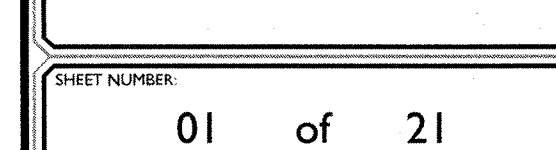
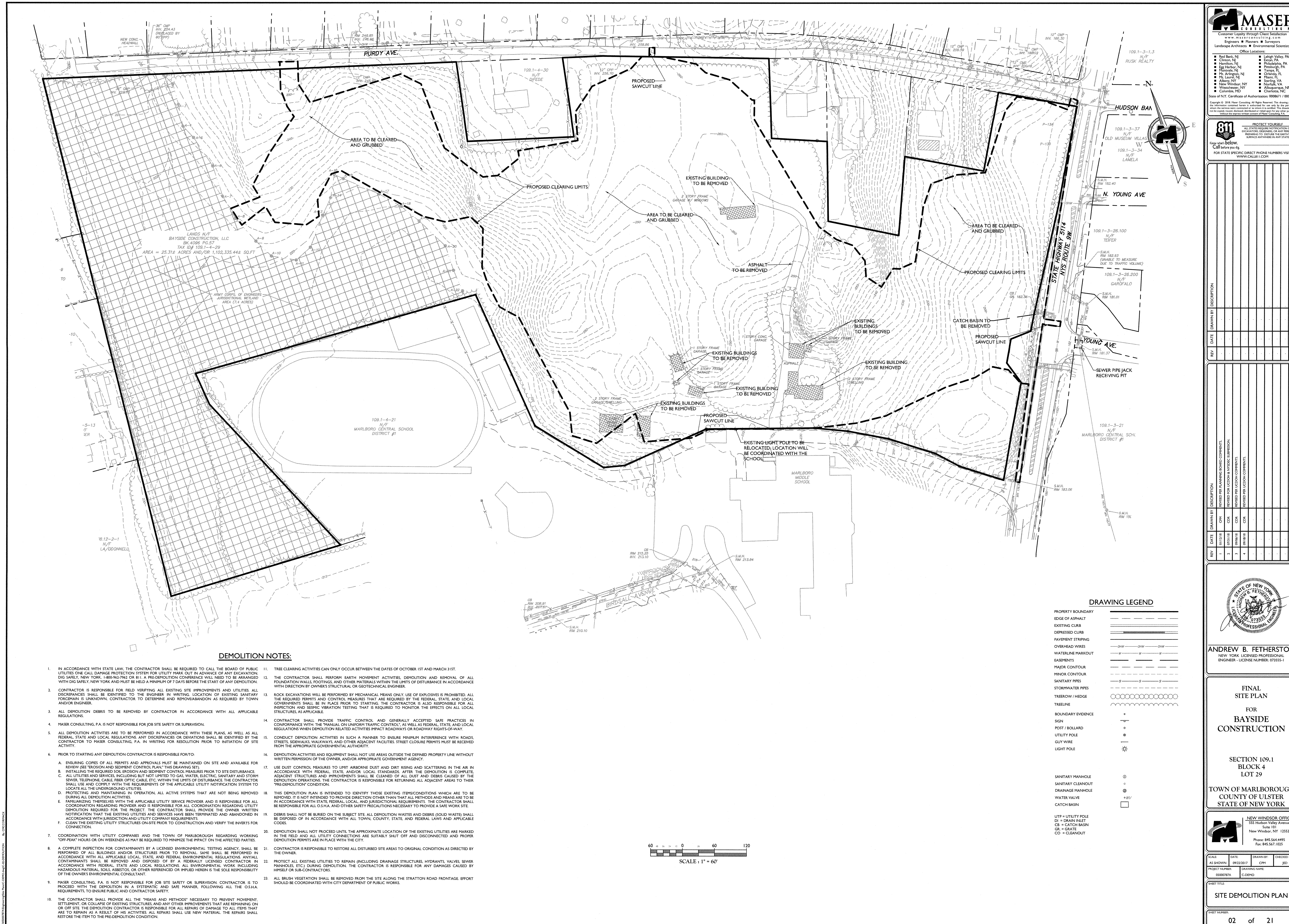


LOCATION MAP
SCALE = 1" = 2,000'



24. THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.



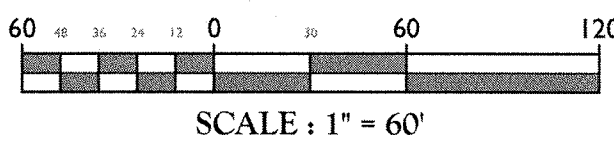


DEMOLITION NOTES:

- IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION. DIG SAFELY, NEW YORK, 1-800-962-7962 OR 811. A PRE-DEMOLITION CONFERENCE WILL NEED TO BE ARRANGED WITH DIG SAFELY, NEW YORK AND MUST BE HELD A MINIMUM OF 7 DAYS BEFORE THE START OF ANY DEMOLITION.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING. LOCATION OF EXISTING SANITARY FOREMARK IS UNKNOWN. CONTRACTOR TO DETERMINE AND REMOVE/ABANDON AS REQUIRED BY TOWN AND/OR ENGINEER.
- ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- MASER CONSULTING, P.A. IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION.
- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS, AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO MASER CONSULTING, P.A. IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
- PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR TO:
 - ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW (SEE PROSDEN AND SEDIMENT CONTROL PLAN, THIS DRAWING SET).
 - INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
 - ALL UTILITIES AND SERVICES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC, CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
 - PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
 - FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
 - CLEAN THE EXISTING UTILITY STRUCTURES ON-SITE PRIOR TO CONSTRUCTION AND VERIFY THE INVERTS FOR CONNECTION.
- COORDINATION WITH UTILITY COMPANIES AND THE TOWN OF MARLBOROUGH REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
- A COMPLETE INSPECTION FOR CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, SHALL BE PERFORMED OF ALL BUILDINGS AND/OR STRUCTURES PRIOR TO REMOVAL. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
- MASER CONSULTING, P.A. IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE O.S.H.A. REQUIREMENTS TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
- THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHOD" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
- TREE CLEARING ACTIVITIES CAN ONLY OCCUR BETWEEN THE DATES OF OCTOBER 1ST AND MARCH 31ST.
- THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTOR BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
- ROCK EXCAVATIONS WILL BE PERFORMED BY MECHANICAL MEANS ONLY. USE OF EXPLOSIVES IS PROHIBITED. ALL THE REQUIRED PERMITS AND CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES, AS APPLICABLE.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL", AS WELL AS FEDERAL, STATE AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.
- CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
- DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER AND/OR APPROPRIATE GOVERNMENT AGENCY.
- USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
- THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL O.S.H.A. AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.
- DEMOLITION SHALL NOT PROCEED UNTIL THE APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE MARKED IN THE FIELD AND ALL UTILITY CONNECTIONS ARE SUITABLY SHUT OFF AND DISCONNECTED AND PROPER DEMOLITION PERMITS ARE IN PLACE WITH THE CITY.
- CONTRACTOR IS RESPONSIBLE TO RESTORE ALL DISTURBED SITE AREAS TO ORIGINAL CONDITION AS DIRECTED BY THE OWNER.
- PROTECT ALL EXISTING UTILITIES TO REMAIN (INCLUDING DRAINAGE STRUCTURES, HYDRANTS, VALVES, SEWER MANHOLES, ETC.) DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIMSELF OR SUB-CONTRACTORS.
- ALL BRUSH VEGETATION SHALL BE REMOVED FROM THE SITE ALONG THE STRATTON ROAD FRONTAGE. EFFORT SHOULD BE COORDINATED WITH CITY DEPARTMENT OF PUBLIC WORKS.

DRAWING LEGEND

- PROPERTY BOUNDARY
EDGE OF ASPHALT
EXISTING CURB
DEPRESSED CURB
PAVEMENT STRIPING
OVERHEAD WIRES
WATERLINE MARKOUT
EASEMENTS
MAJOR CONTOUR
MINOR CONTOUR
SANITARY PIPES
STORMWATER PIPES
TREEROW / HEDGE
TREELINE
BOUNDARY EVIDENCE
SIGN
POST / BOLLARD
UTILITY POLE
GUT WIRE
LIGHT POLE
- SANITARY MANHOLE
SANITARY CLEANOUT
DRAINAGE MANHOLE
WATER VALVE
CATCH BASIN
- UTP = UTILITY POLE
DI = DRAIN INLET
CB = CATCH BASIN
GR = GRATE
CO = CLEANOUT



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- San Diego, CA
- Phoenix, AZ
- Denver, CO
- Chicago, IL
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- Cleveland, OH
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- Los Angeles, CA
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State of N.Y. Candidate of Authorization: 0000671 / 0000671

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REV	DATE	DRAWN BY	DESCRIPTION
1	01/20/18	CPM	ISSUED FOR PLANNING BOARD COMMENTS
2	02/01/18	CPM	ISSUED FOR LOCAL AGENCY COMMENTS
3	02/01/18	CPM	ISSUED FOR LOCAL AGENCY COMMENTS
4	02/01/18	CPM	ISSUED FOR LOCAL AGENCY COMMENTS

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ANDREW B. FETHERSTON
NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 073555-1

FINAL SITE PLAN
FOR
BAYSIDE CONSTRUCTION

SECTION 109.1
BLOCK 4
LOT 29

TOWN OF MARLBOROUGH
COUNTY OF ULSTER
STATE OF NEW YORK

NEW WINDSOR OFFICE
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
Fax: 845.567.1025

SCALE: AS SHOWN DATE: 09/20/17 DRAWN BY: CPM CHECKED BY: JED
PROJECT NUMBER: 05000797A DRAWING NAME: C-DEMOL SITE DEMOLITION PLAN
SHEET NUMBER: 02 OF 21



OWNER/APPLICANT
BAYSIDE CONSTRUCTION, LLC
1451 47TH STREET
BROOKLYN, NY 11219

ZONING:
R-1 (RESIDENTIAL DISTRICT)
BC (BUSINESS CORRIDOR OVERLAY DISTRICT)

TAX LOT:
109.1-4-29

SITE AREA (GROSS):
41,102,335 SQ. FT.
425.31 ACRES

WETLANDS AREA (ACOE):
4322,460 SQ. FT.
37.40 ACRES

SITE AREA (NET):
47801,600 SQ. FT.
17,911 ACRES

SITE PARKING CALCULATIONS:

REQUIRED RESIDENTIAL PARKING SPACES:

MULTIPLE DWELLINGS - 1.5 SPACES FOR EACH DWELLING UNIT (ROUNDED DOWN TO A WHOLE NUMBER)
(104 UNITS * 1.5 = 156 SPACES)

TOTAL REQUIRED PARKING = 156 SPACES

TOTAL PROPOSED PARKING = 224 SPACES
(2.0 SPACES PER UNIT AND 16 SPACES FOR CLUBHOUSE)

REQUIRED COMMERCIAL PARKING SPACES:

RETAIL STORES - 1 SPACE FOR EACH 300 SQ. FT. OF FLOOR AREA
(12,600 SQ. FT. / 300 = 42 SPACES)

TOTAL REQUIRED PARKING = 42 SPACES

TOTAL PROPOSED PARKING = 42 SPACES

BULK TABLE LOT 1

ZONE: R-1 (RESIDENTIAL DISTRICT)
SPECIAL USE PERMIT: MULTIPLE DWELLINGS

	REQUIRED	PROPOSED	REMARKS
MINIMUM:			
LOT AREA	10 ACRES	1,102,335.44 SQ. FT. (25.31 AC)	OK
LOT WIDTH	150 FEET	773 FEET (ALONG NYS RT. 9W)	OK
LOT DEPTH	200 FEET	520.7 FEET	OK
FRONT YARD	75 FEET	75.5 FEET	OK
SIDE YARD	75 FEET	76.0 FEET	OK
REAR YARD	75 FEET	801.2 FEET	OK
DISTANCE BETWEEN BUILDINGS	1.5 TIMES THE HEIGHT OF TALLEST STRUCTURE - 51.2 FEET	63.4 FEET	OK
MAXIMUM:			
BUILDING HEIGHT	2.5 STORIES / 35 FEET	2 STORIES / 34.1 FEET	OK
BUILDING COVERAGE	20%	8.15 FEET	OK
DENSITY	6 DWELLING UNITS PER (NET) ACRE	104 TOTAL UNITS 17,911 NET ACRES = 5.8 UNITS PER ACRE	OK
UNITS PER STRUCTURE	24 UNITS	24 UNITS	OK

BULK TABLE LOT 2

ZONE: BC (BUSINESS CORRIDOR OVERLAY DISTRICT)
PERMITTED USE: RETAIL (ALLOWABLE IN HD ZONING DISTRICT)

	REQUIRED	PROPOSED	REMARKS
MINIMUM:			
LOT AREA		102,372 SQ. FT. (2.35 AC)	
LOT WIDTH		391 FEET (ALONG NYS RT. 9W)	
LOT DEPTH		263.9 FEET	
FRONT YARD		26.1 FEET	
SIDE YARD		120.2 FEET	
REAR YARD		179.6 FEET	
MAXIMUM:			
BUILDING HEIGHT		40 FEET	
BUILDING COVERAGE		6.0%	

LOT 3 BULK TABLE

ZONE: R-1 (RESIDENTIAL DISTRICT)
PERMITTED USE: SINGLE FAMILY DWELLING

	REQUIRED	PROPOSED	REMARKS
MINIMUM:			
LOT AREA	1 ACRE	53,091 SQ. FT. (1.21 AC)	OK
LOT WIDTH	150 FEET	245 FEET (ALONG NYS RT. 9W)	OK
LOT DEPTH	200 FEET	213 FEET	OK
FRONT YARD	35 FEET	NO PROPOSED DEVELOPMENT FOR THIS LOT AT THIS TIME. COMPLIANCE TO BE CONFIRMED AT TIME OF BUILDING PERMIT APPLICATION.	OK
SIDE YARD	35 FEET	OK	OK
REAR YARD	50 FEET	OK	OK
MAXIMUM:			
BUILDING HEIGHT	2.5 STORIES / 35 FEET	NO PROPOSED DEVELOPMENT FOR THIS LOT AT THIS TIME. COMPLIANCE TO BE CONFIRMED AT TIME OF BUILDING PERMIT APPLICATION.	OK
BUILDING COVERAGE	20%	OK	OK

LEGEND	
EXISTING	PROPOSED
	RIGHT OF WAY LINE
	PROPERTY LINE
	EDGE OF PAVEMENT
	FACE
	BACK
	DEPRESSED CURB
	SIDEWALK
	FENCES
	TREE LINE
	ACCE WETLAND AREA
	ZONING OVERLAY LINE
	STALL COUNT
	ADA ACCESSIBLE STALL
	ADA CURB RAMP
	DIRECTION OF TRAFFIC FLOW

60 40 20 0 20 40 60 80 100 120
SCALE: 1" = 60'

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2		ISSUED FOR LOCAL AGENCY COMMENTS
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ANDREW B. FETHERSTON
NEW YORK LICENSED PROFESSIONAL
ENGINEER - LICENSE NUMBER: 073555-1

FINAL SITE PLAN FOR BAYSIDE CONSTRUCTION

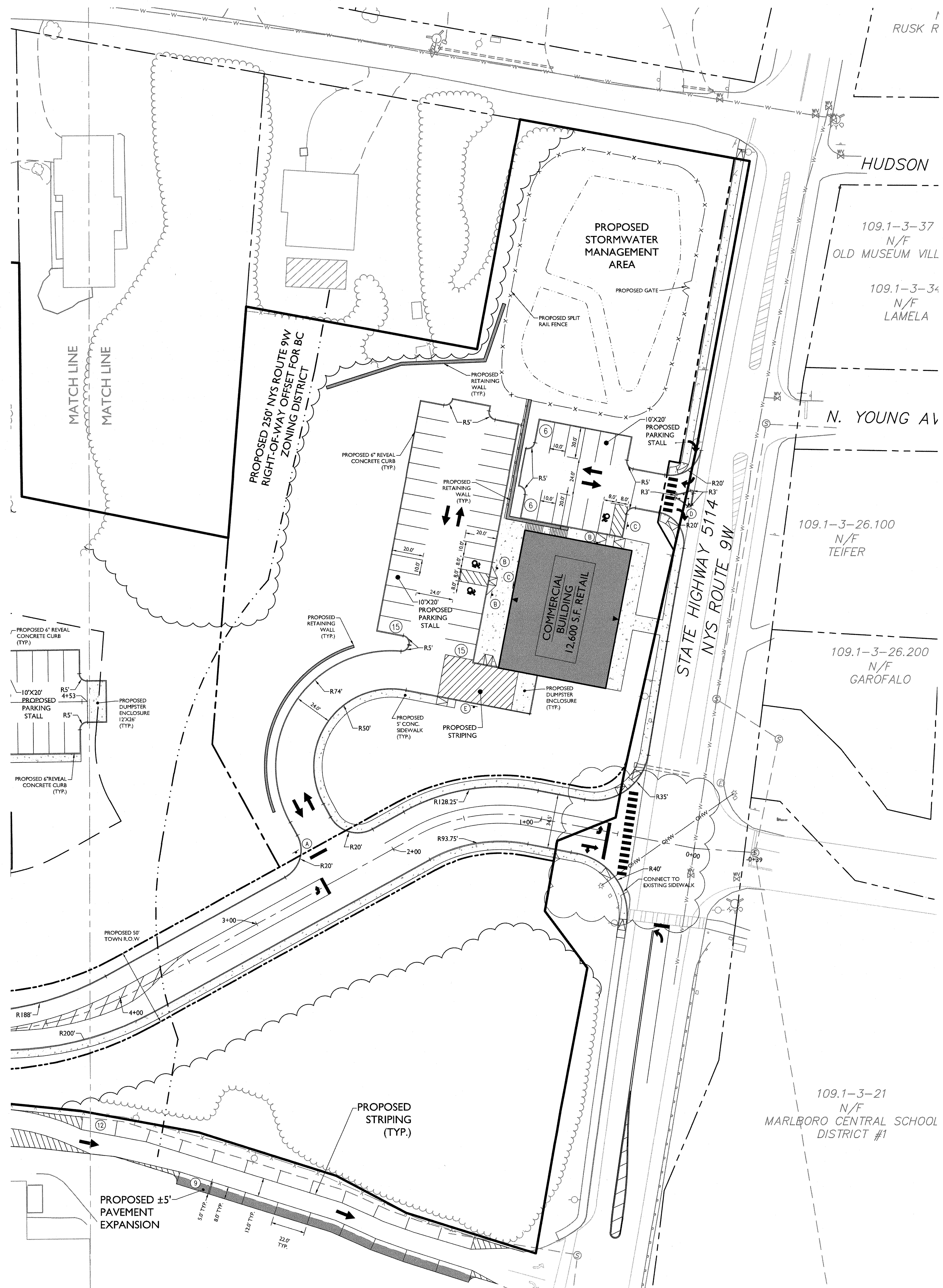
SECTION 109.1
BLOCK 4
LOT 29
TOWN OF MARLBOROUGH
COUNTY OF ULSTER
STATE OF NEW YORK

NEW WINDSOR OFFICE
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.544.4495
Fax: 845.567.1025

DATE AS SHOWN 09/25/2017	DRAWN BY CPI	CHECKED BY JED
PROJECT NUMBER 0500078A	DRAWING NAME C-LAY1	

SHEET TITLE:
OVERALL SITE PLAN

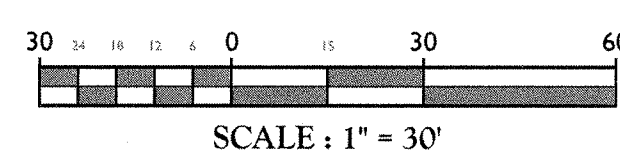
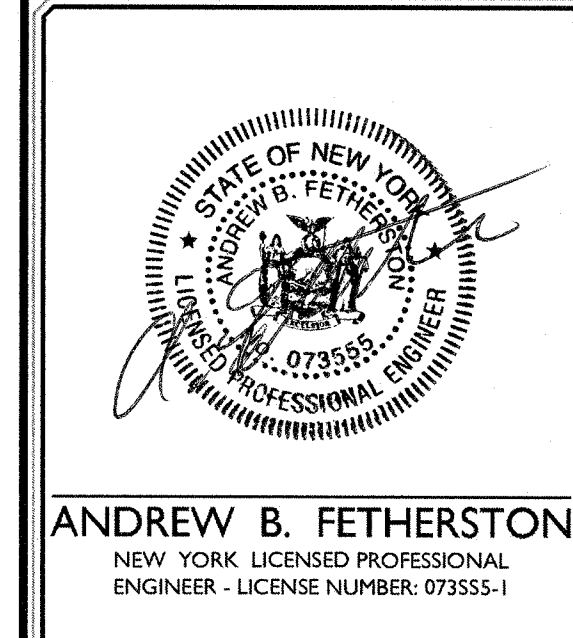
SHEET NUMBER:
03 of 21



- (A) STOP SIGN
- (B) ADA RESERVED PARKING SIGN
- (C) NO PARKING SIGN
- (D) RIGHT ONLY
- (E) LOADING ZONE SIGN
- (F) EMERGENCY ACCESS
- (G) DO NOT ENTER

LEGEND

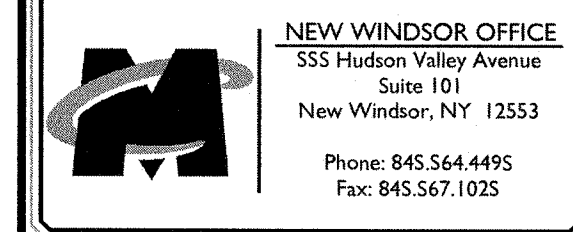
<u>EXISTING</u>	<u>PROPOSED</u>
RIGHT OF WAY LINE	
PROPERTY LINE	
EDGE OF PAVEMENT	
CURB	
DEPRESSED CURB	
SIDEWALK	
FENCES	
TRAILINE	
ACOE WETLAND AREA	
ZONING OVERLAY LINE	
STALL COUNT	
ADA ACCESSIBLE STALL	
ADA CURB RAMP	
DIRECTION OF TRAFFIC FLOW	

[illegible][illegible]

FINAL
SITE PLAN
FOR
BAYSIDE
CONSTRUCTION

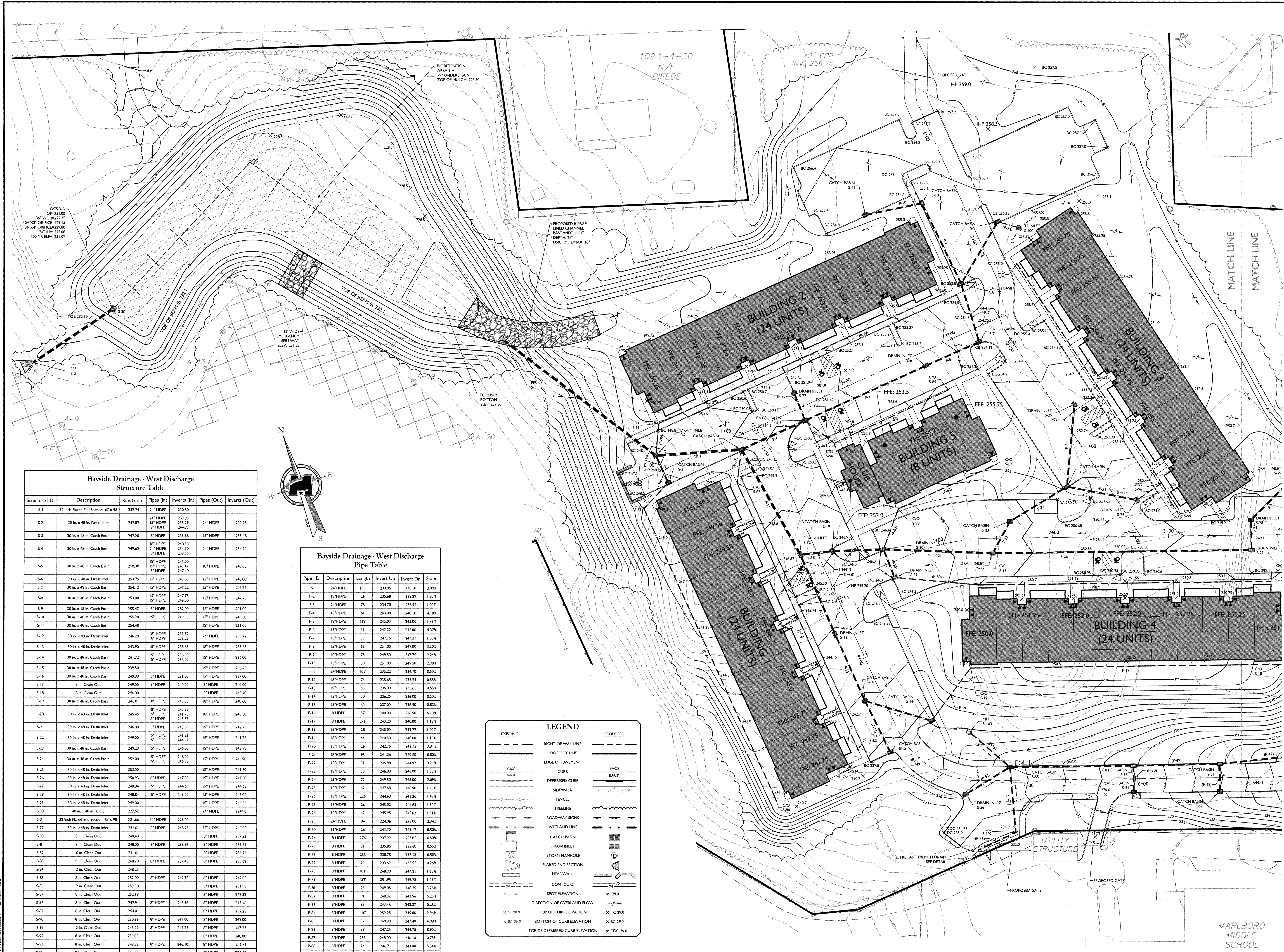
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TOWN OF MARLBOROUGH
COUNTY OF ULSTER
STATE OF NEW YORK



SCALE: AS SHOWN	DATE: 09/22/2017	DRAWN BY: CPM	CHECKED BY: JED
PROJECT NUMBER: 05000787A		DRAWING NAME: C-LAYT	

SHEET TITLE
LAYOUT PLAN
SHEET NUMBER:
05 of 21

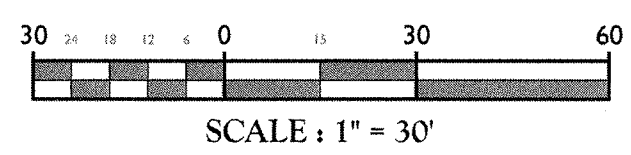
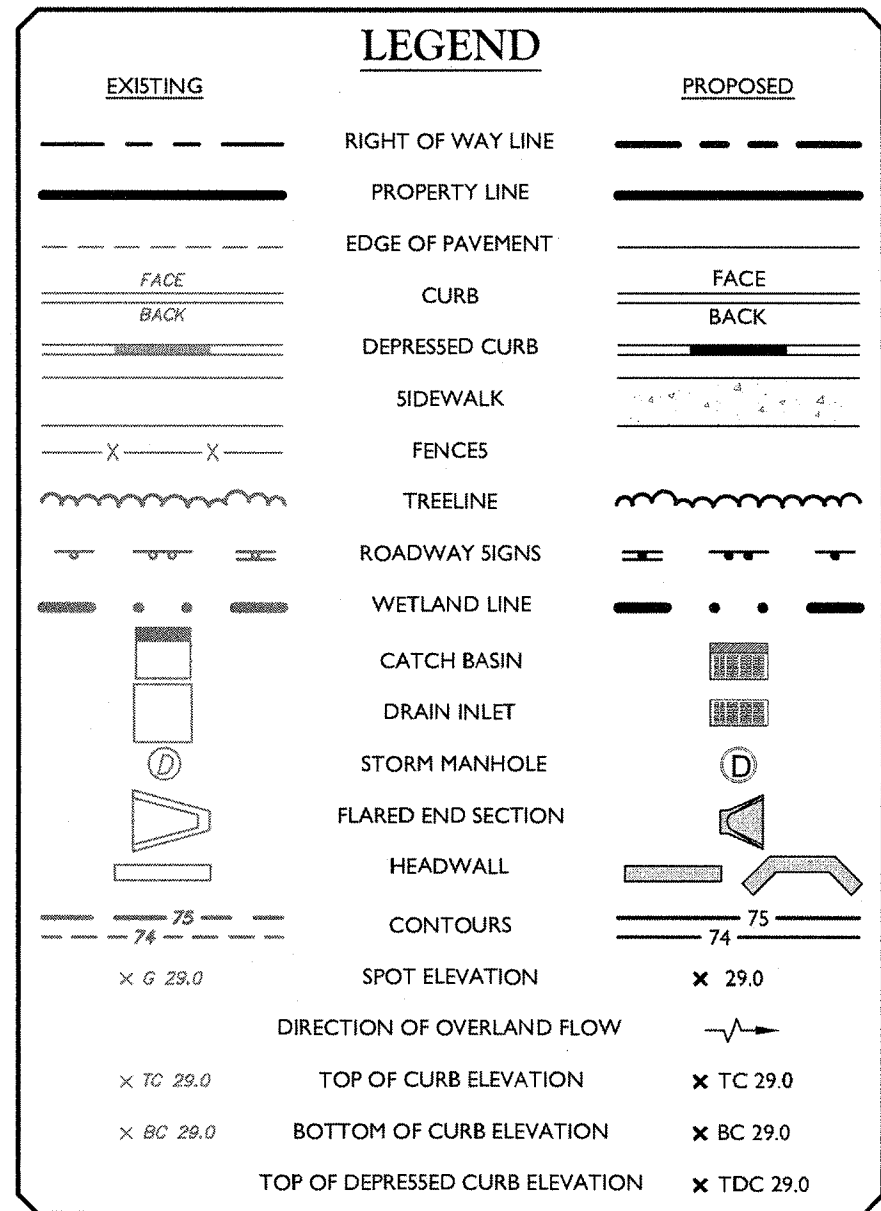


Bayside Drainage - West Discharge
Structure Table

Structure I.D.	Description	Rim/Grate	Pipes (In)	Inverts (In)	Pipes (Out)	Inverts (Out)
S-1	32 inch Flared End Section 67 x 98	232.74	24" HDPE	230.50		
S-2	30 in. x 48 in. Drain Inlet	247.82	24" HDPE	233.95	24" HDPE	233.95
S-3	30 in. x 48 in. Catch Basin	247.20	8" HDPE	235.68	15" HDPE	235.68
S-4	30 in. x 48 in. Catch Basin	249.62	18" HDPE	240.50	24" HDPE	234.70
S-5	30 in. x 48 in. Catch Basin	250.38	15" HDPE	243.00	18" HDPE	243.00
S-6	30 in. x 48 in. Drain Inlet	253.75	15" HDPE	245.00	15" HDPE	245.00
S-7	30 in. x 48 in. Catch Basin	254.12	15" HDPE	247.32	15" HDPE	247.32
S-8	30 in. x 48 in. Catch Basin	253.80	15" HDPE	247.75	15" HDPE	247.75
S-9	30 in. x 48 in. Catch Basin	255.47	8" HDPE	252.00	15" HDPE	251.00
S-10	30 in. x 48 in. Catch Basin	255.20	15" HDPE	249.50	15" HDPE	249.50
S-11	30 in. x 48 in. Catch Basin	254.40	15" HDPE	247.40	15" HDPE	251.00
S-12	30 in. x 48 in. Drain Inlet	246.20	18" HDPE	239.72	24" HDPE	235.22
S-13	30 in. x 48 in. Drain Inlet	243.90	15" HDPE	235.65	18" HDPE	235.65
S-14	30 in. x 48 in. Catch Basin	241.72	15" HDPE	236.50	15" HDPE	236.00
S-15	30 in. x 48 in. Catch Basin	239.50	15" HDPE	236.25	15" HDPE	236.25
S-16	30 in. x 48 in. Catch Basin	240.98	8" HDPE	236.50	15" HDPE	237.00
S-17	8 in. Clean Out	249.00	8" HDPE	240.00	8" HDPE	240.00
S-18	8 in. Clean Out	246.00	8" HDPE	243.20	8" HDPE	243.20
S-19	30 in. x 48 in. Catch Basin	246.01	18" HDPE	240.00	18" HDPE	240.00
S-20	30 in. x 48 in. Drain Inlet	245.46	18" HDPE	240.50	18" HDPE	240.50
S-21	30 in. x 48 in. Drain Inlet	246.00	8" HDPE	243.00	15" HDPE	242.75
S-22	30 in. x 48 in. Drain Inlet	249.00	15" HDPE	241.26	18" HDPE	241.26
S-23	30 in. x 48 in. Catch Basin	249.23	15" HDPE	246.00	15" HDPE	245.98
S-24	30 in. x 48 in. Catch Basin	252.00	15" HDPE	248.00	15" HDPE	246.90
S-25	30 in. x 48 in. Drain Inlet	253.00	8" HDPE	247.80	15" HDPE	249.50
S-26	30 in. x 48 in. Drain Inlet	250.93	8" HDPE	247.80	15" HDPE	247.68
S-27	30 in. x 48 in. Drain Inlet	248.84	15" HDPE	244.63	15" HDPE	244.63
S-28	30 in. x 48 in. Drain Inlet	248.84	15" HDPE	245.02	15" HDPE	245.02
S-29	30 in. x 48 in. Drain Inlet	249.00	15" HDPE	245.02	15" HDPE	245.95
S-30	48 in. x 48 in. OCS	227.62	24" HDPE	224.96	24" HDPE	224.96
S-31	32 inch Flared End Section 67 x 98	231.66	24" HDPE	233.00		
S-77	30 in. x 48 in. Drain Inlet	251.01	8" HDPE	248.25	15" HDPE	243.30
S-80	8 in. Clean Out	240.40	8" HDPE	237.22	8" HDPE	237.22
S-81	8 in. Clean Out	248.00	8" HDPE	235.85	8" HDPE	235.85
S-82	10 in. Clean Out	241.01	8" HDPE	238.75	8" HDPE	238.75
S-83	8 in. Clean Out	246.70	8" HDPE	237.48	8" HDPE	233.62
S-84	12 in. Clean Out	246.27	8" HDPE	237.48	8" HDPE	233.62
S-85	8 in. Clean Out	252.00	8" HDPE	249.75	8" HDPE	249.05
S-86	12 in. Clean Out	233.98	8" HDPE	251.95	8" HDPE	251.95
S-87	8 in. Clean Out	252.19	8" HDPE	248.32	8" HDPE	248.32
S-88	8 in. Clean Out	247.91	8" HDPE	243.56	8" HDPE	243.46
S-89	8 in. Clean Out	254.01	8" HDPE	252.25	8" HDPE	252.25
S-90	8 in. Clean Out	250.89	8" HDPE	249.00	8" HDPE	249.00
S-91	12 in. Clean Out	246.27	8" HDPE	247.25	8" HDPE	247.25
S-92	8 in. Clean Out	250.00	8" HDPE	248.00	8" HDPE	248.00
S-93	8 in. Clean Out	246.93	8" HDPE	246.10	8" HDPE	246.71
S-95	8 in. Clean Out	254.95	8" HDPE	253.00	8" HDPE	253.00
S-96	8 in. Clean Out	251.15	8" HDPE	247.78	8" HDPE	248.00
S-99	8 in. Clean Out	250.35	8" HDPE	248.00	8" HDPE	248.00
S-100	30 in. x 34 in. 3" INLET	255.07	8" HDPE	253.00	8" HDPE	253.00

Bayside Drainage - West Discharge
Pipe Table

Pipe I.D.	Description	Length	Invert Up	Invert On	Slope
P-1	24" HDPE	165'	233.95	230.50	2.09%
P-2	15" HDPE	36'	235.68	235.29	1.50%
P-3	24" HDPE	75'	234.70	233.95	1.00%
P-4	18" HDPE	61'	243.00	240.50	4.10%
P-5	15" HDPE	115'	245.00	243.00	1.73%
P-6	15" HDPE	51'	247.32	245.00	4.37%
P-7	15" HDPE	53'	247.75	247.22	1.00%
P-8	15" HDPE	63'	251.00	249.00	3.20%
P-9	15" HDPE	78'	249.50	247.75	2.24%
P-10	15" HDPE	50'	251.00	249.50	2.98%
P-11	24" HDPE	165'	235.22	234.70	0.50%
P-12	18" HDPE	76'	235.65	235.23	0.55%
P-13	15" HDPE	63'	236.00	235.65	0.55%
P-14	15" HDPE	50'	236.25	236.00	0.50%
P-15	15" HDPE	60'	237.00	236.50	0.83%
P-16	8" HDPE	57'	240.00	236.50	6.13%
P-17	8" HDPE	271'	243.20	240.00	1.18%
P-18	18" HDPE	28'	240.00	239.72	1.00%
P-19	18" HDPE	44'	240.50	240.00	1.13%
P-20	15" HDPE	26'	242.75	241.75	3.81%
P-21	18" HDPE	95'	241.26	240.50	0.80%
P-22	15" HDPE	31'	245.98	244.97	3.21%
P-23	15" HDPE	58'	246.90	246.00	1.55%
P-24	15" HDPE	72'	249.50	248.00	2.09%
P-25	15" HDPE	62'	247.68	246.90	1.26%
P-26	15" HDPE	236'	244.63	241.26	1.49%
P-27	15" HDPE	26'	245.02	244.63	1.50%
P-28	15" HDPE	62'	245.95	245.02	1.51%
P-29	24" HDPE	84'	224.96	223.00	2.34%
P-70	15" HDPE	26'	243.30	243.17	0.50%
P-74	8" HDPE	276'	237.22	235.85	0.50%
P-75	8" HDPE	31'	235.85	235.68	0.55%
P-76	8" HDPE	255'	238.75	237.48	0.50%
P-77	8" HDPE	29'	233.62	233.55	0.26%
P-78	8" HDPE	101'	248.90	247.25	1.63%
P-79	8" HDPE	152'	251.95	249.75	1.45%
P-81	8" HDPE	25'	249.05	248.25	3.25%
P-82	8" HDPE	91'	248.32	243.56	5.25%
P-83	8" HDPE	38'	243.46	243.37	0.25%
P-84	8" HDPE	110'	252.25	249.00	2.96%
P-85	8" HDPE	32'	249.00	247.40	4.98%
P-86	8" HDPE	28'	247.25	246.75	0.90%
P-87	8" HDPE	255'	248.00	246.10	0.75%
P-88	8" HDPE	74'	246.71	243.00	5.04%
P-89	8" HDPE	229'	253.00	249.00	1.75%
P-92	8" HDPE	26'	248.00	247.78	0.85%
P-93	8" HDPE	26'	248.00	247.80	0.77%
P-94	8" HDPE	19'	253.00	252.00	5.15%



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ANDREW B. FETHERSTON
NEW YORK LICENSED PROFESSIONAL
ENGINEER - LICENSE NUMBER: 07355-1

FINAL
SITE PLAN
FOR
BAYSIDE
CONSTRUCTION

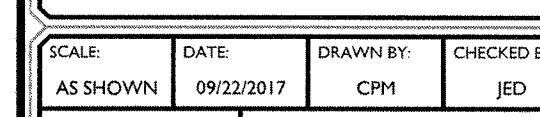
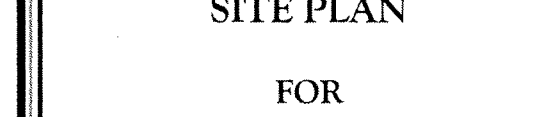
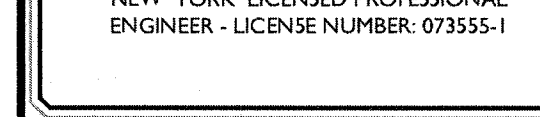
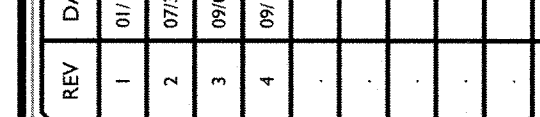
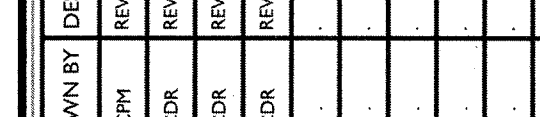
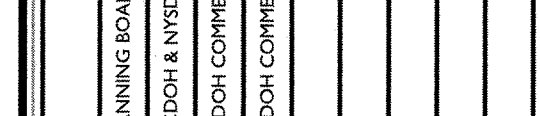
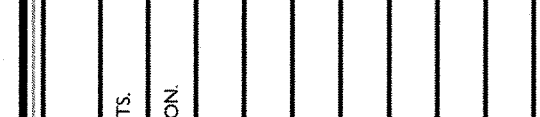
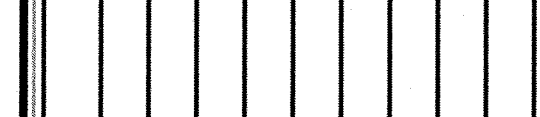
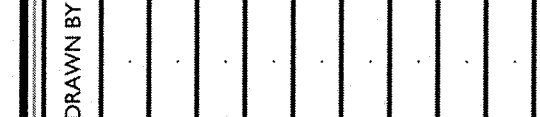
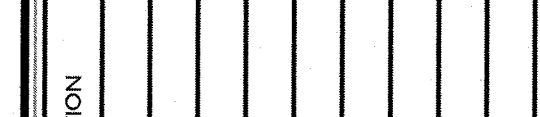
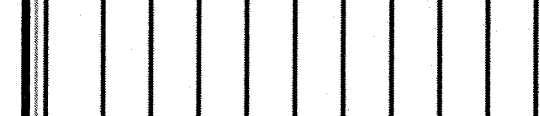
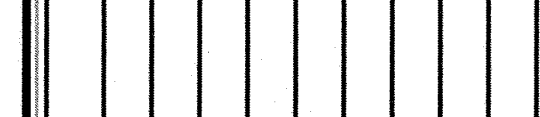
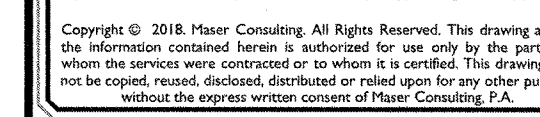
SECTION 109.1
BLOCK 4
LOT 29
TOWN OF MARLBOROUGH
COUNTY OF ULSTER
STATE OF NEW YORK

NEW WINDSOR OFFICE
555 Hudson Valley Avenue
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DATE	DATE	DATE	DATE
AS SHOWN	09/20/2017	DRAWN BY	CPH
PROJECT NUMBER	05000782A	DRAWING NAME	C-GRAD
CHECKED BY	JED		

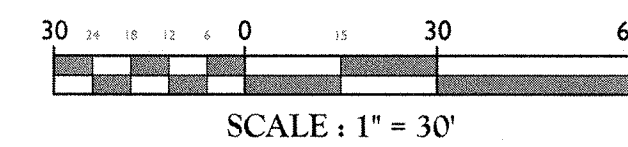
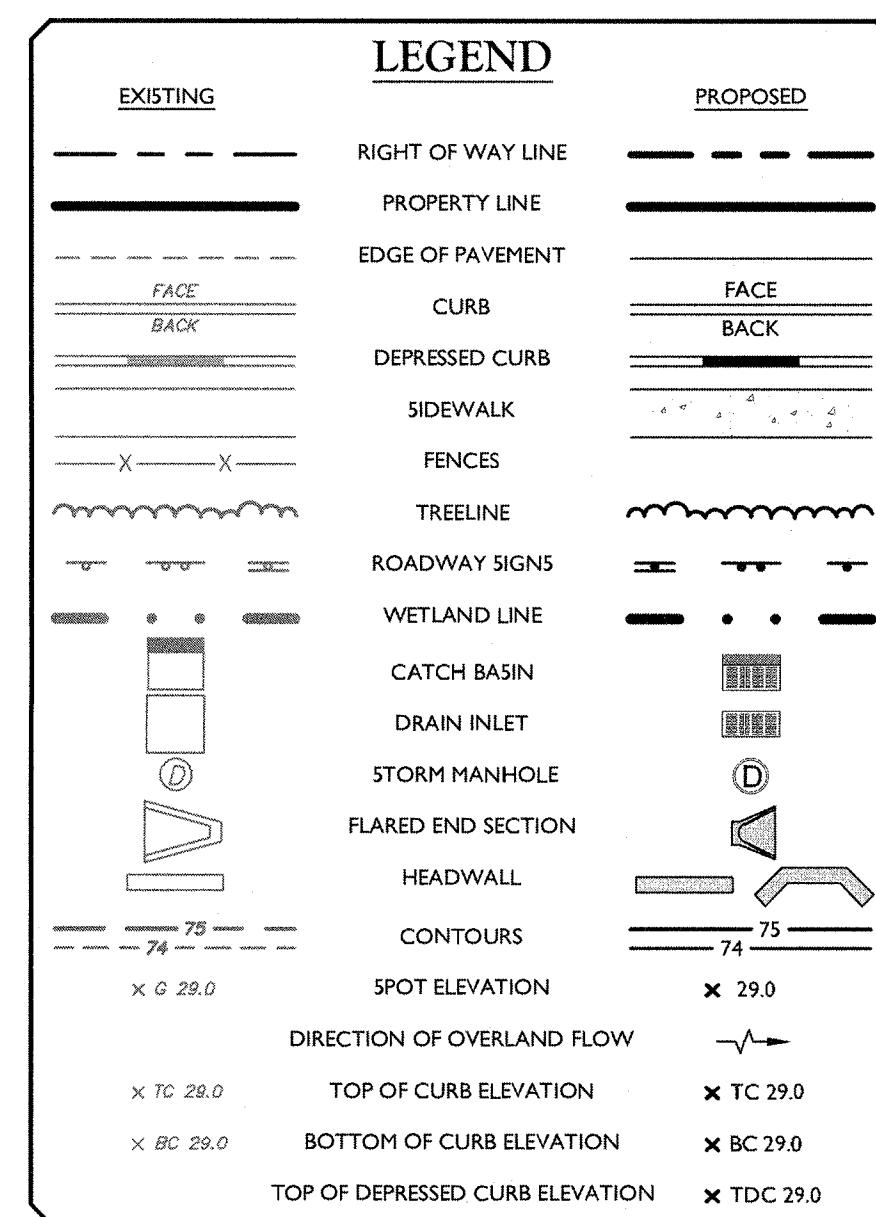
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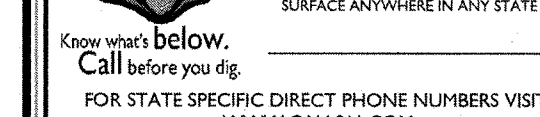
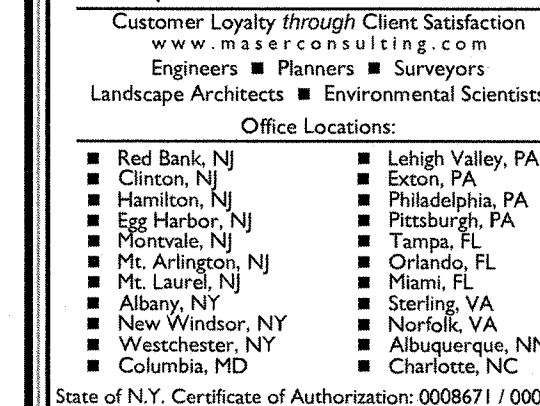
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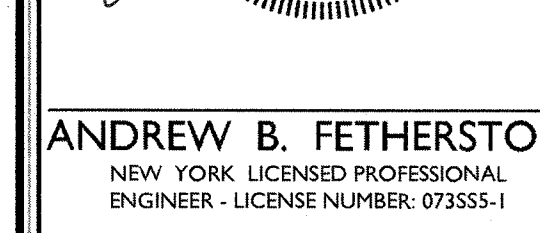
Bayside Drainage - East Discharge					
Pipe Table					
Pipe I.D.	Description	Length	Invert Up	Invert Dn	Slope
P-30	15"HDPE	28'	179.50	179.15	1.23%
P-31	15"HDPE	21'	180.30	179.50	3.84%
P-32	15"RCP	34'	180.80	180.30	1.46%
P-33 (A)	12"HDPE	54'	179.63	179.50	0.35%
P-33 (B)	18"HDPE	145'	179.50	179.12	0.36%
P-34	12"HDPE	14'	179.70	179.63	0.50%
P-35	10"HDPE	10'	179.75	179.70	0.50%
P-36	12"RCP	23'	179.87	179.75	0.50%
P-37	18"HDPE	83'	181.58	179.63	2.36%
P-38	24"HDPE	96'	184.42	184.00	0.44%
P-39	24"HDPE	94'	185.55	184.62	1.40%
P-40	24"HDPE	129'	187.35	185.55	1.20%
P-41	15"HDPE	45'	190.19	187.35	6.58%
P-42	18"HDPE	35'	190.00	187.35	7.20%
P-43	15"HDPE	83'	199.50	190.75	0.49%
P-44	15"HDPE	35'	199.75	199.50	10.25%
P-45	15"HDPE	100'	210.20	199.50	10.20%
P-46	15"HDPE	29'	210.48	210.30	0.95%
P-47	15"HDPE	87'	218.60	210.21	9.66%
P-48	15"HDPE	24'	218.75	218.60	0.72%
P-49	15"HDPE	75'	224.60	218.75	7.77%
P-50	15"HDPE	23'	224.75	224.60	0.66%
P-51	15"HDPE	108'	229.75	224.75	4.65%
P-52	15"HDPE	45'	231.81	231.66	0.33%
P-71	12"HDPE	57'	230.22	229.75	0.82%
P-73	12"HDPE	36'	230.40	230.22	0.44%
P-95	12"HDPE	47'	235.91	229.75	13.17%

Bayside Drainage - East Discharge Structure Table						
Structure I.D.	Description	Rim/Grate	Pipes (In)	Inverts (In)	Pipes (Out)	Inverts (Out)
FC-1A	48 in. dia. CYLINDER MH	183.48	15" HDPE	175.70	12" HDPE	179.70
FD-18	48 in. dia. CYLINDER MH	183.69	15" HDPE	179.50	15" HDPE	179.50
S-32	30 in. x 48 in. Catch Basin	182.28	15" HDPE 18" HDPE	179.15 179.12		
S-34	30 in. x 48 in. Catch Basin	183.00	15" RCP	180.30	15" HDPE	180.30
S-35	30 in. x 48 in. Catch Basin	182.97			15" RCP	180.80
S-36	48 in. dia. CYLINDER MH	183.00	18" HDPE 12" HDPE	179.63 179.63	23" HERCUP	179.63
S-38	30 in. x 48 in. Catch Basin	181.75	12" RCP	179.75	10" HDPE	179.75
S-39	30 in. x 48 in. Catch Basin	181.75			12" RCP	179.87
S-40	48 in. x 48 in. DCS	188.00			18" HDPE	181.58
S-41	32 inch Flared End Section 67' x 98'	186.24	24" HDPE	184.00		
S-42	30 in. x 48 in. Drain Inlet	194.00	24" HDPE	184.42	24" HDPE	184.42
S-43	30 in. x 48 in. Drain Inlet	193.21	24" HDPE	185.55	24" HDPE	185.55
S-44	30 in. x 48 in. Catch Basin	190.85	18" HDPE 18" HDPE	187.35 187.35	24" HDPE	187.35
S-45	30 in. x 48 in. Catch Basin	192.44			25" HDPE	190.19
S-46	30 in. x 48 in. Catch Basin	194.00	15" HDPE	190.75	18" HDPE	190.00
S-47	30 in. x 48 in. Catch Basin	202.99	15" HDPE 15" HDPE	199.50 199.50	15" HDPE	199.50
S-48	30 in. x 48 in. Catch Basin	202.99			15" HDPE	199.75
S-49	30 in. x 48 in. Catch Basin	213.71	15" HDPE 15" HDPE	210.21 210.20	15" HDPE	210.20
S-50	30 in. x 48 in. Catch Basin	213.73			15" HDPE	210.48
S-51	30 in. x 48 in. Catch Basin	222.00	15" HDPE 15" HDPE	218.60 218.75	15" HDPE	218.60
S-52	30 in. x 48 in. Catch Basin	222.00			15" HDPE	218.75
S-53	30 in. x 48 in. Catch Basin	227.99	15" HDPE 18" HDPE	224.60 224.75	15" HDPE	224.60
S-54	30 in. x 48 in. Catch Basin	228.00			15" HDPE	224.75
S-55	30 in. x 48 in. Catch Basin	235.28	15" HDPE 12" HDPE 12" HDPE	231.66 229.75 229.75	15" HDPE	229.75
S-56	30 in. x 48 in. Drain Inlet	236.06			15" HDPE	231.81
S-102	12 in. Clean Out	0.60	12" HDPE	230.22	12" HDPE	230.22
S-103	48 in. dia. CYLINDER MH	239.67			12" HDPE	235.91
S-105	48 in. dia. CYLINDER MH	183.00	23" HERCUP	179.50	15" HDPE	179.50





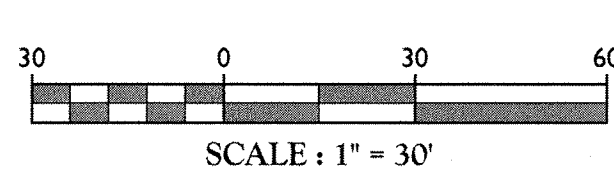
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2	07/01/18	CPM	ISSUED FOR LUGGON & MYSTIC SUPERVISION
3	29/04/18	CPM	ISSUED FOR LUGGON COMMENTS
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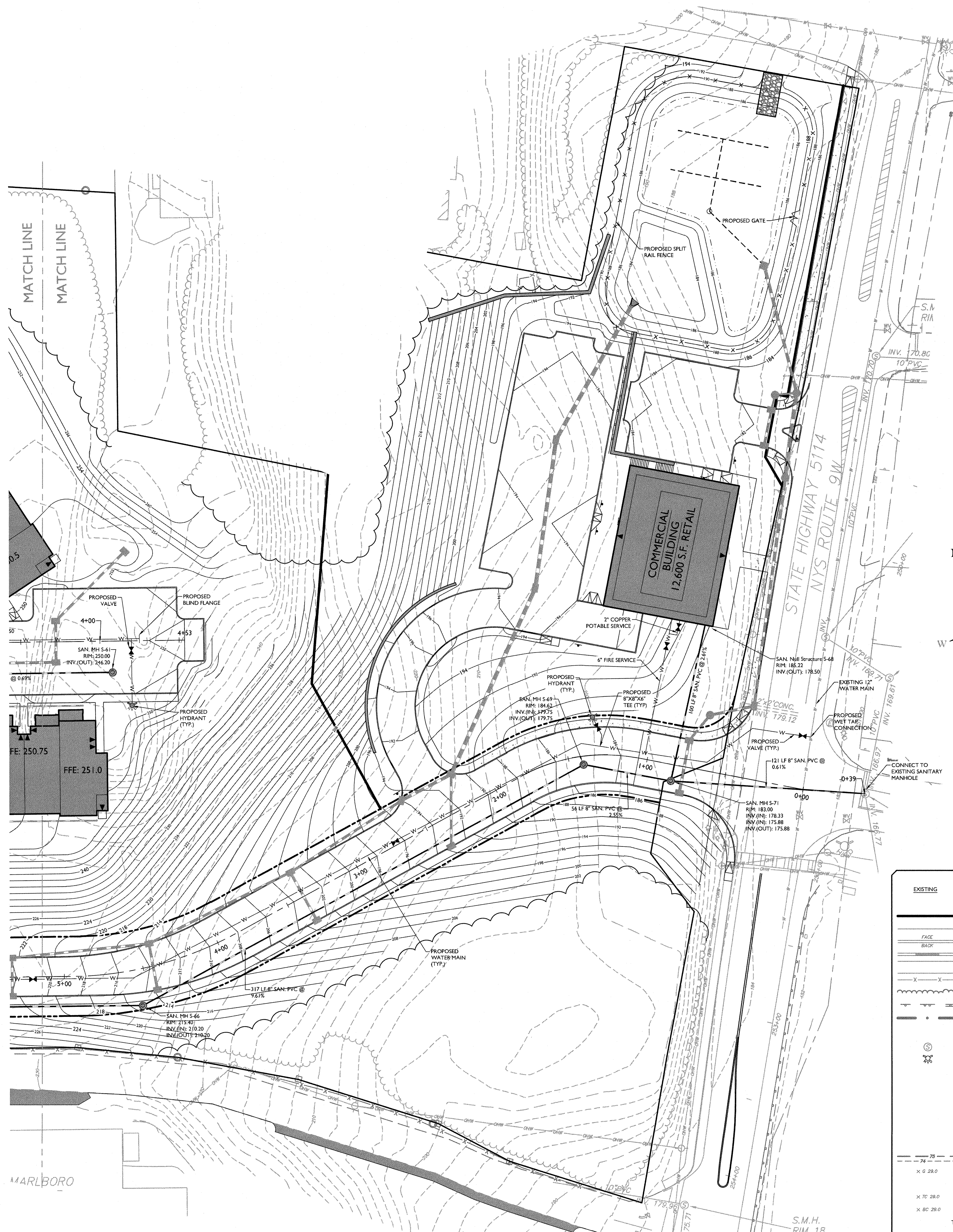


SECTION 109.1
BLOCK 4
LOT 29
TOWN OF MARLBOROUGH
COUNTY OF ULSTER
STATE OF NEW YORK

SCALE: AS SHOWN	DATE: 09/22/2017	DRAWN BY: CPM	CHECKED BY: JED
--------------------	---------------------	------------------	--------------------

SHEET NUMBER:
08 of 21





Bayside Drainage - West Discharge Pipe Table					
Pipe I.D.	Description	Length	Invert Up	Invert Dn	Slope
P-1	24"HDPE	145'	233.95	230.50	2.09%
P-2	15"HDPE	26'	235.68	235.29	1.50%
P-3	24"HDPE	75'	234.70	233.95	1.00%
P-4	18"HDPE	61'	243.00	240.50	4.10%
P-5	15"HDPE	115'	245.00	243.00	1.77%
P-6	15"HDPE	51'	247.22	245.00	4.37%
P-7	15"HDPE	53'	247.75	247.22	1.00%
P-8	15"HDPE	63'	251.00	249.00	3.20%
P-9	15"HDPE	78'	249.50	247.75	2.24%
P-10	15"HDPE	50'	251.00	249.50	2.98%
P-11	24"HDPE	105'	235.22	234.70	0.50%
P-12	18"HDPE	76'	235.65	233.53	0.55%
P-13	15"HDPE	63'	236.00	235.65	0.55%
P-14	15"HDPE	50'	236.25	236.00	0.50%
P-15	15"HDPE	60'	237.00	236.50	0.83%
P-16	8"HDPE	57'	240.00	236.50	6.13%
P-17	8"HDPE	271'	243.30	240.00	1.18%
P-18	18"HDPE	28'	240.00	239.72	1.00%
P-19	18"HDPE	44'	240.50	240.00	1.13%
P-20	15"HDPE	26'	242.75	241.75	2.81%
P-21	18"HDPE	95'	241.26	240.50	0.80%
P-22	15"HDPE	31'	245.98	244.97	3.21%
P-23	15"HDPE	58'	246.90	246.00	1.55%
P-24	15"HDPE	72'	249.50	248.00	2.09%
P-25	15"HDPE	62'	247.68	246.90	1.28%
P-26	15"HDPE	226'	244.63	241.26	1.49%
P-27	15"HDPE	26'	245.02	244.63	1.50%
P-28	15"HDPE	62'	245.95	245.02	1.51%
P-29	24"HDPE	84'	224.96	223.00	2.34%
P-30	15"HDPE	26'	243.30	243.17	0.50%
P-31	8"HDPE	276'	237.22	235.85	0.50%
P-32	8"HDPE	31'	235.85	235.68	0.55%
P-33	8"HDPE	255'	238.75	237.48	0.50%
P-34	8"HDPE	29'	233.62	233.55	0.26%
P-35	8"HDPE	101'	248.90	247.25	1.63%
P-36	8"HDPE	152'	251.95	249.75	1.45%
P-37	8"HDPE	75'	249.05	248.25	3.35%
P-38	8"HDPE	91'	248.32	243.56	5.25%
P-39	8"HDPE	38'	243.46	243.37	0.25%
P-40	8"HDPE	110'	252.25	249.00	2.96%
P-41	8"HDPE	32'	249.00	247.40	4.98%
P-42	8"HDPE	28'	247.25	244.75	8.90%
P-43	8"HDPE	255'	248.00	246.10	0.75%
P-44	8"HDPE	74'	246.71	243.00	5.04%
P-45	8"HDPE	229'	253.00	249.00	1.75%
P-46	8"HDPE	26'	248.00	247.78	0.85%
P-47	8"HDPE	26'	248.00	247.80	0.77%
P-48	8"HDPE	19'	253.00	252.00	5.15%

LEGEND	
EXISTING	PROPOSED
RIGHT OF WAY LINE	PROPERTY LINE
EDGE OF PAVEMENT	FACE
CURB	BACK
DEPRESSED CURB	FACE
SIDEWALK	BACK
FENCES	TREELINE
ROADWAY SIGNS	WETLAND LINE
ZONING OVERLAY LINE	SANITARY MANHOLE
HYDRANT	HYDRANT
WATER VALVE	WATER VALVE
CONTOURS	SPOT ELEVATION
DIRECTION OF OVERLAND FLOW	TOP OF CURB ELEVATION
BOTTOM OF CURB ELEVATION	TOP OF DEPRESSED CURB ELEVATION
CABLE TV CONDUIT	CATV
WATER MAIN	W
GAS MAIN	G
TELEPHONE CONDUIT	T
ELECTRIC CONDUIT	E
SANITARY PIPE	S
STORM PIPE	ST

Bayside Drainage - West Discharge Structure Table					
Structure I.D.	Description	Rim/Grate	Pipes (In)	Inverts (In)	Pipes (Out)
S-1	32 inch Flared End Section: 67' x 98'	232.74	24" HDPE	230.50	
S-2	30 in. x 48 in. Drain Inlet	247.82	24" HDPE	233.95	24" HDPE
S-3	30 in. x 48 in. Catch Basin	247.20	8" HDPE	235.68	15" HDPE
S-4	30 in. x 48 in. Catch Basin	249.62	18" HDPE	240.50	24" HDPE
S-5	30 in. x 48 in. Catch Basin	250.38	15" HDPE	243.00	18" HDPE
S-6	30 in. x 48 in. Drain Inlet	253.75	15" HDPE	245.00	245.00
S-7	30 in. x 48 in. Catch Basin	254.12	15" HDPE	247.22	15" HDPE
S-8	30 in. x 48 in. Catch Basin	253.80	15" HDPE	247.75	15" HDPE
S-9	30 in. x 48 in. Catch Basin	255.47	8" HDPE	252.00	15" HDPE
S-10	30 in. x 48 in. Catch Basin	255.20	15" HDPE	249.50	15" HDPE
S-11	30 in. x 48 in. Catch Basin	254.40	15" HDPE	251.00	15" HDPE
S-12	30 in. x 48 in. Drain Inlet	246.20	18" HDPE	239.72	24" HDPE
S-13	30 in. x 48 in. Drain Inlet	243.90	15" HDPE	235.65	18" HDPE
S-14	30 in. x 48 in. Catch Basin	241.72	15" HDPE	236.50	15" HDPE
S-15	30 in. x 48 in. Catch Basin	239.50	15" HDPE	236.25	15" HDPE
S-16	30 in. x 48 in. Catch Basin	240.98	8" HDPE	236.50	15" HDPE
S-17	8 in. Clean Out	249.00	8" HDPE	240.00	240.00
S-18	8 in. Clean Out	246.00	8" HDPE	243.20	243.20
S-19	30 in. x 48 in. Catch Basin	246.01	18" HDPE	240.00	18" HDPE
S-20	30 in. x 48 in. Drain Inlet	245.46	18" HDPE	240.50	240.50
S-21	30 in. x 48 in. Drain Inlet	246.00	8" HDPE	243.00	243.00
S-22	30 in. x 48 in. Drain Inlet	249.00	15" HDPE	241.26	241.26
S-23	30 in. x 48 in. Catch Basin	249.23	15" HDPE	246.00	15" HDPE
S-24	30 in. x 48 in. Catch Basin	252.00	15" HDPE	246.90	15" HDPE
S-25	30 in. x 48 in. Drain Inlet	253.00	15" HDPE	249.50	249.50
S-26	30 in. x 48 in. Drain Inlet	250.93	8" HDPE	247.68	247.68
S-27	30 in. x 48 in. Drain Inlet	248.84	15" HDPE	244.63	244.63
S-28	30 in. x 48 in. Drain Inlet	248.84	15" HDPE	245.02	245.02
S-29	30 in. x 48 in. Drain Inlet	249.00	15" HDPE	245.95	245.95
S-30	48 in. x 48 in. OCS	227.62	24" HDPE	224.96	224.96
S-31	32 inch Flared End Section: 67' x 98'	231.66	24" HDPE	233.00	
S-32	30 in. x 48 in. Drain Inlet	251.01	8" HDPE	248.25	15" HDPE
S-33	8 in. Clean Out	240.40	8" HDPE	237.22	237.22
S-34	8 in. Clean Out	248.00	8" HDPE	235.85	235.85
S-35	10 in. Clean Out	241.01	8" HDPE	238.75	238.75
S-36	8 in. Clean Out	248.70	8" HDPE	237.48	237.48
S-37	12 in. Clean Out	248.27	8" HDPE	243.56	243.56
S-38	8 in. Clean Out	252.00	8" HDPE	249.75	249.75
S-39	12 in. Clean Out	253.98	8" HDPE	251.95	251.95
S-40	8 in. Clean Out	252.19	8" HDPE	248.32	248.32
S-41	8 in. Clean Out	247.91	8" HDPE	243.56	243.56
S-42	8 in. Clean Out	254.01	8" HDPE	252.25	252.25
S-43	8 in. Clean Out	250.89	8" HDPE	249.00	249.00
S-44	12 in. Clean Out	248.27	8" HDPE	247.25	247.25
S-45	8 in. Clean Out	250.00	8" HDPE	248.00	248.00
S-46	8 in. Clean Out	248.93	8" HDPE	246.10	246.10
S-47	8 in. Clean Out	254.95	8" HDPE	253.00	253.00
S-48	8 in. Clean Out	251.15	8" HDPE	247.78	247.78
S-49	8 in. Clean Out	250.35	8" HDPE	248.00	248.00
S-50	38 in. x 34 in. S INLET	255.07	8" HDPE	253.00	253.00

Bayside Drainage - East Discharge Pipe Table					
Pipe I.D.	Description	Length	Invert Up	Invert Dn	Slope
P-30	15"HDPE	28'	179.50	179.15	1.23%
P-31	15"HDPE	21'	180.30	179.50	3.86%
P-32	15"RCP	34'	180.80	180.30	1.49%
P-33 (A)	15"HERCP	54'	179.63	179.50	0.25%
P-33 (B)	18"HDPE	145'	179.50	179.12	0.26%
P-34	12"HDPE	14'	179.70	179.63	0.50%
P-35	10"HDPE	10'	179.75	179.70	0.50%
P-36	12"RCP	23'	179.87	179.75	0.50%
P-37	18"HDPE	83'	181.58	179.63	2.36%
P-38	24"HDPE	96'	184.42	184.00	0.44%
P-39	24"HDPE	94'	185.55	184.42	1.20%
P-40	24"HDPE	129'	187.35	185.55	1.40%
P-41	15"HDPE	45'	190.19	187.35	6.28%
P-42	18"HDPE	35'	190.00	187.35	7.50%
P-43	15"HDPE	83'	199.50	190.75	10.49%
P-44	15"HDPE	35'	199.75	199.50	0.72%
P-45	15"HDPE	100'	210.20	199.50	10.70%
P-46	15"HDPE	29'	210.48	210.20	0.95%
P-47	15"HDPE	87'	218.60	210.21	9.66%
P-48	15"HDPE	24'	218.75	218.60	0.62%
P-49	15"HDPE	75'	224.60	218.75	7.77%
P-50	15"HDPE	23'	224.75	224.60	0.66%
P-51	15"HDPE	108'	229.75	224.75	4.65%
P-52	15"HDPE	45'	231.81	231.66	0.33%
P-53	12"HDPE	57'	230.22	229.75	0.82%
P-54	12"HDPE	36'	230.40	230.22	0.49%
P-55	12"HDPE	47'	235.91	229.75	13.17%

Bayside Drainage - East Discharge Structure Table					
Structure I.D.	Description	Rim/Grate	Pipes (In)	Inverts (In)	Pipes (Out)
FC-1A	48 in. dia. CYLINDER MH	183.48	10" HDPE	179.70	12" HDPE
FD-1B	48 in. dia. CYLINDER MH	183.69	15" HDPE	179.50	15" HDPE
S-32	30 in. x 48 in. Catch Basin	182.28	15" HDPE	179.15	15" HDPE
S-34	30 in. x 48 in. Catch Basin	183.00	15" RCP	180.30	15" HDPE
S-35	30 in. x 48 in. Catch Basin	182.97	15" RCP	180.80	180.80
S-36	48 in. dia. CYLINDER MH	183.00	18" HDPE	179.63	23" HERCP
S-38	30 in. x 48 in. Catch Basin	181.75	12" RCP	179.75	10" HDPE
S-39	30 in. x 48 in. Catch Basin	181.75	12" RCP	179.87	179.87
S-40	48 in. x 48 in. OCS	188.00	24" HDPE	181.58	181.58
S-41	32 inch Flared End Section: 67' x 98'	186.24	24" HDPE	184.00	
S-42	30 in. x 48 in. Drain Inlet	194.00	24" HDPE	184.42	24" HDPE
S-43	30 in. x 48 in. Drain Inlet	193.21	24" HDPE	185.55	24" HDPE
S-44	30 in. x 48 in. Catch Basin	190.85	18" HDPE	187.35	24" HDPE
S-45	30 in. x 48 in. Catch Basin	192.44	15" HDPE	190.19	15" HDPE
S-46	30 in. x 48 in. Catch Basin	194.00	15" HDPE	190.75	18" HDPE
S-47	30 in. x 48 in. Catch Basin	202.99	15" HDPE	199.50	15" HDPE
S-48	30 in. x 48 in. Catch Basin	202.99	15" HDPE	199.75	15" HDPE
S-49	30 in. x 48 in. Catch Basin	213.71	15" HDPE	210.21	15" HDPE
S-50	30 in. x 48 in. Catch Basin	213.73	15" HDPE	210.48	15" HDPE
S-51	30 in. x 48 in. Catch Basin	222.00	15" HDPE	218.60	15" HDPE
S-52	30 in. x 48 in. Catch Basin	222.00	15" HDPE	218.75	15" HDPE
S-53	30 in. x 48 in. Catch Basin	227.99	15" HDPE	224.75	15" HDPE
S-54	30 in. x 48 in. Catch Basin	228.00	15" HDPE	224.75	15" HDPE
S-55	30 in. x 48 in. Catch Basin	233.38	15" HDPE	229.75	15" HDPE
S-56	30 in. x 48 in. Drain Inlet	236.06	12" HDPE	231.81	12" HDPE
S-102	12 in. Clean Out	0.60	12" HDPE	230.22	230.22
S-103	48 in. dia. CYLINDER MH	239.67	12" HDPE	235.91	235.91
S-105	48 in. dia. CYLINDER MH	183.00	23" HERCP	179.50	18" HDPE

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2	02/14/18	ISSUED FOR LOCAL AND STATE SUBMITTAL
3	03/01/18	ISSUED FOR LOCAL COMMENTS
4	03/01/18	ISSUED FOR LOCAL COMMENTS

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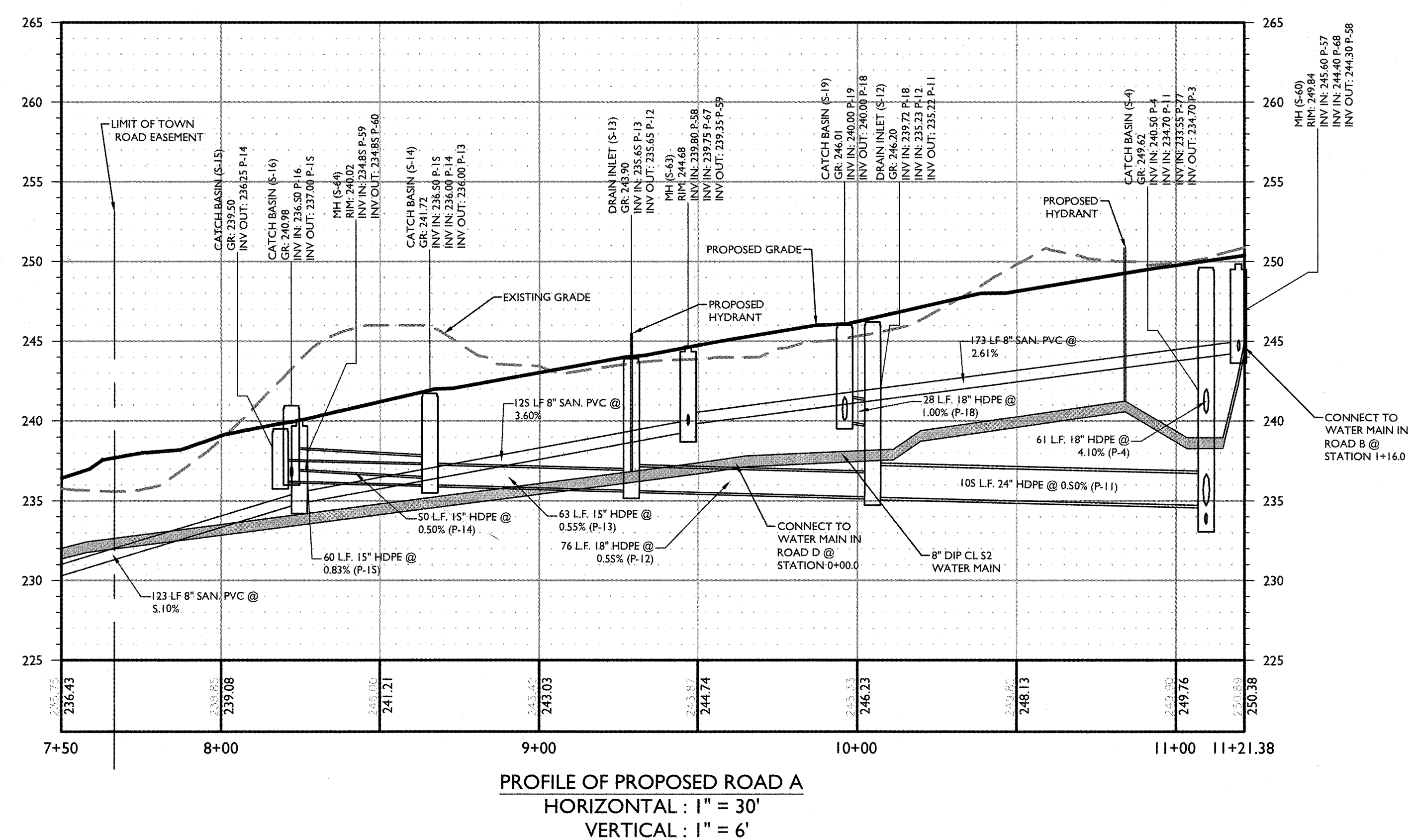
ANDREW B. FETHERSTON
NEW YORK LICENSED PROFESSIONAL
ENGINEER - LICENSE NUMBER: 07355-1

FINAL SITE PLAN
FOR
BAYSIDE CONSTRUCTION
SECTION 109.1
BLOCK 4
LOT 29
TOWN OF MARLBOROUGH
COUNTY OF ULSTER
STATE OF NEW YORK

NEW WINDSOR OFFICE
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4945
Fax: 845.567.1025

DATE: 09/23/2017
PROJECT NUMBER: 0500076A
DRAWING NAME: C-UTIL
CHECKED BY: JED
DESIGNED BY: JED

UTILITIES PLAN
09 of 21



FINAL
SITE PLAN
FOR
BAYSIDE
CONSTRUCTION

SECTION 109.1
BLOCK 4
LOT 29
TOWN OF MARLBOROUGH
COUNTY OF ULSTER
STATE OF NEW YORK



NEW WINDSOR OFFICE
 555 Hudson Valley Avenue
 Suite 101
 New Windsor, NY 12553
 Phone: 845.564.4495
 Fax: 845.567.1025

SCALE: AS SHOWN	DATE: 09/22/2017	DRAWN BY: CPM	CHECKED BY: JED
PROJECT NUMBER: 05000787A		DRAWING NAME: C-PROF	

SHEET TITLE:

UTILITY PROFILES

SHEET NUMBER:
10 of 21

GENERAL SOIL EROSION AND SEDIMENT CONTROL NOTES

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN FOURTEEN (14) DAYS FOR DISTURBANCES LESS THAN FIVE (5) ACRES AND SEVEN (7) DAYS FOR DISTURBANCES GREATER THAN FIVE (5) ACRES, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
- PERMANENT VEGETATION TO BE SEED OR SODDED ON ALL EXPOSED AREAS WITHIN FIVE (5) DAYS AFTER FINAL GRADING. MULCHING IS REQUIRED ON ALL SEEDING WHEN HYDROSEEDING. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH THE SEED.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2015 NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL OR AS AMENDED.
- A SUBBASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUBBASE SHALL BE INSTALLED WITHIN FIVE (5) DAYS OF THE PRELIMINARY GRADING.
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
- ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION CONTINUES (I.E. SLOPES GREATER THAN 3:1).
- THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A STONE PAD, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
- IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF TWELVE (12) INCHES OF SOIL, HAVING A PH OF 5 OR MORE PRIOR TO SEEDING PREPARATION. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF TWENTY-FOUR (24) INCHES OF SOIL, HAVING A PH OF 5 OR MORE.
- AT THE TIME THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
- CONDUIT OUTLET PROTECTION MUST BE REVIEWED & SUPPLEMENTED AT ALL OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
- UNFILTERED DEWATERING IS NOT PERMITTED. TAKE ALL NECESSARY PRECAUTIONS DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH STATE STANDARDS.
- SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS FOR EROSION CONTROL.
- ALL SOIL, WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION AND SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
- STOCKPILE AND STAGING LOCATIONS DETERMINED IN THE FIELD, SHALL BE PLACED WITHIN THE LIMITS OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN.
- CONCRETE WASHOUT, DUMPSTER, & STAGING AREA LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND APPROVED AT THE PRE-CONSTRUCTION MEETING. THEY SHALL BE PLACED IN THE PROXIMITY OF THE CONSTRUCTION ENTRANCE AND STAGING AREAS AND SHALL BE USED PRIOR TO EXITING THE PROJECT SITE. THE LOCATION SHALL BE IN A PRACTICAL, CLEARLY DELINEATED, AREA AND BE MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED BY THE PROPERTY OWNER, AND SHALL BECOME THEIR RESPONSIBILITY.
- PAYMENT AREAS ARE TO BE KEPT CLEAN AT ALL TIMES.
- DURING CONSTRUCTION, ANY ADDITIONAL CONTROL MEASURES AS DEEMED NECESSARY TO PREVENT EROSION OR CONTROL SEDIMENT BEYOND THOSE MEASURES SHOWN ON THE APPROVED PLAN SHALL BE INSTALLED OR EMPLOYED AT THE DISCRETION OF THE MUNICIPAL ENGINEER.
- ALL TEMPORARY, STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES CAN BE REMOVED, WHEN ALL CONSTRUCTION ACTIVITY IDENTIFIED IN THE SWPPP HAS BEEN COMPLETED. ALL AREAS OF DISTURBANCE HAVE ACHIEVED FINAL STABILIZATION* AND ALL POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES HAVE BEEN CONSTRUCTED IN CONFORMANCE WITH THE SWPPP AND ARE OPERATIONAL.

*FINAL STABILIZATION - MEANS THAT ALL SOIL DISTURBANCE ACTIVITIES HAVE CEASED AND A UNIFORM, PERENNIAL VEGETATIVE COVER WITH A DENSITY OF EIGHTY (80) PERCENT OVER THE ENTIRE PERVIOUS SURFACE HAS BEEN ESTABLISHED; OR OTHER EQUIVALENT STABILIZATION MEASURES, SUCH AS PERMANENT LANDSCAPE MULCHES, ROCK RIPRAP OR WASHED/CURED STONE HAVE BEEN APPLIED ON ALL DISTURBED AREAS THAT ARE NOT COVERED BY PERMANENT STRUCTURES, CONCRETE OR PAVEMENT.

MAINTENANCE PLAN DURING CONSTRUCTION

INSPECTION AND MAINTENANCE SHALL BE PERFORMED IN CONFORMANCE WITH GP-0.9-15-002. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL, BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED AND INSTALLED FOR THE PROJECT. THE SEDIMENT TRAP WILL BE CLEANED OUT WHEN THE LEVEL OF SEDIMENT REACHES 25% OF ITS CAPACITY. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES APPROXIMATELY 4" DEEP AT THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. ALL SEEDING AREAS WILL BE FERTILIZED, RE-SEEDING AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE LANDSCAPE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

NOTE: DURING THE CONSTRUCTION OF A PHASE, EACH SUBSEQUENT PHASE WILL HAVE BEEN CAPPED AND STABILIZED WITH DENSE GRASS COVER.

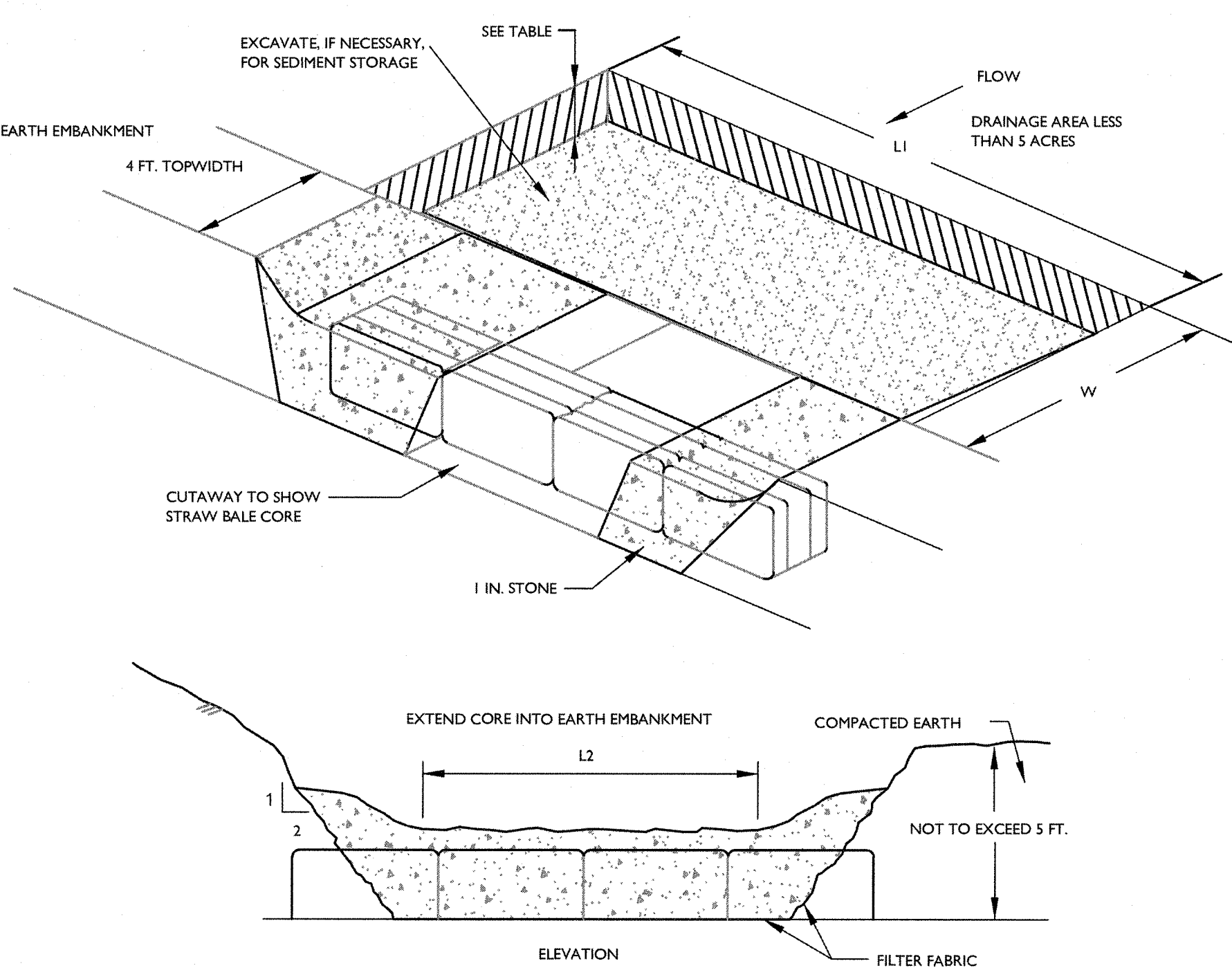
MAINTENANCE AGREEMENT NOTE

THE OWNER/APPLICANT SHALL ENTER INTO AN ENFORCEABLE MAINTENANCE AGREEMENT WITH THE MUNICIPALITY RELATED TO MAINTENANCE OF STORMWATER FACILITIES. THE OWNER/APPLICANT IS RESPONSIBLE TO PERFORM ALL REQUIRED MAINTENANCE BOTH DURING CONSTRUCTION AND LONG-TERM. THE NATURE OF THE AGREEMENT IS TO ALLOW THE TOWN TO PERFORM MAINTENANCE AT THEIR OPTION SHOULD THE OWNER/APPLICANT FAIL TO ADEQUATELY MAINTAIN THE SYSTEM AS DETERMINED BY THE MUNICIPAL ENGINEER. MAINTENANCE OF THE STORMWATER SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED SWPPP AND DETAIL SHEETS.

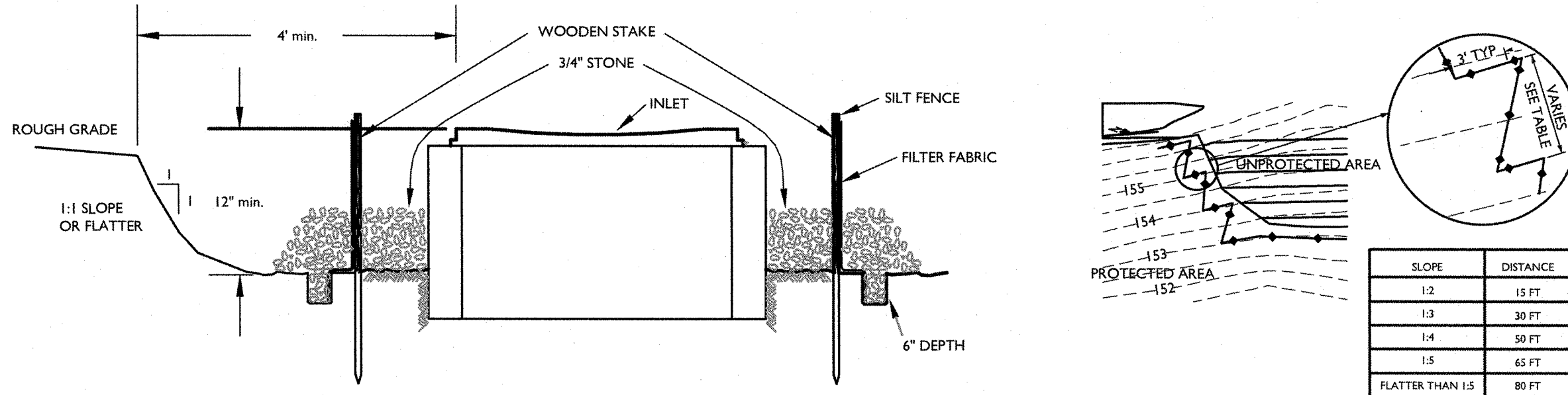
GENERAL SEEDING NOTES

- TEMPORARY SEEDING SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED AT A RATE OF 10 LBS. PER 1000 SF OR SPRING OATS APPLIED AT A RATE OF 2.0 LBS. PER 1000 SF. TEMPORARY SEEDING SHALL BE MULCHED AND MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH PERMANENT SEEDING.
- PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL - OPTIMUM SEEDING DATES ARE BETWEEN APRIL 1 AND MAY 31 AND AUGUST 1 AND OCTOBER 15.

MIXTURE - HARD FESCUE	120 LBS/ACRE
PERENNIAL RYE GRASS	30 LBS/ACRE
KENTUCKY BLUE GRASS (BLENDED)	40 LBS/ACRE
- PERMANENT SEEDING TO BE APPLIED BY BAKING OR DRILLING INTO THE SOILS AT A RATE OF 150# PER ACRE. SLOPED AREA TO BE COVERED WITH MULCH AS INDICATED IN NOTE 5.
- FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE IN COMPLIANCE WITH THE LATEST NYSDC REGULATIONS. A SOIL TEST PRIOR TO FERTILIZER APPLICATION IS RECOMMENDED.
- IF SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREA TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 6.
- MULCH TO CONSIST OF SMALL GRAIN STRAW OR SALT HAY ANCHORED WITH A WOOD AND FIBER MULCH BINDER OR AN APPROVED EQUAL. MULCH WILL BE SPREAD AT RATES OF 90 TO 115 LBS. PER 1000 SF AND ANCHORED WITH A MULCH ANCHORING TOOL OR LIQUID MULCH BINDER, AND SHALL BE PROVIDED ON ALL SEEDING. HYDROCHLORIC SHALL ONLY BE USED DURING OPTIMUM GROWING SEASONS.
- WORK LIME AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
- REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL.
- INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS ABOVE.

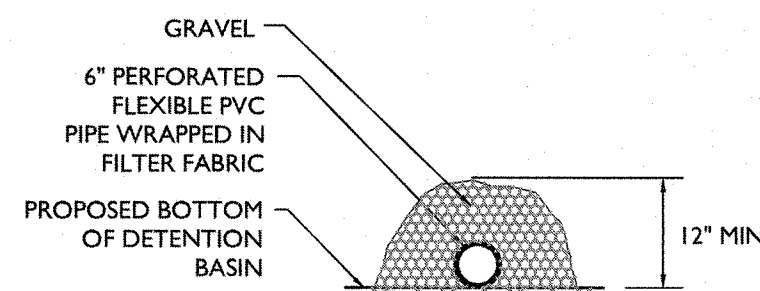


STONE OUTLET SEDIMENT TRAP
N.T.S.



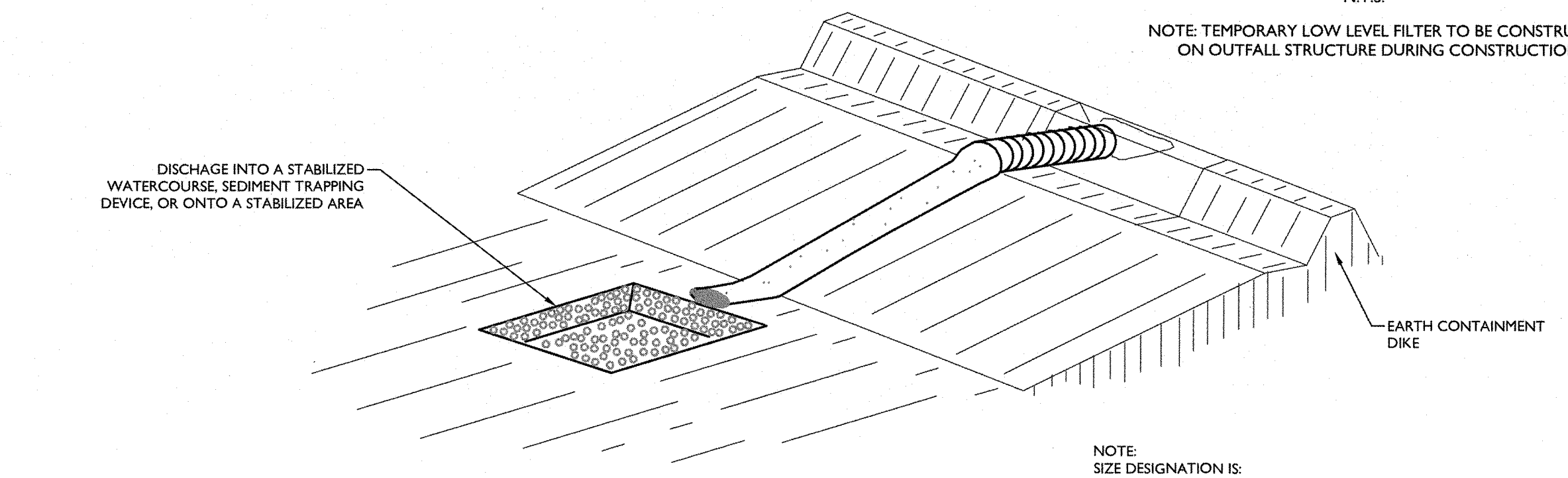
SILT FENCE INSTALLATION

(WHEN NOT PARALLEL TO CONTOURS)
N.T.S.



STORM INLET SEDIMENT TRAP

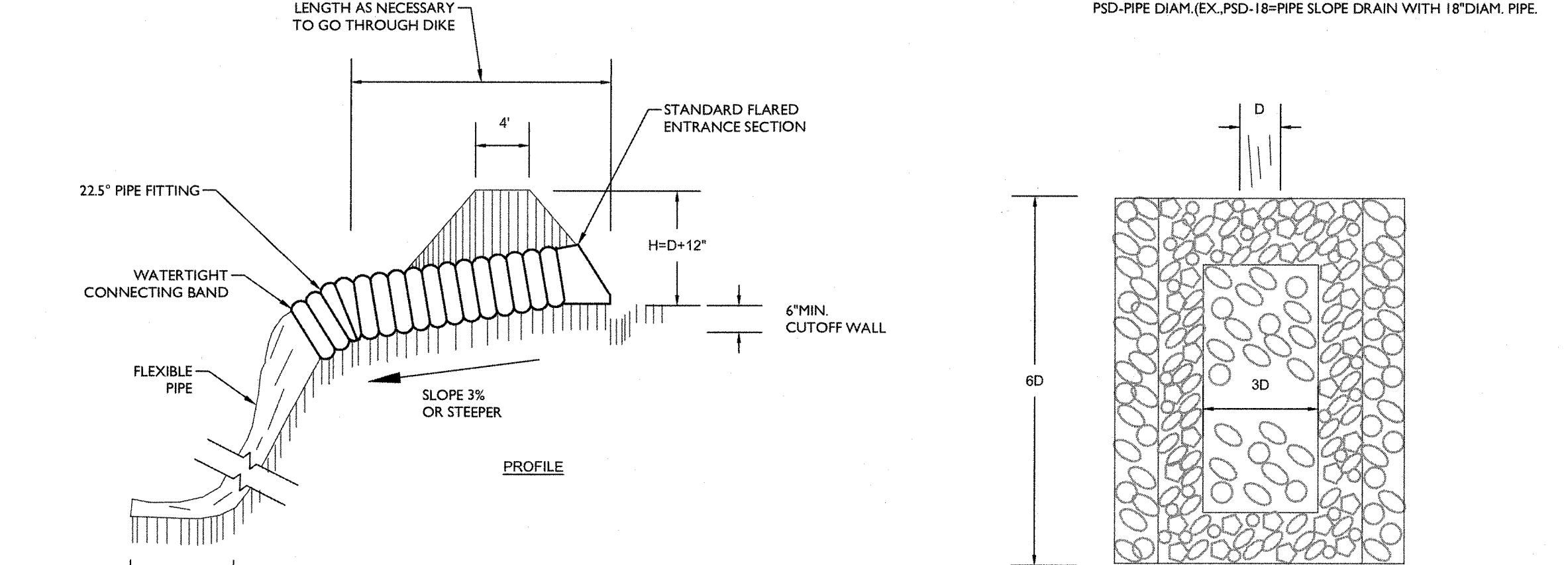
N.T.S.



TEMPORARY LOW LEVEL FILTER

N.T.S.

NOTE: TEMPORARY LOW LEVEL FILTER TO BE CONSTRUCTED ON OUTFALL STRUCTURE DURING CONSTRUCTION



PIPE SLOPE DRAIN

N.T.S.

CONSTRUCTION SPECIFICATIONS

- THE INLET PIPE SHALL HAVE A SLOPE OF 3% OR STEEPER.
- THE TOP OF THE EARTH DIKE OVER THE INLET PIPE AND THOSE DIKES CARRYING WATER TO THE PIPE SHALL BE AT LEAST 1' HIGHER AT ALL POINTS THAN THE TOP OF THE INLET PIPE.
- THE INLET PIPE SHALL BE CORROUGATED PIPE WITH WATER TIGHT CONNECTING BANDS.
- THE FLEXIBLE TUBING SHALL BE THE SAME DIAMETER AS THE INLET PIPE AND SHALL BE CONSTRUCTED OF A DURABLE MATERIAL WITH HOLE-DOWN GROMMETS SPACED AT 10' ON CENTER.
- THE FLEXIBLE TUBING SHALL BE SECURELY FASTENED TO THE CORRUGATED PIPE WITH METAL STRAPPING OR WATER TIGHT CONNECTING COLLARS.
- THE FLEXIBLE TUBING SHALL BE SECURELY ANCHORED TO THE SLOPE BY STAKING AT THE GROMMETS PROVIDED.
- A RIPRAP APRON SHALL BE PROVIDED AT THE OUTLET. THIS SHALL CONSIST OF 6" DIAMETER STONE PLACED AS SHOWN.
- THE SOIL AROUND AND UNDER INLET PIPE AND ENTRANCE SECTION SHALL BE HAND TAMPED IN 4" LIFTS TO THE TOP OF EARTH DIKE.
- FOLLOW-UP INSPECTION AND ANY NEEDED MAINTENANCE SHALL BE PERFORMED AFTER EACH STORM EVENT.

* DRAINAGE AREA MUST NOT EXCEED 3.5 ACRES

PIPE SLOPE DRAIN

N.T.S.

TO BE INSTALLED PRIOR TO GRADING OR FILLING IN THE DRAINAGE AREA THEY ARE TO PROTECT. TRAPS THAT ARE TO FUNCTION DURING BUILDING CONSTRUCTION MUST NOT BE LOCATED WITHIN 30 FEET OF A PROPOSED BUILDING FOUNDATION. WHILE TRAPS SHOULD BE SITED TO MAXIMIZE STORAGE BENEFIT, THEY SHOULD NOT BE LOCATED IN A WETLAND OR WETLAND BUFFER AREAS, OR IN EXISTING WATERCOURSES.

SEE EROSION AND SEDIMENT CONTROL PLAN FOR LOCATIONS.

INSTALLATION NOTES

- AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED AS WELL.
- THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER SIZED STONES, ROCKS, ORGANIC MATERIAL, AND OTHER QUESTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
- SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION IS MINIMIZED.
- THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
- ALL CUT AND FILL SLOPES SHALL BE 1:2 OR FLATTER.
- THE STONE USED IN THE OUTLET SHALL BE SMALL RIPRAP 4" - 8" ALONG WITH A 1" THICKNESS OF 2" AGGREGATE PLACED ON THE UP GRASS SIDE ON THE SMALL RIPRAP OR EMBEDDED FILTER CLOTH IN THE RIPRAP.
- WHEN BIO-RETENTION AREAS ARE TO BE USED FOR TEMPORARY SEDIMENT TRAPS DURING CONSTRUCTION, THE BOTTOM OF THE SEDIMENT TRAP SHALL BE EXCAVATED TO A MAXIMUM OF 2 FEET ABOVE THE FINISHED STONE ELEVATION OF THE PROPOSED BIO-RETENTION AREA.

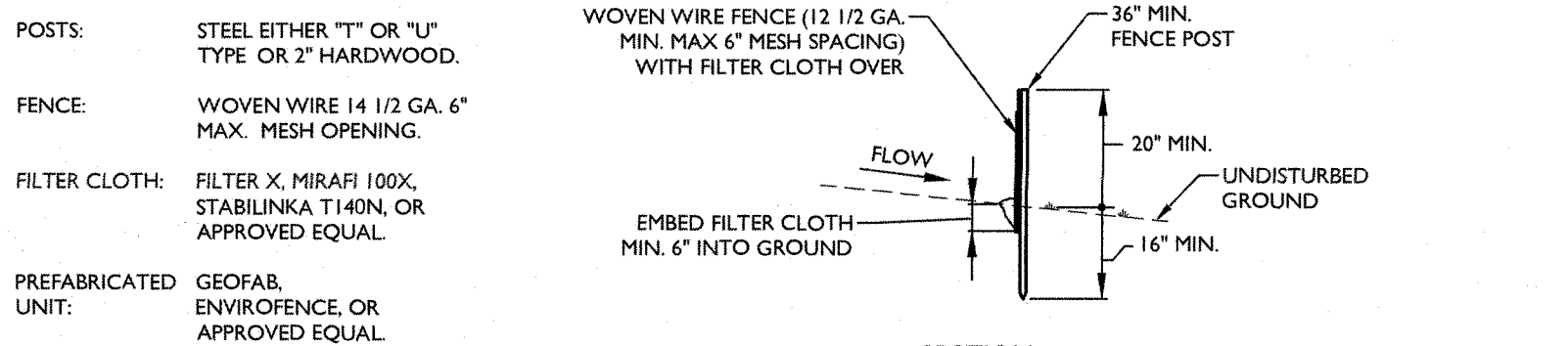
SIZING CALCULATIONS

NOTE: 3,600 CUBIC FEET OF STORAGE REQUIRED PER ACRE OF DISTURBANCE

*THIS IS THE MINIMUM AMOUNT OF SEDIMENT TRAPS. ADDITIONAL MAY BE REQUIRED BASED UPON OTHER ON-SITE CONDITIONS.

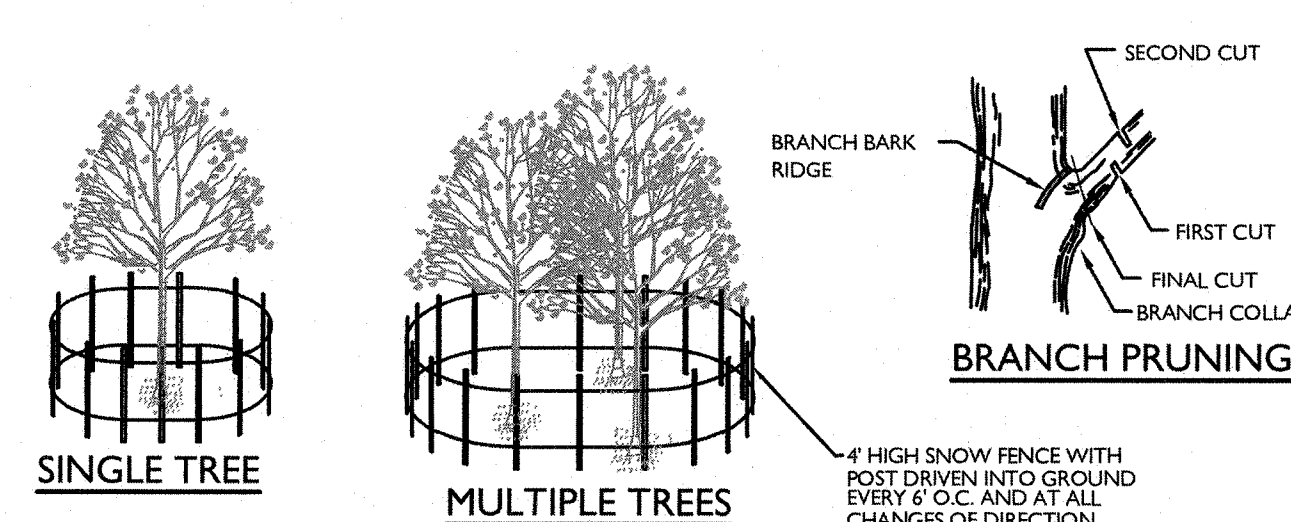
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



WIRE REINFORCED SILT FENCE

N.T.S.



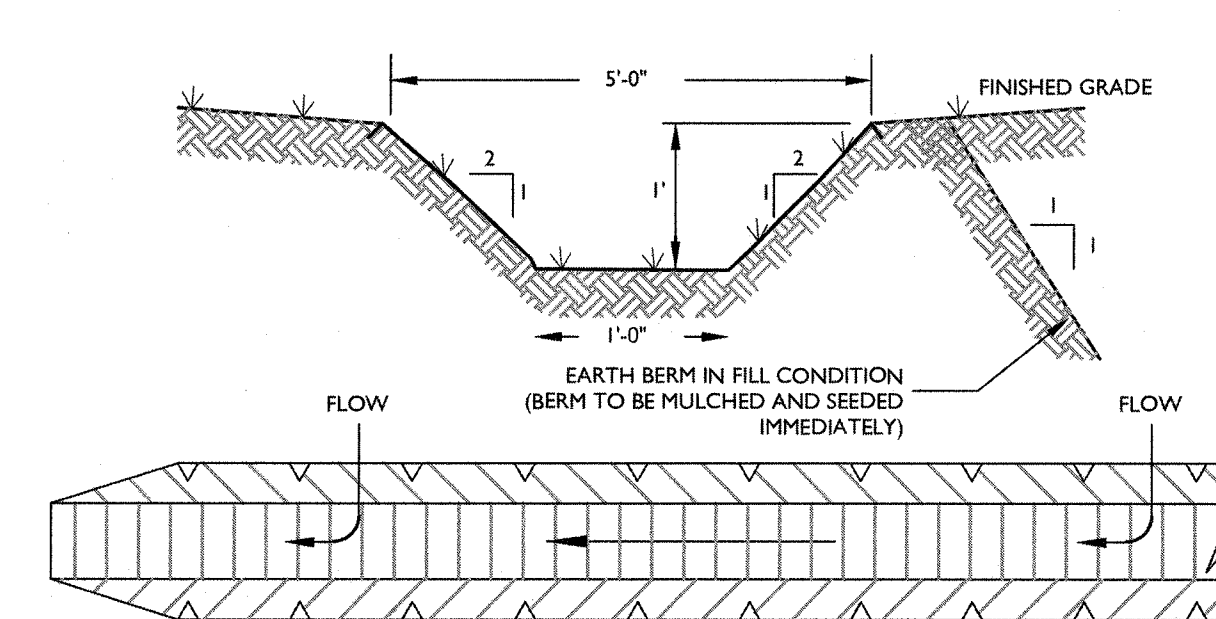
- PROTECTIVE FENCING IS TO BE ERRECTED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION AS DIRECTED BY THE LANDSCAPE ARCHITECT, SOIL CONSERVATION DISTRICT AND/OR MUNICIPAL ENGINEER.
- NO CONSTRUCTION ACTIVITY IS PERMITTED WITHIN THE PROTECTIVE FENCING.
- AS CONSTRUCTION NEARS COMPLETION THE FENCING WILL BE REMOVED AS DIRECTED.
- AT THE COMPLETION OF CONSTRUCTION ALL TREES WILL BE PRUNED AS NECESSARY TO CORRECT ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY.
- GENERAL MECHANICAL DAMAGE - SEE DETAIL ABOVE FOR CORRECT PLACEMENT OF TREE PROTECTION.
- BOX TREES WITHIN 25 FEET OF A BUILDING SITE TO PREVENT MECHANICAL INJURY. FENCING OR OTHER BARRIER SHOULD BE INSTALLED AT THE DRIP LINE OF THE TREE BRANCHES.
- BOARDS WILL NOT BE NAILED TO TREES DURING BUILDING OPERATIONS.
- FEEDER ROOTS SHOULD NOT BE CUT IN AN AREA INSIDE THE DRIP LINE OF THE TREE BRANCHES.
- DAMAGED TRUNKS OR EXPOSED ROOTS SHOULD HAVE DAMAGED BARK REMOVED IMMEDIATELY AND NO PAINT SHALL BE APPLIED. EXPOSED ROOTS SHOULD BE COVERED WITH TOPSOIL IMMEDIATELY AFTER EXCAVATION IS COMPLETE. ROOTS SHALL BE PRUNED TO GIVE A CLEAN, SHARP SURFACE AMENABLE TO HEALING. ROOTS EXPOSED DURING HOT WEATHER SHOULD BE IRRIGATED TO PREVENT PERMANENT TREE INJURY. CARE FOR SERIOUS INJURY SHOULD BE PRESCRIBED BY A PROFESSIONAL FORESTER OR CERTIFIED TREE EXPERT.
- TREE LIMB REMOVAL WHERE NECESSARY, WILL BE DONE AS NATURAL TARGET PRUNING TO REMOVE THE DESIRED BRANCH COLLAR. THESE SHOULD BE CUT CLOSE TO THE BRANCH COLLAR. DESTROY A MAJOR DEFENSE SYSTEM OF THE TREE. NO TREE PAINT SHALL BE APPLIED. ALL CUTS SHALL BE MADE AT THE OUTSIDE EDGE OF THE BRANCH COLLAR. CUTS MADE TOO FAR BEYOND THE BRANCH COLLAR MAY LEAD TO EXCESS SPROUTING, CRACKS AND ROT. REMOVAL OF A Y" CROTCH SHOULD BE CONSIDERED FOR FREE STANDING SPECIMEN TREES TO AVOID FUTURE SPLITTING DAMAGE.

TEMPORARY TREE PROTECTION DETAIL

N.T.S.

TREE PROTECTION NOTES:

- TREE PROTECTION FENCING IS TO BE INSTALLED ALONG THE DISTURBANCE LIMIT LINE WHEREVER EROSION CONTROL FENCING IS NOT PROVIDED.
- THERE SHALL BE NO STORAGE OF EQUIPMENT OR MATERIALS OUTSIDE CLEARING LIMITS. NO EQUIPMENT IS PERMITTED OUTSIDE CLEARING LIMITS.
- THE FENCING SHOULD REMAIN IN GOOD CONDITION FOR THE DURATION OF THE CONSTRUCTION PERIOD.



TEMPORARY SWALE

N.T.S.

TO BE INSTALLED ABOVE DISTURBED AREAS TO DIVERT RUNOFF OFF-SITE WITHOUT INCREASING EROSION, INTERMITTENTLY ACROSS DISTURBED AREAS TO SHORTEN OVERLAND FLOW DISTANCES, BELOW DISTURBED AREAS, TO DIVERT SEDIMENT-LADEN WATER TO A SEDIMENT TRAPPING DEVICE, AND TO SAFELY TRANSPORT RUNOFF ALONG ROADWAYS.

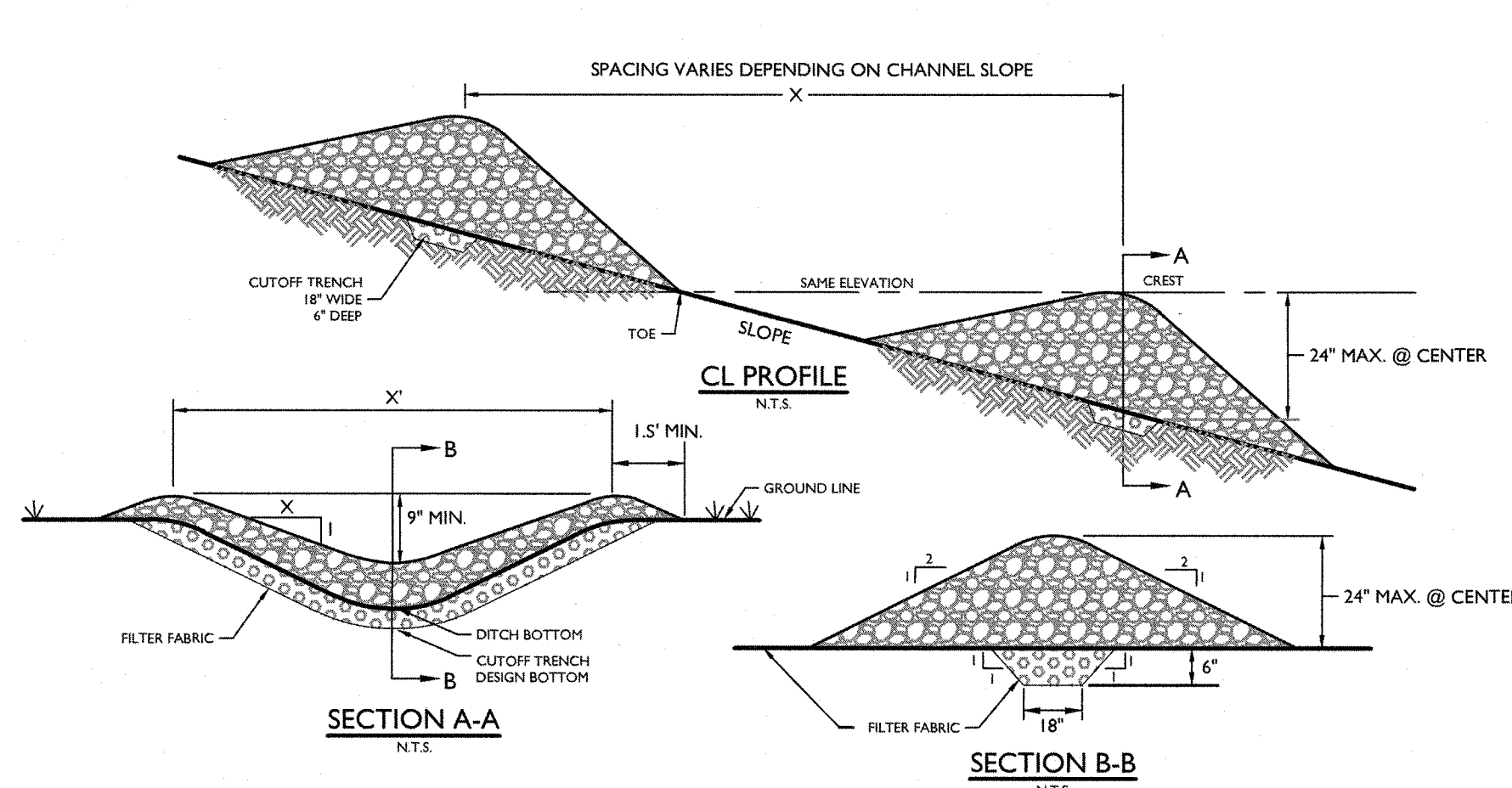
* WHERE SWALE TRAVERSES CONSTRUCTION VEHICLE PATH, DEPTH TO BE 6" - SEE PLAN FOR LOCATION

INSTALLATION NOTES

- ALL SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
- DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
- DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
- ALL TREES, SHRUBS, STUMP REMAINTS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
- THE SWALE 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 IMPIDE NORMAL FLOW.
- FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
- ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO AS NOT TO INTERFERE WITH THE FUNCTIONING OF THE SWALE.
- INSPECTION AND MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.
- STABILIZATION SHALL BE SEED AND STRAW MULCH.

TEMPORARY SWALE

N.T.S.



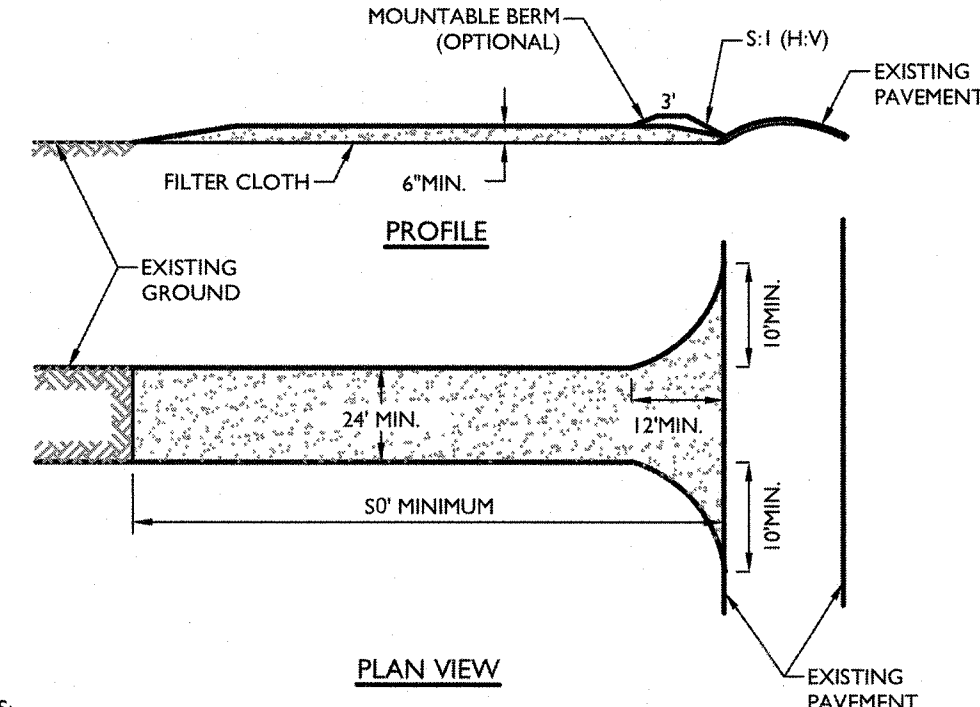
CONSTRUCTION SPECIFICATIONS

- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN ON THE PLAN.
- SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
- EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
- PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
- ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.

MAXIMUM DRAINAGE AREA: 2 ACRES

STONE CHECK DAM

N.T.S.

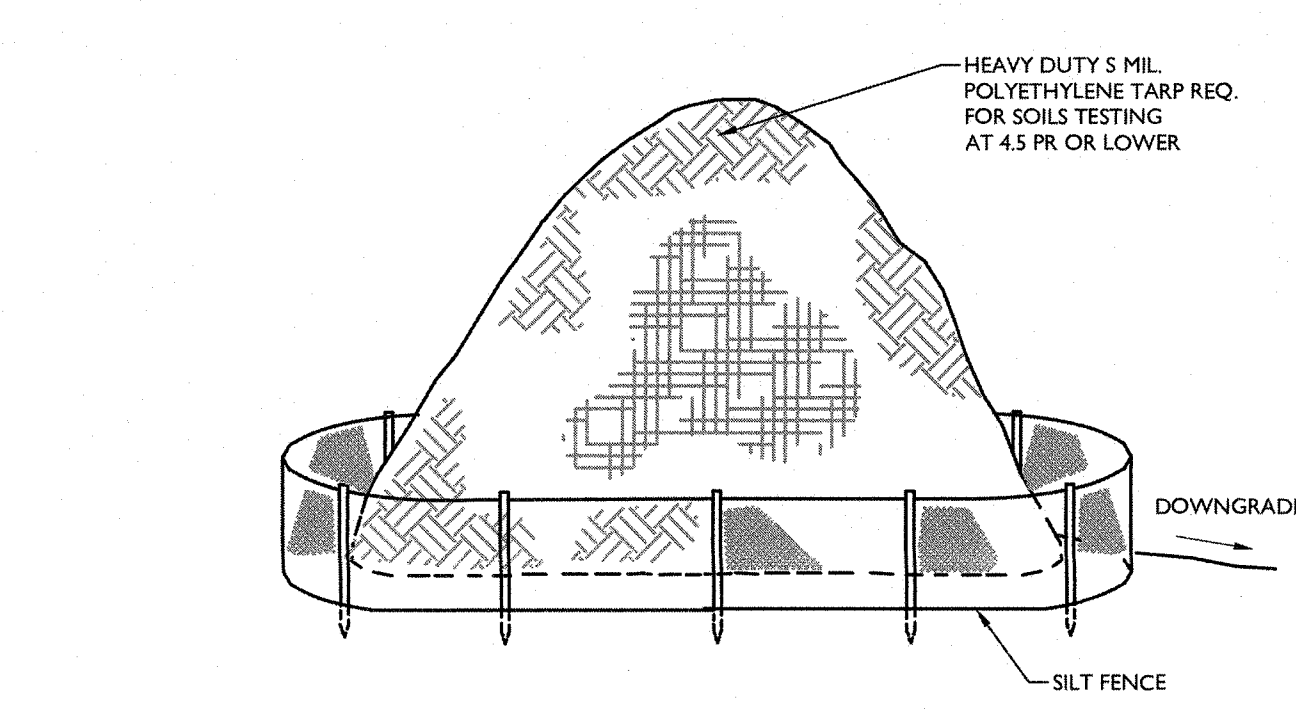


NOTES

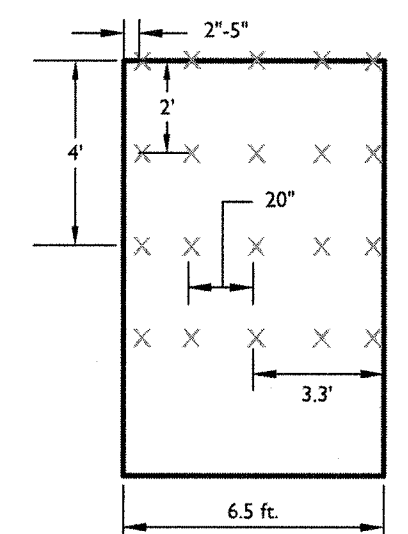
- MATERIALS:
 - STONE SIZE - USE 2" STONE, OR RECLAIMED/RECYCLED CONCRETE EQUIVALENT
 - LENGTH - NOT LESS THAN 50 FEET
 - THICKNESS - NOT LESS THAN 18 INCHES
 - WIDTH - 24"
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED THROUGH CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTING BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLS, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN EVENT.

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



SOIL STOCKPILE



STAPLE PATTERN:

3/4 STAPLES PER SQ YD USING 6 IN. 11 GA. WIRE 1/2" STAPLES 8 IN STAPLES AND LONGER MAY BE USED FOR LOOSE SOILS 9 GA. STAPLES OR HEAVIER MAY BE NECESSARY IN HARD OR ROCKY SOILS.

USE SHORELOCK STAPLES 3/4 STAPLES PER YD. (SEE STAPLE PATTERN)

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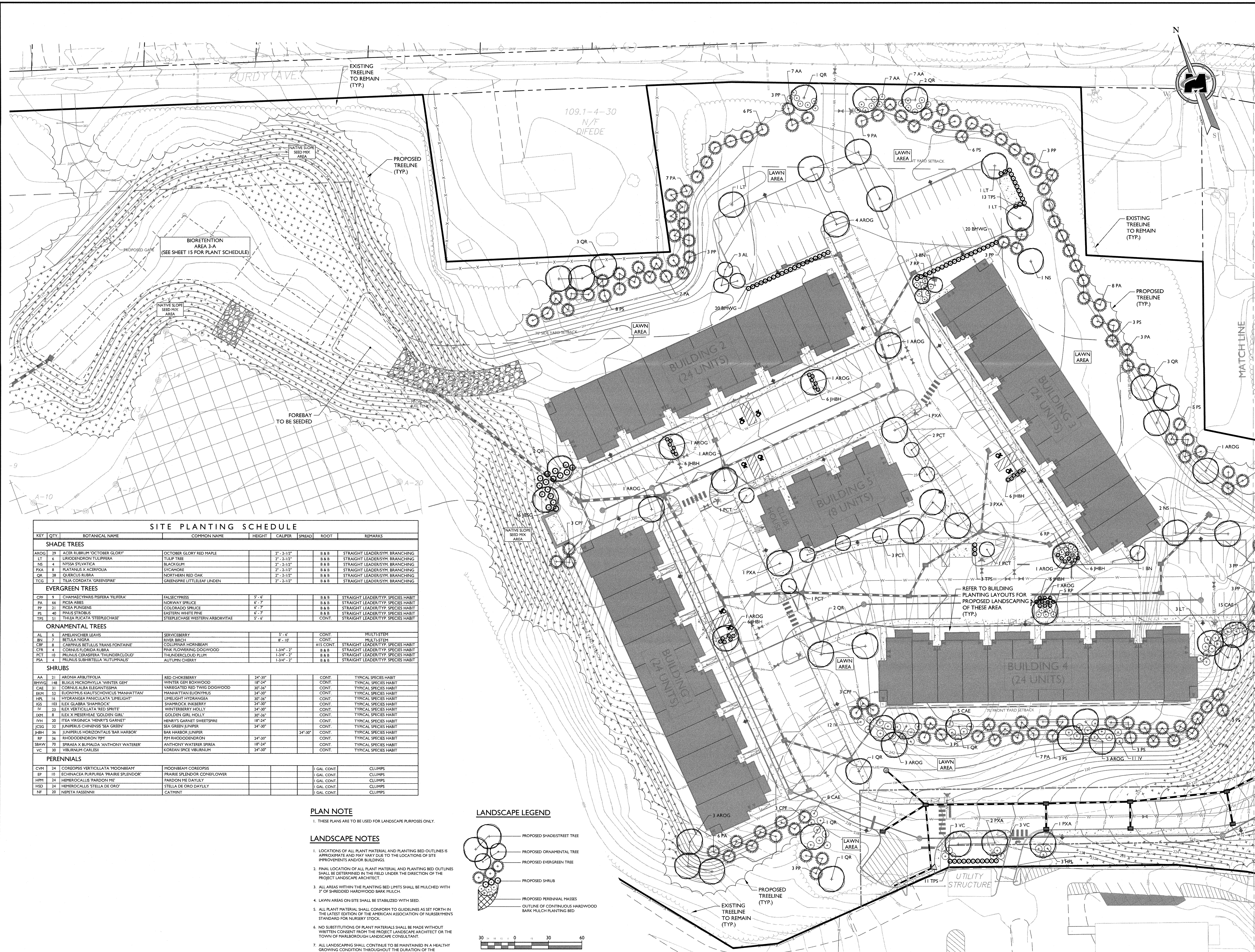
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SITE PLANTING SCHEDULE									
KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	ROOT	REMARKS	
SHADE TREES									
AKOG	29	ACER RUBRUM "OCTOBER GLORY"	OCTOBER GLORY RED MAPLE			2" - 2 1/2"	B & B	STRAIGHT LEADER/SYM. BRANCHING	
PLA	6	LIRIODENDRON TULIPIFERA	TULIP TREE			2" - 2 1/2"	B & B	STRAIGHT LEADER/SYM. BRANCHING	
NS	4	NYSSA SYLVATICA	BLACKGUM			2" - 2 1/2"	B & B	STRAIGHT LEADER/SYM. BRANCHING	
PLA	8	PLATANUS X ACERIFOLIA	CYCLORENE			2" - 2 1/2"	B & B	STRAIGHT LEADER/SYM. BRANCHING	
QK	38	QUERCUS RUBRA	NORTHERN RED OAK			2" - 2 1/2"	B & B	STRAIGHT LEADER/SYM. BRANCHING	
TCG	3	TILIA CORDATA "GREENSPIRE"	GREENSPIRE LITTLELEAF LINDEN			2" - 2 1/2"	B & B	STRAIGHT LEADER/SYM. BRANCHING	
EVERGREEN TREES									
CPF	9	CHAMAECYPARIS PISIFERA "HILFERA"	FALSESPYRACE	5' - 6'			B & B	STRAIGHT LEADER/TYP. SPECIES HABIT	
PA	86	PICEA ARES	NORWAY SPRUCE	6' - 7'			B & B	STRAIGHT LEADER/TYP. SPECIES HABIT	
PP	31	PICEA PARVENS	COLORADO SPRUCE	6' - 7'			B & B	STRAIGHT LEADER/TYP. SPECIES HABIT	
PS	40	PINUS STROBILUS	EASTERN WHITE PINE	6' - 7'			B & B	STRAIGHT LEADER/TYP. SPECIES HABIT	
TPS	51	THUJA PLICATA "STEEPLECHASE"	STEEPLECHASE WESTERN ARBORVITAE	5' - 6'			CONT.	STRAIGHT LEADER/TYP. SPECIES HABIT	
ORNAMENTAL TREES									
AL	6	AMELANCHIER LEAVIS	SERVICEBERRY	5' - 6'			CONT.	MULTI-STEM	
B	7	BETULA NIGRA	WHITE BIRCH	8' - 10'			CONT.	MULTI-STEM	
CBF	8	CARPINUS BETULUS "TRANS FONTAINE"	COLUMBIAN HORNBEECH				HTS. CONT.	STRAIGHT LEADER/TYP. SPECIES HABIT	
CIR	4	CORNUS FLORIDA RUBRA	PINK FLOWERING DOGWOOD	1 1/4" - 2"			B & B	STRAIGHT LEADER/TYP. SPECIES HABIT	
PLA	3	PRUNUS CERASIFERA "HILUNDERCLOUD"	PINK BLOSSOMING DOGWOOD	1 1/4" - 2"			B & B	STRAIGHT LEADER/TYP. SPECIES HABIT	
PSA	4	PRUNUS SUBBIRIETELLA "AUTUMNALS"	AUTUMN CHERRY	1 1/4" - 2"			B & B	STRAIGHT LEADER/TYP. SPECIES HABIT	
SHRUBS									
AA	21	ARONIA ARBUTHOLIA	RED CHOKERBERRY	24" 30"			CONT.	TYPICAL SPECIES HABIT	
BWB	148	BUXUS MICROPHYLLA "WINTER GEM"	RED GLOBE BOXWOOD	18" 24"			CONT.	TYPICAL SPECIES HABIT	
CAE	31	CORNUS ALBA "ELEGANTISSIMA"	VARIEGATED RED TWIG DOGWOOD	30" 36"			CONT.	TYPICAL SPECIES HABIT	
ELN	10	EUNYCTIA KAUTSCHCOEUS "MANHATTAN"	MANHATTAN TOWN ELAETERNUS	24" 30"			CONT.	TYPICAL SPECIES HABIT	
HL	16	HYDRANGEA PANCULATA "LIMELIGHT"	LIMELIGHT HYDRANGEA	30" 36"			CONT.	TYPICAL SPECIES HABIT	
IGS	103	ILEX GLAUBA "SHAMROCK"	SHAMROCK HOLLERY	24" 30"			CONT.	TYPICAL SPECIES HABIT	
IM	3	ILEX VERTICILLATA "RED SPIRIT"	WINTERBERRY HOLLY	24" 30"			CONT.	TYPICAL SPECIES HABIT	
JGM	8	ILEX X "MERRISAE" "GOLDEN GILY"	GOLDEN GILY HOLLERY	30" 36"			CONT.	TYPICAL SPECIES HABIT	
IVH	20	ITEA VIRGINICA "HENRY'S GARNET"	HENRY'S GARNET SWEETSPICE	18" 24"			CONT.	TYPICAL SPECIES HABIT	
JCSG	32	JUNIPERUS CHINENSIS "SEA GREEN"	SEA GREEN JUNIPER	24" 30"			CONT.	TYPICAL SPECIES HABIT	
JH	3	JUNIPERUS HORIZONTALIS "SAR HARBOR"	SAR HARBOR JUNIPER			24" 30"	CONT.	TYPICAL SPECIES HABIT	
RP	36	RHOXODODENDRON "PINK"	PINK RHOXODODENDRON	24" 30"			CONT.	TYPICAL SPECIES HABIT	
SAW	70	SPIRAEA X BUMALDA "ANTHONY WATERER"	ANTHONY WATERER SPIRAEA	18" 24"			CONT.	TYPICAL SPECIES HABIT	
YC	30	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	24" 30"			CONT.	TYPICAL SPECIES HABIT	
PERENNIALS									
CYM	24	COREOPSIS VERTICILLATA "MOONBEAM"	MOONBEAM COREOPSIS				GAL. CONT.	CLUMPS	
EP	10	HEMEROCALLIS PURPUREA "PRAIRIE SPLENDOR"	PRAIRIE SPLENDOR CORNFLOWER				GAL. CONT.	CLUMPS	
HPH	24	HEMEROCALLIS "PARDON ME"	PARDON ME DAYLILY				GAL. CONT.	CLUMPS	
HSJ	24	HEMEROCALLIS STELLA DE ORO	STELLA DE ORO DAYLILY				GAL. CONT.	CLUMPS	
NP	20	NEPETA FASSENII	CATMINT				GAL. CONT.	CLUMPS	

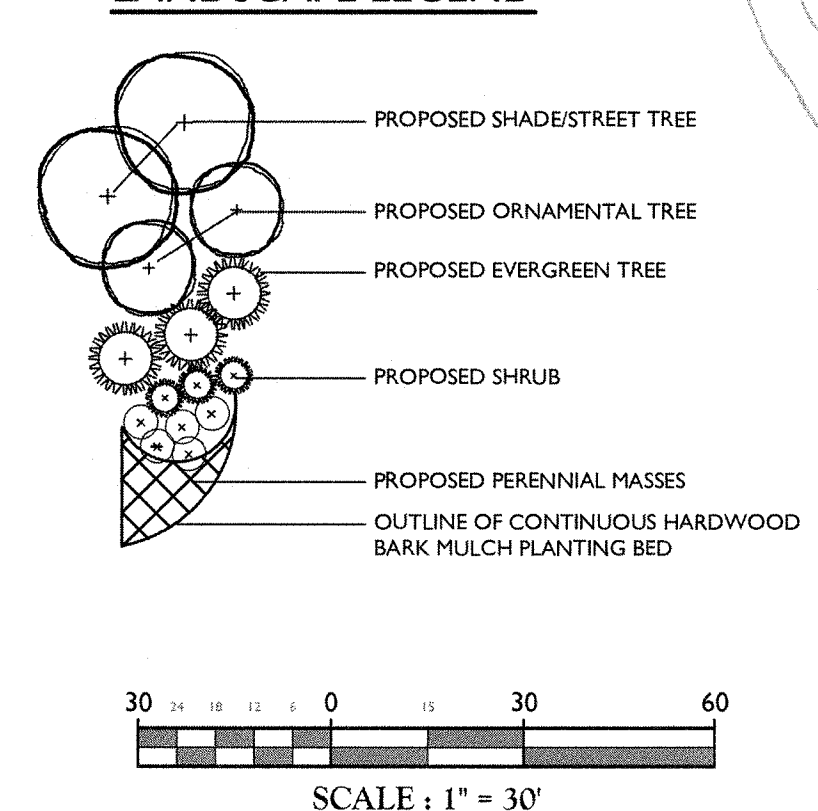
PLAN NOTE

1. THESE PLANS ARE TO BE USED FOR LANDSCAPE PURPOSES ONLY.

LANDSCAPE NOTES

1. LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES IS APPROXIMATE AND MAY VARY DUE TO THE LOCATIONS OF SITE IMPROVEMENTS AND/OR BUILDINGS.
2. FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED OUTLINE SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT.
3. ALL AREAS WITHIN THE PLANTING BED LIMITS SHALL BE MULCHED WITH 3" OF SHREDED HARDWOOD BARK MULCH.
4. LAWN AREAS ON-SITE SHALL BE STABILIZED WITH SEED.
5. ALL PLANT MATERIAL SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERMEN STANDARD FOR NURSERY STOCK.
6. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN CONSENT FROM THE PROJECT LANDSCAPE ARCHITECT OR THE TOWN OF HARBOROUGH LANDSCAPE CONSULTANT.
7. ALL LANDSCAPING SHALL CONTINUE TO BE MAINTAINED IN A HEALTHY AND THRIVING CONDITION THROUGHOUT THE DURATION OF THE STRUCTURE OR USE WHICH IT IS INTENDED TO SERVE.
8. ONLY NATURAL HERBICIDES AND PESTICIDES WILL BE USED IF NECESSARY IN THE MANAGEMENT OF THE SITE LANDSCAPING.

LANDSCAPE LEGEND





- GENERAL NOTES**
1. REFER TO SHEET 1 FOR GENERAL NOTES.
- LIGHTING PLAN NOTES**
1. THIS PLAN IS TO BE USED FOR LIGHTING PURPOSES ONLY.
2. REFER TO SHEET 17 FOR LIGHTING DETAILS.
3. POST TOP LUMINAIRES TO BE MANUFACTURED BY HOLOPHANE LIGHTING OR APPROVED EQUAL LUMINAIRE FINISH TO BE BLACK.
4. LUMINAIRES SHALL BE MOUNTED ON CAST ALUMINUM POLE BY HOLOPHANE LIGHTING OR APPROVED EQUAL POLE FINISH TO BE BLACK.
5. LIGHT LEVELS IN PLAN REPRESENT AVERAGE MAINTAINED FOOTCANDLE LEVELS AT GRADE.
6. POLE LOCATIONS ARE APPROXIMATE AND MAY VARY DUE TO SITE CONDITIONS. THE CONTRACTOR SHALL FIELD VERIFY POLE LOCATIONS PRIOR TO INSTALLATION TO ACCOMMODATE UTILITIES, PAVEMENT, CURB, ETC.
7. ALL POLES TO BE LOCATED A MINIMUM OF THREE (3) FEET BEHIND EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
8. ELECTRICAL WIRING DESIGN FOR SITE LIGHTING TO BE DESIGNED BY OTHERS.
9. EXISTING LIGHTS ALONG ROUTE 9W HAVE NOT BEEN MODELED INTO THIS PLAN.

- LEGEND**
- POST TOP LIGHT FIXTURE
 - 0.2 LIGHT INTENSITY AT GRADE (FOOTCANDLES)
 - A* DENOTES FIXTURE TO RECEIVE FIELD INSTALLED HOUSE SIDE SHIELD - SEE SHEET 17 FOR MODEL NUMBER

Statistics						
Description	Symbol	Avg	Max	Min	Avg/Min	Max/Min
Access Road and Sidewalk	X	0.8 fc	2.0 fc	0.2 fc	4.0:1	10.0:1
Commercial Parking and Sidewalks	□	1.3 fc	8.3 fc	0.4 fc	3.3:1	20.8:1
Residential Parking/Drives/Sidewalks	□	0.9 fc	2.1 fc	0.3 fc	3.0:1	7.0:1

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State of N.Y. Certificate of Authorization: 000821 / 000821

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REV	DATE	DESCRIPTION
1	01/21/16	ISSUED FOR PLANNING BOARD COMMENTS
2	01/21/16	ISSUED FOR LDCOM & PHYSIC LDCOM
3	01/21/16	ISSUED FOR LDCOM COMMENTS
4	01/21/16	ISSUED FOR LDCOM COMMENTS

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JUSTIN E. DATES
NEW YORK REGISTERED
LANDSCAPE ARCHITECT - LICENSE NUMBER: 001964

FINAL SITE PLAN
FOR
BAYSIDE CONSTRUCTION
SECTION 109.1
BLOCK 4
LOT 29
TOWN OF MARLBOROUGH
COUNTY OF ULSTER
STATE OF NEW YORK

NEW WINDSOR OFFICE
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
Fax: 845.567.1025

SCALE: AS SHOWN	DATE: 09/22/2017	DRAWN BY: CDR	CHECKED BY: JED
PROJECT NUMBER: 0000787A	DRAWING NAME: CLIGHT		

LIGHTING PLAN
SHEET NUMBER: 16 of 21



SHEET NUMBER: 17 of 21



