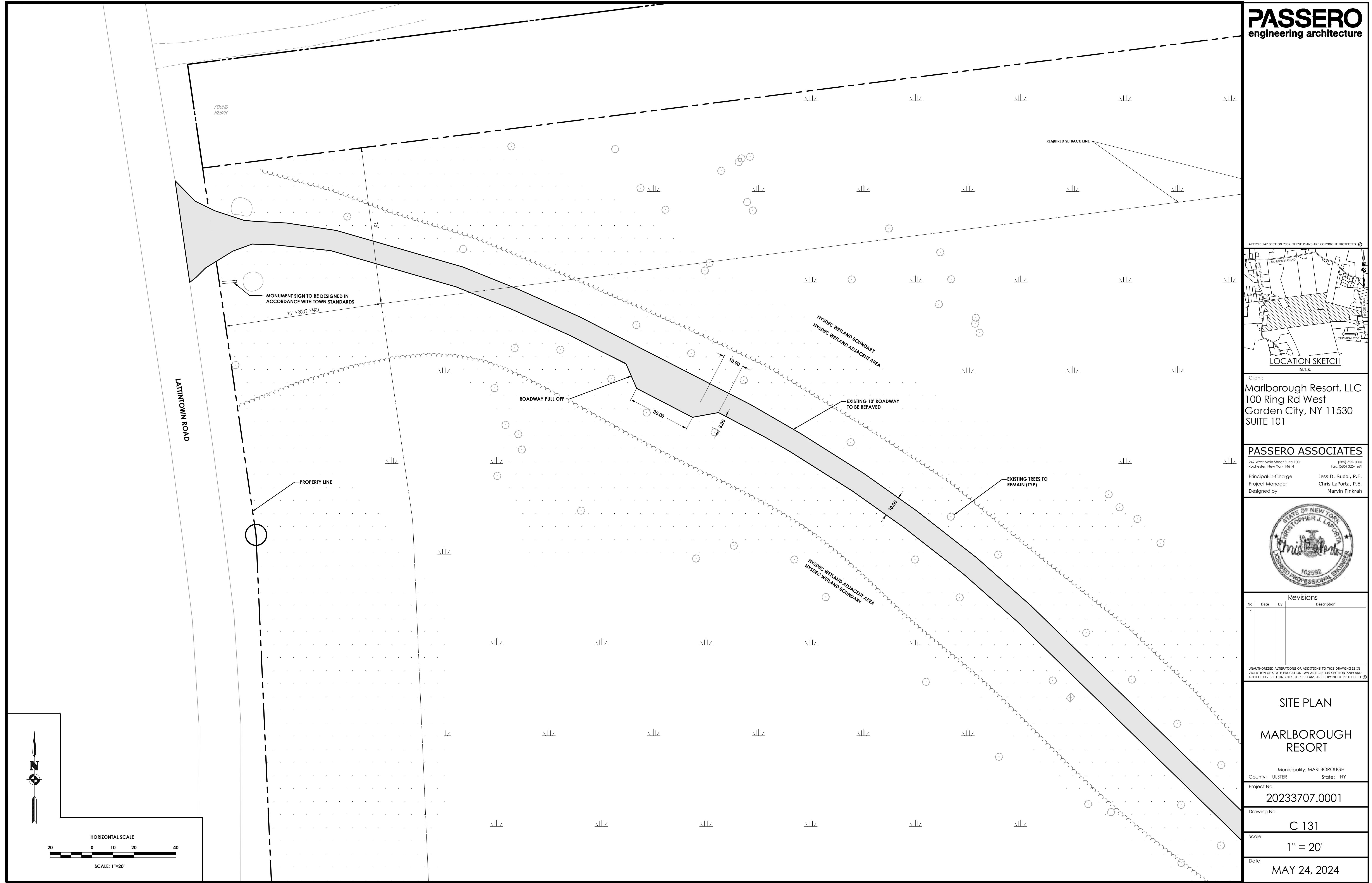
© 2010 Pearson Education, Inc.

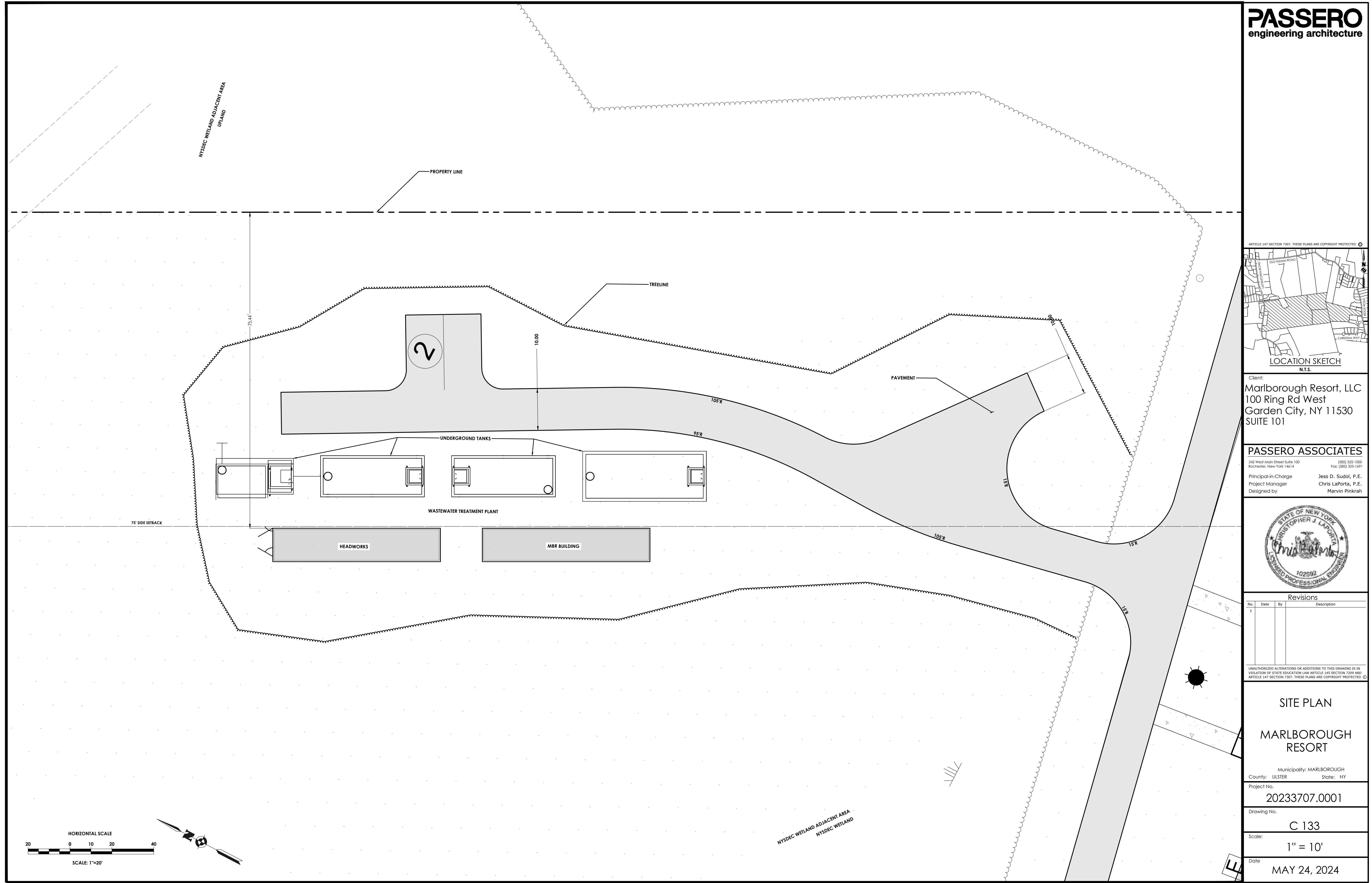
$$1'' = 200'$$

MAX 04 2024

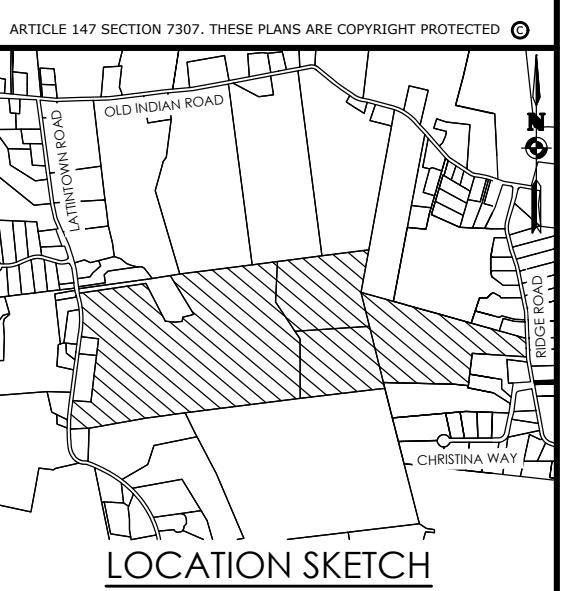
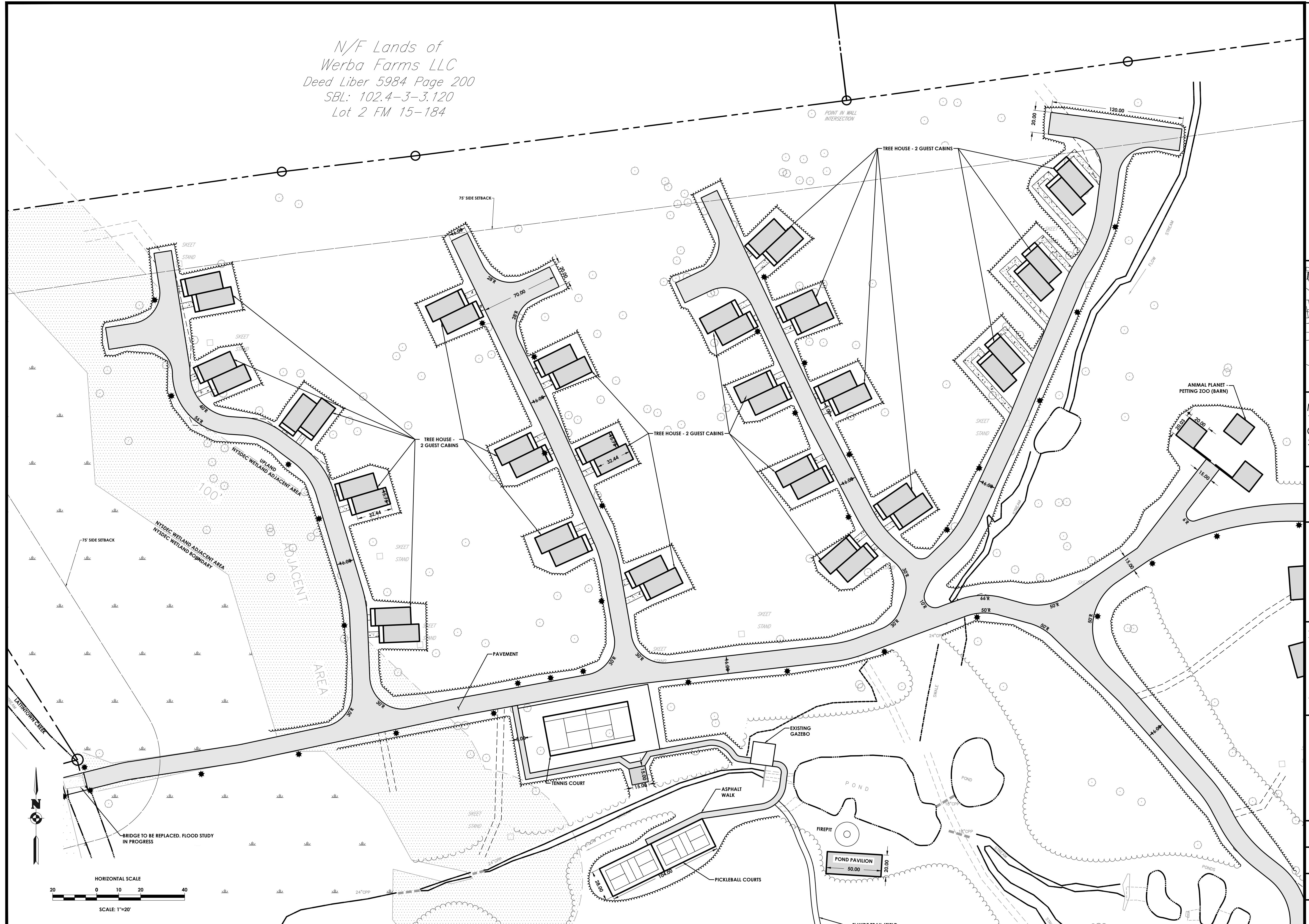
MAY 24, 2024

FOR CONSTRUCTION





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



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

Jess D. Sudol, P.E.
Project Manager

Designed by
Chris LaPorta, P.E.
Marvin Pinkrah



Revisions			
No.	Date	By	Description
1			UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7309 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED

SITE PLAN

**MARLBOROUGH
RESORT**

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.: 20233707.0001

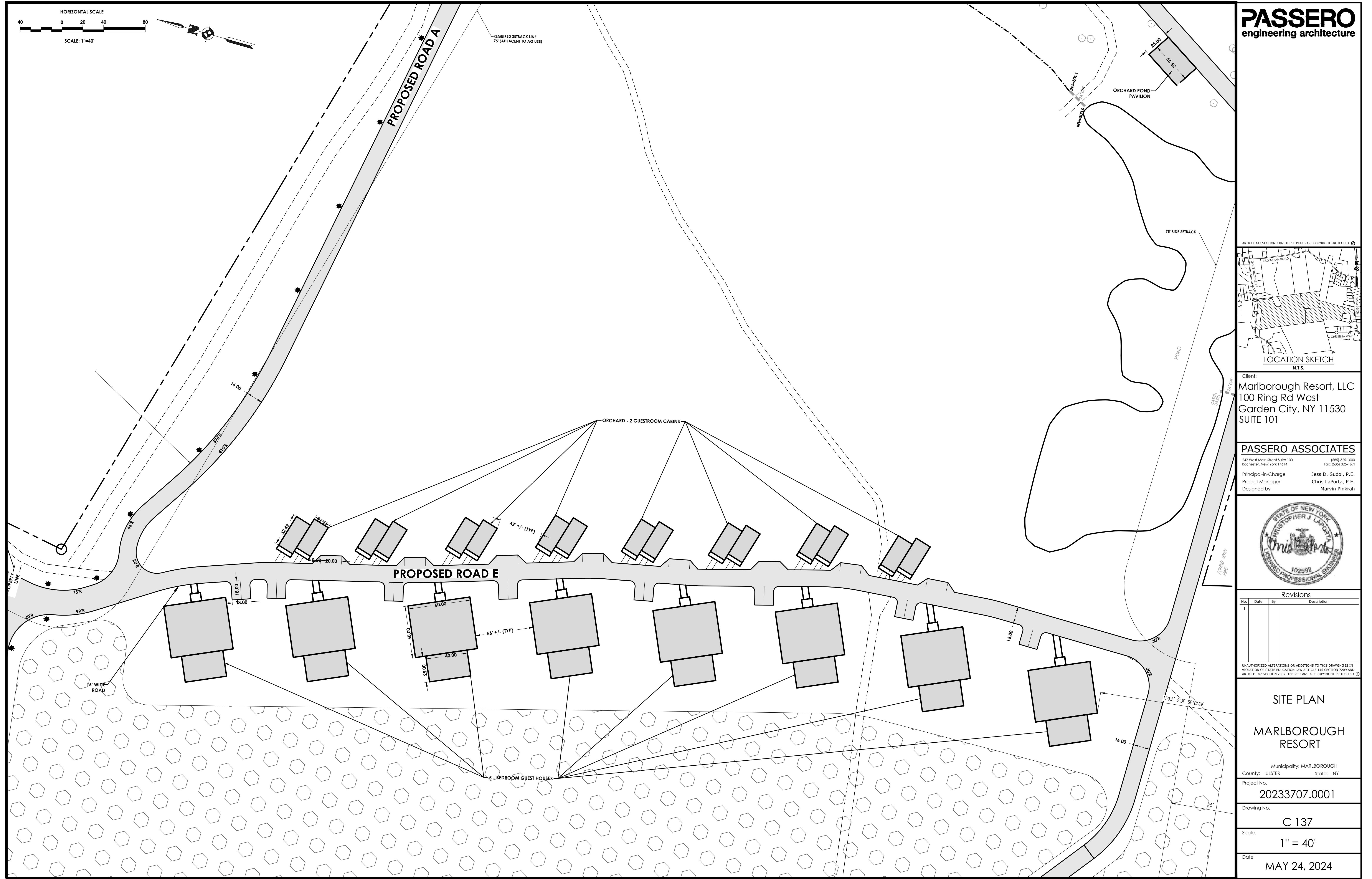
Drawing No.: C 134

Scale: 1" = 40'

Date: MAY 24, 2024

NOT FOR CONSTRUCTION





PASSERO

engineering architecture

engineering architecture

SITE PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

ect No.

20255707.0001

C 137

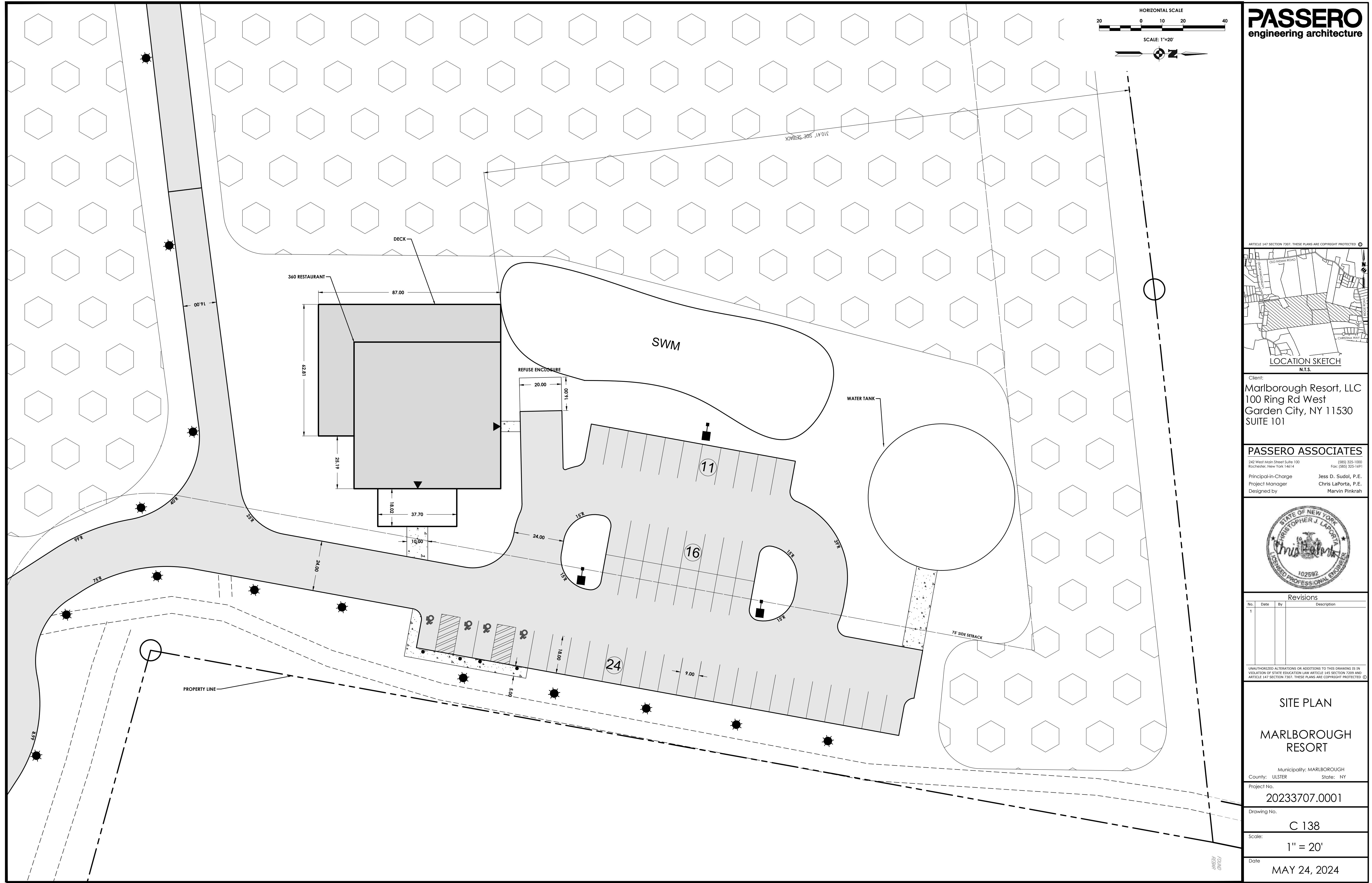
$$1'' = 40'$$

MAY 24, 2024

NOT FOR CONSTRUCTION

OFFER CONSTRUCTION

NOT FOR CONSTRUCTION

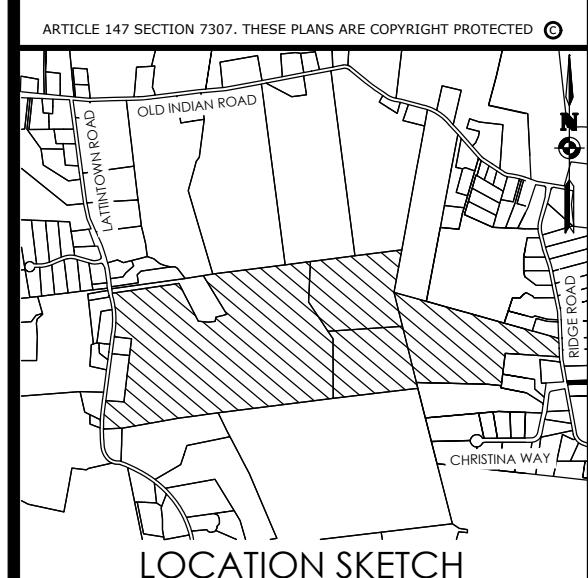
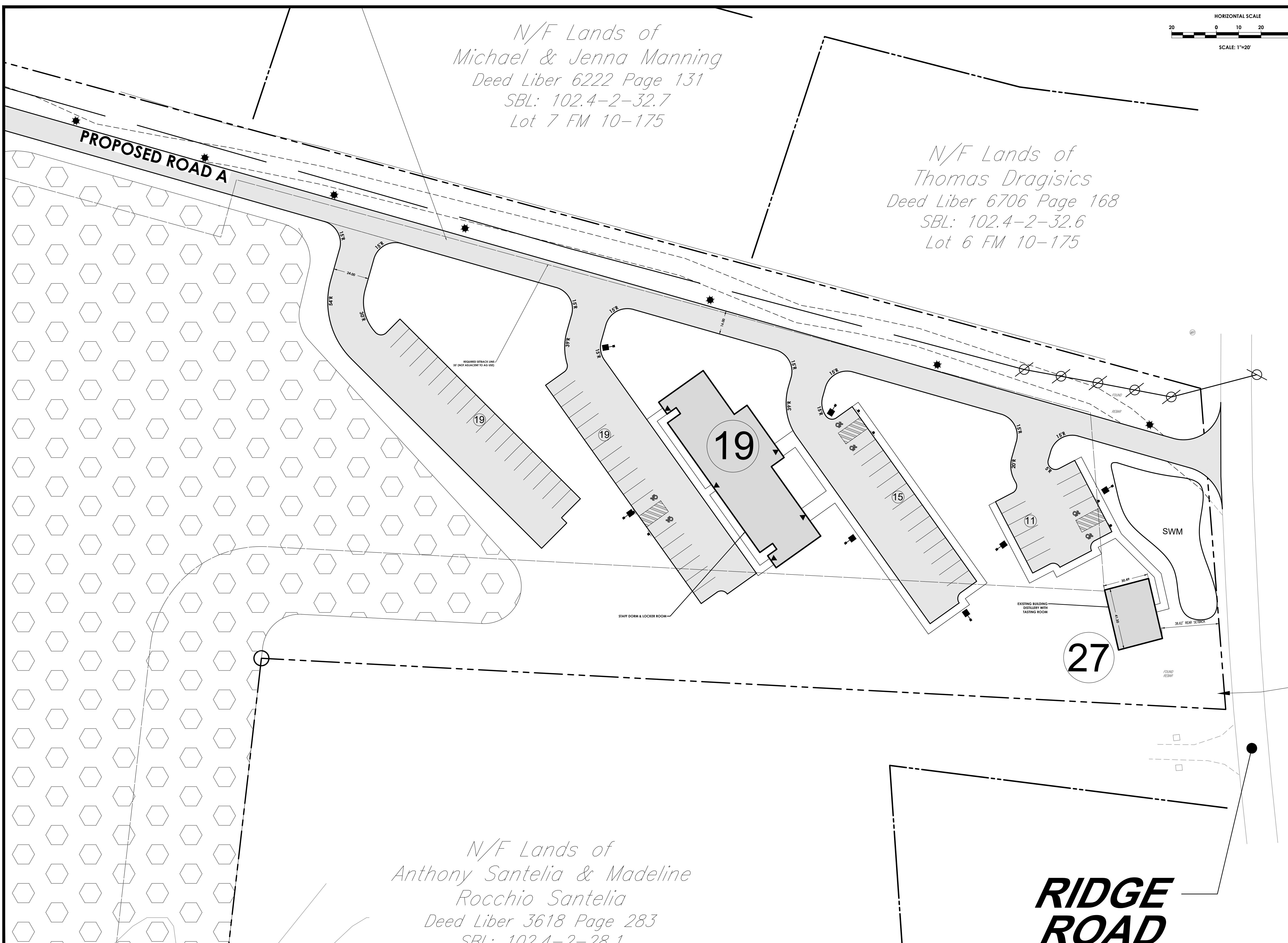


HORIZONTAL SCALE
20 0 10 20 40
SCALE: 1"=20'



*N/F Lands of
Michael & Jenna Manning
Deed Liber 6222 Page 131
SBL: 102.4-2-32.7
Lot 7 FM 10-175*

*N/F Lands of
Thomas Dragisics
Deed Liber 6706 Page 168
SBL: 102.4-2-32.6
Lot 6 FM 10-175*

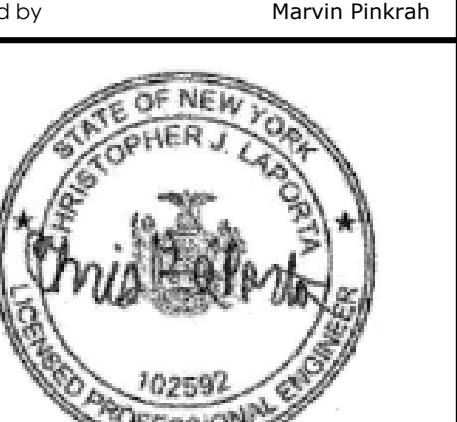


Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES

242 West Main Street Suite 100
Rochester, New York 14614
(585) 325-1000
Fax: (585) 325-1691

Jess D. Sudol, P.E.
Project Manager
Designed by



Revisions

No.	Date	By	Description
1			SUBJECT TO RIGHT WAY FOR DRIVEWAY OR 70' P. 361

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7309 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED

SITE PLAN

**MARLBOROUGH
RESORT**

Municipality: MARLBOROUGH
County: ULSTER State: NY

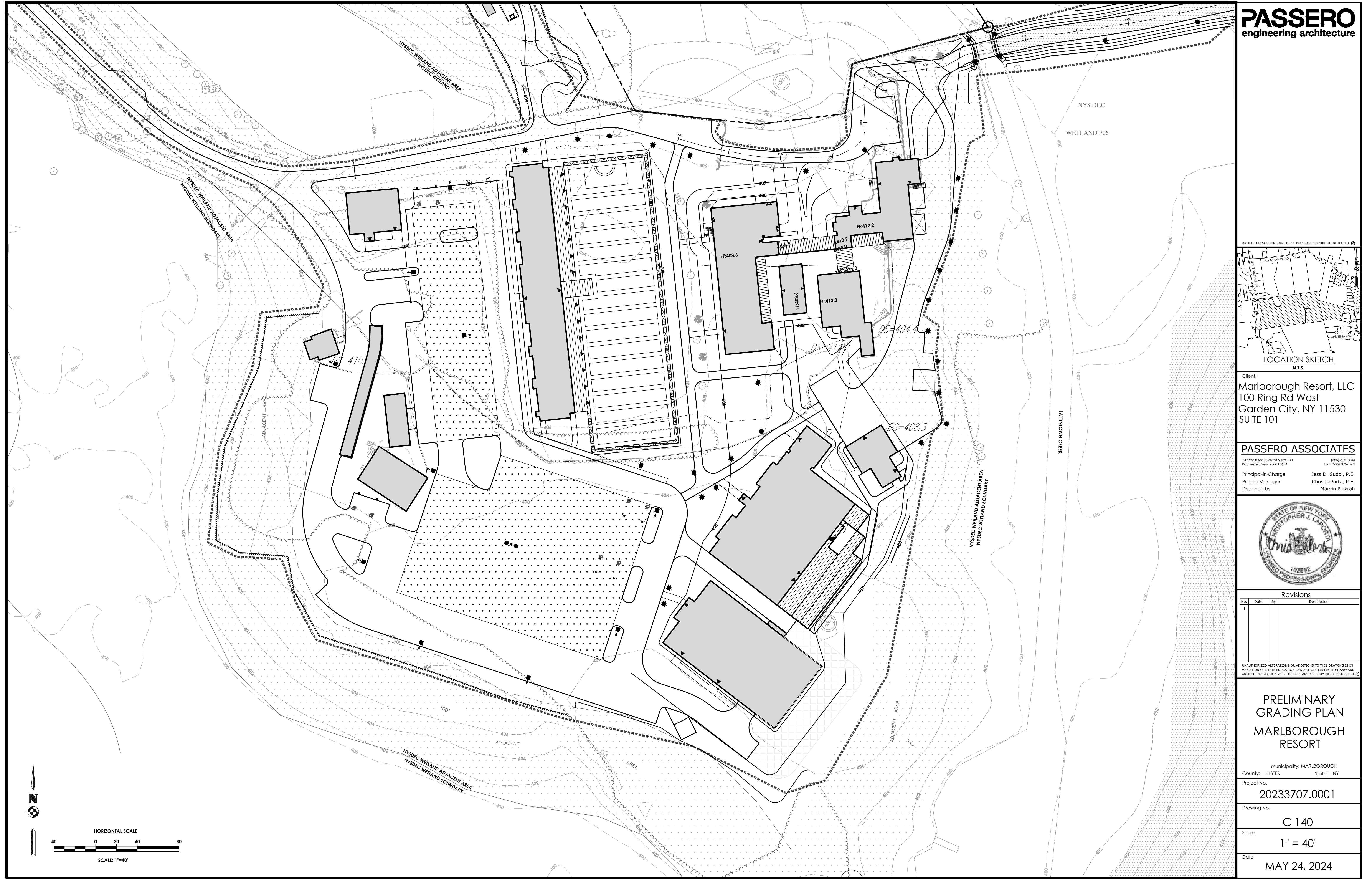
Project No.
20233707.0001

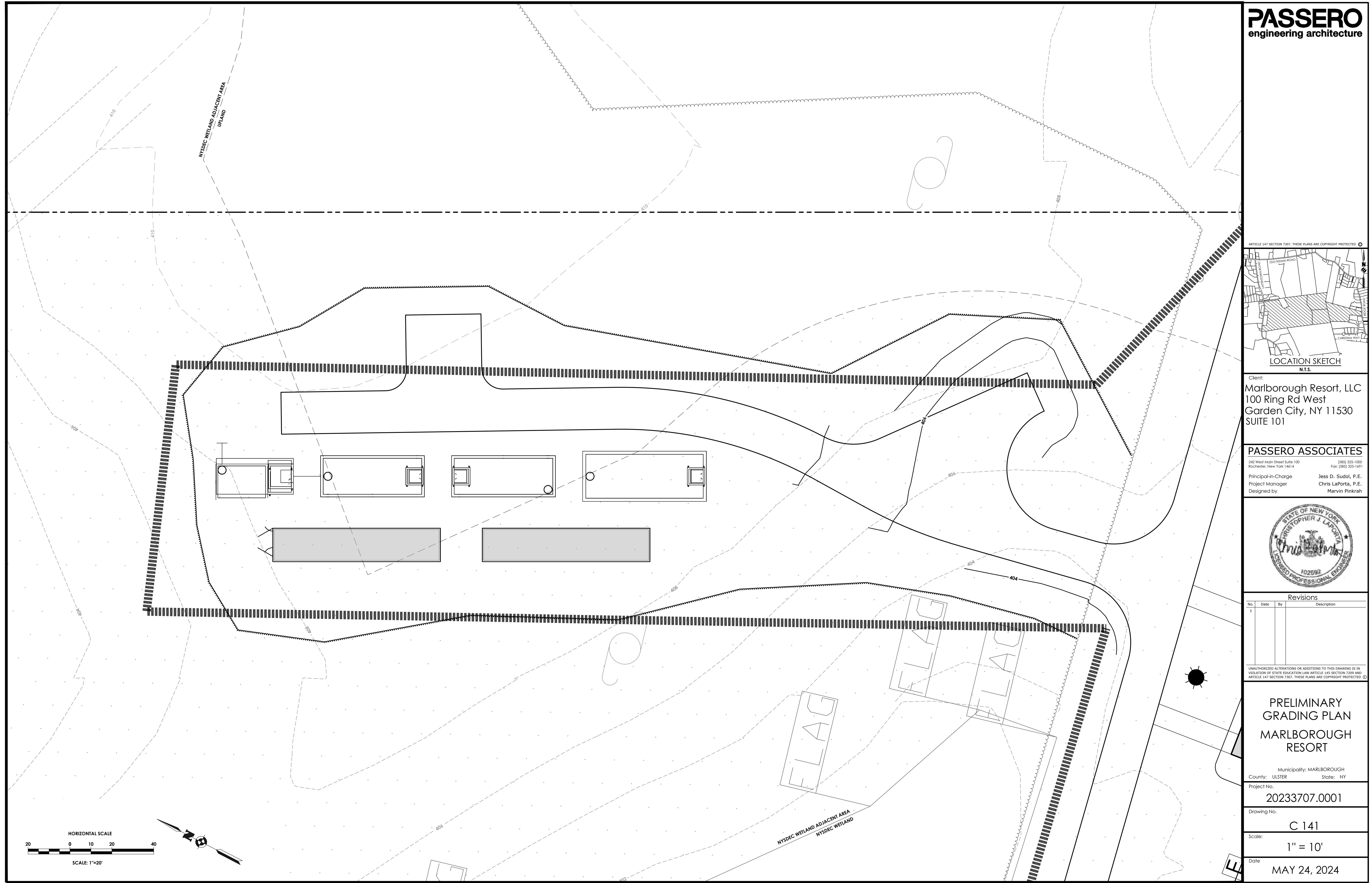
Drawing No.
C 139

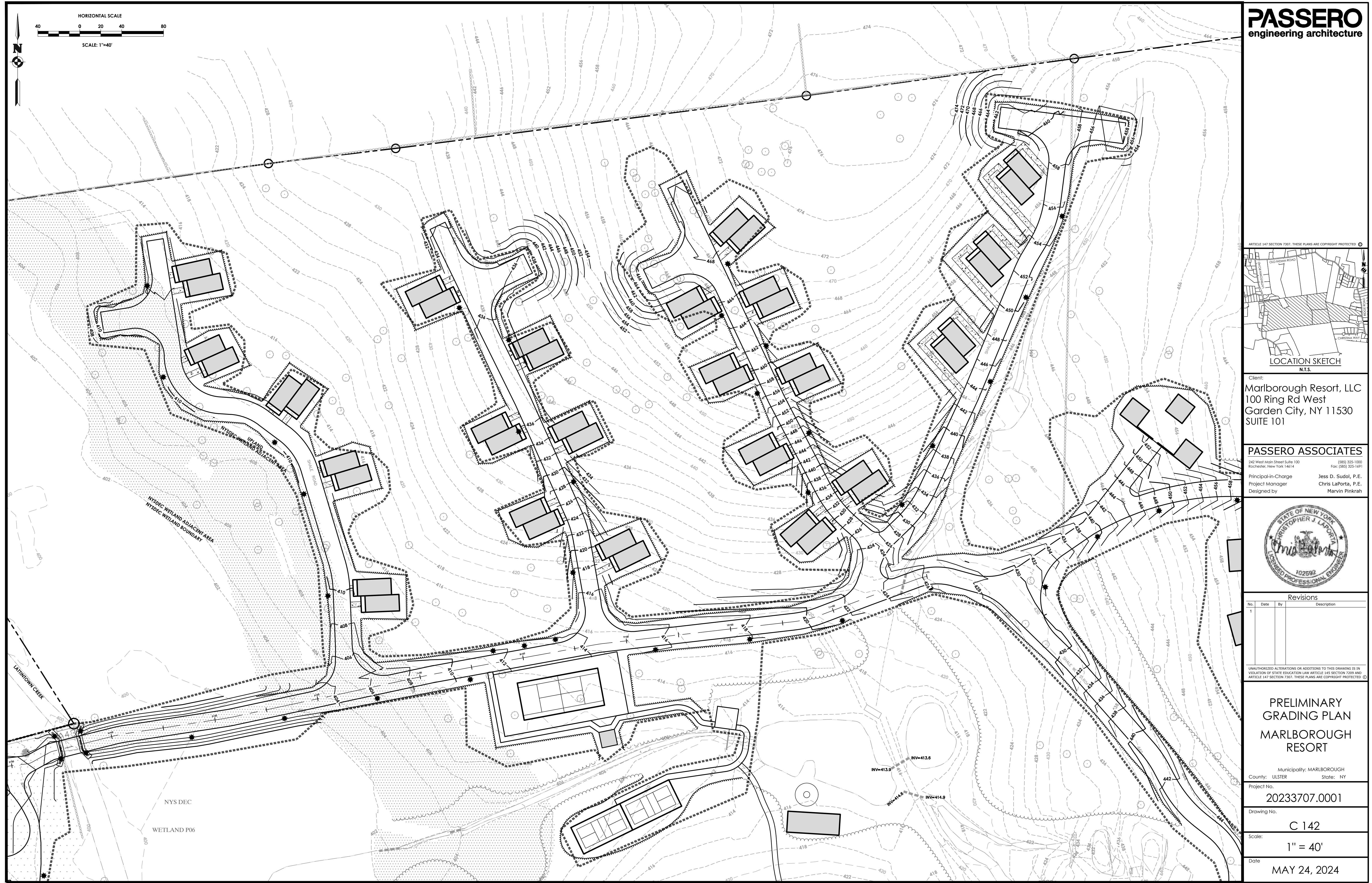
Scale:
1" = 30'

Date
MAY 24, 2024

NOT FOR CONSTRUCTION

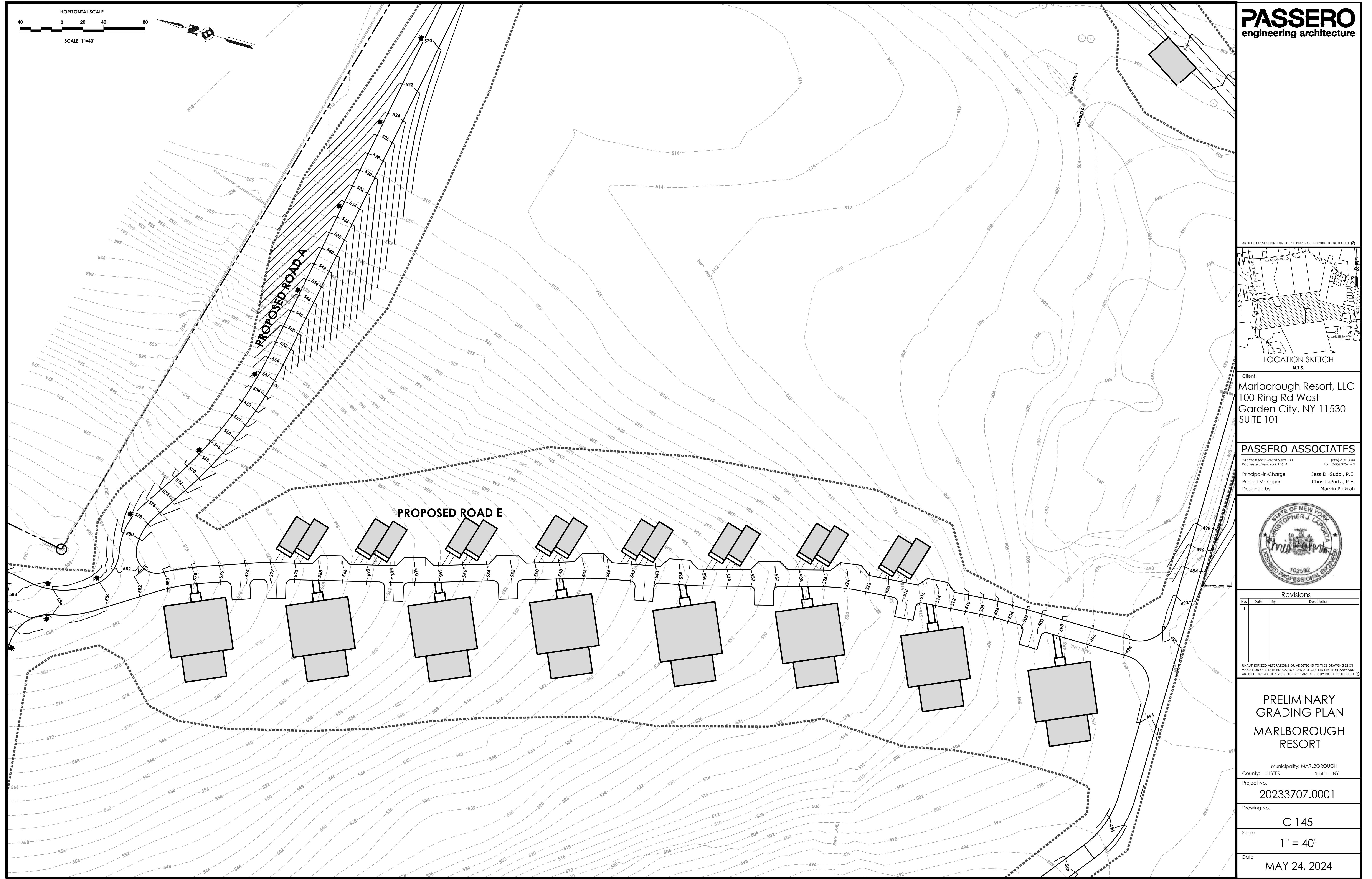


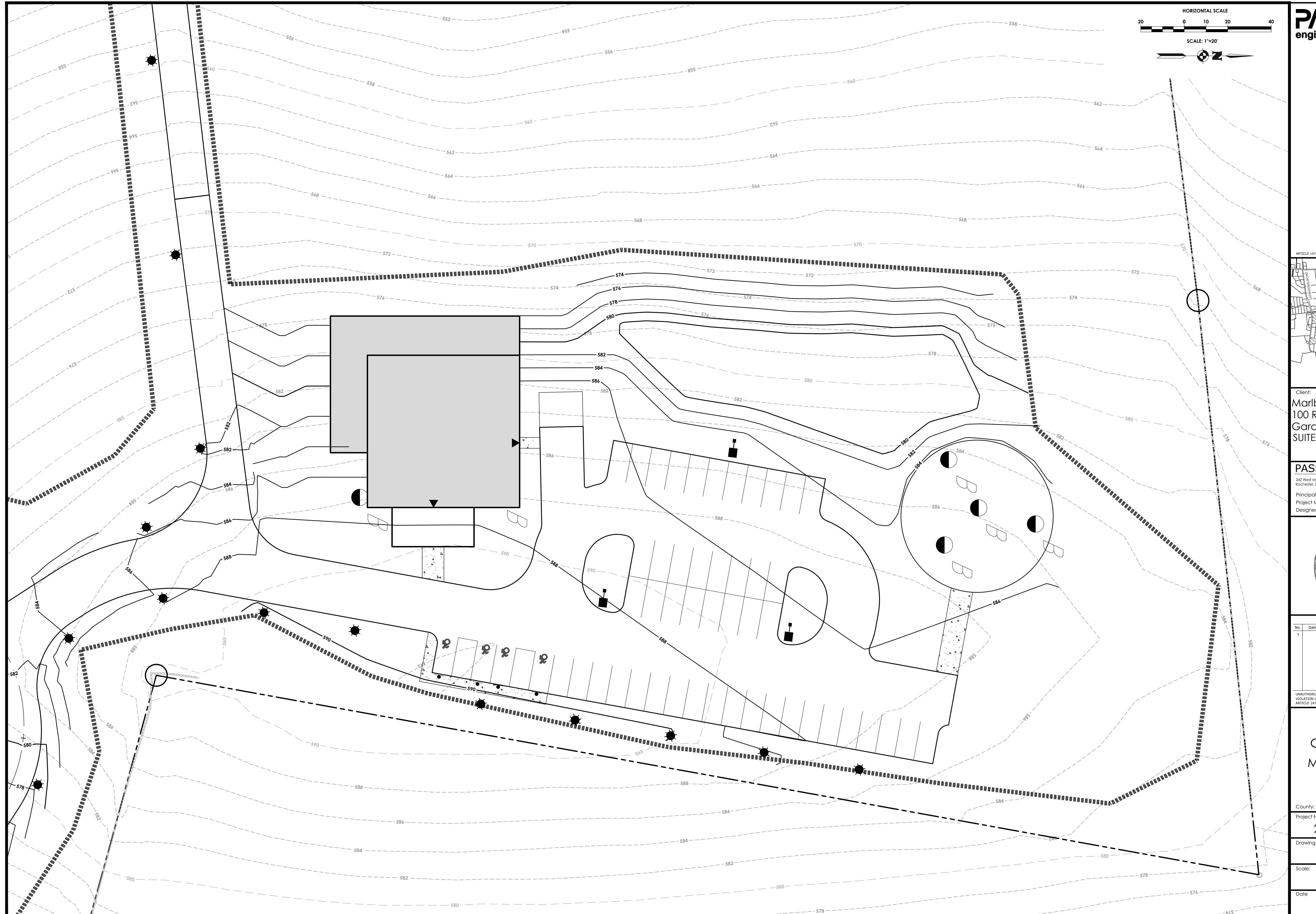




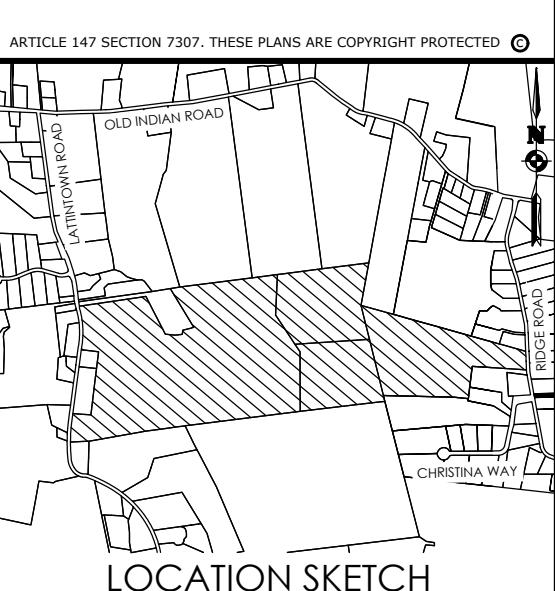








HORIZONTAL SCALE
20 0 10 20 40
SCALE: 1"=20'



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

Jess D. Sudol, P.E.
Principal-in-Charge
Project Manager

Chris LaPorta, P.E.
Designed by
Marvin Pinkrah



Revisions

No.	Date	By	Description
1			

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7309 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©

**PRELIMINARY
GRADING PLAN
MARLBOROUGH
RESORT**

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.: 20233707.0001

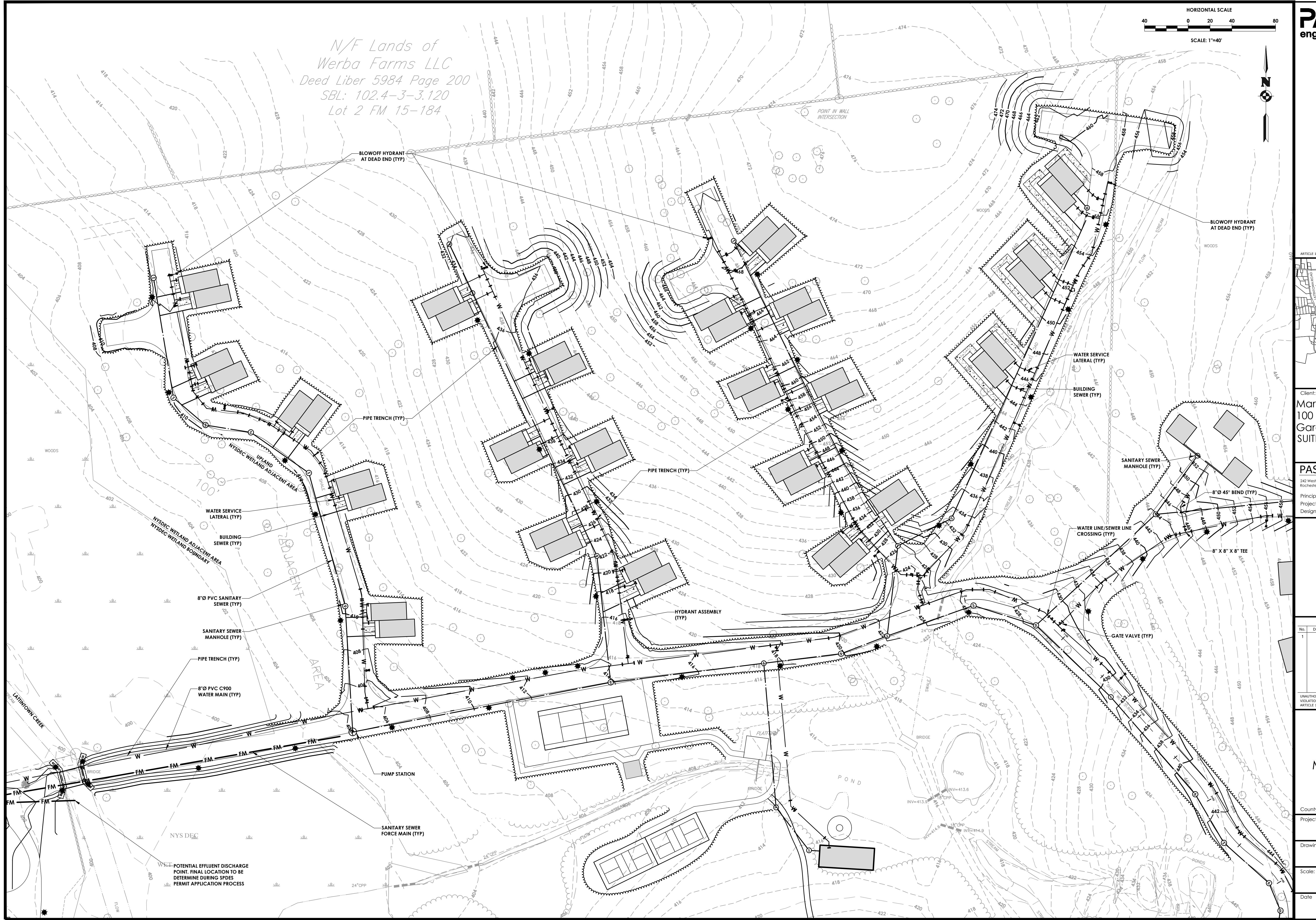
Drawing No.: C 147

Scale: 1" = 20'

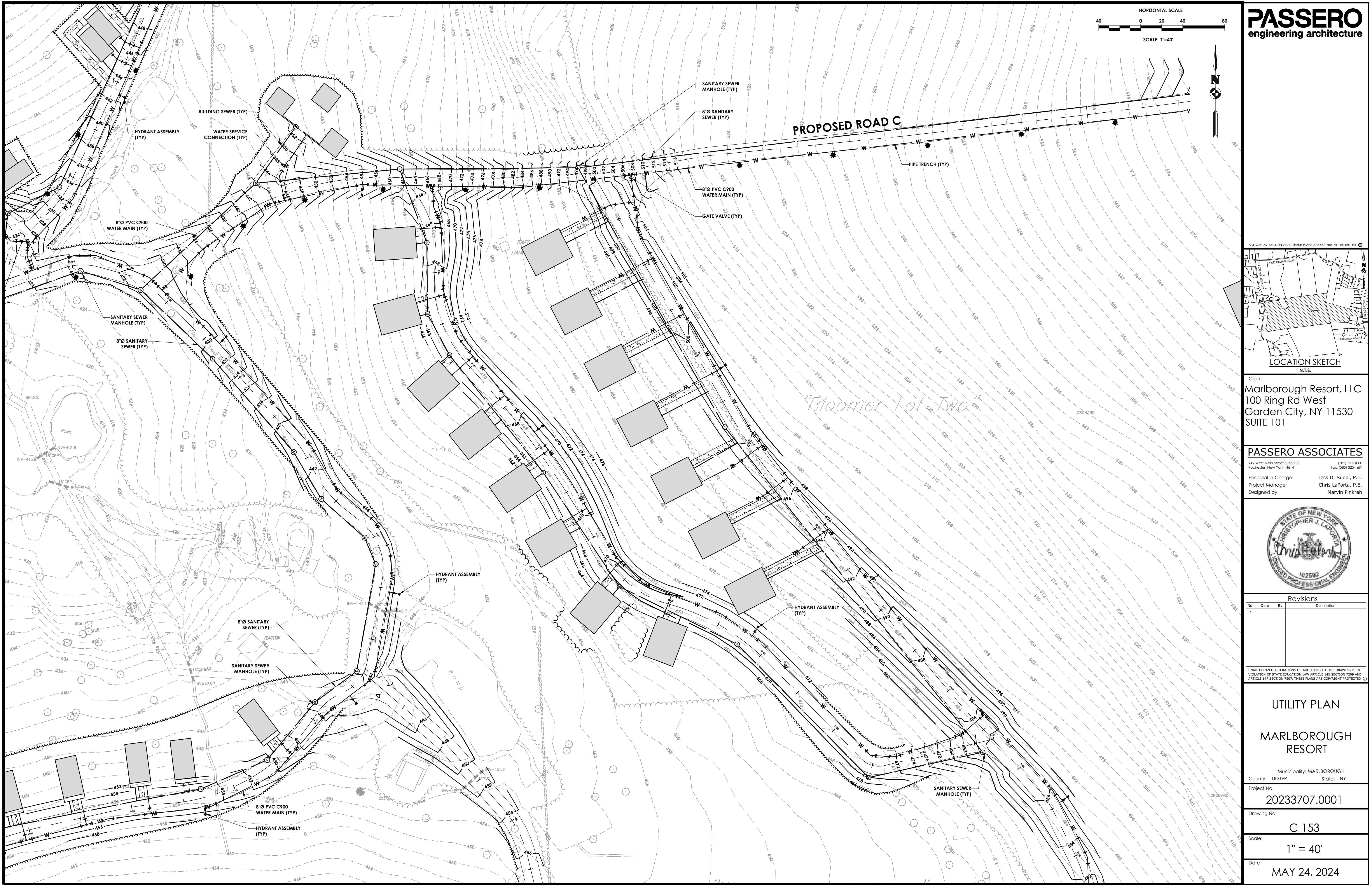
Date: MAY 24, 2024



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

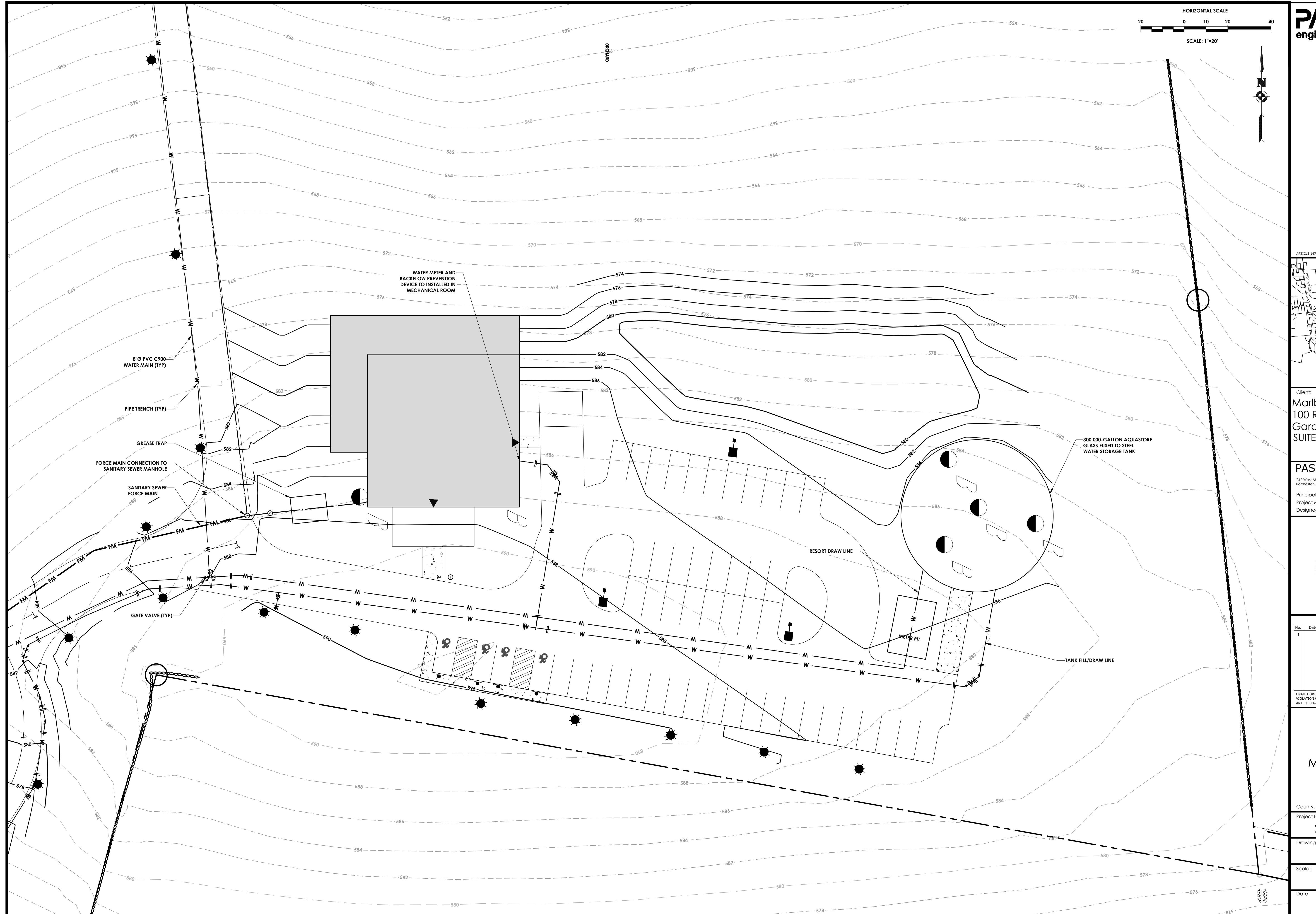


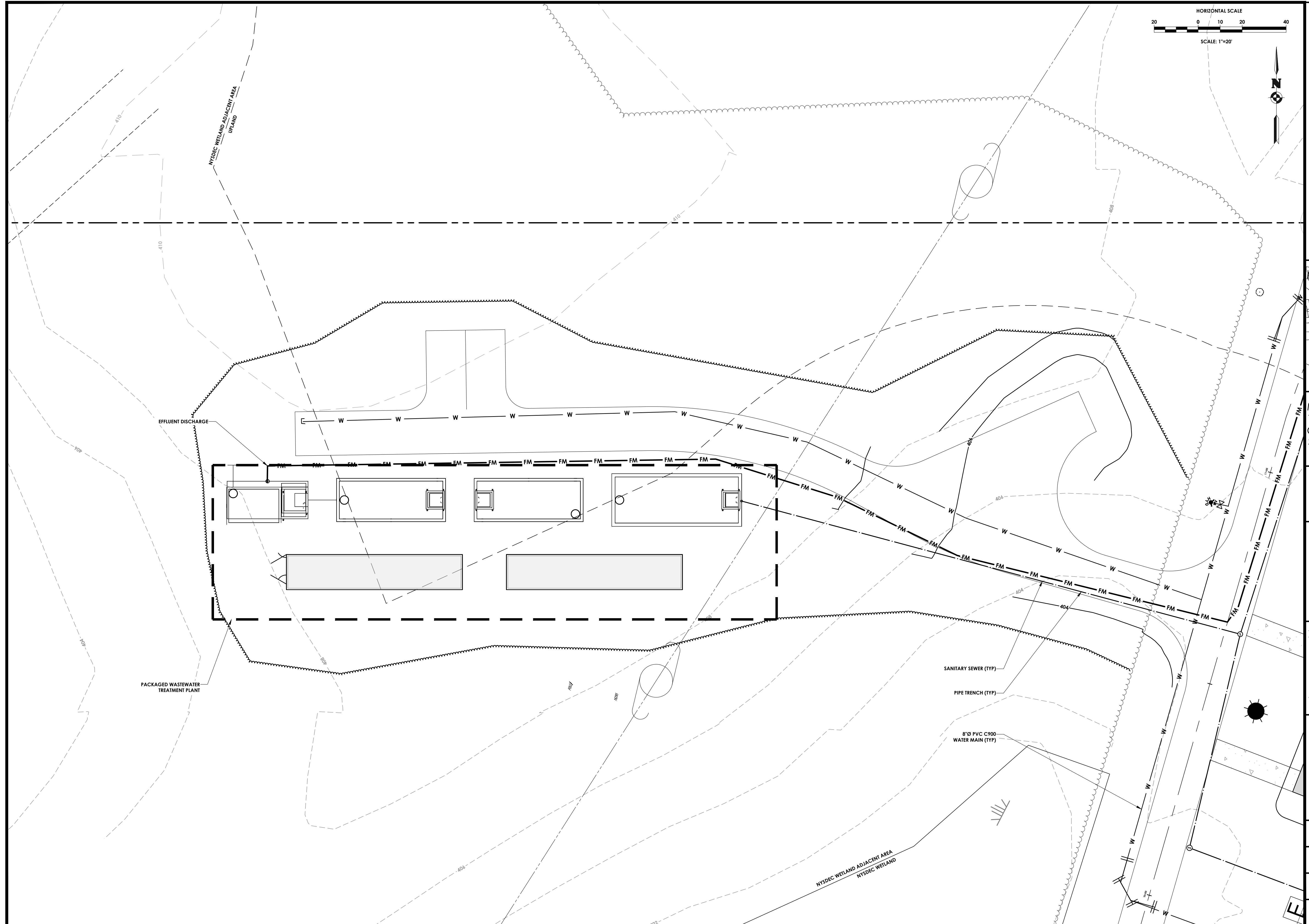






NOT FOR CONSTRUCTION





NOT FOR CONSTRUCTION

HORIZONTAL SCALE
20 0 10 20 40
SCALE: 1"=20'

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



PROPOSED STABILIZED CONSTRUCTION ENTRANCE

PROPOSED CONCRETE WASHOUT POLE STATION

LATINTOWN ROAD

NYSDEC WETLAND BOUNDARY
NYSDEC WETLAND ADJACENT AREA

NYSDEC WETLAND BOUNDARY
NYSDEC WETLAND ADJACENT AREA

Municipality: MARLBOROUGH
County: ULSTER State: NY

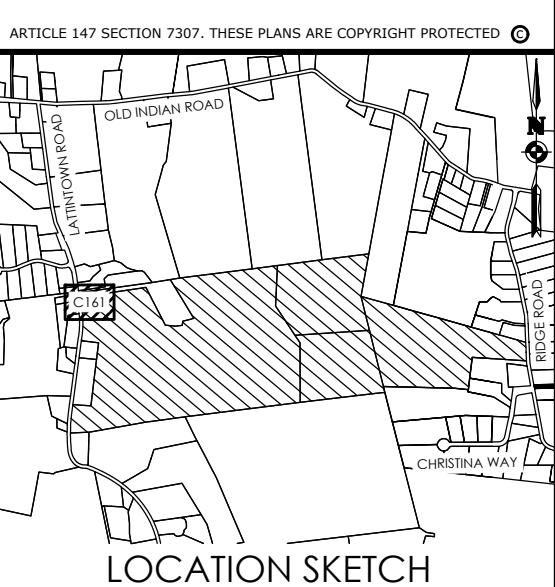
Project No.: 20233707.0001

Drawing No.: C 160

Scale: 1" = 20'

Date: MAY 24, 2024

NOT FOR CONSTRUCTION



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

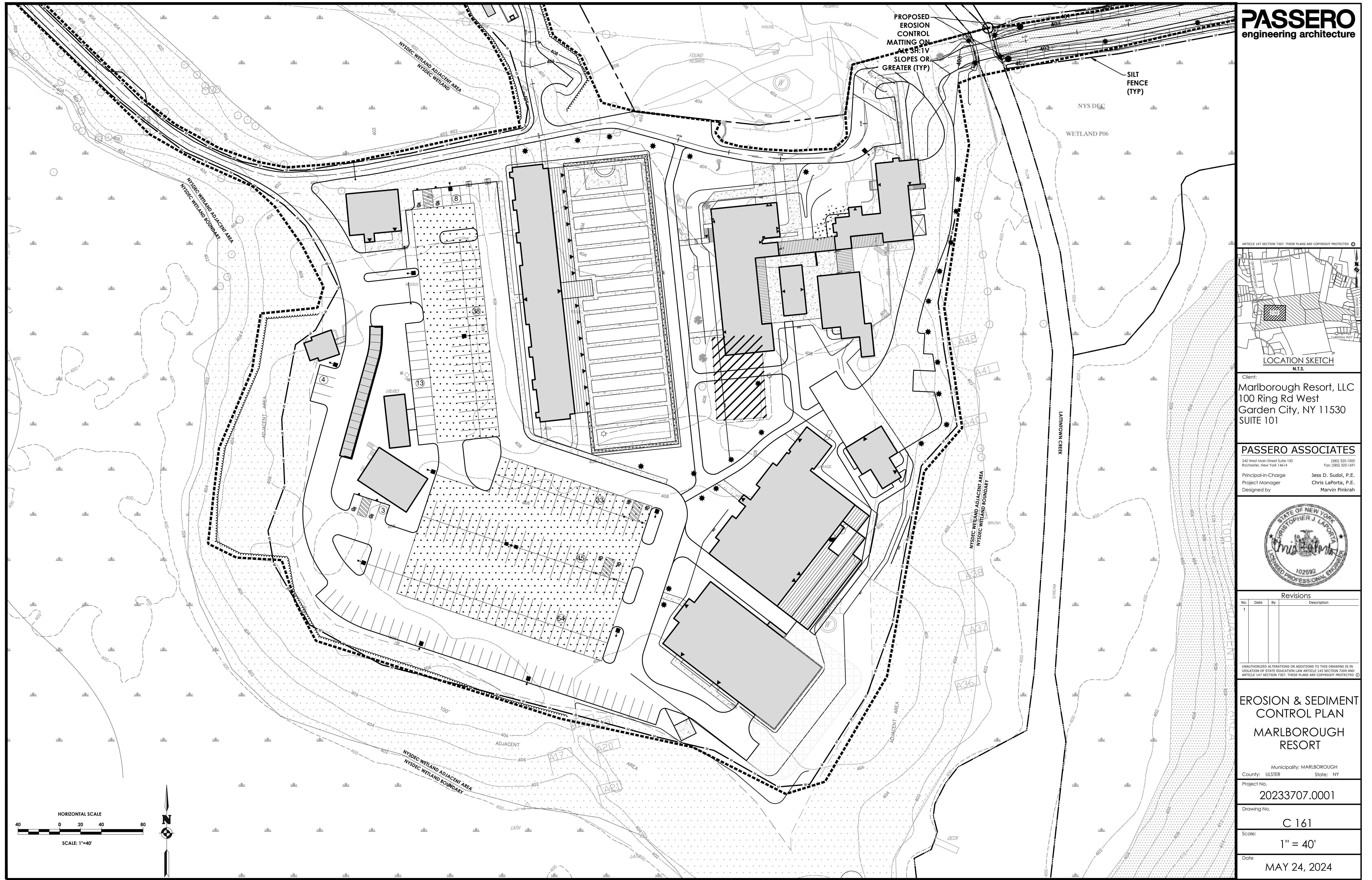


Revisions

No.	Date	By	Description
1			

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7309 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED

**EROSION & SEDIMENT CONTROL PLAN
MARLBOROUGH RESORT**



PASSERO

engineering architecture

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

PASSERO ASSOCIATES

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

Digitized by srujanika@gmail.com

Revisions

No.	Date	By	Description
1			

EROSION & SEDIMENT CONTROL PLAN

MARLBOROUGH RESORT

RESORT

County: ULSTER State: NY

Project No.

Drawing No.

Drawing No.

C 161

$$1'' = 40'$$

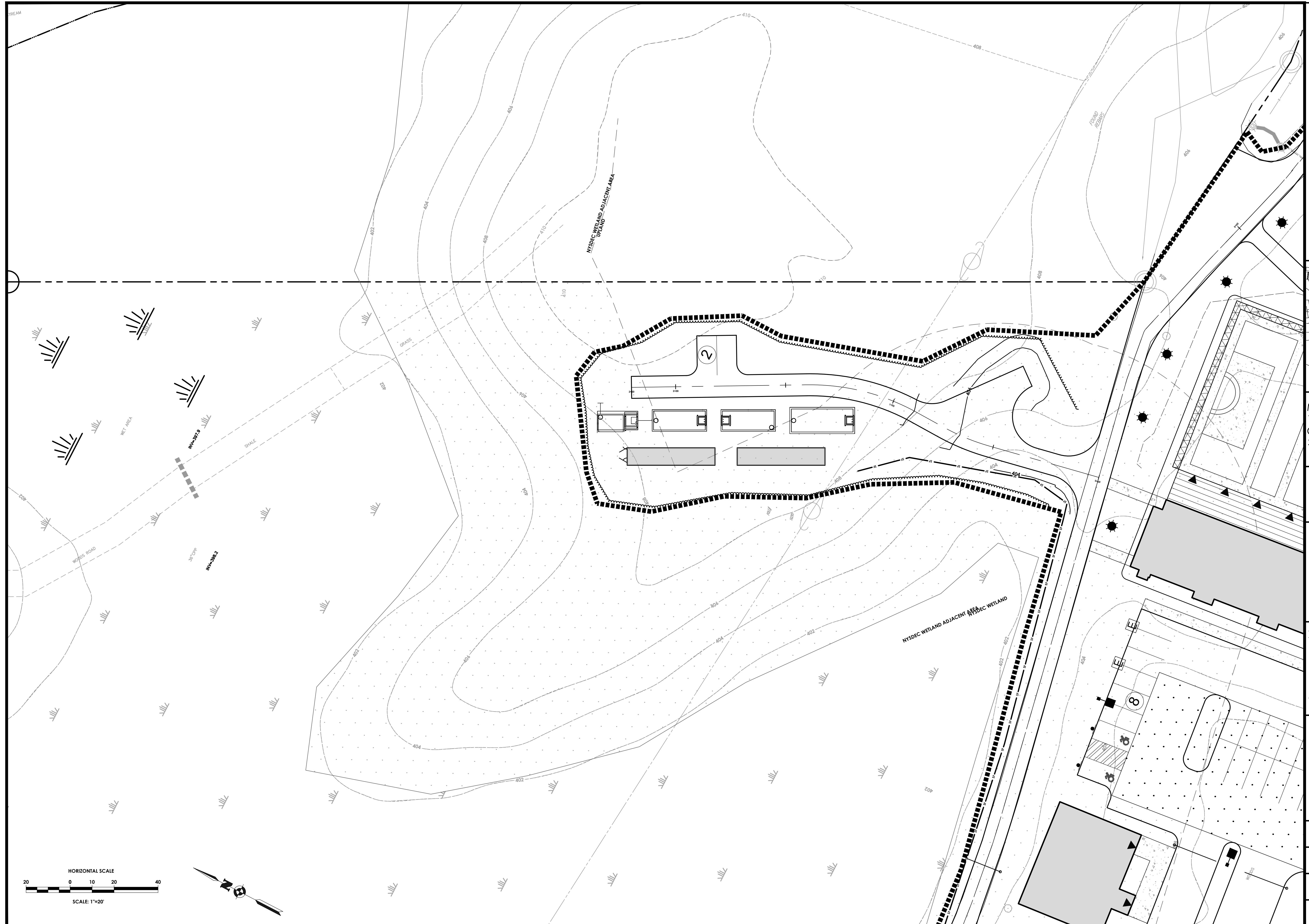
Date _____

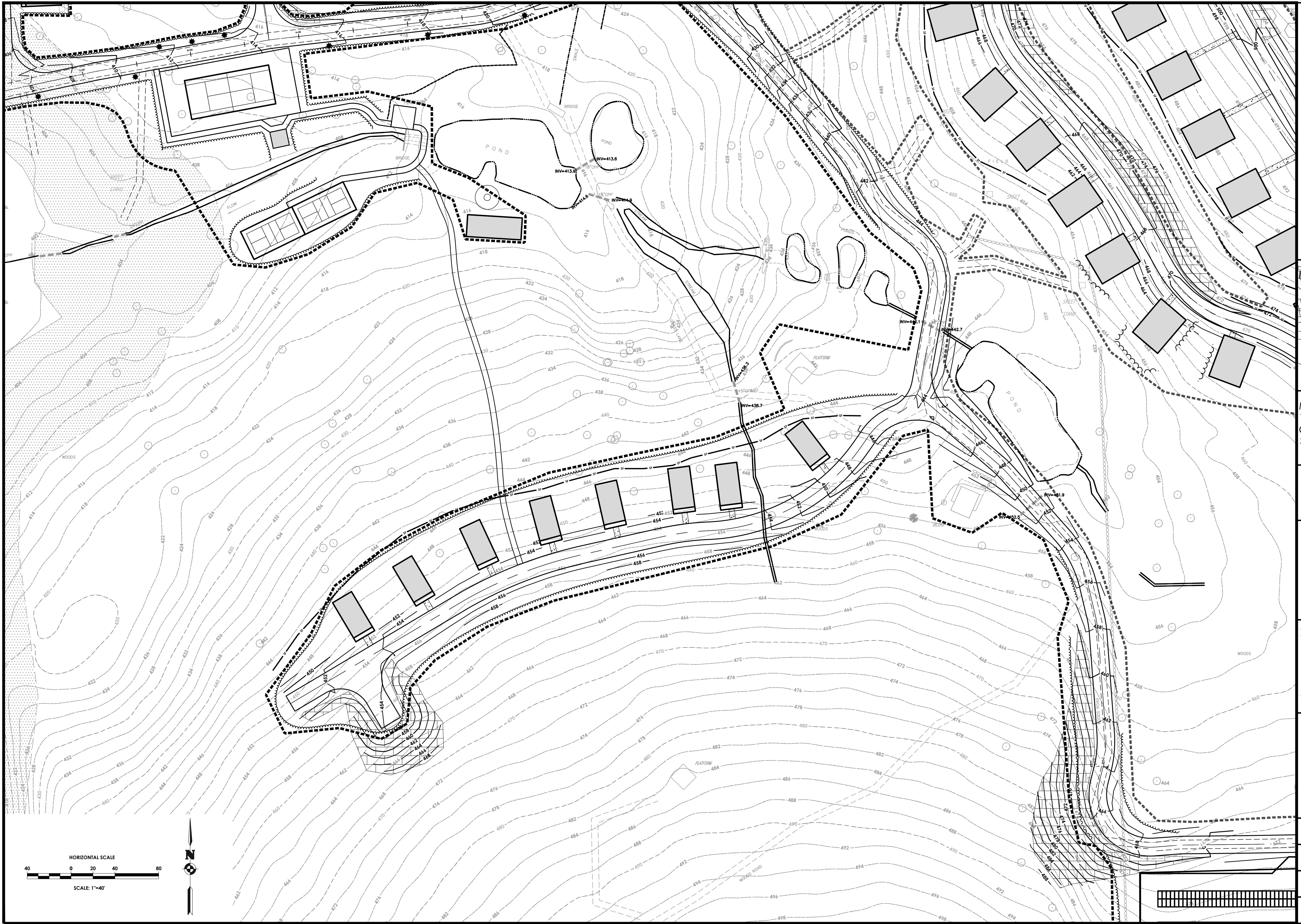
MAY 24, 2024

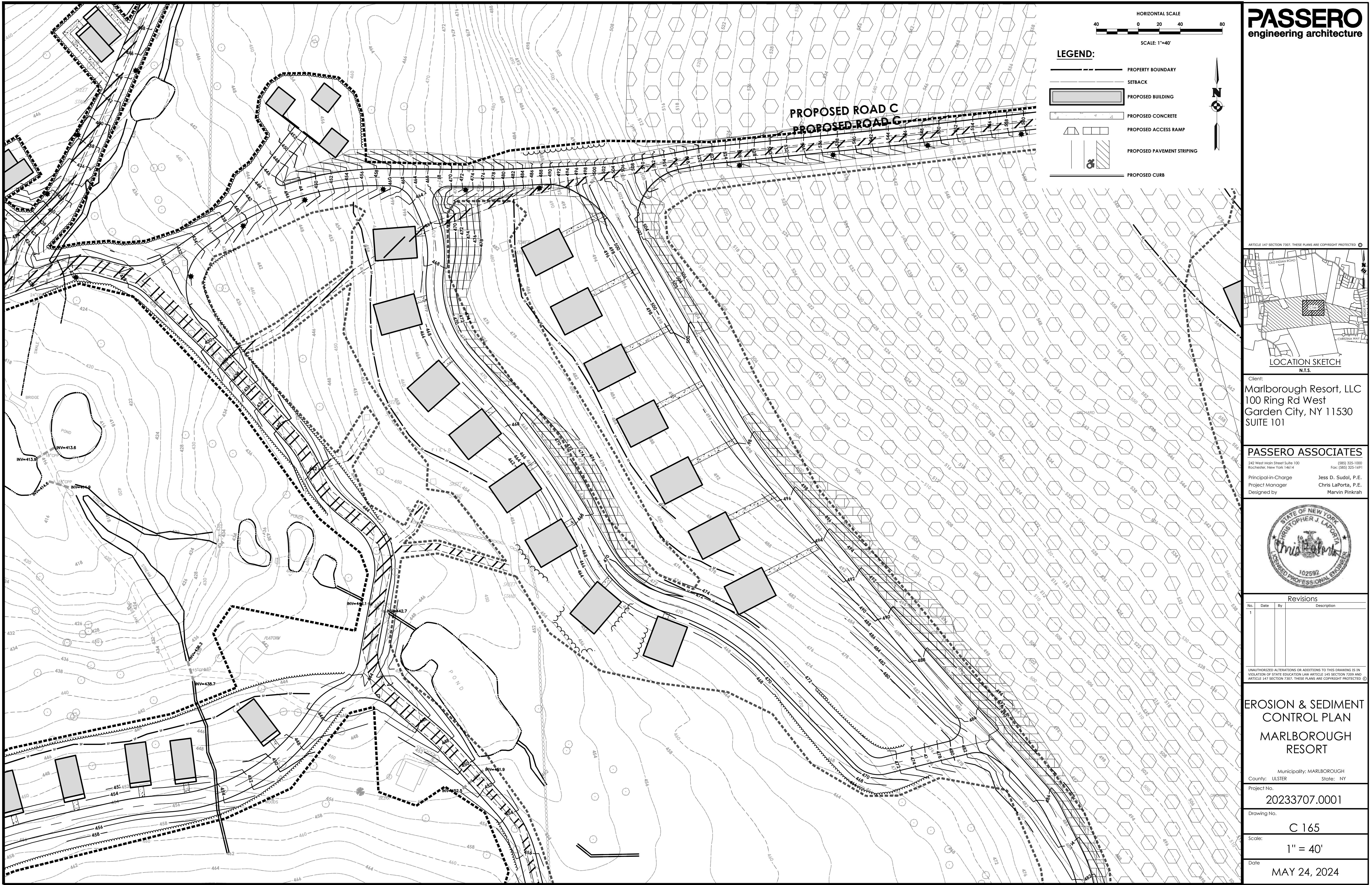
NOT FOR CONSTRUCTION

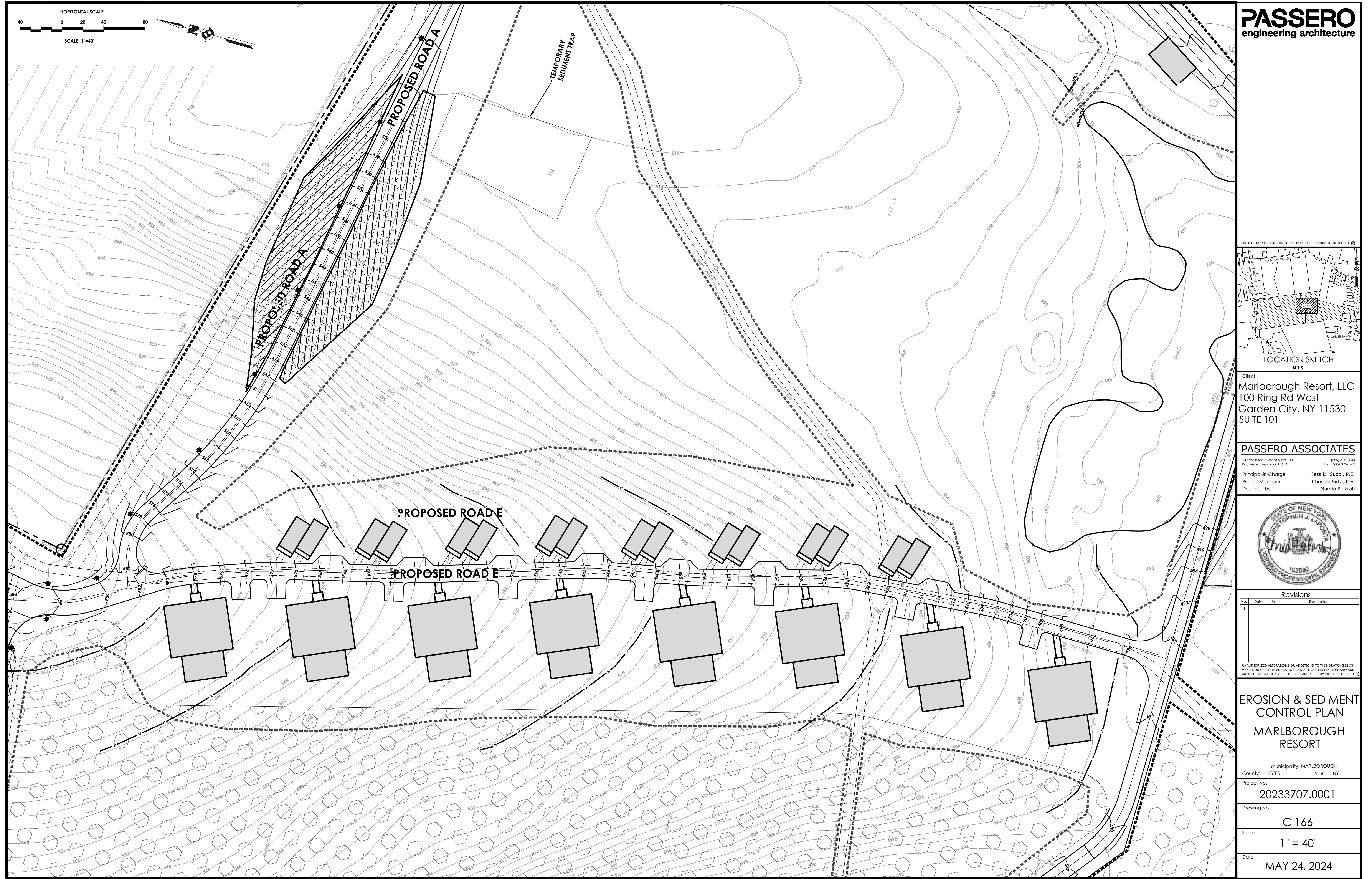
NOTICE OF CHANGES IN WORK

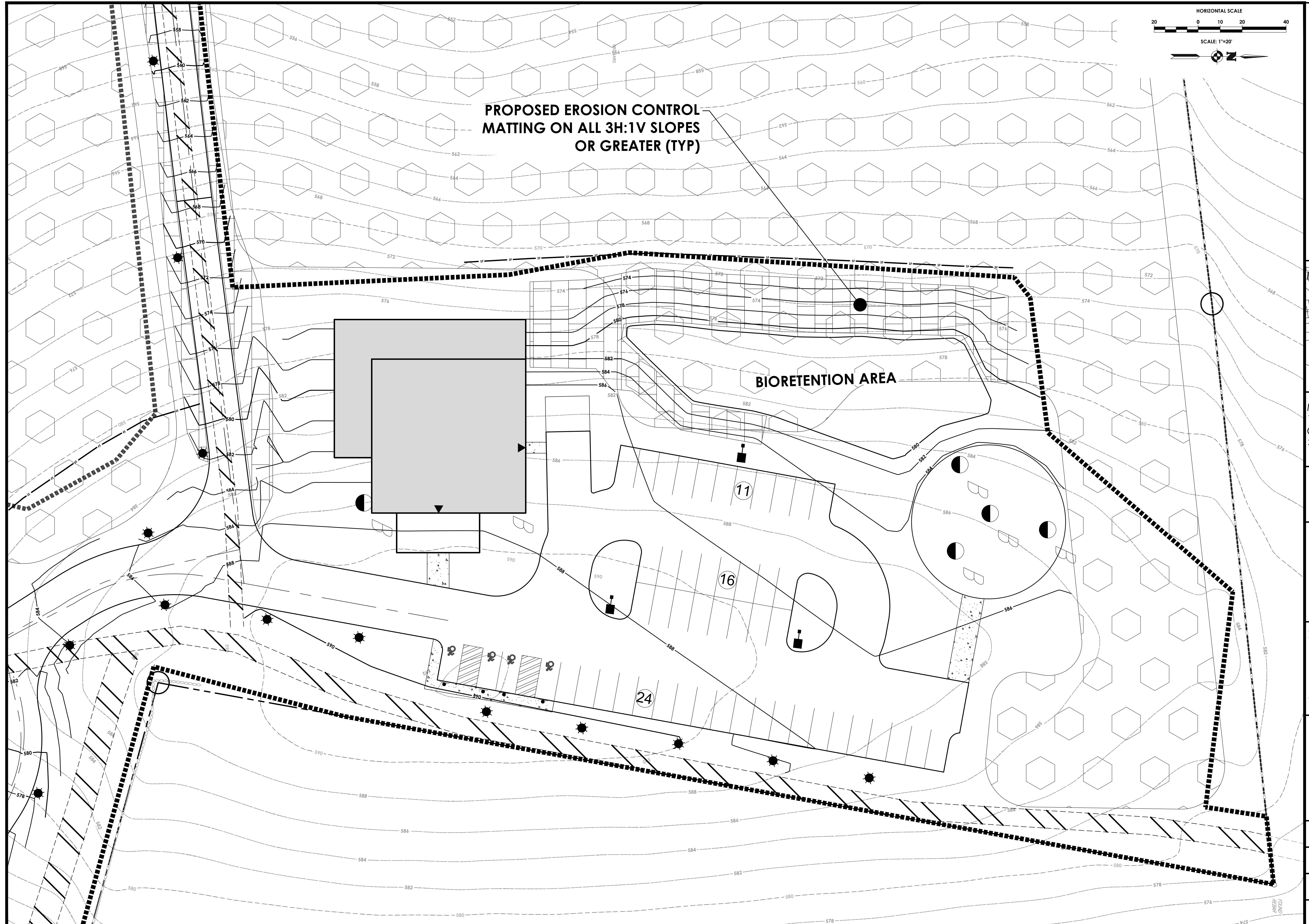
NOTICE OF CHANGES IN WORK

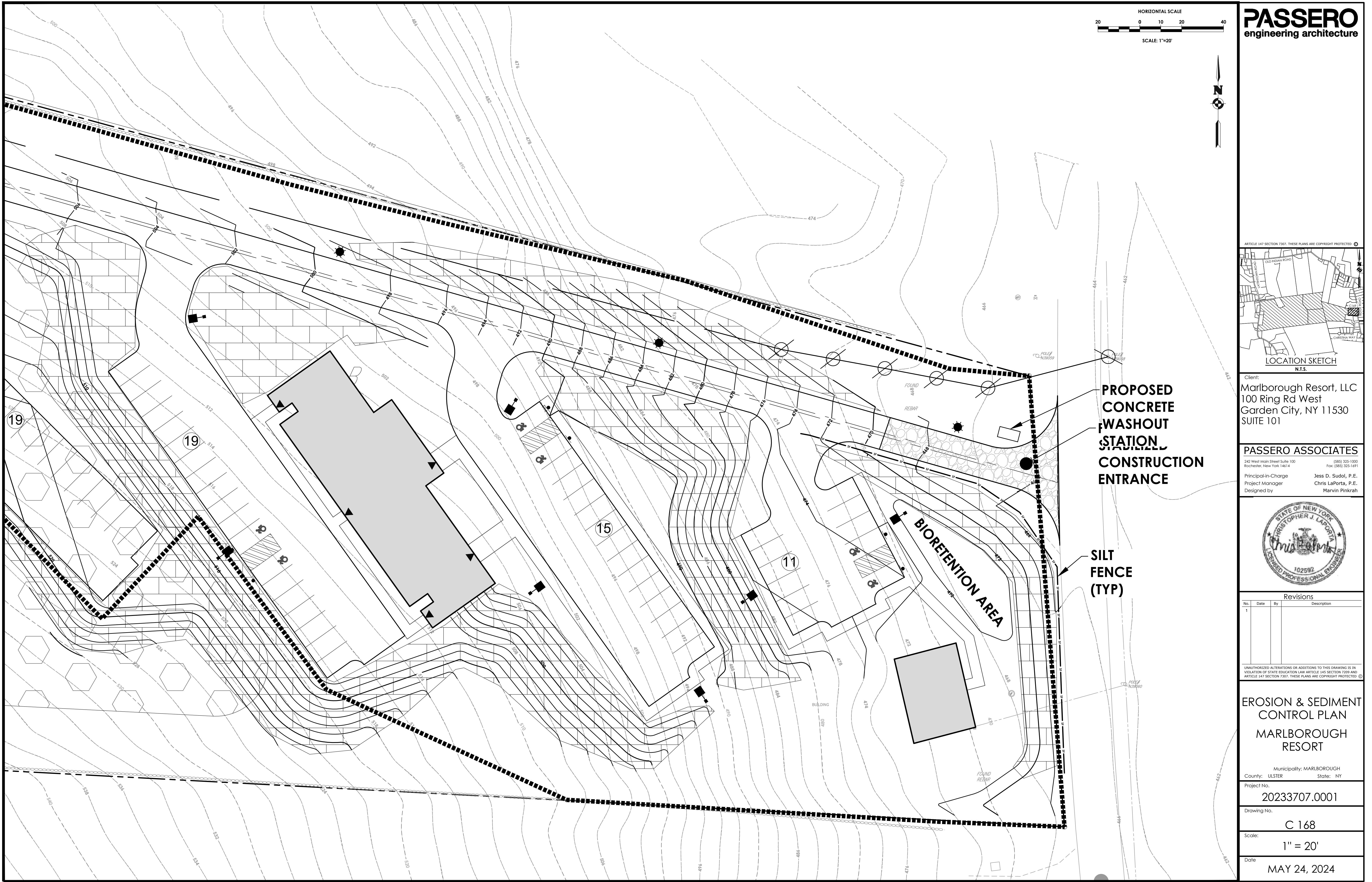








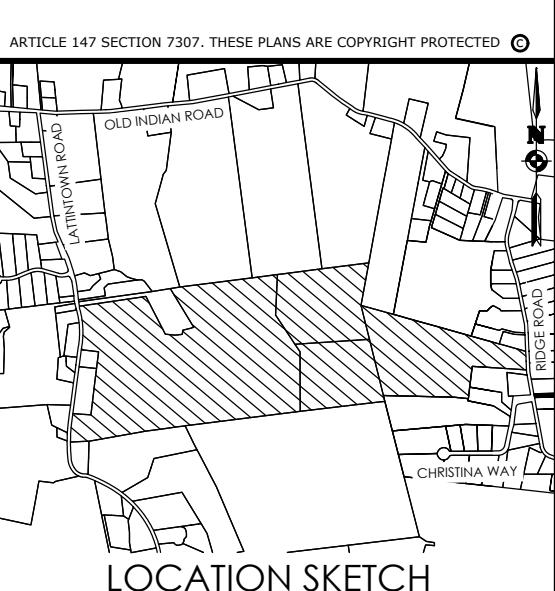
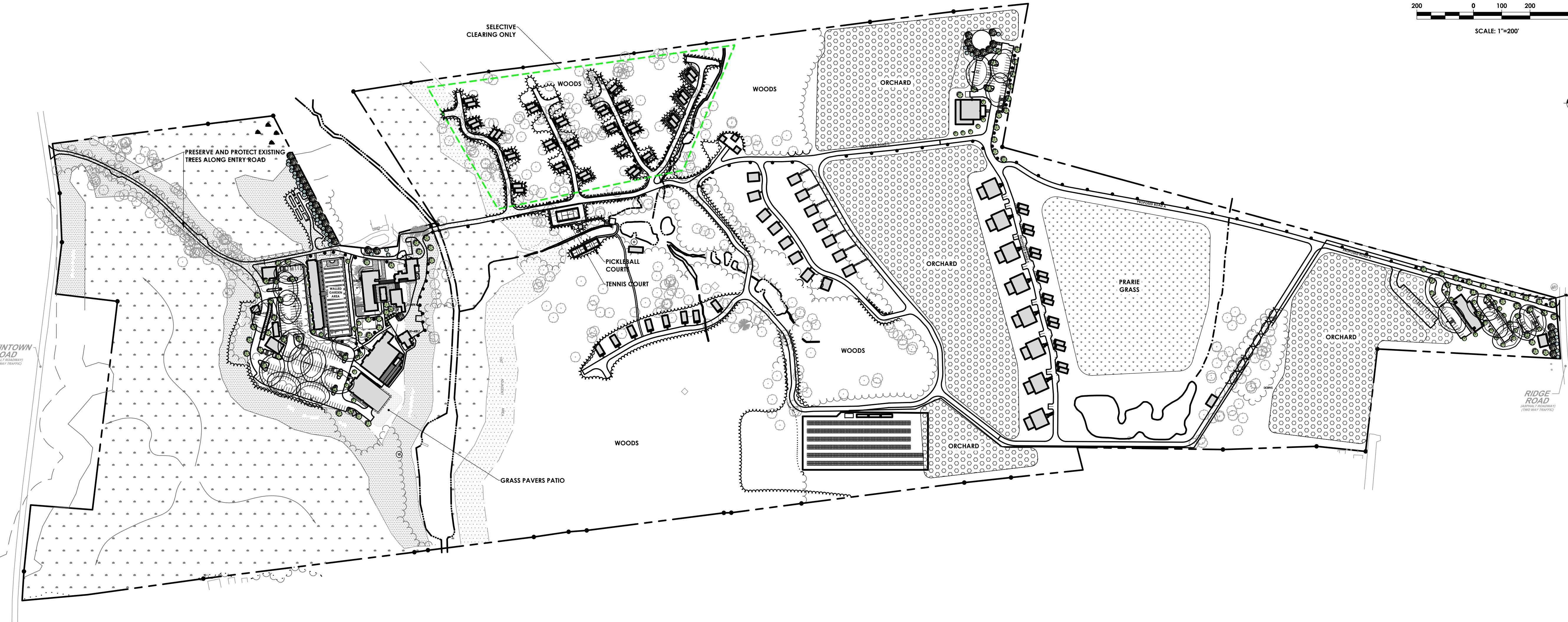
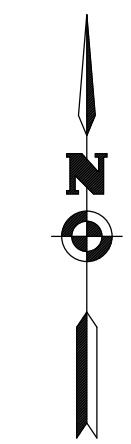




PASSERO

engineering architecture

NOT FOR CONSTRUCTION



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

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			

TOPSOIL AND SEEDING NOTES:

1. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR ROUGH GRADING AND RE-SPREADING TOPSOIL IN ALL TURF AND LANDSCAPE AREAS (BEDS AND ISLANDS).
2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS.
3. REMOVE ALL EXISTING VEGETATION DURING GRADING PROCESS.
4. APPLY MINIMUM OF SIX (6) INCHES OF CLEAN TOPSOIL (IMPORTED OR SCREEN ON-SITE) AND FINE GRADE, LEAVING TOPSOIL IN A LOOSE AND FRIABLE CONDITION FOR SEEDING.
5. LIME SOIL OR ADD OTHER ORGANIC AMENDMENTS AS NECESSARY TO ACHIEVE A SOIL pH BETWEEN 5.5 - 7.0.
6. 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.
7. 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.
8. 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.
9. SEED SHOULD BE APPLIED EITHER BY HAND BROADCASTING OR HYDRO SEEDING. TWO PASSES SHALL BE MADE IN PERPENDICULAR DIRECTIONS TO INSURE PROPER COVERAGE.
10. 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% FIREFLY 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% FOX SEDGE
10% FOWL BLUEGRASS

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'

No.	Date	By	Description
1			

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7309 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED.

LANDSCAPE & LIGHTING OVERALL CONCEPT

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.: 20233707.0001

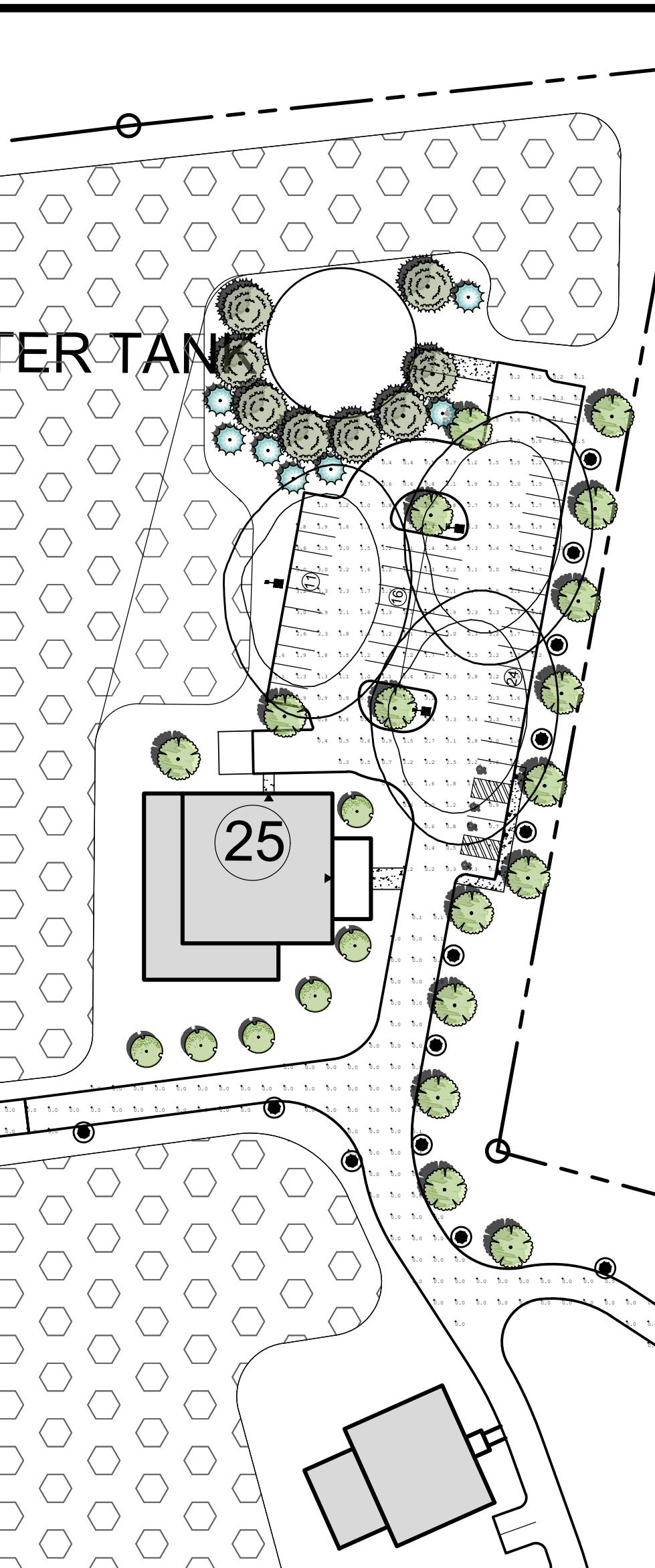
Drawing No.: L100

Scale: 1" = 200'

Date: MAY 24, 2024



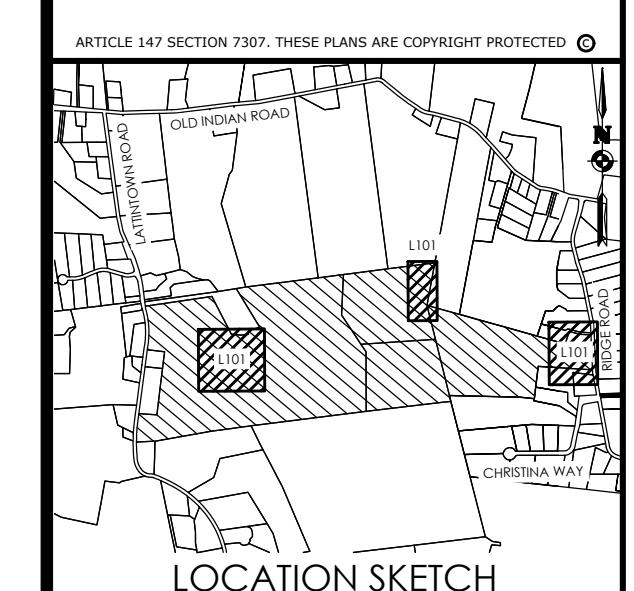
MAIN RESORT CAMPUS



CLUBHOUSE DINING ROOM 2



STAFF DORM & LOCKER ROOM



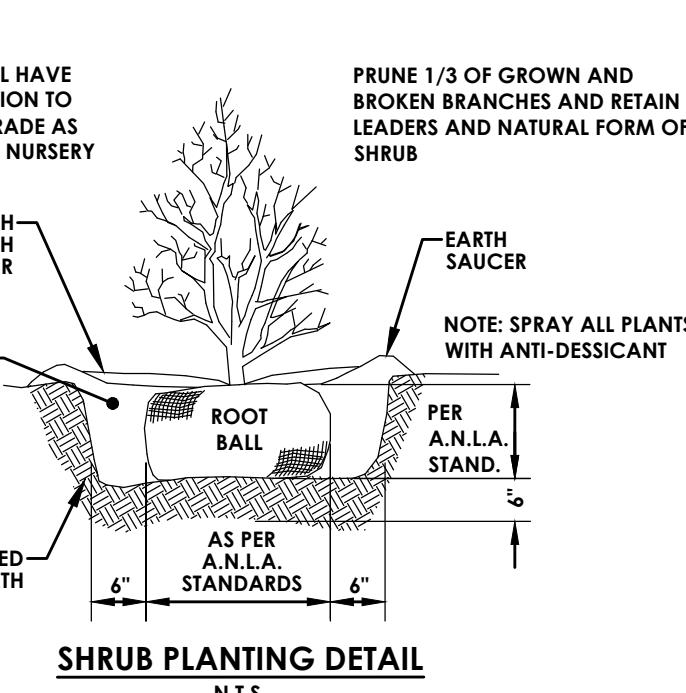
Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

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

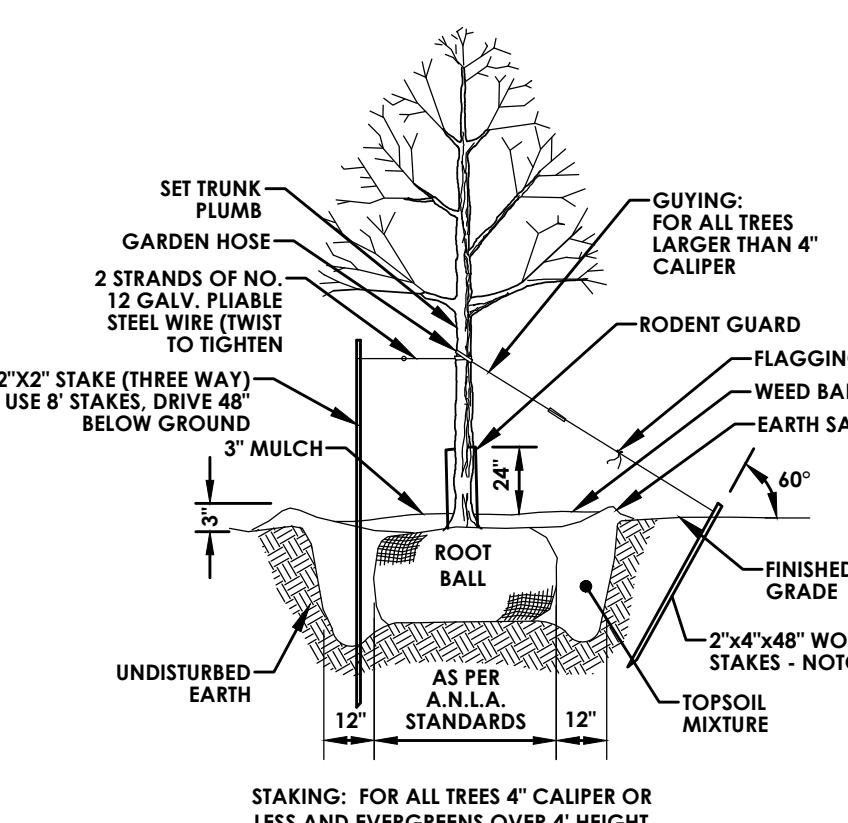
RIDGE ROAD
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

PLANT SCHEDULE

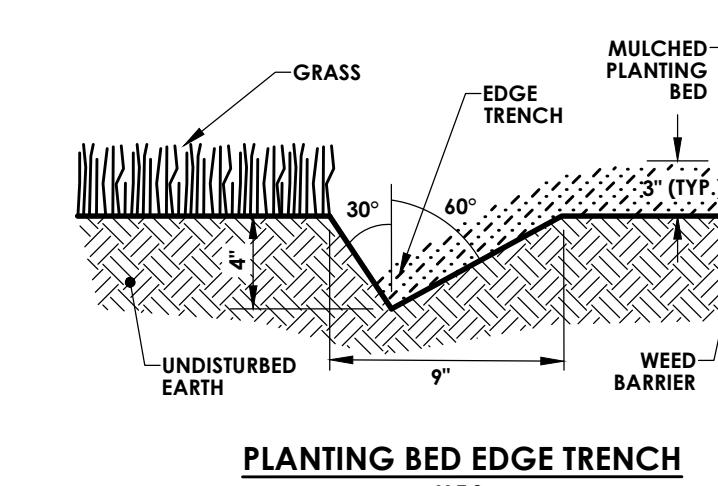
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE HT	REMARKS
DECIDUOUS TREES								
•	PA	79	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	CAL. - 2.5-3"	B&B		
•	QRP	6	QUERCUS RUBRA 'REGAL PRINCE'	REGAL PRINCE ENGLISH OAK	CAL. - 2.2-5"	B&B		COLUMNAR GROWTH
•	ZSV	41	ZELKOVA SERRATA 'VILLAGE GREEN'	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		



SHRUB PLANTING DETAIL
N.T.S.



TREE PLANTING DETAIL
N.T.S.



PLANTING BED EDGE TRENCH
N.T.S.

LANDSCAPING NOTES:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE TOWN AND STATE DESIGN STANDARDS AND CODES.
2. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
3. 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.
4. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
5. 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.
6. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AND MEET SIZE REQUIREMENTS AS INDICATED ON THE PLANT LIST.
7. 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.).
8. 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.
9. 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.
10. ALL GRADING AND UTILITY WORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF PLANT MATERIAL AND LANDSCAPE MULCH.
11. 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 OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
12. ANY CONCERN RELATED TO SITE CONDITIONS AND/OR PLANT LOCATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
13. 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.
14. MULCH ALL PLANT BEDS, AND INDIVIDUAL TREES IN LAWN AREAS WITH SHREDDED 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.
15. ANY PLANT WHICH TURNS BROWN, DEFOLIATES OR DIES PRIOR TO FINAL ACCEPTANCE BY THE OWNER, OR DESIGN LANDSCAPE ARCHITECT, SHALL BE PROPERLY MOVED FROM THE SITE AND PLACED IN THE SAME PLANT (SPECIES, VARIETY AND SIZE) AS SPECIFIED ON THE PLANT SCHEDULE (LIST).
16. 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-DESCANT), AS WELL AS RAISING PLANTS THAT HAVE SETTLED TOO DEEP OR REQUIRE STRAIGHTENING.
17. 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 OWNER'S 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).
18. ALL AREAS DISTURBED BY SITE GRADING AND/OR UTILITY INSTALLATION SHALL BE PROPERLY GRADED AND LEVELLED. THE CONTRACTOR SHALL GRADE THE CONSTRUCTION AND SPREAD TO A DEPTH NOT LESS THAN SIX (6") INCHES AFTER COMPACTION. TOPSOIL PLACED FOR LAWNS SHALL BE FINE GRADED, SPREAD, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. THIS IS EXCLUDING FOUNDATION PLANT BEDS, AND ENTRANCE AREAS.
19. 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.
20. EXISTING TREES INDICATED TO BE REMOVED SHALL OCCUR UNDER THE SITE CONTRACT FOR THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR NEW PLANTINGS OR RESTORATION OF THE DISTURBED AREA (LAWNS, PLANT BEDS, ISLANDS).
21. PRE-EMERGENT HERBICIDE SHALL BE USED UNDER MULCH IN ALL TREE AND PLANT BED AREAS.
22. ALL SHRUB BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL EDGE, CONCRETE, OR OTHER BORDER IS SPECIFIED.

No.	Date	By	Description
1			

LANDSCAPE & LIGHTING CLOSE UPS

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.: 20233707.0001

Drawing No.: L101

Scale: 1" = 60'

Date: MAY 24, 2024

NOT FOR CONSTRUCTION

1 CONCRETE CURB DETAIL
N.T.S.

2 TRANSITION CURB TO GRADE
N.T.S.

3 SIGN MOUNTING DETAIL
(SIGN IN LANDSCAPE AREA OR SIDEWALK)
N.T.S.

4 TYPICAL PARKING PAVEMENT MARKING LAYOUT
N.T.S.

5 ASPHALT DRIVEWAY SECTION
N.T.S.

6 FIRETRUCK TURNAROUND DRIVEWAY SECTION
N.T.S.

7 CONCRETE PAVEMENT
N.T.S.

8 TYPICAL SIDEWALK DETAIL
N.T.S.

9 SIDEWALK ACCESS RAMP
N.T.S.

10 SIDEWALK RAMP TYPE 1
N.T.S.

11 ACCESSIBLE PARKING SPACE PAVEMENT MARKING DETAIL
N.T.S.

12 STONE DUST WALKING TRAIL
N.T.S.

13 TYPICAL POST MOUNT ADA SIGN INSTALLATION
(SIGN IN PARKING LOT OR DRIVE)
N.T.S.

LOCATION SKETCH
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
Project Manager
Designed by
Jess D. Sudol, P.E.
Chris LaPorta, P.E.
Marvin Pinkrah

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

Revisions

No.	Date	By	Description
1			

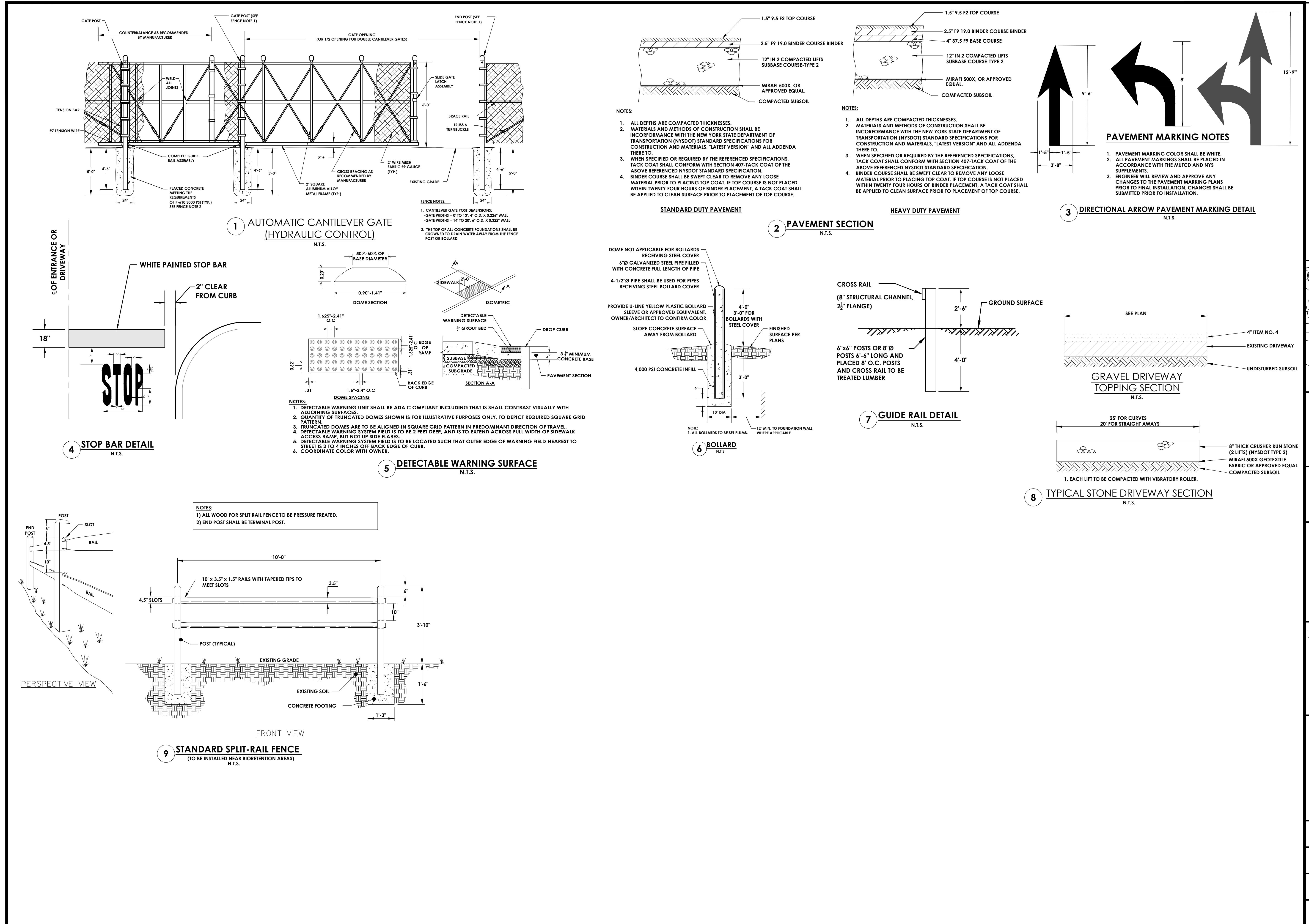
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7309 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED

SITE DETAILS

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER
State: NY
Project No.: 20233707.0001
Drawing No.: C 500
Scale: N.T.S.
Date: MAY 16, 2024

NOT FOR CONSTRUCTION



SITE DETAILS

Municipality: MARLBOROUGH
City: ULSTER State: NY

ct No.

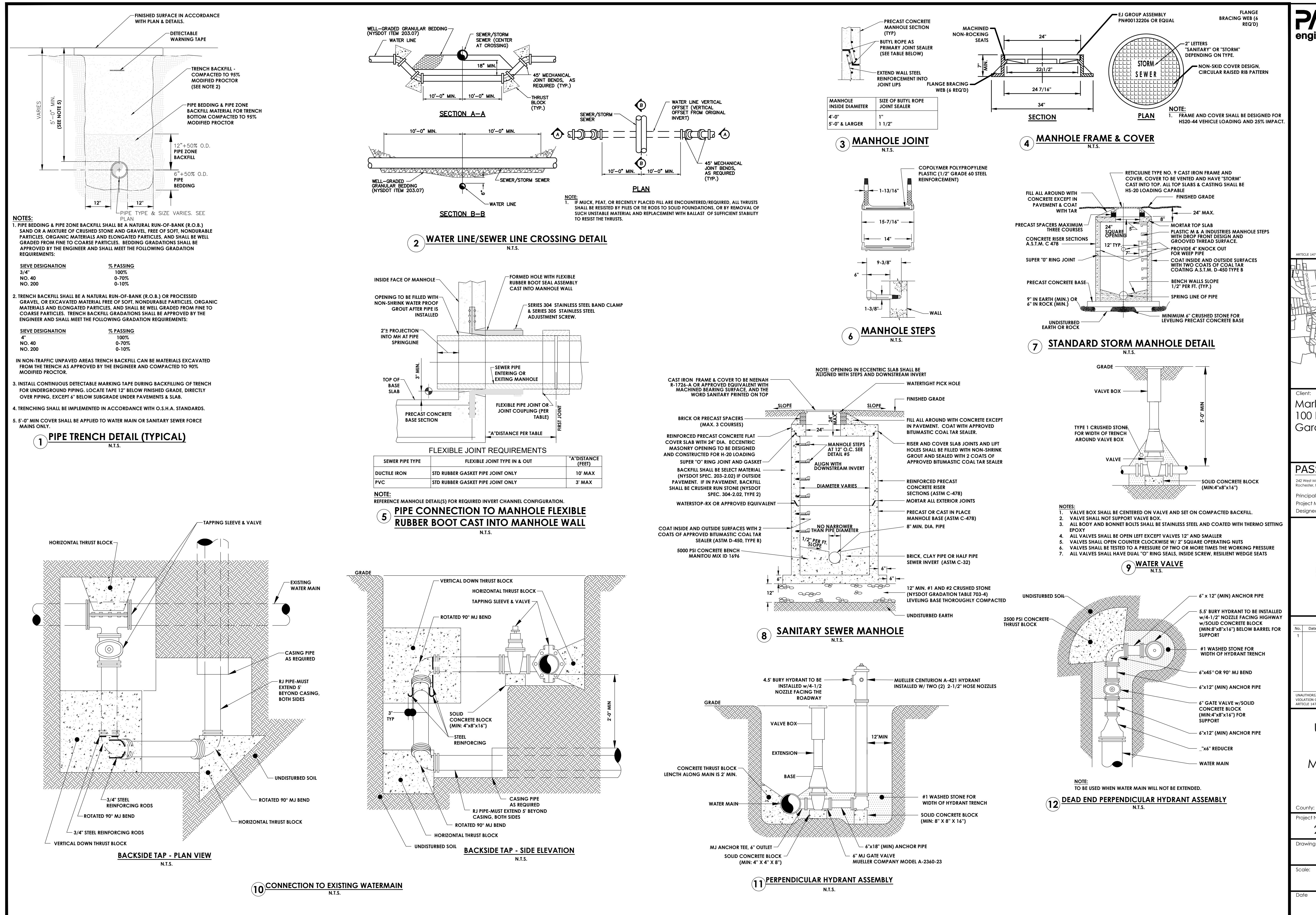
ing No.

C 501

N.T.S.

MAY 16 2024

107 FOR CONSTRUCTION



1. STORM SEWER/SANITARY SEWER CLEAN OUT DETAILS
N.T.S.

NOTES:
1. IT IS RECOMMENDED THAT ALL SOLVENT WELD JOINTS BE MADE AS FOLLOWS:
A. CLEAN DRY HUBS & SPIGOTS
B. PRIMER APPLIED TO PARTS BEING CONNECTED.
C. PVC SOLVENT WELD CEMENT APPLIED DIRECTLY OVER PRIMER.
D. PVC TYPE I IS COMPATIBLE FOR SOLVENT WELDING TO SDR 21 OR ANY OTHER PVC TYPE I PIPE MADE TO "STEEL PIPE" OUTSIDE DIMENSIONS
2. FRAME AND COVER TO BE USED IN PAVED AREAS ONLY.
3. REBAR SHALL HAVE A MINIMUM 2" CLEAR ON SIDES, 3" CLEAR ON BOTTOM AND 2" CLEAR ON TOP.

AVAILABLE CONFIGURATIONS:
4" x 4" x 4"
6" x 6" x 6"
8" x 8"

DWV PVC WYE ASTM D-2465 SCHEDULE 40 (TEES NOT ALLOWED)
REDUCING BRANCH
DWV PVC YWE ASTM D-2465 SCHEDULE 40 (TEES NOT ALLOWED)
TO MAIN
FROM BLDG.

1/8 LONG SWEET BEND STREET, ALL SCHEDULE 40, (ASTM D-2665)
SDR 21 LATERAL ASTM D-2241
12+ 1/2 O.D.
COMPACTED "SELECT FILL"
PUSH ON NEOPRENE GASKET
PIPE TRENCH DETAIL C502

13 1/4" BEND
#4 REBAR 12" O.C.
FINISHED GRADE
WITHOUT FRAME & COVER.
CONCRETE APRON FOR PAVEMENT AREAS
14-1/2" SLEVED OPENING
DWV, PVC, FEMALE ADAPTOR, IP THD X SOCKET
SCHEDULE 40 (ASTM D-2665) OR SDR 21 (ASTM D-2241)
LATERAL RISER
GLUED JOINT
6" 45° BEND
NOTES:
1. APPLIES TO 5/8" RODS AS WELL.
2. MIN NO. OF 1" RODS.

ALTERNATE STYLE
MANUFACTURED BY **STAR**
SPECS: **COR-TEK** OR APP EQUAL,
HIGH-STRENGTH CORTEN
ROTO-RING GLAND (HYD END)
FIXED GLAND
MJ ANCHORING PIPE
CLOW F-1216 OR APPROVED EQUAL
ANCHORING PIPE
GLAND RESTRAINT

2. TYPICAL BLOW-OFF HYDRANT
N.T.S.

NOTES:
1. POST HYDRANT SHALL BE MAINGUARD NO.77 BLOW-OFF HYDRANT AS MANUFACTURED BY KUPERFELD FOUNDRY CO., ST. LOUIS, MO.
2. HYDRANT SHALL BE SELF-DRAINING, NON-FREEZING TYPE WITH A 5'-0" BURY DEPTH. HYDRANT SHALL HAVE A 2" FIP INLET AND NON-TURNING OPERATING ROD. OUTLET SHALL BE 2-1/2" NST.
HYDRANT SHALL BE LOCKABLE TO PREVENT UNAUTHORIZED USE.
3. ALL WORKING PARTS SHALL BE BRONZE TO BRONZE, AND SERVICEABLE FROM ABOVE GROUND.
4. HYDRANT SHALL BE SET IN 1 CUBIC YARD OF SCREENED CRUSHED STONE OR GRAVEL TO ALLOW FOR PROPER DRAINAGE OF THE HYDRANT. RECOMMENDATIONS OF THE AWWA SHOULD BE FOLLOWED WHEN INSTALLING THE HYDRANT.

2-1/2" NST NOZZLE
W/ CAP AND NON-KINK GALV. STEEL CHAIN
PADLOCK
MAINGUARD 2"
BLOW-OFF HYDRANT #77 BY KUPERFELD FOUNDRY COMPANY
SCREED 2" CRUSHED STONE OR GRAVEL (1 CY)
2" FIP INLET WITH APPROPRIATE COUPLING FITTING FOR COPPER PIPE
CUBE STOP SHALL BE MUELLER 300-SERIES BALL CURB VALVE OR APPROVED EQUIVALENT
2" TYPE K COPPER WATER SERVICE
CONNECTION TO WATER MAIN
TRENCH BACKFILL MATERIAL
2-PIECE CURB BOX (EXTENSION TYPE WITH ARCH PATTERN BASE & STATIONARY ROD WITH A MALLEABLE IRON FORK & COPPER PIN BOXES AS MANUFACTURED BY MUELLER OR EQUAL)
NOTES:
1. POST HYDRANT SHALL BE MAINGUARD NO.77 BLOW-OFF HYDRANT AS MANUFACTURED BY KUPERFELD FOUNDRY CO., ST. LOUIS, MO.
2. HYDRANT SHALL BE SELF-DRAINING, NON-FREEZING TYPE WITH A 5'-0" BURY DEPTH. HYDRANT SHALL HAVE A 2" FIP INLET AND NON-TURNING OPERATING ROD. OUTLET SHALL BE 2-1/2" NST.
HYDRANT SHALL BE LOCKABLE TO PREVENT UNAUTHORIZED USE.
3. ALL WORKING PARTS SHALL BE BRONZE TO BRONZE, AND SERVICEABLE FROM ABOVE GROUND.
4. HYDRANT SHALL BE SET IN 1 CUBIC YARD OF SCREENED CRUSHED STONE OR GRAVEL TO ALLOW FOR PROPER DRAINAGE OF THE HYDRANT. RECOMMENDATIONS OF THE AWWA SHOULD BE FOLLOWED WHEN INSTALLING THE HYDRANT.

3. TYPICAL COPPER WATER SERVICE TAP
N.T.S.

NOTES:
1. POST HYDRANT SHALL BE MAINGUARD NO.77 BLOW-OFF HYDRANT AS MANUFACTURED BY KUPERFELD FOUNDRY CO., ST. LOUIS, MO.
2. HYDRANT SHALL BE SELF-DRAINING, NON-FREEZING TYPE WITH A 5'-0" BURY DEPTH. HYDRANT SHALL HAVE A 2" FIP INLET AND NON-TURNING OPERATING ROD. OUTLET SHALL BE 2-1/2" NST.
HYDRANT SHALL BE LOCKABLE TO PREVENT UNAUTHORIZED USE.
3. ALL WORKING PARTS SHALL BE BRONZE TO BRONZE, AND SERVICEABLE FROM ABOVE GROUND.
4. HYDRANT SHALL BE SET IN 1 CUBIC YARD OF SCREENED CRUSHED STONE OR GRAVEL TO ALLOW FOR PROPER DRAINAGE OF THE HYDRANT. RECOMMENDATIONS OF THE AWWA SHOULD BE FOLLOWED WHEN INSTALLING THE HYDRANT.

2-1/2" NST NOZZLE
W/ CAP AND NON-KINK GALV. STEEL CHAIN
PADLOCK
MAINGUARD 2"
BLOW-OFF HYDRANT #77 BY KUPERFELD FOUNDRY COMPANY
SCREED 2" CRUSHED STONE OR GRAVEL (1 CY)
2" FIP INLET WITH APPROPRIATE COUPLING FITTING FOR COPPER PIPE
CUBE STOP SHALL BE MUELLER 300-SERIES BALL CURB VALVE OR APPROVED EQUIVALENT
2" TYPE K COPPER WATER SERVICE
CONNECTION TO WATER MAIN
TRENCH BACKFILL MATERIAL
2-PIECE CURB BOX (EXTENSION TYPE WITH ARCH PATTERN BASE & STATIONARY ROD WITH A MALLEABLE IRON FORK & COPPER PIN BOXES AS MANUFACTURED BY MUELLER OR EQUAL)
NOTES:
1. POST HYDRANT SHALL BE MAINGUARD NO.77 BLOW-OFF HYDRANT AS MANUFACTURED BY KUPERFELD FOUNDRY CO., ST. LOUIS, MO.
2. HYDRANT SHALL BE SELF-DRAINING, NON-FREEZING TYPE WITH A 5'-0" BURY DEPTH. HYDRANT SHALL HAVE A 2" FIP INLET AND NON-TURNING OPERATING ROD. OUTLET SHALL BE 2-1/2" NST.
HYDRANT SHALL BE LOCKABLE TO PREVENT UNAUTHORIZED USE.
3. ALL WORKING PARTS SHALL BE BRONZE TO BRONZE, AND SERVICEABLE FROM ABOVE GROUND.
4. HYDRANT SHALL BE SET IN 1 CUBIC YARD OF SCREENED CRUSHED STONE OR GRAVEL TO ALLOW FOR PROPER DRAINAGE OF THE HYDRANT. RECOMMENDATIONS OF THE AWWA SHOULD BE FOLLOWED WHEN INSTALLING THE HYDRANT.

4. TYPICAL REINFORCED CONCRETE JOINT RESTRAINT
N.T.S.

NOTES:
1. IT IS RECOMMENDED THAT ALL SOLVENT WELD JOINTS BE MADE AS FOLLOWS:
A. CLEAN DRY HUBS & SPIGOTS
B. PRIMER APPLIED TO PARTS BEING CONNECTED.
C. PVC SOLVENT WELD CEMENT APPLIED DIRECTLY OVER PRIMER.
D. PVC TYPE I IS COMPATIBLE FOR SOLVENT WELDING TO SDR 21 OR ANY OTHER PVC TYPE I PIPE MADE TO "STEEL PIPE" OUTSIDE DIMENSIONS
2. FRAME AND COVER TO BE USED IN PAVED AREAS ONLY.
3. REBAR SHALL HAVE A MINIMUM 2" CLEAR ON SIDES, 3" CLEAR ON BOTTOM AND 2" CLEAR ON TOP.

AVAILABLE CONFIGURATIONS:
4" x 4" x 4"
6" x 6" x 6"
8" x 8"

DWV PVC WYE ASTM D-2465 SCHEDULE 40 (TEES NOT ALLOWED)
REDUCING BRANCH
DWV PVC YWE ASTM D-2465 SCHEDULE 40 (TEES NOT ALLOWED)
TO MAIN
FROM BLDG.

1/8 LONG SWEET BEND STREET, ALL SCHEDULE 40, (ASTM D-2665)
SDR 21 LATERAL ASTM D-2241
12+ 1/2 O.D.
COMPACTED "SELECT FILL"
PUSH ON NEOPRENE GASKET
PIPE TRENCH DETAIL C502

13 1/4" BEND
#4 REBAR 12" O.C.
FINISHED GRADE
WITHOUT FRAME & COVER.
CONCRETE APRON FOR PAVEMENT AREAS
14-1/2" SLEVED OPENING
DWV, PVC, FEMALE ADAPTOR, IP THD X SOCKET
SCHEDULE 40 (ASTM D-2665) OR SDR 21 (ASTM D-2241)
LATERAL RISER
GLUED JOINT
6" 45° BEND
NOTES:
1. APPLIES TO 5/8" RODS AS WELL.
2. MIN NO. OF 1" RODS.

ALTERNATE STYLE
MANUFACTURED BY **STAR**
SPECS: **COR-TEK** OR APP EQUAL,
HIGH-STRENGTH CORTEN
ROTO-RING GLAND (HYD END)
FIXED GLAND
MJ ANCHORING PIPE
CLOW F-1216 OR APPROVED EQUAL
ANCHORING PIPE
GLAND RESTRAINT

5. TYPICAL REINFORCED CONCRETE JOINT RESTRAINT
N.T.S.

NOTES:
1. IT IS RECOMMENDED THAT ALL SOLVENT WELD JOINTS BE MADE AS FOLLOWS:
A. CLEAN DRY HUBS & SPIGOTS
B. PRIMER APPLIED TO PARTS BEING CONNECTED.
C. PVC SOLVENT WELD CEMENT APPLIED DIRECTLY OVER PRIMER.
D. PVC TYPE I IS COMPATIBLE FOR SOLVENT WELDING TO SDR 21 OR ANY OTHER PVC TYPE I PIPE MADE TO "STEEL PIPE" OUTSIDE DIMENSIONS
2. FRAME AND COVER TO BE USED IN PAVED AREAS ONLY.
3. REBAR SHALL HAVE A MINIMUM 2" CLEAR ON SIDES, 3" CLEAR ON BOTTOM AND 2" CLEAR ON TOP.

AVAILABLE CONFIGURATIONS:
4" x 4" x 4"
6" x 6" x 6"
8" x 8"

DWV PVC WYE ASTM D-2465 SCHEDULE 40 (TEES NOT ALLOWED)
REDUCING BRANCH
DWV PVC YWE ASTM D-2465 SCHEDULE 40 (TEES NOT ALLOWED)
TO MAIN
FROM BLDG.

1/8 LONG SWEET BEND STREET, ALL SCHEDULE 40, (ASTM D-2665)
SDR 21 LATERAL ASTM D-2241
12+ 1/2 O.D.
COMPACTED "SELECT FILL"
PUSH ON NEOPRENE GASKET
PIPE TRENCH DETAIL C502

13 1/4" BEND
#4 REBAR 12" O.C.
FINISHED GRADE
WITHOUT FRAME & COVER.
CONCRETE APRON FOR PAVEMENT AREAS
14-1/2" SLEVED OPENING
DWV, PVC, FEMALE ADAPTOR, IP THD X SOCKET
SCHEDULE 40 (ASTM D-2665) OR SDR 21 (ASTM D-2241)
LATERAL RISER
GLUED JOINT
6" 45° BEND
NOTES:
1. APPLIES TO 5/8" RODS AS WELL.
2. MIN NO. OF 1" RODS.

ALTERNATE STYLE
MANUFACTURED BY **STAR**
SPECS: **COR-TEK** OR APP EQUAL,
HIGH-STRENGTH CORTEN
ROTO-RING GLAND (HYD END)
FIXED GLAND
MJ ANCHORING PIPE
CLOW F-1216 OR APPROVED EQUAL
ANCHORING PIPE
GLAND RESTRAINT

6. TYPICAL REINFORCED CONCRETE JOINT RESTRAINT
N.T.S.

NOTES:
1. IT IS RECOMMENDED THAT ALL SOLVENT WELD JOINTS BE MADE AS FOLLOWS:
A. CLEAN DRY HUBS & SPIGOTS
B. PRIMER APPLIED TO PARTS BEING CONNECTED.
C. PVC SOLVENT WELD CEMENT APPLIED DIRECTLY OVER PRIMER.
D. PVC TYPE I IS COMPATIBLE FOR SOLVENT WELDING TO SDR 21 OR ANY OTHER PVC TYPE I PIPE MADE TO "STEEL PIPE" OUTSIDE DIMENSIONS
2. FRAME AND COVER TO BE USED IN PAVED AREAS ONLY.
3. REBAR SHALL HAVE A MINIMUM 2" CLEAR ON SIDES, 3" CLEAR ON BOTTOM AND 2" CLEAR ON TOP.

AVAILABLE CONFIGURATIONS:
4" x 4" x 4"
6" x 6" x 6"
8" x 8"

DWV PVC WYE ASTM D-2465 SCHEDULE 40 (TEES NOT ALLOWED)
REDUCING BRANCH
DWV PVC YWE ASTM D-2465 SCHEDULE 40 (TEES NOT ALLOWED)
TO MAIN
FROM BLDG.

1/8 LONG SWEET BEND STREET, ALL SCHEDULE 40, (ASTM D-2665)
SDR 21 LATERAL ASTM D-2241
12+ 1/2 O.D.
COMPACTED "SELECT FILL"
PUSH ON NEOPRENE GASKET
PIPE TRENCH DETAIL C502

13 1/4" BEND
#4 REBAR 12" O.C.
FINISHED GRADE
WITHOUT FRAME & COVER.
CONCRETE APRON FOR PAVEMENT AREAS
14-1/2" SLEVED OPENING
DWV, PVC, FEMALE ADAPTOR, IP THD X SOCKET
SCHEDULE 40 (ASTM D-2665) OR SDR 21 (ASTM D-2241)
LATERAL RISER
GLUED JOINT
6" 45° BEND
NOTES:
1. APPLIES TO 5/8" RODS AS WELL.
2. MIN NO. OF 1" RODS.

ALTERNATE STYLE
MANUFACTURED BY **STAR**
SPECS: **COR-TEK** OR APP EQUAL,
HIGH-STRENGTH CORTEN
ROTO-RING GLAND (HYD END)
FIXED GLAND
MJ ANCHORING PIPE
CLOW F-1216 OR APPROVED EQUAL
ANCHORING PIPE
GLAND RESTRAINT

7. TYPICAL REINFORCED CONCRETE JOINT RESTRAINT
N.T.S.

NOTES:
1. IT IS RECOMMENDED THAT ALL SOLVENT WELD JOINTS BE MADE AS FOLLOWS:
A. CLEAN DRY HUBS & SPIGOTS
B. PRIMER APPLIED TO PARTS BEING CONNECTED.
C. PVC SOLVENT WELD CEMENT APPLIED DIRECTLY OVER PRIMER.
D. PVC TYPE I IS COMPATIBLE FOR SOLVENT WELDING TO SDR 21 OR ANY OTHER PVC TYPE I PIPE MADE TO "STEEL PIPE" OUTSIDE DIMENSIONS
2. FRAME AND COVER TO BE USED IN PAVED AREAS ONLY.
3. REBAR SHALL HAVE A MINIMUM 2" CLEAR ON SIDES, 3" CLEAR ON BOTTOM AND 2" CLEAR ON TOP.

AVAILABLE CONFIGURATIONS:
4" x 4" x 4"
6" x 6" x 6"
8" x 8"

DWV PVC WYE ASTM D-2465 SCHEDULE 40 (TEES NOT ALLOWED)
REDUCING BRANCH
DWV PVC YWE ASTM D-2465 SCHEDULE 40 (TEES NOT ALLOWED)
TO MAIN
FROM BLDG.

1/8 LONG SWEET BEND STREET, ALL SCHEDULE 40, (ASTM D-2665)
SDR 21 LATERAL ASTM D-2241
12+ 1/2 O.D.
COMPACTED "SELECT FILL"
PUSH ON NEOPRENE GASKET
PIPE TRENCH DETAIL C502

13 1/4" BEND
#4 REBAR 12" O.C.
FINISHED GRADE
WITHOUT FRAME & COVER.
CONCRETE APRON FOR PAVEMENT AREAS
14-1/2" SLEVED OPENING
DWV, PVC, FEMALE ADAPTOR, IP THD X SOCKET
SCHEDULE 40 (ASTM D-2665) OR SDR 21 (ASTM D-2241)
LATERAL RISER
GLUED JOINT
6" 45° BEND
NOTES:
1. APPLIES TO 5/8" RODS AS WELL.
2. MIN NO. OF 1" RODS.

ALTERNATE STYLE
MANUFACTURED BY **STAR**
SPECS: **COR-TEK** OR APP EQUAL,
HIGH-STRENGTH CORTEN
ROTO-RING GLAND (HYD END)
FIXED GLAND
MJ ANCHORING PIPE
CLOW F-1216 OR APPROVED EQUAL
ANCHORING PIPE
GLAND RESTRAINT

8. TYPICAL REINFORCED CONCRETE JOINT RESTRAINT
N.T.S.

NOTES:
1. IT IS RECOMMENDED THAT ALL SOLVENT WELD JOINTS BE MADE AS FOLLOWS:
A. CLEAN DRY HUBS & SPIGOTS
B. PRIMER APPLIED TO PARTS BEING CONNECTED.
C. PVC SOLVENT WELD CEMENT APPLIED DIRECTLY OVER PRIMER.
D. PVC TYPE I IS COMPATIBLE FOR SOLVENT WELDING TO SDR 21 OR ANY OTHER PVC TYPE I PIPE MADE TO "STEEL PIPE" OUTSIDE DIMENSIONS
2. FRAME AND COVER TO BE USED IN PAVED AREAS ONLY.
3. REBAR SHALL HAVE A MINIMUM 2" CLEAR ON SIDES, 3" CLEAR ON BOTTOM AND 2" CLEAR ON TOP.

AVAILABLE CONFIGURATIONS:
4" x 4" x 4"
6" x 6" x 6"
8" x 8"

DWV PVC WYE ASTM D-2465 SCHEDULE 40 (TEES NOT ALLOWED)
REDUCING BRANCH
DWV PVC YWE ASTM D-2465 SCHEDULE 40 (TEES NOT ALLOWED)
TO MAIN
FROM BLDG.

1/8 LONG SWEET BEND STREET, ALL SCHEDULE 40, (ASTM D-2665)
SDR 21 LATERAL ASTM D-2241
12+ 1/2 O.D.
COMPACTED "SELECT FILL"
PUSH ON NEOPRENE GASKET
PIPE TRENCH DETAIL C502

13 1/4" BEND
#4 REBAR 12" O.C.
FINISHED GRADE
WITHOUT FRAME & COVER.
CONCRETE APRON FOR PAVEMENT AREAS
14-1/2" SLEVED OPENING
DWV, PVC, FEMALE ADAPTOR, IP THD X SOCKET
SCHEDULE 40 (ASTM D-2665) OR SDR 21 (ASTM D-2241)
LATERAL RISER
GLUED JOINT
6" 45° BEND
NOTES:
1. APPLIES TO 5/8" RODS AS WELL.
2. MIN NO. OF 1" RODS.

ALTERNATE STYLE
MANUFACTURED BY **STAR**
SPECS: **COR-TEK** OR APP EQUAL,
HIGH-STRENGTH CORTEN
ROTO-RING GLAND (HYD END)
FIXED GLAND
MJ ANCHORING PIPE
CLOW F-1216 OR APPROVED EQUAL
ANCHORING PIPE
GLAND RESTRAINT

9. TYPICAL REINFORCED CONCRETE JOINT RESTRAINT
N.T.S.

NOTES:
1. IT IS RECOMMENDED THAT ALL SOLVENT WELD JOINTS BE MADE AS FOLLOWS:
A. CLEAN DRY HUBS & SPIGOTS
B. PRIMER APPLIED TO PARTS BEING CONNECTED.
C. PVC SOLVENT WELD CEMENT APPLIED DIRECTLY OVER PRIMER.
D. PVC TYPE I IS COMPATIBLE FOR SOLVENT WELDING TO SDR 21 OR ANY OTHER PVC TYPE I PIPE MADE TO "STEEL PIPE" OUTSIDE DIMENSIONS
2. FRAME AND COVER TO BE USED IN PAVED AREAS ONLY.
3. REBAR SHALL HAVE A MINIMUM 2" CLEAR ON SIDES, 3" CLEAR ON BOTTOM AND 2" CLEAR ON TOP.

AVAILABLE CONFIGURATIONS:
4" x 4" x 4"
6" x 6" x 6"
8" x 8"

DWV PVC WYE ASTM D-2465 SCHEDULE 40 (TEES NOT ALLOWED)
REDUCING BRANCH
DWV PVC YWE ASTM D-2465 SCHEDULE 40 (TEES NOT ALLOWED)
TO MAIN
FROM BLDG.

1/8 LONG SWEET BEND STREET, ALL SCHEDULE 40, (ASTM D-2665)
SDR 21 LATERAL ASTM D-2241
12+ 1/2 O.D.
COMPACTED "SELECT FILL"
PUSH ON NEOPRENE GASKET
PIPE TRENCH DETAIL C502

13 1/4" BEND
#4 REBAR 12" O.C.
FINISHED GRADE
WITHOUT FRAME & COVER.
CONCRETE APRON FOR PAVEMENT AREAS
14-1/2" SLEVED OPENING
DWV, PVC, FEMALE ADAPTOR, IP THD X SOCKET
SCHEDULE 40 (ASTM D-2665) OR SDR 21 (ASTM D-2241)
LATERAL RISER
GLUED JOINT
6" 45° BEND
NOTES:
1. APPLIES TO 5/8" RODS AS WELL.
2. MIN NO. OF 1" RODS.

ALTERNATE STYLE
MANUFACTURED BY **STAR**
SPECS: **COR-TEK** OR APP EQUAL,
HIGH-STRENGTH CORTEN
ROTO-RING GLAND (HYD END)
FIXED GLAND
MJ ANCHORING PIPE
CLOW F-1216 OR APPROVED EQUAL
ANCHORING PIPE
GLAND RESTRAINT

10. TYPICAL REINFORCED CONCRETE JOINT RESTRAINT
N.T.S.

NOTES:
1. IT IS RECOMMENDED THAT ALL SOLVENT WELD JOINTS BE MADE AS FOLLOWS:
A. CLEAN DRY HUBS & SPIGOTS
B. PRIMER APPLIED TO PARTS BEING CONNECTED.
C. PVC SOLVENT WELD CEMENT APPLIED DIRECTLY OVER PRIMER.
D. PVC TYPE I IS COMPATIBLE FOR SOLVENT WELDING TO SDR 21 OR ANY OTHER PVC TYPE I PIPE MADE TO "STEEL PIPE" OUTSIDE DIMENSIONS
2. FRAME AND COVER TO BE USED IN PAVED AREAS ONLY.
3. REBAR SHALL HAVE A MINIMUM 2" CLEAR ON SIDES, 3" CLEAR ON BOTTOM AND 2" CLEAR ON TOP.

AVAILABLE CONFIGURATIONS:
4" x 4" x 4"
6" x 6" x 6"
8" x 8"

DWV PVC WYE ASTM D-2465 SCHEDULE 40 (TEES NOT ALLOWED)
REDUCING BRANCH
DWV PVC YWE ASTM D-2465 SCHEDULE 40 (TEES NOT ALLOWED)
TO MAIN
FROM BLDG.

1/8 LONG SWEET BEND STREET, ALL SCHEDULE 40, (ASTM D-2665)
SDR 21 LATERAL ASTM D-2241
12+ 1/2 O.D.
COMPACTED "SELECT FILL"
PUSH ON NEOPRENE GASKET
PIPE TRENCH DETAIL C502

13 1/4" BEND
#4 REBAR 12" O.C.
FINISHED GRADE
WITHOUT FRAME & COVER.
CONCRETE APRON FOR PAVEMENT AREAS
14-1/2" SLEVED OPENING
DWV, PVC, FEMALE ADAPTOR, IP THD X SOCKET
SCHEDULE 40 (ASTM D-2665) OR SDR 21 (ASTM D-2241)
LATERAL RISER
GLUED JOINT
6" 45° BEND
NOTES:
1. APPLIES TO 5/8" RODS AS WELL.
2. MIN NO. OF 1" RODS.

ALTERNATE STYLE
MANUFACTURED BY **STAR**
SPECS: **COR-TEK** OR APP EQUAL,
HIGH-STRENGTH CORTEN
ROTO-RING GLAND (HYD END)
FIXED GLAND
MJ ANCHORING PIPE
CLOW F-1216 OR APPROVED EQUAL
ANCHORING PIPE
GLAND RESTRAINT

11. TYPICAL REINFORCED CONCRETE JOINT RESTRAINT
N.T.S.

NOTES:
1. IT IS RECOMMENDED

