

# SITE PLAN

TO BE KNOWN AS

# GAS LAND CORTLANDT - 2051 & 2053 EAST MAIN STREET

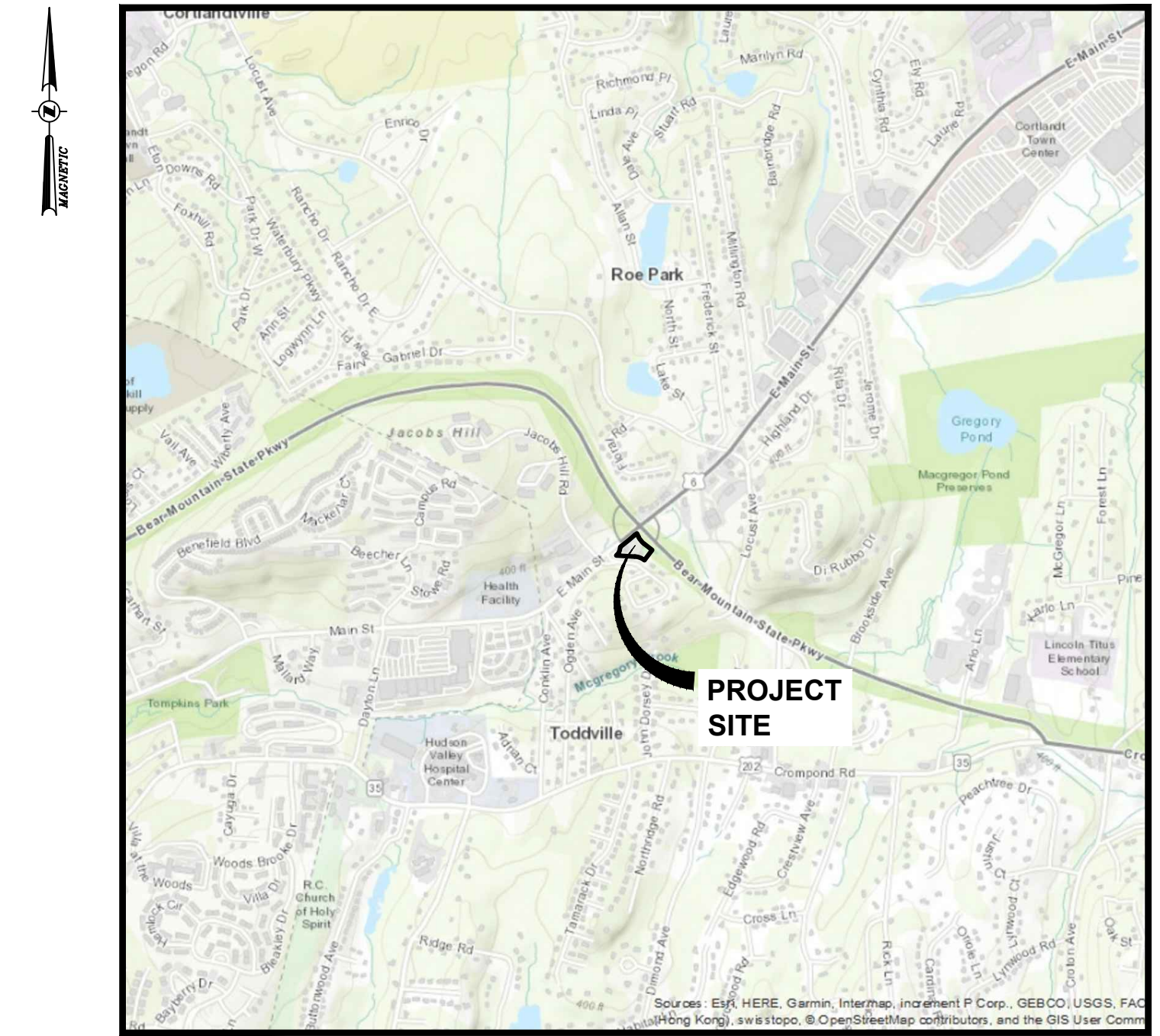
## FUELING STATION & CONVENIENCE STORE

LOCATED AT

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

FEBRUARY 20, 2019

LAST REVISED: OCTOBER 8, 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. ±
<b>MINIMUM YARDS</b>			
FRONT:			
U.S. ROUTE 6	30 FT.	22.0 FT. ①	53.0 FT. (CANOPY) 148.0 FT. (BLDG)
PARKWAY DRIVE	30 FT.	30.4 FT.	30.3 FT. (BLDG)
BEAR MOUNTAIN STATE PKWY EXT.	30 FT.	2.7 FT. ①	31.7 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%	48.7%
LANDSCAPE BUFFER ②	50 FT.	(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.
<b>PARKING REQUIREMENTS:</b>			
GAS STATION / CONVENIENCE STORE:	N/A		11 SPACES PLUS 12 SPACES AT PUMPS
1 PER 300 SF PLUS 1 PER EMPLOYEE (4 EMPLOYEES) ②			
2600/300 + 4= 13 SPACES			
	18± TOTAL SPACES EXISTING		23 TOTAL SPACES PROVIDED
<b>NOTES:</b>			
1) EXISTING NON-COMFORMITY.			
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) THE PLANNING BOARD, AS PART OF SITE DEVELOPMENT PLAN APPROVAL, MAY MODIFY THE REQUIREMENTS OF SUBSECTION 307.23 B(2) (LANDSCAPE BUFFER) WHEN IT DETERMINES THAT THE SPECIFIC CIRCUMSTANCES OF THE PARTICULAR SITE MAKE ADHERENCE TO THE REQUIREMENTS OF SUBSECTION B(2) (LANDSCAPE BUFFER) UNWARRANTED OR IMPRACTICAL AND REQUIRE ALTERNATIVE BUFFERING MEANS WHICH ACHIEVE THE PURPOSES OF THIS SECTION. THE REASONS FOR ANY SUCH MODIFICATIONS MUST BE EXPRESSED AND PLACED INTO THE OFFICIAL RECORD OF THE PLANNING BOARD.			

INDEX OF DRAWINGS				
PAGE NO.	SHEET NO.	DATE	DESCRIPTION	
1	G001	10/08/19	TITLE SHEET	
2	C100	06/25/19	MAP OF EXISTING CONDITIONS	
3	C101	07/09/19	MAP OF LOT LINE ADJUSTMENT	
4	C120	10/08/19	DEMOLITION PLAN	
5	C130	10/08/19	SITE PLAN	
6	C131	10/08/19	GARBAGE TRUCK MANEUVERING	
7	C132	10/08/19	WB-50 TRUCK MANEUVERING	
8	C140	10/08/19	GRADING & DRAINAGE PLAN	
9	C150	10/08/19	UTILITY PLAN	
10	C160	10/08/19	EROSION & SEDIMENT CONTROL PLAN PRIOR TO CONSTRUCTION	
11	C161	10/08/19	EROSION & SEDIMENT CONTROL PLAN DURING CONSTRUCTION	
12	C180	10/08/19	LANDSCAPE PLAN	
13	C190	10/08/19	PHOTOMETRIC LIGHTING PLAN	
14	C200	07/09/19	OFF-SITE BUFFER MITIGATION PLAN	
15	C530	05/22/19	SITE DETAILS	
16	C531	04/24/19	SITE DETAILS	
17	C540	07/09/19	STORM SEWER DETAILS	
18	C550	02/20/19	EROSION & SEDIMENT CONTROL DETAILS	
19	C551	02/20/19	EROSION & SEDIMENT CONTROL NOTES	
20	C560	05/22/19	WATER DETAILS	
21	C570	02/20/19	SANITARY SEWER DETAILS	
20	C580	04/24/19	LANDSCAPE DETAILS AND NOTES	
21	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

The Department Head signatures indicate that this drawing or set of drawings is consistent with the Planning Board resolution of approval and with the general requirements and policies of the Town of Cortlandt for which the Department Head is responsible. The project design including all public health and safety considerations are solely the responsibility of the design professional who has signed and sealed the drawings.

Reviewed by the Department of Environmental Services

Director \_\_\_\_\_ Date \_\_\_\_\_  
Reviewed by the Department of Technical Services

Director \_\_\_\_\_ Date \_\_\_\_\_  
Approved by Resolution No. \_\_\_\_\_ of the Planning Board of the Town of Cortlandt, New York on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to all requirements and conditions of said Resolution. Any change, erasure, modification or revision in this plan or site development plan, after the above date, shall void this approval.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_  
Chairman of the 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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CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE, CO., D.P.C.

**The Chazen Companies**  
Civil Engineers  
Land Surveyors  
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
- 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 12001 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
4	10/08/19	REVISED PER NYS DOT COMMENTS
3	07/09/19	REVISED PER TOWN COMMENTS
2	05/22/19	REVISED PER TOWN COMMENTS
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
date 02/20/19	scale NTS
project no. 81903.00	
sheet no. G001	



NOTES:

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH.

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

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SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.

NORTH ORIENTATION IS PER NEW YORK STATE PLANE EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83). BEARINGS SHOWN ARE REFERENCED TO THIS DATUM AND THEREFORE MAY NOT MATCH RECORDED BEARINGS.

BUILDINGS SHOWN HEREON SERVED BY UNDERGROUND UTILITIES.

SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.

TOPOGRAPHY SHOWN HEREON WAS COMPILED FROM A FIELD SURVEY COMPLETED FEBRUARY 8, 2019 BY CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. DATUM NAVD-88, 1 FOOT CONTOUR INTERVAL.

UNDERGROUND UTILITIES SHOWN HEREON ARE THE RESULT OF AN UNDERGROUND UTILITY DESIGNATION COMPLETED BY THE CHAZEN COMPANIES ON FEBRUARY 8, 2019, AND FROM DATA OBTAINED FROM RECORD MAPS AND DRAWINGS. CHAZEN'S UTILITY DESIGNATION WAS COMPLETED IN ACCORDANCE WITH THE STANDARD PROCEDURES SET FORTH IN ASCE 38-02. ALL ABOVE GROUND STRUCTURES, SURFACE FEATURES AND THE LOCATION OF THE MARK OUT ARE THE RESULT OF INSTRUMENT SURVEY COMPLETED BY CHAZEN UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES AND DIG SAFELY. NEW YORK MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION OR CONSTRUCTION.

THE CONTRACTOR SHALL COMPLY WITH NEW YORK STATE INDUSTRIAL CODE RULE 753 - 48 HOURS PRIOR TO DIGGING CALL DISASSEMBLY NEW YORK 1-800-362-7962 TO HAVE PUBLIC UTILITY LOCATIONS PAINTED.

MAP REFERENCES:

1. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "SURVEY MAP OF PARKWAY KNOLLS, PROPERTY BELONGING TO STEPHEN ESPOSITO" AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON 09/18/1956 AS FILED MAP NO. 10653.

2. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "FED. ROAD REG. NO. 1, STATE N.Y. SHEET NO. 168, TOTAL SHEETS: 201, U.S. ROUTE 6, CONKIN AVENUE TO LEVINGTON AVENUE TOWN OF CORTLANDT, WESTCHESTER COUNTY, SAN, SEWER & WATERMAIN PLAN, DRAWING NO. SW-2 DATED 11/83, PREPARED BY STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION.

3. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "OWNER-TOWN OF CORTLANDT DEPARTMENT OF TECHNICAL SERVICES, PROJECT: PARKWAY DRIVE WATER MAIN REPLACEMENT, SHEET CONVEYS WATER MAIN LAYOUT, FILE NO. W-132, SHEET NO. S-2 DATED 6/20/2018, PREPARED BY MICHAEL PAUL PREZIOSI.

DEED REFERENCE:

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

TAX PARCEL DESIGNATION:

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.

FLOOD 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 360696, WESTCHESTER COUNTY, IDENTIFIED AS MAP NUMBER 3611900017F 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-PUTNAM COUNTY LINE S.H. 1309" MAP NO. 153, PARCEL NO. 255 AND MAP NO. 152, PARCEL NO. 253 & 254, MAPS ON FILE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION, REGION 8 OFFICE, FLORENCEVILLE, NY.

WETLANDS NOTE:

WETLANDS SHOWN HEREON AS PER FIELD DELINEATION JUNE 3, 2019 BY STEPHEN W. COLEMAN ENVIRONMENTAL CONSULTING, LLC AND SURVEY LOCATION COMPLETED BY THIS OFFICE ON JUNE 21, 2019.

LEGEND:

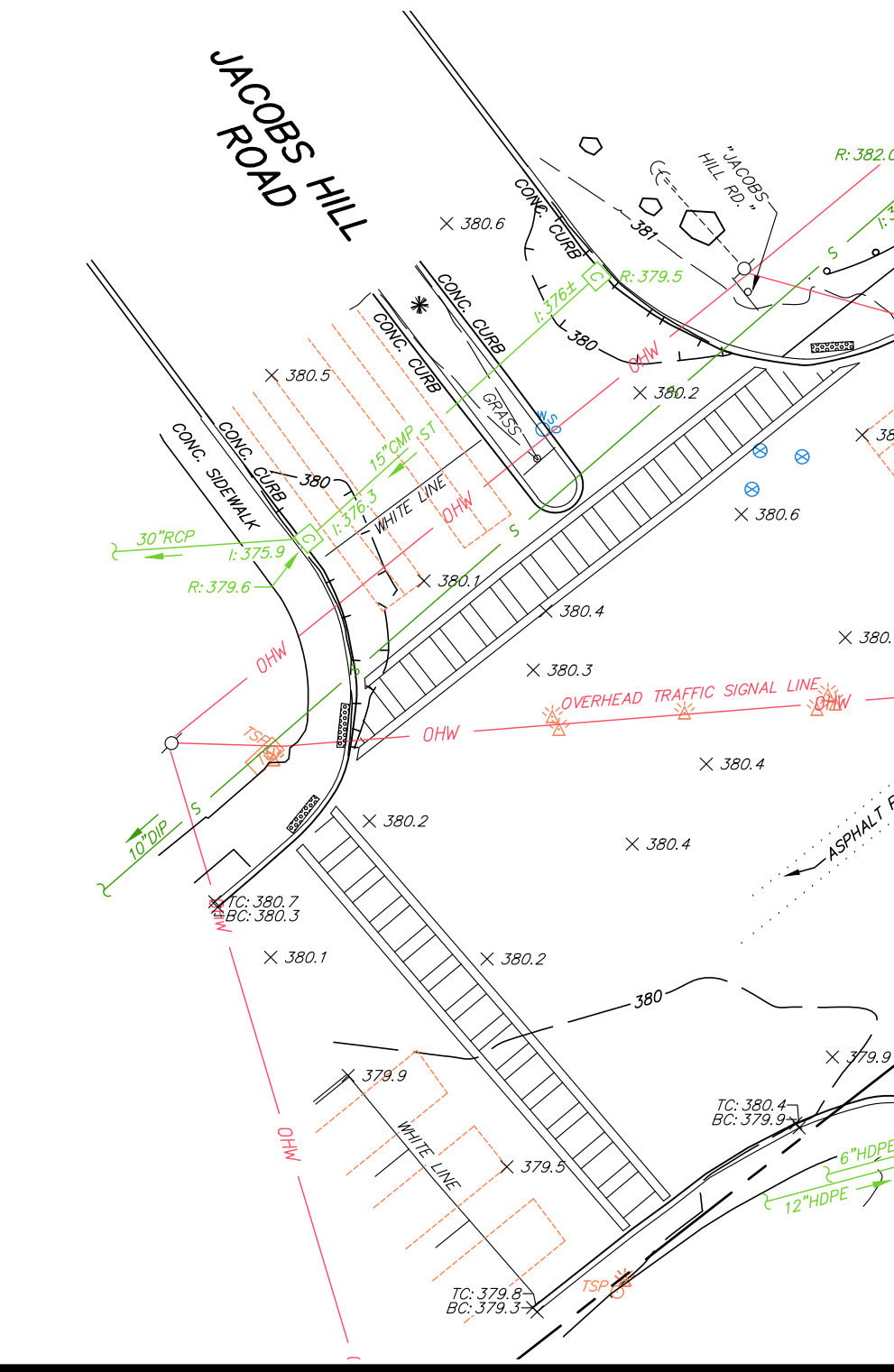
EXISTING CONDITIONS:

- 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

- CONC. CURB
GRAVEL
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
EXISTING TOWN WETLAND BOUNDARY

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 WETLAND FLAG
EXISTING SPOT GRADE
EXISTING SPOT GRADE BOTTOM CURB
EXISTING SPOT GRADE TOP CURB
EXISTING FINISHED FLOOR ELEVATION
EXISTING RISE/ELEVATION
EXISTING INVERT ELEVATION



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Revision table with columns for rev., date, and description. Includes entries for updated sanitary and storm information, added town wetland info, added record sanitary sewer information, revised lot lines, and 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 by CJS, Checked by JMT. Date: 02/15/19, Scale: 1"=20'. Project no.: 81903.00, Sheet no.: C100.

work in progress



NOTES:

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2. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "FED. ROAD REG. NO. 1, STATE, N.Y. SHEET NO. 166, TOWN SHEETS: 201, U.S. ROUTE 6, CONKUN AVENUE TO LEWINGTON AVENUE TOWN OF CORTLANDT, WESTCHESTER COUNTY, SAN SEWER & WATERMAIN PLAN, DRAWING NO.: SW-2" DATED 11/93, PREPARED BY STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION.
3. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "OWNER: TOWN OF CORTLANDT DEPARTMENT OF TECHNICAL SERVICES, PROJECT: PARKWAY DRIVE WATER MAIN REPLACEMENT, SHEET CONTENTS: WATER MAIN LAYOUT, FILE NO. W-132, SHEET NO. 5-2" DATED 6/20/2018, PREPARED BY MICHAEL PAUL PREZIOSI.

DEED REFERENCE:

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

TAX PARCEL DESIGNATION: AREA:

Table with 2 columns: TAX PARCEL DESIGNATION and AREA. Rows include Town of Cortlandt, Westchester County, NY; Sect. 23.20 Block 3 Lot 13; Sect. 23.20 Block 3 Lot 14; and Total Area = 0.97 AC.

FLOOD 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 3611900017E 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-PUTNAM COUNTY LINE S.H. 1309" MAP NO. 153, PARCEL NO. 255 AND MAP NO.152, PARCEL NO. 253 & 254. MAPS ON FILE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION, REGION 8 OFFICE, FOUQUERRES, NY.

WETLANDS NOTE:

WETLANDS SHOWN HEREON AS PER FIELD DELINEATION JUNE 3, 2019 BY STEPHEN W. COLEMAN ENVIRONMENTAL CONSULTING, LLC AND SURVEY LOCATION COMPLETED BY THIS OFFICE ON JUNE 21, 2019.

LEGEND:

- EXISTING CONDITIONS: PROPERTY LINE NO PHYSICAL BOUNDS, ADJACENT PROPERTY LINE, EXISTING PROPERTY EASEMENT, EXISTING RIGHT OF WAY, EXISTING FILED MAP LOT LINE, EXISTING BUILDING, EXISTING CURB, EXISTING GRAVEL DRIVEWAY, EXISTING GUIDERAIL, EXISTING FENCE, REPUTED BROOK, EXISTING OVERHEAD WIRES, EXISTING WATER LINE, EXISTING UNDERGROUND ELECTRIC LINE, EXISTING UNDERGROUND SEWER LINE, EXISTING UNDERGROUND STORM LINE, EXISTING TOWN WETLAND BOUNDARY.
SYMBOLS: EXISTING SIGN, EXISTING MILE MARKER, EXISTING BOLLARD, EXISTING MAILBOX, EXISTING IRON PIPE FOUND, EXISTING CAPPED IRON ROD SET, 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 WETLAND FLAG.

DEVELOPER / APPLICANT:

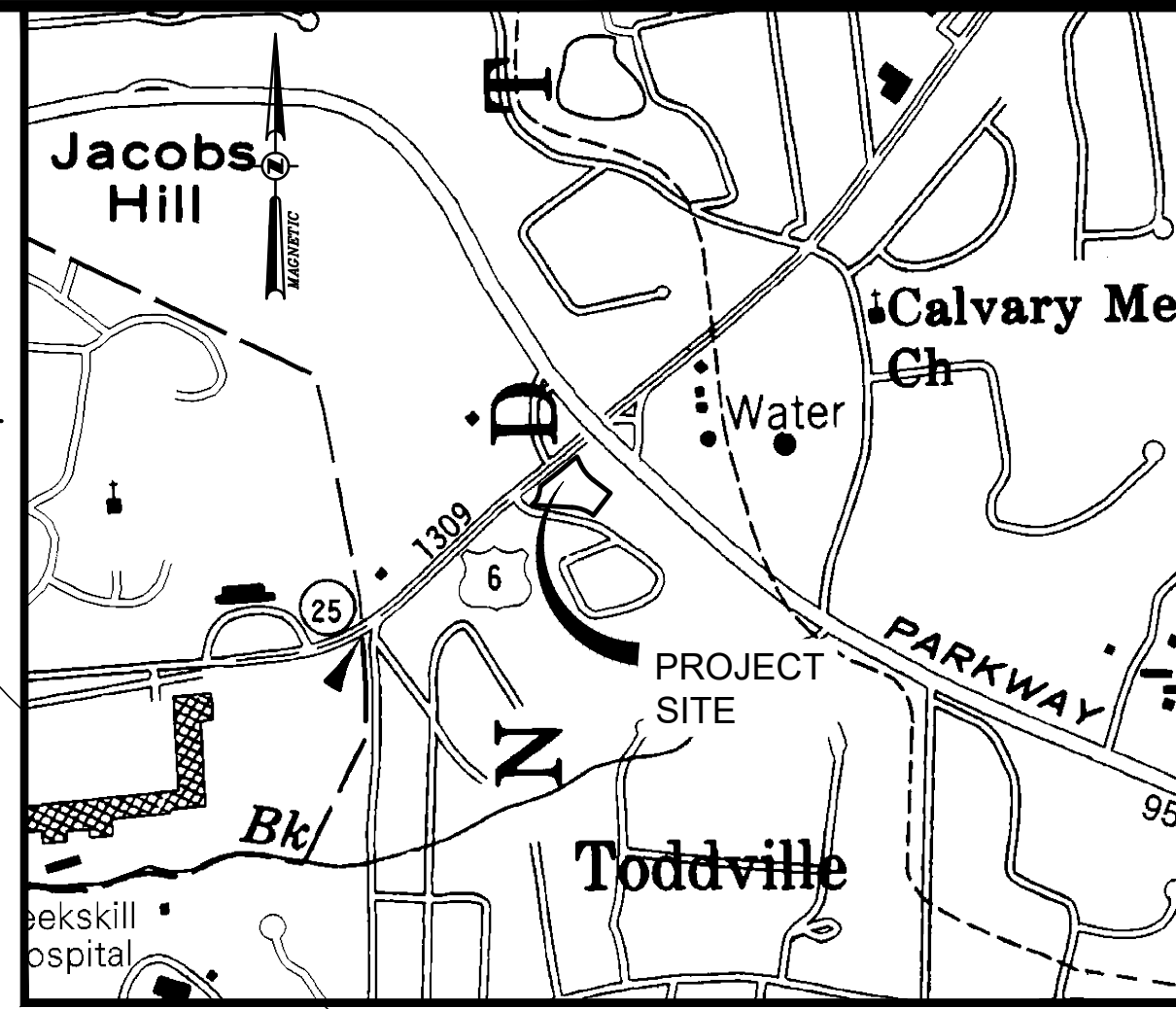
c/o MITCH NESHEIAT GAS LAND PETROLEUM, INC. 785 BROADWAY KINGSTON, NY 12401

RECORD OWNER:

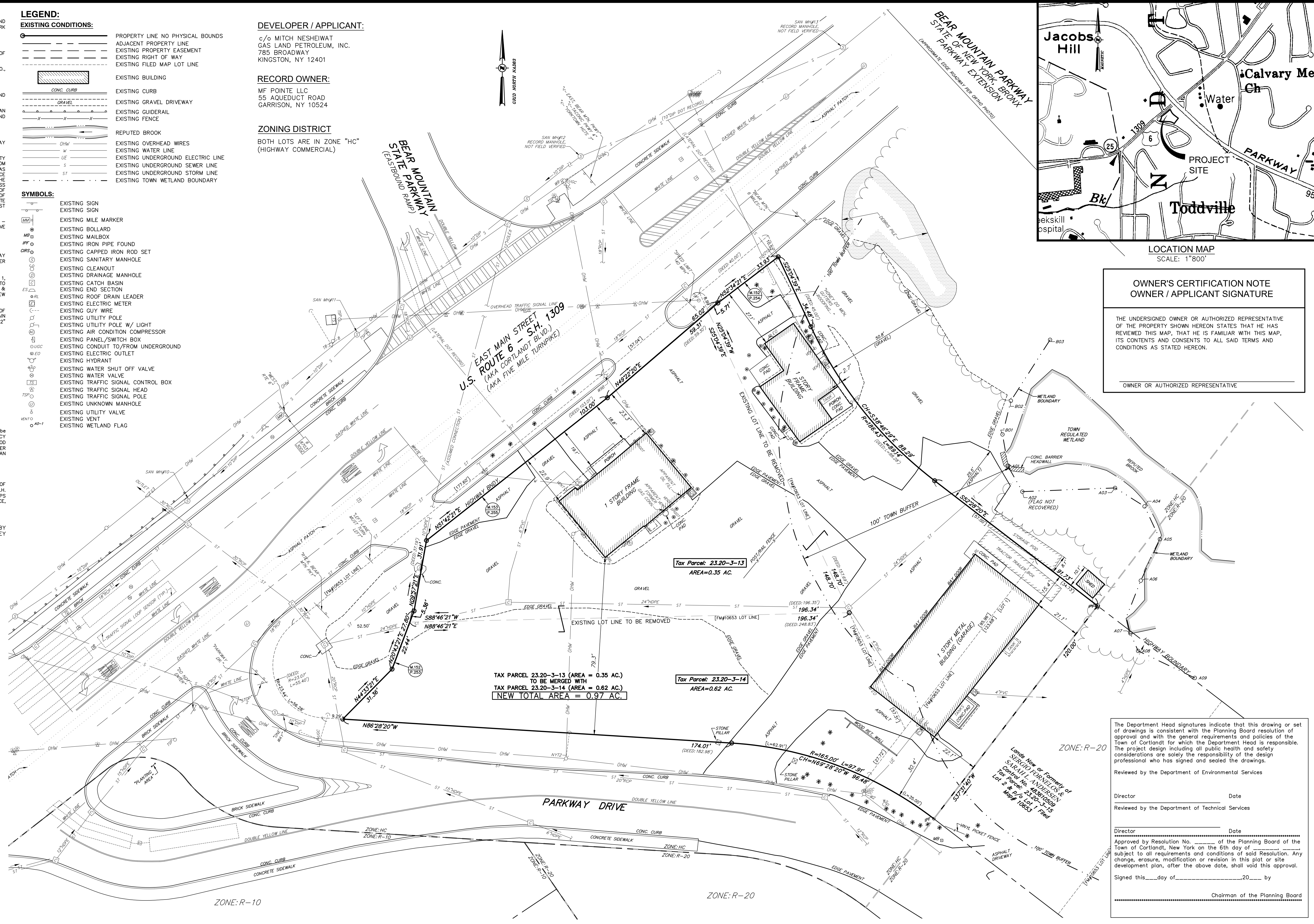
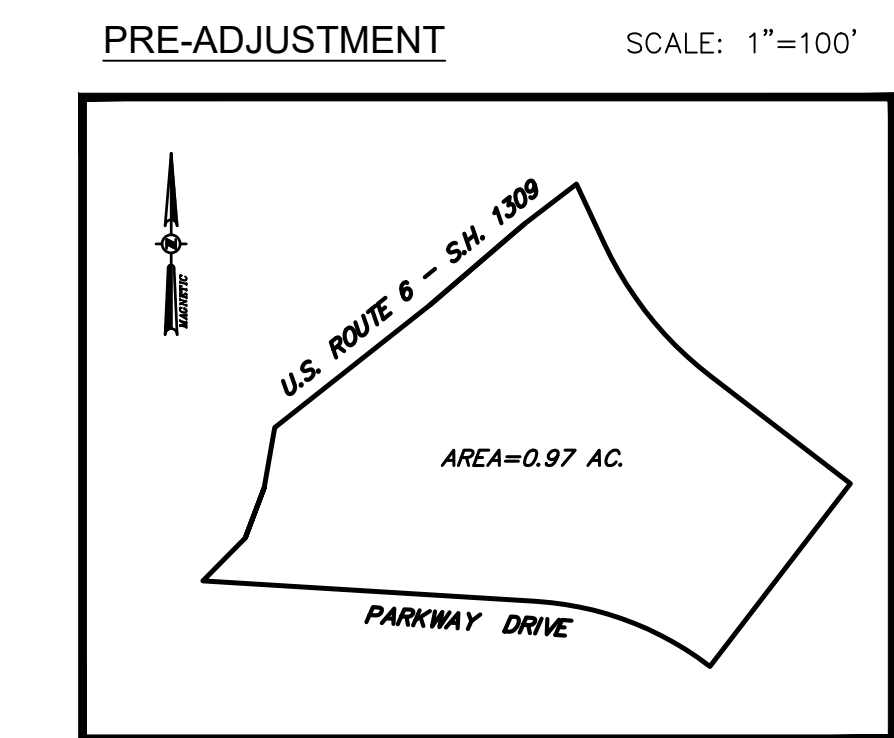
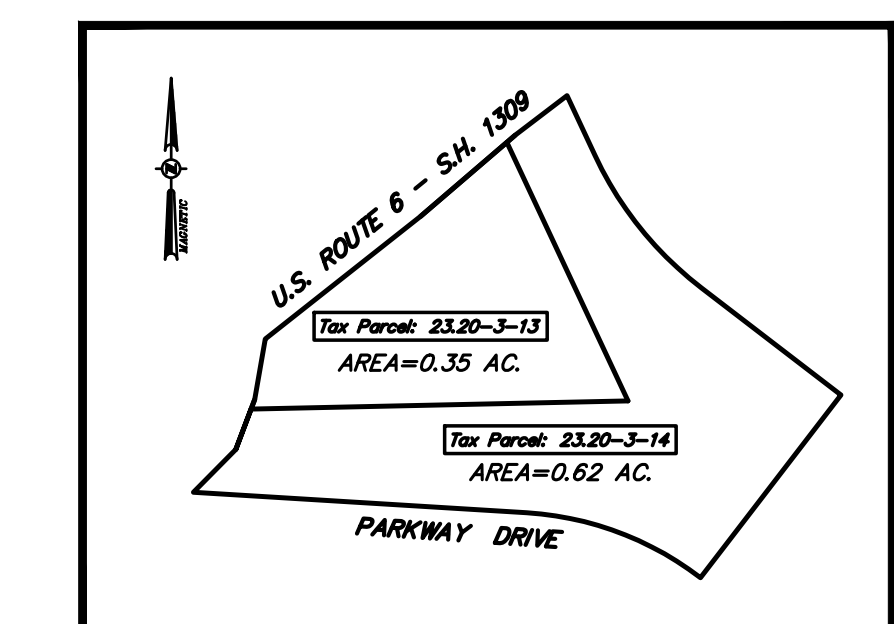
MF POINT LLC 55 AQUEDUCT ROAD GARRISON, NY 10524

ZONING DISTRICT

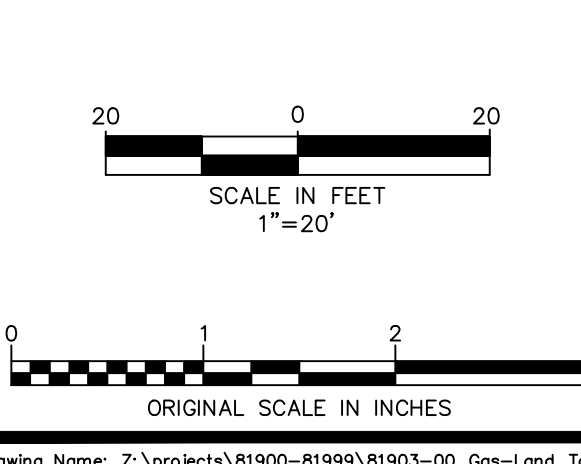
BOTH LOTS ARE IN ZONE "HC" (HIGHWAY COMMERCIAL)



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.



The Department Head signatures indicate that this drawing or set of drawings is consistent with the Planning Board resolution of approval and with the general requirements and policies of the Town of Cortlandt for which the Department Head is responsible. The project design including all public health and safety considerations are solely the responsibility of the design professional who has signed and sealed the drawings.
Reviewed by the Department of Environmental Services
Reviewed by the Department of Technical Services



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I HEREBY CERTIFY THAT THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED FEBRUARY 8, 2019 AND THAT THIS SURVEY MAP WAS MADE BY ME OR UNDER MY DIRECTION AND CONFORMS WITH THE MINIMUM STANDARD OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE, CO., D.P.C.
The Chazen Companies
Office Locations: Hudson Valley Office, Capital District Office, Nashville Tennessee Office, Chattanooga Tennessee Office, Westchester NY Office, White Plains, New York, New York, New York.

Table with columns: rev., date, description. Row 1: 0, 07/09/19, THIS SHEET ADDED.

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

Table with columns: designed, checked, date, scale, project no., sheet no. Values: C101, 07/09/19, 1"=20', 81903.00.



**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. BLASTING OF ROCK SHALL BE CONSIDERED ONLY AS A LAST RESORT.

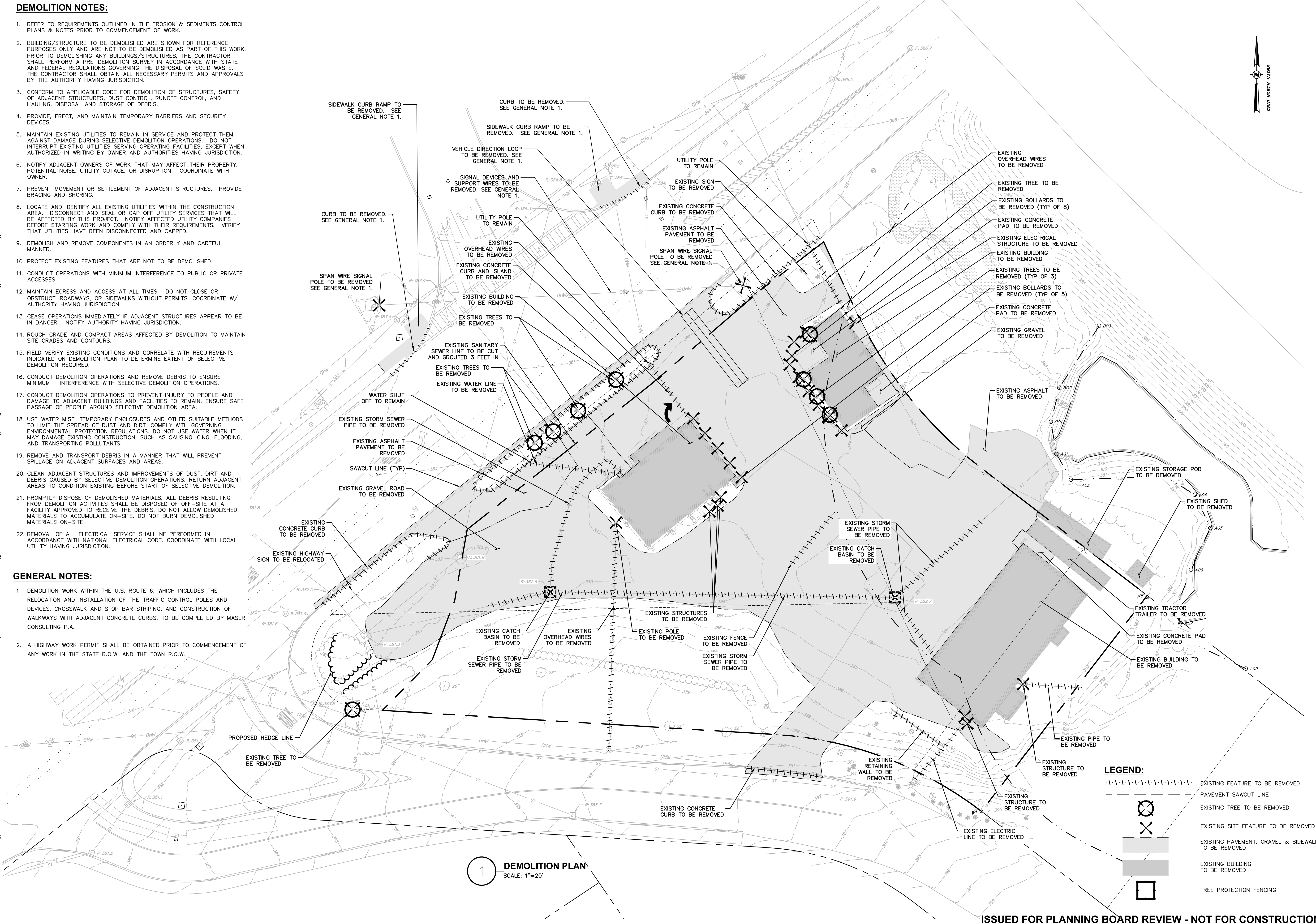
- ALL RECOMMENDED SAFETY REQUIREMENTS AND STANDARDS REFERENCED AND ANY LOCAL RESTRICTIONS SHALL BE APPLIED AS REQUIRED FOR SAFETY, SECURITY, AND SPECIFICALLY RELATED DETAILS FOR BLASTING PROCEDURES. AT ALL TIMES, FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES WILL BE FOLLOWED CONCERNING THE TRANSPORTATION 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, NYSOT, AND LOCAL FIRE, RESCUE, AND AMBULANCE SERVICES.
- NO PERSON SHALL BLAST OR CAUSE TO BE BLASTED ANY ROCK OR OTHER SUBSTANCE WITH ANY EXPLOSIVE OR STORE EXPLOSIVES IN THE TOWN OF CORTLANDT WITHOUT HAVING FIRST OBTAINED A PERMIT THEREFOR FROM THE DIRECTOR OF CODE ENFORCEMENT UPON WRITTEN APPLICATION ON AN APPROVED FORM. BEFORE SUCH PERMIT IS ISSUED, THE PERSONS SHALL SUBMIT EVIDENCE IN THE FORM OF A CERTIFICATE OF INSURANCE ISSUED BY AN INSURANCE COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF NEW YORK AND IN A FORM ACCEPTABLE TO THE TOWN ATTORNEY GUARANTEEING THAT THE APPLICANT HAS IN FULL FORCE AND EFFECT A POLICY OF PUBLIC LIABILITY INSURANCE, INCLUDING A SPECIFIC ENDORSEMENT COVERING THE LIABILITIES ARISING FROM BLASTING AND STORAGE OF EXPLOSIVES, AND PROVIDING BODILY INJURY AND PROPERTY DAMAGE COVERAGE IN AN AMOUNT AS SET BY RESOLUTION OF THE TOWN BOARD FROM TIME TO TIME. SUCH POLICY SHALL ALSO PROVIDE TO SAVE THE TOWN HARMLESS FROM ALL CLAIMS, ACTIONS AND PROCEEDINGS BROUGHT BY ANY PERSON, FIRM OR CORPORATION FOR INJURY TO PERSONS OR PROPERTY RESULTING FROM OR OCCASIONED BY SUCH BLASTING OPERATIONS OR STORAGE OF EXPLOSIVES. SUCH POLICY SHALL NAME THE TOWN AS AN ADDITIONAL INSURED AND SHALL ALSO CONTAIN THE PROVISION THAT THE POLICY SHALL NOT BE CANCELED, TERMINATED, MODIFIED OR CHANGED BY THE COMPANY UNLESS TEN (10) DAYS' PRIOR WRITTEN NOTICE IS SENT TO THE TOWN CLERK BY REGISTERED MAIL. SUCH POLICY SHALL ALSO PROVIDE THAT THE PRESENCE OF AN INSPECTOR FROM THE DEPARTMENT OF CODE ENFORCEMENT ON THE SITE OF THE OPERATIONS SHALL NOT AFFECT THE OBLIGATION OF THE INSURER UNDER ITS POLICY. NO PERMIT SHALL BE VALID UNLESS SUCH INSURANCE IS IN FULL FORCE AND EFFECT.
- SUCH PERMIT, WHEN APPROVED AND SIGNED BY THE DIRECTOR OF CODE ENFORCEMENT AND UPON PAYMENT OF A FEE AS MAY BE FIXED FROM TIME TO TIME BY RESOLUTION OF THE TOWN BOARD, SHALL BE ISSUED AND SIGNED BY THE DIRECTOR OF CODE ENFORCEMENT. THE CONTRACTOR SHALL KEEP A RECORD THEREOF. EACH PERMIT SHALL SPECIFY THE NAME OF THE PERMITTEE, THE DATE OF EXPIRATION [WHICH SHALL NOT BE LATER THAN THREE (3) MONTHS FROM THE DATE OF ISSUE] AND THE PARTICULAR PLACE WHERE THE BLASTING IS TO BE DONE OR EXPLOSIVES ARE TO BE STORED. THE TOWN BOARD MAY REVOKE ANY SUCH PERMIT AT ANY TIME.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE RESULTING FROM THE USE OF 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 NOT USE OR STORE A QUANTITY OF EXPLOSIVES GREATER THAN THAT AMOUNT WHICH IS GENERALLY ACCEPTED TO BE REASONABLE FOR THE USE INTENDED NOR USE OR STORE SUCH AN AMOUNT AS WILL ENDANGER PERSONS OR PROPERTY. THE DIRECTOR OF CODE ENFORCEMENT MAY LIMIT THE MAXIMUM QUANTITY OF EXPLOSIVES TO BE USED OR STORED, BUT NO ACTION BY THE DIRECTOR OF CODE ENFORCEMENT SHALL RELIEVE OR EXEMPT ANY PERSON OR INSURANCE COMPANY FROM LIABILITY FOR DAMAGE CAUSED BY THE USE OR STORAGE OF EXPLOSIVES.
- 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.
- ALL BLASTS, BEFORE FIRING, SHALL BE COVERED WITH ROPE OR METAL MATTING, HEAVY TIMBERS CHAINED TOGETHER OR OTHER SUITABLE SCREENS OF SUFFICIENT SIZE, WEIGHT AND STRENGTH TO PREVENT THE ESCAPE OF BROKEN ROCK OR OTHER MATERIAL IN A MANNER LIABLE TO CAUSE INJURY OR DAMAGE TO PERSONS OR PROPERTY.
- NO PERSON SHALL FIRE OR EXPLODE OR DIRECT OR CAUSE TO BE FIRED OR EXPLODED ANY BLAST IN OR NEAR ANY HIGHWAY OR PUBLIC PLACE IN THE TOWN OF CORTLANDT UNLESS COMPETENT MEN, CARRYING A RED FLAG, SHALL HAVE BEEN PLACED AT A REASONABLE DISTANCE ON ALL SIDES OF THE BLAST TO GIVE PROPER WARNING THEREOF AT LEAST THREE (3) MINUTES IN ADVANCE OF FIRING.
- NO PERSON SHALL CONDUCT BLASTING OPERATIONS WITHIN THE TOWN OF CORTLANDT AFTER THE HOUR OF 5:00 P.M. AND BEFORE 8:00 A.M., OR AT ANY TIME ON SUNDAY, EXCEPT UNDER AUTHORITY OF A SPECIAL PERMIT ISSUED BY THE TOWN BOARD.
- AN APPROPRIATELY QUALIFIED, LICENSED BLASTING SPECIALIST, WITH EXPERIENCE SHALL BE ONSITE 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.
- THE DIRECTOR OF CODE ENFORCEMENT IS HEREBY AUTHORIZED AND EMPOWERED TO ESTABLISH AND PROMULGATE RULES AND REGULATIONS CONCERNING BLASTING OPERATIONS IN SAID TOWN, STORAGE OF EXPLOSIVES AND OTHER MATTERS CONTAINED IN THIS CHAPTER NOT INCONSISTENT WITH THE OTHER PROVISIONS OF THIS CHAPTER. SUCH RULES AND REGULATIONS, WHEN ESTABLISHED AND PROMULGATED, SHALL BE BINDING UPON ALL PERSONS TO WHOM A PERMIT IS ISSUED PURSUANT TO THIS CHAPTER.

**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 CONTACT 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 MATERIALS. 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.

**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'

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- Chattanooga Tennessee Office: 427 E. 5th St. (Suite 201), Chattanooga, Tennessee 37403 Phone: (423) 241-6575

rev.	date	description
4	10/06/19	REVISED PER NYSOT COMMENTS
3	07/09/19	REVISED PER TOWN COMMENTS
2	05/22/19	REVISED PER TOWN COMMENTS
1	04/24/19	REVISED PER TOWN COMMENTS
0	02/20/19	INITIAL SUBMISSION TO TOWN

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

**DEMOLITION PLAN**

TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

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



**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, CURRENT VERSION. 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 DAY'S 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, CURRENT VERSION, 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:**

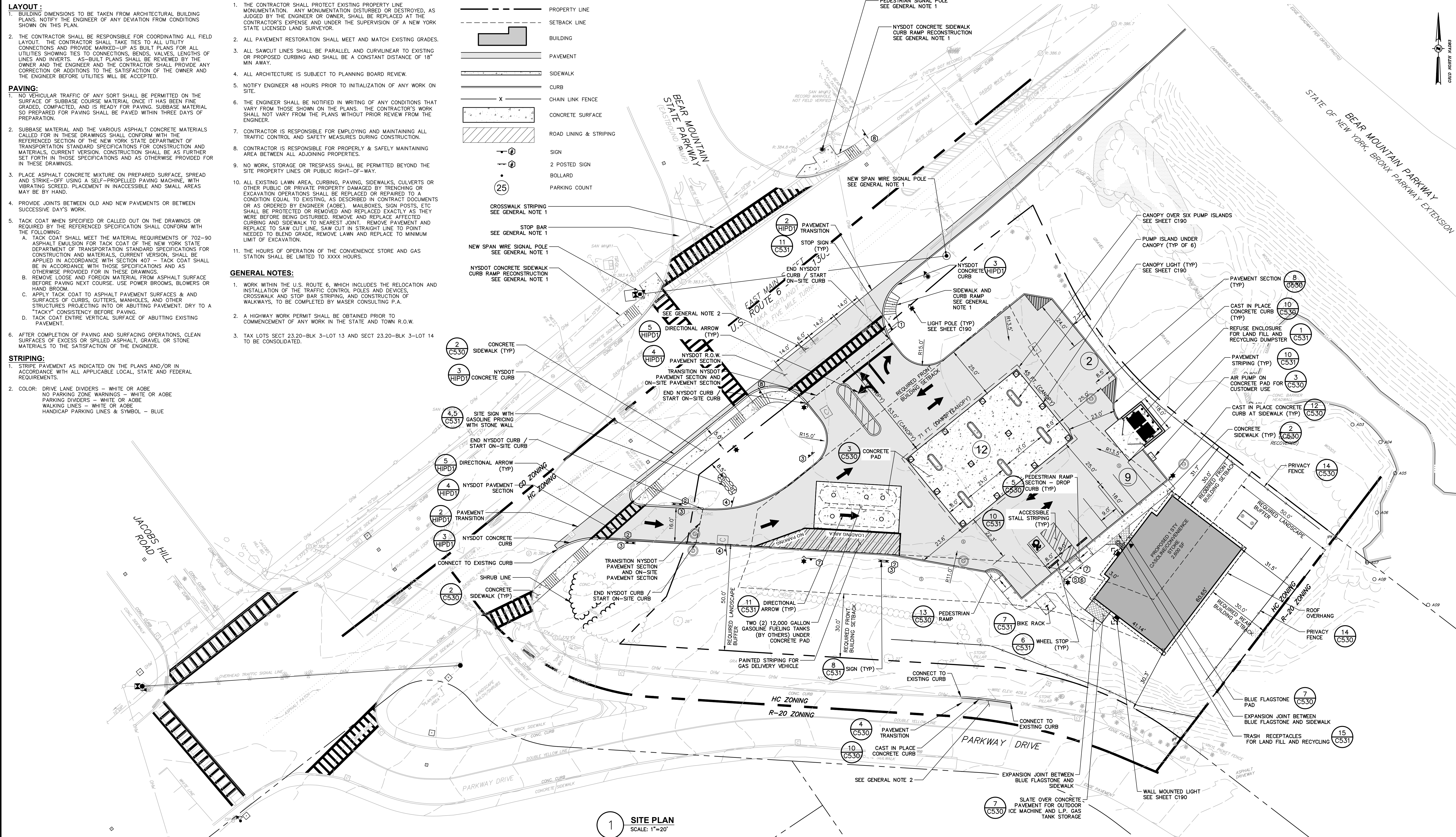
- THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
- ALL PAVEMENT RESTORATION SHALL MEET 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
- CROSSWALK STRIPING  
SEE GENERAL NOTE 1
- STOP BAR  
SEE GENERAL NOTE 1
- NEW SPAN WIRE SIGNAL POLE  
SEE GENERAL NOTE 1
- NYSOT CONCRETE SIDEWALK CURB RAMP RECONSTRUCTION  
SEE GENERAL NOTE 1



**1 SITE PLAN**  
SCALE: 1"=20'

ISSUED FOR PLANNING BOARD REVIEW - NOT FOR CONSTRUCTION

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rev.	date	description
4	10/08/19	REVISED PER
3	07/09/19	REVISED PER TOWN COMMENTS
2	05/22/19	REVISED PER TOWN COMMENTS
1	04/24/19	REVISED PER TOWN COMMENTS
0	02/20/19	INITIAL SUBMISSION TO PLANNING BOARD

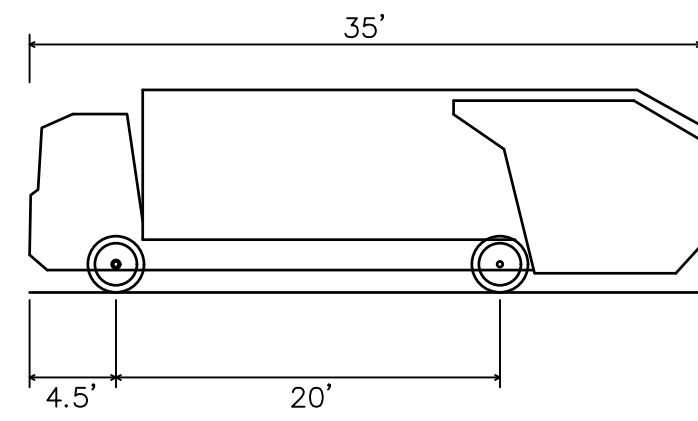
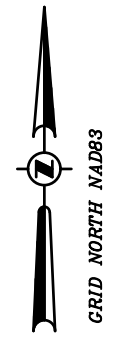
**GAS LAND CORTLANDT-2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)**

**SITE 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. C130	





Garbage Truck  
 Overall Length 35.000ft  
 Overall Width 8.375ft  
 Overall Body Height 10.546ft  
 Min Body Ground Clearance 1.000ft  
 Track Width 8.375ft  
 Lock-to-lock time 6.00s  
 Curb to Curb Turning Radius 29.300ft

**2 GARBAGE TRUCK DIMENSIONS**  
 SCALE: 1"=20'

**1 GARBAGE TRUCK MANEUVERING**  
 SCALE: 1"=20'

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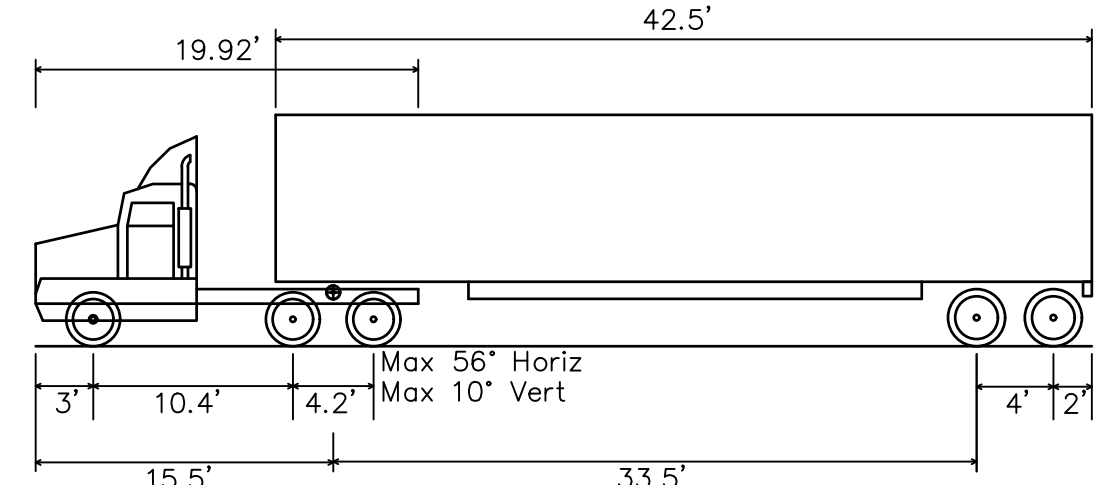
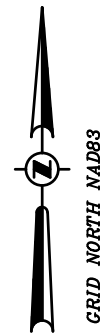
GAS LAND CORTLANDT- 2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)

**GARBAGE TRUCK MANEUVERING**

TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

designed	checked
SPL	CPL
date	scale
02/20/19	1"=20'
project no.	
81903.00	
sheet no.	
<b>C131</b>	

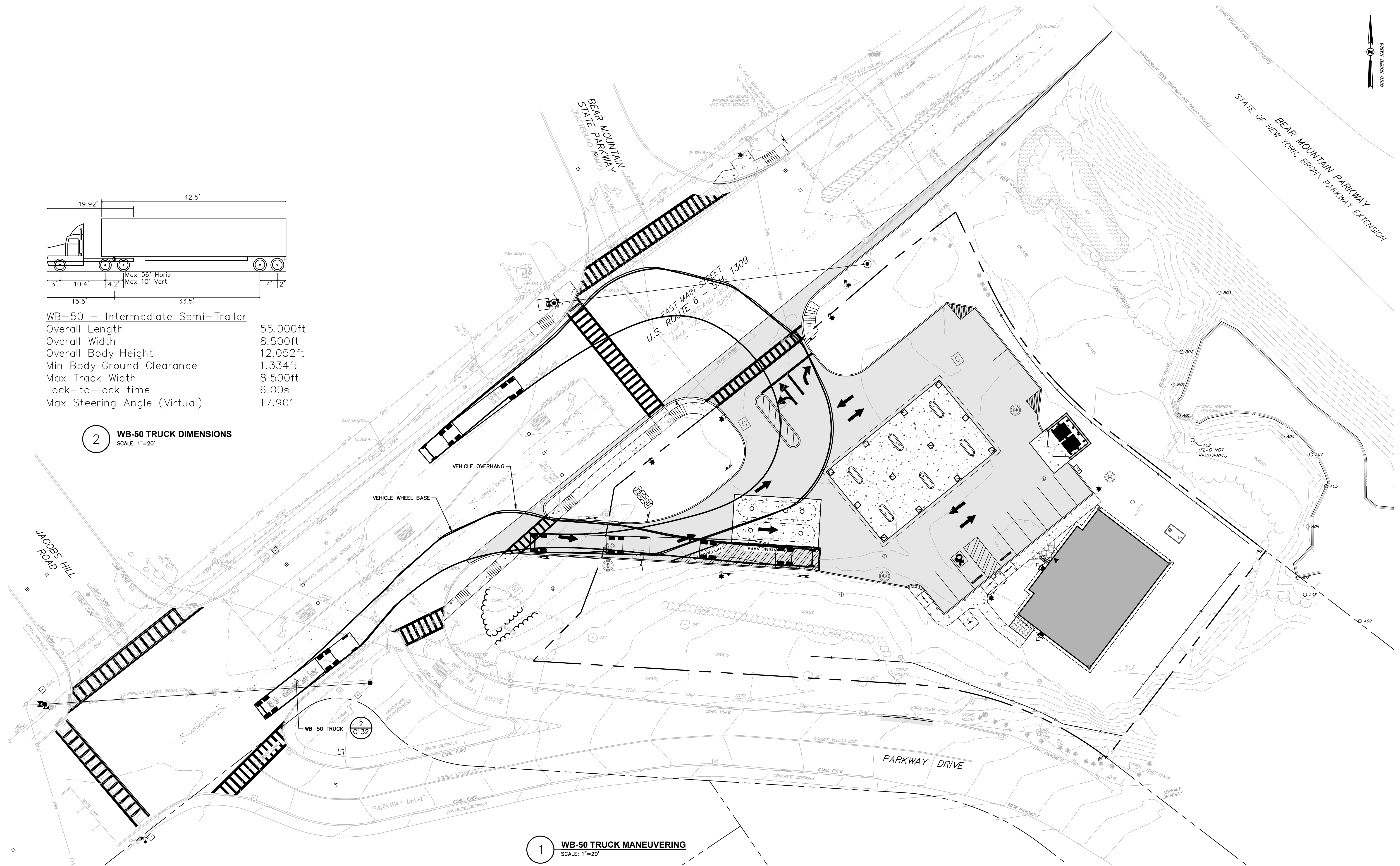




**WB-50 - Intermediate Semi-Trailer**  
 Overall Length 55.00ft  
 Overall Width 8.50ft  
 Overall Body Height 12.05ft  
 Min Body Ground Clearance 1.33ft  
 Max Track Width 8.50ft  
 Lock-to-lock time 6.00s  
 Max Steering Angle (Virtual) 17.90°

**2 WB-50 TRUCK DIMENSIONS**  
 SCALE: 1"=20'

**1 WB-50 TRUCK MANEUVERING**  
 SCALE: 1"=20'



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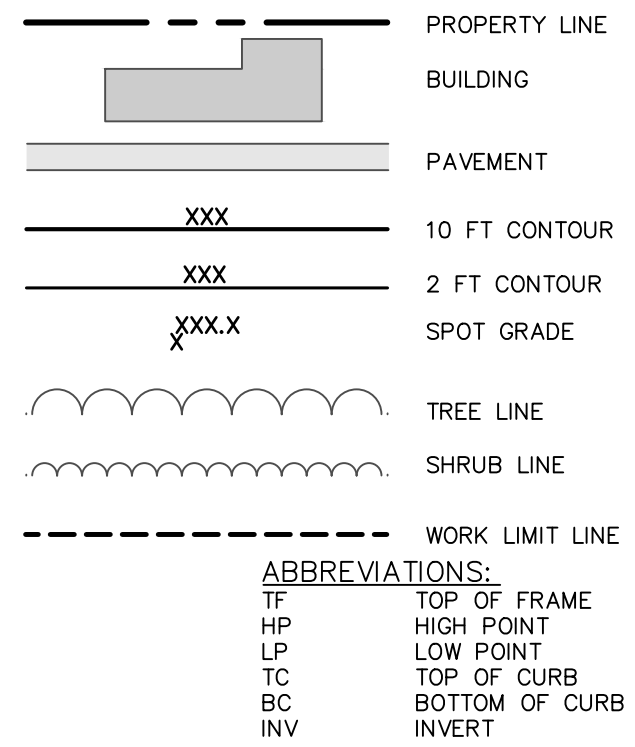
**WB-50 TRUCK MANEUVERING**

TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

designed	checked
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date	scale
02/20/19	1"=20'
project no.	
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sheet no.	
<b>C132</b>	



**GRADING & DRAINAGE LEGEND:**

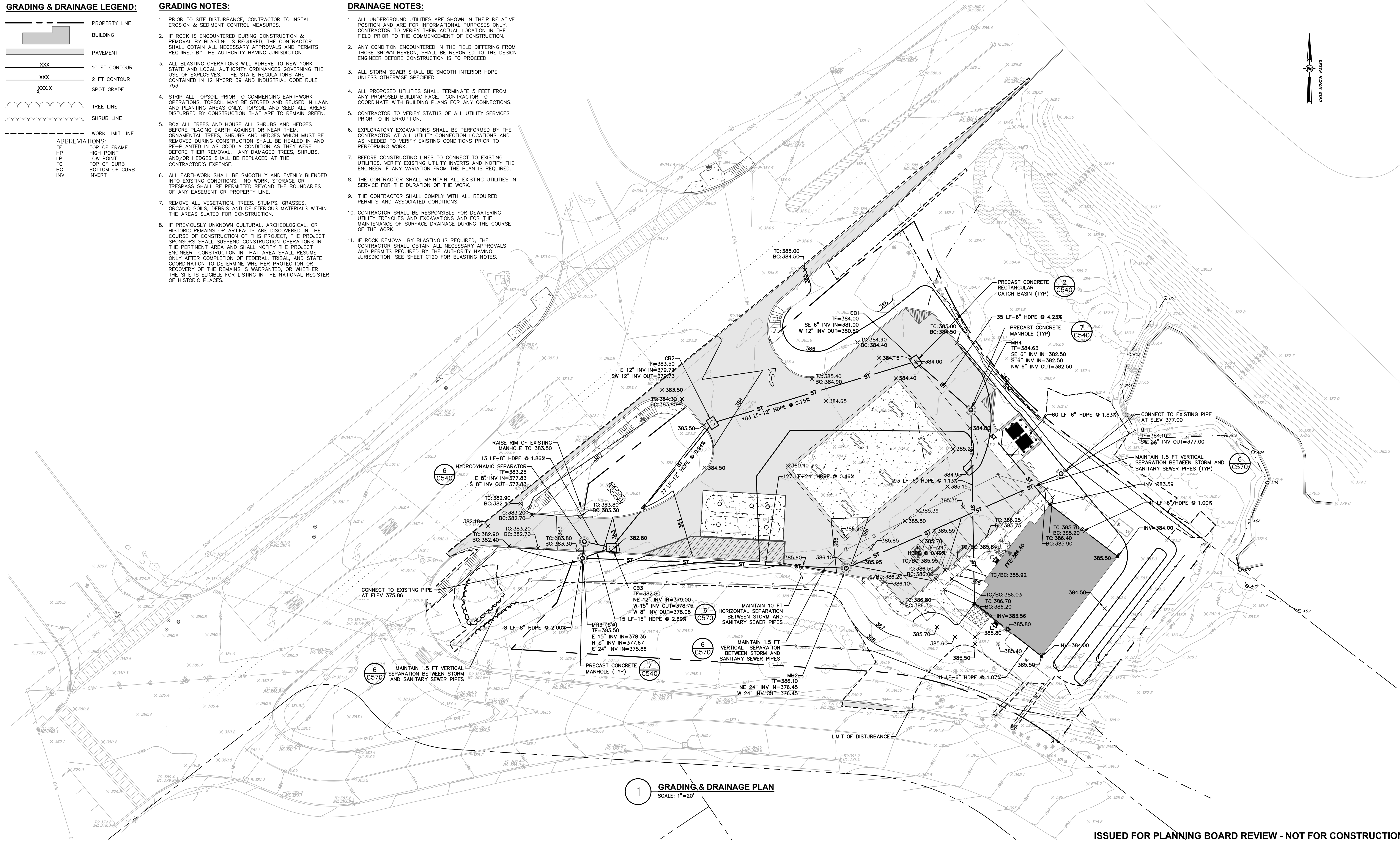


**GRADING NOTES:**

- 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:**

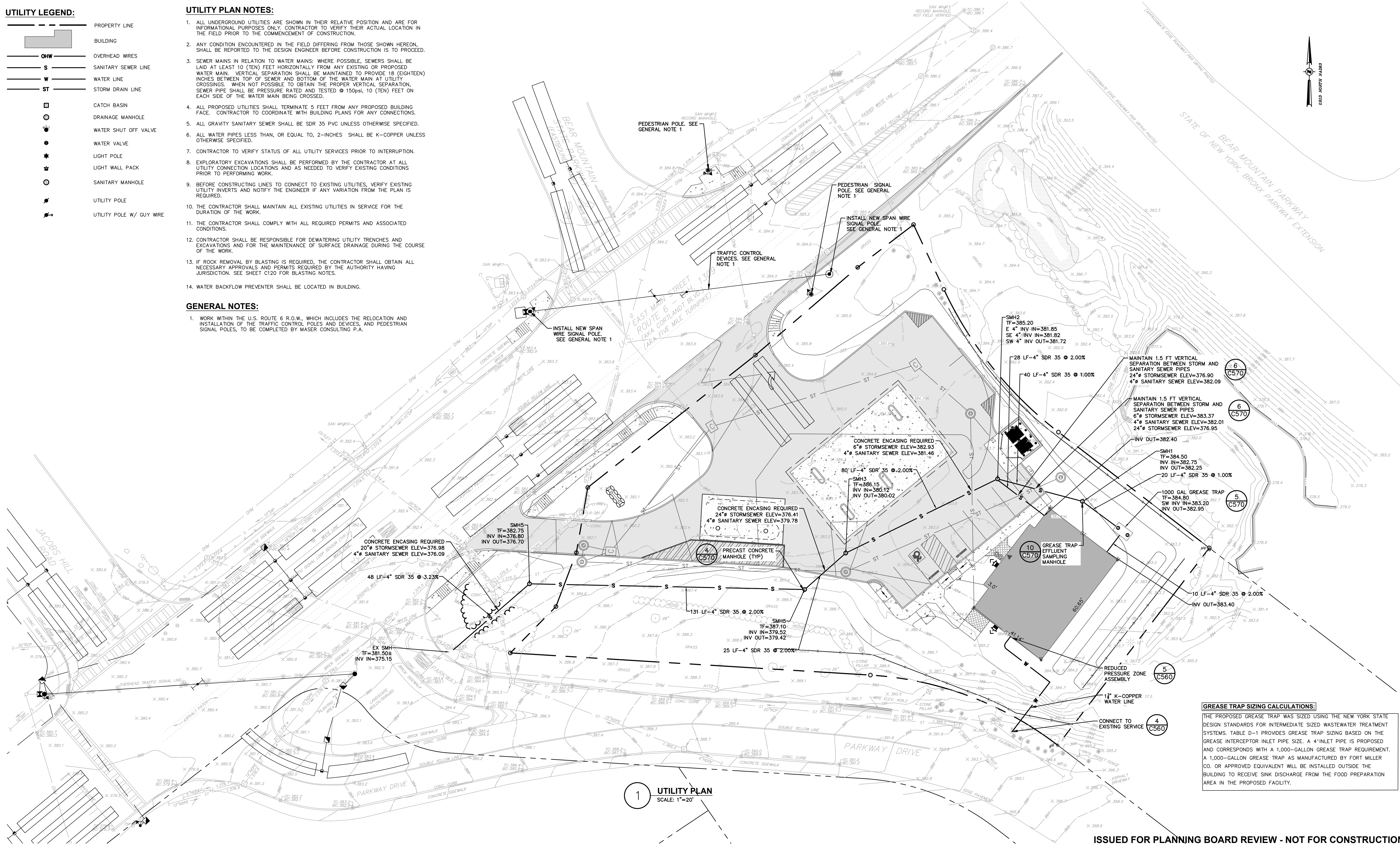
- PROPERTY LINE
- BUILDING
- OVERHEAD WIRES
- SANITARY SEWER LINE
- WATER LINE
- STORM DRAIN LINE
- CATCH BASIN
- DRAINAGE MANHOLE
- WATER SHUT OFF VALVE
- WATER VALVE
- LIGHT POLE
- LIGHT WALL PACK
- SANITARY MANHOLE
- UTILITY POLE
- UTILITY POLE W/ GUY WIRE

**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'

**GREASE TRAP SIZING CALCULATIONS:**  
THE PROPOSED GREASE TRAP WAS SIZED USING THE NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS. TABLE D-1 PROVIDES GREASE TRAP SIZING BASED ON THE GREASE INTERCEPTOR INLET PIPE SIZE. A 4" INLET PIPE IS PROPOSED AND CORRESPONDS WITH A 1,000-GALLON GREASE TRAP REQUIREMENT. A 1,000-GALLON GREASE TRAP AS MANUFACTURED BY FORT MILLER CO. OR APPROVED EQUIVALENT WILL BE INSTALLED OUTSIDE THE BUILDING TO RECEIVE SINK DISCHARGE FROM THE FOOD PREPARATION AREA IN THE PROPOSED FACILITY.

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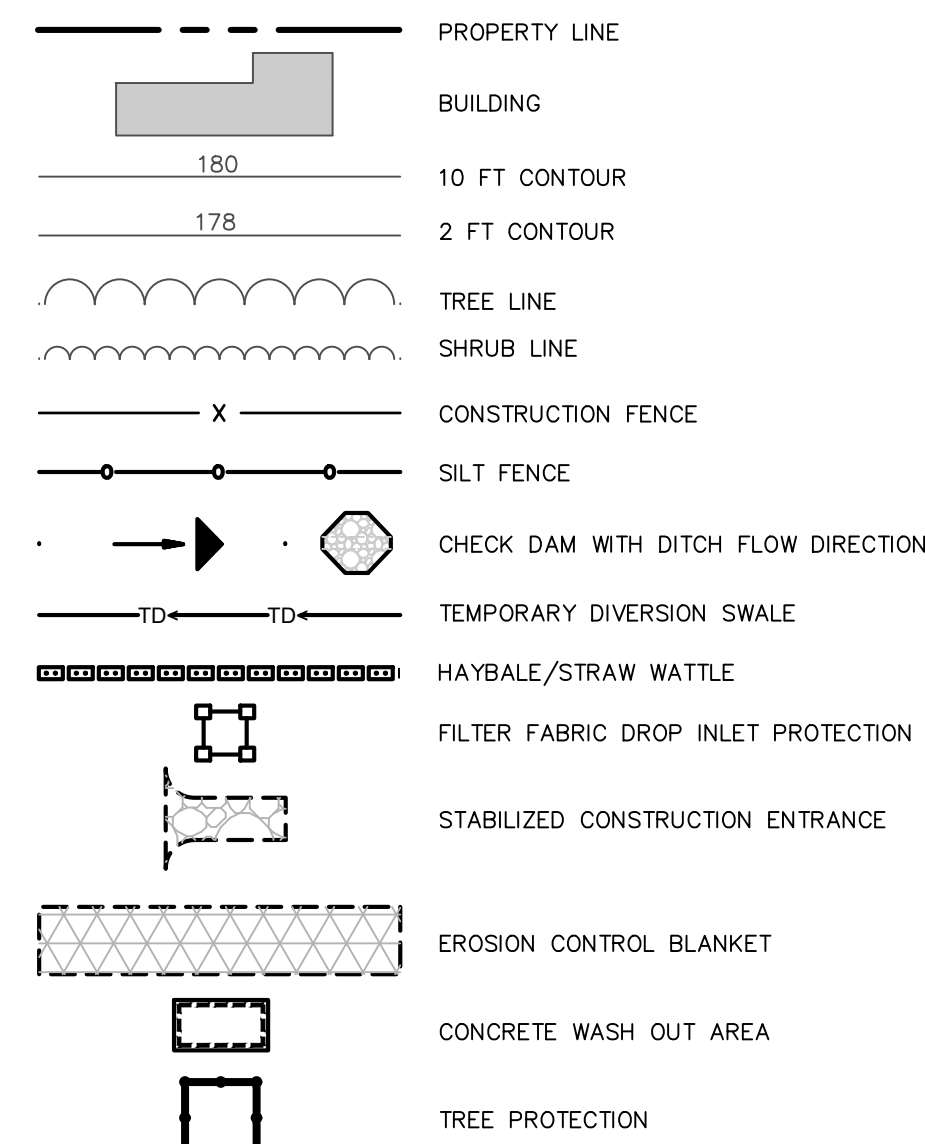
**GAS LAND CORTLANDT- 2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)**  
**UTILITY PLAN**  
 TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK







**EROSION CONTROL LEGEND:**

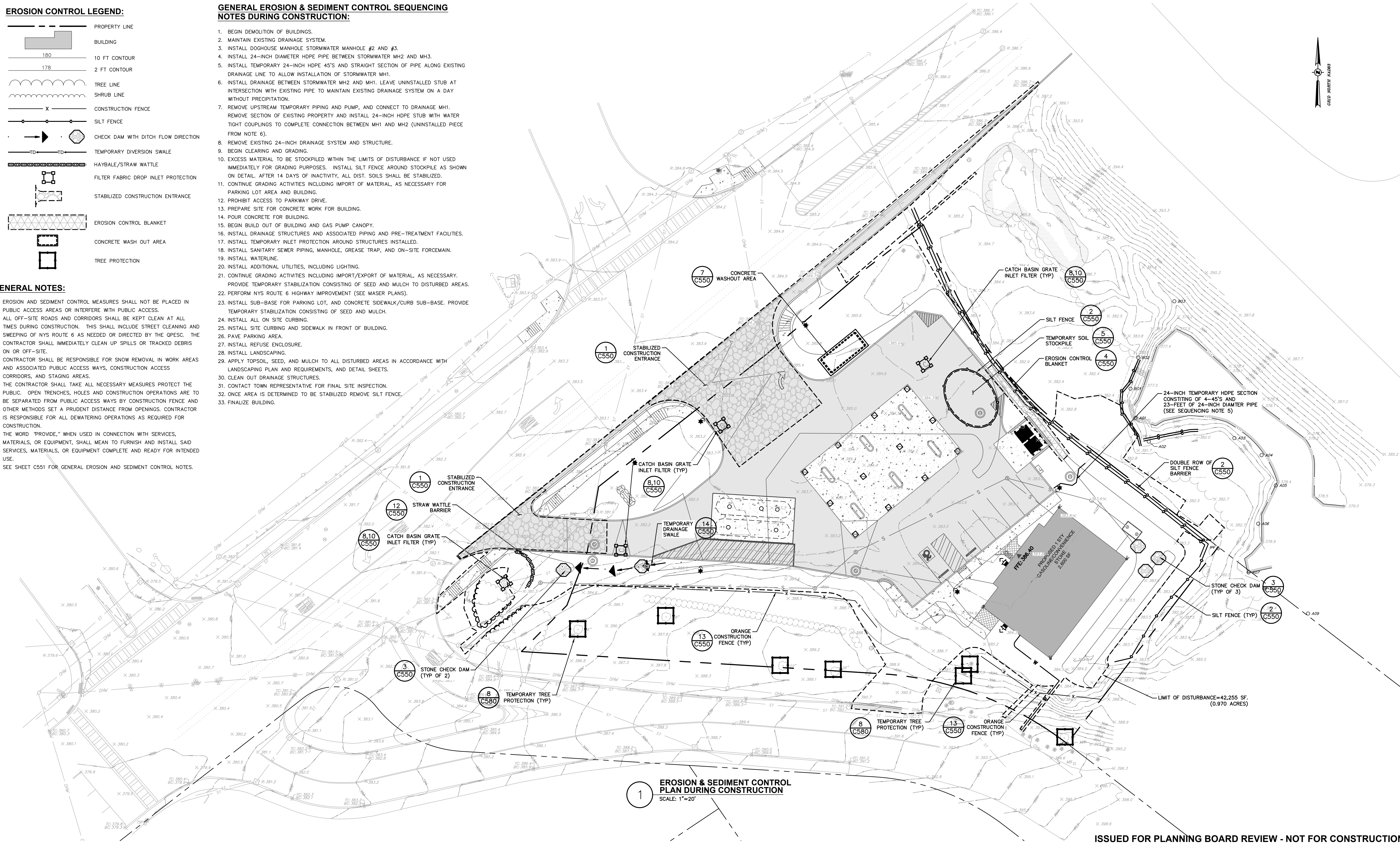


**GENERAL NOTES:**

- EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT BE PLACED IN PUBLIC ACCESS AREAS OR INTERFERE WITH PUBLIC ACCESS.
- 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 OPESC. THE CONTRACTOR SHALL IMMEDIATELY CLEAN UP SPILLS OR TRACKED DEBRIS ON OR OFF-SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SNOW REMOVAL IN WORK AREAS AND ASSOCIATED PUBLIC ACCESS WAYS, CONSTRUCTION ACCESS CORRIDORS, AND STAGING AREAS.
- 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 A PRUDENT DISTANCE FROM OPENINGS. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING OPERATIONS AS REQUIRED FOR CONSTRUCTION.
- 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.
- SEE SHEET C551 FOR GENERAL EROSION AND SEDIMENT CONTROL NOTES.

**GENERAL EROSION & SEDIMENT CONTROL SEQUENCING NOTES DURING CONSTRUCTION:**

- BEGIN DEMOLITION OF BUILDINGS.
- MAINTAIN EXISTING DRAINAGE SYSTEM.
- INSTALL DOGHOUSE MANHOLE STORMWATER MANHOLE #2 AND #3.
- INSTALL 24-INCH DIAMETER HDPE PIPE BETWEEN STORMWATER MH2 AND MH3.
- INSTALL TEMPORARY 24-INCH HDPE 45° AND STRAIGHT SECTION OF PIPE ALONG EXISTING DRAINAGE LINE TO ALLOW INSTALLATION OF STORMWATER MH1.
- INSTALL DRAINAGE BETWEEN STORMWATER MH2 AND MH1. LEAVE UNINSTALLED STUB AT INTERSECTION WITH EXISTING PIPE TO MAINTAIN EXISTING DRAINAGE SYSTEM ON A DAY WITHOUT PRECIPITATION.
- REMOVE UPSTREAM TEMPORARY PIPING AND PUMP, AND CONNECT TO DRAINAGE MH1. REMOVE SECTION OF EXISTING PROPERTY AND INSTALL 24-INCH HDPE STUB WITH WATER TIGHT COUPLINGS TO COMPLETE CONNECTION BETWEEN MH1 AND MH2 (UNINSTALLED PIECE FROM NOTE 6).
- REMOVE EXISTING 24-INCH DRAINAGE SYSTEM AND STRUCTURE.
- BEGIN CLEARING AND GRADING.
- 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.
- CONTINUE GRADING ACTIVITIES INCLUDING IMPORT OF MATERIAL, AS NECESSARY FOR PARKING LOT AREA AND BUILDING.
- PROHIBIT ACCESS TO PARKWAY DRIVE.
- PREPARE SITE FOR CONCRETE WORK FOR BUILDING.
- POUR CONCRETE FOR BUILDING.
- BEGIN BUILD OUT OF BUILDING AND GAS PUMP CANOPY.
- INSTALL DRAINAGE STRUCTURES AND ASSOCIATED PIPING AND PRE-TREATMENT FACILITIES.
- INSTALL TEMPORARY INLET PROTECTION AROUND STRUCTURES INSTALLED.
- INSTALL SANITARY SEWER PIPING, MANHOLE, GREASE TRAP, AND ON-SITE FORCEMAIN.
- INSTALL WATERLINE.
- INSTALL ADDITIONAL UTILITIES, INCLUDING LIGHTING.
- CONTINUE GRADING ACTIVITIES INCLUDING IMPORT/EXPORT OF MATERIAL, AS NECESSARY. PROVIDE TEMPORARY STABILIZATION CONSISTING OF SEED AND MULCH TO DISTURBED AREAS.
- PERFORM NYS ROUTE 6 HIGHWAY IMPROVEMENT (SEE MASER PLANS).
- INSTALL SUB-BASE FOR PARKING LOT, AND CONCRETE SIDEWALK/CURB SUB-BASE. PROVIDE TEMPORARY STABILIZATION CONSISTING OF SEED AND MULCH.
- INSTALL ALL ON SITE CURBING.
- INSTALL SITE CURBING AND SIDEWALK IN FRONT OF BUILDING.
- PAVE PARKING AREA.
- INSTALL REFUSE ENCLOSURE.
- INSTALL LANDSCAPING.
- APPLY TOPSOIL, SEED, AND MULCH TO ALL DISTURBED AREAS IN ACCORDANCE WITH LANDSCAPING PLAN AND REQUIREMENTS, AND DETAIL SHEETS.
- CLEAN OUT DRAINAGE STRUCTURES.
- CONTACT TOWN REPRESENTATIVE FOR FINAL SITE INSPECTION.
- ONCE AREA IS DETERMINED TO BE STABILIZED REMOVE SILT FENCE.
- FINALIZE BUILDING.



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

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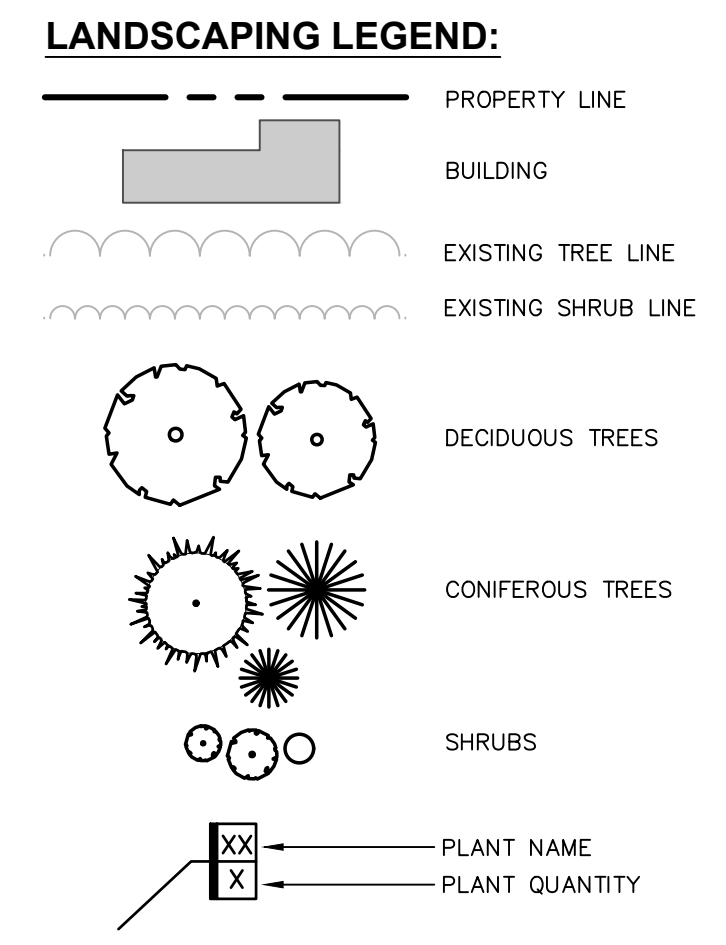
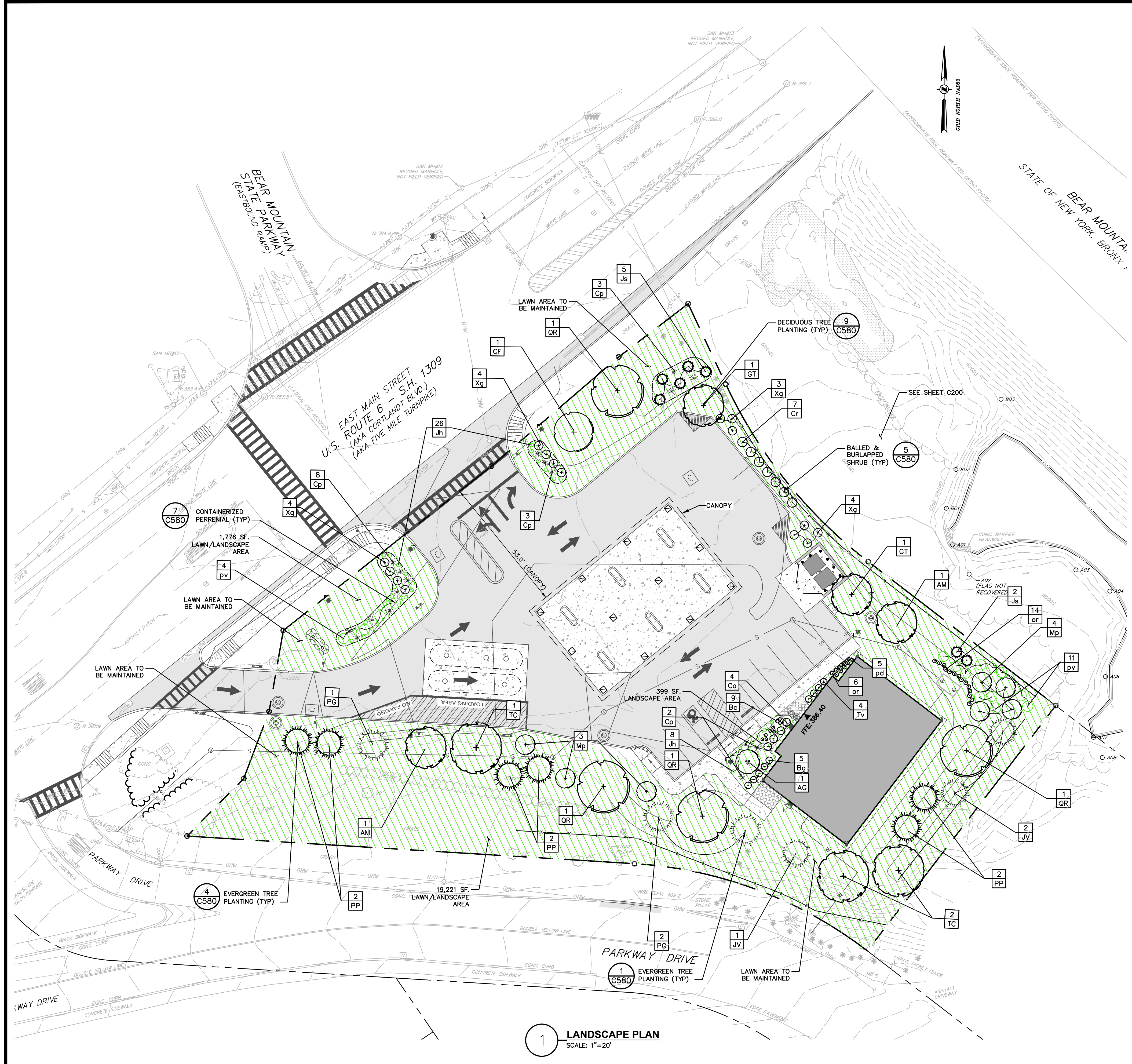
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427 E. 5th St. (Suite 207)  
Chattanooga, Tennessee 37403  
Phone: (423) 241-6575

rev.	date	description
4	10/08/19	REVISED PER NYSDOT COMMENTS
3	07/09/19	REVISED PER TOWN COMMENTS
2	05/22/19	REVISED PER TOWN COMMENTS
1	04/24/19	REVISED PER TOWN COMMENTS
0	02/20/19	INITIAL SUBMISSION TO TOWN

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	checked
SPL	CPL
date	scale
02/20/19	1"=20'
project no.	
81903.00	
sheet no.	
<b>C161</b>	





**LANDSCAPING NOTES:**

- SEE SHEET C580 FOR LANDSCAPING NOTES.

**PLANT LIST**

QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	REMARKS
<b>TREES</b>							
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	
6	PP	Picea pungens	Blue Spruce	8-10'	B&B	As Shown	
4	QR	Quercus rubra	Red Oak	2 - 2.5" Cal.	B&B	As Shown	
3	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	
<b>SHRUBS</b>							
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		
16	Cp	Comptonia peregrina	Sweetfern	#2	Cont.	As Shown	
7	Cr	Cornus racemosa	Gray Dogwood	18"-24"	Cont.	As Shown	
34	Jh	Juniperus horizontalis 'Wiltonii'	Creeping Juniper	#3 Cont.	Cont.	As Shown	
7	Js	Juniperus scopulorum 'Bailligh'	'Sky High' Juniper	5'-6' ht.	B&B	As Shown	
7	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.	Cont.	As Shown	
<b>PERENNIALS</b>							
20	or	Osmunda regalis	Royal Fern		#2 Cont.	18" O.C.	
5	pd	Phlox divaricata	Woodland Phlox		#2 Cont.	10" O.C.	
15	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)

**1 LANDSCAPE PLAN**  
SCALE: 1"=20'

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rev.	date	description
2	05/22/19	REVISED PER TOWN COMMENTS
1	04/24/19	REVISED PER TOWN COMMENTS
0	02/18/19	INITIAL SUBMISSION TO PLANNING BOARD

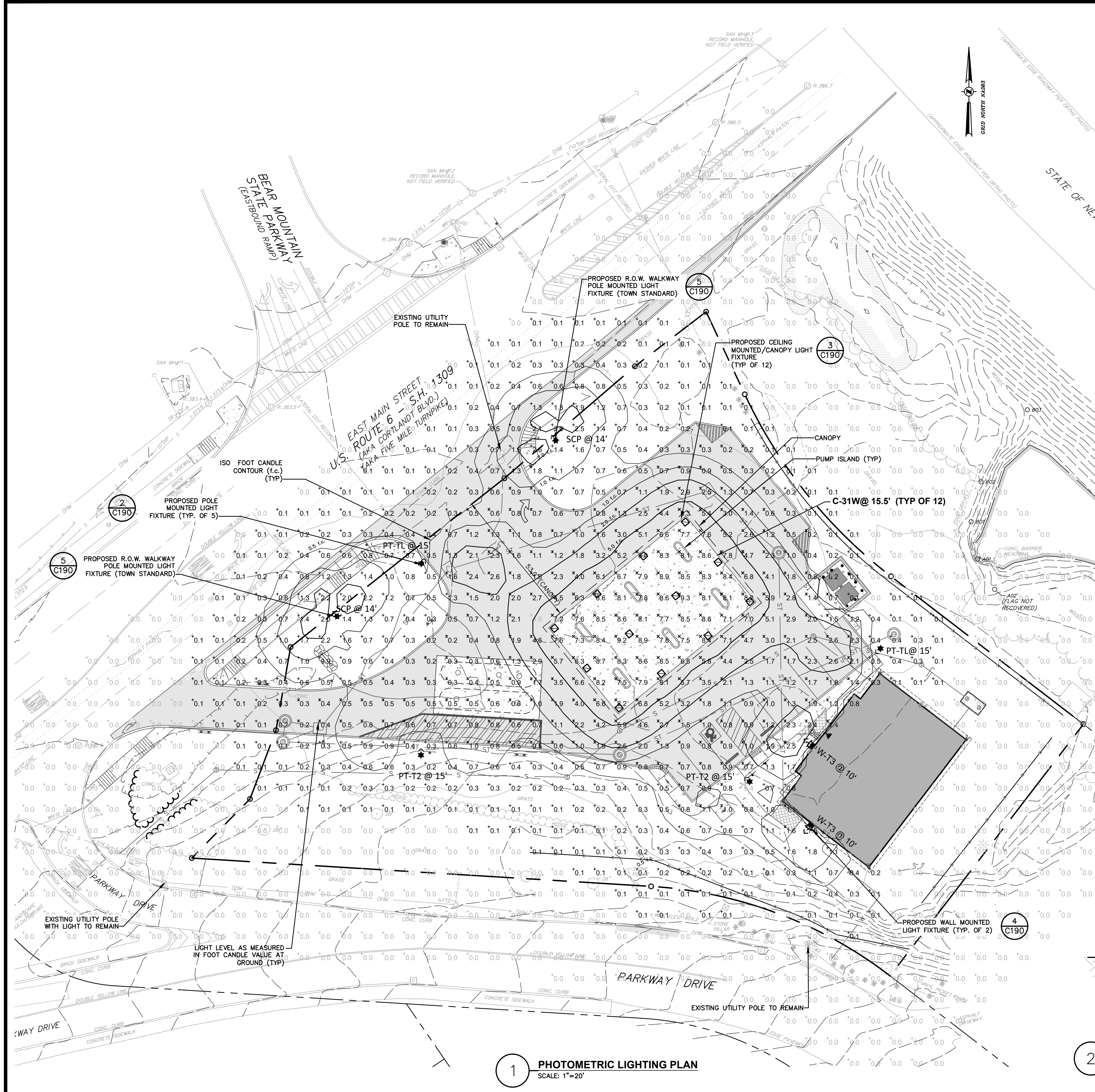
GAS LAND CORTLANDT- 2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)

**LANDSCAPE 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.	<b>C180</b>





**1 PHOTOMETRIC LIGHTING PLAN**  
SCALE: 1"=20'

- LIGHTING NOTES:**
1. PROPOSED LIGHTING AS MANUFACTURED BY CREE, HUBBELL LIGHTING/ ARCHITECTURAL AREA LIGHTING, AND SENTRY LIGHTING.
  2. 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.
  3. IF DISCREPANCIES EXIST BETWEEN THE LIGHTING SCHEDULE AND LIGHTING PLAN, THE PLAN SHALL DICTATE.
  4. GRID NUMBERS SHOWN REPRESENT FOOTCANDLE VALUES AT GROUND PLANE.
  5. 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.
  6. 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.

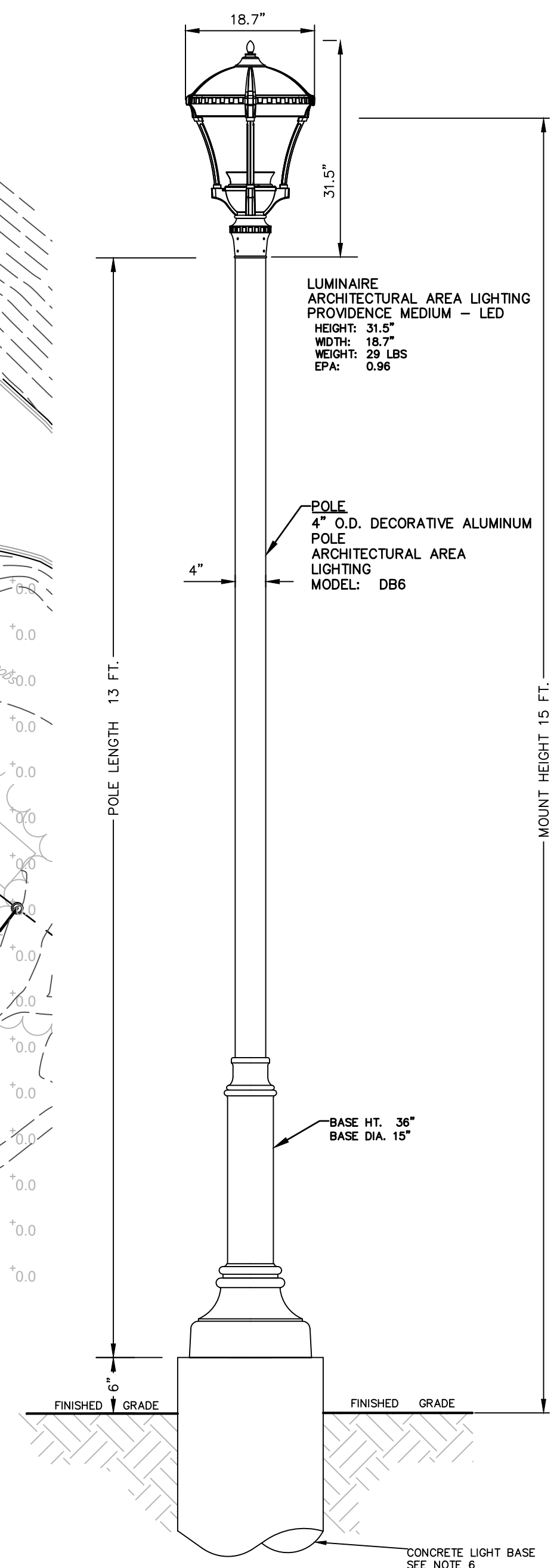
- PHOTOMETRIC LEGEND:**
- PROPERTY LINE
  - BUILDING
  - FOOT CANDLE VALUES AT GROUND PLANE
  - PHOTOMETRIC CONTOUR
  - PROPOSED CEILING MOUNTED CANOPY LIGHT FIXTURE
  - PROPOSED WALL MOUNTED LIGHT FIXTURE
  - PROPOSED LIGHT POLE, WITH INSTALLATION DIRECTION

**LIGHTING SCHEDULE**

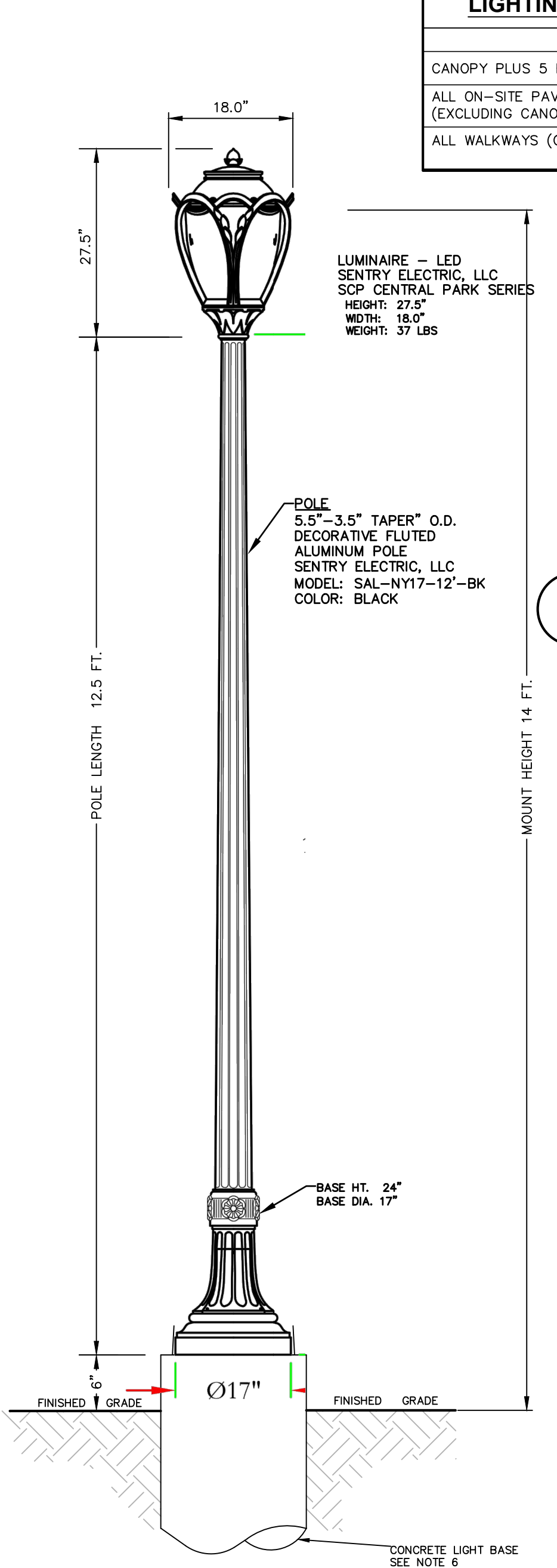
QUANTITY	DESIGNATION	MANUFACTURER	MODEL: CATALOG NUMBER	MOUNT HEIGHT **	LIGHTING TYPE	WATTS	TOTAL LUMENS	REMARKS	LIGHT TEMPERATURE
2	PT-T2	ARCHITECTURAL AREA LIGHTING	PROV-T2-32LED-3K-450	15 FT.	LED	49W	2432	POST TOP MOUNT	3000 K
2	PT-TL	ARCHITECTURAL AREA LIGHTING	PROV-TL-32LED-3K-450	15 FT.	LED	49W	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
2	W-T3	HUBBELL LIGHTING	TRP1-12L15-3K7-3	10 FT.	LED	14W	1478	GEO-PACK SIZE 1, WALL MOUNTED	3000 K
2	SCP	SENTRY ELECTRIC, LLC	SCP-NB-LEDV29B-0.7A-840-KHT3	14 FT.	LED	38W		POST TOP, AS REQUESTED BY TOWN	4000 K

**LIGHTING STATISTICS**

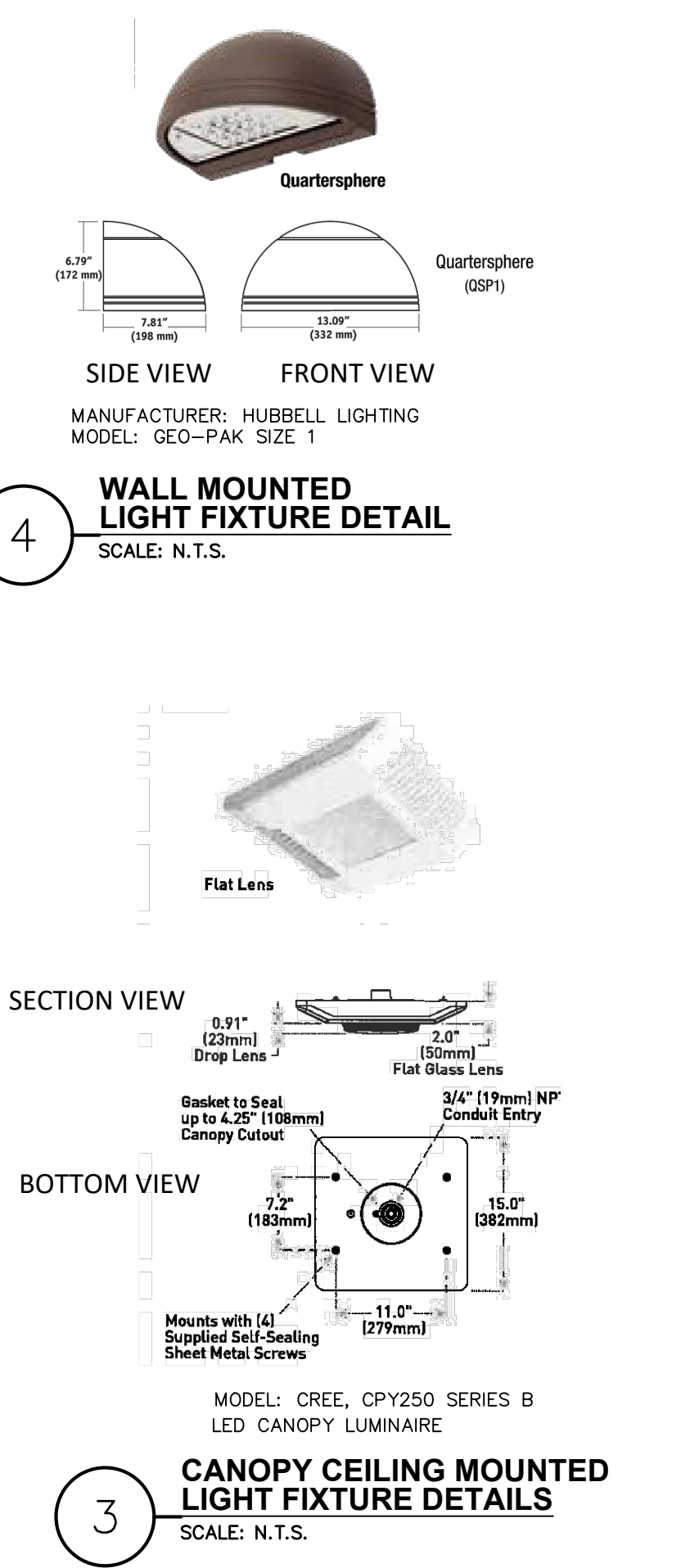
	AVERAGE	MAXIMUM	MINIMUM	AVE/MIN
CANOPY PLUS 5 FT.	7.5 fc	9.3 fc	4.5 fc	1.7 : 1
ALL ON-SITE PAVEMENT (EXCLUDING CANOPY)	1.4 fc	4.7 fc	0.1 fc	14.0 : 1
ALL WALKWAYS (ON-SITE)	1.3 fc	2.5 fc	0.4 fc	3.3 : 1



**2 ON-SITE LIGHTING - POST-TOP DECORATIVE LED LIGHTING FIXTURE DETAIL**  
SCALE: N.T.S.



**5 R.O.W. WALKWAY LIGHTING - POST-TOP DECORATIVE LED LIGHTING FIXTURE DETAIL**  
SCALE: N.T.S.



**4 WALL MOUNTED LIGHT FIXTURE DETAIL**  
SCALE: N.T.S.

**3 CANOPY CEILING MOUNTED LIGHT FIXTURE DETAILS**  
SCALE: N.T.S.

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rev.	date	description
3	10/08/19	REVISED PER NYSDOT COMMENTS, LAYOUT UPDATE
4	07/09/19	REVISED PER TOWN COMMENTS
2	05/22/19	REVISED PER TOWN COMMENTS
1	04/24/19	REVISED PER TOWN COMMENTS
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	checked
SMD	CPL
date	scale
02/20/19	AS SHOWN
project no.	81903.00
sheet no.	C190



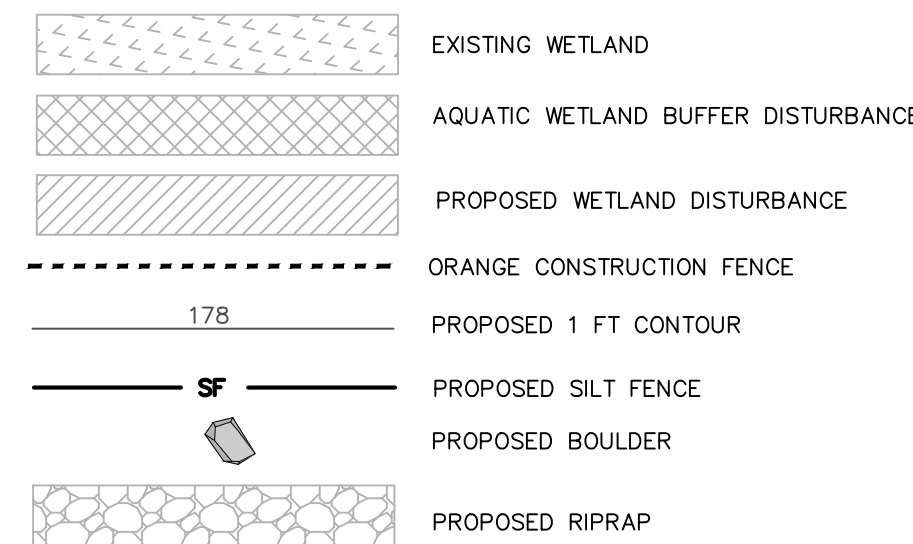
**PLANT SCHEDULE**

	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COND	SPACING
SHRUBS		wb Ilex verticillata	Winterberry (at least 1 male species)	12	15"-18"	BARE ROOT	5' O.C.
		ab Lindera benzoin	Spice Bush	12	2-3'	BARE ROOT	10' O.C.
		be Sambucus nigra	Black Elderberry	12	2-3'	BARE ROOT	10' O.C.
		sd Cornus amomum	Silky Dogwood	12	2-3'	BARE ROOT	10' O.C.
		or Osmunda regalis	Royal Fern	129	2-3'	#2 Cont.	18' O.C.
		pv Panicum virgatum 'Shenandoah'	Switch Grass	22	2-3'	#2 Cont.	As Shown

**LANDSCAPING NOTES:**

- THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
- 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 THE WORK.
- 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.
- 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.
- NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.
- QUALITY ASSURANCE:
  - NOMENCLATURE: PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
  - 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.
  - 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. HEELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.
  - 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.
- SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
  - UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWNS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 15.
  - UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.
  - 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.
- PRODUCTS:

**WETLAND MITIGATION LEGEND:**



**NOTES:**

- SEE SHEET C180 FOR LANDSCAPING PLAN AND SHEET C580 FOR LANDSCAPING NOTES.

**SOIL PREPARATIONS AND VEGETATIVE ESTABLISHMENT:**

- ADDITIONAL SOIL AMENDMENTS ARE NOT EXPECTED TO BE REQUIRED, SINCE THE PROPOSED VEGETATIVE COVER TYPES WILL THRIVE IN A WIDE RANGE OF SOIL CONDITIONS, WITH THE pH VALUES FROM SLIGHTLY ACIDIC TO NEUTRAL. BASELINE SOIL ANALYSIS FOR THE MITIGATION AREA AND ADJACENT WETLAND, HOWEVER, WILL BE INDISPENSABLE IN THE MONITORING AND ASSESSMENT PHASE OF THE RELATIVE SUCCESS OR FAILURE OF THE MITIGATION EFFORT.
- THE COMBINATION OF FORESTED WETLAND WITH SCRUB/SHRUB WETLAND MITIGATION AREA IS EXPECTED TO ENSURE VEGETATIVE ESTABLISHMENT AND LONG-TERM SURVIVAL, EVEN UNDER SUMMER CONDITIONS. THE DESIGN OF THIS SYSTEM WILL MAXIMIZE SURFACE WATER AVAILABILITY TO BOTH WETLAND PLANTINGS, AND AREA TO BE SEEDING WITH HERBACEOUS WETLAND SPECIES.
- THE FINISHED GRADES OF THE MITIGATION AREA WILL CREATE AN INCREASING MOISTURE GRADIENT FROM THE EXISTING UPLANDS THROUGH THE MITIGATION AREA THAT WILL IMPROVE CHANCES FOR ESTABLISHMENT OF A DIVERSE WETLAND COMMUNITY. THESE FINISHED GRADES ALSO WILL MAKE USE OF SEASONAL FLUCTUATIONS IN SURFACE WATER ELEVATIONS, WHICH ARE WIDELY RECOGNIZED AS CRUCIAL TO SEED GERMINATION WETLAND PLANT SPECIES.
- THE REMAIND OF THE TERRAIN WILL BE SEEDING WITH A MIXTURE OF HERBACEOUS, WET MEADOW SPECIES IN ORDER TO STABILIZE SOILS AND ESTABLISH A PERENNIAL WETLAND VEGETATIVE COMMUNITY.

**CONSTRUCTION NOTES:**

- ALL DISTURBED AREAS ARE TO BE REPAIRED INCLUDING BRINGING GRADES BACK TO ORIGINAL CONDITION OR PROPOSED IF INDICATED BY IMPORTING TOPSOIL AND SUPPLYING NECESSARY SOIL AMENDMENTS PRIOR TO SEEDING AND WATERING.
- THE TEMPORARY CONSTRUCTION ACCESS FOR THE MITIGATION AREA WILL BE RESTORED TO ORIGINAL CONDITIONS UPON COMPLETION OF THE WETLAND MITIGATION.

**SOIL RESTORATION NOTES:**

- REMOVE GRAVEL AND/OR DEBRIS FROM SURFACE.
- APPLY 2-INCHES OF COMPOST OVER SOIL. COMPOST SHALL BE AGES, FROM PLANT DERIVED MATERIALS, FREE OF VIABLE WEED SEEDS, HAVE NO VISIBLE FREE WATER OR DUST PRODUCED WHEN HANDLING, PASS THROUGH HALF INCH SCREEN AND HAVE A PH SUITABLE TO GROW DESIRED PLANTS.
- TILL COMPOST INTO THE SUBSOIL TO A DEPTH OF AT LEAST 8-INCHES USING A CAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, MIXING AND CIRCULATING AIR AND COMPOST INTO SUB-SOILS.
- ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF 4-INCHES AND LARGER ARE CLEANED OFF THE SITE.
- APPLY TOPSOIL TO A DEPTH OF 3-INCHES.



**1 OFF-SITE BUFFER MITIGATION PLAN**  
SCALE: 1"=10'

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rev.	date	description
0	07/09/19	THIS SHEET ADDED

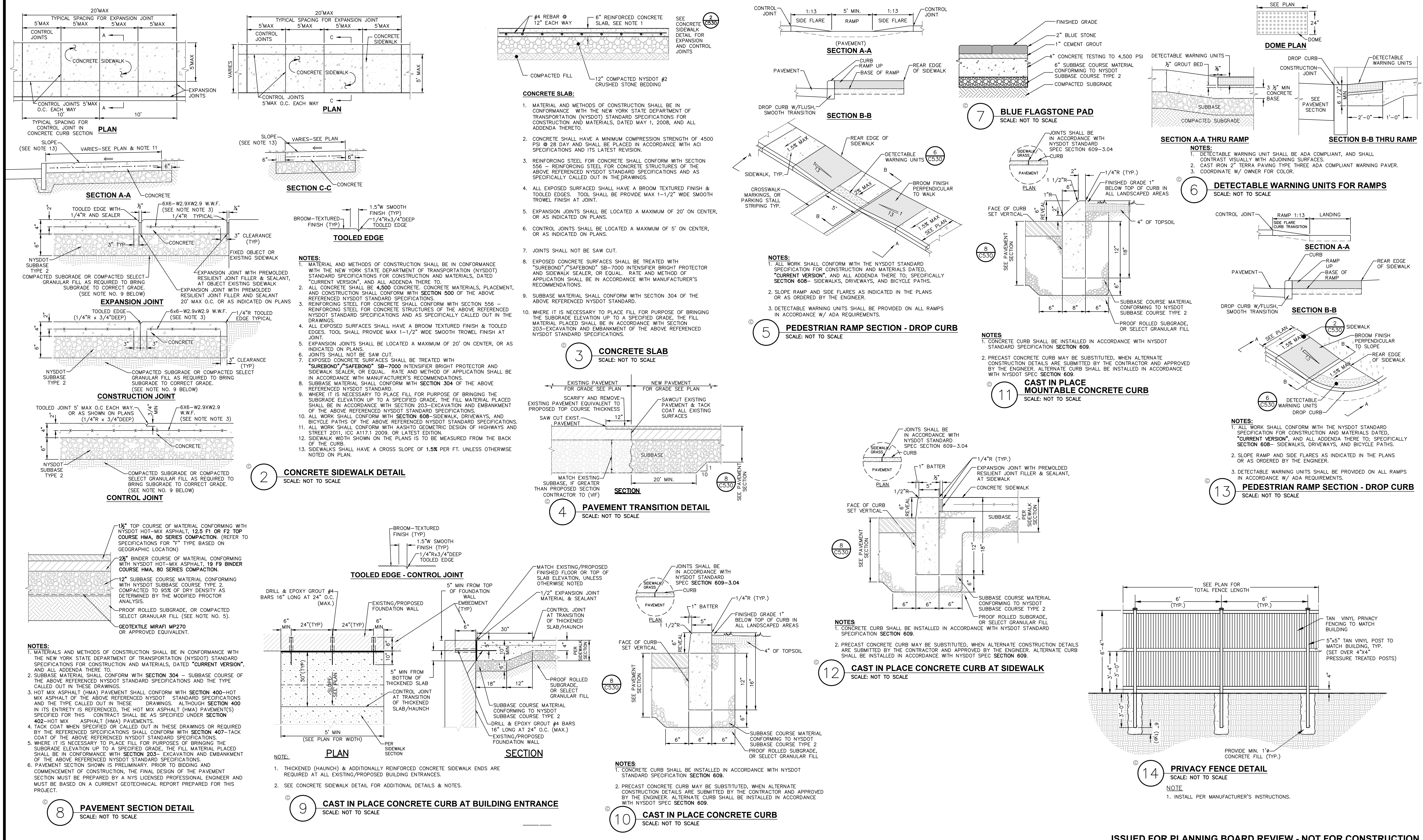
**GAS LAND CORTLANDT- 2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)**

**OFF-SITE BUFFER MITIGATION PLAN**

TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

designed SPL	checked CPL
02/20/19	1"=10'
project no. 81903.00	
sheet no. <b>C200</b>	





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rev.	date	description
2	05/22/19	REVISED PER TOWN COMMENTS
1	04/24/19	REVISED PER TOWN COMMENTS
0	02/20/19	INITIAL SUBMISSION TO PLANNING BOARD

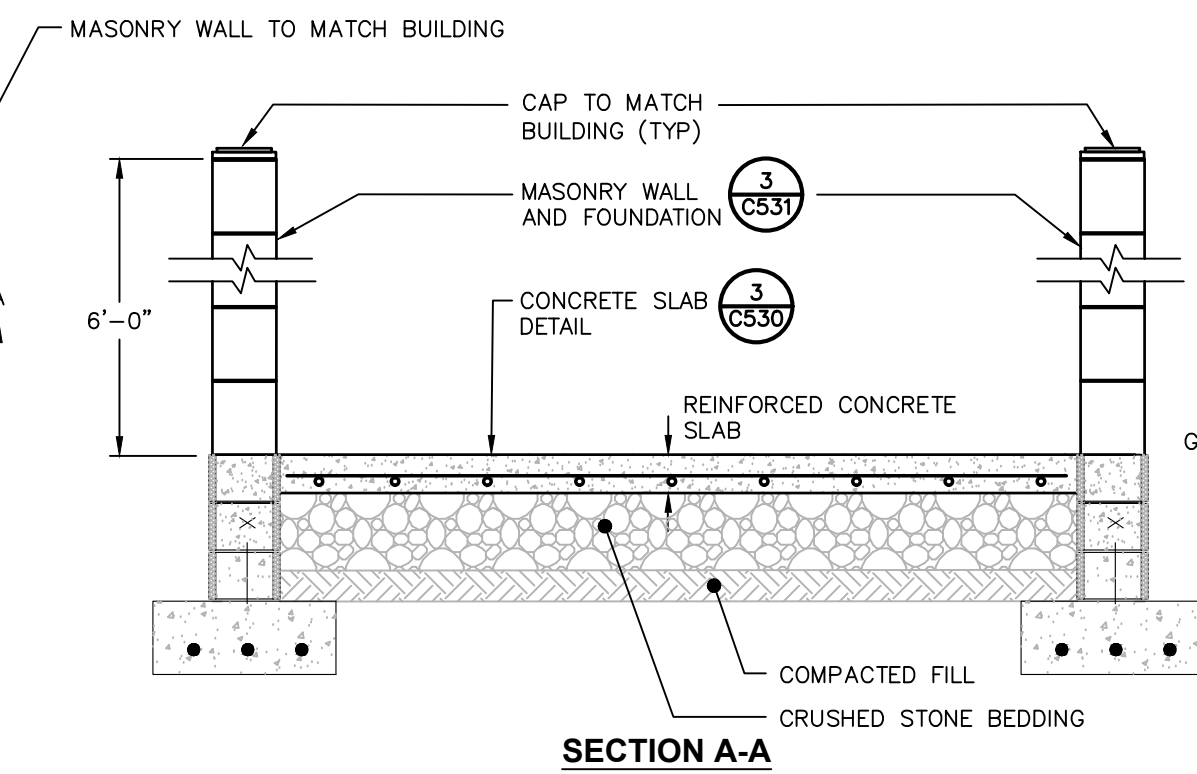
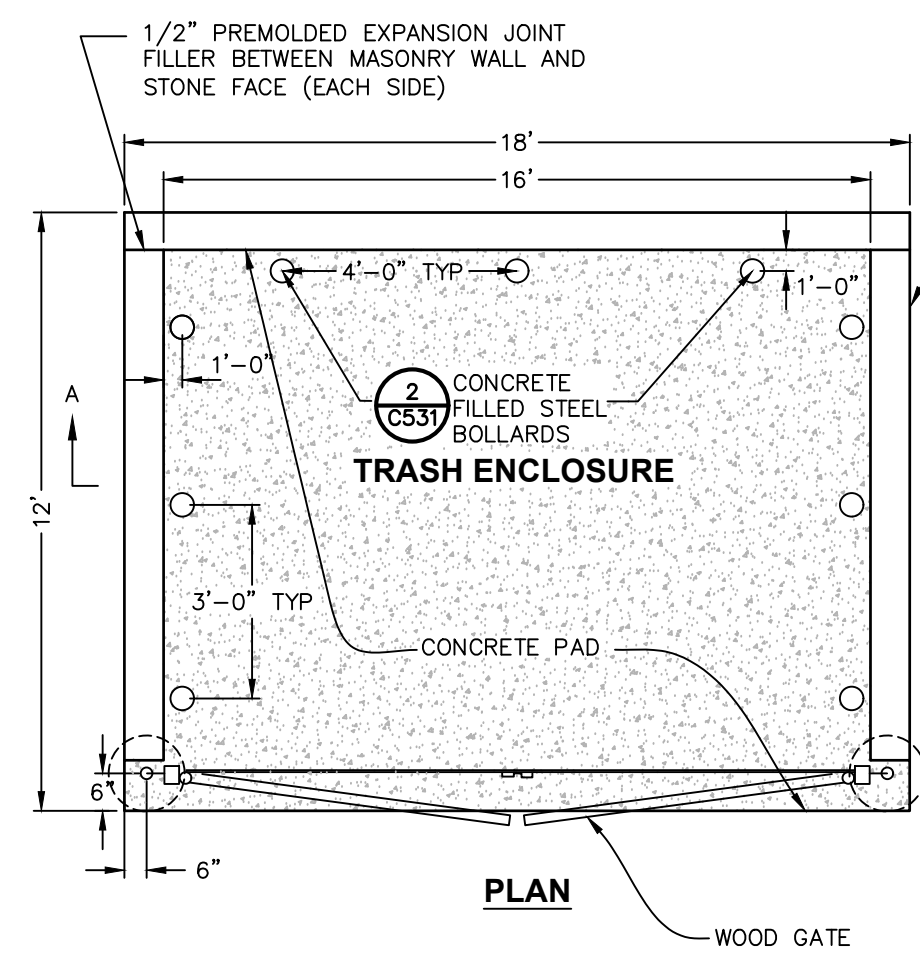
GAS LAND CORTLANDT- 2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)

**SITE DETAILS**

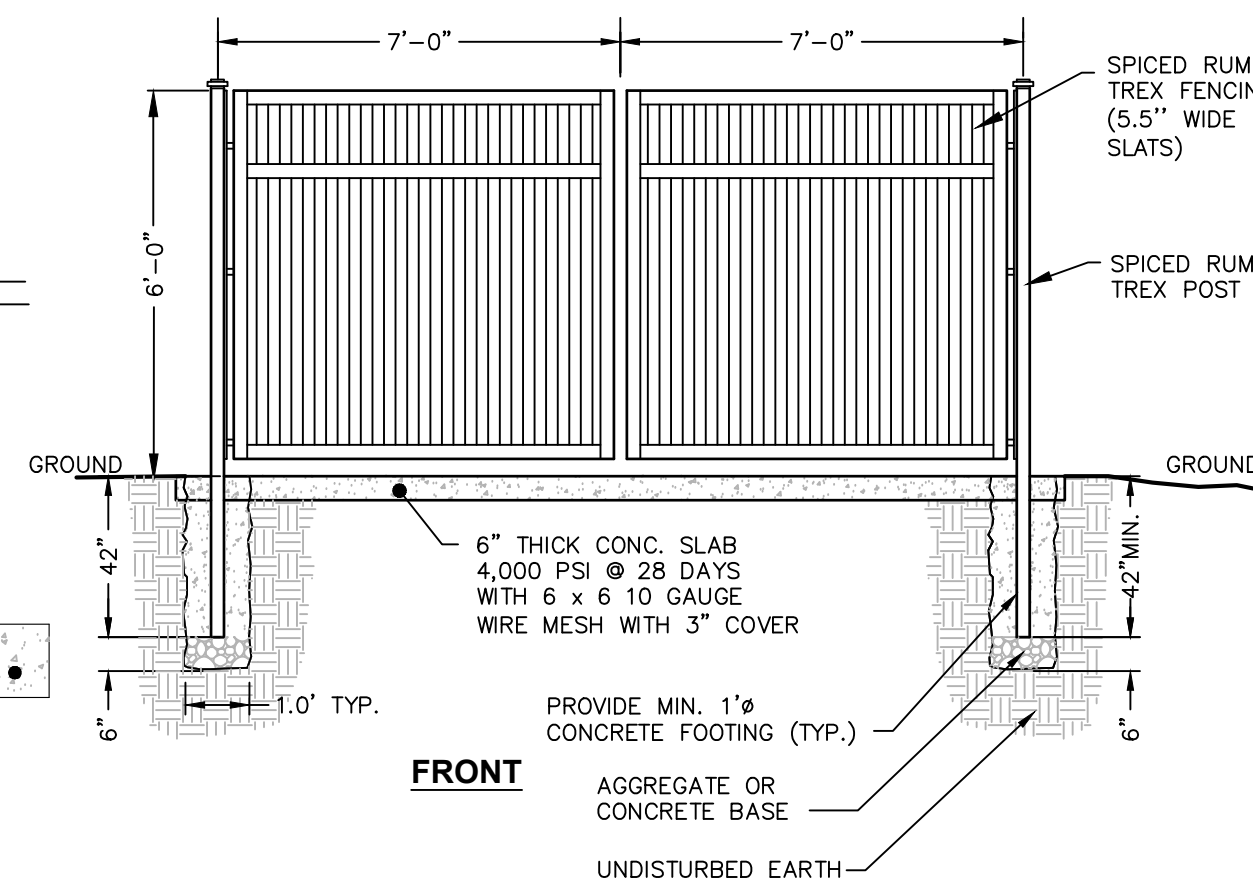
TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

designed	checked
SPL	CPL
date	scale
02/20/19	AS NOTED
project no.	
81903.00	
sheet no.	
	<b>C530</b>



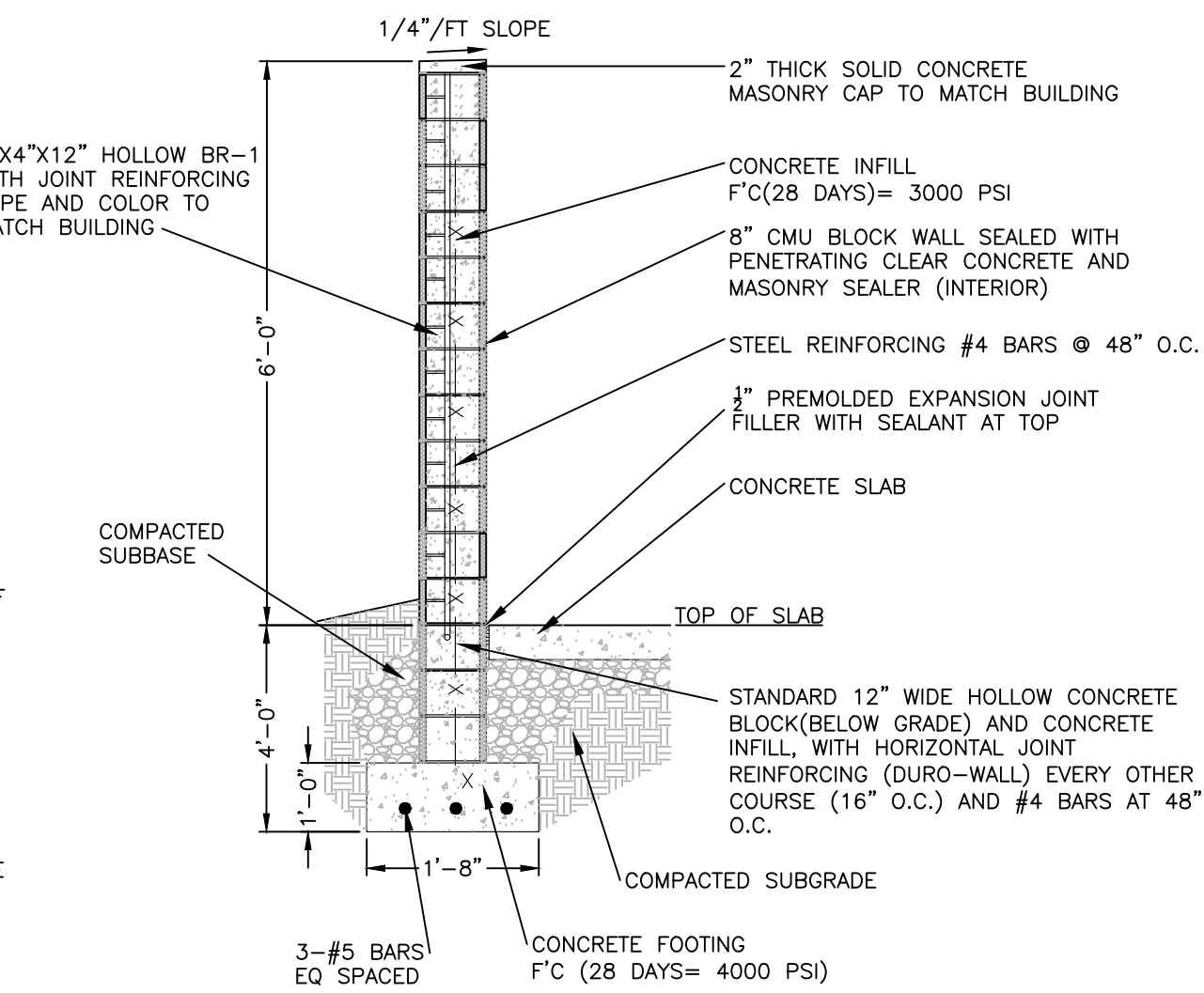


1 REFUSE ENCLOSURE  
SCALE: NOT TO SCALE

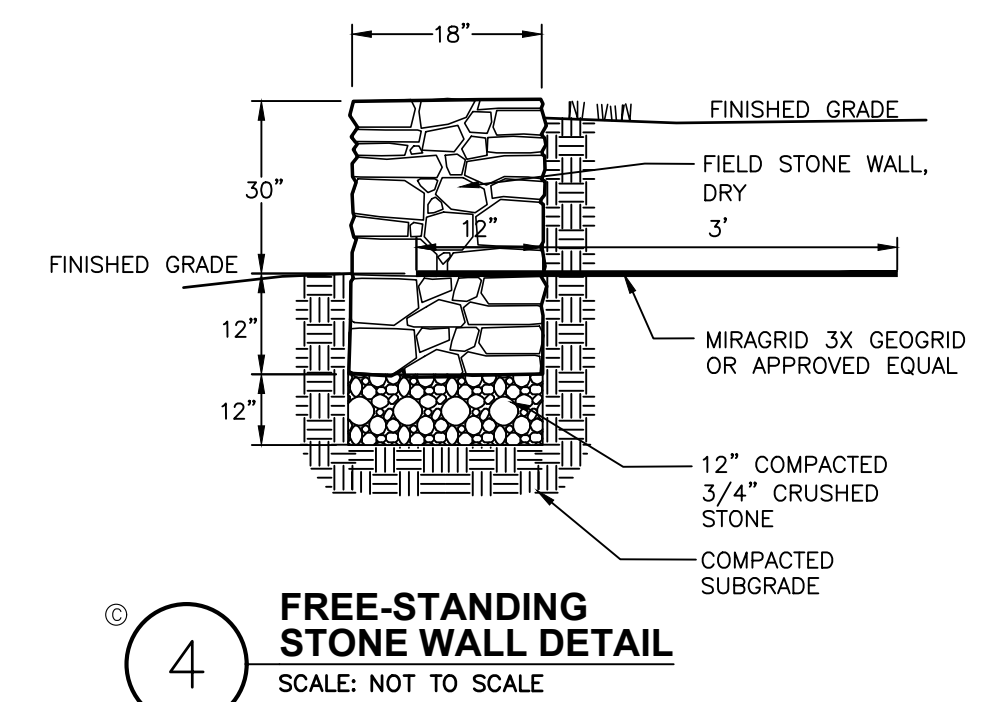


NOTES:  
1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH A MINIMUM CEMENT CONTENT OF 600 POUNDS PER CUBIC YARD FOR ALL FOOTINGS.  
2. ALL CONCRETE SHALL HAVE A SLUMP OF NO GREATER THAN 3"-5" TO WITHIN A TOLERANCE OF 0'-1".  
3. ALL EXPOSED CONCRETE SHALL BE 5% AIR-ENTRAINED (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.

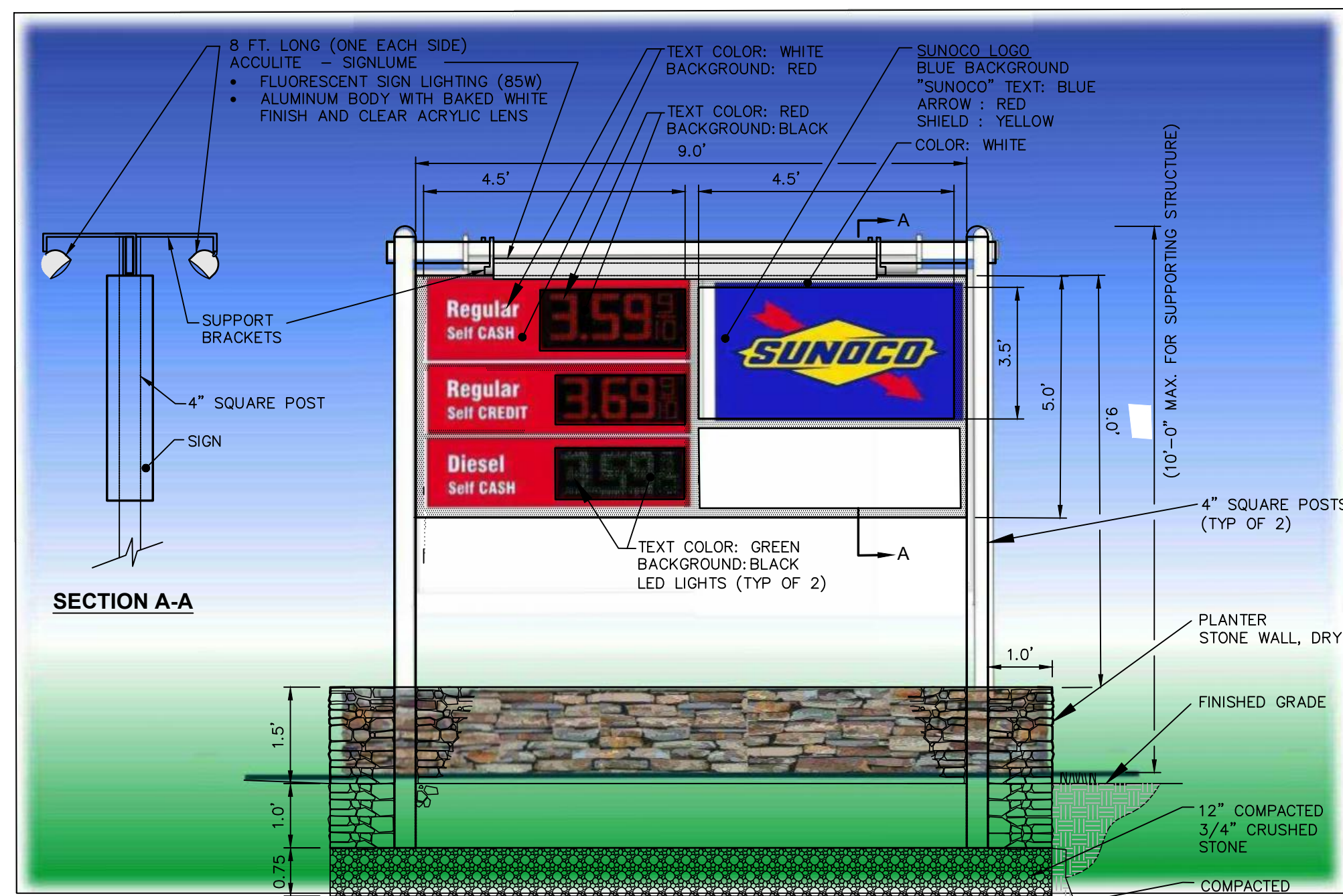
2 BOLLARD DETAIL FOR REFUSE ENCLOSURE  
SCALE: NOT TO SCALE



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

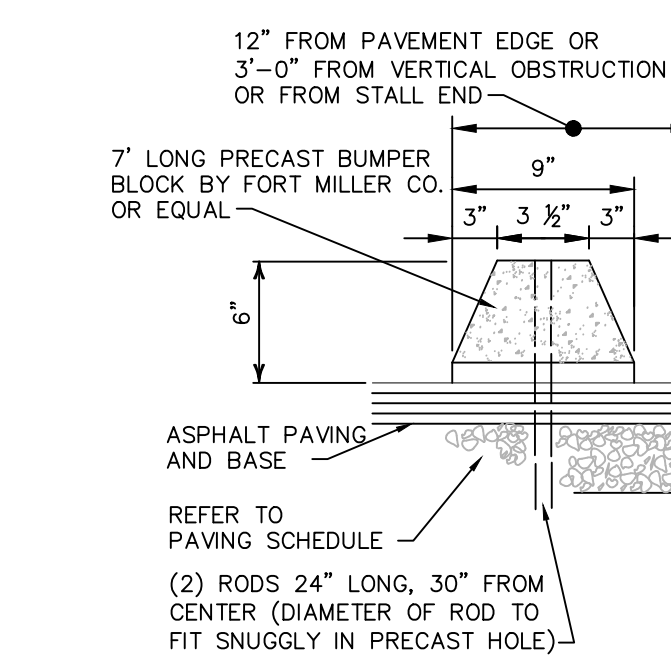


4 FREE-STANDING STONE WALL DETAIL  
SCALE: NOT TO SCALE

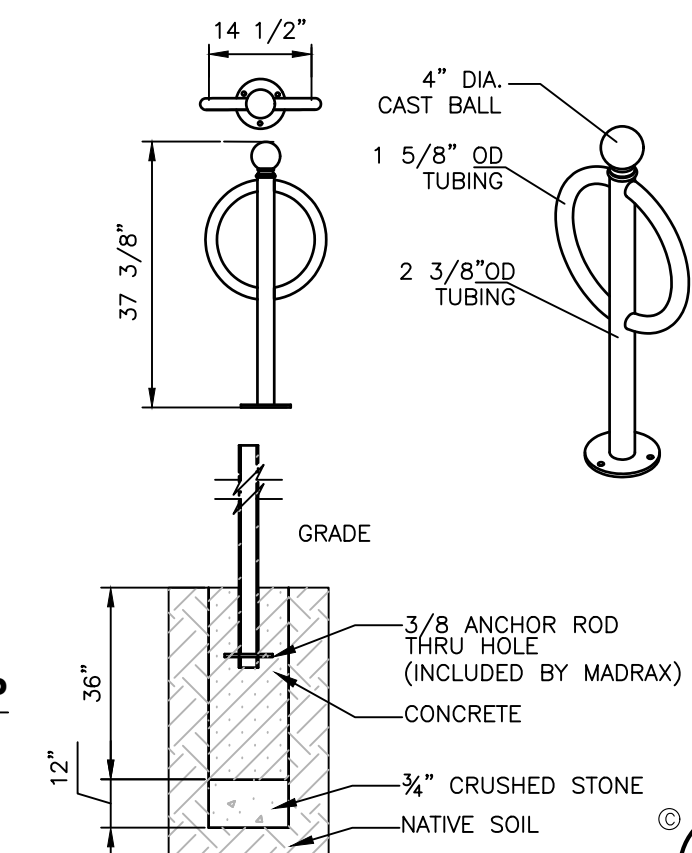


NOTES:  
1. PORTION OF SIGN TO BE LIGHTED BY INTERIOR LED LIGHTING SHALL BE LIMITED TO THE DIGITAL GASOLINE PRICING & THE SUNOCO & DELI LOGO.  
2. GASOLINE PRICE SIGNS SHALL HAVE A STEADY ILLUMINATION OF A CONSTANT COLOR.

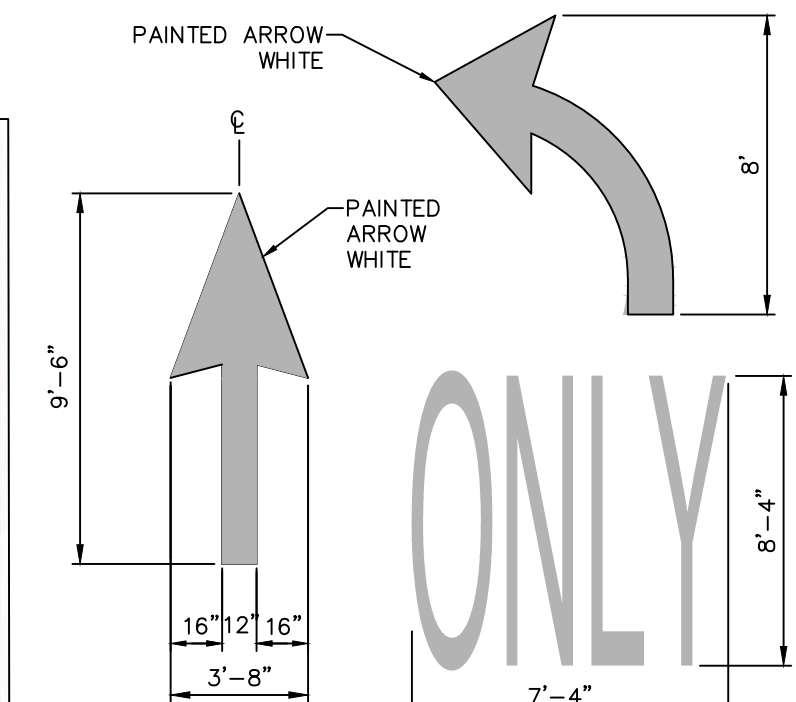
5 FREE-STANDING SIGN AND PLANTER DETAIL  
SCALE: NOT TO SCALE



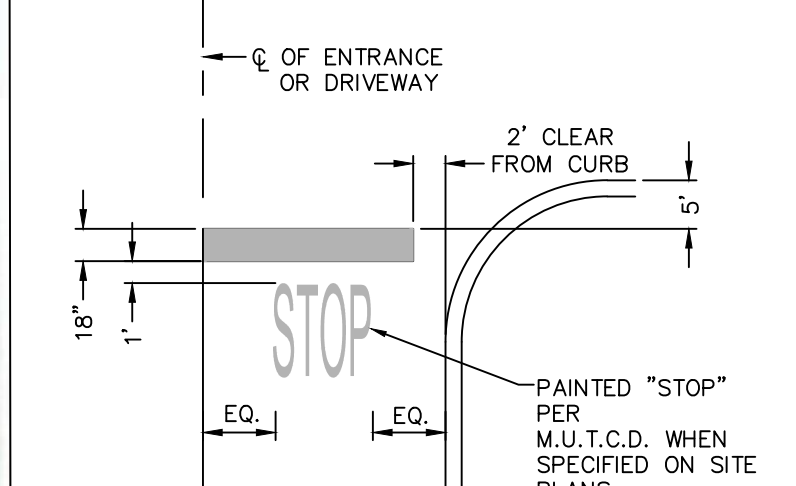
6 PRECAST CONCRETE WHEEL STOP  
SCALE: NOT TO SCALE



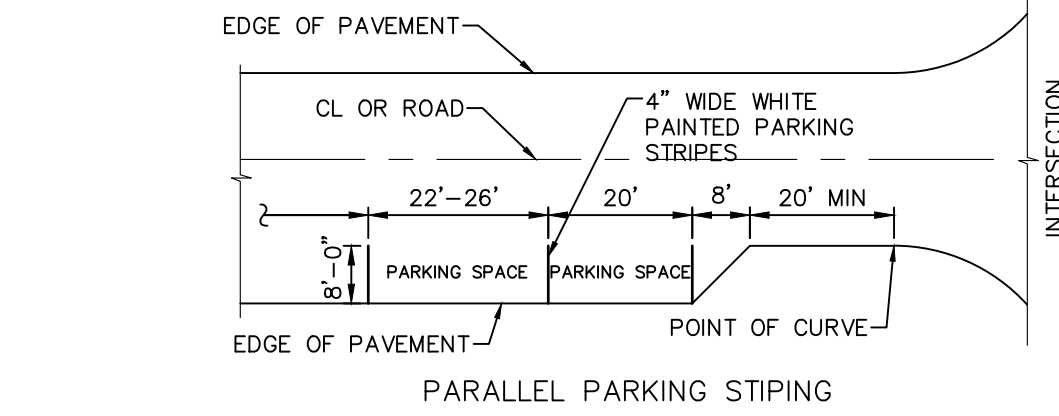
7 BICYCLE RACK  
SCALE: NOT TO SCALE



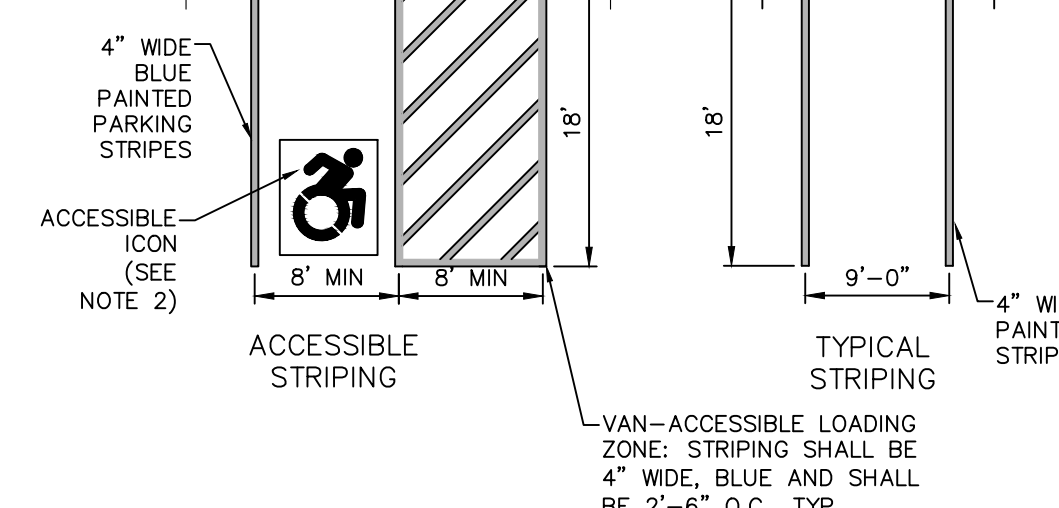
8 PAVEMENT MARKING DETAIL DIRECTIONAL ARROW  
SCALE: NOT TO SCALE



9 PAVEMENT MARKING DETAIL STOP BAR  
SCALE: NOT TO SCALE



10 PAVEMENT MARKING DETAIL PARKING STRIPING  
SCALE: NOT TO SCALE



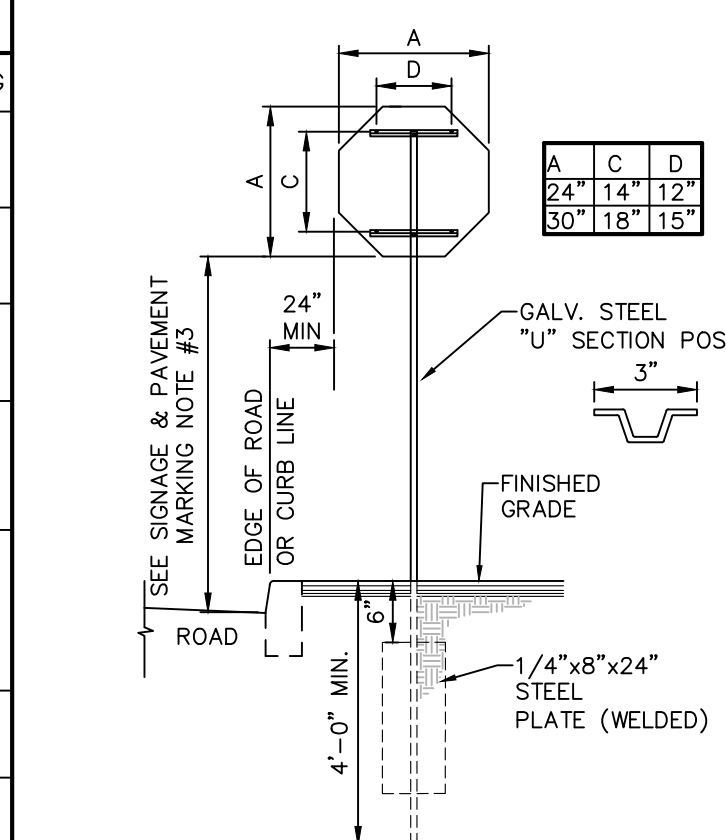
NOTES:  
1. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH ADA STANDARD AND CURRENT ZONING AND SITE REGULATIONS.  
2. PAINTED ACCESSIBLE LOGO TO BE IN ACCORDANCE W/ NEW YORK STATE LAW.  
3. SLOPE OF PAVEMENT SURFACE IN ACCESSIBLE PARKING AREA SHALL NOT EXCEED 1.5% IN ANY DIRECTION.  
4. SEE PLAN FOR ACTUAL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

11 MUTCD SIGN SCHEDULE  
SCALE: NOT TO SCALE

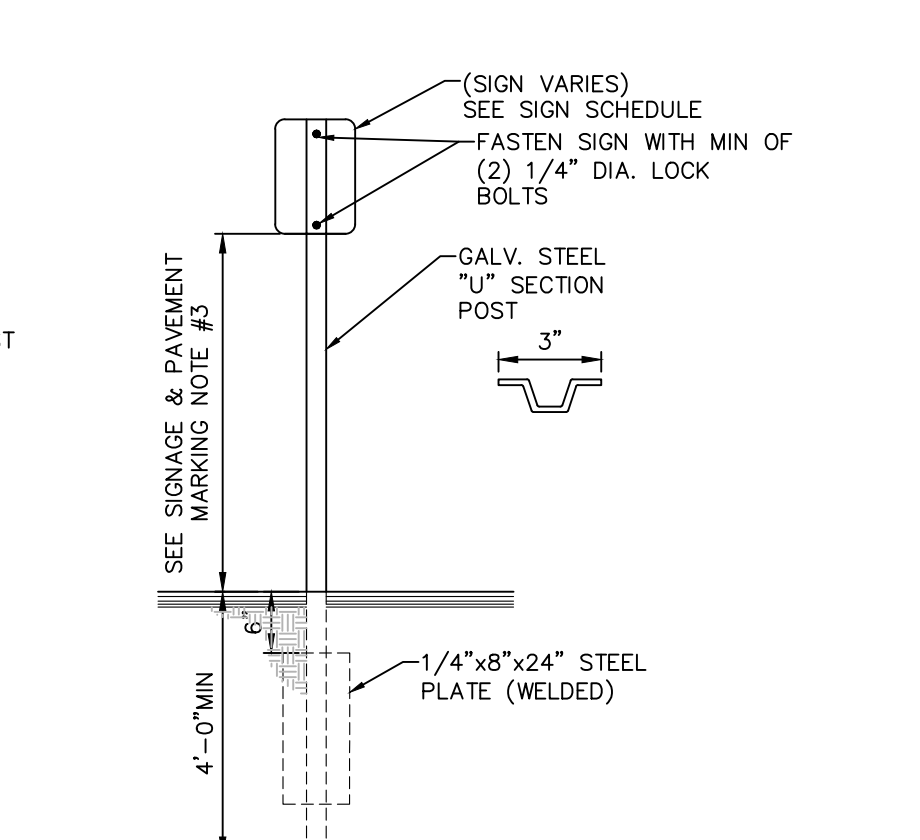
SIGN NO.	SIGN FACE	MUTCD NUMBER	MIN SIZE	COLORS	LEGEND	MOUNTING
1	STOP	R1-1	30"x30"	RED	WHITE	(13) (C5.3)
2	ONE WAY	R6-1L	36"x12"	BLACK	WHITE	(14) (C5.3)
3	ONE WAY	R6-1R	36"x12"	BLACK	WHITE	(14) (C5.3)
4	DO NOT ENTER	R5-1	30"x30"	RED	WHITE	(13) (C5.3)
5	RESERVED PARKING	NY R7-8D	12"x18"	WHITE/BLUE	GREEN/WHITE	(13) (C5.3)
6	VAN ACCESSIBLE	R7-BP	12"x6"	WHITE	BLUE	(13) (C5.3)
7	NO PARKING ANY TIME	R7-1	12"x18"	WHITE	RED	(13) (C5.3)
8	NO PARKING	R3-2	30"x30"	WHITE	BLACK/RED	(13) (C5.3)
9	NO PARKING	R3-1	30"x30"	WHITE	BLACK/RED	(13) (C5.3)

11 MUTCD SIGN SCHEDULE  
SCALE: NOT TO SCALE

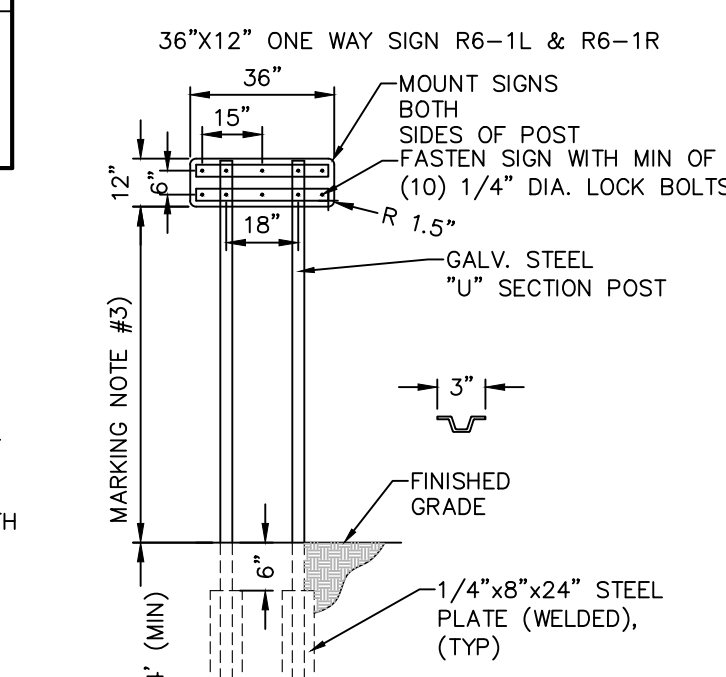
SIGNAGE NOTES:  
1. ALL SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, SECTION 645 AND THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" - 2009 EDITION AND THE "NYS SUPPLEMENT."  
2. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7'. MINIMUM MOUNTING HEIGHT MAY BE 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/ NYSDOT STANDARD SPECS SECTION 730.



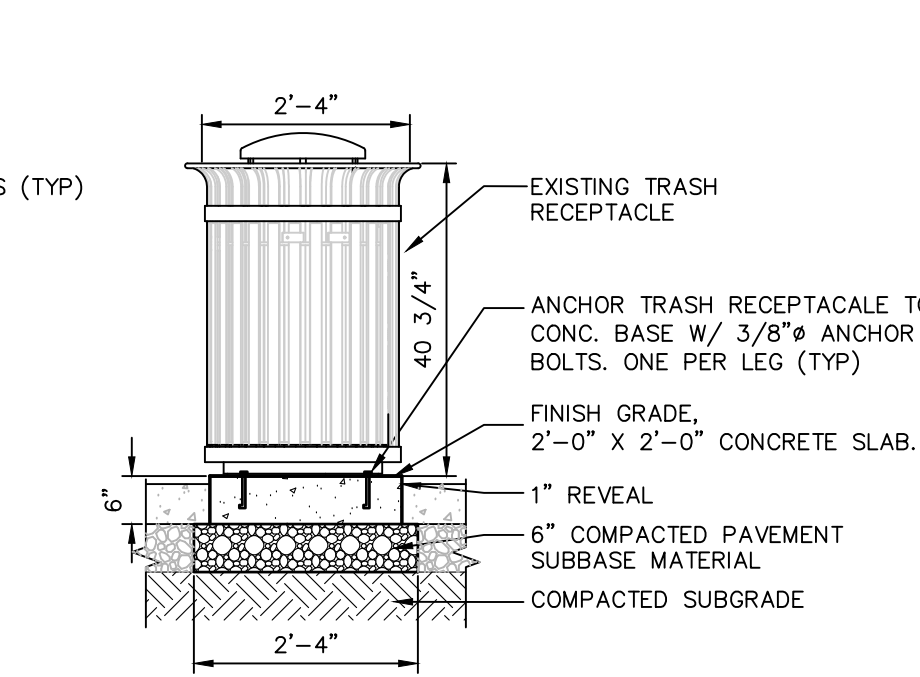
12 SINGLE POST STOP SIGN MOUNTING DETAIL  
SCALE: NOT TO SCALE



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

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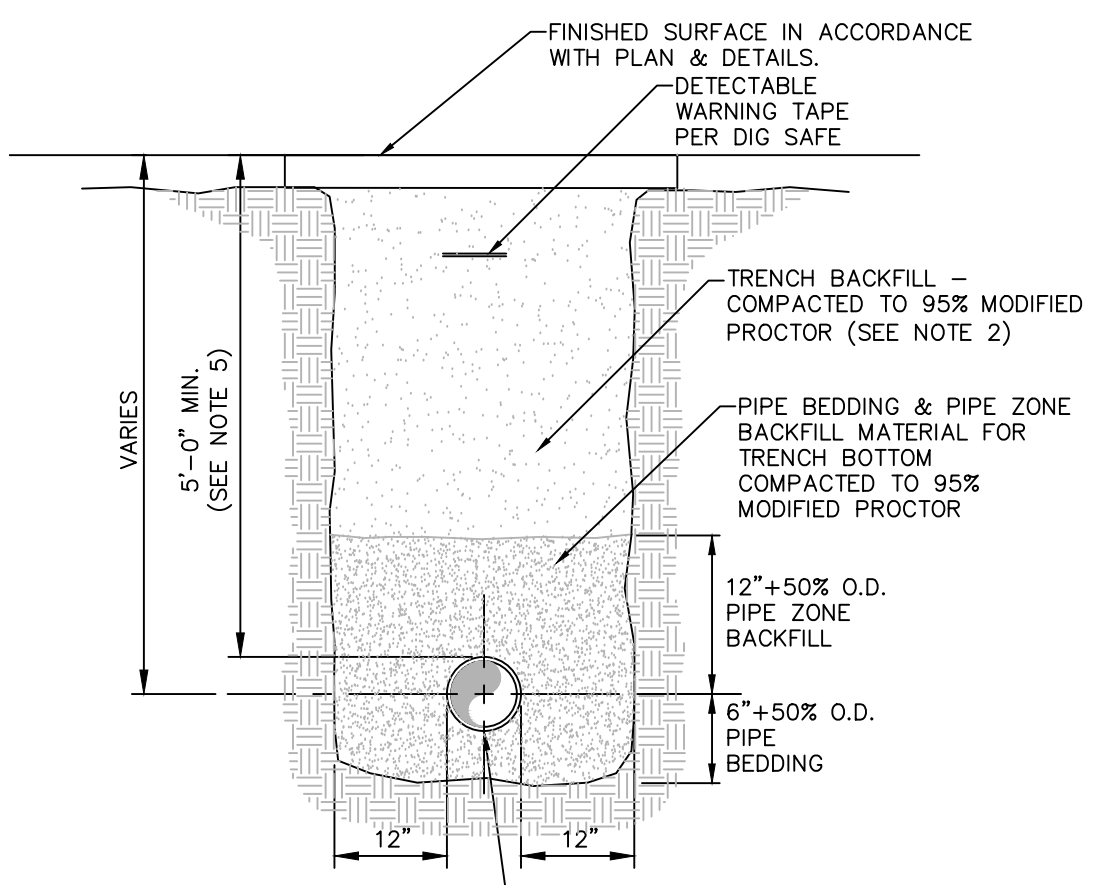
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GAS LAND CORTLANDT- 2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)  
SITE DETAILS  
TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

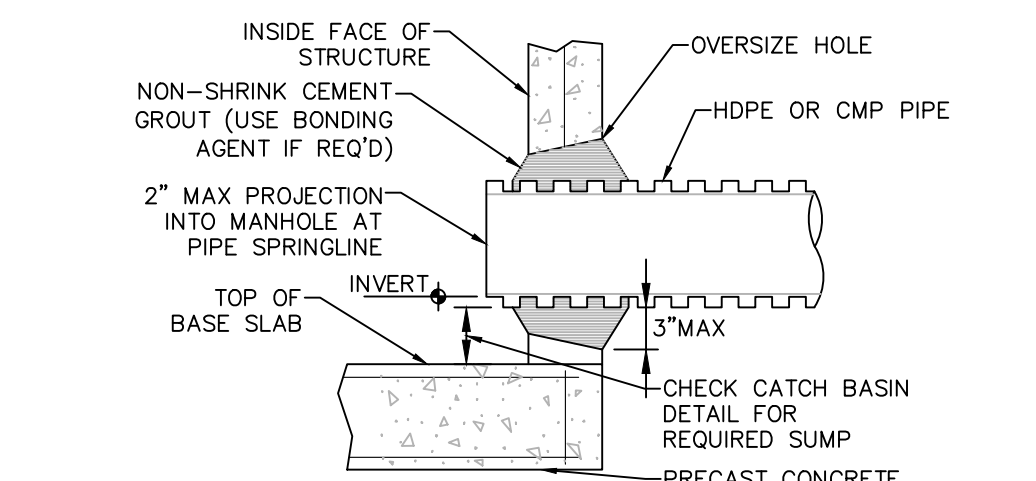
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date	scale
02/20/19	AS NOTED
project no.	
81903.00	
sheet no.	
	<b>C531</b>





1 PIPE TRENCH DETAIL (TYPICAL)  
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            | 0-70%     |
| 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.

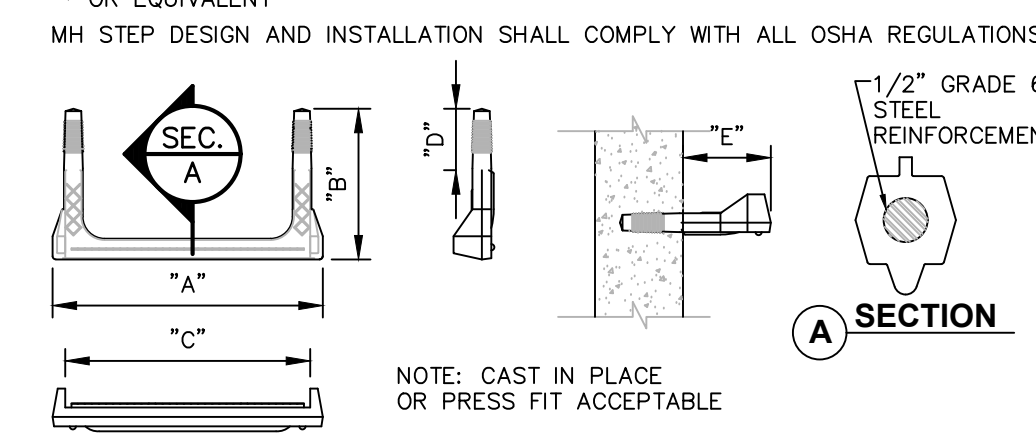


3 PIPE CONNECTION TO DRAINAGE STRUCTURE  
SCALE: NOT TO SCALE

**ACCEPTABLE MANHOLE STEPS**

MANUFACTURER	PATTERN NUMBER	"A" STEP WIDTH	"B" LEG LENGTH	"C" RUNG CLEAR	"D" EMBEDMENT	"E" RUNG 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



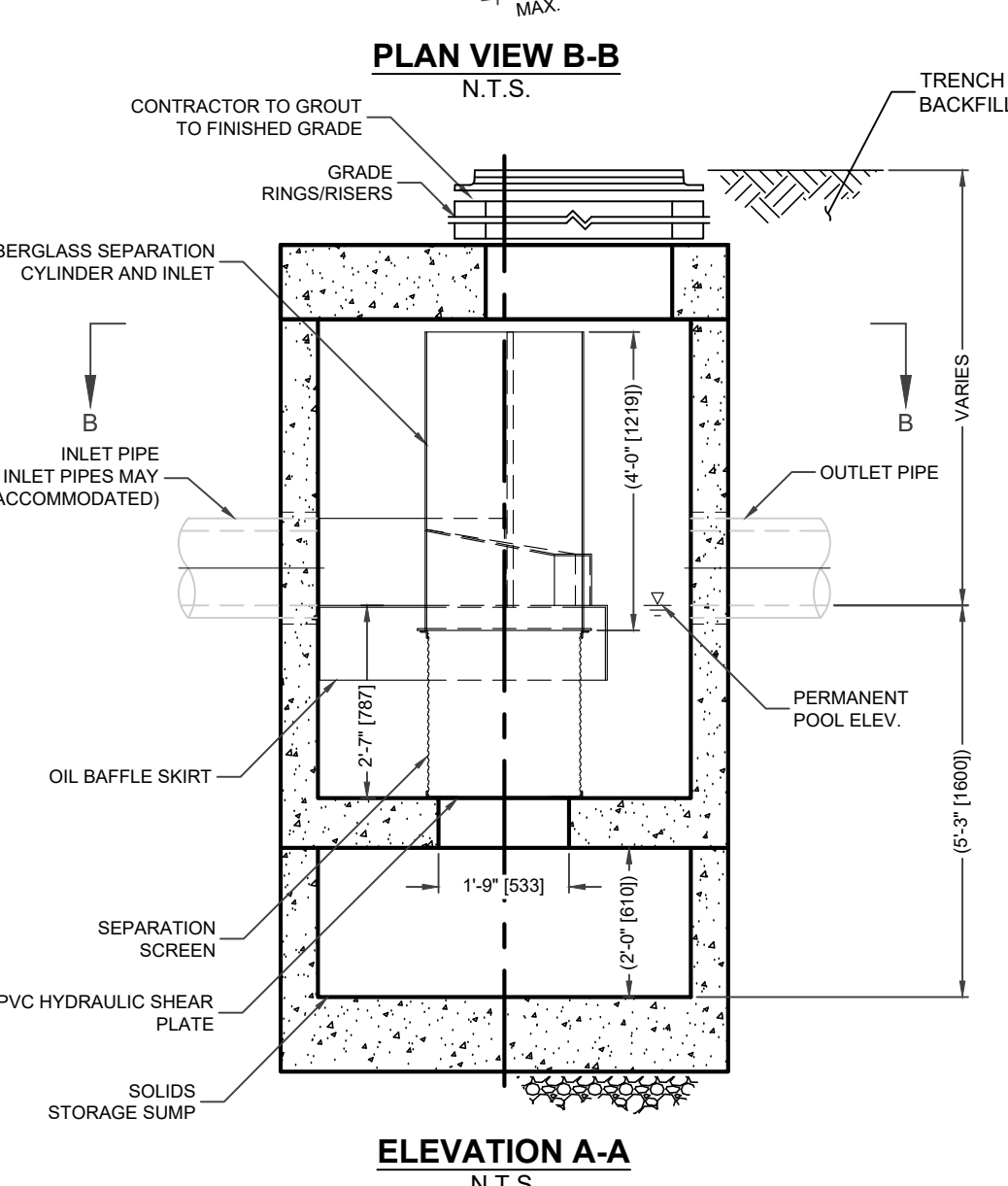
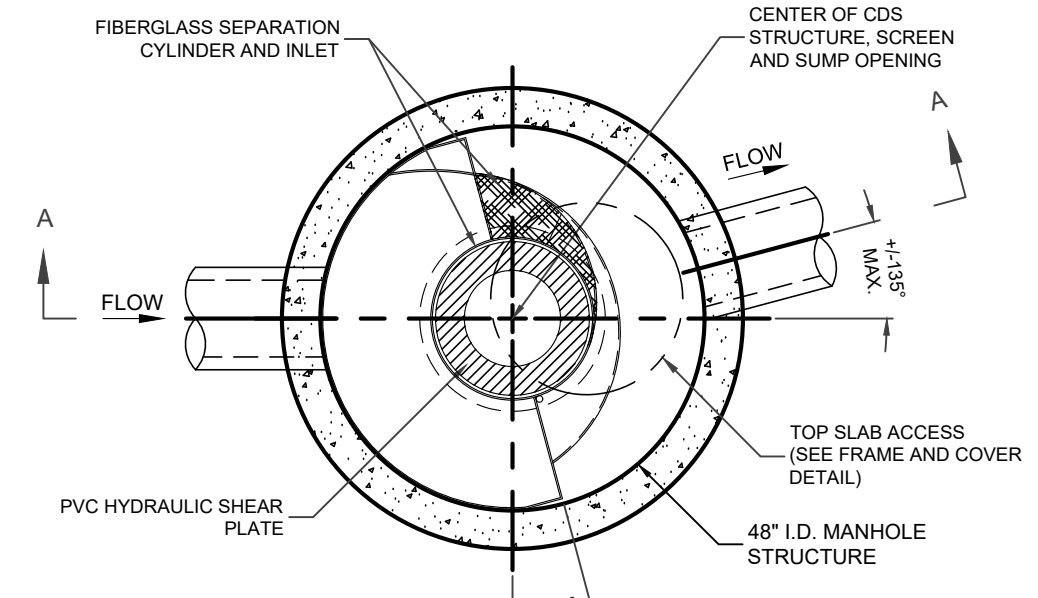
4 COPOLYMER POLYPROPYLENE MH STEP  
SCALE: NOT TO SCALE

**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"

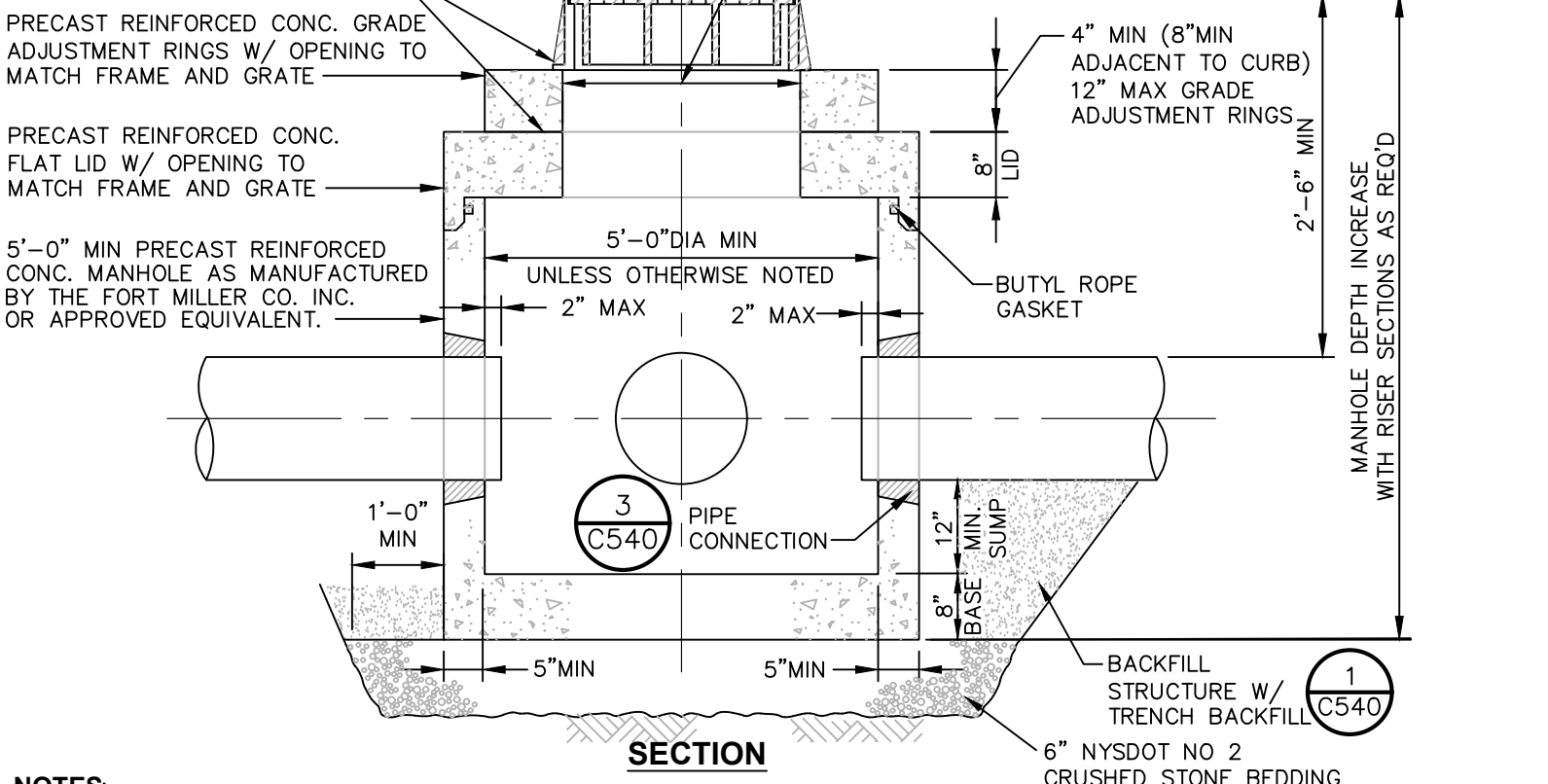
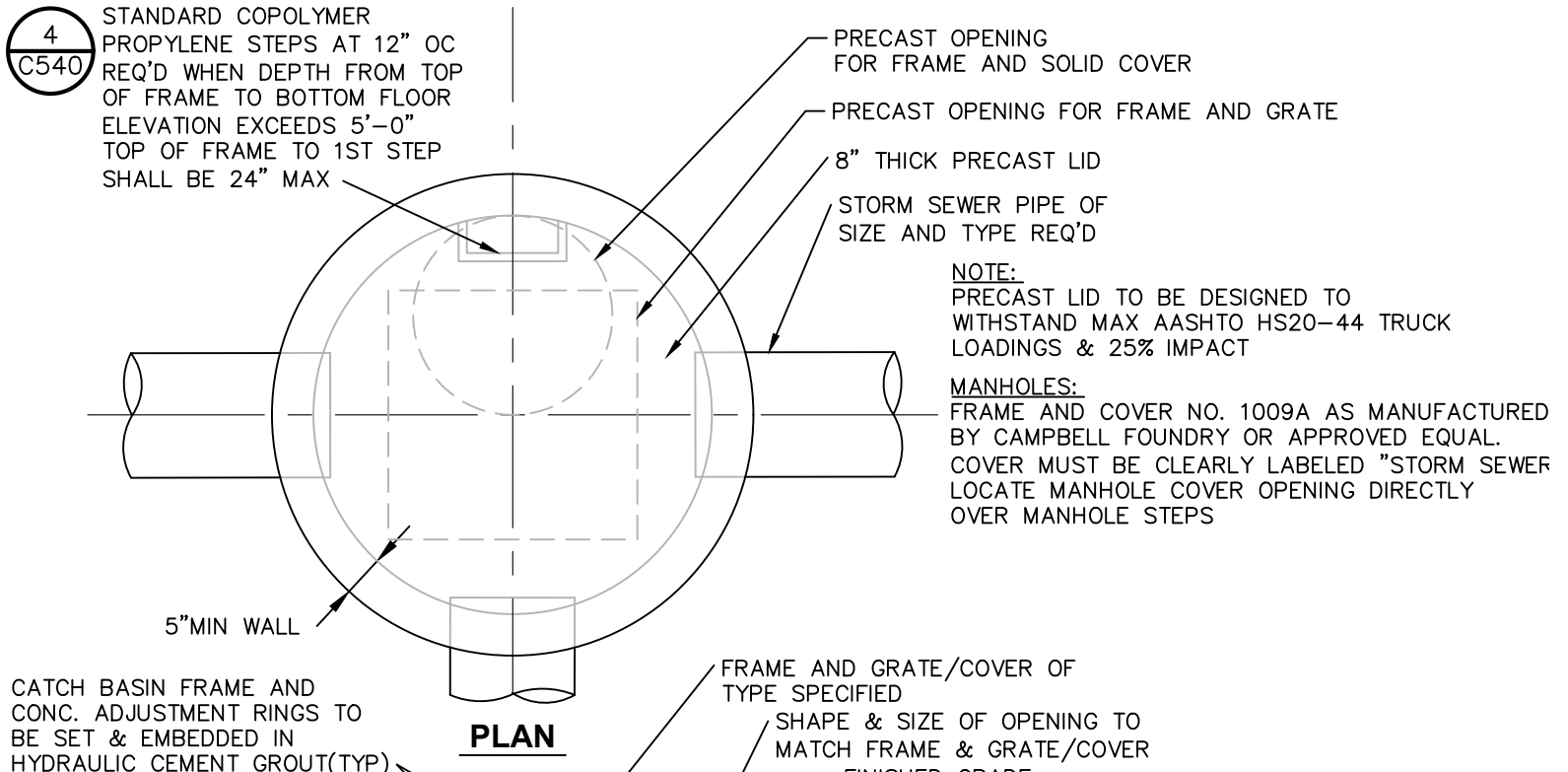
- NOTES:**
- SCOPE: THIS SPECIFICATION DESCRIBES 12" THROUGH 36-INCH ADS FLARED END SECTIONS FOR USE IN CULVERT AND DRAINAGE OUTLET APPLICATIONS. FES LARGER THAN 36" SHALL USE CIRCULAR CORRUGATED METAL FLARED END SECTIONS.
  - REQUIREMENTS: THE INVERT OF THE PIPE AND THE END SECTION SHALL BE AT THE SAME 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



6 HYDRODYNAMIC SEPARATOR  
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.



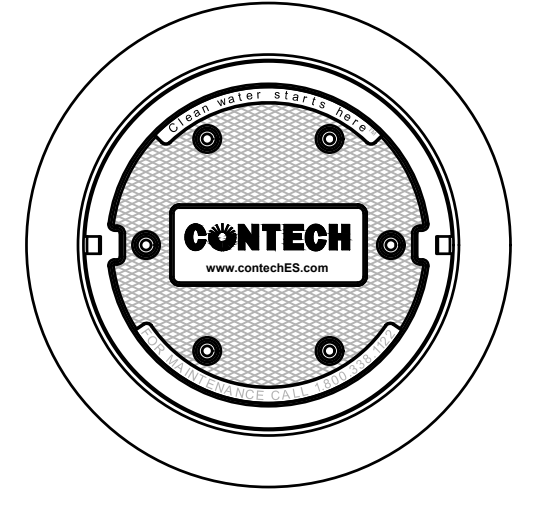
- NOTES:**
- CATCH BASIN SHALL BE PRECAST CONCRETE, DESIGNED FOR HS20-44 VEHICULAR LOADING AND 25% IMPACT.
  - FRAME AND COVER SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING & 25% IMPACT.
  - CONCRETE CATCH BASIN CASTING CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.
  - CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE FLOOR OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
  - BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.
  - SUMPS FOR CATCH BASINS SHALL BE 12".
  - ECCENTRIC CONE TOP CAN BE USED FOR MANHOLES DEPTH GREATER THAN 7 FEET.
  - SEE CHART FOR REQUIRED MANHOLES / CATCH BASINS DIAMETERS.
  - ALL PRECAST CONSTRUCTION IN ACCORDANCE W/ ASTM 0478.

7 PRECAST CONCRETE MANHOLE DETAIL  
SCALE: NOT TO SCALE

**CDS2020-5-C DESIGN NOTES**

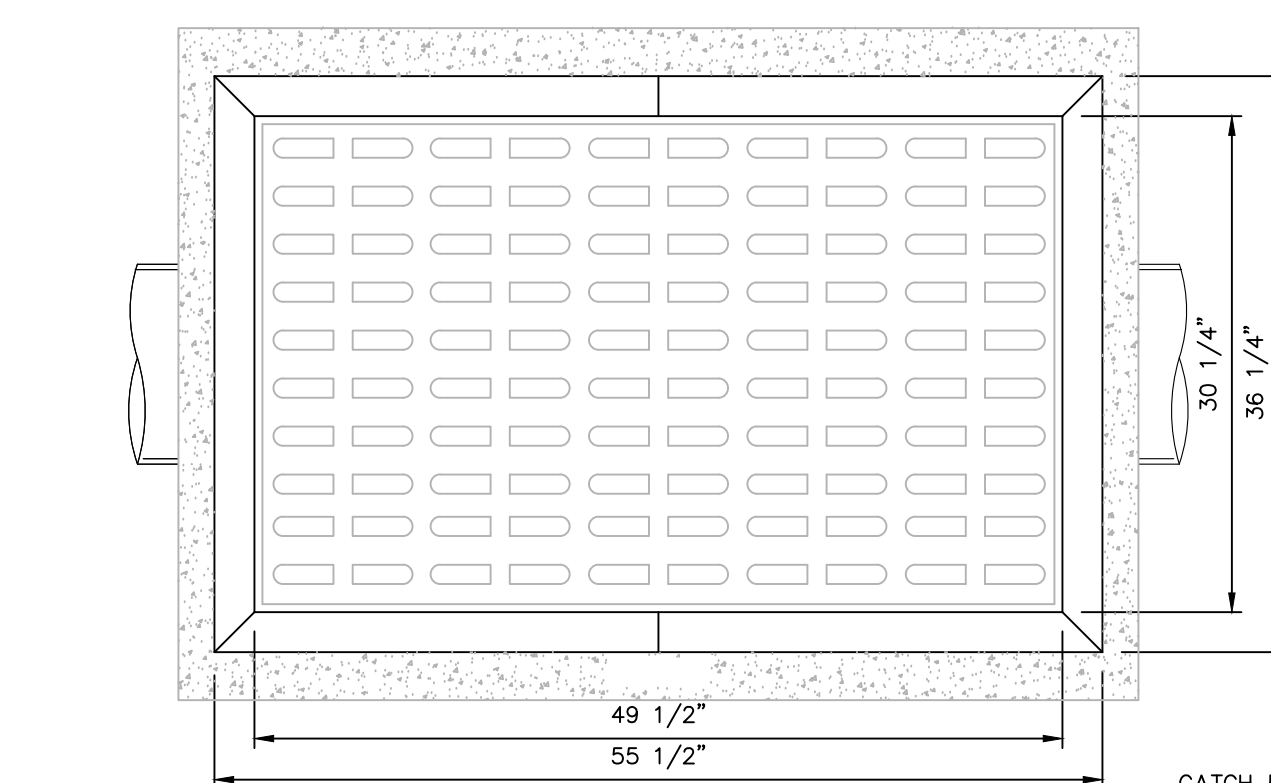
CDS2020-5-C RATED TREATMENT CAPACITY IS 1.1 CFS, OR PER LOCAL REGULATIONS.

THE STANDARD CDS2020-5-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

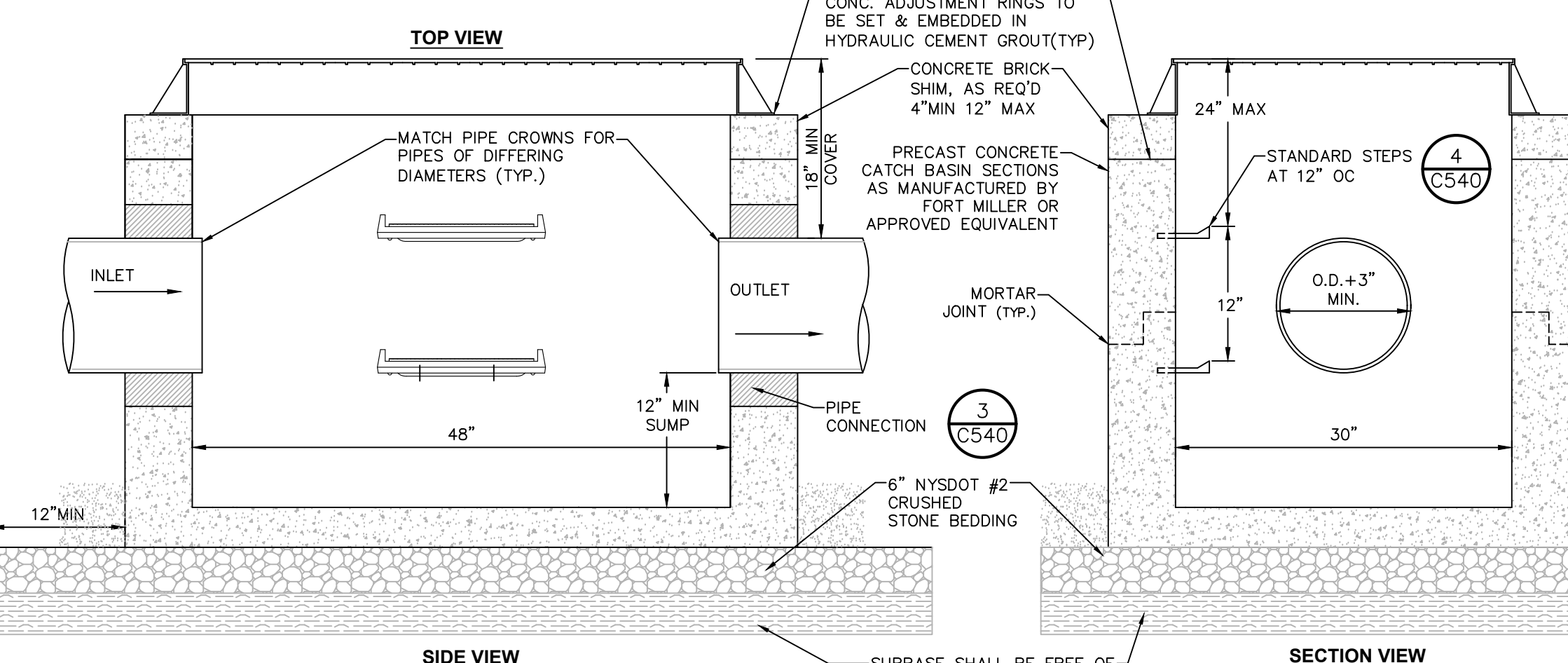


- GENERAL NOTES:**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
  - DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
  - FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH STORMWATER SOLUTIONS REPRESENTATIVE. [www.contechstormwater.com](http://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.



- NOTES:**
- CATCH BASIN SHALL BE PRECAST CONCRETE, DESIGNED FOR HS20-44 VEHICULAR LOADING AND 25% IMPACT.
  - FRAME AND COVER SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING & 25% IMPACT.
  - CONCRETE CATCH BASIN CASTING CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.
  - CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE TOP OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
  - BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.
  - SUMPS FOR CATCH BASINS SHALL BE 12".
  - EJ GROUP GRATE & FRAME PN#00758535A01 OR EQUIVALENT.



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

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- Chattanooga Tennessee Office: 427 E. 5th St. (Suite 201), Chattanooga, Tennessee 37403. Phone: (423) 241-6575

rev.	date	description
1	07/09/19	REVISED PER TOWN COMMENTS
0	02/20/19	INITIAL SUBMISSION TO TOWN

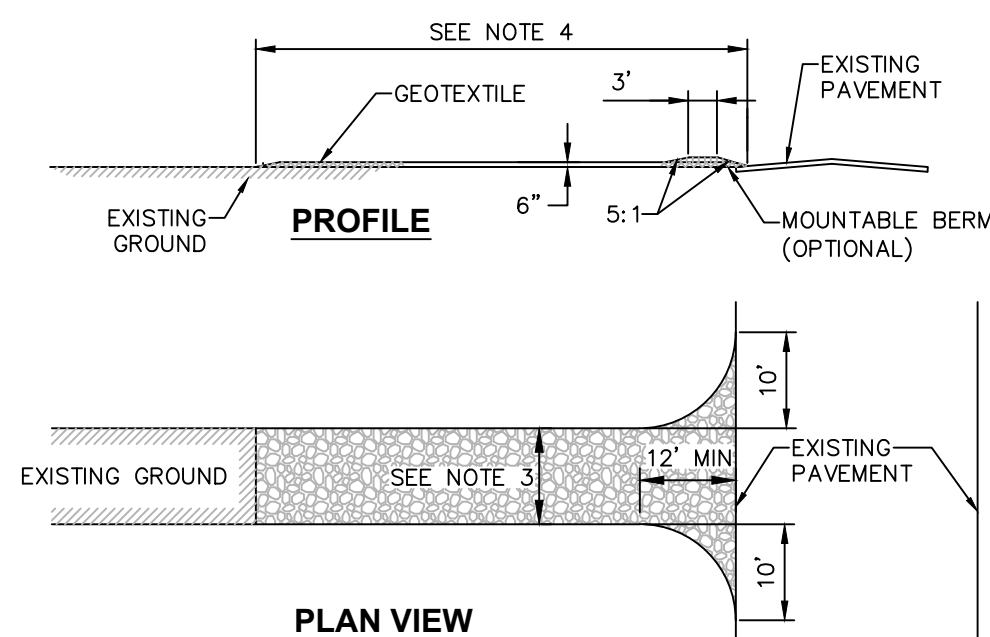
GAS LAND CORTLANDT- 2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)

**STORM SEWER DETAILS**

TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

designed SPL	checked CPL
date 02/20/19	AS NOTED
project no. 81903.00	
sheet no. C540	

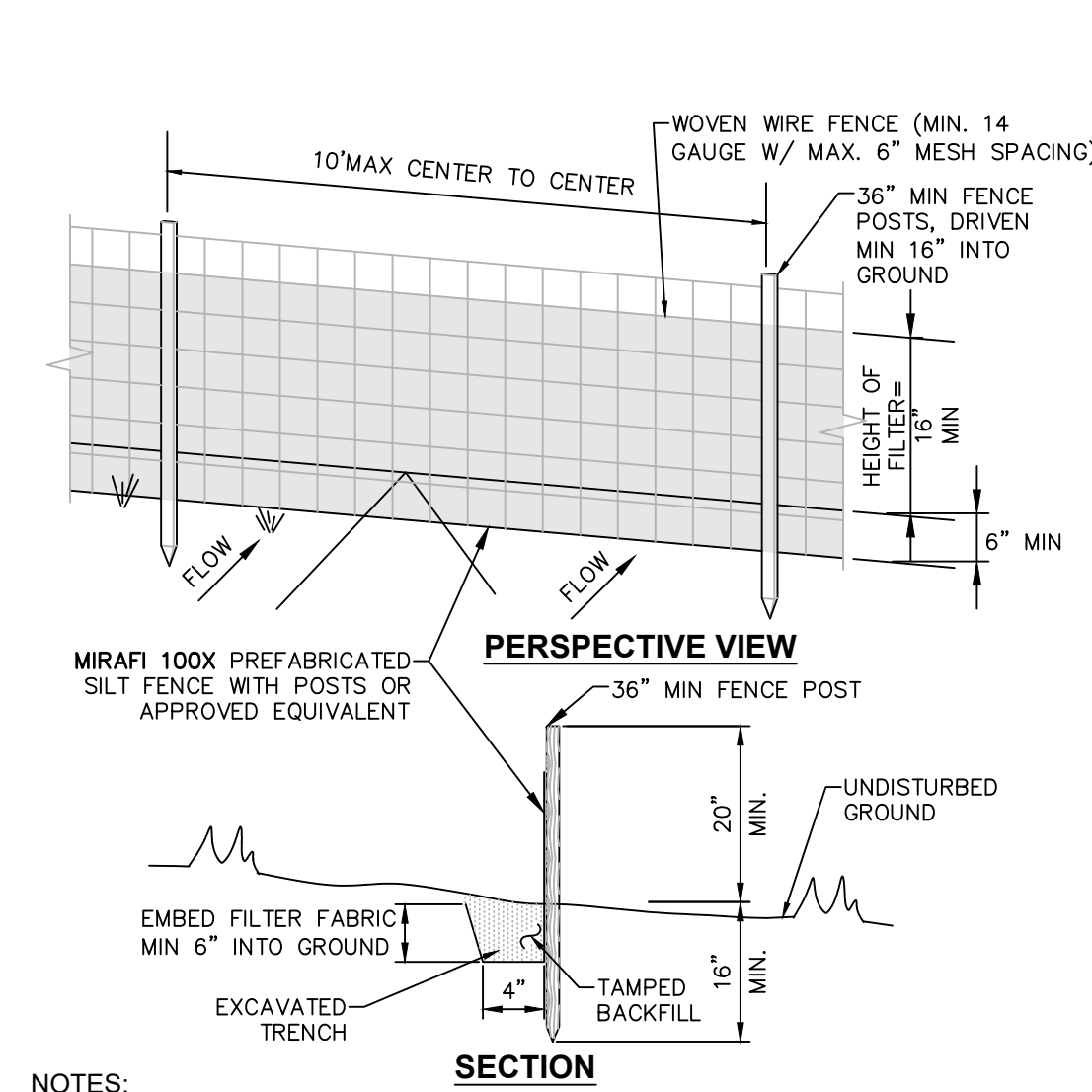




**CONSTRUCTION ENTRANCE SPECIFICATIONS:**

- 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

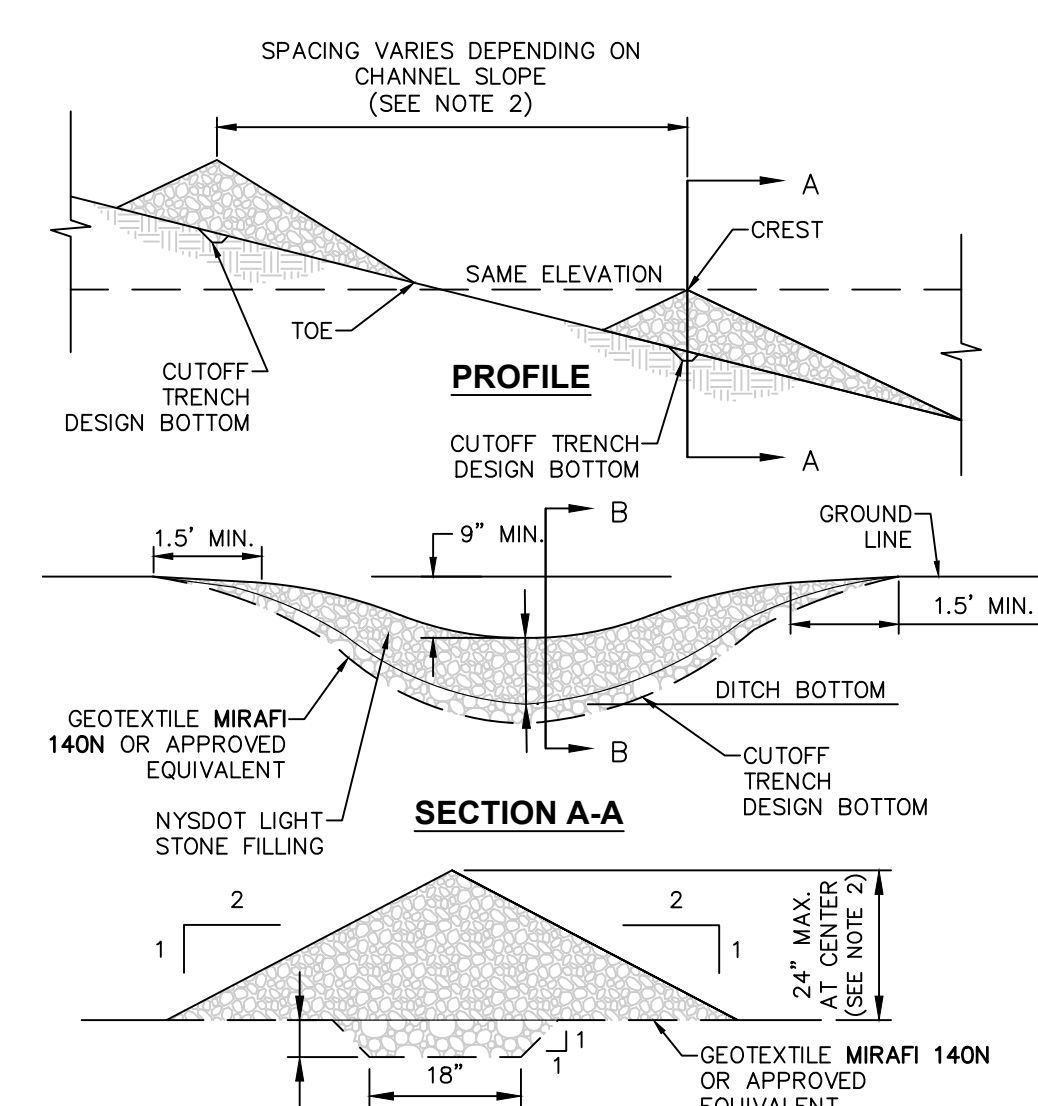


**NOTES:**

- 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

**2 SILT FENCE INSTALLATION DETAIL**  
SCALE: NOT TO SCALE



**CONSTRUCTION SPECIFICATIONS:**

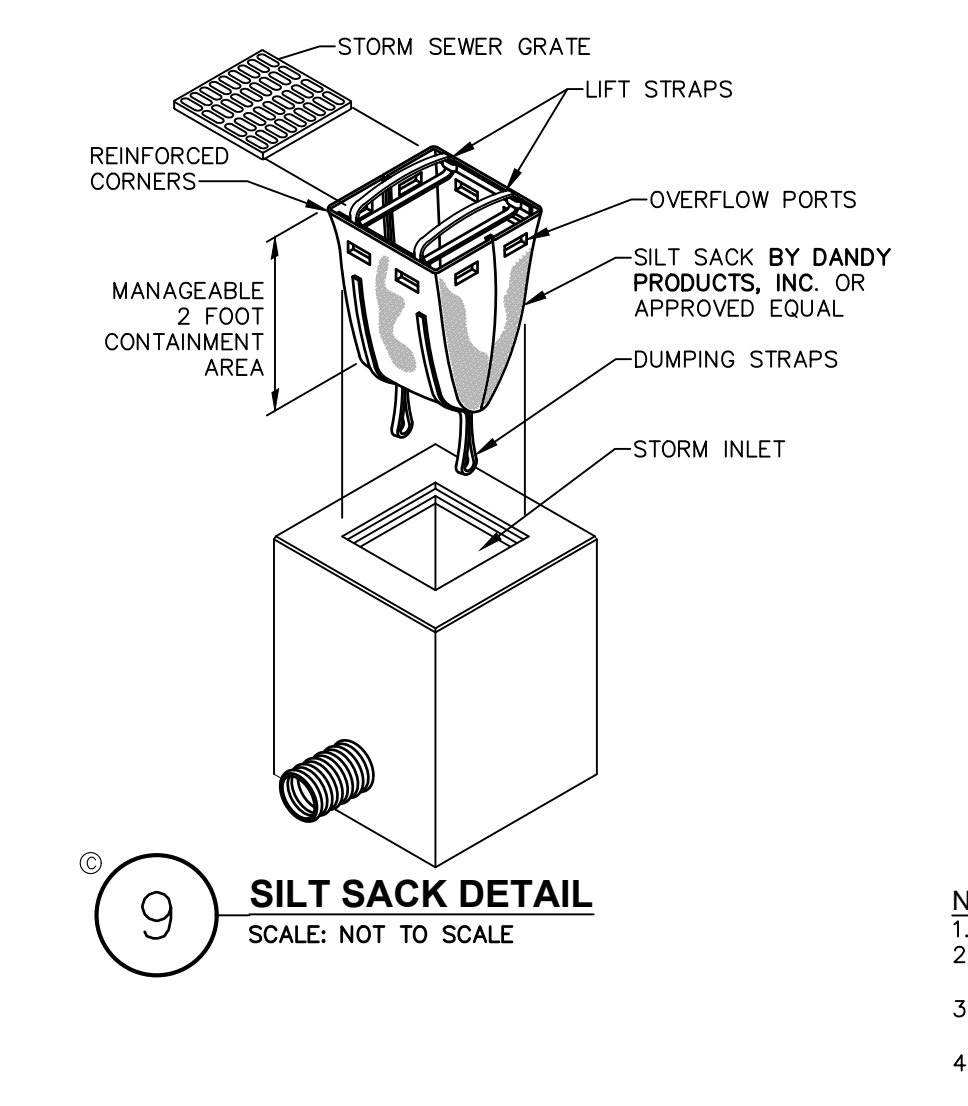
- STONE SHALL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN ON THE PLAN.
- SET SPACING OF CHECK DAMS IN ACCORDANCE W/ THE FOLLOWING:

CHECK DAM SPACING INCREMENT	2'-6" DEEP DITCH/SWALE W/ 1'-9" HIGH CHECK DAM	(SPACING = 100 CHECK DAM SPACING (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.

**3 STONE CHECK DAM DETAIL**  
SCALE: NOT TO SCALE

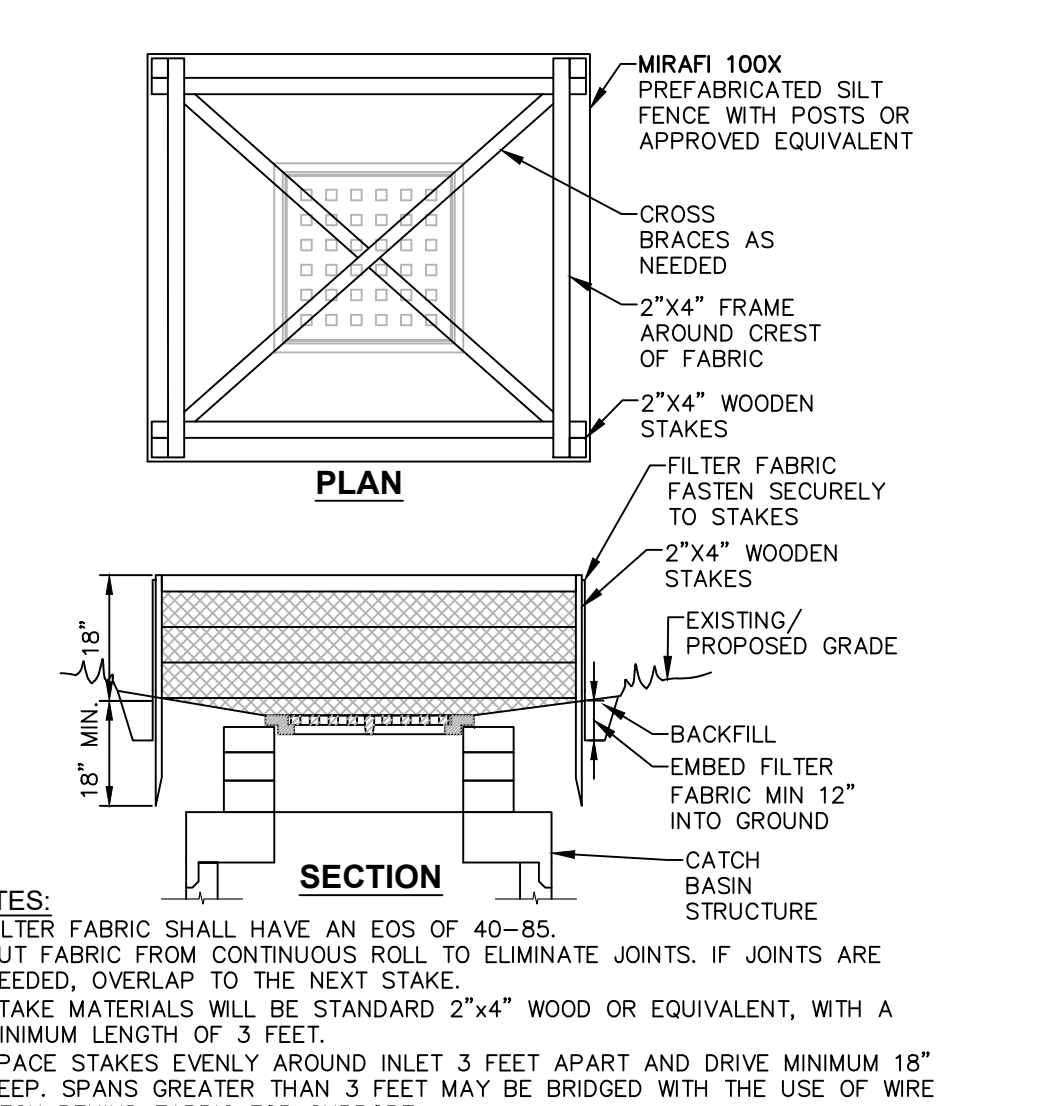


**9 SILT SACK DETAIL**  
SCALE: NOT TO SCALE

**NOTES:**

- FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
- CUT FABRIC FROM CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED, OVERLAP TO THE NEXT STAKE.
- STAKE MATERIALS WILL BE STANDARD 2"x4" WOOD OR EQUIVALENT, WITH A MINIMUM LENGTH OF 3 FEET.
- SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE MINIMUM 18" DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND FABRIC FOR SUPPORT.
- FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED.
- A 2"x4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVERFLOW STABILITY.
- MAXIMUM DRAINAGE AREA IS 1 ACRE.
- INLET PROTECTION SHALL REMAIN IN-PLACE UNTIL SITE HAS BEEN STABILIZED.

**10 TEMPORARY OUT OF PAVEMENT FILTER FABRIC DROP INLET PROTECTION DETAIL**  
SCALE: NOT TO SCALE

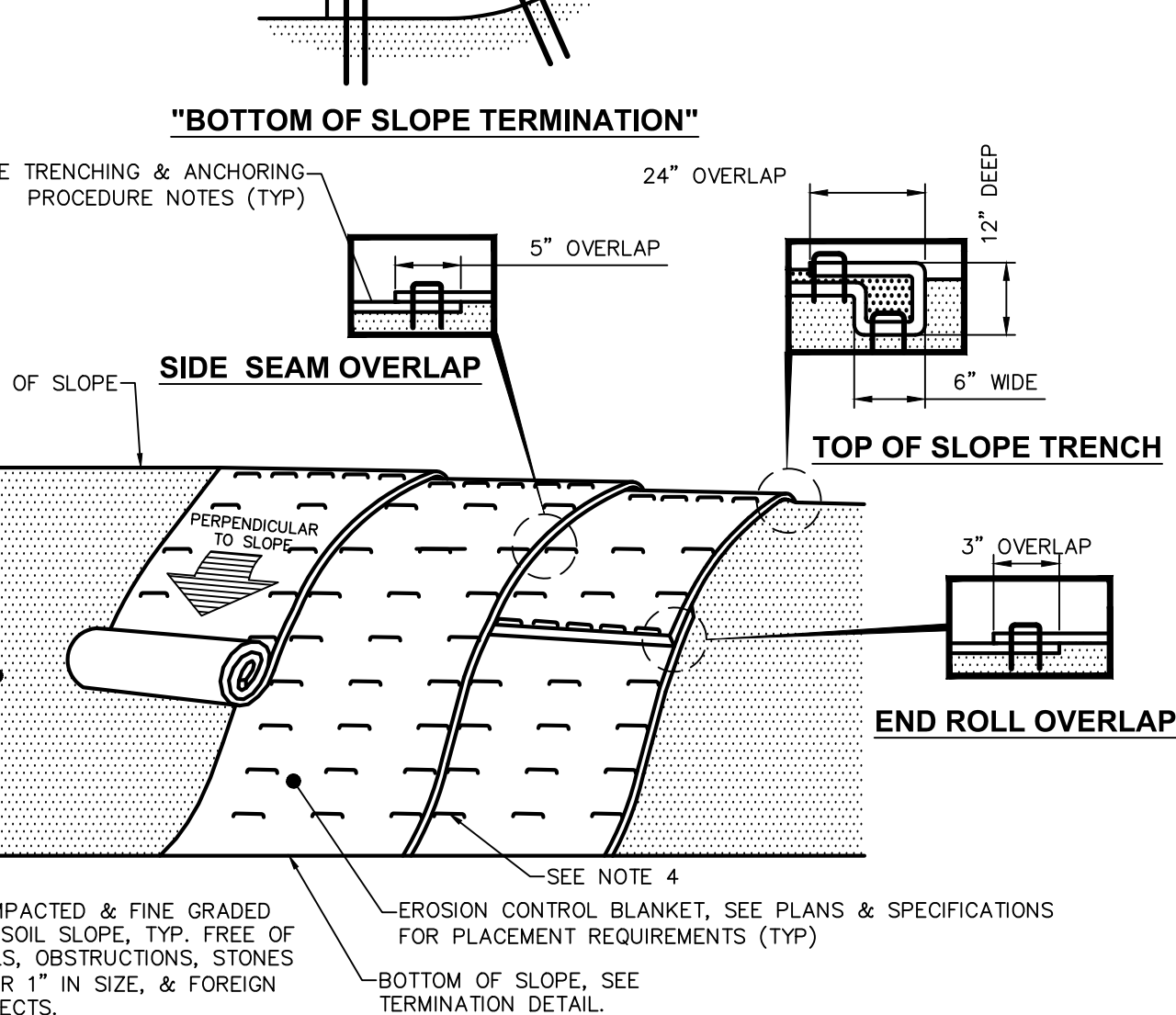


**NOTES:**

1. 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.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. 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.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
6. HAY OR STRAW BALE DIKES SHALL BE USED WHERE EROSION COULD OCCUR IN THE FORM OF SHEET EROSION.
7. HAY OR STRAW BALE DIKES SHALL NOT BE USED WHEN A CONCENTRATION OF WATER IS FLOWING TO THE BARRIER.
8. 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

**11 HAY OR STRAW BALE DIKE DETAIL**  
SCALE: NTS



**"BOTTOM OF SLOPE TERMINATION"**

SEE TRENCHING & ANCHORING PROCEDURE NOTES (TYP)

**24" OVERLAP**

**12" DEEP**

**5" OVERLAP**

**6" WIDE**

**TOP OF SLOPE TRENCH**

**3" OVERLAP**

**END ROLL OVERLAP**

COMPACTED & FINE GRADED TOPSOIL SLOPE, TYP. FREE OF RILLS, OBSTRUCTIONS, STONES OVER 1" IN SIZE, & FOREIGN OBJECTS.

EROSION CONTROL BLANKET, SEE PLANS & SPECIFICATIONS FOR PLACEMENT REQUIREMENTS (TYP)

BOTTOM OF SLOPE, SEE TERMINATION DETAIL.

**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.

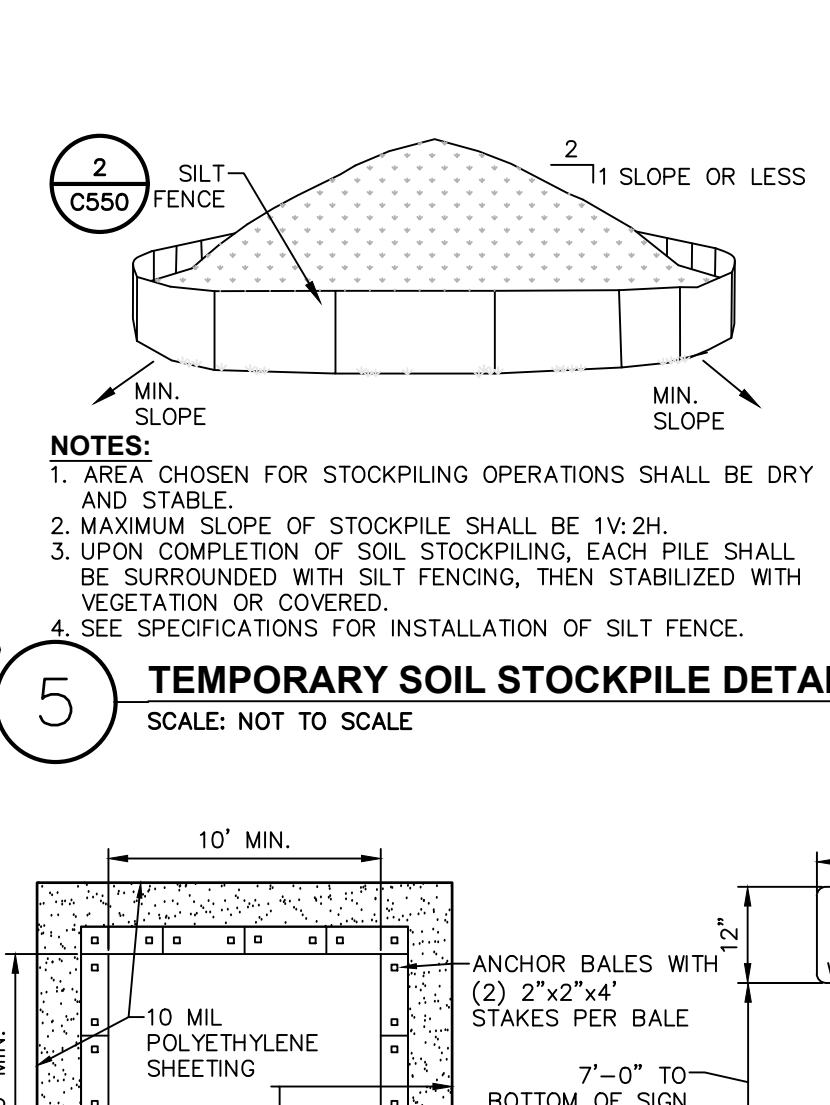
**TRENCHING & ANCHORING PROCEDURE NOTES:**

**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 SPLICED 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



**2 SILT FENCE**

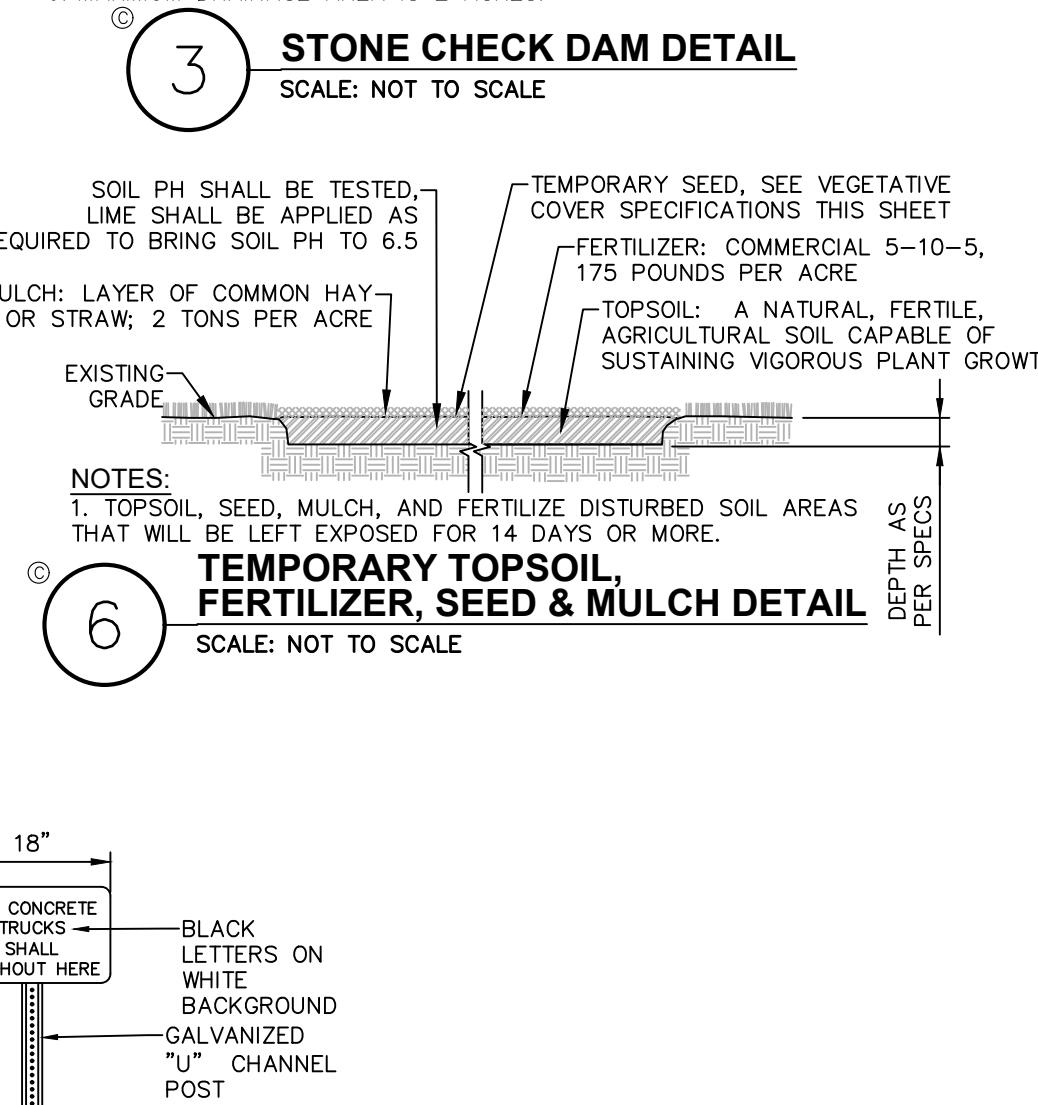
**2:1 SLOPE OR LESS**

**12" DEEP**

**NOTES:**

- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
- MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
- UPON COMPLETION OF SOIL STOCKPILE, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
- SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.

**5 TEMPORARY SOIL STOCKPILE DETAIL**  
SCALE: NOT TO SCALE



SOIL PH SHALL BE TESTED. LIME SHALL BE APPLIED AS REQUIRED TO BRING SOIL PH TO 6.5

MULCH: LAYER OF COMMON HAY OR STRAW: 2 TONS PER ACRE

EXISTING GRADE

TEMPORARY SEED, SEE VEGETATIVE COVER SPECIFICATIONS THIS SHEET

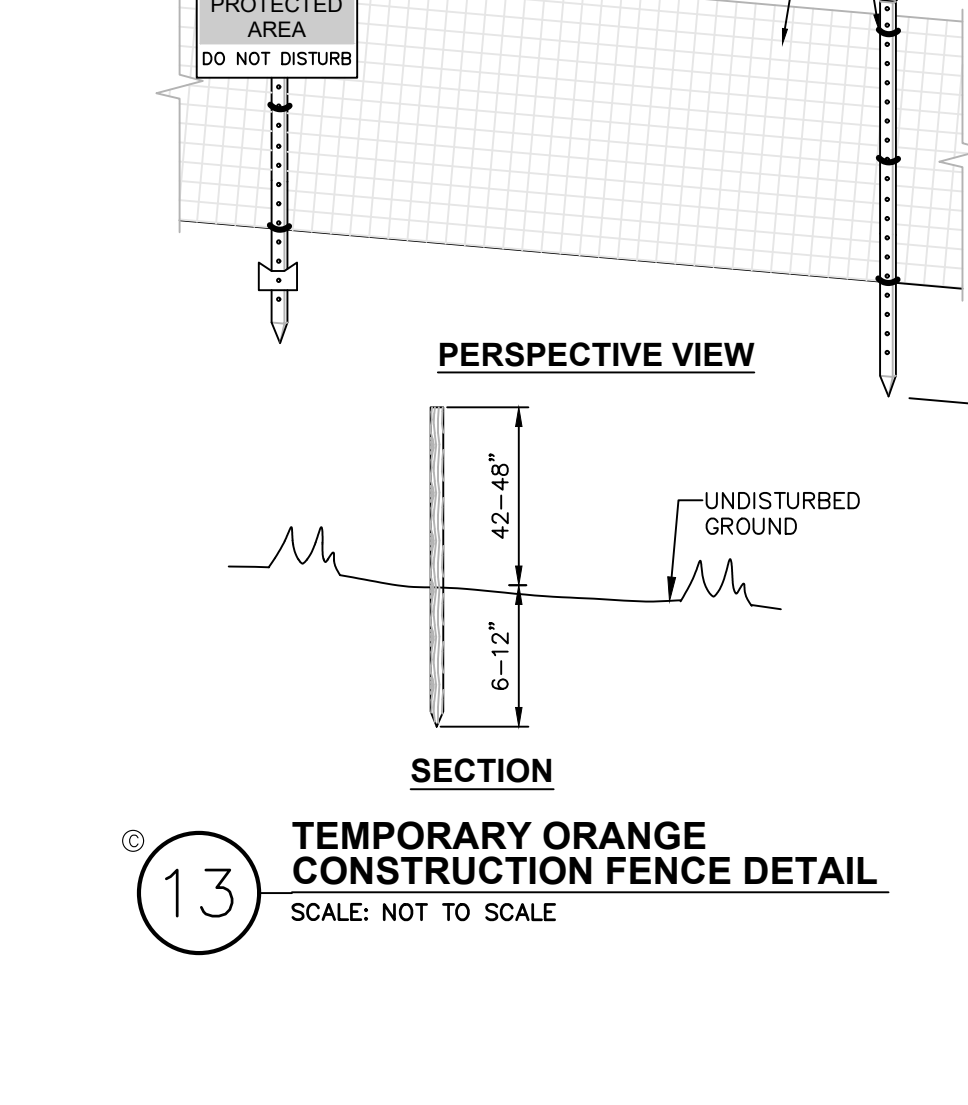
FERTILIZER: COMMERCIAL 5-10-5, 175 POUNDS PER ACRE

TOPSOIL: A NATURAL, FERTILE, AGRICULTURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.

**NOTES:**

- TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
- INLET PROTECTION SHALL REMAIN IN-PLACE UNTIL SITE HAS BEEN STABILIZED.

**6 TEMPORARY TOPSOIL, FERTILIZER, SEED & MULCH DETAIL**  
SCALE: NOT TO SCALE

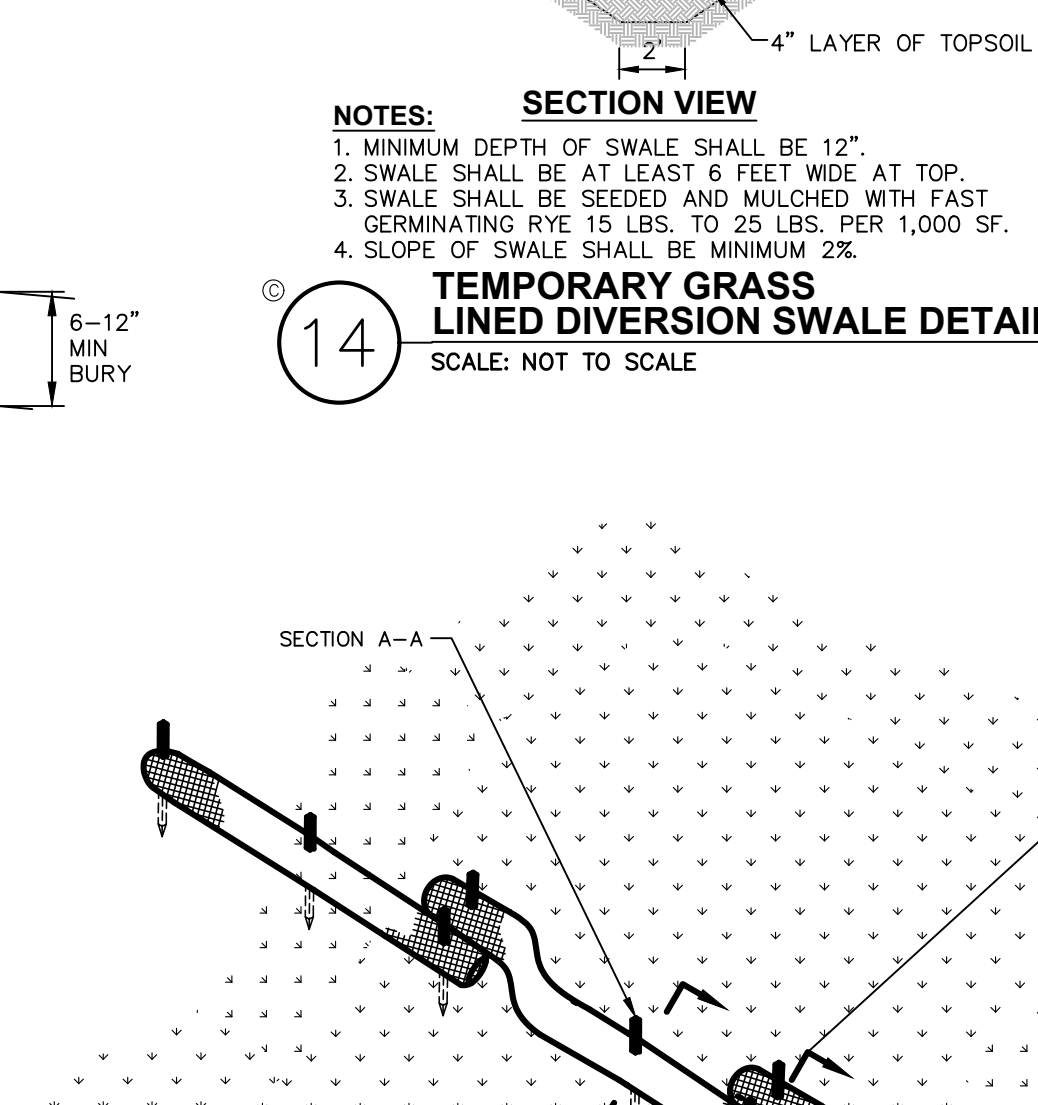


**13 TEMPORARY ORANGE CONSTRUCTION FENCE DETAIL**  
SCALE: NOT TO SCALE

**NOTES:**

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- SECURE FILTERSOCK TO GROUND AT BOTH ENDS.
- INLET PROTECTION SHALL REMAIN IN-PLACE UNTIL SITE HAS BEEN STABILIZED.

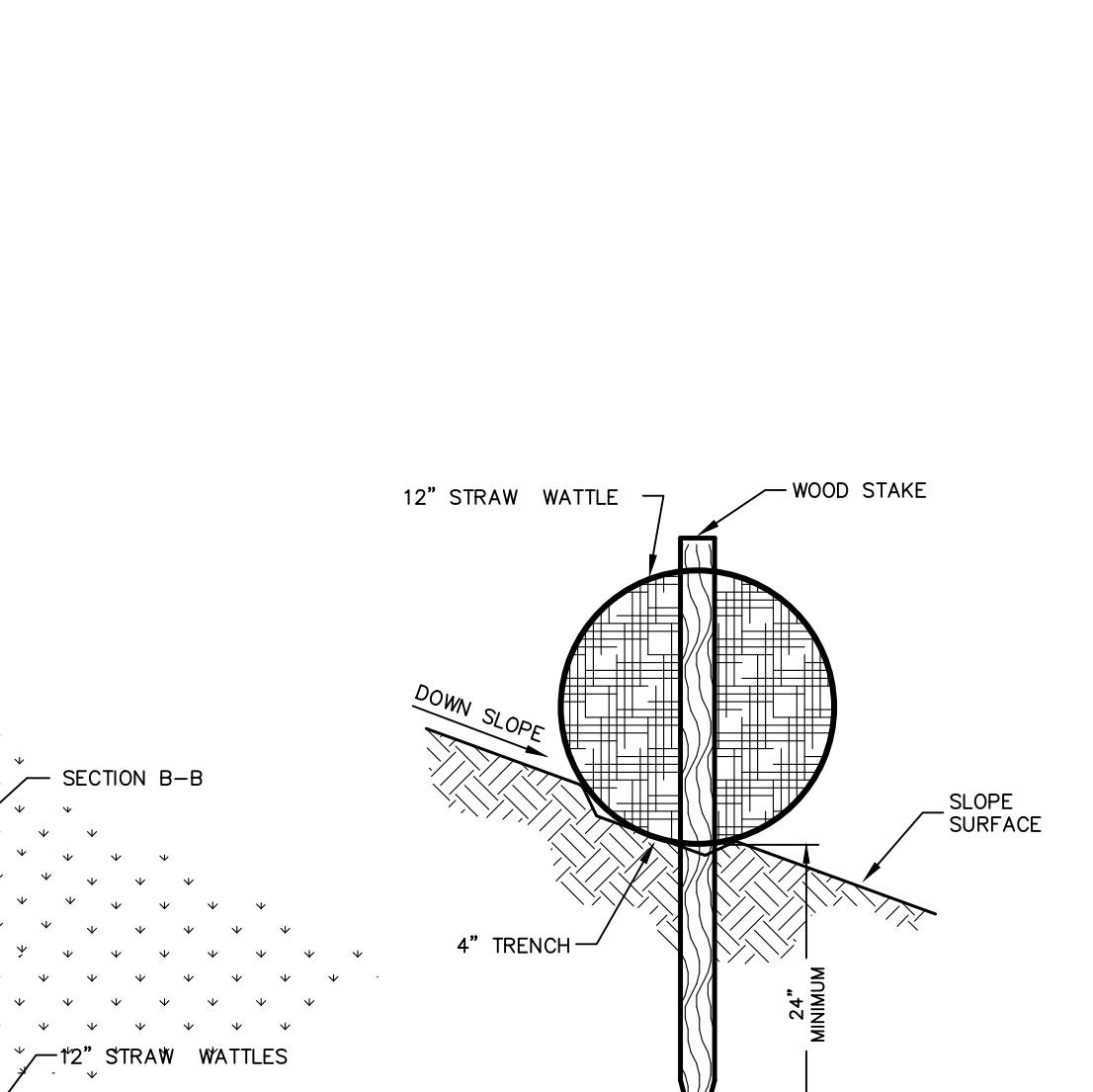
**8 CATCH BASIN GRATE INLET FILTER DETAIL**  
SCALE: NOT TO SCALE



**NOTES:**

- MINIMUM DEPTH OF SWALE SHALL BE 12".
- SWALE SHALL BE AT LEAST 6 FEET WIDE AT TOP.
- SWALE SHALL BE SEEDED AND MULCHED WITH FAST GERMINATING RYE 15 LBS. TO 25 LBS. PER 1,000 SF.
- SLOPE OF SWALE SHALL BE MINIMUM 2%.

**14 TEMPORARY GRASS LINED DIVERSION SWALE DETAIL**  
SCALE: NOT TO SCALE



**12 STRAW WATTLE DETAIL**  
SCALE: SCALE-NTS

**STRAW WATTLE NOTES:**

- PLACE STRAW WATTLES AS INDICATED ON PLANS.
- DIG SMALL TRENCHES ACROSS THE SLOPE ON CONTOUR TO PLACE ROLLS IN. START BUILDING TRENCHES AND INSTALL ROLLS FROM THE BOTTOM OF THE SLOPE AND WORK UP. IT IS CRITICAL THAT ROLLS ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR. LAY THE ROLL ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE STRAW WATTLE.

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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.	<b>C550</b>



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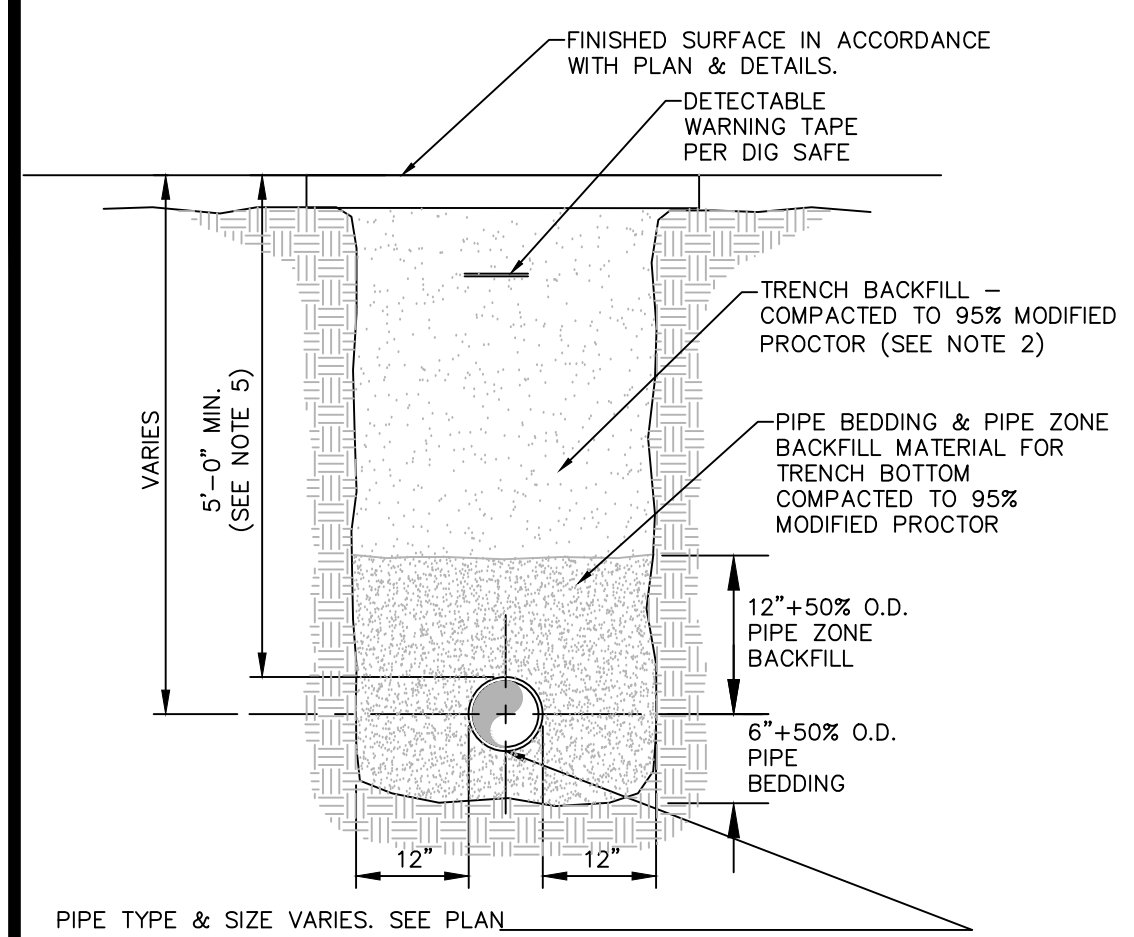
GAS LAND CORTLANDT- 2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)

**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:

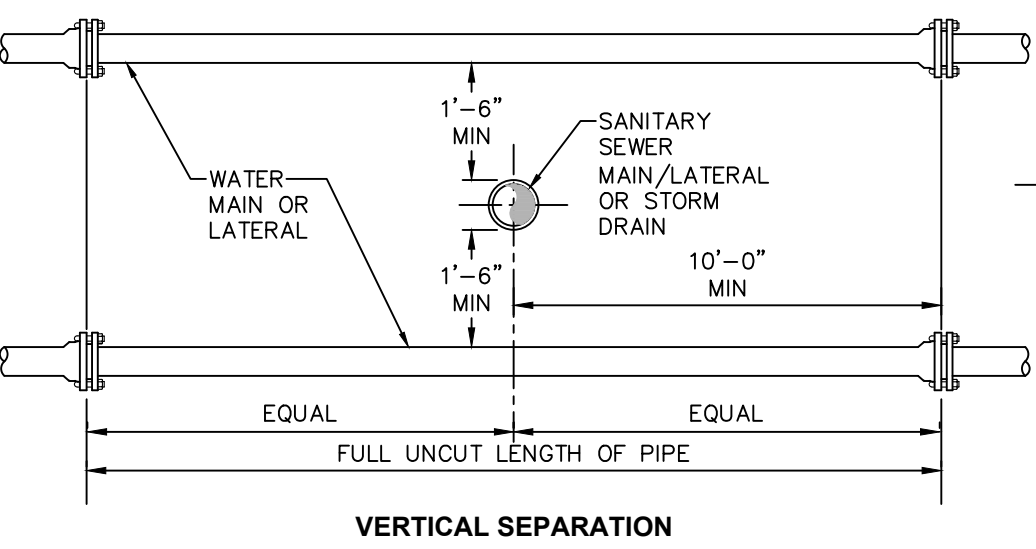
SIeve DESIGNATION	% PASSING
3/4"	100%
No. 40	0-70%
No. 200	0-10%

- 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:

SIieve 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.

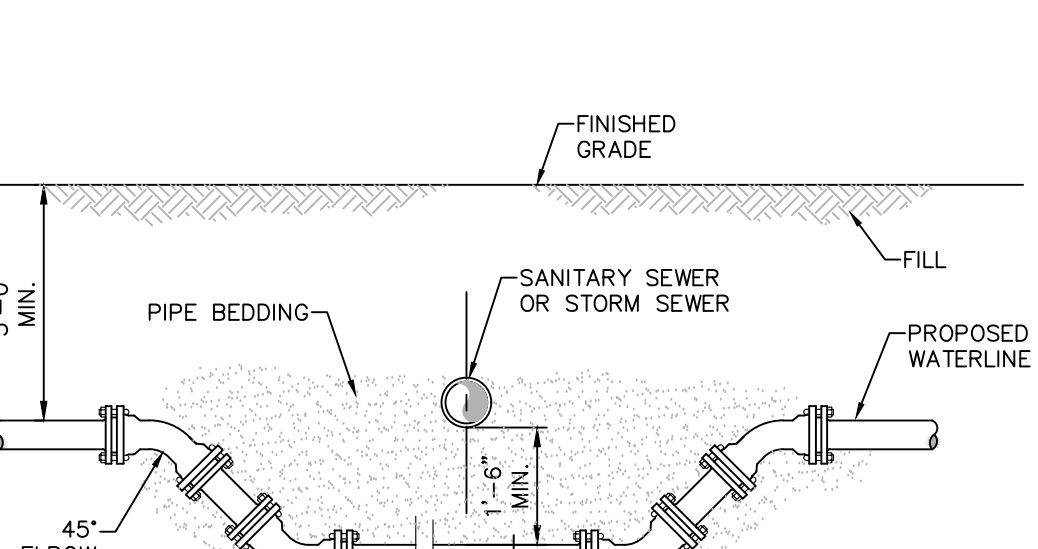
**1 PIPE TRENCH DETAIL (TYPICAL)**  
SCALE: NOT TO SCALE



**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.

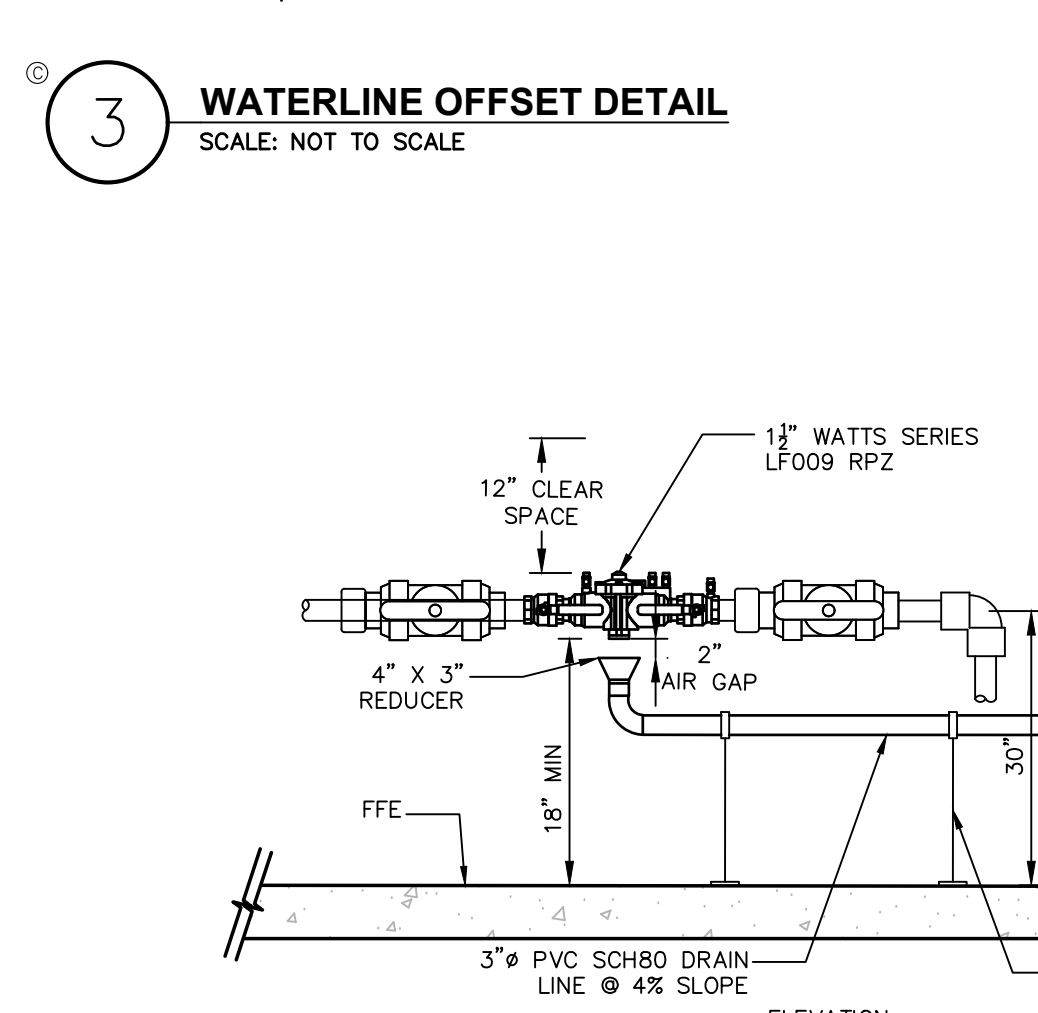
**2 SANITARY/STORM SEWER AND WATERMAIN SEPARATION DETAIL**  
SCALE: NOT TO SCALE



**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



**NOTES:**

- ALL REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED AS PER THE JANUARY 1992 NYSDOH "GUIDELINES FOR DESIGNING BACKFLOW PREVENTION ASSEMBLY INSTALLATIONS".
- PROVIDE THE FOLLOWING CLEARANCES FOR MAINTENANCE OF THE BACKFLOW PREVENTION DEVICE:
  - 12" MIN CLEAR SPACE ABOVE THE ASSEMBLY
  - 30" MIN OF CLEAR SPACE BETWEEN THE FRONT SIDE OF THE DEVICE AND THE NEAREST WALL OR OBSTRUCTION
  - 8" MIN OF CLEAR SPACE FROM THE BACK SIDE OF THE DEVICE TO THE NEAREST WALL OR OBSTRUCTION
  - 18" MIN CLEARANCE BETWEEN THE BOTTOM OF THE RELIEF VALVE AND THE FLOOR (RPZ ONLY)
  - AN AIR GAP OF AT LEAST TWICE THE DIAMETER OF THE DRAIN LINE SHALL BE PROVIDED ABOVE THE FLOOR DRAIN. THE AIR GAP SHALL IN NO CASE BE LESS THAN 1 INCH (RPZ ONLY)
- FOLLOWING COMPLETION OF THE INSTALLATION, THE OWNER SHALL BE RESPONSIBLE FOR TESTING THE BACKFLOW PREVENTION DEVICE SHALL BE TESTED BY A NYSDOH FORM 1013 AND PROVIDED TO OWNER AND DCDOH.
- THE OWNER SHALL BE RESPONSIBLE FOR TESTING ALL BACKFLOW PREVENTION DEVICES AT LEAST ANNUALLY. THE TEST SHALL BE COMPLETED BY A NYS CERTIFIED TESTER WITH A COPY OF THE INSPECTION AND TEST REPORT (DOH-1013) FORWARDED TO DUTCHESS COUNTY WATER & WASTEWATER AUTHORITY AND THE DUTCHESS COUNTY DEPARTMENT OF HEALTH.
- ALL BACKFLOW PREVENTION DEVICES SHALL BE COMPLETELY DISASSEMBLED AND RE-ASSEMBLED EVERY FIVE (5) YEARS FOR MAINTENANCE PURPOSES.

**4 REDUCED PRESSURE ZONE ASSEMBLY- PLAN & ELEVATION VIEW**  
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. JOINING 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 TOWNWATER CONNECTION POINT TO THE PROPOSED BUILDINGS 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:
  - A 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 BULKHEAD.
  - 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    | 12   | 14   | 16   |
| 450                    | 0.57                      | 0.86 | 1.15 | 1.43 | 1.72 | 2.01 |
| 400                    | 0.54                      | 0.81 | 1.08 | 1.35 | 1.62 | 1.89 |
| 350                    | 0.51                      | 0.76 | 1.01 | 1.26 | 1.52 | 1.77 |
| 300                    | 0.47                      | 0.70 | 0.94 | 1.17 | 1.40 | 1.64 |
| 275                    | 0.45                      | 0.67 | 0.90 | 1.12 | 1.34 | 1.57 |
| 250                    | 0.43                      | 0.64 | 0.85 | 1.07 | 1.28 | 1.50 |
| 225                    | 0.41                      | 0.61 | 0.81 | 1.01 | 1.22 | 1.42 |
| 200                    | 0.38                      | 0.57 | 0.76 | 0.96 | 1.15 | 1.34 |
| 175                    | 0.36                      | 0.54 | 0.72 | 0.89 | 1.07 | 1.25 |
| 150                    | 0.33                      | 0.50 | 0.66 | 0.83 | 0.99 | 1.16 |
| 125                    | 0.30                      | 0.46 | 0.60 | 0.76 | 0.91 | 1.06 |
| 100                    | 0.27                      | 0.41 | 0.54 | 0.68 | 0.81 | 0.95 |
- 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.

- NOTES:**
- CURB BOX AND CORPORATION STOP TO BE MUELLER OR EQUAL.
  - REFER TO LAYOUT PLAN FOR LOCATION OF ALL SERVICE CONNECTIONS.
  - COMPRESSION COUPLING REQUIRED FOR 16 HIGH RIDGE ROAD RE-CONNECT.
  - CURB BOX SHALL BE LOCATED 5' TO 10' FROM EDGE OF PAVEMENT AT PROPERTY LINE.

**4 TYPICAL WATER SERVICE CONNECTION DETAIL**  
SCALE: NOT TO SCALE

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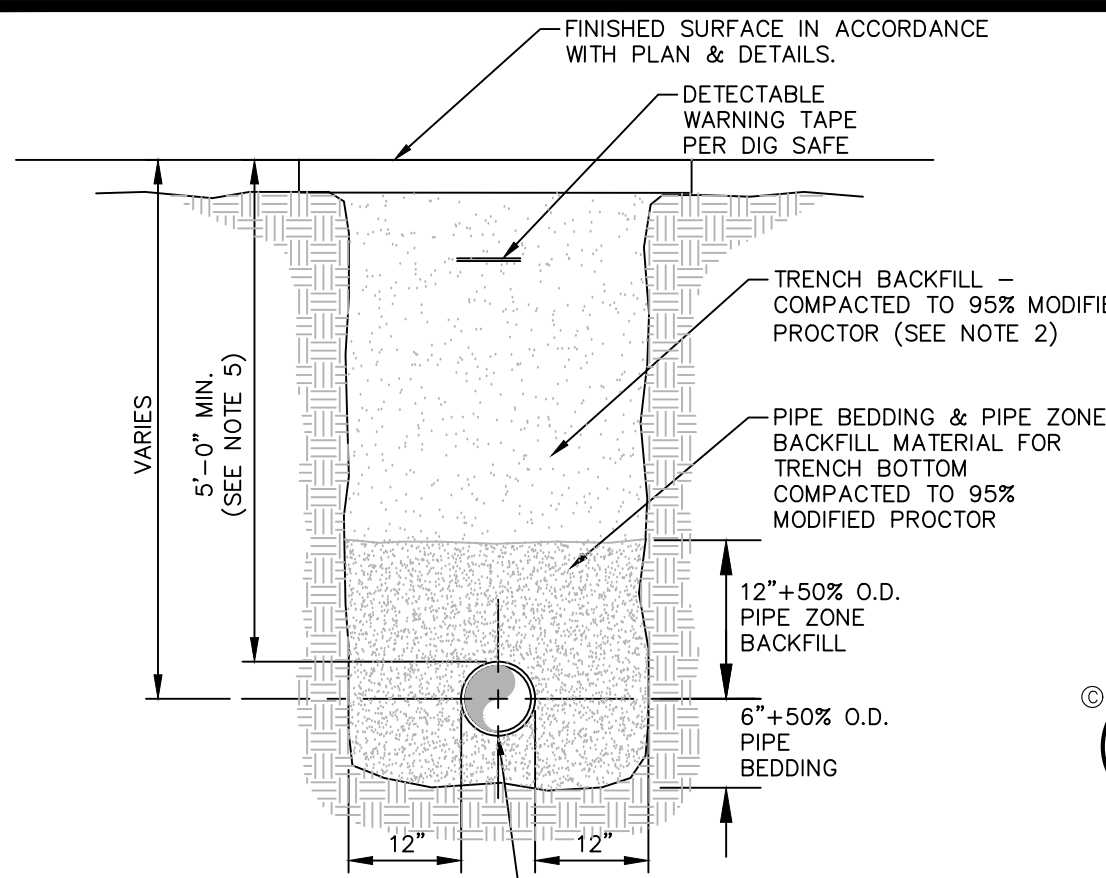
rev.	date	description
1	05/22/19	REVISED PER TOWN COMMENTS
0	02/20/19	INITIAL SUBMISSION TO PLANNING BOARD

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

**TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK**

designed SPL	checked CPL
date 02/20/19	AS NOTED
project no. 81903.00	
sheet no. <b>C560</b>	



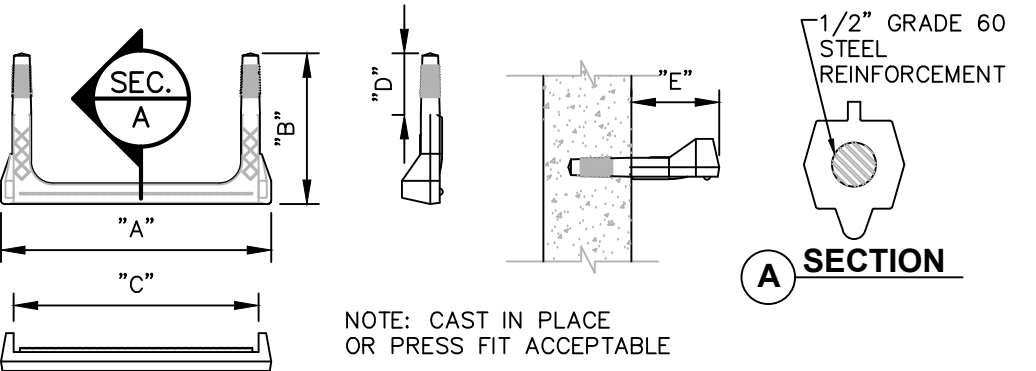


**2 WATERTIGHT/LOCKING CAST IRON MH COVER**  
SCALE: NOT TO SCALE

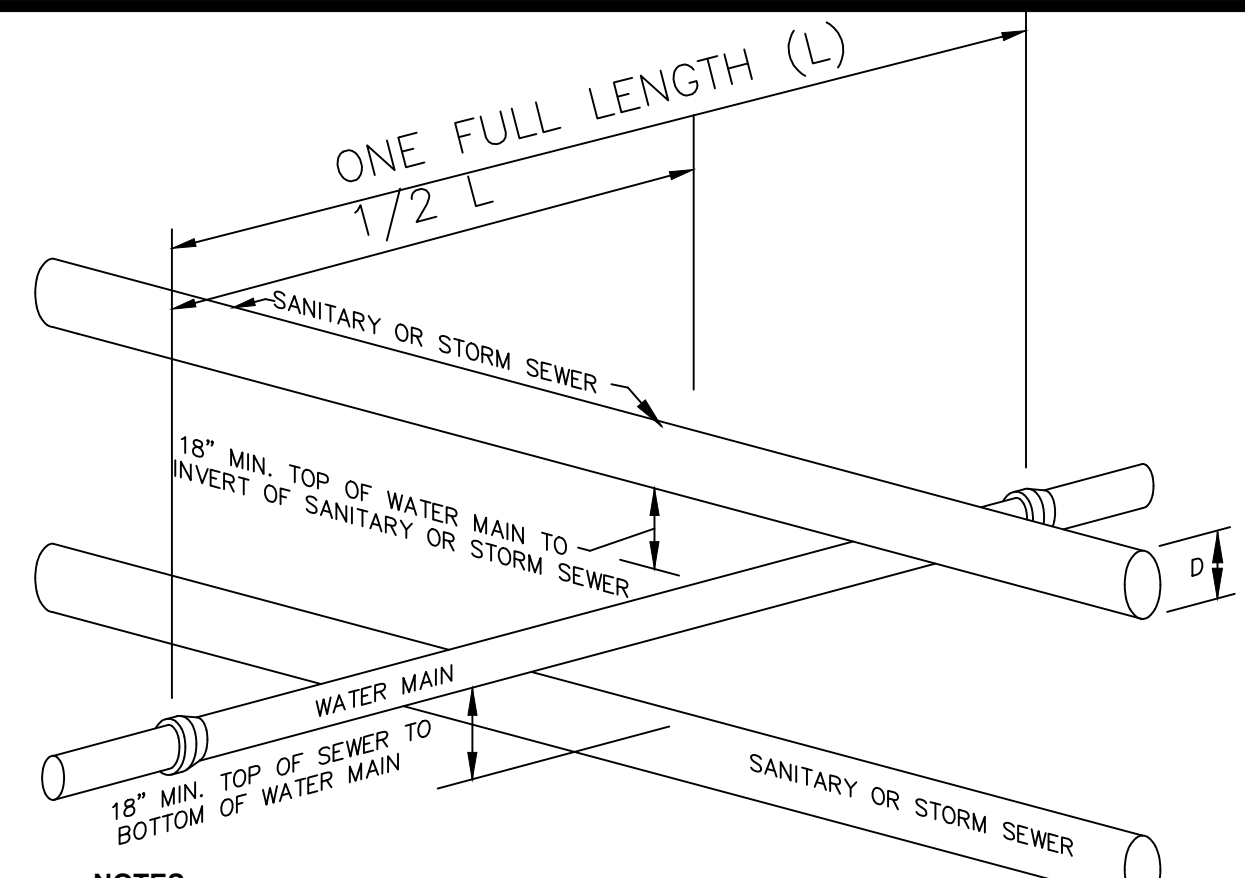
**ACCEPTABLE MANHOLE STEPS**

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.

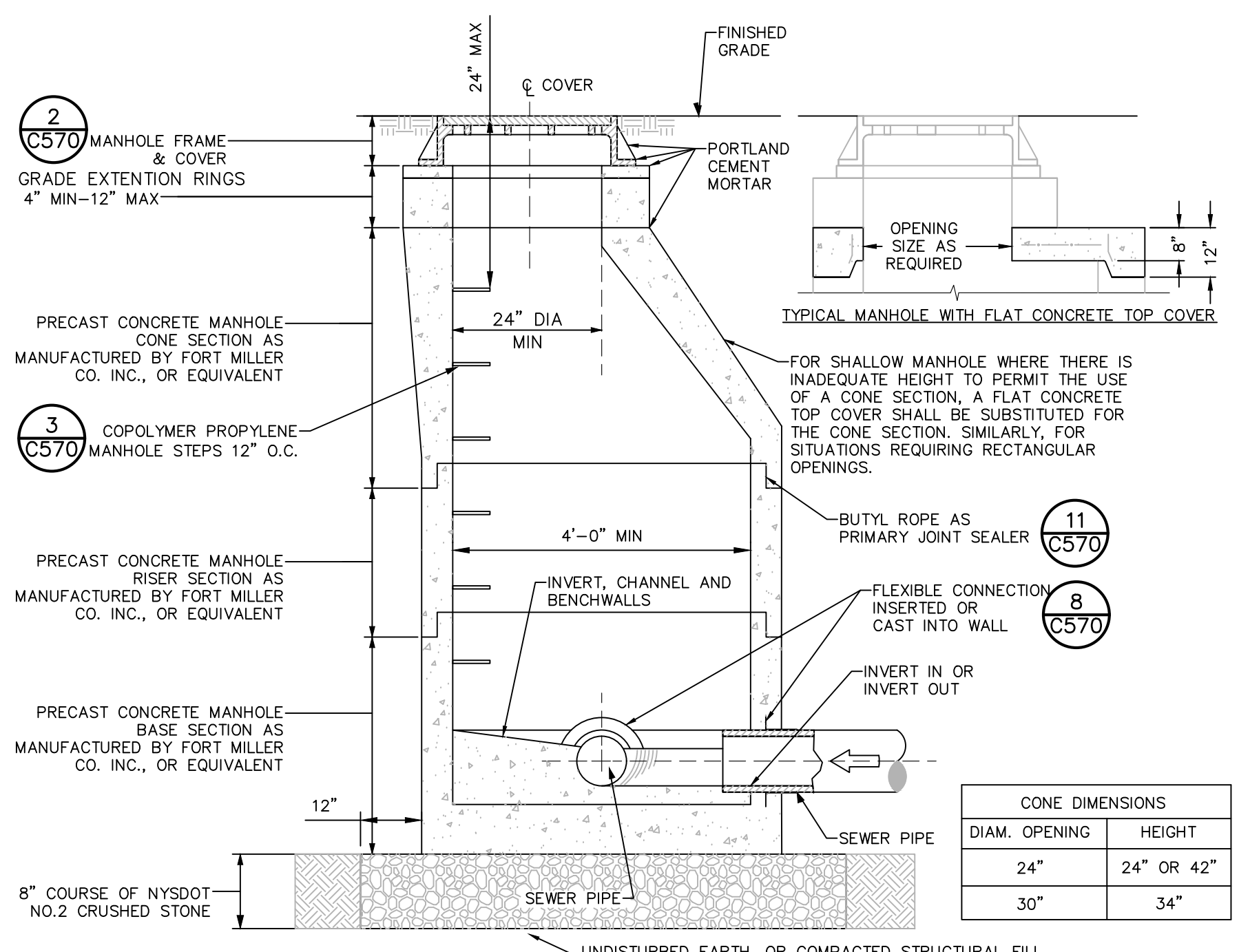
**6 SECTION WATER/SEWER SEPARATION REQUIREMENTS**  
SCALE: NOT TO SCALE

- 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:  

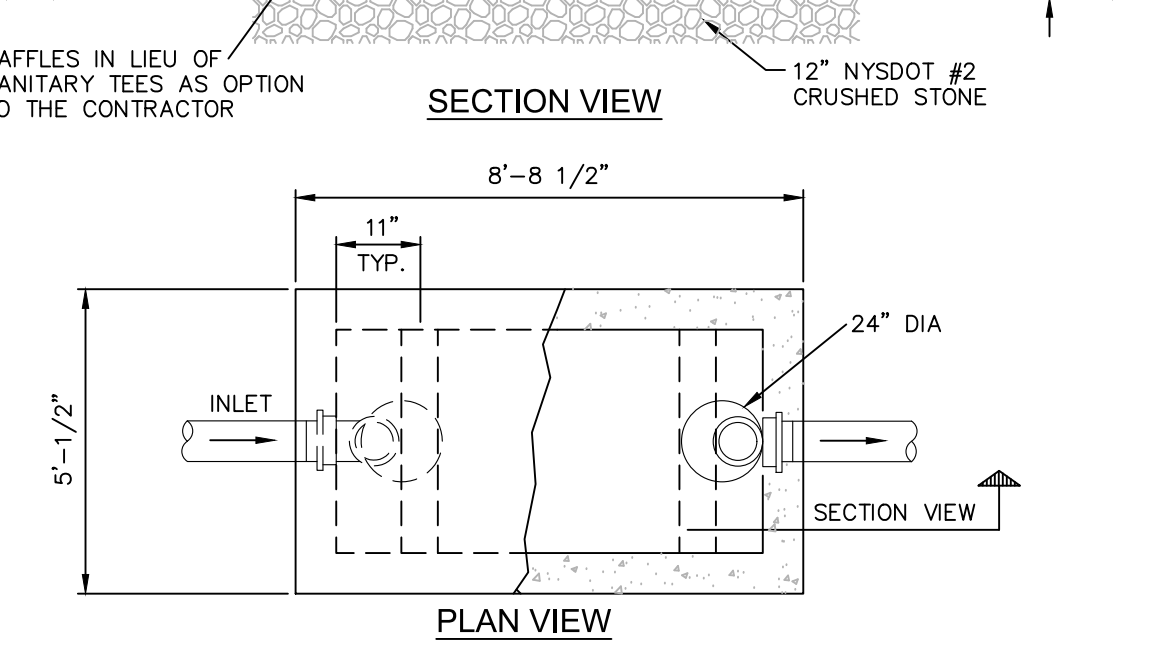
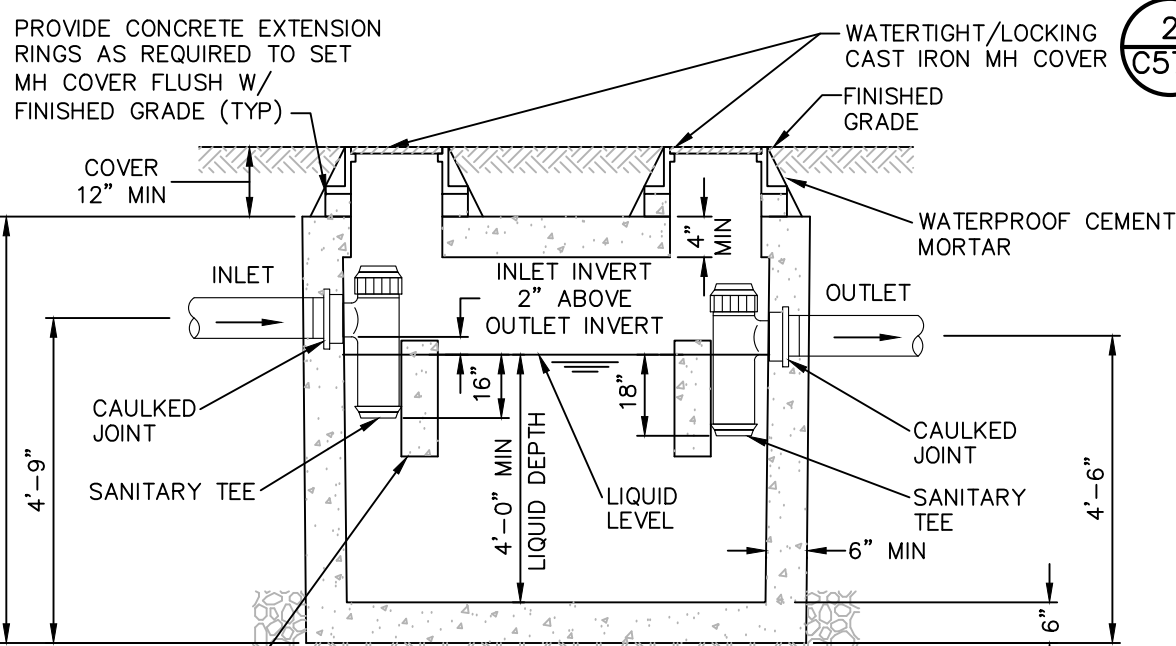
SIEVE DESIGNATION	% PASSING
4"	100%
NO. 40	0-10%
NO. 200	0-10%
  - IN NON-TRAFFIC UNPAVED AREAS TRENCH BACKFILL CAN BE MATERIALS EXCAVATED FROM THE TRENCH AS APPROVED BY THE ENGINEER AND COMPACTED TO 90% MODIFIED PROCTOR.
  - INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR 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



- NOTES:**
- SEPTIC TANKS SHALL BE AS MANUFACTURED BY THE FORT MILLER CO. OR APPROVED EQUIVALENT.
  - DIMENSIONS SHOWN ARE PER STRUCTURES MANUFACTURED BY FORT MILLER CO.
  - 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.
  - EACH MANHOLE EXTERIOR SHALL RECEIVE TWO BITUMINOUS COATS.

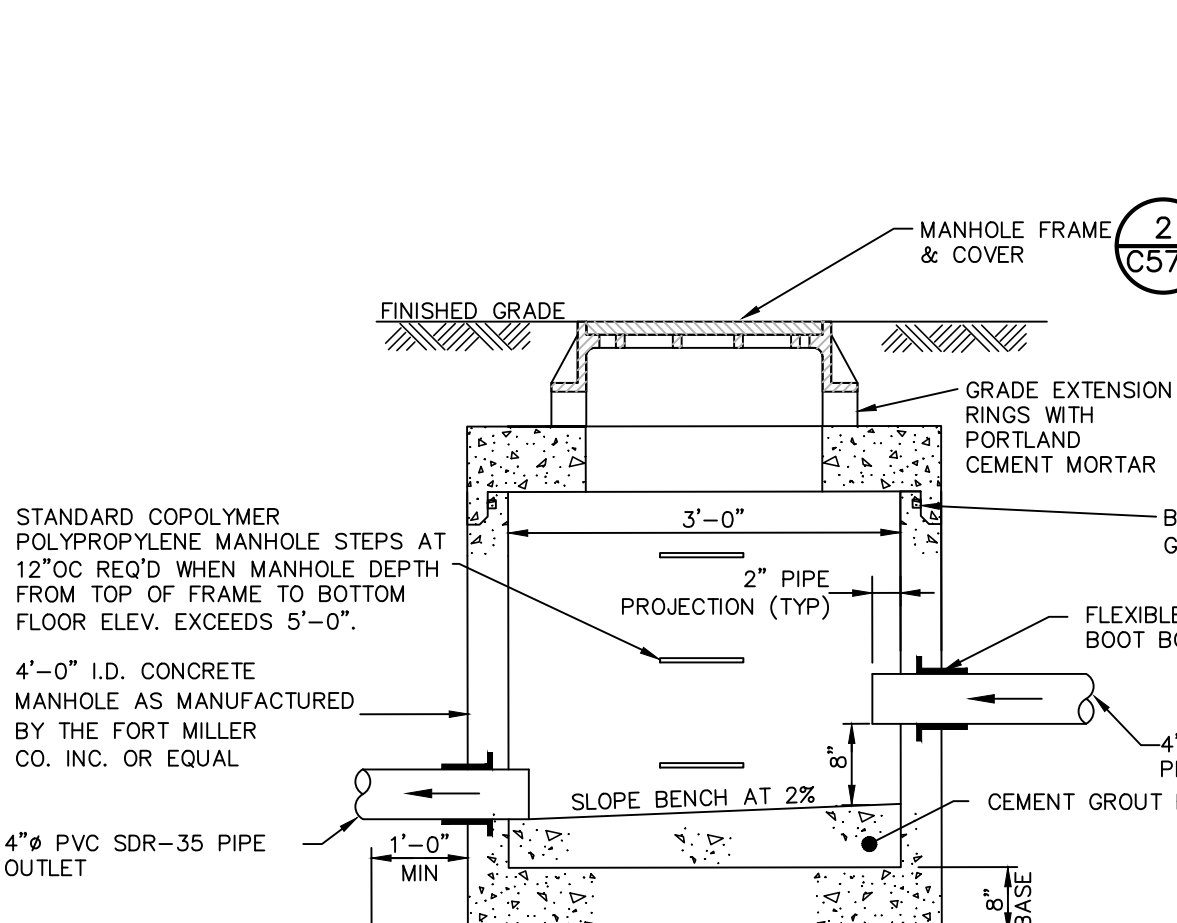
**5 1000 GAL SEAMLESS CONCRETE SEPTIC TANK**  
SCALE: NOT TO SCALE

**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

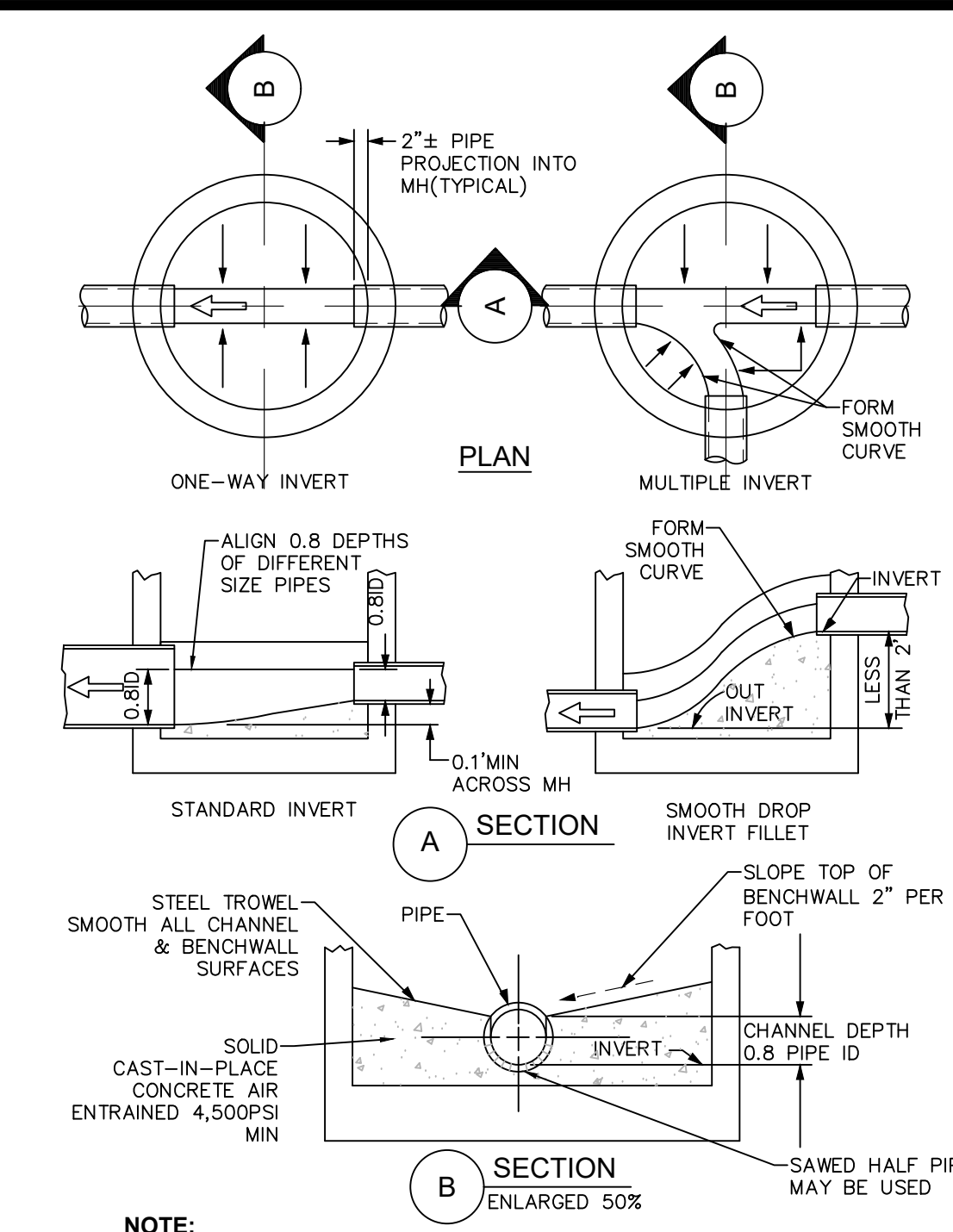
**NOTE:** REFERENCE MANHOLE DETAIL(S) FOR REQUIRED INVERT CHANNEL CONFIGURATION.

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

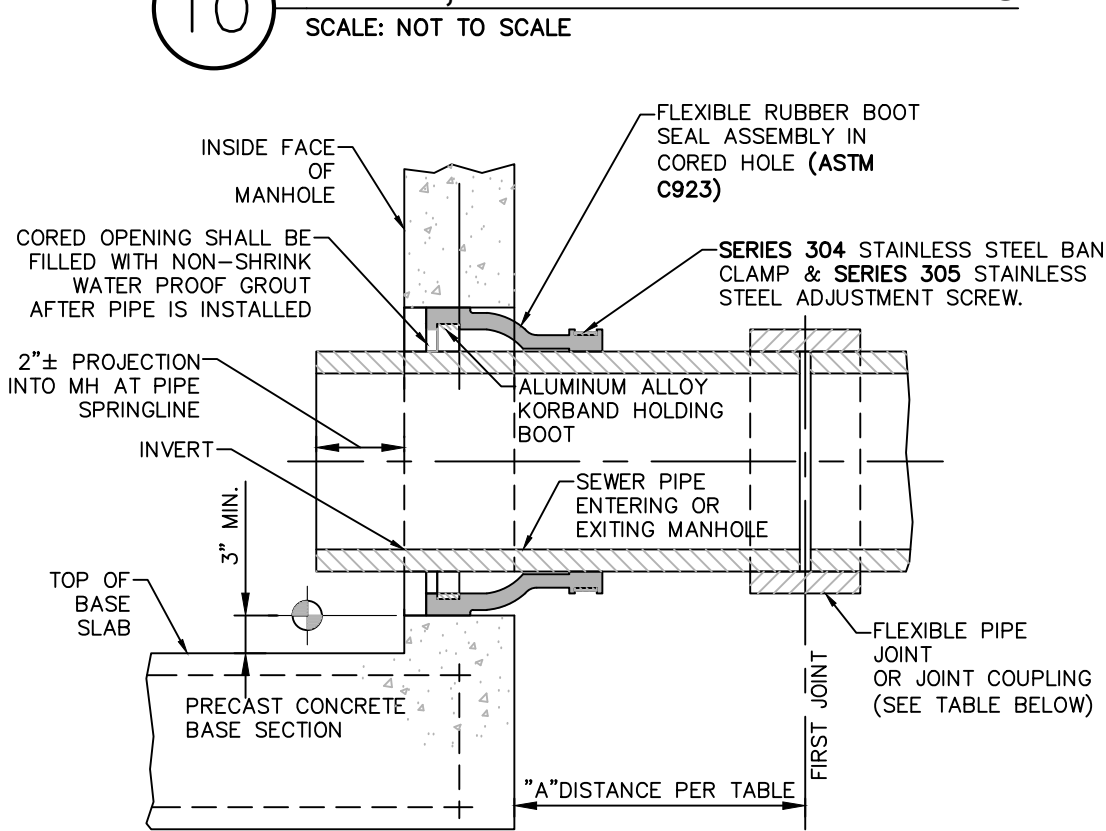


- NOTES:**
- INVERT SHALL BE FILLETED.
  - REINFORCEMENT FOR MANHOLE COMPONENTS SHALL BE DESIGNED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW. STRUCTURE SHALL BE DESIGNED FOR HS20-44 VEHICULAR LOADING PLUS 25% IMPACT.
  - CONCRETE 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.

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



**10 INVERT, CHANNEL AND BENCHWALL**  
SCALE: NOT TO SCALE

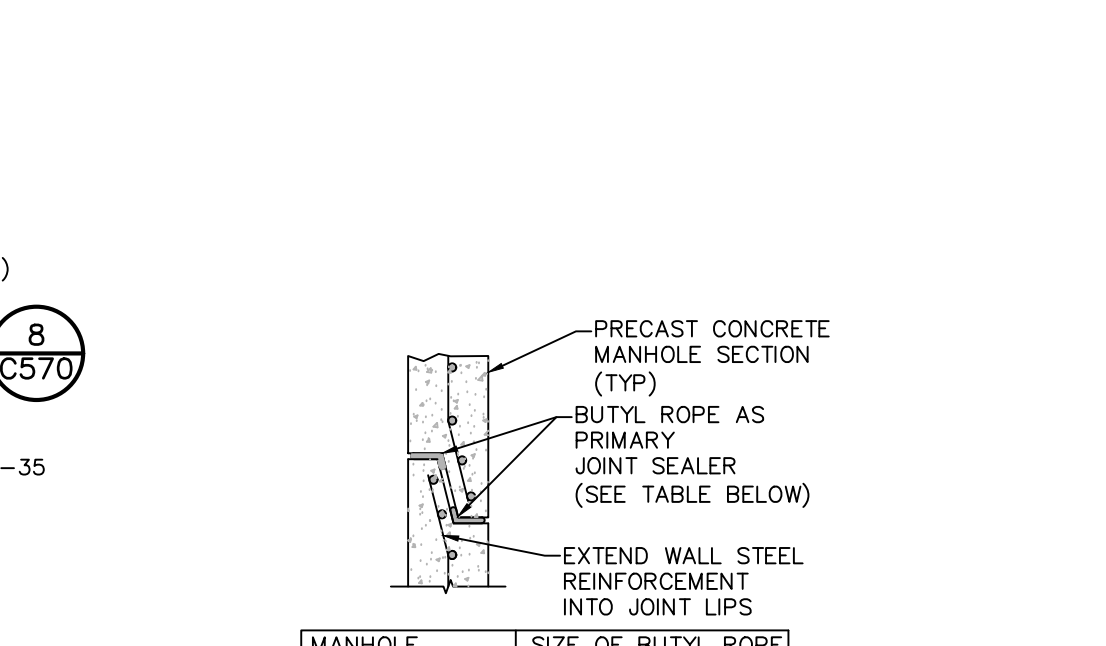


**FLEXIBLE JOINT REQUIREMENTS**

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.

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



**11 MANHOLE JOINT**  
SCALE: NOT TO SCALE

**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 BORN 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.

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

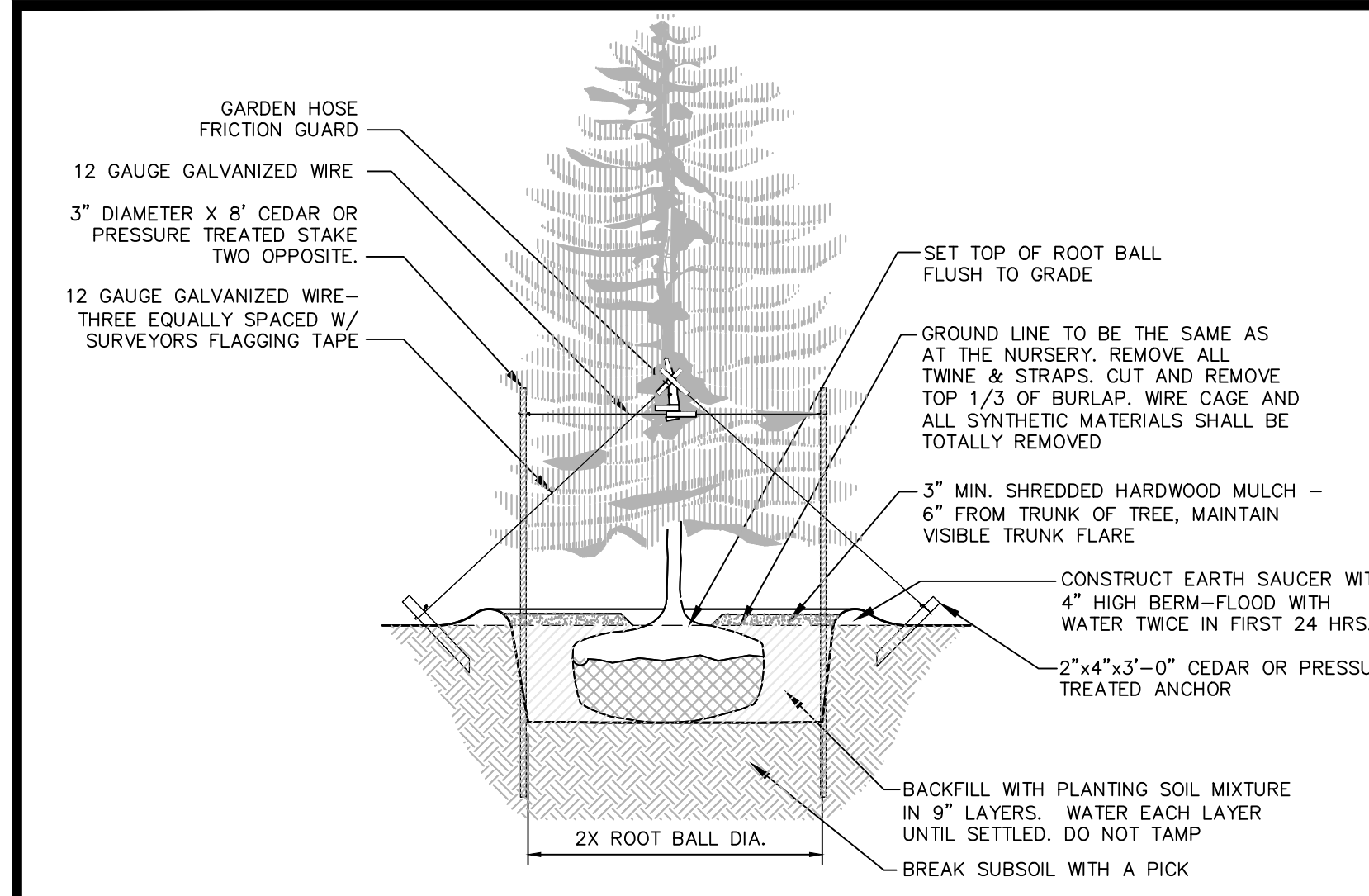
**GAS LAND CORTLANDT-2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)**

**SANITARY SEWER DETAILS**

TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

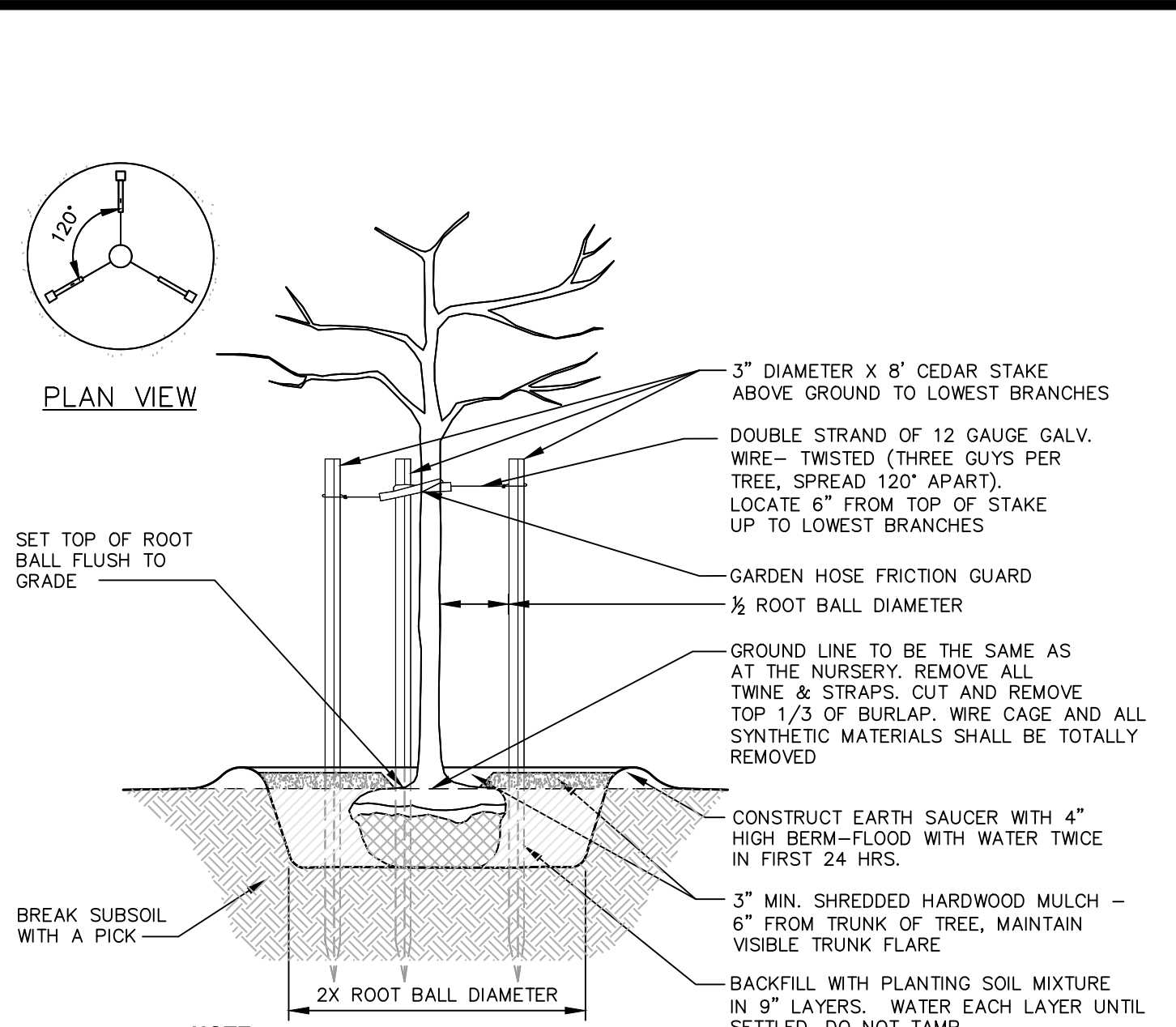
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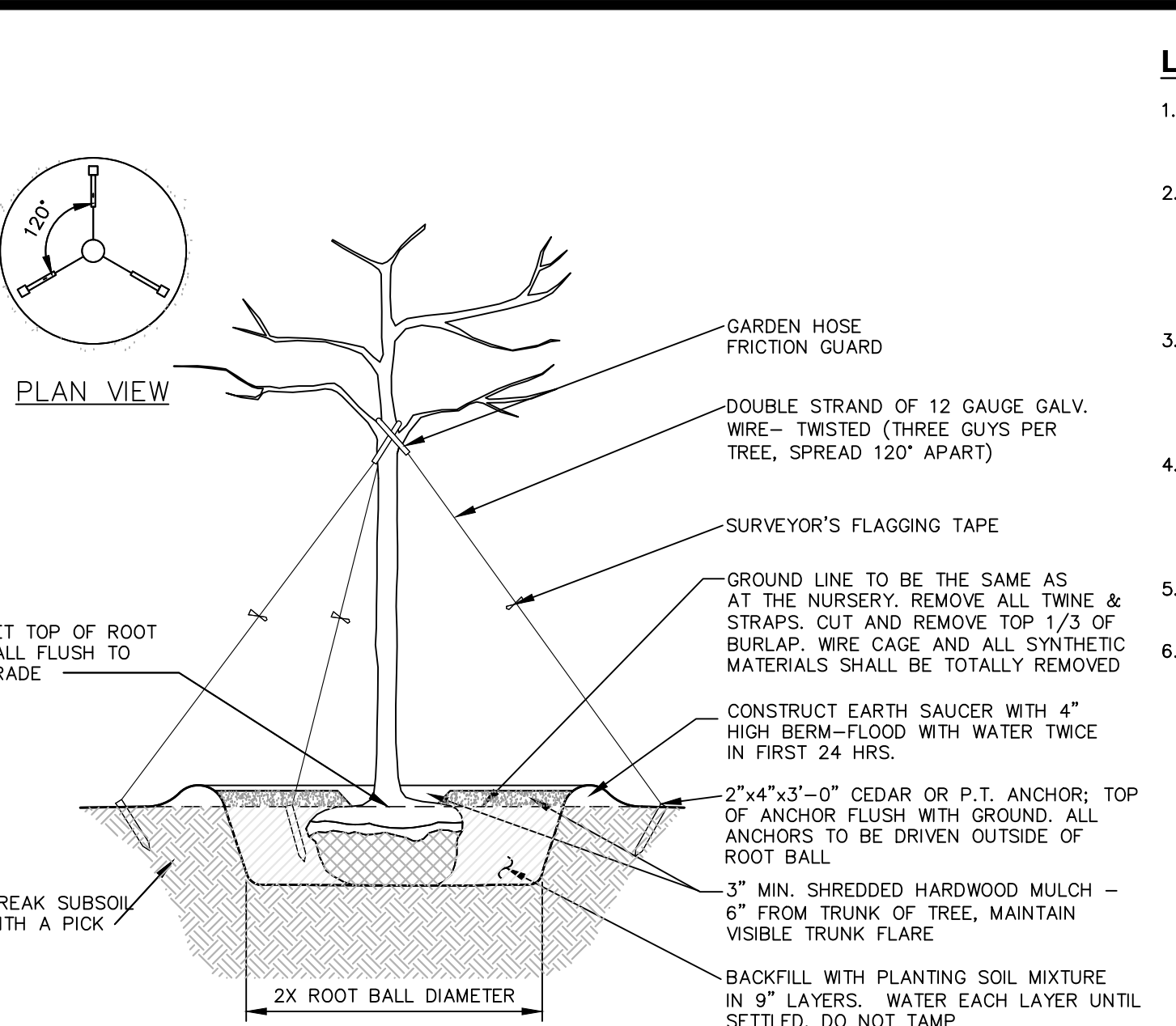


- NOTES:**
1. SPRAY WITH ANTIDESSICANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS.
  2. TREES LESS THAN 3\"/>

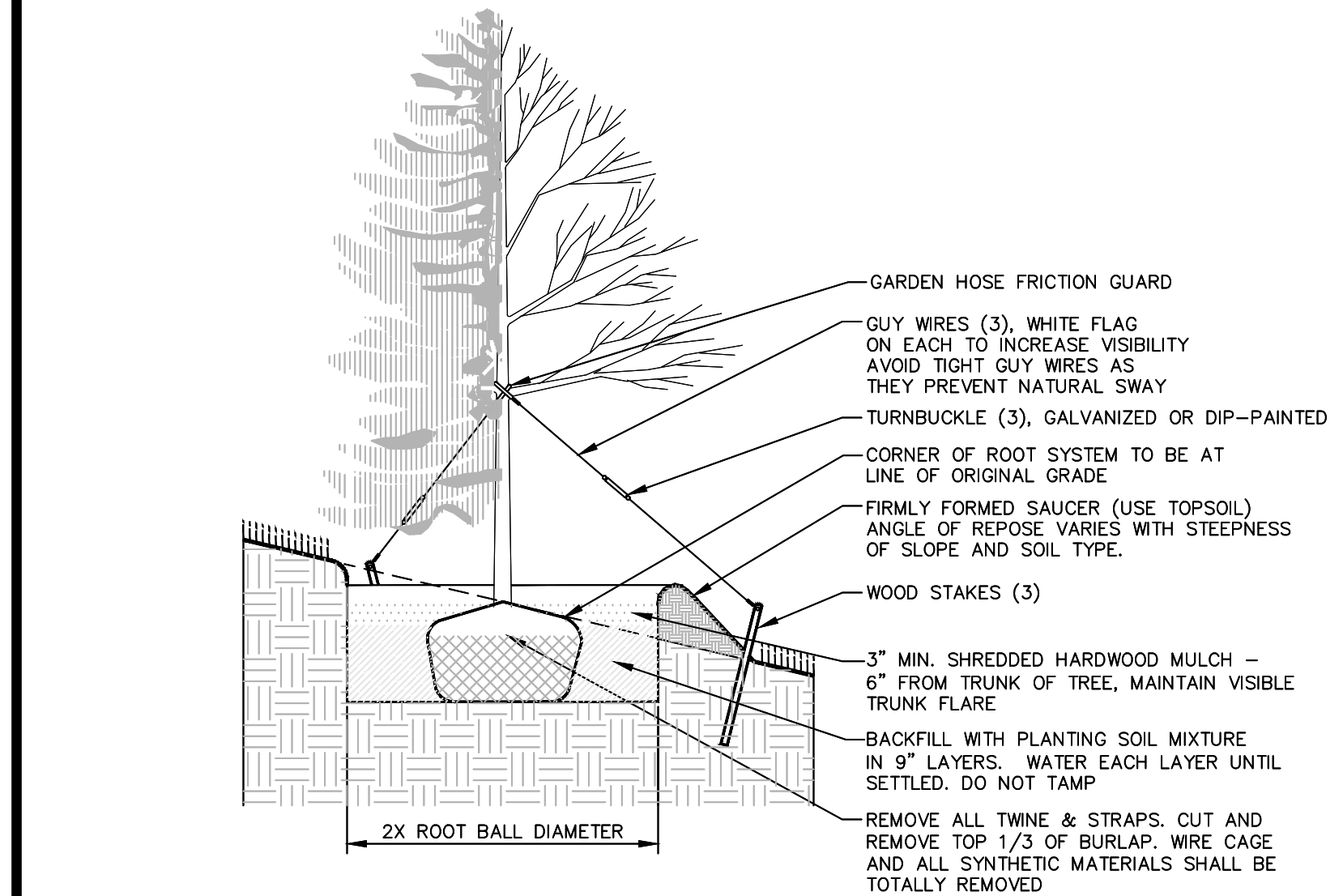
**1 EVERGREEN PLANTING DETAIL**  
SCALE: NOT TO SCALE



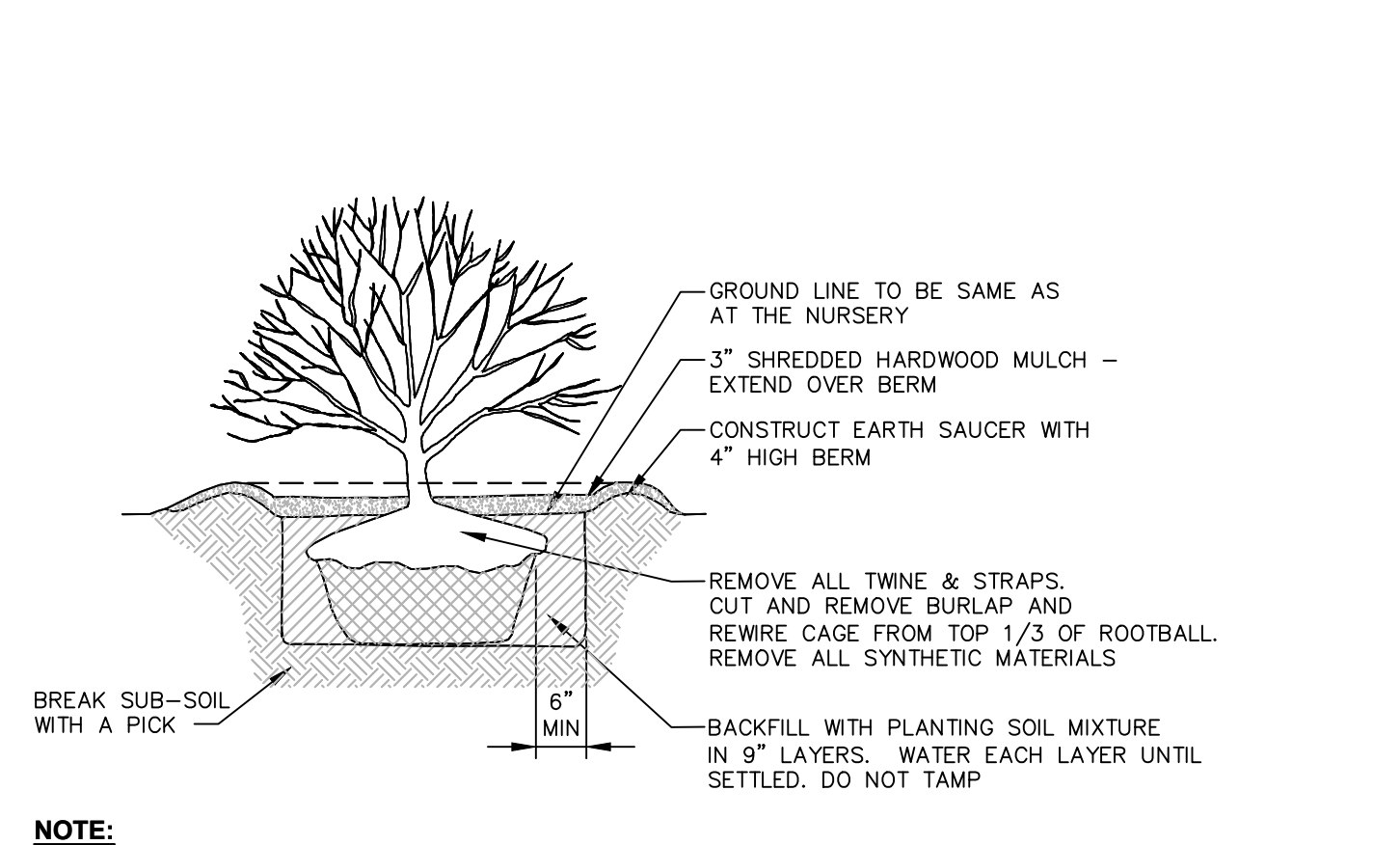
- NOTE:** STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING
- 2 PLANTING AND GUYING DETAILS FOR TREES SMALLER THAN 3\"/>**



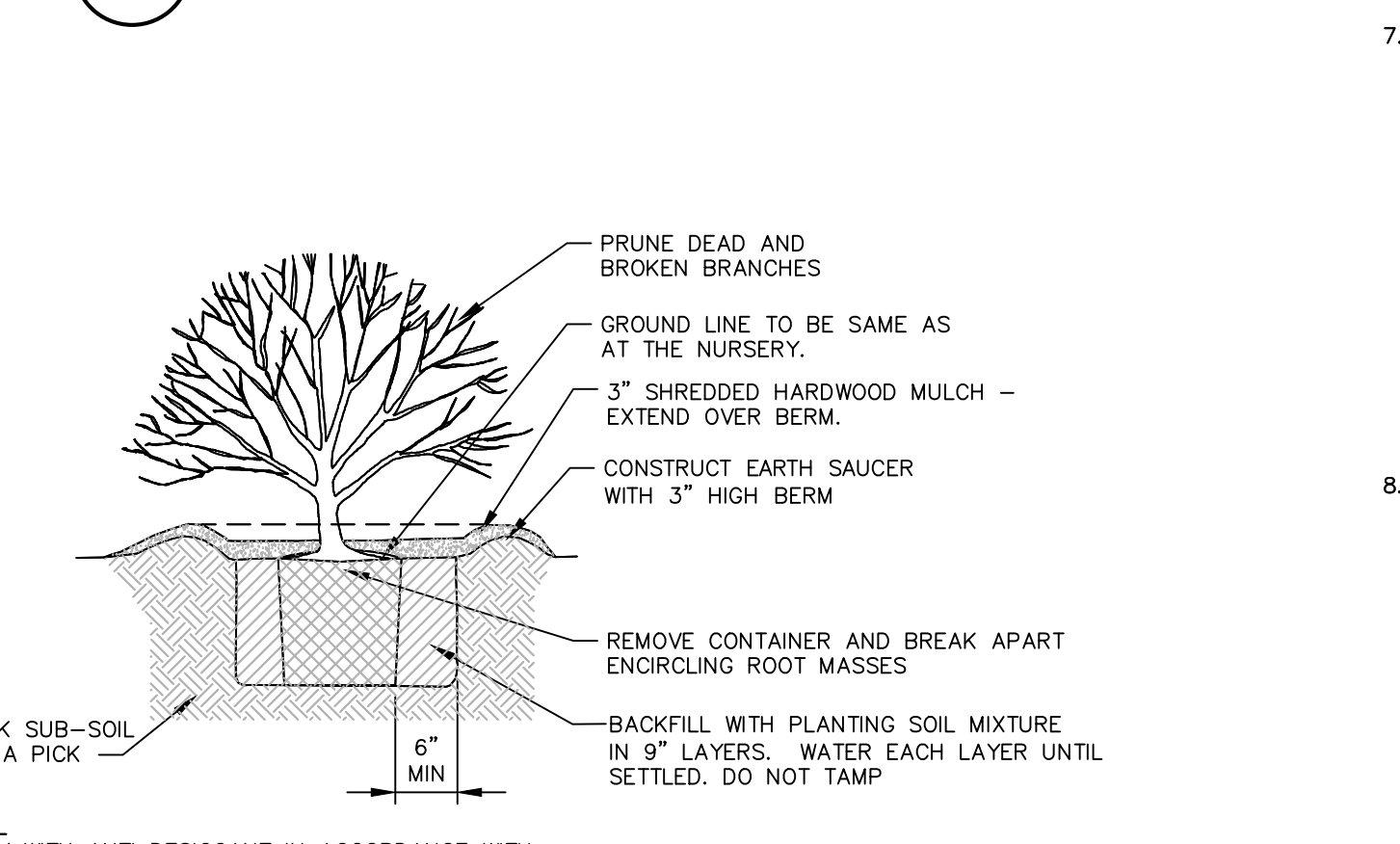
- NOTE:** STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING
- 3 PLANTING AND GUYING DETAILS FOR TREES LARGER THAN 3\"/>**



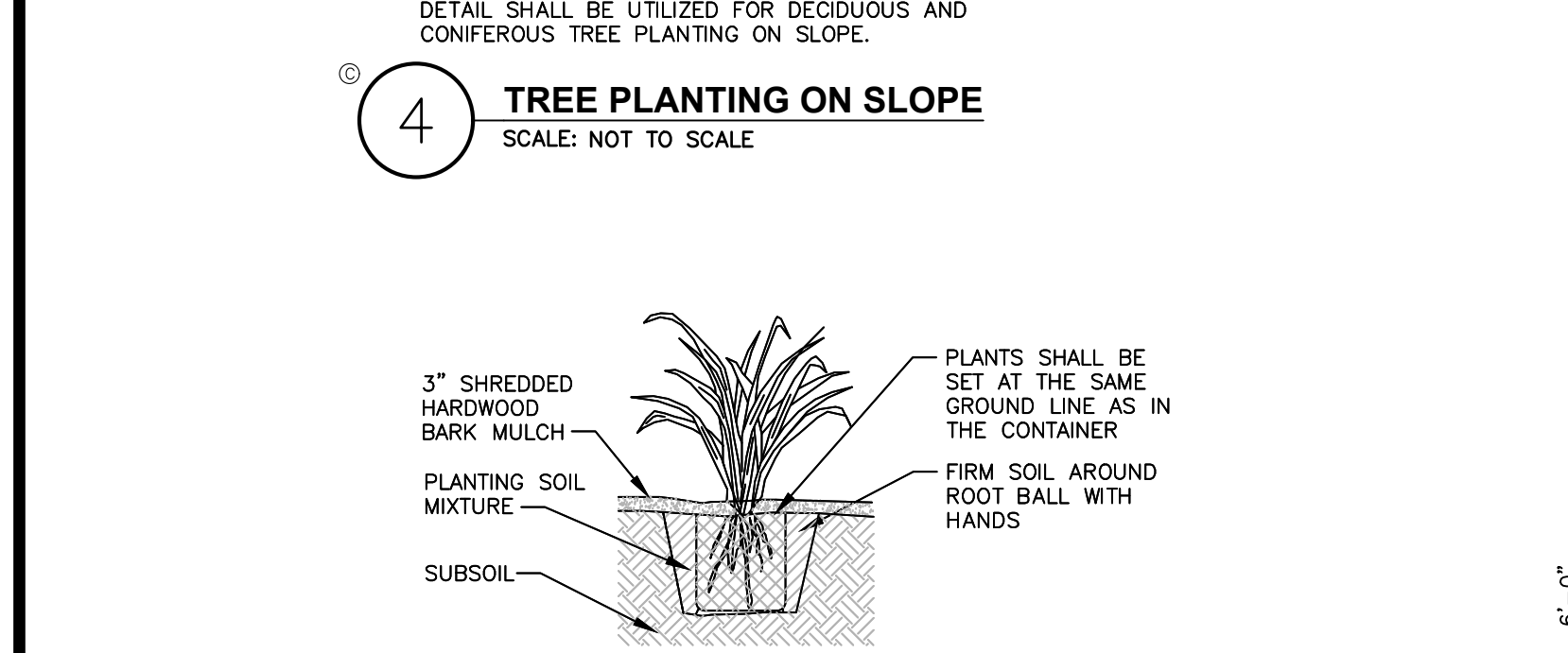
- NOTE:** DETAIL SHALL BE UTILIZED FOR DECIDUOUS AND CONIFEROUS TREE PLANTING ON SLOPE.
- 4 TREE PLANTING ON SLOPE**  
SCALE: NOT TO SCALE



- 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

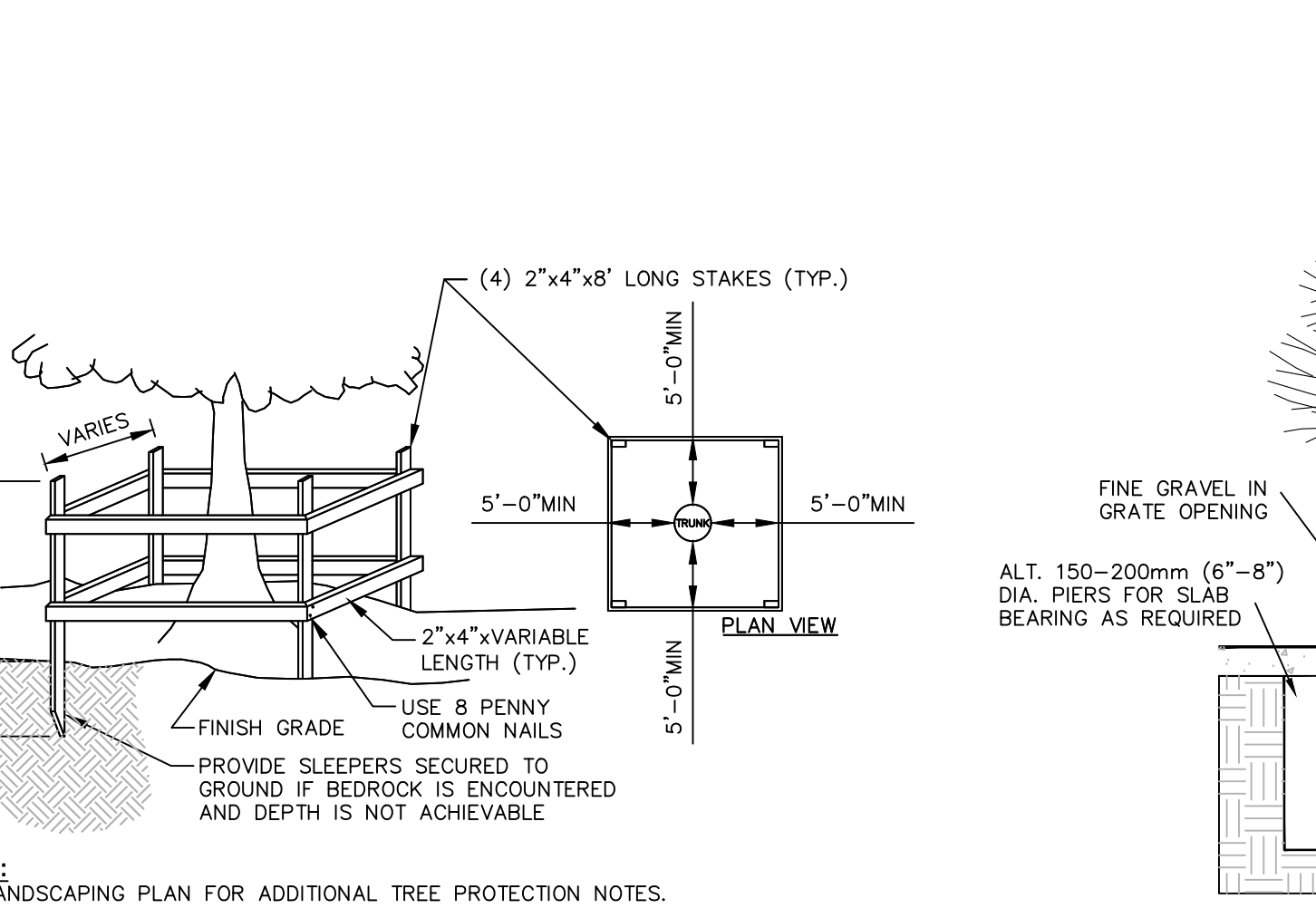


- NOTE:** SPRAY WITH ANTI DESSICANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS IF FOLIAGE IS PRESENT.
- 6 SHRUB PLANTING DETAIL FOR CONTAINERIZED SHRUBS**  
SCALE: NOT TO SCALE

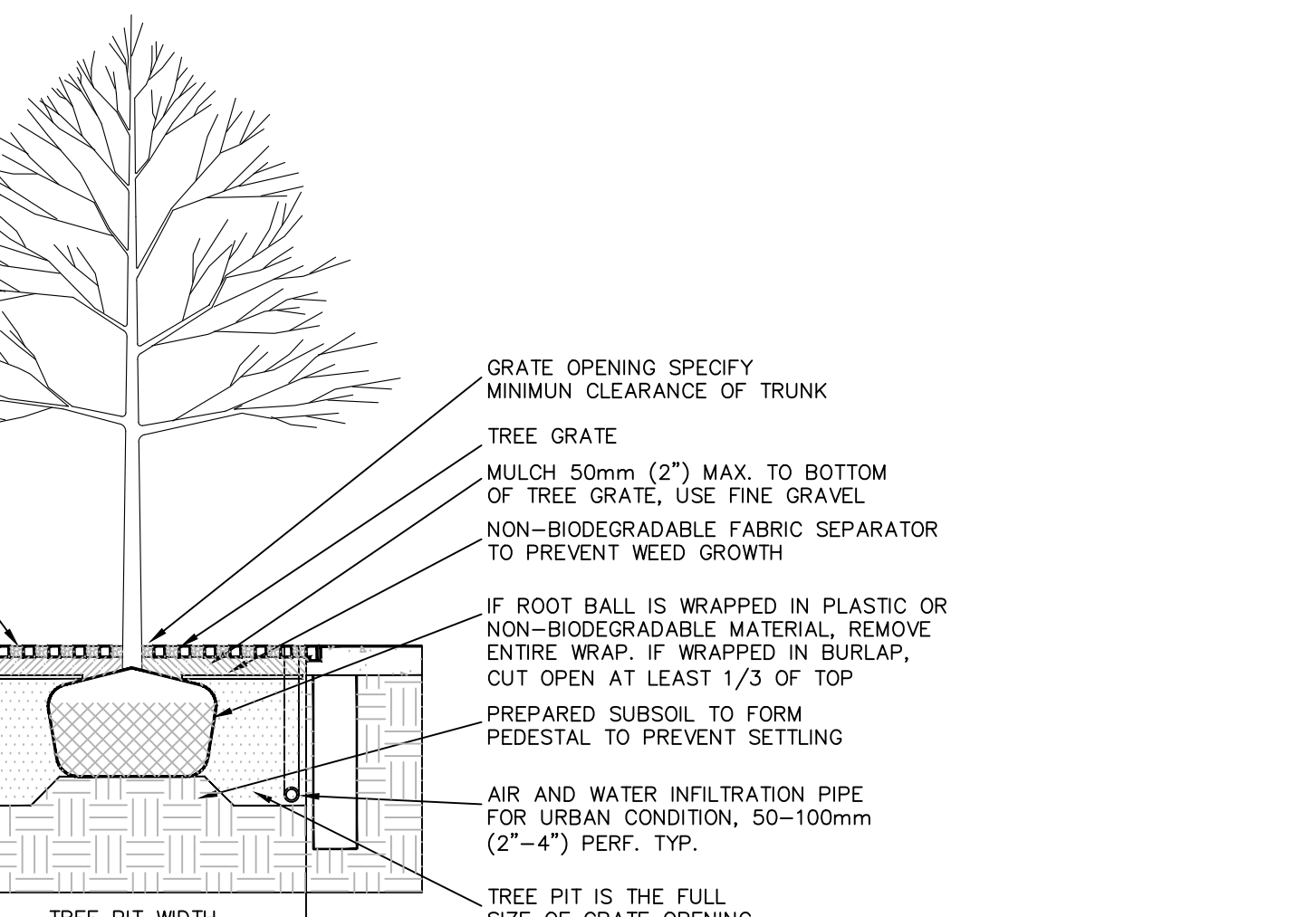


- NOTES:**
1. SPADED PLANTING SOIL MIX (4\"/>

**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 NURSEYMEN, INC (AAN), UNLESS OTHERWISE SPECIFIED.
  7. 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.
  8. 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.
  9. 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.
  10. 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.
  11. 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. CONTAINING THE FOLLOWING WASHED GRADATIONS:
 

SIEVE DESIGNATION	% PASSING
1"	100
1/4"	97-100
NO 200	20-60
  12. FERTILIZER:
    - i. FOR STARTER FERTILIZING: COMMERCIAL STARTER FERTILIZER, GRANULAR, NONBURNING PRODUCT CONTAINING 5% NITROGEN, 10% AVAILABLE PHOSPHOROUS, AND 5% WATER SOLUBLE POTASH (5-10-5).
    - ii. FOR FINAL FERTILIZING: IF APPLIED IN SPRING SEASON, SHALL BE A SLOW RELEASE COMMERCIAL FERTILIZER, GRANULAR, WITH 3-1-2 NPK. IF APPLIED IN FALL SEASON, SHALL BE AS SPECIFIED IN (8.D.I) ABOVE.
  13. TREES, SHRUBS, GROUND COVERS, PERENNIALS, ANNUALS:
    - i. PLANTING SOIL MIXTURE: SHALL BE PREPARED IN BULK, AND CONTAIN THE FOLLOWING BY VOLUME:
      - 30 PARTS TOPSOIL
      - 10 PARTS PEAT
      - 1 PART BONE MEAL
    - ii. PEAT: BROWN TO BLACK IN COLOR, WEED AND SEED FREE, DRIED SPHAGNUM PEAT, CONTAINING NOT MORE THAN 5% MINERAL ON A DRY BASIS AND CONFORMING TO NYSDOT 713-15.
    - iii. BONE MEAL: FINELY GROUND, RAW, MINIMUM 4% NITROGEN AND 20% PHOSPHORIC ACID. IT SHALL BE DELIVERED IN SEALED BAGS SHOWING THE MANUFACTURER'S GUARANTEED ANALYSIS.
  14. STAKES: 8 FEET LONG, 3 INCH DIA. CEDAR OR P.T. WOOD STAKES.
  15. HOSE: NEW, 2-PLY GARDEN HOSE NOT LESS THAN 1/2 INCH IN DIAMETER.
  16. WEED CONTROL FABRIC: SOIL CHECK AS MANUFACTURED BY BRIGHTON BYPRODUCTS CO. INC, NEW BRIGHTON, PA; MIRASCAP OR MIRAFI GEOSYNTHETIC PRODUCTS, NORCCROSS, PA, OR APPROVED EQUIVALENT.
  17. MULCH:
    - i. LAWN AREAS:
      - a. OAT OR WHEAT STRAW, FREE OF WEEDS, AN ALTERNATIVE IS WOOD FIBER CELLULOSE IF HYDROSEEDING IS USED.
    - ii. PLANT BED AREAS:
      - a. GRANULAR OR SHREDDED HARDWOOD BARK, UNCOLORED. NO PIECES OVER 2 INCHES GREATEST DIMENSION. FREE FROM SAWDUST.
  18. EXECUTION:
    - A. LANDSCAPE WORK SHALL BE UNDERTAKEN AS SOON AS SITE AREAS ARE AVAILABLE.
    - B. TOPSOIL SHALL BE SPREAD NO LESS THAN 4\"/>
  19. PERFORM FINE GRADING TO FINISHED ELEVATION ONLY IMMEDIATELY PRIOR TO PLANTING. PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN SURFACE, FREE OF DEPRESSIONS OR RIDGES WITH A UNIFORM LOOSE, FINE TEXTURE.
  20. FERTILIZING:
    - i. THE SOIL SHALL BE TESTED FOR PH AND LIME ADDED AS NECESSARY. ALL AMENDMENTS SHALL BE CHECKED AND APPROVED BY LANDSCAPE ARCHITECT BEFORE AMENDMENTS ARE MADE.
    - ii. APPLY FERTILIZER AT RATE OF 4 LBS/1000 SF FOR LAWN AREAS.
  21. LAWN:
    - 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.
  22. 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.
  23. ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL.
  24. 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.
  25. LAWNS 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.

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

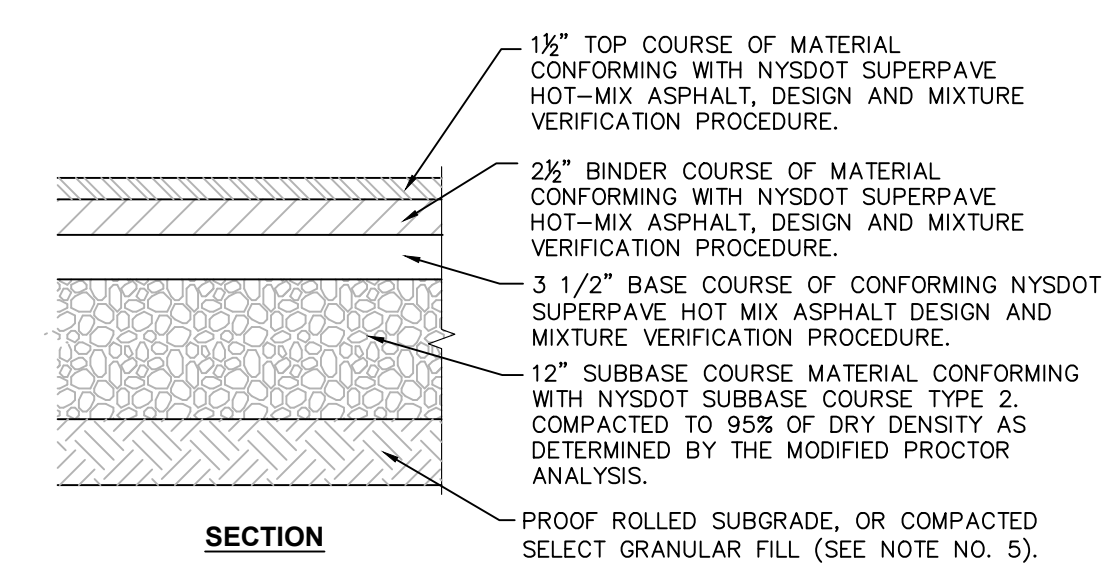
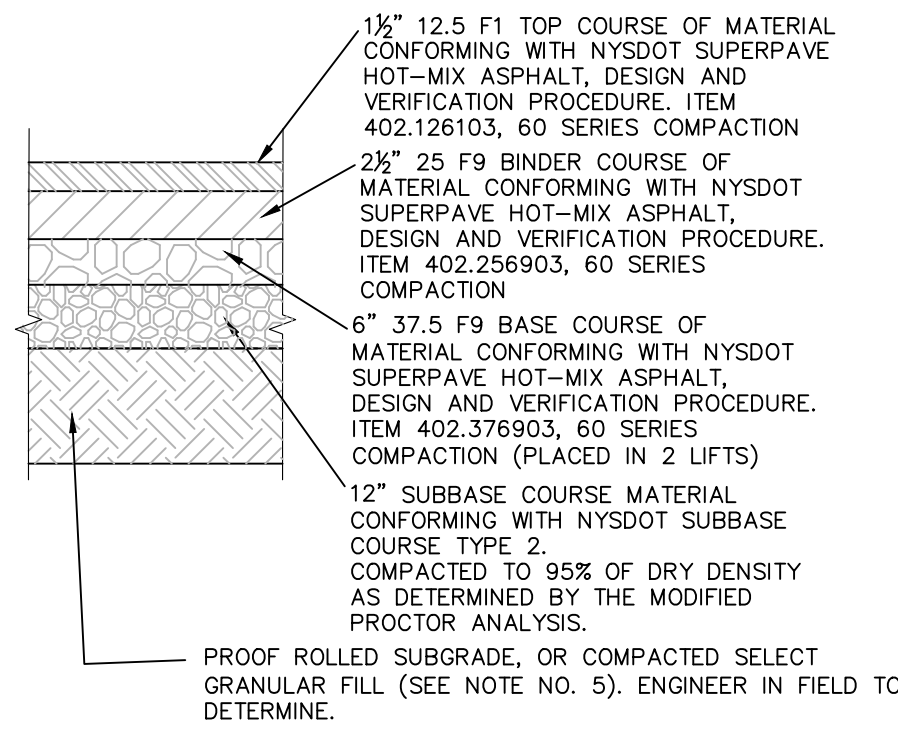
GAS LAND CORTLANDT- 2051 & 2053 EAST MAIN STREET (U.S. ROUTE 6)

**LANDSCAPE DETAILS AND NOTES**

TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

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



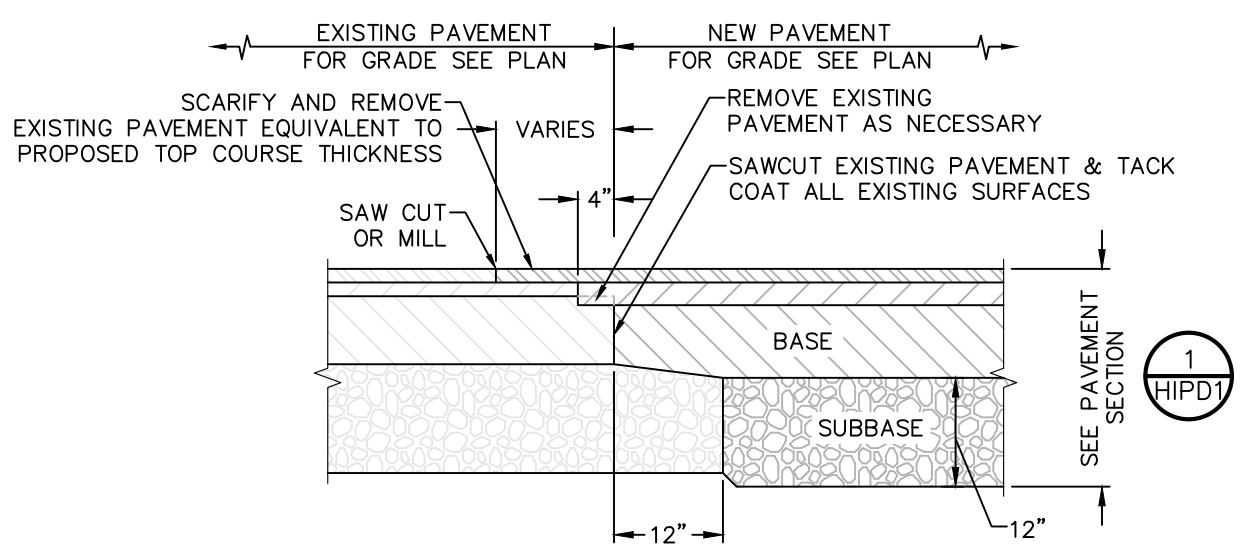


- NOTES:**
- MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERE TO.
  - SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 - SUBBASE COURSE 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 APPLIES BETWEEN ALL PAVEMENT LIFTS.
  - JOINT ADHESIVE (ITEM 418.7603) SHALL BE APPLIED WHEREVER NEW PAVEMENT WILL ADJOIN EXISTING PAVEMENT.

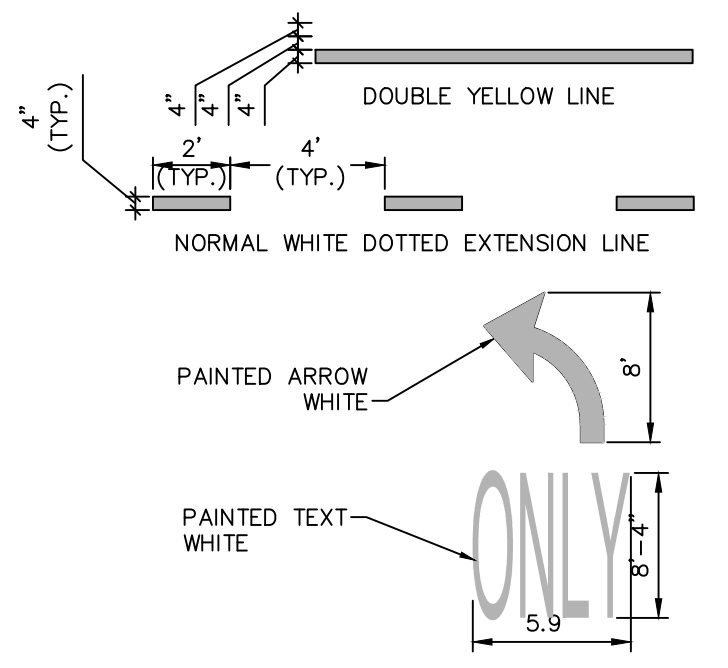
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**1 NYSDOT TRAVEL LANE PAVEMENT DETAIL**  
SCALE: NOT TO SCALE

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

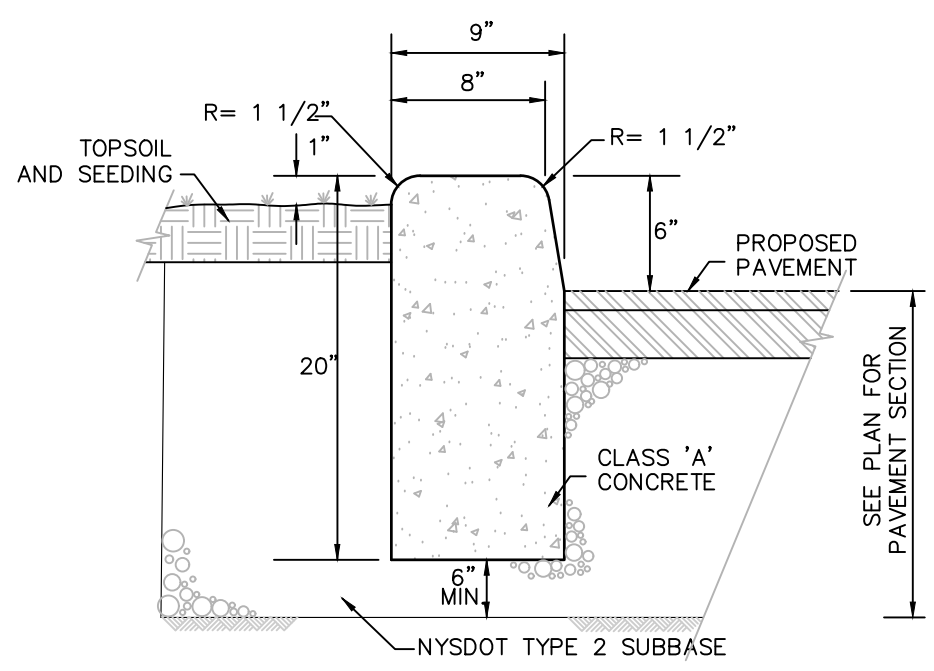


**2 NYSDOT PAVEMENT TRANSITION**  
SCALE: NOT TO SCALE



**5 PAVEMENT MARKING DETAIL DIRECTIONAL ARROW**  
SCALE: NTS

**3 NYSDOT CURB DETAIL**  
SCALE: NOT TO SCALE



ISSUED FOR PLANNING BOARD REVIEW - NOT FOR CONSTRUCTION



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



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  - North Country Office: 20 Elm Street (Suite 110), Glens Falls, New York 12601, Phone: (518) 812-0513
  - 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

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	