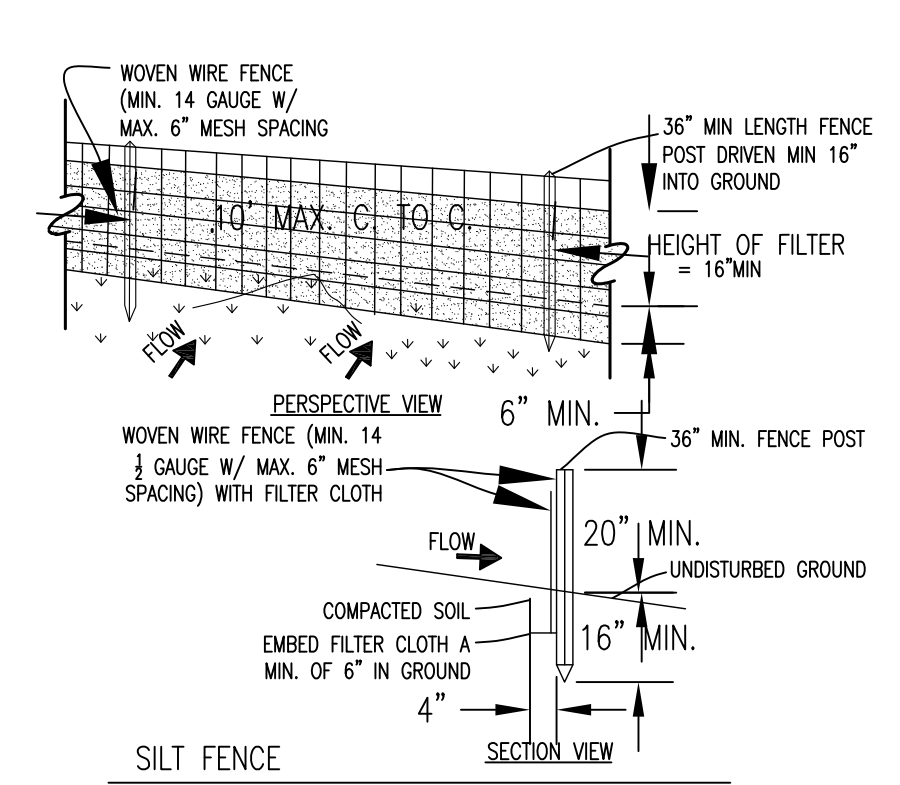


WCDOH - SEPTIC APPROVAL # C2020-08, DATED 9/8/2020 (FORMERLY APPROVAL # C2018-13).

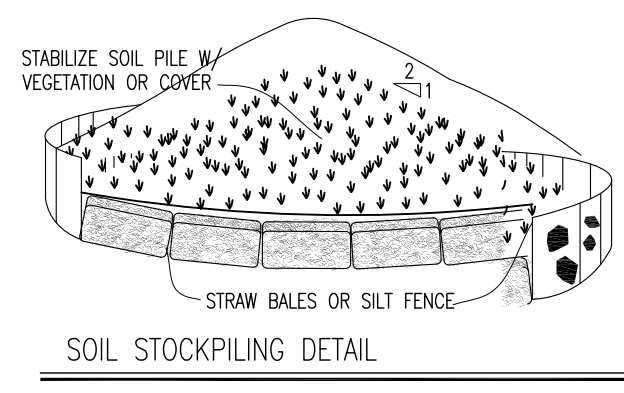
PARCEL AREA : 20,250 SQ. FT. : 0.46 AC.

REMOVE TWO TREES AT REAR OF PROPERTY FOR SEPTIC SYSTEM. INSTALL TWO NEW TREES AT FRONT OF PROPERTY.

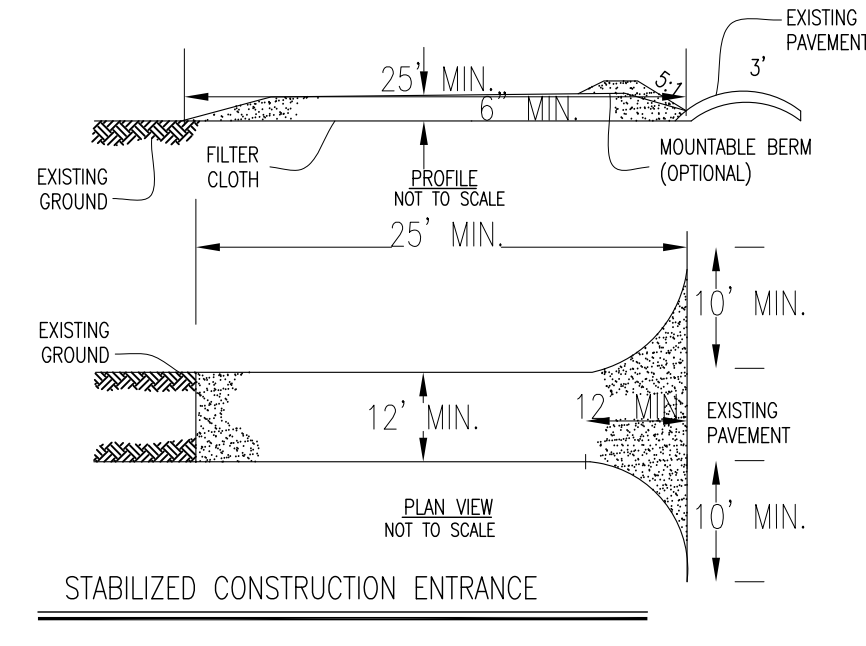
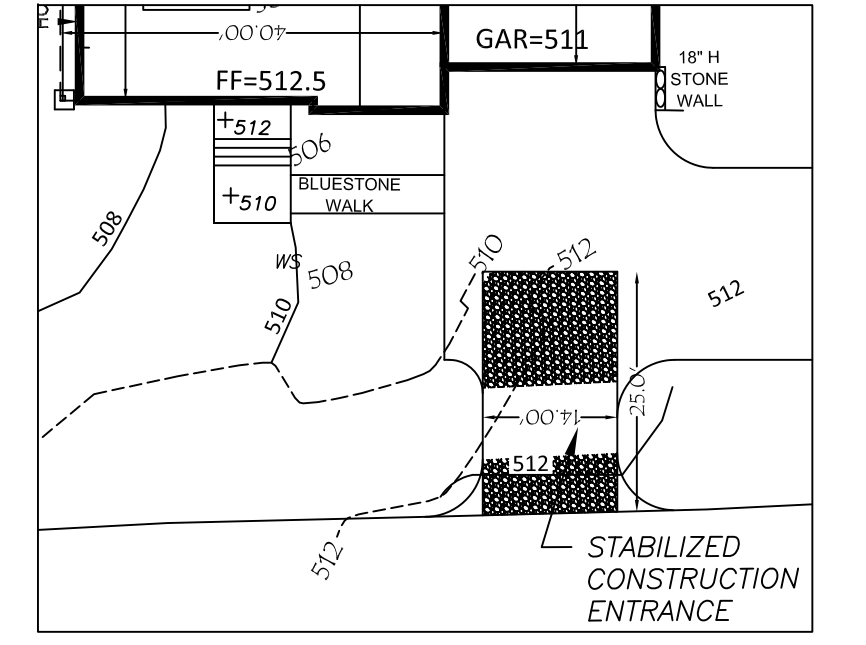
SITE INFORMATION OBTAINED FROM A SURVEY BY LINK LAND SURVEYORS, P.C., DATED 11/12/2020. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



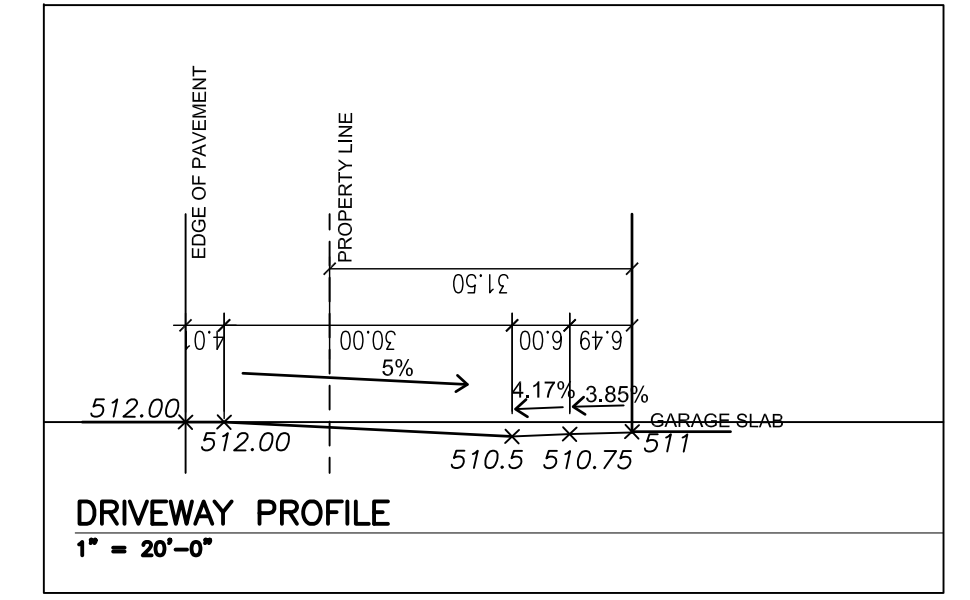
- CONSTRUCTION SPECIFICATIONS:**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE WITH MAXIMUM MESH OPENINGS.
 - 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.
 - PREFABRICATED UNITS SHALL BE GEOTEX, ENVIROFENCE, OR APPROVED EQUIVALENT.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



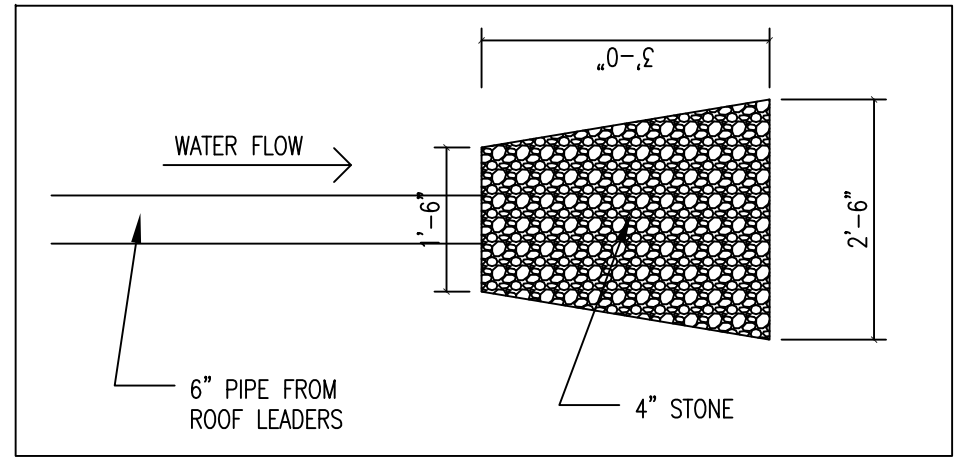
- NOTES:**
- AREA CHOSEN FOR STOCKPILE OPERATIONS SHALL BE SAFE AND STABLE.
 - MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
 - UPON COMPLETION OF SOIL STOCKPILE, EACH PILE SHALL BE STABILIZED WITH EITHER SILT FENCE OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.



- CONSTRUCTION SPECIFICATIONS:**
- STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - NOT LESS THAN 50 FEET EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
 - THICKNESS - NOT LESS THAN SIX (6) INCHES.
 - WIDTH TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 - TWENTY-FOUR (24) FOOT IS SINGLE ENTRANCE TO SITE. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE 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-WAYS, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-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.

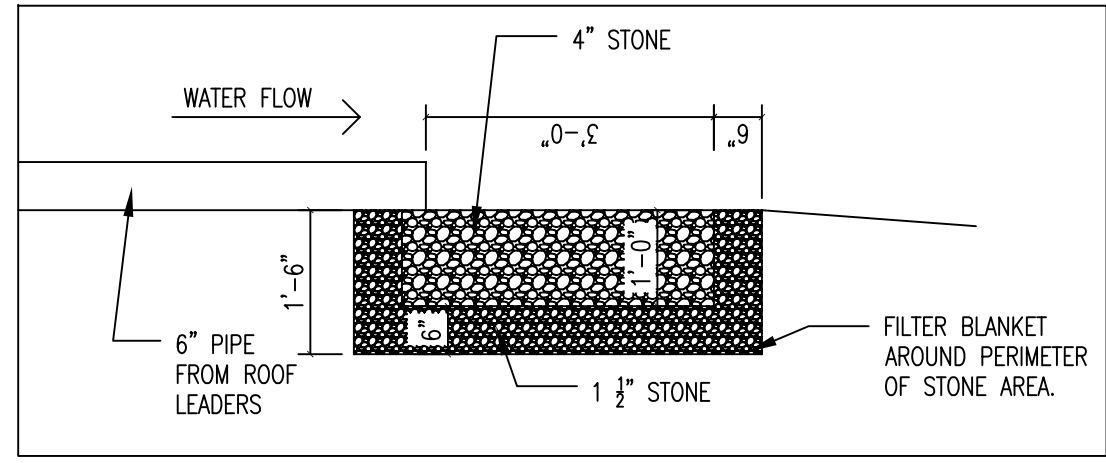


- SITE PLAN NOTES:**
- PROVIDE A FOUNDATION SURVEY PRIOR TO THE START OF FRAMING.
 - ANY IMPORTED SOIL SHALL MEET THE NYSDEC STANDARDS OF UNRESTRICTED FILL AND BE SUITABLE FOR RESIDENTIAL USE. CONSTRUCTION DEBRIS IS NOT PERMITTED TO BE IMPORTED. ANY MATERIAL MEETING THE NYSDEC DEFINITION OF BENEFICIAL 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 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.
 - PRIOR TO THE ISSUANCE OF A CERTIFICATE 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. THIS INCLUDES ALL LANDSCAPING WHICH AT MINIMUM SHALL INCLUDE THE SPECIFIED NUMBER OF TREES AND VARIETY OF WHICH HAS BEEN INDICATED ON THESE PLANS. CONTRACTOR AND APPLICANT BOTH ACKNOWLEDGE THAT THERE SHALL BE NO DEVIATION FROM THE APPROVED QUANTITY.
 - 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.



STONE ENERGY DISSIPATER - PLAN
1/2" = 1'-0"

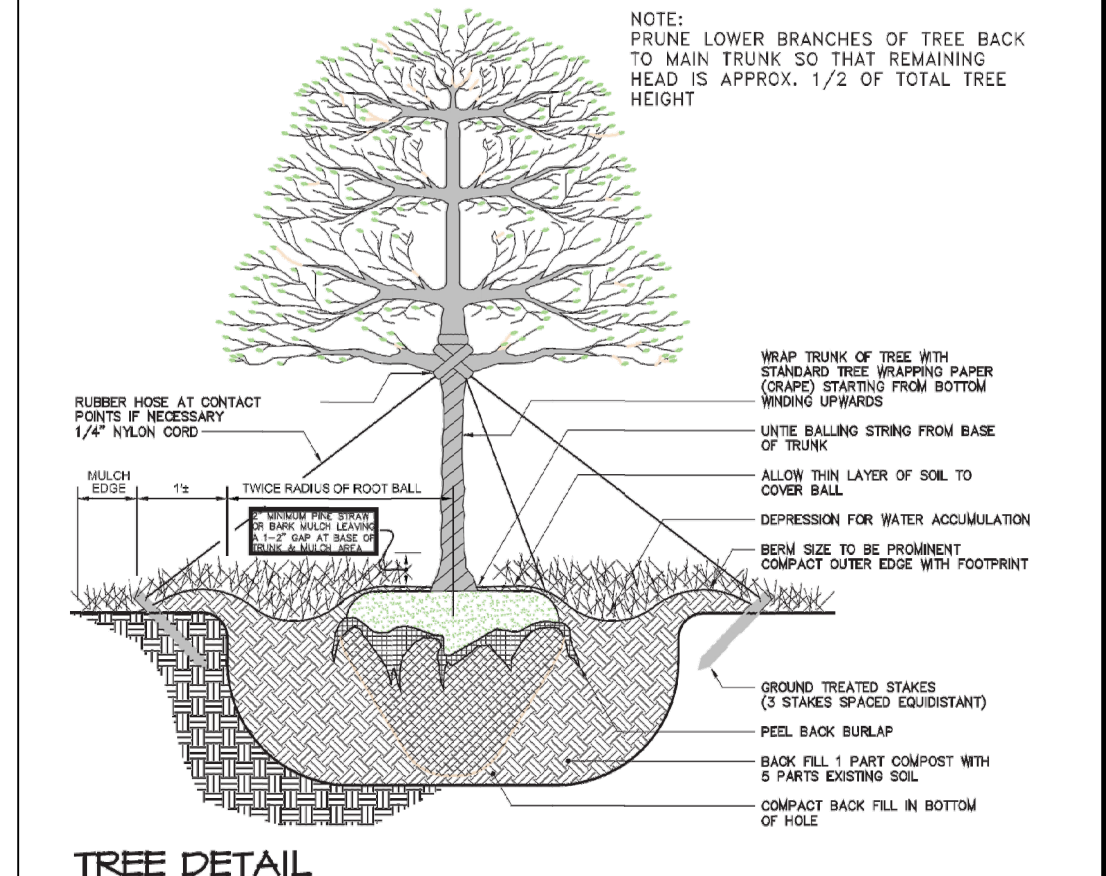
TOWN OF CORTLANDT ZONING REQUIREMENTS				
BASIC DATA:		PROPOSED USE: SINGLE FAMILY RESIDENCE		
ADDRESS:	35 SHADY BROOK LANE	REQUIRED/ALLOWABLE	EXISTING/PROPOSED	VARIANCE REQUIRED
TAX MAP:	34,15-2-65	40,000 SF	20,250 SF	NONE
ZONING DISTRICT:	R-40	150 FT	150 FT	NONE
LOT AREA		50 FT	27.0 FT	23.0 FT
LOT WIDTH		30 FT	79.5 FT	NONE
FRONT YARD		30 FT	58.0 FT	NONE
REAR YARD		30 FT	30.0 FT	NONE
SIDE YARD - LOT WIDTH 70 FT OR MORE				
20% OF WIDTH TO A MAX OF 30'-0"				
SIDE YARD (LEFT)				
SIDE YARD (RIGHT)				
MAX. BUILDING COVERAGE (.65 X 4200)		2730 S.F.	1576	NONE
MIN. LANDSCAPE COVERAGE		60%	92%	NONE
MAX. BUILDING FLOOR AREA (BASED ON 20,250)		4200 SF	3050 SF	NONE



STONE ENERGY DISSIPATER - SECTION
1/2" = 1'-0"

TREE PLANTING SCHEDULE - 2 NEW TREES TOTAL

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	QUANTITY
RM	RED MAPLE	ACER RUBRUM	2-3" CAL	B&B	1
BB	BLACK BIRCH	BETULA LENTA	2-3" CAL	B&B	1



TREE DETAIL
NTS



AERIAL VIEW
NO SCALE

ARCHITECTURAL VISIONS LLC
A GREENBERG DESIGN GROUP

2 MAHOPAC ROAD NORTH P: 845-628-6613
MAHOPAC NY, 10541 F: 845-628-2807
JOEL.GREENBERG@ARCH-VISIONS.COM

PROJECT: PRO-BUILT CONSTRUCTION COMPANY

PROJECT ADDRESS: 35 SHADY BROOK LN
MAILING ADDRESS: ROBERT GALE - PRO-BUILT
CORTLANDT MANOR, NY 10567 CONSTRUCTION
TAX MAP NO. 34,15-2-65 31 MEADOW SWEET ROAD
CORTLANDT MANOR, NY 10567

PROPOSED SITE PLAN

ISSUANCE: _____ DATE: _____
FOR REVIEW: _____ DATE: _____

SCALE: AS NOTED
DRAWN BY: CHKD BY: M.S./
PROJECT NO. 2021-02

AS-100

IT IS A VIOLATION OF STATE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM ON THESE PLANS AND DOCUMENTS IN ANY WAY. PER STATE LAW, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HISHER FROM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HISHER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. THIS ARCHITECT DENIES ANY AND ALL RESPONSIBILITY FOR ALTERATIONS OF THESE PLANS AND DOCUMENTS BY OTHERS AND EXPRESSLY DENIES PERMISSION TO OTHERS TO ALTER THESE PLANS AND DOCUMENTS.