Site Plans

Issued for	**Site Plan Application**
Date Issued	**August 9, 2024**
Latest Issue	**March 21, 2025**

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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Reference Drawings

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

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VHB Project :: 20578.01
Issued for :: Site Plan Application

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Legend

Exist.	Prop.	
		PROPERTY LINE
		PROJECT LIMIT LINE
		RIGHT-OF-WAY/PROPERTY LINE
		EASEMENT
		BUILDING SETBACK
		PARKING SETBACK
10+00	10+00	BASELINE
		CONSTRUCTION LAYOUT
		ZONING LINE
		TOWN LINE
		LIMIT OF DISTURBANCE
		WETLAND LINE WITH FLAG
		FLOODPLAIN
		GRAVEL ROAD
EOP	EOP	EDGE OF PAVEMENT
BB	BB	BITUMINOUS BERM
BB	BBC	BELGIUM BLOCK CURB
BC	MBBC	MOUNTED BELGIUM BLOCK CURB
CC	CC	CONCRETE CURB
		SAWCUT
		BUILDING
		BUILDING OVERHANG
	EN	BUILDING ENTRANCE
	LD	LOADING DOCK
		BOLLARD
D		DUMPSTER ENCLOSURE
		SIGN
		DOUBLE SIGN
		STEEL GUARDRAIL
		WOOD GUARDRAIL
		PATH
		TREE LINE
		WIRE FENCE
		FENCE
		STOCKADE FENCE
		STONE WALL
		RETAINING WALL
		STREAM / POND / WATER COURSE
		DETENTION BASIN
		HAY BALES
		SILT FENCE
		SILT SOCK / STRAW WATTLE
4	4	MINOR CONTOUR
20	20	MAJOR CONTOUR
10	10	PARKING COUNT
C10	C10	COMPACT PARKING STALLS
DYL	DYL	DOUBLE YELLOW LINE
SL	STOP	STOP LINE
		CROSSWALK
		ACCESSIBLE CURB RAMP
		ACCESSIBLE PARKING
VAN	VAN	VAN-ACCESSIBLE PARKING
		CONCRETE
		ASPHALT PAVEMENT
		DRIVEWAY ASPHALT PAVEMENT
		CONCRETE SIDEWALK
		CONSTRUCTION ENTRANCE
		PAVERS / PERMEABLE PAVERS
Matchline	Matchline	MATCHLINE

Exist.	Prop.	
27.35 TC ×	27.35 TC ×	TOP OF CURB ELEVATION
26.85 BC ×	26.85 BC ×	BOTTOM OF CURB ELEVATION
132.75 ×	132.75 ×	SPOT ELEVATION
45.0 TW 38.5 BW	45.0 TW 38.5 BW	TOP & BOTTOM OF WALL ELEVATION
		BORING LOCATION
		TEST PIT LOCATION
MW	MW	MONITORING WELL
		FLOW ARROW
UD	UD	UNDERDRAIN
12"D		DRAIN
6"RD	RD	ROOF DRAIN
12"S	12"S	SEWER
FM	FM	FORCE MAIN
OHW	OHW	OVERHEAD WIRE
6"W	6"W	WATER
4"FP	4"FP	FIRE PROTECTION
3"G	G	GAS
E	E	ELECTRIC
STM	STM	STEAM
T	T	TELEPHONE
FA	FA	FIRE ALARM
CATV	CATV	CABLE TV
		CATCH BASIN
		AREA DRAIN
		DOUBLE CATCH BASIN
		GUTTER INLET
		DRAIN MANHOLE
TD		TRENCH DRAIN
	E	PLUG OR CAP
	CO	CLEANOUT
		FLARED END SECTION
		HEADWALL
		DRYWELL
		DRYWELL W/ INLET COVER
		DRYWELL W/ MANHOLE COVER
		DIFFUSION WELL W/ INLET COVER
		STORM TRAP UNIT
S		SANITARY MANHOLE
CO	CO	SANITARY CLEANOUT
LP	LP	SANITARY LEACHING POOL
	EXP	EXPANSION LEACHING POOL
ST/GT	ST/GT	SANITARY SEPTIC TANK/GREASE TRAP
CS	CS	CURB STOP & BOX
WV	WV	WATER VALVE & BOX
TSV	TSV	TAPPING SLEEVE, VALVE & BOX
		SIAMESE CONNECTION
HYD	HYD	FIRE HYDRANT
WM	WM	WATER METER
PIV	PIV	POST INDICATOR VALVE
W	W	WATER WELL
		THRUST BLOCKS
GG	GG	GAS GATE
GM	GM	GAS METER
E	CMH	ELECTRIC MANHOLE
EM	EM	ELECTRIC METER
		LIGHT POLE
		LIGHT BOLLARD
T	TMH	TELEPHONE MANHOLE
T	T	TRANSFORMER PAD
		UTILITY POLE
		GUY POLE
		GUY WIRE & ANCHOR
HH	HH	HAND HOLE
PB	PB	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
|=	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

1. CONTRACTOR SHALL NOTIFY NEW YORK 811 (DIAL 811) AT LEAST 48 HOURS BEFORE EXCAVATING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE [##] INCHES TOPSOIL AND SEED UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLANS.
5. WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
6. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
7. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
8. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES & NYS SUPPLEMENT.
9. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
10. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
11. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
12. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
13. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
14. THE CONTRACTOR IS ADVISED THAT A COMPLETE STORM WATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIRED LATEST SPDES PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY, WHICH INCLUDES REQUIREMENTS FOR THE CONTRACTOR TO COMPLETE CERTAIN CERTIFICATIONS, SCHEDULES AND OTHER DOCUMENTATION, WHICH MUST BE MAINTAINED ON SITE THROUGHOUT CONSTRUCTION. THE CONTRACTOR IS REQUIRED TO FAMILIARIZE HIMSELF WITH ALL ASPECTS OF THE SWPPP AND COORDINATE HIS/HER WORK WITH THE REQUIREMENTS, INCLUDING THE REGULARLY SCHEDULED INSPECTIONS.

Utilities

1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR IT'S REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
2. CONTRACTOR TO NOTE UTILITY EASEMENT RUNNING THROUGH SITE. THE CONTRACTOR SHALL TAKE CARE TO NOT DISPOSE EXISTING UTILITIES DURING CONSTRUCTION. EXISTING UTILITIES ARE TO REMAIN ACTIVE AT ALL TIMES. THE CONTRACTOR IS REQUIRED TO REOPEN TEST PITS, BY HAND, IF NECESSARY TO LOCATE UTILITIES PRIOR TO COMMERCIAL WORK.
3. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
4. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
5. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
   A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
   B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
   C. LANDSCAPE, TOPSOIL AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
6. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
7. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
8. UTILITY PIPE MATERIALS SHALL BE AS NOTED ON THE PLANS.
9. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
10. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
11. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Layout and Materials

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURB RADII ARE FIVE FEET UNLESS OTHERWISE NOTED.
3. CURBING SHALL BE CAST IN PLACE CONCRETE WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
4. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
5. PROPOSED BOUNDS, GRADES, BENCHMARKS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
6. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.
7. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
8. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.

Erosion Control

1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES, AND REMOVE SEDIMENT THEREFROM ON A WEEKLY BASIS AND WITHIN TWELVE HOURS AFTER EACH STORM EVENT AND DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

1. BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY VHB ENGINEERING, SURVEYING, LANDSCAPE, ARCHITECTURE AND GEOLOGY, P.C., THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY VHB ENGINEERING, SURVEYING, LANDSCAPE, ARCHITECTURE AND GEOLOGY, P.C., ON OCTOBER 21ST, 2021 AND UPDATED ON MAY 1, 2024.
2. TOPOGRAPHY: ELEVATIONS ARE BASED ON NAVD DATUM.
3. GEOTECHNICAL DATA INCLUDING TEST PIT AND BORING LOCATIONS AND ELEVATIONS WERE OBTAINED FROM TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, D.P.C..

Document Use

1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

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Orchards on Hudson Residential

Dock Road
Marlborough, NY

No.	Revision	Date	Appvd.
1	Town Resubmission	10/25/2025	AL
2	Town Resubmission	3/21/2025	AL

Designed by: DB | Checked by: AL

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

Not Approved for Construction

Drawing Title: **Legend and General Notes**

Drawing Number: **C1.00**

Sheet 1 of 47

Project Number: **20578.01**

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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 LICENSED PROFESSIONAL ENGINEER UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER

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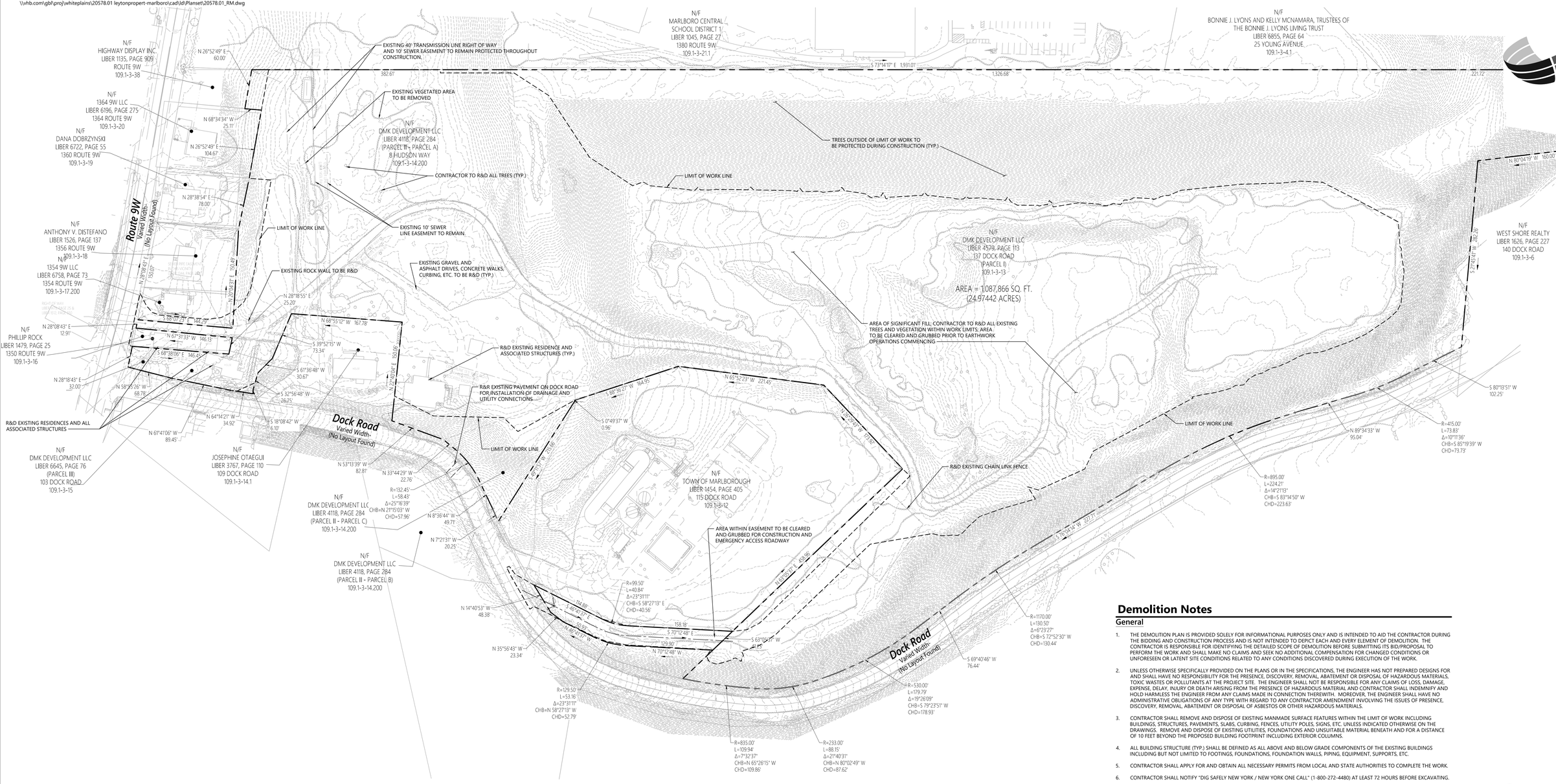

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Demolition Notes

General

1. THE DEMOLITION PLAN IS PROVIDED SOLELY FOR INFORMATIONAL PURPOSES ONLY AND IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
2. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.
3. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
4. ALL BUILDING STRUCTURE (TYP.) SHALL BE DEFINED AS ALL ABOVE AND BELOW GRADE COMPONENTS OF THE EXISTING BUILDINGS INCLUDING BUT NOT LIMITED TO FOOTINGS, FOUNDATIONS, FOUNDATION WALLS, PIPING, EQUIPMENT, SUPPORTS, ETC.
5. CONTRACTOR SHALL APPLY FOR AND OBTAIN ALL NECESSARY PERMITS FROM LOCAL AND STATE AUTHORITIES TO COMPLETE THE WORK.
6. CONTRACTOR SHALL NOTIFY "DIG SAFELY NEW YORK / NEW YORK ONE CALL" (1-800-272-4480) AT LEAST 72 HOURS BEFORE EXCAVATING.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
8. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
9. ALL EXISTING SIGNAGE, UTILITY POLES, GUY WIRES, STRUCTURES AND OTHER APPURTENANCES IN THE RIGHT-OF-WAY TO REMAIN AND BE PROTECTED DURING CONSTRUCTION UNLESS OTHERWISE NOTED.
10. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES. EXISTING UTILITIES TO REMAIN SHALL BE MAINTAINED & PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
11. ALL EXISTING UTILITIES ALONG THE SITE FRONTAGE WITHIN THE RIGHT OF WAY SHALL REMAIN UNLESS OTHERWISE DIRECTED BY THE UTILITY OWNER. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ALONG THE SITE FRONTAGE WITHIN THE RIGHT OF WAY AND SHALL COORDINATE TEMPORARY PROTECTIONS, RELOCATIONS OR MODIFICATIONS WITH THE UTILITY OWNERS.
12. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
13. CONTRACTOR SHALL IDENTIFY ANY TREES WITHIN THE LIMIT OF WORK NOT IDENTIFIED ON THE EXISTING CONDITIONS PLANS. THE LOCATION AND SPECIES OF THESE TREES SHALL BE PROVIDED TO THE ENGINEER IN ORDER TO DETERMINE IF TREES SHALL REMAIN.
14. EXISTING SANITARY STRUCTURES TO BE REMOVED IN ACCORDANCE WITH APPLICABLE SCDHS AND POLLUTION CONTROL REQUIREMENTS.
15. FURNISH, ERECT AND MAINTAIN ALL TEMPORARY BARRICADES, FENCES, COVERINGS, ENCLOSURES, SIGNS AND LIGHTING AS MAY BE REQUIRED TO CARRY ON DEMOLITION WORK IN A SAFE AND LEGAL MANNER.
16. INSTALL EROSION CONTROLS MEASURES PRIOR TO DEMOLITION. MAINTAIN EROSION CONTROLS THROUGHOUT DURATION OF THE PROJECT. REFER TO SEPARATE EROSION AND SEDIMENT CONTROL PLANS AND SWPPP DOCUMENTS/PERMIT.
17. DO NOT USE EXPLOSIVES.
18. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS. ADJOINING STREETS AND PROPERTIES TO BE KEPT FREE OF DEBRIS RESULTING FROM THE DEMOLITION AND SHALL BE CLEANED ON A DAILY BASIS OR AS NEEDED.
19. DUST CONTROL TREATMENTS SHALL BE APPLIED AS NECESSARY TO CONTROL AND REDUCE THE AMOUNT OF DUST WHICH MAY CAUSE OFF SITE DAMAGE, BE A HEALTH HAZARD TO HUMANS, WILDLIFE AND PLANT LIFE, OR POSE A HAZARD TO TRAFFIC SAFETY.
20. 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 NO COST TO OWNER.
21. E&S CONTROLS MUST BE INSPECTED AND REPAIRED OR REPLACED WITHIN 24 HOURS OF A SIGNIFICANT PRECIPITATION EVENT (>0.5") THROUGHOUT CONSTRUCTION.
22. HOURS OF OPERATION TO BE AS PER LOCAL ORDINANCE. CONTRACTOR TO VERIFY PRIOR TO STARTING WORK.
23. 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.
24. 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 AND OWNER'S REPRESENTATIVE IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
25. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

0 30 60 120Feet

Orchards on Hudson Residential

Dock Road
Marlborough, NY

No.	Revision	Date	Appvd.
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Designed by DB | Checked by AL

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

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Drawing Title: **Removals Plan**

Drawing Number: **C2.00**

Sheet 2 of 47

Project Number: **20578.01**

STATE OF NEW YORK · ANGELO LANDI · 085418 · PROFESSIONAL ENGINEER

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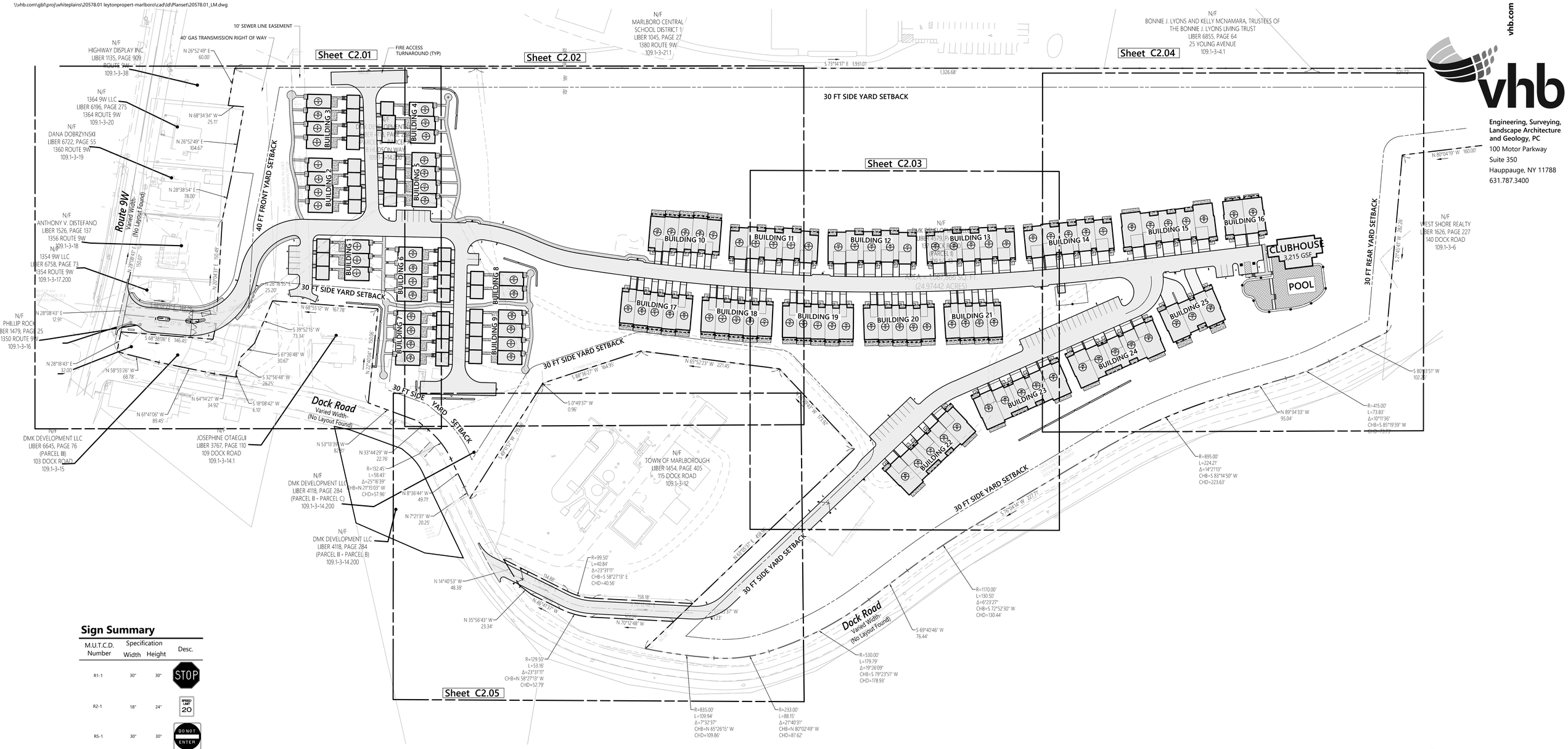


Sign Summary

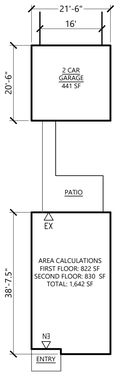
M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	30"	30"	STOP
R2-1	18"	24"	SPEED LIMIT 20
R5-1	30"	30"	DO NOT ENTER
R7-1	12"	18"	NO PARKING ANY TIME
R7-8	12"	18"	RESERVED PARKING

Unit Symbol Legend

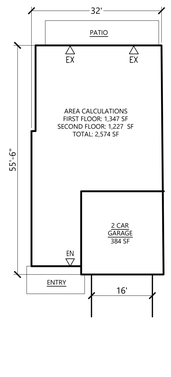
UNIT OUTLINE

22 A — UNIT NUMBER / UNIT TYPE

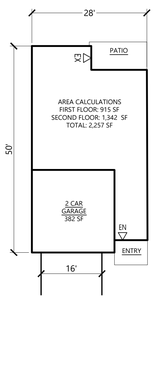
Unit A



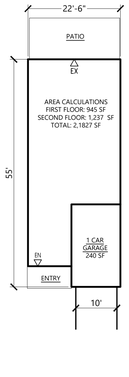
Unit B



Unit C



Unit D



Parking Summary Chart

Description	Size Required	Size Provided	Spaces Required	Spaces Provided
STANDARD SPACES	162 SF (MIN.)	9x18 (162 SF)	154*	180**
VISITOR PARKING SPACES *	162 SF (MIN.)	9x18 (162 SF)	15	45
STANDARD ACCESSIBLE SPACES ***	8x19 (MIN.)	10x19	2	2
TOTAL SPACES			171**	227

* 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 FOR THE A/B/C UNITS AND ONE STANDARD PARKING SPACE FOR THE D UNITS.
*** 2 ADA STALLS REQUIRED FOR 26-50 TOTAL PARKING STALLS PROVIDED (ONLY APPLIED TO SURFACE VISITOR PARKING)

Notes

General

1. MAIL FOR ALL UNITS TO BE IN LOCATED IN THE CLUBHOUSE
2. PRIVATE TRASH PICKUP FOR EACH UNIT

UNIT SUMMARY

Unit	Provided
A	32
B	12
C	33
D	29
TOTAL	106

Density Calculations

PROPOSED DENSITY:
106 UNITS / 24.5 ACRES = 4.32 UNITS / ACRE

4.32 UNITS / ACRE < 6 UNITS / ACRE OK

*SECTION 155-30 STATES MAXIMUM DENSITY SHALL BE SIX DWELLING UNITS PER ACRE

NOTE: ACREAGE COUNTED TOWARD DENSITY IS TOTAL AREA MINUS THE AREA WITHIN THE EASEMENT. IN ACCORDANCE WITH THE CORRESPONDENCE FORM THE TOWN BUILDING INSPECTOR DATED JANUARY 8TH 2025 STEEP SLOPE AREAS ARE CONSIDERED MAN MADE AND NOT ENVIRONMENTALLY SENSITIVE AREAS AND THEREFORE ARE INCLUDED IN THE CALCULATION.

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 ½ Stories / 35 Feet [3]	2 ½ Stories / 26.25 Feet [3]
MAXIMUM BUILDING COVERAGE	15.0 %	13.0 %

[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 20.5 feet. Therefore an aerial apparatus access road is not proposed.

0 30 60 120Feet

Orchards on Hudson Residential

Dock Road
Marlborough, NY

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Drawing Title: Overall Layout and Materials Plan

Drawing Number: C3.00

Sheet 3 of 47

Project Number: 20578.01

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100 Motor Parkway
Suite 350
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Route 9W
Varied Width
(No Layout Found)

Dock Road
Varied Width
(No Layout Found)

40 FT FRONT YARD SETBACK

30 FT SIDE YARD SETBACK

30 FT SIDE YARD SETBACK

10' SEWER LINE EASEMENT

40' GAS TRANSMISSION RIGHT OF WAY

PROPOSED LOT LINE MODIFICATION BOUNDARY; A NET 3,940 SF OF PROPERTY TO BE TRANSFERRED TO PROPERTY OWNER OF LOTS 109.1-3-16,17.2, & 18

PROPOSED LOT LINE MODIFICATION BOUNDARY; A 3,870.50 SF OF PROPERTY TO BE TRANSFERRED TO SUBJECT PROPERTY

PROPOSED ASPHALT PAVEMENT

PROPOSED CONC. SIDEWALK (TYP).

PROPOSED CONCRETE PATIO (TYP.)

PROPOSED PAVER BAND BETWEEN DRIVEWAYS (TYP.)

PROPOSED STREET LIGHT (TYP.)

PROPOSED BOLLARD LIGHT (TYP.)

PROPOSED RETAINING WALL DESIGN BY OTHERS (TYP.)

TRANSITION CURB BACK UP TO 6" (EACH END TYP.)

6' DRIVEWAY DEPTH (TYP.)

BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
BUILDING 7

POTENTIAL BUS STOP FOR SCHOOL CHILDREN OFF OF 9W

PROPOSED 15' WIDE AUTOMATIC ENTRANCE GATE

PROPOSED 22' WIDE AUTOMATIC ENTRANCE GATE

TRAFFIC LOOP

PROPOSED CALL BOX

PROPOSED LICENSE PLATE READER

PROPOSED MONUMENT SIGN

PROPOSED CONCRETE PATIO (TYP.)

PROPOSED CONC. SIDEWALK (TYP).

PROPOSED ASPHALT PAVEMENT

GAS WITNESS POST

HOUSE

SAWCUT

See Sheet C2.02

Match Line

0 10 20 40 Feet

Orchards on Hudson Residential

Dock Road
Marlborough, NY

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Drawing Title
Layout and Materials Plan

Drawing Number
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Sheet 4 of 47

Project Number
20578.01

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ANGELO V. LANI
098716
LICENSED PROFESSIONAL ENGINEER

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PROPOSED CONCRETE PATIO (TYP.)
PROPOSED RETAINING WALL DESIGN BY OTHERS (TYP.)
AREA OF STEEP SLOPES (SEE GRADING AND DRAINAGE PLANS FOR LIMIT OF DISTURBANCE)
PROPOSED CONC. SIDEWALK (TYP).
PROPOSED STREET LIGHT (TYP.)
ROADWAY TO BE WIDENED TO 26 FT AT HYDRANT (TYP.)
PROPOSED ASPHALT PAVEMENT
PROPOSED BOLLARD LIGHT (TYP.)
3' WIDE CONCRETE WALKWAY TO UNIT (TYP.)
PROPOSED PAVER BAND BETWEEN DRIVEWAYS (TYP.)
TRANSITION UP TO 6" CURB AT BOTH ENDS (TYP.)
FCC AT DRIVEWAYS: TRANSITION UP TO 6" CURB ON BOTH ENDS (TYP.)
30 FT SIDE YARD SETBACK
BUILDING 4
BUILDING 5
BUILDING 6
BUILDING 7
BUILDING 8
BUILDING 9
BUILDING 10
BUILDING 11
BUILDING 17
BUILDING 18
See Sheet C2.01
See Sheet C2.03
Match Line
Match Line
See Sheet C2.05
YARD
SF

0 10 20 40 Feet

Orchards on Hudson Residential

Dock Road
Marlborough, NY

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Drawing Number: C3.02

Sheet 5 of 47

Project Number: 20578.01

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AREA OF STEEP SLOPES
(SEE GRADING AND DRAINAGE PLANS
FOR LIMIT OF DISTURBANCE)

BUILDING 11

BUILDING 12

BUILDING 13

BUILDING 14

PROPOSED
CONC. SIDEWALK
(TYP).

ROADWAY TO BE
WIDENED TO 26 FT AT
HYDRANT (TYP.)

PROPOSED
ASPHALT PAVEMENT

SANITARY PUMPSTATION
ENCLOSURE: 6 FT. HIGH
BLACK VINYL CLF WITH
ACCESS GATE

PROPOSED
STREET LIGHT
(TYP.)

BUILDING 19

BUILDING 20

BUILDING 21

PROPOSED
BOLLARD LIGHT
(TYP.)

TRANSITION UP TO 6"
CURB AT BOTH ENDS (TYP.)

BUILDING 23

PROPOSED CONC.
SIDEWALK (TYP).

BUILDING 22

PROPOSED RETAINING
WALL DESIGN BY
OTHERS (TYP.)

AREA OF STEEP SLOPES
(SEE GRADING AND DRAINAGE PLANS
FOR LIMIT OF DISTURBANCE)

30 FT SIDE YARD SETBACK

PROPOSED
RETAINING WALL
DESIGN BY
OTHERS (TYP.)

PROPOSED 6'
HIGH BLACK
VINYL CHAIN
LINK FENCE
EMERGENCY
ACCESS GATE

R5-1

Match Line

See Sheet C4.04 Sheet

See Sheet C4.04 Sheet

Match Line

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0 10 20 40 Feet

Orchards on Hudson Residential

Dock Road
Marlborough, NY

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Drawing Title
Layout and Materials Plan

Drawing Number
C2.03

Sheet 6 of 47

Project Number
20578.01

STATE OF NEW YORK
DANIELLE A. LAMB
085718
LICENSED PROFESSIONAL ENGINEER

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Match Line

See Sheet C2.03

AREA OF STEEP SLOPES
(SEE GRADING AND DRAINAGE PLANS
FOR LIMIT OF DISTURBANCE)

BUILDING 14

BUILDING 15

BUILDING 16

BUILDING 24

BUILDING 25

CLUBHOUSE
3,215 GSF

POOL

30 FT REAR YARD SETBACK

TRANSITION CURB
BACK UP TO 6" (TYP.)

PROPOSED
ASPHALT PAVEMENT

TRANSITION CURB
BACK UP TO 6" BOTH
SIDES OF DRIVEWAY
(TYP.)

SANITARY PUMPSTATION
ENCLOSURE, 6 FT. HIGH
BLACK VINYL CLF WITH
ACCESS GATE

PROPOSED
STREET LIGHT
(TYP.)

PROPOSED
BOLLARD LIGHT
(TYP.)

PROPOSED CONC.
SIDEWALK (TYP).

PROPOSED
STREET LIGHT
(TYP.)

PROPOSED
BOLLARD LIGHT
(TYP.)

R7-8
ACR (TYPE A)
R7-1

6' HIGH DECORATIVE
ESTATE FENCING OR
APPROVED EQUAL

PROPOSED RETAINING
WALL DESIGN BY
OTHERS (TYP.)

AREA OF STEEP SLOPES
(SEE GRADING AND DRAINAGE PLANS
FOR LIMIT OF DISTURBANCE)

S 80°13'51" W
102.25'

R=415.00'
L=73.83'
Δ=10°11'36"
CHB=S 85°19'39" W
CHD=73.73'

N 89°34'33" W
95.04'

S 74°50'47" W 282.26'

112.1'

Dock Road
Varied Width
(No Layout Found)

0 10 20 40 Feet

Orchards on Hudson Residential

Dock Road
Marlborough, NY

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C3.04

Sheet 7 of 47

Project Number
20578.01

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ANGELO V. LANI
088918
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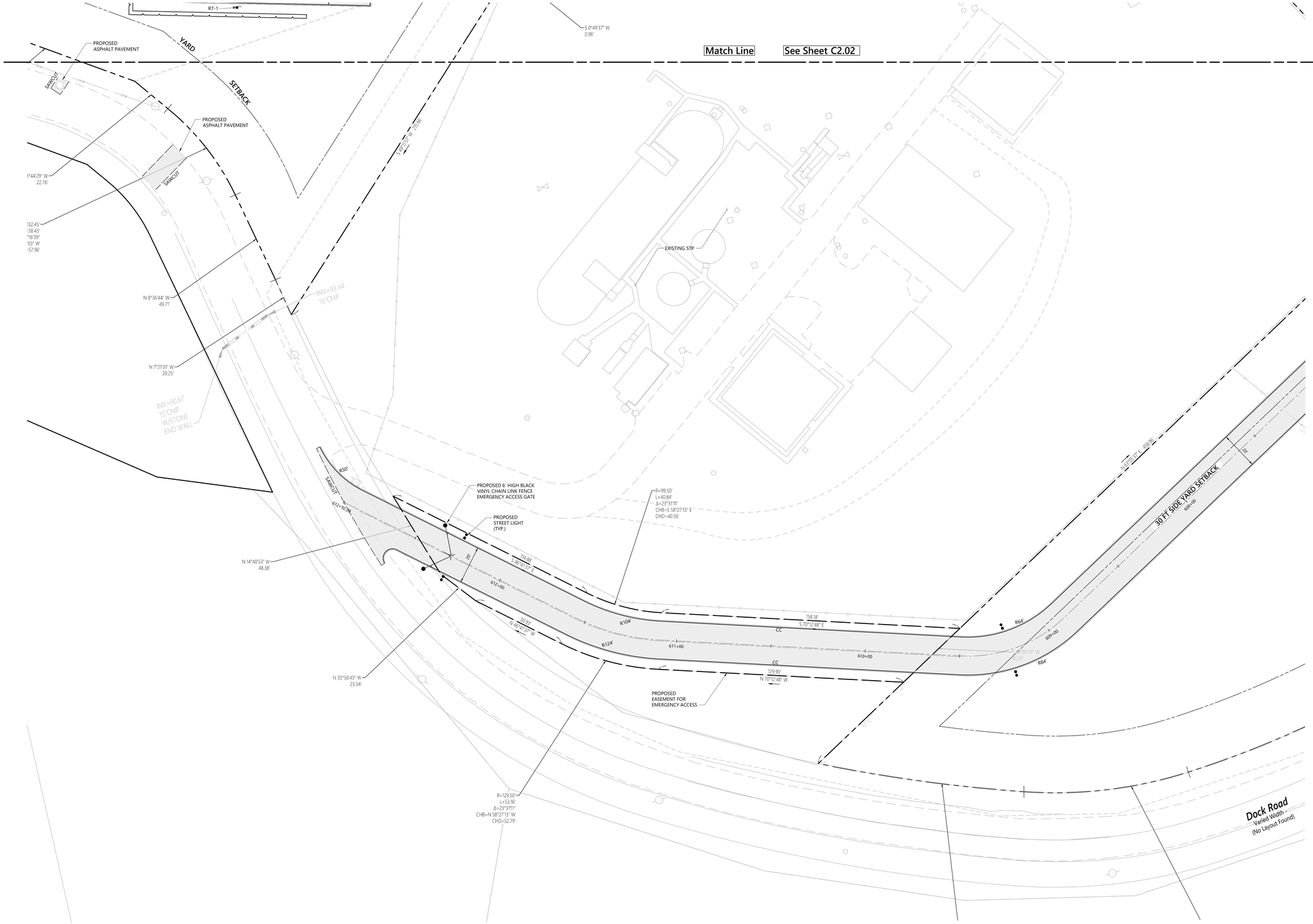

0 10 20 40 Feet

Orchards on Hudson Residential

Dock Road
Marlborough, NY

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Drawing Title
Layout and Materials Plan

Drawing Number
C3.05

Sheet 8 of 47

Project Number
20578.01

STATE OF NEW YORK
DAVID A. LANG
088718
LICENSED PROFESSIONAL ENGINEER

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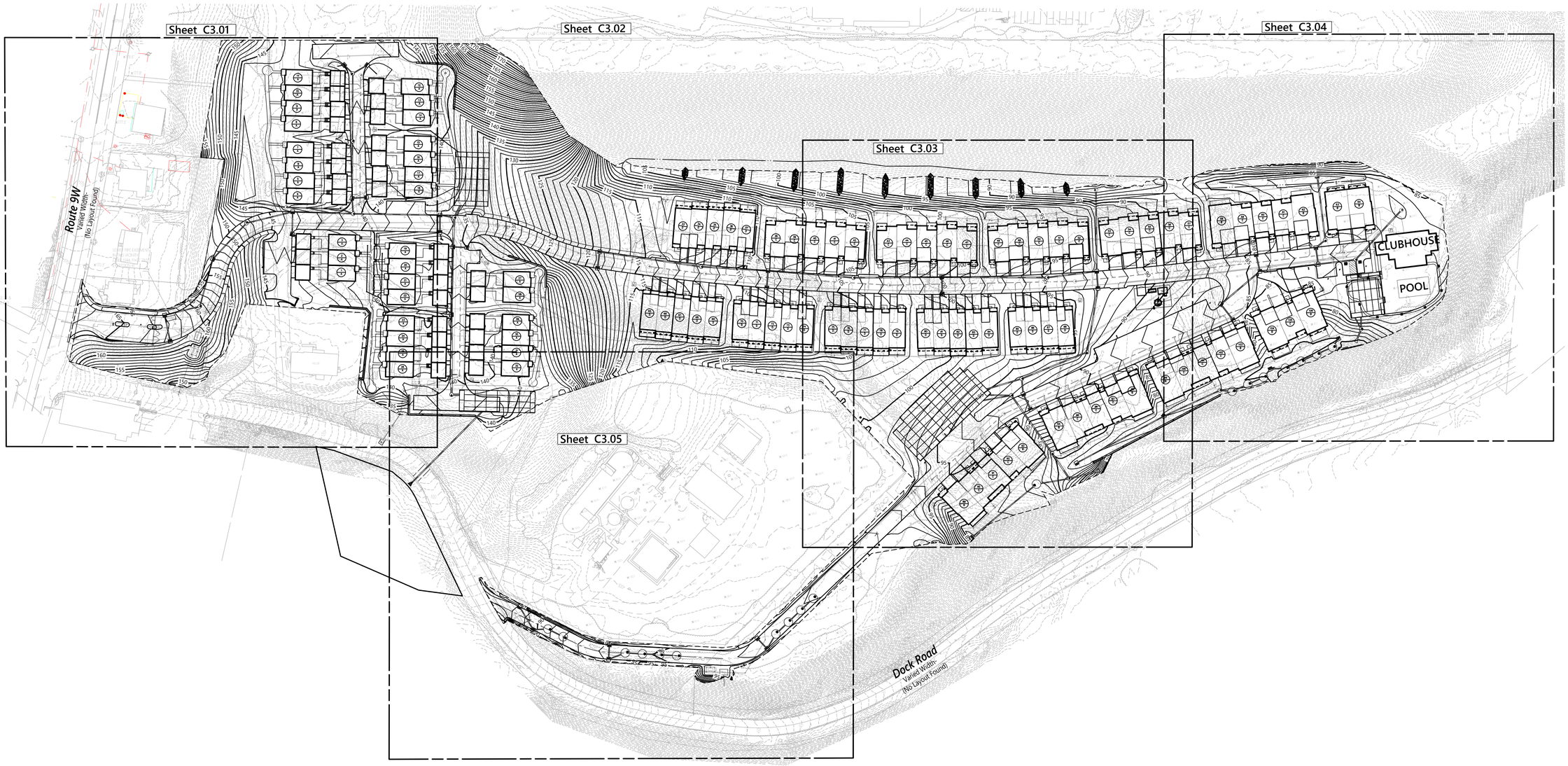
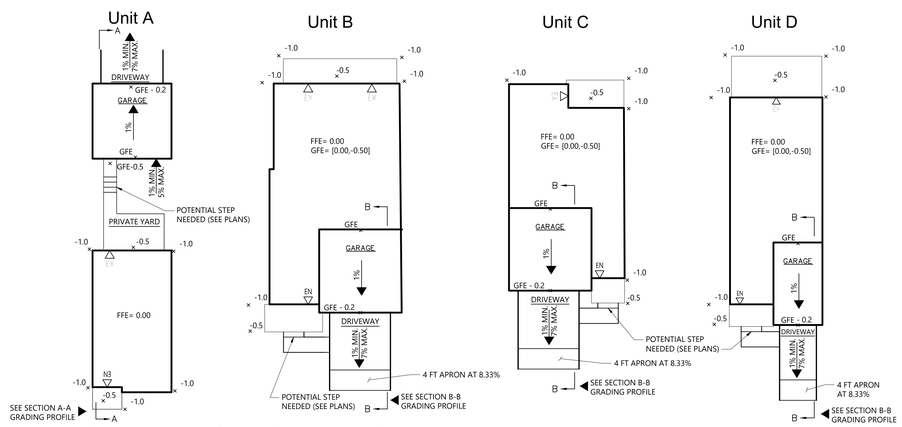
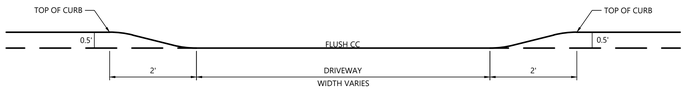




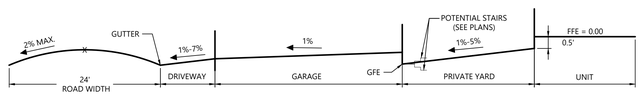
Typical Driveway Grading Scheme (Townhouse)

N.T.S.



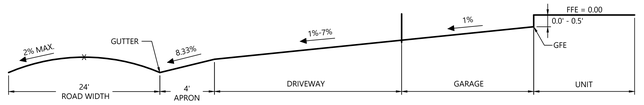
Typical Curb Transition Section

N.T.S.



Typical Driveway Grading Profile (Unit Type A) - Secion A-A

N.T.S.



Typical Driveway Grading Profile (Unit Types B, C, D) - Secion B-B

N.T.S.

Grading and Drainage Notes

1. ELEVATIONS ARE BASED ON NAVD88.
2. 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.
3. GRADES IN ALONG ADA WALKWAYS SHALL NOT EXCEED 5% IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
4. ALL ADA ACCESS AISLES AND PARKING SPACES SHALL BE AT THE SAME LEVEL, WITH MAXIMUM SLOPES NOT GREATER THAN 2% IN ANY DIRECTION.
5. CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN THE ADA ACCESS AISLES/PARKING SPACES AND THE EXISTING PAVEMENT AT THE WORK LIMITS.
6. GRADES IN LANDSCAPED AREAS SHALL NOT EXCEED A SLOPE OF 3H:1V UNLESS OTHERWISE NOTED ON THE PLANS.
7. 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.
8. 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%
9. ROOF DRAIN HEADERS AND DOWN SPOUT LOCATIONS PENDING FINAL ARCHITECTURAL DESIGN.

Earthwork Notes

1. 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.
2. 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.
3. CUT AND REMOVE TREES, REMOVE STUMPS AND BRUSH. LEGALLY DISPOSE OF OFF-SITE. WOOD WASTES MAY BE CHIPPED AND SHREDDED 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.
4. 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.
5. 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).
6. FILL MATERIAL SHALL BE FREE OF TRASH, ICE SNOW, TREE STUMPS, ROOTS, AND ORGANIC MATERIALS.
7. 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.
8. 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.

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Orchards on Hudson Residential

Dock Road
Marlborough, NY

No.	Revision	Date	Apprvd.
1	Town Resubmission	10/25/2025	AL
2	Town Resubmission	3/21/2025	AL

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Not Approved for Construction

Drawing Title: Overall Grading and Drainage Plan

Drawing Number: C4.00

Sheet 9 of 47

Project Number: 20578.01

STATE OF NEW YORK
DANIEL J. LAU
085718
LICENSED PROFESSIONAL ENGINEER

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Marlborough, NY

No.	Revision	Date	Appvd.
1	Town Resubmission	10/25/2025	AL
2	Town Resubmission	3/21/2025	AL

Designed by: DB
Checked by: AL

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

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Drawing Title
Grading and Drainage Plan

Drawing Number
C4.01

Sheet 10 of 47

Project Number
20578.01

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See Sheet C3.02

Match Line

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LIMITS OF DISTURBANCE (±15.5 ACRES)

PATIOS TO SLOPE 1% AWAY FROM BUILDING STEP DOWN 6" TO GRADE (TYP.)

CHECK DAM (TYP.)

STORM TRAP A1
TOS = 132.56
BOS = 124.06
INV. IN = 130.25
INV. OUT = 126.11

17 LF 24"CHDPE S=11.75%

PROPOSED VORTECHS PRETREATMENT STRUCTURE OR APPROVED EQUAL

PROPOSED STEPS (TYP.)

PROPOSED VORTECHS PRETREATMENT STRUCTURE OR APPROVED EQUAL

STORM TRAP A2
TOS = 132.56
BOS = 124.06
INV. IN = 126.08
INV. OUT = 130.00

See Sheet C3.01

See Sheet C3.03

See Sheet C3.05

Match Line

Match Line

Match Line

0 10 20 40 Feet

Orchards on Hudson Residential

Dock Road
Marlborough, NY

No.	Revision	Date	Appvd.
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August 9, 2024

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Drawing Title
Grading and Drainage Plan

Drawing Number
4.02

Sheet 11 of 47

Project Number
20578.01

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LIMITS OF DISTURBANCE (±15.5 ACRES)

CHECK DAM (TYP.)

PATIOS TO SLOPE 1% AWAY FROM BUILDING STEP DOWN 6" TO GRADE (TYP.)

PROPOSED VORTECHS PRETREATMENT STRUCTURE OR APPROVED EQUAL

INV=84.00(OVERFLOW PIPE)

PATIOS TO SLOPE 1% AWAY FROM BUILDING STEP DOWN 6" TO GRADE (TYP.)

LEVEL SPREADER 30 FT LONG TOP OF PLANK = 70.5

STORM TRAP B
TOS = 86.00
BOS = 71.00
INV. IN = 79.16
INV. OUT = 79

Match Line
See Sheet C3.02

See Sheet C3.04
Match Line

Dock Road
Varied Width
(No Layout Found)

LIMITS OF DISTURBANCE (±15.5 ACRES)

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Orchards on Hudson Residential

Dock Road
Marlborough, NY

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Not Approved for Construction

Drawing Title
Grading and Drainage Plan

Drawing Number
C4.03

Sheet 12 of 47

Project Number
20578.01

STATE OF NEW YORK
ANGELO V. LORE
088418
LICENSED PROFESSIONAL ENGINEER

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See Sheet C3.03

Match Line

LIMITS OF DISTURBANCE (±15.5 ACRES)

PATIOS TO SLOPE 1% AWAY FROM BUILDING STEP DOWN 6" TO GRADE (TYP.)

PROPOSED VORTECHS PRETREATMENT STRUCTURE OR APPROVED EQUAL

CLUBHOUSE
FFE = 84.73

POOL

INV=78.14(OVERFLOW PIPE)
INV=76.00

STORM TRAP C
TOS = 80.00
BOS = 66.00
INV. IN = 76.8
INV. OUT = 76

LEVEL SPREADER
30 FT LONG
TOP OF PLANK = 74.5

Dock Road
Varied Width
(No Layout Found)

0 10 20 40 Feet

Orchards on Hudson Residential

Dock Road
Marlborough, NY

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Drawing Title
Grading and Drainage Plan

Drawing Number
C4.04

Sheet 13 of 47

Project Number
20578.01

STATE OF NEW YORK
ANGELO V. LORE
DB0418
LICENSED PROFESSIONAL ENGINEER

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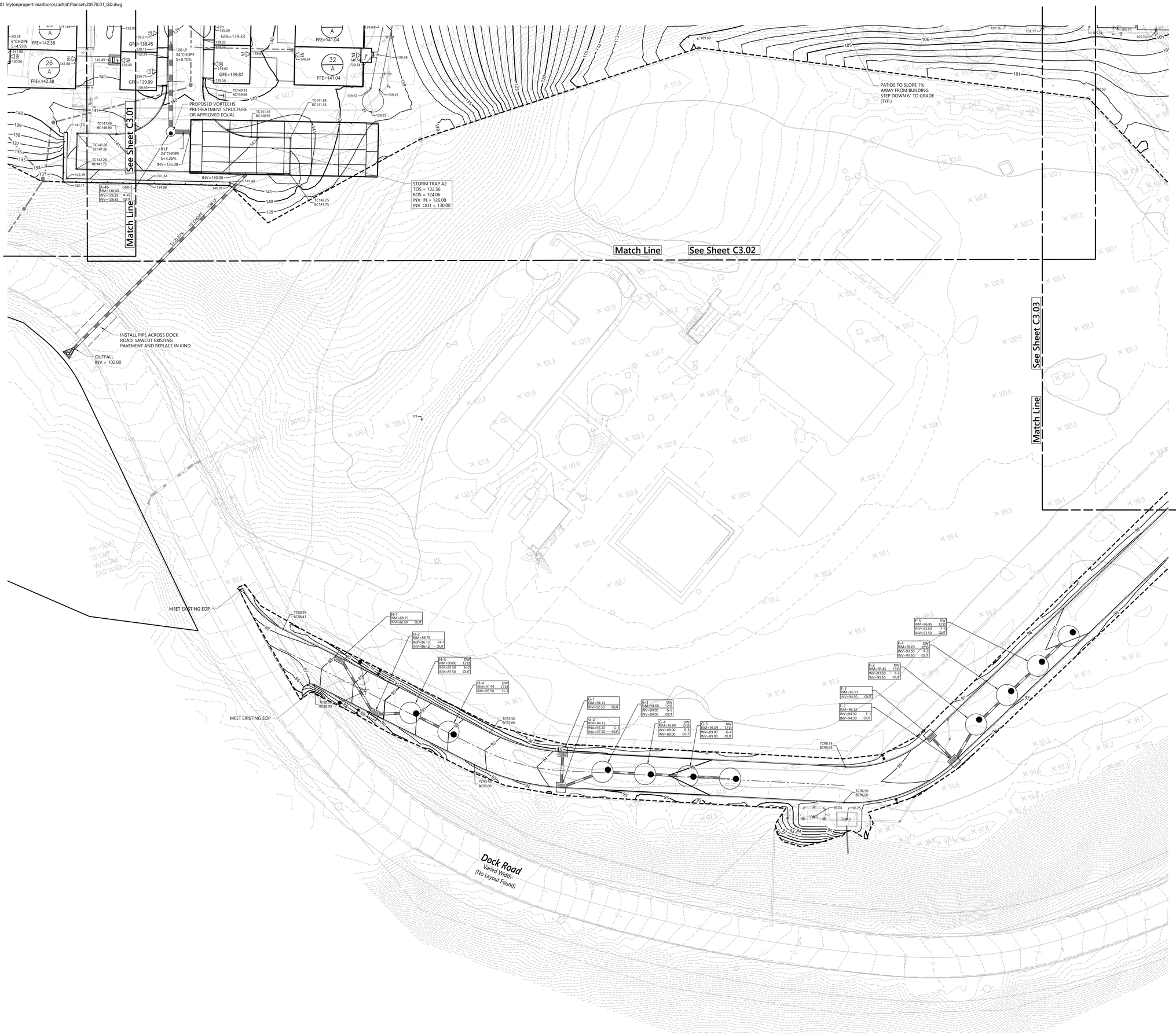

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Drawing Title
Grading and Drainage Plan

Drawing Number
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Sheet 14 of 47

Project Number
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STATE OF NEW YORK
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086418
LICENSED PROFESSIONAL ENGINEER

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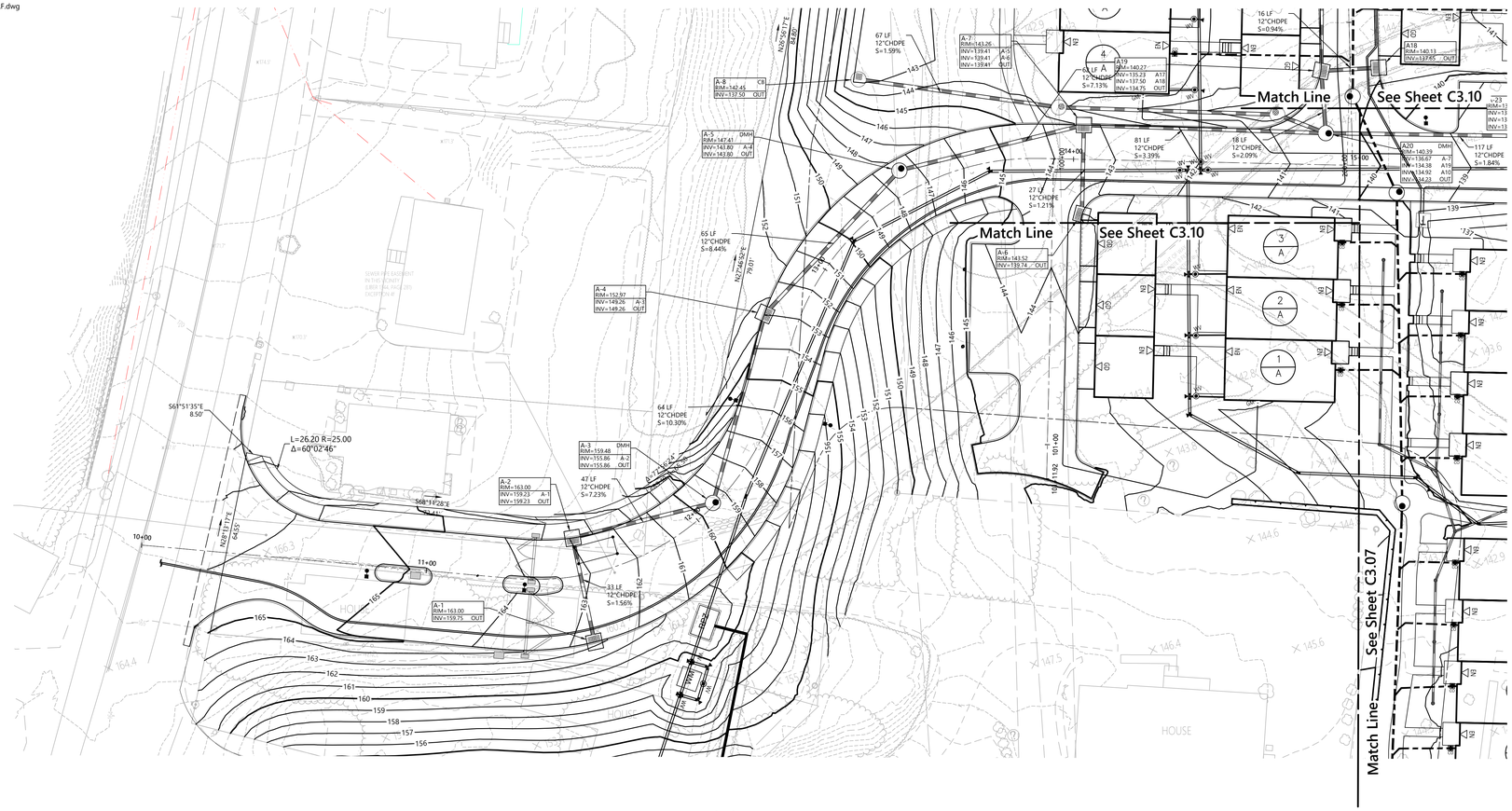
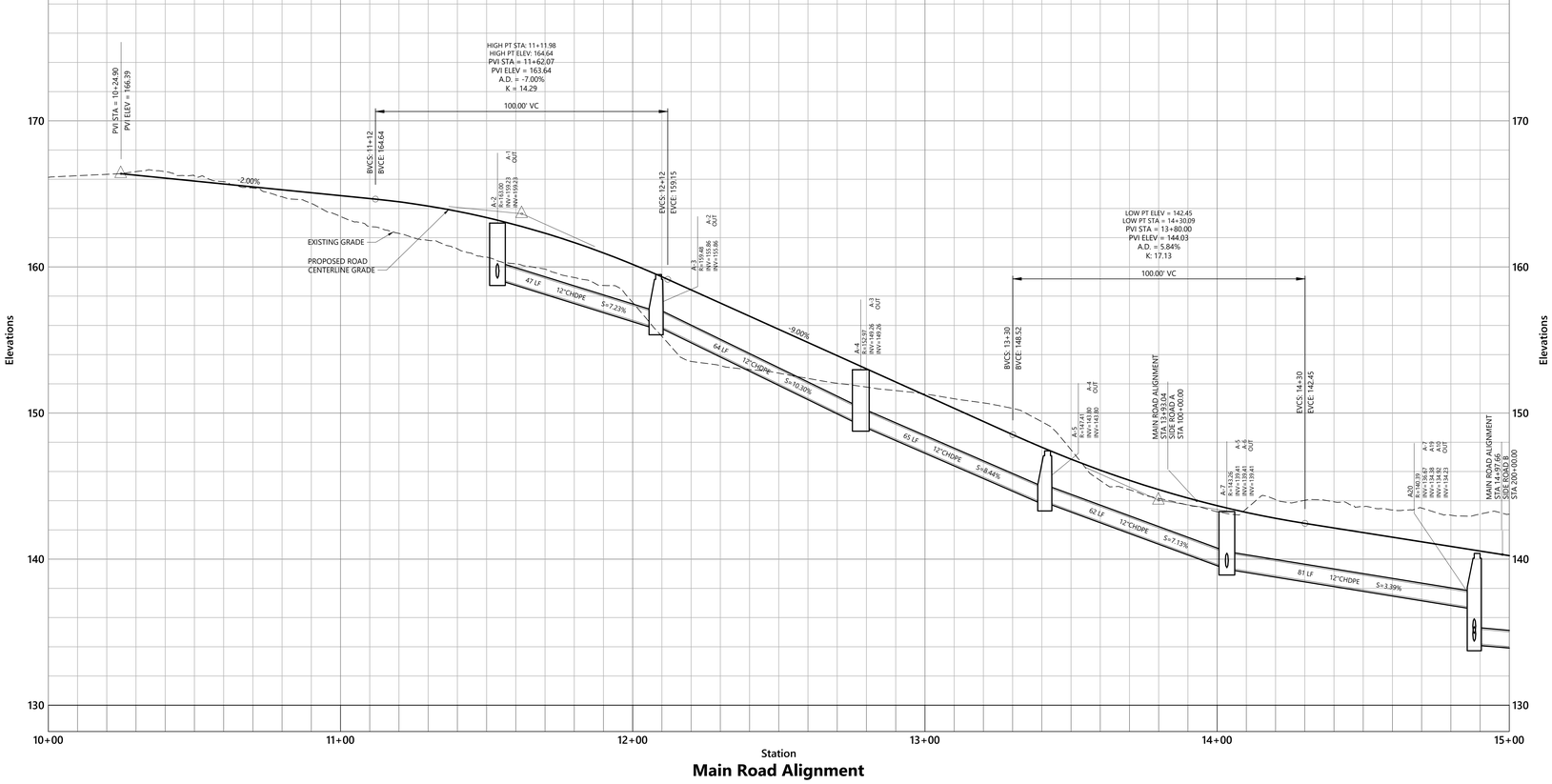


Station



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Orchards on Hudson Residential

Dock Road
Marlborough, NY

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Drawing Title
Main Road Plan Over Profile Station 10+00 to 15+00

Drawing Number
C4.06

Sheet 15 of 47

Project Number 20578.01

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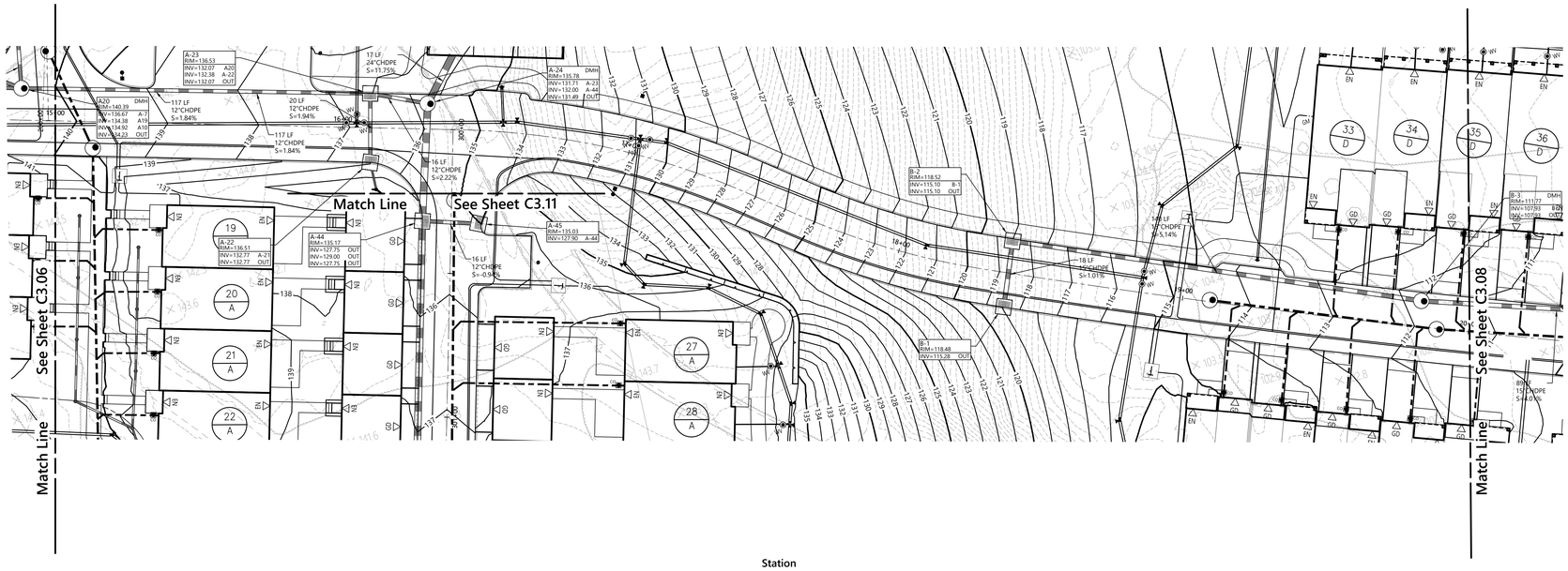

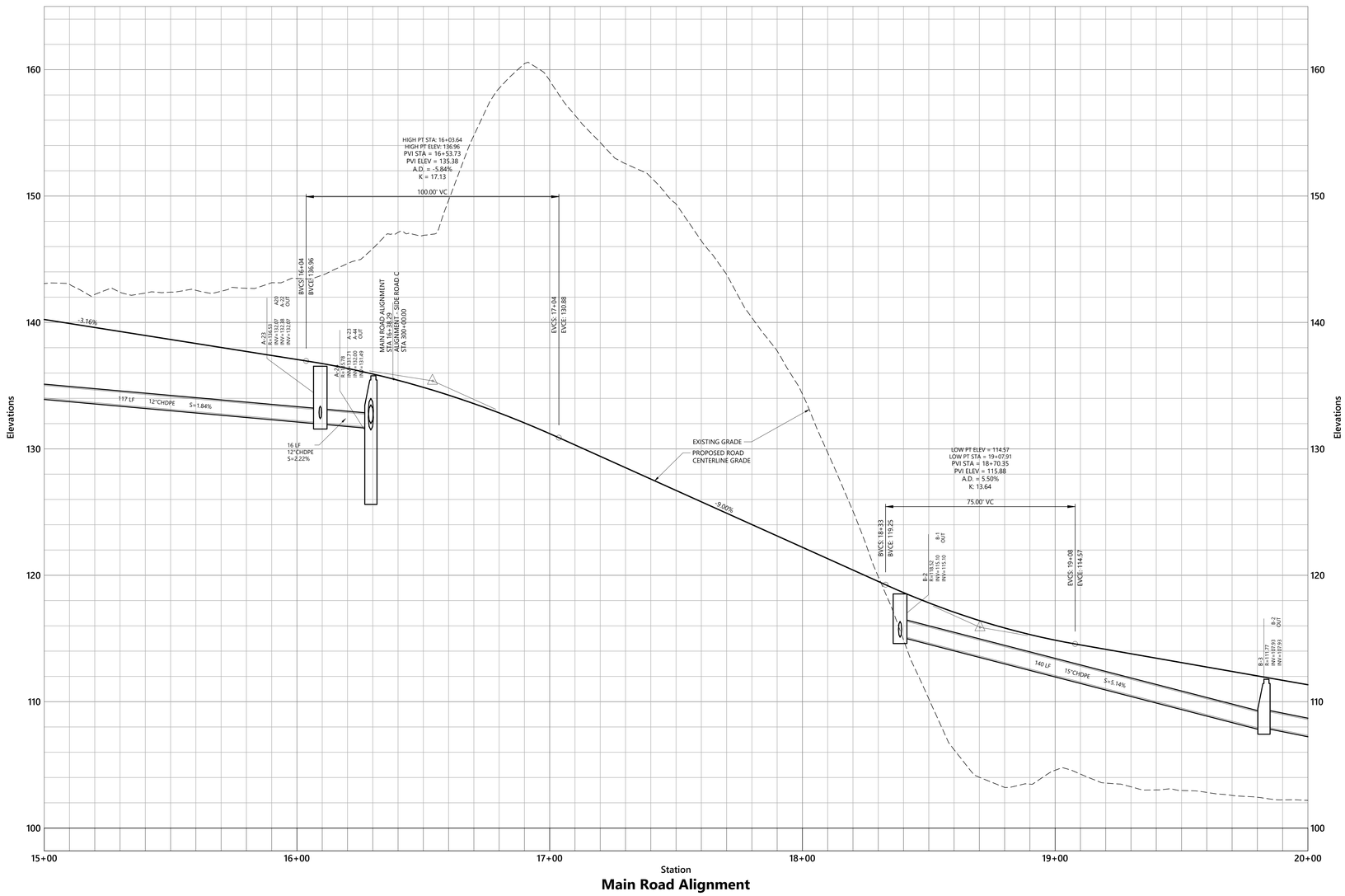

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Orchards on Hudson Residential

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August 9, 2024

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

Drawing Number
C4.07

Sheet 16 of 47

Project Number
20578.01

STATE OF NEW YORK · ANGELO V. LANZI · LICENSED PROFESSIONAL ENGINEER · 085718

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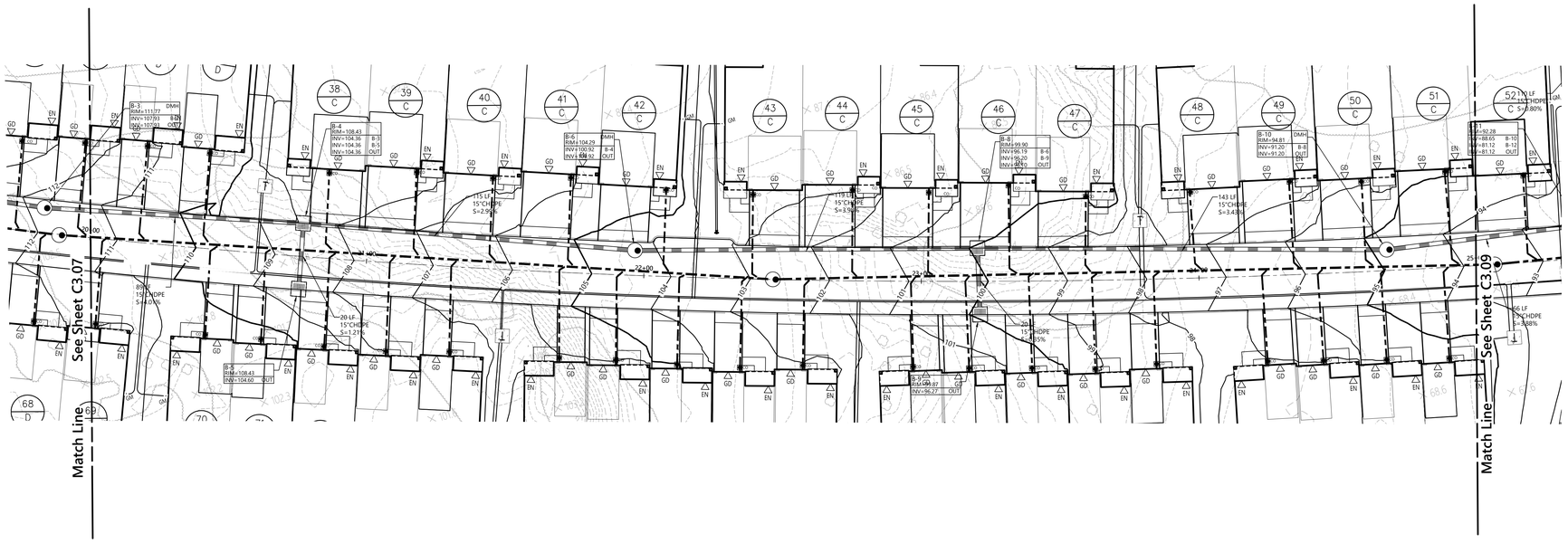

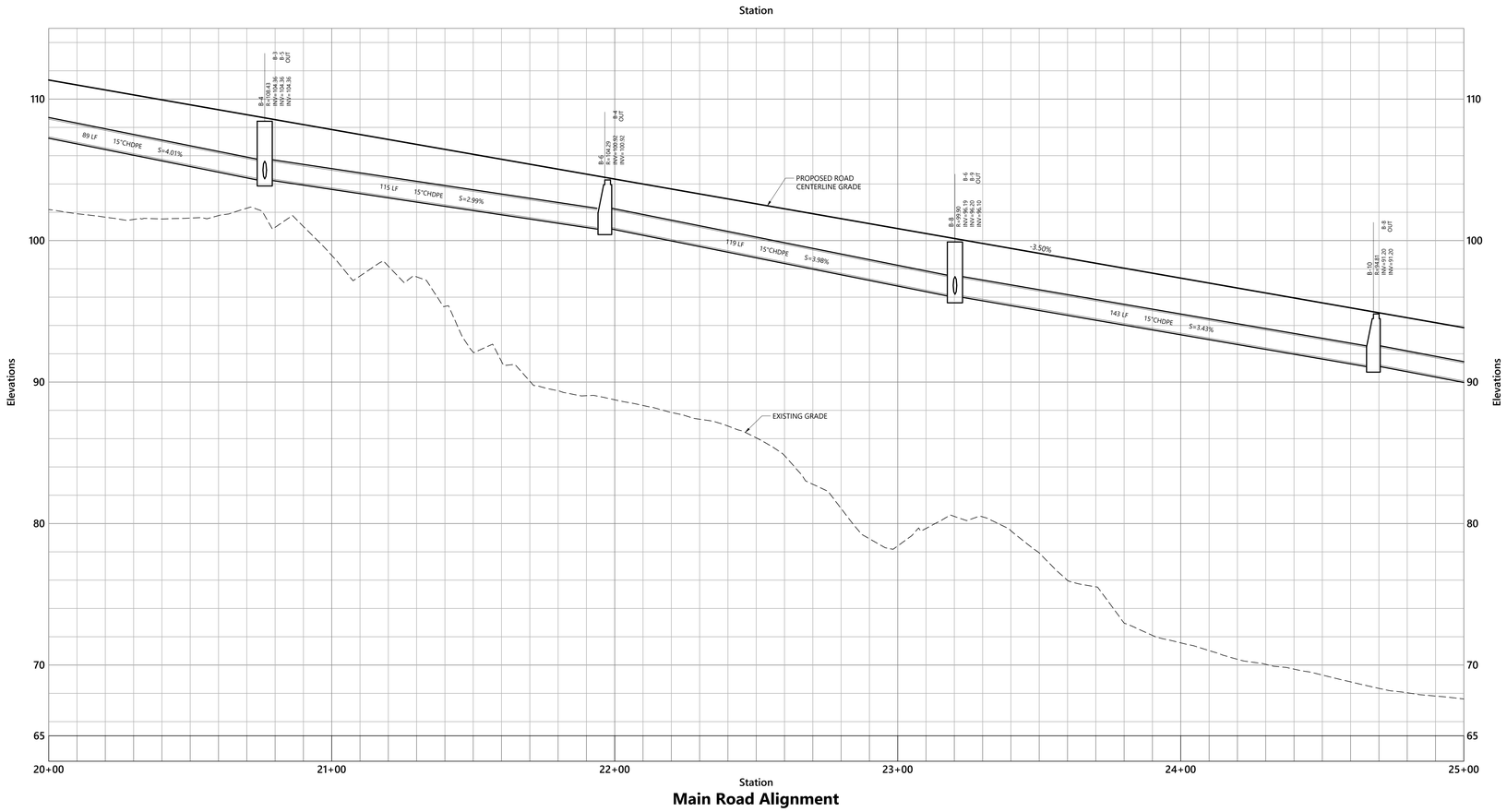

Station

Main Road Alignment

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Orchards on Hudson Residential

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Marlborough, NY

No.	Revision	Date	Appvd.
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Drawing Title
Main Road
Plan Over Profile
Station 20+00 to 25+00

Drawing Number
C4.08

Sheet 17 of 47

Project Number
20578.01

STATE OF NEW YORK ANGELO V. LANDI 088918 LICENSED PROFESSIONAL ENGINEER

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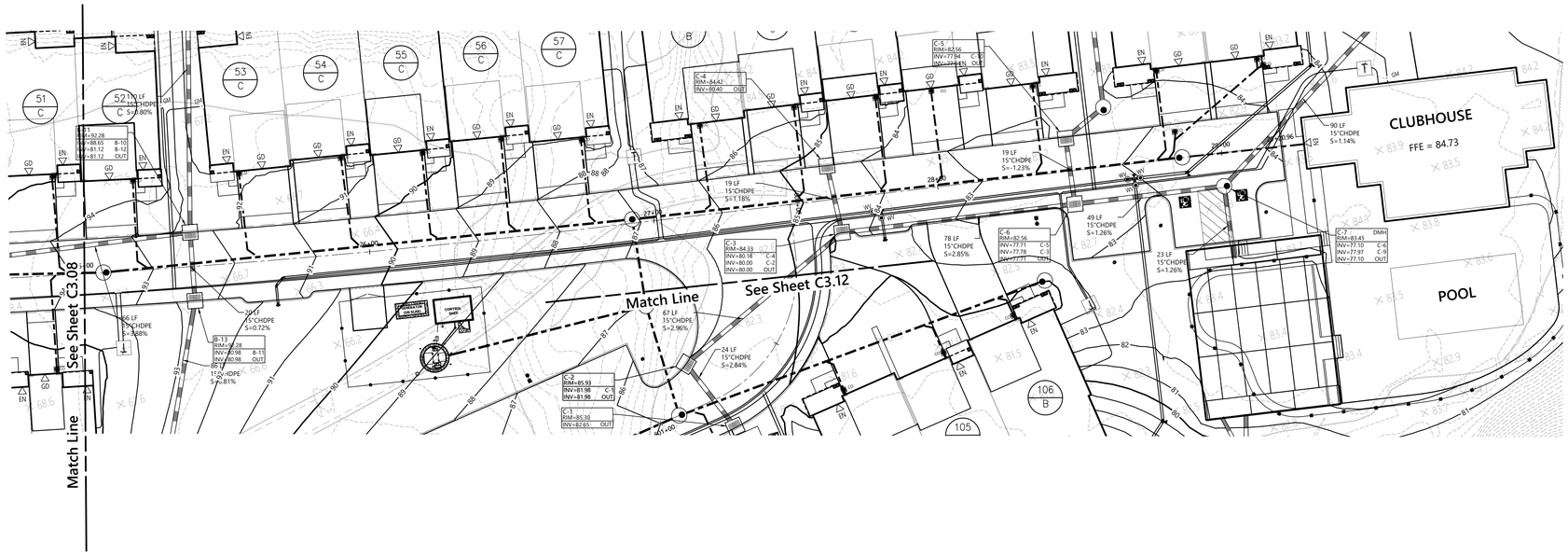

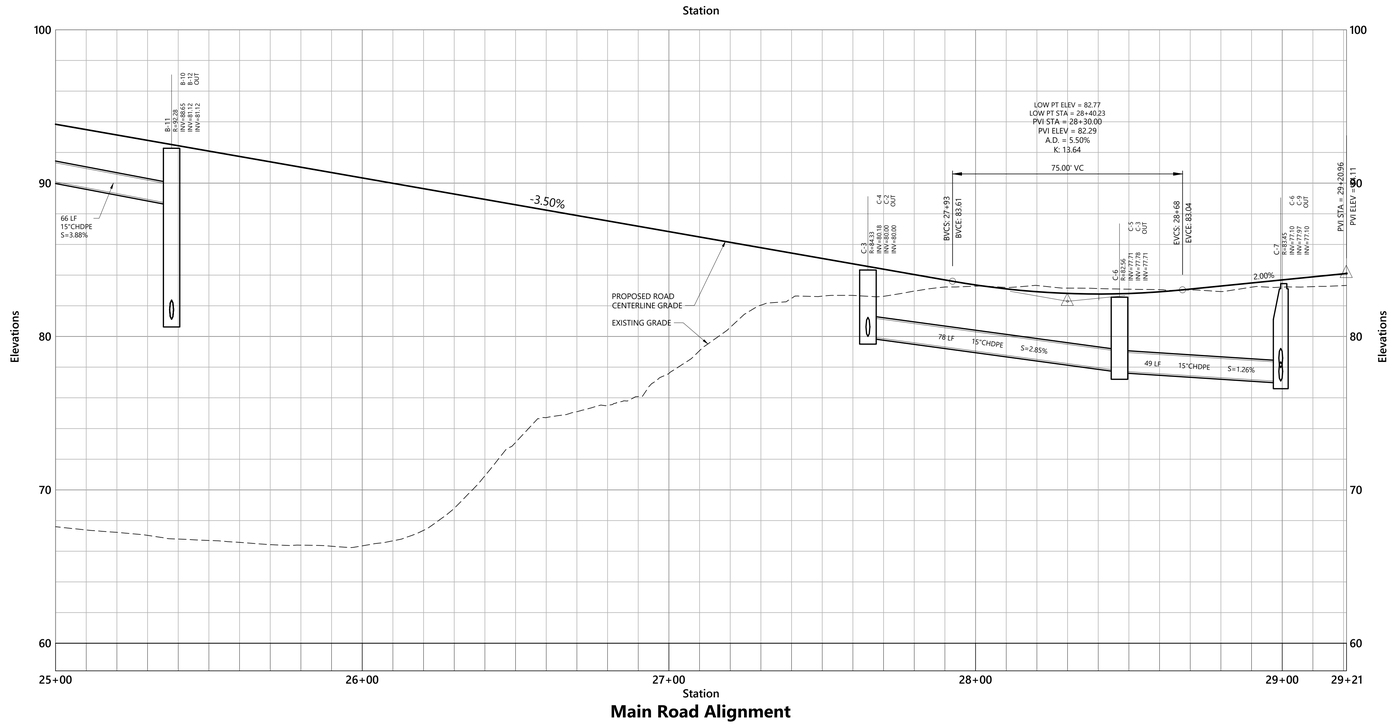

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Orchards on Hudson Residential

Dock Road
Marlborough, NY

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Drawing Title
Main Road
Plan Over Profile
Station 25+00 to 29+21

Drawing Number
C4.09

Sheet 18 of 47

Project Number
20578.01

STATE OF NEW YORK
ANGELO V. LAMIA
LICENSED PROFESSIONAL ENGINEER
098418

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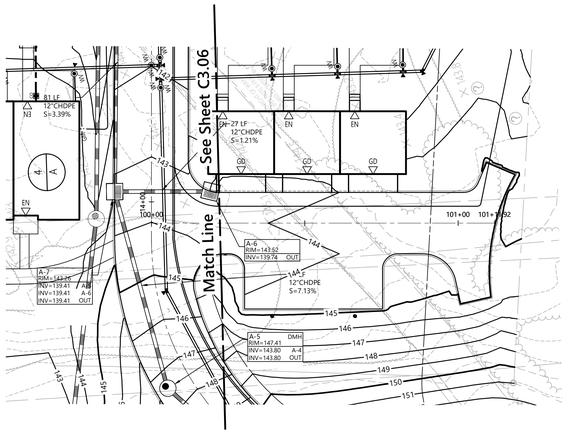
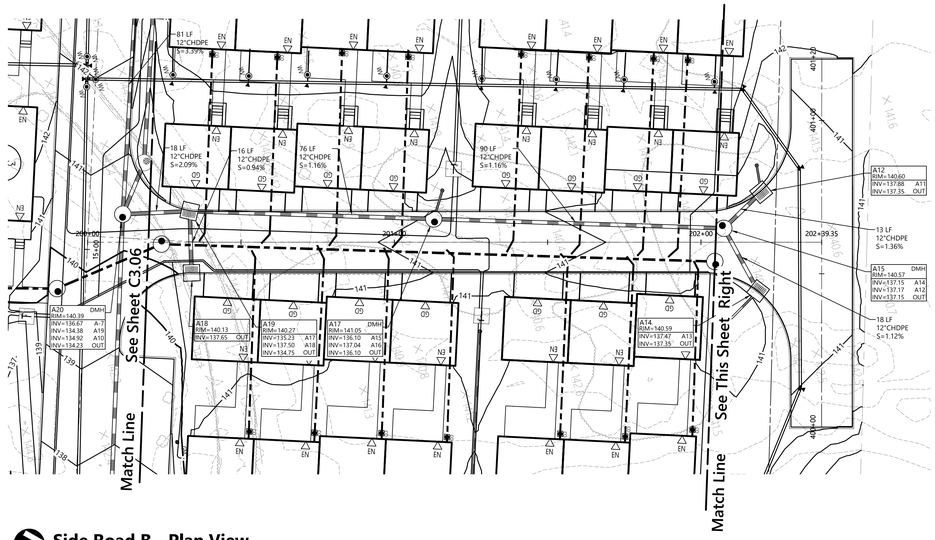


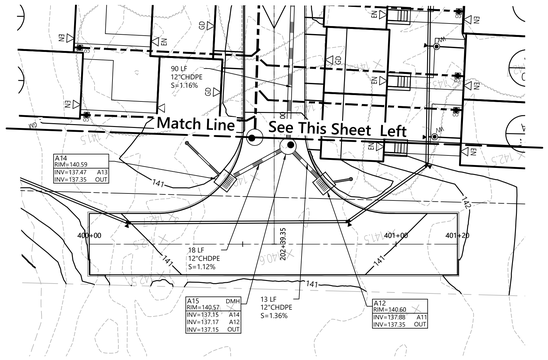
Side Road A - Plan View

1" = 20' Source: VHB



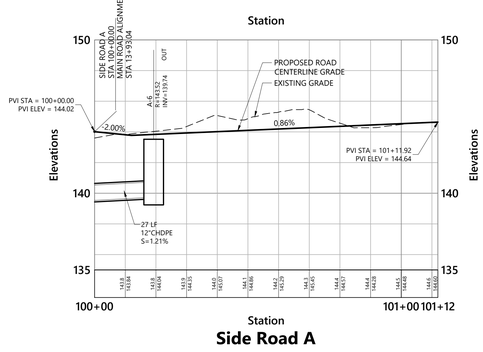
Side Road B - Plan View

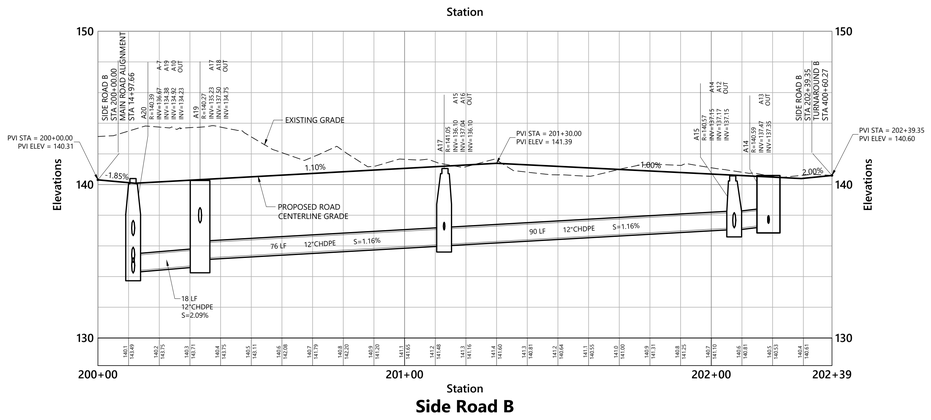
1" = 20' Source: VHB

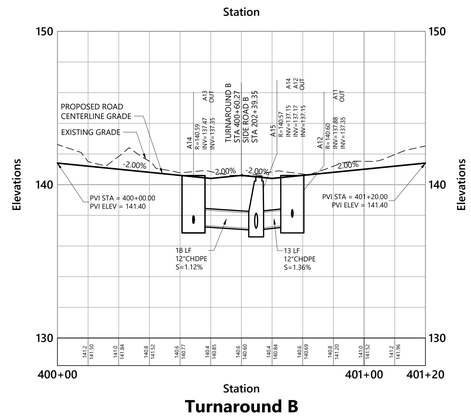


Turnaround B - Plan View

1" = 20' Source: VHB







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Orchards on Hudson Residential

Dock Road
Marlborough, NY

No.	Revision	Date	Apprvd.
1	Town Resubmission	10/25/2025	AL
2	Town Resubmission	3/21/2025	AL

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Drawing Title
Side Road A and B Plan Over Profile

Drawing Number
C4.10

Sheet 19 of 47

Project Number
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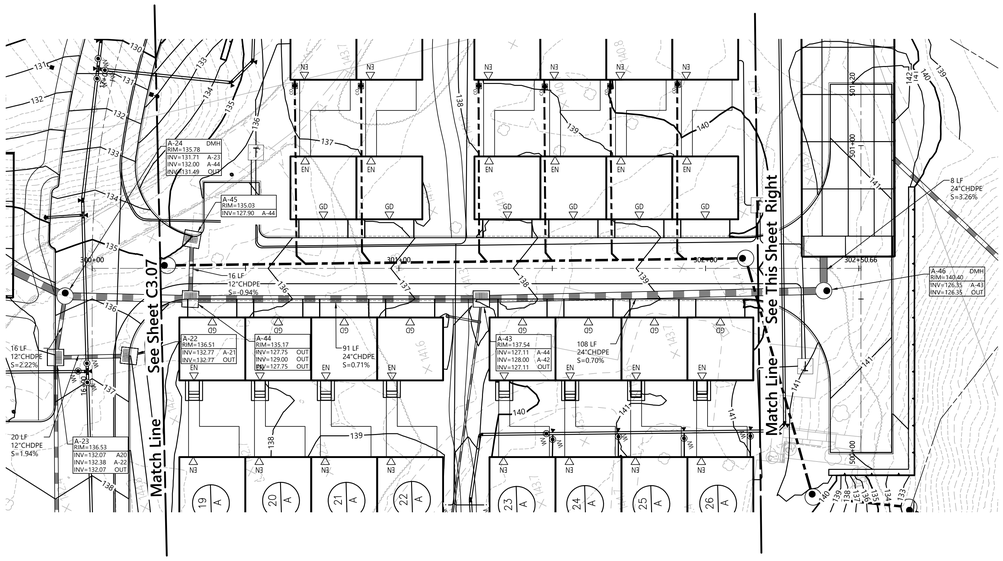
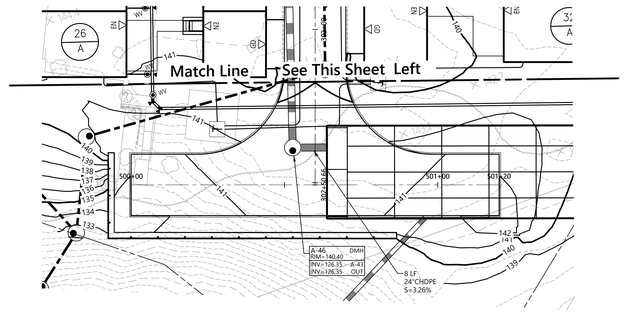


Side Road C - Plan View

1" = 20'

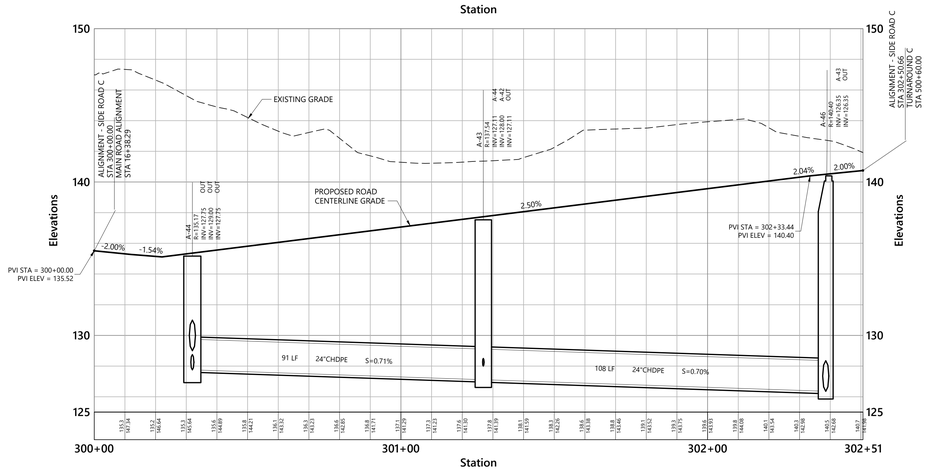
Source: VHB



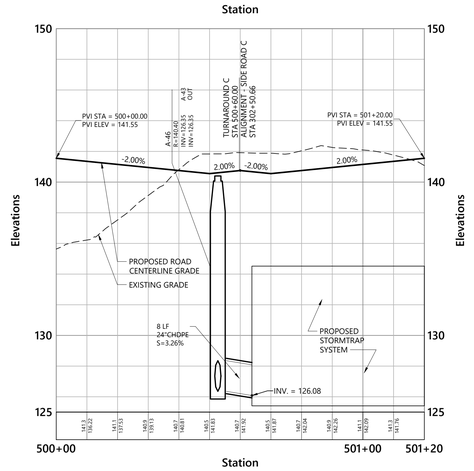
Turnaround C - Plan View

1" = 20'

Source: VHB



Alignment - Side Road C



Turnaround C

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Dock Road
Marlborough, NY

No.	Revision	Date	Apprvd.
1	Town Resubmission	10/25/2025	AL
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August 9, 2024

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Drawing Title
Side Road C
Plan Over Profile

Drawing Number
C4.11

Sheet 20 of 47

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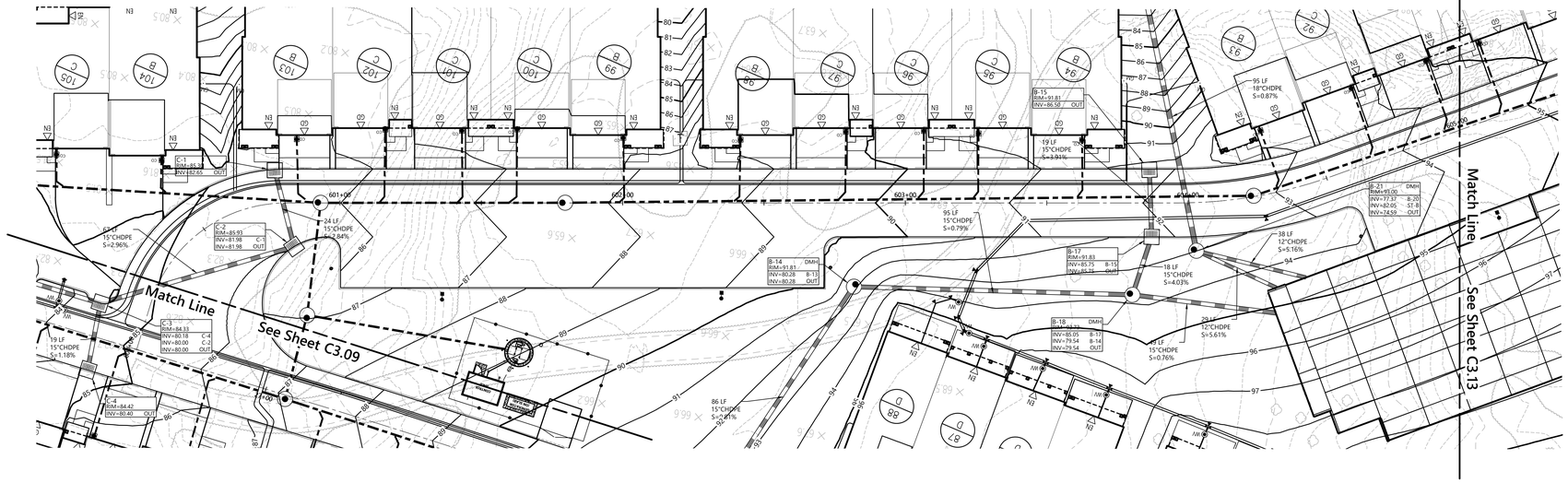

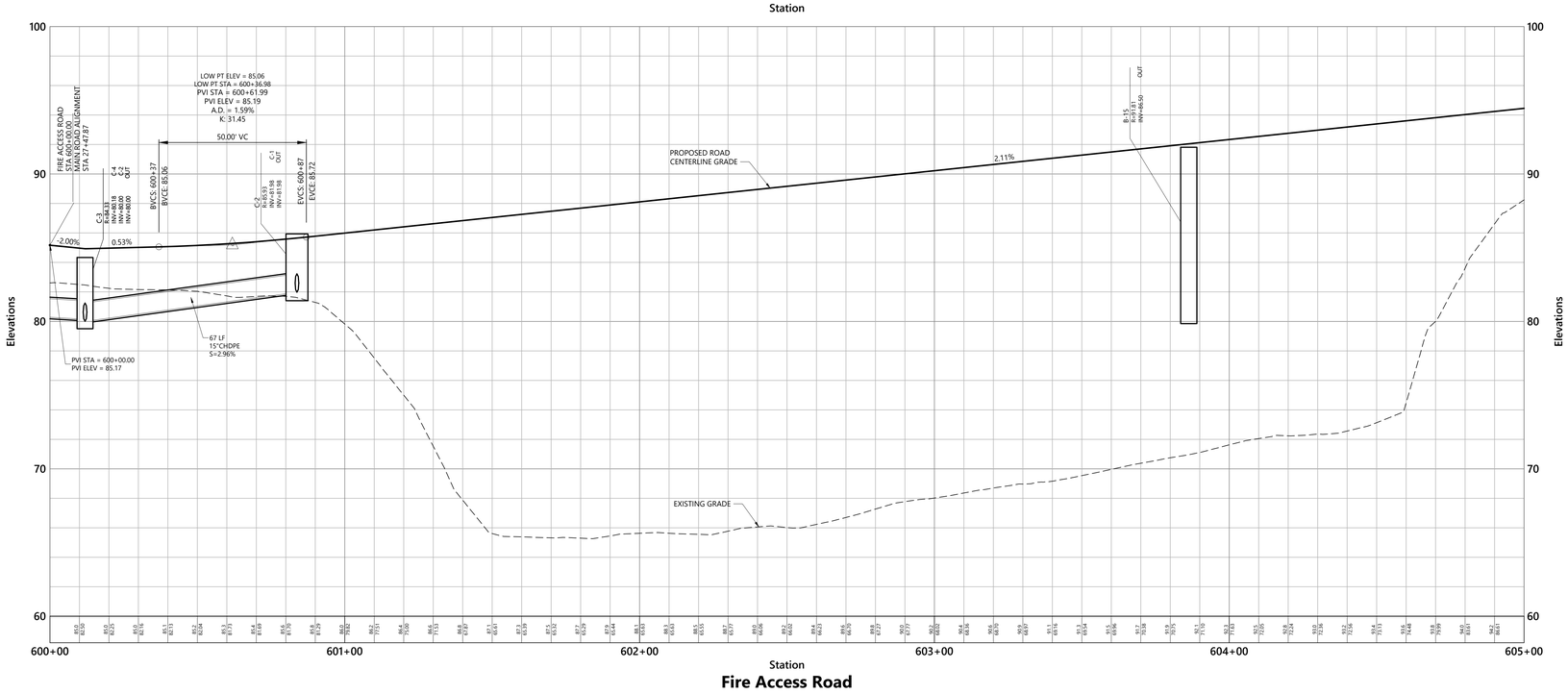

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Orchards on Hudson Residential

Dock Road
Marlborough, NY

No.	Revision	Date	Apprvd.
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Drawing Title
Fire Access Road
Plan Over Profile
Station 600+00 to 605+00

Drawing Number
C4.12

Sheet 21 of 47

Project Number
20578.01

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ANGELO V. LORE
098418
LICENSED PROFESSIONAL ENGINEER

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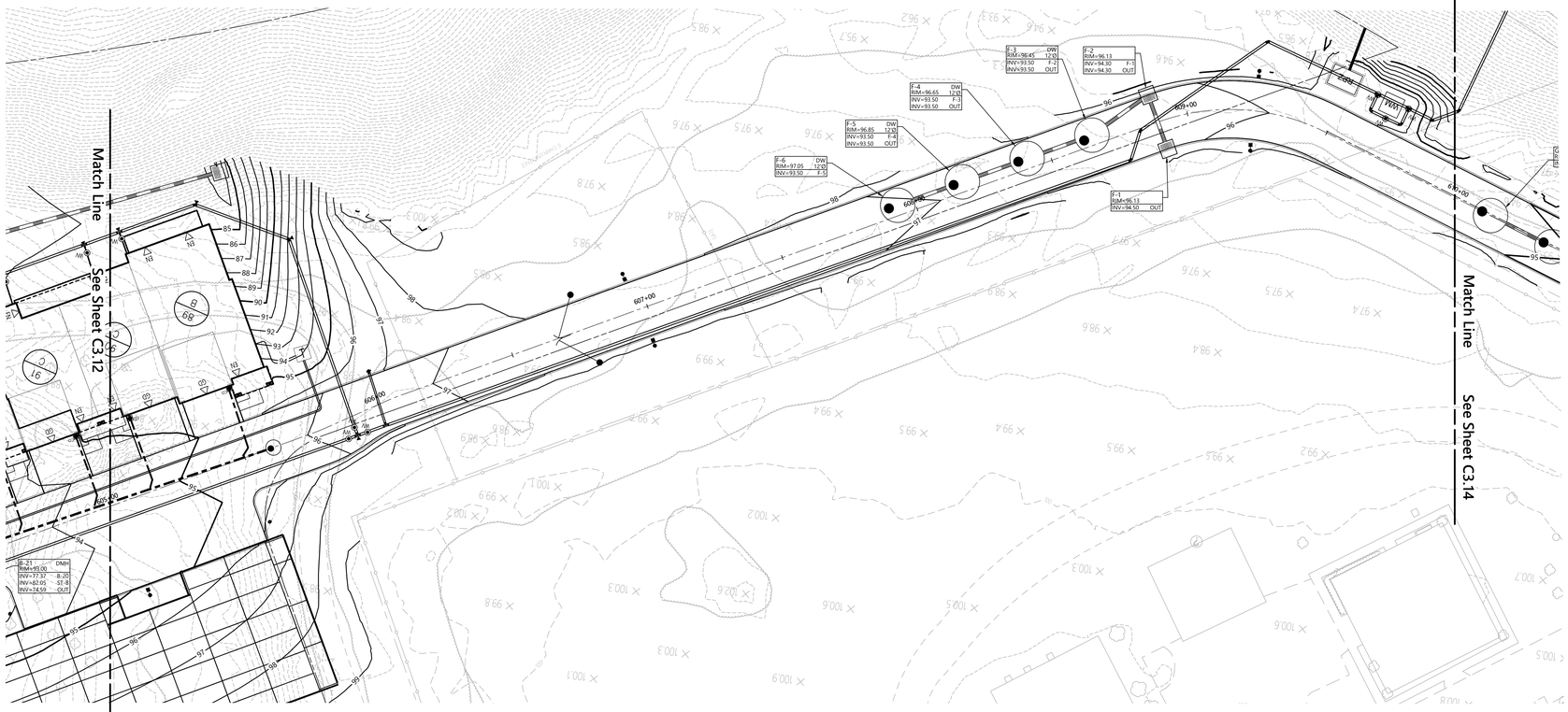

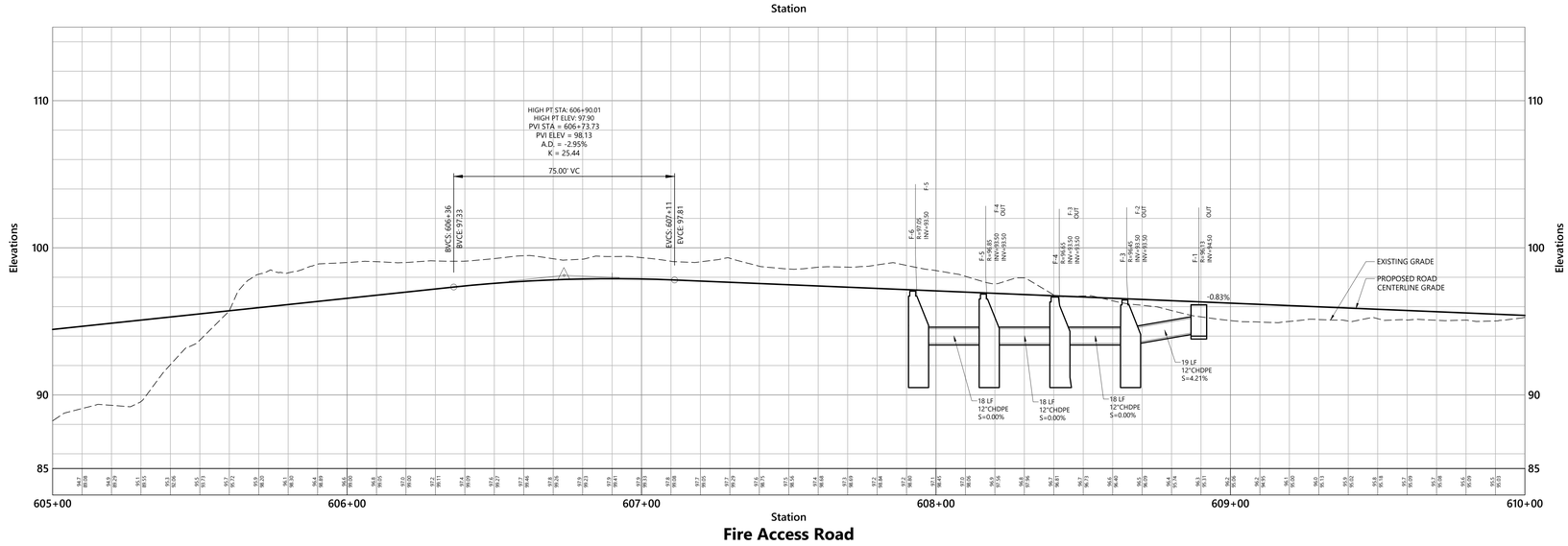

Fire Access Road

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Dock Road
Marlborough, NY

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Drawing Title
Fire Access Road
Plan Over Profile
Station 605+00 to 610+00

Drawing Number
C4.13

Sheet 22 of 47

Project Number
20578.01

STATE OF NEW YORK
ANGELO V. LADO
085718
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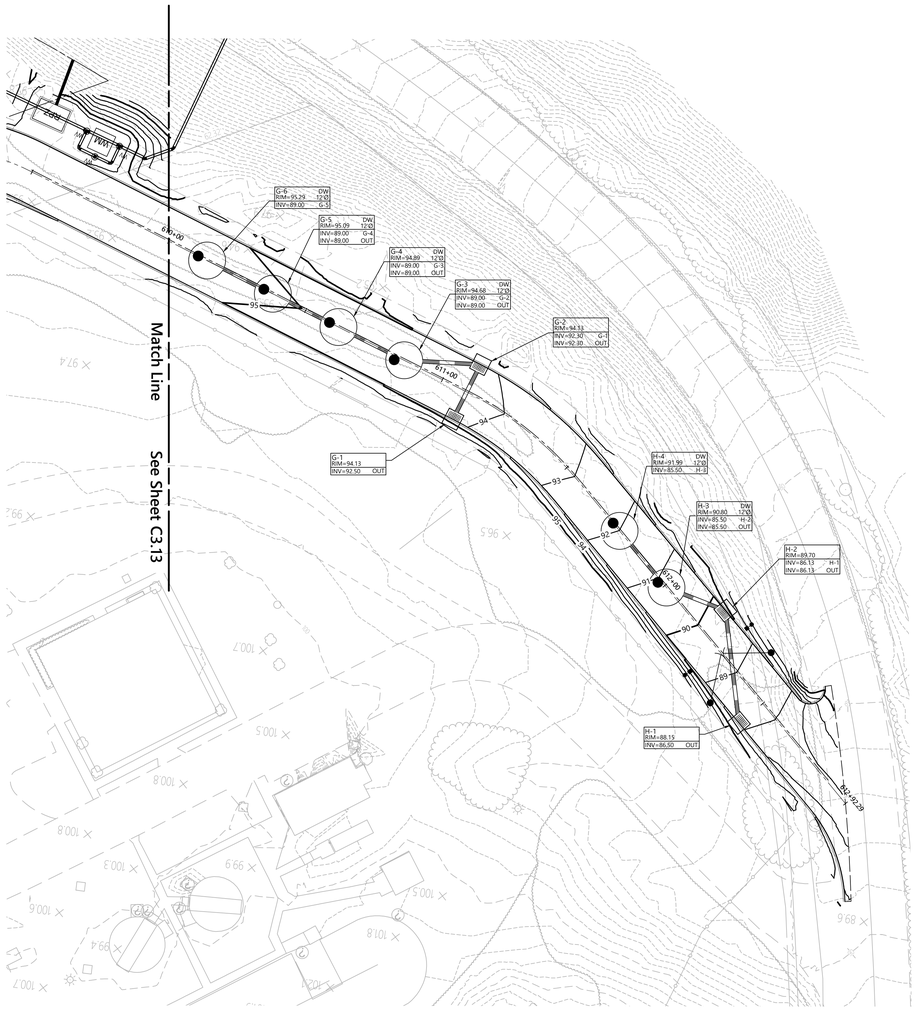

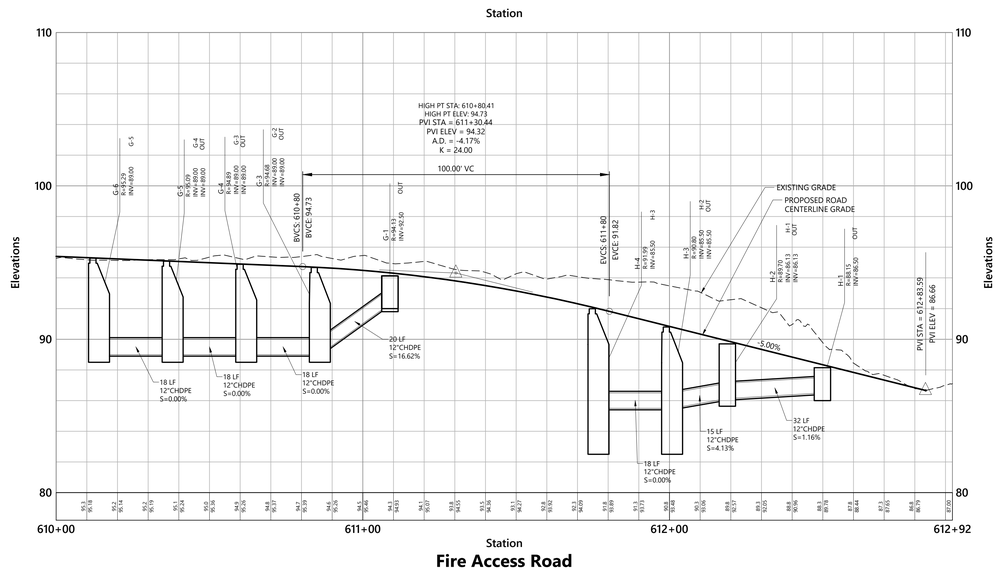

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Orchards on Hudson Residential

Dock Road
Marlborough, NY

No.	Revision	Date	Appvd.
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Drawing Title
Fire Access Road
Plan Over Profile
Station 610+00 to 612+92

Drawing Number
C3.14

Sheet 23 of 47

Project Number
20578.01

STATE OF NEW YORK
ANGELO V. LANNI
088918
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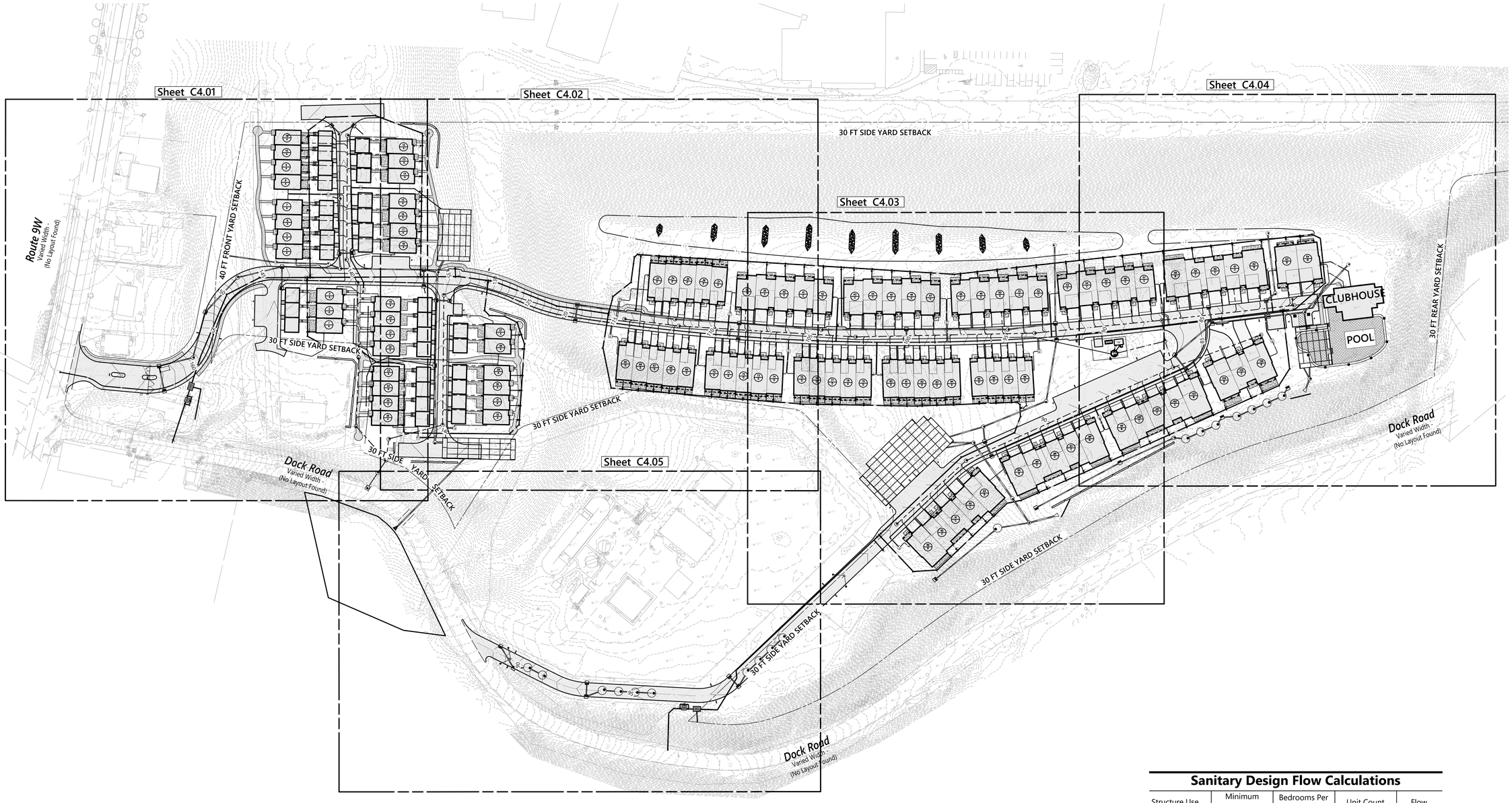

Key Map

1" = 300'

Sanitary Design Flow Calculations

Structure Use	Minimum Design Flow	Bedrooms Per Unit	Unit Count	Flow
RESIDENTIAL	110 GPD/BEDROOM	3 BEDROOMS/UNIT	106 UNITS	34,980 GPD
TOTAL				34,980 GPD

Notes

1. ALL DRAINAGE PIPE TO BE 15"ø UNLESS OTHERWISE NOTED ON PLAN.
2. ALL WATER PIPE TO BE 8" CLASS 52 DUCTILE IRON UNLESS OTHERWISE NOTED ON PLAN. DOMESTIC HOUSE SERVICE LINES ARE 1 ¼ ".
3. TRANSFORMER LOCATIONS AS WELL AS ELECTRIC AND GAS SERVICES TO BE COORDINATED WITH CENTRAL HUDSON GAS & ELECTRIC.
4. ALL WATER DISTRIBUTION SYSTEM AND SANITARY SEWER DESIGN SUBJECT TO APPROVAL BY TOWN OF MALBORO SEWER DEPARTMENT/WATER DEPARTMENT/ULSTER COUNTY HEALTH DEPARTMENT AND SHALL MEET ALL OF THE REQUIREMENTS OF THE SAME.
5. ALL SANITARY SEWER PIPING 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 SEWER MAINS TO BE MINIMUM 8" DR-18 PVC.
6. THERE SHALL BE A MINIMUM HORIZONTAL SEPARATION SEPARATION OF 10 FEET BETWEEN SANITARY LINES AND WATER/DRAINAGE LINES.
7. 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	Appvd.
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Drawing Title
Utility Plan

Drawing Number
C5.00

Sheet 24 of 47

Project Number
20578.01

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Orchards on Hudson Residential

Dock Road
Marlborough, NY

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Drawing Title
Overall Utility Plan

Drawing Number
C5.01

Sheet 25 of 47

Project Number 20578.01

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089218
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See Sheet C4.03

Match Line

See Sheet C4.01

Match Line

Match Line See Sheet C4.05

1 ½" COPPER DOMESTIC WATER SERVICE TO UNITS (TYP.)

PROPOSED MUELLER SUPER CENTURION 250 HYDRANT(TYP.)

8" DUCTILE IRON DOMESTIC WATER SERVICE MAIN (TYP.)

2" SANITARY FORCE MAIN

THRUST BLOCK (TYP.)

INSTALL THRUST BLOCKS ON ALL BENDS IN WATER MAIN(TYP.)

CLEANOUT (TYP.)

GAS CONNECTION FOR CLUSTER OF BUILDINGS

PROPOSED ELECTRIC CONNECTION FOR CLUSTER OF BUILDINGS (TYP.)

TRANSFORMER LOCATION TO BE COORDINATED WITH CENTRAL HUDSON (TYP.)

30 FT SIDE YARD SETBACK

YARD SETBACK

PROPOSED GAS CONNECTION FOR CLUSTER OF BUILDINGS

1 ½" COPPER DOMESTIC WATER SERVICE TO UNITS (TYP.)

0 10 20 40 Feet

Orchards on Hudson Residential

Dock Road
Marlborough, NY

No.	Revision	Date	Appvd.
1	Town Resubmission	10/25/2025	AL
2	Town Resubmission	3/21/2025	AL

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Drawing Title: **Utility Plan**

Drawing Number: **C5.02**

Sheet 26 of 47

Project Number: 20578.01

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GAS CONNECTION FOR CLUSTER OF BUILDINGS

8" DUCTILE IRON DOMESTIC WATER SERVICE MAIN (TYP.)

THRUST BLOCK (TYP.)

PROPOSED ELECTRIC CONNECTION FOR CLUSTER OF BUILDINGS (TYP.)

INSTALL THRUST BLOCKS ON ALL BENDS IN WATER MAIN(TYP.)

PROPOSED MUELLER SUPER CENTURION 250 HYDRANT(TYP.)

CLEANOUT (TYP.)

2" SANITARY FORCE MAIN

INSTALL THRUST BLOCKS AND TEES ON ALL BENDS IN WATER MAIN(TYP.)

TRANSFORMER LOCATION TO BE COORDINATED WITH CENTRAL HUDSON (TYP.)

1 ¼" COPPER DOMESTIC WATER SERVICE TO UNITS (TYP.)

30 FT SIDE YARD SETBACK

PROPOSED PUMP STATION SEE SEPARATE PLANS FOR DETA

Match Line See Sheet C4.02

Match Line See Sheet C4.04

0 10 20 40 Feet

Orchards on Hudson Residential

Dock Road
Marlborough, NY

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Drawing Title
Utility Plan

Drawing Number
C5.03

Sheet 27 of 47

Project Number
20578.01

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See Sheet C4.03

Match Line

INSTALL THRUST BLOCKS ON ALL BENDS IN WATER MAIN(TYP.)

GAS CONNECTION FOR CLUSTER OF BUILDINGS

8" DUCTILE IRON DOMESTIC WATER SERVICE MAIN (TYP.)

THRUST BLOCK (TYP.)

TRANSFORMER LOCATION TO BE COORDINATED WITH CENTRAL HUDSON (TYP.)

CLEANOUT (TYP.)

CLUBHOUSE

POOL

30 FT REAR YARD SETBACK

PROPOSED MUELLER SUPER CENTURION 250 HYDRANT(TYP.)

PROPOSED PUMP STATION SEE SEPARATE PLANS FOR DETAILS

PROPOSED MUELLER SUPER CENTURION 250 HYDRANT(TYP.)

8" DUCTILE IRON DOMESTIC WATER SERVICE MAIN (TYP.)

1 ¼" COPPER DOMESTIC WATER SERVICE TO UNITS (TYP.)

GAS CONNECTION FOR CLUSTER OF BUILDINGS

PROPOSED ELECTRIC CONNECTION FOR CLUSTER OF BUILDINGS (TYP.)

Dock Road

0 10 20 40 Feet

Orchards on Hudson Residential

Dock Road
Marlborough, NY

No.	Revision	Date	Appvd.
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Drawing Title
Utility Plan

Drawing Number
C5.04

Sheet 28 of 47

Project Number
20578.01

STATE OF NEW YORK
ANGELO V. LANI
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LICENSED PROFESSIONAL ENGINEER

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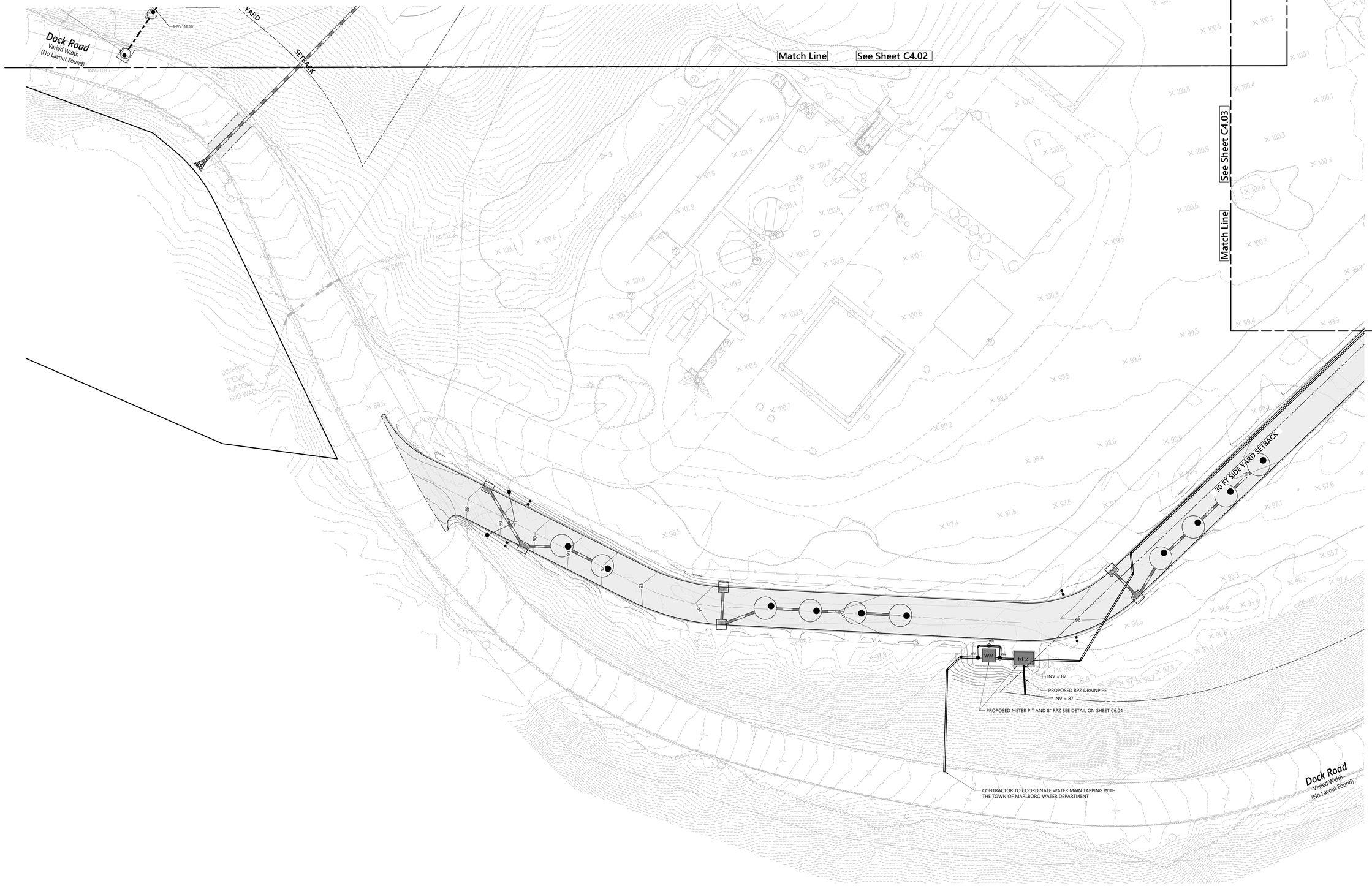

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Orchards on Hudson Residential

Dock Road
Marlborough, NY

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2	Town Resubmission	3/21/2025	AL

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Drawing Title
Utility Plan

Drawing Number
C5.05

Sheet 29 of 47

Project Number
20578.01

STATE OF NEW YORK
CHRISTOPHER T. LAWLER
088718
LICENSED PROFESSIONAL ENGINEER

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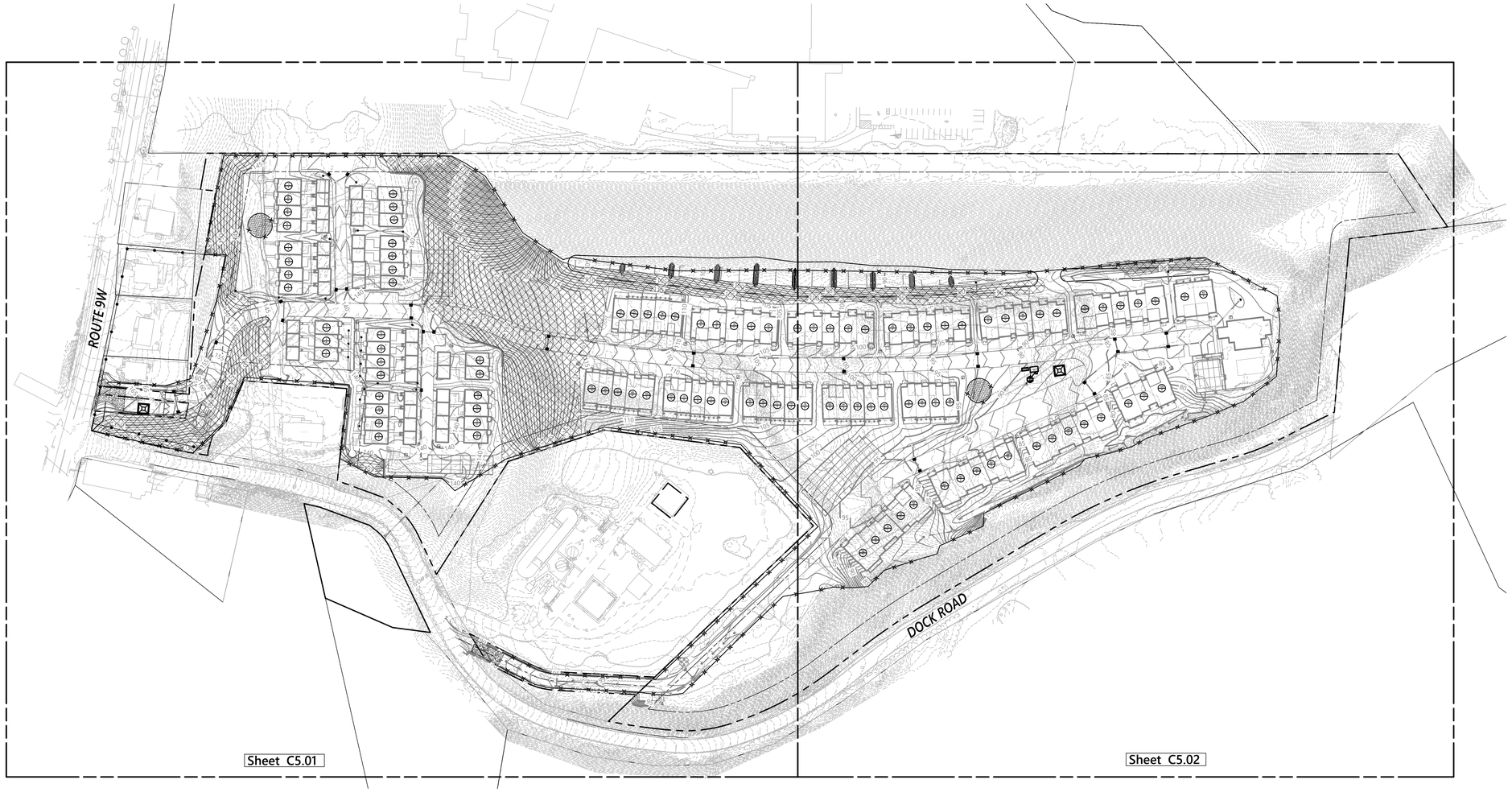

Erosion Control Notes

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 FORM 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.

Legend

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

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Orchards on Hudson Residential

Dock Road
Marlborough, NY

No.	Revision	Date	Apprvd.
1	Town Resubmission	10/25/2025	AL
2	Town Resubmission	3/21/2025	AL

Designed by: DB
Checked by: AL

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

Not Approved for Construction

Drawing Title: Overall Erosion and Control Plan

Drawing Number: C6.00

Sheet 30 of 47

Project Number: 20578.01

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START TEMPORARY CONSTRUCTION FENCE (TYP)

STOCKPILE AREA TO BE RELOCATED AS NECESSARY THROUGHOUT THE DURATION OF CONSTRUCTION (TYP.)

PROVIDE SILT FENCE 10 FEET FROM TOE OF SLOPE ALONG STOCKPILE AREA (TYP.)

INLET PROTECTION TO BE INSTALLED AT ALL INLET STRUCTURES AND MAINTAINED DURING CONSTRUCTION

EROSION CONTROL BLANKET TO BE INSTALLED ON ALL SLOPES 4:1 OR GREATER (TYP)

EROSION CONTROL BLANKET TO BE INSTALLED ON ALL SLOPES 4:1 OR GREATER (TYP)

INLET PROTECTION TO BE INSTALLED AT ALL INLET STRUCTURES AND MAINTAINED DURING CONSTRUCTION

ROUTE 9W

START PROPOSED SILT FENCE (TYP.)

STABILIZED CONSTRUCTION ENTRANCE/EXIT

END PROPOSED SILT FENCE (TYP.)

PROPOSED CONCRETE TRUCK WASHOUT LOCATION TO BE MOVED AS NECESSARY THROUGHOUT CONSTRUCTION

END OF TEMPORARY CONSTRUCTION FENCE (TYP)

EROSION CONTROL BLANKET TO BE INSTALLED ON ALL SLOPES 4:1 OR GREATER (TYP)

EROSION CONTROL BLANKET TO BE INSTALLED ON ALL SLOPES 4:1 OR GREATER (TYP)

START PROPOSED SILT FENCE (TYP.)

PROPOSED CONCRETE TRUCK WASHOUT LOCATION TO BE MOVED AS NECESSARY THROUGHOUT CONSTRUCTION

STABILIZED CONSTRUCTION ENTRANCE/EXIT

END PROPOSED SILT FENCE (TYP.)

DOCK ROAD

See Sheet C5.02 Sheet Match Line

0 20 40 80 Feet

Orchards on Hudson Residential

Dock Road
Marlborough, NY

No.	Revision	Date	Appvd
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2	Town Resubmission	3/21/2025	AL

Designed by | Checked by

Issued for: Site Plan Approval
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Drawing Title
Erosion and Control Plan

Drawing Number
C6.01

Sheet 31 of 47

Project Number
20578.01

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STATE OF NEW YORK
SHELDON V. LAND
098718
LICENSED PROFESSIONAL ENGINEER

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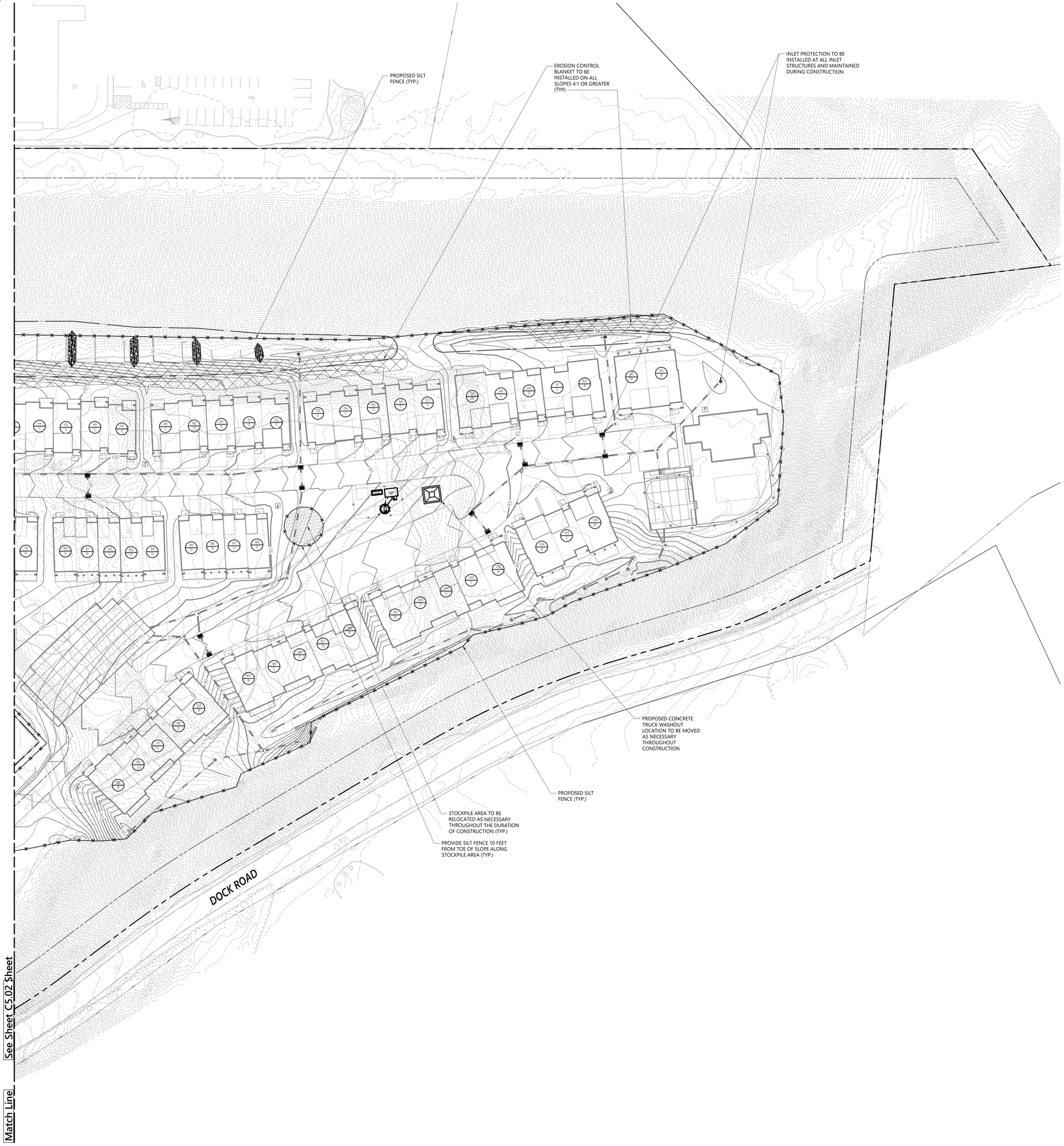

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0 20 40 80 Feet

Orchards on Hudson Residential

Dock Road
Marlborough, NY

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Site Plan Approval

Date
August 9, 2024

Not Approved for Construction

Drawing Title
Erosion and Residential Development

Drawing Number
C6.02

Sheet 32 of 47

Project Number
20578.01

STATE OF NEW YORK
STEVEN V. LOMBARDI
089918
LICENSED PROFESSIONAL ENGINEER

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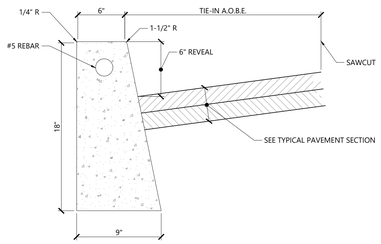


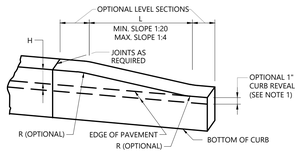
NOTES

1. ALL CONCRETE TO BE 4,000 PSI AIR ENTRAINED.
2. FOR LOCATION OF CURB FROM PROPERTY LINE, SEE STANDARD ROAD SECTION.
3. STEEL FORMS OR EQUAL SHALL BE USED.
4. EXPANSION JOINTS 1/2" THICK 20' O.C. SHALL BE USED.
5. ALL CONCRETE SHALL BE TAMPED IN PLACE, NO HONEYCOMB WILL BE ALLOWED. FINISH SHALL BE SMOOTH AND EVEN - RUBBED WITH A WOOD FLOAT.
6. ALL EDGES SHALL BE TOOL ROUNDED.
7. CYLINDER TESTING REQUIRED AS PER TOWN ENGINEER
8. ALL EXPANSION JOINTS SHALL BE PRE-CUT TO CURB PROFILE PRIOR TO INSTALLATION
9. ALL CONCRETE CURBS SHALL UTILIZE A #5 REBAR

Standard Concrete Curb

2004

N.T.S. Source: VHB



Curb Transition Lengths (L)

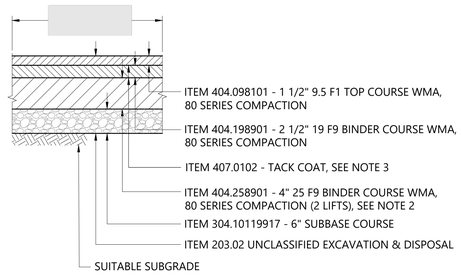
H / SLOPE	1:4	1:12	1:20
4"	16"	48"	80"
6"	24"	72"	120"

NOTES:

1. USE 1" REVEAL AND CONTINUE CURB ACROSS DRIVEWAY ENTRANCES ONLY IF SHOWN IN THE CONTRACT DOCUMENTS, OR DIRECTED BY THE ENGINEER AS A FIELD CONDITION.
2. TERMINATE CURB, CURB AND GUTTER AND ASPHALT CURB BY TRANSITIONING ON A MAXIUM SLOPE OF 1:12 TO PAVEMENT SURFACE, EXCEPT WHEN BEHIND GUIDE RAIL.

Cast-in-Place Concrete Curb Transition

N.T.S.

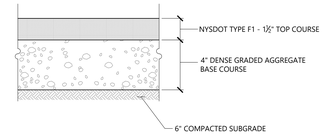


Asphalt Pavement Construction Detail

N.T.S.

PAVEMENT RESTORATION NOTES:

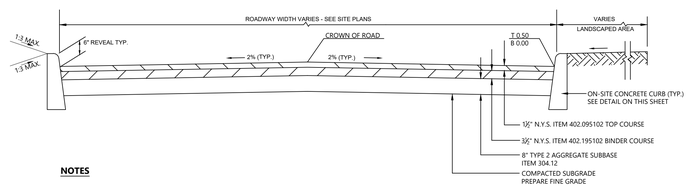
1. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING EXISTING FLOWLINE GRADES AND RE-ESTABLISHING THESE GRADES IN THE PROPOSED CURB/FLOWLINE WORK.
2. VARY DEPTH OF ASPHALT BINDER TO ENSURE PROPOSED PAVEMENT DEPTH MATCHES ADJACENT EXISTING PAVEMENT DEPTH.
3. PLACE TACK COAT BETWEEN EVERY ASPHALT LIFT REGARDLESS OF WHEN PLACED AND AT THE JOINTS BETWEEN NEW AND EXISTING ASPHALT PAVEMENT EDGES.
4. ALL COLD JOINTS SHALL BE SEALED AS PER ITEM 633.13 - CLEANING, SEALING AND/OR FILLING JOINTS.
5. THE REMOVAL OF THE EXISTING CONCRETE CURB SHOULD BE DONE FROM THE BACK SIDE OF THE EXISTING CURB TO MINIMIZE ANY DAMAGE TO THE EXISTING PAVEMENT. CONSIDER "FACE FORMING" THE NEW CURB WHERE THE EXISTING CURB WILL BE REMOVED. THIS INVOLVES PULLING THE CURB OUT FROM THE BACK AND POURING NEW CURB UP AGAINST THE EXISTING PAVEMENT. IF ANY DAMAGE TO THE EXISTING PAVEMENT OCCURS, THE PERMITTEE SHALL REPLACE THE EXISTING PAVEMENT PER THE DETAILS SHOWN ON MD-1 OR PER NYSDOT STANDARD SHEETS.
6. SHOULD THE CONTRACTOR ENCOUNTER COMPOSITE PAVEMENT DURING CONSTRUCTION, THE CONTRACTOR SHALL REFER TO THE NYSDOT REGION 10 PAVEMENT REPAIR DETAILS INCLUDED AT THE BACK OF THIS PLAN SET.



Bituminous Concrete Pavement Section (Driveway)

9/04

N.T.S. Source: VHB LD_430

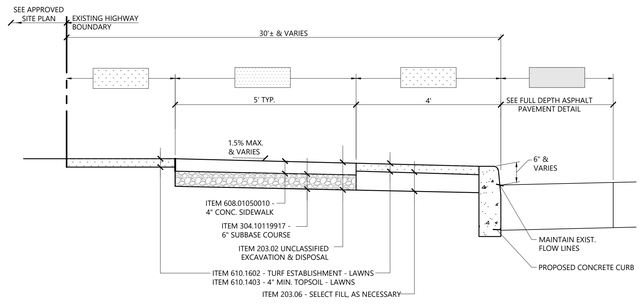


NOTES

1. ASPHALT SHALL BE PLACED IN ACCORDANCE WITH NYSDOT SPECIFICATIONS.
2. AGGREGATE BASE COURSE SHALL BE COMPACTED TO 95% OF THE PROCTOR DENSITY. MATERIAL SAMPLES SHALL BE PROVIDED TO 3RD PARTY INSPECTOR FOR TESTING.
3. SUBGRADE TO BE COMPACTED TO 95% OF THE MODIFIED PROCTOR DENSITY.

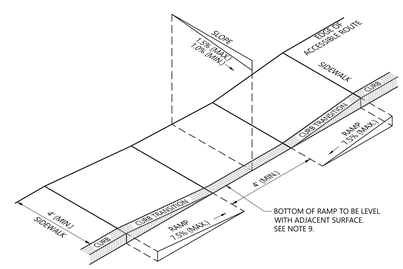
Pavement Section - On Site Roadways

N.T.S. Source:



Typical Sidewalk Section

N.T.S.



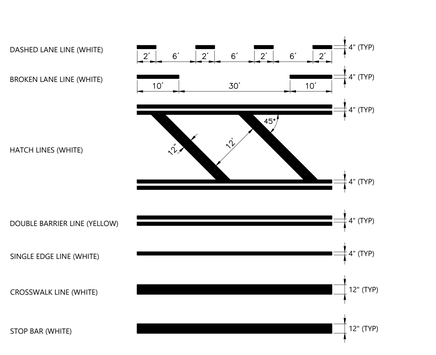
NOTES

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB, AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING AT RAMP (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS ROADWAY.

Accessible Curb Ramp (ACR) Type 'A'

12/20

N.T.S. Source: VHB LD_500



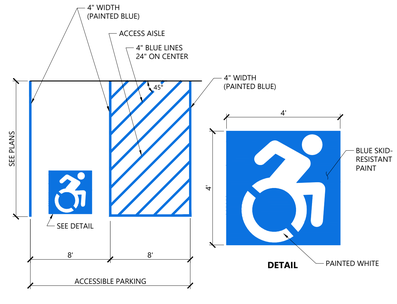
NOTES

1. ALL PAVEMENT MARKINGS (EXCEPT TRAFFIC ARROWS AND STOP BARS) SHALL BE SETFAST LOW VOC TRAFFIC MARKING PAINT OR APPROVED EQUAL AS PER NYSDOT REQUIREMENTS.

On-Site Pavement Markings

1/16

N.T.S. Source: VHB LD_553



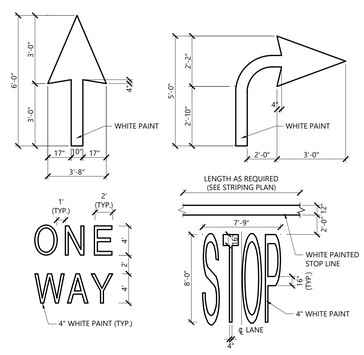
NOTES

1. ALL DIMENSIONS TO CENTER OF PAVEMENT STRIPING.
2. ALL SLOPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE AREAS SHALL NOT EXCEED 1.5%.
3. THE ACCESSIBLE SYMBOL DEPICTED ABOVE DOES NOT COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND IS SHOWN FOR COMPLIANCE WITH STATE AND LOCAL REGULATIONS ONLY.

Accessible Parking Space

12/19

N.T.S. Source: VHB LD_552C



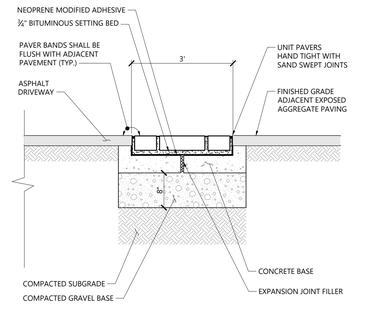
NOTES

1. PAVEMENT MARKINGS TO BE INSTALLED FOR ON SITE WORK IN LOCATIONS SHOWN.

Painted Pavement Markings - On Site

1/16

N.T.S. Source: VHB LD_554



NOTES

1. PAVER BANDS TO BE NICOLOCK ON APPROVED EQUAL.
2. PAVERS TO BE RATE FOR VEHICLE LOADING.

Unit Paver Band

1/16

N.T.S. Source: VHB REV

Orchards on Hudson Residential

Dock Road
Marlborough, NY

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Sheet 33 of 47

Project Number: 20578.01

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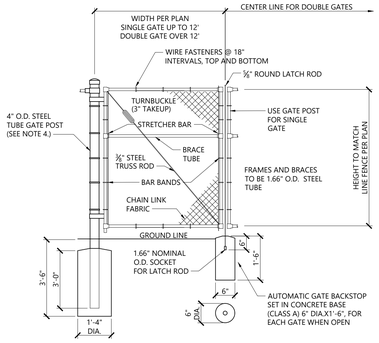


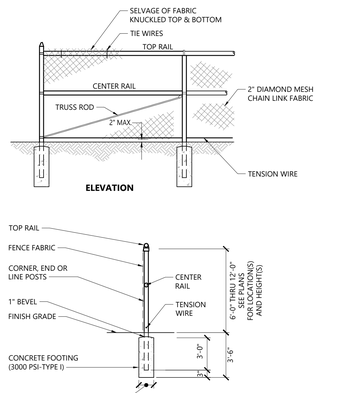
NOTES

1. CHAIN LINK FABRIC FOR GATES TO BE THE SAME AS REQUIRED FOR FENCE.
2. GATE POST BASE-PORTLAND CEMENT CONCRETE (3000 PSI).
3. FENCE FABRIC, POSTS, FRAMEWORKS, AND HARDWARE SHALL BE GALVANIZED STEEL PER SPECIFICATIONS.
4. 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



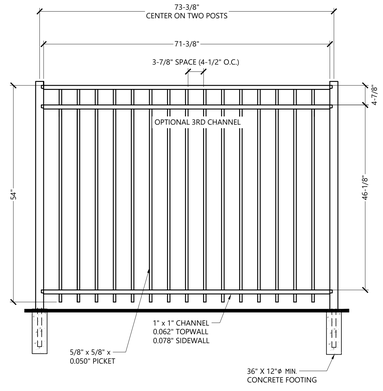
NOTES

1. 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



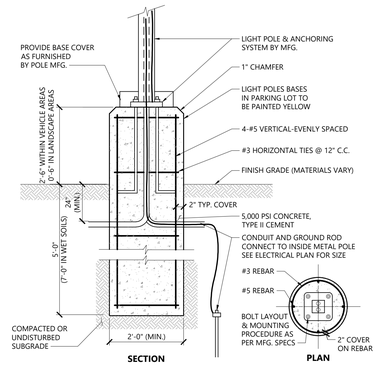
NOTES:

1. FENCING TO BE BLACK ALUMI-GUARD ALUMINUM FENCING OR APPROVED EQUAL.
2. 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_



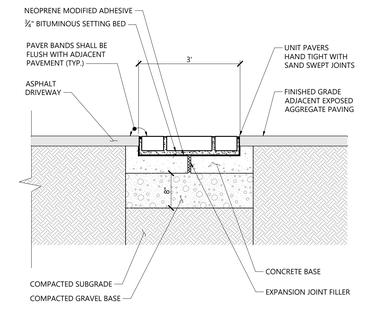
NOTES

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_310B



NOTES

1. PAVER BANDS TO BE NICOLOCK ON APPROVED EQUAL.
2. PAVERS TO BE RATE FOR VEHICLE LOADING.

Unit Paver Band

1/16

N.T.S. | Source: VHB | REV

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

Sign Post - Type 'A'

3/19

N.T.S. | Source: VHB | LD_701

1. THIS DIMENSION SHALL BE A MINIMUM OF 5' FOR ACCESSIBLE SIGNAGE.
2. 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

1. 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

2. 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

3. BOLLARDS SHALL ALTERNATE FROM ILLUMINATED TO NON-ILLUMINATED. SEE PLAN FOR PLACEMENT
4. SEE SHEET SITE LIGHTING PLAN FOR PHOTOMETRIC CALCULATIONS

TOP VIEW CROSS SECTION

5. 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" ø FIXTURE)
   5.3. 3000K LED, 40 WATT DRIVER, 424 LUMENS, 360° DISTRIBUTION LIGHT FIXTURE
   5.4. FINISH TO BE SELECTED BY OWNER
6. CONTRACTOR SHALL SUBMIT TO OWNERSHIP FOR APPROVAL, THE FOLLOWING PRIOR TO ORDERING:
   6.1. FINISH / POWDERCOAT COLOR AND FINISH SAMPLE
7. SEE MEP DRAWINGS AND SPECIFICATIONS FOR VOLTAGE, WIRING ROUTING, CONDUIT RUNS, ETC.
8. PROPOSED LIGHT BOLLARDS SHALL BE INSTALLED FOLLOWING ALL RECOMMENDATIONS, GUIDELINES, & SPECIFICATIONS SET FORTH BY FORMS+SURFACES.
9. ALL PROPOSED LIGHT BOLLARDS SHALL BE INSTALLED/ WIRED IN CONFORMANCE WITH ALL APPLICABLE LOCAL AND NYS ELECTRICAL CODE REQUIREMENTS.
10. ALL PROPOSED LIGHT BOLLARDS SHALL BE INSTALLED BY A NYS LICENSED ELECTRICAL CONTRACTOR.

Decorative Bollard - Illuminated & Non-Illuminated

10/21

N.T.S. | Source: Forms+Surfaces | LD_CUSTOM

vhb.com

vhb

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

Orchards on Hudson Residential

Dock Road
Marlborough, NY

No.	Revision	Date	Appvd.
1	Town Resubmission	10/25/2025	AL
2	Town Resubmission	3/21/2025	AL

Designed by: DB | Checked by: AL

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

Not Approved for Construction

Drawing Title: Site Details - 2

Drawing Number: C7.01

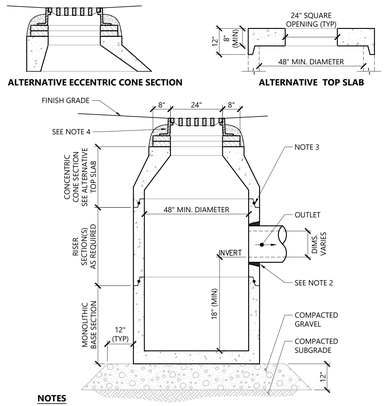
Sheet 34 of 47

Project Number: 20578.01

STATE OF NEW YORK
CHRISTOPHER J. CAPPELLAN
087718
LICENSED PROFESSIONAL ENGINEER

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

Saved Friday, March 21, 2025 11:24:53 AM JLEGOFF Plotted Friday, March 21, 2025 12:47:42 PM Julien Le Goff



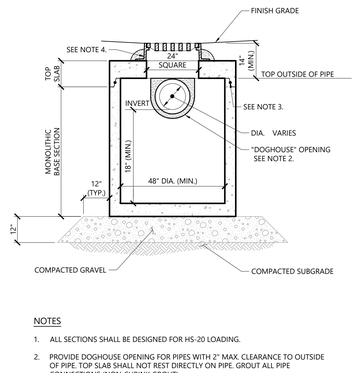
NOTES

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. FOR HDPE, PVC, AND DI PIPE, PROVIDE FLEXIBLE BOOT CONNECTION INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. FOR RCP, PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE AND MORTAR CONNECTIONS.
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
4. CATCH BASIN FRAME AND GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).

Catch Basin (CB)

11/19

N.T.S. | Source: VHB | REV | LD_100



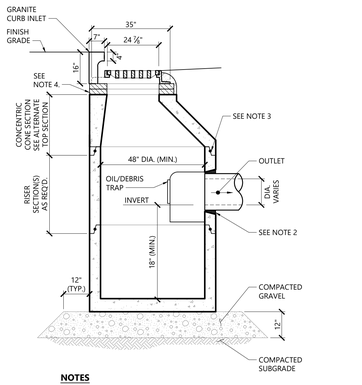
NOTES

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. PROVIDE DOGHOUSE OPENING FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. TOP SLAB SHALL NOT REST DIRECTLY ON PIPE. GROUT ALL PIPE CONNECTIONS (NON-SHRINK GROUT).
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
4. CATCH BASIN FRAME AND GRATE (4"DEPTH) SHALL BE SET IN FULL MORTAR BED.
5. ADJUST TO FINISH GRADE WITH CLAY BRICK AND MORTAR AS REQUIRED.

Catch Basin (CB) Shallow Cover

1/16

N.T.S. | Source: VHB | REV | LD_104



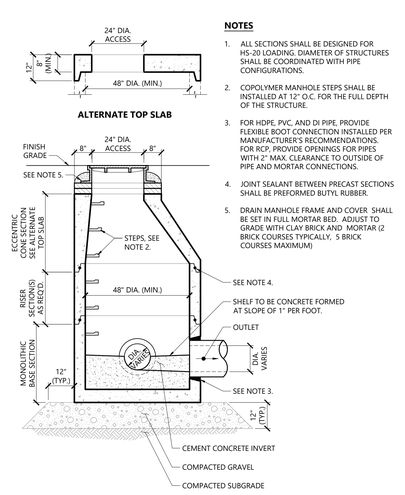
NOTES

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. FOR HDPE, PVC, AND DI PIPE, PROVIDE FLEXIBLE BOOT CONNECTION INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. FOR RCP, PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE AND MORTAR CONNECTIONS.
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
4. CATCH BASIN FRAME AND GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).

Catch Basin With Curb Inlet (CBCI)

11/19

N.T.S. | Source: VHB | REV | LD_110



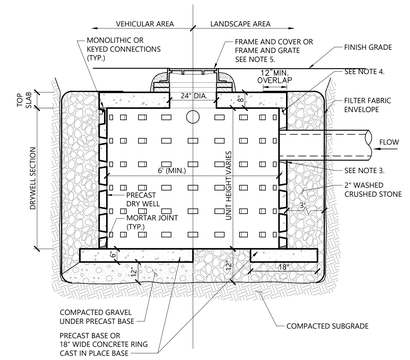
NOTES

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING, DIAMETER OF STRUCTURES SHALL BE COORDINATED WITH PIPE CONFIGURATIONS.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. FOR HDPE, PVC, AND DI PIPE, PROVIDE FLEXIBLE BOOT CONNECTION INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. FOR RCP, PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE AND MORTAR CONNECTIONS.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)

Drain Manhole (DMH)

11/19

N.T.S. | Source: VHB | REV | LD_115



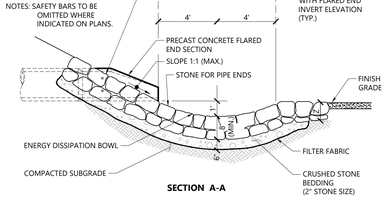
NOTES

1. BASE SECTION SHALL BE PRECAST CONCRETE WITH MORTARED JOINTS OR CAST IN PLACE.
2. ALL COMPONENTS SHALL BE DESIGNED FOR HS-20 LOADING.
3. PROVIDE PRECAST OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. FRAME AND COVER OR GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSE MINIMUM, 5 BRICK COURSE MAXIMUM)

Leaching Chamber (LC)

12/19

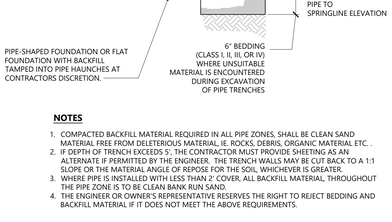
N.T.S. | Source: VHB | LD_180



Flared End Section (FES) with Stone Protection

3/19

N.T.S. | Source: VHB | LD_134



NOTES

1. COMPACTED BACKFILL MATERIAL REQUIRED IN ALL PIPE ZONES, SHALL BE CLEAN SAND MATERIAL FREE FROM DELETERIOUS MATERIAL, IE. ROCKS, DEBRIS, ORGANIC MATERIAL ETC. .
2. IF DEPTH OF TRENCH EXCEEDS 5', THE CONTRACTOR MUST PROVIDE SHEETING AS AN ALTERNATE IF PERMITTED BY THE ENGINEER. THE TRENCH WALLS MAY BE CUT BACK TO A 1:1 SLOPE OR THE MATERIAL ANGLE OF REPOSE FOR THE SOIL, WHICHEVER IS GREATER.
3. WHERE PIPE IS INSTALLED WITH LESS THAN 2' COVER, ALL BACKFILL MATERIAL, THROUGHOUT THE PIPE ZONE IS TO BE CLEAN BANK RUN SAND.
4. THE ENGINEER OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT BEDDING AND BACKFILL MATERIAL IF IT DOES NOT MEET THE ABOVE REQUIREMENTS.

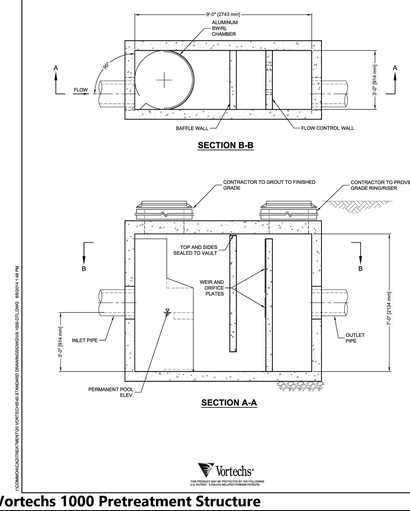
Pipe Trench Detail

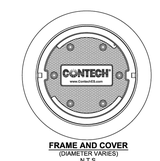
1/16

N.T.S. | Source: VHB

Figure 3.1
Stone Check Dam Detail

New York State Standards and Specifications For Erosion and Sediment Control | Page 3.3 | November 2016





VORTECHS 1000 DESIGN NOTES

VORTECHS 1000 RATED TREATMENT CAPACITY IS 1.6 CFS, OR PER LOCAL REGULATIONS. IF THE SITE CONDITIONS EXCEED RATED TREATMENT CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

THE STANDARD INLET/OUTLET CONFIGURATION IS SHOWN. FOR OTHER CONFIGURATION OPTIONS , PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.ContechES.com

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (CFS)	*
PEAK FLOW RATE (CFS)	*
RETURN PERIOD OF PEAK FLOW (YRS)	*

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.ContechES.com
4. VORTECHS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. ALL CONCRETE SHALL BE AASHTO H320 AND CASTINGS SHALL MEET AASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. INLET PIPE(S) MUST BE PERPENDICULAR TO THE VAULT AND AT THE CORNER TO INTRODUCE THE FLOW TANGENTIALLY TO THE SWIRL CHAMBER. DUAL INLETS NOT TO HAVE OPPOSING TANGENTIAL FLOW DIRECTIONS.
7. OUTLET PIPE(S) MUST BE DOWN STREAM OF THE FLOW CONTROL BAFFLE AND MAY BE LOCATED ON THE SIDE OR END OF THE VAULT. THE FLOW CONTROL WALL MAY BE TURNED TO ACCOMODATE OUTLET PIPE KNOCKOUTS ON THE SIDE OF THE VAULT.

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

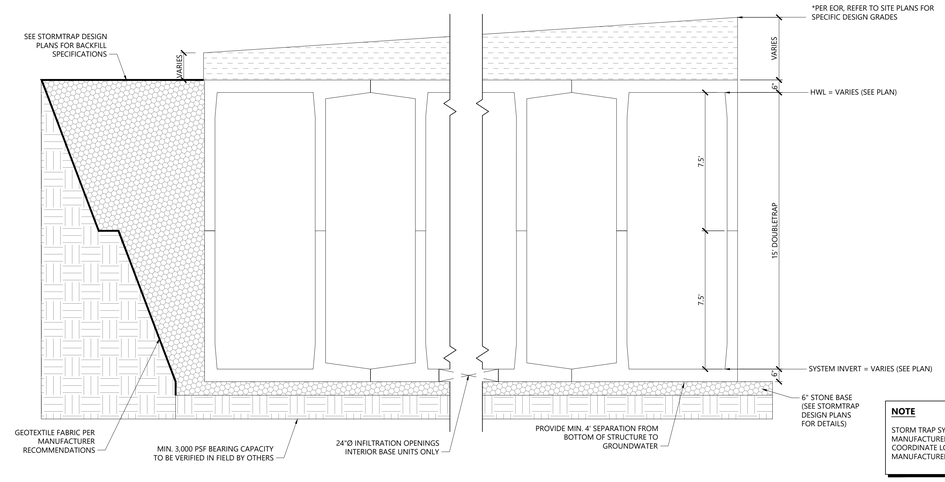
CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800.338.1122 513.645.7000 513.645.7993 FAX

VORTECHS 1000 STANDARD DETAIL

Vortechs 1000 Pretreatment Structure

1/16

N.T.S. | Source: CONTECH



STORMTRAP INSTALLATION SPECIFICATIONS

1. STORMTRAP SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C891, STANDARD FOR INSTALLATION OF UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES, THE FOLLOWING ADDITIONS AND/OR EXCEPTIONS SHALL APPLY:
2. IT IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO ENSURE THAT PROPER/ADEQUATE EQUIPMENT IS USED TO SET/INSTALL THE MODULES.
3. STORMTRAP MODULES CAN BE PLACED ON A LEVEL 6" FOUNDATION OF ¾" AGGREGATE EXTENDING 2'-0" PAST THE OUTSIDE OF THE SYSTEM (SEE DETAIL 1) AND SHALL BE PLACED ON PROPERLY COMPACTED SOILS (SEE SHEET 1.0 FOR SOIL BEARING CAPACITY REQUIREMENTS), AND IN ACCORDANCE WITH ASTM C891 STANDARD PRACTICE FOR INSTALLATION OF UNDERGROUND PRECAST UTILITY STRUCTURES.
4. THE STORMTRAP MODULES SHALL BE PLACED SUCH THAT THE MAXIMUM SPACE BETWEEN ADJACENT MODULES DOES NOT EXCEED ¾" (SEE DETAIL 2). IF THE SPACE EXCEEDS ¾", THE MODULES SHALL BE RESET WITH APPROPRIATE ADJUSTMENT MADE TO LINE AND GRADE TO BRING THE SPACE INTO SPECIFICATION.
5. STORMTRAP MODULES ARE NOT WATERTIGHT. IF A WATERTIGHT SOLUTION IS REQUIRED, CONTACT STORMTRAP FOR RECOMMENDATIONS. THE WATERTIGHT APPLICATION IS TO BE PROVIDED AND IMPLEMENTED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE SELECTED WATERTIGHT SOLUTION PERFORMS AS SPECIFIED BY THE MANUFACTURER.
6. THE PERIMETER HORIZONTAL JOINT BETWEEN THE TOP AND BASE LEG CONNECTION OF THE STORMTRAP MODULES SHALL BE SEALED WITH PREFORMED MASTIC JOINT TAPE ACCORDING TO ASTM C891, 8.8 AND 8.12. (SEE DETAIL 3). THE MASTIC JOINT TAPE DOES NOT PROVIDE A WATERTIGHT SEAL.
7. ALL EXTERIOR JOINTS BETWEEN ADJACENT STORMTRAP MODULES SHALL BE SEALED WITH 8" WIDE PRE-FORMED, COLD-APPLIED, SELF-ADHERING ELASTOMERIC RESIN, BONDED TO A WOVEN , HIGHLY PUNCTURE RESISTANT POLYMER WRAP, CONFORMING TO ASTM C891 AND SHALL BE INTEGRATED WITH PRIMER SEALANT AS APPROVED BY STORMTRAP (SEE DETAILS 3 & 4). THE JOINT WRAP DOES NOT PROVIDE A WATERTIGHT SEAL. THE SOLE PURPOSE OF THE JOINT WRAP IS TO PROVIDE A SILT AND SOIL TIGHT SYSTEM. THE ADHESIVE EXTERIOR JOINT WRAP SHALL BE INSTALLED ACCORDING TO THE FOLLOWING INSTALLATION INSTRUCTIONS:
   - 7.1. USE A BRUSH OR WET CLOTH TO THOROUGHLY CLEAN THE OUTSIDE SURFACE AT THE POINT WHERE JOINT WRAP IS TO BE APPLIED.
   - 7.2. A RELEASE PAPER PROTECTS THE ADHESIVE SIDE OF THE JOINT WRAP. PLACE THE ADHESIVE TAPE (ADHESIVE SIDE DOWN) AROUND THE STRUCTURE, REMOVING THE RELEASE PAPER AS YOU GO. PRESS THE JOINT WRAP FIRMLY AGAINST THE STORMTRAP MODULE SURFACE WHEN APPLYING.
8. IF THE CONTRACTOR NEEDS TO CANCEL ANY SHIPMENTS, THEY MUST DO SO 48 HOURS PRIOR TO THEIR SCHEDULED ARRIVAL AT THE JOB SITE. IF CANCELED AFTER THAT TIME, PLEASE CONTACT THE PROJECT MANAGER.
9. IF THE STORMTRAP MODULE(S) IS DAMAGED IN ANY WAY PRIOR, DURING, OR AFTER INSTALL, STORMTRAP MUST BE CONTACTED IMMEDIATELY TO ASSESS THE DAMAGE AND TO DETERMINE WHETHER OR NOT THE MODULE(S) WILL NEED TO BE REPLACED. IF ANY MODULE ARRIVES AT THE JOBSITE DAMAGED DO NOT UNLOAD IT; CONTACT STORMTRAP IMMEDIATELY. ANY DAMAGE NOT REPORTED BEFORE THE TRUCK IS UNLOADED WILL BE THE CONTRACTOR'S RESPONSIBILITY.
10. STORMTRAP MODULES CANNOT BE ALTERED IN ANY WAY AFTER MANUFACTURING WITHOUT WRITTEN CONSENT FROM STORMTRAP.

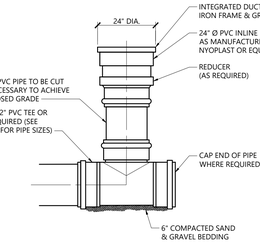
NOTE

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.

Stormtrap Doubletrap Section Detail

11/15

N.T.S. | Source: Stormtrap | LD_



NOTES

1. AREA DRAINS TO BE INSTALLED IN LOCATIONS SHOWN ON PLANS AND SHALL BE SET LEVEL AND FLUSH WITH GRADE.

Area Drain Detail

3/23

N.T.S. | Source: VHB

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

Orchards on Hudson Residential

Dock Road
Marlborough, NY

No.	Revision	Date	Appvd.
1	Town Resubmission	10/25/2025	AL
2	Town Resubmission	3/21/2025	AL

Designed by: DB | Checked by: AL

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

Not Approved for Construction

Drawing Title: Drainage Details

Drawing Number: C7.02

Sheet 35 of 47

Project Number: 20578.01

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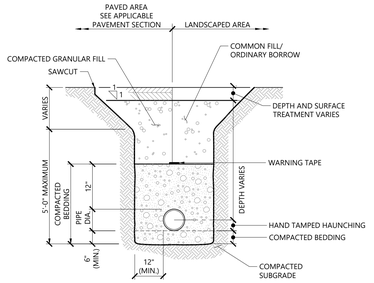


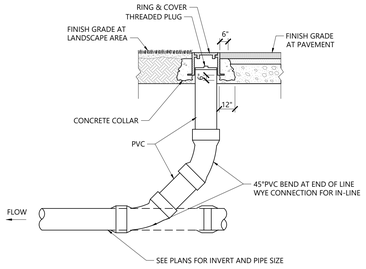
NOTES

1. WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.
3. COMPACTED GRANULAR FILL MAY CONSIST OF GRAVEL, CRUSHED STONE, SAND, OR OTHER MATERIAL AS APPROVED BY ENGINEER.

Utility Trench

11/19

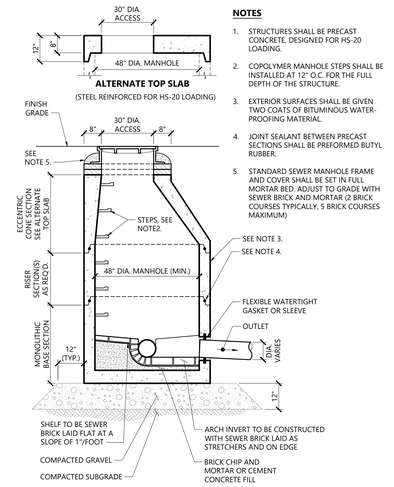
N.T.S. Source: VHB LD_300



Cleanout (CO)

12/19

N.T.S. Source: VHB LD_303



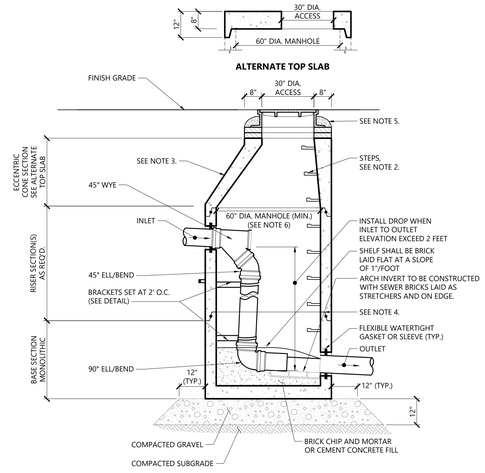
NOTES

1. STRUCTURES SHALL BE PRECAST CONCRETE, DESIGNED FOR HS-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATER-PROOFING MATERIAL.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. STANDARD SEWER MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH SEWER BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)

Sanitary Sewer Manhole (SMH)

1/16

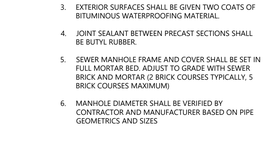
N.T.S. Source: VHB LD_200



Interior Drop Sewer Manhole (SMH)

1/16

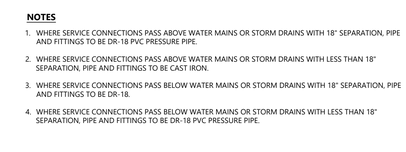
N.T.S. Source: VHB REV LD_205



BRACKET DETAIL

NOTES

1. STRUCTURE SHALL BE DESIGNED FOR HS-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE
3. EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATERPROOFING MATERIAL.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
5. SEWER MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH SEWER BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)
6. MANHOLE DIAMETER SHALL BE VERIFIED BY CONTRACTOR AND MANUFACTURER BASED ON PIPE GEOMETRICS AND SIZES



NOTES

1. WHERE SERVICE CONNECTIONS PASS ABOVE WATER MAINS OR STORM DRAINS WITH 18" SEPARATION, PIPE AND FITTINGS TO BE DR-18 PVC PRESSURE PIPE.
2. WHERE SERVICE CONNECTIONS PASS ABOVE WATER MAINS OR STORM DRAINS WITH LESS THAN 18" SEPARATION, PIPE AND FITTINGS TO BE CAST IRON.
3. WHERE SERVICE CONNECTIONS PASS BELOW WATER MAINS OR STORM DRAINS WITH 18" SEPARATION, PIPE AND FITTINGS TO BE DR-18.
4. WHERE SERVICE CONNECTIONS PASS BELOW WATER MAINS OR STORM DRAINS WITH LESS THAN 18" SEPARATION, PIPE AND FITTINGS TO BE DR-18 PVC PRESSURE PIPE.

Sewer Service Connection

1/16

N.T.S. Source: VHB

vhb.com

vhb

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Orchards on Hudson Residential

Dock Road
Marlborough, NY

No.	Revision	Date	Appvd.
1	Town Resubmission	10/25/2025	AL
2	Town Resubmission	3/21/2025	AL

Designed by: DB
Checked by: AL

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

Not Approved for Construction

Drawing Title: **Sewer Details**

Drawing Number: **C7.03**

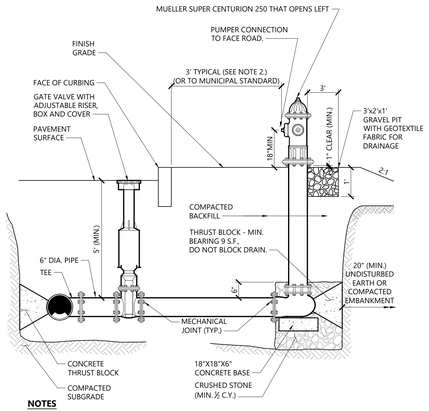
Sheet 36 of 47

Project Number: **20578.01**

STATE OF NEW YORK
JOSEPH V. LAMB
090118
LICENSED PROFESSIONAL ENGINEER

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

Saved Friday, March 21, 2025 11:24:53 AM JLEGOFF Plotted Friday, March 21, 2025 12:48:02 PM Julien Le Goff



NOTES

1. CONCRETE THRUST BLOCKS TO BE USED ONLY WHERE THEY CAN BEAR ON UNDISTURBED EARTH AS SHOWN. USE CLAMPS AND TIE RODS OR OTHER ACCEPTABLE METHOD OF JOINT RESTRAINT WHERE SOIL CONDITIONS PROHIBIT THE USE OF THRUST BLOCKS.
2. HYDRANT IN SIDEWALK AREAS TO BE LOCATED TO PROVIDE MINIMUM CLEAR SIDEWALK PASSAGE WIDTH OF 3 FEET AT HYDRANT.
3. A 36-INCH CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT UNLESS OTHERWISE APPROVED BY AUTHORITY HAVING JURISDICTION.

Hydrant Construction

12/19

N.T.S. Source: VHB REV LD_250

TABLE OF DIMENSIONS

BENDS	B	C	D	E	F	BENDS	B	C	D	E	F
6° 11 ¼"	8"	15"	12"	24"	12"	6° 45"	8"	30"	12"	24"	14"
6° 22 ½"	"	19"	"	"	13"	6° 90"	"	30"	"	"	27"
8° 11 ¼"	"	20"	"	"	12"	8° 45"	"	30"	"	"	24"
8° 22 ½"	"	22"	"	"	17"	8° 90"	"	38"	"	"	36"
12° 11 ¼"	"	30"	"	"	15"	12° 45"	"	40"	"	"	40"
12° 22 ½"	"	35"	"	"	25"	12° 90"	"	60"	"	"	52"

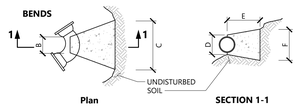
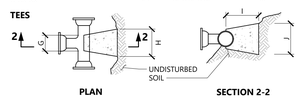


TABLE OF DIMENSIONS

TEES	G	H	I	J	TEES	G	H	I	J
6"X6"X6"	12"	24"	24"	18"	12"X12"X6"	12"	24"	24"	18"
8"X8"X6"	"	"	"	"	12"X12"X8"	"	"	"	24"
8"X8"X8"	"	"	"	24"	12"X12"X12"	"	36"	"	36"



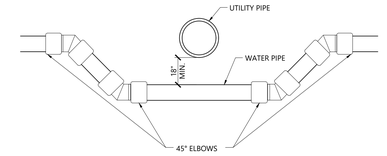
NOTES

1. PROVIDE BLOCKS FOR TAPPING SLEEVES, DEAD ENDS, GATE VALVES, AND VERTICAL BENDS (SAME SIZE AS REQUIRED FOR TEES). PROVIDE ANCHOR RODS AT VERTICAL BENDS AND GATE VALVES.
2. CONCRETE SHALL NOT BE PLACED AGAINST PIPE BEYOND FITTING.
3. CONCRETE SHALL BE 3,000 PSI-TYPE I.

Concrete Thrust Block

1/16

N.T.S. Source: VHB LD_260



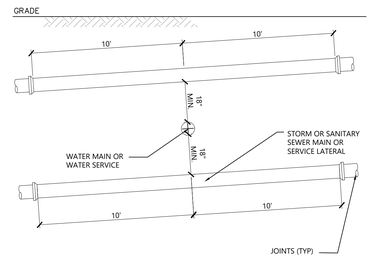
NOTES

WATER MAIN DROP CROSSING LOCATIONS TO BE DETERMINED IN FIELD BY ENGINEER.

Water MainDrop Crossing Detail

1/16

N.T.S. Source: VHB



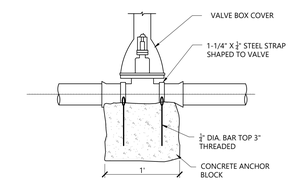
NOTES

1. ADEQUATE STRUCTURAL SUPPORT OF THE SEWER AND/OR WATER LINE MUST BE PROVIDED AT ALL CROSSINGS (BOTH UNDER AND OVER).
2. WHERE SEWER LINE CROSSES OVER WATER LINE, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER AND WATER LINE. SEWER LINE JOINTS SHALL BE 10 FEET FROM THE POINT OF CROSSING WHERE SEWER LINES CROSS OVER WATER LINES. IF 18 INCH SEPARATION CANNOT BE MAINTAINED, A VERTICAL SEPARATION OF AT LEAST 12 INCHES MAY BE ALLOWED ON A CASE BY CASE BASIS.
3. WHERE WATER LINE CROSSES OVER SEWER LINE AND 18 INCH SEPARATION CANNOT BE MAINTAINED, BOTH WATER AND SEWER LINES SHALL BE CONSTRUCTED OF PRESSURE PIPE AND A MINIMUM SEPARATION BETWEEN THE BOTTOM OF THE WATER LINE AND THE TOP OF THE SEWER LINE OF 12 INCHES SHALL BE MAINTAINED.
4. IN THE EVENT THAT A STORM SEWER CROSSES OVER A SANITARY SEWER, THE SANITARY SEWER MUST BE CONSTRUCTED OF CLASS 53 DIP UNLESS 18 INCH SEPARATION IS MAINTAINED. ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED AT STORM SEWER CROSSINGS.
5. ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED AT THE CROSSING OF STORM DRAIN PIPING. ADEQUATE STRUCTURAL SUPPORT SHALL BE CONCRETE CRADLE (SEE DETAIL).

Water/Drainage/ Sewer Service Crossing

1/16

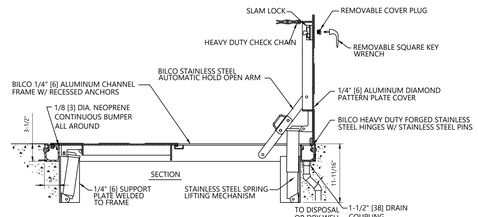
N.T.S. Source: VHB



Valve Anchor Detail

1/16

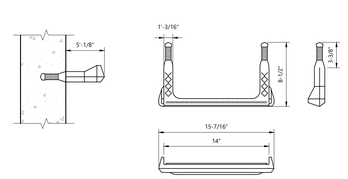
N.T.S. Source: VHB



Bilco Door Detail

1/16

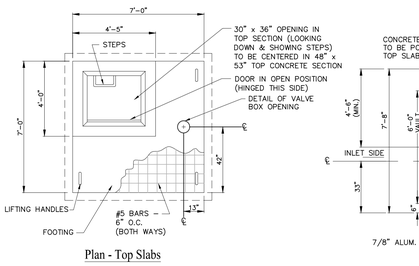
N.T.S. Source: VHB



Vault Step Detail

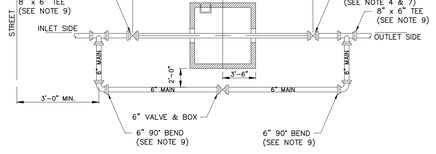
1/16

N.T.S. Source: VHB



Vault and By-Pass Piping Notes:

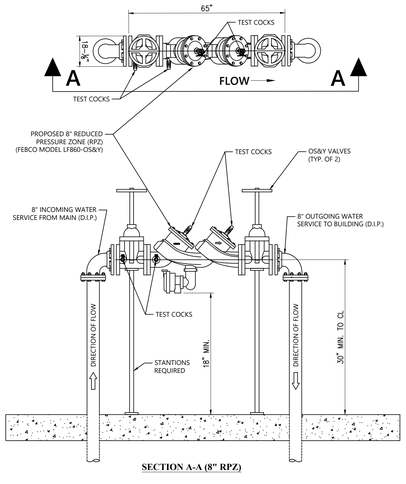
1. VAULT, VAULT PIPING AND BY-PASS TO BE INSTALLED BY SITE WORK CONTRACTOR AS SHOWN. (SEE TYPICAL VAULT AND BY-PASS PIPING.)
2. ALL MECHANICAL JOINT BENDS AND FITTINGS MUST BE RETAINED WITH RETAINING GLANDS, THREADED RODDING AND SUFFICIENT BLOCKING.
3. ALL PIPING MUST BE DUCTILE IRON CLASS 52 PIPING.
4. INLET AND OUTLET VALVES, PLUS PIPING BETWEEN VALVES, MUST EQUAL SIZE OF METER. IF REDUCTION IS REQUIRED, THE CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ADEQUATE SPACE SAVER FLANGES TO ACCOMMODATE METER. METER SIZE IS TO BE DETERMINED BY THE WATER DEPARTMENT ALL VALVES TO OPEN COUNTERCLOCKWISE (RIGHT HANDED VALVES).
5. BY-PASS PIPING CAN BE ON EITHER SIDE OF VAULT DEPENDING ON FIELD CONDITIONS AND FIRE LINE LOCATION.
6. INLET AND OUTLET VALVES TO BE IN LINE WITH EACH OTHER AND AT THE SAME ELEVATION AS WINDOWS IN VAULT. IN ADDITION, PIPING MUST BE CENTERED THROUGH EIGHTEEN (18") INCH SQUARE WINDOW.
7. FIRE LINE TO BE INSTALLED ON OPPOSITE SIDE OF METER BY VAULT BY-PASS.
8. A SIX (6") INCH PIPING IS TO BE USED ON ALL BY-PASSES AND A FOUR (4") INCH BY-PASS WILL BE ACCEPTABLE ON A FOUR (4") INCH SERVICE.
9. AFTER INSTALLING PIPING THROUGH METER VAULT, THE CONTRACTOR IS REQUIRED TO BRICK UP AND CEMENT BOTH WINDOWS OF VAULT.



Vault and By-Pass Piping System

12/98

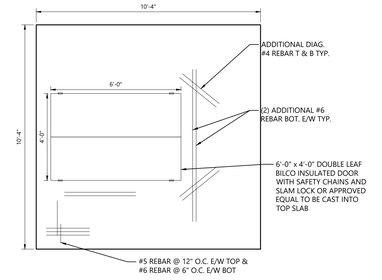
N.T.S. Source: SCWA



8" RPZ Device

1/16

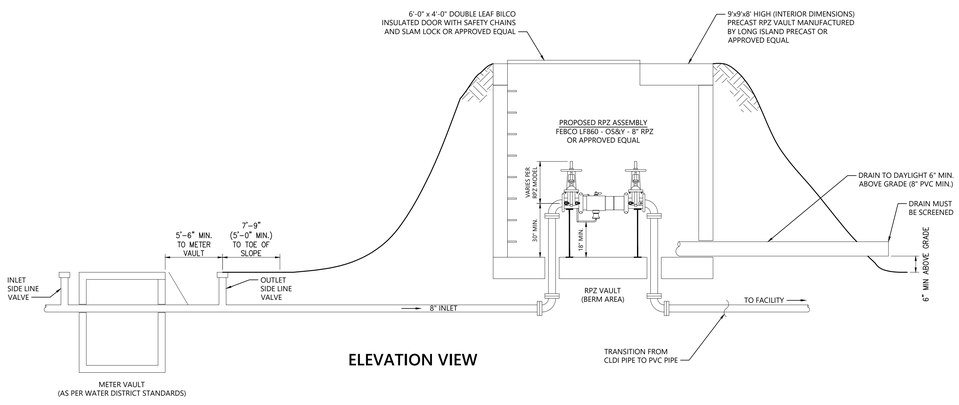
N.T.S. Source: VHB



RPZ Vault Top Slab Detail

1/16

N.T.S. Source: VHB



RPZ Vault Notes

1. THIS DEVICE MUST BE PROTECTED AGAINST FREEZING.
2. TEST COCKS MUST BE POSITIONED TO FACILITATE TESTING (30" MINIMUM CLEARANCE).
3. ALL CONNECTIONS T'S, HOSE BIBS, IRRIGATION ETC. MUST BE INSTALLED AFTER (DOWNSTREAM) OF DEVICE.
4. DRAIN(S) CANNOT BE SUBJECT TO FLOODING AND MUST HAVE EXTERIOR SCREEN(S).
5. DRAIN PIPE SHOULD BE SIZED ACCORDING TO MANUFACTURES FLOW CURVES TO DETERMINE MAXIMUM DISCHARGE RATES.
6. DESTINATION OF DRAINAGE MUST BE SHOWN.
7. EACH RPZ MUST BE ADEQUATELY SUPPORTED TO THE CONCRETE SLAB (FLOOR) WITH PIPE STANTIONS TO PREVENT LATERAL MOVEMENT.
8. SUPPORTS MUST BE PLACED WHERE THEY WILL NOT OBSTRUCT THE FUNCTION OR ACCESS TO RELIEF VALVE.
9. EACH RPZ MUST HAVE USC FOUNDATION OF CROSS CONNECTION APPROVAL.
10. EACH RPZ MUST BE TESTED ANNUALLY.
11. ACCESS LADDER TO BE PROVIDED.
12. FULL OPENING HATCH TO ENCOMPASS CENTERLINE OF DEVICE.
13. LENGTH OF HATCH SHOULD BE LONG ENOUGH TO LIFT DEVICE THRU OPENING.
14. RPZ MUST BE A LEAD FREE MODEL.
15. ALL ASSEMBLIES MUST BE INSTALLED WITH THE MANUFACTURER-SUPPLIED RESILIENT SEATED SHUT-OFF VALVES INTEGRAL TO THE ASSEMBLY.

RPZ in Vault - Backflow Details

N.T.S. Source: VHB

vhb.com

vhb

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Orchards on Hudson Residential

Dock Road
Marlborough, NY

No.	Revision	Date	Appvd.
1	Town Resubmission	10/25/2025	AL
2	Town Resubmission	3/21/2025	AL

Designed by DB Checked by AL

Issued for Date

Site Plan Approval August 9, 2024

Not Approved for Construction

Drawing Title

Water Details

Drawing Number

C7.04

Sheet 37 of 47

Project Number 20578.01

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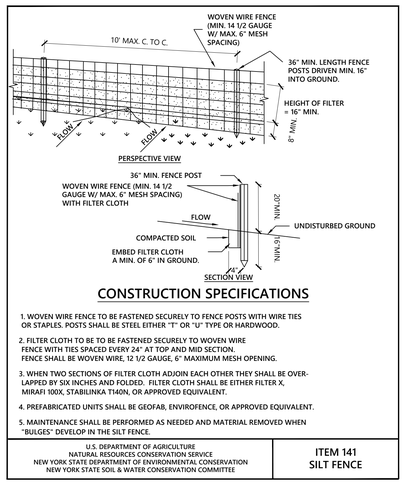


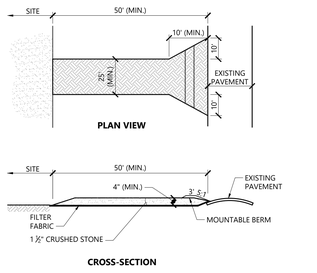
CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE	ITEM 141 SILT FENCE

Silt Fence

N.T.S. Source: VHB



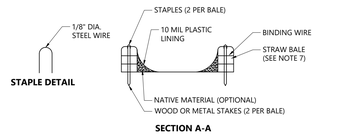
NOTES

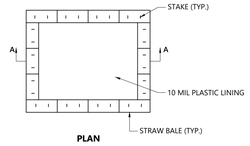
1. EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 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.
3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

Stabilized Construction Exit

1/16

N.T.S. Source: VHB LD_682





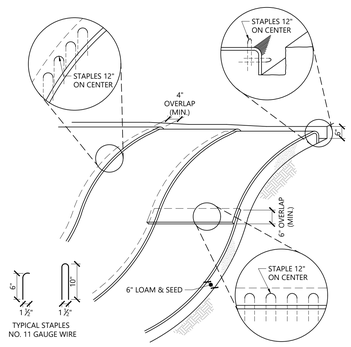
NOTES

1. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED AS SHOWN ON PLANS.
2. 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.
3. 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.
4. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED TO DESIGNATE THE TEMPORARY CONCRETE WASHOUT FACILITY.
5. 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.
6. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.
7. STRAW BALE AND STAPLES MAY BE SUBSTITUTED WITH ALTERNATE SECURING MEASURES SUCH AS CONCRETE BLOCK.
8. IF EXCAVATED, SIDE SLOPES SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

Concrete Truck Washout

1/18

N.T.S. Source: VHB



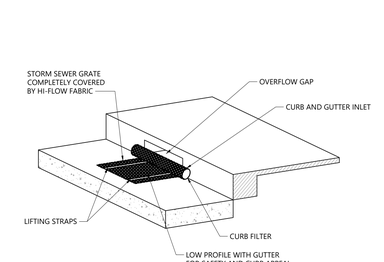
NOTES

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

Erosion Control Blanket Slope Installation

1/16

N.T.S. Source: VHB LD_680



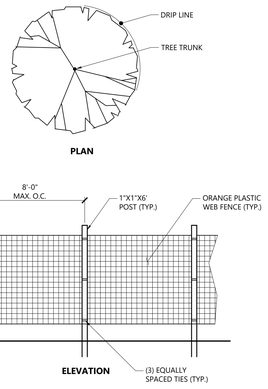
HI-FLOW DANDY BAG® (SAFETY ORANGE)

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 10
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) X 0.33 (75)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m (gpm/ft²)	5907 (145)
Permittivity	ASTM D 4491	Sec-1	2.1

*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



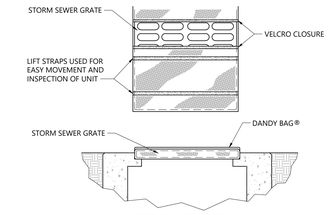
NOTES

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

Tree Protection Fence

1/16

N.T.S. Source: VHB 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 10
Puncture Strength		kN (lbs)	0.40 (90)
Mullen Burst Strength		kPa (psi)	3097 (450)
Trapezoid Tear Strength		kN (lbs)	0.51 (115) X 0.33 (75)
UV Resistance		%	90
Apparent Opening Size		Mm (US Std Sieve)	0.425 (40)
		l/min/m² (gpc/min/ft²)	5907 (145)
		Sec	2.1

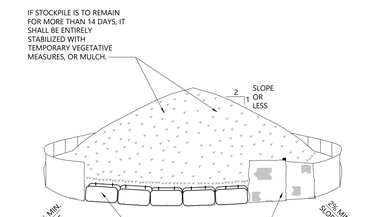
*Note: All Dandy Bags® can be ordered with our optional oil absorbent pillows

NOTE

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

Inlet Sediment Control Device

N.T.S. Source: Dandy Products



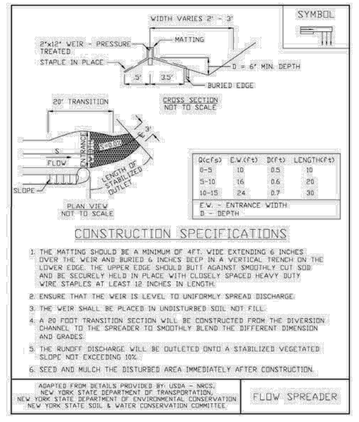
NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAW BALES.
4. 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.

Figure 3.7
Flow Spreader Detail



New York State Standards and Specifications For Erosion and Sediment Control — Page 3.20 — November 2016

Flow Spreader

N.T.S. Source: NYDEC LD_

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631.787.3400

Orchards on Hudson Residential

Dock Road
Marlborough, NY

No.	Revision	Date	Apprvd.
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Designed by DB — Checked by AL

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

Not Approved for Construction

Drawing Title: Erosion and Sediment Control Details

Drawing Number: C7.05

Sheet 38 of 47

Project Number: 20578.01

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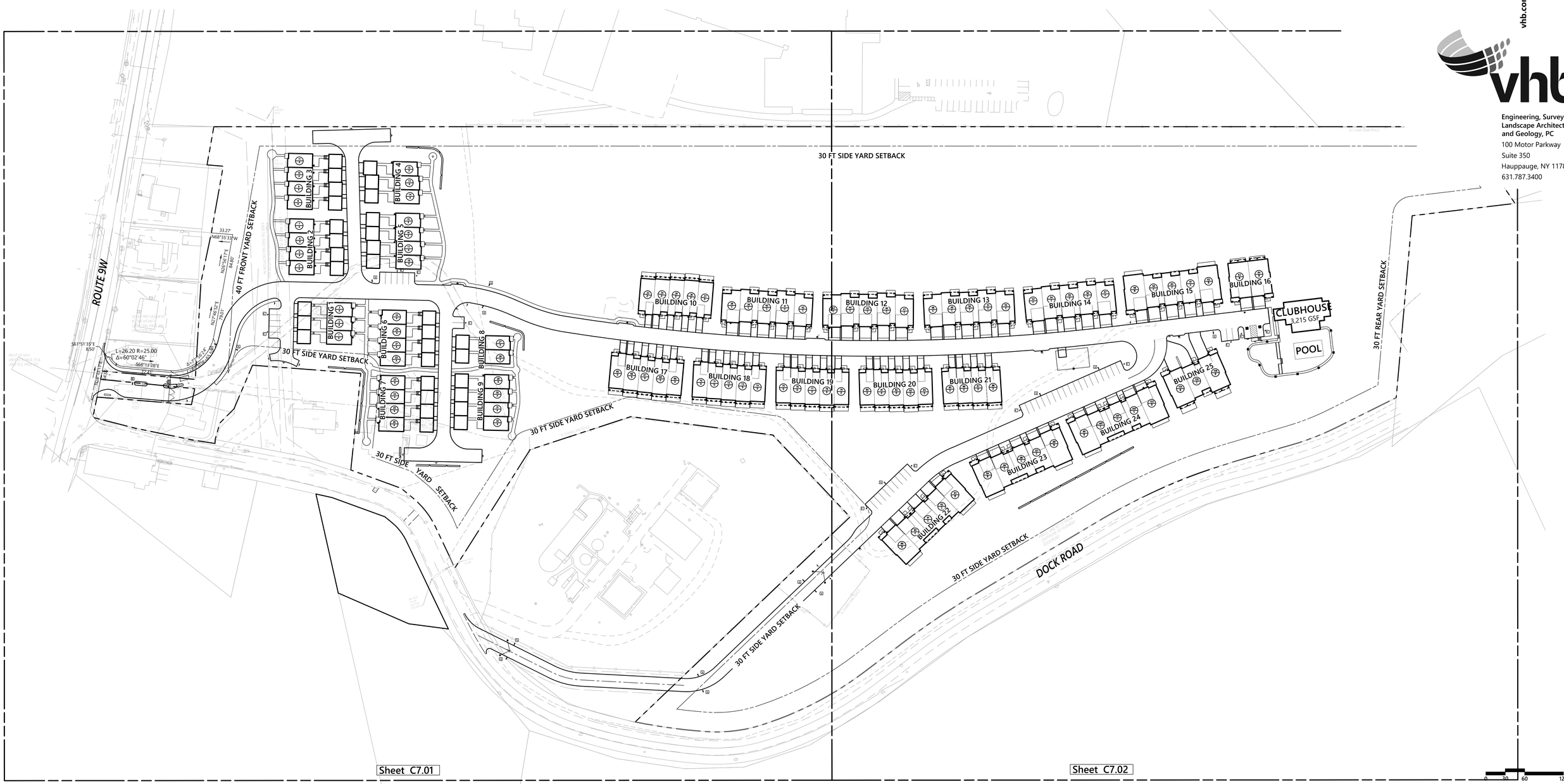

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Calculation Summary

Region	CalcType/ Units	Illumination Levels			Uniformity	
		Prov. Avg	Max	Prov. Min	Provided Max/Min	Provided Avg/Min
Parking	Illuminance/Fc	2.4	8.8	0.1	14.9	4.8
Site Area	Illuminance/Fc	0.6	15.0	0.0	N/A	N/A

Proposed Luminaire Schedule

Symbol	Label	Qty	Description	Arrangement	LLF	Arr. Lumens	Arr. Watts	Mounting Height
●■	A	15	BGP703 LED120-4S/730 DM11 DDF27 D18 SRG1	SINGLE	1.00	12000	79	15'
●■	B	2	BGP703 LED120-4S/730 DM11 DDF27 D18 SRG1	SINGLE	1.00	12,000	79	12'
✪	C	12	M-PL PATH LIGHT 1LED DESIGNER PLUS	SINGLE	1.00	73	2	1.78'

Lighting Notes

1. LIGHTS TO BE PROVIDED AS SHOWN OR APPROVED EQUAL. IF CONTRACTOR PROPOSES DIFFERENT SITE LIGHTING THEY ARE REQUIRED TO PROVIDE PHOTOMETRICS BY MANUFACTURER WHICH DEMONSTRATES THAT IT MEETS THE REQUIREMENTS OF THE TOWN OF MARLBOROUGH.
2. MOUNTING HEIGHTS SHOWN ARE FROM GRADE OF THE SURROUNDING AREA. MOUNTING HEIGHTS FOR EACH LIGHT FIXTURE ARE SHOWN ON THE PROPOSED LUMINAIRE SCHEDULE CORRESPONDING TO THE LABELS DEPICTED ON THE PLAN.
3. ALL LIGHTING SHALL BE SHIELDED TO PREVENT SPILLAGE ON ALL RESIDENTIAL USES SURROUNDING THE SUBJECT PROPERTY AND MEET THE TOWN'S REQUIREMENTS FOR DARK SKY COMPLIANCE.
4. CONTRACTOR TO COORDINATE ALL CABLE/CONDUIT SIZES WITH ELECTRICAL ENGINEER AS WELL AS MANUFACTURER REQUIREMENTS.
5. CONTRACTOR SHALL COORDINATE WIRING OF LIGHTS PRIOR TO INSTALLATION. CARE MUST BE TAKEN TO NOT INTERFERE WITH OTHER UTILITY LINES. PULL BOXES TO BE INSTALLED AS NECESSARY TO ROUTE CABLE.
6. ALL ELECTRICAL FACILITIES SHALL MEET STANDARDS OF NATIONAL ELECTRIC CODE AND ALL OTHER APPLICABLE REQUIREMENTS.
7. TIMING CONTROL OPTION SHALL BE USED TO SENSE LIGHT LEVELS.
8. NEW SITE LIGHT POLES SHALL BE LOCATED A MINIMUM OF 2.5 FEET FROM THE FACE OF CURBS.
9. AREAS BEYOND THE CALCULATED REGION DEPICTED ON THE PLANS WILL NOT RECEIVE PROPOSED SITE LIGHTING.

AREA & ROADWAY LIGHTING

COLONIAL® - PLED

4-SIDED TRADITIONAL LANTERN

Luminaire
Heavy-wall corrosion resistant low copper aluminum (A356 alloy, <0.2% copper) traditionally-styled housing and top. Minimum wall thickness is .188". Top hinges for easy access. Silicone gasket between housing and hood. Four piece clear patterned acrylic lenses, or opal white acrylic lenses provided. All hardware is stainless steel.

Diffuser
No Lens Open Frame is standard. Option of Clear Patterned Acrylic (CPA) or White Acrylic (WA) Lens Panels. Lenses are mechanically fastened to the frame and sealed with closed cell silicone gasketing.

PLED™ Optics
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side, maximizing usable light. Optional house side shields are available for full cutoff applications. Each LED refractor is sealed to the PCB with a closed cell O-ring. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments. Quick-disconnects are provided above each panel for fast field replacement. No lens fixture option will provide "U0" no uplight optical package.

Ambiance Low Luminance Lens
Optional Ambiance Lens (AL) provides low luminance reduced glare distributions. Lens diffuses the PLED Optics and provides a more uniform luminance across the aperture reducing glare at all angles. Lens is provided with an aluminum frame and is sealed to the housing with high temp gasketing.

LED Emitters
High Power White LED's are driven between 350mA and 875mA for a maximum output of 2.5 Watts nominal. LED's are available in standard Neutral White (4000K), Cool White (5000K), or Warm White (2700K & 3000K). All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance at L94 at 60,000 hours (TM-21 calculated at 6x Test Time).

True Amber LED's TRA-True Amber LED's emit light in the amber spectral bandwidth centered on 585-590nm. True Amber has negligible blue light and is suitable for wildlife.

LED Driver
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) to carry UL and cUL recognized. Inline terminal blocks facilitate wiring between the driver and optical array. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3kV internal surge protection. Luminaire supplied with 20kV surge protector for field installation.)

Finish
Polyester powder coat incorporates four step iron phosphate process to prefined metal surface for maximum adhesion. Top coat is baked at 400°F for maximum hardness and exterior durability.

PROJECT NAME:
PROJECT TYPE:

COL-T
(COL-T Tenon Mount shown)
Fitter supplied 3/4 inch (1.9 cm) I.P.S. (Class A Heavy Tenon).

FIXTURE	A	B
COL21-T	21" (53 cm)	10" (25 cm)
COL18-T	18" (46 cm)	11" (28 cm)
COL12-T	12" (30 cm)	10" (25 cm)

COL-P
(COL-P Pendant Mount shown)

FIXTURE	A	B
COL21-P	21" (53 cm)	10" (25 cm)
COL18-P	18" (46 cm)	10.5" (27 cm)
COL12-P	12" (30 cm)	10" (25 cm)

UL Listed for Wet Location

2022238

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An Employee Owned Company
660 Well Avenue Ft. Plain(dale, CA 95551
Phone (800) 339-8000 www.uspoly.com

MADE IN THE USA

SUN VALLEY BRONZE

COL SERIES - PLED

PLED™ MODULES

ORDERING INFORMATION

Spec/Order Example: COL30T/PLED-4S/350/D-SSN-HA16K/240/2-180/RSTD/E/WA

Luminaire	Optics	LED Mode	LED	Voltage	Mounting	Finish	Options
COL21 COL18 COL12	**PLED™** Integrated LED Type For 16 & 12 Lens Options: PLED-E PLED-A-FR PLED-E PLED-SI-W PLED-W PLED-N-FT PLED-Y-90-N PLED-Y-90-M PLED-Y-90-W For MPA Lens Option: PLED-AST-W1 PLED-AST-W2 (Internal HS) PLED-AST-N1 PLED-AST-N2 (Internal HS) PLED-STM Ambiance Lens Option*: AL-AST AL-AST-HS AL-STM	# of LEDs 180/D* 48/D 36/D 20/D/P* Drive Current 875mA 700mA 525mA* 350mA 175mA Color Temp - CCT 27K (2700K) 30K (3000K) 40K (4000K) 50K (5000K) TRA* True Amber NOTES: 1 - PLED available in COL21 only. 2 - COL21 available in 24/D only. 3 - TRA available in 350mA & 525mA Drive Current only. 4 - TRA not available in 50K CCT. 5 - Designed are available in COL21 @ 48/D and COL18 @ 36/D only.	120 208 240 277 347 480	Post Top PT2* (3 & 4 @ 120°) PT3 (3 & 4 @ 120°) Pendant Mount PM Arm Mount S180 S90 S90 S120 S90 Wall Mount WM configurable for 90° of arm options	Standard Textured Finish Black RAL-9005-T White RAL-9003-T Grey RAL-7004-T Dark Bronze RAL-8017-T Green RAL-6005-T Premium Finishes Suet Bolino Copper PC For smooth finish, replace suffix T with S. (MPA, TA, RSTD Only. Example: RAL-9005-S) Consult Factor for custom colors	Lens Options: Open Frame No Lens Clear Patterned Acrylic White Acrylic Cutaway Mount (Cobra Arm/Tenon Mount) Barn Mount + Lamp(Only) (AP Mnt) Chute Mount + Lamp(Only) (AP Mnt) Internal House Side Shield (Not Available with Ambiance, All Models) Twist Lock Receptacle Only 3-Pin Twist Lock Receptacle Only High-Low Dimming for Single Circuit Fixtures (Leads R2/180 or R3/90. Example: HDR-R2) Photo Cell + Voltage (Specify Voltage) Single Fuse (CRS, CPS) Double Fuse (DRS, DPS) Blue Tooth Programmable Sensor (Not Available in Fixtures Within 90/180 Photo Eye) NL CPA WA CCB DMA1 HS-R1/R2 TPE TPET PCVY SF DF MB4311

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MADE IN THE USA

SUN VALLEY BRONZE

PHILIPS Lighting

Luma gen2

BGP703 LED120-4S/730 DM11 DDF27 D18 SRG1

LUMA GEN2 MINI, LED module 12000 lm, LED, 79 W, Power supply unit with DynaDimmer, Distribution medium 11, Glass, 70° x 37°, Programmable (via DALI or NFC) stand-alone dimming, Side-entry for diameter 42 to 60 mm

Luma gen2 is the next generation of the Luma LED luminaire family, fully optimized to become your long-term lighting and innovation partner. While keeping the distinctive design characteristics of the first generation, Luma gen2 gives you the benefits of the latest technologies thanks to its future-proof System Ready architecture, use of optimized Ledgine LED and optical platform ensuring best in class lighting performance in a broad range of applications. It also offers improved serviceability. Installation has also become easier and faster, and thanks to the Service tag, you have access to all relevant documentations onsite. Also, the cable feed-through has been redesigned and access to the gear components is easy thanks to top down tool-less access. Luma gen2 also offers all connectivity and dimming options available today and thanks to being System Ready, it can also to be paired with lighting management systems such as Interact City or existing and upcoming sensor innovations. The Luma gen2 has been developed to optimize and simplify spare part repair and maintenance work using a new plug & play GearFlex module containing all electrical components in an easy to handle and accessible box inside the housing. As a company conscious about the impact of light on the environment and biodiversity, we also equipped the Luma gen2 with dedicated light control that will help with maintaining the optimal ecosystems for bats or preserve a dark night sky.

Product data

General Information			
Lamp family code	LED120 (LED module 12000 lm)	Light source replaceable	Yes
		Number of gear units	1 unit

Luma gen2

Driver included	Yes
Light source engine type	LED
Service tag	Yes
Product family code	BGP703 (LUMA GEN2 MINI)
Lighting Technology	LED
Value bubble	Specification
Light Technical	
Upward light output ratio	0
Luminous flux	10,800 lm
Standard tilt angle posttop	-
Standard tilt angle side entry	0°
Luminous Efficacy (rated) [lm/W]	137 lm/W
Correlated Color Temperature (Nom)	3000 K
Color rendering index (CRI)	>70
Light source color	730 warm white
Optical cover type	Glass
Luminaire light beam spread	70° x 37°
Optic type outdoor	Distribution medium 11
Operating and Electrical	
Input Voltage	220 to 240 V
Line Frequency	50 to 60 Hz
Inrush current	47 A
Inrush time	0.25 ms
Power Consumption	79 W
Power Factor (Function)	0.99
Connection	Connection unit 5-pole
Cable	-
Number of products on MCB of 16 A type B	10
Temperature	
Ambient temperature range	-40 to +35 °C
Controls and Dimming	
Dimmable	Yes
Driver/power unit/transformer	Power supply unit with DynaDimmer
Control interface	Programmable (via DALI or NFC) stand-alone dimming
Constant light output	No
Mechanical and Housing	
Housing Material	Aluminum die cast
Reflector material	-
Optic material	Polymethyl methacrylate
Optical cover material	Glass
Fixation material	Aluminum
Housing Color	Grey
Mounting device	Side-entry for diameter 42 to 60 mm
Optical cover shape	Flat
Optical cover finish	Clear
Overall length	704 mm
Overall width	295 mm
Overall height	148 mm
Effective projected area	0.0369 m²
Dimensions (Height x Width x Depth)	148 x 295 x 704 mm
Approval and Application	
Ingress protection code	IP66 (Dust penetration-protected, jet-proof)
Mech. impact protection code	IK10 (20 J vandal-resistant)
Surge Protection (Common/Differential)	Luminaire surge protection level until 10 kV differential mode and 10 kV common mode
Sustainability rating	Lighting for circularity
Protection class IEC	Safety class I
Flammability mark	-
CE mark	Yes
ENEC mark	ENEC plus mark
Warranty period	5 years
EU RoHS compliant	Yes
Initial Performance (IEC Compliant)	
Luminous flux tolerance	+/-7%
Initial chromaticity	-
Power consumption tolerance	+/-10%
Init. Color Rendering Index Tolerance	+/-2
Over Time Performance (IEC Compliant)	
Control gear failure rate at median useful life	0 %
life 50000 h	-
Control gear failure rate at median useful life	10 %
life 100000 h	-
Lumen maintenance at median useful life*	1.95
50000 h	-
Lumen maintenance at median useful life*	1.88
100000 h	-
Application Conditions	
Performance ambient temperature Tq	25 °C
Maximum dim level	30%
Product Data	
Order product name	BGP703 LED120-4S/730 DM11 DDF27 D18 SRG1
Full product name	BGP703 LED120-4S/730 DM11 DDF27 D18 SRG1
Full product code	871951455897400
Order product code	910505868802
Material Nr. (12NC)	910505868802
Numerator - Quantity Per Pack	1
Net Weight (Piece)	9.090 kg
EAN/UPC - Product/Case	8719514558974

Orchards on Hudson Residential

Dock Road
Marlborough, NY

No.	Revision	Date	Appvd.
1	Town Resubmission	10/25/2025	AL
2	Town Resubmission	3/21/2025	AL

Designed by DR | Checked by AL

Issued for

Site Plan Approval — August 9, 2024

Not Approved for Construction

Drawing Title

Overall Photometric Plan

Drawing Number

C8.00

Sheet 39 of 47

Project Number

20578.01

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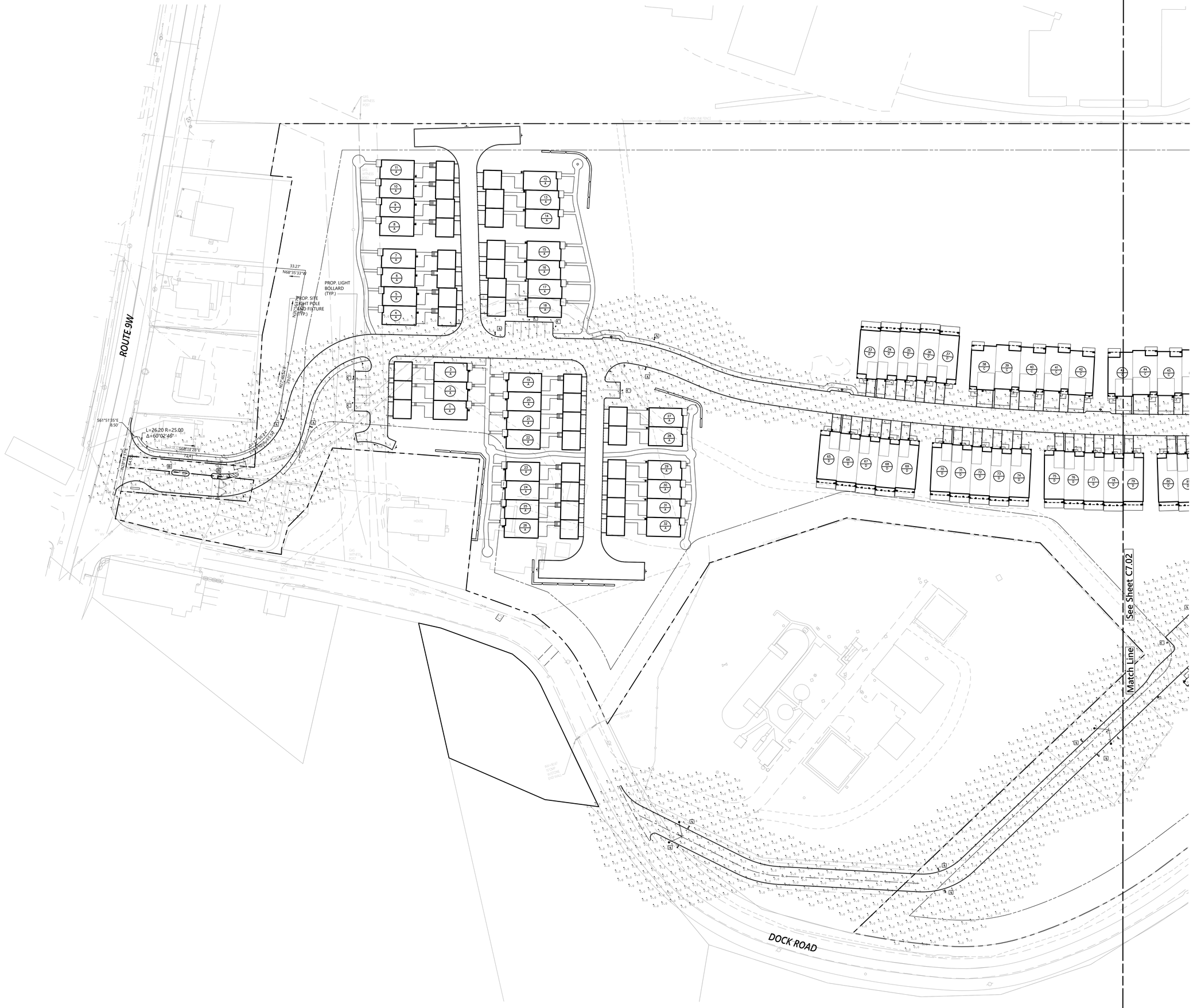

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Sheet 40 of 47

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STATE OF NEW YORK
ANGELO V. LANNI
LICENSED PROFESSIONAL ENGINEER
085418

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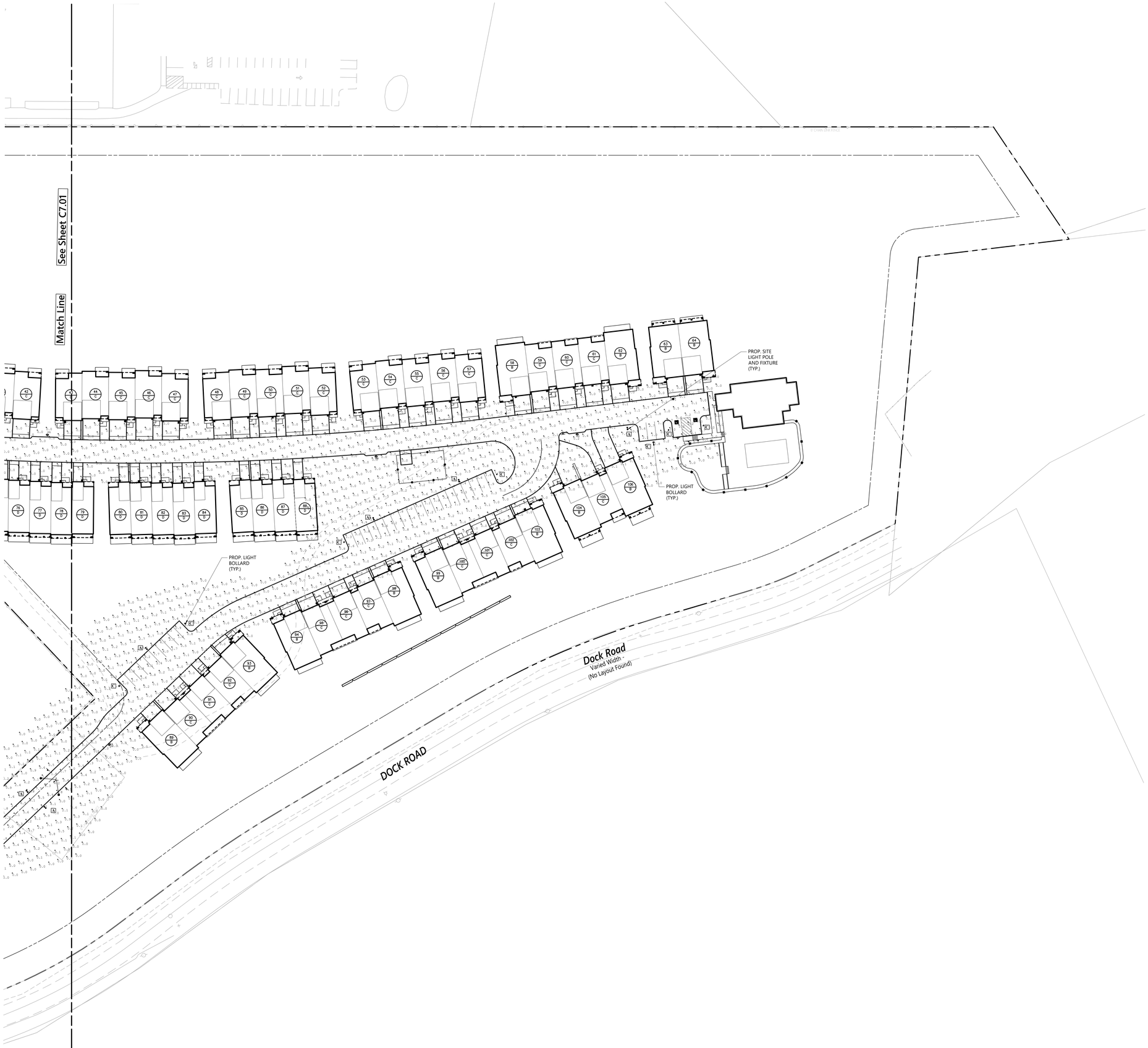

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Orchards on Hudson Residential

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Checked by: AL

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Drawing Title
Photometric Plan

Drawing Number
C8.02

Sheet 41 of 47

Project Number
20578.01

STATE OF NEW YORK
CHRISTOPHER T. CARROLL
085718
LICENSED PROFESSIONAL ENGINEER

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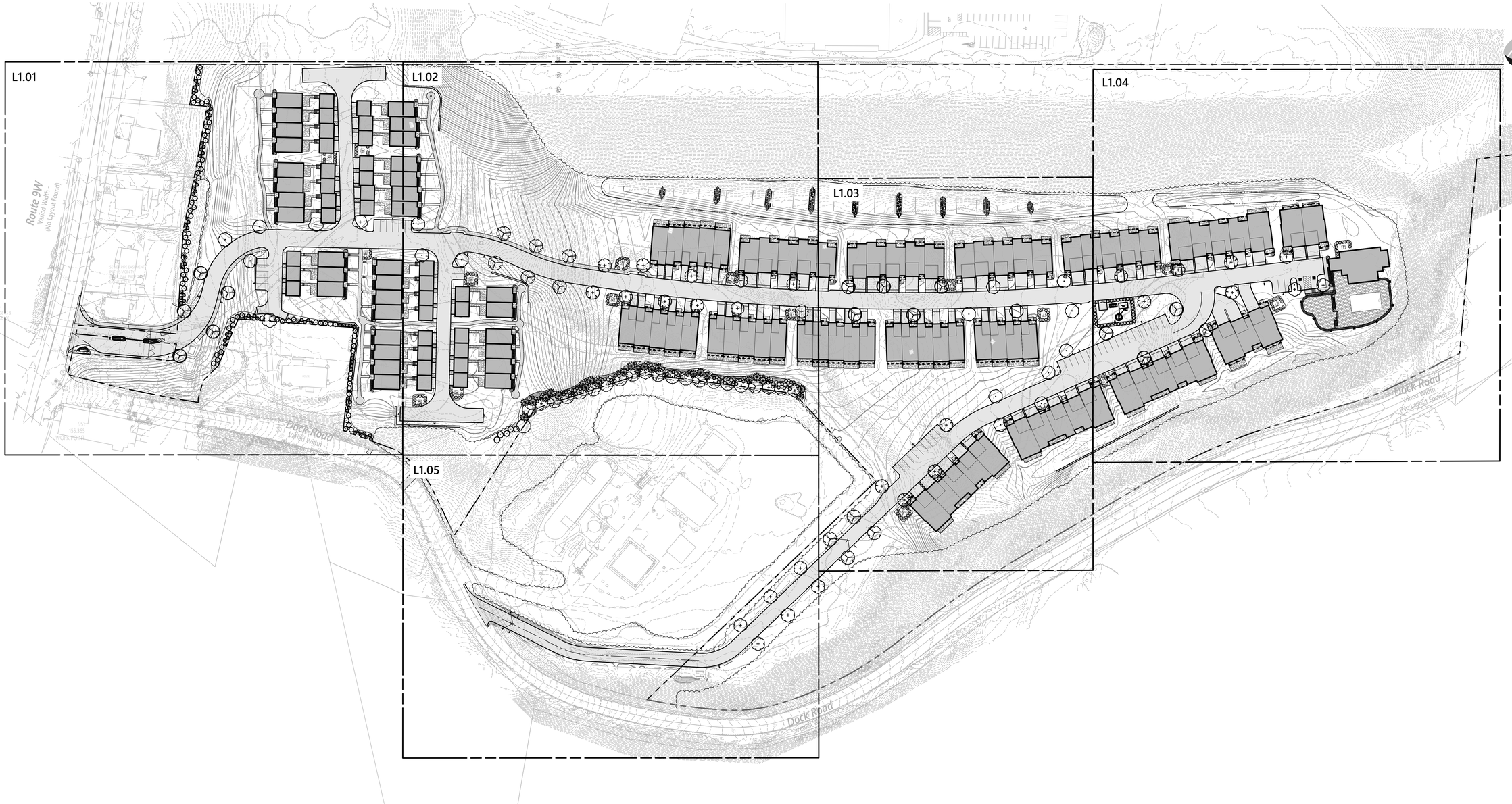

OVERALL PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
EVERGREEN TREES				
AC	5	Abies concolor	White Fir	10 - 12` HT.
JVE	72	Juniperus virginiana `Emerald Sentinal`	Eastern Redcedar	10 - 12` HT.
PC	68	Picea abies `Cupressina`	Cupressina Norway Spruce	10 - 12` HT.
PG	23	Picea glauca	White Spruce	10 - 12` HT.
SHADE TREES				
ARF	14	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.
LL	4	Larix laricina	Tamarack	2 1/2 - 3" CAL.
LS	16	Liquidambar styraciflua	Sweet Gum	2 1/2 - 3" CAL.
PAM	17	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.
QRO	11	Quercus robur	English Oak	2 1/2 - 3" CAL.
UDJ	15	Ulmus davidiana japonica `Morton`	Accolade® Elm	2 1/2 - 3" CAL.
SHRUBS				
CG	24	Cornus racemosa	Gray Dogwood	36 - 42" HT./SPD.
HQ	53	Hydrangea quercifolia	Oakleaf Hydrangea	18 - 24" HT / SPD
IGG	347	Ilex glabra 'SMNIGAB17'	Gem Box® Inkberry Holly	12 - 18" HT./SPD.
LB	31	Lindera benzoin	Spicebush	30 - 36" HT./SPD.
PJM	180	Pieris japonica 'Mountain Fire'	Mountain Fire Japanese Pieris	18 - 24" HT / SPD
PLS	91	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.
DCG	69	Deschampsia cespitosa `Goldtau`	Gold Dew Tufted Hairgrass	5" Plug	12" o.c.
DCN	1,487	Deschampsia cespitosa 'Northern Lights'	Northern Lights Tufted Hair Grass	5" Plug	12" o.c.
PERENNIALS					
CMI	600	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	5" Plug	12" o.c.
NJW	57	Nepeta x faassenii `Junior Walker`	Junior Walker Catmint	#1 CONT.	24" o.c.
PA	260	Polystichum acrostichoides	Christmas Fern	#1 CONT.	18" o.c.

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Orchards on Hudson Residential

Dock Road
Marlborough, NY

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Designed by: CN
Checked by: JCV

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

Not Approved for Construction

Drawing Title: Overall Planting Plan

REGISTERED LANDSCAPE ARCHITECT — JOHN CARLOS VARGAS — 002183 — STATE OF NEW YORK

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Drawing Number: L1.00

Sheet 42 of 48

Project Number: 20578.01

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PLANT SCHEDULE L1.01

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
EVERGREEN TREES				
JVE	72	Juniperus virginiana `Emerald Sentinal`	Eastern Redcedar	10 - 12` HT.
PC	68	Picea abies 'Cupressina'	Cupressina Norway Spruce	10 - 12` 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	139	Ilex glabra 'SMNIGAB17'	Gem Box® Inkberry Holly	12 - 18" HT./SPD.
PJM	21	Pieris japonica 'Mountain Fire'	Mountain Fire Japanese Pieris	18 - 24" HT / SPD

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
ORNAMENTAL GRASSES					
DCG	69	Deschampsia cespitosa `Goldtau`	Gold Dew Tufted Hairgrass	5" Plug	12" o.c.
DCN	871	Deschampsia cespitosa 'Northern Lights'	Northern Lights Tufted Hair Grass	5" Plug	12" o.c.
PERENNIALS					
CMI	27	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	5" Plug	12" o.c.
NJW	25	Nepeta x faassenii `Junior Walker`	Junior Walker Catmint	#1 CONT.	24" o.c.

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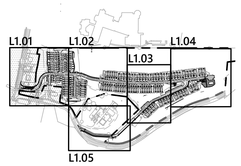

Key
Not To Scale

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Orchards on Hudson Residential

Dock Road
Marlborough, NY

No.	Revision	Date	Appvd.
1	Town Resubmission	10/25/2025	AL
2	Town Resubmission	3/21/2025	AL

Designed by: CN
Checked by: JCV

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

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Drawing Title: Planting Plan

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Sheet 43 of 48

Project Number: 20578.01

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PLANT SCHEDULE L1.02

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
EVERGREEN TREES					
AC	5	Abies concolor	White Fir	10 - 12` HT.	
PG	23	Picea glauca	White Spruce	10 - 12` HT.	
SHADE TREES					
GBA	5	Ginkgo biloba `Autumn Gold` TM	Maidenhair Tree	2 1/2 - 3" CAL.	
LL	4	Larix laricina	Tamarack	2 1/2 - 3" CAL.	
LS	3	Liquidambar styraciflua	Sweet Gum	2 1/2 - 3" CAL.	
PAM	13	Platanus x acerifolia 'Morton Circle'	Exclamation!™ London Plane Tree	2 1/2 - 3" CAL.	
QRO	11	Quercus robur	English Oak	2 1/2 - 3" CAL.	
UDJ	6	Ulmus davidiana japonica `Morton`	Accolade® Elm	2 1/2 - 3" CAL.	
SHRUBS					
CG	24	Cornus racemosa	Gray Dogwood	36 - 42" HT./SPD.	
HQ	16	Hydrangea quercifolia	Oakleaf Hydrangea	18 - 24" HT / SPD	
IGG	111	Ilex glabra 'SMNIGAB17'	Gem Box® Inkberry Holly	12 - 18" HT./SPD.	
LB	31	Lindera benzoin	Spicebush	30 - 36" HT./SPD.	
PJM	81	Pieris japonica 'Mountain Fire'	Mountain Fire Japanese Pieris	18 - 24" HT / SPD	
PLS	57	Prunus laurocerasus `Schipkaensis`	Schipka Laurel	30 - 36" HT./SPD.	
ORNAMENTAL GRASSES					
DCN	489	Deschampsia cespitosa 'Northern Lights'	Northern Lights Tufted Hair Grass	5" Plug	12" o.c.
PERENNIALS					
CMI	160	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	5" Plug	12" o.c.
PA	260	Polystichum acrostichoides	Christmas Fern	#1 CONT.	18" o.c.

See Sheet L1.01

Match Line

EXISTING VEGETATED WOODED AREA TO REMAIN, TYP.

TOPSOIL & SEED MIX, TYP.

PROPOSED BEDLINE, TYP.

COORDINATE PROPOSED PLANTINGS WITH EXISTING CANOPY ABOVE, TYP.

APPROXIMATE LOCATION OF EXISTING TREES, TYP.

See Sheet L1.03

Match Line

Match Line See Sheet L1.05

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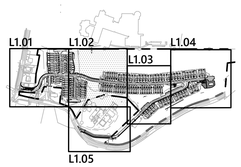

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Orchards on Hudson Residential

Dock Road
Marlborough, NY

No.	Revision	Date	Appvd.
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Drawing Title: Planting Plan

Drawing Number: L1.02

Sheet 44 of 48

Project Number: 20578.01

REGISTERED LANDSCAPE ARCHITECT
JOHN CARLO VALENTINO
092183
STATE OF NEW YORK

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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.	
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	34	Ilex glabra 'SMNIGAB17'	Gem Box® Inkberry Holly	12 - 18" HT./SPD.	
PJM	34	Pieris japonica 'Mountain Fire'	Mountain Fire Japanese Pieris	18 - 24" HT / SPD	
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
PERENNIALS					
CMI	264	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	5" Plug	12" o.c.

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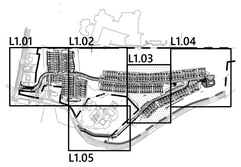

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Orchards on Hudson Residential

Dock Road
Marlborough, NY

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1	Town Resubmission	10/25/2025	AL
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Issued for: Site Plan Approval | Date: August 9, 2024

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Drawing Title: **Planting Plan**

Drawing Number: **L1.03**

Sheet 45 of 48

Project Number: **20578.01**

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See Sheet L1.03

Match Line

EXISTING VEGETATED WOODED AREA TO REMAIN, TYP.

TOPSOIL & SEED MIX, TYP.

CLUBHOUSE
3,215 GSF
FFE = 84.73

POOL

PROPOSED BEDLINE, TYP.

Dock Road
Varied Width
(No Layout Found)

PLANT SCHEDULE L1.04

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
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	13	Hydrangea quercifolia	Oakleaf Hydrangea	18 - 24" HT / SPD	
IGG	62	Ilex glabra 'SMNIGAB17'	Gem Box® Inkberry Holly	12 - 18" HT./SPD.	
PJM	44	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	142	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	5" Plug	12" o.c.
NJW	32	Nepeta x faassenii `Junior Walker`	Junior Walker Catmint	#1 CONT.	24" o.c.

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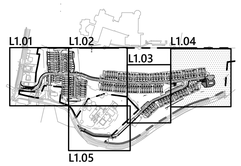

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Orchards on Hudson Residential

Dock Road
Marlborough, NY

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Drawing Title
Planting Plan

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L1.04

Sheet 46 of 48

Project Number
20578.01

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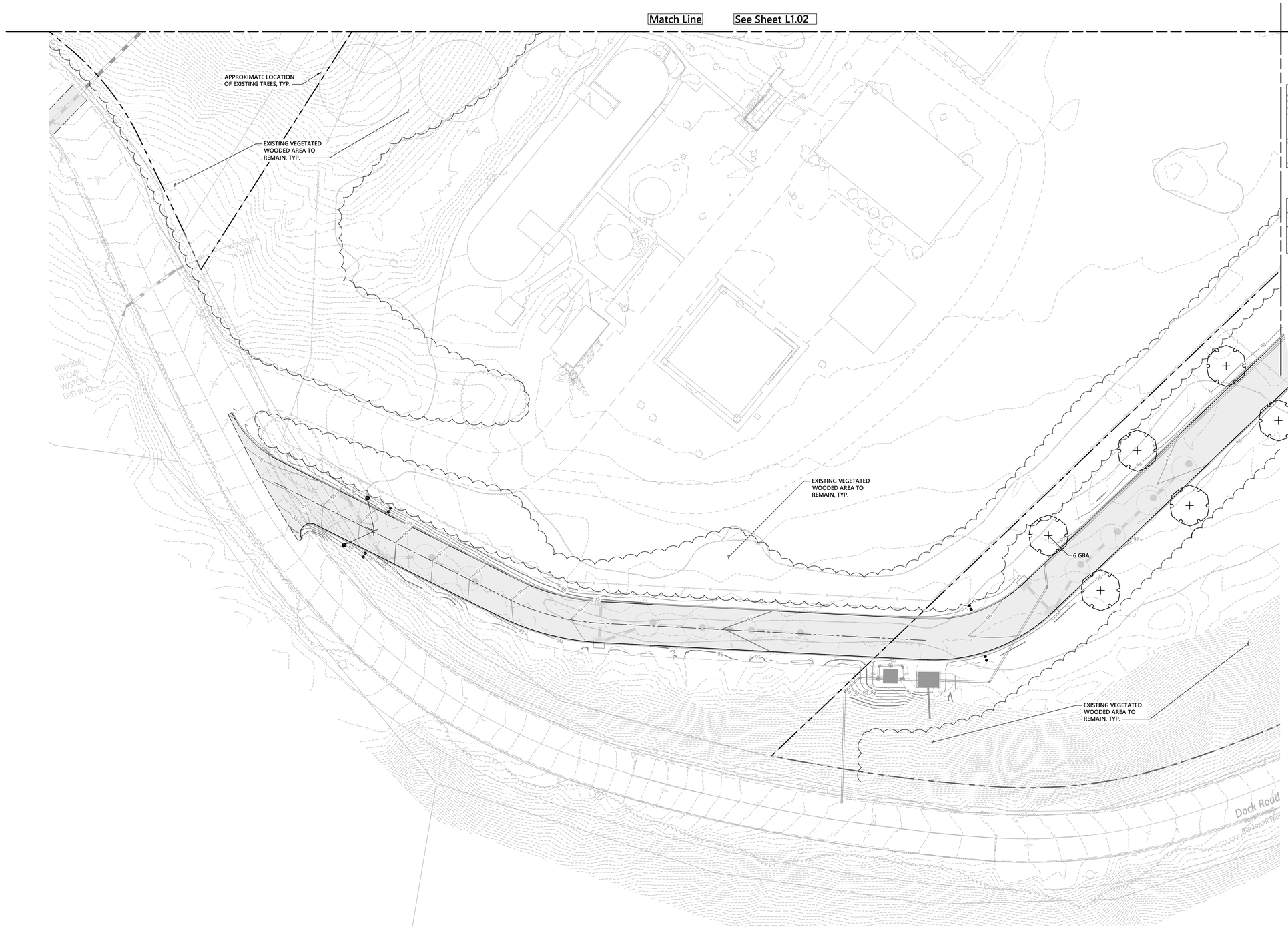

PLANT SCHEDULE L1.05

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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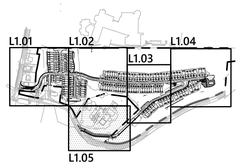

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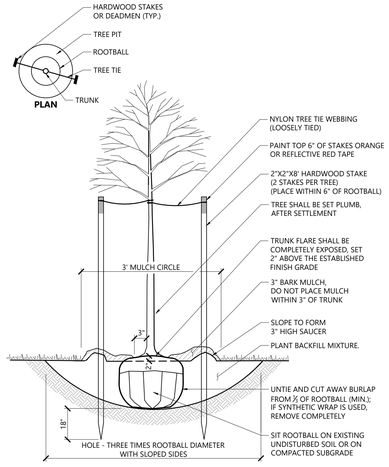
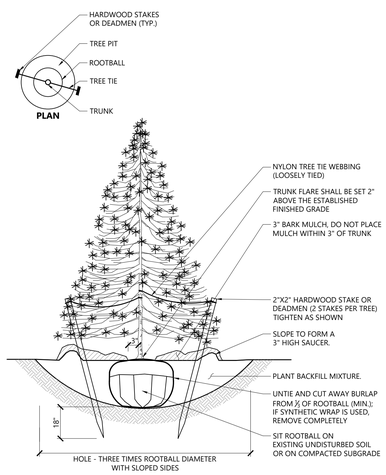


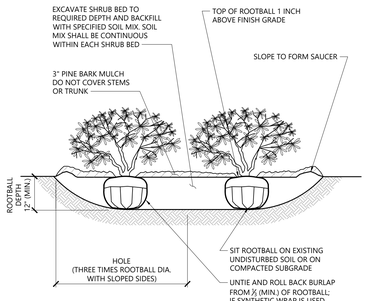
Tree Planting (For Trees Under 4" Caliper) 9/21

N.T.S. Source: VHB LD_602



Evergreen Tree Planting 9/21

N.T.S. Source: VHB LD_604



NOTES

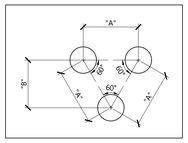
1. LOOSEN ROOTS AT THE OUTER EDGE OF ROOTBALL OF CONTAINER GROWN SHRUBS.

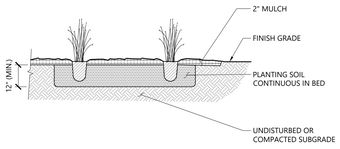
Shrub Bed Planting 1/16

N.T.S. Source: VHB LD_601

PLANT SPACING

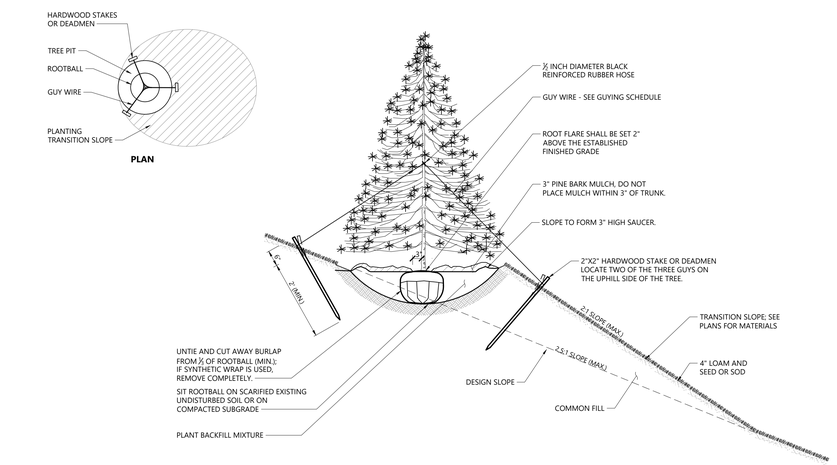
PLANT SPACING("A")	ROW SPACING ("B")
6 IN. O.C.	5 IN. O.C.
8 IN. O.C.	7 IN. O.C.
10 IN. O.C.	8⅔ IN. O.C.
12 IN. O.C.	10⅓ IN. O.C.
15 IN. O.C.	13 IN. O.C.
18 IN. O.C.	16 IN. O.C.
24 IN. O.C.	21 IN. O.C.
30 IN. O.C.	26 IN. O.C.
36 IN. O.C.	30 IN. O.C.
48 IN. O.C.	42 IN. O.C.
54 IN. O.C.	48 IN. O.C.
60 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.

   FLEXTERRA HP-FGM - 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.
12. ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE TOPSOIL AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
13. THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.
14. ALL SPECIFIED PLANT MATERIAL IS SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT AT BOTH THE NURSERY AND JOBSITE PRIOR TO INSTALLATION
15. CAREFULLY DISRUPT CIRCLING ROOTS FROM ALL CONTAINER-GROWN PLANTS, EXCEPT PLUGS, VIA TOOL SCARIFICATION OR BY HAND.
16. ALL B&B MATERIALS (I.E. BURLAP, TWINE, ETC) SHALL BE ALL BIO-DEGRADABLE MATERIALS.
17. ALL PLANTINGS SHALL RECEIVE BIOSTIMULANT (MYCORRHIZAL FUNGI) HYDROGEL, AS PER MANUFACTURER'S RECOMMENDED RATES. SUBMIT PRODUCT DATA FOR APPROVAL PRIOR TO ORDERING.
18. CONTRACTOR SHALL MAINTAIN (I.E. WEEDING, MULCHING, WATERING, CUT BEDS, REPLACEMENTS, ETC) ALL LANDSCAPE PLANTS AND AREAS WITHIN CONTRACT LIMITS DURING SPRING, SUMMER, AND FALL UNTIL EXPIRATION OF GUARANTEE PERIOD.
19. LANDSCAPE CONTRACTOR SHALL SUBMIT LETTER OF AGREEMENT TO THE PROPERTY OWNER ACKNOWLEDGING AND AGREEING TO FULFILLING THE SPECIFIED CONTRACTED GUARANTEE PERIOD AND MAINTENANCE AT NO-ADDITIONAL COST TO THE OWNER. SUBMIT LETTER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
20. CONTRACTOR SHALL REMOVE ALL TREE STAKING AND GUYING MATERIALS PRIOR TO THE EXPIRATION OF THE PLANT WARRANTY PERIOD, OR 1 YEAR FROM THE DATE OF INSTALLATION, WHICHEVER COMES FIRST.
21. ACCEPTABLE LANDSCAPE INSTALLATION WINDOWS SHALL BE FROM: APRIL 1ST TO MAY 31ST AND SEPTEMBER 15TH TO NOVEMBER 15TH. INSTALLATION OUTSIDE OF THESE WINDOWS WILL BE AT RISK.
22. ALL NURSERY PLANT IDENTIFICATION TAGS SHALL REMAIN ON PLANT MATERIALS UNTIL PUNCH LIST, CONTRACTOR SHALL REMOVE TAGS UPON FINAL ACCEPTANCE.

Temporary 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, BACKFLOW PREVENTERS 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 AND INSTALLED ACCORDANCE TO THE TOWN OF MARLBOROUGH WATER DEPARTMENT.

   (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'. INSTALL IN ACCORDANCE TO THE TOWN OF MARLBOROUGH WATER DEPARTMENT.
9. 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.
10. 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.

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No.	Revision	Date	Appvd.
1	Town Resubmission	10/25/2025	AL
2	Town Resubmission	3/21/2025	AL

Designed by: CN Checked by: JCV

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

Not Approved for Construction

Drawing Title
Planting Notes and Details

Drawing Number: **L2.00**

Sheet 48 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

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