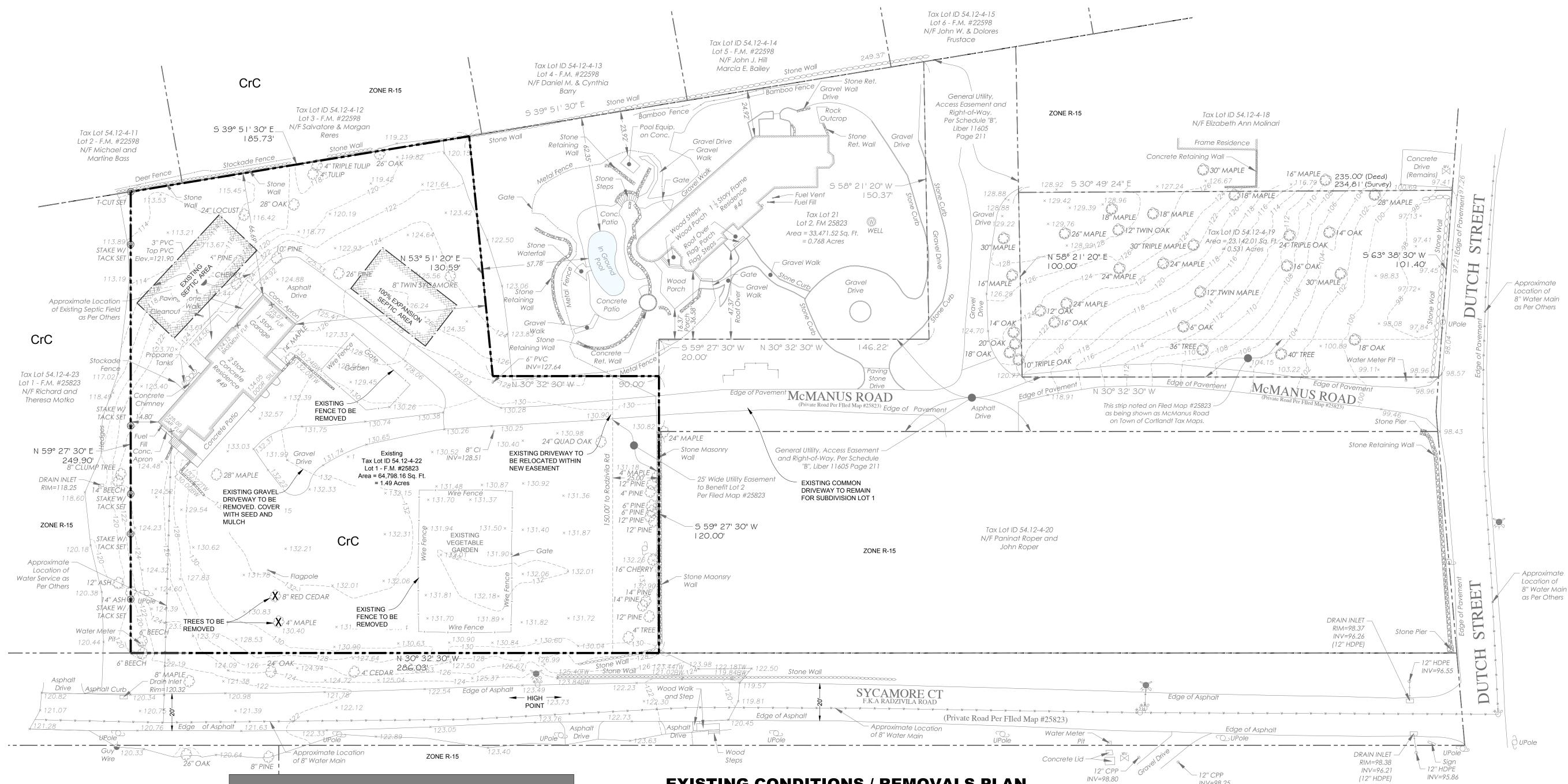
SUBDIVISION + SITE DEVELOPMENT PLAN FOR CONNOLLY

TOWN OF CORTLANDT

WESTCHESTER COUNTY, NEW YORK



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

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

SITE CAPACITY ANALYSIS

SEC: 54.12, BLOCK: 4, LOT: 22				
1.49 AC.				
0 SF.				
0 AC.				
1.49 AC.				
N.A.				
1.49 AC.				
· · · · · · · · · · · · · · · · · · ·				
4.3 LOTS = 4 LOTS MAX				
Α				

EXISTING CONDITIONS / REMOVALS PLAN SCALE: 1" = 30'

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, ET AL, 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 DEMAIN WITH THE CONTRACTOR(S)

GENERAL NOTES

- 1. 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.
- 2. TOWN OF CORTLANDT MANOR TAX MAP DESIGNATION: SECTION:54.12 , BLOCK: 4, LOT: 22
- 3. THE GROSS SITE AREA EQUALS 64,798.16 SF (1.49 AC)
- 4. THE SUBJECT SITE IS LOCATED IN THE R-15 (RESIDENTIAL) ZONING DISTRICT.
- 5. THE SUBJECT SITE IS LOCATED IN THE PEEKSKILL AND HAVERSTRAW BAY BASIN.

ENGINEER'S NOTES

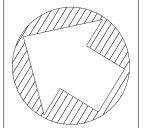
- THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT CONTACTING THE DESIGN ENGINEER.
- 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL CODES, RULES & REGULATIONS.
- 4. CONTRACTOR TO VERIFY DEPTH & LOCATION OF ALL UTILITIES INCLUDING WATER, SEWER, DRAINAGE, GAS, TELEPHONE, ELECTRIC & CABLE PRIOR TO START OF WORK

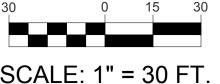


VICINITY MAP

SCALE: 1" = 300

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(800) 962-7962
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OWNER/APPLICANT

JAMES CONNOLLY

47 DUTCH STREET

CORTLANDT MANOR, NEW YORK 10548

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

1	REVISIONS PER PB COMMENTS + STAFF MEMO	03/21/2022
ш	DEACON	DATE

MUNICIPAL TAX IDENTIFICATION:

SECTION: 54.12

BLOCK: 4

LOT: 22
SUBLOT: -DRAWN BY: AD
CHECKED: KS

CHECKED: KS

PROJECT: CONNOLLY

DATE: FEBRUARY 14, 2022

JOB #: 210802

PATRICK M. BELL, PE LICENSE #087679



39 Arlo Lane Cortlandt Manor, New York 10567

EXISTING CONDITIONS/ REMOVALS PLAN

SUBDIVISION +
SITE DEVELOPMENT PLAN
FOR

LOCATION: 49 DUTCH STREET

MONTROSE, NY 10548

CONNOLLY

SHEET 1 OF 3

EX-1.1

TOWN OF CORTLANDT NOTES

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 TOWN'S 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

- 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.
- 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.
- 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.
- EXPANSION AREAS FOR ALL LOTS SHALL REMAIN UNDISTURBED AS MUCH AS IS PRACTICABLE.
- 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.
- REFERENCE IS MADE TO THE SUBDIVISION PLAT PREPARED BY TC MERRITTS LAND SURVEYING, DATED AS REVISED FEBRUARY 15, 2022.
- THE PROPERTY IS SUBJECT TO LOCAL WETLAND REGULATIONS, IF ANY.

	PLANTING CHART							
OHANTITY	CVMPOL	DOTANICAL MAME	COMMONINAME		OOMMENTO			
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	CALIPER (IN.)	HEIGHT (FT.)	VOLUME (GAL.)	COMMENTS	
3	SM	ACER SACCHARUM	SUGAR MAPLE	3-1/2"			SEE PLAN	
4	RO	QUERCUS RUBRA	RED OAK	3-1/2"			SEE PLAN	

OVERFLOW=128.5

BOTTOM OF CULTEC=127.0

BOTTOM OF GRAVEL BASE=126.5

—(±50') 4" SDR 35

TO DAYLIGHT. INV: 125.5

PROPOSED FOOTING DRAIN DISCHARGE

	WESTCHESTER COUNTY DEPARTMENT OF HEALTH / SOIL DATA CHART																
	LOT	SLOPE			PERCOLATION	WATER	LENGTH OF FIE		BANK R	RUN FILL		IMPERVIOUS					
LOT#	AREA (AC.)	OWTS AREA (%)	TEST HOLE NUMBER	DEPTH	SOIL CLASSIFICATION	RATE (MIN /INL)	RATE	ELEVATION (IN. BELOW SURFACE)	3 BEDROOM RESIDENCE	PER EACH ADDITIONAL BEDROOM	DEPTH (IN)	VOLUME (CY)	CURTAIN DRAIN	LAYER ELEVATION	REMARKS		
LOT 1 49 DUTCH STREET	0.78	<10%	EXP-1	0" TO 6" 6" TO 54"	TOPSOIL MOD COMP SANDY LOAM	1.TO 5	1 TO 5	NONE	EXISTING	N/A	30"	TBD	N/A	54"	30" OF RUN OF BANK REQUIRED FOR 100% EXPANSION AREA ONLY FOR		
EXPANSION AREA ONLY	0.76	1070	EXP-2	0" TO 6 " 6" TO 36" 36" TO 54"	TOPSOIL MOD COMP SANDY LOAM MOD COMPACTED TO LOOSE SANDS	1105	NONE	OWTS	IVA	30		14// (J 4	EXISTING RESIDENCE			
	0.71	0.71	0.71			D1	0" TO 6" 6" TO 24" 24" TO 48"	TOPSOIL MOD COMP FINE SILTY LOAM MOD COMP MED SANDY LOAM		NONE							
LOT 2 VACANT				<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		NONE										

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



- 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. 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

ACCESS FOR CONSTRUCTION VEHICLES ASSOCIATED WITH THE CONSTRUCTION OF THE RESIDENCE ON 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.

- 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.
- CONSTRUCTION VEHICLES SHALL NOT INCLUDE CONTRACTOR OR EMPLOYEE VANS, SUV'S, PICK-UP TRUCKS, MASON DUMP TRUCKS OR PASSENGER VEHICLES.





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REVISIONS REVISIONS PER PB COMMENTS + STAFF MEMO 03/21/2022 DATE MUNICIPAL TAX IDENTIFICATION: SECTION: BLOCK: 22 SUBLOT: DRAWN BY: AD CHECKED: KS PROJECT: CONNOLLY FEBRUARY 14, 2022 PATRICK M. BELL, PE JOB #: LICENSE #087679



39 Arlo Lane Cortlandt Manor, New York 10567

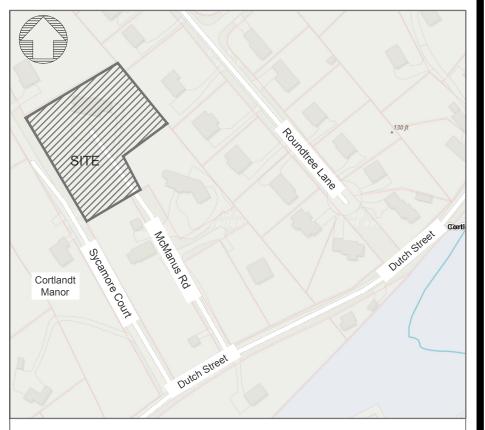
INTEGRATED PLOT PLAN

SUBDIVISION + SITE DEVELOPMENT PLAN FOR CONNOLLY

> LOCATION: **49 DUTCH STREET MONTROSE, NY 10548**

IPP-2.1 SHEET 2 OF 3

				1	Tax Lot ID 54.12-4-15 Lot 6 - F.M. #22598			
		Tax Lot ID 3 Lot 4 - F.N N/F Daniel N Bai	. #22598 I. & Cynthia	12-4-14 #22598 J. Hill 249.37	N/F John W. & Dolores Frustace			
Tax Lot 54.12-4-11 5 39° 51' 30" E.	Tax Lot ID 54.12-4-12 Lot 3 - F.M. #22598 N/F Salvatore & Morgan	5 39° 51' 3	O" E Stone Wall Bamboo Fence 24.92 Pool Equip.	Drive Rock Outcrop	General Utility, Access Easement and Right-of-Way. Per Schedule "B", Liber 11605	Tax Lot ID 54.12-4-18 N/F Elizabeth Ann Molinari	RED OAK	SUGAR MAPLE
1 85.73' Lot 2 - F.M. #22598 N/F Michael and Martine Bass Stockade Fence,	Stone Wall	Stone Wall Sto Retains	on Conc. Gravel Drive Gravel Walk Walk	Stone Gravel Drive	Page 211	Frame Residence Concrete Retaining Wall	Concrete Drive wv	
Deer Fence Stone Wall	nne 118-) 20 BUILDING	ENVELOPE Metall F	Stone Steps Gate Work of the Steps Gate Work	S 58° 21' 20" W ———————————————————————————————————	128.88 × 129.42 128,88 × 129.3	128.96	235.00' (Deed) (Remains) 97.41 (Survey) 100.69	
STAKE W/ Top PVC TACK SET Elev.=121.90	SUBDIVISION LOT 1 ±33,917.722 SF (0.779 AC)	10' SY Stone Waterfall	Patio Polich Rood Stephen Rood	Tax Lot 21 Lot 2, FM 25823 Area = 33,471.52 Sq. Ft. WELL = 0.768 Acres	Gravel / x Drive 129.22 × 129.76 \(\$\text{\$\ext{\$\text{\$\exititit{\$\text{\$\text{\$\titil{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\te		97.41 × 97.41	STRE
114 HELDER CONTROLLER	Asphalt Drive	130.59' 57.78' Stone 57.78'	A CONTRACTOR N	Gravel Walk Gravel Gravel Gravel Drive	N 58° 21' 2 100.00'	4	101.40' 97.45 0 8.83	Approximate Location of
Approximate Location of Existing Septic Field as Per Others	Storeto No	Retaining Wall Gravel Walk		Stone Curb	300 124.70 124.70	118 116 110 110 110 110 110 110 110 110 110	× 98.08 97.84 UPole	8" Water Main as Per Others
Stockade Fence Fanks Tax Lot 54.12-4-23	128.	Stone— Retaining Wall -126- 6" PVC INV=127.64	Concrete — 5 59° 27' 30" W Ret. Wall Fence 20.00'	N 30° 32′ 30″ W I 46.22′ DRIVEWAY TO BE REALIGNED TO FIT IN NEW 8' WIDE EASEMENT REALIGNED TO FIT IN NEW Stone	120-118	6 104.15 103.22	× 100.89 Water Meter Pit — 98.96 98.57	Edge of Pav
Lot 1 - F.M. #25823 N/F Richard and Theresa Motko STAKE W/ TACK SET / 14.80'	35, FY	(4) RED OAKS	Edge o	f Pavement McMANUS ROAD (Private Road Per FIled Map #25823) Edge of Pavement of Disturbance	Edge of Pavement Edge of Pavement Edge of Pavement Drive	N 30° 32' 30" W This strip noted on Filed Map #25823 as being shown as McManus Road on Town of Cortlandt Tax Maps.	Edge of Pavement \$98.96 L	30
N 59° 27' 30" E Fuel Fill Conc. Apron Apron Conc. Conc.		PROPOSED PROPOSED	Stone Masonry Wall	General Utility, Access Easement — and Right-of-Way. Per Schedule			Stone Retaining Wall	
DRAIN INLET RIM=118.25 STAKE W/ TACK, SET	110	PRIMARY SEPTIC AREA P1 SUBDIVISION 100% EXPANSION SEPTIC AREA P3 D3 SUBDIVISION	25' Wide Utility Ea to Benefit Lot 2 Per Filed Map #2					M
STAKE W/	134 - 131 5+ 13.	LOT 2 ±30,880.438 SF (0.709 AC) ZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZ	134.0 120.00'	N	Tax Lot ID 54.12-4-20 N/F Paninat Roper and John Roper			
Approximate Location of Water Service as Per Others	PROPOSED DRIVEWAY 2.8%	3-BEDROOM RESIDENCE GARAGE ELEV: 132.0 FIRST FLOOR: 136.0 BASEMENT: 127.0	Proposed 18' Wide A Grading Easement 40' Stone Maonsry Wall		зонн корен		Part of the state	Approximate Location of 8" Water Main
STAKE W// TACK SET	(±22') 4" SDR 35 OVERFLOW INV	PROPOSED WALK	FOOTING DRAIN INV: 120 (±15') 4" SDR 35 ROOF LE PROPOSED INFILTRATIO CULTEC RECHARGER 33 TOP OF CULTEC UNIT=1	ADER PIPE ON BASIN BOXLHD (1 UNIT)			DRAIN INLET — RIM=98.37 Stone Pior —	as Per Others
26-1-	128	PROPOSED WATER SERVICE 0° 32' 30" W 128-	INV IN=128.5 OVERFLOW=128.5 BOTTOM OF CULTEC=12 BOTTOM OF GRAVEL BA Stone Wall 126	7.0			INV=96.26 (12" HDPE) Stone Pier	S HO
Asphalt Drive Asphalt Curb Rim=120.32 121.0+127	200 FT MINIMUM SIGHT DISTANCE	Edge of Asphalt POINT	Wood Walk — and Step	SYCAMORE F.K.A RADZIVILA RO		Edge of Asphalt		
SIGHT DISTANCE Edge of Asphalt	UPole	(±15') 4" SDR 35 ROOF LEADER PIPE	Asphalt Drive Drive	Edge of Asphalt Approximate Loc of 8" Water Main	(Private Road Per FIled Map #25823)	Edge of Asphalt UPole		à UBala
Guy Wire	Approximate Location of 8" Water Main	PROPOSED INFILTRATION BASIN CULTEC RECHARGER 330XLHD (1 UNIT) TOP OF CULTEC UNIT=129.5 INV IN=128.5 OVERFI OW=128.5	(±22') 4" SDR 35 OVERFLOW INV=128.0 Steps		Concrete Lid —		DRAIN INLET UPole RIM=98.38 Sign INV=96.21 12" HDPE (12" HDPE) INV=95.86	<u>√</u>



VICINITY MAP

SCALE: 1" = 300'





SCALE: 1" = 30 FT.

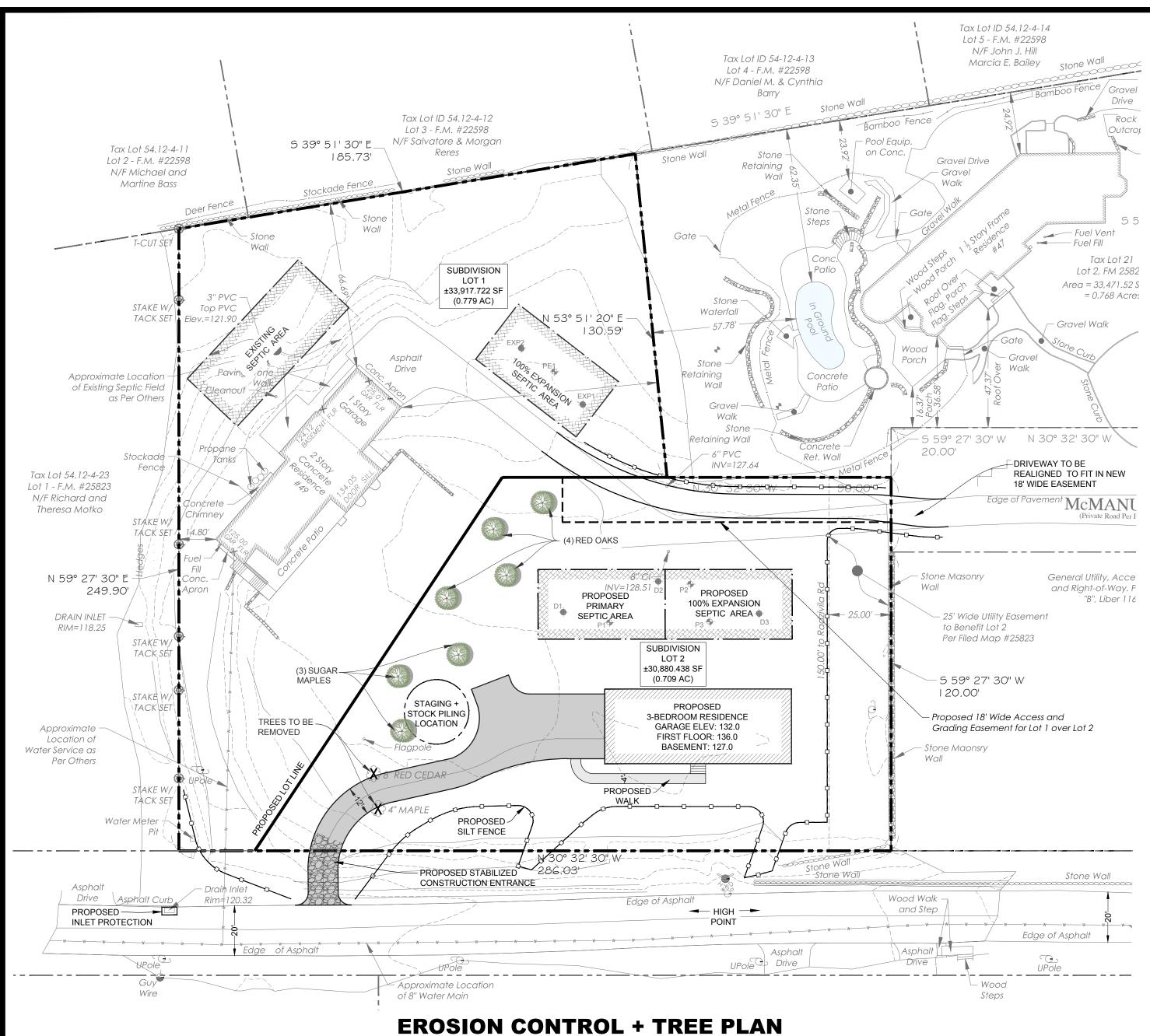
OWNER/APPLICANT

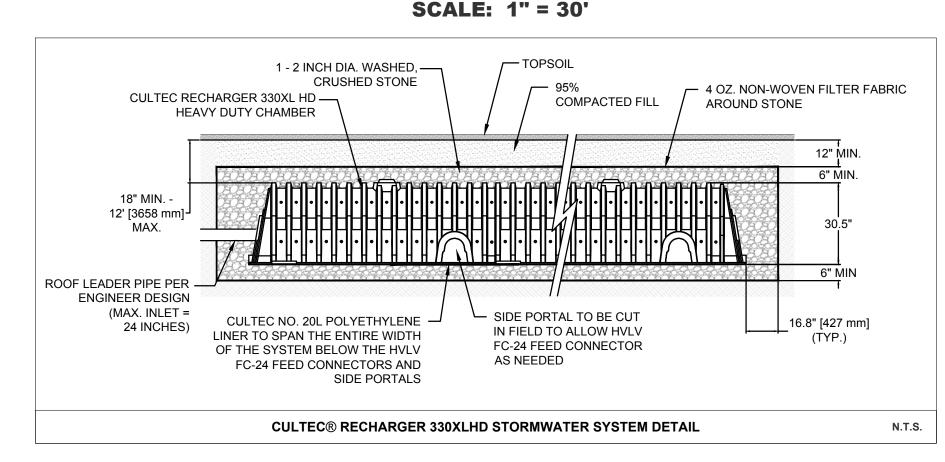
JAMES CONNOLLY

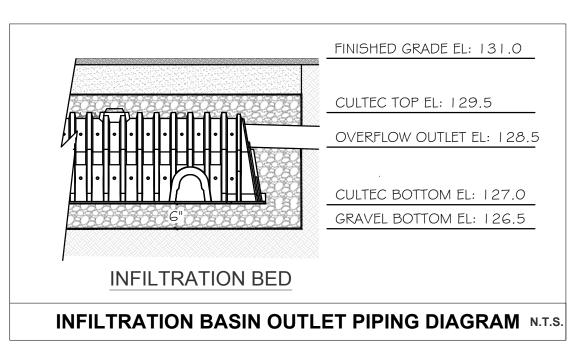
47 DUTCH STREET CORTLANDT MANOR, NEW YORK 10548

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/ (* ENG	GINEERING
PROFESSION	VAL ENGINEERING & CONSULTING







SUBDIVISION LOT 2 CONSTRUCTION SCHEDULE

- FILE ANY PERTINENT DOCUMENTS WITH THE TOWN BUILDING DEPARTMENT, TOWN HIGHWAY DEPARTMENT AND ANY OTHER INVOLVED AGENCY. OBTAIN A SEWAGE DISPOSAL SYSTEM PERMIT FROM THE WCDH
- OBTAIN REQUIRED BUILDING PERMIT, ROAD OPENING PERMIT, EXCAVATION PERMIT OR ANY OTHER PERMIT REQUIRED FOR THE CONSTRUCTION OF THE RESIDENCE.
- CONTACT THE UNDERGROUND LINE LOCATION SERVICE (CODE 53) AT 800-245-2828. INSTALL THE LIMITS OF DISTURBANCE FENCING (ORANGE CONSTRUCTION FENCING).
- THE HOUSE AND DRIVEWAY LOCATIONS SHALL BE STAKED OUT, WITH OFFSETS, BY A LICENSED LAND
- SURVEYOR.
- INSTALL ALL REQUIRED EROSION CONTROL STRUCTURES PER THE PLANS.
- CLEAR AND GRUB AREAS PROPOSED FOR CONSTRUCTION, INCLUDING THE HOMESITE, DRIVEWAY, AND SEPTIC AREA. CHIP BRANCHES AND LOGS AS PRACTICABLE AND REMOVE STUMPS AND UNUSED LOGS AND OTHER DEBRIS FROM THE SITE IN A LAWFUL MANNER.
- 8. BEGIN SITE EXCAVATIONS AND FILLING OPERATIONS FOR THE ROUGH GRADING OF THE LOT.

5. TREES TO BE PRESERVED ARE TO BE CLEARLY MARKED AND PROTECTED FROM CONSTRUCTION.

- CONSTRUCT FOOTING FORMS AND HAVE SAME APPROVED BY THE BUILDING DEPARTMENT. CONSTRUCT FOUNDATION WALLS AND HAVE SAME INSPECTED AND APPROVED. PROCEED WITH CONSTRUCTION OF HOUSE IN ACCORDANCE WITH ALL BUILDING DEPARTMENT REQUIREMENTS.
- INSTALL SEWAGE DISPOSAL SYSTEM PER SEWAGE DISPOSAL PLAN APPROVED BY THE WCDH. SAME SHALL BE INSPECTED AND APPROVED BY THE WCDH PRIOR TO BACKFILL. ALL SEWAGE DISPOSAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND ALL WCDH REQUIREMENTS
- 11. INSTALL ROOF LEADER LINES AND FOOTING DRAIN LINES PER THE APPROVED PLANS.
- COORDINATE WITH UTILITY COMPANIES FOR THE INSTALLATION OF THE UNDERGROUND UTILITIES. UPON COMPLETION OF THE SEWAGE DISPOSAL SYSTEM AND HOUSE, LOT TO BE FINAL GRADED. TOPSOIL TO BE PLACED WHERE NECESSARY AND SEEDED AND MULCHED.
- 13. CONTINUAL INSPECTION AND MAINTENANCE OF THE EROSION CONTROL DEVICES IS REQUIRED. DISTURBANCE OUTSIDE OF THE LIMITS OF DISTURBANCE FENCE IS NOT PERMITTED.
- 14. COMPLETE THE DRIVEWAY PER THE PLAN SPECIFICATIONS.
- PROVIDE THE NECESSARY PLANTINGS AND GENERAL CLEAN UP OF THE LOT OBTAIN A CERTIFICATE OF OCCUPANCY.

EROSION AND SEDIMENT CONTROL NOTES

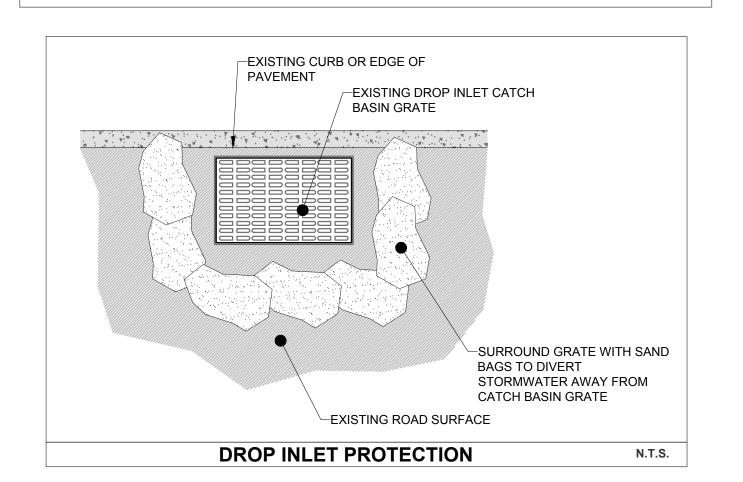
CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.

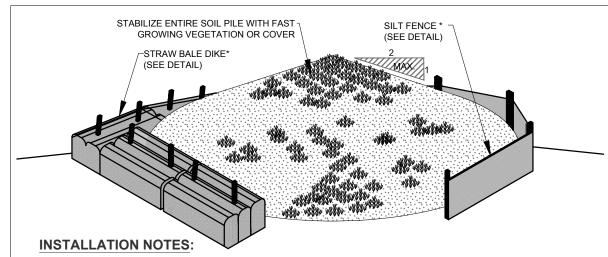
TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALI STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED 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.
- 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"

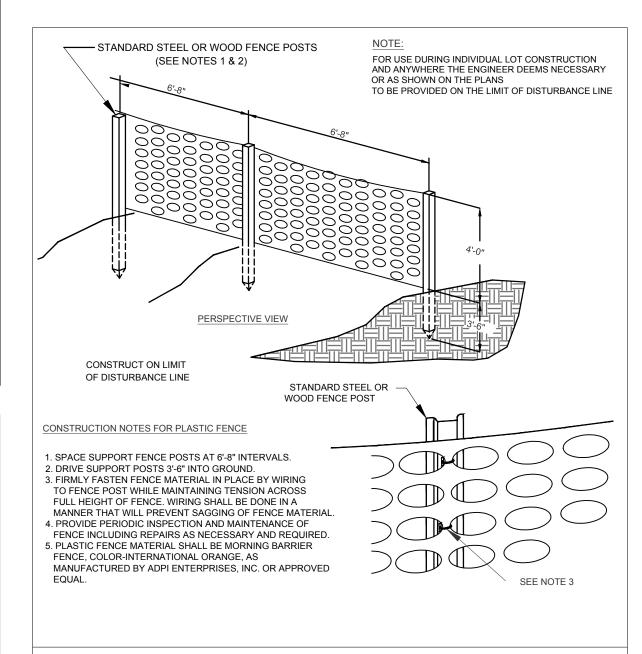
TREE REMOVAL AND PROTECTION NOTES

- 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
- 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.
- 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
- 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 OR BACKFILLING PURPOSES.





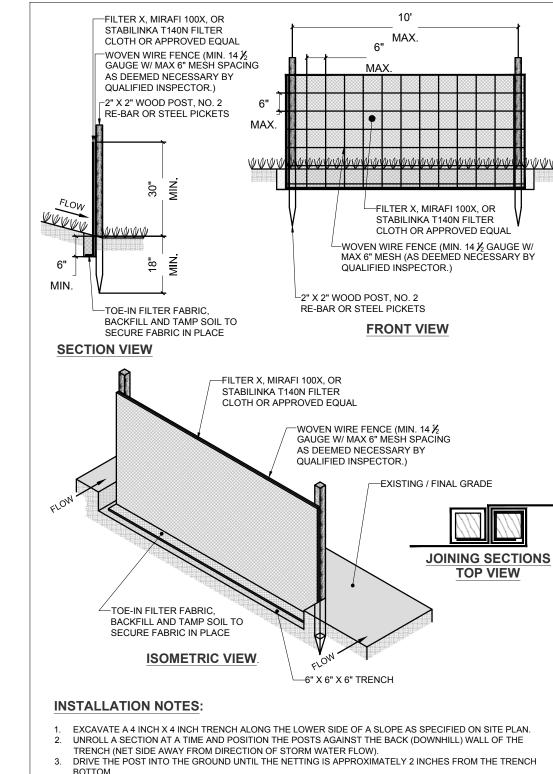
- AREA CHOSEN FOR STOCK PILING OPERATIONS TO BE DRY AND STABLE.
- . MAXIMUM SLOPE OF PILE TO BE 1 VERTICAL ON 2 HORIZONTAL. . REFER TO STRAW BALE DIKE AND SILT FENCE INSTALLATION DETAILS IN THIS PLAN SET FOR INSTALLATION
- * EITHER A STRAW BALE DIKE OR SILT FENCE MAY BE USED FOR INLET PROTECTION AS SPECIFIED BY QUALIFIED INSPECTOR. SOIL STOCKPILING CONSTRUCTION N.T.S.



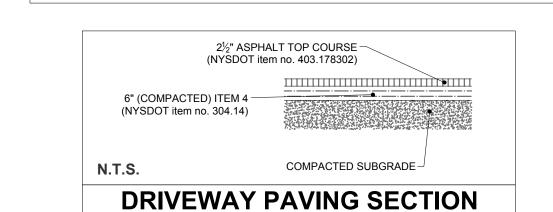
ORANGE CONSTRUCTION FENCE

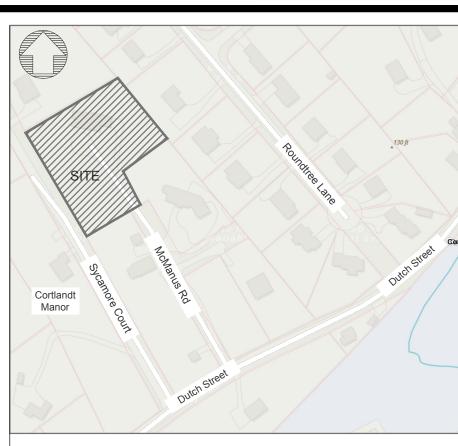
N.T.S.

N.T.S.



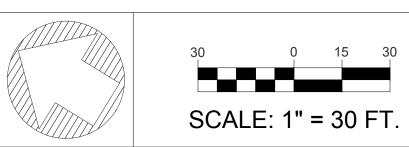
- 4. LAY THE TOE-IN FLAP OF FABRIC FLAT IN THE BOTTOM OF THE TRENCH AND BACKFILL THE TRENCH AND TAMP THE SOIL OVER THE FLAP TO SECURELY HOLD THE FABRIC IN PLACE. STEEPER SLOPES REQUIRE AN JOIN SECTIONS AS SHOWN ABOVE
- PREFABRICATED UNITS SHALL BE OF TYPE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT. SILT FENCE INSTALLATION





VICINITY MAP

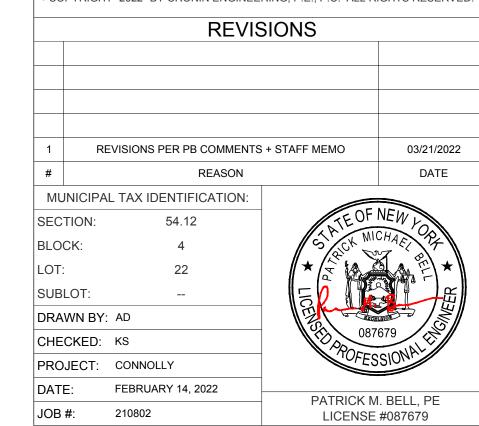
SCALE: 1" = 300'



OWNER/APPLICANT

JAMES CONNOLLY **47 DUTCH STREET** CORTLANDT MANOR, NEW YORK 10548

UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145. SECTION 7209 (2). IT UNI AWEUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING. UNI ESS 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. • COPYRIGHT "2022" BY CRONIN ENGINEERING, P.E., P.C. ALL RIGHTS RESERVED.





39 Arlo Lane Cortlandt Manor, New York 10567

EROSION CONTROL + TREE PLAN CONSTRUCTION DETAILS

SUBDIVISION + SITE DEVELOPMENT PLAN FOR

CONNOLLY

LOCATION: **49 DUTCH STREET MONTROSE, NY 10548**

SHEET 3 OF 3

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