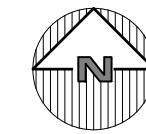


LOCATION MAP
NOT TO SCALE

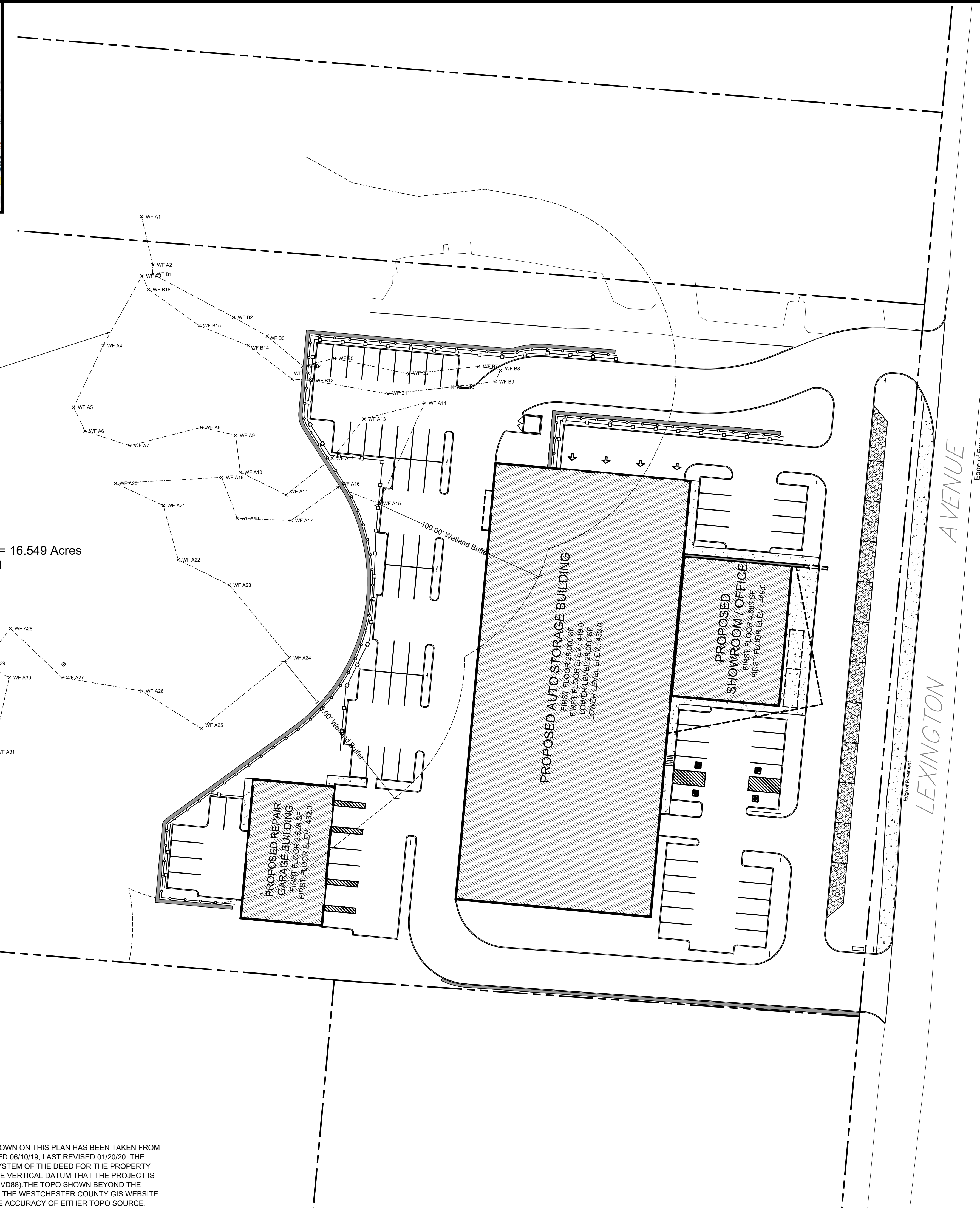


Tax Lot 2
Total Area = 720,911.00 Sq.Ft. = 16.549 Acres
As Per Deed

E:\2018\18-54 JACK AHEARN - LEXINGTON AVENUE\ENGINEERING\CADD\18-54 JACK AHEARN - LEXINGTON AVENUE\18-54 JACK AHEARN SITE PLAN-18-20.DWG, 1/16/2017 3:18:52 PM

NOTE:
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SITE DATA:

OWNER / DEVELOPER: JACK AHEARN
20 PARK ROAD
BRIARCLIFF MANOR, NY, 10510
PROJECT LOCATION: 3451 LEXINGTON AVE
CORTLANDT, NEW YORK, 10547
EXISTING TOWN ZONING: HC, HIGHWAY COMMERCIAL
PROPOSED USE: AUTO STORAGE
TOWN TAX MAP DATA: SECTION 13.19, BLOCK 2, LOT 2
SITE AREA: 16.55 ACRES (720,911 SF)
SEWAGE FACILITIES: ONSITE SSITS
WATER FACILITIES: PUBLIC WATER FACILITIES

ZONING DISTRICT: HC - Highway Commercial			
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:			
MINIMUM LOT AREA:	20,000 SF.	720,911 SF.	NONE
MINIMUM LOT WIDTH:	100 FT.	407.4 FT.	NONE
MINIMUM YARD DIMENSIONS:			
PRINCIPAL BUILDING:			
FRONT YARD SETBACK:	30 FT.	37.5 FT.	NONE
REAR YARD SETBACK:	30 FT.	706.6 FT.	NONE
SIDE YARD SETBACK:	30 FT.	48.2 FT.	NONE
ACCESSORY BUILDINGS:			
FRONT YARD SETBACK:	30 FT.	267.9	NONE
REAR YARD SETBACK:	30 FT.	644.9 FT.	NONE
SIDE YARD SETBACK:	30 FT.	62.2 FT.	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:			
PRINCIPAL BUILDING COVERAGE:	20% OF LOT AREA 144,182.20 SF	4.9 % OF LOT AREA 34,880 SF	NONE
MAXIMUM HEIGHT:			
PRINCIPAL BUILDING - FEET:	35 FEET	34.51 FEET	NONE
PRINCIPAL BUILDING - STORIES:	2 1/2	2 1/2	NONE
ACCESSORY BUILDING - FEET:			NONE
ACCESSORY BUILDING - STORIES:			NONE

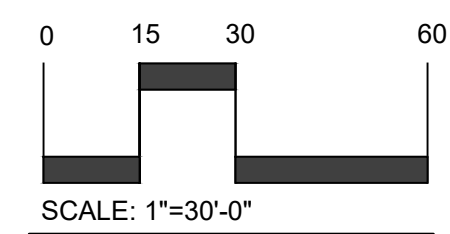
PARKING SCHEDULE

CAR STORAGE BUILDING:	1 SPACES PER 1000 SF OF BUILDING @56,000 = 56 SPACES
ACCESSORY STORAGE/ AUTO REPAIR BUILDING:	1 SPACES PER 1000 SF OF BUILDING @ 1880 = 2 SPACES 1 SPACES PER 150 SF OF BUILDING @ 1880 = 13 SPACES
SHOWROOM BUILDING:	1 PER 400 SF OF HABITABLE GROUND FLOOR SPACE @ 9,760 = 24 SPACES
TOTAL REQUIRED PARKING:	95 SPACES
TOTAL PROVIDED PARKING:	82 STANDARD 6 HANDICAP
TOTAL PROVIDED PARKING:	88 SPACES
PARKING VARIANCE REQUIRED:	0 SPACES

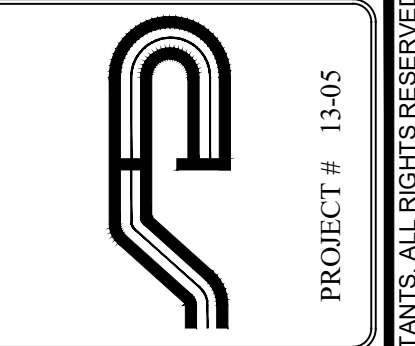
NOTE:
THE SITE IS LOCATED IN A FEMA ZONE X DESIGNATED AS BEING OUTSIDE OF 0.2% CHANCE FLOOD PLAIN

TOWN NOTES:

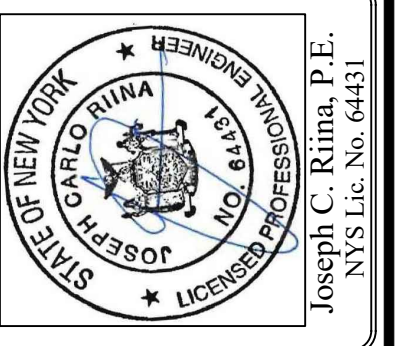
- PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, ALL TOWN AND NYSDEC WETLANDS SHALL BE RE-FLAGGED AND SURVEYED. THE WETLAND BOUNDARIES SHALL BE INCLUDED IN THE STAKE OUT LIMIT SKETCH.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL OBTAIN COVERAGE UNDER THE NYSDEC SPDES GENERAL PERMIT FOR CONSTRUCTION ACTIVITY.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AN OWNER OR OPERATOR SHALL HAVE EACH CONTRACTOR AND SUBCONTRACTOR, THAT HAS BEEN IDENTIFIED AS BEING RESPONSIBLE FOR IMPLEMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), IDENTIFY AT LEAST ONE EMPLOYEE FROM THEIR COMPANY (TRAINED CONTRACTOR) THAT HAS RECEIVED 4 HOURS OF ENDORSED E&SC TRAINING. THE TRAINED CONTRACTOR MUST BE ON SITE ON A DAILY BASIS WHEN SOIL DISTURBANCE ACTIVITIES ARE BEING PERFORMED AND WILL BE RESPONSIBLE FOR IMPLEMENTATION OF THE PRACTICES INCLUDED IN THE SWPPP.
- AN OWNER OR OPERATOR OF A REGULATED CONSTRUCTION PROJECT, WITH SOME EXCEPTIONS, SHALL HAVE A QUALIFIED INSPECTOR CONDUCT SPECIFIC SITE INSPECTIONS. CERTAIN QUALIFIED INSPECTORS WHO WORK ON THESE SITES (I.E. INDIVIDUALS WORKING UNDER DIRECT SUPERVISION OF, AND AT THE SAME COMPANY AS, A LICENSED PROFESSIONAL ENGINEER OR REGISTERED LANDSCAPE ARCHITECT OF NYS) ARE REQUIRED TO COMPLETE 4 HOURS OF E&SC TRAINING UNDER THE GENERAL PERMIT.
- A ROAD OPENING PERMIT FILED WITH THE TOWN'S DEPARTMENT OF ENVIRONMENTAL SERVICES IS REQUIRED FOR ANY WORK WITHIN THE TOWN RIGHT-OF-WAY. CONTACT DES AT 914-737-0100.
- A WATER AND SEWER SERVICE PERMITS SHALL BE FILED WITH THE TOWN'S DEPARTMENT OF ENVIRONMENTAL SERVICES AS SHOWN ON THE APPROVED PLANS PRIOR TO THE RELEASE OF ANY BUILDING PERMIT.
- NO RECYCLED MATERIAL SHALL BE BROUGHT TO THE SITE WITHOUT PRIOR TOWN OF CORTLANDT WRITTEN ACKNOWLEDGEMENT. ALL RECYCLED MATERIAL MUST BE COMPLIANT WITH THE NYSDEC'S BENEFICIAL USE DETERMINATION AND BE UNCONTAMINATED.
- FILL MATERIAL PROPOSED TO BE IMPORTED AS PART OF THIS PROJECT SHALL MEET THE MATERIALS TESTING PROTOCOLS OF THE TOWN OF CORTLANDT AND NYSDEC AS MEET THE CRITERIA OF UNRESTRICTED FILL.
- CONCRETE AND OTHER WASTE MATERIAL SHALL NOT BE LEFT ON SITE. ALL MATERIALS SHALL BE DISPOSED OF IN A LAWFUL MANNER.
- PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE APPLICANT'S ENGINEER SHALL SUBMIT HYDROLOGIC AND HYDRAULIC CALCULATIONS AND SHALL CERTIFY THAT ALL STORM WATER INFRASTRUCTURE IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED PLANS AND THAT NO IMPACT TO ADJACENT OR ADJOINING LANDOWNERS OCCURRED.
- THE APPLICANT IS AWARE THAT THE ENTIRE SITE MUST BE 100% STABILIZED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY/COMPLIANCE. DISTURBED AREAS SHALL BE RESTORED AND STABILIZED APPROPRIATELY IN A TIMELY MANNER. A NOTICE OF TERMINATION SHALL BE FILED WITH THE NYSDEC PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY/COMPLIANCE, THE DESIGNER OF RECORD SHALL PROVIDE A SIGNED AND SEALED LETTER ADDRESSED TO "WHOM IT MAY CONCERN," STATING THAT THERE IS NO ADVERSE IMPACT TO ADJACENT OR ADJOINING
- THE TOWN SHALL NOT PROVIDE PICKUP FOR TRASH ENCLOSURE AT THIS LOCATION.



SCALE: 1"=30'-0"
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Revisions:	No.	Date	Comments
	1	4/14/20	Town Comments
	2	8/12/20	Update Wetlands
	3	9/22/20	Wetland Mitigation

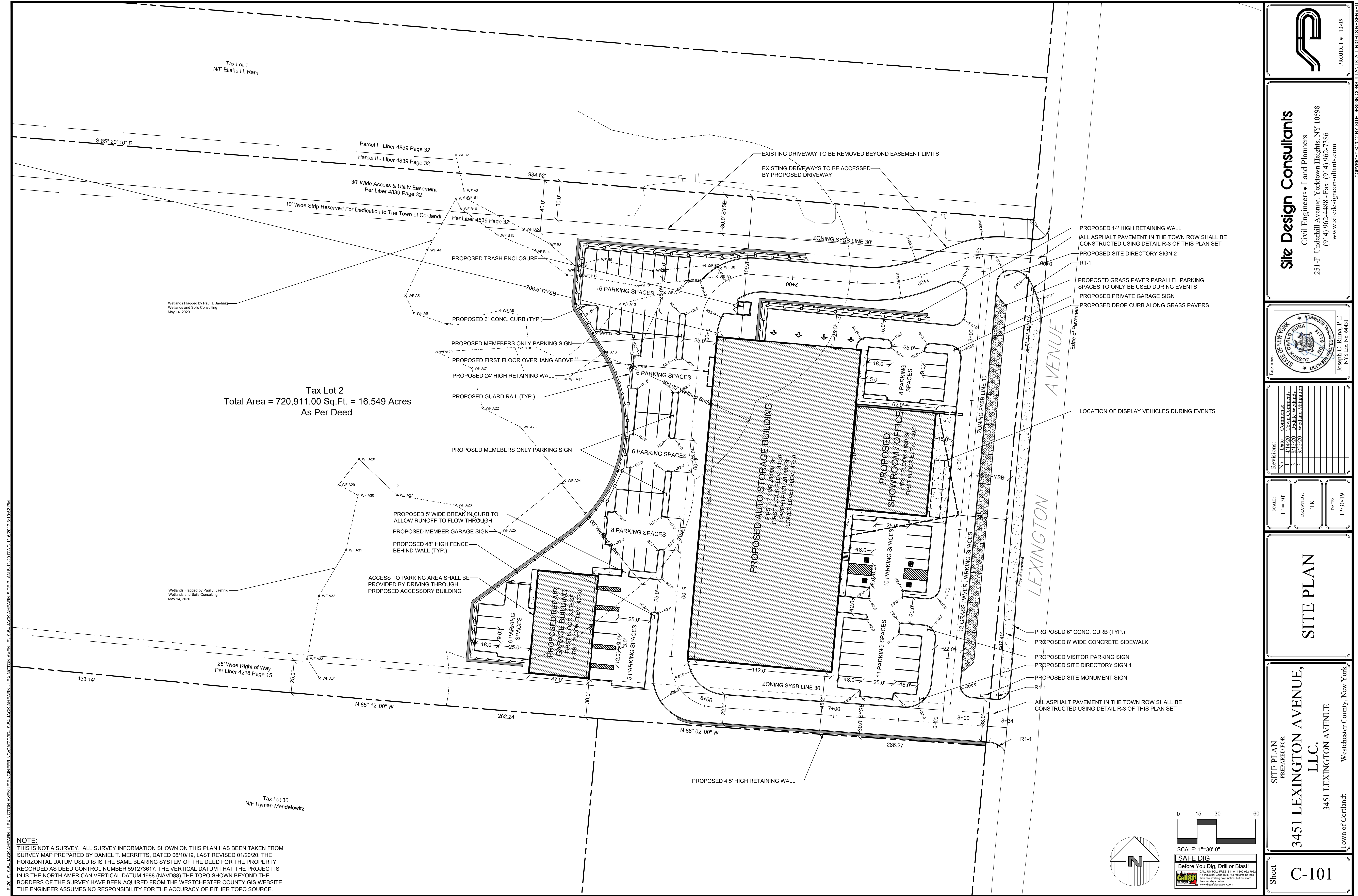
SCALE: 1" = 30'
DRAWN BY: TK
DATE: 12/30/19

TITLE SHEET

SITE PLAN PREPARED FOR
3451 LEXINGTON AVENUE, LLC.
3451 LEXINGTON AVENUE
Town of Cortlandt, Westchester County, New York

Sheet **T-1**

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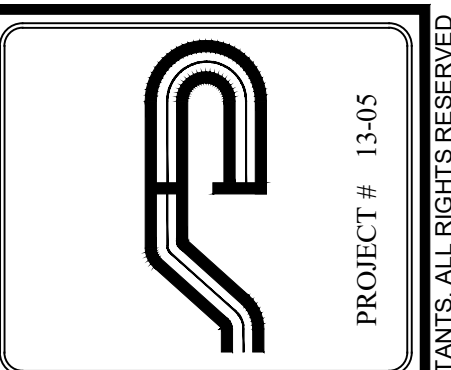


Tax Lot 2
Total Area = 720,911.00 Sq.Ft. = 16.549 Acres
As Per Deed

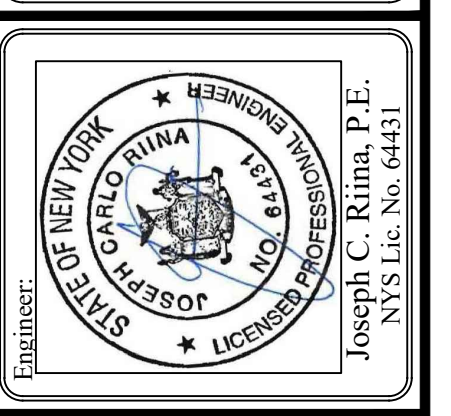
FILED 12/15/20 AT 10:15 AM BY JACK AHEARN, ENGINEER, 154 LEXINGTON AVENUE, NEW YORK, NY 10017

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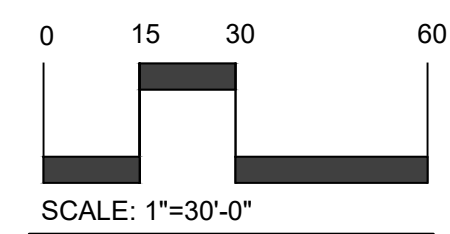
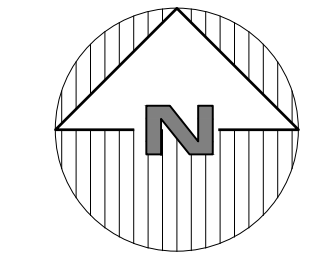
Revisions:	No.	Date	Comments
	1	4/14/20	Town Comments
	2	8/12/20	Update Wetlands
	3	9/22/20	Wetland Mitigation

SCALE: 1" = 30'
DRAWN BY: TK
DATE: 12/30/19

SITE PLAN

SITE PLAN PREPARED FOR
3451 LEXINGTON AVENUE, LLC.
3451 LEXINGTON AVENUE
Town of Cortlandt, Westchester County, New York

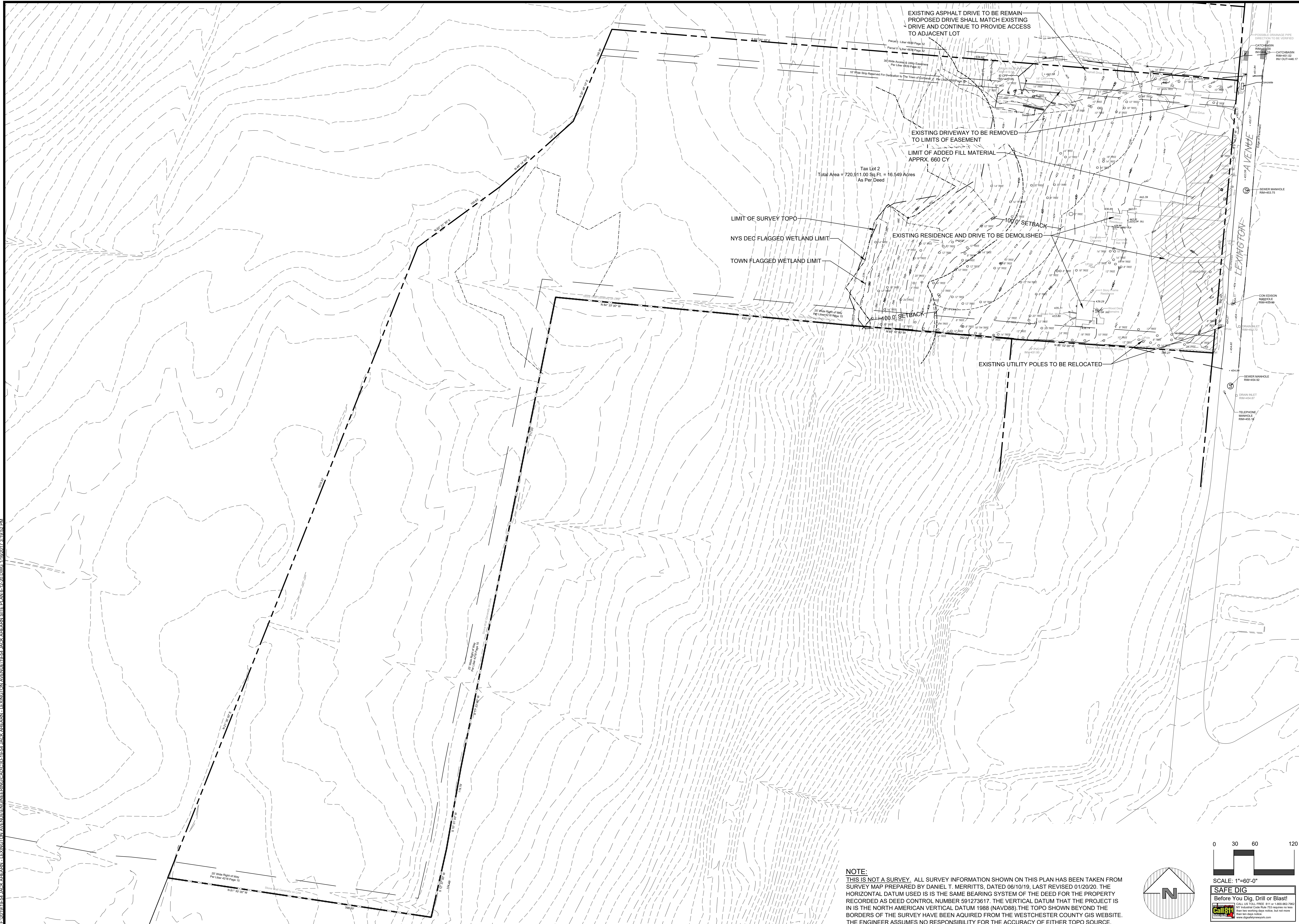
Sheet **C-101**



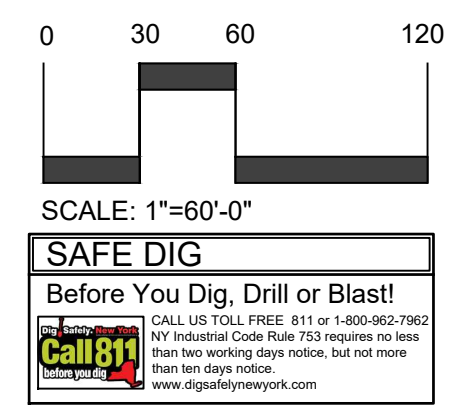
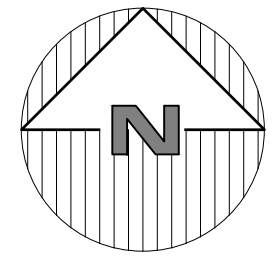
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E:\2019\19-54 JACK AHEARN LEXINGTON AVENUE\ENGINEERING\CADD\19-54 JACK AHEARN LEXINGTON AVENUE SITE PLAN 6-12-20.DWG, 11/19/2017 2:18:52 PM



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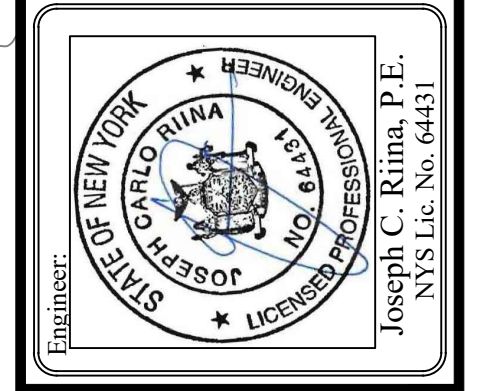
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C-102

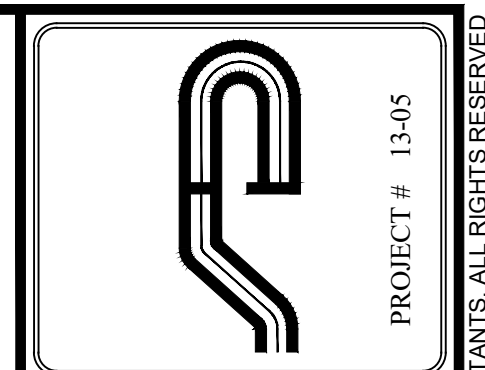
SITE PLAN
PREPARED FOR
**3451 LEXINGTON AVENUE,
LLC.**
3451 LEXINGTON AVENUE
Town of Cortlandt Westchester County, New York

SCALE: 1" = 60'
DRAWN BY: TK
DATE: 12/30/19

Revisions:	No.	Date	Comments
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	3	9/22/20	Wetland Mitigation



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E:\2019\19-54 JACK AHEARN - LEXINGTON AVENUE\19-54 JACK AHEARN SITE PLAN\19-54.DWG, 11/19/2017 3:18:52 PM

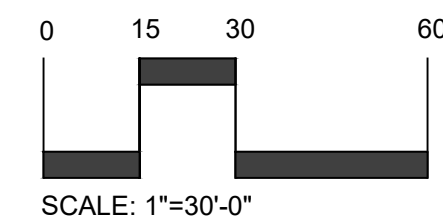
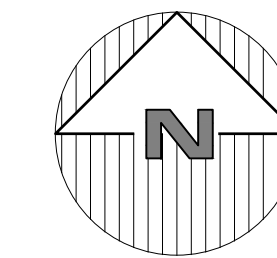
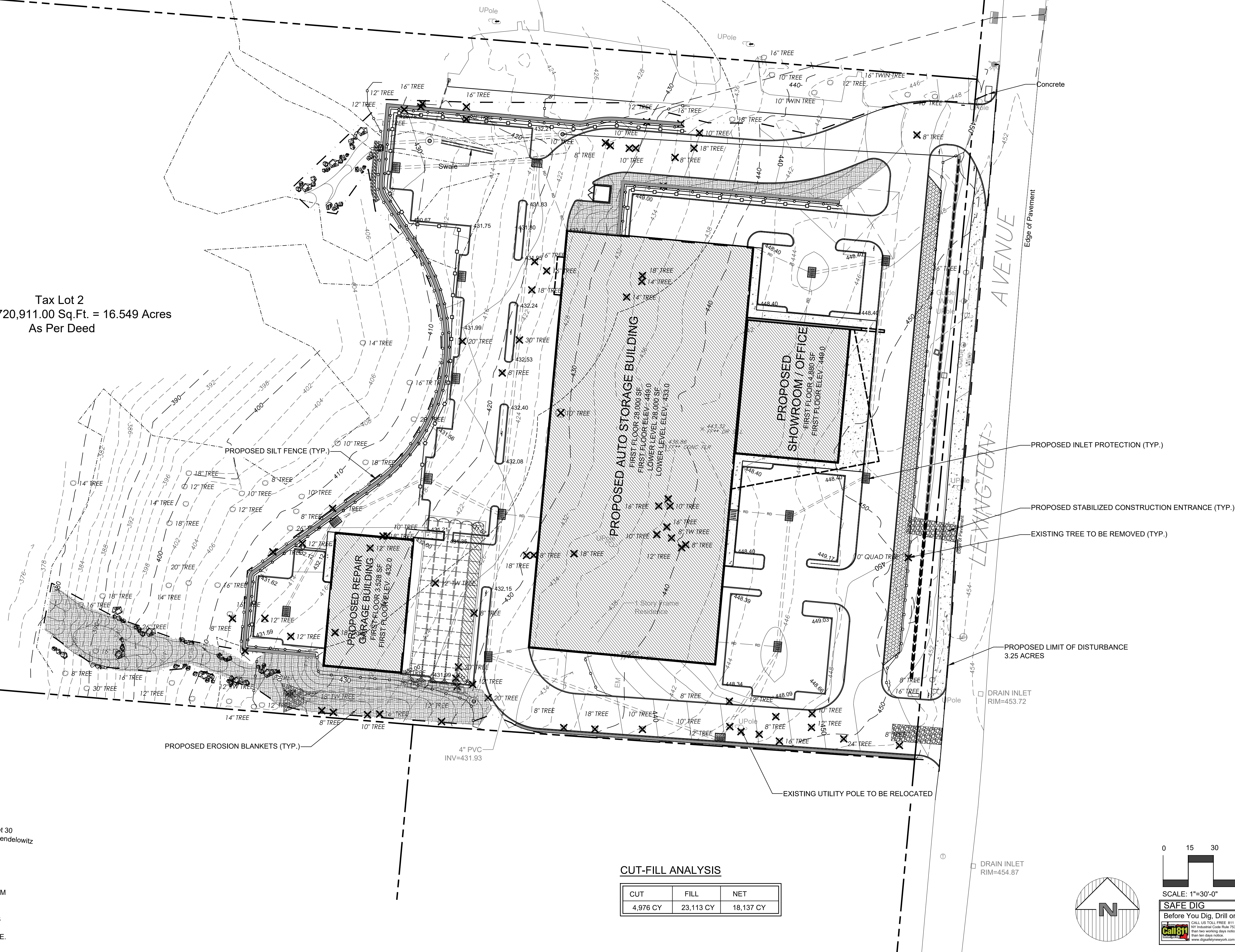
Tax Lot 1
N/F Eilahu H. Ram

Tax Lot 2
Total Area = 720,911.00 Sq.Ft. = 16.549 Acres
As Per Deed

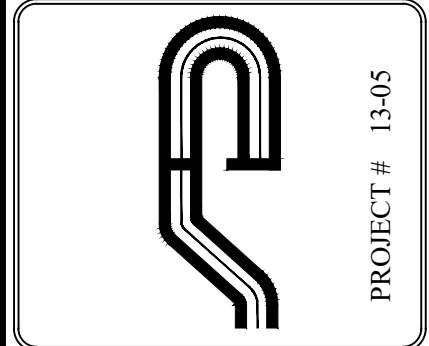
Tax Lot 30
N/F Hyman Mendelowitz

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Engineer:
Joseph C. Rima, P.E.
NYS Lic. No. 64431

Revisions:	No.	Date	Comments
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	2	8/12/20	Update Wetlands
	3	9/22/20	Wetland Mitigation

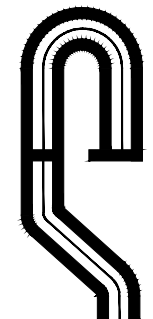
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DRAWN BY: TK
DATE: 12/30/19

E&S PLAN

SITE PLAN
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3451 LEXINGTON AVENUE, LLC.
3451 LEXINGTON AVENUE
Town of Cortlandt Westchester County, New York

Sheet **C-103**

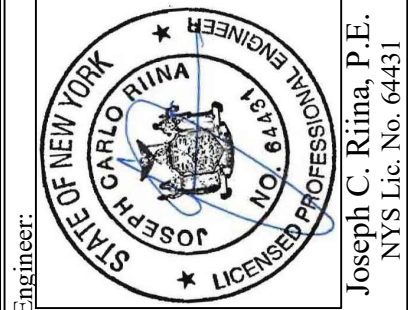
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SCALE:	1" = 30'
DRAWN BY:	TK
DATE:	12/30/19

IMPROVEMENT PLAN

SITE PLAN PREPARED FOR
3451 LEXINGTON AVENUE, LLC.
3451 LEXINGTON AVENUE
Town of Cortlandt Westchester County, New York

Tax Lot 1
N/F Eilahu H. Ram

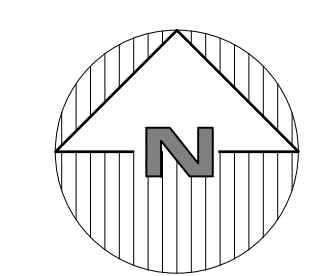
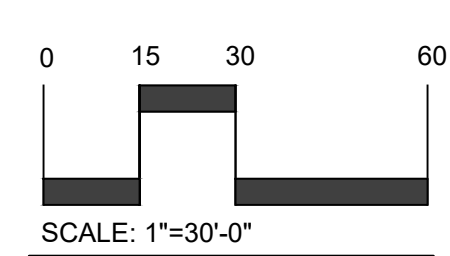
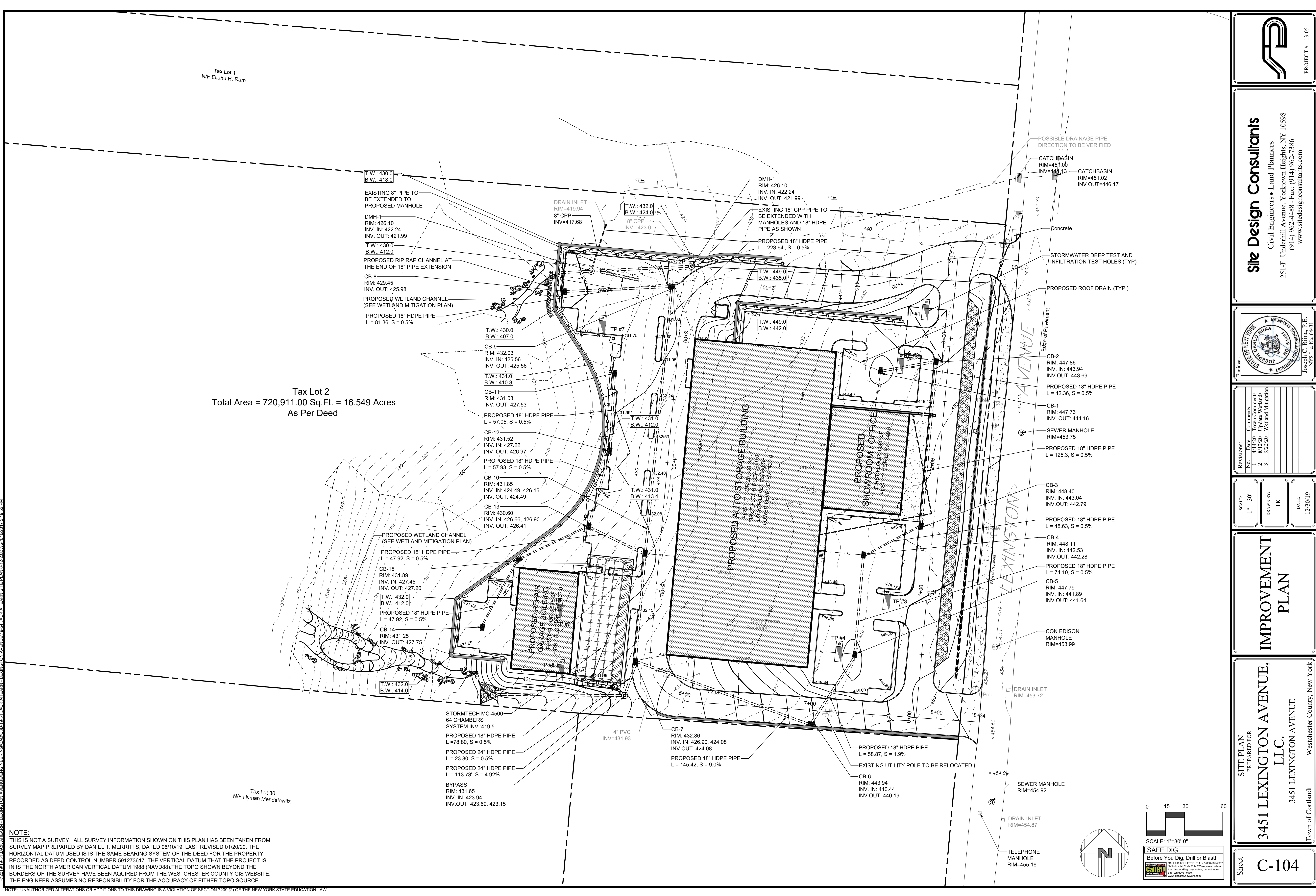
Tax Lot 2
Total Area = 720,911.00 Sq.Ft. = 16.549 Acres
As Per Deed

Tax Lot 30
N/F Hyman Mendelowitz

FILED 12/30/19 5:54 JACK A. HARRIS - LEXINGTON AVENUE 19.54 JACK A. HARRIS - LEXINGTON AVENUE 19.54 JACK A. HARRIS - LEXINGTON AVENUE 19.54

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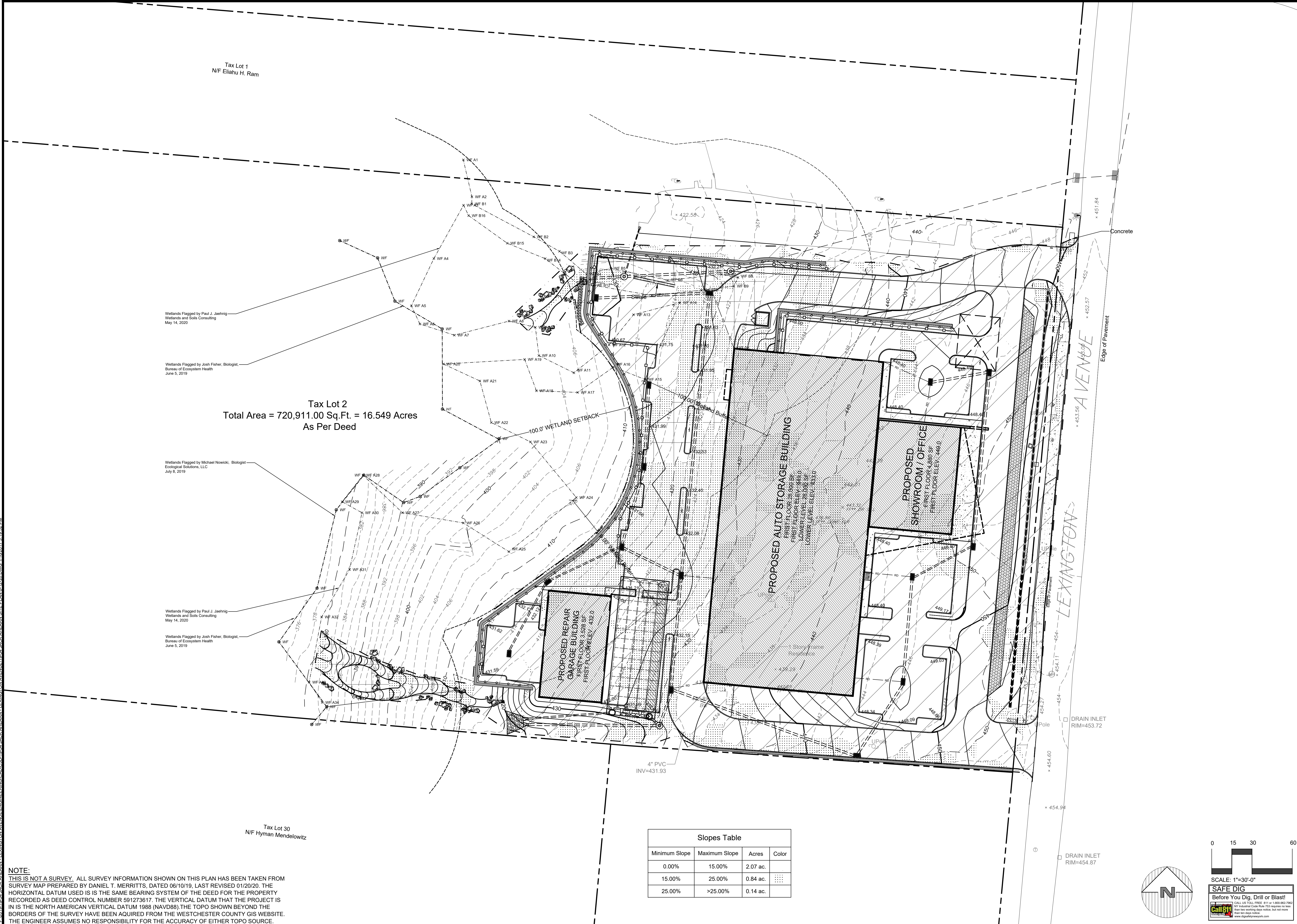
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19.54 JACK AHEARN - LEXINGTON AVENUE ENGINEERING CAD/CD 19.54 JACK AHEARN - LEXINGTON AVENUE SITE PLAN 16.12.20 DWG 11/12/2017 3:18:52 PM



Tax Lot 1
N/F Eilahu H. Ram

Tax Lot 2
Total Area = 720,911.00 Sq.Ft. = 16.549 Acres
As Per Deed

Wetlands Flagged by Paul J. Jaehring
Wetlands and Soils Consulting
May 14, 2020

Wetlands Flagged by Josh Fisher, Biologist
Bureau of Ecosystem Health
June 5, 2019

Wetlands Flagged by Michael Nowicki, Biologist
Ecological Solutions LLC
July 6, 2019

Wetlands Flagged by Paul J. Jaehring
Wetlands and Soils Consulting
May 14, 2020

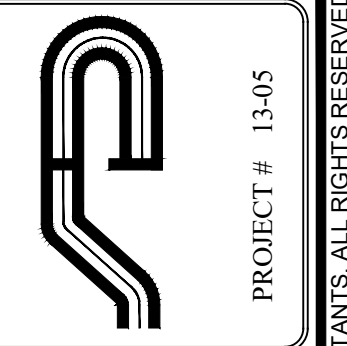
Wetlands Flagged by Josh Fisher, Biologist
Bureau of Ecosystem Health
June 5, 2019

Tax Lot 30
N/F Hyman Mendelowitz

Slopes Table			
Minimum Slope	Maximum Slope	Acres	Color
0.00%	15.00%	2.07 ac.	
15.00%	25.00%	0.84 ac.	
25.00%	>25.00%	0.14 ac.	

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PROJECT # 13-05

Engineer:
Joseph C. Rima, P.E.
NYS Lic. No. 64431

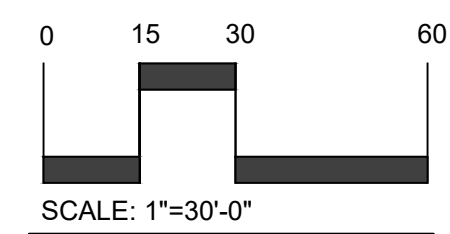
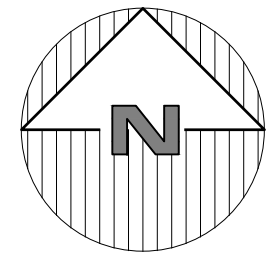
Revisions:	No.	Date	Comments
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	3	9/22/20	Wetland Mitigation

SCALE: 1" = 30'
DRAWN BY: TK
DATE: 12/30/19

STEEP SLOPES MAP

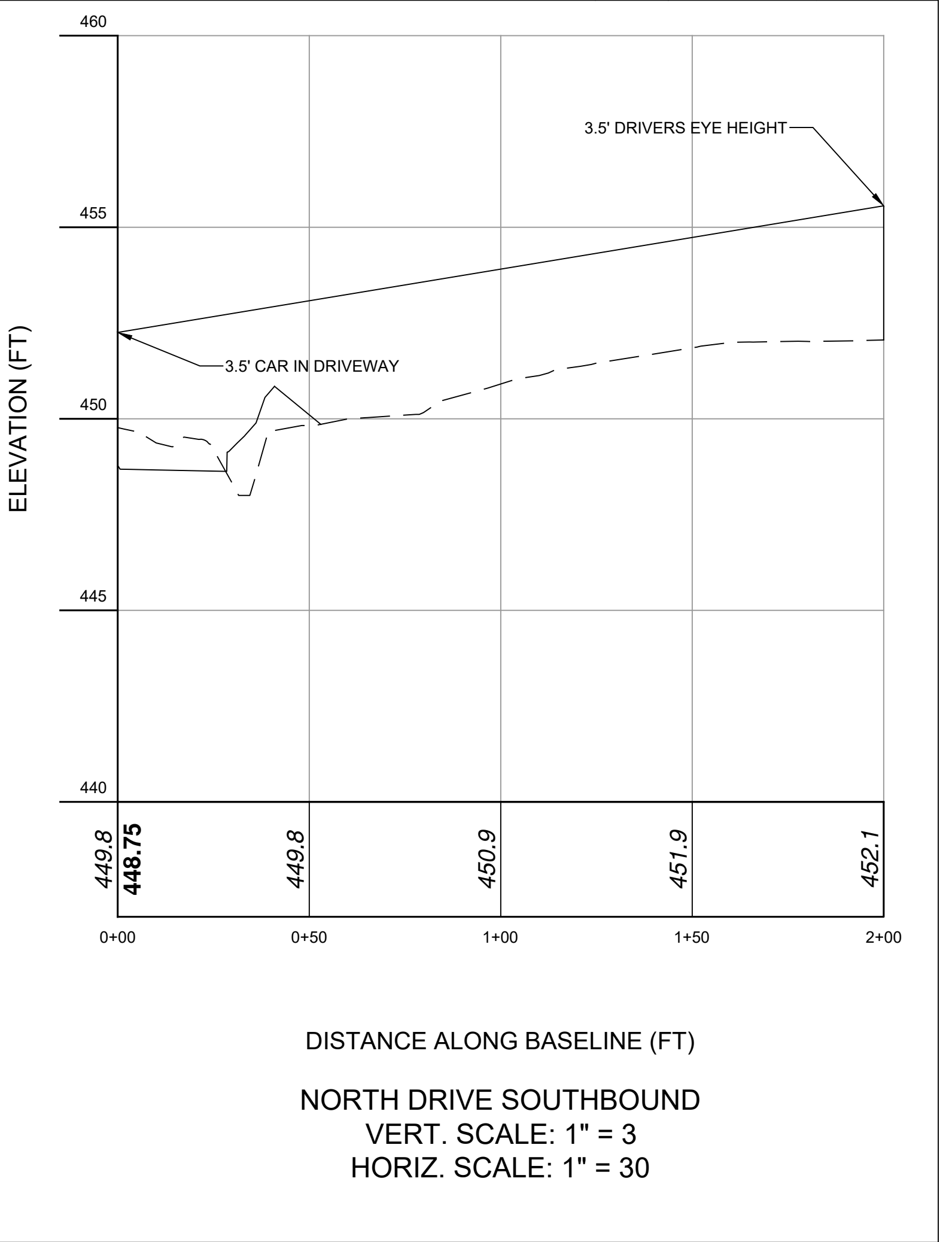
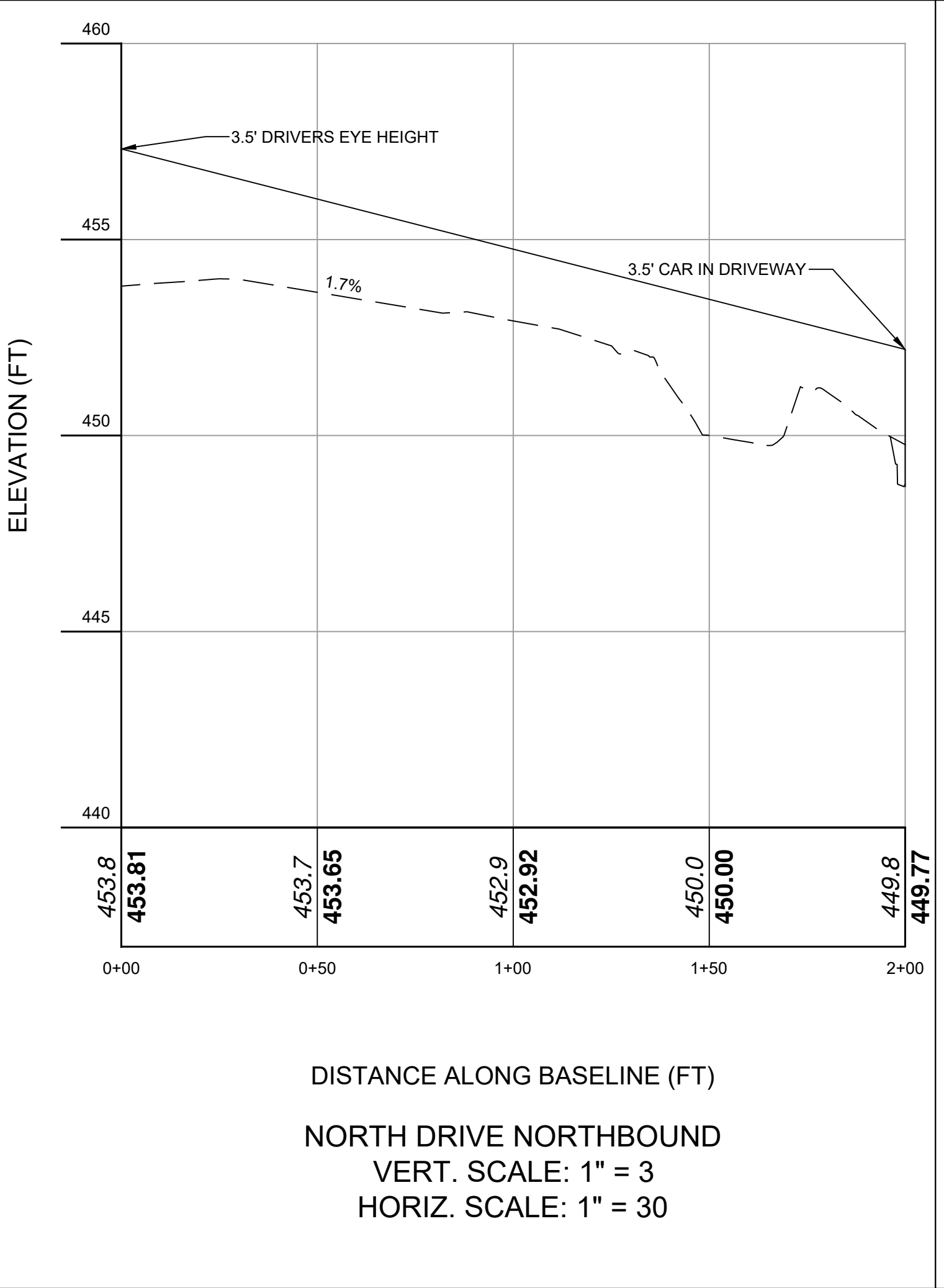
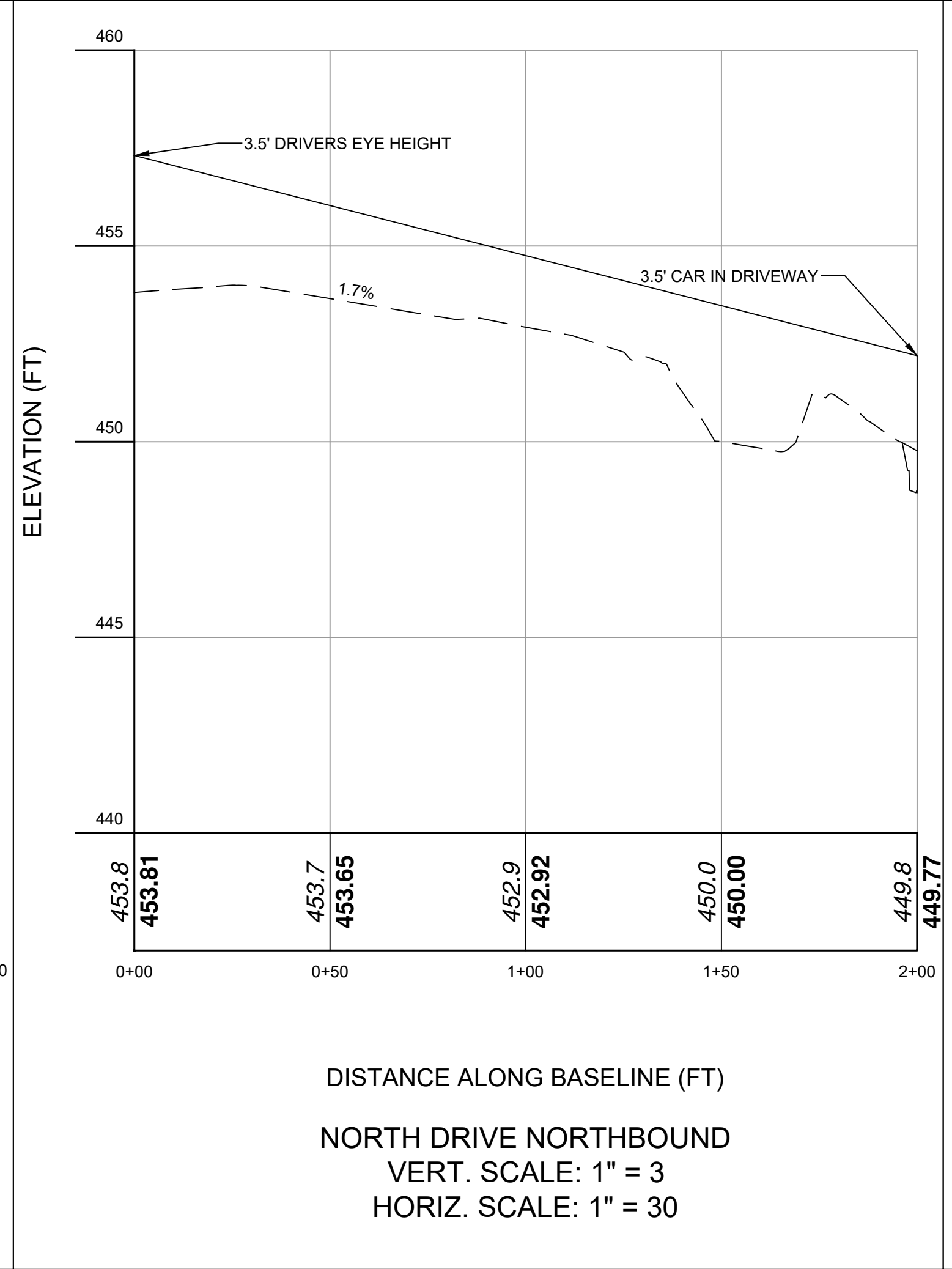
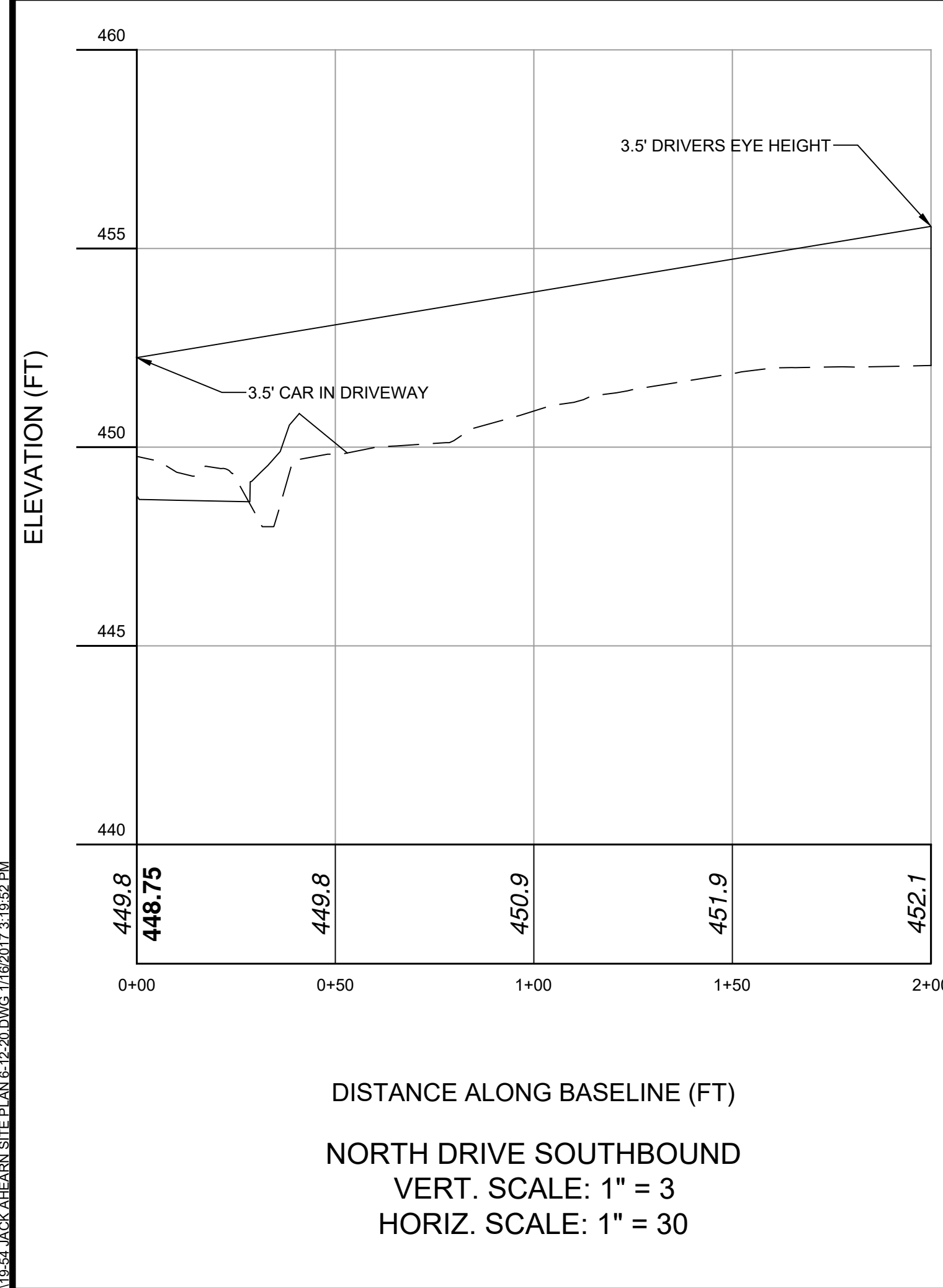
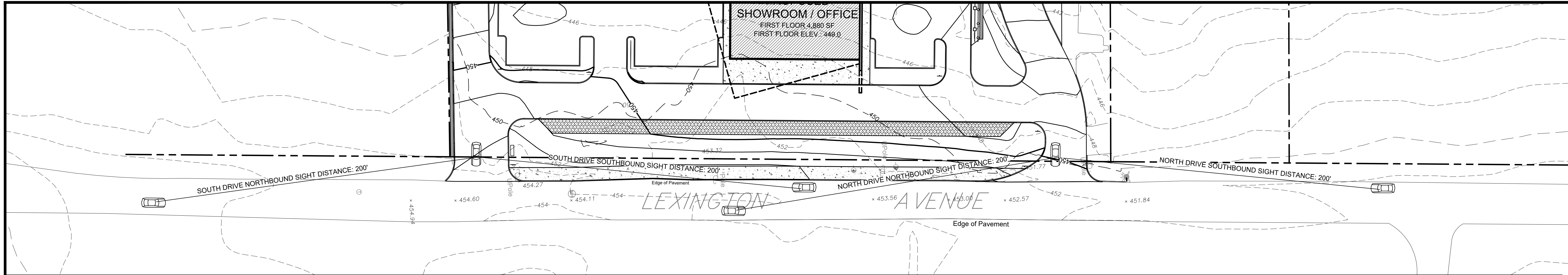
SITE PLAN PREPARED FOR
3451 LEXINGTON AVENUE, LLC.
3451 LEXINGTON AVENUE
Town of Cortlandt Westchester County, New York

Sheet **C-105**



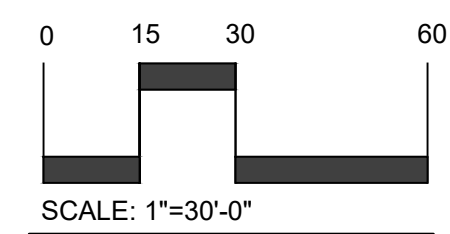
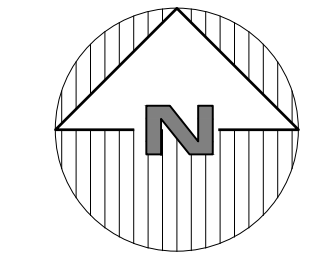
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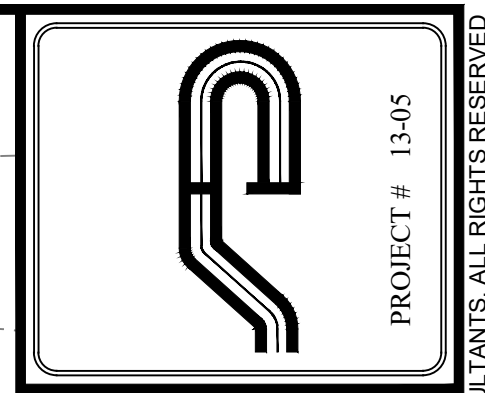


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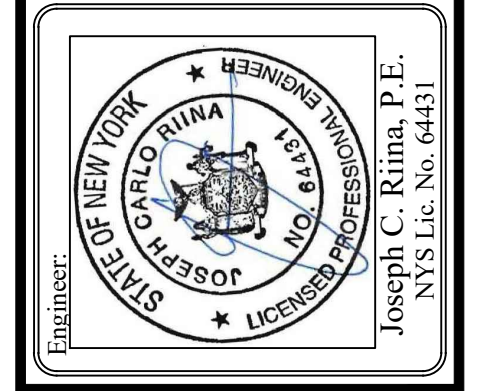
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Revisions:	No.	Date	Comments
	1	4/14/20	Town Comments
	2	8/12/20	Update Wetlands
	3	9/22/20	Wetland Mitigation

SCALE: 1" = 30'
DRAWN BY: TK
DATE: 12/30/19

**SIGHT
DISTANCE
PLAN**

SITE PLAN
PREPARED FOR
3451 LEXINGTON AVENUE, LLC.
3451 LEXINGTON AVENUE
Town of Cortlandt, Westchester County, New York

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19.54 JACK AHEARN - LEXINGTON AVENUE ENGINEERING CAD/CID 19.54 JACK AHEARN - LEXINGTON AVENUE SITE PLAN 18.12.20 DWG 4/16/2017 3:18:52 PM

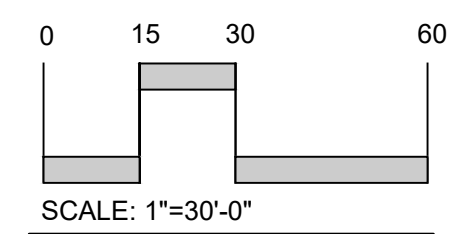
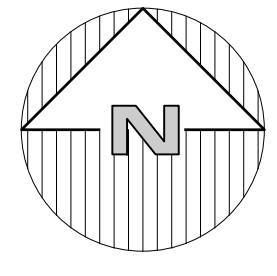
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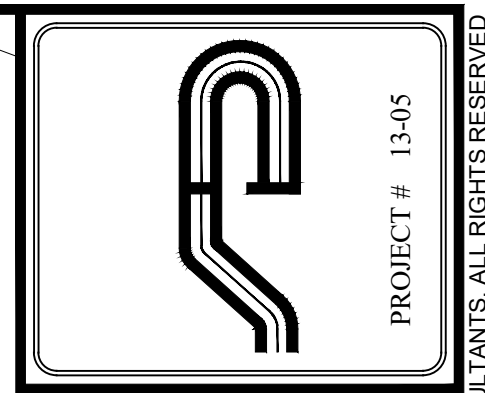
Tax Lot 1
N/F Eilahu H. Ram

Tax Lot 2
Total Area = 720,911.00 Sq.Ft. = 16.549 Acres
As Per Deed

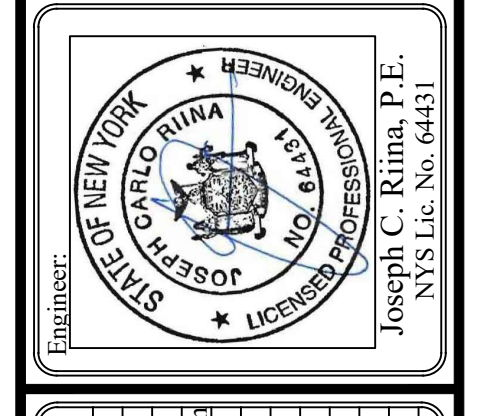
Tax Lot 30
N/F Hyman Mendelowitz



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Revisions:

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3	9/22/20	Wetland Mitigation

SCALE: 1" = 30'
DRAWN BY: TK
DATE: 12/30/19

EMERGENCY VEHICLE TURNING PLAN

SITE PLAN PREPARED FOR
3451 LEXINGTON AVENUE, LLC.
3451 LEXINGTON AVENUE
Town of Cortlandt Westchester County, New York

Sheet **C-107**

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19.54 JACK AHEARN - LEXINGTON AVENUE ENGINEERING CAD/CID 19.54 JACK AHEARN - LEXINGTON AVENUE SITE PLAN 16.12.20 DWG 11/19/2017 3:18:52 PM

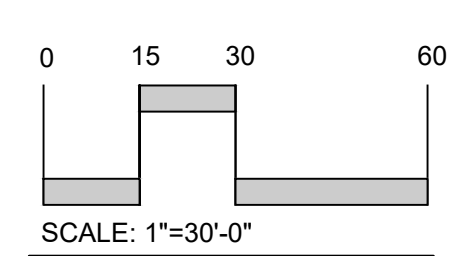
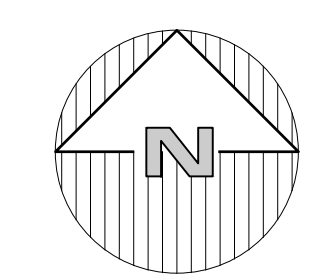
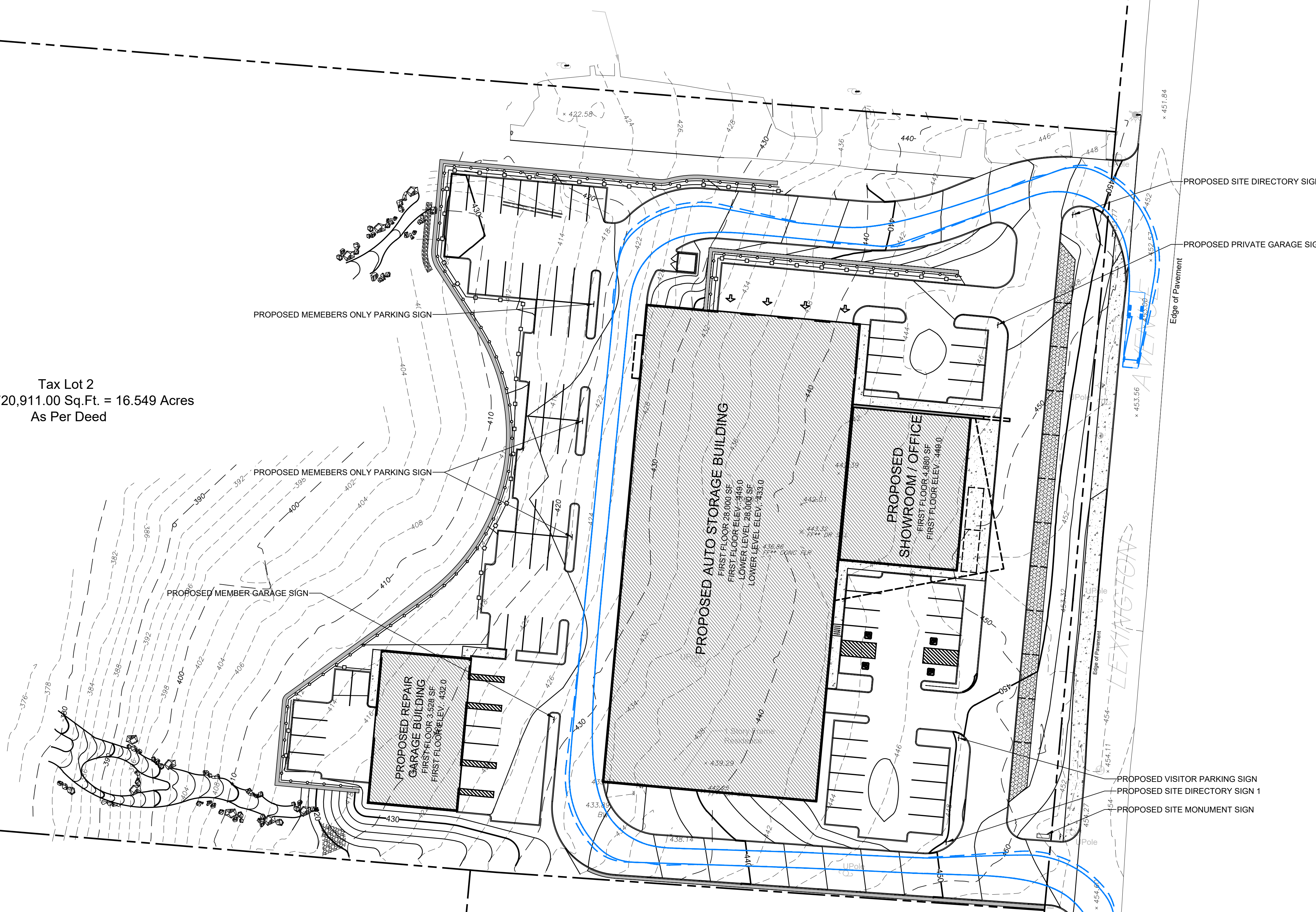
Tax Lot 1
N/F Eilahu H. Ram

Tax Lot 2
Total Area = 720,911.00 Sq.Ft. = 16.549 Acres
As Per Deed

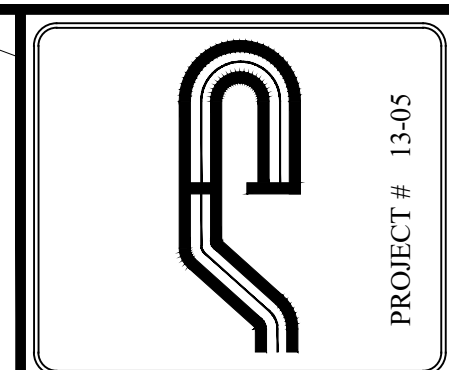
Tax Lot 30
N/F Hyman Mendelowitz

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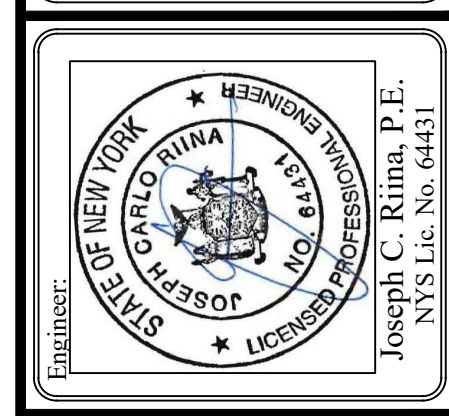
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No.	Date	Comments
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3	9/22/20	Wetland Mitigation

SCALE: 1" = 30'
DRAWN BY: TK
DATE: 12/30/19

VEHICLE TURNING PLAN

SITE PLAN PREPARED FOR
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3451 LEXINGTON AVENUE
Town of Cortlandt Westchester County, New York

Sheet **C-108**

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Average Grade and Building Height Calculation

Project Name: Ahearn Project Number: 19-54
 Prepared By: Site Design Consultants Date: 4/14/2020
 Completed By: Thomas Kerrigan

Tax Lot 1
 N/F Eliahu H. Ram

Wall Grade Change	Wall Length	Grade Area
433.17 + 434.54 2.00	39.81	= 17271.77 ft ²
435.04 + 446.90 2.00	x 112.91	= 49789.92 ft ²
446.90 + 448.70 2.00	x 8.89	= 3980.94 ft ²
448.20 + 448.12 2.00	x 21.5	= 9635.44 ft ²
448.12 + 448.54 2.00	x 43.64	= 19565.12 ft ²
448.54 + 448.25 2.00	x 14.6	= 6546.57 ft ²
448.25 + 448.26 2.00	x 37.86	= 16970.93 ft ²
448.26 + 448.24 2.00	x 10.87	= 4872.48 ft ²
448.24 + 448.59 2.00	x 30.54	= 13694.59 ft ²
449.09 + 449.27 2.00	x 10.97	= 4927.50 ft ²
448.77 + 448.84 2.00	x 4.52	= 2028.60 ft ²
448.84 + 448.67 2.00	x 60.01	= 26929.79 ft ²
448.67 + 448.44 2.00	x 60.01	= 26917.79 ft ²
448.44 + 448.40 2.00	x 4.50	= 2017.89 ft ²
448.90 + 448.90 2.00	x 11.00	= 4937.90 ft ²
448.40 + 448.01 2.00	x 30.47	= 13656.81 ft ²
448.01 + 448.22 2.00	x 16.09	= 7210.17 ft ²
448.22 + 448.10 2.00	x 43.44	= 19468.07 ft ²
448.10 + 449.00 2.00	x 94.44	= 42361.06 ft ²
449.50 + 449.50 2.00	x 5.50	= 2472.25 ft ²
449.50 + 438.00 2.00	x 2.00	= 887.50 ft ²
438.00 + 433.50 2.00	x 25.56	= 11137.77 ft ²
433.00 + 431.96 2.00	x 24.41	= 10556.84 ft ²
431.96 + 431.90 2.00	x 15.02	= 6487.59 ft ²
431.90 + 432.65 2.00	x 90.54	= 39138.18 ft ²
432.65 + 431.90 2.00	x 90.54	= 39138.18 ft ²
431.90 + 433.17 2.00	x 93.91	= 40619.36 ft ²

Total = 443221.01 ft²
 Perimeter = 1003.55 ft
 Average Grade = 441.65 ft
 Elev. Of Avg. Roof Hgt. = ft
 Building Height = ft

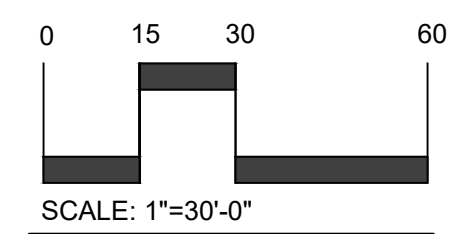
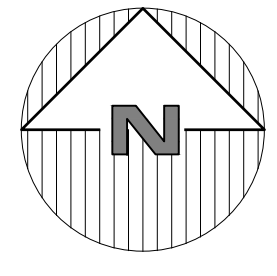
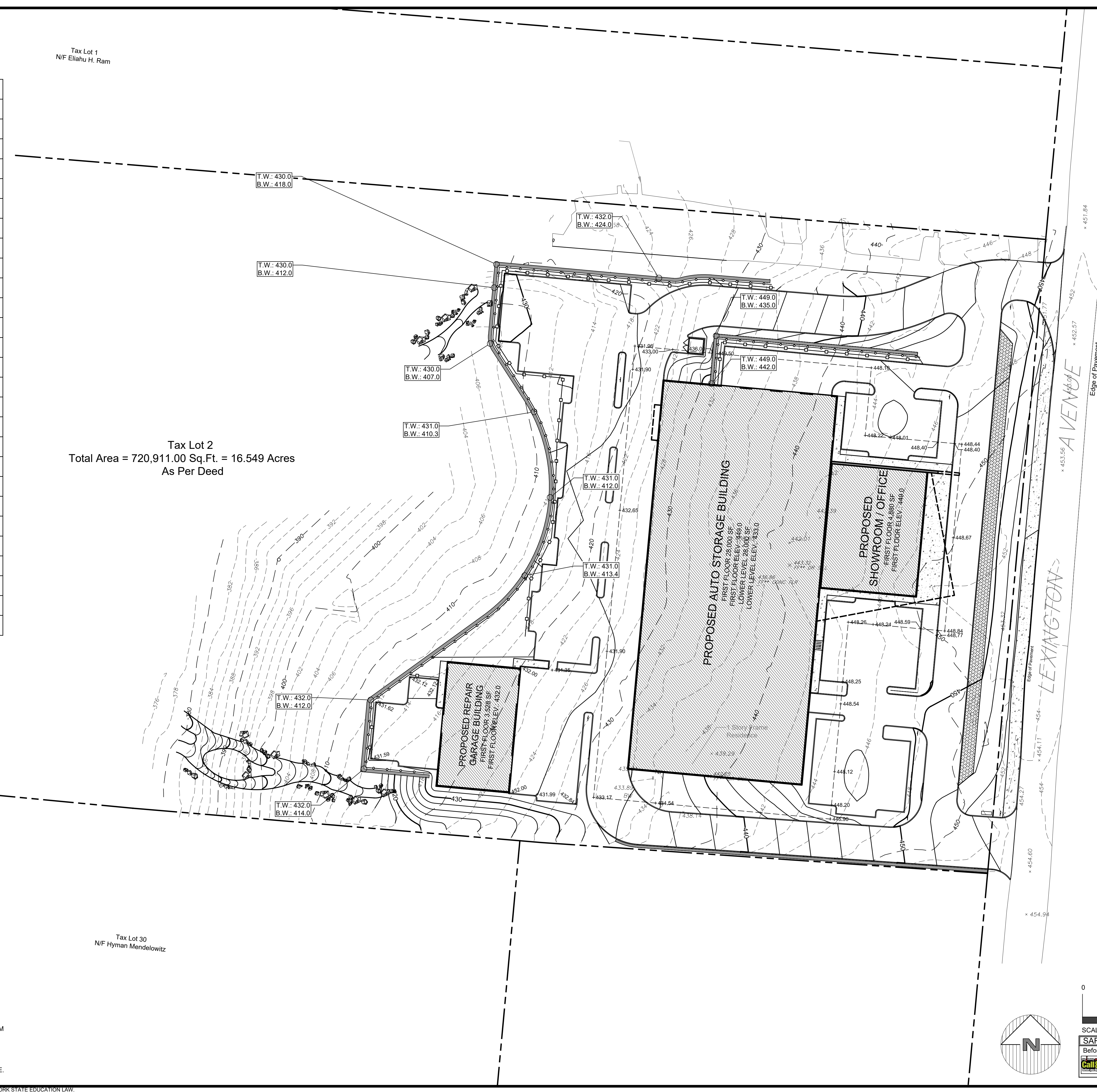
Tax Lot 2
 Total Area = 720,911.00 Sq.Ft. = 16.549 Acres
 As Per Deed

Tax Lot 30
 N/F Hyman Mendelowitz

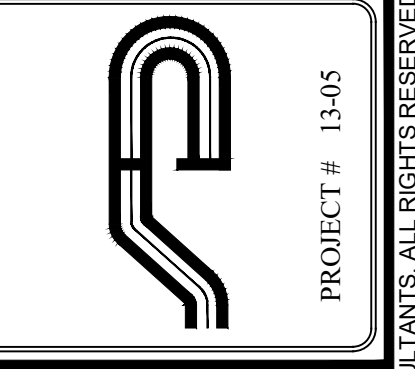
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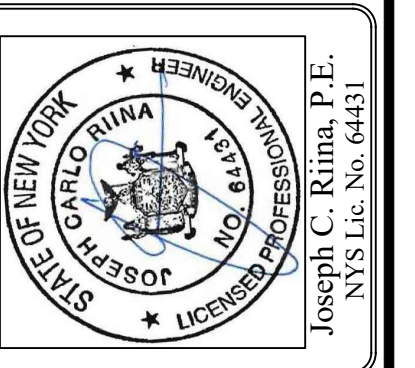
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	1	4/14/20	Town Comments
	2	8/12/20	Update Wetlands
	3	9/22/20	Wetland Mitigation

SCALE: 1" = 30'
 DRAWN BY: TK
 DATE: 12/30/19

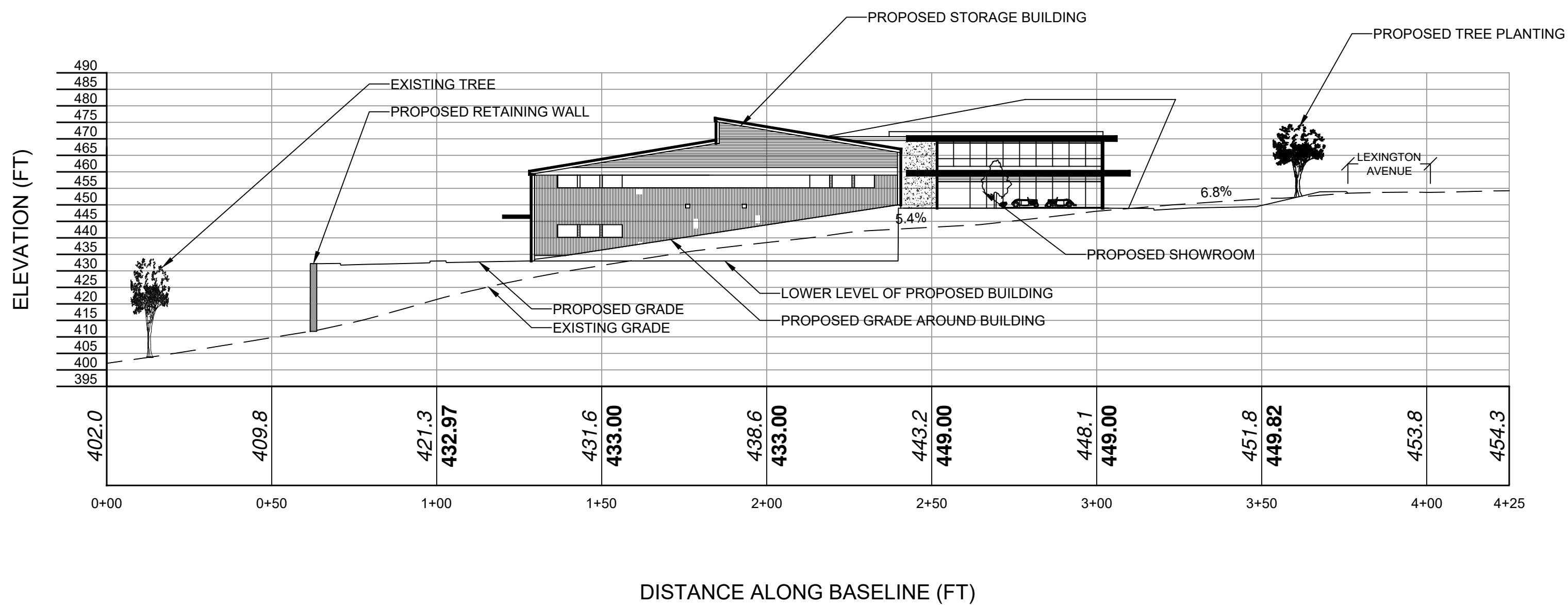
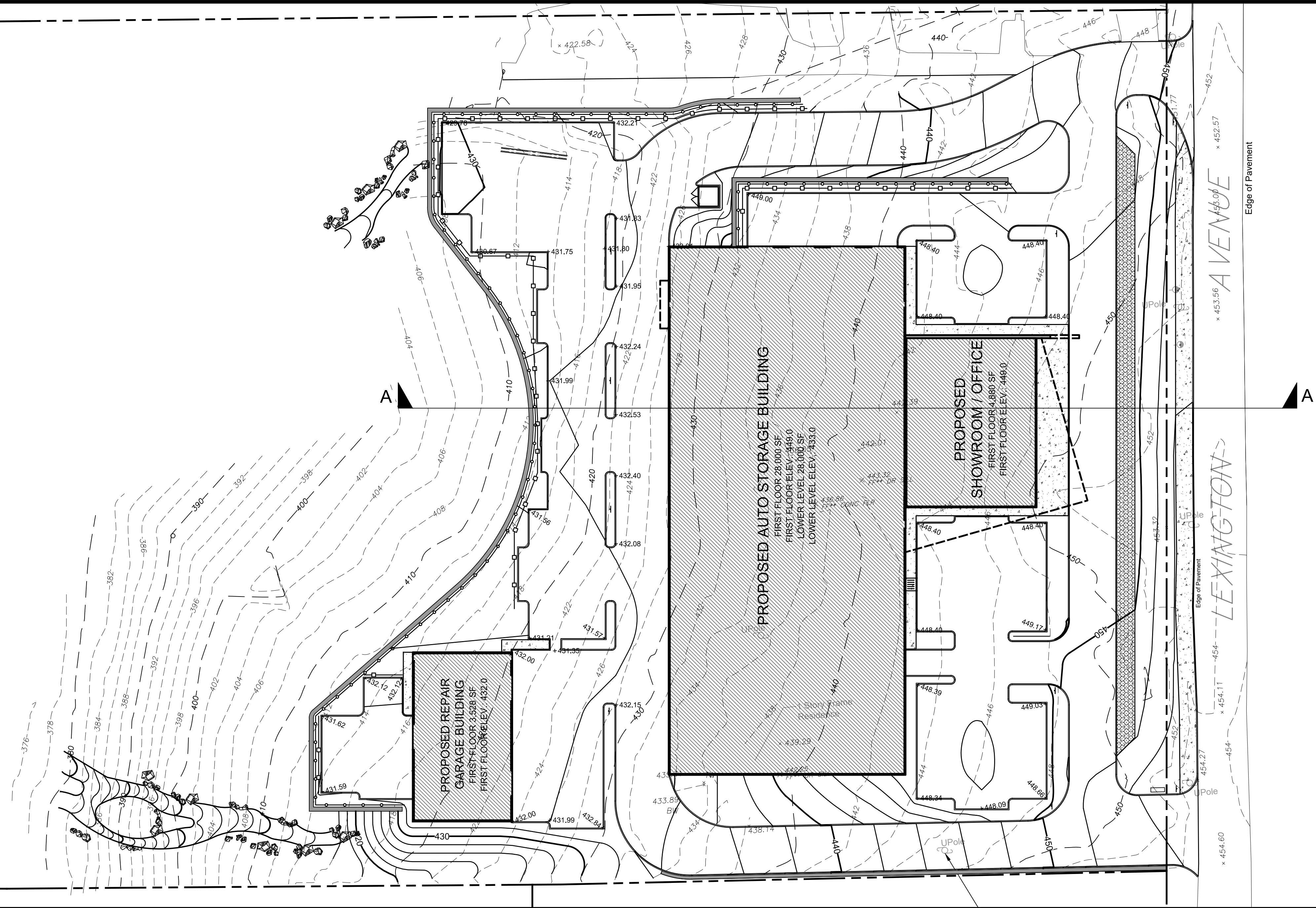
AVERAGE GRADE PLAN

SITE PLAN PREPARED FOR
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 3451 LEXINGTON AVENUE
 Town of Cortlandt Westchester County, New York

Sheet **C-109**

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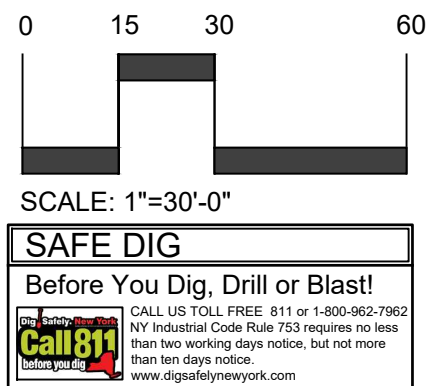
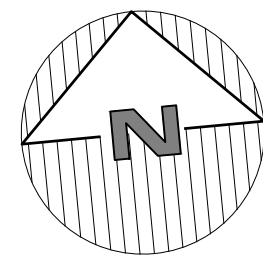
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SECTION A-A
 VERT. SCALE: 1" = 30
 HORIZ. SCALE: 1" = 30

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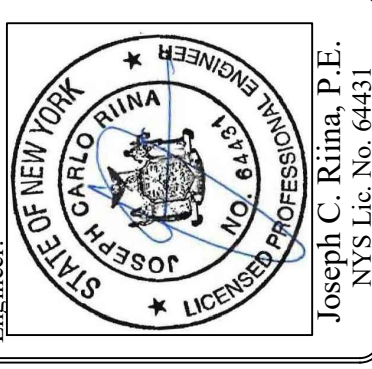
Revisions:	No.	Date	Comments
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	3	9/22/20	Wetland Mitigation

SCALE:	1" = 30'
DRAWN BY:	TK
DATE:	12/30/19

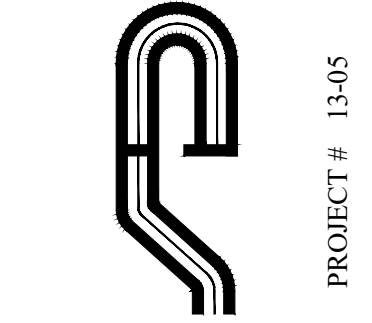
SITE SECTION

SITE PLAN
 PREPARED FOR
**3451 LEXINGTON AVENUE,
 LLC.**
 3451 LEXINGTON AVENUE
 Town of Cortlandt Westchester County, New York

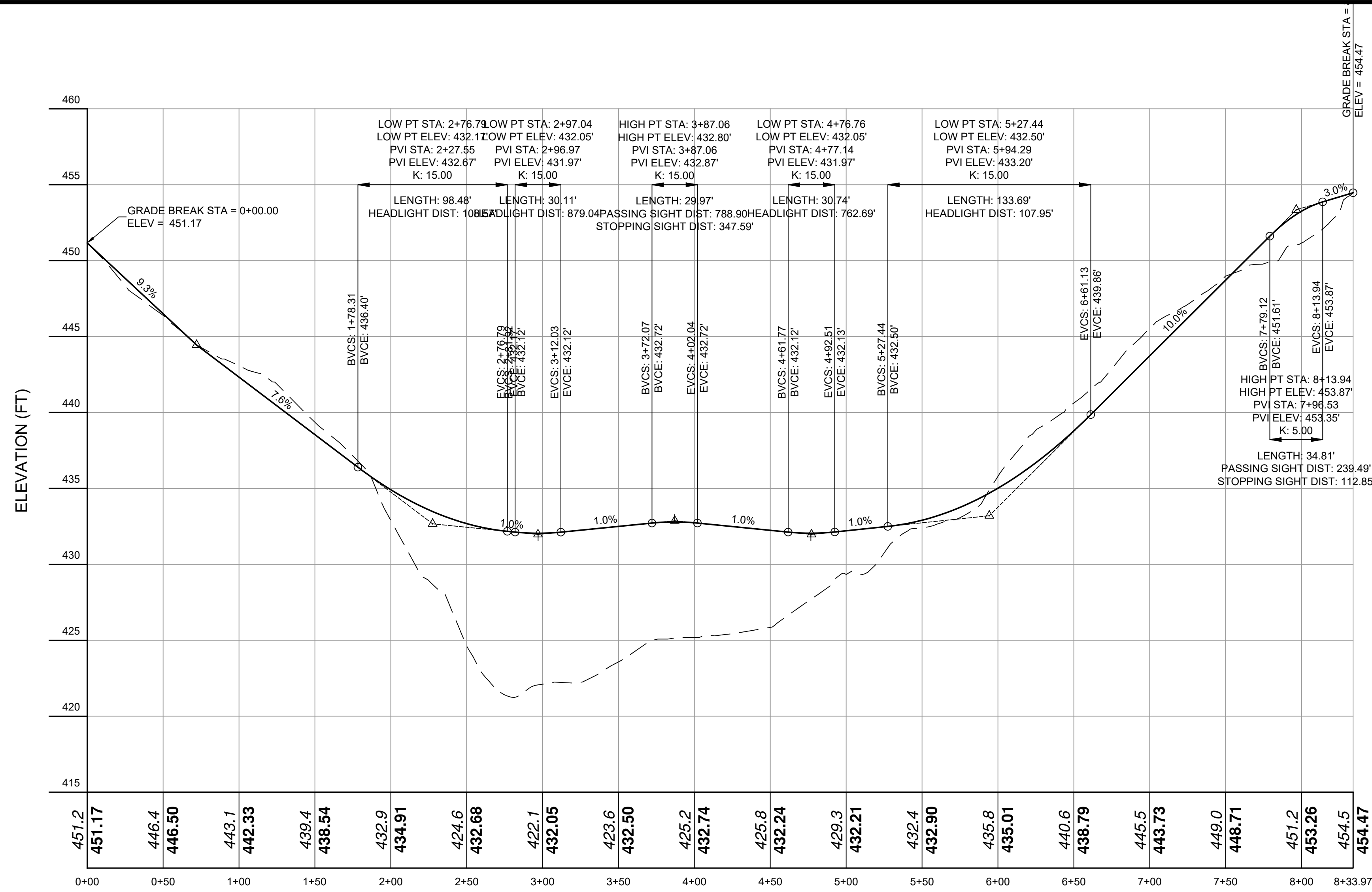
Sheet **C-111**



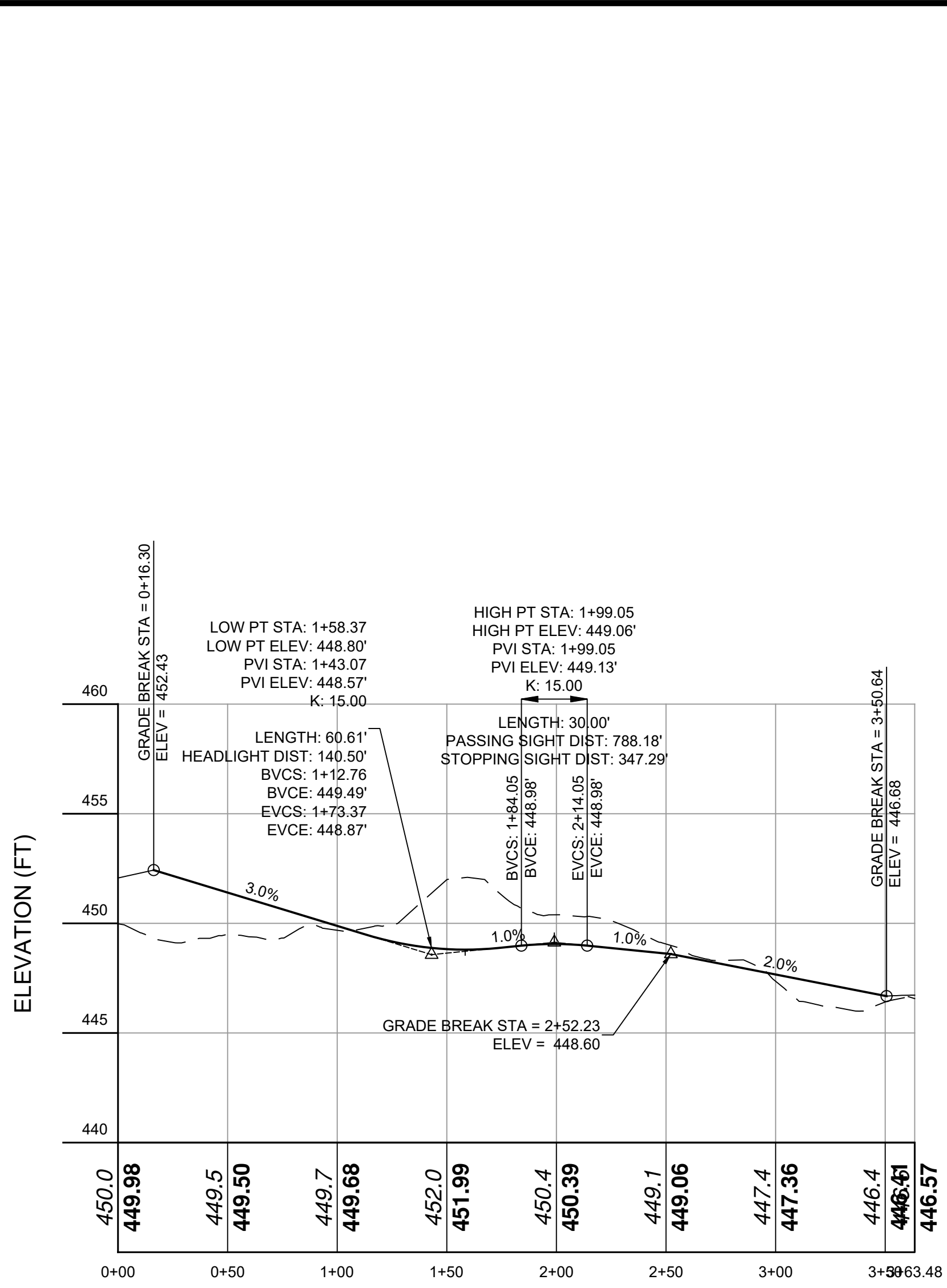
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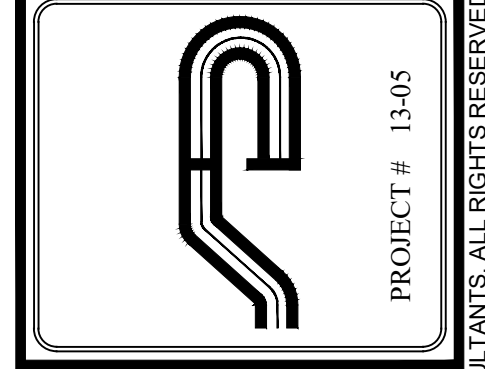


DISTANCE ALONG BASELINE (FT)
 PROPOSED MAIN DRIVE
 VERT. SCALE: 1" = 5
 HORIZ. SCALE: 1" = 50

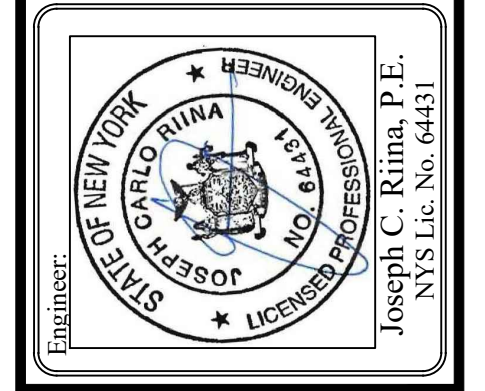


DISTANCE ALONG BASELINE (FT)
 FRONT DRIVE
 VERT. SCALE: 1" = 5
 HORIZ. SCALE: 1" = 50

NOTE:
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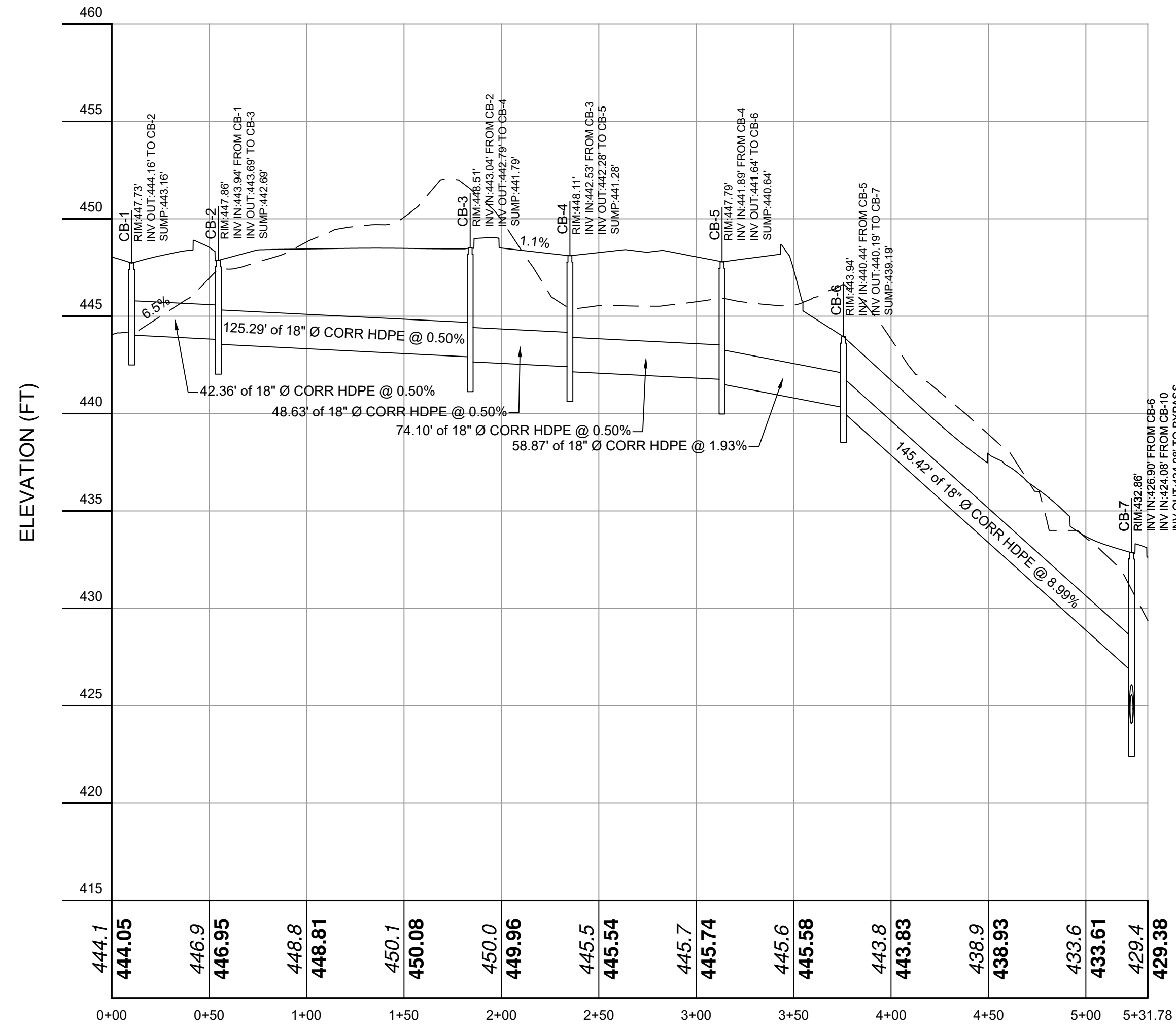
Revisions:	No.	Date	Comments
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SCALE: AS NOTED	DRAWN BY: TK	DATE: 12/30/19
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PROFILES

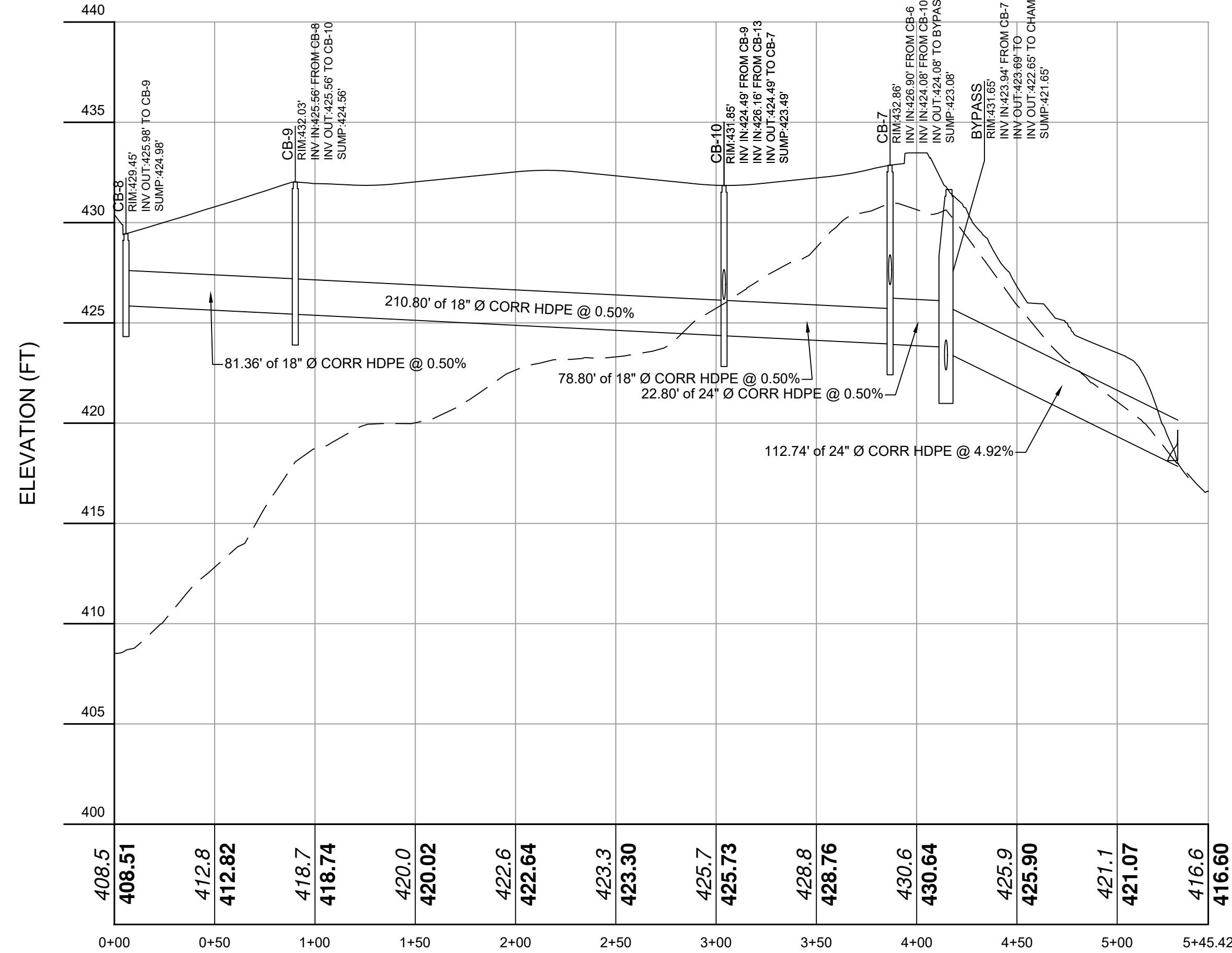
SITE PLAN
 PREPARED FOR
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 3451 LEXINGTON AVENUE
 Town of Cortlandt Westchester County, New York

Sheet **C-301**



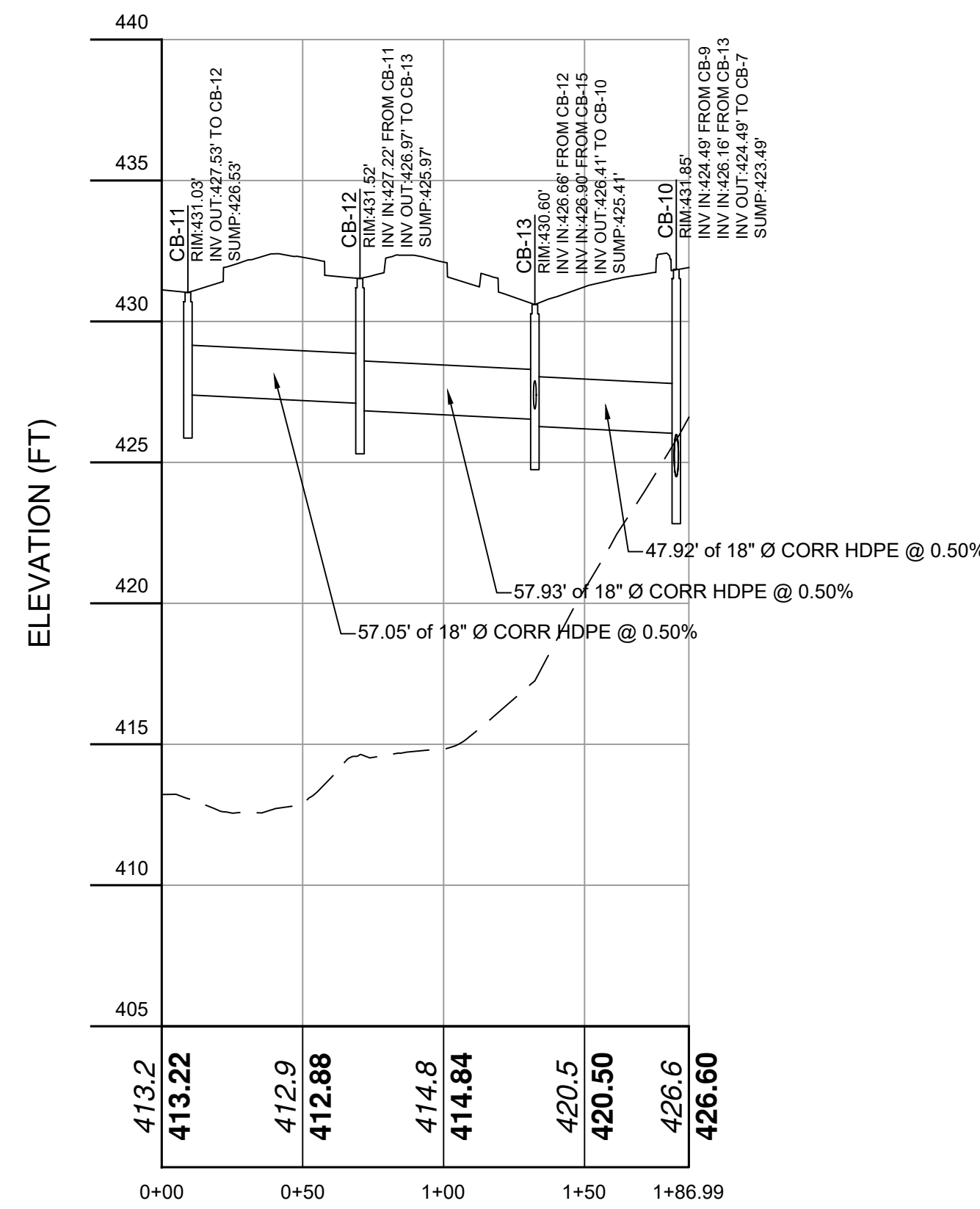
DISTANCE ALONG BASELINE (FT)

CB-1 TO CB-7
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HORIZ. SCALE: 1" = 50



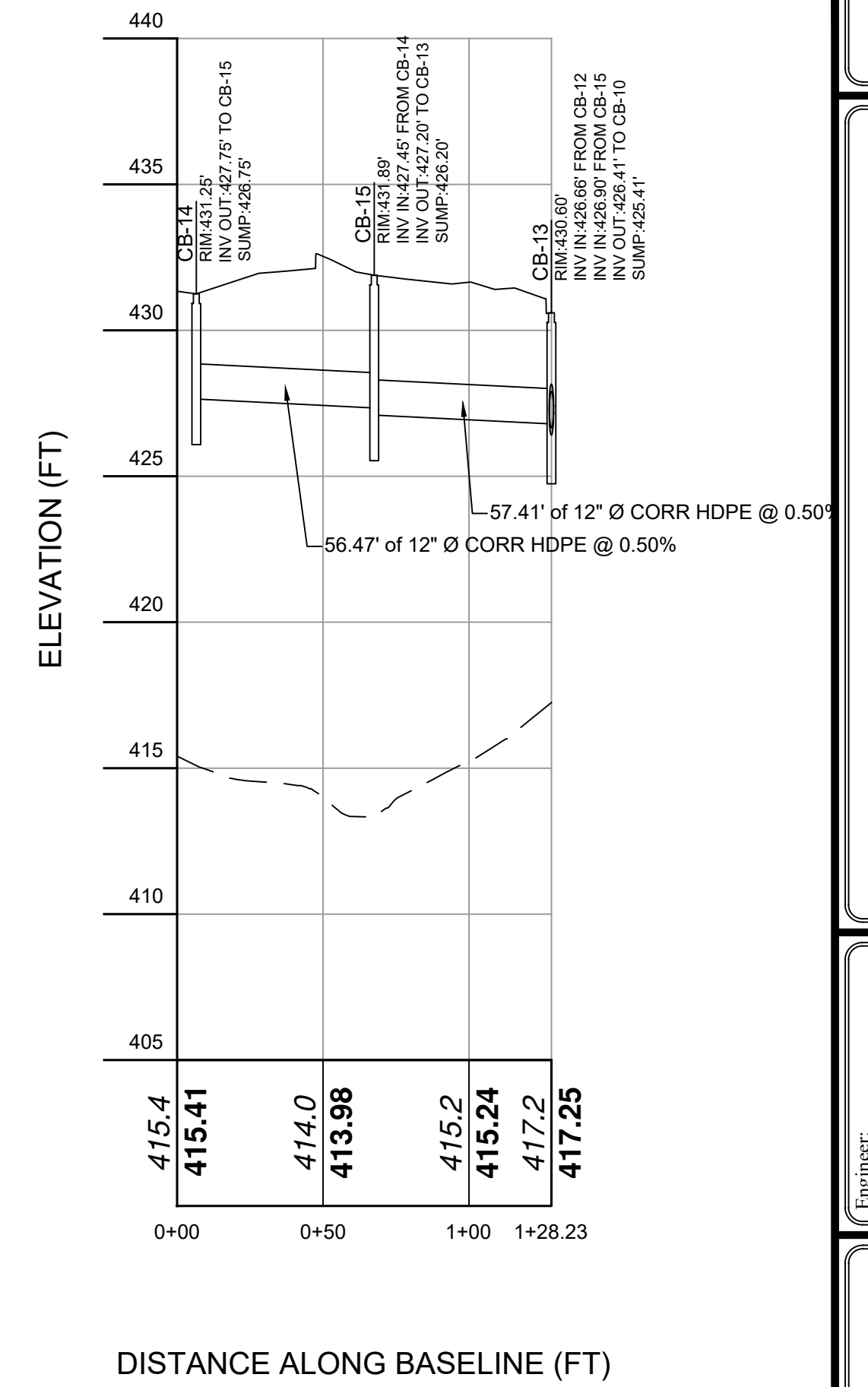
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CB-8 TO CB-13
VERT. SCALE: 1" = 5
HORIZ. SCALE: 1" = 50



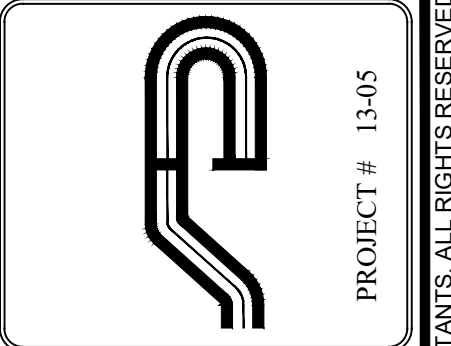
DISTANCE ALONG BASELINE (FT)

CB-11 TO CB-10
VERT. SCALE: 1" = 5
HORIZ. SCALE: 1" = 50

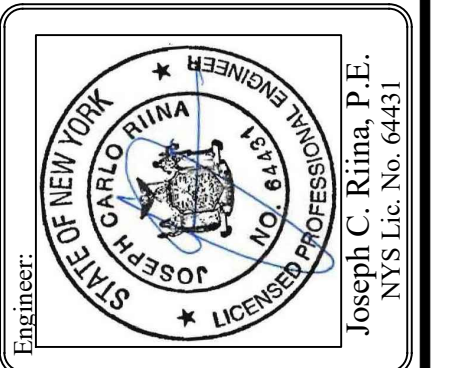


DISTANCE ALONG BASELINE (FT)

CB-14 TO CB-13
VERT. SCALE: 1" = 5
HORIZ. SCALE: 1" = 50



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3	9/22/20	Wetland Mitigation

SCALE: NTS	DRAWN BY: TK	DATE: 12/30/19
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UTILITY PROFILES

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Town of Cortlandt Westchester County, New York

Sheet **C-302**

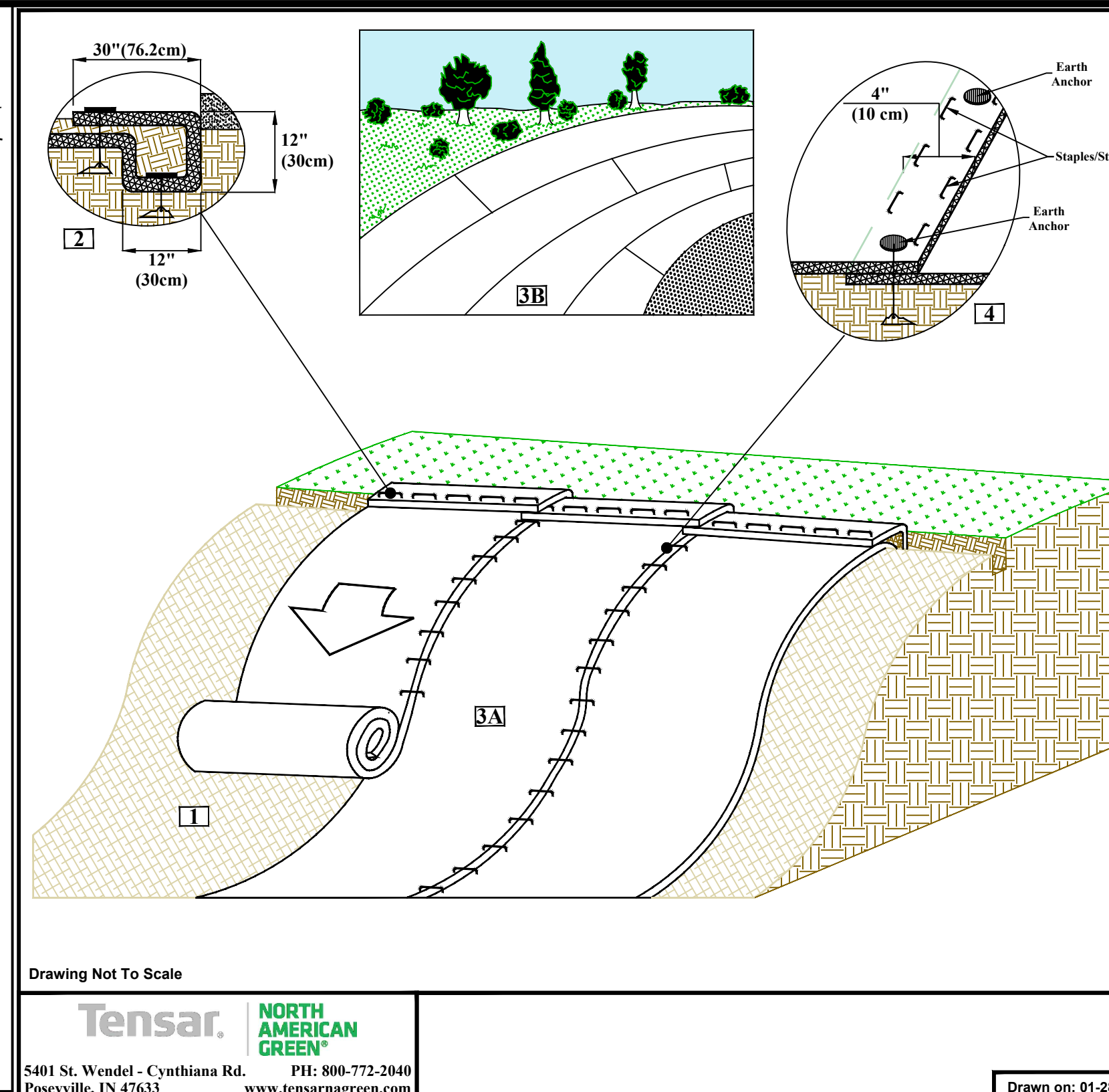
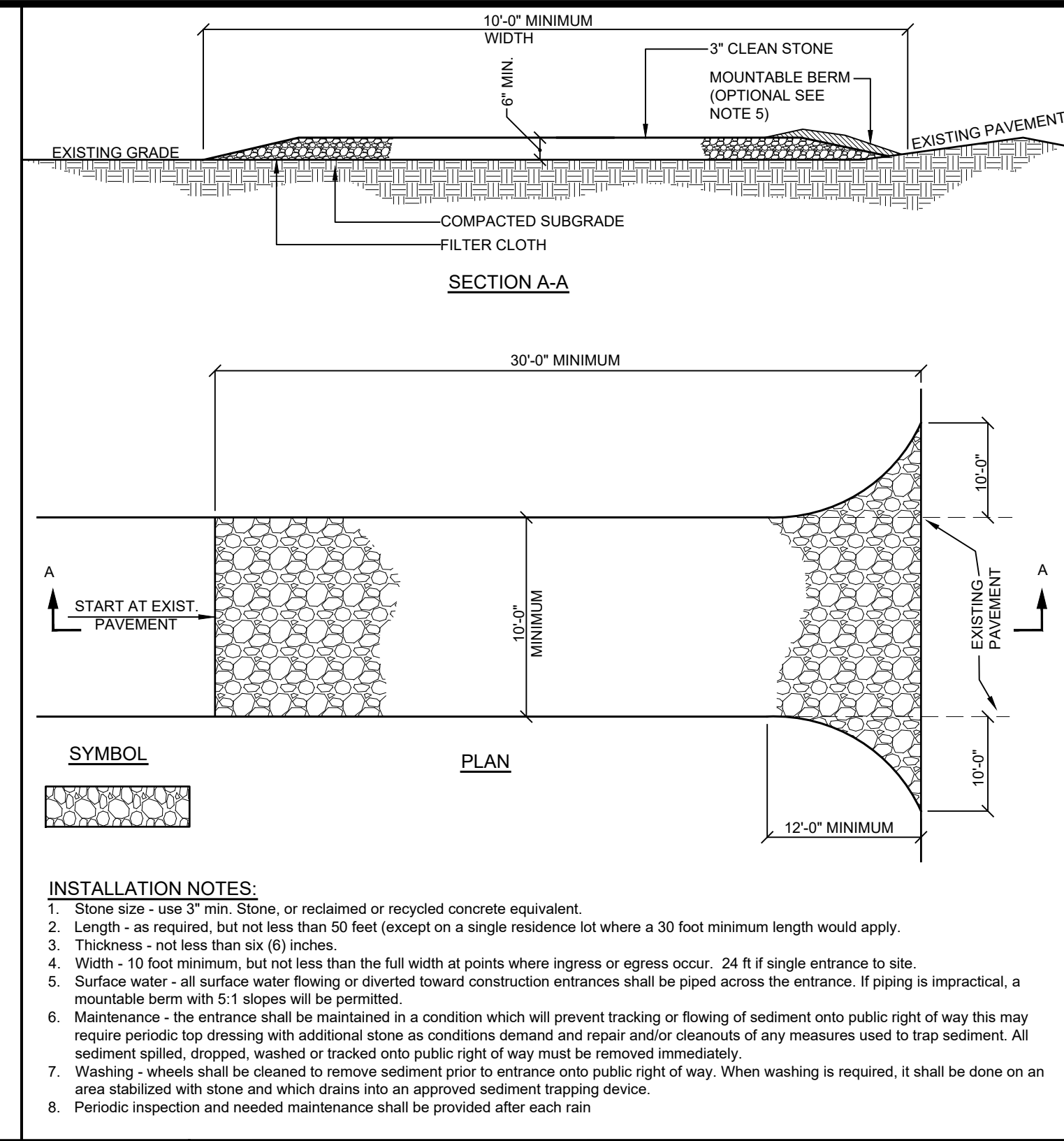
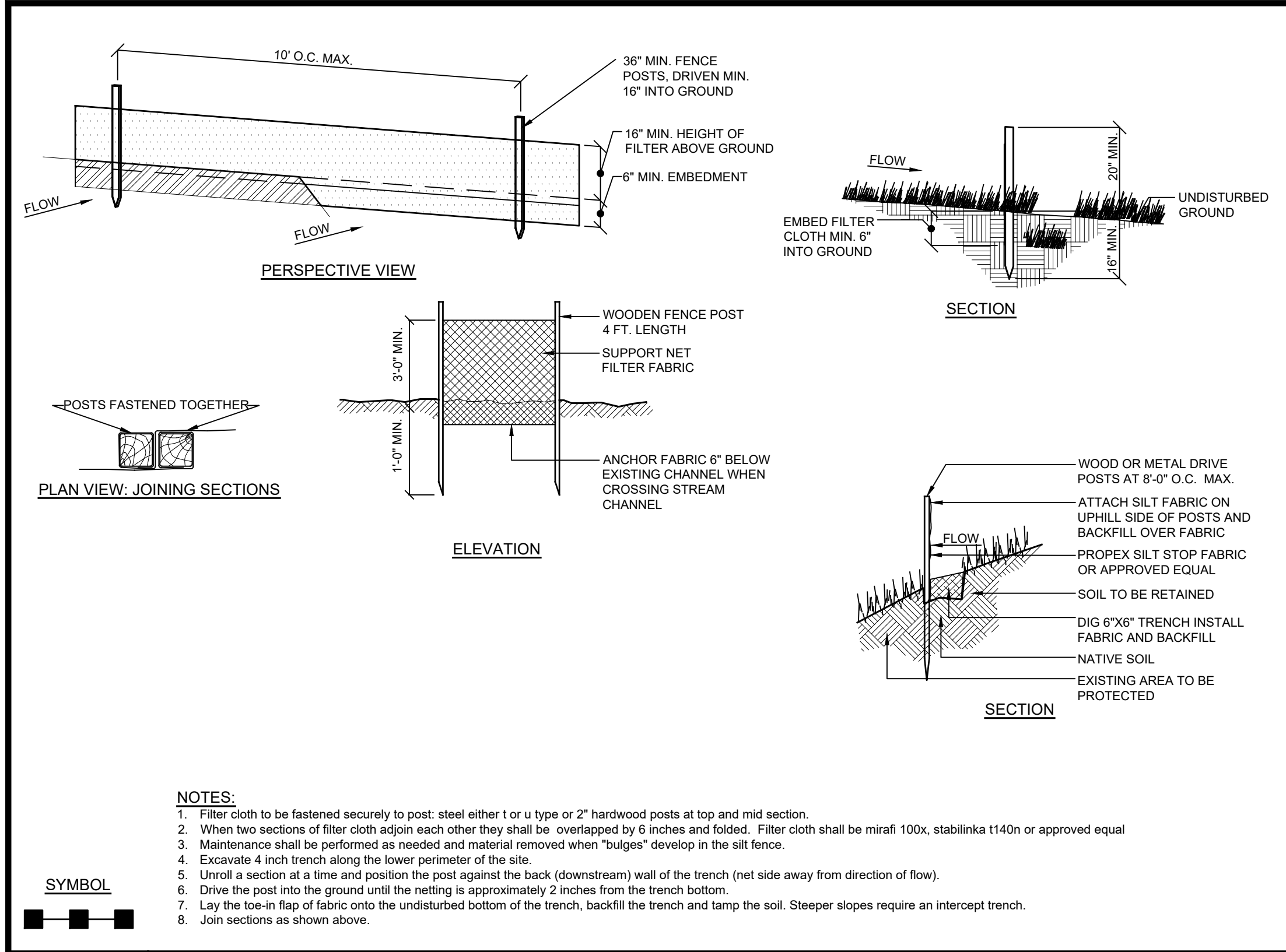
E:\2019\19-54 JACK AHEARN - LEXINGTON AVENUE\ENGINEERING\CAD\C302_19-54 JACK AHEARN - LEXINGTON AVENUE\GRADE BASE A.Z.20.DWG, 11/6/2017 3:10:52 PM

NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY DANIEL T. MERRITTS, DATED 6/10/19. LAST REVISED 7/8/19. THE TOPO SHOWN BEYOND THE BORDERS OF THE SURVEY HAVE BEEN ACQUIRED FROM THE WESTCHESTER COUNTY GIS WEBSITE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EITHER TOPO SOURCE.



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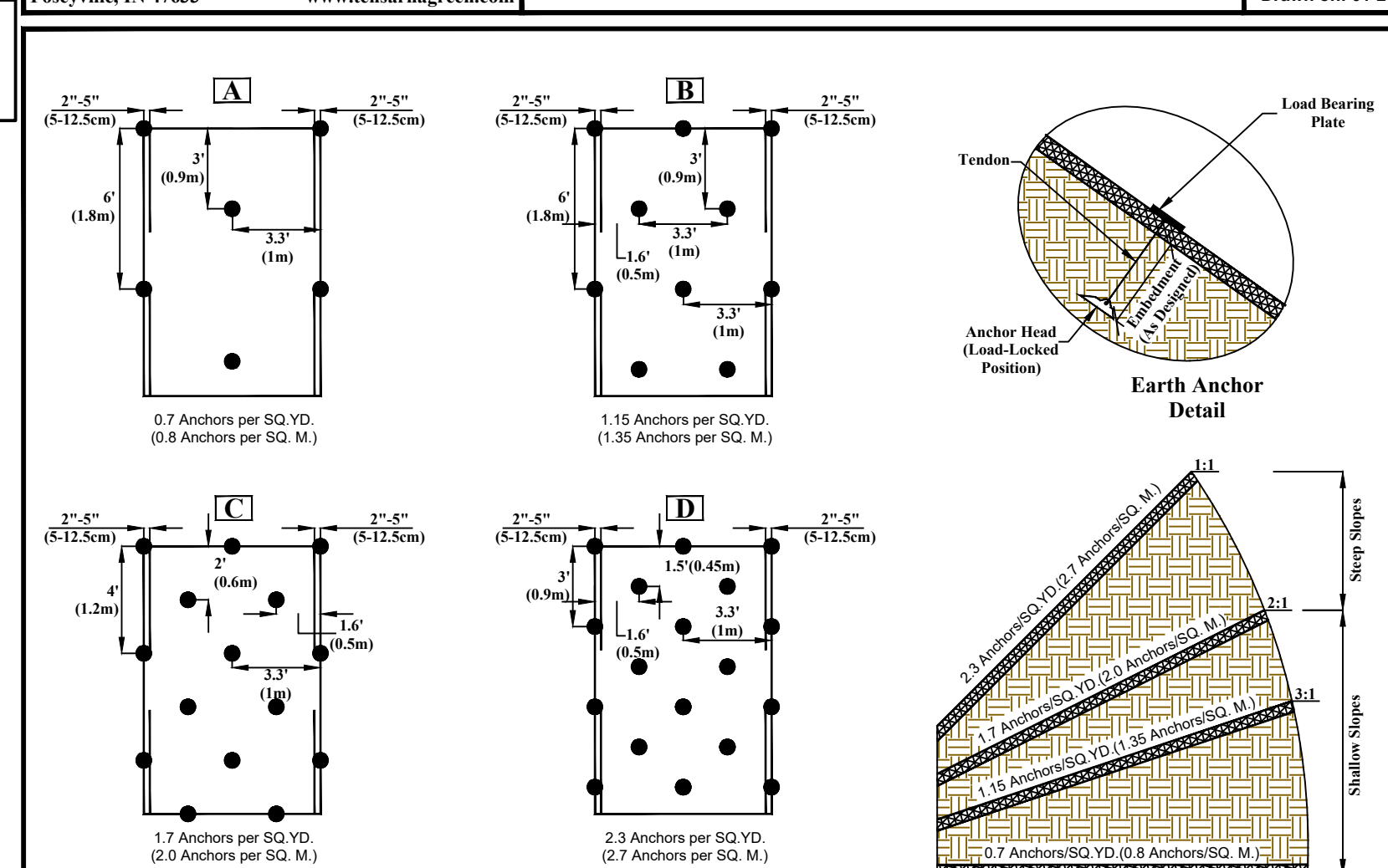
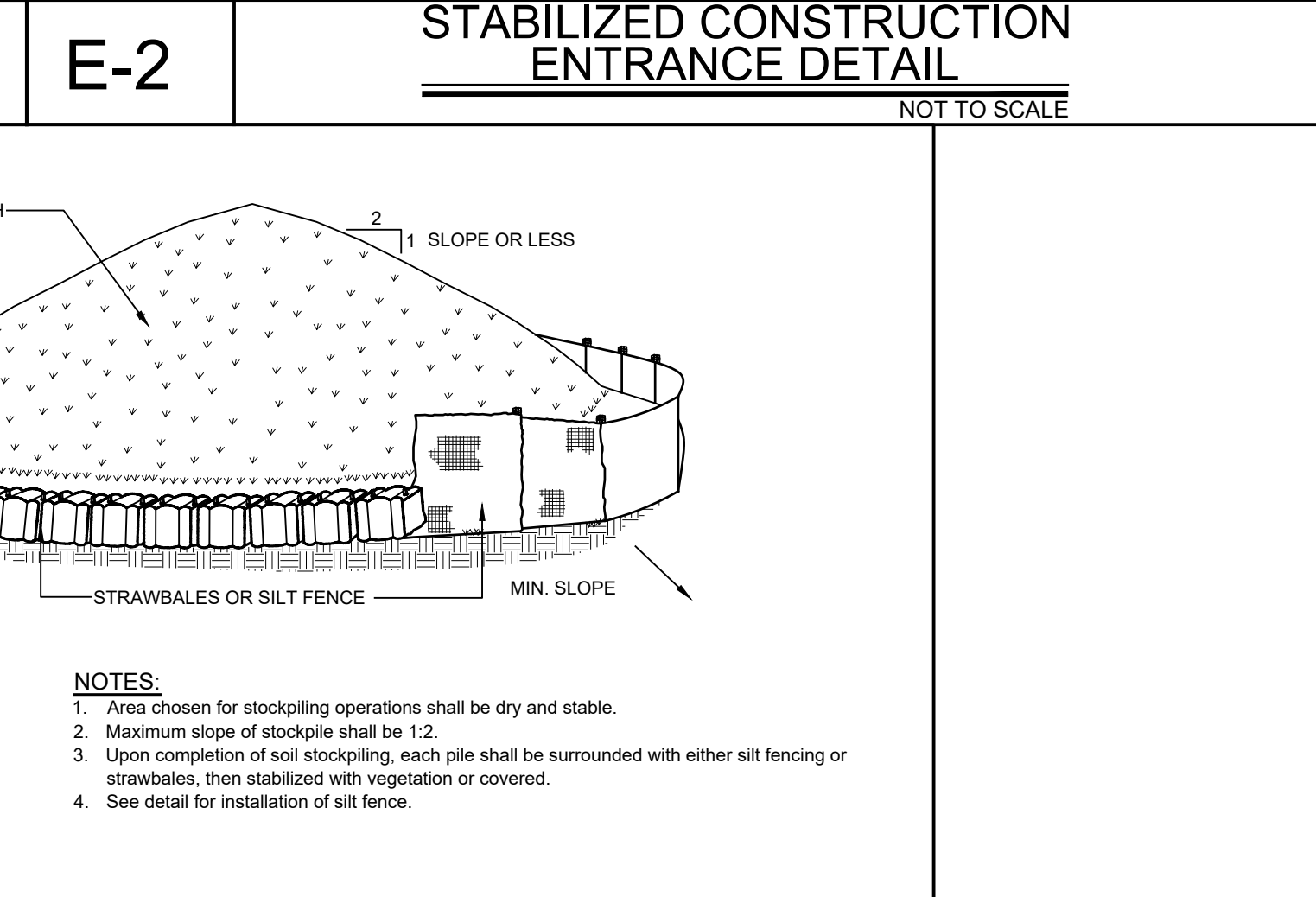
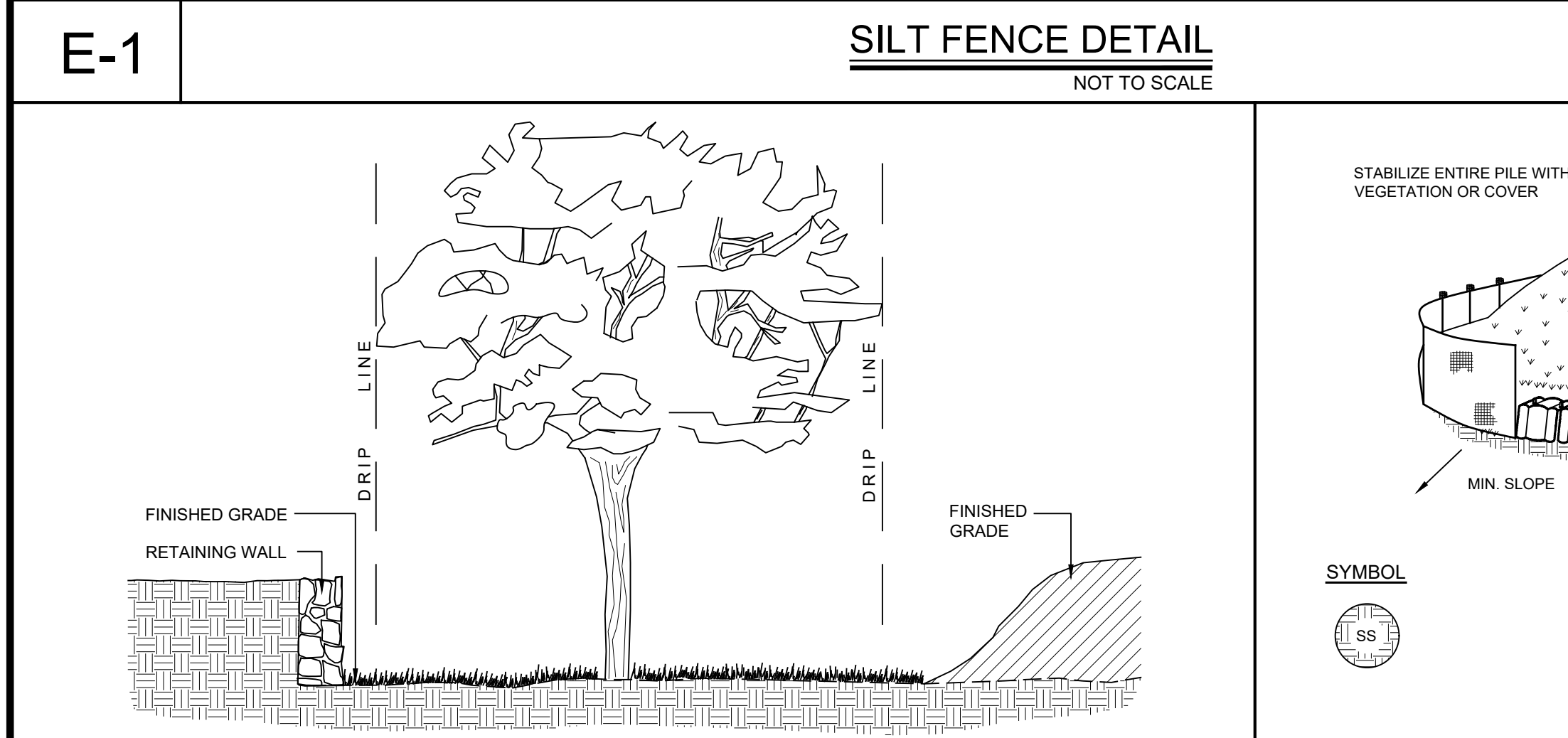
SLOPE EARTH ANCHOR (EA) DETAIL

NOTES:

In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the HP-TRMs.

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PROJECT # 19-54



SLOPE EARTH ANCHOR (EA) DETAIL

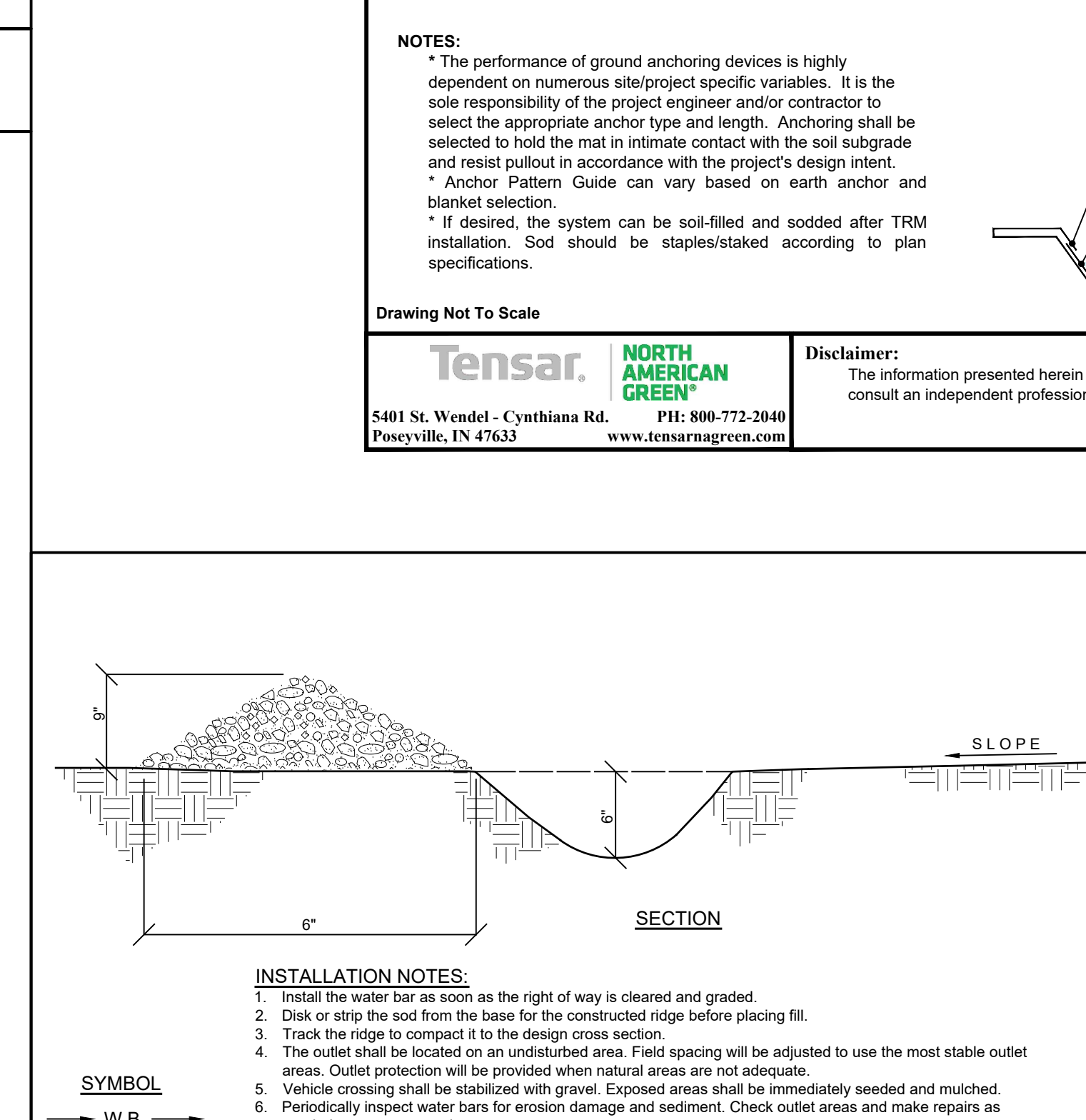
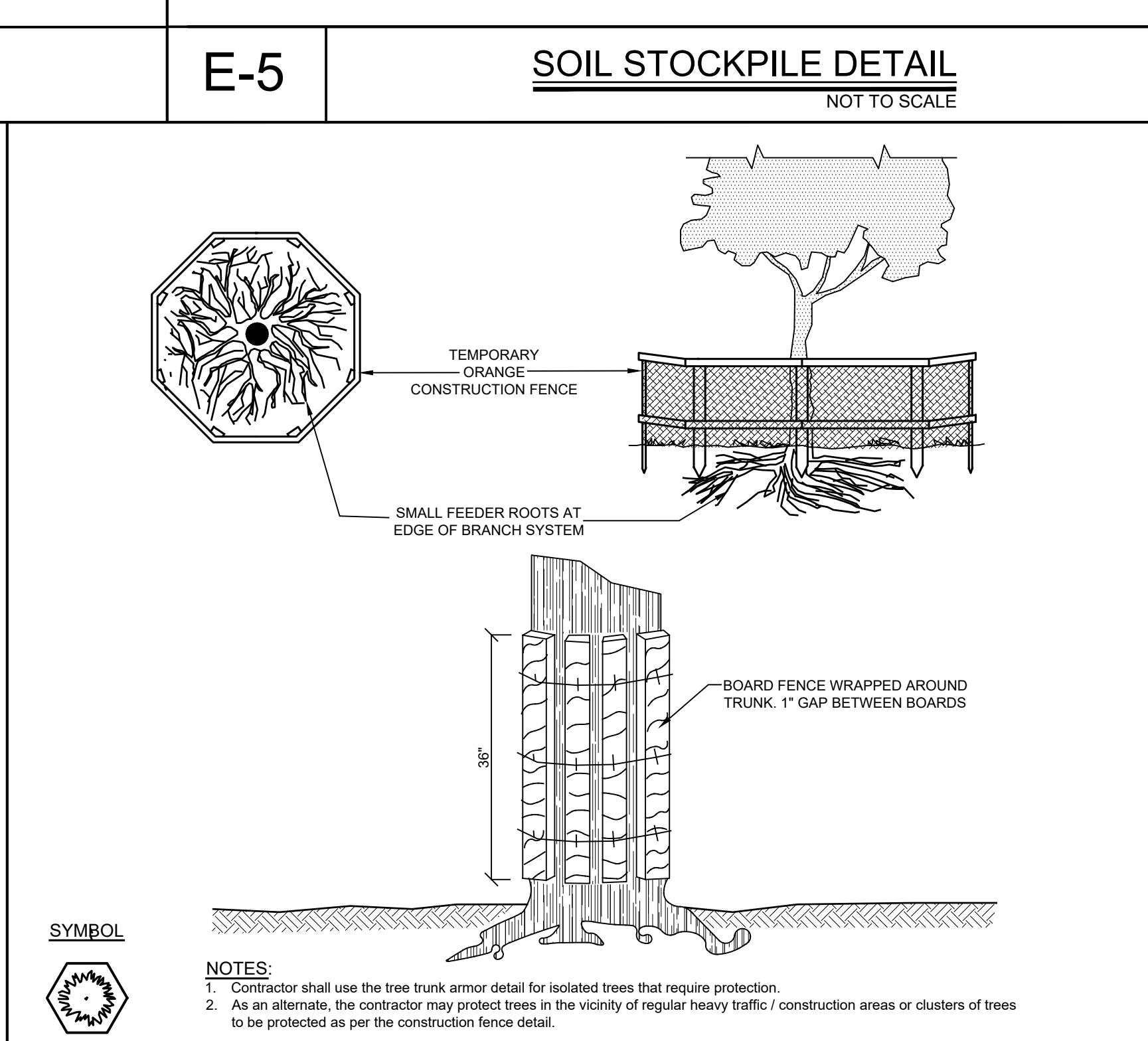
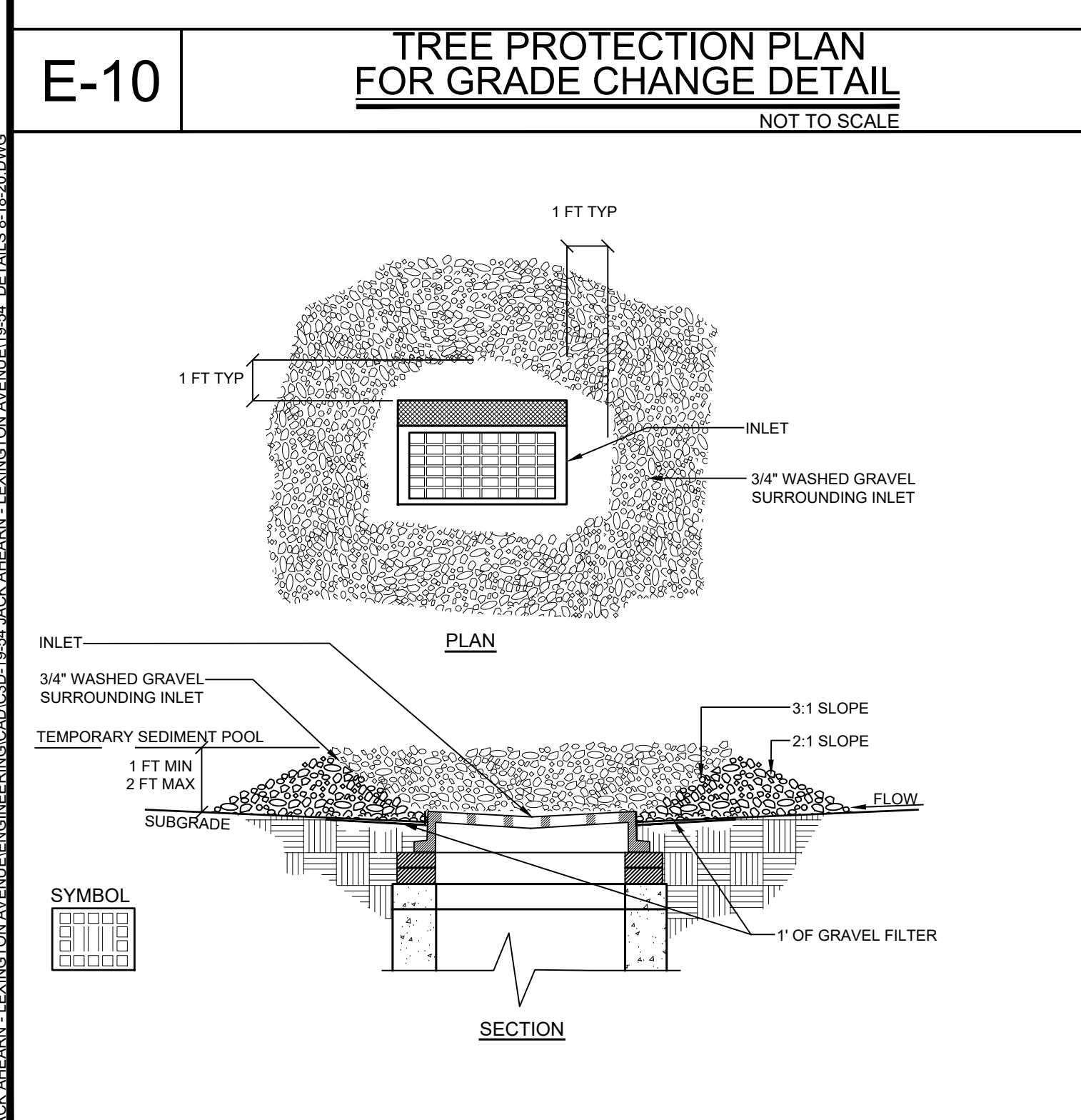
NOTES:

In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the HP-TRMs.

Revisions:

No.	Date	Comments
1	4/14/20	Town Comments
2	8/12/20	Update Wetlands
3	9/22/20	Wetland Mitigation

SCALE: NTS
DRAWN BY: TK
DATE: 12/30/19



Channel & Shoreline Slopes

CRITICAL POINTS

- A. Overlaps and Seams
- B. Projected Water Line
- C. Channel Bottom/Side Slope Vertices

NOTES:

In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the HP-TRMs.

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E-3 **INLET PROTECTION DETAIL** NOT TO SCALE

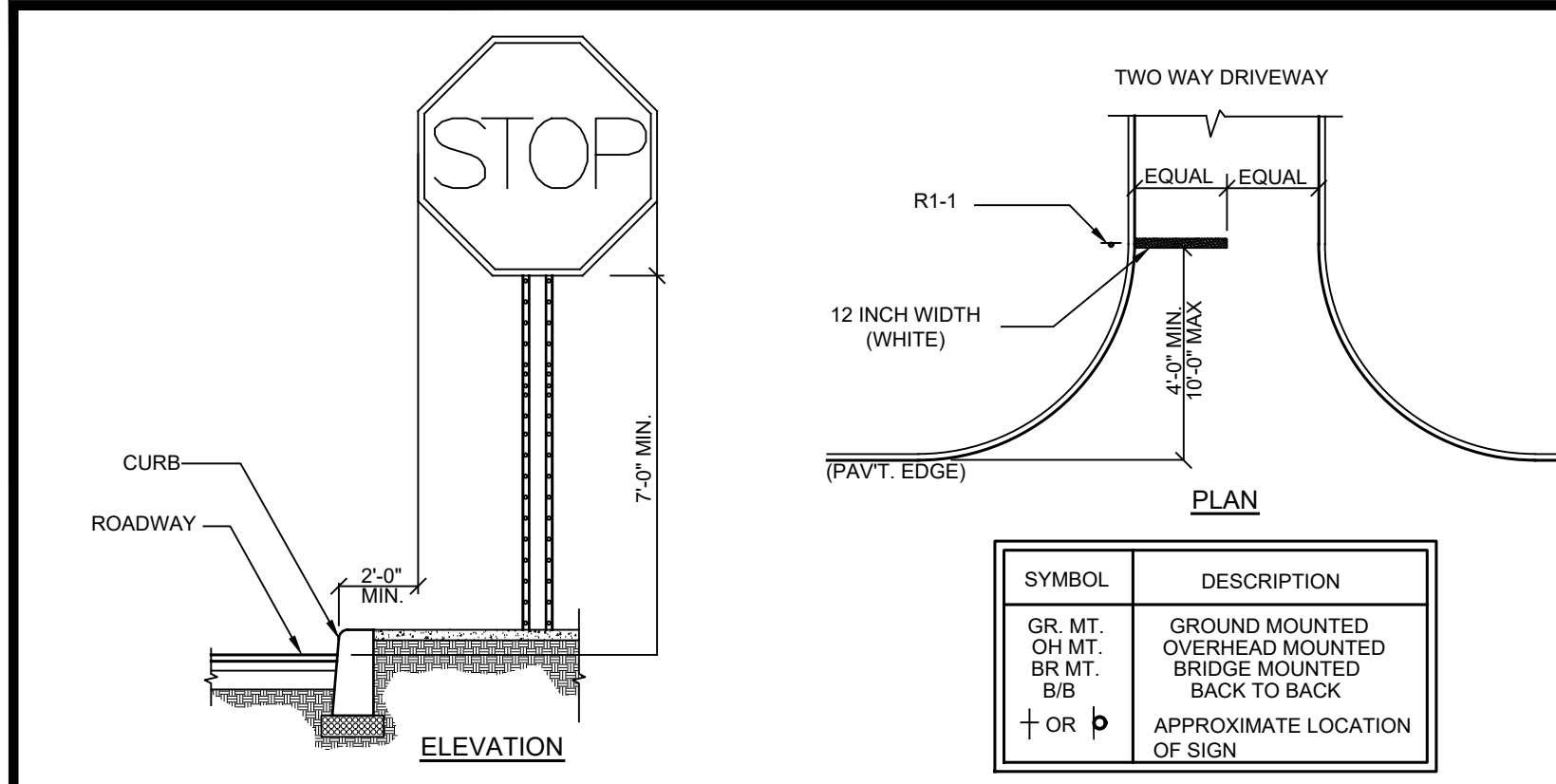
E-4 **TREE TRUNK ARMOR / TREE PROTECTION DETAIL** NOT TO SCALE

E-6 **WATER BAR DETAIL** NOT TO SCALE

E&SC DETAILS

3451 LEXINGTON AVENUE, LLC
3451 LEXINGTON AVENUE
Town of Cortlandt, Westchester County, New York

Sheet **C-501**



TYPICAL INSTALLATION GUIDELINES

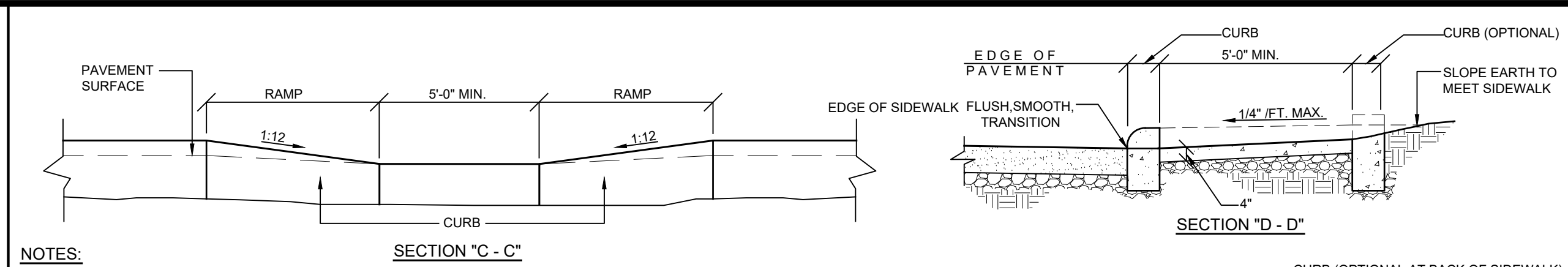
SIGN	M.U.T.C.D. NUMBER	SIZE OF SIGN	TYPE OF MOUNT
	R1-1	18" X 18"	GR. MT.
	R7-8	12" X 18"	GR. MT.
	R3-12 (L) R3-13 (R)	12" X 18"	GR. MT.

SIGN	M.U.T.C.D. NUMBER	SIZE OF SIGN	TYPE OF MOUNT
	P1-2 (SEE NOTE 4)	12" X 18"	GR. MT.
	R3-15	24" X 24"	GR. MT.
	R7-6 (SEE NOTE 4)	12" X 18"	GR. MT.

GENERAL NOTES:

- All signage shall be in accordance with the latest edition of the national MUTCD and the N.Y.S Supplement (MUTCD), September 2007, including the following:
 - A. Letter size and series
 - B. Legend and background color
 - C. Reflectivity
 - D. Size of sign
- The type of characters as specified in the standard specifications shall be as follows:

MUTCD CODE LETTER	TYPE OF CHARACTER
G.I.	TYPE IV
R.P.W.M.	TYPE IV OR V
- Sign locations as shown on plans are approximate. The Contractor shall relocate existing signs and install new signs in accordance with the MUTCD, latest edition. The Contractor shall contact the Town Engineer to discuss/resolve problem areas.
- Except where otherwise specified, parking signs shall be placed facing approaching traffic at an angle of between 30 and 45 degrees with the line of traffic flow. Parking signs shall be placed at each end of a regulation (single-headed arrows) and, within the regulation (double-headed arrows), at intervals not to exceed 200 ft.
- Where new signs are installed the Contractor shall affix a label to the back of the sign panel. This label will show the date of installation and identification numbers.
- Placement of W3-17 sign is prescribed in the General Municipal Law.



NOTES:

GENERAL:

- Sidewalk curb ramp type and location are as shown on the plans or as directed.
- All sidewalk curb ramp types may be used as straight or curved curb sections.
- Sidewalk curb ramp types may be different at each location within an intersection.

SIDWALK CURB RAMP CRITERIA:

- The maximum slope of a sidewalk curb ramp shall be 1:12.
- The maximum width of a sidewalk curb ramp shall be five feet. Exclusive of flared sides.
- All sidewalk curb ramps shall have flush, smooth transitions to the adjacent street or highway surface.

SURFACE FINISH:

- The surface of all sidewalk curb ramps shall be stable, firm, and slip resistant (E.G. A coarse broom finish perpendicular to the ramp slope is acceptable on cement concrete curbs).

SIDWALK CURB RAMP PLACEMENT:

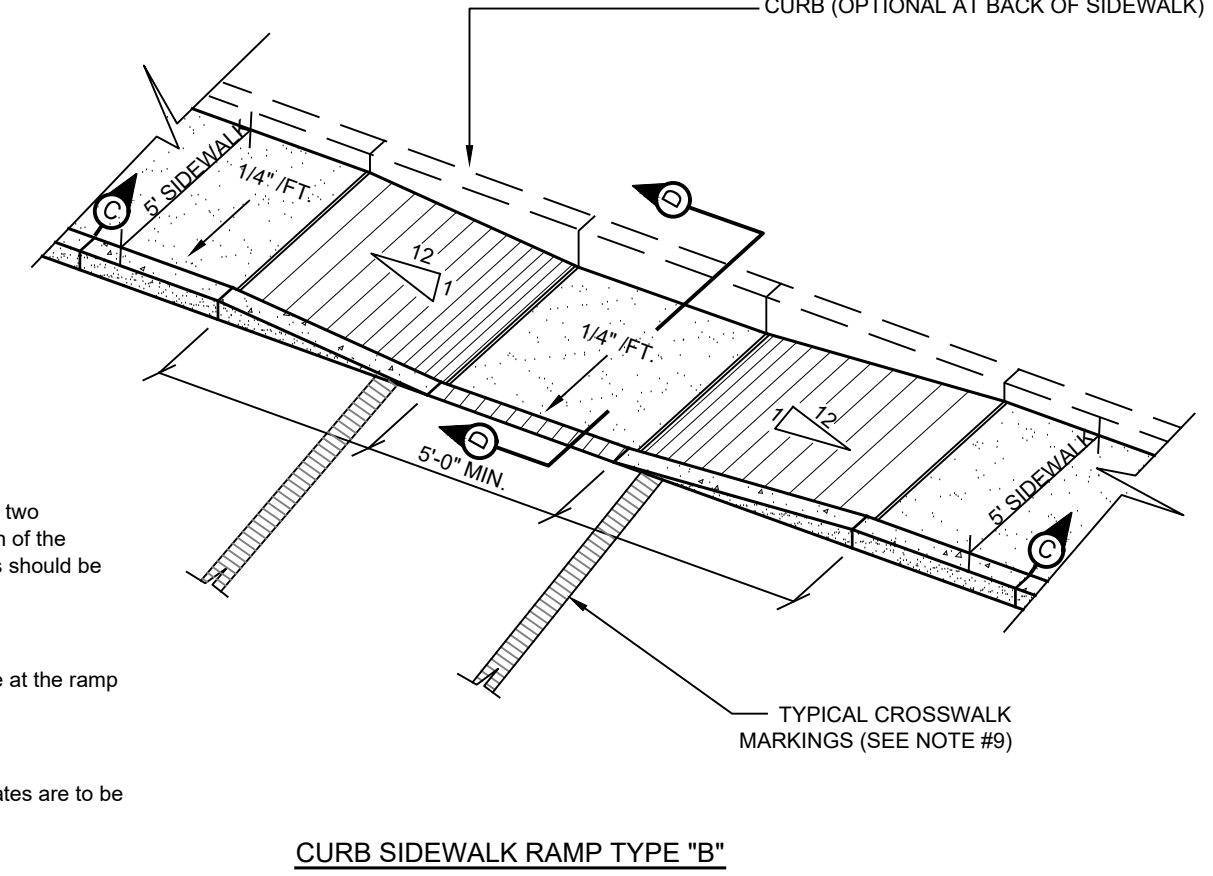
- At a corner, where the curb radius is 25-feet or less, a single ramp (either type a or b) located diagonally can often serve crosswalks in two directions. However, a single ramp shall only be used where there is a minimum clear space of 48" falling entirely within the projection of the intersection curbs (see figure 1). Where the radius exceeds 25' or the minimum 48" clear space is not achievable, then separate ramps should be provided for each crosswalk.

PAVEMENT MARKINGS AT CROSSWALKS:

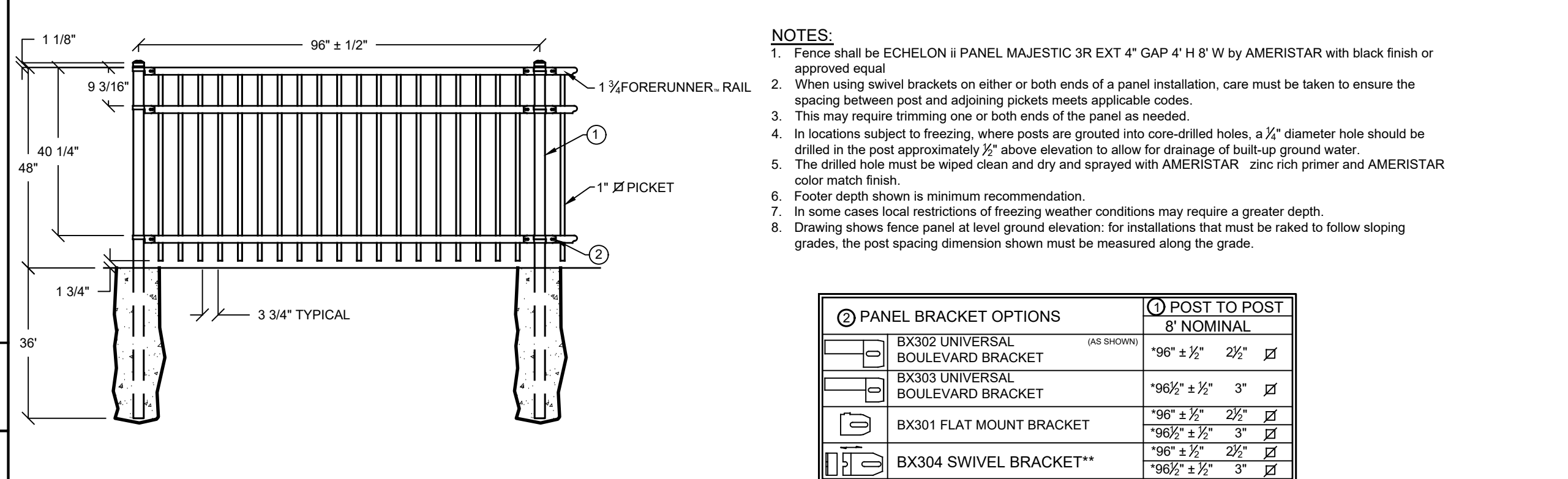
- Sidewalk curb ramps at marked crossings shall be wholly contained within the markings excluding any flared sides.
- At a corner where a single ramp (either type a or b) located diagonally serves two crosswalks, this shall be a 48" minimum clear space at the ramp bottom wholly contained within the intersection crosswalk markings.

UTILITIES - DRAINAGE INLETS OR GRATES:

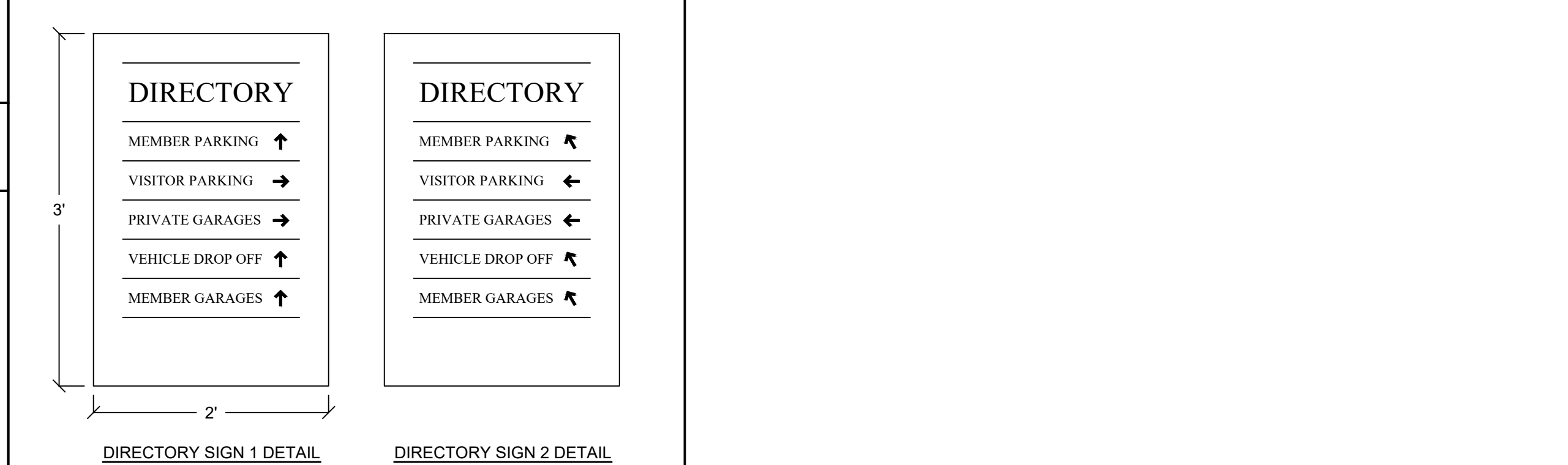
- Where stop lines are necessary, they shall be located in advance of sidewalk curb ramps.
- Where feasible, provide for drainage inlets or grates immediately upstream from the curb ramps. Reticuline or rectangular drainage grates are to be used in the area of curb ramps.
- Do not place signal poles, sign posts, utility poles, fire hydrants, etc., within the ramp or side flare areas.



R-5 SIDEWALK CURB-RAMP DETAIL NOT TO SCALE



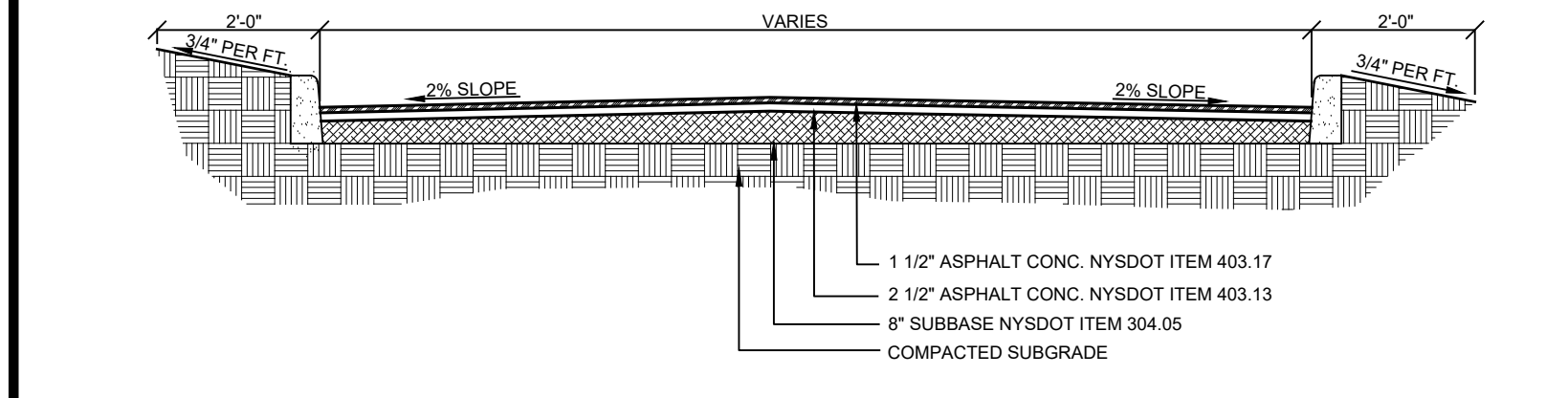
F-1 ALUMINUM FENCE DETAIL NOT TO SCALE



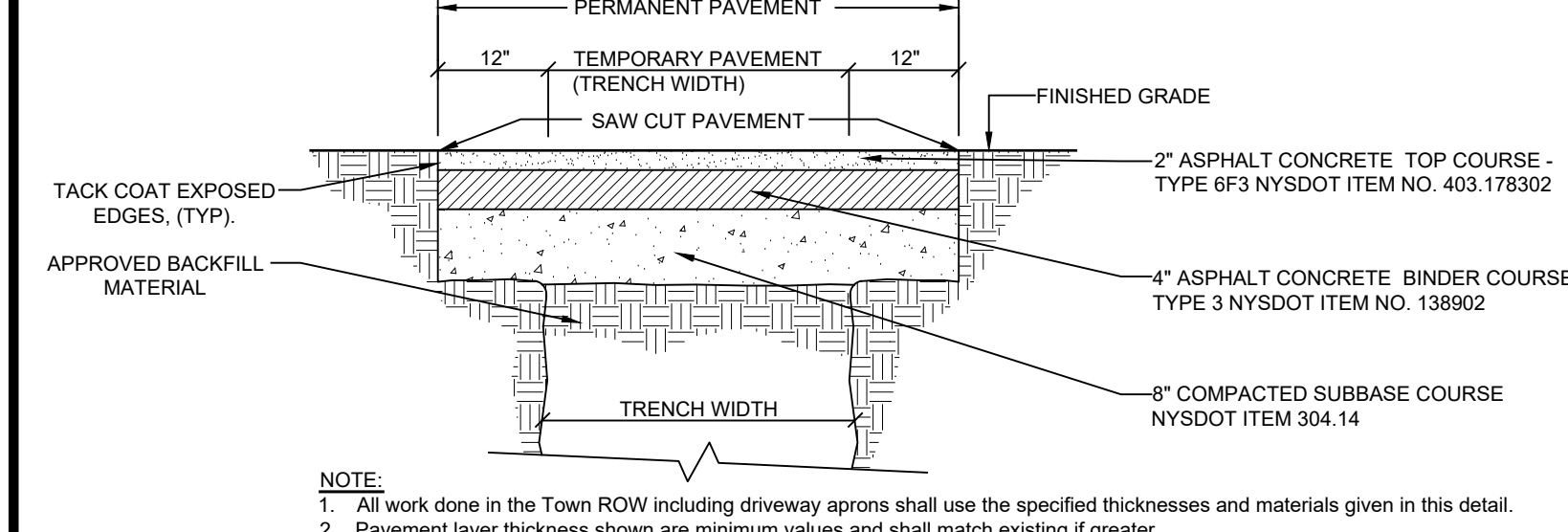
NOTE:

- ALL SIGN MATERIAL SHALL BE CORTEN STEEL TO MATCH MONUMENT SIGN.
- ALL SIGN LETTERS SHALL BE BLACK TO MATCH MONUMENT SIGN.

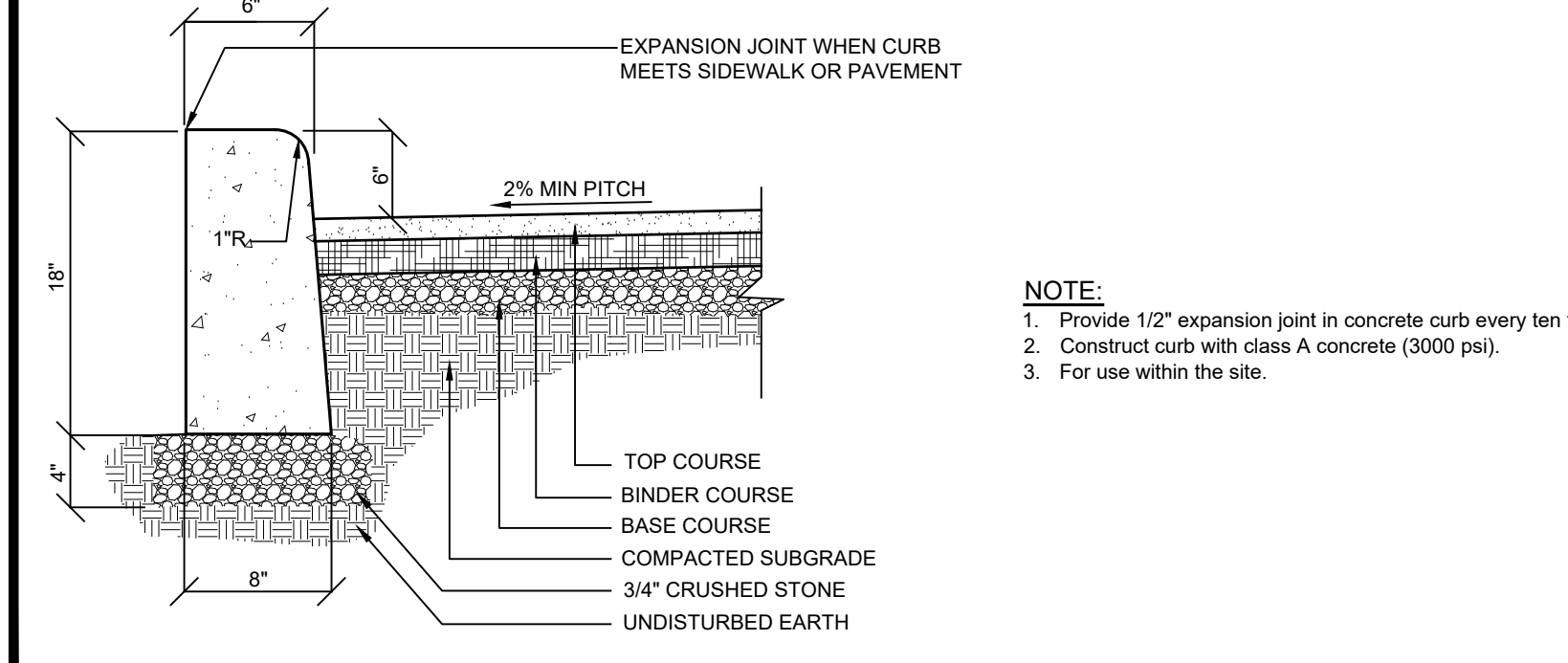
R-1 TRAFFIC SIGN DETAIL NOT TO SCALE



R-2 TYPICAL DRIVEWAY AND PARKING LOT SECTION NOT TO SCALE

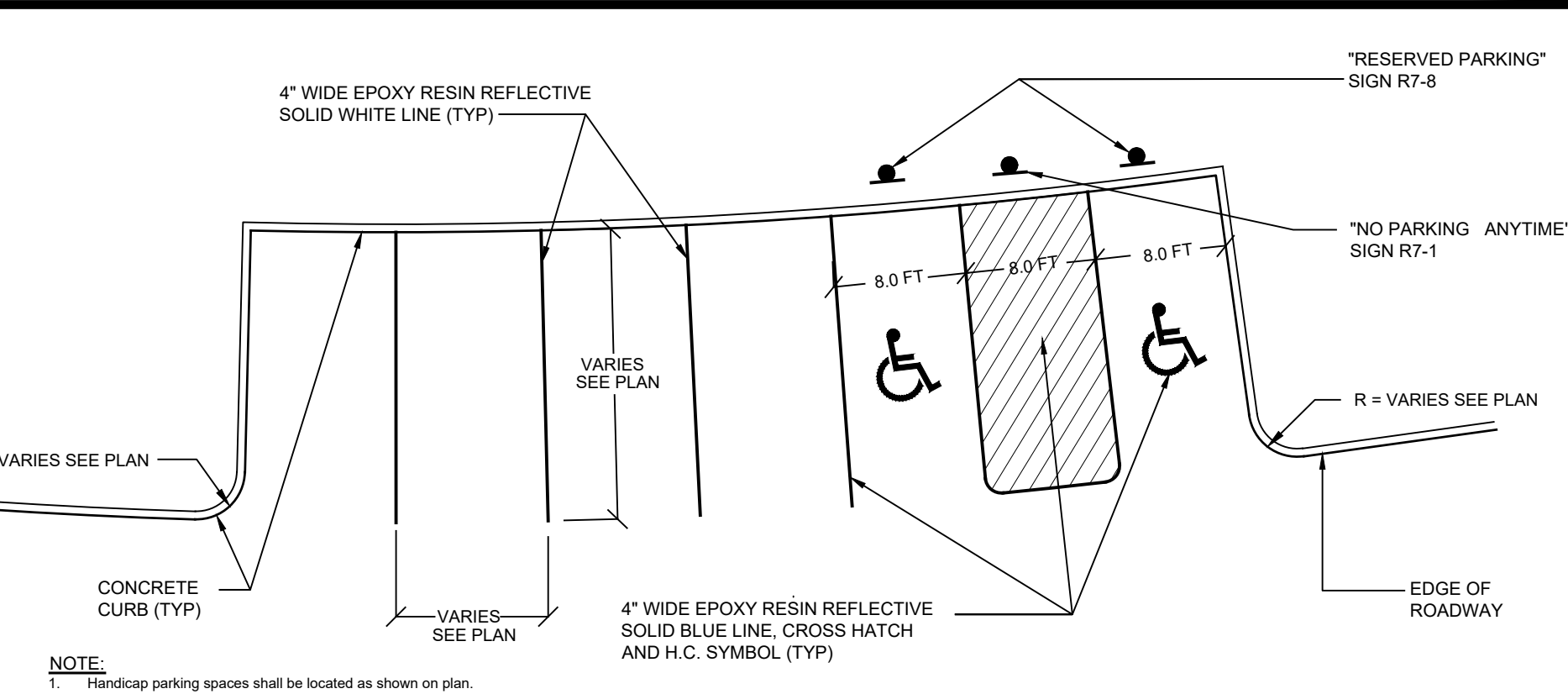


R-3 ROW/ROADWAY REPLACEMENT PAVEMENT DETAIL NOT TO SCALE

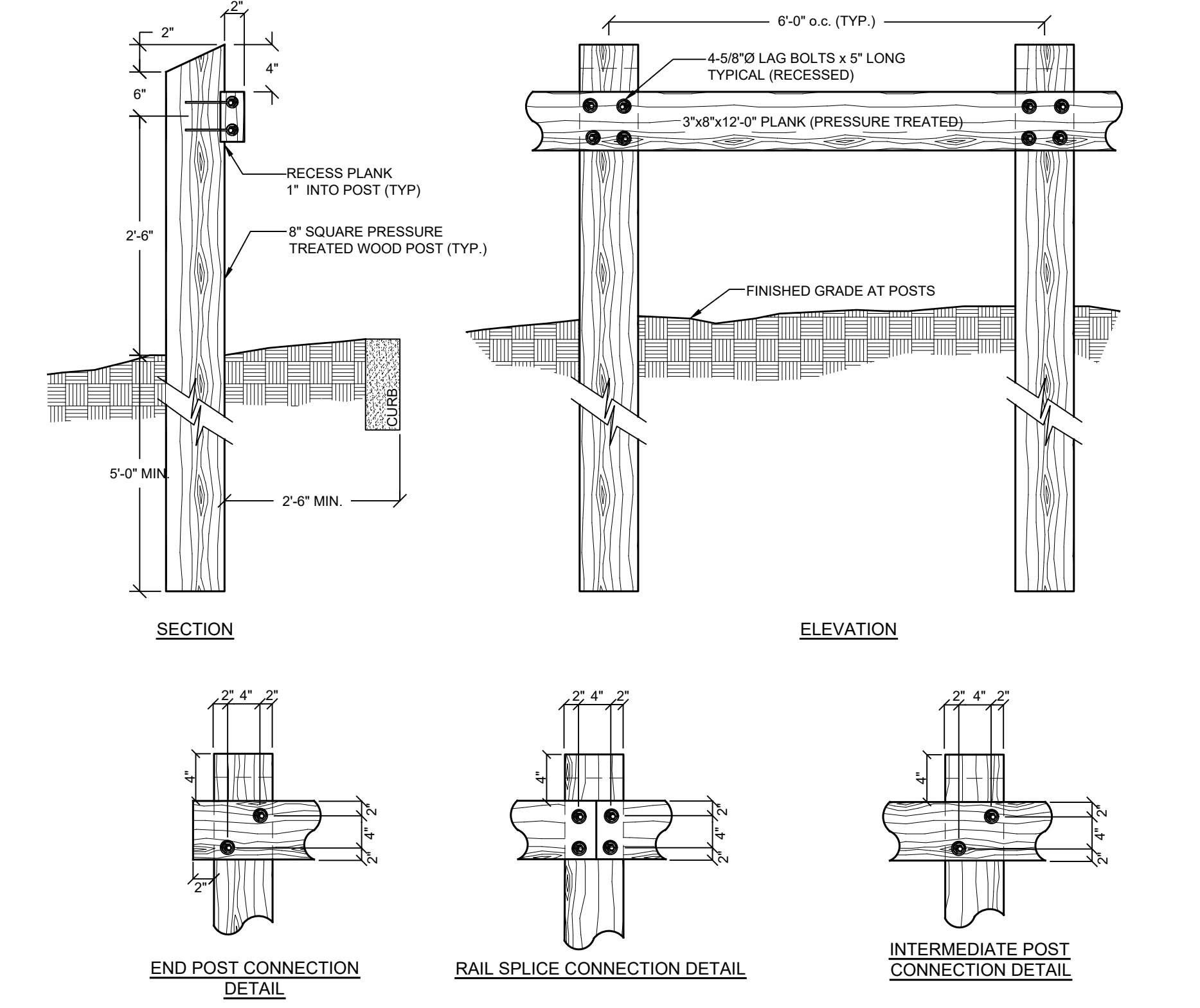


R-4 CONCRETE CURB DETAIL NOT TO SCALE

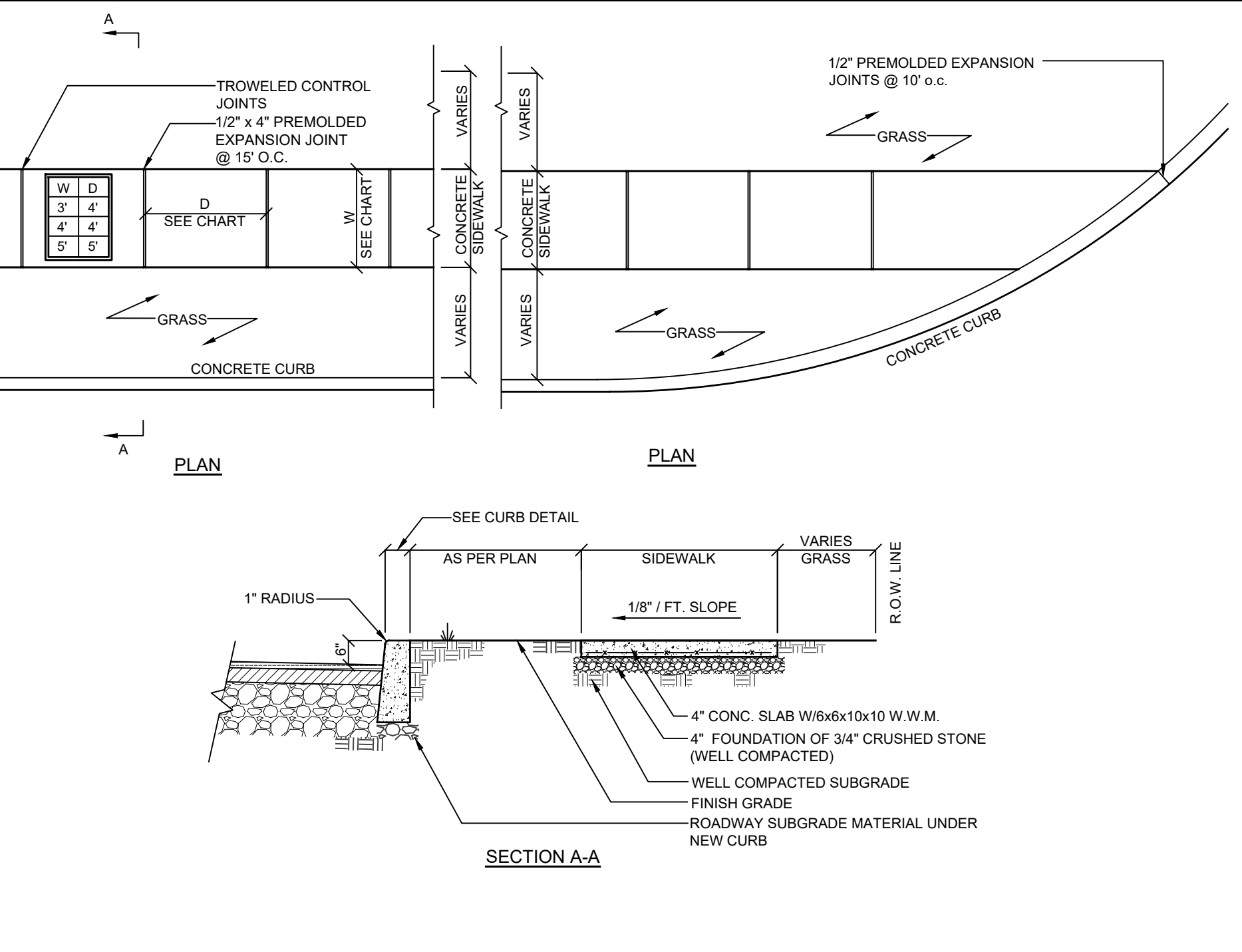
NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.



R-6 TYPICAL PARKING STALL LAYOUT NOT TO SCALE

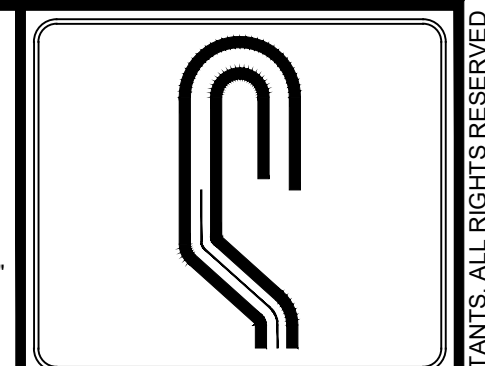


R-7 TIMBER GUARDRAIL DETAIL NOT TO SCALE

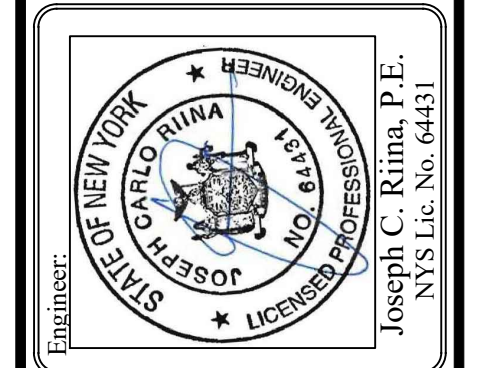


R-8 CONCRETE SIDEWALK DETAIL NOT TO SCALE

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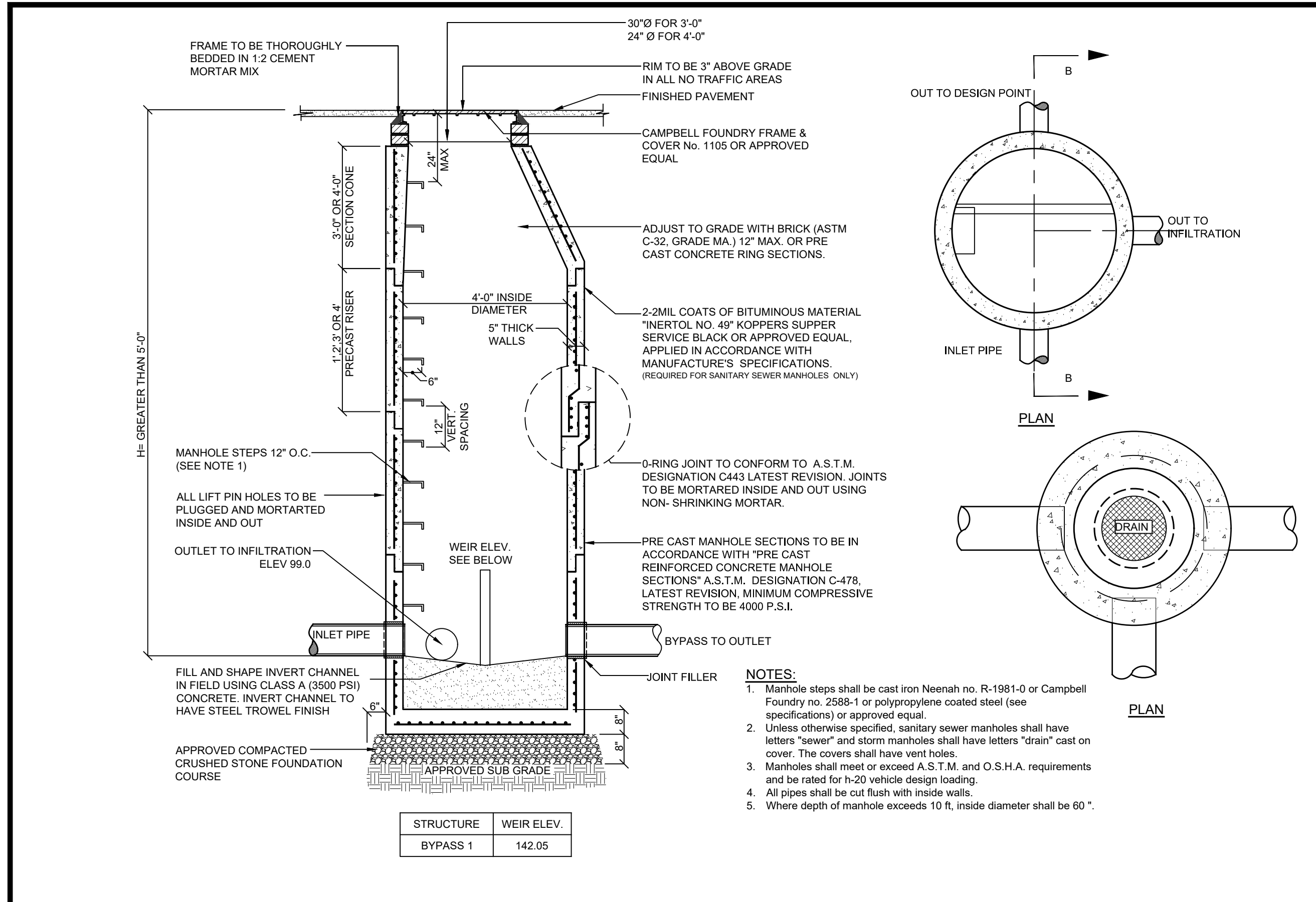
Revisions:	No.	Date	Comments
	1	4/14/20	Town Comments
	2	8/12/20	Update Wetlands
	3	9/22/20	Wetland Mitigation

SCALE: N.T.S.	DRAWN BY: TK	DATE: 12/30/19
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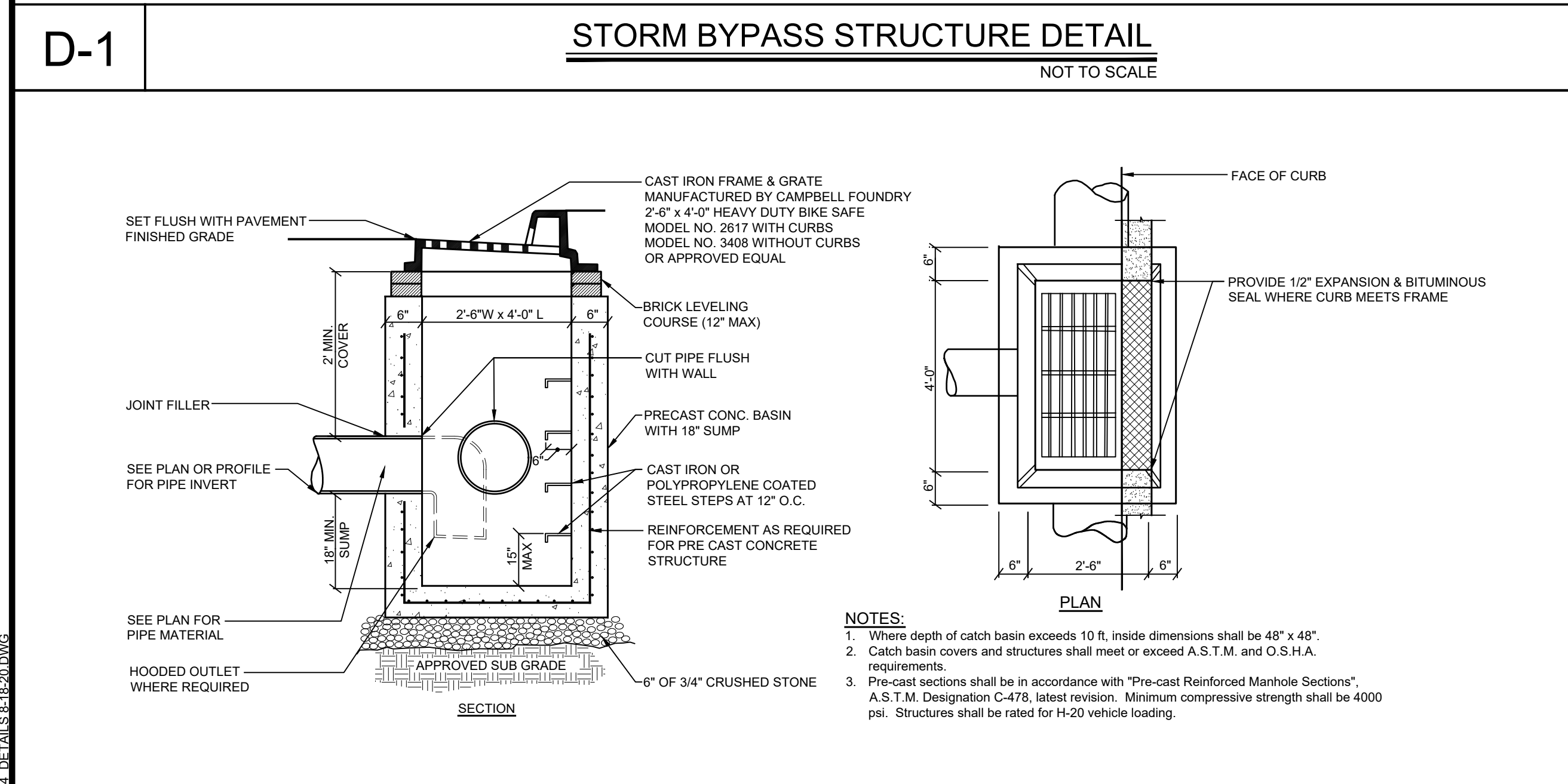
DETAILS

SITE PLAN PREPARED FOR
3451 LEXINGTON AVENUE,
 3451 LEXINGTON AVENUE
 Town of Cortlandt Westchester County, New York

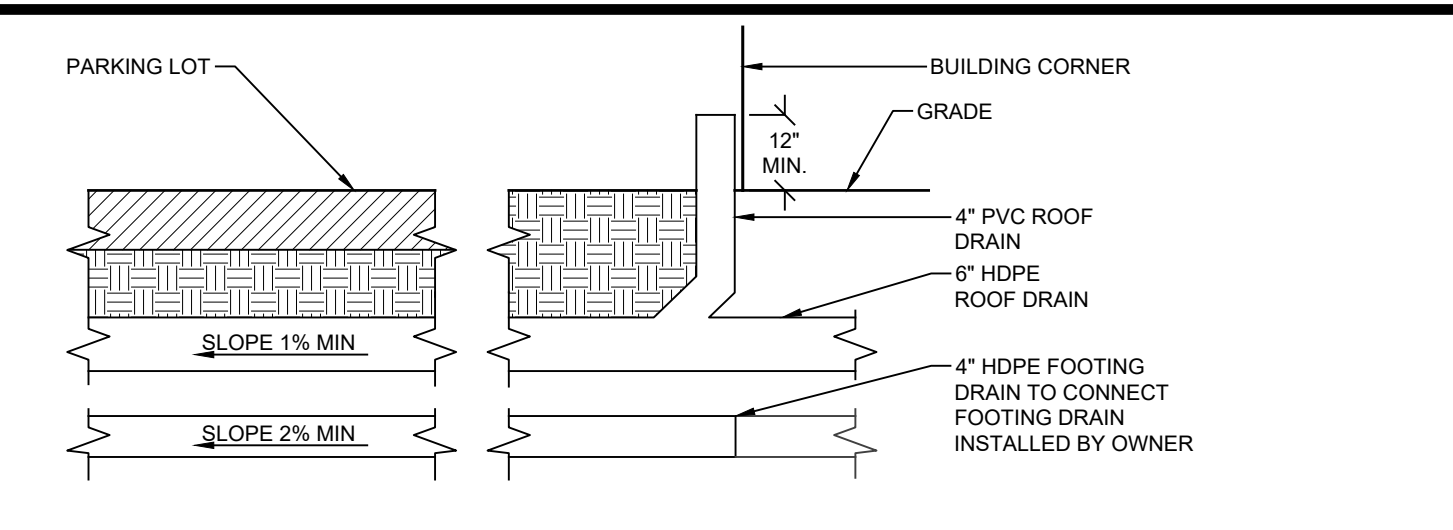
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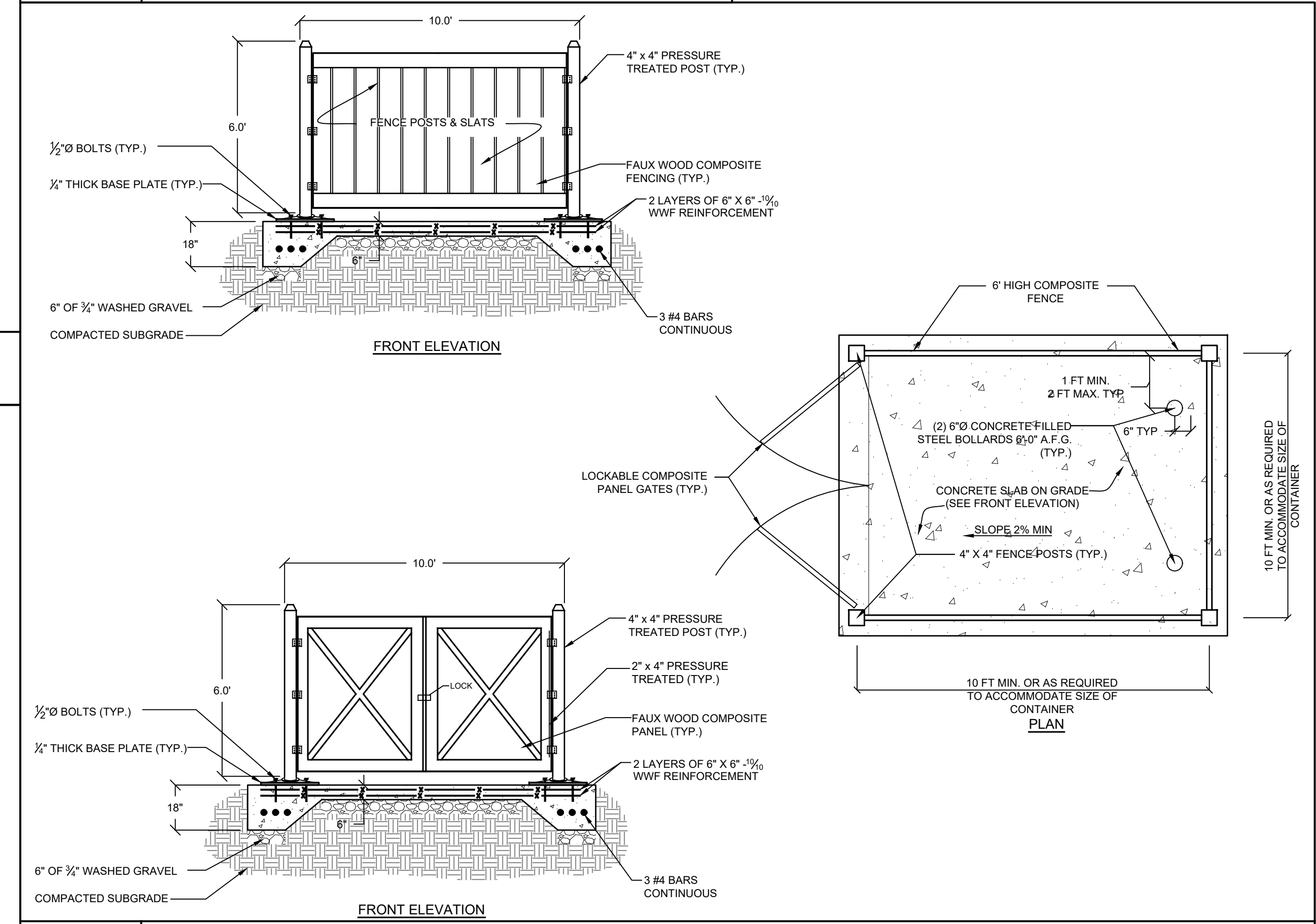
D-1 STORM BYPASS STRUCTURE DETAIL
NOT TO SCALE



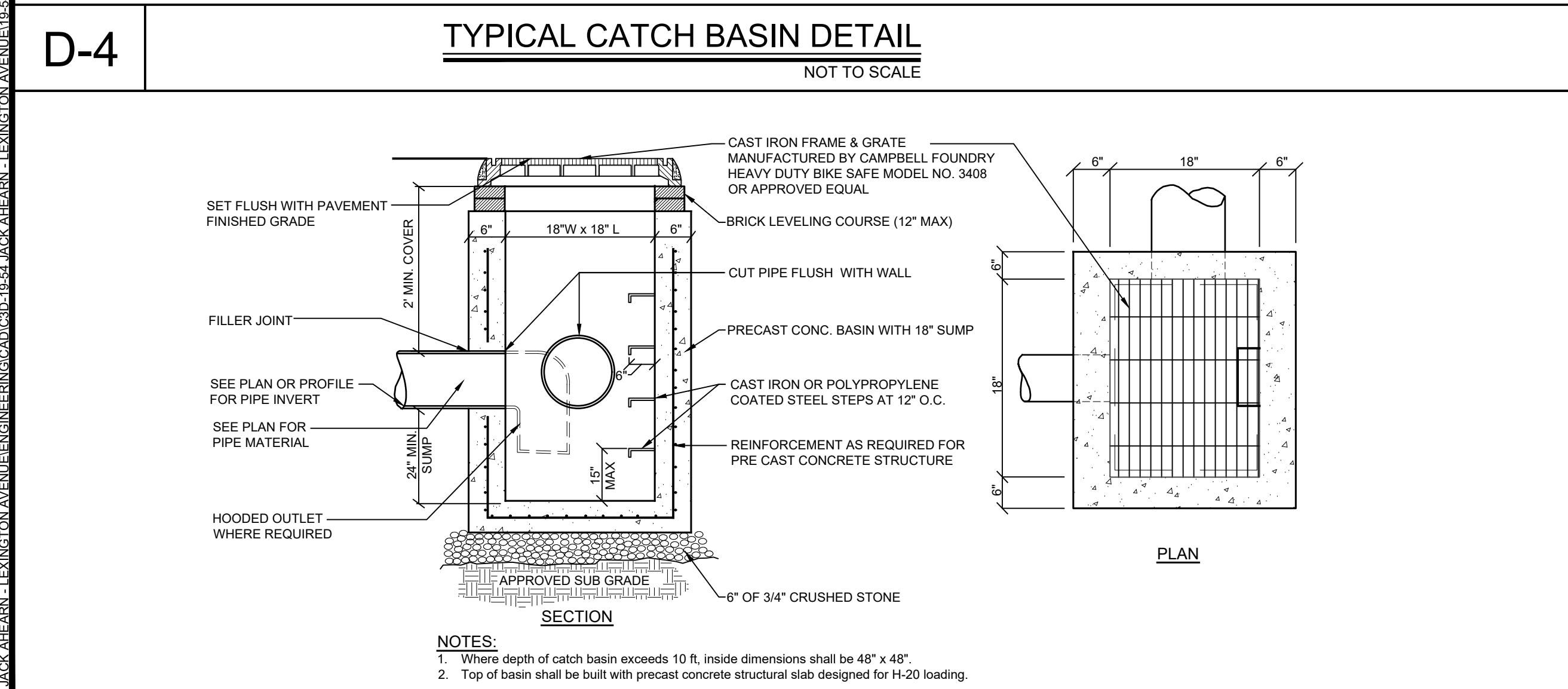
D-2 STORM PIPE BEDDING DETAIL
NOT TO SCALE



D-3 ROOF & FOOTING DRAIN CONNECTION DETAIL
NOT TO SCALE



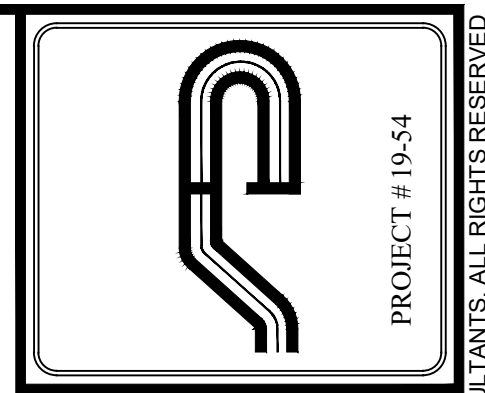
D-4 TYPICAL CATCH BASIN DETAIL
NOT TO SCALE



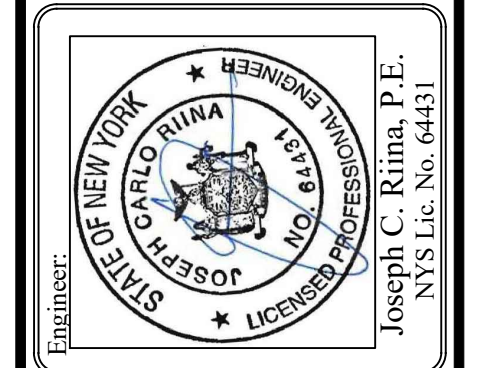
D-5 PRECAST CATCH BASIN - DRAIN INLET DETAIL
NOT TO SCALE



S-1 TRASH ENCLOSURE DETAIL
NOT TO SCALE



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Revisions:	No.	Date	Comments
	1	4/14/20	Town Comments
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	3	9/22/20	Wetland Mitigation

SCALE: NTS
DRAWN BY: TK
DATE: 12/30/19

DRAINAGE DETAILS

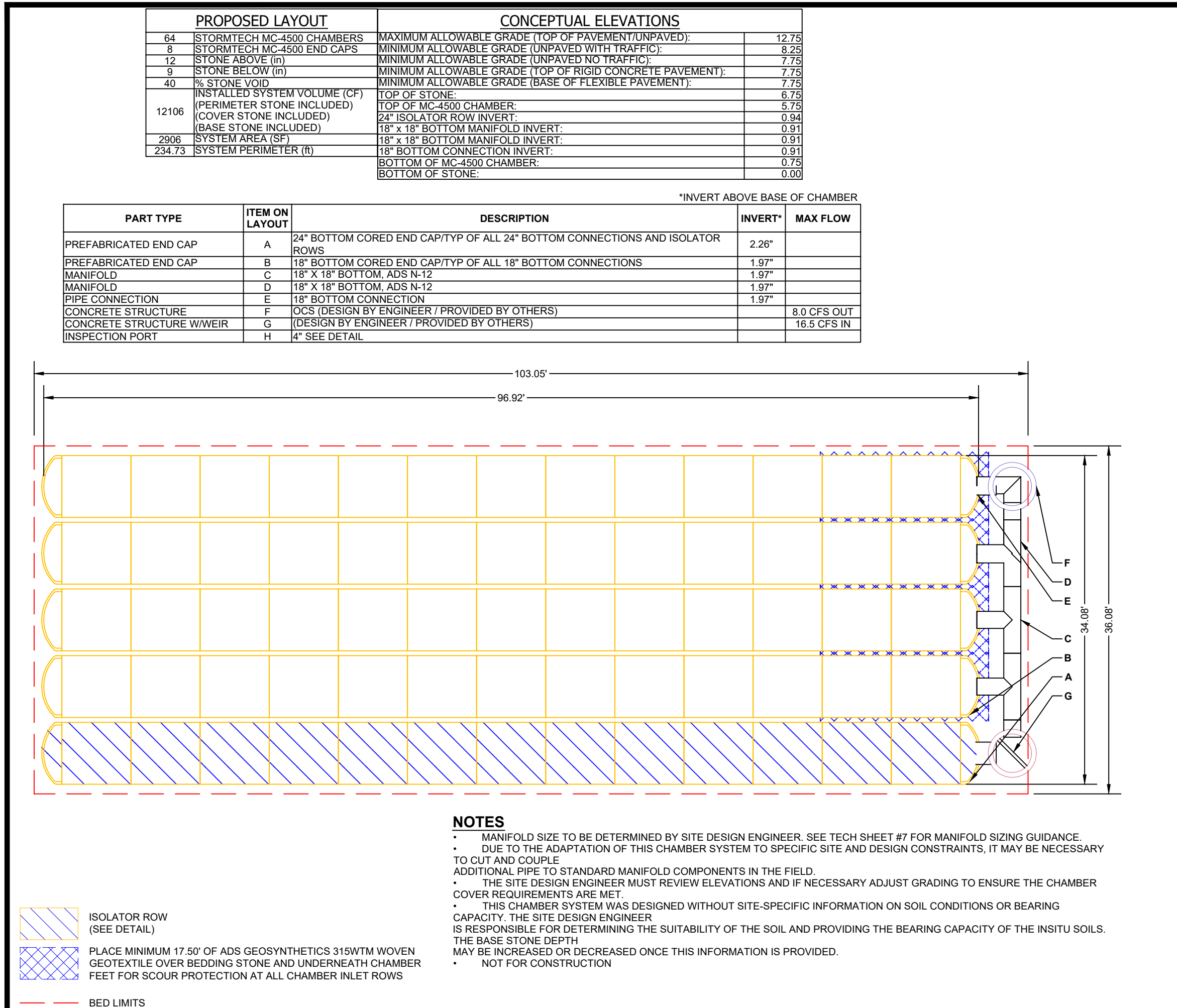
SITE PLAN PREPARED FOR
3451 LEXINGTON AVENUE,
3451 LEXINGTON AVENUE
Town of Cortlandt Westchester County, New York

Sheet **C-503**

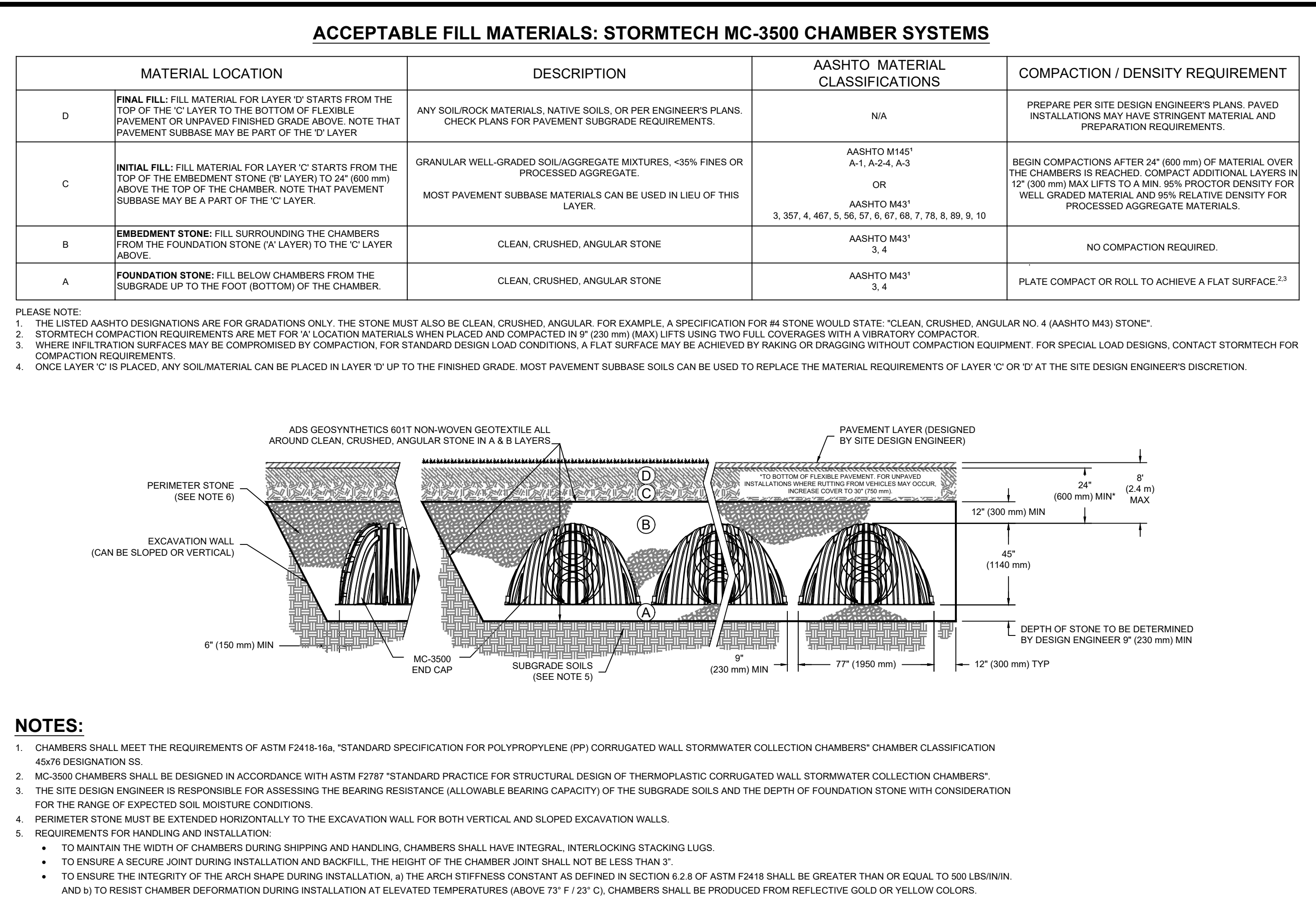
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NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

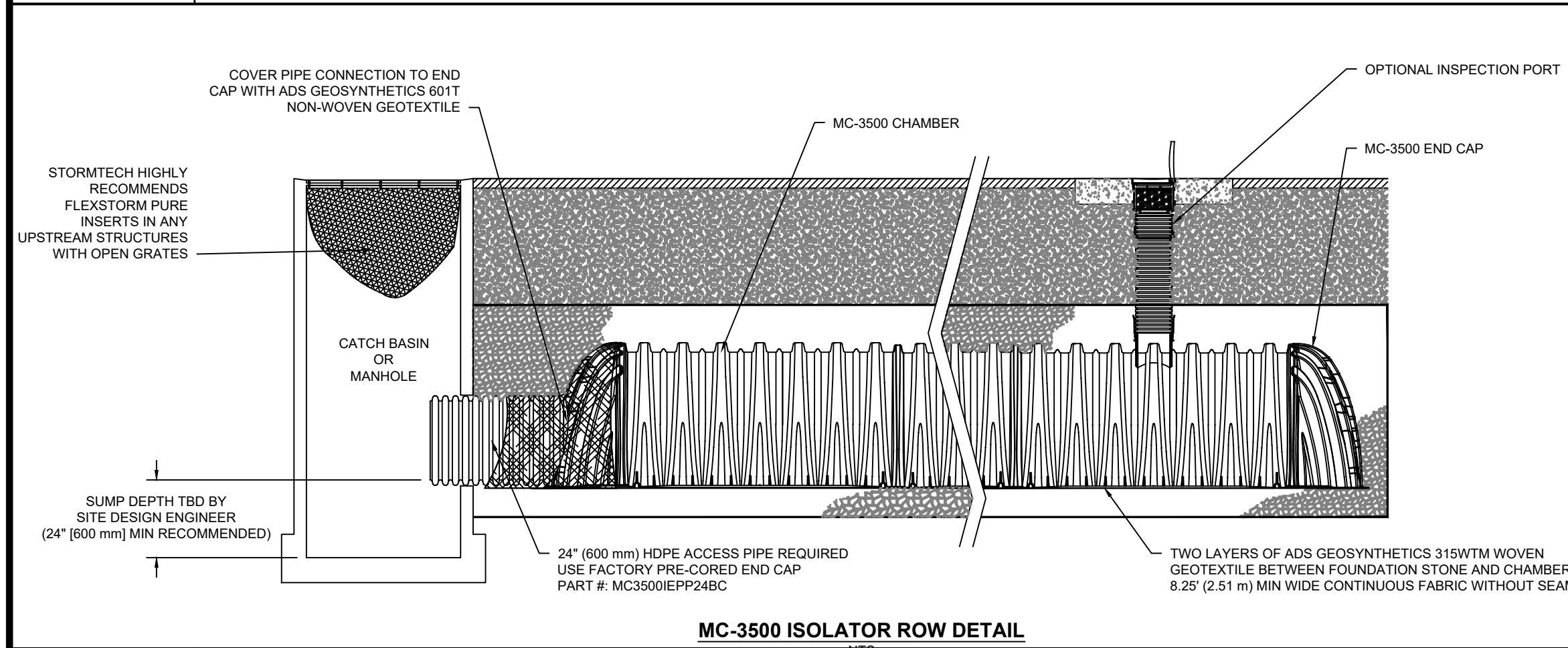
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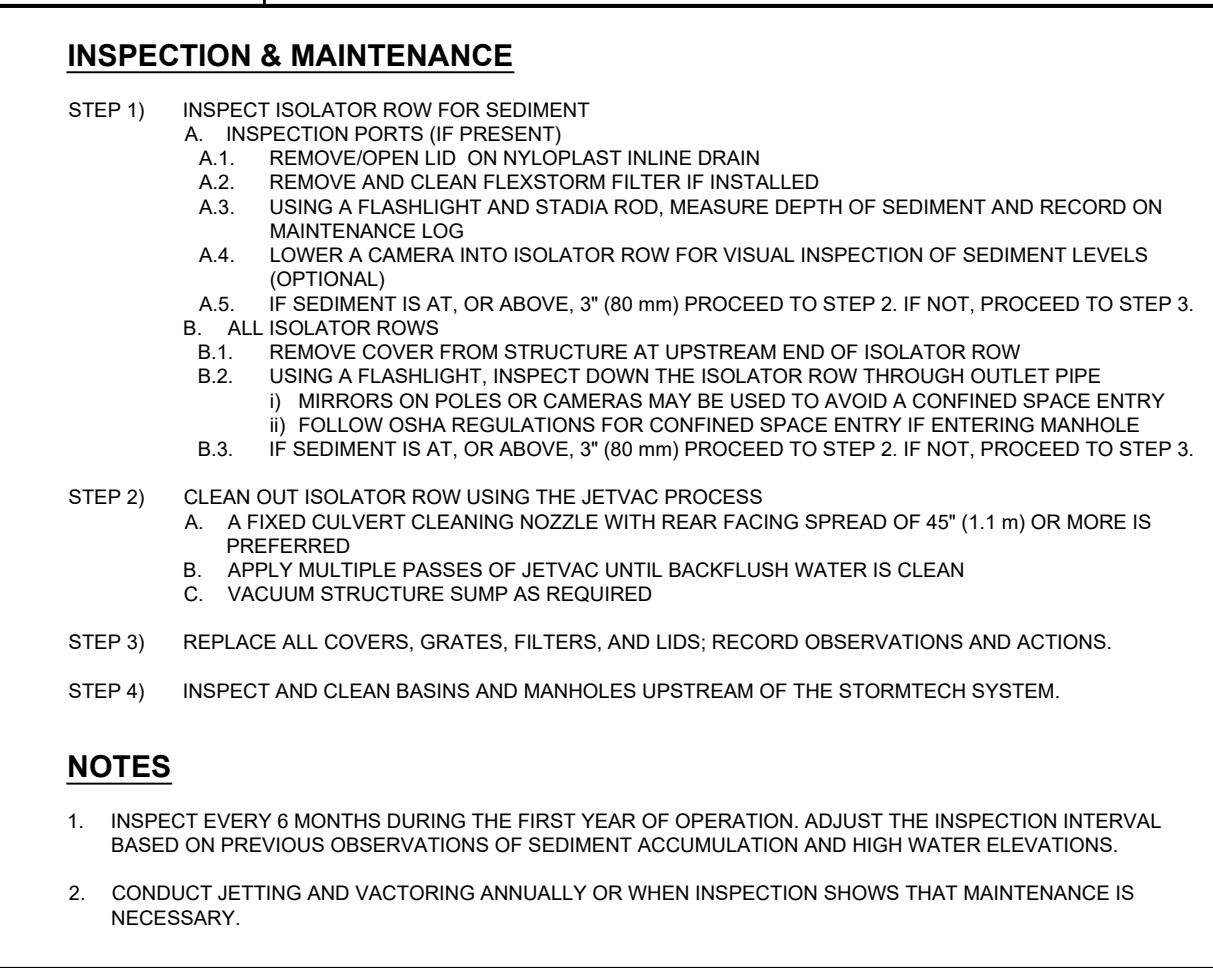
SWM-3 STORMTECH MC-3500 PLAN DETAIL
NOT TO SCALE



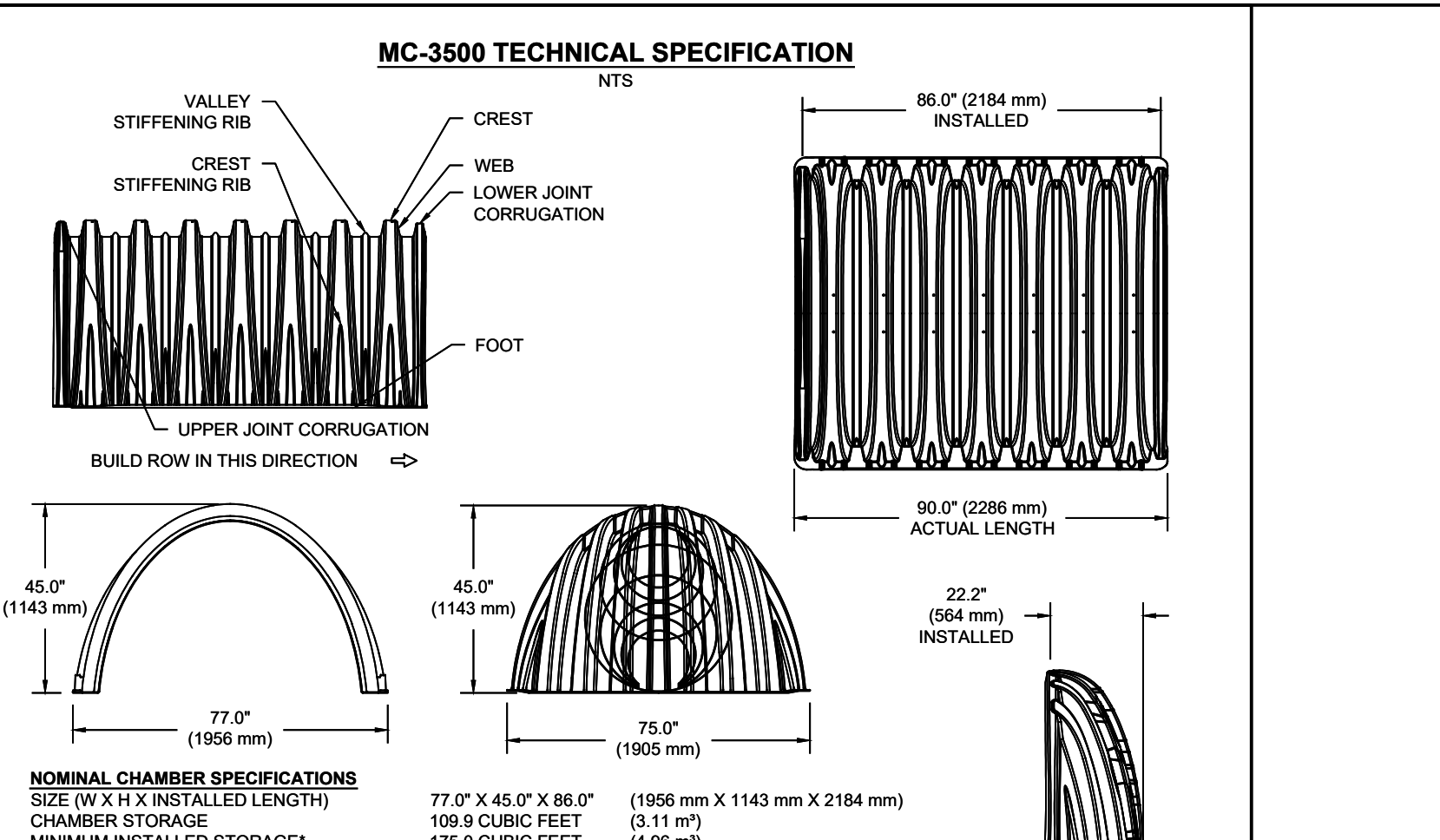
SWM-3 STORMTECH MC-3500 CROSS SECTION DETAIL
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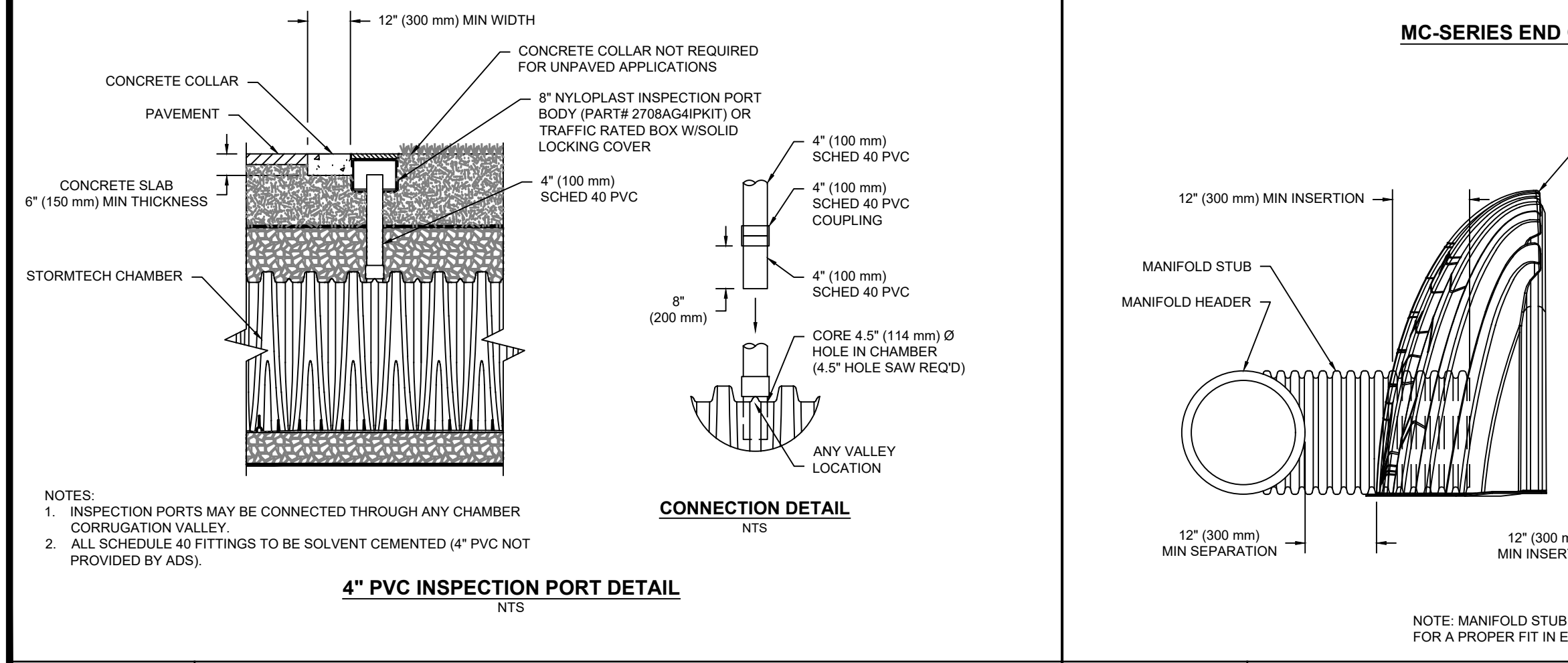
SWM-4 STORMTECH MC-3500 CHAMBER DETENTION ISOLATOR ROW DETAIL
NOT TO SCALE



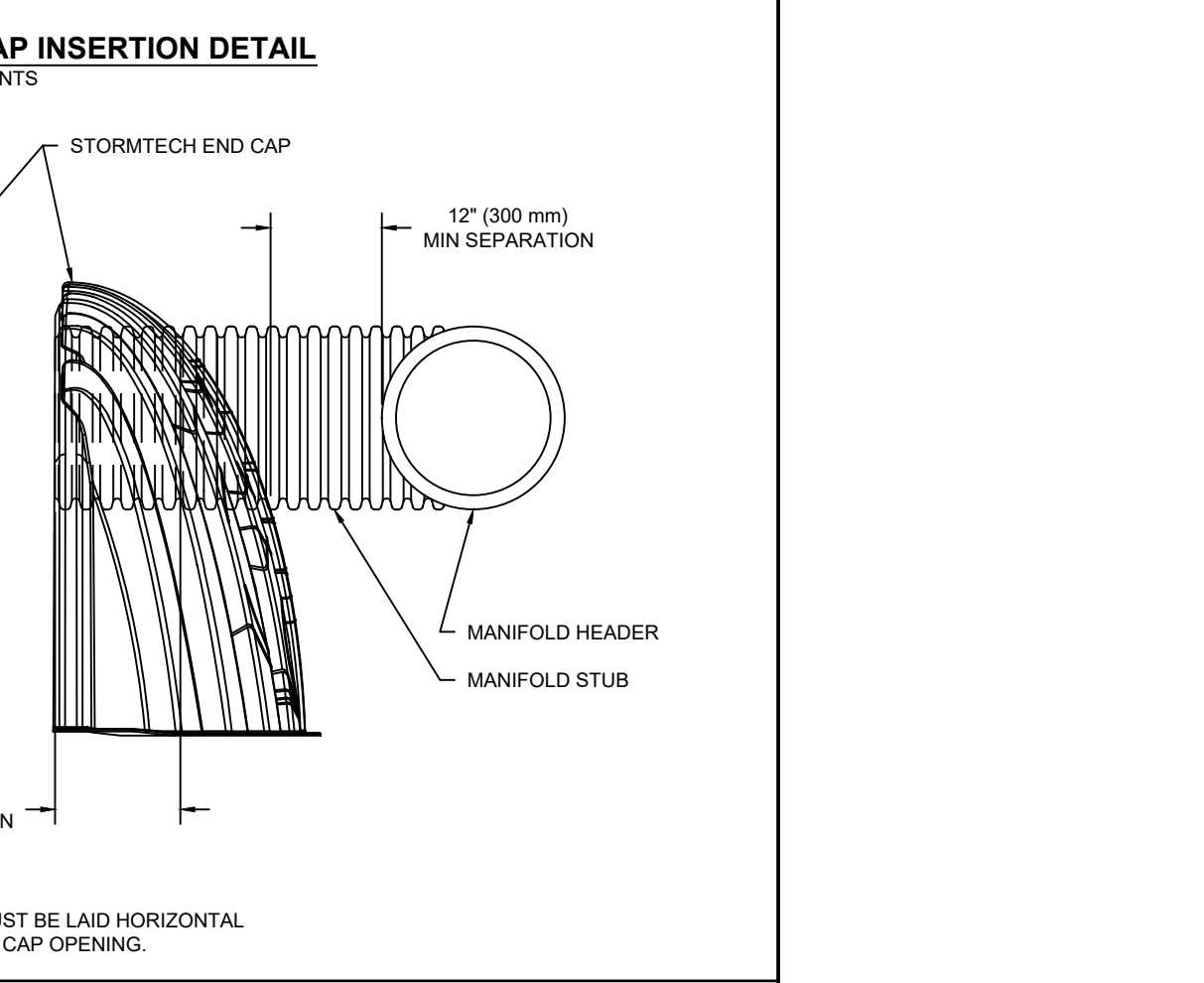
SWM-4 STORMTECH MC-3500 CHAMBER DETENTION ISOLATOR ROW DETAIL
NOT TO SCALE



SWM-2 STORMTECH MC-3500 CHAMBER DETAIL
NOT TO SCALE



SWM-5 STORMTECH FLUSING/INSPECTION PORT DETAIL
NOT TO SCALE



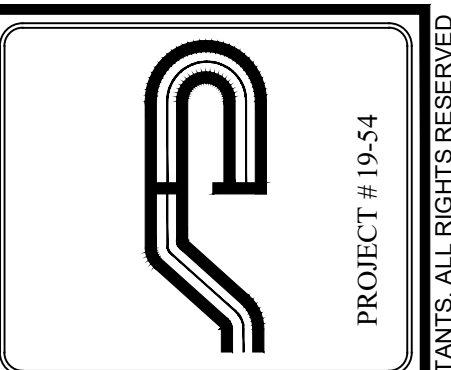
SWM-5 STORMTECH ENDCAP DETAIL
NOT TO SCALE

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	0.68" (17 mm)
MC3500IEPP08B	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08T	8" (200 mm)	---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B	10" (250 mm)	---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B	12" (300 mm)	---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B	15" (375 mm)	---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW	18" (450 mm)	---	1.77" (45 mm)
MC3500IEPP18BW	18" (450 mm)	---	---
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW	24" (600 mm)	---	---
MC3500IEPP24BC	24" (600 mm)	---	2.06" (52 mm)
MC3500IEPP24BW	24" (600 mm)	---	---
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

CUSTOM PRECURED INVERTS ARE AVAILABLE UPON REQUEST. INVERTED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

SWM-2 STORMTECH MC-3500 CHAMBER DETAIL
NOT TO SCALE



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Revisions:	No.	Date	Comments
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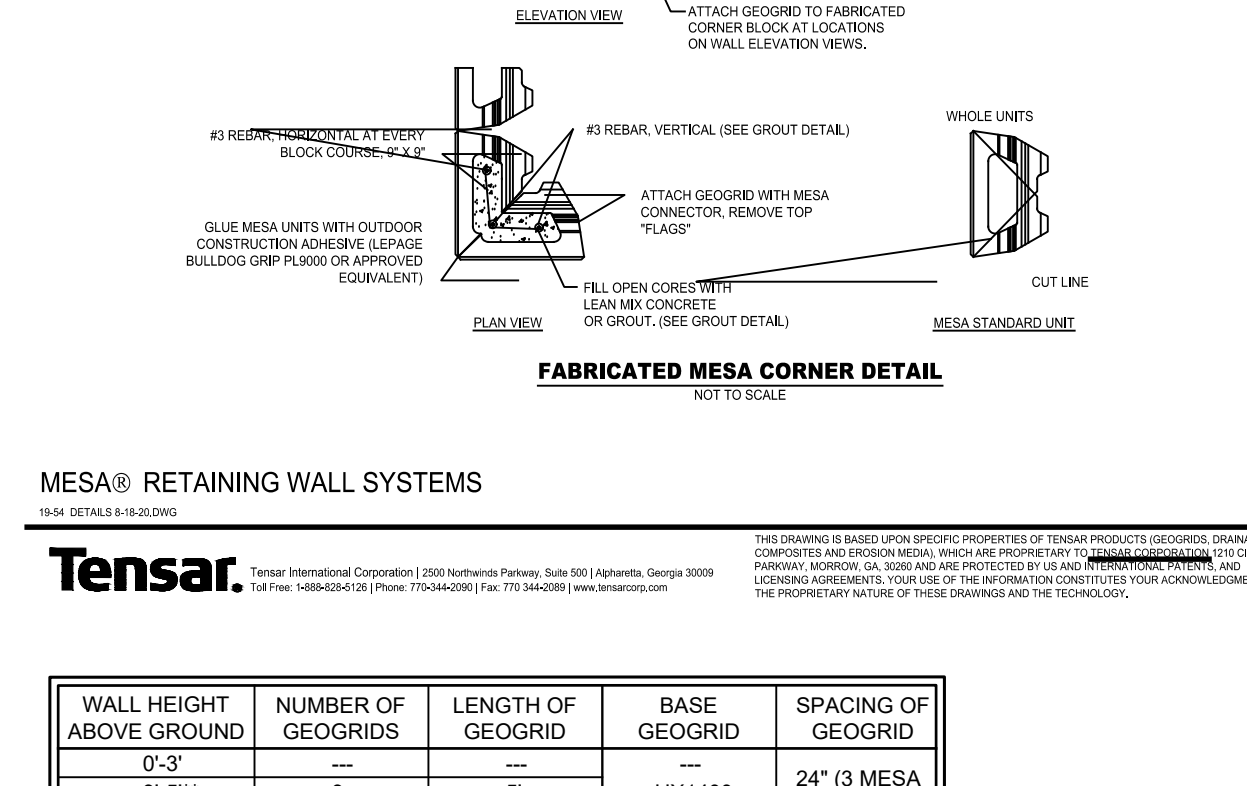
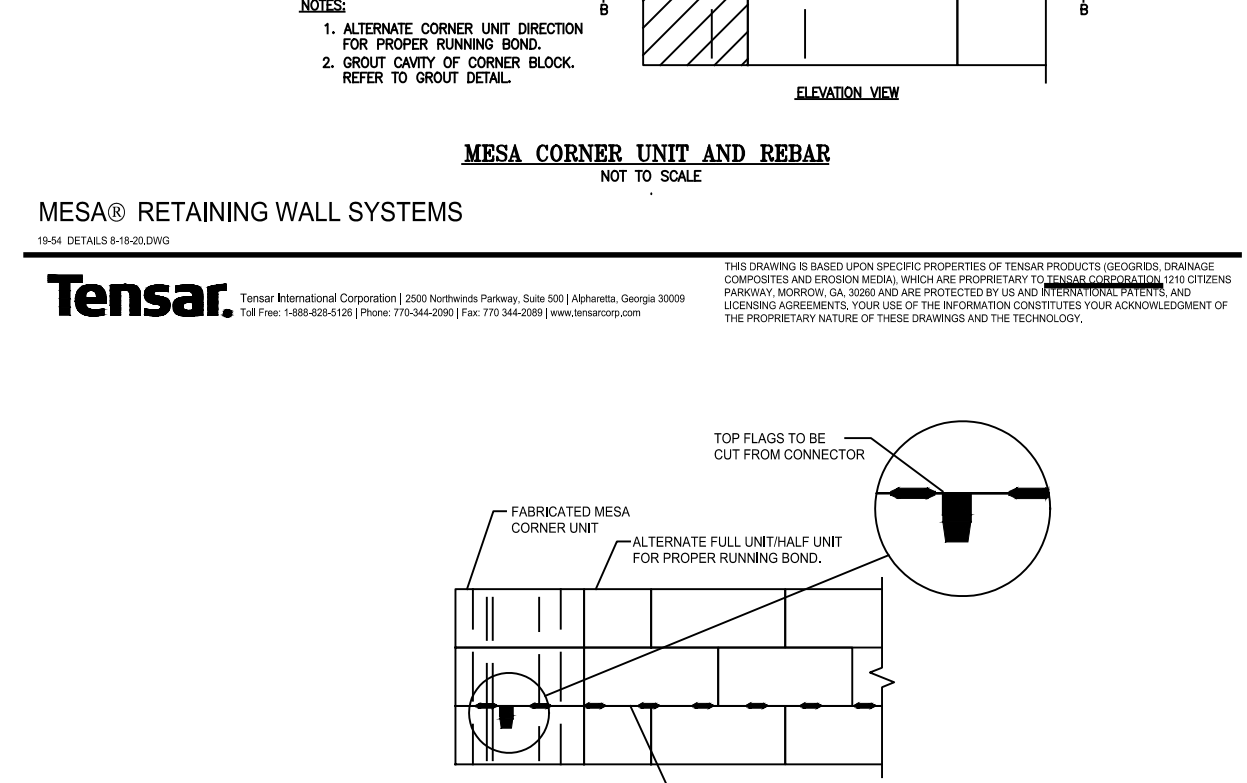
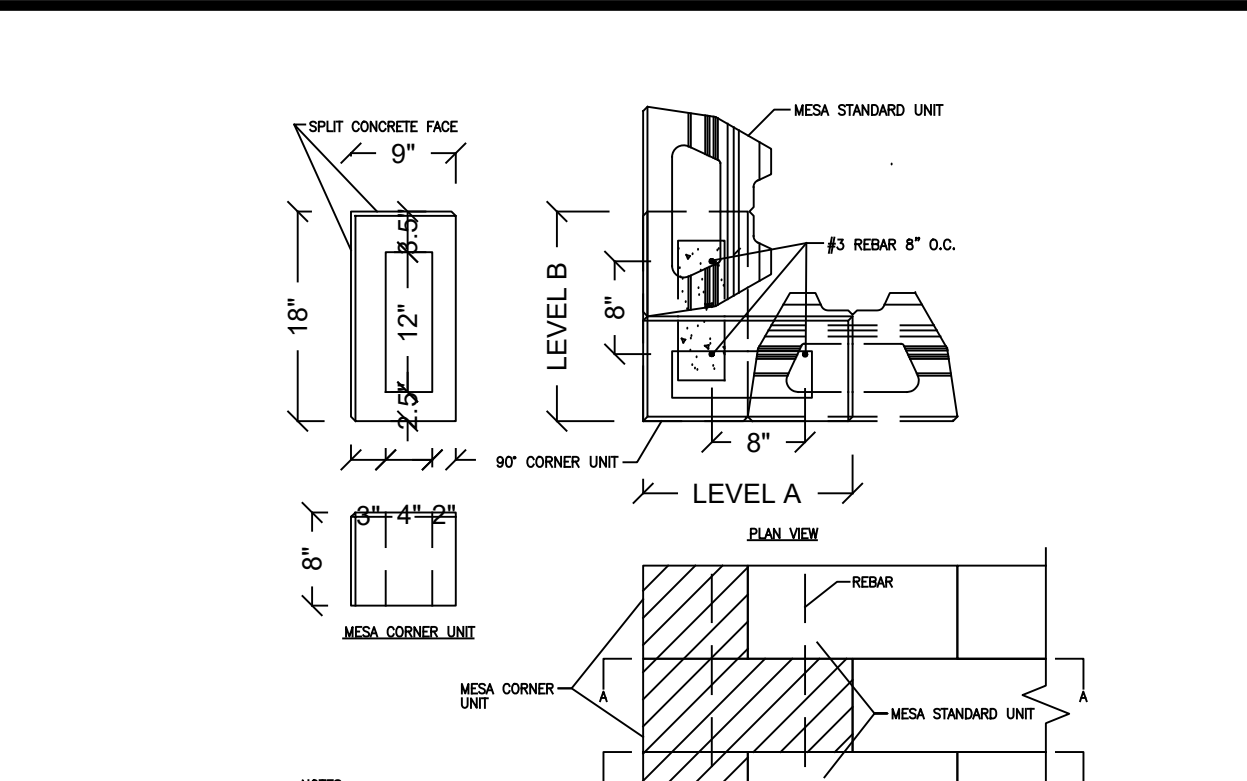
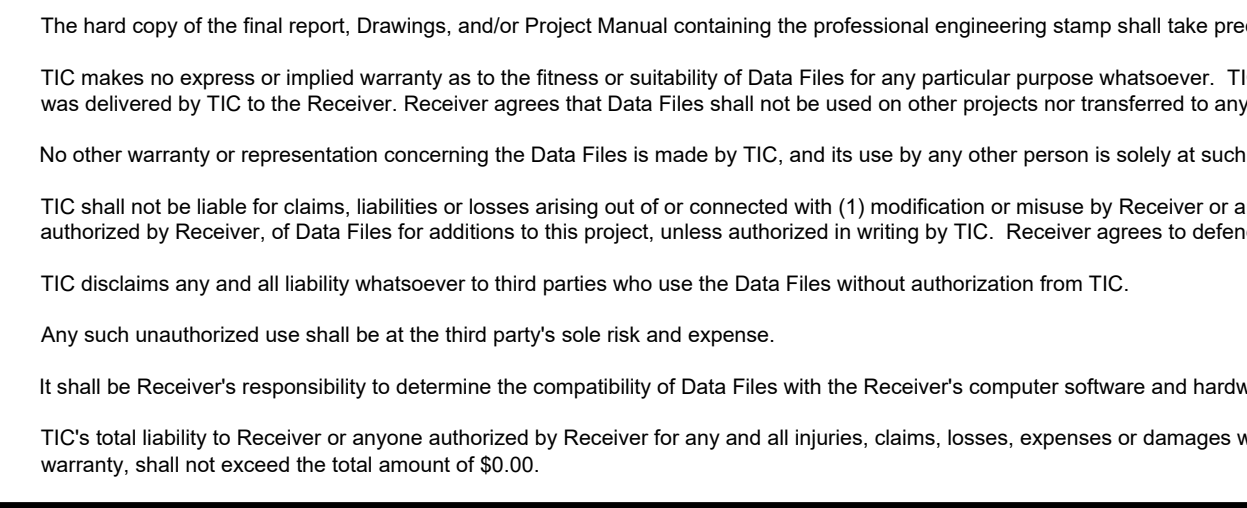
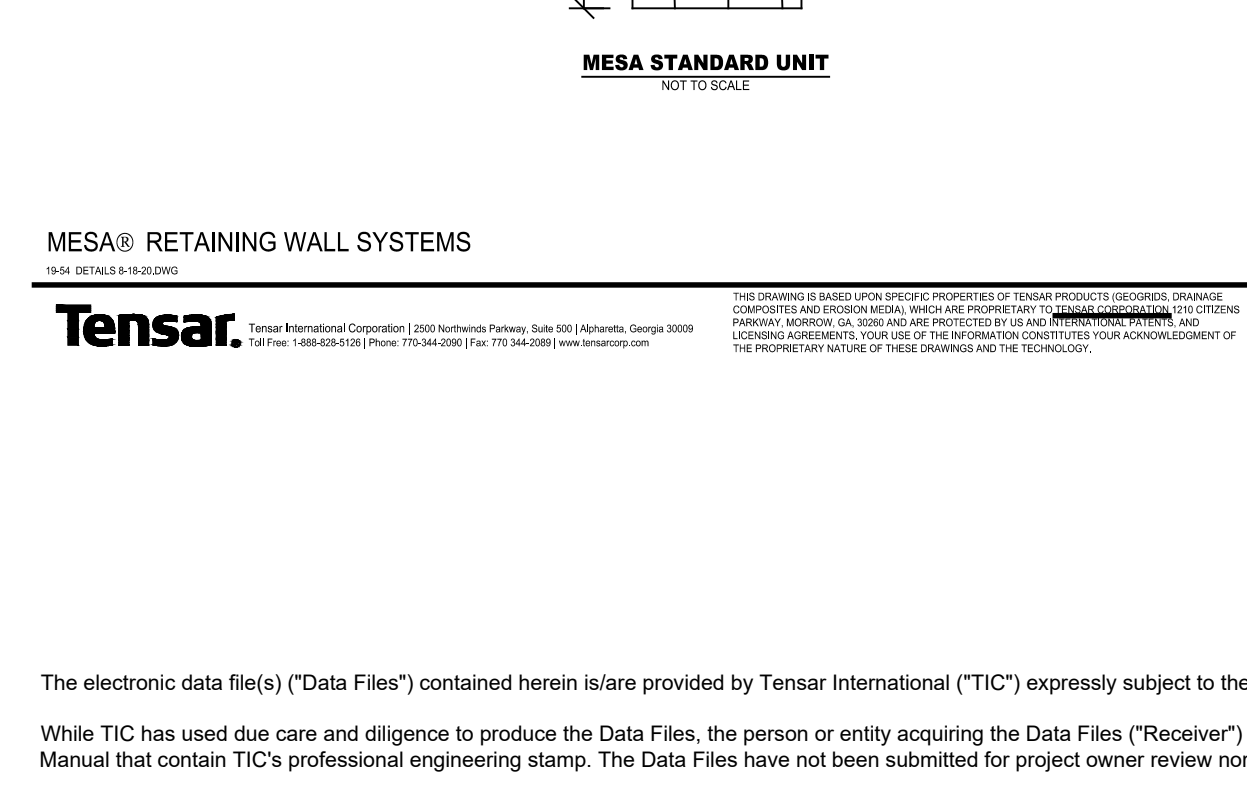
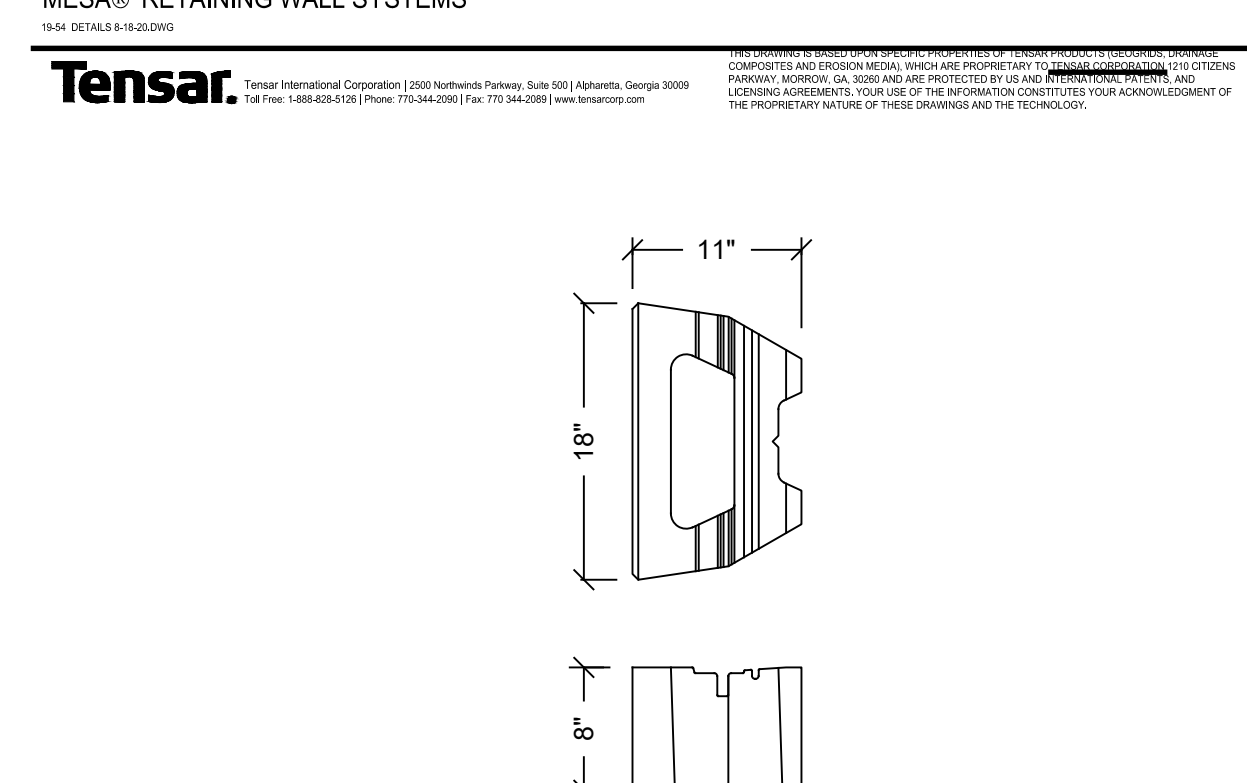
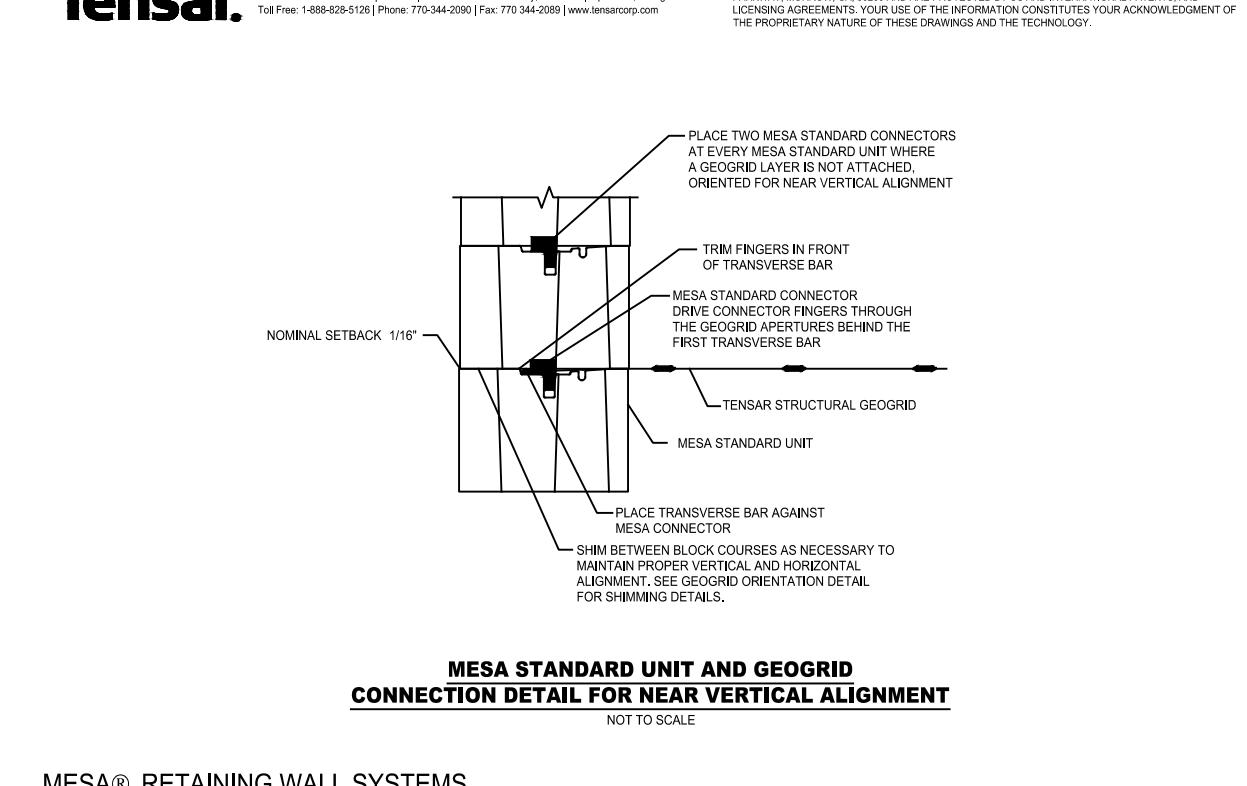
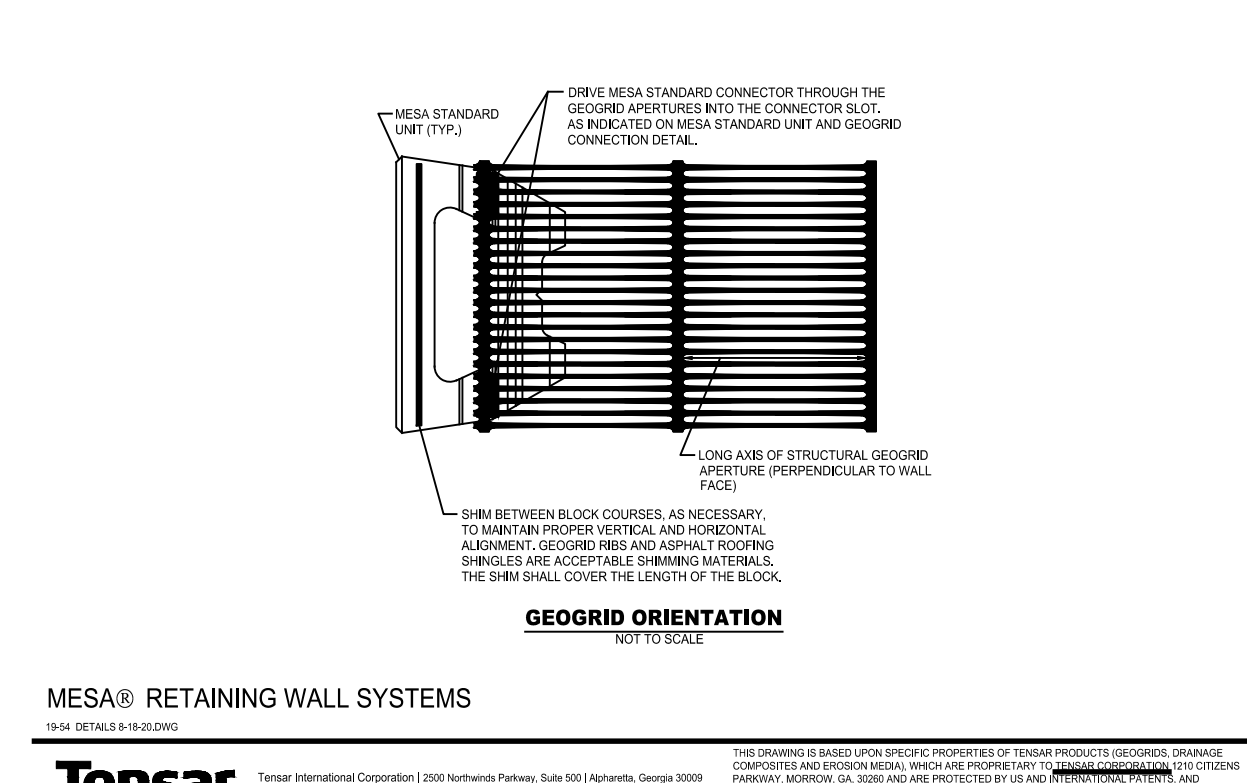
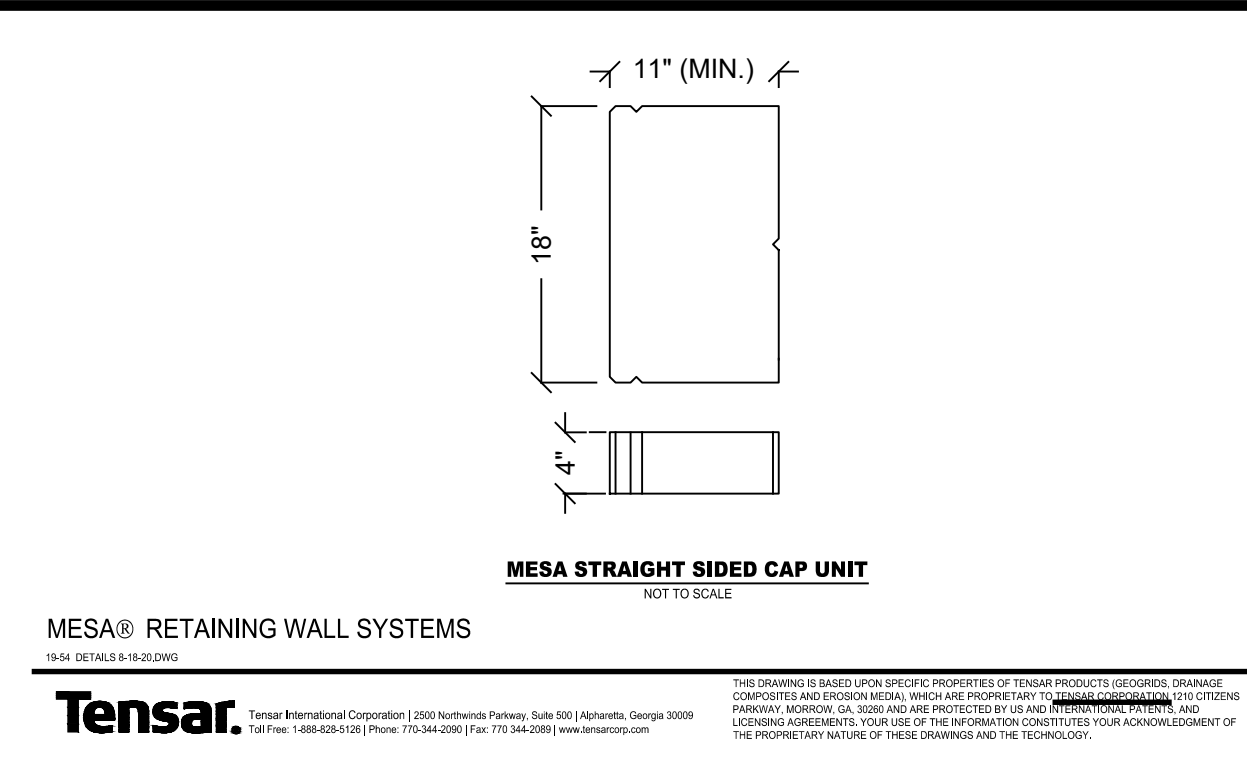
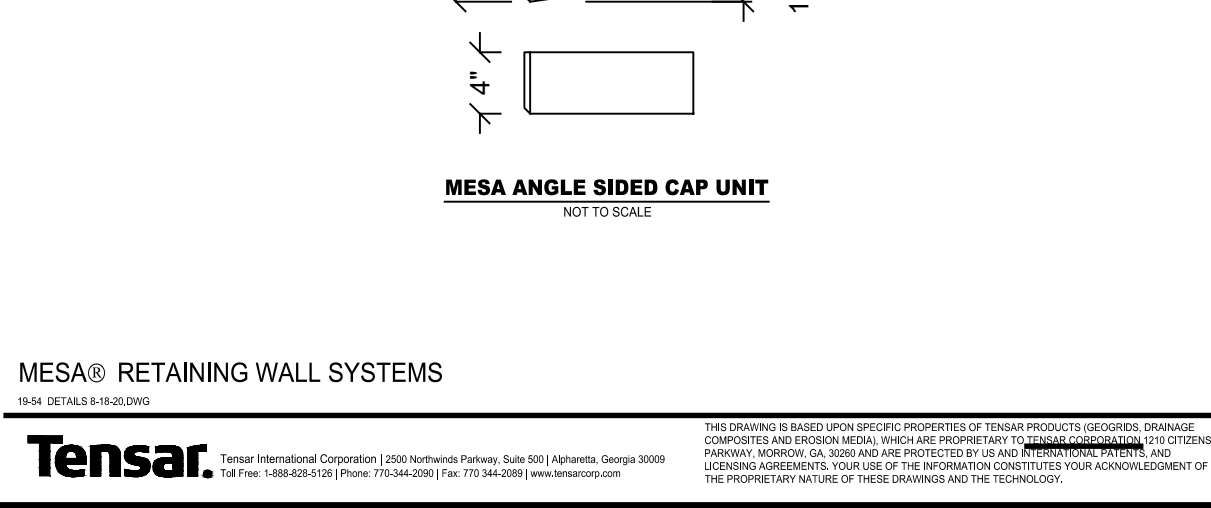
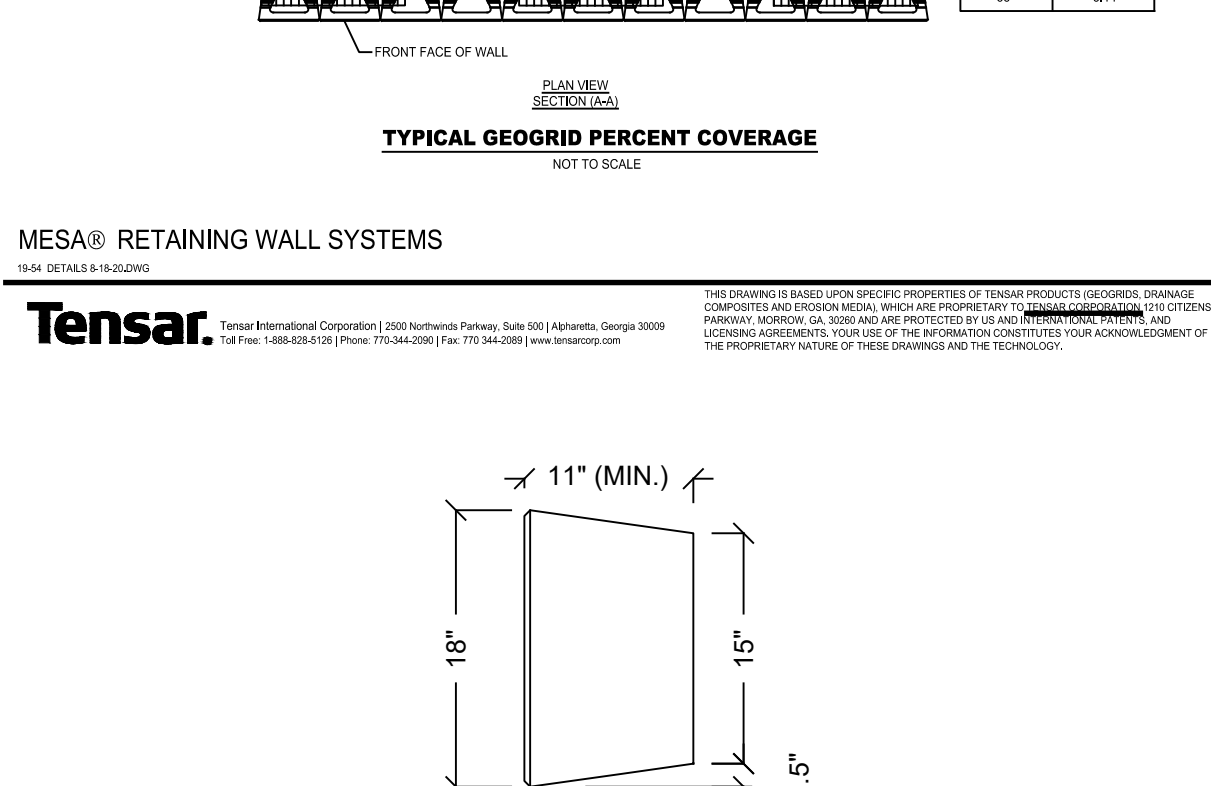
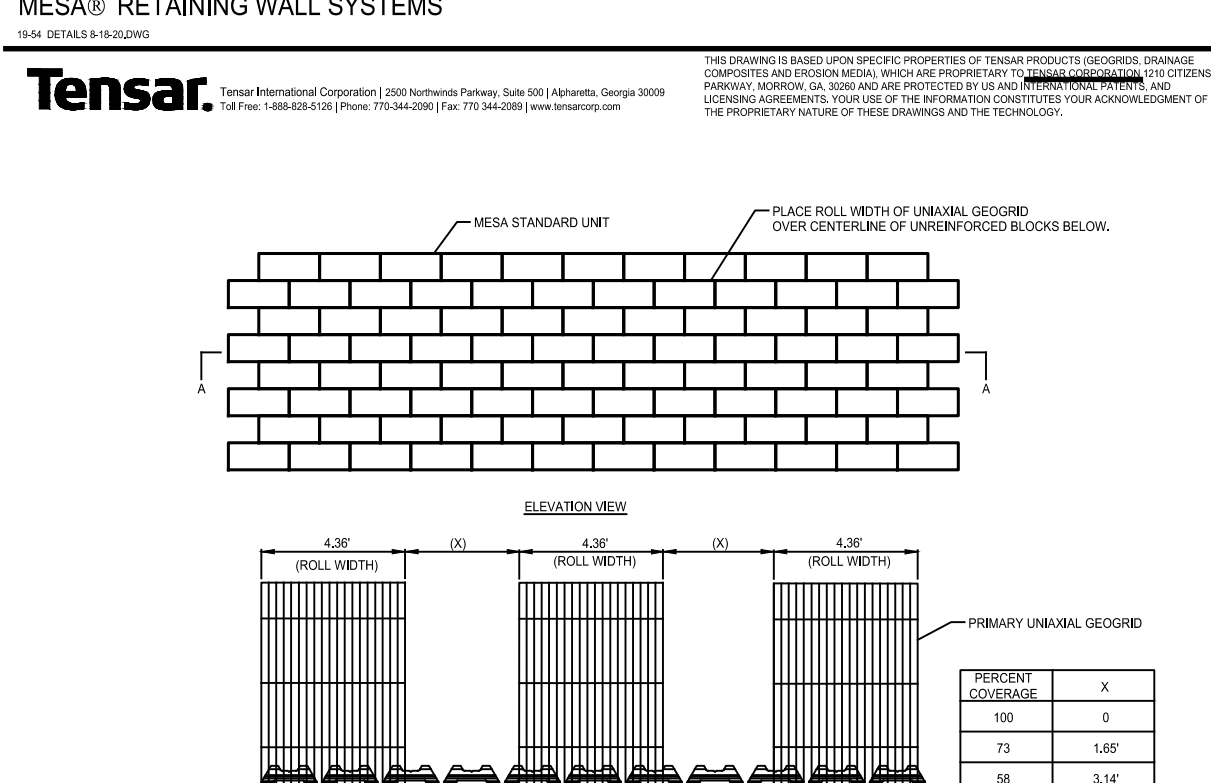
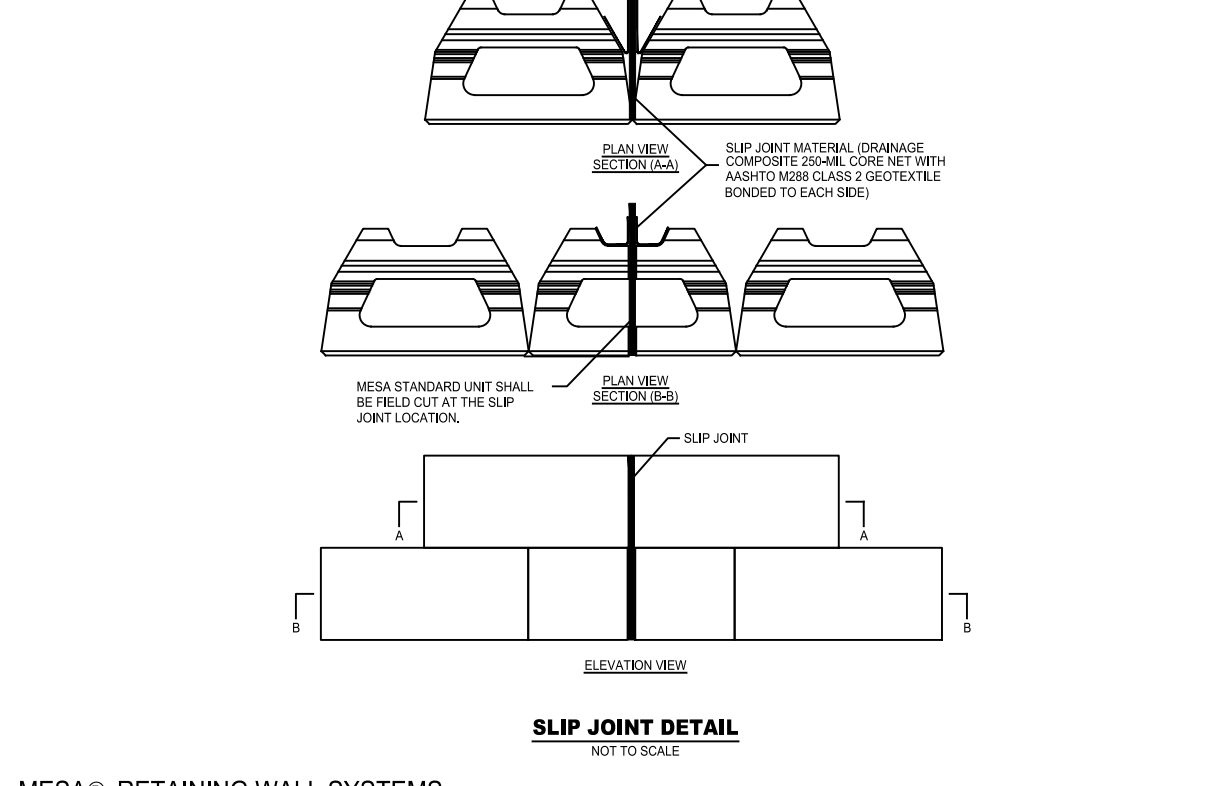
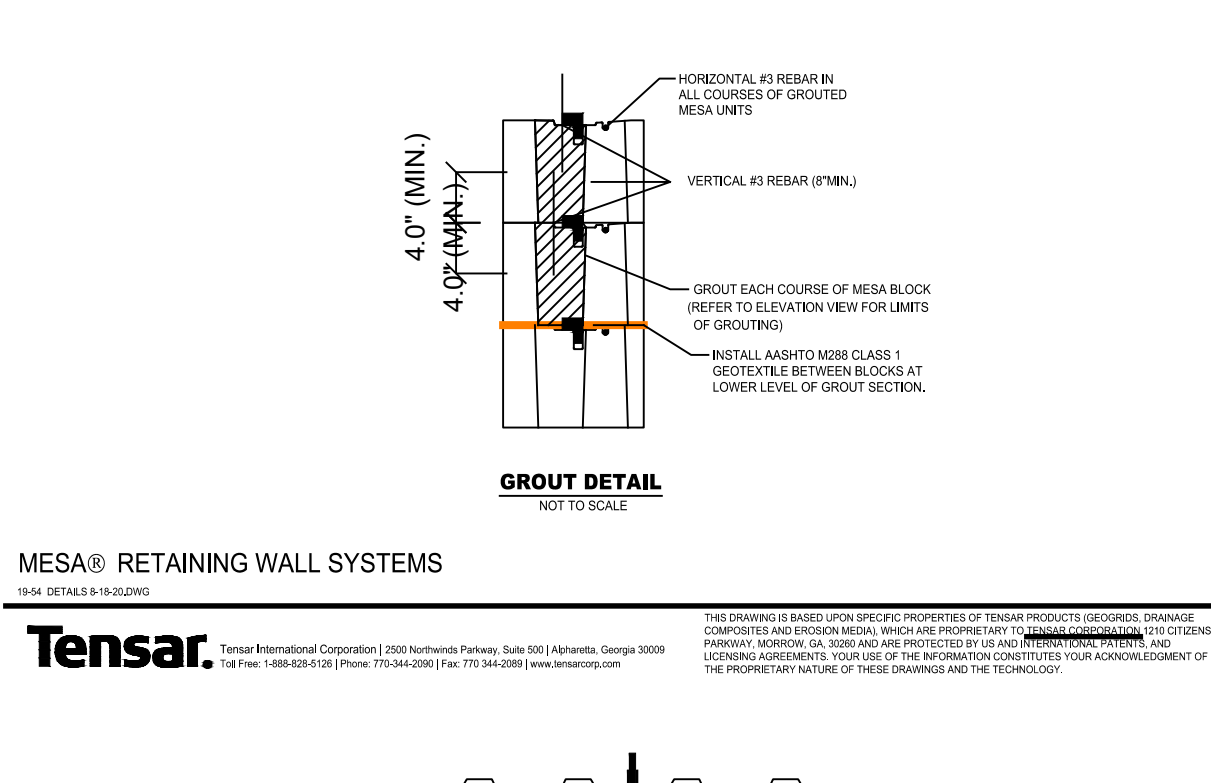
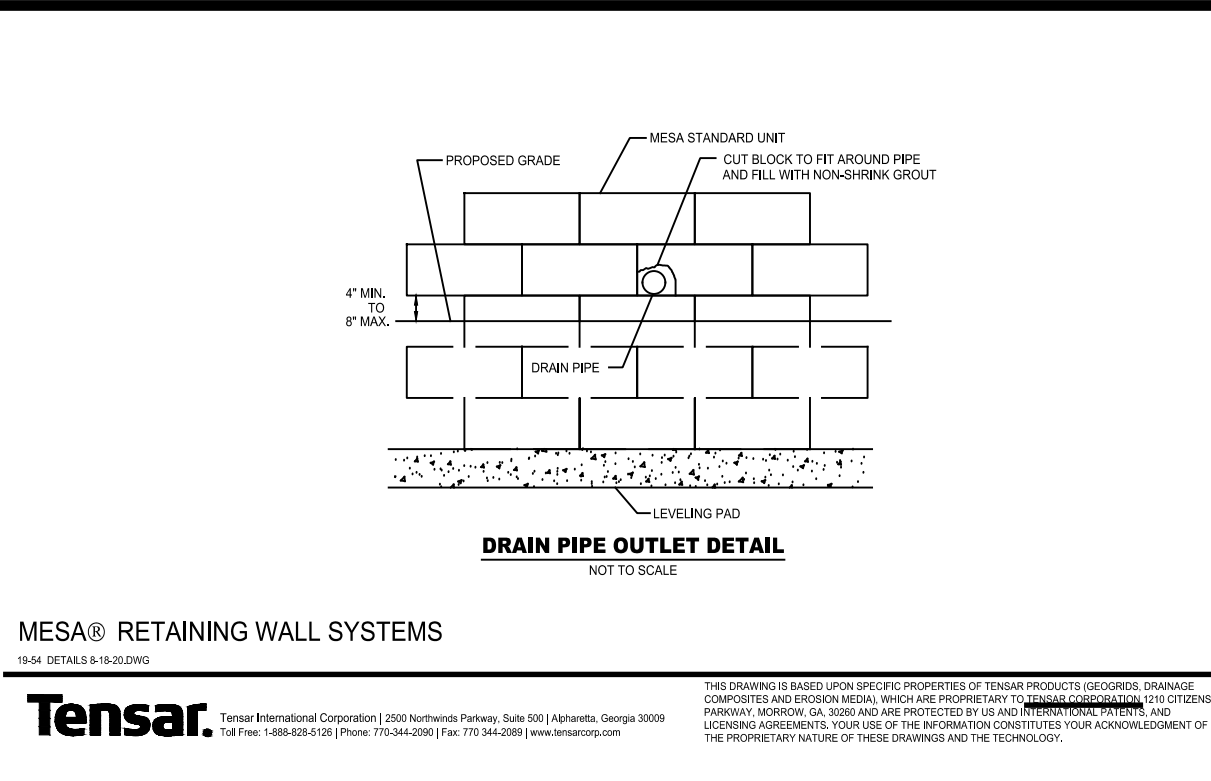
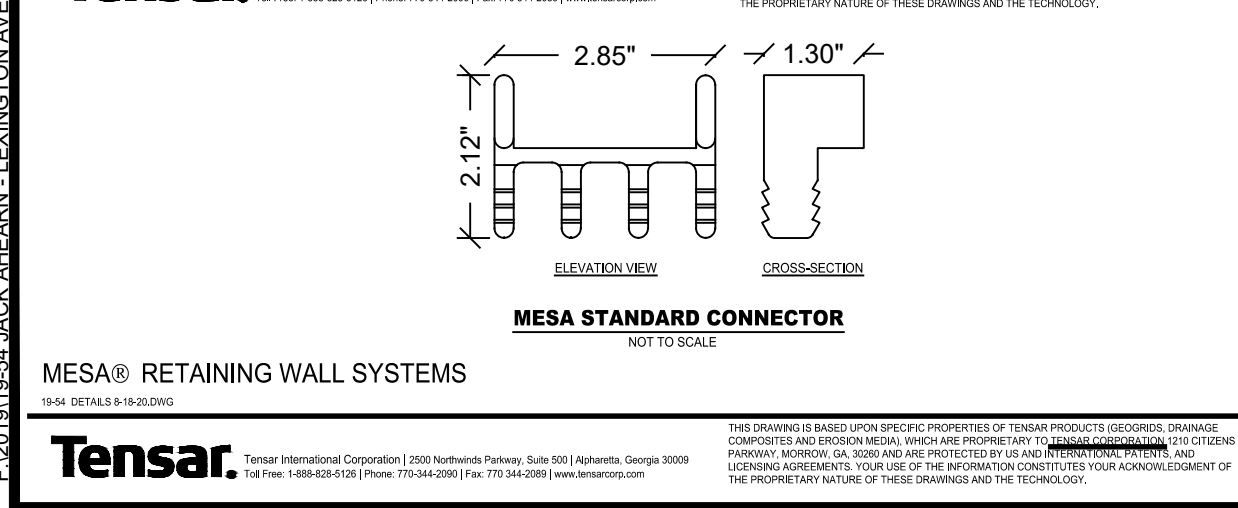
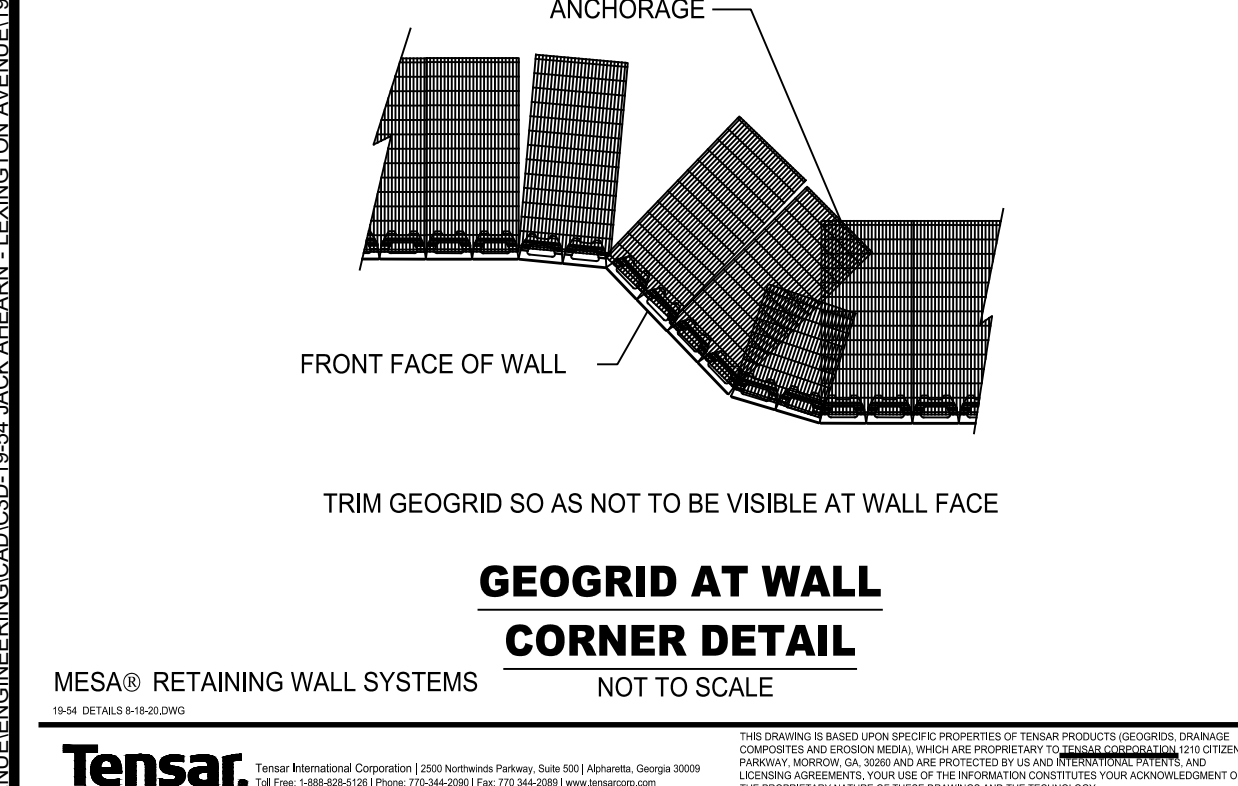
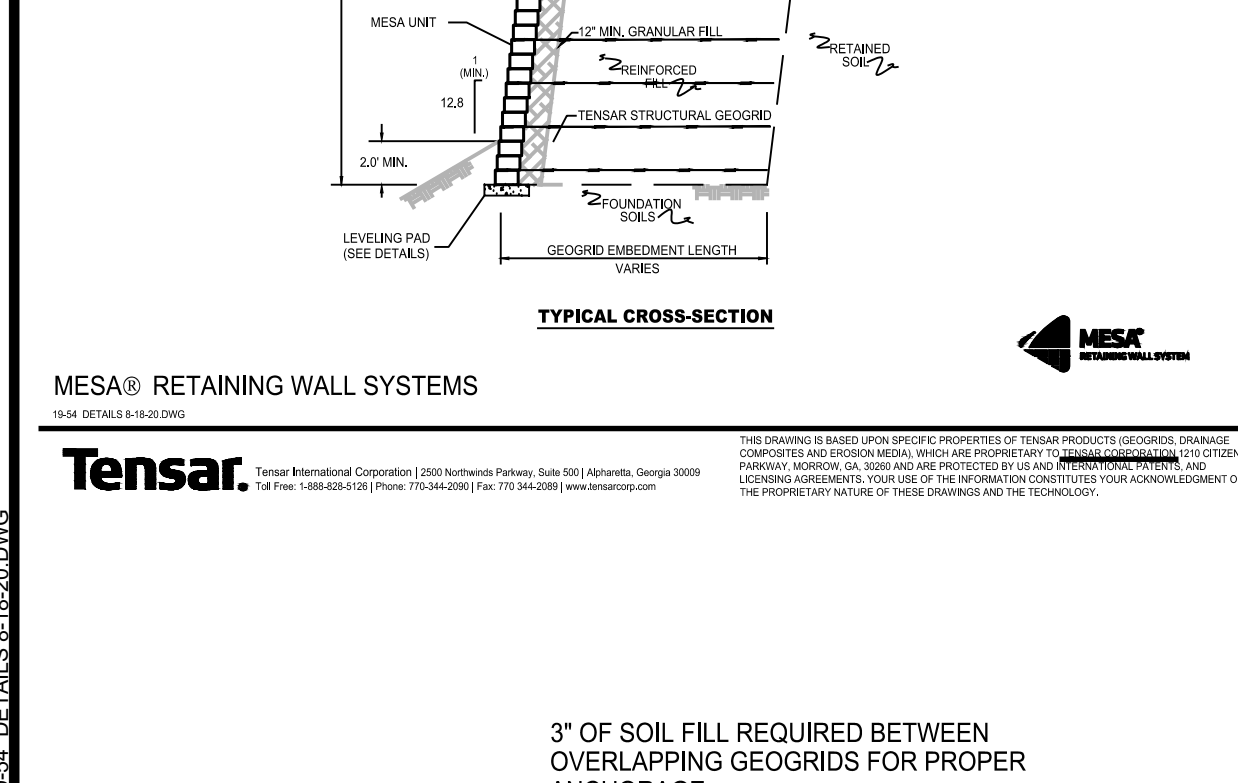
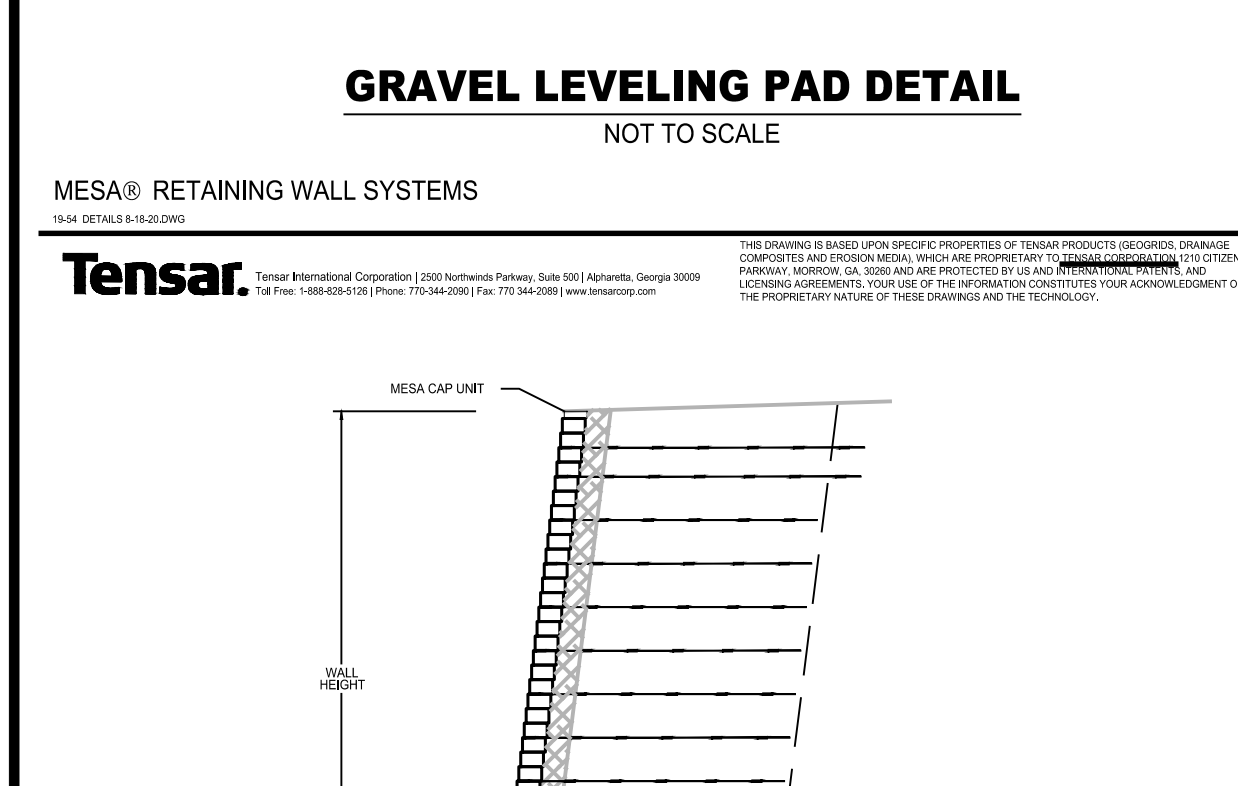
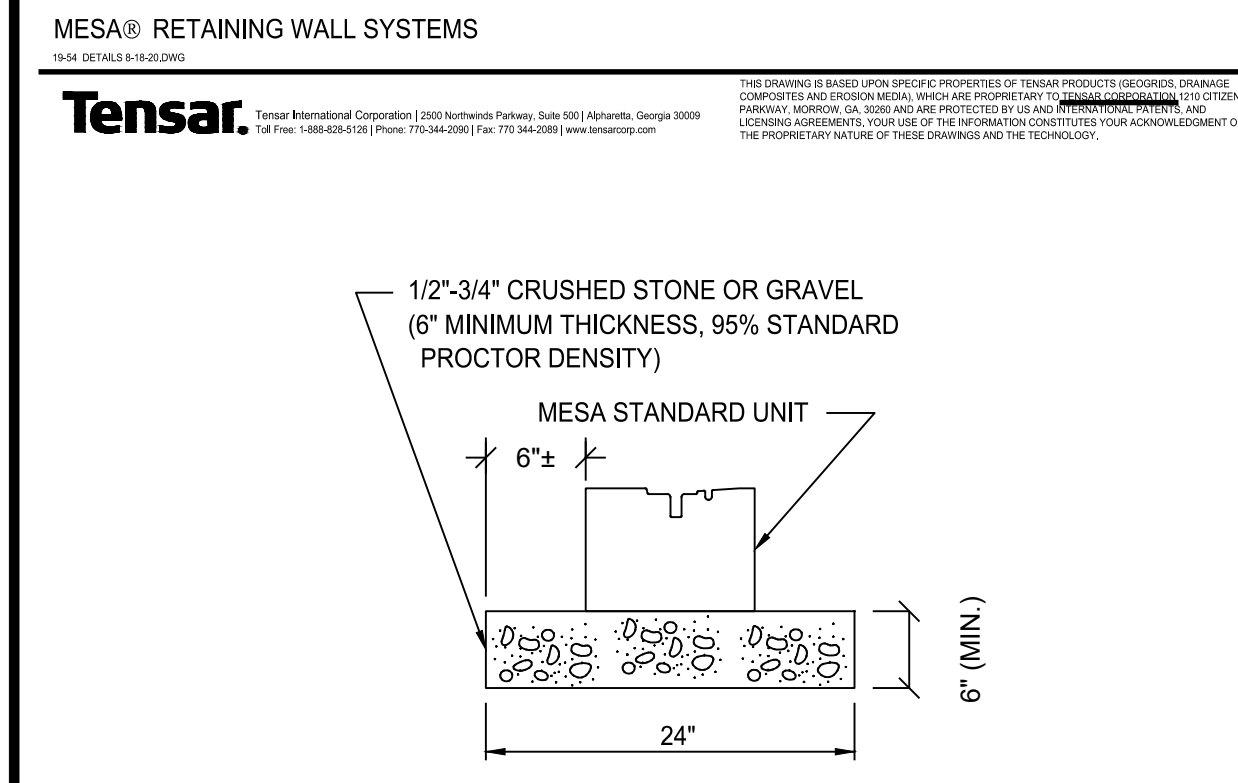
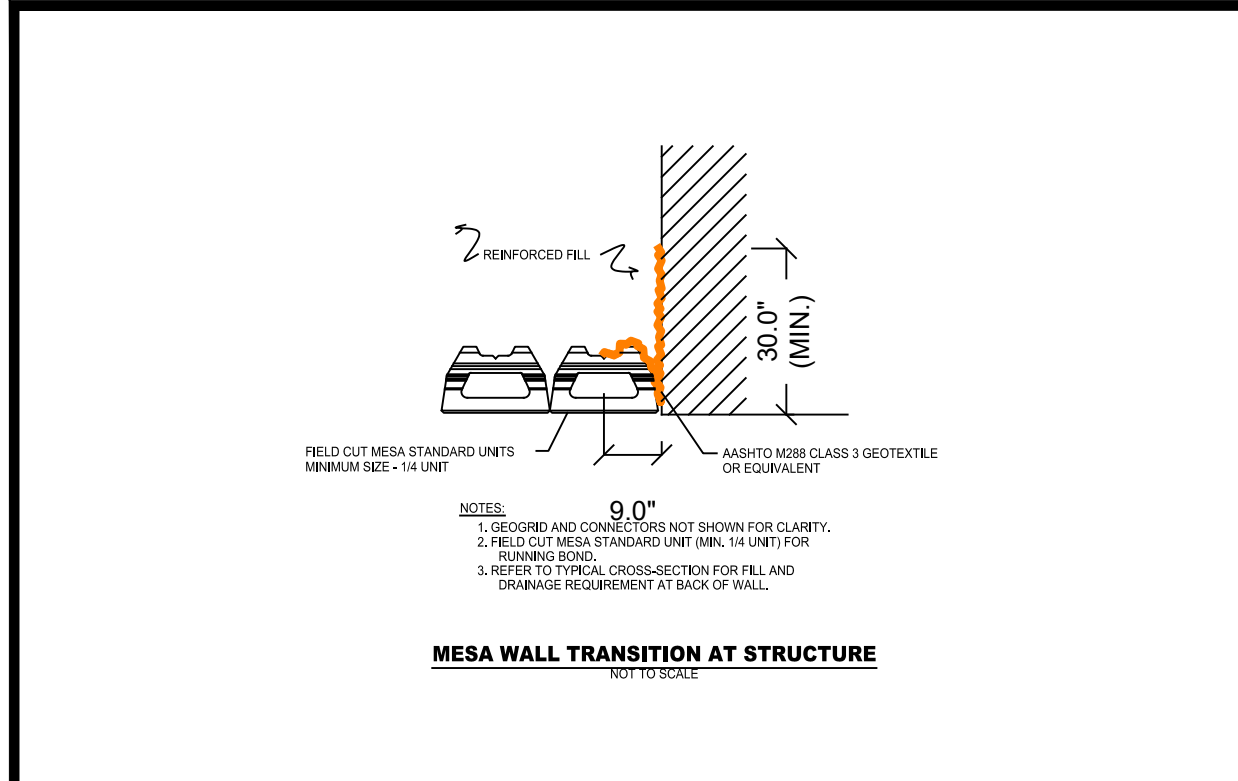
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DRAWN BY: TK
DATE: 12/30/19

STORMWATER MANAGEMENT DETAILS

SITE PLAN PREPARED FOR
3451 LEXINGTON AVENUE,
3451 LEXINGTON AVENUE
Town of Cortlandt
Westchester County, New York

Sheet **C-504**

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.



MESA CORNER UNIT AND REBAR
NOT TO SCALE

WALL HEIGHT ABOVE GROUND	NUMBER OF GEOGRIDS	LENGTH OF GEOGRID	BASE GEOGRID	SPACING OF GEOGRID
0'-3"	3	6'	LX1400	24" (3 MESA BLOCKS) (TYP.)
3'-5"	4	6'	LX1400	TOP GEOGRID LAYER SHALL BE 16" (MESA BLOCKS) ABOVE THE LAYER BELOW IT
5'-7"	5	7'	LX1400	
7'-9"	6	8'	LX1400	
9'-11"	7	9'	LX1400	
11'-13"	8	11'	LX1500	
13'-15"	9	12'	LX1500	
15'-17"	10	14'	LX1500	
17'-19"	11	15'	LX1500	
19'-21"	13	17'	LX1500	
21'-23"	13	18'	LX1600	

REINFORCED ZONE FILL

SIEVE SIZE	PERCENT PASSING BY WEIGHT
2"	100
No. 10	50 MAX
No. 40	30 MAX
No. 200	15 MAX

UNIT DRAINAGE FILL

SIEVE SIZE	PERCENT PASSING BY WEIGHT
1"	100
3/4"	75 - 100
No. 4	0 - 10
No. 50	0 - 5

General Notes:

- ALL WORK ON THE PROJECT SHALL BE PERFORMED IN A WORKMAN LIKE MANNER AND SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INDUSTRY. THE OWNER WILL BE THE SOLE JUDGE OF THE ACCEPTABILITY OF THE WORK. MATERIALS AND WORK DEEMED UNACCEPTABLE WILL BE REMOVED AND REDONE AT THE SOLE COST AND RESPONSIBILITY OF THE CONTRACTOR.
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Soil Reinforcement/Geogrid shall be: "UX1100" U.O.N. AS MANUFACTURED BY THE TENSAR CORPORATION, MORROW GEORGIA.

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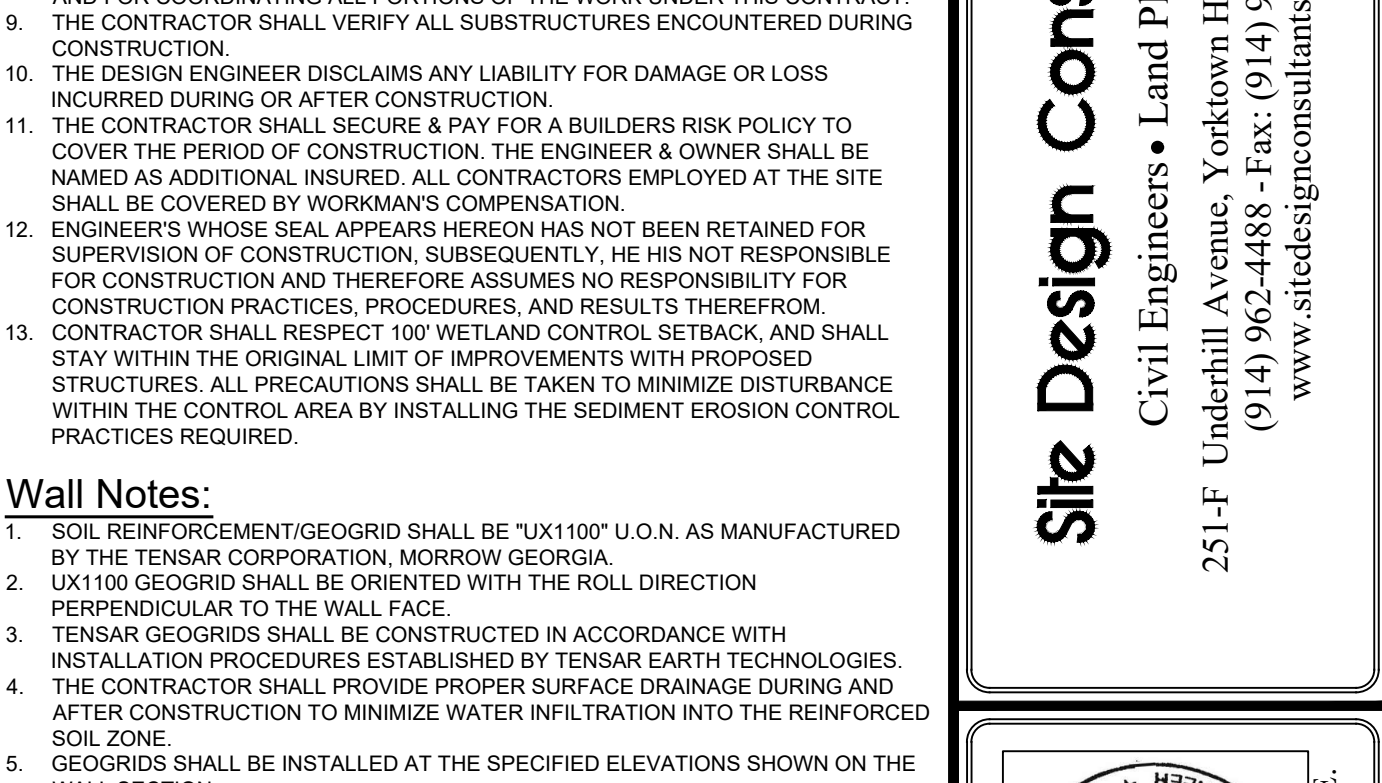
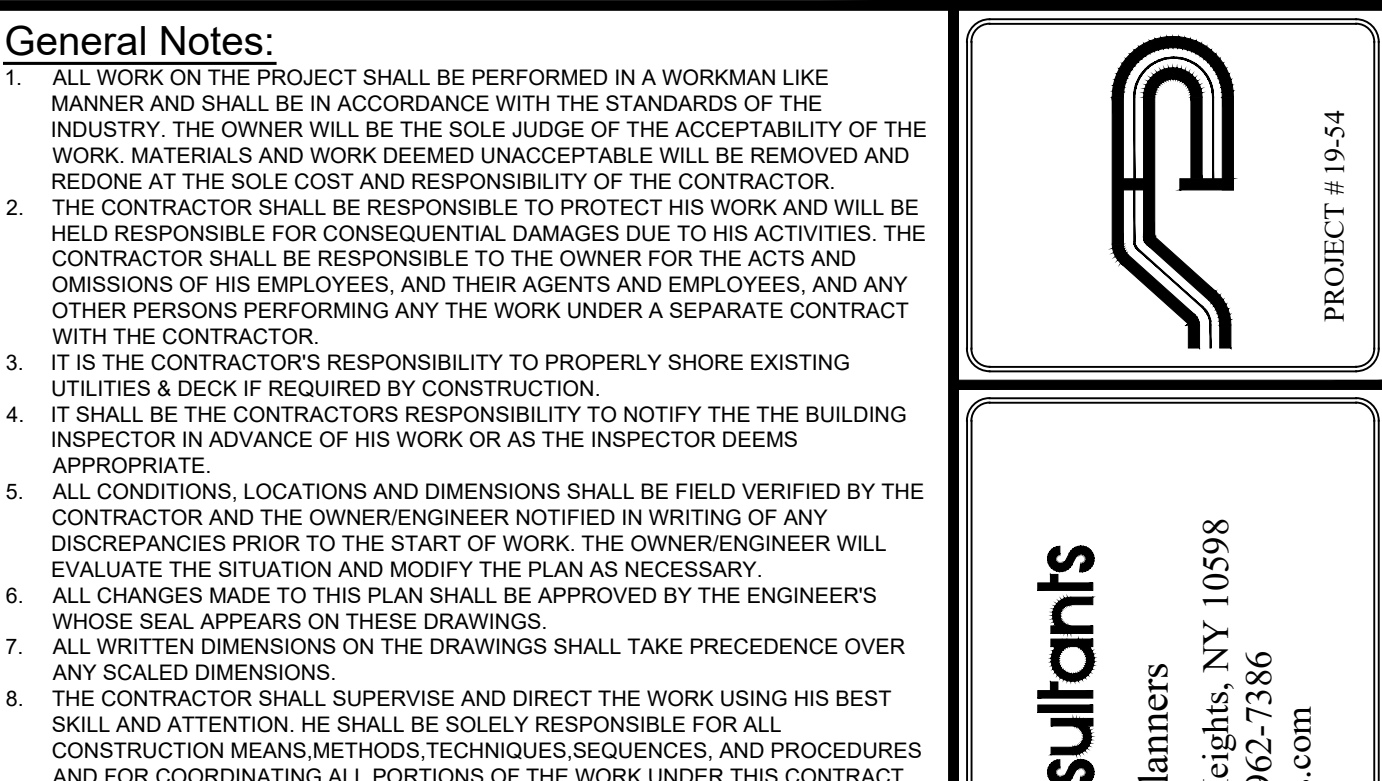
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NOT TO SCALE

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SITE PLAN PREPARED FOR: 3451 LEXINGTON AVENUE, WESTCHESTER COUNTY, NEW YORK
 SHEET: C-505
 DRAWN BY: TK
 DATE: 12/30/19
 SCALE: NTS
 REVISIONS: (Table with 3 columns: No., Date, Comments)
 JOSEPH C. RIMA, P.E., LICENSED PROFESSIONAL ENGINEER, NYS Lic. No. 64431
 PROJECT # 19-54
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