

ZONING SCHEDULE

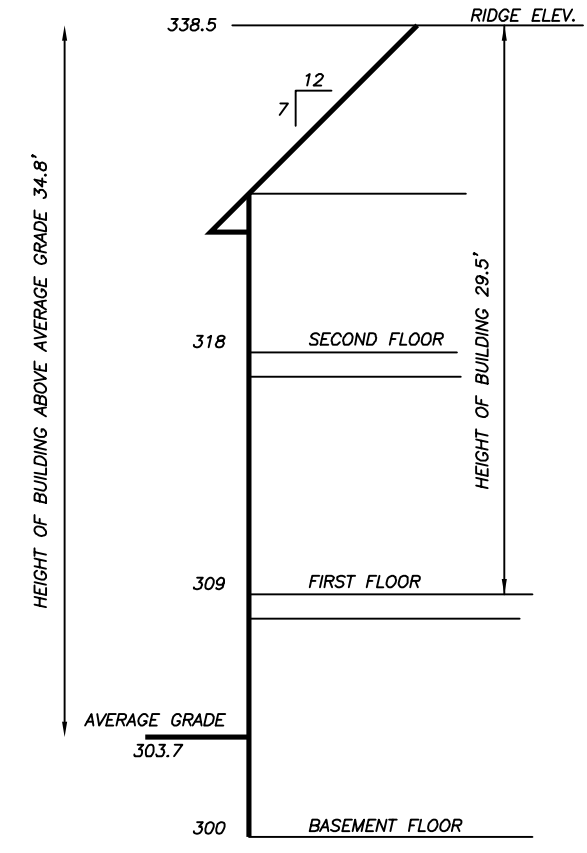
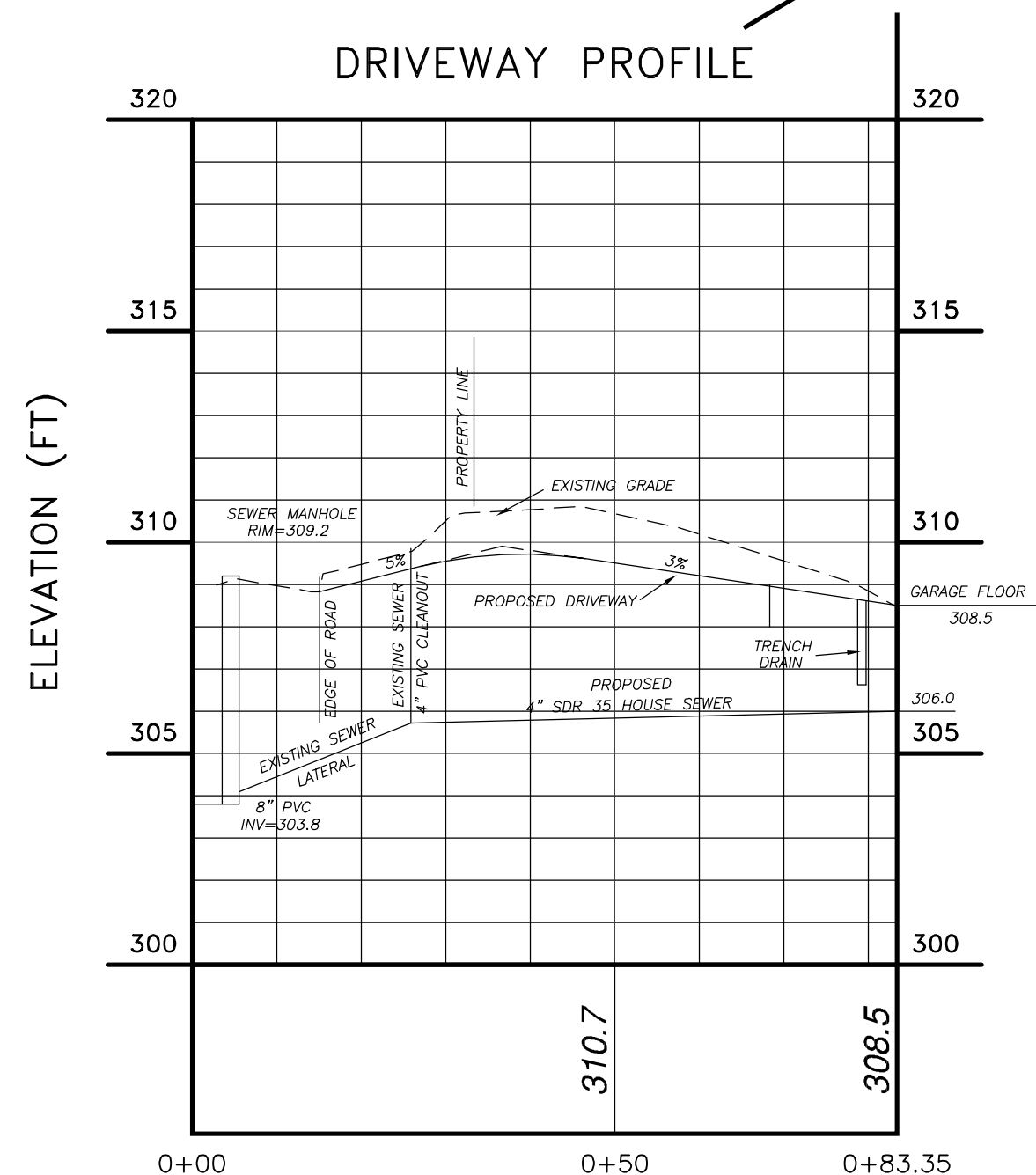
R-40-RESIDENTIAL	REQUIRED	PROPOSED	VARIANCE
MIN LOT AREA (SF)	40,000	7,758	N
MIN LOT WIDTH (FT)	150	50	N
MAX BUILDING HEIGHT (FT)	35	35	N
STORIES	2.5	2	N
MIN YARD DIMENSIONS (FT)			
FRONT	50	50	N
SIDE (WIDTH 70 OR LESS)	7.5	7.5	N
REAR	30	53.1	N
MAX BUILDING COVERAGE (SF)	1260	1,250.75	N
MAX FLOOR AREA (SF)	1750	2,362.75	Y 612.75 S.F.
MIN LANDSCAPE COVERAGE (SF)	4200	4515	N
ACCESSORY BUILDINGS		NOT APPLICABLE	

First floor: 850.75 sf
 Second floor: 1,112 sf
 Garage: 400 sf
 Building coverage: =1,250.75 sf



BUILDING HEIGHT CALCULATION TABLE

GRADE	A	A1	A2	B	B1	B2	C	C1	C2	D	D1	D2	E	E1	E2	F	F1	F2
AT HOUSE	308.2			303.6			300.4			299.8			306.2					
20' OFFSET		309.7	309.2		304.7	299.9		301.9	296.7		296.2	298.6		305.9	308.1		306.7	307.5
AVERAGE GRADE		308.45				302.3		299.8			297.4			307.0				307.1
													AVERAGE FINISHED GRADE	303.8				
													FINISHED FLOOR	309.0				
													GARAGE FLOOR	307.0				
													RIDGE ELEVATION	338.5				
													CALCULATED HEIGHT ABOVE AVERAGE GRADE = 34.8 FEET					



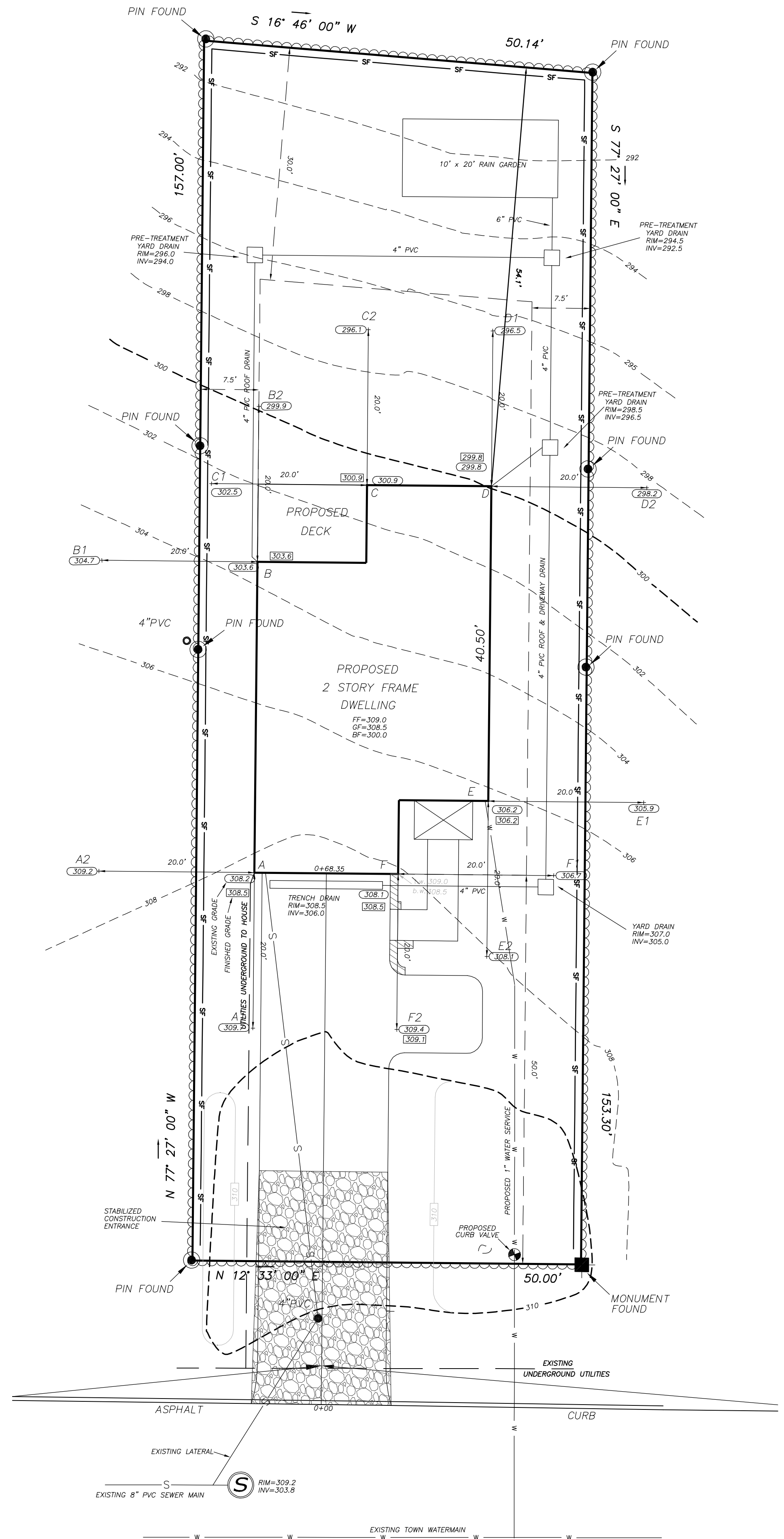
PROFILE SCALE:
 HORIZ: 1"=20'
 VERT: 1"=4'

TOPOGRAPHIC SURVEY PREPARED BY LINK LAND SURVEYORS, DATED DECEMBER 19, 2022. DATUM IS NAVD 1988

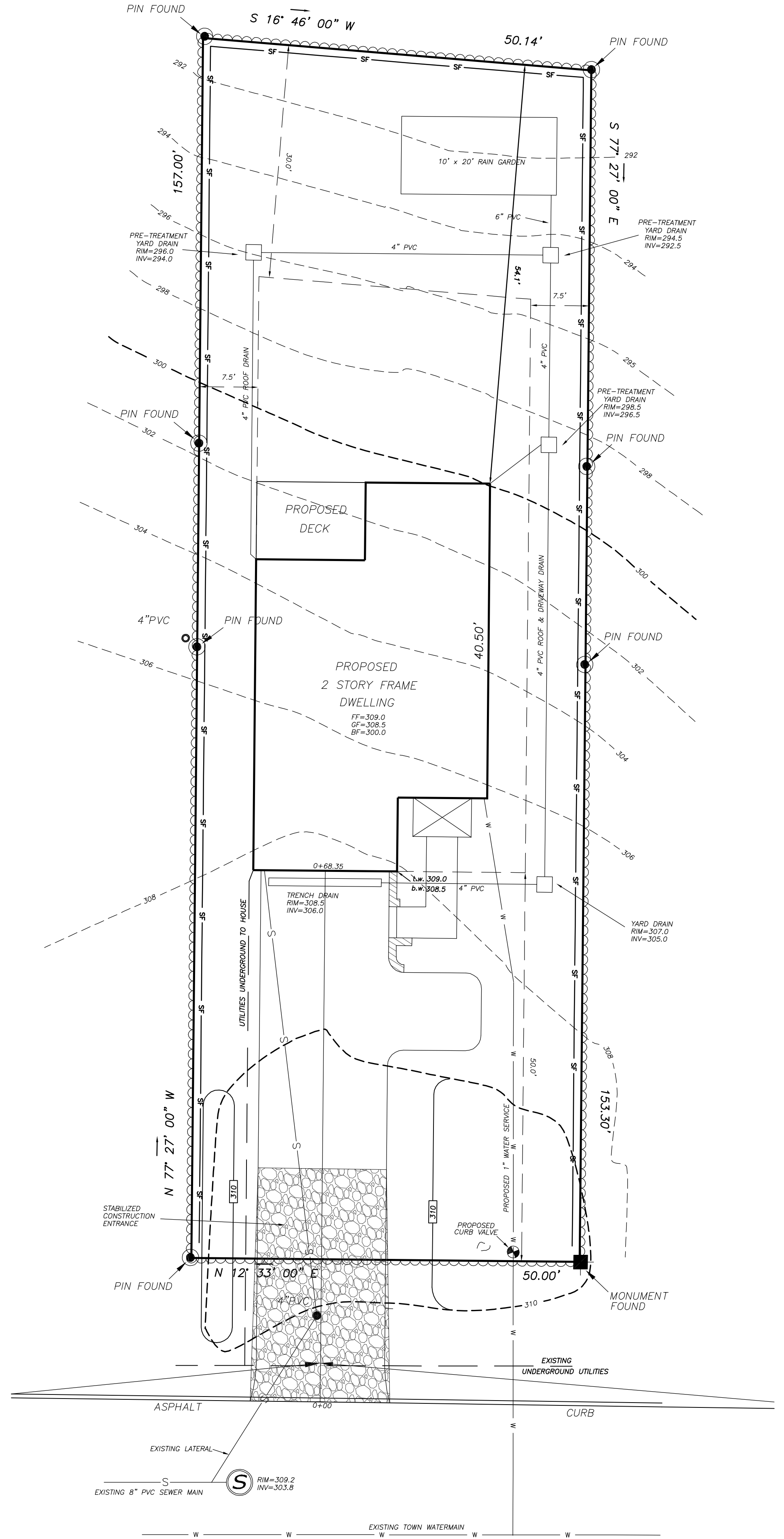
THERE ARE NO WATERCOURSES, PONDS, LAKES AND WETLANDS WITHIN 200 FEET OF THE PROPERTY LINE EXCEPT AS SHOWN ON THESE PLANS
 THERE ARE NO EXISTING OR PROPOSED WELLS OR SEPTIC SYSTEMS WITHIN 200 FEET OF THE PROPERTY LINES EXCEPT AS SHOWN ON THESE PLANS.

ALTERATION OF THIS DRAWING EXCEPT BY A LICENSED P.E. OR ARCHITECT OR LICENSED LAND SURVEYOR IS ILLEGAL. ANY ALTERATION BY A P.E. OR ARCHITECT OR SURVEYOR MUST BE INDICATED AND BEAR HIS SEAL SIGNATURE AND DATE OF ALTERATION.

2	JAN. 17, 2023	BULK TABLE REVISED
1	JAN. 10, 2023	BULK TABLE & TREE TAGS REVISED
JOHN KARELL, JR. P.E.		
121 CUSHMAN ROAD PATTERSON, NEW YORK 12563		
OWNER:	SCALE: 1"=10'	LATEST REVISION:
MJD CONSTRUCTION 47 EAST HILL ROAD CORTLANDT (T)	DATED: DECEMBER 27, 2022	SHEET No. S-1
SITE PLAN		TAX MAP: 13.10-1-33



EAST HILL ROAD
 AVERAGE GRADE PLAN
 SCALE: 1"=10'



EAST HILL ROAD
 SITE PLAN
 SCALE: 1"=10'

NOTES:

- 1. TM # 13.10-1-33
2. LOT AREA = 7,758 Sq.Ft. - 0.1781 ACRE
3. TOPOGRAPHIC INFORMATION BY LINK LAND SURVEYORS, P.C., DATED DECEMBER 19, 2022 DATUM NAVD 1988
4. THE CONTRACTOR WILL OBTAIN ALL NECESSARY PERMITS IF BLASTING IS REQUIRED. THE CONTRACTOR IS TO CONTACT THE UNDERGROUND LINES LOCATION SERVICES, CODE 53, PRIOR TO COMMENCING CONSTRUCTION.
5. RELATIVE TO THE CURB CUT:
A. WHEN NECESSARY PERMITEE IS TO ESTABLISH A WORK ZONE, SUPPLY AND MAINTAIN APPROPRIATE SIGNS, CONES, LIGHTS AND FLAG PEOPLE IN ACCORDANCE WITH SECTION 114 OF THE HIGHWAY LAW.
B. ROAD CLOSURES ARE NOT ALLOWED.
C. STONE CURBS ARE THE OWNERS RESPONSIBILITY TO MAINTAIN.
D. OVERNIGHT OPEN EXCAVATIONS WILL NOT BE PERMITTED.
6. MINIMUM SIGN DISTANCE IN BOTH DIRECTIONS AT DRIVEWAY ENTRANCE EXCEEDS 200 FEET.
7. A LIMIT OF DISTURBANCE LINE IS SHOWN ON THE PLANS.
8. ELECTRIC IS OVERHEAD.
9. NO WETLANDS EXIST ON OR WITHIN 100 FEET OF THIS PROPERTY.

MAINTENANCE SCHEDULE
EROSION AND SEDIMENT CONTROL PRACTICES

CONSTRUCTION ONSET THROUGH STABILIZATION - CONTRACTOR'S RESPONSIBILITY

Table with columns: PRACTICE, CONDITION, MAINTENANCE REQUIRED, INSPECTION FREQUENCY, REMEDIATION REQUIRED WITHIN. Includes rows for Construction Entrance, Silt Fence, Hoop Pipe, Rip Rap Outlet, Rain Gardens, Vegetation - Seed Mulched Areas, and Construction Fencing.

LONG TERM (AFTER STABILIZATION) - RESPONSIBILITY OWNER

Table with columns: PRACTICE, CONDITION, MAINTENANCE REQUIRED, INSPECTION FREQUENCY, REMEDIATION REQUIRED WITHIN. Includes rows for Hoop Pipe, Rip Rap Structures, Rain Gardens, and Vegetation.

OWNER/APPLICANT: Ben Cuzzi, PO Box 627, Jefferson Valley, NY, 10535, 945-629-6288, ben@northwesternconstructionpaing.com

SPECIAL PROJECT NOTES:

- 1. FOUNDATION SURVEY TO BE PROVIDED PRIOR TO FRAMING
2. ANY IMPORTED SOIL SHALL MEET THE NYSDEC STANDARDS OF UNRESTRICTED FILL AND SUITABLE FOR RESIDENTIAL USE. CONSTRUCTION DEBRIS IS NOT PERMITTED TO BE IMPORTED. ANY MATERIAL MEETING THE NYSDEC DEFINITION OF BENEFICIAL USE SHALL BE CERTIFIED AS SUCH BY THE DESIGN PROFESSIONAL OR RECORD. NOTIFY THE TOWN OF CORTLANDT PRIOR TO IMPORT. SOIL TESTING MAY STILL BE REQUIRED.
3. PRIOR TO BACKFILLING OF ANY STORM WATER BEST MANAGEMENT PRACTICE, DOTS-ENGINEERING SHALL BE NOTIFIED TO PERFORM AN INSPECTION. CONTACT ENGINEERING AT 914-734-1060 TO SCHEDULE AN INSPECTION
4. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, ENGINEER/ARCHITECT SHALL SUBMIT A CERTIFICATION ADDRESSED TO THE TOWN OF CORTLANDT DEPARTMENT OF TECHNICAL SERVICES THAT THE SITE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS ON FILE WITH THE TOWN AND THAT THERE IS NO ADVERSE IMPACTS TO ADJACENT AND ADJOINING NEIGHBORS AS IT PERTAINS TO DRAINAGE AND RUNOFF.
5. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY/COMPLIANCE, AN AS-BUILT DETAIL OF ALL RETAINING WALLS SHALL BE SUBMITTED ALONG WITH CERTIFICATION BY THE DESIGN PROFESSIONAL THAT ALL FACTORS OF SAFETY HAVE BEEN IN ACCORDANCE WITH THE APPROVED PLANS ON FILE WITH THE TOWN.
6. THE APPLICANT IS AWARE THAT THE ENTIRE SITE MUST BE 100% STABILIZED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. DISTURBED AREAS SHALL BE RESTORED AND STABILIZED APPROPRIATELY AND IN A TIMELY MANNER. APPLICANT SHALL SUBMIT A NOTICE OF TERMINATION FOR THE SPDES GENERAL PERMIT.
7. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN "AS-BUILT" SURVEY PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR OF THE PROPERTY SHALL BE SUBMITTED TO THE DEPARTMENT OF TECHNICAL SERVICES.
8. FOOTING DRAINS SHALL BE SDR 35 AND SEPARATE FROM LEADER DRAINS AND DRAIN TO DAYLIGHT
9. NO RECYCLED PRODUCT MAY BE USED ONSITE OR FOR BACKFILLING WATER SERVICE AND UTILITIES

SEEDING AND MULCHING NOTES

- 1. Seeding and mulching of disturbed areas shall be in accordance with the requirements set forth in "New York Standards and Specifications for Erosion and Sediment Control".
2. TEMPORARY SEEDING
Spring, Summer or early Fall: Rye grass at 1 lb / 1000 square feet, 30 lbs / acre
Late Fall, early Winter: Arrowstook winter rye (cereal rye) at 100 lbs / acre, 2.5 lb / 1000 square feet
3. PERMANENT SEEDING
Use a cultipacker type seeder if possible. Seed to a depth of 1/8 to 1/4 inch. If seed is to be broadcast, cultipack or roll after seeding. If hydroseeded, lime and fertilizer will be applied through the seeder and rolling is not practical.

When using the cultipacker or broadcast seed method. Mulch using small grain straw, applied at a rate of 2 tons per acre and anchor with a netting or tackifier. Hydroseed applications should include mulch, fertilizer and seed.

Sequence of Construction

- A. General Discussion
The following are sequence and methods of construction for the construction of a drainage system on property owned by MJD Construction, 47 East Hill Rd, Cortlandt, New York. Erosion and sediment control measures are incorporated into the construction program. Construction of this project will be in one phase.
Proposed erosion and sediment control methods are found on the Site Plan. The erosion controls are designed in accordance with the State of New York, "Guidelines for Urban Erosion and Sediment Control".
The project is expected to start in the Spring of 2023 and continue over a one year period.
B. General Construction Notes
1. The site shall be disturbed in accordance with the construction sequence. Only the smallest practical area of land shall be exposed at any one time during development. When land is exposed, the exposure shall be kept to the shortest practical period of time by immediate stabilization per the stabilization notes, unless specified otherwise. All disturbed areas that are seeded with appropriate seed mixture and procedure are considered stabilized when 80% of the vegetation is achieved.
2. Natural vegetation shall be retained and protected.
3. The contractor shall inspect all erosion and sediment control devices during all storm events, prior to weekends and prior to all forecasted storm events.
4. Work on the drainage system will not be performed during wet periods. The Engineer supervising construction will determine when the installation of the drainage system may proceed.
C. Detailed Construction Sequence
1. Conduct as pre construction meeting at least 48 hours before construction commences. The meeting will include the owner/apPLICANT, engineer, Town representatives, contractor and the NYSDEC representative.
2. Install all erosion and sediment control measures including silt fencing and stabilized construction entrances.
3. Survey locate the house, SITS, infiltrators and limits of disturbance.
4. Clear, grub and grade for construction of the house, sewer line and driveway.
5. Install the item # 4 driveway.
6. Seed and mulch all newly disturbed areas.
7. Begin construct the house.
8. Install utilities, including the sewer line and water line.
9. Seed and mulch all disturbed areas.
10. Install the infiltrators and all associated structures.
11. Remove the erosion control measures as directed by the Engineer after All disturbed areas are properly vegetated.

TOWN STEEP SLOPE AND STORMWATER NOTES

- 1. 259-6H12 Disturbance of existing vegetative ground cover shall not take place more than 15 days prior to grading and construction.
2. 259-6H13 Temporary soil stabilization including if appropriate, temporary stabilization measures such as netting or mulching to secure soil during the grow in period, must be applied to an area of disturbance within 2 days of establishing the final grade, permanent stabilization must be applied within 15 days of establishing the final grade
3. 259-6H14 Soil stabilization must be applied within 2 days of disturbance if final grade is not expected to be established within sixty days
4. 259-6H15 Measures for the control of erosion and sedimentation shall be undertaken consistent with the Westchester County Soil and Water Conservation District's Best Management Practices.
5. 259-6H16 All proposed disturbance of steep slopes shall be undertaken with consider of the soils limitations in the Westchester County Soils survey
6. 259-6H17 Topsoil shall be stripped form all areas of disturbance, stockpiled and stabilized in a manner to minimize erosion and sedimentation and replace elsewhere on the site at the time of final grading. Stockpiling shall not be permitted on slopes of greater than 10%
7. 259-6H18 No organic material or rocks with a size that will not allow appropriate compaction or cover by topsoil shall be used as fill material. Fill material shall be no less granular than the soil upon which it is place and shall drain readily
8. 259-6H19 Compaction of fill materials in fill areas shall be such to ensure support of the proposed structures and stabilization for intended uses.

TOWN OF CORTLANDT NOTES:

- a. Standard erosion and sedimentation control notes.(See Stormwater Pollution Prevention Plan Sequence of Construction notes)
b. Prior to the start of construction the contractor shall install all erosion and sedimentation control and tree protection as shown on the site plan.
c. At the completion of construction the owner's Engineer shall submit a certification stating that all work as constructed in compliance to the approved plans on file with the Town and that construction has not adversely affected surface and subsurface drainage of adjacent and adjoining neighbors.

NOTES:

ALL TREES WITHIN 50-FT OF THE PROPOSED LIMITS OF DISTURBANCE SHALL BE TAGGED AND INVENTORED AND SHOWN ON THE REVISION SITE PLAN BY THE DESIGN PROFESSIONAL. INVENTORED TREES SHALL BE PLACED IN A SCHEDULE INDICATING THE SIZE AT DBH, TREE, SCIENTIFIC NAME AND SUB CULTIVARS IF APPLICABLE. STANDARDS FOR THE PLANTING SHALL BE PROVIDED AT TIME OF REVIEW.
CONTACT THE DEPARTMENT OF TECHNICAL SERVICES AT 914-734-1060 AFTER TAGGING TREES TO BE REMOVED FOR INITIAL INSPECTION PRIOR TO REMOVAL OF ANY TREES.
A REFORESTATION PLAN WILL BE REQUIRED FOR TREES REMOVED FROM THE WETLAND AND WETLAND BUFFER AREA. ENSURE THE PROPOSED PLANTED SPECIES ARE LISTED ON THE "APPROVED SPECIES LIST" OF APPENDIX B TOWN CODE 283 "TREES" AND THAT THE APPROPRIATE QUANTITIES ARE PROPOSED FOR REPLANTING IN ACCORDANCE WITH TOWN CODE 283 "TREES".
PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL SUBMIT A NOTICE OF INTENT (NO.I.) TO THE NYSDEC AND PROVIDE PROOF OF COVERAGE UNDER THE SPDES GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES TO THE TOWN OF CORTLANDT.
ANY IMPORTED SOILS SHALL MEET THE NYSDEC STANDARDS OF UNRESTRICTED FILL AND BE SUITABLE FOR RESIDENTIAL USE. CONSTRUCTION DEBRIS IS NOT PERMITTED TO BE IMPORTED. ANY MATERIAL MEETING THE NYSDEC DEFINITION OF BENEFICIAL USE SHALL BE CERTIFIED AS SUCH BY THE DESIGN PROFESSIONAL OF RECORD. NOTIFY THE TOWN OF CORTLANDT PRIOR TO IMPORT. SOIL TESTING MAY STILL BE REQUIRED.
PRIOR TO THE BACKFILL OF ANY STORM WATER BEST MANAGEMENT PRACTICE, DOTS-ENGINEERING SHALL BE NOTIFIED TO PERFORM AN INSPECTION. CONTACT ENGINEERING AT 914-734-1060 TO SCHEDULE AN INSPECTION.
PRIOR TO THE ISSUANCE OF CERTIFICATION OF OCCUPANCY, THE ENGINEER / ARCHITECT SHALL SUBMIT A CERTIFICATION ADDRESSED TO THE TOWN OF CORTLANDT DEPARTMENT OF TECHNICAL SERVICES THAT THE SITE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS ON FILE WITH THE TOWN AND THAT THERE IS NO ADVERSE IMPACTS TO ADJACENT AND ADJOINING NEIGHBORS AS IT PERTAINS TO DRAINAGE AND RUNOFF.
PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY/COMPLIANCE, AN AS-BUILT DETAIL OF ALL RETAINING WALLS SHALL BE SUBMITTED ALONG WITH CERTIFICATION BY THE DESIGN PROFESSIONAL THAT ALL FACTORS OF SAFETY HAVE BEEN IN ACCORDANCE WITH THE APPROVED PLANS ON FILE WITH THE TOWN.
THE APPLICANT IS AWARE THAT THE ENTIRE SITE MUST BE 100% STABILIZED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. DISTURBED AREAS SHALL BE RESTORED AND STABILIZED APPROPRIATELY AND IN A TIMELY MANNER. APPLICANT SHALL SUBMIT NOTICE OF TERMINATION FOR THE SPDES GENERAL PERMIT.
PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN "AS-BUILT" SURVEY PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR OF THE PROPERTY SHALL BE SUBMITTED TO THE DEPARTMENT OF TECHNICAL SERVICES.
A FEMA 500 YEAR FLOOD PLAN EXISTS ON THIS PROPERTY.
NO STEEP SLOPES ARE TO BE CREATED, ALL GRADES SHALL BE MAINTAINED MAX. 4H:1V OR STABILIZED WITH EROSION CONTROL MATTING.
ANY FILL PROPOSED TO BE IMPORTED MUST BE TESTED IN ACCORDANCE WITH THE TOWN'S SOIL TESTING POLICY.
CONTRACTOR TO CONSTRUCTION A SURVEYOR SHALL FIELD STAKE THE PROPERTY LINES AND SUBMIT TO THE TOWN A COPY OF THE STAKE OUT SKETCH.
CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL EROSION CONTROL PRACTICES THROUGHOUT THE DURATION OF CONSTRUCTION.
DEEP TEST PITS AND SOIL PERCOLATION TESTS SHALL BE CONDUCTED IN THE AREA OF THE PROPOSED STORMWATER PRACTICES. THE TOWN DEPARTMENT OF TECHNICAL SERVICES SHALL BE CONTACTED AT 914-734-1060 TO WITNESS THE TEST.
ALL DRAINAGE IMPROVEMENTS ARE IN COMPLIANCE WITH WESTCHESTER COUNTY RULES AND REGULATIONS FOR SEPARATION DISTANCES TO WASTE WATER SERVICES
CONTRACTOR / EXCAVATOR TRAINING CERTIFICATES IS TO BE PROVIDED TO THE TOWN PRIOR TO CONSTRUCTION. NYS CODE 811 DIG SAFELY HIGHWAY:www.dohm.ny.gov/cemr MUST BE CONTACTED AS REQUIRED IN CODE SECTION 811
A DOUBLE CHECK VALVE SHALL BE INSTALLED TO PROTECT THE PUBLIC WATER SUPPLY. THIS CHECK VALVE SHALL BE INSTALLED IN THE HOUSE PRIOR TO ANY TAPS AND LOCATED IN AN AREA ACCESSIBLE FOR REPAIR OR REPLACEMENT.

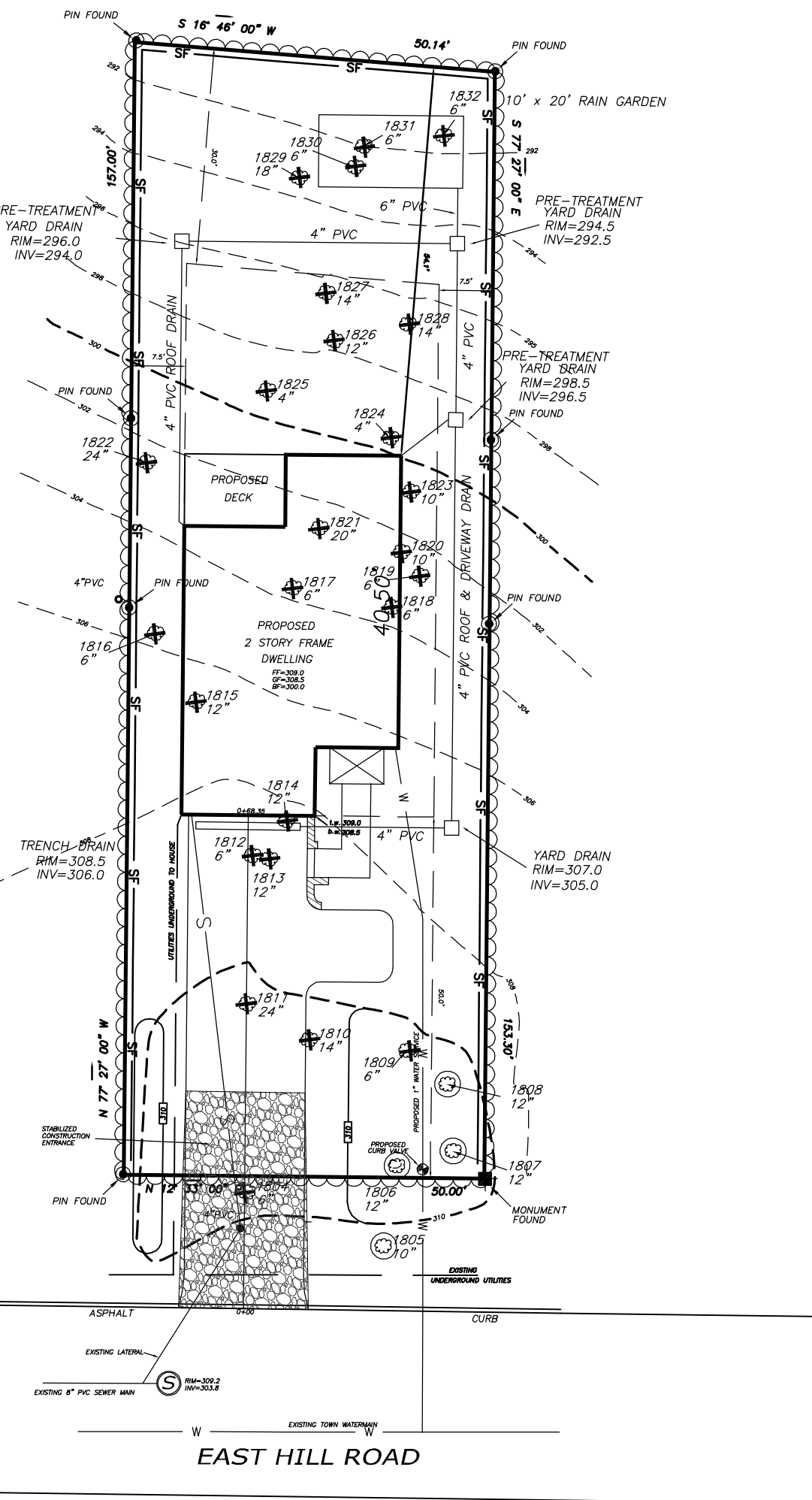
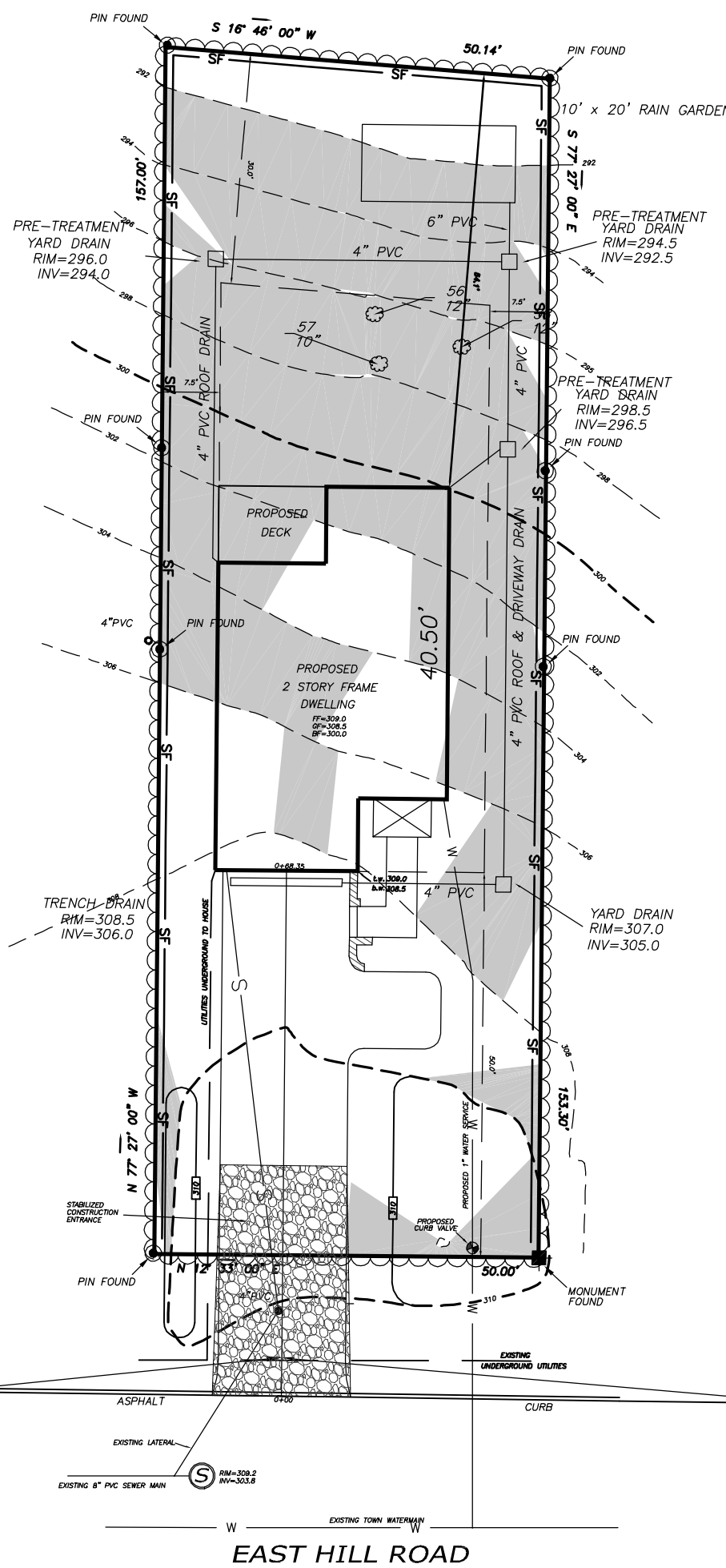


Table with columns: Tag #, Dia. DBH, TO BE REMOVED. Lists tags 1804 through 1831 with corresponding diameters and removal status.



STEEP SLOPE & SIGHT DISTANCE PLAN SCALE: 1"=20'

TOPOGRAPHIC SURVEY PREPARED BY LINK LAND SURVEYORS, DATED DECEMBER 19, 2022. DATUM IS NAVD 1988

THERE ARE NO WATERCOURSES, PONDS, LAKES AND WETLANDS WITHIN 200 FEET OF THE PROPERTY LINE EXCEPT AS SHOWN ON THESE PLANS
THERE ARE NO EXISTING OR PROPOSED WELLS OR SEPTIC SYSTEMS WITHIN 200 FEET OF THE PROPERTY LINES EXCEPT AS SHOWN ON THESE PLANS.

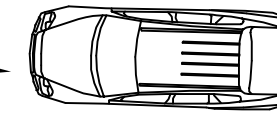
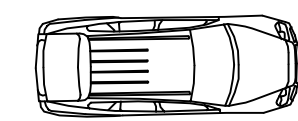
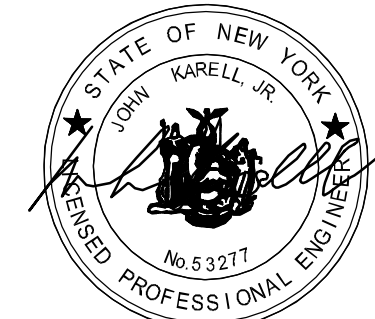
ALTERATION OF THIS DRAWING EXCEPT BY A LICENSED P.E. OR ARCHITECT OR LICENSED LAND SURVEYOR IS ILLEGAL. ANY ALTERATION BY A P.E. OR ARCHITECT OR SURVEYOR MUST BE INDICATED AND BEAR HIS SEAL SIGNATURE AND DATE OF ALTERATION.

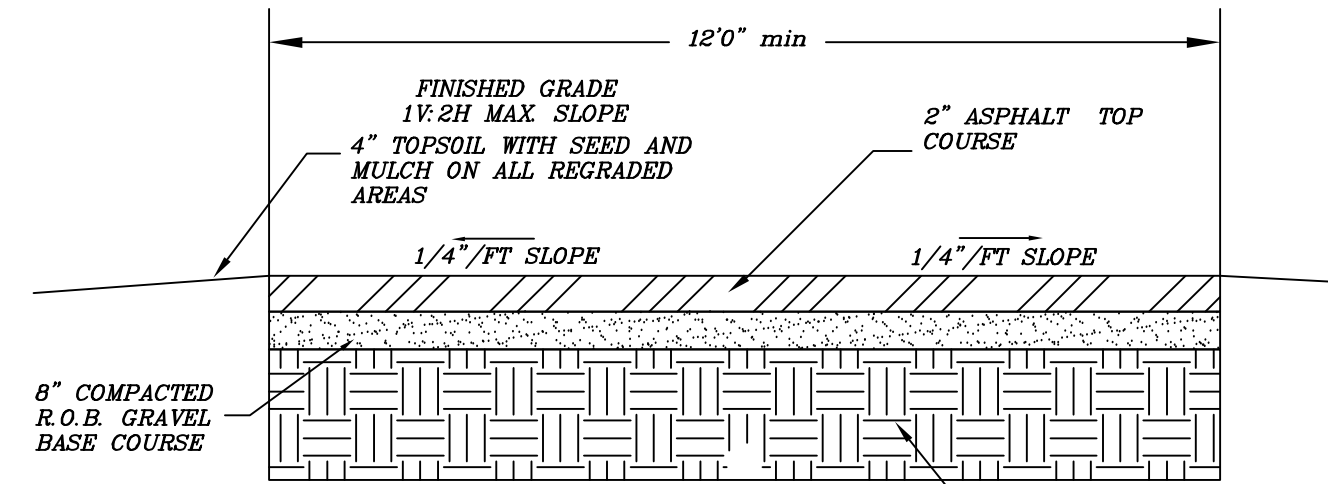
Revision table with columns: Number, Date, Description. Shows revisions 1 and 2 dated JAN. 10, 2023 and JAN. 17, 2023.

JOHN KARELL, JR. P.E.
121 CUSHMAN ROAD
PATERSON, NEW YORK 12563

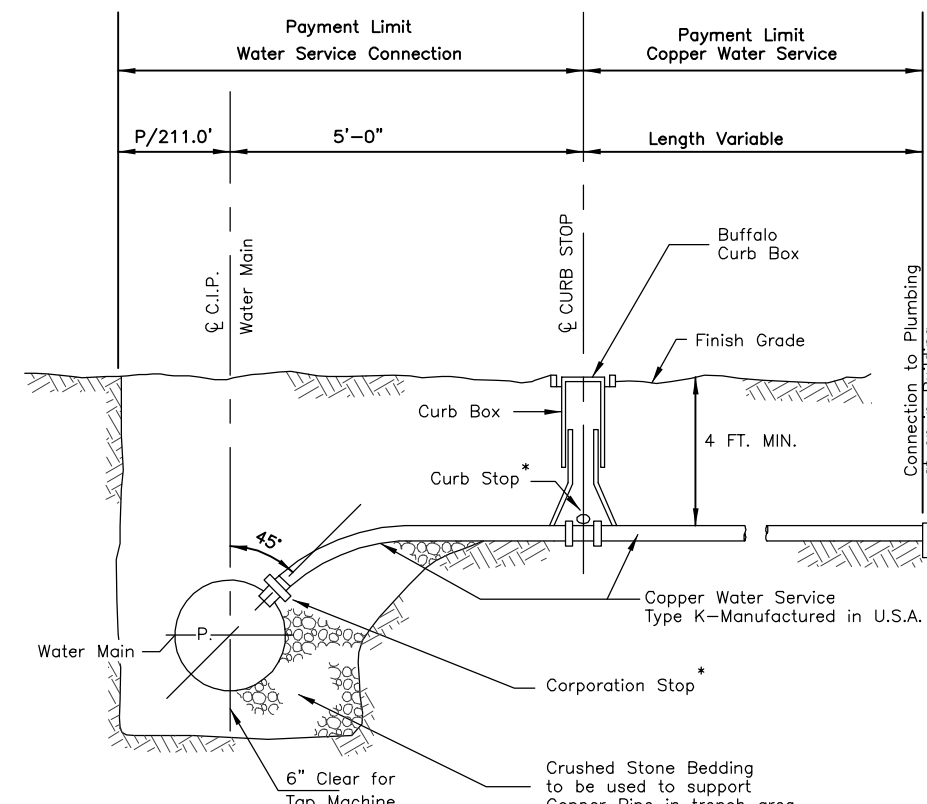
945-878-7694 phone
945-878-4933 fax
jack4911@nyes.com

Project information table with fields for Owner (MJD Construction), Scale (1"=20'), Latest Revision (S-2), Dated (December 27, 2022), Tax Map (13.10-1-33), and Sheet No. (S-2).



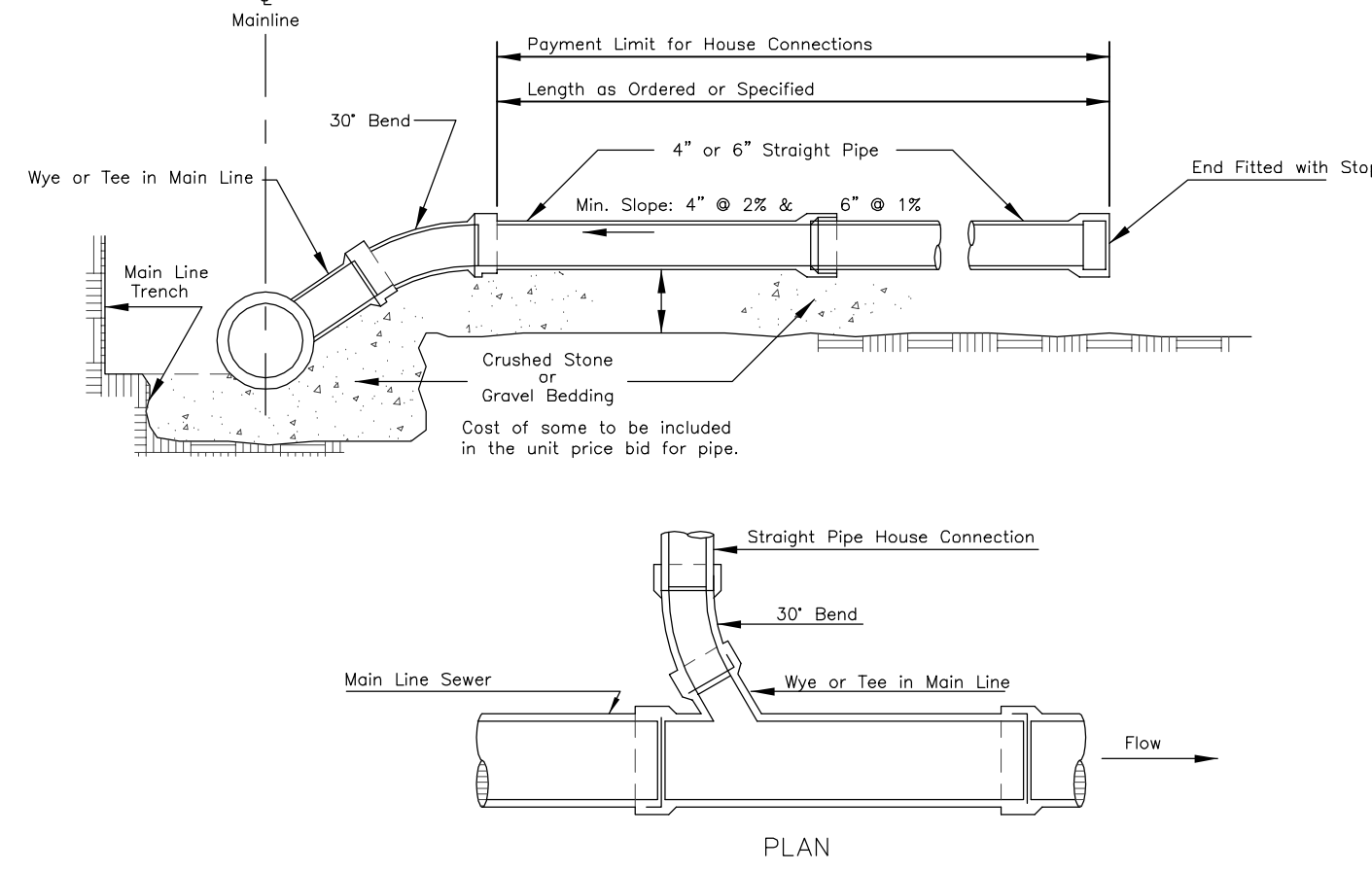


DRIVEWAY DETAIL

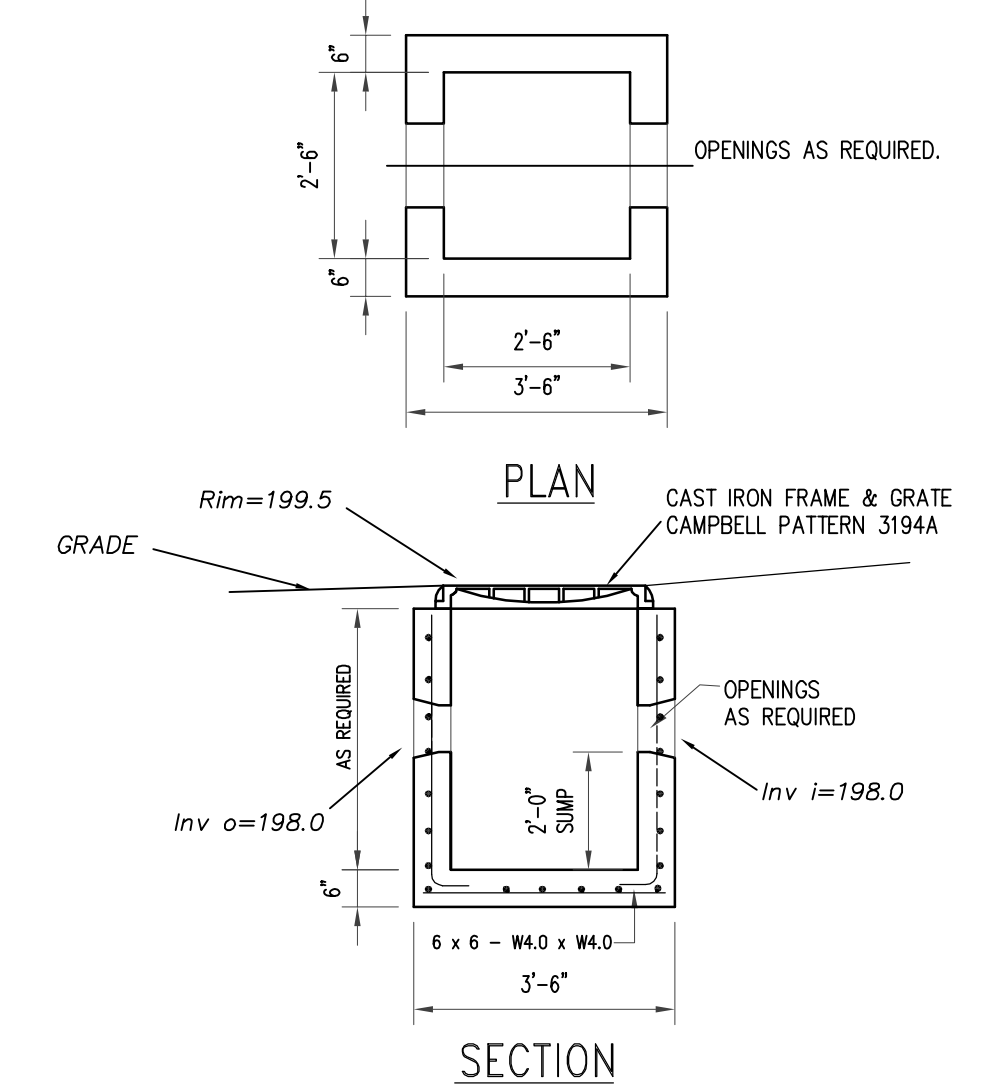


WATER CONNECTION
N.T.S.

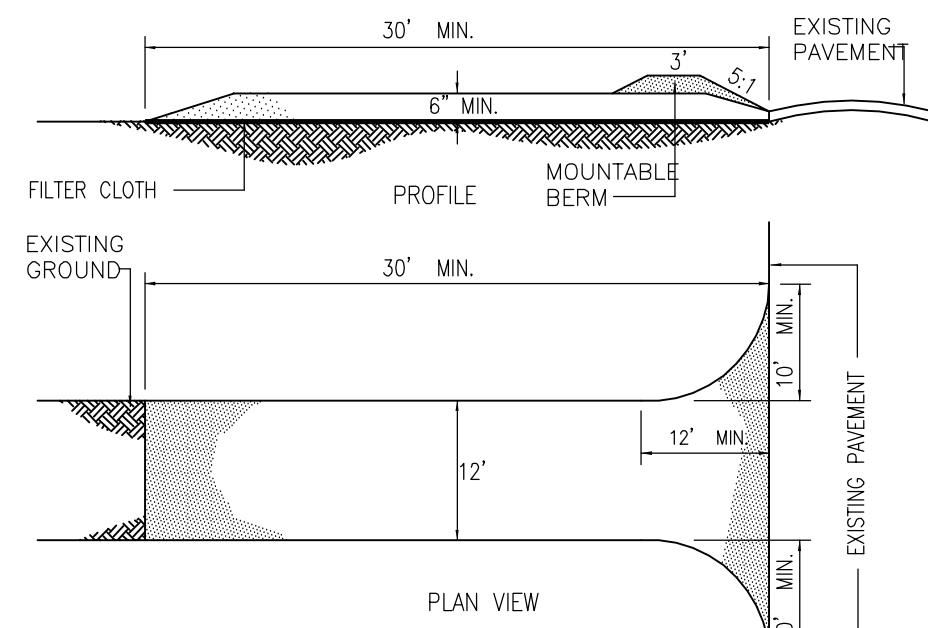
A DOUBLE CHECK VALVE SHALL BE INSTALLED TO PROTECT THE PUBLIC WATER SUPPLY. THIS CHECK VALVE SHALL BE INSTALLED IN THE HOUSE PRIOR TO ANY TAPS.



HOUSE CONNECTION AT GRADE
N.T.S.



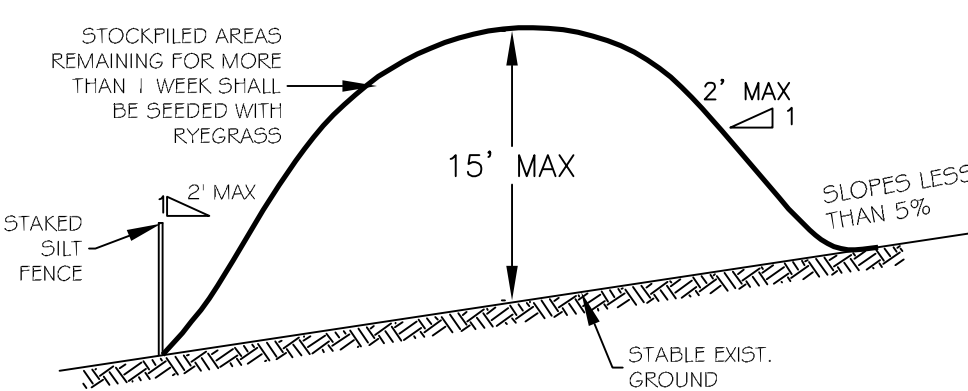
PRETREATMENT YARD DRAIN
SCALE N.T.S.



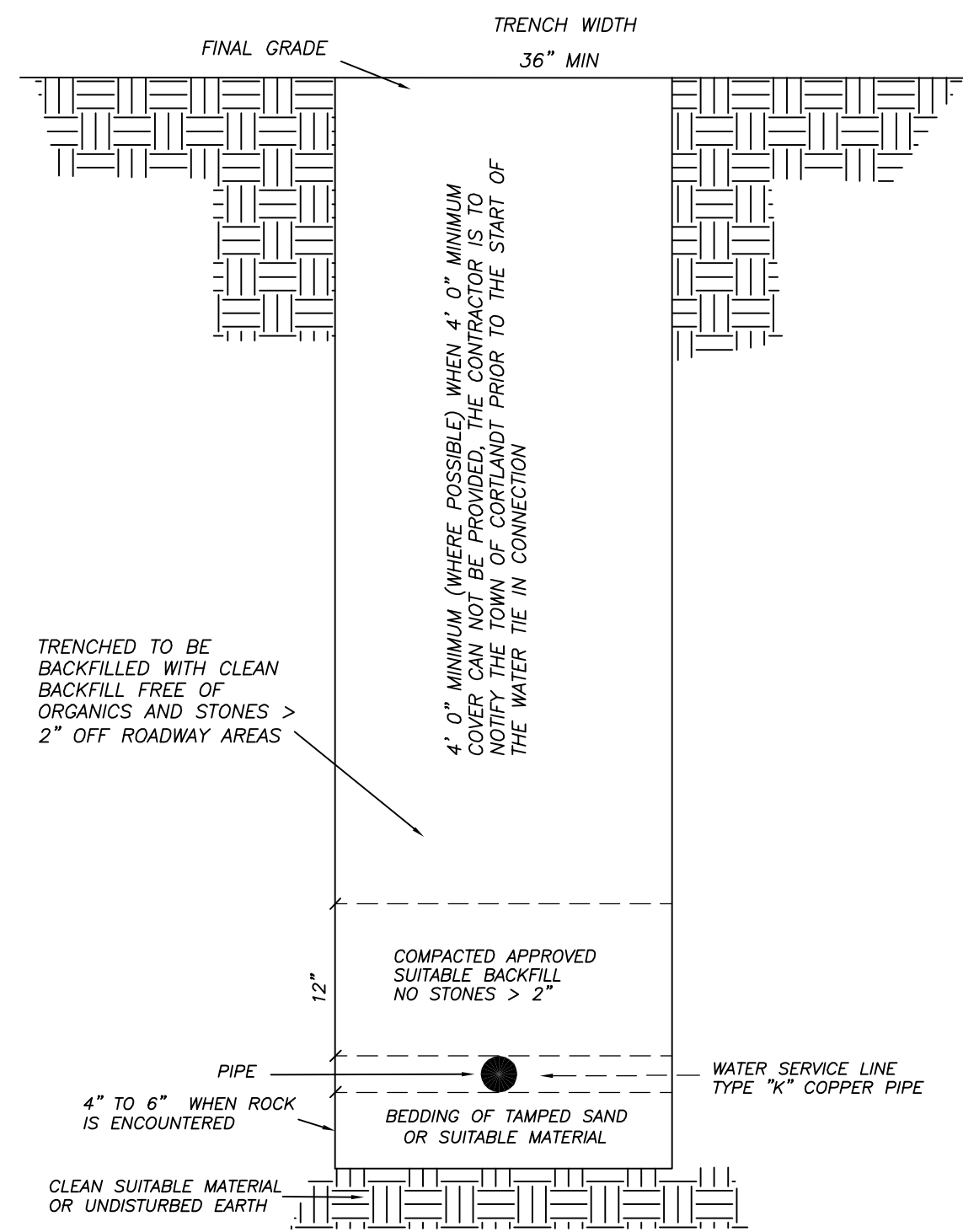
CONSTRUCTION SPECIFICATIONS:

1. STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 30 FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCUR.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. "MIRAFI" 700X, OR APPROVED EQUAL.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



TYPICAL SOIL STOCKPILE DETAIL
N.T.S.



WATER SUPPLY NOTES:
THE CONTRACTOR SHALL CALL IN A "CODE 53" PRIOR TO EXCAVATION FOR THE WATER SERVICE CONNECTION INSTALLATION

NO ROCK IS TO PROJECT WITHIN THE SURFACE OF THE TRENCH AND PIPE SHALL HAVE A MINIMUM CLEARANCE OF 6" TO ALL ROCK. 6" BEDDING OF TAMPED SAND SHALL BE USED IN ALL ROCK CONDITIONS

UNSATURABLE MATERIAL EXCAVATED FROM THE TRENCH SHALL NOT BE ALLOWED AS BACKFILL AND SHALL BE REPLACED BY SUITABLE MATERIAL APPROVED BY THE ENGINEER

SUITABLE MATERIAL SHALL BE AT THE DISCRETION OF THE TOWN OF CORTLANDT

SHEETING AND BRACING ARE REQUIRED FOR ALL TRENCHES EXCEEDING 5' IN DEPTH

PROVIDE TYPE "K" COOPER WATER SERVICE INDIVIDUAL LINE

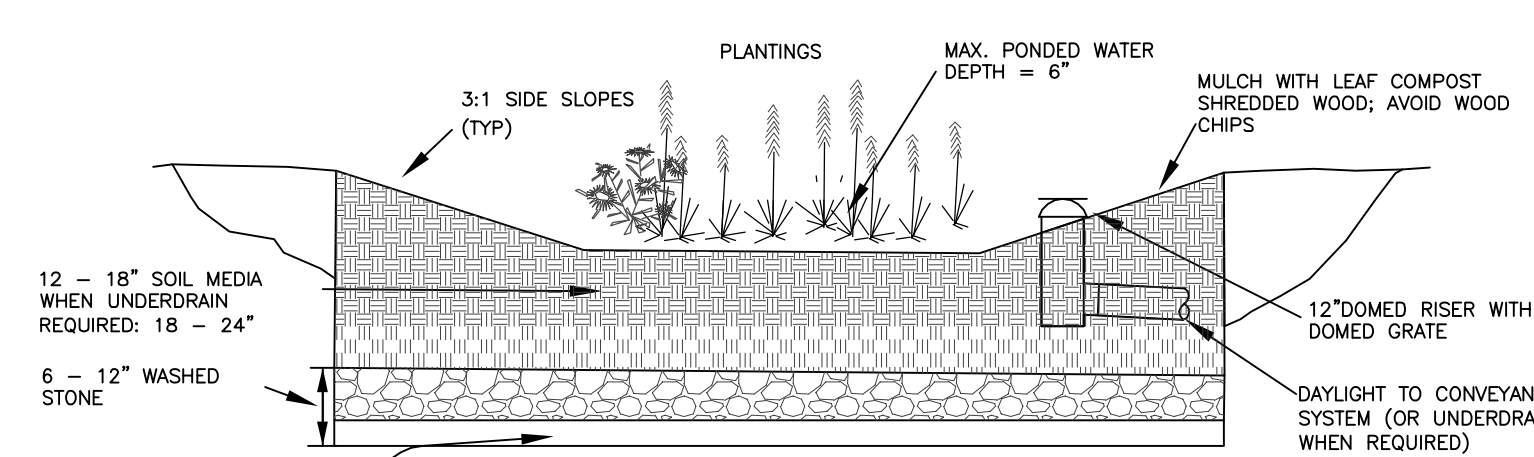
THERE SHALL BE A MINIMUM VERTICAL SEPARATION OF 18" FROM ANY STORM OR SANITARY SEWER PIPE TO ANY WATER SERVICE LINE

ALL VALVES, FITTING, METERS AND APPURTENANCES SHALL CONFORM TO AWWA STANDARD C500-87, WCHD, AND THE TOWN REQUIREMENTS.

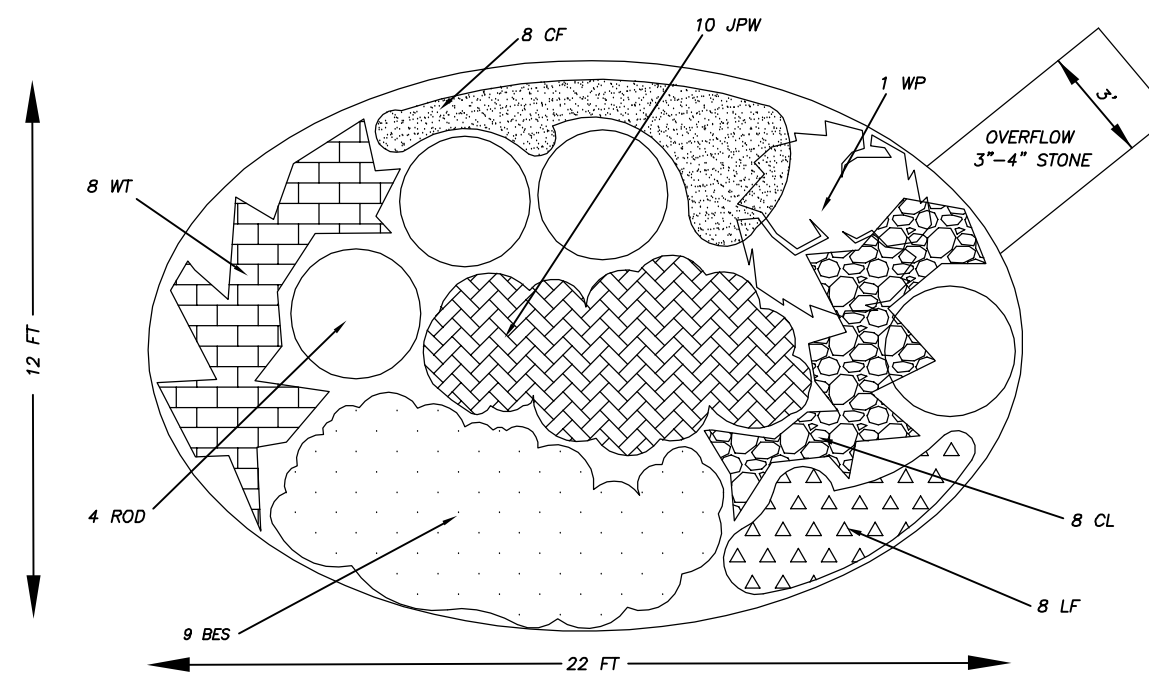
A MINIMUM 4" COVER SHALL BE PROVIDED OVER ALL WATER LINES

THRUST BLOCKS IF ANY, SHALL BE AS DIRECTED BY THE TOWN ENGINEER

WATER SERVICE TRENCH DETAIL
N.T.S.



PROFILE OF TYPICAL RAIN GARDEN
N.T.S.



TYPICAL RAIN GARDEN PLANT LIST

QNTY	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT
4	ROD	CORNUS SERICEA (RED-OSIER DOGWOOD)	2 GAL	CONT.
1	WH	HAMMELUS VIRGINIANA (COMMON WITCHHAZEL)	2'-3" HT.	BBB
8	LF	ATHYRIUM FLUX-FERMINA (LADY FERN)	1 GAL	CONT.
8	WT	DIELIS GLOBOSA (WHITE TURTLEHEAD)	1 GAL	CONT.
10	JPW	EUPATORIUM MACULATUM (ICE-PEE WEEED)	1 GAL	CONT.
8	CF	OSMUNDA CINNAMOMEA (CINNAMON FERN)	1 GAL	CONT.
8	BES	RUBISCOCKIA HIRTA (BLACK-EYED SUSAN)	1 GAL	CONT.
8	CL	VERNONIA NOVEBORACENSIS (COMMON IRONWEED)	1 GAL	CONT.

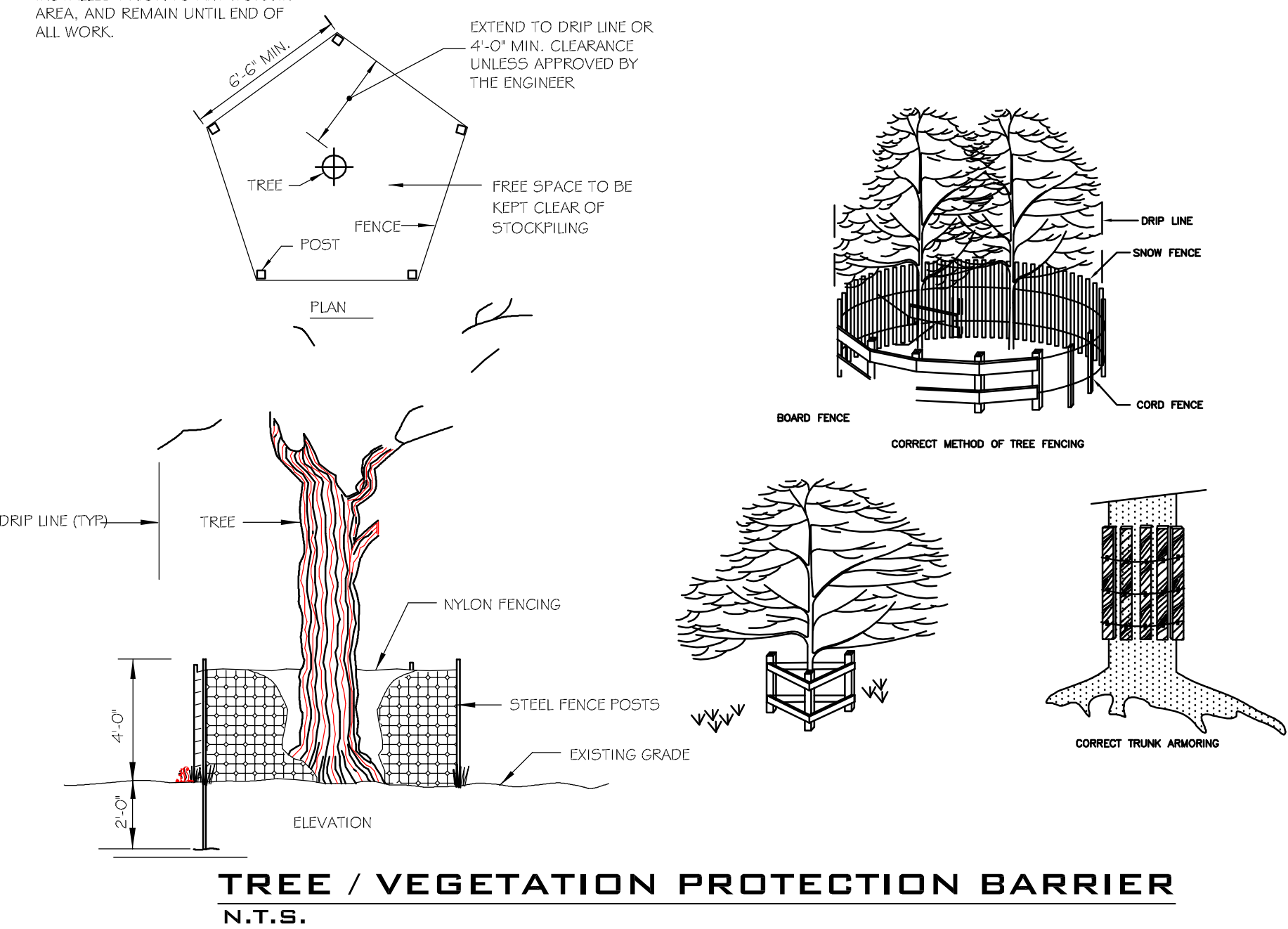
RAIN GARDEN MAINTENANCE

WEEDING MUST BE PERFORMED FOR THE FIRST FEW YEARS. REMOVE WEEDS, INCLUDING THE ROOTS BY HAND. AFTER EACH GROWING SEASON THE STEMS AND SEEDHEADS CAN BE LEFT FOR WINTER INTEREST. MULCHES COVER AND BIRD FOOD. IN THE SPRING CUT ALL TATTERED PLANTS BACK. HAND CUT THE LARGEST PLANTS. USE A STRING TRIMMER TO MOW THE PLANTING BACK TO A HEIGHT OF SIX OR EIGHT INCHES. DEAD PLANT MATERIAL CAN BE REMOVED WITH A STRING TRIMMER OR WEED WHACKER AND COMPOSTED OR DISPOSED OF AS APPROPRIATE.

INVASIVE SPECIES OF PLANTS SUCH AS BITTERSWEET VINE, MULTIFLORA ROSE, HONESUCKLE AND JAPANESE BARBERY. THESE PLANTS SHOULD BE REMOVED BY VINE SEVERING, MOWING OR USE OF HERBICIDES, (ROUNDUP) WHERE APPROPRIATE AND ACCORDING TO LABEL REQUIREMENTS.

NOTE:

THE TREE PROTECTION SHOULD BE INSTALLED PRIOR TO ANY WORK IN AREA, AND REMAIN UNTIL END OF ALL WORK.



TREE / VEGETATION PROTECTION BARRIER
N.T.S.

THERE ARE NO WATERCOURSES, PONDS, LAKES AND WETLANDS WITHIN 200 FEET OF THE PROPERTY LINE EXCEPT AS SHOWN ON THESE PLANS

THERE ARE NO EXISTING OR PROPOSED WELLS OR SEPTIC SYSTEMS WITHIN 200 FEET OF THE PROPERTY LINES EXCEPT AS SHOWN ON THESE PLANS.

ALTERATION OF THIS DRAWING EXCEPT BY A LICENSED P.E. OR ARCHITECT OR LICENSED LAND SURVEYOR IS ILLEGAL. ANY ALTERATION BY A P.E. OR ARCHITECT OR SURVEYOR MUST BE INDICATED AND BEAR HIS SEAL SIGNATURE AND DATE OF ALTERATION.

<p>2 JAN. 17, 2023 BULK TABLE REVISED</p> <p>1 JAN. 10, 2023 BULK TABLE & TREE TAGS REVISED</p>		
<p>JOHN KARELL, JR. P.E.</p> <p>121 CUSHMAN ROAD PATTERSON, NEW YORK 12563</p>		
OWNER:	SCALE:	LATEST REVISION:
MJD CONSTRUCTION 47 EAST HILL ROAD CORTLANDT (T)	1" = 40'	SHEET No.
DETAILS	DATED: DECEMBER 27, 2022	D-1
	TAX MAP: 13.10-1-33	



845-878-7894 phone
845-878-8039 fax
jok4811@yahoo.com