

See map entitled "Subdivision of Property ... Known as Laurel Estates..." which was filed in the Westchester County Clerk's Office on October 25, 1974 as Map No. 18379

PARCEL 2

PARCEL 1

TOTAL AREA 25.018 ACRES

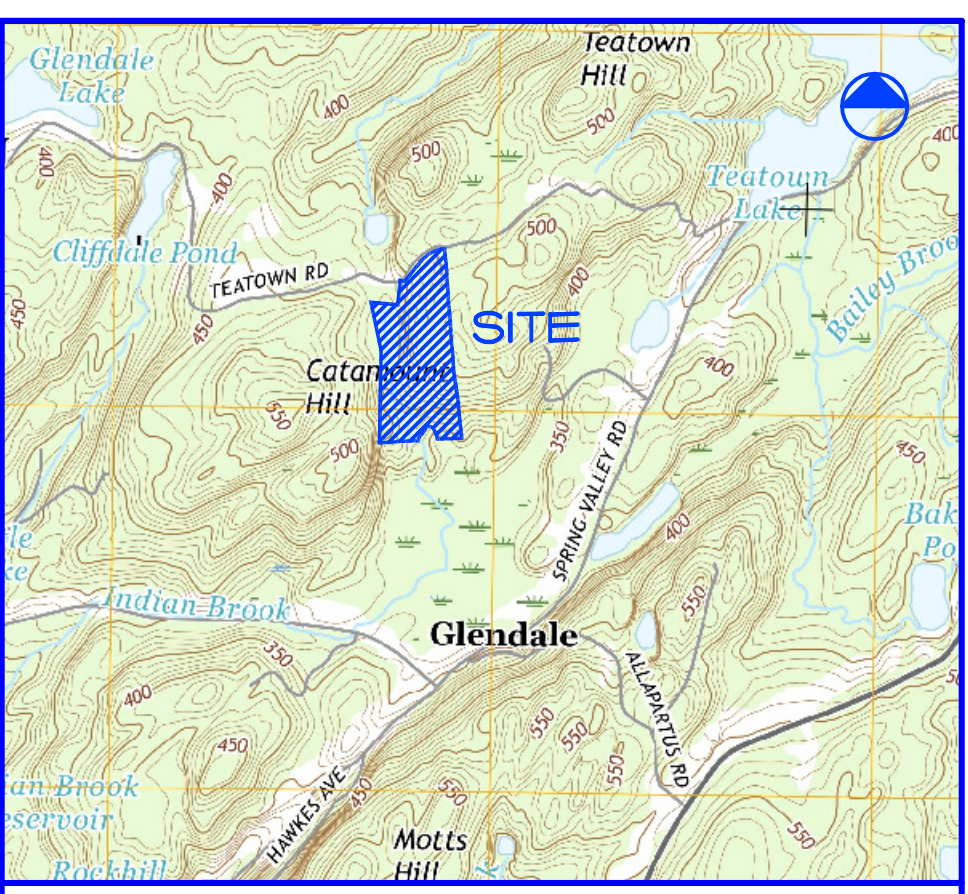
927,168 S.F.
21.28 AC
PROPOSED DISTURBANCE LINE AREA 2.67 AC

82186 S.F.
1.88 AC

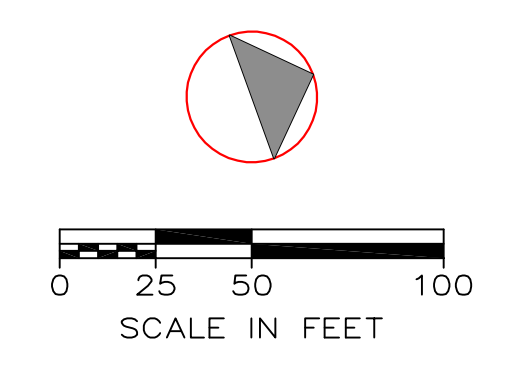
80418 S.F.
1.84 AC

N/F Surack
See map entitled "Final Subdivision Plat Prepared for Linda Hickey & Foremost Builders..." which was filed in the Westchester County Clerk's Office on November 13, 1986 as Map No. 22324

Formerly Gringer
See map entitled "Stage One Subdivision of Property Known as Contemporary Acres..." which was filed in the Westchester County Clerk's Office on December 19, 1974 as Map No. 18420



LOCATION MAP
N.T.S.



LEGEND

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	CATCH BASIN
[Symbol]	[Symbol]	DRAIN MANHOLE
[Symbol]	[Symbol]	HYDRANT
[Symbol]	[Symbol]	DRAIN INLET
[Symbol]	[Symbol]	WATER VALVE
[Symbol]	[Symbol]	HEADWALL
[Symbol]	[Symbol]	DRY WELL
[Symbol]	[Symbol]	MONUMENT
[Symbol]	[Symbol]	S.S.D.S.
[Symbol]	[Symbol]	CONTOUR LINE
[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	DEEP TEST PIT
[Symbol]	[Symbol]	PERCOLATION HOLE
[Symbol]	[Symbol]	ELEC./TEL./CATV
[Symbol]	[Symbol]	PROPOSED TREE (3" D.B.H.)

NOTE: PROPOSED DISTURBANCE AREA = 2.67 AC. (116,305 SF) THEREFORE 116,305/1000=116 PROPOSED TREES TO BE PLANTED.

NOTE: DRIVES AND HOUSES ARE SHOWN SCHEMATICALLY AS THIS APPLICATION IS ONLY TO SUBDIVIDE THE LOT.

ZONING SCHEDULE

R-SO ZONE	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3
MAHAB FAMILY REALTY	80,000 SF	80,418 SF	80,186 SF	927,168 SF
MINIMUM LOT AREA	200'	200'	201'	630'
LOT DEPTH	200'	389'	282'	1386'
MINIMUM YARD DIMENSIONS				
FRONT	50'	62'	110'	514'
SIDE (SIDE OF WIDTH TO MAX. 30')	30'	30'	60'	72'
REAR	30'	236'	60'	890'
MAXIMUM HEIGHT OF BUILDING	2.5 FEET	2.5 FEET	2.5 FEET	2.5 FEET
STORIES	30'	30'	30'	35'
MAXIMUM BUILDING COVERAGE (NOT > 60% OF FAR)	2.28%	2.18%	0.24%	
MIN. LANDSCAPE COVERAGE (DWELLING)	70%	93%	90%	98%
TOTAL PROPOSED DISTURBED AREA: 2.67 AC.				

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Consulting Engineers
13 Dove Court, Croton-on-Hudson, New York 10520
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PRELIMINARY PLAT
MAHAB TEATOWN
PREPARED FOR
MAHAB FAMILY REALTY, LLC.
TOWN OF CORTLANDT,
WESTCHESTER CO., NY
OCTOBER 18, 2018
SHEET 1 OF 3 SHEETS

REVISED: 7/1/2019
REVISED: 11/14/2018

WETLANDS LEGEND

Flag Wetland boundary flags as set by Bruce Donahue, Environmental Design Consulting on November 11, & 23, 2005, and located by Bodey & Watson on December 15, 2005.

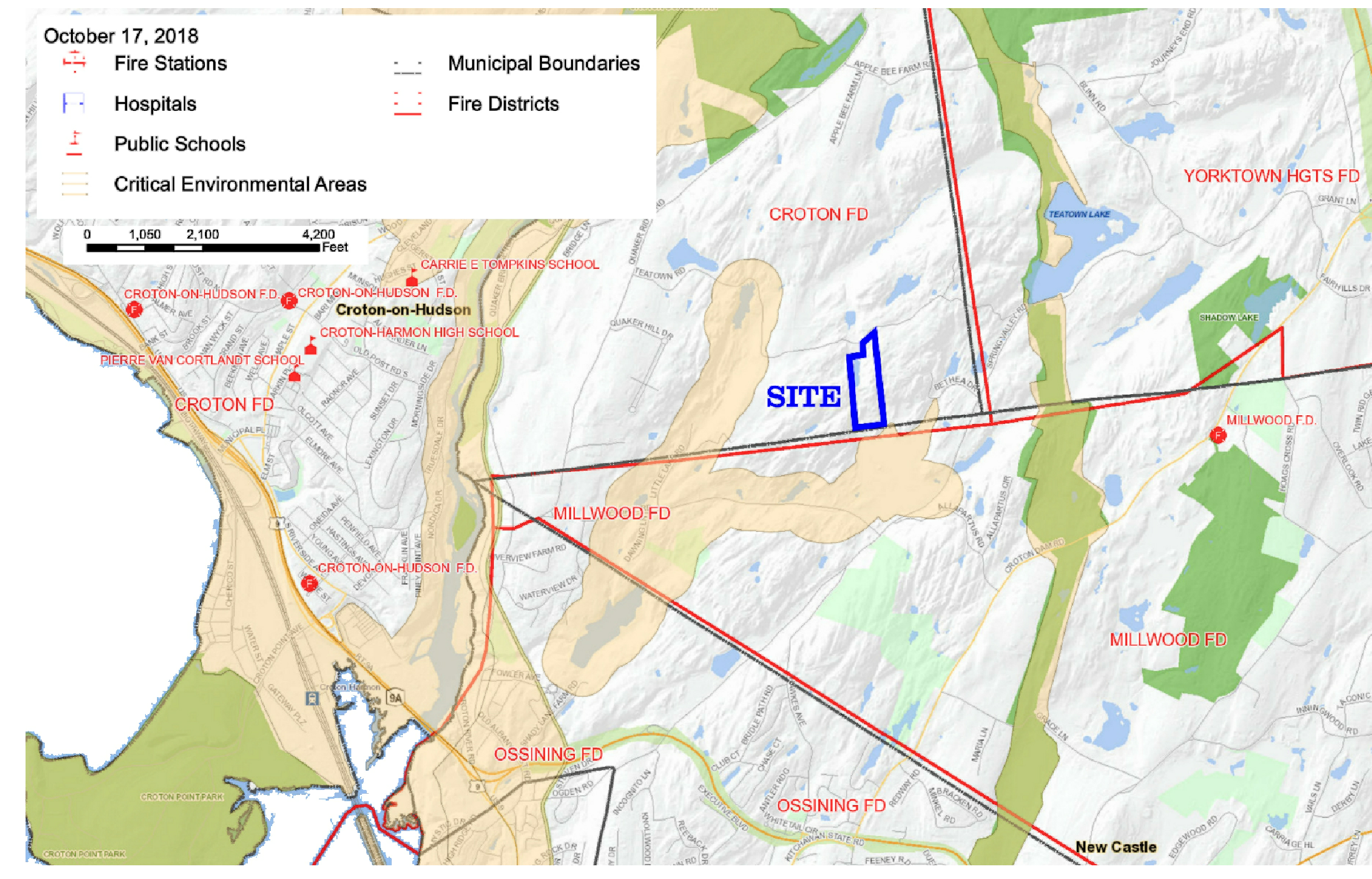
Flag No. Wetland Buffer line constructed 100 feet from wetland boundary

Wetland boundary flags as set by Bruce Donahue, Environmental Design Consulting on November 11, & 23, 2005, and located by Bodey & Watson on December 15, 2005.

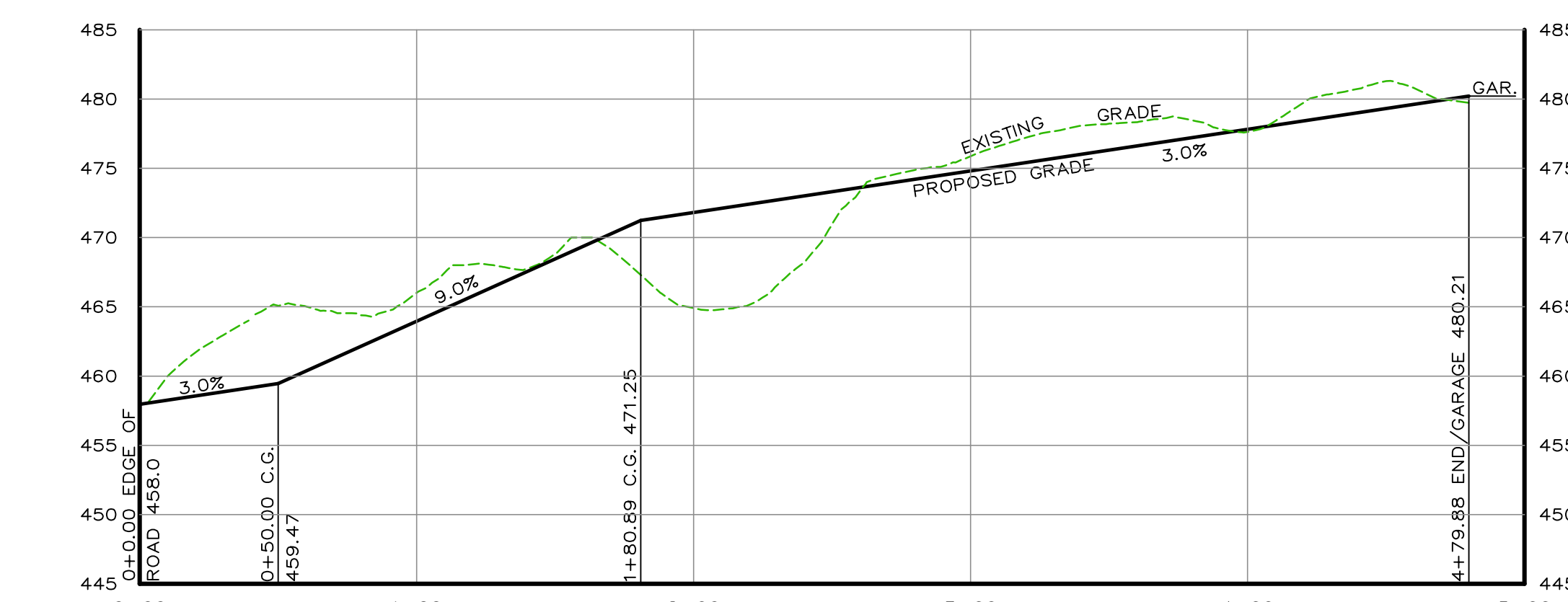
On-site topography by Bodey & Watson; map dated December 6, 2004, revised July 13, 2005.

Off-site topography from Westchester County GIS.

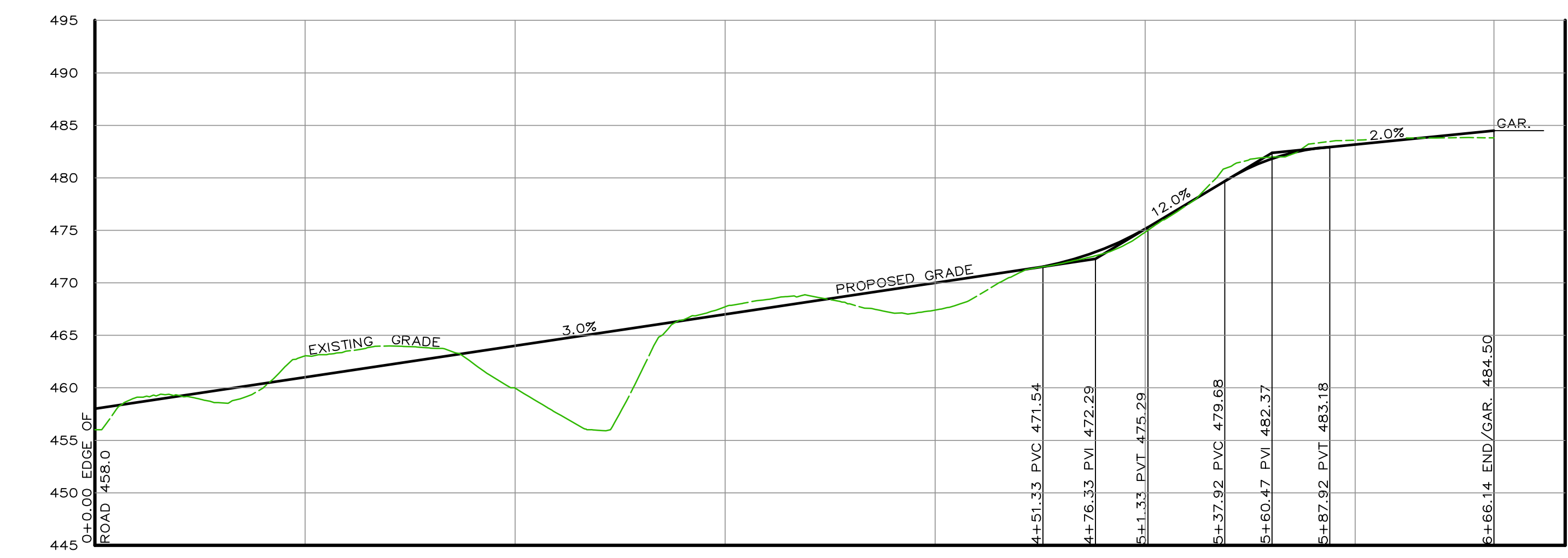
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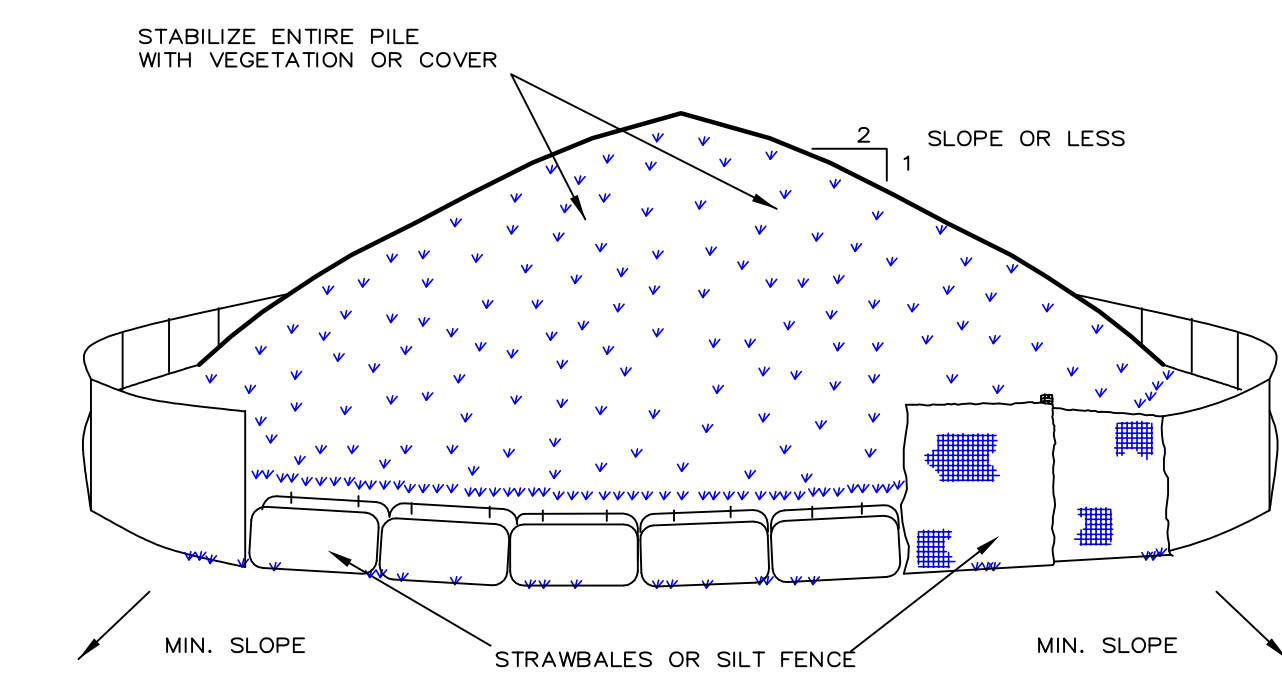
PUBLIC FACILITIES LOCATION MAP



LOT 2 DRIVEWAY PROFILE



LOT 3 DRIVEWAY PROFILE

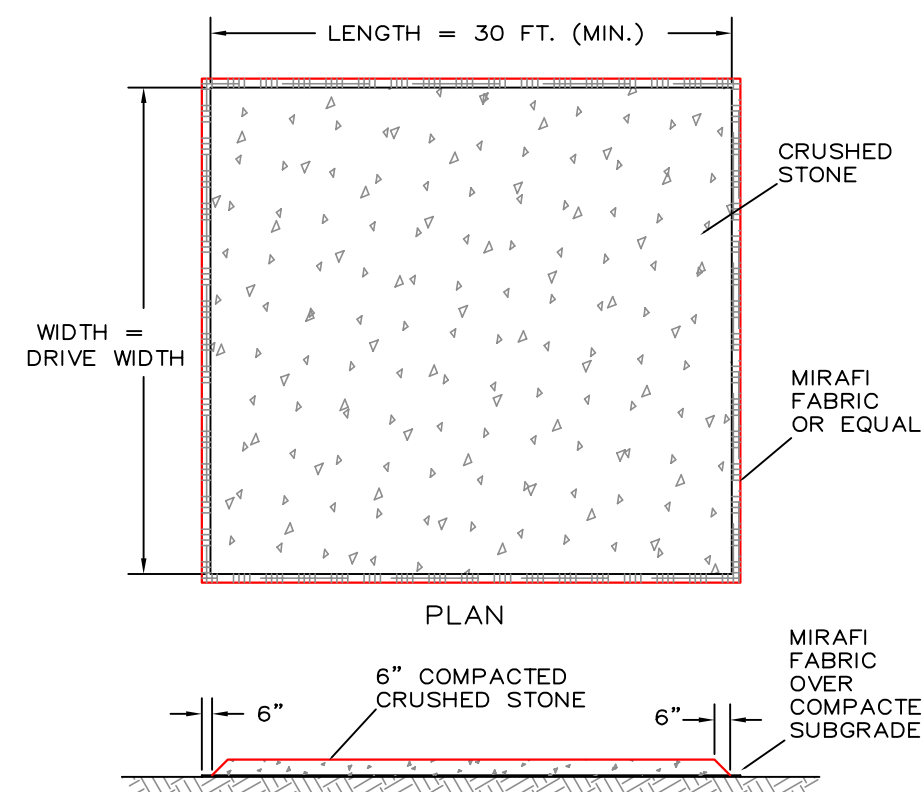


TO BE USED WHERE TOPSOIL PRESERVATION IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DROUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONY, SALTY, HAVE LOW PERMEABILITY OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUBS AND TREE TRANSPLANTS. PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.

TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH, NON-VEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND REQUIRED DURATION OF USE.

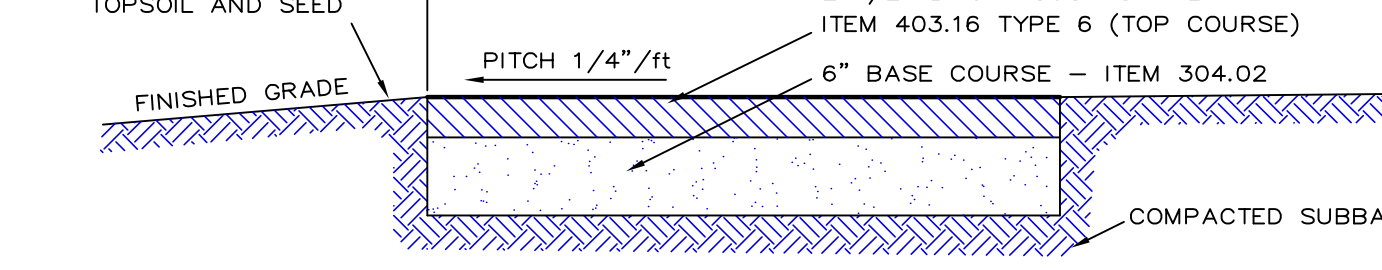
- INSTALLATION NOTES**
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
 3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.

SOIL STOCKPILING
N.T.S.

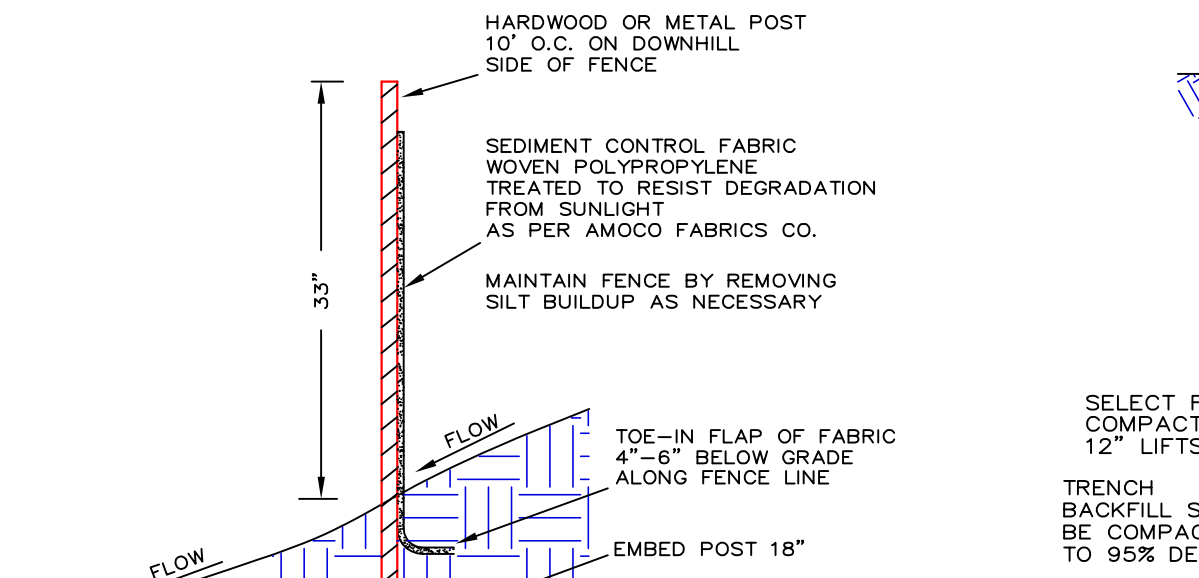


NOTE: LOCATE PAD ADJACENT TO POINT WHERE CONSTRUCTION EQUIPMENT AND TRUCKS ARE EXITING CONSTRUCTION AREAS OF SITE.

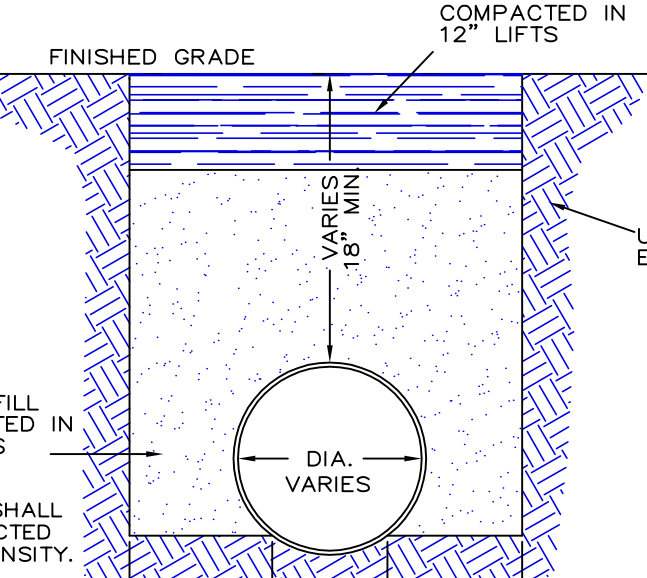
STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



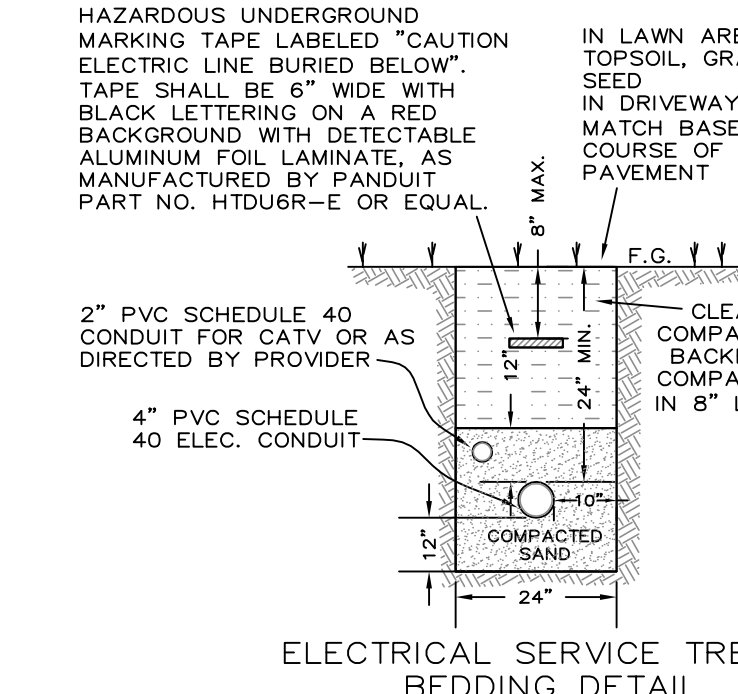
DRIVEWAY SECTION
N.T.S.



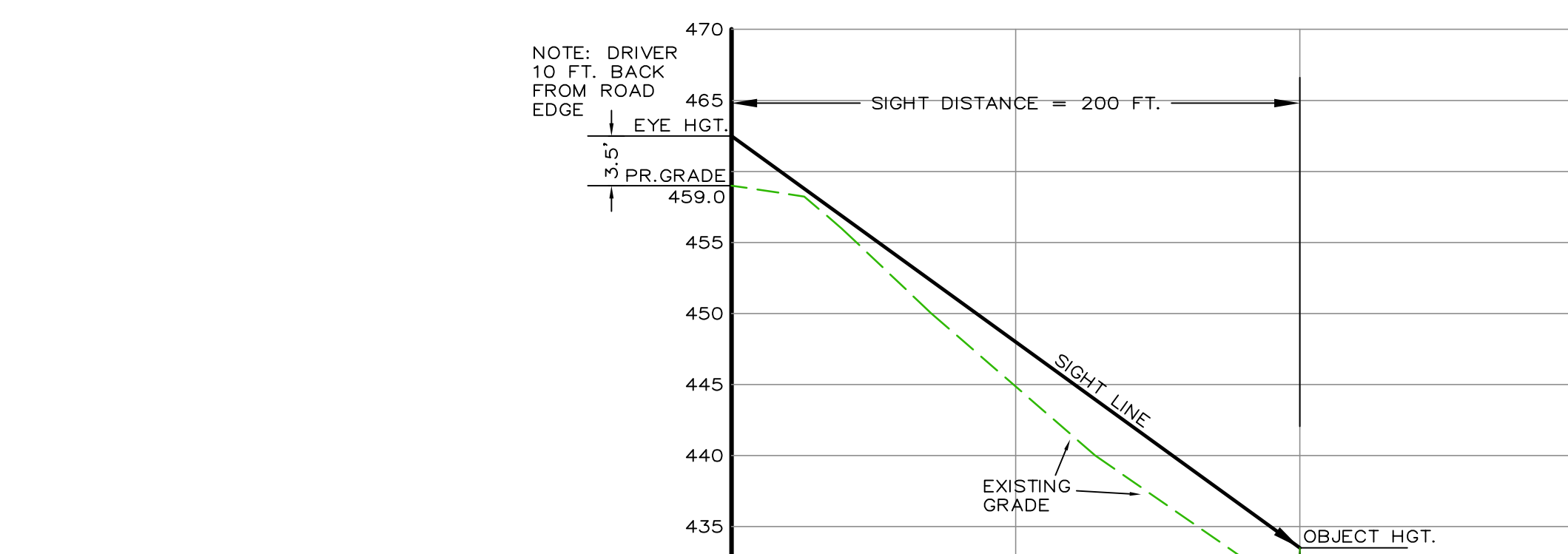
SILT FENCE
N.T.S.



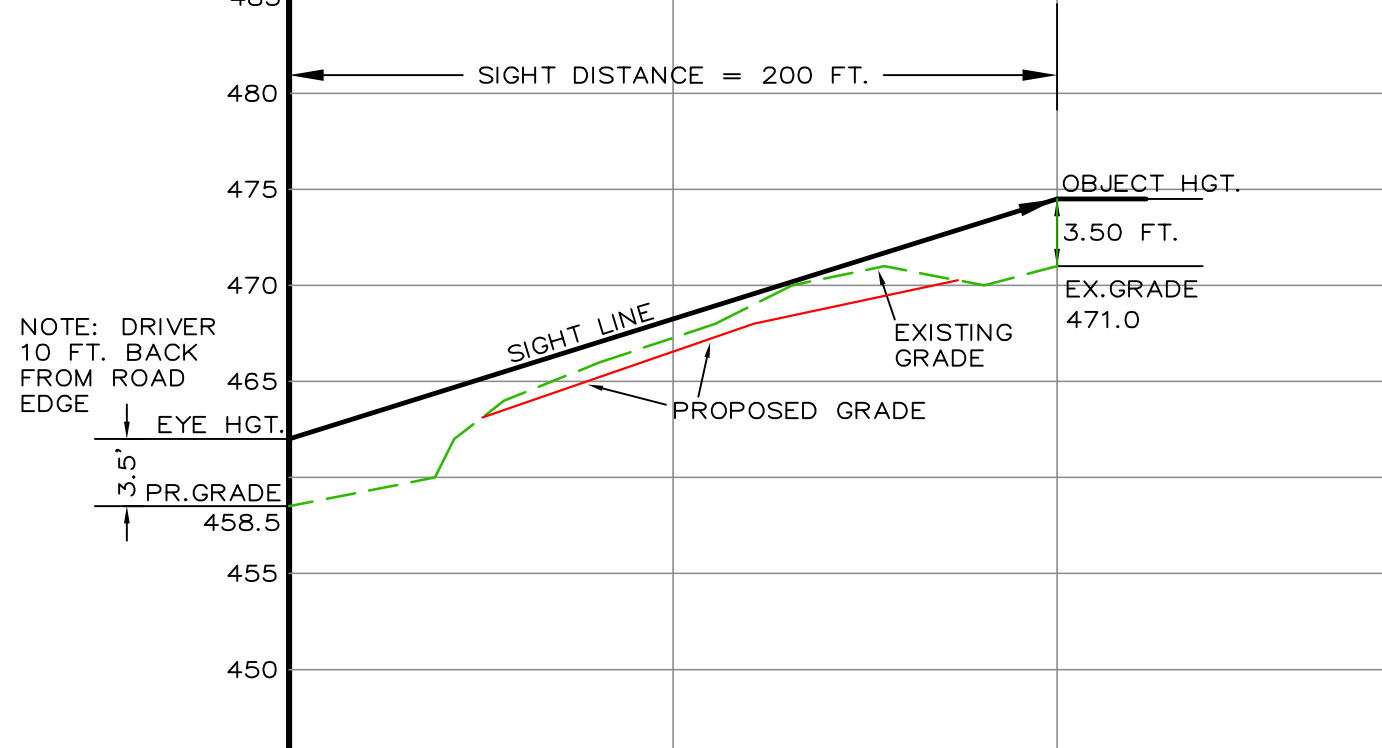
DRAIN PIPE BEDDING
N.T.S.



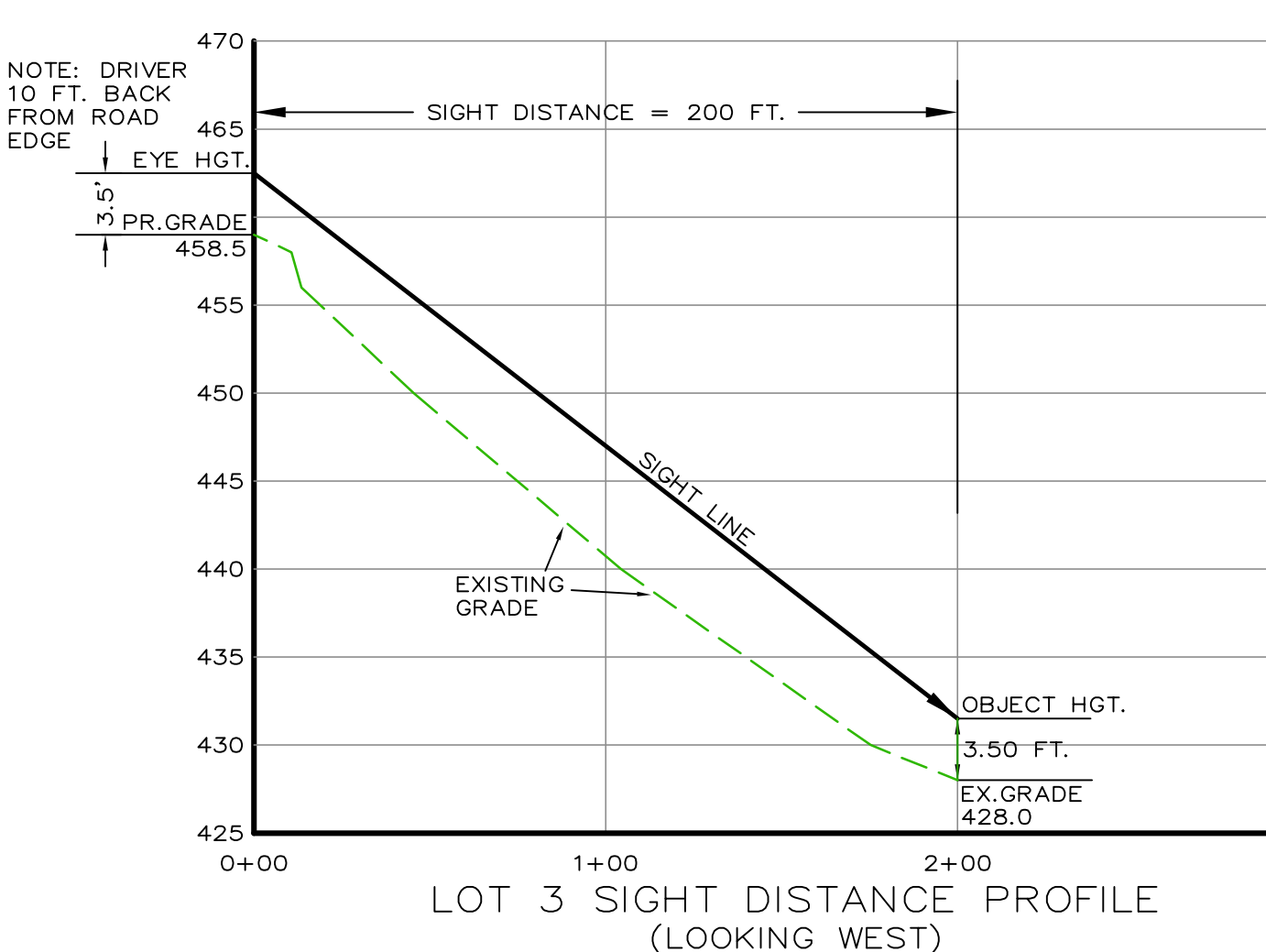
ELECTRICAL SERVICE TRENCH
BEDDING DETAIL
N.T.S.



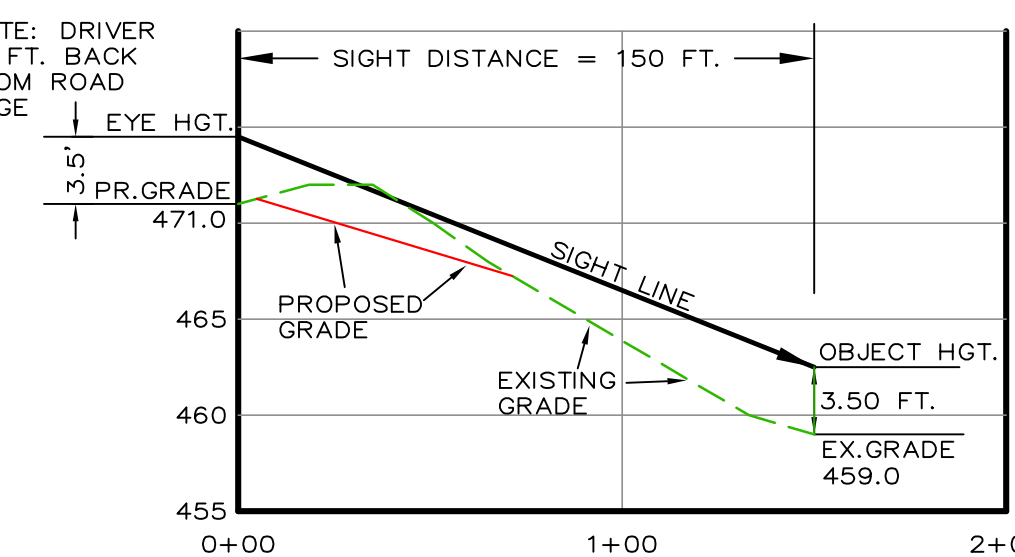
LOT 2 SIGHT DISTANCE PROFILE (LOOKING WEST)



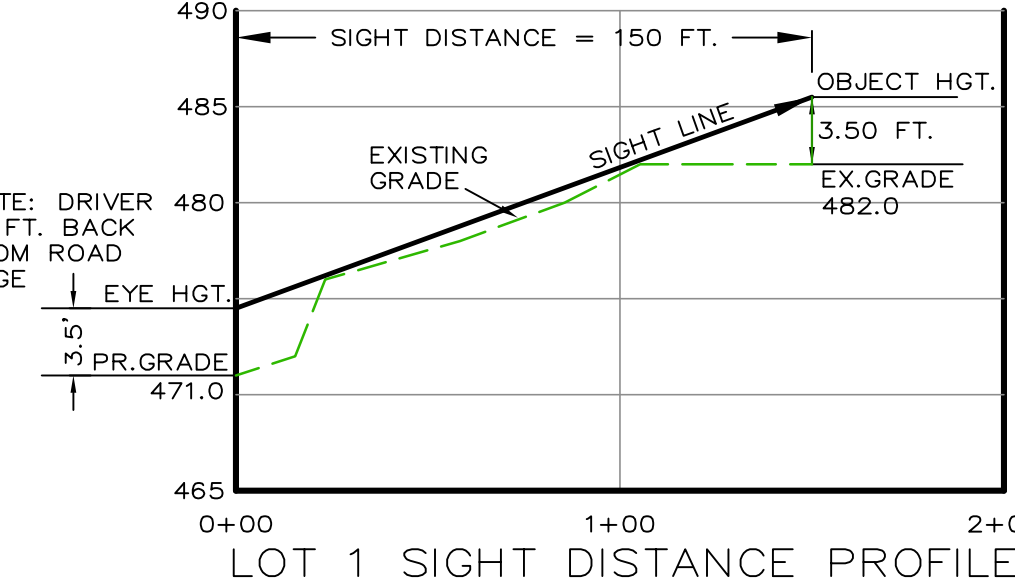
LOT 3 SIGHT DISTANCE PROFILE (LOOKING EAST)



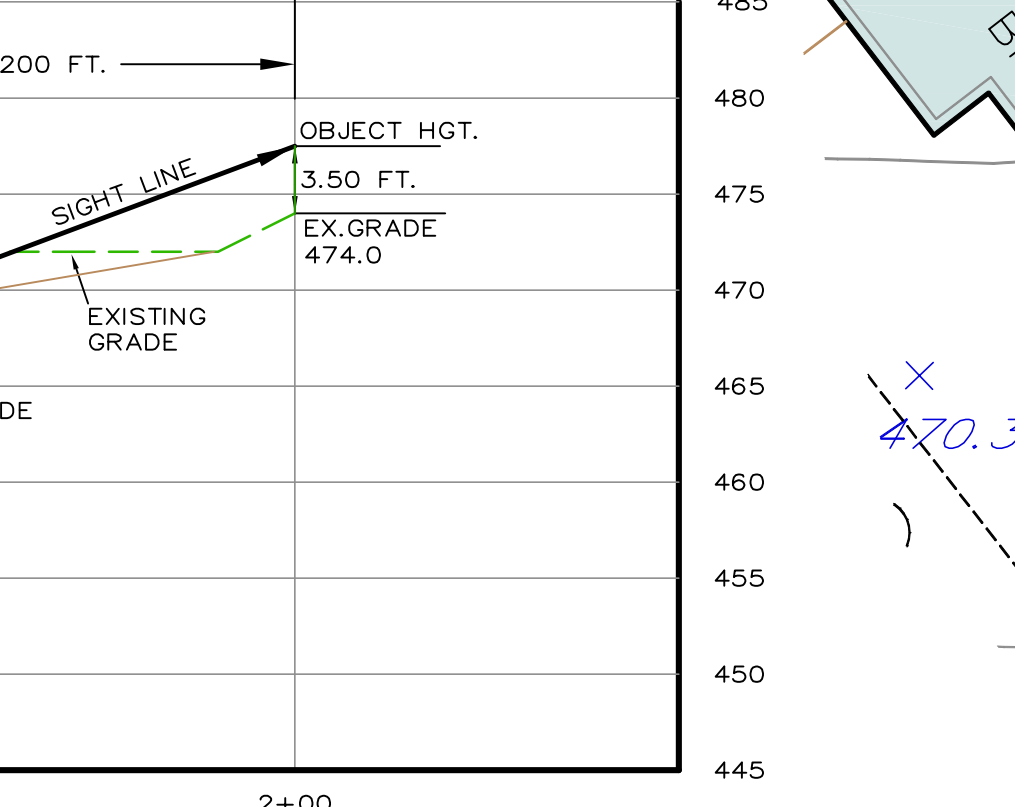
LOT 3 SIGHT DISTANCE PROFILE (LOOKING WEST)



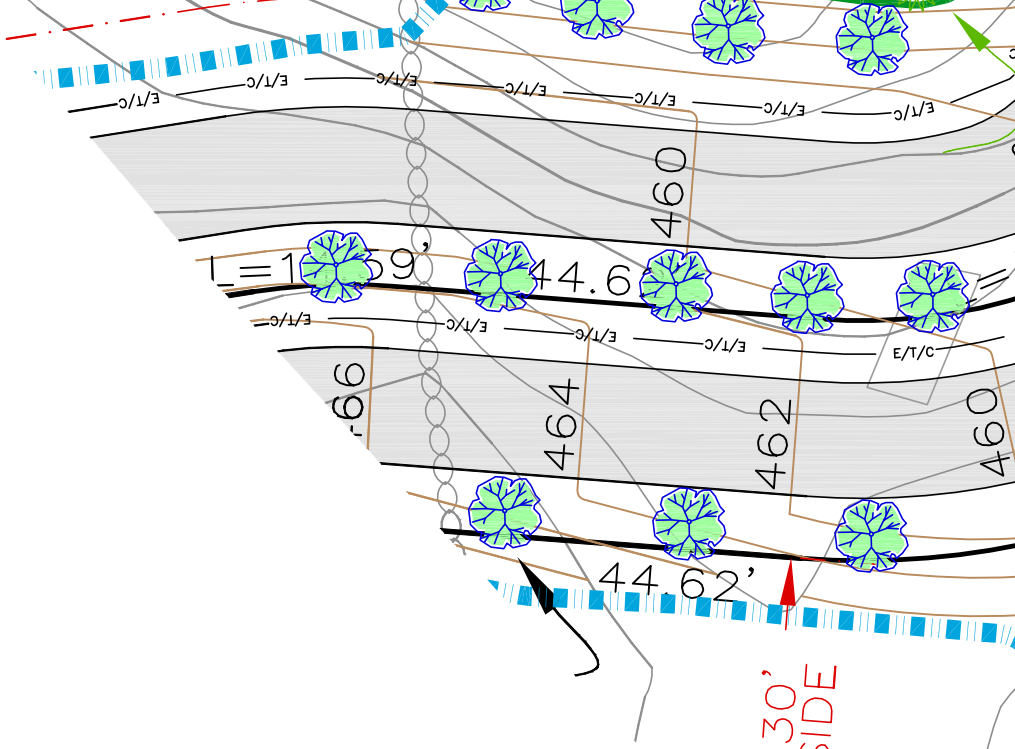
LOT 1 SIGHT DISTANCE PROFILE (LOOKING WEST)



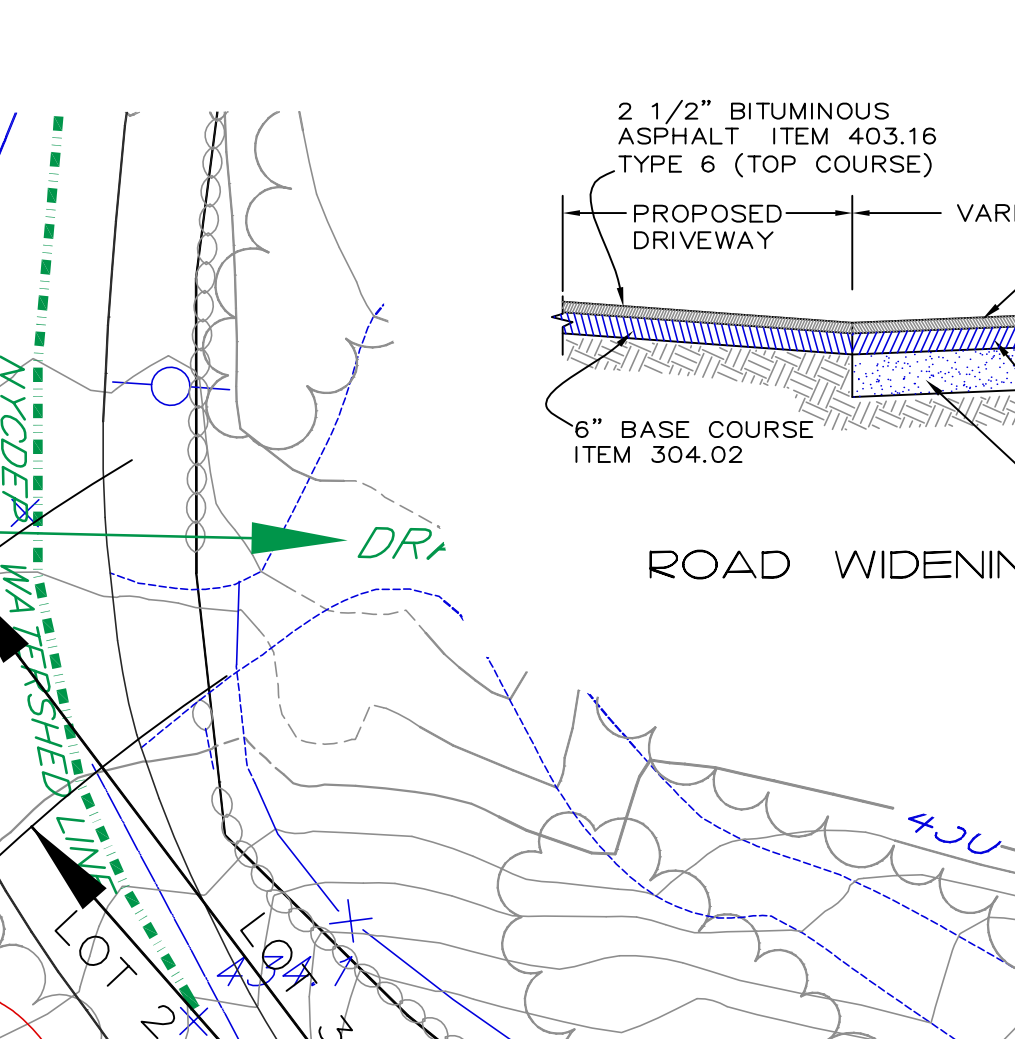
LOT 1 SIGHT DISTANCE PROFILE (LOOKING EAST)



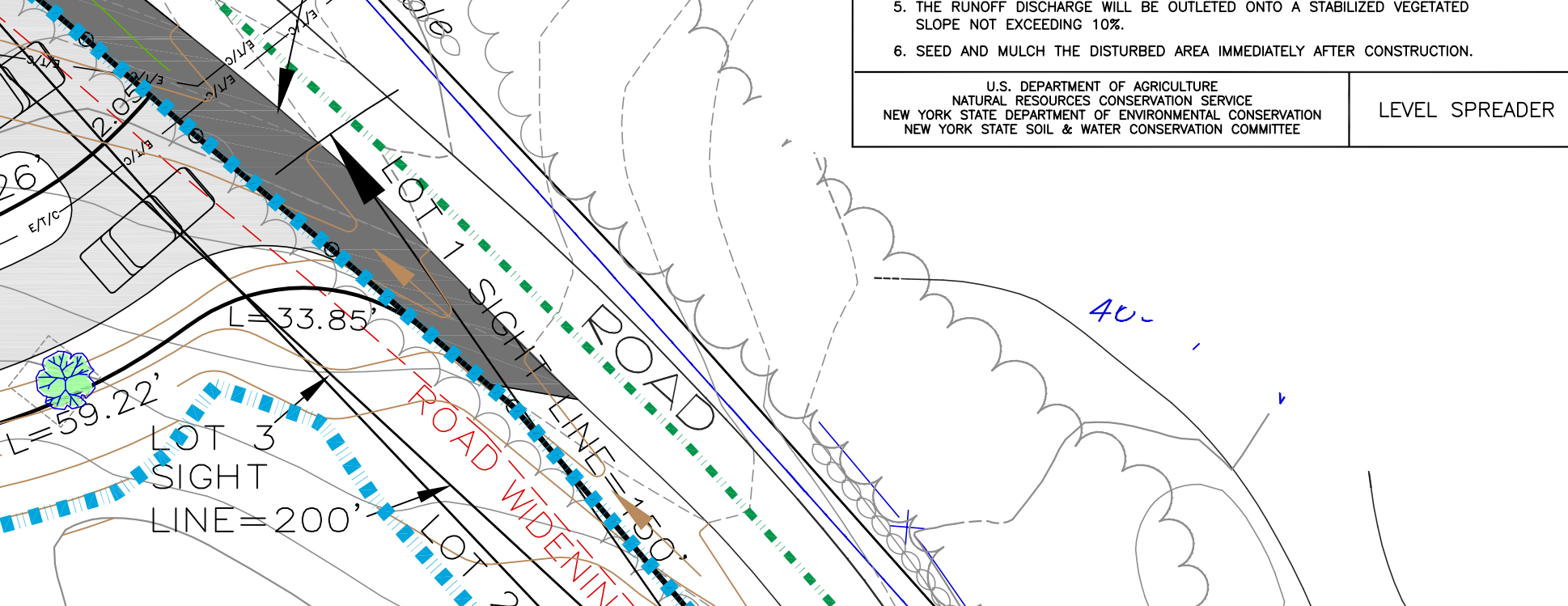
LOT 2 SIGHT DISTANCE PROFILE (LOOKING EAST)



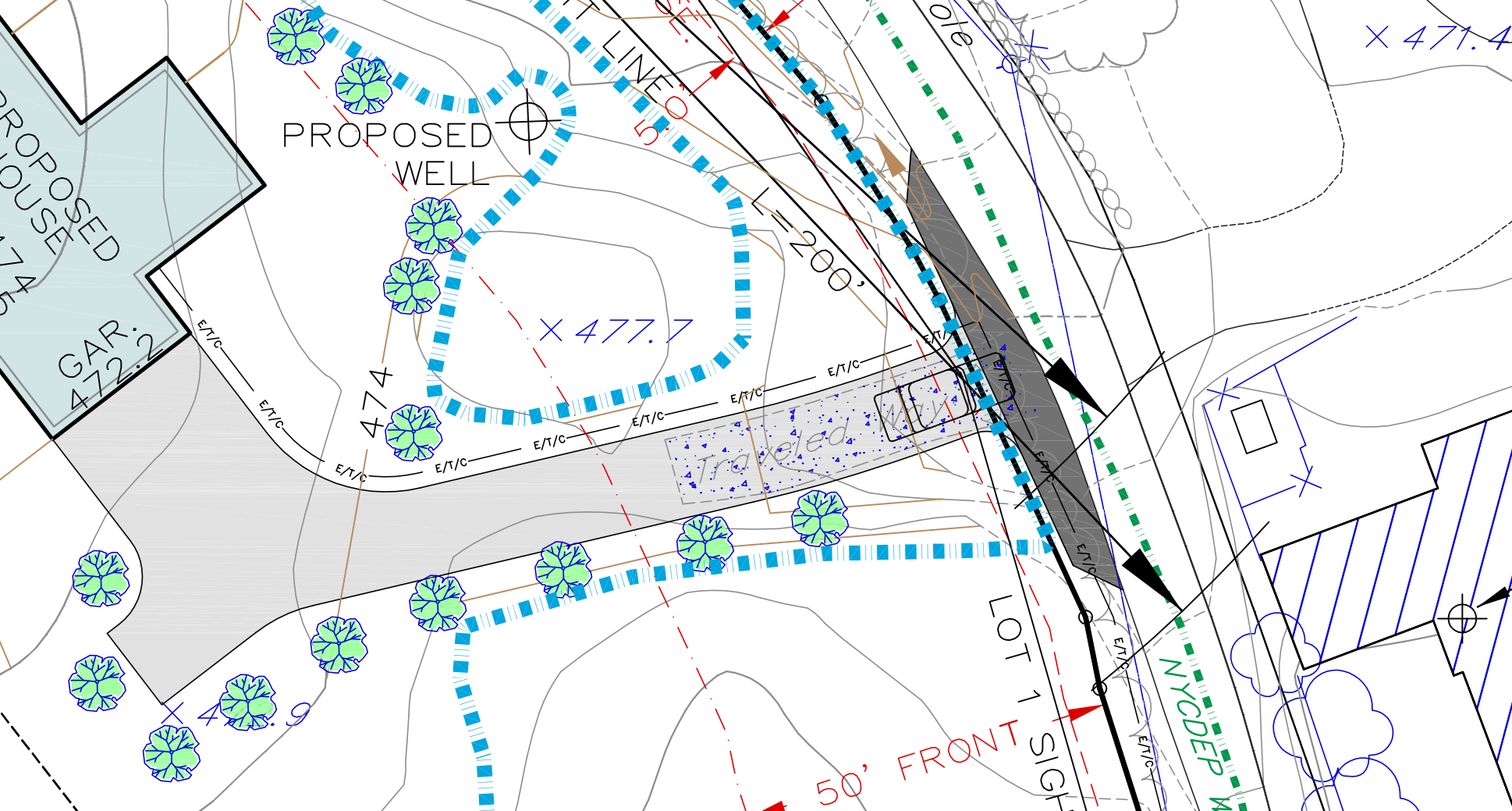
LOT 2 SIGHT DISTANCE PROFILE (LOOKING WEST)



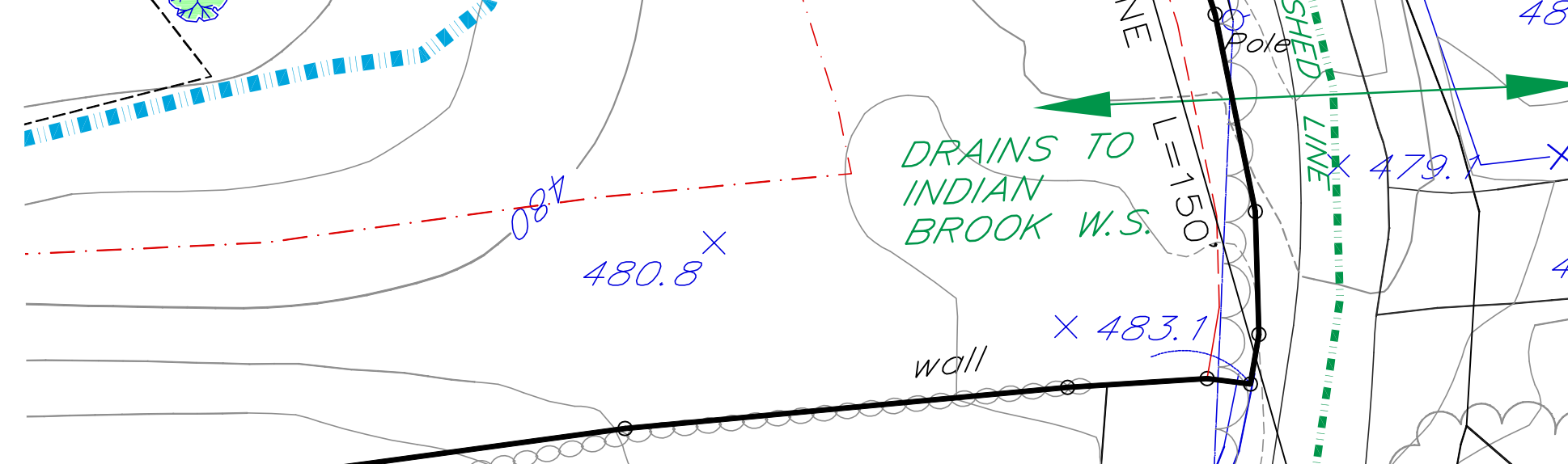
LOT 3 SIGHT DISTANCE PROFILE (LOOKING WEST)



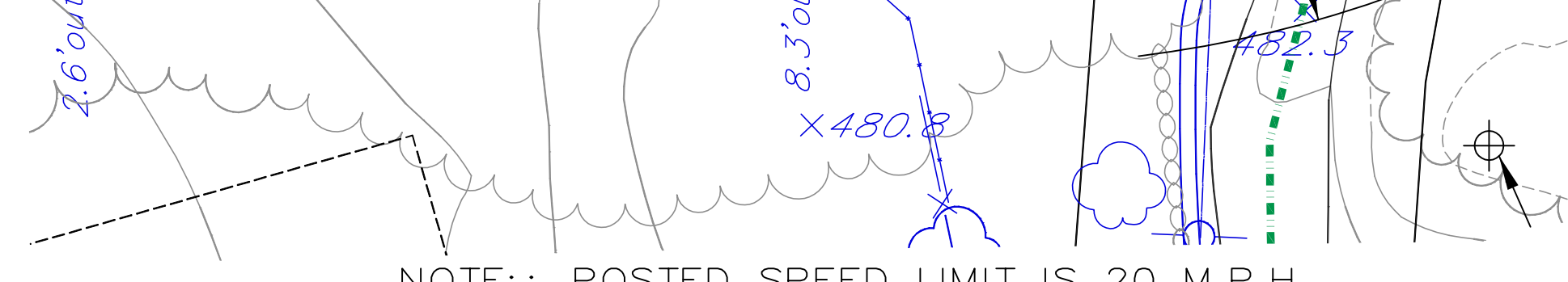
SIGHT DISTANCE INSET
SCALE: 1" = 20'



ROAD WIDENING AT DRIVEWAY ENTRANCE
N.T.S.



RAIN GARDEN
N.T.S.

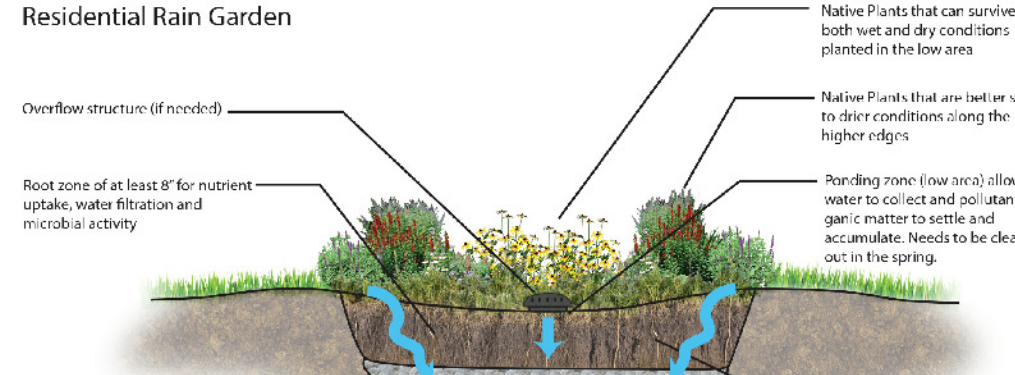


LEVEL SPREADER
N.T.S.

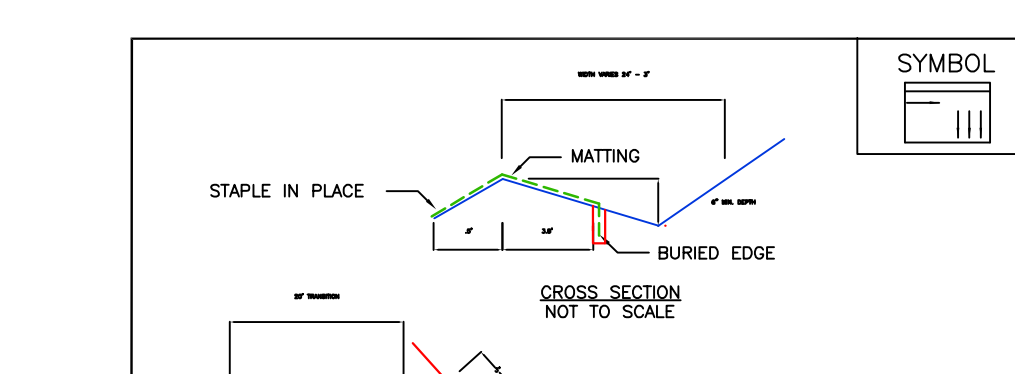
NOTE: EXISTING ROAD TO BE WIDENED APPROX. 25 FT. BEYOND BOTH SIDES OF DRIVEWAYS (TYP.)

NOTE: POSTED SPEED LIMIT IS 20 M.P.H.

RAIN GARDEN	IMPERVIOUS CAPTURE AREA (S.F.)	CAPTURE (IN.)	STORAGE VOLUME REQUIRED (C.F.)	AREA PROVIDED (S.F.)	AVG. DEPTH PROVIDED (FT.)	VOLUME PROVIDED (C.F.)
1	7,897	2	987	1,162	1	1,162
2	6,607	2	925	985	1	985
3	9,244	2	1,155	1,192	1	1,192



RAIN GARDEN
N.T.S.



LEVEL SPREADER
N.T.S.

CONSTRUCTION SPECIFICATIONS

1. THE MATING SHOULD BE A MINIMUM OF 4 FT. WIDE EXTENDING 8 INCHES OVER THE UP AND BURNED EDGES DEEP IN A SLOTTED TRENCH ON THE LOWER EDGE. THE UPPER EDGE SHOULD BUTT AGAINST SMOOTHLY CUT SOIL AND BE SECURELY HELD IN PLACE WITH CLOSETLY SPACED WOOD STAPLES AT LEAST 12 INCHES IN LENGTHLY SPREAD WAYS OUT.
2. ENSURE THAT THE UP TO LEVEL IS UNIFORMLY SPREAD DISCHARGE.
3. THE LIP SHALL BE CONSTRUCTED ON UNDISTURBED SOIL NOT FILL.
4. A 20 FOOT TRANSITION SECTION WILL BE CONSTRUCTED FROM THE DIVERSION CHANNEL TO THE SPREADER TO SMOOTHLY BLEND THE DIFFERENT DIMENSIONS AND GRACES.
5. THE RUNOFF DISCHARGE WILL BE OUTFLOWED ONTO A STABILIZED VEGETATED SLOPE NOT EXCEEDING 10%.
6. SEED AND MULCH THE DISTURBED AREA IMMEDIATELY AFTER CONSTRUCTION.

GRAIN SIZE (IN.)	PERCENT (BY WEIGHT)	LENGTH (IN.)
0-10	10	0.5
10-20	16	0.8
20-30	24	0.7
30	50	0.7

CONSTRUCTION SPECIFICATIONS

U.S. DEPARTMENT OF AGRICULTURE
NATIONAL RESOURCE CONSERVATION SERVICE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

LEVEL SPREADER

- CONSTRUCTION NOTES:**
1. THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES - GAS, WATER, ELECTRICAL BEFORE THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 753 (FORMERLY CODE 53).
 2. AS BUILT PLANS SHALL BE REQUIRED AND CERTIFIED BY A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
 3. ALL PROPERTY DISTURBED IN THE R.O.W. OR ON PRIVATE LANDS, SHALL BE RESTORED TO NEW CONDITIONS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
 5. UNDERGROUND GAS AND ELECTRIC SHALL BE AS REQUIRED BY THE TOWN/VILLAGE AND CON EDSON.
 6. SITE TOPOGRAPHY IS BY OTHERS. NO CERTIFICATION IS GIVEN.

EROSION AND SEDIMENT CONTROL NOTES:

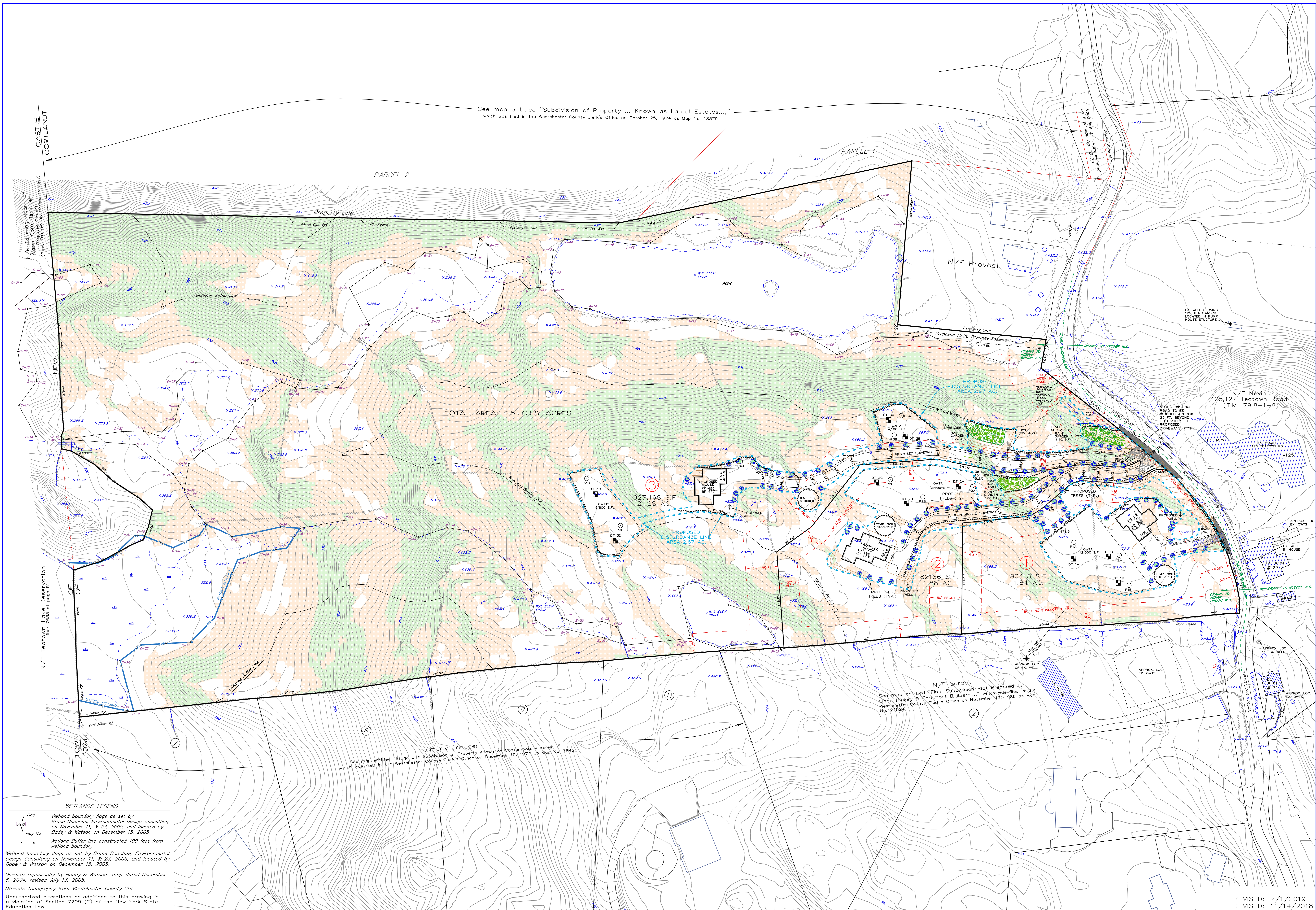
1. Erosion control measures shall be installed prior to the start of construction and maintained in effective condition throughout the construction period.
2. All erosion and sedimentation control measures and procedures shall comply with the standards and specifications of the "Westchester County Best Management Manual for Construction Related Activities."
3. Prior to any excavation, silt fence shall be installed at the appropriate locations noted on erosion control plan. Silt fencing shall be installed as directed by the owner's representative in the field and installed as per the instructions of the manufacturer. Additional silt fence may be placed by the owner's representative in the field. Silt fencing shall be maintained in operable condition and shall not be removed until disturbed areas are thoroughly stabilized.
4. All finished slopes and all rough cut slopes to remain open for extended periods immediately topsoil, seed with a mixture of perennial rye grass, annual rye grass and winter rye and mulch with 6" of hay.
5. All slopes constructed with fill material and all slopes with grade 3:1 or steeper shall be topsoiled, seeded, mulched and stabilized with staked jute netting, unless otherwise noted.
6. All areas of disturbed soil shall be stabilized. In addition to all specified and located erosion control devices, the contractor shall take all steps prudent and necessary to stabilize the site at all times.
7. Do not stockpile materials on steep slopes, in drainage swales or in wetland areas. Surround all stockpile areas with silt screen and seed them with the annual rye grass.
8. All catch basins are to be protected with haybale filters throughout the construction period and until all disturbed areas are thoroughly stabilized.
9. Haybales shall be used at the tops and toes of slopes, as necessary, to collect silt and divert flow. Silt screens will be used in areas of unconcentrated flows to collect silt. Haybales and silt screen on plans may be augmented in the field as necessary.
10. Utility line excavated material shall be temporarily stockpiled on high side of excavation so runoff is directed away from trench, after back-filling, area is to be topsoiled, seeded, and mulched.
11. All erosion and sediment control measures shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
12. Sediment deposits shall be removed when they reach approximately one-half the height of the barrier. Sediment shall be disposed of in a manner that does not result in additional erosion or pollution.
13. Blasting areas - rock, ripping will be used wherever possible. Blasting will occur in accordance with regulations and standards prescribed by the village.
14. Install gravel bed (Stabilized Construction Entrance) at site access to serve as anti-tracking pad. Gravel bed to be 2" diameter crushed stone 6" deep, over geotextile support fabric.

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PROFILES/DETAILS/NOTES
MAHLAB TEATOWN
PREPARED FOR
MAHLAB FAMILY REALTY, LLC.
TOWN OF CORTLANDT
WESTCHESTER CO., NY
OCTOBER 18, 2018
SHEET 2 OF 3 SHEETS

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REVISED: 11/14/2018

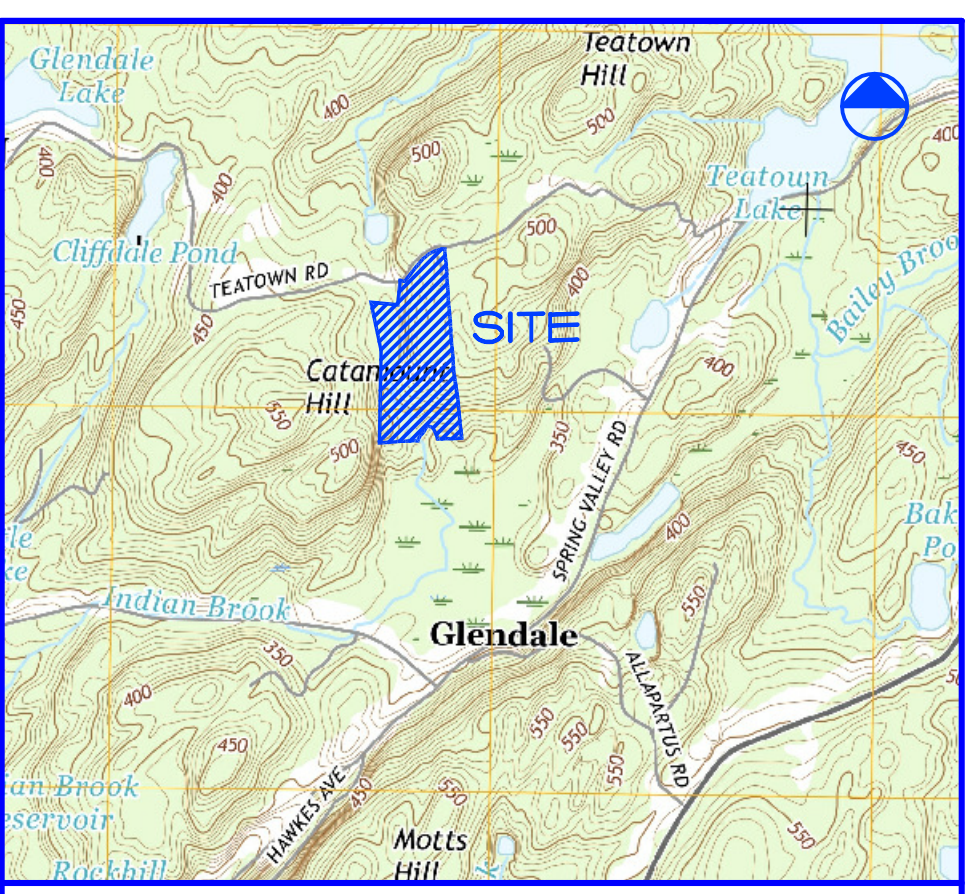


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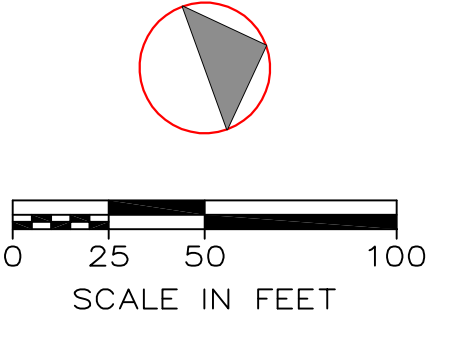
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[Symbol]	[Symbol]	PERCOLATION HOLE
[Symbol]	[Symbol]	ELEC./TEL./CATV
[Symbol]	[Symbol]	PROPOSED TREE (3" D.B.H.)

Slope Legend

[Green Shaded Area]	Above 30%
[Orange Shaded Area]	15%-30%

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STEEP SLOPES MAP/
PRELIMINARY PLAT
MAHLAB TEATOWN
PREPARED FOR
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TOWN OF CORTLANDT,
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OCTOBER 18, 2018
SHEET 3 OF 3 SHEETS

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