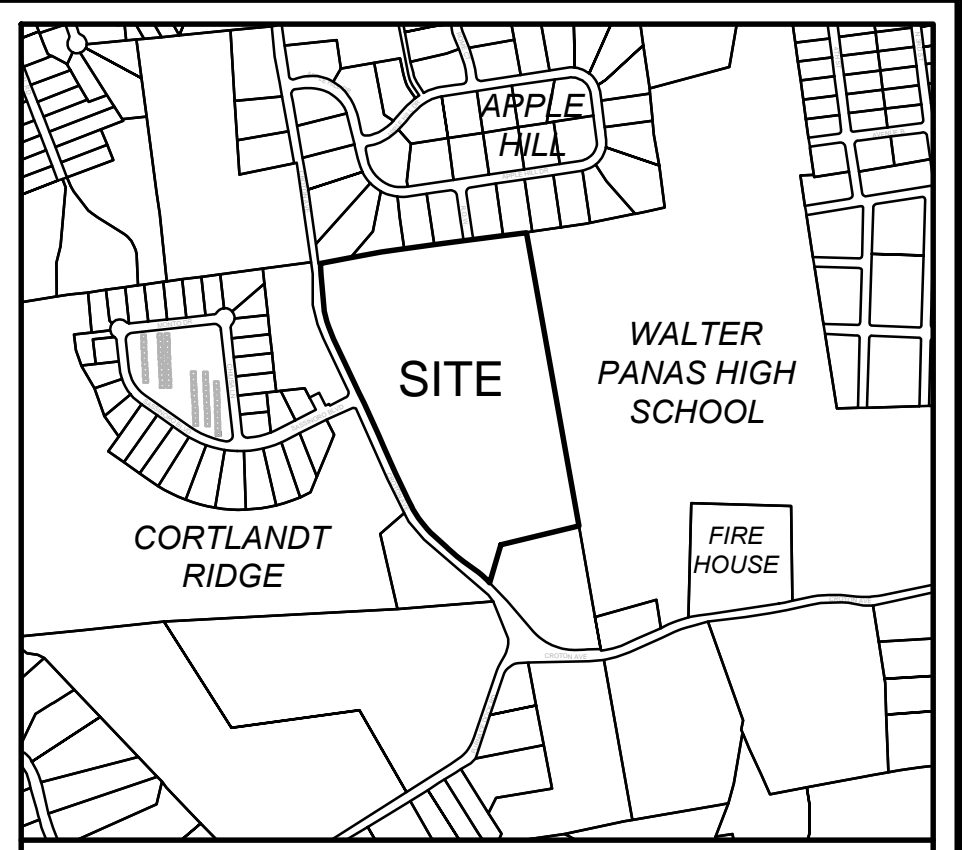
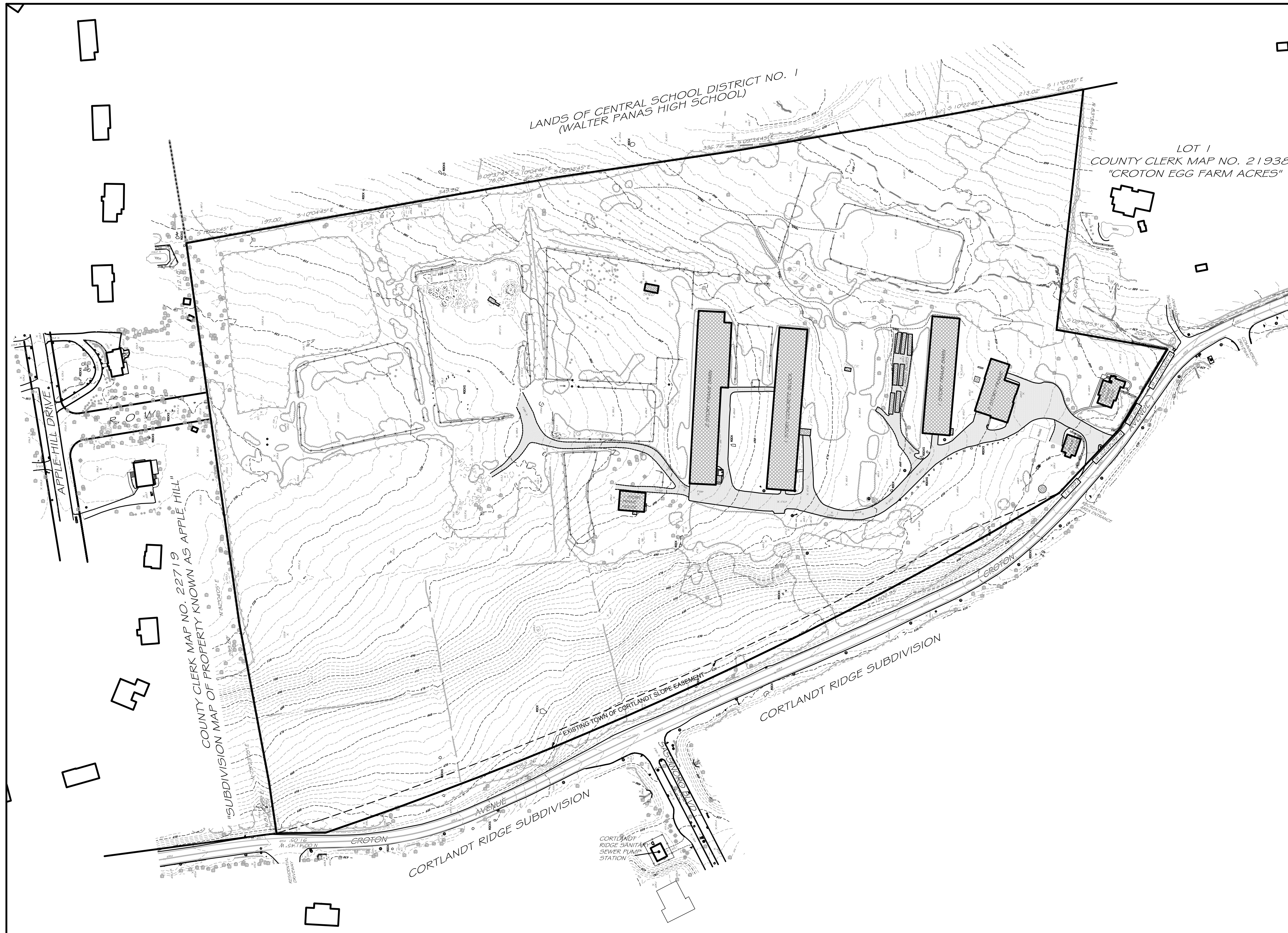


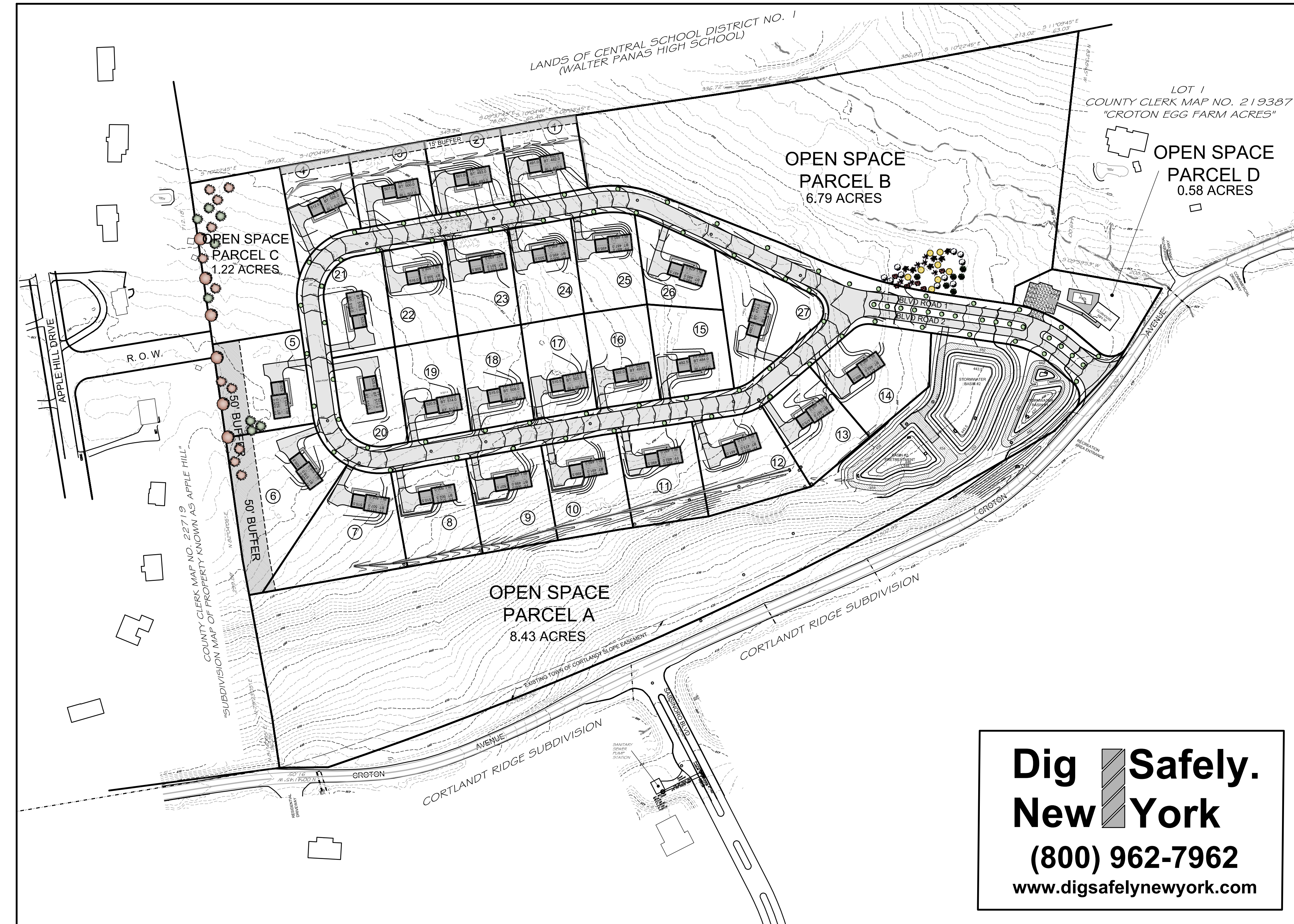
HANOVER ESTATES SUBDIVISION



VICINITY MAP SCALE: 1" = 1,000'



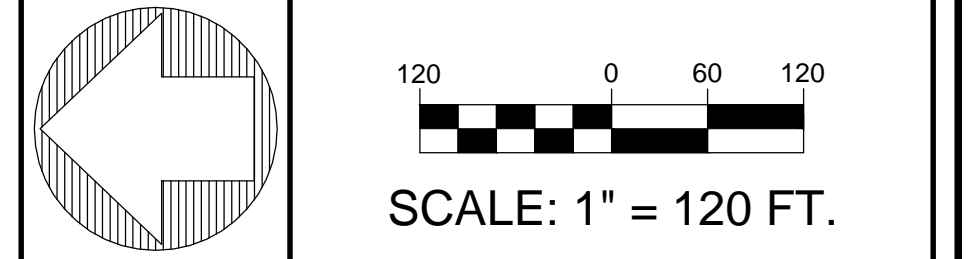
EXISTING CONDITION
SCALE: 1 IN. = 120 FT.



PROPOSED CONDITION
SCALE: 1 IN. = 120 FT.

LIST OF DRAWINGS

SHEET #	SHEET # OF TOTAL SHEETS	TITLE	ISSUE DATE	LAST REVISED
CS	1 OF 20	COVER SHEET	OCTOBER 25, 2018	---
EC-1.1	2 OF 20	EXISTING CONDITIONS PLAN	OCTOBER 25, 2018	---
ZC-2.1	3 OF 20	ZONING COMPLIANCE PLAN	OCTOBER 25, 2018	---
US-1	4 OF 20	UTILITY AND GRADING PLAN	OCTOBER 25, 2018	---
US-2	5 OF 20	SANITARY SEWER PLAN	OCTOBER 25, 2018	---
US-3	6 OF 20	STORM WATER PLAN	OCTOBER 25, 2018	---
US-4	7 OF 20	WATER DISTRIBUTION PLAN	OCTOBER 25, 2018	---
RP-1	8 OF 20	ROAD PROFILES	OCTOBER 25, 2018	---
UP-1	9 OF 20	SANITARY SEWER PROFILES	OCTOBER 25, 2018	---
UP-2	10 OF 20	SANITARY SEWER PROFILES	OCTOBER 25, 2018	---
UP-3	11 OF 20	STORM WATER PROFILES	OCTOBER 25, 2018	---
UP-4	12 OF 20	WATER DISTRIBUTION PROFILES	OCTOBER 25, 2018	---
ESC-1	13 OF 20	SWAMP EROSION AND SEDIMENT CONTROL PLAN	OCTOBER 25, 2018	---
ESC-2	14 OF 20	SWAMP EROSION AND SEDIMENT CONTROL PLAN	OCTOBER 25, 2018	---
CS-1	15 OF 20	SANITARY SEWER CONTROL DETAILS & NOTES	OCTOBER 25, 2018	---
CS-2	16 OF 20	STORMWATER CONSTRUCTION DETAILS & NOTES	OCTOBER 25, 2018	---
CS-3	17 OF 20	WATER MAIN CONSTRUCTION DETAILS & NOTES	OCTOBER 25, 2018	---
CS-4	18 OF 20	ROAD & MASS CONSTRUCTION DETAILS	OCTOBER 25, 2018	---
TR-1	19 OF 20	TREE PROTECTION PLAN	OCTOBER 25, 2018	---
TR-2	20 OF 20	ROAD & STORMWATER BASIN LANDSCAPE PLAN	OCTOBER 25, 2018	---



SCALE: 1" = 120 FT.

CONTRACT VENDEE
NDCG, LLC
C/O JUSTIN MARQUES, ESQ.
675 3RD AVENUE
NEW YORK, NY 10017

PROPERTY OWNER
HANOVER ESTATES
PROPERTY OWNER
CROTON REALTY & DEVELOPMENT, INC.
150 CROTON AVENUE
CORTLANDT MANOR, NY 10567

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REVISIONS

#	REASON	DATE
1		

MUNICIPAL TAX IDENTIFICATION:
SECTION: 34.14
BLOCK: 2
LOT: 28
SUBLOT: ---

DRAWN BY: KCS/JUCA
CHECKED BY: KCS
PROJECT: JACOBSON
DATE: OCTOBER 25, 2018
JOB #: 180605

TIMOTHY L. CRONIN III, P.E.
LICENSE #592980

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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, ERRASURE, MODIFICATION OR REVISION IN THIS PLAN, OR SITE DEVELOPMENT PLAN, AFTER THE ABOVE DATE, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20____ BY _____
CHAIRPERSON OF THE PLANNING BOARD

CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664

39 ARLO LANE
CORTLANDT, NEW YORK 10567

COVER SHEET

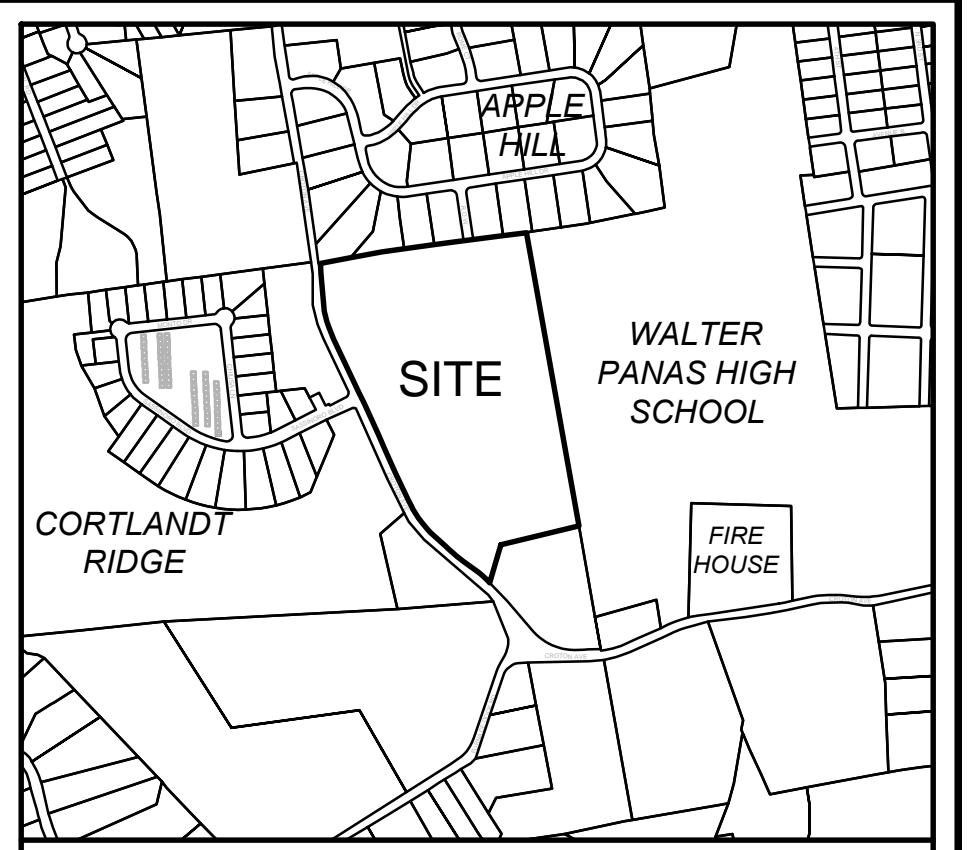
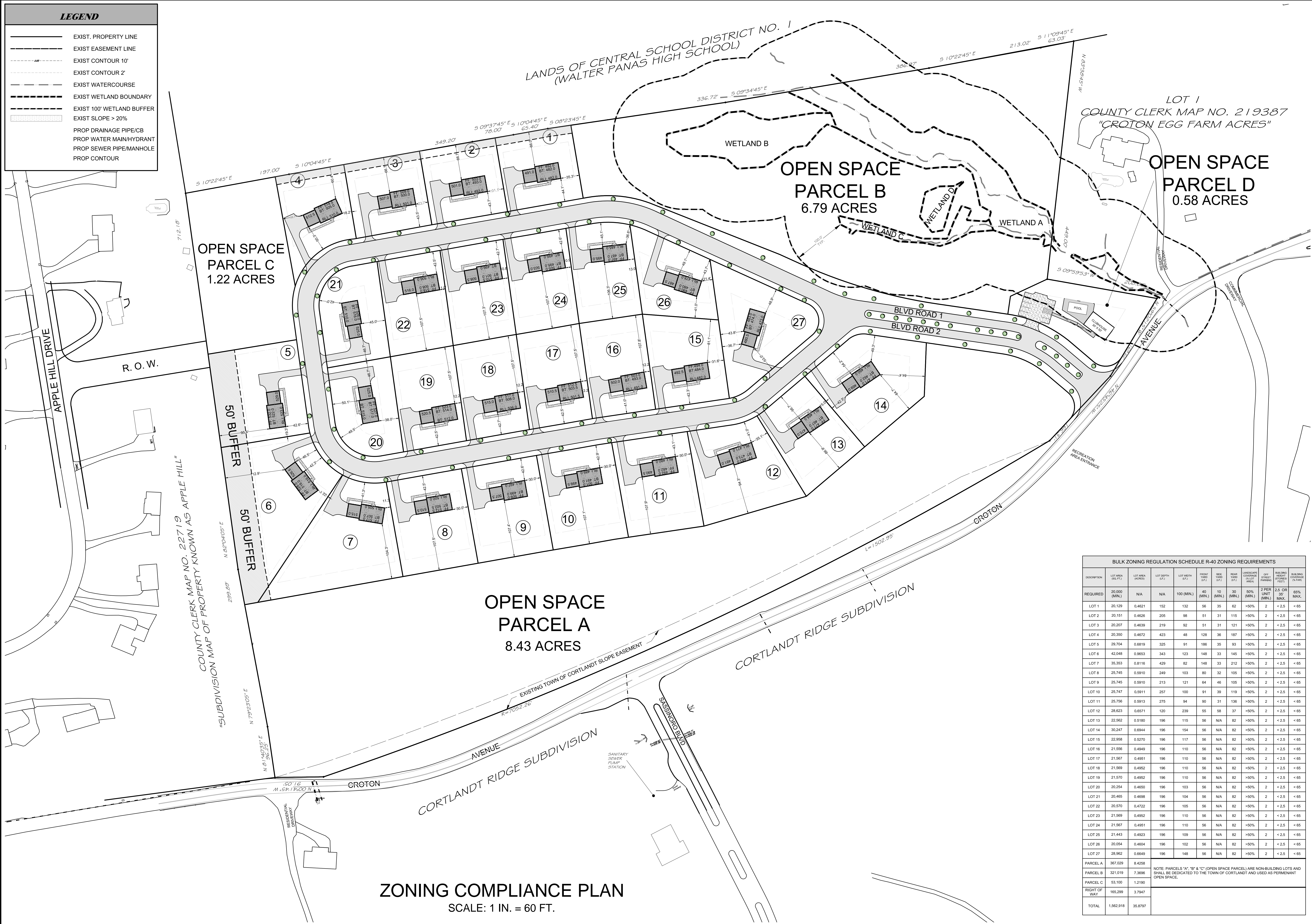
SUBDIVISION
KNOWN AS
HANOVER ESTATES

LOCATION:
150 CROTON AVENUE
TOWN OF CORTLANDT, NEW YORK 10567

SHEET 1 OF 20 CS

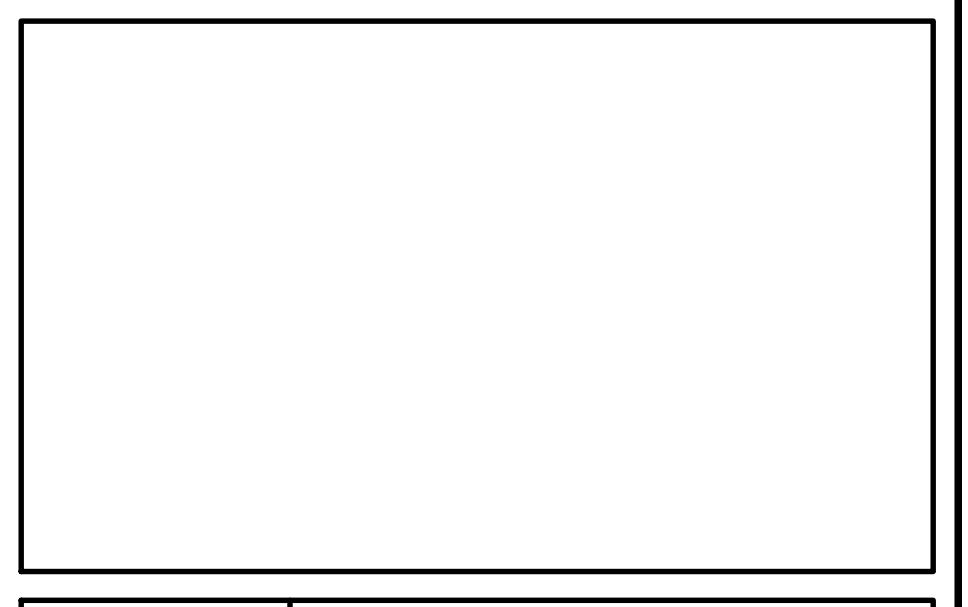
TOWN OF CORTLANDT WESTCHESTER COUNTY, NEW YORK

LEGEND	
	EXIST. PROPERTY LINE
	EXIST EASEMENT LINE
	EXIST CONTOUR 10'
	EXIST CONTOUR 2'
	EXIST WATERCOURSE
	EXIST WETLAND BOUNDARY
	EXIST 100' WETLAND BUFFER
	EXIST SLOPE > 20%
	PROP DRAINAGE PIPE/CB
	PROP WATER MAIN/HYDRANT
	PROP SEWER PIPE/MANHOLE
	PROP CONTOUR



VICINITY MAP SCALE: 1" = 1,000'

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SCALE: 1" = 60 FT.

CONTRACT VENUEE
NDCG, LLC
 C/O JUSTIN MARQUES, ESQ.
 675 3RD AVENUE
 NEW YORK, NY 10017

PROPERTY OWNER
HANOVER ESTATES
 PROPERTY OWNER
 CROTON REALTY & DEVELOPMENT, INC.
 150 CROTON AVENUE
 CORTLANDT MANOR, NY 10567

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REVISIONS		
#	REASON	DATE

MUNICIPAL TAX IDENTIFICATION:
 SECTION: 34.14
 BLOCK: 2
 LOT: 28
 SUBLOT:

DRAWN BY: KCS/JCA
CHECKED BY: KCS
PROJECT: JACOBSON
DATE: OCTOBER 25, 2018
JOB #: 180605

STATE OF NEW YORK
TIMOTHY L. CRONIN III, P.E.
 LICENSE: 6962980

CRONIN ENGINEERING
 PROFESSIONAL ENGINEERING & CONSULTING
 (914) 736-3664

39 ARLO LANE
CORTLANDT, NEW YORK 10567

ZONING COMPLIANCE
SUBDIVISION
 KNOWN AS
HANOVER ESTATES

LOCATION:
 150 CROTON AVENUE
 TOWN OF CORTLANDT, NEW YORK 10567

BULK ZONING REGULATION SCHEDULE R-40 ZONING REQUIREMENTS											
DESCRIPTION	LOT AREA (SQ. FT.)	LOT AREA (ACRES)	LOT DEPTH (FT.)	LOT WIDTH (FT.)	FRONT YARD (FT.)	SIDE YARD (FT.)	REAR YARD (FT.)	MINIMUM COVERAGE (% OF LOT AREA)	OFF-STREET PARKING	MINIMUM SETBACK (FEET)	BUILDING COVERAGE (%)
REQUIRED	20,000	N/A	N/A	100 (MIN.)	40 (MIN.)	10 (MIN.)	30 (MIN.)	50% (MIN.)	2 PER UNIT	2.5 OR 30' MAX.	60% MAX.
LOT 1	20,129	0.4621	152	132	56	35	62	>50%	2	< 2.5	< 65
LOT 2	20,151	0.4626	205	98	51	31	115	>50%	2	< 2.5	< 65
LOT 3	20,207	0.4639	219	92	51	31	121	>50%	2	< 2.5	< 65
LOT 4	20,350	0.4672	423	48	128	36	187	>50%	2	< 2.5	< 65
LOT 5	29,704	0.6819	325	91	186	35	93	>50%	2	< 2.5	< 65
LOT 6	42,048	0.9653	343	123	148	33	145	>50%	2	< 2.5	< 65
LOT 7	35,303	0.8116	429	82	148	33	212	>50%	2	< 2.5	< 65
LOT 8	25,745	0.5910	249	103	80	32	105	>50%	2	< 2.5	< 65
LOT 9	25,745	0.5910	213	121	64	46	105	>50%	2	< 2.5	< 65
LOT 10	25,747	0.5911	257	100	81	39	119	>50%	2	< 2.5	< 65
LOT 11	25,756	0.5913	275	94	80	31	136	>50%	2	< 2.5	< 65
LOT 12	28,623	0.6571	120	239	55	58	37	>50%	2	< 2.5	< 65
LOT 13	22,562	0.5180	196	115	56	N/A	82	>50%	2	< 2.5	< 65
LOT 14	30,247	0.6944	196	154	56	N/A	82	>50%	2	< 2.5	< 65
LOT 15	22,958	0.5270	196	117	56	N/A	82	>50%	2	< 2.5	< 65
LOT 16	21,556	0.4940	196	110	56	N/A	82	>50%	2	< 2.5	< 65
LOT 17	21,567	0.4951	196	110	56	N/A	82	>50%	2	< 2.5	< 65
LOT 18	21,569	0.4952	196	110	56	N/A	82	>50%	2	< 2.5	< 65
LOT 19	21,570	0.4952	196	110	56	N/A	82	>50%	2	< 2.5	< 65
LOT 20	20,254	0.4650	196	103	56	N/A	82	>50%	2	< 2.5	< 65
LOT 21	20,465	0.4698	196	104	56	N/A	82	>50%	2	< 2.5	< 65
LOT 22	20,570	0.4722	196	105	56	N/A	82	>50%	2	< 2.5	< 65
LOT 23	21,569	0.4952	196	110	56	N/A	82	>50%	2	< 2.5	< 65
LOT 24	21,567	0.4951	196	110	56	N/A	82	>50%	2	< 2.5	< 65
LOT 25	21,443	0.4923	196	109	56	N/A	82	>50%	2	< 2.5	< 65
LOT 26	20,054	0.4604	196	102	56	N/A	82	>50%	2	< 2.5	< 65
LOT 27	28,962	0.6649	196	148	56	N/A	82	>50%	2	< 2.5	< 65
PARCEL A	367,029	8.4258									
PARCEL B	321,019	7.3696									
PARCEL C	53,100	1.2190									
RIGHT OF WAY	165,289	3.7947									
TOTAL	1,562,918	35.8797									

NOTE: PARCELS "A", "B" & "C" (OPEN SPACE PARCELS) ARE NON-BUILDING LOTS AND SHALL BE DEDICATED TO THE TOWN OF CORTLANDT AND USED AS PERMANENT OPEN SPACE.

ZONING COMPLIANCE PLAN
 SCALE: 1 IN. = 60 FT.

LANDS OF CENTRAL SCHOOL DISTRICT NO. 1
(WALTER PANAS HIGH SCHOOL)

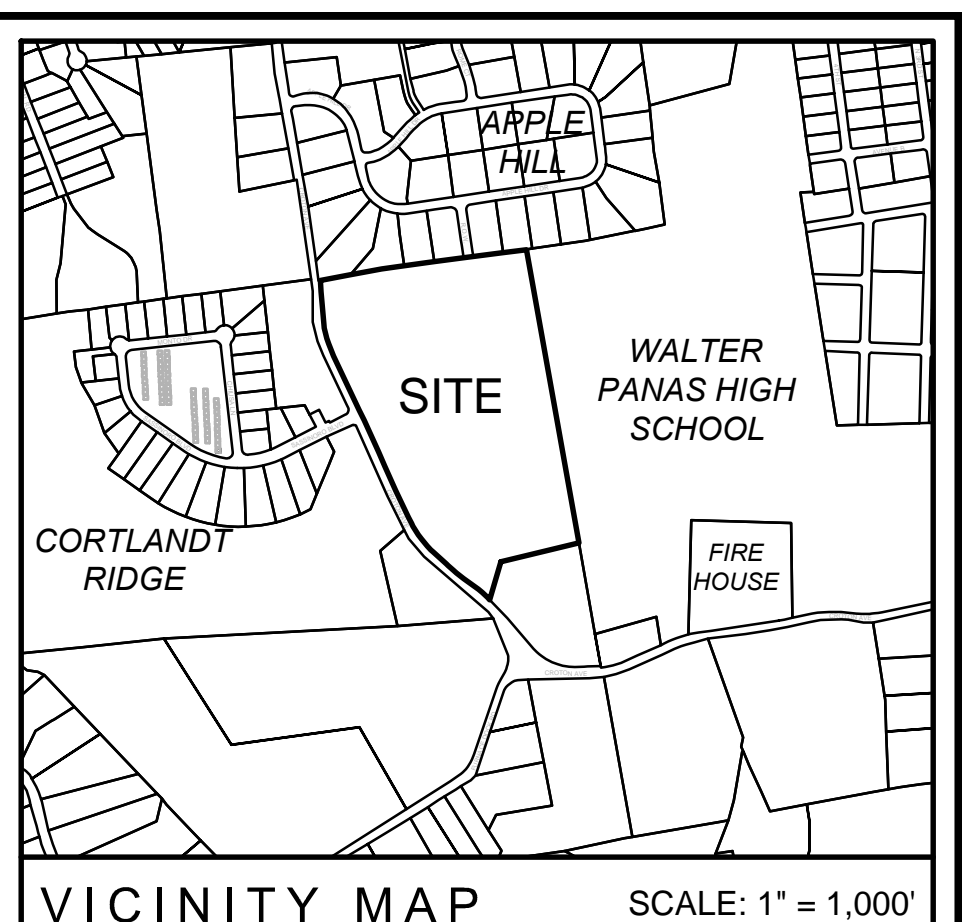
LOT 1
COUNTY CLERK MAP NO. 219387
"CROTON EGG FARM ACRES"

OPEN SPACE
PARCEL C
1.22 ACRES

OPEN SPACE
PARCEL B
6.79 ACRES

OPEN SPACE
PARCEL D
0.58 ACRES

OPEN SPACE
PARCEL A
8.43 ACRES



CONTRACT VENDEE
NDCG, LLC
C/O JUSTIN MARQUES, ESQ.
675 3RD AVENUE
NEW YORK, NY 10017

PROPERTY OWNER
HANOVER ESTATES
PROPERTY OWNER
CROTON REALTY & DEVELOPMENT, INC.
150 CROTON AVENUE
CORTLANDT MANOR, NY 10567

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REVISIONS

#	REASON	DATE

MUNICIPAL TAX IDENTIFICATION:
SECTION: 34.14
BLOCK: 2
LOT: 28
SUBLOT: ---
DRAWN BY: KCS/JCA
CHECKED BY: KCS
PROJECT: JACOBSON
DATE: OCTOBER 25, 2018
JOB #: 180605

TIMOTHY L. CRONIN III, P.E.
LICENSE # 629290



LIMIT OF DISTURBANCE

DESCRIPTION	AREA (S.F.)	AREA (ACRES)
WITHIN WETLAND BUFFER	6,474	0.15
WITHIN WETLAND	0	0.00
WITHIN STEEP SLOPE > 20%	1,638	0.04
WITHIN PROPERTY LIMITS**	729,858	16.76
OUTSIDE OF PROPERTY LIMITS	15,495	0.36
TOTAL	753,465	17.30

* WITHIN RIGHT-OF-WAY AREAS
** WITHIN PROPERTY LIMITS AND OUTSIDE OF WETLAND BUFFER & >20% STEEP SLOPES AREAS

NYCEP WATERSHED

DESCRIPTION	AREA (ACRES)
EXISTING ON-SITE AREA	6.37 ACRES
PROPOSED ON-SITE AREA	1.78 ACRES
DECREASE IN NYCEP WATERSHED AREA	-4.59 ACRES

ROAD LENGTH

DESCRIPTION	LENGTH (L.F.)
ROAD 1	1,700
ROAD 2	338
TOTAL	2,038

IMPERVIOUS AREAS

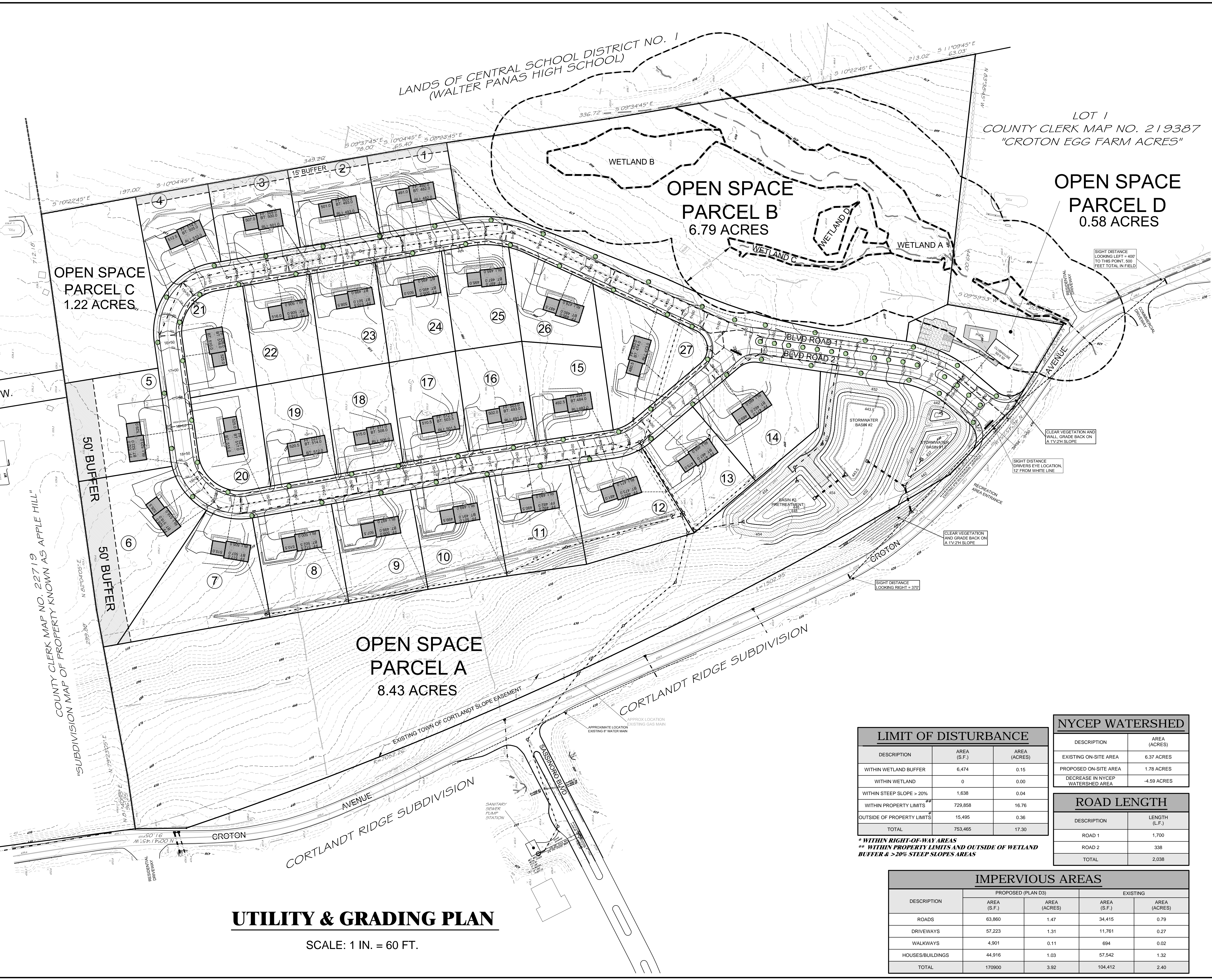
DESCRIPTION	PROPOSED (PLAN D3)		EXISTING	
	AREA (S.F.)	AREA (ACRES)	AREA (S.F.)	AREA (ACRES)
ROADS	63,860	1.47	34,415	0.79
DRIVEWAYS	57,223	1.31	11,761	0.27
WALKWAYS	4,901	0.11	694	0.02
HOUSES/BUILDINGS	44,916	1.03	57,542	1.32
TOTAL	170,900	3.92	104,412	2.40

LEGEND

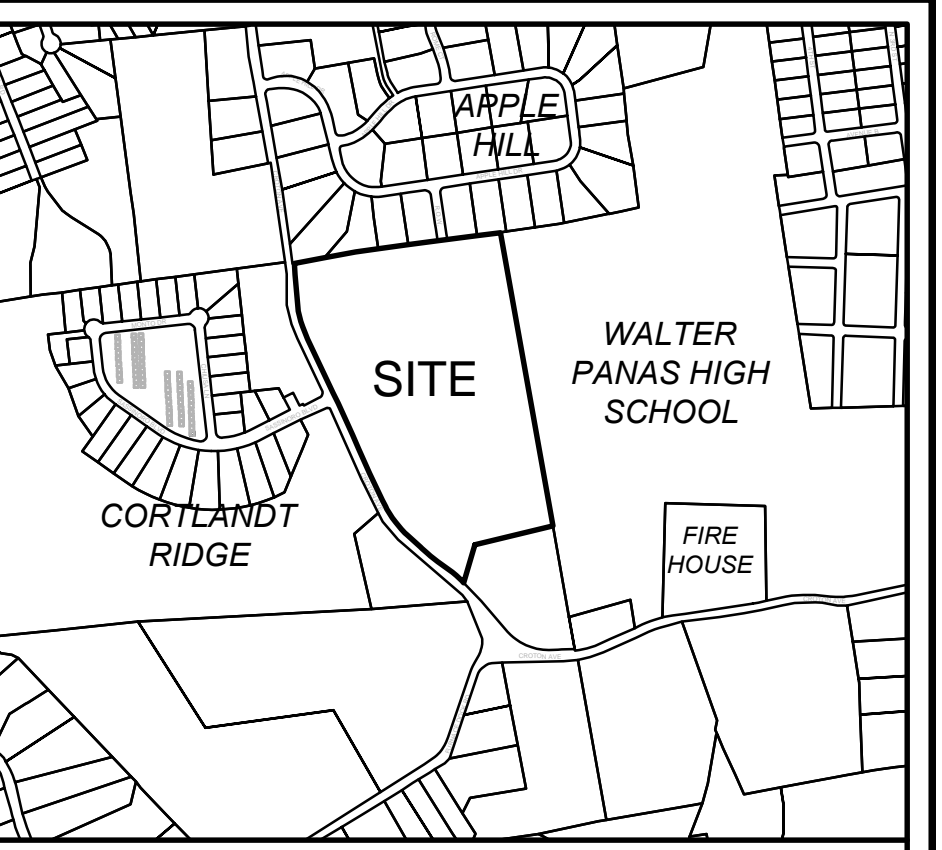
- EXIST. PROPERTY LINE
- - - EXIST. EASEMENT LINE
- - - - EXISTING CONTOUR 10'
- - - - EXISTING CONTOUR 2'
- - - - EXIST. WATERCOURSE
- - - - EX. WETLAND BNDRY.
- - - - EX. 100' WETLAND BUF.
- ▨ EX. SLOPE > 20%
- PROP. PROPERTY LINE
- - - - PROPOSED CONTOUR
- PROP. LIM. OF DIST.

UTILITY & GRADING PLAN

SCALE: 1 IN. = 60 FT.



LEGEND	
	EXIST. PROPERTY LINE
	EXIST. EASEMENT LINE
	EX. WETLAND BNDRY.
	EX. 100' WETLAND BUF.
	EX. TREE
	PROP. LIM. OF DIST.



VICINITY MAP SCALE: 1" = 1,000'

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SCALE: 1" = 60 FT.

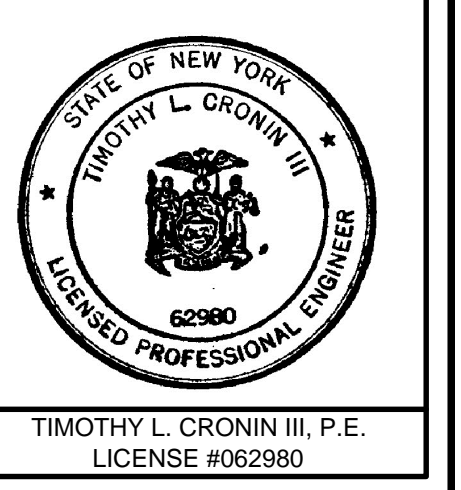
CONTRACT VENDEE
NDCG, LLC
C/O JUSTIN MARQUES, ESQ.
675 3RD AVENUE
NEW YORK, NY 10017

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HANOVER ESTATES
PROPERTY OWNER
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150 CROTON AVENUE
CORTLAND MANOR, NY 10567

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REVISIONS		
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MUNICIPAL TAX IDENTIFICATION:	
SECTION:	34.14
BLOCK:	2
LOT:	28
SUBLOT:	
DRAWN BY:	KCS/JCA
CHECKED BY:	KCS
PROJECT:	JACOBSON
DATE:	OCTOBER 25, 2018
JOB #:	180605



TREE PRESERVATION CHART	
DESCRIPTION	NUMBER
TOTAL TREES	2,250
TREES TO BE REMOVED	697
TREES TO REMAIN	1,553

- GENERAL NOTES**
- PARCEL TAX MAP DESIGNATION: SECTION: 34.14; BLOCK: 2; LOTS 28
 - TOTAL AREA OF PARCEL = 435.901 ACRES.
 - SURVEY AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM A MAP PREPARED BY SCOTT T. CHAMBERLAIN, L.S. ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY PREPARED FOR CROTON REALTY & DEVELOPMENT, INC." DATED DECEMBER 6, 2010 & UPDATED FEBRUARY 7, 2011.
 - WETLAND INFORMATION SHOWN HEREON WAS SURVEY LOCATED BY SCOTT T. CHAMBERLAIN AND FLAGGED BY PAUL JAENING ON DECEMBER 3, 2010.
 - LOCATIONS OF STRUCTURES OUTSIDE OF PROPERTY LIMITS ARE BASED ON BOTH SURVEY INFORMATION AND AVAILABLE INFORMATION FROM THE WESTCHESTER COUNTY GEOGRAPHIC INFORMATION SYSTEM.
 - REFER TO A TREE REPORT PREPARED BY BARTLETT TREE EXPERTS ON OCTOBER 31, 2011 FOR ADDITIONAL INFORMATION PERTAINING TO THE EXISTING TREES ON SITE.
 - NOT ALL TREES LOCATED WITHIN THE PROPOSED LIMIT OF DISTURBANCE ARE EXPECTED TO BE REMOVED. FOR THE PURPOSES OF THIS PLAN, THERE ARE APPROXIMATELY 2,250 TREES ON SITE AND 697 TREES IDENTIFIED TO BE REMOVED WITHIN THE PROPOSED LIMIT OF DISTURBANCE.
 - THE TOTAL NUMBER OF TREES INCLUDES ALL TREES LOCATED ON SITE AND WITHIN THE CROTON AVENUE RIGHT OF WAY ALONG THE PROPERTY FRONTAGE.

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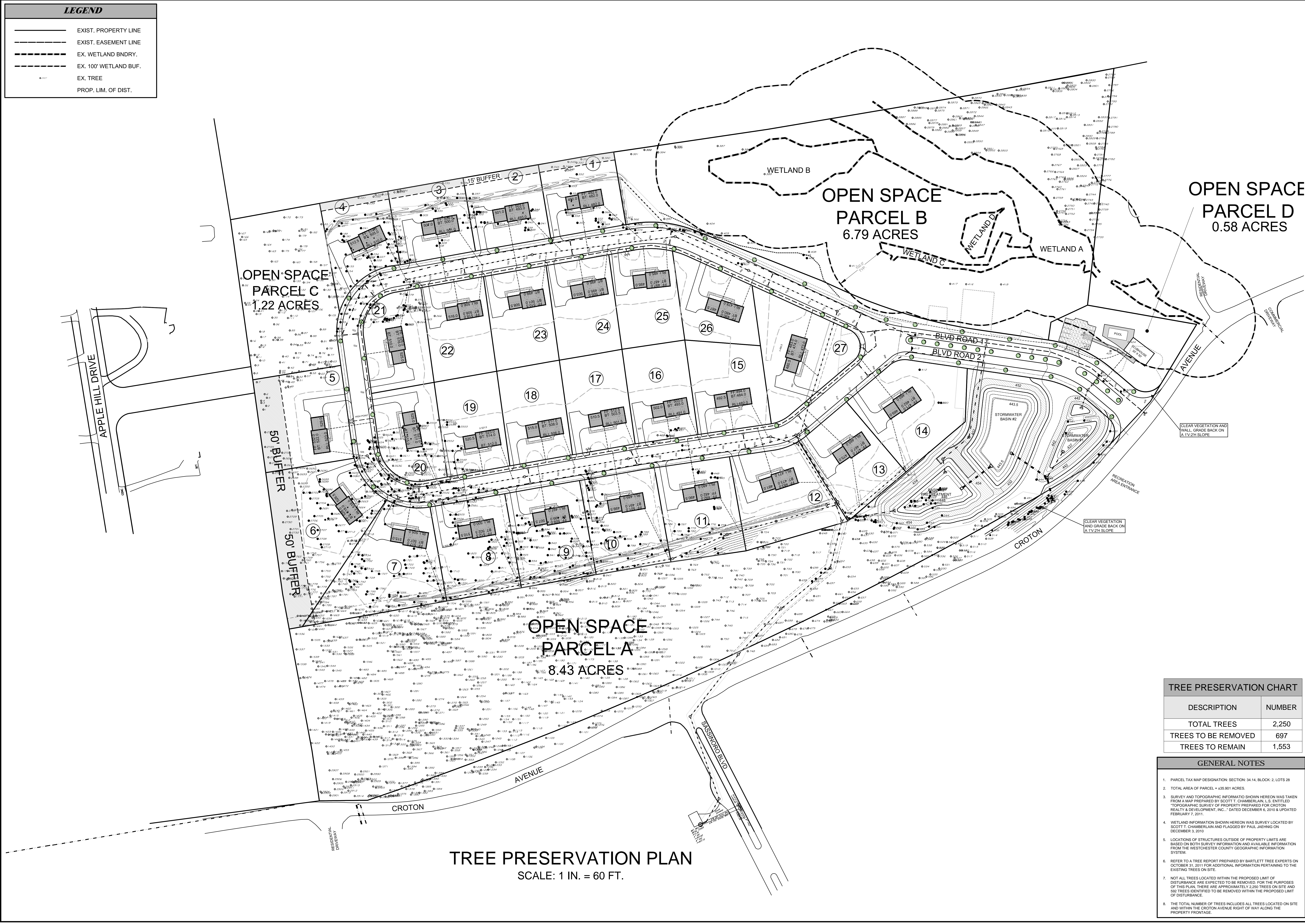
39 ARLO LANE
CORTLANDT, NEW YORK 10567

TREE PRESERVATION PLAN

SUBDIVISION
KNOWN AS
HANOVER ESTATES

LOCATION:
150 CROTON AVENUE
TOWN OF CORTLANDT, NEW YORK 10567

SHEET 19 OF 20 **TP-8.1**



TREE PRESERVATION PLAN
SCALE: 1 IN. = 60 FT.

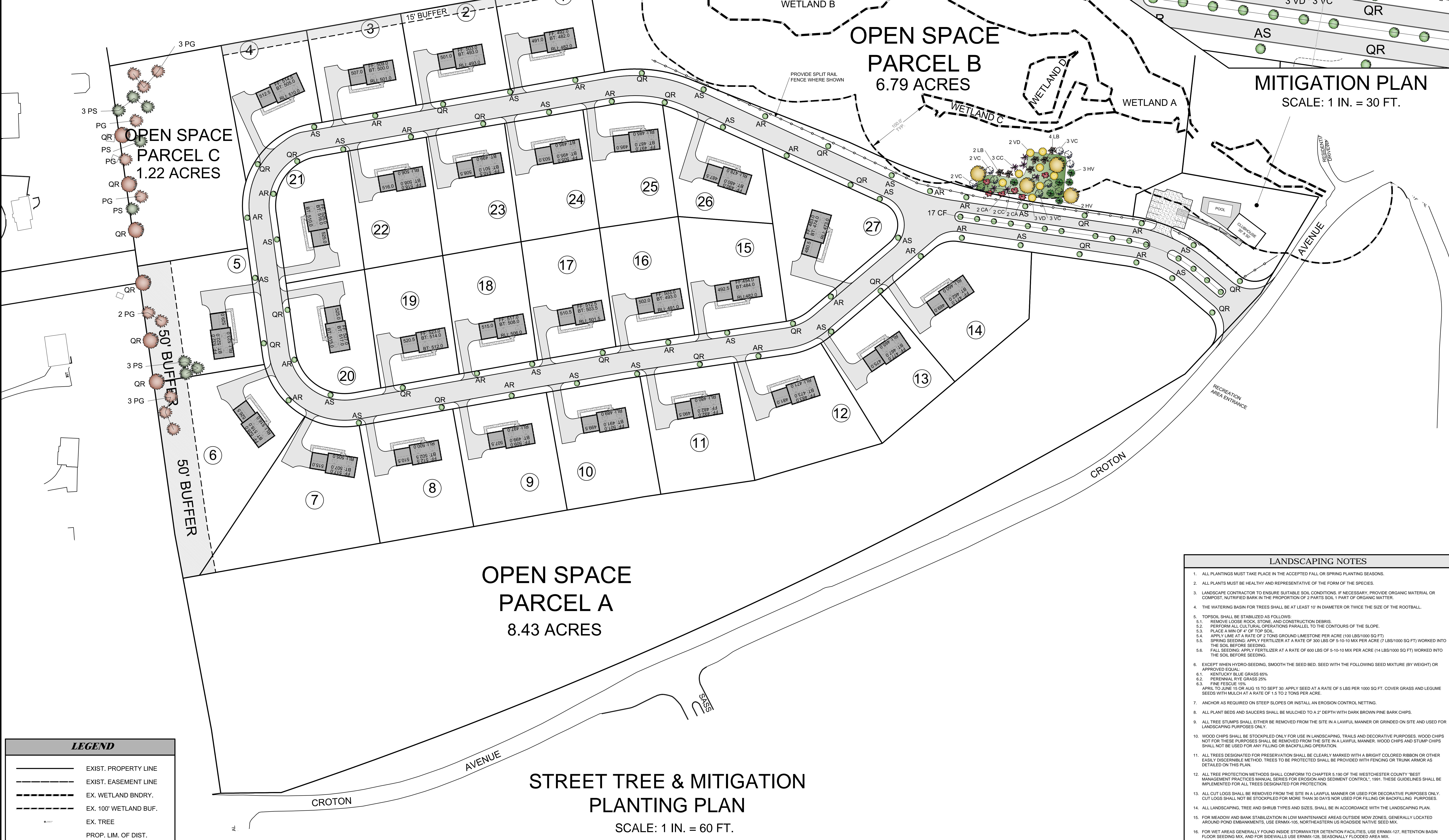
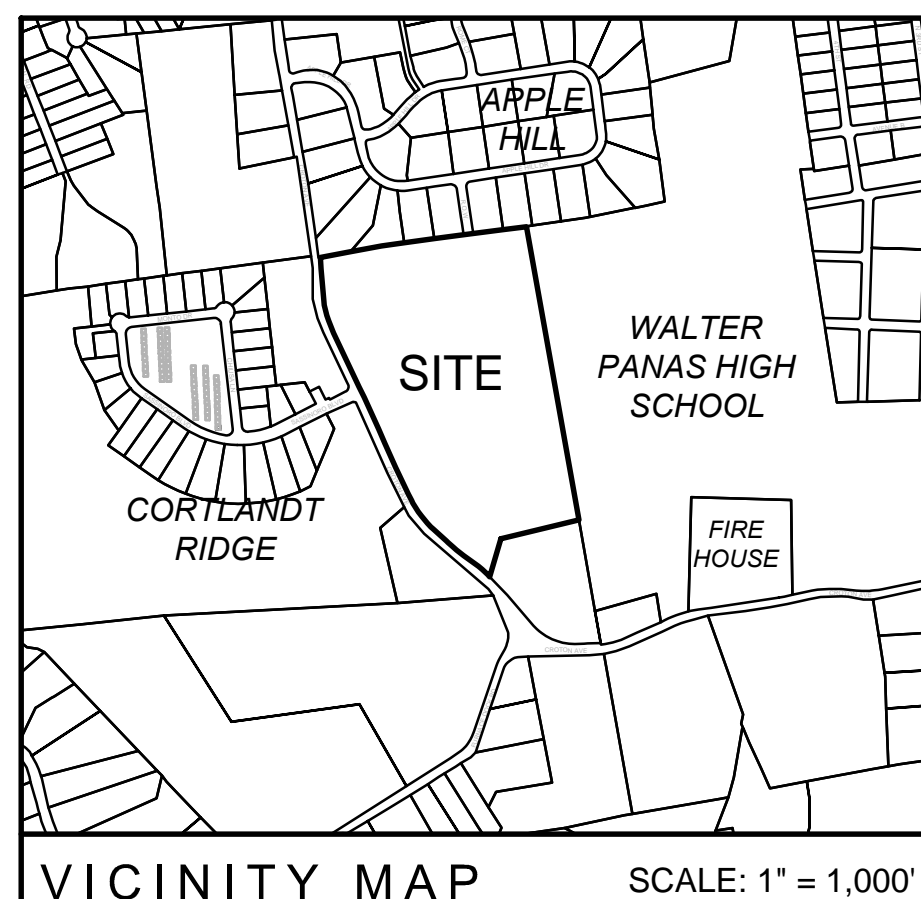
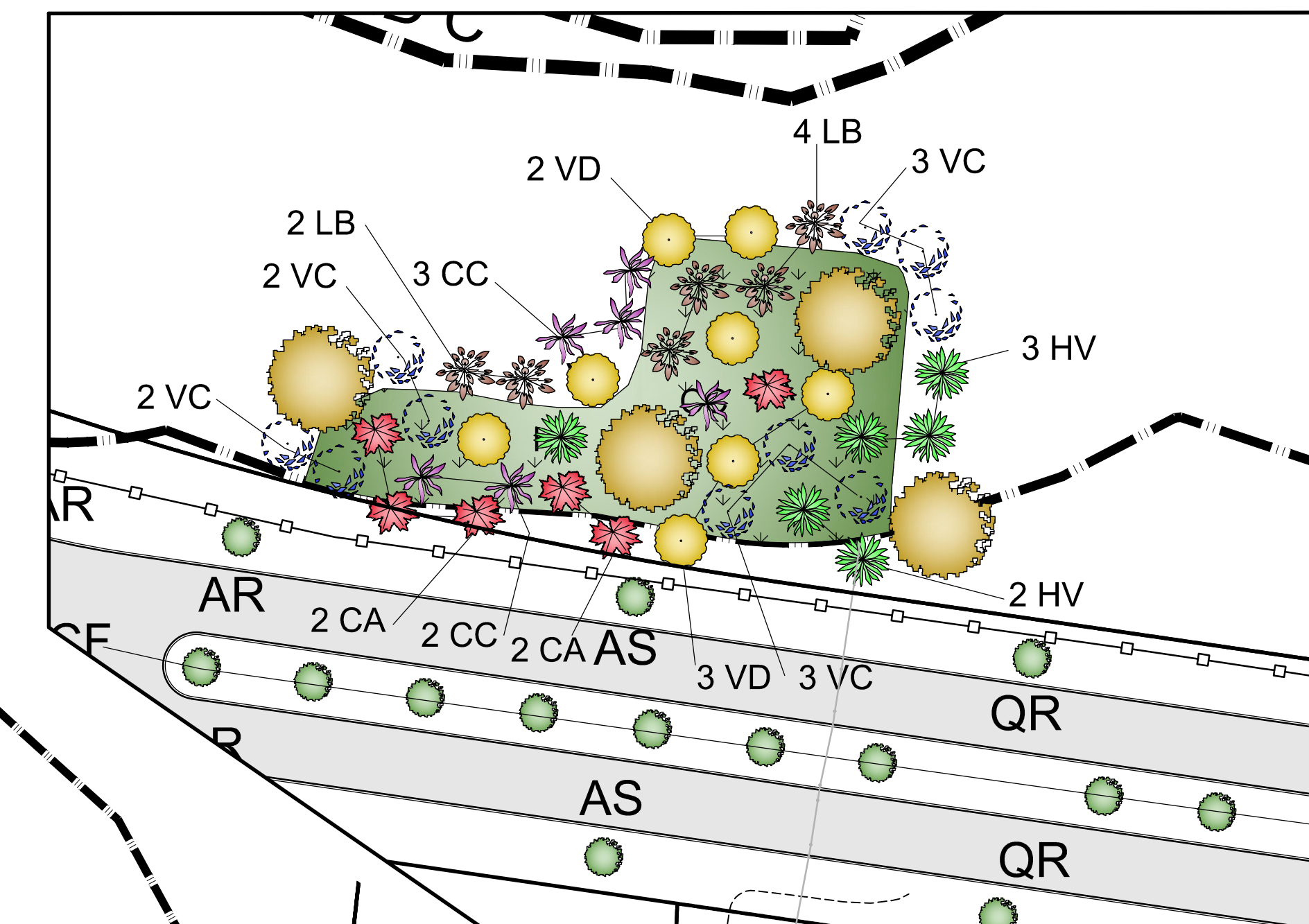
NORTH PROPERTY LINE PLANTING CHART							
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE			COMMENTS
				CALIPER (IN.)	HEIGHT (FT.)	VOLUME (GAL.)	
8	PS	PINUS STROBUS	EASTERN WHITE PINE	2"	6'	-----	NORTH PL., SEE PLAN
6	QR	QUERCUS RUBRA	RED OAK	2"	-----	-----	NORTH PL., SEE PLAN
11	PG	PICEA GLAUCA	WHITE SPRUCE	2"	6'	-----	NORTH PL., SEE PLAN

STREET TREE PLANTING CHART							
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE			COMMENTS
				CALIPER (IN.)	HEIGHT (FT.)	VOLUME (GAL.)	
22	AS	ACER SUCCHARINUM	SUGAR MAPLE	2"	-----	-----	STREET TREE
21	AR	ACER RUBRUM	RED MAPLE	2"	-----	-----	STREET TREE
20	QR	QUERCUS RUBRA	RED OAK	2"	-----	-----	STREET TREE
17	CF	CARPINUS BETULUS FASTIGIATA	PYRAMIDAL EUROPEAN HORNSEAM	2"	-----	-----	BOULEVARD ISLAND TREE

NOTE:

- PROVIDE 2" TOPSOIL IN MITIGATION AREA
- PROVIDE NORTHEAST UPLAND NATIVE WARM SEASON GRASS SEED MIX BY SOUTHERN TIER CONSULTING OVER ENTIRE MITIGATION AREA AT A RATE OF 1LB/1450 SF
- 6,474 SF / 1450 SF/LB = 4.5 LBS REQ'D
- MIX WITH ANNUAL RYE GRASS AT A 2:1 RATIO OF WARM SEASON TO RYE GRASS.

MITIGATION PLANTING CHART							
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE			COMMENTS
				CALIPER (IN.)	HEIGHT (FT.)	VOLUME (GAL.)	
4	AR	ACER RUBRUM	RED MAPLE	2"	-----	-----	MITIGATION PLANTING
6	LB	LINDERA BENZOIN	SPICE BUSH	-----	-----	2 GALLON	MITIGATION PLANTING
6	HV	HAMAMELIS VIRGINIANA	WITCH HAZEL	-----	-----	2 GALLON	MITIGATION PLANTING
10	VC	VACCINIUM CORYMBOSUM	HIGH BUSH BLUEBERRY	-----	-----	2 GALLON	MITIGATION PLANTING
6	CC	CARPINUS CAROLINIANA	IRONWOOD	-----	-----	2 GALLON	MITIGATION PLANTING
8	VD	VIBURNUM DENTATUM	ARROWWOOD VIBURNAM	-----	-----	2 GALLON	MITIGATION PLANTING
6	CA	CLETHRA ALNIFOLIA	SWEET PEPPER BUSH	-----	-----	2 GALLON	MITIGATION PLANTING



VICINITY MAP SCALE: 1" = 1,000'

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MITIGATION PLAN
 SCALE: 1 IN. = 30 FT.

SCALE: 1" = 60 FT.

CONTRACT VENDEE
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 150 CROTON AVENUE
 CORTLANDT MANOR, NY 10567

* UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION. ©COPYRIGHT 2018 BY CROTON ENGINEERING, P.E., P.C. ALL RIGHTS RESERVED.

REVISIONS		
#	REASON	DATE

MUNICIPAL TAX IDENTIFICATION:
 SECTION: 34.14
 BLOCK: 2
 LOT: 28
 SUBLOT: -----
 DRAWN BY: KCS/JCA
 CHECKED BY: KCS
 PROJECT: JACOBSON
 DATE: OCTOBER 25, 2018
 JOB #: 180605

TIMOTHY L. CROVIN III, P.E.
 LICENSE #062980

LEGEND	
---	EXIST. PROPERTY LINE
---	EXIST. EASEMENT LINE
---	EX. WETLAND BNDRY.
---	EX. 100' WETLAND BUF.
●	EX. TREE
---	PROP. LIM. OF DIST.

- LANDSCAPING NOTES**
- ALL PLANTINGS MUST TAKE PLACE IN THE ACCEPTED FALL OR SPRING PLANTING SEASONS.
 - ALL PLANTS MUST BE HEALTHY AND REPRESENTATIVE OF THE FORM OF THE SPECIES.
 - LANDSCAPE CONTRACTOR TO ENSURE SUITABLE SOIL CONDITIONS. IF NECESSARY, PROVIDE ORGANIC MATERIAL OR COMPOST, NUTRIENT BARK IN THE PROPORTION OF 1 PART SOIL, 1 PART OF ORGANIC MATTER.
 - THE WATERING BASIN FOR TREES SHALL BE AT LEAST 10" IN DIAMETER OR TWICE THE SIZE OF THE ROOTBALL.
 - TOPSOIL SHALL BE STABILIZED AS FOLLOWS:
 - REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS.
 - PERFORM ALL CULTURAL OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.
 - PLACE A MIN OF 4" OF TOP SOIL.
 - APPLY LIME AT A RATE OF 2 TONS GROUND LIMESTONE PER ACRE (100 LBS/1000 SQ FT)
 - SPRING SEEDING: APPLY FERTILIZER AT A RATE OF 300 LBS OF 5-10-10 MIX PER ACRE (7 LBS/1000 SQ FT) WORKED INTO THE SOIL BEFORE SEEDING.
 - FALL SEEDING: APPLY FERTILIZER AT A RATE OF 600 LBS OF 5-10-10 MIX PER ACRE (14 LBS/1000 SQ FT) WORKED INTO THE SOIL BEFORE SEEDING.
 - EXCEPT WHEN HYDRO-SEEDING, SMOOTH THE SEED BED. SEED WITH THE FOLLOWING SEED MIXTURE (BY WEIGHT) OR APPROVED EQUAL:
 - KENTUCKY BLUE GRASS 65%
 - PERENNIAL RYE GRASS 25%
 - FINE FESCUE 10%
 - APRIL TO JUNE 15 OR AUG 15 TO SEPT 30: APPLY SEED AT A RATE OF 5 LBS PER 1000 SQ FT. COVER GRASS AND LEGUME SEEDS WITH MULCH AT A RATE OF 1.5 TO 2 TONS PER ACRE.
 - ANCHOR AS REQUIRED ON STEEP SLOPES OR INSTALL AN EROSION CONTROL NETTING.
 - ALL PLANT BEDS AND SAUCERS SHALL BE MULCHED TO A 2" DEPTH WITH DARK BROWN FINE BARK CHIPS.
 - ALL TREE STUMPS SHALL EITHER BE REMOVED FROM THE SITE IN A LAWFUL MANNER OR GRINDED ON SITE AND USED FOR LANDSCAPING PURPOSES ONLY.
 - WOOD CHIPS SHALL BE STOCKPILED ONLY FOR USE IN LANDSCAPING, TRAILS AND DECORATIVE PURPOSES. WOOD CHIPS NOT FOR THESE PURPOSES SHALL BE REMOVED FROM THE SITE IN A LAWFUL MANNER. WOOD CHIPS AND STUMP CHIPS SHALL NOT BE USED FOR FILLING OR BACKFILLING OPERATION.
 - ALL TREES DESIGNATED FOR PRESERVATION SHALL BE CLEARLY MARKED WITH A BRIGHT COLORED RIBBON OR OTHER EASILY DISCERNIBLE METHOD. TREES TO BE PROTECTED SHALL BE PROVIDED WITH FENCING OR TRUNK ARMOR AS DETAILED ON THIS PLAN.
 - ALL TREE PROTECTION METHODS SHALL CONFORM TO CHAPTER 5-190 OF THE WESTCHESTER COUNTY "BEST MANAGEMENT PRACTICES MANUAL SERIES FOR EROSION AND SEDIMENT CONTROL", 1991. THESE GUIDELINES SHALL BE IMPLEMENTED FOR ALL TREES DESIGNATED FOR PROTECTION.
 - ALL CUT LOGS SHALL BE REMOVED FROM THE SITE IN A LAWFUL MANNER OR USED FOR DECORATIVE PURPOSES ONLY. CUT LOGS SHALL NOT BE STOCKPILED FOR MORE THAN 30 DAYS NOR USED FOR FILLING OR BACKFILLING PURPOSES.
 - ALL LANDSCAPING, TREE AND SHRUB TYPES AND SIZES, SHALL BE IN ACCORDANCE WITH THE LANDSCAPING PLAN.
 - FOR MEADOW AND BANK STABILIZATION IN LOW MAINTENANCE AREAS OUTSIDE MOW ZONES, GENERALLY LOCATED AROUND FORD EMBANKMENTS, USE ERNMX-105, NORTHEASTERN US ROADSIDE NATIVE SEED MIX.
 - FOR WET AREAS GENERALLY FOUND INSIDE STORMWATER DETENTION FACILITIES, USE ERNMX-127, RETENTION BASIN FLOOR SEEDING MIX, AND FOR SIDEWALLS USE ERNMX-126, SEASONALLY FLOODED AREA MIX.

STREET TREE & MITIGATION PLANTING PLAN
 SCALE: 1 IN. = 60 FT.

CROVIN ENGINEERING
 PROFESSIONAL ENGINEERING & CONSULTING
 (914) 736-3664

39 ARLO LANE
 CORTLANDT, NEW YORK 10567

STREET TREES & MITIGATION PLANTING PLAN

SUBDIVISION KNOWN AS HANOVER ESTATES

LOCATION:
 150 CROTON AVENUE
 TOWN OF CORTLANDT, NEW YORK 10567

SHEET 20 OF 20 TP-8.2