

Site Plans

Issued for	Site Plan Application
Date Issued	August 9, 2024
Latest Issue	October 25,2024

Orchards on Hudson Residential Development

103-107 Dock Road
Marlboro, New York 12542

Owner/Applicant

SDL Marlboro, LLC
561 Seventh Avenue
Suite 903
New York, New York 10018

**Assessor's Map: Section 109.1 Block 3 Lots 13, 14.2 and 15
Section 108.4 Block 3 Lots 29.1**

School District

Marlboro Central School District



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SV 1	Boundary & Topographic Survey Overall Boundary	June 3, 2024
SV 2	Boundary and Topographic Plan	June 3, 2024
SV 3	Boundary and Topographic Plan	June 3, 2024



Engineering, Surveying,
Landscape Architecture
and Geology, PC
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Geotech

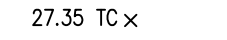
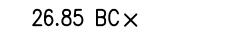
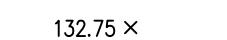
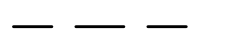
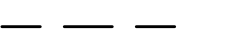
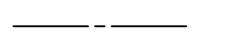
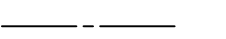
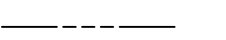
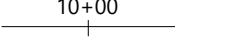
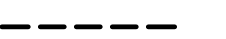
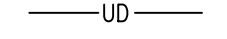
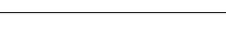
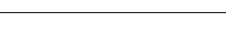
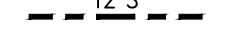
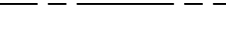
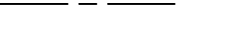
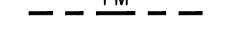
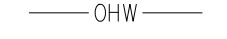
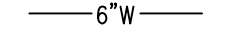
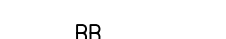
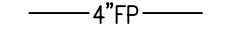
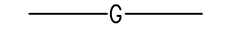
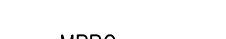
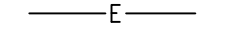
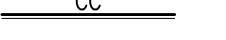
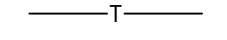
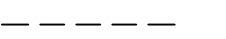
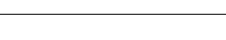
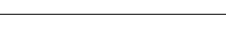
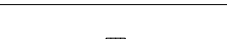
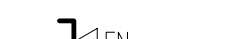
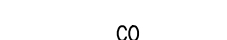
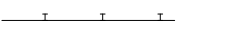
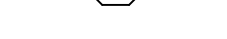
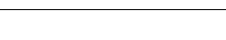
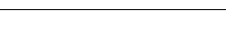
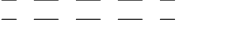
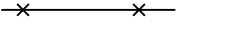
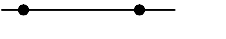
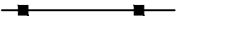
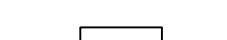
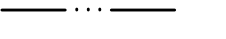
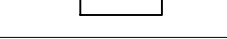
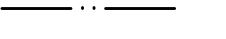
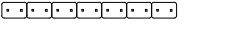
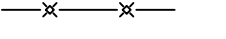
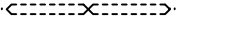
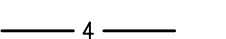
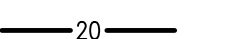
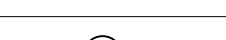
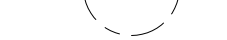
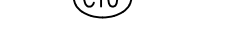
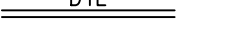
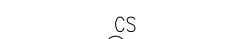
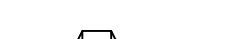
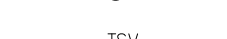
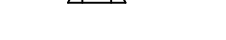
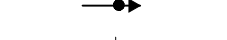
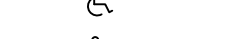
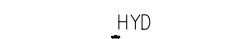
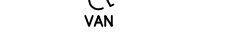
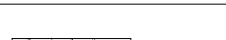
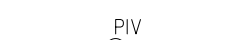
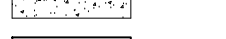
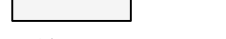
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Architect

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Legend

Exist.	Prop.		Exist.	Prop.	
		PROPERTY LINE			TOP OF CURB ELEVATION
		PROJECT LIMIT LINE			BOTTOM OF CURB ELEVATION
		RIGHT-OF-WAY/PROPERTY LINE			SPOT ELEVATION
		EASEMENT			TOP & BOTTOM OF WALL ELEVATION
		BUILDING SETBACK			BORING LOCATION
		PARKING SETBACK			TEST PIT LOCATION
		BASELINE			MONITORING WELL
		CONSTRUCTION LAYOUT			FLOW ARROW
		ZONING LINE			UNDERDRAIN
		TOWN LINE			DRAIN
		LIMIT OF DISTURBANCE			ROOF DRAIN
		WETLAND LINE WITH FLAG			SEWER
		FLOODPLAIN			FORCE MAIN
		GRAVEL ROAD			OVERHEAD WIRE
		EDGE OF PAVEMENT			WATER
		BITUMINOUS BERM			FIRE PROTECTION
		BELGIUM BLOCK CURB			GAS
		MOUNTED BELGIUM BLOCK CURB			ELECTRIC
		CONCRETE CURB			STEAM
		SAWCUT			TELEPHONE
		BUILDING			FIRE ALARM
		BUILDING OVERHANG			CABLE TV
		BUILDING ENTRANCE			CATCH BASIN
		LOADING DOCK			AREA DRAIN
		BOLLARD			DOUBLE CATCH BASIN
		DUMPSTER ENCLOSURE			GUTTER INLET
		SIGN			DRAIN MANHOLE
		DOUBLE SIGN			TRENCH DRAIN
		STEEL GUARDRAIL			PLUG OR CAP
		WOOD GUARDRAIL			CLEANOUT
		PATH			FLARED END SECTION
		TREE LINE			HEADWALL
		WIRE FENCE			DRYWELL
		FENCE			DRYWELL W/ INLET COVER
		STOCKADE FENCE			DRYWELL W/ MANHOLE COVER
		STONE WALL			DIFFUSION WELL W/ INLET COVER
		RETAINING WALL			STORM TRAP UNIT
		STREAM / POND / WATER COURSE			SANITARY MANHOLE
		DETENTION BASIN			SANITARY CLEANOUT
		HAY BALES			SANITARY LEACHING POOL
		SILT FENCE			EXPANSION LEACHING POOL
		SILT SOCK / STRAW WATTLE			SANITARY SEPTIC TANK/GREASE TRAP
		MINOR CONTOUR			CURB STOP & BOX
		MAJOR CONTOUR			WATER VALVE & BOX
		PARKING COUNT			TAPPING SLEEVE, VALVE & BOX
		COMPACT PARKING STALLS			SIAMESE CONNECTION
		DOUBLE YELLOW LINE			FIRE HYDRANT
		STOP LINE			WATER METER
		CROSSWALK			POST INDICATOR VALVE
		ACCESSIBLE CURB RAMP			WATER WELL
		ACCESSIBLE PARKING			THRUST BLOCKS
		VAN-ACCESSIBLE PARKING			GAS GATE
		CONCRETE			GAS METER
		ASPHALT PAVEMENT			ELECTRIC MANHOLE
		DRIVEWAY ASPHALT PAVEMENT			ELECTRIC METER
		CONCRETE SIDEWALK			LIGHT POLE
		CONSTRUCTION ENTRANCE			LIGHT BOLLARD
		PAVERS / PERMEABLE PAVERS			TELEPHONE MANHOLE
		MATCHLINE			TRANSFORMER PAD
		MATCHLINE			UTILITY POLE
		MATCHLINE			GUY POLE
		MATCHLINE			GUY WIRE & ANCHOR
		MATCHLINE			HAND HOLE
		MATCHLINE			PULL BOX

Abbreviations

General

ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EXIST	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL

Utility

AD	AREA DRAIN
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CPP	CORRUGATED POLYETHYLENE PIPE
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LCS	LEVEL CONTROL STRUCTURE
LP	LIGHT POLE
MES	METAL END SECTION
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
PIV	POST INDICATOR VALVE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
R=	RIM ELEVATION
SMH	SEWER MANHOLE
ST	SEPTIC TANK
TSV	TAPPING SLEEVE, VALVE AND BOX
UD	UNDER DRAIN
UG	UNDERGROUND
UP	UTILITY POLE

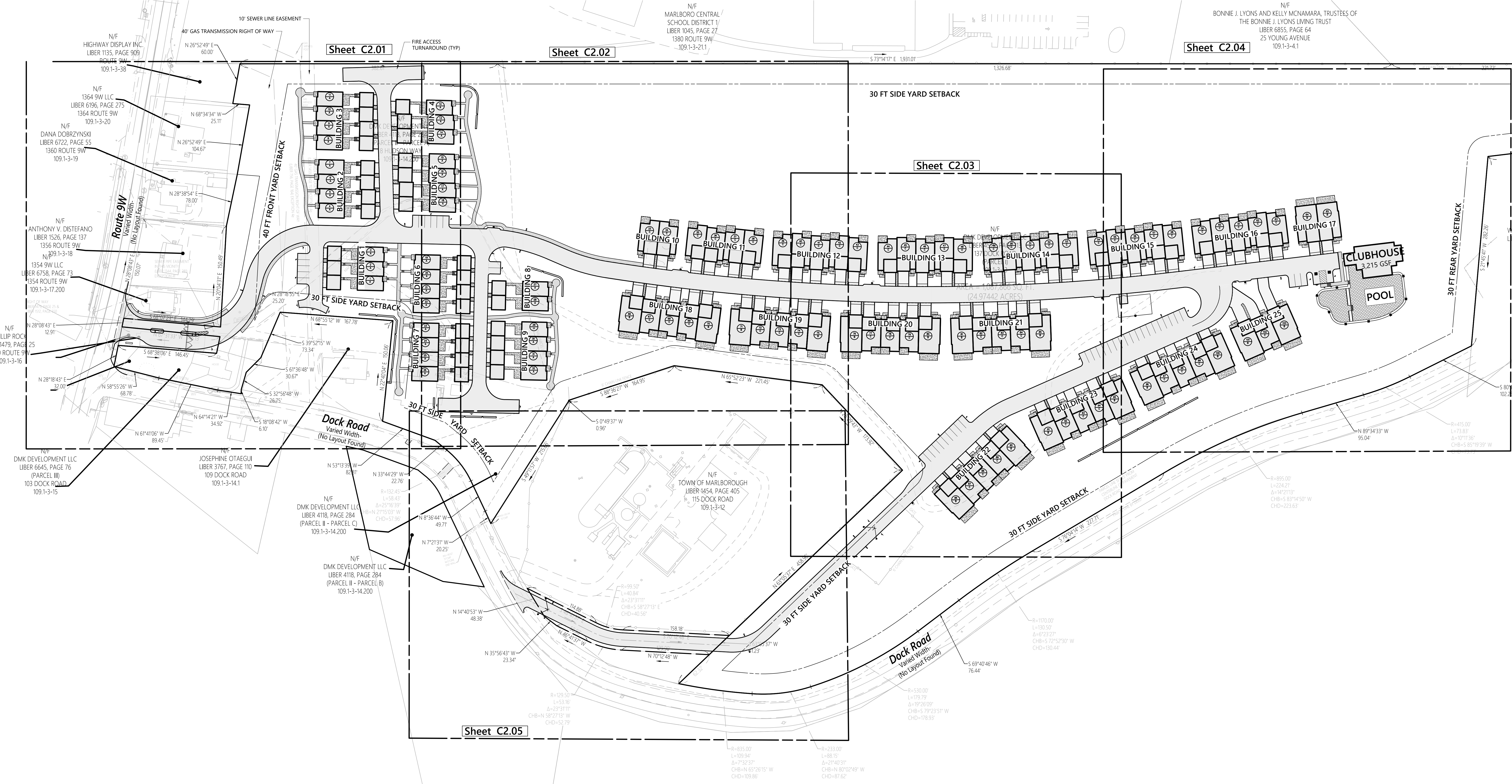
Notes

General

- CONTRACTOR SHALL NOTIFY NEW YORK 811 (DIAL 811) AT LEAST 48 HOURS BEFORE EXCAVATING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
- AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE #4 INCHES TOPSOIL AND SEED UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLANS.
- WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
- WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS. IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS, DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
- TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES & NYS SUPPLEMENT.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
- CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
- DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT



Engineering, Surveying,
Landscape Architecture
and Geology, PC
100 Motor Parkway
Suite 350
Hauppauge, NY 11788
631.787.3400



Zoning Summary Chart

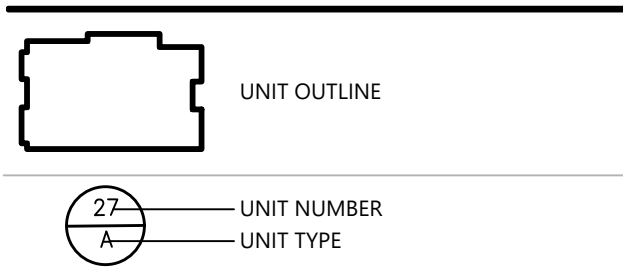
Zoning District(S):	Residential (R)	
Proposed Use(S):	Multiple Dwelling	
Existing Use(S):	Vacant / Residences	
School District:	Marlboro Central School District	
Zoning Regulation Requirements	Required ¹	Provided
MINIMUM LOT AREA ²	3 Acres	25.0 Acres
FRONT YARD SETBACK	40 Feet	98.90 Feet
SIDE YARD SETBACK (ONE/BOTH)	30 Feet	18.30 Feet
REAR YARD SETBACK	30 Feet	50.50 Feet
MINIMUM LOT WIDTH	200 Feet	1,839 Feet
MINIMUM LOT DEPTH	100 Feet	559 Feet
MAXIMUM BUILDING HEIGHT	2 1/2 Stories / 35 Feet ³	2 1/2 Stories / 26.25 Feet
MAXIMUM BUILDING COVERAGE	15.0 %	14.0 %

¹ Zoning regulation requirements as specified in "Code of the Town of Marlborough" adopted through April 12, 2021.
² Minimum lot area with public water and sewer and natural gas.
³ Per the Town of Marlborough Code the height of a structure is defined as the distance measured from the mean level of ground surrounding the building to a point midway between the highest and lowest point of the roof in accordance with that definition the maximum height of a proposed structure is 26.25 feet. In accordance with the NYS Fire Code, aerial apparatus access roads are required if a building is 30' or higher. The NYS Fire Code defines the height of the building from grade to the eave of the roof. The proposed maximum height of a proposed structure is 26.5 feet. Therefore an aerial apparatus access road is not proposed.

UNIT SUMMARY

Unit	Provided
A	32
B	18
C	53
TOTAL	103

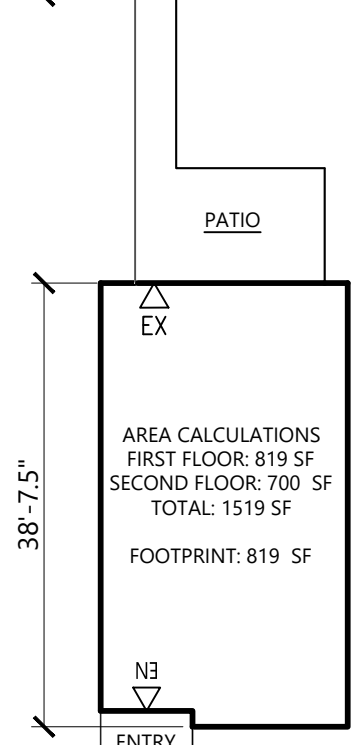
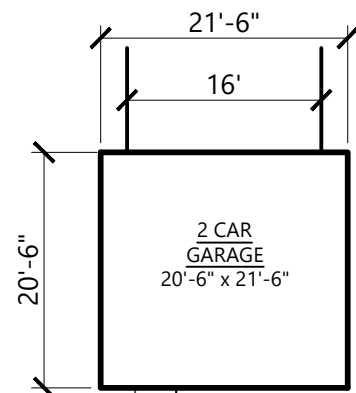
Unit Symbol Legend



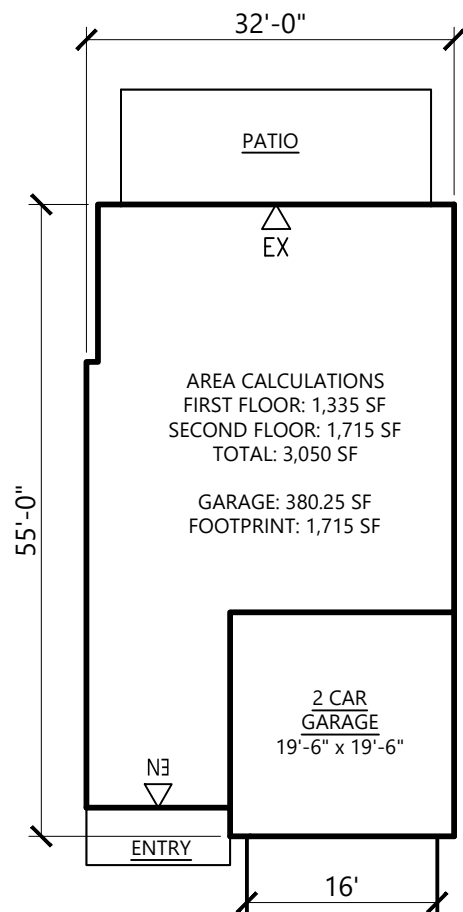
Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	162 SF (MIN.)	9x18 (162 SF)	154*	206**
VISITOR PARKING SPACES *	162 SF (MIN.)	9x18 (162 SF)	15	45
STANDARD ACCESSIBLE SPACES ***	8x19 (MIN.)	10x19	2	2
TOTAL SPACES			171**	253

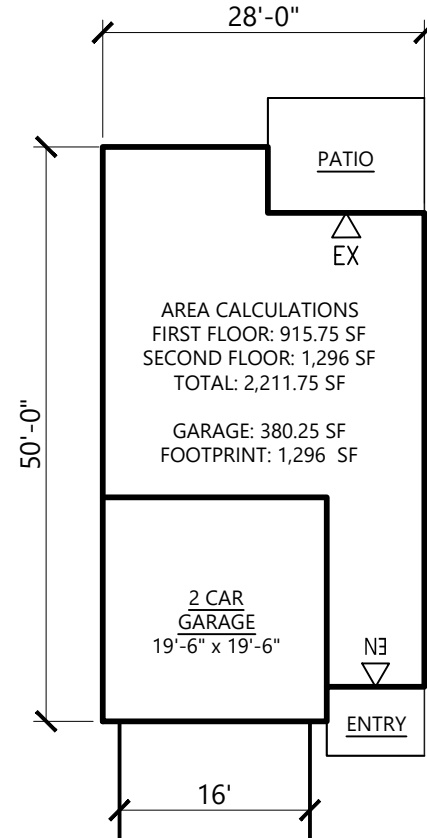
* BASED ON SECTION 155-27 (TABLE 1) OF THE TOWN CODE, RESIDENTIAL CLUSTER USES ARE REQUIRED TO PROVIDE 1.5 SPACES FOR EACH DWELLING UNIT (ROUNDED DOWN TO A WHOLE NUMBER), PLUS 10% OF ALL OFF-STREET PARKING FOR VISITOR PARKING.
** EACH DWELLING UNIT HAS A DEDICATED ENCLOSED GARAGE PROVIDING TWO STANDARD PARKING SPACES
*** 2 ADA STALLS REQUIRED FOR 26-50 TOTAL PARKING STALLS PROVIDED (ONLY APPLIED TO SURFACE VISITOR PARKING)



Unit A



Unit B



Unit C

Density Calculations

PROPOSED DENSITY:
103 UNITS / 25 ACRES = 4.12 UNITS / ACRE
4.12 UNITS / ACRE < 6 UNITS / ACRE OK
*SECTION 155-30 STATES MAXIMUM DENSITY SHALL BE SIX DWELLING UNITS PER ACRE

Notes

- General
- MAIL FOR ALL UNITS TO BE IN LOCATED IN THE CLUBHOUSE
 - PRIVATE TRASH PICKUP FOR EACH UNIT

Sign Summary

M.U.T.C.D. Number	Specification Width Height	Desc.
R1-1	30" 30"	STOP
R2-1	18" 24"	20
R5-1	30" 30"	DO NOT ENTER
R7-1	12" 18"	NO PARKING ANY TIME
R7-8	12" 18"	RESERVED PARKING



0 30 60 120feet

Orchards on Hudson
Residential
Dock Road
Marlborough, NY

No.	Revision	Date	Appr.
1	Town Resubmission	10/25/2025	AL

Designed by: DB
Checked by: AL
Issued for: Date: 9/9/2024
Site Plan Approval August 9, 2024

Not Approved for Construction
Drawing Title

Overall Layout and
Materials Plan



Drawing Number
C2.00
Sheet 2 of 47

IT IS A VIOLATION OF SECTION 2209 OF ARTICLE 165 OF THE NEW YORK STATE EDUCATION LAW, BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

Project Number
20578.01



No.	Revision	Date	Appr'd
1	Town Resubmission	10/25/2025	AL

Designed by: **DB** Checked by: **AL**
Issued for: **Site Plan Approval** Date: **August 9, 2024**

Not Approved for Construction
**Layout and Materials
Plan**



0 10 20 40 Feet

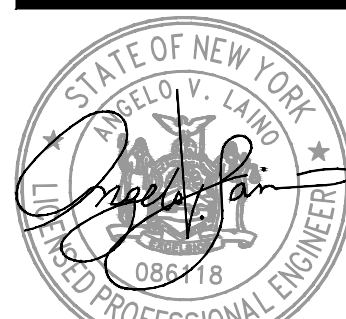
**Orchards on Hudson
Residential**
Dock Road
Marlborough, NY

No.	Revision	Date	Appr'd
1	Town Resubmission	10/25/2025	AL

Designed by: **DB** Checked by: **AL**
Issued for: _____ Date: _____

Site Plan Approval August 9, 2024

Not Approved for Construction
Drawing Title: **Layout and Materials Plan**

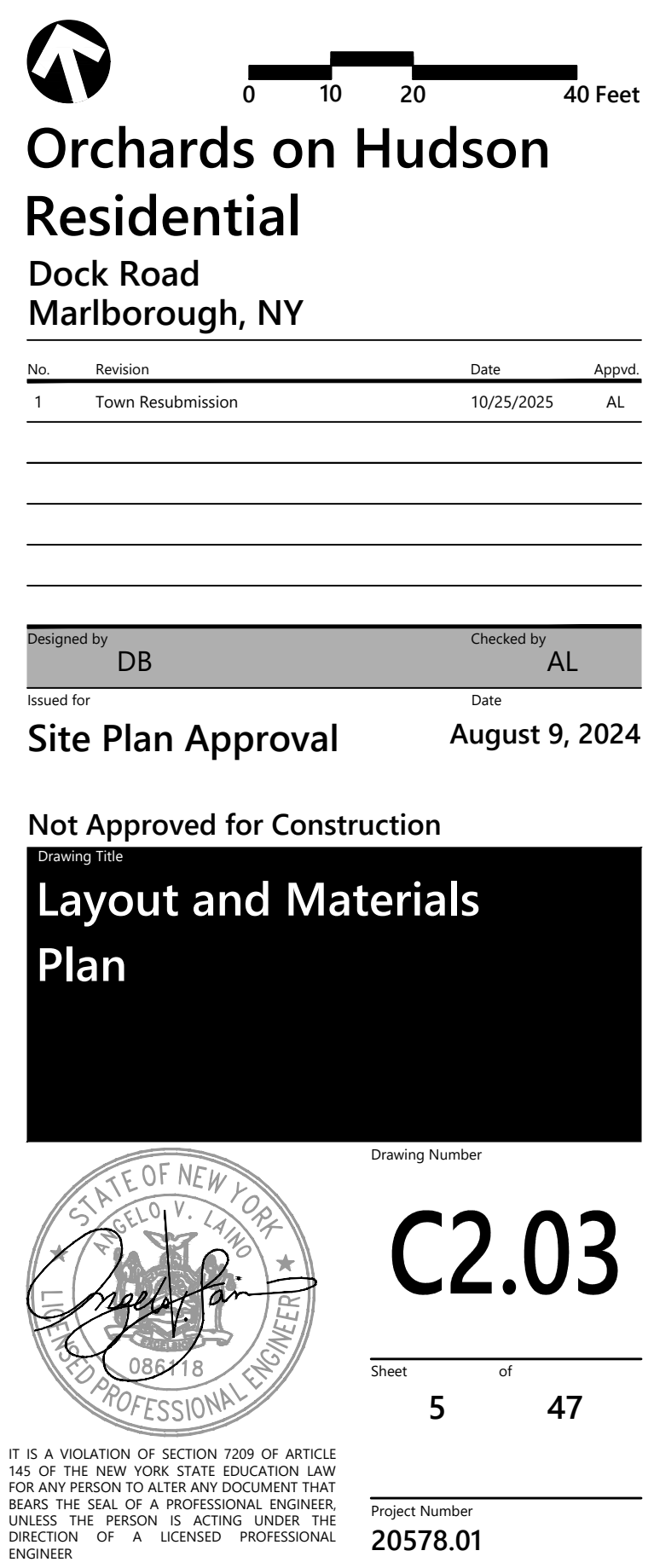


Drawing Number

C2.02

Sheet 4 of 47

It is a violation of Section 2209 of Article 165 of the New York State Education Law for any person to allow any document that bears the seal of a professional engineer, unless the person is acting under the direction of a licensed professional engineer.
Project Number: **20578.01**





Orchards on Hudson

Residential

Dock Road
Marlborough, NY

No.	Revision	Date	Appvd.
1	Town Resubmission	10/25/2025	AL

Designed by DB Checked by AL

Site Plan Approval August 9, 2024

Not Approved for Construction

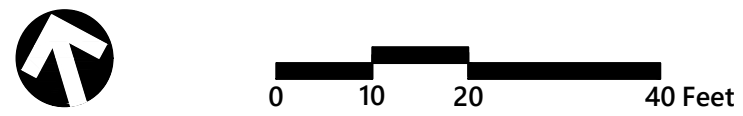
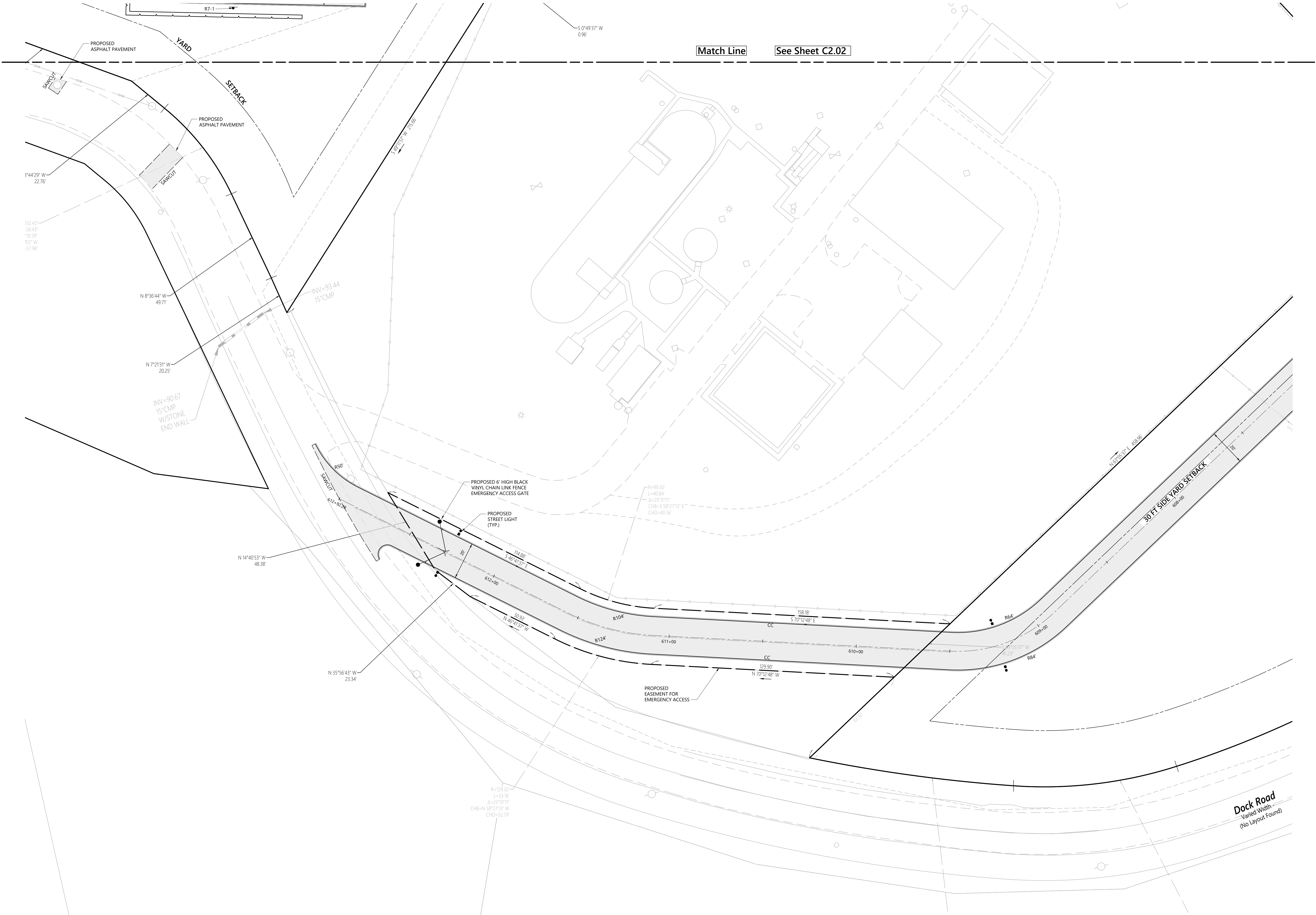
Layout and Materials Plan

Drawing Number

C2.04

6 of 47

578.01



**Orchards on Hudson
Residential**
Dock Road
Marlborough, NY

No.	Revision	Date	App'd.
1	Town Resubmission	10/25/2025	AL

Designed by: DB
Checked by: AL
Issued for: AL
Date: August 9, 2024

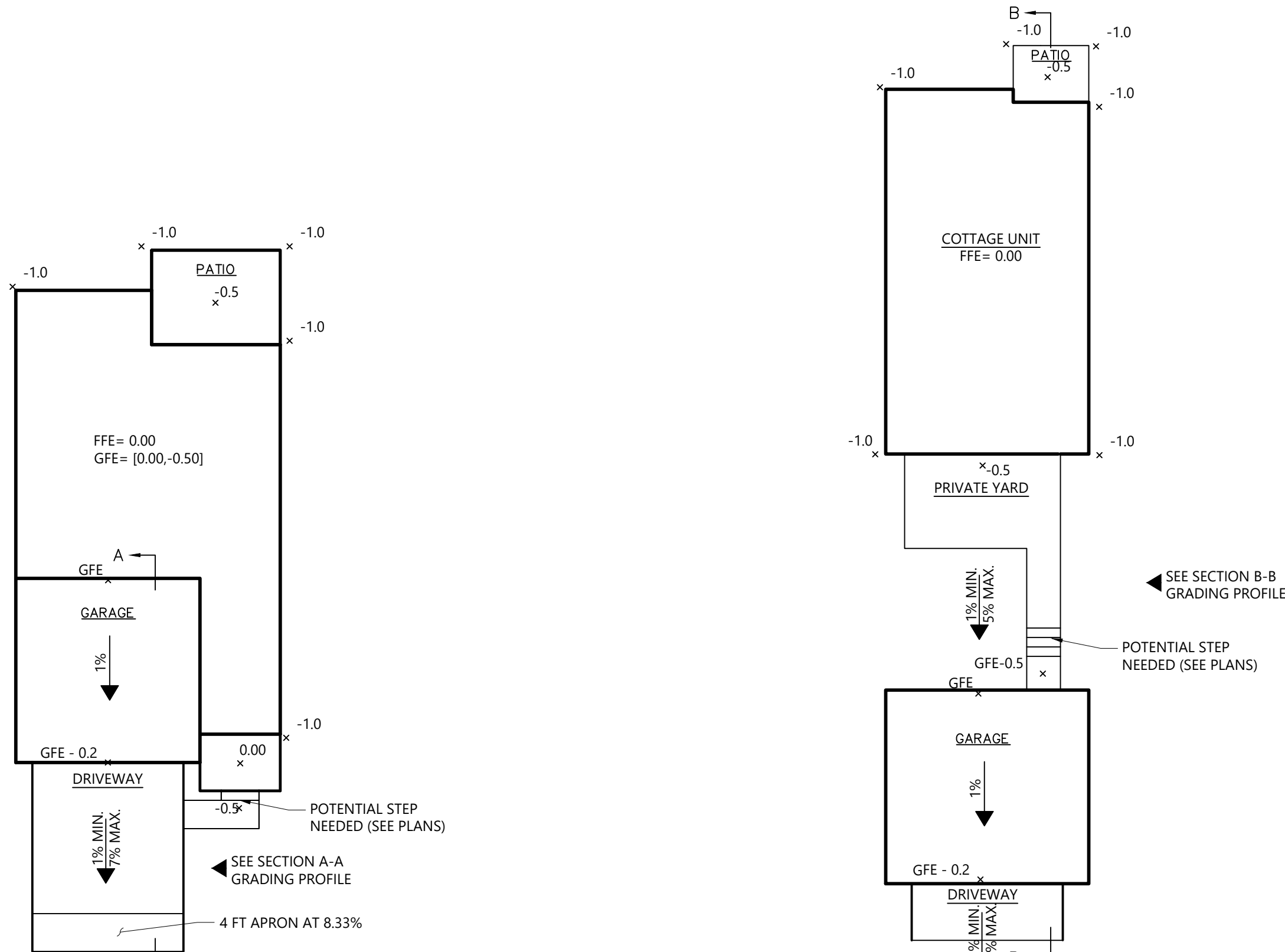
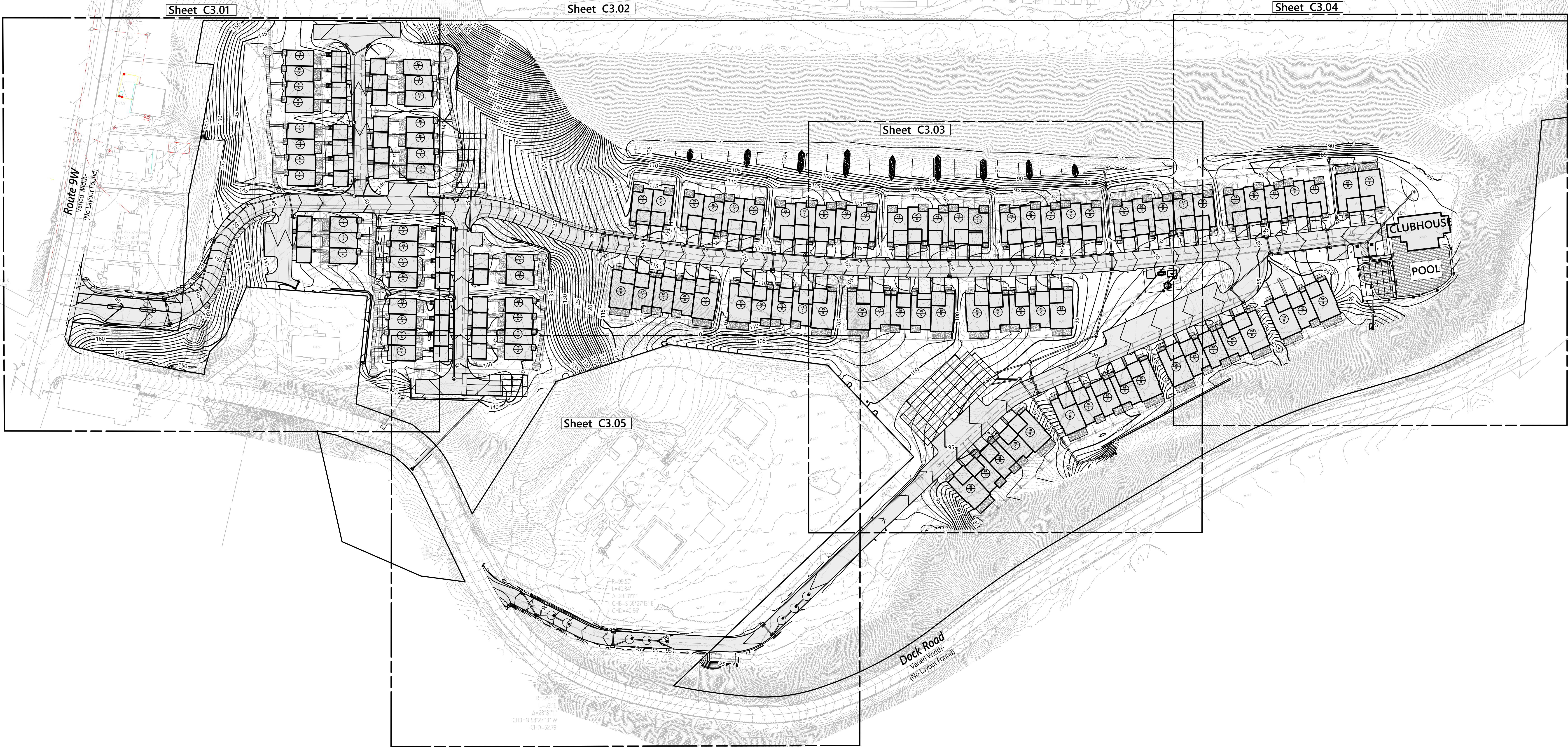
Site Plan Approval

Not Approved for Construction

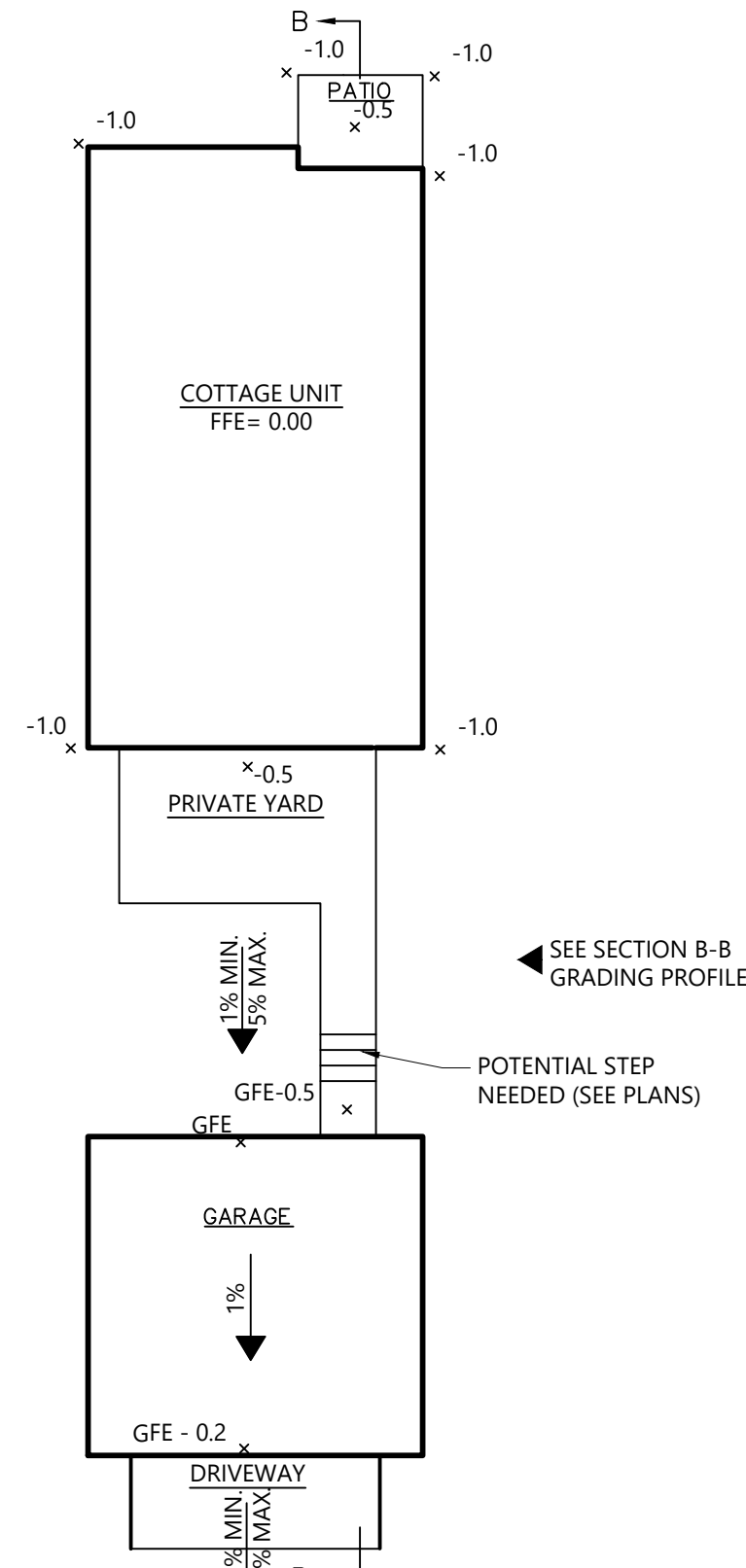
Layout and Materials
Plan

Drawing Title
C2.05
Sheet 7 of 47

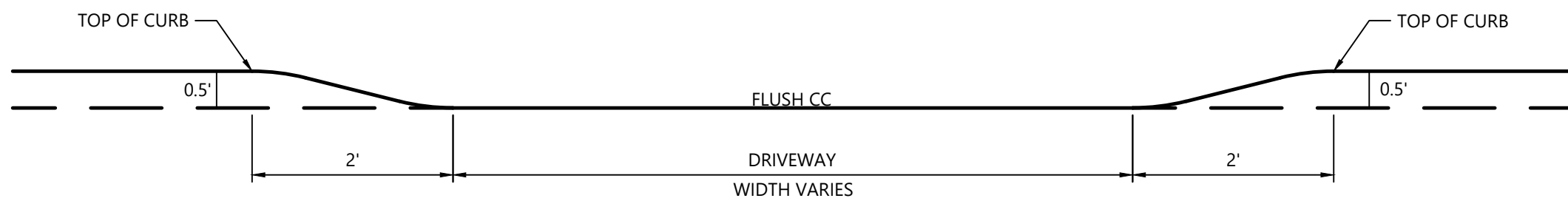
Project Number
20578.01



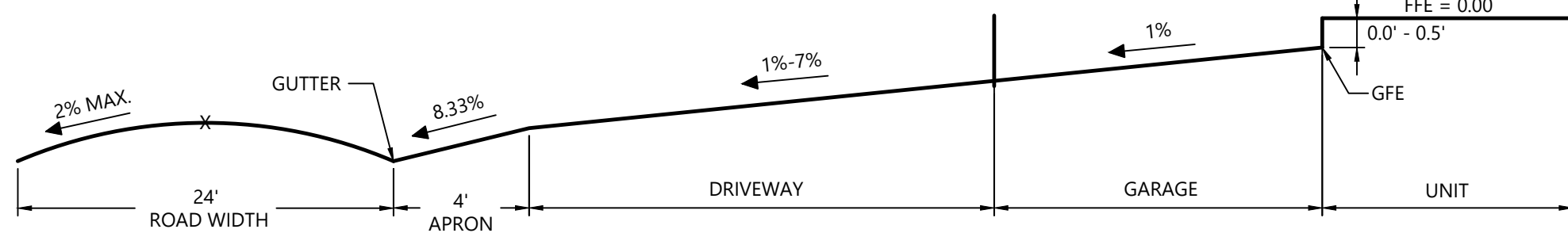
Typical Driveway Grading Scheme (Townhouse)
N.T.S.



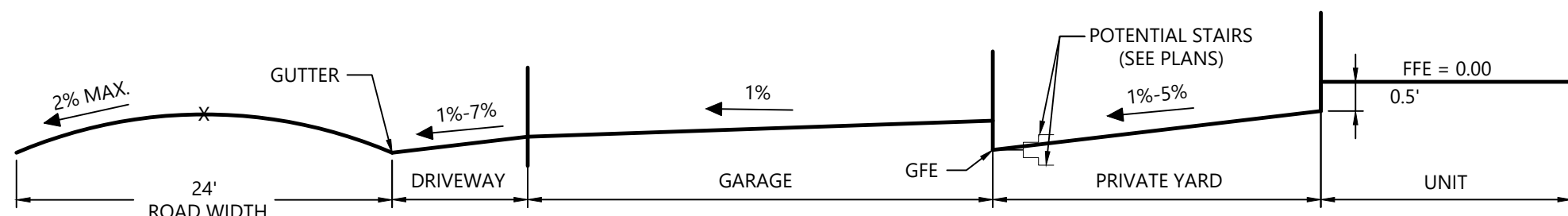
Typical Driveway Grading Scheme (Cottages)
N.T.S.



Typical Curb Transition Section
N.T.S.



Typical Driveway Grading Profile (Townhouse) - Section A-A
N.T.S.



Typical Driveway Grading Profile (Cottages) - Section B-B
N.T.S.

Grading and Drainage Notes

- ELEVATIONS ARE BASED ON NAVD88.
- THE CONTRACTOR SHALL MEET LINES AND GRADES DEPICTED ON THIS PLAN OR AS DIRECTED BY THE ENGINEER. GRADE SHALL PITCH AWAY FROM BUILDINGS AND WHERE APPLICABLE SWALES SHALL BE INCORPORATED BETWEEN BUILDINGS TO TAKE WATER AWAY FROM FOUNDATIONS.
- GRADES IN ALONG ADA WALKWAYS SHALL NOT EXCEED 5% IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
- ALL ADA ACCESS AISLES AND PARKING SPACES SHALL BE AT THE SAME LEVEL, WITH MAXIMUM SLOPES NOT GREATER THAN 2% IN ANY DIRECTION.
- CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN THE ADA ACCESS AISLES/PARKING SPACES AND THE EXISTING PAVEMENT AT THE WORK LIMITS.
- GRADES IN LANDSCAPED AREAS SHALL NOT EXCEED A SLOPE OF 3H:1V UNLESS OTHERWISE NOTED ON THE PLANS.
- CONTRACTOR RESPONSIBLE TO PROVIDE POSITIVE DRAINAGE FLOW OVER THE SITE. BIRD BATHS AND PONDING AREAS (OTHER THAN AS DESIGNED) ARE NOT PERMITTED AND SHALL BE CORRECTED AT NO ADDITIONAL EXPENSE TO THE OWNER.
- DRAINAGE PIPE TO BE AS FOLLOWS UNLESS OTHERWISE NOTED:
 - UNDER PAVEMENT: HDPE, SIZE AS NOTED ON PLANS
 - UNDER LANDSCAPING: HDPE, SIZE AS NOTED ON PLANS
 - ROOF DRAIN HEADERS: 6" DR-18 PVC MIN. SLOPE 1%
- ROOF DRAIN HEADERS AND DOWN SPOUT LOCATIONS PENDING FINAL ARCHITECTURAL DESIGN.

Earthwork Notes

- THE CONTRACTOR SHALL PERFORM THEIR OWN CUT/FILL ANALYSIS BASED ON THE APPROVED SITE PLANS TO DETERMINE IF FILL IS NEEDED TO BE IMPORTED TO CONSTRUCT THE PROJECT.
- THE CONTRACTOR IS PERMITTED TO UTILIZE NATIVE SOILS EXCAVATED FROM THE SITE FOR USE AS FILL MATERIAL IN OTHER AREAS OF THE SITE. NATIVE SOILS SHALL BE EXCAVATED TO A DEPTH DETERMINED BY THE GEOTECHNICAL ENGINEER FOR TESTING TO DETERMINE MAXIMUM ALLOWABLE DENSITY.
- CUT AND REMOVE TREES, REMOVE STUMPS AND BRUSH. LEGALLY DISPOSE OF OFF-SITE. WOOD WASTES MAY BE CHIPPED AND SHROUDED ON-SITE AND REUSED ON-SITE WITH PRIOR APPROVAL OF THE ENGINEER. STRIP ALL TOPSOIL, SUBSOIL AND OTHER UNSUITABLE MATERIALS TO ITS FULL DEPTH WITHIN THE CONTRACT LIMITS. TOPSOIL FREE OF ROOTS, STUMPS AND DELETERIOUS MATERIAL CAN BE STOCKPILED FOR REUSE IN LANDSCAPED AREAS.
- FILL SHALL BE PLACED ON LIFTS NOT GREATER THAN EIGHTEEN INCHES THICK AND COMPACTED TO A MINIMUM COMPACTION OF 95% OF THE MODIFIED PROCTOR DENSITY.
- FILL BROUGHT TO THE SITE SHALL BE COMPRISED OF MAINLY SAND AND GRAVEL AND SHALL BE CLEAN, INERT, HARD, DURABLE GRAINS OF QUARTZ OR OTHER HARD, DURABLE ROCK, FREE FROM LOAM OR CLAY, SURFACE COATINGS AND DELETERIOUS MATERIALS. THE ALLOWABLE AMOUNT OF MATERIAL PASSING A NO. 200 SIEVE AS DETERMINED BY AASHTO-T11 OR ASTM D422 SHALL NOT EXCEED 10 PERCENT BY WEIGHT. THE MAXIMUM PARTICLE SIZE SHALL BE 1/4-INCH (I.E., 100 PERCENT PASSING THE NO. 4 SIEVE).
- FILL MATERIAL SHALL BE FREE OF TRASH, ICE SNOW, TREE STUMPS, ROOTS, AND ORGANIC MATERIALS.
- THE ENGINEER/OWNER RESERVES THE RIGHT TO REJECT MATERIAL BROUGHT TO THE SITE BASED ON VISUAL INSPECTION OF THE SUITABILITY OF ALL MATERIALS. RE-TESTING OF THE MATERIALS DURING EARTHWORK OPERATIONS WOULD BE PERFORMED AT THE COST OF THE CONTRACTOR.
- BASED ON THE GEOTECHNICAL REPORT, BED ROCK IS NOT ANTICIPATED DURING EXCAVATION OPERATIONS. SHOULD ROCK BE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING AND ADVISE OF THE PLAN TO EXCAVATE IF NECESSARY.



0 30 60 120feet

**Orchards on Hudson
Residential**
Dock Road
Marlborough, NY

No.	Revision	Date	Amount
1	Town Resubmission	10/25/2025	AL

Designed by: **DB** Checked by: **AL**
Issued for: Date: August 9, 2024

Site Plan Approval

Not Approved for Construction

**Overall Grading and
Drainage Plan**



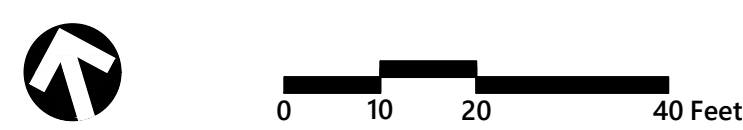
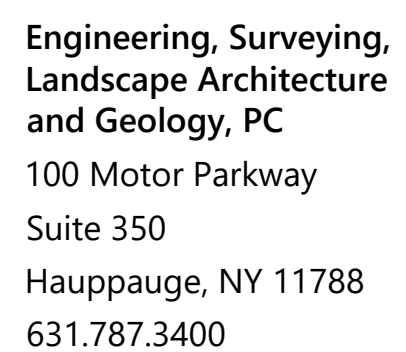
Drawing Number

C3.00

Sheet 8 of 47

IT IS A VIOLATION OF SECTION 2209 OF ARTICLE 165 OF THE NEW YORK STATE EDUCATION LAW, FOR ANY PERSON TO SEAL OR DOCUMENT THAT BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

Project Number
20578.01



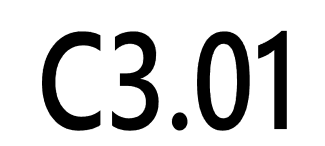
No.	Revision	Date	Appvd.
1	Town Resubmission	10/25/2025	AI

Designed by	DB	Checked by	AL
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Issued for	Date
Site Plan Approval	August 9, 2024

Not Approved for Construction

Grading and Drainage Plan



Sheet 9 of 47

IT IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER ANY DOCUMENT THAT BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

Project Number
20578.01



Orchards on Hudson
Residential
Dock Road
Marlborough, NY

No.	Revision	Date	Appr'd.
1	Town Resubmission	10/25/2025	AL

Designed by: **DB** Checked by: **AL**

Issued for: **Site Plan Approval** Date: **August 9, 2024**

Not Approved for Construction
Grading and Drainage
Plan

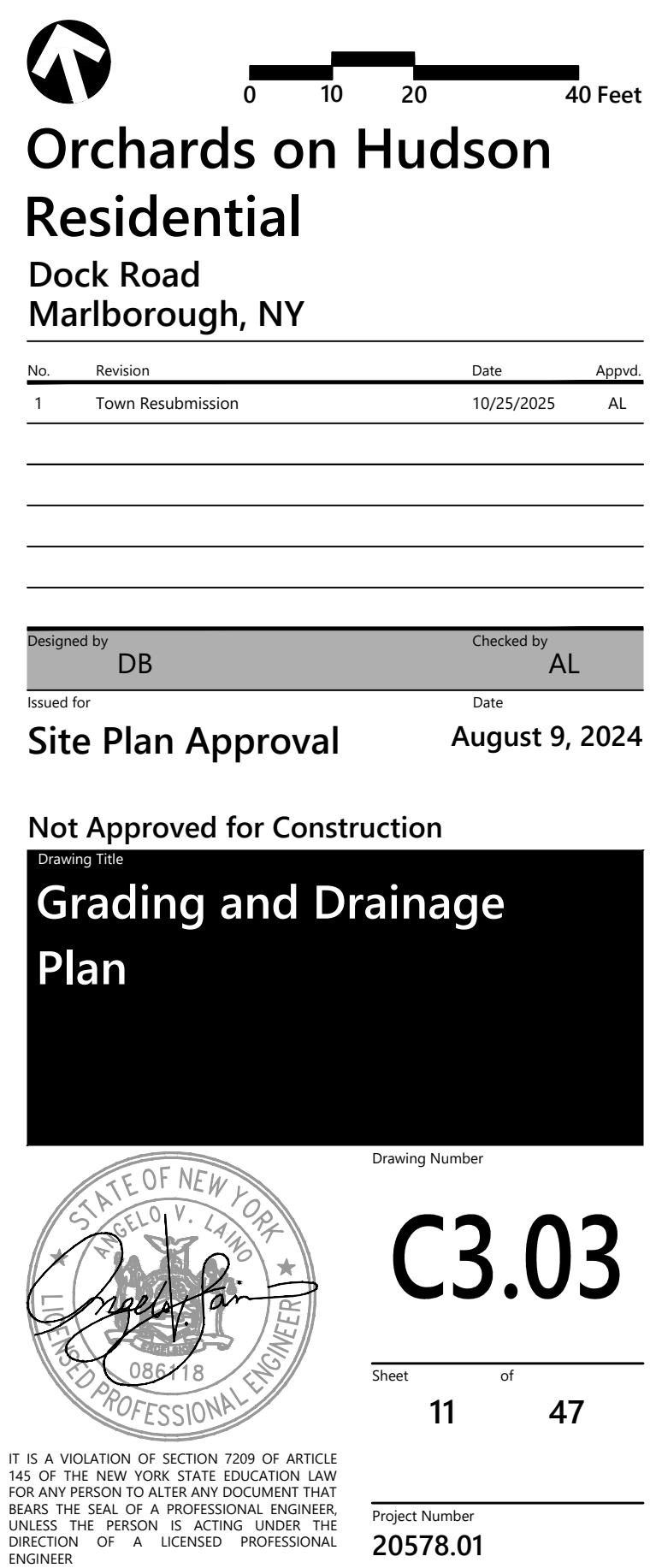


C3.02

Sheet **10** of **47**

It is a violation of SECTION 2209 of ARTICLE 165 OF THE NEW YORK STATE EDUCATION LAW, BEARS THE SEAL OF A PROFESSIONAL ENGINEER, EXERCISE THE SEAL OF A PROFESSIONAL ENGINEER, OR THE SEAL OF A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF NEW YORK, WITHOUT BEING A LICENSED PROFESSIONAL ENGINEER.

Project Number: **20578.01**





0 10 20 40 Feet

**Orchards on Hudson
Residential**
Dock Road
Marlborough, NY

No.	Revision	Date	Appr'd
1	Town Resubmission	10/25/2025	AL

Designed by: **DB**

Checked by: **AL**

Issued for:

Date:

Site Plan Approval

August 9, 2024

Not Approved for Construction

**Grading and Drainage
Plan**



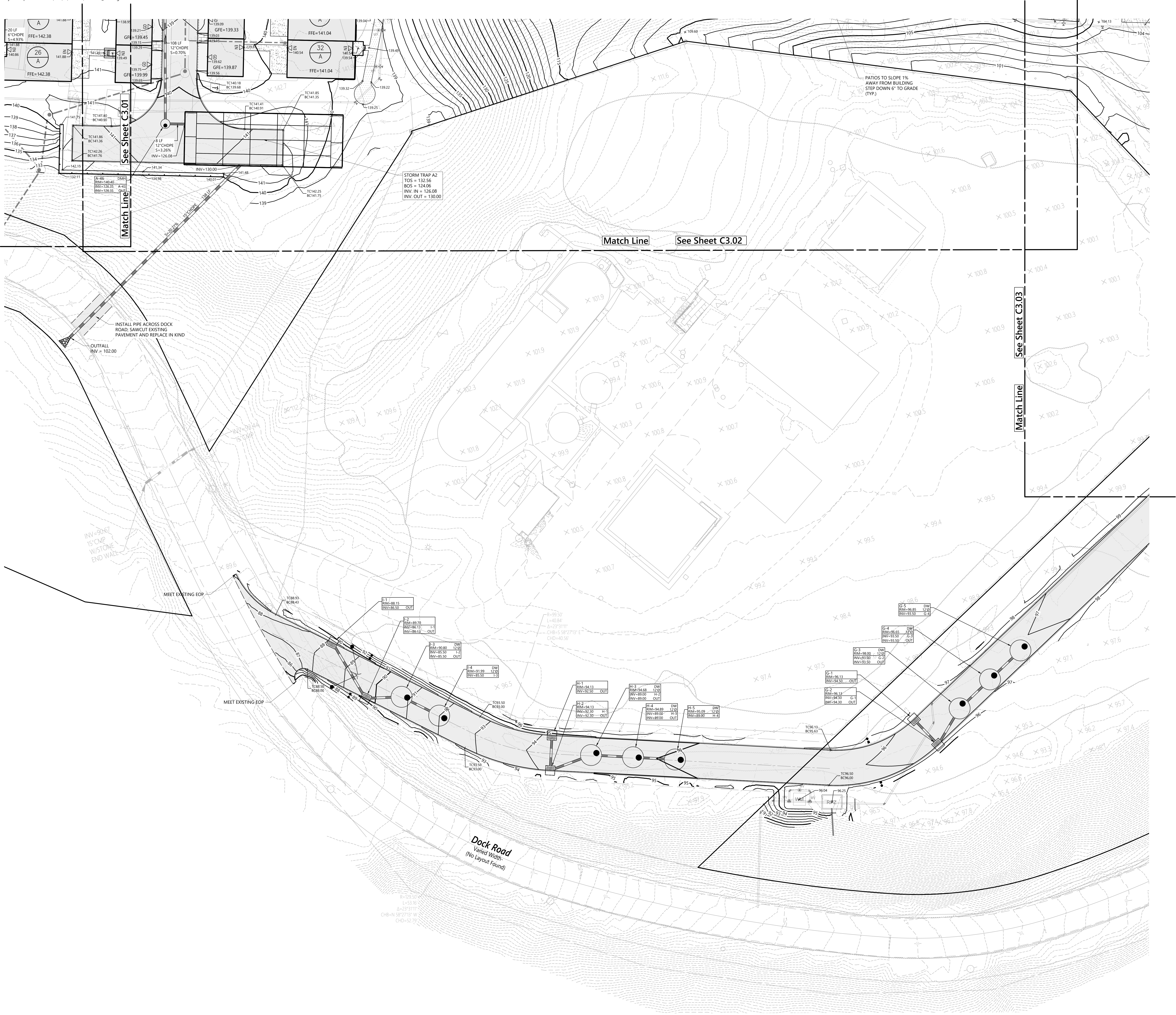
Drawing Number

C3.04

Sheet
12 of 47

IT IS A VIOLATION OF SECTION 2209 OF ARTICLE 165 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO SEAL ANY DOCUMENT THAT BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

Project Number
20578.01



0 10 20 40 Feet

**Orchards on Hudson
Residential**
Dock Road
Marlborough, NY

No.	Revision	Date	Author
1	Town Resubmission	10/25/2025	AL

Designed by: **DB** Checked by: **AL**
Issued for: _____ Date: _____
Site Plan Approval August 9, 2024

Not Approved for Construction
Drawing Title: **Grading and Drainage Plan**

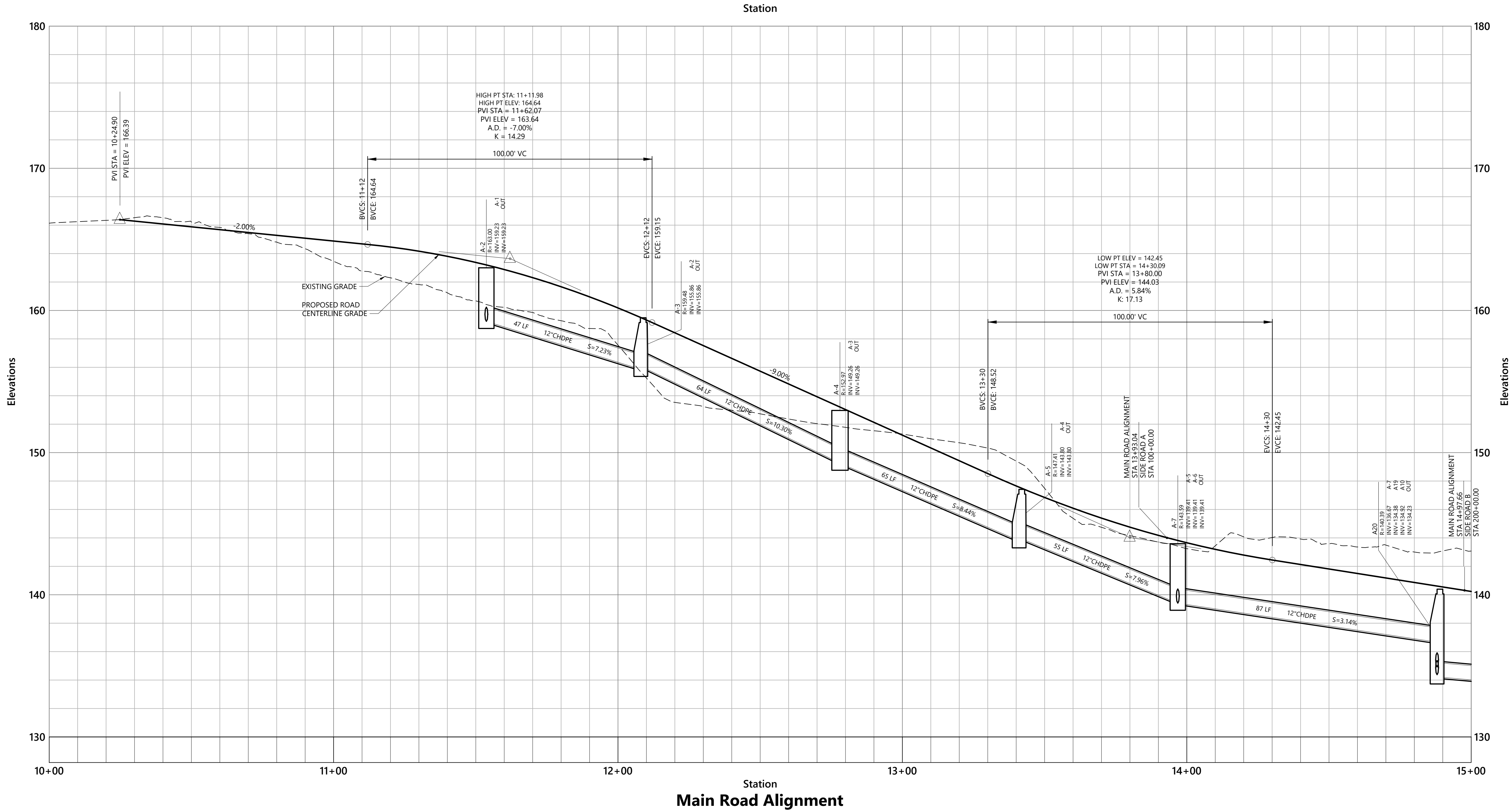
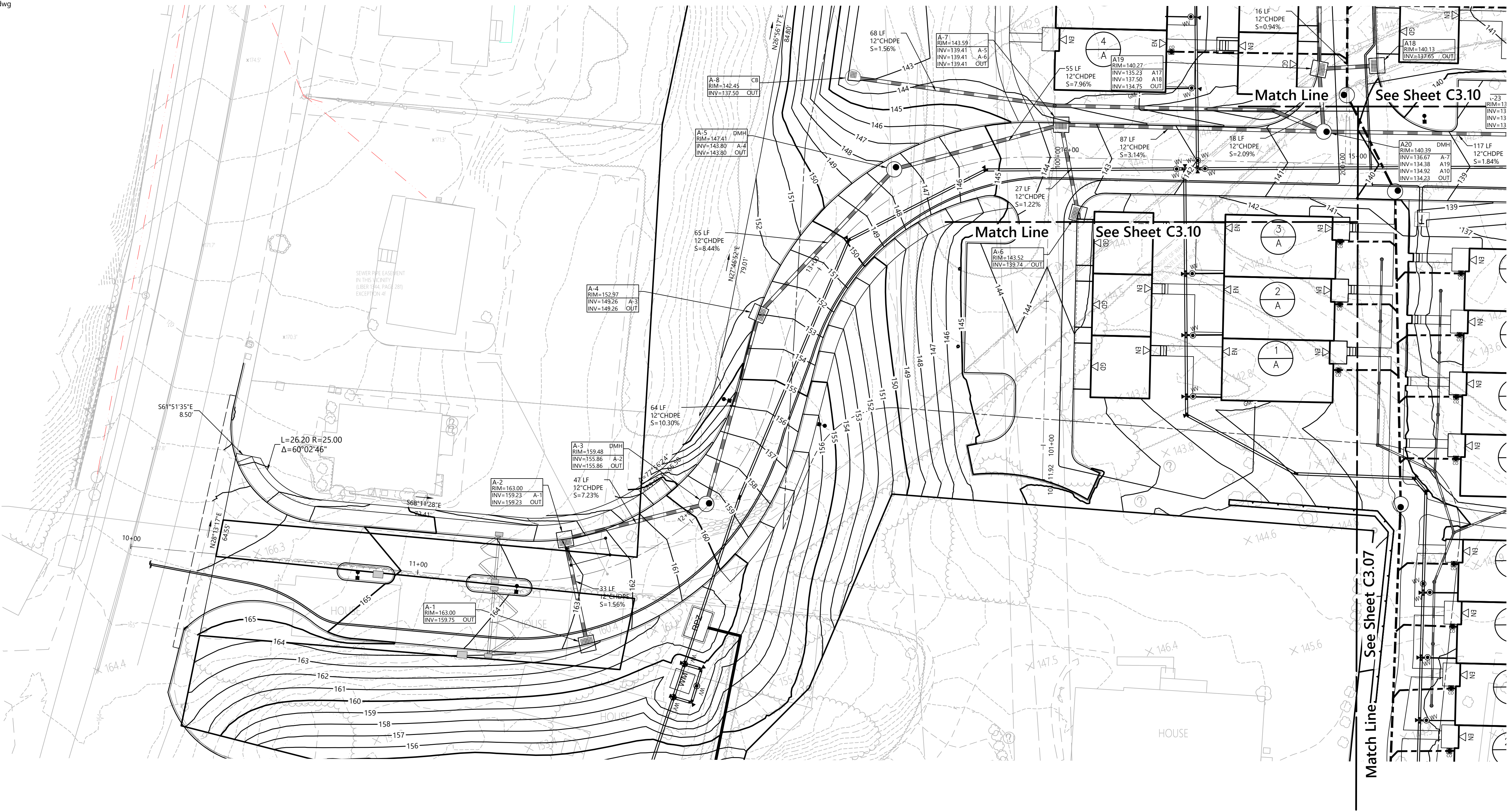


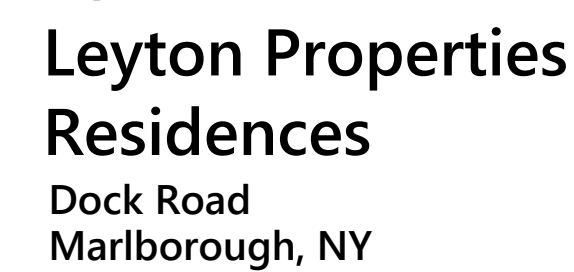
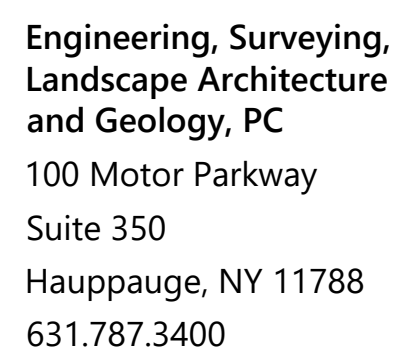
Drawing Number

C3.05

Sheet 13 of 47

Project Number: **20578.01**
It is a violation of SECTION 2209 OF ARTICLE 165 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO SIGN ANY DOCUMENT THAT BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.





Issued for	Date
Site Plan Approval	August 9, 2024

Not Approved for Construction

Main Road Plan Over Profile Station 15+00 to 20+00

Drawing Number

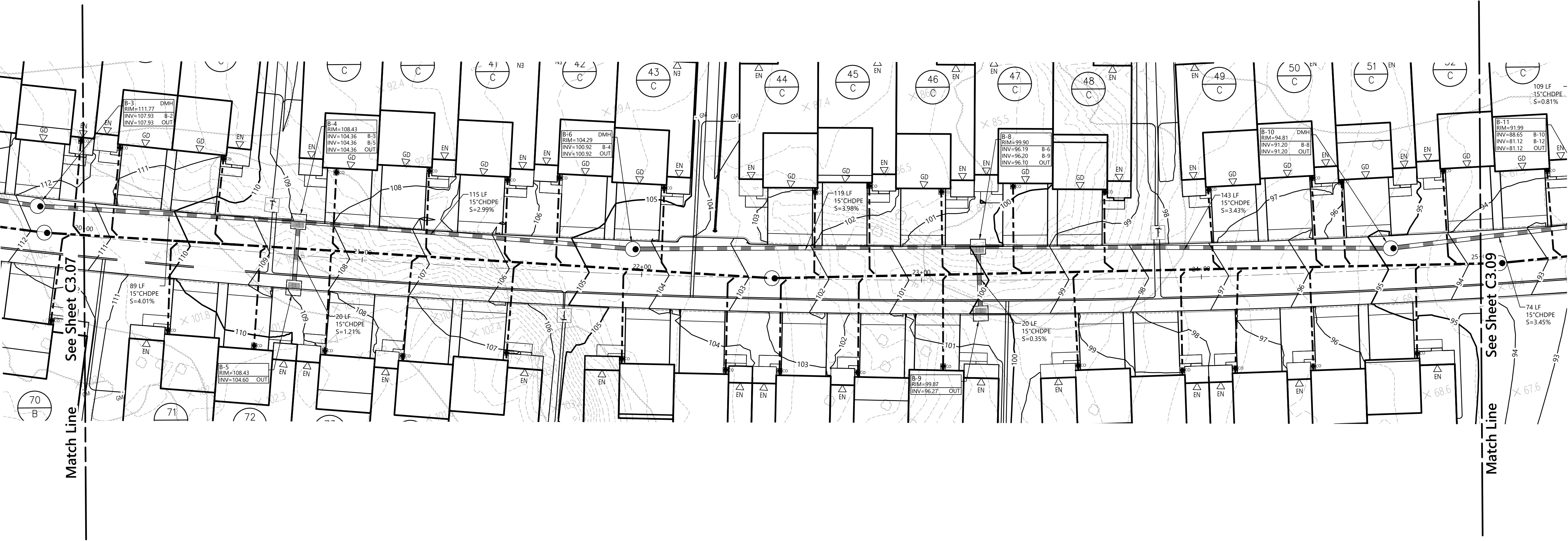
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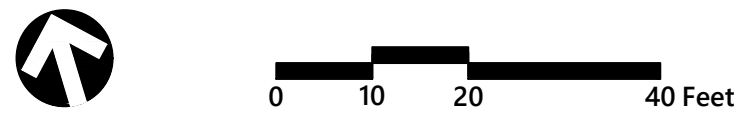
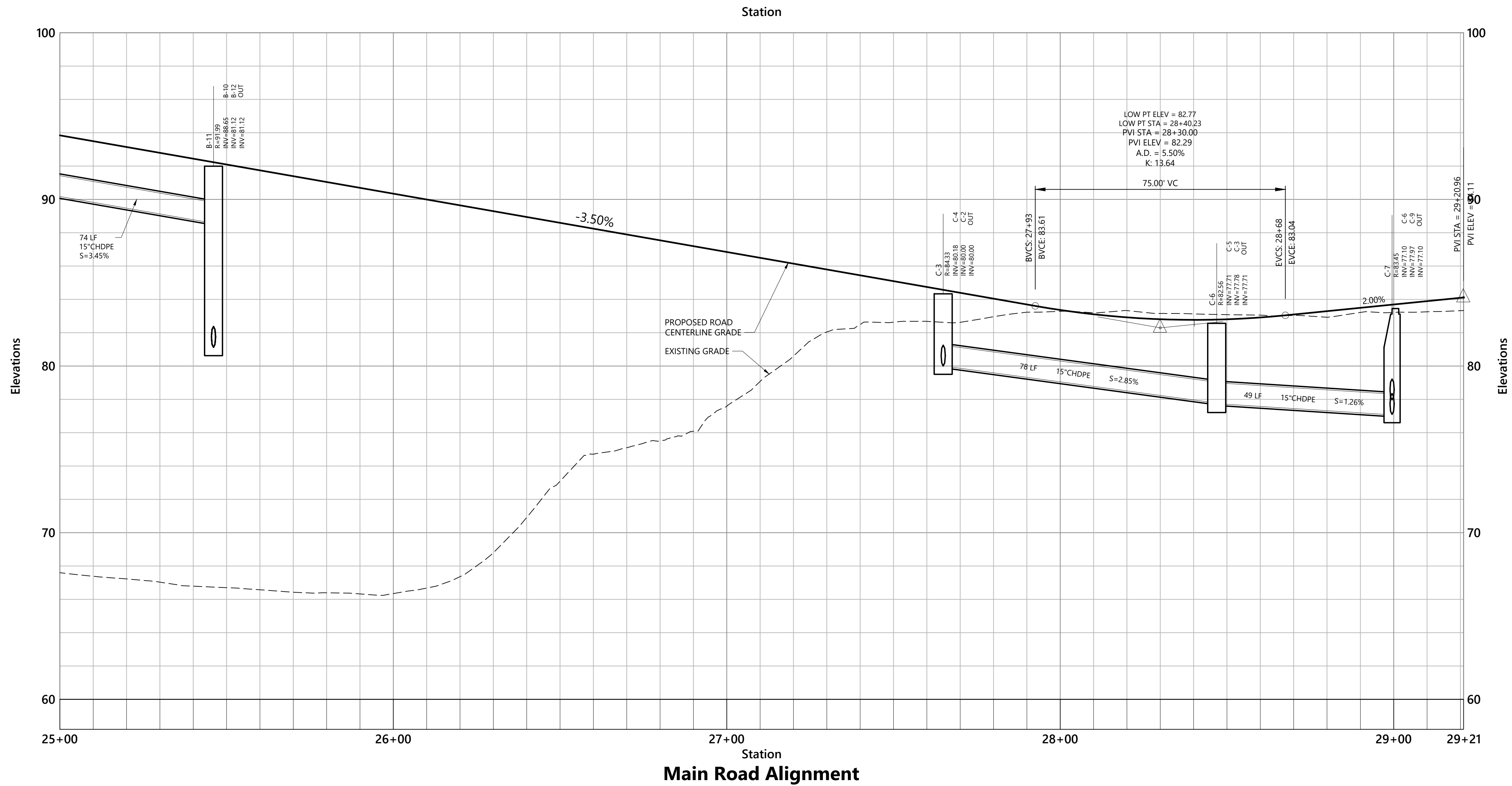
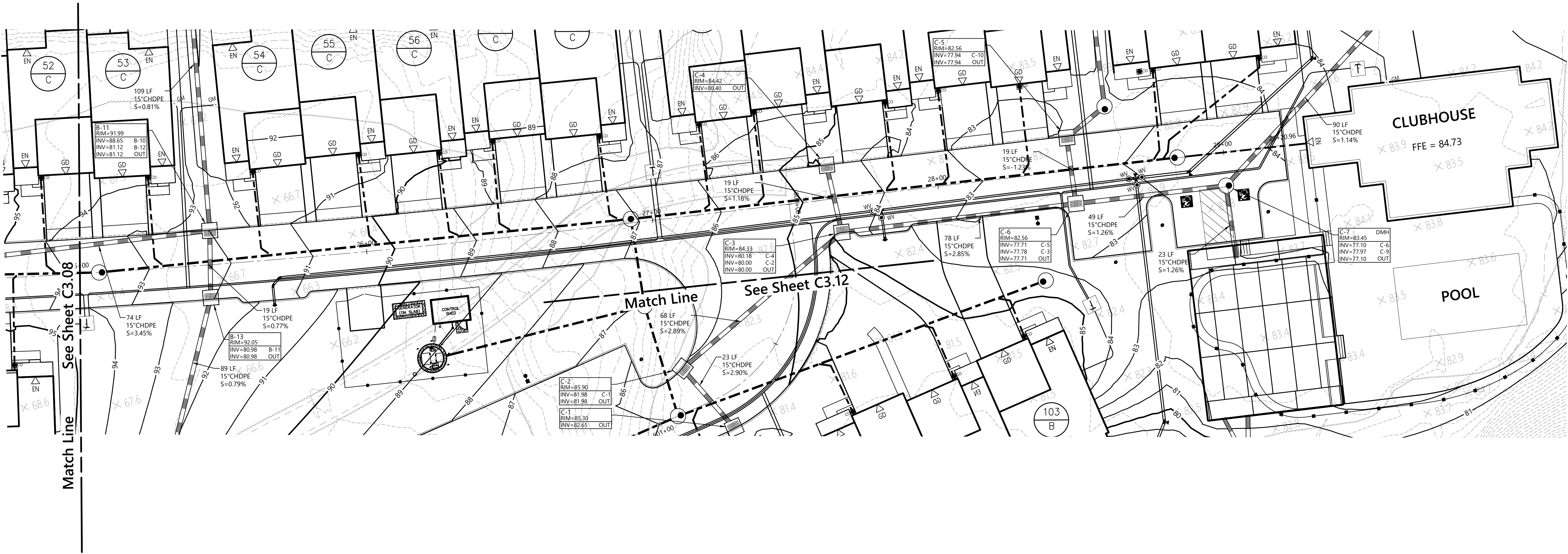
Sheet 15 of 48

Project Number
20578.01



IT IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER ANY DOCUMENT THAT BEARS THE SEAL OF A PROFESSIONAL ENGINEER UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.





**Leyton Properties
Residences**
Dock Road
Marlborough, NY

No.	Revision	Date	App'd
1	Town Resubmission	10/25/2025	AL

Designed by	TC	Checked by	AL
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Issued for: _____ Date: _____

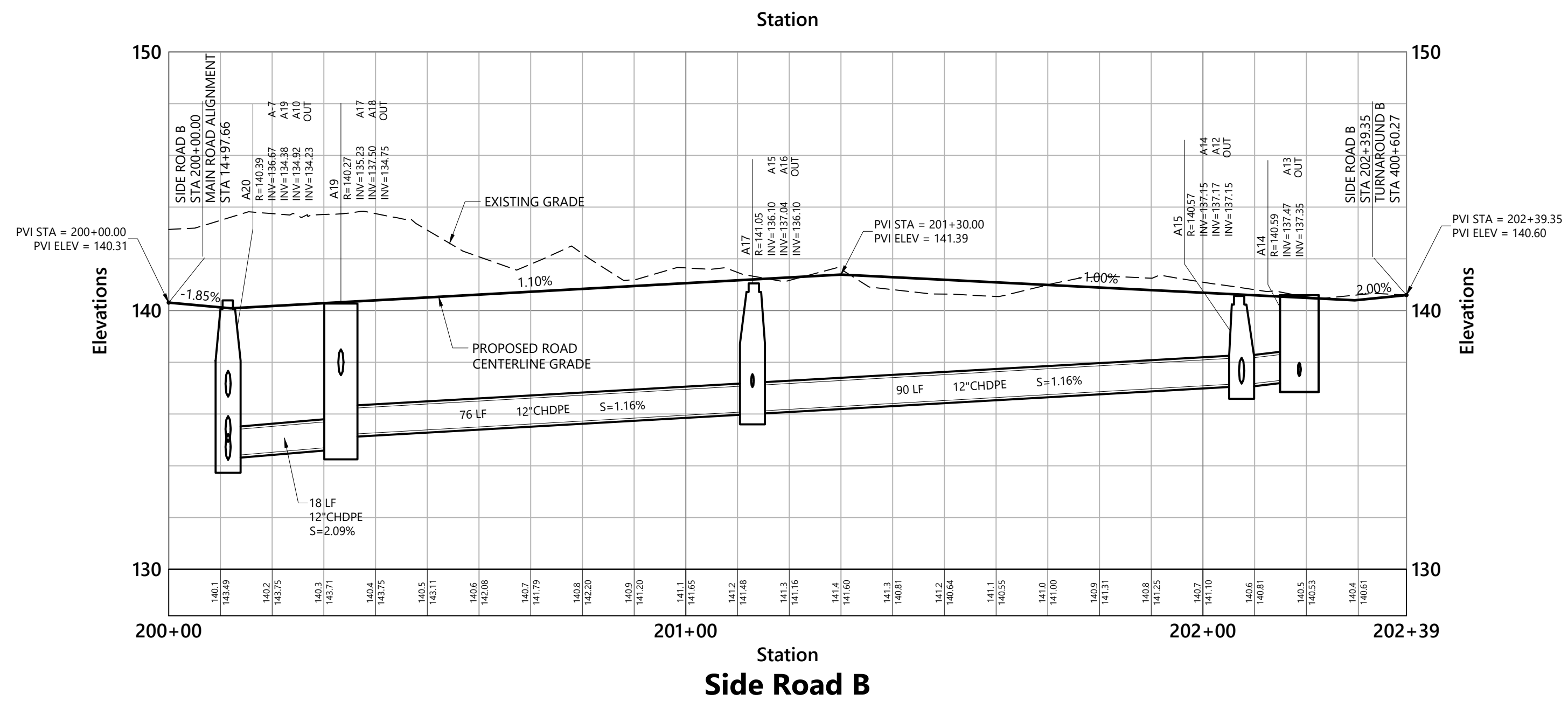
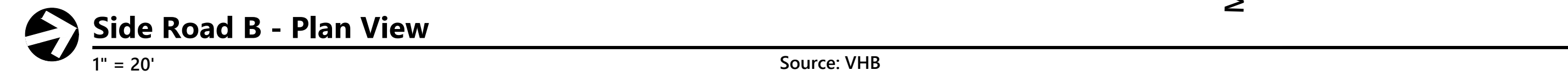
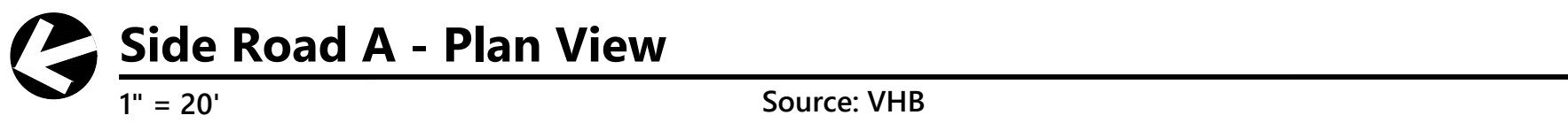
Site Plan Approval August 9, 2024

Not Approved for Construction
Drawing Title
**Main Road
Plan Over Profile
Station 25+00 to 29+21**

Project Number
C3.09
Sheet 17 of 48



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No.	Revision	Date	Appr'd.
1	Town Resubmission	10/25/2025	AL

Designed by	TC	Checked by	AL
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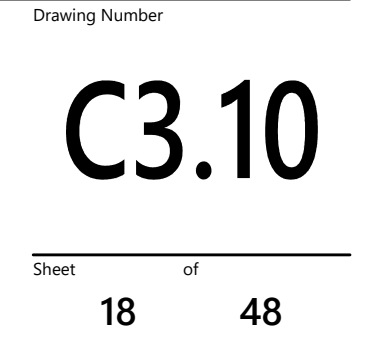
Issued for

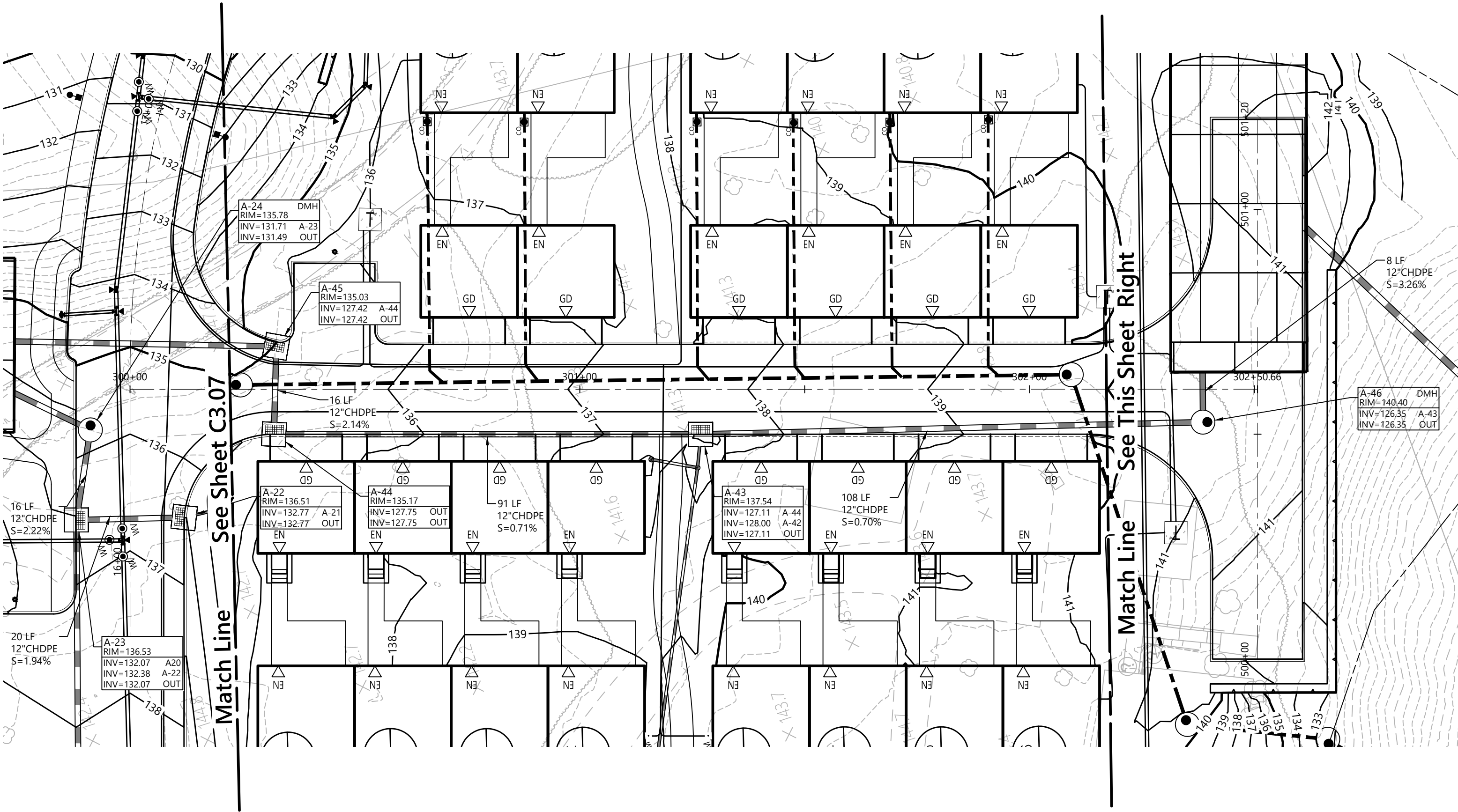
Site Plan Approval

Date

August 9, 2024

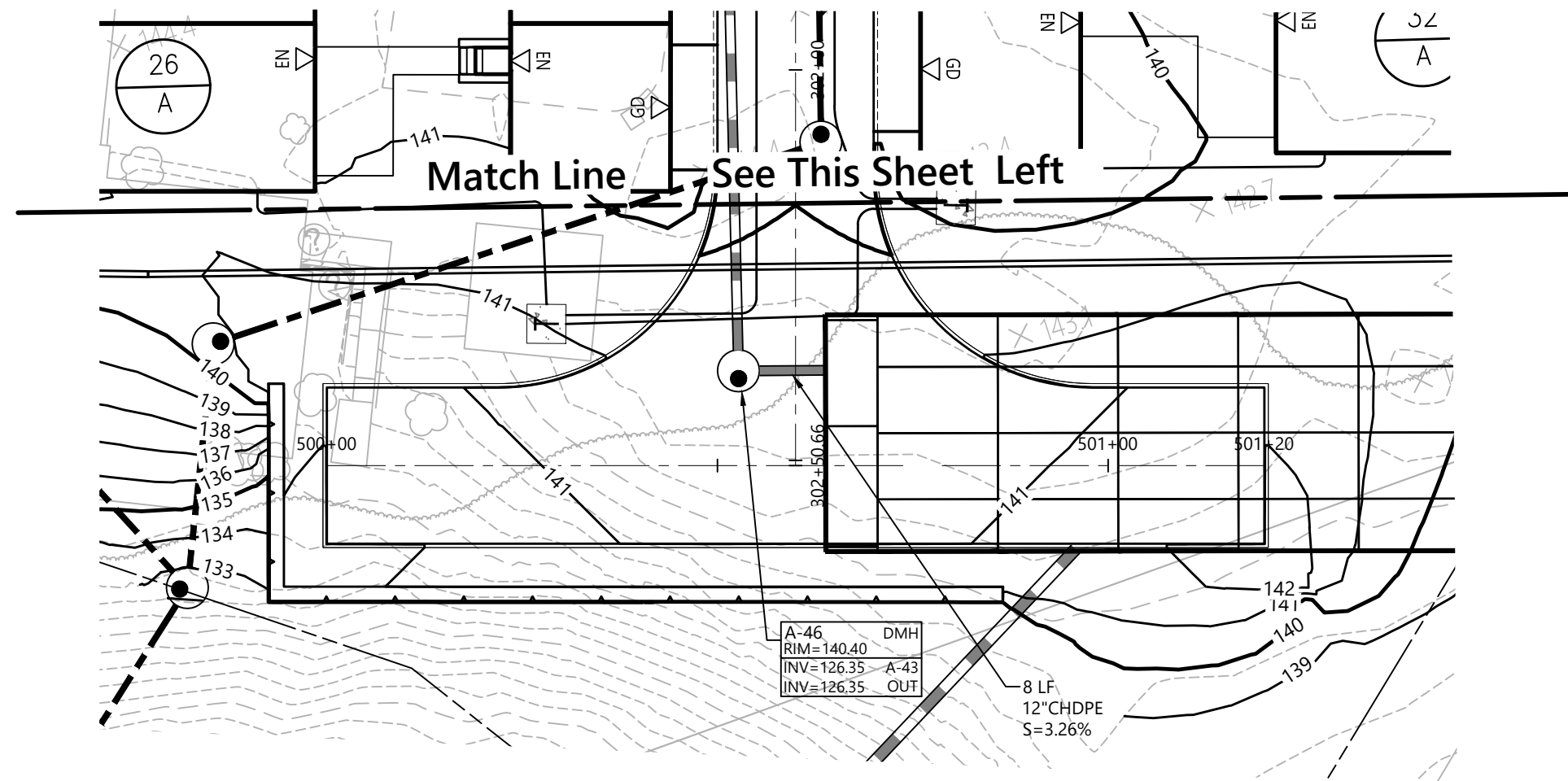
Side Road A and B Plan Over Profile





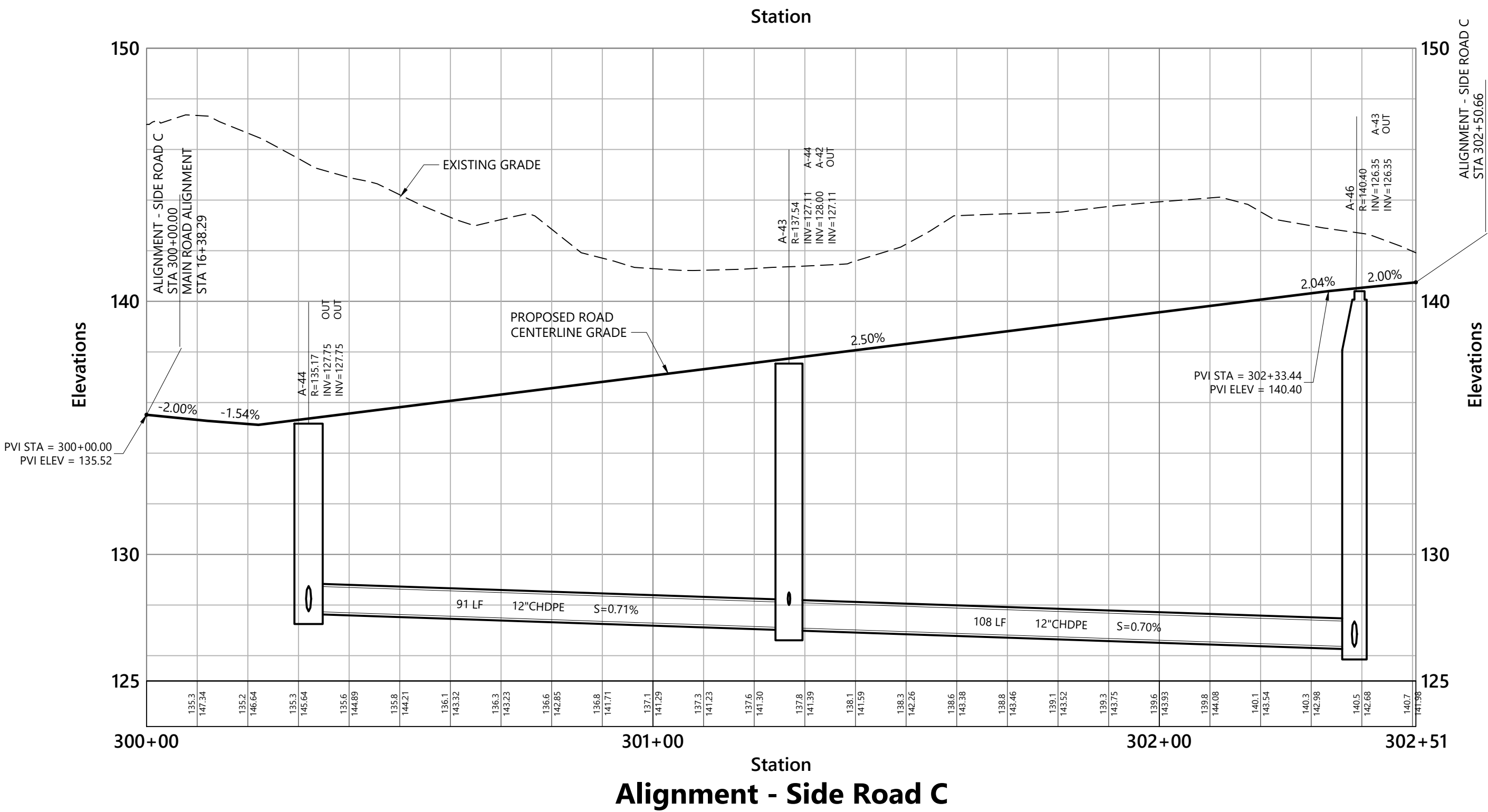
Side Road C - Plan View
1" = 20'

Source: VHB

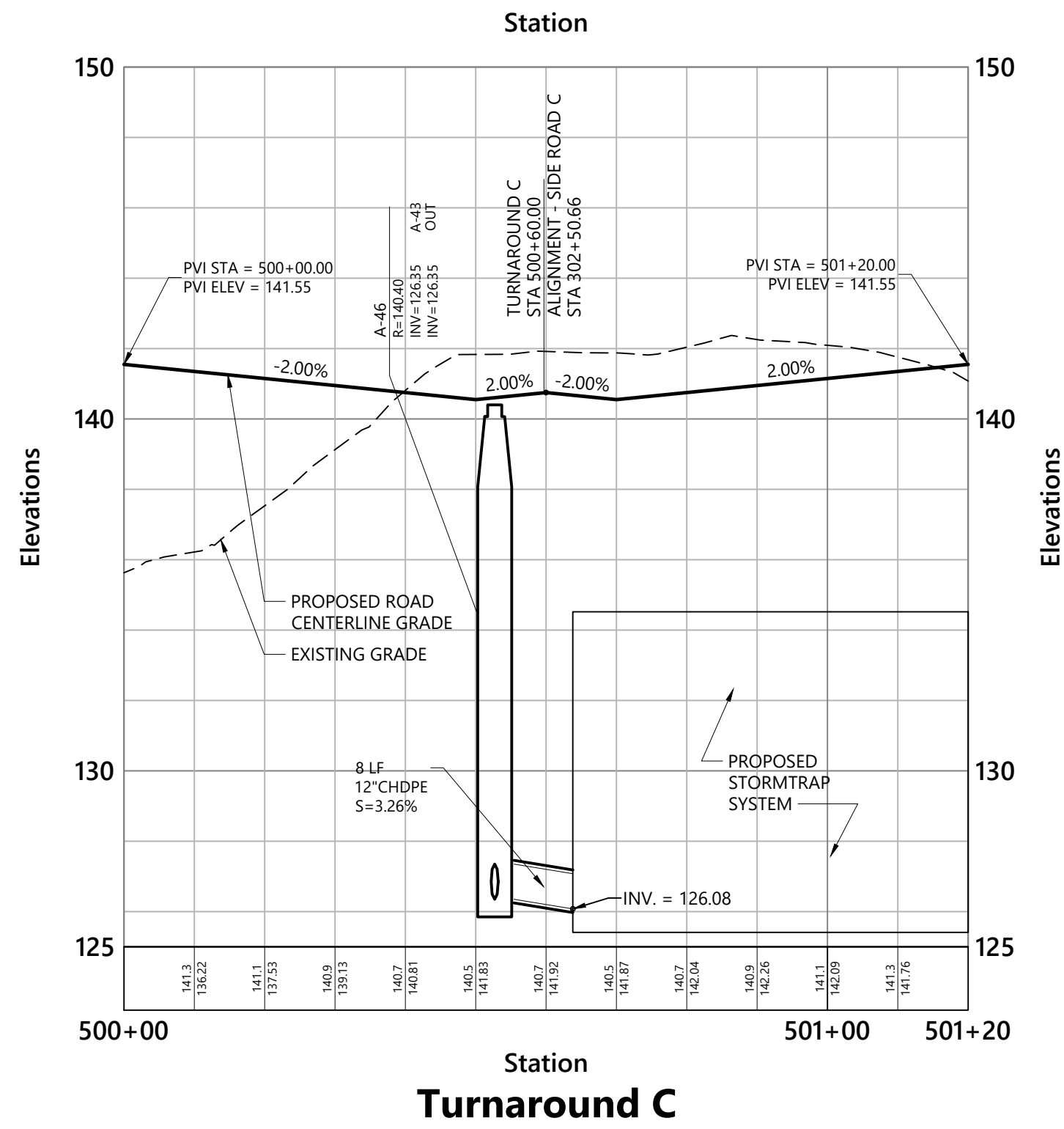


Turnaround C - Plan View
1" = 20'

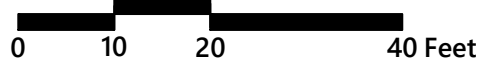
Source: VHB



Alignment - Side Road C



Turnaround C



**Leyton Properties
Residences**
Dock Road
Marlborough, NY

No.	Revision	Date	App'd
1	Town Resubmission	10/25/2025	AL

Designed by	TC	Checked by	AL
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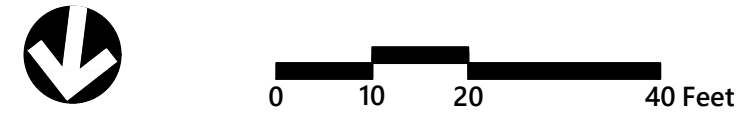
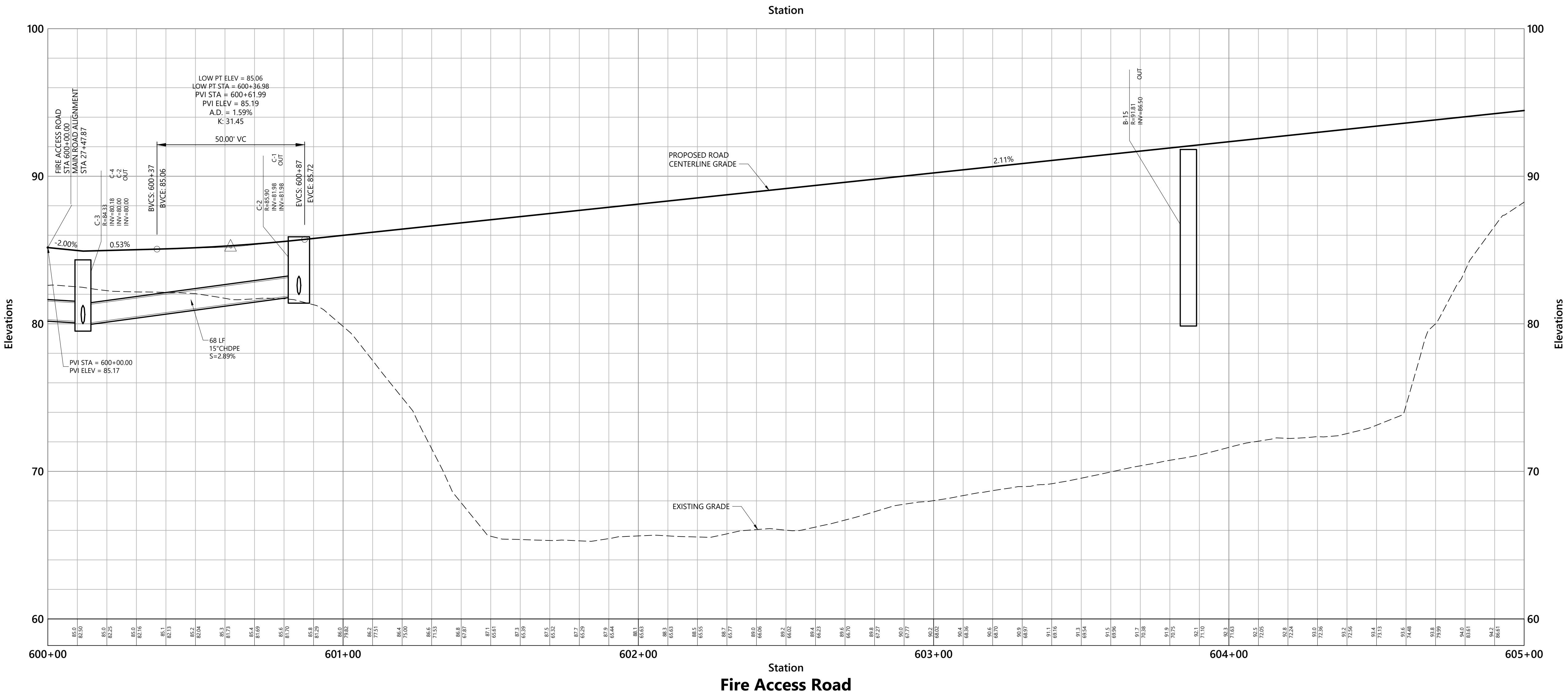
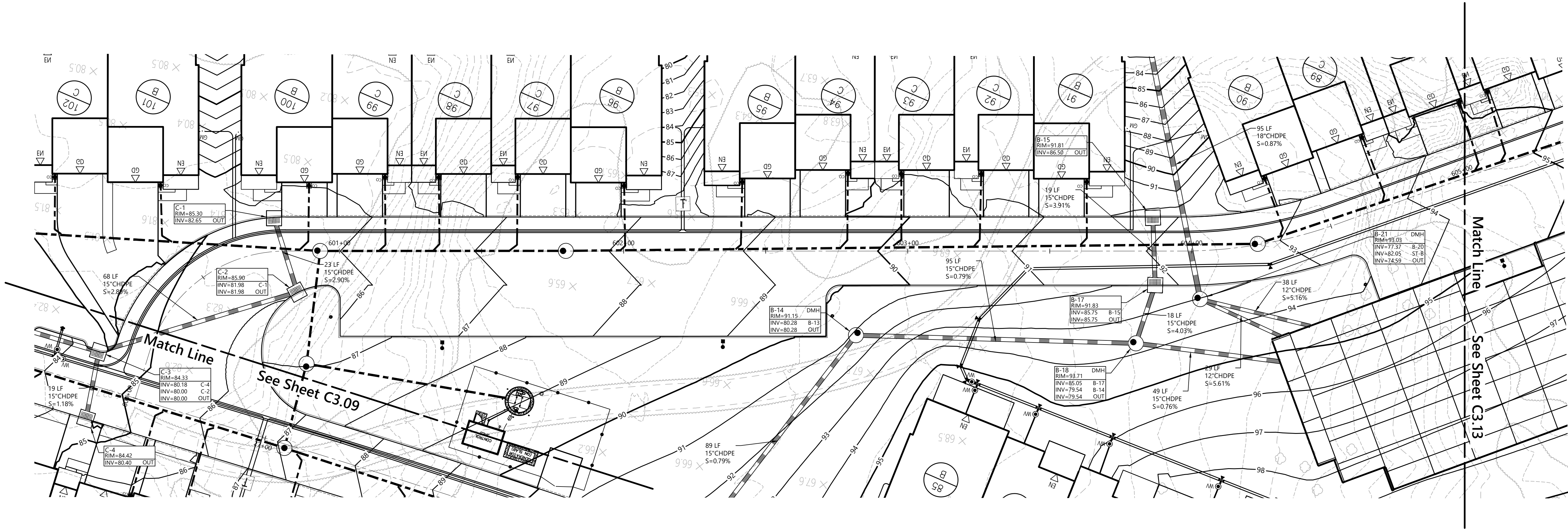
Issued for: **Site Plan Approval** Date: **August 9, 2024**

Not Approved for Construction
Side Road C
Plan Over Profile



Sheet **C3.11** of 48
Project Number: **20578.01**

IT IS A VIOLATION OF SECTION 2209 OF ARTICLE 165 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER ANY DOCUMENT THAT BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.



**Leyton Properties
Residences**
Dock Road
Marlborough, NY

No.	Revision	Date	App'd
1	Town Resubmission	10/25/2025	AL

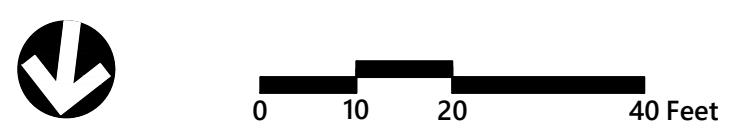
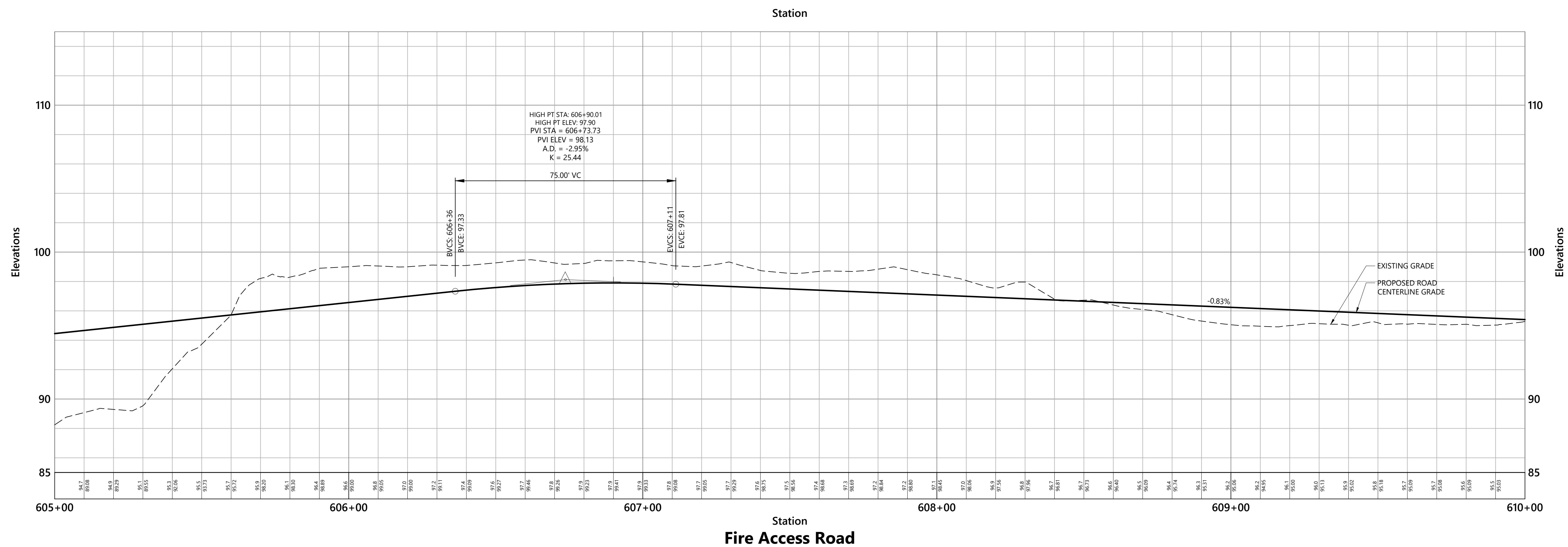
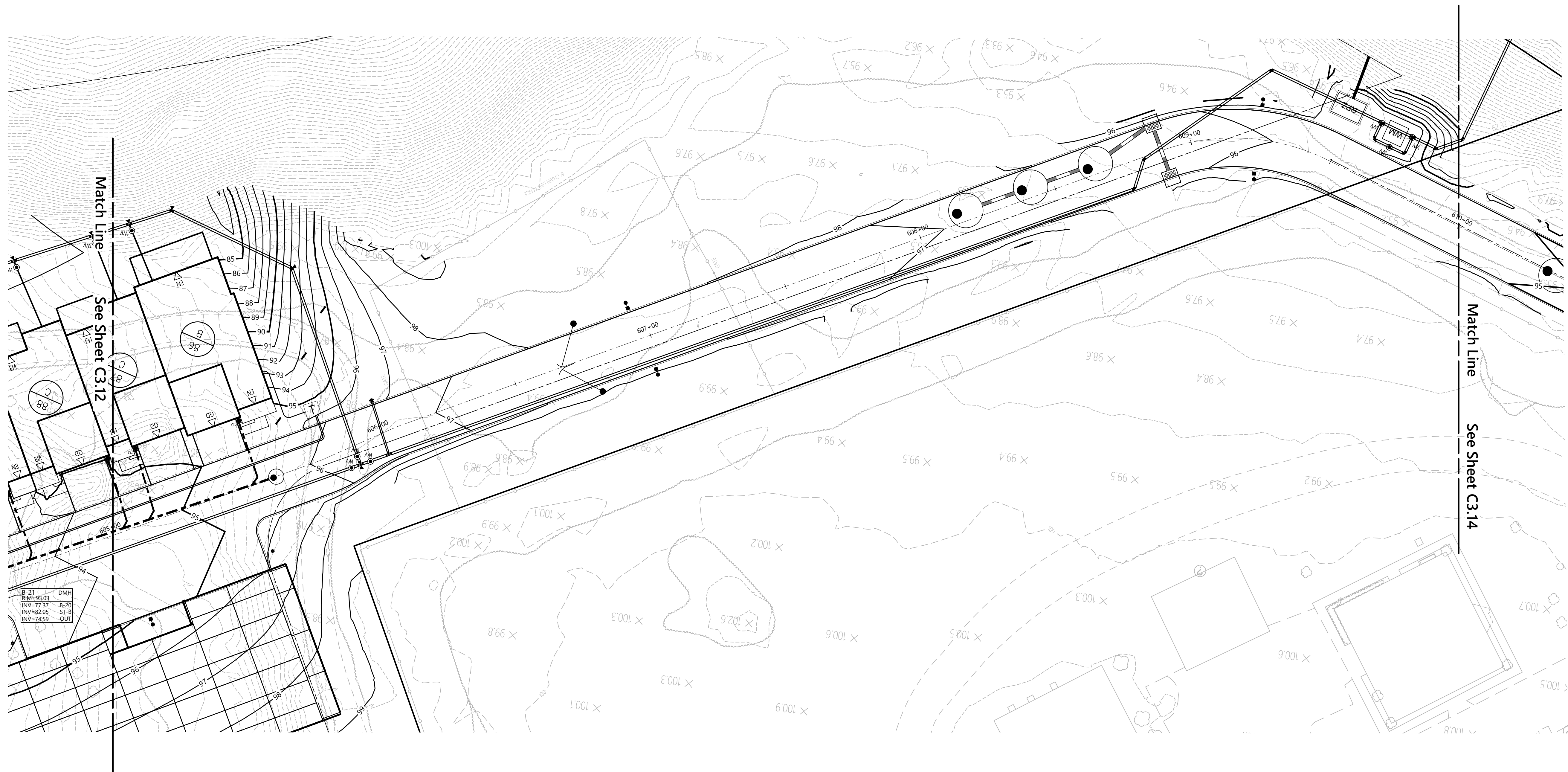
Designed by: **TC** Checked by: **AL**
Issued for: _____ Date: _____

Site Plan Approval August 9, 2024

Not Approved for Construction
Drawing Title: **Fire Access Road
Plan Over Profile
Station 600+00 to 605+00**

Project Number: **20578.01**
Sheet: **20** of **48**

IT IS A VIOLATION OF SECTION 2209 OF ARTICLE 165 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO SEAL ANY DOCUMENT THAT BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.



Leyton Properties
Residences
Dock Road
Marlborough, NY

No.	Revision	Date	Appvd.
1	Town Resubmission	10/25/2025	AL

Designed by TC	Checked by AL
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Site Plan Approval August 9, 2024

Not Approved for Construction
Drawing Title
**Fire Access Road
Plan Over Profile
Station 605+00 to 610+00**



Drawing Number

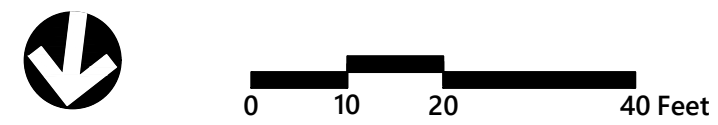
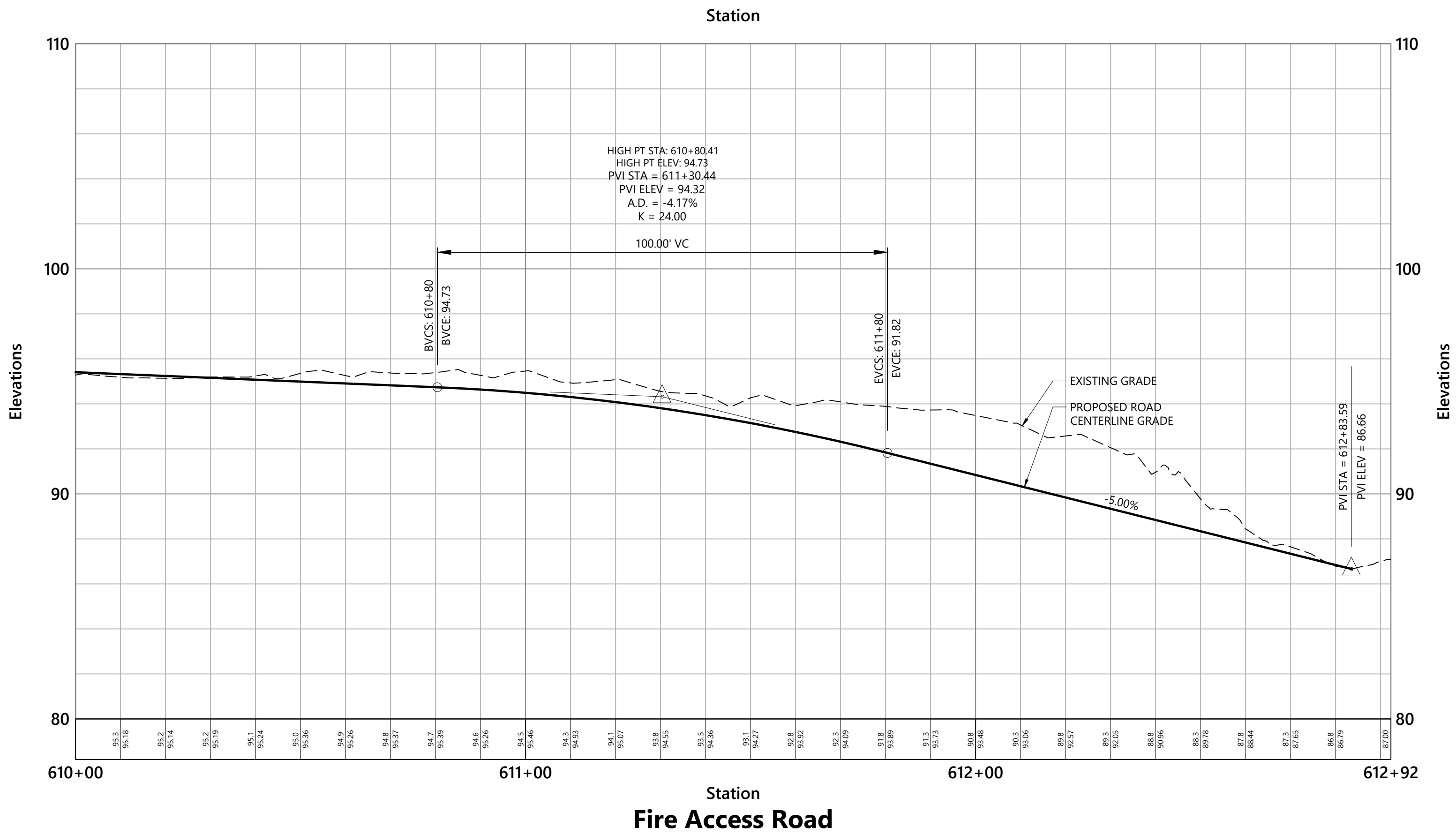
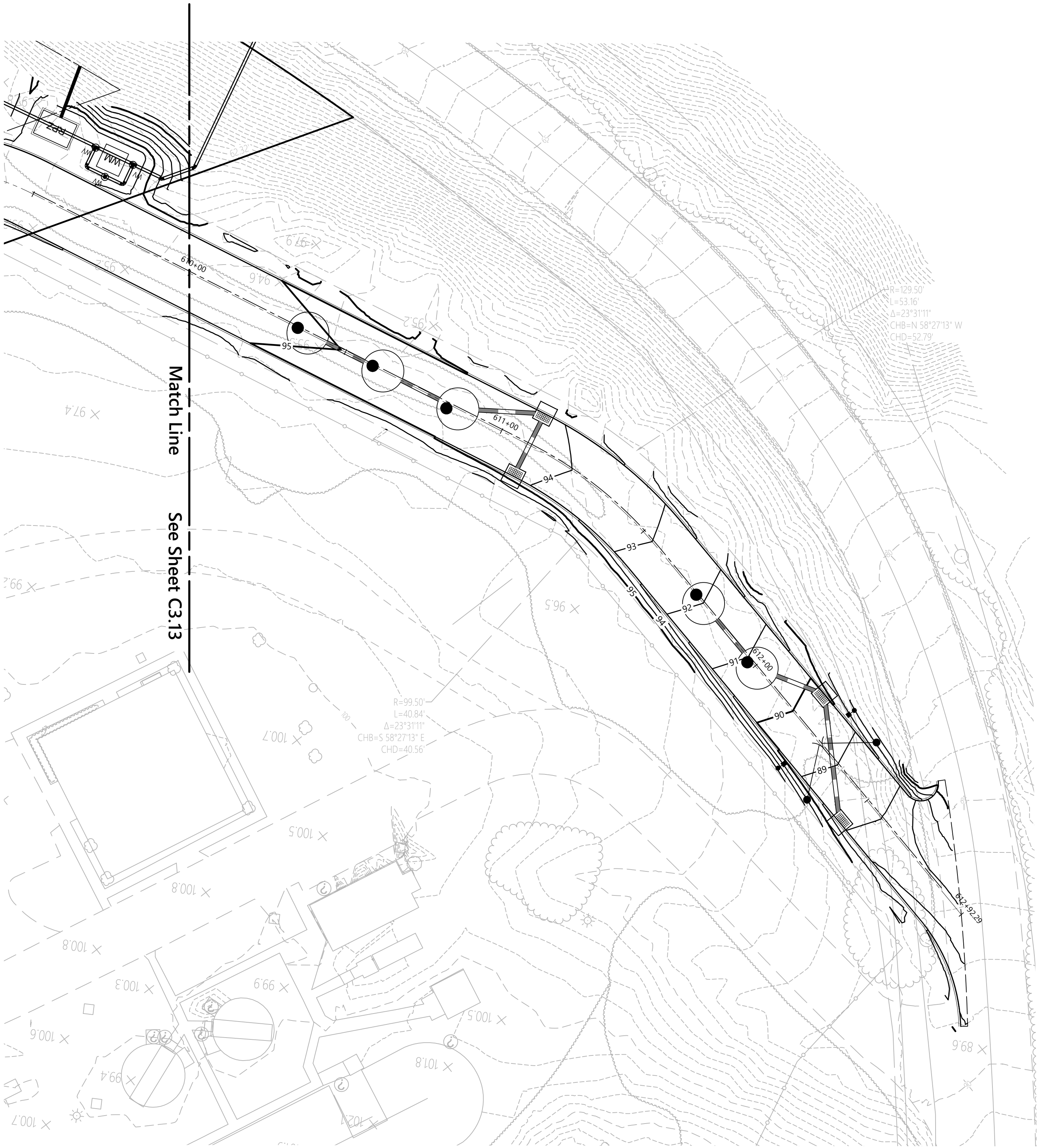
C3.13

Sheet of

21 48

IS A VIOLATION OF SECTION 7209 OF ARTICLE
OF THE NEW YORK STATE EDUCATION LAW
ANY PERSON TO ALTER ANY DOCUMENT THAT
BARS THE SEAL OF A PROFESSIONAL ENGINEER,
LESS THE PERSON IS ACTING UNDER THE
SECTION OF A LICENSED PROFESSIONAL
ENGINEER.

Project Number
20578.01



**Leyton Properties
Residences**
Dock Road
Marlborough, NY

No.	Revision	Date	Appr'd.
1	Town Resubmission	10/25/2025	AL

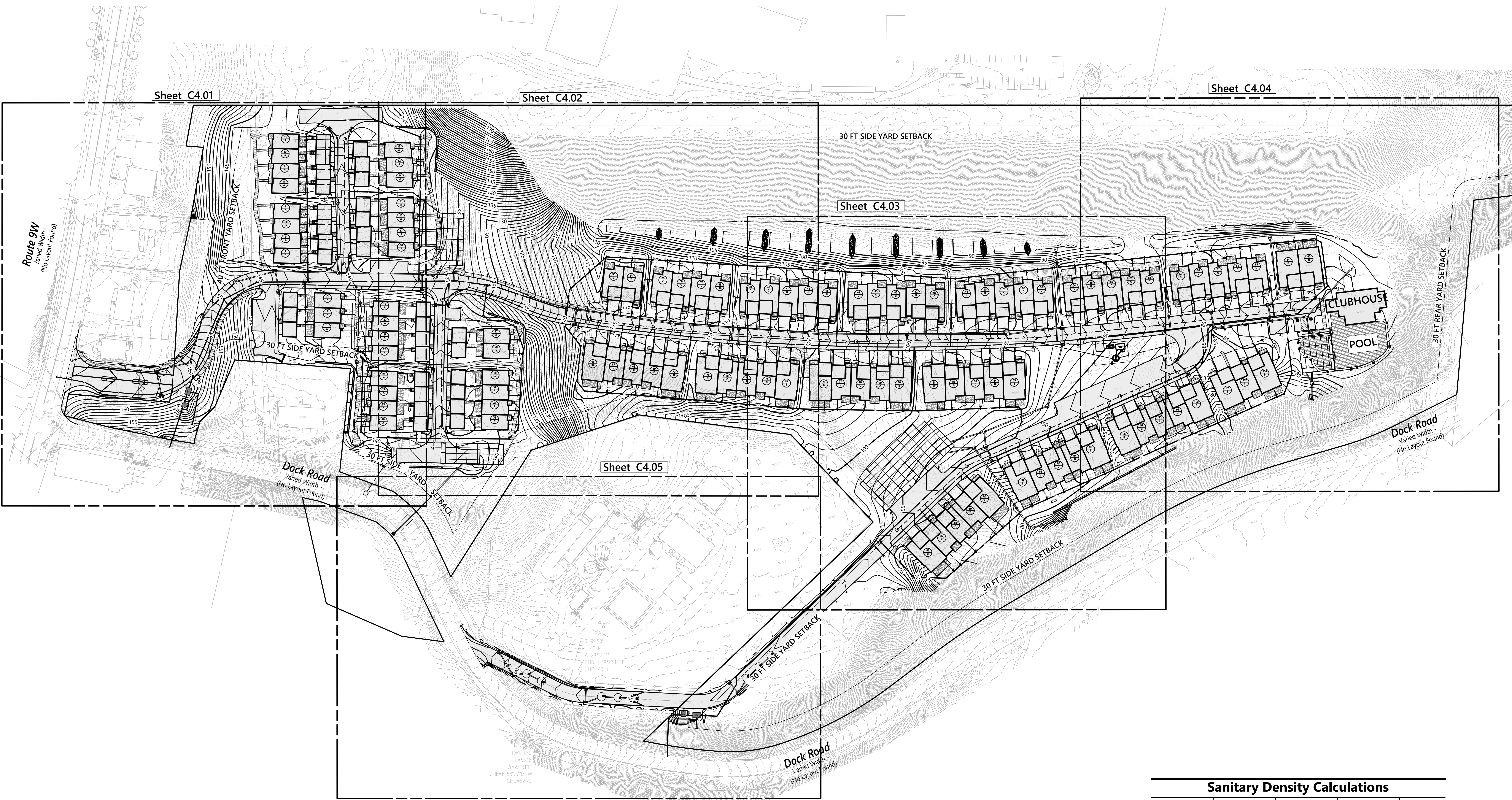
Designed by	TC	Checked by	AL
Issued for		Date	

Site Plan Approval August 9, 2024

Not Approved for Construction
Drawing Title
**Fire Access Road
Plan Over Profile
Station 610+00 to 612+92**

STATE OF NEW YORK
JULY 16 2024
Professional Engineer
C3.14
Sheet 22 of 48
Project Number 20578.01

IT IS A VIOLATION OF SECTION 2209 OF ARTICLE 165 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALLOW ANY DOCUMENT THAT BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.



Sanitary Density Calculations				
Structure Use	Minimum Design Flow	Bedrooms Per Unit	Unit Count	Flow
RESIDENTIAL	110 GPD/BEDROOM	3 BEDROOMS/UNIT	103 UNITS	33,990 GPD
TOTAL				33,990 GPD

- Notes**
- ALL DRAINAGE PIPE TO BE 15"Ø UNLESS OTHERWISE NOTED ON PLAN.
 - ALL WATER PIPE TO BE 8" UNLESS OTHERWISE NOTED ON PLAN. DOMESTIC HOUSE SERVICE LINES ARE 1 1/2".
 - TRANSFORMER LOCATIONS AS WELL AS ELECTRIC AND GAS SERVICES TO BE COORDINATED WITH CENTRAL HUDSON GAS & ELECTRIC.
 - ALL WATER AND SANITARY DESIGN SUBJECT TO APPROVAL BY TOWN OF MALBORO DEPARTMENT OF HEALTH SERVICES/WATER DEPARTMENT AND SHALL MEET ALL OF THE REQUIREMENTS OF THE SAME.
 - ALL SANITARY PIPES SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED:
 - MINIMUM 2 FEET OF CAST IRON PIPE FROM THE FOUNDATION WALL.
 - SANITARY HOUSE CONNECTIONS TO BE 6" DR-18 WITH MINIMUM SLOPE OF 2%.
 - SANITARY MAINS TO BE MINIMUM 8" DR-18 PVC.
 - THERE SHALL BE A MINIMUM SEPARATION OF 10 FEET BETWEEN SANITARY LINES AND WATER/DRAINAGE LINES.
 - WATER AND SEWER CROSSINGS SHALL MAINTAIN MINIMUM 18 INCHES VERTICAL SEPARATION.


0 30 60 120feet
Orchards on Hudson
Residential
Dock Road
Marlborough, NY

No.	Revision	Date	Appr'd.
1	Town Resubmission	10/25/2025	AL

Designed by: **DB** Checked by: **AL**
Issued for: _____ Date: _____
Site Plan Approval **August 9, 2024**

Not Approved for Construction
Utility Plan


Drawing Number
C4.00
Sheet 23 of 47
Project Number
20578.01



0 10 20 40 Feet

**Orchards on Hudson
Residential**
Dock Road
Marlborough, NY

No.	Revision	Date	Appr'd.
1	Town Resubmission	10/25/2025	AL

Designed by: **DB** Checked by: **AL**

Issued for: Date: August 9, 2024

Site Plan Approval

Not Approved for Construction

Overall Utility Plan



Drawing Number
C4.01
Sheet 24 of 47

It is a violation of Section 2209 of Article 165 of the New York State Education Law, to use the seal of a Professional Engineer, unless the person is acting under the direction of a Licensed Professional Engineer.

Project Number
20578.01



0 10 20 40 Feet

**Orchards on Hudson
Residential**
Dock Road
Marlborough, NY

No.	Revision	Date	Appr'd
1	Town Resubmission	10/25/2025	AL

Designed by: **DB** Checked by: **AL**

Issued for: _____ Date: _____

Site Plan Approval August 9, 2024

Not Approved for Construction

Utility Plan

Drawing Number
C4.02
Sheet 25 of 47

It is a violation of SECTION 2209 OF ARTICLE 165 OF THE NEW YORK STATE EDUCATION LAW BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

Project Number
20578.01



**Orchards on Hudson
Residential**
Dock Road
Marlborough, NY

No.	Revision	Date	Appr'd
1	Town Resubmission	10/25/2025	AL

Designed by: **DB** Checked by: **AL**

Issued for: **Site Plan Approval** Date: **August 9, 2024**

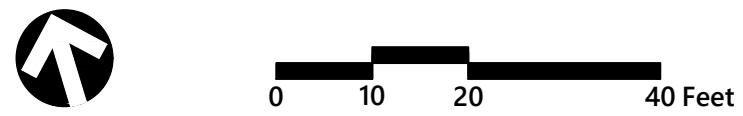
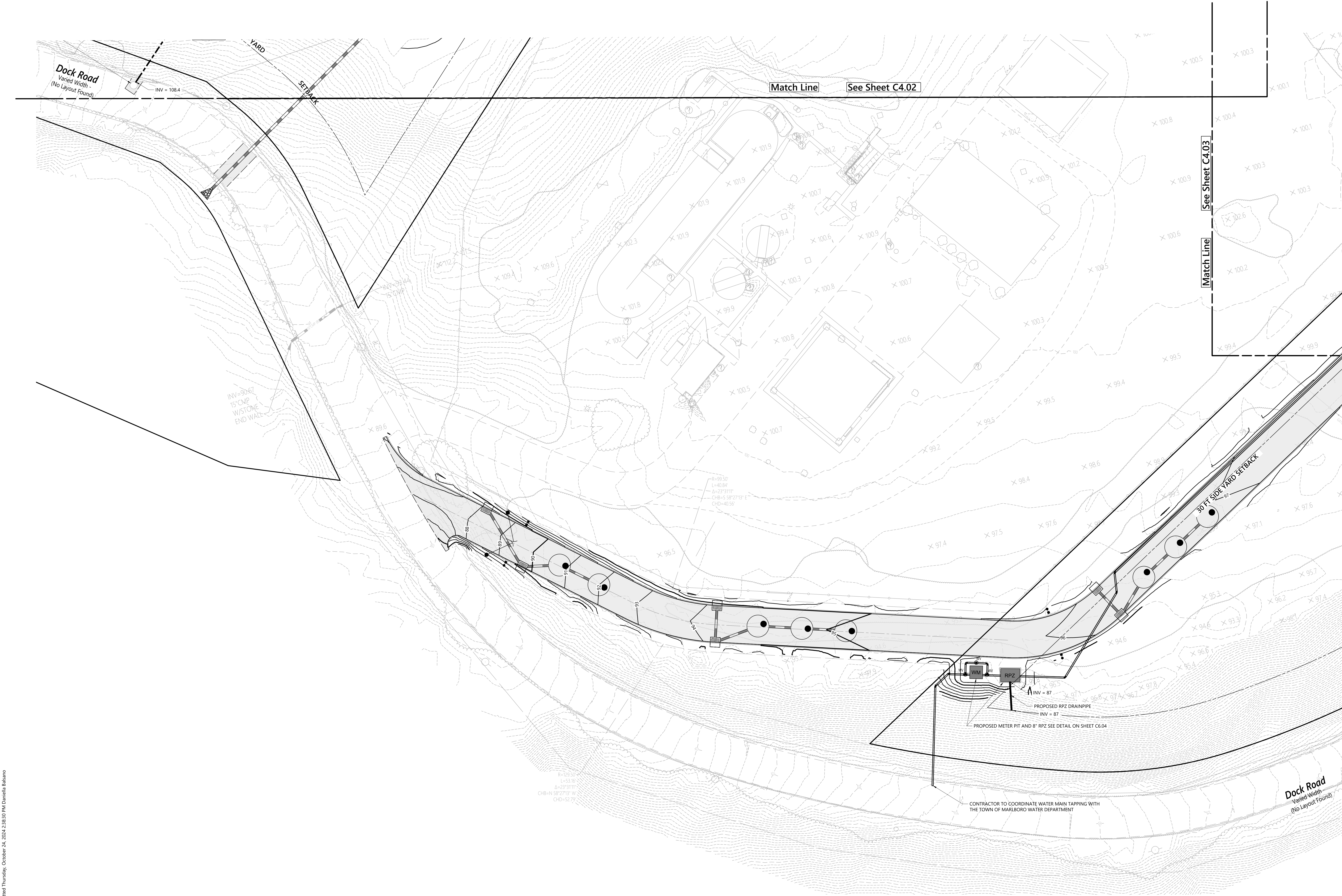
Not Approved for Construction

Utility Plan

STATE OF NEW YORK
JULY 16, 1884
Professional Engineer
C4.03
Sheet 26 of 47

It is a violation of Section 2209 of Article 165 of the New York State Education Law, unless the person is acting under the direction of a licensed professional engineer.
Project Number: **20578.01**





Orchards on Hudson Residential
Dock Road
Marlborough, NY

No.	Revision	Date	Author
1	Town Resubmission	10/25/2025	AL

Designed by: **DB** Checked by: **AL**
Issued for: _____ Date: _____

Site Plan Approval August 9, 2024

Not Approved for Construction

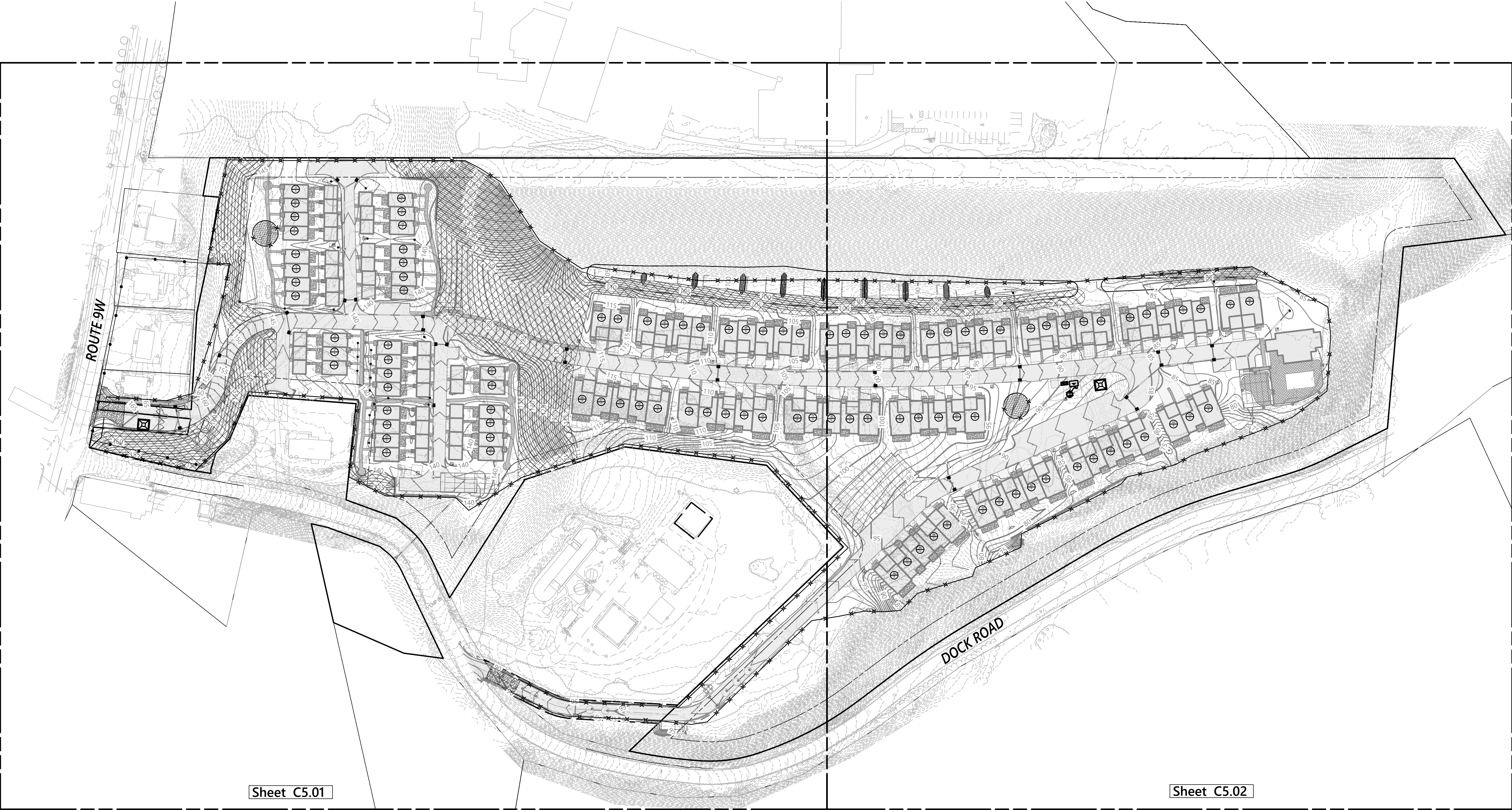
Utility Plan

STATE OF NEW YORK
JULY 16 2024
Professional Engineer
086416

Drawing Number
C4.05
Sheet 28 of 47

IT IS A VIOLATION OF SECTION 2209 OF ARTICLE 165 OF THE NEW YORK STATE EDUCATION LAW, BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

Project Number
20578.01



Erosion Control Notes

1. PRIOR TO STARTING WORK ON THE SITE, INCLUDING DEMOLITION, CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCIES AND INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS REQUIRED BY STATE & LOCAL AGENCIES. ACTUAL EROSION CONTROL MEASURES WILL BE DICTATED BY FIELD CONDITIONS AS CONSTRUCTION PROGRESSES. EROSION CONTROL MEASURES TO BE ADJUSTED AS CONSTRUCTION PROGRESSES AS NECESSARY TO ENSURE THAT SEDIMENT IS TRAPPED ON-SITE.
2. SPECIFIC METHODS AND MATERIALS EMPLOYED IN THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES SHALL CONFORM TO "THE NEW YORK GUIDELINES FOR EROSION AND SEDIMENT CONTROL".
3. SEDIMENT BARRIERS (SILT FENCE OR APPROVED EQUAL) SHALL BE INSTALLED AS REQUIRED ALONG THE LIMITS OF DISTURBANCE FOR THE DURATION OF THE WORK. NO SEDIMENT FROM THE SITE SHALL BE PERMITTED TO WASH ONTO ADJACENT PROPERTIES, WETLANDS OR ROADS.
4. DRAINAGE INLETS INSTALLED AS PART OF THE PROJECT SHALL BE PROTECTED FROM SEDIMENT BUILDUP THROUGH THE USE OF SEDIMENT BARRIERS, SEDIMENT TRAPS, DANDY BAGS, ETC., AS REQUIRED.
5. PROPER MAINTENANCE OF EROSION CONTROL MEASURES IS TO BE PERFORMED AS INDICATED BY PERIODIC INSPECTION AND AFTER HEAVY OR PROLONGED STORMS. MAINTENANCE MEASURES INCLUDE, BUT ARE NOT LIMITED TO: CLEANING OF SEDIMENT BASINS AND TRAPS; CLEANING OR REPAIR OF SEDIMENT BARRIERS; CLEANING AND REPAIR OF BERMS AND DIVERSIONS; AND CLEANING AND REPAIR OF INLET PROTECTION.
6. APPROPRIATE MEANS SHALL BE USED TO CONTROL DUST DURING CONSTRUCTION.
7. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT SOIL AND LOOSE DEBRIS FROM BEING TRACKED ONTO LOCAL ROADS. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL THE SITE IS PERMANENTLY STABILIZED.
8. SEDIMENT BARRIERS AND OTHER CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED. AFTER PERMANENT STABILIZATION, PAVED AREAS SHALL BE CLEANED AND DRAINAGE SYSTEMS CLEANED AND FLUSHED AS NECESSARY.
9. LOCATION AND EXTENT OF EROSION & SEDIMENT CONTROL MEASURES TO BE ADJUSTED AS NECESSARY DURING THE COURSE OF CONSTRUCTION AS CONSTRUCTION PROGRESS AND FIELD CONDITIONS DICTATE.
10. CONCRETE WASHOUT SHALL BE LOCATED A MINIMUM OF 50 FT FROM ANY DRAINAGE INLET OR CONCENTRATED FLOW. ONCE CONCRETE WASTE HAS BEEN WASHED IN THE WASHOUT AREA AND ALLOWED TO HARDEN, THE CONCRETE SHALL BE BROKEN UP AND REMOVED FROM THE SITE. CONTRACTOR SHALL REMOVE WASHED OUT CONCRETE ON A REGULAR BASIS. PLASTIC LINING SHALL BE A MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND SHALL BE FREE OF HOLES AND TEARS AND ALL OTHER DEFECTS THAT MAY COMPROMISE THE INTEGRITY OF THE LINER. CONCRETE WASHOUT FACILITIES SHALL BE CLEANED OUT ONCE 75% CAPACITY IS REACHED. STRAW BALES MAY BE SUBSTITUTED WITH ALTERNATE SECURING MEASURES SUCH AS CONCRETE BLOCKS.

Concrete Washout Note

1. CONCRETE WASHOUT SHALL BE LOCATED A MINIMUM OF 50 FT FROM ANY DRAINAGE INLET OR CONCENTRATED FLOW. ONCE CONCRETE WASTE HAS BEEN WASHED IN THE WASHOUT AREA AND ALLOWED TO HARDEN, THE CONCRETE SHALL BE BROKEN UP AND REMOVED FROM THE SITE. CONTRACTOR SHALL REMOVE WASHED OUT CONCRETE ON A REGULAR BASIS. PLASTIC LINING SHALL BE A MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND SHALL BE FREE OF HOLES AND TEARS AND ALL OTHER DEFECTS THAT MAY COMPROMISE THE INTEGRITY OF THE LINER. CONCRETE WASHOUT FACILITIES SHALL BE CLEANED OUT ONCE 75% CAPACITY IS REACHED. STRAW BALES MAY BE SUBSTITUTED WITH ALTERNATE SECURING MEASURES SUCH AS CONCRETE BLOCKS.

Dandy Bag Notes

- INSTALLATION AND MAINTENANCE GUIDELINES (SEE DETAIL)
1. INSTALLATION:
EMPTY DANDY BAG SHOULD BE PLACED OVER THE GRATE AS THE GRATE STANDS ON END. IF USING OPTIONAL OIL ABSORBENTS, PLACE ABSORBENT PILLOW IN POUCH ON BOTTOM OF THE UNIT. ATTACH ABSORBENT PILLOW TO TETHER LOOP, HOLDING THE LIFTING DEVICE (DO NOT RELY ON LIFTING DEVICE TO SUPPORT ENTIRE WEIGHT OF GRATE). PLACE THE GRATE INTO ITS FRAME.
 2. MAINTENANCE:
REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE SURFACE AND VICINITY OF THE UNIT AFTER EACH STORM EVENT. REMOVE THE SEDIMENT THAT HAS ACCUMULATED WITHIN THE CONTAINMENT AREA OF THE DANDY BAG AS NEEDED. IF USING OPTIONAL OIL ABSORBENTS, REMOVE AND REPLACE ABSORBENT PILLOW WHEN NEAR SATURATION.



Orchards on Hudson
Residential
Dock Road
Marlborough, NY

No.	Revision	Date	Appr'd.
1	Town Resubmission	10/25/2025	AL

Designed by: DB
Checked by: AL
Issued for: Site Plan Approval
Date: August 9, 2024

Not Approved for Construction

Overall Erosion and
Control Plan



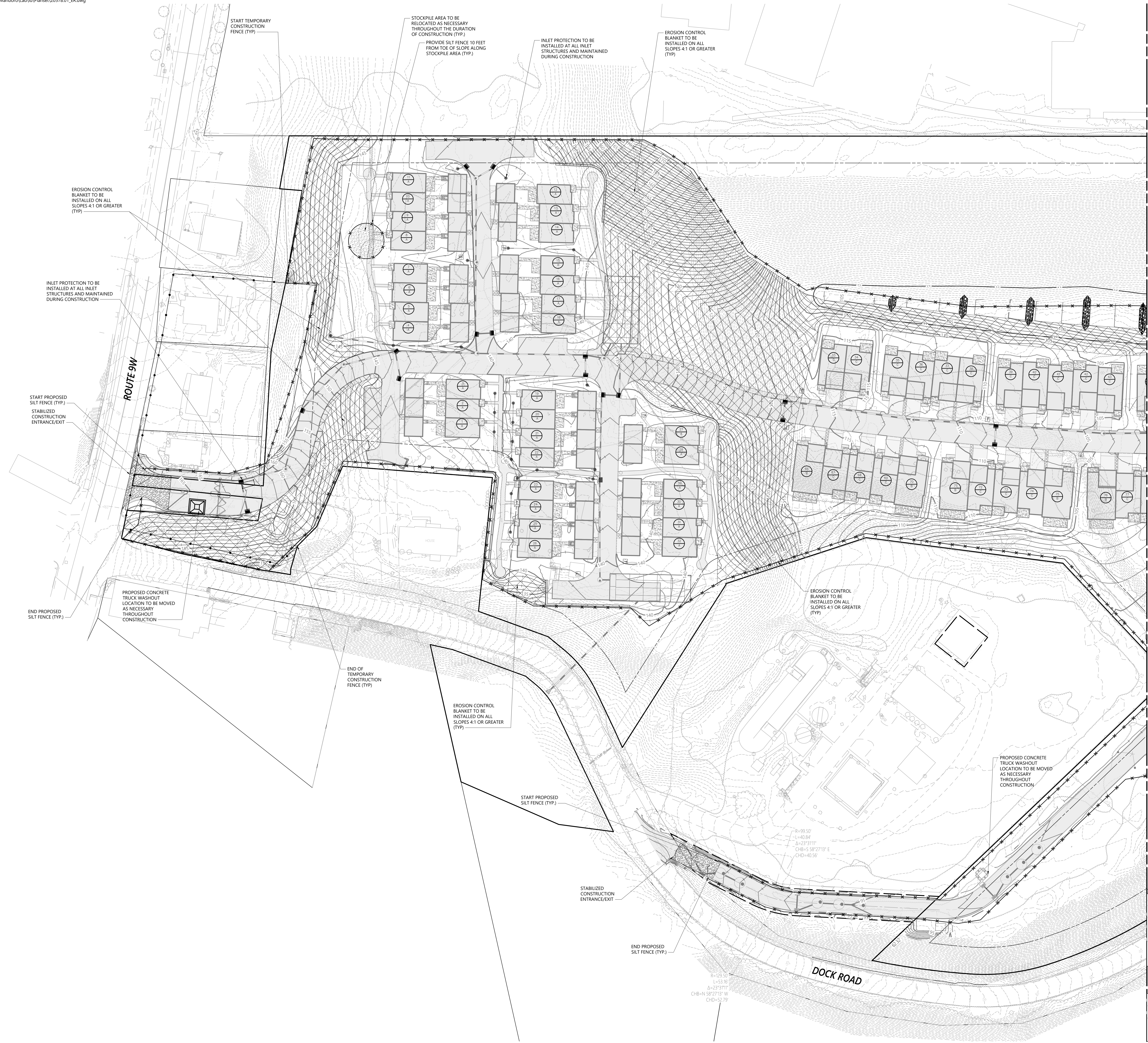
Project Number
C5.00

Sheet
29 of 47

Project Number
20578.01

Legend

- x — x — SF SILT FENCE
- x — x — CONSTRUCTION FENCE
- CONCRETE WASHOUT AREA
- SOIL STABILIZATION BLANKETS AND OR MATTING
- STORM DRAIN INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE



See Sheet C5.02 Sheet



**Orchards on Hudson
Residential**
Dock Road
Marlborough, NY

No.	Revision	Date	Author
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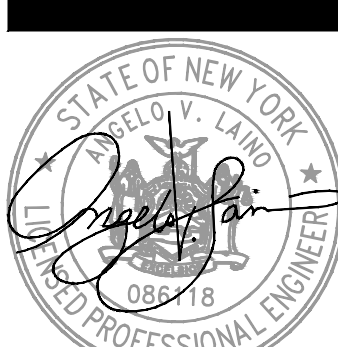
Designed by: _____ Checked by: _____

Issued for: _____ Date: August 9, 2024

Site Plan Approval

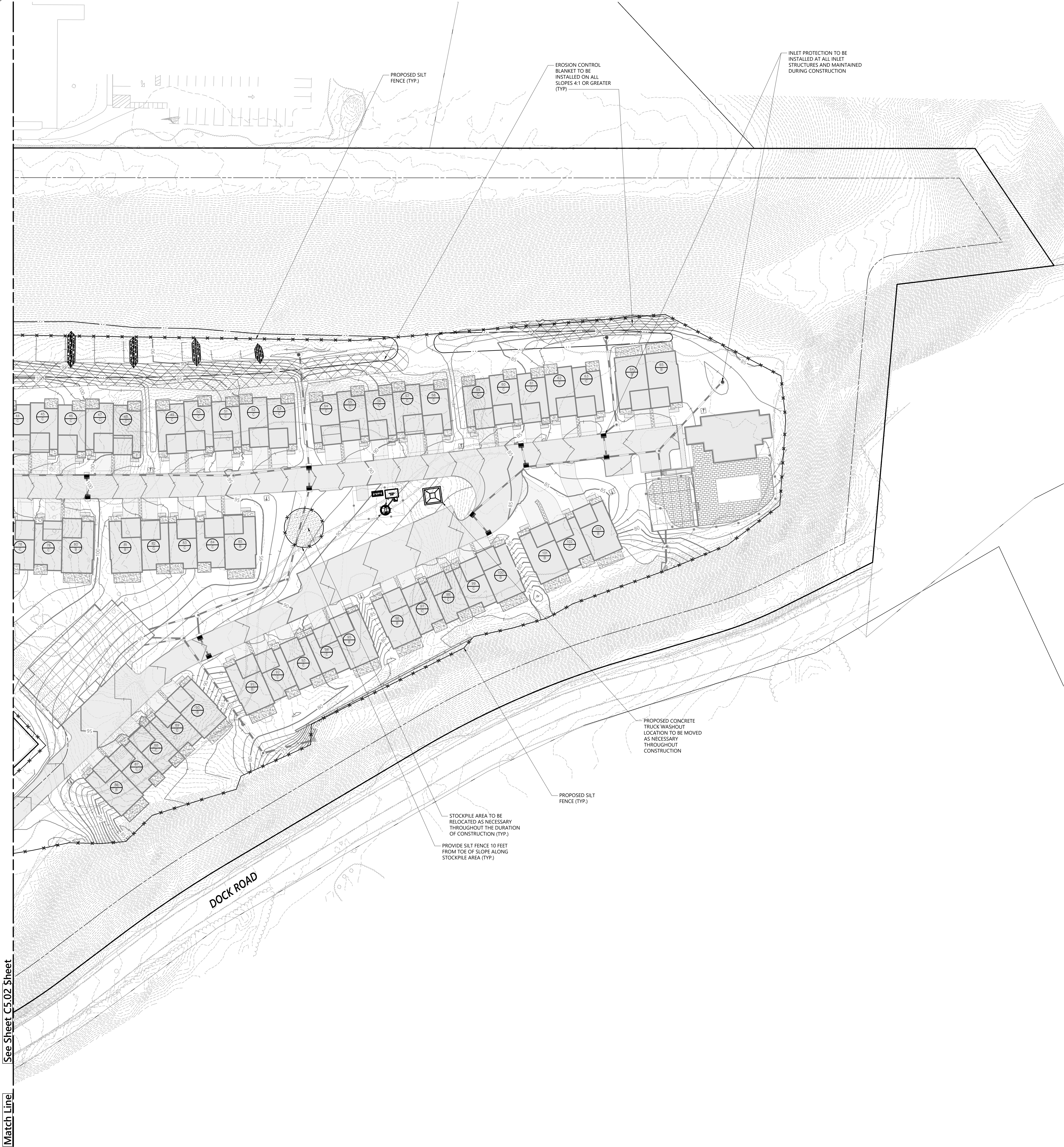
Not Approved for Construction

**Erosion and
Control Plan**



Drawing Title
C5.01
Sheet 30 of 47

Project Number
20578.01



**Orchards on Hudson
Residential**
Dock Road
Marlborough, NY

No.	Revision	Date	Appr'd.
1	Town Resubmission	10/25/2025	AL

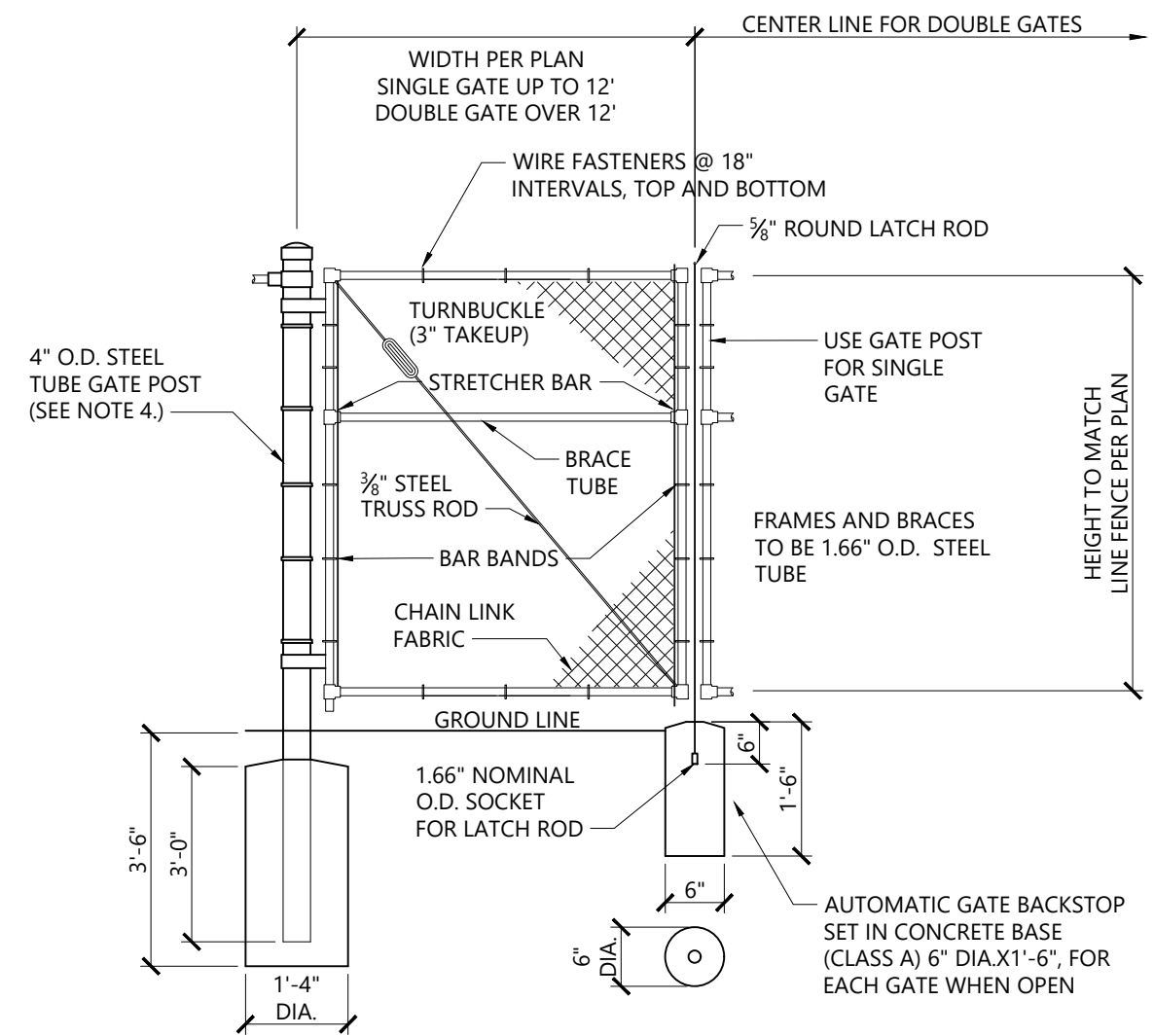
Designed by _____
Checked by _____

Issued for _____
Date _____
Site Plan Approval August 9, 2024

Not Approved for Construction
Drawing Title
**Erosion and
Residential Development**

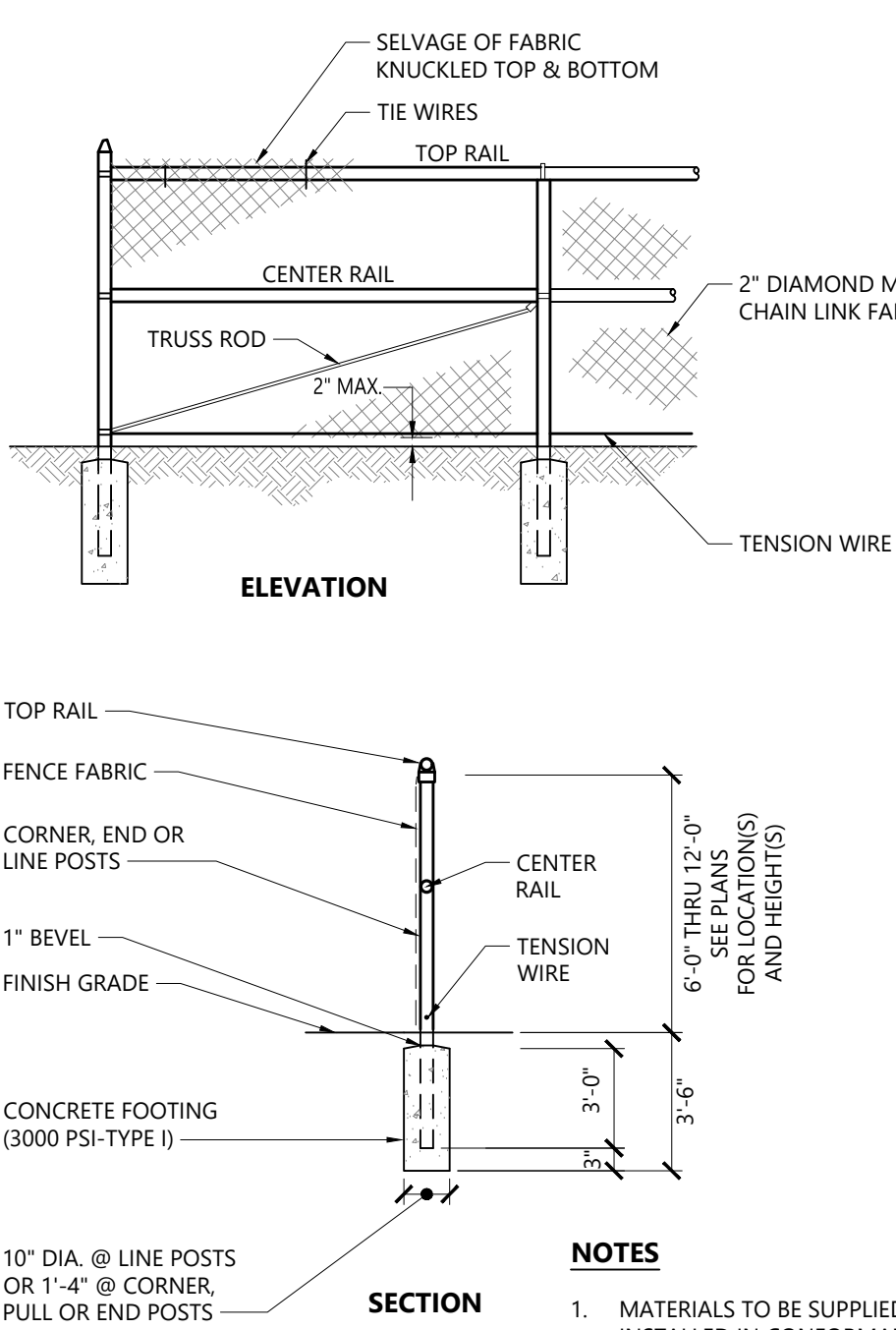
STATE OF NEW YORK
JULY 16 2024
Professional Engineer
C5.02
Sheet 31 of 47
Project Number
20578.01

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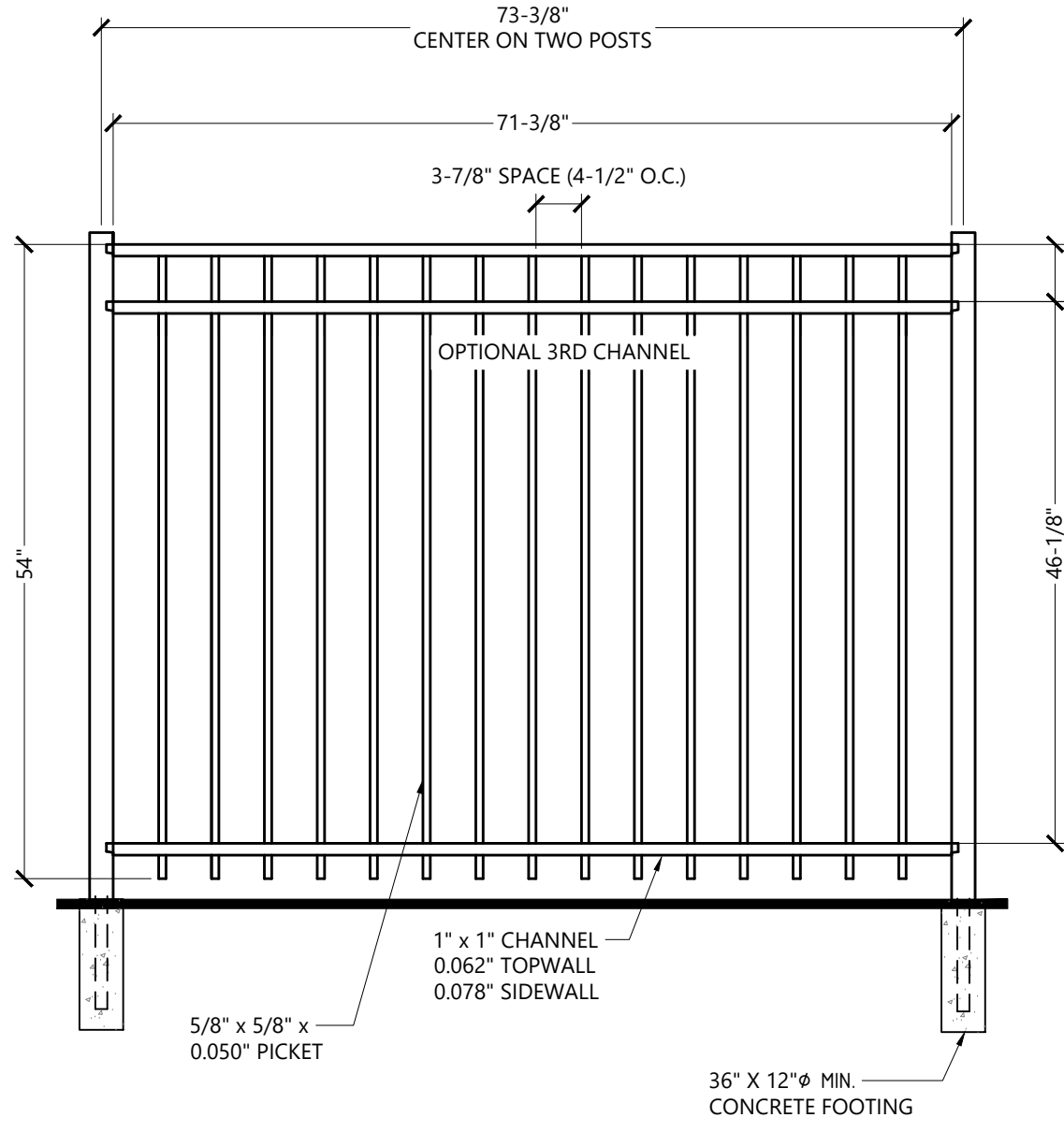
- NOTES**
- CHAIN LINK FABRIC FOR GATES TO BE THE SAME AS REQUIRED FOR FENCE.
 - GATE POST BASE-PORTLAND CEMENT CONCRETE (3000 PSI).
 - FENCE FABRIC, POSTS, FRAMEWORKS, AND HARDWARE SHALL BE GALVANIZED STEEL PER SPECIFICATIONS.
 - GATE POSTS TO BE USED ON EACH SIDE OF SINGLE AND DOUBLE GATE OPENINGS.

6' Chain Link Fence Gate 12/19
N.T.S. Source: VHB REV LD_482



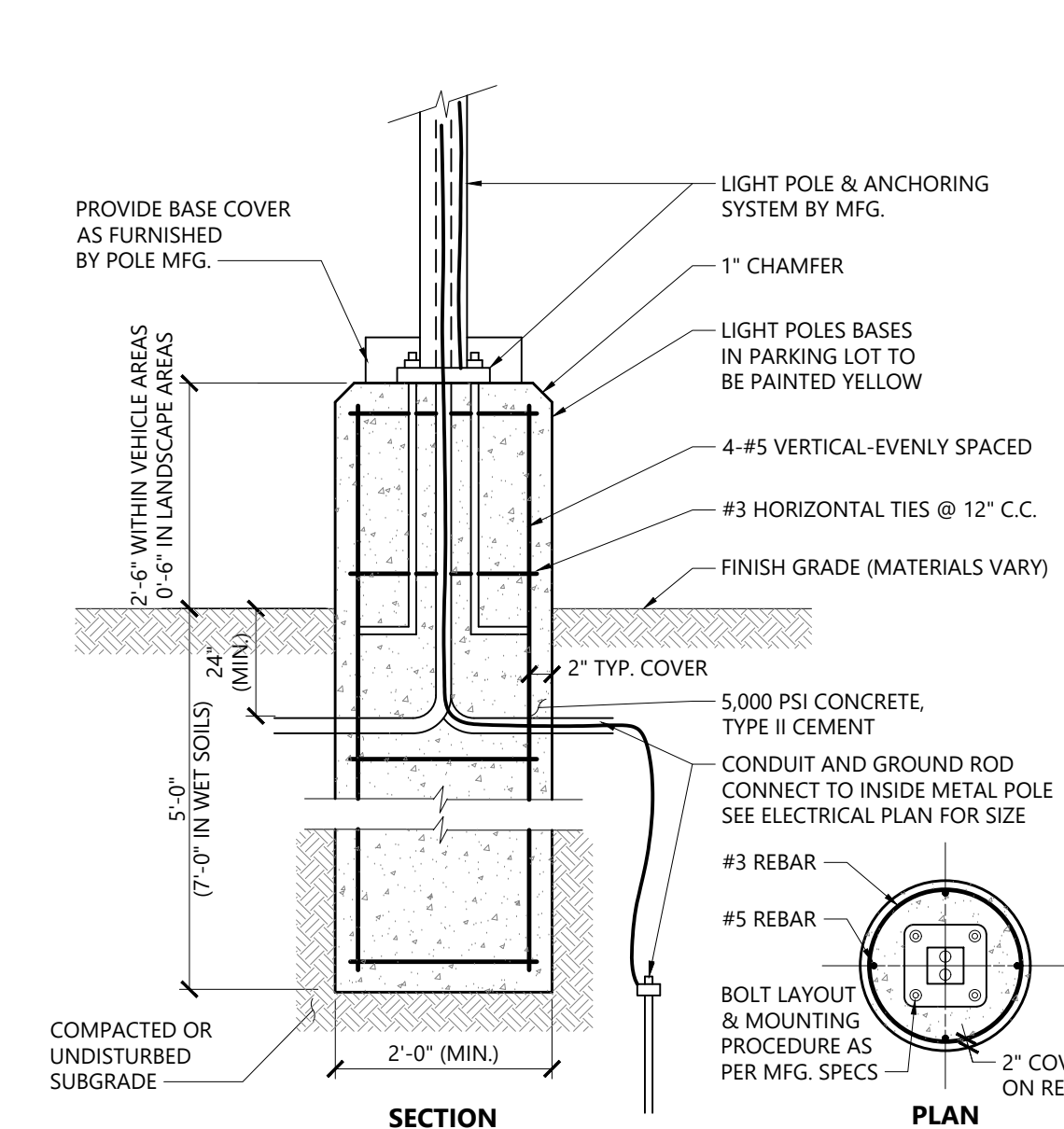
- NOTES**
- MATERIALS TO BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH "CHAIN LINK MANUFACTURER'S INSTITUTE" PRODUCT MANUAL.

6' Chain Link Fence 10/20
N.T.S. Source: VHB REV LD_480



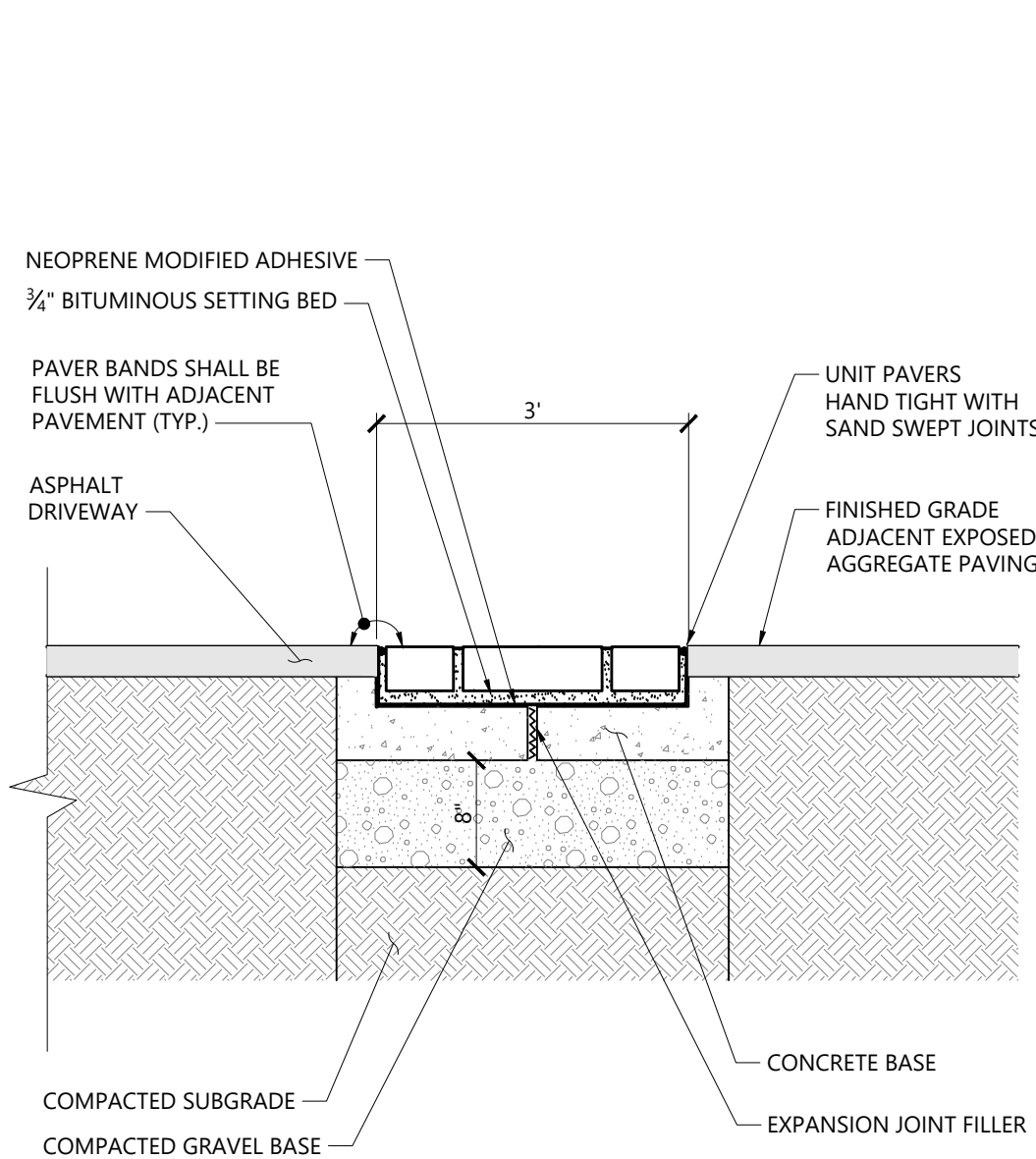
- NOTES**
- FENCING TO BE BLACK ALUMI-GUARD ALUMINUM FENCING OR APPROVED EQUAL.
 - FENCING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND IN ACCORDANCE WITH ALL INDUSTRY STANDARDS.

4-6' High Aluminum Decorative Fence 7/17
N.T.S. Source: VHB LD_...



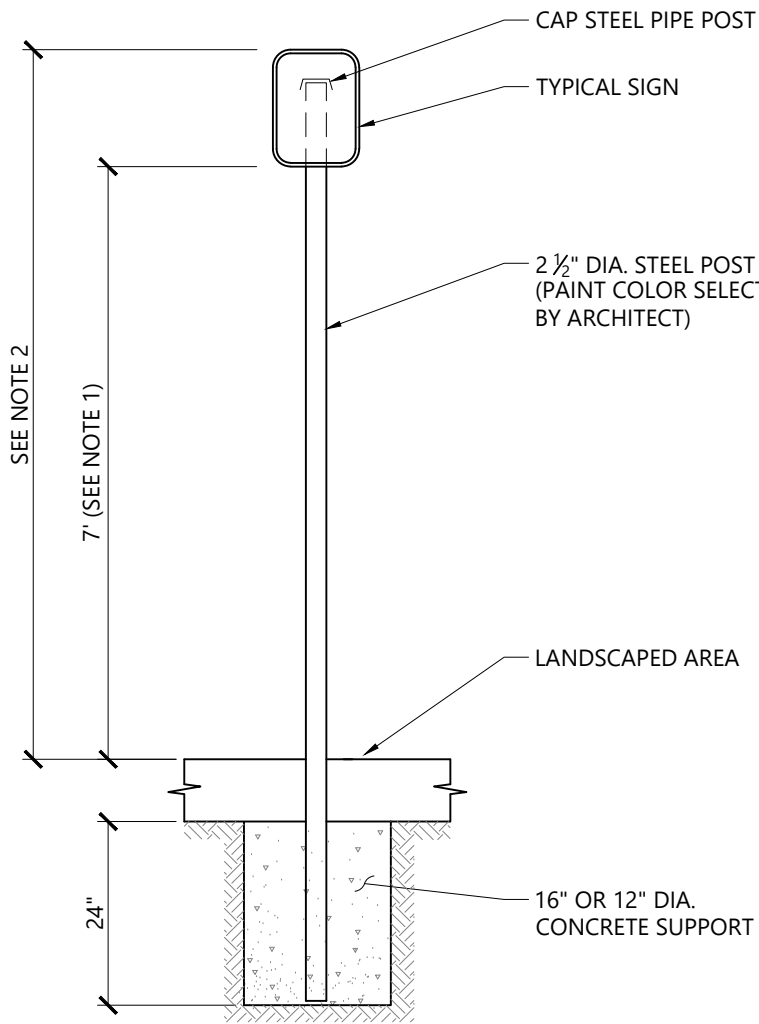
- NOTES**
- IF THE CONTRACTOR PROPOSES TO USE A PRECAST BASE THAT DIFFERS FROM THIS DETAIL, SHOP DRAWINGS SHALL INCLUDE CERTIFICATION THAT THE PROPOSED BASE MEETS NYS BUILDING CODE REQUIREMENTS FOR THE LOADING AND SOIL CONDITIONS OF THIS PROJECT BY A LICENSED PROFESSIONAL ENGINEER.

Light Pole Foundation Detail (Up to 20' Pole) 3/23
N.T.S. Source: VHB LD_3108



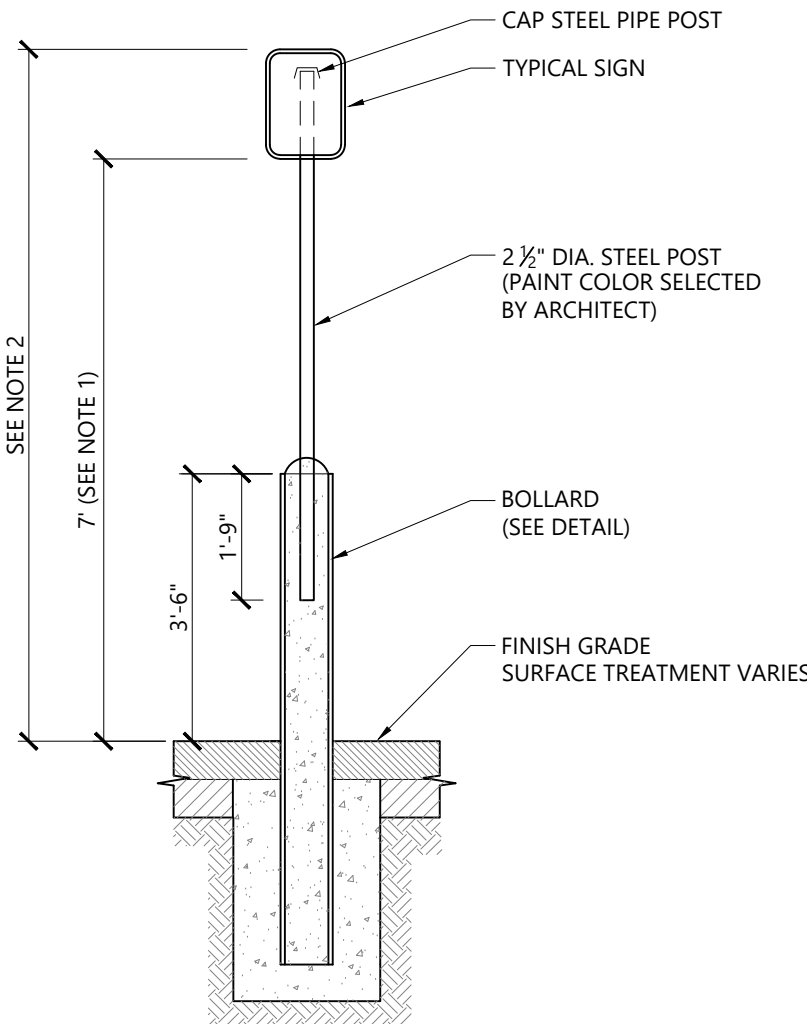
- NOTES**
- PAVER BANDS TO BE NICOLOCK ON APPROVED EQUAL.
 - PAVERS TO BE RATE FOR VEHICLE LOADING.

Unit Paver Band 1/16
N.T.S. Source: VHB REV



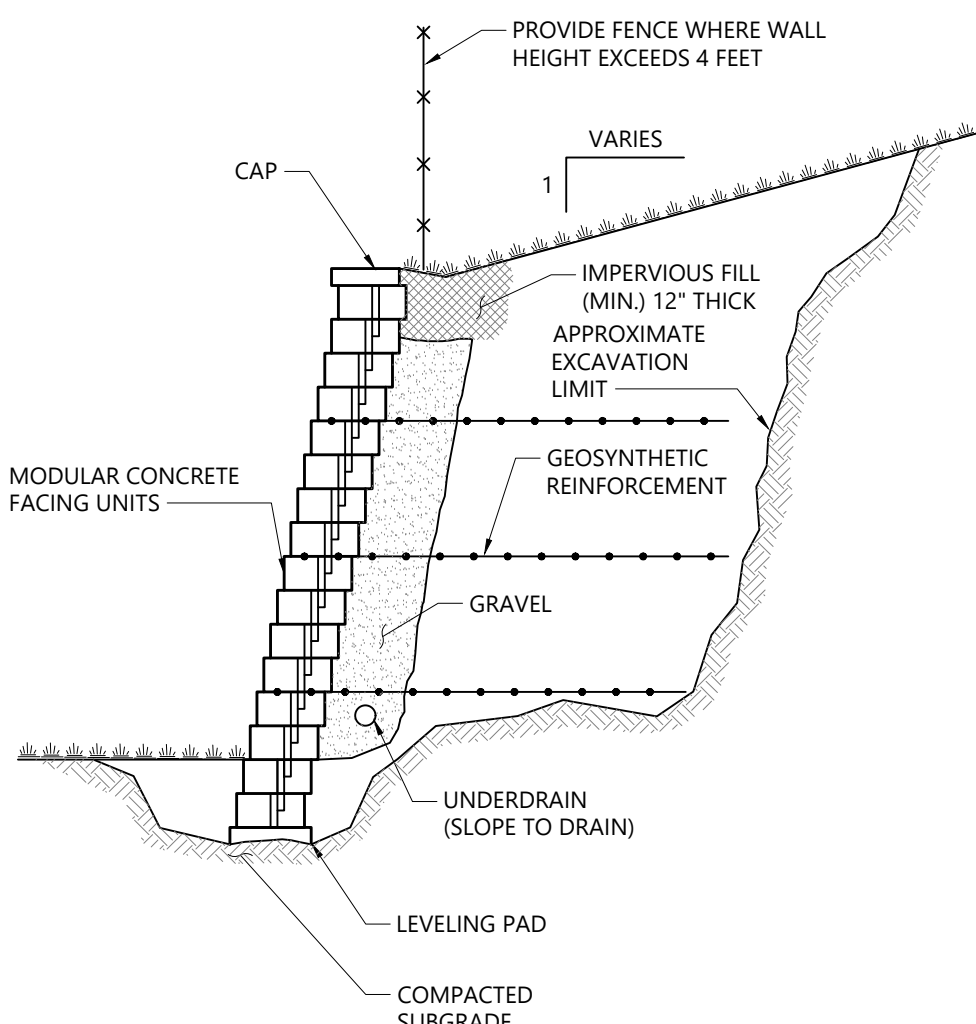
- THIS DIMENSION SHALL BE A MINIMUM OF 5' FOR ACCESSIBLE SIGNAGE.
- THIS DIMENSION SHALL BE A MAXIMUM OF 8' FOR ACCESSIBLE SIGNAGE.

Sign Post - Type 'A' 3/19
N.T.S. Source: VHB LD_701



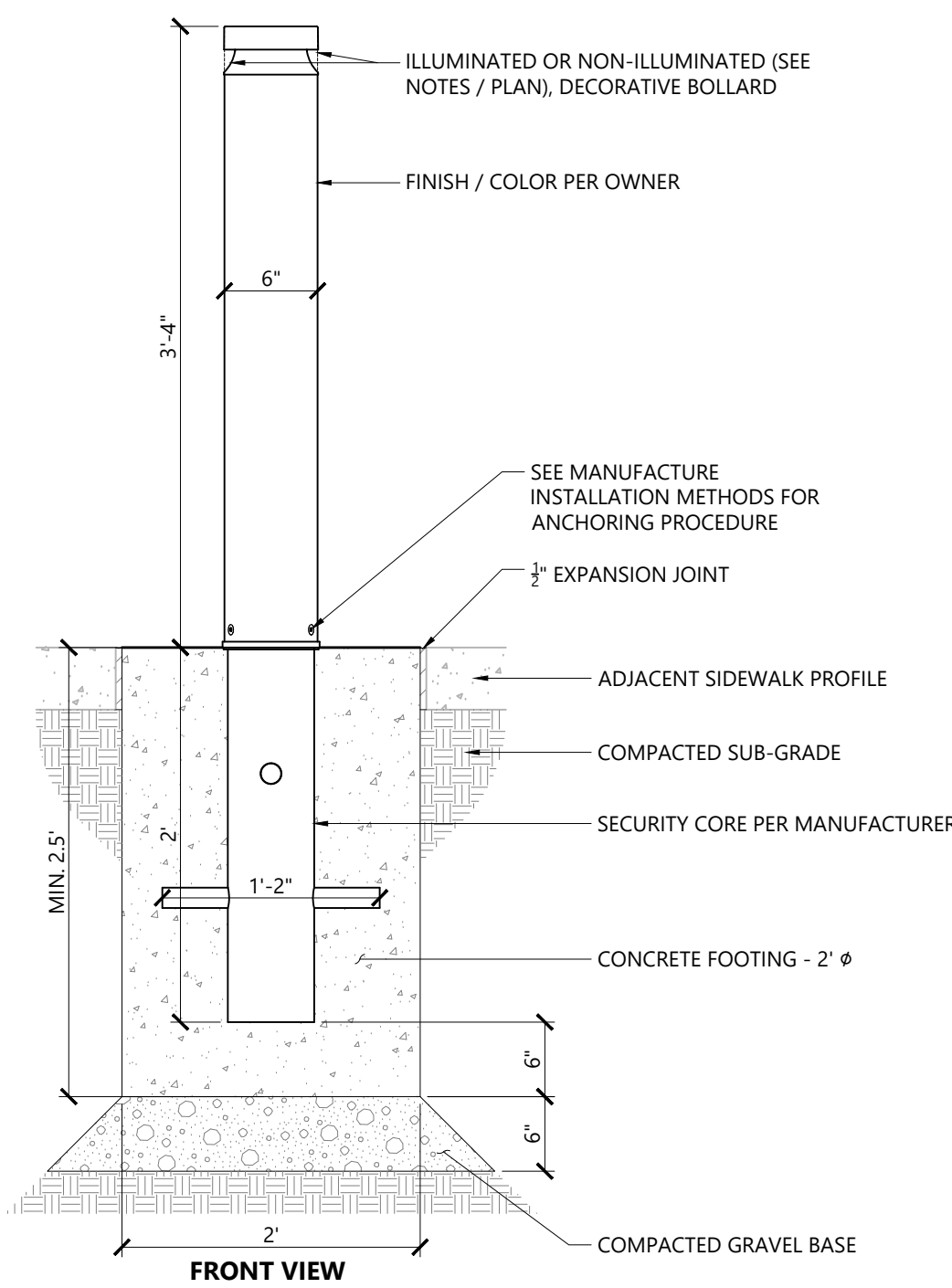
- THIS DIMENSION SHALL BE A MINIMUM OF 5' FOR ACCESSIBLE SIGNAGE.
- THIS DIMENSION SHALL BE A MAXIMUM OF 8' FOR ACCESSIBLE SIGNAGE.

Bollard Mounted Sign 2/20
N.T.S. Source: VHB LD_703



- NOTES**
- DETAIL PROVIDED FOR GENERAL INFORMATION ONLY. STAMPED FINAL DESIGN OF MODULAR WALL SYSTEM TO BE PROVIDED BY CONTRACTOR BASED ON GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

Modular Retaining Wall 10/20
N.T.S. Source: VHB LD_750



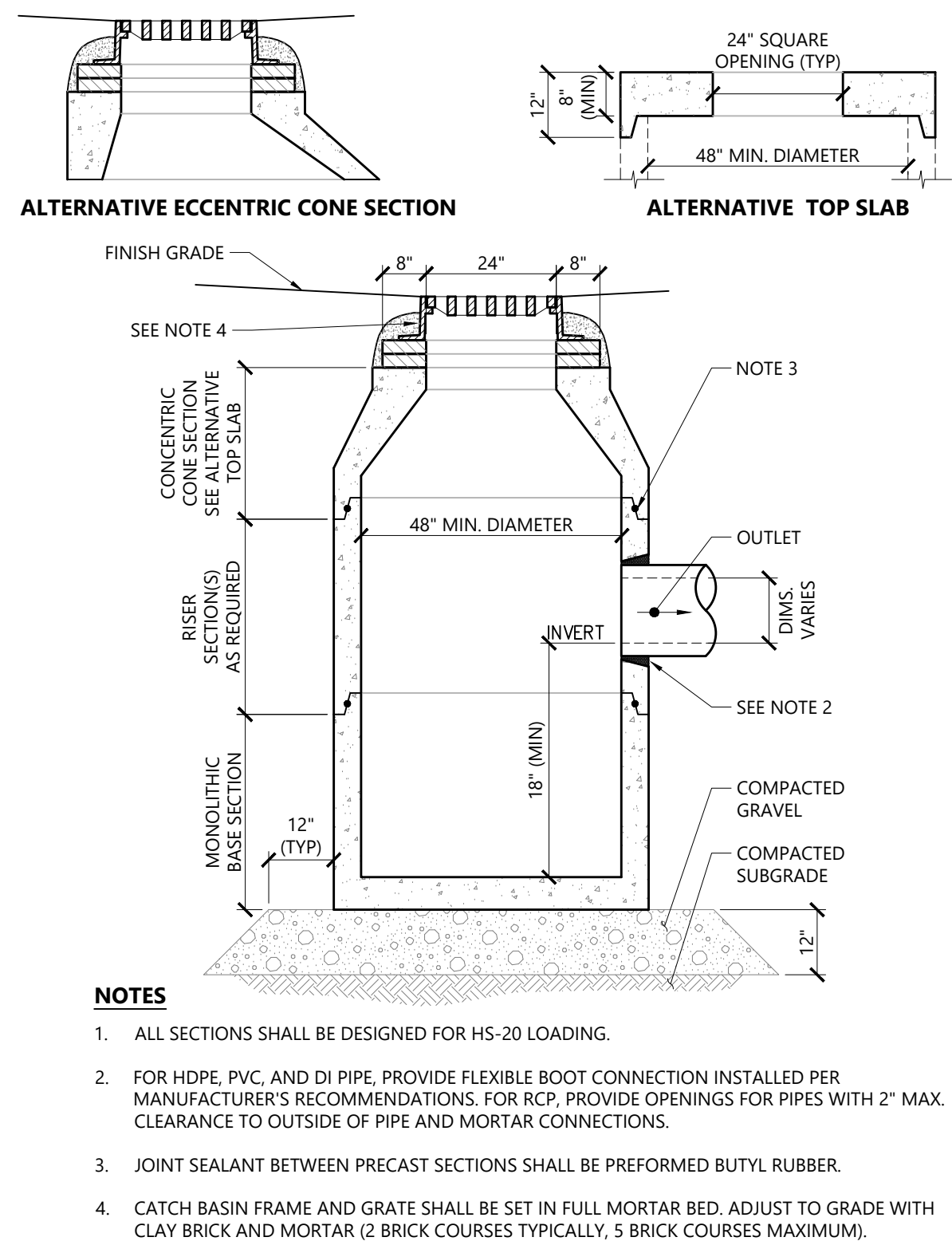
- NOTES**
- ILLUMINATED BOLLARD LIGHTS SHALL BE HELIO SECURITY BOLLARD WITH EMBEDDED SECURITY CORE (MODEL NO. LBHLO-603) MANUFACTURED BY:
FORMS+SURFACES
30 PINE STREET
PITTSBURGH, PA 15223
P: 800.451.0410
F: 412.781.7840
OR APPROVED EQUAL.
 - NON-ILLUMINATED BOLLARD SHALL BE HELIO SECURITY BOLLARD WITH EMBEDDED SECURITY CORE (MODEL NO. LBHLO-603-N) MANUFACTURED BY:
FORMS+SURFACES
30 PINE STREET
PITTSBURGH, PA 15223
P: 800.451.0410
F: 412.781.7840
OR APPROVED EQUAL.
 - BOLLARDS SHALL ALTERNATE FROM ILLUMINATED TO NON-ILLUMINATED. SEE PLAN FOR PLACEMENT.
 - SEE SHEET SITE LIGHTING PLAN FOR PHOTOMETRIC CALCULATIONS.
 - HELIO SECURITY BOLLARD BY FORMS+SURFACES SHALL BE FURNISHED WITH THE FOLLOWING OPTIONS:
5.1. EMBEDDED SECURITY CORE INSTALLED PER MANUFACTURER SPECIFICATIONS
5.2. SERIES 600 (6\"/>

Decorative Bollard - Illuminated & Non-Illuminated 10/21
N.T.S. Source: Forms+Surfaces LD_CUSTOM

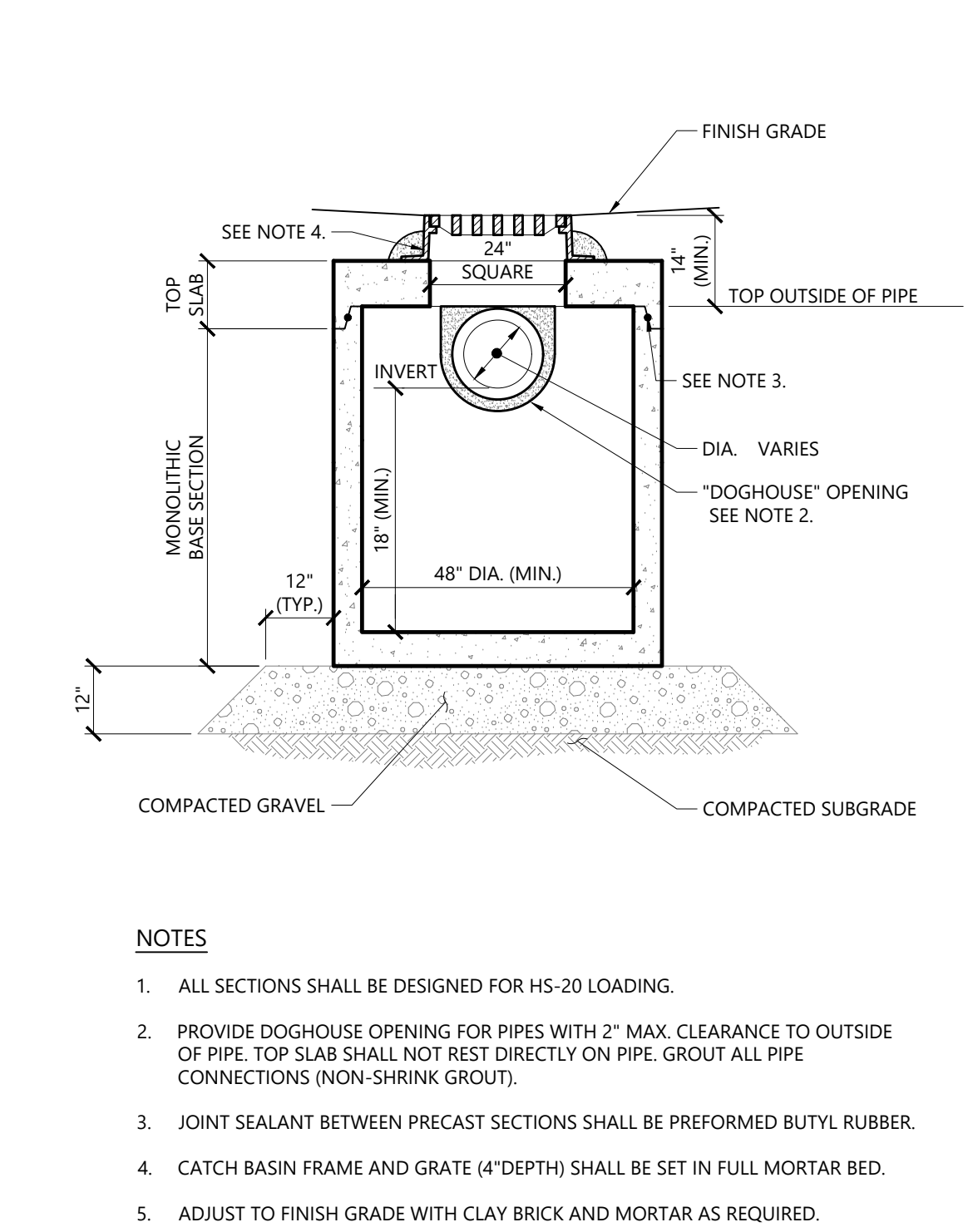
No.	Revision	Date	Appr'd
1	Town Resubmission	10/25/2025	AL

Designed by: **DB** Checked by: **AL**
Issued for: _____ Date: _____
Site Plan Approval August 9, 2024

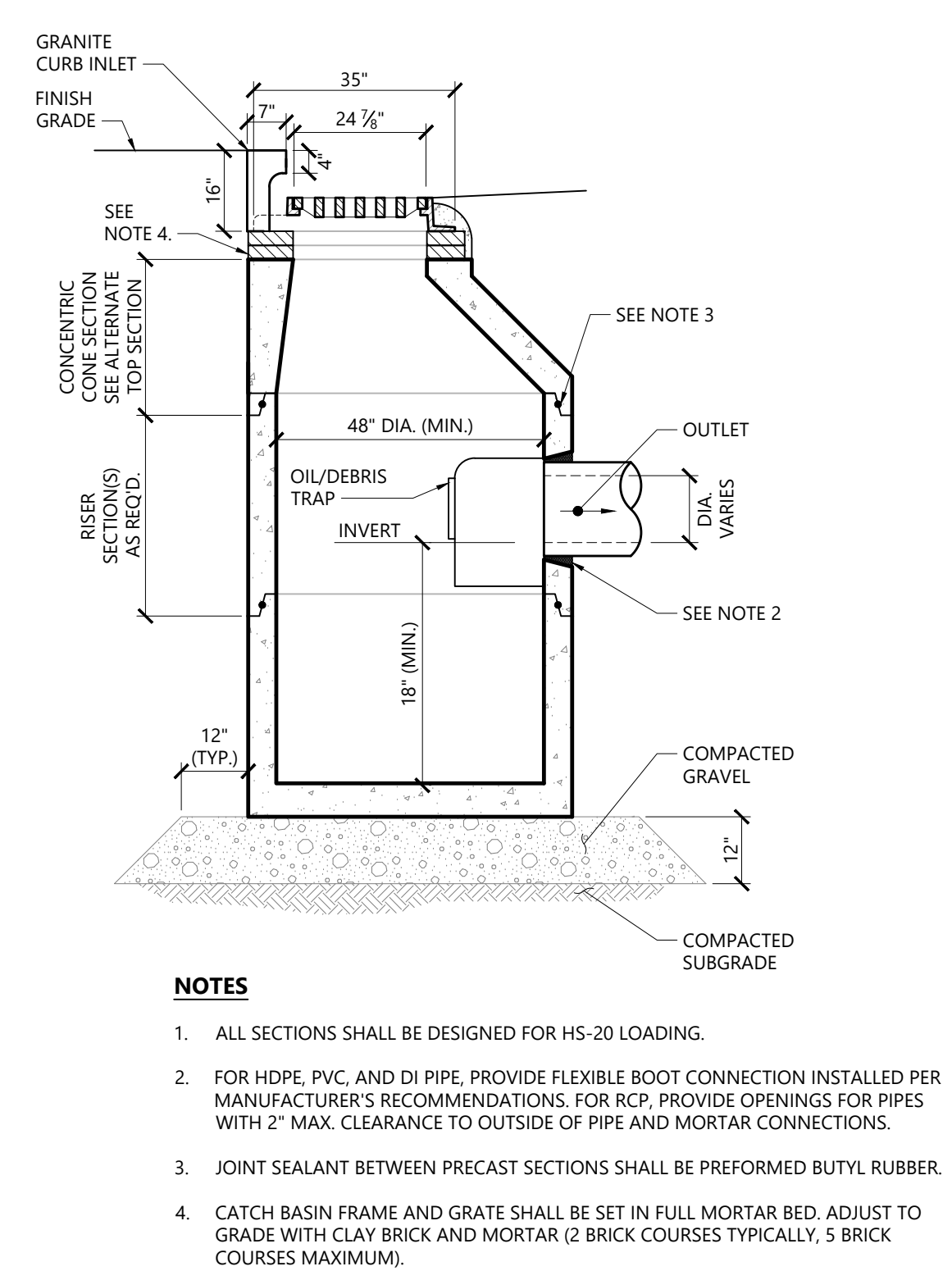
Not Approved for Construction
Drawing Title: **Site Details - 2**



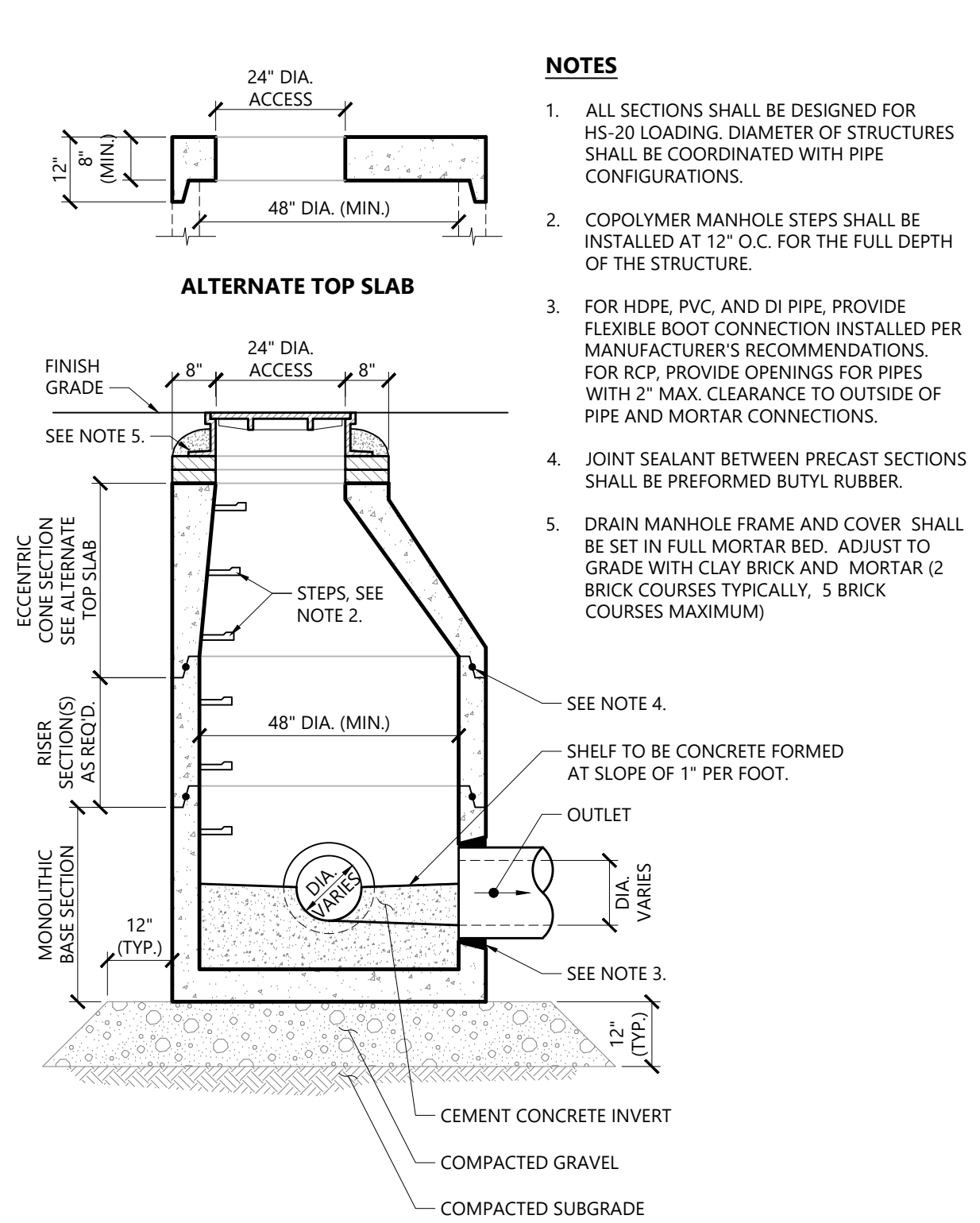
Catch Basin (CB) 11/19
N.T.S. Source: VHB REV LD_100



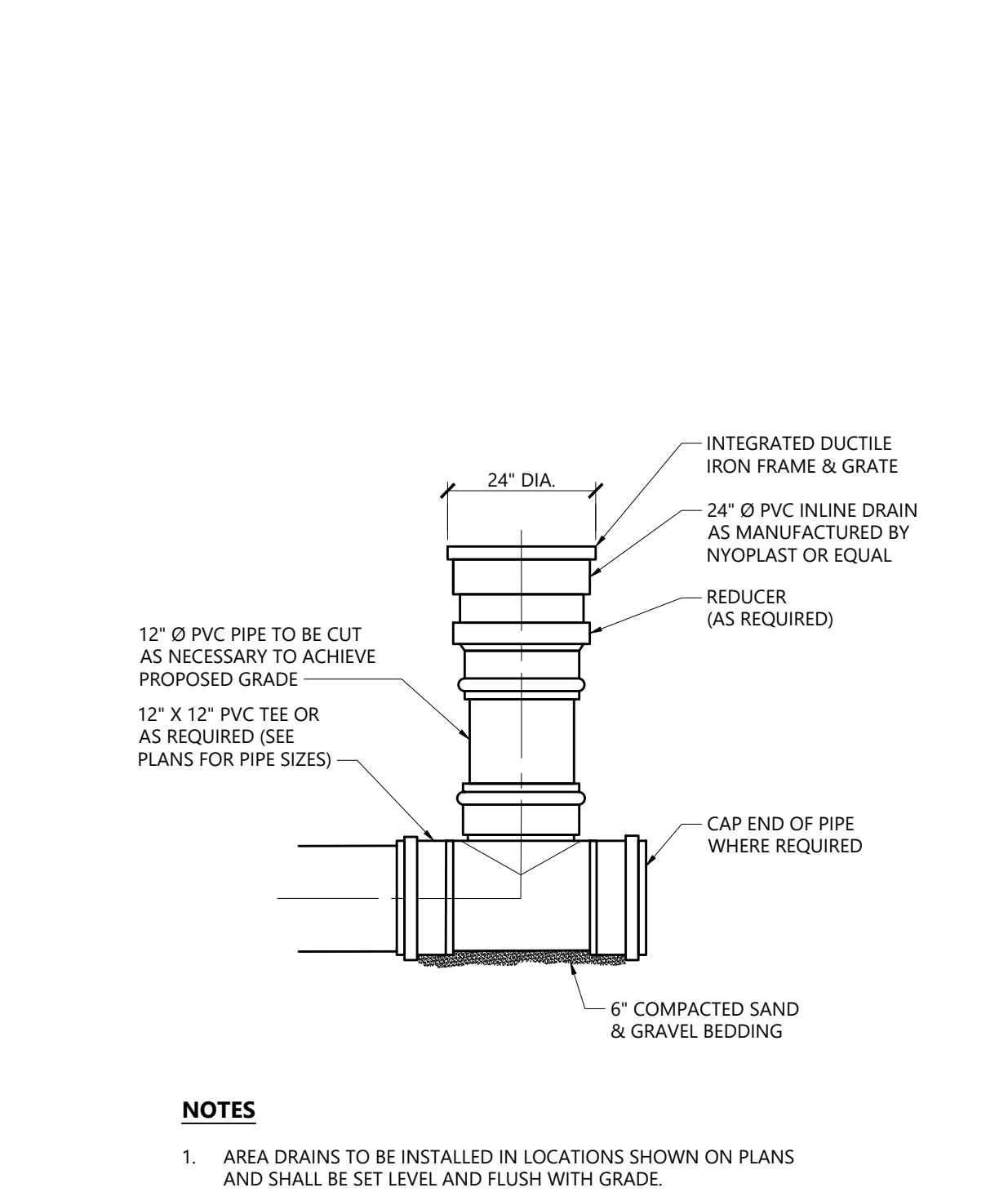
Catch Basin (CB) Shallow Cover 1/16
N.T.S. Source: VHB REV LD_104



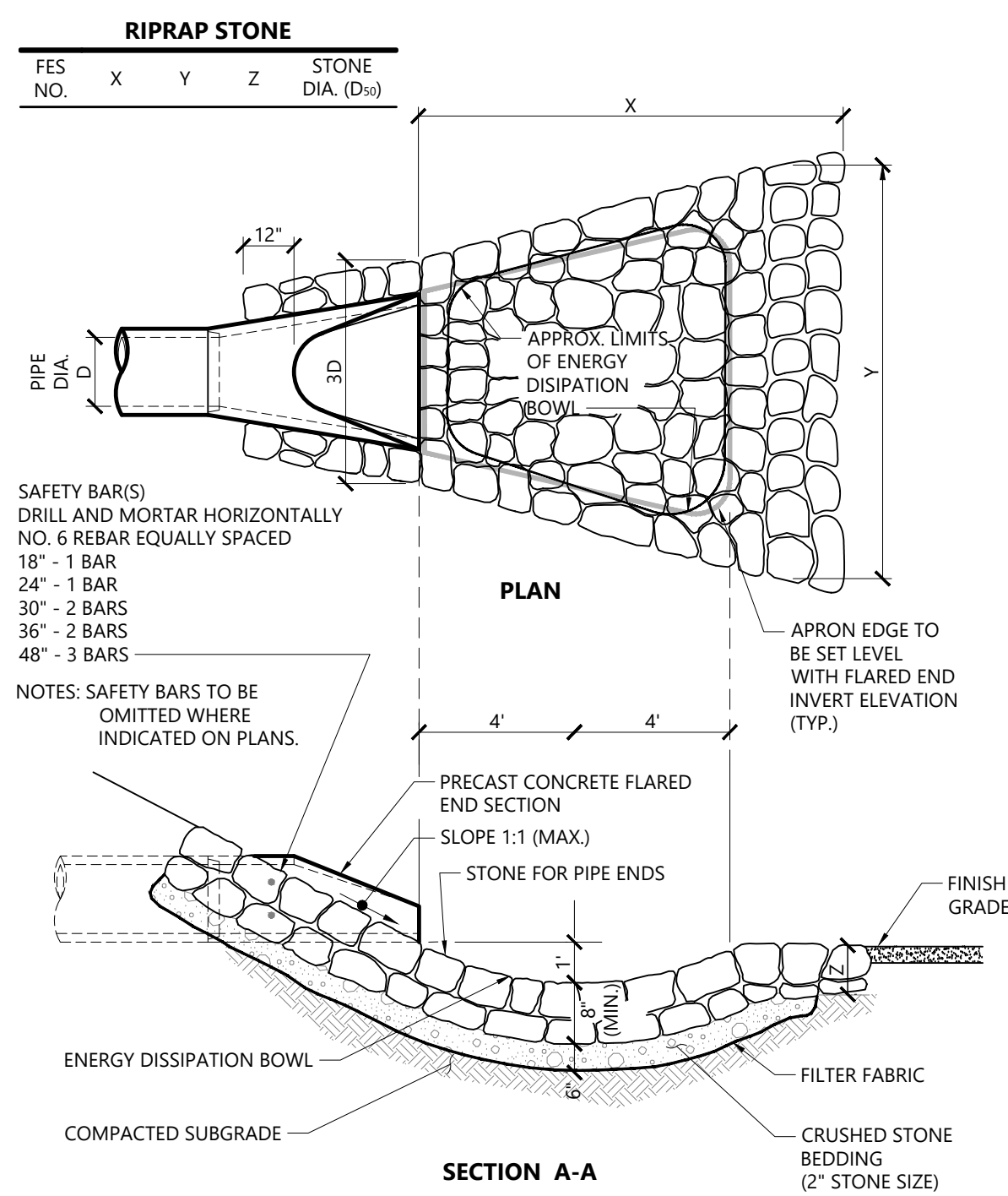
Catch Basin With Curb Inlet (CBCI) 11/19
N.T.S. Source: VHB REV LD_110



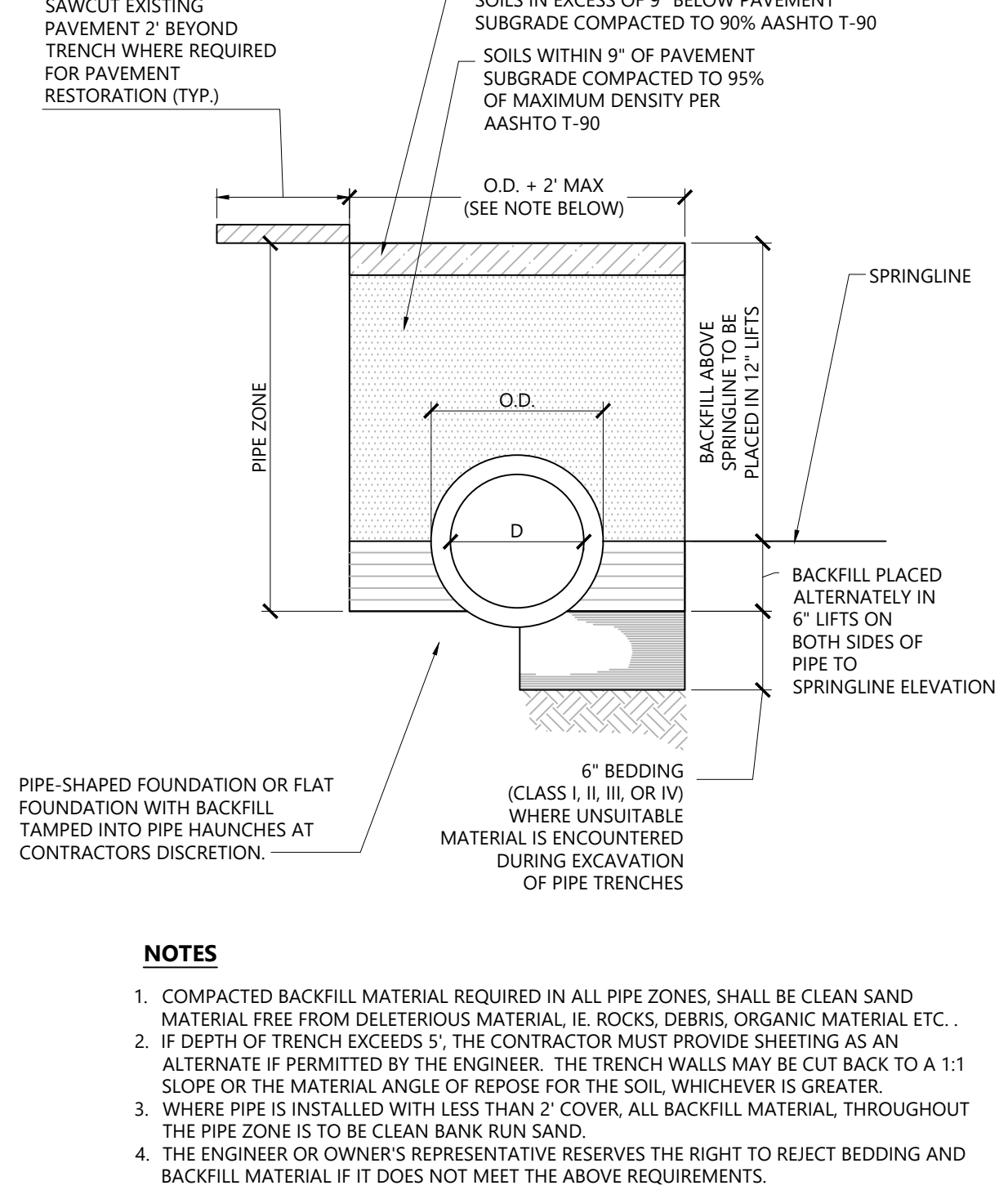
Drain Manhole (DMH) 11/19
N.T.S. Source: VHB REV LD_115



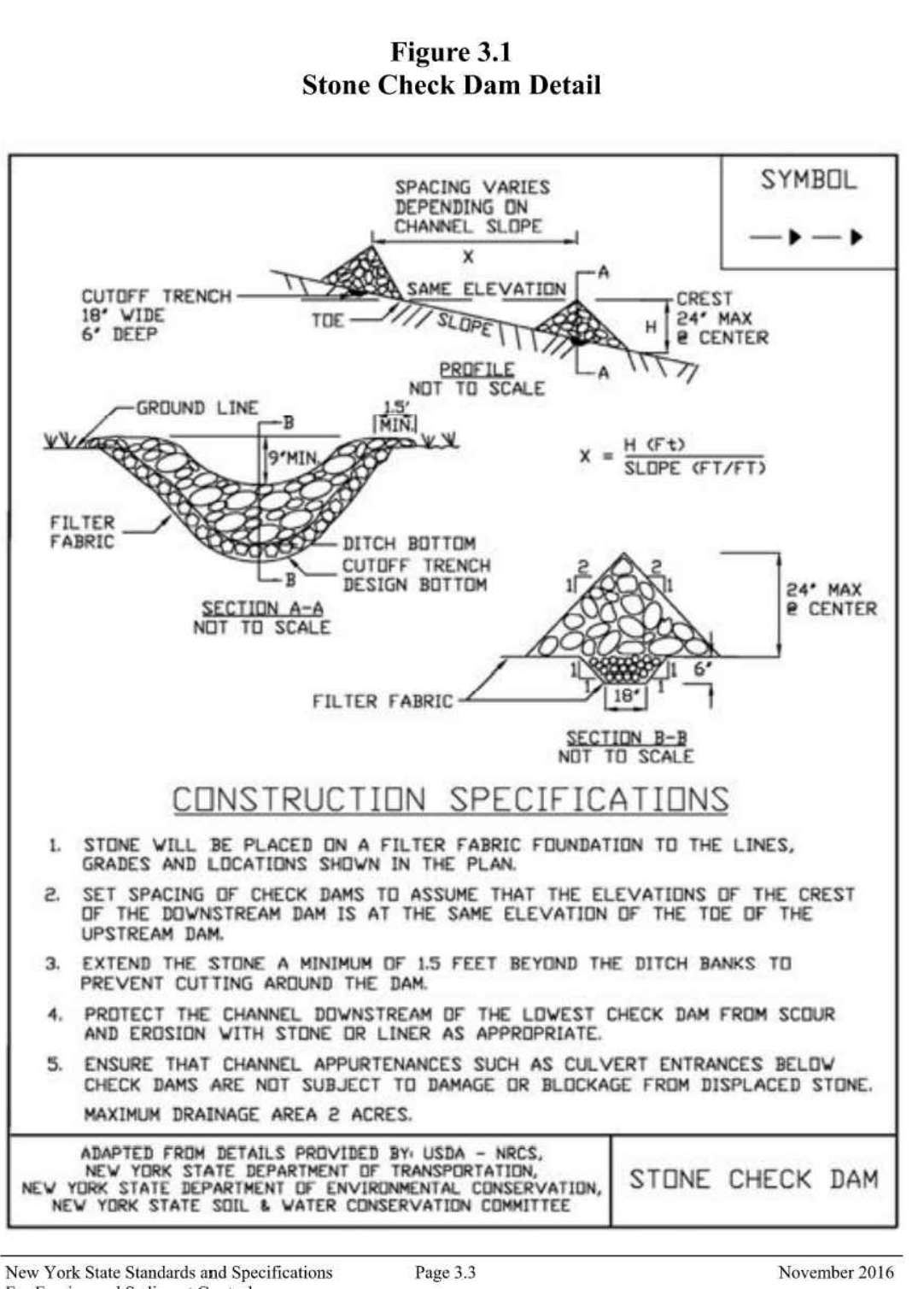
Area Drain Detail 3/23
N.T.S. Source: VHB



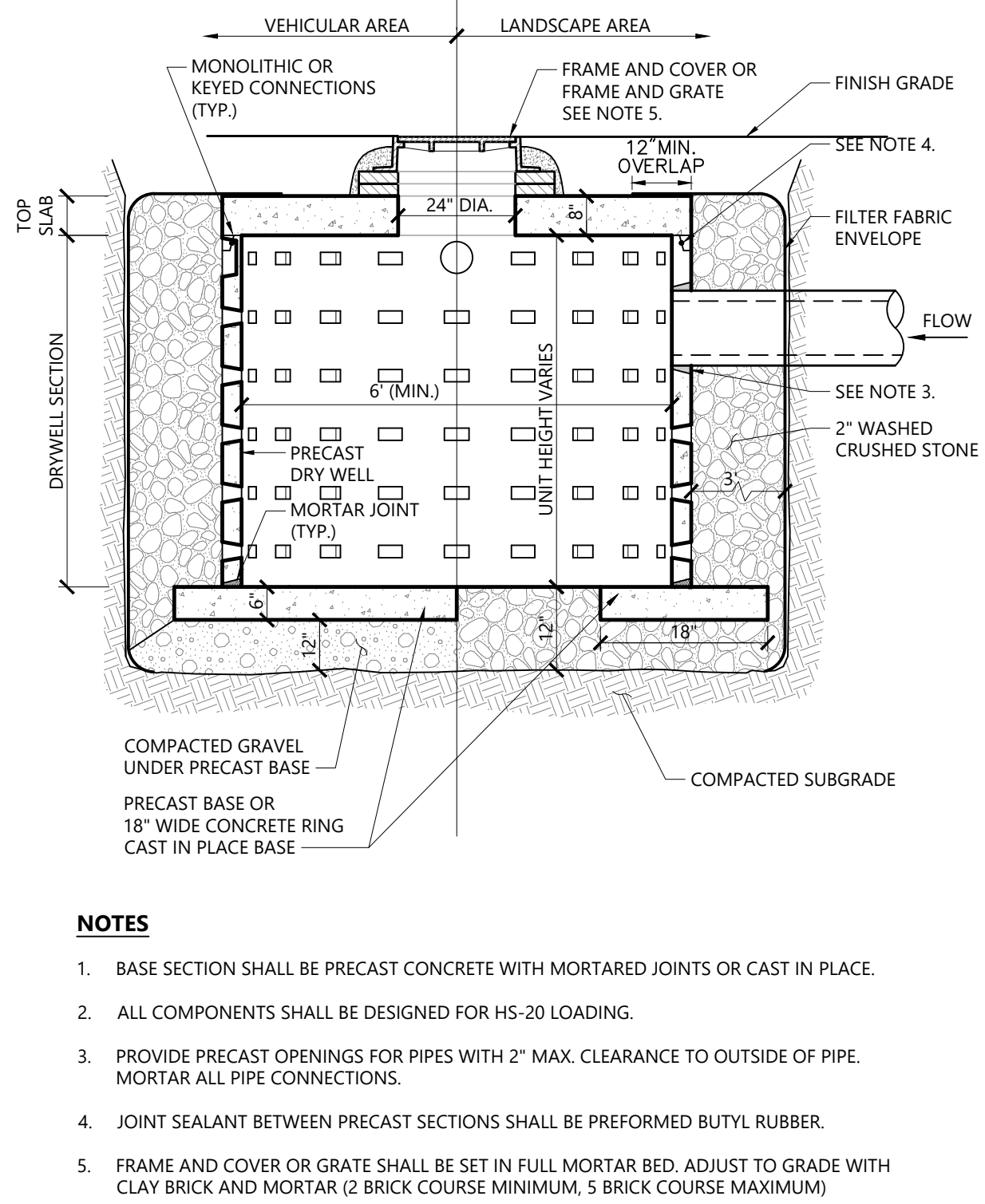
Flared End Section (FES) with Stone Protection 3/19
N.T.S. Source: VHB LD_134



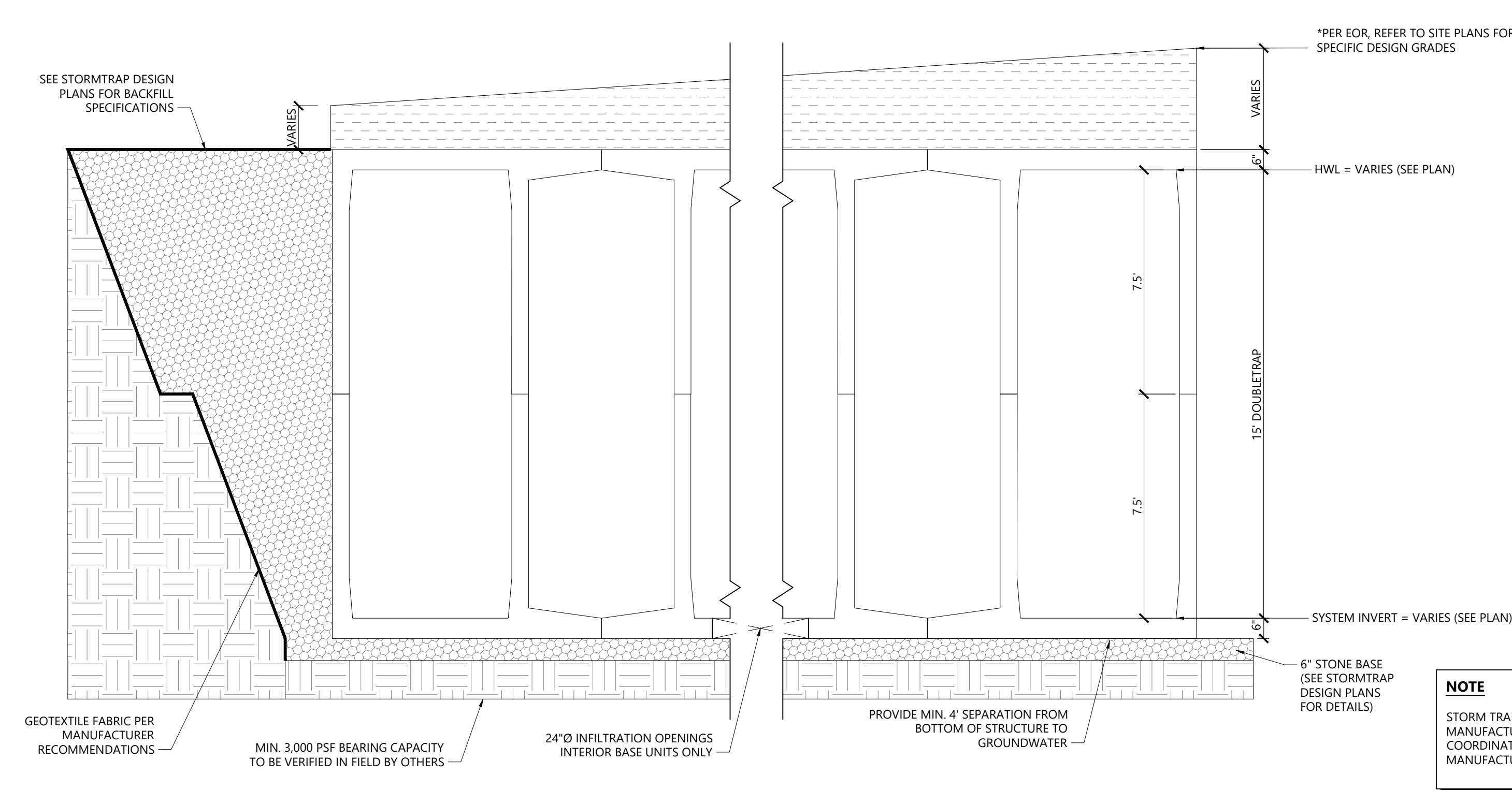
Pipe Trench Detail 1/16
N.T.S. Source: VHB LD_134



New York State Standards and Specifications For Erosion and Sediment Control November 2016



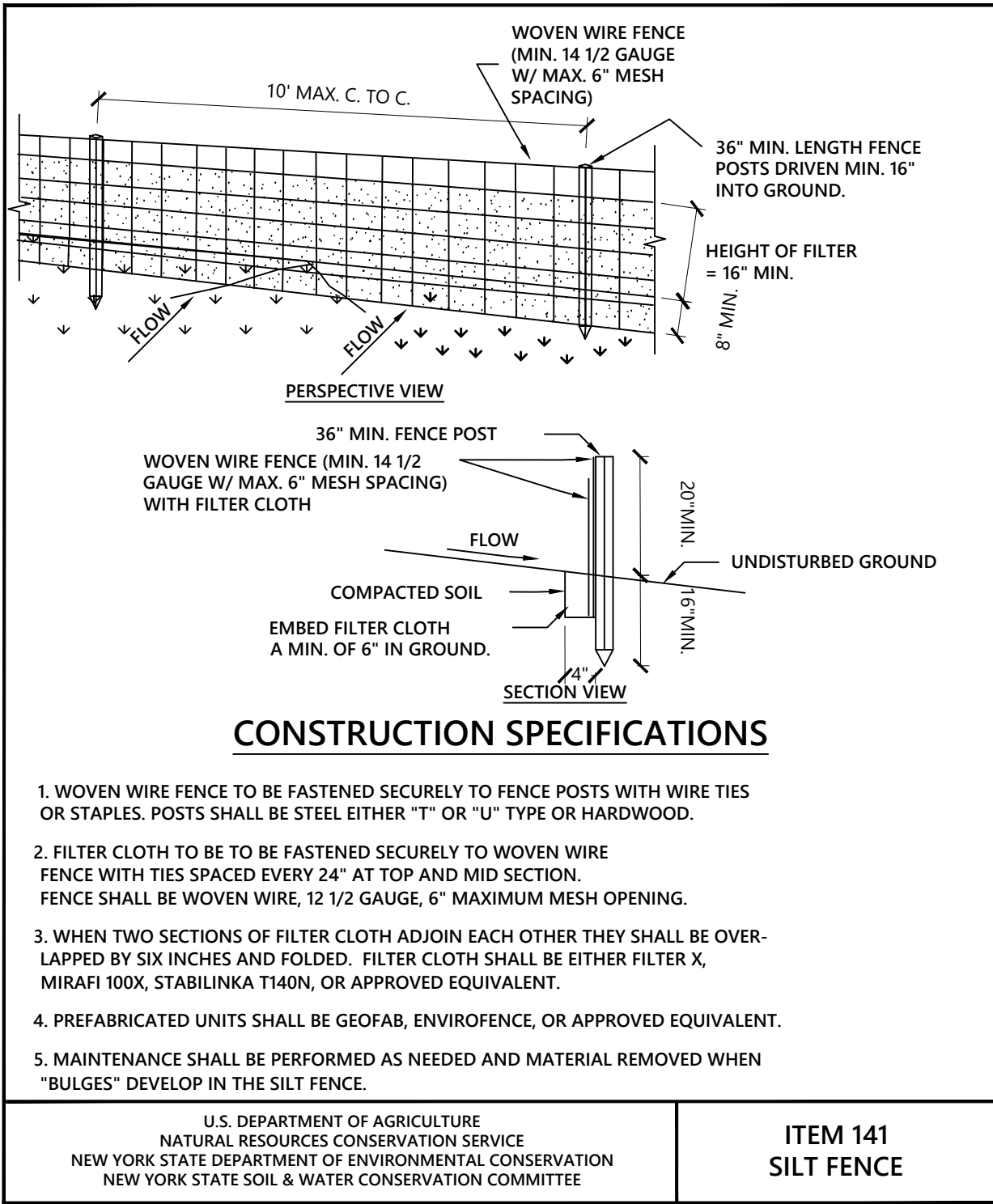
Leaching Chamber (LC) 12/19
N.T.S. Source: VHB LD_180



Stormtrap Doubletrap Section Detail 11/15
N.T.S. Source: Stormtrap LD_

NOTE

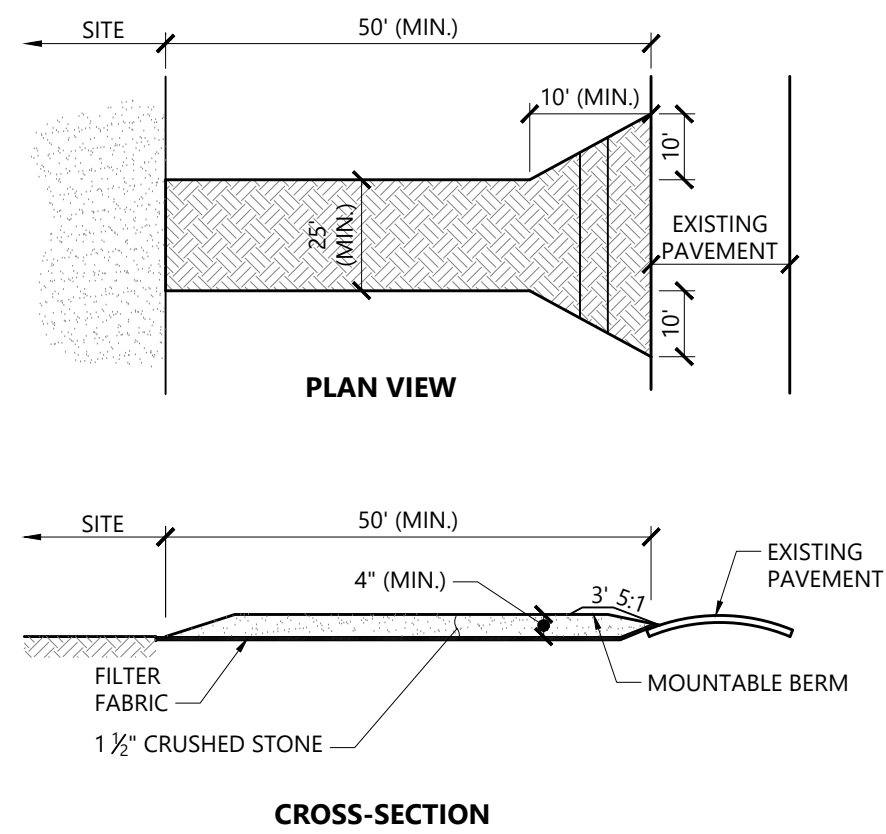
STORM TRAP SYSTEM FINAL DESIGN TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PROJECT SPECIFIC DESIGN PLANS AND CONTRACTOR TO COORDINATE LOCATIONS OF ALL INVERTS, ELEVATIONS AND HEIGHTS WITH MANUFACTURER PRIOR TO CONSTRUCTION.



Silt Fence

N.T.S.

Source: VHB



NOTES

- EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
- STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

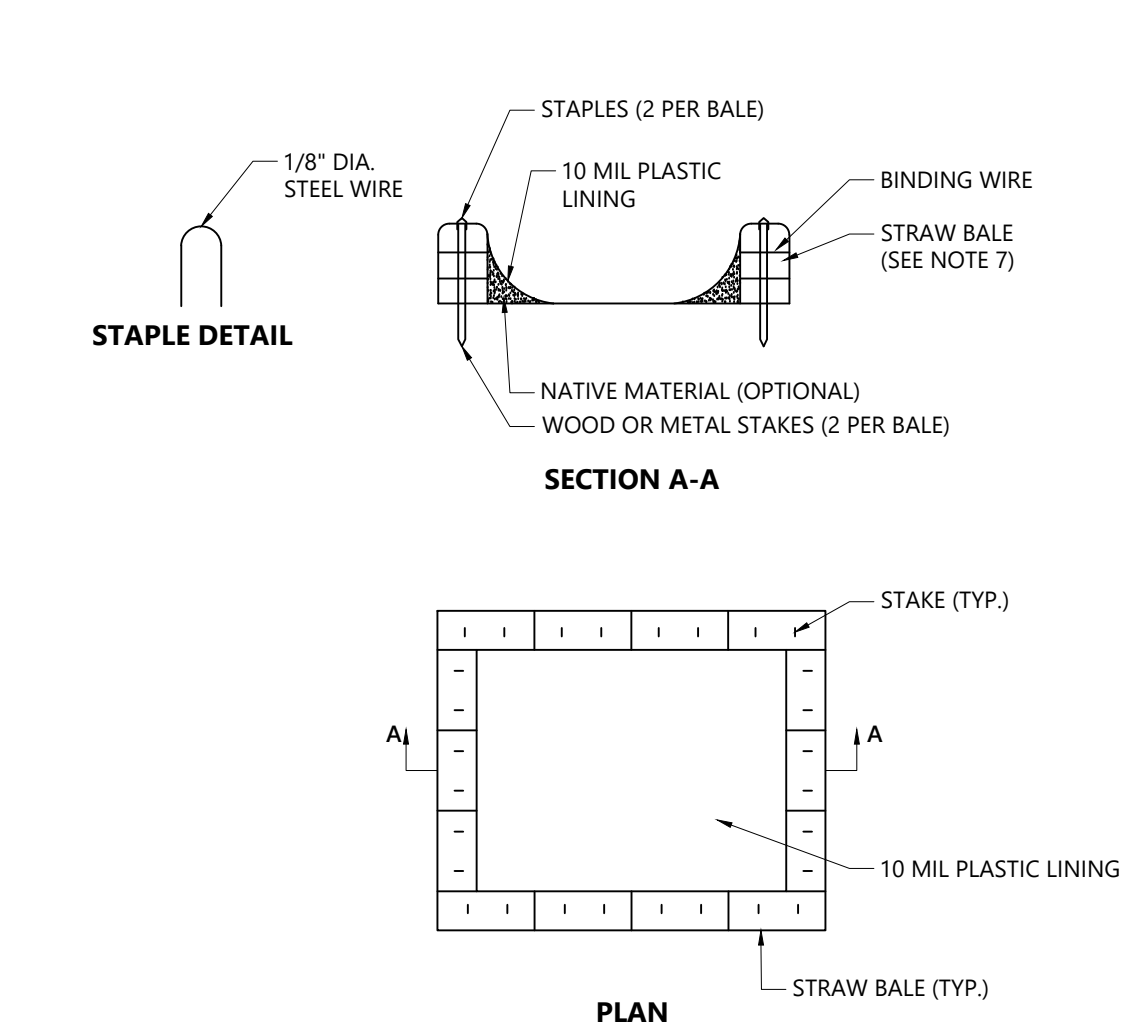
Stabilized Construction Exit

N.T.S.

Source: VHB

1/16

LD_682



NOTES

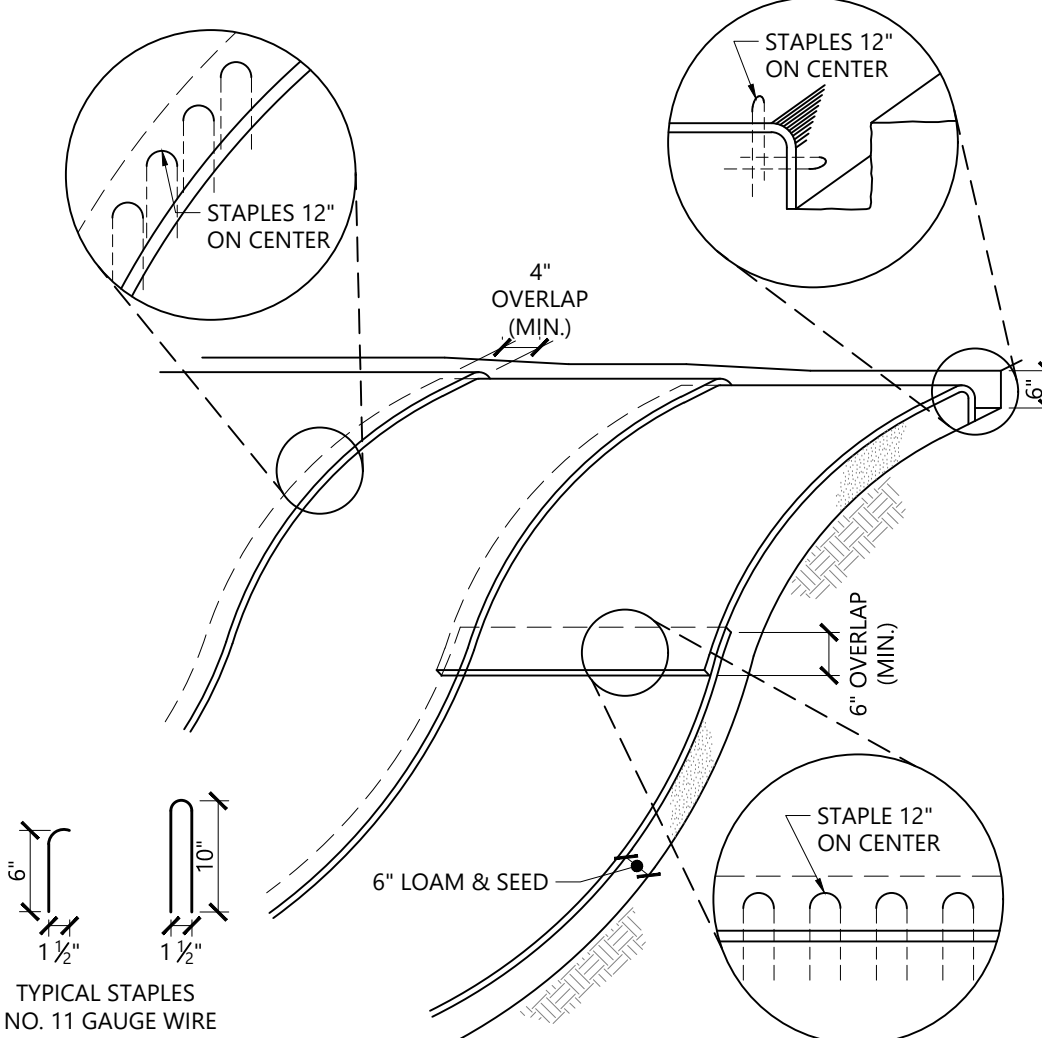
- TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED AS SHOWN ON PLANS.
- IN LIEU OF HAY BALES AND PLASTIC, CONTRACTOR MAY PROVIDE PREFABRICATED CONCRETE WASHOUT STRUCTURE. APPROVAL FROM ENGINEER REQUIRED PRIOR TO ON SITE ARRIVAL OF PREFABRICATED STRUCTURE.
- ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF OFF-SITE. CONTRACTOR TO DISPOSE OF HARDENED CONCRETE ON A REGULAR BASIS.
- A CONCRETE WASHOUT SIGN SHALL BE INSTALLED TO DESIGNATE THE TEMPORARY CONCRETE WASHOUT FACILITY.
- PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
- WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.
- STRAW BALE AND STAPLES MAY BE SUBSTITUTED WITH ALTERNATE SECURING MEASURES SUCH AS CONCRETE BLOCK.
- IF EXCAVATED, SIDE SLOPES SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

Concrete Truck Washout

N.T.S.

Source: VHB

1/18



NOTES

- BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH BACKFILL AND COMPACT TRENCH AFTER STAPLING.
- ROLL THE BLANKET DOWN THE SWALE IN THE DIRECTION OF THE WATER FLOW.
- THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED.
- WHEN BLANKETS MUST BE SPLICED DOWN THE SWALE, PLACE UPPER BLANKET END OVER LOWER END WITH 6 INCH (MIN.) OVERLAP AND STAPLE BOTH TOGETHER.
- METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.
- EROSION CONTROL BLANKETS SHALL BE USED IN ALL AREAS WHERE SLOPES EXCEED 3:1.

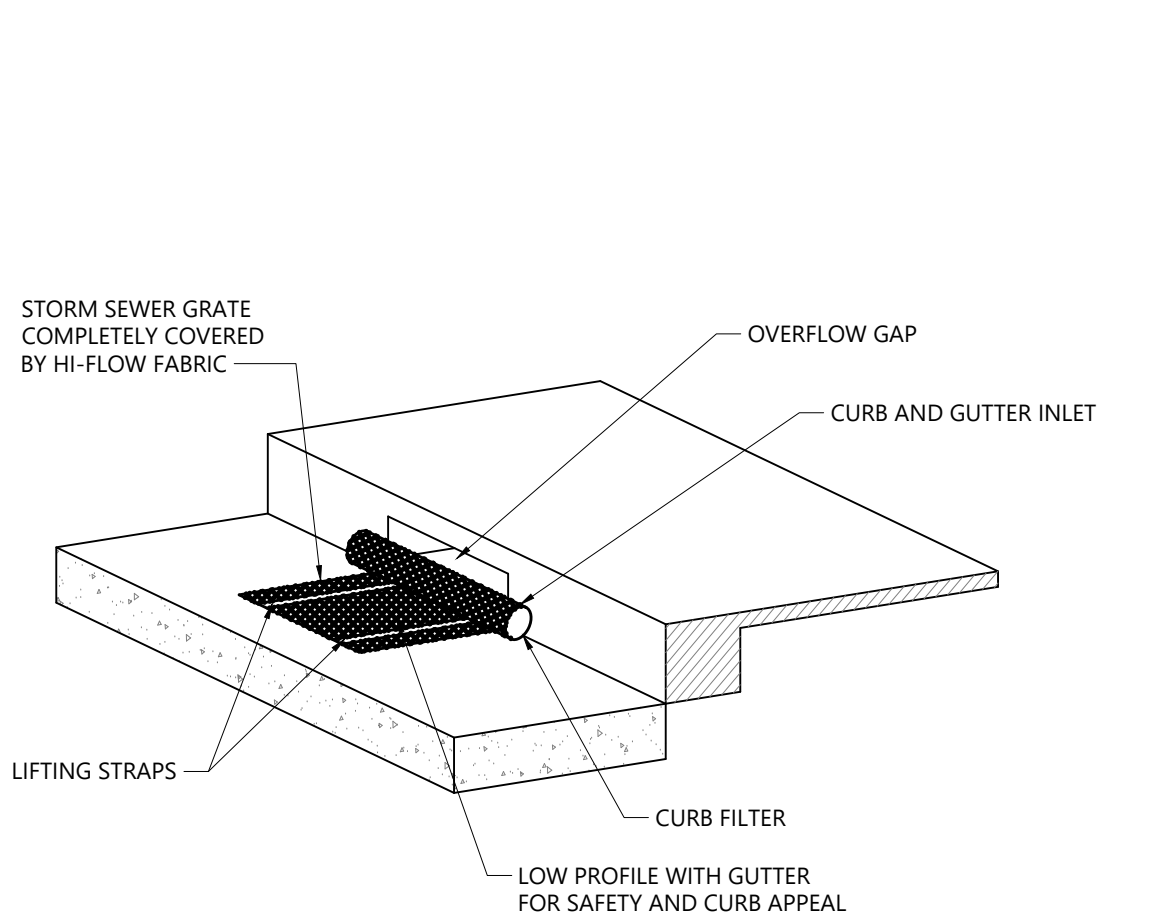
Erosion Control Blanket Slope Installation

N.T.S.

Source: VHB

1/16

LD_680



HI-FLOW DANDY BAG® (SAFETY ORANGE)

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 X 13
Puncture Strength	ASTM D 4633	kN (lbs)	0.40 (90)
Machine Break Strength	ASTM D 4633	kN (lbs)	2907 (650)
Transverse Tear Strength	ASTM D 4633	kN (lbs)	0.51 (115) X 0.33 (75)
UV Resistance	ASTM D 4155	Min (US Std Sew)	0.425 (40)
Apparent Opening Size	ASTM D 4753	µm (mil)	2907 (140)
Permeability	ASTM D 4495	sec	3.1

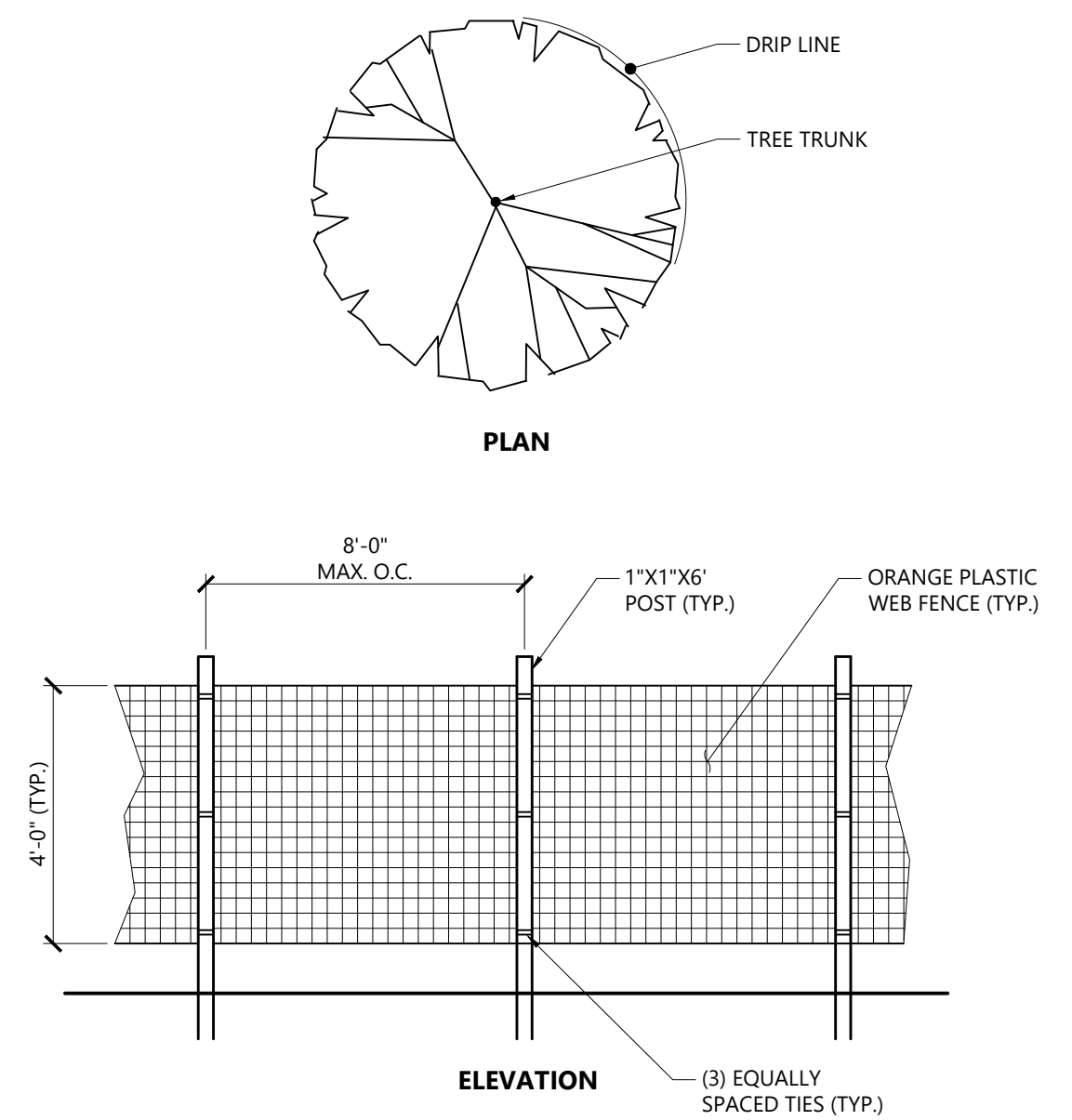
*Note: All Dandy Bags® can be ordered with our optional oil absorbent pillows



Detail of Curb Inlet Sediment Control Device with Curb Filter

N.T.S.

Source: Dandy Products



NOTES

- INSTALL TREE PROTECTION FENCE AT THE DRIP LINE OF EXISTING TREES TO REMAIN.

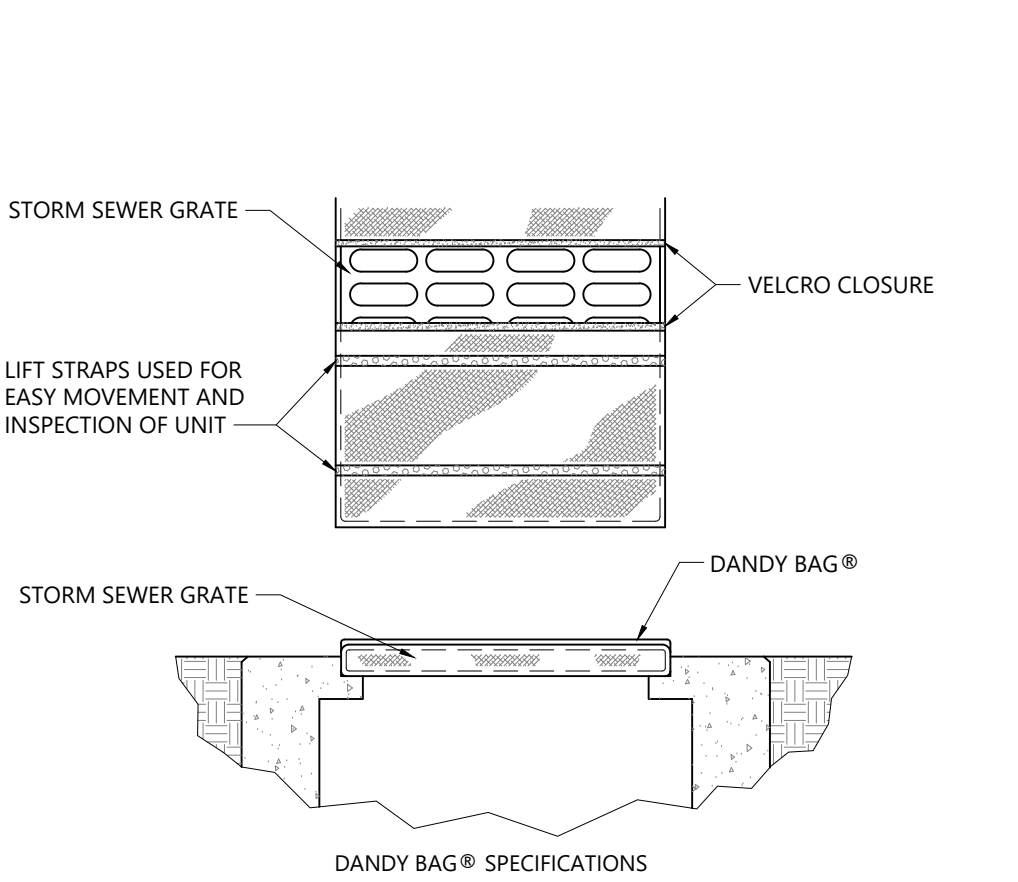
Tree Protection Fence

N.T.S.

Source: VHB

1/16

LD_610



HI-FLOW DANDY BAG® (SAFETY ORANGE)

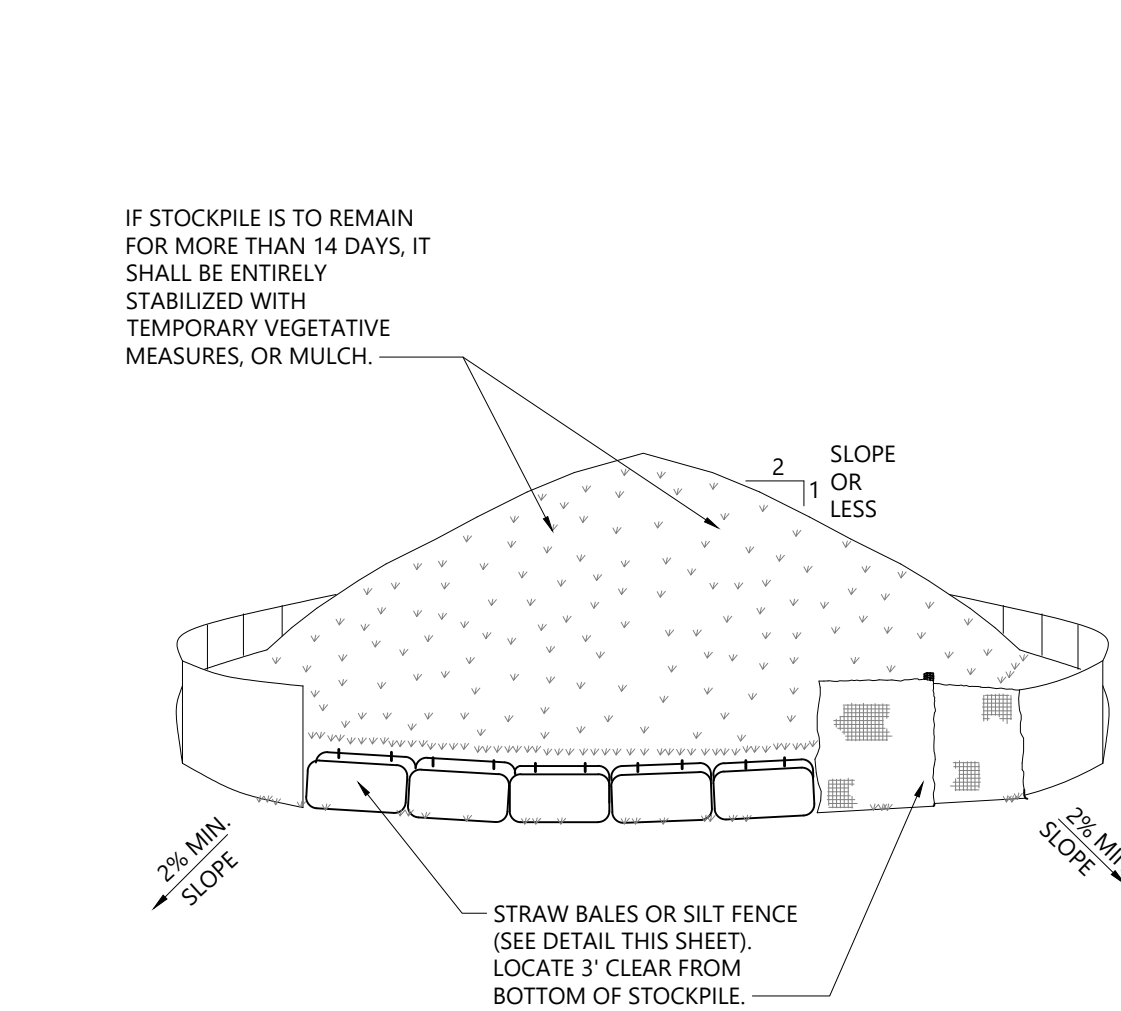
Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 X 13
Puncture Strength	ASTM D 4633	kN (lbs)	0.40 (90)
Machine Break Strength	ASTM D 4633	kN (lbs)	2907 (650)
Transverse Tear Strength	ASTM D 4633	kN (lbs)	0.51 (115) X 0.33 (75)
UV Resistance	ASTM D 4155	Min (US Std Sew)	0.425 (40)
Apparent Opening Size	ASTM D 4753	µm (mil)	2907 (140)
Permeability	ASTM D 4495	sec	3.1

*Note: All Dandy Bags® can be ordered with our optional oil absorbent pillows



NOTE

THE DANDY BAG® WILL BE MANUFACTURED IN THE U.S.A. FROM A WOVEN MONOPLAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:



NOTES

- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
- MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
- UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAW BALES.
- CONTRACTOR SHALL INSPECT INSTALLATIONS EVERY 7 DAYS MINIMUM AND/OR AS REQUIRED AND AFTER ANY RAINFALL EVENT OF 1/2" OR GREATER AND MAKE NECESSARY REPAIRS AS NEEDED.

Material Stockpile Area Detail

N.T.S.

Orchards on Hudson Residential

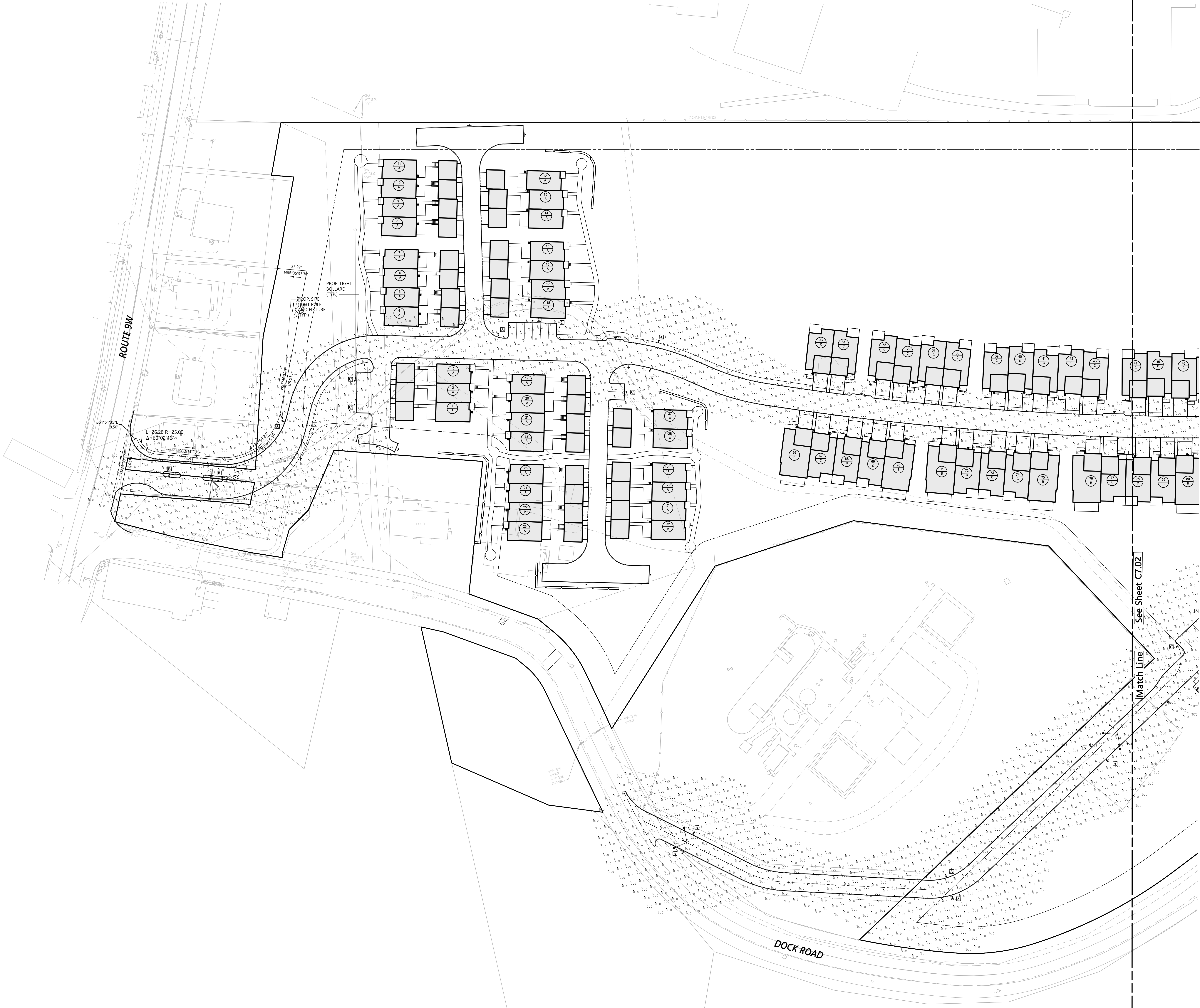
Dock Road
Marlborough, NY

No.	Revision	Date	App'd
1	Town Resubmission	10/25/2025	AL

Designed by	DB	Checked by	AL
Issued for		Date	

Site Plan Approval August 9, 2024

Not Approved for Construction
Drawing Title
**Erosion and Sediment
Control Details**



**Orchards on Hudson
Residential**
Dock Road
Marlborough, NY

No.	Revision	Date	Appr'd.
1	Town Resubmission	10/25/2025	AL

Designed by: **DR** Checked by: **AL**

Issued for: **Site Plan Approval** Date: **August 9, 2024**

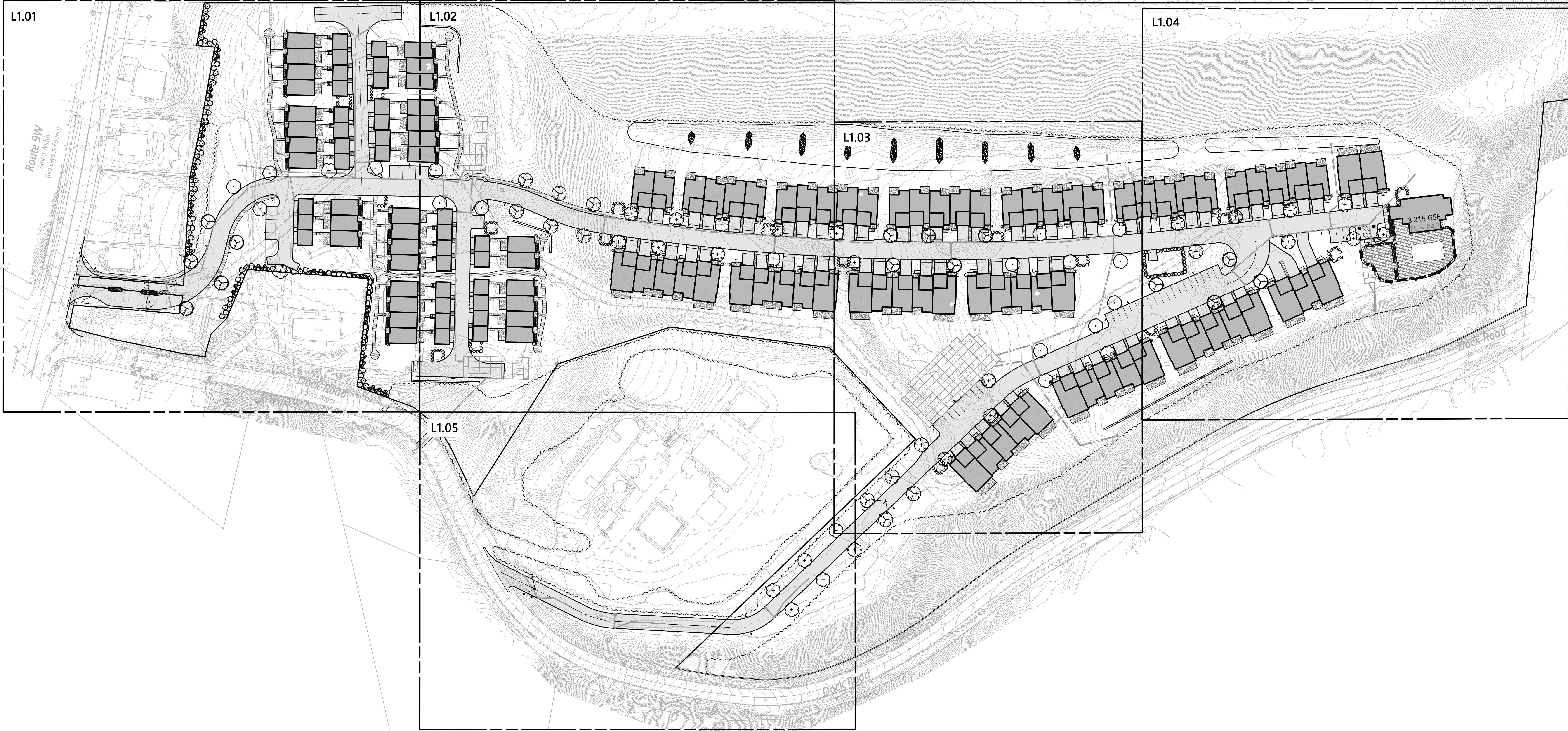
Not Approved for Construction
Drawing Title: **Photometric Plan**

Drawing Number
C7.01
Sheet 39 of 47

Project Number
20578.01

IT IS A VIOLATION OF SECTION 2209 OF ARTICLE 165 OF THE NEW YORK STATE EDUCATION LAW, UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.





OVERALL PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
EVERGREEN TREES					
JVE	72	Juniperus virginiana 'Emerald Sentinel'	Eastern Redcedar	6 - 7' HT.	
TPG	68	Thuja plicata 'Green Giant'	Western Arborvitae	6 - 7' HT.	
SHADE TREES					
ARF	15	Acer rubrum 'Frank Jr.'	Redpointe® Maple	2 1/2 - 3" CAL.	
GBA	14	Ginkgo biloba 'Autumn Gold' TM	Maidenhair Tree	2 1/2 - 3" CAL.	
LS	16	Liquidambar styraciflua	Sweet Gum	2 1/2 - 3" CAL.	
PAM	10	Platanus x acerifolia 'Morton Circle'	Exclamation!™ London Plane Tree	2 1/2 - 3" CAL.	
QMC	3	Quercus muehlenbergii	Chinkapin Oak	2 1/2 - 3" CAL.	
UDJ	14	Ulmus davidiana japonica 'Morton'	Accolade® Elm	2 1/2 - 3" CAL.	
SHRUBS					
HQ	56	Hydrangea quercifolia	Oakleaf Hydrangea	18 - 24" HT / SPD	
IGG	338	Ilex glabra 'SMNIGAB17'	Gem Box® Inkberry Holly	12 - 18" HT./SPD.	
PJM	164	Pieris japonica 'Mountain Fire'	Mountain Fire Japanese Pieris	18 - 24" HT / SPD	
PLS	35	Prunus laurocerasus 'Schipkaensis'	Schipka Laurel	30 - 36" HT./SPD.	
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
ORNAMENTAL GRASSES					
CAK	213	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#1 CONT.	24" o.c.
DCN	1,498	Deschampsia cespitosa 'Northern Lights'	Northern Lights Tufted Hair Grass	5" Plug	12" o.c.
PERENNIALS					
CMI	456	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	5" Plug	12" o.c.
NWJ	20	Nepeta x faassenii 'Junior Walker'	Junior Walker Catmint	#1 CONT.	24" o.c.



Orchards on Hudson
Residential
Dock Road
Marlborough, NY

No.	Revision	Date	App'd.
1	Town Resubmission	10/25/2025	AL

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Site Plan Approval August 9, 2024

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Overall Planting Plan



Sheet 41 of 47

Project Number 20578.01

L1.00

PLANT SCHEDULE L1.01

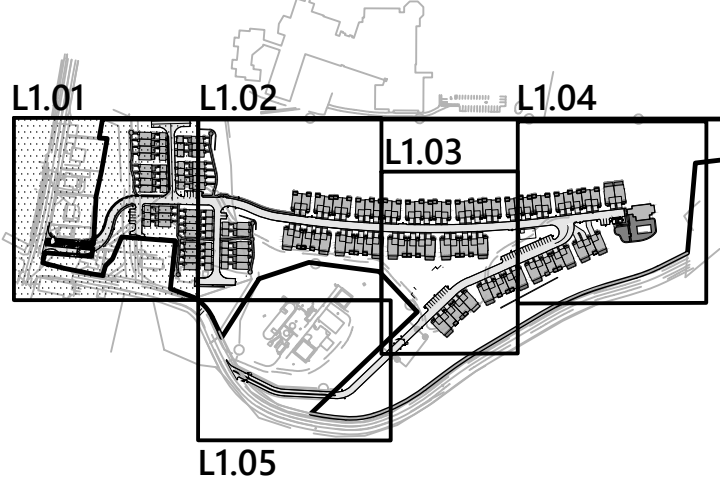
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
EVERGREEN TREES					
JVE	72	Juniperus virginiana 'Emerald Sentinel'	Eastern Redcedar	6 - 7' HT.	
TPG	68	Thuja plicata 'Green Giant'	Western Arborvitae	6 - 7' HT.	
SHADE TREES					
ARF	5	Acer rubrum 'Frank Jr.'	Redpointe® Maple	2 1/2 - 3" CAL.	
LS	3	Liquidambar styraciflua	Sweet Gum	2 1/2 - 3" CAL.	
QMC	3	Quercus muehlenbergii	Chinkapin Oak	2 1/2 - 3" CAL.	
SHRUBS					
HQ	10	Hydrangea quercifolia	Oakleaf Hydrangea	18 - 24" HT / SPD	
IGG	133	Ilex glabra 'SMNIGAB17'	Gem Box® Inkberry Holly	12 - 18" HT/SPD.	
PJM	22	Pieris japonica 'Mountain Fire'	Mountain Fire Japanese Pieris	18 - 24" HT / SPD	
ORNAMENTAL GRASSES					
DCN	862	Deschampsia cespitosa 'Northern Lights'	Northern Lights Tufted Hair Grass	5" Plug	12" o.c.
PERENNIALS					
NJW	20	Nepeta x faassenii 'Junior Walker'	Junior Walker Catmint	#1 CONT.	24" o.c.





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Hauppauge, NY 11788
631.787.3400



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0102040

0 10 20 40 Feet

**Orchards on Hudson
Residential**
Dock Road
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Site Plan Approval **August 9, 2024**

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Drawing Title
Planting Plan

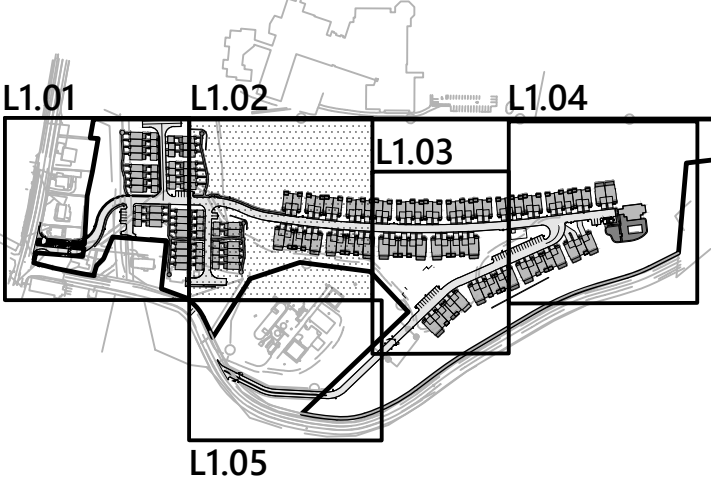


L1.01

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Project Number

20578.01



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PLANT SCHEDULE L1.02					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
SHADE TREES					
GBA	3	Ginkgo biloba 'Autumn Gold' TM	Maidenhair Tree	2 1/2 - 3" CAL.	
LS	3	Liquidambar styraciflua	Sweet Gum	2 1/2 - 3" CAL.	
PAM	6	Platanus x acerifolia 'Morton Circle'	Exclamation™ London Plane Tree	2 1/2 - 3" CAL.	
UDJ	5	Ulmus davidiana japonica 'Morton'	Accolade® Elm	2 1/2 - 3" CAL.	
SHRUBS					
HQ	16	Hydrangea quercifolia	Oakleaf Hydrangea	18 - 24" HT / SPD	
IGG	110	Ilex glabra 'SMNIGAB17'	Gem Box® Inkberry Holly	12 - 18" HT./SPD.	
PJM	63	Pieris japonica 'Mountain Fire'	Mountain Fire Japanese Pieris	18 - 24" HT / SPD	
ORNAMENTAL GRASSES					
DCN	489	Deschampsia cespitosa 'Northern Lights'	Northern Lights Tufted Hair Grass	5" Plug	12" o.c.
PERENNIALS					
CMI	122	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	5" Plug	12" o.c.



Orchards on Hudson
Residential
Dock Road
Marlborough, NY

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Planting Plan

Sheet **L1.02** of 47

Project Number: 20578.01

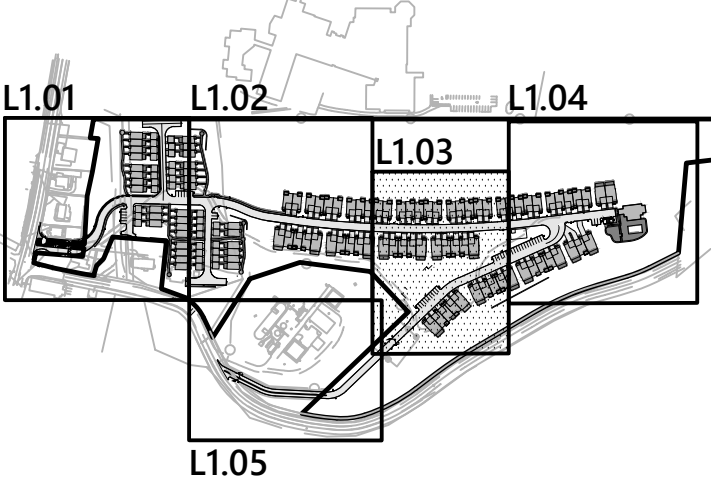


PLANT SCHEDULE L1.03

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHADE TREES					
ARF	5	Acer rubrum 'Frank Jr.'	Redpointe® Maple	2 1/2 - 3" CAL.	
GBA	2	Ginkgo biloba 'Autumn Gold'™	Maidenhair Tree	2 1/2 - 3" CAL.	
LS	10	Liquidambar styraciflua	Sweet Gum	2 1/2 - 3" CAL.	
PAM	4	Platanus x acerifolia 'Morton Circle'	Exclamation!™ London Plane Tree	2 1/2 - 3" CAL.	
UDJ	4	Ulmus davidiana japonica 'Morton'	Accolade® Elm	2 1/2 - 3" CAL.	
SHRUBS					
HQ	14	Hydrangea quercifolia	Oakleaf Hydrangea	18 - 24" HT / SPD	
IGG	33	Ilex glabra 'SMNIGAB17'	Gem Box® Inkberry Holly	12 - 18" HT./SPD.	
PJM	38	Pieris japonica 'Mountain Fire'	Mountain Fire Japanese Pieris	18 - 24" HT / SPD	
PERENNIALS					
CMI	213	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	5" Plug	12" o.c.

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Orchards on Hudson Residential
Dock Road
Marlborough, NY

No.	Revision	Date	App'd.
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Drawing Title: **Planting Plan**

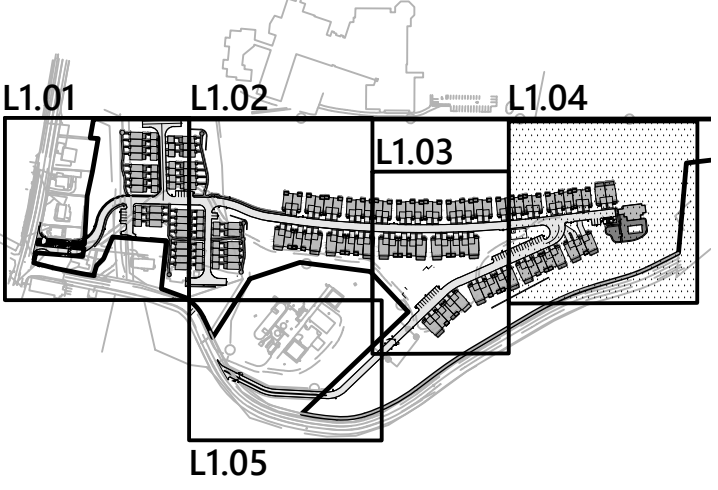
Professional Engineer Seal: **CLAUDIO NAMAROFF**, State of New York, License No. 002183.

Sheet **44** of **47**

Project Number: **20578.01**



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Hauppauge, NY 11788
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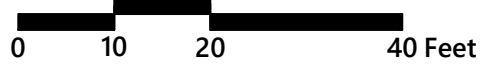
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PLANT SCHEDULE L1.04

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
SHADE TREES					
ARF	4	Acer rubrum 'Frank Jr.'	Redpointe® Maple	2 1/2 - 3" CAL.	
GBA	3	Ginkgo biloba 'Autumn Gold' TM	Maidenhair Tree	2 1/2 - 3" CAL.	
UDJ	5	Ulmus davidiana japonica 'Morton'	Accolade® Elm	2 1/2 - 3" CAL.	
SHRUBS					
HQ	16	Hydrangea quercifolia	Oakleaf Hydrangea	18 - 24" HT / SPD	
IGG	62	Ilex glabra 'SMNIGAB17'	Gem Box® Inkberry Holly	12 - 18" HT./SPD.	
PJM	41	Pieris japonica 'Mountain Fire'	Mountain Fire Japanese Pieris	18 - 24" HT / SPD.	
PLS	34	Prunus laurocerasus 'Schipkaensis'	Schipka Laurel	30 - 36" HT./SPD.	
ORNAMENTAL GRASSES					
CAK	213	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#1 CONT.	24" o.c.
DCN	127	Deschampsia cespitosa 'Northern Lights'	Northern Lights Tufted Hair Grass	5" Plug	12" o.c.
PERENNIALS					
CMI	121	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	5" Plug	12" o.c.

See Sheet L1.03

Match Line



Orchards on Hudson
Residential
Dock Road
Marlborough, NY

No.	Revision	Date	Appr'd.
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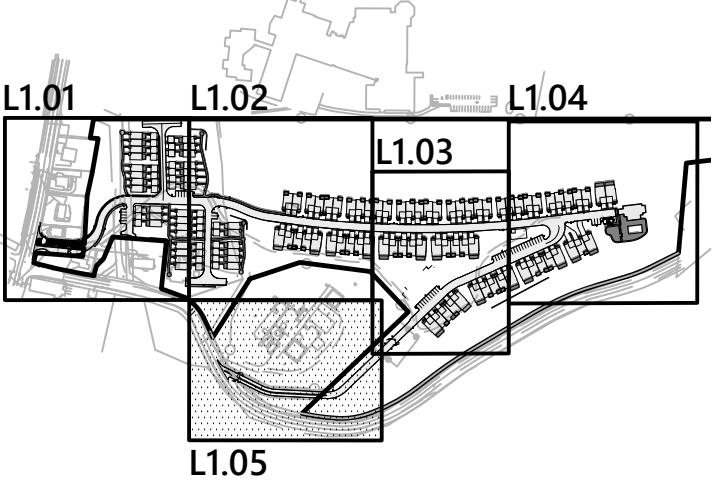
Site Plan Approval August 9, 2024

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Planting Plan

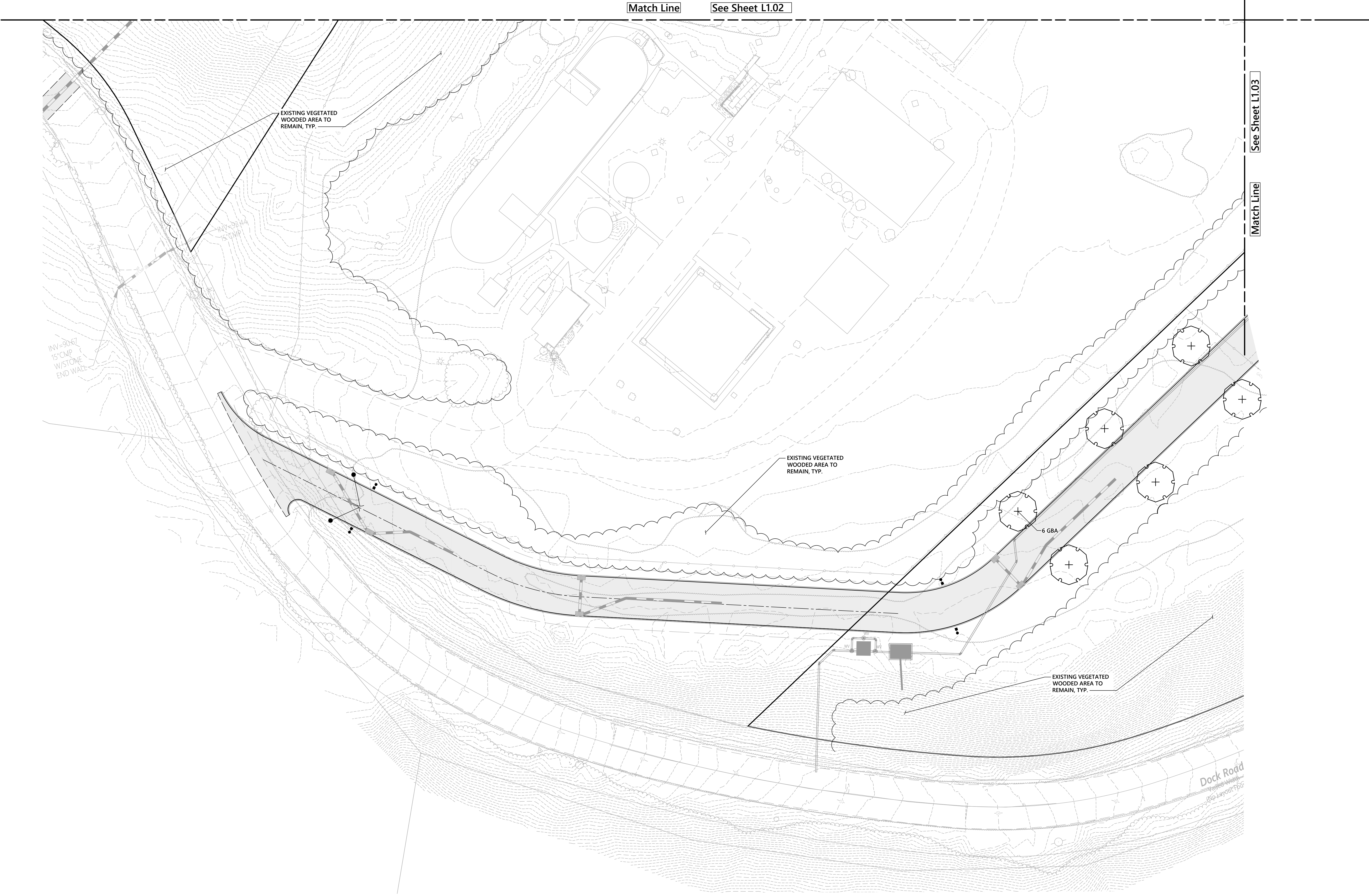


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Project Number
20578.01



Key
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PLANT SCHEDULE L1.05				
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
SHADE TREES				
GBA	6	Ginkgo biloba 'Autumn Gold' TM	Maidenhair Tree	2 1/2 - 3" CAL.



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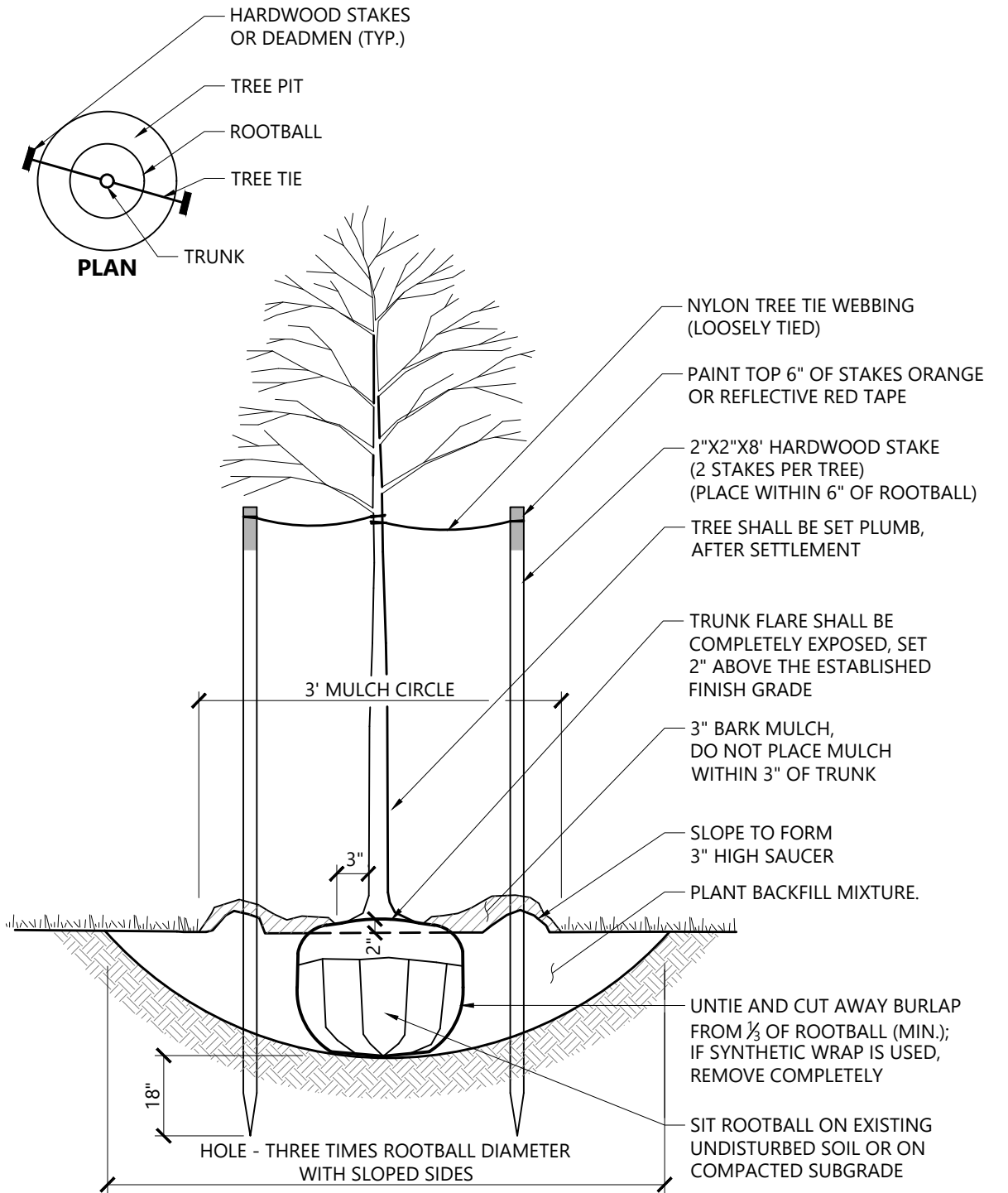
Site Plan Approval August 9, 2024

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Drawing Title: **Planting Plan**

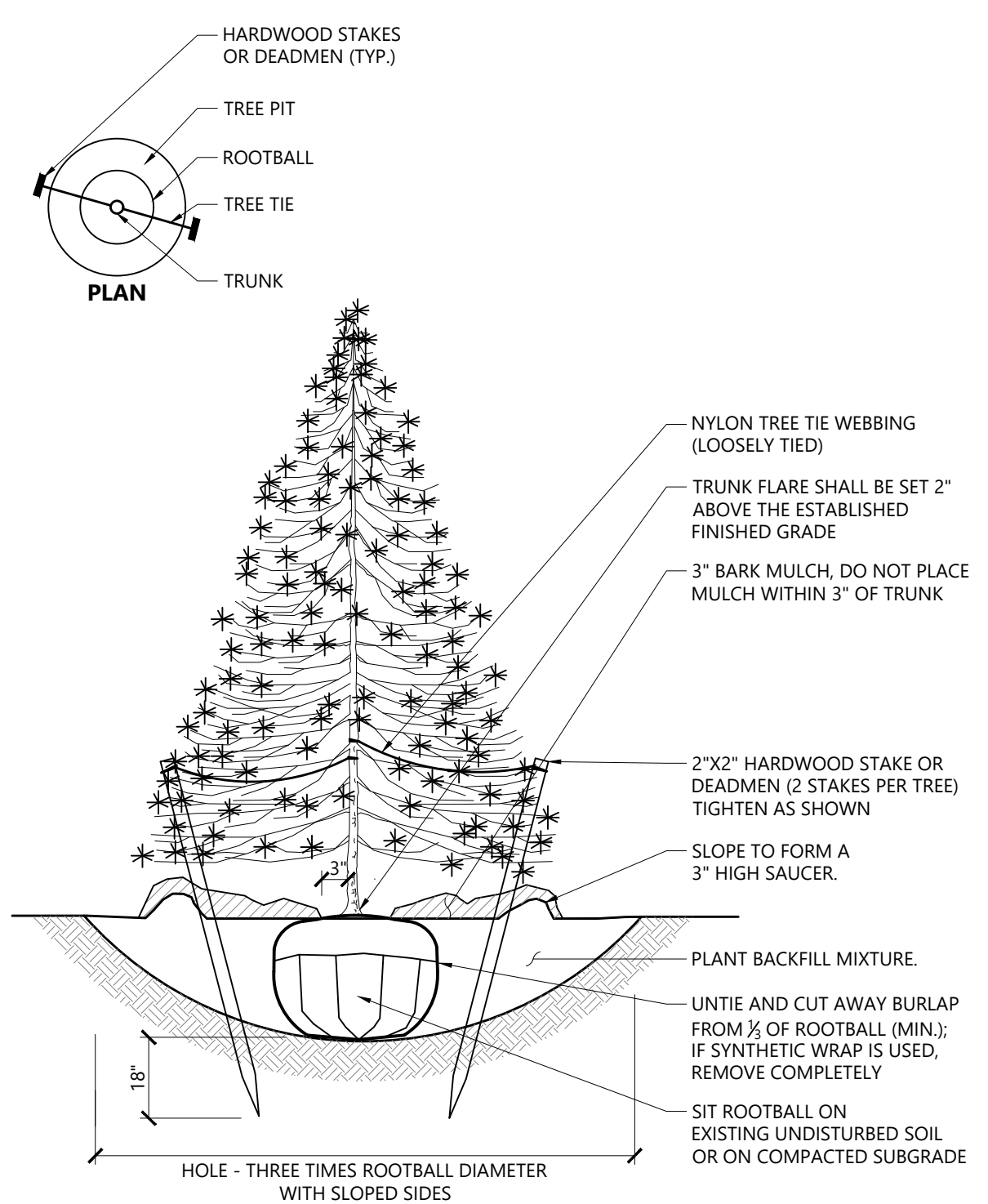
L1.05

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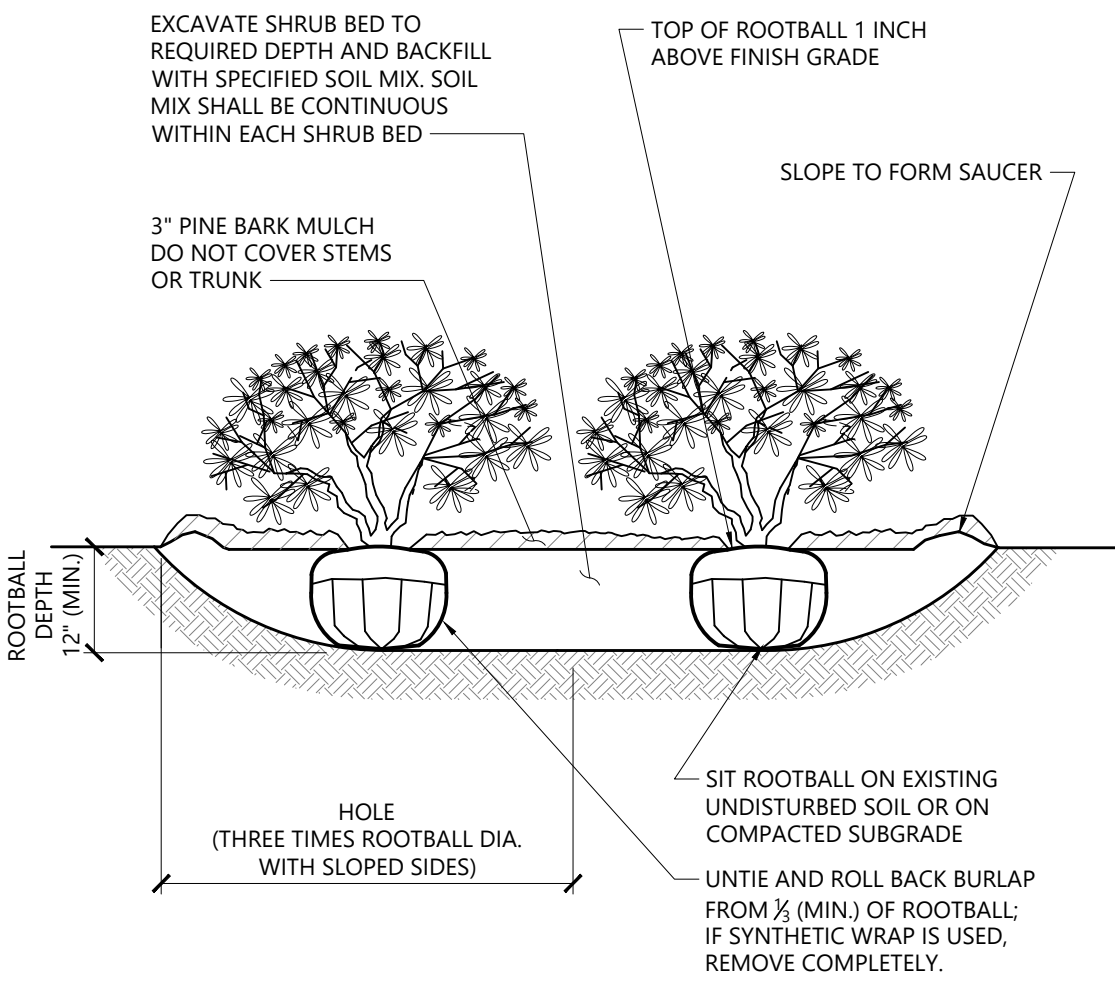
Project Number:
20578.01



Tree Planting (For Trees Under 4" Caliper) 9/21
N.T.S. Source: VHB LD_602



Evergreen Tree Planting 9/21
N.T.S. Source: VHB LD_604

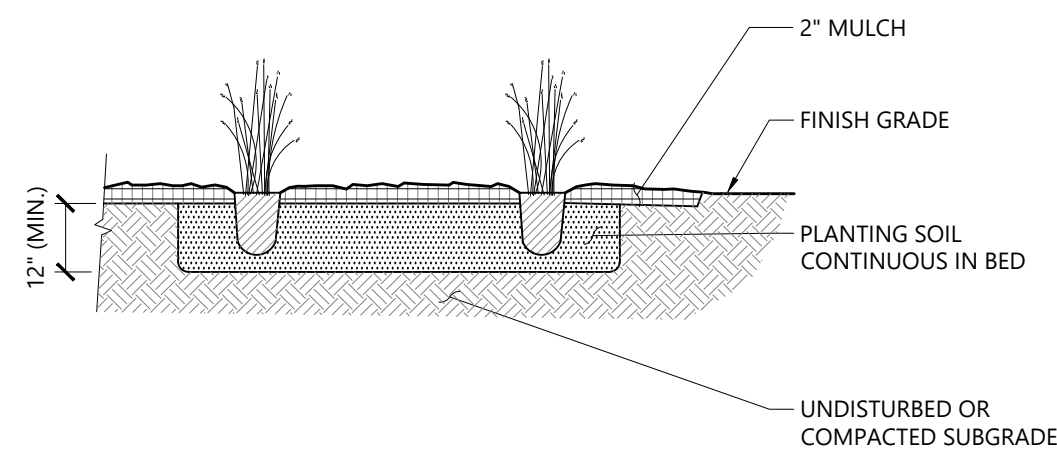
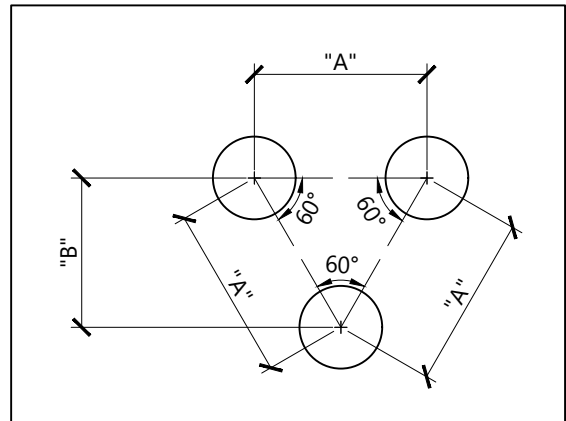


NOTES

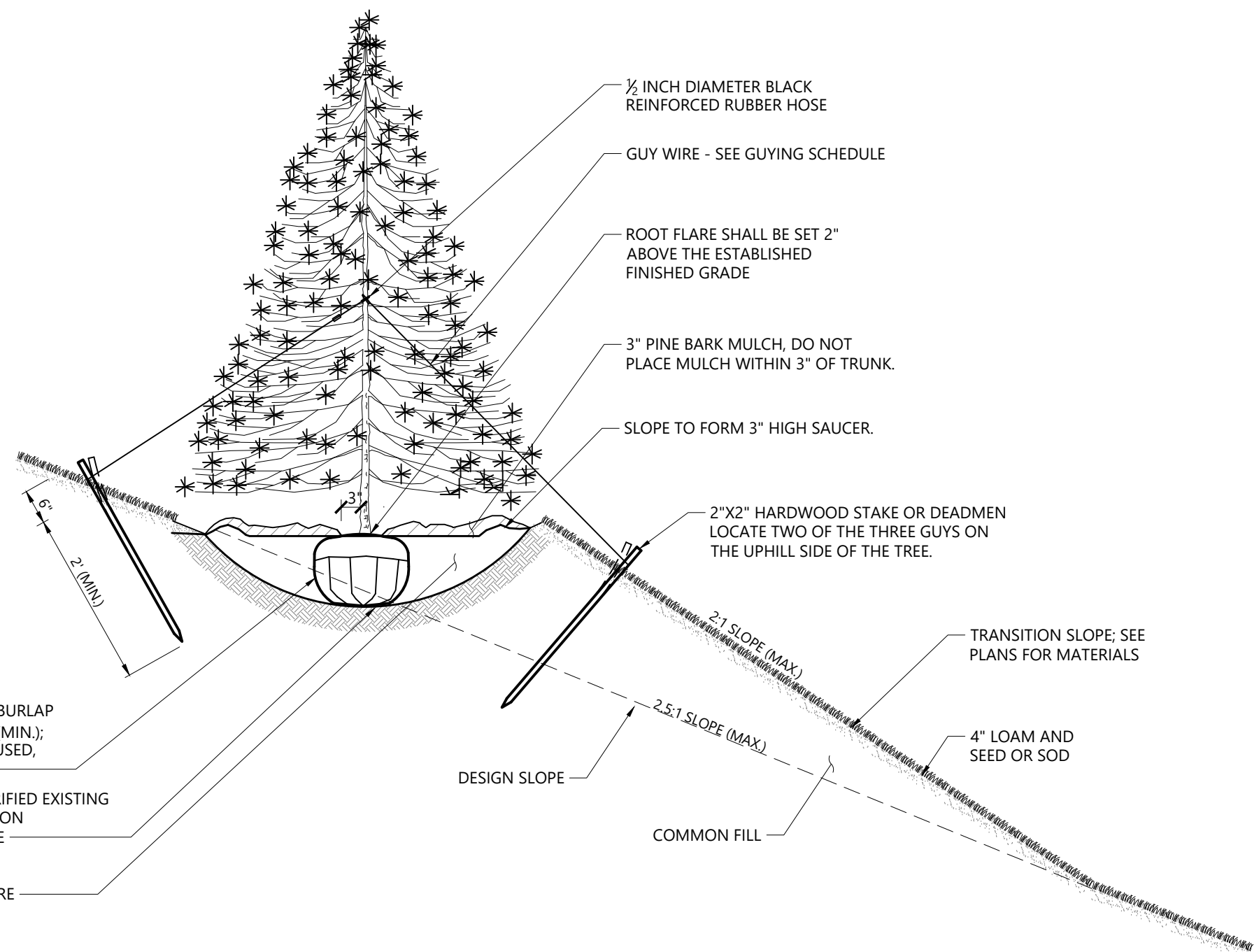
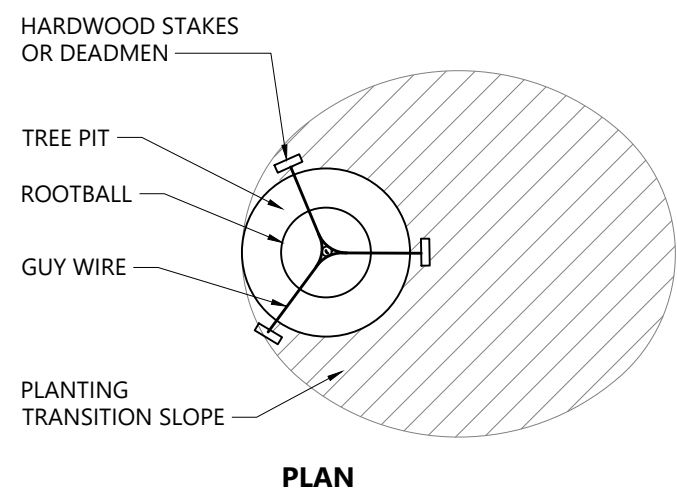
1. LOOSEN ROOTS AT THE OUTER EDGE OF ROOTBALL OF CONTAINER-GROWN SHRUBS.

Shrub Bed Planting 1/16
N.T.S. Source: VHB LD_601

PLANT SPACING	
PLANT SPACING("A")	ROW SPACING ("B")
6 IN. O.C.	5 IN. O.C.
8 IN. O.C.	7 IN. O.C.
10 IN. O.C.	8 1/2 IN. O.C.
12 IN. O.C.	10 1/2 IN. O.C.
15 IN. O.C.	13 IN. O.C.
18 IN. O.C.	16 IN. O.C.
24 IN. O.C.	21 IN. O.C.
30 IN. O.C.	26 IN. O.C.
36 IN. O.C.	30 IN. O.C.
48 IN. O.C.	42 IN. O.C.
54 IN. O.C.	48 IN. O.C.
60 IN. O.C.	54 IN. O.C.



Perennial and Ornamental Grass Planting 1/16
N.T.S. Source: VHB LD_618



Tree Planting on Slope 1/16
N.T.S. Source: VHB LD_605

Tree Protection

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE. ERECT FENCE AT EDGE OF THE TREE DRIPLINE PRIOR TO START OF CONSTRUCTION.
2. CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA.
3. DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.
4. NO UNAUTHORIZED TREE REMOVALS, UNLESS AS SPECIFIED ON CONTRACT DOCUMENTS, APPROVED BY LOCAL MUNICIPALITIES, AND LANDSCAPE ARCHITECT.

Edge of Woods Clearing

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY EROSION CONTROL FENCE AND HAY BALE BARRIER. ERECT BARRIER AT EDGE OF THE EARTHWORK CUT LINE PRIOR TO TREE CLEARING. LAY OUT THIS LINE BY FIELD SURVEY.

Plant Maintenance Notes

1. CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. NO PERMANENT IRRIGATION SYSTEM IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE PLANT GUARANTEE PERIOD.
2. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
3. WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
4. WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
5. CONTRACTOR SHALL REPLACE DEAD PLANTS AND LESS THAN 75%-ALIVE PLANTS AT THE END OF THE PLANT GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.

Turf Seeding Notes:

1. **SEED MIX 'A':** UNLESS OTHERWISE NOTED, ALL DISTURBED LANDSCAPE AREAS NOT BEING PLANTED, SHALL BE SEEDED WITH THE LATEST VERSION OF THE FOLLOWING SEED MIX:

TURF-TYPE TALL FESCUE BLEND:

VARIETY	PURITY %	GERM %	ORIGIN
4TH MILLENNIUM SRP TALL FESCUE	33.13	94	OR
RAPTOR III TALL FESCUE	33.28	95	OR
AVENGER III TALL FESCUE	32.97	97	OR

WEEDS %: 0.00 OTHER CROP %: 0.00 INERT %: 0.62

OR, APPROVED EQUAL

SEEDING RATE SHALL BE 8 LBS. PER 1,000.00 SQ. FT.

2. **SEED MIX 'A' - ALTERNATE BID** - UNLESS OTHERWISE NOTED, ALL DISTURBED LANDSCAPE AREAS NOT BEING PLANTED OR MULCHED, SHALL BE **SODDED** WITH A TURF-TYPE TALL FESCUE BLEND SOD PRODUCT.

3. ALL SEEDING SHALL BE HYDRO-SEEDED WITH THE FOLLOWING ENGINEERED WOOD FIBER HYDROMULCH AS PER MANUFACTURER'S SPECIFICATIONS. SUBMIT SAMPLE & PRODUCT DATA FOR APPROVAL PRIOR TO ORDERING.

FLEXITERRA HP-FEM - AS MANUFACTURED BY:
PROFILE PRODUCTS
750 W. LAKE COOK RD
SUITE 440
BUFFALO GROVE, IL 60089
1-800-207-6457

OR, APPROVED EQUAL

4. CONTRACTOR SHALL SUBMIT SEED: SOURCE, SAMPLE, AND CERTIFIED ANALYSIS; AND HYDRO-MULCH SAMPLE & PRODUCT DATA FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO ORDERING.

5. LAWNS SHALL EXHIBIT A UNIFORM, THICK, WELL-DEVELOPED STAND OF GRASS AND SHALL NOT HAVE BARE SPOTS IN EXCESS OF FOUR INCHES IN DIAMETER. BARE SPOTS SHALL COMPRISE NO MORE THAN TWO-PERCENT (2%) OF THE TOTAL AREA OF THE LAWN.

Planting Notes

1. ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
3. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
4. A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. ALL PLANTING BACKFILL SOILS SHALL RECEIVE CERTIFIED WEED-FREE FULLY COMPOSTED LEAF MOLD SOIL AMENDMENT AT A RATE OF 33% (1 PART COMPOST TO 2 PARTS PLANTING SOIL). SUBMIT COMPOST CERTIFICATION & PRODUCT DATA PRIOR TO ORDERING FOR APPROVAL.
6. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
7. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
8. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
9. ALL PLANT MATERIALS INSTALLED SHALL MEET THE LATEST SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY AMERICAN HORT AND CONTRACT DOCUMENTS.
10. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR TWO YEARS FOLLOWING DATE OF FINAL ACCEPTANCE. DEAD PLANTS, AND PLANTS LESS THAN 75% ALIVE SHALL BE REPLACED. PLANT GUARANTEE DATE STARTS UPON FINAL ACCEPTANCE IN WRITING FROM LANDSCAPE ARCHITECT ACKNOWLEDGING SUCCESSFUL COMPLETION OF PROPOSED LANDSCAPE INSTALLATION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND PUNCH LISTS AND DEFICIENCIES HAVE BEEN RESOLVED.
11. AREAS DESIGNATED "TOPSOIL & SEED" SHALL RECEIVE MINIMUM 6" OF TOPSOIL AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC. SUBMIT PRODUCT DATA FOR APPROVAL.

Irrigation Notes

1. CONTRACTOR SHALL PROVIDE COMPLETE IRRIGATION SYSTEM DESIGN AND INSTALLATION FOR PLANTINGS AND LAWN AREAS. DESIGN SHALL BE CERTIFIED BY A PROFESSIONAL LANDSCAPE ARCHITECT, ENGINEER, OR CERTIFIED IRRIGATION DESIGNER. DESIGN PLANS SHALL BE SUBMITTED TO OWNER'S REPRESENTATIVE FOR APPROVAL.
2. ALL LAWN AREAS SHALL BE ZONED SEPARATELY FROM PLANTING (MULCH) BEDS AREAS.
3. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
4. ALL IRRIGATION PIPING SHALL BE PVC. SUBMIT PIPE SIZES AND TYPES FOR APPROVAL.
5. CONTRACTOR SHALL PROVIDE DRAWINGS, MATERIAL SPECIFICATIONS, SCHEMATICS, AND OTHER LITERATURE AS MAY BE REQUIRED, FOR ALL CONDUIT, CONTROLS, TIMERS, VALVES, SPRINKLER HEADS, CONNECTORS, WIRING, RAIN GAUGE, ETC. TO THE OWNER'S CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO INSTALLATION.
6. IRRIGATION CONTROLLER SHALL BE AN EPA WATERSENSE-LABELED WEATHER-BASED IRRIGATION CONTROLLER.
7. CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH THE GENERAL CONTRACTOR AND SUB CONTRACTORS.
8. (INSIDE BUILDING) BACKFLOW PREVENTER AND METER IS REQUIRED. IT SHALL BE IN CONFORMANCE WITH STATE AND MUNICIPAL REQUIREMENTS.
9. (OUTSIDE BUILDING) BACKFLOW PREVENTER AND METER IS REQUIRED. IT SHALL BE IN CONFORMANCE WITH STATE AND MUNICIPAL REQUIREMENTS. LOCATE THIS EQUIPMENT IN A LOCKABLE "HOT BOX".
9. (INSIDE BUILDING) IRRIGATION CONTROL PANEL, BACKFLOW PREVENTER AND METER SHALL BE LOCATED IN THE BUILDING MECHANICAL ROOM. COORDINATE WITH THE GENERAL CONTRACTOR.
9. (OUTSIDE BUILDING) IRRIGATION CONTROL PANEL SHALL BE LOCATED IN A LOCKABLE CABINET DESIGNED TO HOUSE THE CONTROL PANEL.
10. SITE CONTRACTOR SHALL PROVIDE 4" SCHEDULE 40 PVC SLEEVES & PVC CAPS, BOTH ENDS, UNDER PAVEMENT TO PROVIDE ACCESS FOR IRRIGATION LINES TO ALL IRRIGATED AREAS.
11. IRRIGATION CONTRACTOR SHALL DEMONSTRATE FULL FUNCTIONALITY AND ADEQUATE WATERING OF PLANTINGS TO OWNER AND LANDSCAPE CONTRACTOR. SUBMIT WRITTEN SIGN-OFF FROM LANDSCAPE CONTRACTOR TO LANDSCAPE ARCHITECT FOR APPROVAL.

**Orchards on Hudson
Residential**
Dock Road
Marlborough, NY

No.	Revision	Date	Appr'd.
1	Town-Resubmission	10/25/2025	AN

Designed by **CN** Checked by **JCV**
Issued for _____ Date _____
Site Plan Approval August 9, 2024

Not Approved for Construction
Drawing Title
Planting Notes and Details