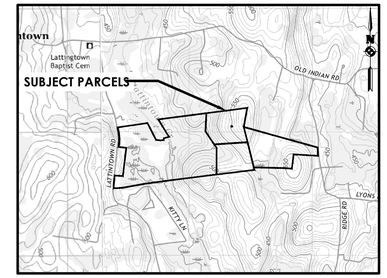
SITE PLAN

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 BUILDINGG	1	2,077
ENTRY COTTAGE - EXISTING CABIN	2	648
RENOVATED MAIN LODGE WITH 2 GUESTROOMS, A PRIVATE DINING AREA, AND SALOON	3	7,223
ORANGERIE - SMALL EVENTS CENTER	4	3,168
CABIN BAR	5	1,022
CLUBHOUSE DINING ROOM 1	6	8,897
FARM MARKET & BARBEQUE	7	1,656
POND CABIN - EXISTING CABIN	8	695
SPA AND GYM	9	19,701
EVENTS CENTER	10	15,870
28 ROOM HOTEL	11	17,244
BACK-OF-HOUSE OPERATION	12	2,106
POND PAVILION	13	1,000
TREE HOUSE -2 GUESTROOM CABINS	14	25,542
TREE HOUSE -1 GUESTROOM CABINS	15	7,392
STORAGE BUILDING	16	1,000
STAFF DORM & LOCKER ROOM	17	14,672
WASTEWATER MECHANICAL BLDG	18	451
ANIMAL PLANET -PETTING ZOO (BARN)	19	1,200
TOTAL BUILDING AREA (S.F.)		131,564

SITE PLAN - PHASE 02

BUILDING NAME	BUILDING NUMBER	TOTAL BUILDING AREA (S.F.)
HILLSIDE - 2 GUESTROOM CABINS	20	18,000
5-BEDROOM GUEST HOUSES	21	32,000
ORCHARD - 2 GUESTROOM CABINS	22	9,600
TOTAL BUILDING AREA (S.F.)		59,600

SITE PLAN - PHASE 03

BUILDING NAME	BUILDING NUMBER	TOTAL BUILDING AREA (S.F.)
CLUBHOUSE DINING ROOM 2	23	5,000
ORCHARD POND PAVILION	24	1,000
DISTILLERY WITH TASTING ROOM	25	1,260
TOTAL BUILDING AREA (S.F.)		7,260

TOTAL BUILDING AREA-ALL PHASES (S.F.)	198,424

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.

DRAWING INDEX

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 LATTINTOWN RD. 255 RIDGE RD.
	MUNICIPALITY:	MARLBOROUGH
	COUNTY:	ULSTER
3.	**TOTAL PARCEL AREA:**	152.55 ACRES
	AREA OF DISTURBANCE:	42.46 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)

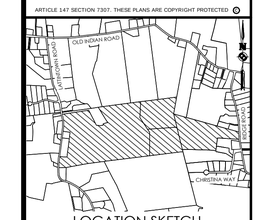
	REQUIRED	PROPOSED
LOT		
WIDTH	150 FT	1,594 FT
DEPTH	200 FT	3,168 FT
AREA 1	1 ACRE	152.55 ACRES
COVERAGE	20%	2.30%
SETBACK		
FRONT (LATTINTOWN ROAD)	50 FT	525.23 FT
SIDE (ONE/BOTH)	75 FT/150 FT	N/A
FRONT (RIDGE ROAD)	50 FT	38.62 FT (*)
BUILDING		
HEIGHT	35 FT	31.27 FT
DENSITY	1 UNIT PER 2,000S.F.	1 UNIT PER 39,089 S.F.
UNIT QTY	20 MINIMUM	93 UNITS
PARKING		
STALLS QTY **	170	373
NOTES:	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.	

(*) - EXISTING NON-CONFORMING ZBA APPROVAL PENDING

(**) - SEE SHEET C130 FOR FURTHER BREAKDOWN

		NO	YES
8.	**STATE REGULATED WETLANDS (NYSDEC ERM):**		X
9.	**FEDERALLY REGULATED WETLANDS (USFWS NWI):**		X
10.	**FLOOD PLAIN (FEMA NFHL): FIRM PANEL: 36111C0790E DATED: 09/25/2009**	X	
11.	**PUBLIC WATER PROVIDED BY:**	**TOWN OF MARLBOROUGH**	
12.	**ELECTRIC SERVICE PROVIDED BY:**	**CENTRAL HUDSON GAS AND ELECTRIC**	
13.	**GAS SERVICE SUPPLIED BY:**		
14.	**SANITARY SEWER PROVIDED BY:**	**PRIVATE**	
15.	**STORM SEWER & DRAINAGE WILL BE: (MAINTAINED BY THE OWNER)**	**PRIVATE**	
16.	**PROJECT BOUNDARIES ARE WITHIN THE MARLBORO CENTRAL SCHOOL DISTRICT.**		
17.	**ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY**		

PASSERO
engineering architecture



LOCATION SKETCH
N.T.S.

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

PASSERO ASSOCIATES
6 Front St., 2nd Floor
Newburgh, New York 12550
(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

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

Revisions

No.	Date	By	Description
1	08/14/24		REVISED FOR PB SUBMISSION

COVER SHEET

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
G 001

Scale:
N.T.S.

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

LEGEND-EXISTING:

- EXIST. LIGHT POLE
- EXIST. CABLE TV
- EXIST. SANITARY MAIN
- EXIST. GAS MAIN
- EXIST. WATER MAIN
- EXIST. ELECTRIC LINE
- EXIST. BUILDING

LEGEND-SITE:

- GRASS PAVERS
- EXISTING ORCHARD
- EXISTING WETLAND
- EXISTING WETLAND BOUNDARY
- POROUS PAVEMENT
- ASPHALT PAVEMENT
- STONE WALL
- OVERHEAD WIRES
- FENCE LINE
- TREES > 12"DBH
- PROPOSED SIGN (TYP)
- TYPICAL
- EVIDENCE FOUND
- BORE HOLE
- DELINEATION FLAG
- 520 521 EXISTING MAJOR CONTOUR EXISTING MINOR CONTOUR
- EXISTING TREE/BRUSH LINE
- UTILITY POLE
- WATER WELL
- WATER VALVE
- HYDRANT
- GAS MANHOLE
- SANITARY/SEWER MANHOLE
- LIGHT POLE
- UNKNOWN MANHOLE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE

LEGEND-DEMO:

- EXISTING GRAVEL TO BE REMOVED
- EXISTING FEATURE TO BE REMOVED
- X X X X X X X X X X X EXISTING FEATURE TO BE REMOVED
- EXISTING ASPHALT TO BE REMOVED
- SAWCUT EDGE OF PAVEMENT
- EXISTING BUILDING TO BE REMOVED

LEGEND-UTILITY:

- PROPOSED STORM SEWER, INLET MH, CB & END SECTION
- WV W PROPOSED WATER SERVICE W/ HYDRANT & VALVE
- S PROPOSED SANITARY SEWER AND MANHOLE
- FM PROPOSED SANITARY SEWER FORCEMAIN
- E PROPOSED UNDERGROUND ELECTRIC
- E PROPOSED ELECTRIC VEHICLE CHARGING STATION
- PROPOSED LIGHT POLE
- W PROPOSED WATER MAIN

LEGEND-GRADING & ESC:

- S20 PROPOSED MAJOR CONTOUR
- S21 PROPOSED MINOR CONTOUR
- SF SILT FENCE
- PROPOSED STONE CHECK DAM
- PROPOSED INLET PROTECTION
- PROPOSED TREE/BRUSH LINE
- TC:492.9 BC:492.4 TOP OF: CURB (C), WALL (W), STAIRS (S), RAMP (R) BOTTOM OF: CURB (C), WALL (W), STAIRS (S), RAMP (R)
- X 492.7 492.7 PROPOSED SPOT ELEVATION

Notes

TESTING GRAVITY SEWER SYSTEM:

1. 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.
2. 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.
3. INFILTRATION LEAKAGE TESTS SHALL BE RUN ON EACH SINGLE MANHOLE-TO-MANHOLE SECTION, OR REACH, INDEPENDENTLY OF ALL OTHER MANHOLE-TO-MANHOLE SECTIONS.
4. 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.
5. 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.
6. 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".
7. 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.
8. 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.
9. 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 ACCEPTANCE 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.
10. WHERE FLEXIBLE PIPE IS USED, CONTRACTOR SHALL TEST ALL MAINLINE PIPE FOR MAXIMUM ALLOWABLE DEFLECTION OF 5% OF OUTSIDE DIAMETER. DEFLECTION TESTS SHALL BE PERFORMED USING A CIRCULAR STEEL BALL ON SLED 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.
11. 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.
12. 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.
13. 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.
14. 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

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. CONSTRUCT EROSION CONTROL MEASURES AND STORMWATER MANAGEMENT AREAS AS SHOWN ON THE PLANS.
3. CONSTRUCT TEMPORARY/PERMANENT SWALES AS SHOWN ON THE CONTRACT DOCUMENTS.
4. CLEAR AND GRUB THE PROJECT IMPROVEMENTS AREAS.
5. STRIP TOPSOIL AND STOCKPILE FOR LATER USE.
6. 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.
7. CONSTRUCT SEDIMENTATION BARRIERS AS SHOWN ON THIS PLAN.
8. REPLACE TOPSOIL AND FINE GRADE.
9. HYDRO-SEED ALL DISTURBED AREAS WITHIN 10 DAYS AFTER FINAL GRADING, SITE CONTRACTOR IS RESPONSIBLE TO RESEED IF GRADING IS UNSATISFACTORY.
10. UPON APPROVAL OF THE ENGINEER, SITE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROLS.
11. SLOPES SHALL NOT EXCEED 1' VERTICAL TO 3' HORIZONTAL MAX. MAINTAIN 1:4 WHERE POSSIBLE.
12. MINIMUM OF 6" OF TOPSOIL IS TO BE PLACED ON ALL GRASS AREAS.
13. 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.
14. 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.
15. ALL END SECTIONS SHALL BE PROVIDED WITH RIP-RAP APRONS.
16. 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).

ENDANGERED THREATENED AND RARE SPECIES NOTES

INDIANA AND LONG EARED BAT NOTES:

1. TREE CLEARING SHALL BE LIMITED TO THE PERIOD BETWEEN OCTOBER 15 AND MARCH 31 TO ENSURE NO POTENTIAL TAKE OUT OF BAT SPECIES.

GENERAL

1. CONTRACTOR SHALL NOTIFY "UDIG" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH ALL OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. 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).
4. 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.
5. WITHIN THE LIMITS OF THE BUILDING FOOTPRINTS, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
6. 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.
7. 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.
8. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE NYS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
9. 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.
10. 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.
11. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
12. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
13. 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.
14. 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

1. 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.
2. 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.
3. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
4. 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:
   - A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
   - B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
   - C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
5. 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.
6. 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.
7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
   - A. STORM DRAINAGE PIPES SHALL BE HDPE UNLESS NOTED OTHERWISE
   - B. PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.
8. 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.
9. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
10. 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

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURB RADII ARE 5 FEET UNLESS OTHERWISE NOTED.
3. CURBING SHALL BE CAST IN PLACE WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
4. 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.
5. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
6. 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

1. 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.
2. 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.
3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
4 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.
5. 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

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. PERMANENT STORMWATER PRACTICES SHALL NOT BE INSTALLED UNTIL ALL CONTRIBUTORY AREAS HAVE BEEN STABILIZED.

EXISTING CONDITIONS INFORMATION

1. 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 .
2. TOPOGRAPHY: ELEVATIONS ARE BASED ON NEW YORK STATE PLANE COORDINATE SYSTEM, EASTERN ZONE, NAD 83, U.S. SURVEY FEET.
3. GEOTECHNICAL DATA: TEST PIT AND INFILTRATION TEST LOCATIONS AND ELEVATIONS WERE OBTAINED FROM XXX.

DOCUMENT USE

1. 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.
2. 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.
3. 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.

PASSERO
engineering architecture

LOCATION SKETCH
N.T.S.

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

PASSERO ASSOCIATES
4 Front St., 2nd Floor
Newburgh, New York 12550
(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

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

Revisions

No.	Date	By	Description
1	08/14/24		REVISED FOR PB SUBMISSION

NOTES & LEGENDS

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

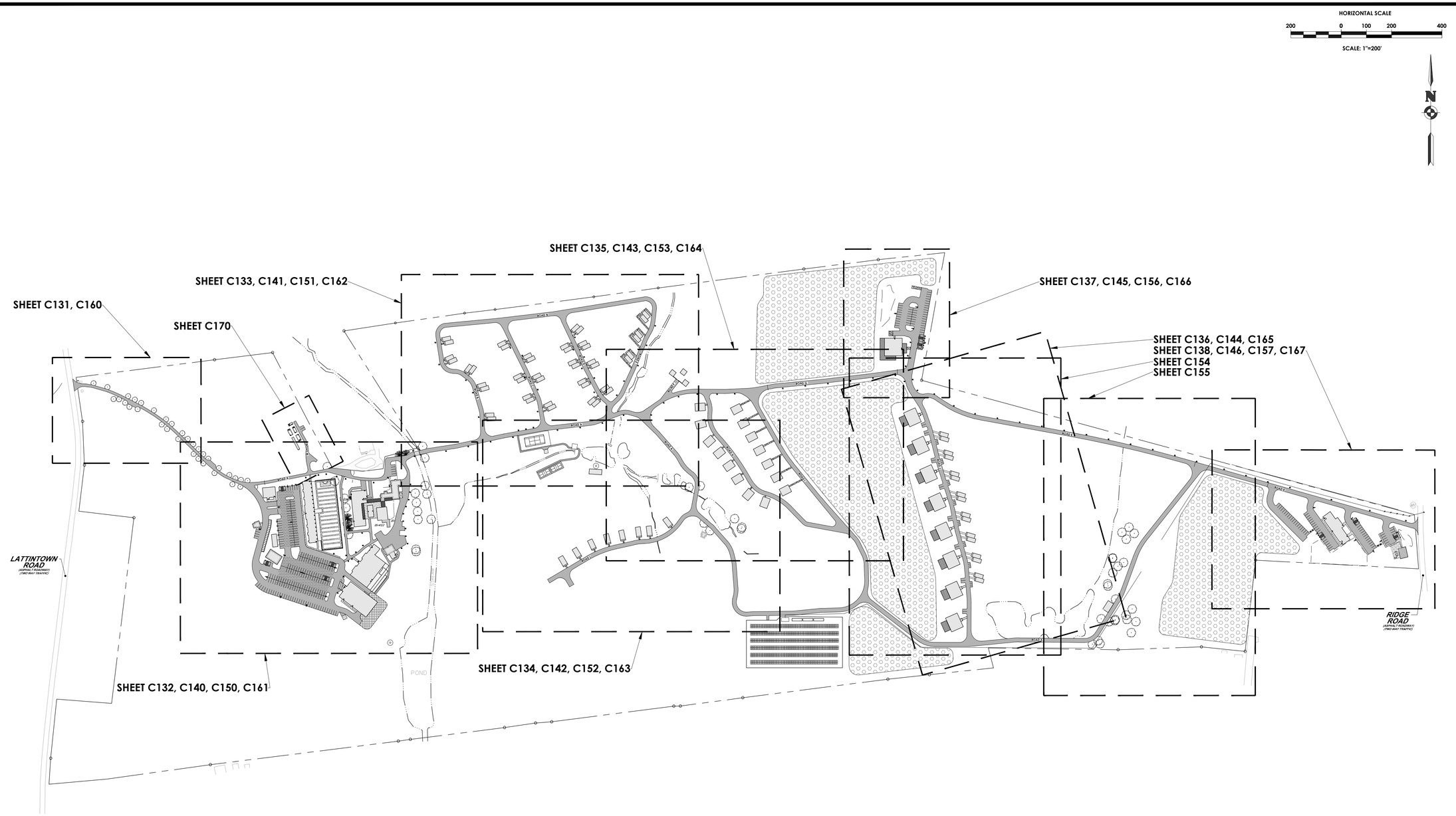
Project No.
20233707.0001

Drawing No.
G 002

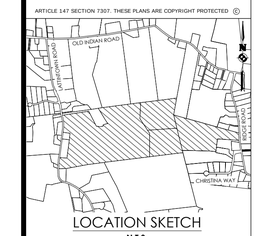
Scale:
N.T.S.

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION



PASSERO
engineering architecture



LOCATION SKETCH
N.T.S.

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SUITE 101

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Designed by: Marvin Pinkrah

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

Revisions

No.	Date	By	Description
1	08/14/24		REVISED FOR PB SUBMISSION

KEY PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 110

Scale:
1" = 200'

Date
AUGUST 16, 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) SELECT CLEARING.
- (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.
- (U) REMOVE EXISTING TREES
- (V) EXISTING GATE TO REMAIN
- (W) OLD LOT LINES TO BE REMOVED

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

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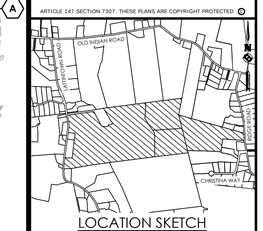

LOCATION SKETCH
N.T.S.

Client:
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100 Ring Rd West
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SUITE 101

PASSERO ASSOCIATES
6 Front St., 2nd Floor
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Designed by: Marvin Pinkrah

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

Revisions

No.	Date	By	Description
1	08/14/24		REVISED FOR PB SUBMISSION

EXISTING CONDITIONS & DEMOLITION PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 120

Scale:
1" = 200'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

DEMOLITION KEY:

- A SAWCUT EXISTING ASPHALT PAVEMENT.
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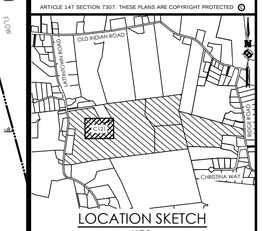
- D PROTECT EXISTING UTILITY PEDESTAL.
- E PROTECT EXISTING MONITORING WELL.
- F REMOVE EXISTING WATER LINE.
- G REMOVE EXISTING GAS LINE AND STRUCTURE.
- H REMOVE EXISTING SKEET STAND.
- I REMOVE EXISTING BENCH.
- J REMOVE EXISTING FENCE.
- K REMOVE EXISTING TREELINE TO REFLECT PROPOSED TREELINE.
- 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.
- U REMOVE EXISTING TREES

PASSERO
engineering architecture



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No.	Date	By	Description
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EXISTING CONDITIONS & DEMOLITION PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

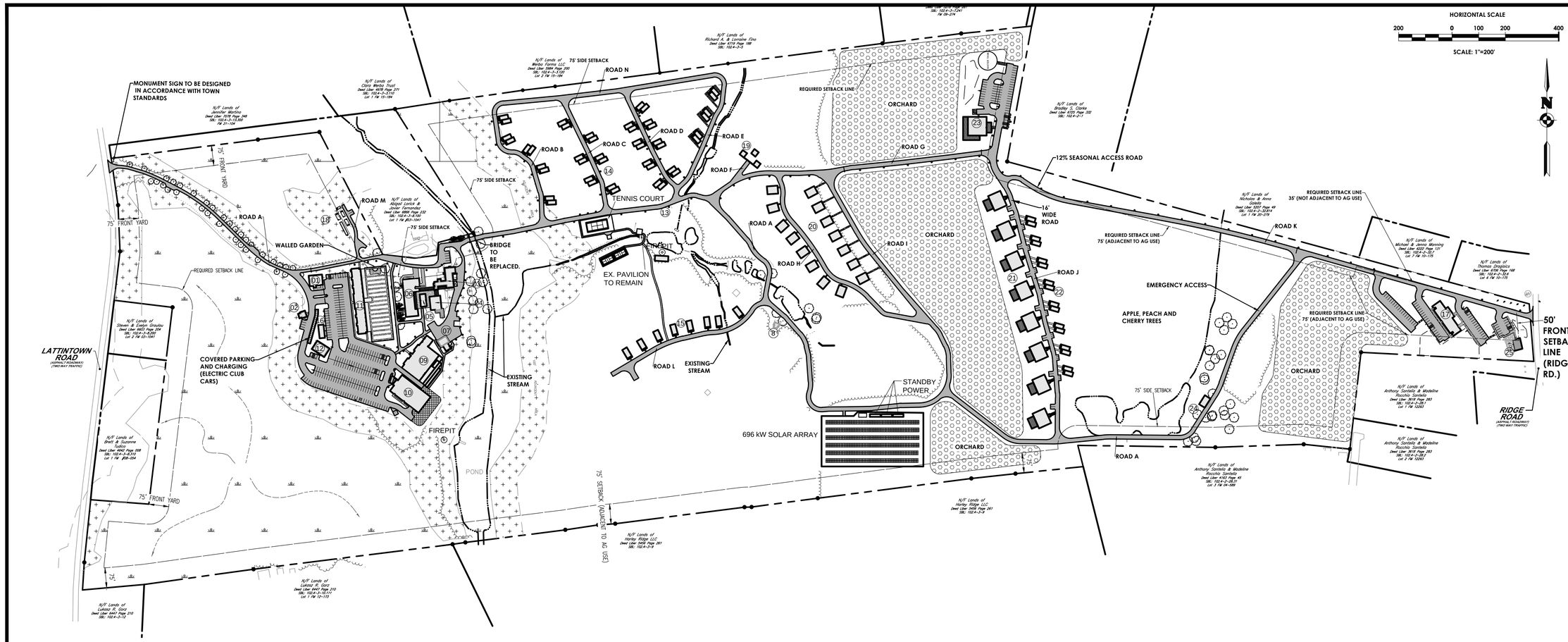
Project No.
20233707.0001

Drawing No.
C 121

Scale:
1" = 30'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION



SITE DATA - PHASE 01				
BUILDING NAME	BUILDING NUMBER	No. of BUILDINGS	BUILDING AREA (S.F.)	TOTAL BUILDING AREA (S.F.)
WELCOME BUILDING	1	1	2,077	2,077
ENTRY COTTAGE - EXISTING CABIN	2	1	648	648
RENOVATED MAIN LODGE WITH 2 GUESTROOMS, A PRIVATE DINING AREA, AND SALOON	3	1	7,223	7,223
ORANGERIE - SMALL EVENTS CENTER	4	1	3,168	3,168
CABIN BAR	5	1	1,022	1,022
CLUBHOUSE DINING ROOM 1	6	1	8,897	8,897
FARM MARKET & BARBEQUE	7	1	1,656	1,656
POND CABIN - EXISITNG CABIN	8	1	695	695
SPA AND GYM *CONSTRUCTED IN PHASES	9	1	19,701	19,701
EVENTS CENTER	10	1	15,870	15,870
28 ROOM HOTEL	11	1	17,244	17,244
BACK-OF-HOUSE OPERATION	12	1	2,106	2,106
POND PAVILION	13	1	1,000	1,000
TREE HOUSE -2 GUESTROOM CABNS**	14	22	1,161	25,542
TRE HOUSE -1 GUESTROOM CABINS	15	8	924	7,392
STORAGE BUILDING	16	1	1,000	1,000
STAFF DORM & LOACKER ROOM	17	1	14,672	14,672
WASTEWATER MECHANICAL BLDG	18	1	451	451
ANIMAL PLANET - PETTING ZOO (BARN)	19	3	400	1,200
TOTAL		49		131,564

**TREE HOUSE -2 GUESTROOM CABINS CONSIST OF A 1-BEDROOM CABIN AND A 1-BEDROOM SUITE

SITE DATA - PHASE 02				
BUILDING NAME	BUILDING NUMBER	No. of BUILDINGS	BUILDING AREA (S.F.)	TOTAL BUILDING AREA (S.F.)
HILLSIDE - 2 GUESTROOM CABINS	20	15	1,200	18,000
5-BEDROOM GUEST HOUSES	21	8	4,000	32,000
ORCHARD - 2 GUESTROOM CABINS	22	8	1,200	9,600
TOTAL		31		59,600

SITE DATA - PHASE 03				
BUILDING NAME	BUILDING NUMBER	No. of BUILDINGS	BUILDING AREA (S.F.)	TOTAL BUILDING AREA (S.F.)
CLUBHOUSE DINING ROOM 2	23	1	5,000	5,000
ORCHARD POND PAVILION	24	1	1,000	1,000
DISTILLERY WITH TASTING ROOM	25	1	1,260	1,260
TOTAL		3		7,260

OVERALL PROJECT		83		198,424

PARKING & UNITS DATA - PHASE 01					
	BUILDING NUMBER	No. of UNITS	RESORT BEDROOMS	REQUIRED	PROVIDED
RESORT CAMPUS					
WELCOME BUILDING	1	1			
ENTRY COTTAGE	2	1	1	1	
RENOVATED MAIN LODGE WITH 2 GUESTROOMS, A PRIVATE DINING AREA, AND SALOON	3	1	2	2	
ORANGERIE - SMALL EVENTS CENTER	4				
CABIN BAR	5				
CLUBHOUSE DINING	6				
FARM MARKET & BARBEQUE	7				
POND CABIN	8	1	1	1	
SPA AND GYM	9				
EVENTS CENTER	10				
28 ROOM HOTEL	11	28	28	28	
BACK-OF-HOUSE OPERATION	12				
POND PAVILION	13				
TREE HOUSE - 2 GUESTROOM CABINS	14	22	44	44	
TREE HOUSE - 1 GUESTROOM CABINS	15	8	8	8	
STORAGE BUILDING	16				
ANIMAL PLANET	19				
SUBTOTAL		62	84	84	239
STAFF DORM & LOCKER ROOM					
STAFF DORM & LOCKER ROOM	17				53
SUBTOTAL		0	0	0	53
WASTERWATER MECHANICAL BUILDING					
WASTERWATER MECHANICAL BUILDING	18				2
SUBTOTAL		0	0	0	2
SOLAR ARRAY					
SOLAR ARRAY					1
SUBTOTAL		0	0	0	1
PHASE 1 TOTAL		62	84	84	295

PARKING & UNITS DATA - PHASE 02					
	BUILDING NUMBER	No. of Units	RESORT BEDROOMS	REQUIRED	PROVIDED
HILLSIDE					
HILLSIDE - 2 GUESTROOM CABINS	20	15	30	30	0
SUBTOTAL		15	30	30	0
ORCHARD					
5-BEDROOM GUEST HOUSES	21	8	40	40	16
ORCHARD - 2 GUESTROOM CABINS	22	8	16	16	
SUBTOTAL		16	56	56	16
PHASE 2 TOTAL*		31	86	86	16

*GUESTS WILL PARK IN PHASE 1 LOT. ORCHARD CABIN GUESTS WILL ALSO HAVE 24 SPACES FOR ELECTRIC CLUB CAR PARKING AT THEIR UNITS.

PARKING & UNITS DATA - PHASE 03					
	BUILDING NUMBER	No. of Units	RESORT BEDROOMS	REQUIRED	PROVIDED
CLUBHOUSE DINING ROOM 2					
CLUBHOUSE DINING ROOM 2	23				51
SUBTOTAL		0	0	0	51
ORHCARD POND PAVILION					
ORHCARD POND PAVILION	24				
SUBTOTAL		0	0	0	0
DISTILLERY WITH TASTING ROOM					
DISTILLERY WITH TASTING ROOM	25				11
SUBTOTAL		0	0	0	11
PHASE 3 TOTAL		0	0	0	62

OVERALL PROJECT	93	170	170	373

NOTE: REQUIRED PARKING DETERMINED BY MOTEL AND RESORT HOTELS USE IN TABLE 1 OF TOWN CODE SECTION 155-27

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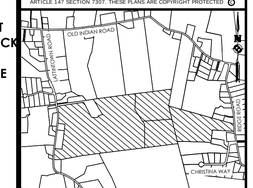


LOCATION SKETCH
N.T.S.

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

PASSERO ASSOCIATES
6 Front St., 2nd Floor
Newburgh, New York 12550
(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

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

Revisions

No.	Date	By	Description
1	08/14/24		REVISED FOR PB SUBMISSION

OVERALL SITE PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

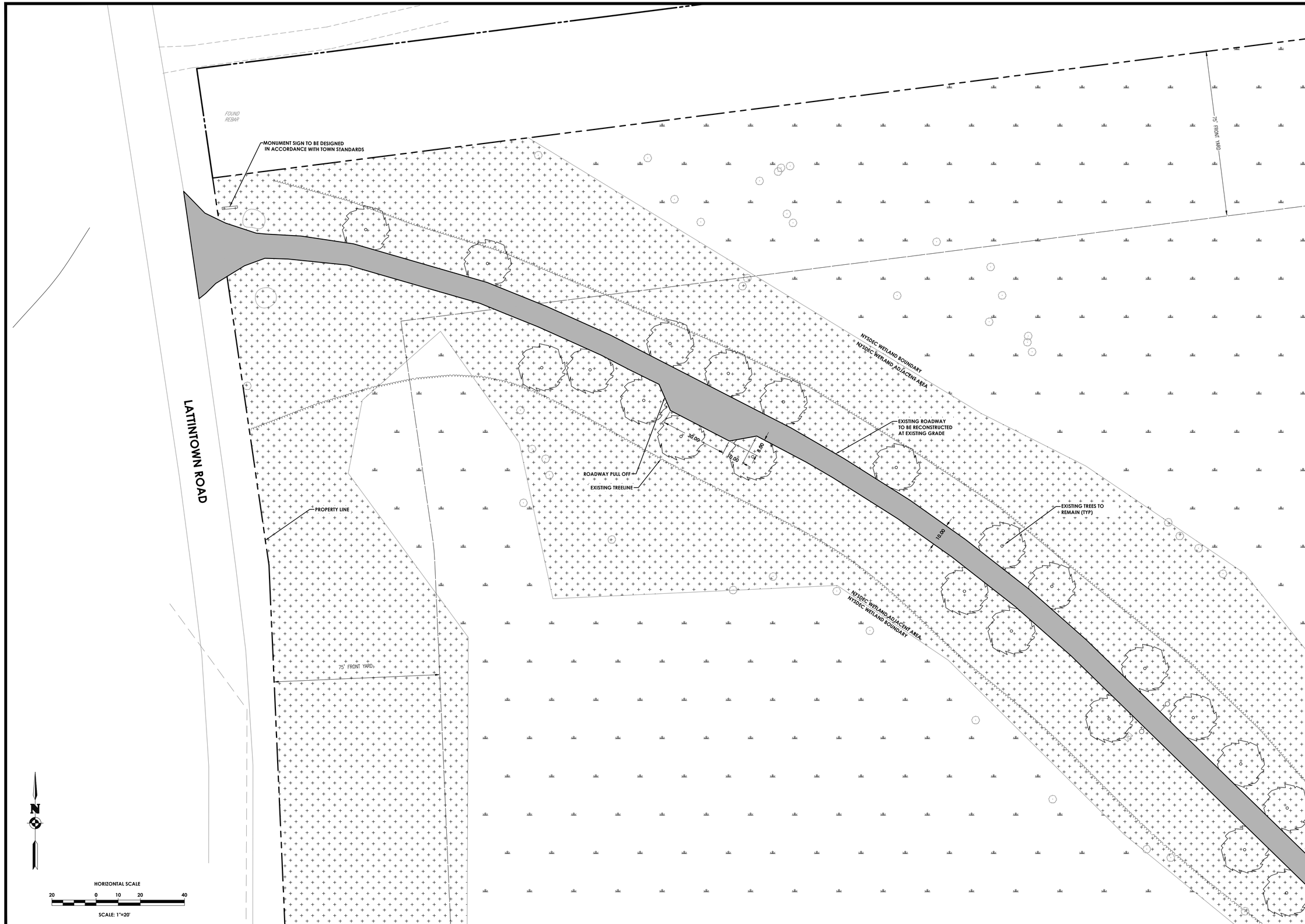
Project No.
20233707.0001

Drawing No.
C 130

Scale:
1" = 200'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION



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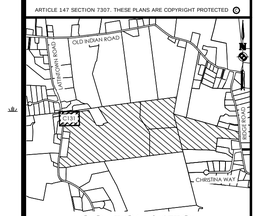
engineering architecture



LOCATION SKETCH
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No.	Date	By	Description
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SITE PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

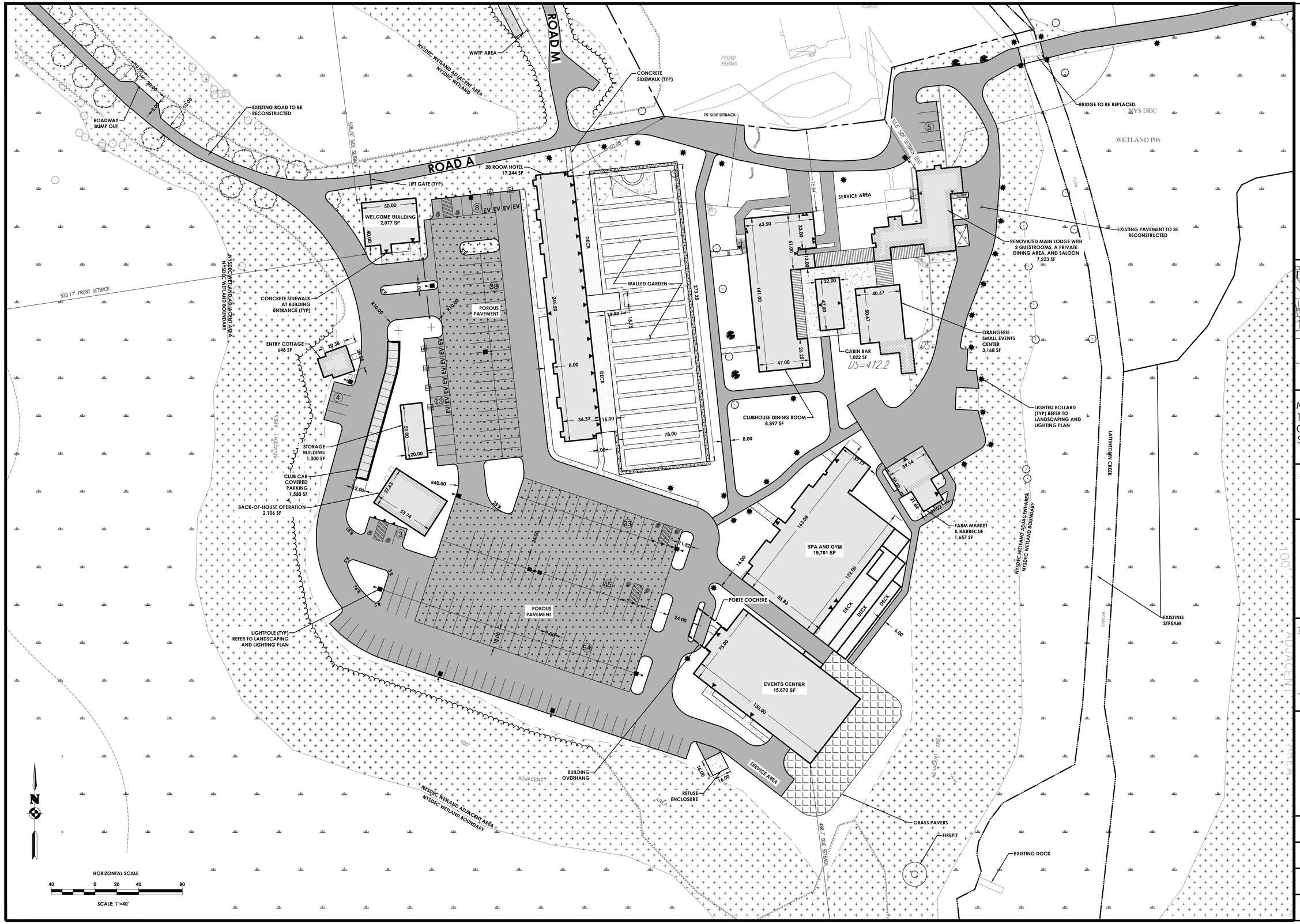
Project No.
20233707.0001

Drawing No.
C 131

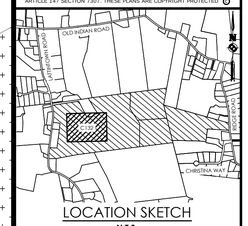
Scale:
1" = 20'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION



PASSERO
engineering architecture



LOCATION SKETCH
N.T.S.

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Revisions

No.	Date	By	Description
1	08/14/24		REVISED FOR PB SUBMISSION

SITE PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

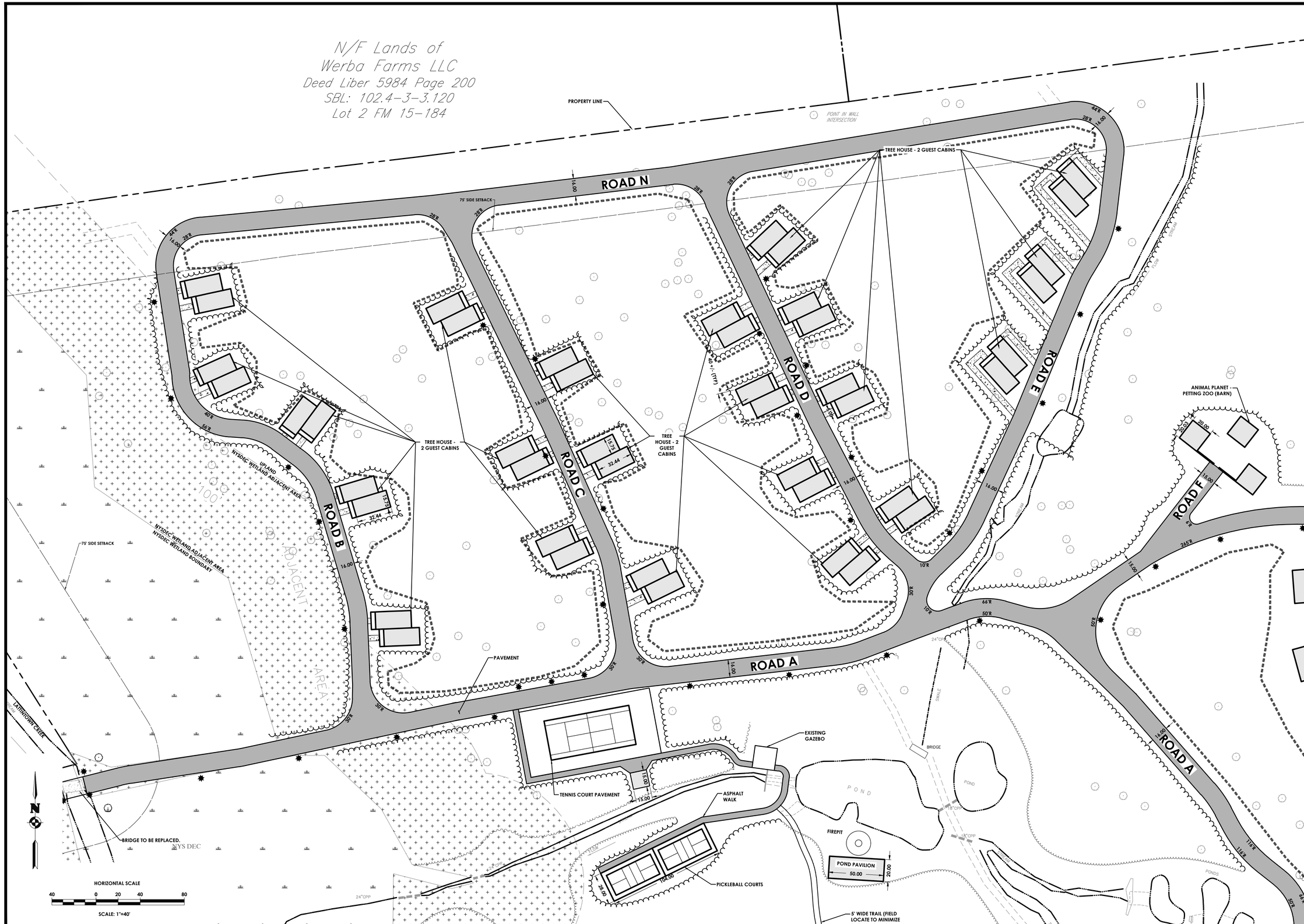
Project No.
20233707.0001

Drawing No.
C 132

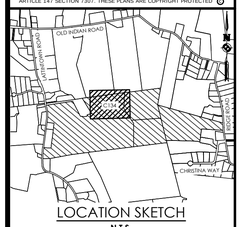
Scale:
1" = 40'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION



PASSERO
engineering architecture



LOCATION SKETCH
N.T.S.

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

PASSERO ASSOCIATES
6 Front St., 2nd Floor
Newburgh, New York 12550
(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

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

Revisions

No.	Date	By	Description
1	08/14/24		REVISED FOR PB SUBMISSION

SITE PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 133

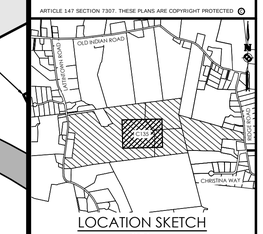
Scale:
1" = 40'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

Y:\PROJECTS-NEW\2023\20233707\20233707.0001 - MARLBOROUGH RESORT\01_CAD-BIM-MODELS\CIVIL\C130-SITE.DWG 8/15/2024 8:50 PM Washington Avellaneda

PASSERO
engineering architecture



LOCATION SKETCH
N.T.S.

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

PASSERO ASSOCIATES
6 Front St., 2nd Floor
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SITE PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

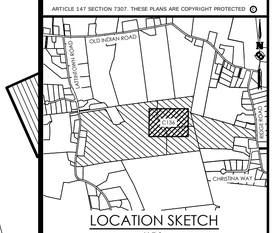
Drawing No.
C 134

Scale:
1" = 40'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

PASSERO
engineering architecture



LOCATION SKETCH
N.T.S.

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

PASSERO ASSOCIATES
6 Front St., 2nd Floor
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SITE PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 135

Scale:
1" = 40'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

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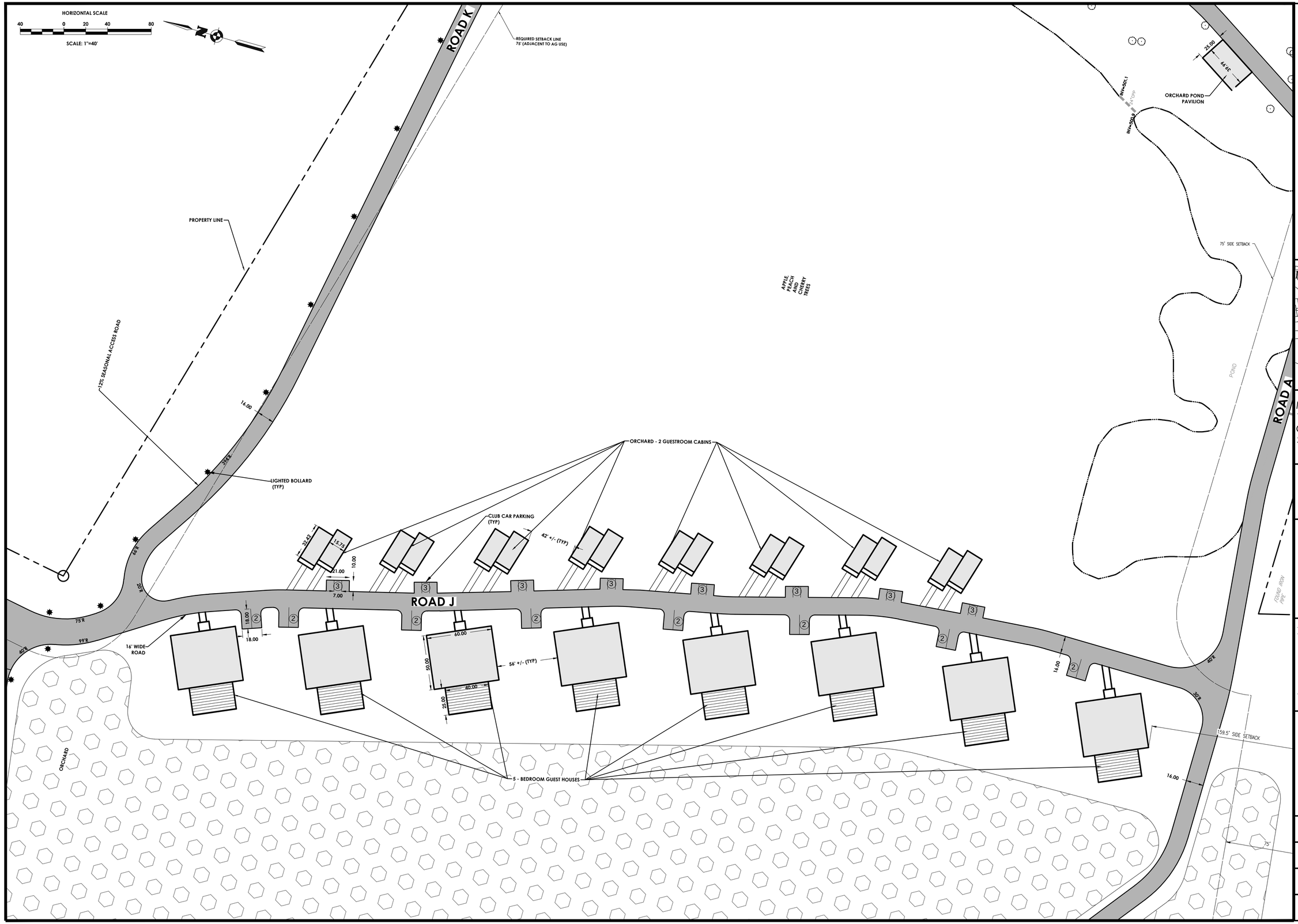

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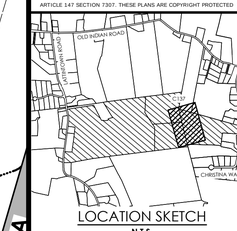

LOCATION SKETCH
N.T.S.

Client:
Marlborough Resort, LLC
100 Ring Rd West
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SUITE 101

PASSERO ASSOCIATES
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SITE PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

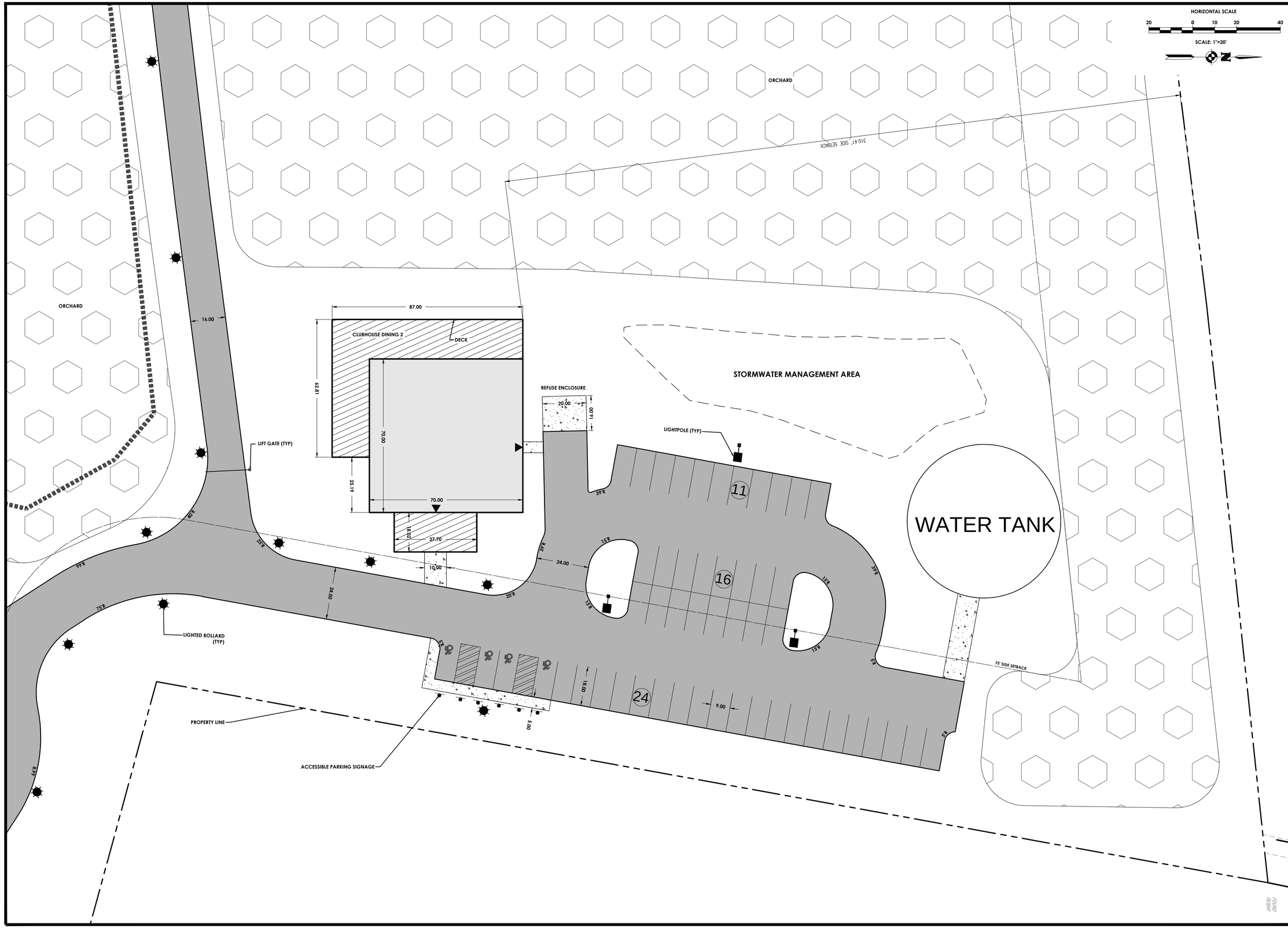
Project No.
20233707.0001

Drawing No.
C 136

Scale:
1" = 40'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION



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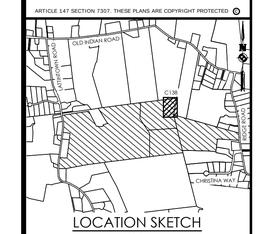
engineering architecture



LOCATION SKETCH
N.T.S.

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

PASSERO ASSOCIATES
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SITE PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

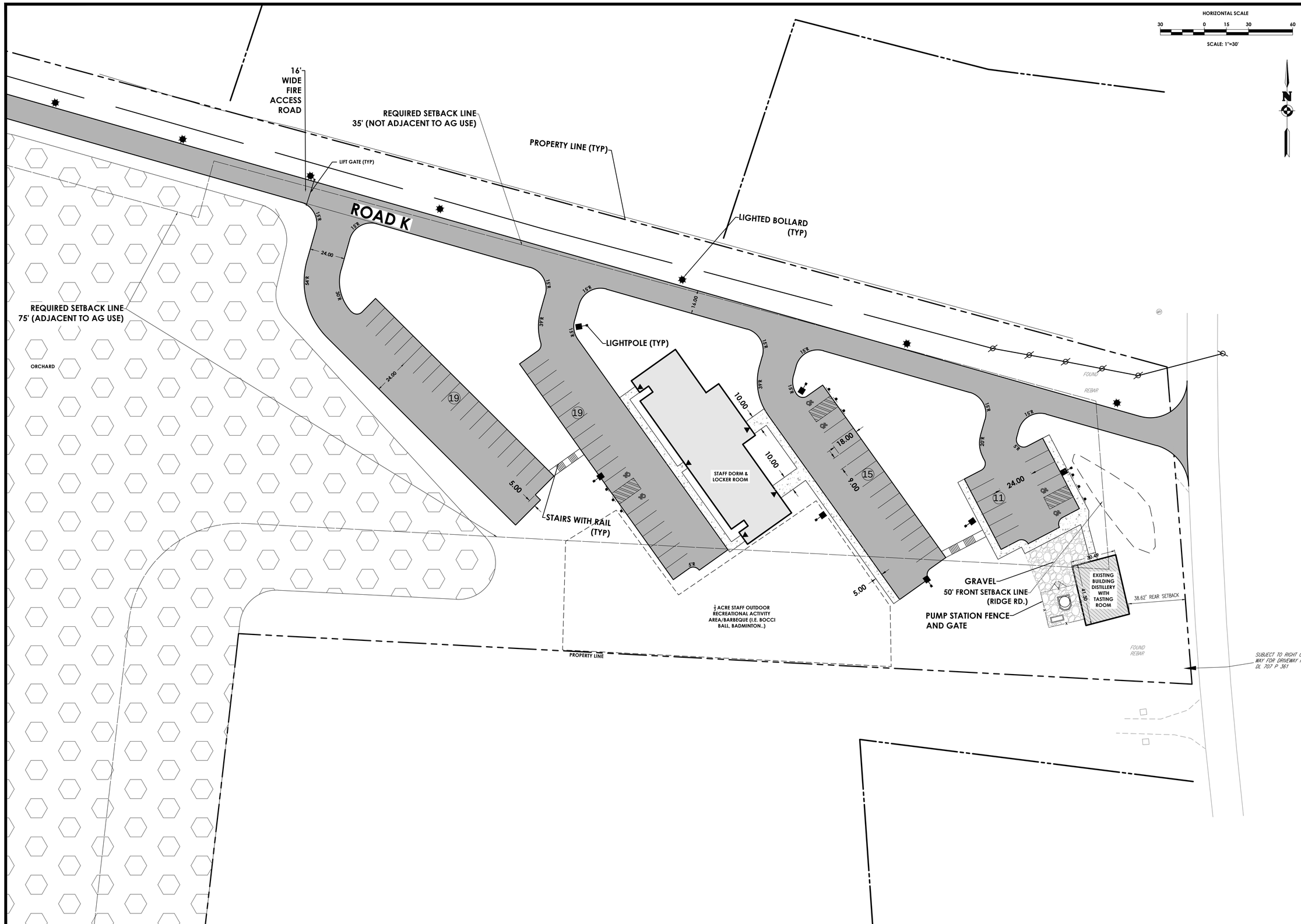
Project No.
20233707.0001

Drawing No.
C 137

Scale:
1" = 20'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION



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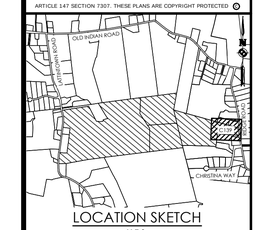
PASSERO
engineering architecture



LOCATION SKETCH
N.T.S.

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

PASSERO ASSOCIATES
6 Front St., 2nd Floor
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SITE PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

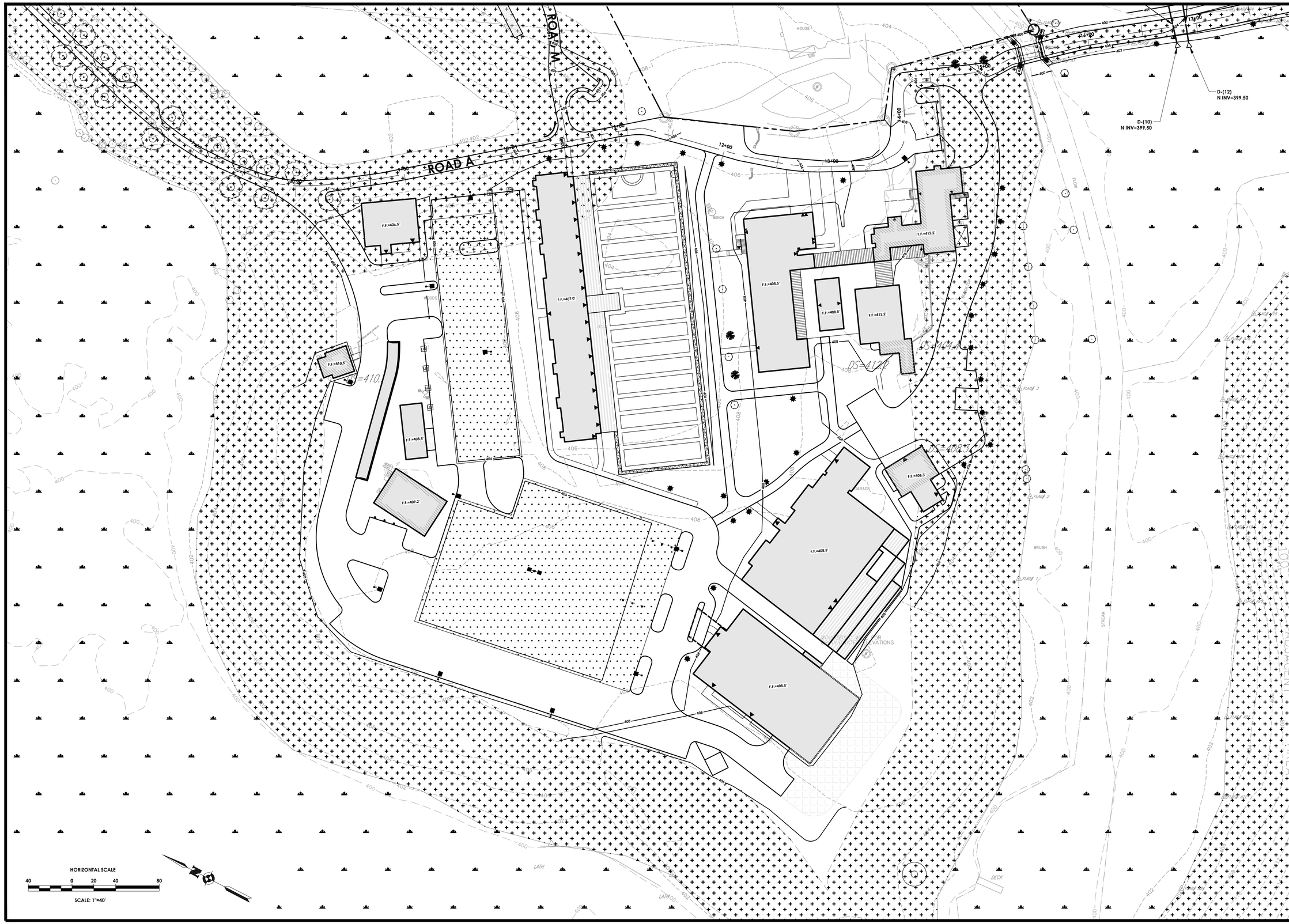
Project No.
20233707.0001

Drawing No.
C 138

Scale:
1" = 30'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION



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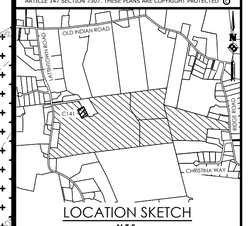
engineering architecture



LOCATION SKETCH
N.T.S.

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

PASSERO ASSOCIATES
4 Front St., 2nd Floor
Newburgh, New York 12550
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Revisions

No.	Date	By	Description
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GRADING PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

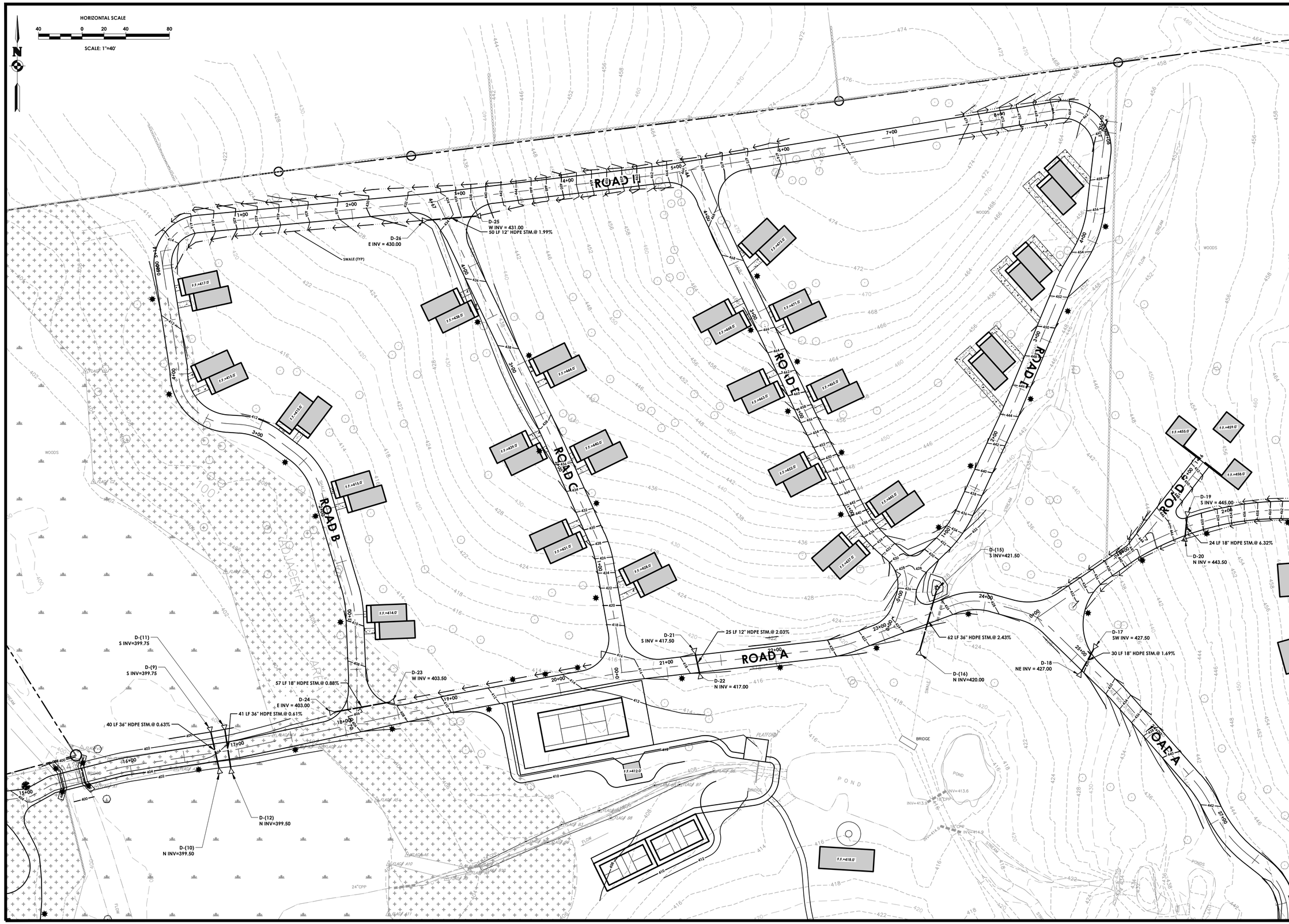
Project No.
20233707.0001

Drawing No.
C 140

Scale:
1" = 40'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION



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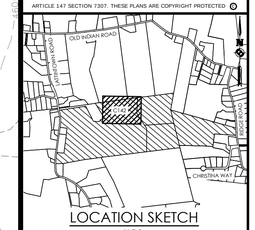
engineering architecture



LOCATION SKETCH
N.T.S.

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

PASSERO ASSOCIATES
6 Front St., 2nd Floor
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GRADING PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

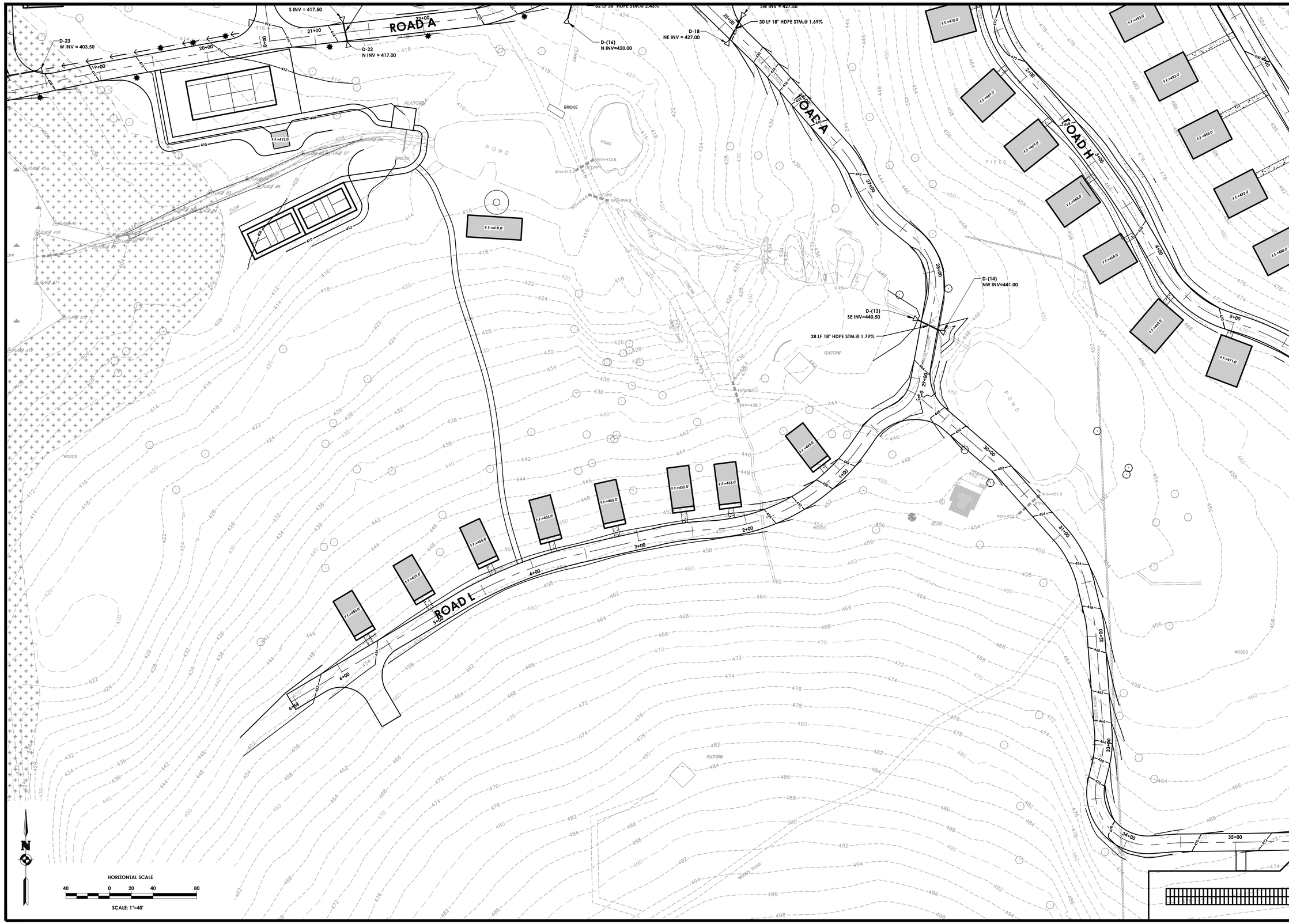
Project No.
20233707.0001

Drawing No.
C 141

Scale:
1" = 40'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION



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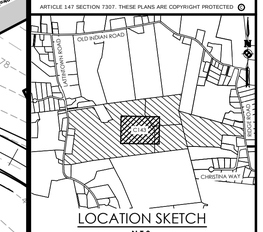
engineering architecture



LOCATION SKETCH
N.T.S.

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

PASSERO ASSOCIATES
6 Front St., 2nd Floor
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STATE OF NEW YORK
CHRISTOPHER J. LAPORTA
102592
LICENSED PROFESSIONAL ENGINEER

Revisions

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1	08/14/24		REVISED FOR PB SUBMISSION

GRADING PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 142

Scale:
1" = 40'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

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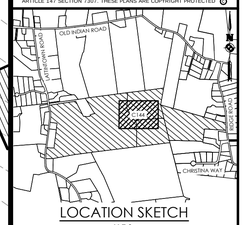

LOCATION SKETCH
N.T.S.

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

PASSERO ASSOCIATES
4 Front St., 2nd Floor
Newburgh, New York 12550
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GRADING PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

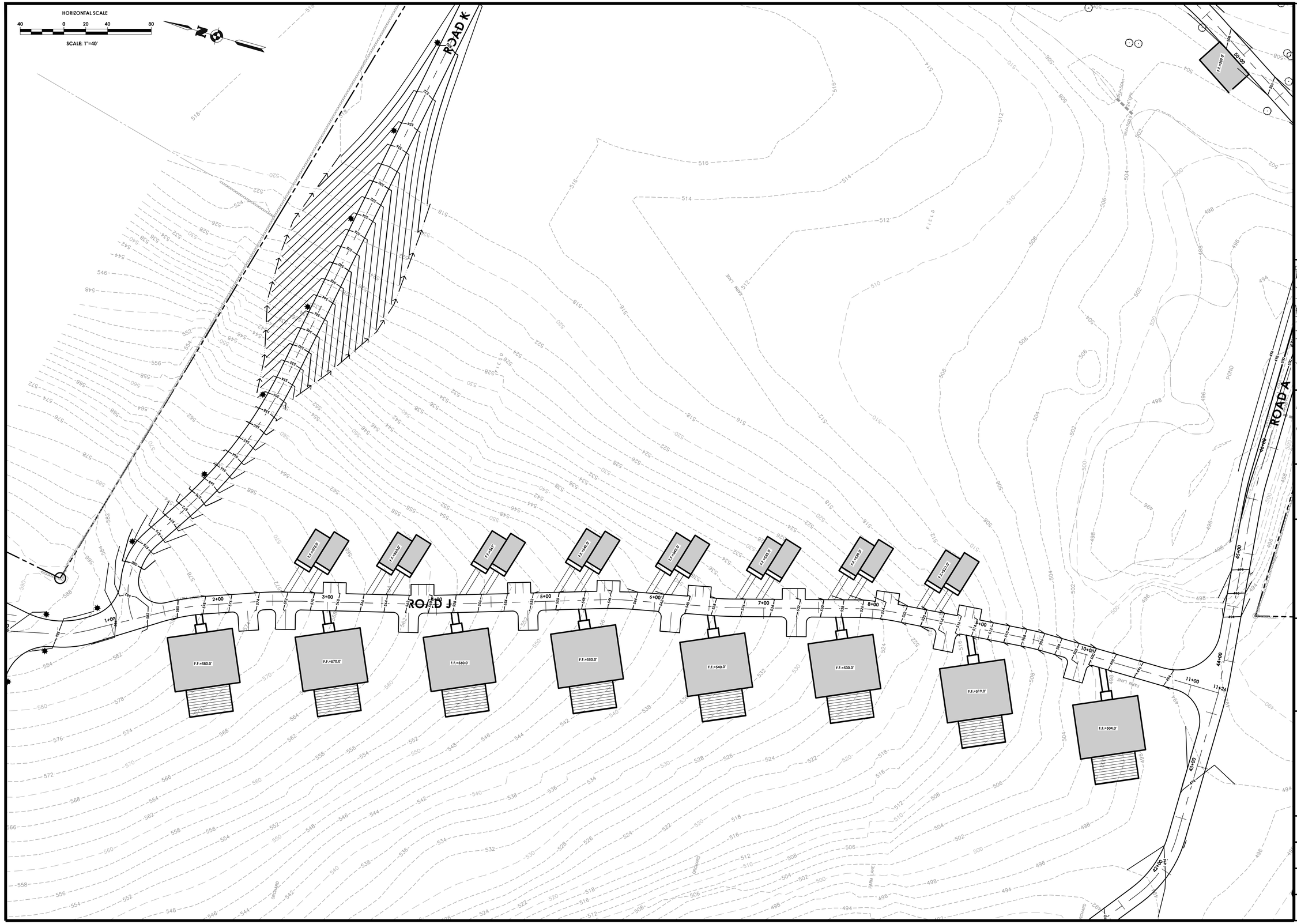
Project No.
20233707.0001

Drawing No.
C 143

Scale:
1" = 40'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION



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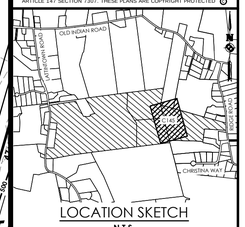
engineering architecture



LOCATION SKETCH
N.T.S.

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

PASSERO ASSOCIATES
6 Front St., 2nd Floor
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GRADING PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

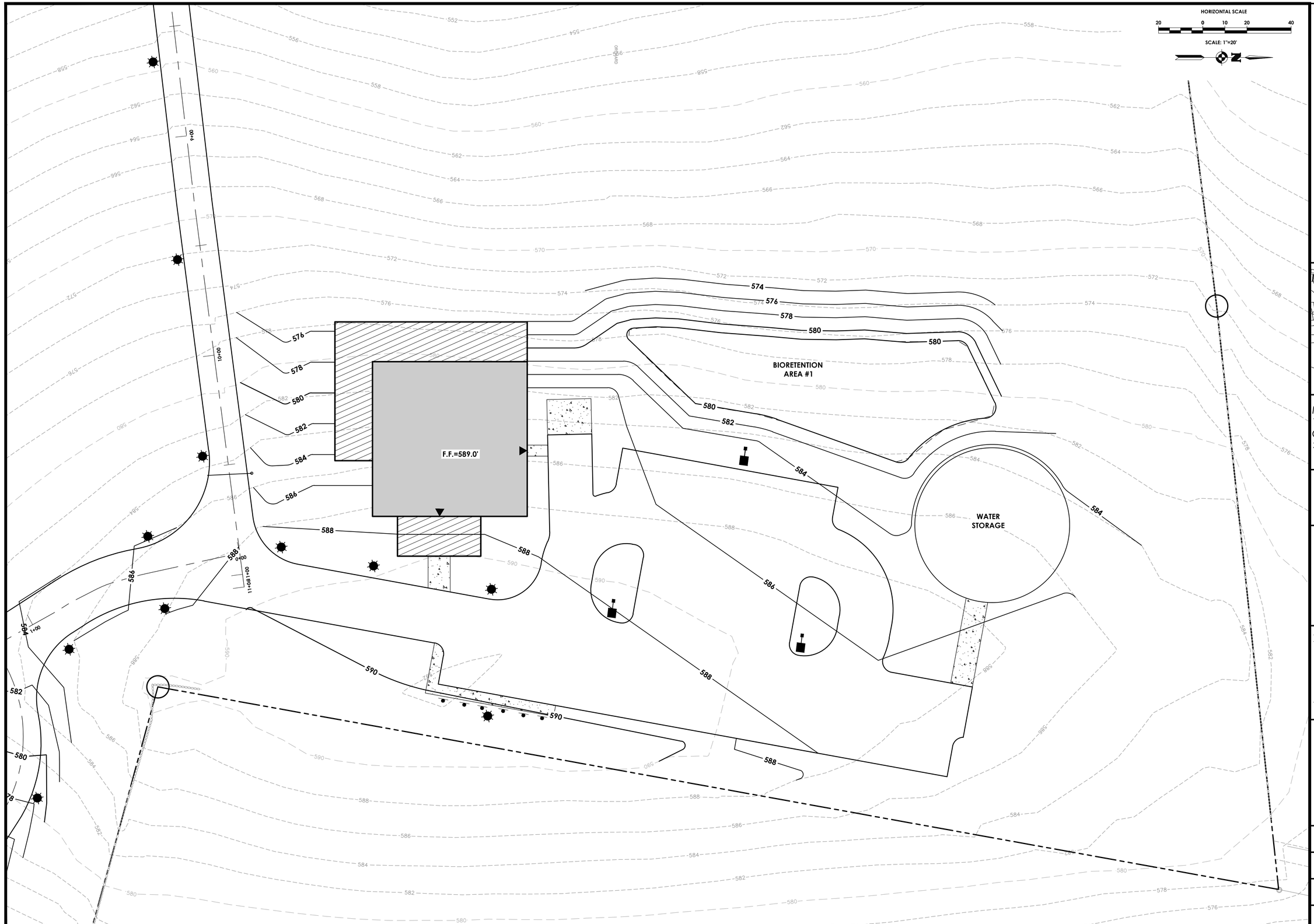
Project No.
20233707.0001

Drawing No.
C 144

Scale:
1" = 40'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION



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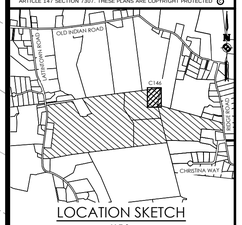
PASSERO
engineering architecture



LOCATION SKETCH
N.T.S.

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

PASSERO ASSOCIATES
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GRADING PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 145

Scale:
1" = 20'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

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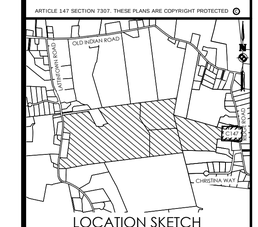
engineering architecture



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GRADING PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

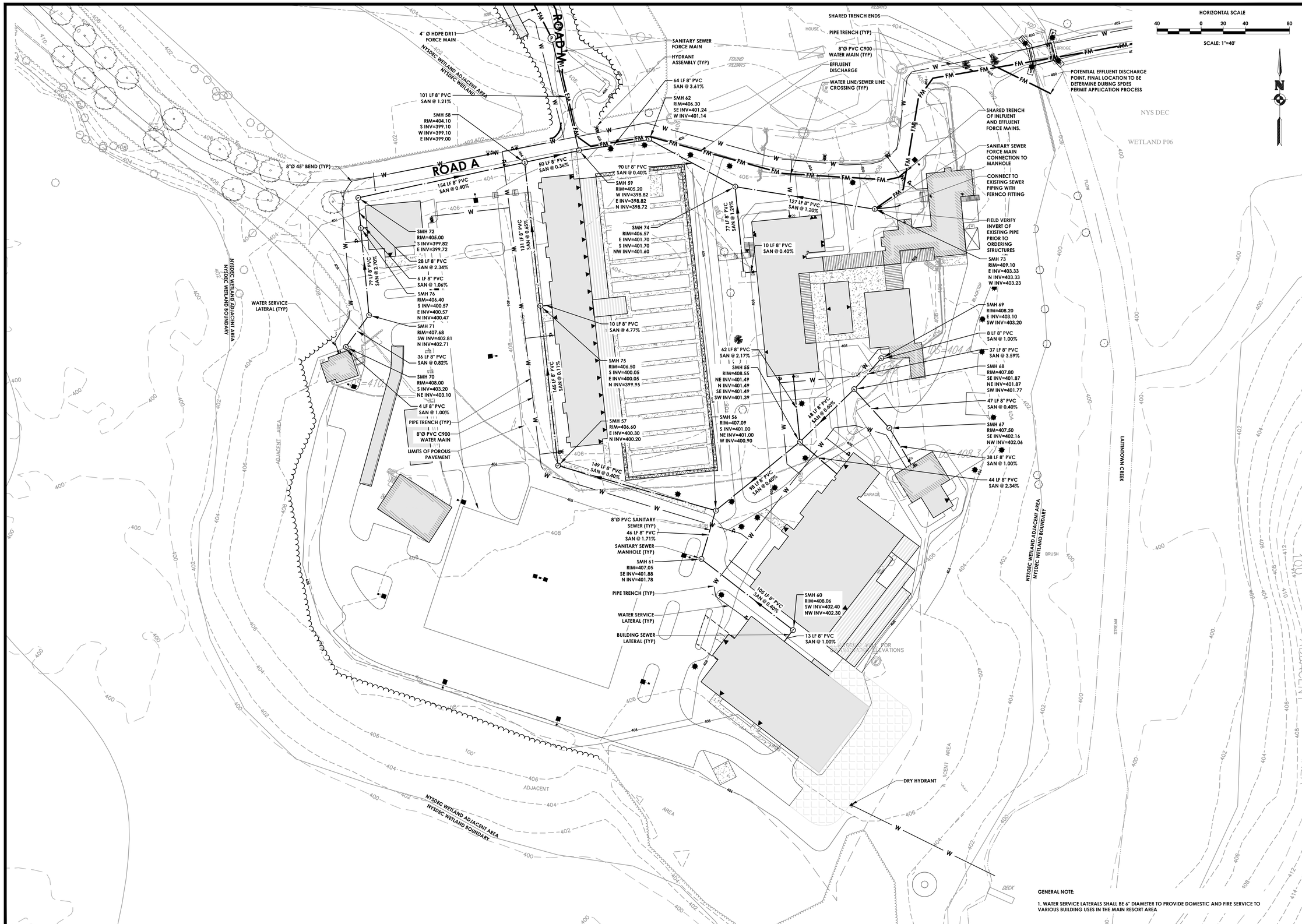
Project No.
20233707.0001

Drawing No.
C 146

Scale:
1" = 20'

Date
AUGUST 16, 2024

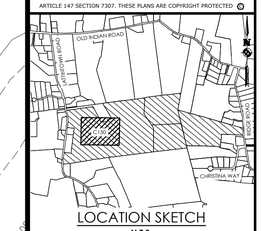
NOT FOR CONSTRUCTION



GENERAL NOTE:

1. WATER SERVICE LATERALS SHALL BE 6" DIAMETER TO PROVIDE DOMESTIC AND FIRE SERVICE TO VARIOUS BUILDING USES IN THE MAIN RESORT AREA

PASSERO
engineering architecture



LOCATION SKETCH
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No.	Date	By	Description
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UTILITY PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

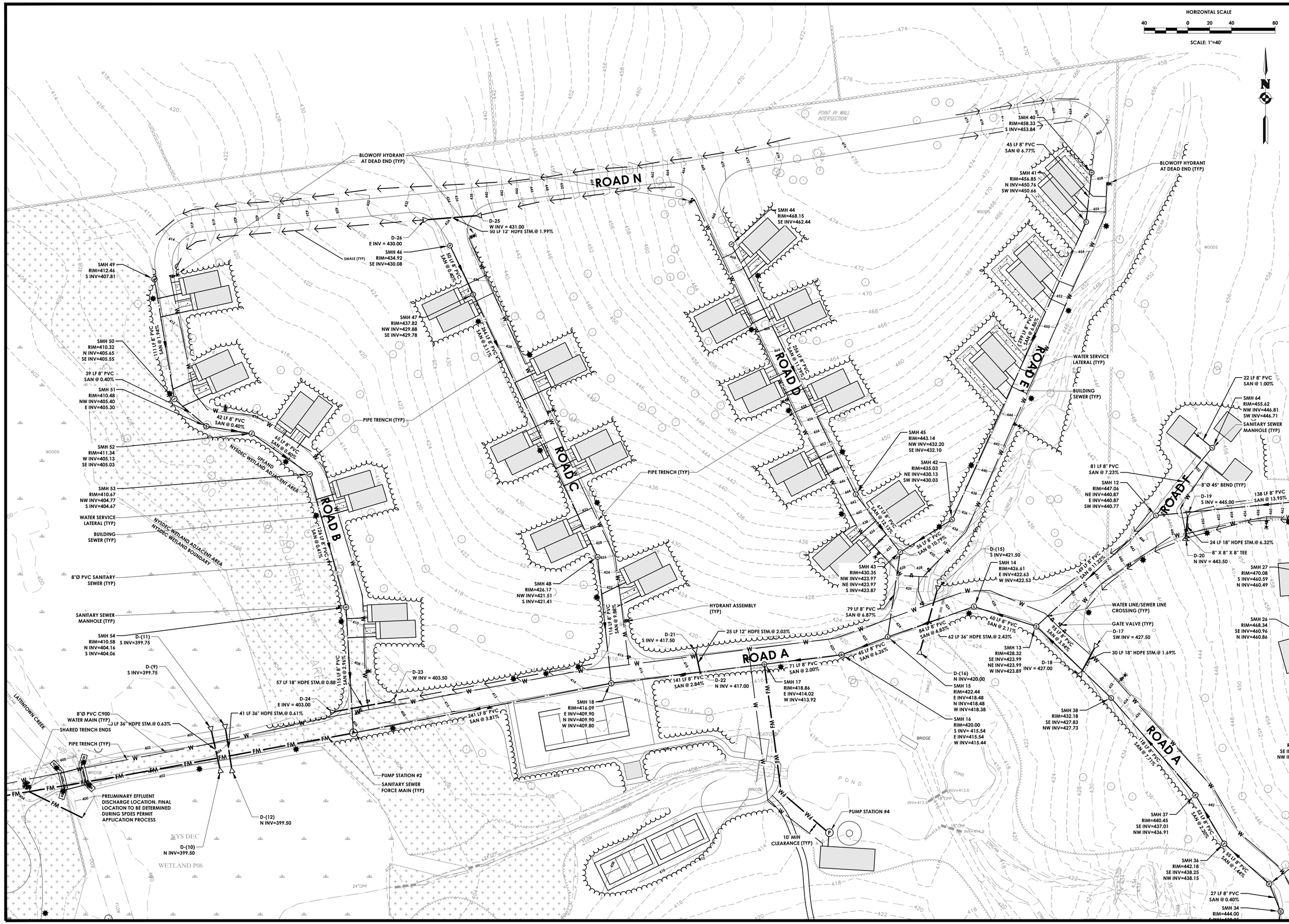
Project No.
20233707.0001

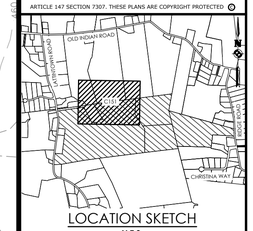
Drawing No.
C 150

Scale:
1" = 40'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION





LOCATION SKETCH
N.T.S.

PASSERO
engineering architecture

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UTILITY PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

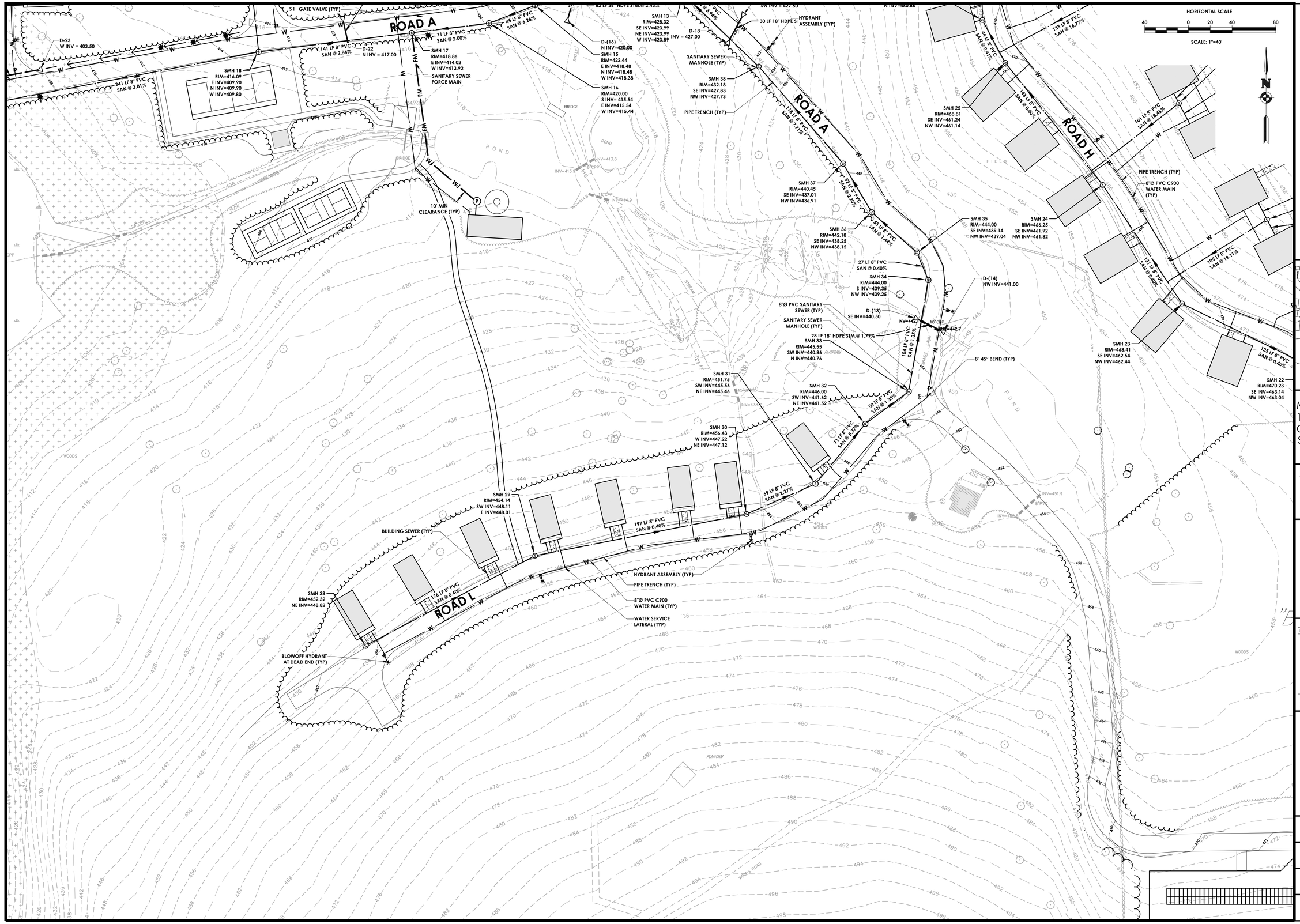
Drawing No.
C 151

Scale:
1" = 40'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

Y:\PROJECTS-NEW\2023\20233707\20233707.0001 - MARLBOROUGH RESORT\01_CAD-BIM-MODELS\CIVIL\C150-UTILITIES.DWG 8/15/2024 10:02 PM Arianna Luna



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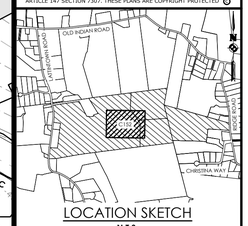
engineering architecture



LOCATION SKETCH
N.T.S.

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

PASSERO ASSOCIATES
6 Front St., 2nd Floor
Newburgh, New York 12550
(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

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

Revisions

No.	Date	By	Description
1	08/14/24		REVISED FOR PB SUBMISSION

UTILITY PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 152

Scale:
1" = 40'

Date
AUGUST 16, 2024

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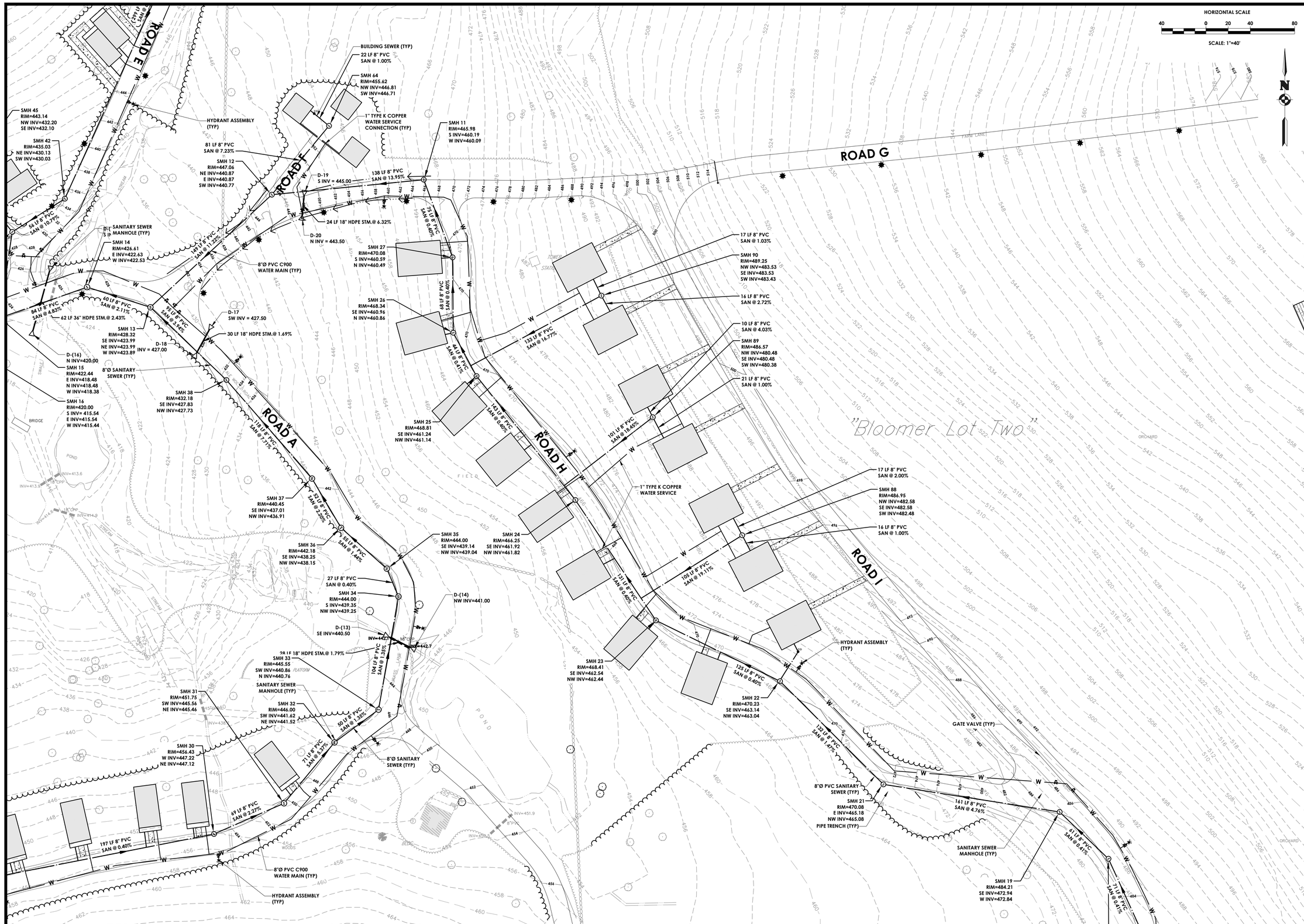

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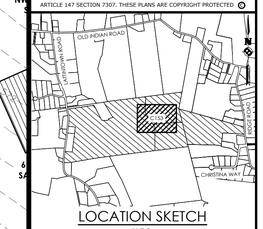

LOCATION SKETCH
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UTILITY PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No. 20233707.0001

Drawing No. C 153

Scale: 1" = 40'

Date AUGUST 16, 2024

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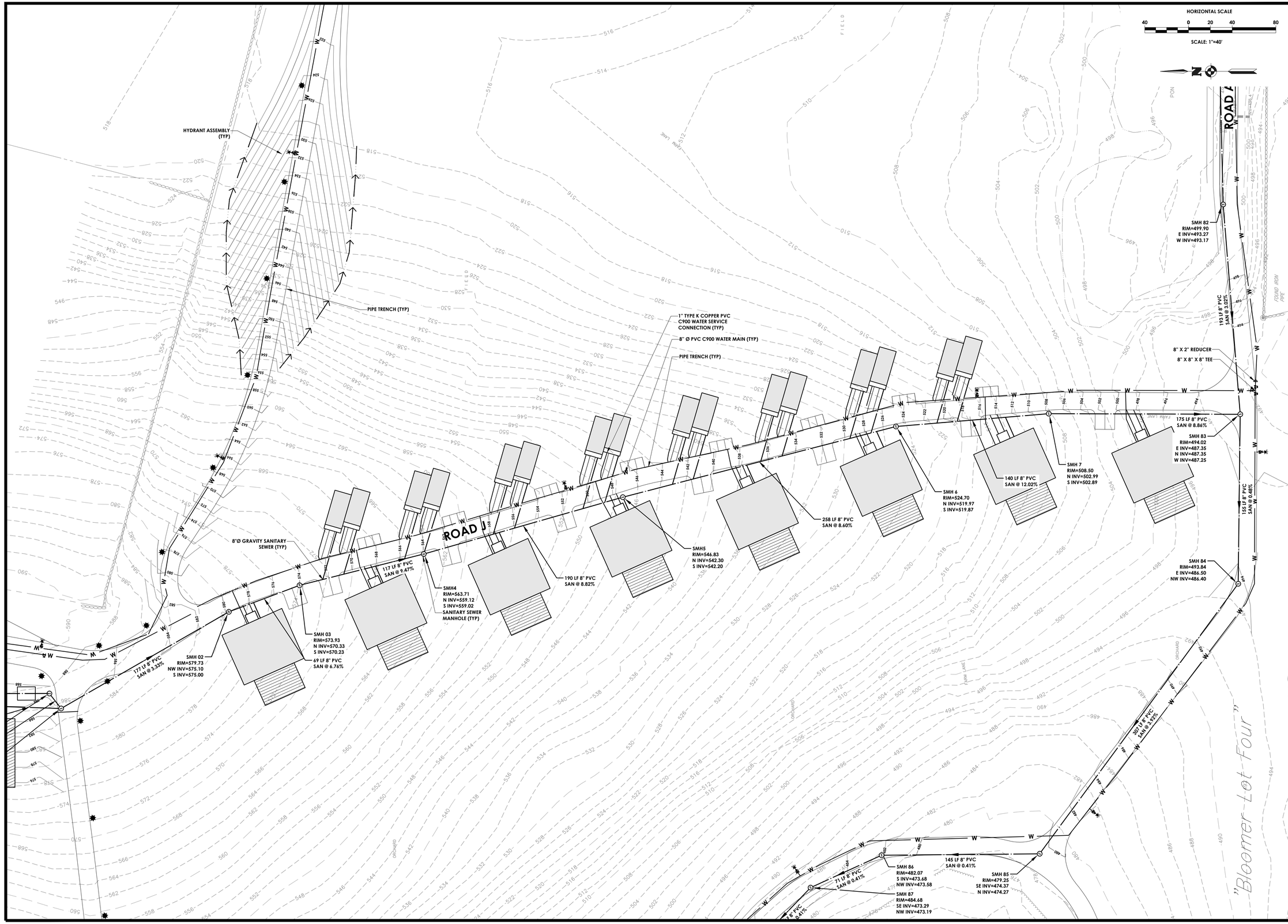

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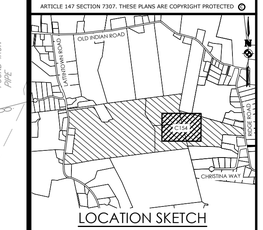
engineering architecture



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UTILITY PLAN

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Project No.
20233707.0001

Drawing No.
C 154

Scale:
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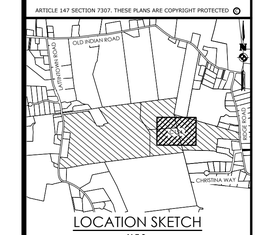
engineering architecture



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MARLBOROUGH RESORT

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Project No.
20233707.0001

Drawing No.
C 155

Scale:
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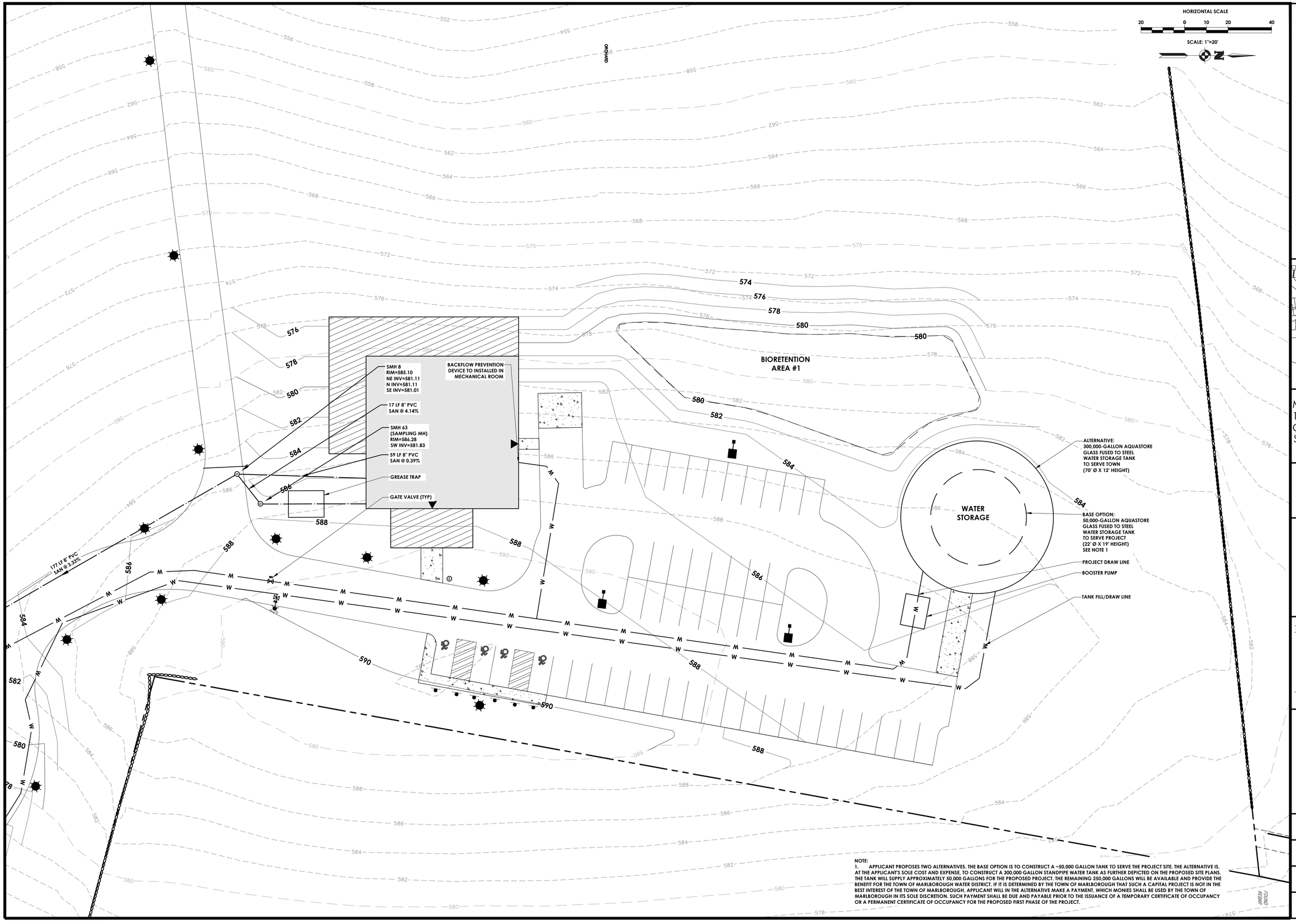

NOTE:
1. APPLICANT PROPOSES TWO ALTERNATIVES. THE BASE OPTION IS TO CONSTRUCT A ~50,000 GALLON TANK TO SERVE THE PROJECT SITE. THE ALTERNATIVE IS, AT THE APPLICANT'S SOLE COST AND EXPENSE, TO CONSTRUCT A 300,000 GALLON STANDPIPE WATER TANK AS FURTHER DEPICTED ON THE PROPOSED SITE PLANS. THE TANK WILL SUPPLY APPROXIMATELY 50,000 GALLONS FOR THE PROPOSED PROJECT. THE REMAINING 250,000 GALLONS WILL BE AVAILABLE AND PROVIDE THE BENEFIT FOR THE TOWN OF MARLBOROUGH WATER DISTRICT. IF IT IS DETERMINED BY THE TOWN OF MARLBOROUGH THAT SUCH A CAPITAL PROJECT IS NOT IN THE BEST INTEREST OF THE TOWN OF MARLBOROUGH, APPLICANT WILL IN THE ALTERNATIVE MAKE A PAYMENT, WHICH MONIES SHALL BE USED BY THE TOWN OF MARLBOROUGH IN ITS SOLE DISCRETION. SUCH PAYMENT SHALL BE DUE AND PAYABLE PRIOR TO THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY OR A PERMANENT CERTIFICATE OF OCCUPANCY FOR THE PROPOSED FIRST PHASE OF THE PROJECT.

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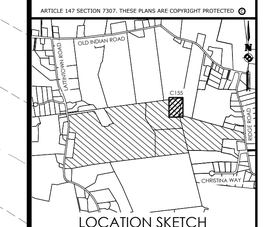
PASSERO
engineering architecture



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UTILITY PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 156

Scale:
1" = 20'

Date
AUGUST 16, 2024

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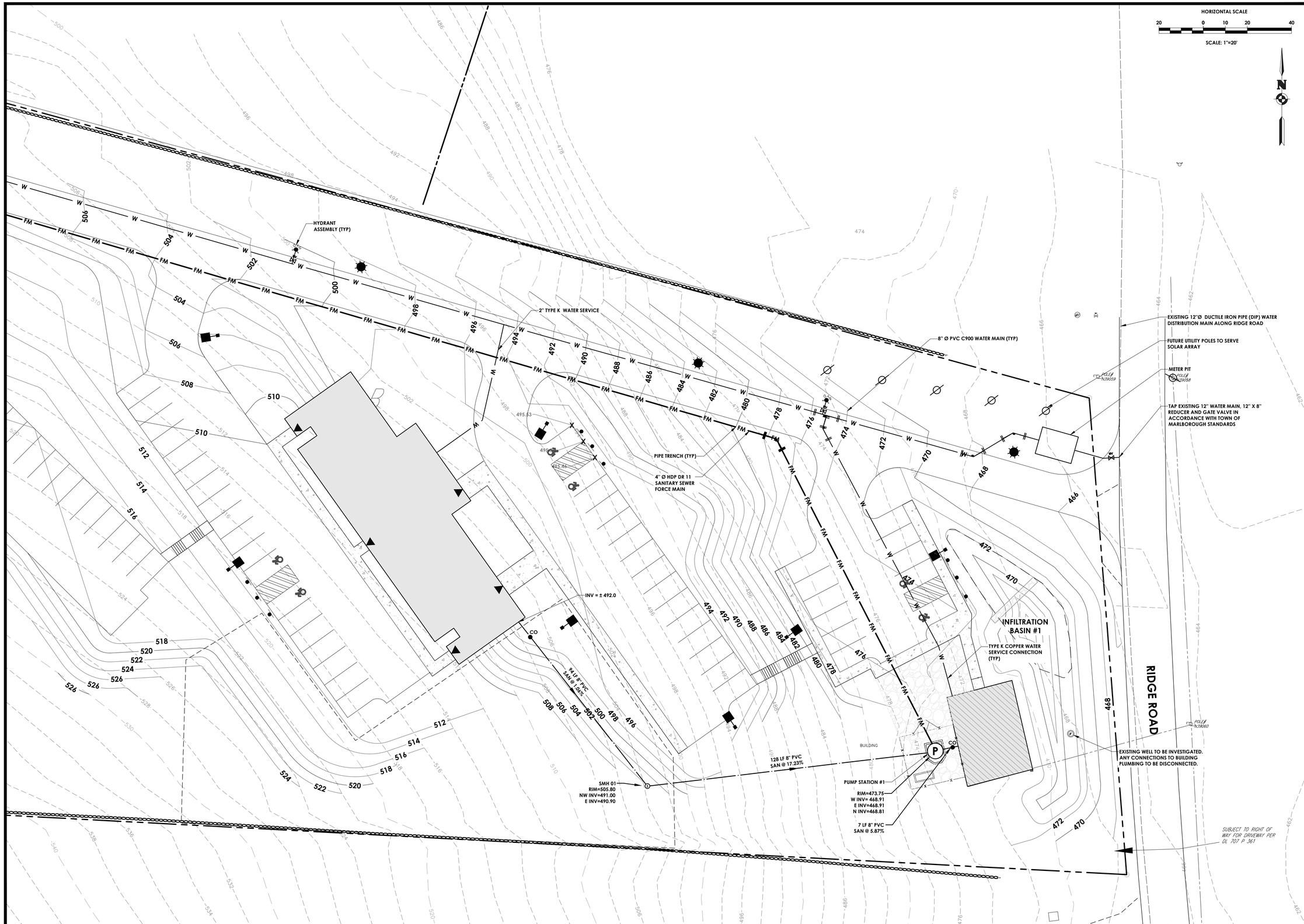

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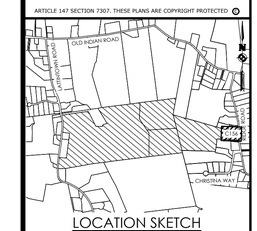
PASSERO
engineering architecture



LOCATION SKETCH
N.T.S.

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SUITE 101

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UTILITY PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 157

Scale:
1" = 20'

Date
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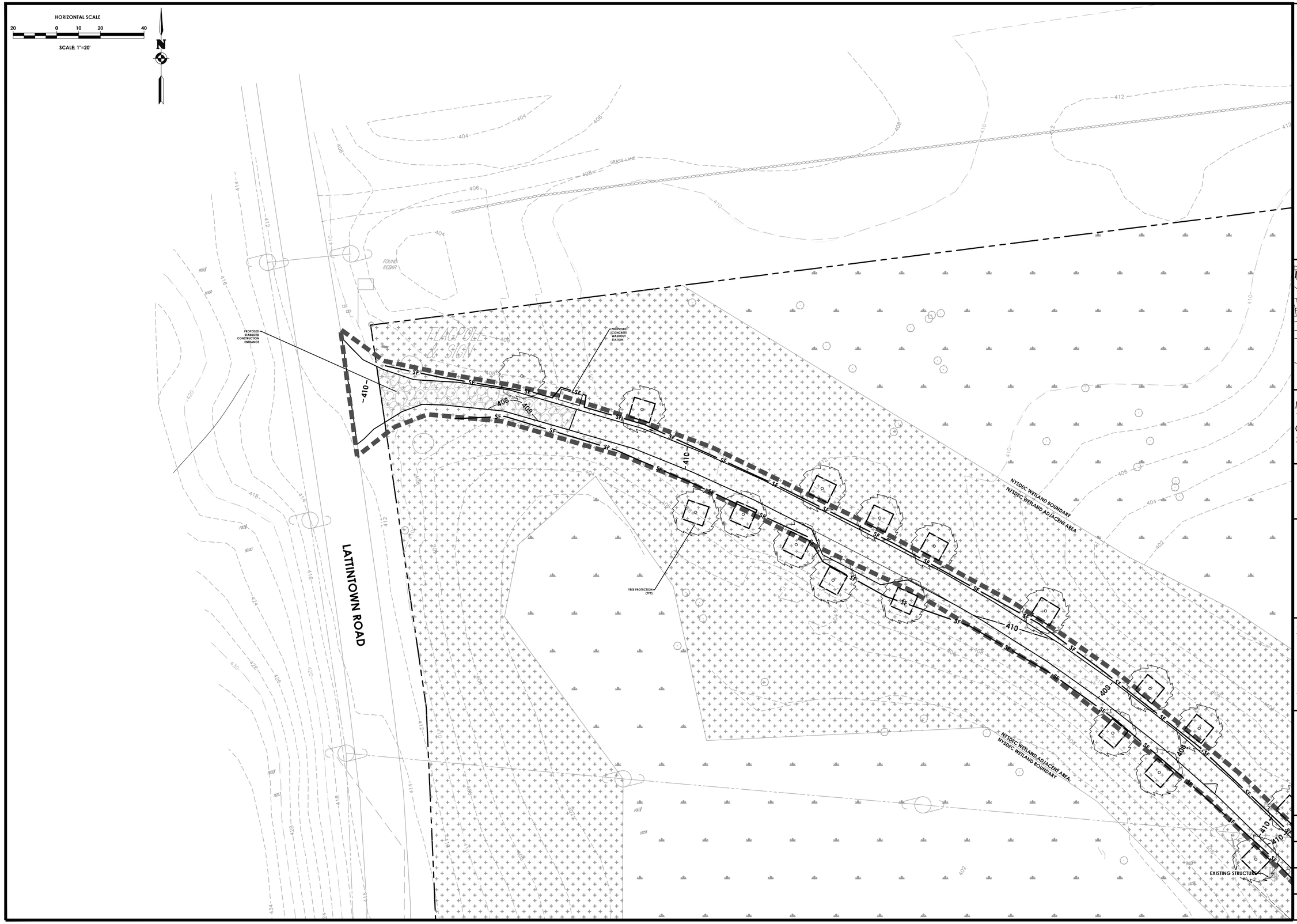

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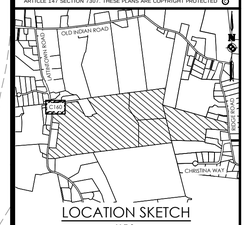
PASSERO
engineering architecture



LOCATION SKETCH
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100 Ring Rd West
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LICENSED PROFESSIONAL ENGINEER

Revisions

No.	Date	By	Description
1	08/14/24		REVISED FOR PB SUBMISSION

EROSION & SEDIMENT CONTROL PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

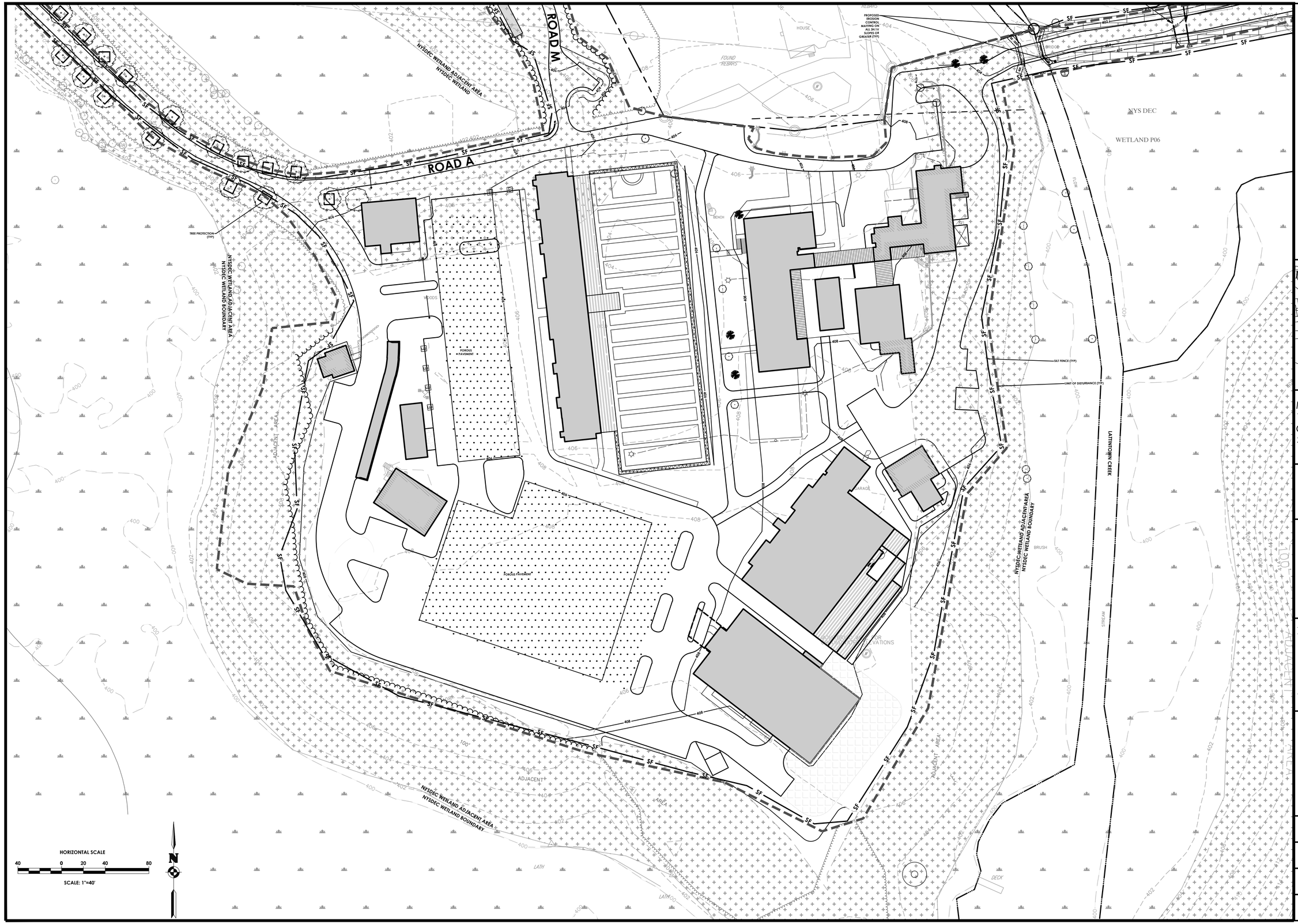
Project No.
20233707.0001

Drawing No.
C 160

Scale:
1" = 20'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION



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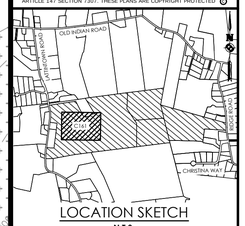

LOCATION SKETCH
N.T.S.

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

PASSERO ASSOCIATES
6 Front St., 2nd Floor
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STATE OF NEW YORK
CHRISTOPHER J. LAPORTA
102592
LICENSED PROFESSIONAL ENGINEER

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EROSION & SEDIMENT CONTROL PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 161

Scale:
1" = 40'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

Y:\PROJECTS-NEW\2023\20233707\20233707.0001 - MARLBOROUGH RESORT\01_CAD-BIM-MODELS\CIVIL\C160-ESC.DWG 8/15/2024 10:06 PM Washington Avellaneda

HORIZONTAL SCALE

40 0 20 40 80

SCALE: 1"=40'

N

ROAD N

ROAD A

ROAD B

ROAD C

ROAD D

ROAD E

ROAD F

50 LF 12" HDPE STM.@ 1.99%

SWALE (TYP)

POINT IN WALL INTERSECTION

UPLAND NYSDEC WETLAND ADJACENT AREA

NYSDEC WETLAND ADJACENT AREA

NYSDEC WETLAND BOUNDARY

LIMIT OF DISTURBANCE (TYP)

25 LF 12" HDPE STM.@ 2.03%

62 LF 36" HDPE STM.@ 2.43%

30 LF 18" HDPE STM.@ 1.69%

24 LF 18" HDPE STM.@ 6.32%

57 LF 18" HDPE STM.@ 1.3%

40 LF 34" HDPE STM.@ 0.63%

41 LF 36" HDPE STM.@ 0.61%

SILT FENCE (TYP)

LATTINTOWN CREEK

NYS DEC

WETLAND P06

BRIDGE

POND

INV=413.6

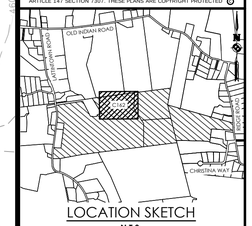
INV=413.9

INV=414.6

INV=414.9

LIMIT OF DISTURBANCE (TYP)

PASSERO
engineering architecture



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C 162

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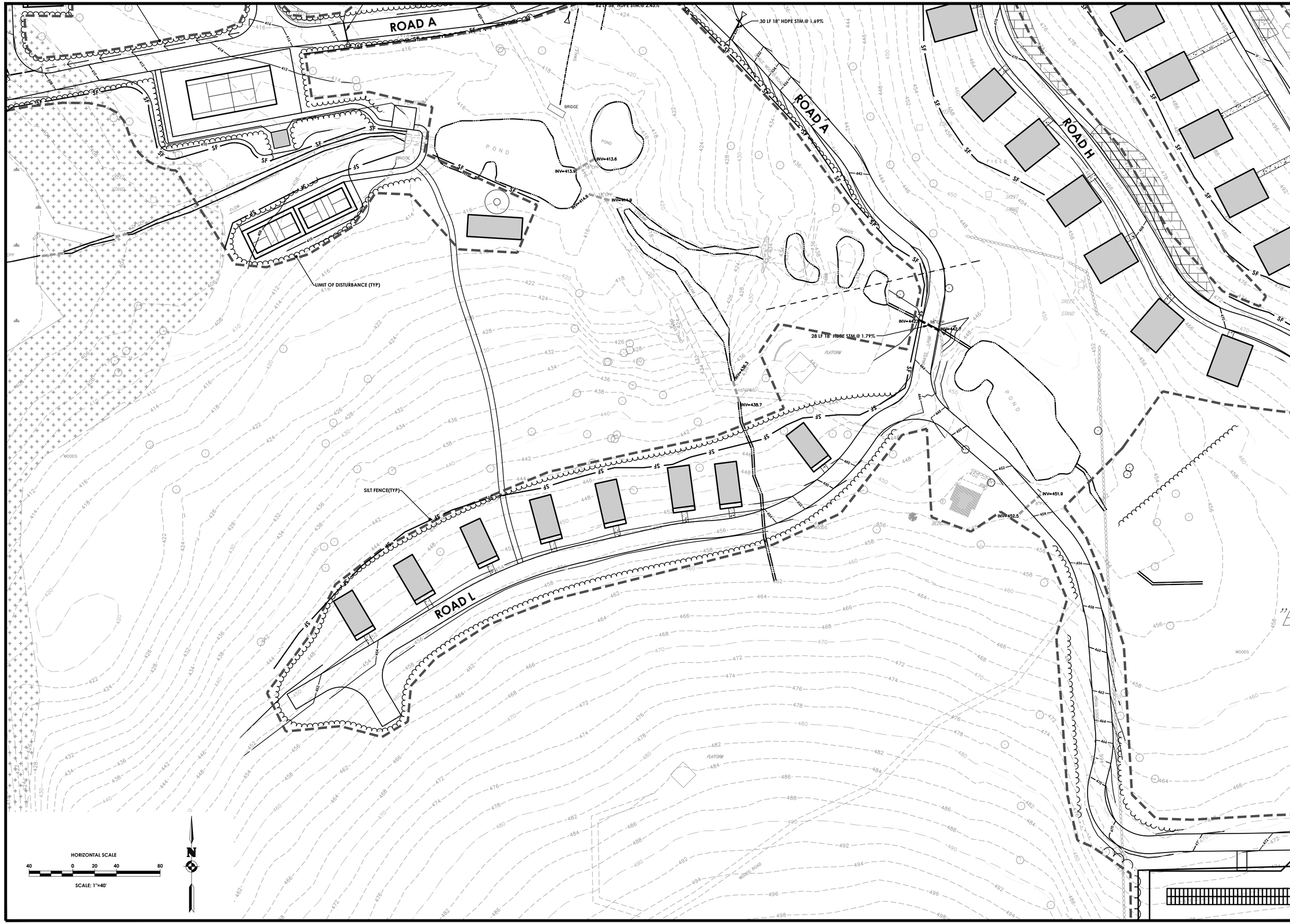

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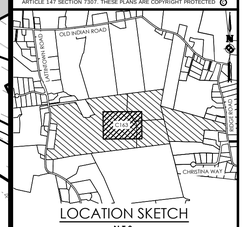

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MARLBOROUGH RESORT

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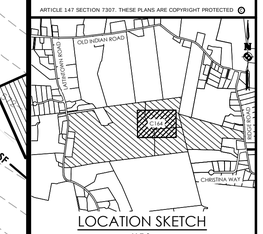

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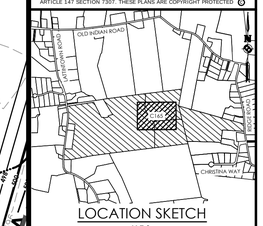

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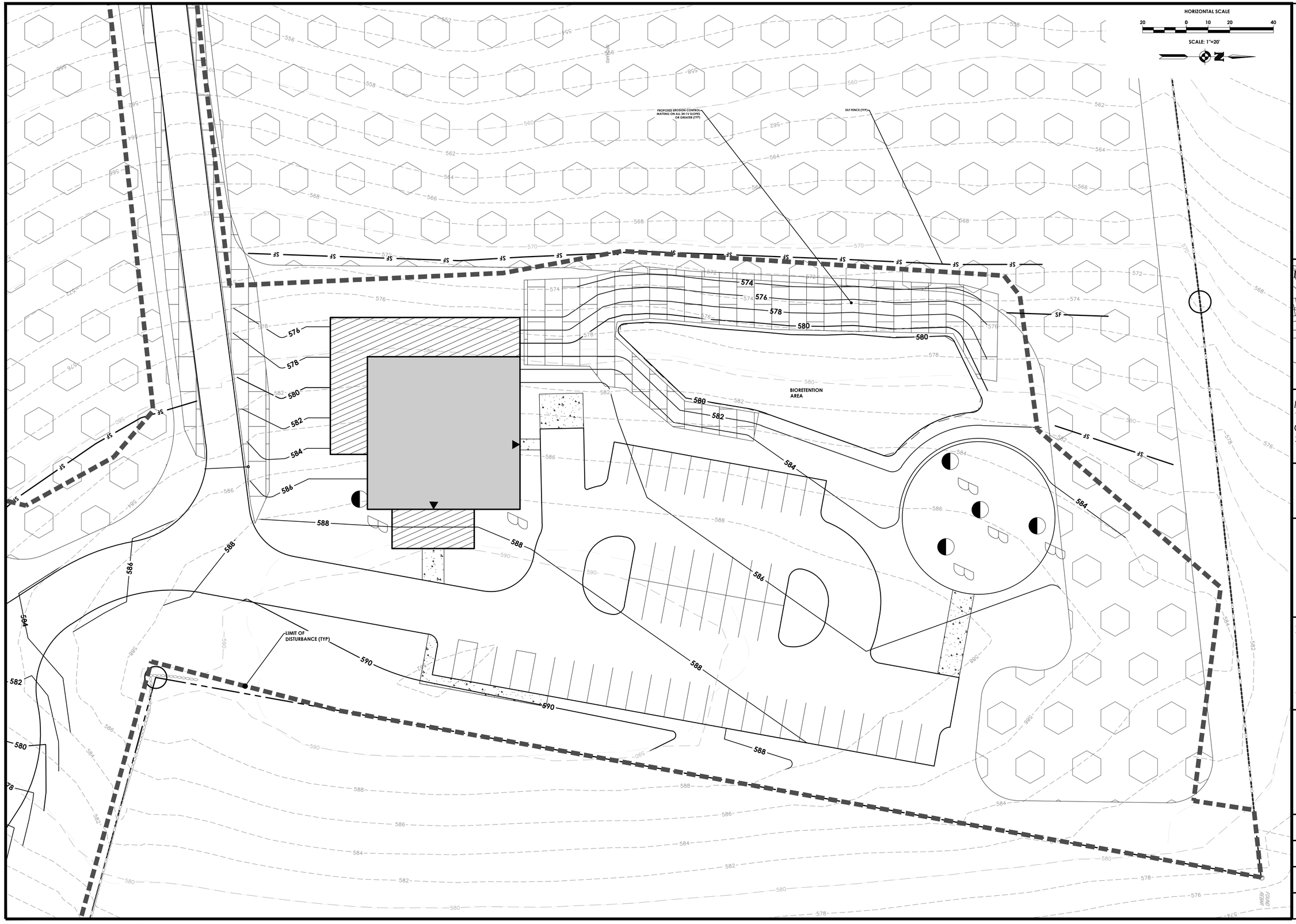

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PASSERO
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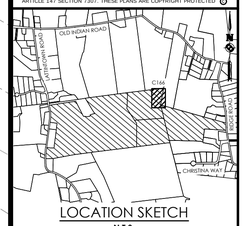

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Project No.
20233707.0001

Drawing No.
C 166

Scale:
1" = 20'

Date
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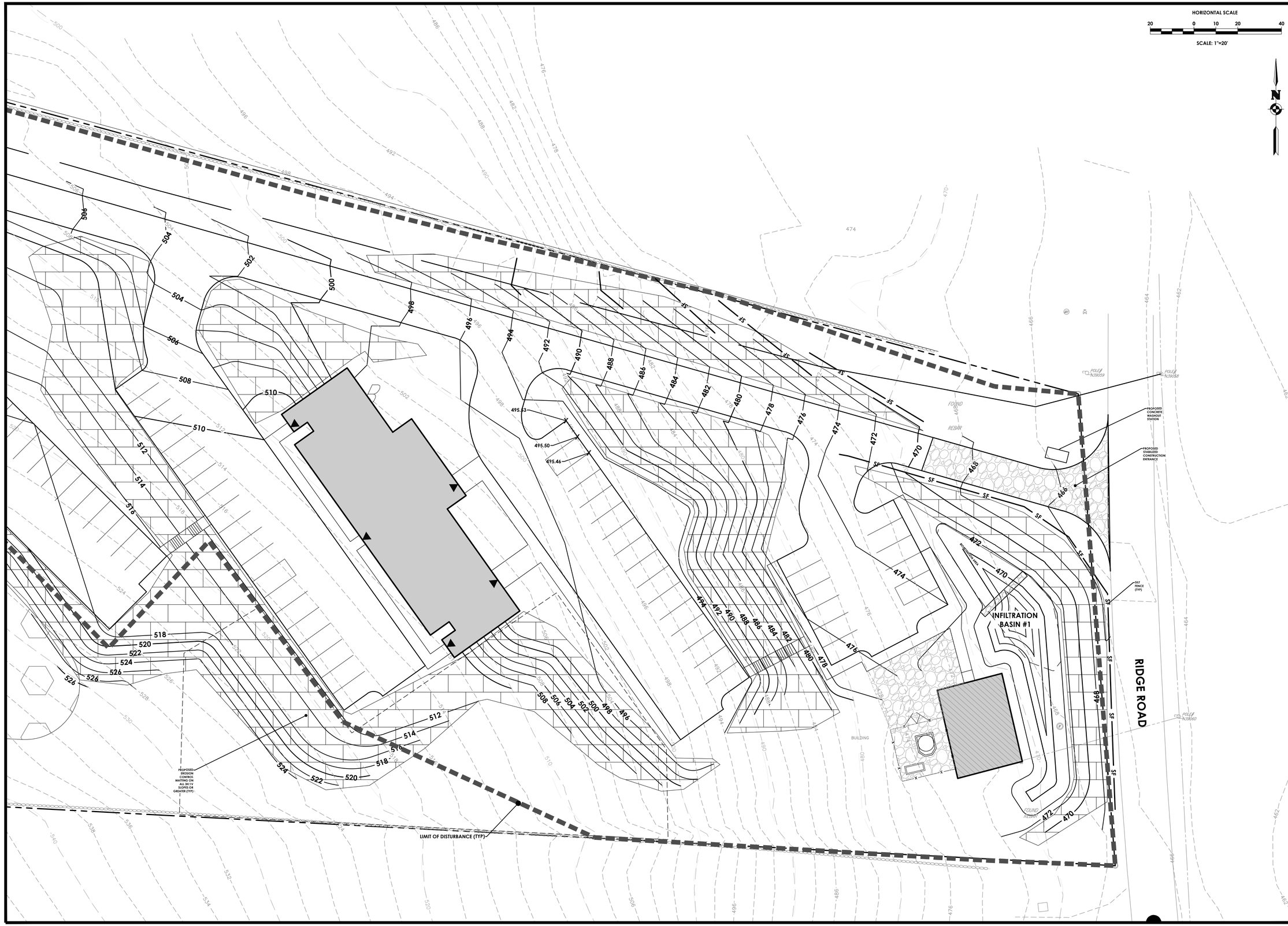

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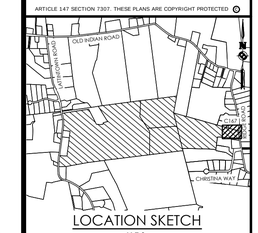


LOCATION SKETCH
N.T.S.

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

PASSERO ASSOCIATES
6 Front St., 2nd Floor
Newburgh, New York 12550
(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

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

Revisions

No.	Date	By	Description
1	08/14/24		REVISED FOR PB SUBMISSION

EROSION & SEDIMENT CONTROL PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

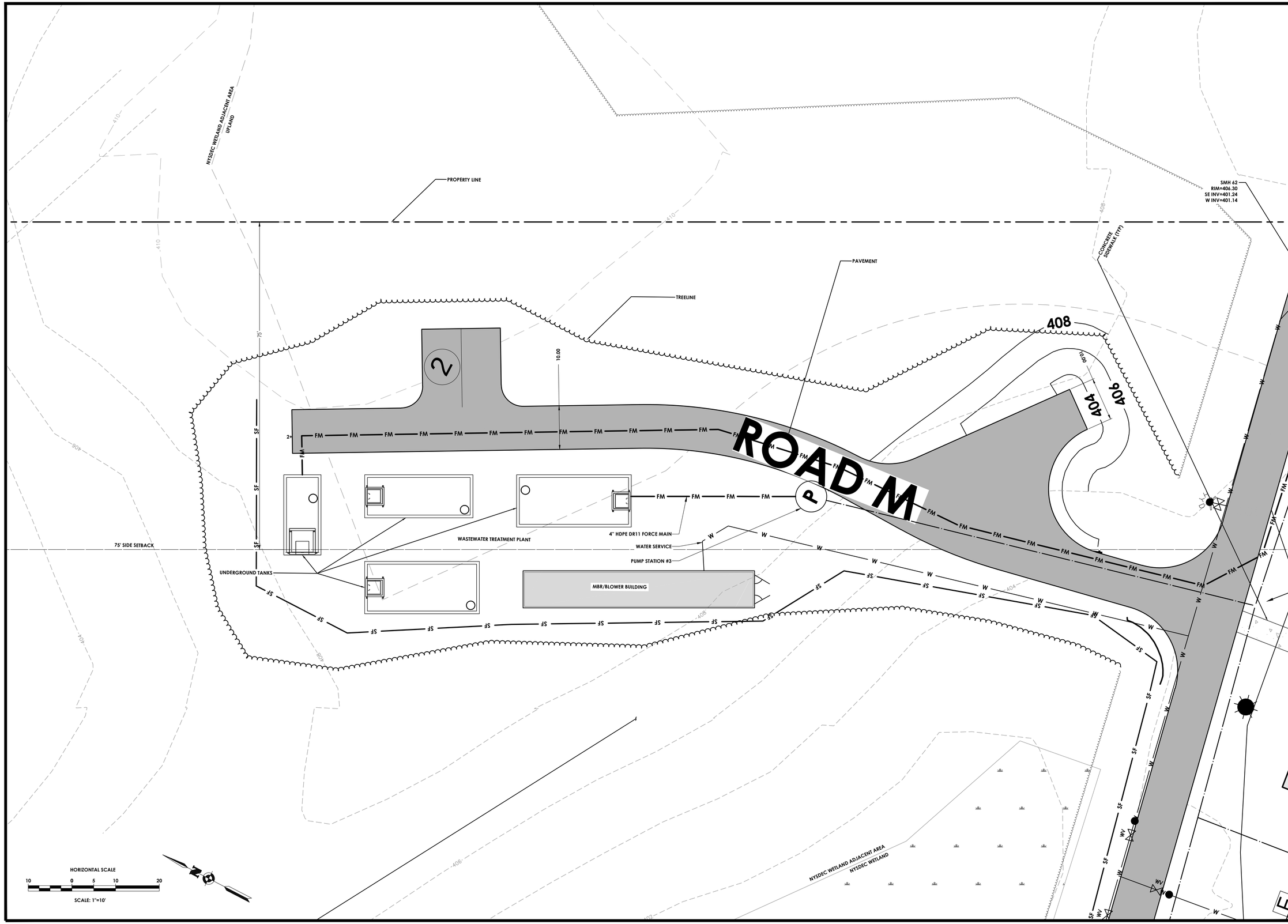
Project No.
20233707.0001

Drawing No.
C 167

Scale:
1" = 20'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION



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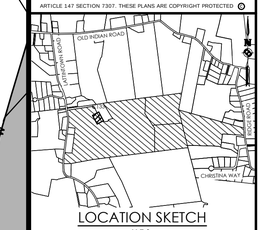
PASSERO
engineering architecture



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Revisions

No.	Date	By	Description
1	08/14/24		REVISED FOR PB SUBMISSION

WASTE WATER TREATMENT PLANT PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

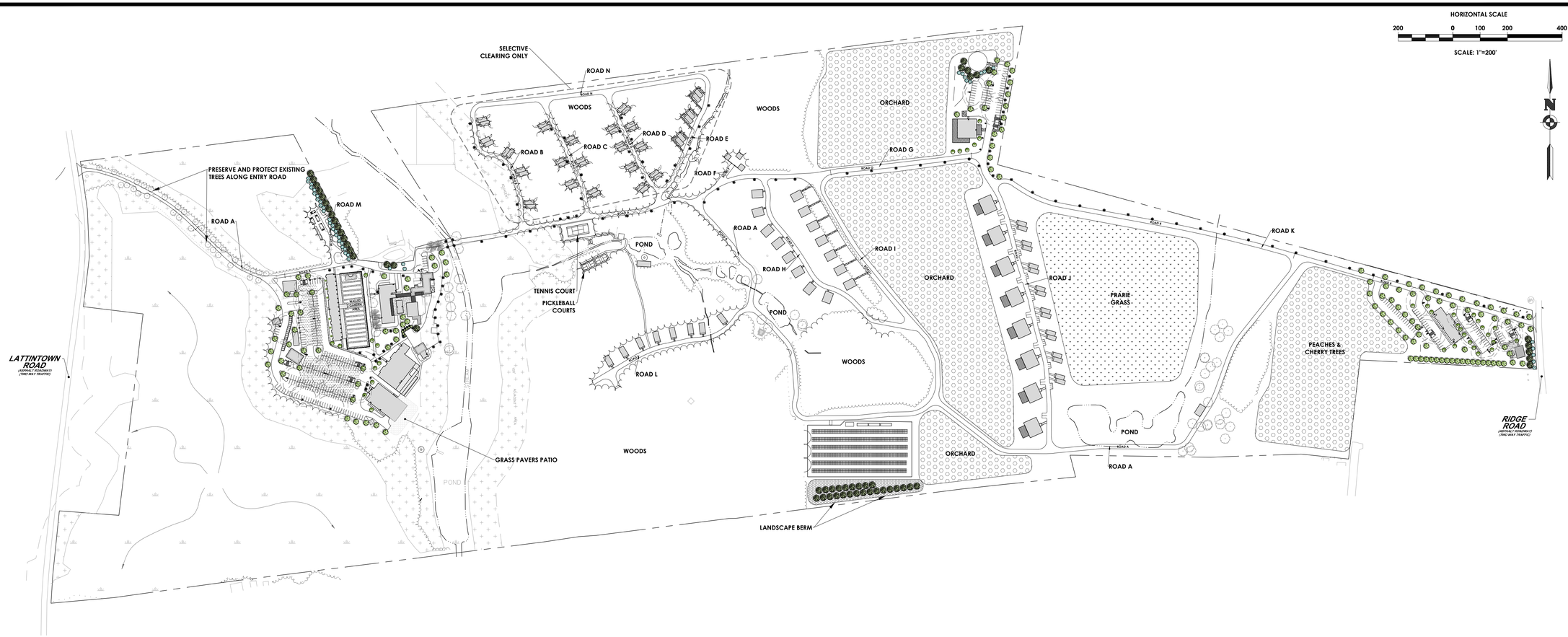
Project No.
20233707.0001

Drawing No.
C 170

Scale:
1" = 10'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE HT	REMARKS
DECIDUOUS TREES								
	PA	123	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	36	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	42	PICEA PUNGENS	COLORADO SPRUCE	CAL. - 2.5-3"	B&B		
	PS	54	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:

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

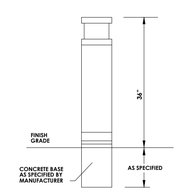
    MIX B: SEEDING RATE: 4LBS./1,000 SQ.FT
    OCCASIONAL WET - WET LOCATIONS:
    20% RED TOP RYEGRASS — 20% VIRGINIA WILD
    20% ALKALI GRASS — 20% FOX SEDGE
    10% AUTUMN BENTGRASS — 10% FOWL BLUEGRASS

11. 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.
12. 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
13. 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.
14. 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.

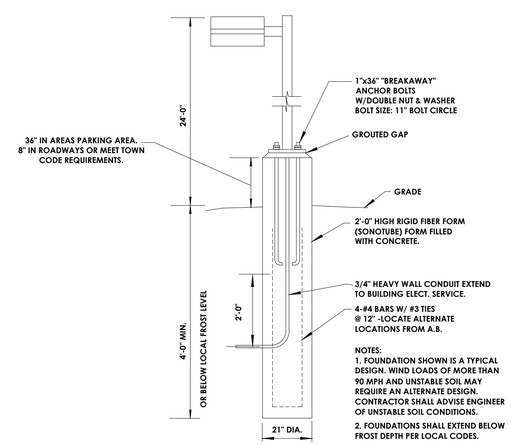
SCHEDULE:

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	MOUNTING HEIGHT
	S1	19	ARCHITECTURAL AREA LIGHTING	A17-4T70N	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	A17-5T70N	DOUBLE POLE MOUNTED AREA LIGHT	2	9385	0.9	141.6	22'



WALKWAY BOLLARD LIGHTING TO BE BY GARDCO LIGHTING CO. MODEL NO. BRM 820-36" HEIGHT - 70 WATT METAL HALIDE LUMINARE - BRONZE PAINT FINISH OR EQUAL.

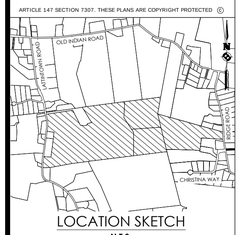
BOLLARD LIGHT DETAIL



NOTES:
1. FOUNDATION SHOWN IS A TYPICAL DESIGN. WIND LOADS OF MORE THAN 90 MPH AND UNSTABLE SOIL MAY REQUIRE AN ALTERNATE DESIGN. CONTRACTOR SHALL ADVISE ENGINEER OF UNSTABLE SOIL CONDITIONS.
2. FOUNDATIONS SHALL EXTEND BELOW FROST DEPTH PER LOCAL CODES.

LIGHT POLE AND BASE DETAIL
N.T.S.

PASSERO
engineering architecture



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Revisions

No.	Date	By	Description
1	08/14/24		REVISED FOR PB SUBMISSION

LANDSCAPE & LIGHTING OVERALL

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

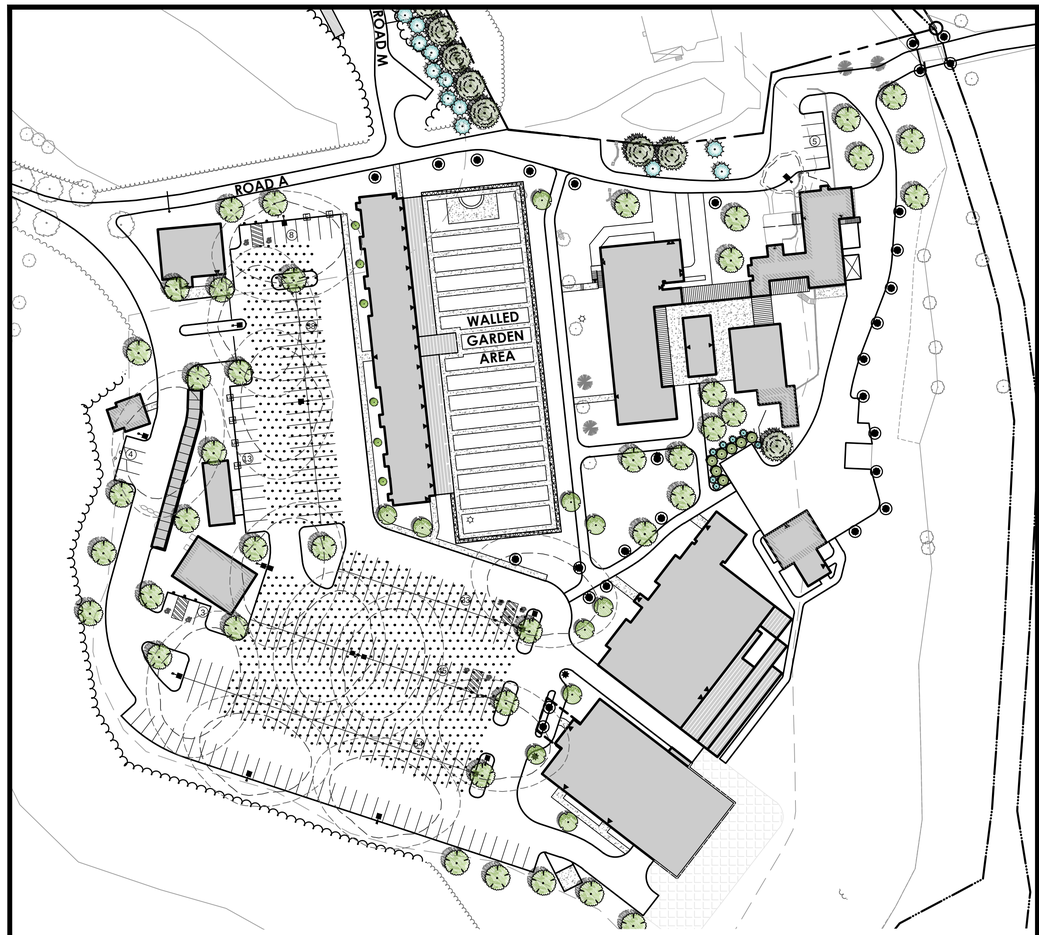
Project No. 20233707.0001

Drawing No. L100

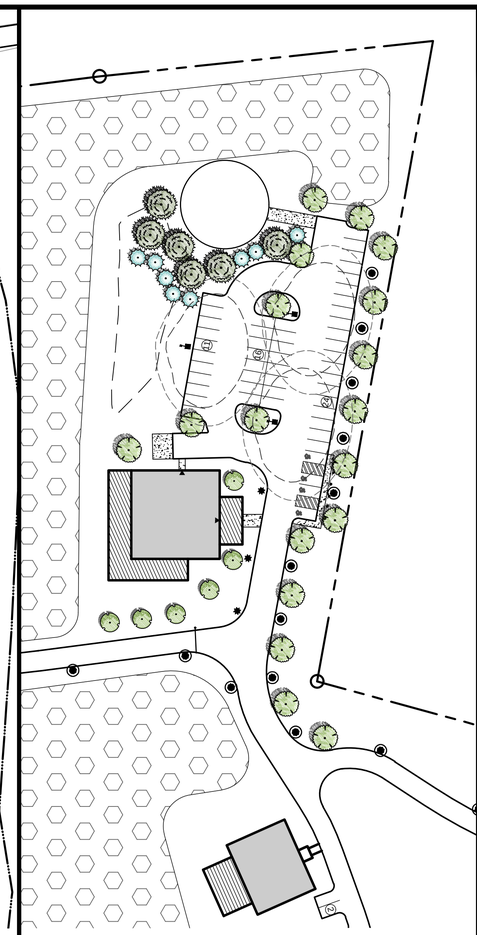
Scale: 1" = 200'

Date AUGUST 16, 2024

NOT FOR CONSTRUCTION



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								
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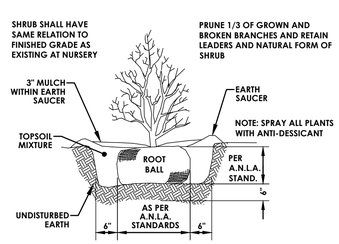
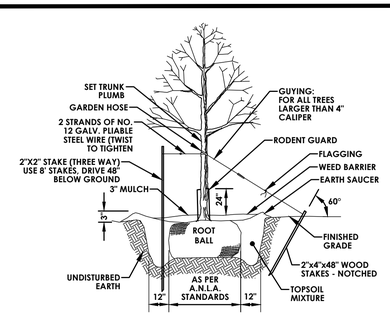
	ZSV	36	ZELKOVA SERRATA `VILLAGE GREEN`	JAPANESE ZELKOVA	CAL. - 2.5-3"	B&B	40-60`	FALL HAZARD
EVERGREEN TREES								
	JC	7	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	HT. - 5-6`	#5		
	PP	42	PICEA PUNGENS	COLORADO SPRUCE	CAL. - 2.5-3"	B&B		
	PS	54	PINUS STROBUS	EASTERN WHITE PINE	CAL. - 2.5-3"	B&B		
	TGG	7	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	CAL. - 2.5-3"	B&B		

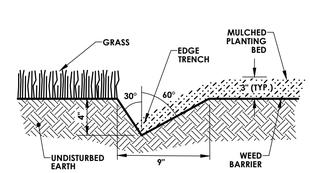


SHRUB PLANTING DETAIL
N.T.S.



STAKING: FOR ALL TREES 4" CALIPER OR LESS AND EVERGREENS OVER 4' HEIGHT

TREE PLANTING DETAIL
N.T.S.

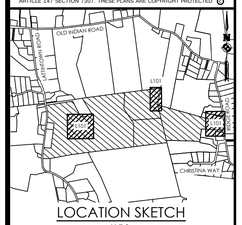


PLANTING BED EDGE TRENCH
N.T.S.

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 CONTRACTORS 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 AN 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 CONCERNS 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 PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH 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-DESICANT), 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 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).
18. 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.
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 THIS PROJECT. 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.

PASSERO
engineering architecture



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Revisions

No.	Date	By	Description
1	08/14/24		REVISED FOR PB SUBMISSION

LANDSCAPE & LIGHTING DETAILED VIEW

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

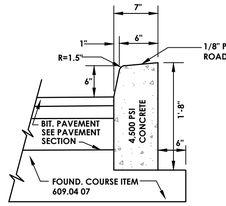
Project No.
20233707.0001

Drawing No.
L101

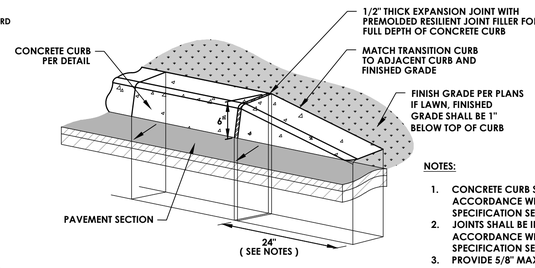
Scale:
1" = 60'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

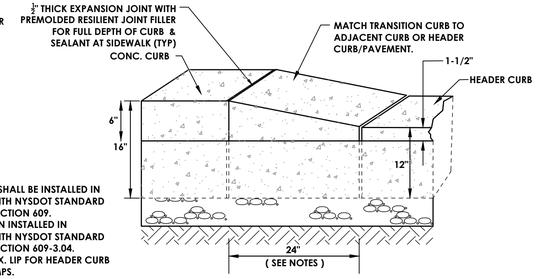


1 CONCRETE CURB DETAIL
N.T.S.

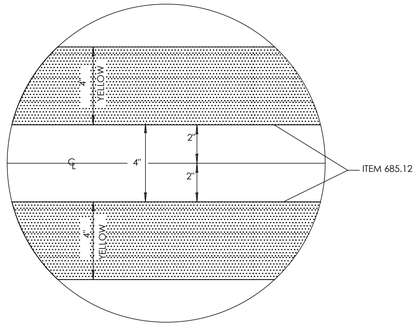


NOTES:

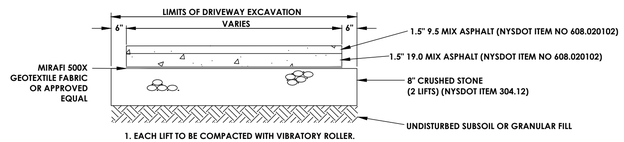
1. CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. JOINTS SHALL BE IN INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609-3.04.
3. PROVIDE 5/8" MAX. LIP FOR HEADER CURB AT SIDEWALK RAMPS.
4. TRANSITION CURB LENGTHS SHALL BE 24" OR AS INDICATED IN THE DRAWINGS.



2 TRANSITION CURB TO GRADE
N.T.S.

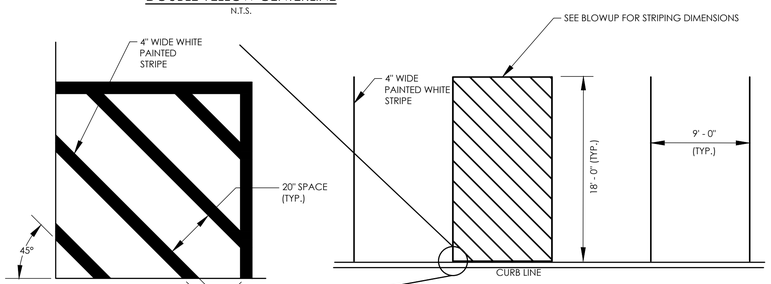


DOUBLE YELLOW CENTERLINE
N.T.S.

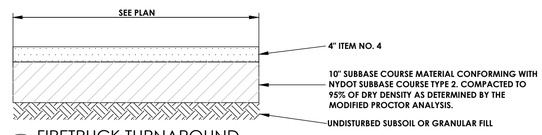


1. EACH LIFT TO BE COMPACTED WITH VIBRATORY ROLLER.

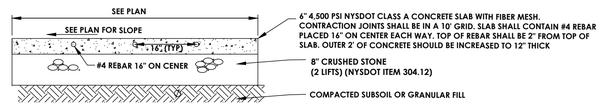
5 ASPHALT DRIVEWAY SECTION
N.T.S.



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

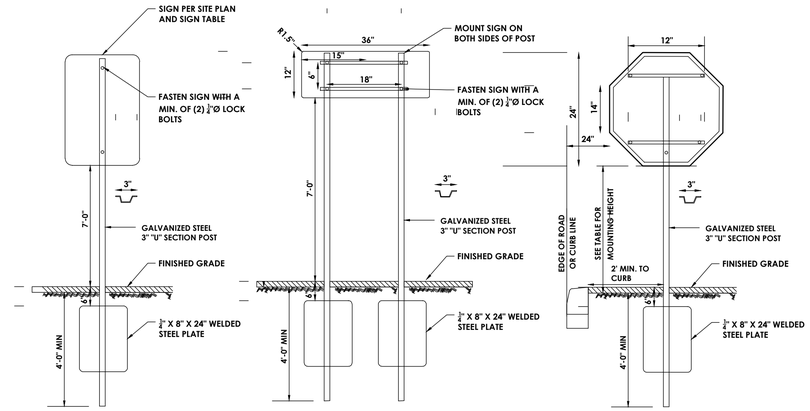


6 FIRETRUCK TURNAROUND DRIVEWAY SECTION
N.T.S.



1. EACH LIFT TO BE COMPACTED WITH VIBRATORY ROLLER.

7 CONCRETE PAVEMENT
N.T.S.

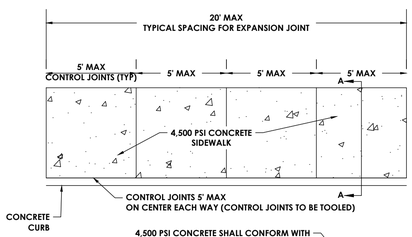


SINGLE POST SIGN MOUNTING DETAIL
(SIGN IN LANDSCAPE AREA OR SIDEWALK)
N.T.S.

TWO POST ONE WAY SIGN MOUNTING DETAIL
(SIGN IN LANDSCAPE AREA OR SIDEWALK)
N.T.S.

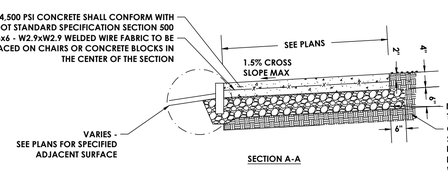
SINGLE POST STOP SIGN MOUNTING DETAIL
(SIGN IN LANDSCAPE AREA OR SIDEWALK)
N.T.S.

3 SIGN MOUNTING DETAIL

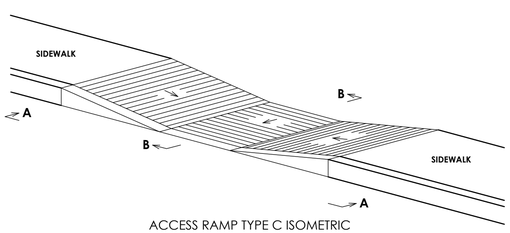


NOTES:

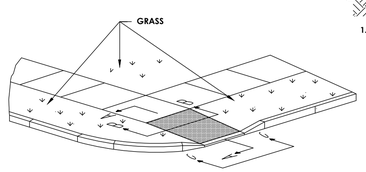
1. SIDEWALK WIDTH SHALL BE MEASURED FROM THE BACK OF THE CURB UNLESS OTHERWISE SPECIFIED.
2. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE. THE FILL MATERIAL PLACED SHALL BE IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 203, LATEST EDITION
3. NYSDOT SUBBASE TYPE 2 SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION SECTION 304, LATEST EDITION.
4. CONCRETE SHALL NOT BE PLACE UNLESS THE AMBIENT AIR SURFACE TEMPERATURE IS ABOVE 40 DEGREES UNLESS DISCUSSED WITH OWNER AND ENGINEER.
5. SIDEWALKS SHALL HAVE A CROSS SLOPE OF 1.5% PER FOOT UNLESS OTHERWISE SPECIFIED ON THE PLANS.
6. ALL EXPOSED CONCRETE SURFACES SHALL BE BROOM FNISHED AND THE EDGES SHALL BE FINISHED WITH A 1.5" RADIUS EDGING TOOL.
7. THE FINISHED CONCRETE SURFACE SHALL BE TREATED WITH CONCRETE SEALER, HARDENER AND DUSTPROOFER. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.



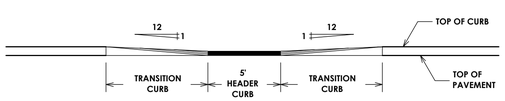
SECTION A-A



ACCESS RAMP TYPE C ISOMETRIC



TYPE 1 RAMP ISOMETRIC

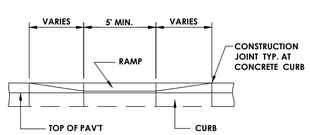


VIEW A-A

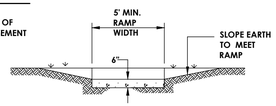
NOTES:

1. 1:12 IS MAXIMUM SLOPE OF ACCESS RAMP AND SIDE FLARES.
2. SURFACE OF ACCESS RAMP IS TO BE STABLE, FIRM AND SLIP-RESISTANT. TEXTURE SURFACE WITH COARSE BROOM RUNNING TRANSVERSE TO SLOPE OF ACCESS RAMP.

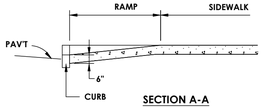
9 SIDEWALK ACCESS RAMP
N.T.S.



SECTION C-C



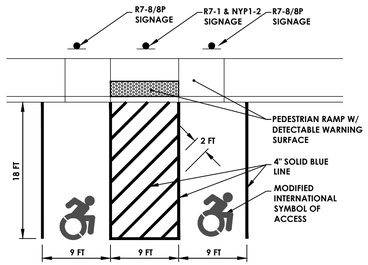
SECTION B-B



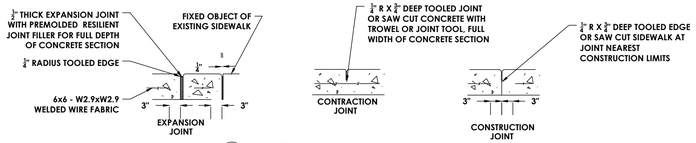
SECTION A-A

NOTES:
1.) TYPE 1 RAMPS MAY BE PROVIDED IN BOTH DIRECTIONS
2.) AT CONCRETE CURB, ROUND EDGE OF CURB WITH A RADIUS APPROX. EQUAL TO HEIGHT OF LIP RAMPS.
3.) MAXIMUM 1:12 SLOPE

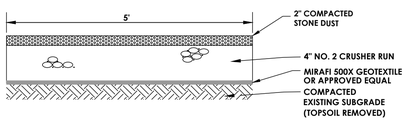
10 SIDEWALK RAMP TYPE 1
N.T.S.



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

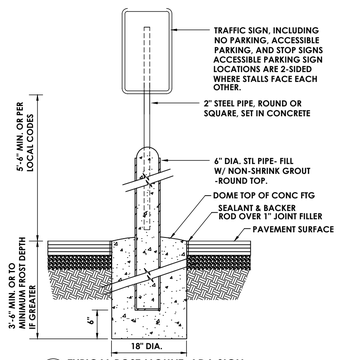


8 TYPICAL SIDEWALK DETAIL
N.T.S.



NOTE:
1.) TRAIL MATERIALS WILL VARY BASED ON THE LOCATION AND GRADE AND THE DETERMINATION WILL BE MADE IN THE FIELD. TRAILS WILL EITHER BE CRUSHED STONE OR A NATURAL CHIPPED PATH SUPPLEMENTED WITH STEPS AS REQUIRED TO MITIGATE GRADE. STEPS WILL USE NATURAL TIMBERS OR STONE.

12 STONE DUST WALKING TRAIL
N.T.S.



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

PASSERO
engineering architecture

LOCATION SKETCH
N.T.S.

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

PASSERO ASSOCIATES
6 Front St., 2nd Floor
Newburgh, New York 12550
(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

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

Revisions

No.	Date	By	Description
1	08/14/24		REVISED FOR PB SUBMISSION

SITE DETAILS

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

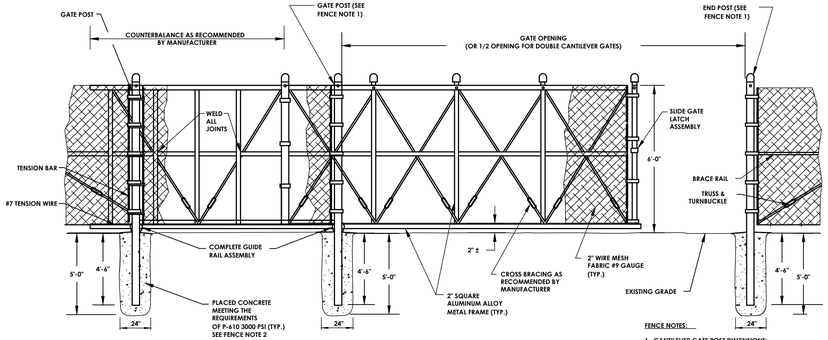
Project No. 20233707.0001

Drawing No. C 530

Scale: N.T.S.

Date AUGUST 16, 2024

NOT FOR CONSTRUCTION

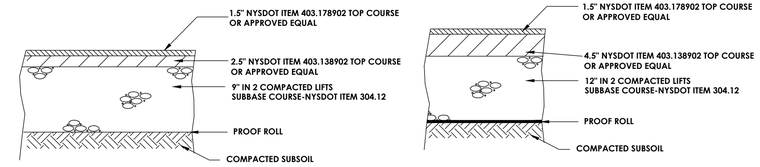


FENCE NOTES:

1. CANTILEVER GATE POST DIMENSIONS:
   -GATE WIDTHS = 0' TO 12': 4" O.D. X 0.226" WALL
   -GATE WIDTHS = 14' TO 20': 6" O.D. X 0.322" WALL
2. THE TOP OF ALL CONCRETE FOUNDATIONS SHALL BE CROWNED TO DRAIN WATER AWAY FROM THE FENCE POST OR BOLLARD.

1 AUTOMATIC CANTILEVER GATE (HYDRAULIC CONTROL)

N.T.S.



STANDARD DUTY PAVEMENT

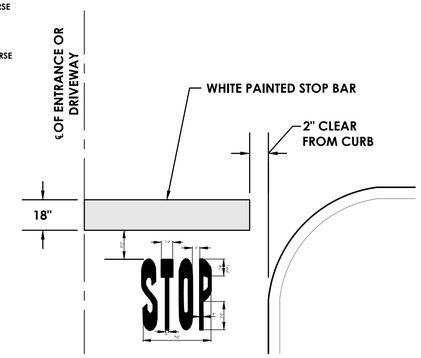
HEAVY DUTY PAVEMENT

2 PAVEMENT SECTION

N.T.S.

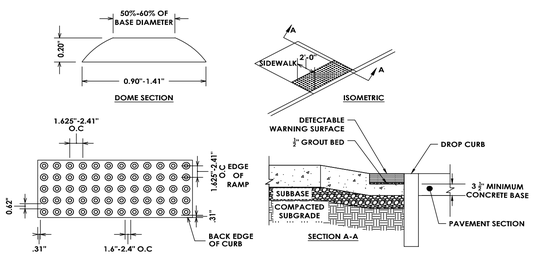
NOTES:

1. ALL DEPTHS ARE COMPACTED THICKNESSES.
2. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE INCORFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, "LATEST VERSION" AND ALL ADDENDA THERE TO.
3. WHEN SPECIFIED OR REQUIRED BY THE REFERENCED SPECIFICATIONS, TACK COAT SHALL CONFORM WITH SECTION 407-TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATION.
4. BINDER COURSE SHALL BE SWEPT CLEAR TO REMOVE ANY LOOSE MATERIAL PRIOR TO PLACING TOP COAT. IF TOP COURSE IS NOT PLACED WITHIN TWENTY FOUR HOURS OF BINDER PLACEMENT, A TACK COAT SHALL BE APPLIED TO CLEAN SURFACE PRIOR TO PLACEMENT OF TOP COURSE.
5. PAVEMENT SECTIONS ARE BASED ON THE RECOMMENDATIONS OF THE GEOTECHNICAL EVALUATION DATED AUGUST 6, 2024 PROVIDED BY FOUNDATION DESIGN, P.C.
6. USE STANDARD DUTY PAVEMENT IN ALL CAR PARKING SPACES AND LIMITED ACCESS ROADS AND USE HEAVY DUTY PAVEMENT IN ALL MAIN ACCESS ROADS.



4 STOP BAR DETAIL

N.T.S.

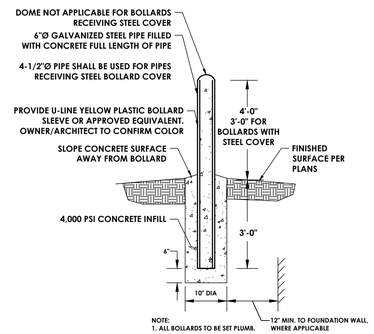


NOTES:

1. DETECTABLE WARNING UNIT SHALL BE ADA C OMPLIANT INCLUDING THAT IS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
2. QUANTITY OF TRUNCATED DOMES SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY, TO DEPICT REQUIRED SQUARE GRID PATTERN.
3. TRUNCATED DOMES ARE TO BE ALIGNED IN SQUARE GRID PATTERN IN PREDOMINANT DIRECTION OF TRAVEL.
4. DETECTABLE WARNING SYSTEM FIELD IS TO BE 2 FEET DEEP, AND IS TO EXTEND ACROSS FULL WIDTH OF SIDEWALK ACCESS RAMP, BUT NOT UP SIDE FLARES.
5. DETECTABLE WARNING SYSTEM FIELD IS TO BE LOCATED SUCH THAT OUTER EDGE OF WARNING FIELD NEAREST TO STREET IS 2 TO 4 INCHES OFF BACK EDGE OF CURB.
6. COORDINATE COLOR WITH OWNER.

5 DETECTABLE WARNING SURFACE

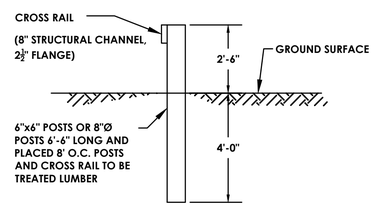
N.T.S.



NOTE:
1. ALL BOLLARDS TO BE SET PLUMB.

6 BOLLARD

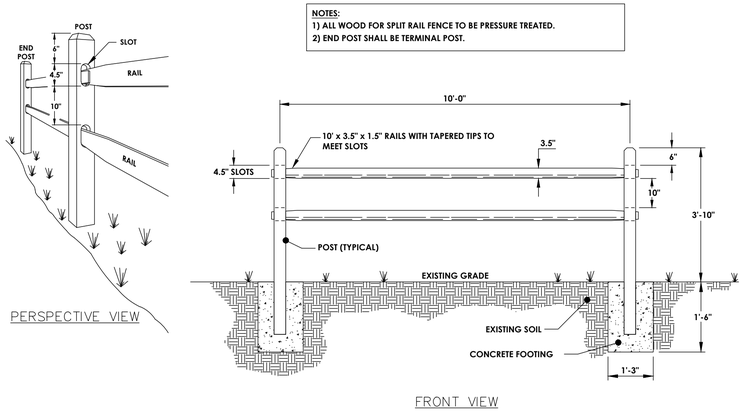
N.T.S.



7 GUIDE RAIL DETAIL

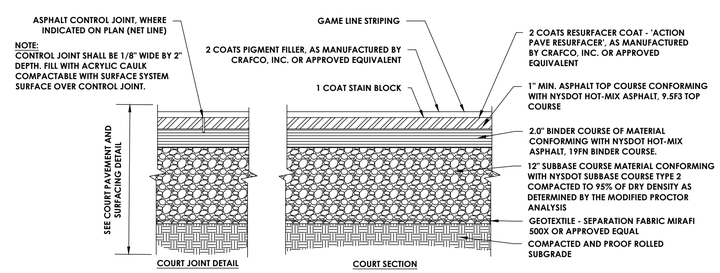
N.T.S.

NOTES:
1) ALL WOOD FOR SPLIT RAIL FENCE TO BE PRESSURE TREATED.
2) END POST SHALL BE TERMINAL POST.



9 STANDARD SPLIT-RAIL FENCE

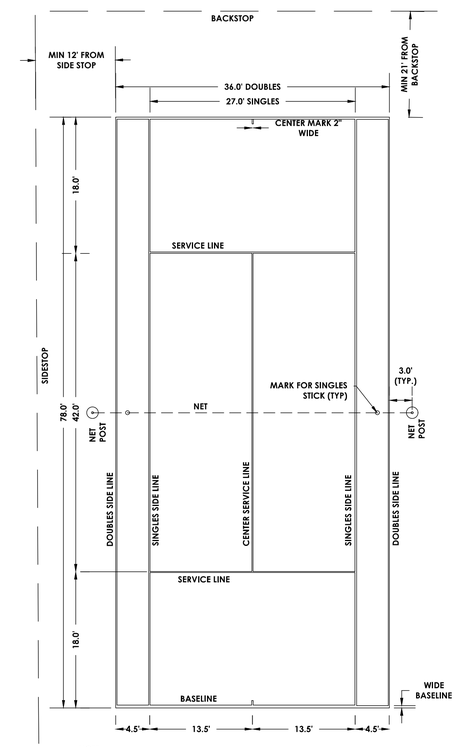
(TO BE INSTALLED NEAR BIORETENTION AREAS)
N.T.S.



NOTE:
1. SEE STRIPING PLANS FOR PAINTED REQUIREMENTS OF EACH COURT
2. THE FINISHED COURT SURFACE(S) SHOULD HAVE A MINIMUM SLOPE OF ONE INCH (1") IN EVERY TEN FEET (10') ON A TRUE PLANE FROM SIDE TO SIDE, END TO END, OR CORNER TO CORNER. THE 12" DIFFERENCE IN ELEVATION FROM ONE END TO THE OTHER (8" IN THE IN-BOUNDS AREA) IS NOT NOTICEABLE BY THE PLAYERS. THE SURFACE SHOULD NOT SLOPE AWAY IN TWO DIRECTIONS FROM THE NET.

10 COURT PAVEMENT AND SURFACING

NOT TO SCALE



NOTE:
ALL LINES TO BE PAINTED WITH 2" WIDE ACRYLIC WHITE PAINT (UNLESS OTHERWISE INDICATED), IN ACCORDANCE WITH U.S. TENNIS ASSOCIATION STANDARDS.

11 TENNIS COURT STRIPING PLAN

NOT TO SCALE

PASSERO
engineering architecture

LOCATION SKETCH
N.T.S.

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

PASSERO ASSOCIATES
6 Front St., 2nd Floor
Newburgh, New York 12550
(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

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

Revisions

No.	Date	By	Description
1	08/14/24		REVISED FOR PB SUBMISSION

SITE DETAILS

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

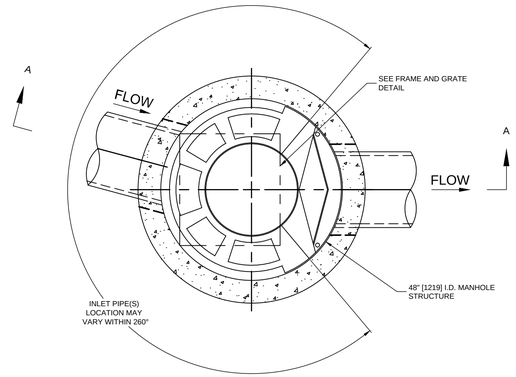
Project No.
20233707.0001

Drawing No.
C 531

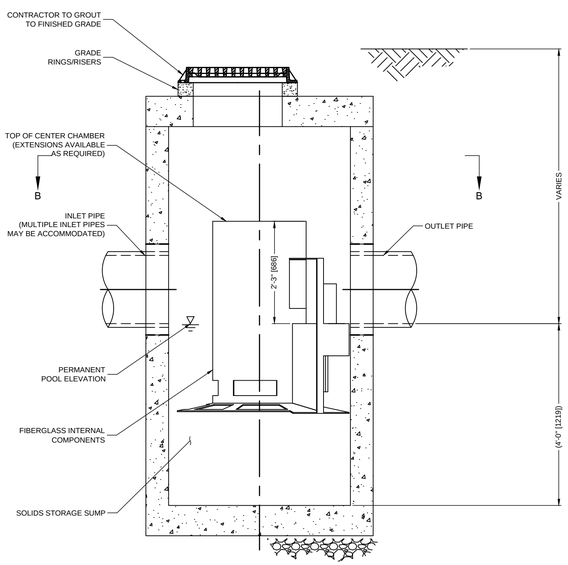
Scale:
N.T.S.

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION



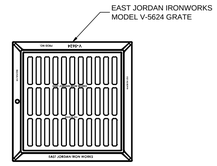
PLAN VIEW B-B
NOT TO SCALE



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

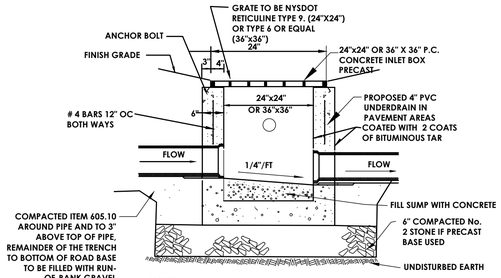


2 CONTECH CS-4 UNIT GRATE

N.T.S.

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. 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.
4. 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 M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

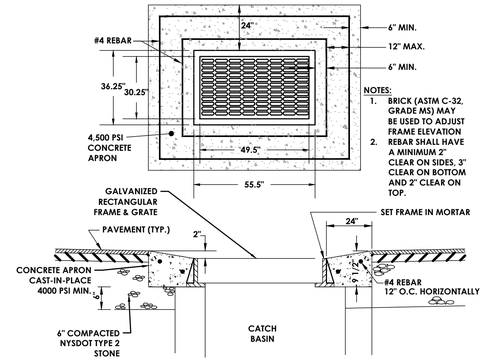
INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. 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.
E. 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.



NOTES:
1. ALL CONCRETE TO BE 3500 psi CLASS A N.Y.S.D.O.T. ITEM 601.05
2. ALL CONCRETE IN CONTACT WITH ASPHALT PAVEMENT SHALL BE COVERED WITH A TACK COAT IN ACCORDANCE WITH N.Y.S.D.O.T. SECTION 407.

3 STANDARD CATCH BASIN DETAIL

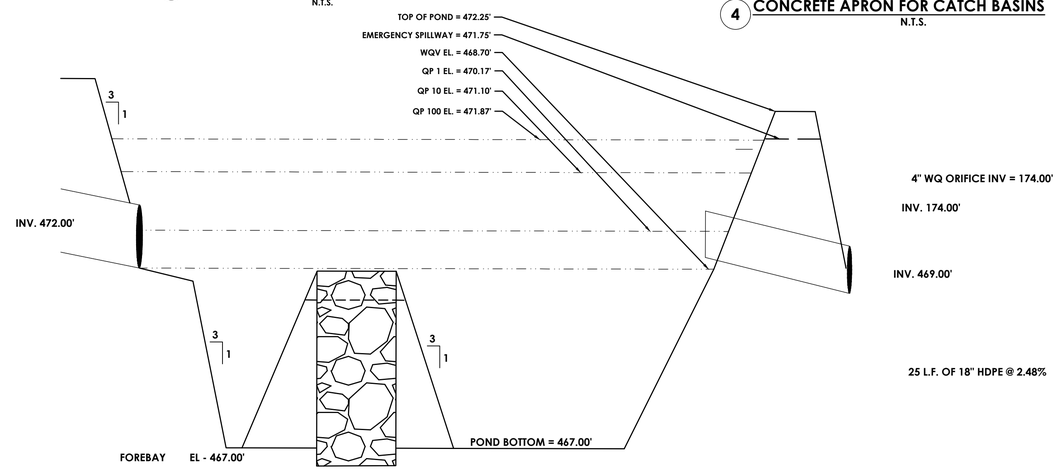
N.T.S.



NOTES:
1. BRICK (ASTM C-32, GRADE MS) MAY BE USED TO ADJUST FRAME ELEVATION
2. REBAR SHALL HAVE A MINIMUM 2" CLEAR ON SIDES, 3" CLEAR ON BOTTOM AND 2" CLEAR ON TOP.

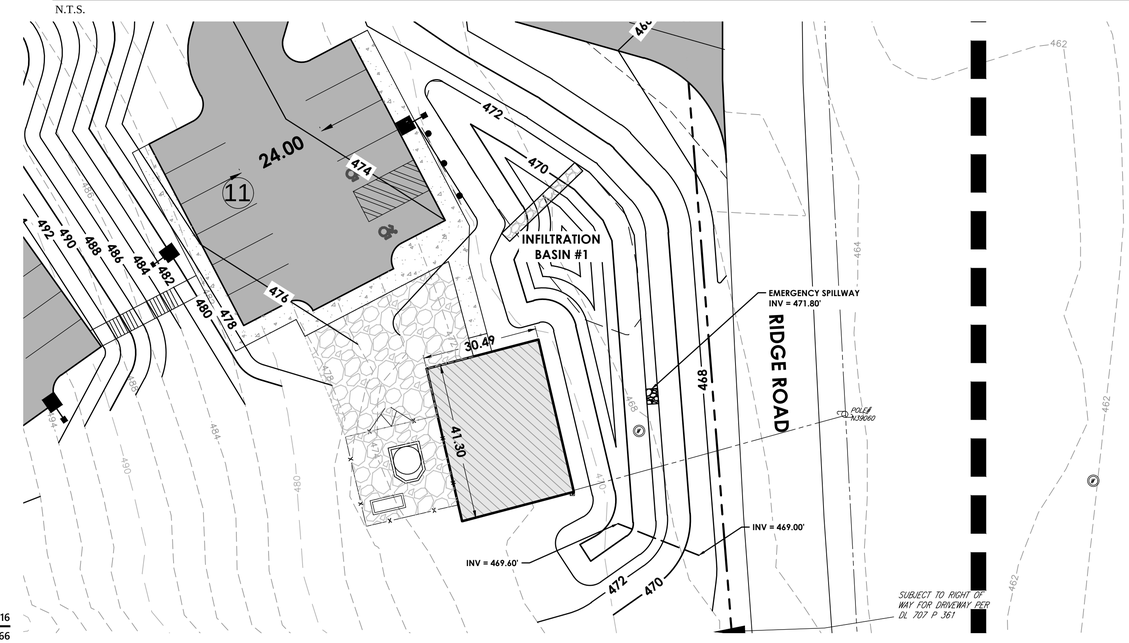
4 CONCRETE APRON FOR CATCH BASINS

N.T.S.



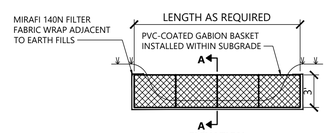
INFILTRATION BASIN #1 SECTION

N.T.S.

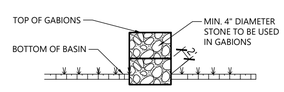


5 INFILTRATION BASIN #1

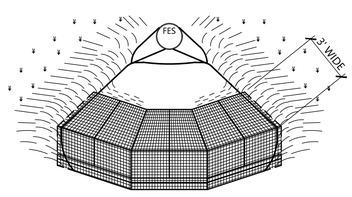
1" = 20'



ELEVATION



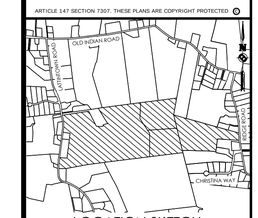
SECTION A-A



SEE GRADING AND DRAINAGE PLANS FOR VOLUME AND DEPTH INFORMATION

Sediment Forebay with Gabion Baffles 1/16
N.T.S. Source: VHB REV LD_166

PASSERO
engineering architecture



LOCATION SKETCH
N.T.S.

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

PASSERO ASSOCIATES
6 Front St., 2nd Floor
Newburgh, New York 12550
(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

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

Revisions

No.	Date	By	Description
1	08/14/24		REVISED FOR PB SUBMISSION

STORMWATER MANAGEMENT DETAILS

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

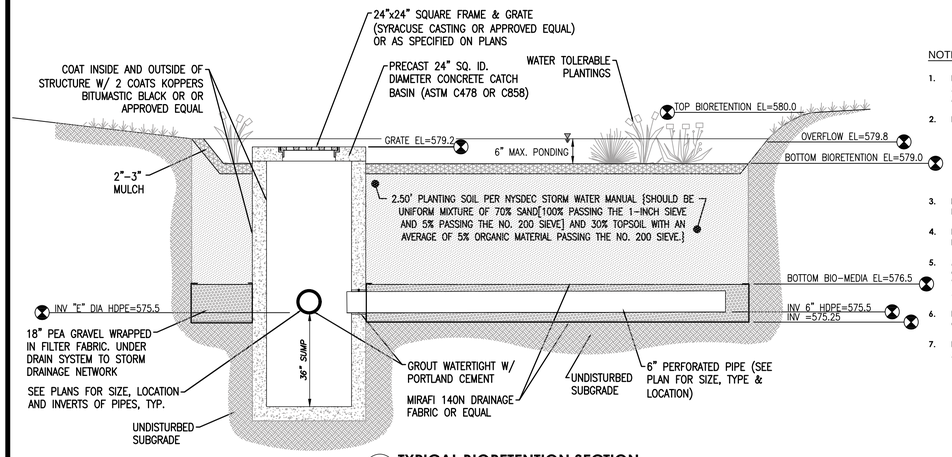
Project No.
20233707.0001

Drawing No.
C 540

Scale:
N.T.S.

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION



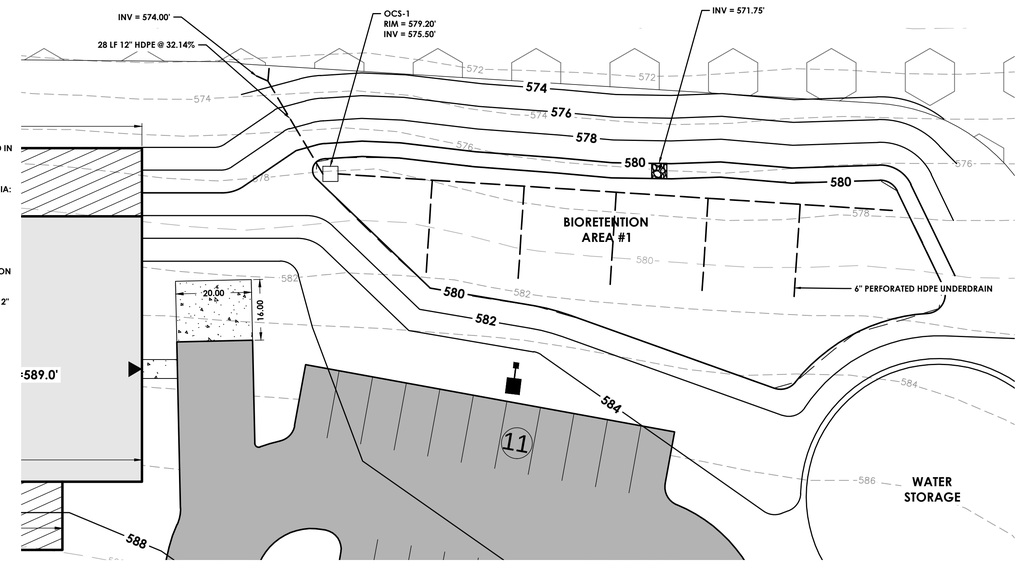
1 TYPICAL BIORETENTION SECTION
N.T.S.

NOTES:

1. BIORETENTION FACILITIES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH "THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL", CHAPTER 6.
2. PLANTING SOIL SHALL BE TESTED & MEET THE FOLLOWING CRITERIA:

PH RANGE	5.2-7.0
ORGANIC MATTER	1.5-4%
MAGNESIUM	35 LB/AC
PHOSPHOROUS P_2O_5	75LB/AC
POTASSIUM K_2O	85/AC
SOLUBLE SALTS	NOT TO EXCEED 500PPM

3. ROTOTILL 2-3" OF SAND BASE INTO THE BASE OF THE BIORETENTION FACILITY.
4. BACK FILLING OF BIORETENTION FACILITY SHALL BE PLACED IN 12" LIFTS.
5. MAIN COLLECTOR PIPE OF THE UNDER DRAIN SYSTEM SHALL BE CONSTRUCTED AT A MINIMUM SLOPE OF 0.5%. OBSERVATION WELLS OR CLEAN OUT PIPES MUST BE PLACED EVERY 1000SF OF SURFACE AREA.
6. BIORETENTION AREA MAY NOT BE CONSTRUCTED UNTIL ALL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
7. BIORETENTION MEDIA SHALL HAVE AN INFILTRATION RATE OF APPROXIMATELY 4" PER HOUR.



2 BIORETENTION AREA #1
1" = 20'

P E R S G V

BIORETENTION PLANT LIST

ABRV	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
E	X	EUPATORIUM MACULATUM	JOE PYE WEED	#1 CONT.	24"
G	X	LOBELIA SIPHATICA	GREAT BLUE LOBELIA	#1 CONT.	12"
R	X	CORNUS STOLONIFERA	RED OSIER DOGWOOD	#1 CONT.	4'
P	X	ILEX VERTICILLATA	WINTERBERRY	#1 CONT.	4'
V	X	CAREX VULPINOIDEA	FOX SEDGE	#1 CONT.	12"
S	X	PANICUM VIRGATUM	SWITCH GRASS	#1 CONT.	3'

MATERIALS SPECIFICATION FOR BIORETENTION

PARAMETERS	SPECIFICATIONS	SIZE	NOTES:
PLANTINGS	SEE YOUR LOCAL NRCS STANDARD SPECIFICATIONS GUIDANCE	N/A	PLANTINGS ARE SITE-SPECIFIC
PLANTING SOILS [4"=DEEP]	SAND 35-60% SILT 30.55% CLAY 10-25%	N/A	USDA SOIL TYPES LOAMY SAND, SANDY LOAM OR LOAM
MULCH	STONE MULCH		PEA GRAVEL, ROUNDED STONE <1"
PEA GRAVEL DIAPHRAGM AND CURTAIN DRAIN	PEA GRAVEL: ASTM D 448 ORNAMENTAL STONE: WASHED COBBLES	PEA GRAVEL: NO 6 STONE: 2"-5"	
GEOTEXTILE	CLASS 'C' APPARENT OPPENING SIZE (ASTM-D-4751) GRAB TENSILE STREANGTH (ASTM-D-4632) BURST STRENGTH (ASTM-D-4833)	N/A	FOR USE AS NECESSARY BENEATH UNDERDRAINS ONLY
UNDERDRAIN GRAVEL	AASHTO M-43. NO. 67.	0.25" - 0.75"	3/8" PERF. @ 6" O.C., 4 HOLES PER ROW; MINIMUM OF 3" GRAVEL OVER PIES; NOT NECESSARY UNDERNEATH PIPES
UNDERDRAIN PIPING	ASTM D 1785 OR AASHTO M-278	6" RIDGID SCHEDULE 40 PVC	3/8" PERF. @ 6" O.C., 4 HOLES PER ROW
POUR IN PLACE CONCRETE (IF REQUIRED)	SEE LOCAL DOT STANDARDS SPECS.; f'm=3500PSI @ 28 DAYS, NORMAL WEIGHT, AIR-ENTRAINED; RE-INFORCED TO MEET ASTM 615-60	N/A	ON-SITE TESTING OF POURED-IN-PLACE CONCRETE REQUIRED: 28 DAY STRENGTH AND SLUMP TEST: ALL CONCRETE DESIGN (CAST IN PLACE OR PRE-CAST) NOT USING PREVIOUSLY APPROVES STATE OR LOCAL STANDARDS REQUIRES DESIGN DRAWINGS SEAL & APPROVED BY A LICENCE PROFESSIONAL STRUCTURAL ENGINEER.
SAND [12"=DEEP]	AASHTO M-6 OR ASTM C-33	0.02" - 0.04"	SAND SUBSTITUTION SUCH AS DIABASE GRAYSTONE #10 ARE NOT ACCEPTABLE. NO CALCIUM CARBONATE OR DOLOMITIC SAND SUBSTITUTE ARE ACCEPTABLE. NO "ROCK DUST" CAN BE USED FOR SAND

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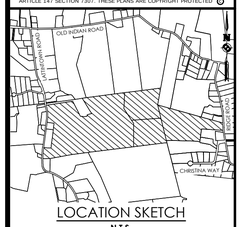

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STATE OF NEW YORK · CHRISTOPHER J. LAPORTA · 102592 · LICENSED PROFESSIONAL ENGINEER

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MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 541

Scale:
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Date
AUGUST 16, 2024

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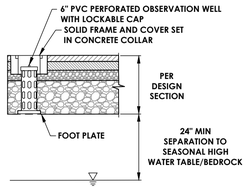
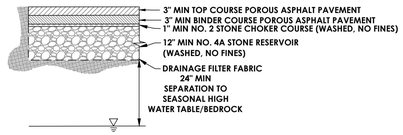
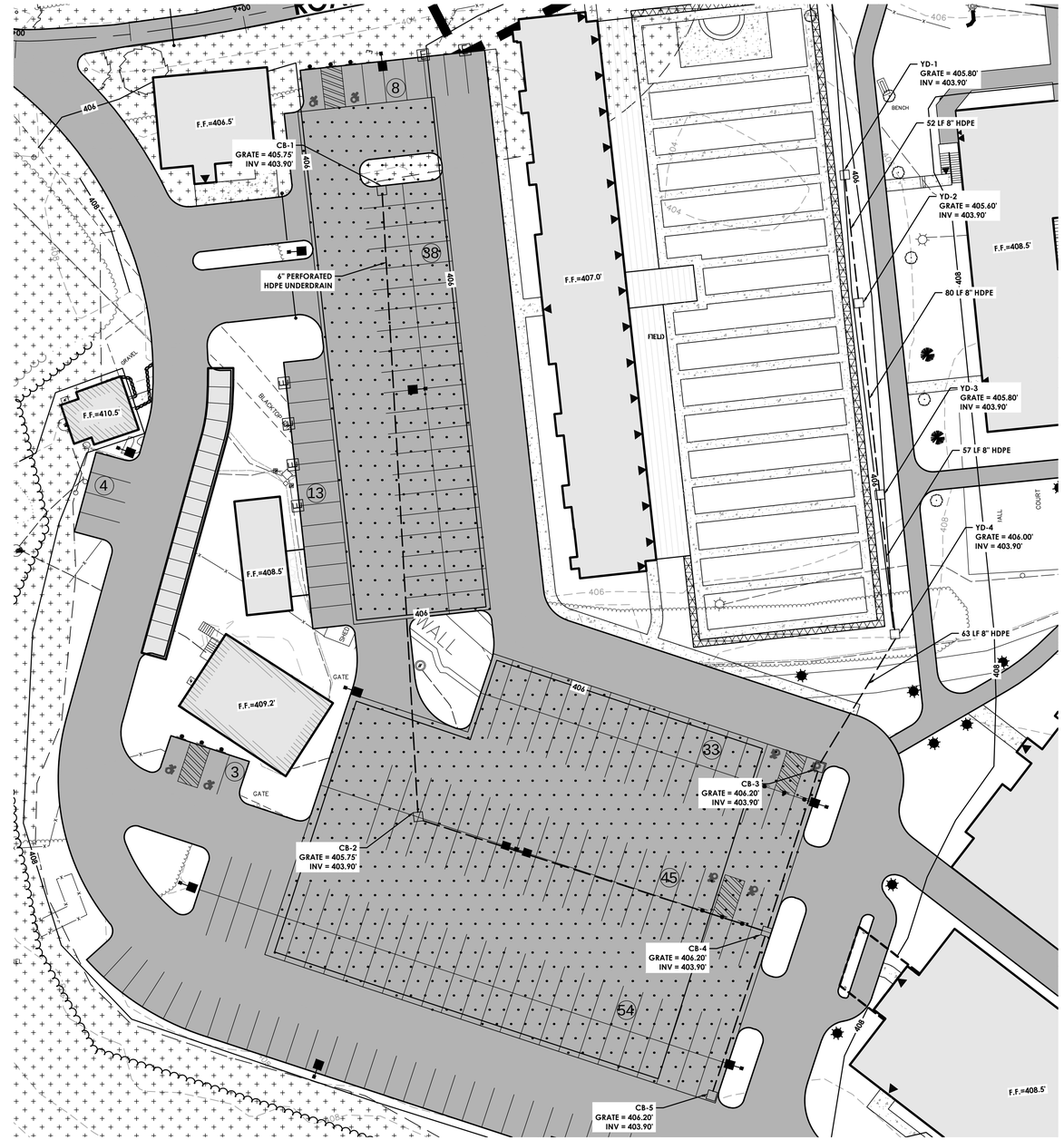


1 **OBSERVATION WELL WITHOUT UNDERDRAIN SECTION VIEW**
N.T.S.



2 **ROAD, DRIVE, AND PARKING LOT WITHOUT UNDERDRAIN SECTION VIEW**
N.T.S.



3 **POROUS PAVEMENT**
1" = 30'

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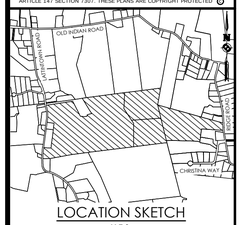

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MARLBOROUGH RESORT

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County: ULSTER
State: NY

Project No.
20233707.0001

Drawing No.
C 542

Scale:
N.T.S.

Date
AUGUST 16, 2024

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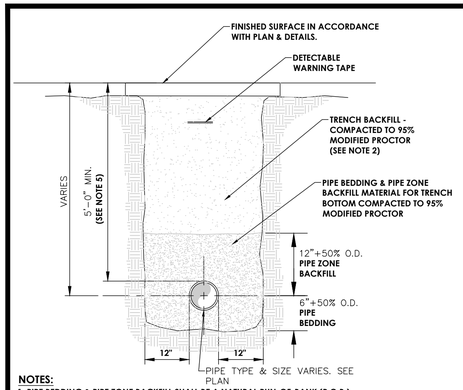


NOTES:

1. PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) 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%

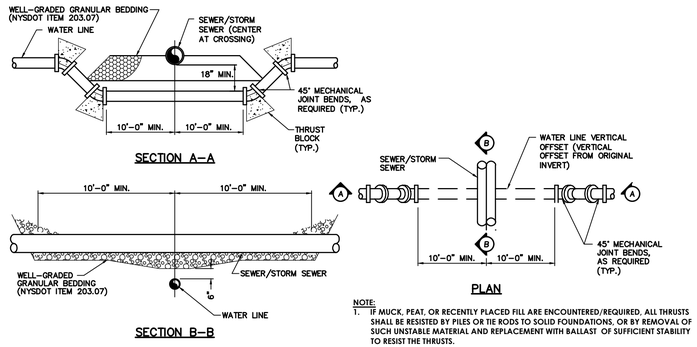
2. TRENCH BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND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

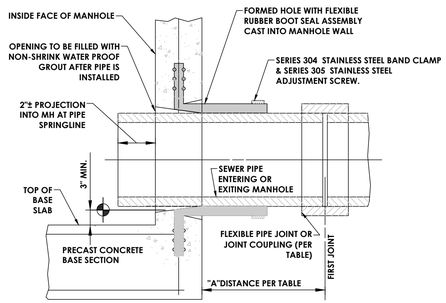
3. INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.
4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
5. 5'-0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER FORCE MAINS ONLY.

1 PIPE TRENCH DETAIL (TYPICAL)
N.T.S.



NOTE:
1. IF MUCK, PEAT, OR RECENTLY PLACED FILL ARE ENCOUNTERED/REQUIRED, ALL THRUSTS SHALL BE RESISTED BY PILES OR TIE RODS TO SOLID FOUNDATIONS, OR BY REMOVAL OF SUCH UNSTABLE MATERIAL AND REPLACEMENT WITH BALLAST OF SUFFICIENT STABILITY TO RESIST THE THRUSTS.

2 WATER LINE/SEWER LINE CROSSING DETAIL
N.T.S.

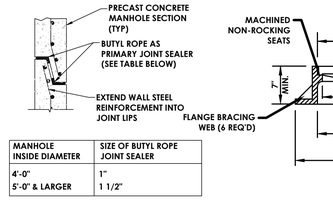


FLEXIBLE JOINT REQUIREMENTS

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

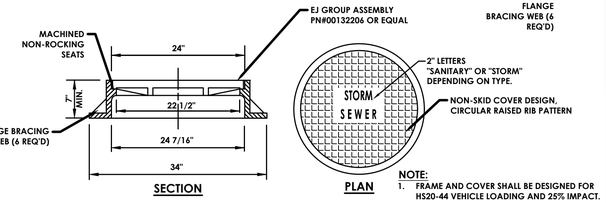
NOTE:
REFERENCE MANHOLE DETAIL(S) FOR REQUIRED INVERT CHANNEL CONFIGURATION.

5 PIPE CONNECTION TO MANHOLE FLEXIBLE RUBBER BOOT CAST INTO MANHOLE WALL
N.T.S.



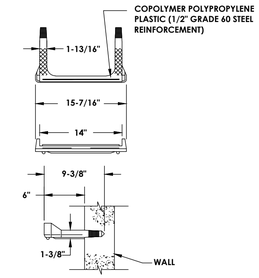
MANHOLE INSIDE DIAMETER	SIZE OF BUTYL ROPE JOINT SEALER
4'-0"	1"
5'-0" & LARGER	1 1/2"

3 MANHOLE JOINT
N.T.S.

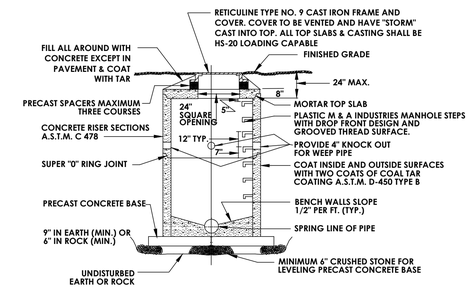


NOTE:
1. FRAME AND COVER SHALL BE DESIGNED FOR HS20-44 VEHICLE LOADING AND 25% IMPACT.

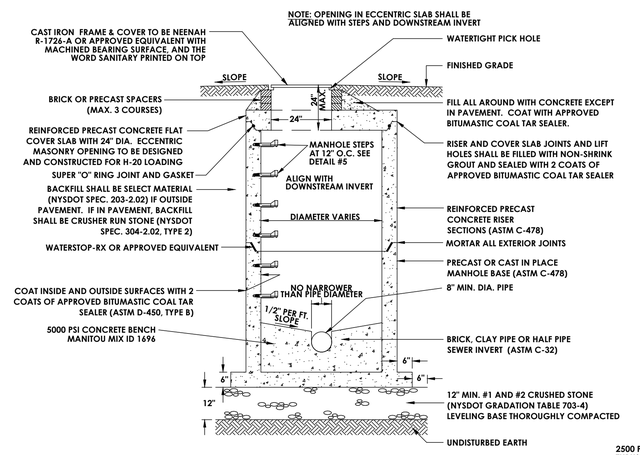
4 MANHOLE FRAME & COVER
N.T.S.



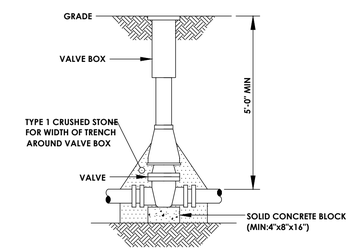
6 MANHOLE STEPS
N.T.S.



7 STANDARD STORM MANHOLE DETAIL
N.T.S.

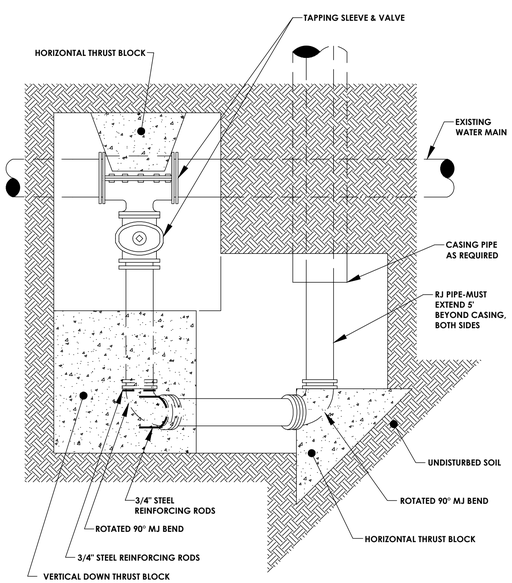


8 SANITARY SEWER MANHOLE
N.T.S.

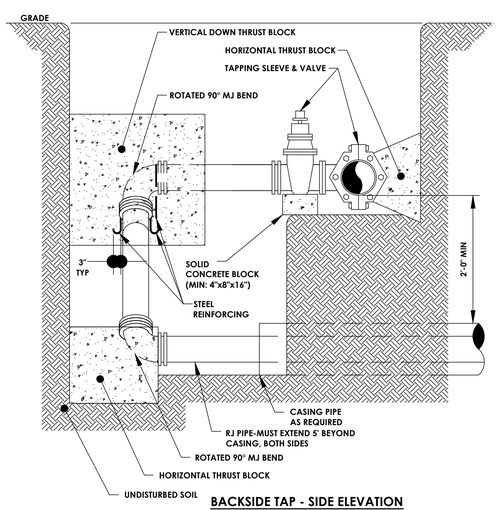


NOTES:
1. VALVE BOX SHALL BE CENTERED ON VALVE AND SET ON COMPACTED BACKFILL.
2. VALVE SHALL NOT SUPPORT VALVE BOX.
3. ALL BODY AND BONNET BOLTS SHALL BE STAINLESS STEEL AND COATED WITH THERMO SETTING EPOXY
4. ALL VALVES SHALL BE OPEN LEFT EXCEPT VALVES 12" AND SMALLER
5. VALVES SHALL OPEN COUNTER CLOCKWISE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

9 WATER VALVE
N.T.S.

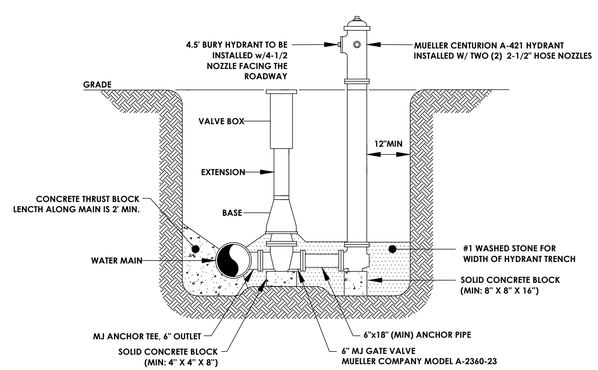


BACKSIDE TAP - PLAN VIEW
N.T.S.

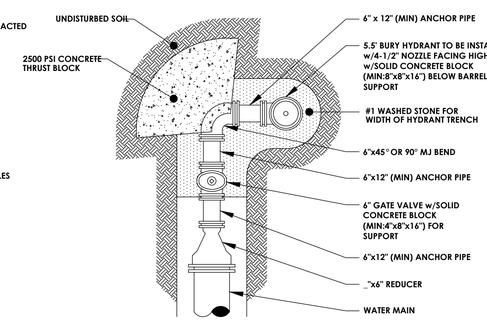


BACKSIDE TAP - SIDE ELEVATION
N.T.S.

10 CONNECTION TO EXISTING WATERMAIN
N.T.S.



11 PERPENDICULAR HYDRANT ASSEMBLY
N.T.S.



NOTE:
TO BE USED WHEN WATER MAIN WILL NOT BE EXTENDED.

12 DEAD END PERPENDICULAR HYDRANT ASSEMBLY
N.T.S.

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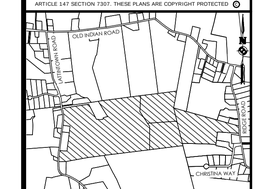

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UTILITY DETAILS

MARLBOROUGH RESORT

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State: NY

Project No.
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Drawing No.
C 550

Scale:
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Date
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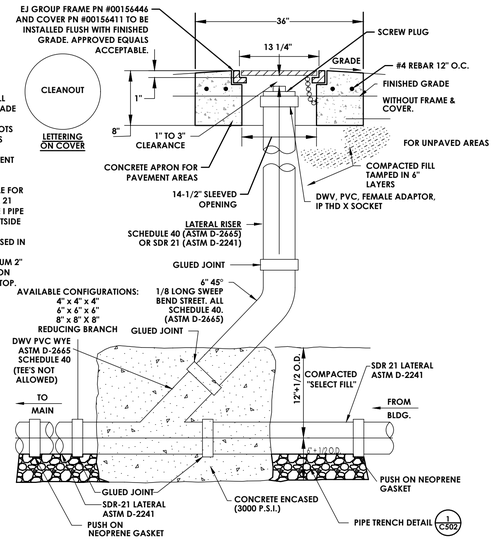
NOT FOR CONSTRUCTION

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 WELING TO SDR 21 OR ANY OTHER PCV 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.



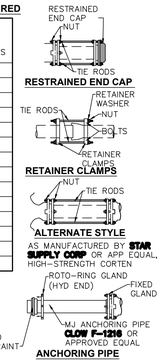
1 STORM SEWER/SANITARY SEWER CLEAN OUT DETAILS
N.T.S.

FINISHED GRADE IN LANDSCAPED AREAS

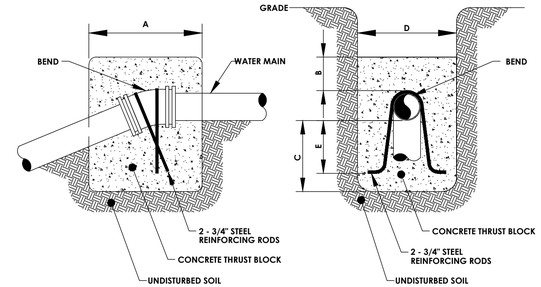
NO. OF TIE RODS REQUIRED

PIPE SIZE INCHES	MIN NO. OF 3/4 "RODS
2	2 [1]
3	2 [1]
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.

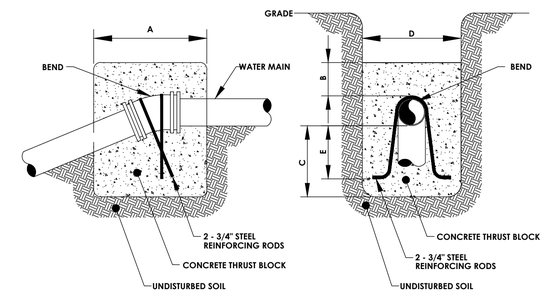


2 JOINT RESTRAINT OPTIONS
N.T.S.



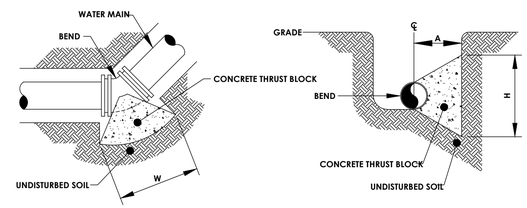
BEND	MINIMUM VOLUME OF CONCRETE	MINIMUM ALLOWABLE DIMENSIONS FOR VERTICAL THRUST BLOCKS (IN FEET)				
	DIMENSIONS	A	B	C	D	E
6" x 11-1/4°	0.7 CY	3.0	1.0	1.0	2.5	0.5
6" x 22-1/2°	1.1 CY	3.5	1.0	1.5	3.0	1.0
6" x 45°	2.2 CY	5.0	1.0	1.5	4.0	1.5

3 VERTICAL THRUST BLOCK
N.T.S.



BEND *	MINIMUM VOLUME OF CONCRETE	MINIMUM ALLOWABLE DIMENSIONS FOR VERTICAL THRUST BLOCKS (IN FEET)				
	DIMENSIONS	A	B	C	D	E
8" x 11-1/4°	0.35 C.Y.	1.0	2.5	1.0	2.0	0.5
8" x 22-1/2°	0.70 C.Y.	1.5	2.5	1.5	2.0	1.0
8" x 45°	1.40 C.Y.	1.5	2.5	1.5	2.5	1.5

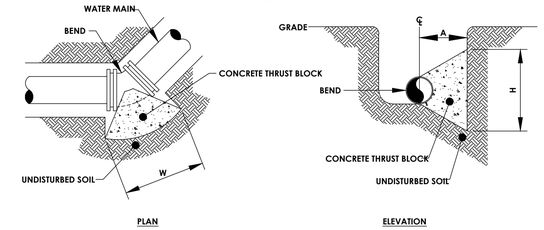
4 VERTICAL THRUST BLOCK
N.T.S.



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).

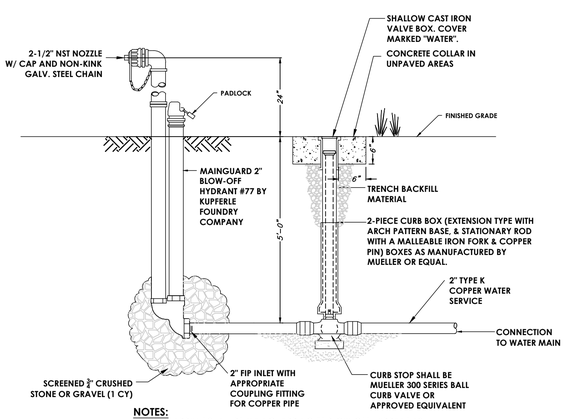
7 HORIZONTAL THRUST BLOCK FOR BENDS
N.T.S.



MINIMUM HORIZONTAL THRUST BLOCK DIMENSIONS, IN FEET, TO BE POURED AGAINST UNDISTURBED SOIL			
FITTING	H	W	A
8" x 11-1/4° BEND	1.0	2.0	1.5
8" x 22-1/2° BEND	1.5	3.0	1.5
8" x 45° BEND	2.0	4.0	2.0
8" x 90° BEND	3.0	6.0	2.5
8" TEE OR PLUG	2.5	5.0	2.0

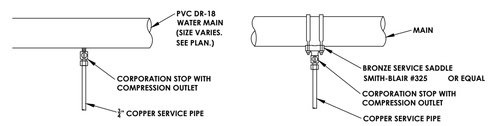
NOTE: WIDTH (W) OF BLOCK SHALL NOT EXCEED TWICE THE HEIGHT (H).

8 HORIZONTAL THRUST BLOCK FOR BENDS
N.T.S.



NOTES:
1. POST HYDRANT SHALL BE MAINGUARD NO.77 BLOW-OFF HYDRANT AS MANUFACTURED BY KUPFERLE 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 HORIZONTAL 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.

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

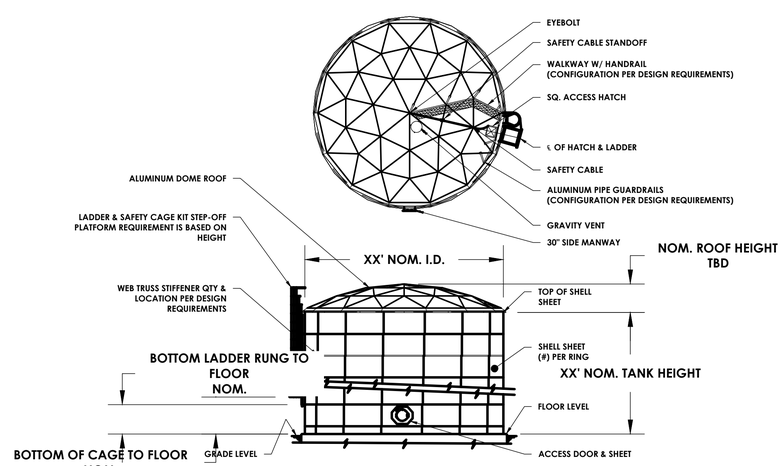


DIRECT TAP
(1" MAXIMUM)

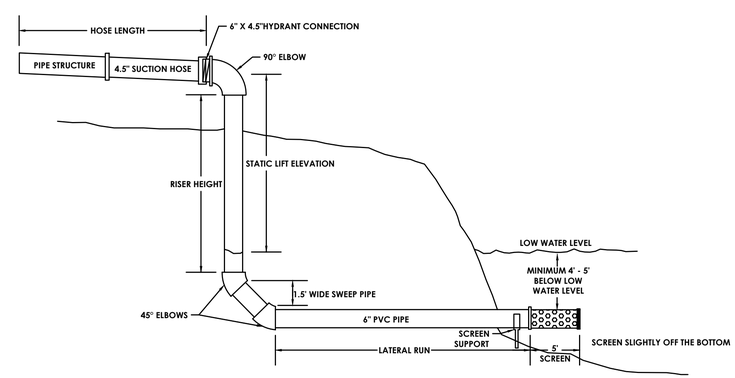
SERVICE SADDLE
(1"< TAP SIZE ≤ 2")

NOTE:
IF SERVICE TAP SIZE EXCEEDS LIMIT FOR DIRECT TAP USE SERVICE SADDLE- MAX SIZE OF CORPORATION AND COPPER SERVICE IS 2"

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

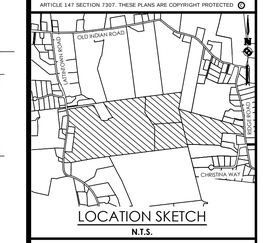


9 WATER TANK WITH CONCRETE FOUNDATION
N.T.S.



8 DRY HYDRANT
N.T.S.

PASSERO
engineering architecture



LOCATION SKETCH
N.T.S.

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

PASSERO ASSOCIATES
6 Front St., 2nd Floor
Newburgh, New York 12550
(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

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

Revisions

No.	Date	By	Description
1	08/14/24		REVISED FOR PB SUBMISSION

UTILITY DETAILS

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

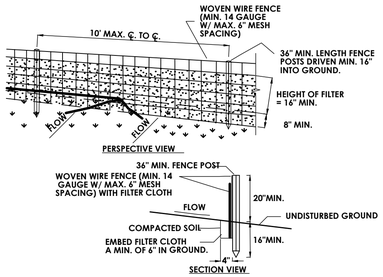
Project No.
20233707.0001

Drawing No.
C 551

Scale:
N.T.S.

Date
AUGUST 16, 2024

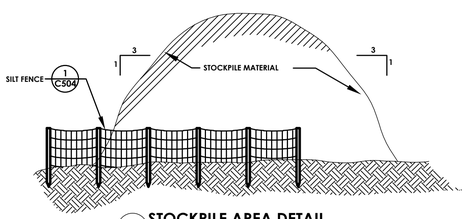
NOT FOR CONSTRUCTION



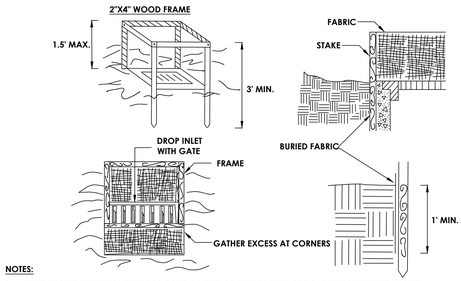
CONSTRUCTION SPECIFICATIONS

1. 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.
2. 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.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

1 SILT FENCE
N.T.S.



2 STOCKPILE AREA DETAIL
N.T.S.

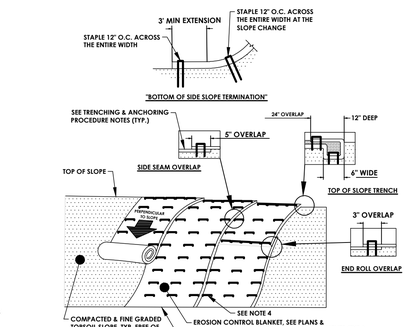


NOTES:

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

FILTER FABRIC DROP INLET PROTECTION

3 INLET PROTECTION DETAIL
N.T.S.



NOTES:

1. PREPARE THE TOPSOIL (SEEDBED) FIRST BY RAKING, SHAPING, FINE GRADING, COMPACTING, SEEDING & FERTILIZING THE SLOPES.

2. USE THE TRENCHING & ANCHORING PROCEDURES DETAILED HEREIN TO SECURE ANY EXPOSED MATERIAL ENDS, SECURE ALL PRODUCT OVERLAPS, OVERLAP IN THE DIRECTION OF WATER FLOW, PERPENDICULAR TO THE SLOPE.

3. KEEP EROSION CONTROL BLANKET IN SOLID CONTACT WITH THE TOPSOIL.

4. USE THE REQUIRED NUMBER OF STAPLES/STAKES TO SECURELY FASTEN THE EROSION CONTROL BLANKET TO THE SLOPE IN LOOSE SOIL CONDITIONS. THE USE OF STAPLES/STAKES LENGTHS GREATER THAN 6" MAYBE NECESSARY FOR PROPER SECURING. STAPLE PATTERNS & OVERLAPS ARE DEPENDENT ON SITE CONDITIONS & MANUFACTURER'S REQUIREMENTS. CONTRACTOR SHALL CONSULT WITH MANUFACTURER FOR ACTUAL SITE SPECIFIC REQUIREMENTS.

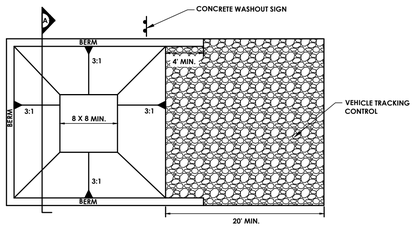
TRENCHING & ANCHORING PROCEDURE NOTES:

SIDE SEAM OVERLAP: THE EDGES OF PARALLEL BLANKETS SHALL BE STAPLED WITH A 5" OVERLAP.

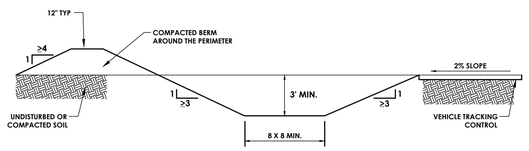
TOP OF SLOPE TRENCH: BEGIN AT THE TOP OF SLOPE BY ANCHORING THE EROSION CONTROL BLANKET IN A 6"D X 6"W TRENCH WITH A 12" OVERLAP EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR WITH A ROW OF STAPLES/STAKES 12" O.C. IN THE BOTTOM OF THE TRENCH. BACKFILL & COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL & FOLD THE REMAINING 12" PORTION OF THE EROSION CONTROL BLANKET BACK OVER THE SEED & COMPACTED SOIL. SECURE THE EROSION CONTROL BLANKET BACK OVER THE SEED & COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED 12" O.C. ACROSS THE ENTIRE WIDTH.

END ROLL OVERLAP: CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE SHALL BE PLACED END OVER END (SINGLE-STYLE) WITH A 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREAS, 12" APART ACROSS THE ENTIRE WIDTH.

4 EROSION CONTROL BLANKET INSTALLATION DETAIL
N.T.S.



CONCRETE WASHOUT AREA PLAN
N.T.S.

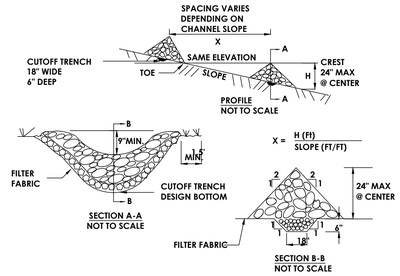


SECTION A

CWA INSTALLATION NOTES

1. SEE PLAN FOR:
   - CWA INSTALLATION LOCATION.
2. 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 INFEASIBLE, 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.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL NE SLOPED 2% TOWARDS THE CWA.
7. 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.
8. USE EXCAVATED MATERIAL FOR THE PERIMETER BERM CONSTRUCTION.

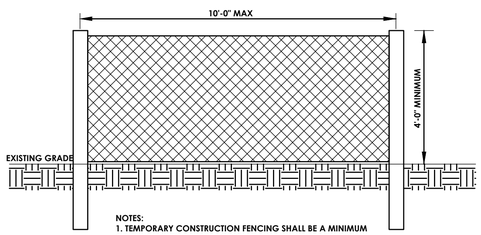
5 CONCRETE WASHOUT AREA



CONSTRUCTION SPECIFICATIONS

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. 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.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. 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.

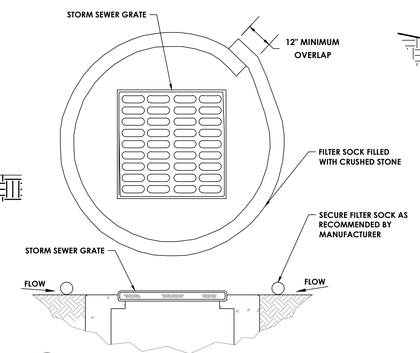
6 STONE CHECK DAM
N.T.S.



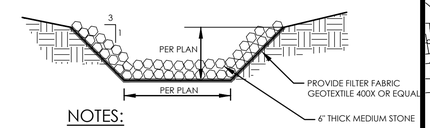
NOTES:
1. TEMPORARY CONSTRUCTION FENCING SHALL BE A MINIMUM OF 4' HIGH WITH POST SPACING AT A MAXIMUM OF 10' O.C.

2. FENCING SHALL NOT SAG WHEN INSTALLED. MATERIAL SHALL BE HIGHLY VISIBLE.

7 TEMPORARY CONSTRUCTION FENCING DETAIL



8 INLET PROTECTION IN PAVEMENT
N.T.S.



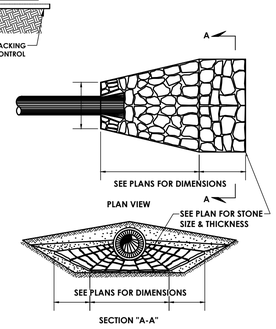
NOTES:

1. SLOPE SHALL BE GRADED TO 3:1 OR FLATTER PRIOR TO PLACING FILTER MATERIAL AND RIP RAP.

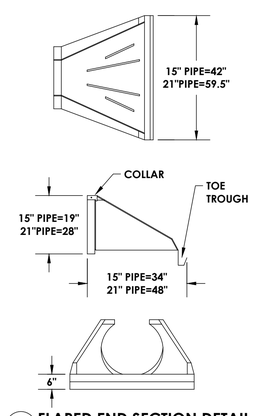
2. RIP RAP SHALL BE PLACED TO MAINTAIN A UNIFORM GRADATION. LARGER STONE SHALL BE PLACED AT THE TOE.

3. ENDS OF THE RIP RAP SHALL BE KEYED INTO A STABLE BANK.

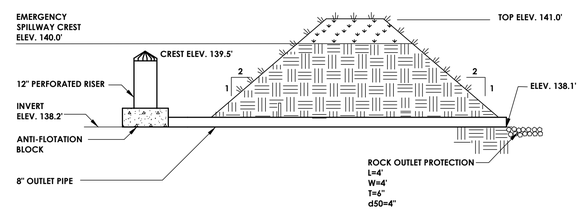
9 STABILIZED OVERFLOW
N.T.S.



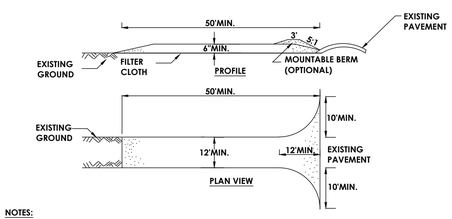
10 STONE RIP-RAP DETAIL
N.T.S.



11 FLARED END SECTION DETAIL
N.T.S.



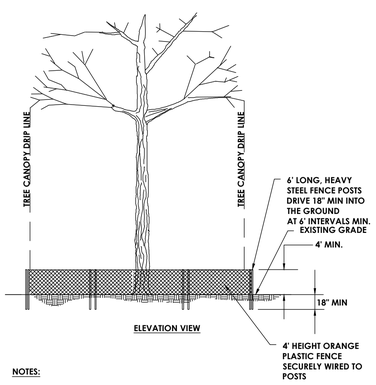
12 SEDIMENT TRAP OUTLET DETAIL
N.T.S.



NOTES:

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - FIFTY (50) FOOT MINIMUM.
3. THICKNESS - SIX (6) INCHES MINIMUM.
4. 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.
5. 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.
6. 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.
7. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE COMPLETED AFTER EACH RAIN.

13 STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

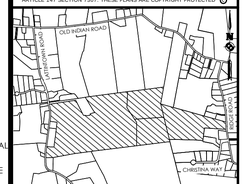


NOTES:

1. THE BARRIER SHALL BE LOCATED AT THE DRIP LINE OF THE CANOPY OF THE TREE, A MINIMUM OF 2 FEET FROM THE TRUNK OF THE TREE TO BE PROTECTED, AND SHALL BE ROUND AND CENTERED ON THE TREE.
2. ACCESS FOR WATERING SHALL BE PROVIDED AND LOCATED AWAY FROM CONSTRUCTION.

14 TREE PROTECTION DETAIL
N.T.S.

PASSERO
engineering architecture



LOCATION SKETCH
N.T.S.

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

PASSERO ASSOCIATES
6 Front St., 2nd Floor
Newburgh, New York 12550
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Principal-in-Charge Jess D. Sudol, P.E.
Project Manager Chris LaPorta, P.E.
Designed by Marvin Pinkrah

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

Revisions

No.	Date	By	Description
1	08/14/24		REVISED FOR PB SUBMISSION

EROSION AND SEDIMENT CONTROL DETAILS

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 560

Scale:
N.T.S.

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION