

SITE PLAN

TO BE KNOWN AS

GAS LAND CORTLANDT - 2051 & 2053 EAST MAIN STREET

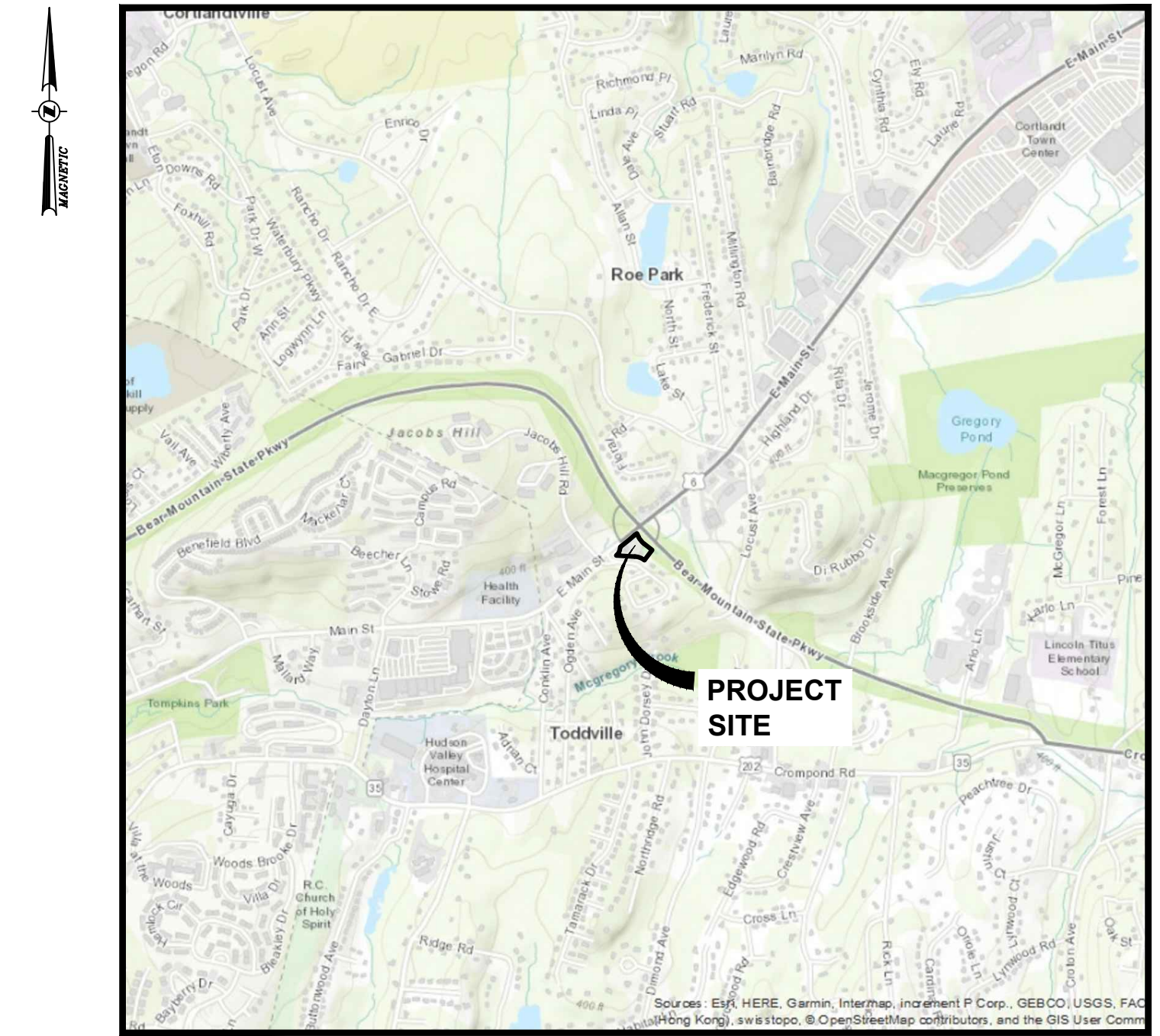
FUELING STATION & CONVENIENCE STORE

LOCATED AT

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

FEBRUARY 20, 2019

LAST REVISED: APRIL 24, 2019



LOCATION MAP
SCALE: 1"=2000'

BULK TABLE:

HIGHWAY COMMERCIAL (HC) ZONING DISTRICT:			
ZONING REQUIREMENTS:	REQUIRED (HC)	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 S.F.	42,117± S.F.	42,117± S.F.
MINIMUM LOT WIDTH	100 FT.	220 FT. ±	220 FT. ±
MINIMUM YARDS			
FRONT:			
U.S. ROUTE 6	30 FT.	22.0 FT. ①	51.2 FT. (CANOPY) 148.0 FT. (BLDG)
PARKWAY DRIVE			
BEAR MOUNTAIN STATE PKWY EXT.	30 FT.	30.7 FT.	30.3 FT. (BLDG)
SIDE			
	30 FT.	N/A	N/A
REAR			
	30 FT.	21.07 FT. ①	31.5 FT.
MAXIMUM BUILDING COVERAGE			
	20%	N/A	6.2%
MINIMUM LANDSCAPE COVERAGE			
	30%	50%	48%
LANDSCAPE BUFFER ②			
	50 FT. ③	(S) 22.8 FT. ① (E) 21.1 FT. ①	(S) 26.3 FT. ③ (E) 31.4 FT. ③
MAXIMUM HEIGHT			
	2.5 STORIES OR 35 FT.	1 STORY/ < 35 FT.	1 STORY/ < 35 FT.
PARKING REQUIREMENTS:			
	GAS STATION / CONVENIENCE STORE: 1 PER 300 SF PLUS 1 PER EMPLOYEE (4 EMPLOYEES) ② 2600/300 + 4= 13 SPACES	N/A	11 SPACES PLUS 12 SPACES AT PUMPS
		18± TOTAL SPACES EXISTING	23 TOTAL SPACES PROVIDED
NOTES:			
1) EXISTING NON-CONFORMITY.			
2) PER SECTION 307-29: OFF-STREET PARKING, GAS STATION WITH CONVENIENCE STORE REQUIRES 1 SPACE PER EMPLOYEE; PLUS 1 SPACE PER 300 SF GFA.			
3) AN AREA VARIANCE OF 23.7 FT. AND 18.6 FT. IS REQUESTED FROM THE 50 FT. REQUIRED LANDSCAPE BUFFER BETWEEN THE HC DISTRICT AND THE RESIDENTIAL ZONING DISTRICT RESPECTIVELY LOCATED SOUTH AND EAST OF THE PROPOSED PARKING AREA, PER SECTION 307.22.			

INDEX OF DRAWINGS				
PAGE NO.	REV	SHEET NO.	DATE	DESCRIPTION
1	1	G001	04/24/19	TITLE SHEET
2	1	C100	03/27/19	MAP OF EXISTING CONDITIONS
3	1	C120	04/24/19	DEMOLITION PLAN
4	1	C130	04/24/19	SITE PLAN
5	1	C140	04/24/19	GRADING & DRAINAGE PLAN
6	1	C150	04/24/19	UTILITY PLAN
7	1	C160	04/24/19	EROSION & SEDIMENT CONTROL PLAN PRIOR TO CONSTRUCTION
8	1	C161	04/24/19	EROSION & SEDIMENT CONTROL PLAN DURING CONSTRUCTION
9	1	C180	04/24/19	LANDSCAPE PLAN
10	1	C190	04/24/19	PHOTOMETRIC LIGHTING PLAN
11	1	C530	04/24/19	SITE DETAILS
12	1	C531	04/24/19	SITE DETAILS
13	0	C540	02/20/19	STORM SEWER DETAILS
14	0	C550	02/20/19	EROSION & SEDIMENT CONTROL DETAILS
15	0	C551	02/20/19	EROSION & SEDIMENT CONTROL NOTES
16	0	C560	02/20/19	WATER DETAILS
17	0	C570	02/20/19	SANITARY SEWER DETAILS
18	1	C580	04/24/19	LANDSCAPE DETAILS AND NOTES
19	0	HIPD1	02/20/19	HIGHWAY IMPROVEMENT PLAN SITE DETAILS

**OWNER'S CERTIFICATION NOTE
OWNER / APPLICANT SIGNATURE**

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

OWNER OR AUTHORIZED REPRESENTATIVE _____

**TOWN OF CORTLANDT PLANNING BOARD
APPROVAL
TOWN OF CORTLANDT, NEW YORK**

APPROVED BY RESOLUTION 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 OF THIS SITE PLAN AS APPROVED SHALL VOID THIS APPROVAL SIGNED THIS ____ DAY OF _____ BY

CHAIRMAN, TOWN PLANNING BOARD _____

RECORD OWNER:
MF POINTE LLC
55 AQUEDUCT ROAD
GARRISON, NY 10524

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

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

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

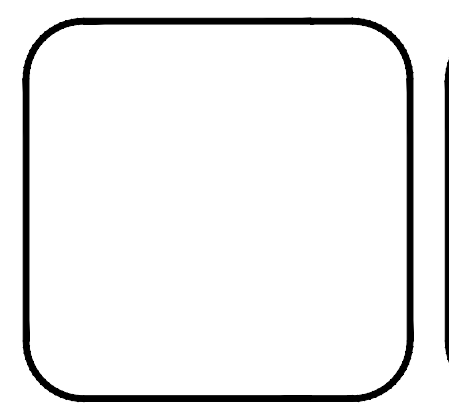
TAX MAP INFORMATION:
TOWN OF CORTLANDT
SECTION 23.20, BLOCK 3, LOT 13 &
SECTION 23.20, BLOCK 3, LOT 14

ISSUED FOR PLANNING BOARD REVIEW - NOT FOR CONSTRUCTION

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- Capital District Office: 547 River Street, Troy, New York 12180, Phone: (518) 273-0055
- Nashville Tennessee Office: 1705 Division Street, Nashville, Tennessee 37203, Phone: (615) 953-4909
- North Country Office: 20 Elm Street (Suite 110), Glens Falls, New York 12081, Phone: (518) 812-0513
- Westchester NY Office: 1 North Broadway, Suite 803, White Plains, New York 10601, Phone: (914) 997-8510
- Chattanooga Tennessee Office: 427 E. 5th St. (Suite 201), Chattanooga, Tennessee 37403, Phone: (423) 241-6575

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

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

TITLE SHEET

TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

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

NOTES:

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

TAX PARCEL DESIGNATION: AREA: TOWN OF CORTLANDT, WESTCHESTER COUNTY, NY SECT. 23.20 BLOCK 3 LOT 13 and SECT. 23.20 BLOCK 3 LOT 14 TOTAL AREA = 0.97 AC.

FLOODED ZONE NOTE: PARCELS SHOWN HEREON LIE WITHIN "OTHER AREAS ZONE X (Areas determined to be outside the 0.2% annual chance floodplain.)" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF CORTLANDT, COMMUNITY NUMBER 360906, WESTCHESTER COUNTY, IDENTIFIED AS MAP NUMBER 361900017F BEARING AN EFFECTIVE DATE OF SEPTEMBER 28, 2007.

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

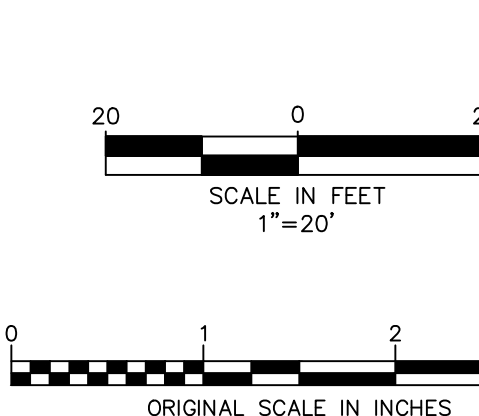
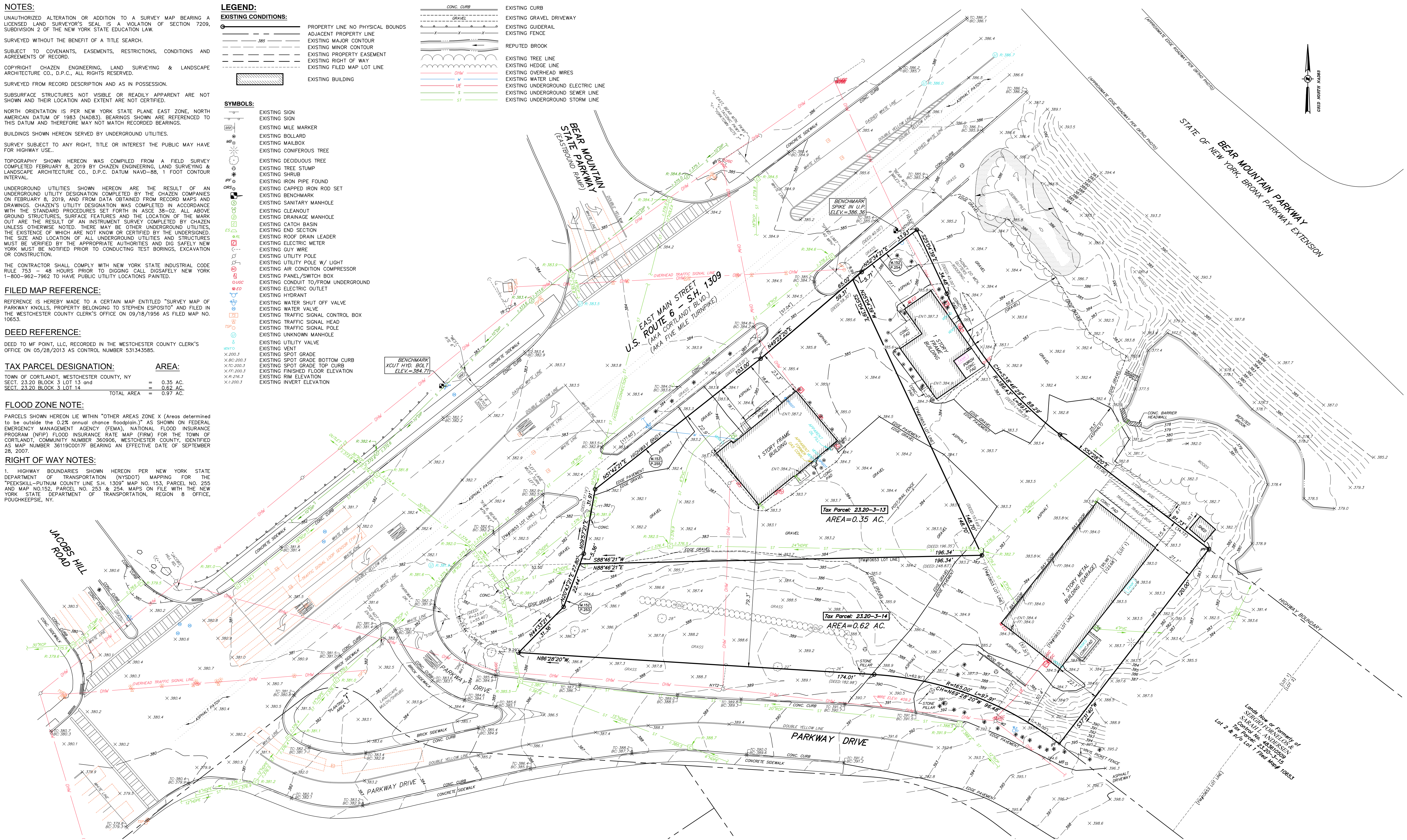
LEGEND:

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

SYMBOLS:

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

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



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rev.	date	description
1	03/27/2019	REVISED LOT LINES ALONG U.S. ROUTE 6 PER NYSDOT ACQUISITION MAPS.
0	02/20/2019	INITIAL SUBMISSION TO PLANNING BOARD

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

designed	checked
CJS	JMT
date	scale
02/15/19	1"=20'
project no.	81903.00
sheet no.	C100

DEMOLITION NOTES:

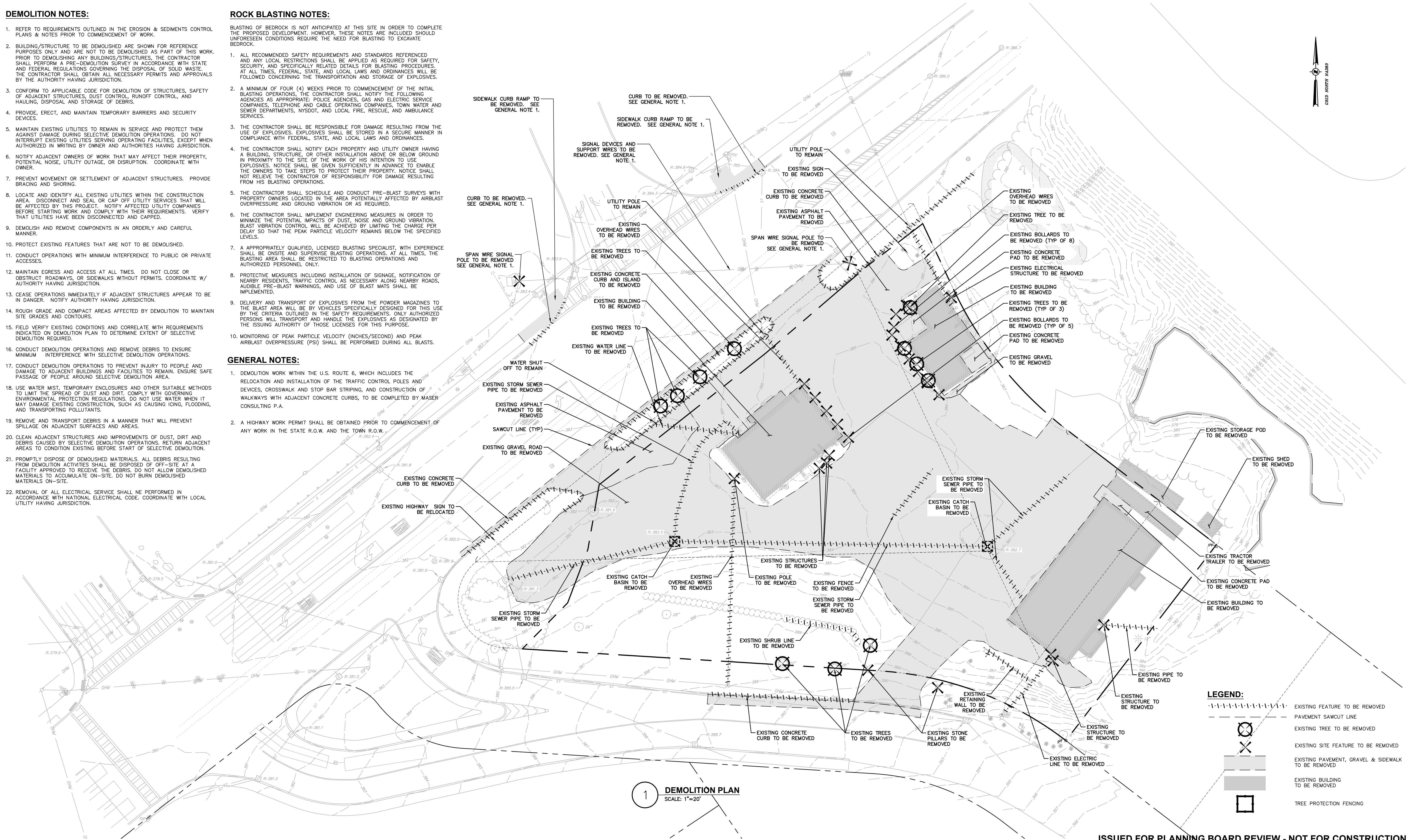
- REFER TO REQUIREMENTS OUTLINED IN THE EROSION & SEDIMENTS CONTROL PLANS & NOTES PRIOR TO COMMENCEMENT OF WORK.
- BUILDING/STRUCTURE TO BE DEMOLISHED ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE DEMOLISHED AS PART OF THIS WORK. PRIOR TO DEMOLISHING ANY BUILDINGS/STRUCTURES, THE CONTRACTOR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

ROCK BLASTING NOTES:

- BLASTING OF BEDROCK IS NOT ANTICIPATED AT THIS SITE IN ORDER TO COMPLETE THE PROPOSED DEVELOPMENT. HOWEVER, THESE NOTES ARE INCLUDED SHOULD UNFORESEEN CONDITIONS REQUIRE THE NEED FOR BLASTING TO EXCAVATE BEDROCK.
- ALL RECOMMENDED SAFETY REQUIREMENTS AND STANDARDS REFERENCED AND ANY LOCAL RESTRICTIONS SHALL BE APPLIED AS REQUIRED FOR SAFETY, SECURITY, AND SPECIFICALLY RELATED DETAILS FOR BLASTING PROCEDURES. AT ALL TIMES, FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES WILL BE FOLLOWED CONCERNING THE TRANSPORTATION AND STORAGE OF EXPLOSIVES.
 - A MINIMUM OF FOUR (4) WEEKS PRIOR TO COMMENCEMENT OF THE INITIAL BLASTING OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES AS APPROPRIATE: POLICE AGENCIES, GAS AND ELECTRIC SERVICE COMPANIES, TELEPHONE AND CABLE OPERATING COMPANIES, TOWN WATER AND SEWER DEPARTMENTS, NYS DOT, AND LOCAL FIRE, RESCUE, AND AMBULANCE SERVICES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE RESULTING FROM THE USE OF EXPLOSIVES. EXPLOSIVES SHALL BE STORED IN A SECURE MANNER IN COMPLIANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES.
 - THE CONTRACTOR SHALL NOTIFY EACH PROPERTY AND UTILITY OWNER HAVING A BUILDING, STRUCTURE, OR OTHER INSTALLATION ABOVE OR BELOW GROUND IN PROXIMITY TO THE SITE OF THE WORK OF HIS INTENTION TO USE EXPLOSIVES. NOTICE SHALL BE GIVEN SUFFICIENTLY IN ADVANCE TO ENABLE THE OWNERS TO TAKE STEPS TO PROTECT THEIR PROPERTY. NOTICE SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR DAMAGE RESULTING FROM HIS BLASTING OPERATIONS.
 - THE CONTRACTOR SHALL SCHEDULE AND CONDUCT PRE-BLAST SURVEYS WITH PROPERTY OWNERS LOCATED IN THE AREA POTENTIALLY AFFECTED BY AIRBLAST OVERPRESSURE AND GROUND VIBRATION OR AS REQUIRED.
 - THE CONTRACTOR SHALL IMPLEMENT ENGINEERING MEASURES IN ORDER TO MINIMIZE THE POTENTIAL IMPACTS OF DUST, NOISE AND GROUND VIBRATION. BLAST VIBRATION CONTROL WILL BE ACHIEVED BY LIMITING THE CHARGE PER DELAY SO THAT THE PEAK PARTICLE VELOCITY REMAINS BELOW THE SPECIFIED LEVELS.
 - A APPROPRIATELY QUALIFIED, LICENSED BLASTING SPECIALIST, WITH EXPERIENCE SHALL BE ON-SITE AND SUPERVISE BLASTING OPERATIONS. AT ALL TIMES, THE BLASTING AREA SHALL BE RESTRICTED TO BLASTING OPERATIONS AND AUTHORIZED PERSONNEL ONLY.
 - PROTECTIVE MEASURES INCLUDING INSTALLATION OF SIGNAGE, NOTIFICATION OF NEARBY RESIDENTS, TRAFFIC CONTROL AS NECESSARY ALONG NEARBY ROADS, AUDIBLE PRE-BLAST WARNINGS, AND USE OF BLAST MATS SHALL BE IMPLEMENTED.
 - DELIVERY AND TRANSPORT OF EXPLOSIVES FROM THE POWDER MAGAZINES TO THE BLAST AREA WILL BE BY VEHICLES SPECIFICALLY DESIGNED FOR THIS USE BY THE CRITERIA OUTLINED IN THE SAFETY REQUIREMENTS. ONLY AUTHORIZED PERSONS WILL TRANSPORT AND HANDLE THE EXPLOSIVES AS DESIGNATED BY THE ISSUING AUTHORITY OF THOSE LICENSES FOR THIS PURPOSE.
 - MONITORING OF PEAK PARTICLE VELOCITY (INCHES/SECOND) AND PEAK AIRBLAST OVERPRESSURE (PSI) SHALL BE PERFORMED DURING ALL BLASTS.

GENERAL NOTES:

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



1 DEMOLITION PLAN
SCALE: 1"=20'

ISSUED FOR PLANNING BOARD REVIEW - NOT FOR CONSTRUCTION

Dig Safely. New York
 Call Before You Dig
 Wait The Required Time
 Confirm Utility Response
 Respect The Marks
 Dig With Care
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GAS LAND CORTLANDT- 2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)

DEMOLITION PLAN

TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

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

Drawing Name: Z:\projects\81903-00\81903-00_Cor-Land-Town-of-Cortlandt-Manor\DWG\01_C120_81903-00_DEMO.dwg
 Kref's Attached: XTB_81903-00; XRAYOUT_81903-00; XBASE-ENG_81903-00; XBASE-SVY_81903-00
 Date Plotted: Apr 15, 2019, 4:39pm

SITE PLAN NOTES:

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

- PAVING:**
- NO VEHICULAR TRAFFIC OF ANY SORT SHALL BE PERMITTED ON THE SURFACE OF SUBBASE COURSE MATERIAL ONCE IT HAS BEEN FINE GRADED, COMPACTED, AND IS READY FOR PAVING. SUBBASE MATERIAL SO PREPARED FOR PAVING SHALL BE PAVED WITHIN THREE DAYS OF PREPARATION.
 - SUBBASE MATERIAL AND THE VARIOUS ASPHALT CONCRETE MATERIALS CALLED FOR IN THESE DRAWINGS SHALL CONFORM WITH THE REFERENCED SECTION OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008. CONSTRUCTION SHALL BE AS FURTHER SET FORTH IN THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
 - PLACE ASPHALT CONCRETE MIXTURE ON PREPARED SURFACE, SPREAD AND STRIKE-OFF USING A SELF-PROPELLED PAVING MACHINE, WITH VIBRATING SCREED. PLACEMENT IN INACCESSIBLE AND SMALL AREAS MAY BE BY HAND.
 - PROVIDE JOINTS BETWEEN OLD AND NEW PAVEMENTS OR BETWEEN SUCCESSIVE DAYS' WORK.
 - TACK COAT WHEN SPECIFIED OR CALLED OUT ON THE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATION SHALL CONFORM WITH THE FOLLOWING:
 - TACK COAT SHALL MEET THE MATERIAL REQUIREMENTS OF 702-90 ASPHALT EMULSION FOR TACK COAT OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, SHALL BE APPLIED IN ACCORDANCE WITH SECTION 407 - TACK COAT SHALL BE IN ACCORDANCE WITH THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
 - REMOVE LOOSE AND FOREIGN MATERIAL FROM ASPHALT SURFACE BEFORE PAVING NEXT COURSE. USE POWER BROOMS, BLOWERS OR HAND BROOM.
 - APPLY TACK COAT TO ASPHALT PAVEMENT SURFACES & AND SURFACES OF CURBS, GUTTERS, MANHOLES, AND OTHER STRUCTURES PROJECTING INTO OR ABUTTING PAVEMENT. DRY TO A "TACKY" CONSISTENCY BEFORE PAVING.
 - TACK COAT ENTIRE VERTICAL SURFACE OF ABUTTING EXISTING PAVEMENT.
 - AFTER COMPLETION OF PAVING AND SURFACING OPERATIONS, CLEAN SURFACES OF EXCESS OR SPILLED ASPHALT, GRAVEL OR STONE MATERIALS TO THE SATISFACTION OF THE ENGINEER.

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

GENERAL CONSTRUCTION:

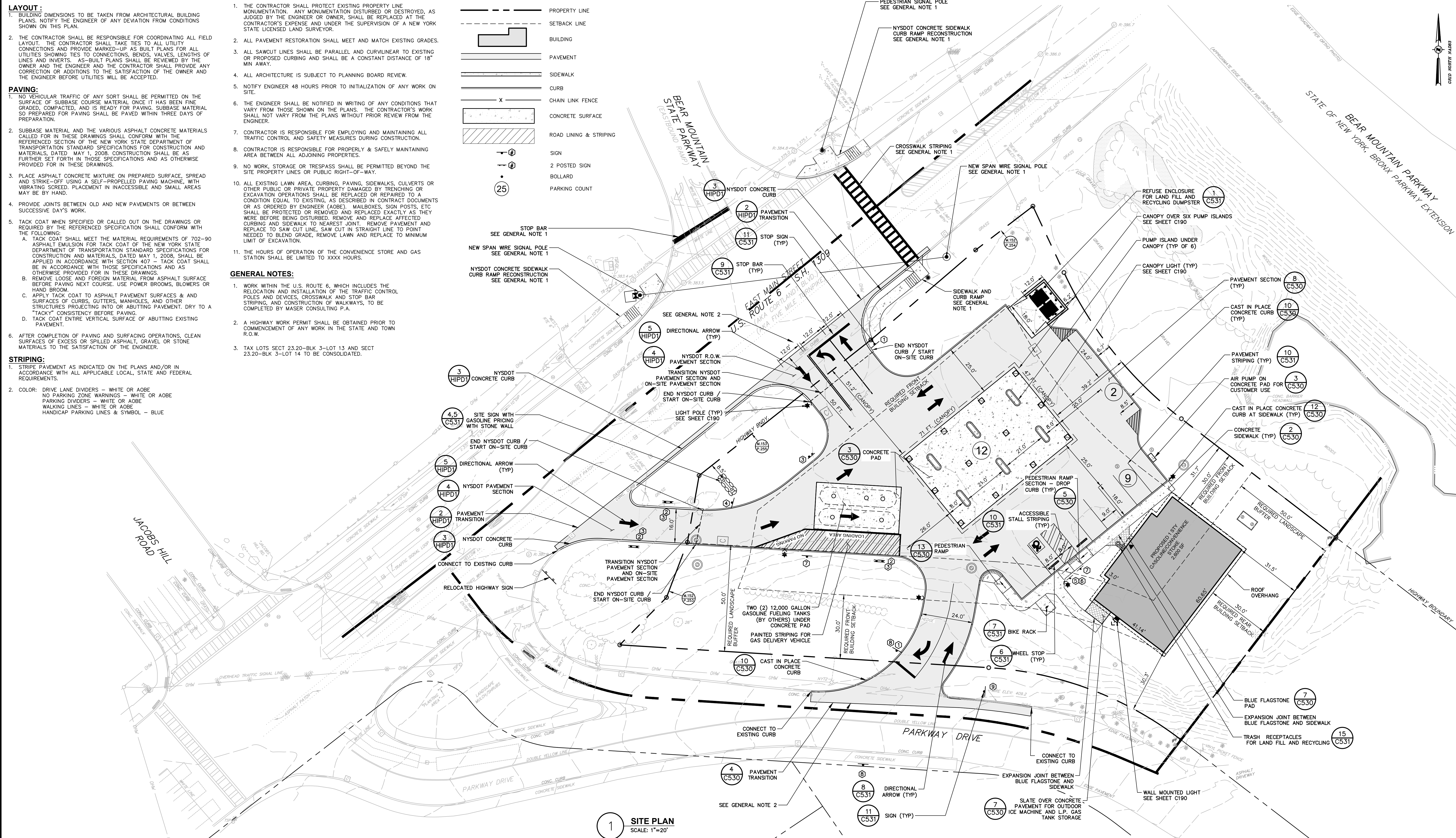
- THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
- ALL PAVEMENT RESTORATION SHALL MEET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

GENERAL NOTES:

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

SITE LEGEND:

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



1 SITE PLAN
SCALE: 1"=20'

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

SITE PLAN

TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

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

GRADING & DRAINAGE LEGEND:

- PROPERTY LINE
- ▭ BUILDING
- ▭ PAVEMENT
- 10 FT CONTOUR
- 2 FT CONTOUR
- SPOT GRADE
- ~ TREE LINE
- ~ SHRUB LINE
- WORK LIMIT LINE

ABBREVIATIONS:

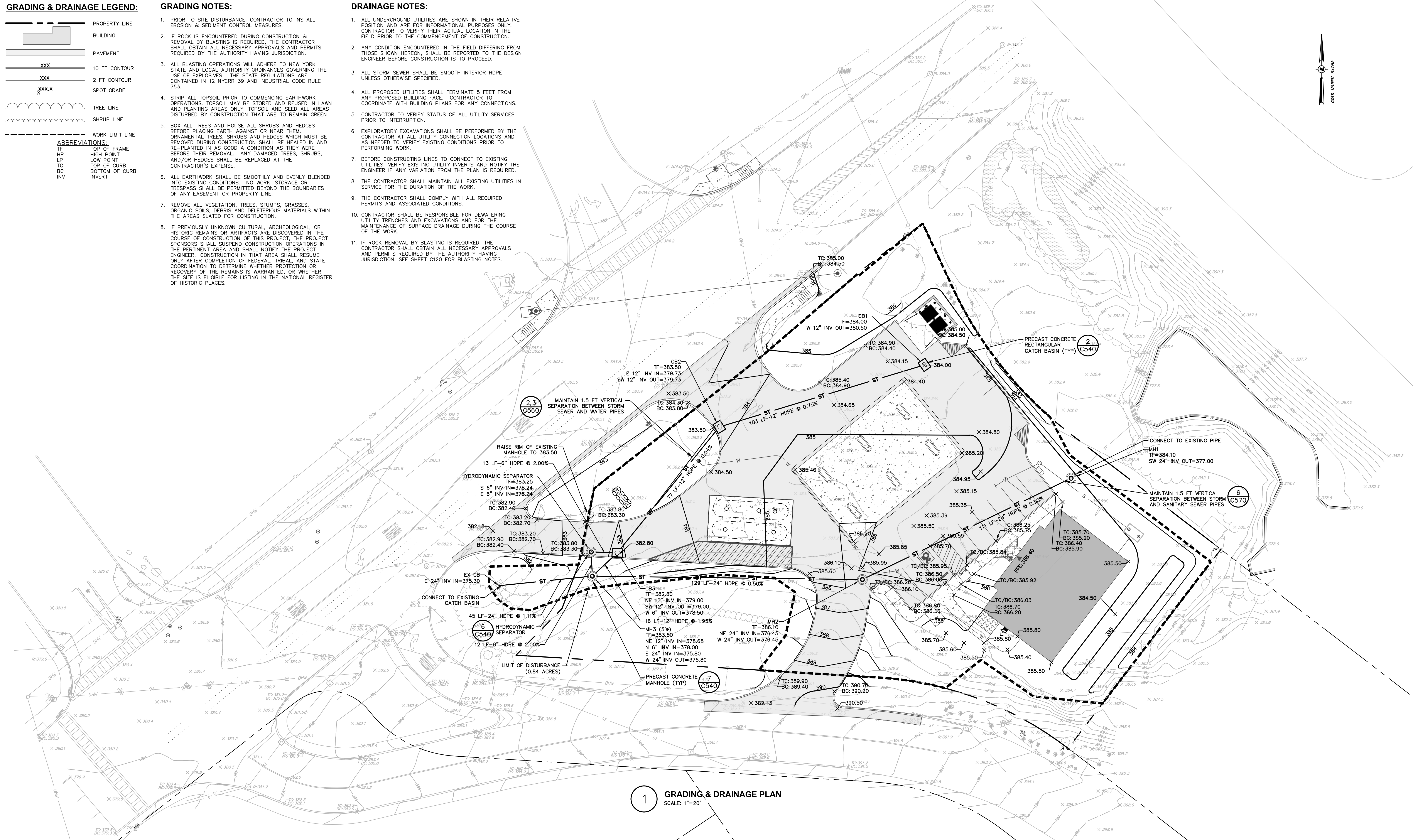
- TF TOP OF FRAME
- HP HIGH POINT
- LP LOW POINT
- TC TOP OF CURB
- BC BOTTOM OF CURB
- INV INVERT

GRADING NOTES:

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

DRAINAGE NOTES:

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



1 GRADING & DRAINAGE PLAN
SCALE: 1"=20'

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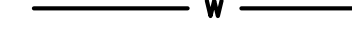










GAS LAND CORTLANDT- 2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)

GRADING & DRAINAGE PLAN

TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

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

UTILITY LEGEND:

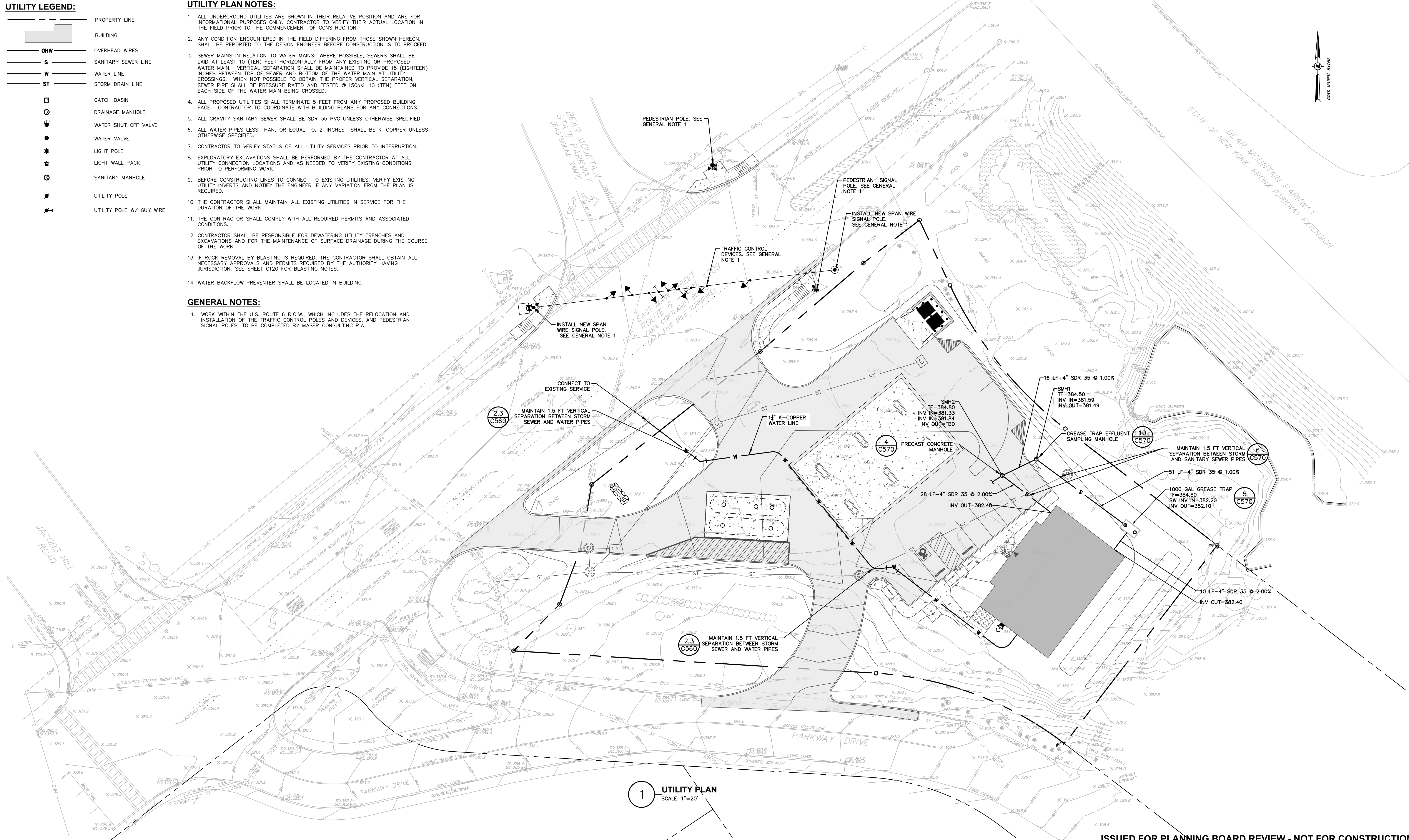
-  PROPERTY LINE
-  BUILDING
-  OVERHEAD WIRES
-  SANITARY SEWER LINE
-  WATER LINE
-  STORM DRAIN LINE
-  CATCH BASIN
-  DRAINAGE MANHOLE
-  WATER SHUT OFF VALVE
-  WATER VALVE
-  LIGHT POLE
-  LIGHT WALL PACK
-  SANITARY MANHOLE
-  UTILITY POLE
-  UTILITY POLE W/ GUY WIRE

UTILITY PLAN NOTES:

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

GENERAL NOTES:

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



1 UTILITY PLAN
SCALE: 1"=20'

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sheet no. C150	

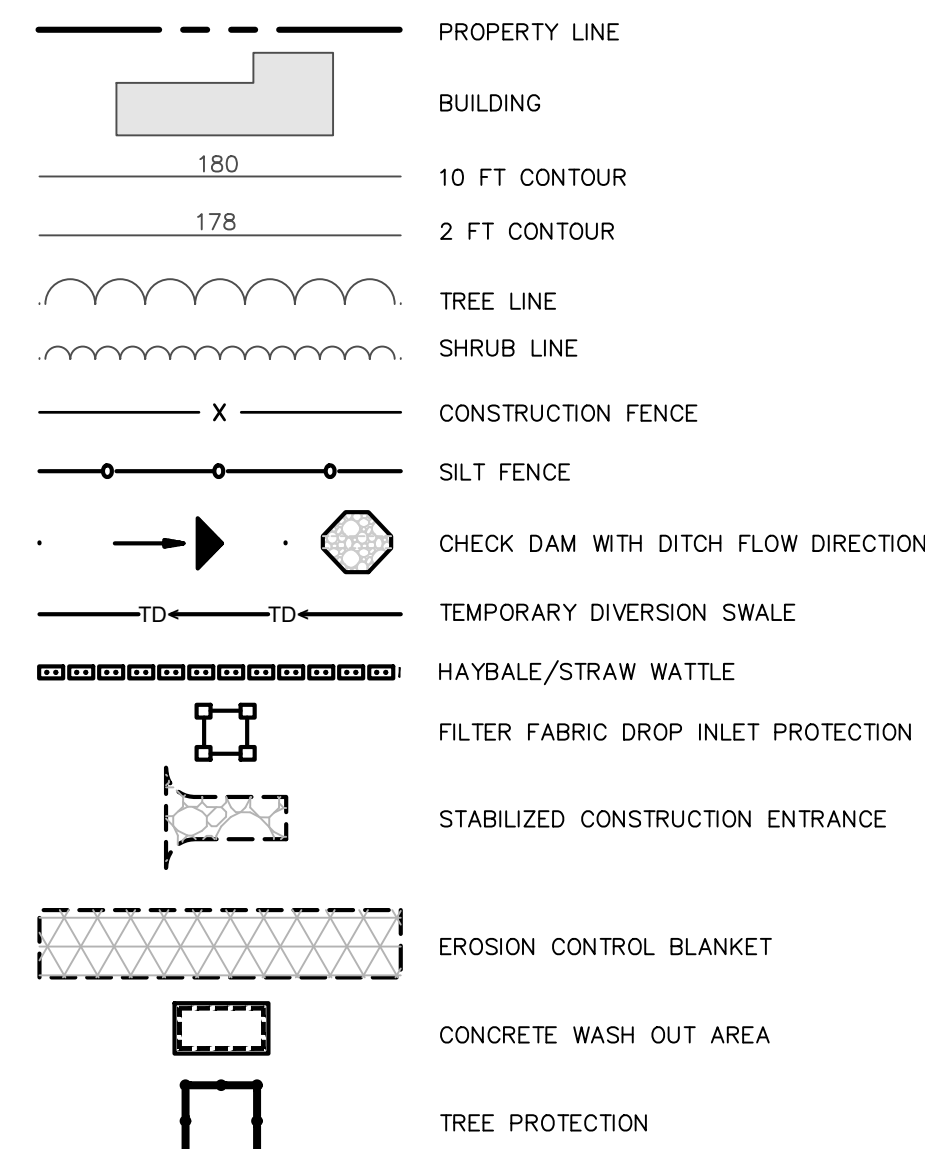
GAS LAND CORTLANDT- 2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)

UTILITY PLAN

TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

designed SPL	checked CPL
02/20/19	1"=20'
project no. 81903.00	
sheet no. C150	

EROSION CONTROL LEGEND:

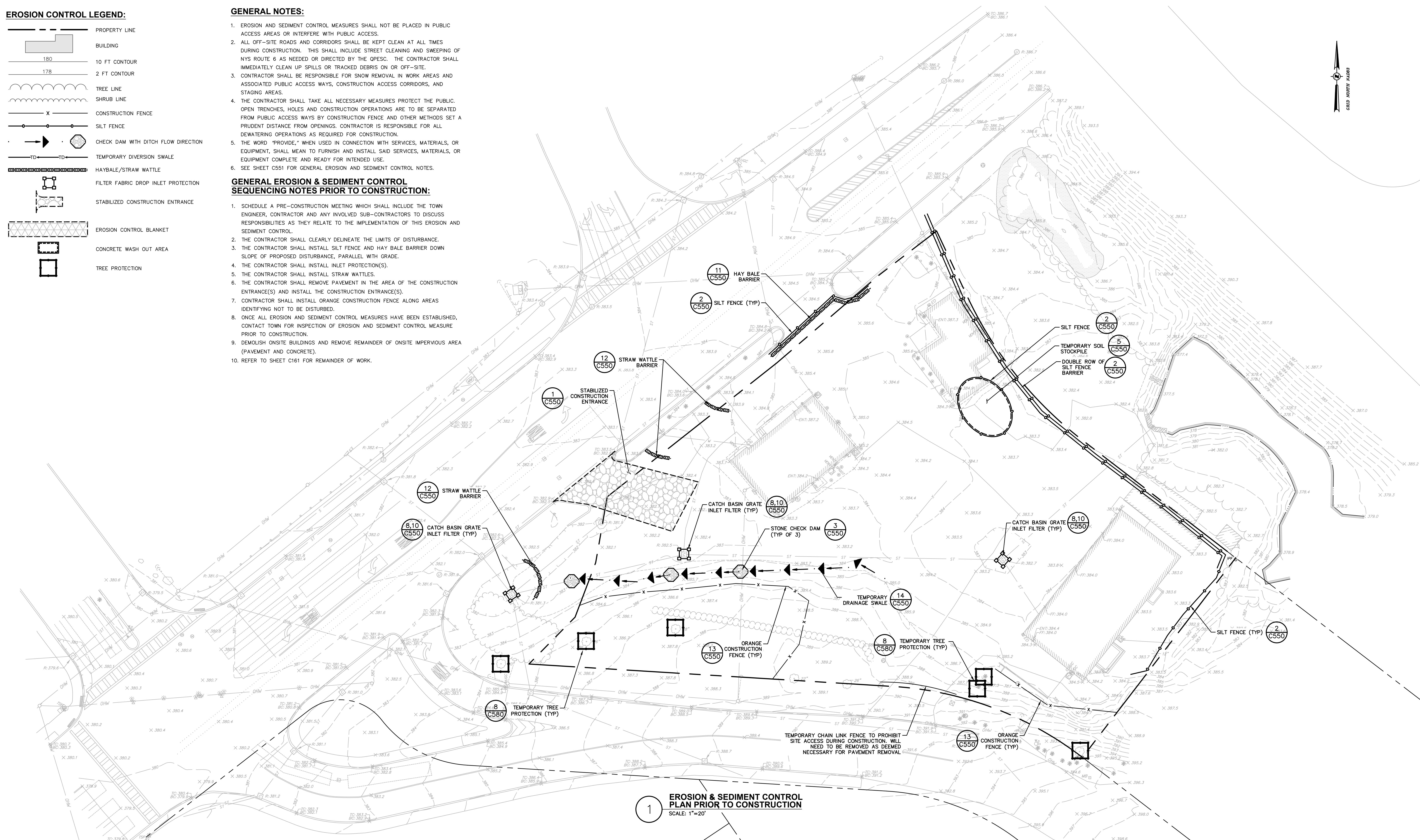


GENERAL NOTES:

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

GENERAL EROSION & SEDIMENT CONTROL SEQUENCING NOTES PRIOR TO CONSTRUCTION:

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



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

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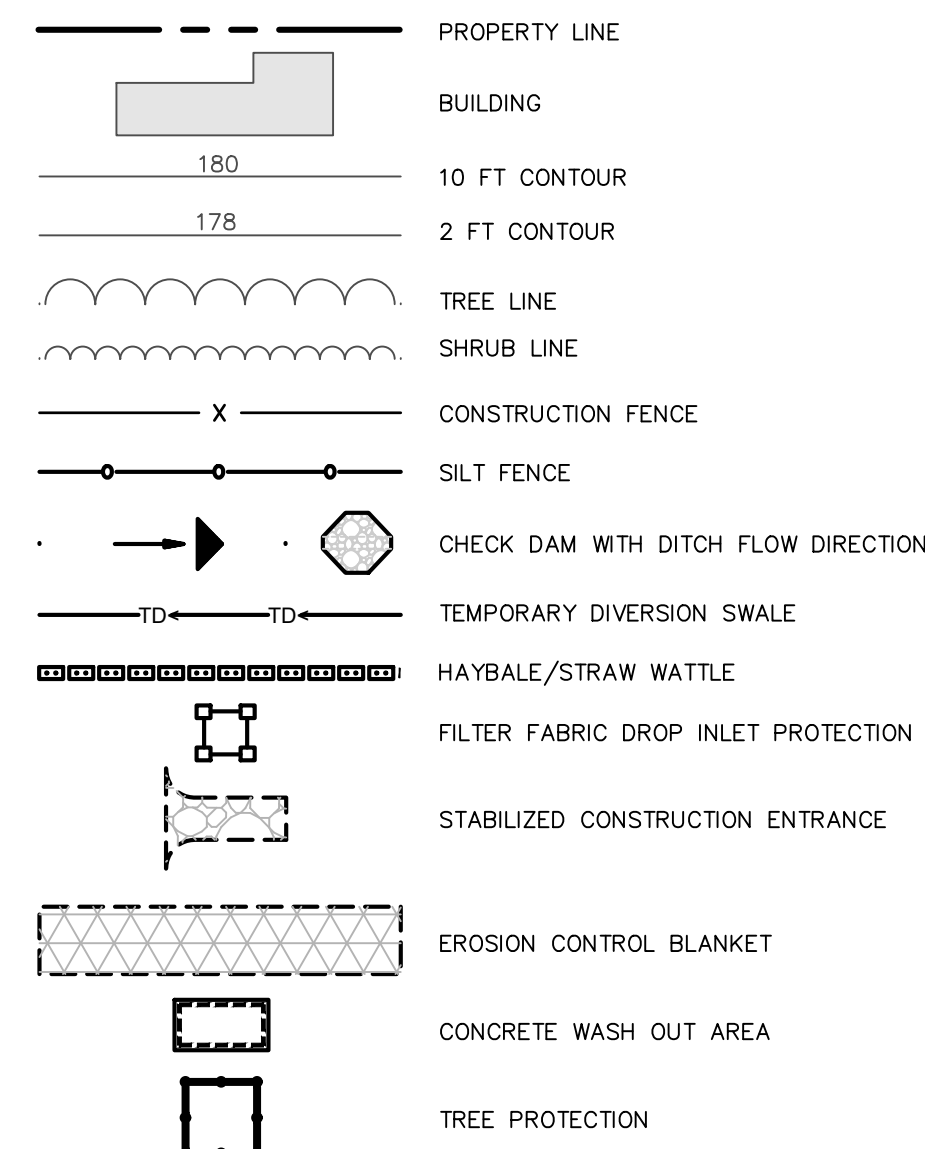
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GAS LAND CORTLANDT- 2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)
EROSION & SEDIMENT CONTROL PLAN PRIOR TO CONSTRUCTION
TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

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

EROSION CONTROL LEGEND:

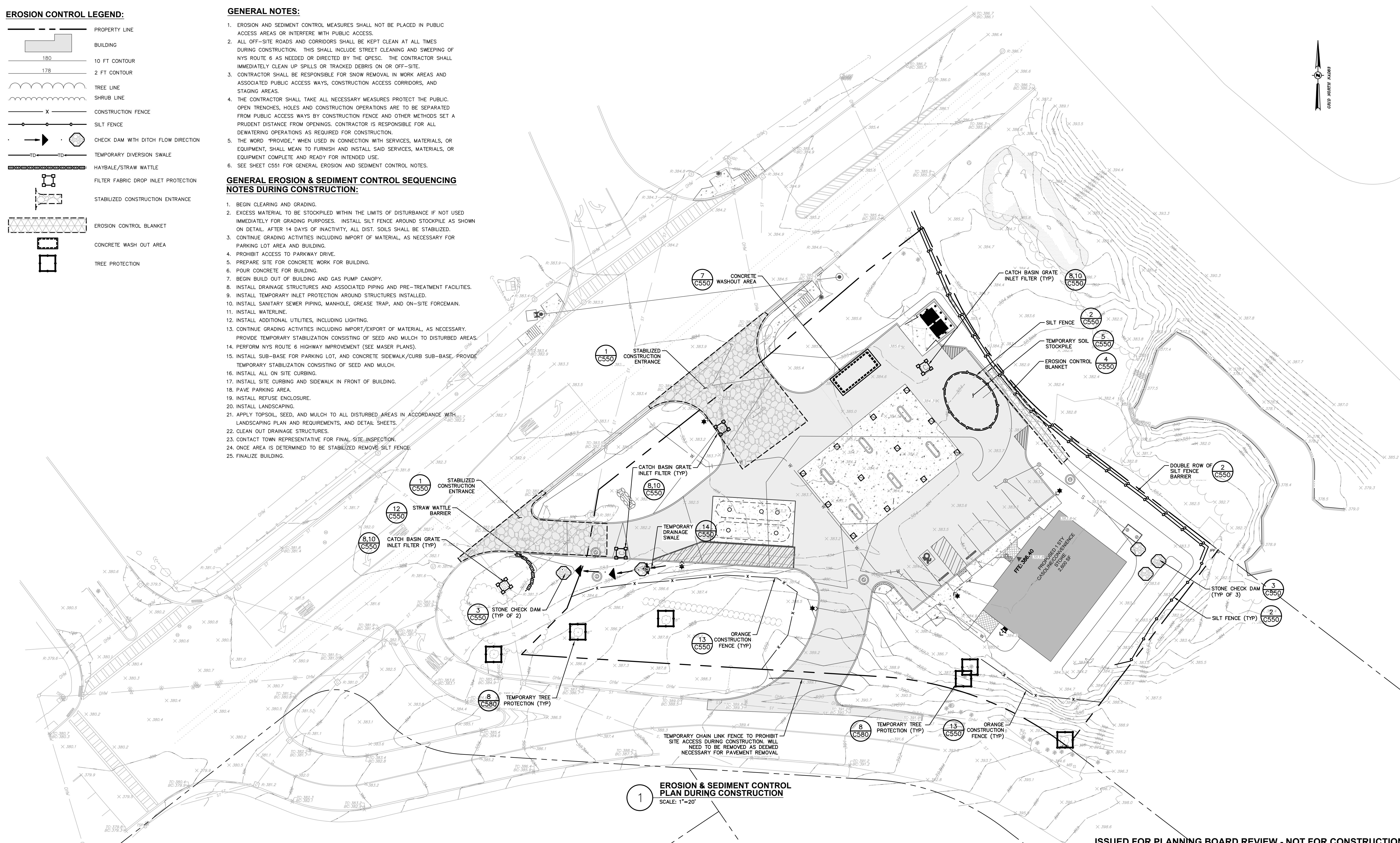


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6. SEE SHEET C551 FOR GENERAL EROSION AND SEDIMENT CONTROL NOTES.

GENERAL EROSION & SEDIMENT CONTROL SEQUENCING NOTES DURING CONSTRUCTION:

1. BEGIN CLEARING AND GRADING.
2. EXCESS MATERIAL TO BE STOCKPILED WITHIN THE LIMITS OF DISTURBANCE IF NOT USED IMMEDIATELY FOR GRADING PURPOSES. INSTALL SILT FENCE AROUND STOCKPILE AS SHOWN ON DETAIL. AFTER 14 DAYS OF INACTIVITY, ALL DIST. SOILS SHALL BE STABILIZED.
3. CONTINUE GRADING ACTIVITIES INCLUDING IMPORT OF MATERIAL, AS NECESSARY FOR PARKING LOT AREA AND BUILDING.
4. PROHIBIT ACCESS TO PARKWAY DRIVE.
5. PREPARE SITE FOR CONCRETE WORK FOR BUILDING.
6. POUR CONCRETE FOR BUILDING.
7. BEGIN BUILD OUT OF BUILDING AND GAS PUMP CANOPY.
8. INSTALL DRAINAGE STRUCTURES AND ASSOCIATED PIPING AND PRE-TREATMENT FACILITIES.
9. INSTALL TEMPORARY INLET PROTECTION AROUND STRUCTURES INSTALLED.
10. INSTALL SANITARY SEWER PIPING, MANHOLE, GREASE TRAP, AND ON-SITE FORCEMAIN.
11. INSTALL WATERLINE.
12. INSTALL ADDITIONAL UTILITIES, INCLUDING LIGHTING.
13. CONTINUE GRADING ACTIVITIES INCLUDING IMPORT/EXPORT OF MATERIAL, AS NECESSARY. PROVIDE TEMPORARY STABILIZATION CONSISTING OF SEED AND MULCH TO DISTURBED AREAS.
14. PERFORM NYS ROUTE 6 HIGHWAY IMPROVEMENT (SEE MASER PLANS).
15. INSTALL SUB-BASE FOR PARKING LOT, AND CONCRETE SIDEWALK/CURB SUB-BASE. PROVIDE TEMPORARY STABILIZATION CONSISTING OF SEED AND MULCH.
16. INSTALL ALL ON SITE CURBING.
17. INSTALL SITE CURBING AND SIDEWALK IN FRONT OF BUILDING.
18. PAVE PARKING AREA.
19. INSTALL REFUSE ENCLOSURE.
20. INSTALL LANDSCAPING.
21. APPLY TOPSOIL, SEED, AND MULCH TO ALL DISTURBED AREAS IN ACCORDANCE WITH LANDSCAPING PLAN AND REQUIREMENTS, AND DETAIL SHEETS.
22. CLEAN OUT DRAINAGE STRUCTURES.
23. CONTACT TOWN REPRESENTATIVE FOR FINAL SITE INSPECTION.
24. ONCE AREA IS DETERMINED TO BE STABILIZED REMOVE SILT FENCE.
25. FINALIZE BUILDING.



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

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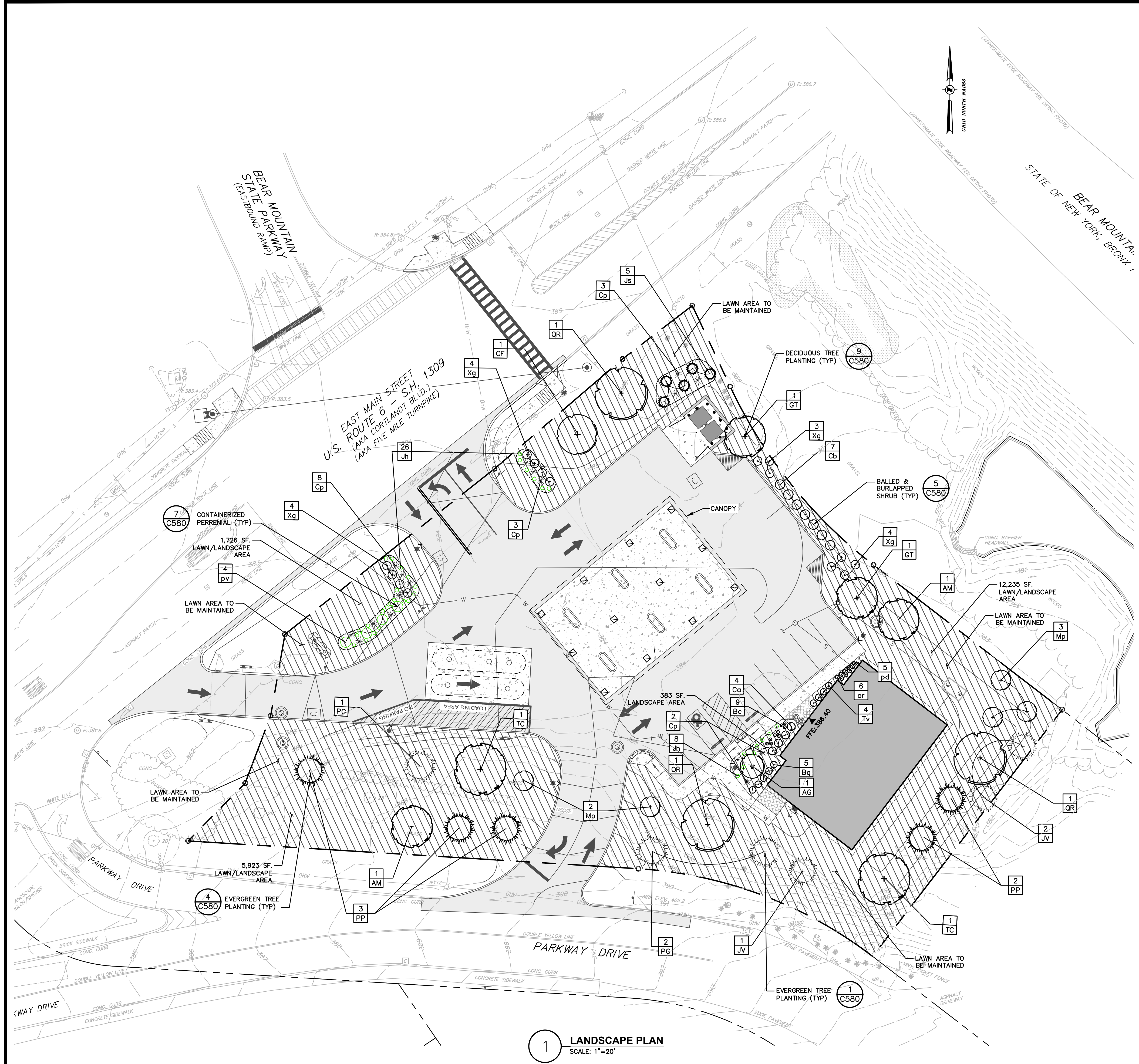
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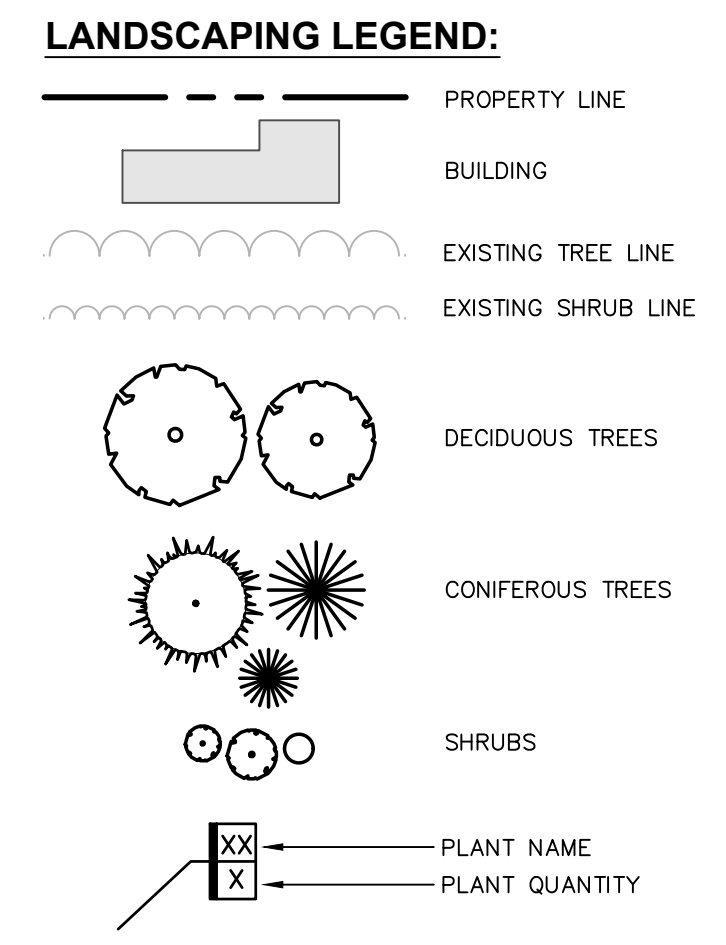
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GAS LAND CORTLANDT- 2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)
EROSION & SEDIMENT CONTROL PLAN DURING CONSTRUCTION
 TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

designed SPL	checked CPL
02/20/19	1"=20'
project no. 81903.00	
sheet no. C161	



1 LANDSCAPE PLAN
SCALE: 1"=20'



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

PLANT LIST

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

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

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

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



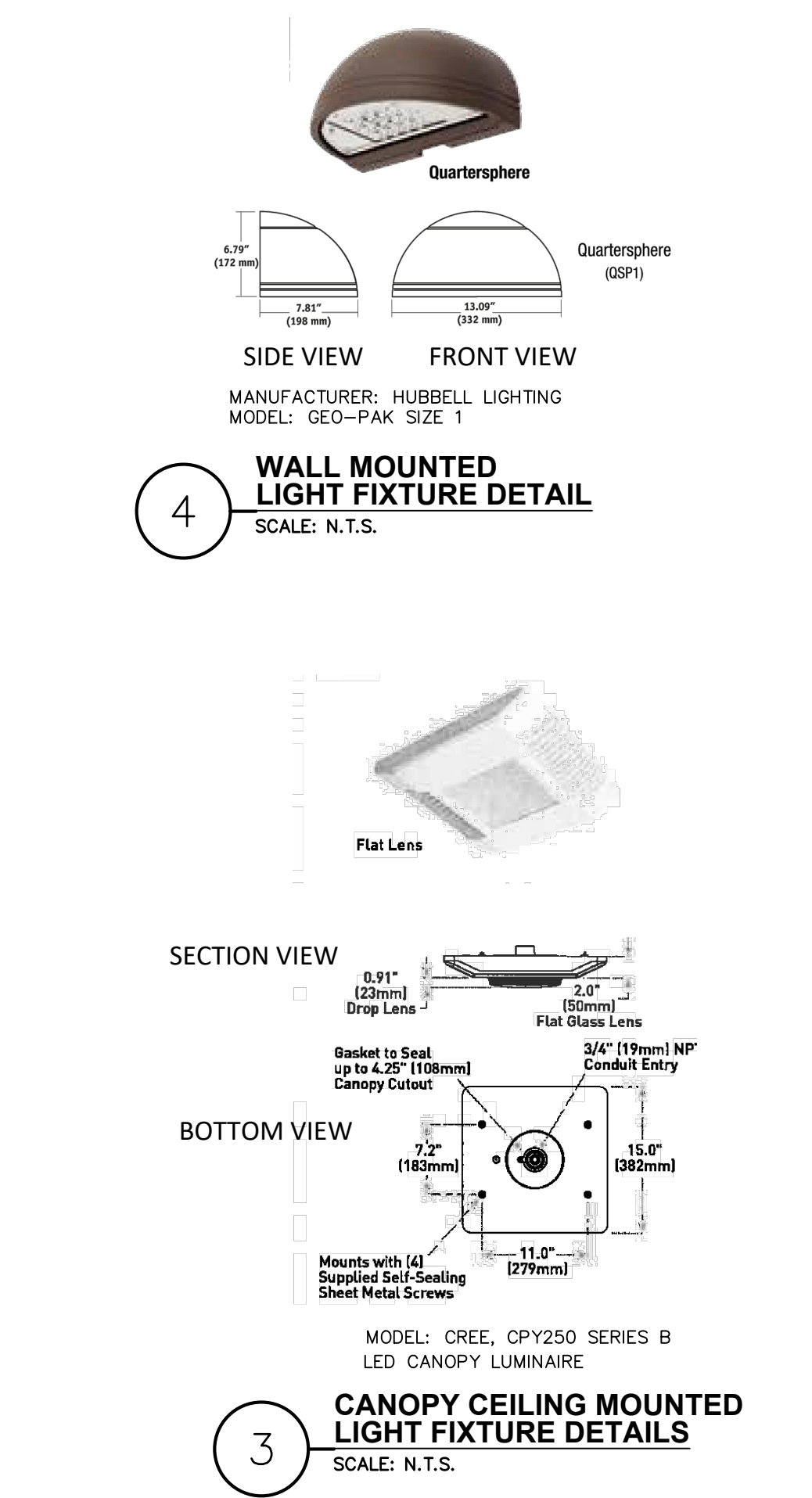
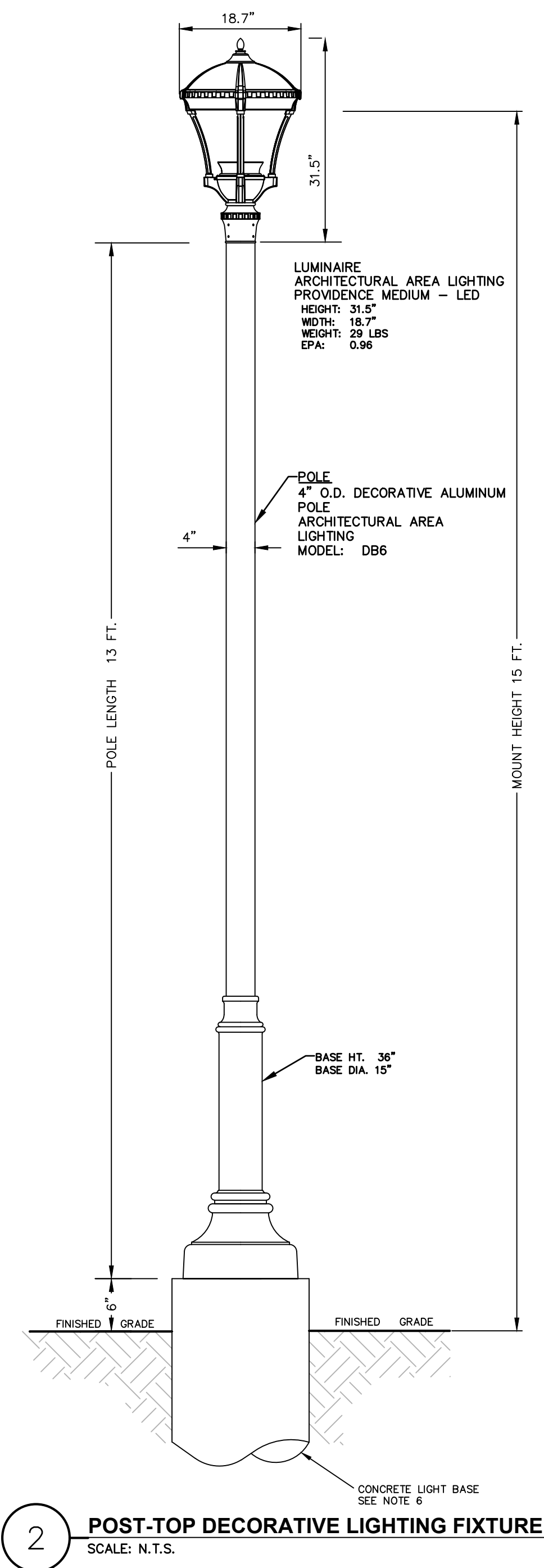
- LIGHTING NOTES:**
- PROPOSED LIGHTING AS MANUFACTURED BY CREE, HUBBELL LIGHTING, AND ARCHITECTURAL AREA LIGHTING.
 - THE LIGHTING FIXTURES, SURFACE LOCATIONS ARE IDENTIFIED BY TCC. DETAILED DESIGN OF THE LIGHTING SPECIFICATIONS, FOUNDATION DESIGN, LIGHTING CONDUIT, WIRING, AND CONTROL CIRCUITRY SHALL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

LIGHTING SCHEDULE

QUANTITY	DESIGNATION	MANUFACTURER	MODEL/ CATALOG NUMBER	MOUNT HEIGHT **	LIGHTING TYPE	WATTS	TOTAL LUMENS	REMARKS	LIGHT TEMPERATURE
3	PT-T2	ARCHITECTURAL AREA LIGHTING	PROV-T2-32LED-3K-450	15 FT.	LED	49W	2432	POST TOP MOUNT	3000 K
2	PT-TL	ARCHITECTURAL AREA LIGHTING	PROV-TL-32LED-3K-450	15 FT.	LED	49W	2487	POST TOP MOUNT	3000 K
12	C-31W	CREE LIGHTING	CYP250-B-xx-F-C-UL-xx-30K	15.5 FT.	LED	32W	4045	RECESSED CANOPY LIGHTING	3000 K
1	W-T3	HUBBELL LIGHTING	TRP1-12L15-3K7-3	10 FT.	LED	14W	1478	GEO-PAK SIZE 1, WALL MOUNTED	3000 K

LIGHTING STATISTICS

	AVERAGE	MAXIMUM	MINIMUM	AVE./MIN
CANOPY PLUS 5 FT.	7.5 fc	9.3 fc	4.5 fc	1.7 : 1
ALL PAVEMENT AND WALKWAYS (EXCLUDING CANOPY)	1.3 fc	5.2 fc	0.2 fc	6.5 : 1



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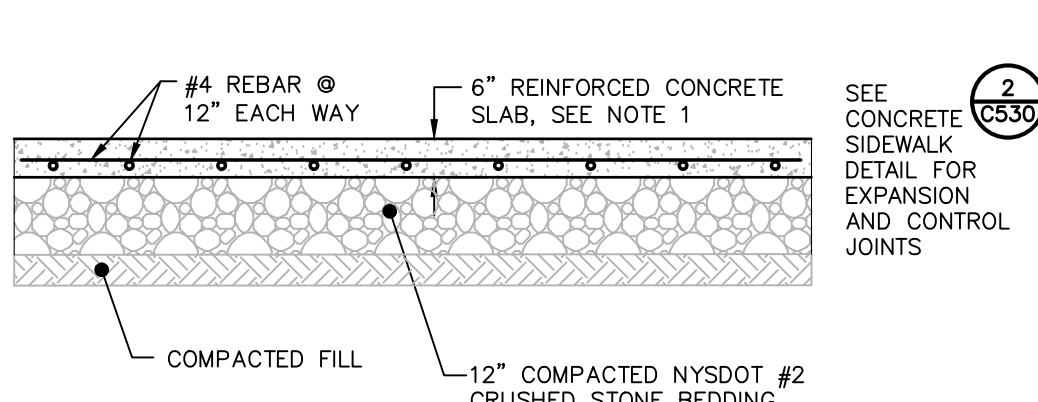
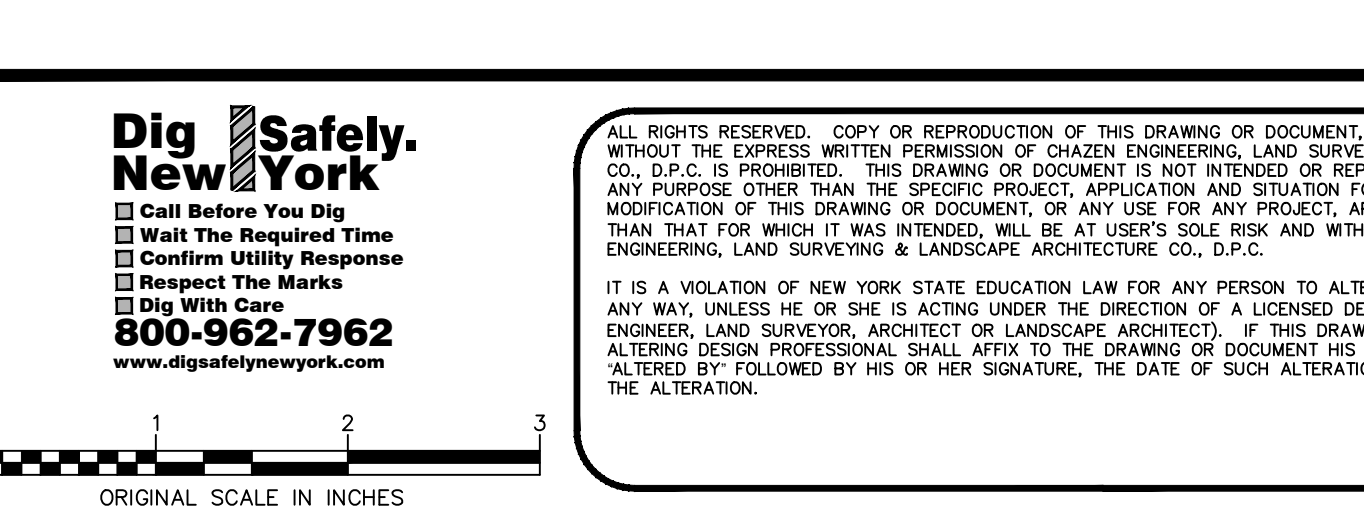
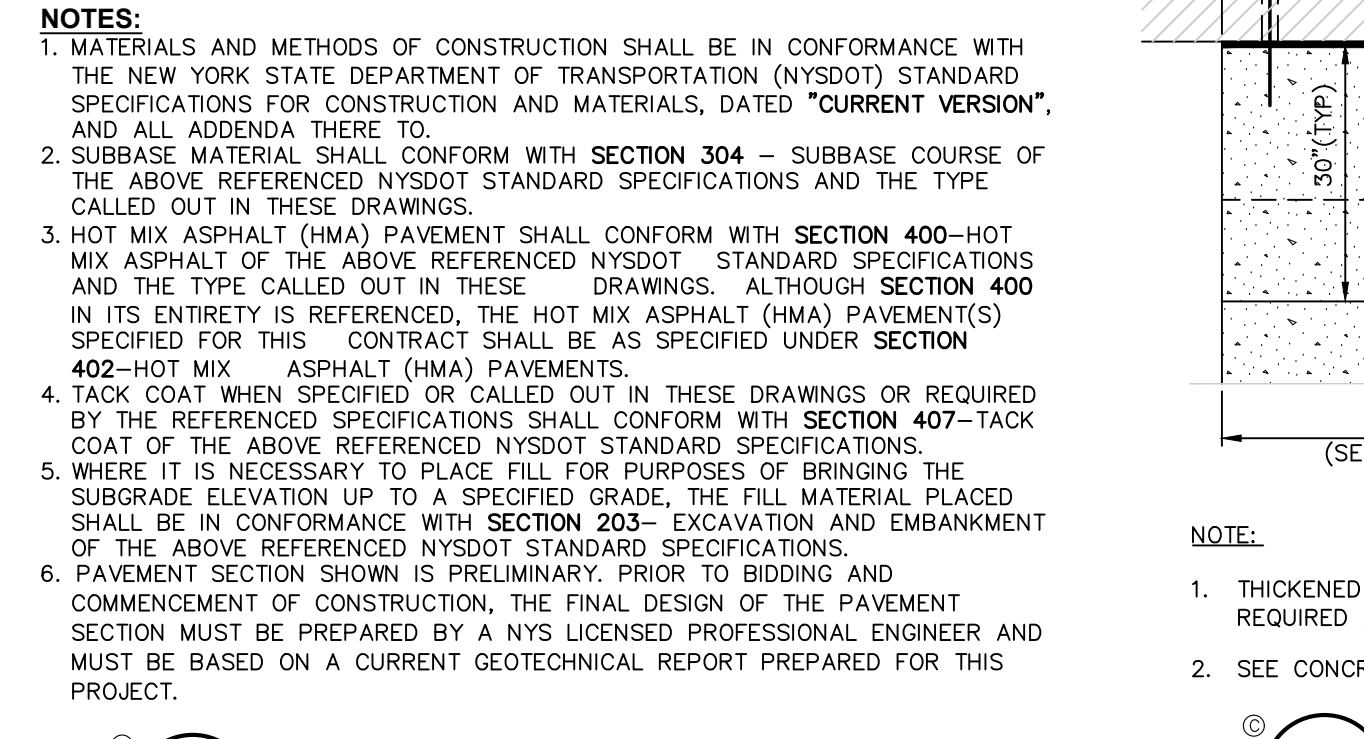
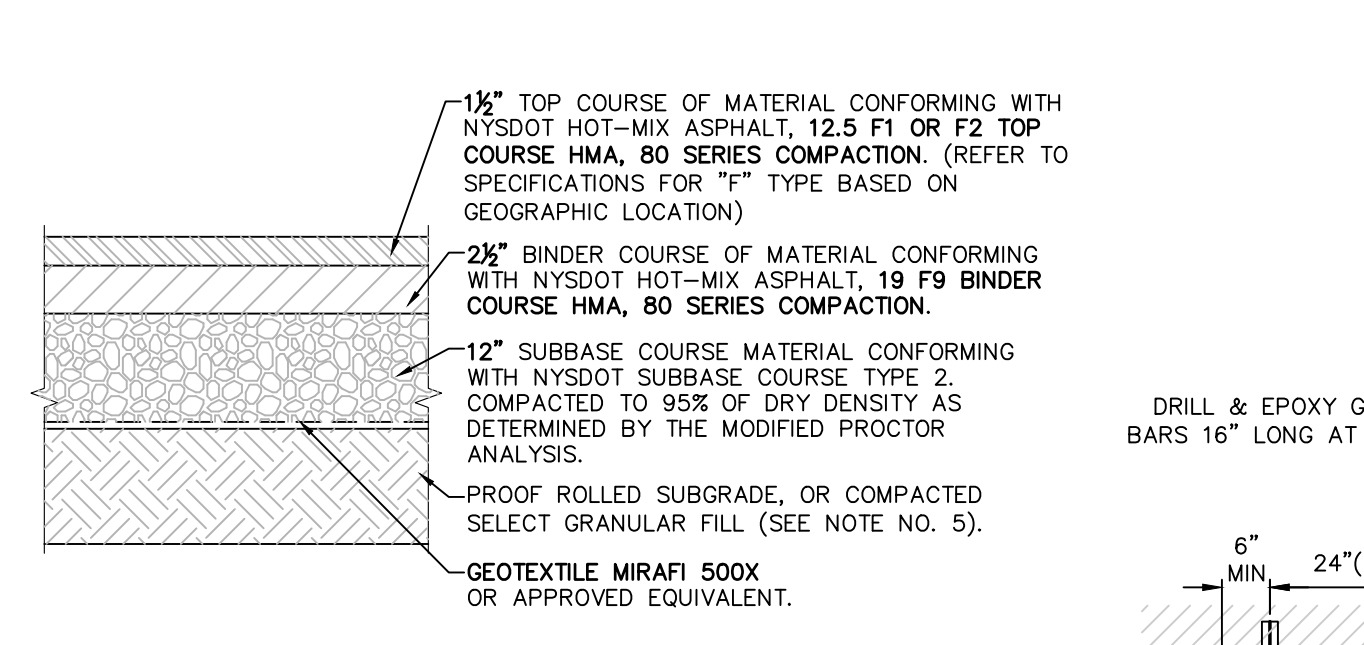
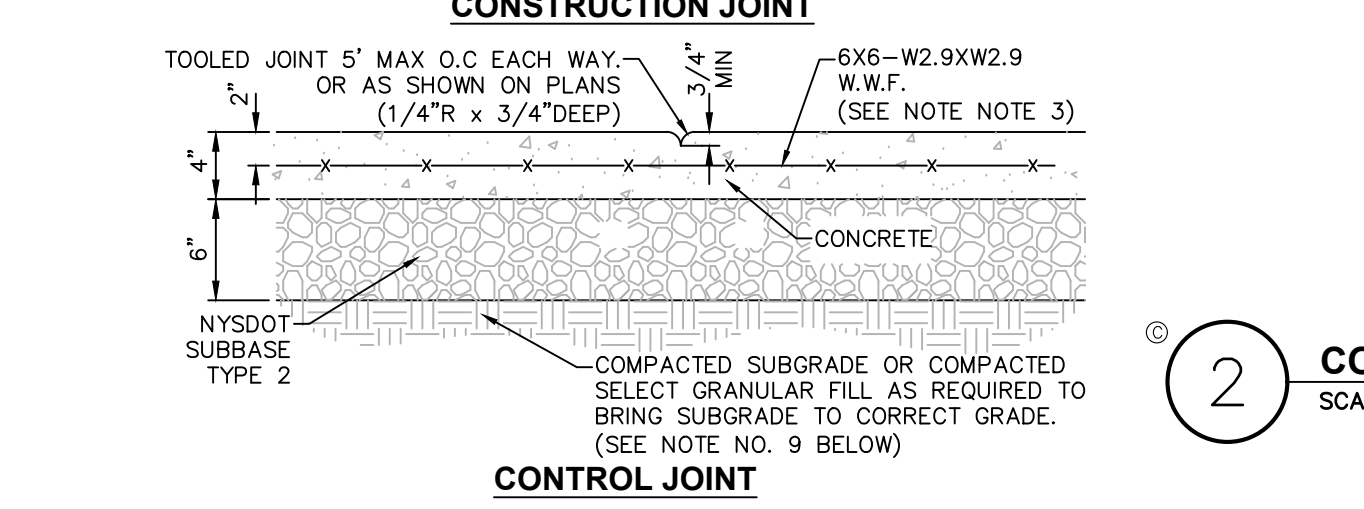
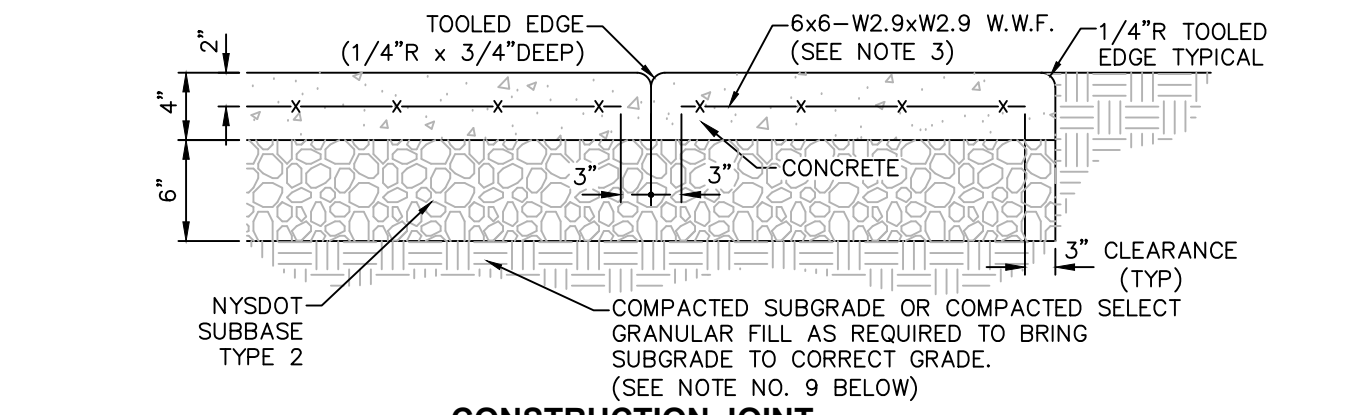
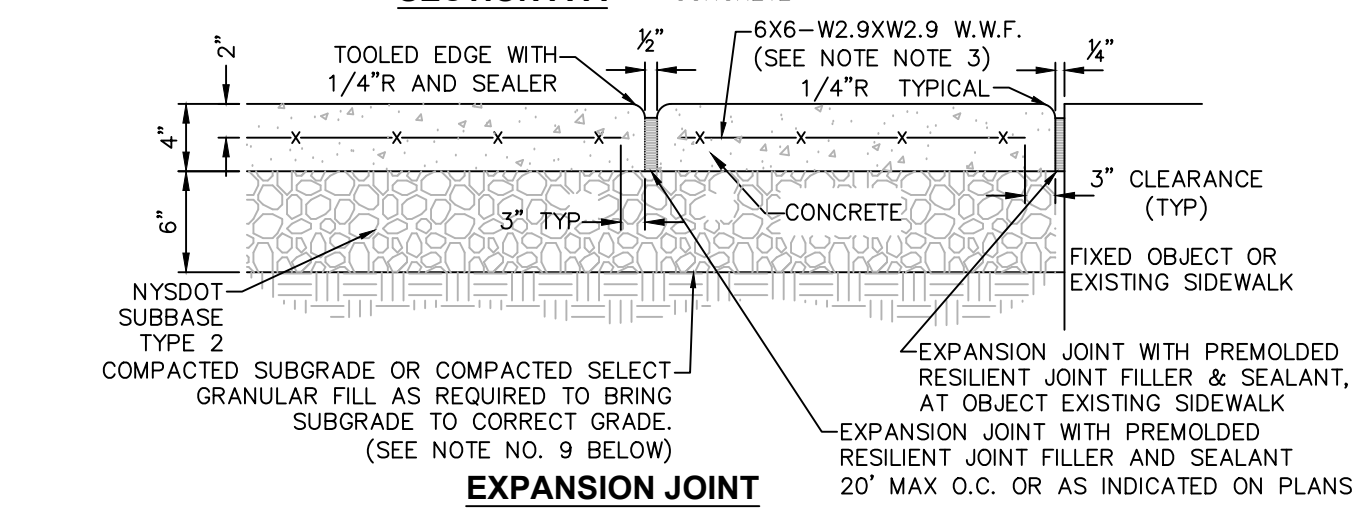
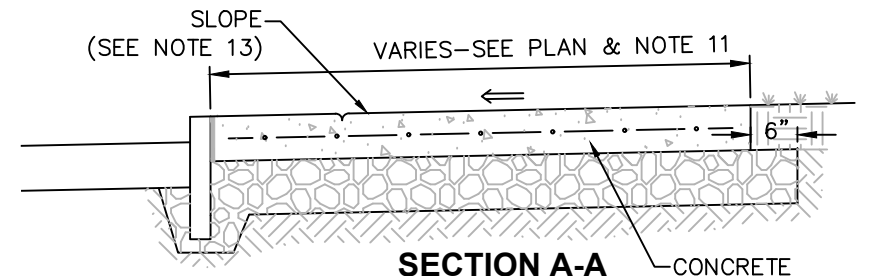
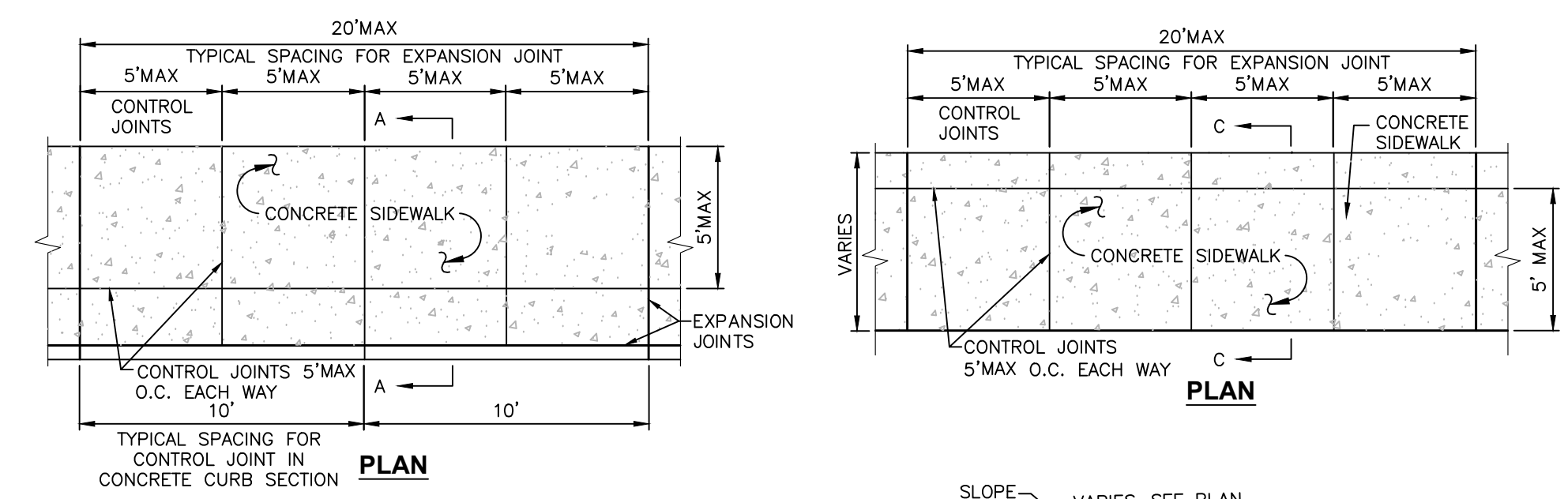
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0	02/20/19	INITIAL SUBMISSION TO TOWN

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

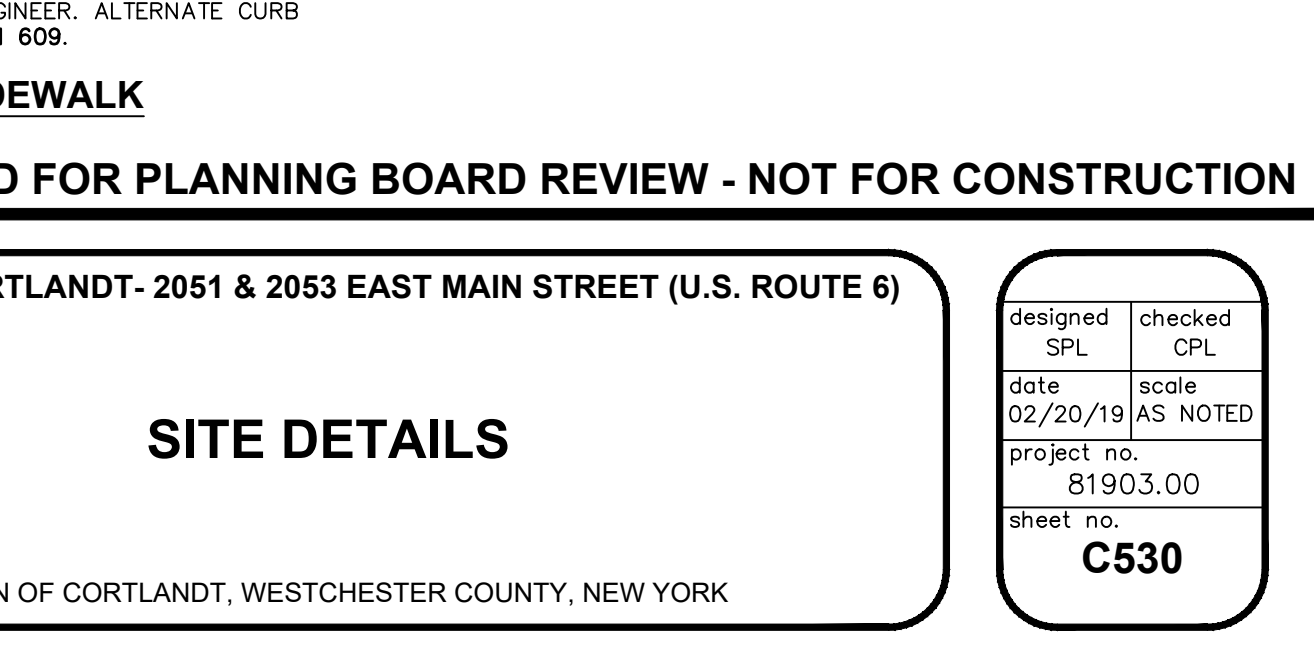
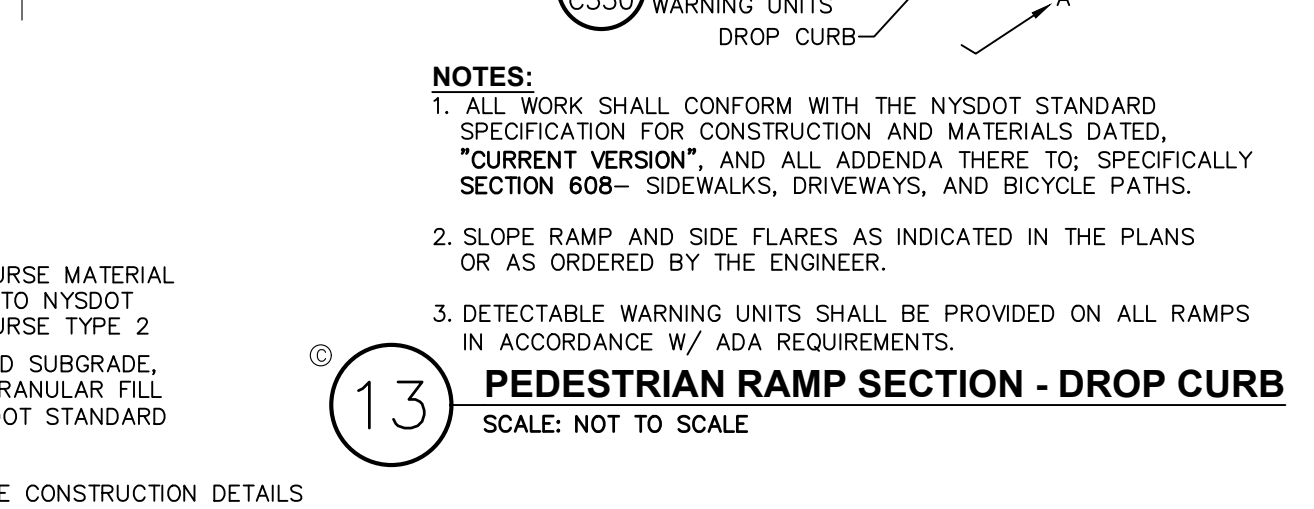
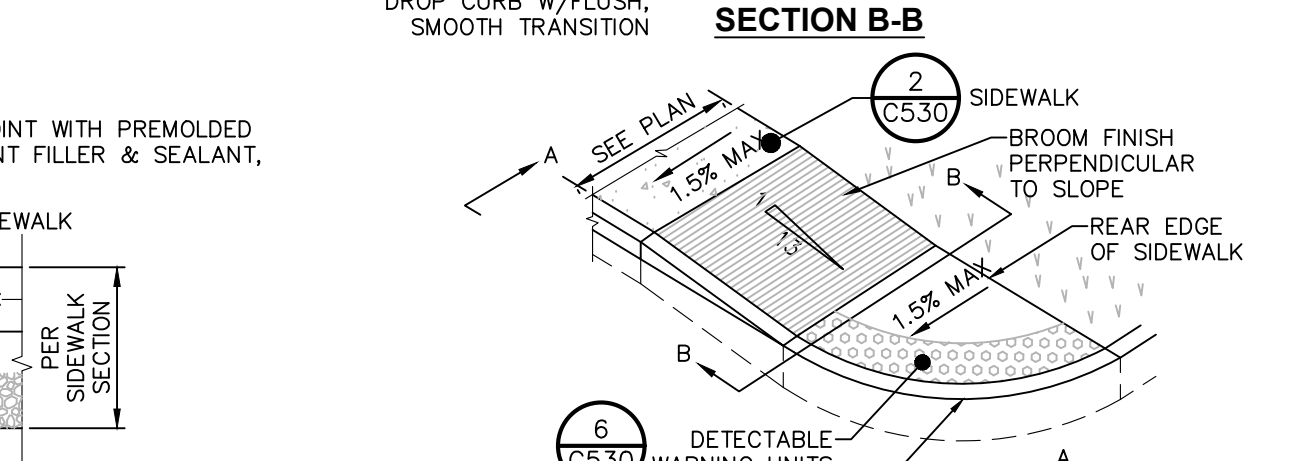
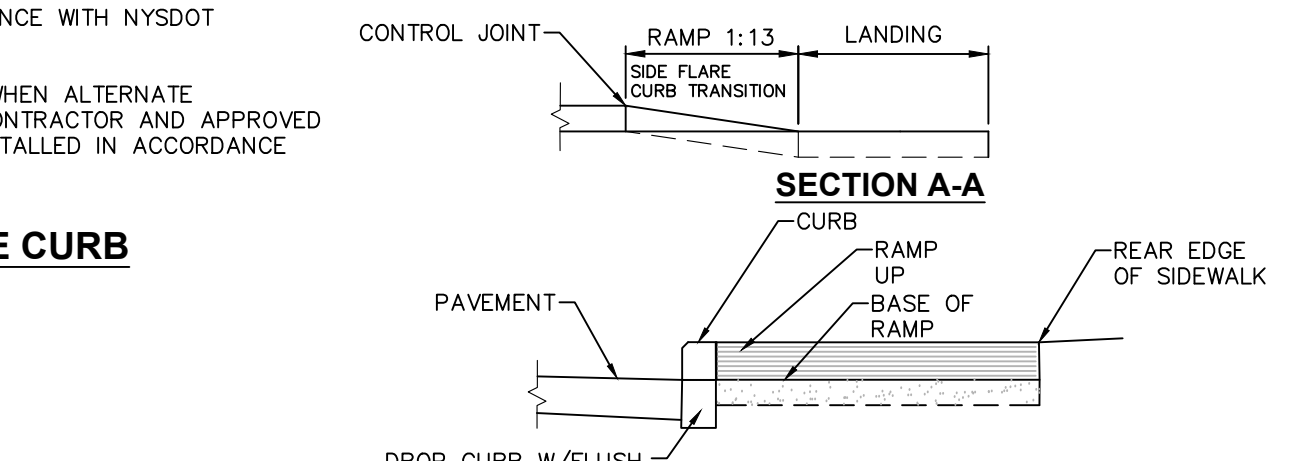
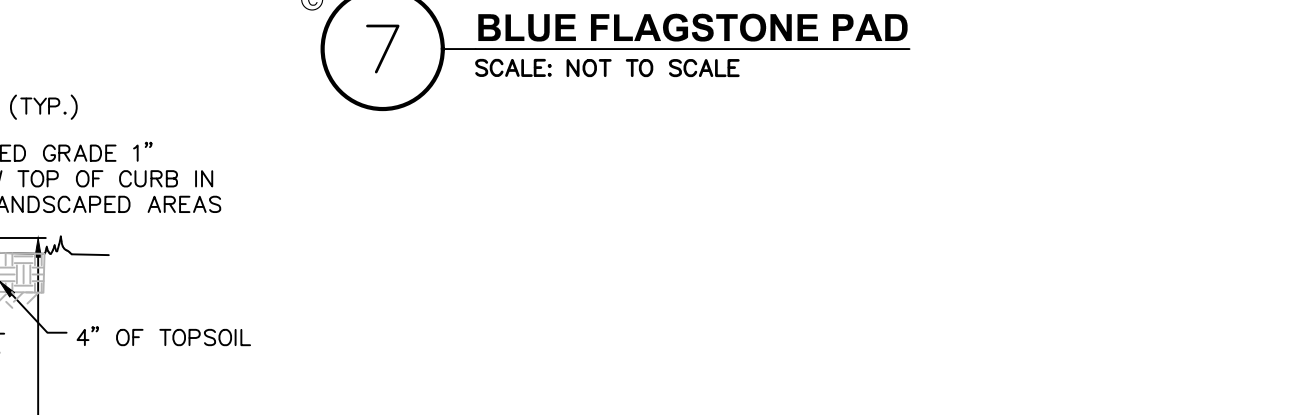
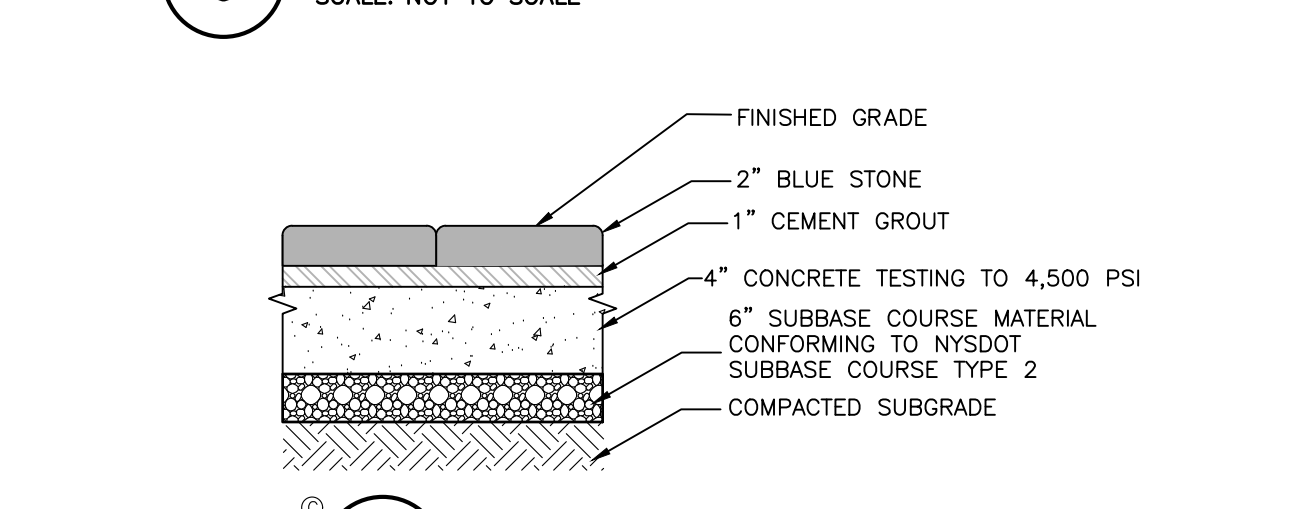
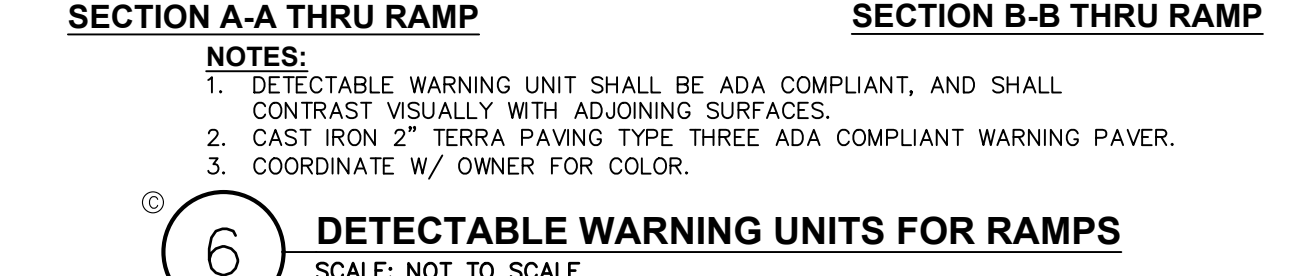
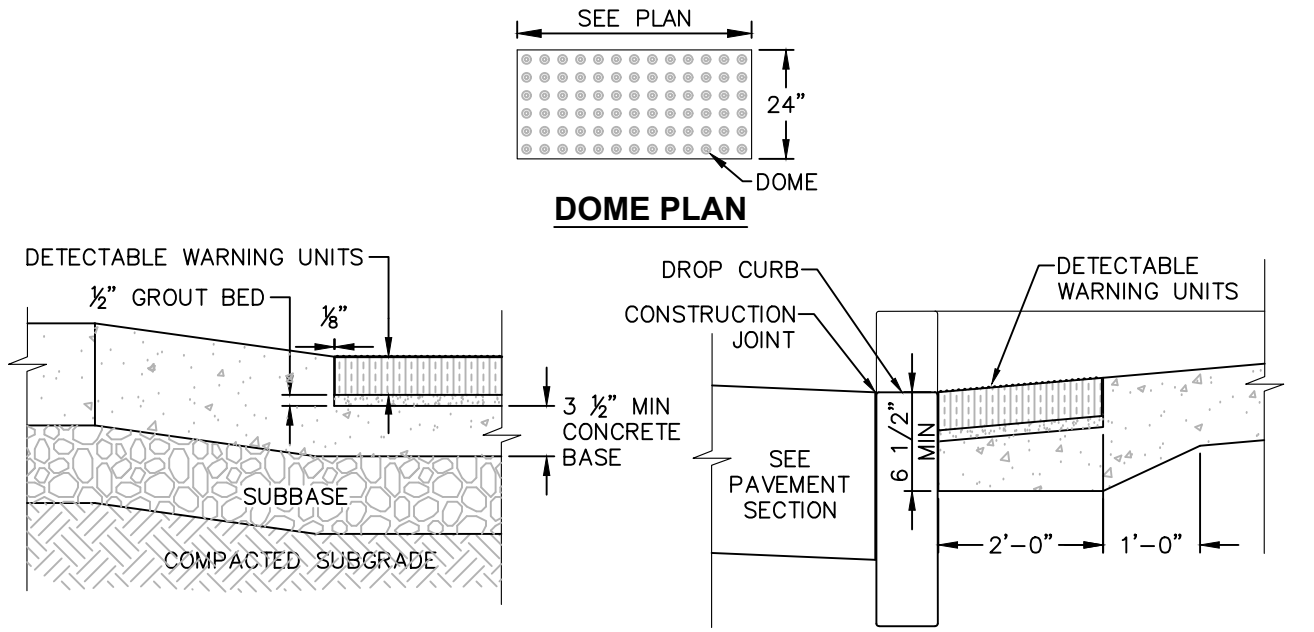
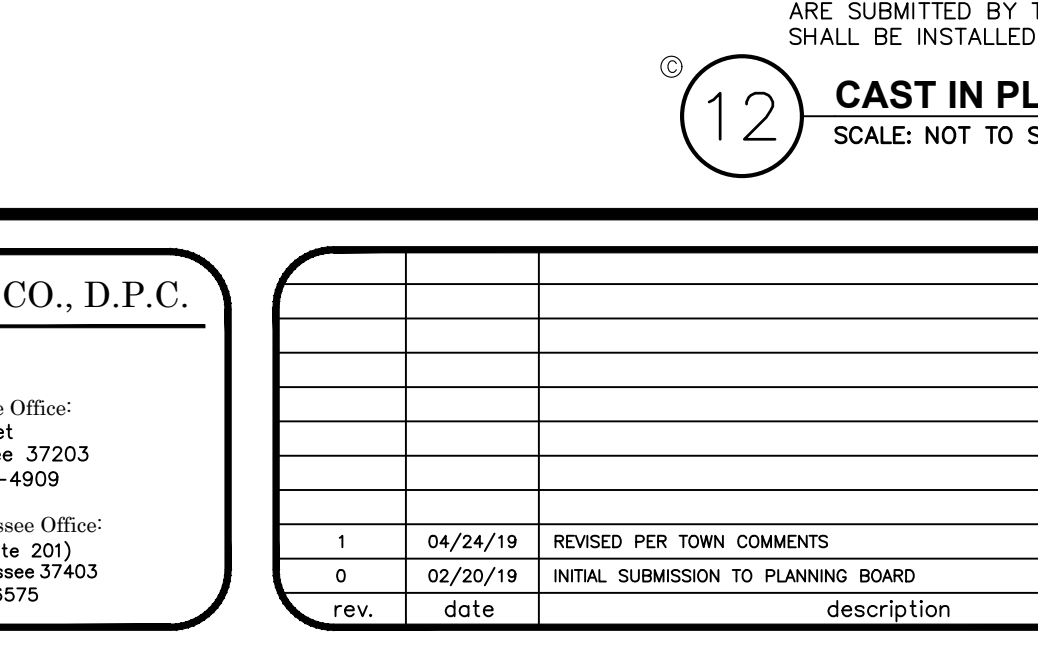
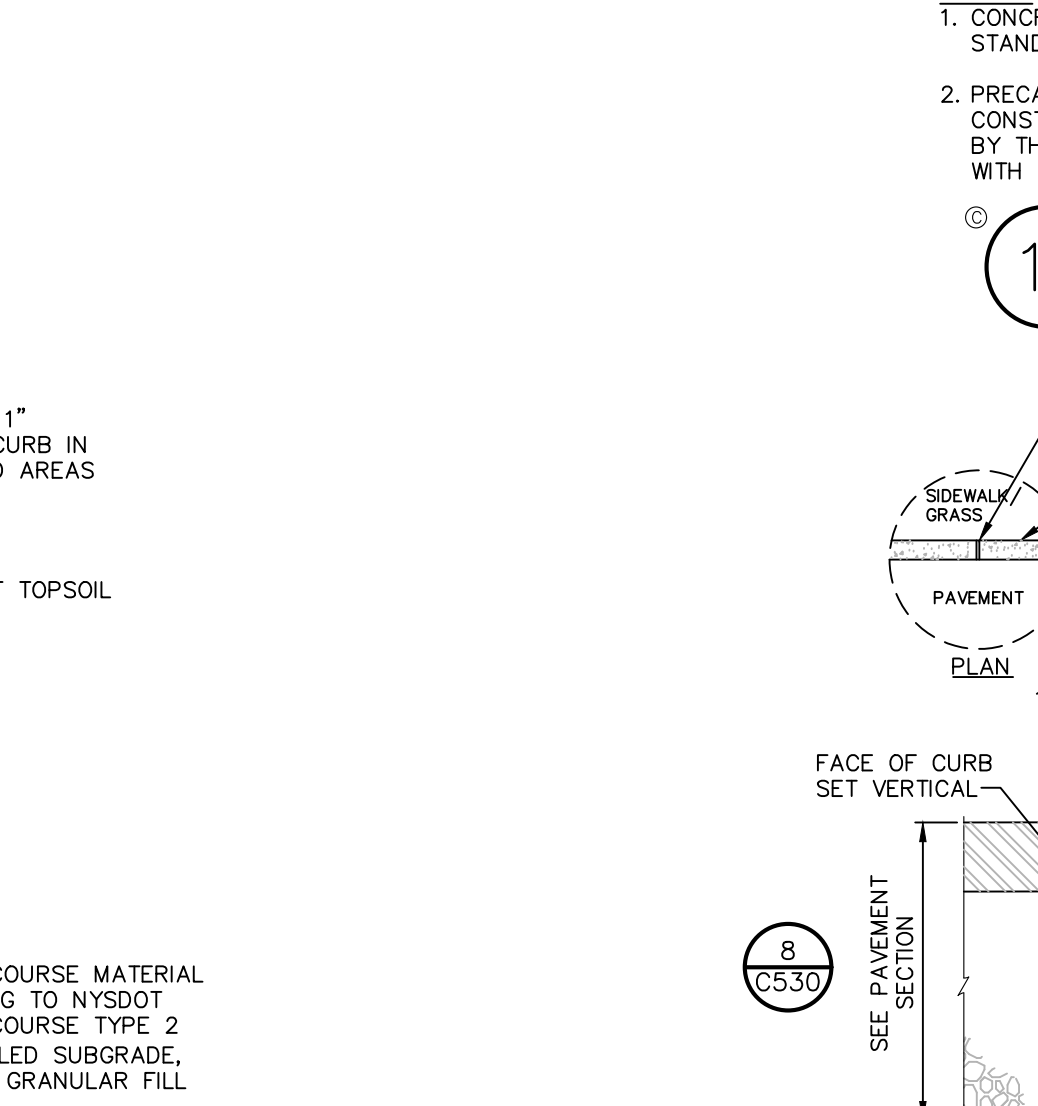
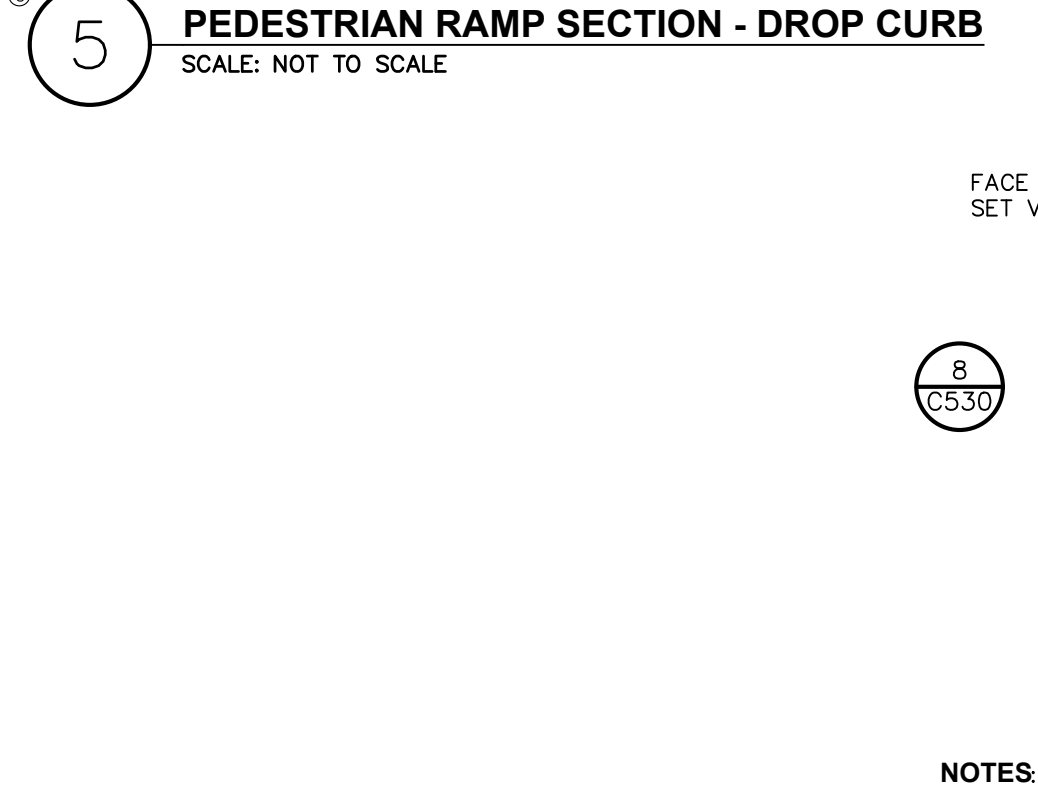
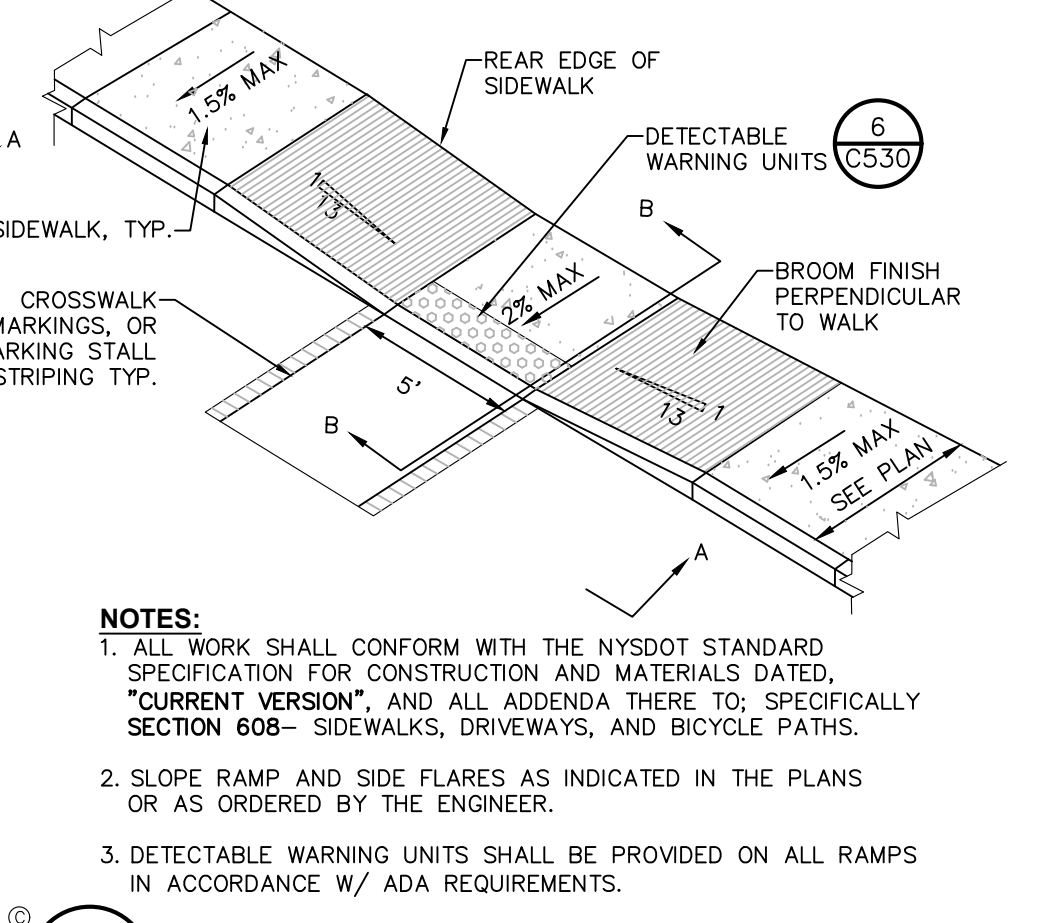
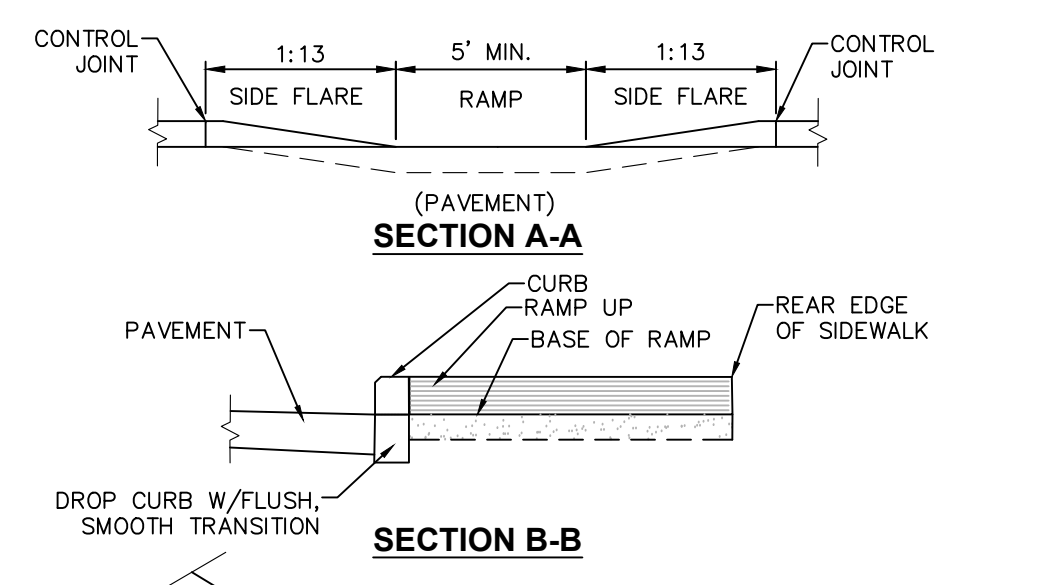
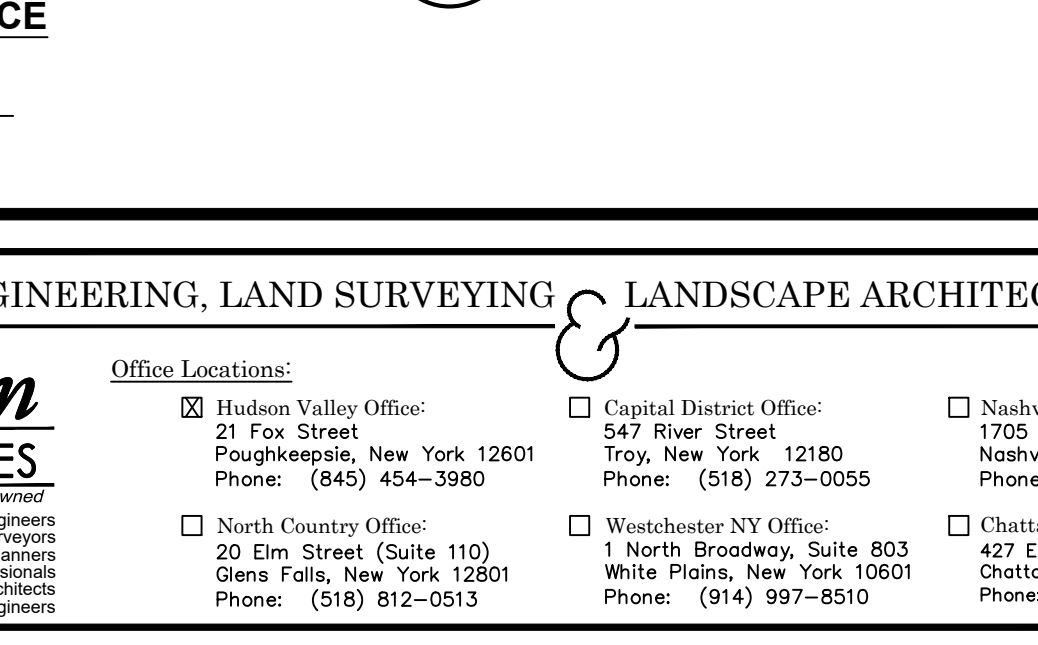
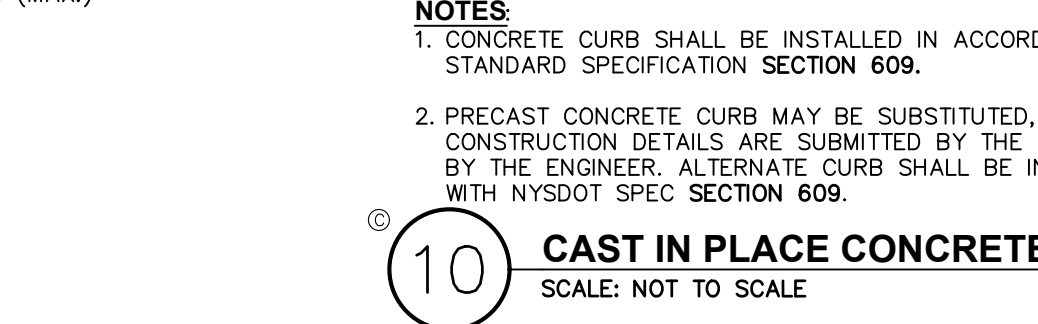
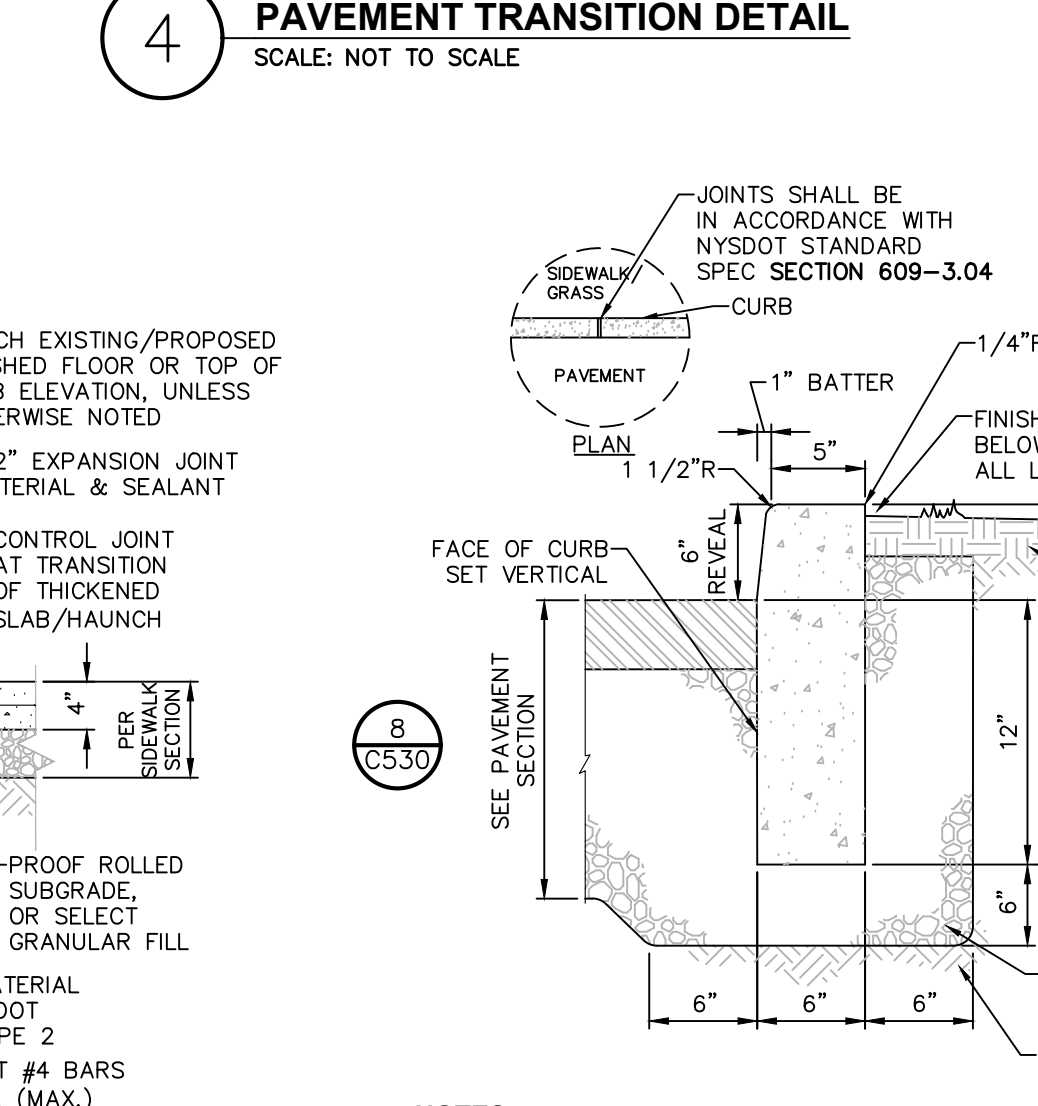
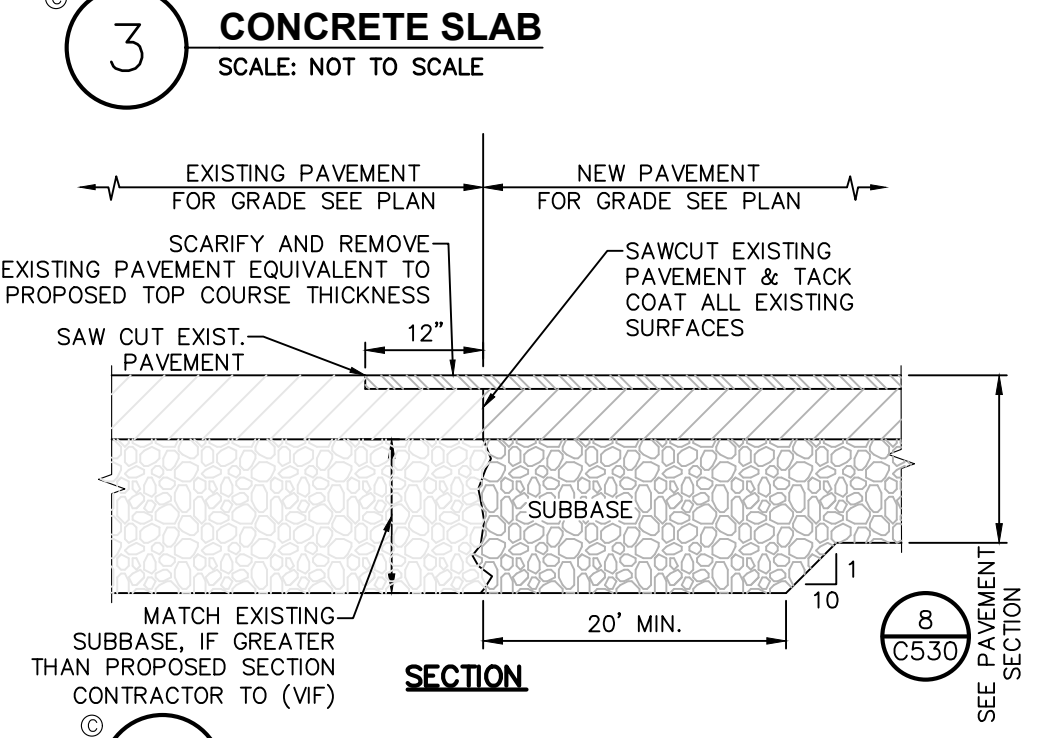
PHOTOMETRIC PLAN

TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

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



- CONCRETE SLAB:**
- MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYS DOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERE TO.
 - CONCRETE SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 4500 PSI @ 28 DAY AND SHALL BE PLACED IN ACCORDANCE WITH ACI SPECIFICATIONS AND ITS LATEST REVISION.
 - REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 - REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYS DOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
 - ALL EXPOSED SURFACES SHALL HAVE A BROOM TEXTURED FINISH & TOOLED EDGES. TOOL SHALL PROVIDE MAX 1-1/2" WIDE SMOOTH TROWEL FINISH AT JOINT.
 - EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
 - CONTROL JOINTS SHALL BE LOCATED A MAXIMUM OF 5' ON CENTER, OR AS INDICATED ON PLANS.
 - JOINTS SHALL NOT BE SAW CUT.
 - EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEOND" SB-7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYS DOT STANDARD.
 - WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN ACCORDANCE WITH SECTION 203-EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYS DOT STANDARD SPECIFICATIONS.
 - ALL WORK SHALL CONFORM WITH SECTION 608-SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYS DOT STANDARD SPECIFICATIONS.
 - ALL WORK SHALL CONFORM WITH AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREET 2011, ICC A117.1 2009, OR LATEST EDITION.
 - SIDEWALK WIDTH SHOWN ON THE PLANS IS TO BE MEASURED FROM THE BACK OF THE CURB.
 - SIDEWALKS SHALL HAVE A CROSS SLOPE OF 1.5% PER FT. UNLESS OTHERWISE NOTED ON PLAN.



- NOTES:**
- MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYS DOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED "CURRENT VERSION", AND ALL ADDENDA THERE TO.
 - ALL CONCRETE SHALL BE 4,500 CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYS DOT STANDARD SPECIFICATIONS.
 - REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 - REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYS DOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
 - ALL EXPOSED SURFACES SHALL HAVE A BROOM TEXTURED FINISH & TOOLED EDGES. TOOL SHALL PROVIDE MAX 1-1/2" WIDE SMOOTH TROWEL FINISH AT JOINT.
 - EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
 - JOINTS SHALL NOT BE SAW CUT.
 - EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEOND" SB-7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYS DOT STANDARD.
 - WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN ACCORDANCE WITH SECTION 203-EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYS DOT STANDARD SPECIFICATIONS.
 - ALL WORK SHALL CONFORM WITH SECTION 608-SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYS DOT STANDARD SPECIFICATIONS.
 - ALL WORK SHALL CONFORM WITH AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREET 2011, ICC A117.1 2009, OR LATEST EDITION.
 - SIDEWALK WIDTH SHOWN ON THE PLANS IS TO BE MEASURED FROM THE BACK OF THE CURB.
 - SIDEWALKS SHALL HAVE A CROSS SLOPE OF 1.5% PER FT. UNLESS OTHERWISE NOTED ON PLAN.

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

- NOTES:**
- DETECTABLE WARNING UNIT SHALL BE ADA COMPLIANT, AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
 - CAST IRON 2" TERRA PAVING TYPE THREE ADA COMPLIANT WARNING PAVEMENT.
 - COORDINATE W/ OWNER FOR COLOR.

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

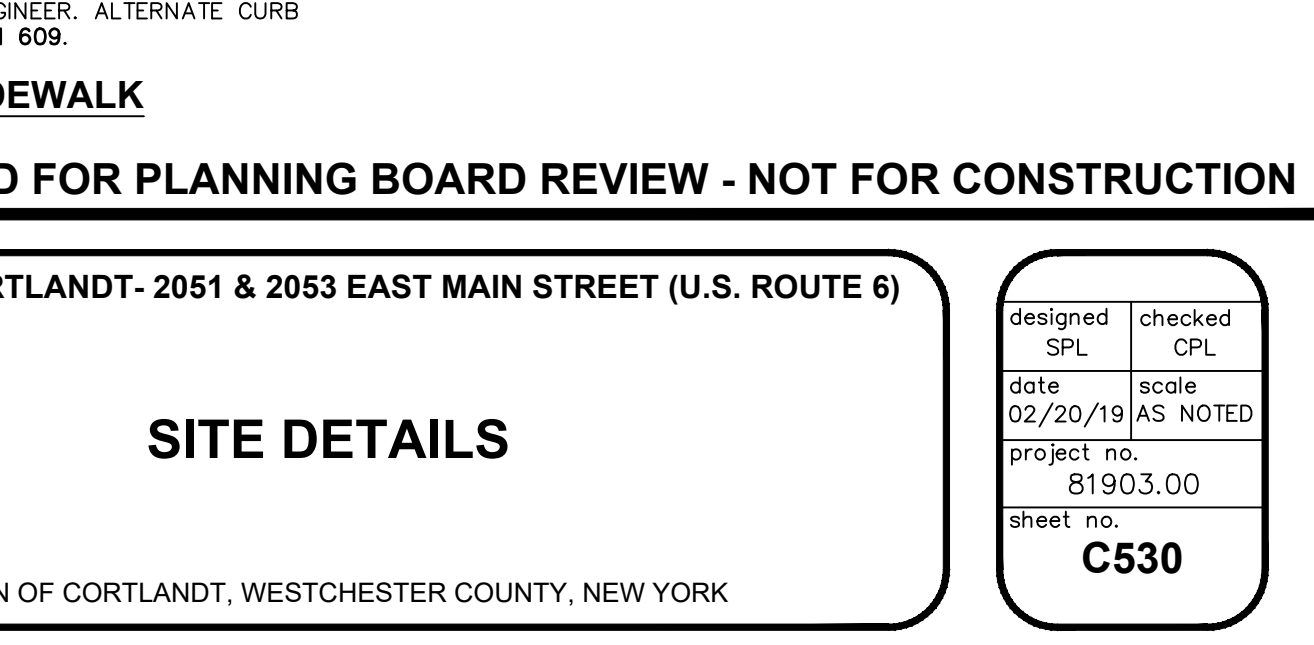
- NOTES:**
- CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYS DOT STANDARD SPECIFICATION SECTION 609.
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ISSUED FOR PLANNING BOARD REVIEW - NOT FOR CONSTRUCTION

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The Chazen COMPANIES

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Planners
Environmental & Safety Professionals
Landscape Architects
Transportation Planners & Engineers

Office Locations:

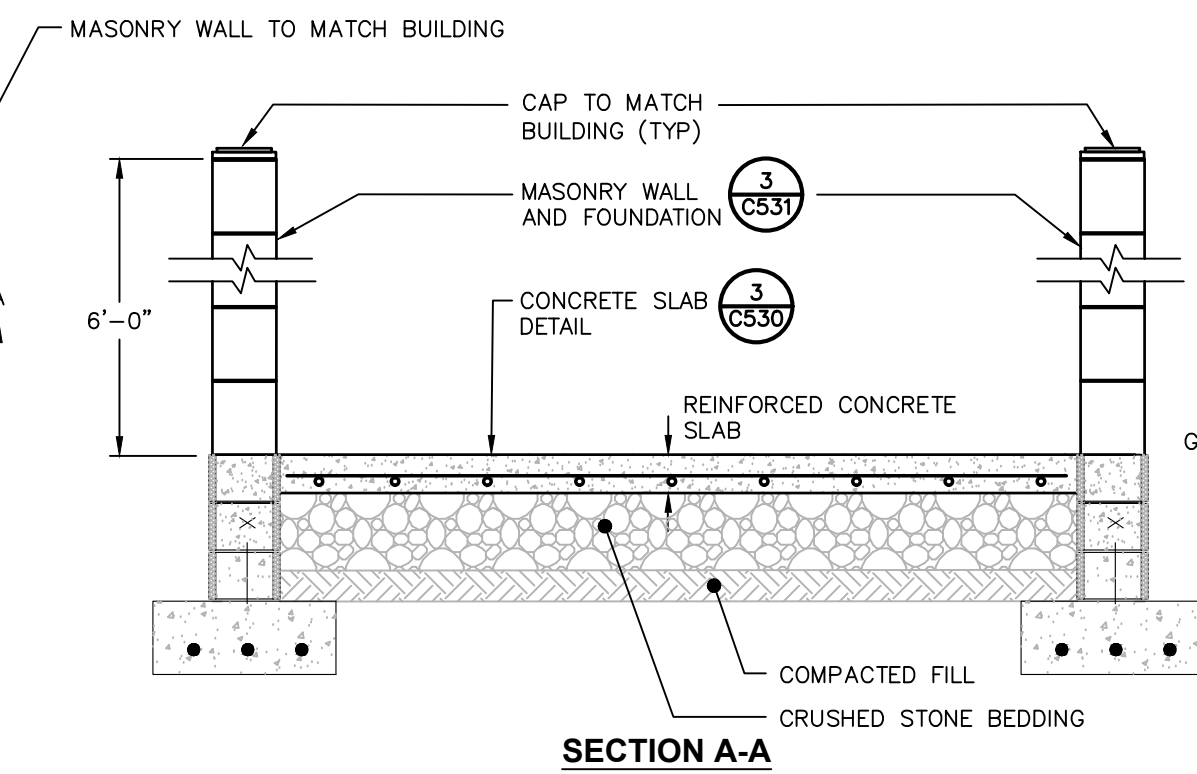
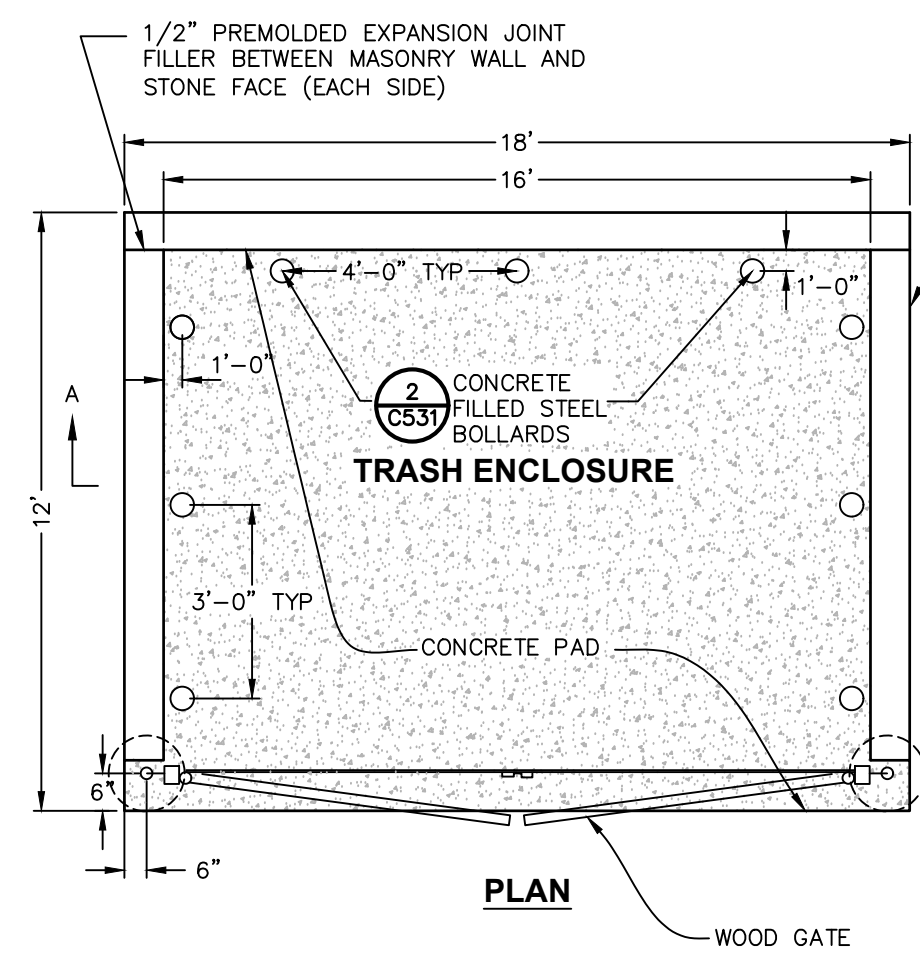
- Hudson Valley Office: 21 Fox Street Poughkeepsie, New York 12601 Phone: (845) 454-3980
- North Country Office: 20 Elm Street (Suite 110) Glens Falls, New York 12061 Phone: (518) 812-0513
- Capital District Office: 547 River Street Troy, New York 12180 Phone: (518) 273-0055
- Westchester NY Office: 1 North Broadway, Suite 803 White Plains, New York 10601 Phone: (914) 997-8510
- Nashville Tennessee Office: 1709 Division Street Nashville, Tennessee 37203 Phone: (615) 953-4909
- Chattanooga Tennessee Office: 427 E. 5th St. (Suite 201) Chattanooga, Tennessee 37403 Phone: (423) 241-6575

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

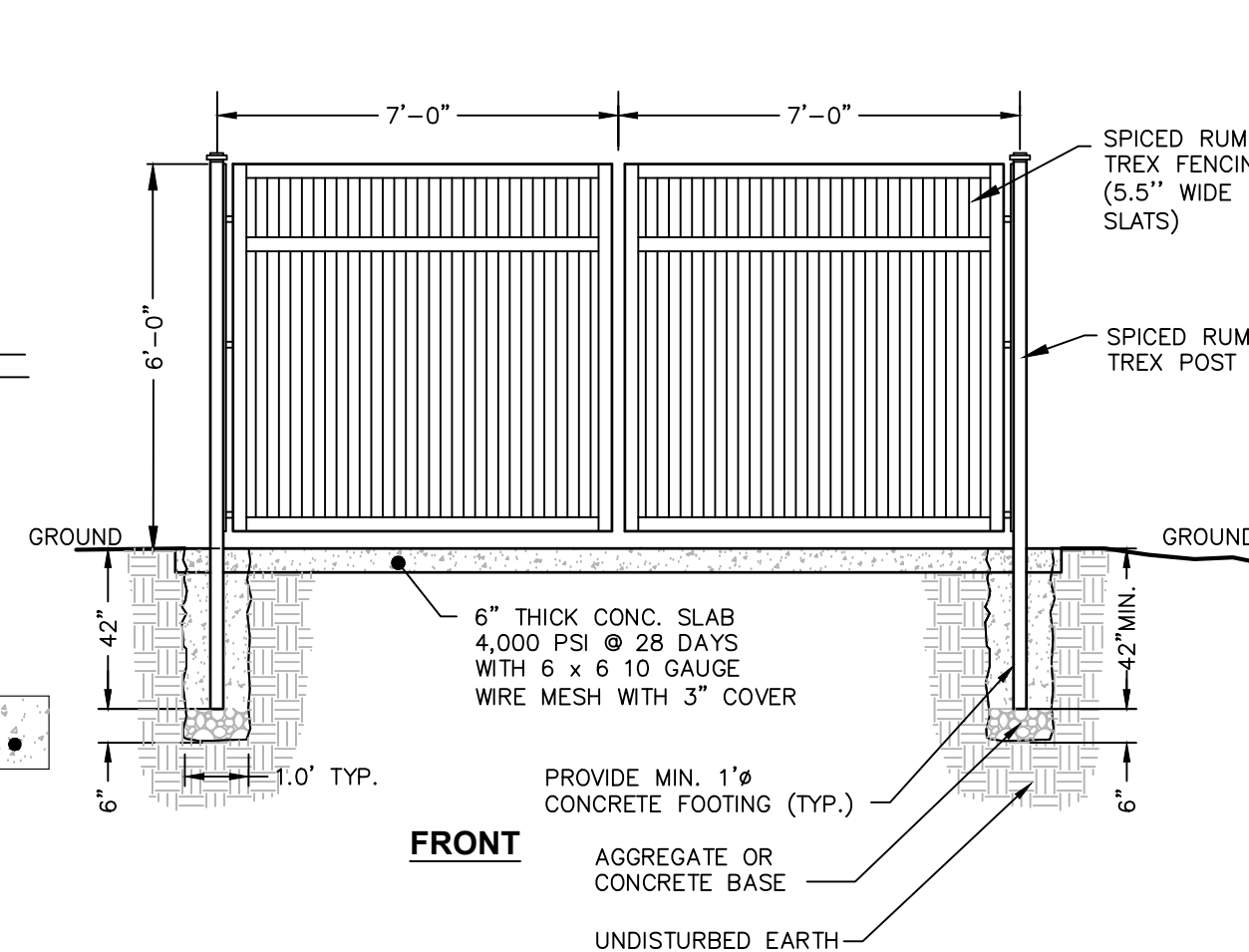
TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

SITE DETAILS

date	scale	AS NOTED
02/20/19	AS NOTED	
project no.	81903.00	
sheet no.	C530	



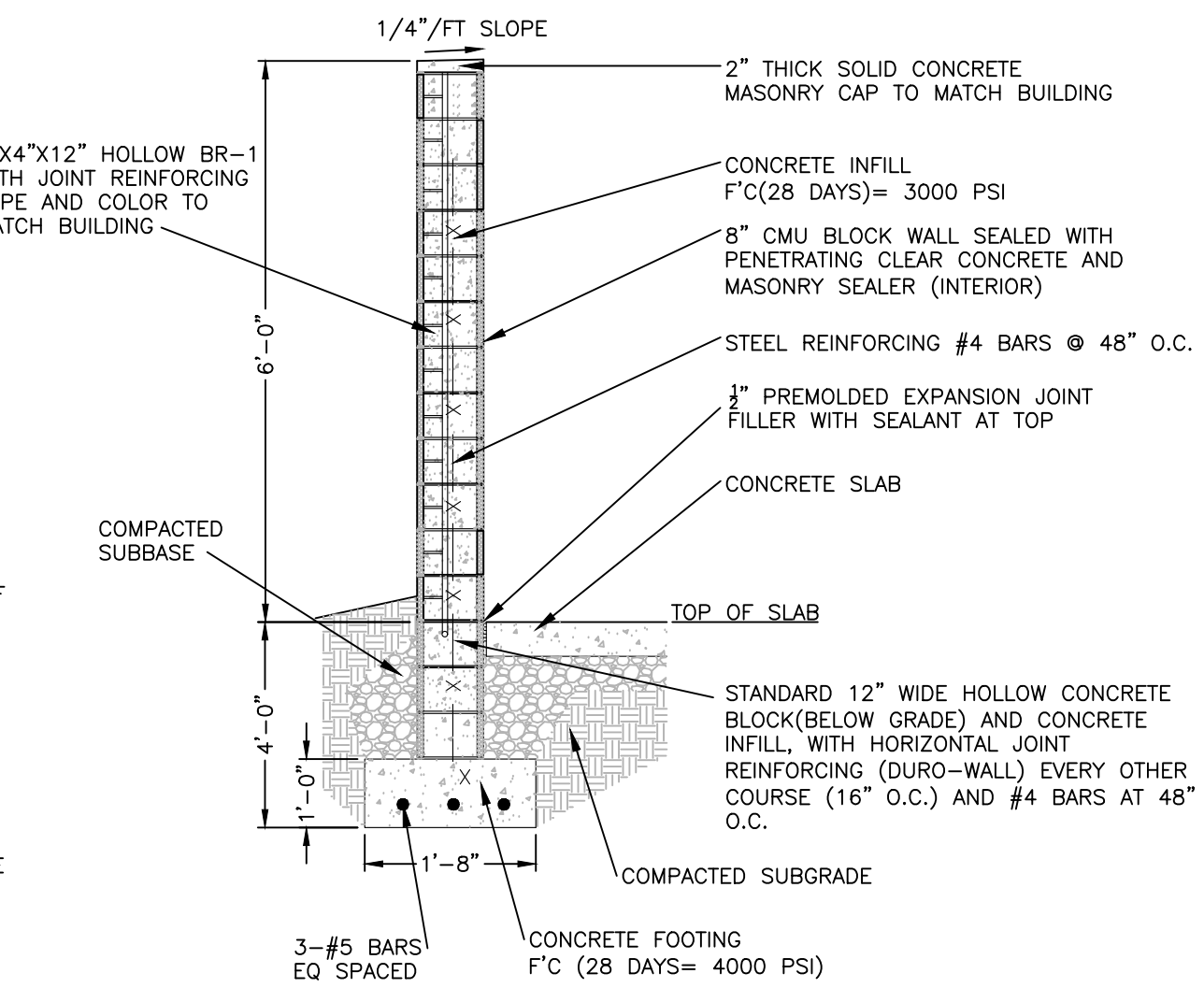
1 REFUSE ENCLOSURE
SCALE: NOT TO SCALE



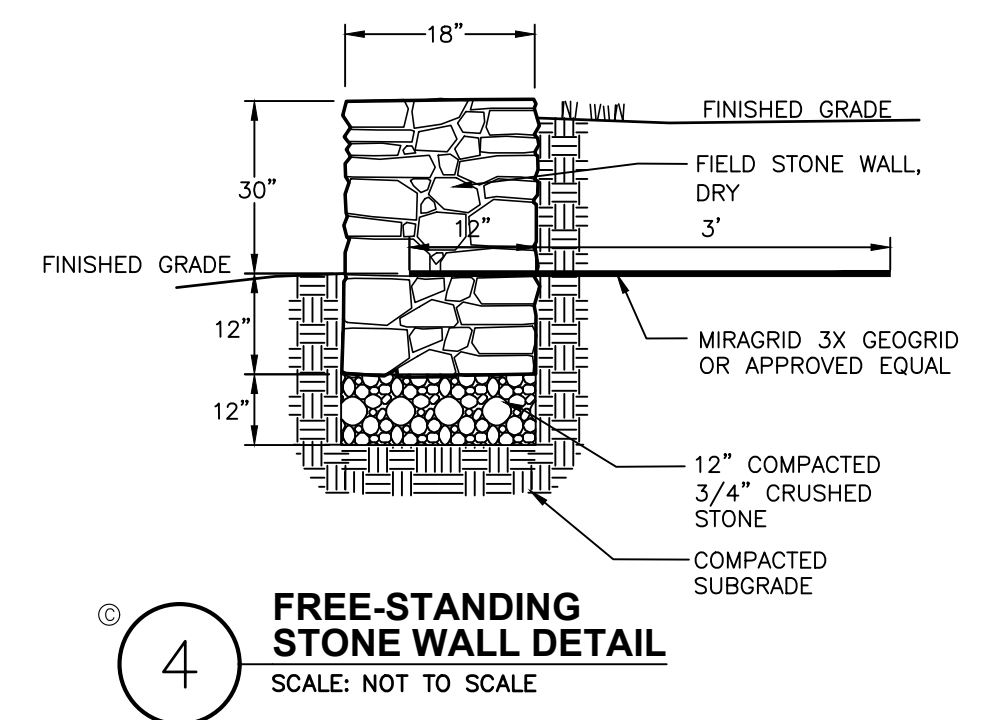
NOTES

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

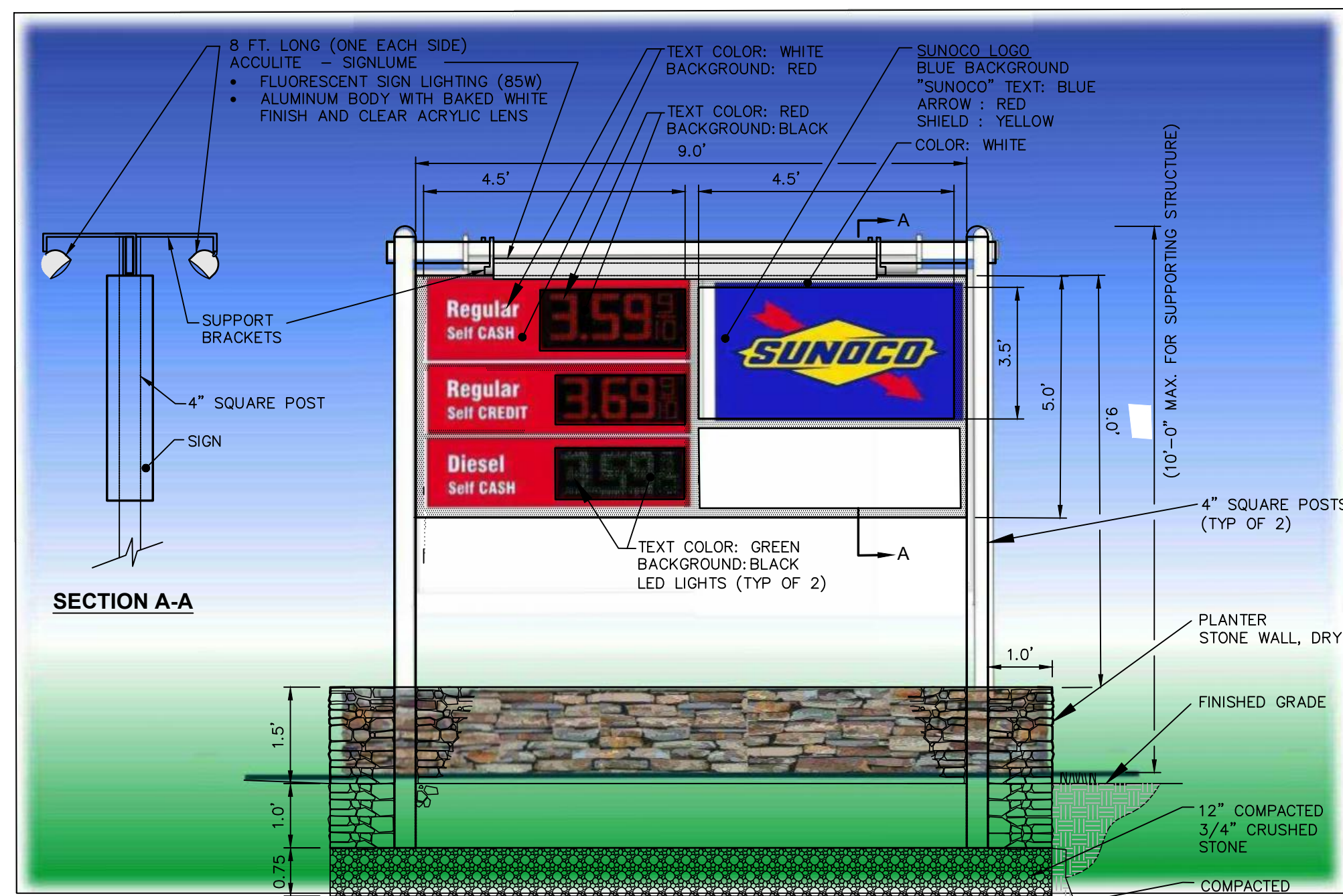
2 BOLLARD DETAIL FOR REFUSE ENCLOSURE
SCALE: NOT TO SCALE



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



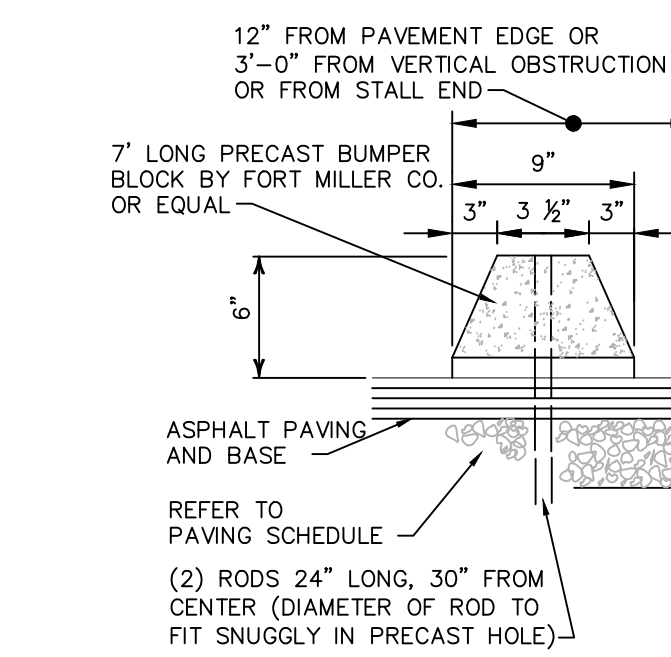
4 FREE-STANDING STONE WALL DETAIL
SCALE: NOT TO SCALE



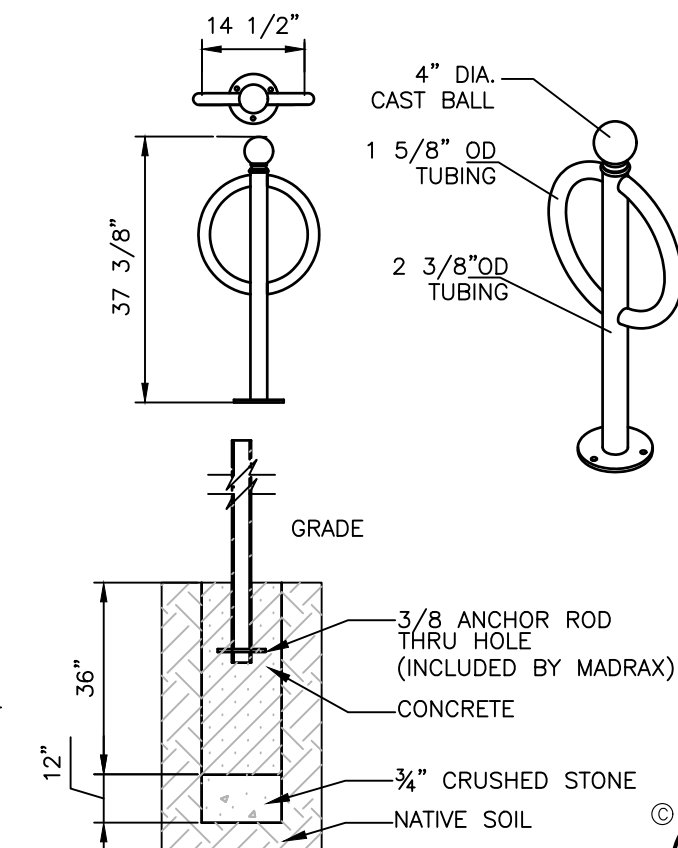
NOTES:

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

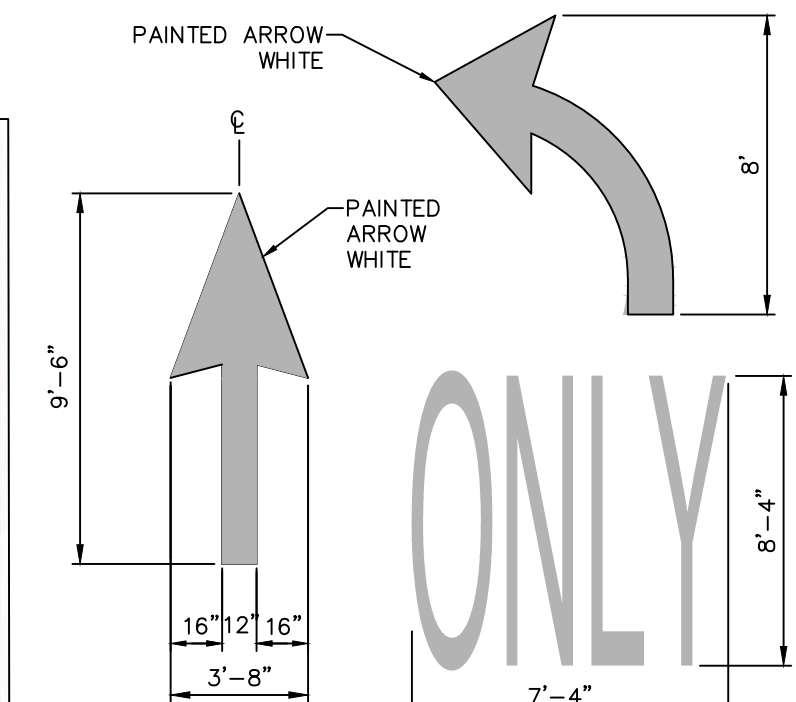
5 FREE-STANDING SIGN AND PLANTER DETAIL
SCALE: NOT TO SCALE



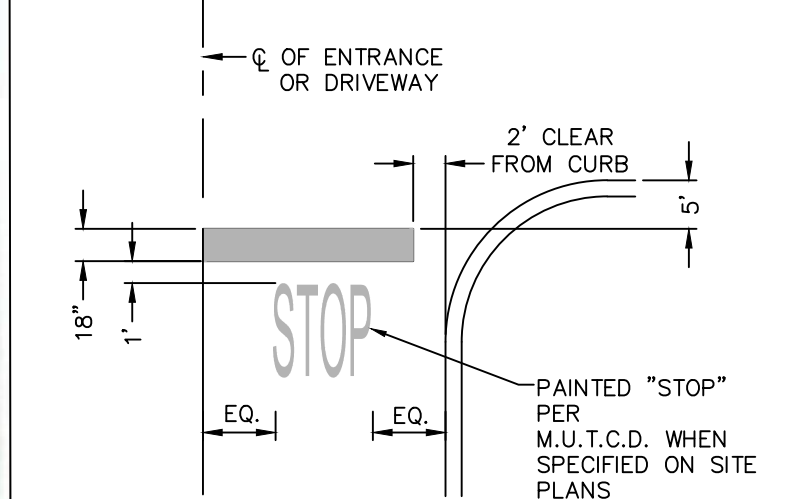
6 PRECAST CONCRETE WHEEL STOP
SCALE: NOT TO SCALE



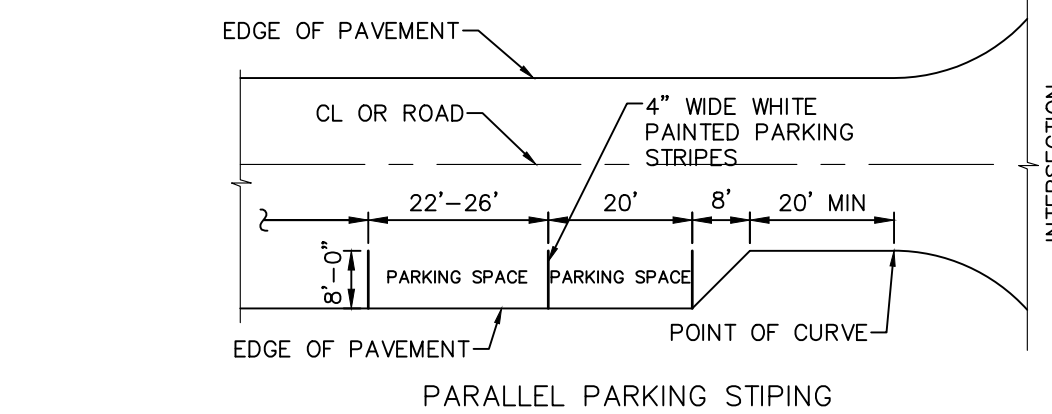
7 BICYCLE RACK
SCALE: NOT TO SCALE



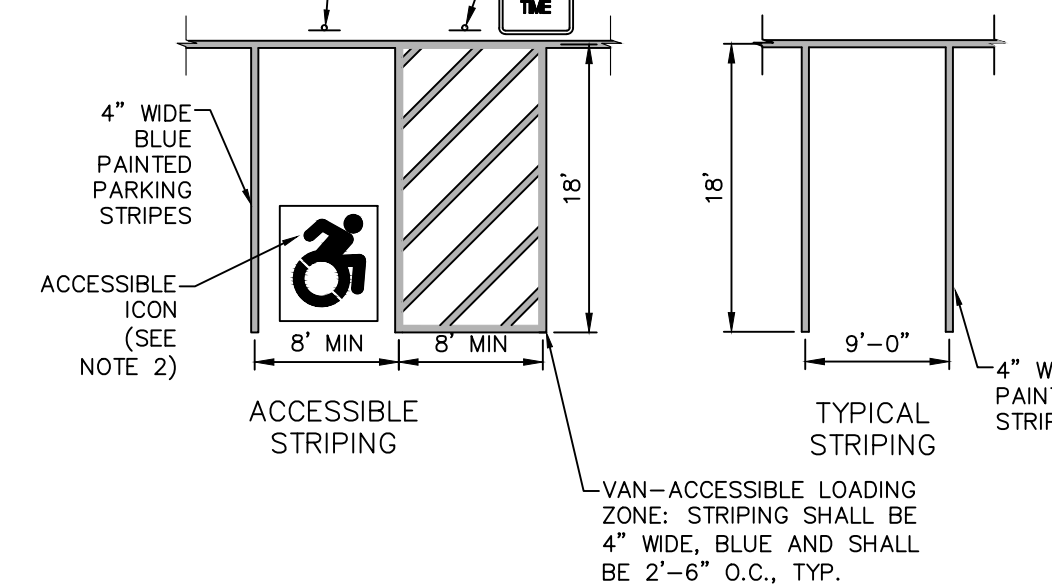
8 PAVEMENT MARKING DETAIL DIRECTIONAL ARROW
SCALE: NOT TO SCALE



9 PAVEMENT MARKING DETAIL STOP BAR
SCALE: NOT TO SCALE



10 PAVEMENT MARKING DETAIL PARKING STRIPING
SCALE: NOT TO SCALE



NOTES:

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

10 PAVEMENT MARKING DETAIL PARKING STRIPING
SCALE: NOT TO SCALE

STRIPING NOTES:

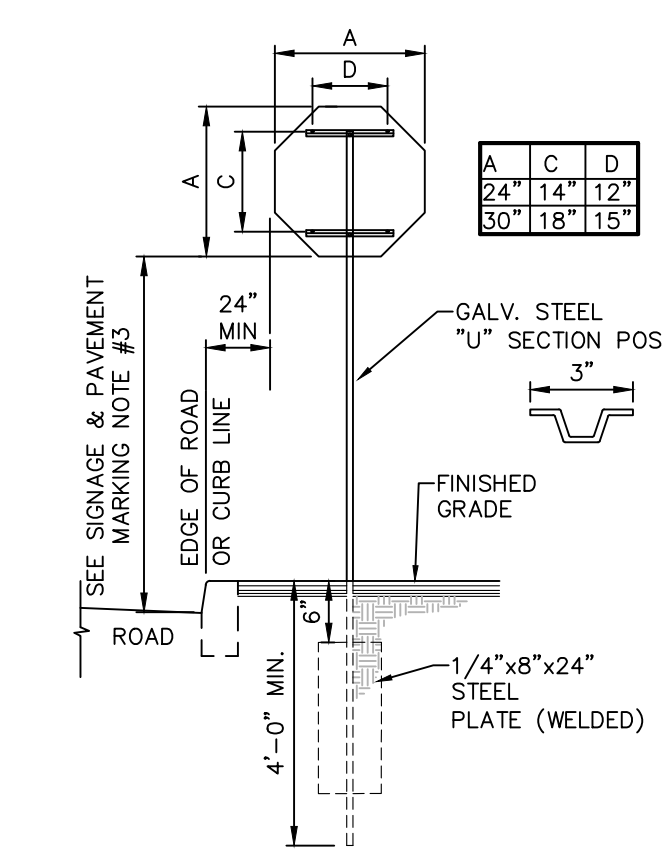
1. ALL STRIPING SHALL CONFORM TO THE LATEST EDITION OF THE NYS DOT STANDARD SPECIFICATIONS, SECTION 640 AND THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" - 2009 EDITION AND THE "NYS SUPPLEMENT."
2. STRIPE PAVEMENT AS INDICATED ON THE PLANS AND/OR IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE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

SIGN NO.	SIGN FACE	MUTCD NUMBER	MIN SIZE	COLORS	LEGEND	MOUNTING
1	STOP	R1-1	30"x30"	RED	WHITE	13 (C531)
2	ONE WAY	R6-1L	36"x12"	BLACK	WHITE	14 (C531)
3	ONE WAY	R6-1R	36"x12"	BLACK	WHITE	14 (C531)
4	DO NOT ENTER	R5-1	30"x30"	RED	WHITE	13 (C531)
5	RESERVED PARKING	NY R7-8D	12"x18"	WHITE/BLUE	GREEN/WHITE	13 (C531)
6	VAN ACCESSIBLE	R7-BP	12"x6"	WHITE	BLUE	13 (C531)
7	NO PARKING ANY TIME	R7-1	12"x18"	WHITE	RED	13 (C531)
8	NO PARKING	R3-2	30"x30"	WHITE	BLACK/RED	13 (C531)
9	NO PARKING	R3-1	30"x30"	WHITE	BLACK/RED	13 (C531)

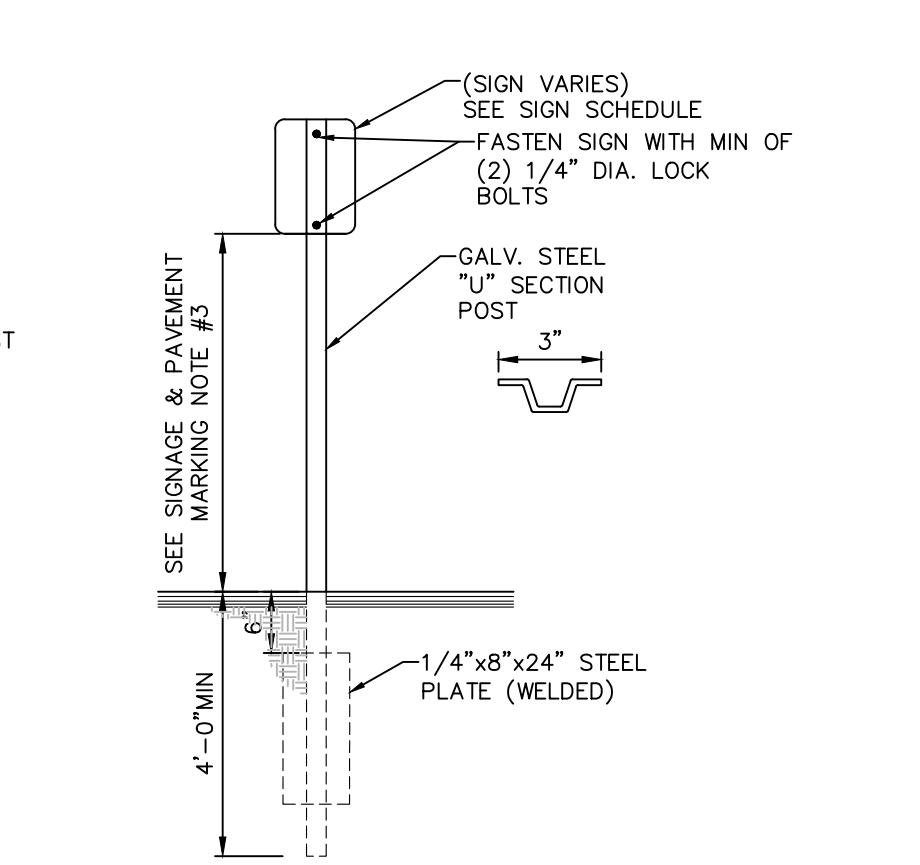
11 MUTCD SIGN SCHEDULE
SCALE: NOT TO SCALE

SIGNAGE NOTES:

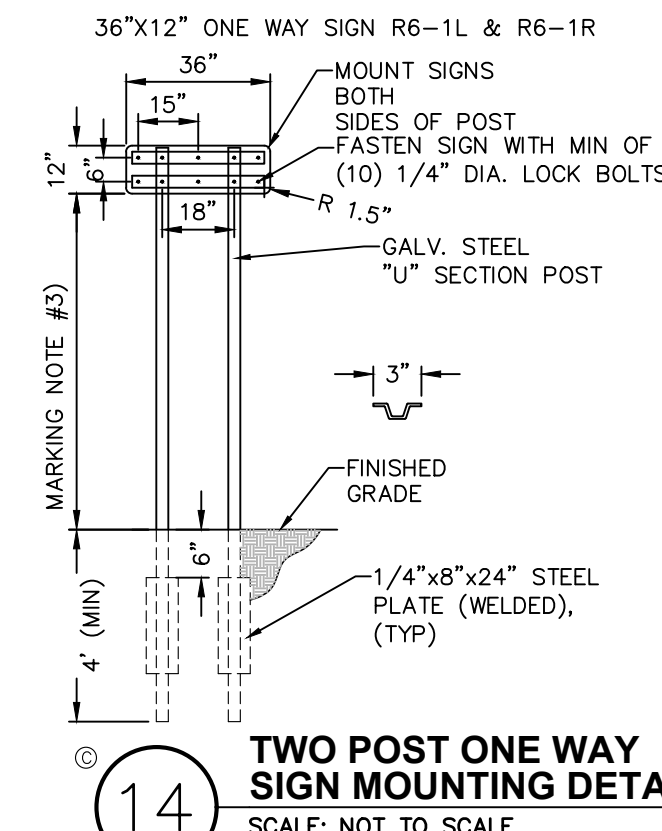
1. ALL SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL STANDARD SPECIFICATIONS, SECTION 645 AND THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" - 2009 EDITION AND THE "NYS SUPPLEMENT."
2. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7'. MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN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



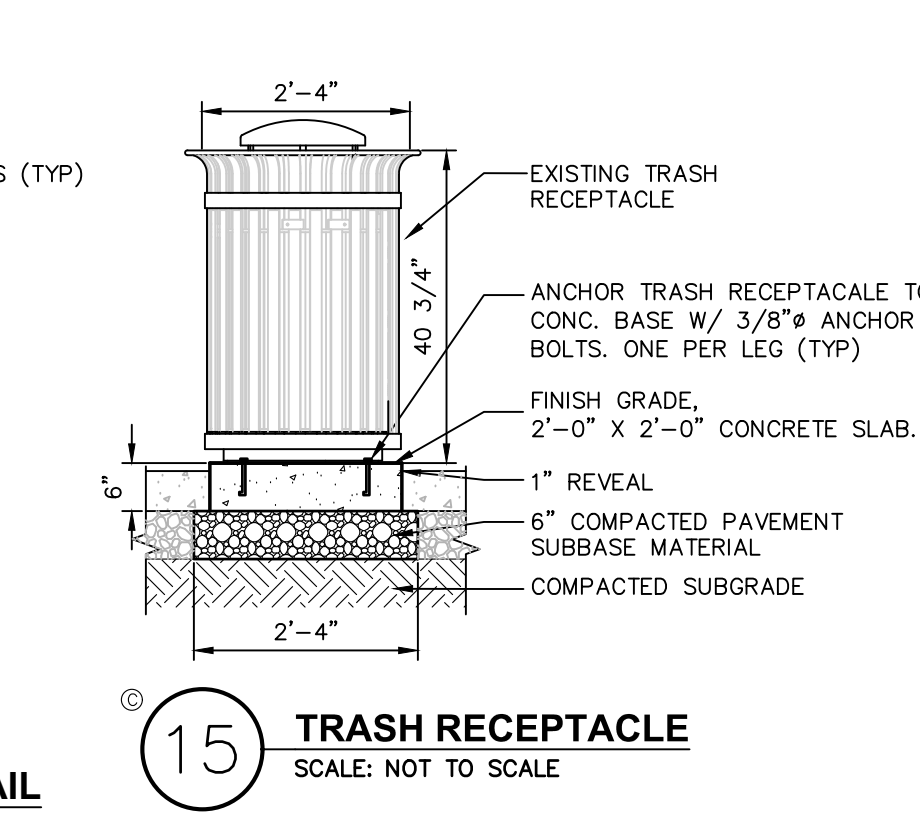
12 SINGLE POST SIGN MOUNTING DETAIL
SCALE: NOT TO SCALE



13 SINGLE POST SIGN MOUNTING DETAIL
SCALE: NOT TO SCALE



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



15 TRASH RECEPTACLE
SCALE: NOT TO SCALE

ISSUED FOR PLANNING BOARD REVIEW - NOT FOR CONSTRUCTION

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

The Chazen Companies
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Office Locations:

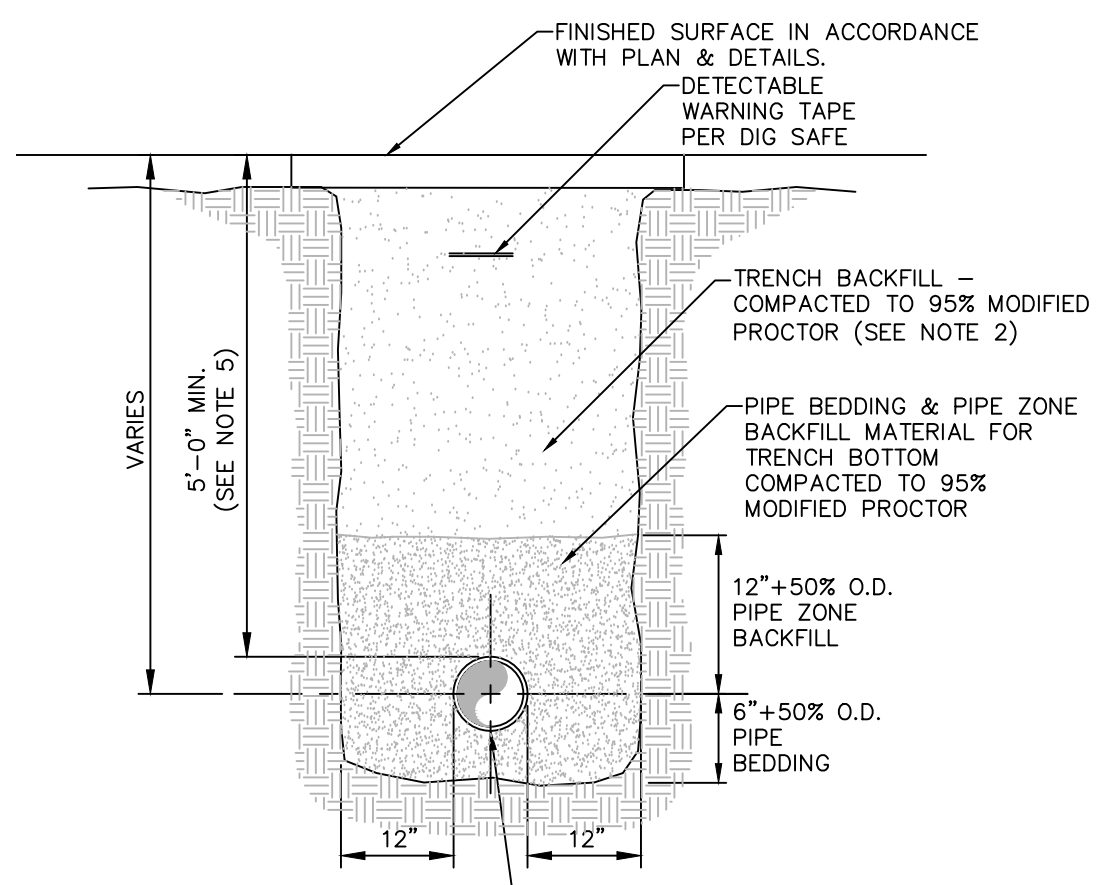
- Hudson Valley Office: 21 Fox Street, Poughkeepsie, New York 12601, Phone: (845) 454-3980
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- Chattanooga Tennessee Office: 427 E. 5th St. (Suite 201), Chattanooga, Tennessee 37403, Phone: (423) 241-6575

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

SITE DETAILS

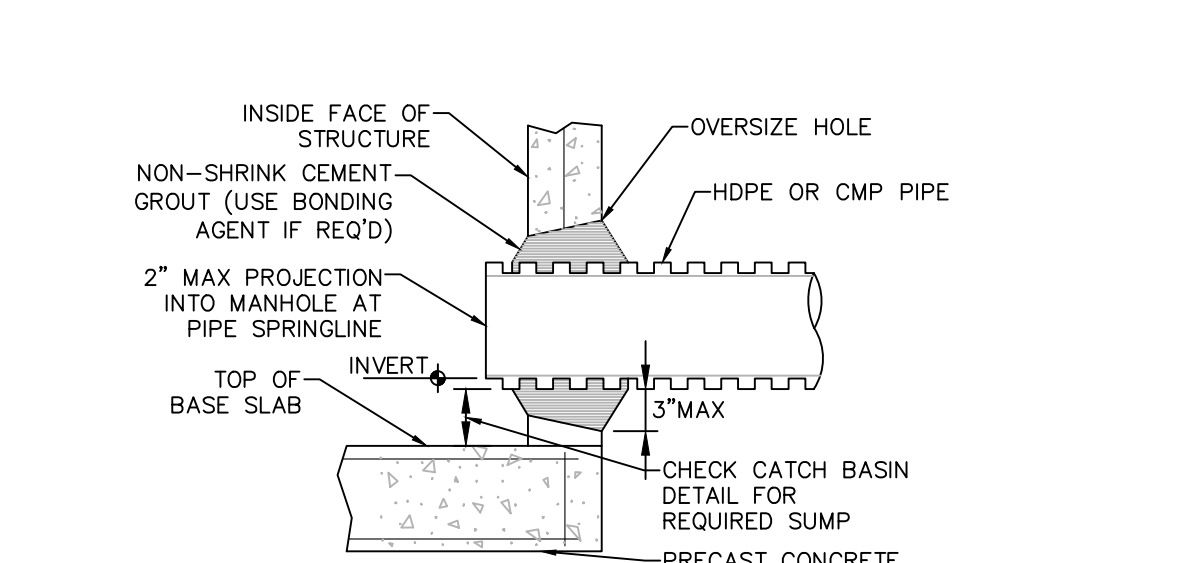
TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

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



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

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

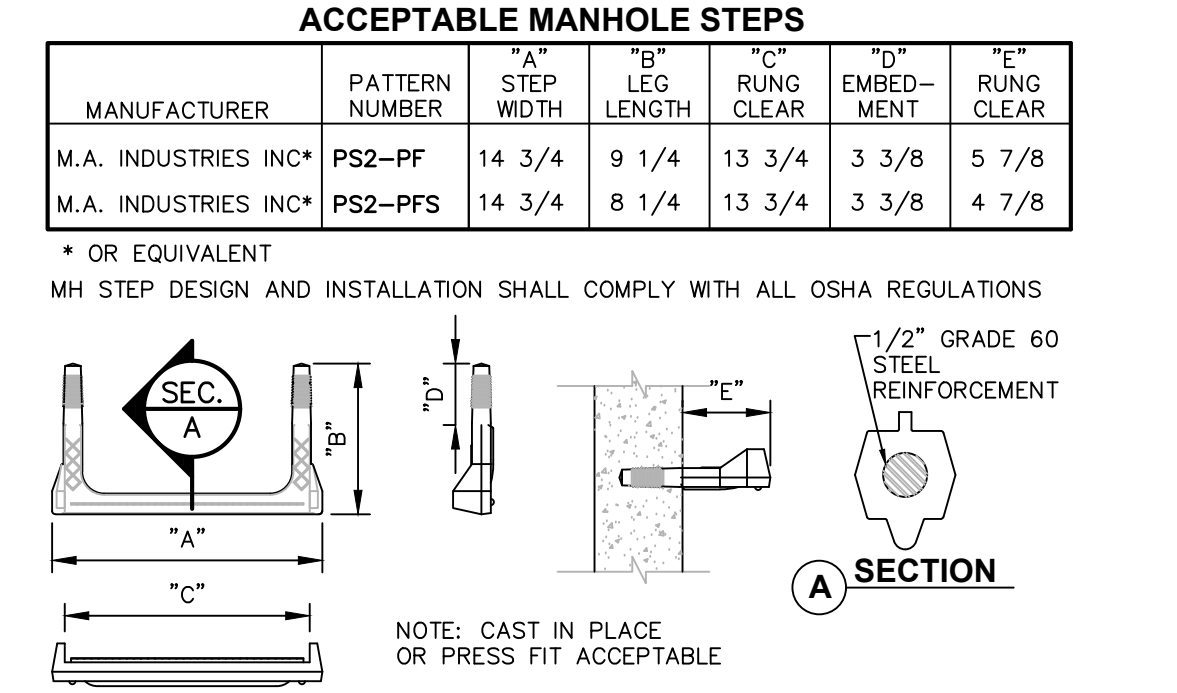


3 PIPE CONNECTION TO DRAINAGE STRUCTURE - CMP OR HDPE CEMENT GROUT SEAL JOINT
SCALE: NOT TO SCALE

ACCEPTABLE MANHOLE STEPS

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

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



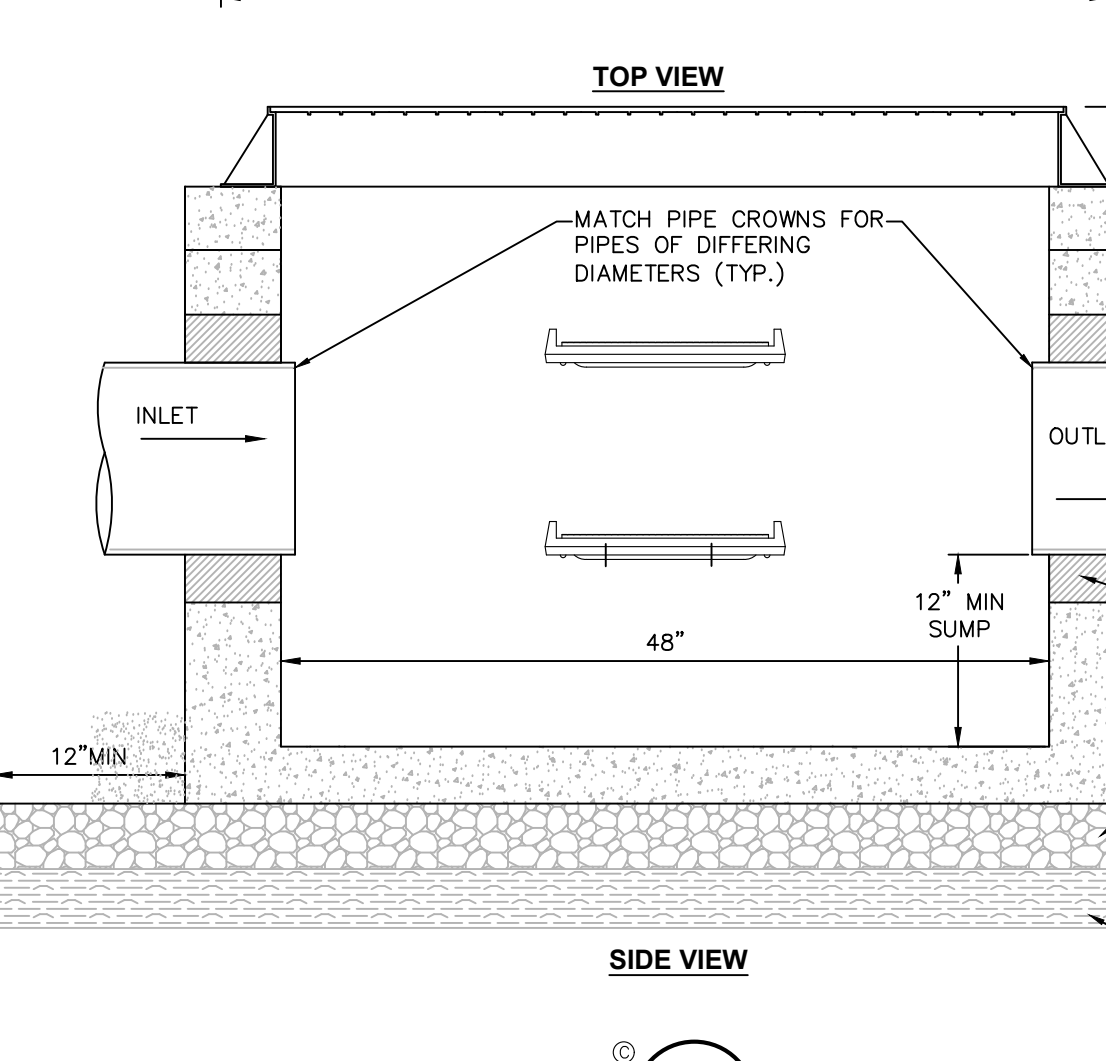
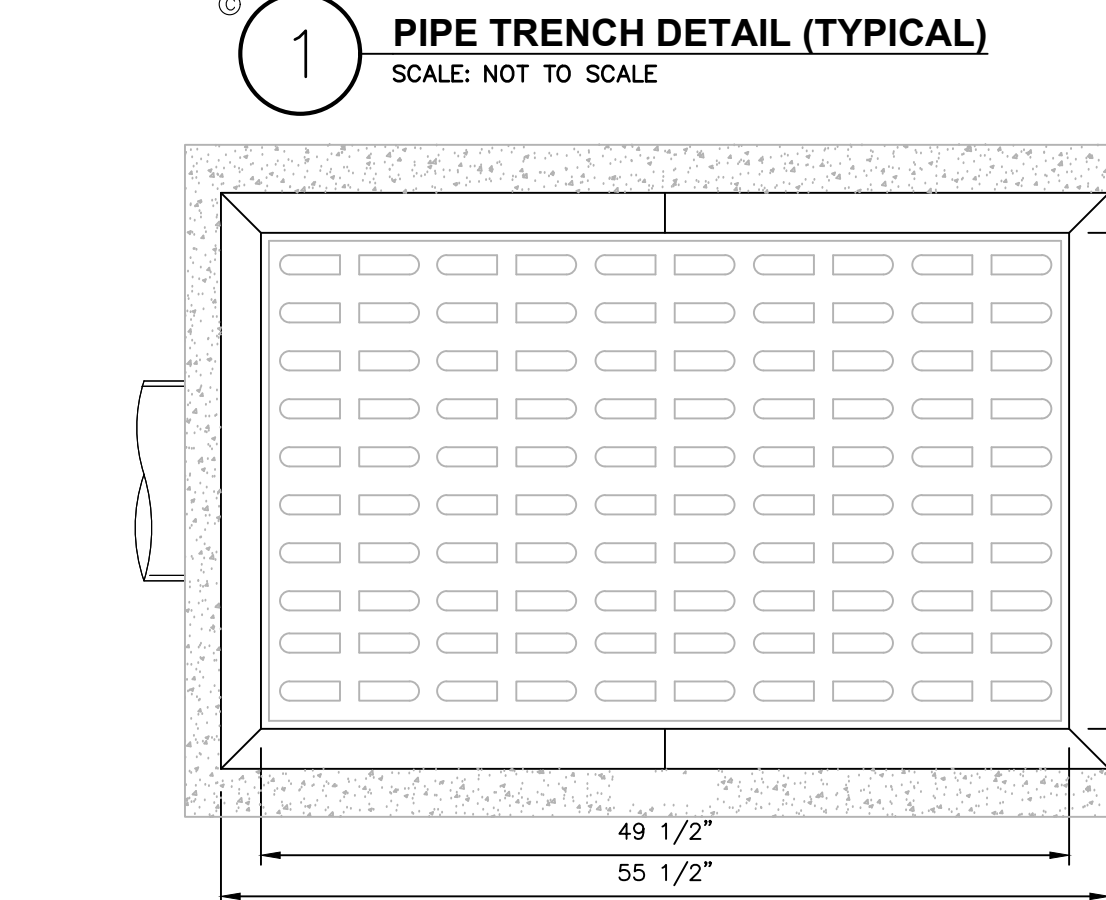
4 COPOLYMER POLYPROPYLENE MH STEP
SCALE: NOT TO SCALE

TYPICAL HDPE END SECTION

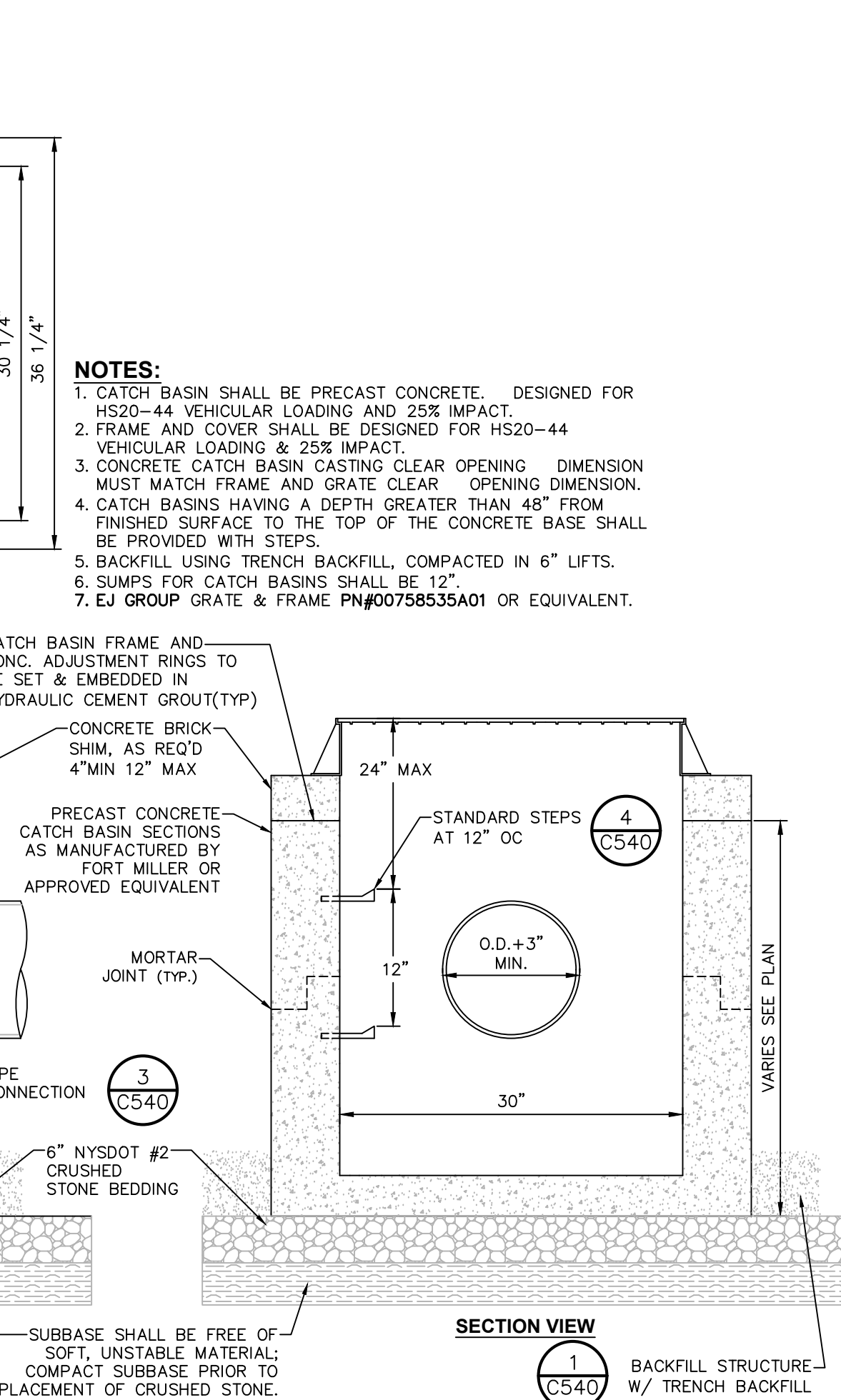
PIPE DIA.	A	B	C	D
12"	42"	14"	34"	6"
15"	42"	17"	34"	6"
18"	59"	21"	48"	6"
24"	59"	27"	48"	6"
30"	82"	34"	58"	6"
36"	82"	41"	58"	6"

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

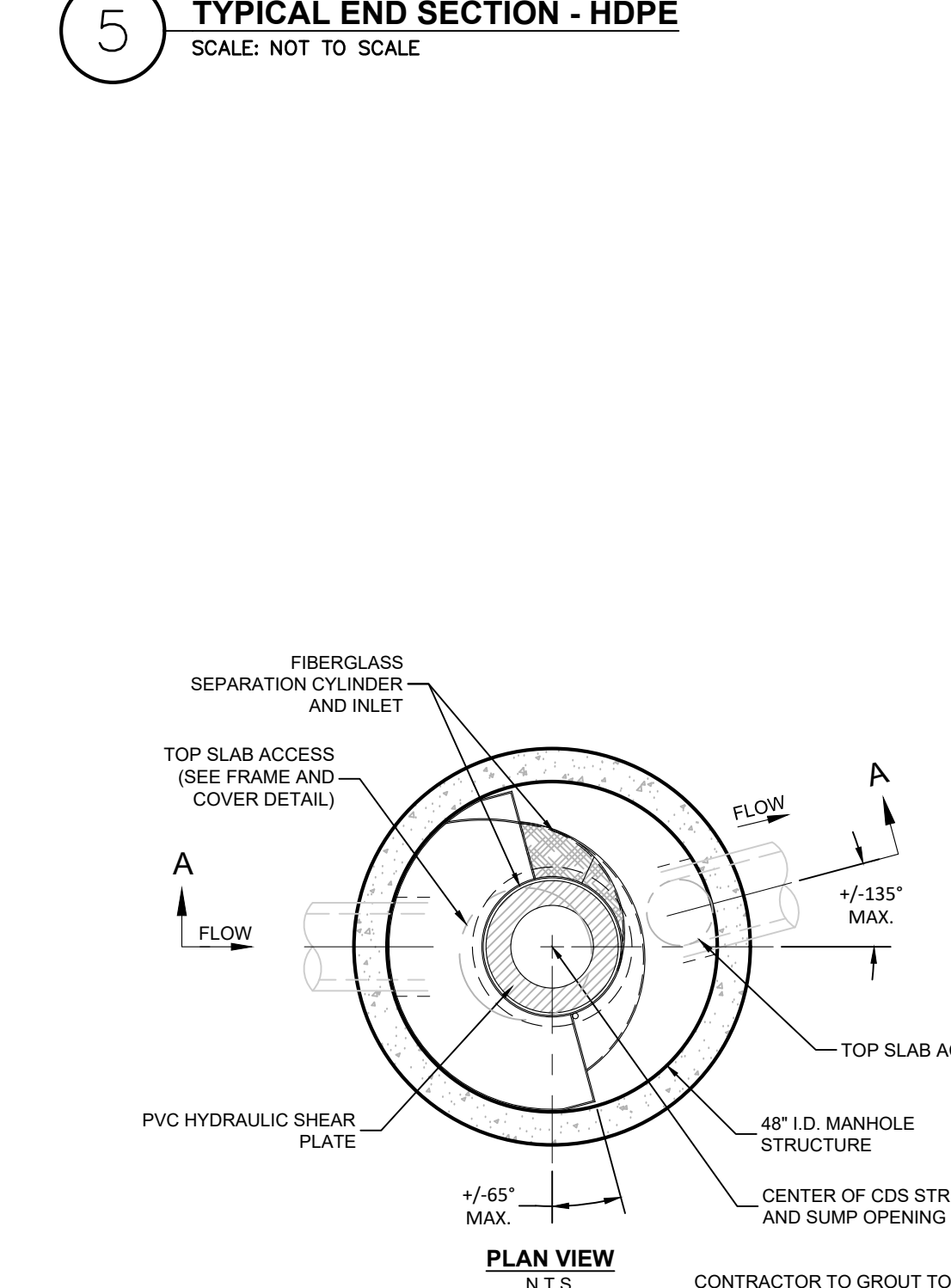
5 TYPICAL END SECTION - HDPE
SCALE: NOT TO SCALE



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



6 HYDRODYNAMIC SEPARATOR
SCALE: NOT TO SCALE



7 PRECAST CONCRETE MANHOLE DETAIL
SCALE: NOT TO SCALE

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

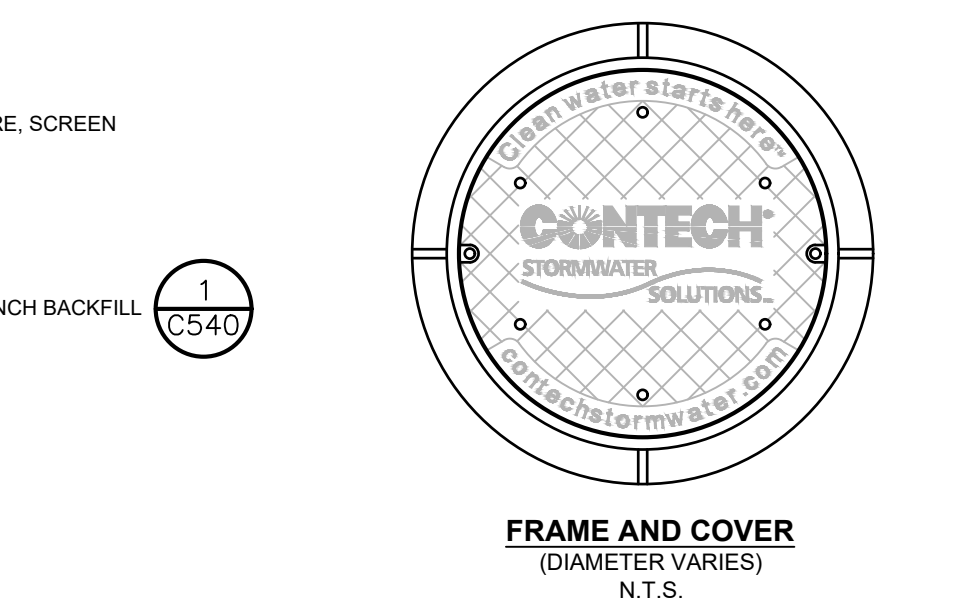


4 STANDARD COPOLYMER PROPYLENE STEPS AT 12" OC REQ'D WHEN DEPTH FROM TOP OF FRAME TO BOTTOM FLOOR ELEVATION EXCEEDS 5'-0" TOP OF FRAME TO 1ST STEP SHALL BE 24" MAX

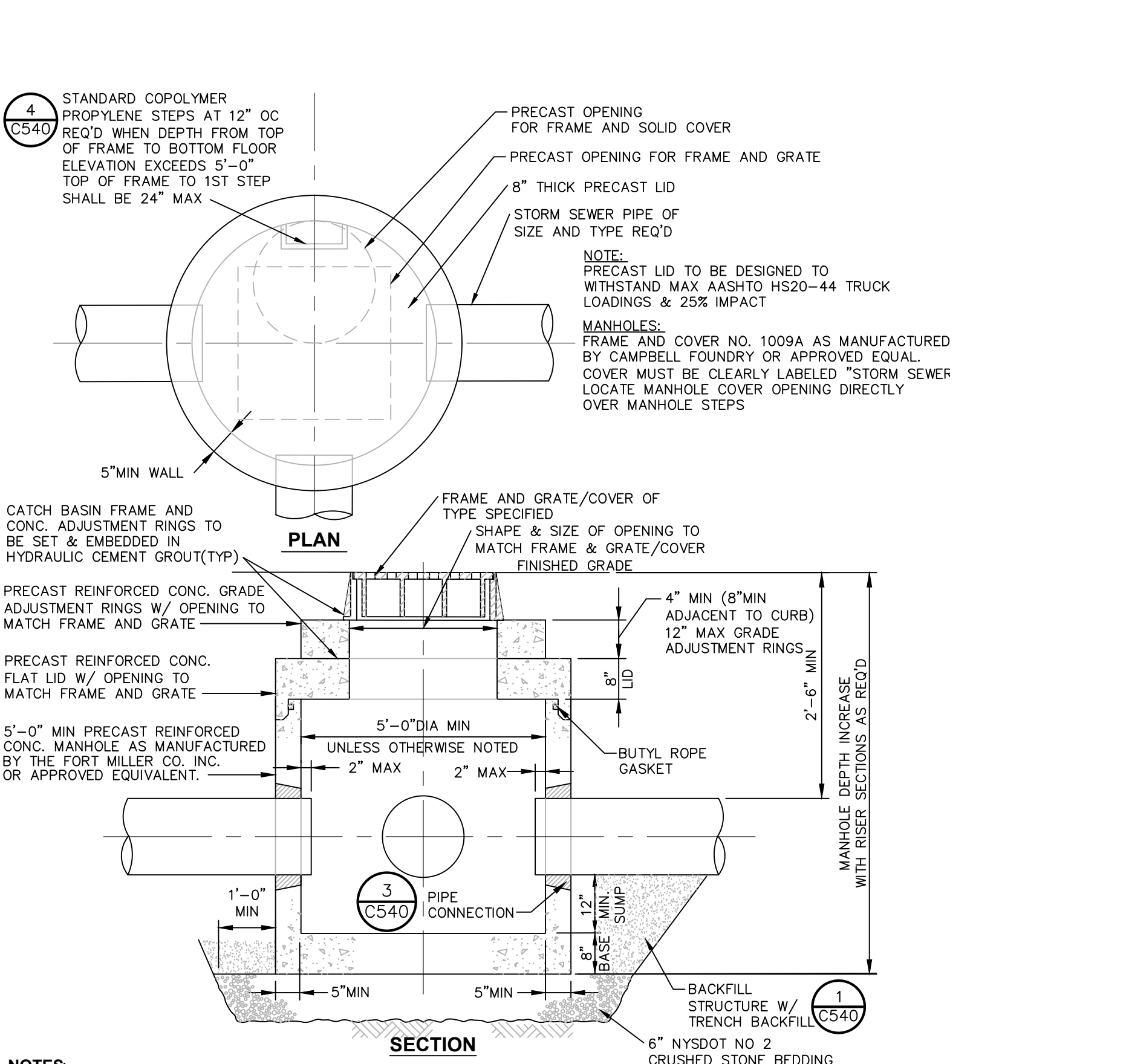
CDS2015-4 DESIGN NOTES

CDS2015-4 RATED TREATMENT CAPACITY IS 0.7 CFS, OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 14.0 CFS. IF THE SITE CONDITIONS EXCEED 18.0 CFS, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

THE STANDARD CDS2015-4 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.



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



6 HYDRODYNAMIC SEPARATOR
SCALE: NOT TO SCALE

CDS2015-4 DESIGN NOTES

CDS2015-4 RATED TREATMENT CAPACITY IS 0.7 CFS, OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 14.0 CFS. IF THE SITE CONDITIONS EXCEED 18.0 CFS, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

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7 PRECAST CONCRETE MANHOLE DETAIL
SCALE: NOT TO SCALE

ISSUED FOR PLANNING BOARD REVIEW - NOT FOR CONSTRUCTION

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Wait The Required Time
Confirm Utility Response
Respect The Marks
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The Chazen Companies
Civil Engineers
Land Surveyors
Planners
Environmental & Safety Professionals
Landscape Architects
Transportation Planners & Engineers

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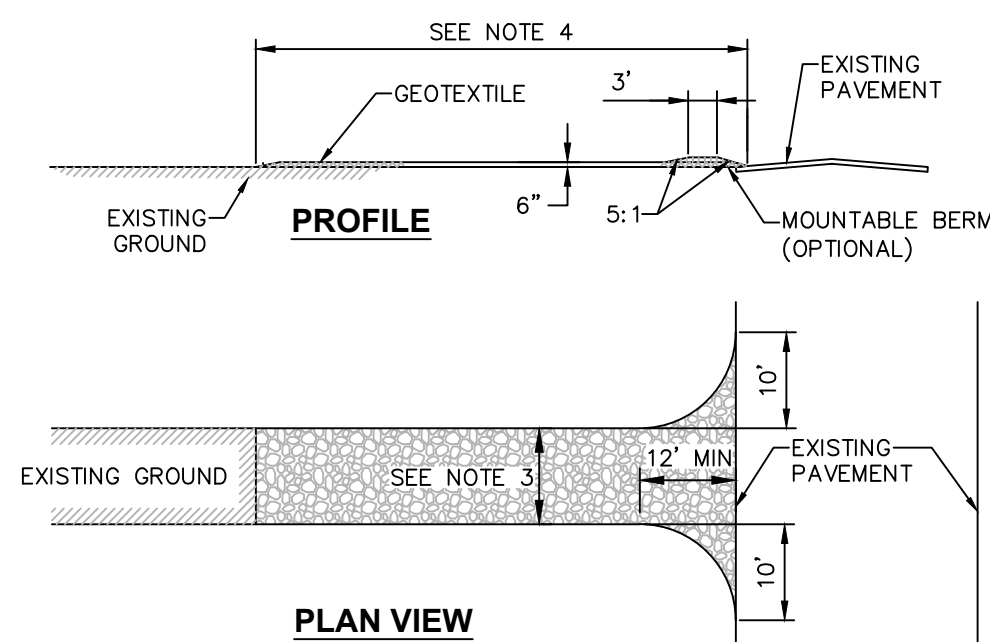
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GAS LAND CORTLANDT- 2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)

STORM SEWER DETAILS

TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

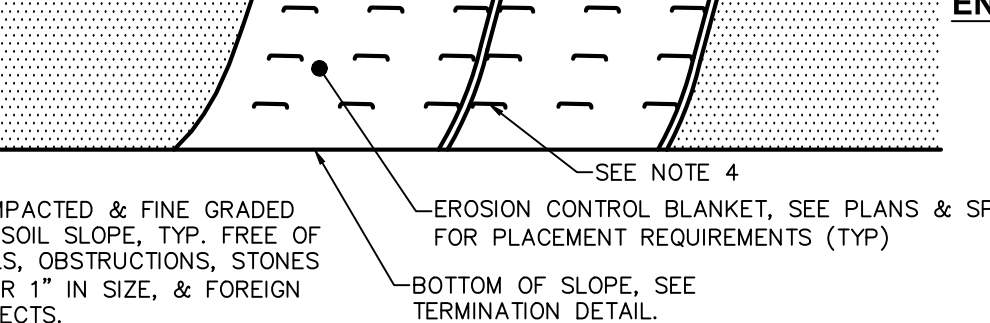
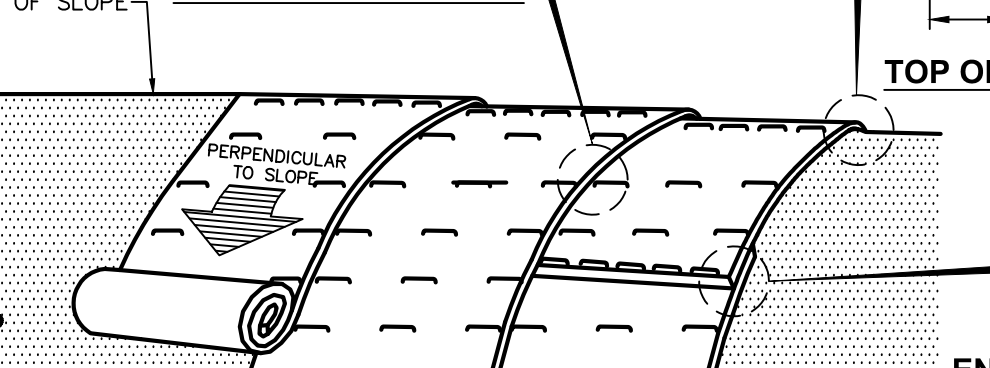
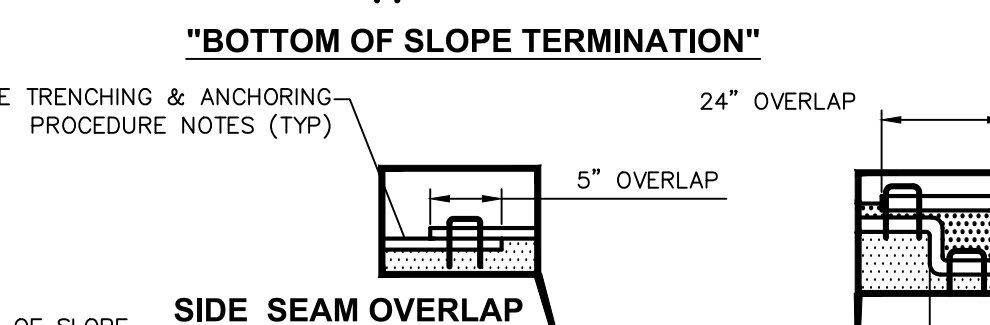
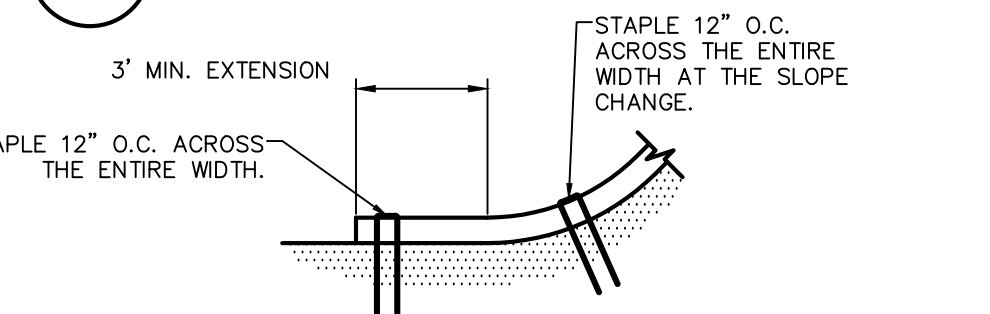
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project no. 81903.00	
sheet no. C540	



CONSTRUCTION ENTRANCE SPECIFICATIONS:

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- LENGTH - NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).
- GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

1 STABILIZED CONSTRUCTION ENTRANCE DETAIL
SCALE: NOT TO SCALE



NOTES:

- PREPARE THE TOPSOIL (SEEDBED) FIRST BY RAKING, SHAPING, FINE GRADING, COMPACTING, SEEDING & FERTILIZING THE SLOPES.
- USE THE TRENCHING & ANCHORING PROCEDURES DETAILED HEREIN TO SECURE ANY EXPOSED MATERIAL ENDS. SECURE ALL PRODUCT OVERLAPS. OVERLAP IN THE DIRECTION OF WATER FLOW, PERPENDICULAR TO THE SLOPE.
- KEEP EROSION CONTROL BLANKET IN SOLID CONTACT WITH THE TOPSOIL.
- USE THE REQUIRED NUMBER OF STAPLES/STAKES TO SECURELY FASTEN THE EROSION CONTROL BLANKET TO THE SLOPE. IN POOR CONDITIONS, THE USE OF STAPLES/STAKES LENGTHS GREATER THAN 6" MAY BE NECESSARY FOR PROPER SECURING. STAPLE PATTERNS & OVERLAPS ARE DEPENDENT ON SITE CONDITIONS & MANUFACTURER'S REQUIREMENTS. CONTRACTOR SHALL CONSULT WITH MANUFACTURER FOR ACTUAL SITE SPECIFIC REQUIREMENTS.

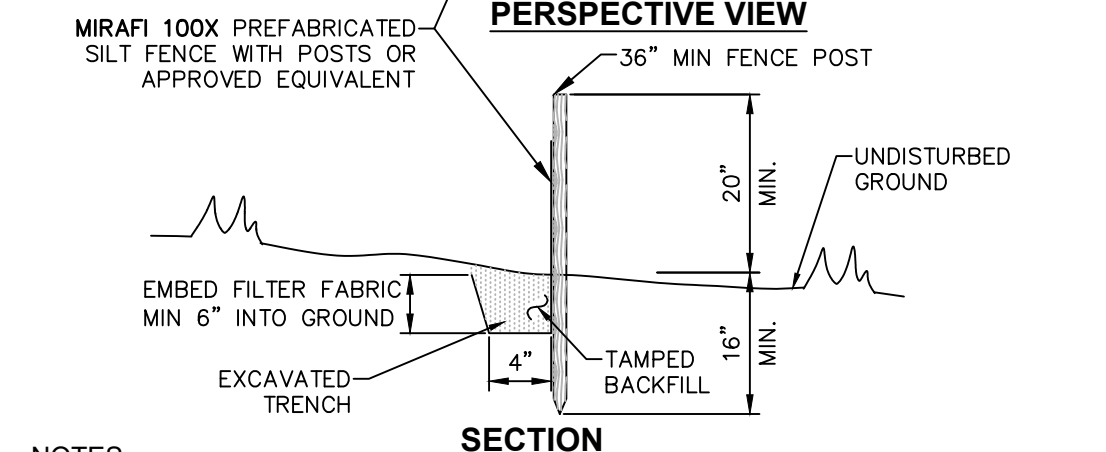
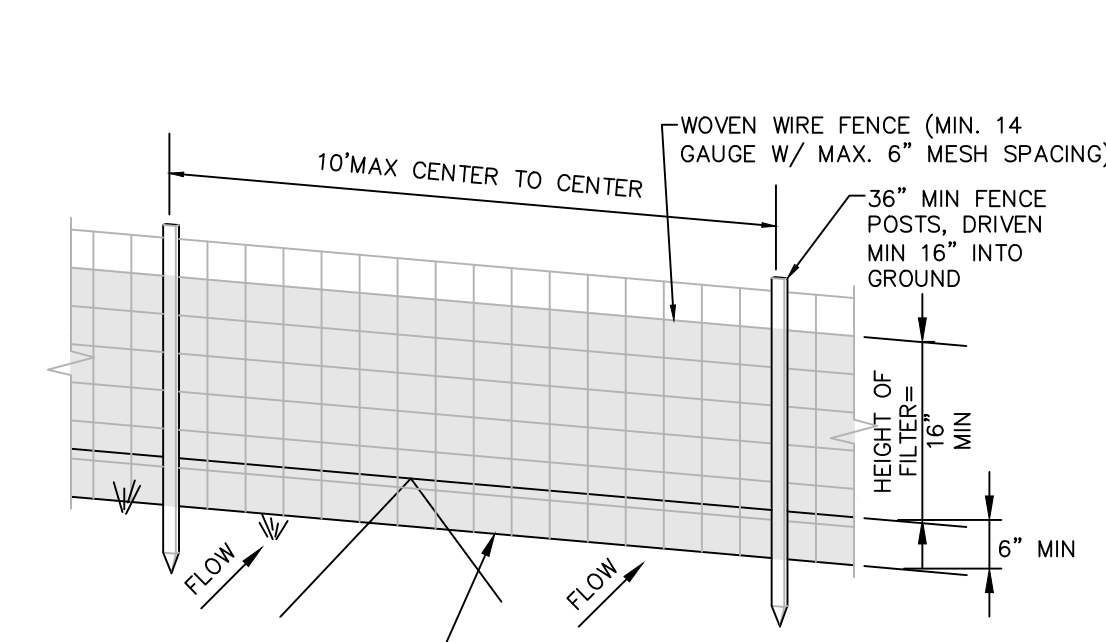
TRENCHING & ANCHORING PROCEDURE NOTES:
SIDE SEAM OVERLAP: THE EDGES OF PARALLEL BLANKETS SHALL BE STAPLED WITH A 5" OVERLAP.

TOP OF SLOPE TRENCH: BEGIN AT THE TOP OF SLOPE BY ANCHORING THE EROSION CONTROL BLANKET IN A 6" D x 6" W TRENCH WITH A 12" OVERLAP EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR WITH A ROW OF STAPLES/STAKES 12" O.C. IN THE BOTTOM OF THE TRENCH. BACKFILL & COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL & FOLD THE REMAINING 12" PORTION OF THE EROSION CONTROL BLANKET BACK OVER THE SEED & COMPACTED SOIL. SECURE THE EROSION CONTROL BLANKET OVER THE COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED 12" O.C. ACROSS THE ENTIRE WIDTH.

END ROLL OVERLAP: CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE SHALL BE PLACED END OVER END (SHINGLE-STYLE) WITH A 3" OVERLAP. STAPLE THRU OVERLAPPED AREAS, 12" APART ACROSS THE ENTIRE WIDTH.



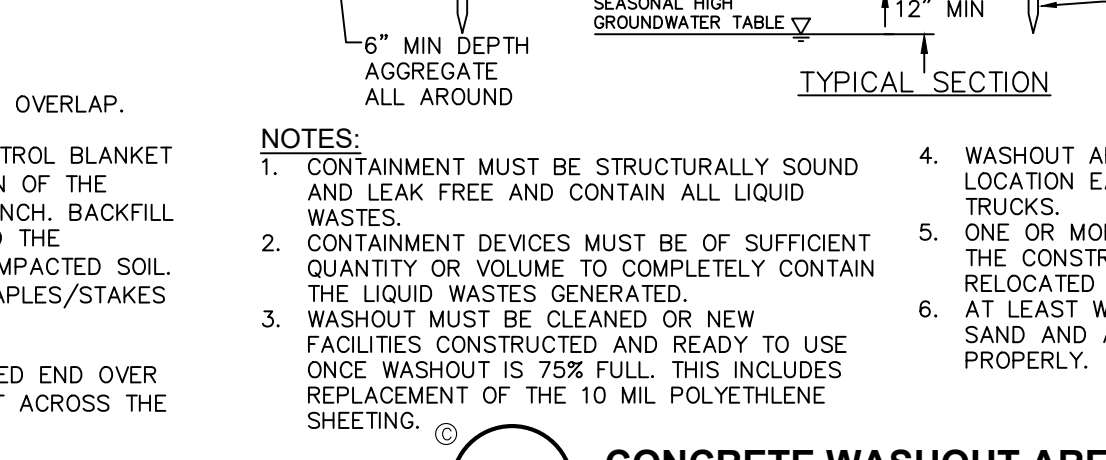
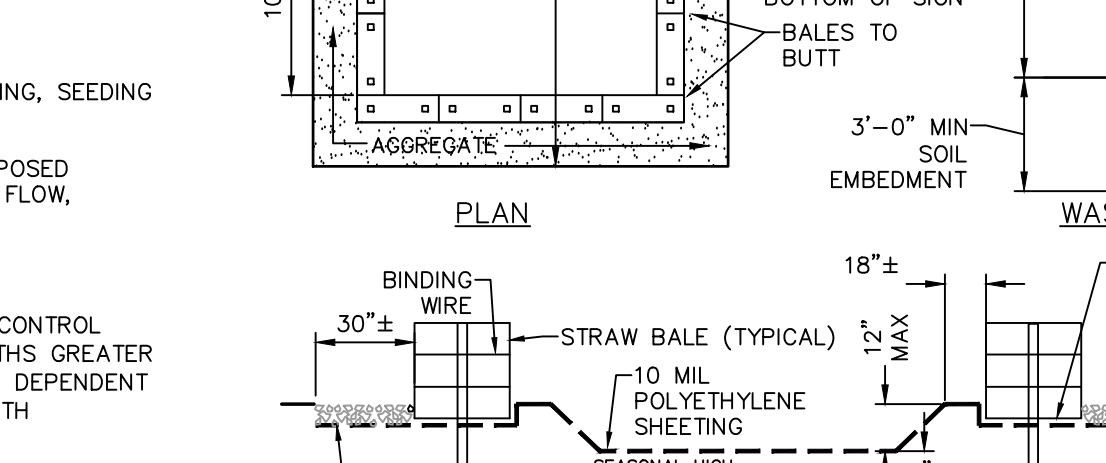
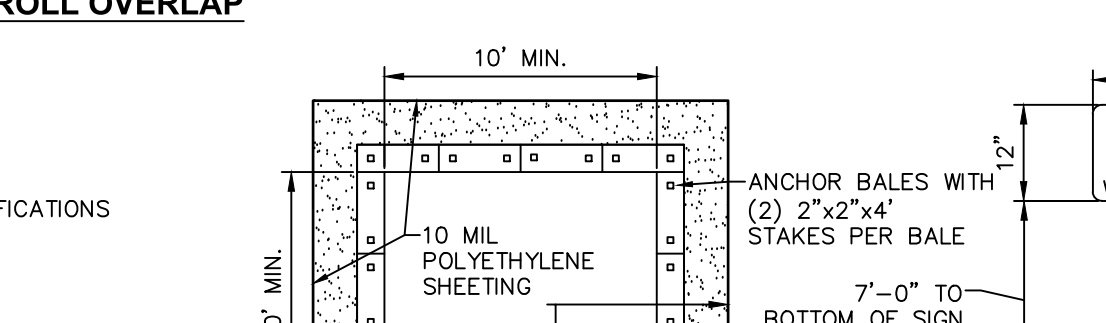
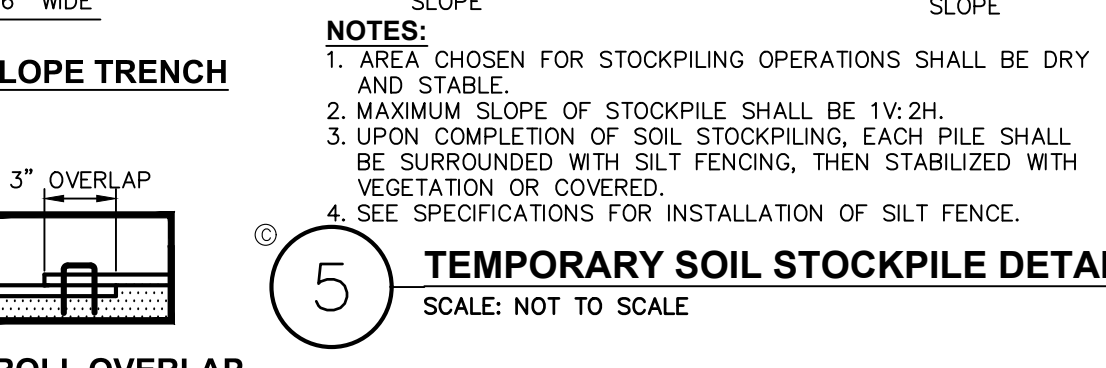
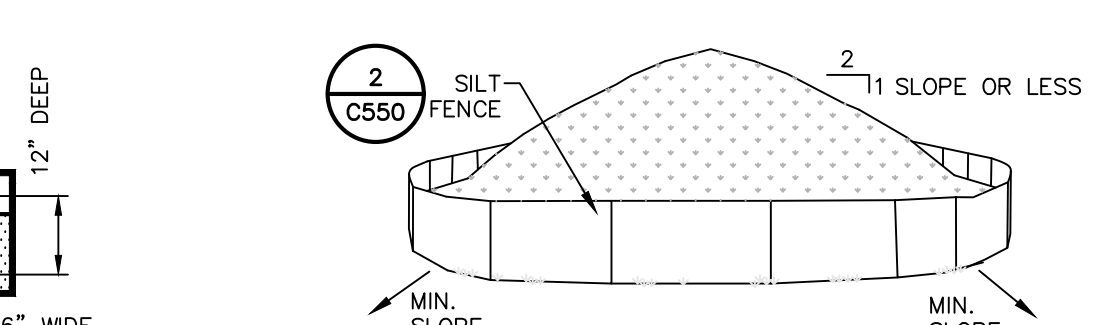
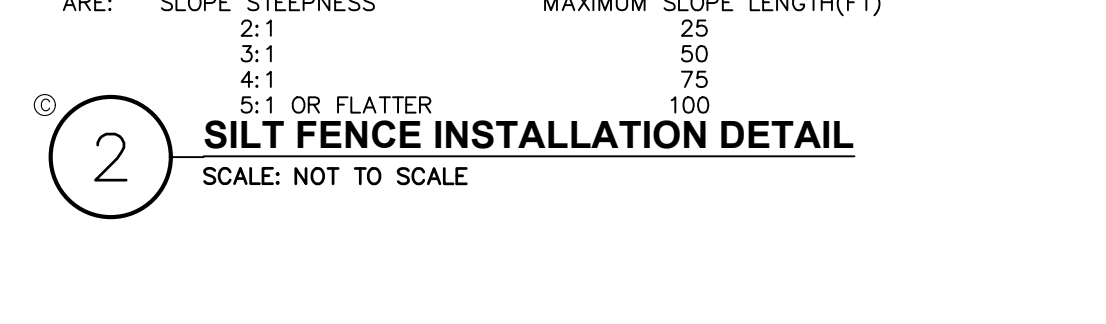
4 EROSION CONTROL BLANKET INSTALLATION DETAIL
SCALE: NTS



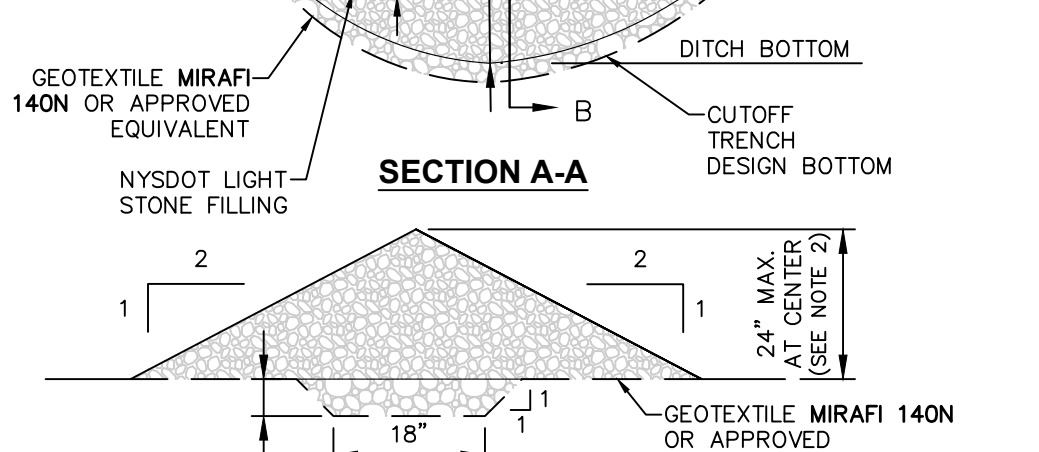
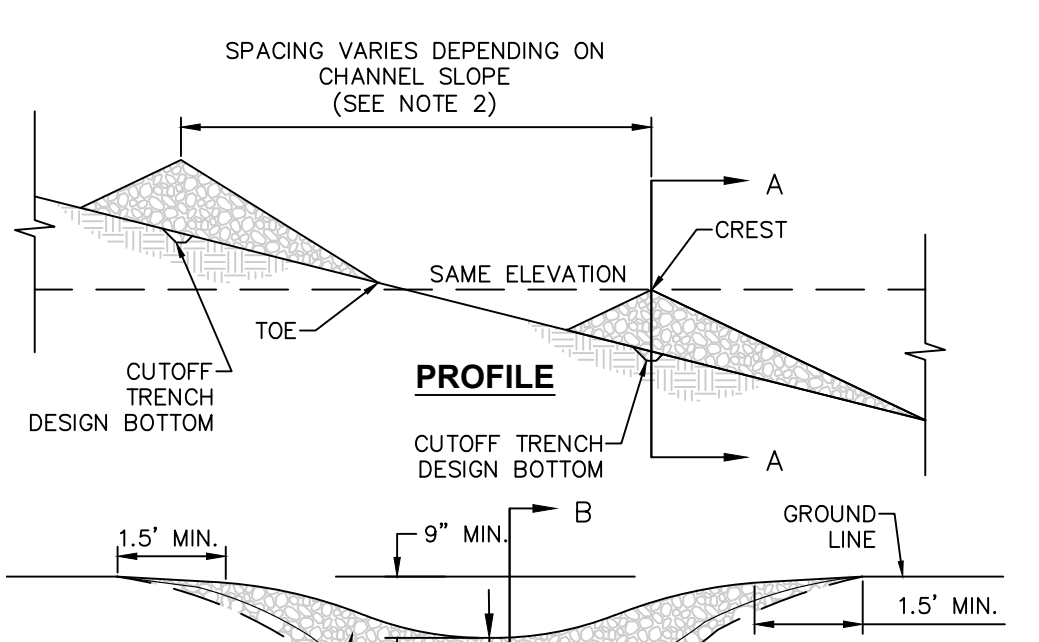
NOTES:

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL 1" OR "U" TYPE OR HARDWOOD.
- FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAX MESH OPENING.
- WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED 1/4 ACRE PER 100 FEET OF FENCE.
- SILT FENCE SHALL BE USED WHERE EROSION COULD OCCUR IN THE FORM OF SHEET EROSION.
- SILT FENCE SHALL NOT BE USED WHEN A CONCENTRATION OF WATER IS FLOWING TO THE BARRIER.
- MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUN-OFF TO A SILT FENCE ARE:

SLOPE STEEPNESS	MAXIMUM SLOPE LENGTH(FT)
2:1	25
3:1	50
4:1	75
5:1 OR FLATTER	100



7 CONCRETE WASHOUT AREA DETAIL
SCALE: NOT TO SCALE



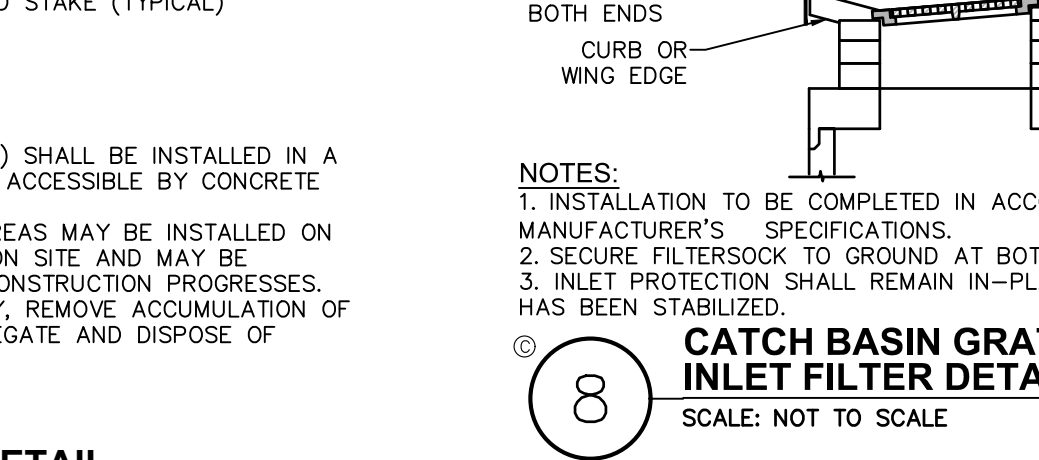
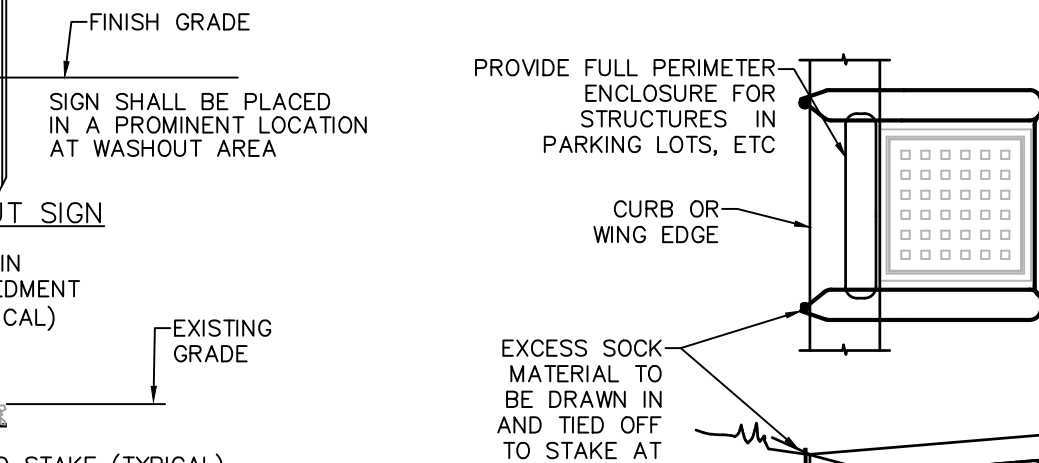
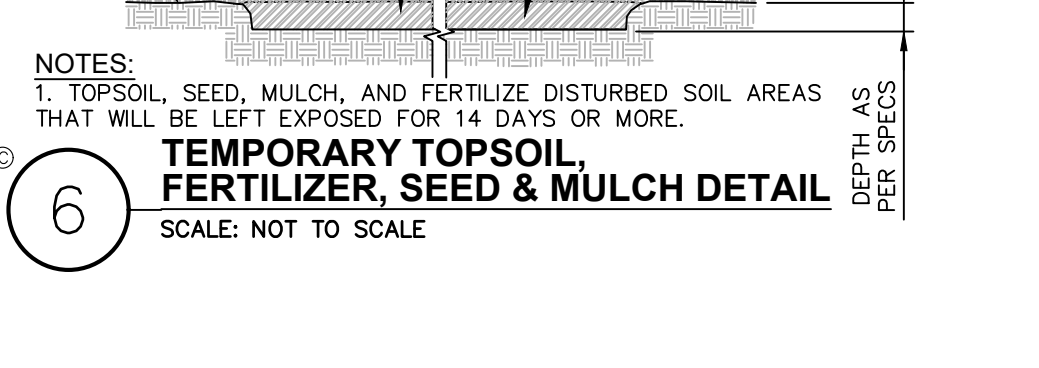
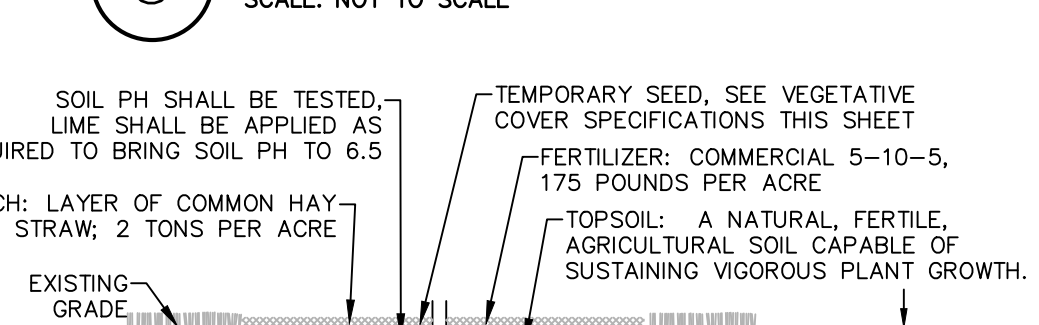
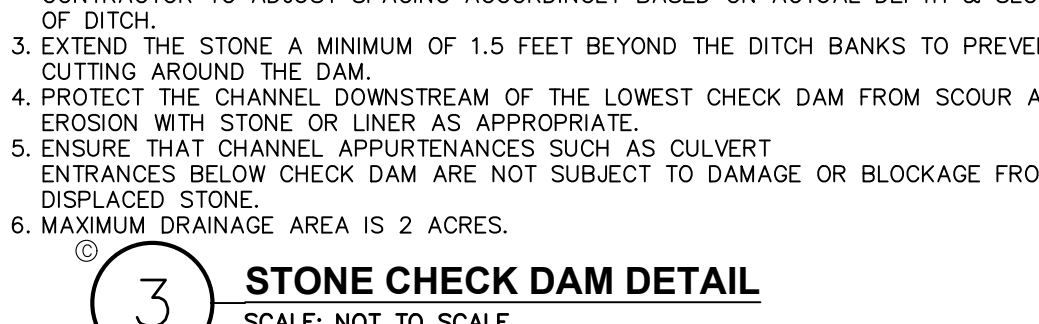
CONSTRUCTION SPECIFICATIONS:

- STONE SHALL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN ON THE PLAN.
- SET SPACING OF CHECK DAMS IN ACCORDANCE W/ THE FOLLOWING:

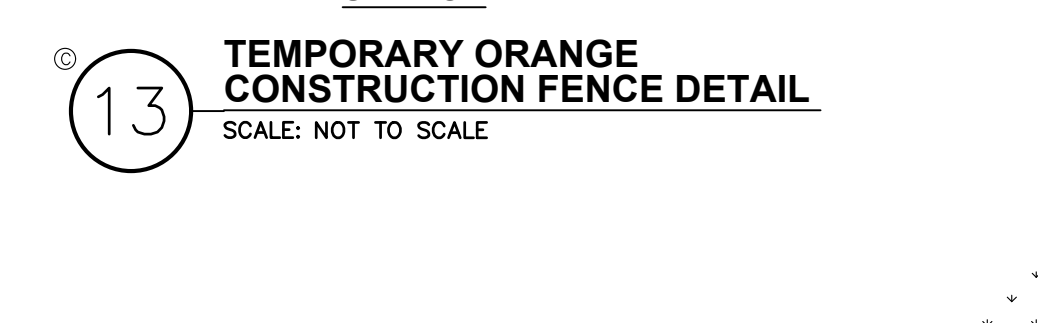
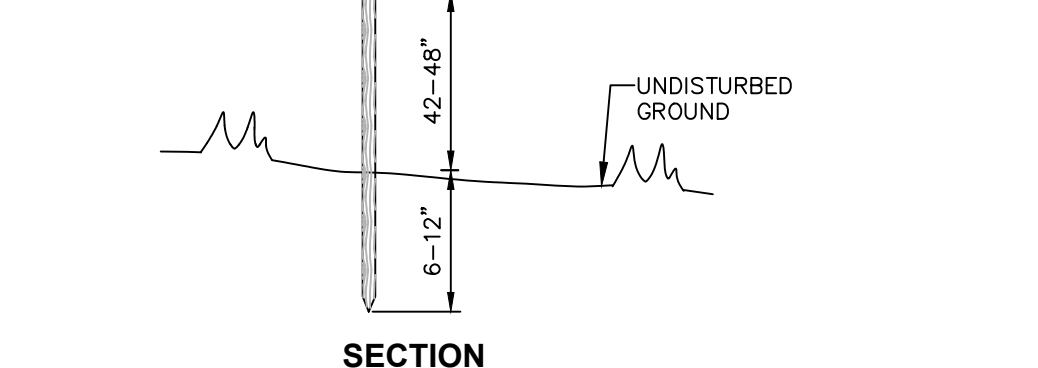
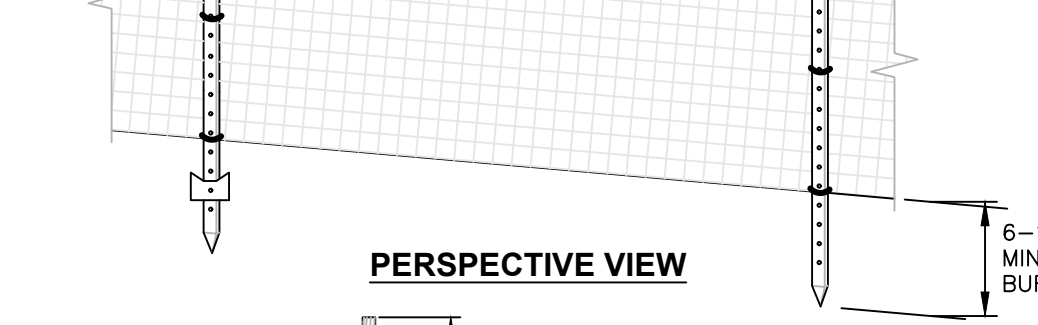
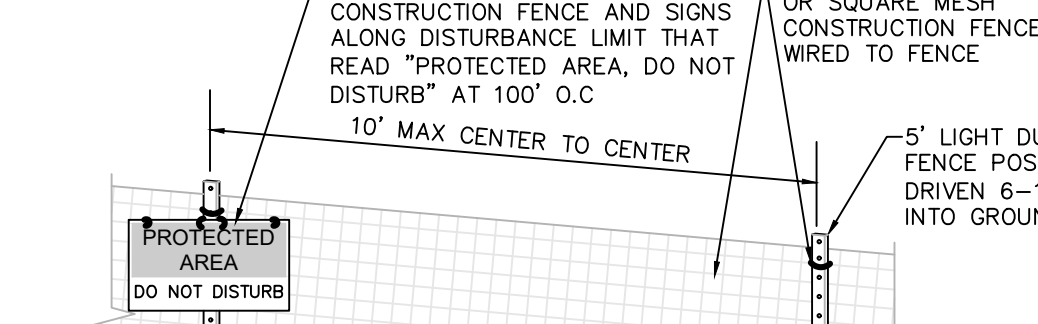
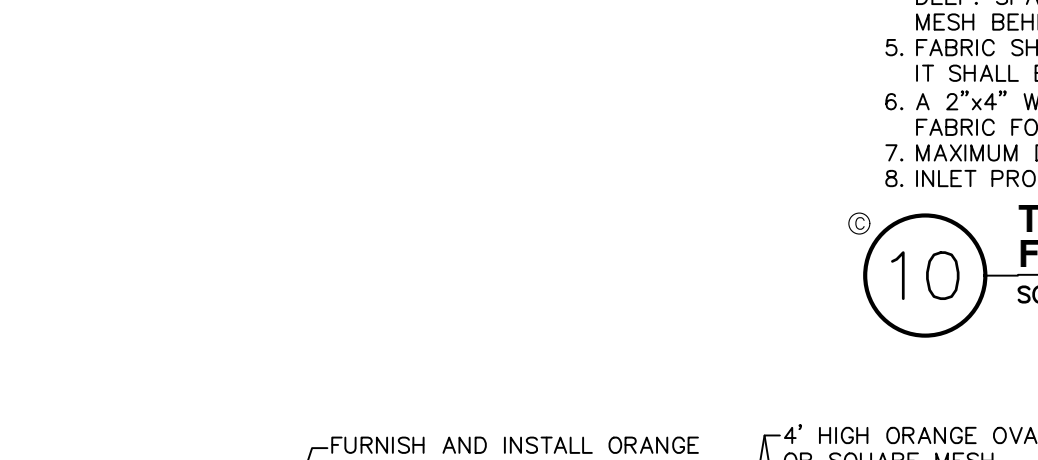
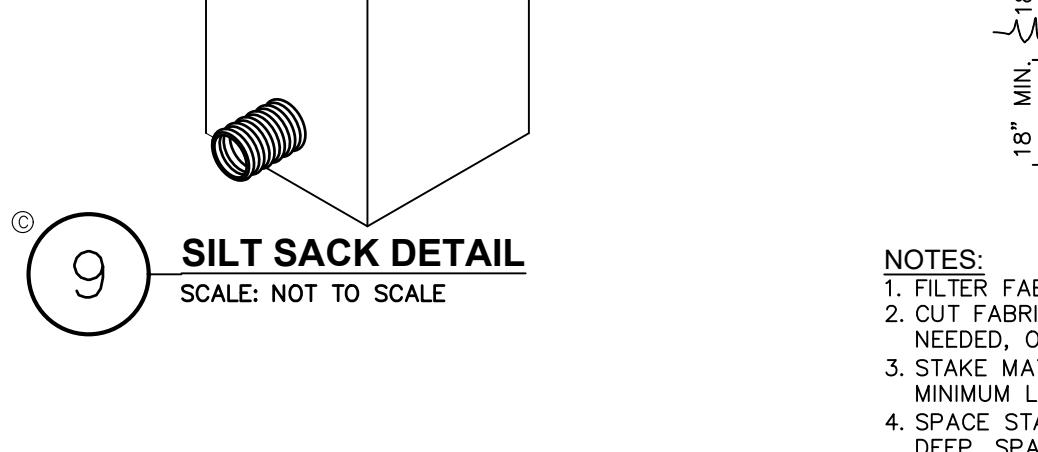
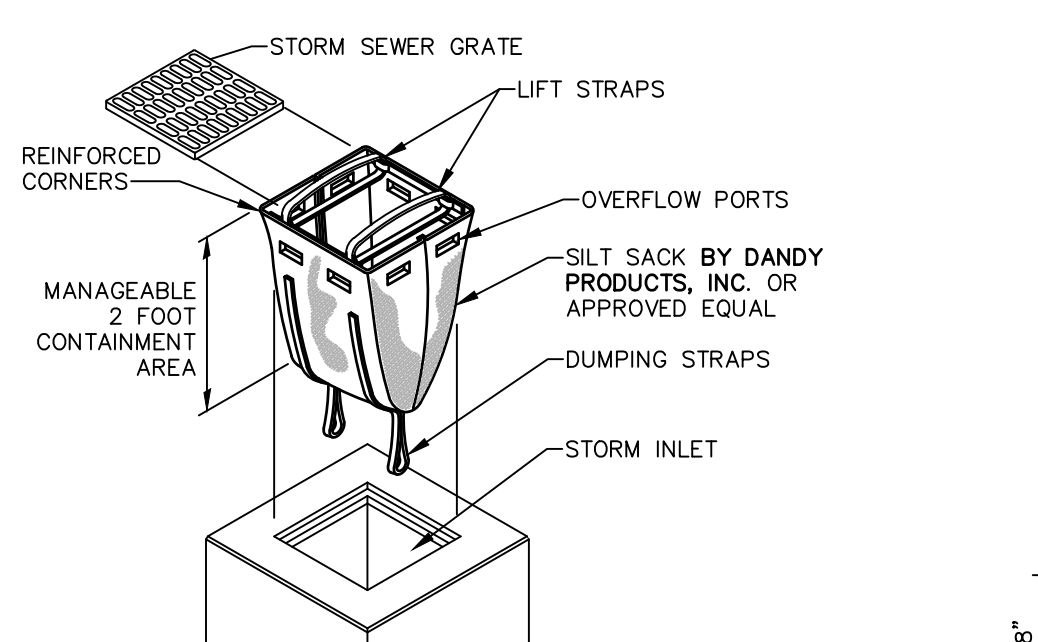
CHECK DAM SPACING INCREMENT	2"-6" DEEP DITCH/SWALE W/ 1"-9" HIGH CHECK DAM: (SPACING = 100 CHECK DAM HEIGHT (FT))	SLOPE:	SPACING:	SLOPE:	SPACING:
		0.5%	305'	6%	29'
		1%	175'	7%	25'
		2%	87'	8%	21'
		3%	58'	9%	19'
		4%	44'	10%	17'
		5%	35'		

CONTRACTOR TO ADJUST SPACING ACCORDINGLY BASED ON ACTUAL DEPTH & SLOPE OF DITCH.

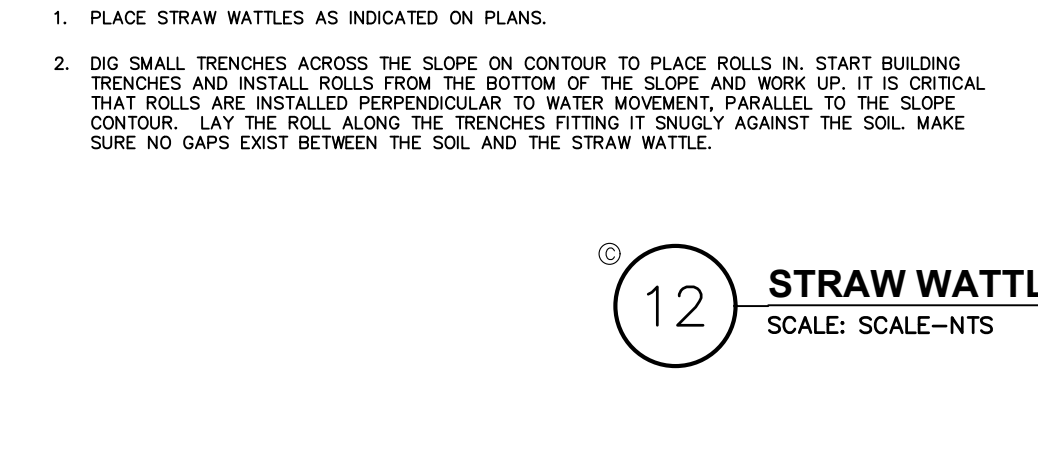
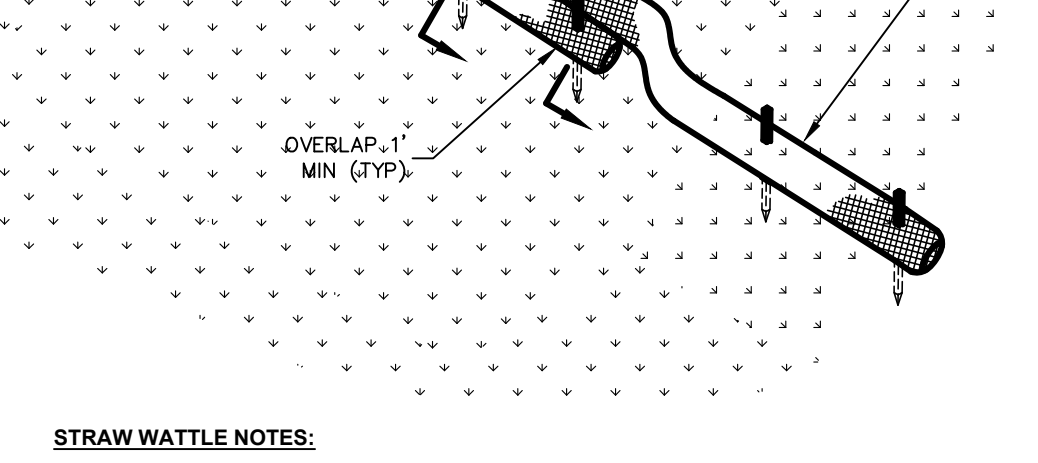
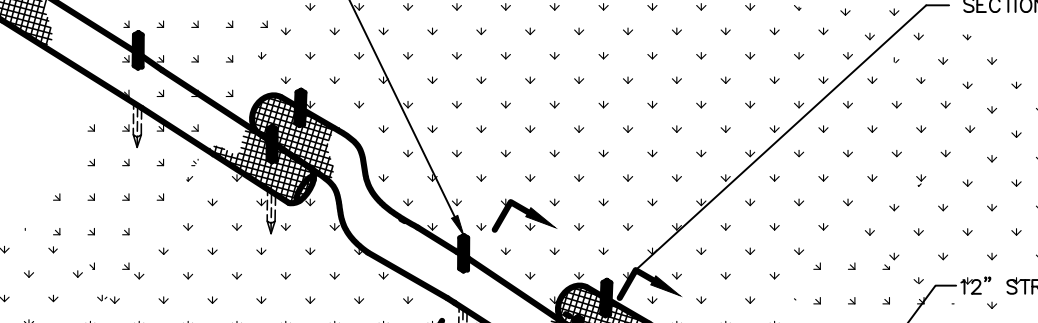
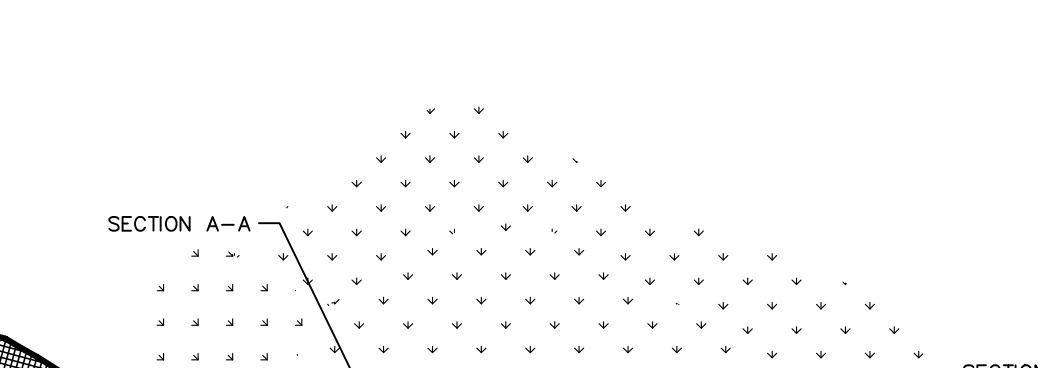
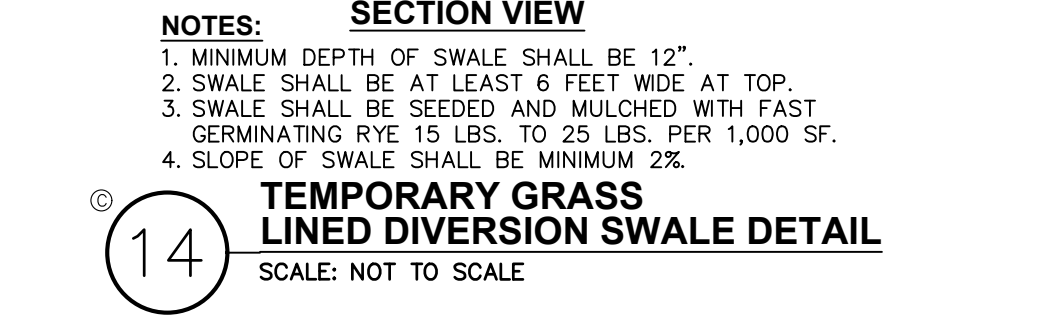
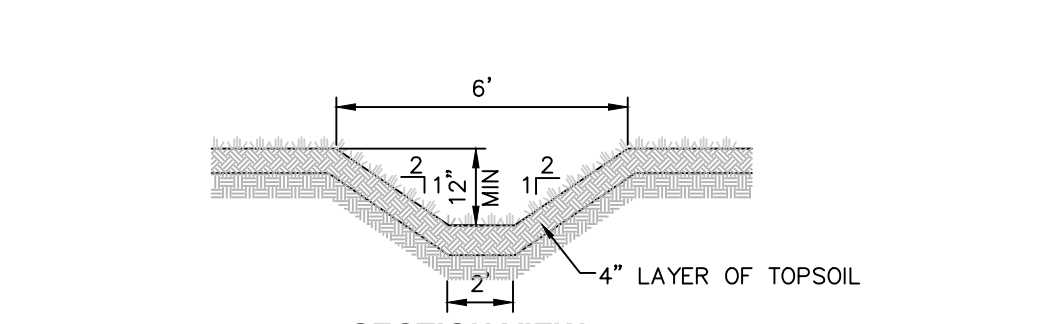
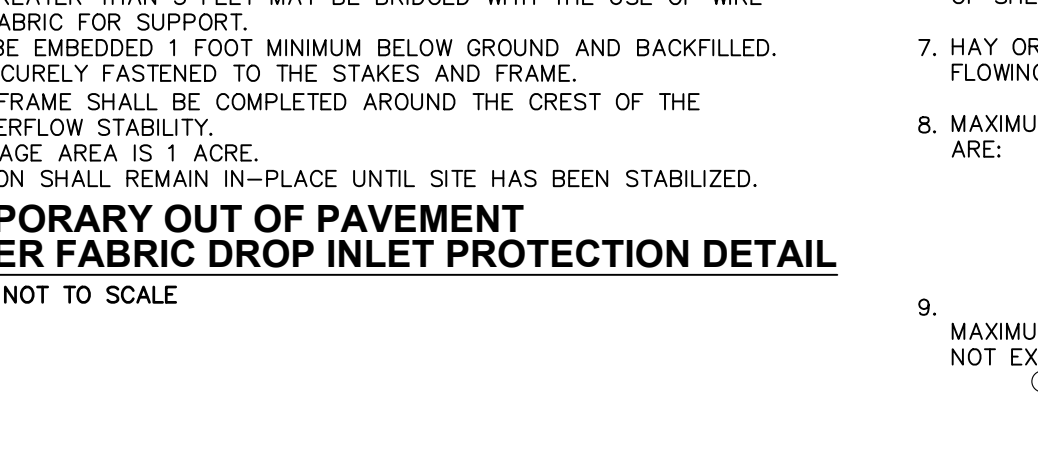
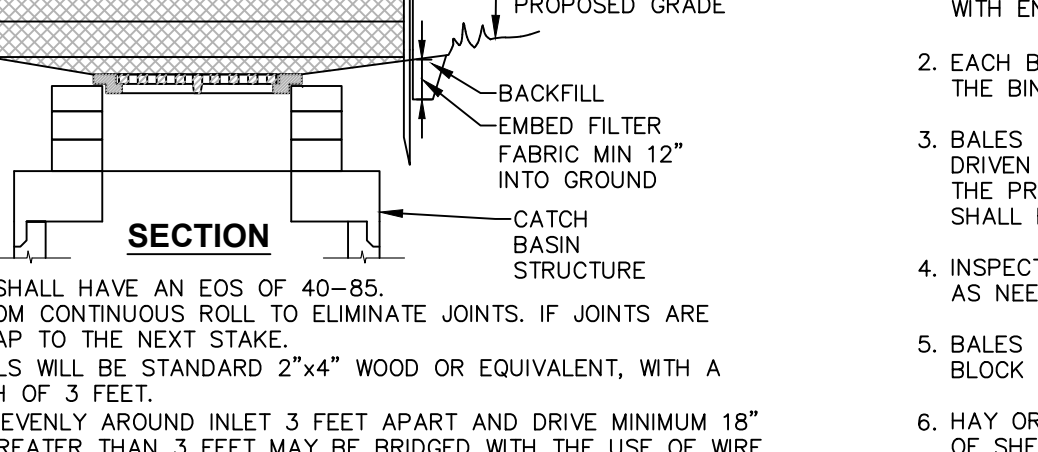
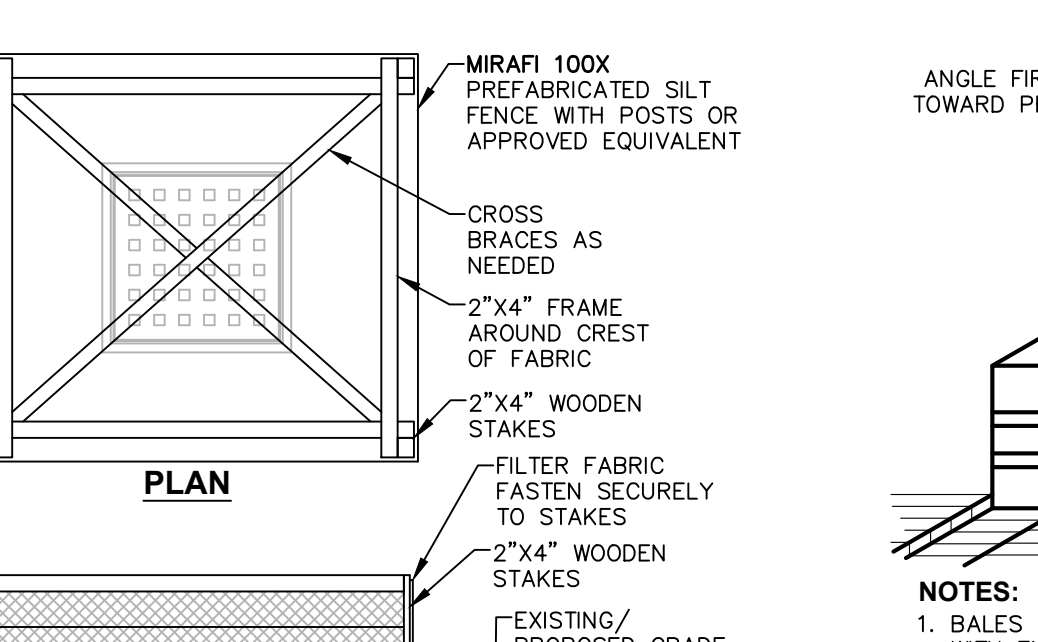
- EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
- PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
- ENSURE THAT CHANNEL APERTURES SUCH AS CULVERT ENTRANCES BELOW CHECK DAM ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.
- MAXIMUM DRAINAGE AREA IS 2 ACRES.



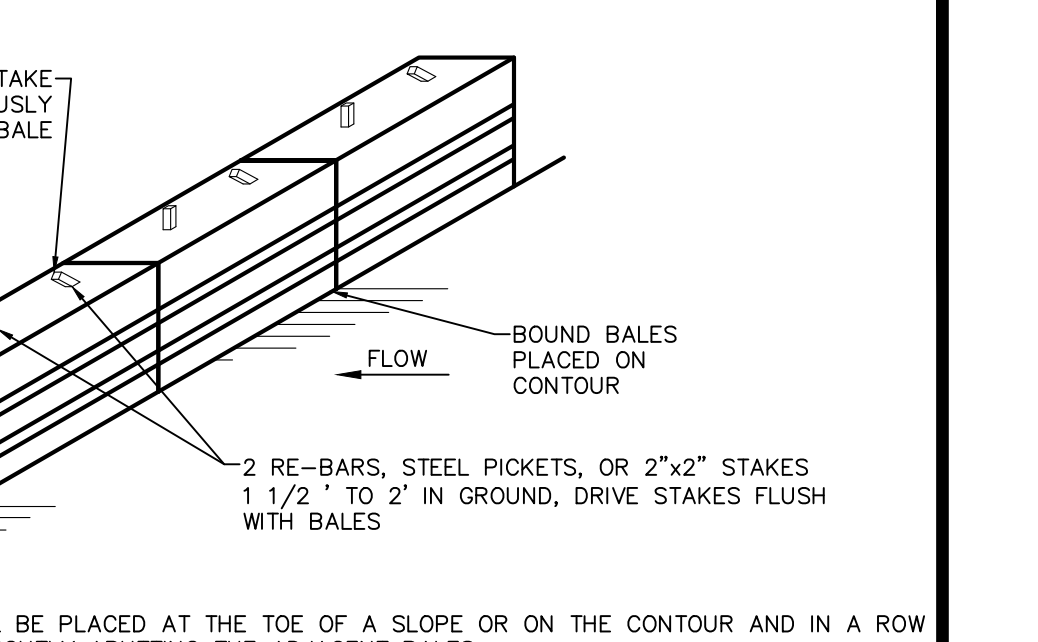
8 CATCH BASIN GRATE INLET FILTER DETAIL
SCALE: NOT TO SCALE



12 STRAW WATTLE DETAIL
SCALE: SCALE-NTS



12 STRAW WATTLE DETAIL
SCALE: SCALE-NTS

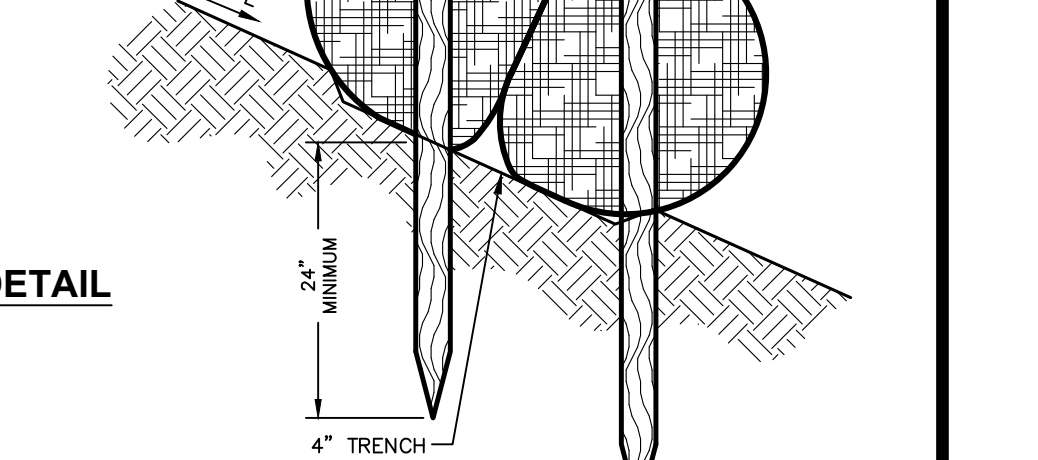
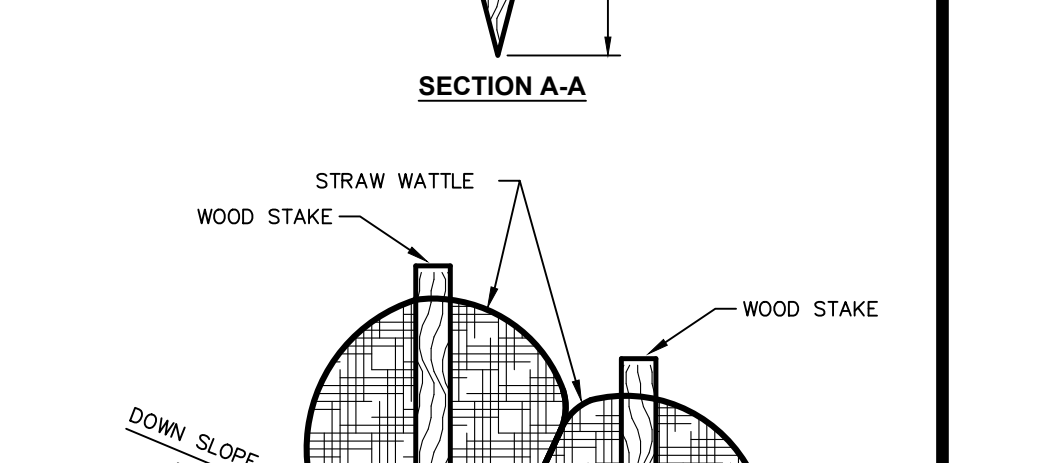
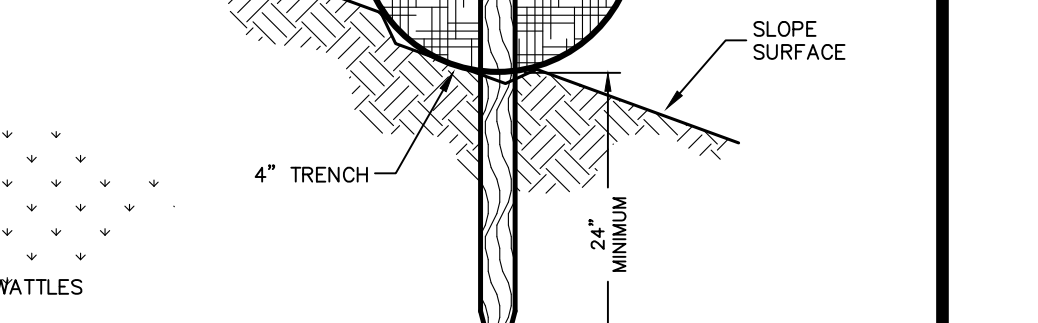
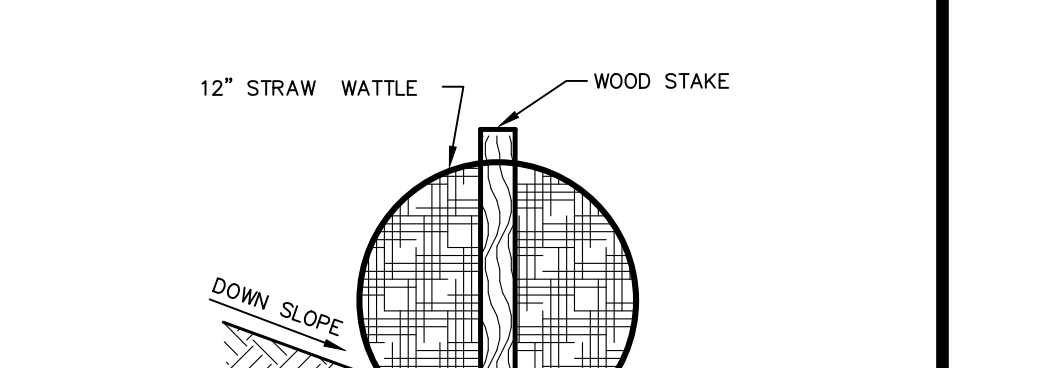


NOTES:

- BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES AND PLACED SO THE BINDINGS ARE HORIZONTAL.
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
- INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- HAY OR STRAW BALE DIKES SHALL BE USED WHERE EROSION COULD OCCUR IN THE FORM OF SHEET EROSION.
- HAY OR STRAW BALE DIKES SHALL NOT BE USED WHEN A CONCENTRATION OF WATER IS FLOWING TO THE BARRIER.
- MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING TO A HAY OR STRAW BALE DIKE ARE:

SLOPE STEEPNESS	MAXIMUM SLOPE LENGTH(FT)
2:1	25
3:1	50
4:1	75
<4:1	100

MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A HAY OR STRAW BALE DIKE SHALL NOT EXCEED 0.25 ACRES PER 100 FEET OF DIKE FOR SLOPES < 25%.



12 STRAW WATTLE DETAIL
SCALE: SCALE-NTS

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rev.	date	description
0	02/20/19	INITIAL SUBMISSION TO PLANNING BOARD

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

EROSION & SEDIMENT CONTROL DETAILS

TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

designed SPL	checked CPL
date 02/20/19	AS NOTED
project no. 81903.00	
sheet no.	C550

1. THE TOTAL AREA OF DISTURBANCE PLANNED FOR THIS PROJECT IS LESS THAN 1 Acre THEREFORE A SPDES GENERAL PERMIT (GP-0-15-002) IS NOT REQUIRED.

EROSION AND SEDIMENT CONTROL MEASURES:

1. DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
2. AS MUCH AS IS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED. FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS.
3. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
4. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:

PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE:
INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE.

SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE OR HAY BALE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANYWAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCK PILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

DUST CONTROL:
SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED, REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

CHECK DAM:
INSPECT CHECK DAMS EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. IF SIGNIFICANT EROSION HAS OCCURRED BETWEEN STRUCTURES A LINEAR OF STONE OR OTHER SUITABLE MATERIAL SHOULD BE INSTALLED IN THAT PORTION OF THE CHANNEL. REMOVE SEDIMENT ACCUMULATED BEHIND THE DAM AS NEEDED TO ALLOW CHANNEL TO DRAIN THROUGH THE STONE CHECK DAM AND PREVENT LARGE FLOWS FROM CARRYING SEDIMENT OVER THE DAM. REPLACE STONES AS NEEDED TO MAINTAIN THE DESIGN CROSS SECTION OF THE STRUCTURES. REMOVE CHECK DAMS AS PER APPROVAL OF ENGINEER.

EROSION CONTROL BLANKET:
INSPECT THE BLANKET EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. REPLACE WIRE STAPLES AS REQUIRED. REPAIR AND RESEED WHERE CRACKS AND DAMAGED VEGETATION IS EVIDENT. WHEN DAMAGED BEYOND REPAIR OR NO LONGER FUNCTIONING, THE BLANKET SHALL BE REPLACED.

EARTH DIKE:
INSPECT ALL EARTH DIKES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION SHALL BE REPAIRED IMMEDIATELY.

TEMPORARY SWALE:
INSPECT ALL EARTH DIKES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION SHALL BE REPAIRED IMMEDIATELY.

SEDIMENT TRAP:
INSPECT ALL SEDIMENT TRAPS EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. REPAIRS SHALL BE MADE AS NEEDED. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO THE ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO 1/2 OF THE DESIGN DEPTH OF THE TRAP.

STORM DRAIN INLET PROTECTION:
INSPECT ALL STORM DRAIN INLET PROTECTION DEVICES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE REPAIRS AS NEEDED, REMOVE SEDIMENT FROM THE POOL AREA AS NECESSARY.

DEWATERING PITS:
(IF REQUIRED) - INSPECT DAILY DURING OPERATION FOR CLOGGING OR OVERFLOW. CLEAR INLET AND DISCHARGE PIPES OF OBSTRUCTIONS; IF A FILTER MATERIAL BECOMES CLOGGED WITH SEDIMENT, PIT SHALL BE DISMANTLED AND RECONSTRUCT NEW PITS AS NEEDED.

SNOW AND ICE CONTROL:
PARKING LOTS, ROADWAYS, AND DRIVEWAYS ADJACENT TO WATER QUALITY FILTERS SHALL NOT BE SANDED DURING SNOW EVENTS DUE TO HIGH POTENTIAL FOR CLOGGING FROM SAND IN SURFACE WATER RUNOFF. USE SALT ONLY FOR SNOW AND ICE CONTROL.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", NOVEMBER 2016.
2. EXCESS SOIL TO BE STOCKPILED WITHIN THE LIMITS OF SITE DISTURBANCE IF NOT USED IMMEDIATELY FOR GRADING PURPOSES. INSTALL SILT FENCE AROUND SOIL STOCKPILES.
3. APPLY SURFACE STABILIZATION AND RESTORATION MEASURES. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS DELAYED, SUSPENDED, OR INCOMPLETE AND WILL NOT BE REDISTURBED FOR 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED. (SEE SPECIFICATIONS FOR TEMPORARY VEGETATIVE COVER). AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS COMPLETE AND WILL NOT BE REDISTURBED SHALL BE STABILIZED AND RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. (SEE SPECIFICATIONS FOR PERMANENT VEGETATIVE COVER). SEEDING FOR PERMANENT VEGETATIVE COVER SHALL BE WITHIN THE SEASONAL LIMITATIONS. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
4. SEEDED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.
7. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

TOPSOIL SPECIFICATIONS:

1. EXISTING EXCESS TOPSOIL SHALL BE REMOVED AND STORED IN TOPSOIL STOCKPILES SUFFICIENTLY REMOVED FROM OTHER EXCAVATION OR DISTURBANCE TO AVOID MIXING. SILT FENCE SHALL BE INSTALLED AROUND TOPSOIL STOCKPILE AREAS.

SITE PREPARATION:

1. COMPLETE ROUGH GRADING AND FINAL GRADE, ALLOWING FOR DEPTH OF TOPSOIL TO BE ADDED.
2. SCARIFY ALL COMPACT, SLOWLY PERMEABLE, MEDIUM AND FINE TEXTURED SUBSOIL AREAS. SCARIFY AT APPROXIMATELY RIGHT ANGLES TO THE SLOPE DIRECTION IN SOIL AREAS THAT ARE STEEPER THAN 5%.
3. REMOVE REFUSE, WOODY PLANT PARTS, STONES OVER 3 INCHES IN DIAMETER, AND OTHER LITTER.

TOPSOIL MATERIALS:

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

SIEVE DESIGNATION	% PASSING
1"	100
1/4"	97-100
No 200	20-60

APPLICATION AND GRADING:

1. TOPSOIL SHALL BE DISTRIBUTED TO A UNIFORM DEPTH OF 4" OVER THE AREA. IT SHALL NOT BE PLACED WHEN IT IS PARTLY FROZEN, MUDDY, OR ON FROZEN SLOPES OR OVER ICE, SNOW, OR STANDING WATER.
2. TOPSOIL PLACED AND GRADED ON SLOPES STEEPER THAN 5% SHALL BE PROMPTLY FERTILIZED, SEEDED, MULCHED AND STABILIZED BY "TRACKING" WITH SUITABLE EQUIPMENT.

VEGETATIVE COVER SPECIFICATIONS:

TEMPORARY VEGETATIVE COVER (DURING CONSTRUCTION):

1. SITE PREPARATION (SAME AS PERMANENT VEGETATIVE COVER)
2. SEED MIX. (APPLY AT RATE OF 3 TO 4 LBS PER 1000 SF)

AMOUNT BY:	MINIMUM %
WEIGHT SPECIES OR VARIETY	PURITY GERMINATION
50% KENTUCKY BLUE GRASS*	95% 90%
20% PERENNIAL RYE	98% 90%
30% CREEPING RED FESCUE	97% 85%
3. SEEDING (SAME AS PERMANENT VEGETATIVE COVER)

PERMANENT VEGETATIVE COVER (AFTER CONSTRUCTION):

1. SITE PREPARATION
 - A. BRING AREA TO BE SEEDED TO REQUIRED GRADE. A MINIMUM OF 4" OF TOPSOIL IS REQUIRED.
 - B. PREPARE SEEDED BY LOOSENING SOIL TO A DEPTH OF 4 INCHES.
 - C. REMOVE ALL STONES OVER 1 INCH IN DIAMETER, STICKS AND FOREIGN MATTER FROM THE SURFACE.
 - D. LIME TO PH OF 6.5.
 - E. FERTILIZER: USE 5-10-5 (NPK) OR EQUIVALENT. APPLY AT RATE OF 4 LBS/1000 SF.
 - F. INCORPORATE LIME AND FERTILIZER IN THE TOP 4 INCHES OF TOPSOIL.
 - G. SMOOTH AND FIRM THE SEEDBED.
2. SEED MIXTURE FOR USE ON LAWN AREAS: PROVIDE FRESH, CLEAN, NEW-CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS.

LAWN SEED MIX: (APPLY AT RATE OF 5 TO 6 LBS PER 1000 SF)

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

*MINIMUM 2 (EQUAL PROPORTIONS) VARIETIES AS LISTED IN CORNELL RECOMMENDATIONS FOR TURFGRASS.

SHADE:	MINIMUM %
AMOUNT BY:	PURITY GERMINATION
WEIGHT SPECIES OR VARIETY	PURITY GERMINATION
25% KENTUCKY BLUE GRASS**	95% 80%
20% PERENNIAL RYE	98% 90%
35% CREEPING RED FESCUE	97% 85%
20% CHEWINGS RED FESCUE	97% 85%

**SHADE TOLERANT VARIETY

3. SEEDING
 - A. APPLY SEED UNIFORMLY BY CYCLONE SEEDER CULTI-PACKER OR HYDRO-SEEDER AT RATE INDICATED.
 - B. ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
 - i. A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS /ACRE MIN., TO BE APPLIED ONCE SEEDING IS COMPLETE.
 - ii. WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY HYDROSEEDER AT RATE OF 2,000 LBS/ACRE.
 - C. ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL.
 - D. IRRIGATE TO FULLY SATURATE SOIL LAYER, BUT NOT TO DISLODGE PLANTING SOIL.
 - E. UNLESS OTHERWISE DIRECTED IN WRITING, SEED FROM MARCH 15TH TO JUNE 15TH, AND FROM AUGUST 15TH TO OCTOBER 15TH.

COMPACTION REQUIREMENTS

LOCATION	COMPACTION	TESTING FREQUENCY
PIPE TRENCH BACKFILL (IN PAVED AREAS)	95% ASTM D1557	1 SERIES OF TESTS FOR EACH 150 FT OR LESS OF TRENCH LENGTH. SERIES INCLUDE 3 COMPACTION TESTS SPREAD EVENLY ALONG TRENCH PROFILE.
PIPE TRENCH BACKFILL (IN UNPAVED AREAS)	90% ASTM D1557	1 SERIES OF TESTS FOR EACH 150 LF OR LESS OF TRENCH LENGTH. SERIES INCLUDE 3 COMPACTION TESTS SPREAD EVENLY ALONG TRENCH PROFILE.
PIPE BEDDING AND PIPE ZONE BACKFILL	95% ASTM D1557	1 TEST FOR EACH 150 FT OR LESS OF TRENCH LENGTH.
PAVEMENT SUBBASE AND LAST LIFT OF SELECT GRANULAR FILL (FILL BETWEEN SHEET PILES)	95% ASTM D1557	1 TEST FOR EVERY 2,000 SQ FT. OF LIFT AREA BUT NO FEWER THAN TWO TESTS PER LIFT

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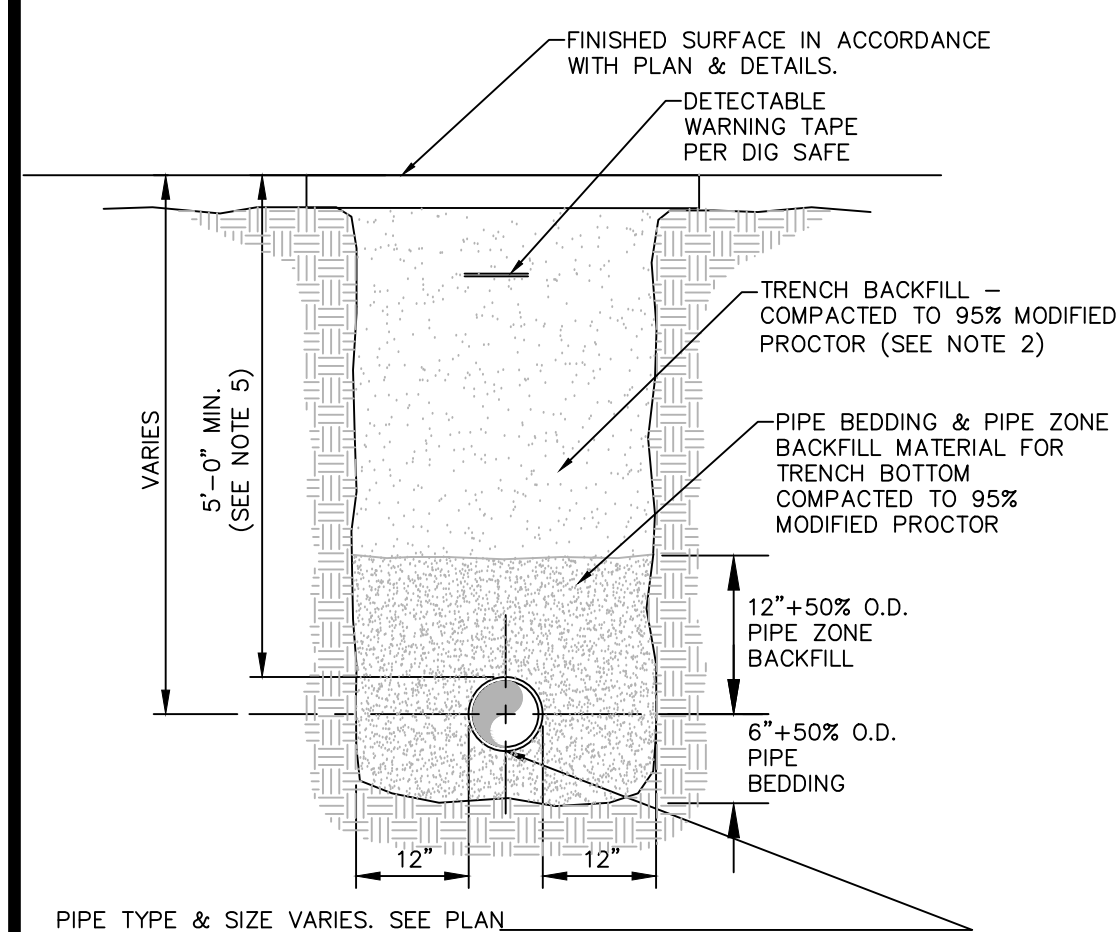
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GAS LAND CORTLANDT- 2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)

EROSION & SEDIMENT CONTROL NOTES

TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

designed SPL	checked CPL
02/20/19	NTS
project no. 81903.00	
sheet no. C551	



PIPE TYPE & SIZE VARIES. SEE PLAN.

NOTES:

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

SIEVE DESIGNATION	% PASSING
3/4"	100%
NO. 40	0-70%
NO. 200	0-10%

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

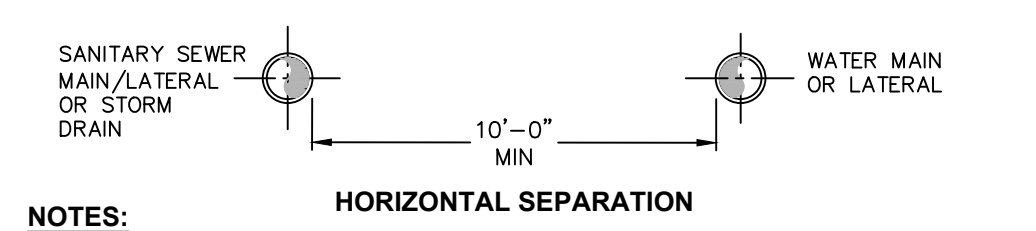
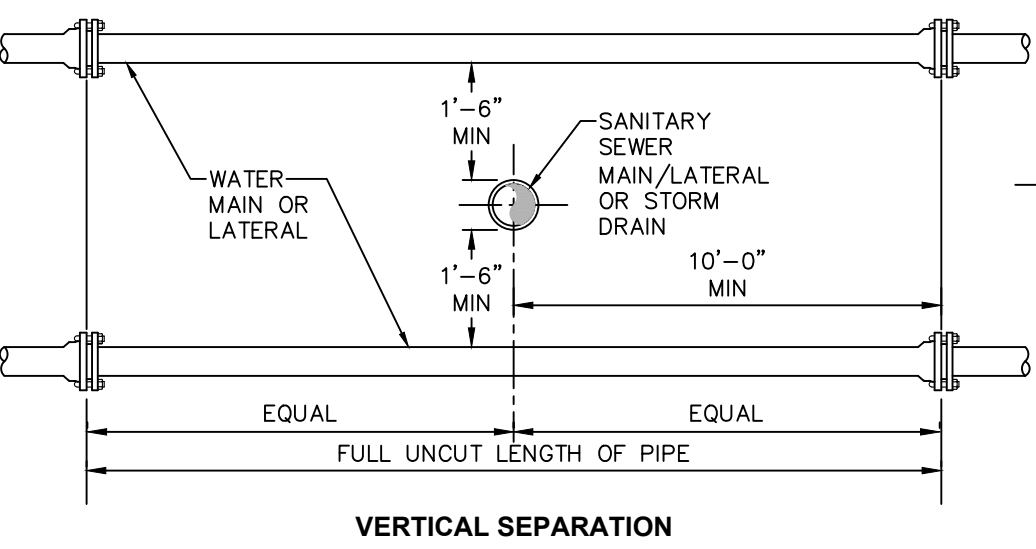
SIEVE DESIGNATION	% PASSING
4"	100%
NO. 40	0-70%
NO. 200	0-10%

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

- INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.

- TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
- 5'-0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER FORCE MAINS ONLY.

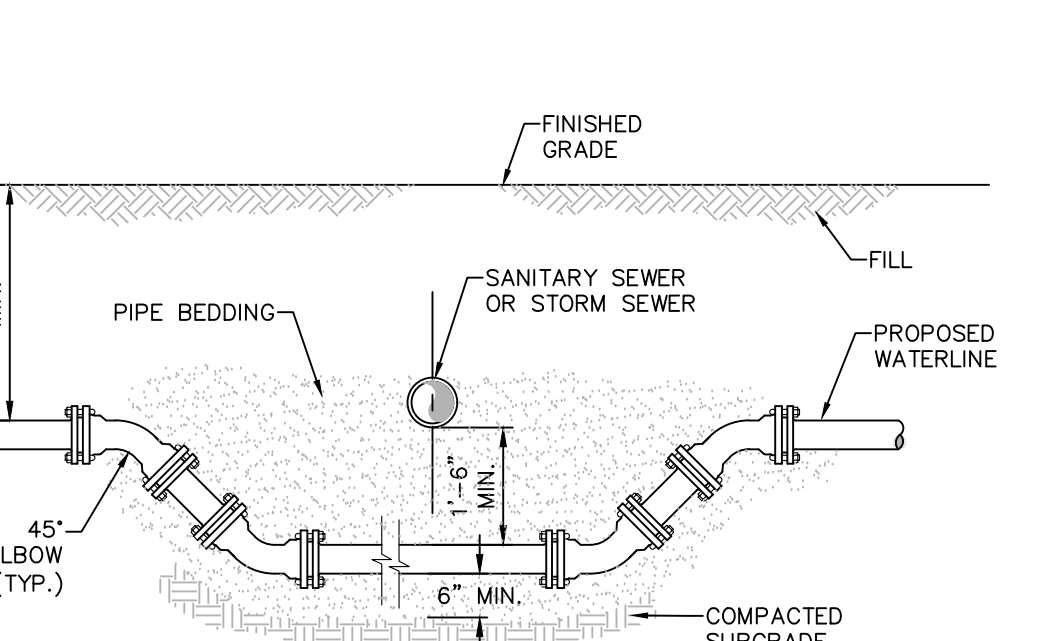
1 PIPE TRENCH DETAIL (TYPICAL)
SCALE: NOT TO SCALE



NOTES:

- NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE NYS HEALTH DEPARTMENT. OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.
- WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS INDICATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT, DUCTILE IRON PIPE OR PVC WATER WORKS GRADE PRESSURE PIPE FOR 10' EACH SIDE OF CROSSING AND SHALL BE PRESSURE TESTED TO 150psi TO ASSURE WATER TIGHTNESS.

2 SANITARY/STORM SEWER AND WATERMAIN SEPARATION DETAIL
SCALE: NOT TO SCALE



NOTES:

- WHEN THE ELEVATION OF THE SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS REQUIRED SEPARATION.
- WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS INDICATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT, DUCTILE IRON PIPE OR PVC WATER WORKS GRADE PRESSURE PIPE FOR 10' EACH SIDE OF CROSSING AND SHALL BE PRESSURE TESTED TO 150psi TO ASSURE WATER TIGHTNESS.

3 WATERLINE OFFSET DETAIL
SCALE: NOT TO SCALE

GENERAL CONSTRUCTION NOTES:

- ALL UTILITY WORK INVOLVING CONNECTION TO EXISTING MUNICIPAL WATER MAIN SHALL BE COORDINATED WITH OWNER AND OWNER'S REPRESENTATIVE. NOTIFY OWNER AND THE OWNER'S REPRESENTATIVE 3 WORKING DAYS BEFORE CONNECTION IS MADE.
- THE CONTRACTOR SHALL VERIFY THE PRESENCE OF AND EXACT LOCATION OF ALL UTILITIES PRIOR TO COMMENCING ANY EXCAVATION WORK AS THE EXACT LOCATION OF UTILITIES MAY DIFFER FROM THE LOCATION SHOWN, AND ADDITIONAL UTILITIES MAY EXIST.
- THE CONTRACTOR SHALL REVIEW ALL FIELD UTILITY MARKOUT INFORMATION AND BRING ANY CONFLICTS TO THE ATTENTION OF THE PROJECT ENGINEER PRIOR TO COMMENCING ANY WORK OPERATIONS. TEST FITS MAY BE REQUIRED BY THE CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS AND/OR DEPTHS. TEST PIT OPERATIONS WILL MEET ALL NECESSARY REQUIREMENTS AS SET FORTH IN THESE PLANS, DETAILS, FEDERAL/STATE/LOCAL REGULATIONS AND ANY SPECIFIC PERMIT REQUIREMENTS.
- THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER AND OWNER'S REPRESENTATIVE 3 WORKING DAYS PRIOR TO SUCH EXCAVATIONS TO ENSURE THEIR PRESENCE.
- THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING FOR THE PROPOSED STRUCTURES AND WATER LINES AS THE EXACT LOCATION OF UNDERGROUND STRUCTURES AND UTILITIES ARE NOT KNOWN. ANY DAMAGE TO EXISTING STRUCTURES/UTILITIES ABOVE OR BELOW GRADE, CAUSED BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT HIS OWN EXPENSE.

WATER MAIN NOTES:

- ALL WATER MAINS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52 PUSH-ON JOINT, UNLESS OTHERWISE SPECIFIED BY OR APPROVED BY THE TOWN WATER DEPARTMENT. JOINTING SHALL EMPLOY MECHANICAL JOINT RESTRAINT CONNECTIONS SUCH AS CLOW F-1058, MEGALUG, STAR PIPE SERIES 600 "MEGALUG" CONNECTIONS, FIELD LOK GASKET, OR AS ALTERNATIVELY SPECIFIED BY THE TOWN WATER DEPARTMENT. ALL WATER PIPING CONSTRUCTION SHALL BE TO THE SPECIFICATIONS OF THE TOWN WATER DEPARTMENT. WET TAP OF PUBLIC WATER SYSTEM SHALL BE APPROVED AND SUPERVISED BY THE TOWN WATER DEPARTMENT. TAPPING SLEEVE SHALL BE STAINLESS STEEL OR APPROVED EQUAL. ALL MAINLINE VALVES SHALL BE RESILIENT WEDGE OR APPROVED EQUAL.
- THE WATER LINE MAY BE FLEXED WITHIN PIPE SPECIFICATIONS OR LAID DEEPER IN AREAS WHERE A CROSSING WITH A SANITARY LINE OCCURS, TO ACHIEVE THE REQUIRED 1.5' VERTICAL SEPARATION DISTANCE. IF THIS DISTANCE CANNOT BE REASONABLY ACHIEVED, THE CONTRACTOR SHALL USE PRESSURE RATED SANITARY SEWER PIPE OF EQUAL OR GREATER RATING THAT THE PRESSURE CLASS FOR THE WATER LINE.
- MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPE SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER LINE AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECT FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER PIPE ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES OR VAULTS.
- ALL WATER MAINS SHALL HAVE A MINIMUM OF (5) FIVE FEET OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADE STAKES BEFORE TRENCHING TO ENSURE THAT ALL INSTALLED WATERMANS WILL HAVE THE REQUIRED COVER.
- THE CONTRACTOR SHALL COORDINATE THE TESTING WITH THE WATER DEPARTMENT SO AS TO MAINTAIN THE AMOUNT OF SERVICE INTERRUPTION TO EXISTING USERS TO THE LEAST EXTENT PRACTICABLE. WATER MAIN INSTALLATION AND TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER OR HIS DESIGNEE AS NECESSARY TO MEET CONDITIONS IN NOTE 5 ABOVE.
- ALL NEW WATER MAIN INSTALLATIONS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH AWWA STANDARD C 600 (LATEST REVISION) AT A PRESSURE OF 150 PSI, OR 1.5 TIMES (AS REFERENCED ABOVE) THE WORKING PRESSURE OF THE SYSTEM AS A MINIMUM. ALLOWABLE LEAKAGE OF THIS TEST SHALL BE AS DEFINED IN SECTION 4.2 OF SAID AWWA SPECIFICATION.
- APPROVED AND TESTED WATER MAIN SHALL BE DISINFECTED PER AWWA SECTION C 651 (AS REFERENCED ABOVE), AS DIRECTED BY ENGINEER.
- THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FOR DISINFECTING WATER MAINS DESIGNATION C651 (LATEST REVISION). FOLLOWING DISINFECTION, THE WATER MAIN SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM. THE PROJECT ENGINEER OR HIS DESIGNEE SHALL ALSO WITNESS DISINFECTION AND FLUSHING.
- ALL WATER MAIN FITTINGS NOT RECEIVING 24-HOUR CHLORINE DISINFECTION TIME MUST BE SWAB-DISINFECTED 30 MINUTES PRIOR TO INSTALLATION.
- THE SAMPLING POINT(S) MUST BE DECONTAMINATED BY FLAMING.
- FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS.
- FIRE HYDRANTS WEEP HOLES (DRAINS) SHALL BE PLUGGED WHEN GROUND WATER IS ENCOUNTERED WITHIN SEVEN FEET OF THE FINISHED GRADE. WHEN DRAINS ARE PLUGGED, THE BARRELS MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. SUCH HYDRANTS SHALL BE IDENTIFIED BY MARKINGS APPROVED BY THE TOWN WATER DEPARTMENT.
- PROPOSED WATER METERS LOCATED WITHIN THE METER PIT OR BUILDING SHALL BE A COMPATIBLE REMOTE STYLE TYPE, AND SHALL BE APPROVED BY THE TOWN WATER DEPARTMENT PRIOR TO INSTALLATION.
- THE WATER LINE SHALL BE INSTALLED AT A CONTINUOUS GRADE WITH NO ABRUPT HIGH POINTS OR LOW POINTS.
- FINAL WATER DISTRIBUTION SYSTEM IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE TOWN WATER DEPARTMENT.
- ALL WATER MAINS AND RELATED APPURTENANCES SHALL BE CONSTRUCTED TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE TOWN.
- THE WATER MAIN SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY THE TOWN.
- ALL WATER SERVICE CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE TOWN WATER DEPARTMENT PRIOR TO BACKFILLING.
- THE SITE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BURIED PIPING TO THE LOCATION OF THE PROPOSED BUILDING CONNECTION POINT (I.E. INSIDE THE BUILDING). THIS INCLUDES THE TESTING AND CERTIFICATION OF ALL WATER SERVICE WORK FROM THE TOWN WATER CONNECTION POINT TO THE PROPOSED BUILDING'S INTERIOR CONNECTION POINT.
- ALL WATER SERVICE PIPING INSTALLATION, BACKFILL AND TESTING SHALL BE REVIEWED, AND APPROVED BY THE TOWN WATER MAINTENANCE SUPERVISOR OR HIS DESIGNEE.

WATER DISINFECTION NOTES:

- APPROVED AND TESTED WATER MAIN SHALL BE DISINFECTED PER A.W.W.A. SECTION C651, LATEST EDITION. TABLET OR POWDERED METHOD IS NOT ALLOWED.
- THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY AND THE PROJECT ENGINEER 48 HOURS PRIOR TO DISINFECTING THE SERVICE LINES.
- DISINFECTED WATER MUST REMAIN IN THE WATER MAINS FOR A MINIMUM OF 24 HOURS BEFORE BEING THOROUGHLY FLUSHED OUT.
- WATER SERVICE LINES SHALL BE DISINFECTED AS PER AWWA SECTION C651 WHERE:
 - CHLORINE CONCENTRATION IN WATER LINES SHALL BE NO LESS THAN 50 MG/L AT START OF 24-HOUR TEST.
 - CHLORINE RESIDUAL SHALL BE NO LESS THAN 10 MG/L AT END OF TEST.
- PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY, MICROBIOLOGICAL SAMPLES SHALL BE COLLECTED FROM BOTH ENDS AND THE MIDDLE OF EACH NEW LINE. ALL LINES SHALL NOT BE USED UNTIL MICROBIOLOGICAL SAMPLES ARE ACCEPTED BY THE TOWN. RESULTS OF ALL MICROBIOLOGICAL TESTING SHALL BE SUBMITTED TO THE TOWN ALONG WITH ENGINEER'S CERTIFICATE OF COMPLETION.

WATER NOTES:

- USE RESTRAINED JOINT PIPE AND FITTINGS FOR PROPER RESTRAINT OF WATER MAIN PIPE.
- ALL BURIED PIPE FITTINGS AND APPURTENANCES SHALL BE RESTRAINED WITH AN APPROVED DUCTILE IRON RESTRAINED JOINT SYSTEM. ALL BENDS, TEES, CROSSES AND DEAD ENDS SHALL BE "TYTON" PUSH-ON FITTINGS PROVIDED WITH "FIELD LOK 350" JOINT RESTRAINT RUBBER GASKET AS MANUFACTURED BY "U.S. PIPE" OR MECHANICAL JOINT FITTINGS PROVIDED WITH "MEGALUG" JOINT RESTRAINT AS MANUFACTURED BY "EBAAR IRON". ALL VALVES FOR UNDERGROUND SERVICE SHALL BE PROVIDED WITH MJ END CONNECTIONS AND RESTRAINED WITH "MEGALUG" SERIES 1100 MECHANICAL JOINT RESTRAINT AND RODDING.
- PIPE BEND FITTINGS SHOWN ON THE DRAWINGS ARE INDICATIVE OF PROBABLE DIRECTIONAL CHANGES IN THE PROPOSED WATER MAIN ALIGNMENT. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL FITTINGS, EITHER SHOWN OR FIELD REQUIRED, AS PART OF THE CONTRACTOR'S CONTRACT AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL BRASS WEDGES ACROSS ALL PIPE JOINTS TO ENSURE ELECTRICAL CONDUCTIVITY. THE LOCATION AND NUMBER OF WEDGES TO BE PROVIDED SHALL BE ACCORDING TO THE PIPE MANUFACTURER'S RECOMMENDATIONS AND THE SPECIFICATIONS.
- SHEETING AND EXCAVATION BRACING FOR THE WATERMAIN INSTALLATION SHALL BE PROVIDED IN ACCORDANCE WITH OSHA REQUIREMENTS TO SUIT EXISTING SOIL CONDITIONS. SHEETING, IF REQUIRED, SHALL BE TIGHT WOOD SHEETING AND SHALL BE LEFT IN PLACE, AND AFTER BACKFILLING SHALL BE CUT AT GROUND LEVEL OR AS ORDERED BY THE OWNER'S REPRESENTATIVE.
- MATERIALS USED IN CONSTRUCTION THAT WILL CONTACT POTABLE WATER SHALL BE ANSI/NSF 61 CERTIFIED OR EQUIVALENT.

TESTING WATER MAINS:

- AFTER TRENCH HAS BEEN BACKFILLED, HYDROSTATIC ACCEPTANCE TESTS, CONSISTING OF A PRESSURE TEST AND A LEAKAGE TEST, SHALL BE PERFORMED ON ALL SECTIONS OF WATER MAINS INSTALLED. LEAKAGE TEST SHALL BE CONDUCTED CONCURRENTLY WITH PRESSURE TEST. TEST SECTION SHALL BE LIMITED TO 1,500 FT (MAX.). TESTS SHOULD BE CONDUCTED TO FIRST VALVE IN BUILDING.
 - AFTER ALL TESTS AND INSPECTIONS HAVE BEEN PERFORMED EVIDENCE OF COMPLIANCE SHALL BE FORWARDED TO OWNER/ENGINEER AND THE TOWN PRIOR TO ACCEPTANCE.
 - ALL WATER FOR TESTS SHALL BE FURNISHED AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. SOURCE AND/OR QUALITY OF WATER WHICH THE CONTRACTOR PROPOSES TO USE IN TESTING LINES SHALL BE ACCEPTABLE TO THE ENGINEER.
 - HYDROSTATIC PRESUMPTIVE TESTS MAY BE PERFORMED WHEN SYSTEM IS PARTIALLY BACKFILLED TO SIMPLY CHECK WORK, BUT ACCEPTANCE OF SYSTEM SHALL BE BASED ON HYDROSTATIC TESTS RUN ON FINISHED SYSTEM AFTER IT HAS BEEN COMPLETELY BACKFILLED. ALL HYDROSTATIC TESTS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 4 OF AWWA STANDARD C 600 OR LATER ADDITION, AS MODIFIED HEREIN.
 - FOR THE PRESSURE TEST, SYSTEM SHALL BE PRESSURIZED AND MAINTAINED AT A MINIMUM OF 150 POUNDS PER SQUARE INCH, OR 1.5 TIMES THE WORKING PRESSURE, WHICHEVER IS GREATER, BASED ON THE ELEVATION OF THE LOWEST POINT IN THE SECTION BEING TESTED AND CORRECTED TO THE ELEVATION OF THE GAUGE. PROVISIONS SHALL BE MADE TO RELIEVE AIR TRAPPED AT HIGH POINTS IN THE SYSTEM THROUGH ADJACENT HYDRANTS OR THROUGH TAPS AND CORPORATION STOPS INSTALLED FOR THIS PURPOSE BY THE CONTRACTOR. AFTER SAID PRESSURE HAS BEEN MAINTAINED SUCCESSFULLY, WITH FURTHER PUMPING AS REQUIRED, FOR A PERIOD OF AT LEAST TWO HOURS, THE SECTION UNDER TEST SHALL BE CONSIDERED TO HAVE PASSED THE PRESSURE TEST.
 - LEAKAGE TEST SHALL BE PERFORMED CONCURRENTLY USING A MINIMUM TEST PRESSURE OF 150 LBS/SQUARE INCH, OR 1.5 TIMES THE WORKING PRESSURE, WHICHEVER IS GREATER, BASED ON THE ELEVATION OF THE LOWEST POINT IN THE SECTION UNDER TEST AND CORRECTED TO ELEVATION OF THE GAUGE. LEAKAGE TEST DURATION SHALL BE A MINIMUM OF 2 HOURS AFTER LEAKAGE RATE HAS STABILIZED.
 - MAXIMUM ALLOWABLE LEAKAGE SHALL BE AS SHOWN IN THE FOLLOWING TABLE: ALLOWABLE LEAKAGE PER 1000 FT (305M) OF PIPELINE (GPH)

AVG. TEST PRESSURE PSI	NOMINAL PIPE DIAMETER--IN.						
	4	6	8	10	12	14	16
450	0.57	0.86	1.15	1.43	1.72	2.01	2.29
400	0.54	0.81	1.08	1.35	1.62	1.89	2.16
350	0.51	0.76	1.01	1.26	1.52	1.77	2.02
300	0.47	0.70	0.94	1.17	1.40	1.64	1.87
275	0.45	0.67	0.90	1.12	1.34	1.57	1.79
250	0.43	0.64	0.85	1.07	1.28	1.50	1.71
225	0.41	0.61	0.81	1.01	1.22	1.42	1.62
200	0.38	0.57	0.76	0.96	1.15	1.34	1.53
175	0.36	0.54	0.72	0.89	1.07	1.25	1.43
150	0.33	0.50	0.66	0.83	0.99	1.16	1.32
125	0.30	0.45	0.60	0.76	0.91	1.06	1.21
100	0.27	0.41	0.54	0.68	0.81	0.95	1.08

IF LEAKAGE IN SYSTEM EXCEEDS THE SPECIFIED AMOUNT, THE CONTRACTOR SHALL, AT NO ADDED COST TO THE OWNER, LOCATE, REPAIR, AND/OR REPLACE DEFECT(S) AND RE-TEST PIPING SYSTEM.

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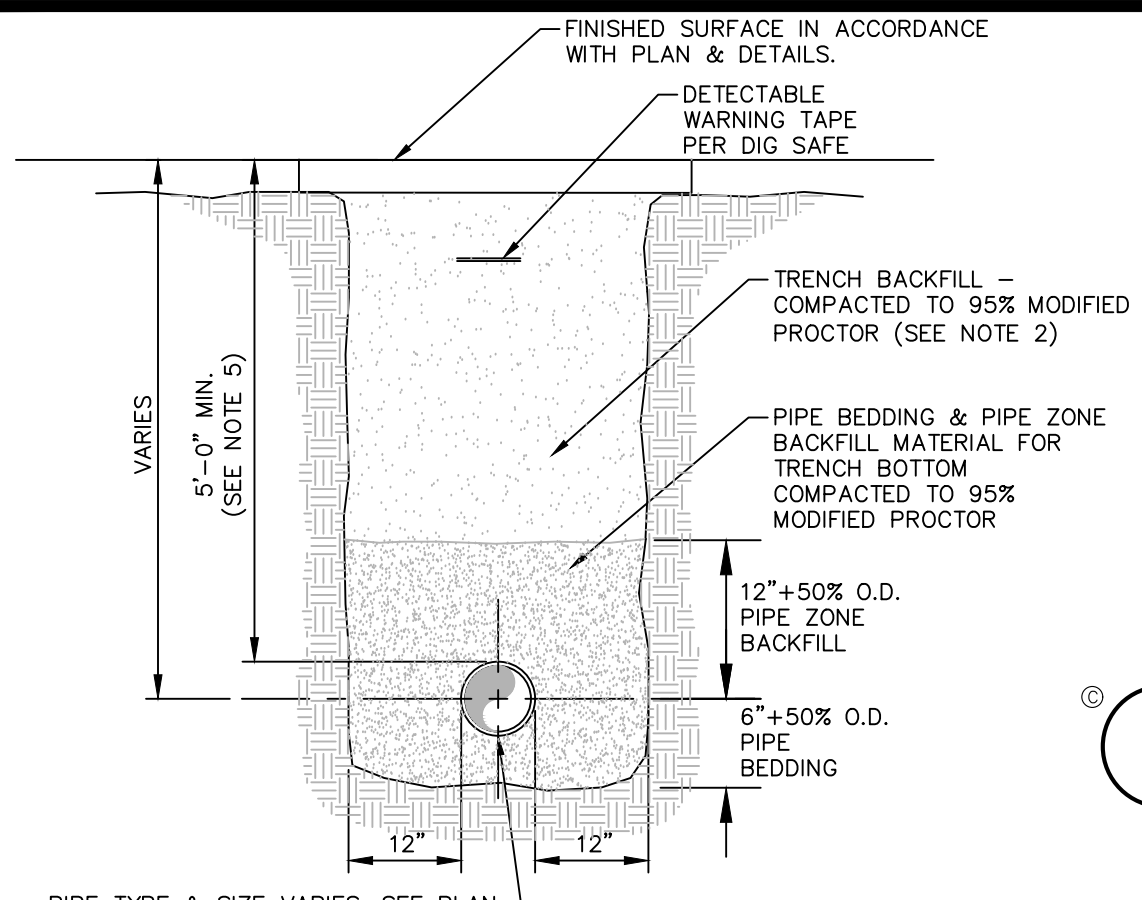
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0	02/20/19	INITIAL SUBMISSION TO PLANNING BOARD

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

TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

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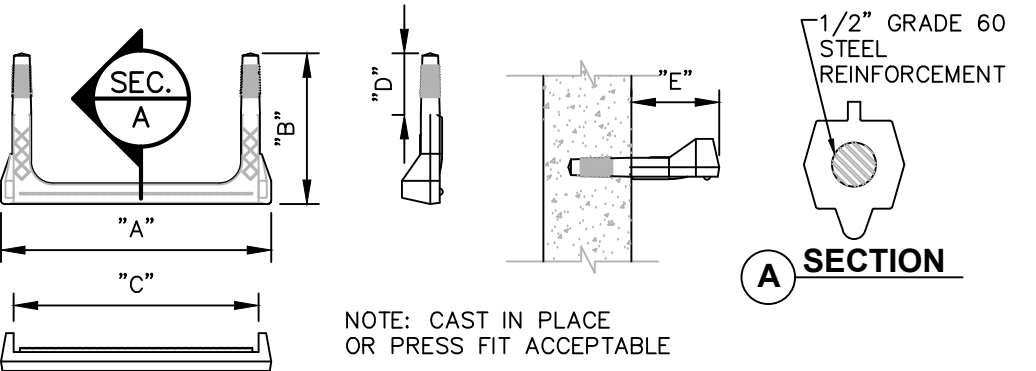


2 WATERTIGHT/LOCKING CAST IRON MH COVER
SCALE: NOT TO SCALE

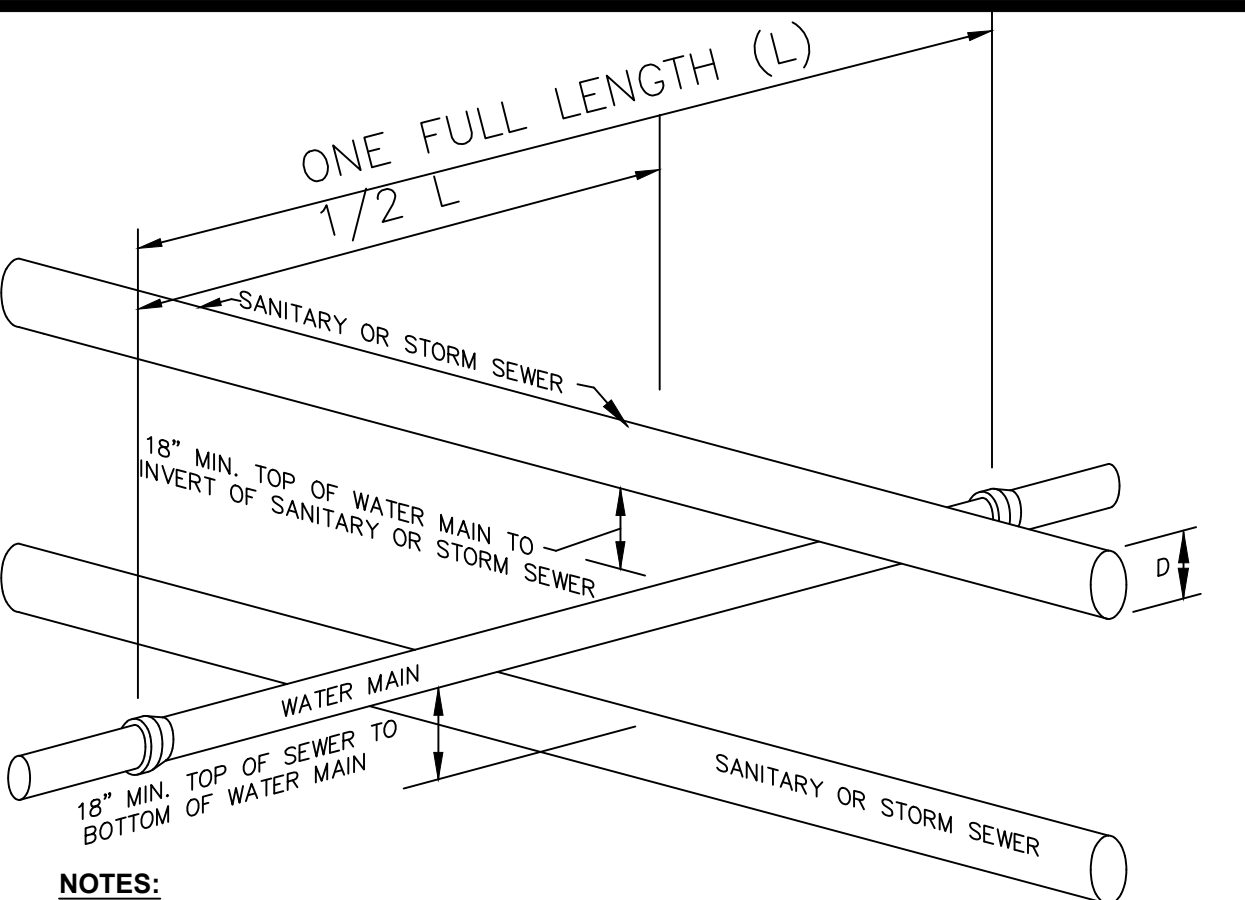
ACCEPTABLE MANHOLE STEPS

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

MH STEP DESIGN AND INSTALLATION SHALL COMPLY WITH ALL OSHA REGULATIONS



3 COPOLYMER POLYPROPYLENE MH STEP
SCALE: NOT TO SCALE



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

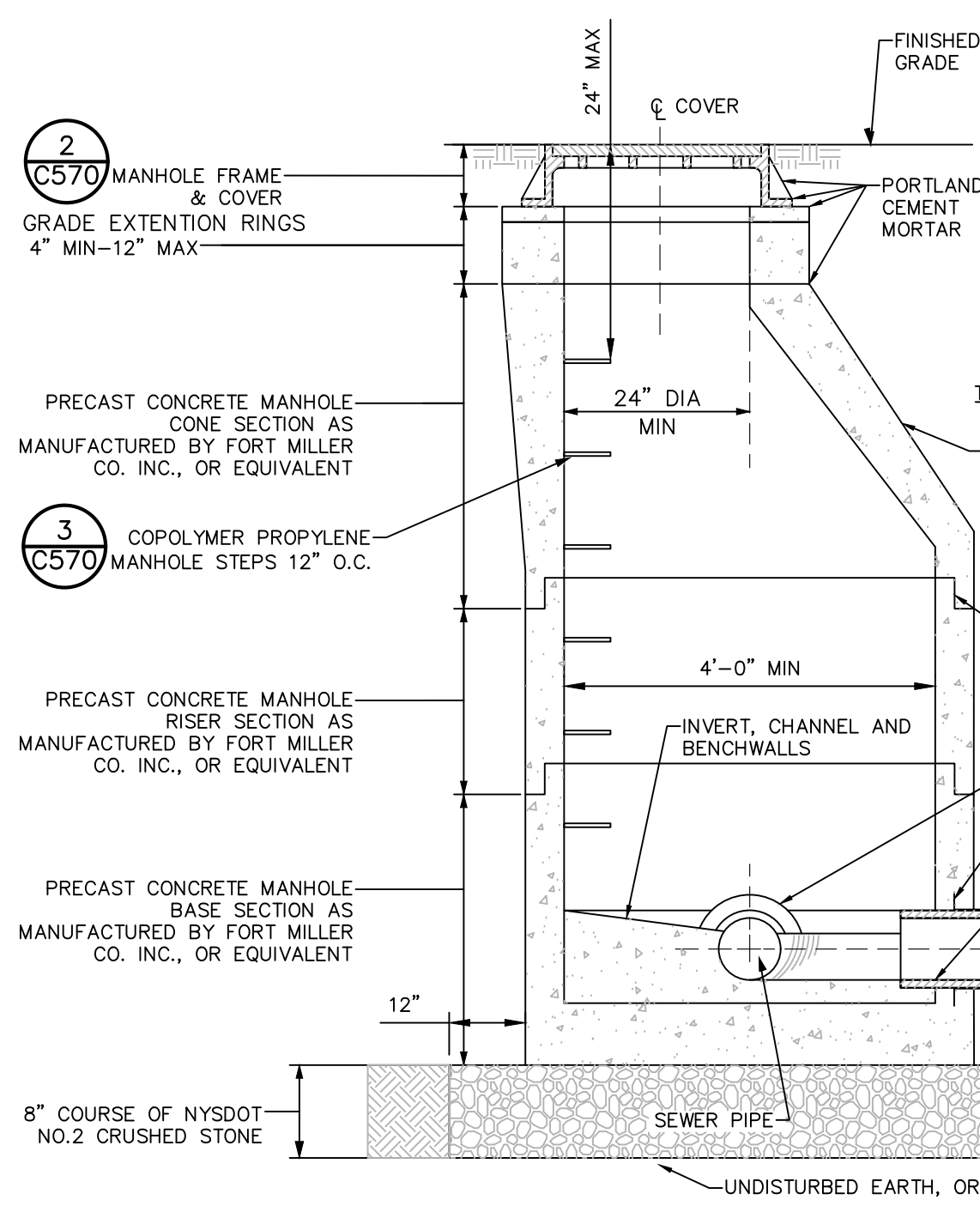
6 SECTION WATER/SEWER SEPARATION REQUIREMENTS
SCALE: NOT TO SCALE

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

SIEVE DESIGNATION	% PASSING
3/4"	100%
NO. 40	0-10%
NO. 200	0-10%
 - TRENCH BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
4"	100%
NO. 40	0-10%
NO. 200	0-10%
 - IN NON-TRAFFIC UNPAVED AREAS TRENCH BACKFILL CAN BE MATERIALS EXCAVATED FROM THE TRENCH AS APPROVED BY THE ENGINEER AND COMPACTED TO 90% MODIFIED PROCTOR.
 - INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.
 - TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
 - 5'-0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER FORCE MAINS ONLY.

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



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

4 PRECAST CONCRETE MANHOLE
SCALE: NOT TO SCALE

2 MANHOLE FRAME & COVER
SCALE: NOT TO SCALE

3 COPOLYMER POLYPROPYLENE MANHOLE STEPS
SCALE: NOT TO SCALE

11 MANHOLE JOINT
SCALE: NOT TO SCALE

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

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

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

8 FLEXIBLE JOINT REQUIREMENTS

SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	"A" DISTANCE (FEET)
DUCTILE IRON	STD RUBBER GASKET PIPE JOINT ONLY	10' MAX
PVC	STD RUBBER GASKET PIPE JOINT ONLY	3' MAX

NOTE: REFERENCE MANHOLE DETAIL(S) FOR REQUIRED INVERT CHANNEL CONFIGURATION.

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

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

11 MANHOLE JOINT
SCALE: NOT TO SCALE

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

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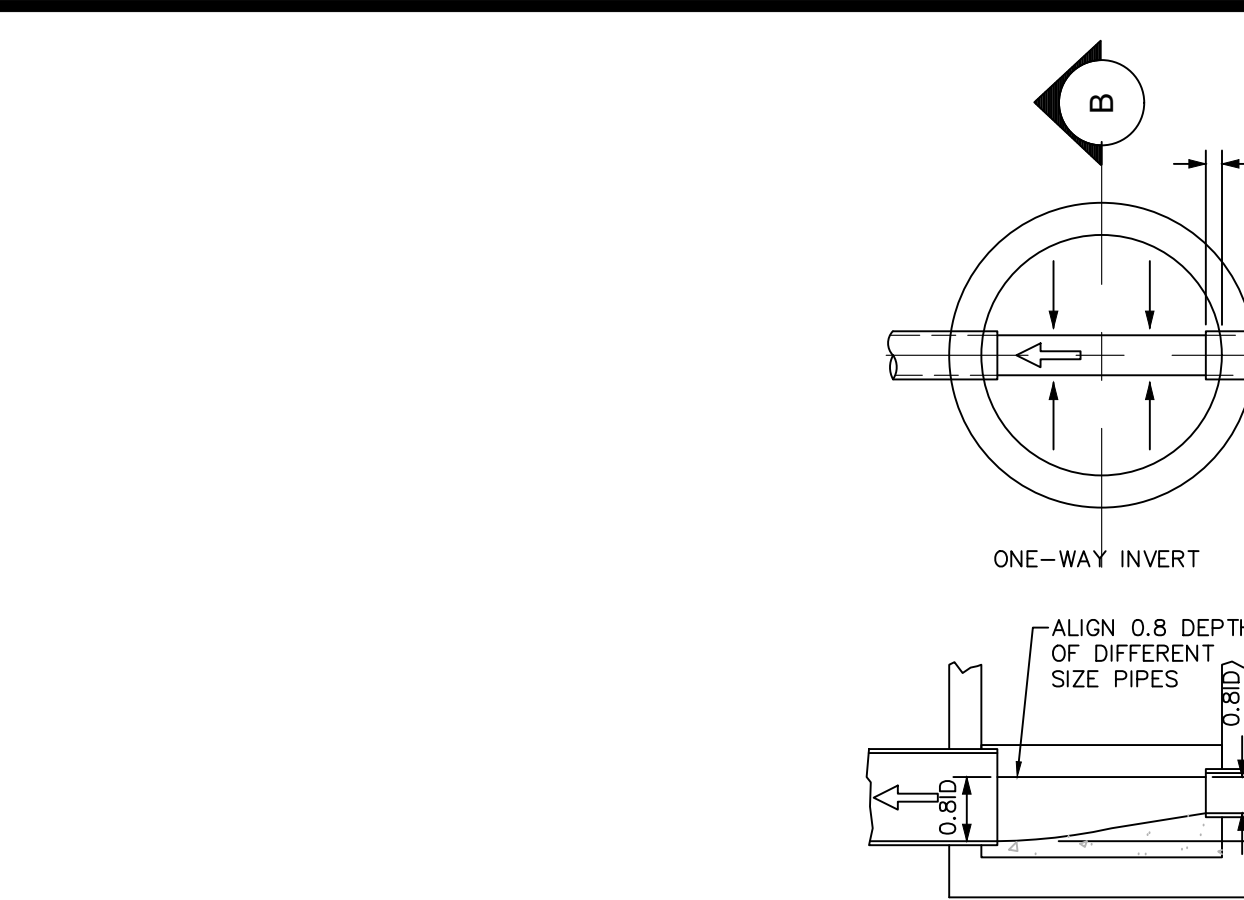
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10 INVERT, CHANNEL AND BENCHWALL
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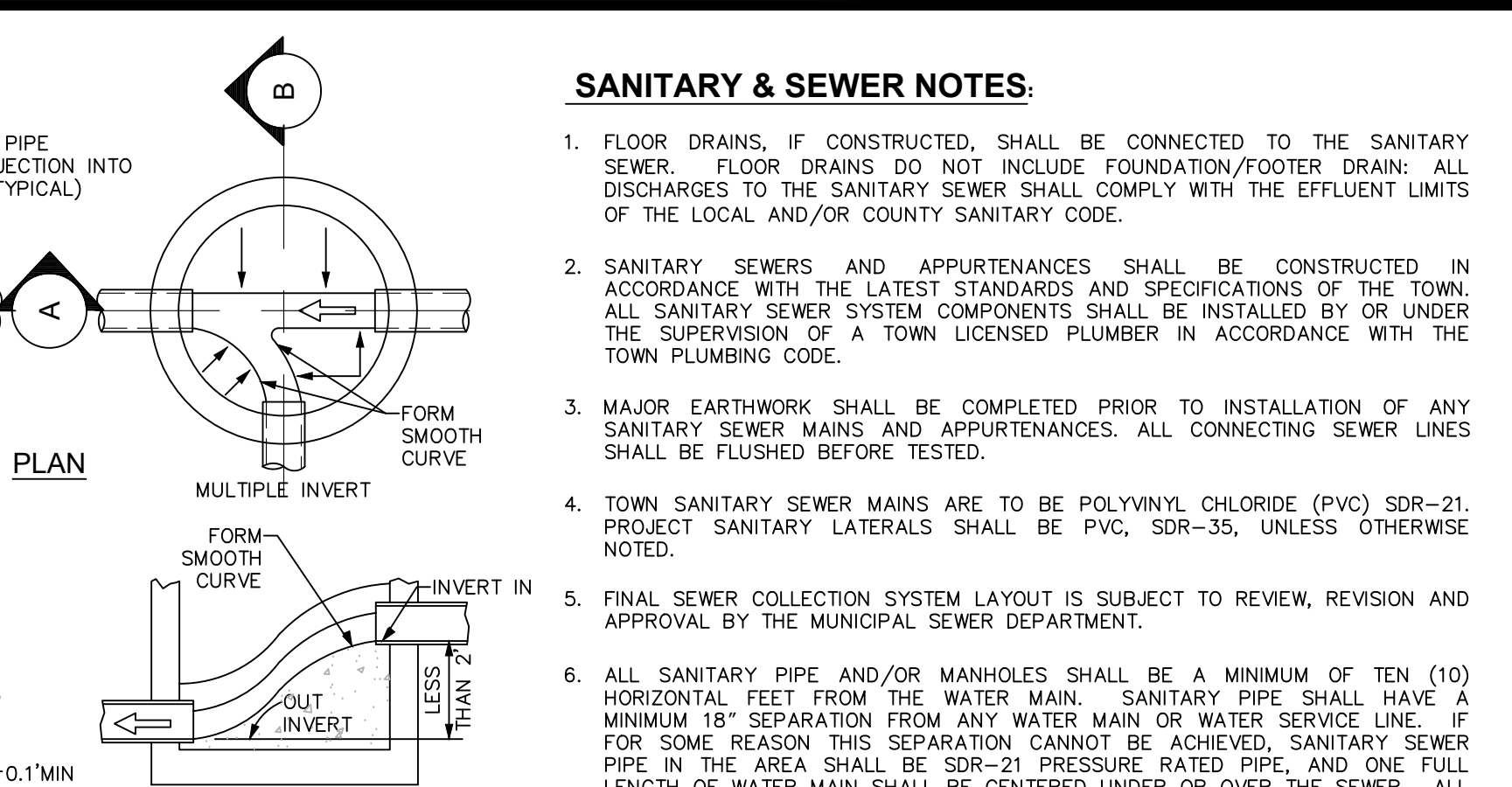
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SANITARY & SEWER NOTES:

- FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAIN: ALL DISCHARGES TO THE SANITARY SEWER SHALL COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND/OR COUNTY SANITARY CODE.
- SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE TOWN. ALL SANITARY SEWER SYSTEM COMPONENTS SHALL BE INSTALLED BY OR UNDER THE SUPERVISION OF A TOWN LICENSED PLUMBER IN ACCORDANCE WITH THE TOWN PLUMBING CODE.
- MAJOR EARTHWORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF ANY SANITARY SEWER MAINS AND APPURTENANCES. ALL CONNECTING SEWER LINES SHALL BE FLUSHED BEFORE TESTED.
- TOWN SANITARY SEWER MAINS ARE TO BE POLYVINYL CHLORIDE (PVC) SDR-21. PROJECT SANITARY LATERALS SHALL BE PVC, SDR-35, UNLESS OTHERWISE NOTED.
- FINAL SEWER COLLECTION SYSTEM LAYOUT IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE MUNICIPAL SEWER DEPARTMENT.
- ALL SANITARY PIPE AND/OR MANHOLES SHALL BE A MINIMUM OF TEN (10) HORIZONTAL FEET FROM THE WATER MAIN. SANITARY PIPE SHALL HAVE A MINIMUM 18" SEPARATION FROM ANY WATER MAIN OR WATER SERVICE LINE. IF FOR SOME REASON THIS SEPARATION CANNOT BE ACHIEVED, SANITARY SEWER PIPE IN THE AREA SHALL BE SDR-21 PRESSURE RATED PIPE, AND ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER. ALL SANITARY SEWER CONSTRUCTION SHALL BE TO SPECIFICATIONS OF THE MUNICIPAL SEWER DEPARTMENT.
- ALL SANITARY TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER, AND CERTIFICATES OF COMPLIANCE WITH THE INSTALLATION SPECIFICATIONS, TEST STANDARDS, APPROVED PLANS OR APPROVED AMENDMENTS SHALL BE PROVIDED TO THE APPROPRIATE SEWER AUTHORITY AS A CONDITION OF APPROVAL FOR OPERATION.
- ALL SANITARY SEWER CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE MUNICIPAL SEWER SUPERINTENDENT PRIOR TO BACKFILLING. PIPE BEDDING AND PIPE ZONE MATERIAL SHALL BE IN ACCORDANCE WITH THIS SHEET, DETAIL 1.
- ALL NEW SANITARY SEWER MANHOLE COVERS SHALL BE MINIMUM NOMINAL 24" DIAMETER CAST IRON AND SHALL READ "SANITARY SEWER". FRAMES SHALL BE 8-INCHES IN HEIGHT.
- INDICATOR TAPE SHALL BE PLACED 12" BELOW FINISHED GRADE DIRECTLY ABOVE ALL SANITARY LINES.
- EXTERNAL DROP MANHOLES SHALL BE USED FOR SEWERS ENTERING AT AN ELEVATION OF 24 INCHES OR HIGHER AT THE INLET OF A SEWER MANHOLE.

TESTING GRAVITY SEWER SYSTEM:

- CONTRACTOR SHALL INSPECT AND TEST THE INSTALLATIONS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION WHEN WORK IS READY FOR TESTING. AFTER ALL TESTS HAVE BEEN PERFORMED, EVIDENCE OF COMPLIANCE SHALL BE FORWARDED TO OWNER/ENGINEER AND THE AUTHORITY HAVING JURISDICTION PRIOR TO ACCEPTANCE.
- THE CONTRACTOR SHALL TEST AND INSPECT FOR ALIGNMENT OF ALL SANITARY SEWERS.
- EACH MANHOLE-TO-MANHOLE SECTION SHALL BE REJECTED OR ACCEPTED BASED ON RESULTS OF ITS OWN INDEPENDENT SECTION TEST AND NOT ON RESULTS OF ANY ONE TEST RUN SIMULTANEOUSLY OVER MORE THAN ONE CONSECUTIVE MANHOLE-TO-MANHOLE SECTION. THE ONLY EXCEPTION ALLOWED: ACCEPTING SEVERAL CONSECUTIVE MANHOLE-TO-MANHOLE SECTIONS BASED ON ONE COMBINED INFILTRATION TEST INDICATING ZERO INFILTRATION.
- LOW PRESSURE AIR TESTING SHALL BE PERFORMED UNDER DIRECTION OF ENGINEER ACCORDING TO ASTM F1417. LOW PRESSURE AIR TEST IS A COMPARISON OF THE MEASURED TIME NECESSARY FOR ONE (1) PSIG PRESSURE DROP TO OCCUR, IF AT ALL WITH MINIMUM ALLOWABLE TIME FOR THAT PRESSURE DROP TO OCCUR DETERMINED BY METHODS INDICATED IN ASTM F1417. IF THE ONE (1) PSIG PRESSURE DROP OCCURS FASTER THAN ALLOWABLE TIME, SECTION IS UNACCEPTABLE.
- AN AIR TEST SHALL NOT BE RUN UNTIL SECTION OF LINE TO BE TESTED HAS BEEN CLEANED OF ALL FOREIGN MATERIAL BY FLUSHING AND HAS BEEN VISUALLY INSPECTED AND APPROVED BY THE ENGINEER. CERTAIN PIPE MATERIALS PRODUCE MORE CONSISTENT RESULTS WHEN INTERIOR OF PIPE IS WETTED PRIOR TO TESTING.
- WHERE FLEXIBLE PIPE IS USED, CONTRACTOR SHALL TEST ALL MAINLINE PIPE FOR MAXIMUM ALLOWABLE DEFLECTION OF 5% OF OUTSIDE DIAMETER. DEFLECTION TESTS SHALL BE PERFORMED USING A CIRCULAR STEEL BALL ON SLED 1/16-INCH IN DIAMETER SMALLER THAN ALLOWABLE INSIDE DIAMETER OF FLEXIBLE PIPE WHICH DEFLECTED A MAXIMUM OF 5% OF OUTSIDE DIAMETER. DEFLECTION TESTING OF ANY PIPE SHALL BE DONE NO SOONER THAN 30 DAYS AFTER DATE OF INSTALLATION OF PIPE SECTION UNLESS WRITTEN EXCEPTION.
- SEWERS SHALL BE LAID WITH STRAIGHT ALIGNMENT BETWEEN MANHOLES. STRAIGHT ALIGNMENT SHALL BE CHECKED EITHER USING A LASER BEAM OR LAMPING. TESTING SHALL COMPLY WITH REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- MANHOLES, WHICH CANNOT BE PROPERLY AIR TESTED, SHOULD BE VISUALLY INSPECTED AND LEAKAGE-TESTED USING INTERNAL OR EXTERNAL HYDROSTATIC PRESSURE. LEAKAGE TESTING SHALL COMPLY WITH REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- IN AREAS WHERE CONVENTIONAL TESTING IS IMPRACTICAL (I.E. AREAS DESIGNATED BY ENGINEER WHERE EXISTING SERVICES ARE TIED INTO NEW LINE IMMEDIATELY AND ANY BLOCKAGE COULD RESULT IN HEALTH PROBLEMS) NO LINES SHALL BE BACKFILLED UNTIL EACH PIPE SECTION AND CONNECTION IS INSPECTED AND APPROVED.
- WHERE SEWERS ARE CONSTRUCTED OF PRESSURE-RATED PIPE AND INSTALLED WITH LESS THAN 18 INCHES VERTICAL SEPARATION FROM EXISTING OR PROPOSED WATER MAINS, SEWERS SHALL BE HYDROSTATICALLY TESTED AT 150 PSI TO ASSURE WATER TIGHTNESS. HYDROSTATIC ACCEPTANCE TESTS SHALL BE CONDUCTED AS SPECIFIED FOR TESTING WATER MAINS, EXCEPT THAT TESTING MAY BE PERFORMED WITH THE PIPE SECTION PARTIALLY BACK-FILLED.
- IF THE ALLOWABLE RATE OF AIR LEAKAGE IS EXCEEDED, THE CONTRACTOR SHALL LOCATE POINTS OF EXCESSIVE LEAKAGE AND SHALL PROMPTLY CORRECT, REPAIR, AND BRING SYSTEM UP TO THE STANDARD. COSTS OF ALL SUCH REPAIRS AND CORRECTIVE MEASURES, INCLUDING COSTS OF REPEATED TESTS, SHALL BE BORNE BY CONTRACTOR. THE SEWER LINE SECTION (INCLUDING MANHOLES AND BUILDING SERVICES) UNDER TEST SHALL NOT BE ACCEPTED UNTIL THESE TEST CRITERIA ARE MET.
- SANITARY MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C1244. A VACUUM OF 10 INCHES OF Hg SHOULD BE DRAWN ON THE MANHOLE AFTER ALL HOLES ARE PLUGGED, AND INLETS/OUTLETS ARE TEMPORARILY PLUGGED AND SECURED. THE TIME IS MEASURED FOR THE VACUUM TO DROP TO 9 INCHES Hg. THE MANHOLE IS ACCEPTED IF THE MEASURED TIME MEETS OR EXCEEDS THE VALUES PRESENTED IN TABLE 1 OF ASTM C1244. IF THE MANHOLE FAILS THE INITIAL TEST, IT SHALL BE REPAIRED BY AN APPROVED METHOD UNTIL A SATISFACTORY TEST IS OBTAINED. MANHOLES, WHICH CANNOT BE PROPERLY AIR TESTED, SHOULD BE VISUALLY INSPECTED AND LEAKAGE-TESTED USING INTERNAL OR EXTERNAL HYDROSTATIC PRESSURE. LEAKAGE TESTING SHALL COMPLY WITH REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.

ISSUED FOR PLANNING BOARD REVIEW - NOT FOR CONSTRUCTION

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

SANITARY SEWER DETAILS

TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

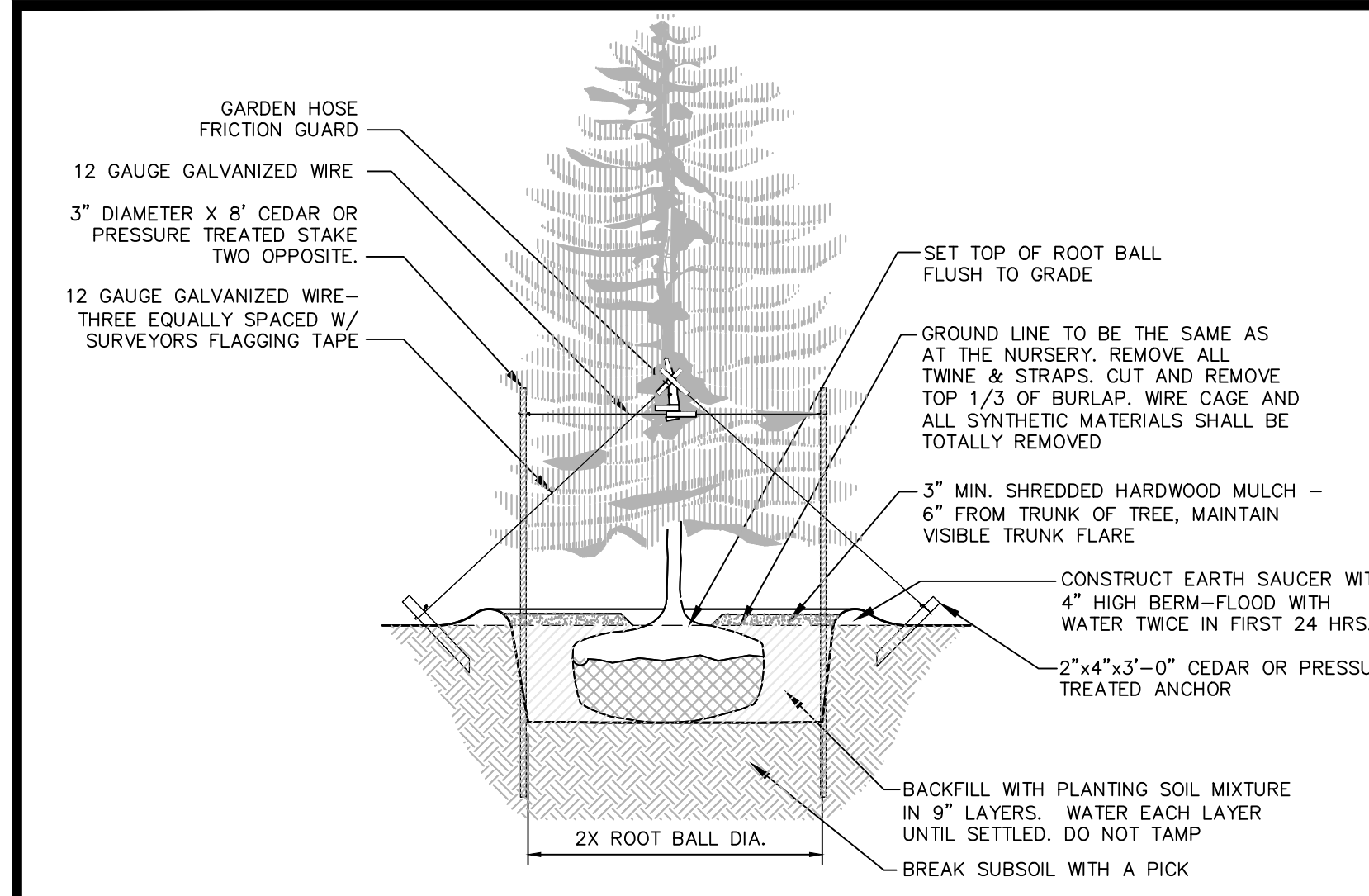
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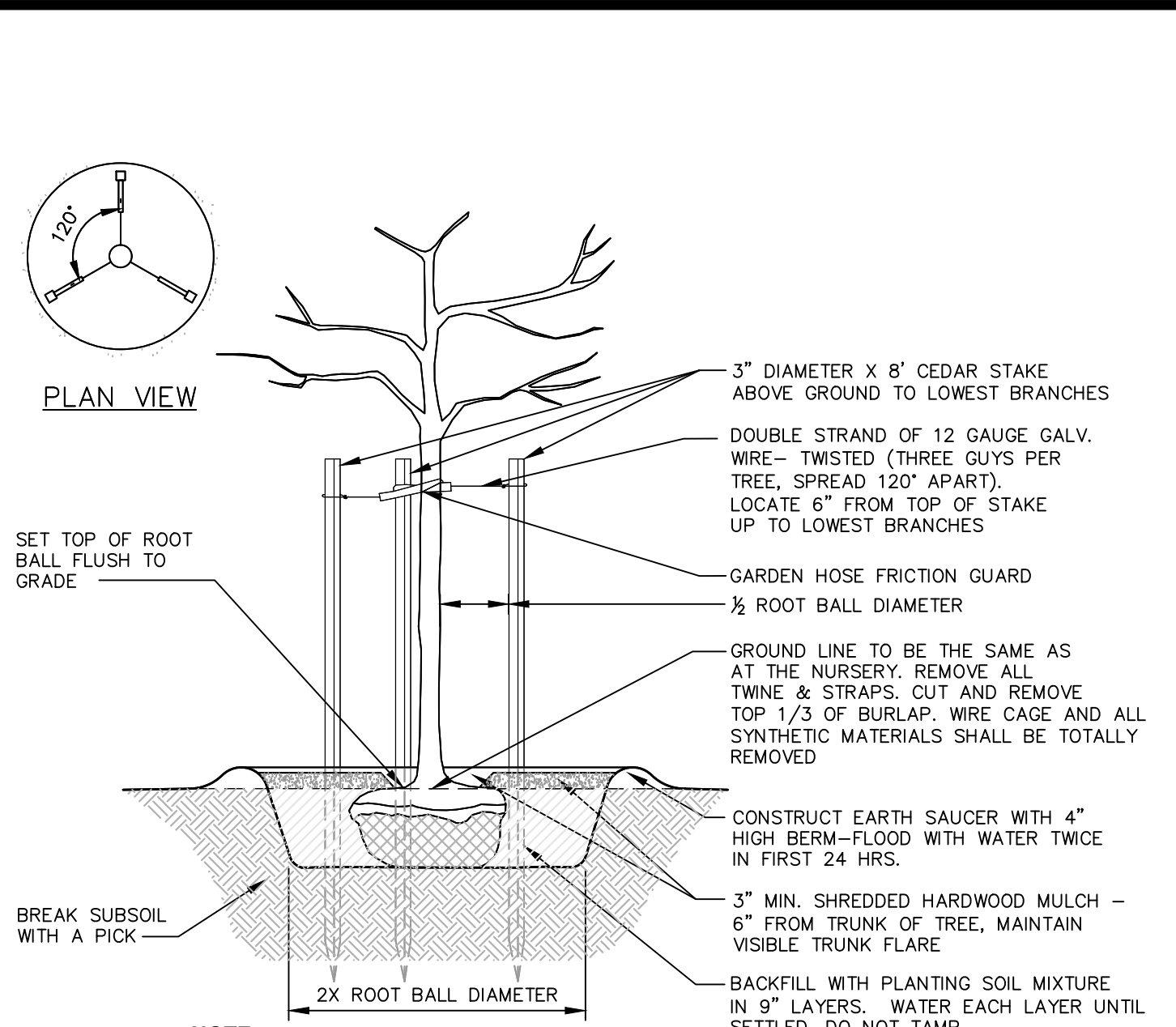
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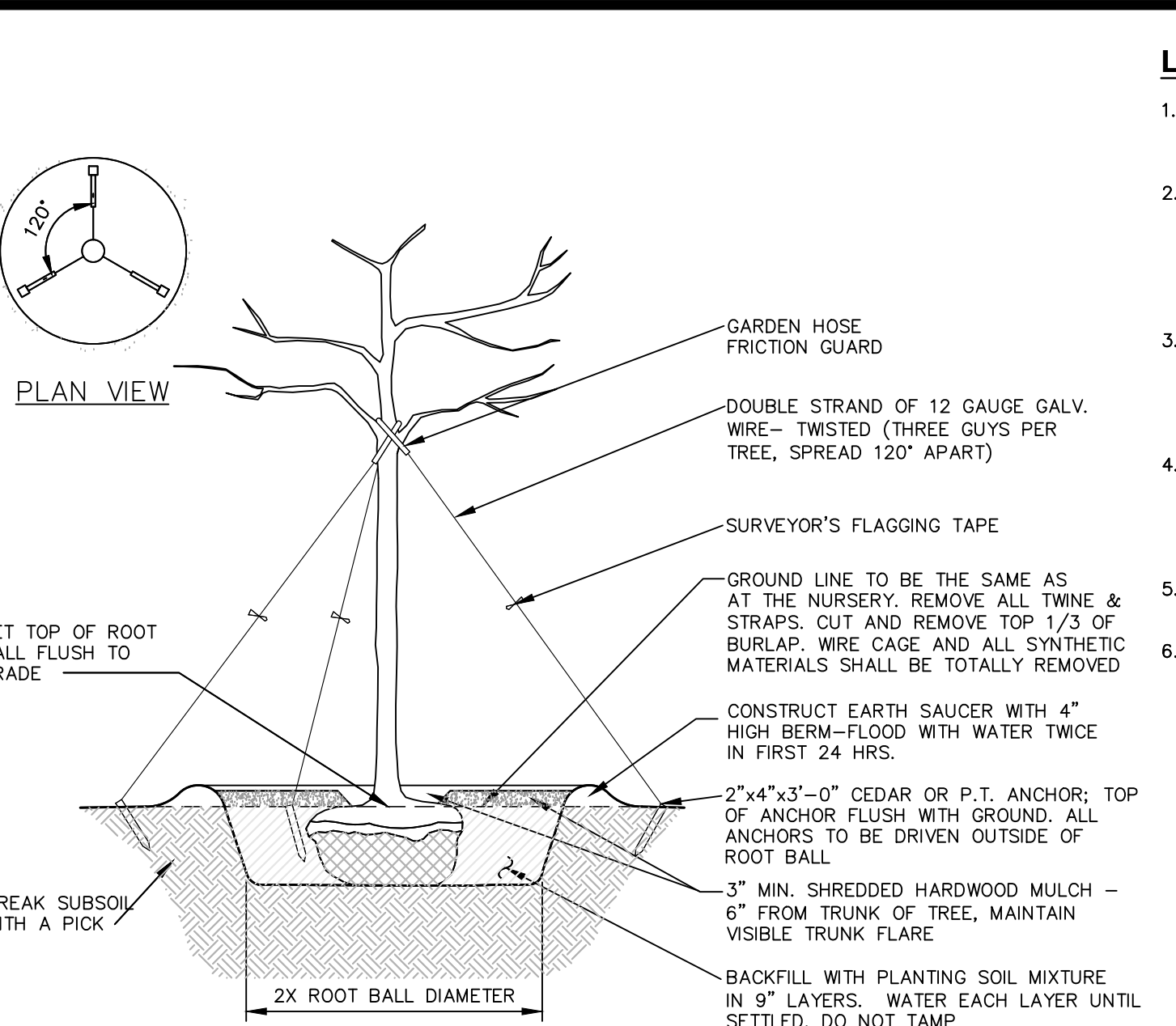
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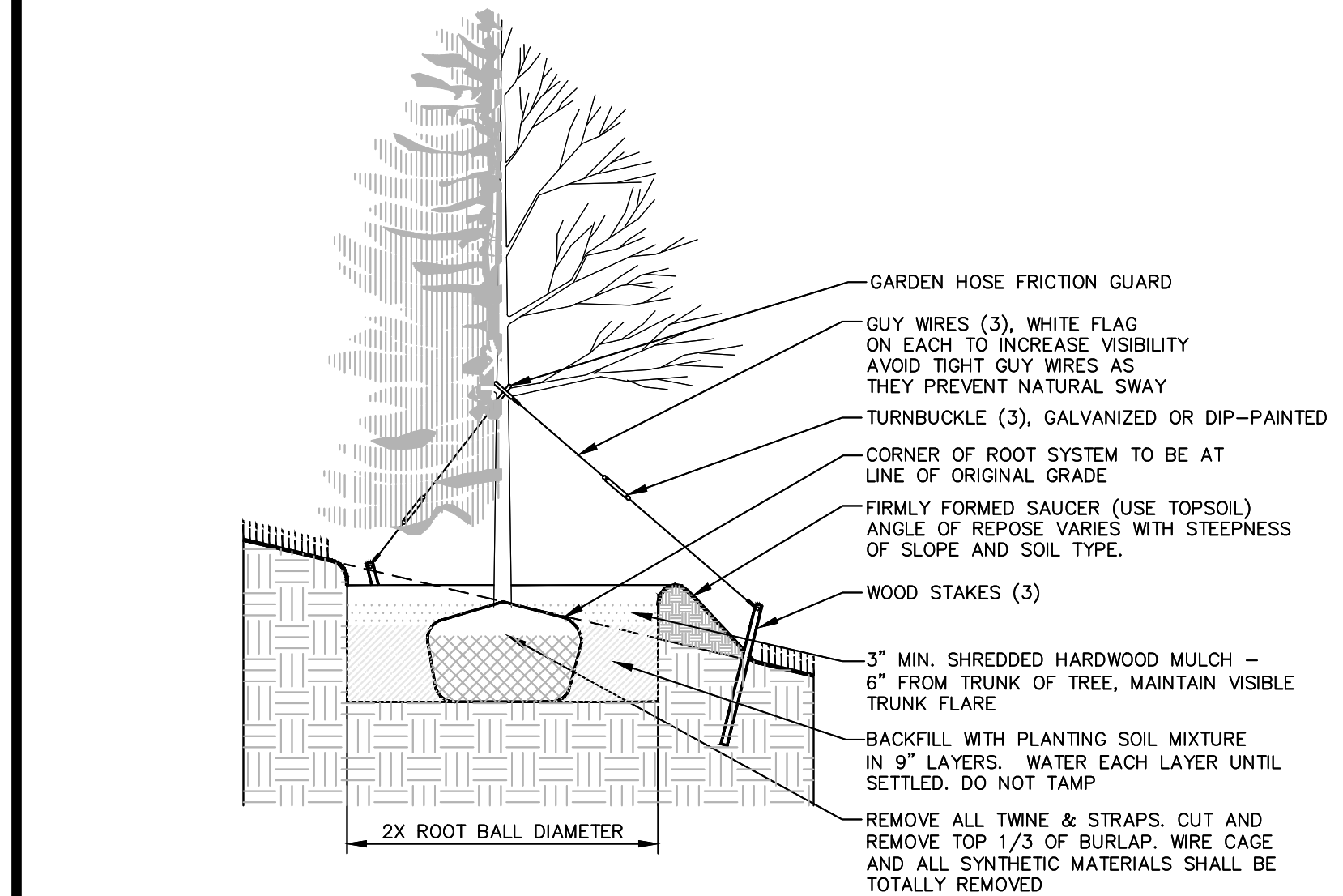
- NOTES:**
1. SPRAY WITH ANTIDESSICANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS.
 2. TREES LESS THAN 3\"/>
- 1 EVERGREEN PLANTING DETAIL**
SCALE: NOT TO SCALE



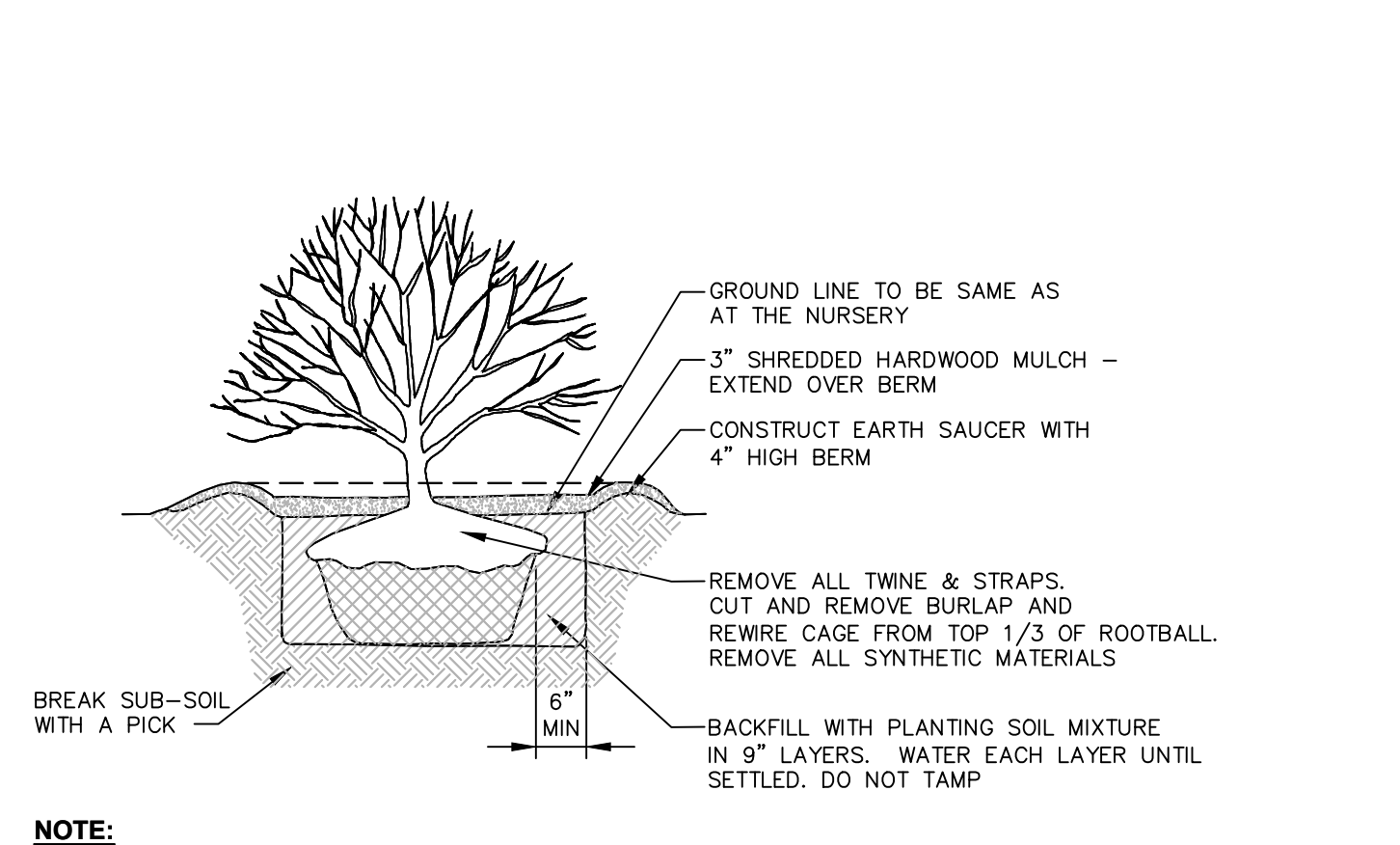
- NOTE:** STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING
- 2 PLANTING AND GUYING DETAILS FOR TREES SMALLER THAN 3\"/>**



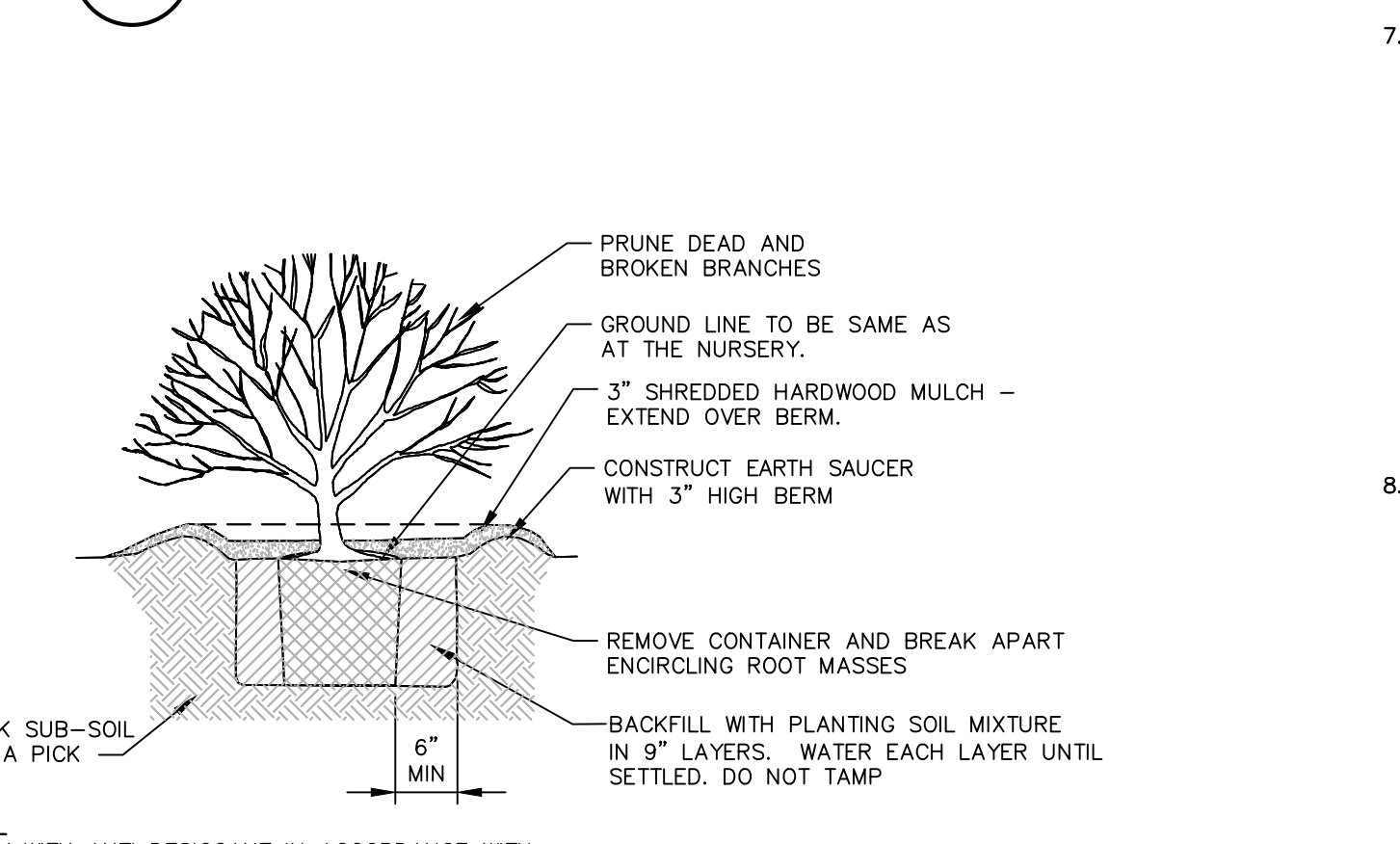
- NOTE:** STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING
- 3 PLANTING AND GUYING DETAILS FOR TREES LARGER THAN 3\"/>**



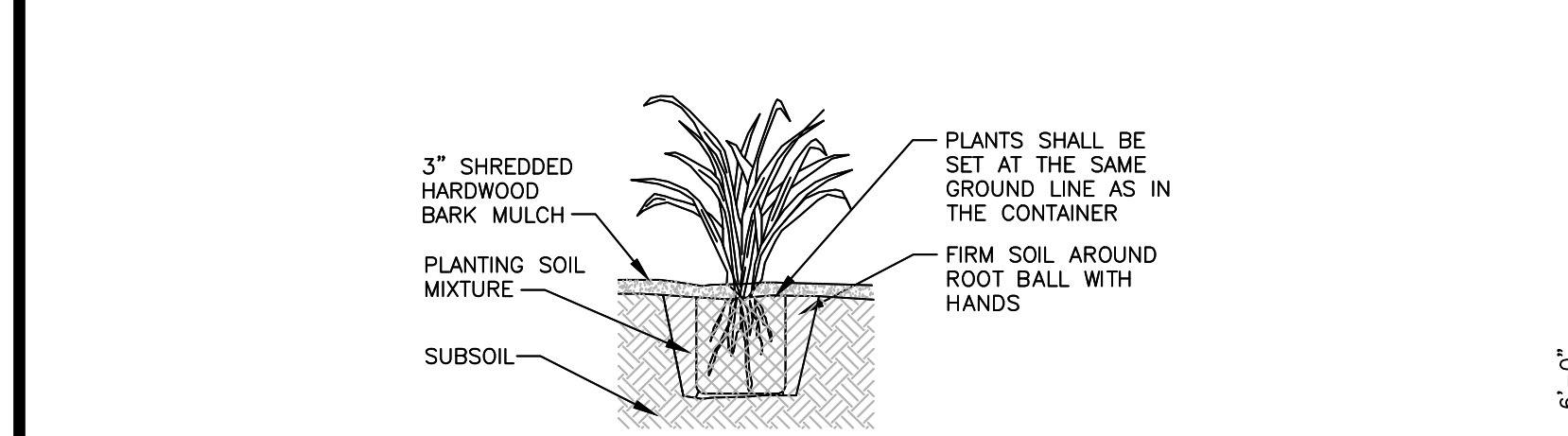
- NOTE:** DETAIL SHALL BE UTILIZED FOR DECIDUOUS AND CONIFEROUS TREE PLANTING ON SLOPE.
- 4 TREE PLANTING ON SLOPE**
SCALE: NOT TO SCALE



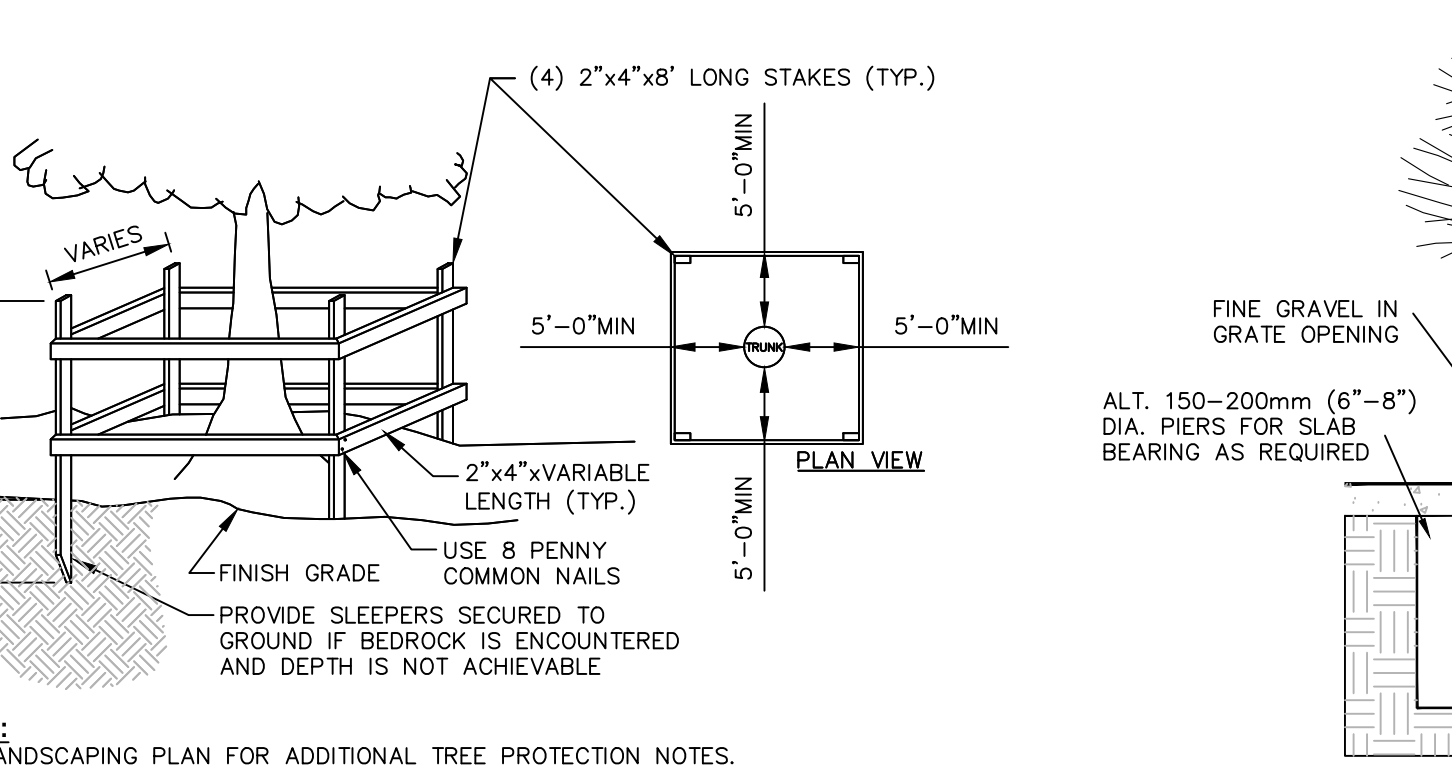
- NOTE:** SPRAY WITH ANTIDESSICANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS IF FOLIAGE IS PRESENT.
- 5 SHRUB PLANTING DETAIL FOR ALL SHRUBS BALLED AND BURLAPPED**
SCALE: NOT TO SCALE



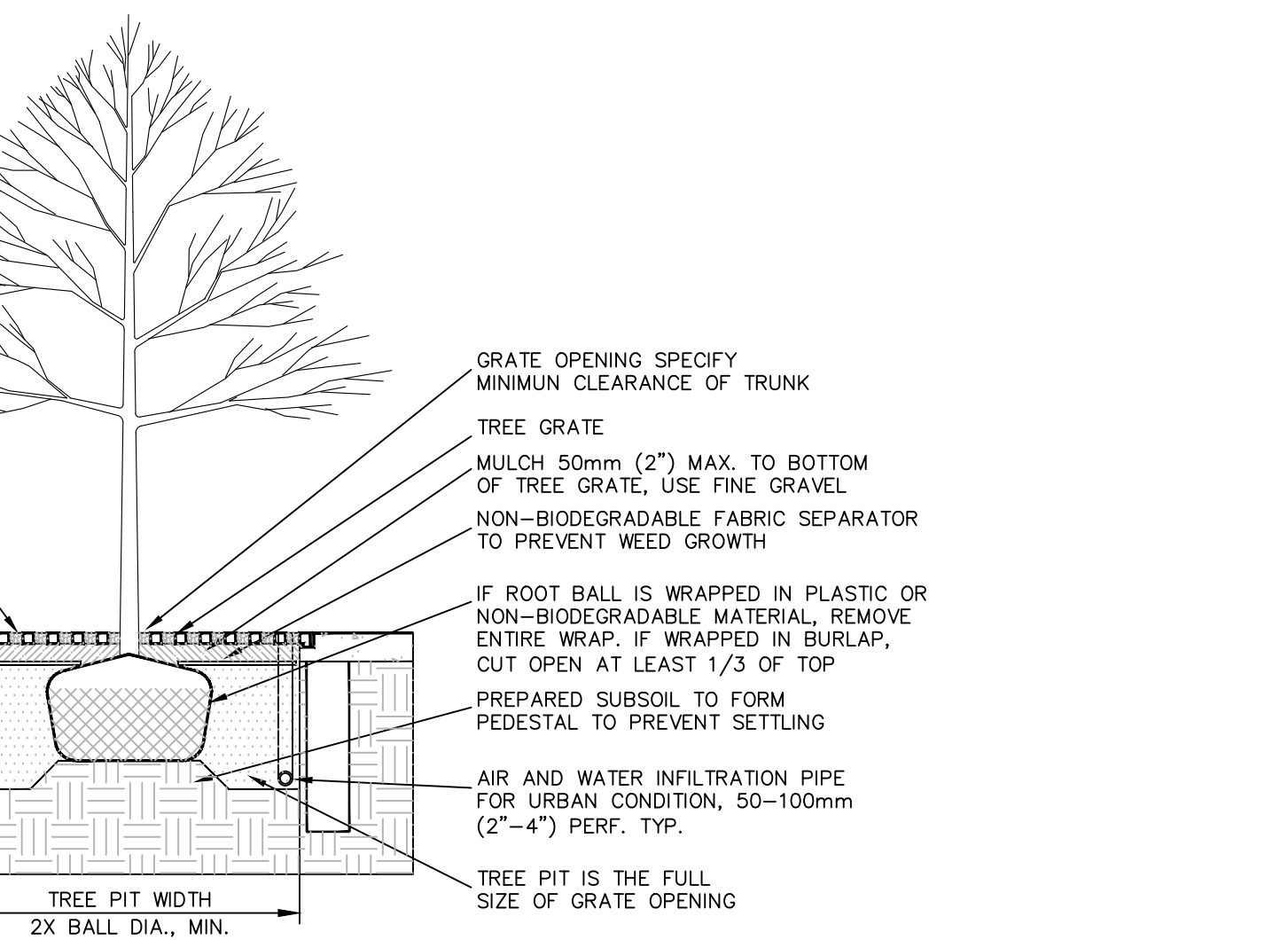
- NOTE:** SPRAY WITH ANTI DESSICANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS IF FOLIAGE IS PRESENT.
- 6 SHRUB PLANTING DETAIL FOR CONTAINERIZED SHRUBS**
SCALE: NOT TO SCALE



- NOTES:**
1. SPADED PLANTING SOIL MIX (4\"/>
- 7 CONTAINERIZED PERENNIAL PLANTING**
SCALE: NOT TO SCALE



- NOTE:** SEE LANDSCAPING PLAN FOR ADDITIONAL TREE PROTECTION NOTES.
- 8 TEMPORARY TREE PROTECTION DETAIL**
SCALE: NOT TO SCALE



- NOTE:** TREE PIT IS THE FULL SIZE OF GRATE OPENING
- 9 DECIDUOUS TREE PLANTING IN PAVEMENT WITH METAL GRATE**
SCALE: NOT TO SCALE

LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
2. THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT/ENGINEER AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.
3. THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.
4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.
5. NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.
6. QUALITY ASSURANCE:
 - A. NOMENCLATURE: PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
 - B. SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC (AAN), UNLESS OTHERWISE SPECIFIED.
 - C. NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS PLANTS NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT IN ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE BEEN TRANSPLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL. HELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.
 - D. SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS. IF REQUIRED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL. WHEN AUTHORIZED, ADJUSTMENTS OF CONTRACT AMOUNT (IF ANY) WILL BE MADE BY CHANGE ORDER.
7. SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
 - A. UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWNS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 15.
 - B. UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.
 - C. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE LAWNS OR PLANTINGS ARE TO BE ESTABLISHED AND WORK IS COMPLETE, SHALL BE RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. WORK SHALL BE WITHIN THE SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER (TOPSOIL AND TEMPORARY COVER SEED MIX) WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
8. PRODUCTS:
 - A. IMPORTED TOPSOIL: PROVIDE TOPSOIL CONFORMING TO THE FOLLOWING:
 - i. LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.
 - ii. CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4\"/>
 - B. PRODUCTS:
 - i. LAWN SEED MIX: SEED AT THE RATE OF 5 TO 6 LBS PER 1,000 SF.
 - ii. TEMPORARY COVER SEED MIX: SEED AT THE RATE OF 3 TO 4 LBS PER 1,000 SF.
 - iii. TEMPORARY COVER SEED MIX TO BE APPLIED ONLY FOR LATE FALL OR SUMMER SOIL STABILIZATION OUTSIDE ALLOWED SEEDING PERIODS.
 - C. ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
 - i. A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS/ACRE MIN. TO BE APPLIED ONCE SEEDING IS COMPLETE.
 - ii. WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY A HYDROSEEDER AT A RATE OF 2,000 LBS/ACRE.
 - D. ALL NEWLY PLANTED AREAS SHALL BE KEPT MOIST BY WATERING UNTIL GRASSES AND GROUND COVERS ARE WELL ESTABLISHED. THE LANDSCAPE CONTRACTOR MUST WATER PLANT MATERIAL WHEN NECESSARY FOR 60 DAYS AFTER INSTALLATION.
 - E. LAWS ARE TO BE WARRANTED UNTIL THEY BECOME ESTABLISHED, UNTIL FINAL ACCEPTANCE, AND NOT LESS THAN 60 DAYS AFTER COMPLETION OF ALL WORK. TREES, SHRUBS, GROUND COVERS, AND PERENNIALS SHALL BE WARRANTED AGAINST DEFECTS INCLUDING POOR GROWTH AND DEATH, EXCEPT WHEN RESULTING FROM OWNER NEGLIGENCE, INCIDENTS THAT ARE BEYOND THE CONTROL OF THE LANDSCAPE INSTALLER AND DAMAGE OR ABUSE BY OTHERS, FOR AT LEAST ONE FULL YEAR AFTER PROJECT COMPLETION.

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

*MINIMUM 2 (EQUAL PROPORTIONS) VARIETIES AS LISTED IN CORNELL RECOMMENDATIONS FOR TURFGRASS.

SHADE:			
AMOUNT BY WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	GERMINATION
25%	KENTUCKY BLUE GRASS**	95%	80%
20%	PERENNIAL RYE	98%	90%
35%	CREeping RED FESCUE	97%	85%
20%	CHEWINGS RED FESCUE	97%	85%
100%			

**SHADE TOLERANT VARIETY

ii TEMPORARY COVER SEED MIX			
AMOUNT BY WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	GERMINATION
100%	ANNUAL RYEGRASS	98%	90%

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Civil Engineers
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Planners
Environmental & Safety Professionals
Landscape Architects
Transportation Planners & Engineers

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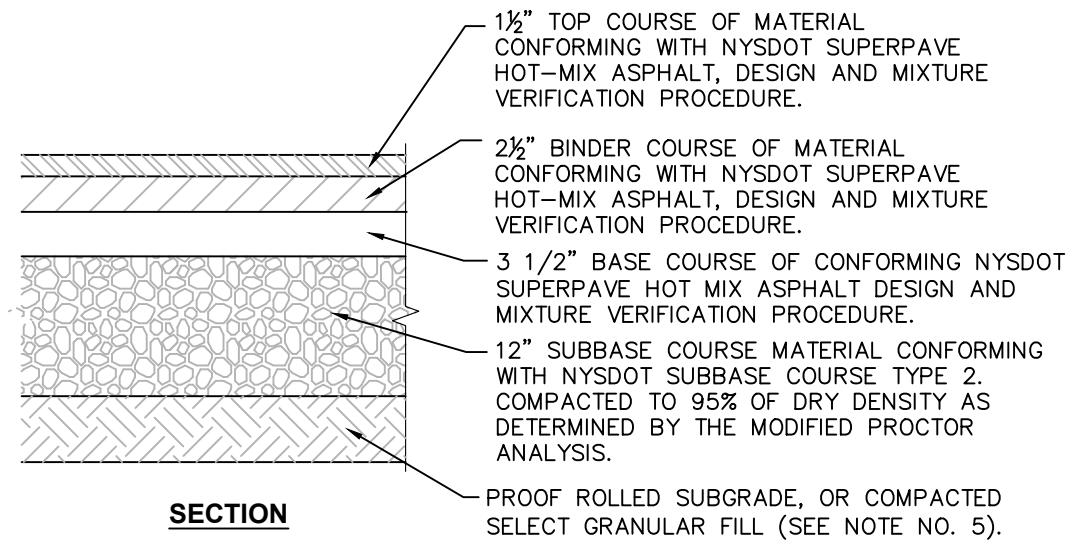
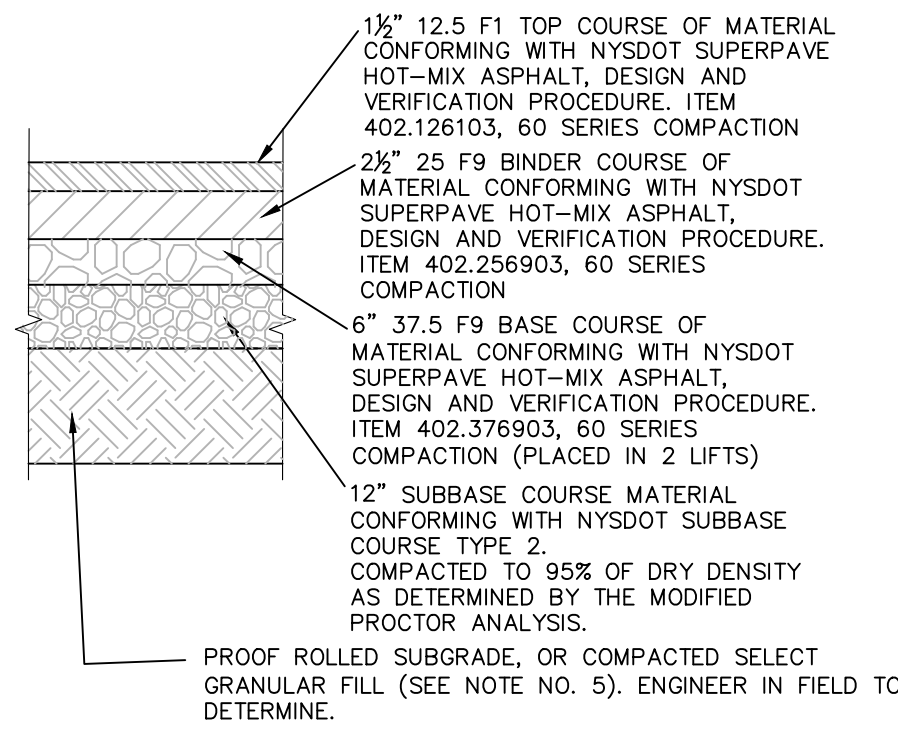
rev.	date	description
1	04/24/19	REVISED PER TOWN COMMENTS
0	02/20/19	INITIAL SUBMISSION TO PLANNING BOARD

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

LANDSCAPE DETAILS AND NOTES

TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

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

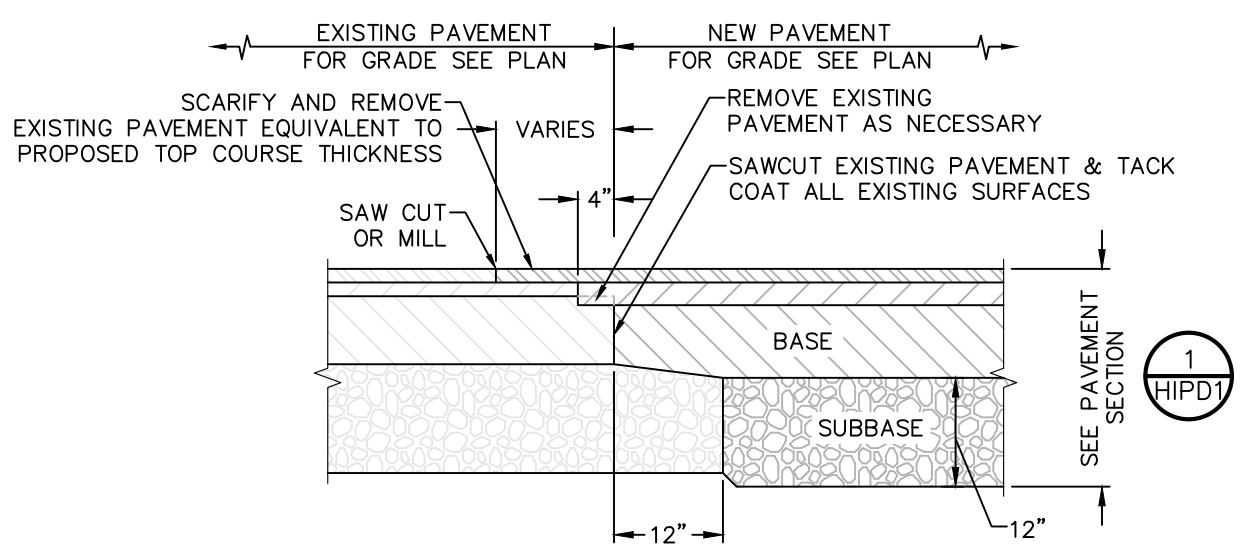


- NOTES:**
- MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERE TO.
 - SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 - SUBBASE COURSE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

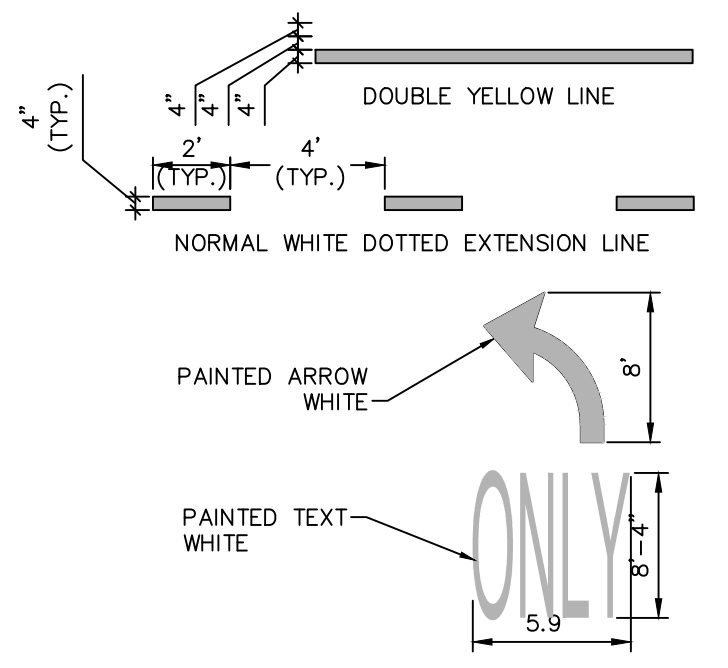
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1 NYSDOT TRAVEL LANE PAVEMENT DETAIL
SCALE: NOT TO SCALE

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

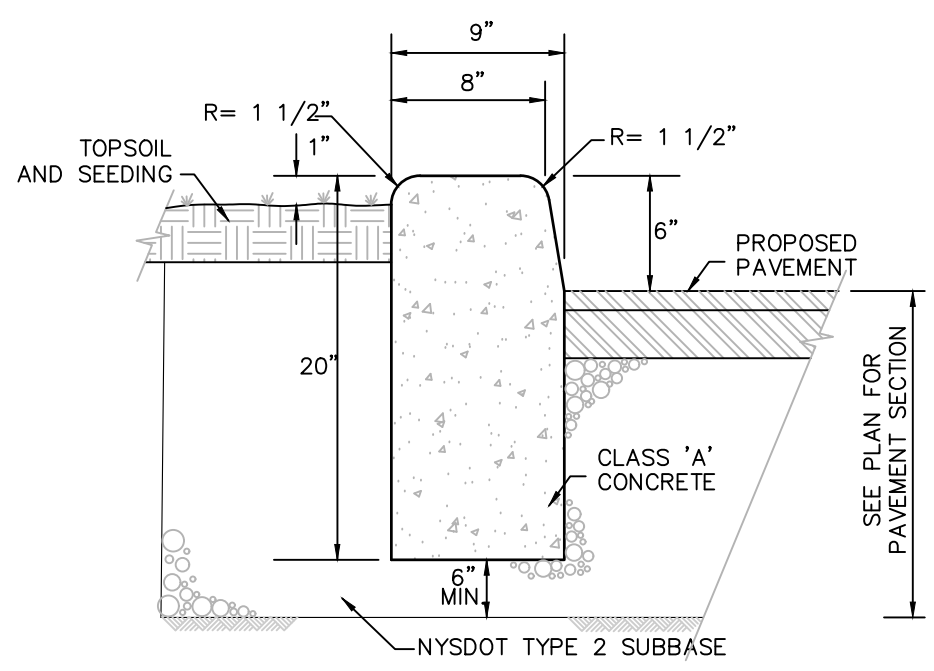


2 NYSDOT PAVEMENT TRANSITION
SCALE: NOT TO SCALE



5 PAVEMENT MARKING DETAIL DIRECTIONAL ARROW
SCALE: NTS

3 NYSDOT CURB DETAIL
SCALE: NOT TO SCALE



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rev.	date	description
0	02/20/19	INITIAL SUBMISSION TO PLANNING BOARD

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

HIGHWAY IMPROVEMENT PLAN SITE DETAILS

TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

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