

SITE PLAN

TO BE KNOWN AS

GAS LAND CORTLANDT - 2051 & 2053 EAST MAIN STREET

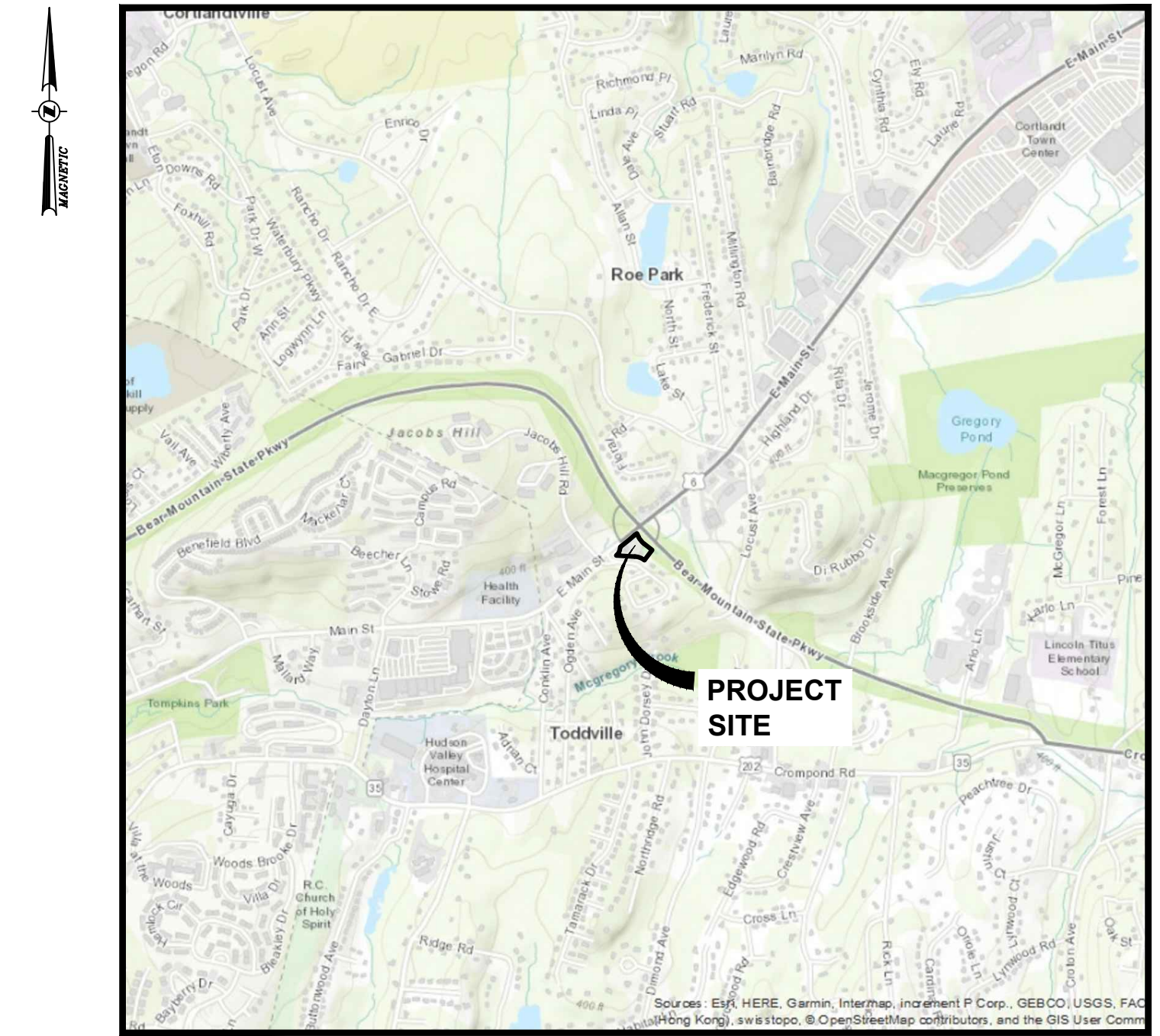
FUELING STATION & CONVENIENCE STORE

LOCATED AT

U.S. ROUTE 6 A.K.A. EAST MAIN STREET TOWN OF CORTLANDT WESTCHESTER COUNTY, NEW YORK

FEBRUARY 20, 2019

LAST REVISED: JULY 9, 2019



LOCATION MAP
SCALE: 1"=2000'

BULK TABLE:

HIGHWAY COMMERCIAL (HC) ZONING DISTRICT:			
ZONING REQUIREMENTS:	REQUIRED (HC)	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 S.F.	42,117± S.F.	42,117± S.F.
MINIMUM LOT WIDTH	100 FT.	220 FT. ±	220 FT. ±
MINIMUM YARDS			
FRONT:			
U.S. ROUTE 6	30 FT.	22.0 FT. ①	51.2 FT. (CANOPY) 148.0 FT. (BLDG)
PARKWAY DRIVE	30 FT.	30.4 FT.	30.3 FT. (BLDG)
BEAR MOUNTAIN STATE PKWY EXT.	30 FT.	2.7 FT. ①	31.7 FT. (BLDG)
SIDE			
	30 FT.	N/A	N/A
REAR			
	30 FT.	21.07 FT. ①	31.5 FT.
MAXIMUM BUILDING COVERAGE	20%	N/A	6.2%
MINIMUM LANDSCAPE COVERAGE	30%	50%	48%
LANDSCAPE BUFFER ②	50 FT. ③	(S) 22.8 FT. ① (E) 21.1 FT. ①	(S) 26.3 FT. ③ (E) 31.4 FT. ③
MAXIMUM HEIGHT	2.5 STORIES OR 35 FT.	1 STORY/ < 35 FT.	1 STORY/ < 35 FT.
PARKING REQUIREMENTS:			
GAS STATION / CONVENIENCE STORE:	N/A		11 SPACES PLUS 12 SPACES AT PUMPS
1 PER 300 SF PLUS 1 PER EMPLOYEE (4 EMPLOYEES) ②			
2600/300 + 4 = 13 SPACES			
	18± TOTAL SPACES EXISTING	23± TOTAL SPACES PROVIDED	
NOTES:			
1) EXISTING NON-COMFORMITY.			
2) PER SECTION 307-29: OFF-STREET PARKING, GAS STATION WITH CONVENIENCE STORE REQUIRES 1 SPACE PER EMPLOYEE; PLUS 1 SPACE PER 300 SF GFA.			
3) AN AREA VARIANCE OF 23.7 FT. AND 18.6 FT. IS REQUESTED FROM THE 50 FT. REQUIRED LANDSCAPE BUFFER BETWEEN THE HC DISTRICT AND THE RESIDENTIAL ZONING DISTRICT RESPECTIVELY LOCATED SOUTH AND EAST OF THE PROPOSED PARKING AREA, PER SECTION 307.22.			

INDEX OF DRAWINGS				
PAGE NO.	SHEET NO.	DATE	DESCRIPTION	
1	G001	07/09/19	TITLE SHEET	
2	C100	06/25/19	MAP OF EXISTING CONDITIONS	
3	C101	07/09/19	MAP OF LOT LINE ADJUSTMENT	
4	C120	07/09/19	DEMOLITION PLAN	
5	C130	07/09/19	SITE PLAN	
6	C140	07/09/19	GRADING & DRAINAGE PLAN	
7	C150	07/09/19	UTILITY PLAN	
8	C160	07/09/19	EROSION & SEDIMENT CONTROL PLAN PRIOR TO CONSTRUCTION	
9	C161	07/09/19	EROSION & SEDIMENT CONTROL PLAN DURING CONSTRUCTION	
10	C180	07/09/19	LANDSCAPE PLAN	
11	C190	07/09/19	PHOTOMETRIC LIGHTING PLAN	
12	C200	07/09/19	OFF-SITE BUFFER MITIGATION PLAN	
13	C530	05/22/19	SITE DETAILS	
14	C531	04/24/19	SITE DETAILS	
15	C540	07/09/19	STORM SEWER DETAILS	
16	C550	02/20/19	EROSION & SEDIMENT CONTROL DETAILS	
17	C551	02/20/19	EROSION & SEDIMENT CONTROL NOTES	
18	C560	05/22/19	WATER DETAILS	
19	C570	02/20/19	SANITARY SEWER DETAILS	
20	C580	04/24/19	LANDSCAPE DETAILS AND NOTES	
21	HIPD1	02/20/19	HIGHWAY IMPROVEMENT PLAN SITE DETAILS	

OWNER'S CERTIFICATION NOTE
OWNER / APPLICANT SIGNATURE

THE UNDERSIGNED OWNER OR AUTHORIZED REPRESENTATIVE OF THE PROPERTY SHOWN HEREON STATES THAT HE HAS REVIEWED THIS MAP, THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

OWNER OR AUTHORIZED REPRESENTATIVE

The Department Head signatures indicate that this drawing or set of drawings is consistent with the Planning Board resolution of approval and with the general requirements and policies of the Town of Cortlandt for which the Department Head is responsible. The project design including all public health and safety considerations are solely the responsibility of the design professional who has signed and sealed the drawings.

Reviewed by the Department of Environmental Services

Director _____ Date _____
Reviewed by the Department of Technical Services

Director _____ Date _____
Approved by Resolution No. _____ of the Planning Board of the Town of Cortlandt, New York on the _____ day of _____, 20____, subject to all requirements and conditions of said Resolution. Any change, erasure, modification or revision in this plan or site development plan, after the above date, shall void this approval.

Signed this _____ day of _____, 20____ by _____
Chairman of the Planning Board

RECORD OWNER:

MF POINTE LLC
55 AQUEDUCT ROAD
GARRISON, NY 10524

DEVELOPER / APPLICANT:

c/o MITCH NESHEWAT
GAS LAND PETROLEUM, INC.
785 BROADWAY
KINGSTON, NY 12401

SITE CIVIL ENGINEER AND LANDSCAPE ARCHITECT:

CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.
21 FOX STREET,
POUGHKEEPSIE, NY 12601
PHONE: (845) 454-3980

AREA:

LOT 13 ACREAGE : 0.35 ACRES
LOT 14 ACREAGE : 0.62 ACRES
TOTAL PROJECT ACREAGE : 0.97 ACRES

TAX MAP INFORMATION:

TOWN OF CORTLANDT
SECTION 23.20, BLOCK 3, LOT 13 &
SECTION 23.20, BLOCK 3, LOT 14

ISSUED FOR PLANNING BOARD REVIEW - NOT FOR CONSTRUCTION

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CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE, CO., D.P.C.

The Chazen Companies
Civil Engineers
Land Surveyors
Planners
Environmental & Safety Professionals
Landscape Architects
Transportation Planners & Engineers

Office Locations:

- Hudson Valley Office: 21 Fox Street, Poughkeepsie, New York 12601 Phone: (845) 454-3980
- Capital District Office: 547 River Street, Troy, New York 12180 Phone: (518) 273-0055
- Nashville Tennessee Office: 1705 Division Street, Nashville, Tennessee 37203 Phone: (615) 953-4909
- North Country Office: 20 Elm Street (Suite 110), Glens Falls, New York 12801 Phone: (518) 812-0513
- Westchester NY Office: 1 North Broadway, Suite 603, White Plains, New York 10601 Phone: (914) 997-8510
- Chattanooga Tennessee Office: 427 E. 5th St. (Suite 201), Chattanooga, Tennessee 37403 Phone: (423) 241-6575

rev.	date	description
3	07/09/19	REVISED PER TOWN COMMENTS
2	05/22/19	REVISED PER TOWN COMMENTS
1	04/24/19	REVISED PER TOWN COMMENTS
0	02/20/19	INITIAL SUBMISSION TO PLANNING BOARD

GAS LAND CORTLANDT-2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)

TITLE SHEET

TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

designed SPL	checked CPL
date 02/20/19	scale NTS
project no. 81903.00	
sheet no. G001	

NOTES:

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH.

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

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SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.

NORTH ORIENTATION IS PER NEW YORK STATE PLANE EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83). BEARINGS SHOWN ARE REFERENCED TO THIS DATUM AND THEREFORE MAY NOT MATCH RECORDED BEARINGS.

BUILDINGS SHOWN HEREON SERVED BY UNDERGROUND UTILITIES.

SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.

TOPOGRAPHY SHOWN HEREON WAS COMPILED FROM A FIELD SURVEY COMPLETED FEBRUARY 8, 2019 BY CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. DATUM NAVD-88, 1 FOOT CONTOUR INTERVAL.

UNDERGROUND UTILITIES SHOWN HEREON ARE THE RESULT OF AN UNDERGROUND UTILITY DESIGNATION COMPLETED BY THE CHAZEN COMPANIES ON FEBRUARY 8, 2019, AND FROM DATA OBTAINED FROM RECORD MAPS AND DRAWINGS. CHAZEN'S UTILITY DESIGNATION WAS COMPLETED IN ACCORDANCE WITH THE STANDARD PROCEDURES SET FORTH IN ASCE 38-02. ALL ABOVE GROUND STRUCTURES, SURFACE FEATURES AND THE LOCATION OF THE MARK OUT ARE THE RESULT OF INSTRUMENT SURVEY COMPLETED BY CHAZEN UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES AND DIG SAFELY NEW YORK MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION OR CONSTRUCTION.

THE CONTRACTOR SHALL COMPLY WITH NEW YORK STATE INDUSTRIAL CODE RULE 753 - 48 HOURS PRIOR TO DIGGING CALL DISASSEMBLY NEW YORK 1-800-362-7962 TO HAVE PUBLIC UTILITY LOCATIONS PAINTED.

MAP REFERENCES:

1. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "SURVEY MAP OF PARKWAY KNOLLS, PROPERTY BELONGING TO STEPHEN ESPOSITO" AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON 09/18/1956 AS FILED MAP NO. 10653.

2. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "FED. ROAD REG. NO. 1, STATE N.Y. SHEET NO. 168, TOTAL SHEETS: 201, U.S. ROUTE 6, CONKIN AVENUE TO LEIXINGTON AVENUE TOWN OF CORTLANDT, WESTCHESTER COUNTY, SAN SEWER & WATERMAIN PLAN, DRAWING NO. SW-2 DATED 11/83, PREPARED BY STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION.

3. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "OWNER-TOWN OF CORTLANDT DEPARTMENT OF TECHNICAL SERVICES, PROJECT: PARKWAY DRIVE WATER MAIN REPLACEMENT, SHEET CONVEYS WATER MAIN LAYOUT, FILE NO. W-132, SHEET NO. S-2 DATED 6/20/2018, PREPARED BY MICHAEL PAUL PREZIOSI.

DEED REFERENCE:

DEED TO MF POINT, LLC, RECORDED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON 05/28/2013 AS CONTROL NUMBER 531343585.

Table with 2 columns: TAX PARCEL DESIGNATION and AREA. Rows include Town of Cortlandt, Westchester County, NY; Sect. 23.20 Block 3 Lot 13 and 14; and Total Area = 0.97 AC.

FLOOD ZONE NOTE:

PARCELS SHOWN HEREON LIE WITHIN "OTHER AREAS ZONE X (Areas determined to be outside the 0.2% annual chance floodplain)" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF CORTLANDT, COMMUNITY NUMBER 360696, WESTCHESTER COUNTY, IDENTIFIED AS MAP NUMBER 3611900017F BEARING AN EFFECTIVE DATE OF SEPTEMBER 28, 2007.

RIGHT OF WAY NOTES:

1. HIGHWAY BOUNDARIES SHOWN HEREON PER NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) MAPPING FOR THE "PEEKSKILL-PUTNAM COUNTY LINE S.H. 1309" MAP NO. 153, PARCEL NO. 255 AND MAP NO. 152, PARCEL NO. 253 & 254. MAPS ON FILE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION, REGION 8 OFFICE, FLORENCEVILLE, NY.

WETLANDS NOTE:

WETLANDS SHOWN HEREON AS PER FIELD DELINEATION JUNE 3, 2019 BY STEPHEN W. COLEMAN ENVIRONMENTAL CONSULTING, LLC AND SURVEY LOCATION COMPLETED BY THIS OFFICE ON JUNE 21, 2019.

LEGEND:

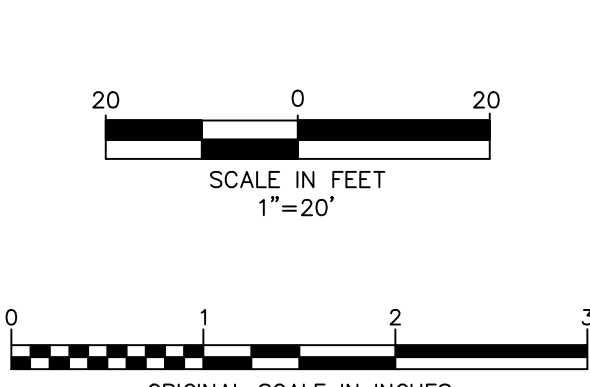
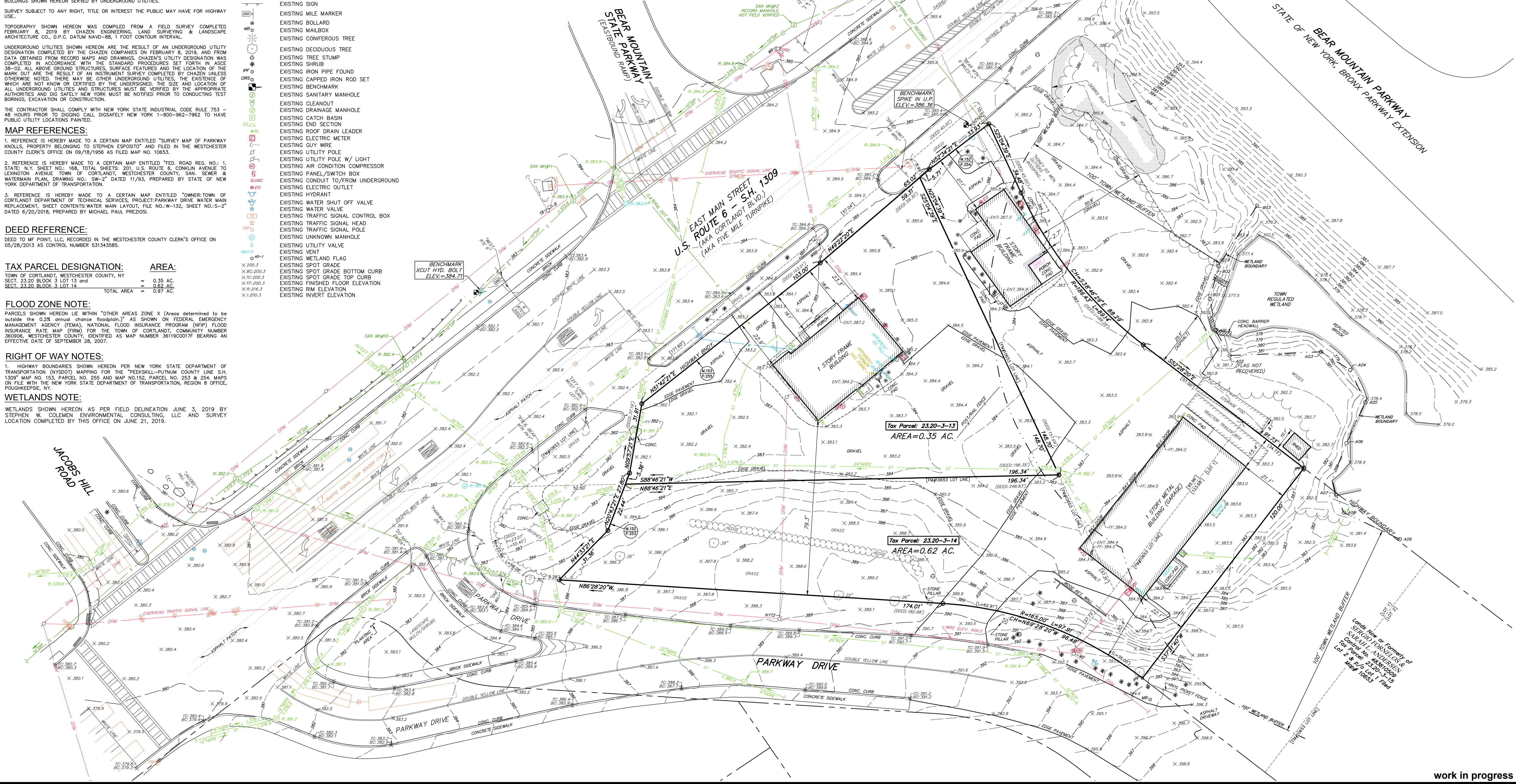
EXISTING CONDITIONS:

- PROPERTY LINE NO PHYSICAL BOUNDS
ADJACENT PROPERTY LINE
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING PROPERTY EASEMENT
EXISTING RIGHT OF WAY
EXISTING FILED MAP LOT LINE
EXISTING BUILDING

SYMBOLS:

- EXISTING SIGN
EXISTING SIGN
EXISTING MILE MARKER
EXISTING BOLLARD
EXISTING MAILBOX
EXISTING CONIFEROUS TREE
EXISTING DECIDUOUS TREE
EXISTING TREE STUMP
EXISTING SHRUB
EXISTING IRON PIPE FOUND
EXISTING CAPPED IRON ROD SET
EXISTING BENCHMARK
EXISTING SANITARY MANHOLE
EXISTING CLEANOUT
EXISTING DRAINAGE MANHOLE
EXISTING CATCH BASIN
EXISTING END SECTION
EXISTING ROOF DRAIN LEADER
EXISTING ELECTRIC METER
EXISTING GUY WIRE
EXISTING UTILITY POLE
EXISTING UTILITY POLE W/ LIGHT
EXISTING AIR CONDITION COMPRESSOR
EXISTING PANEL/SWITCH BOX
EXISTING CONDUIT TO/FROM UNDERGROUND
EXISTING ELECTRIC OUTLET
EXISTING HYDRANT
EXISTING WATER SHUT OFF VALVE
EXISTING WATER VALVE
EXISTING TRAFFIC SIGNAL CONTROL BOX
EXISTING TRAFFIC SIGNAL HEAD
EXISTING TRAFFIC SIGNAL POLE
EXISTING UNKNOWN MANHOLE
EXISTING UTILITY VALVE
EXISTING VENT
EXISTING WETLAND FLAG
EXISTING SPOT GRADE
EXISTING SPOT GRADE BOTTOM CURB
EXISTING SPOT GRADE TOP CURB
EXISTING FINISHED FLOOR ELEVATION
EXISTING RISE/ELEVATION
EXISTING INVERT ELEVATION

- CONC. CURB
EXISTING CURB
EXISTING GRAVEL DRIVEWAY
EXISTING GRAVEL
EXISTING GUIDERAIL
EXISTING FENCE
REPUTED BROOK
EXISTING TREE LINE
EXISTING HEDGE LINE
EXISTING OVERHEAD WIRES
EXISTING WATER LINE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING UNDERGROUND SEWER LINE
EXISTING UNDERGROUND STORM LINE
EXISTING TOWN WETLAND BOUNDARY



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I HEREBY CERTIFY THAT THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED FEBRUARY 8, 2019 AND THAT THIS SURVEY MAP WAS MADE BY ME OR UNDER MY DIRECTION, AND CONFORMS WITH THE MINIMUM STANDARD OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

JASON M. TOMMELL, L.S. #50605

CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.
The Chazen Companies
Office Locations: Hudson Valley Office, Capital District Office, North Country Office, Nashville Tennessee Office, Chattanooga Tennessee Office.

Revision table with columns: rev., date, description. Includes entries for 02/15/19, 02/21/2019, 03/27/2019, 02/20/2019.

GASLAND CORTLANDT- 2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)
MAP OF EXISTING CONDITIONS
TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

Designed/Checked table with columns: designed, checked, date, scale, project no., sheet no. Includes values for CJS, JMT, 02/15/19, 1"=20', 81903.00, C100.

work in progress

NOTES:

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

LEGEND:

- EXISTING CONDITIONS: PROPERTY LINE NO PHYSICAL BOUNDS, ADJACENT PROPERTY LINE, EXISTING PROPERTY EASEMENT, EXISTING RIGHT OF WAY, EXISTING FILED MAP LOT LINE, EXISTING BUILDING, EXISTING CURB, EXISTING GRAVEL DRIVEWAY, EXISTING GUIDERAIL, EXISTING FENCE, REPUTED BROOK, EXISTING OVERHEAD WIRES, EXISTING WATER LINE, EXISTING UNDERGROUND ELECTRIC LINE, EXISTING UNDERGROUND SEWER LINE, EXISTING UNDERGROUND STORM LINE, EXISTING TOWN WETLAND BOUNDARY.

DEVELOPER / APPLICANT:

c/s MITCH NESHEIAT GAS LAND PETROLEUM, INC. 785 BROADWAY KINGSTON, NY 12401

RECORD OWNER:

MF POINT LLC 55 AQUEDUCT ROAD GARRISON, NY 10524

ZONING DISTRICT

BOTH LOTS ARE IN ZONE "HC" (HIGHWAY COMMERCIAL)

MAP REFERENCES:

- 1. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "SURVEY MAP OF PARKWAY KNOLLS, PROPERTY BELONGING TO STEPHEN ESPOSITO" AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON 09/18/1956 AS FILED MAP NO. 10653.

DEED REFERENCE:

DEED TO MF POINT, LLC, RECORDED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON 05/28/2013 AS CONTROL NUMBER 531343585.

TAX PARCEL DESIGNATION:

Table with 2 columns: AREA, and values for parcels 23.20-3-13, 23.20-3-14, and TOTAL AREA.

FLOOD ZONE NOTE:

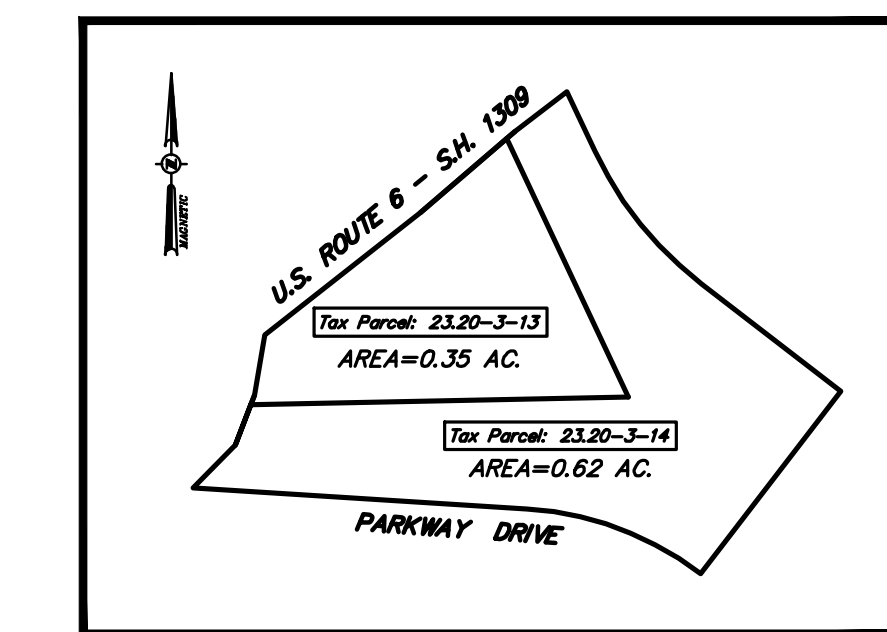
PARCELS SHOWN HEREON LIE WITHIN "OTHER AREAS ZONE X (Areas determined to be outside the 0.2% annual chance floodplain.)" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF CORTLANDT, COMMUNITY NUMBER 360906, WESTCHESTER COUNTY, IDENTIFIED AS MAP NUMBER 3611900017F BEARING AN EFFECTIVE DATE OF SEPTEMBER 28, 2007.

RIGHT OF WAY NOTES:

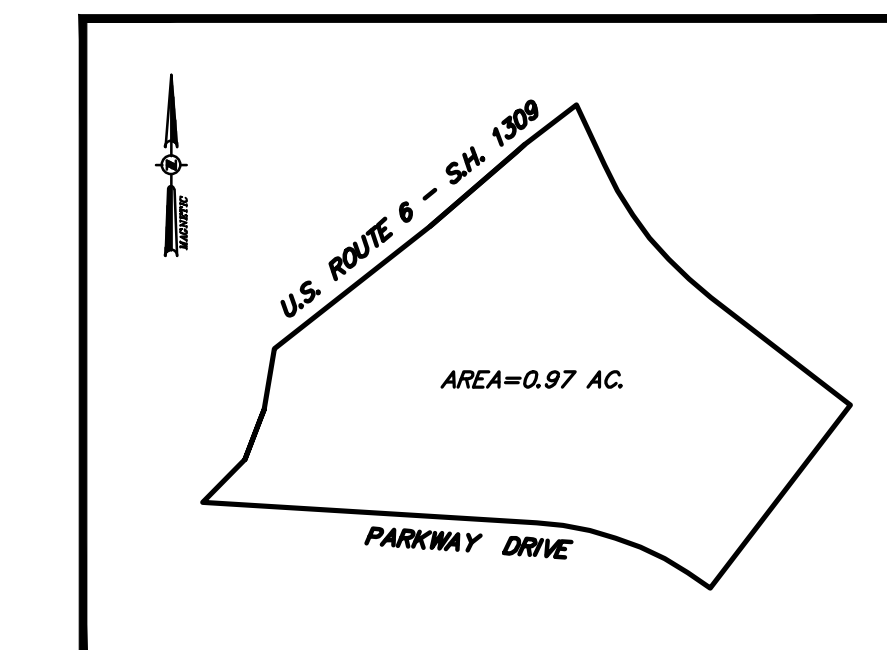
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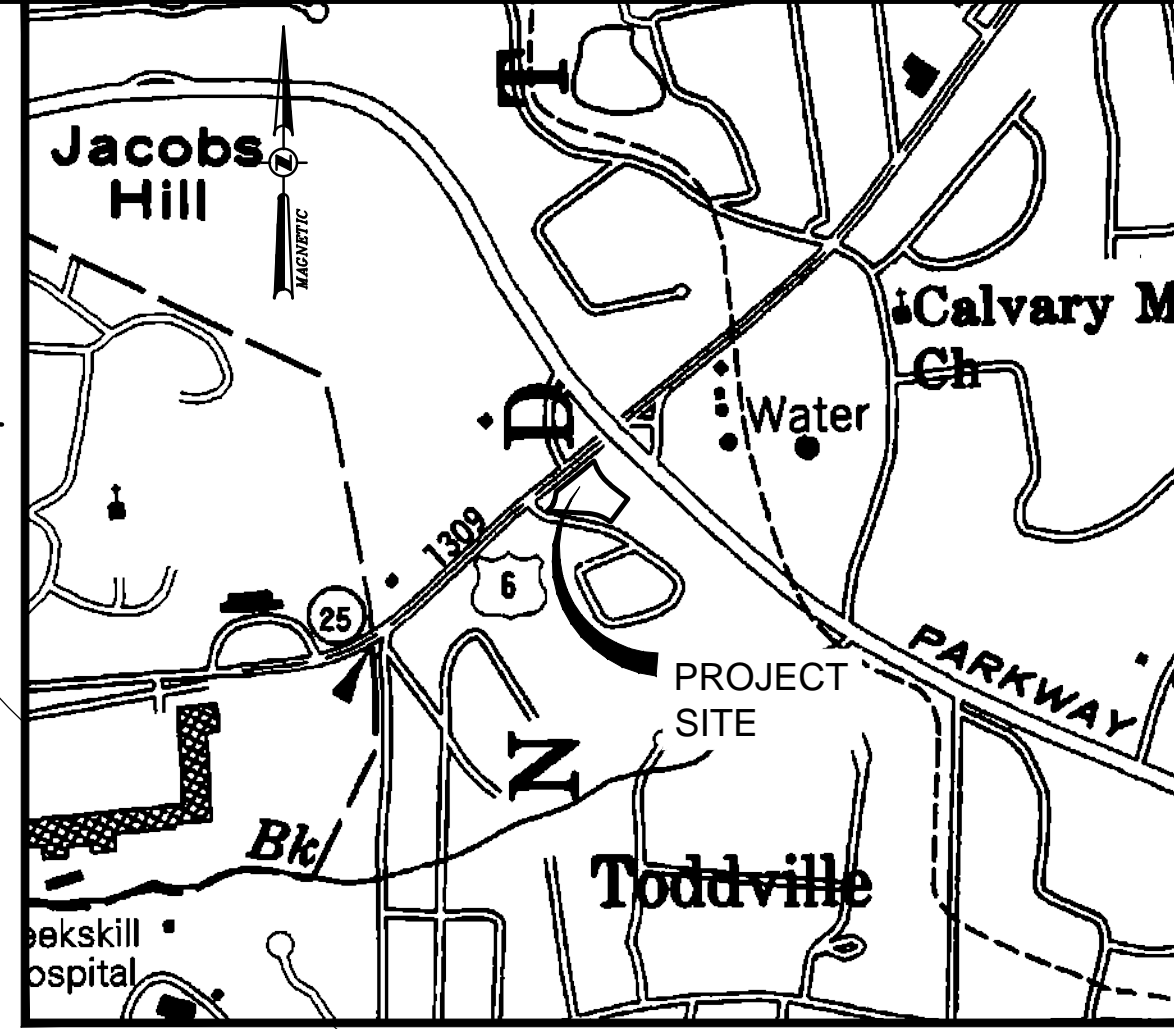
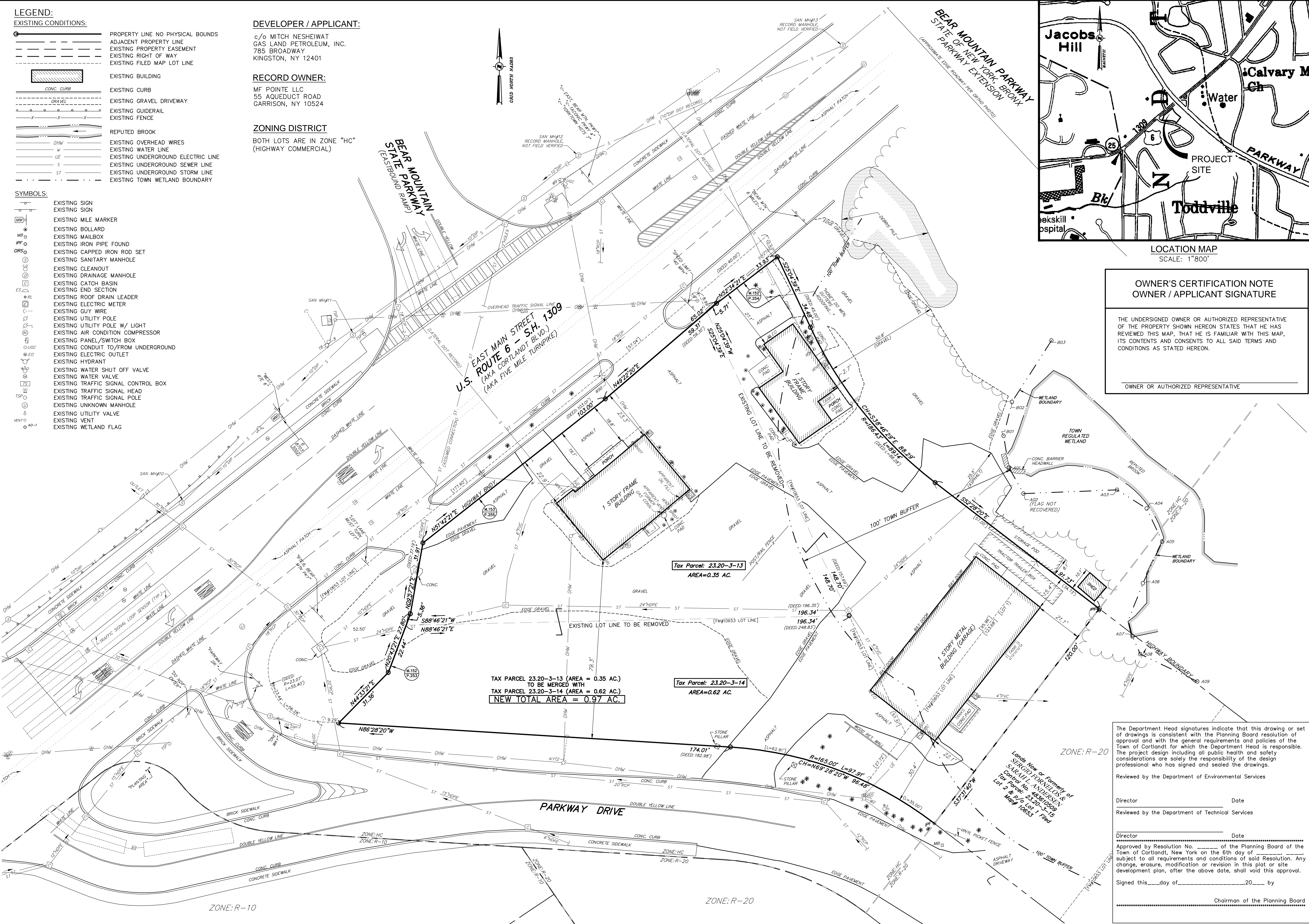
WETLANDS SHOWN HEREON AS PER FIELD DELINEATION JUNE 3, 2019 BY STEPHEN W. COLEMAN ENVIRONMENTAL CONSULTING, LLC AND SURVEY LOCATION COMPLETED BY THIS OFFICE ON JUNE 21, 2019.



PRE-ADJUSTMENT SCALE: 1"=100'

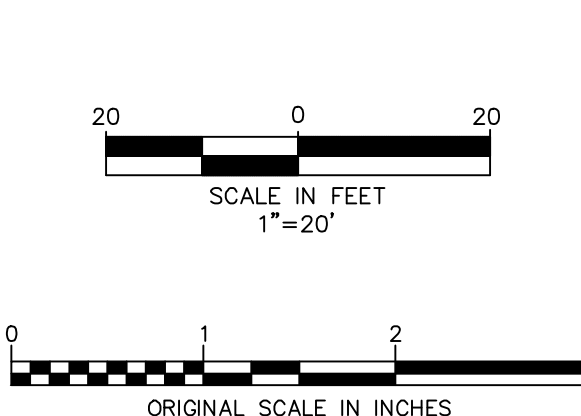


POST-ADJUSTMENT SCALE: 1"=100'



OWNER'S CERTIFICATION NOTE OWNER / APPLICANT SIGNATURE THE UNDERSIGNED OWNER OR AUTHORIZED REPRESENTATIVE OF THE PROPERTY SHOWN HEREON STATES THAT HE HAS REVIEWED THIS MAP, THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

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JASON M. TOMMELL, L.S. #50605

CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE, CO., D.P.C. Office Locations: Hudson Valley Office, Capital District Office, Nashville Tennessee Office, North Country Office, Westchester NY Office, Chattanooga Tennessee Office.

Table with columns: rev., date, description. Row 1: 0, 07/09/19, THIS SHEET ADDED.

GASLAND CORTLANDT- 2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6) MAP OF LOT LINE ADJUSTMENT TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

Table with columns: designed, checked, date, scale, project no., sheet no., C101

ROCK BLASTING NOTES:

BLASTING OF BEDROCK IS NOT ANTICIPATED AT THIS SITE IN ORDER TO COMPLETE THE PROPOSED DEVELOPMENT. HOWEVER, THESE NOTES ARE INCLUDED SHOULD UNFORESEEN CONDITIONS REQUIRE THE NEED FOR BLASTING TO EXCAVATE BEDROCK. BLASTING OF ROCK SHALL BE CONSIDERED ONLY AS A LAST RESORT.

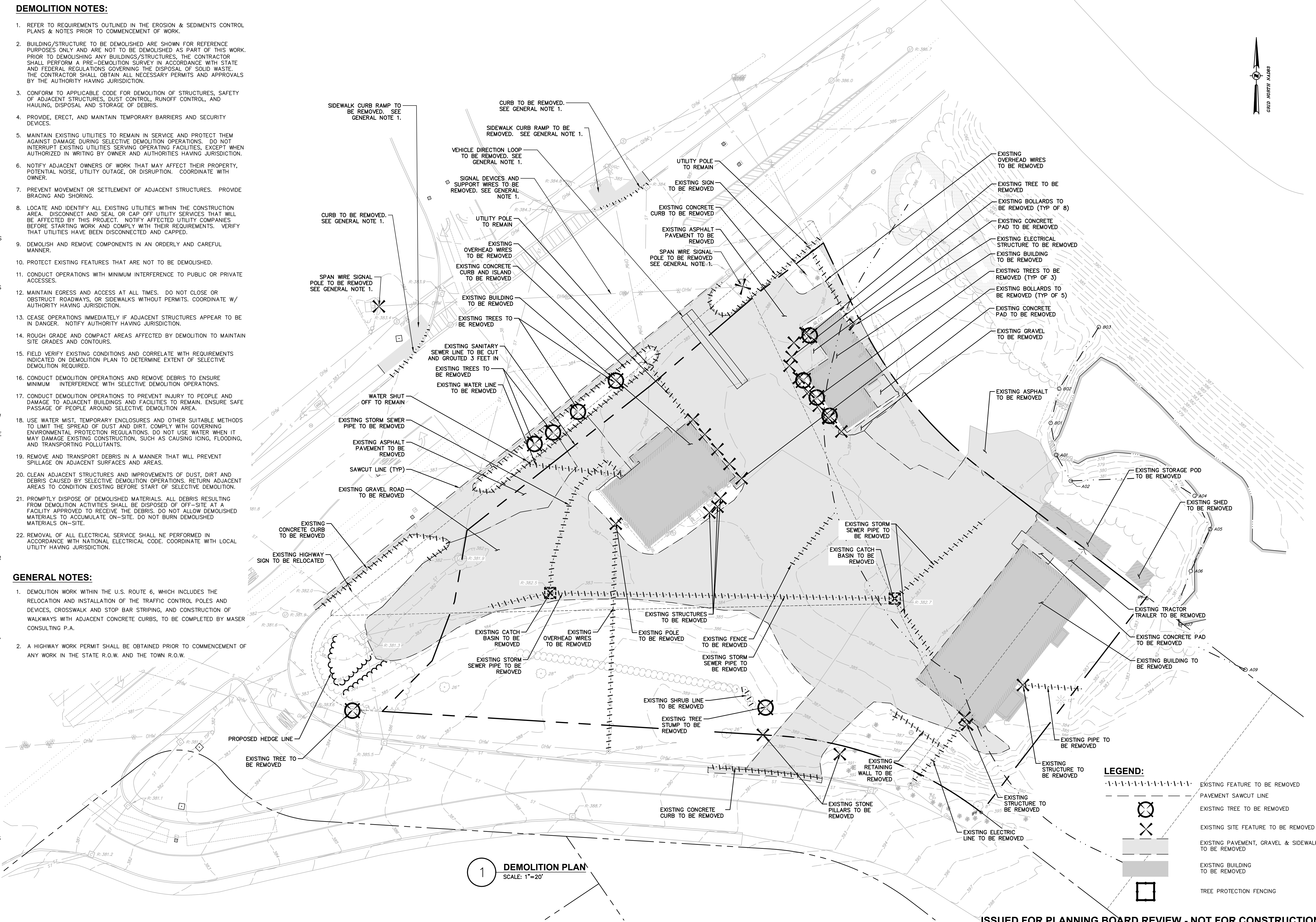
- ALL RECOMMENDED SAFETY REQUIREMENTS AND STANDARDS REFERENCED AND ANY LOCAL RESTRICTIONS SHALL BE APPLIED AS REQUIRED FOR SAFETY, SECURITY, AND SPECIFICALLY RELATED DETAILS FOR BLASTING PROCEDURES. AT ALL TIMES, FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES WILL BE FOLLOWED CONCERNING THE TRANSPORTATION AND STORAGE OF EXPLOSIVES.
- A MINIMUM OF FOUR (4) WEEKS PRIOR TO COMMENCEMENT OF THE INITIAL BLASTING OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES AS APPROPRIATE: POLICE AGENCIES, GAS AND ELECTRIC SERVICE COMPANIES, TELEPHONE AND CABLE OPERATING COMPANIES, TOWN WATER AND SEWER DEPARTMENTS, NYS DOT, AND LOCAL FIRE, RESCUE, AND AMBULANCE SERVICES.
- NO PERSON SHALL BLAST OR CAUSE TO BE BLASTED ANY ROCK OR OTHER SUBSTANCE WITH ANY EXPLOSIVE OR STORE EXPLOSIVES IN THE TOWN OF CORTLANDT WITHOUT HAVING FIRST OBTAINED A PERMIT THEREFOR FROM THE DIRECTOR OF CODE ENFORCEMENT UPON WRITTEN APPLICATION ON AN APPROVED FORM. BEFORE SUCH PERMIT IS ISSUED, THE PERSONS SHALL SUBMIT EVIDENCE IN THE FORM OF A CERTIFICATE OF INSURANCE ISSUED BY AN INSURANCE COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF NEW YORK AND IN A FORM ACCEPTABLE TO THE TOWN ATTORNEY GUARANTEEING THAT THE APPLICANT HAS IN FULL FORCE AND EFFECT A POLICY OF PUBLIC LIABILITY INSURANCE, INCLUDING A SPECIFIC ENDORSEMENT COVERING THE LIABILITIES ARISING FROM BLASTING AND STORAGE OF EXPLOSIVES, AND PROVIDING BODILY INJURY AND PROPERTY DAMAGE COVERAGE IN AN AMOUNT AS SET BY RESOLUTION OF THE TOWN BOARD FROM TIME TO TIME. SUCH POLICY SHALL ALSO PROVIDE TO SAVE THE TOWN HARMLESS FROM ALL CLAIMS, ACTIONS AND PROCEEDINGS BROUGHT BY ANY PERSON, FIRM OR CORPORATION FOR INJURY TO PERSONS OR PROPERTY RESULTING FROM OR OCCASIONED BY SUCH BLASTING OPERATIONS OR STORAGE OF EXPLOSIVES. SUCH POLICY SHALL NAME THE TOWN AS AN ADDITIONAL INSURED AND SHALL ALSO CONTAIN THE PROVISION THAT THE POLICY SHALL NOT BE CANCELED, TERMINATED, MODIFIED OR CHANGED BY THE COMPANY UNLESS TEN (10) DAYS' PRIOR WRITTEN NOTICE IS SENT TO THE TOWN CLERK BY REGISTERED MAIL. SUCH POLICY SHALL ALSO PROVIDE THAT THE PRESENCE OF AN INSPECTOR FROM THE DEPARTMENT OF CODE ENFORCEMENT ON THE SITE OF THE OPERATIONS SHALL NOT AFFECT THE OBLIGATION OF THE INSURER UNDER ITS POLICY. NO PERMIT SHALL BE VALID UNLESS SUCH INSURANCE IS IN FULL FORCE AND EFFECT.
- SUCH PERMIT, WHEN APPROVED AND SIGNED BY THE DIRECTOR OF CODE ENFORCEMENT AND UPON PAYMENT OF A FEE AS MAY BE FIXED FROM TIME TO TIME BY RESOLUTION OF THE TOWN BOARD, SHALL BE ISSUED AND SIGNED BY THE DIRECTOR OF CODE ENFORCEMENT WHO SHALL KEEP A RECORD THEREOF. EACH PERMIT SHALL SPECIFY THE NAME OF THE PERMITTEE, THE DATE OF EXPIRATION [WHICH SHALL NOT BE LATER THAN THREE (3) MONTHS FROM THE DATE OF ISSUE] AND THE PARTICULAR PLACE WHERE THE BLASTING IS TO BE DONE. IF EXPLOSIVES ARE TO BE STORED, THE TOWN BOARD MAY REVOKE ANY SUCH PERMIT AT ANY TIME.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE RESULTING FROM THE USE OF EXPLOSIVES. SUCH DAMAGE SHALL BE REPAIRED IN A MANNER IN COMPLIANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES.
- THE CONTRACTOR SHALL NOTIFY EACH PROPERTY AND UTILITY OWNER HAVING A BUILDING, STRUCTURE, OR OTHER INSTALLATION ABOVE OR BELOW GROUND IN PROXIMITY TO THE SITE OF THE WORK OF HIS INTENTION TO USE EXPLOSIVES. NOTICE SHALL BE GIVEN SUFFICIENTLY IN ADVANCE TO ENABLE THE OWNERS TO TAKE STEPS TO PROTECT THEIR PROPERTY. NOTICE SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR DAMAGE RESULTING FROM HIS BLASTING OPERATIONS.
- THE CONTRACTOR SHALL SCHEDULE AND CONDUCT PRE-BLAST SURVEYS WITH PROPERTY OWNERS LOCATED IN THE AREA POTENTIALLY AFFECTED BY AIRBLAST OVERPRESSURE AND GROUND VIBRATION OR AS REQUIRED.
- THE CONTRACTOR SHALL NOT USE OR STORE A QUANTITY OF EXPLOSIVES GREATER THAN THAT AMOUNT WHICH IS GENERALLY ACCEPTED TO BE REASONABLE FOR THE USE INTENDED NOR USE OR STORE SUCH AN AMOUNT AS WILL ENDANGER PERSONS OR PROPERTY. THE DIRECTOR OF CODE ENFORCEMENT MAY LIMIT THE MAXIMUM QUANTITY OF EXPLOSIVES TO BE USED OR STORED, BUT NO ACTION BY THE DIRECTOR OF CODE ENFORCEMENT SHALL RELIEVE OR EXEMPT ANY PERSON OR INSURANCE COMPANY FROM LIABILITY FOR DAMAGE CAUSED BY THE USE OR STORAGE OF EXPLOSIVES.
- THE CONTRACTOR SHALL IMPLEMENT ENGINEERING MEASURES IN ORDER TO MINIMIZE THE POTENTIAL IMPACTS OF DUST, NOISE AND GROUND VIBRATION. BLAST VIBRATION CONTROL WILL BE ACHIEVED BY LIMITING THE CHARGE PER DELAY SO THAT THE PEAK PARTICLE VELOCITY REMAINS BELOW THE SPECIFIED LEVELS.
- ALL BLASTS, BEFORE FIRING, SHALL BE COVERED WITH ROPE OR METAL MATTING, HEAVY TIMBERS CHAINED TOGETHER OR OTHER SUITABLE SCREENS OF SUFFICIENT SIZE, WEIGHT AND STRENGTH TO PREVENT THE ESCAPE OF BROKEN ROCK OR OTHER MATERIAL IN A MANNER LIABLE TO CAUSE INJURY OR DAMAGE TO PERSONS OR PROPERTY.
- NO PERSON SHALL FIRE OR EXPLODE OR DIRECT OR CAUSE TO BE FIRED OR EXPLODED ANY BLAST IN OR NEAR ANY HIGHWAY OR PUBLIC PLACE IN THE TOWN OF CORTLANDT UNLESS COMPETENT MEN, CARRYING A RED FLAG, SHALL HAVE BEEN PLACED AT A REASONABLE DISTANCE ON ALL SIDES OF THE BLAST TO GIVE PROPER WARNING THEREOF AT LEAST THREE (3) MINUTES IN ADVANCE OF FIRING.
- NO PERSON SHALL CONDUCT BLASTING OPERATIONS WITHIN THE TOWN OF CORTLANDT AFTER THE HOUR OF 5:00 P.M. AND BEFORE 8:00 A.M., OR AT ANY TIME ON SUNDAY, EXCEPT UNDER AUTHORITY OF A SPECIAL PERMIT ISSUED BY THE TOWN BOARD.
- AN APPROPRIATELY QUALIFIED, LICENSED BLASTING SPECIALIST, WITH EXPERIENCE SHALL BE ONSITE AND SUPERVISE BLASTING OPERATIONS. AT ALL TIMES, THE BLASTING AREA SHALL BE RESTRICTED TO BLASTING OPERATIONS AND AUTHORIZED PERSONNEL ONLY.
- PROTECTIVE MEASURES INCLUDING INSTALLATION OF SIGNAGE, NOTIFICATION OF NEARBY RESIDENTS, TRAFFIC CONTROL AS NECESSARY ALONG NEARBY ROADS, AUDIBLE PRE-BLAST WARNINGS, AND USE OF BLAST MATS SHALL BE IMPLEMENTED.
- DELIVERY AND TRANSPORT OF EXPLOSIVES FROM THE POWDER MAGAZINES TO THE BLAST AREA WILL BE BY VEHICLES SPECIFICALLY DESIGNED FOR THIS USE BY THE CRITERIA OUTLINED IN THE SAFETY REQUIREMENTS. ONLY AUTHORIZED PERSONS WILL TRANSPORT AND HANDLE THE EXPLOSIVES AS DESIGNATED BY THE ISSUING AUTHORITY OF THOSE LICENSES FOR THIS PURPOSE.
- MONITORING OF PEAK PARTICLE VELOCITY (INCHES/SECOND) AND PEAK AIRBLAST OVERPRESSURE (PSI) SHALL BE PERFORMED DURING ALL BLASTS.
- THE DIRECTOR OF CODE ENFORCEMENT IS HEREBY AUTHORIZED AND EMPOWERED TO ESTABLISH AND PROMULGATE RULES AND REGULATIONS CONCERNING BLASTING OPERATIONS IN SAID TOWN, STORAGE OF EXPLOSIVES AND OTHER MATTERS CONTAINED IN THIS CHAPTER NOT INCONSISTENT WITH THE OTHER PROVISIONS OF THIS CHAPTER. SUCH RULES AND REGULATIONS, WHEN ESTABLISHED AND PROMULGATED, SHALL BE BINDING UPON ALL PERSONS TO WHOM A PERMIT IS ISSUED PURSUANT TO THIS CHAPTER.

DEMOLITION NOTES:

- REFER TO REQUIREMENTS OUTLINED IN THE EROSION & SEDIMENTS CONTROL PLANS & NOTES PRIOR TO COMMENCEMENT OF WORK.
- BUILDING/STRUCTURE TO BE DEMOLISHED ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE DEMOLISHED AS PART OF THIS WORK. PRIOR TO DEMOLISHING ANY BUILDINGS/STRUCTURES, THE CONTRACTOR SHALL PERFORM A PRE-DEMOLITION SURVEY IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS GOVERNING THE DISPOSAL OF SOLID WASTE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE AUTHORITY HAVING JURISDICTION.
- CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
- PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
- MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
- NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
- PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
- LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
- DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
- PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
- CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESS.
- MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS. COORDINATE W/ AUTHORITY HAVING JURISDICTION.
- CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
- ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
- FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
- CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
- CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
- USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS CAUSING ICING, FLOODING, AND TRANSPORTING POLLUTANTS.
- REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
- CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITION.
- PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.
- REMOVAL OF ALL ELECTRICAL SERVICE SHALL BE PERFORMED IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE. COORDINATE WITH LOCAL UTILITY HAVING JURISDICTION.

GENERAL NOTES:

- DEMOLITION WORK WITHIN THE U.S. ROUTE 6, WHICH INCLUDES THE RELOCATION AND INSTALLATION OF THE TRAFFIC CONTROL POLES AND DEVICES, CROSSWALK AND STOP BAR STRIPING, AND CONSTRUCTION OF WALKWAYS WITH ADJACENT CONCRETE CURBS, TO BE COMPLETED BY MASER CONSULTING P.A.
- A HIGHWAY WORK PERMIT SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK IN THE STATE R.O.W. AND THE TOWN R.O.W.



1 DEMOLITION PLAN
SCALE: 1"=20'

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3	07/09/19	REVISED PER TOWN COMMENTS
2	05/22/19	REVISED PER TOWN COMMENTS
1	04/24/19	REVISED PER TOWN COMMENTS
0	02/20/19	INITIAL SUBMISSION TO TOWN

GAS LAND CORTLANDT- 2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)

DEMOLITION PLAN

TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

designed SPL	checked CPL
date 02/20/19 <td>scale 1"=20'</td>	scale 1"=20'
project no. 81903.00	
sheet no. C120	

SITE PLAN NOTES:

- LAYOUT:**
- BUILDING DIMENSIONS TO BE TAKEN FROM ARCHITECTURAL BUILDING PLANS. NOTIFY THE ENGINEER OF ANY DEVIATION FROM CONDITIONS SHOWN ON THIS PLAN.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND THE ENGINEER AND THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADDITIONS TO THE SATISFACTION OF THE OWNER AND THE ENGINEER BEFORE UTILITIES WILL BE ACCEPTED.

- PAVING:**
- NO VEHICULAR TRAFFIC OF ANY SORT SHALL BE PERMITTED ON THE SURFACE OF SUBBASE COURSE MATERIAL ONCE IT HAS BEEN FINE GRADED, COMPACTED, AND IS READY FOR PAVING. SUBBASE MATERIAL SO PREPARED FOR PAVING SHALL BE PAVED WITHIN THREE DAYS OF PREPARATION.
 - SUBBASE MATERIAL AND THE VARIOUS ASPHALT CONCRETE MATERIALS CALLED FOR IN THESE DRAWINGS SHALL CONFORM WITH THE REFERENCED SECTION OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, CURRENT VERSION. CONSTRUCTION SHALL BE AS FURTHER SET FORTH IN THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
 - PLACE ASPHALT CONCRETE MIXTURE ON PREPARED SURFACE, SPREAD AND STRIKE-OFF USING A SELF-PROPELLED PAVING MACHINE, WITH VIBRATING SCREED. PLACEMENT IN INACCESSIBLE AND SMALL AREAS MAY BE BY HAND.
 - PROVIDE JOINTS BETWEEN OLD AND NEW PAVEMENTS OR BETWEEN SUCCESSIVE DAYS' WORK.
 - TACK COAT WHEN SPECIFIED OR CALLED OUT ON THE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATION SHALL CONFORM WITH THE FOLLOWING:
 - TACK COAT SHALL MEET THE MATERIAL REQUIREMENTS OF 702-90 ASPHALT EMULSION FOR TACK COAT OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, CURRENT VERSION, SHALL BE APPLIED IN ACCORDANCE WITH SECTION 407 - TACK COAT SHALL BE IN ACCORDANCE WITH THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
 - REMOVE LOOSE AND FOREIGN MATERIAL FROM ASPHALT SURFACE BEFORE PAVING NEXT COURSE. USE POWER BROOMS, BLOWERS OR HAND BROOM.
 - APPLY TACK COAT TO ASPHALT PAVEMENT SURFACES AND SURFACES OF CURBS, GUTTERS, MANHOLES, AND OTHER STRUCTURES PROJECTING INTO OR ABUTTING PAVEMENT. DRY TO A "TACKY" CONSISTENCY BEFORE PAVING.
 - TACK COAT ENTIRE VERTICAL SURFACE OF ABUTTING EXISTING PAVEMENT.
 - AFTER COMPLETION OF PAVING AND SURFACING OPERATIONS, CLEAN SURFACES OF EXCESS OR SPILLED ASPHALT, GRAVEL OR STONE MATERIALS TO THE SATISFACTION OF THE ENGINEER.

- STRIPING:**
- STRIPES PAVEMENT AS INDICATED ON THE PLANS AND/OR IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
 - COLOR: DRIVE LANE DIVIDERS - WHITE OR AOBE
NO PARKING ZONE WARNINGS - WHITE OR AOBE
PARKING DIVIDERS - WHITE OR AOBE
WALKING LINES - WHITE OR AOBE
HANDICAP PARKING LINES & SYMBOL - BLUE

GENERAL CONSTRUCTION:

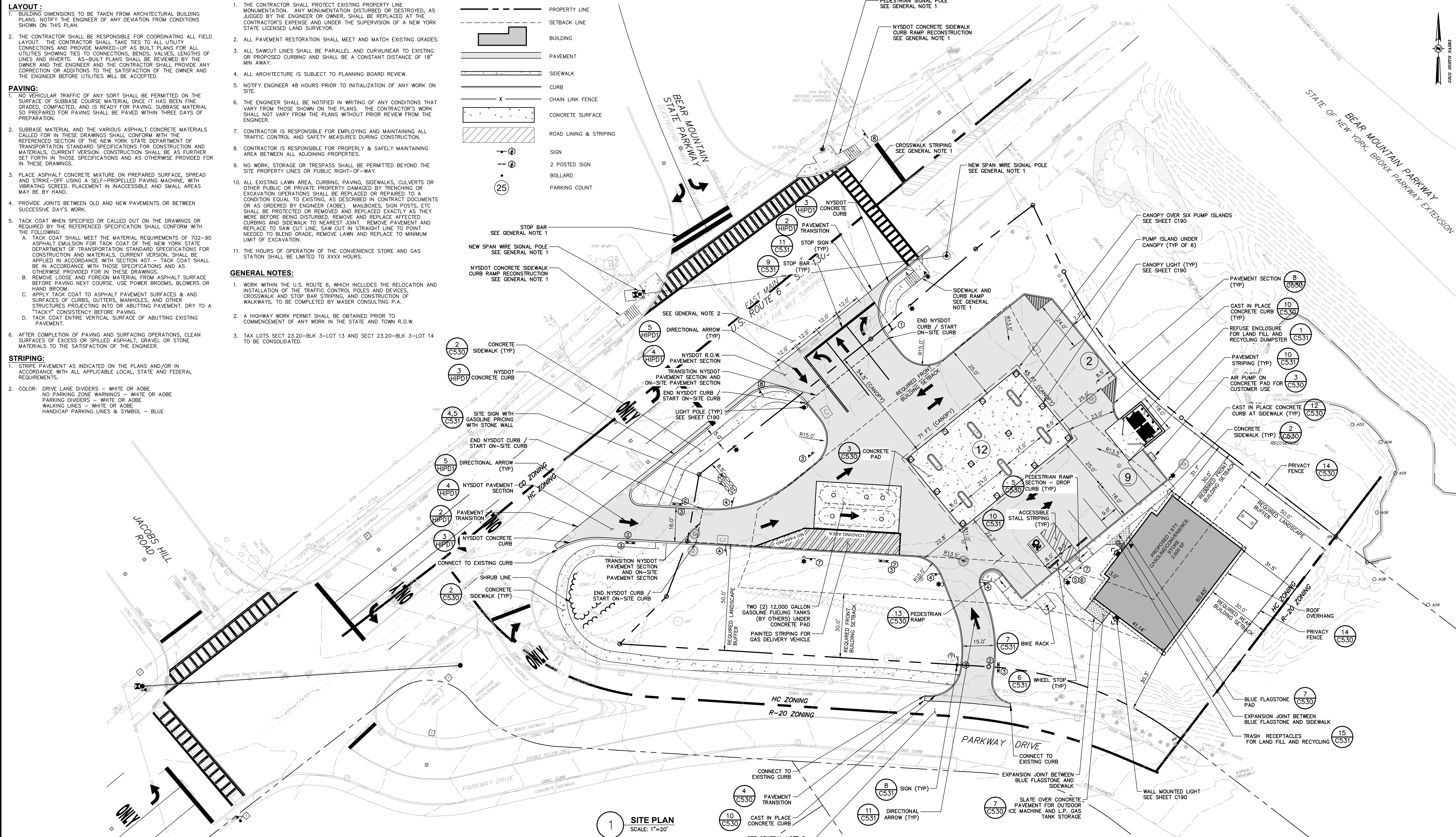
- THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
- ALL PAVEMENT RESTORATION SHALL MEET AND MATCH EXISTING GRADES.
- ALL SAWCUT LINES SHALL BE PARALLEL AND CURVILINEAR TO EXISTING OR PROPOSED CURBING AND SHALL BE A CONSTANT DISTANCE OF 18" MIN. AWAY.
- ALL ARCHITECTURE IS SUBJECT TO PLANNING BOARD REVIEW.
- NOTIFY ENGINEER 48 HOURS PRIOR TO INITIALIZATION OF ANY WORK ON SITE.
- THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT PRIOR REVIEW FROM THE ENGINEER.
- CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROPERLY & SAFELY MAINTAINING AREA BETWEEN ALL ADJOINING PROPERTIES.
- NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE SITE PROPERTY LINES OR PUBLIC RIGHT-OF-WAY.
- ALL EXISTING LAWN AREA, CURBING, PAVING, SIDEWALKS, CULVERTS OR OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED BY TRENCHING OR EXCAVATION OPERATIONS SHALL BE REPLACED OR REPAIRED TO A CONDITION EQUAL TO EXISTING, AS DESCRIBED IN CONTRACT DOCUMENTS OR AS ORDERED BY ENGINEER (AOBE). MAILBOXES, SIGN POSTS, ETC SHALL BE PROTECTED OR REMOVED AND REPLACED EXACTLY AS THEY WERE BEFORE BEING DISTURBED. REMOVE AND REPLACE AFFECTED CURBING AND SIDEWALK TO NEAREST JOINT. REMOVE PAVEMENT AND REPLACE TO SAW CUT LINE, SAW CUT IN STRAIGHT LINE TO POINT NEEDED TO BLEND GRADE, REMOVE LAWN AND REPLACE TO MINIMUM LIMIT OF EXCAVATION.
- THE HOURS OF OPERATION OF THE CONVENIENCE STORE AND GAS STATION SHALL BE LIMITED TO XXXX HOURS.

GENERAL NOTES:

- WORK WITHIN THE U.S. ROUTE 6, WHICH INCLUDES THE RELOCATION AND INSTALLATION OF THE TRAFFIC CONTROL POLES AND DEVICES, CROSSWALK AND STOP BAR STRIPING, AND CONSTRUCTION OF WALKWAYS, TO BE COMPLETED BY MASER CONSULTING P.A.
- A HIGHWAY WORK PERMIT SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK IN THE STATE AND TOWN R.O.W.
- TAX LOTS SECT 23.20-BLK 3-LOT 13 AND SECT 23.20-BLK 3-LOT 14 TO BE CONSOLIDATED.

SITE LEGEND:

- PROPERTY LINE
- SETBACK LINE
- BUILDING
- PAVEMENT
- SIDEWALK
- CURB
- CHAIN LINK FENCE
- CONCRETE SURFACE
- ROAD LINING & STRIPING
- SIGN
- 2 POSTED SIGN
- BOLLARD
- PARKING COUNT



1 SITE PLAN
SCALE: 1"=20'

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GAS LAND CORTLANDT-2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)

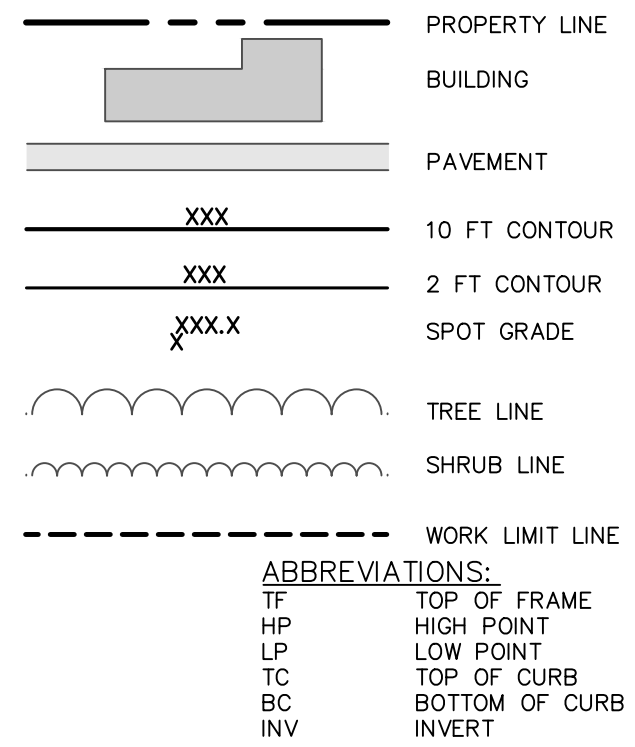
SITE PLAN

TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

designed SPL	checked CPL
date	scale
02/20/19	1"=20'
project no.	
81903.00	
sheet no.	
	C130

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Date Printed: Jul 09, 2019, 11:21am

GRADING & DRAINAGE LEGEND:

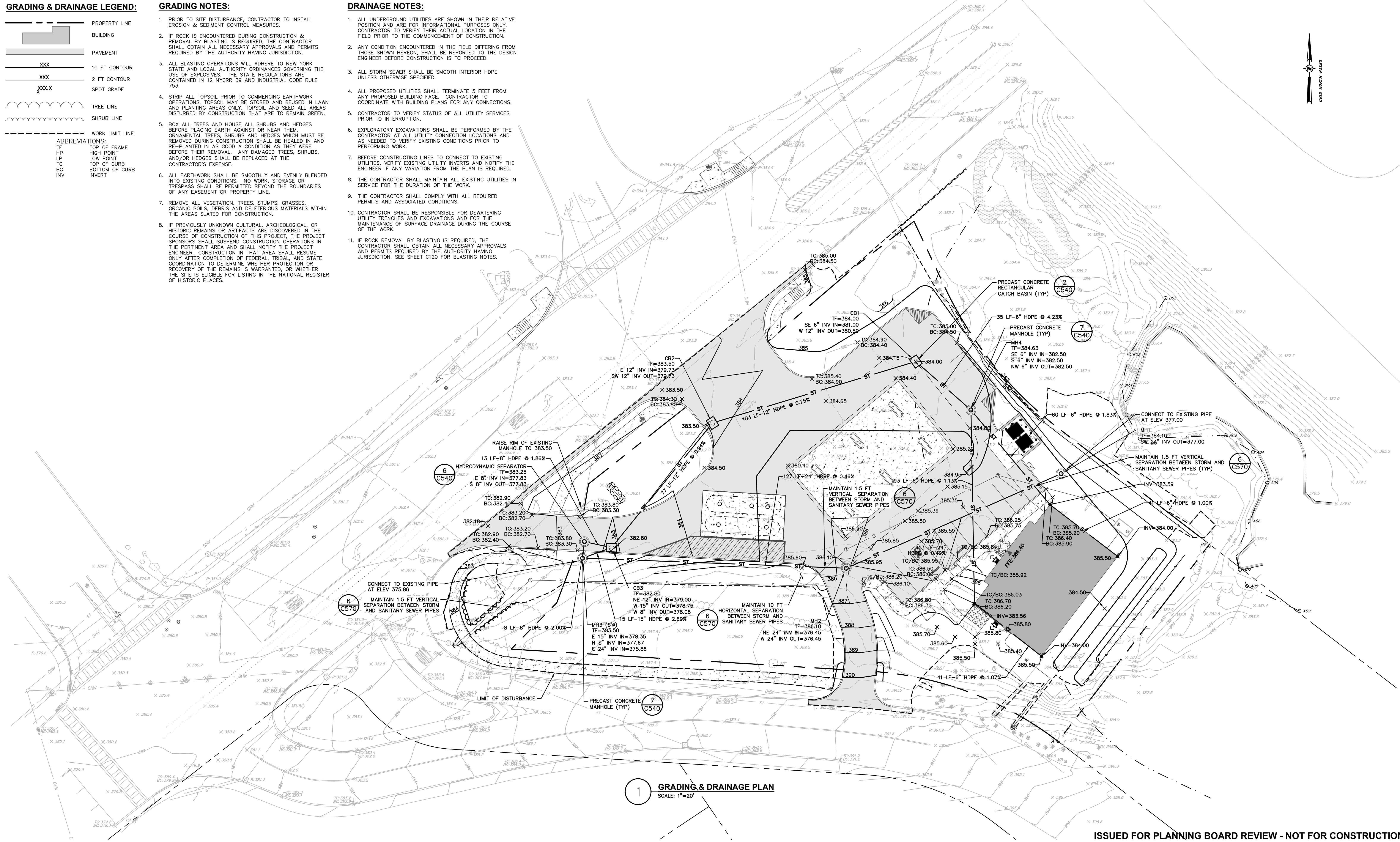


GRADING NOTES:

- PRIOR TO SITE DISTURBANCE, CONTRACTOR TO INSTALL EROSION & SEDIMENT CONTROL MEASURES.
- IF ROCK IS ENCOUNTERED DURING CONSTRUCTION & REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- ALL BLASTING OPERATIONS WILL ADHERE TO NEW YORK STATE AND LOCAL AUTHORITY ORDINANCES GOVERNING THE USE OF EXPLOSIVES. THE STATE REGULATIONS ARE CONTAINED IN 12 NYCRR 39 AND INDUSTRIAL CODE RULE 753.
- STRIP ALL TOPSOIL PRIOR TO COMMENCING EARTHWORK OPERATIONS. TOPSOIL MAY BE STORED AND REUSED IN LAWN AND PLANTING AREAS ONLY. TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION THAT ARE TO REMAIN GREEN.
- BOX ALL TREES AND HOUSE ALL SHRUBS AND HEDGES BEFORE PLACING EARTH AGAINST OR NEAR THEM. ORNAMENTAL TREES, SHRUBS AND HEDGES WHICH MUST BE REMOVED DURING CONSTRUCTION SHALL BE HEALED IN AND RE-PLANTED IN AS GOOD A CONDITION AS THEY WERE BEFORE THEIR REMOVAL. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ALL EARTHWORK SHALL BE SMOOTHLY AND EVENLY BLENDED INTO EXISTING CONDITIONS. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE BOUNDARIES OF ANY EASEMENT OR PROPERTY LINE.
- REMOVE ALL VEGETATION, TREES, STUMPS, GRASSES, ORGANIC SOILS, DEBRIS AND DELETERIOUS MATERIALS WITHIN THE AREAS SLATED FOR CONSTRUCTION.
- IF PREVIOUSLY UNKNOWN CULTURAL, ARCHEOLOGICAL, OR HISTORIC REMAINS OR ARTIFACTS ARE DISCOVERED IN THE COURSE OF CONSTRUCTION OF THIS PROJECT, THE PROJECT SPONSORS SHALL SUSPEND CONSTRUCTION OPERATIONS IN THE PERTINENT AREA AND SHALL NOTIFY THE PROJECT ENGINEER. CONSTRUCTION IN THAT AREA SHALL RESUME ONLY AFTER COMPLETION OF FEDERAL, TRIBAL, AND STATE COORDINATION TO DETERMINE WHETHER PROTECTION OR RECOVERY OF THE REMAINS IS WARRANTED, OR WHETHER THE SITE IS ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES.

DRAINAGE NOTES:

- ALL UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY THEIR ACTUAL LOCATION IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ANY CONDITION ENCOUNTERED IN THE FIELD DIFFERING FROM THOSE SHOWN HEREON, SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE CONSTRUCTION IS TO PROCEED.
- ALL STORM SEWER SHALL BE SMOOTH INTERIOR HDPE UNLESS OTHERWISE SPECIFIED.
- ALL PROPOSED UTILITIES SHALL TERMINATE 5 FEET FROM ANY PROPOSED BUILDING FACE. CONTRACTOR TO COORDINATE WITH BUILDING PLANS FOR ANY CONNECTIONS.
- CONTRACTOR TO VERIFY STATUS OF ALL UTILITY SERVICES PRIOR TO INTERRUPTION.
- EXPLORATORY EXCAVATIONS SHALL BE PERFORMED BY THE CONTRACTOR AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK.
- BEFORE CONSTRUCTING LINES TO CONNECT TO EXISTING UTILITIES, VERIFY EXISTING UTILITY INVERTS AND NOTIFY THE ENGINEER IF ANY VARIATION FROM THE PLAN IS REQUIRED.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES IN SERVICE FOR THE DURATION OF THE WORK.
- THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING UTILITY TRENCHES AND EXCAVATIONS AND FOR THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF THE WORK.
- IF ROCK REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. SEE SHEET C120 FOR BLASTING NOTES.



1 GRADING & DRAINAGE PLAN
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GAS LAND CORTLANDT- 2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)
GRADING & DRAINAGE PLAN
TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

designed SPL	checked CPL
date 02/20/19	scale 1"=20'
project no. 81903.00	
sheet no.	C140

UTILITY LEGEND:

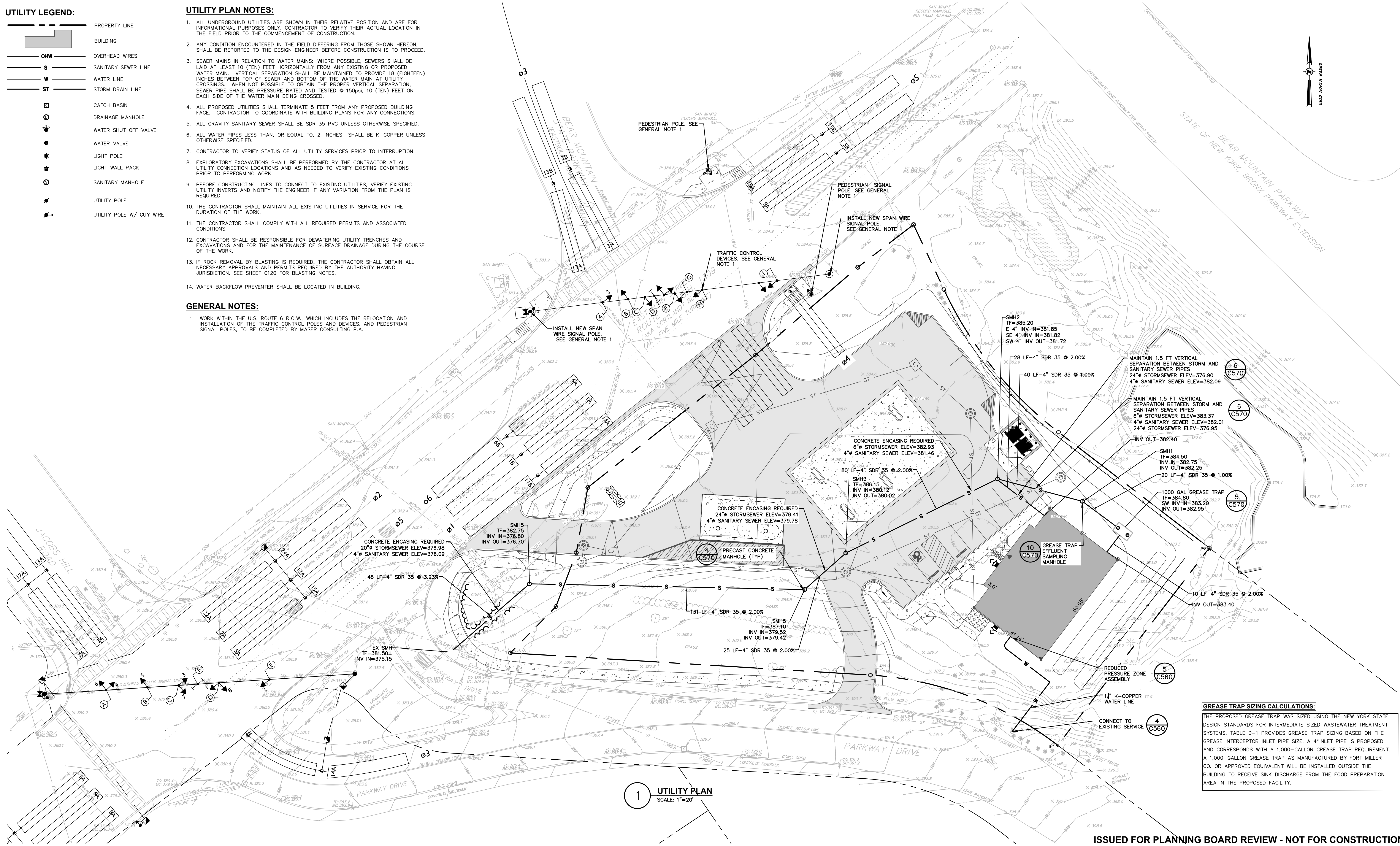
- PROPERTY LINE
- BUILDING
- OVERHEAD WIRES
- SANITARY SEWER LINE
- WATER LINE
- STORM DRAIN LINE
- CATCH BASIN
- DRAINAGE MANHOLE
- WATER SHUT OFF VALVE
- WATER VALVE
- LIGHT POLE
- LIGHT WALL PACK
- SANITARY MANHOLE
- UTILITY POLE
- UTILITY POLE W/ GUY WIRE

UTILITY PLAN NOTES:

1. ALL UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY THEIR ACTUAL LOCATION IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. ANY CONDITION ENCOUNTERED IN THE FIELD DIFFERING FROM THOSE SHOWN HEREON, SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE CONSTRUCTION IS TO PROCEED.
3. SEWER MAINS IN RELATION TO WATER MAINS: WHERE POSSIBLE, SEWERS SHALL BE LAID AT LEAST 10 (TEN) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. VERTICAL SEPARATION SHALL BE MAINTAINED TO PROVIDE 18 (EIGHTEEN) INCHES BETWEEN TOP OF SEWER AND BOTTOM OF THE WATER MAIN AT UTILITY CROSSINGS. WHEN NOT POSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, SEWER PIPE SHALL BE PRESSURE RATED AND TESTED @ 150psi, 10 (TEN) FEET ON EACH SIDE OF THE WATER MAIN BEING CROSSED.
4. ALL PROPOSED UTILITIES SHALL TERMINATE 5 FEET FROM ANY PROPOSED BUILDING FACE. CONTRACTOR TO COORDINATE WITH BUILDING PLANS FOR ANY CONNECTIONS.
5. ALL GRAVITY SANITARY SEWER SHALL BE SDR 35 PVC UNLESS OTHERWISE SPECIFIED.
6. ALL WATER PIPES LESS THAN, OR EQUAL TO, 2-INCHES SHALL BE K-COPPER UNLESS OTHERWISE SPECIFIED.
7. CONTRACTOR TO VERIFY STATUS OF ALL UTILITY SERVICES PRIOR TO INTERRUPTION.
8. EXPLORATORY EXCAVATIONS SHALL BE PERFORMED BY THE CONTRACTOR AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK.
9. BEFORE CONSTRUCTING LINES TO CONNECT TO EXISTING UTILITIES, VERIFY EXISTING UTILITY INVERTS AND NOTIFY THE ENGINEER IF ANY VARIATION FROM THE PLAN IS REQUIRED.
10. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES IN SERVICE FOR THE DURATION OF THE WORK.
11. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING UTILITY TRENCHES AND EXCAVATIONS AND FOR THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF THE WORK.
13. IF ROCK REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. SEE SHEET C120 FOR BLASTING NOTES.
14. WATER BACKFLOW PREVENTER SHALL BE LOCATED IN BUILDING.

GENERAL NOTES:

1. WORK WITHIN THE U.S. ROUTE 6 R.O.W., WHICH INCLUDES THE RELOCATION AND INSTALLATION OF THE TRAFFIC CONTROL POLES AND DEVICES, AND PEDESTRIAN SIGNAL POLES, TO BE COMPLETED BY MASER CONSULTING P.A.



1 UTILITY PLAN
SCALE: 1"=20'

GREASE TRAP SIZING CALCULATIONS:
THE PROPOSED GREASE TRAP WAS SIZED USING THE NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS. TABLE D-1 PROVIDES GREASE TRAP SIZING BASED ON THE GREASE INTERCEPTOR INLET PIPE SIZE. A 4" INLET PIPE IS PROPOSED AND CORRESPONDS WITH A 1,000-GALLON GREASE TRAP REQUIREMENT. A 1,000-GALLON GREASE TRAP AS MANUFACTURED BY FORT MILLER CO. OR APPROVED EQUIVALENT WILL BE INSTALLED OUTSIDE THE BUILDING TO RECEIVE SINK DISCHARGE FROM THE FOOD PREPARATION AREA IN THE PROPOSED FACILITY.

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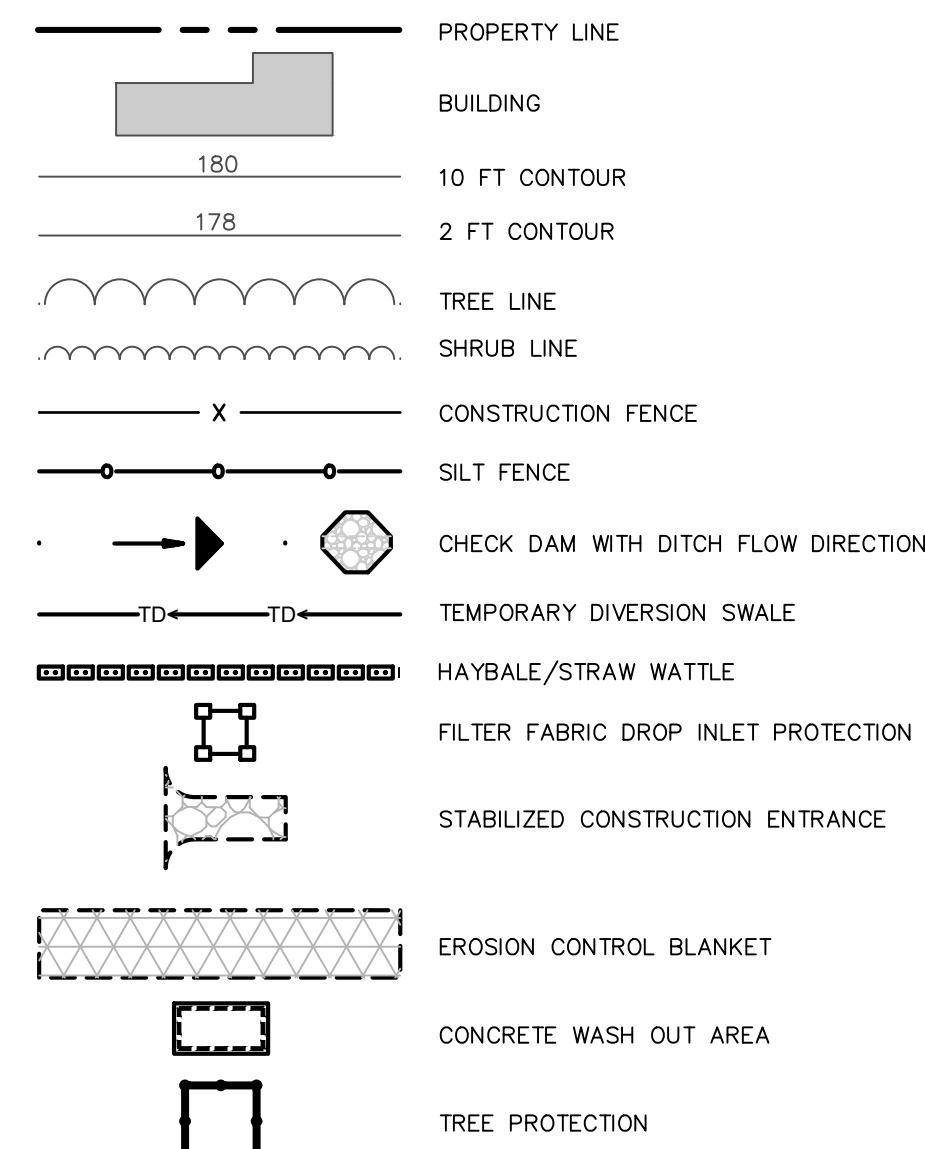
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GAS LAND CORTLANDT-2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)
UTILITY PLAN
 TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

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SPL	CPL
02/20/19	11/20/19
project no. 81903.00	
sheet no. C150	

EROSION CONTROL LEGEND:

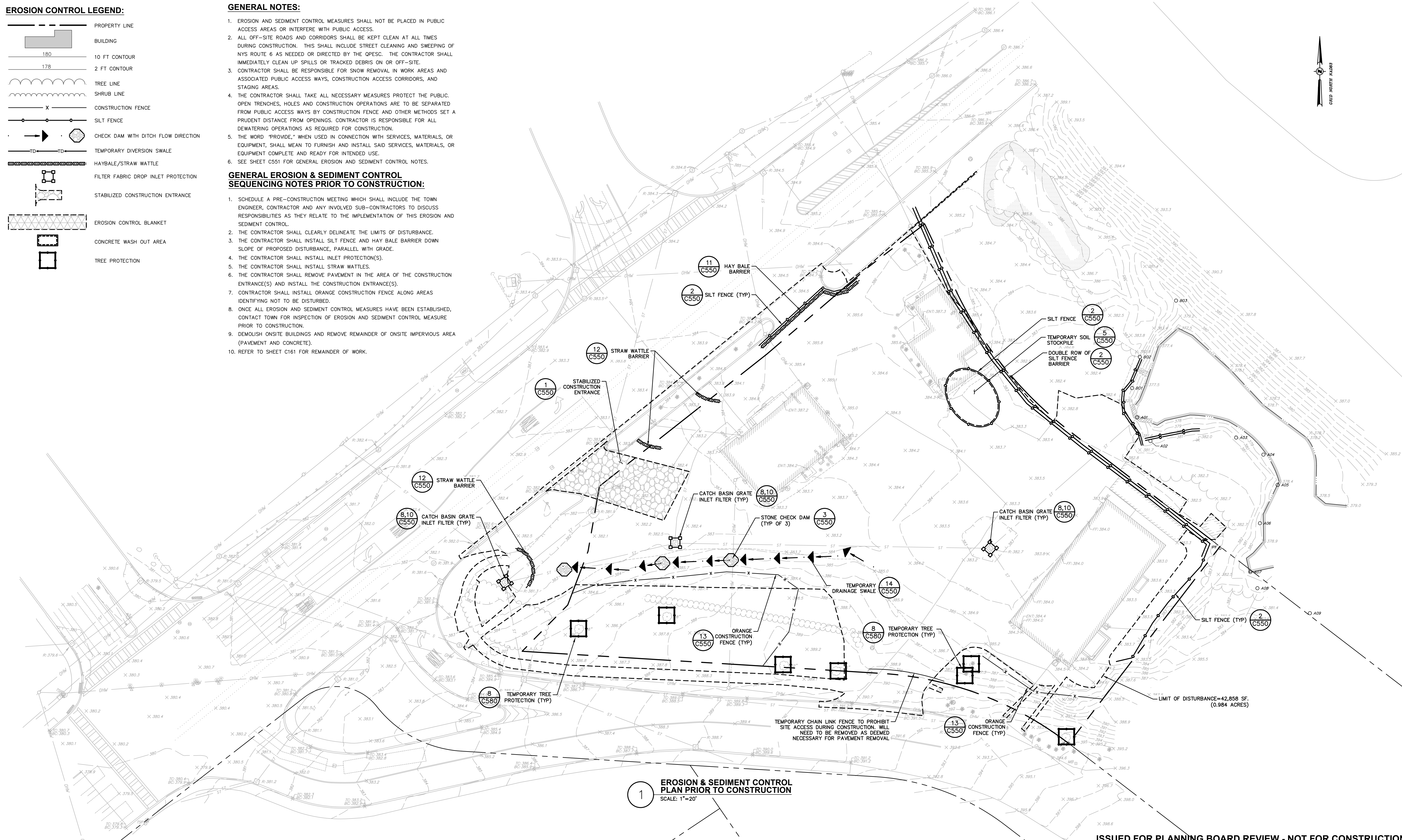


GENERAL NOTES:

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT BE PLACED IN PUBLIC ACCESS AREAS OR INTERFERE WITH PUBLIC ACCESS.
2. ALL OFF-SITE ROADS AND CORRIDORS SHALL BE KEPT CLEAN AT ALL TIMES DURING CONSTRUCTION. THIS SHALL INCLUDE STREET CLEANING AND SWEEPING OF NYS ROUTE 6 AS NEEDED OR DIRECTED BY THE QPSC. THE CONTRACTOR SHALL IMMEDIATELY CLEAN UP SPILLS OR TRACKED DEBRIS ON OR OFF-SITE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR SNOW REMOVAL IN WORK AREAS AND ASSOCIATED PUBLIC ACCESS WAYS, CONSTRUCTION ACCESS CORRIDORS, AND STAGING AREAS.
4. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT THE PUBLIC. OPEN TRENCHES, HOLES AND CONSTRUCTION OPERATIONS ARE TO BE SEPARATED FROM PUBLIC ACCESS WAYS BY CONSTRUCTION FENCE AND OTHER METHODS SET AT A PRUDENT DISTANCE FROM OPENINGS. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING OPERATIONS AS REQUIRED FOR CONSTRUCTION.
5. THE WORD "PROVIDE," WHEN USED IN CONNECTION WITH SERVICES, MATERIALS, OR EQUIPMENT, SHALL MEAN TO FURNISH AND INSTALL SAID SERVICES, MATERIALS, OR EQUIPMENT COMPLETE AND READY FOR INTENDED USE.
6. SEE SHEET C551 FOR GENERAL EROSION AND SEDIMENT CONTROL NOTES.

GENERAL EROSION & SEDIMENT CONTROL SEQUENCING NOTES PRIOR TO CONSTRUCTION:

1. SCHEDULE A PRE-CONSTRUCTION MEETING WHICH SHALL INCLUDE THE TOWN ENGINEER, CONTRACTOR AND ANY INVOLVED SUB-CONTRACTORS TO DISCUSS RESPONSIBILITIES AS THEY RELATE TO THE IMPLEMENTATION OF THIS EROSION AND SEDIMENT CONTROL.
2. THE CONTRACTOR SHALL CLEARLY DELINEATE THE LIMITS OF DISTURBANCE.
3. THE CONTRACTOR SHALL INSTALL SILT FENCE AND HAY BALE BARRIER DOWN SLOPE OF PROPOSED DISTURBANCE, PARALLEL WITH GRADE.
4. THE CONTRACTOR SHALL INSTALL INLET PROTECTION(S).
5. THE CONTRACTOR SHALL INSTALL STRAW WATTLES.
6. THE CONTRACTOR SHALL REMOVE PAVEMENT IN THE AREA OF THE CONSTRUCTION ENTRANCE(S) AND INSTALL THE CONSTRUCTION ENTRANCE(S).
7. CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCE ALONG AREAS IDENTIFYING NOT TO BE DISTURBED.
8. ONCE ALL EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN ESTABLISHED, CONTACT TOWN FOR INSPECTION OF EROSION AND SEDIMENT CONTROL MEASURE PRIOR TO CONSTRUCTION.
9. DEMOLISH ONSITE BUILDINGS AND REMOVE REMAINDER OF ONSITE IMPERVIOUS AREA (PAVEMENT AND CONCRETE).
10. REFER TO SHEET C161 FOR REMAINDER OF WORK.



1 EROSION & SEDIMENT CONTROL PLAN PRIOR TO CONSTRUCTION
SCALE: 1"=20'

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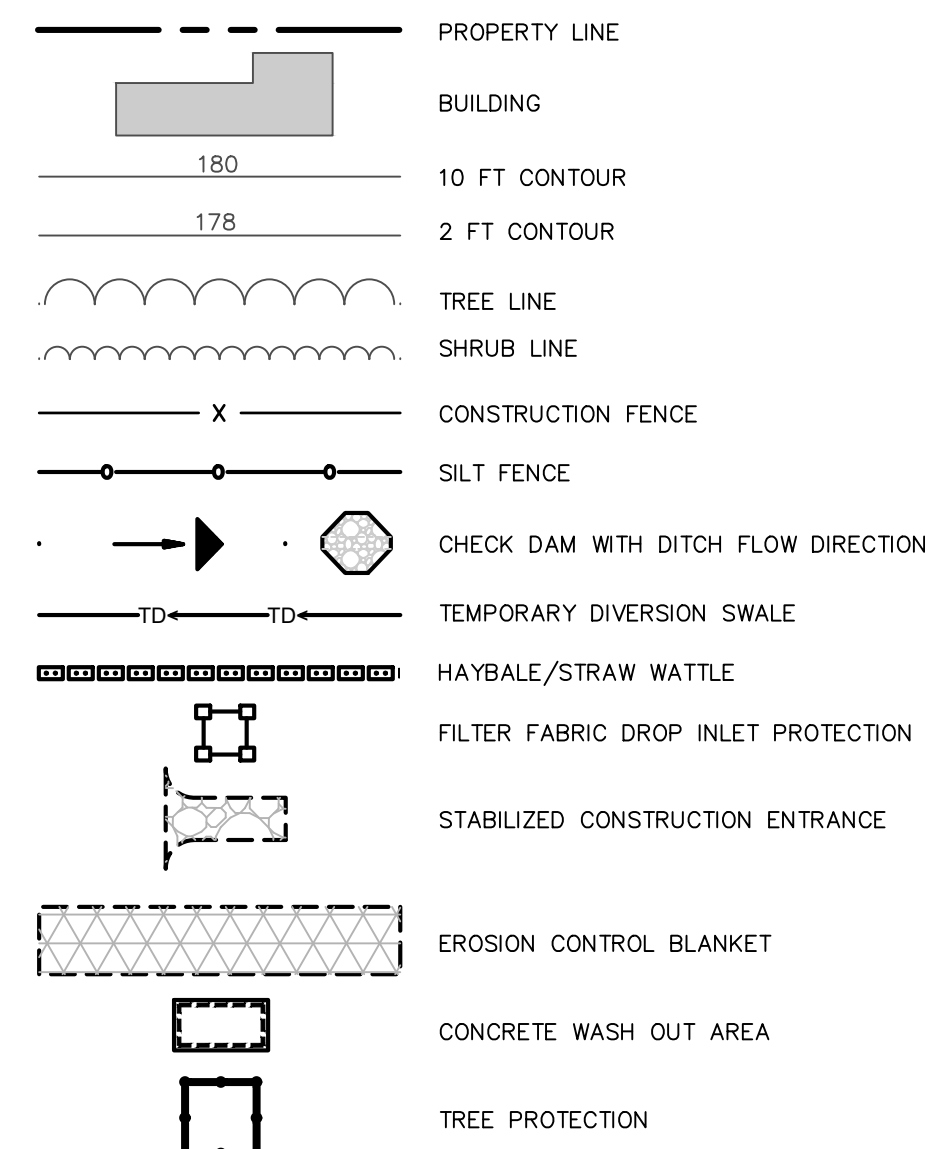
GAS LAND CORTLANDT- 2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)

EROSION & SEDIMENT CONTROL PLAN PRIOR TO CONSTRUCTION

TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

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date 02/20/19	scale 1"=20'
project no. 81903.00	sheet no. C160

EROSION CONTROL LEGEND:

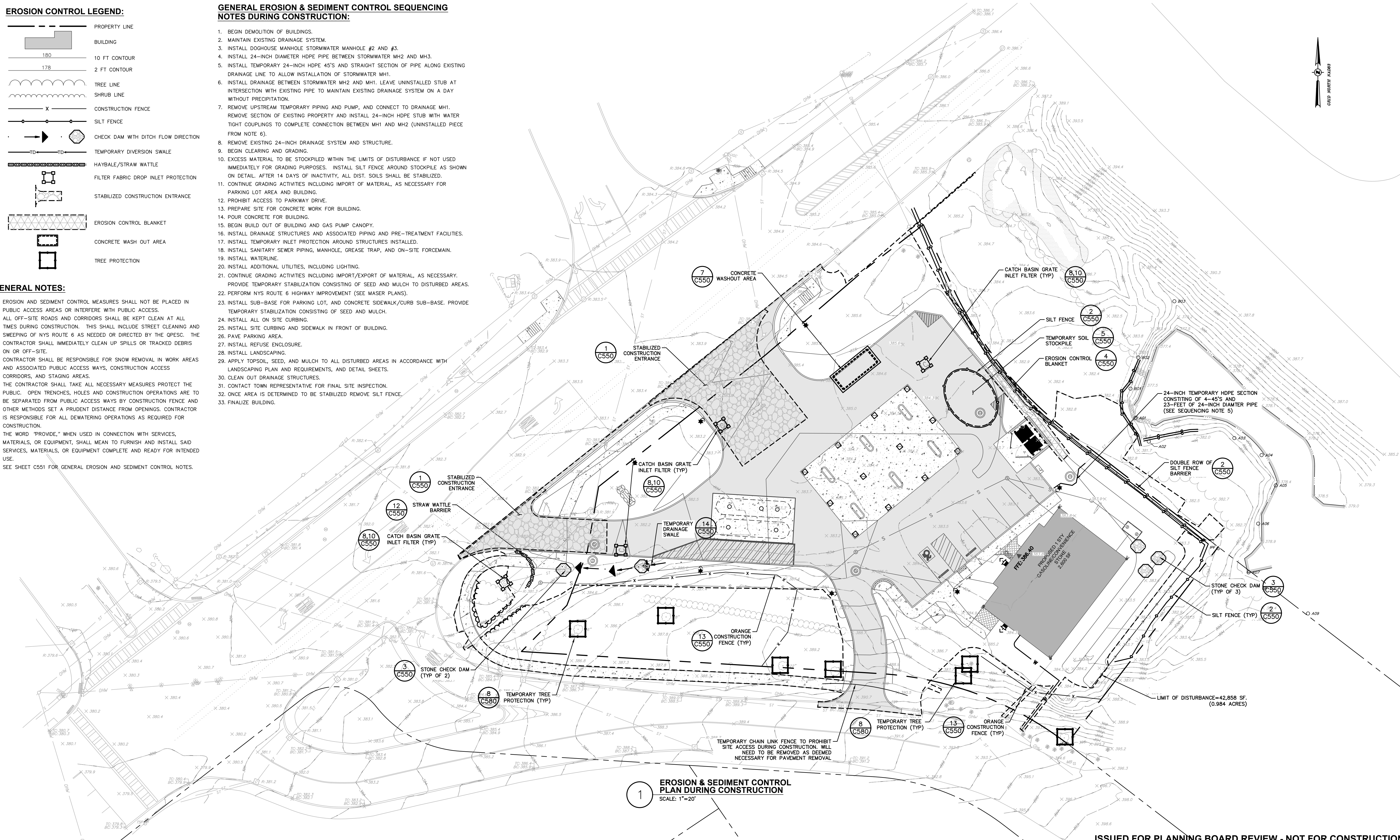


GENERAL NOTES:

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT BE PLACED IN PUBLIC ACCESS AREAS OR INTERFERE WITH PUBLIC ACCESS.
2. ALL OFF-SITE ROADS AND CORRIDORS SHALL BE KEPT CLEAN AT ALL TIMES DURING CONSTRUCTION. THIS SHALL INCLUDE STREET CLEANING AND SWEEPING OF NYS ROUTE 6 AS NEEDED OR DIRECTED BY THE OPESC. THE CONTRACTOR SHALL IMMEDIATELY CLEAN UP SPILLS OR TRACKED DEBRIS ON OR OFF-SITE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR SNOW REMOVAL IN WORK AREAS AND ASSOCIATED PUBLIC ACCESS WAYS, CONSTRUCTION ACCESS CORRIDORS, AND STAGING AREAS.
4. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT THE PUBLIC. OPEN TRENCHES, HOLES AND CONSTRUCTION OPERATIONS ARE TO BE SEPARATED FROM PUBLIC ACCESS WAYS BY CONSTRUCTION FENCE AND OTHER METHODS SET A PRUDENT DISTANCE FROM OPENINGS. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING OPERATIONS AS REQUIRED FOR CONSTRUCTION.
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6. SEE SHEET C551 FOR GENERAL EROSION AND SEDIMENT CONTROL NOTES.

GENERAL EROSION & SEDIMENT CONTROL SEQUENCING NOTES DURING CONSTRUCTION:

1. BEGIN DEMOLITION OF BUILDINGS.
2. MAINTAIN EXISTING DRAINAGE SYSTEM.
3. INSTALL DOGHOUSE MANHOLE STORMWATER MANHOLE #2 AND #3.
4. INSTALL 24-INCH DIAMETER HDPE PIPE BETWEEN STORMWATER MH2 AND MH3.
5. INSTALL TEMPORARY 24-INCH HDPE 45'S AND STRAIGHT SECTION OF PIPE ALONG EXISTING DRAINAGE LINE TO ALLOW INSTALLATION OF STORMWATER MH1.
6. INSTALL DRAINAGE BETWEEN STORMWATER MH2 AND MH1. LEAVE UNINSTALLED STUB AT INTERSECTION WITH EXISTING PIPE TO MAINTAIN EXISTING DRAINAGE SYSTEM ON A DAY WITHOUT PRECIPITATION.
7. REMOVE UPSTREAM TEMPORARY PIPING AND PUMP, AND CONNECT TO DRAINAGE MH1. REMOVE SECTION OF EXISTING PROPERTY AND INSTALL 24-INCH HDPE STUB WITH WATER TIGHT COUPLINGS TO COMPLETE CONNECTION BETWEEN MH1 AND MH2 (UNINSTALLED PIECE FROM NOTE 6).
8. REMOVE EXISTING 24-INCH DRAINAGE SYSTEM AND STRUCTURE.
9. BEGIN CLEARING AND GRADING.
10. EXCESS MATERIAL TO BE STOCKPILED WITHIN THE LIMITS OF DISTURBANCE IF NOT USED IMMEDIATELY FOR GRADING PURPOSES. INSTALL SILT FENCE AROUND STOCKPILE AS SHOWN ON DETAIL. AFTER 14 DAYS OF INACTIVITY, ALL DIST. SOILS SHALL BE STABILIZED.
11. CONTINUE GRADING ACTIVITIES INCLUDING IMPORT OF MATERIAL, AS NECESSARY FOR PARKING LOT AREA AND BUILDING.
12. PROHIBIT ACCESS TO PARKWAY DRIVE.
13. PREPARE SITE FOR CONCRETE WORK FOR BUILDING.
14. POUR CONCRETE FOR BUILDING.
15. BEGIN BUILD OUT OF BUILDING AND GAS PUMP CANOPY.
16. INSTALL DRAINAGE STRUCTURES AND ASSOCIATED PIPING AND PRE-TREATMENT FACILITIES.
17. INSTALL TEMPORARY INLET PROTECTION AROUND STRUCTURES INSTALLED.
18. INSTALL SANITARY SEWER PIPING, MANHOLE, GREASE TRAP, AND ON-SITE FORCEMAIN.
19. INSTALL WATERLINE.
20. INSTALL ADDITIONAL UTILITIES, INCLUDING LIGHTING.
21. CONTINUE GRADING ACTIVITIES INCLUDING IMPORT/EXPORT OF MATERIAL, AS NECESSARY. PROVIDE TEMPORARY STABILIZATION CONSISTING OF SEED AND MULCH TO DISTURBED AREAS.
22. PERFORM NYS ROUTE 6 HIGHWAY IMPROVEMENT (SEE MASER PLANS).
23. INSTALL SUB-BASE FOR PARKING LOT, AND CONCRETE SIDEWALK/CURB SUB-BASE. PROVIDE TEMPORARY STABILIZATION CONSISTING OF SEED AND MULCH.
24. INSTALL ALL ON SITE CURBING.
25. INSTALL SITE CURBING AND SIDEWALK IN FRONT OF BUILDING.
26. PAVE PARKING AREA.
27. INSTALL REFUSE ENCLOSURE.
28. INSTALL LANDSCAPING.
29. APPLY TOPSOIL, SEED, AND MULCH TO ALL DISTURBED AREAS IN ACCORDANCE WITH LANDSCAPING PLAN AND REQUIREMENTS, AND DETAIL SHEETS.
30. CLEAN OUT DRAINAGE STRUCTURES.
31. CONTACT TOWN REPRESENTATIVE FOR FINAL SITE INSPECTION.
32. ONCE AREA IS DETERMINED TO BE STABILIZED REMOVE SILT FENCE.
33. FINALIZE BUILDING.



1 EROSION & SEDIMENT CONTROL PLAN DURING CONSTRUCTION
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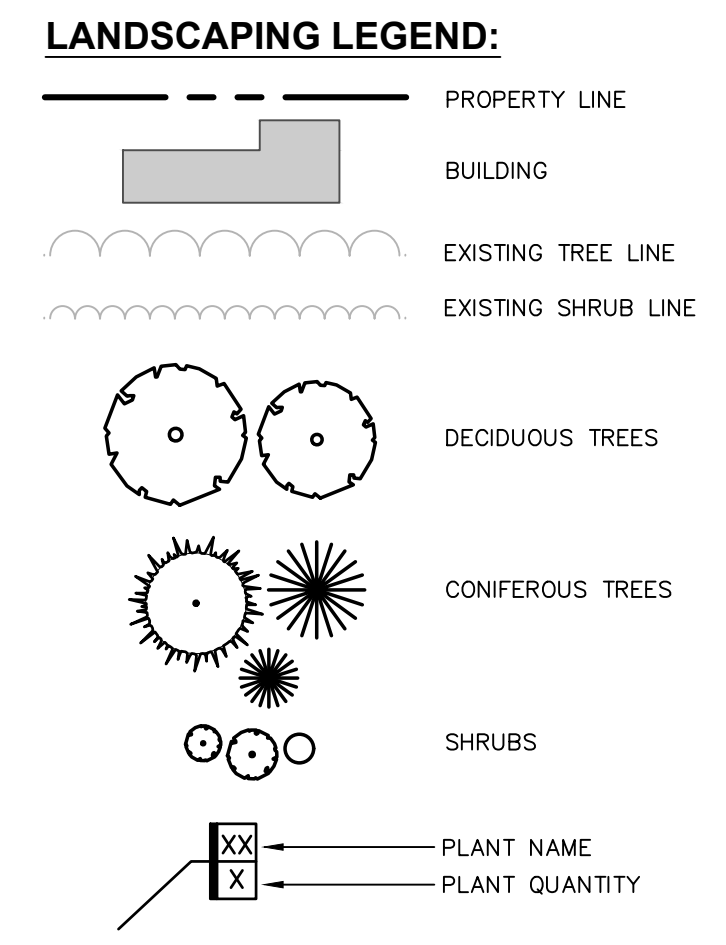
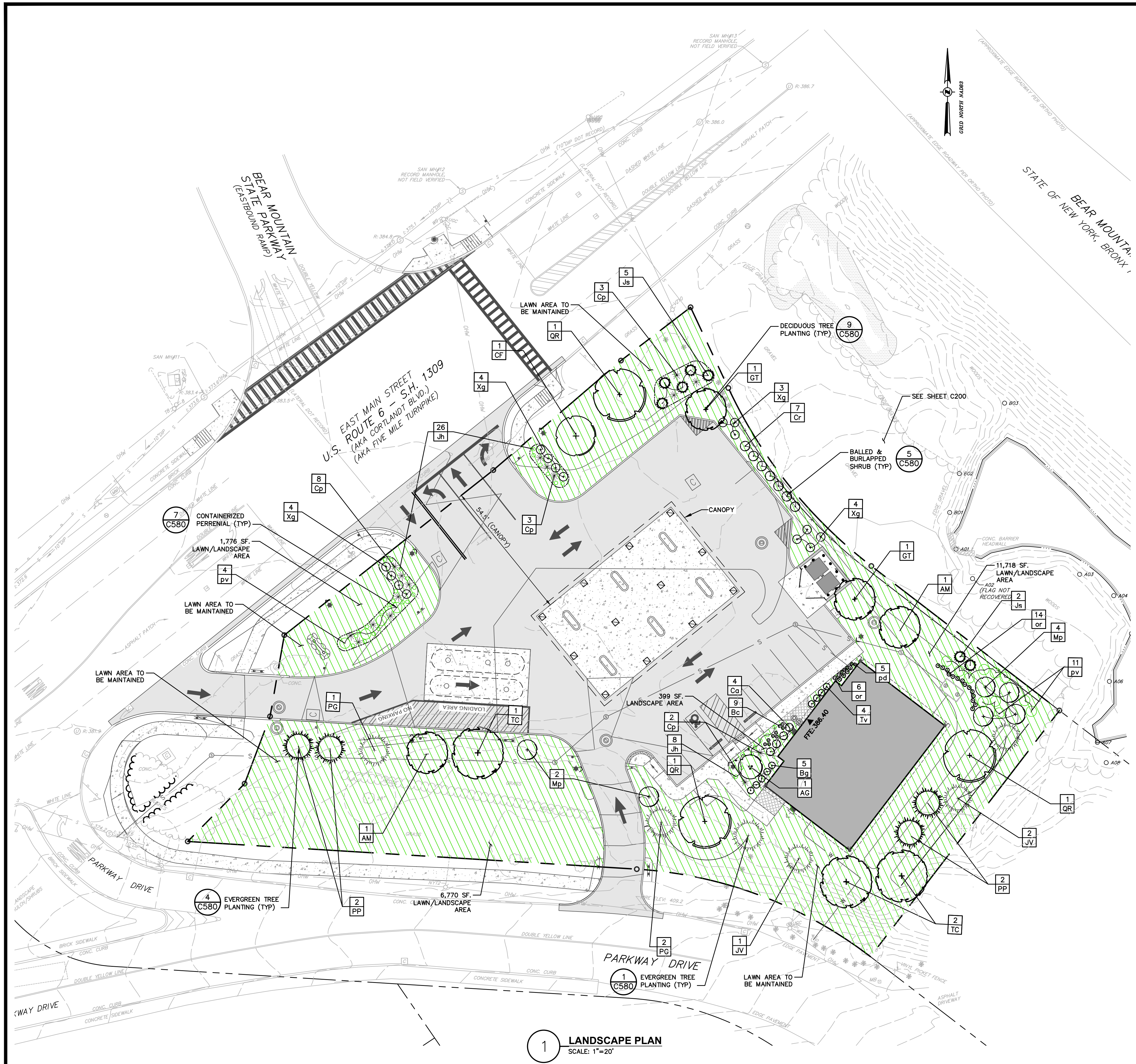
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rev.	date	description
3	07/09/19	REVISED PER TOWN COMMENTS
2	05/22/19	REVISED PER TOWN COMMENTS
1	04/24/19	REVISED PER TOWN COMMENTS
0	02/20/19	INITIAL SUBMISSION TO TOWN

GAS LAND CORTLANDT- 2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)
EROSION & SEDIMENT CONTROL PLAN DURING CONSTRUCTION
TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

designed SPL	checked CPL
02/20/19	11/20/19
project no. 81903.00	
sheet no. C161	



LANDSCAPING NOTES:
 1. SEE SHEET C580 FOR LANDSCAPING NOTES.

PLANT LIST

QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	REMARKS
TREES							
1	AG	Amelanchier grandiflora 'Autumn Brilliance'	Apple Serviceberry	7'-8'	B&B	As Shown	Multi-Stem Clump
2	AM	Amelanchier canadensis	Serviceberry	25' - 30' Ht.	Cont.	As Shown	
1	CF	Cornus florida	Flowering Dogwood	6' - 7' Ht.	B&B	As Shown	
2	GT	Gleditsia triacanthos inermis	Thornless Honeylocust	3" Cal.	B&B	As Shown	
3	PG	Picea glauca	White Spruce	8' - 10'	B&B	As Shown	
4	PP	Picea pungens	Blue Spruce	8-10'	B&B	As Shown	
3	QR	Quercus rubra	Red Oak	2 - 2.5" Cal.	B&B	As Shown	
3	TC	Tilia cordata 'littleleaf'	Littleleaf Linden	2 - 2.5" Cal.	B&B	As Shown	Greenspire, Glenleven
3	JV	Juniperus virginiana	Eastern Red Cedar	8'-10'	B&B	As Shown	
SHRUBS							
9	Bc	Buxus microphylla 'Compacta'	Boxwood 'Compacta'	3 Gal	Cont.	As Shown	
5	Bg	Buxus microphylla 'Green Mountain'	Boxwood 'Green Mountain'	30"-36" Ht	B&B	As Shown	
4	Ca	Ceanothus americanus	New Jersey Tea	2'-3' Ht	As Shown		
16	Cp	Comptonia peregrina	Sweetfern	#2	Cont.	As Shown	
7	Cr	Cornus racemosa	Gray Dogwood	18"-24"	Cont.	As Shown	
34	Jh	Juniperus horizontalis 'Wiltonii'	Creeping Juniper	#3 Cont.	Cont.	As Shown	
7	Js	Juniperus scopulorum 'Bailligh'	'Sky High' Juniper	5'-6' ht.	B&B	As Shown	
6	Mp	Myrica pensylvanica	Northern Bayberry	30-36"	Cont.	As Shown	
4	Tv	Itea virginica	Sweetpire	#5 Cont.	Cont.	As Shown	'Little Henry' Cultivar option
15	Xg	Ilex glabra 'Densa'	Compact Inkberry	#5 Cont.	Cont.	As Shown	
PERENNIALS							
20	or	Osmunda regalis	Royal Fern		#2 Cont.	18" O.C.	
5	pd	Phlox divaricata	Woodland Phlox		#2 Cont.	10" O.C.	
15	pv	Panicum virgatum 'Shenandoah'	Switch Grass		#2	Cont.	As Shown

* ALL DISTURBED AREAS NOT SPECIFICALLY CALLED OUT FOR NEW IMPROVEMENTS SHALL BE TOPSOILED, SEEDED WITH LAWN SEED MIX, & MULCHED (TYP)

1 LANDSCAPE PLAN
 SCALE: 1"=20'

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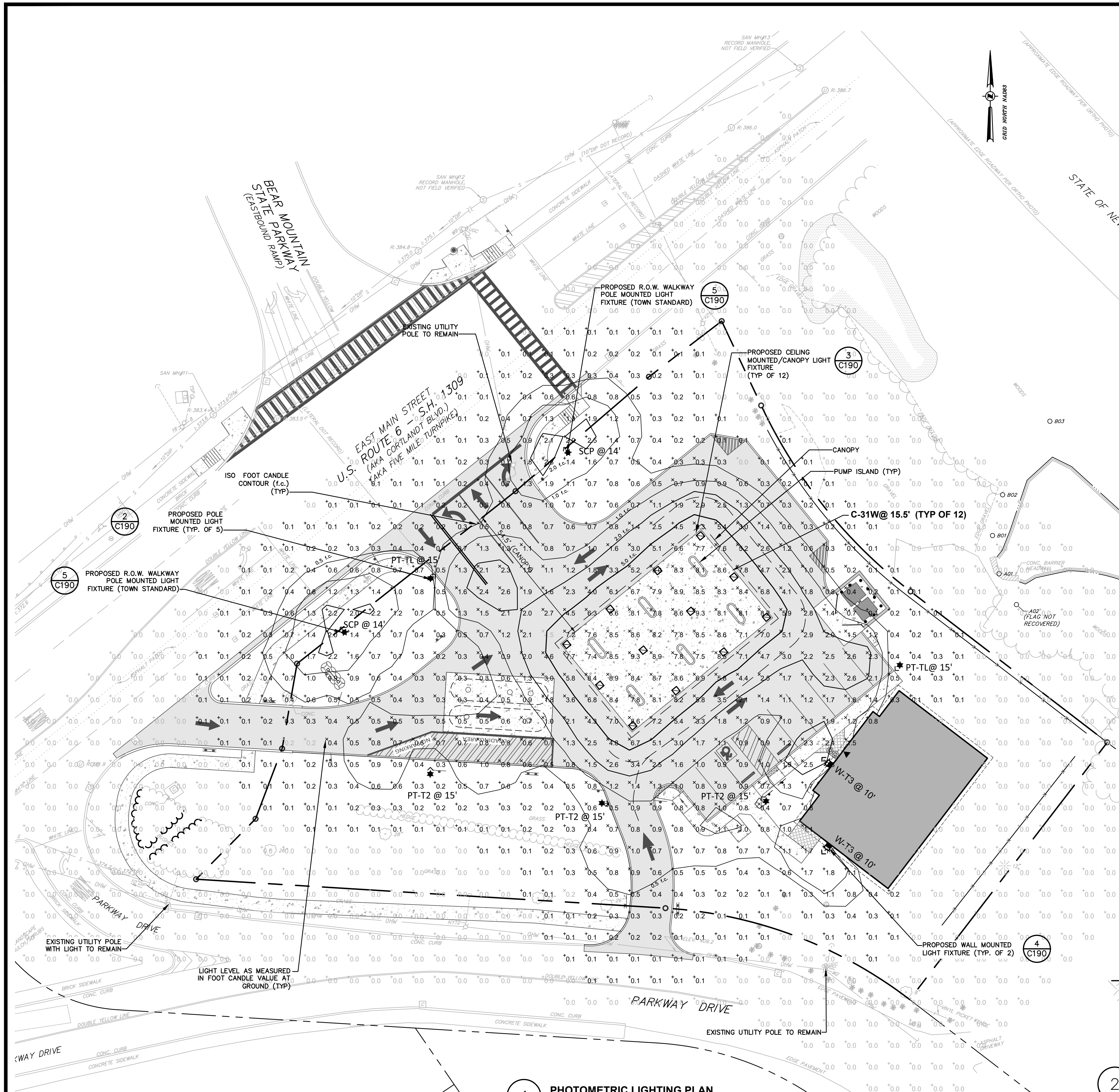
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0	02/18/19	INITIAL SUBMISSION TO PLANNING BOARD

GAS LAND CORTLANDT- 2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)

LANDSCAPE PLAN

TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

designed SPL	checked CPL
02/20/19	1"=20'
project no. 81903.00	
sheet no. C180	



- LIGHTING NOTES:**
1. PROPOSED LIGHTING AS MANUFACTURED BY CREE, HUBBELL LIGHTING/ ARCHITECTURAL AREA LIGHTING, AND SENTRY LIGHTING.
 2. THE LIGHTING FIXTURES, SURFACE LOCATIONS ARE IDENTIFIED BY TCC. DETAILED DESIGN OF THE LIGHTING SPECIFICATIONS, FOUNDATION DESIGN, LIGHTING CONDUIT, WIRING, AND CONTROL CIRCUITRY SHALL BE BY OTHERS.
 3. IF DISCREPANCIES EXIST BETWEEN THE LIGHTING SCHEDULE AND LIGHTING PLAN, THE PLAN SHALL DICTATE.
 4. GRID NUMBERS SHOWN REPRESENT FOOTCANDLE VALUES AT GROUND PLANE.
 5. THE EXISTING STREET LIGHTS IN THE RIGHT-OF-WAYS HAVE NOT BEEN INCLUDED IN THIS PHOTOMETRIC ANALYSIS. THE LIGHT LEVELS SHOWN HEREON REFLECT THE PROPOSED LIGHTING ON SITE.
 6. ALL LIGHTING SHOWN ON THIS PLAN SHALL BE DIRECTED AND/OR SHIELDED SO AS TO PRECLUDE OBJECTIONABLE GLARE FROM BEING OBSERVABLE FROM ADJOINING STREETS AND PROPERTIES.

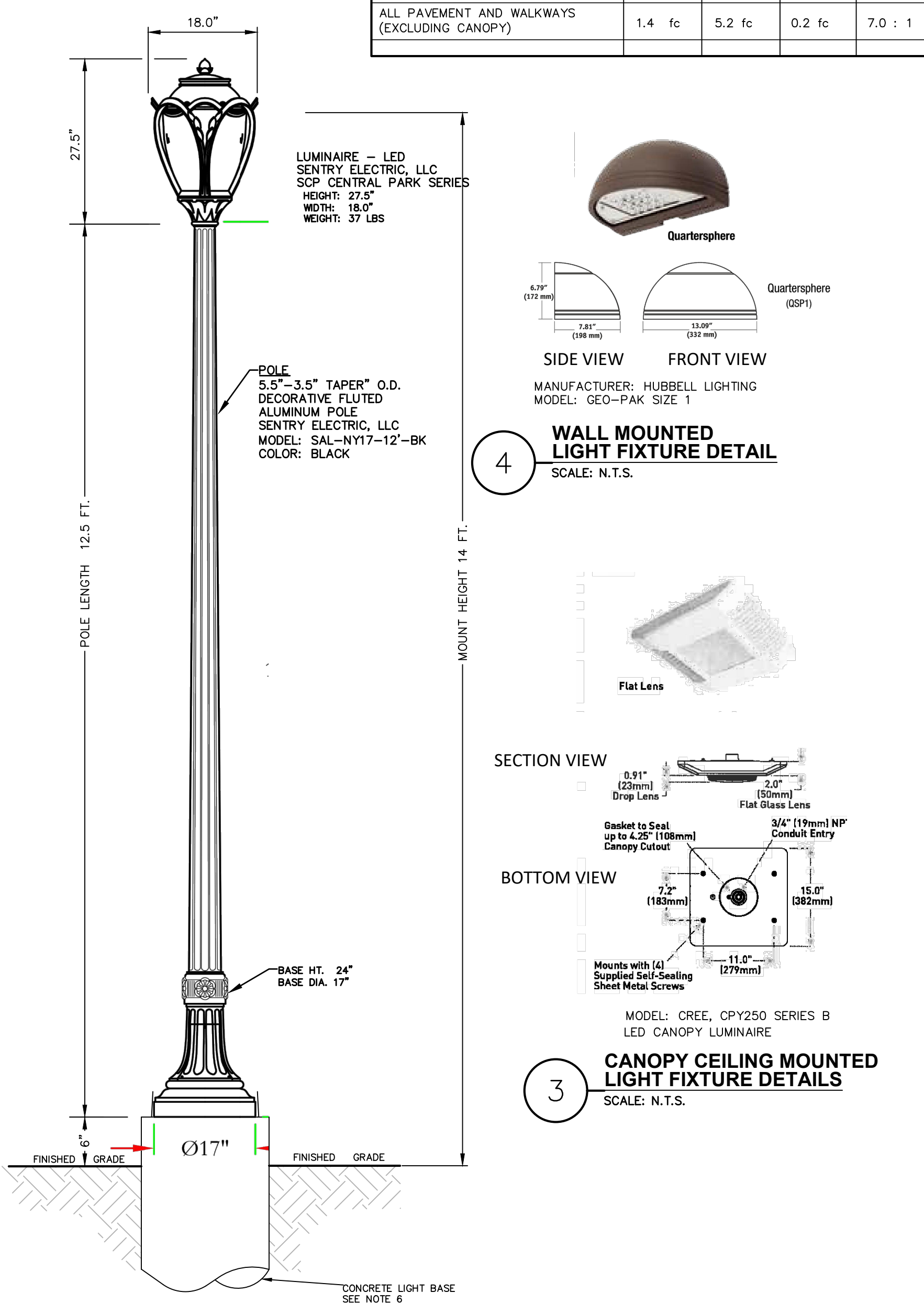
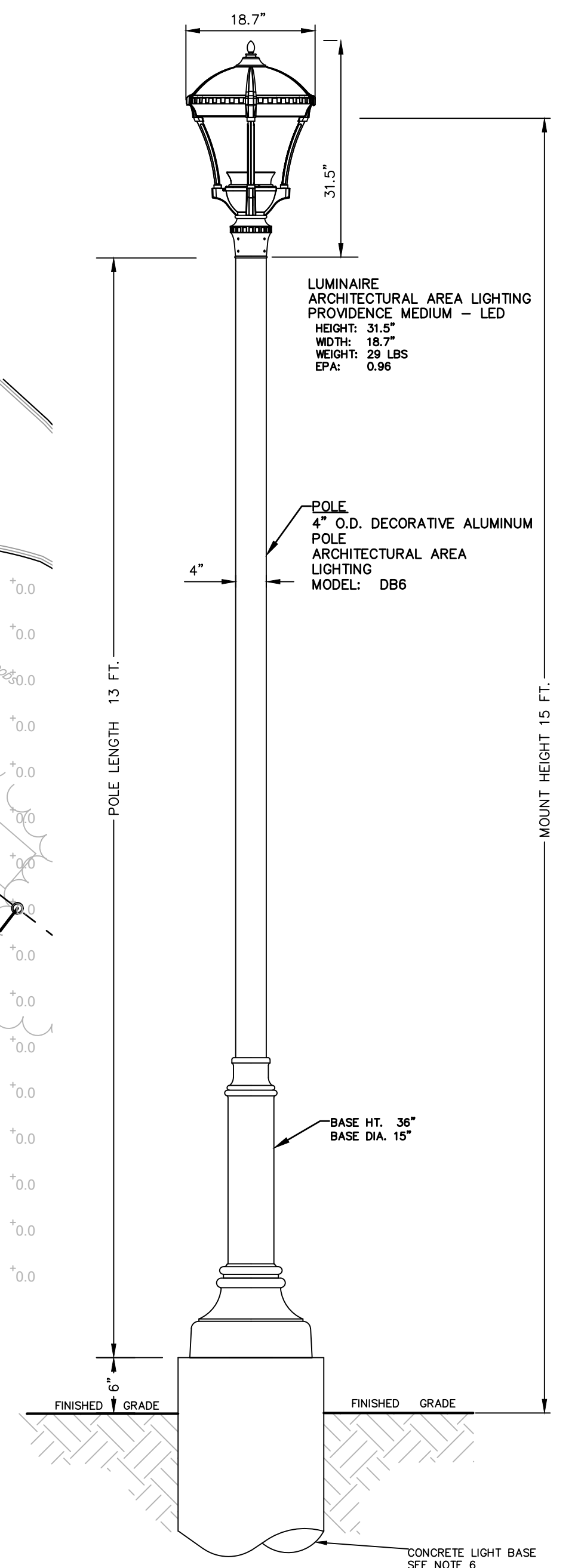
- PHOTOMETRIC LEGEND:**
- PROPERTY LINE
 - BUILDING
 - FOOT CANDLE VALUES AT GROUND PLANE
 - PHOTOMETRIC CONTOUR
 - PROPOSED CEILING MOUNTED CANOPY LIGHT FIXTURE
 - PROPOSED WALL MOUNTED LIGHT FIXTURE
 - PROPOSED LIGHT POLE, WITH INSTALLATION DIRECTION

LIGHTING SCHEDULE

QUANTITY	DESIGNATION	MANUFACTURER	MODEL: CATALOG NUMBER	MOUNT HEIGHT **	LIGHTING TYPE	WATTS	TOTAL LUMENS	REMARKS	LIGHT TEMPERATURE
3	PT-T2	ARCHITECTURAL AREA LIGHTING	PROV-T2-32LED-3K-450	15 FT.	LED	49W	2432	POST TOP MOUNT	3000 K
2	PT-TL	ARCHITECTURAL AREA LIGHTING	PROV-TL-32LED-3K-450	15 FT.	LED	49W	2487	POST TOP MOUNT	3000 K
12	C-31W	CREE LIGHTING	CYP250-B-xx-F-C-UL-xx-30K	15.5 FT.	LED	32W	4045	RECESSED CANOPY LIGHTING	3000 K
1	W-T3	HUBBELL LIGHTING	TRP1-12L15-3K7-3	10 FT.	LED	14W	1478	GEO-PACK SIZE 1, WALL MOUNTED	3000 K
2	SCP	SENTRY ELECTRIC, LLC	SCP-NB-LEDV29B-0.7A-840-KHT3	14 FT.	LED	38W		POST TOP, AS REQUESTED BY TOWN	4000 K

LIGHTING STATISTICS

	AVERAGE	MAXIMUM	MINIMUM	AVE./MIN
CANOPY PLUS 5 FT.	7.5 fc	9.3 fc	4.5 fc	1.7 : 1
ALL PAVEMENT AND WALKWAYS (EXCLUDING CANOPY)	1.4 fc	5.2 fc	0.2 fc	7.0 : 1



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PHOTOMETRIC PLAN

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GAS LAND CORTLANDT- 2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)

PHOTOMETRIC PLAN

TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

designed	checked
SMD	CPL
date	scale
02/20/19	AS SHOWN
project no.	
81903.00	
sheet no.	
	C190

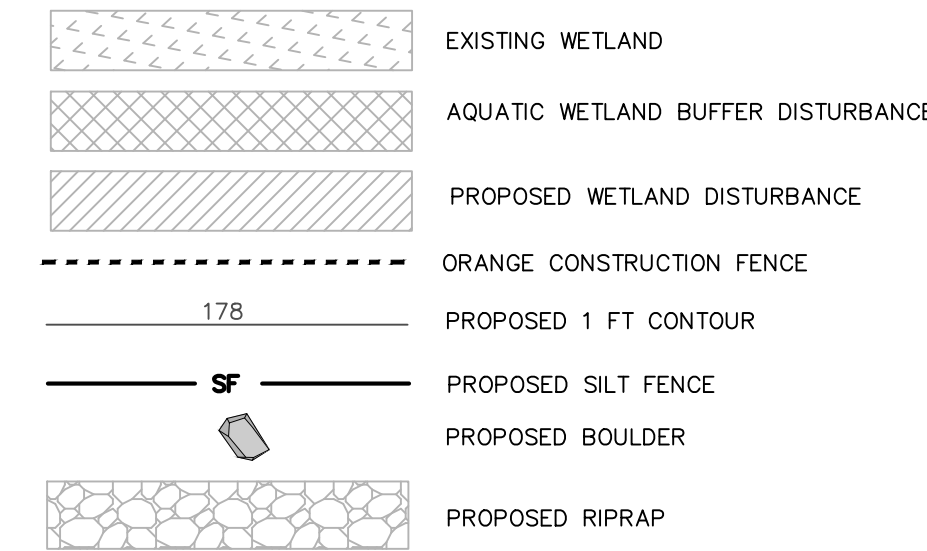
PLANT SCHEDULE

	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COND	SPACING
SHRUBS		wb Ilex verticillata	Winterberry (at least 1 male species)	12	15"-18"	BARE ROOT	5' O.C.
		ab Lindera benzoin	Spice Bush	12	2-3'	BARE ROOT	10' O.C.
		be Sambucus nigra	Black Elderberry	12	2-3'	BARE ROOT	10' O.C.
		sd Cornus amomum	Silky Dogwood	12	2-3'	BARE ROOT	10' O.C.
		or Osmunda regalis	Royal Fern	129	2-3'	#2 Cont.	18' O.C.
		pv Panicum virgatum 'Shenandoah'	Switch Grass	22	2-3'	#2 Cont.	As Shown

LANDSCAPING NOTES:

- THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
- THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT/ENGINEER AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THE WORK.
- THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.
- THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.
- NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.
- QUALITY ASSURANCE:
 - NOMENCLATURE: PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
 - SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC (AAN), UNLESS OTHERWISE SPECIFIED.
 - NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS PLANTS NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT IN ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE BEEN TRANSPLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL. HEELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.
 - SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS. IF REQUIRED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL. WHEN AUTHORIZED, ADJUSTMENTS OF CONTRACT AMOUNT (IF ANY) WILL BE MADE BY CHANGE ORDER.
- SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
 - UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWNS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 15.
 - UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.
 - AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE LAWNS OR PLANTINGS ARE TO BE ESTABLISHED AND WORK IS COMPLETE, SHALL BE RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. WORK SHALL BE WITHIN THE SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER (TOPSOIL AND TEMPORARY COVER SEED MIX) WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
- PRODUCTS:

WETLAND MITIGATION LEGEND:



NOTES:

- SEE SHEET C180 FOR LANDSCAPING PLAN AND SHEET C580 FOR LANDSCAPING NOTES.

SOIL PREPARATIONS AND VEGETATIVE ESTABLISHMENT:

- ADDITIONAL SOIL AMENDMENTS ARE NOT EXPECTED TO BE REQUIRED, SINCE THE PROPOSED VEGETATIVE COVER TYPES WILL THRIVE IN A WIDE RANGE OF SOIL CONDITIONS, WITH THE pH VALUES FROM SLIGHTLY ACIDIC TO NEUTRAL. BASELINE SOIL ANALYSIS FOR THE MITIGATION AREA AND ADJACENT WETLAND, HOWEVER, WILL BE INDISPENSABLE IN THE MONITORING AND ASSESSMENT PHASE OF THE RELATIVE SUCCESS OR FAILURE THE MITIGATION EFFORT.
- THE COMBINATION OF FORESTED WETLAND WITH SCRUB/SHRUB WETLAND MITIGATION AREA IS EXPECTED TO ENSURE VEGETATIVE ESTABLISHMENT AND LONG-TERM SURVIVAL, EVEN UNDER SUMMER CONDITIONS. THE DESIGN OF THIS SYSTEM WILL MAXIMIZE SURFACE WATER AVAILABILITY TO BOTH WETLAND PLANTINGS, AND AREA TO BE SEEDING WITH HERBACEOUS WETLAND SPECIES.
- THE FINISHED GRADES OF THE MITIGATION AREA WILL CREATE AN INCREASING MOISTURE GRADIENT FROM THE EXISTING UPLANDS THROUGH THE MITIGATION AREA THAT WILL IMPROVE CHANCES FOR ESTABLISHMENT OF A DIVERSE WETLAND COMMUNITY. THESE FINISHED GRADES ALSO WILL MAKE USE OF SEASONAL FLUCTUATIONS IN SURFACE WATER ELEVATIONS, WHICH ARE WIDELY RECOGNIZED AS CRUCIAL TO SEED GERMINATION WETLAND PLANT SPECIES.
- THE REMAIND OF THE TERRAIN WILL BE SEEDING WITH A MIXTURE OF HERBACEOUS, WET MEADOW SPECIES IN ORDER TO STABILIZE SOILS AND ESTABLISH A PERENNIAL WETLAND VEGETATIVE COMMUNITY.

CONSTRUCTION NOTES:

- ALL DISTURBED AREAS ARE TO BE REPAIRED INCLUDING BRINGING GRADES BACK TO ORIGINAL CONDITION OR PROPOSED IF INDICATED BY IMPORTING TOPSOIL AND SUPPLYING NECESSARY SOIL AMENDMENTS PRIOR TO SEEDING AND WATERING.
- THE TEMPORARY CONSTRUCTION ACCESS FOR THE MITIGATION AREA WILL BE RESTORED TO ORIGINAL CONDITIONS UPON COMPLETION OF THE WETLAND MITIGATION.



1 OFF-SITE BUFFER MITIGATION PLAN
SCALE: 1"=10'

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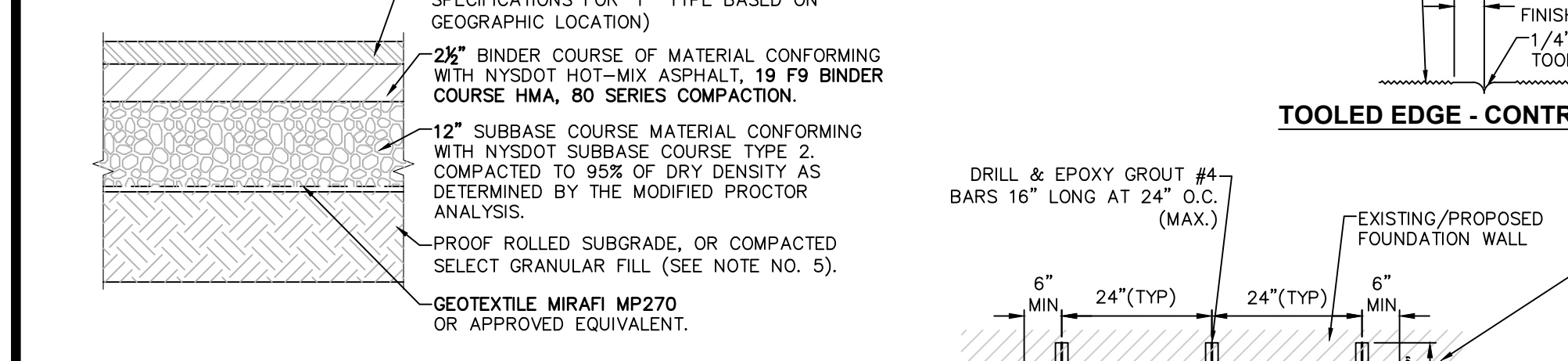
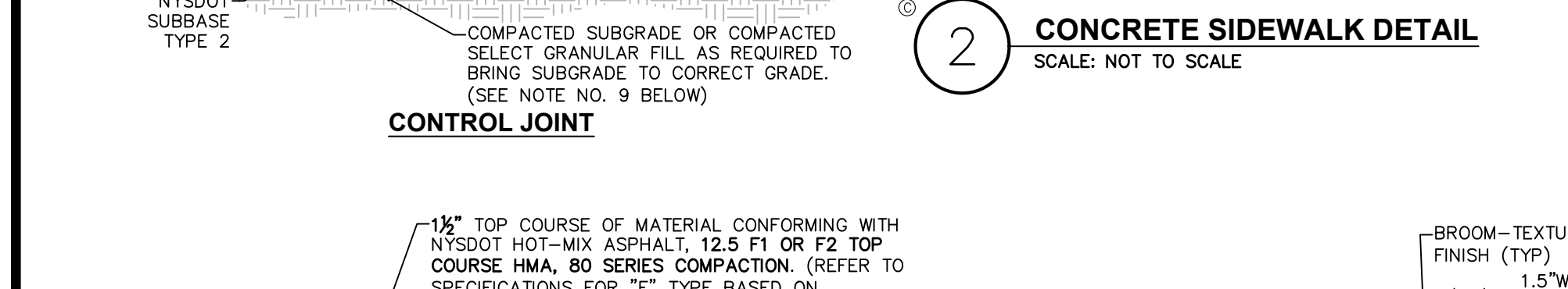
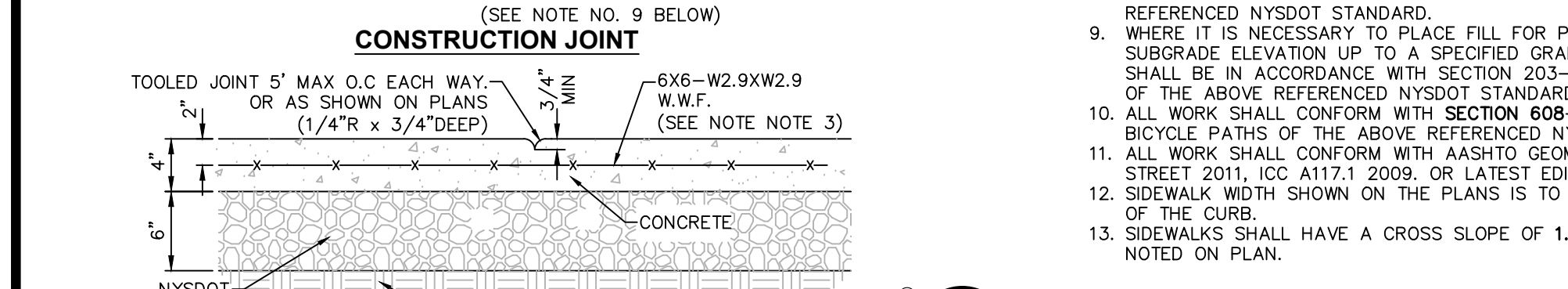
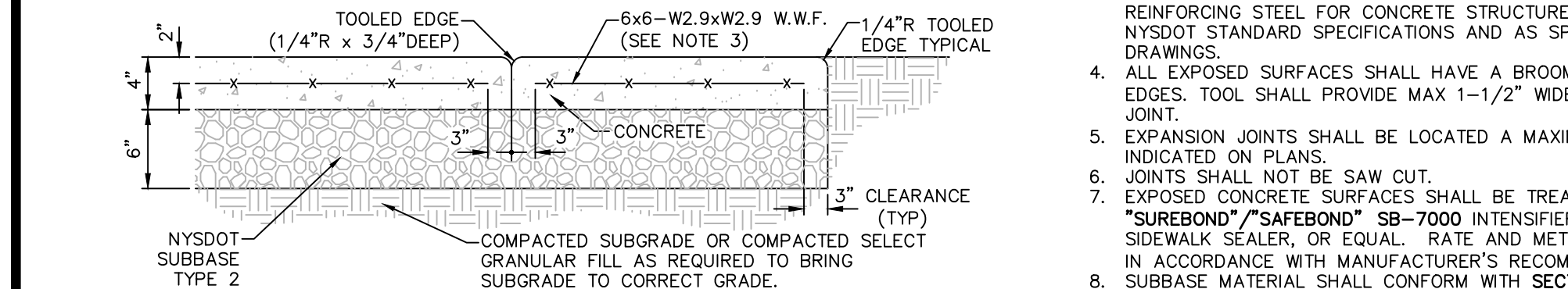
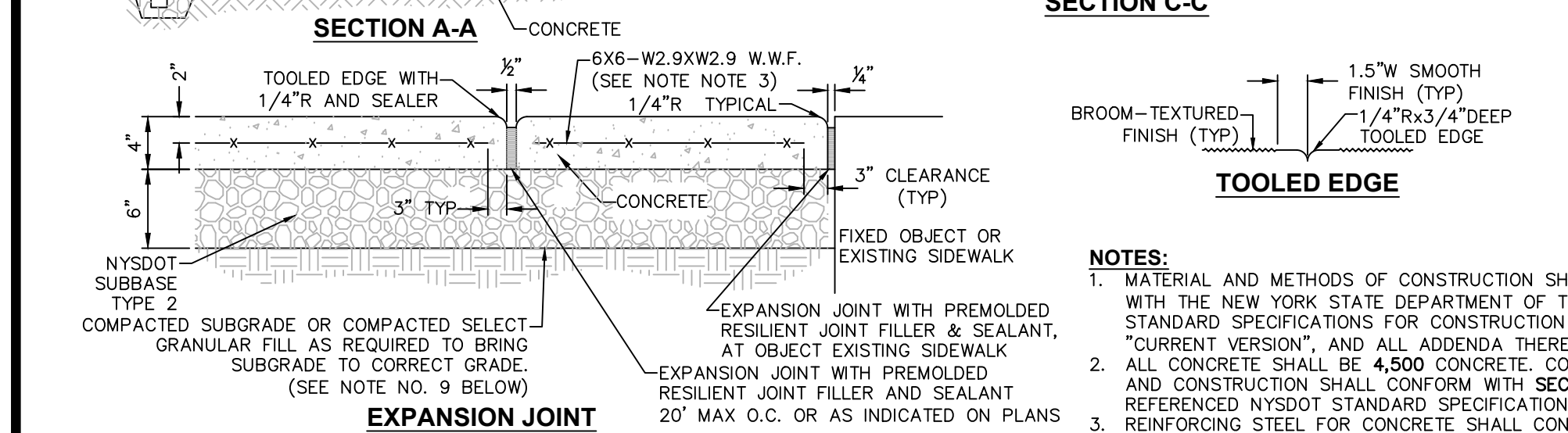
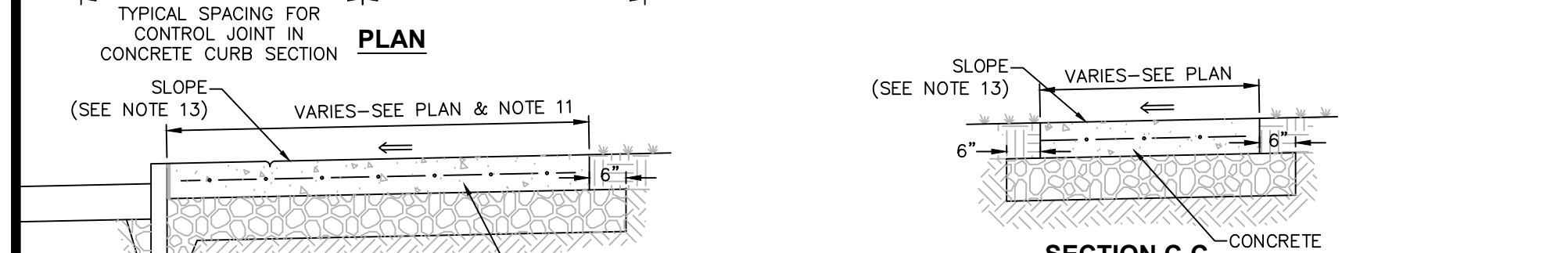
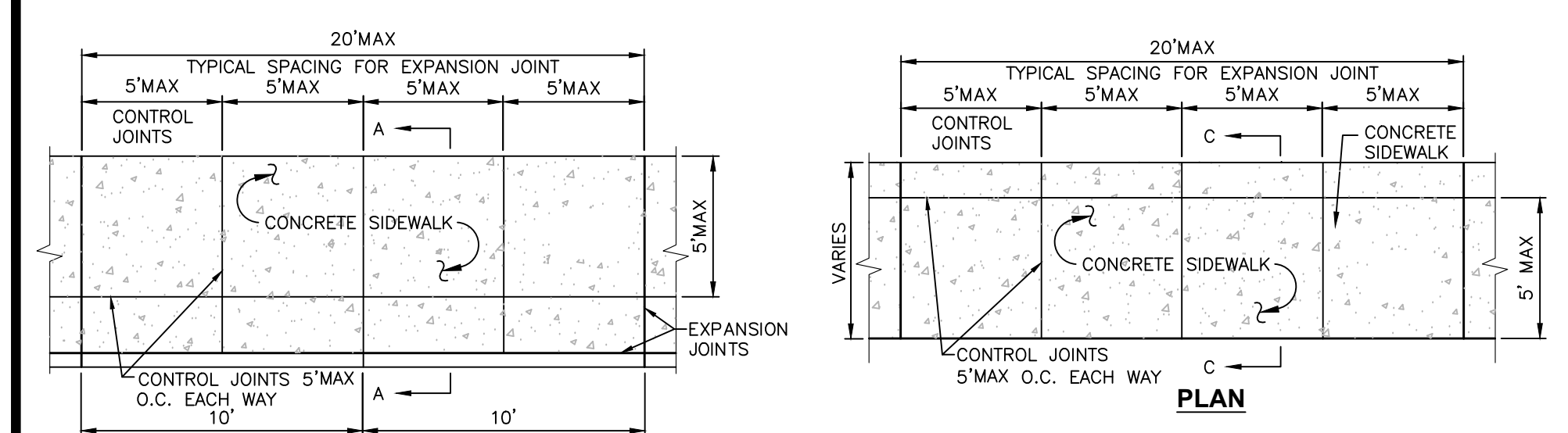
rev.	date	description
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GAS LAND CORTLANDT- 2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)

OFF-SITE BUFFER MITIGATION PLAN

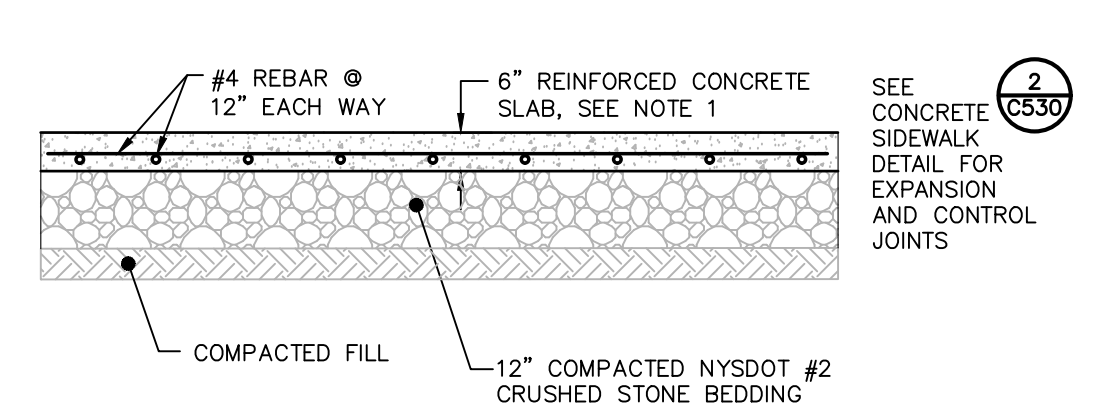
TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

designed SPL	checked CPL
02/20/19	1"=10'
project no. 81903.00	
sheet no. C200	



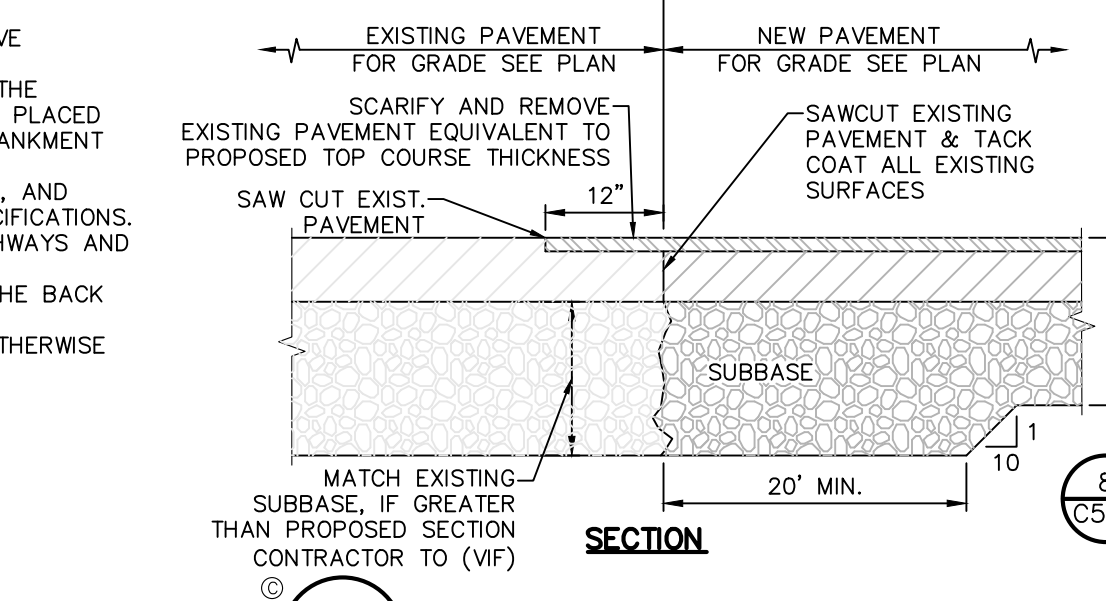
- NOTES:**
- MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED "CURRENT VERSION", AND ALL ADDENDA THERE TO.
 - SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 - SUBBASE COURSE OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS.
 - HOT MIX ASPHALT (HMA) PAVEMENT SHALL CONFORM WITH SECTION 400 - HOT MIX ASPHALT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS. ALTHOUGH SECTION 400 IN ITS ENTIRETY IS REFERENCED, THE HOT MIX ASPHALT (HMA) PAVEMENT(S) SPECIFIED FOR THIS CONTRACT SHALL BE AS SPECIFIED UNDER SECTION 402 - HOT MIX ASPHALT (HMA) PAVEMENTS.
 - TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH SECTION 407 - TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
 - WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203 - EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
 - PAVEMENT SECTION SHOWN IS PRELIMINARY. PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION, THE FINAL DESIGN OF THE PAVEMENT SECTION MUST BE PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER AND MUST BE BASED ON A CURRENT GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.

8 PAVEMENT SECTION DETAIL
SCALE: NOT TO SCALE

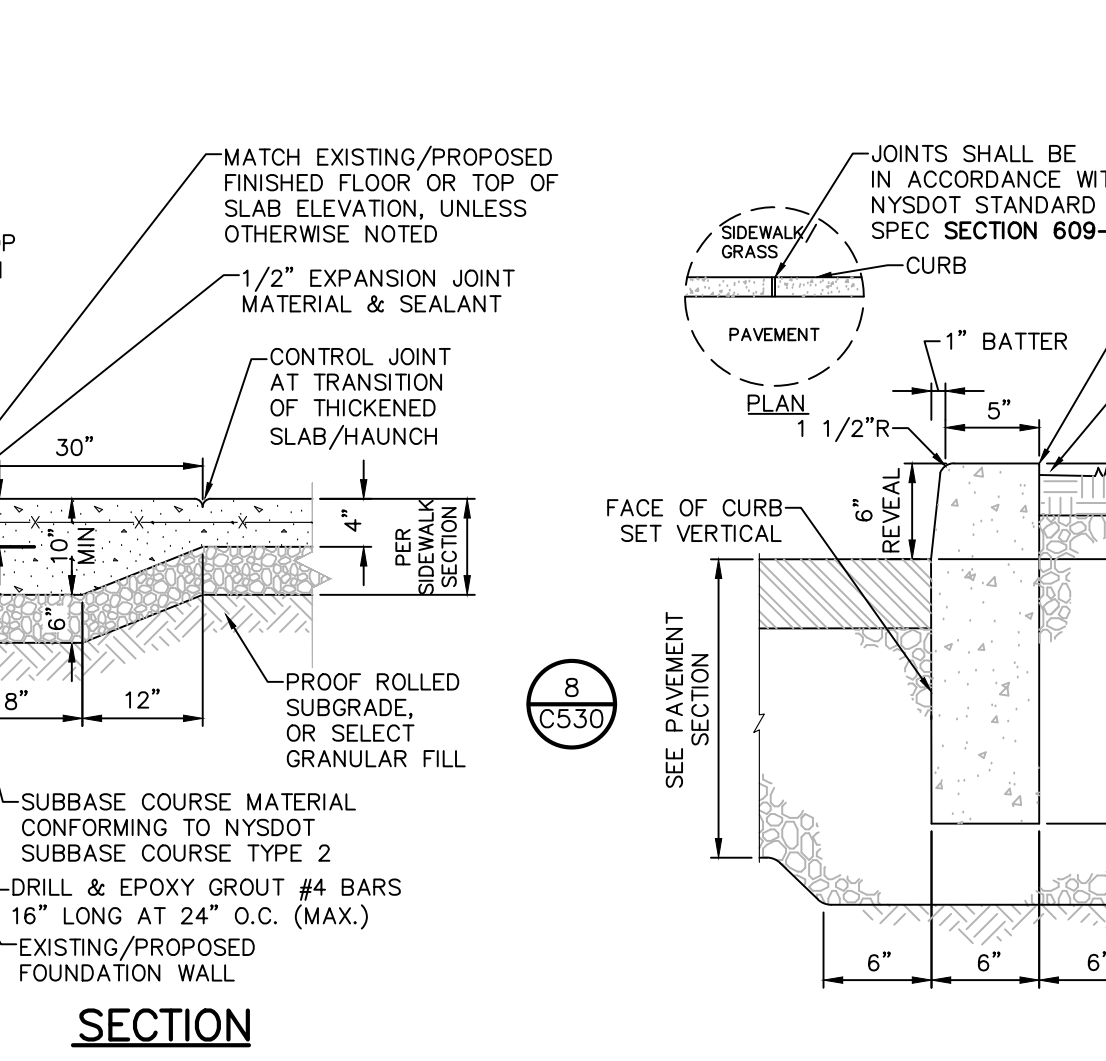


- CONCRETE SLAB:**
- MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERETO.
 - CONCRETE SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 4500 PSI @ 28 DAY AND SHALL BE PLACED IN ACCORDANCE WITH ACI SPECIFICATIONS AND ITS LATEST REVISION.
 - REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 - REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
 - ALL EXPOSED SURFACES SHALL HAVE A BROOM TEXTURED FINISH & TOOLED EDGES. TOOL SHALL PROVIDE MAX 1-1/2" WIDE SMOOTH TROWEL FINISH AT JOINT.
 - EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
 - CONTROL JOINTS SHALL BE LOCATED A MAXIMUM OF 5' ON CENTER, OR AS INDICATED ON PLANS.
 - JOINTS SHALL NOT BE SAW CUT.
 - EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOOND" SB-7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
 - WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN ACCORDANCE WITH SECTION 203 - EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

3 CONCRETE SLAB
SCALE: NOT TO SCALE

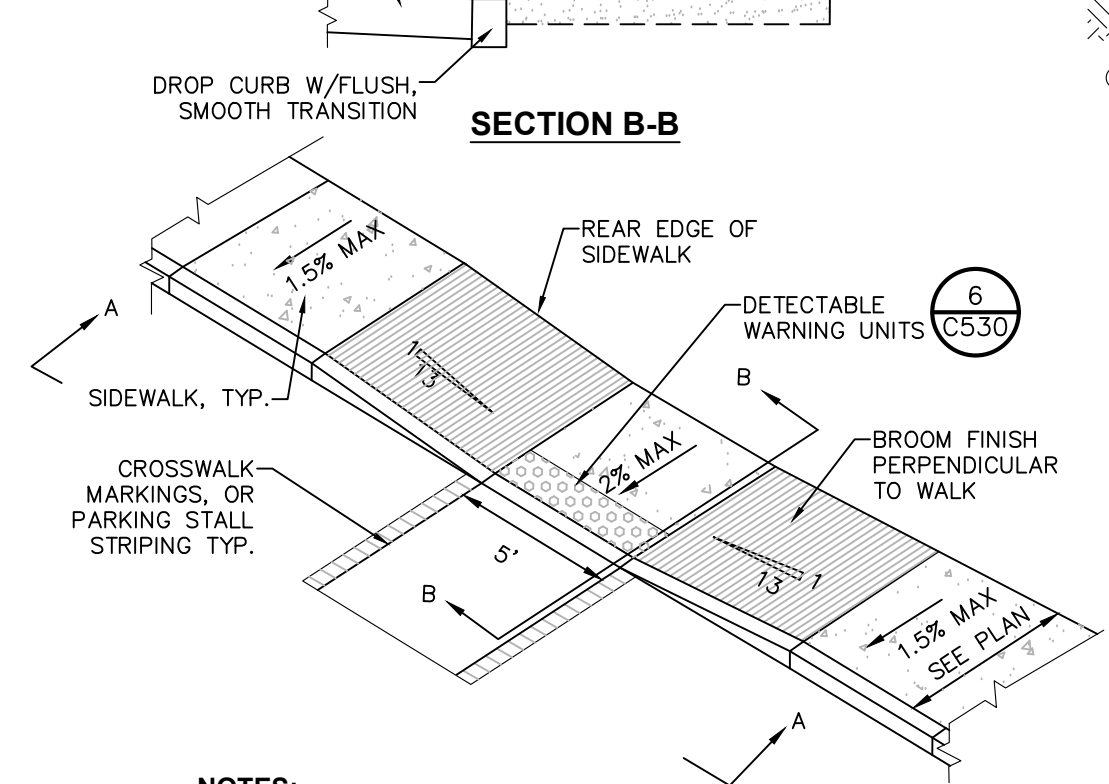
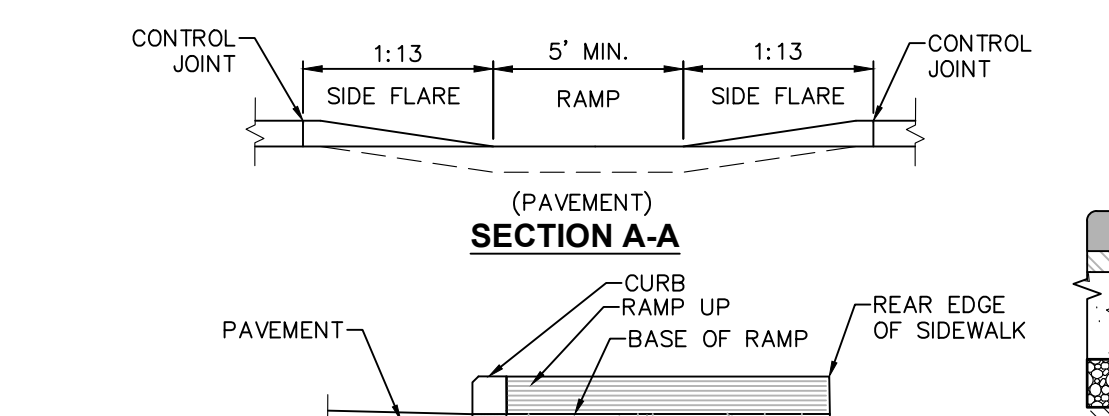


4 PAVEMENT TRANSITION DETAIL
SCALE: NOT TO SCALE



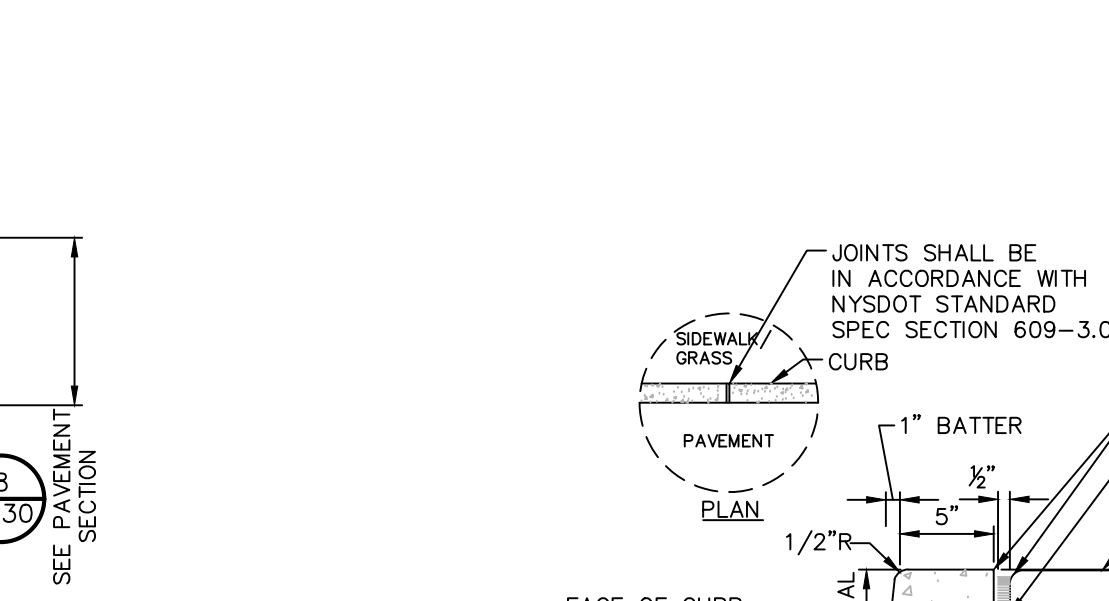
- NOTES:**
- THICKENED (HAUNCH) & ADDITIONALLY REINFORCED CONCRETE SIDEWALK ENDS ARE REQUIRED AT ALL EXISTING/PROPOSED BUILDING ENTRANCES.
 - SEE CONCRETE SIDEWALK DETAIL FOR ADDITIONAL DETAILS & NOTES.

9 CAST IN PLACE CONCRETE CURB AT BUILDING ENTRANCE
SCALE: NOT TO SCALE

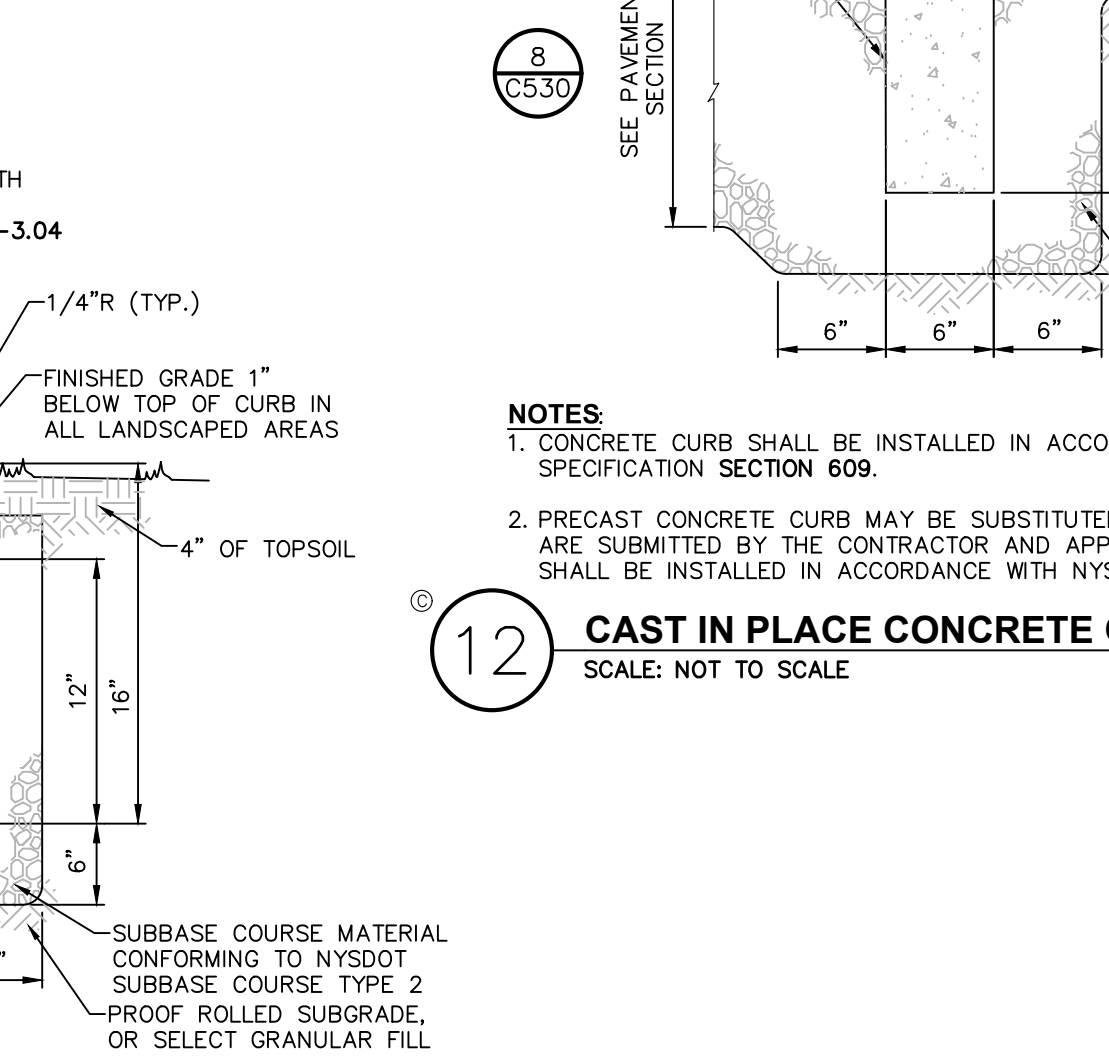


- NOTES:**
- ALL WORK SHALL CONFORM WITH THE NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS DATED, "CURRENT VERSION", AND ALL ADDENDA THERE TO, SPECIFICALLY SECTION 608 - SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
 - SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
 - DETECTABLE WARNING UNITS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

5 PEDESTRIAN RAMP SECTION - DROP CURB
SCALE: NOT TO SCALE

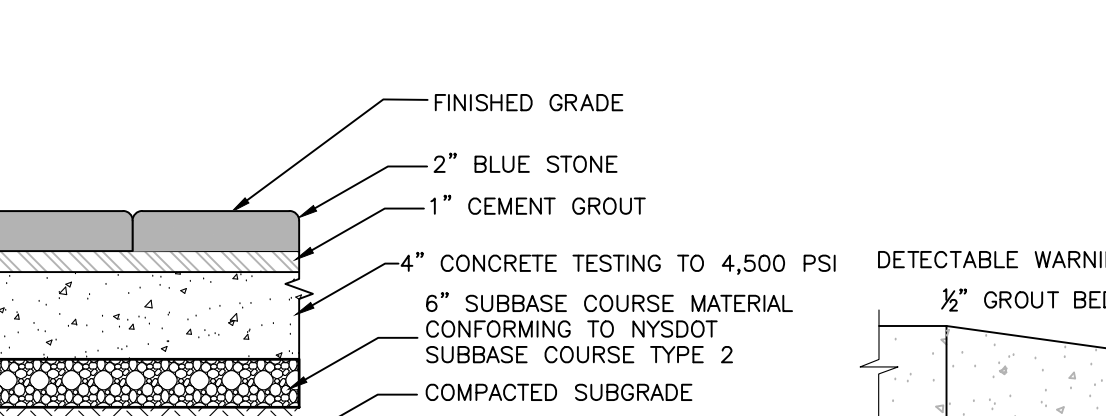


4 PAVEMENT TRANSITION DETAIL
SCALE: NOT TO SCALE

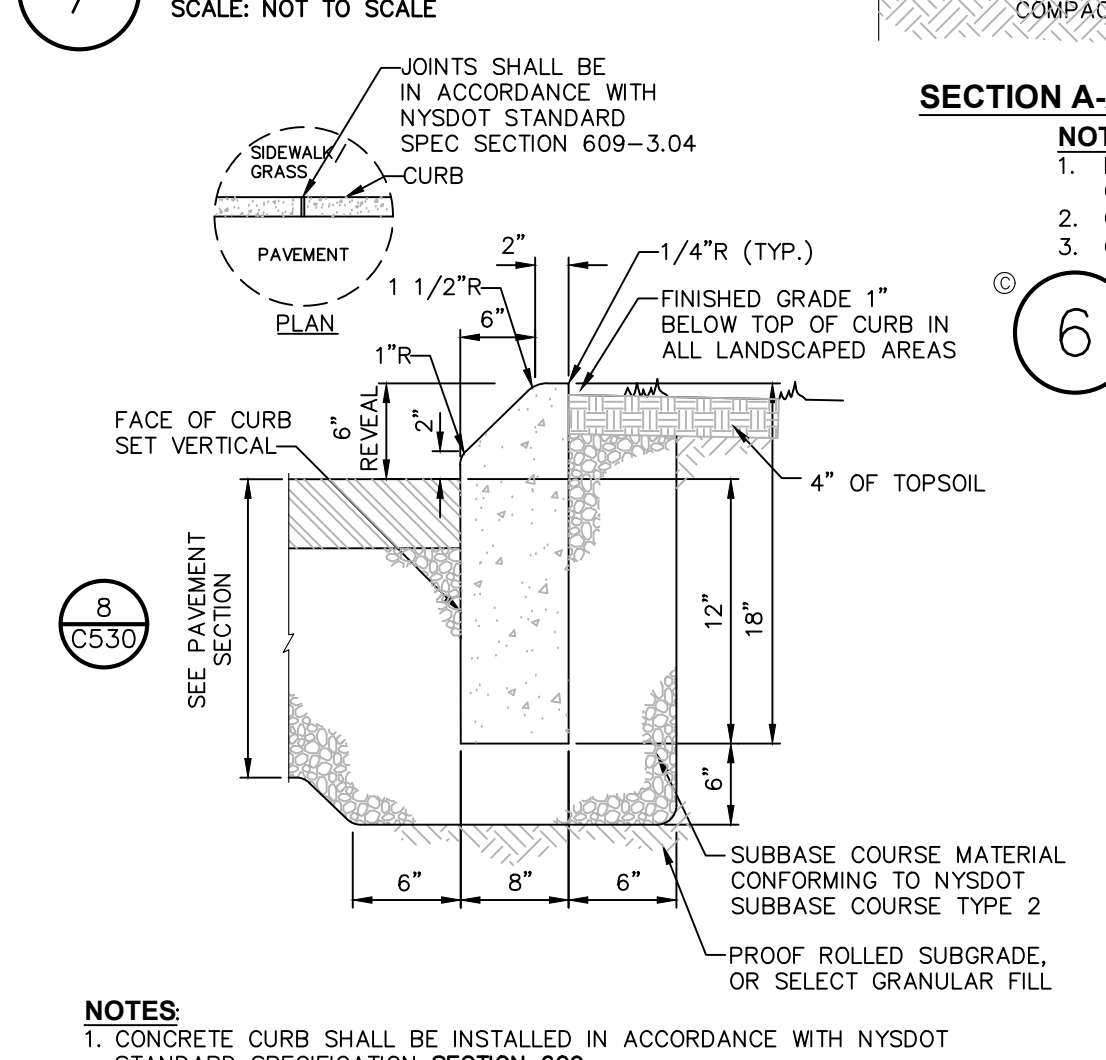


- NOTES:**
- CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
 - PRECAST CONCRETE CURB MAY BE SUBSTITUTED, WHEN ALTERNATE CONSTRUCTION DETAILS ARE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. ALTERNATE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT SPEC SECTION 609.

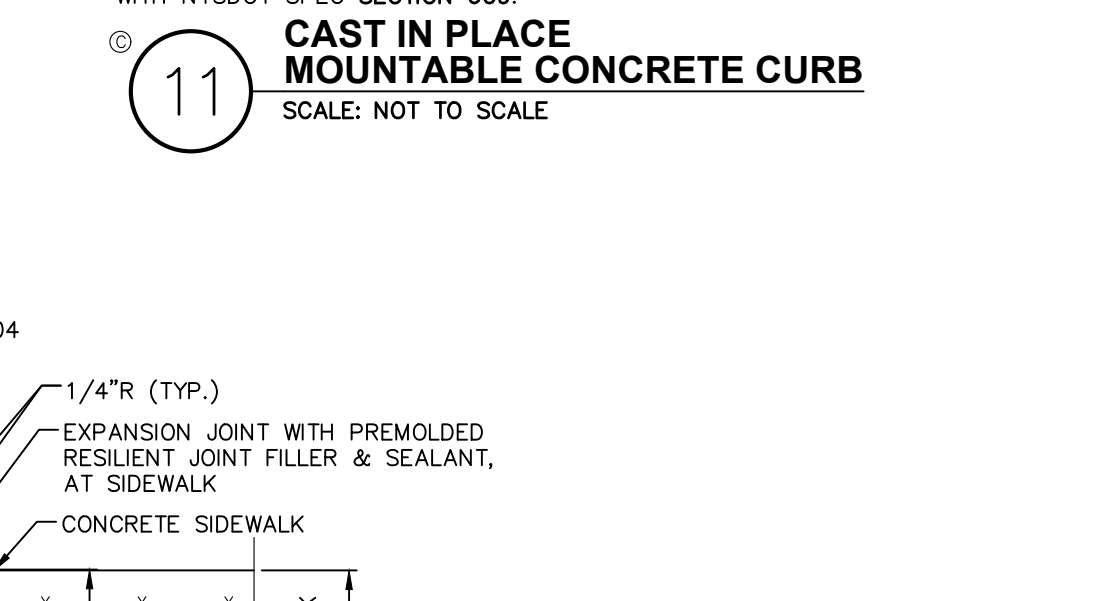
10 CAST IN PLACE CONCRETE CURB
SCALE: NOT TO SCALE



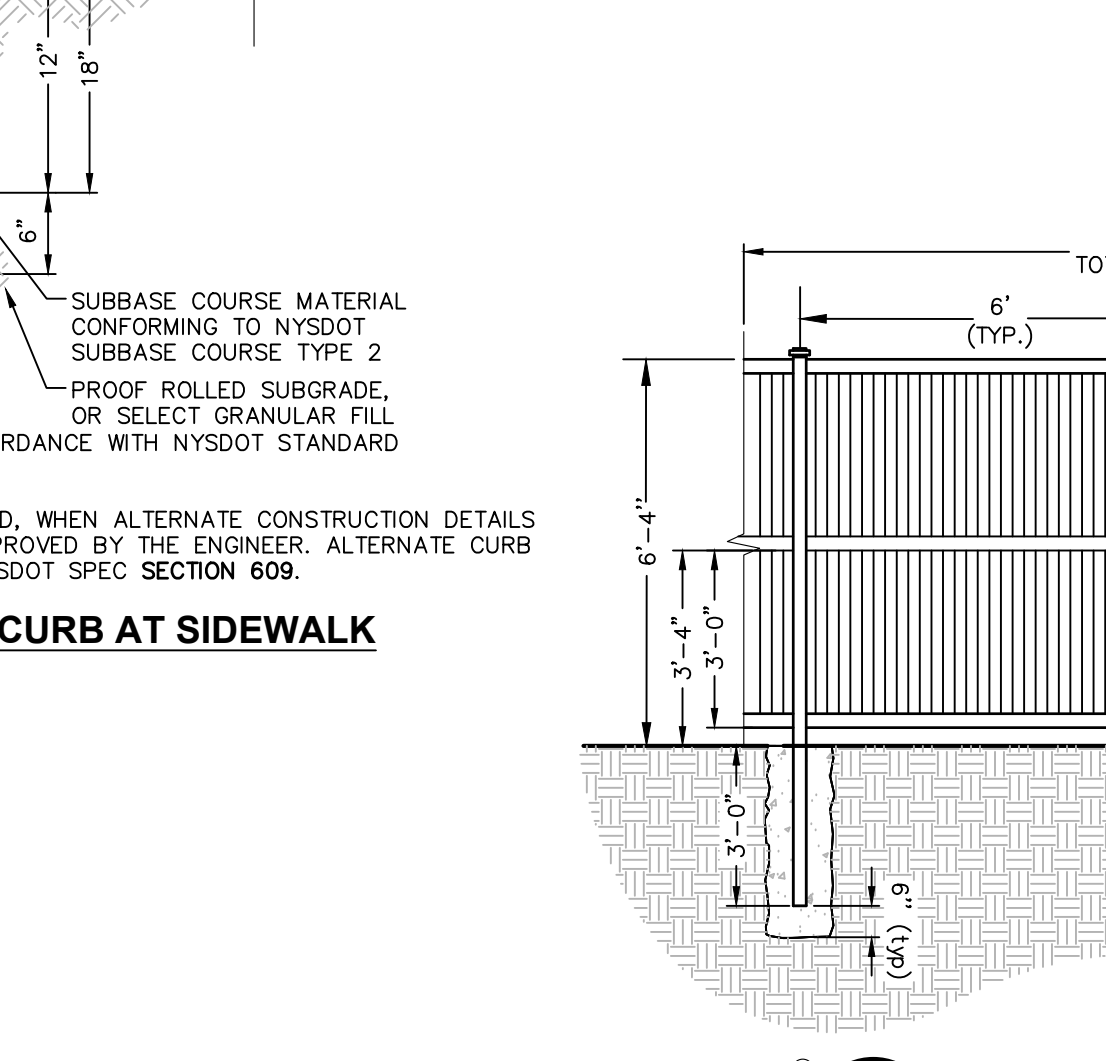
7 BLUE FLAGSTONE PAD
SCALE: NOT TO SCALE



6 DETECTABLE WARNING UNITS FOR RAMPS
SCALE: NOT TO SCALE

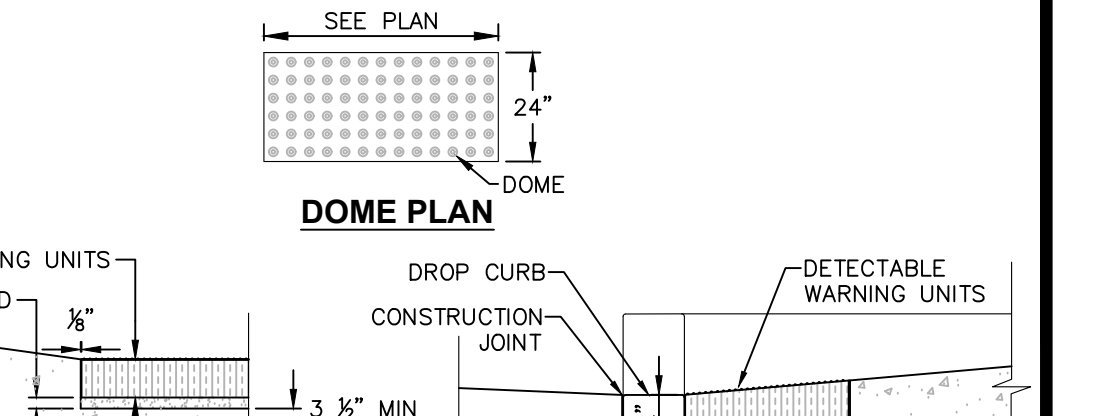


5 PEDESTRIAN RAMP SECTION - DROP CURB
SCALE: NOT TO SCALE

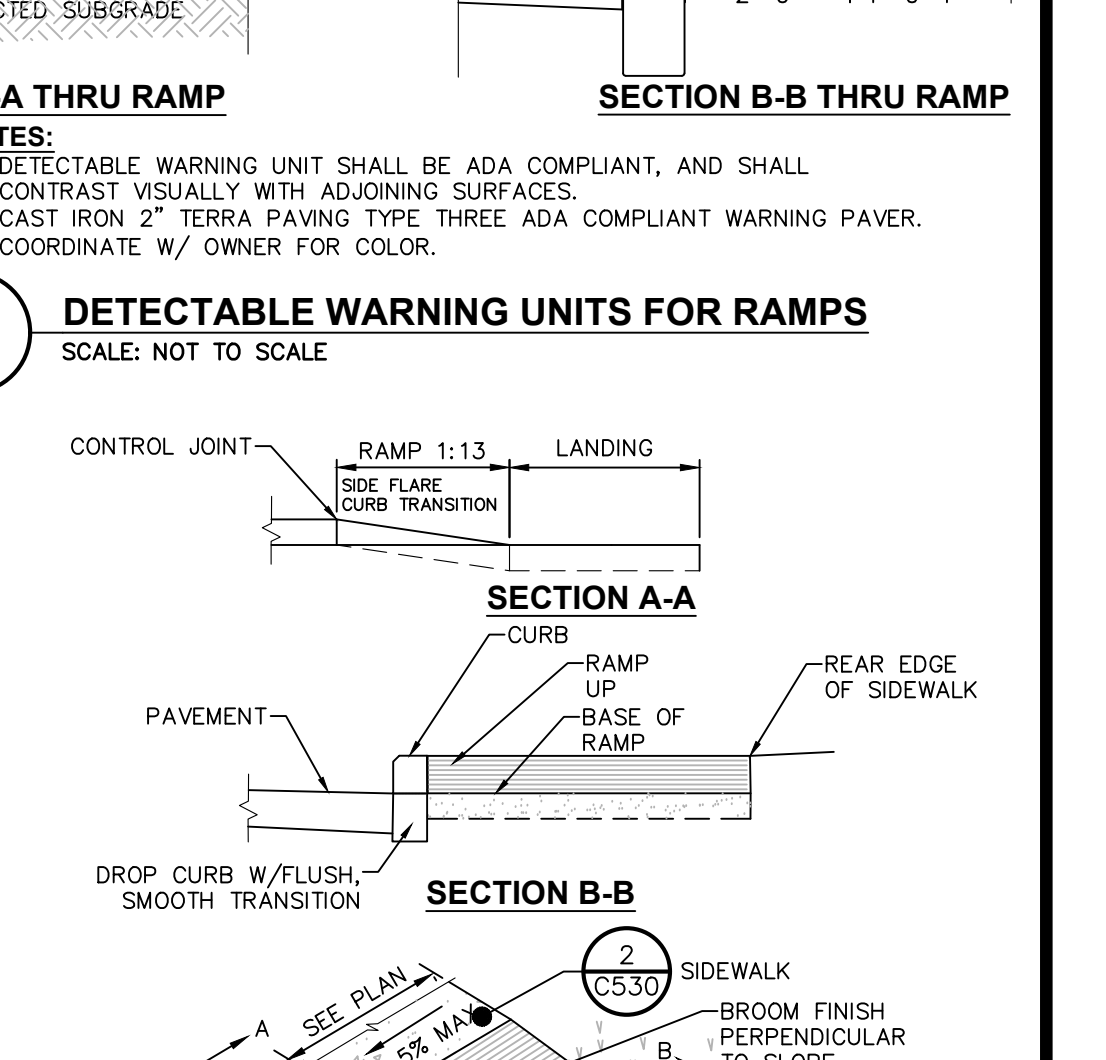


- NOTES:**
- CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
 - PRECAST CONCRETE CURB MAY BE SUBSTITUTED, WHEN ALTERNATE CONSTRUCTION DETAILS ARE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. ALTERNATE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT SPEC SECTION 609.

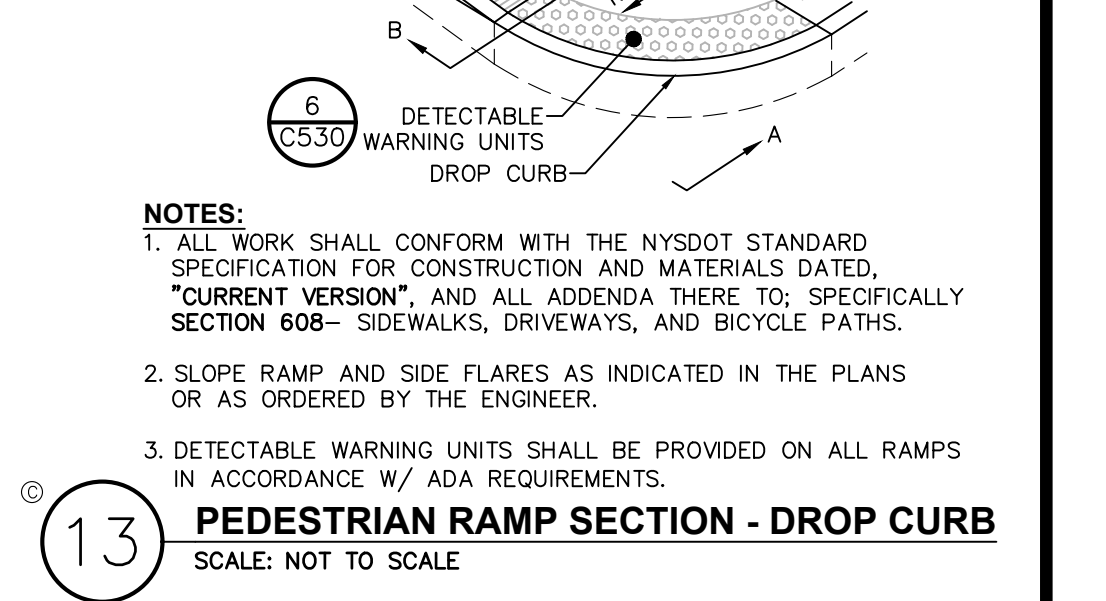
12 CAST IN PLACE CONCRETE CURB AT SIDEWALK
SCALE: NOT TO SCALE



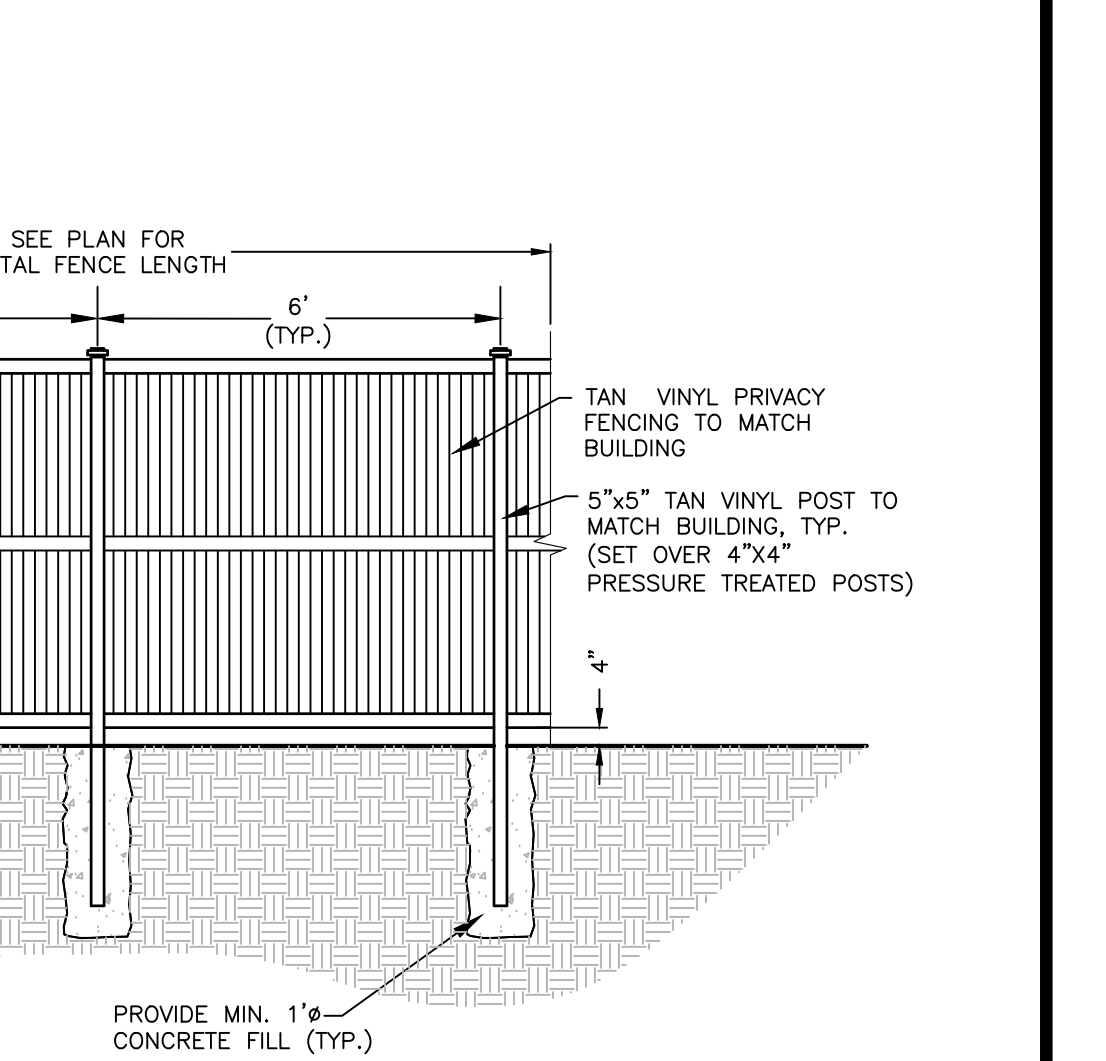
6 DETECTABLE WARNING UNITS FOR RAMPS
SCALE: NOT TO SCALE



6 DETECTABLE WARNING UNITS FOR RAMPS
SCALE: NOT TO SCALE

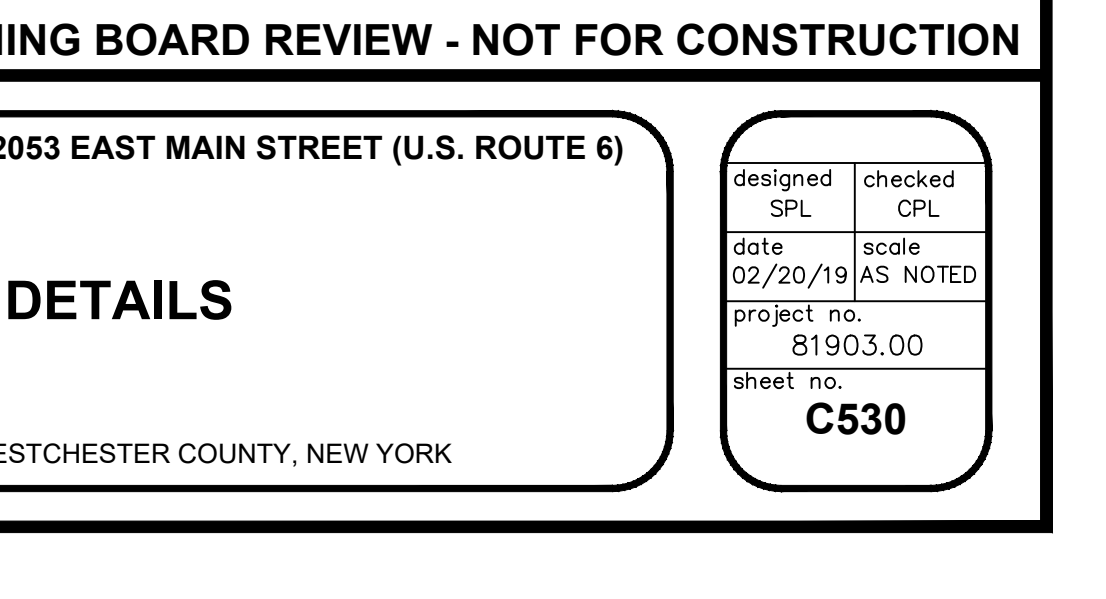


5 PEDESTRIAN RAMP SECTION - DROP CURB
SCALE: NOT TO SCALE



- NOTES:**
- ALL WORK SHALL CONFORM WITH THE NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS DATED, "CURRENT VERSION", AND ALL ADDENDA THERE TO, SPECIFICALLY SECTION 608 - SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
 - SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
 - DETECTABLE WARNING UNITS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

13 PEDESTRIAN RAMP SECTION - DROP CURB
SCALE: NOT TO SCALE



14 PRIVACY FENCE DETAIL
SCALE: NOT TO SCALE

ISSUED FOR PLANNING BOARD REVIEW - NOT FOR CONSTRUCTION

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Land Surveyors
Planners
Environmental & Safety Professionals
Landscape Architects
Transportation Planners & Engineers

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- Chattanooga Tennessee Office: 427 E. 5th St. (Suite 201), Chattanooga, Tennessee 37403, Phone: (423) 241-6575

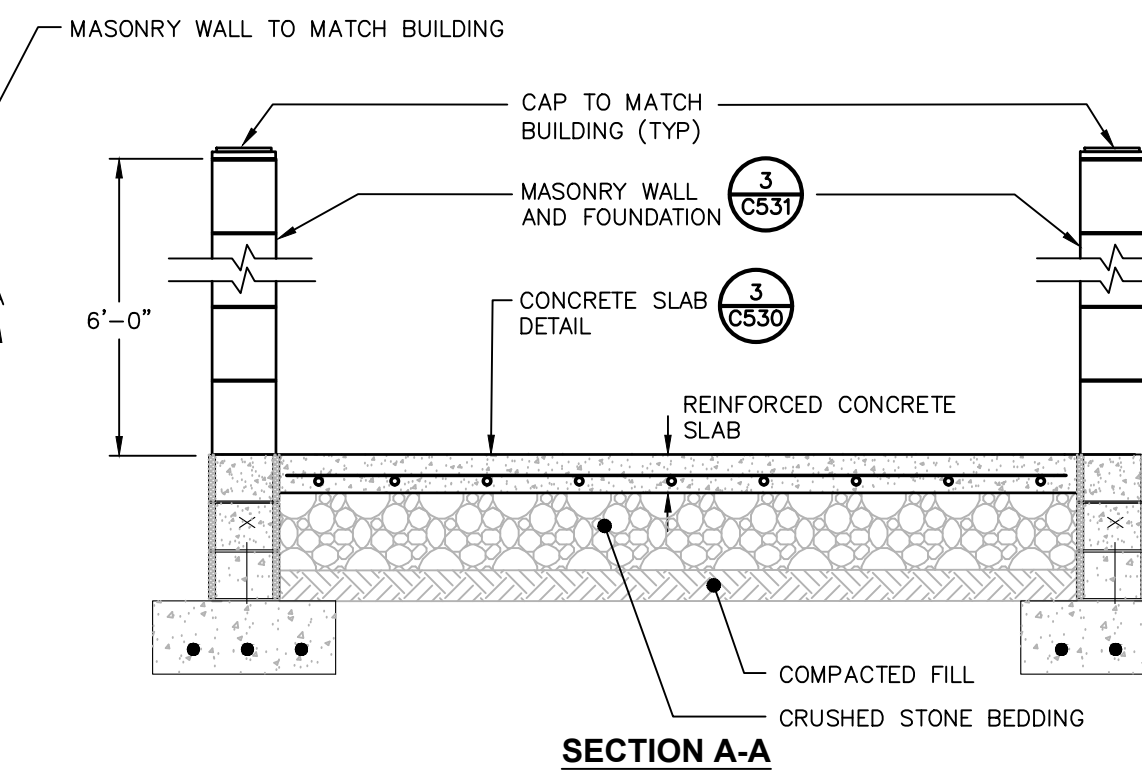
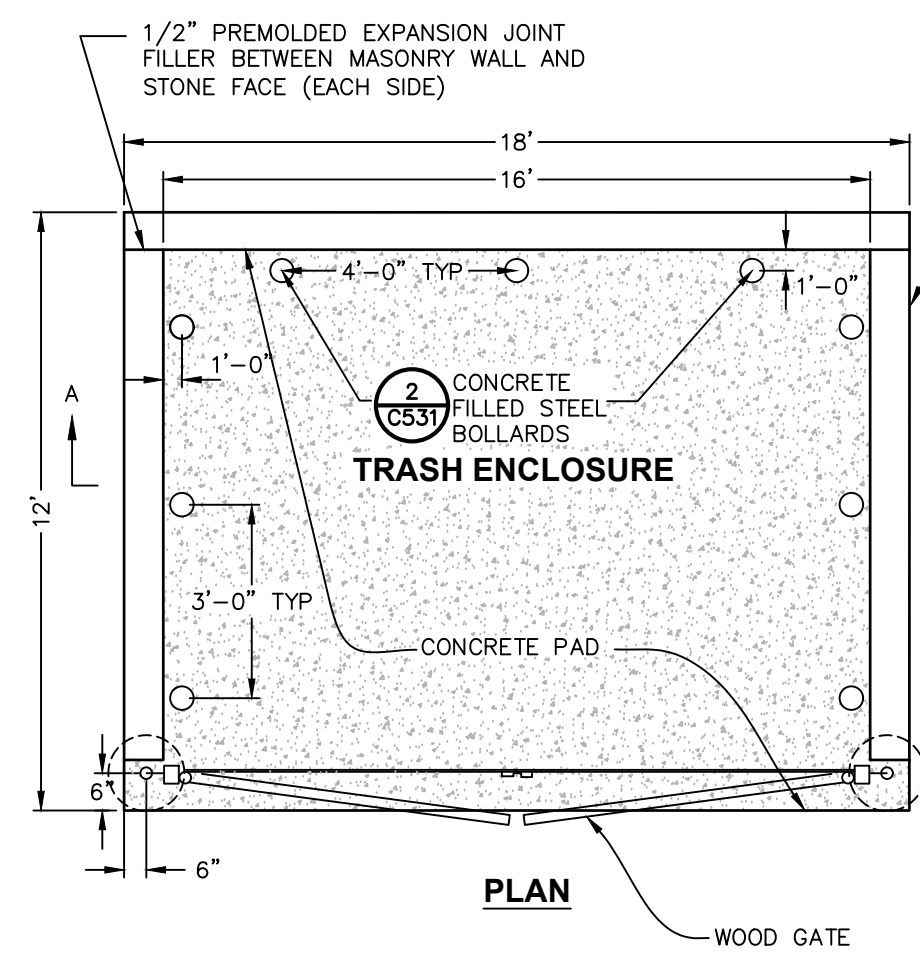
rev.	date	description
1	02/20/19	REVISED PER TOWN COMMENTS
2	04/24/19	REVISED PER TOWN COMMENTS
0	02/20/19	INITIAL SUBMISSION TO PLANNING BOARD

designed SPL	checked CPL
02/20/19	AS NOTED
project no. 81903.00	
sheet no. C530	

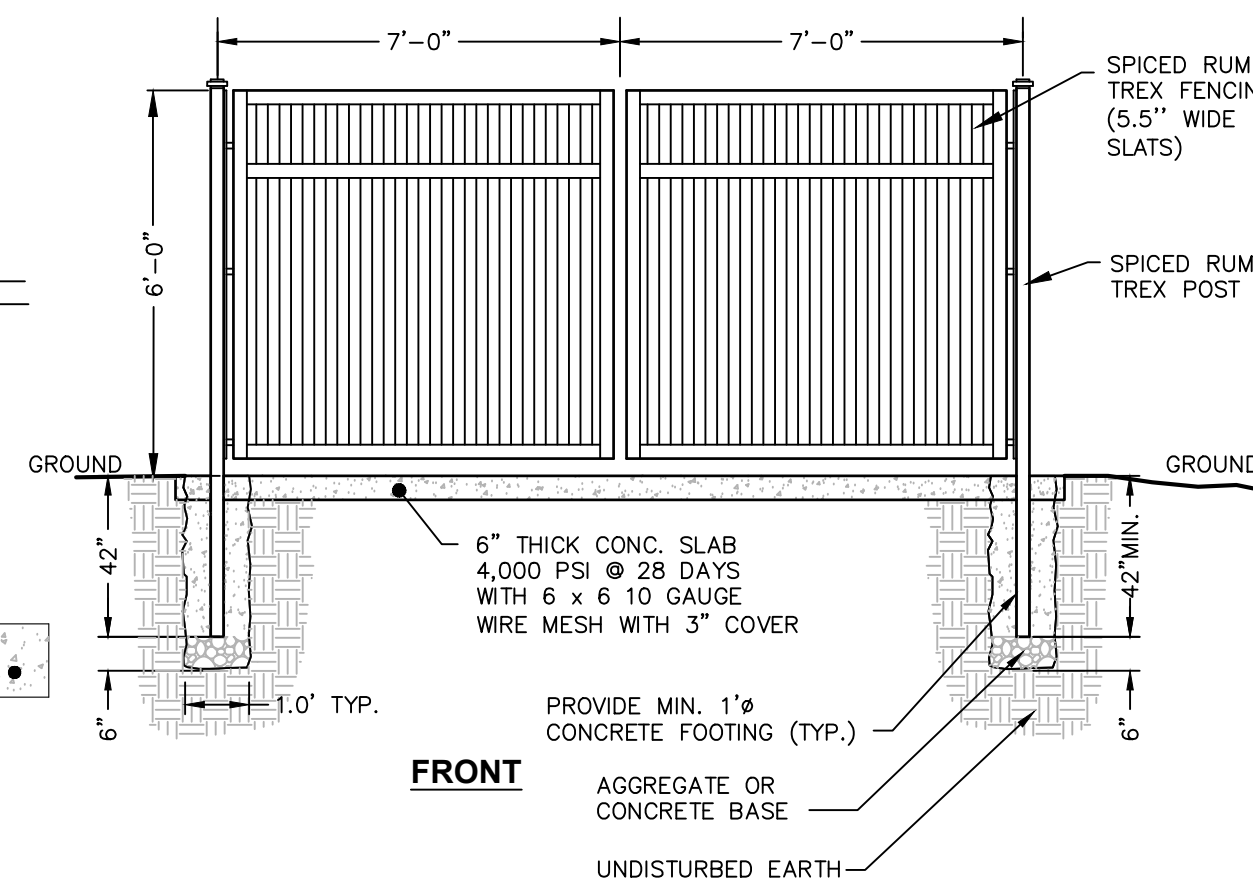
GAS LAND CORTLANDT- 2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)

SITE DETAILS

TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

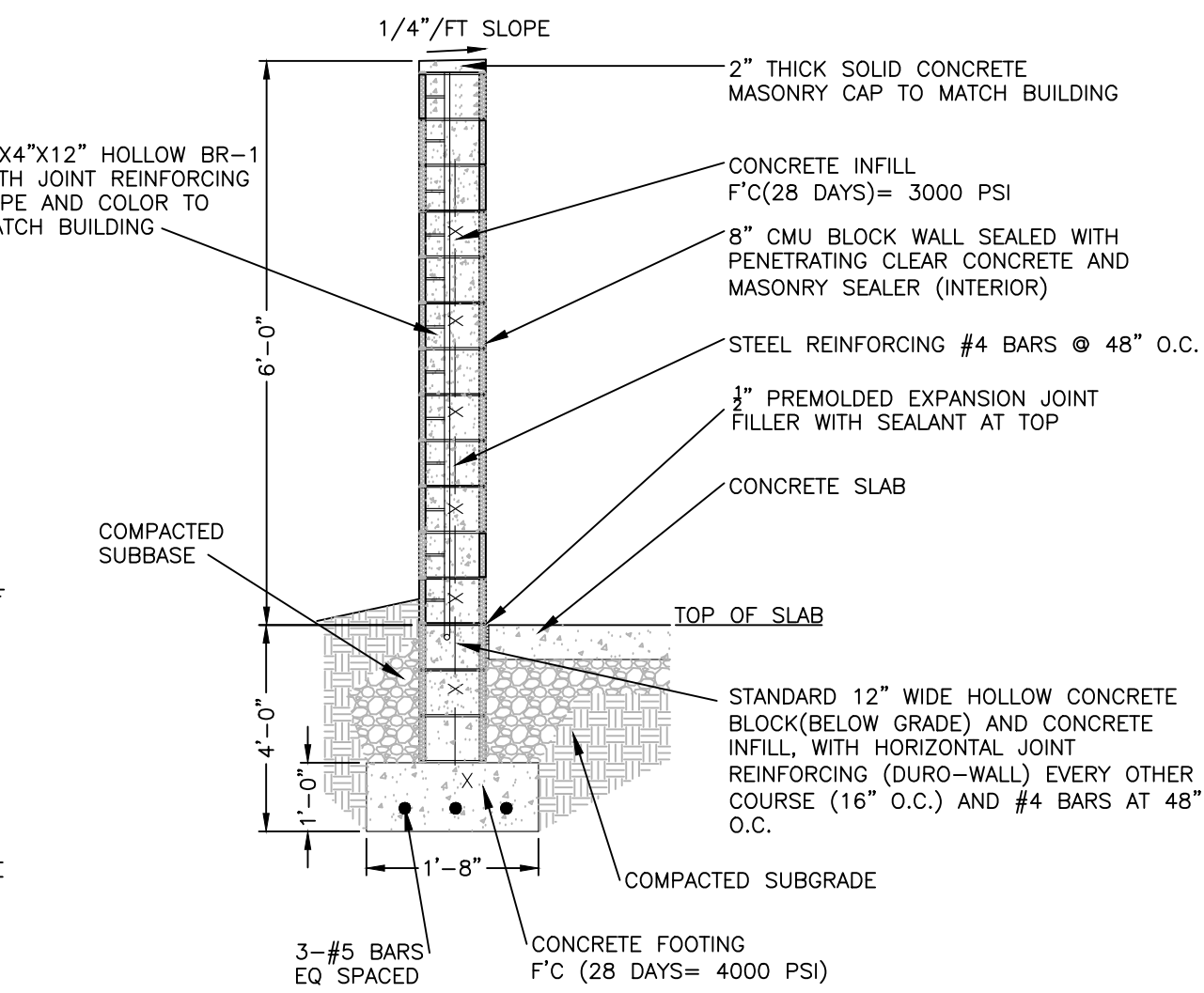


1 REFUSE ENCLOSURE
SCALE: NOT TO SCALE

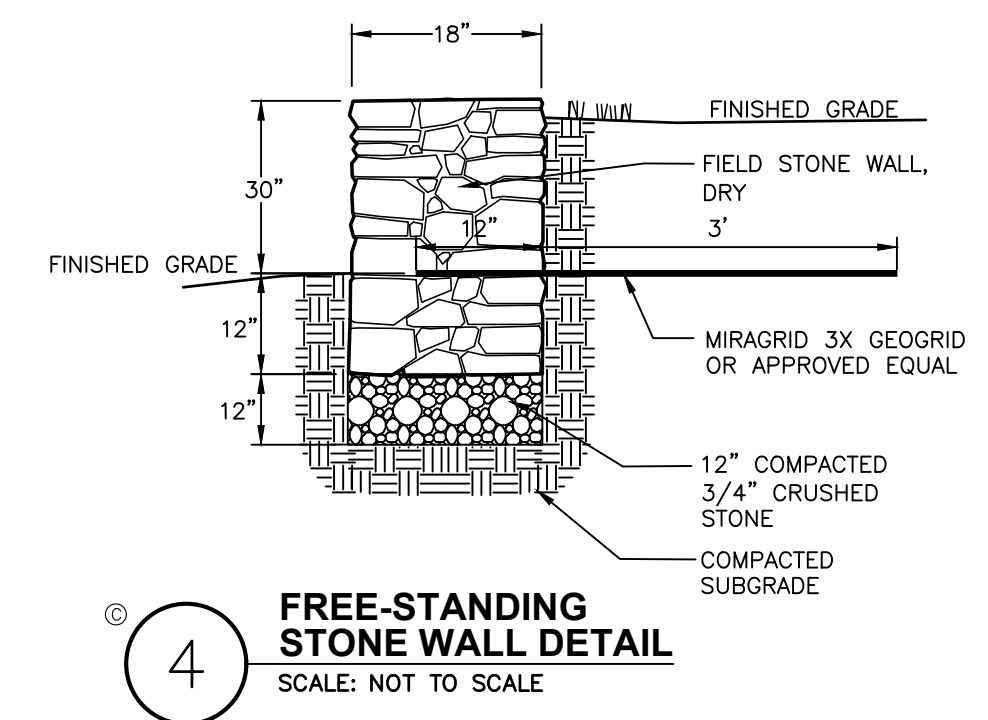


NOTES:
1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH A MINIMUM CEMENT CONTENT OF 600 POUNDS PER CUBIC YARD FOR ALL FOOTINGS.
2. ALL CONCRETE SHALL HAVE A SLUMP OF NO GREATER THAN 3"-5" TO WITHIN A TOLERANCE OF 0"-1".
3. ALL EXPOSED CONCRETE SHALL BE 5% AIR-ENTRAINED (WITHIN 1% TOLERANCES) CONFORMING TO ASTM C260.
4. ALL FORMWORK AND PLACEMENT OF CONCRETE SHALL COMPLY WITH GOOD CONSTRUCTION PRACTICES AND BE IN ACCORDANCE WITH GOVERNING CODES, AND REGULATIONS.

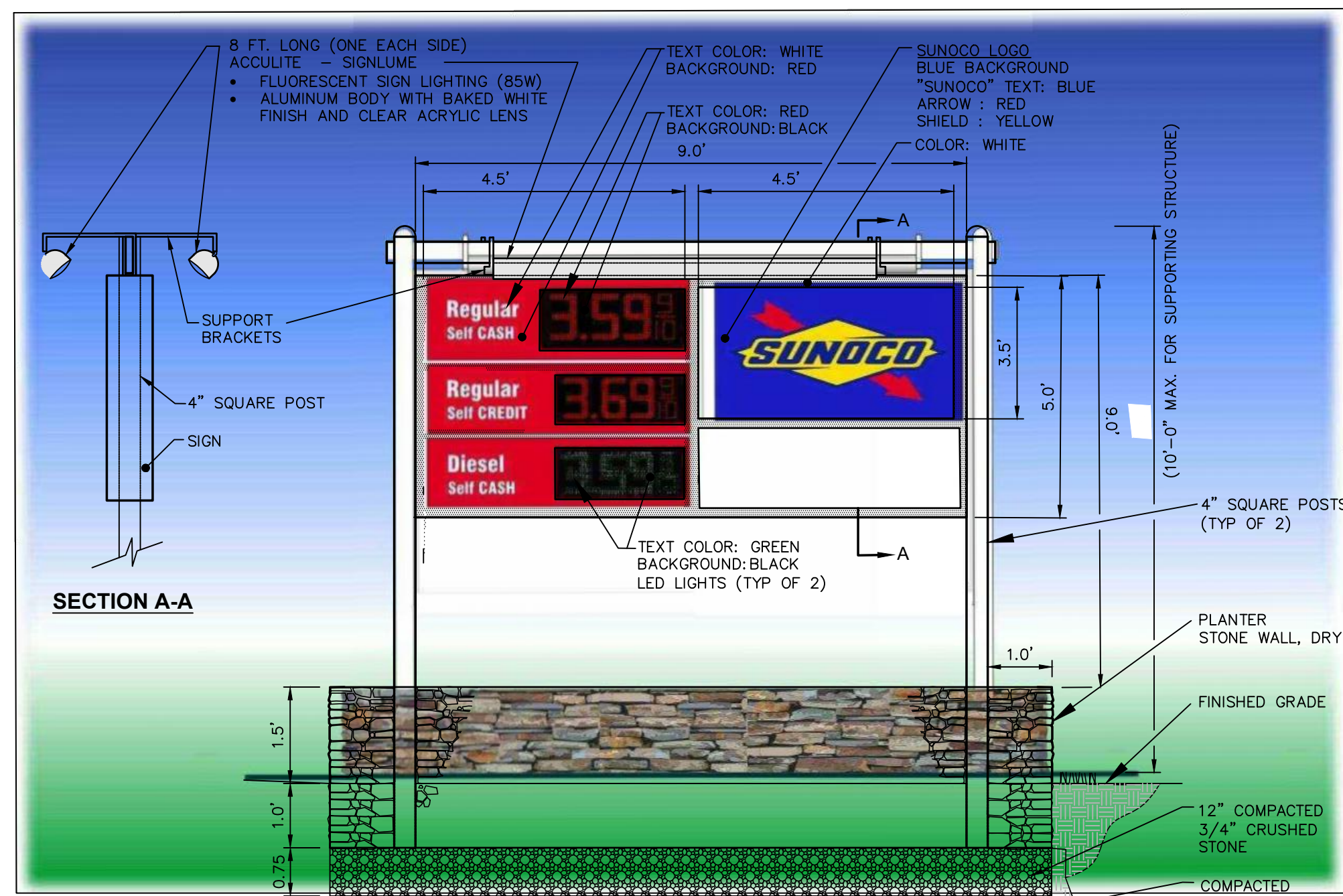
2 BOLLARD DETAIL FOR REFUSE ENCLOSURE
SCALE: NOT TO SCALE



3 MASONRY WALL DETAIL - FOR REFUSE ENCLOSURE
SCALE: NOT TO SCALE

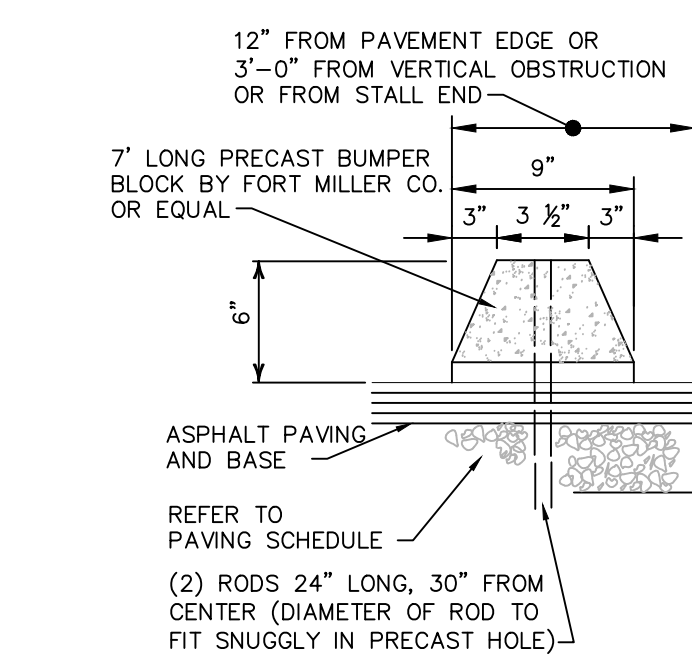


4 FREE-STANDING STONE WALL DETAIL
SCALE: NOT TO SCALE

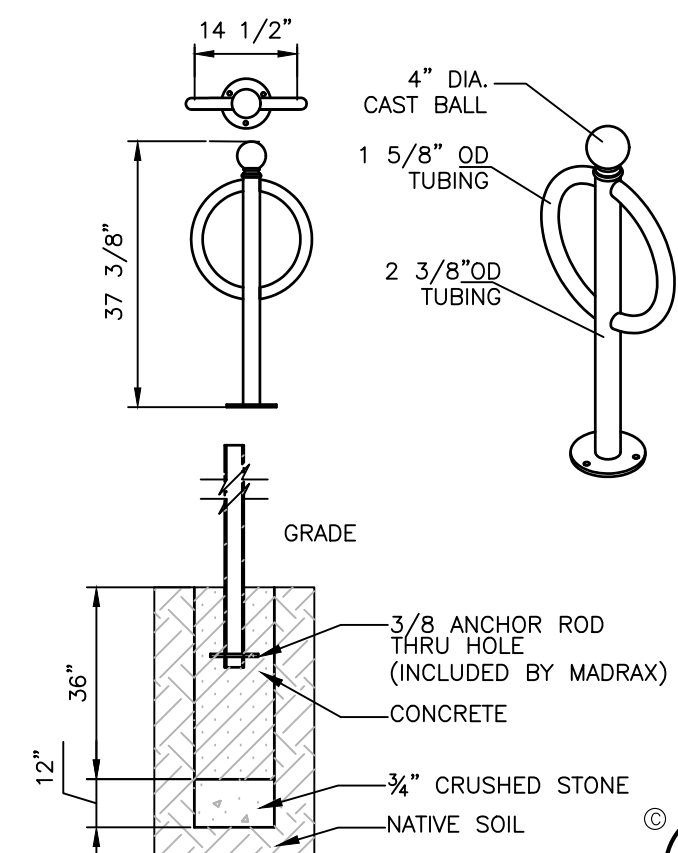


NOTES:
1. PORTION OF SIGN TO BE LIGHTED BY INTERIOR LED LIGHTING SHALL BE LIMITED TO THE DIGITAL GASOLINE PRICING & THE SUNOCO & DELI LOGO.
2. GASOLINE PRICE SIGNS SHALL HAVE A STEADY ILLUMINATION OF A CONSTANT COLOR.

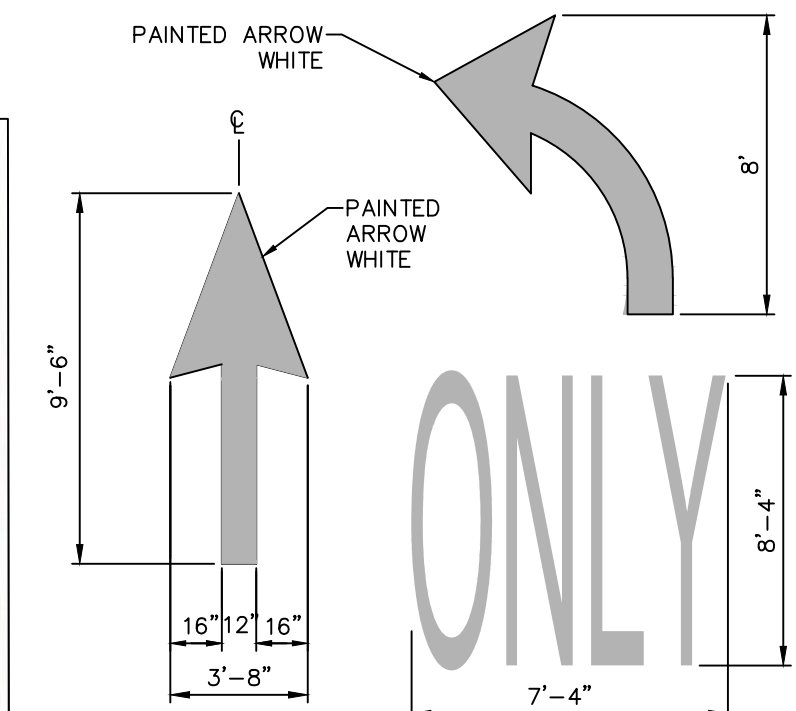
5 FREE-STANDING SIGN AND PLANTER DETAIL
SCALE: NOT TO SCALE



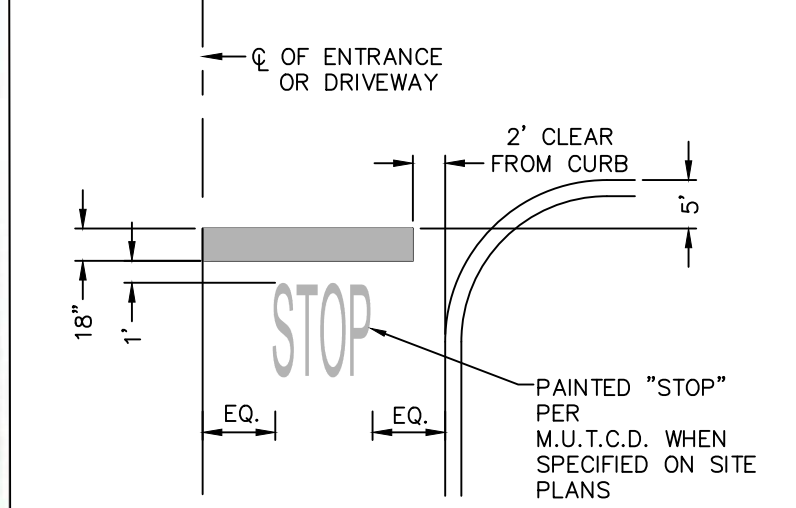
6 PRECAST CONCRETE WHEEL STOP
SCALE: NOT TO SCALE



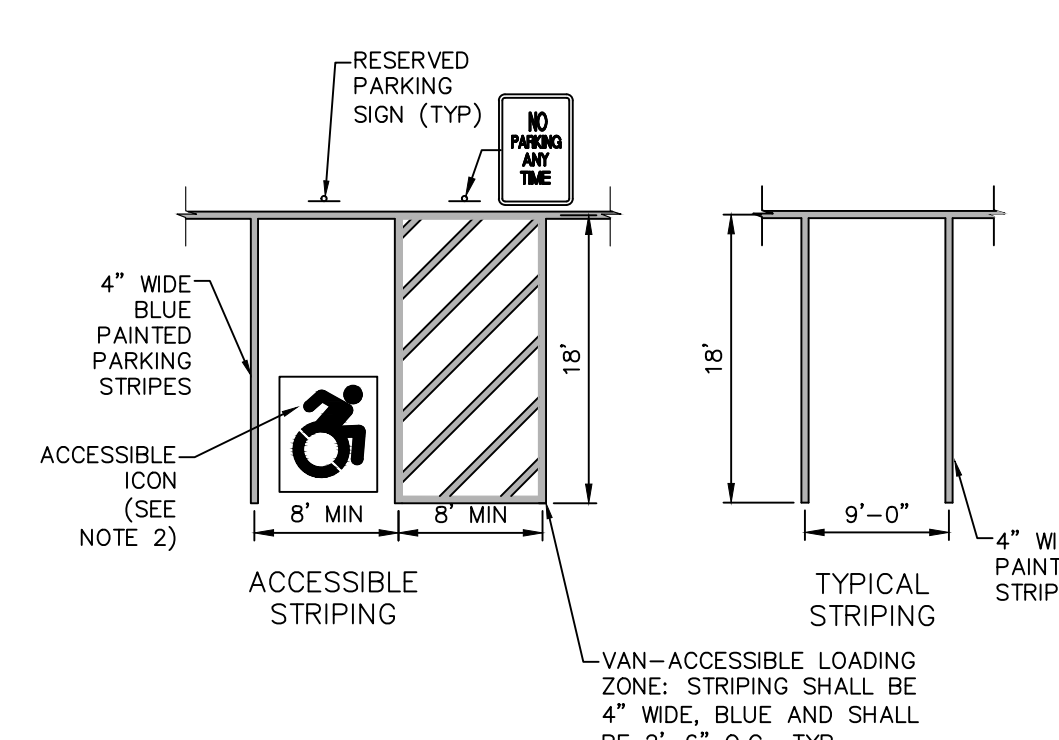
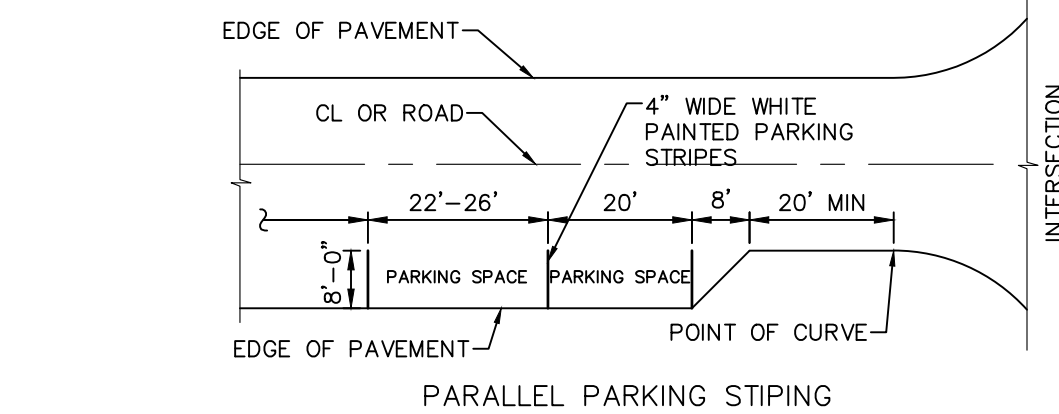
7 BICYCLE RACK
SCALE: NOT TO SCALE



8 PAVEMENT MARKING DETAIL DIRECTIONAL ARROW
SCALE: NOT TO SCALE



9 PAVEMENT MARKING DETAIL STOP BAR
SCALE: NOT TO SCALE



NOTES:
1. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH ADA STANDARD AND CURRENT ZONING AND SITE REGULATIONS.
2. PAINTED ACCESSIBLE LOGO TO BE IN ACCORDANCE W/ NEW YORK STATE LAW.
3. SLOPE OF PAVEMENT SURFACE IN ACCESSIBLE PARKING AREA SHALL NOT EXCEED 1.5% IN ANY DIRECTION.
4. SEE PLAN FOR ACTUAL LOCATION OF SIGNAGE

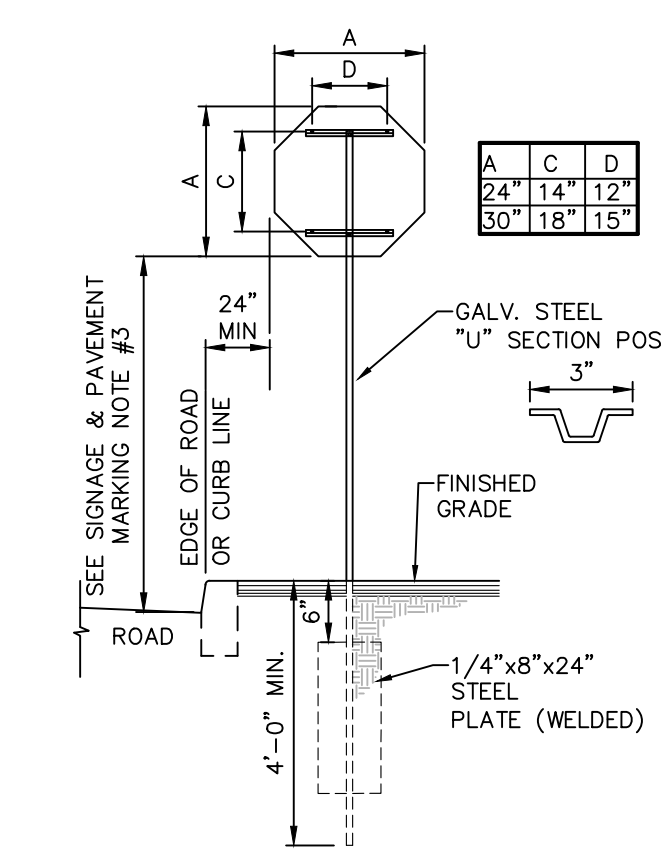
10 PAVEMENT MARKING DETAIL PARKING STRIPING
SCALE: NOT TO SCALE

STRIPING NOTES:
1. ALL STRIPING SHALL CONFORM TO THE LATEST EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, SECTION 640 AND THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" - 2009 EDITION AND THE "NYS SUPPLEMENT."
2. STRIPE PAVEMENT AS INDICATED ON THE PLANS AND/OR IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
3. STRIPING WORK WILL BE REVIEWED AND ACCEPTED BY THE AUTHORITY HAVING JURISDICTION.
4. COLOR: DRIVE LANE DIVIDERS - WHITE OR AOBG
NO PARKING ZONE WARNINGS - WHITE OR AOBG
PARKING DIVIDERS - WHITE OR AOBG
WALKING LINES - WHITE OR AOBG
ACCESSIBLE PARKING LINES & SYMBOL - BLUE

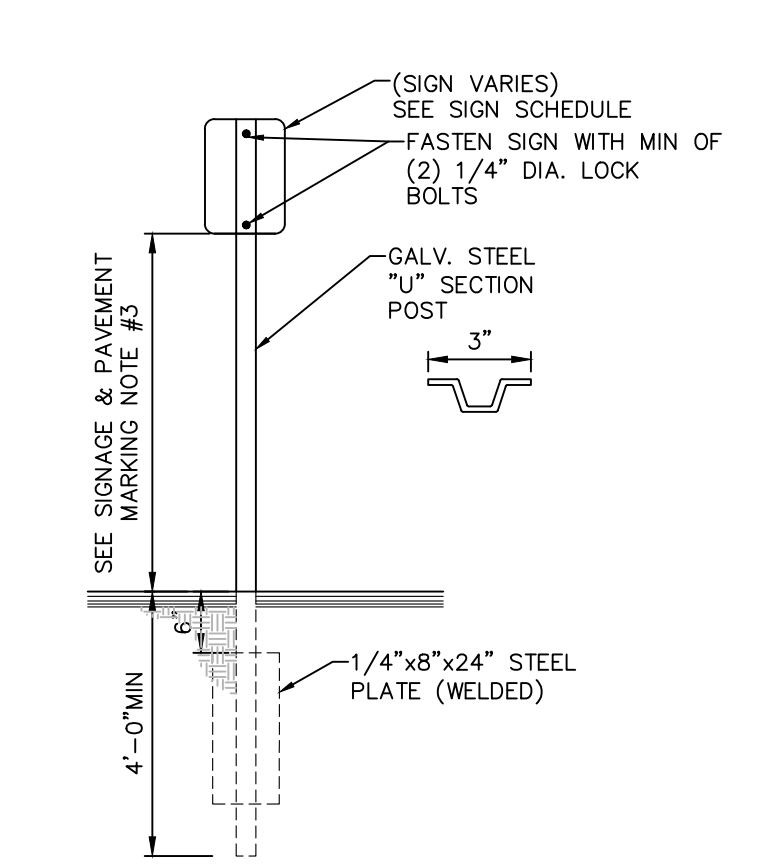
SIGN NO.	SIGN FACE	MUTCD NUMBER	MIN SIZE	COLORS BCK GRND LEGEND	MOUNTING
1	STOP	R1-1	30"x30"	RED WHITE	(13) (C5.3)
2	ONE WAY	R6-1L	36"x12"	BLACK WHITE	(14) (C5.3)
3	ONE WAY	R6-1R	36"x12"	BLACK WHITE	(14) (C5.3)
4	DO NOT ENTER	R5-1	30"x30"	RED WHITE	(13) (C5.3)
5	RESERVED PARKING	NY R7-8D	12"x18"	WHITE/BLUE GREEN/WHITE	(13) (C5.3)
6	VAN ACCESSIBLE	R7-8P	12"x6"	WHITE BLUE	(13) (C5.3)
7	NO PARKING ANY TIME	R7-1	12"x18"	WHITE RED	(13) (C5.3)
8	NO PARKING	R3-2	30"x30"	WHITE BLACK/RED	(13) (C5.3)
9	NO PARKING	R3-1	30"x30"	WHITE BLACK/RED	(13) (C5.3)

11 MUTCD SIGN SCHEDULE
SCALE: NOT TO SCALE

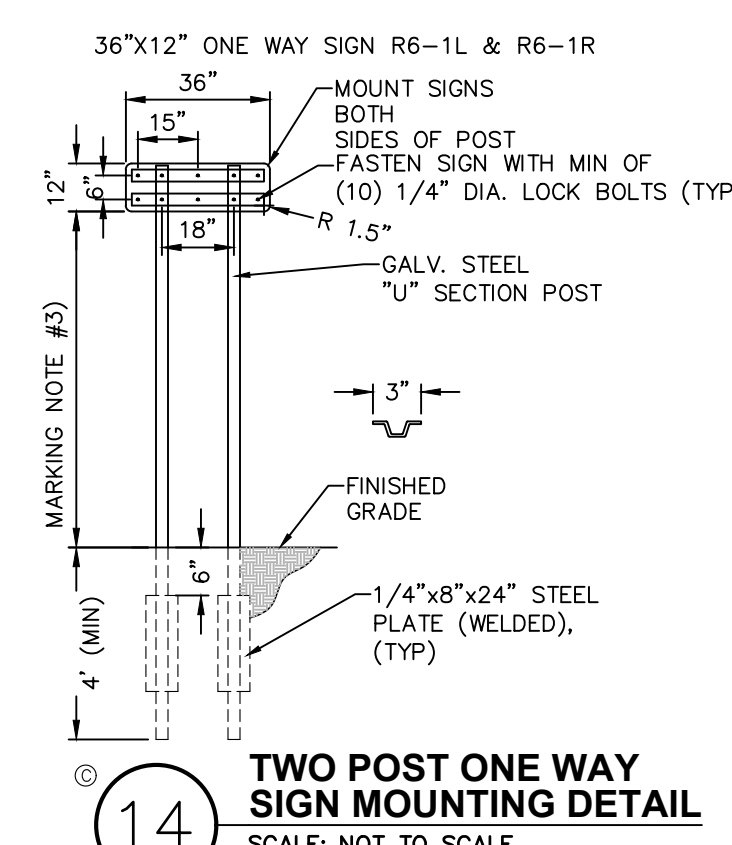
SIGNAGE NOTES:
1. ALL SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, SECTION 645 AND THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" - 2009 EDITION AND THE "NYS SUPPLEMENT."
2. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7'. MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" - 2009 EDITION AND THE "NYS SUPPLEMENT."
3. SIGN POST SHALL BE IN ACCORDANCE W/ NYSDOT STANDARD SPECS SECTION 730.



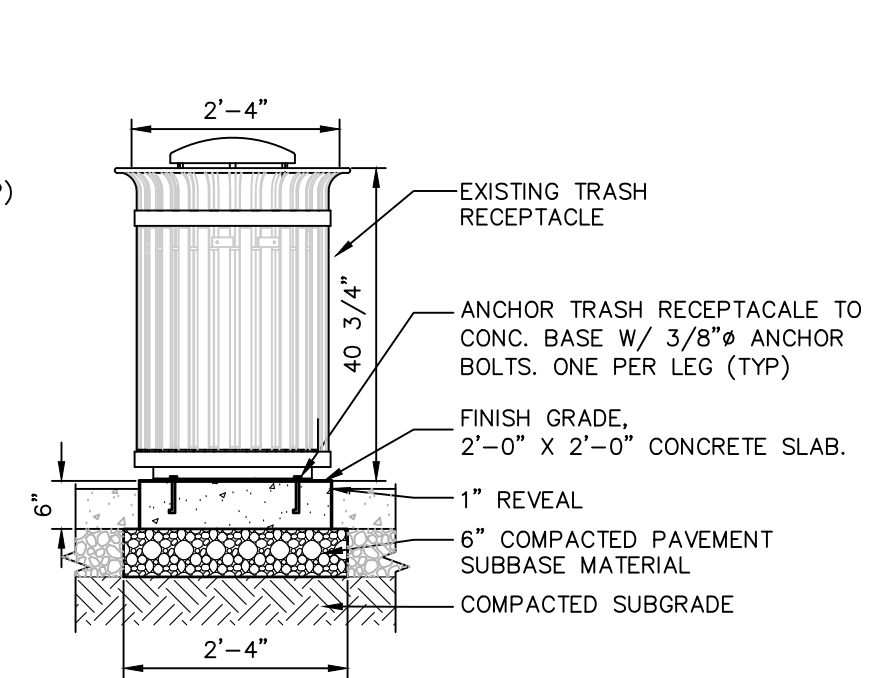
12 SINGLE POST STOP SIGN MOUNTING DETAIL
SCALE: NOT TO SCALE



13 SINGLE POST SIGN MOUNTING DETAIL
SCALE: NOT TO SCALE



14 TWO POST ONE WAY SIGN MOUNTING DETAIL
SCALE: NOT TO SCALE



15 TRASH RECEPTACLE
SCALE: NOT TO SCALE

ISSUED FOR PLANNING BOARD REVIEW - NOT FOR CONSTRUCTION

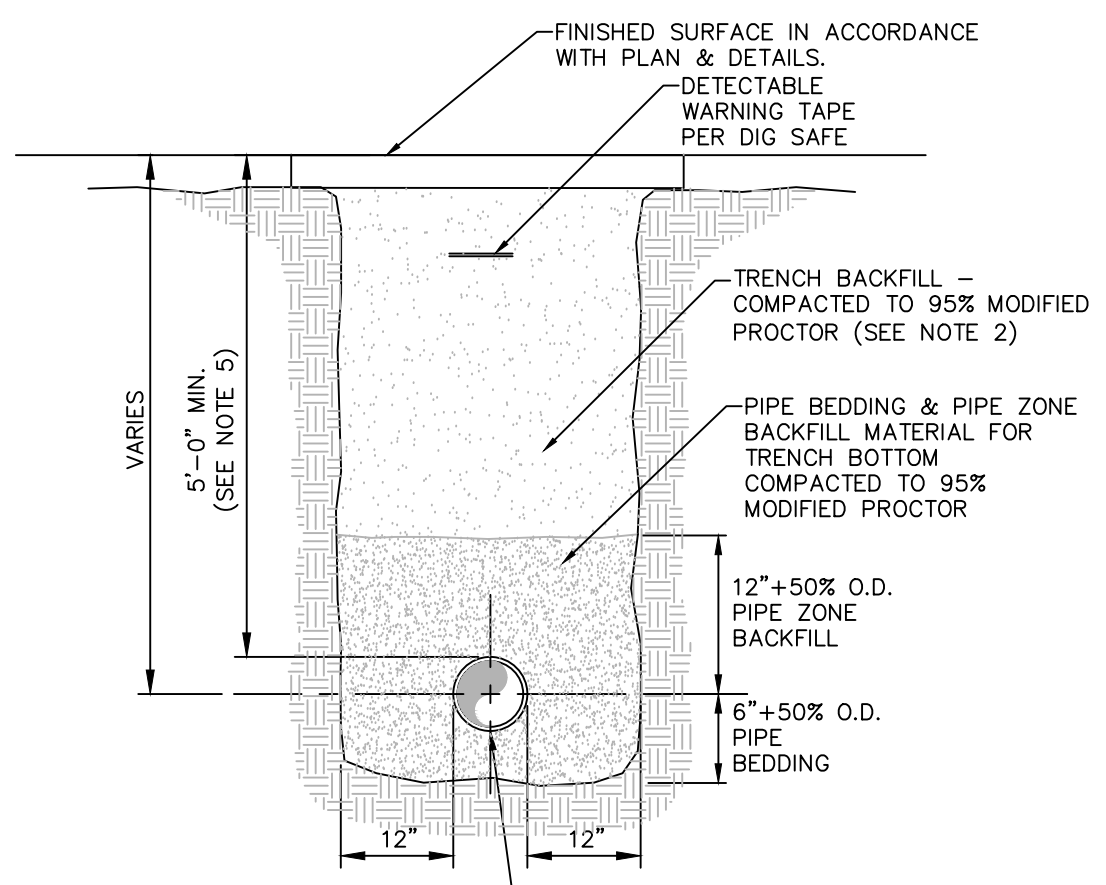
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Wait The Required Time
Confirm Utility Response
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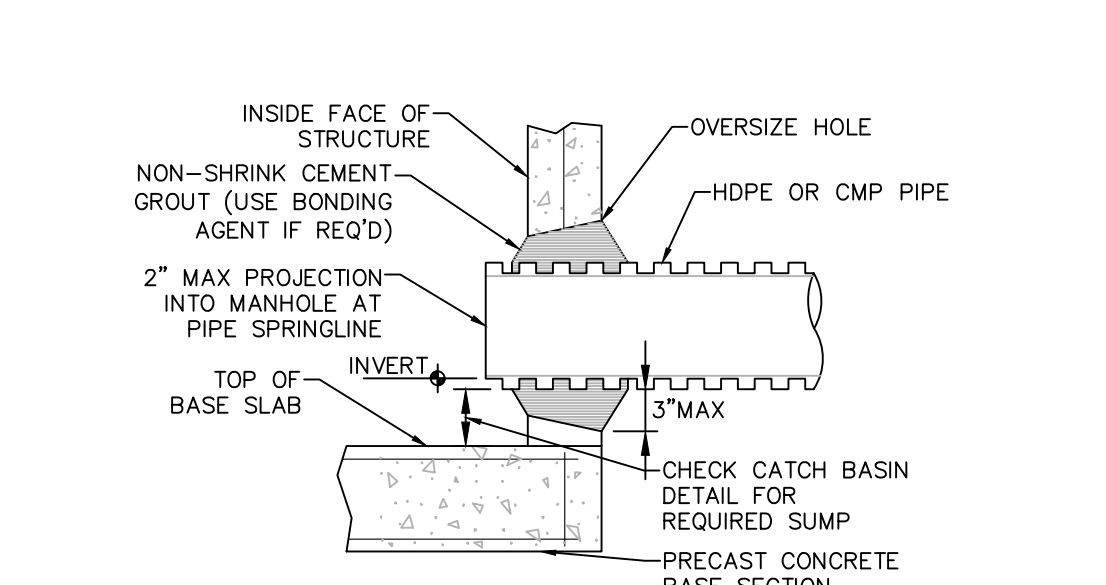
GAS LAND CORTLANDT- 2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)
SITE DETAILS
TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

designed SPL	checked CPL
date 02/20/19	AS NOTED
project no. 81903.00	
sheet no. C531	



1 PIPE TRENCH DETAIL (TYPICAL)
SCALE: NOT TO SCALE

- PIPE TYPE & SIZE VARIES. SEE PLAN NOTES:
- PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) SAND OR A MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:
- | SIEVE DESIGNATION | % PASSING |
|-------------------|-----------|
| 3/4" | 100% |
| NO. 40 | 0-70% |
| NO. 200 | 0-10% |
- TRENCH BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR PROCESSED GRAVEL OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:
- | SIEVE DESIGNATION | % PASSING |
|-------------------|-----------|
| 4" | 100% |
| NO. 40 | 0-70% |
| NO. 200 | 0-10% |
- INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.
 - TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
 - 5'-0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER FORCE MAINS ONLY.

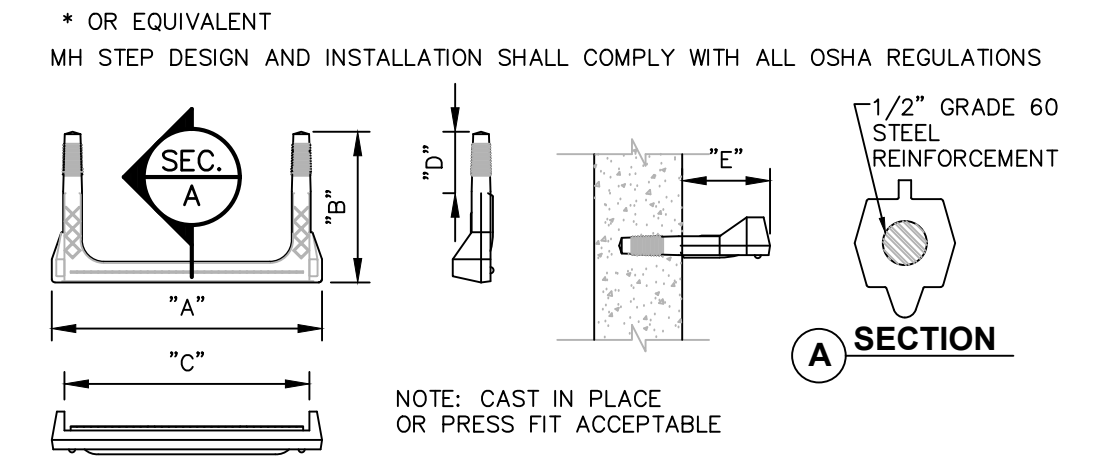


3 PIPE CONNECTION TO DRAINAGE STRUCTURE - CMP OR HDPE CEMENT GROUT SEAL JOINT
SCALE: NOT TO SCALE

ACCEPTABLE MANHOLE STEPS

MANUFACTURER	PATTERN NUMBER	"A" STEP WIDTH	"B" LEG LENGTH	"C" RUNG CLEAR	"D" EMBEDMENT	"E" RUNG CLEAR
M.A. INDUSTRIES INC*	PS2-PF	14 3/4	9 1/4	13 3/4	3 3/8	5 7/8
M.A. INDUSTRIES INC*	PS2-PFS	14 3/4	8 1/4	13 3/4	3 3/8	4 7/8

* OR EQUIVALENT
MH STEP DESIGN AND INSTALLATION SHALL COMPLY WITH ALL OSHA REGULATIONS



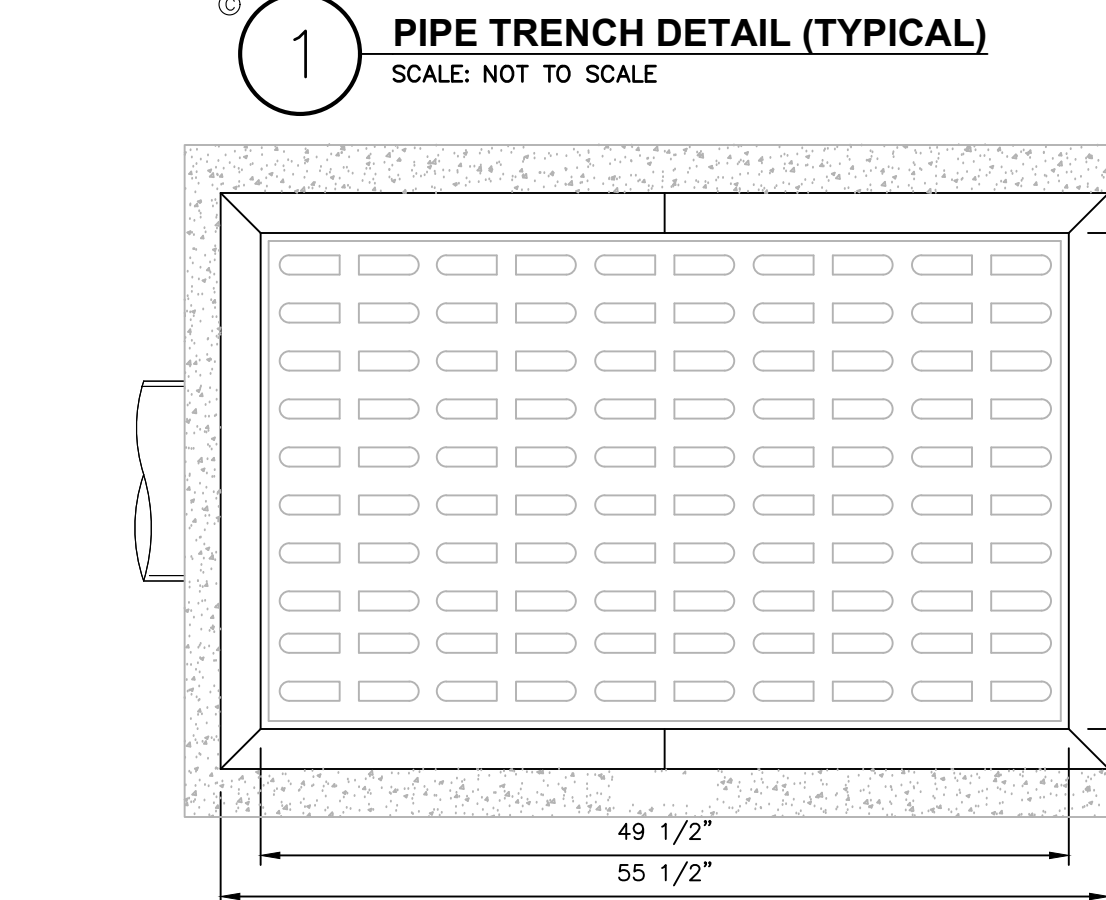
4 COPOLYMER POLYPROPYLENE MH STEP
SCALE: NOT TO SCALE

TYPICAL HDPE END SECTION

PIPE DIA.	END SECTION DIMENSIONS			
	A	B	C	D
12"	42"	14"	34"	6"
15"	42"	17"	34"	6"
18"	59"	21"	48"	6"
24"	59"	27"	48"	6"
30"	82"	34"	58"	6"
36"	82"	41"	58"	6"

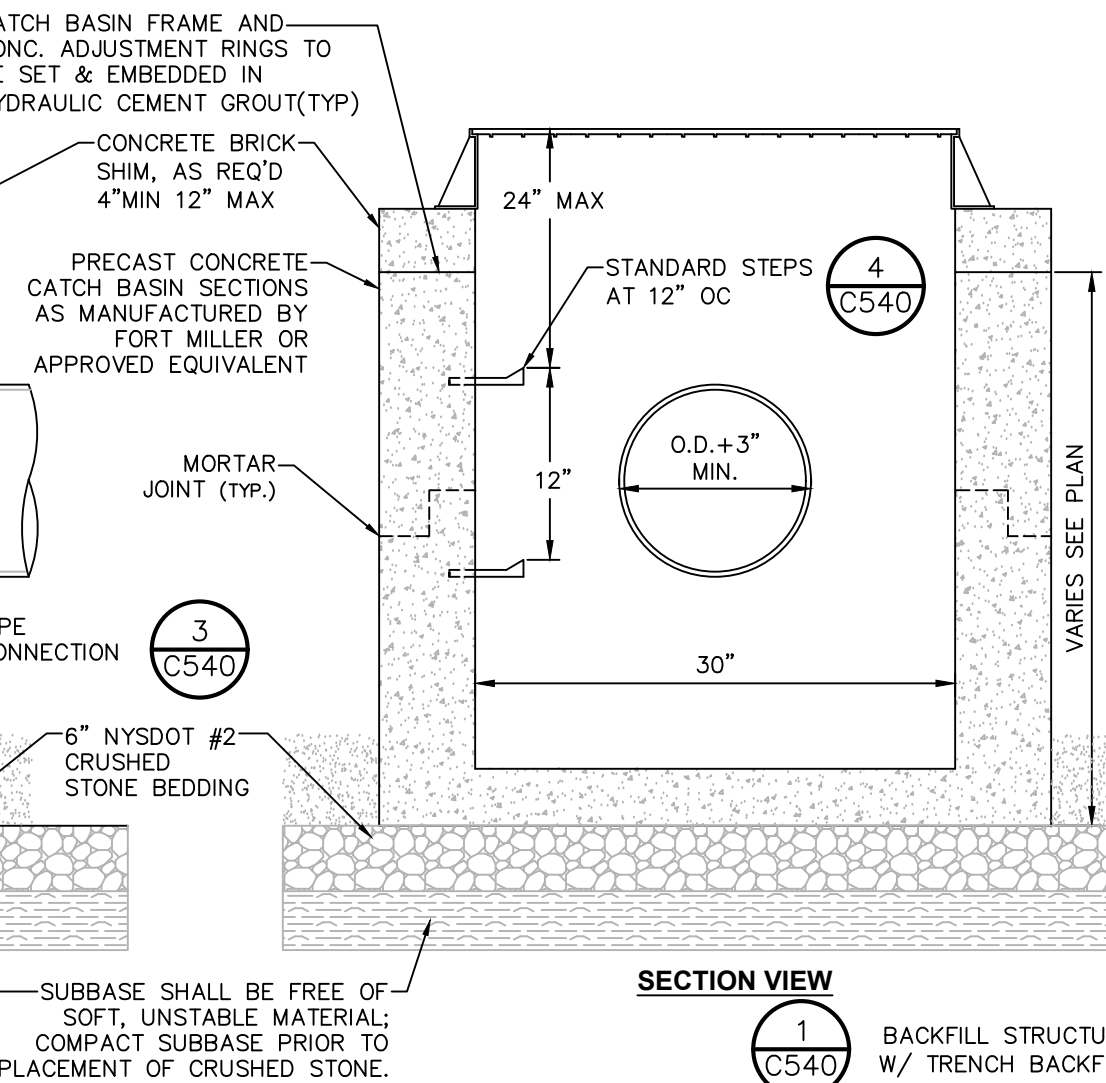
- NOTES:
- SCOPE: THIS SPECIFICATION DESCRIBES 12" THROUGH 36-INCH ADS FLARED END SECTIONS FOR USE IN CULVERT AND DRAINAGE OUTLET APPLICATIONS. FES LARGER THAN 36" SHALL USE CIRCULAR CORRUGATED METAL FLARED END SECTIONS.
 - REQUIREMENTS: THE INVERT OF THE PIPE AND THE END SECTION SHALL BE AT THE SAME ELEVATION. THE ADS FLARED END SECTION SHALL BE HIGH DENSITY POLYETHYLENE MEETING ASTM D3350 MINIMUM CELL CLASSIFICATION 213320C; CONTACT MANUFACTURER FOR ADDITIONAL CELL CLASSIFICATION INFORMATION. WHEN PROVIDED, THE METAL THREADED FASTENING ROD SHALL BE STAINLESS STEEL.
 - INSTALLATION: INSTALLATION SHALL BE IN ACCORDANCE WITH ADS INSTALLATION INSTRUCTIONS AND WITH THOSE ISSUED BY STATE OR LOCAL AUTHORITIES. CONTACT YOUR LOCAL ADS REPRESENTATIVE OR VISIT WWW.ADS-PIPE.COM FOR THE LATEST INSTALLATION INSTRUCTIONS.
 - PROVIDE TRASH RACK ONLY WHERE SPECIFIED ON SITE PLANS.

5 TYPICAL END SECTION - HDPE
SCALE: NOT TO SCALE

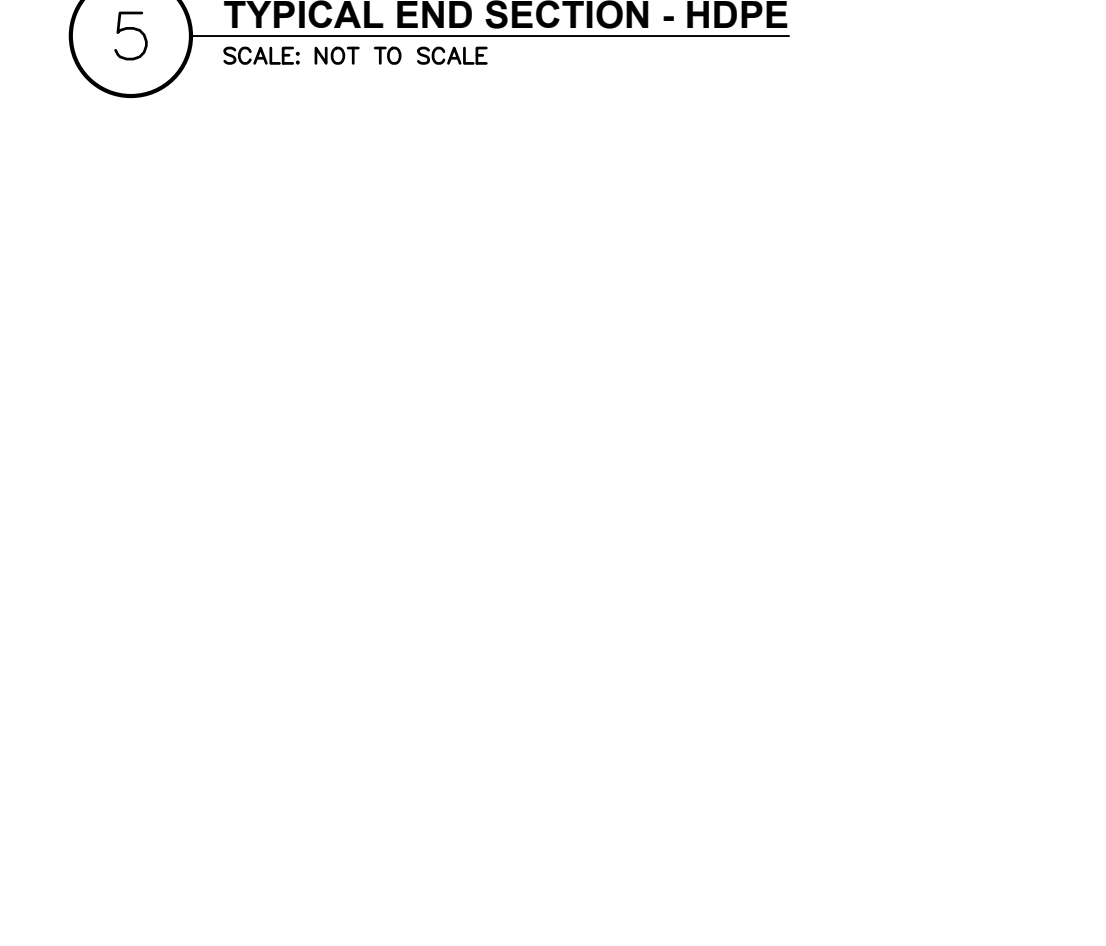


2 PRECAST CONCRETE RECTANGULAR CATCH BASIN DETAIL
SCALE: NOT TO SCALE

- NOTES:
- CATCH BASIN SHALL BE PRECAST CONCRETE, DESIGNED FOR HS20-44 VEHICULAR LOADING AND 25% IMPACT.
 - FRAME AND COVER SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING & 25% IMPACT.
 - CONCRETE CATCH BASIN CASTING CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.
 - CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE TOP OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
 - BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.
 - SUMPS FOR CATCH BASINS SHALL BE 12".
 - EJ GROUP GRATE & FRAME PN#0075835A01 OR EQUIVALENT.



6 HYDRODYNAMIC SEPARATOR
SCALE: NOT TO SCALE



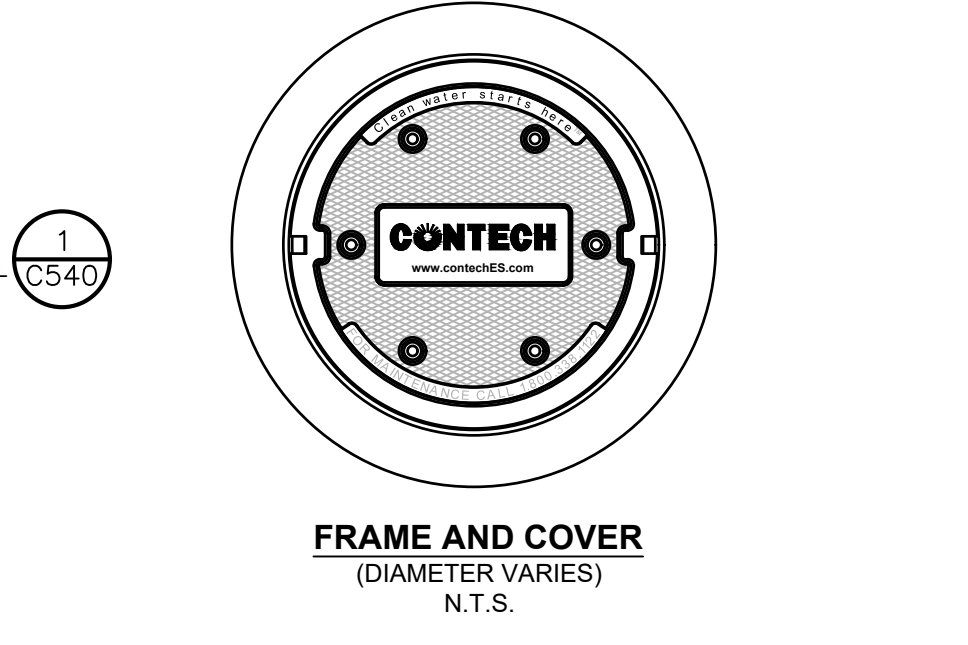
7 PRECAST CONCRETE MANHOLE DETAIL
SCALE: NOT TO SCALE

- STORM SEWER NOTES:**
- ALL STORM WATER MANAGEMENT STRUCTURES (I.E. CATCH BASIN, ETC.) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. CATCH BASINS SHALL BE CLEANED WHEN SEDIMENT DEPTH REACHES A MAXIMUM OF 1/2 THE AVAILABLE SUMP DEPTH.
 - IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT (A.K.A. SUMP PIT) TO TRAP AND FILTER WATER FOR PUMPING TO A SUITABLE DISCHARGE AREA. THE DEWATERING PIT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, LATEST EDITION.
 - ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE AS OUTLINED ON THE EROSION AND SEDIMENT CONTROL PLANS, DETAILS AND NOTES.

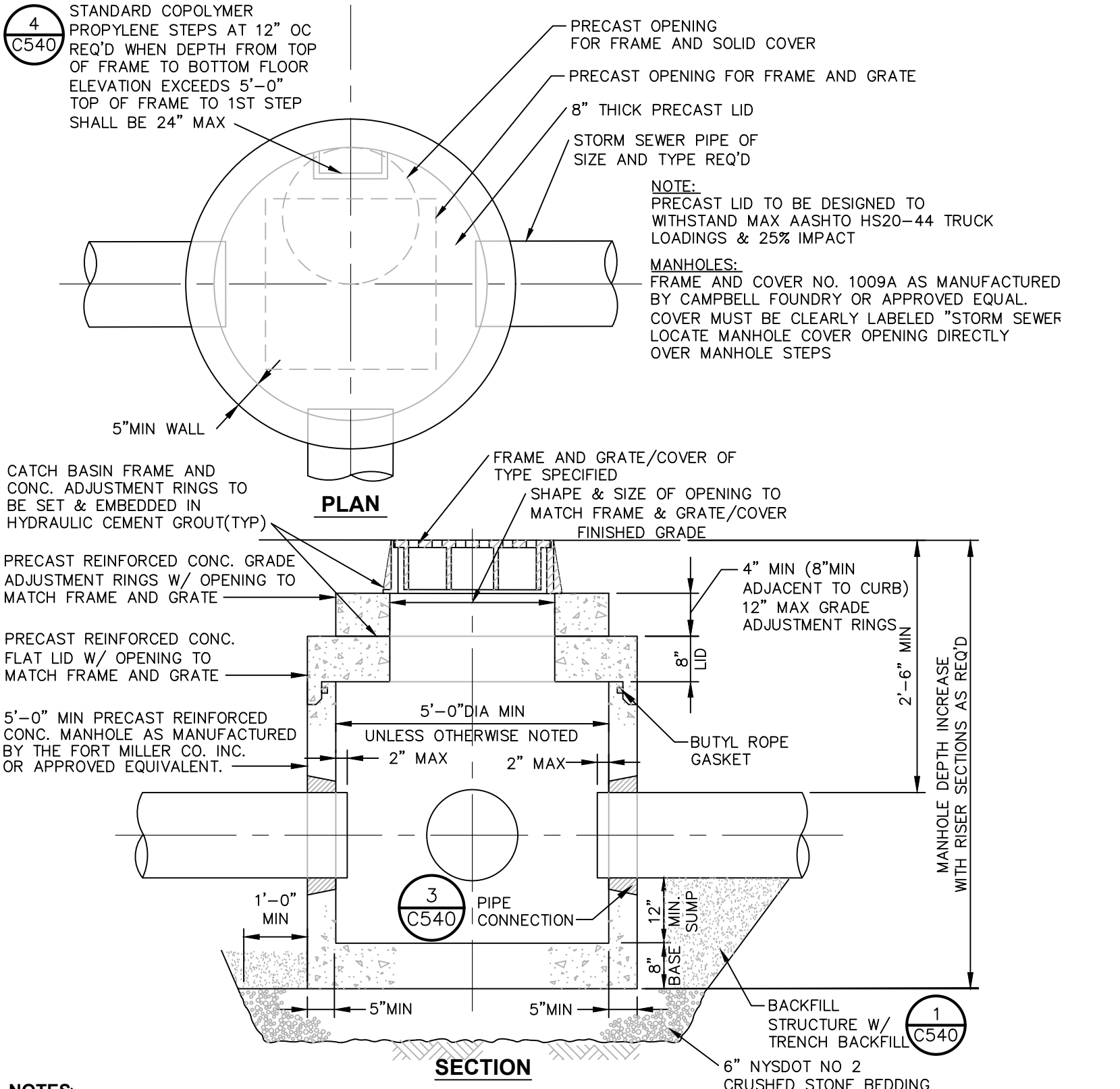
CDS2020-5-C DESIGN NOTES

CDS2020-5-C RATED TREATMENT CAPACITY IS 1.1 CFS, OR PER LOCAL REGULATIONS.

THE STANDARD CDS2020-5-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.



- GENERAL NOTES**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 - FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH STORMWATER SOLUTIONS REPRESENTATIVE. WWW.CONTECHSTORMWATER.COM
 - CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 - STRUCTURE AND CASTINGS SHALL MEET AASHTO HS20 LOAD RATING.
 - PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SEWER CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
 - CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



7 PRECAST CONCRETE MANHOLE DETAIL
SCALE: NOT TO SCALE

- NOTES:
- CATCH BASIN SHALL BE PRECAST CONCRETE, DESIGNED FOR HS20-44 VEHICULAR LOADING AND 25% IMPACT.
 - FRAME AND COVER SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING & 25% IMPACT.
 - CONCRETE CATCH BASIN LID CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.
 - CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE FLOOR OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
 - BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.
 - SUMPS FOR CATCH BASINS SHALL BE 12".
 - ECCENTRIC CONE TOP CAN BE USED FOR MANHOLES DEPTH GREATER THAN 7 FEET.
 - SEE CHART FOR REQUIRED MANHOLES / CATCH BASINS DIAMETERS.
 - ALL PRECAST CONSTRUCTION IN ACCORDANCE W/ ASTM C478.

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- North Country Office: 20 Elm Street (Suite 110), Glens Falls, New York 12091. Phone: (518) 812-0513
- Nashville Tennessee Office: 1705 Division Street, Nashville, Tennessee 37203. Phone: (615) 953-4909
- Westchester NY Office: 1 North Broadway, Suite 803, White Plains, New York 10601. Phone: (914) 997-8510
- Chattanooga Tennessee Office: 427 E. 5th St. (Suite 201), Chattanooga, Tennessee 37403. Phone: (423) 241-6575

rev.	date	description
1	07/09/19	REVISED PER TOWN COMMENTS
0	02/20/19	INITIAL SUBMISSION TO TOWN

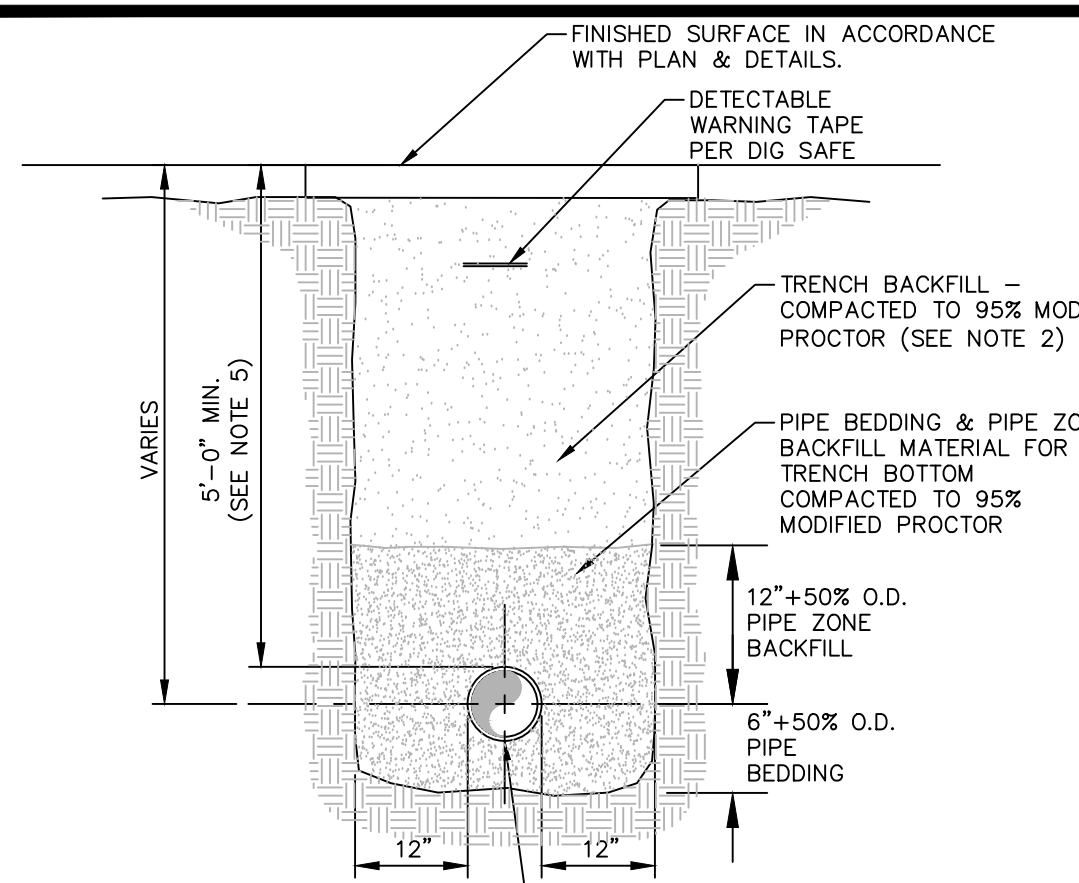
ISSUED FOR PLANNING BOARD REVIEW - NOT FOR CONSTRUCTION

GAS LAND CORTLANDT- 2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)

STORM SEWER DETAILS

TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

designed SPL	checked CPL
date 02/20/19	scale AS NOTED
project no. 81903.00	
sheet no. C540	

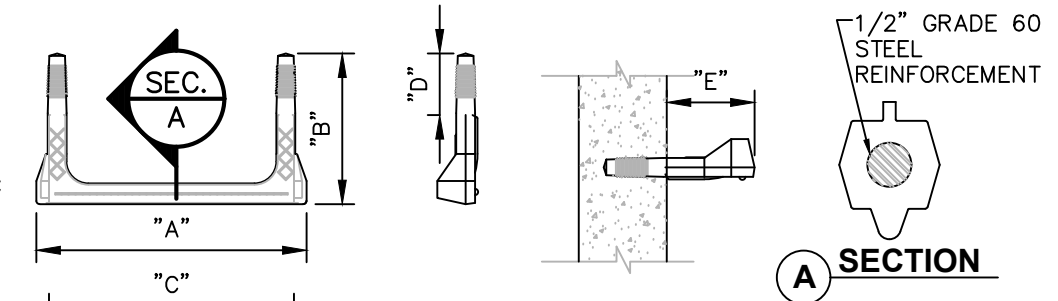


2 WATERTIGHT/LOCKING CAST IRON MH COVER
SCALE: NOT TO SCALE

ACCEPTABLE MANHOLE STEPS

MANUFACTURER	PATTERN NUMBER	"A" STEP WIDTH	"B" LEG LENGTH	"C" RUNG CLEAR	"D" EMBEDMENT	"E" RING CLEAR
M.A. INDUSTRIES INC.*	PS2-PF	14 3/4	9 1/4	13 3/4	3 3/8	5 7/8
M.A. INDUSTRIES INC.*	PS2-PFS	14 3/4	8 1/4	13 3/4	3 3/8	4 7/8

* OR EQUIVALENT
MH STEP DESIGN AND INSTALLATION SHALL COMPLY WITH ALL OSHA REGULATIONS



3 COPOLYMER POLYPROPYLENE MH STEP
SCALE: NOT TO SCALE

NOTES:
1. PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) SAND OR A MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
3/4"	100%
NO. 40	0-10%
NO. 200	0-10%

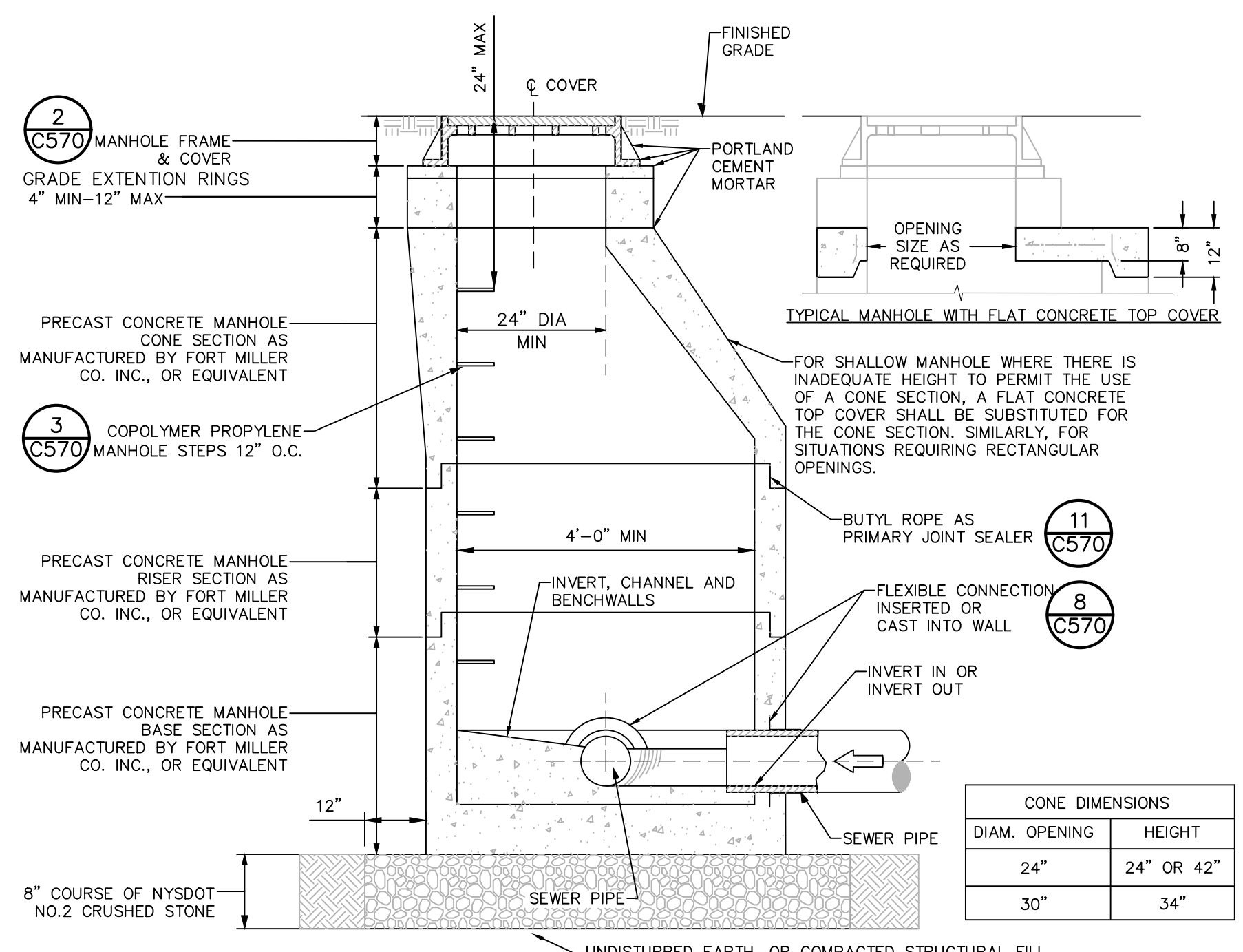
2. TRENCH BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
4"	100%
NO. 40	0-10%
NO. 200	0-10%

3. INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.
4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
5. 5'-0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER FORCE MAINS ONLY.

IN NON-TRAFFIC UNPAVED AREAS TRENCH BACKFILL CAN BE MATERIALS EXCAVATED FROM THE TRENCH AS APPROVED BY THE ENGINEER AND COMPACTED TO 90% MODIFIED PROCTOR.

1 PIPE TRENCH DETAIL (TYPICAL)
SCALE: NOT TO SCALE



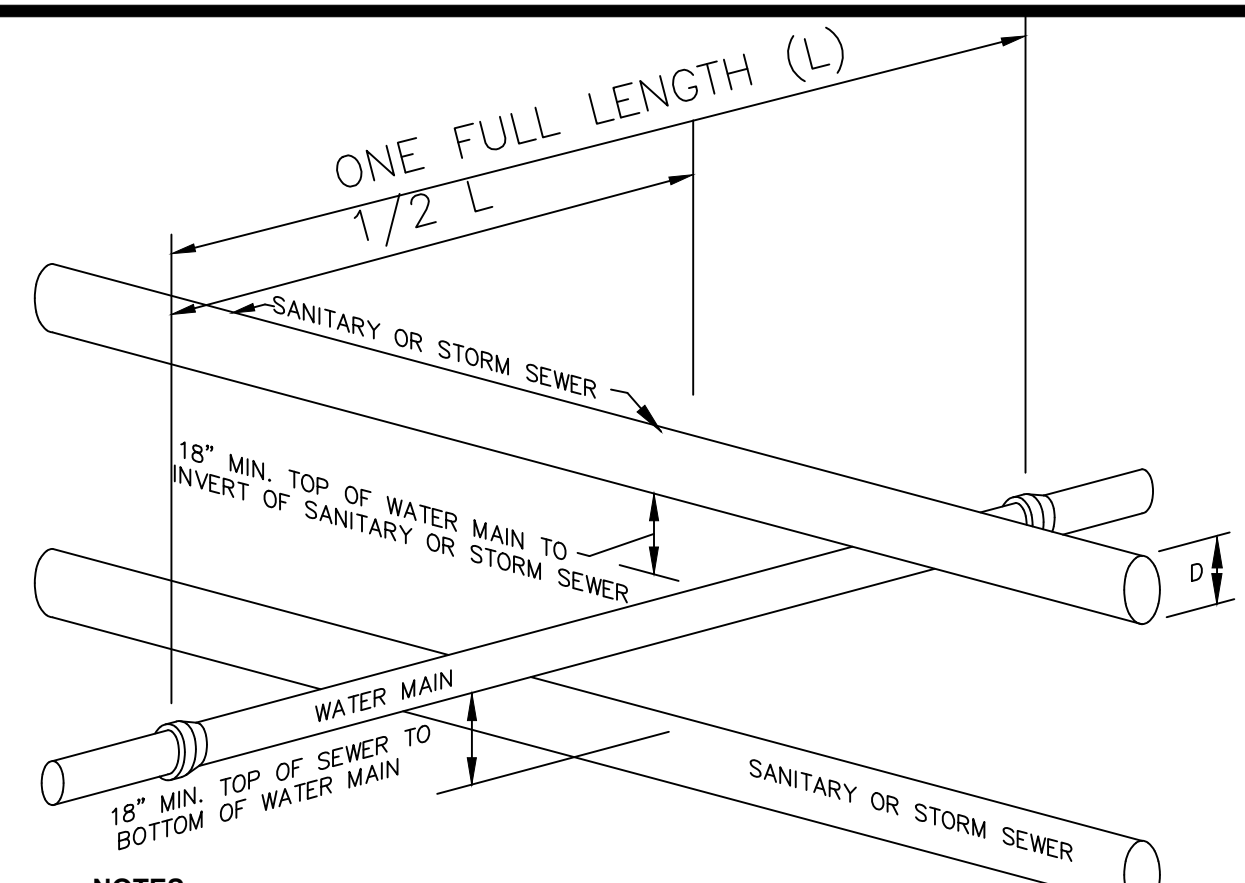
NOTES:
1. INVERT SHALL BE FILLETED.
2. REINFORCEMENT FOR MANHOLE COMPONENTS SHALL BE DESIGNED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW. STRUCTURE SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING PLUS 25% IMPACT.
3. CONCRETE TO TEST 4,500 PSI AT 28 DAYS IN CONFORMANCE WITH A.S.T.M. C-478.
4. BENCH SHALL BE BUILT FOR FLOW BETWEEN INLET AND OUTLET.
5. EACH MANHOLE EXTERIOR SHALL RECEIVE TWO BITUMINOUS COATS.

4 PRECAST CONCRETE MANHOLE
SCALE: NOT TO SCALE

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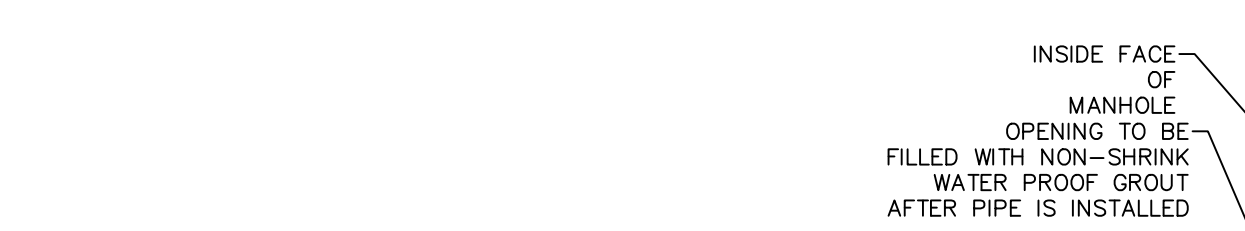
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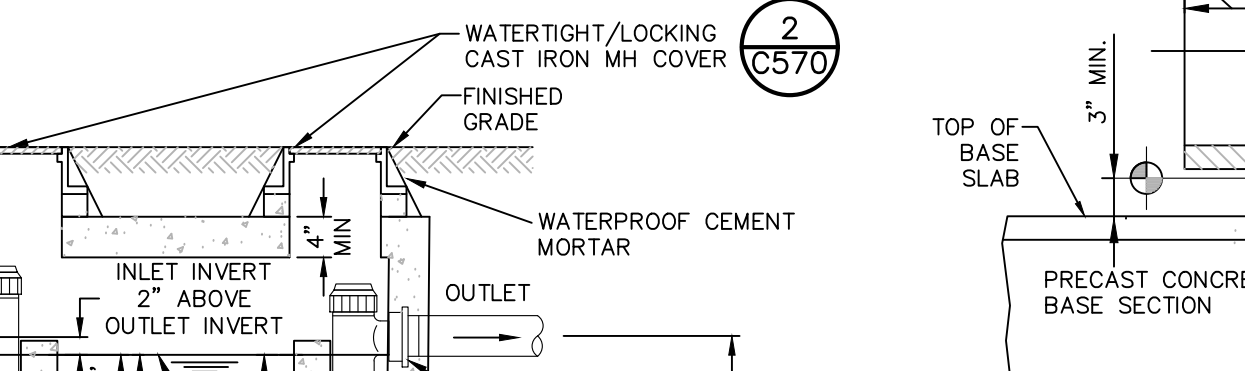


NOTES:
1. IF 18" VERTICAL SEPARATION CAN NOT BE ACHIEVED AT LOCATIONS OF WATER MAIN & SEWER CROSSINGS, CONTRACTOR SHALL CONSTRUCT EITHER OF THE FOLLOWING OPTIONS:
1. CONSTRUCT SEWER OF PVC WATERWORKS GRADE PRESSURE PIPE MATERIAL 10' ON EACH SIDE OF THE WATER MAIN AND TEST TO 150PSI TO ASSURE TIGHTNESS.
2. EITHER THE WATER MAIN OR THE SEWER LINE MAY BE ENCASED IN A WATER TIGHT CARRIER PIPE WHICH EXTENDS TO FEET ON BOTH SIDES OF THE CROSSING. THE CARRIER PIPE SHALL BE OF MATERIAL APPROVED FOR THE USE IN WATER MAIN CONSTRUCTION.

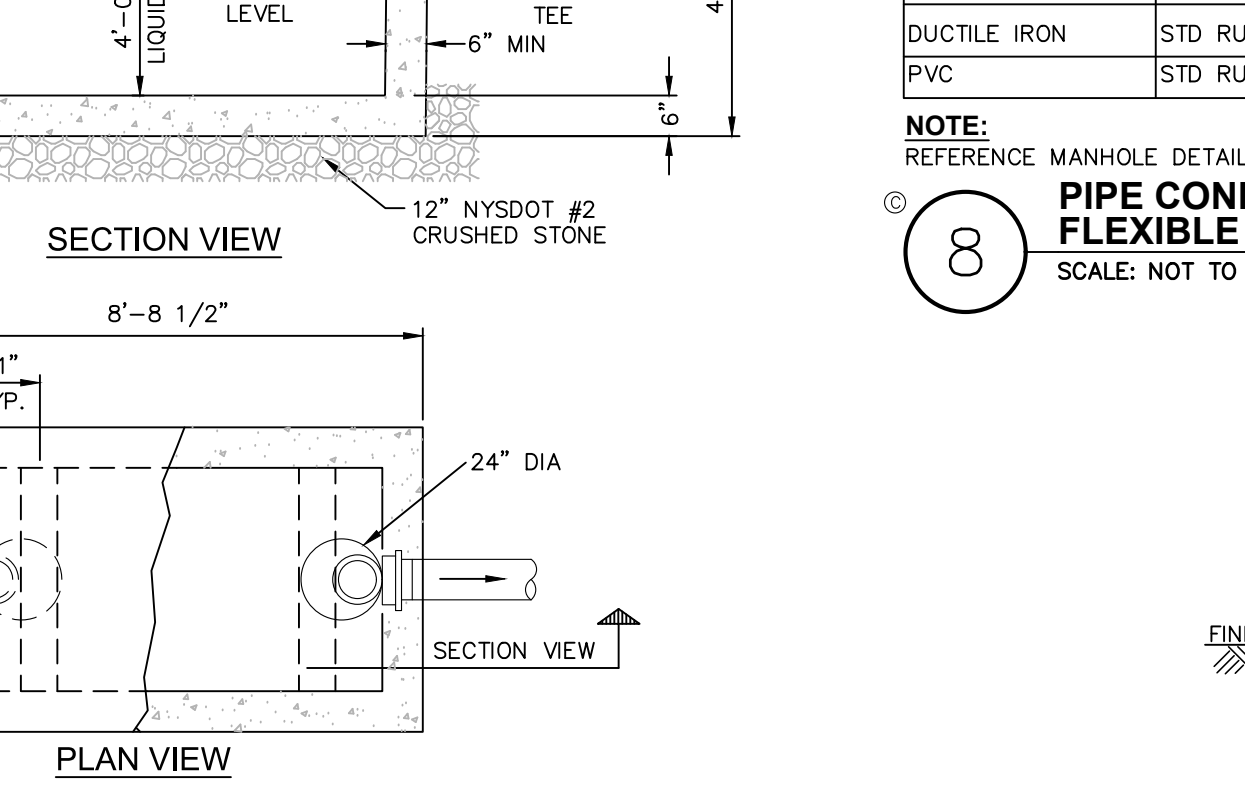
6 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE



8 PIPE CONNECTION TO MANHOLE-FLEXIBLE RUBBER BOOT CAST INTO MANHOLE WALL
SCALE: NOT TO SCALE

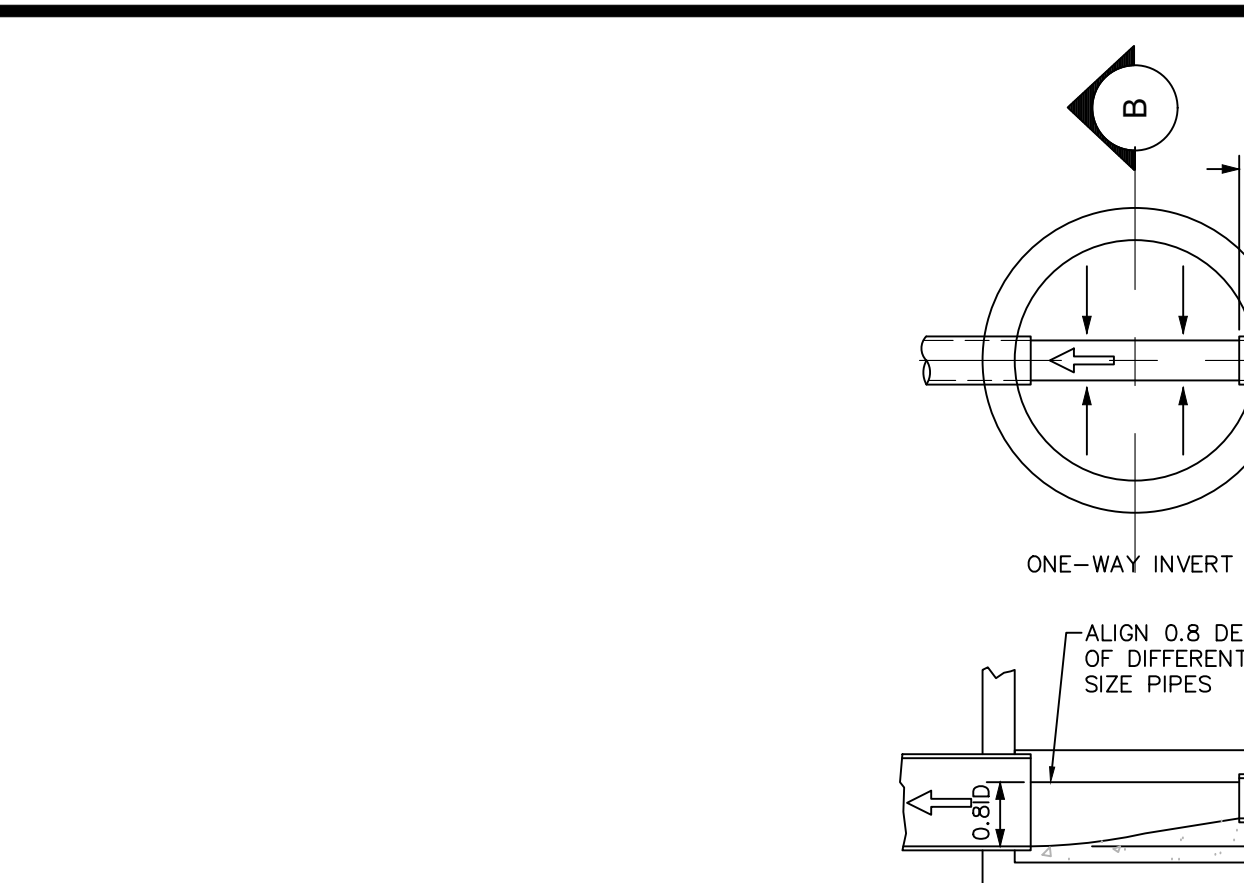


10 GREASE TRAP EFFLUENT SAMPLING MANHOLE DETAIL
SCALE: NOT TO SCALE



NOTES:
1. SEPTIC TANKS SHALL BE AS MANUFACTURED BY THE FORT MILLER CO. OR APPROVED EQUIVALENT.
2. DIMENSIONS SHOWN ARE PER STRUCTURES MANUFACTURED BY FORT MILLER CO.
3. REINFORCEMENT FOR MANHOLE COMPONENTS SHALL BE DESIGNED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW. STRUCTURE SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING PLUS 25% IMPACT.
4. CONCRETE TO TEST 4,500 PSI AT 28 DAYS IN CONFORMANCE WITH A.S.T.M. C-478.
5. EACH MANHOLE EXTERIOR SHALL RECEIVE TWO BITUMINOUS COATS.

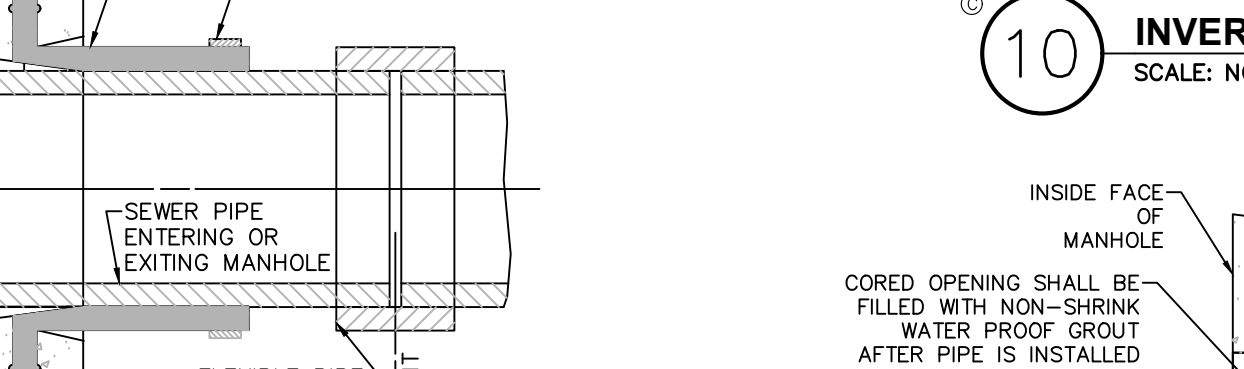
5 1000 GAL SEAMLESS CONCRETE SEPTIC TANK
SCALE: NOT TO SCALE



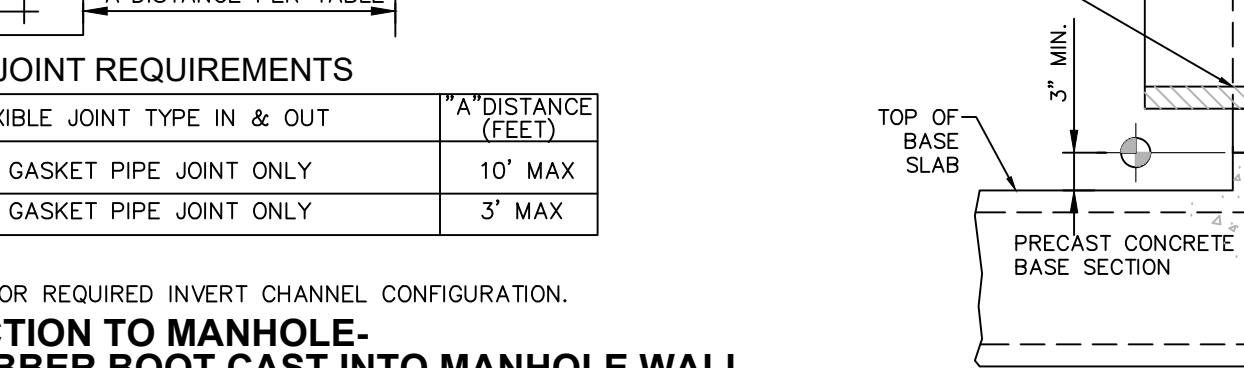
11 MANHOLE JOINT
SCALE: NOT TO SCALE



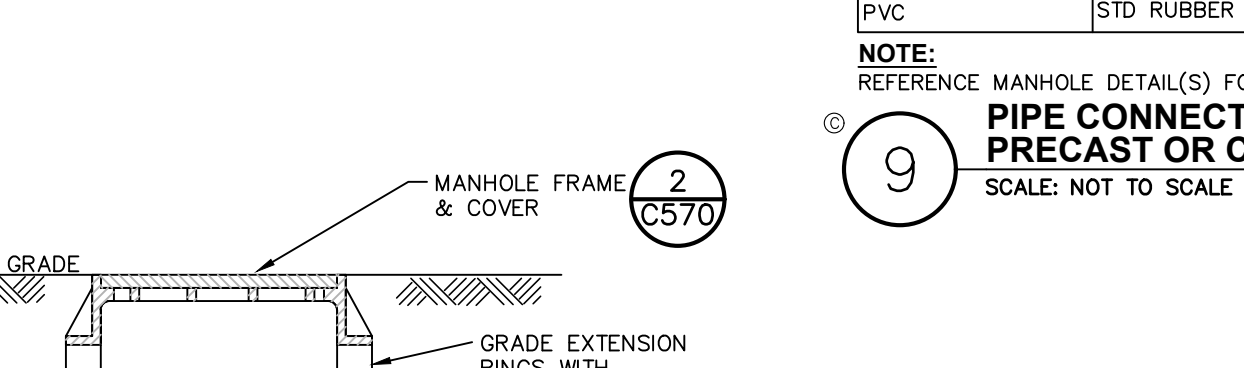
9 PIPE CONNECTION TO MANHOLE-PRECAST OR CORED HOLE W/ INSERTED FLEXIBLE BOOT
SCALE: NOT TO SCALE



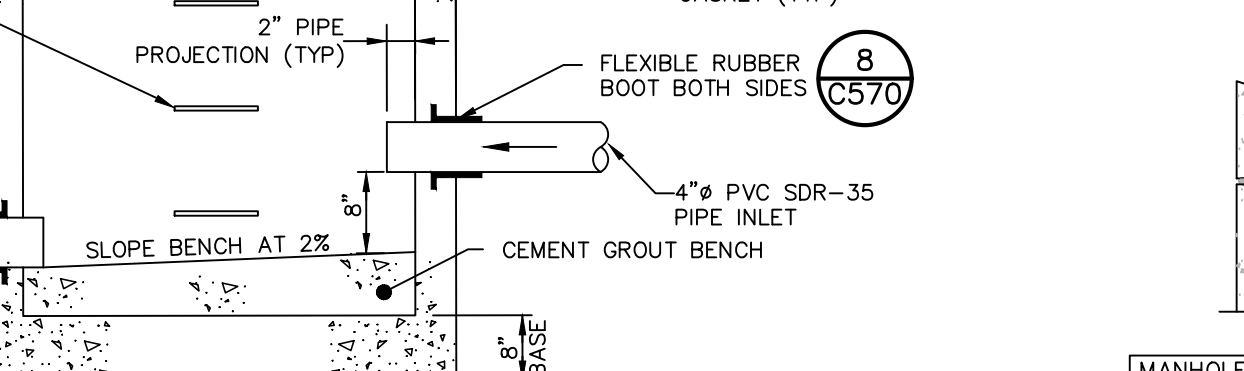
10 INVERT, CHANNEL AND BENCHWALL
SCALE: NOT TO SCALE



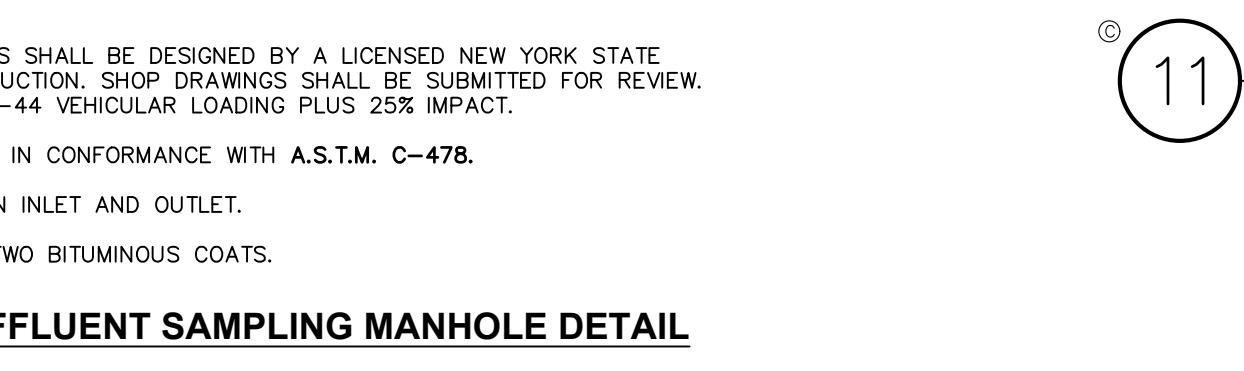
8 FLEXIBLE JOINT REQUIREMENTS
SCALE: NOT TO SCALE



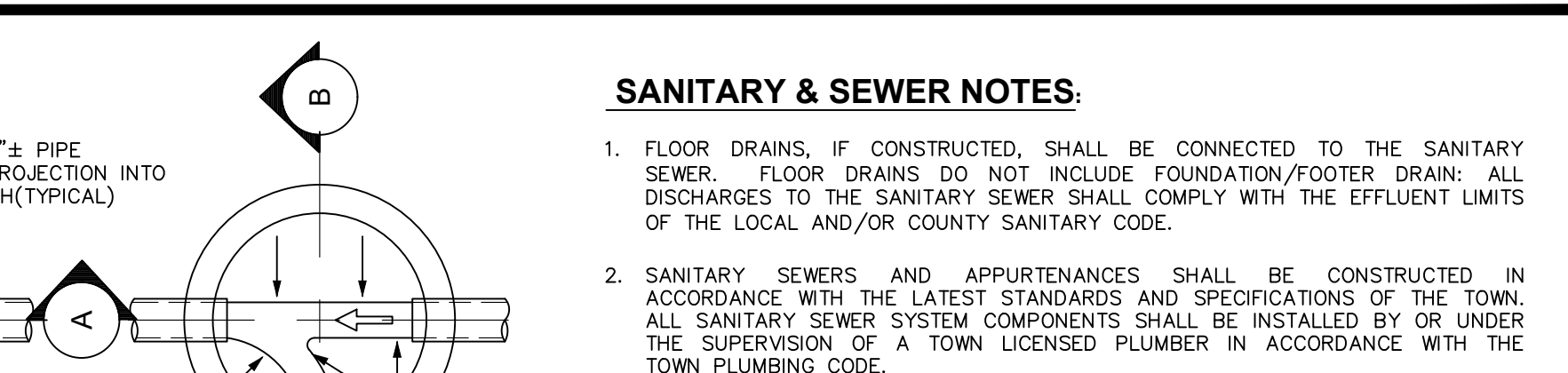
9 FLEXIBLE JOINT REQUIREMENTS
SCALE: NOT TO SCALE



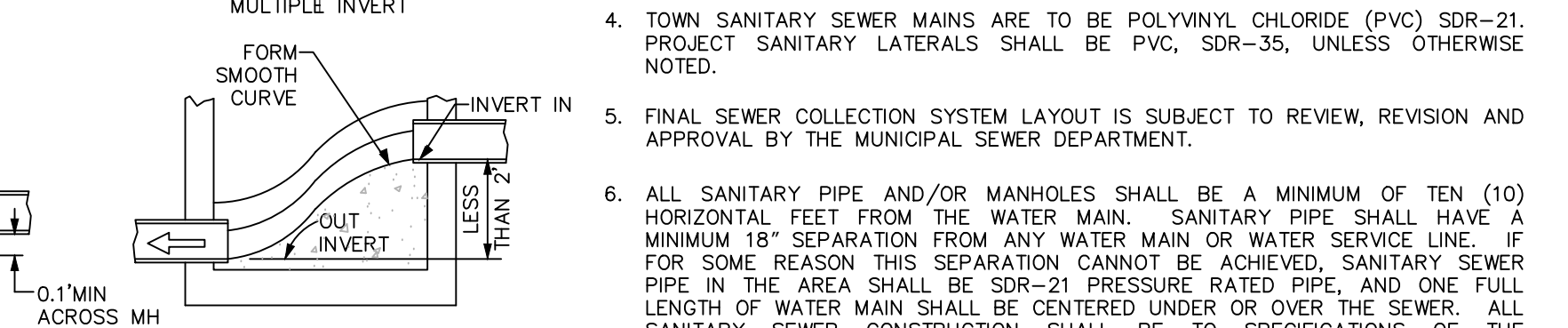
8 PIPE CONNECTION TO MANHOLE-FLEXIBLE RUBBER BOOT CAST INTO MANHOLE WALL
SCALE: NOT TO SCALE



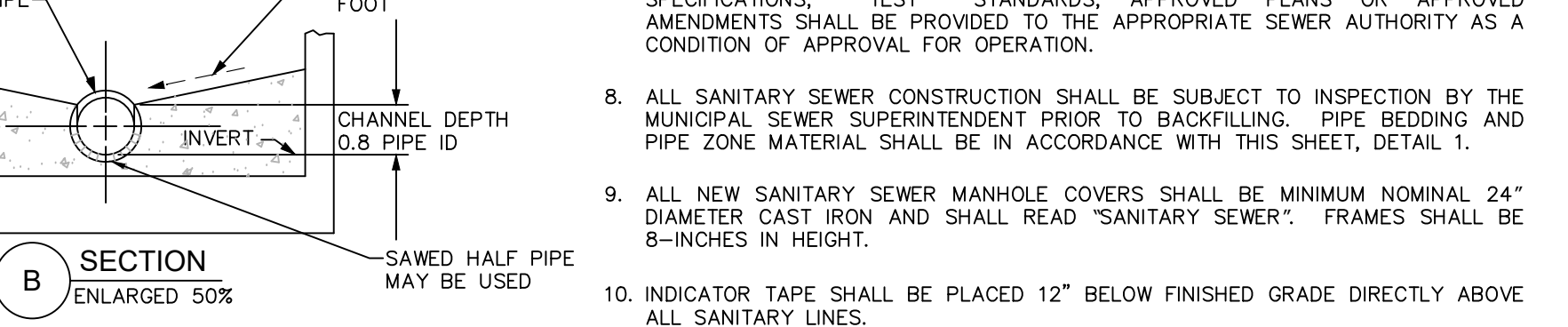
10 GREASE TRAP EFFLUENT SAMPLING MANHOLE DETAIL
SCALE: NOT TO SCALE



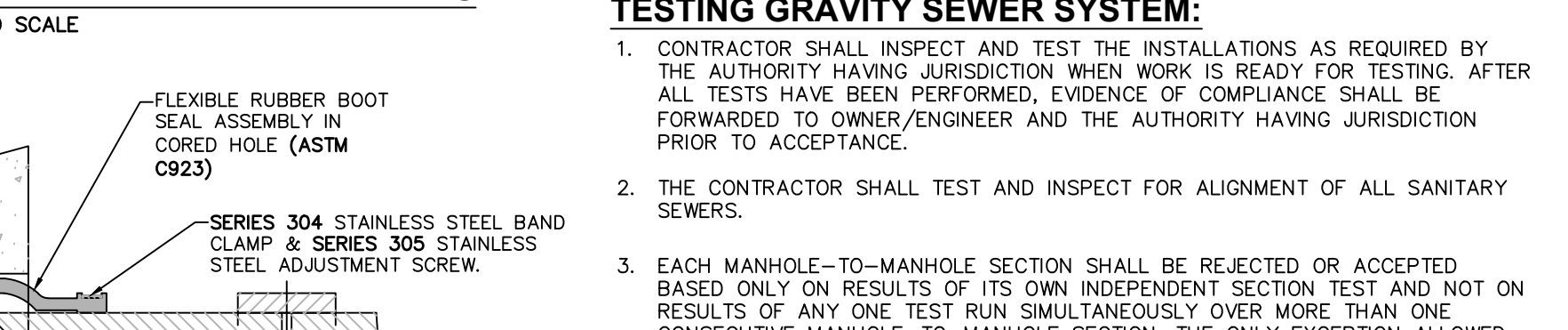
10 INVERT, CHANNEL AND BENCHWALL
SCALE: NOT TO SCALE



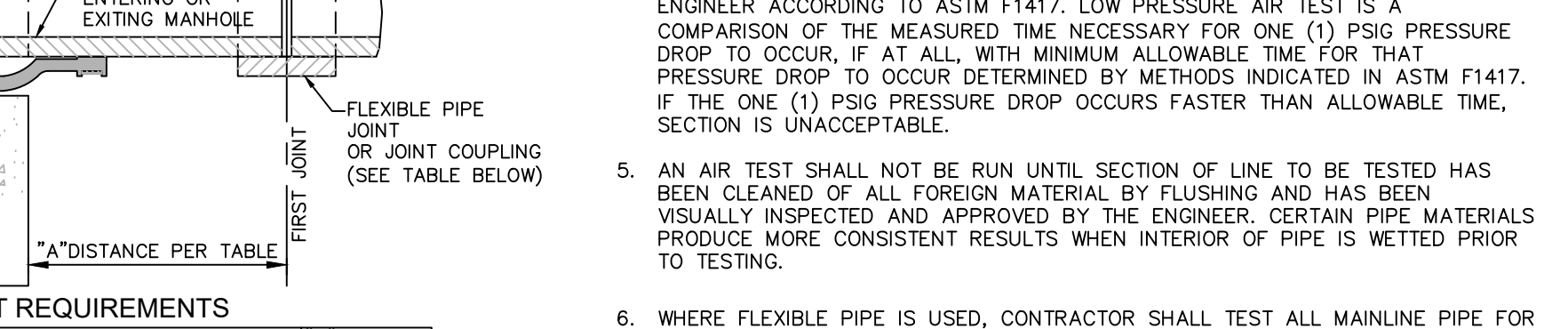
11 MANHOLE JOINT
SCALE: NOT TO SCALE



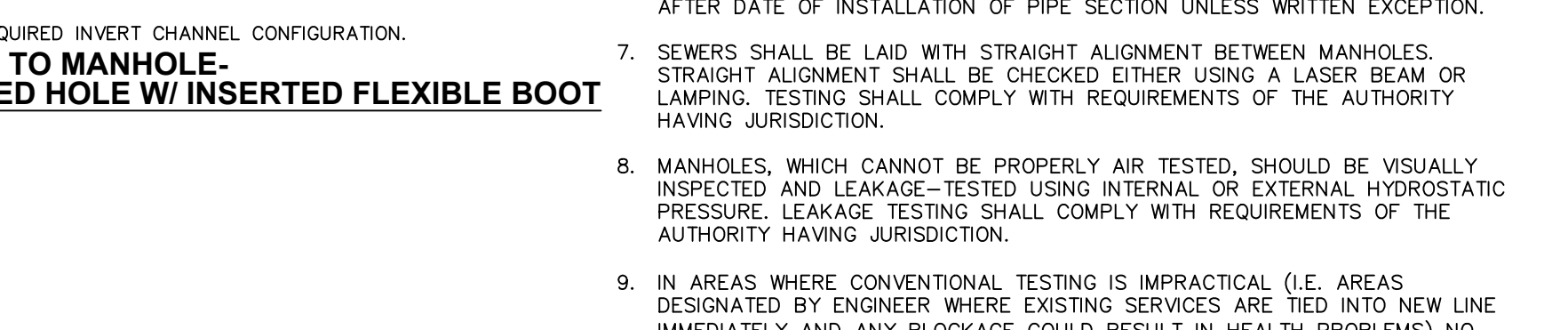
9 PIPE CONNECTION TO MANHOLE-PRECAST OR CORED HOLE W/ INSERTED FLEXIBLE BOOT
SCALE: NOT TO SCALE



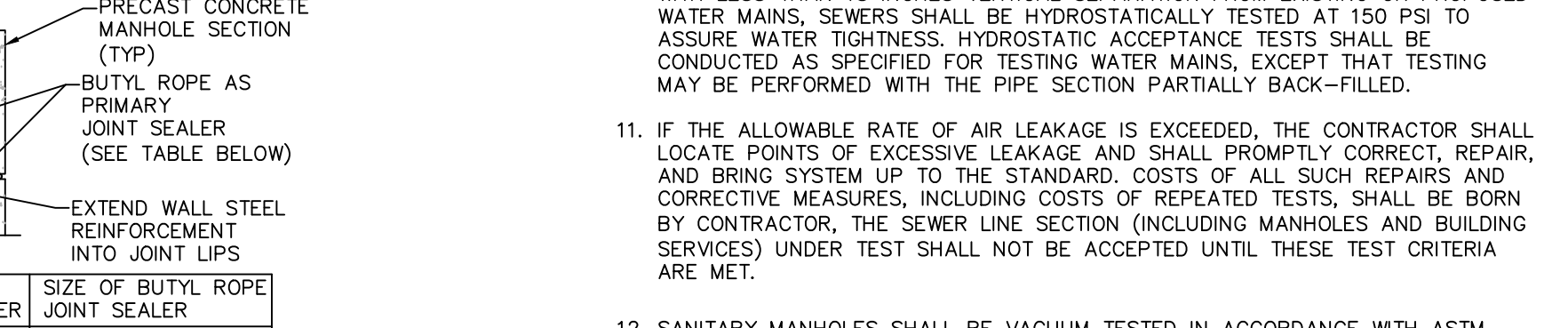
10 INVERT, CHANNEL AND BENCHWALL
SCALE: NOT TO SCALE



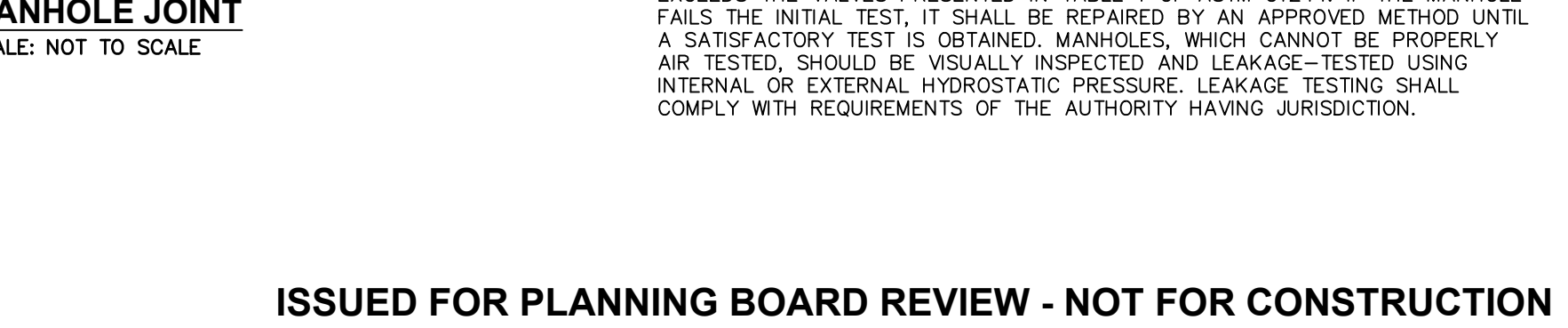
8 FLEXIBLE JOINT REQUIREMENTS
SCALE: NOT TO SCALE



9 PIPE CONNECTION TO MANHOLE-PRECAST OR CORED HOLE W/ INSERTED FLEXIBLE BOOT
SCALE: NOT TO SCALE



10 INVERT, CHANNEL AND BENCHWALL
SCALE: NOT TO SCALE



8 FLEXIBLE JOINT REQUIREMENTS
SCALE: NOT TO SCALE

ISSUED FOR PLANNING BOARD REVIEW - NOT FOR CONSTRUCTION

GAS LAND CORTLANDT- 2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)

SANITARY SEWER DETAILS

TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

date	scale	AS NOTED
02/20/19		AS NOTED
project no. 81903.00		
sheet no. C570		

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designed SPL checked CPL
02/20/19 AS NOTED
project no. 81903.00
sheet no. **C570**

LANDSCAPING NOTES:

- THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
- THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT/ENGINEER AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.
- THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.
- THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.
- NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.
- QUALITY ASSURANCE:
 - NOMENCLATURE: PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
 - SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC (AAN), UNLESS OTHERWISE SPECIFIED.
 - NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS PLANTS NURSERY GROWN UNDER OPTIMUM CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT IN ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE BEEN TRANSPLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL. HELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.
 - SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS. IF REQUIRED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL. WHEN AUTHORIZED, ADJUSTMENTS OF CONTRACT AMOUNT (IF ANY) WILL BE MADE BY CHANGE ORDER.

- SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
 - UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWNS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 15.
 - UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.
- AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE LAWNS OR PLANTINGS ARE TO BE ESTABLISHED AND WORK IS COMPLETE, SHALL BE RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. WORK SHALL BE WITHIN THE SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER (TOPSOIL AND TEMPORARY COVER SEED MIX) WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.

- PRODUCTS:
 - IMPORTED TOPSOIL: PROVIDE TOPSOIL CONFORMING TO THE FOLLOWING:
 - LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.
 - CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°C.
 - CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE.
 - CONTAINING THE FOLLOWING WASHED GRADATIONS:

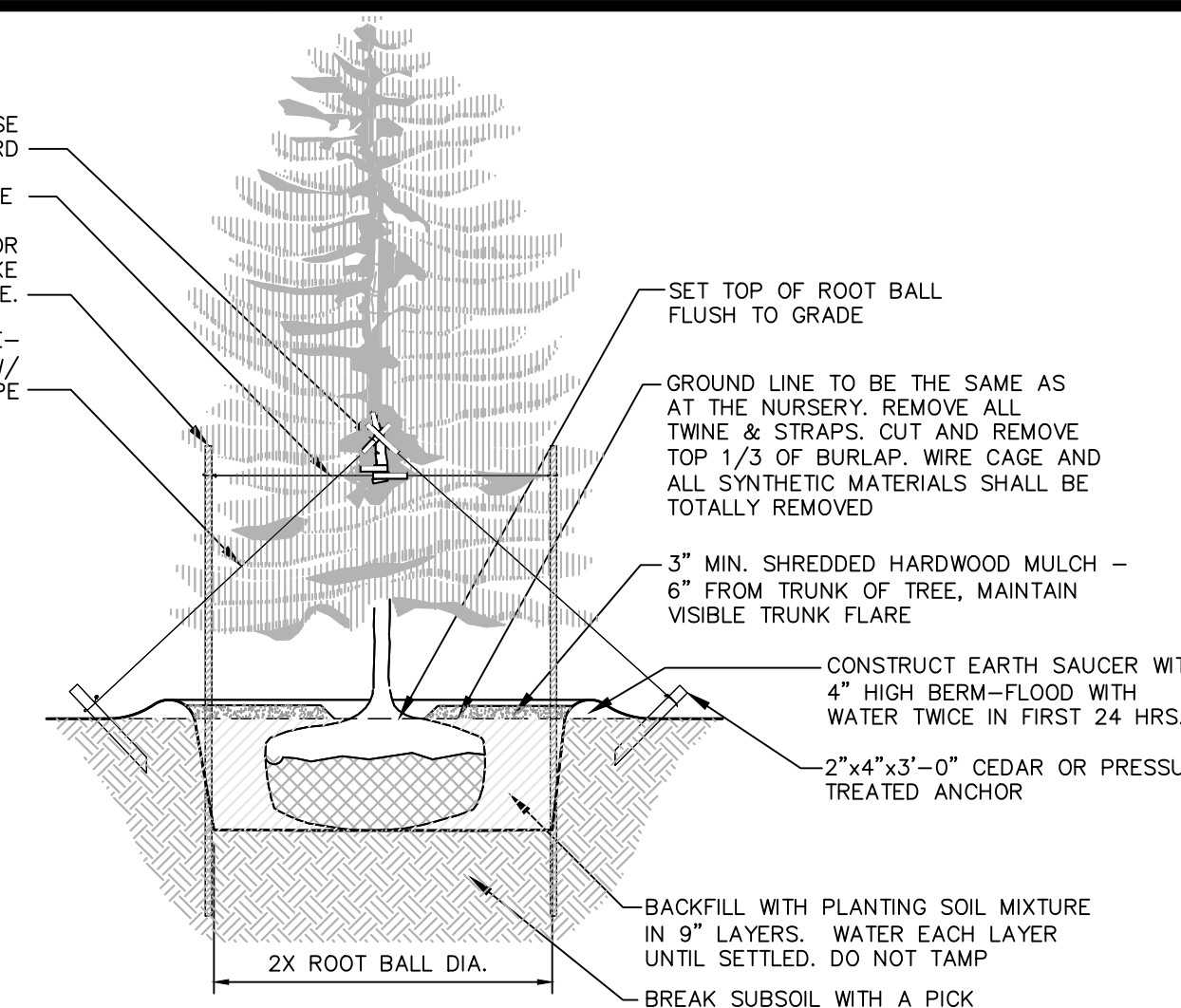
SIEVE DESIGNATION	% PASSING
1"	100
1/4"	98-100
NO 200	20-60
 - TEMPORARY COVER SEED MIX: SEED AT THE RATE OF 3 TO 4 LBS PER 1,000 SF.
 - TEMPORARY COVER SEED MIX TO BE APPLIED ONLY FOR LATE FALL OR SUMMER SOIL STABILIZATION OUTSIDE ALLOWED SEEDING PERIODS.
- ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
 - A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS/ACRE MIN. TO BE APPLIED ONCE SEEDING IS COMPLETE.
 - WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY A SEEDER AT A RATE OF 2,000 LBS/ACRE.
- ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL.
- ALL NEWLY PLANTED AREAS SHALL BE KEPT MOIST BY WATERING UNTIL GRASSES AND GROUND COVERS ARE WELL ESTABLISHED. THE LANDSCAPE CONTRACTOR MUST WATER PLANT MATERIAL WHEN NECESSARY FOR 60 DAYS AFTER INSTALLATION.
- LAWNS ARE TO BE WARRANTED UNTIL THEY BECOME ESTABLISHED, UNTIL FINAL ACCEPTANCE, AND NOT LESS THAN 60 DAYS AFTER COMPLETION OF ALL WORK. TREES, SHRUBS, GROUND COVERS, AND PERENNIALS SHALL BE WARRANTED AGAINST DEFECTS INCLUDING POOR GROWTH AND DEATH, EXCEPT WHEN RESULTING FROM OWNER NEGLIGENCE, INCIDENTS THAT ARE BEYOND THE CONTROL OF THE LANDSCAPE INSTALLER AND DAMAGE OR ABUSE BY OTHERS, FOR AT LEAST ONE FULL YEAR AFTER PROJECT COMPLETION.

- SEED MIXTURE: PROVIDE FRESH, CLEAN, NEW-CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS. PROVIDE THE FOLLOWING MIXTURES:
 - LAWN SEED MIX

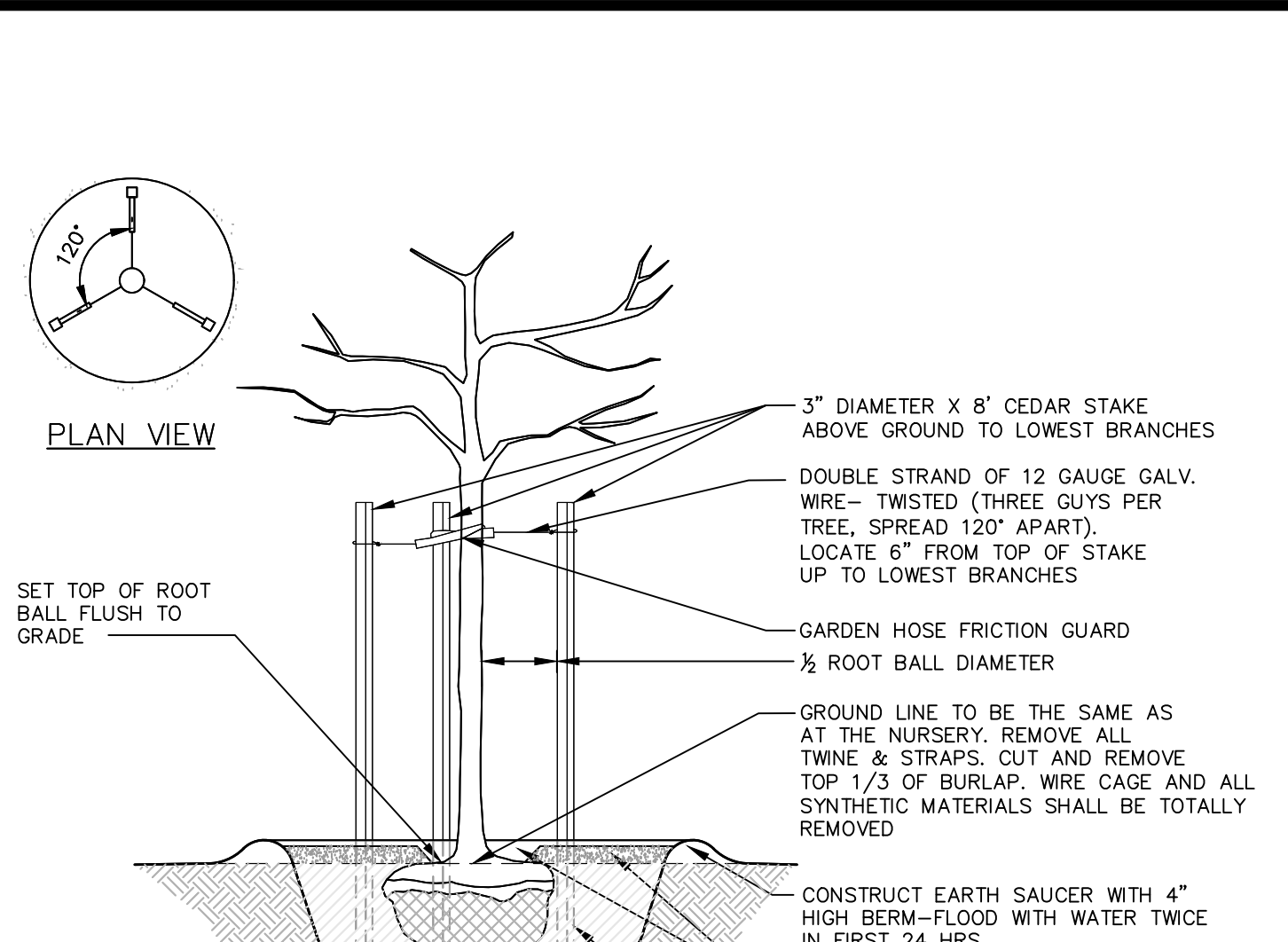
SUN AND PARTIAL SHADE:			
AMOUNT BY WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	MINIMUM % GERMINATION
50%	KENTUCKY BLUE GRASS*	95%	80%
20%	PERENNIAL RYE	98%	90%
30%	CREeping RED FESCUE	97%	85%
100%			

 *MINIMUM 2 (EQUAL PROPORTIONS) VARIETIES AS LISTED IN CORNELL RECOMMENDATIONS FOR TURFGRASS.
 - TEMPORARY COVER SEED MIX

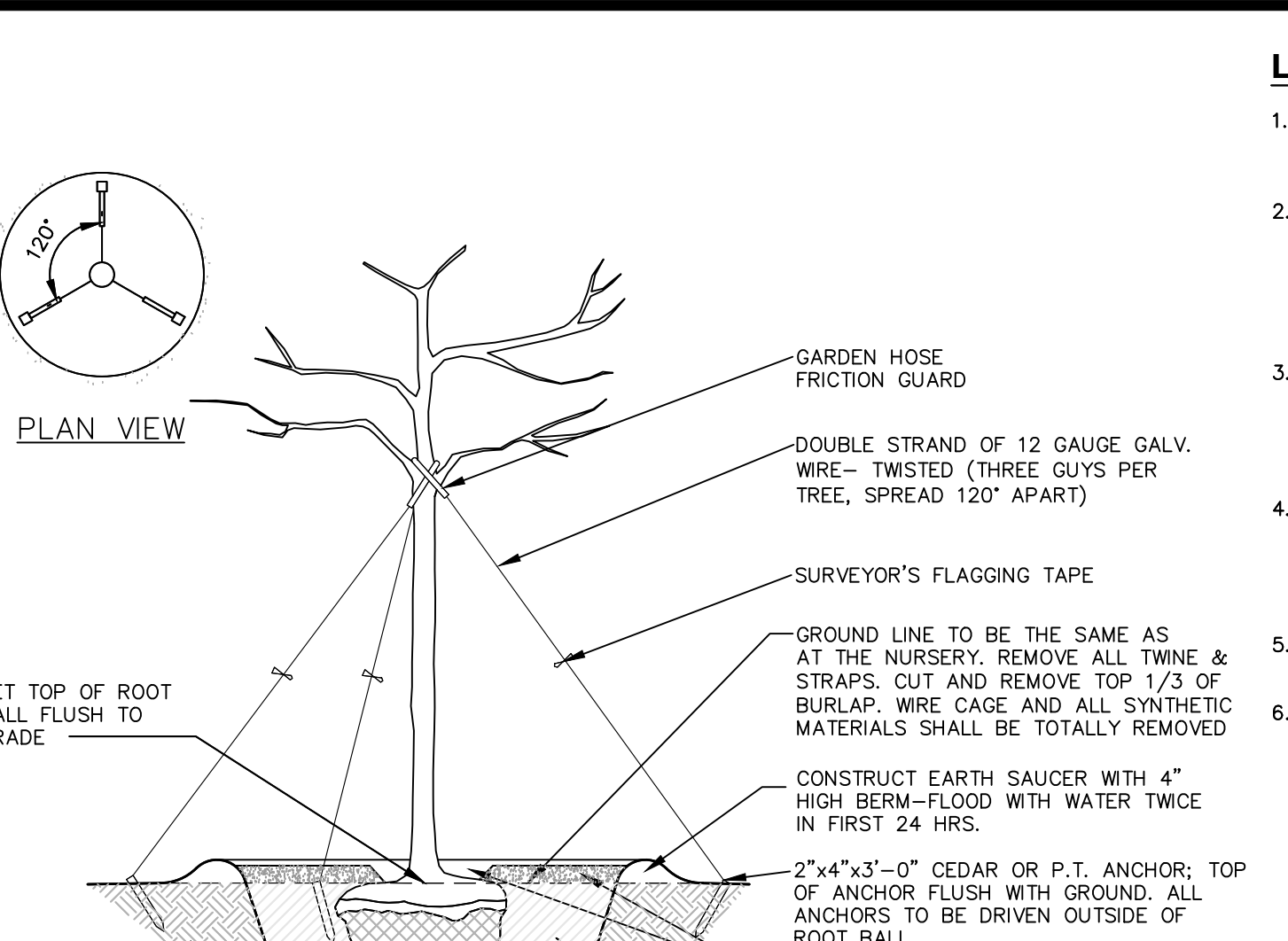
AMOUNT BY WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	MINIMUM % GERMINATION
100%	ANNUAL RYEGRASS	98%	90%



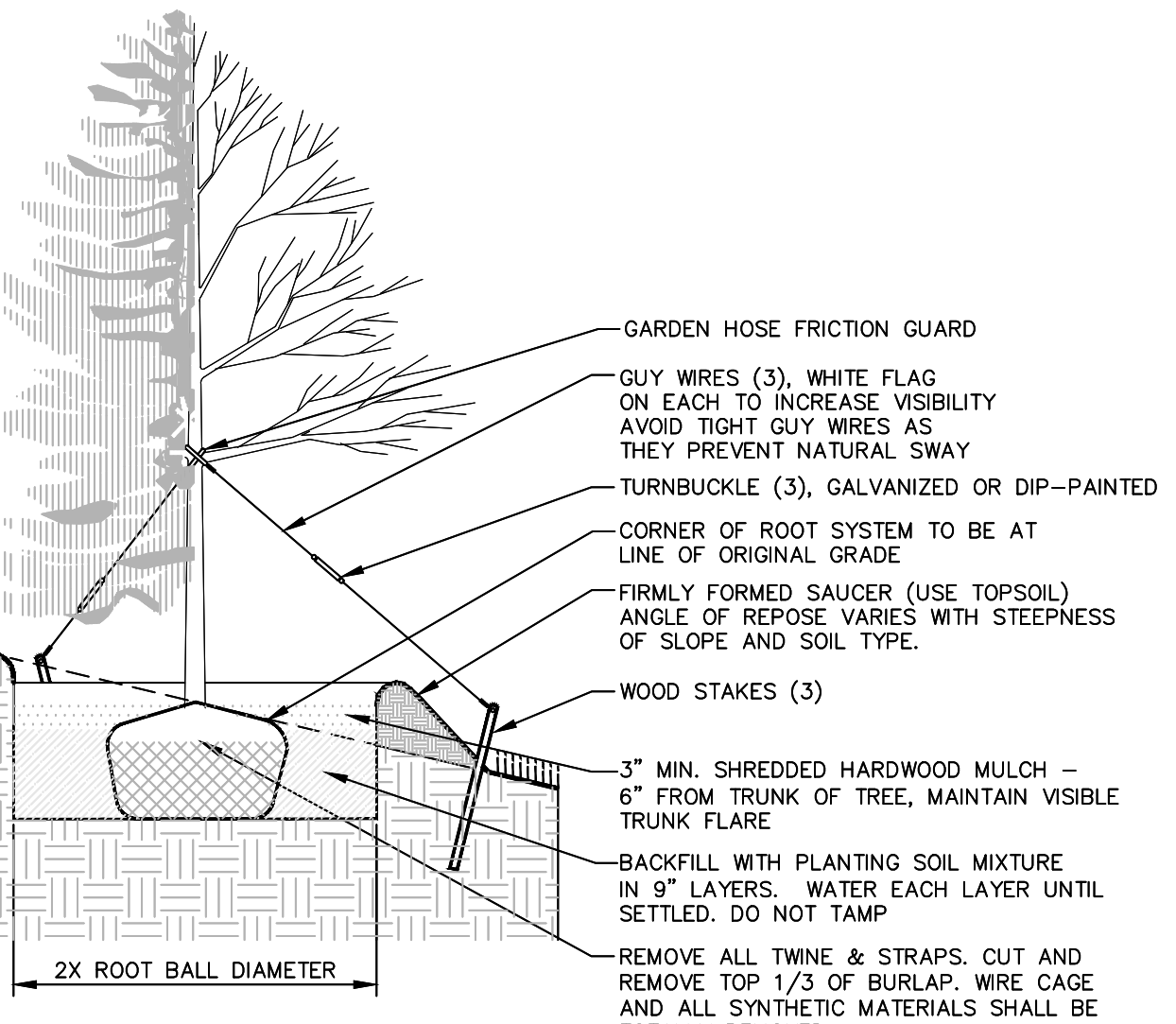
1 EVERGREEN PLANTING DETAIL
SCALE: NOT TO SCALE



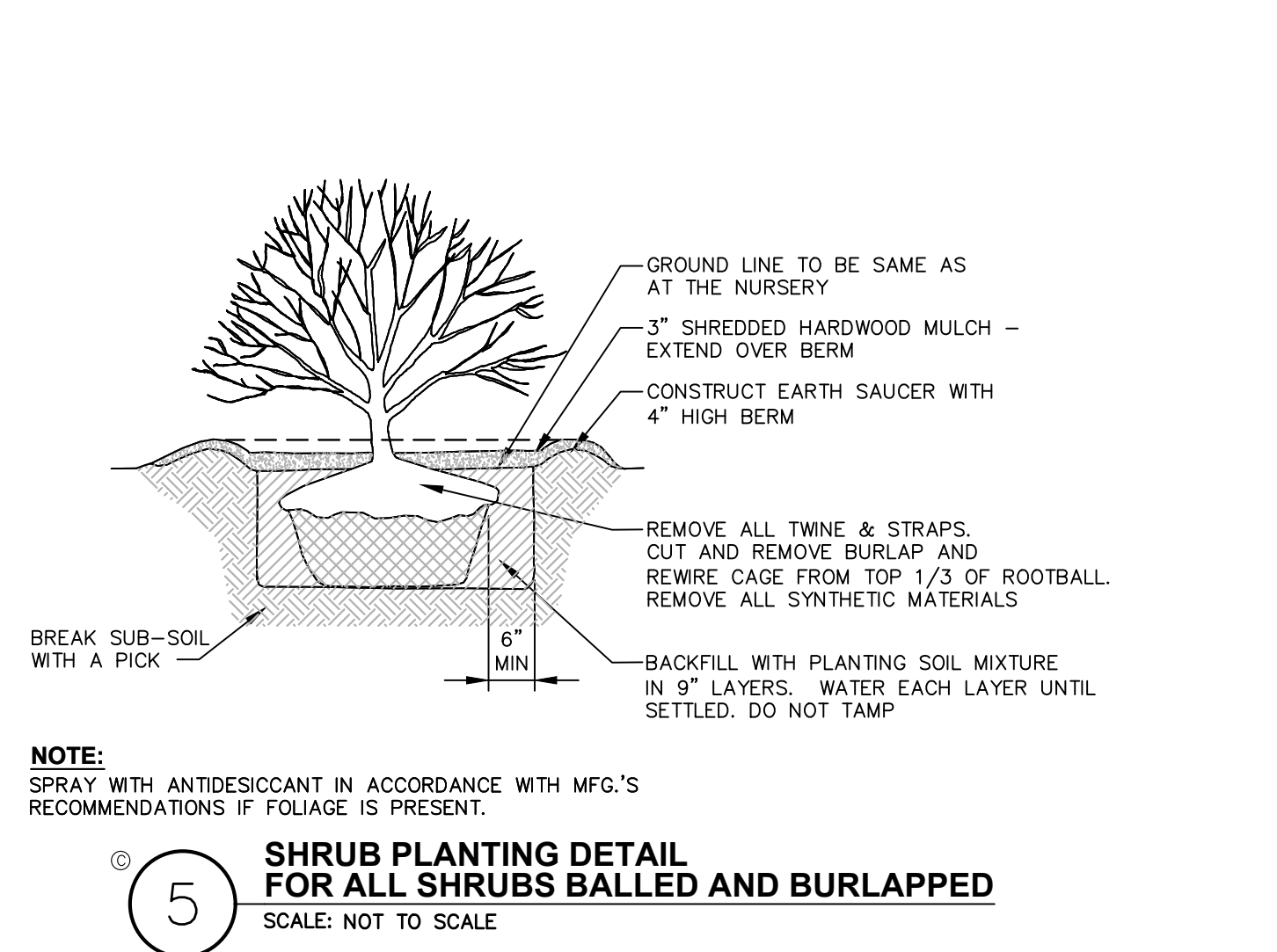
2 PLANTING AND GUYING DETAILS FOR TREES SMALLER THAN 3" CALIPER, BALLED AND BURLAPPED
SCALE: NOT TO SCALE



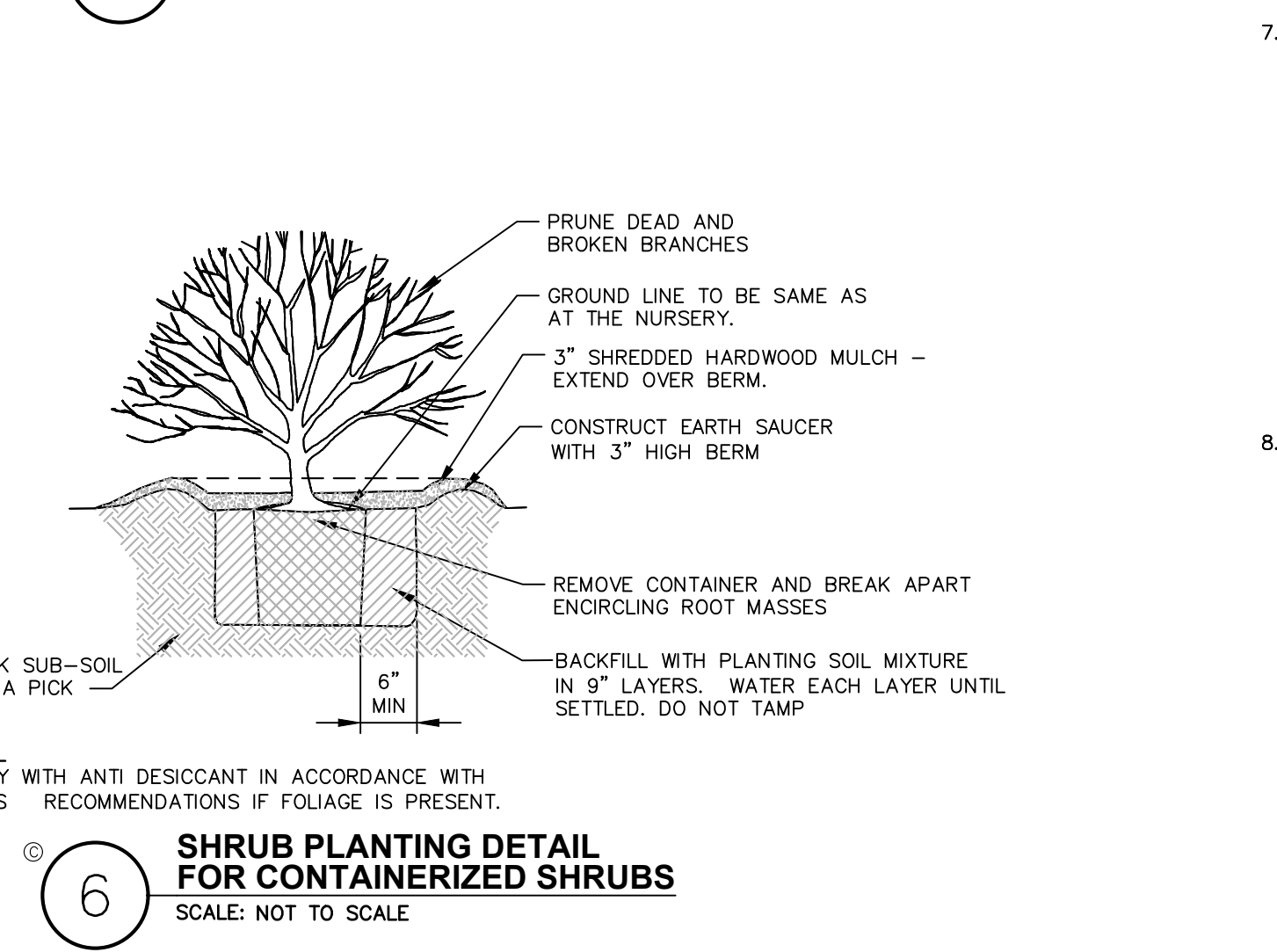
3 PLANTING AND GUYING DETAILS FOR TREES LARGER THAN 3" CALIPER, BALLED AND BURLAPPED
SCALE: NOT TO SCALE



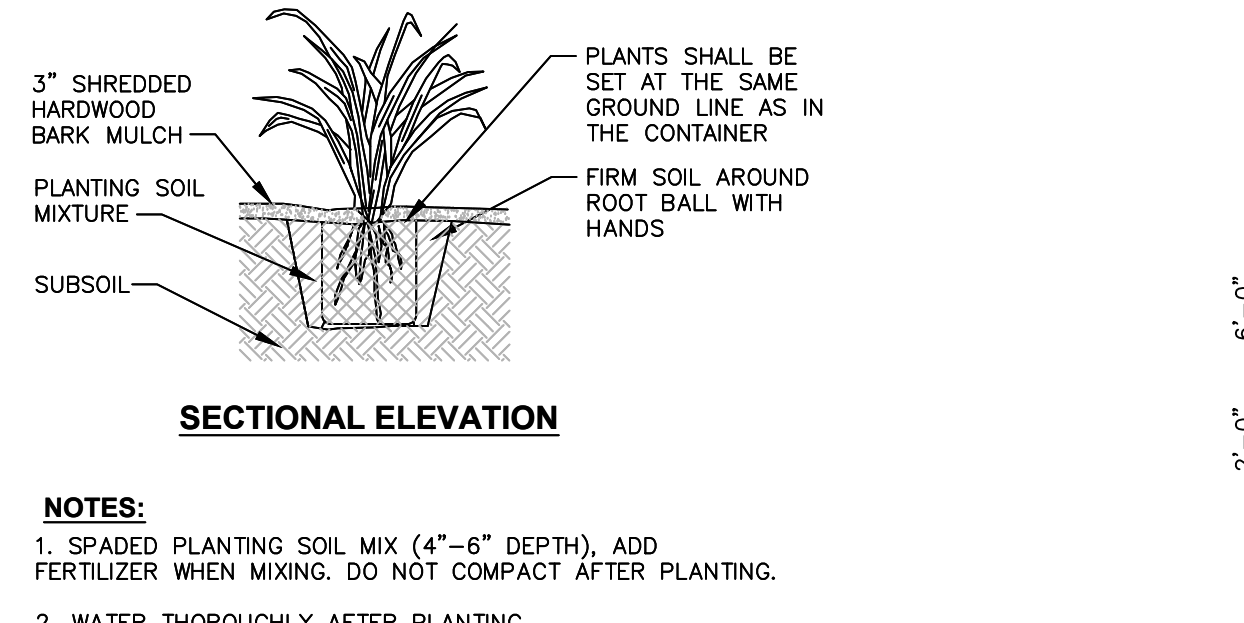
4 TREE PLANTING ON SLOPE
SCALE: NOT TO SCALE



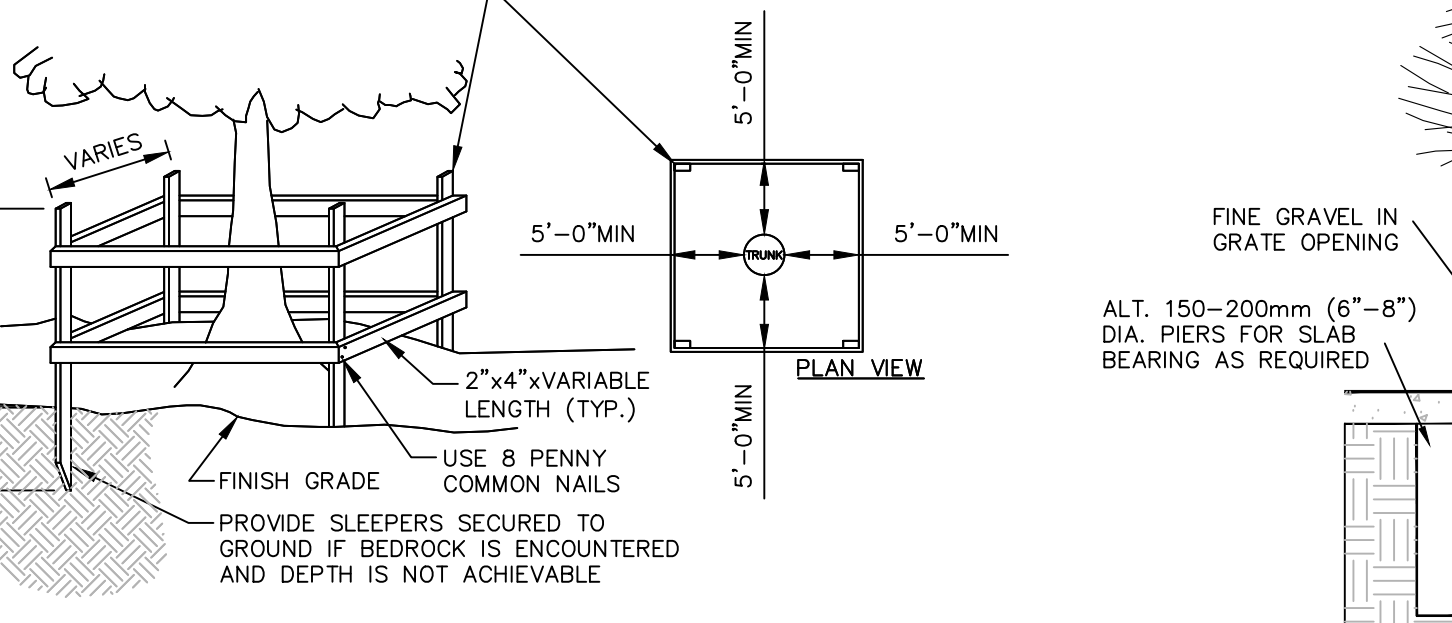
5 SHRUB PLANTING DETAIL FOR ALL SHRUBS BALLED AND BURLAPPED
SCALE: NOT TO SCALE



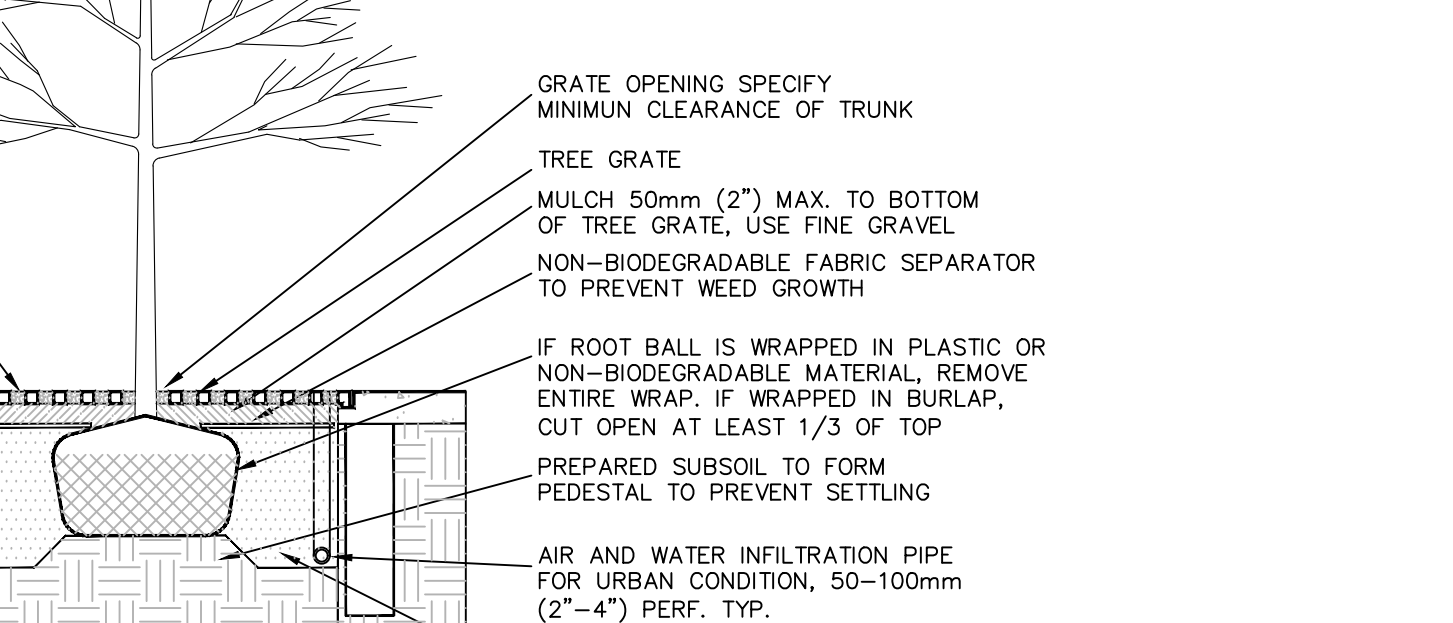
6 SHRUB PLANTING DETAIL FOR CONTAINERIZED SHRUBS
SCALE: NOT TO SCALE



7 CONTAINERIZED PERENNIAL PLANTING
SCALE: NOT TO SCALE



8 TEMPORARY TREE PROTECTION DETAIL
SCALE: NOT TO SCALE



9 DECIDUOUS TREE PLANTING IN PAVEMENT WITH METAL GRATE
SCALE: NOT TO SCALE

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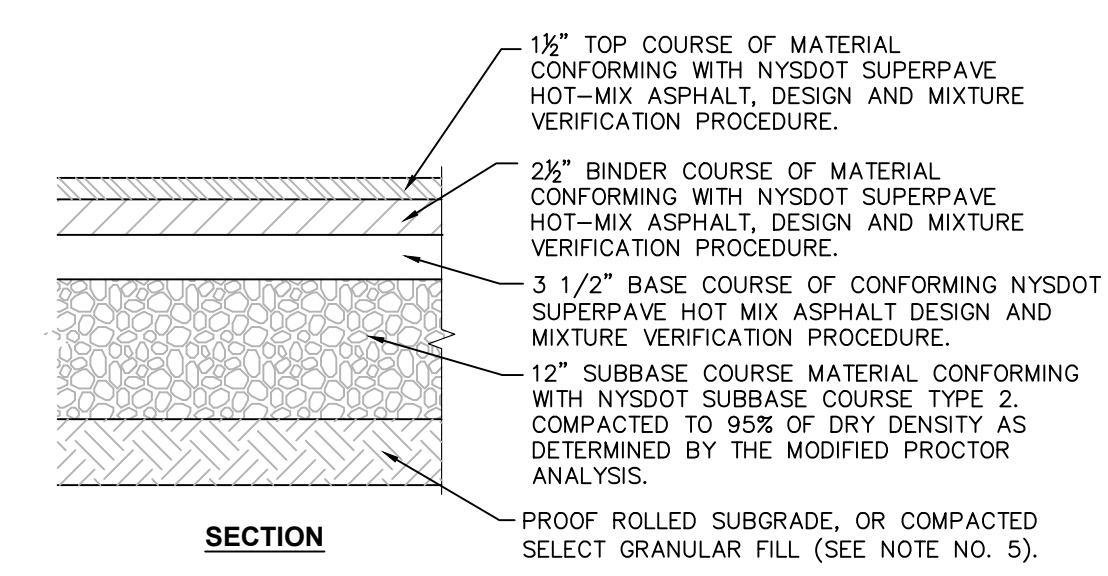
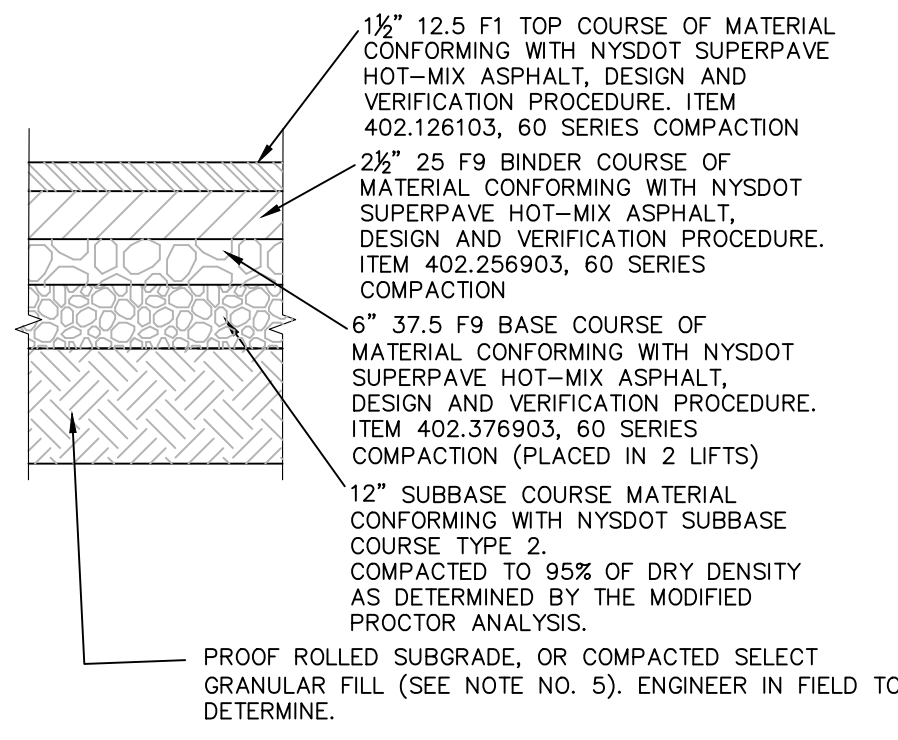
rev.	date	description
1	04/24/19	REVISED PER TOWN COMMENTS
0	02/20/19	INITIAL SUBMISSION TO PLANNING BOARD

GAS LAND CORTLANDT- 2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)

LANDSCAPE DETAILS AND NOTES

TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

designed	checked
SPL	CPL
02/20/19	AS NOTED
project no. 81903.00	
sheet no. C580	

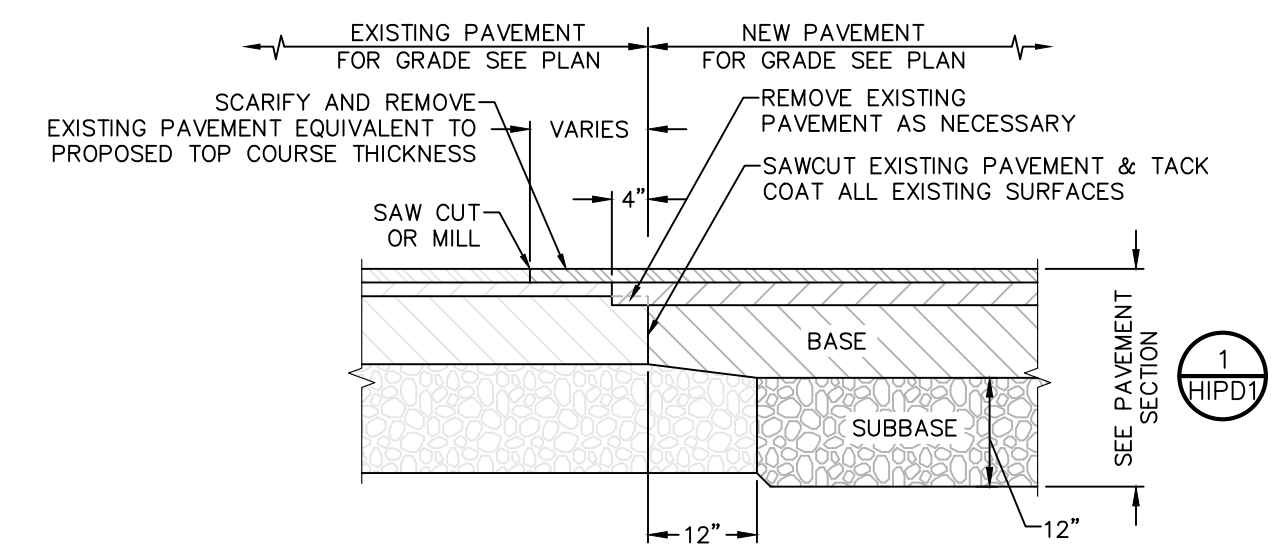


- NOTES:**
- MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERE TO.
 - SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 - SUBBASE COURSE OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS.
 - HOT MIX ASPHALT (HMA) PAVEMENT SHALL CONFORM WITH SECTION 400-HOT MIX ASPHALT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS. ALTHOUGH SECTION 400 IN ITS ENTIRETY IS REFERENCED, THE HOT MIX ASPHALT (HMA) PAVEMENT(S) SPECIFIED FOR THIS CONTRACT SHALL BE AS SPECIFIED UNDER SECTION 403-HOT MIX ASPHALT (HMA) PAVEMENTS FOR MUNICIPALITIES.
 - TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH SECTION 407-TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
 - WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203-EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
 - PAVEMENT SECTION SHOWN IS PRELIMINARY. PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION, THE FINAL DESIGN OF THE PAVEMENT SECTION MUST BE PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER AND MUST BE BASED ON A CURRENT GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
 - PG BINDER 64E-22 SHALL BE IMPLEMENTED FOR ALL PAVING PROCEDURES.
 - STRAIGHT TACK COAT (ITEM 407.0103) SHALL BE APPLIES BETWEEN ALL PAVEMENT LIFTS.
 - JOINT ADHESIVE (ITEM 418.7603) SHALL BE APPLIED WHEREVER NEW PAVEMENT WILL ADJOIN EXISTING PAVEMENT.

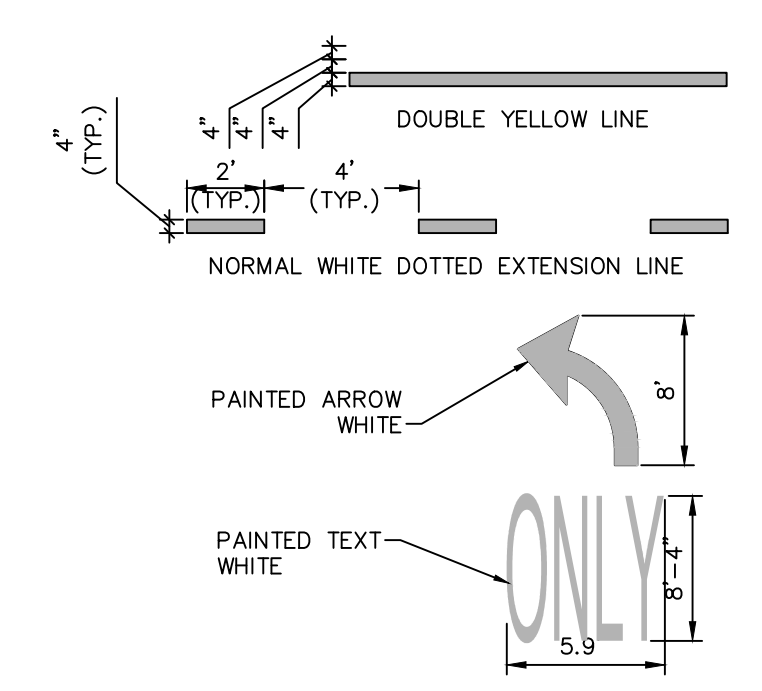
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1 NYSDOT TRAVEL LANE PAVEMENT DETAIL
SCALE: NOT TO SCALE

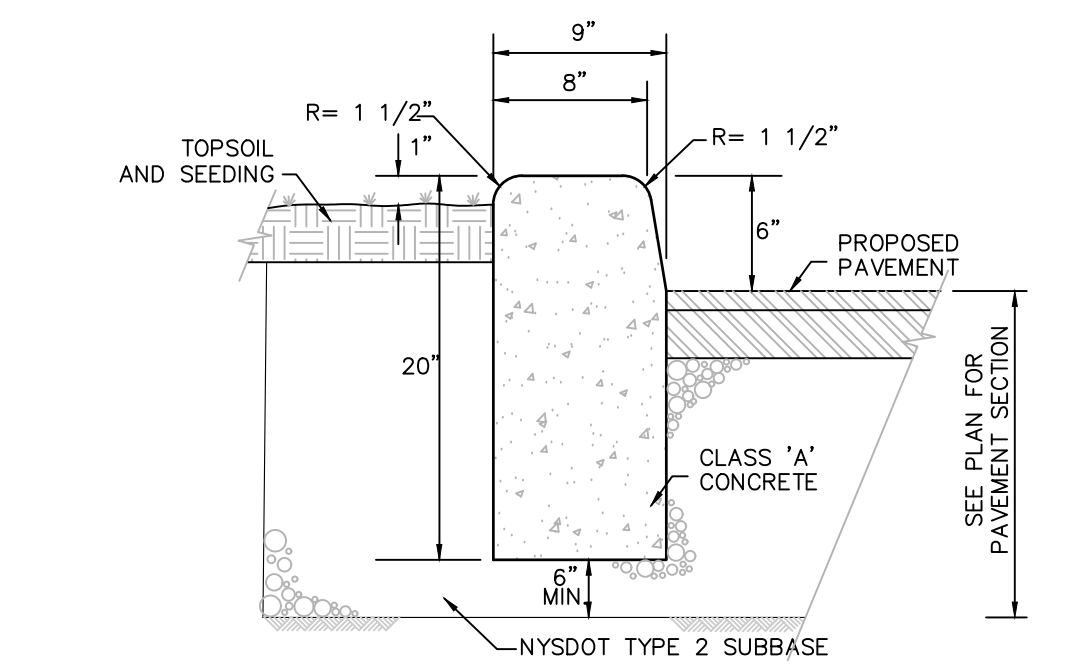
4 NYSDOT ENTRY AND SHOULDER PAVEMENT DETAIL
SCALE: NOT TO SCALE



2 NYSDOT PAVEMENT TRANSITION
SCALE: NOT TO SCALE



5 PAVEMENT MARKING DETAIL DIRECTIONAL ARROW
SCALE: NTS



3 NYSDOT CURB DETAIL
SCALE: NOT TO SCALE

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rev.	date	description
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GAS LAND CORTLANDT- 2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)

HIGHWAY IMPROVEMENT PLAN SITE DETAILS

TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

designed SPL	checked CPL
02/20/19	NTS
project no. 81903.00	
sheet no. HIPD1	