

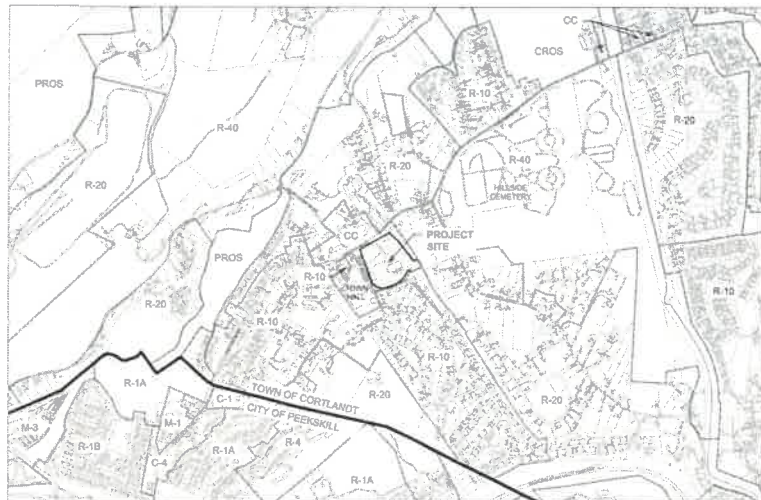
OVERLOOK TERRACE

119 OREGON ROAD
TOWN OF CORTLANDT, NEW YORK

SITE PLAN APPLICATION DRAWINGS

05/19/21

SITE LOCATION MAP



Parcel ID: Section 23.11, Block 1, Lot 12
BASE MAP SOURCE: WESTCHESTER GIS



REFERENCE INFORMATION:

1. Base survey information obtained from topographic survey prepared by Gallas Surveying Group dated last revised 12/23/20.
2. Elevation based on North American Vertical Datum 88.
3. Existing utilities shown herein taken from field data prepared by Control Point Associates on 04/04/18 and 04/25/18.

LIST OF DRAWINGS			
		SCALE	DATE
	COVER SHEET		
SP-1	SITE LAYOUT PLAN	1"=30'	05/19/21
SP-2	SITE GRADING & DRAINAGE PLAN	1"=30'	05/19/21
SP-3	SITE UTILITY PLAN	1"=30'	05/19/21
SP-4	CONCEPTUAL LANDSCAPE PLAN	1"=30'	05/19/21
SP-6.1-6.2	SITE AND UTILITY DETAILS	AS SHOWN	05/19/21
SP-6.3	WATER MAIN DETAILS	AS SHOWN	05/19/21
SP-6.4	SEWER DETAILS	AS SHOWN	05/19/21
	ALTA/NSPS LAND TITLE SURVEY (SHEET 1 OF 2)	1"=30'	12/23/20
	ALTA/NSPS LAND TITLE SURVEY (SHEET 2 OF 2)	1"=30'	12/23/20

TOWN NOTES:

- No deviation to the plans as approved is permitted without written authorization by the Town of Cortlandt. Violation of this provision shall be means to issue an immediate "Stop Work Order".
- Prior to the any site work, a clearing and grading stakeout sketch prepared by a licensed professional land surveyor shall be submitted to the Director of Technical Services for approval. The stakeout sketch shall be used to clearly identify the limits of disturbance and to establish all erosion controls.
- 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.
- At the completion of construction (not prior to final stabilization including pavement restoration) all catch basins, drain inlets, manholes, storm water infrastructure and hydrodynamic separators shall be flushed, vacuumed and cleaned of all debris.
- A comprehensive as-built survey shall be submitted upon completion of the project. The survey shall conform to ALTA standards. All easements, utilities, rims, inverts, surface improvements (including striping) shall be submitted to the satisfaction of the Director of the Department of Technical Services.

ZONING COMPLIANCE TABLE

Code Section ⁽¹⁾	Existing Required/Permitted Community Commercial (CC)	Proposed Required/Permitted Community Commercial (CC)	Proposed Development 115 Oregon Road
Article VII Dimensional Regulations			
<i>§207 Attach 3 & 307 Attach 3 - Tables of Dimensional Regulations</i>			
Minimum Lot Area (sf or acres)	7,500 sf	8 acres ⁽²⁾	8.7 acres ⁽³⁾
Minimum Lot Width (ft)	60	100	815
Frontage/Primary Access on State Rd or Oregon Rd ⁽⁴⁾	N/A	Oregon Road	Oregon Road
Maximum Height (stories) ⁽⁵⁾	2 1/2 - 35	3 - 50 ⁽⁶⁾	3 - 50 ⁽⁷⁾
Minimum Yards (ft)	--	--	--
Front	30	30	300
Side	15	30	100
Rear	10	50	140
Minimum Lot Area per Dwelling Units ⁽⁸⁾	5,000	--	--
Units Per Acre ⁽⁹⁾	--	17 ⁽¹⁰⁾	17 ⁽¹¹⁾
Minimum Building Coverage (%)	25%	35%	11%
Minimum Landscape Coverage (%)	30%	30%	>50%
Maximum Building Floor Area (sf)	12,000 ⁽¹²⁾	135,000 ⁽¹³⁾	<125,000
Article VIII Landscaping, Screening, & Buffering Regulations			
<i>§107-22 through 307-23</i>			
Buffer adjacent to residential district (ft)	25	25	25
Eastern Property Line	>200 (existing building to R-20)	--	200 (existing building to R-20)
Northern Property Line	N/A	--	N/A
Southern Property Line	>120 (existing building to R-10)	--	140 (existing building to R-10)
Landscape areas in parking lots (%)	5%	5%	5%
Article VIII Off-Street Parking Requirements			
<i>§307-29 - Table of Required Off-Street Parking Spaces</i>			
Active Adult Residential Community	N/A	1 space per Dwelling Unit ⁽¹⁴⁾	135 spaces required ⁽¹⁵⁾ 146 spaces proposed
Article VIII Use Regulations			
<i>§207-14 & 307-13 - Tables of Permitted Uses</i>			
Active Adult Residential Community	Not Permitted	Pursuant to Special Permit ⁽¹⁶⁾	Pursuant to Special Permit ⁽¹⁶⁾
Notes:			
1) Town of Cortlandt Code Chapter 307, Section 307-1, November 9, 1993, as amended.			
2) Per §207 Attachments 3, no single use, other than a food store, shall occupy more than 4,000 square feet. Existing Cortlandt Terrace facility exceeds 12,000 square feet.			
3) Per property survey as dated 1/22/21 prepared by Gallas Surveying Group.			
4) Proposed amendment to Table of Permitted Uses to provide that Active Adult Residential Community pursuant to Special Permit issued by the Town Board, and only on the site at 115 Oregon Road, shall have primary access on a state road or Oregon Road, and shall be connected to public water and sewer systems.			
5) Proposed amendment to Table of Permitted Use Requirements - Nonresidential Districts (307-17, 307 Attachments 3), maximum height of 30 feet with no more than 3 stories.			
6) Proposed amendment to Table of Dimensional Requirements - Nonresidential Districts (307-17, 307 Attachments 3), up to 57 units per acre, 135 units proposed.			
7) Proposed amendment to Table of Dimensional Requirements - Nonresidential Districts (307-17, 307 Attachments 3), maximum floor area of no more than 125,000 square feet.			
8) Proposed amendment to §107-22 Table of Required Off-Street Parking Spaces to add the Active Adult Residential Community use and parking standards.			
9) Definition of "Active Adult Residential Community" per proposed amendments to §207-14. Definition: "A building or buildings containing dwelling units specifically designed and located to residents at least one of whom is aged 55 and older; no full-time medical care shall be provided on the property."			

OWNER / APPLICANT

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1600 District Avenue, Suite 315
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St Katherine Group
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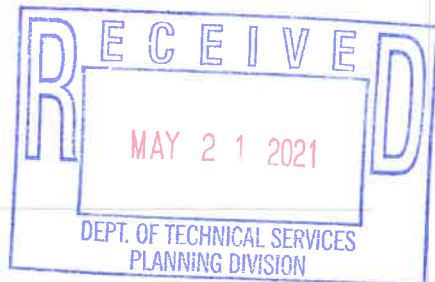
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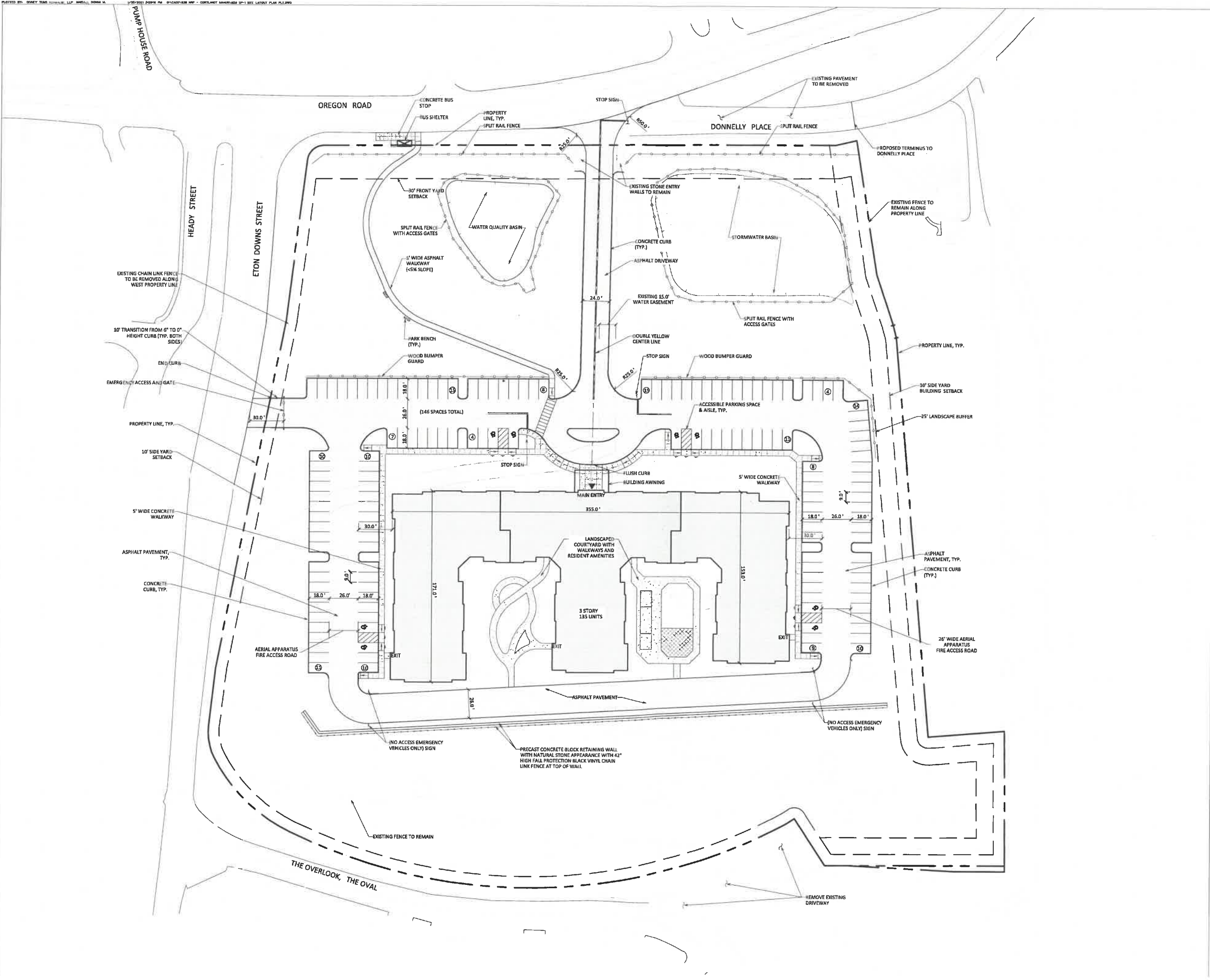
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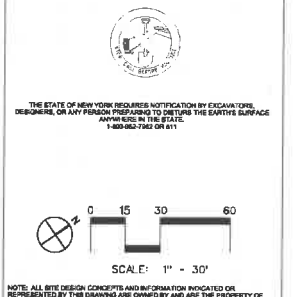
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NO.	DATE	REVISION/REFERENCE

SITE LAYOUT PLAN

STATE OF NEW YORK
 COUNTY OF...
 OFFICE OF THE SURVEYOR

DATE: 05-19-21
 SHEET NO: 858
 DRAWING NO: SP-1

PLOTTED BY: DANEY TUNG SCHWALBE, LLP, WAREHO, CORONA, N.J. 07073 DATE: 03/20/2018 11:03:10 AM PROJECT: 181 WESTCHESTER AVENUE - S-1 SITE GRADING & DRAINAGE PLAN (1/1)

OVERLOOK TERRACE

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PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

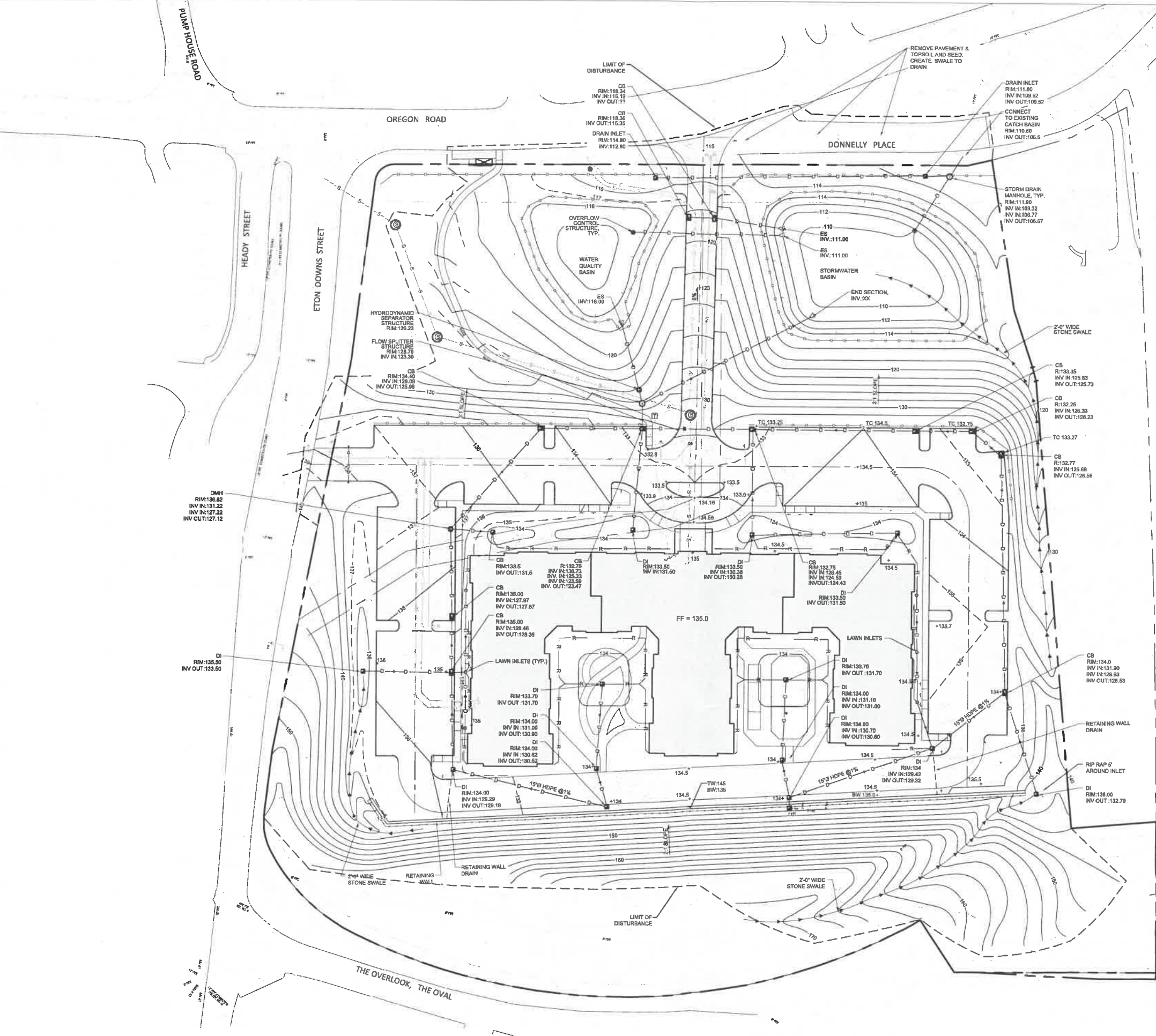
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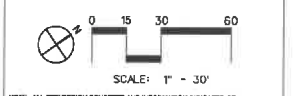
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LEGEND

- STORM DRAIN MANHOLE
- CATCH BASIN
- PROPERTY LINE
- WOOD BUMPER GUARD
- ASPHALT PAVEMENT



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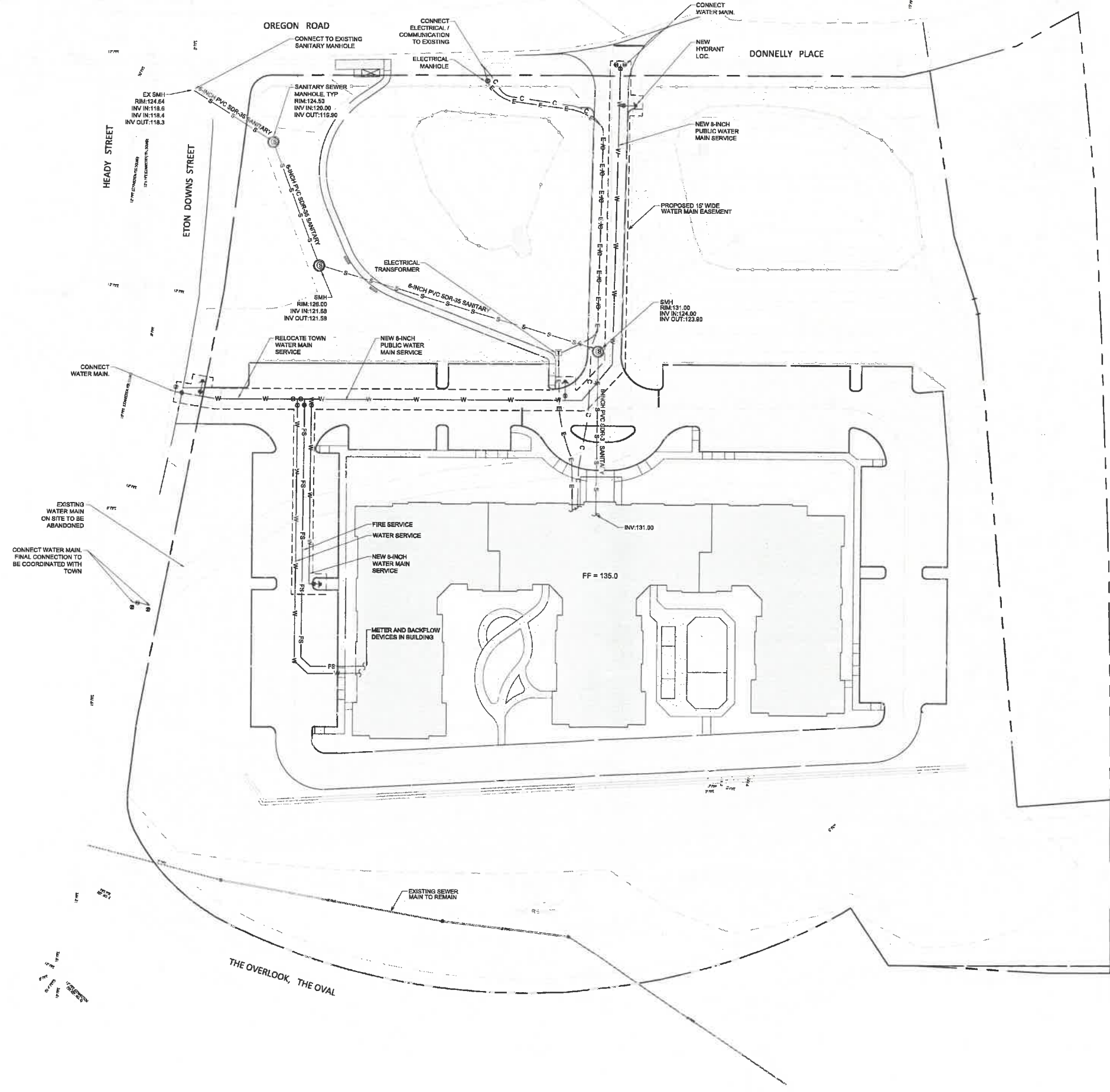
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SITE GRADING & DRAINAGE PLAN

DRAWN BY: PCC/DJM CHECKED BY: GMS
PROJECT NO: 858 DATE: 05/16/21
SCALE: AS SHOWN

SP-2

PUMP HOUSE ROAD



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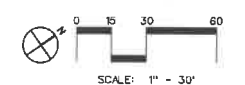
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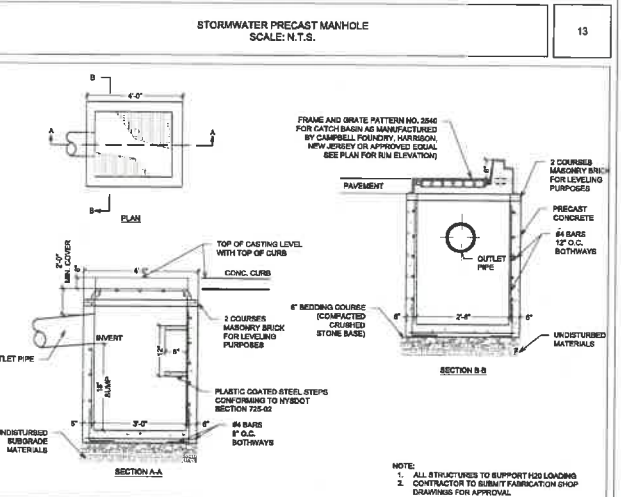
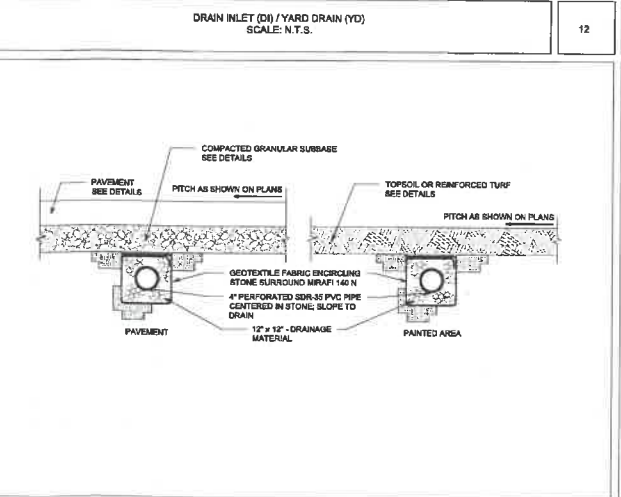
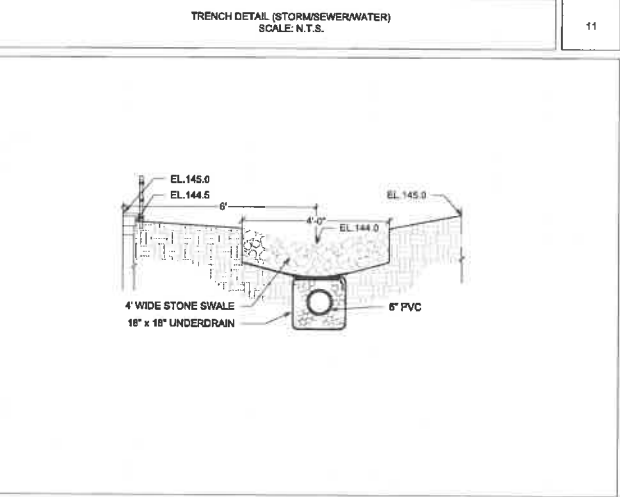
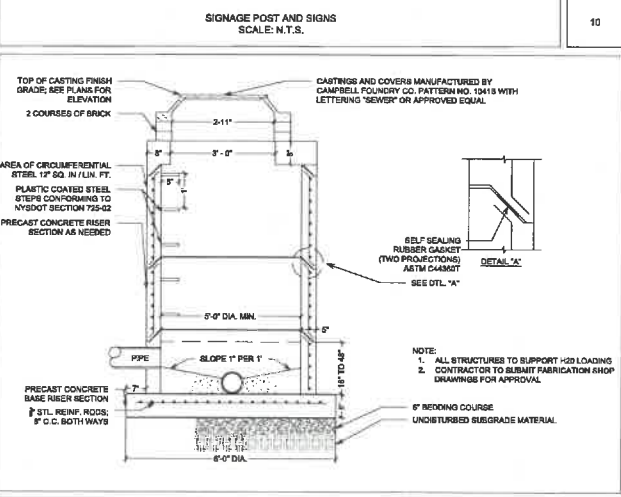
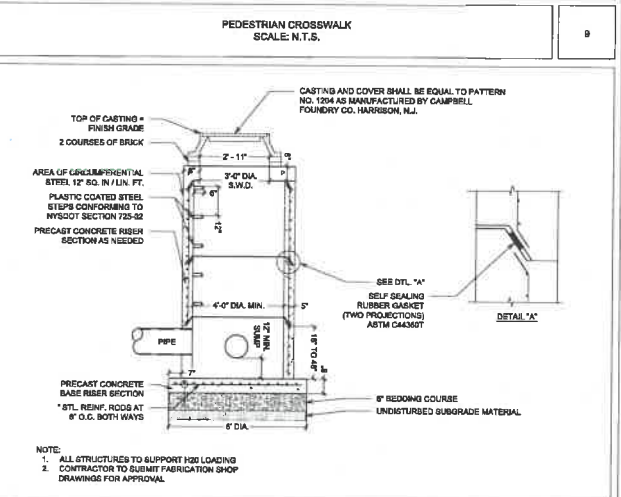
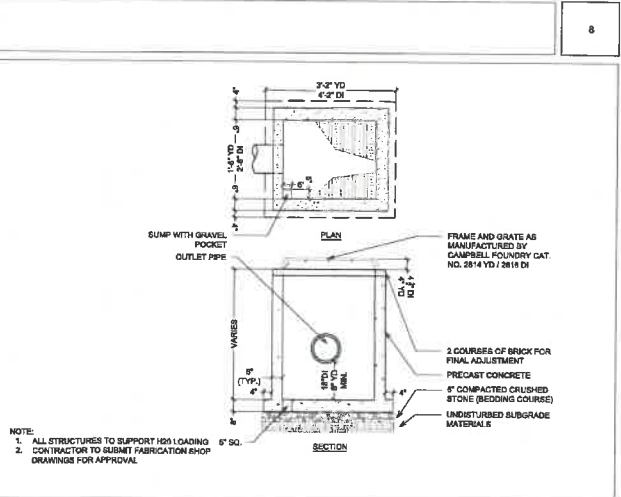
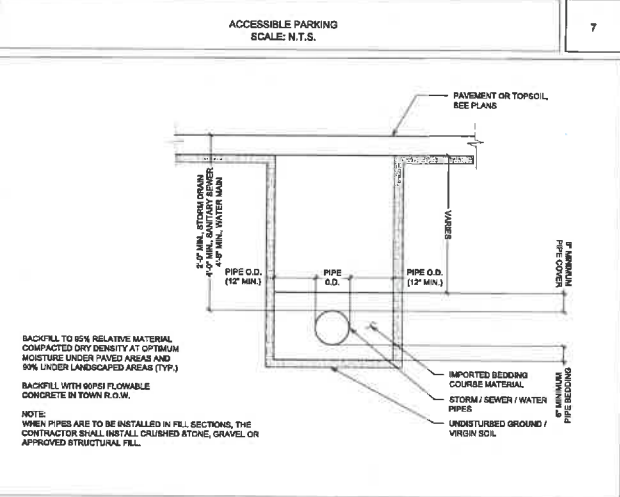
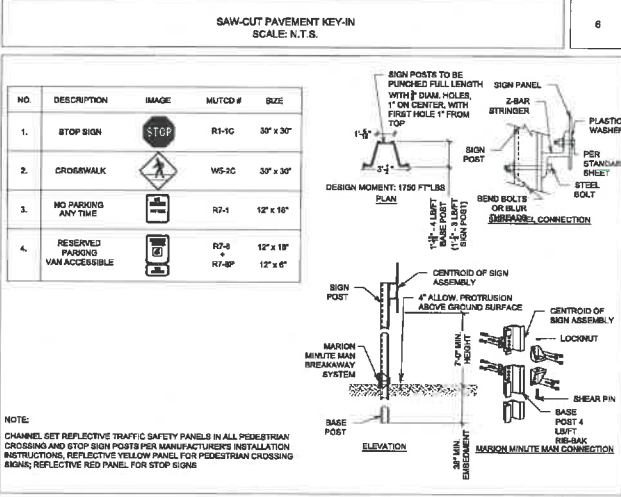
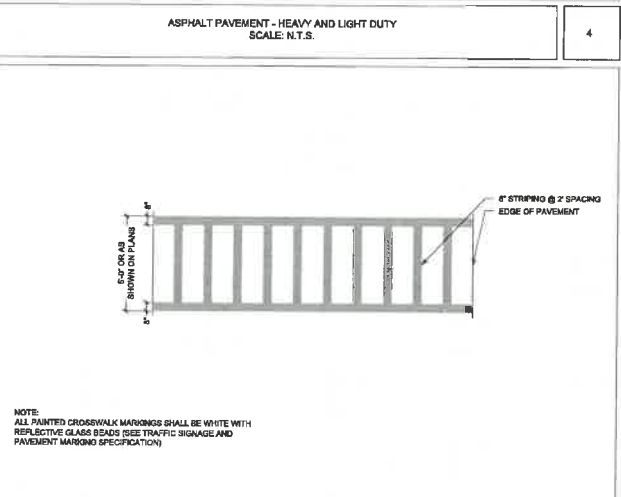
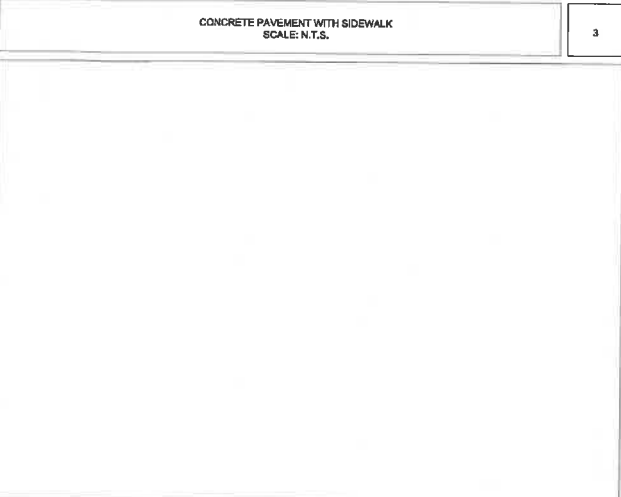
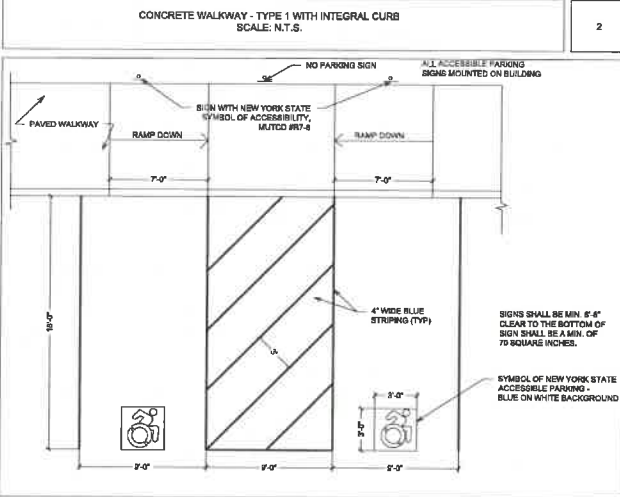
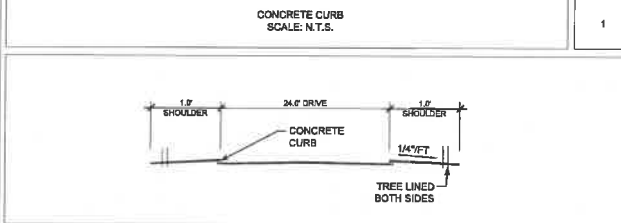
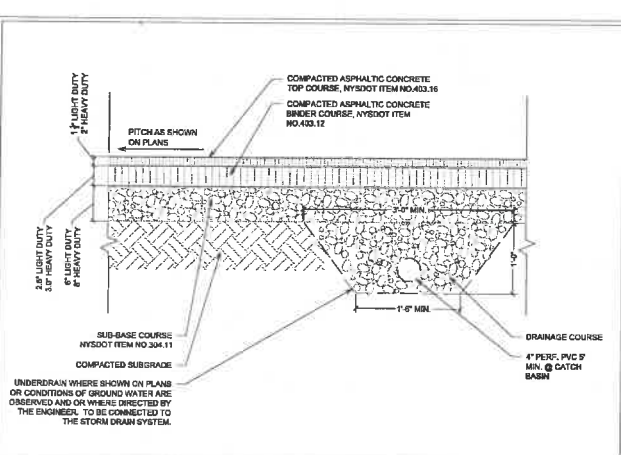
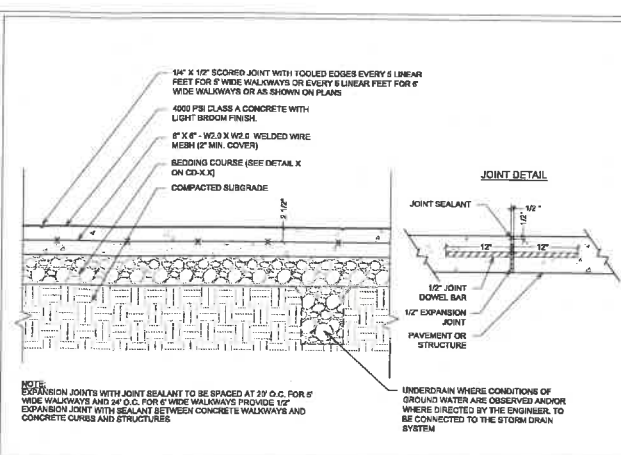
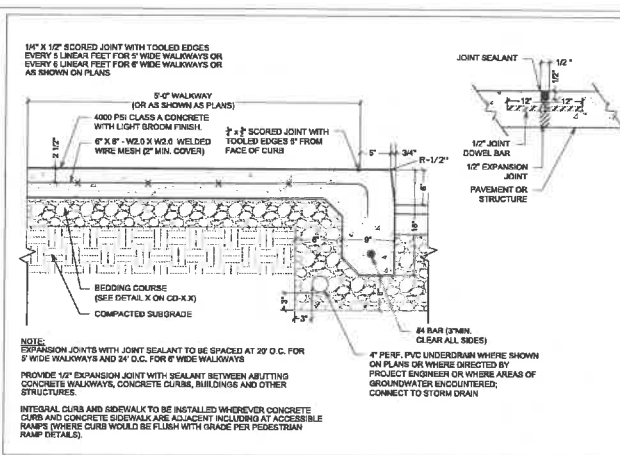
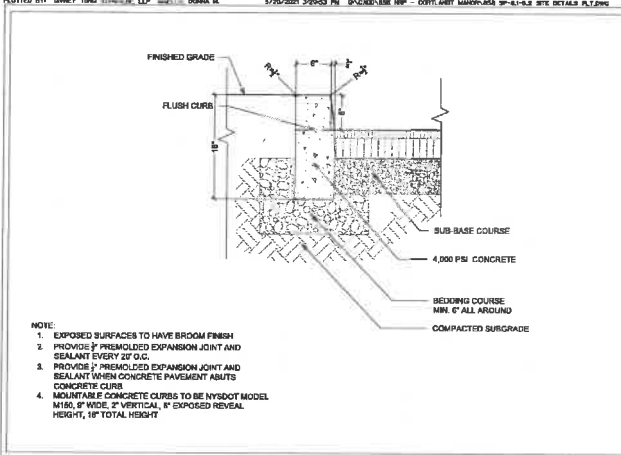
NO.	DATE	SCALE

DRAWING TITLE

SITE UTILITY PLAN

STATE OF NEW YORK
 PROFESSIONAL ENGINEER
 08445

PROJECT NO. 858
 DATE 05/16/24
 DRAWING NO. SP-3



OVERLOOK TERRACE

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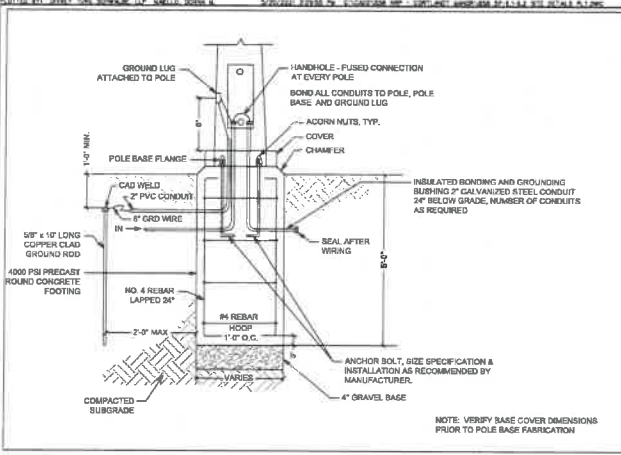
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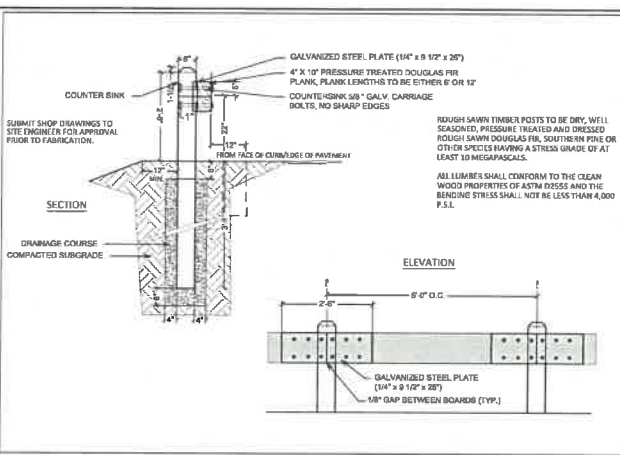
SITE AND UTILITY DETAILS

SP-6.1

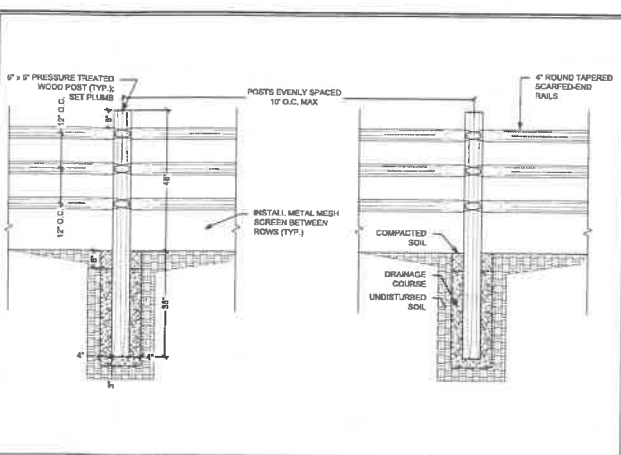
DATE: 05/19/21



LIGHT POLE FOUNDATION
SCALE: N.T.S.



WOOD BUMPER GUARD
SCALE: N.T.S.



WOOD SPLIT RAIL FENCE
SCALE: N.T.S.

ELECTRICAL SITE LIGHTING NOTES:

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND WESTCHESTER COUNTY RULES, LAWS AND REGULATIONS.
2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE WORK AS REQUIRED BY OSHA REGULATIONS.
3. THE CONTRACTOR SHALL REVIEW ALL OF THE SITE CONDITIONS PRIOR TO THE SUBMISSION OF BID. ANY CLARIFICATIONS REQUIRED BY THE CONTRACTOR SHALL BE SUBMITTED FOR RESPONSE, PRIOR TO FINALIZATION OF BID SUBMISSIONS.
4. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE FULL SCOPE OF THE WORK AND SHALL SUBMIT BIDS THAT REFLECT THE REQUIRED SCOPE OF WORK TO COMPLETE THE WORK.
5. ALL NEW LIGHT POLE BASES SHALL BE PRECAST CONCRETE TYPE, SUITABLE FOR THE PROPOSED LIGHT POLE AND FIXTURE ASSEMBLIES REQUIRED AT EACH LOCATION. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED EXCAVATION, PAVEMENT REPAIR AND REMOVAL OF SOIL SPILLS AS A PART OF THE WORK.
6. ALL NEW LIGHT POLES AND LIGHT FIXTURES SHALL BE GROUNDED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE. GROUND CONDUCTORS WILL ALL TIE BACK INTO THE PANELBOARD GROUND BAR WHERE THE CIRCUIT IS DERIVED.
7. ALL NEW LIGHT FIXTURES SHALL BE EQUIPPED WITH FUSE CUT OUTS, ACCESSIBLE IN THE HAND HOLE OF EACH LIGHT POLE. FIXTURES SHALL BE INDIVIDUALLY FUSED. CARTRIDGE FUSES SHALL BE PROVIDED FOR EACH INDIVIDUAL FIXTURE. CARTRIDGE FUSES SHALL BE SIZED FOR 125% OF FULL LOAD CURRENT OF EACH FIXTURE.
8. PROVIDE A WARNING TAPE ABOVE ALL SITE LIGHTING CONDUIT PATHWAYS, YELLOW BACKGROUND, BLACK LETTERING, 4" WIDE, STANDING WARNING ELECTRIC BELOW. WARNING TAPE SHALL BE EQUIPPED WITH COPPER TRACING STRIP. INSTALL 12" BELOW FINISHED GRADE.

SITE LIGHTING NOTES
SCALE: N.T.S.

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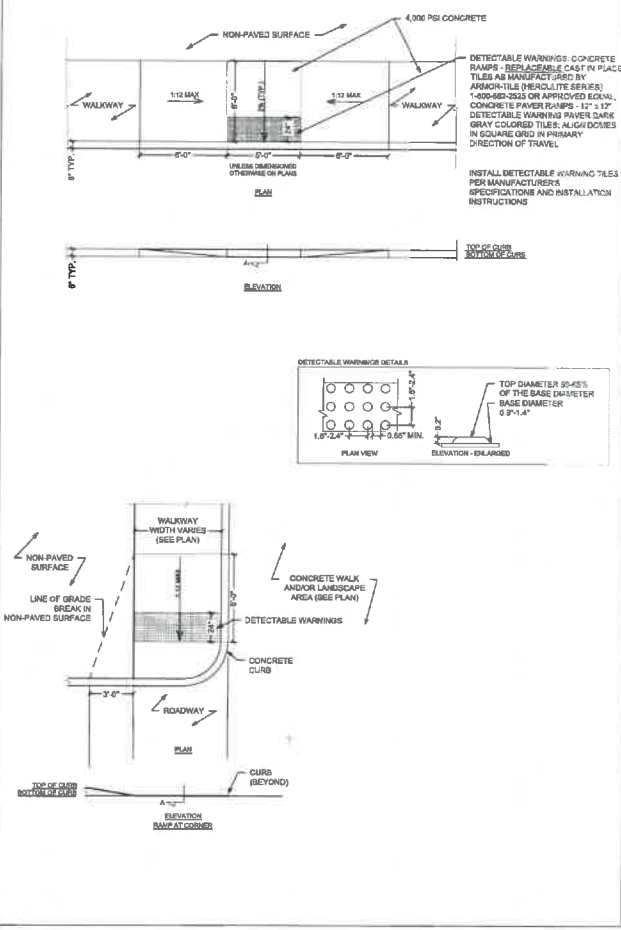
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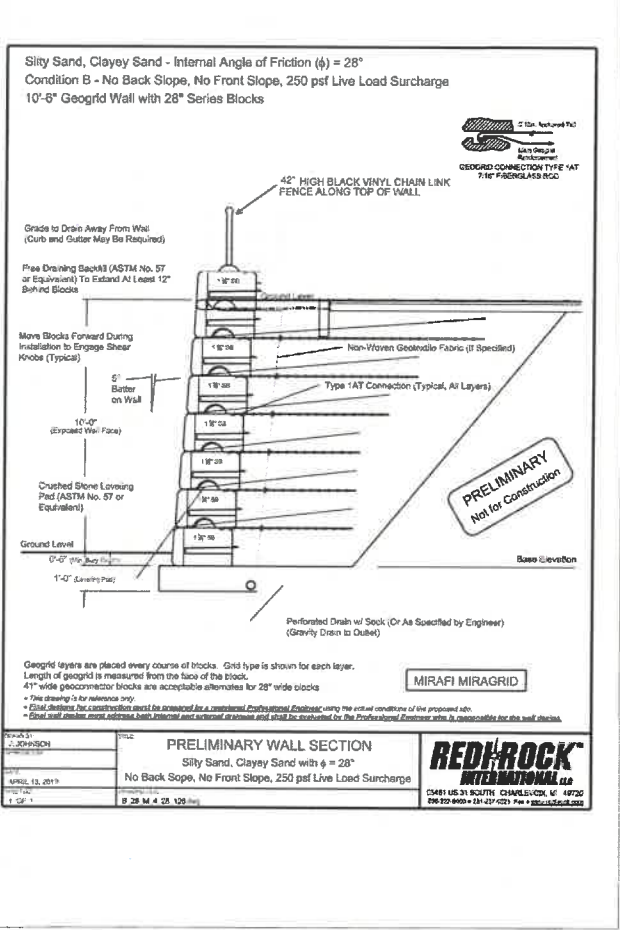
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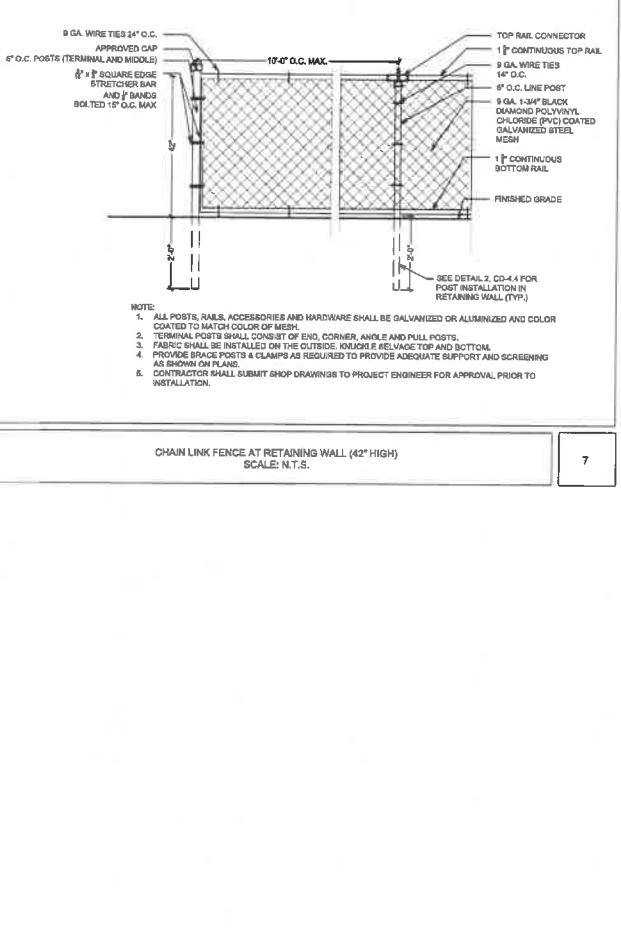
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PEDESTRIAN RAMPS
SCALE: N.T.S.



RETAINING WALL
SCALE: N.T.S.



CHAIN LINK FENCE AT RETAINING WALL (42" HIGH)
SCALE: N.T.S.

NOTE: ALL SITE LIGHTING CONDUIT PATHWAYS, YELLOW BACKGROUND, BLACK LETTERING, 4" WIDE, STANDING WARNING ELECTRIC BELOW. WARNING TAPE SHALL BE EQUIPPED WITH COPPER TRACING STRIP. INSTALL 12" BELOW FINISHED GRADE.

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REVISIONS:

NO.	DATE	DESCRIPTION

SITE AND UTILITY DETAILS

DATE: 05/19/21

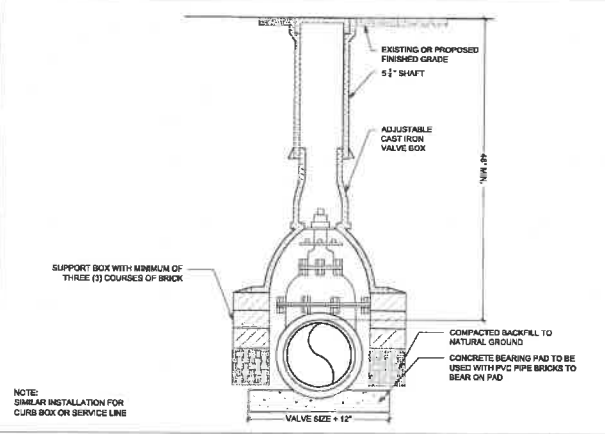
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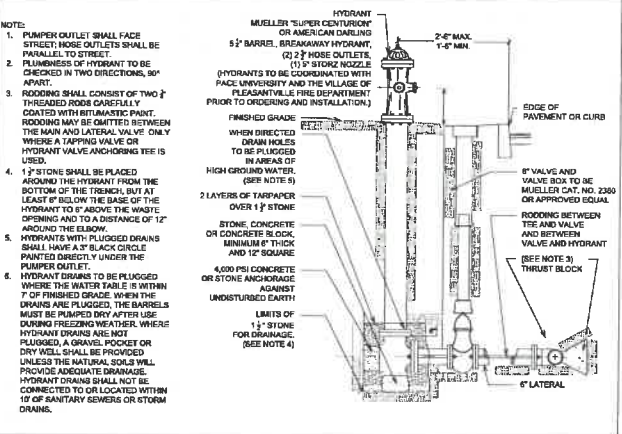
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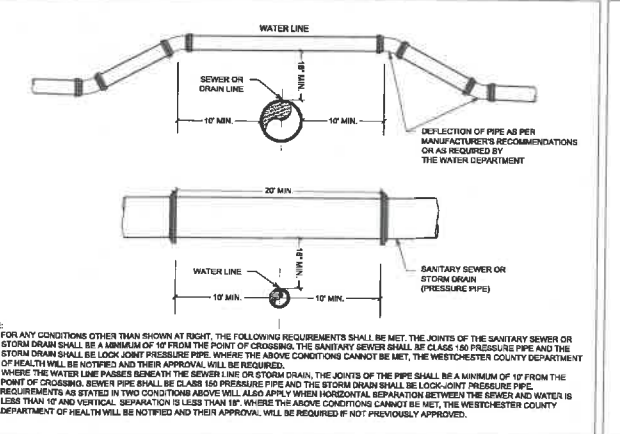
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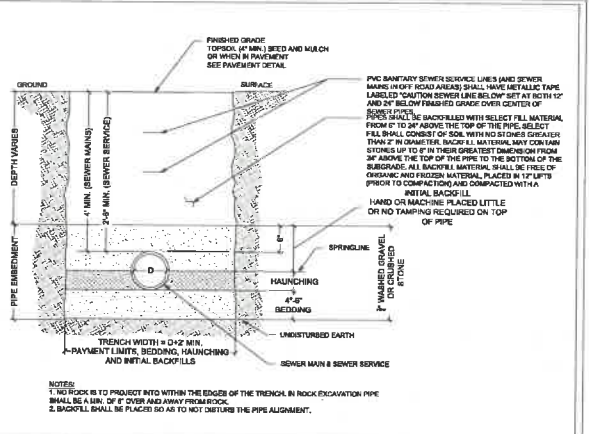
TYPICAL VALVE INSTALLATION BOX SCALE: N.T.S.



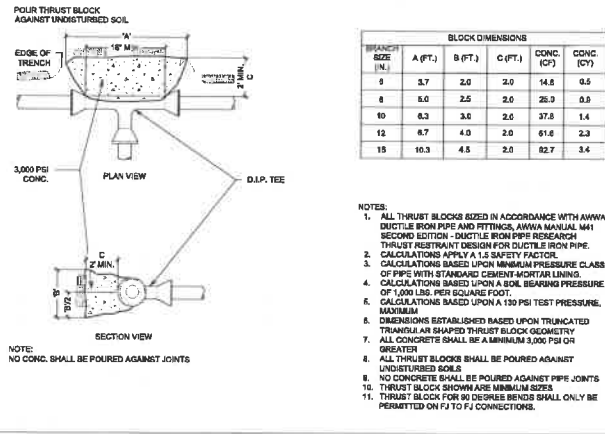
HYDRANT SETTING SCALE: N.T.S.



CROSSING OF WATER LINE AND STORM/SANITARY SEWER SCALE: N.T.S.



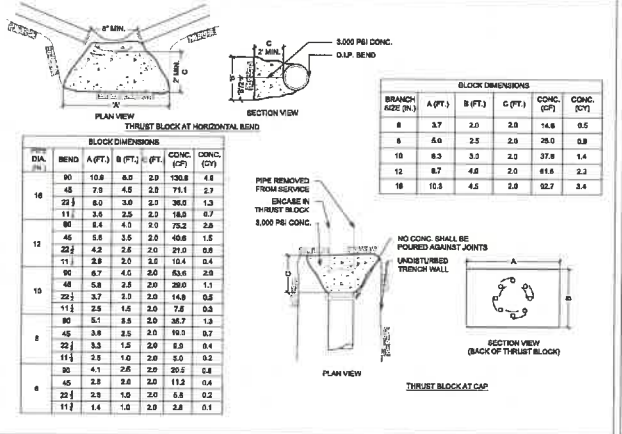
TRENCH DETAIL SCALE: N.T.S.



BRANCH SIZE (IN)	A (FT.)	B (FT.)	C (FT.)	CONC. (CY)	CONC. (CY)
8	3.7	2.0	2.0	14.8	0.5
10	5.0	2.5	2.0	26.0	0.5
12	6.3	3.0	2.0	37.8	1.4
14	8.7	4.0	2.0	61.6	2.3
18	10.3	4.5	2.0	82.7	3.4

- NOTES:
- ALL THRUST BLOCKS EDGED IN ACCORDANCE WITH AWWA DISTRICT BIRON PIPE AND FITTINGS, AWWA MANUAL M41 SECOND EDITION - DETAIL FROM PIPE RESEARCH THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE.
 - CALCULATIONS APPLY A 1.5 SAFETY FACTOR.
 - CALCULATIONS BASED UPON MINIMUM PRESSURE CLASS OF PIPE WITH STANDARD COEFFICIENTS.
 - CALCULATIONS BASED UPON A SOIL BEARING PRESSURE OF 1,000 LBS. PER SQUARE FOOT.
 - CALCULATIONS BASED UPON A 150 PSI TEST PRESSURE.
 - ALL CONCRETE SHALL BE A MINIMUM 3,000 PSI OR GREATER.
 - DIMENSIONS ESTABLISHED BASED UPON TRUNCATED TRIANGULAR SHAPED THRUST BLOCK GEOMETRY.
 - ALL CONCRETE SHALL BE A MINIMUM 3,000 PSI OR GREATER.
 - ALL THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED SOILS.
 - NO CONCRETE SHALL BE POURED AGAINST PIPE JOINTS.
 - THRUST BLOCKS SHALL BE MINIMUM SIZES.
 - THRUST BLOCK FOR 90 DEGREE BENDS SHALL ONLY BE PERMITTED ON F3 TO F4 CONNECTIONS.

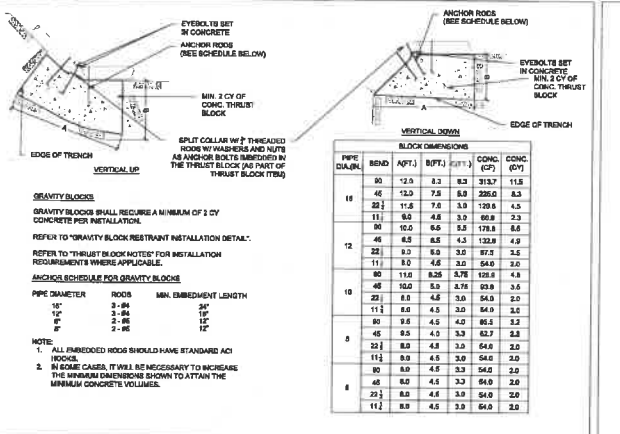
THRUST BLOCK AT TEE SCALE: N.T.S.



BRANCH SIZE (IN)	A (FT.)	B (FT.)	C (FT.)	CONC. (CY)	CONC. (CY)
8	3.7	2.0	2.3	14.8	0.5
10	4.8	2.5	2.3	26.0	0.9
12	6.3	3.0	2.3	37.8	1.4
14	8.7	4.0	2.3	61.6	2.3
18	10.3	4.5	2.3	82.7	3.4

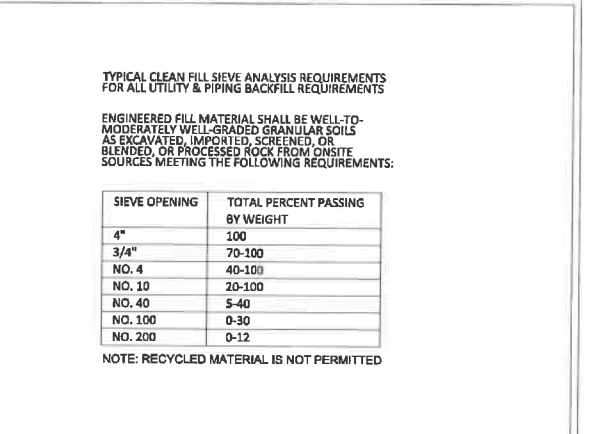
- NOTES:
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 - CALCULATIONS APPLY A 1.5 SAFETY FACTOR.
 - CALCULATIONS BASED UPON MINIMUM PRESSURE CLASS OF PIPE WITH STANDARD COEFFICIENTS.
 - CALCULATIONS BASED UPON A SOIL BEARING PRESSURE OF 1,000 LBS. PER SQUARE FOOT.
 - CALCULATIONS BASED UPON A 150 PSI TEST PRESSURE.
 - ALL CONCRETE SHALL BE A MINIMUM 3,000 PSI OR GREATER.
 - DIMENSIONS ESTABLISHED BASED UPON TRUNCATED TRIANGULAR SHAPED THRUST BLOCK GEOMETRY.
 - ALL CONCRETE SHALL BE A MINIMUM 3,000 PSI OR GREATER.
 - ALL THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED SOILS.
 - NO CONCRETE SHALL BE POURED AGAINST PIPE JOINTS.
 - THRUST BLOCK FOR 90 DEGREE BENDS SHALL ONLY BE PERMITTED ON F3 TO F4 CONNECTIONS.

THRUST BLOCK AT HORIZONTAL BEND SCALE: N.T.S.



PIPE DIA. (IN)	BEND (FT.)	A (FT.)	B (FT.)	C (FT.)	CONC. (CY)	CONC. (CY)
8	12.0	4.3	4.3	4.3	31.7	11.8
10	15.0	5.8	5.8	5.8	46.0	16.3
12	18.0	7.3	7.3	7.3	60.3	20.8
14	21.0	8.8	8.8	8.8	74.6	25.3
16	24.0	10.3	10.3	10.3	88.9	29.8
18	27.0	11.8	11.8	11.8	103.2	34.3
20	30.0	13.3	13.3	13.3	117.5	38.8
22	33.0	14.8	14.8	14.8	131.8	43.3
24	36.0	16.3	16.3	16.3	146.1	47.8
26	39.0	17.8	17.8	17.8	160.4	52.3
28	42.0	19.3	19.3	19.3	174.7	56.8
30	45.0	20.8	20.8	20.8	189.0	61.3
32	48.0	22.3	22.3	22.3	203.3	65.8
34	51.0	23.8	23.8	23.8	217.6	70.3
36	54.0	25.3	25.3	25.3	231.9	74.8
38	57.0	26.8	26.8	26.8	246.2	79.3
40	60.0	28.3	28.3	28.3	260.5	83.8
42	63.0	29.8	29.8	29.8	274.8	88.3
44	66.0	31.3	31.3	31.3	289.1	92.8
46	69.0	32.8	32.8	32.8	303.4	97.3
48	72.0	34.3	34.3	34.3	317.7	101.8
50	75.0	35.8	35.8	35.8	332.0	106.3
52	78.0	37.3	37.3	37.3	346.3	110.8
54	81.0	38.8	38.8	38.8	360.6	115.3
56	84.0	40.3	40.3	40.3	374.9	119.8
58	87.0	41.8	41.8	41.8	389.2	124.3
60	90.0	43.3	43.3	43.3	403.5	128.8

GRAVITY BLOCK AT VERTICAL BLEND SCALE: N.T.S.



TYPICAL CLEAN FILL SIEVE ANALYSIS REQUIREMENTS FOR ALL UTILITY & PIPING BACKFILL REQUIREMENTS:

ENGINEERED FILL MATERIAL SHALL BE WELL-TO-MODERATELY WELL-GRADED GRANULAR SOILS AS EXCAVATED, IMPACTED, SCREENED, OR BLENDED OR PROCESSED ROCK FROM ON-SITE SOURCES MEETING THE FOLLOWING REQUIREMENTS:

SIEVE OPENING	TOTAL PERCENT PASSING BY WEIGHT
4"	100
3/4"	70-100
NO. 4	40-100
NO. 10	20-100
NO. 40	5-40
NO. 100	0-30
NO. 200	0-12

NOTE: RECYCLED MATERIAL IS NOT PERMITTED

TRENCH FILL MATERIAL SPECIFICATIONS SCALE: N.T.S.

WATER MAIN NOTES

- WATER MAIN SHALL HAVE MINIMUM OF 4'-0" COVER.
- DEFLECTION OF JOINTS ON WATER MAINS SHALL NOT EXCEED 8% OF THE MAXIMUM DEFLECTION RECOMMENDED BY THE MANUFACTURER, OR AS ORDERED BY THE ENGINEER.
- ALL HORIZONTAL AND VERTICAL BENDS REQUIRE THRUST BLOCKS. SEE SCHEDULE THIS SHEET FOR MINIMUM REQUIREMENTS.
- ALL PIPING, VALVES, HYDRANTS, AND FITTINGS TO BE APPROVED BY THE WATER COMPANY.
- ALL WATER MAINS TO BE DISINFECTED IN ACCORDANCE WITH AWWA SPECIFICATION C601-04, EXCEPT FOR SECTION 5.1 WATER MAINS. ACCEPTABLE RESULTS OF BACTERIOLOGICAL ANALYSIS OF SAMPLES OF WATER COLLECTED FROM THE NEW DISTRIBUTION MAIN AFTER DISINFECTION SHALL BE SUBMITTED TO THE VILLAGE OF PLAZANSVILLE, TOWN OF MT. PLEASANT, AND THE WESTCHESTER COUNTY HEALTH DEPARTMENT PRIOR TO USE.
- PRESSURE AND LEAKAGE TESTS WILL BE DONE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS.
- THE PROPOSED WATER MAIN WILL BE INSTALLED A MINIMUM OF 18" HORIZONTALLY AND 18" VERTICALLY FROM ALL STORM AND SANITARY SEWERS, EXCEPT WHERE SHOWN ON PROFILE. 7" THICK CONCRETE ENCASUREMENT SHALL BE USED WHERE THE MINIMUM SEPARATION DISTANCE IS NOT MET.

WATER MAIN NOTES SCALE: N.T.S.

WATER MAIN NOTES

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WATER MAIN NOTES SCALE: N.T.S.

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WATER MAIN NOTES SCALE: N.T.S.

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WATER MAIN NOTES SCALE: N.T.S.

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OWNER / APPLICANT
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 Port Chester, NY 10573

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 Burlington, MA 01803

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

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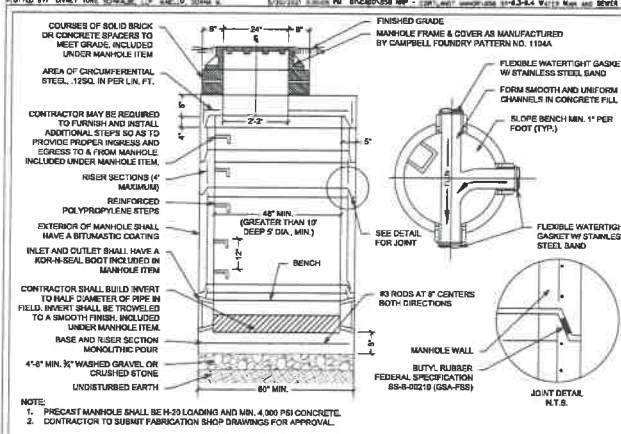
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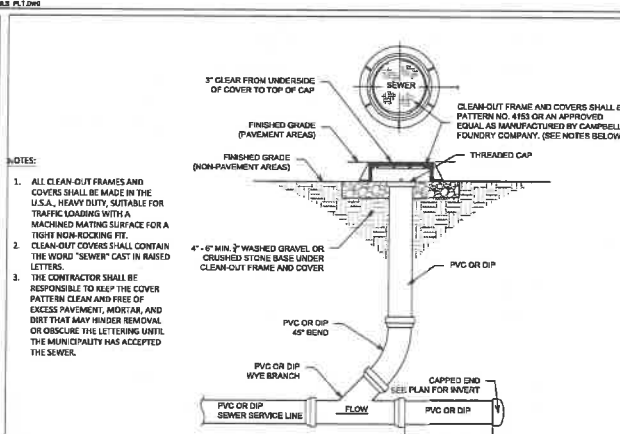
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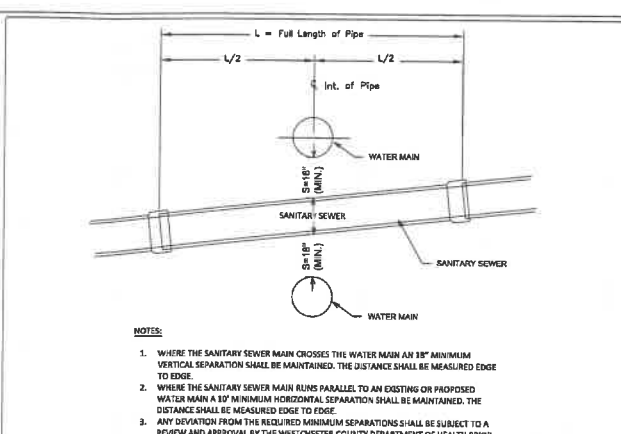
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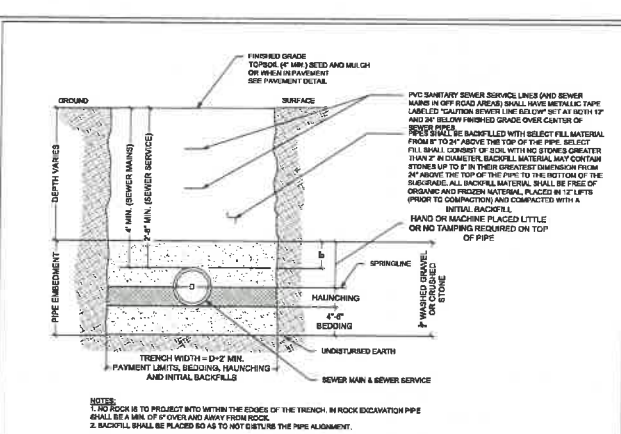
SANITARY SEWER MANHOLE SCALE: N.T.S. 1



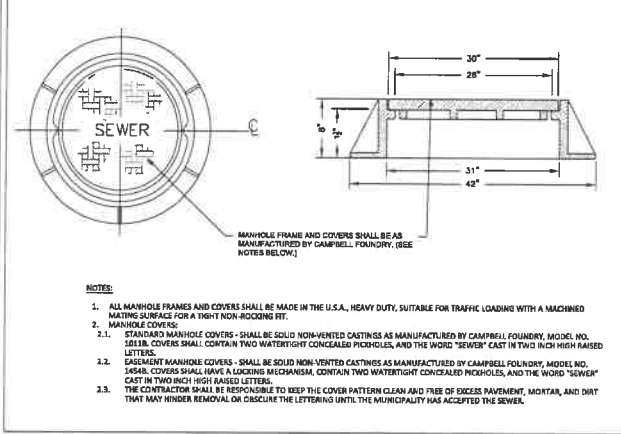
CLEAN-OUT ASSEMBLY SCALE: N.T.S. 2



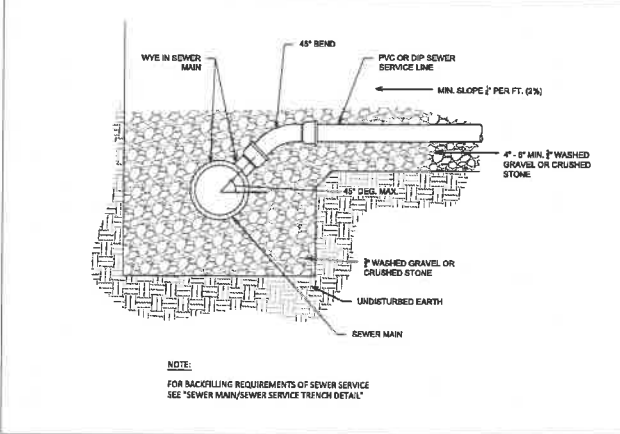
SANITARY SEWER - WATER MAIN CROSSING SCALE: N.T.S. 3



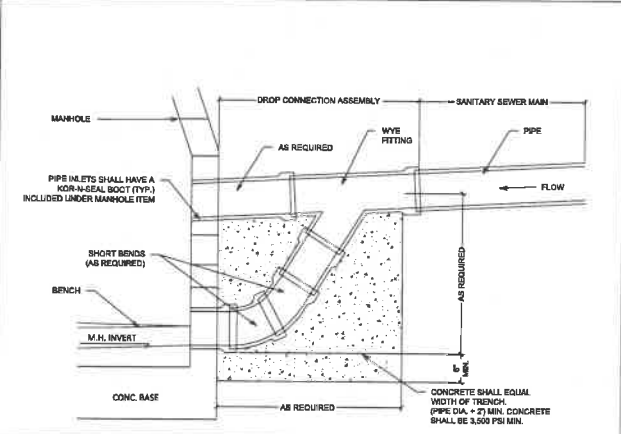
TRENCH DETAIL SCALE: N.T.S. 4



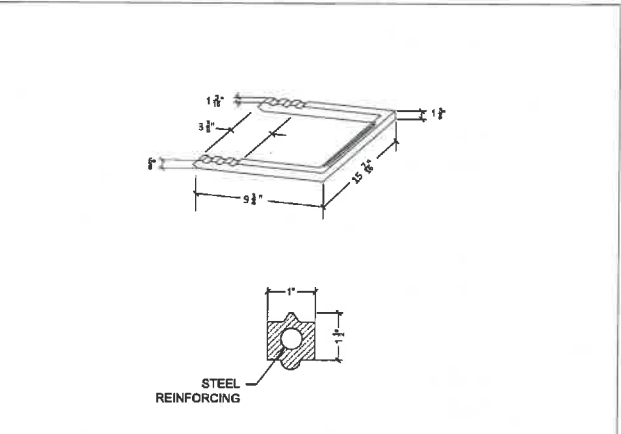
MANHOLE FRAME AND COVER SCALE: N.T.S. 5



SANITARY SEWER SERVICE LINE SCALE: N.T.S. 6



MANHOLE DROP CONNECTION SCALE: N.T.S. 7



MANHOLE STEPS SCALE: N.T.S. 8

TYPICAL CLEAN FILL SIEVE ANALYSIS REQUIREMENTS FOR ALL UTILITY & PIPING BACKFILL REQUIREMENTS

ENGINEERED FILL MATERIAL SHALL BE WELL TO MODERATELY WELL-GRADED GRANULAR SOILS AS EXCAVATED, IMPORTED, SCREENED, OR BLENDED, OR PROCESSED ROCK FROM ON-SITE SOURCES MEETING THE FOLLOWING REQUIREMENTS:

SIEVE OPENING	TOTAL PERCENT PASSING BY WEIGHT
4"	100
3/4"	70-100
NO. 4	40-100
NO. 10	20-100
NO. 40	5-40
NO. 100	0-30
NO. 200	0-12

NOTE: RECYCLED MATERIAL IS NOT PERMITTED

TRENCH FILL MATERIAL SPECIFICATIONS SCALE: N.T.S. 9

SEWER MAIN NOTES:

- ALL SEWER MAIN PIPING SHALL BE CL-42 DIP GASKETED GRAVITY SEWER PIPE.
- ALL INDIVIDUAL SEWER SERVICES SHALL BE 4" DIA. SCH-40 PVC GASKETED GRAVITY SEWER PIPE UP TO FIVE (5) FEET OF THE BUILDING FOUNDATION. WITHIN FIVE (5) FEET OF THE BUILDING FOUNDATION THE SEWER SERVICE PIPE SHALL BE 1/2" LOCAL BUILDING CODES. CLEANOUTS WILL BE REQUIRED AT ALL CHANGES IN PIPE DIRECTION AND EVERY 50 FEET.
- SANITARY SEWER MANHOLES SHALL HAVE LETTERS "SEWER" CAST ON THE COVERS.
- THE PRECAST CONCRETE STRUCTURE SHALL COMPLY WITH ASTM SPECIFICATION C-478 ALL NECESSARY PATCHING SHALL BE ACCOMPLISHED WITH NON-SHRINK CEMENT GROUT EQUAL TO "Sika-Set" AS MANUFACTURED BY Sika Chemical Company.
- THE PROPOSED SEWER MAINS WILL BE INSTALLED A MINIMUM OF 10" HORIZONTALLY AND 18" VERTICALLY FROM ALL WATERMAINS.
- ALL SEWER MANHOLES ARE TO BE CONSTRUCTED WITH COMPRESSION TYPE RESILIENT SEAL ASSEMBLY.
- GASKETS OR COLLARS FOR SANITARY SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE WATER TIGHT AND COMPATIBLE WITH THE TYPE OF PIPE BEING USED.
- THE LENGTH OF SANITARY SEWER PIPES ENTERING OR LEAVING ANY MANHOLE SHALL BE GREATER THAN 2'-0" AND LESS THAN 4'-0".
- SEWERS SHALL BE TESTED EITHER HYDROSTATICALLY USING AN INFILTRATION OR EXFILTRATION TEST OR WITH A LOW PRESSURE AIR TEST. THE TESTS SHALL BE CONDUCTED ON THE SANITARY SEWER SECTIONS. EXFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE PER MILE OF PIPE PER DAY. RESULTS SHALL BE SUBMITTED TO THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH AND SHALL BE PERFORMED UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER. LOW PRESSURE AIR TEST MUST CONFORM TO NYDEC PAMPHLET TP-16-41989.
- MANHOLES SHALL BE TESTED EITHER BY VACUUM OR HYDROSTATIC TESTING. RESULTS SHALL BE SUBMITTED TO THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH AND SHALL BE PERFORMED UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER. LOW PRESSURE AIR TEST MUST CONFORM TO NYDEC PAMPHLET TP-16-41989.
- UPON COMPLETION AND PRIOR TO USE, TWO (2) SETS OF AS-BUILT PLANS MUST BE SUBMITTED TO THE WOODBURN TOGETHER WITH TWO LICENSED PROFESSIONAL ENGINEERS CERTIFICATION OF CONSTRUCTION AND ACCEPTABLE RESULTS OF AIR OR WATER TESTING OF THE SEWER PIPES AND MANHOLES. THE SURVEY SHALL BE SIGNED AND SEALED BY A LICENSED P.E. SURVEYOR.
- A MINIMUM OF 48 HOUR ADVANCED NOTIFICATION TO THE WOODBURN IS REQUIRED FOR ANY LEAKAGE TESTING OF THE SEWER MAIN AND MANHOLES.

SEWER MAIN NOTES SCALE: N.T.S. 10

OVERLOOK TERRACE

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161 Westchester Avenue, Suite 301A
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WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

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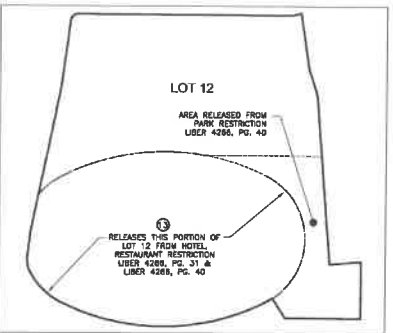
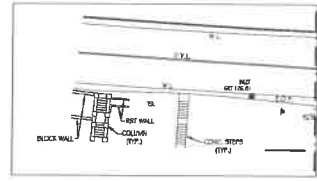
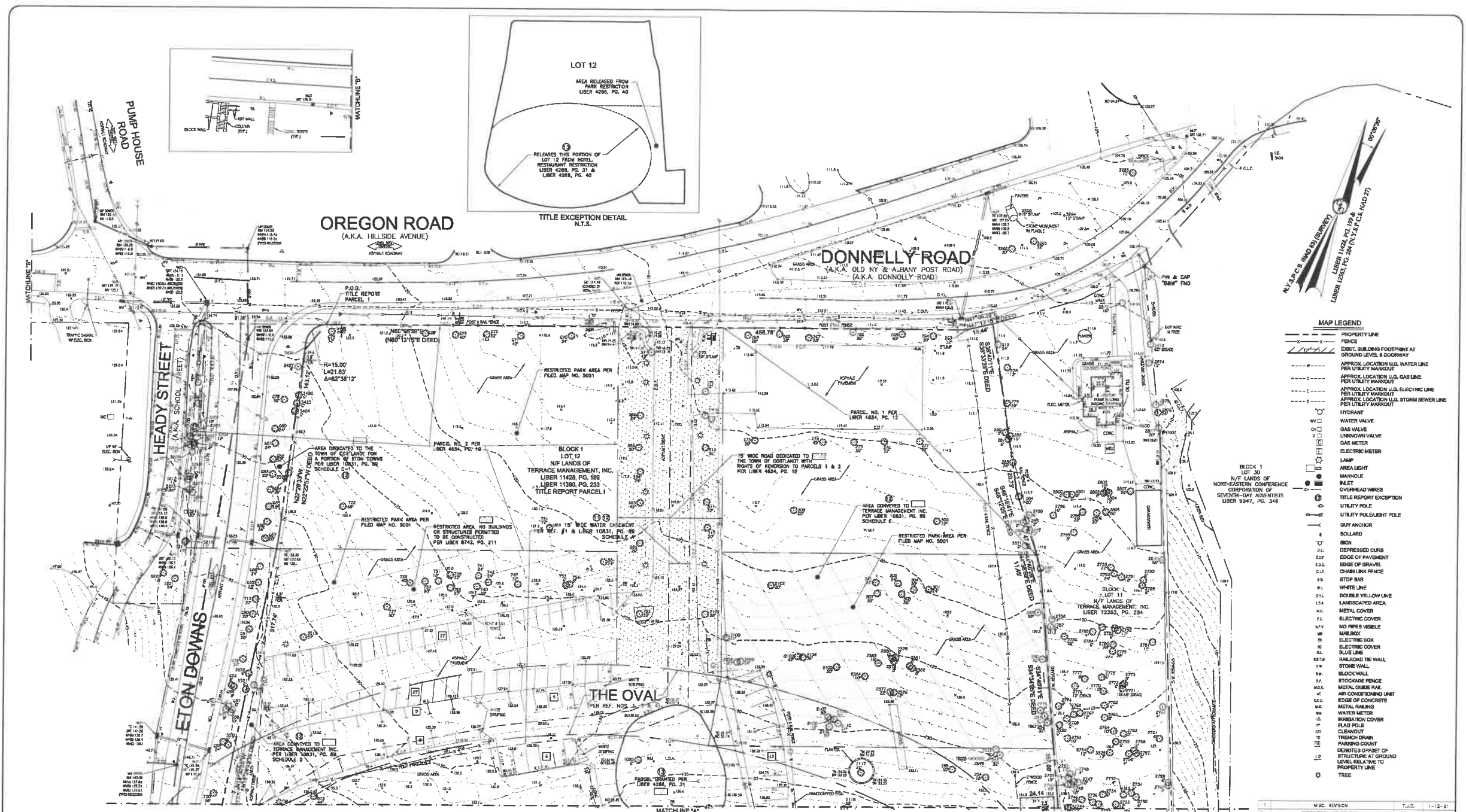
SEWER DETAILS

DATE: 05/19/21

DRAWN BY: RCC/DMN
CHECKED BY: GMS

PROJECT NO: 858

DRAWING NO: SP-6.4



- MAP LEGEND**
- PROPERTY LINE
 - - - FENCE
 - EXIST. BUILDING FOOTPRINT AT GROUND LEVEL & DOORWAY
 - APPROX. LOCATION U.L. WATER LINE PER UTILITY MARKOUT
 - APPROX. LOCATION U.L. GAS LINE PER UTILITY MARKOUT
 - APPROX. LOCATION U.L. ELECTRIC LINE PER UTILITY MARKOUT
 - APPROX. LOCATION U.L. STORM SEWER LINE PER UTILITY MARKOUT
 - HYDRANT
 - WATER VALVE
 - GAS VALVE
 - UNDERGROUND VALVE
 - GAS METER
 - ELECTRIC METER
 - LAMP
 - AREA LIGHT
 - MANHOLE
 - INLET
 - OVERHEAD WIRES
 - TITLE REPORT EXCEPTION
 - UTILITY POLE
 - UTILITY POLLSUBMIT POLE
 - GUY ANCHOR
 - BOLLARD
 - IBCN
 - DEPRESSED CURB
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - CHAIN LINK FENCE
 - STOP BAR
 - WHITE LINE
 - DOUBLE YELLOW LINE
 - LANDSCAPED AREA
 - METAL COVER
 - ELECTRIC COVER
 - NO PIPES VISIBLE
 - MAILBOX
 - ELECTRIC BOX
 - ELECTRIC COVER
 - BLUE LINE
 - RAILROAD THE WALL
 - STONE WALL
 - BLOCK WALL
 - STOCKADE FENCE
 - METAL GIBBER FENCE
 - AIR CONDITIONING UNIT
 - EDGE OF CONCRETE
 - METAL RAILING
 - WATER METER
 - IRRIGATION COVER
 - FLAT POLE
 - CLEANOUT
 - TRENCH DRAIN
 - PARKING COUNT
 - DEMOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
 - TREE

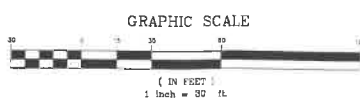
UTILITIES:
 THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW YORK STATE ONE-CALL SYSTEM (1-800-372-4480) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S) 03228-547-091-00 AND 11990-502-163

UTILITY COMPANY	PHONE NUMBER
ALCOE USA	800-221-8500
VERIZON WASHINGTON VALLEY	855-228-8964
VERIZON WASHINGTON WESTCHESTER	855-228-8964
CONSOLIDATED Edison COMPANY OF NY	716-525-3364
TOWN OF CORTLAND	614-737-0075
WESTCHESTER COUNTY SEWER	914-871-5476

NOT ALL UTILITY COMPANIES RESPONDED TO THE MARKOUT REQUEST



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.



SEE SHEET 2 OF 2 FOR NOTES, REFERENCES & SCHEDULE A DESCRIPTION

ALTANSPS LAND TITLE SURVEY LOT 12, BLOCK 1, MAP 23.11 118 OREGON ROAD TOWN OF CORTLAND WESTCHESTER COUNTY STATE OF NEW YORK			
DATE: 12/23/2020 SCALE: 1"=30' DRAWN: R.M.C./T.L.D. CHECKED: J.R.T./G.S.G.	FILE NO.: G18087 SHEET NO.: 1 OF 2	MISC. REVISION T.A.D. 1-12-21	DATE: 12/23/2020 DRAWN: R.M.C./T.L.D. CHECKED: J.R.T./G.S.G.

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