

LOCATION: CORTLANDT MANOR												ZIP	
CODE: 10567													
GROUND SNOW LOAD	SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY (RCNY)	WEATHERING	FROST LINE DEPTH	TERMITTE	WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
30	SPECIAL WIND REGION 115 TO 120 MPH	NO	YES	NO	C	SEVERE	3'-6"	MODERATE TO HEAVY	7	YES	NO	1500 OR LESS	51.6000

ZONING TABLE R-40 SINGLE FAMILY SQFT RESIDENCE  
 MAX. ACCESSORY SQFT  
 ADDRESS: 10 SOUTHGATE DR SECTION: 34.19  
 BLOCK: 2 LOT: 9 ZONING DISTRICT: R-40 PROPOSED  
 USE: RESIDENTIAL

BULK REGULATIONS:	REQUIRED/ALLOWABLE	EXISTING	PROPOSED
LOT AREA:	40,000 SQFT	66,024 SQFT	NO CHANGE
LOT WIDTH:	150	160	NO CHANGE
BUILDING HEIGHT STORIES:	2 1/2	2	NO CHANGE
FEET:	35'	25'	
FRONT YARD SETBACK:	50'	235'	NO CHANGE
REAR YARD SETBACKS:	30'	80.9'	NO CHANGE
SIDE YARD SETBACK:(WIDTH 70' OR MORE)	30'	36.9'	NO CHANGE
MAX BUILDING COVERAGE DWELLING USE:	4,403	2,116	400
NON-DWELLING USE:			
MIN LANDSCAPE COVERAGE (% OF LOT AREA)	60%	85%	84%
DWELLING USE NON-DWELLING USE			
MAX BUILDING FLOOR AREA:	6,775	2,116	NO CHANGE
ACCESSORY BUILDINGS:			
FRONT YARD:	NOT PERMITTED	NONE	NONE
HEIGHT:	10' AND 4'	8' 4'	NO CHANGE
MAX FLOOR AREA:	1,058	630	400
SIDE YARD:	6'	21'	38'
REAR YARD:	6'	11'	55.9'

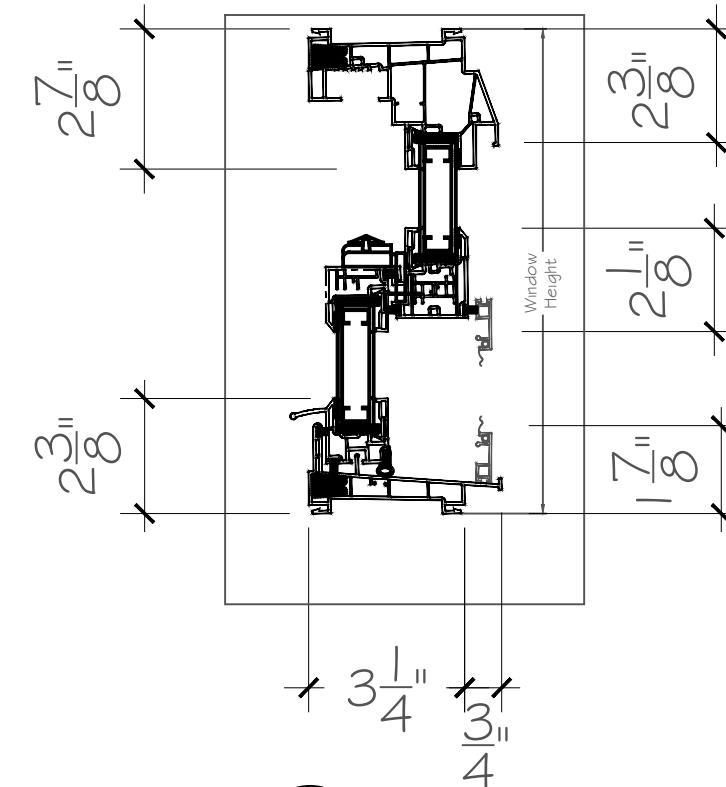
AREA CALCULATIONS		
	SF	ACCESSORY SF
PRIMARY STRUCTURE (EXISTING)	2,116	N/A
ASSESSORY STRUCTURES:		
SHED (EXISTING)	150	150
POOL (EXISTING)	480	480
2 CAR GARAGE (PROPOSED)	400	400
SUBTOTAL	1,030	1,030
IMPERVIOUS SURFACE:		
DRIVEWAY (EXISTING)	4,641	
PATIO (EXISTING)	2,178	
SUBTOTAL:	6,819	

SEDIMENTATION AND EROSION NOTES

1. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. PERMANENT STABILIZATION SHALL BE SCHEDULED AS SOON AS FINAL GRADES ARE ESTABLISHED.
2. ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDED WITH AN APPROVED SEED MIXTURE COVER NEWLY SEEDED AREAS WITH MULCH HAY OR SALT HAY.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2016 NYS STANDARDS AND SPECIFICATIONS FOR EROSIONS AND SEDIMENT CONTROL.
4. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. CHECK AFTER EACH STORM EVENT
5. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF REQUIRED BY TOWN AUTHORITIES.
6. SEDIMENT DEPOSITS REMOVED FROM FILTER BARRIERS SHALL BE PLACED IN FILL AREAS OR SPREAD WHERE THERE IS PROPOSED VEGETATIVE COVER. ANY SEDIMENT DEPOSITS REMAINING AFTER THE FILTER BARRIER IS REMOVED SHALL BE FINE GRADED AND PLANTED ACCORDING TO PLAN.
7. THE SITE CONSTRUCTION CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR THE IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OFFICE (AND/OR THE CONSERVATION COMMISSION) OF ANY TRANSFER OF THIS RESPONSIBILITY AND CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED TO A NEW OWNER.

PROJECT NOTES

1. NO ELECTRIC IS PROPOSED TO THE GARAGE
2. NO TREES WILL BE REMOVED FOR THIS PROJECT
3. NO FILL WILL BE BROUGHT ONSITE
4. AS-BUILT SURVEY TO BE PERFORMED BEFORE FINAL CO IS ISSUED.



**B WINDOW FRAME DETAIL**  
 A101 SCALE: 1/4" = 1'-0"

**A NOTES**  
 A101 SCALE: 1/4" = 1'-0"



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WARNING: IT IS A VIOLATION OF NYS LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER, TO ALTER AN ITEM IN ANY WAY.

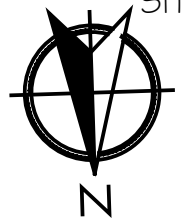
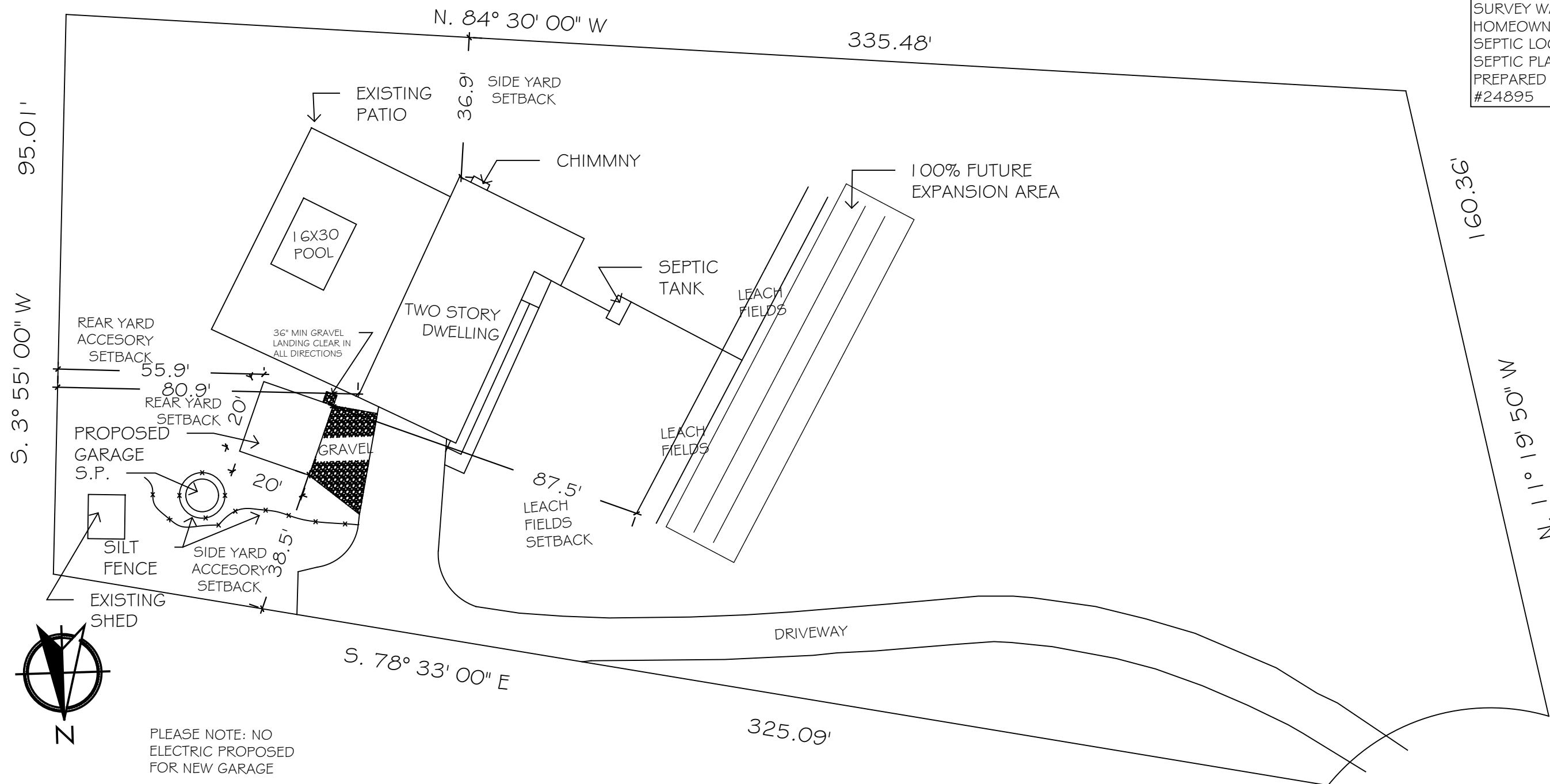


PROJECT: BRIAN MAHONEY  
 10 SOUTHGATE DR CORTLANDT MANOR NY

NOTES		
SCALE: AS NOTED	DRAWN BY: RLL	DATE: 08/12/21
CHECKED BY: DF	A100	

ALL WOOD TO BE PRESSURE TREATED.

PLEASE NOTE THE PROPOSED GARAGE LOCATION ON THIS PLOT PLAN IS IN REFERENCE TO DIMENSIONS FROM THE SURVEY PREPARED BY DONALD J DONNELLY LICENCE #49000 WITH A FINAL UPDATE ON SEPTEMBER 24TH 1981. THE SURVEY WAS PROVIDED BY THE HOMEOWNER. SEPTIC LOCATION WAS TAKEN FROM THE SEPTIC PLAN ON FILE WITH THE WCDH PREPARED BY JOSEPH SULLIVAN LICENCE #24895



PLEASE NOTE: NO ELECTRIC PROPOSED FOR NEW GARAGE



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A PLOT PLAN  
 A101 SCALE: 1" = 30'-0"

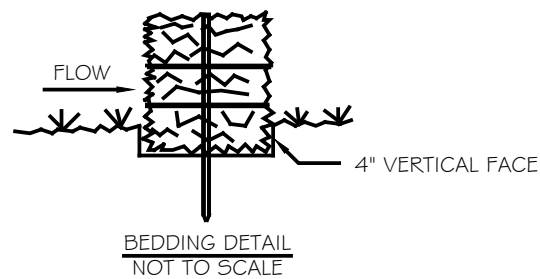
PLANS MEET 2020 RESIDENTIAL CODE OF NYS

PLEASE NOTE THAT ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION

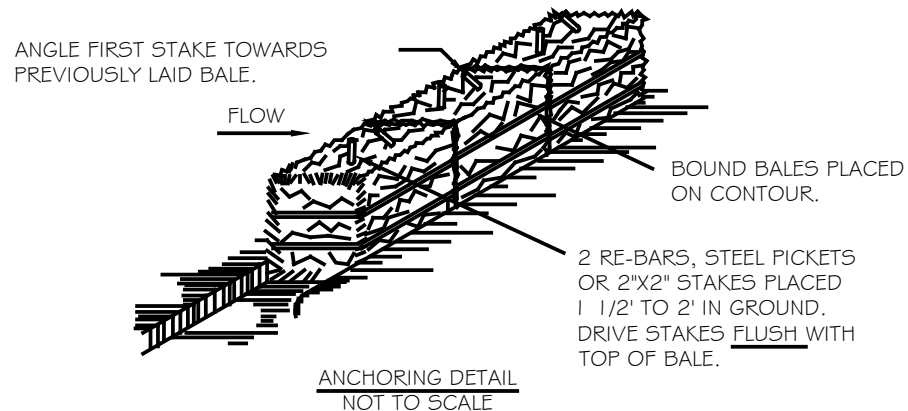


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10 SOUTHGATE DR CORTLANDT MANOR NY

PLOT PLAN		
DATE	CHECKED BY	A101
08/12/21	DF	



DRAINAGE AREA NO MORE THAN 1/4 ACRE PER 100 FEET OF STRAW BALE DIKE FOR SLOPES LESS THAN 25%.



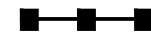
### CONSTRUCTION SPECIFICATIONS

1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

SYMBOL

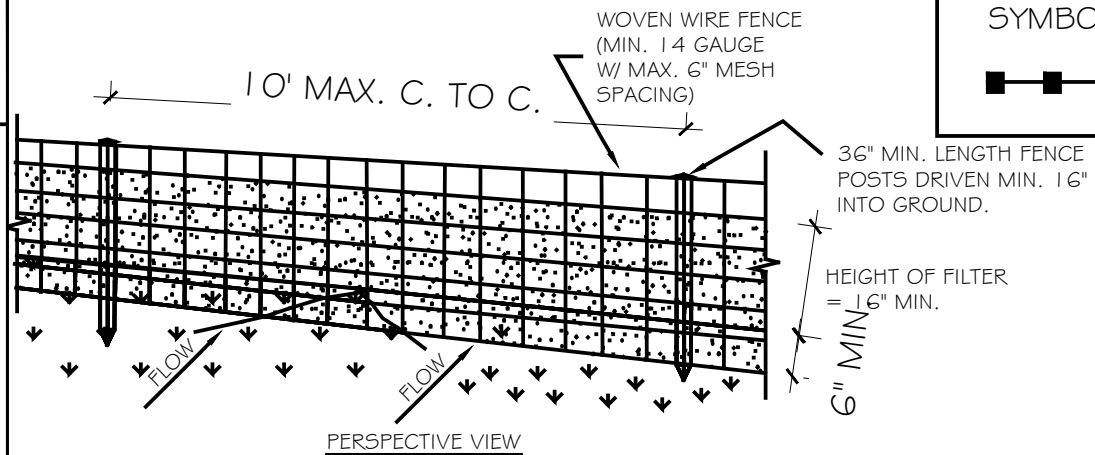


SYMBOL

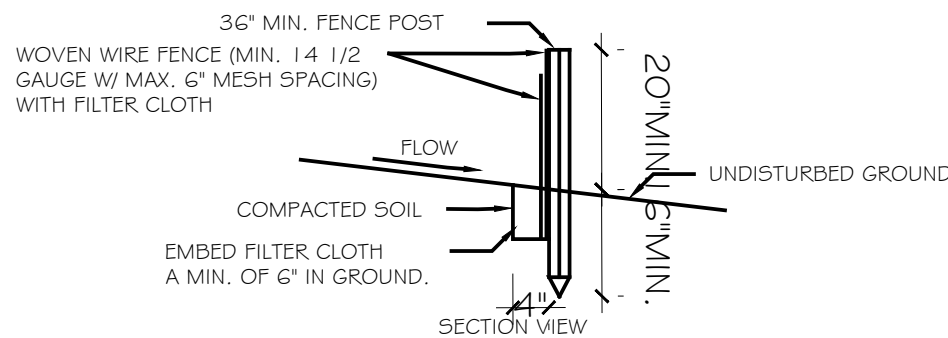


PLANS MEET 2020 RESIDENTIAL CODE OF NYS

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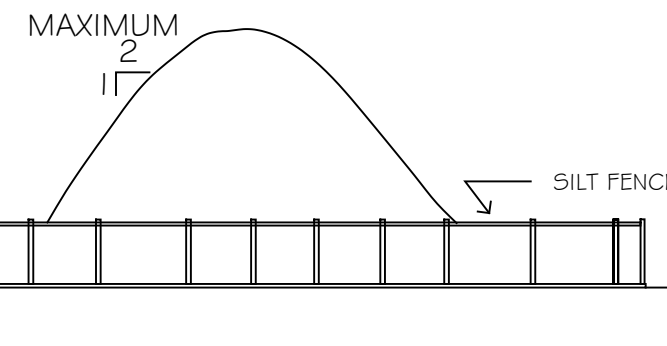
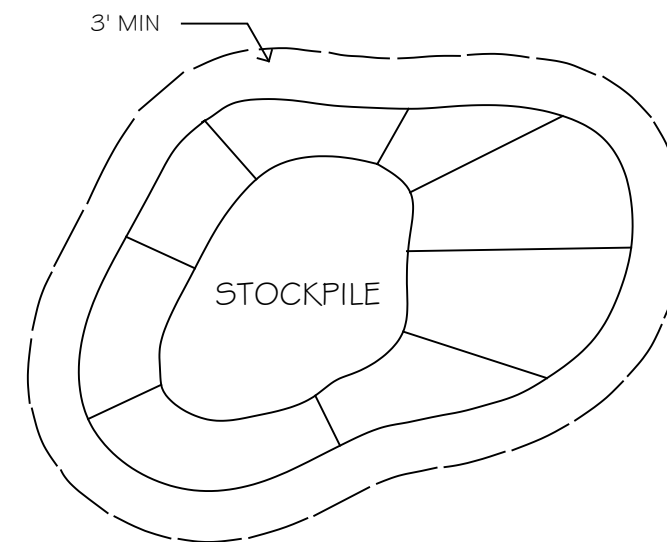
PERSPECTIVE VIEW



SECTION VIEW

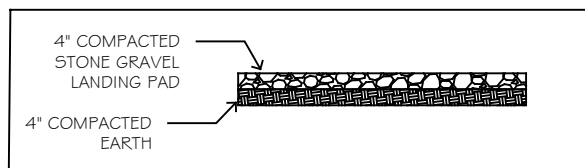
### CONSTRUCTION SPECIFICATIONS

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

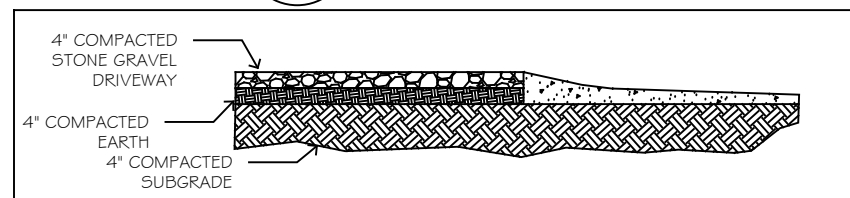


**C** STOCK PILE  
A102 SCALE: 1/4" = 1'-0"

**A** HAY BALES  
A102 SCALE: 1/4" = 1'-0"

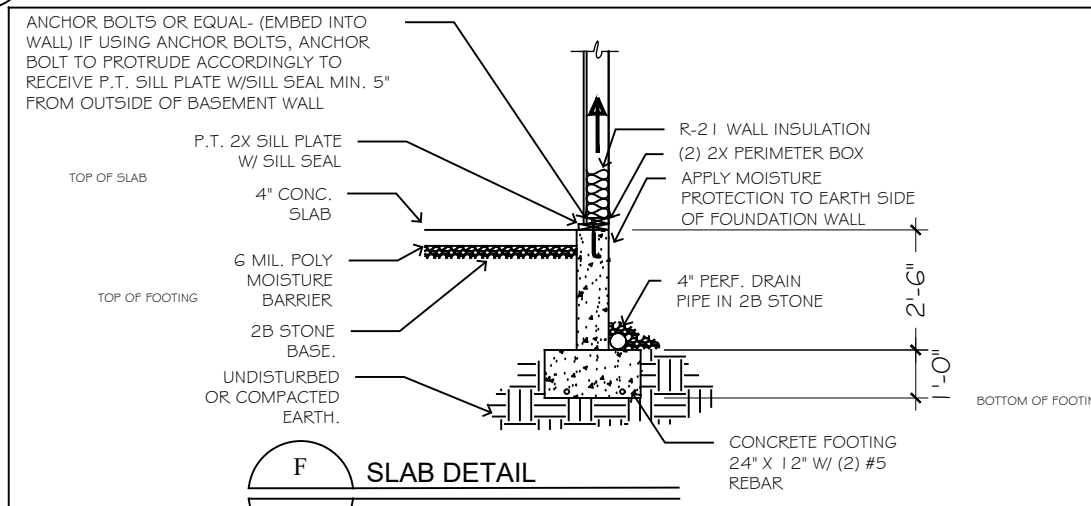


**D** GRAVEL LANDING  
A102 SCALE: 1/4" = 1'-0"



**E** PAVEMENT TO GRAVEL  
A102 SCALE: 1/4" = 1'-0"

**B** SILT FENCE  
A102 SCALE: 1/4" = 1'-0"



**F** SLAB DETAIL  
A102 SCALE: 1/4" = 1'-0"



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10 SOUTHGATE DR CORTLANDT MANOR NY

### DETAILS

DATE	DESIGNED BY	DRAWN BY	CHECKED BY
08/12/21	RL	DF	

A102