

LEGEND

- PROPOSED CONTOURS
PROPOSED DRAINAGE SWALE
PROPOSED PROPERTY LINE
EXISTING PROPERTY LINE
BUILDING SETBACKS
FEDERAL WETLANDS
PROPOSED WELL
EXISTING WELL
PROPOSED HOUSE
PROPOSED CLEANOUT
PROPOSED D-BOX
PROPOSED SEPTIC TANK
PROP. ROOF DRAIN OUTLET
PROP. FOOTING DRAIN OUTLET

NOTE:
STRAW BALES ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION AND SHALL BE CHECKED AFTER EVERY RAIN STORM. STRAW BALES ARE TO BE REMOVED IMMEDIATELY DUE TO DAMAGE OR WHEN FILLED WITH SILT. SILT TO BE REMOVED IN FRONT OF BALES REGULARLY TO PREVENT CROSSING. STRAW BEARING WEIGHT ON THE BALES.

STAKED STRAW BALE PLAN

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND MAINTAIN EROSION CONTROL MEASURES, STRAW BALES ARE TO BE USED FOR SITUATION CONTROL AROUND ALL AREAS THAT WILL BE DISRUPTED DURING CONSTRUCTION. STRAW BALES ARE TO BE MAINTAINED TO THE SATISFACTION OF THE ENGINEER AND WILL BE REMOVED BY THE CONTRACTOR ONCE GROUND COVER IS RE-ESTABLISHED.

ANGLE 1ST STAKE TOWARD PREVIOUSLY LAID BALE
WOOD STAKES TO BE 2"x2"x4" LONG
BALES TO BE SET 3' BELOW GRADE

GRASS-LINED SWALE

CONSTRUCTION SPECIFICATIONS

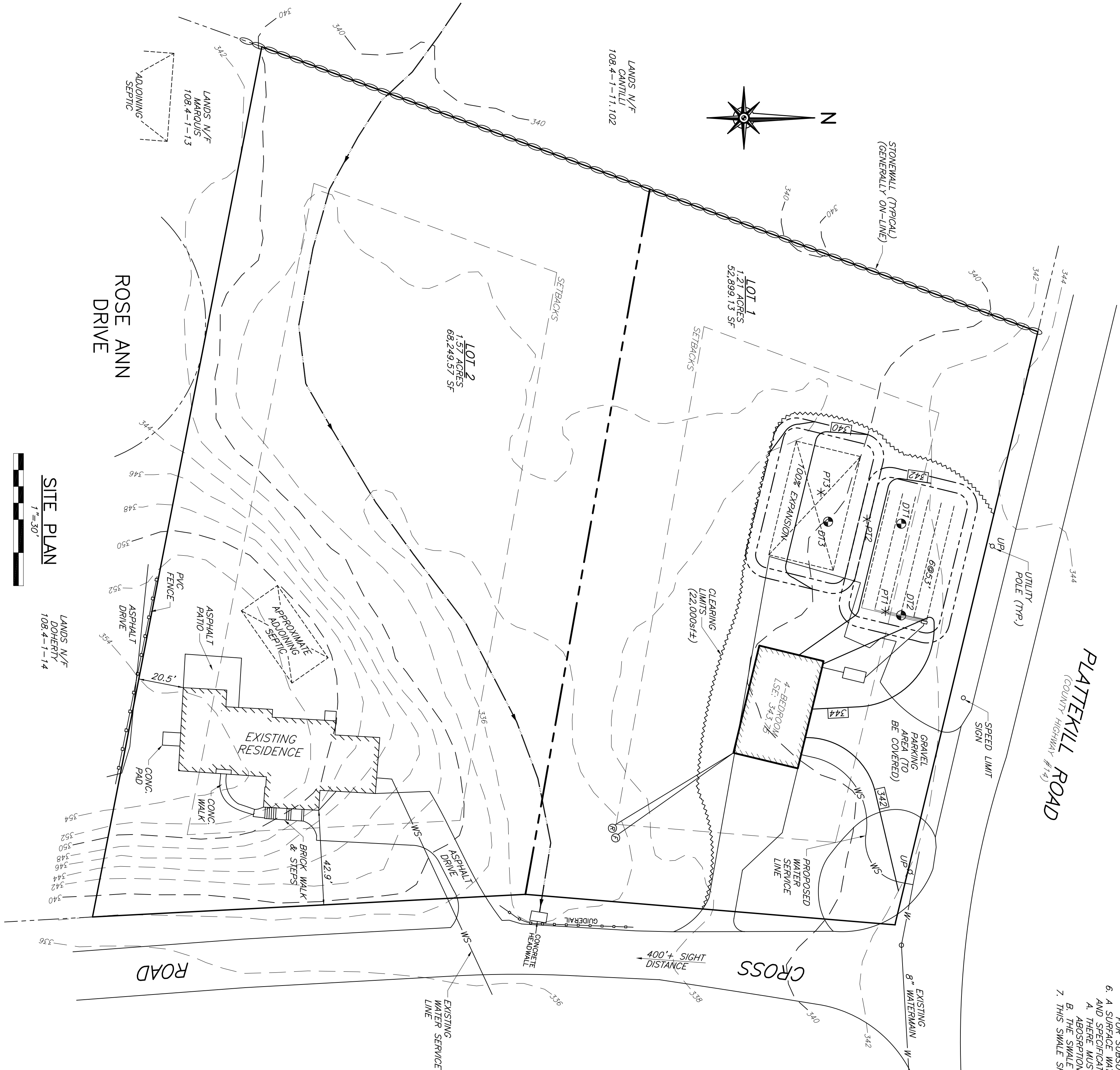
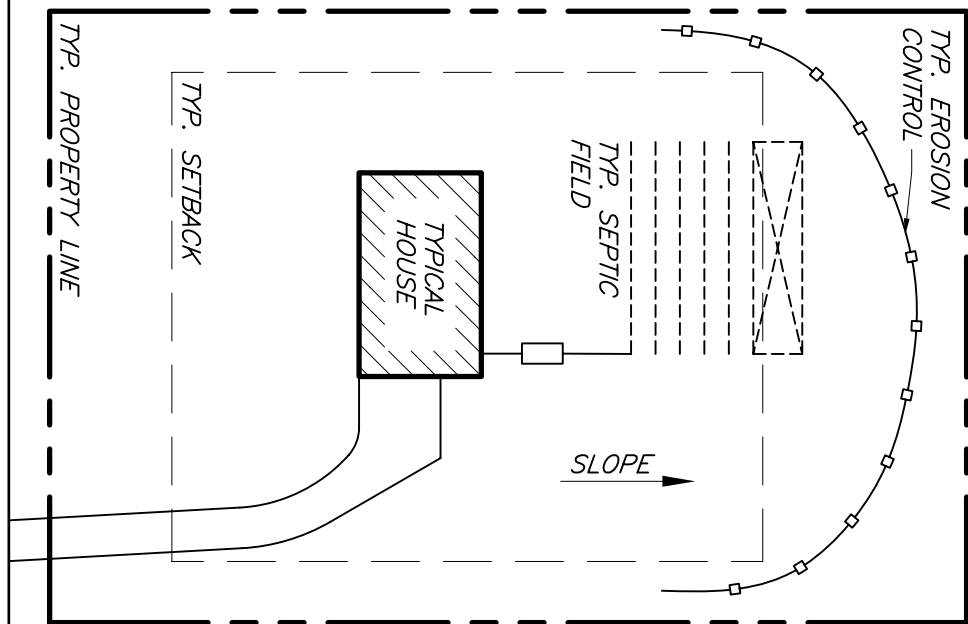
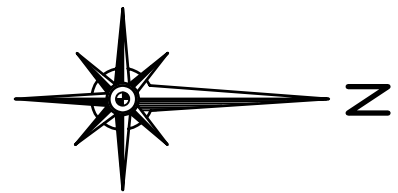
1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF, SO AS NOT TO INTERFERE WITH THE PROGRESS OF CONSTRUCTION.
2. THE WATERWAY SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPED NORMAL FLOW.
3. BALES SHALL BE COMPACTED AS NEEDED TO PREVENT UNDESIRABLE SETTLEMENT THAT COULD CAUSE EROSION OF THE WATERWAY.
4. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE WATERWAY.
5. STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARD SPECIFICATIONS FOR EROSION CONTROL.
6. A. FOR DESIGN VELOCITIES OF LESS THAN 3.5 FT. PER SEC., SEEDING AND MULCHING MAY BE USED FOR THE ESTABLISHMENT OF THE VEGETATION. IT IS RECOMMENDED THAT, WHEN CONDITIONS PERMIT, TEMPORARY BARRIERS OR OTHER MEANS SHOULD BE USED TO PREVENT WATER FROM ENTERING OR WITHIN MEANS SHOULD BE USED TO PREVENT WATER FROM ENTERING THE WATERWAY.
7. B. FOR DESIGN VELOCITIES OF MORE THAN 3.5 FT. PER SEC., THE WATERWAY SHALL BE STABILIZED WITH SOD, WITH SEEDING PROTECTED BY JUTE OR EXCESSOR MATTING OR WITH SEEDING AND MULCHING INCLUDING TEMPORARY STRIPING OF THE WATER PROTECTION.
8. C. SUBSURFACE DRAIN FOR BASE FLOW SHALL BE CONSTRUCTED AS SHOWN ON THE STANDARD DRAWING AND AS SPECIFIED IN THE STANDARD AND SPECIFICATIONS FOR SUBSURFACE DRAIN.
9. A. THERE MUST BE SUFFICIENT GRADE TO DRAIN ALL SURFACE WATER AWAY FROM THE WATERWAY.
10. B. THE SWALE MUST BE INSTALLED ABOVE THE ABSORPTION AREA ON ALL LOTS.
11. C. THIS SWALE MUST BE INSTALLED ABOVE THE ABSORPTION AREA ON ALL LOTS.

EROSION CONTROL STANDARD NOTES

1. EXCAVATION, FILLING, GRADING AND STRIPPING SHALL BE PERMITTED TO BE UNDERTAKEN ONLY IN SUCH LOCATIONS AND IN SUCH A MANNER AS TO MINIMIZE THE POTENTIAL OF EROSION AND SEDIMENT AND THE PROPERTY OWNERS AND THE GENERAL PUBLIC.
2. SITE PREPARATION AND CONSTRUCTION SHALL BE FITTED TO THE SITE AND SHALL PRESERVE AS MANY NATURAL FEATURES AS FEASIBLE.
3. PROCESS UNDERPAKEN AS NECESSARY PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION.
4. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED BY SITE PREPARATION AND CONSTRUCTION.
5. THE EXPOSURE OF AREAS BY SITE PREPARATION SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME PRIOR TO THE CONSTRUCTION OF THE EXPOSED AREAS TO AN ATTRACTIVE NATURAL RESTORATION OF THE EXPOSED AREAS.
6. MULCHING OR TEMPORARY VEGETATION SUITABLE TO THE SITE SHALL BE USED WHERE NECESSARY TO PROTECT AREAS EXPOSED BY SITE PREPARATION, AND PERMANENT VEGETATION WHICH IS WELL ADAPTED TO THE SLOPE SHALL BE USED TO REVEGETATE AREAS EXPOSED BY SITE PREPARATION. THE SLOPES SHALL NOT BE OF SUCH STEEPNESS THAT VEGETATION CANNOT BE READILY ESTABLISHED OR THAT PROBLEMS OF EROSION OR SEDIMENTATION MAY RESULT.
7. PROTECTION OF THE FREE FLOW OF WATER BY ENCROACHING ON, BLOCKING OR RESTRICTING WATERCOURSES.
8. ALL FILL MATERIAL SHALL BE COMPOSITION SUITABLE FOR THE PROPOSED USE AND SHALL BE COMPACTED TO THE PROPOSED GRADE.
9. FROZEN MATERIAL, AND SOFT OR EASILY COMPRESSIBLE MATERIAL, SHALL BE REMOVED OR EXCAVATED TO THE PROPOSED GRADE.
10. FILL MATERIAL SHALL BE COMPACTED SUFFICIENTLY TO PREVENT SETTLEMENT OF EROSION AND WHERE THE MATERIAL IS OF UNDESIRABLE COMPOSITION, IT SHALL BE EXCAVATED TO THE PROPOSED GRADE.
11. ALL TOPSOIL WHICH IS EXCAVATED FROM A SITE SHALL BE BULK AND SUCH STOCKPILES, WHERE NECESSARY, SHALL BE SEED OR OTHERWISE TREATED TO MINIMIZE THE EFFECTS OF EROSION.
12. PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION, A TEMPORARY DRAINAGE SYSTEM SHALL BE PROVIDED TO PREVENT HAZARDOUS SLOPE INSTABILITY AND ADVERSE EFFECT ON NEIGHBORING PROPERTY OWNERS.
13. THE NATURAL DRAINAGE SYSTEM SHALL GENERALLY BE PRESERVED AND MAINTAINED AS MUCH AS POSSIBLE.
14. DRAINAGE SYSTEMS SHALL BE DESIGNED TO HANDLE THE ENTIRE UPSTREAM DRAINAGE BASIN.
15. SUFFICIENT GRADES AND DRAINAGE FACILITIES SHALL BE PROVIDED TO PREVENT THE PONDING OF WATER, UNLESS SUCH PONDING IS NECESSARY TO MAINTAIN PROPOSED WATER LEVELS AND TO AVOID STAGNATION.
16. THERE SHALL BE PROVIDED WHERE NECESSARY TO MINIMIZE EROSION AND SEDIMENTATION, SOIL REMEDIAL MEASURES, BARRIERS, DRAINAGE SYSTEMS, PLANTINGS AND OTHER EROSION OR SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AS FREQUENTLY AS NECESSARY TO PROVIDE ADEQUATE PROTECTION AGAINST EROSION AND OBTAINED BY THE ACCUMULATION OF SILT, DEBRIS OR OTHER MATERIAL OR BY STRUCTURAL DAMAGE.

TYPICAL EROSION CONTROL DETAIL

NOTE:
1. STRAW BALES OR SILT FENCING ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION. EROSION CONTROL TO BE LOCATED ON THE DOWNHILL SIDE OF DISTURBED LAND. EROSION CONTROL LOCATIONS WILL VARY DEPENDING ON THE DIRECTION OF SLOPE FOR THE INDIVIDUAL LOTS. SEE DETAILS FOR INSTALLATION INSTRUCTIONS.

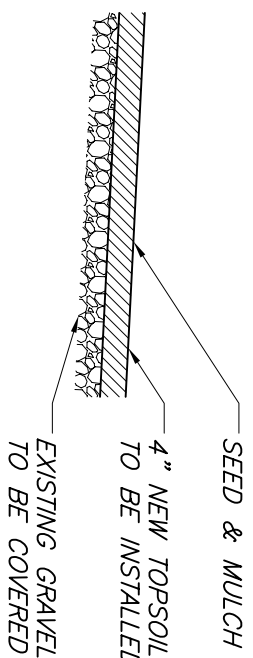


SITE PLAN

1"=50'

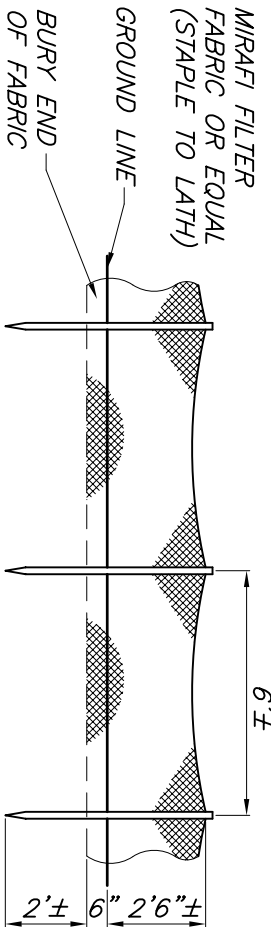
TOPSOIL DETAIL

N.T.S.



SILT FENCE DETAIL

N.T.S.



ENGINEER

THOMAS J. KORBAN, P.E.

LANDS OF BARGER PROPERTIES, LLC
2 LOT SUBDIVISION
LAYOUT PLAN
SBL: 108.4-1-12
TOWN OF MARLBORO, ULSTER CNTY.

3. REVISED 04/15/2025, AS PER LUCH COMMENTS
2. REVISED 04/03/2025, AS PER LUCH COMMENTS
1. REVISED 03/24/2025, AS PER LUCH COMMENTS

DATE 12/16/2024 SCALE 1"= 30' JOB NUMBER 24-039-BPR SHEET NUMBER 2 OF 3