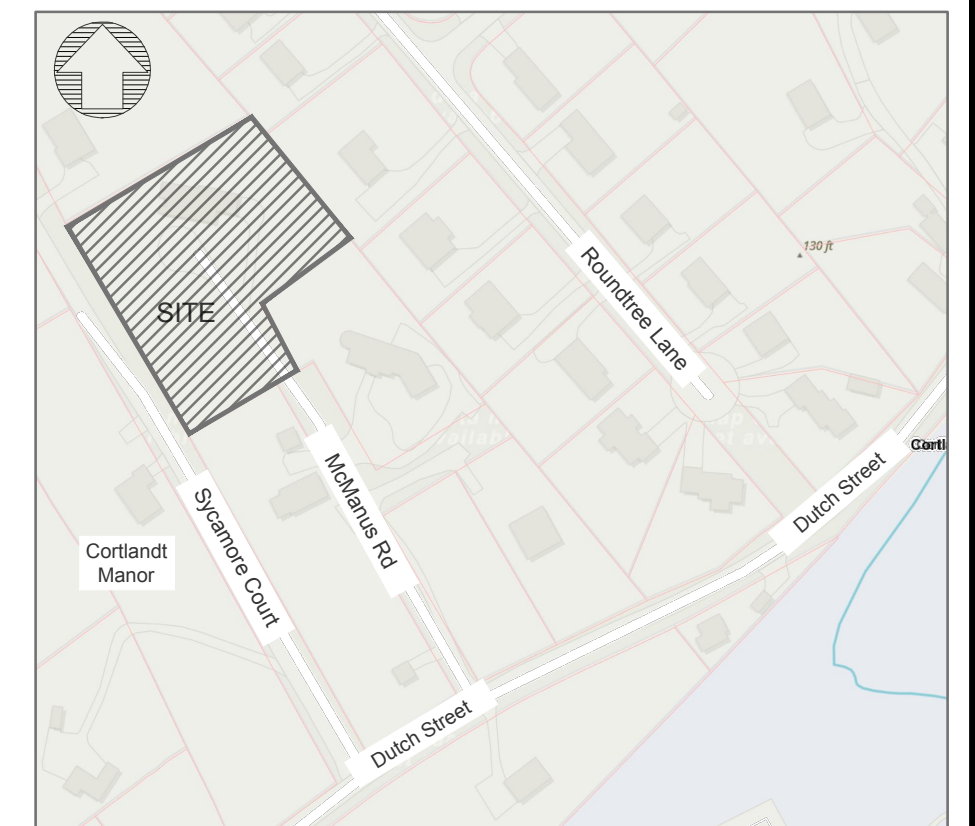


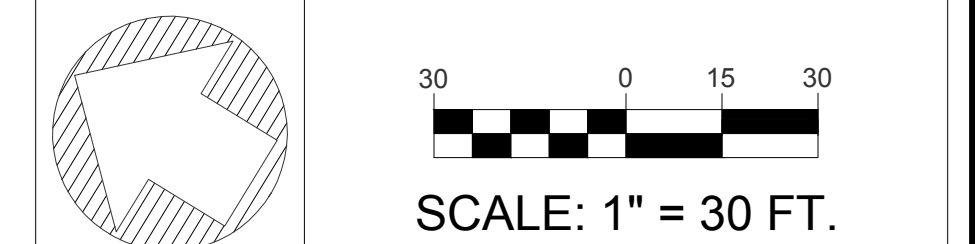
SUBDIVISION + SITE DEVELOPMENT PLAN FOR CONNOLLY

TOWN OF CORTLANDT WESTCHESTER COUNTY, NEW YORK



VICINITY MAP SCALE: 1" = 300'

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SCALE: 1" = 30 FT.

OWNER/APPLICANT

JAMES CONNOLLY
47 DUTCH STREET
CORTLANDT MANOR, NEW YORK 10548

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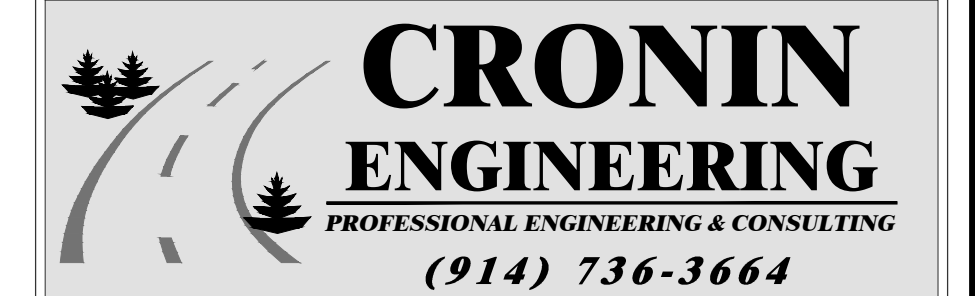
REVISIONS

#	REASON	DATE
1	REVISIONS PER PB COMMENTS + STAFF MEMO	03/21/2022

MUNICIPAL TAX IDENTIFICATION:	
SECTION:	54.12
BLOCK:	4
LOT:	22
SUBLOT:	--
DRAWN BY:	AD
CHECKED:	KS
PROJECT:	CONNOLLY
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PATRICK M. BELL, PE
LICENSE #087679



39 Arlo Lane
Cortlandt Manor, New York 10567

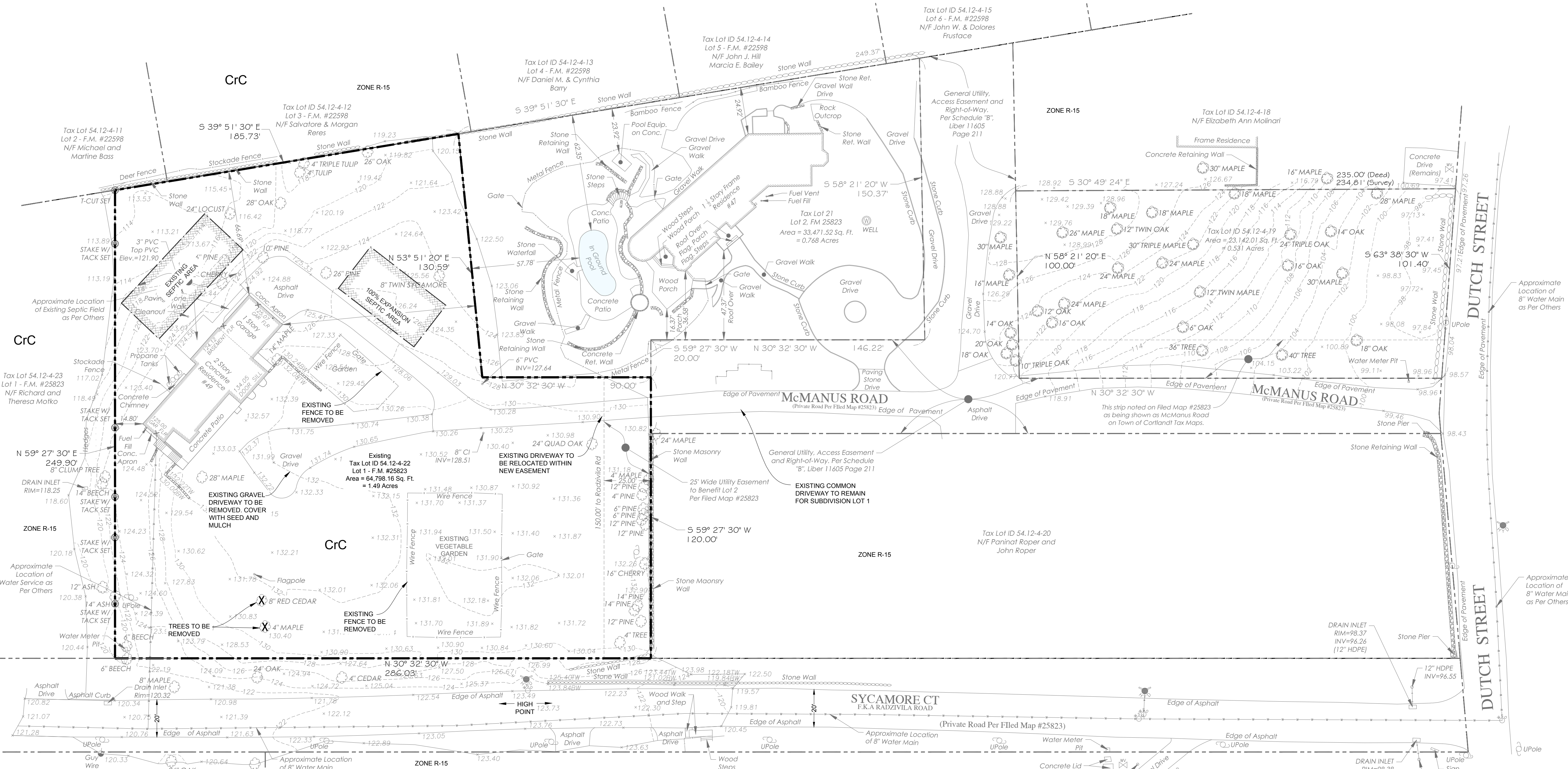
**EXISTING CONDITIONS /
REMOVALS PLAN**

**SUBDIVISION +
SITE DEVELOPMENT PLAN
FOR
CONNOLLY**

LOCATION:
49 DUTCH STREET
MONTROSE, NY 10548

SHEET 1 OF 3

EX-1.1



EXISTING CONDITIONS / REMOVALS PLAN

SCALE: 1" = 30'

SOILS TABLE		
SOIL SYMBOL	SOIL NAME	PERCENT OF LOT
CrC	CHARLTON-CHATFIELD COMPLEX, 0 TO 15% SLOPES, VERY ROCKY	100%

TREE REMOVAL TABLE	
TREES TO BE REMOVED:	2
TREES TO BE PLANTED:	7

SITE CAPACITY ANALYSIS			
ZONING DISTRICT	R-15		
LOT #	SEC: 54.12, BLOCK: 4, LOT: 22		
TOTAL APPROXIMATE GPA IN ZONE	64,798.16 SF.		1.49 AC.
WETLAND (WWW)	0 SF.		0 SF.
50% OF 100' WETLAND BUFFER AREA	0 SF.		0 SF.
SLOPES > 20% (SS)	0 SF.		0 SF.
NYSDEC WETLAND (FW)	0 SF.		0 SF.
100 YEAR FLOODPLAIN (FD)	0 SF.		0 SF.
TOTAL CONSTRAINED AREA	0 SF.		0 AC.
PARCEL AREA AFTER CONSTRAINTS	64,798.16 SF.		1.49 AC.
10% OF PARCEL AREA AFTER CONSTRAINTS	N.A.		N.A.
NET PARCEL AREA (NPA)	64,798.16 SF.		1.49 AC.
R-15 RESIDENTIAL DENSITY PERMITTED (15,000 SF. / LOT MIN. REQUIRED)	4.3 LOTS = 4 LOTS MAX		

LIST OF DRAWINGS				
SHEET TITLE	SHEET NUMBER	TITLE	ISSUE DATE	LAST REVISED
EX-1.1	1 OF 3	EXISTING CONDITIONS / REMOVALS PLAN	2/14/2022	3/21/2022
IPP-2.1	2 OF 3	INTEGRATED PLOT PLAN	2/14/2022	3/21/2022
CD-3.1	3 OF 3	EROSION CONTROL + TREE PLAN / CONSTRUCTION DETAILS	2/14/2022	3/21/2022

SPECIAL NOTE:

THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MEANS AND METHODS NEEDED TO PERFORM THE CONSTRUCTION/EXCAVATION, E.T.C. OPERATIONS SHOWN HEREON. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A SAFE WORKING ENVIRONMENT AND PROVIDE THE MEANS AND METHODS TO PERFORM THE NECESSARY TASKS. NOTHING ON THESE PLANS SHALL OBLIGATE THE DESIGN ENGINEER AS TO THE MEANS AND METHODS TO PERFORM THE TASKS ASSOCIATED WITH THE APPROVED DESIGN PLANS. THOSE OBLIGATIONS AT ALL TIMES REMAIN WITH THE CONTRACTOR(S).

GENERAL NOTES

- SURVEY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEY PREPARED BY TC MERRITTS LAND SURVEYORS ENTITLED: "TOPOGRAPHIC SURVEY PREPARED FOR ADAM CONNOLLY SITUATE IN THE TOWN OF CORTLANDT MANOR." DATED WITH REVISION NOVEMBER 3, 2021.
- TOWN OF CORTLANDT MANOR TAX MAP DESIGNATION: SECTION:54.12, BLOCK: 4, LOT: 22
- THE GROSS SITE AREA EQUALS 64,798.16 SF (1.49 AC)
- THE SUBJECT SITE IS LOCATED IN THE R-15 (RESIDENTIAL) ZONING DISTRICT.
- THE SUBJECT SITE IS LOCATED IN THE PEEKSKILL AND HAVERSTRAW BAY BASIN

ENGINEER'S NOTES

- THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT CONTACTING THE DESIGN ENGINEER.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL CODES, RULES & REGULATIONS.
- IT IS THE OWNERS RESPONSIBILITY TO INSURE THAT ALL IMPROVEMENTS ARE PLACED ON MATERIAL WITH A SUITABLE BEARING CAPACITY.
- CONTRACTOR TO VERIFY DEPTH & LOCATION OF ALL UTILITIES INCLUDING WATER, SEWER, DRAINAGE, GAS, TELEPHONE, ELECTRIC & CABLE PRIOR TO START OF WORK.

TOWN OF CORTLANDT NOTES

1. AS PART OF THE BUILDING PERMIT PROCESS FOR THE INITIAL DEVELOPMENT OF ALL SINGLE FAMILY LOTS AN INDIVIDUAL SITE DEVELOPMENT PLAN SHALL BE SUBMITTED TO DIVISION OF CODE ADMINISTRATION AND ENFORCEMENT FOR APPROVAL BY THE DIRECTOR OF TECHNICAL SERVICES IN COMPLIANCE WITH ALL LOCAL ORDINANCES, INCLUDING AMONG OTHERS, THE TOWNS WETLAND ORDINANCE AND STEEP SLOPE ORDINANCE AND INCLUDING SOIL EROSION AND DUST CONTROLS AND STORMWATER DRAINAGE FACILITIES DURING CONSTRUCTION. PURSUANT TO CHAPTER 283 (TREES) OF THE TOWN OF CORTLANDT CODE, TREES SHALL BE LOCATED AND IDENTIFIED ON A TREE INVENTORY AND TREE PROTECTION PLAN PREPARED BY AN ISA CERTIFIED ARBORIST AS TO SIZE AND SPECIES. TREES TO BE CUT AND TREES TO BE SAVED SHOULD BE IDENTIFIED. THE LOCATION AND SIZE OF LOADING AREAS FOR THE REMOVAL OF CUT TREES SHOULD BE SHOWN ON THE PLAN FOR TREE DISPOSITION AND CLEAN UP DESCRIBED. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOTS SHOWN HEREON UNTIL THE DIRECTOR OF TECHNICAL SERVICES APPROVES THE SITE DEVELOPMENT PLAN FOR SAME, AND NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY LOTS UNTIL AN "AS BUILT" SURVEY HAS BEEN SUBMITTED TO AND APPROVED BY THE DIRECTOR OF TECHNICAL SERVICES. THE "AS BUILT" SURVEY SHALL SHOW COMPLETE INFORMATION INCLUDING FINAL CONTOURS, FLOOR LEVELS, AND ALL PERTINENT FEATURES.

WCDH NOTES

1. THERE ARE NO EXISTING OR PROPOSED WELLS LOCATED WITHIN 200 FEET AT A LOWER ELEVATION AND IN A DIRECT LINE WITH THE GROUNDWATER FLOW OR WITHIN 100 FEET IN ANY DIRECTION TO THE PROPOSED OWTS AREA UNLESS OTHERWISE SHOWN HEREON.
2. ALL COMPONENTS OF THE OWTS AND CONSTRUCTION TECHNIQUES OF SAME ARE TO BE IN ACCORDANCE WITH THE LATEST WESTCHESTER COUNTY DEPARTMENT OF HEALTH RULES AND REGULATIONS FOR THE DESIGN AND CONSTRUCTION OF RESIDENTIAL SUBSURFACE TREATMENT SYSTEMS AND DRILLED WELLS IN WESTCHESTER COUNTY, NY AND ANY OTHER RULES AND REGULATIONS THAT MAY APPLY.
3. THE OWTS AREAS MUST BE ISOLATED AND EFFECTIVELY PROTECTED AGAINST DAMAGE BY EROSION. STORAGE OF EARTH OR MATERIALS OR COMPACTION BY MACHINES AND HEAVY EQUIPMENT, DAMAGE TO ANY PORTION OF AN OWTS AREA SHALL BE REPAIRED BEFORE APPROVAL IS GRANTED.
4. EXPANSION AREAS FOR ALL LOTS SHALL REMAIN UNDISTURBED AS MUCH AS IS PRACTICABLE.
5. THE EXISTING ON-SITE WASTEWATER TREATMENT SYSTEM FOR LOT 1 WAS INSPECTED BY THIS OFFICE AND APPEARED TO BE OPERATING SATISFACTORILY AT THE TIME OF INSPECTION. NO IMPROVEMENTS OR CHANGES PROPOSED.
6. REFERENCE IS MADE TO THE SUBDIVISION PLAT PREPARED BY TC MERRITTS LAND SURVEYING, DATED AS REVISED FEBRUARY 15, 2022.
7. THE PROPERTY IS SUBJECT TO LOCAL WETLAND REGULATIONS, IF ANY.

PLANTING CHART

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE			COMMENTS
				CALIPER (IN.)	HEIGHT (FT.)	VOLUME (GAL.)	
3	SM	ACER SACCHARUM	SUGAR MAPLE	3-12"	----	----	SEE PLAN
4	RO	QUERCUS RUBRA	RED OAK	3-12"	----	----	SEE PLAN

WESTCHESTER COUNTY DEPARTMENT OF HEALTH / SOIL DATA CHART

LOT #	LOT AREA (AC.)	SLOPE OF OWTS AREA (%)	DEEP TEST DESCRIPTION			PERCOLATION RATE (MIN./IN.)	WATER ELEVATION (IN. BELOW SURFACE)	LENGTH OF FIELDS REQUIRED (LF)		BANK RUN FILL	CURTAIN DRAIN	IMPERVIOUS LAYER ELEVATION	REMARKS	
			TEST HOLE NUMBER	DEPTH	SOIL CLASSIFICATION			3 BEDROOM RESIDENCE	PER EACH ADDITIONAL BEDROOM					
LOT 1 49 DUTCH STREET EXPANSION AREA ONLY	0.78	<10%	EXP-1	0' TO 6" 6' TO 54"	TOPSOIL MOD COMP SANDY LOAM	1 TO 5	NONE	EXISTING OWTS	N/A	30"	TBD	N/A	54"	30' OF RUN OF BANK REQUIRED FOR 100% EXPANSION AREA ONLY FOR EXISTING RESIDENCE
			EXP-2	0' TO 6" 6' TO 36" 36' TO 54"	TOPSOIL MOD COMP SANDY LOAM MOD COMPACTED TO LOOSE SANDS									
			D1	0' TO 6" 6' TO 24" 24' TO 48"	TOPSOIL MOD COMP FINE SILTY LOAM MOD COMP MED SANDY LOAM									
LOT 2 VACANT	0.71	<2%	D2	0' TO 6" 6' TO 30" 30' TO 66"	TOPSOIL MOD COMP FINE SANDY LOAM MOD COMP FINE SANDS	1 TO 5	NONE	252 LF	84 LF	36"	TBD	N/A	48"	NONE
			D3	0' TO 6" 6' TO 30" 30' TO 54"	TOPSOIL MOD COMP FINE SANDY LOAM MOD COMP FINE SANDS									

ZONING DATA CHART - R-15 (SINGLE FAMILY RESIDENTIAL)

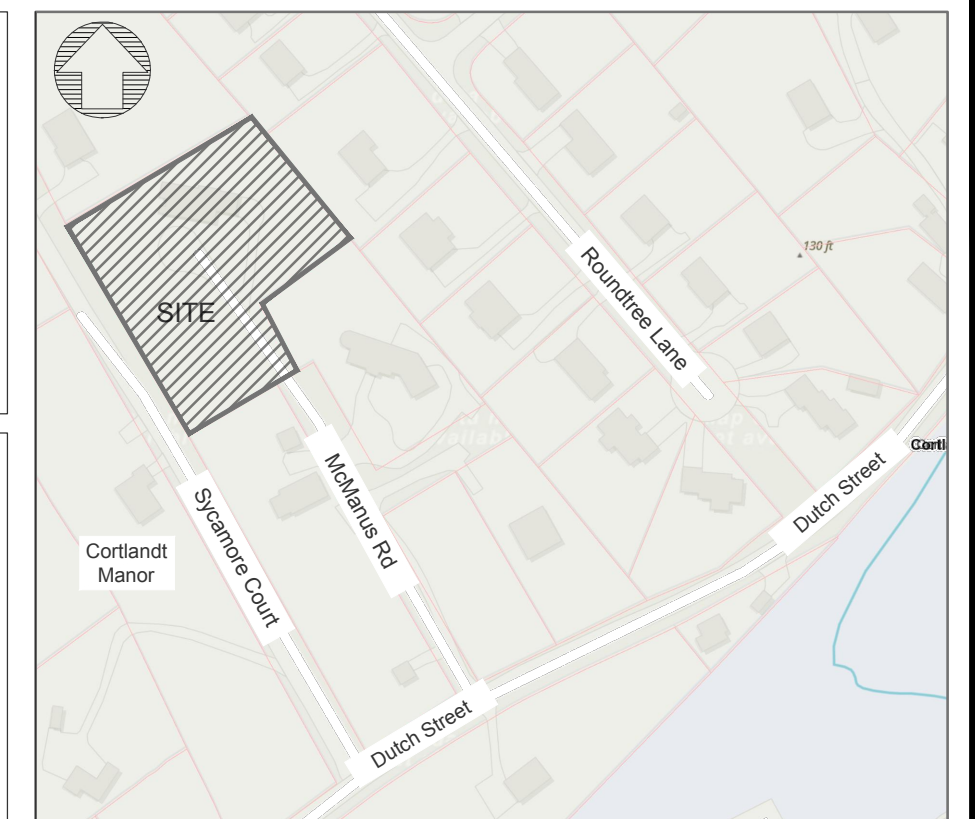
LOT DESCRIPTION	MINIMUM LOT AREA (SF)	MINIMUM LOT WIDTH (FT)	MAXIMUM HEIGHT (FT)	MINIMUM FRONT YARD (FT)	MINIMUM SIDE YARD (FT)	MINIMUM REAR YARD (FT)	MAXIMUM BUILDING COVERAGE	MINIMUM LANDSCAPE COVERAGE (%)	MAXIMUM BUILDING FLOOR AREA (SF)
REQUIRED	15,000	80	35	35	10	25	<65% FAR	>50	SEE BELOW
EXISTING LOT	64,798.16	240	<35	115	14.8	67	2,354	90	6,125
PROPOSED SUBDIVISION LOT 1	33,917.722	123	<35	41	14.8	67	2,354	81	4,525
PROPOSED SUBDIVISION LOT 2	30,880.438	195	<35	35	40	85	2,250	83	4,450

SOIL DATA NOTES

1. SOILS TESTING WAS CONDUCTED BY CRONIN ENGINEERING, P.E., P.C. AND WITNESS BY THE WCDH. DEEP TESTING WAS CONDUCTED ON OCTOBER 13, 2021. PERCOLATION TESTING WAS CONDUCTED ON NOVEMBER 03 AND 04, 2021.
2. LOT 1 HAS AN EXISTING SINGLE-FAMILY RESIDENCE AND OWTS. AT THE TIME OF INSPECTION BY CRONIN ENGINEERING P.E. P.C., THE OWTS APPEARED TO BE OPERATING SATISFACTORILY.
3. LOT 1 SOILS TESTING WAS PERFORMED TO PROVIDE A VIABLE 100% EXPANSION AREA FOR THE RESIDENCE.
4. BASED ON DISCUSSION WITH THE TOWN OF CORTLANDT BUILDING DEPARTMENT, THE HOUSE PRE-DATES ZONING AND THERE IS NO FILE ON RECORD SHOWING NUMBER OF BEDROOMS. THERE ARE THREE BEDROOMS BASED ON SITE VISIT.

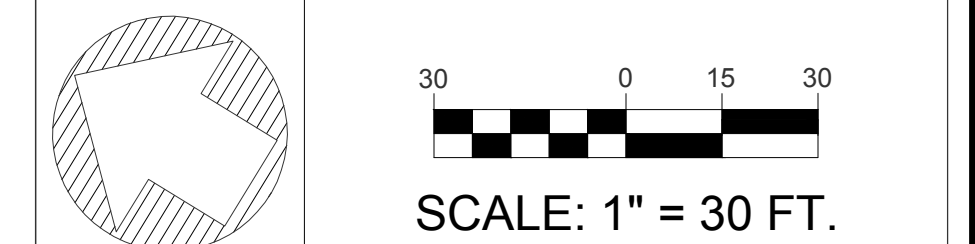
CONSTRUCTION ACCESS NOTES

1. ACCESS FOR CONSTRUCTION VEHICLES ASSOCIATED WITH THE CONSTRUCTION OF THE RESIDENCE FROM LOT 3 SHALL BE FROM THE EXISTING DRIVEWAY ON WATCH HILL ROAD (AND NOT JOHN ALEXANDER DRIVE) INCLUDING A VEHICLE WASHING STATION TO MINIMIZE DUST AND DIRT BEING TRANSPORTED FROM THE SITE ONTO WATCH HILL ROAD DURING CONSTRUCTION TO THE SATISFACTION OF THE DIRECTOR OF TECHNICAL SERVICES AND DIRECTOR OF ENVIRONMENTAL SERVICES. THIS REQUIREMENT SHALL EXPIRE WITH THE ISSUANCE OF A C.O. FOR LOT 3.
2. ACCESS FOR CONSTRUCTION VEHICLES ASSOCIATED WITH THE CONSTRUCTION OF THE RESIDENCE FROM LOT 2 SHALL BE FROM JOHN ALEXANDER DRIVE. NO CONSTRUCTION VEHICLES ASSOCIATED WITH THE CONSTRUCTION OF THIS RESIDENCE SHALL ACCESS THE SITE FROM JOHN ALEXANDER DRIVE ON SCHOOL DAYS BETWEEN 7:30 AM AND 8:30 AM AND BETWEEN 2:30 PM AND 3:30 PM. A VEHICLE WASHING STATION SHALL BE PROVIDED TO MINIMIZE DUST AND DIRT FROM BEING TRANSPORTED FROM THE SITE ONTO JOHN ALEXANDER DRIVE DURING CONSTRUCTION TO THE SATISFACTION OF THE DIRECTOR OF TECHNICAL SERVICES AND THE DIRECTOR OF ENVIRONMENTAL SERVICES. THIS REQUIREMENT SHALL EXPIRE WITH THE ISSUANCE OF A C.O. FOR LOT 2.
3. CONSTRUCTION VEHICLES SHALL NOT INCLUDE CONTRACTOR OR EMPLOYEE VANS, SUVs, PICK-UP TRUCKS, MASON DUMP TRUCKS OR PASSENGER VEHICLES.



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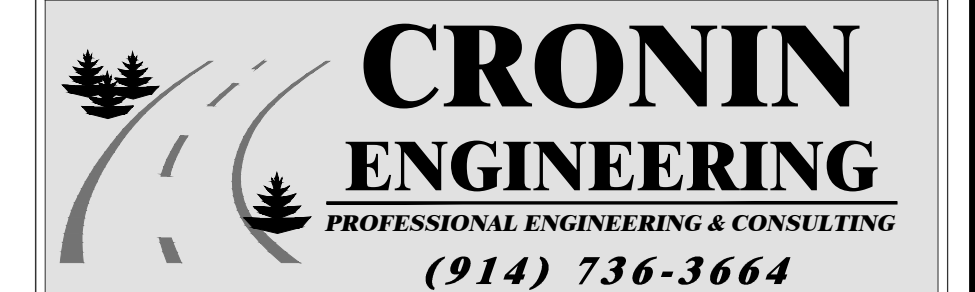
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SECTION: 54.12
BLOCK: 4
LOT: 22
SUBLOT: --
DRAWN BY: AD
CHECKED: KS
PROJECT: CONNOLLY
DATE: FEBRUARY 14, 2022
JOB #: 210802



PATRICK M. BELL, PE
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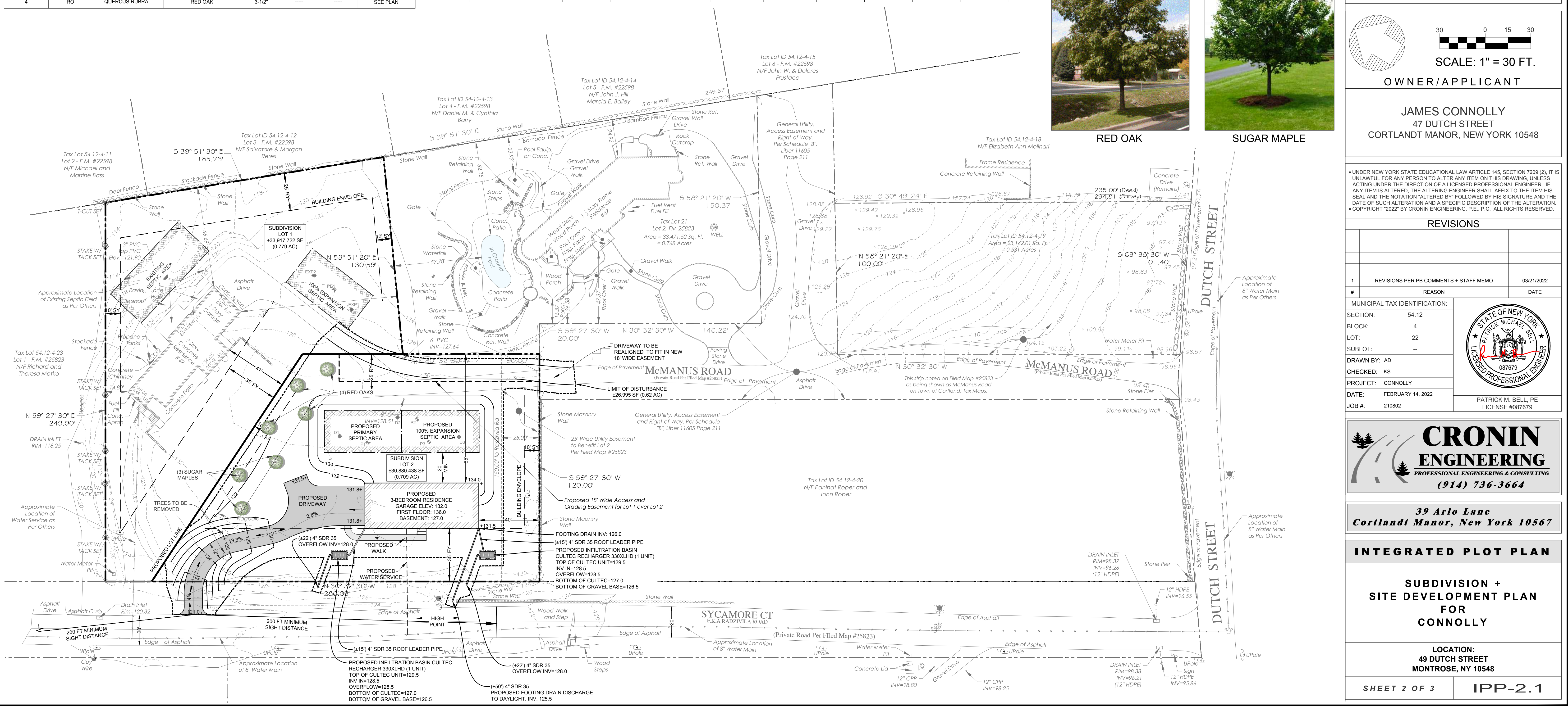


39 Arlo Lane
Cortlandt Manor, New York 10567

INTEGRATED PLOT PLAN

**SUBDIVISION +
SITE DEVELOPMENT PLAN
FOR
CONNOLLY**

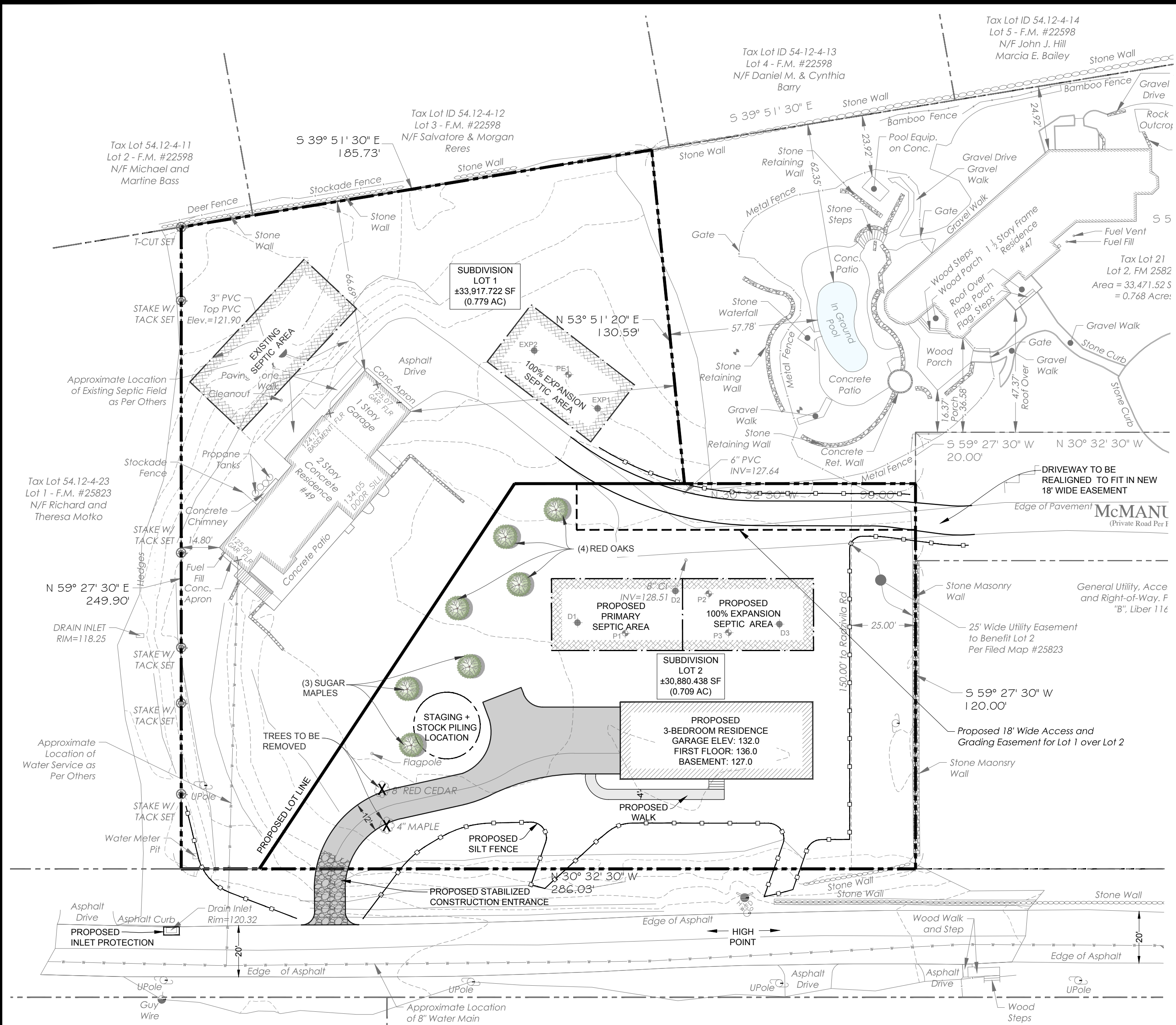
LOCATION:
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MONTROSE, NY 10548



RED OAK

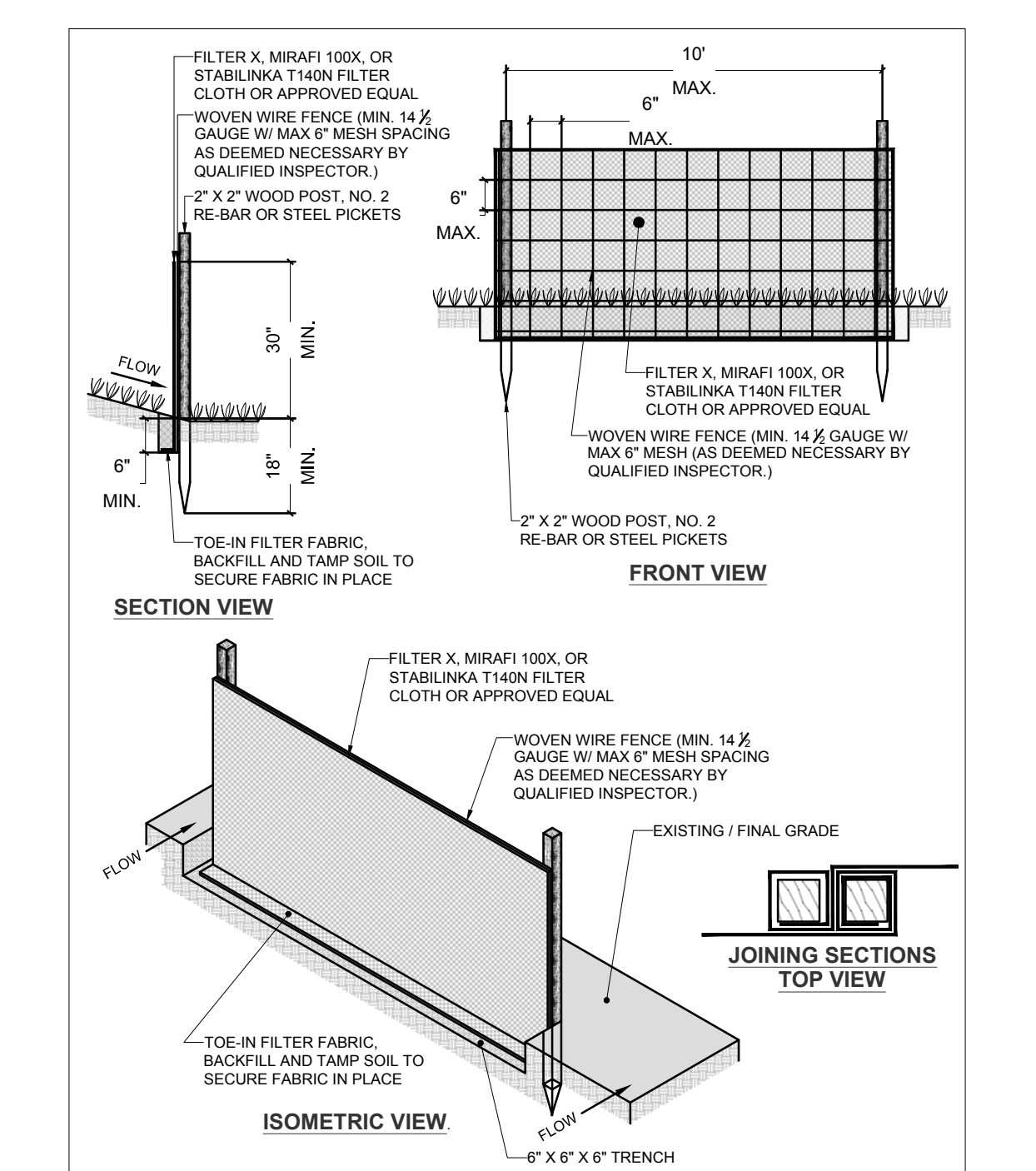
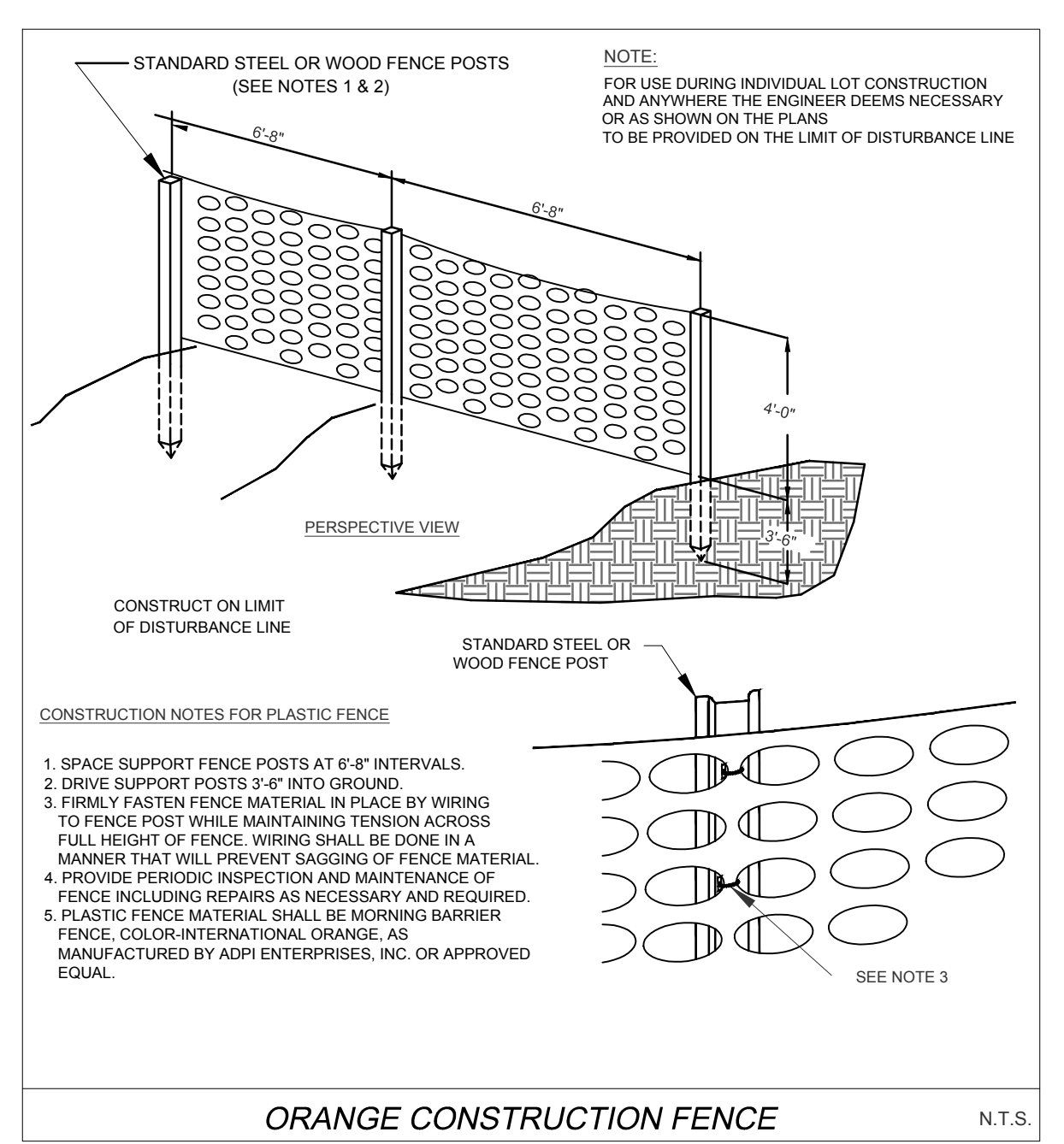
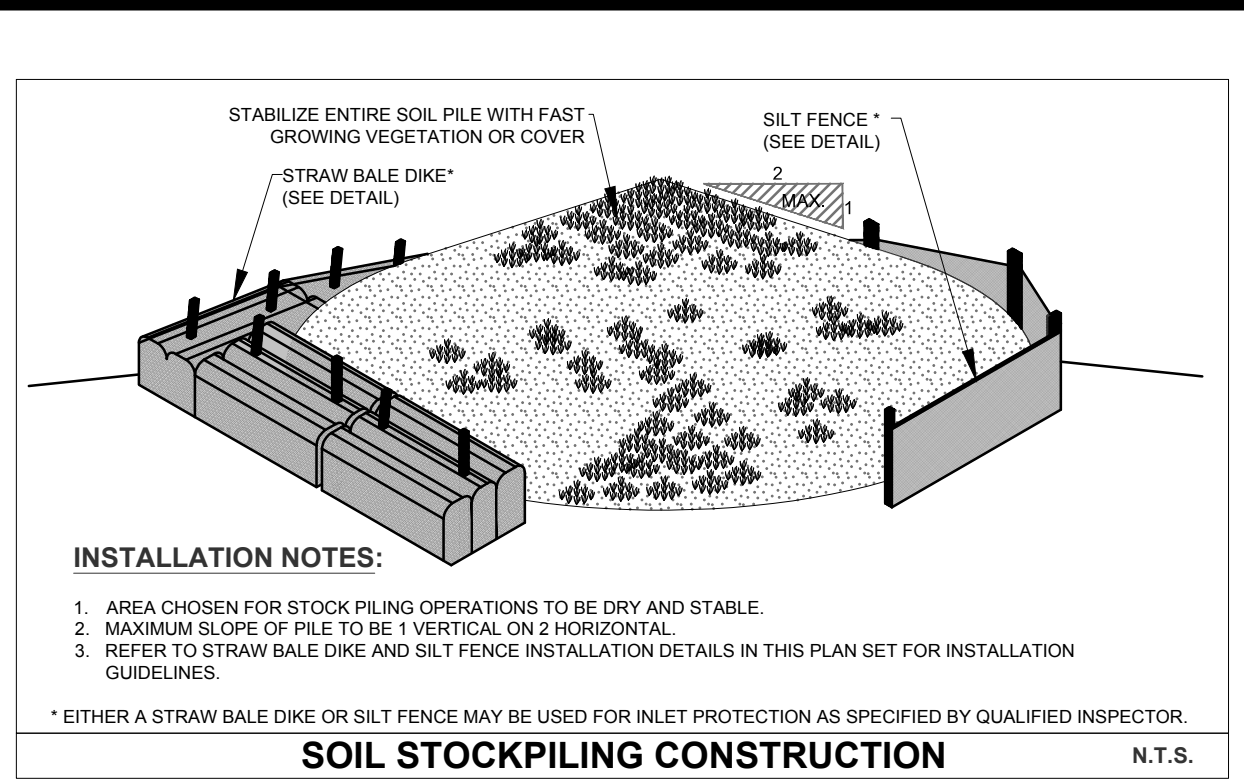


SUGAR MAPLE



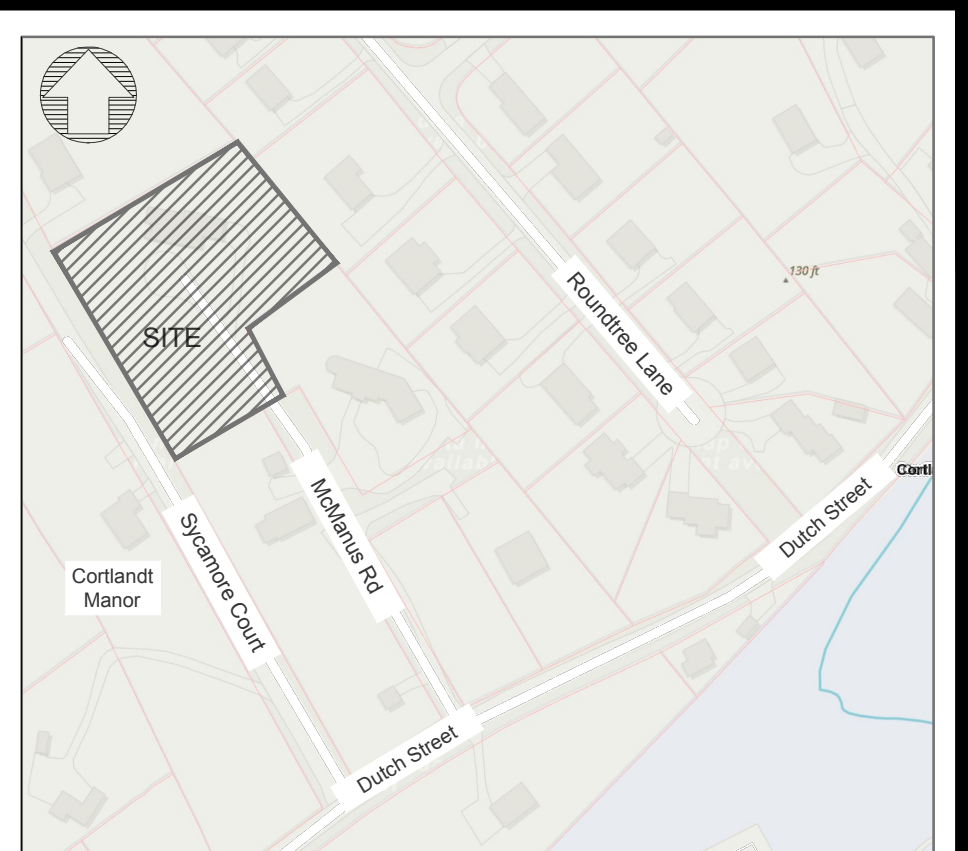
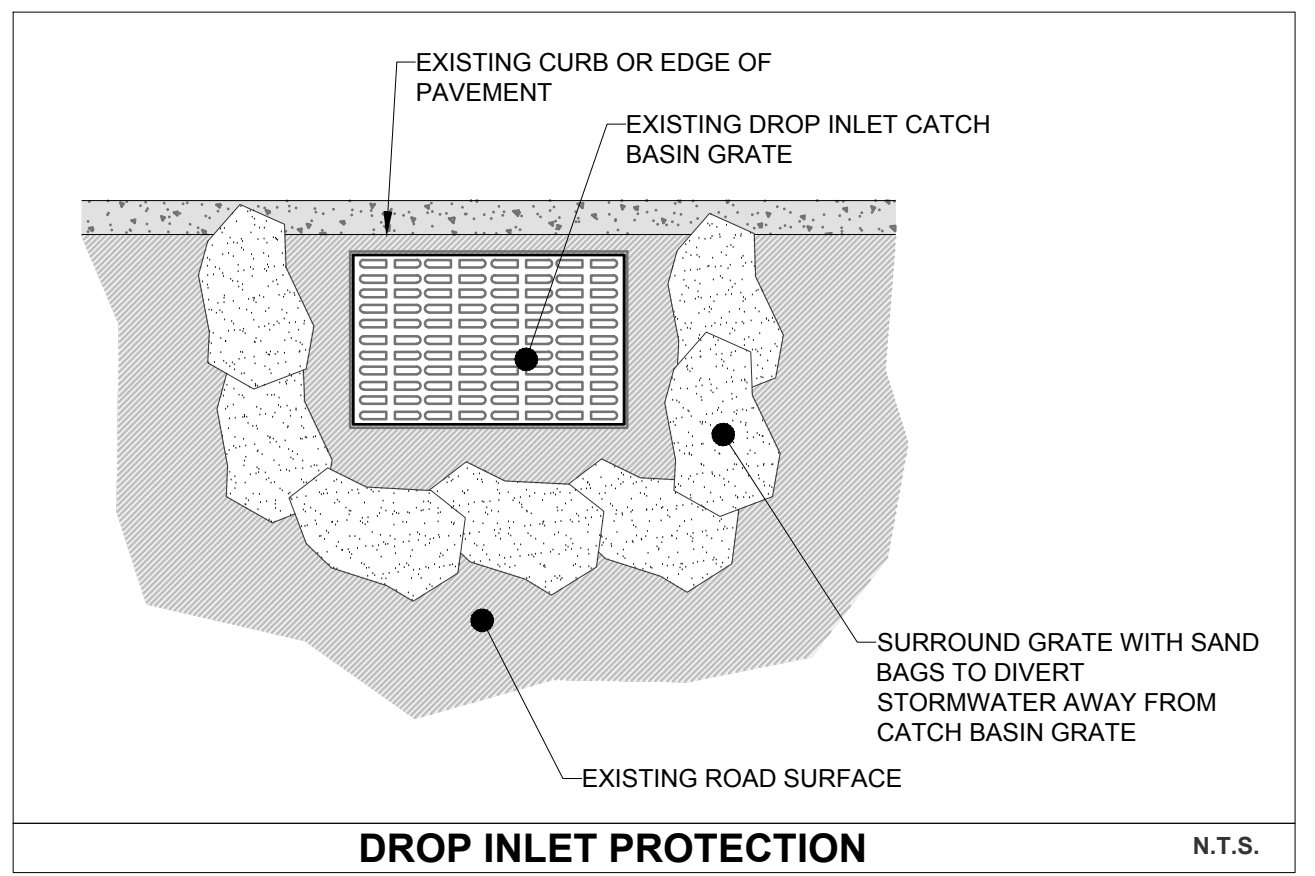
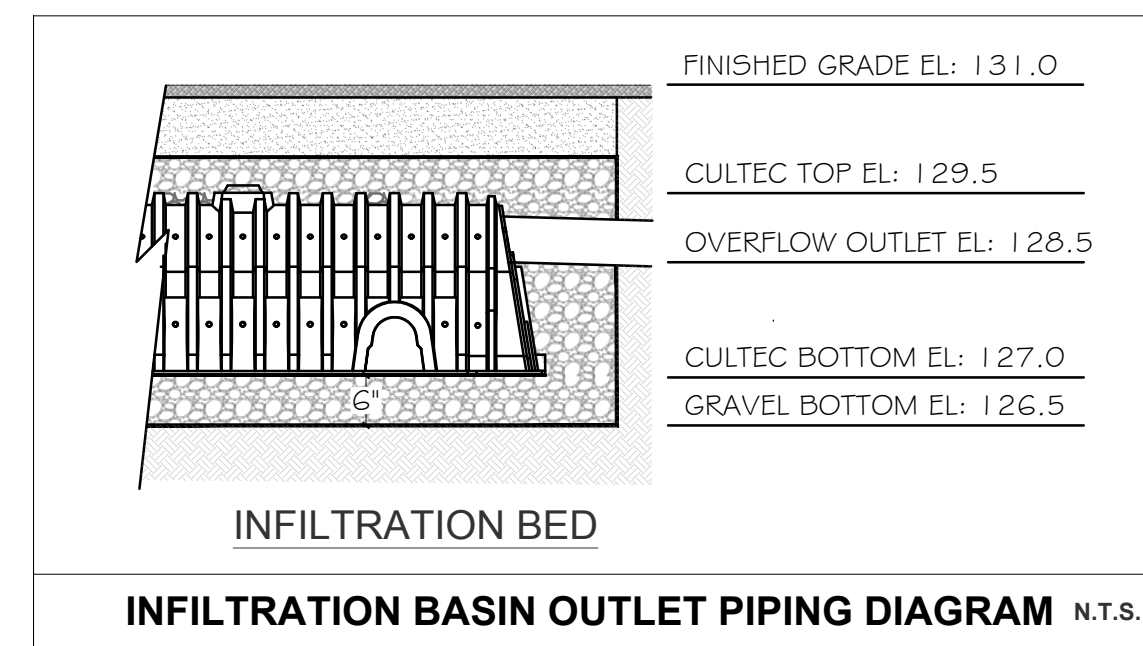
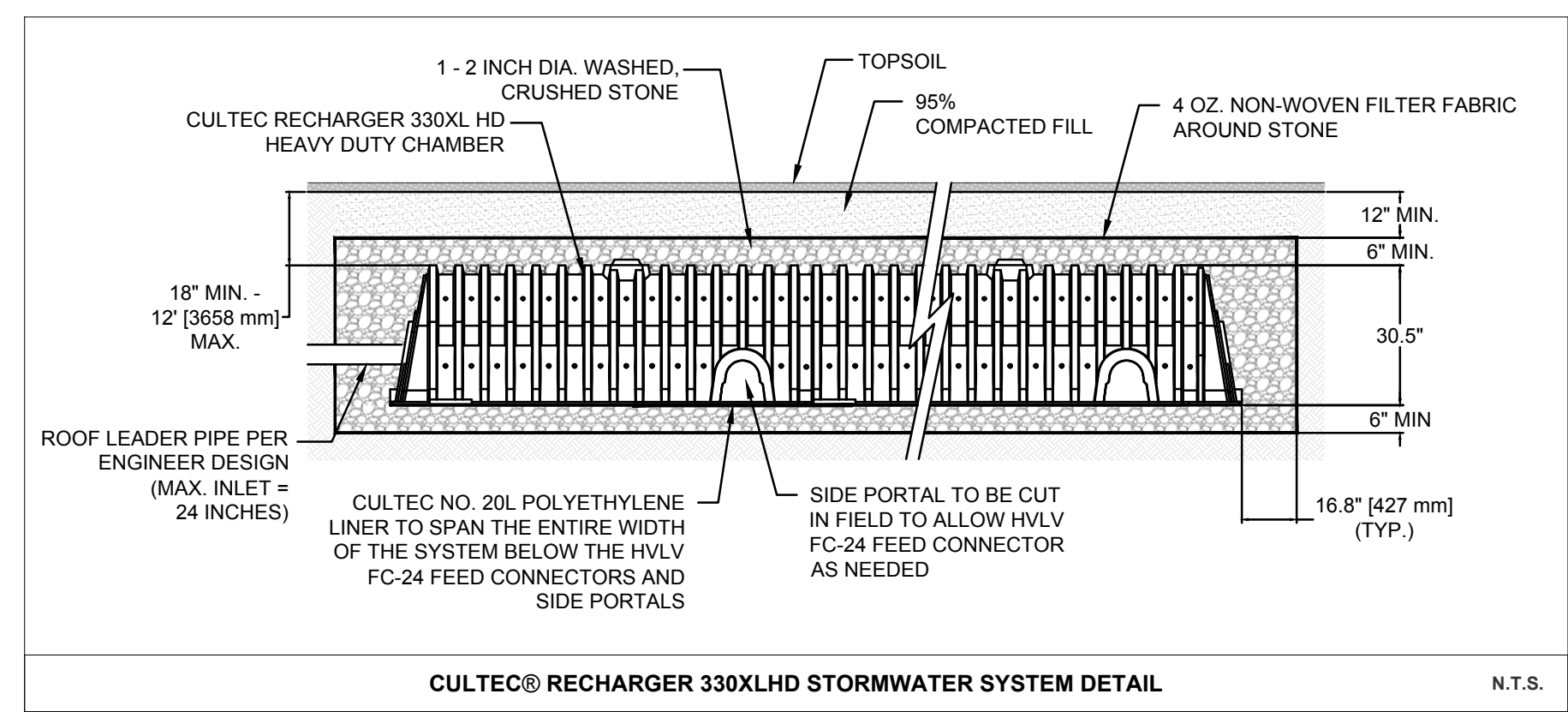
- ### EROSION AND SEDIMENT CONTROL NOTES
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
 - 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 LEVEL 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 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 LIMED, FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS.
 - ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 21 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 AREA CLEAR OF SOIL AND 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".

- ### TREE REMOVAL AND PROTECTION NOTES
- 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 SHOULD BE CONSTRUCTED AROUND ALL TREES THAT COULD BE IMPACTED AS A RESULT OF CUTTING AND FILLING.
 - ALL TREES DESIGNATED FOR PRESERVATION SHALL BE CLEARLY MARKED WITH A BRIGHT COLORED RIBBON OR OTHER EASILY DISCERNIBLE METHOD.
 - 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 5.199 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.
 - ALL TREES WITHIN SEPTIC AREA SHALL BE REMOVED AS REQUIRED BY THE W.C.D.H.
 - ALL TREE STUMPS SHALL BE REMOVED FROM THE SITE IN A LAWFUL MANNER OR GRINDED ON SITE AND USED FOR LANDSCAPING PURPOSES ONLY.
 - 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.
 - WOOD CHIPS AND STUMP CHIPS SHALL NOT BE USED FOR ANY FILLING OR BACKFILLING OPERATION.
 - 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.



EROSION CONTROL + TREE PLAN

SCALE: 1" = 30'



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EROSION CONTROL + TREE PLAN / CONSTRUCTION DETAILS

SUBDIVISION + SITE DEVELOPMENT PLAN FOR CONNOLLY

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