

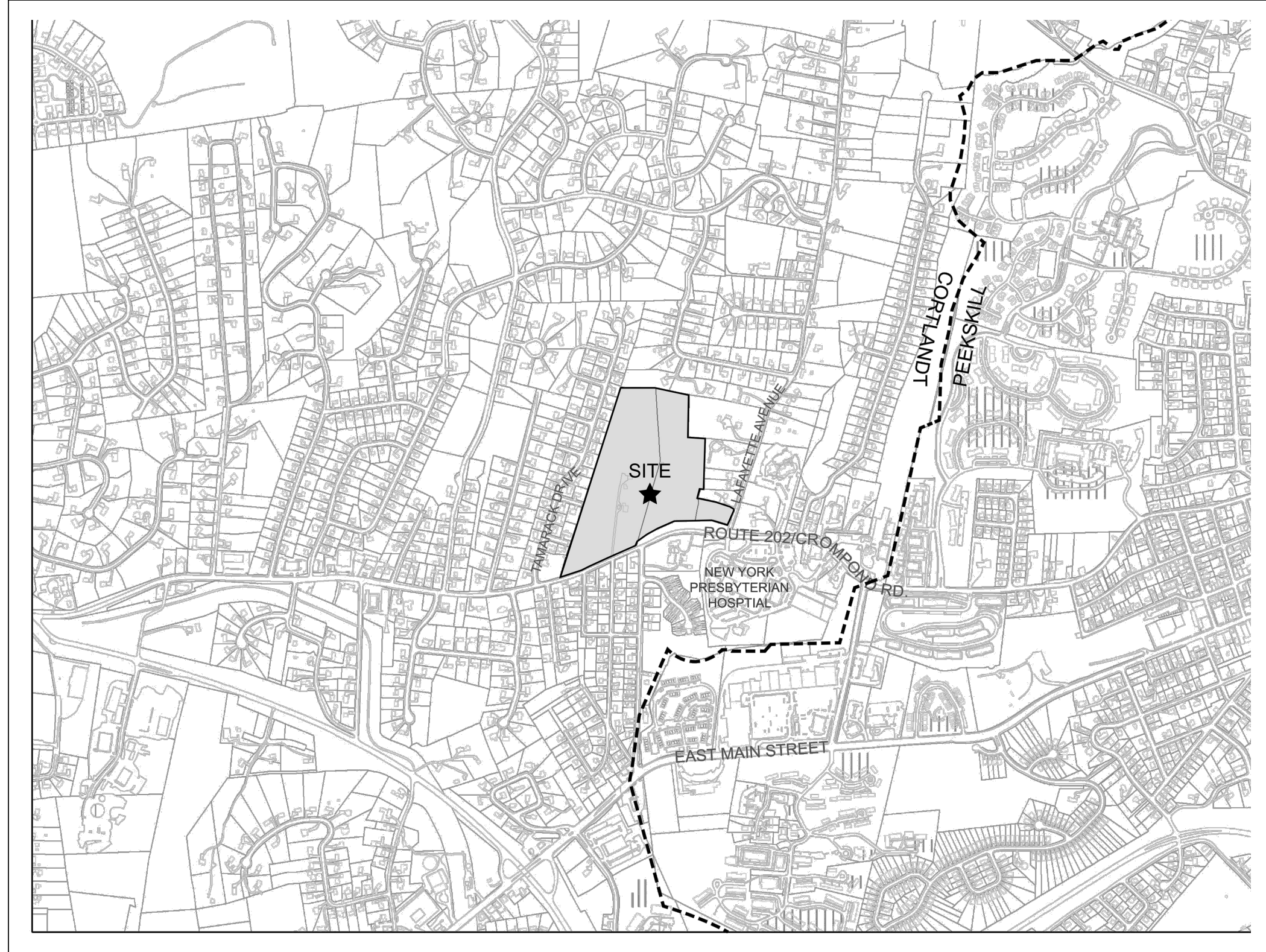
2003 Crompond Road

Cortlandt Manor, NEW YORK

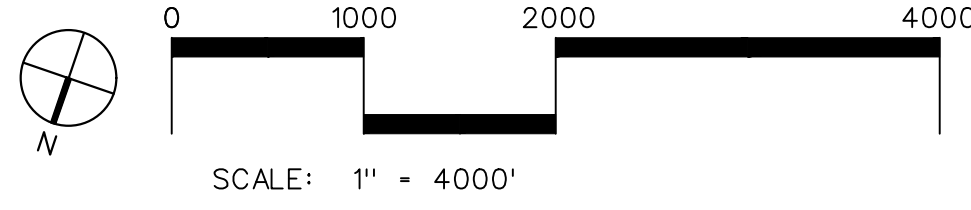
Subdivision Application

July 19, 2023

LOCATION MAP



BASE MAP SOURCE: WESTCHESTER GIS



ZONING TABLE

MEDICAL ORIENTED DISTRICT (MOD) ⁽¹⁾	REQUIRED/ PERMITTED	PROPOSED
Height and Bulk Requirements		
Minimum Dimensions		
Minimum lot area (sf)	100,000	1,246,947 ⁽²⁾
Minimum lot width (ft)	100	> 100
Setbacks		
Front (ft)	30	
Side (ft)	30	to comply ⁽⁴⁾⁽⁵⁾
Rear (ft)	30	
Maximum Lot Coverage (%)	60	to comply ⁽²⁾⁽⁵⁾
Height (ft)		
Townhouses	35 (2.5 stories)	
Assisted Living Residence, Independent Senior Living, Memory Care Facility	45	to comply ⁽⁵⁾
Retail	45	
Screening and Buffering (ft)		
Minimum from nearest lot line of a parcel on Cypress Lane, Nancy Lane, Ridge Road, Tamarack Drive	100	to comply ⁽⁵⁾
Minimum from nearest lot line of a parcel on any other adjacent street with an existing residential unit	30	to comply ⁽⁵⁾
Street Design Standards⁽⁶⁾		
Length of Dead-end Streets, except in exceptional cases, and shall be provided with a turnaround (ft)	500	Complies
Minimum pavement diameter of turnaround circle (ft)	80	Complies
Minimum property-line diameter of turnaround circle (ft)	100	Complies
Minimum grades for minor streets (%)	0.3	Complies
Maximum grade for minor streets (%)	10	Complies
Minimum radius of street curvature (measured horizontally at inside property line) (ft)	100	Complies
Minimum right-of-way for minor street (ft)	50	Complies
Minimum street cross section (where right-of-way is 50 feet) (ft)	30	Complies
Footnotes:		
⁽¹⁾ 207-96.2 Medical-Oriented District, Town of Cortlandt Zoning Ordinance		
⁽²⁾ If a site meets the eligibility requirements above, then all determinations relating to lot coverage and building coverage for any lot or lots subject to internal property subdivision hereunder shall be made treating the entire site as a single unit; provided, however, that access and infrastructure shall be shared by any lot approved under this section. Reciprocal easements and/or agreements that address common access, shared parking, stormwater systems, and utilities shall be developed to ensure the future operation and maintenance of the infrastructure servicing any lot or lots approved hereunder.		
⁽³⁾ Per §307-96.2.C.(4)(a) "The creation of internal property subdivisions within a mixed-use development is permitted to allow for multiple ownership of properties/uses. Any eligible site hereunder may, for purposes of dedication, the creation of rights-of-way, sale, lease, mortgage, or other disposition or financing, be subdivided or re-subdivided, converted to condominium or cooperative ownership, or otherwise divided into lots, parcels or tracts, which may be sold, leased, mortgaged, or otherwise alienated or encumbered, without regard to minimum lot area provided that at least one development from the original lot prior to subdivision is developed as a medical use.		
⁽⁴⁾ Townhouses. Any residential units styled as a townhouse may have a zero-foot side setback from other residential units styled as townhouses or clusters of multiple dwellings located on a MOD parcel. These dwelling units shall also not be required to meet the minimum lot area requirement or lot width requirement, but shall be no more than 2.5 stories or 35 feet above grade. Each townhouse shall be located on its own lot with common elements of a community owned by a Homeowners Association (HOA).		
⁽⁵⁾ Compliance with required Height and Bulk requirements including Setbacks, Lot Coverage and Screening and Buffering to be provided as part of Site Development Review process		
⁽⁶⁾ Chapter 265, Subdivision of Land. §265-17 Street and block layout and §265-18 Street design; improvements.		

LIST OF DRAWINGS

NO.	TITLE	LATEST ISSUE	BY	SCALE
	COVER SHEET			
SP-0.1	EXISTING CONDITIONS PLAN	07/19/23	DTS	1" = 50'
SP-1.0	SITE LAYOUT PLAN & LANDSCAPE CONCEPT PLAN	07/19/23	DTS	1" = 30'
SP-2.0	GRADING AND DRAINAGE PLAN & UTILITY PLAN	07/19/23	DTS	1" = 30'
SP-3.0	ROAD PROFILE	07/19/23	DTS	30'H/6'V
SP-4.0	SITE DETAILS	07/19/23	DTS	NTS
SP-4.1	SITE DETAILS	07/19/23	DTS	NTS
SP-4.2	SITE DETAILS	07/19/23	DTS	NTS
SP-4.3	SITE DETAILS	07/19/23	DTS	NTS
SP-5.1	WETLAND MITIGATION PLAN AND DETAILS	07/19/23	TMA	1" = 50'
SP-6.1	TREE REMOVAL AND PRESERVATION PLAN	07/19/23	DTS	1" = 50'

LEGEND

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TMA	TIM MILLER ASSOCIATES

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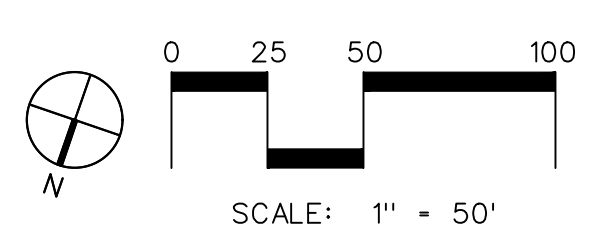
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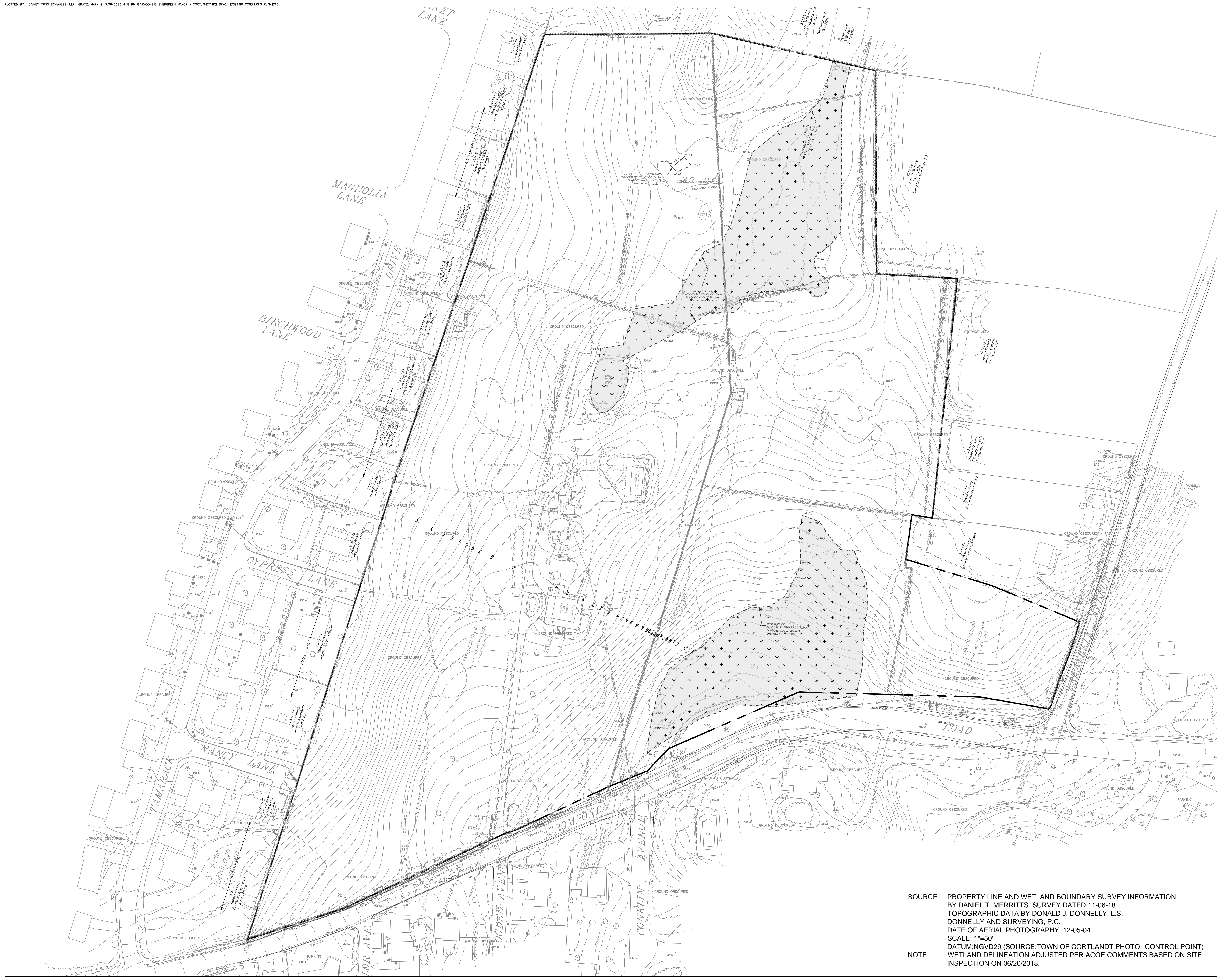
REVISIONS	NO.	DATE	ISSUE

DRAWING TITLE:

EXISTING CONDITIONS PLAN

	DRAWN BY: RC/HV	CHECKED BY: MSG
	PROJECT NO.: 812	DATE: 07/19/23
	DRAWING NO.:	
	SP-0.1	

SOURCE: PROPERTY LINE AND WETLAND BOUNDARY SURVEY INFORMATION BY DANIEL T. MERRITTS. SURVEY DATED 11-06-18
TOPOGRAPHIC DATA BY DONALD J. DONNELLY, L.S. DONNELLY AND SURVEYING, P.C.
DATE OF AERIAL PHOTOGRAPHY: 12-05-04
SCALE: 1"=50'
DATUM:NGVD29 (SOURCE:TOWN OF CORTLANDT PHOTO CONTROL POINT)
NOTE: WETLAND DELINEATION ADJUSTED PER ACOE COMMENTS BASED ON SITE INSPECTION ON 06/20/2018.



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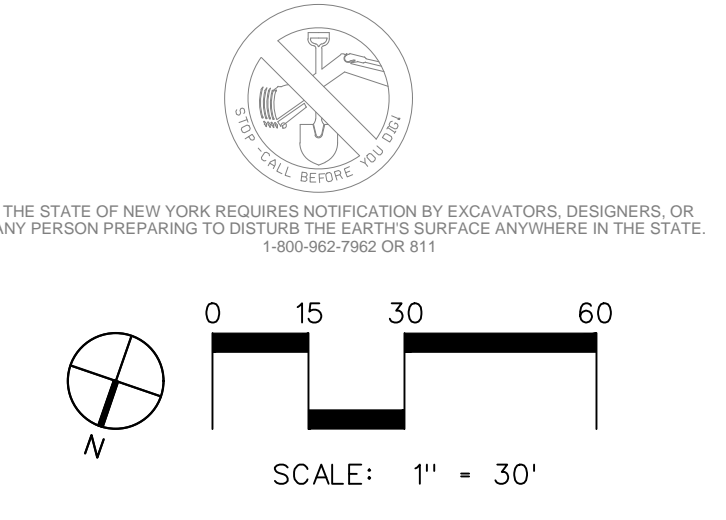
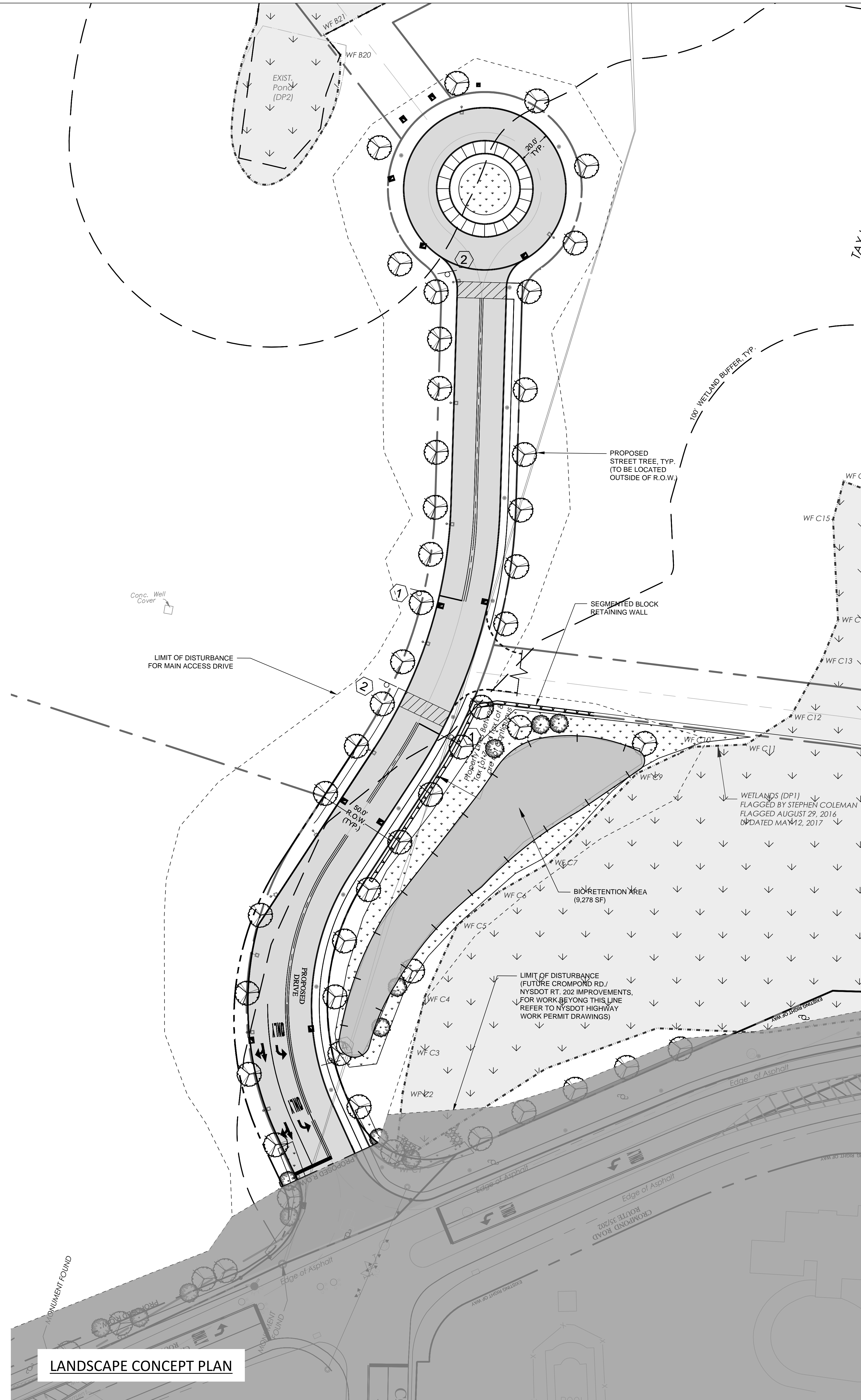
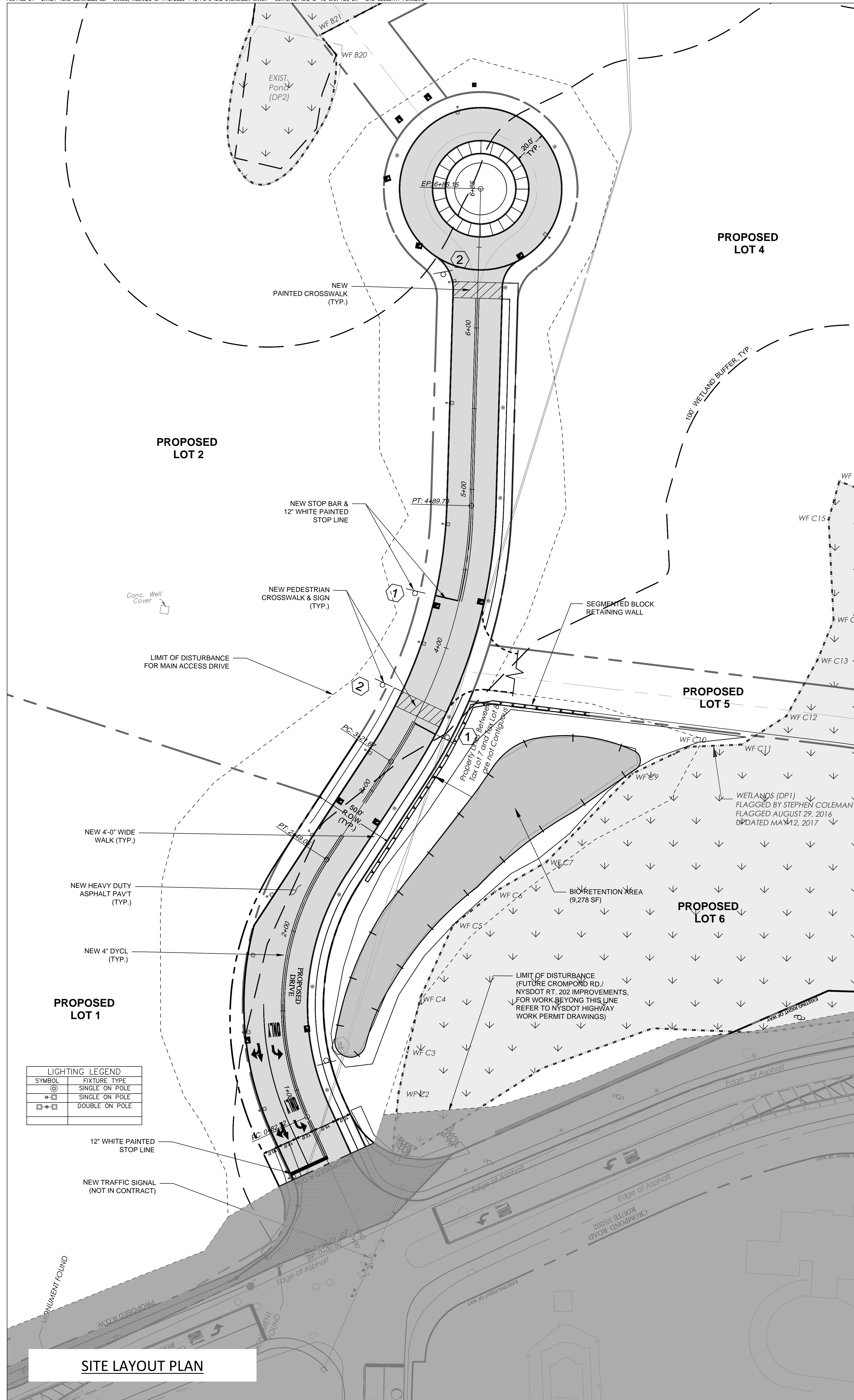
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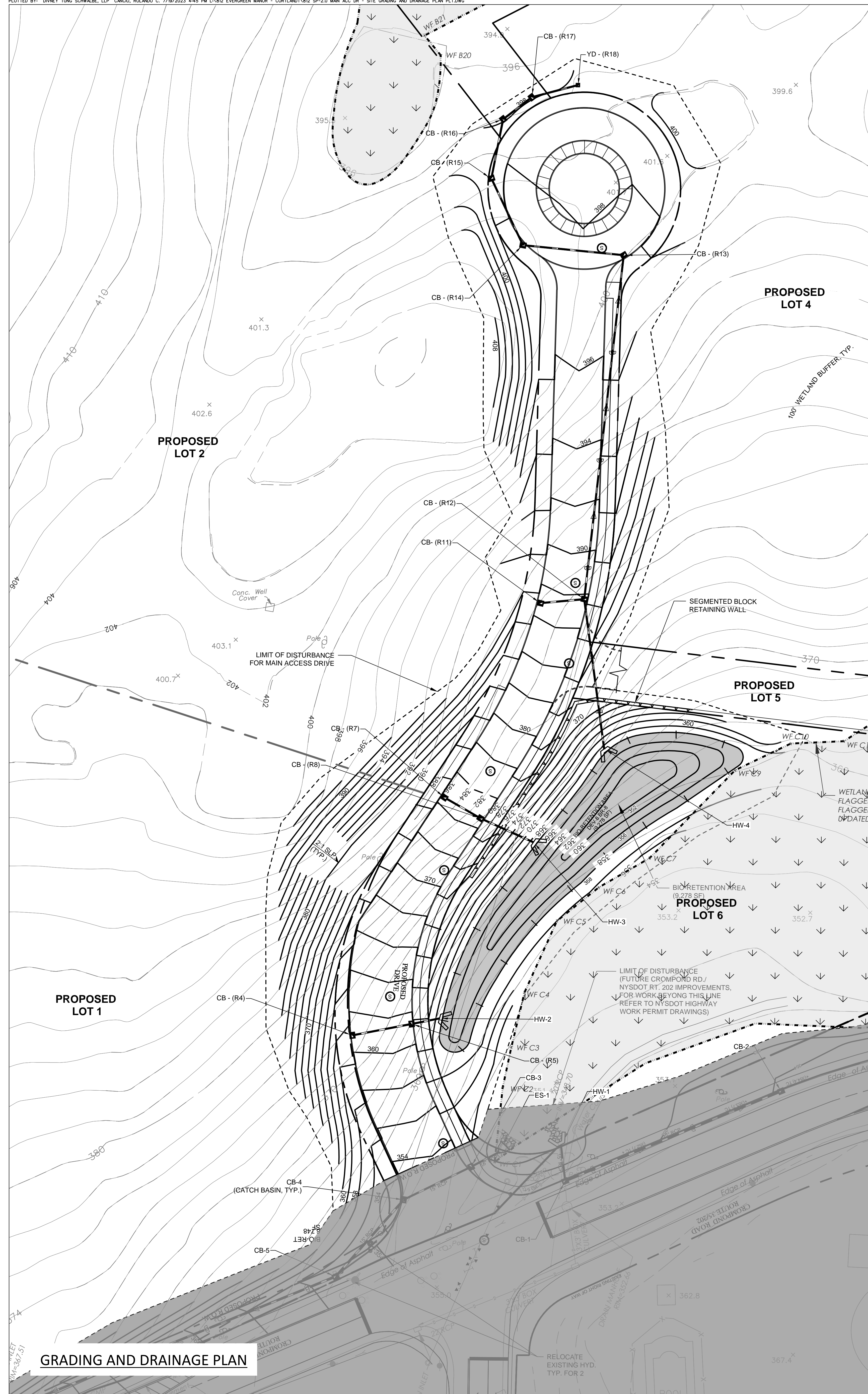
REVISIONS	NO.	DATE	ISSUE

SITE LAYOUT PLAN & LANDSCAPE CONCEPT PLAN

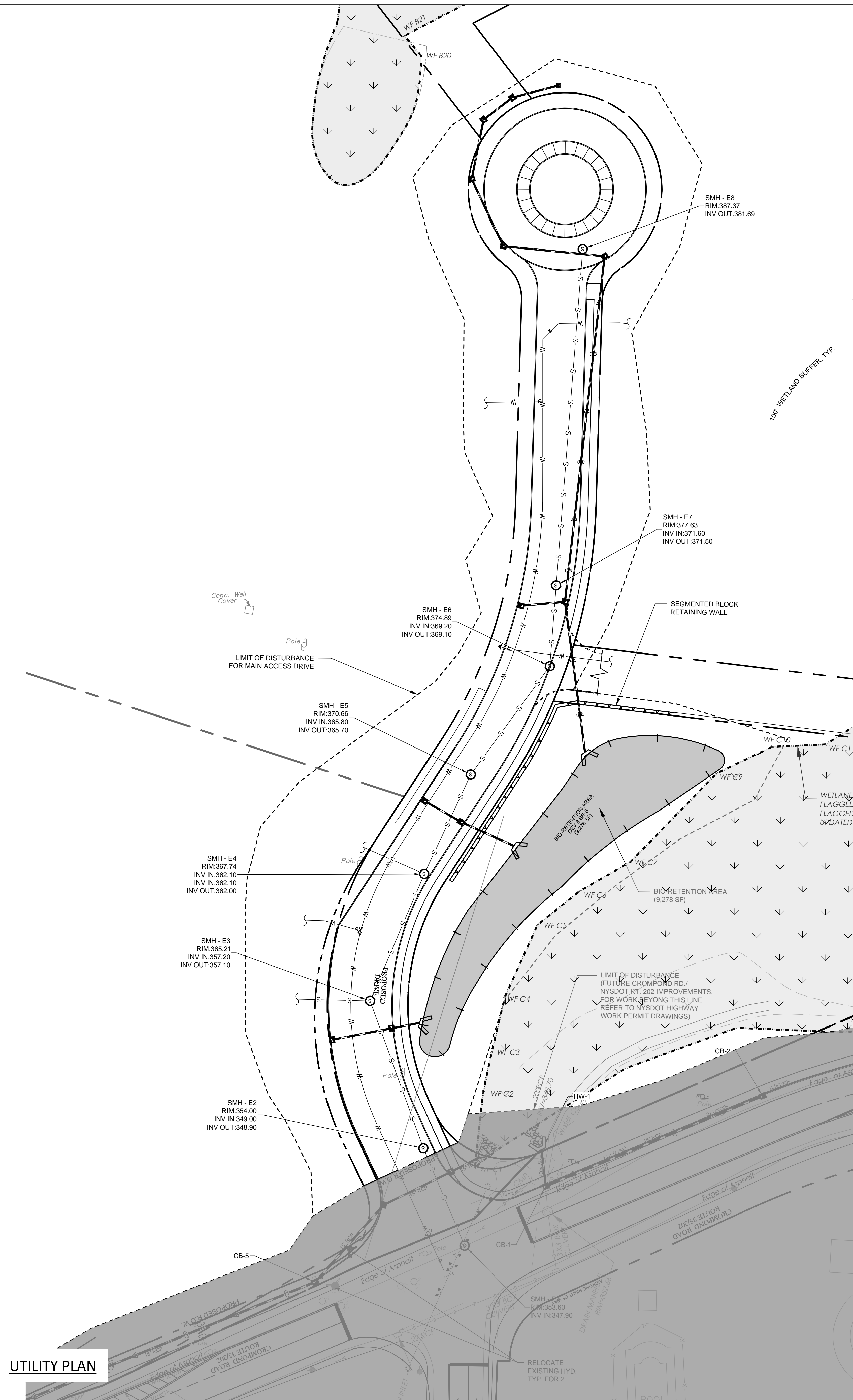
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PROJECT NO.: 812	DATE: 07/19/23
DRAWING NO. SP-1.0	

SITE LAYOUT PLAN

LANDSCAPE CONCEPT PLAN



GRADING AND DRAINAGE PLAN



UTILITY PLAN

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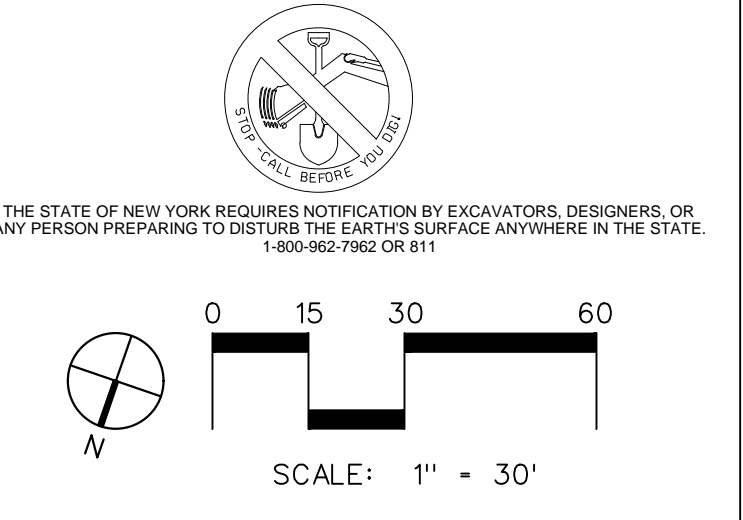
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GRADING AND DRAINAGE PLAN & UTILITY PLAN

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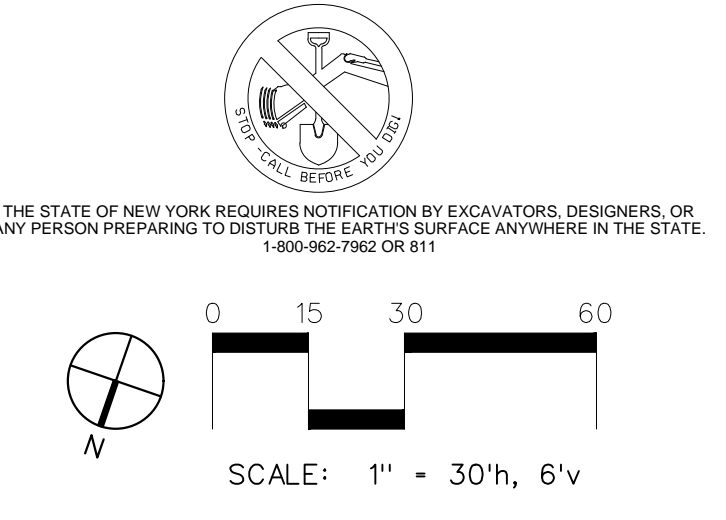
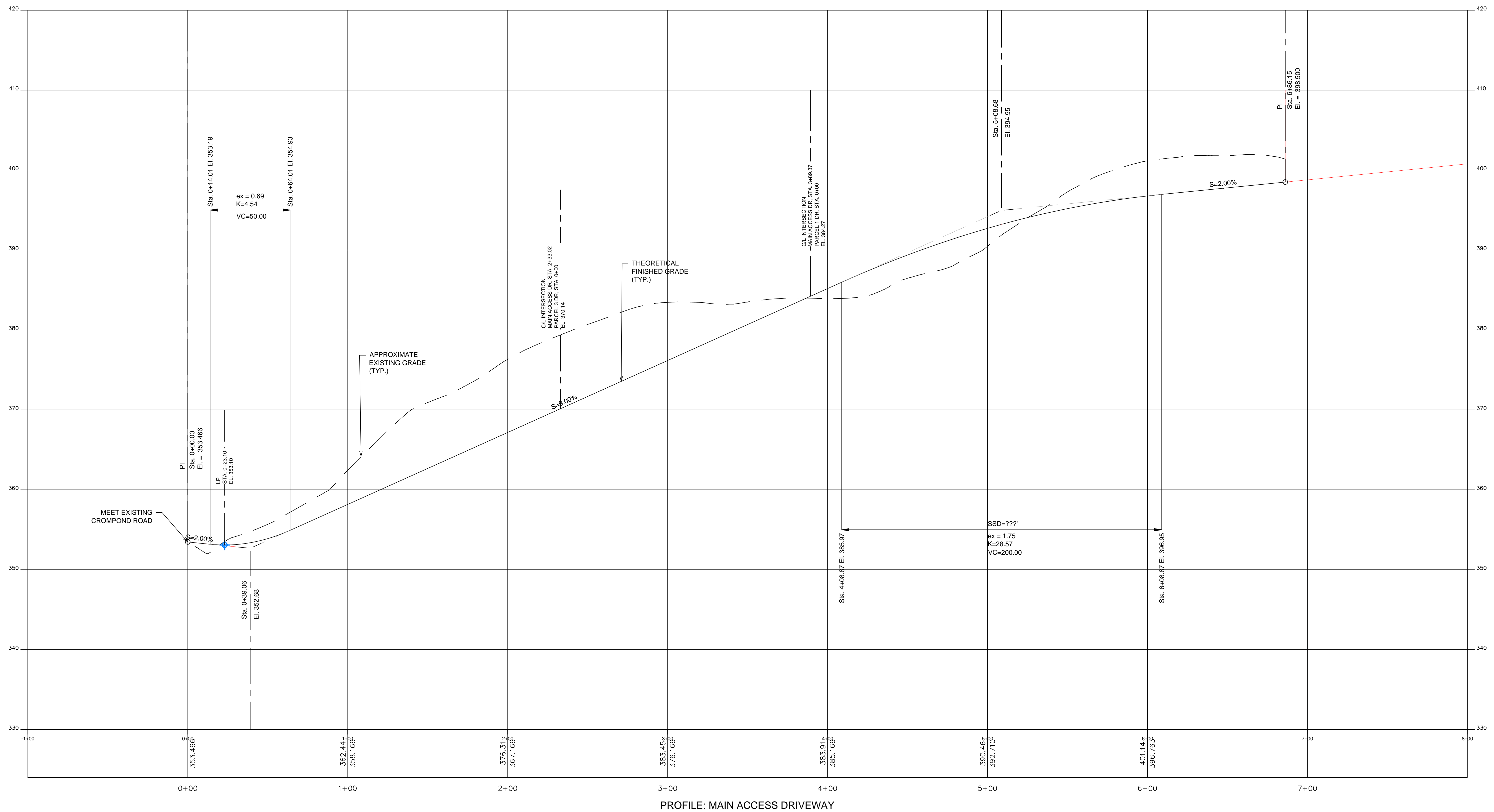
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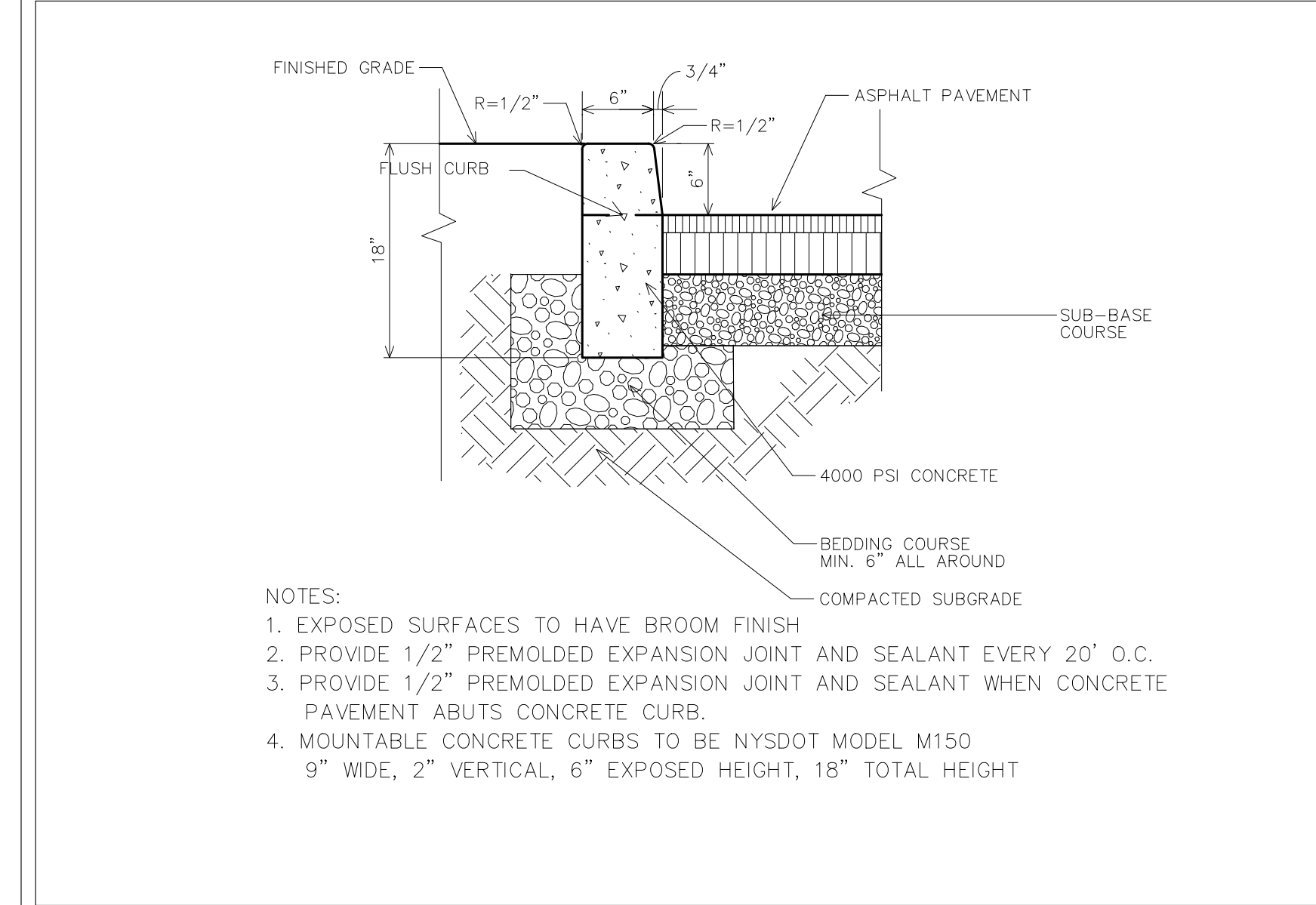
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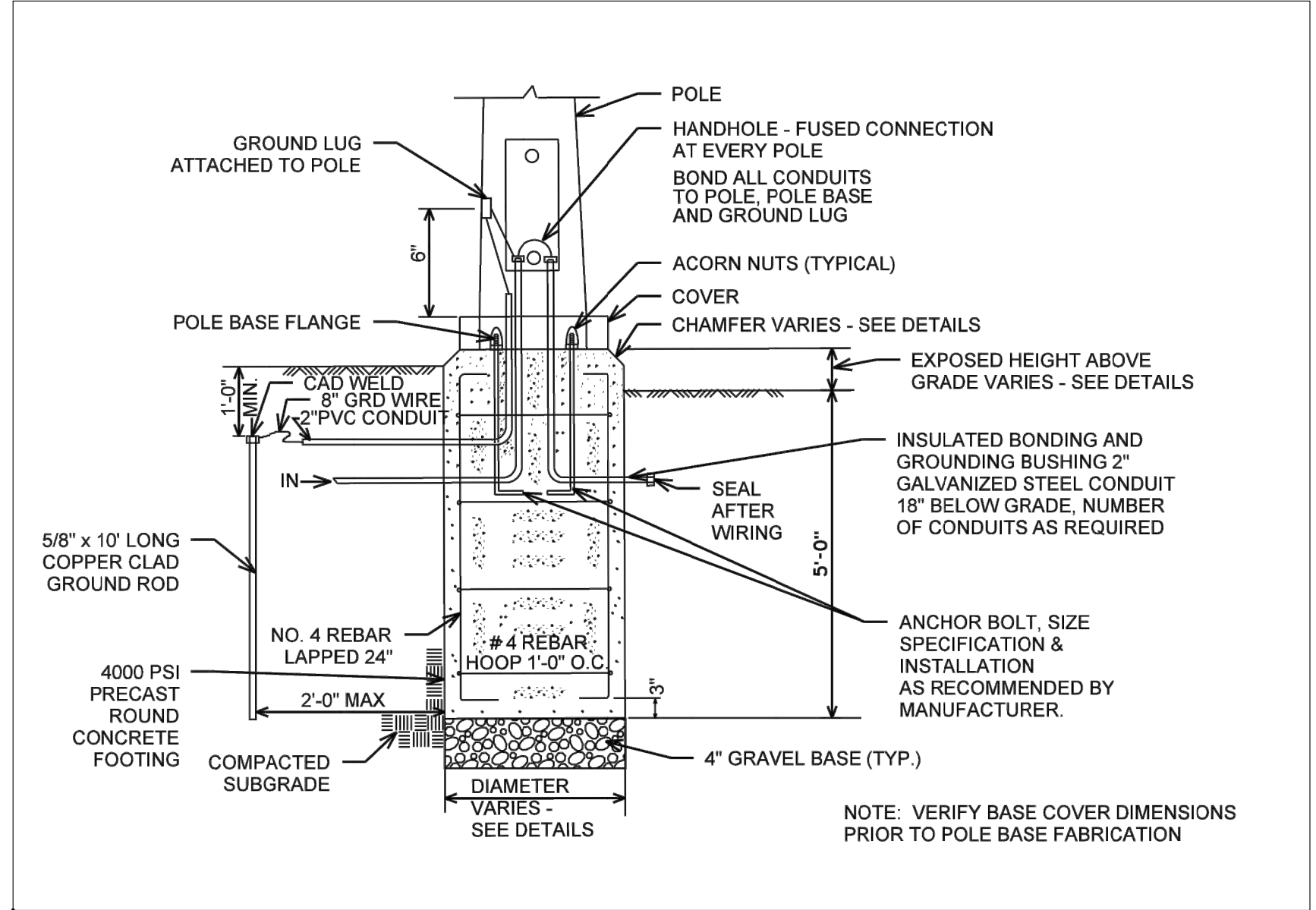
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DRAWING NO:	

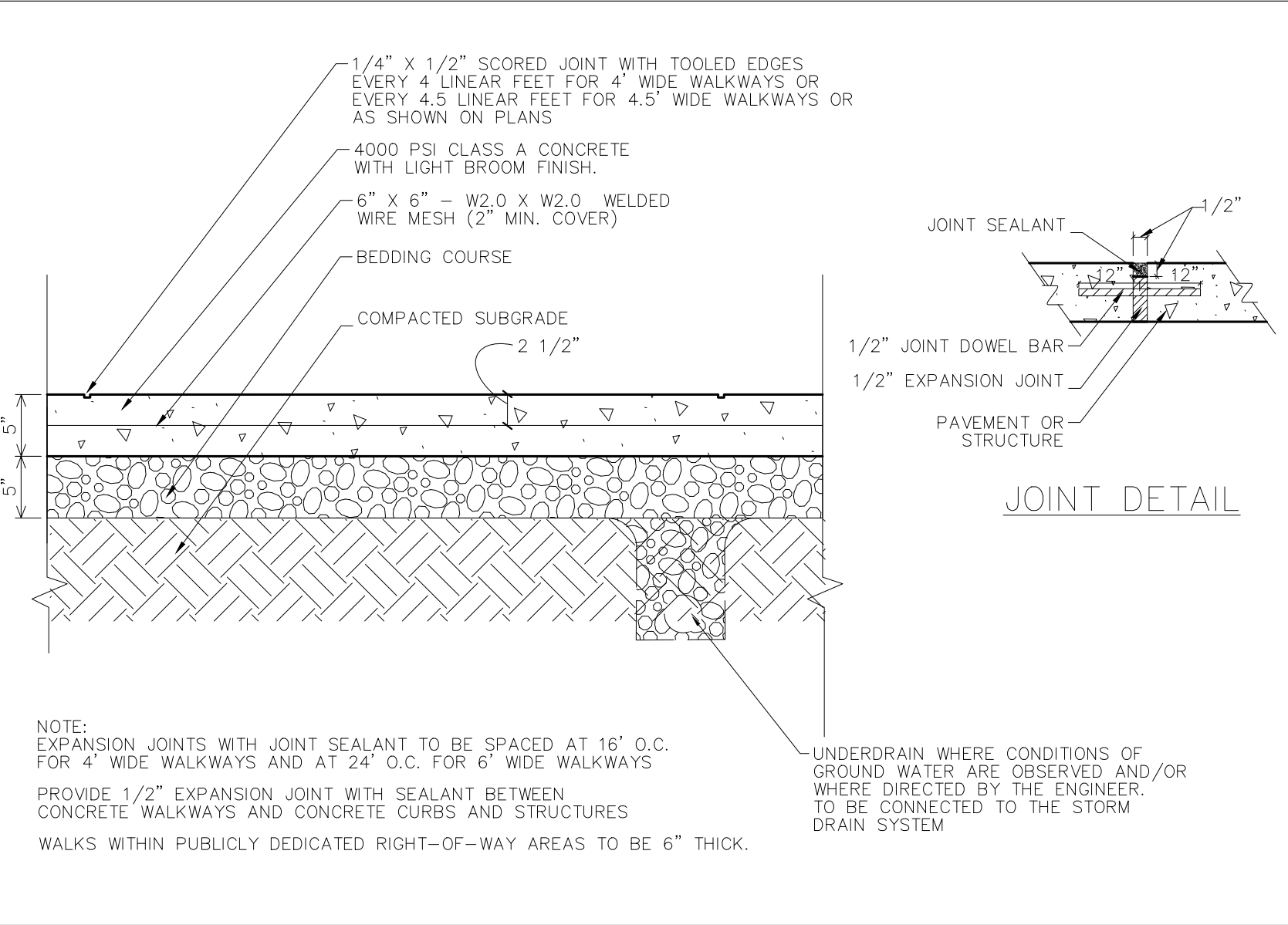
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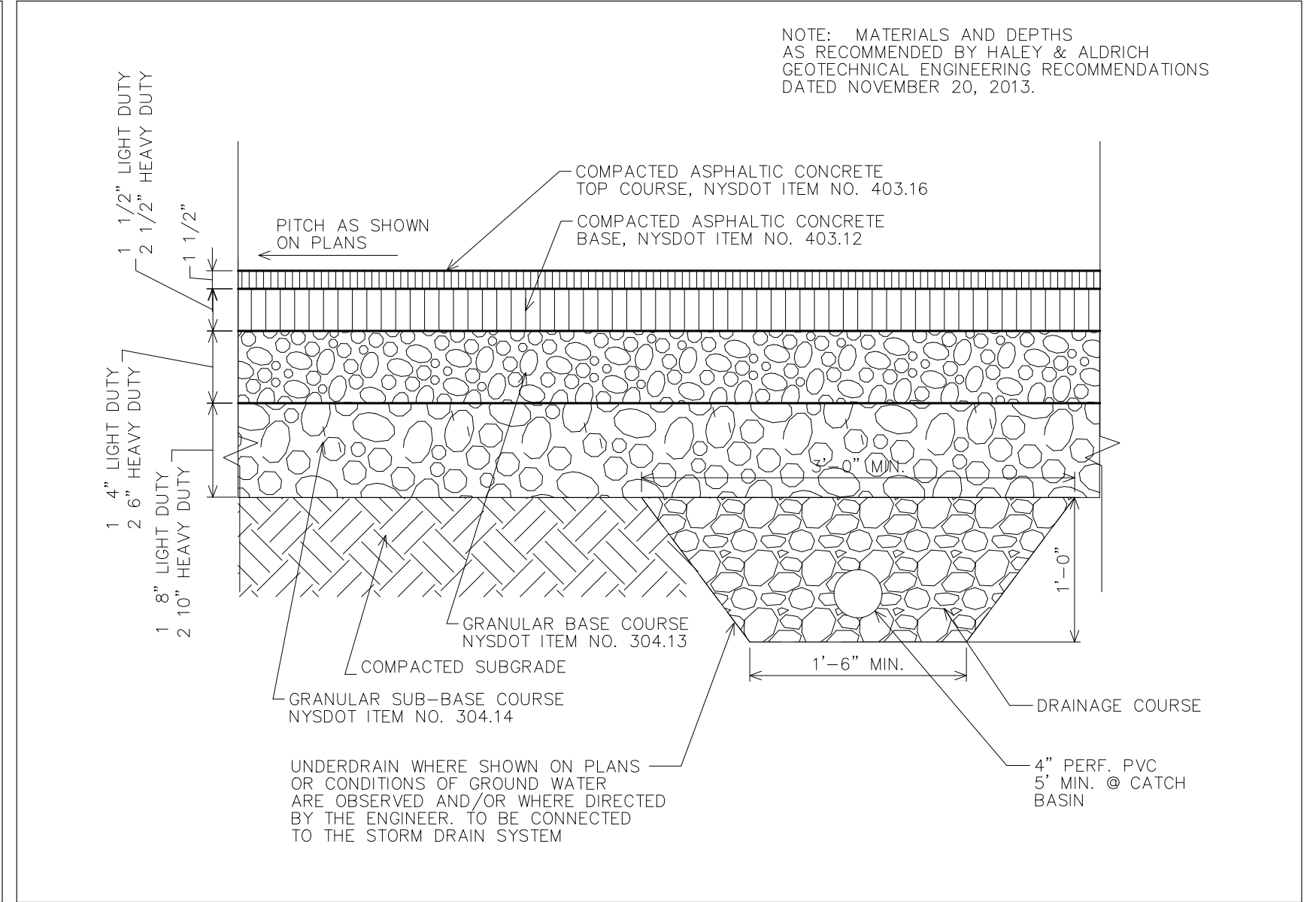
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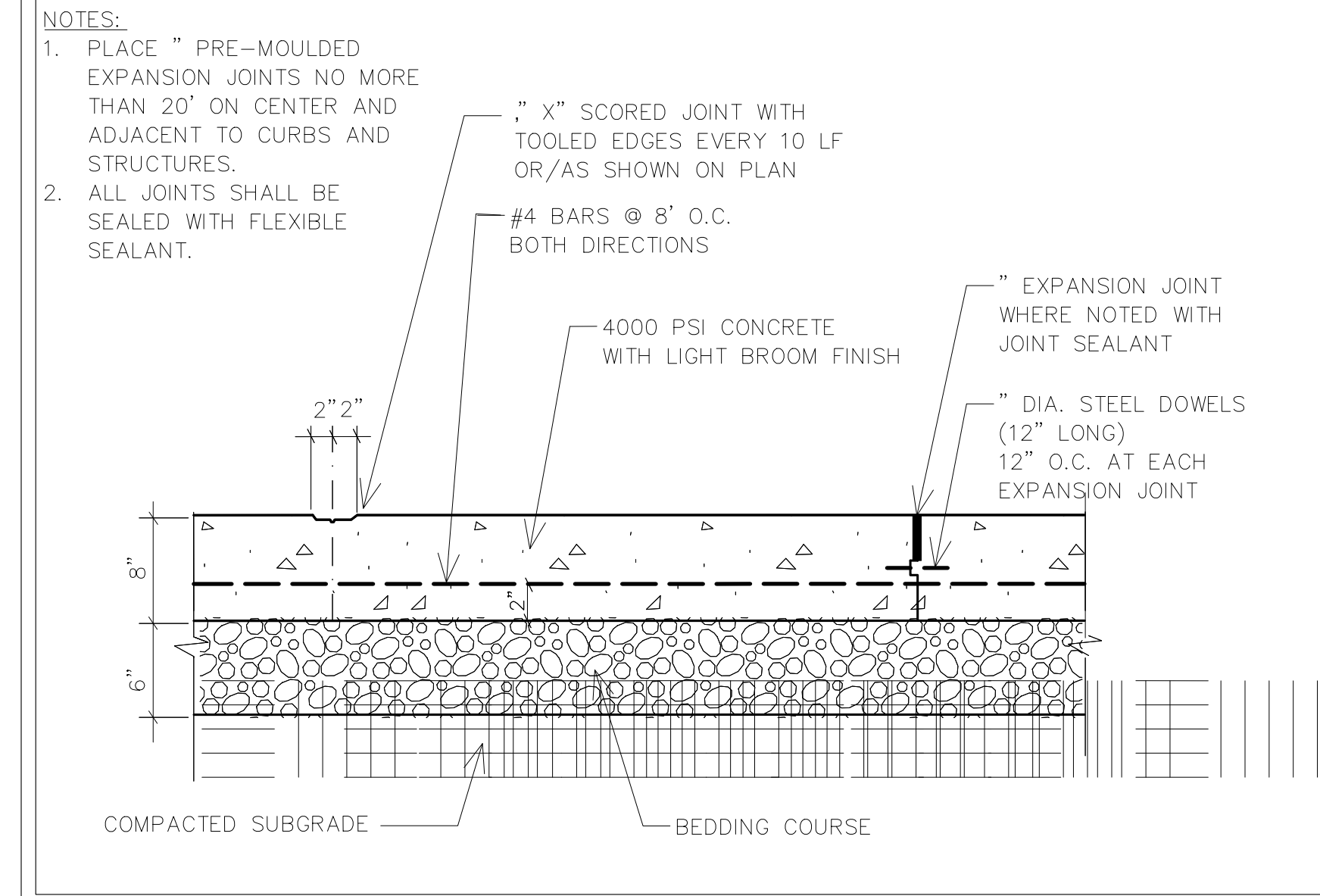
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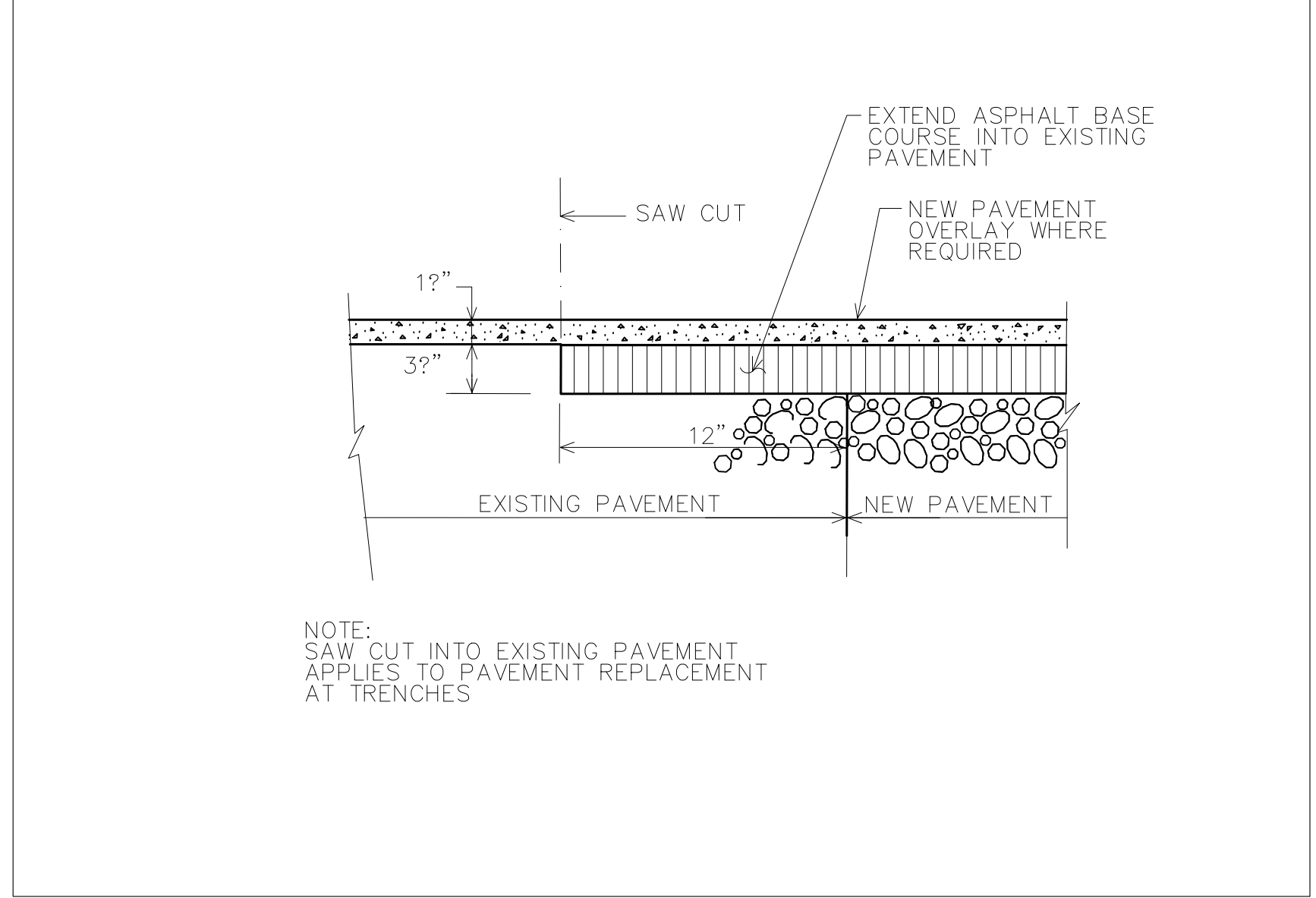
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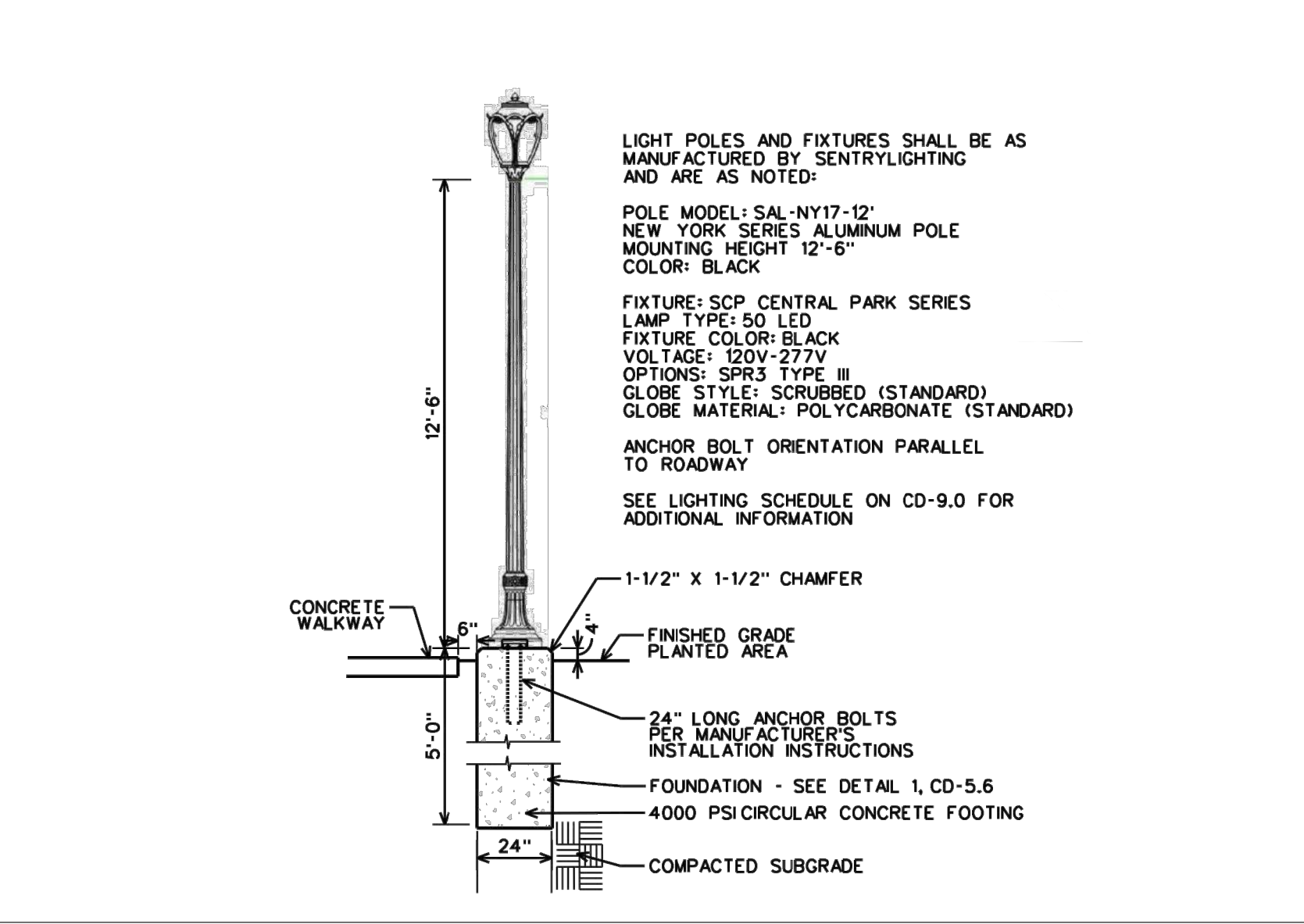
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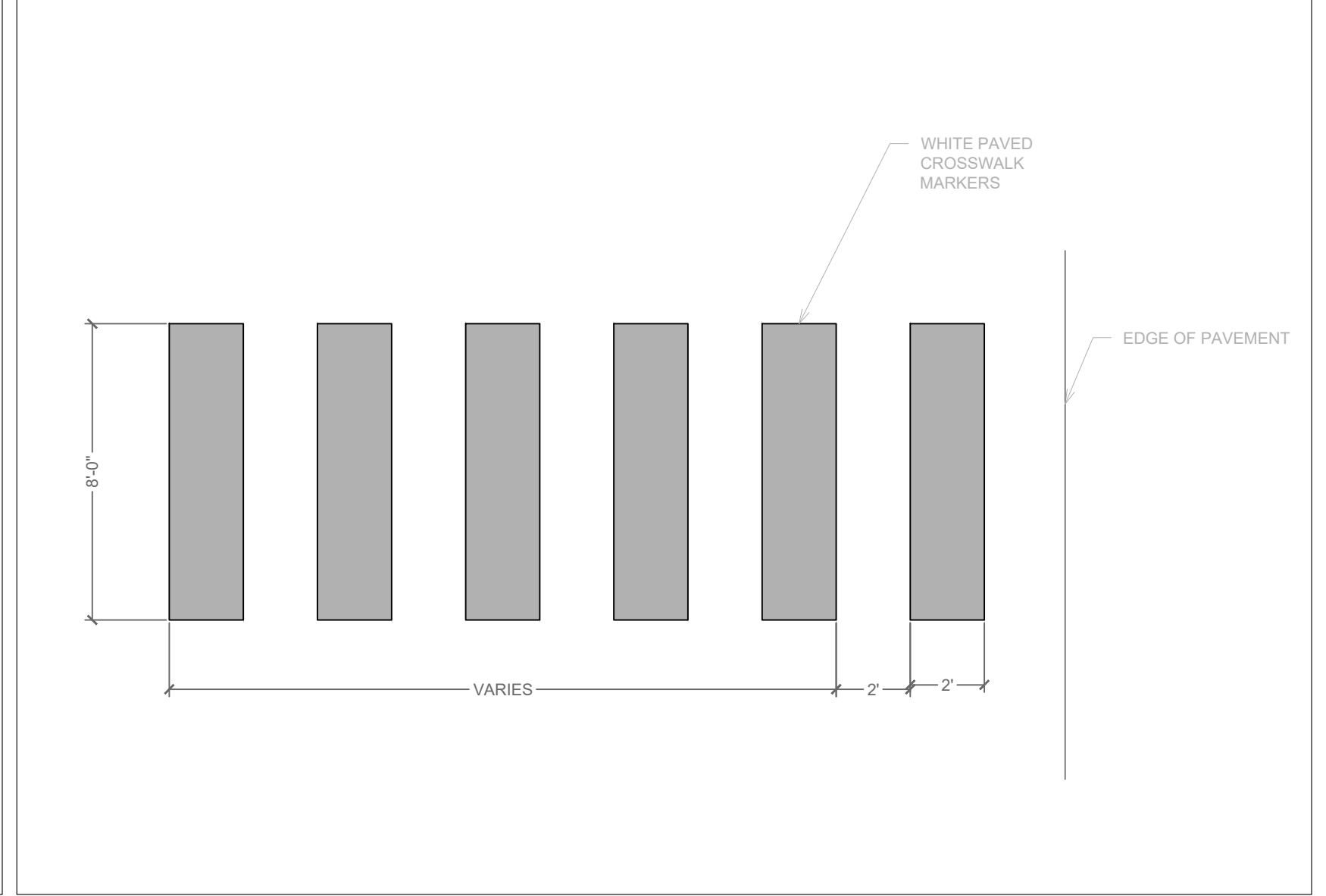
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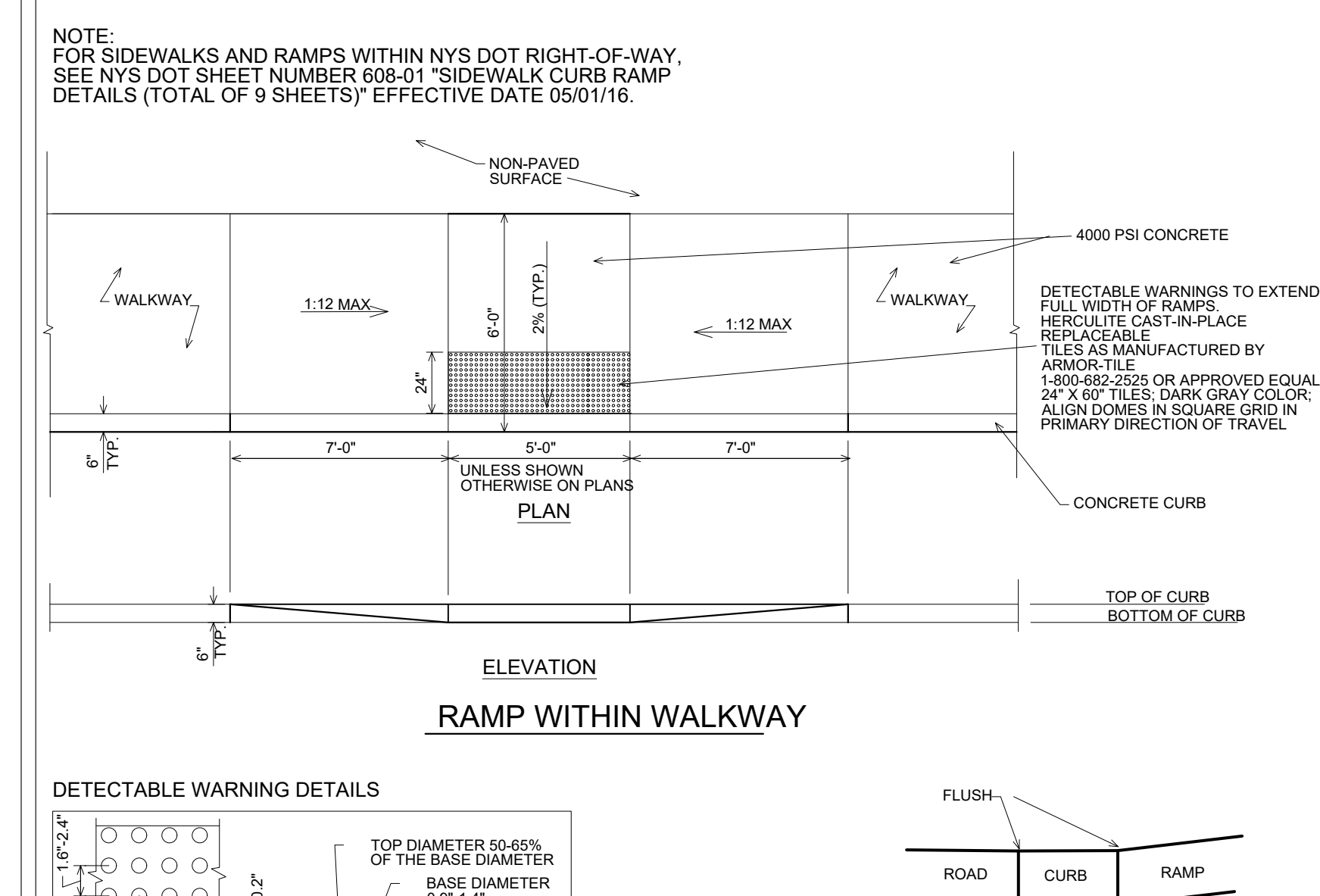
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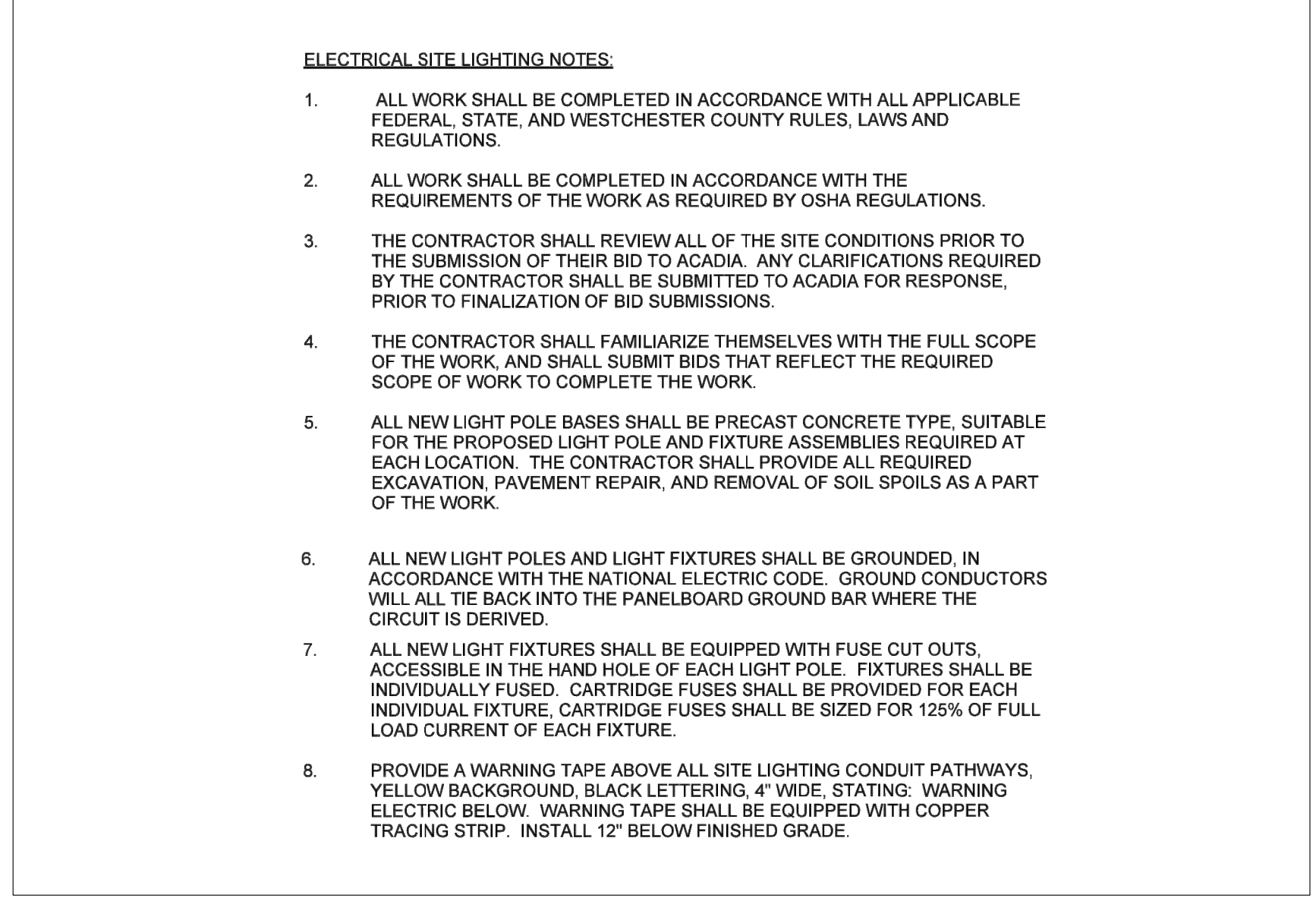
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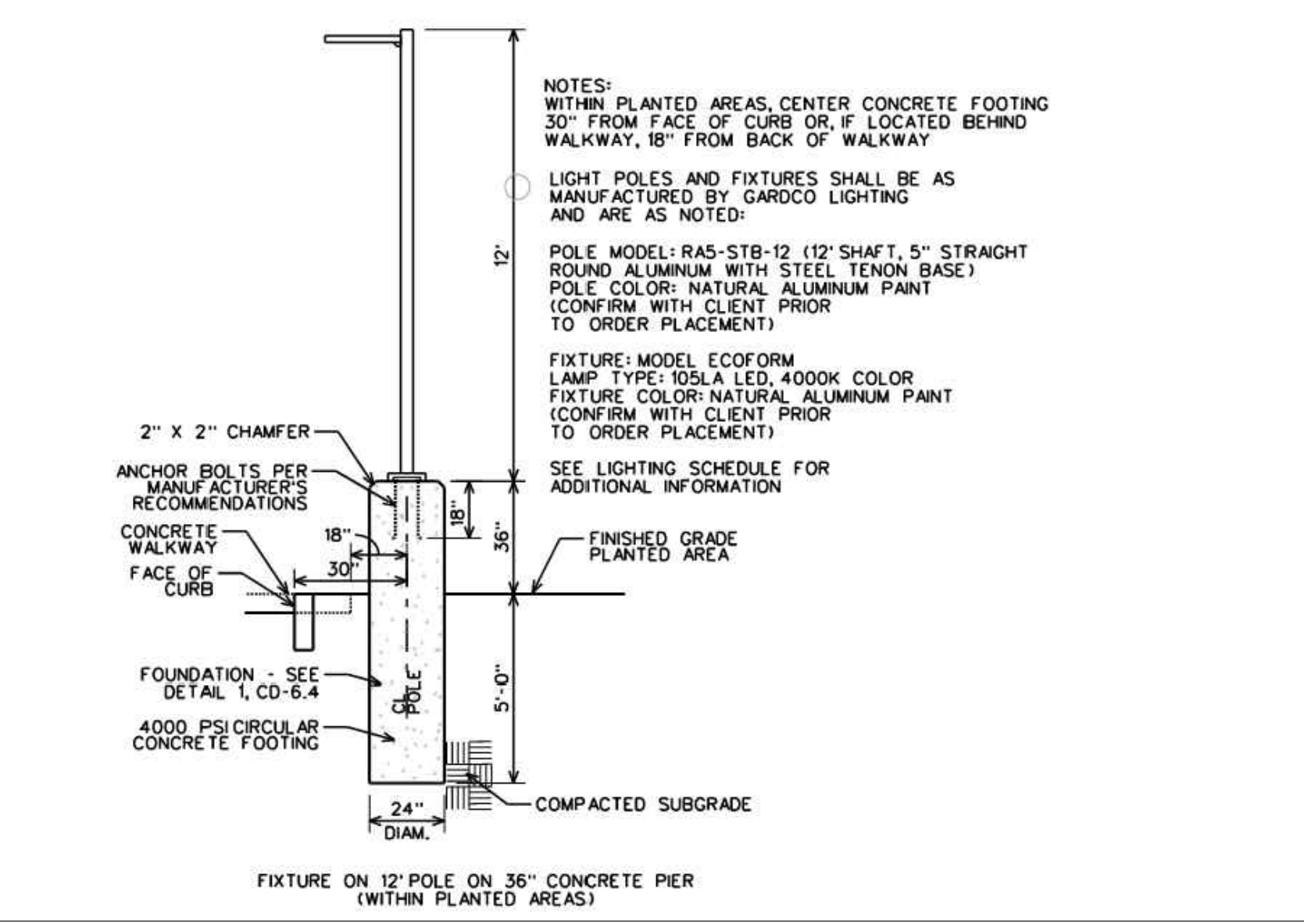
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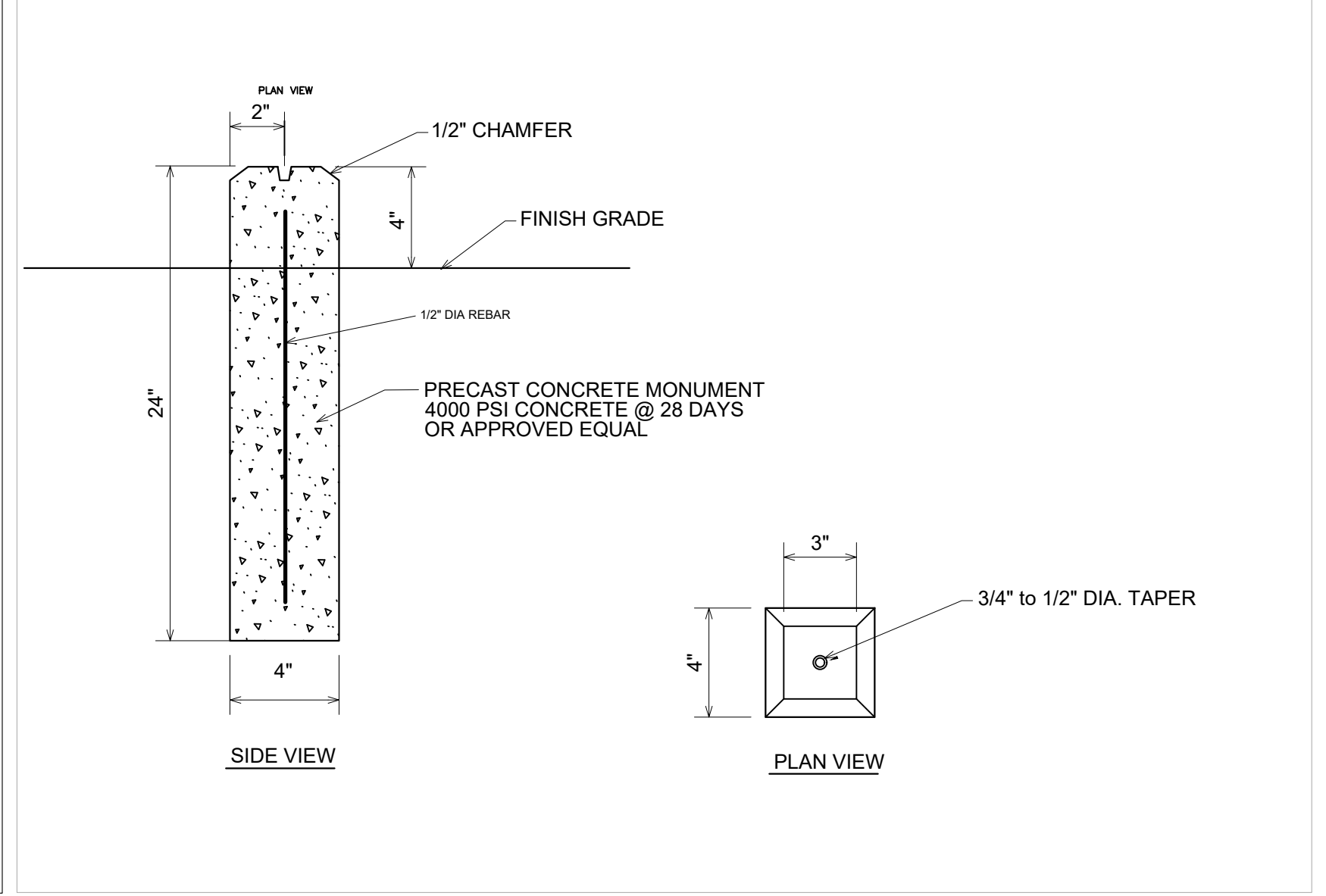
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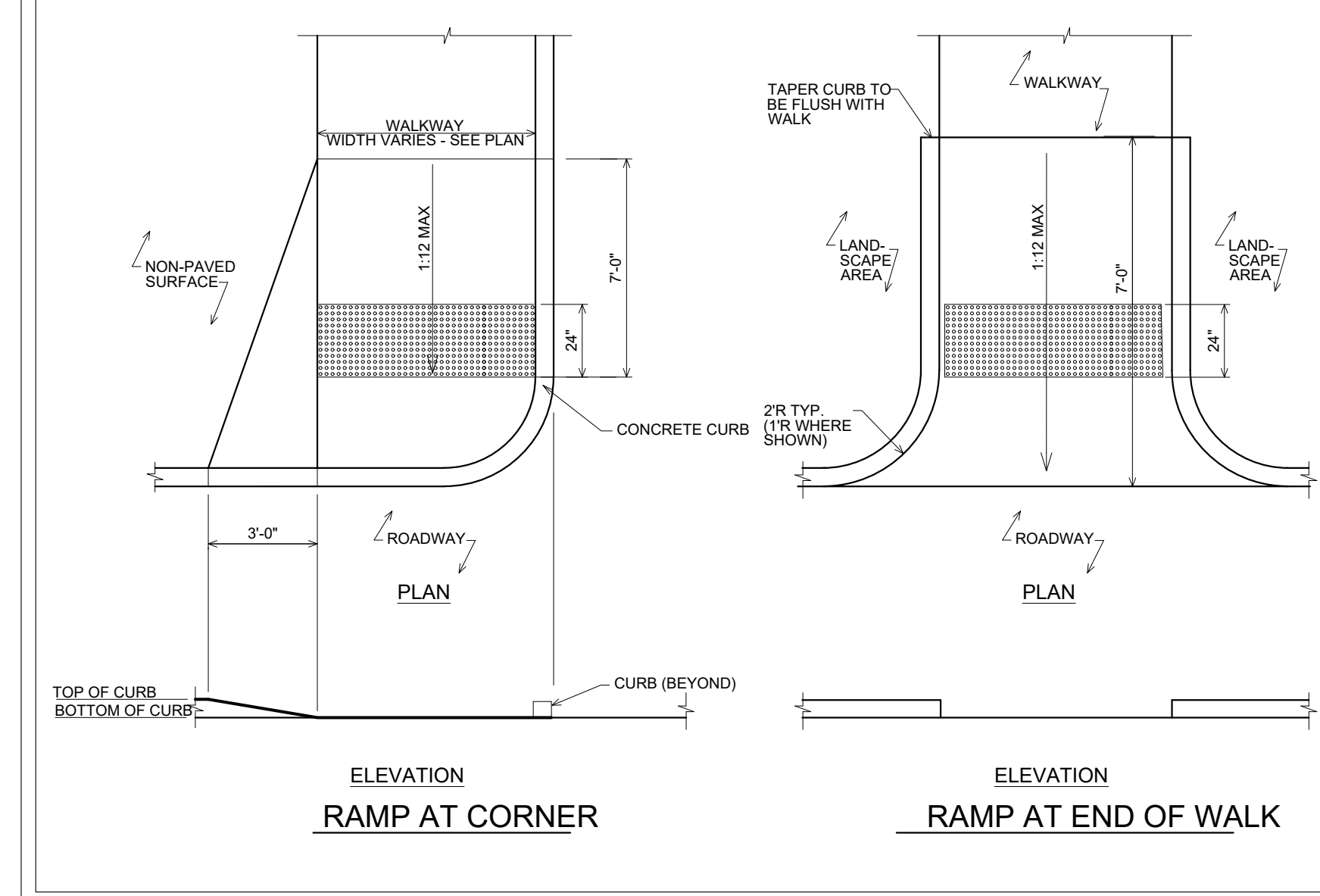
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SCALE: N.T.S. 10



ROADWAY SIGHT LIGHTING
SCALE: N.T.S. 11



CONCRETE MONUMENT
SCALE: N.T.S. 12



PEDESTRIAN RAMPS
(ON SITE ONLY)
SCALE: N.T.S. 9

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DRAWING TITLE: **SITE DETAILS**

DRAWN BY: RC/HV CHECKED BY: MSG
PROJECT NO.: 812 DATE: 07/19/23
DRAWING NO.: 084469

SP-4.0

CATCH BASIN CURB TYPE (CB)
SCALE: N.T.S.

NOTE:
1. ALL STRUCTURES TO SUPPORT H20 LOADING
2. CONTRACTOR TO SUBMIT FABRICATION SHOP DRAWINGS FOR APPROVAL

CATCH BASIN CURB TYPE (CB)
SCALE: N.T.S. 1

DRAIN INLET (DI) / YARD DRAIN (YD)
SCALE: N.T.S.

NOTE:
1. ALL STRUCTURES TO SUPPORT H20 LOADING
2. CONTRACTOR TO SUBMIT FABRICATION SHOP DRAWINGS FOR APPROVAL

DRAIN INLET (DI) / YARD DRAIN (YD)
SCALE: N.T.S. 8

CLEANOUT
SCALE: N.T.S.

NOTE:
1. SHALL BE USED IN UNPAVED AREAS ONLY.

CLEANOUT
SCALE: N.T.S. 12

- 2.1 SOIL MATERIALS (SEE SPECIFICATIONS FOR COMPLETE SOIL MATERIAL AND EARTHWORK INFORMATION)
- A. GENERAL: PROVIDE BORROW SOIL MATERIALS WHEN SUFFICIENT SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE FROM EXCAVATIONS.
 - B. SATISFACTORY SOILS: SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, AND SP ACCORDING TO ASTM D 2487, OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.
 - C. UNSATISFACTORY SOILS: SOIL CLASSIFICATION GROUPS SM, GC, SC, CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487, OR A COMBINATION OF THESE GROUPS.
 - C.A. UNSATISFACTORY SOILS ALSO INCLUDE SATISFACTORY SOILS NOT MAINTAINED WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION
 - D. SUBBASE MATERIAL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-1/2" (37.5-MM) SIEVE AND NOT MORE THAN 5 PERCENT PASSING A NO. 200 (0.075-MM) SIEVE.
 - E. BASE COURSE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; NYSDOT ITEM 304.11; RECYCLED MATERIAL (BUILDING AND ROAD DEMOLITION MATERIAL AND RECYCLED MATERIAL CONSISTING OF BRICK, CEMENT CONCRETE, OR OTHER MATERIALS) MAY NOT BE USED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER.
 - F. ENGINEERED FILL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-1/2" (37.5-MM) SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 (0.075-MM) SIEVE.
 - G. BEDDING COURSE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; EXCEPT WITH 100 PERCENT PASSING A 1-INCH (25.4-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 8 (2.36-MM) SIEVE.
 - H. DRAINAGE COURSE: NARROWLY GRADED MIXTURE OF WASHED CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL, ASTM D 448; COARSE-AGGREGATE GRADING SIZE 57; WITH 100 PERCENT PASSING A 1-1/2" (37.5-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 8 (2.36-MM) SIEVE.
 - I. FILTER MATERIAL: NARROWLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, OR CRUSHED STONE AND NATURAL SAND; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 67; WITH 100 PERCENT PASSING A 1" (25.4-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 4 (4.75-MM) SIEVE.
 - J. TRAP ROCK: NARROWLY GRADED MIXTURE OF WASHED CRUSHED STONE ASTM D 448; COARSE-AGGREGATE GRADING SIZE 1; WITH 100 PERCENT PASSING A 4-INCH (100-MM) SIEVE AND 0 TO 15 PERCENT PASSING A 1-1/2" (37.5-MM) SIEVE.
 - K. SAND: ASTM C 33; FINE AGGREGATE.
 - L. IMPERVIOUS FILL: CLAYEY GRAVEL AND SAND MIXTURE CAPABLE OF COMPACTING TO A DENSE STATE.
 - M. TOPSOIL: SEE SPECIFICATION.

SOIL MATERIAL
SCALE: N.T.S. 2

UNDER DRAIN
SCALE: N.T.S.

UNDER DRAIN
SCALE: N.T.S. 5

STORMWATER BIORETENTION FILTER
SCALE: N.T.S.

STORMWATER BIORETENTION FILTER
SCALE: N.T.S. 9

SMOOTH FLOW CHANNEL
SCALE: N.T.S.

NOTE: NO LATERAL SEWER, SERVICE CONNECTION, OR DROP MANHOLE PIPE SHALL DISCHARGE ONTO THE SURFACE OF THE BENCH.

SMOOTH FLOW CHANNEL
SCALE: N.T.S. 13

VEGETATED SWALE
SCALE: N.T.S.

(MAXIMUM SLOPE SHALL NOT EXCEED 5%)

NOTE:
AMENDED SOIL COMPOSITION (CLEAN AND WEED SEED FREE):
50% SAND
20-30% TOPSOIL WITH 4% CLAY CONTENT
20-30% LEAF COMPOST

VEGETATED SWALE
SCALE: N.T.S. 3

STORMWATER PRECAST MANHOLE
SCALE: N.T.S.

NOTE:
1. ALL STRUCTURES TO SUPPORT H20 LOADING
2. CONTRACTOR TO SUBMIT FABRICATION SHOP DRAWINGS FOR APPROVAL

STORMWATER PRECAST MANHOLE
SCALE: N.T.S. 6

SANITARY SEWER MANHOLE DETAIL
SCALE: N.T.S.

NOTE:
1. PRECAST MANHOLE SHALL BE H-20 LOADING AND MIN. 4,000 PSI CONCRETE.
2. CONTRACTOR TO SUBMIT FABRICATION SHOP DRAWINGS FOR APPROVAL.

SANITARY SEWER MANHOLE DETAIL
SCALE: N.T.S. 10

CLEANOUT
SCALE: N.T.S.

NOTE:
1. SHALL BE USED IN UNPAVED AREAS ONLY.

CLEANOUT
SCALE: N.T.S. 12

RIPRAP OUTLET PROTECTION/ENERGY DISSIPATOR
SCALE: N.T.S.

NOTE:
SEE RIPRAP STANDARDS AND SPECIFICATIONS MINIMUM TAILWATER CONDITIONS

ADAPTED FROM DETAILS PROVIDED BY USMA - NCEC, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

RIPRAP OUTLET PROTECTION/ENERGY DISSIPATOR
SCALE: N.T.S. 4

TRENCH DETAIL (STORM / SEWER / WATER)
SCALE: N.T.S.

NOTE:
1. WHEN PIPES ARE TO BE INSTALLED IN FILL SECTIONS, THE CONTRACTOR SHALL INSTALL CRUSHED STONE, GRAVEL OR APPROVED STRUCTURAL FILL.
2. BACKFILL TO 95% RELATIVE MATERIAL COMPACTED DRY DENSITY AT OPTIMUM MOISTURE UNDER PAVED AREAS AND 90% UNDER LANDSCAPED AREAS (TYP.).
3. BACKFILL WITH 80PSI FLOWABLE CONCRETE IN TOWN R.O.W. (K-CRETE).
4. K-CRETE BACKFILL SHALL BE USED IN ALL TRENCHING (SANITARY SEWER AND WATER MAIN) LOCATED WITHIN THE EXISTING PAVEMENT. PRIOR TO THE PLACEMENT OF THE K-CRETE BACKFILL, THE PIPE SHALL BE SURROUNDED WITH A MINIMUM OF 12 INCHES OF NYSDOT ITEM 304.05 OR CLEAN SAND AS DIRECTED BY THE UTILITY OWNER. THE REMAINDER OF THE TRENCH (UP TO THE BOTTOM OFFPAVEMENT SECTION) SHALL THEN CONSIST OF K-CRETE.
5. REFER ALSO TO DETAIL 5, SHEET CD-1 (SAW-CUT PAVEMENT KEY) FOR TRENCHING WITHIN EXISTING PAVEMENT.

TRENCH DETAIL (STORM / SEWER / WATER)
SCALE: N.T.S. 7

SANITARY SERVICE LINE
SCALE: N.T.S.

NOTE:
1. MIN. SLOPE OF LATERAL 1" FOOT EXCEPT OTHERWISE NOTED.
2. MAX. SLOPE OF LATERAL AS DETERMINED BY GRADES OF MAIN LINE AND HOUSE ELEVATION.
3. NO CHIMNEY TYPE CONSTRUCTION SHALL BE PERMITTED. LATERALS MUST REST ON UNDISTURBED GROUND.
4. CLEANOUTS TO BE INSTALLED EVERY 50 FEET OR WHERE SHOWN OR AS DIRECTED.
5. SEE CLEANOUT THIS SHEET FOR MORE INFORMATION.

SANITARY SERVICE LINE
SCALE: N.T.S. 11

SITE DETAILS

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SITE DETAILS 14

EVERGREEN MANOR
Town of CORTLANDT, New York

OWNER / APPLICANT
V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
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WETLANDS CONSULTANT
TIM MILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY, 10516

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NOTE:
1. MIN. SLOPE OF LATERAL 1" FOOT EXCEPT OTHERWISE NOTED.
2. MAX. SLOPE OF LATERAL AS DETERMINED BY GRADES OF MAIN LINE AND HOUSE ELEVATION.
3. NO CHIMNEY TYPE CONSTRUCTION SHALL BE PERMITTED. LATERALS MUST REST ON UNDISTURBED GROUND.
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5. SEE CLEANOUT THIS SHEET FOR MORE INFORMATION.

REVISIONS

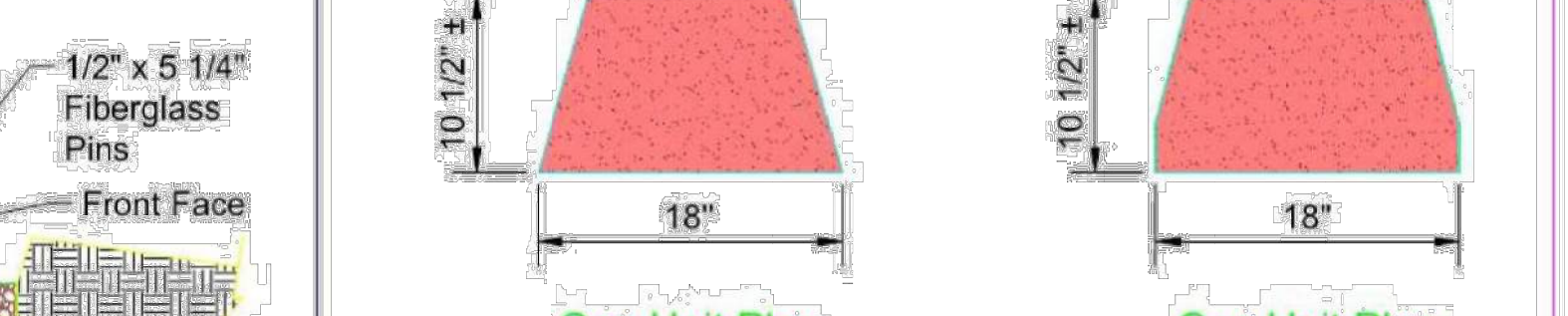
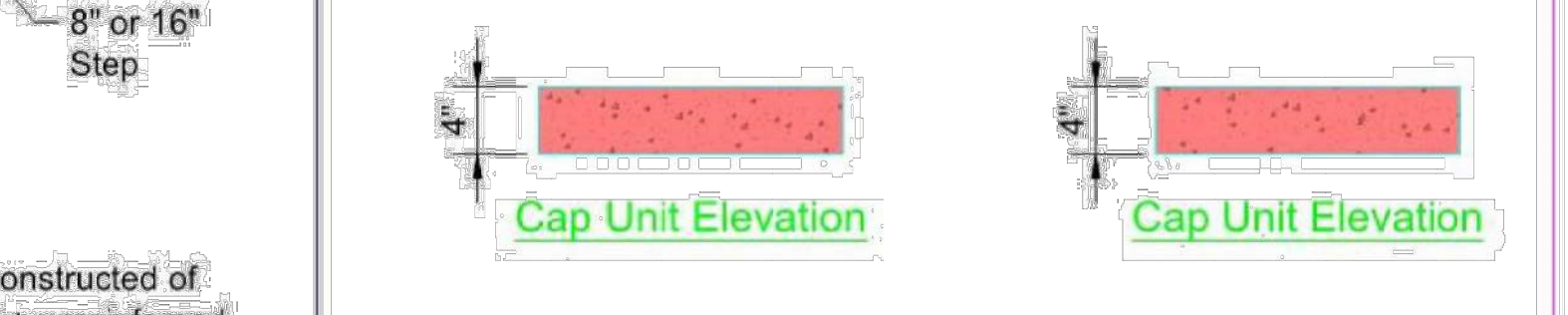
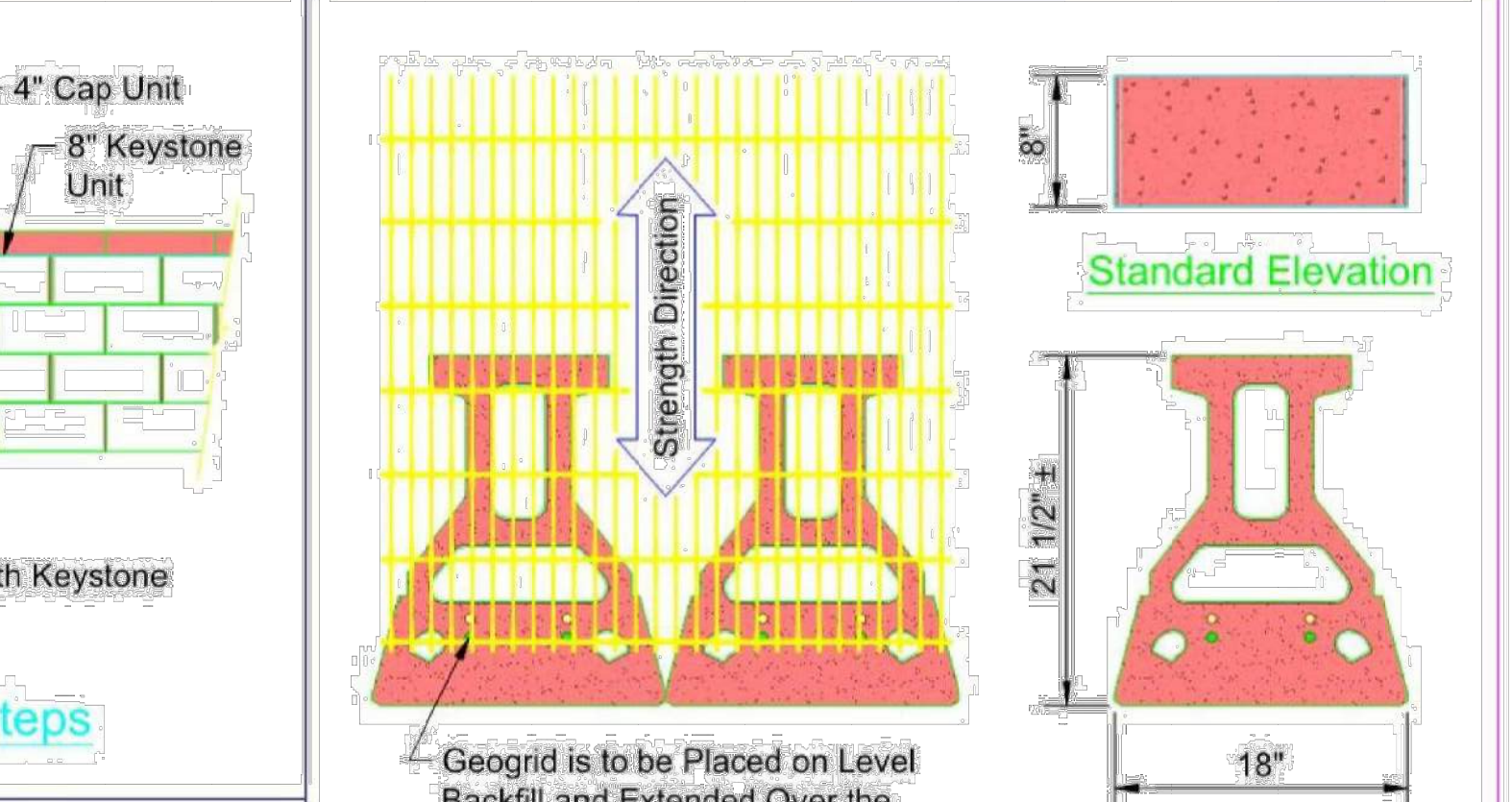
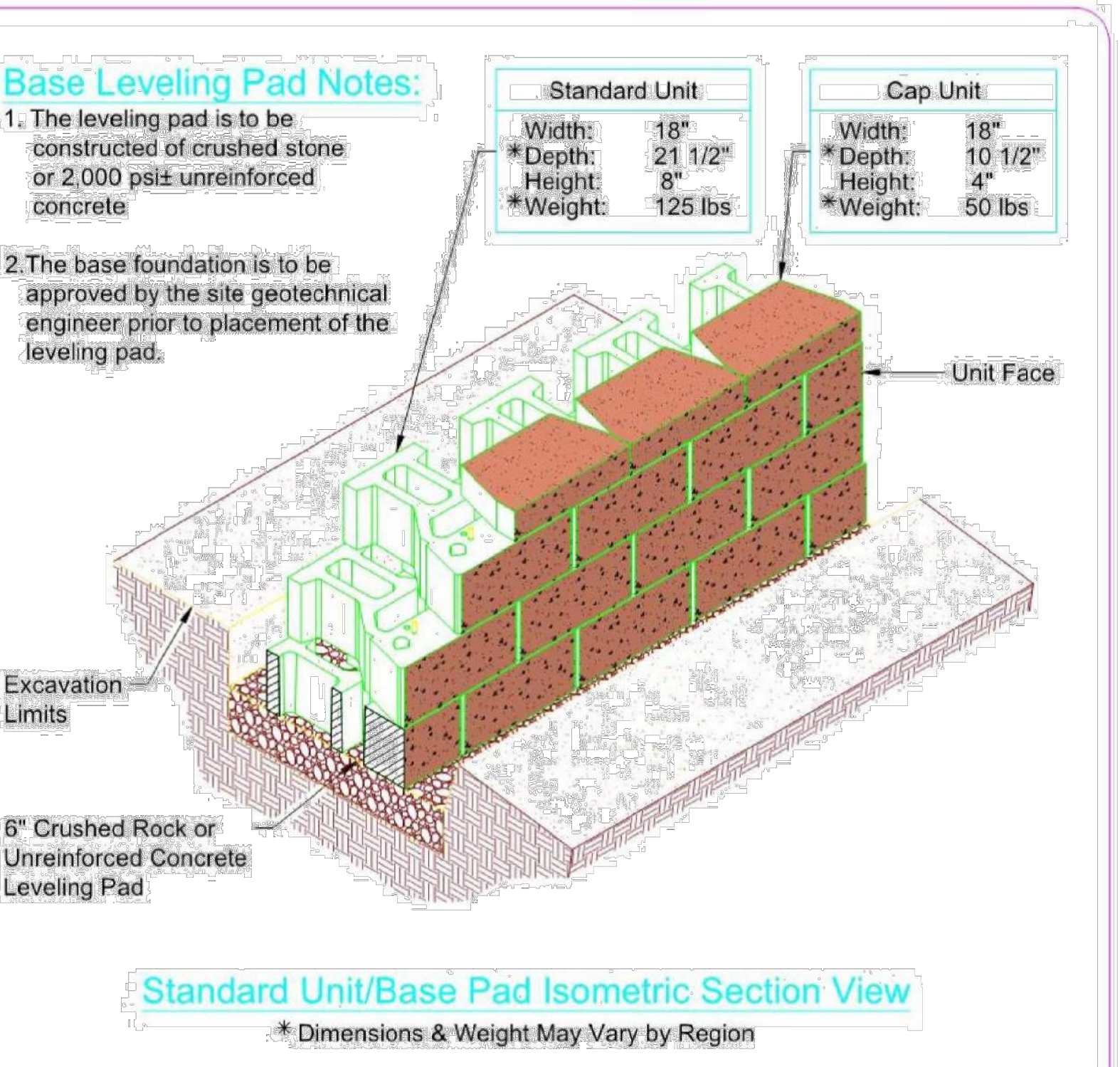
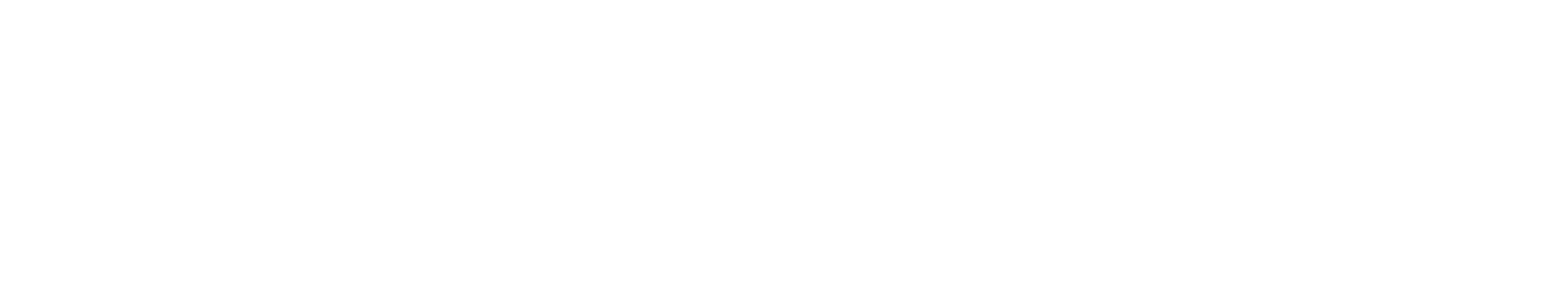
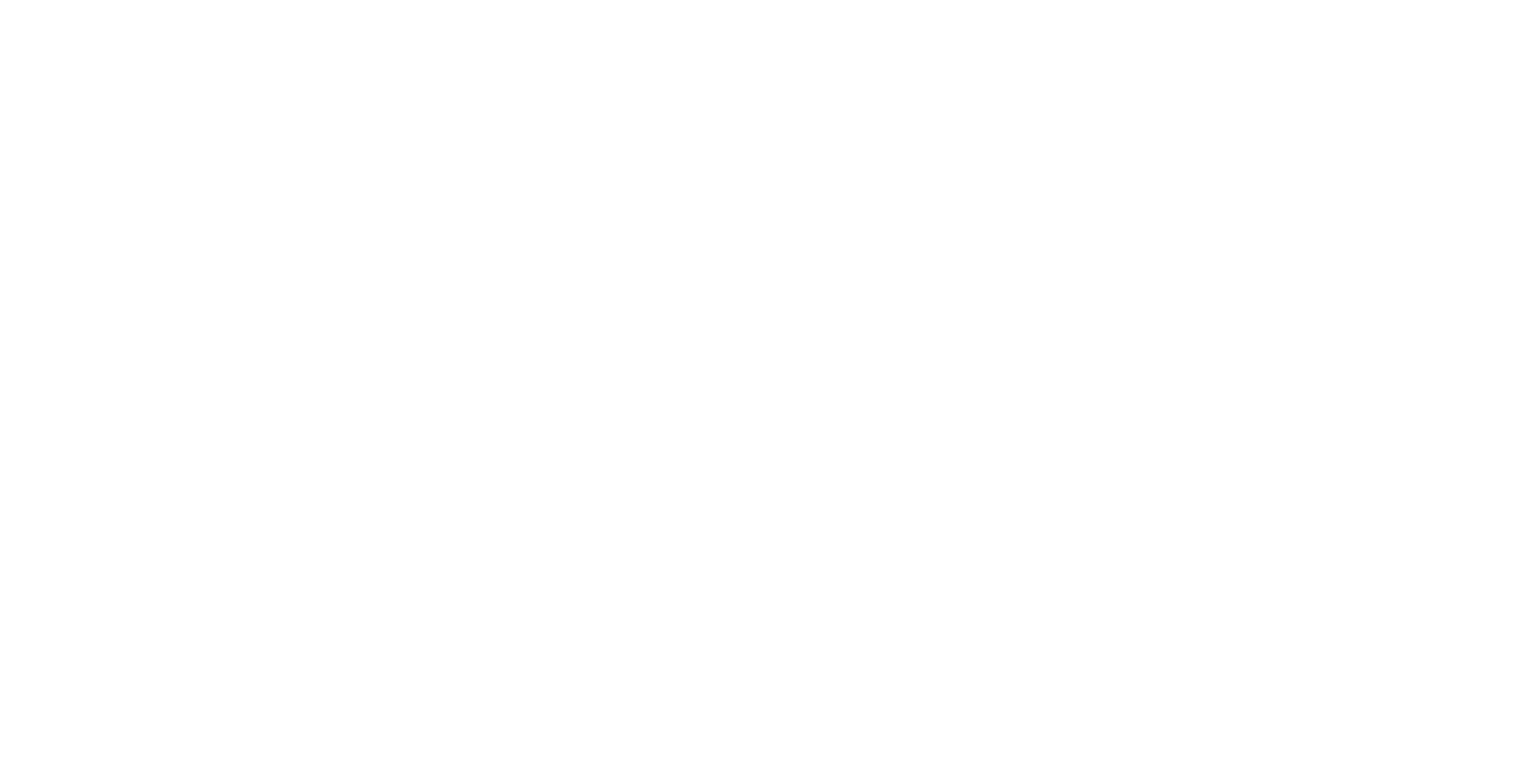
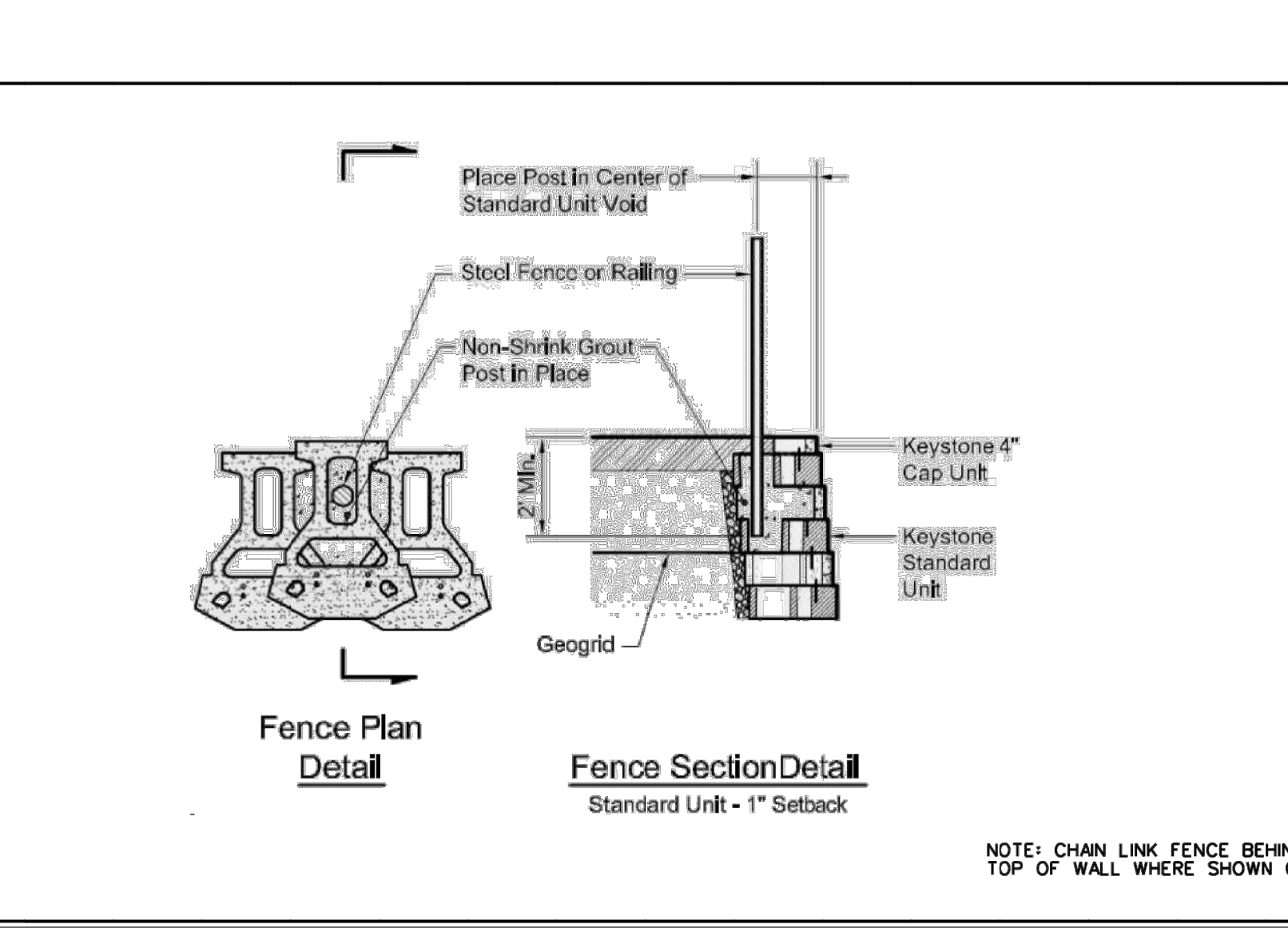
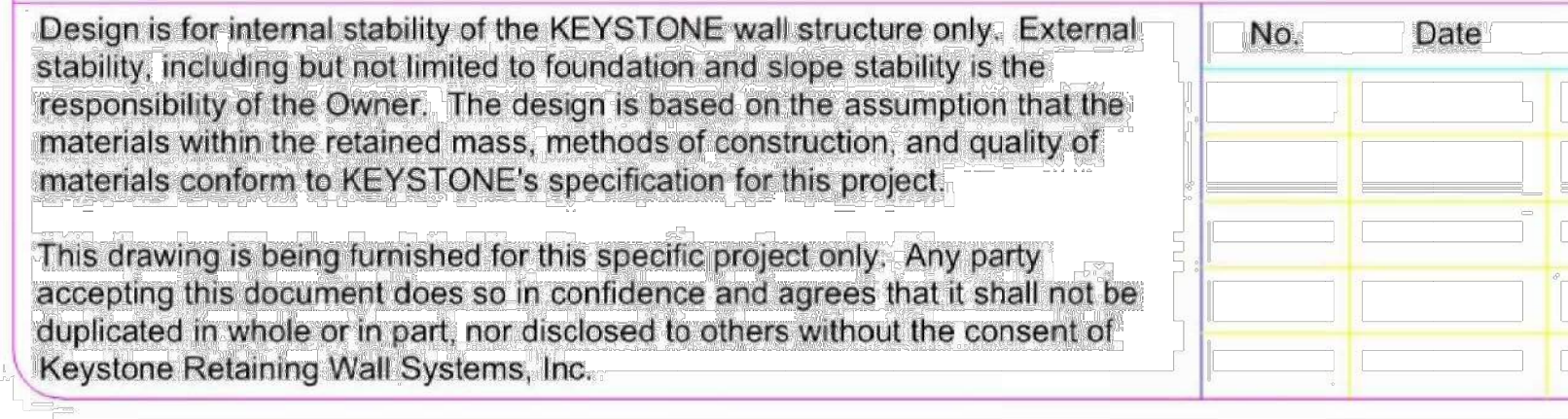
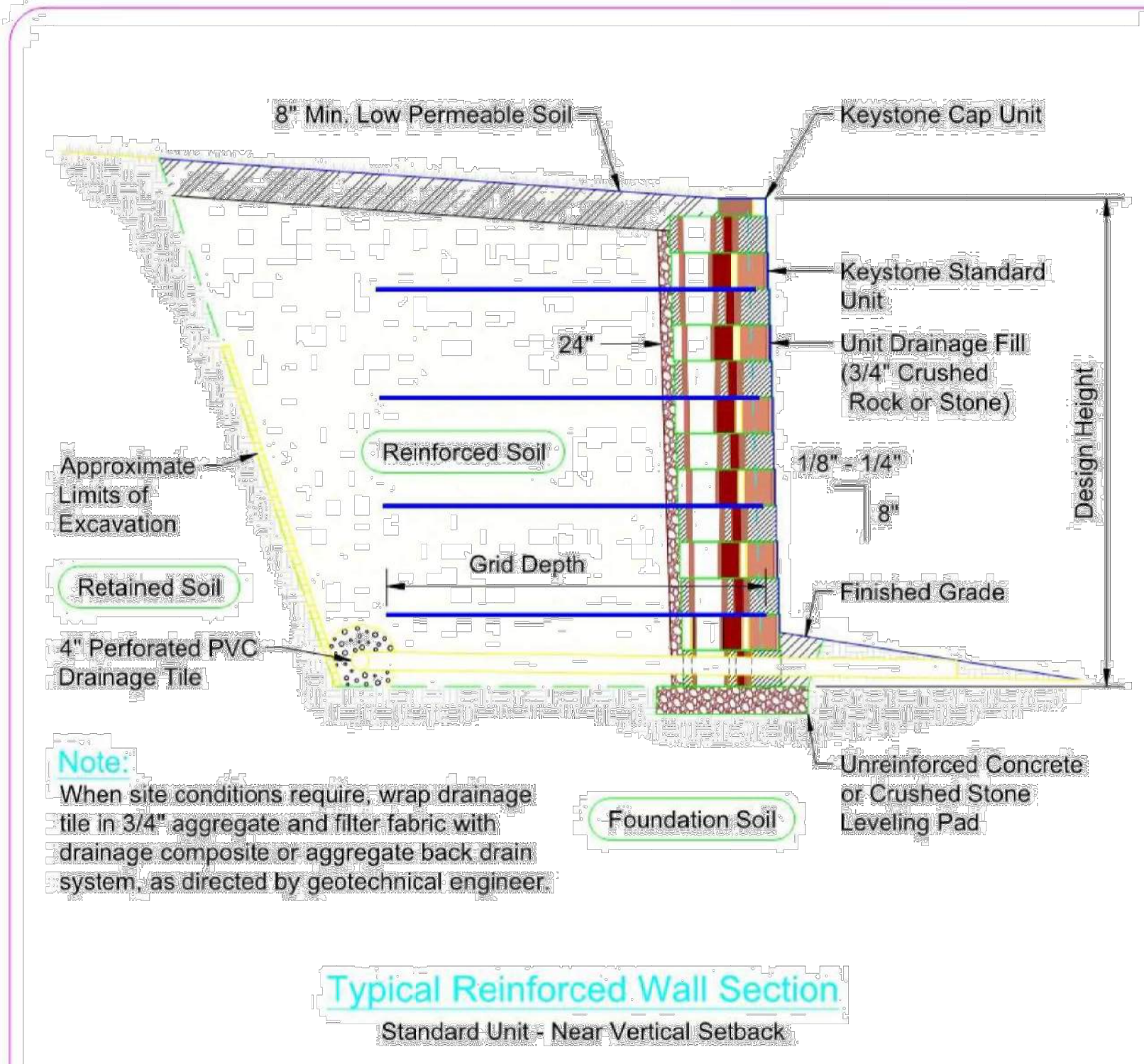
NO.	DATE	ISSUE

DRAWING TITLE

SITE DETAILS

DRAWN BY: RC/HV CHECKED BY: MSG
PROJECT NO.: 812 DATE: 07/19/23
DRAWING NO.: 084469

SP-4.1



Design is for internal stability of the KEYSTONE wall structure only. External stability, including but not limited to foundation and slope stability is the responsibility of the Owner. The design is based on the assumption that the materials within the retained mass, methods of construction, and quality of materials conform to KEYSTONE's specification for this project.

This drawing is being furnished for this specific project only. Any party accepting this document does so in confidence and agrees that it shall not be duplicated in whole or in part, nor disclosed to others without the consent of Keystone Retaining Wall Systems, Inc.

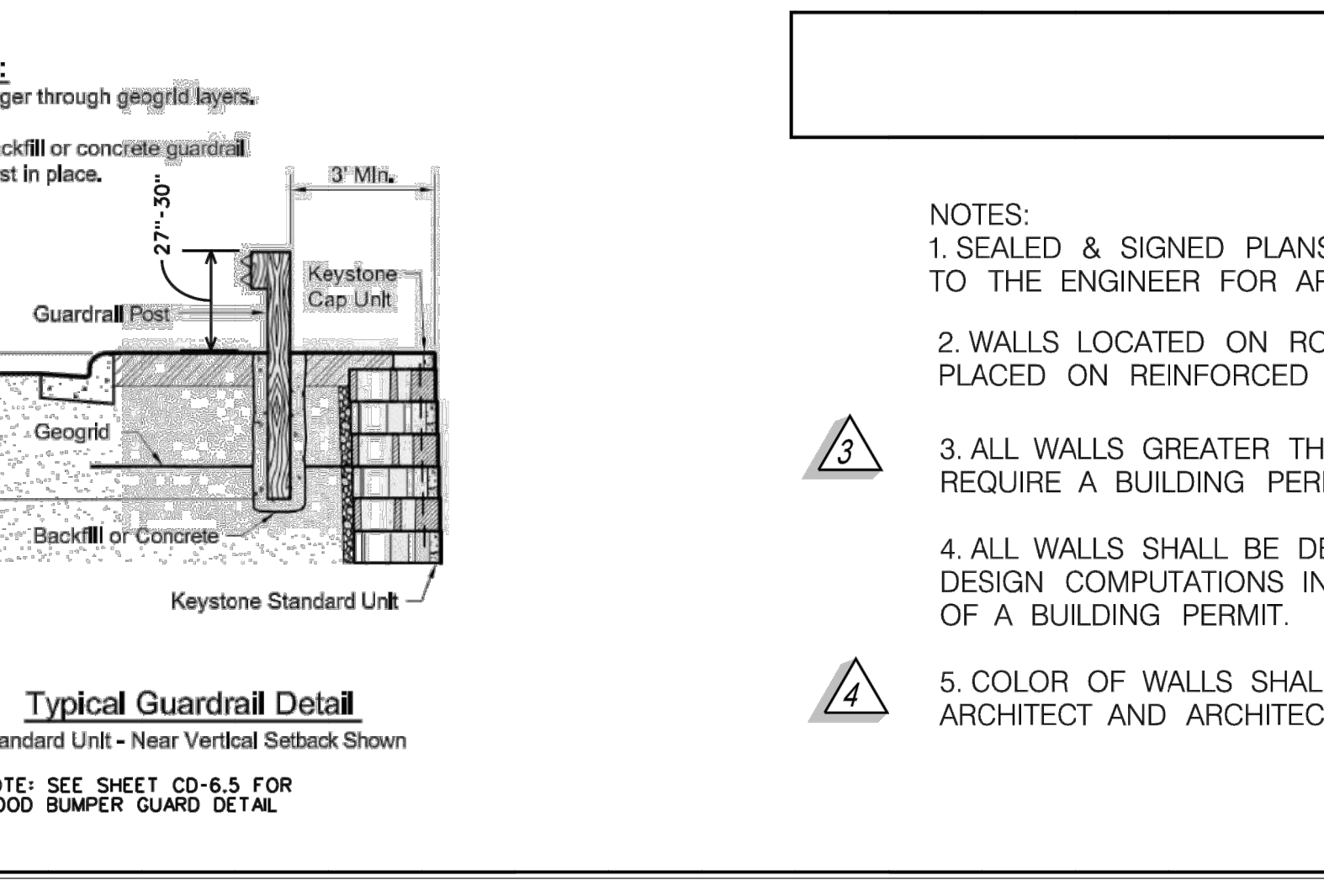
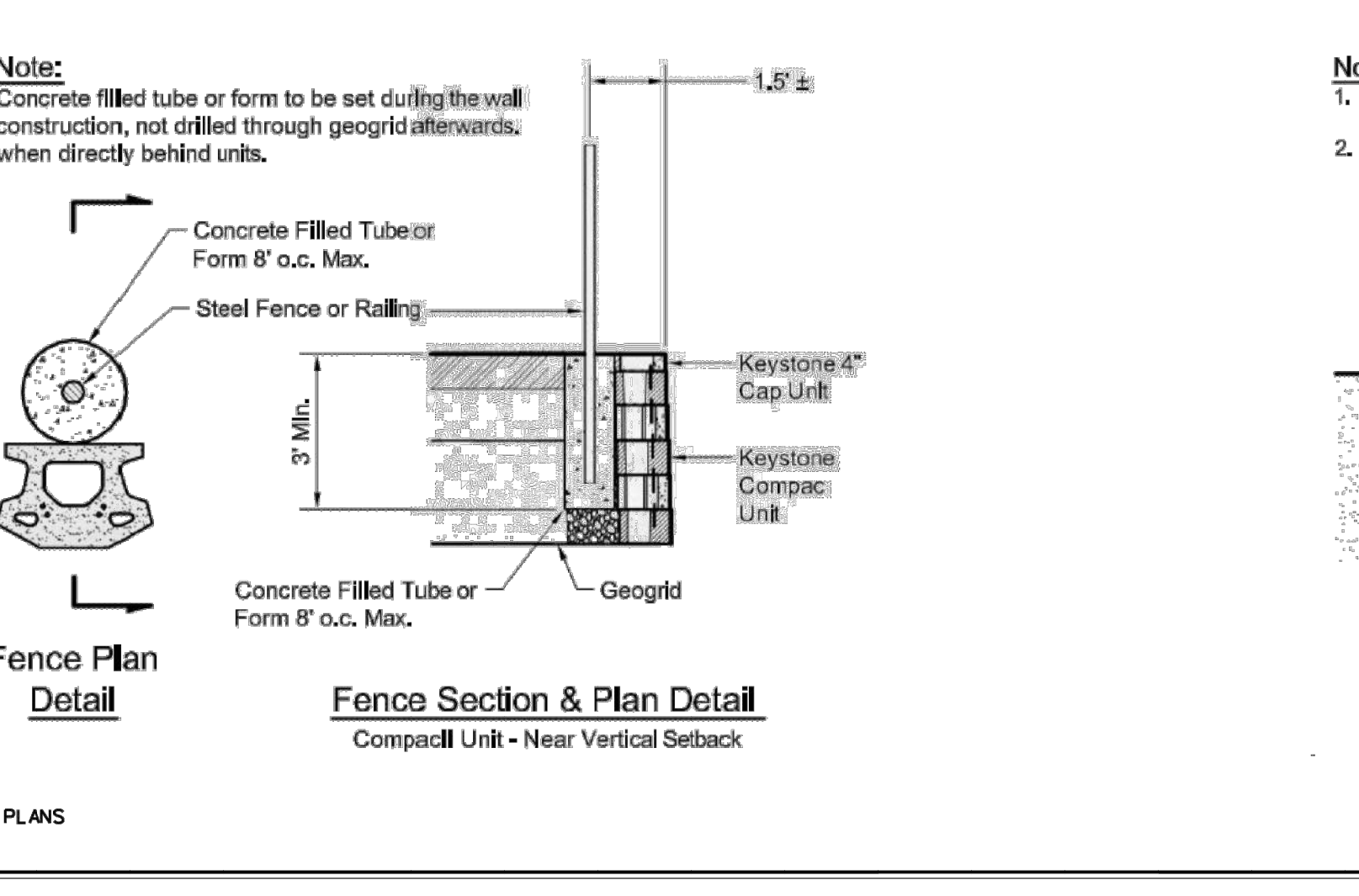
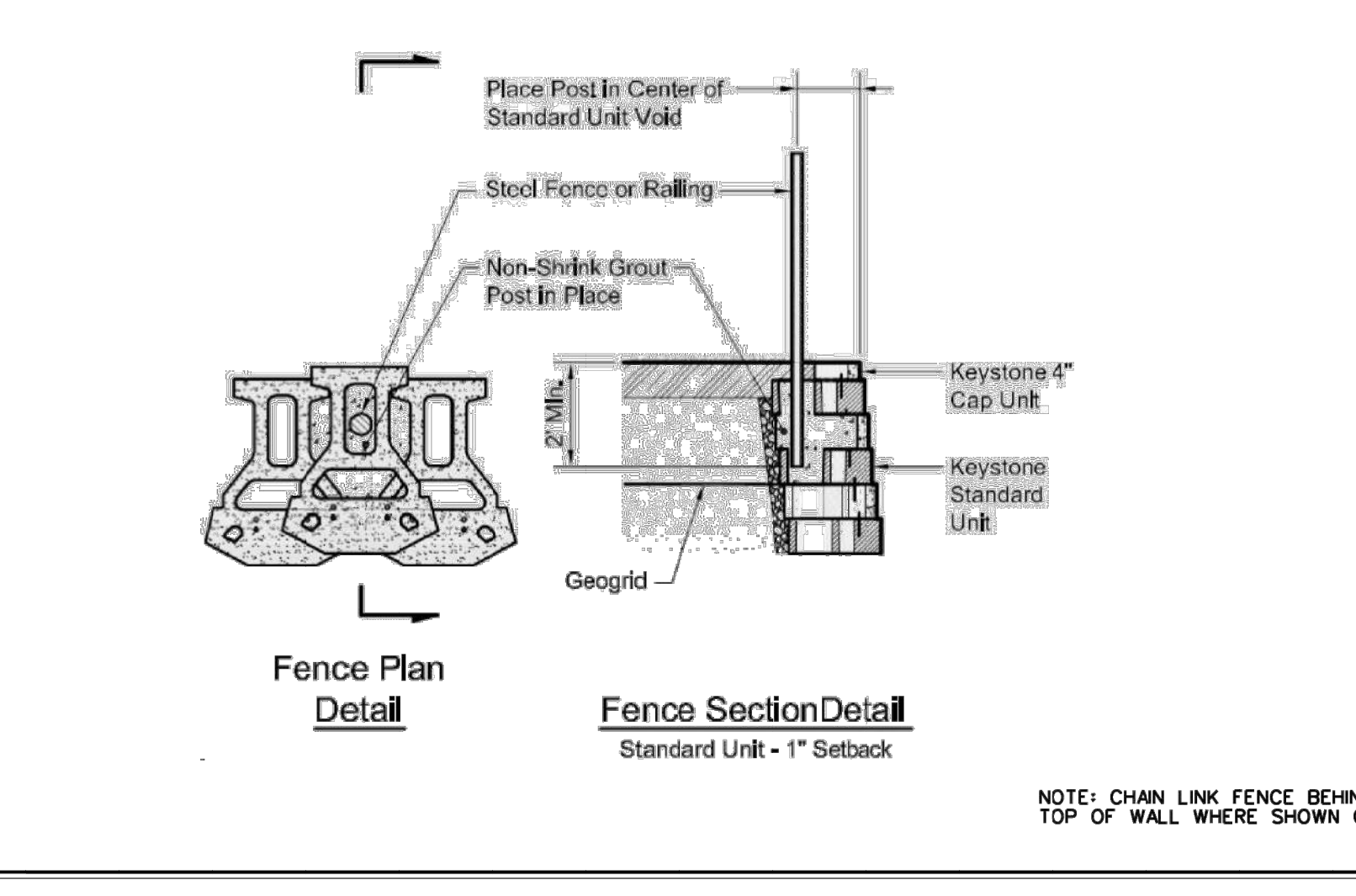
No.	Date	Revision	By

KEYSTONE
RETAINING WALL SYSTEMS

A CONTECH COMPANY

4444 W 78th Street
Minneapolis, MN 55435
952-897-1040

Designed By:	RKM	Title:	Standard Unit 21 - Straight Face Details	Date:	
Checked By:	CDM	Project:	Keystone Retaining Wall Systems	Project No.:	
Scale:	No Scale		Typical Wall Details	Drawing No.:	



TYPE 1 RETAINING WALL (NOT TO SCALE)

1

NOTES:

- SEALED & SIGNED PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
- WALLS LOCATED ON ROCK EMBANKMENT ALONG WESTERLY SIDE OF PROPERTY LINE SHALL BE PLACED ON REINFORCED CONCRETE LEVELING PAD AND KEVED AND/OR DOWELED INTO ROCK.
- ALL WALLS GREATER THAN 3' HIGH AND/OR WHICH EXPERIENCE ANY SURCHARGE REQUIRE A BUILDING PERMIT FROM THE TOWN PRIOR TO WALL CONSTRUCTION.
- ALL WALLS SHALL BE DESIGNED BY A LICENSED NYS PROFESSIONAL ENGINEER AND DESIGN COMPUTATIONS INCLUDING GLOBAL STABILITY ANALYSIS SUBMITTED UPON FILING OF A BUILDING PERMIT.
- COLOR OF WALLS SHALL BE EARTHTONE. SUBMIT COLOR SAMPLE TO LANDSCAPE ARCHITECT AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDER.

EVERGREEN MANOR
Town of CORTLANDT, New York

OWNER / APPLICANT
V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSING, NY, 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

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10 NORTH STREET
COLD SPRING, NY, 10516

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REVISIONS

NO.	DATE	ISSUE

SITE DETAILS

DRAWING TITLE

DRAWN BY: RC/HV CHECKED BY: MSG
PROJECT NO.: 812 DATE: 07/19/23
DRAWING NO.: 084469

SP-4.3

Planting Details

Plant choices for the wetland expansion were made according to existing site conditions and locally common species. All planting will proceed by hand. Materials will be brought to the site in good condition (see below) and then placed in central drop locations. The materials will then be hand-carried to their planting locations and in turn, planted by hand. Only rounded, shallow planting shovels will be used in this effort.

Criteria for selecting plant material will include (1) the plant's ability to withstand the expected light and saturation conditions; (2) its demonstrated survival on this site and other nearby sites; (3) the plant must be native and non-invasive; and (4) whether the plant material is available at nurseries in the same region as the site. See Table 1 for complete plant species list. Seed mix was chosen based on the species' ability to survive in moist areas adjacent to the road with some sun.

Planting will be done in spring or early summer (between April 1 and July 1). Shrubs may also be planted in the late summer to early fall (September 1 to October 30). In all cases, a hole will be dug twice as deep as the root ball. The only shovels allowed are rounded, shallow spades. The hole will then be backfilled with a thin layer (two to four inches) of rich, organic topsoil, the plant placed inside, the hole backfilled to the top and then gently tamped down. Container-grown plant material delivered to the job site will be inspected to assure moist soilroot masses. Any dry and light weight plants will not be accepted. If not planted immediately the container will be stored out of the sun and wind and kept moist (i.e., a means of watering will be provided and watering will occur daily).

When removed from the containers, the plants will be the size of the specified container. If in leaf, the plants will appear healthy with no spots, leaf damage, discoloration, insects or fungus. If not in leaf, the buds will be firm and free of damage, discoloration, insects or fungus. Containers will be a minimum of quart size for shrubs and gallon size for trees. Plants not having an abundance of well developed terminal buds on the leaders and branches will be rejected. The stems and branches of all plants will be turgid and the cambium healthy or the plants rejected. Seeding within wetland areas should not be completed when there is more than two inches of standing water, or in areas that are likely to be flooded. Seeds should be broadcast by hand or knapsack seeder using the proper seeding rate (3.5 pounds per acre) and carefully proportioning seed for the entire area. Cover with a light layer of straw mulch following seeding.

Plan Notes

1. Prior to commencement of site work, silt fence is to be placed at limit of disturbance.
2. Regrade area and spread topsoil four to six inches deep using existing stockpiles. Final grading is to be generally completed as shown on this plan. Some field adjustment to achieve desired flow paths is acceptable.
3. Trees to remain will be identified prior to the commencement of site grading. These trees will be flagged in the field prior to the commencement of any clearing or excavation. Leave smaller existing trees in assumed area of disturbance to the extent practicable. Field adjustments to the grading plan may be necessary in order to ensure minimal impacts to roots of trees to be saved.
4. Hay and seed area of wetland expansion with Ernst Conservation Seeds Northeast Wetland Hummock Mix or equivalent. Companion seed with annual ryegrass as per grower's recommendations.
5. Trees, shrubs and herbaceous materials will be planted within the proposed wetland creation area as specified on the plan and the table above. Following planting, the planted area will be ringed with deer fencing as shown on the plan and detail.

Monitoring and Maintenance

At least one pre-construction meeting will occur between the chosen grading and/or planting contractor/subcontractor and the site environmental systems planner prior to beginning construction on site. The construction monitor will have experience in wetland construction and a Bachelor of Science degree in Natural and/or Physical Resources.

Monitoring and maintenance efforts for the mitigation plantings will take place over a five year period following construction. This will include bi-weekly visits for the first growing season, and then twice a year for the next two years, with additional inspections as required depending on conditions. The applicant's environmental monitor will conduct a survey of the site and site conditions will be noted and adjusted as necessary. An annual report will be provided to the Town of Cortlandt at the end of the growing season for each of the three years. These reports will include the following information:

1. All plant species, along with their estimated relative frequency and percent cover, shall be identified by using plots measuring 10 feet by 10 feet, with at least one representative plot located in each of the habitat types within the mitigation site. For this proposal, there are two plots identified on the plan view planting plan.
2. Vegetation cover maps, at a scale of one inch equals 100 or larger, shall be prepared for each growing season.
3. Photographs showing all representative areas of the mitigation site shall be taken at least once each year during the period between 1 June and 15 August.
4. Surface water and groundwater elevations in representative areas of the mitigation site shall be recorded twice a year during April through November of each year. The location of the monitoring wells are shown on the plan view grading plan.

Plantings will meet or exceed 85 percent survival rate by the end of the second growing season. If this goal is not met, the site will be re-evaluated, and re-grading and/or replanting will be completed as necessary. Invasive species (i.e., *Lythrum salicaria* and *Phragmites australis*) will not constitute more than 10 percent of the vegetative community. If this goal is exceeded, measures will be taken to eradicate the invasive species.

Throughout the monitoring period, the mitigation area will be subject to inspection by the Town Environmental Monitor, as will the submitted monitoring reports. The Town's costs associated with such monitoring will be funded by the inspection fees paid by the applicant, which will be paid by the applicant at the signing of this agreement.

1. An invasive species monitoring and control program will be implemented at the project site as part of the overall development plan. Species targeted for removal include the following:

<i>Tree-of-heaven (Ailanthus altissima)</i>	<i>Multiflora rose (Rosa multiflora)</i>
<i>Mugwort (Artemisia vulgaris)</i>	<i>Autumn olive (Elaeagnus umbellata)</i>
<i>Garlic mustard (Alliaria petiolata)</i>	<i>Purple loosestrife (Lythrum salicaria)</i>
<i>Common reed (Phragmites australis)</i>	<i>Oriental bittersweet (Celastrum obovatum)</i>
<i>Porcelainberry (Ampelopsis brevipedunculata)</i>	<i>Japanese Barberry (Berberis thunbergii)</i>
<i>Japanese Still Grass (Microstegium vimineum)</i>	<i>Winged Euonymus (Euonymus alatus)</i>

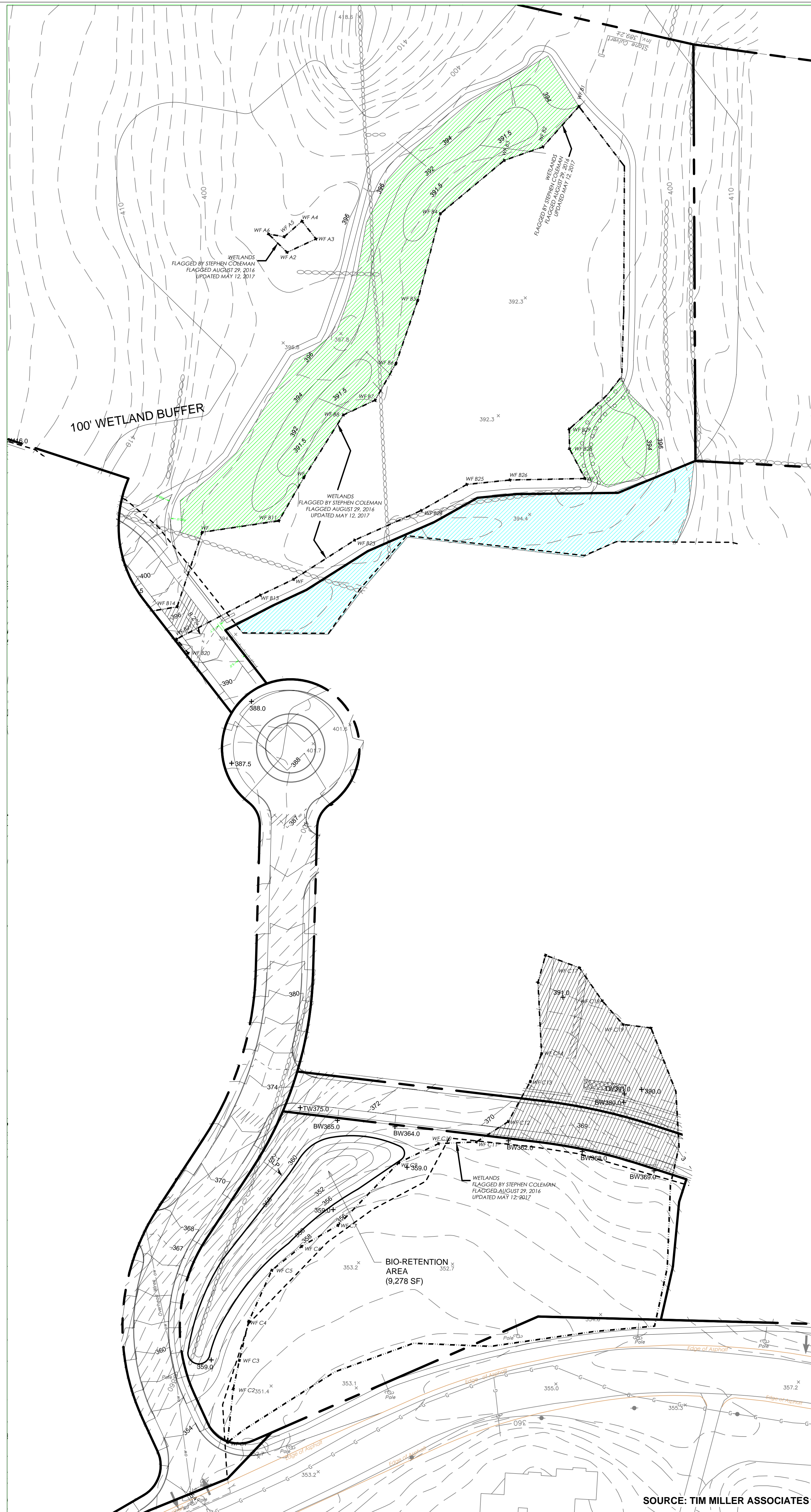
2. The goal of this program is to reduce the presence of exotic/invasive species to a threshold of less than ten percent total cover. A qualified biologist/botanist will supervise the removal of invasive species. Invasive species can be removed in several ways, depending on the location and species of the plant.

1. If a shrub is isolated and does not have its root system entwined with other plants, it may be removed mechanically. As much of the root system as possible should be removed to prevent the possibility of the invasive plant sprouting from root pieces left behind.
2. If a shrub is growing amongst other native plants the plant will be most safely and effectively removed by chemical means, by first cutting back to a few stubs and stumps, about twelve inches from the base. A concentrated solution of glyphosate (Round-up or equivalent) should be painted on the ends of the stumps. This technique is most effective in the early fall months but before the approaching dormant period. Proper notification must be made prior to the application of all restricted pesticides, and application made by a licensed applicator if required. No application will be made in areas of standing water without first receiving a DEC permit for aquatic pesticide application.
3. Highly invasive groundcovers, such as Japanese honeysuckle, should be sprayed with glyphosate, using a very close and targeted application during the active growing season. Repeated treatments may be necessary to remove the plant completely.
4. Several methods may be utilized in removing highly invasive annuals, such as garlic mustard. If the species is growing densely without other plants, the area may be sprayed with glyphosate during the active growing season, following the manufacturer's recommendations. Species may also be removed by hand. Both methods should be performed before plants set seed. Both methods also may need to be performed multiple times over a season and possibly over several seasons to completely eradicate the target species.

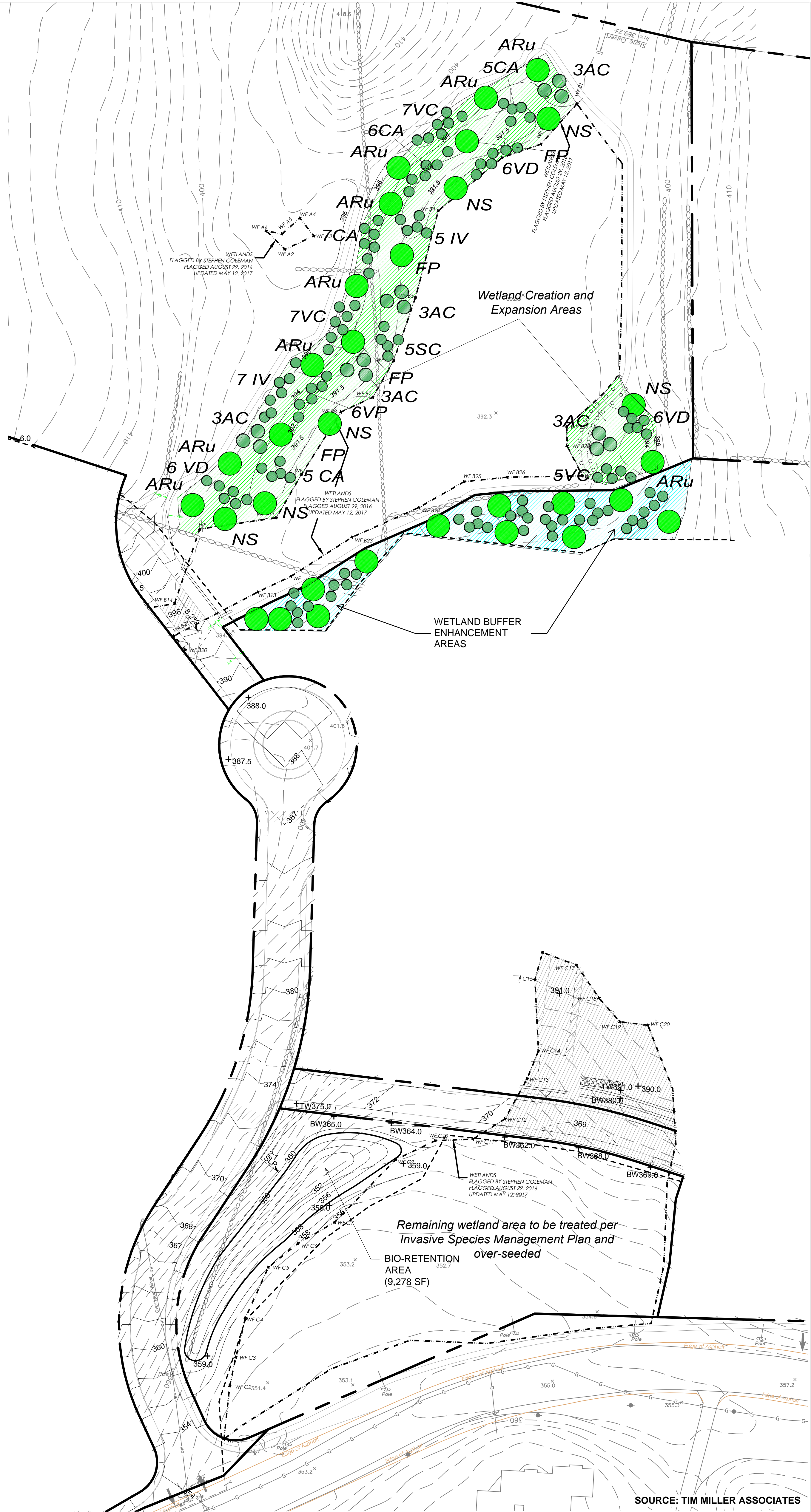
Grading Details

It is proposed to excavate the mitigation area in order to establish pools and flow paths as shown on the grading plan. These areas will be accessed for purposes of the wetland mitigation construction from the proposed road. If suitable, topsoil removed will be used within the new wetlands as replacement of organic material for surface preparation. Soil erosion and sediment control fencing will be installed at the outer and down slope limits of the proposed wetland expansion. The location of the proposed mitigation will be cleared as necessary, but with an eye toward preserving any trees or shrubs adjacent to the work area; some may be removed and stockpiled for replanting after completion of grading.

Where available, the upper one foot of topsoil will be stripped from the site and set aside from other site grading materials. The temporary storage area will be an upland site either removed from wetlands by 100 feet or separated from same by a soil erosion and sediment control fence. All excavations will be to finished grade elevations as indicated in the mitigation drawings. Per the above, topsoil will be stripped from the site and stockpiled for use in finishing grading. The stockpiled topsoil will be returned to the site to create a planting surface four to six inches deep for the wetland mitigation plantings as described above. Finished soils at the invert of the mitigation sites will be of landscape quality. The finished surfaces of the planting area will be smooth within specified tolerances in uniform levels or slopes between points where elevations are indicated or between such points and existing grades. The accepted grading tolerance will be a smooth and even surface, free of voids, and within 0.25 feet of the specified elevation. Leaving the surface rough, creating mounds and kettles for a variable microtopography can be beneficial. During the course of earthwork, inspections will be scheduled at a frequency to be determined by the engineer/environmental consultant but no less than weekly. Some changes to the grades may be appropriate to establish flow paths and preserve trees. These determinations will be made by the wetland specialist supervising the grading.



SOURCE: TIM MILLER ASSOCIATES
Grading Plan 1" = 50'



SOURCE: TIM MILLER ASSOCIATES
Planting Plan 1" = 50'

Plant species election for wetland creation and expansion areas:

- 12 Winterberry holly - *Ilex verticillata* (IV)
- 12 Arrowwood - *Viburnum dentatum* (VD)
- 14 Highbush blueberry - *Vaccinium corymbosum* (VC)
- 5 Elderberry - *Sambucus canadensis* (SC)
- 6 Postulata viburnum - *Viburnum punctatum* (VP)
- 23 Summersweet - *Clethra alnifolia* (CA)
- 12 Shadbowl - *Ametanclier canadensis* (AC)
- 8 Red maple - *Acer rubrum* (ARu)
- 5 Black gum - *Nyssa sylvatica* (NS)
- 4 Green ash - *Fraxinus pennsylvanica* (FP)
- 4 Red maple - *Acer rubrum* (ARu)
- 5 Black gum - *Nyssa sylvatica* (NS)
- 4 Green ash - *Fraxinus pennsylvanica* (FP)

Herbaceous plant species selection for wetland creation and expansion areas (2' plugs):

- 100 Tussock sedge (*Carex stricta*)
- 100 Fringed sedge (*Carex crinita*)
- 100 Soft rush (*Juncus effusus*)
- 50 Cinnamon fern (*Osmunda cinnamomea*)
- 50 Sensitive fern (*Oncoclea sensibilis*)
- 75 Burreed (*Sparganium americanum*)
- 100 Rice cutgrass (*Leersia oryzoides*)

Plant species selection for wetland buffer enhancement areas

- Locations and quantities of each species to be determined in the field based on existing tree locations):
- Witchhazel - *Hamamelis virginiana*
- Arrowwood - *Viburnum dentatum*
- Nannyberry viburnum - *Viburnum lentago*
- Gray dogwood - *Cornus racemosa*
- Inkberry - *Ilex glabra*
- Red maple - *Acer rubrum*
- Pin oak - *Quercus palustris*
- Sweetgum - *Liquidambar styraciflua*

All shrubs to be in 3 to 5 gallon containers. All trees to be in 15 gallon containers.

EVERGREEN MANOR
Town of CORTLANDT, New York

OWNER / APPLICANT
V.S. CONSTRUCTION CORPORATION
37 CROTON DAM ROAD
OSSINGEN, NY, 10562

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

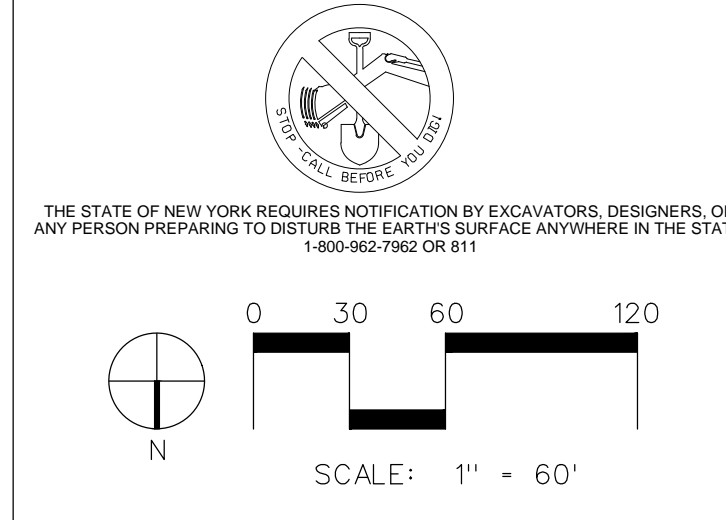
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NO.	DATE	ISSUE

DRAWING TITLE:

WETLAND MITIGATION PLAN AND DETAILS

DRAWN BY: SAM CHECKED BY: SAM
PROJECT NO.: 812 DATE: 07/19/23
DRAWING NO.:

SP-5.1

EVERGREEN MANOR
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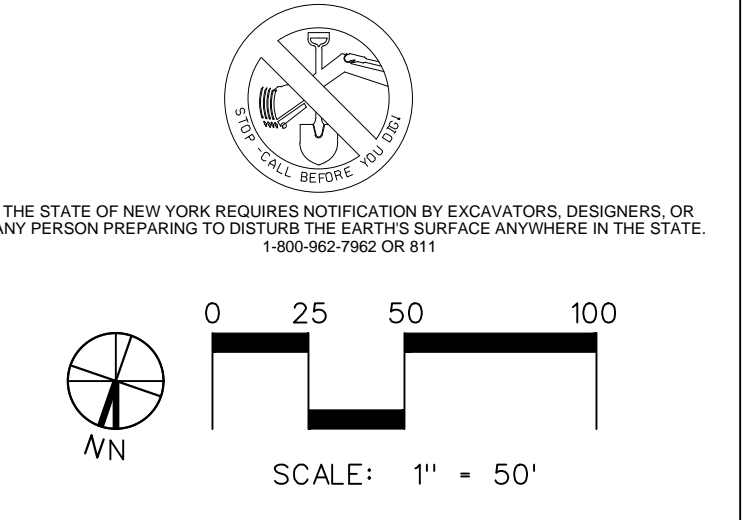
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TREE REMOVAL AND PRESERVATION PLAN

DRAWING TITLE:

STATE OF NEW YORK
JULIO MARTIN GONZALEZ
Professional Engineer
084469

DRAWN BY: ML/MDG
PROJECT NO.: 812
CHECKED BY: MMSG
DATE: 07/19/23
DRAWING NO.:

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