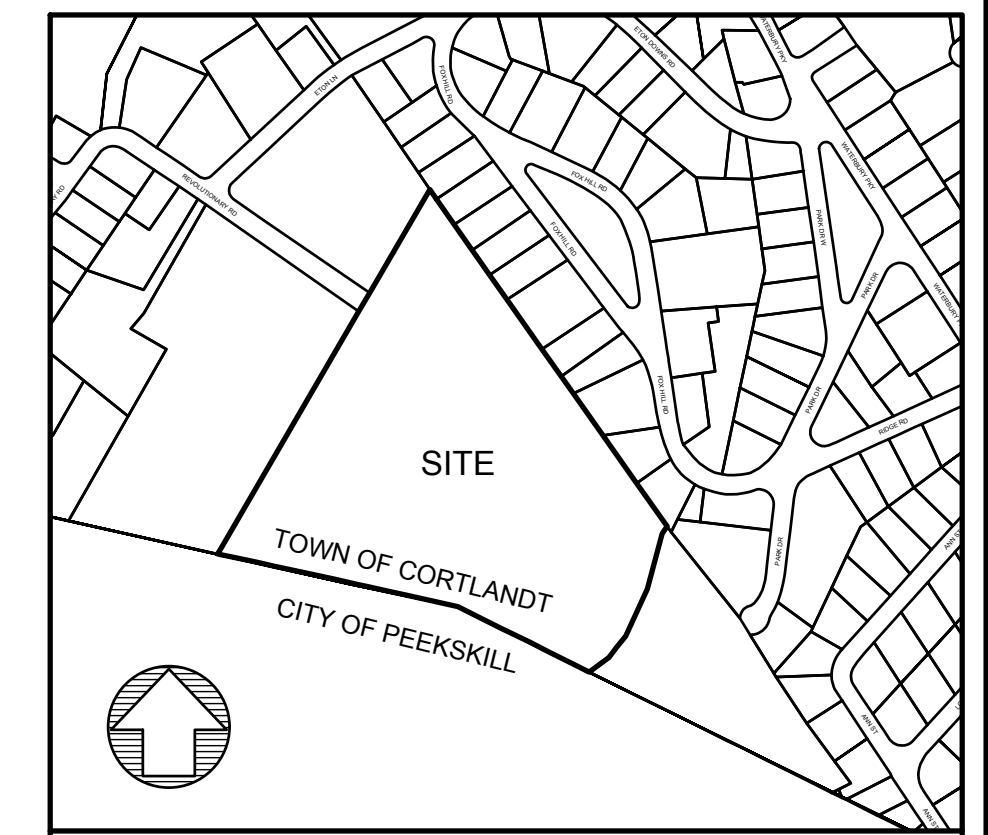


# PRELIMINARY SUBDIVISION PLAN FOR POMONA DEVELOPMENT, LLC

## TOWN OF CORTLANDT, NEW YORK

### WESTCHESTER COUNTY, NEW YORK



VICINITY MAP SCALE: 1" = 500'

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SCALE: 1" = 60 FT.

OWNER/APPLICANT

POMONA DEVELOPMENT, LLC

200 HIGH POINT DRIVE, PH-3  
HARTSDALE, NEW YORK 10530

• UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.  
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#### REVISIONS

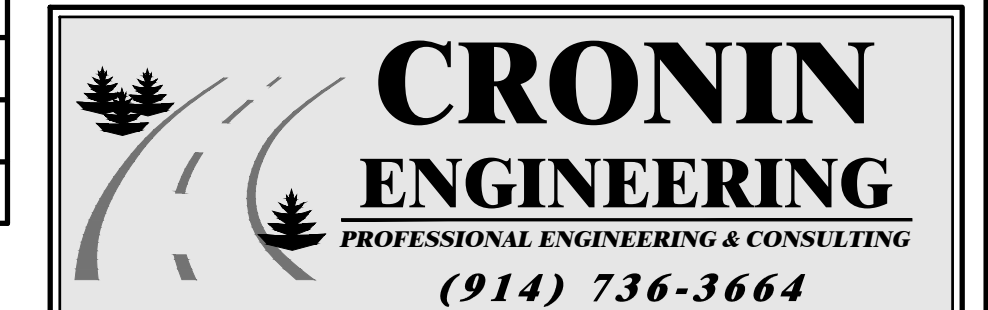
#	REASON	DATE
2	RESUBMISSION W/ SEPTIC SYSTEMS	4/26/2023
1	TOWN DOTS + PB COMMENTS	8/20/2021

#### MUNICIPAL TAX IDENTIFICATION:

SECTION: 23.15  
BLOCK: 1  
LOT: 43  
SUBLOT: ----  
DRAWN BY: JCAJKW  
CHECKED: KCS/TC3/PMB  
PROJECT: BOGA-REVOLUTIONARY RD  
DATE: MAY 19, 2021  
JOB #: 150207



PATRICK M. BELL, P.E.  
LICENSE #087679



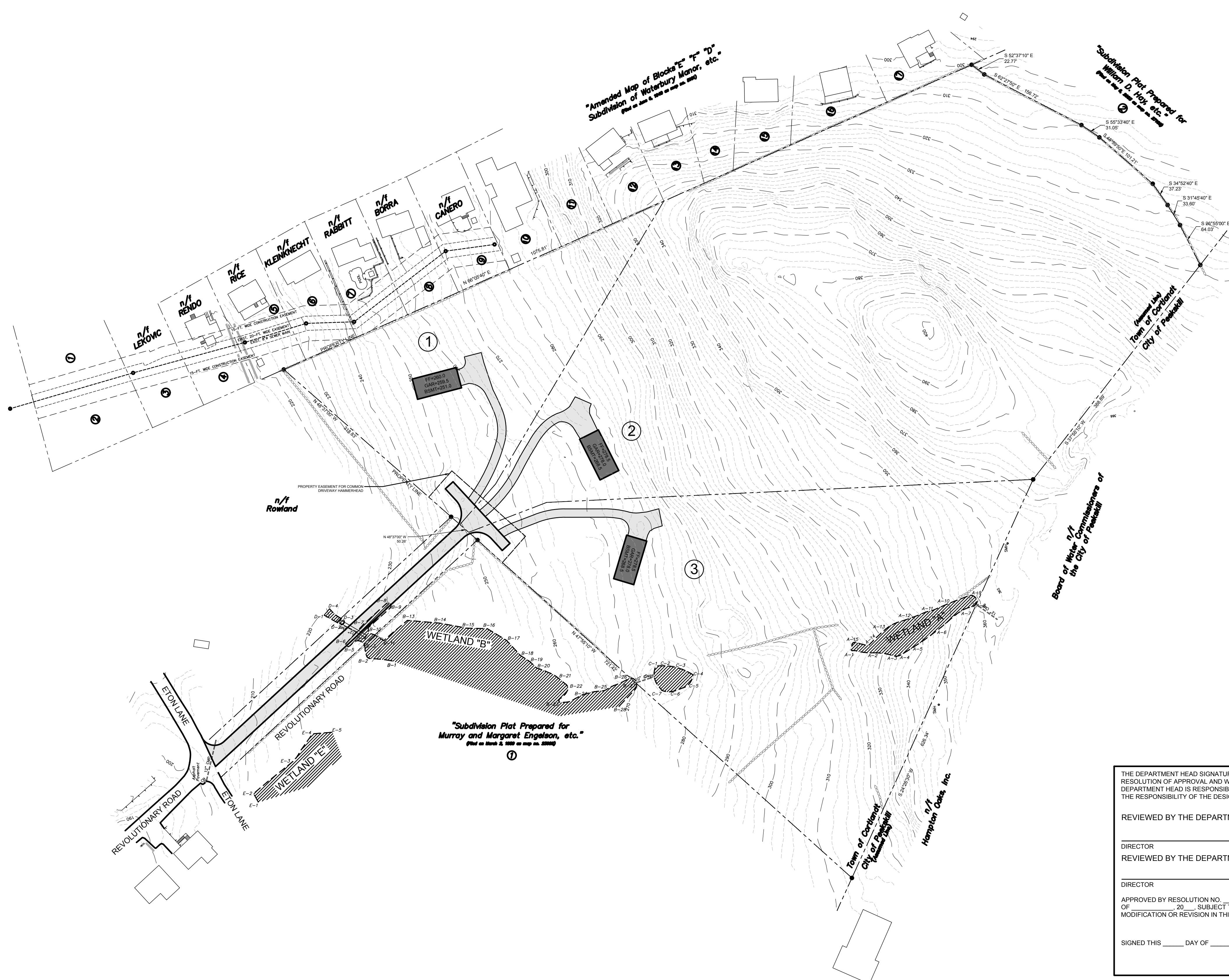
#### COVER SHEET

**SUBDIVISION PLAN  
FOR  
POMONA  
DEVELOPMENT**

LOCATION:  
REVOLUTIONARY ROAD  
CORTLANDT MANOR, NEW YORK

SHEET 1 OF 13

CS



LIST OF DRAWINGS				
SHEET #	SHEET X OF Y	TITLE	ISSUE DATE	LAST REVISED
CS	1 OF 13	COVER SHEET	MAY 19, 2021	APRIL 26, 2023
EC-1.1	2 OF 13	EXISTING CONDITIONS PLAN	MAY 19, 2021	APRIL 26, 2023
SP-2.1	3 OF 13	PRELIMINARY SUBDIVISION PLAN	MAY 19, 2021	APRIL 26, 2023
ZC-3.1	4 OF 13	ZONING COMPLIANCE PLAN	MAY 19, 2021	APRIL 26, 2023
UG-4.1	5 OF 13	UTILITY AND GRADING PLAN	MAY 19, 2021	APRIL 26, 2023
UG-4.1A	6 OF 13	UTILITY AND GRADING PLAN (30 SCALE)	MAY 19, 2021	APRIL 26, 2023
UG-4.2	7 OF 13	STORMWATER PLAN	TO BE ISSUED	-----
RP-5.1	8 OF 13	ACCESS DRIVE & WATER MAIN PROFILES	MAY 19, 2021	APRIL 26, 2023
ESC-6.1	9 OF 13	SWPPP-EROSION AND SEDIMENT CONTROL PLAN	MAY 19, 2021	APRIL 26, 2023
ESC-6.2	10 OF 13	SWPPP-EROSION AND SEDIMENT CONTROL DETAILS	MAY 19, 2021	APRIL 26, 2023
CD-7.1	11 OF 13	WATER MAIN CONSTRUCTION DETAILS & NOTES	MAY 19, 2021	APRIL 26, 2023
CD-7.2	12 OF 13	STORMWATER CONSTRUCTION DETAILS & NOTES	TO BE ISSUED	-----
TP-8.1	13 OF 13	TREE PROTECTION PLAN	MAY 19, 2021	APRIL 26, 2023

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

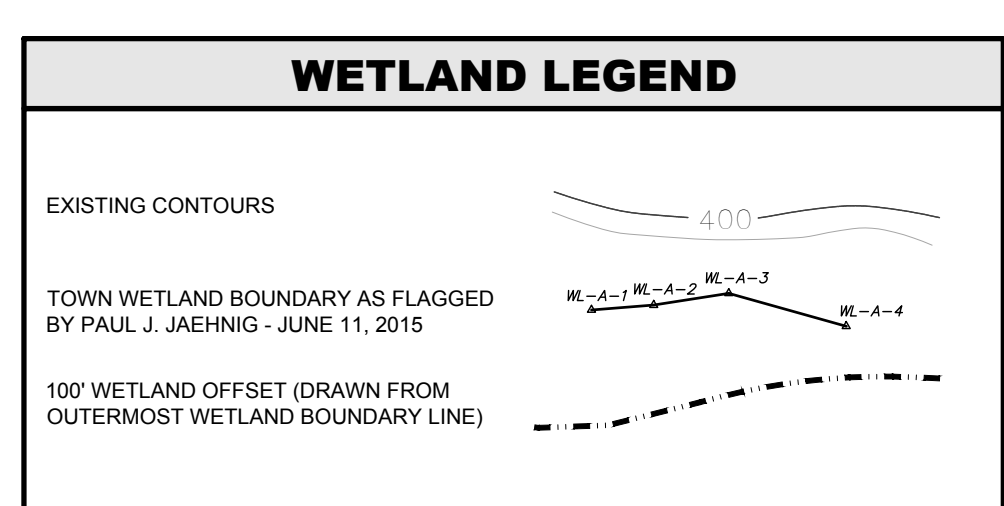
DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

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 \_\_\_\_\_  
CHAIRPERSON OF THE PLANNING BOARD



- GENERAL NOTES**
1. PARCEL TAX MAP DESIGNATION: SECTION 23.15, BLOCK 1, LOTS 43
  2. TOTAL AREA OF PARCEL = ±731,176 S.F. OR 16.78 ACRES.
  3. SURVEY AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM A FILE PROVIDED BY INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
  4. WETLAND INFORMATION SHOWN HEREON WAS FLAGGED BY PAUL J. JAEHNIG ON JUNE 11, 2015.
  5. TREES SHOWN ARE SURVEY LOCATED BY INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C. & TREE INFO IS BASED ON A TREE REPORT PREPARED BY BARTLETT TREE EXPERTS ON JANUARY 11, 2017. SEE TREE REPORT FOR ADDITIONAL INFORMATION PERTAINING TO THE EXISTING TREES ON SITE.
  6. LOCATIONS OF STRUCTURES OUTSIDE OF PROPERTY LIMITS ARE BASED ON BOTH SURVEY INFORMATION AND AVAILABLE INFORMATION FROM THE WESTCHESTER COUNTY GEOGRAPHIC INFORMATION SYSTEM.
  7. THE SUBJECT SITE IS LOCATED IN THE TOWN OR CORTLANDT R-20 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT.
  8. THE SUBJECT SITE IS LOCATED IN THE HUDSON RIVER WATERSHED.



**SOIL DATA CHART (USDA)**

SOIL SYMBOL	DESCRIPTION
NON-WETLAND SOILS	
PnC	PAXTON FINE SANDY LOAM, WELL DRAINED, 8 TO 15 PERCENT SLOPES
PnD	PAXTON FINE SANDY LOAM, WELL DRAINED, 15 TO 25 PERCENT SLOPES
Ub1	UDORTHENTS, CUT, FILL & GRADED SOILS, WELL DRAINED, SLOPES VARY
Ub2	UDORTHENTS, CUT, FILL & GRADED SOILS, MODERATELY WELL DRAINED, SLOPES 0 TO 3%
Wsb	WOODBRIE LOAM, MODERATELY WELL DRAINED, SLOPES 0 TO 8%
WETLAND SOILS	
Aq	AQUENTS, POORLY DRAINED, 0 TO 3 PERCENT SLOPES
RdB	RIDGEBURY LOAM, POORLY DRAINED, 3 TO 8 PERCENT SLOPES

**WETLAND AREAS**

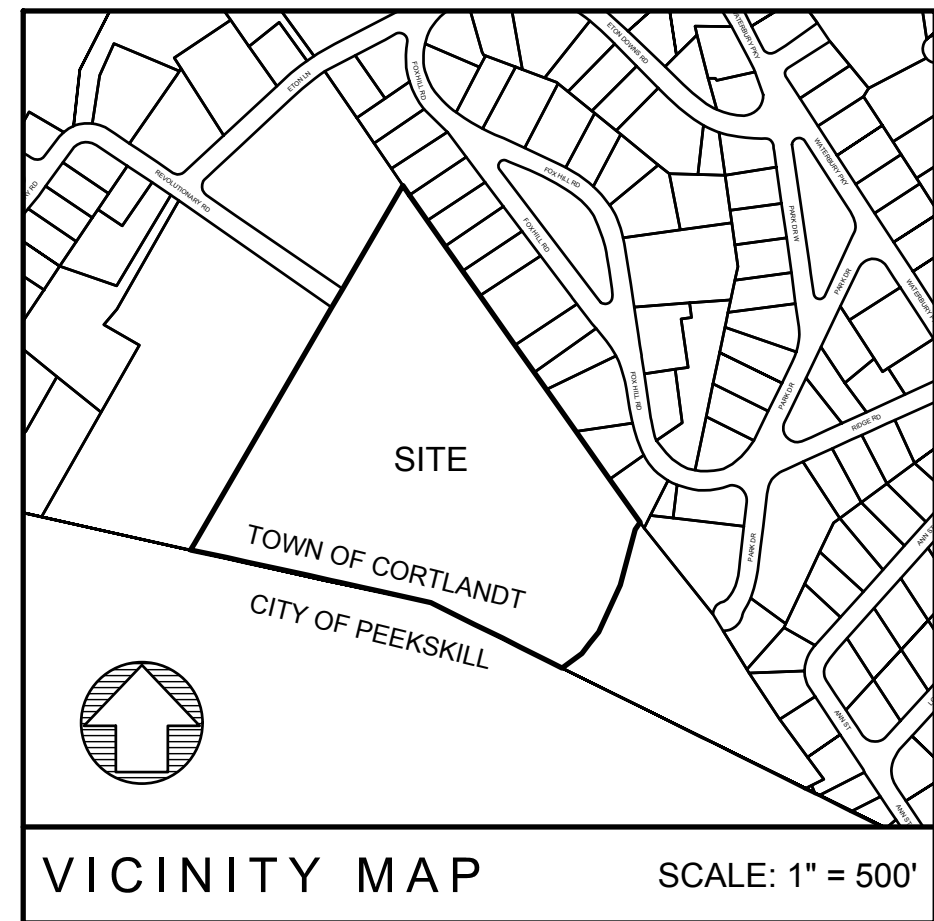
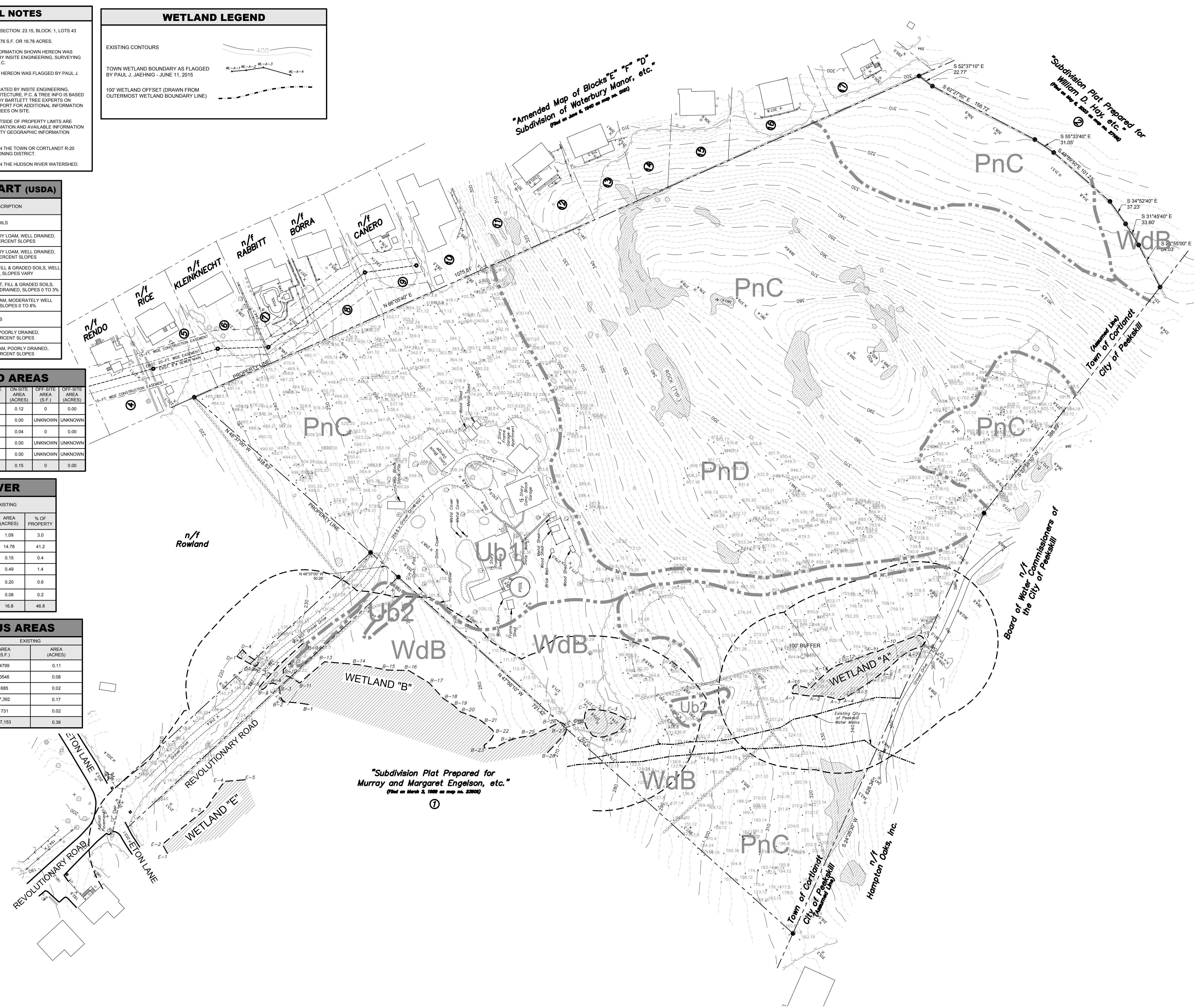
DESCRIPTION	ON-SITE AREA (S.F.)	ON-SITE AREA (ACRES)	OFF-SITE AREA (S.F.)	OFF-SITE AREA (ACRES)
WETLAND "A"	5,061	0.12	0	0.00
WETLAND "B"	0	0.00	UNKNOWN	UNKNOWN
WETLAND "C"	1,561	0.04	0	0.00
WETLAND "D"	0	0.00	UNKNOWN	UNKNOWN
WETLAND "E"	0	0.00	UNKNOWN	UNKNOWN
TOTAL	6,622	0.15	0	0.00

**LAND COVER**

DESCRIPTION	EXISTING AREA (S.F.)	EXISTING AREA (ACRES)	% OF PROPERTY
MEADOW (BRUSHLAND)	47,329	1.09	3.0
FORESTED	643,864	14.78	41.2
FRESHWATER WETLAND	6,622	0.15	0.4
UNVEGETATED	21,207	0.49	1.4
BLDGS, WALKWAYS & OTHER IMPERVIOUS	8,808	0.20	0.6
DRIVEWAYS	3,546	0.08	0.2
GROSS PARCEL AREA	731,176	16.8	46.8

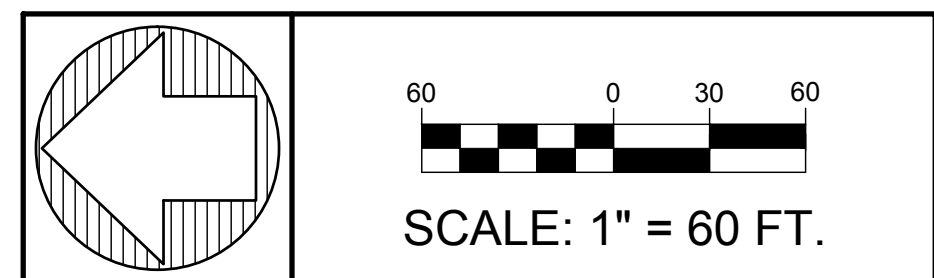
**IMPERVIOUS AREAS**

DESCRIPTION	EXISTING AREA (S.F.)	EXISTING AREA (ACRES)
ROADS	4799	0.11
DRIVEWAYS	3546	0.08
WALKWAYS	685	0.02
BUILDINGS	7,392	0.17
POOLS	731	0.02
TOTAL	17,153	0.39



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OWNER/APPLICANT  
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 200 HIGH POINT DRIVE, PH-3  
 HARTSDALE, NEW YORK 10530

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**REVISIONS**

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1	TOWN DOTS + PB COMMENTS	8/20/2021

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 CHECKED: KCS/TC3/PMB  
 PROJECT: BOGA-REVOLUTIONARY RD  
 DATE: MAY 19, 2021  
 JOB #: 150207

**PATRICK M. BELL, P.E.**  
 LICENSE #087679

**CRONIN ENGINEERING**  
 PROFESSIONAL ENGINEERING & CONSULTING  
 (914) 736-3664

39 Arlo Lane  
 Cortlandt Manor, New York 10567

**EXISTING CONDITIONS**

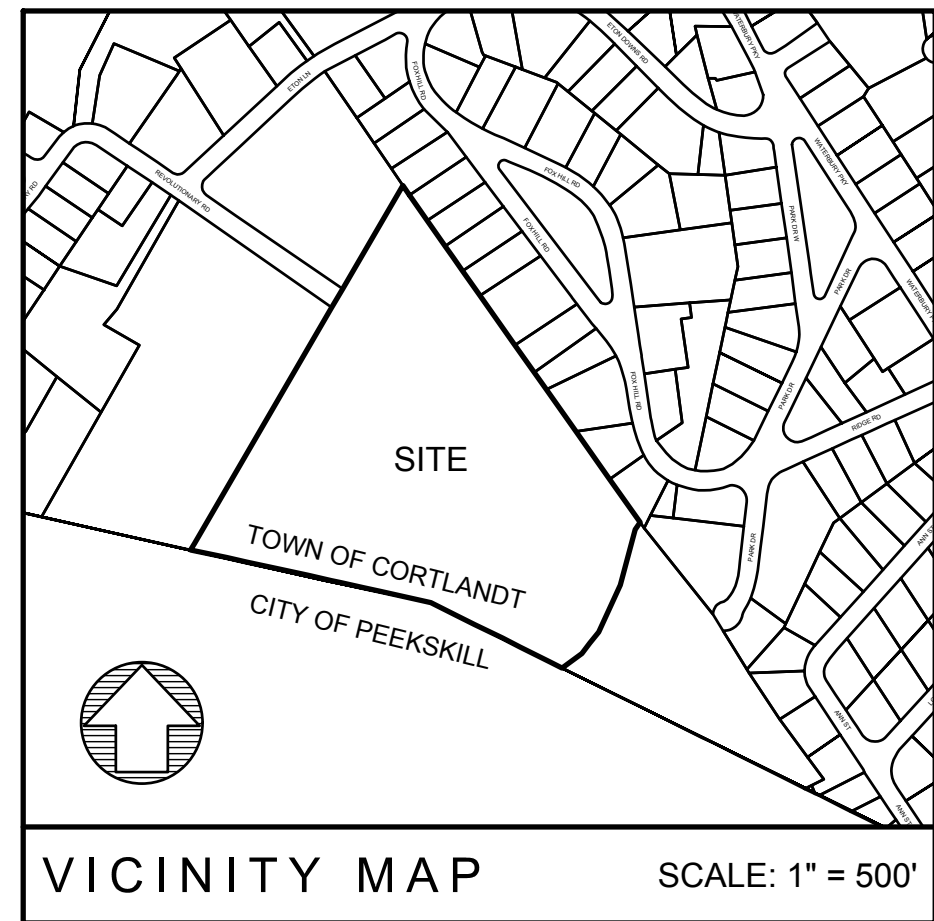
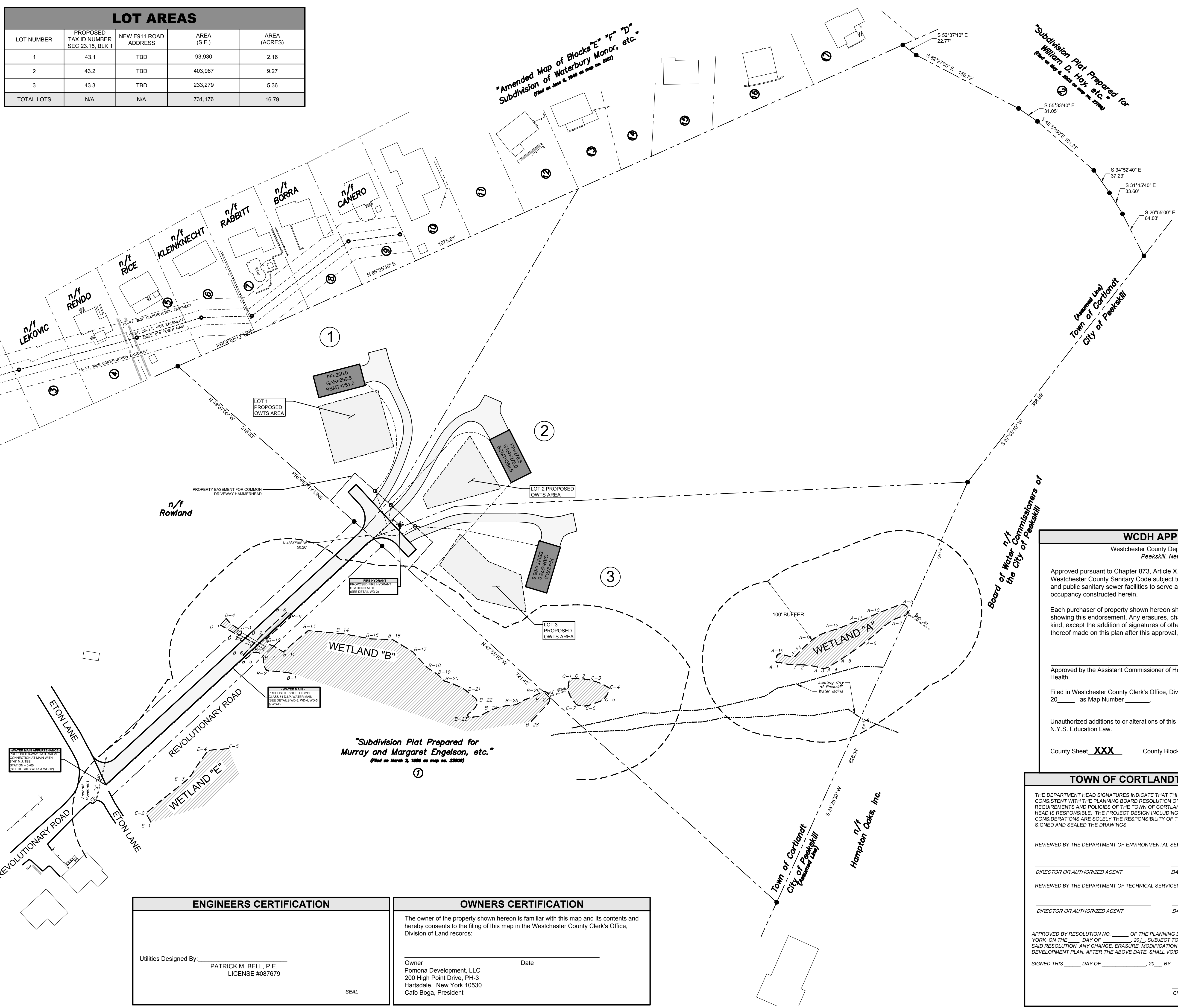
**SUBDIVISION PLAN FOR POMONA DEVELOPMENT**

LOCATION:  
 REVOLUTIONARY ROAD  
 CORTLANDT MANOR, NEW YORK

SHEET 2 OF 13      EC-1.1

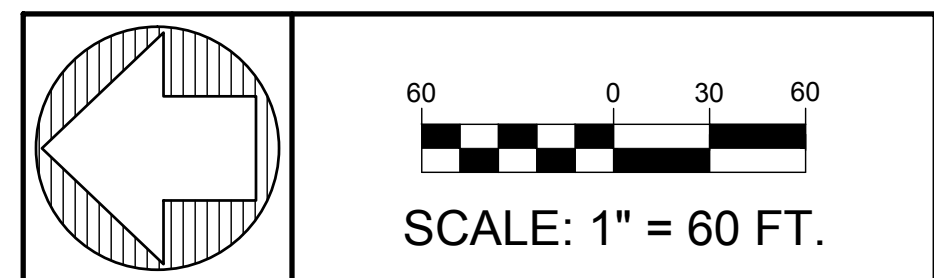


LOT AREAS				
LOT NUMBER	PROPOSED TAX ID NUMBER SEC 23.15, BLK 1	NEW E911 ROAD ADDRESS	AREA (S.F.)	AREA (ACRES)
1	43.1	TBD	93,930	2.16
2	43.2	TBD	403,967	9.27
3	43.3	TBD	233,279	5.36
TOTAL LOTS	N/A	N/A	731,176	16.79



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OWNER/APPLICANT  
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200 HIGH POINT DRIVE, PH-3  
HARTSDALE, NEW YORK 10530

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**WCDH APPROVAL**  
Westchester County Department of Health  
Peekskill, New York

Approved pursuant to Chapter 873, Article X, Sections 873.951 and 873.1021 of the Westchester County Sanitary Code subject to the provision of public water supply and public sanitary sewer facilities to serve all structures intended for human occupancy constructed herein.

Each purchaser of property shown hereon shall be furnished a true copy of this plat showing this endorsement. Any erasures, changes, additions or alterations of any kind, except the addition of signatures of other approving authority and the date thereof made on this plan after this approval, shall invalidate this approval.

Approved by the Assistant Commissioner of Health on Behalf of the Department of Health

Filed in Westchester County Clerk's Office, Division of Land Records, on \_\_\_\_\_, 20\_\_\_\_ as Map Number \_\_\_\_\_.

Unauthorized additions to or alterations of this plan is a violation of Section 7209 of the N.Y.S. Education Law.

County Sheet XXX County Block XXXXX

**TOWN OF CORTLANDT APPROVAL**

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 OR AUTHORIZED AGENT DATE

REVIEWED BY THE DEPARTMENT OF TECHNICAL SERVICES:  
\_\_\_\_\_  
DIRECTOR OR AUTHORIZED AGENT 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 PLAT OR SITE DEVELOPMENT PLAN, AFTER THE ABOVE DATE, SHALL VOID THIS APPROVAL.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY:  
\_\_\_\_\_  
CHAIRMAN OF THE PLANNING BOARD

**REVISIONS**

#	REASON	DATE
2	RESUBMISSION W/ SEPTIC SYSTEMS	4/26/2023
1	TOWN DOTS + PB COMMENTS	8/20/2021

MUNICIPAL TAX IDENTIFICATION:

SECTION: 23.15  
BLOCK: 1  
LOT: 43  
SUBLOT: \_\_\_\_\_  
DRAWN BY: JCA/KJW  
CHECKED: KCS/TC3/PMB  
PROJECT: BOGA-REVOLUTIONARY RD  
DATE: MAY 19, 2021  
JOB #: 150207

**PATRICK M. BELL, P.E.**  
LICENSE #087679

**ENGINEERS CERTIFICATION**

Utilities Designed By: PATRICK M. BELL, P.E.  
LICENSE #087679

SEAL

**OWNERS CERTIFICATION**

The owner of the property shown hereon is familiar with this map and its contents and hereby consents to the filing of this map in the Westchester County Clerk's Office, Division of Land records:

Owner: Pomona Development, LLC Date: \_\_\_\_\_  
200 High Point Drive, PH-3  
Hartsdale, New York 10530  
Cafu Boga, President

**CRONIN ENGINEERING**  
PROFESSIONAL ENGINEERING & CONSULTING  
(914) 736-3664

39 Arlo Lane  
Cortlandt Manor, New York 10567

**SUBDIVISION PLAT**

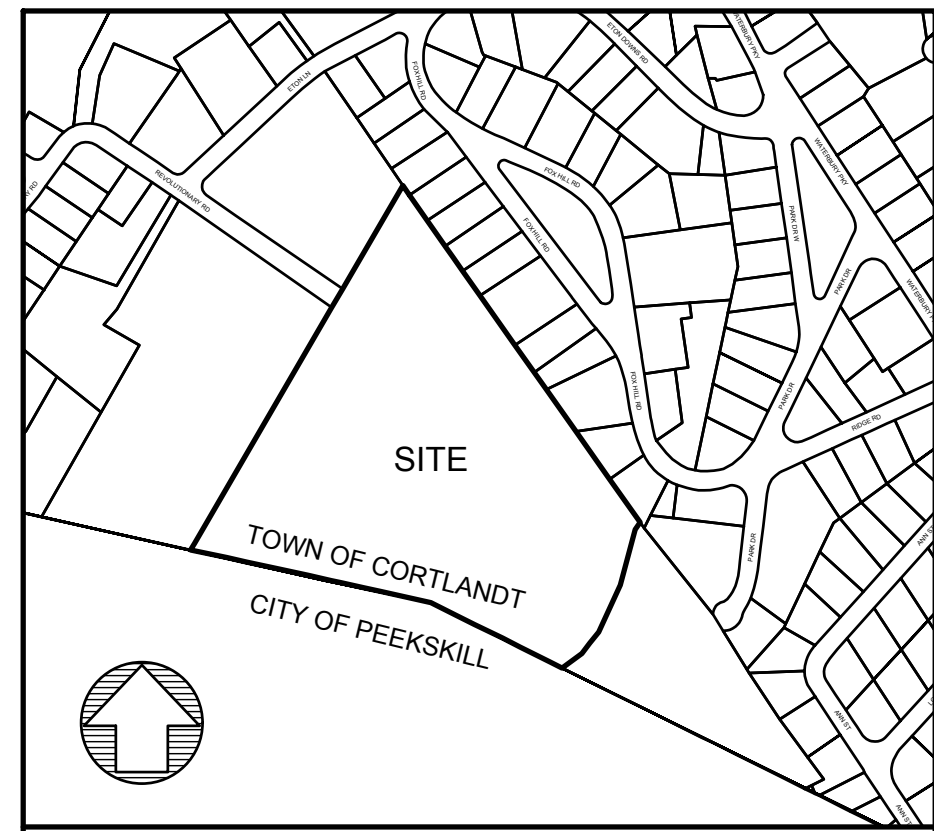
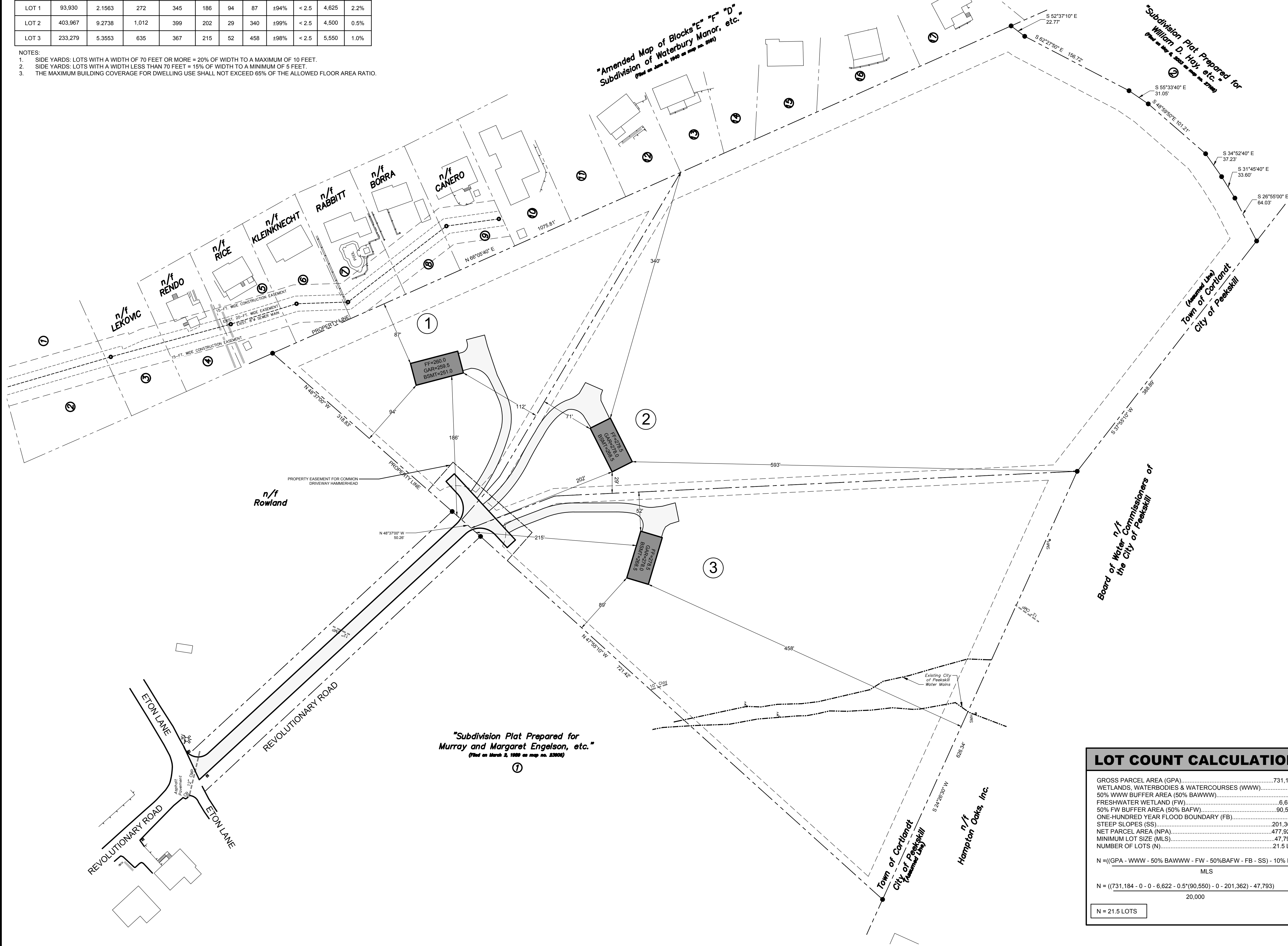
**SUBDIVISION PLAN FOR POMONA DEVELOPMENT**

LOCATION:  
REVOLUTIONARY ROAD  
CORTLANDT MANOR, NEW YORK

SHEET 3 OF 13 SP-2.1

BULK ZONING REGULATION SCHEDULE R-20 ZONING DISTRICT											
DESCRIPTION	LOT AREA (SQ. FT.)	LOT AREA (ACRES)	LOT DEPTH (L.F.)	LOT WIDTH (L.F.)	FRONT YARD (L.F.)	SIDE YARD (L.F.)	REAR YARD (L.F.)	LANDSCAPE COVERAGE (% LOT AREA)	BUILDING HEIGHT (STORIES/ FEET)	FLOOR AREA (SQ. FT.)	BUILDING COVERAGE (%)
REQUIRED	20,000 (MIN.)	N/A	N/A	100 (MIN.)	40 (MIN.)	10 (MIN.)	30 (MIN.)	50% (MIN.)	2.5 OR 35' MAX.	MAX.	15% MAX.
LOT 1	93,930	2.1563	272	345	186	94	87	±94%	< 2.5	4,625	2.2%
LOT 2	403,967	9.2738	1,012	399	202	29	340	±99%	< 2.5	4,500	0.5%
LOT 3	233,279	5.3553	635	367	215	52	458	±98%	< 2.5	5,550	1.0%

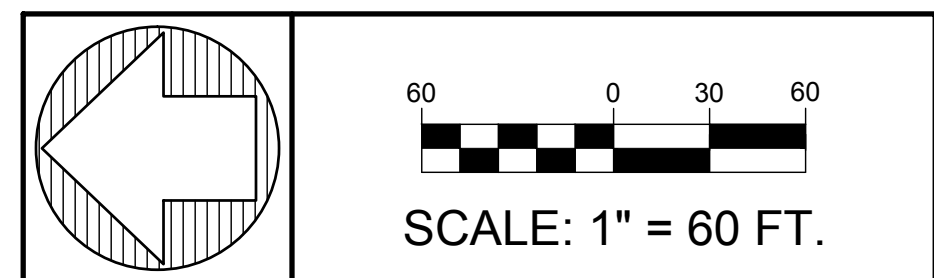
- NOTES:  
 1. SIDE YARDS: LOTS WITH A WIDTH OF 70 FEET OR MORE = 20% OF WIDTH TO A MAXIMUM OF 10 FEET.  
 2. SIDE YARDS: LOTS WITH A WIDTH LESS THAN 70 FEET = 15% OF WIDTH TO A MINIMUM OF 5 FEET.  
 3. THE MAXIMUM BUILDING COVERAGE FOR DWELLING USE SHALL NOT EXCEED 65% OF THE ALLOWED FLOOR AREA RATIO.



VICINITY MAP SCALE: 1" = 500'

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39 Arlo Lane  
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ZONING COMPLIANCE

**SUBDIVISION PLAN FOR POMONA DEVELOPMENT**

LOCATION:  
 REVOLUTIONARY ROAD  
 CORTLANDT MANOR, NEW YORK

SHEET 4 OF 13      ZC-3.1

**LOT COUNT CALCULATIONS**

GROSS PARCEL AREA (GPA)	731,184 SF
WETLANDS, WATERBODIES & WATERCOURSES (WWW)	0 SF
50% WWW BUFFER AREA (50% BAWWW)	0 SF
FRESHWATER WETLAND (FW)	6,622 SF
50% FW BUFFER AREA (50% BAFW)	90,550 SF
ONE-HUNDRED YEAR FLOOD BOUNDARY (FB)	0 SF
STEEP SLOPES (SS)	201,362 SF
NET PARCEL AREA (NPA)	477,925 SF
MINIMUM LOT SIZE (MLS)	47,793 SF
NUMBER OF LOTS (N)	21.5 LOTS

N = (GPA - WWW - 50% BAWWW - FW - 50% BAFW - FB - SS) - 10% NPA

MLS

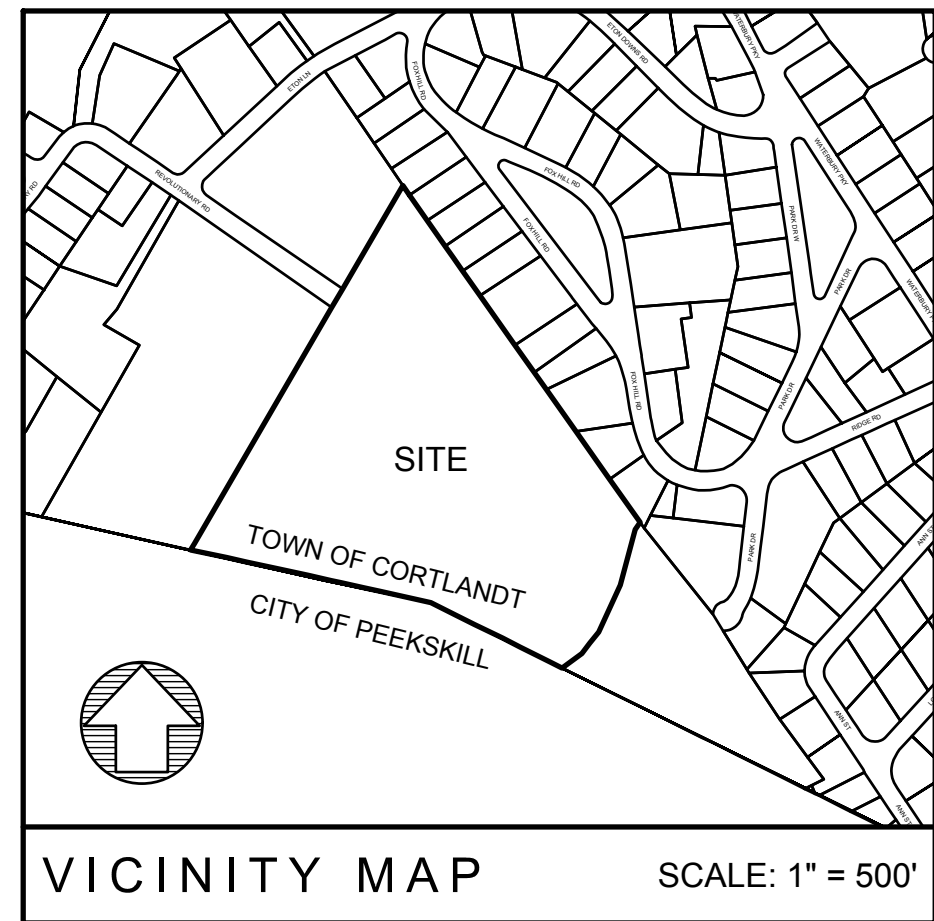
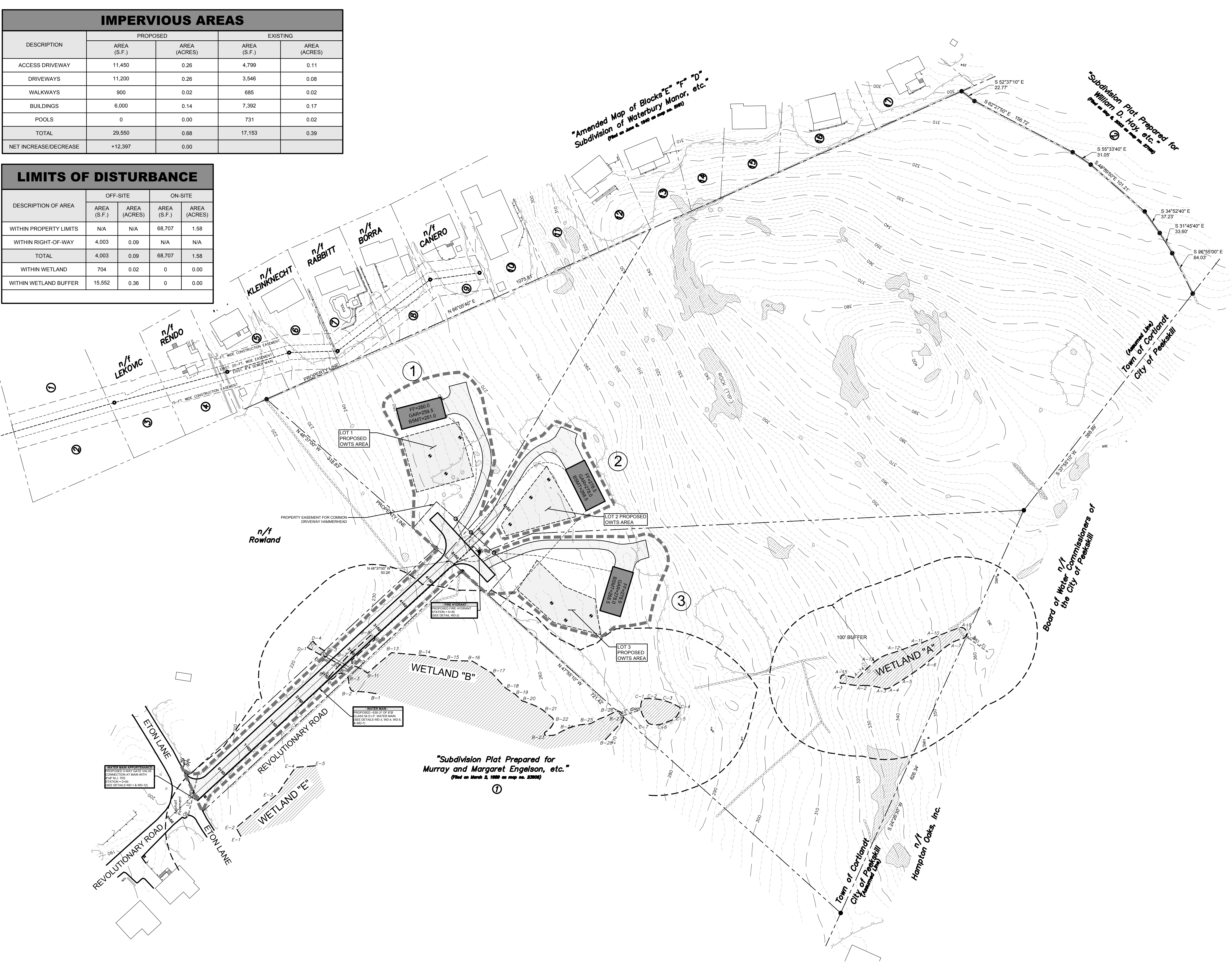
N = ((731,184 - 0 - 0 - 6,622 - 0.5(90,550) - 0 - 201,362) - 47,793) / 20,000

N = 21.5 LOTS



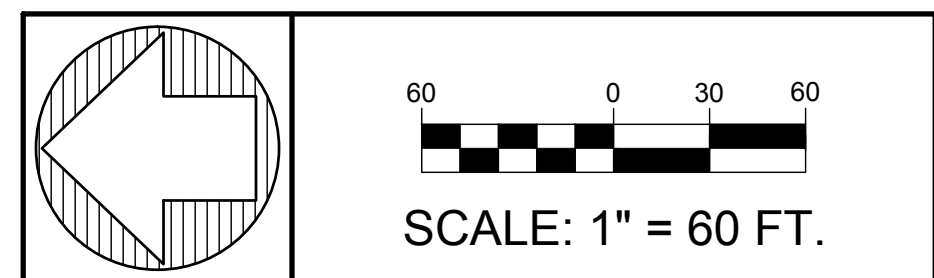
DESCRIPTION	PROPOSED		EXISTING	
	AREA (S.F.)	AREA (ACRES)	AREA (S.F.)	AREA (ACRES)
ACCESS DRIVEWAY	11,450	0.26	4,799	0.11
DRIVEWAYS	11,200	0.26	3,546	0.08
WALKWAYS	900	0.02	685	0.02
BUILDINGS	6,000	0.14	7,392	0.17
POOLS	0	0.00	731	0.02
TOTAL	29,550	0.68	17,153	0.39
NET INCREASE/DECREASE	+12,397	0.00		

DESCRIPTION OF AREA	OFF-SITE		ON-SITE	
	AREA (S.F.)	AREA (ACRES)	AREA (S.F.)	AREA (ACRES)
WITHIN PROPERTY LIMITS	N/A	N/A	68,707	1.58
WITHIN RIGHT-OF-WAY	4,003	0.09	N/A	N/A
TOTAL	4,003	0.09	68,707	1.58
WITHIN WETLAND	704	0.02	0	0.00
WITHIN WETLAND BUFFER	15,552	0.36	0	0.00



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	JOB #: 150207

PATRICK M. BELL, P.E.  
 LICENSE #087679

**CRONIN ENGINEERING**  
 PROFESSIONAL ENGINEERING & CONSULTING  
 (914) 736-3664

39 Arlo Lane  
 Cortlandt Manor, New York 10567

UTILITY & GRADING PLAN

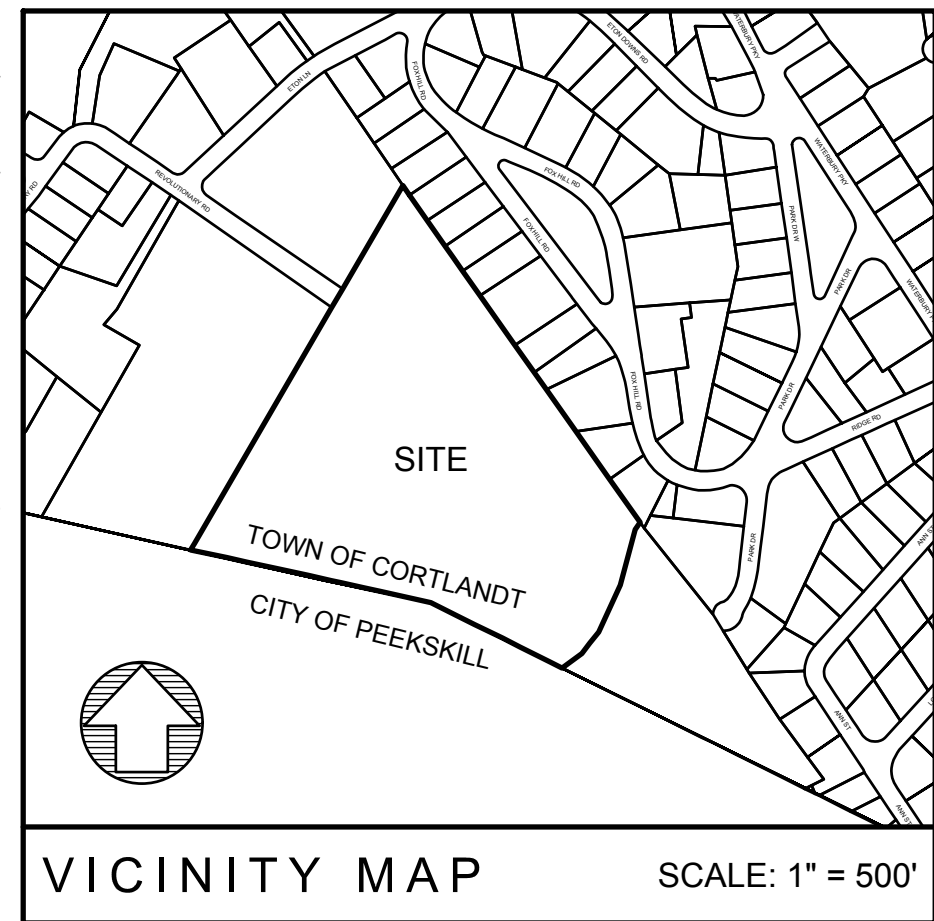
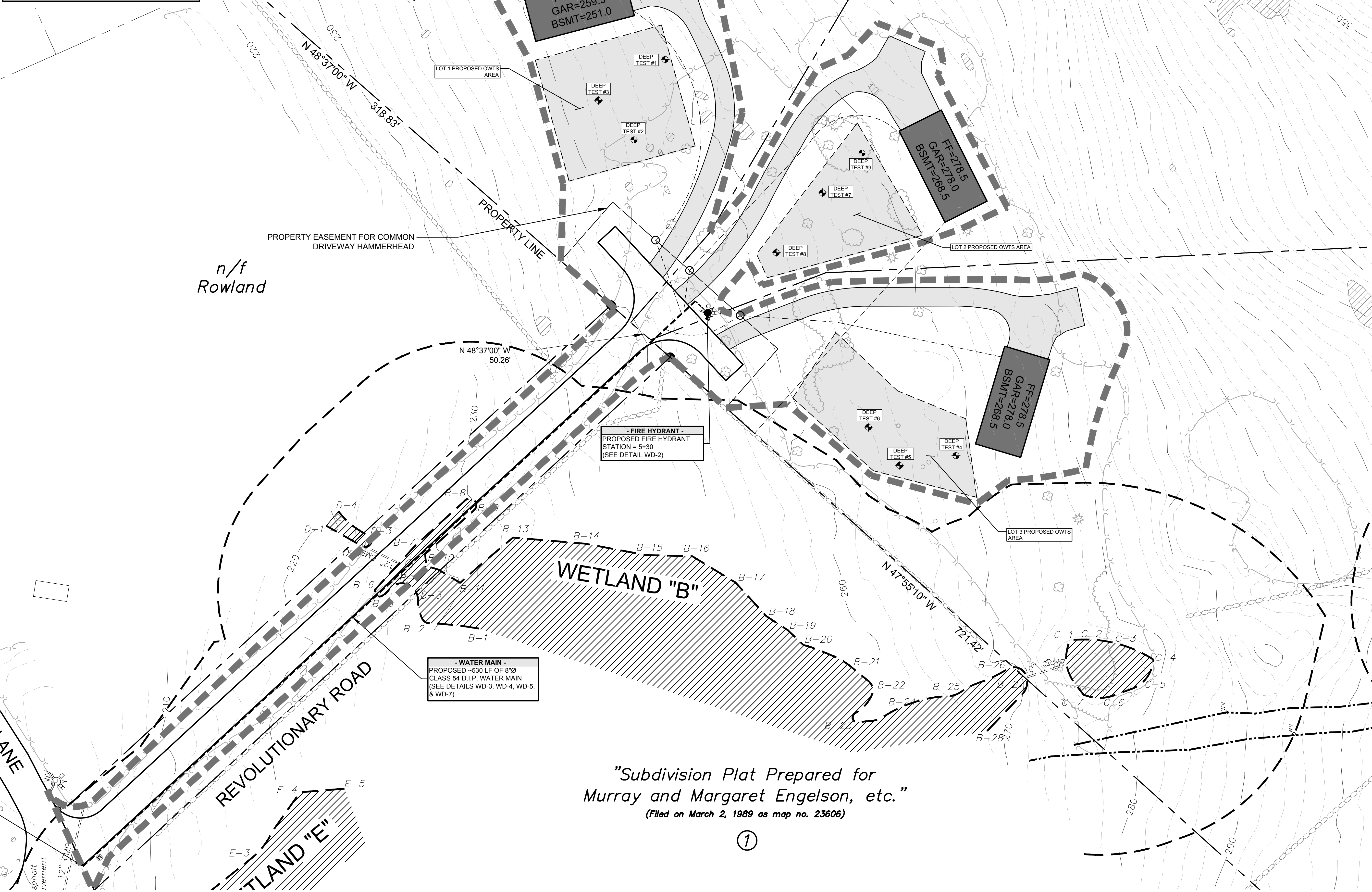
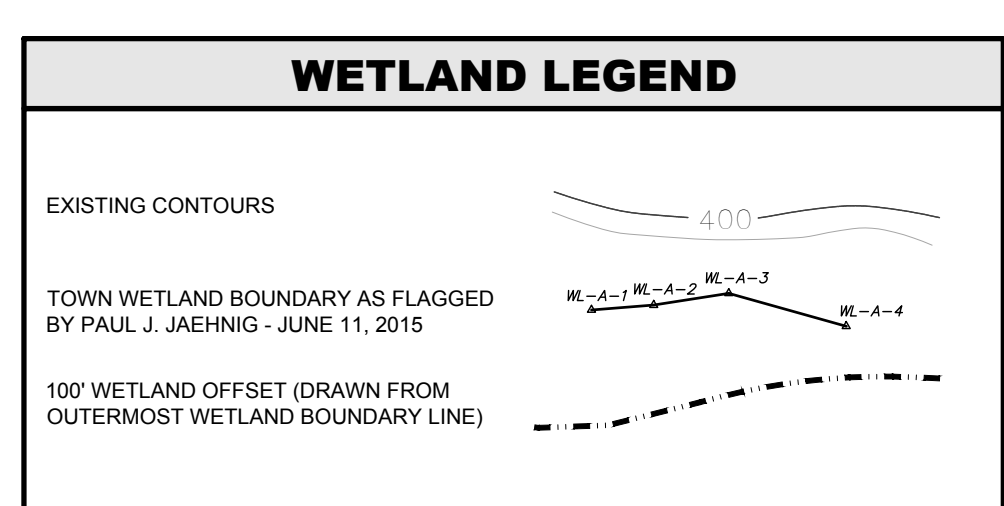
**SUBDIVISION PLAN FOR POMONA DEVELOPMENT**

LOCATION:  
 REVOLUTIONARY ROAD  
 CORTLANDT MANOR, NEW YORK

SHEET 5 OF 13      UG-4.1



- GENERAL NOTES**
1. PARCEL TAX MAP DESIGNATION: SECTION 23.15, BLOCK 1, LOTS 43
  2. TOTAL AREA OF PARCEL = ±731,176 S.F. OR 16.76 ACRES.
  3. SURVEY AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM A FILE PROVIDED BY INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
  4. WETLAND INFORMATION SHOWN HEREON WAS FLAGGED BY PAUL J. JAEHNIG ON JUNE 11, 2015.
  5. TREES SHOWN ARE SURVEY LOCATED BY INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C. & TREE INFO IS BASED ON A TREE REPORT PREPARED BY BARTLETT TREE EXPERTS ON JANUARY 11, 2017. SEE TREE REPORT FOR ADDITIONAL INFORMATION PERTAINING TO THE EXISTING TREES ON SITE.
  6. LOCATIONS OF STRUCTURES OUTSIDE OF PROPERTY LIMITS ARE BASED ON BOTH SURVEY INFORMATION AND AVAILABLE INFORMATION FROM THE WESTCHESTER COUNTY GEOGRAPHIC INFORMATION SYSTEM.
  7. THE SUBJECT SITE IS LOCATED IN THE TOWN OR CORTLANDT R-20 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT.
  8. THE SUBJECT SITE IS LOCATED IN THE HUDSON RIVER WATERSHED.

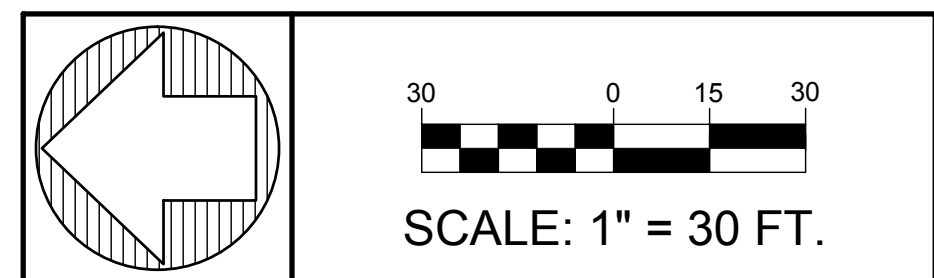


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200 HIGH POINT DRIVE, PH-3  
HARTSDALE, NEW YORK 10530

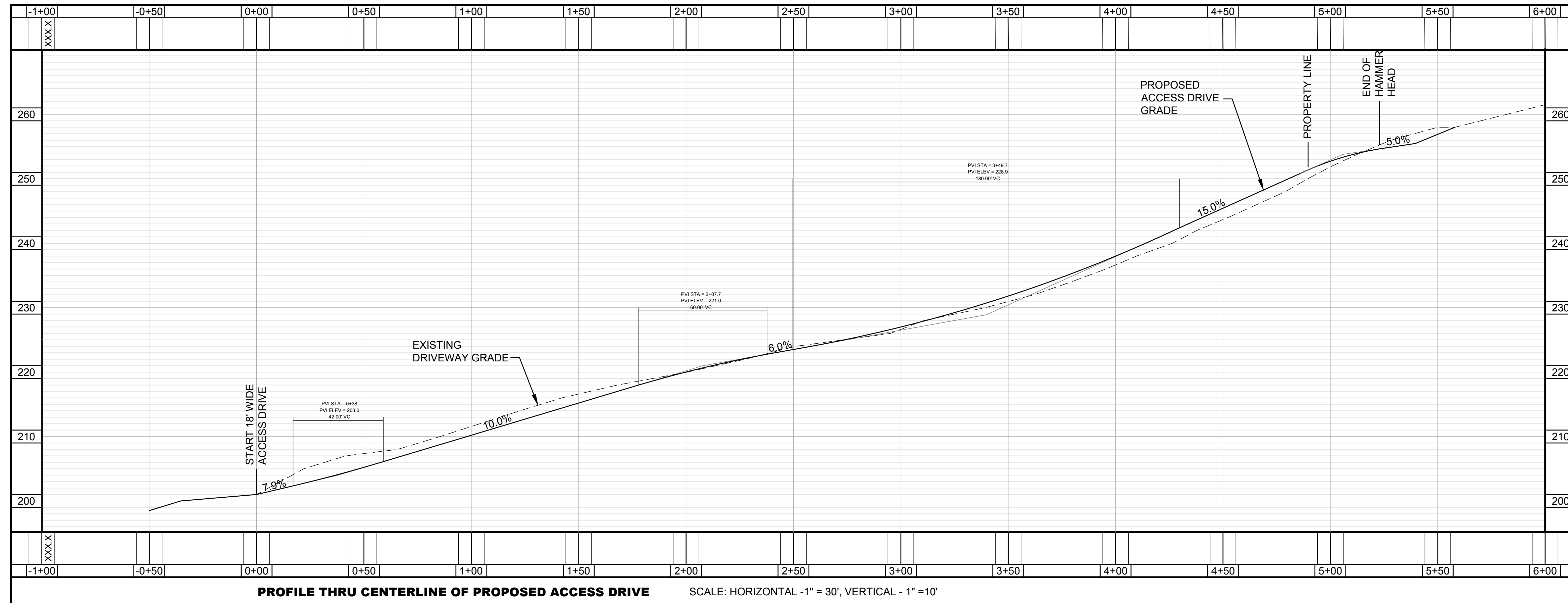
• UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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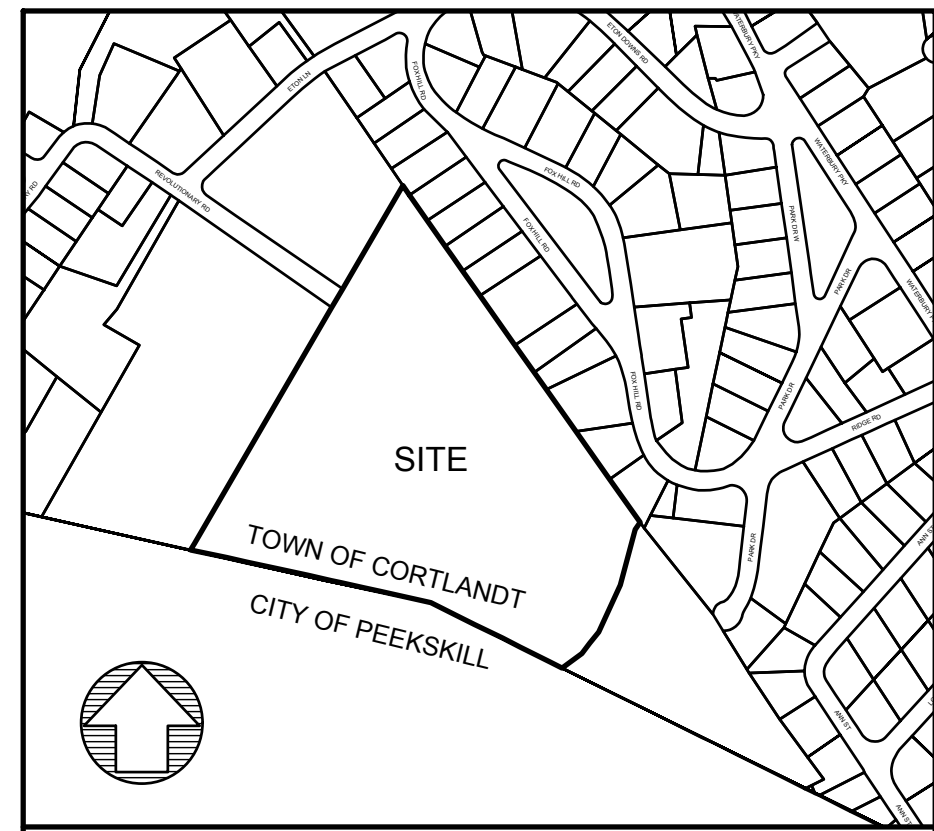
"Subdivision Plat Prepared for Murray and Margaret Engelson, etc."  
(Filed on March 2, 1989 as map no. 23606)

①





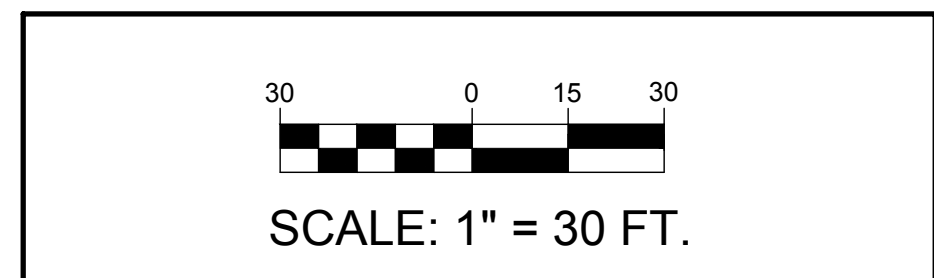
PROFILE THRU CENTERLINE OF PROPOSED ACCESS DRIVE SCALE: HORIZONTAL -1" = 30', VERTICAL - 1" = 10'



VICINITY MAP SCALE: 1" = 500'

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REVISIONS		
#	REASON	DATE
2	RESUBMISSION W/ SEPTIC SYSTEMS	4/26/2023
1	TOWN DOTS + PB COMMENTS	8/20/2021

MUNICIPAL TAX IDENTIFICATION:

SECTION: 23.15  
 BLOCK: 1  
 LOT: 43  
 SUBLOT: ----

DRAWN BY: JCA/KJW  
 CHECKED: KCS/TC3/PMB  
 PROJECT: BOGA-REVOLUTIONARY RD  
 DATE: MAY 19, 2021  
 JOB #: 150207

**PATRICK M. BELL, P.E.**  
 LICENSE #087679

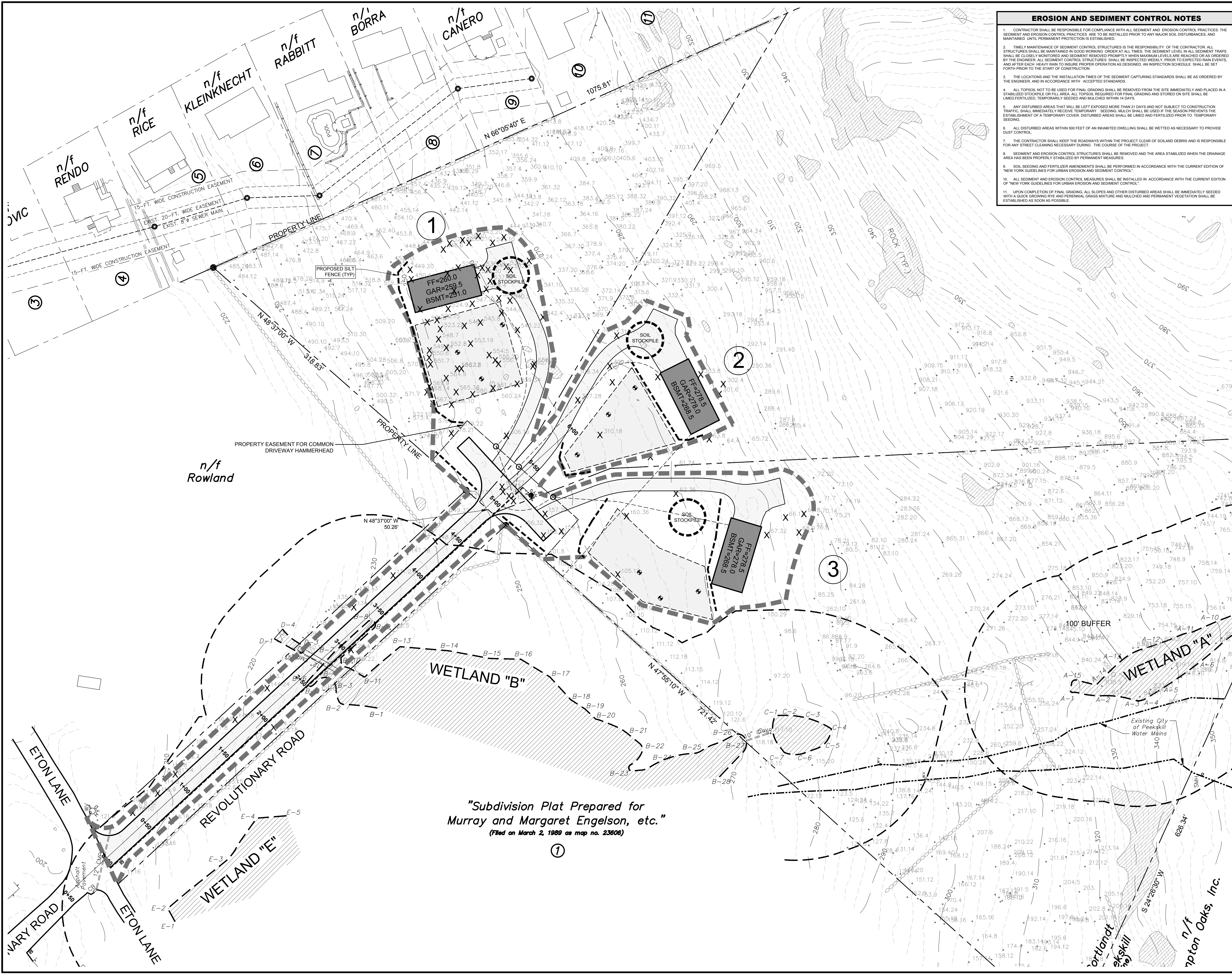
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ACCESS DRIVE & WATER MAIN PROFILES  
**SUBDIVISION PLAN FOR POMONA DEVELOPMENT**

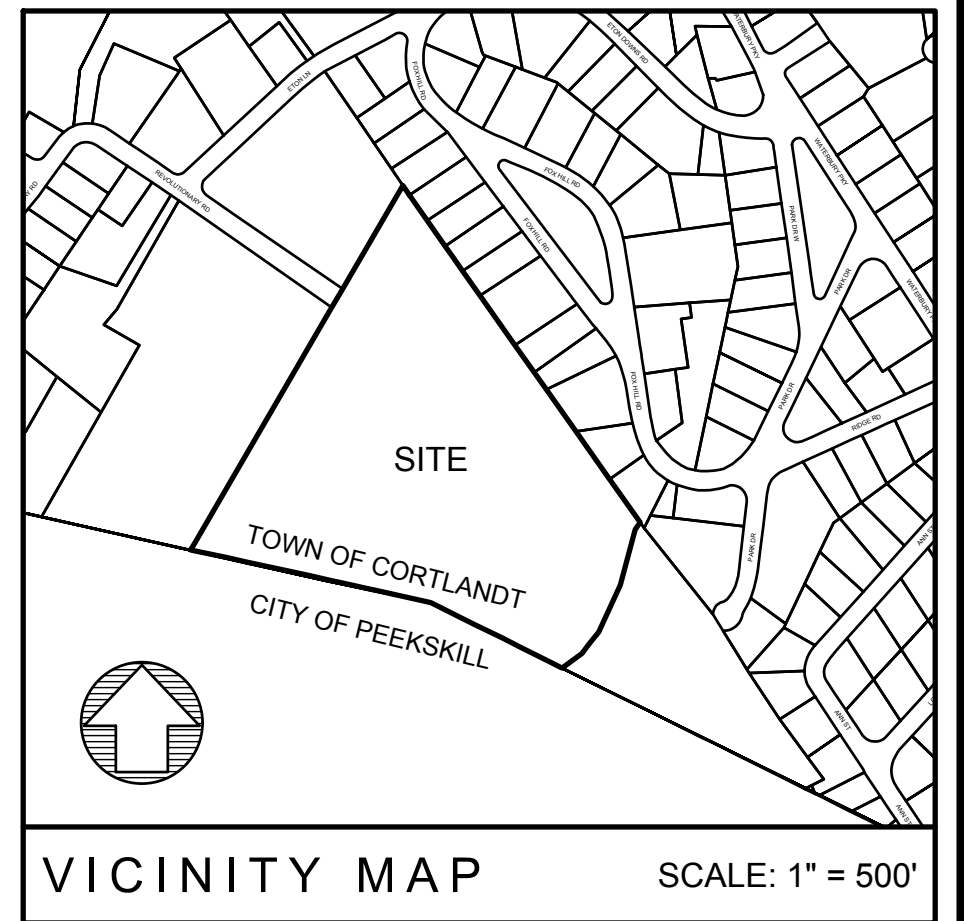
LOCATION:  
 REVOLUTIONARY ROAD  
 CORTLANDT MANOR, NEW YORK





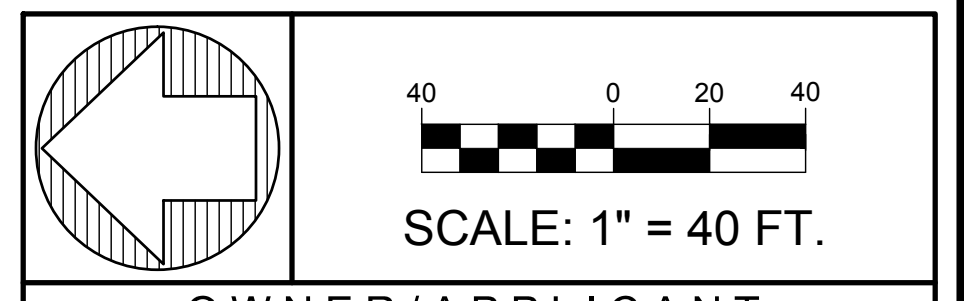
**EROSION AND SEDIMENT CONTROL NOTES**

- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVELS IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY PRIOR TO EXPECTED RAIN EVENTS, AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.
- THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STRUCTURES SHALL BE AS ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH ACCEPTED STANDARDS.
- ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED AND FERTILIZED TEMPORARILY SEEDING AND MULCHED WITHIN 14 DAYS.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 31 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
- ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
- THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOLID DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
- SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
- SOIL SEEDING AND FERTILIZER AMENDMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
- UPON COMPLETION OF FINAL GRADING, ALL SLOPES AND OTHER DISTURBED AREAS SHALL BE IMMEDIATELY SEEDDED WITH A QUICK GERMINATING PERENNIAL GRASS MIXTURE AND MULCHED AND PERMANENT VEGETATION SHALL BE ESTABLISHED AS SOON AS POSSIBLE.



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**EROSION & SEDIMENT CONTROL PLAN**

**SUBDIVISION PLAN FOR POMONA DEVELOPMENT**

LOCATION:  
 REVOLUTIONARY ROAD  
 CORTLANDT MANOR, NEW YORK

SHEET 9 OF 13 | ESC-6.1



### EROSION AND SEDIMENT CONTROL NOTES

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- THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE ENGINEER AND IN ACCORDANCE WITH ACCEPTED STANDARDS.
- ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMITED FERTILIZED, TEMPORARILY SEEDING AND MULCHED WITHIN 14 DAYS.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 31 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
- ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
- THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOLID DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
- SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
- SOIL SEEDING AND FERTILIZER AMENDMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
- UPON COMPLETION OF FINAL GRADING, ALL SLOPES AND OTHER DISTURBED AREAS SHALL BE IMMEDIATELY SEEDING WITH A QUICK GROWING RYE AND PERENNIAL GRASS MIXTURE AND MULCHED AND PERMANENT VEGETATION SHALL BE ESTABLISHED AS SOON AS POSSIBLE.

### ESC-10 SLOPE STABILIZATION

**INSTALLATION NOTES:**

- STONE SIZE SHALL BE 1" TO 4" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT ONLY.
- LENGTH SHALL BE AS SHOWN BUT NOT LESS THAN 50'
- THE THICKNESS SHALL BE NO LESS THAN 12" AT THE CONSTRUCTION ENTRANCE.
- THE WIDTH SHALL BE 24" AT A MINIMUM BUT NOT LESS THAN THE FULL WIDTH OF THE TRAVELED WAY WHEN THERE IS ONLY ONE ACCESS POINT TO SITE.
- FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACING OF ANY STONE. FILTER FABRIC WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE CONSTRUCTION.
- IF SURFACE WATER IS FLOWING TOWARD THE CONSTRUCTION ENTRANCE, IT SHALL BE PIPED UNDERNEATH THE STABILIZED ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH SIDE SLOPES SHALL BE PERMITTED.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT FROM CONSTRUCTION INTO THE PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO CAPTURE SEDIMENT ANY SEDIMENT TRACKED, DROPPED OR WASHED INTO PUBLIC RIGHT OF WAY SHALL BE REMOVED IMMEDIATELY.
- WHEELS OF CONSTRUCTION VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING ONTO THE PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE IN AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROPRIATE SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED FOR THE DURATION OF CONSTRUCTION OR UNTIL FINAL GRADE IS ACHIEVED.

### ESC-11 SOIL STOCKPILE INSTALLATION

**INSTALLATION NOTES:**

- AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ANY VEGETATION AND ROOF MAT. THE POOL AREA SHALL BE CLEARED AS WELL.
- THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OTHER SEED STONES, ROCKS, ORGANIC MATERIAL, AND OTHER QUESTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVELING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
- SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION IS MINIMIZED.
- THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
- ALL CUT AND FILL SLOPES SHALL BE 1:2 OR FLATTER.

### ESC-12 SOIL STOCKPILE

**INSTALLATION NOTES:**

- AREA CHOSEN FOR STOCK PILING OPERATIONS TO BE DRY AND STABLE.
- MAXIMUM SLOPE OF PILE TO BE 1 VERTICAL ON 2 HORIZONTAL.
- REFER TO SILT FENCE INSTALLATION DETAILS IN THIS PLAN SET FOR INSTALLATION GUIDELINES.

### ESC-13 TEMPORARY SWALE

**INSTALLATION NOTES:**

- ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
- DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
- DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
- ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
- THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
- FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
- ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO AS NOT TO INTERFERE WITH THE FUNCTIONING OF THE SWALE.
- INSPECTION AND MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.
- STABILIZATION SHALL BE AS PER THE CHART BELOW.

FLOW CHANNEL STABILIZATION		
TYPE OF TREATMENT	CHANNEL GRADE	A (5 AC. OR LESS)
1	0.5 - 3.0%	SEED AND STRAW MULCH
2	3.1 - 5.0%	SEED AND STRAW MULCH
3	5.1 - 8.0%	SEED AND JUTE MESH LINED - RIPRAP 2"
4	8.1 - 20%	LINED - RIPRAP 4-8"

### ESC-14 SILT FENCE INSTALLATION

**INSTALLATION NOTES:**

- EXCAVATE A 4 INCH X 4 INCH TRENCH ALONG THE LOWER SIDE OF A SLOPE AS SPECIFIED ON SITE PLAN.
- UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNHILL) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF STORM WATER FLOW).
- DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
- LAY THE TOE-IN FLAP OF FABRIC FLAT IN THE BOTTOM OF THE TRENCH AND BACKFILL THE TRENCH AND TAMP THE SOIL OVER THE FLAP TO SECURELY HOLD THE FABRIC IN PLACE. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
- JOIN SECTIONS AS SHOWN ABOVE.
- PREFABRICATED UNITS SHALL BE OF TYPE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.

### ESC-15 STABILIZED CONSTRUCTION ENTRANCE

**INSTALLATION NOTES:**

- GRADE APPROACH TO INLET UNIFORMLY AROUND THE BASIN.
- PROVIDE WEEP HOLES AND PROTECT WITH GRAVEL AS SHOWN.
- UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA (MAX 1 ACRE), SEAL WEEP HOLES, FILL EXCAVATION WITH STABLE SOIL TO FINAL GRADE. COMPACT IN 6" LIFTS AND STABILIZE WITH PERMANENT SEEDING OR PAVEMENT WHERE APPLICABLE.
- REFER TO STRAW BALE DIKE AND SILT FENCE INSTALLATION DETAILS IN THIS PLAN SET FOR INSTALLATION GUIDELINES.

\* EITHER A STRAW BALE DIKE OR SILT FENCE MAY BE USED FOR INLET PROTECTION AS SPECIFIED BY QUALIFIED INSPECTOR.

### ESC-16 EXCAVATED DROP INLET PROTECTION

**INSTALLATION NOTES:**

- SPACE SUPPORT FENCE POSTS AT 6'-0" INTERVALS.
- DRIVE SUPPORT POSTS 42" INTO GROUND.
- FIRMLY FASTEN FENCE MATERIAL IN PLACE BY WIRING OR ZIP TYING TO FENCE POST WHILE MAINTAINING TENSION ACROSS FULL HEIGHT OF FENCE. WIRING OR ZIP TYING SHALL BE DONE IN A MANNER THAT WILL PREVENT SAGGING OF FENCE MATERIAL.
- PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF FENCE INCLUDING REPAIRS AS NECESSARY AND REQUIRED.
- PLASTIC FENCE MATERIAL SHALL BE MORNING BARRIER FENCE, COLOR-INTERNATIONAL ORANGE, AS MANUFACTURED BY ADPI ENTERPRISES, INC. OR APPROVED EQUAL.

### ESC-17 CONSTRUCTION SAFETY FENCE INSTALLATION

**INSTALLATION NOTES:**

- SPACE SUPPORT FENCE POSTS AT 6'-0" INTERVALS.
- DRIVE SUPPORT POSTS 42" INTO GROUND.
- FIRMLY FASTEN FENCE MATERIAL IN PLACE BY WIRING OR ZIP TYING TO FENCE POST WHILE MAINTAINING TENSION ACROSS FULL HEIGHT OF FENCE. WIRING OR ZIP TYING SHALL BE DONE IN A MANNER THAT WILL PREVENT SAGGING OF FENCE MATERIAL.
- PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF FENCE INCLUDING REPAIRS AS NECESSARY AND REQUIRED.
- PLASTIC FENCE MATERIAL SHALL BE MORNING BARRIER FENCE, COLOR-INTERNATIONAL ORANGE, AS MANUFACTURED BY ADPI ENTERPRISES, INC. OR APPROVED EQUAL.

### ESC-18 TEMPORARY SWALE

**INSTALLATION NOTES:**

- ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
- DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
- DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
- ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
- THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
- FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
- ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO AS NOT TO INTERFERE WITH THE FUNCTIONING OF THE SWALE.
- INSPECTION AND MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.
- STABILIZATION SHALL BE AS PER THE CHART BELOW.

FLOW CHANNEL STABILIZATION		
TYPE OF TREATMENT	CHANNEL GRADE	A (5 AC. OR LESS)
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2	3.1 - 5.0%	SEED AND STRAW MULCH
3	5.1 - 8.0%	SEED AND JUTE MESH LINED - RIPRAP 2"
4	8.1 - 20%	LINED - RIPRAP 4-8"

### ESC-19 SOIL STOCKPILE

**INSTALLATION NOTES:**

- AREA CHOSEN FOR STOCK PILING OPERATIONS TO BE DRY AND STABLE.
- MAXIMUM SLOPE OF PILE TO BE 1 VERTICAL ON 2 HORIZONTAL.
- REFER TO SILT FENCE INSTALLATION DETAILS IN THIS PLAN SET FOR INSTALLATION GUIDELINES.

### ESC-20 EXCAVATED DROP INLET PROTECTION

**INSTALLATION NOTES:**

- GRADE APPROACH TO INLET UNIFORMLY AROUND THE BASIN.
- PROVIDE WEEP HOLES AND PROTECT WITH GRAVEL AS SHOWN.
- UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA (MAX 1 ACRE), SEAL WEEP HOLES, FILL EXCAVATION WITH STABLE SOIL TO FINAL GRADE. COMPACT IN 6" LIFTS AND STABILIZE WITH PERMANENT SEEDING OR PAVEMENT WHERE APPLICABLE.
- REFER TO STRAW BALE DIKE AND SILT FENCE INSTALLATION DETAILS IN THIS PLAN SET FOR INSTALLATION GUIDELINES.

\* EITHER A STRAW BALE DIKE OR SILT FENCE MAY BE USED FOR INLET PROTECTION AS SPECIFIED BY QUALIFIED INSPECTOR.

### ESC-21 CONSTRUCTION SAFETY FENCE INSTALLATION

**INSTALLATION NOTES:**

- SPACE SUPPORT FENCE POSTS AT 6'-0" INTERVALS.
- DRIVE SUPPORT POSTS 42" INTO GROUND.
- FIRMLY FASTEN FENCE MATERIAL IN PLACE BY WIRING OR ZIP TYING TO FENCE POST WHILE MAINTAINING TENSION ACROSS FULL HEIGHT OF FENCE. WIRING OR ZIP TYING SHALL BE DONE IN A MANNER THAT WILL PREVENT SAGGING OF FENCE MATERIAL.
- PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF FENCE INCLUDING REPAIRS AS NECESSARY AND REQUIRED.
- PLASTIC FENCE MATERIAL SHALL BE MORNING BARRIER FENCE, COLOR-INTERNATIONAL ORANGE, AS MANUFACTURED BY ADPI ENTERPRISES, INC. OR APPROVED EQUAL.

### ESC-22 TEMPORARY SWALE

**INSTALLATION NOTES:**

- ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
- DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
- DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
- ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
- THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
- FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
- ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO AS NOT TO INTERFERE WITH THE FUNCTIONING OF THE SWALE.
- INSPECTION AND MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.
- STABILIZATION SHALL BE AS PER THE CHART BELOW.

FLOW CHANNEL STABILIZATION		
TYPE OF TREATMENT	CHANNEL GRADE	A (5 AC. OR LESS)
1	0.5 - 3.0%	SEED AND STRAW MULCH
2	3.1 - 5.0%	SEED AND STRAW MULCH
3	5.1 - 8.0%	SEED AND JUTE MESH LINED - RIPRAP 2"
4	8.1 - 20%	LINED - RIPRAP 4-8"

### ESC-23 SLOPE STABILIZATION

**INSTALLATION NOTES:**

- STONE SIZE SHALL BE 1" TO 4" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT ONLY.
- LENGTH SHALL BE AS SHOWN BUT NOT LESS THAN 50'
- THE THICKNESS SHALL BE NO LESS THAN 12" AT THE CONSTRUCTION ENTRANCE.
- THE WIDTH SHALL BE 24" AT A MINIMUM BUT NOT LESS THAN THE FULL WIDTH OF THE TRAVELED WAY WHEN THERE IS ONLY ONE ACCESS POINT TO SITE.
- FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACING OF ANY STONE. FILTER FABRIC WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE CONSTRUCTION.
- IF SURFACE WATER IS FLOWING TOWARD THE CONSTRUCTION ENTRANCE, IT SHALL BE PIPED UNDERNEATH THE STABILIZED ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH SIDE SLOPES SHALL BE PERMITTED.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT FROM CONSTRUCTION INTO THE PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO CAPTURE SEDIMENT ANY SEDIMENT TRACKED, DROPPED OR WASHED INTO PUBLIC RIGHT OF WAY SHALL BE REMOVED IMMEDIATELY.
- WHEELS OF CONSTRUCTION VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING ONTO THE PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE IN AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROPRIATE SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED FOR THE DURATION OF CONSTRUCTION OR UNTIL FINAL GRADE IS ACHIEVED.

### ESC-24 EXCAVATED DROP INLET PROTECTION

**INSTALLATION NOTES:**

- GRADE APPROACH TO INLET UNIFORMLY AROUND THE BASIN.
- PROVIDE WEEP HOLES AND PROTECT WITH GRAVEL AS SHOWN.
- UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA (MAX 1 ACRE), SEAL WEEP HOLES, FILL EXCAVATION WITH STABLE SOIL TO FINAL GRADE. COMPACT IN 6" LIFTS AND STABILIZE WITH PERMANENT SEEDING OR PAVEMENT WHERE APPLICABLE.
- REFER TO STRAW BALE DIKE AND SILT FENCE INSTALLATION DETAILS IN THIS PLAN SET FOR INSTALLATION GUIDELINES.

\* EITHER A STRAW BALE DIKE OR SILT FENCE MAY BE USED FOR INLET PROTECTION AS SPECIFIED BY QUALIFIED INSPECTOR.

### ESC-25 CONSTRUCTION SAFETY FENCE INSTALLATION

**INSTALLATION NOTES:**

- SPACE SUPPORT FENCE POSTS AT 6'-0" INTERVALS.
- DRIVE SUPPORT POSTS 42" INTO GROUND.
- FIRMLY FASTEN FENCE MATERIAL IN PLACE BY WIRING OR ZIP TYING TO FENCE POST WHILE MAINTAINING TENSION ACROSS FULL HEIGHT OF FENCE. WIRING OR ZIP TYING SHALL BE DONE IN A MANNER THAT WILL PREVENT SAGGING OF FENCE MATERIAL.
- PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF FENCE INCLUDING REPAIRS AS NECESSARY AND REQUIRED.
- PLASTIC FENCE MATERIAL SHALL BE MORNING BARRIER FENCE, COLOR-INTERNATIONAL ORANGE, AS MANUFACTURED BY ADPI ENTERPRISES, INC. OR APPROVED EQUAL.

### ESC-26 TEMPORARY SWALE

**INSTALLATION NOTES:**

- ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
- DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
- DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
- ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
- THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
- FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
- ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO AS NOT TO INTERFERE WITH THE FUNCTIONING OF THE SWALE.
- INSPECTION AND MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.
- STABILIZATION SHALL BE AS PER THE CHART BELOW.

FLOW CHANNEL STABILIZATION		
TYPE OF TREATMENT	CHANNEL GRADE	A (5 AC. OR LESS)
1	0.5 - 3.0%	SEED AND STRAW MULCH
2	3.1 - 5.0%	SEED AND STRAW MULCH
3	5.1 - 8.0%	SEED AND JUTE MESH LINED - RIPRAP 2"
4	8.1 - 20%	LINED - RIPRAP 4-8"

### VICINITY MAP

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- Dig With Care

### OWNER/APPLICANT

## POMONA DEVELOPMENT, LLC

200 HIGH POINT DRIVE, PH-3  
HARTSDALE, NEW YORK 10530

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### REVISIONS

#	REASON	DATE
2	RESUBMISSION W/ SEPTIC SYSTEMS	4/26/2023
1	TOWN DOTS + PB COMMENTS	8/20/2021

MUNICIPAL TAX IDENTIFICATION:  
SECTION: 23.15  
BLOCK: 1  
LOT: 43  
SUBLOT: ----  
DRAWN BY: JCA/KJW  
CHECKED: KCS/TC3/PMB  
PROJECT: BOGA-REVOLUTIONARY RD  
DATE: MAY 19, 2021  
JOB #: 150207

STATE OF NEW YORK  
PATRICK MICHAEL BELL  
LICENSED PROFESSIONAL ENGINEER  
087679  
PATRICK M. BELL, P.E.  
LICENSE #087679

## CRONIN ENGINEERING

PROFESSIONAL ENGINEERING & CONSULTING  
(914) 736-3664

39 Arlo Lane  
Cortlandt Manor, New York 10567

### EROSION & SEDIMENT CONTROL DETAILS

## SUBDIVISION PLAN FOR POMONA DEVELOPMENT

LOCATION:  
REVOLUTIONARY ROAD  
CORTLANDT MANOR, NEW YORK

SHEET 10 OF 13      ESC-6.2



### WATER MAIN NOTES

- MATERIAL NOTES**
  - PIPE: ALL WATER MAINS SHALL BE AWWA C152-91, CLASS 54 CEMENT LINED DUCTILE IRON PIPE, "TYTON JOINT" WITH PUSH ON RUBBER GASKET AND INSTALLED WITH 2 BRONZE WEDGES PER JOINT. PRESSURE CLASS 350 AS MANUFACTURED BY UNITED STATES PIPE & FOUNDRY COMPANY, OR APPROVED EQUAL. ALL PIPE AND APPURTENANCES SHALL BE MADE IN THE U.S.A.
  - FITTINGS: ALL PIPE FITTINGS SHALL BE DUCTILE IRON MECHANICAL JOINT WITH RETAINER GLANDS, IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C110A21.10. ALL FITTINGS SHALL BE FULL WEIGHT FITTINGS IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS. COMPACT OR FOREIGN MADE FITTINGS SHALL NOT BE PERMITTED. THE JOINTS SHALL BE OF A MECHANICAL TYPE.
  - GATE VALVES: ALL GATE VALVES SHALL BE "MUELLER" 2360 SERIES, (OR APPROVED EQUAL) IRON BODY, NON-RISING STEM CONVENTIONAL PACKING, RESILIENT SEATED GATE VALVES WITH MECHANICAL JOINT CONNECTIONS AND RETAINER GLANDS. GATE VALVES TO BE PLACED 600' APART MAX. AND SHALL BE RATED FOR 300 PSI. VALVES SHALL TURN COUNTER CLOCKWISE (LEFT) TO OPEN WITH OPERATION BY A 2" SQUARE WRENCH NUT. A VALVE SHALL BE INSTALLED ON EACH LEG OF A TEE OR CROSS.
  - VALVE BOXES: ALL VALVE BOXES SHALL BE TWO-PIECE SLIDING BUFFALO TYPE SET ON WOODEN BLOCKS POSITIONED PERPENDICULAR TO THE PIPE AND ON COMPACTED BACKFILL. VALVE BOXES SHALL BE DESIGNED FOR HEAVY TRAFFIC. THE COVERS SHALL BE MARKED "WATER".
  - JOINT RESTRAINT: ALL CHANGES IN PIPE DIRECTIONS, BOTH VERTICAL AND HORIZONTAL, SHALL BE SECURED WITH RETAINER GLANDS AND THRUST BLOCKED WITH CONCRETE AGAINST UNDISTURBED EARTH. RETAINER GLANDS SHALL BE "MEGALUG" AS MANUFACTURED BY EBA IRON, INC. OR APPROVED EQUAL. THRUST BLOCK SHALL UTILIZE CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI.
  - FIRE HYDRANTS: ALL FIRE HYDRANTS SHALL BE "MUELLER" SUPER CENTURION 250 (OR APPROVED EQUAL) WITH SAFETY BREAKAWAY FLANGE, 3 WAY OPENING LEFT (C/W). THE PUMPER NOZZLE SHALL BE 4 1/2". THE TWO HOSE NOZZLES SHALL BE 2 1/2". THE TOWN SHALL INDICATE WHAT COLOR THE HYDRANTS SHALL BE PAINTED PRIOR TO ACCEPTANCE.
  - WATER SERVICES: ALL WATER SERVICES SHALL BE TYPE "K" COPPER (1" Ø MIN.) A MUELLER 110 THREE PART IRON UNION COMPRESSION CONNECTION FITTING, MODEL #H-16403, OR APPROVED EQUAL, SHALL BE USED TO CONNECT THE NEW WATER SERVICE TO THE WATER MAIN. CURB BOXES SHALL BE MUELLER MODEL #H-10314, 4-1/2" FULL EXTENSION, MADE IN THE USA, OR APPROVED EQUAL.
- INSTALLATION NOTES**
  - THE PROPOSED WATER DISTRIBUTION SYSTEM INSTALLED FOR THE MILL COURT CROSSING SUBDIVISION SHALL BE DEDICATED TO THE TOWN OF CORTLANDT.
  - ALL MATERIALS, METHODS, AND PROCEDURES REQUIRED FOR THE INSTALLATION OF THE WATER DISTRIBUTION SYSTEM SHALL BE IN COMPLETE CONFORMANCE WITH THE LATEST AWWA STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION AS WELL AS ALL NECESSARY REQUIREMENTS OF THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH AND ANY OTHER APPROVING AUTHORITY.
  - THE PIPE SHALL REST ON SUITABLE MATERIAL WITH A STABLE BOTTOM. IF THE SOIL ENCOUNTERED AT THE INVERT IS UNSUITABLE (i.e. SOFT, SPRONGY, WET, ETC.) IT SHALL BE EXCAVATED AND REMOVED. THE CONTRACTOR SHALL THEN INSTALL A MINIMUM 8 INCH LAYER OF COMPACTED SAND WHICH SHALL BE THOROUGHLY COMPACTED. WHEN EXCAVATION HAS BEEN MADE BELOW THE REQUIRED GRADE, SUCH AREAS SHALL BE BACKFILLED WITH COMPACTED SAND.
  - THERE SHALL BE A MINIMUM OF (4) FOUR FEET OF COVER OVER THE WATER MAIN AND ALL WATER SERVICES.
  - ALL WATER MAIN APPURTENANCES SHALL BE AS DETAILED ON THESE PLANS. ANY CHANGE SHALL RECEIVE PRIOR APPROVAL FROM THE ENGINEER, APPROPRIATE TOWN OFFICIAL AND THE WCDH.
  - WATER MAINS SHALL BE LAID A MINIMUM OF 10 FOOT HORIZONTAL FROM ANY EXISTING MAINSTORMWATER PIPING AND CATCH BASINS. AT ANY CROSSING, A MINIMUM OF 18" OF SEPARATION ARE REQUIRED.
  - WATER SERVICE LINE INSTALLATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF CORTLANDT WATER DEPT. AND ALL OTHER APPLICABLE REGULATIONS. EACH WATER SERVICE SHALL HAVE A SHUT OFF VALVE LOCATED AT THE PROPERTY LINE.
  - WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY OR STORM SEWER MAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A 10 FOOT SEPARATION, THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH MAY ALLOW DEVIATION ON A CASE-BY-CASE BASIS, IF SUPPORTED BY DATA FROM THE DESIGN ENGINEER.
  - WATER MAINS CROSSING SANITARY OR STORM SEWER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO MAINTAIN LINE AND GRADE.
  - IF GROUNDWATER IS FOUND WITHIN SEVEN FEET OF THE SURFACE THEN HYDRANT DRAINS SHOULD BE PLUGGED. WHEN THE DRAINS ARE PLUGGED THE BARRELS MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. WHEN HYDRANT DRAINS ARE NOT PLUGGED OR DRYWELL SHALL BE INSTALLED UNLESS THE NATURAL SOILS WILL PROVIDE ADEQUATE DRAINAGE. HYDRANT DRAINS SHALL NOT BE CONNECTED TO OR LOCATED WITHIN 10 FEET OF SANITARY OR STORM DRAINS.
  - NEW OR MODIFIED WATER MAINS AND APPURTENANCES SHALL NOT BE PLACED IN OPERATION UNTIL A COMPLETED WORKS OF APPROVAL IS OBTAINED FROM THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH.
  - ALL CONSTRUCTION SHALL BE INSPECTED AND APPROVED BY THE DESIGN ENGINEER PRIOR TO ANY BACKFILLING.
- DISINFECTION & PRESSURE LEAKAGE TESTING NOTES**
  - THE CONTRACTOR SHALL DISINFECT THE WATER MAIN AND APPURTENANCES IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C651-99, EXCEPT FOR SECTION 4.4.2. THE TABLE METHOD WILL NOT BE ALLOWED. DISINFECTION SHALL BE TO THE SATISFACTION OF THE TOWN OF CORTLANDT AND/OR WESTCHESTER COUNTY DEPARTMENT OF HEALTH.
  - THE PIPELINE OR SECTIONS THEREOF SHALL BE FILLED WITH WATER AND SUBJECT TO A HYDROSTATIC TEST PER AWWA STANDARD C650, LATEST EDITION.
  - THE DESIGN ENGINEER, A REPRESENTATIVE OF THE TOWN OF CORTLANDT & THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH SHALL WITNESS ALL TESTING. THE TOWN & WCDH MUST BE NOTIFIED A MINIMUM OF 48 HRS PRIOR TO TEST. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE DESIGN ENGINEER, THE TOWN AND WESTCHESTER COUNTY AT LEAST 48 HOURS PRIOR TO TESTING.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING 1-INCH CORPORATION VALVES AS NECESSARY:
    - AT A LOCATION LESS THAN 10 FEET FROM THE BEGINNING OF THE NEW MAIN FOR DISINFECTION PURPOSES.
    - AS REQUIRED FOR PROPER DISINFECTION AND PRESSURE TESTING OR AS DIRECTED BY THE ENGINEER.

### WATER MAIN CONNECTION NOTE

THE PROPOSED 8" Ø CLASS 54 DUCTILE IRON WATER MAIN WILL CONNECT TO THE EXISTING 8" Ø DUCTILE IRON PIPE WATER MAIN LOCATED AT THE END OF MILL COURT AND THE EXISTING WATER MAIN LOCATED IN CARDOZA AVENUE NEAR THE SOUTHWEST CORNER OF THE PROJECT, WHICH IS BELIEVED TO BE 8" Ø DUCTILE IRON PIPE. THIS WILL CREATE A LOOPED WATER MAIN CONNECTION FOR THE TOWN.

### WCDH NOTE

ONLY DETAILS RELEVANT TO THE SPECIFIC PUBLIC WATER SUPPLY IMPROVEMENTS SHOWN ON THIS DRAWING ARE APPLICABLE.

### HYDROSTATIC TESTING AWWA C600-10 - TABLE 6A

TABLE 6A - ALLOWABLE LEAKAGE PER 1000 FT (305 m) OF PIPELINE\* - gph\*

AVG. TEST PRESSURE (psi)	NOMINAL PIPE DIAMETER - in.															
	3	4	6	8	10	12	14	16	18	20	24	30	36	42	48	
450	0.48	0.64	0.95	1.27	1.59	1.91	2.23	2.55	2.87	3.18	3.82	4.78	5.73	6.69	7.64	
400	0.45	0.60	0.90	1.20	1.50	1.80	2.10	2.40	2.70	3.00	3.60	4.50	5.41	6.31	7.21	
350	0.42	0.56	0.84	1.12	1.40	1.69	1.97	2.25	2.53	2.81	3.37	4.21	5.06	5.90	6.74	
300	0.39	0.52	0.78	1.04	1.30	1.56	1.82	2.08	2.34	2.60	3.12	3.90	4.68	5.46	6.24	
275	0.37	0.50	0.75	1.00	1.24	1.49	1.74	1.99	2.24	2.49	2.99	3.73	4.48	5.23	5.98	
250	0.36	0.47	0.71	0.95	1.19	1.42	1.66	1.90	2.14	2.37	2.85	3.56	4.27	4.99	5.70	
225	0.34	0.45	0.68	0.90	1.13	1.35	1.58	1.80	2.03	2.25	2.70	3.38	4.05	4.73	5.41	
200	0.32	0.43	0.64	0.85	1.06	1.28	1.48	1.70	1.91	2.12	2.55	3.19	3.82	4.46	5.09	
175	0.30	0.40	0.59	0.80	0.99	1.19	1.39	1.59	1.79	1.98	2.38	2.98	3.58	4.17	4.77	
150	0.28	0.37	0.55	0.74	0.92	1.10	1.29	1.47	1.66	1.84	2.21	2.76	3.31	3.86	4.41	
125	0.25	0.34	0.50	0.67	0.84	1.01	1.18	1.34	1.51	1.68	2.01	2.52	3.02	3.53	4.03	
100	0.23	0.30	0.45	0.60	0.75	0.90	1.05	1.20	1.35	1.50	1.80	2.25	2.70	3.15	3.60	

\*IF THE PIPELINE UNDER TEST CONTAINS SECTIONS OF VARIOUS DIAMETERS, THE ALLOWABLE LEAKAGE WILL BE THE SUM OF THE COMPUTED LEAKAGE FOR EACH SIZE.  
\*TO OBTAIN LEAKAGE IN LITRES/HOUR, MULTIPLY THE VALUES IN THE TABLE BY 3.785.

### WATER MAIN CONNECTION NOTE

THE PROPOSED 8" Ø CLASS 54 DUCTILE IRON WATER MAIN WILL CONNECT TO THE EXISTING 8" Ø DUCTILE IRON PIPE WATER MAIN LOCATED AT THE END OF MILL COURT AND THE EXISTING WATER MAIN LOCATED IN CARDOZA AVENUE NEAR THE SOUTHWEST CORNER OF THE PROJECT, WHICH IS BELIEVED TO BE 8" Ø DUCTILE IRON PIPE. THIS WILL CREATE A LOOPED WATER MAIN CONNECTION FOR THE TOWN.

### WCDH NOTE

ONLY DETAILS RELEVANT TO THE SPECIFIC PUBLIC WATER SUPPLY IMPROVEMENTS SHOWN ON THIS DRAWING ARE APPLICABLE.

### HYDROSTATIC TESTING AWWA C600-10 - TABLE 6A

TABLE 6A - ALLOWABLE LEAKAGE PER 1000 FT (305 m) OF PIPELINE\* - gph\*

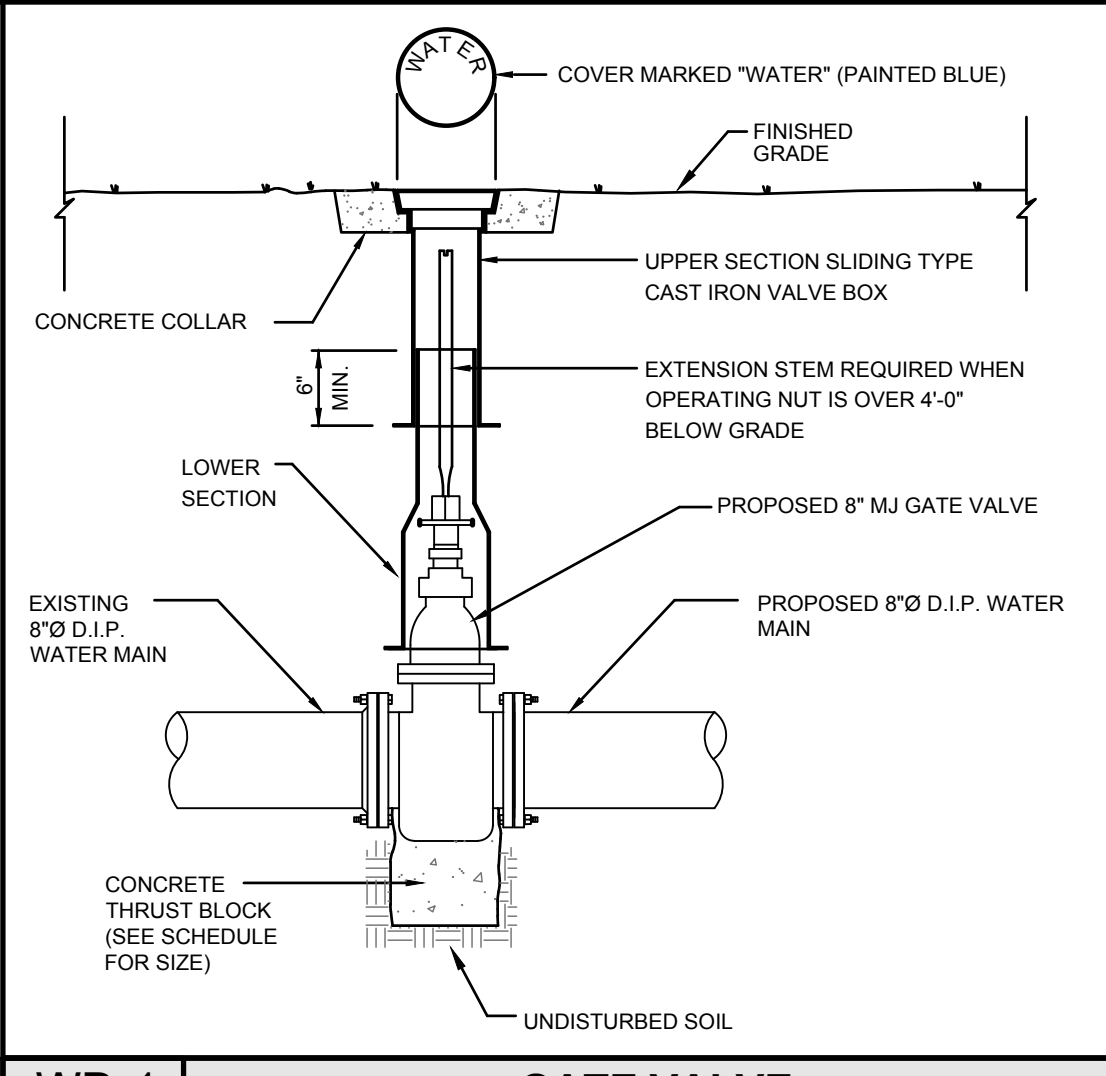
AVG. TEST PRESSURE (psi)	NOMINAL PIPE DIAMETER - in.															
	3	4	6	8	10	12	14	16	18	20	24	30	36	42	48	
450	0.48	0.64	0.95	1.27	1.59	1.91	2.23	2.55	2.87	3.18	3.82	4.78	5.73	6.69	7.64	
400	0.45	0.60	0.90	1.20	1.50	1.80	2.10	2.40	2.70	3.00	3.60	4.50	5.41	6.31	7.21	
350	0.42	0.56	0.84	1.12	1.40	1.69	1.97	2.25	2.53	2.81	3.37	4.21	5.06	5.90	6.74	
300	0.39	0.52	0.78	1.04	1.30	1.56	1.82	2.08	2.34	2.60	3.12	3.90	4.68	5.46	6.24	
275	0.37	0.50	0.75	1.00	1.24	1.49	1.74	1.99	2.24	2.49	2.99	3.73	4.48	5.23	5.98	
250	0.36	0.47	0.71	0.95	1.19	1.42	1.66	1.90	2.14	2.37	2.85	3.56	4.27	4.99	5.70	
225	0.34	0.45	0.68	0.90	1.13	1.35	1.58	1.80	2.03	2.25	2.70	3.38	4.05	4.73	5.41	
200	0.32	0.43	0.64	0.85	1.06	1.28	1.48	1.70	1.91	2.12	2.55	3.19	3.82	4.46	5.09	
175	0.30	0.40	0.59	0.80	0.99	1.19	1.39	1.59	1.79	1.98	2.38	2.98	3.58	4.17	4.77	
150	0.28	0.37	0.55	0.74	0.92	1.10	1.29	1.47	1.66	1.84	2.21	2.76	3.31	3.86	4.41	
125	0.25	0.34	0.50	0.67	0.84	1.01	1.18	1.34	1.51	1.68	2.01	2.52	3.02	3.53	4.03	
100	0.23	0.30	0.45	0.60	0.75	0.90	1.05	1.20	1.35	1.50	1.80	2.25	2.70	3.15	3.60	

\*IF THE PIPELINE UNDER TEST CONTAINS SECTIONS OF VARIOUS DIAMETERS, THE ALLOWABLE LEAKAGE WILL BE THE SUM OF THE COMPUTED LEAKAGE FOR EACH SIZE.  
\*TO OBTAIN LEAKAGE IN LITRES/HOUR, MULTIPLY THE VALUES IN THE TABLE BY 3.785.

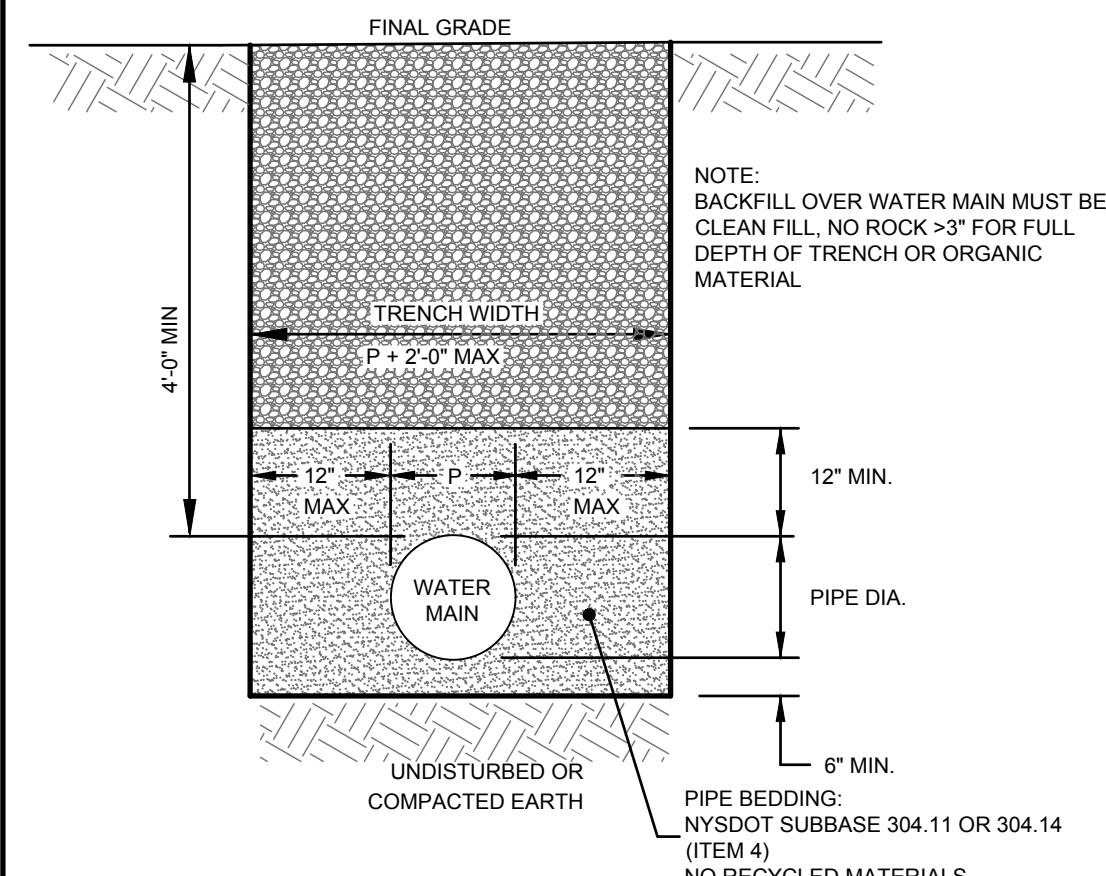
### DISINFECTING WATER MAINS AWWA C651-14 - TABLE 4

TABLE 4 - CHLORINE REQUIRED TO PRODUCE 25-mg/L CONCENTRATION IN 100 FT (30.5 m) OF PIPE BY DIAMETER

PIPE DIAMETER (in.)	100% CHLORINE		1% CHLORINE SOLUTION		
	(mm)	lb	(g)	gal (L)	
4	(100)	.013	(5.9)	.16	(0.6)
6	(150)	.030	(13.6)	.36	(1.4)
8	(200)	.054	(24.5)	.65	(2.5)
10	(250)	.085	(38.6)	1.02	(3.9)
12	(300)	.120	(54.4)	1.44	(5.4)
16	(400)	.217	(98.4)	2.60	(9.8)



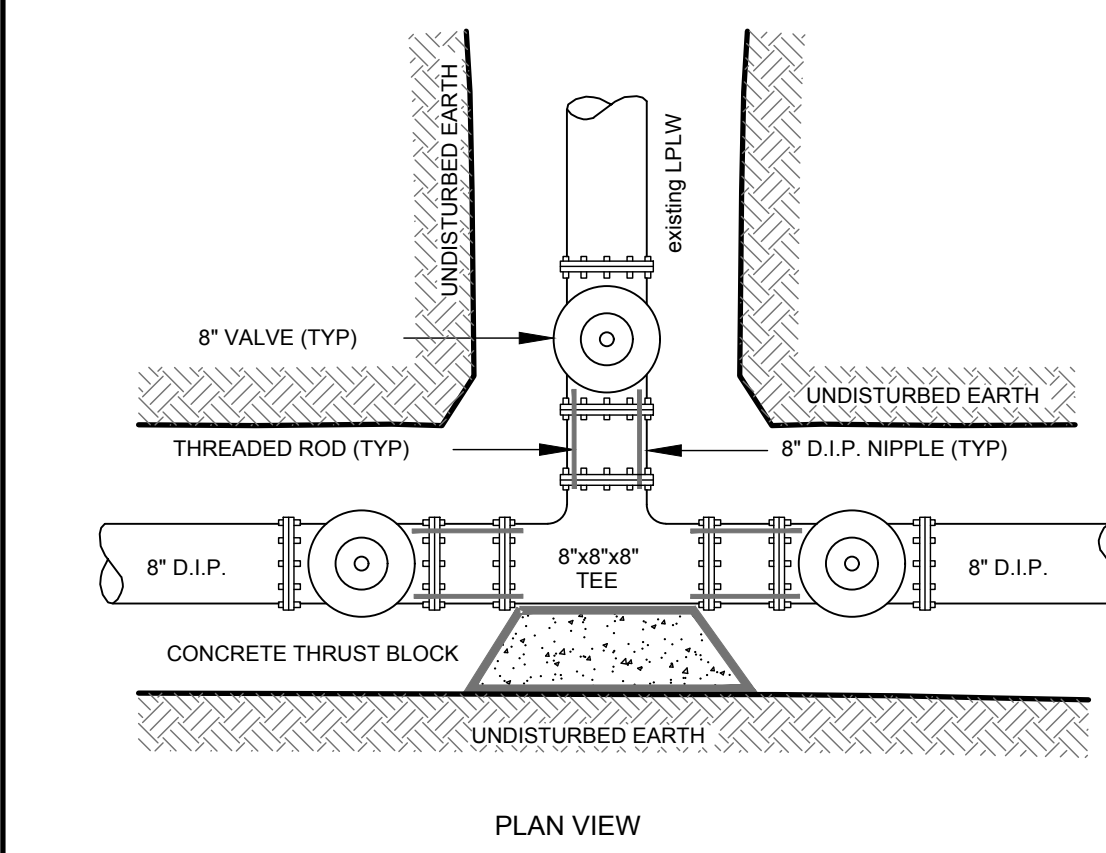
**WD-1 GATE VALVE** N.T.S.



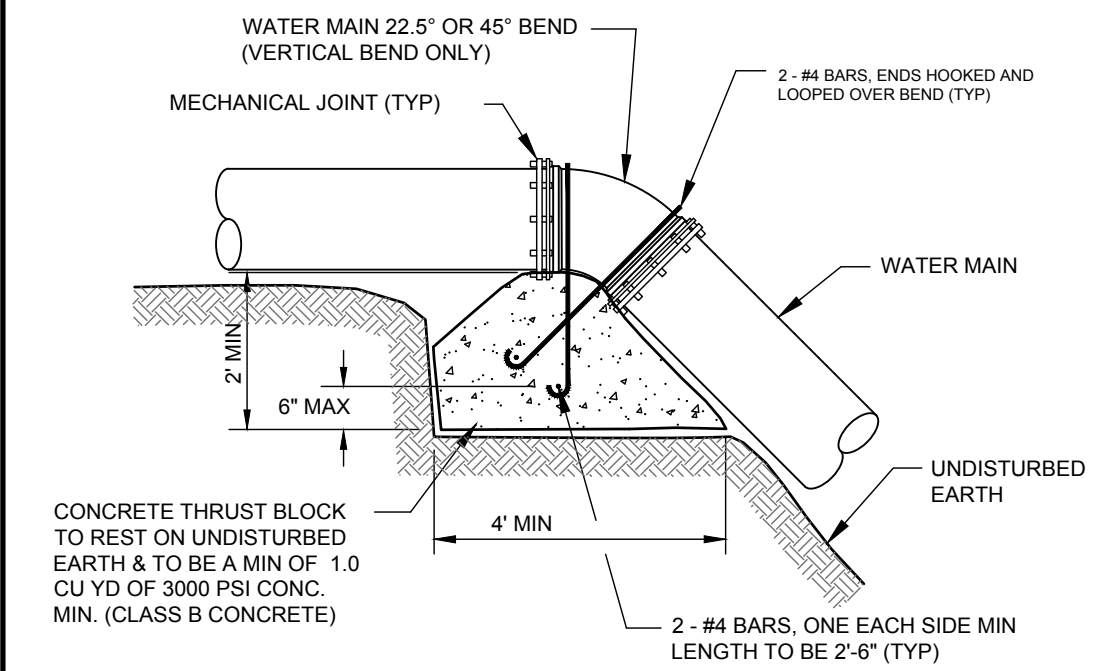
**NOTES:**

- NO ROCK IS TO PROJECT WITHIN THE SURFACE OF THE TRENCH AND SHALL BE A MINIMUM 12" FROM PIPE
- SHEETING AND BRACING ARE REQUIRED FOR ALL TRENCHES EXCEEDING 5' IN DEPTH
- CLAY, SILT LOAM, OR NON-HOMOGENEOUS SOILS REQUIRE SHORING AND BRACING
- SHEETING TO BE IN ACCORDANCE WITH OSHA AND THE NYS DEPT OF LABOR INDUSTRIAL CODE, RULE 753
- UNSUITABLE MATERIAL EXCAVATED FROM THE TRENCH SHALL NOT BE ALLOWED AS BACKFILL AND SHALL BE REPLACED BY SUITABLE MATERIAL, APPROVED BY THE ENGINEER

**WD-5 WATER MAIN TRENCH** N.T.S.



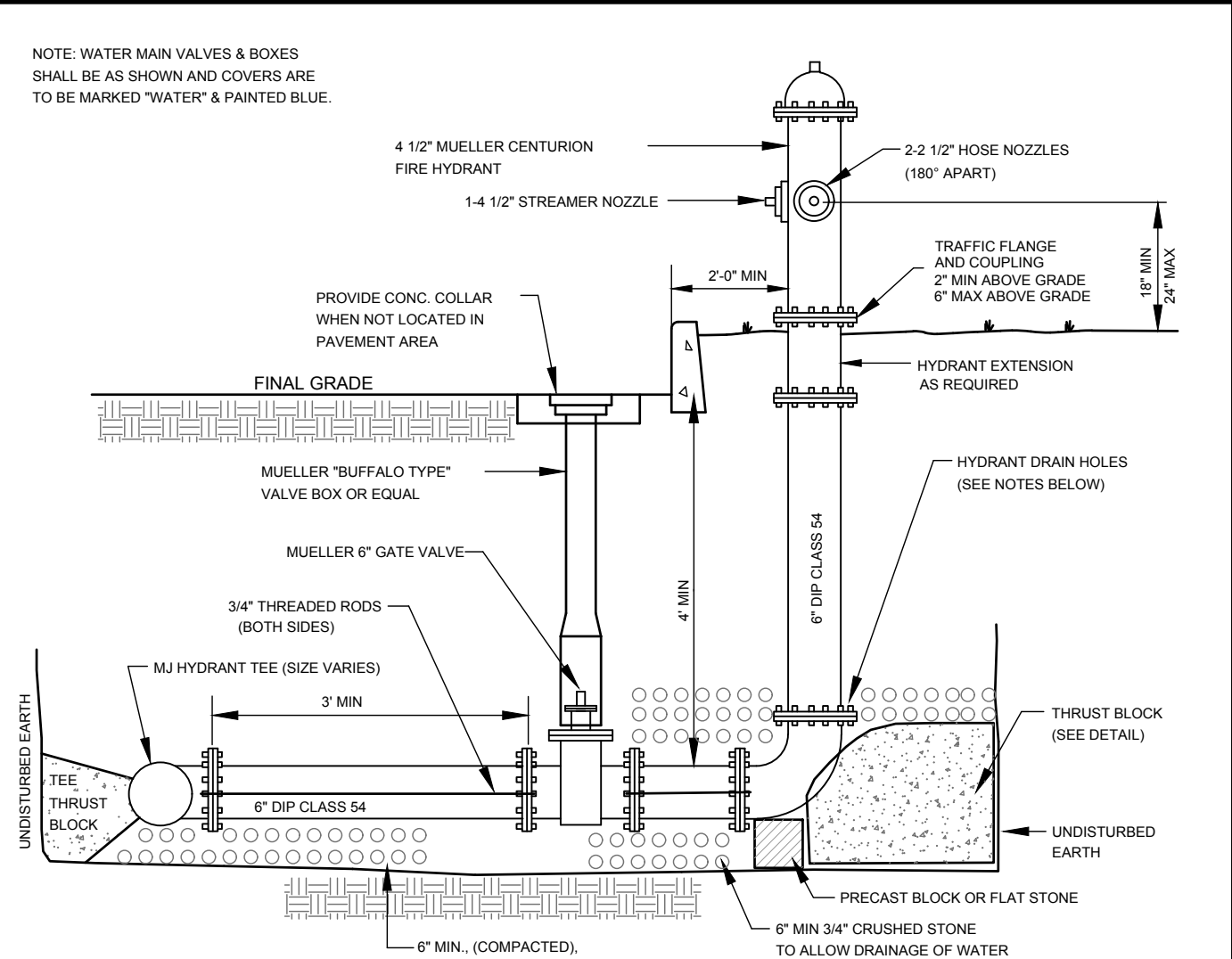
**WD-10 WATER MAIN TRENCH W/PAVEMENT RESTORATION** N.T.S.



**WD-12 3-WAY VALVED INTERSECTION** N.T.S.



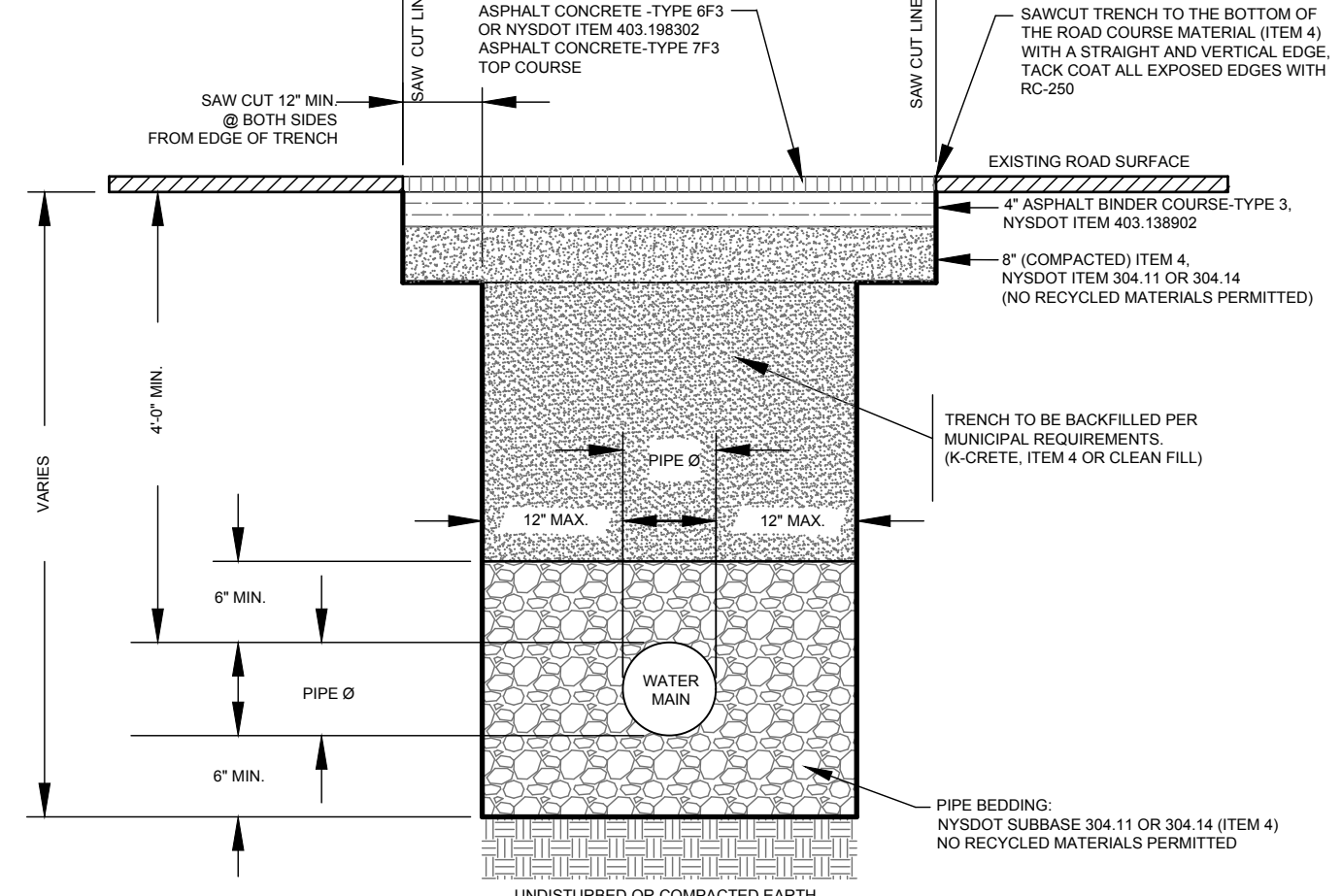
**WD-13 CONCRETE ANCHOR** N.T.S.



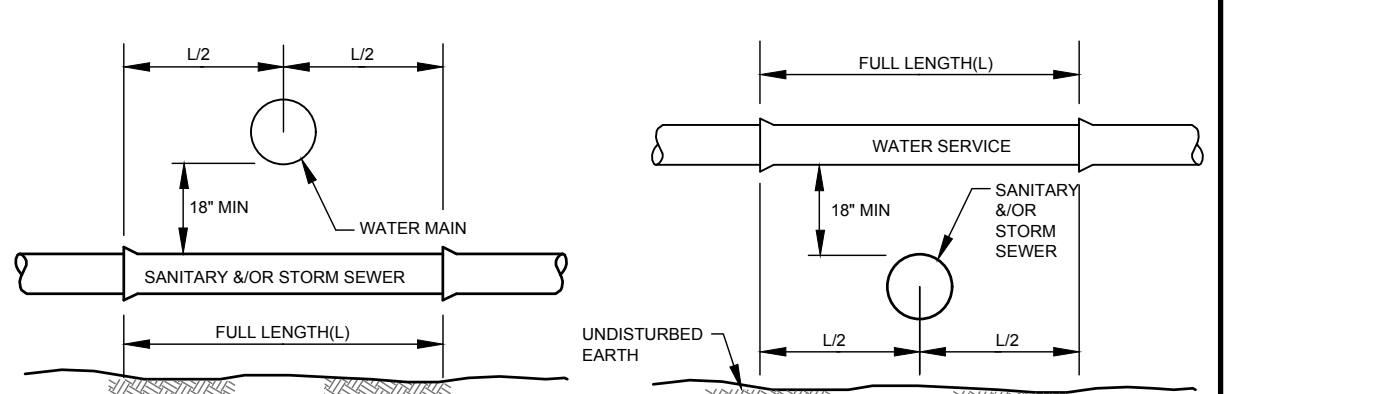
**NOTES:**

- RETAINER GLANDS AND CONCRETE THRUST BLOCKS OR TIE RODS AND CONCRETE THRUST BLOCKS SHALL BE USED AT ALL LOCATIONS WHERE RESTRAINTS ARE REQUIRED
- IF GROUNDWATER IS ENCOUNTERED WITHIN 7 FEET OF GRADE, HYDRANT DRAIN HOLES SHALL BE PLUGGED
- WHEN DRAINS ARE PLUGGED, THE BARRELS SHALL BE PUMPED DRY AFTER USE DURING FREEZING WEATHER
- WHERE HYDRANT DRAINS ARE NOT PLUGGED, A GRAVEL POCKET OR DRY WELL SHALL BE PROVIDED UNLESS THE NATURAL SOILS WILL PROVIDE ADEQUATE DRAINAGE
- HYDRANT DRAINS SHALL NOT BE CONNECTED TO OR LOCATED WITHIN 10' OF SANITARY SEWERS, STORM DRAINS OR BLOW OFF'S
- ALL VALVES SHALL BE COUNTER-CLOCKWISE (OPEN LEFT, CLOSE RIGHT)
- HYDRANT TO BE PLACED WITH STEAMER NOZZLE FACING THE STREET

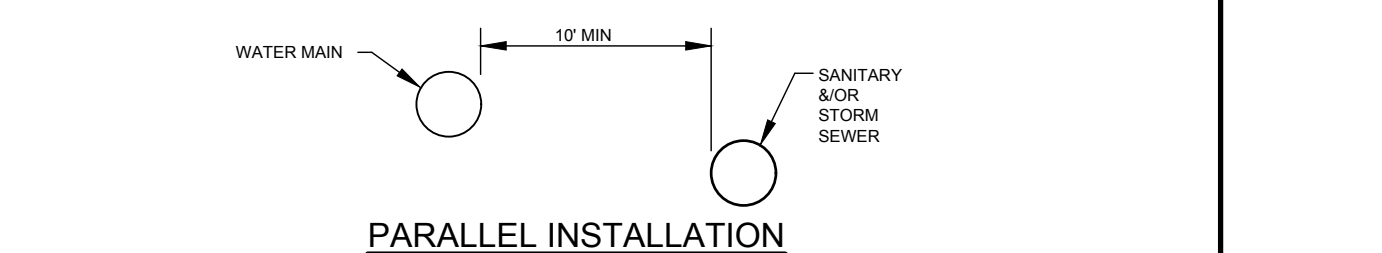
**WD-2 FIRE HYDRANT** N.T.S.



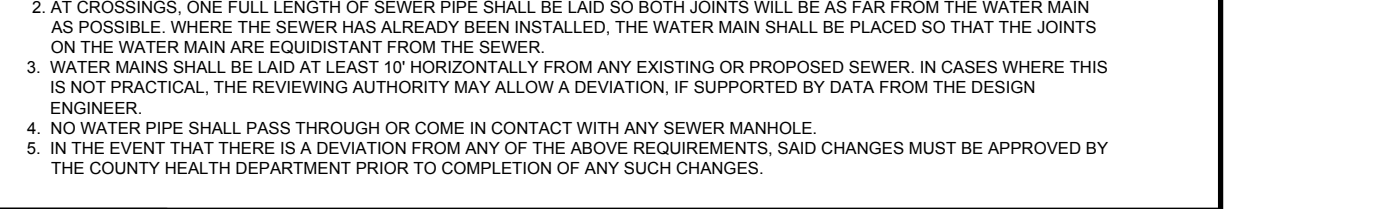
**WD-3 WATER/SEWER/DRAINAGE CROSSING** N.T.S.



**WD-8 WATER SERVICE TRENCH** N.T.S.



**WD-11 WATER SERVICE TRENCH (MULTIPLE)** N.T.S.



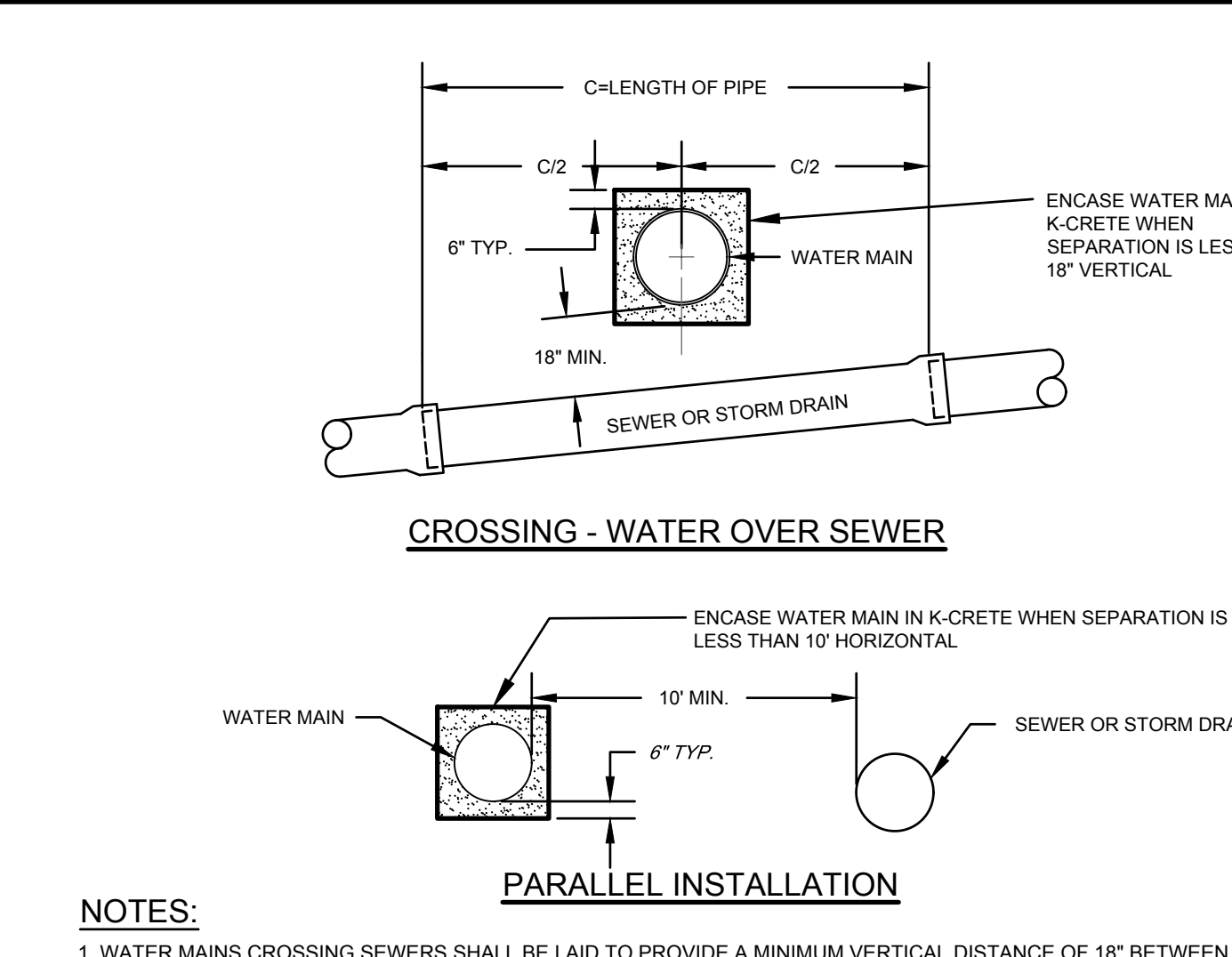
**WD-9 WATER SERVICE** N.T.S.



**WD-7 SEWER / WATER CROSSING** N.T.S.

**NOTES:**

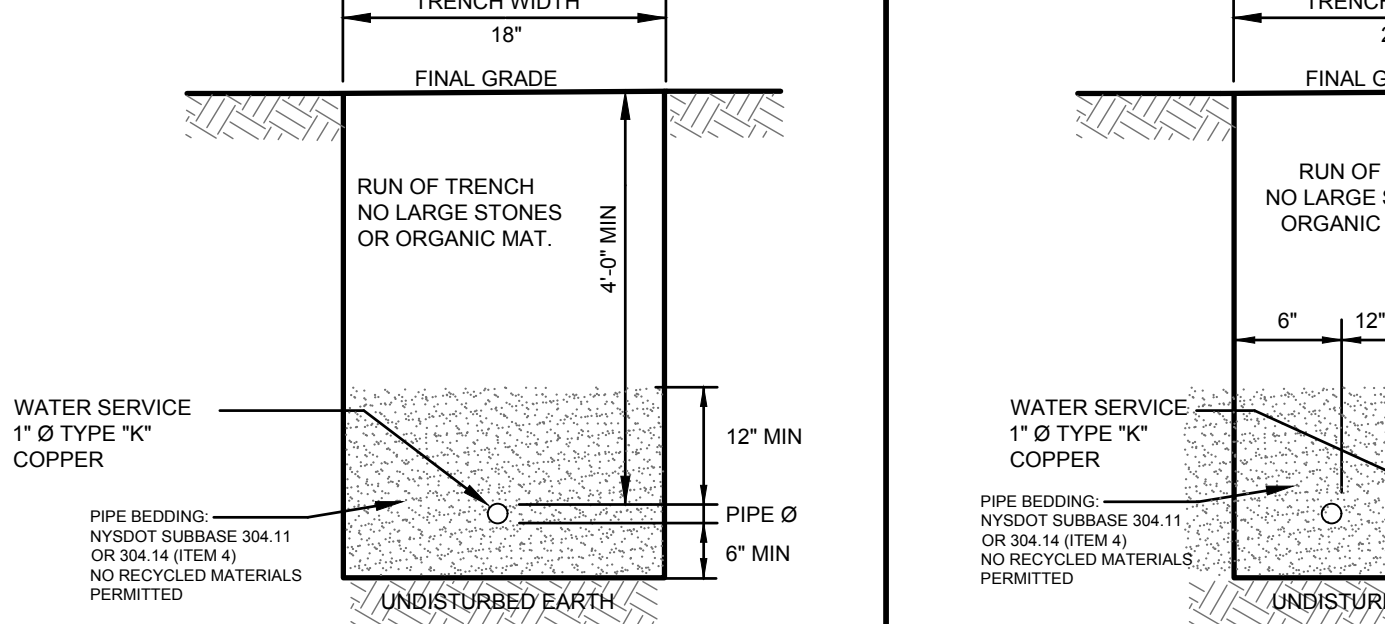
- WATER MAINS CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18" BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THIS WILL BE THE CASE WHETHER THE WATER MAIN PASSES ABOVE OR BELOW THE SEWER
- AT CROSSINGS, ONE FULL LENGTH OF SEWER PIPE SHALL BE LAID SO BOTH JOINTS WILL BE AS FAR FROM THE WATER MAIN AS POSSIBLE. WHERE THE SEWER HAS ALREADY BEEN INSTALLED, THE WATER MAIN SHALL BE PLACED SO THAT THE JOINTS ON THE WATER MAIN ARE EQUIDISTANT FROM THE SEWER
- WATER MAINS SHALL BE LAID AT LEAST 10' HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER. IN CASES WHERE THIS IS NOT PRACTICAL, THE REVIEWING AUTHORITY MAY ALLOW A DEVIATION, IF SUPPORTED BY DATA FROM THE DESIGN ENGINEER
- NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY SEWER MANHOLE
- IN THE EVENT THAT THERE IS A DEVIATION FROM ANY OF THE ABOVE REQUIREMENTS, SAID CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT PRIOR TO COMPLETION OF ANY SUCH CHANGES.



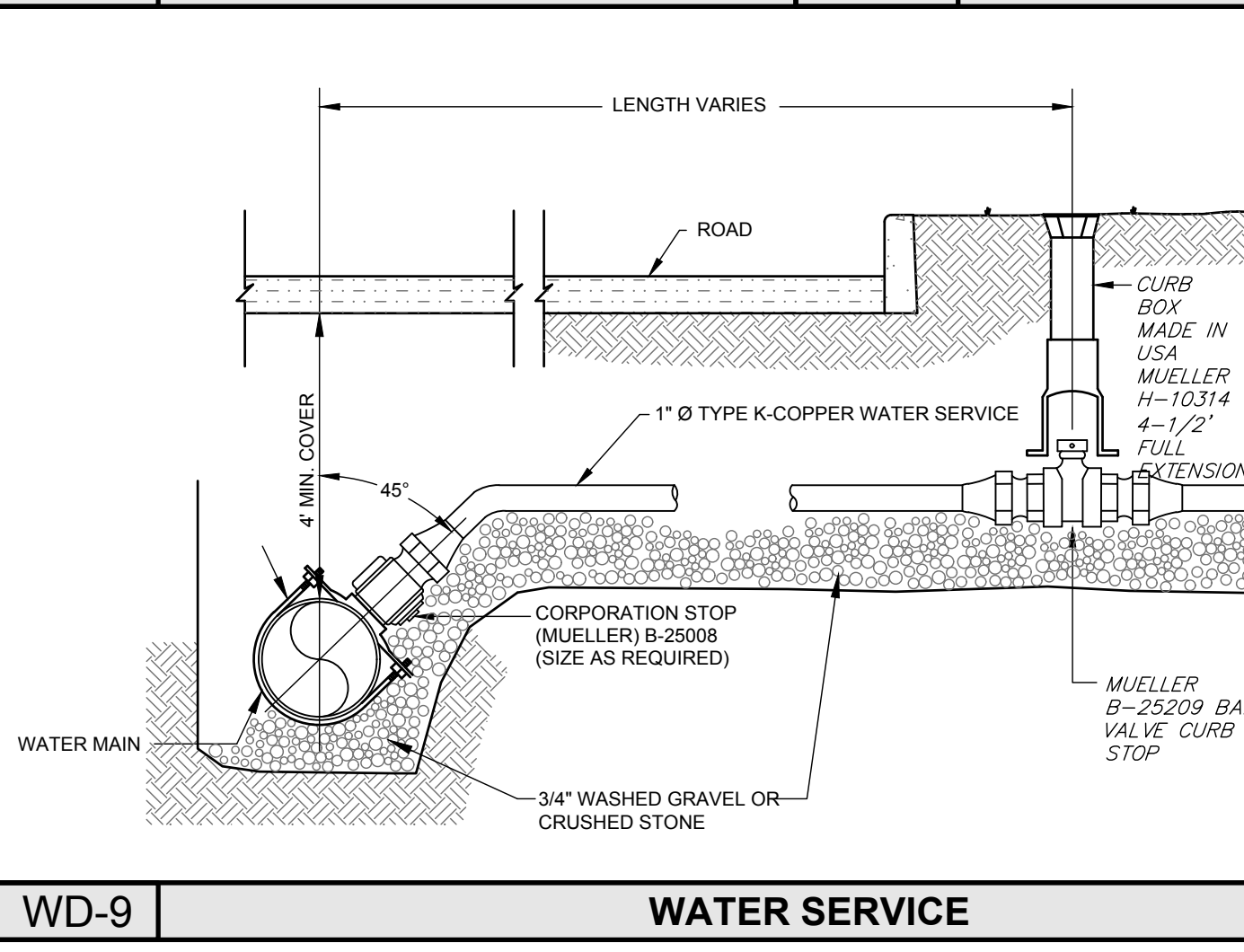
**NOTES:**

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- AT CROSSINGS, ONE FULL LENGTH OF SEWER PIPE SHALL BE LAID SO BOTH JOINTS WILL BE AS FAR FROM THE WATER MAIN AS POSSIBLE. WHERE THE SEWER HAS ALREADY BEEN INSTALLED, THE WATER MAIN SHALL BE PLACED SO THAT THE JOINTS ON THE WATER MAIN ARE EQUIDISTANT FROM THE SEWER OR STORM DRAIN
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- NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY SEWER OR STORM WATER MANHOLE
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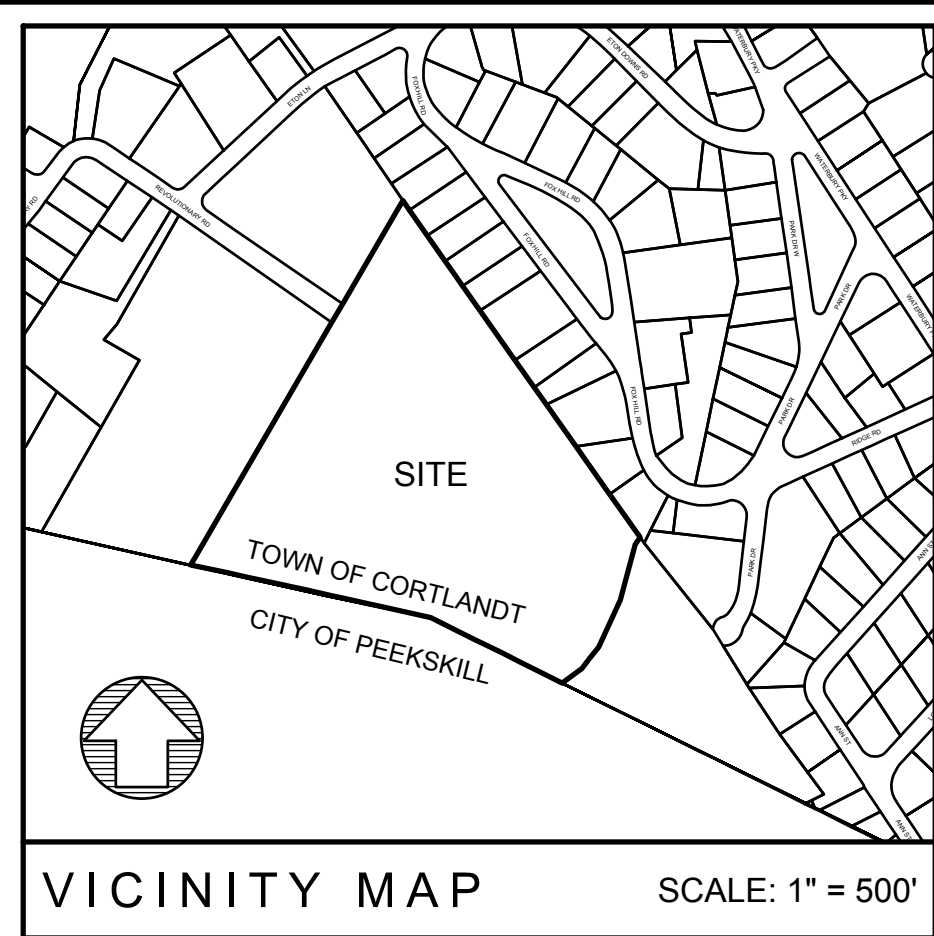
**WD-3 WATER/SEWER/DRAINAGE CROSSING** N.T.S.



**WD-11 WATER SERVICE TRENCH (MULTIPLE)** N.T.S.



**WD-9 WATER SERVICE** N.T.S.



**VICINITY MAP** SCALE: 1" = 500'

**Dig Safely. New York**  
**800-962-7962**  
[www.digsafelynewyork.org](http://www.digsafelynewyork.org)

- Call Before You Dig
- Wait The Required Time
- Confirm Utility Response
- Respect the Marks
- Dig With Care

SCALE: NONE OR AS NOTED

OWNER/APPLICANT  
**POMONA DEVELOPMENT, LLC**

200 HIGH POINT DRIVE, PH-3  
 HARTSDALE, NEW YORK 10530

• UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.  
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REVISIONS		
#	REASON	DATE
2	RESUBMISSION W/ SEPTIC SYSTEMS	4/26/2023
1	TOWN DOTS + PB COMMENTS	8/20/2021

MUNICIPAL TAX IDENTIFICATION:  
 SECTION: 23.15  
 BLOCK: 1  
 LOT: 43  
 SUBLOT: -----  
 DRAWN BY: JCA/KJW  
 CHECKED: KCS/TC3/PMB  
 PROJECT: BOGA-REVOLUTIONARY RD  
 DATE: MAY 19, 2021  
 JOB #: 150207

PATRICK M. BELL, P.E.  
 LICENSE #087679

**CRONIN ENGINEERING**  
 PROFESSIONAL ENGINEERING & CONSULTING  
 (914) 736-3664

39 Arlo Lane  
 Cortlandt Manor, New York 10567

WATER DISTRIBUTION  
 CONSTRUCTION DETAILS

**SUBDIVISION PLAN FOR POMONA**



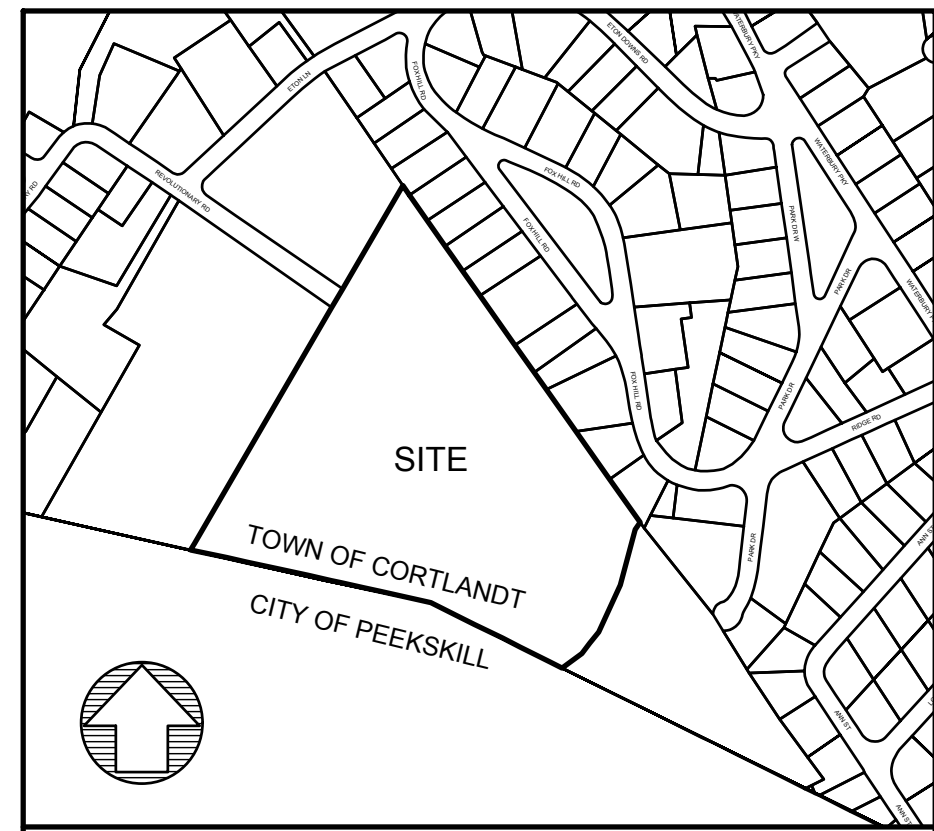
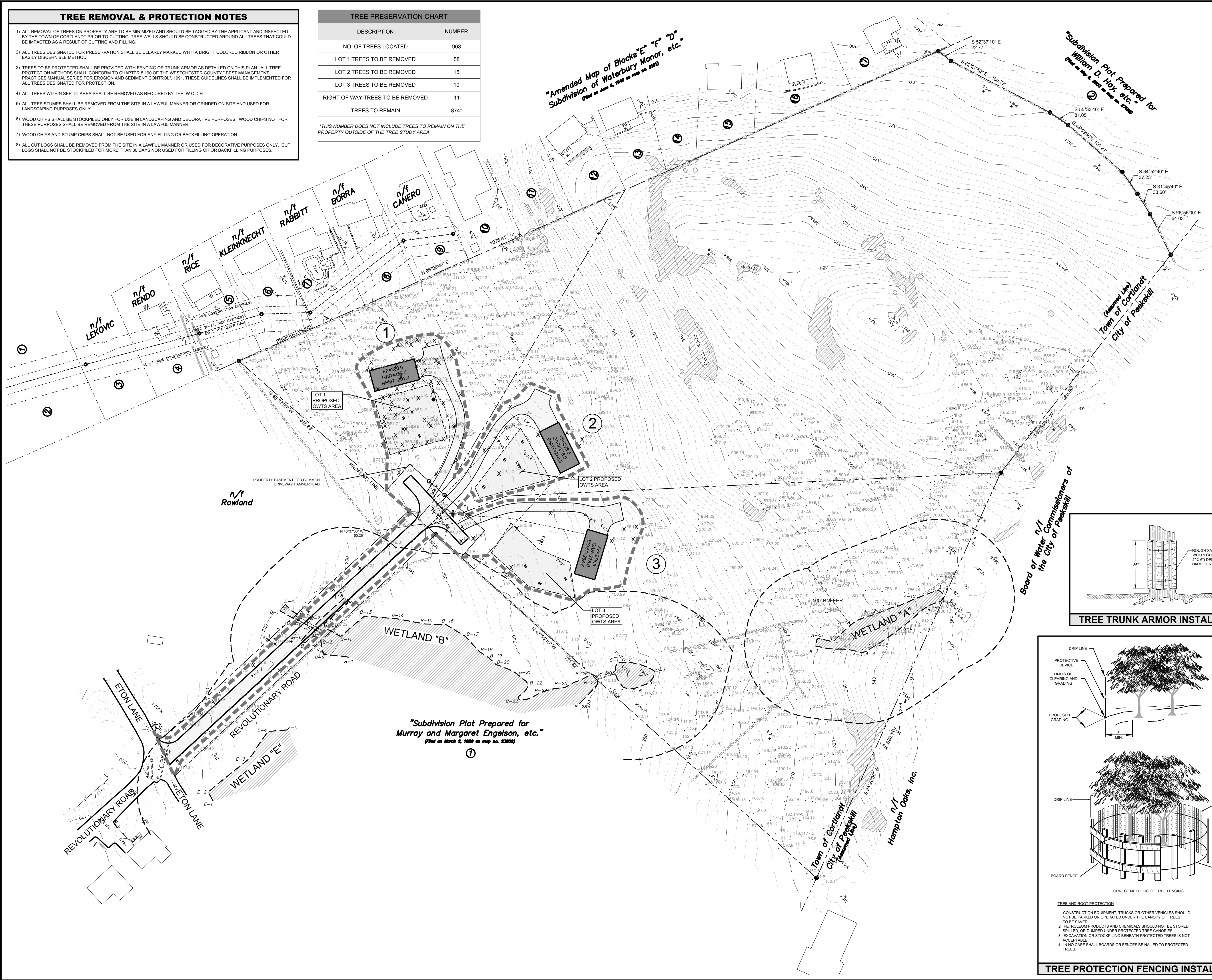
**TREE REMOVAL & PROTECTION NOTES**

- 1) ALL REMOVAL OF TREES ON PROPERTY ARE TO BE MINIMIZED AND SHOULD BE TAGGED BY THE APPLICANT AND INSPECTED BY THE TOWN OF CORTLANDT PRIOR TO CUTTING. TREE WELLS SHALL BE CONSTRUCTED AROUND ALL TREES THAT COULD BE IMPACTED AS A RESULT OF CUTTING AND FILLING.
- 2) ALL TREES DESIGNATED FOR PRESERVATION SHALL BE CLEARLY MARKED WITH A BRIGHT COLORED RIBBON OR OTHER EASILY DISCERNIBLE METHOD.
- 3) TREES TO BE PROTECTED SHALL BE PROVIDED WITH FENCING OR TRUNK ARMOR AS DETAILED ON THIS PLAN. ALL TREE PROTECTION METHODS SHALL CONFORM TO CHAPTER 5.190 OF THE WESTCHESTER COUNTY "BEST MANAGEMENT PRACTICES MANUAL SERIES FOR EROSION AND SEDIMENT CONTROL", 1991. THESE GUIDELINES SHALL BE IMPLEMENTED FOR ALL TREES DESIGNATED FOR PROTECTION.
- 4) ALL TREES WITHIN SEPTIC AREA SHALL BE REMOVED AS REQUIRED BY THE W.C.D.H.
- 5) ALL TREE STUMPS SHALL BE REMOVED FROM THE SITE IN A LAWFUL MANNER OR GRINDED ON SITE AND USED FOR LANDSCAPING PURPOSES ONLY.
- 6) WOOD CHIPS SHALL BE STOCKPILED ONLY FOR USE IN LANDSCAPING AND DECORATIVE PURPOSES. WOOD CHIPS NOT FOR THESE PURPOSES SHALL BE REMOVED FROM THE SITE IN A LAWFUL MANNER.
- 7) WOOD CHIPS AND STUMP CHIPS SHALL NOT BE USED FOR ANY FILLING OR BACKFILLING OPERATION.
- 8) ALL CUT LOGS SHALL BE REMOVED FROM THE SITE IN A LAWFUL MANNER OR USED FOR DECORATIVE PURPOSES ONLY. CUT LOGS SHALL NOT BE STOCKPILED FOR MORE THAN 30 DAYS NOR USED FOR FILLING OR BACKFILLING PURPOSES.

**TREE PRESERVATION CHART**

DESCRIPTION	NUMBER
NO. OF TREES LOCATED	968
LOT 1 TREES TO BE REMOVED	58
LOT 2 TREES TO BE REMOVED	15
LOT 3 TREES TO BE REMOVED	10
RIGHT OF WAY TREES TO BE REMOVED	11
TREES TO REMAIN	874*

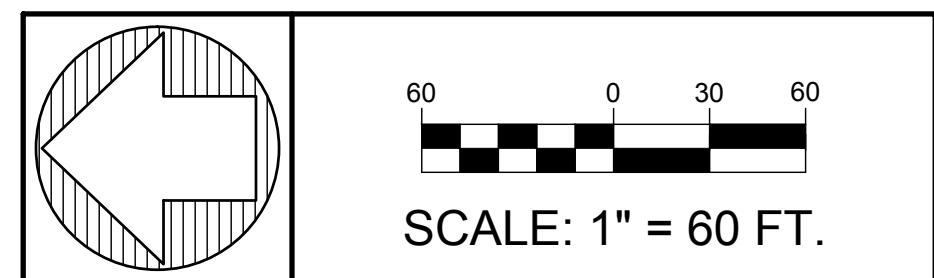
\*THIS NUMBER DOES NOT INCLUDE TREES TO REMAIN ON THE PROPERTY OUTSIDE OF THE TREE STUDY AREA



VICINITY MAP SCALE: 1" = 500'

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**STATE OF NEW YORK**  
 PATRICK MICHAEL BELL  
 LICENSED PROFESSIONAL ENGINEER  
 087679  
 PATRICK M. BELL, P.E.  
 LICENSE #087679

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 Cortlandt Manor, New York 10567

**TREE PRESERVATION PLAN**

**SUBDIVISION PLAN FOR POMONA DEVELOPMENT**

LOCATION:  
 REVOLUTIONARY ROAD  
 CORTLANDT MANOR, NEW YORK

SHEET 13 OF 13      TP-8.1

