

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE HT	REMARKS
DECIDUOUS TREES								
	PA	125	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	CAL. - 2.5-3"	B&B		
	QRP	7	QUERCUS RUBRA 'REGAL PRINCE'	REGAL PRINCE ENGLISH OAK	CAL. - 2-2.5"	B&B		COLUMNAR GROWTH
	ZSV	42	ZELKOVA SERRATA 'VILLAGE GREEN'	JAPANESE ZELKOVA	CAL. - 2.5-3"	B&B	40-60'	FALL HAZARD
EVERGREEN TREES								
	PP	45	PICEA PUNGENS	COLORADO SPRUCE	CAL. - 2.5-3"	B&B		
	PS	48	PINUS STROBUS	EASTERN WHITE PINE	CAL. - 2.5-3"	B&B		

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

TOPSOIL AND SEEDING NOTES:

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

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

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

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

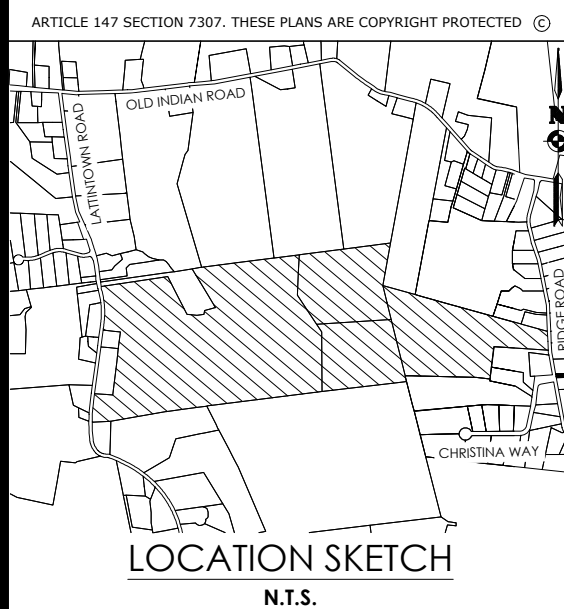
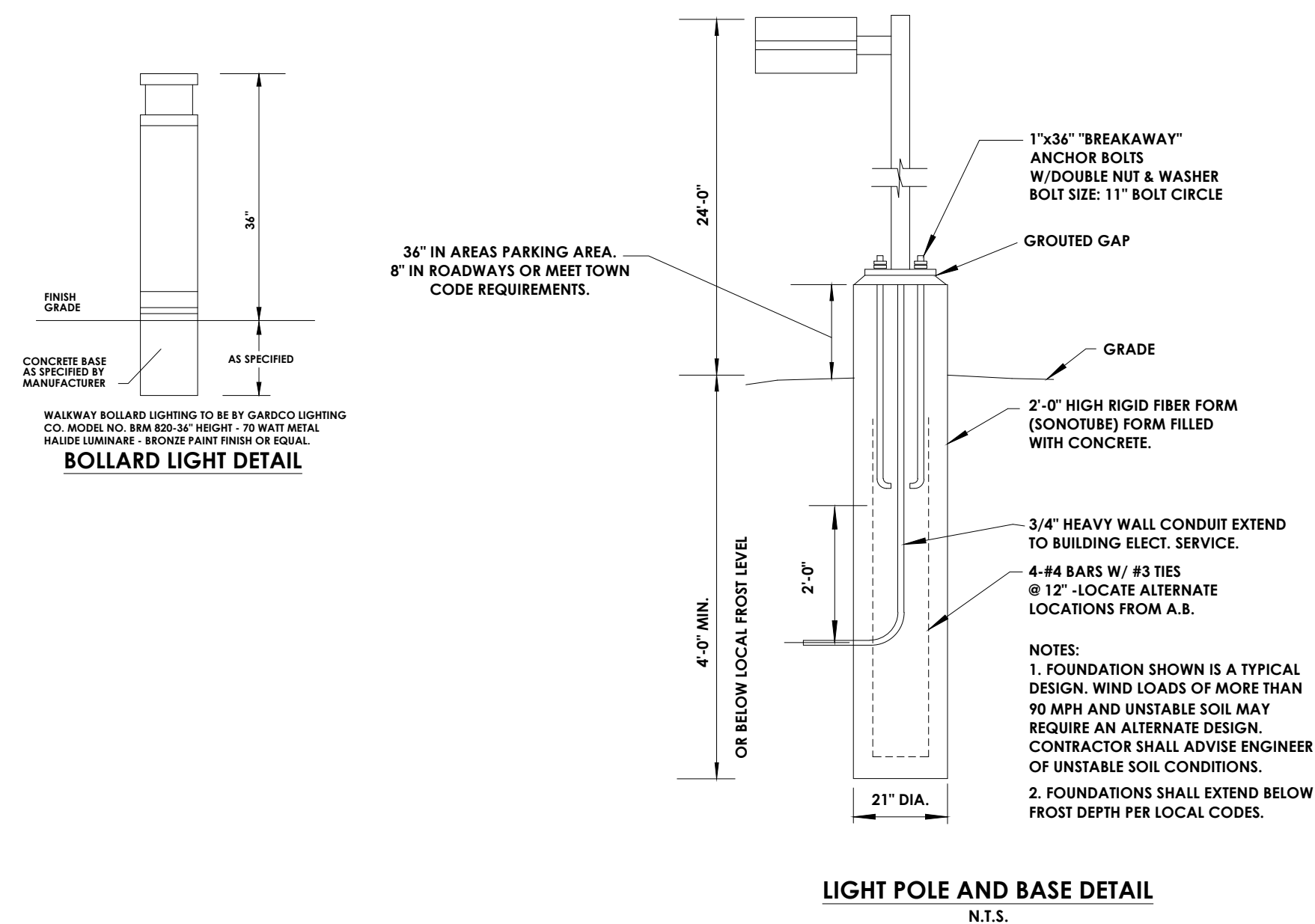
- DRY APPLICATION MULCH
A. STRAW MULCH SHOULD BE APPLIED TO NEWLY SEEDED AREAS WITHIN 12 HOURS IF HYDRO MULCH IS NOT UTILIZED.
B. DRY APPLICATION, STRAW: STALKS OF OATS, WHEAT, RYE OR OTHER APPROVED CROPS WHICH ARE FREE OF NOXIOUS WEEDS. WEIGHT SHALL BE BASED ON A 15 PERCENT MOISTURE CONTENT.
C. DRY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

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

- FILL TANK WITH WATER AND AGITATE WHILE ADDING SEEDING MATERIALS. USE SUFFICIENT FERTILIZER, MULCH, AND SEED TO OBTAIN THE SPECIFIED APPLICATION RATE. ADD SEED TO THE TANK AFTER THE FERTILIZER AND MULCH HAVE BEEN ADDED. MAINTAIN CONSTANT AGITATION TO KEEP CONTENTS IN HOMOGENEOUS SUSPENSION. PROLONGED DELAYS IN APPLICATION OR AGITATION THAT MAY BE INJURIOUS TO THE SEED WILL BE THE BASIS OF REJECTION OF MATERIAL REMAINING IN TANK.
- DISTRIBUTE UNIFORMLY A SLURRY MIXTURE OF WATER, SEED, FERTILIZER, AND MULCH AT A MINIMUM RATE OF 57 GALLONS PER 1000 SQ FT (2500 GALLONS PER ACRE). THE OWNER AND PROJECT REPRESENTATIVE MAY ORDER THE AMOUNT OF WATER INCREASED IF DISTRIBUTION OF SEEDING MATERIALS IS NOT UNIFORM.

SCHEDULE:

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



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
(885) 325-1000
Fax: (885) 325-1691
Principal-in-Charge
Project Manager
Designed by
Jess D. Sudol, P.E.
Chris LaPorta, P.E.
Marvin Pinkrah



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

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©

LANDSCAPE & LIGHTING
OVERALL

MARLBOROUGH
RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

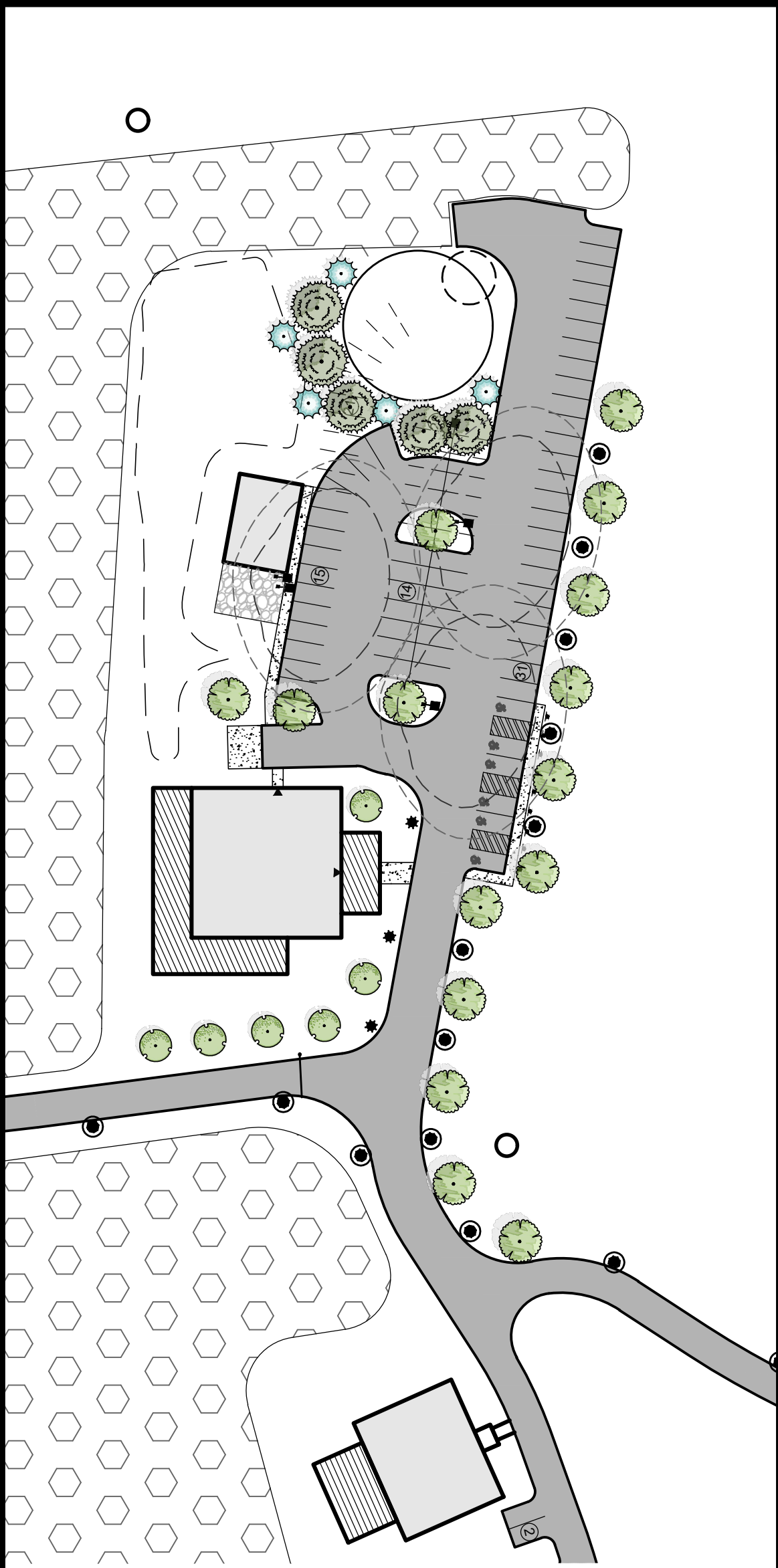
Drawing No.
C-170

Scale:
1" = 200'

Date
AUGUST 16, 2024



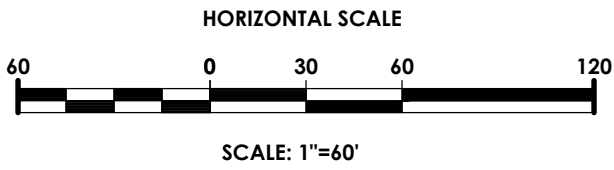
MAIN RESORT CAMPUS



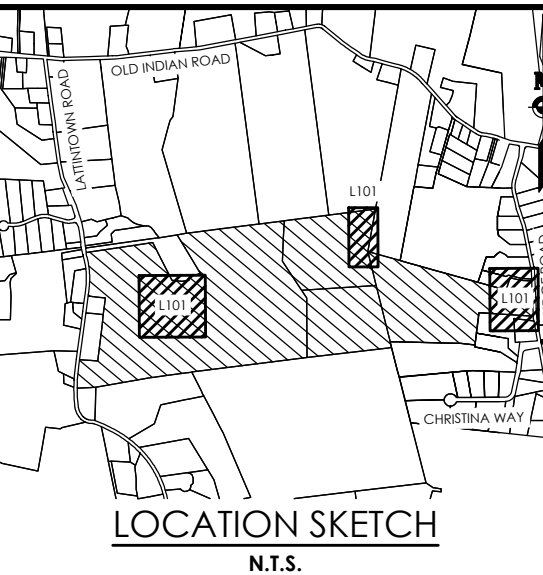
CLUBHOUSE DINING ROOM 2



STAFF DORM & LOCKER ROOM



ARTICLE 147 SECTION 7307, THESE PLANS ARE COPYRIGHT PROTECTED



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
(885) 325-1000
Fax: (885) 325-1691
Principal-in-Charge
Project Manager
Designed by
Jess D. Sudol, P.E.
Chris LaPorta, P.E.
Marvin Pinkrah



Revisions

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

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307, THESE PLANS ARE COPYRIGHT PROTECTED ©

LANDSCAPE & LIGHTING
DETAILED VIEW

MARLBOROUGH
RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C-171

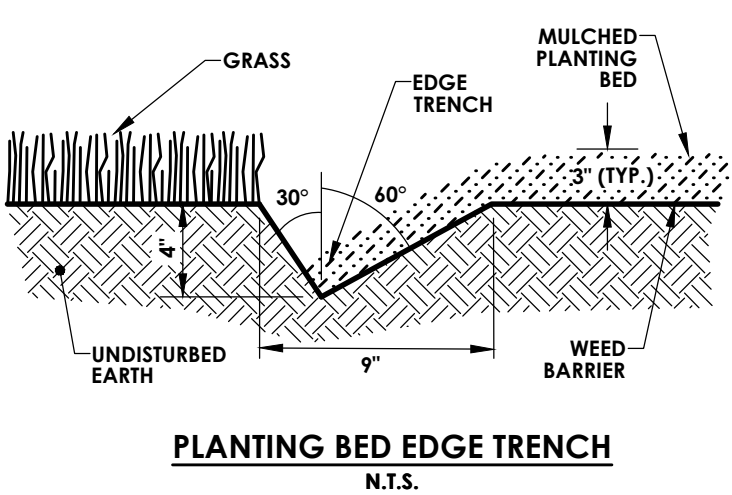
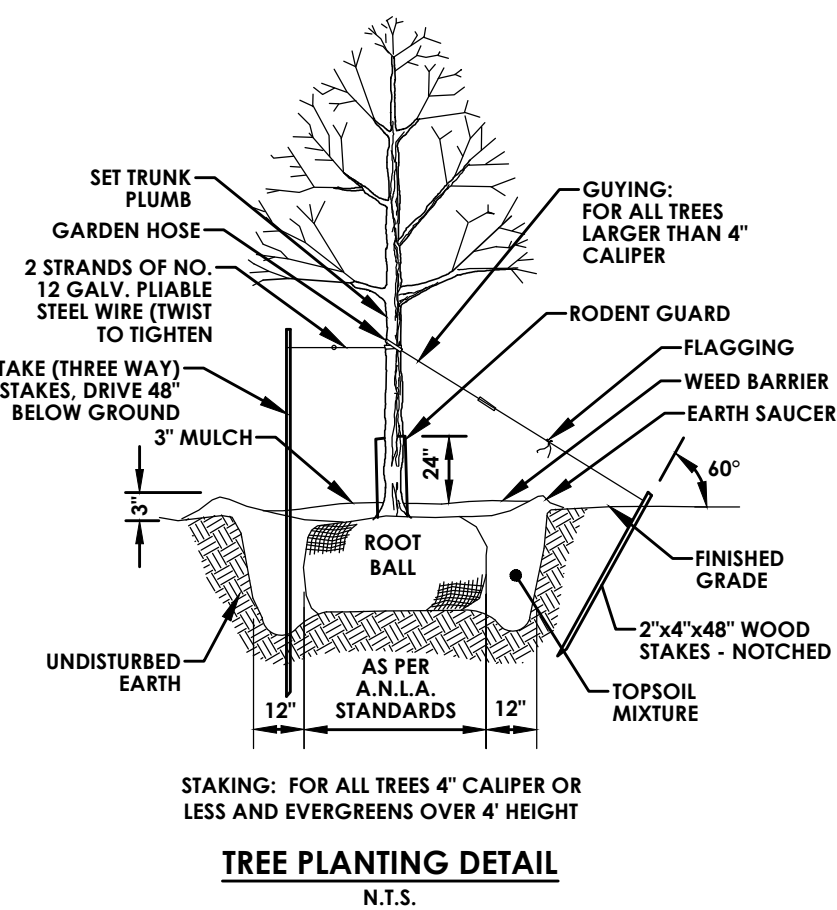
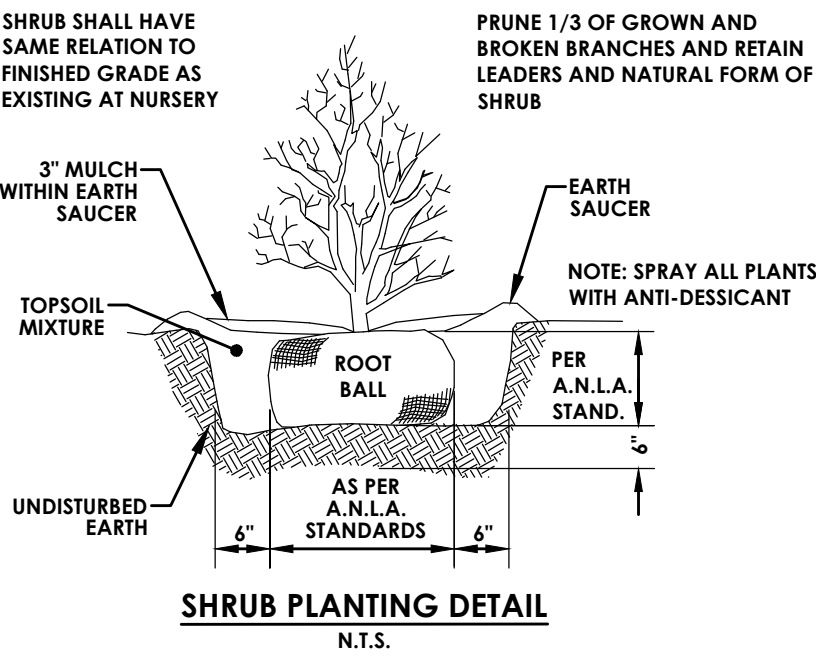
Scale:
1" = 60'

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		



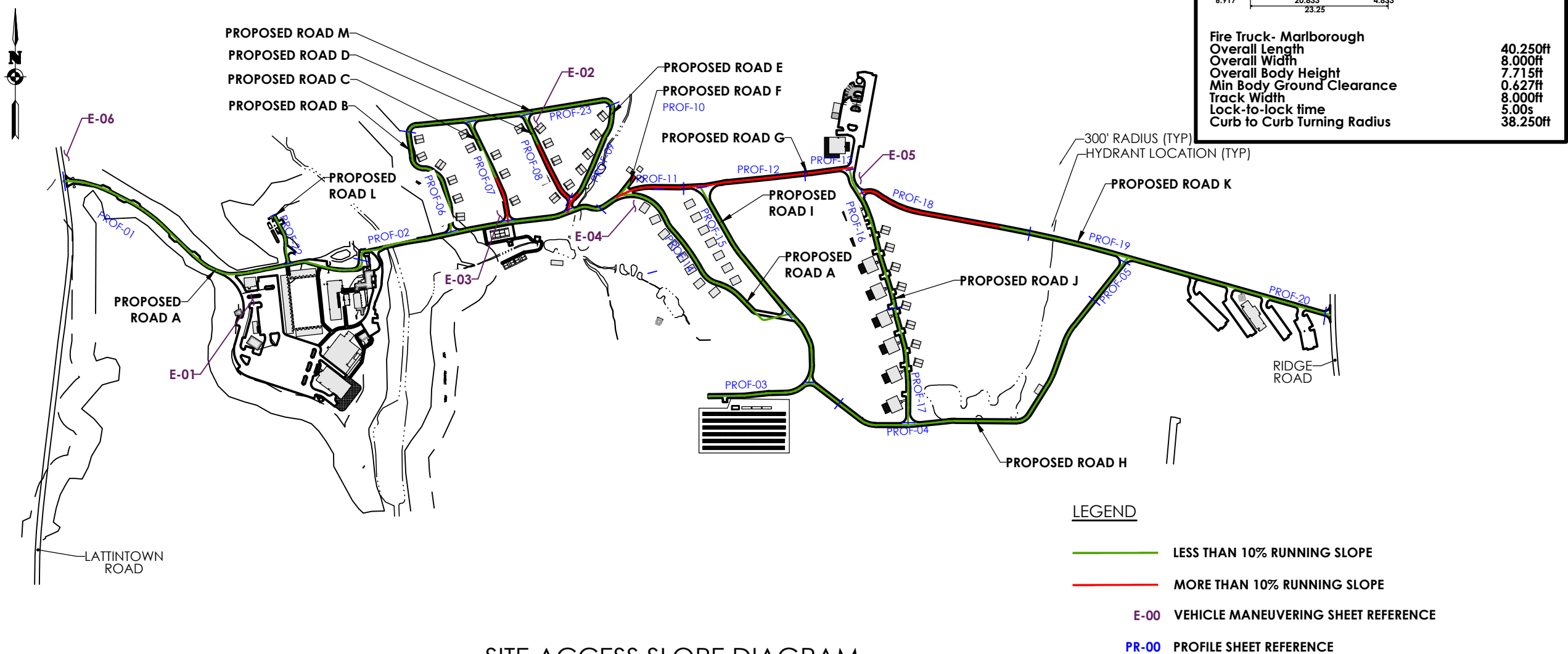
LANDSCAPING NOTES:

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

CIVIL PLAN SUPPLEMENT: FIRE ACCESS & ROADWAY DESIGN

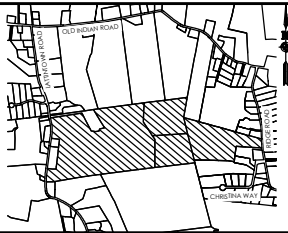
TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK

P.N. 20233707.0001



SITE ACCESS SLOPE DIAGRAM
SCALE: 1" = 500'

NOTE: ALL ROADWAYS SHALL BE 16' MINIMUM WIDTH



TOWN of MARLBOROUGH
LOCATION SKETCH

MARLBOROUGH RESORT
COVER SHEET

Drawn By: MP Date: August 2024



PASSERO ASSOCIATES
engineering architecture

6 Front Street, 2nd Floor
Newburgh, NY 12550

Client: Marlborough Resort LLC
100 Rind Rd West
Garden City, NY 11530, Suite 101

Project Number: 20233707.0001

Scale: 1"=500' Sheet No: G 001

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 CABING	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	2,471	2,471
CABIN BAR	5	1	1,022	1,022
CLUBHOUSE DINING ROOM 1	6	1	8,004	8,004
FARM MARKET & BARBEQUE	7	1	1,666	1,666
POND CABIN - EXISTING CABIN	8	1	695	695
SPA AND GYM	9	1	13,162	13,162
EVENTS CENTER	10	1	15,870	15,870
28 ROOM HOTEL	11	3	7,161, 3,225, 3,225	13,611
BACK-OF-HOUSE OPERATION	12	1	2,106	2,106
POND PAVILION	13	1	1,000	1,000
TREE HOUSE - 2 GUEST ROOM CABINS*	14	26	1,161	30,186
STORAGE BUILDING	16	1	1,000	1,000
STAFF DORM & LOCKER 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		47		117,054

*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		81		183,914
-----------------	--	----	--	---------

PARKING & UNITS DATA - PHASE 01					
	BUILDING NUMBER	No. of UNITS	RESORT BEDROOMS	PARKING REQUIRED	PARKING 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	26	52	52	
STORAGE BUILDING	16				
ANIMAL PLANET	19				
SUBTOTAL		58	84	84	239
STAFF DORM & LOCKER ROOM					
STAFF DORM & LOCKER ROOM	17				53
SUBTOTAL		0	0	0	53
WASTEWATER MECHANICAL BUILDING					
WASTEWATER MECHANICAL BUILDING	18				2
SUBTOTAL		0	0	0	2
SOLAR ARRAY					
SOLAR ARRAY					1
SUBTOTAL		0	0	0	1
PHASE 1 TOTAL		58	84	84	295

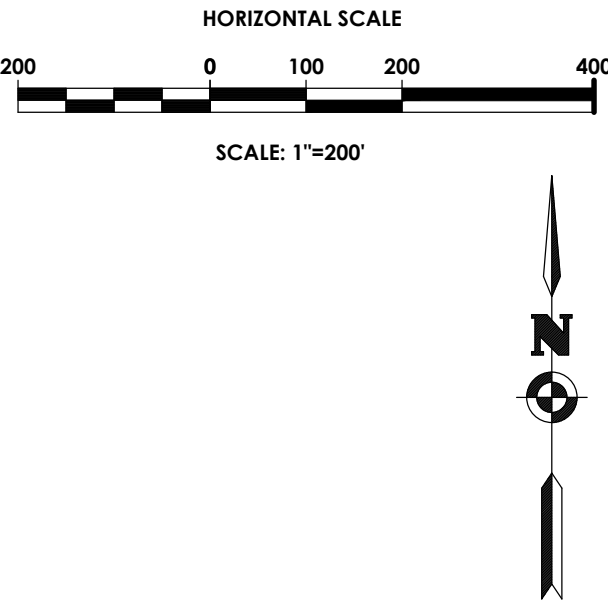
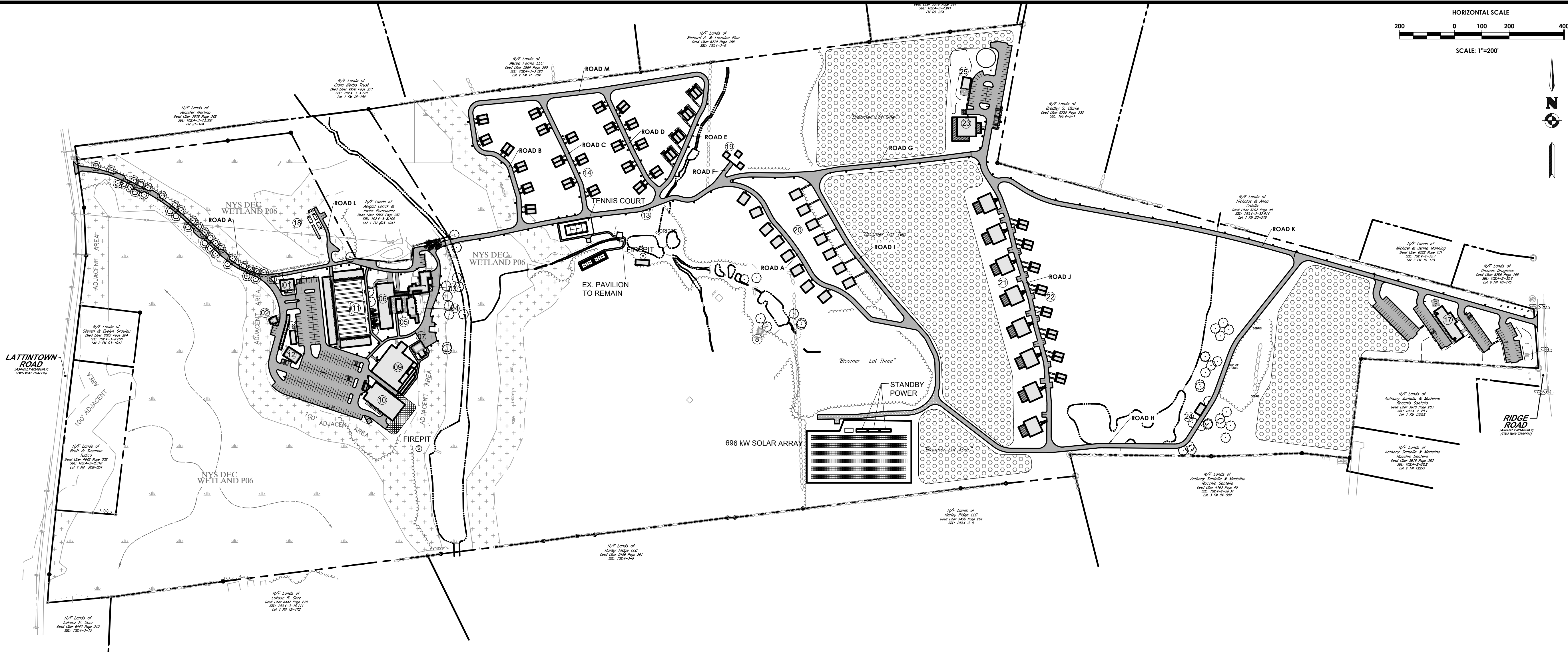
PARKING & UNITS DATA - PHASE 02					
	BUILDING NUMBER	No. of UNITS	RESORT BEDROOMS	PARKING REQUIRED	PARKING PROVIDED
HILLSIDE					
HILLSIDE - 2 GUEST ROOM CABINS	20	15	30	30	0
SUBTOTAL		15	30	30	0
ORCHARD					
5-BEDROOM GUEST HOUSES	21	8	40	40	16
ORCHARD - 2 GUESTROOM CABINS	22	8	16	16	
SUBTOTAL		16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

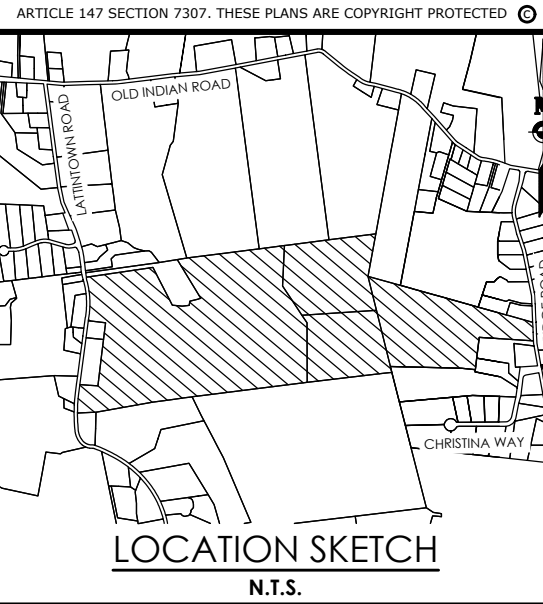
PARKING & UNITS DATA - PHASE 03					
	BUILDING NUMBER	No. of UNITS	RESORT BEDROOMS	PARKING REQUIRED	PARKING PROVIDED
CLUBHOUSE DINING ROOM 2					
CLUBHOUSE DINING ROOM 2	23				0
SUBTOTAL		0	0	0	0
ORCHARD POND PAVILION					
ORCHARD POND PAVILION	24				0
SUBTOTAL		0	0	0	0
DISTILLERY WITH TASTING ROOM					
DISTILLERY WITH TASTING ROOM	25				0
SUBTOTAL		0	0	0	0
PHASE 3 TOTAL		0	0	0	60

OVERALL PROJECT		89	170	170	371
-----------------	--	----	-----	-----	-----

NOTE: REQUIRED PARKING DETERMINED BY MOTEL AND RESORT HOTELS USE IN TABLE 1 OF TOWN CODE SECTION 155-27. AN ADDITIONAL 20 SPACES MAY BE PROVIDED IN THE CLUBHOUSE DINING ROOM 2 AND DISTILLERY AREA PENDING FINAL WATER STORAGE DESIGN



PASSERO
engineering architecture



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



Revisions			
No.	Date	By	Description
1	08/14/24		REVISED FOR PER SUBMISSION
2	10/11/24	DJG	REVISED BUILDING FOOTPRINTS

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©

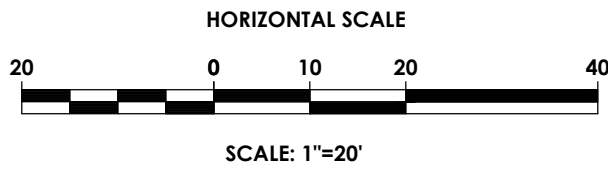
OVERALL
SITE PLAN
MARLBOROUGH
RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY
Project No.
20233707.0001

Drawing No.
C 130
Scale:
1" = 200'
Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

Y:\PROJECTS-NEW\2023\20233707\20233707.0001 - MARLBOROUGH RESORT\01_CAD-BIM-MODELS\CIVIL\CI-30-SITE.DWG 10/11/2024 11:27 AM DJ Goodall



LATTINTOWN ROAD

FOUND REBAR

MONUMENT SIGN TO BE DESIGNED
IN ACCORDANCE WITH TOWN STANDARDS

PROPERTY LINE

75' FRONT YARD

ROADWAY PULL OFF (TYP.)
EXISTING TREELINE

NYSDEC WETLAND ADJACENT AREA
NYSDEC WETLAND BOUNDARY

EXISTING ROADWAY
TO BE RECONSTRUCTED
AT EXISTING GRADE

EXISTING TREES TO
REMAIN (TYP)

GATE WITH
SECURITY

30.00

10.00

8.00

PASSERO
engineering architecture

ARTICLE 147 SECTION 7307, THESE PLANS ARE COPYRIGHT PROTECTED ©



LOCATION SKETCH
N.T.S.

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

PASSERO ASSOCIATES

4 Front St., 2nd Floor
Newburgh, New York 12550
(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge
Project Manager
Designed by
Jess D. Sudol, P.E.
Chris LaPorta, P.E.
Marvin Pinkrah



Revisions

No.	Date	By	Description
1	08/14/24	DJG	REVISED FOR PB SUBMISSION
2	10/11/24	DJG	REVISED BUILDING FOOTPRINTS

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307, THESE PLANS ARE COPYRIGHT PROTECTED ©

SITE PLAN

**MARLBOROUGH
RESORT**

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 131

Scale:
1" = 20'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

PASSERO ASSOCIATES

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

(585) 325-1000
Fax: (585) 325-1691

Principal-in-Charge
Project Manager
Designed by

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

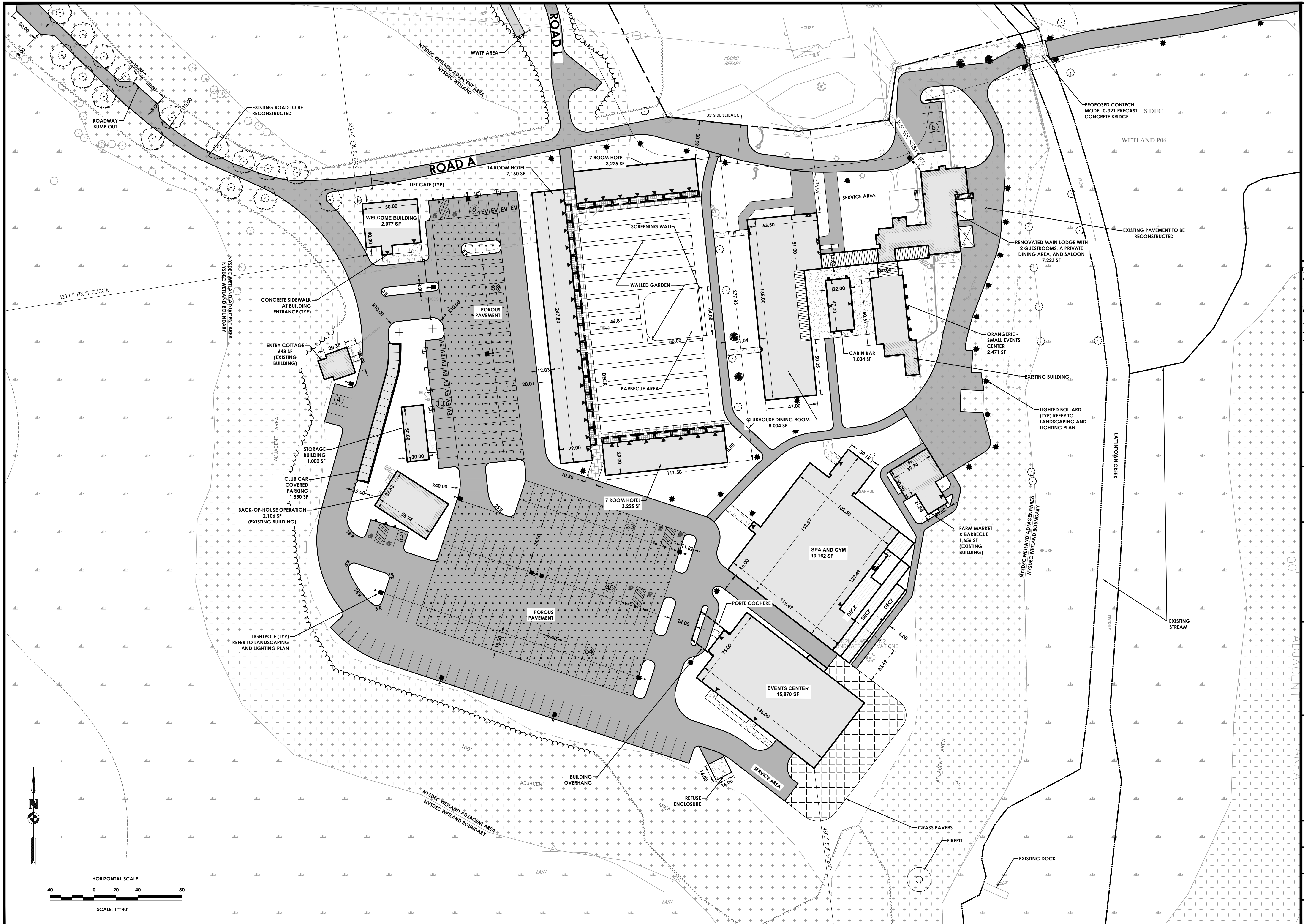


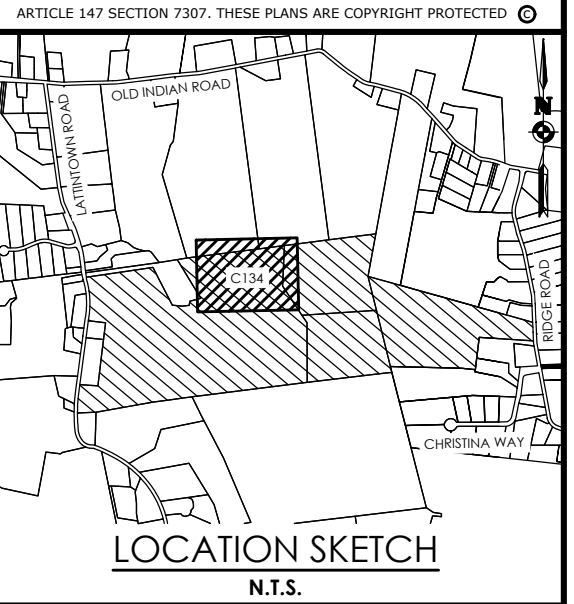
			Revisions
No.	Date	By	Description
1	08/14/24		REVISED FOR PB SUBMISSION
2	10/11/24	DJG	REVISED BUILDING FOOTPRINTS

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©

Date
AUGUST 16, 2024

Y:\PROJECTS-NEW\2023\20233707\20233707.0001 - MARLBOROUGH RESORT\01_CAD-BIM-MODELS\CIVIL\C130-SITE.DWG	10/11/2024 11:27 AM	DJ Goodall
--	---------------------	------------





PASSERO ASSOCIATES

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

(585) 325-1000
Fax: (585) 325-1691

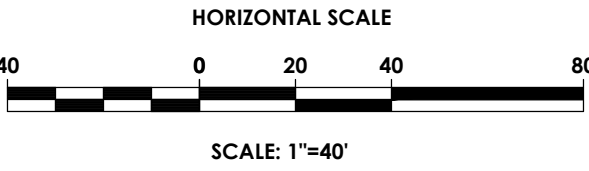
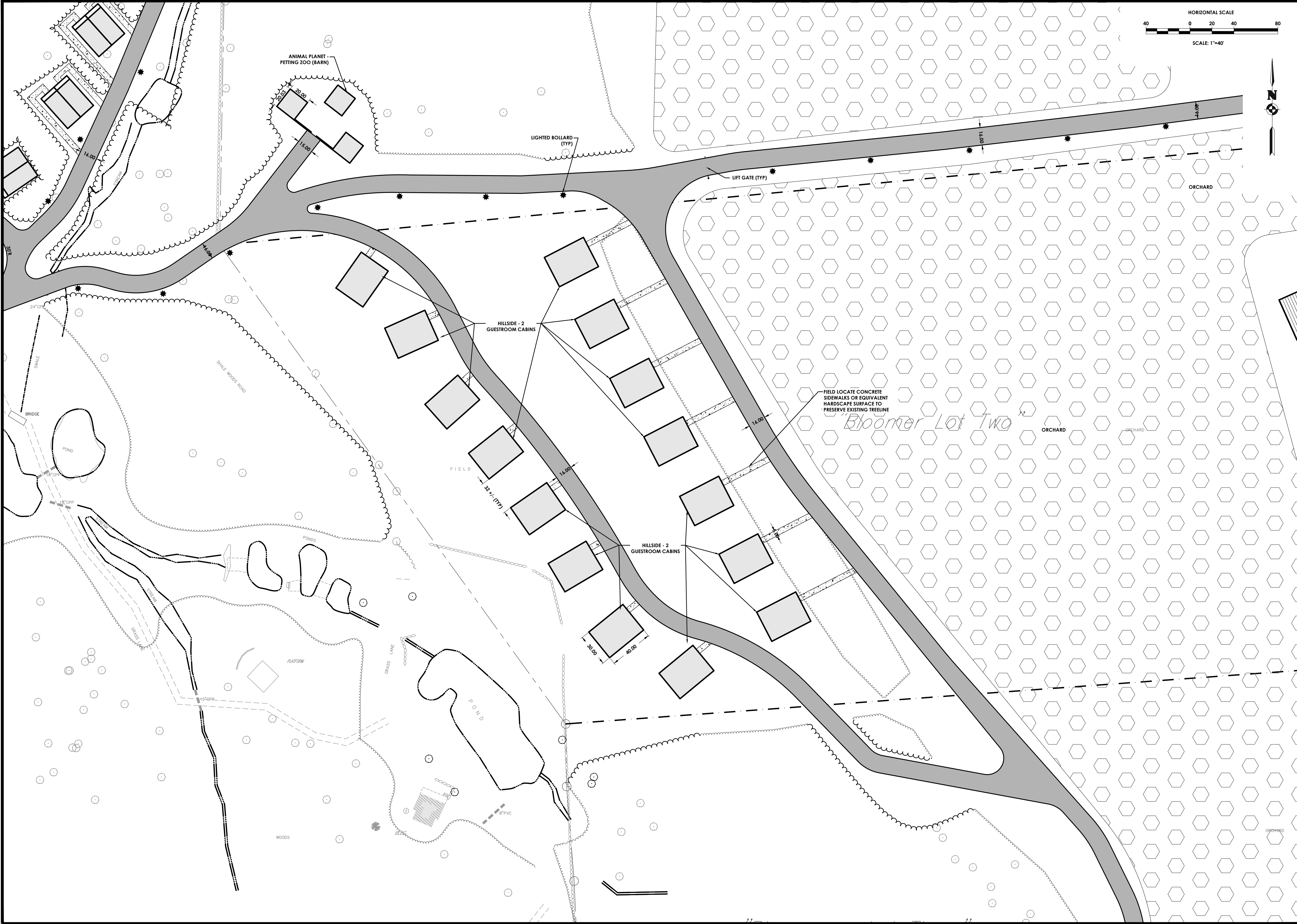
Principal-in-Charge
Project Manager
Designed by

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



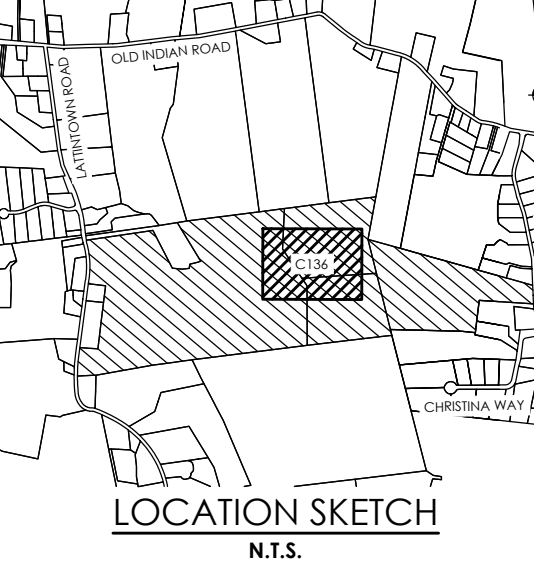
Revisions			
No.	Date	By	Description
1	08/14/24		REVISED FOR PB SUBMISSION
2	10/11/24	DJG	REVISED BUILDING FOOTPRINTS
<p>UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7309 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©</p>			

Municipality: MARLBOROUGH	
County: ULSTER	State: NY
Project No. 20233707.0001	
Drawing No. C 133	
Scale: 1" = 40'	
Date AUGUST 16, 2024	



PASSERO
engineering architecture

ARTICLE 147 SECTION 7307, THESE PLANS ARE COPYRIGHT PROTECTED ©



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



Revisions			
No.	Date	By	Description
1	08/14/24	DJG	REVISED FOR PER SUBMISSION
2	10/11/24	DJG	REVISED BUILDING FOOTPRINTS

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307, THESE PLANS ARE COPYRIGHT PROTECTED ©

SITE PLAN

**MARLBOROUGH
RESORT**

Municipality: MARLBOROUGH
County: ULSTER State: NY

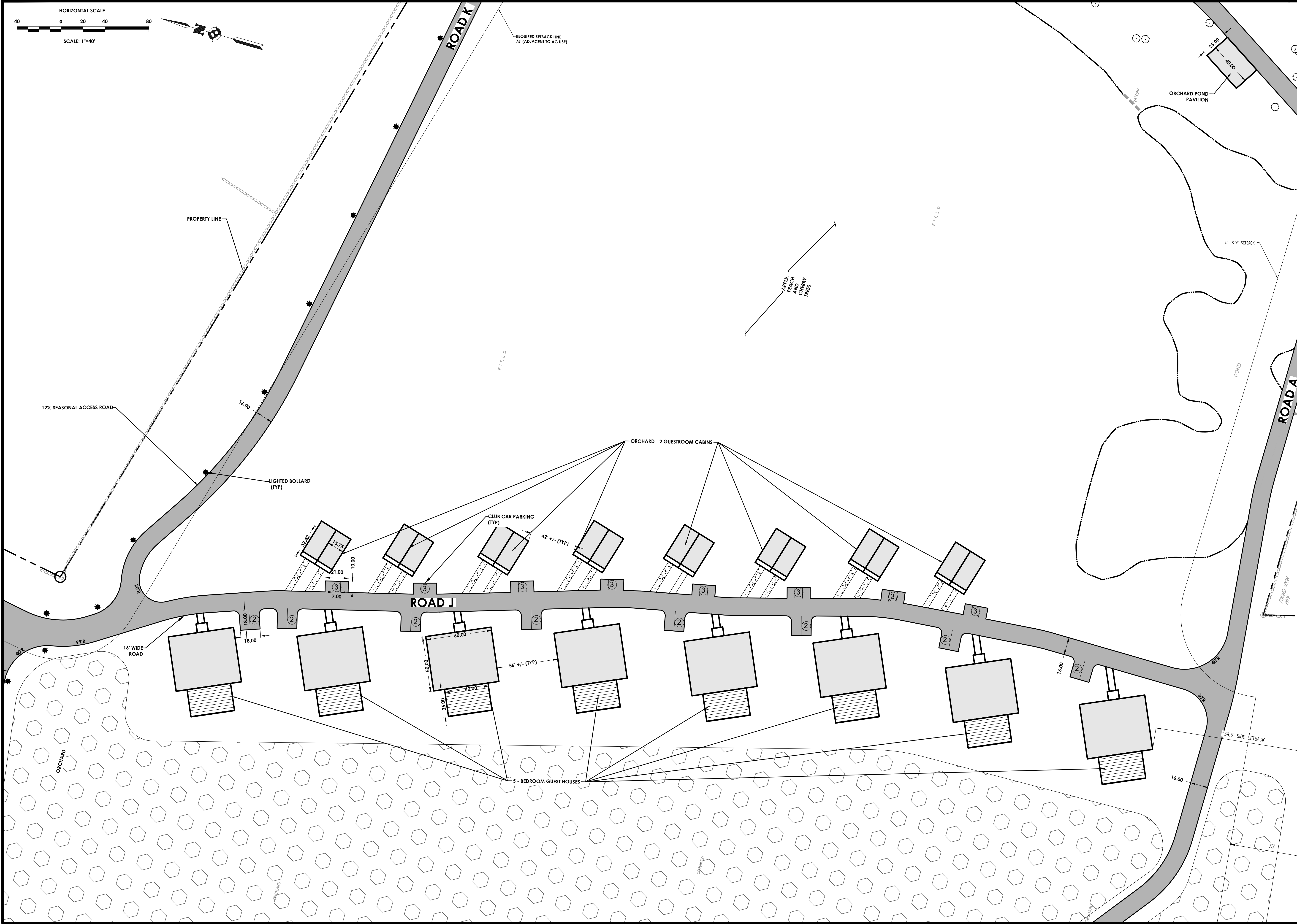
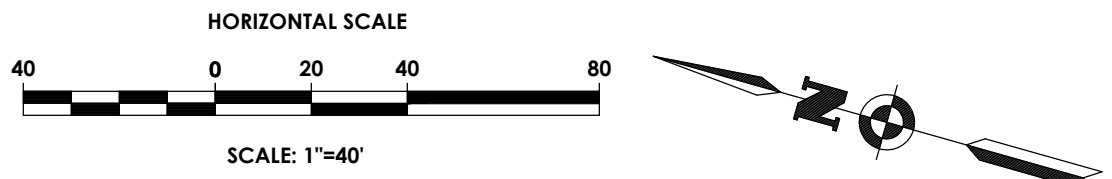
Project No.
20233707.0001

Drawing No.
C 135

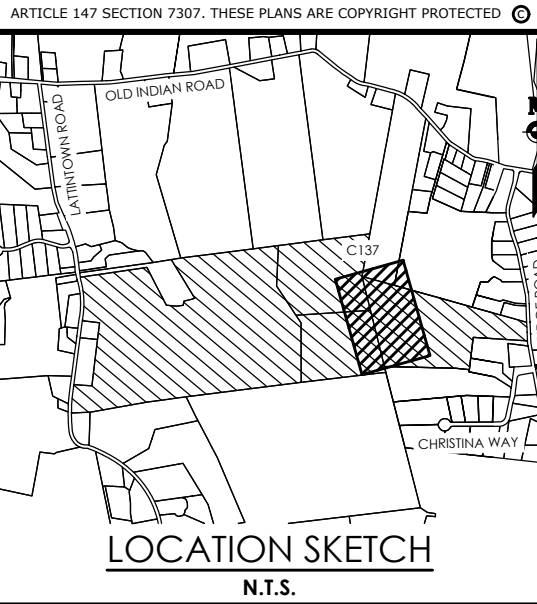
Scale:
1" = 40'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION



PASSERO
engineering architecture



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



Revisions			
No.	Date	By	Description
1	08/14/24	JDG	REVISED FOR P/B SUBMISSION
2	10/11/24	JDG	REVISED BUILDING FOOTPRINTS

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

SITE PLAN
MARLBOROUGH RESORT
Municipality: MARLBOROUGH
County: ULSTER State: NY
Project No. **20233707.0001**
Drawing No. **C 136**
Scale: **1" = 40'**
Date **AUGUST 16, 2024**

NOT FOR CONSTRUCTION

Y:\PROJECTS-NEW\2023\20233707\20233707.0001 - MARLBOROUGH RESORT\01_CAD-BIM-MODELS\CIVIL\CI-30-SITE.DWG 10/11/2024 11:27 AM DJ Goodall

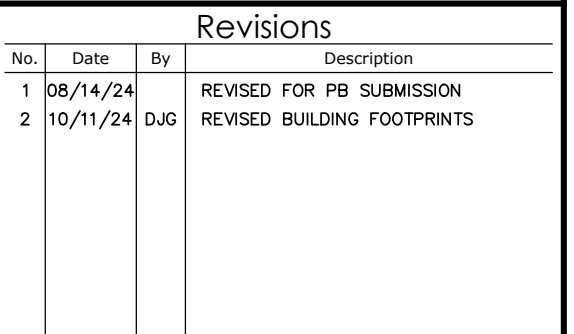


6 Front St., 2nd Floor
Newburgh, New York 12550

(585) 325-1000
Fax: (585) 325-1691

Principal-in-Charge
Project Manager
Designed by

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



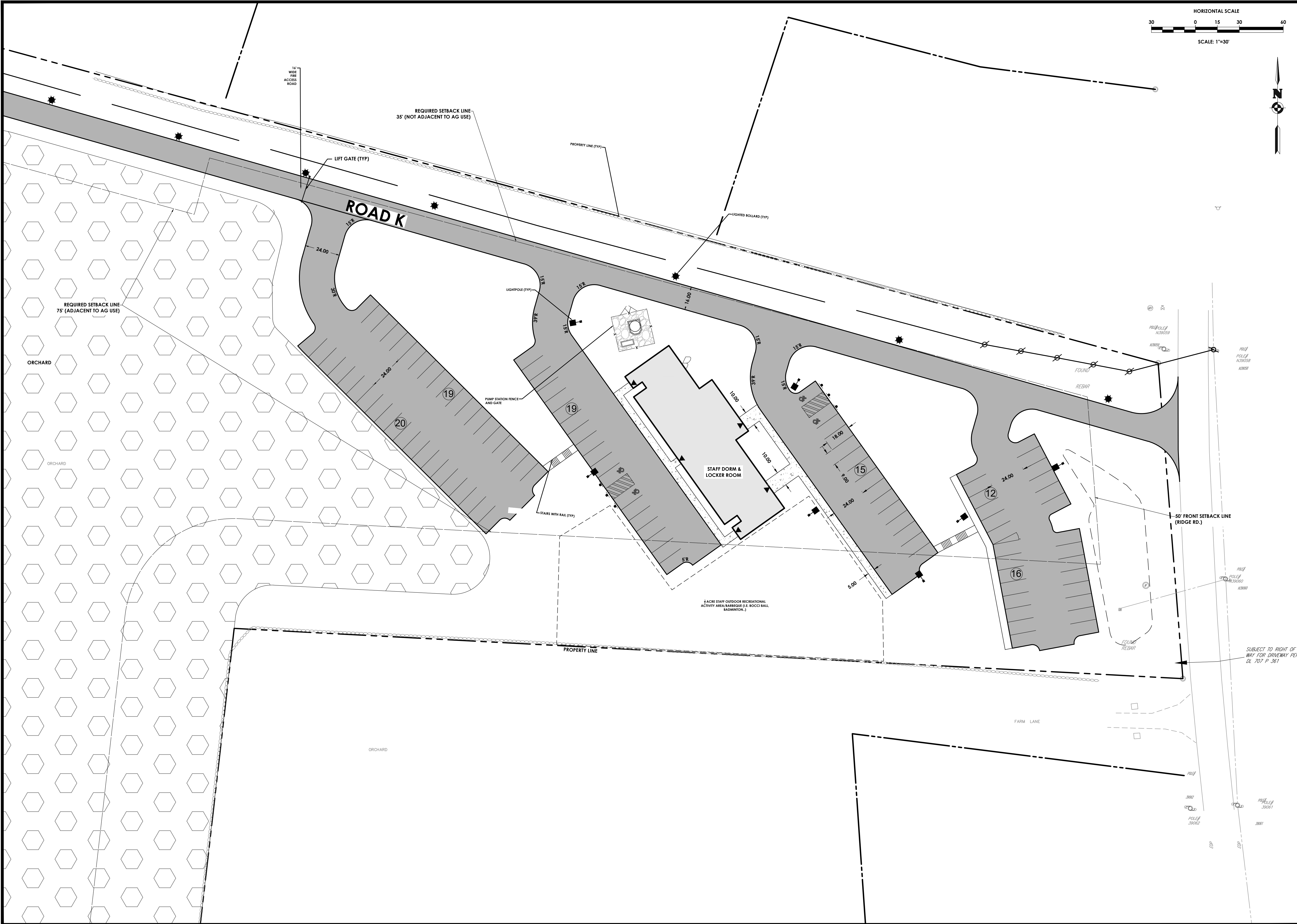
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION



Y:\PROJECTS-NEW\2023\20233707\20233707.0001 - MARLBOROUGH RESORT\01_CAD-BIM-MODELS\CIVIL\CI-30-SITE.DWG 10/11/2024 11:27 AM DJ Goodell



PASSERO
engineering architecture

ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©

LOCATION SKETCH
N.T.S.

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

PASSERO ASSOCIATES
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	DUG	REVISED FOR P/B SUBMISSION
2	10/11/24	DUG	REVISED BUILDING FOOTPRINTS

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

SITE PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 138

Scale:
1" = 30'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION