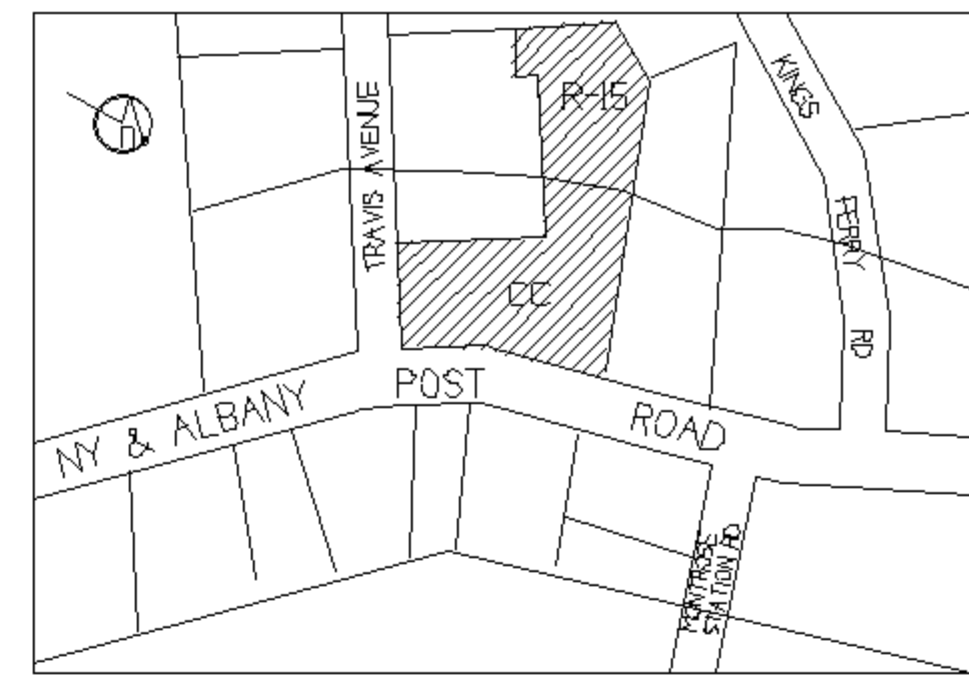


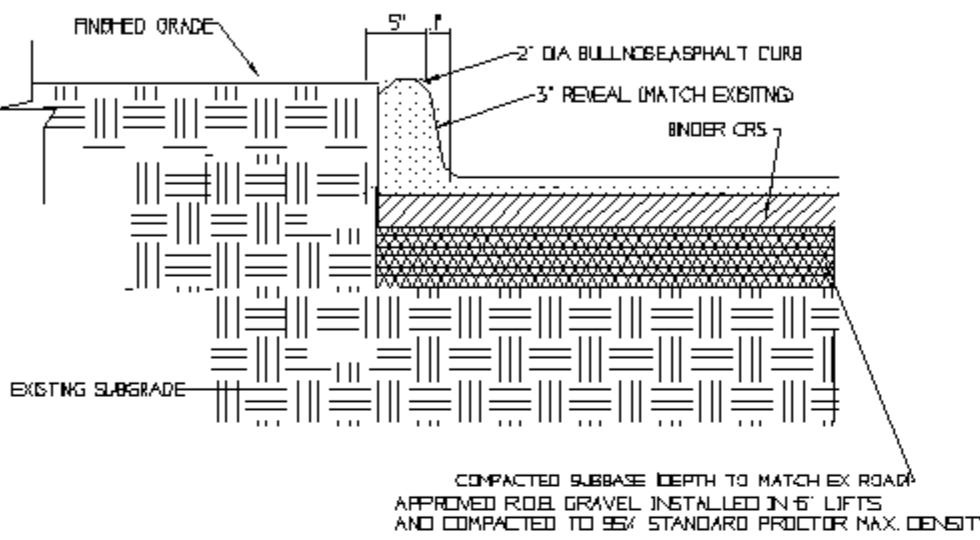
**GENERAL NOTES**

1. ANY AREA DISTURBED BY THE WORK SHALL BE RESTORED TO PRIOR CONDITION TO INCLUDE SEEDING, PAVING, PATCHING ETC.
2. PRIOR TO ANY GRADING OR EXCAVATION CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND UTILITIES. THE ILLUSTRATION OF UTILITIES ON THIS DRAWING IS DIAGRAMATIC AND NOT TO BE RELIED UPON. AS-BUILT DRAWINGS SHOULD BE CONSULTED, IF AVAILABLE, OR THE USE OF ELECTRONIC PROBE TYPE EQUIPMENT SHOULD BE USED TO DETERMINE LOCATION, DEPTH AND DIRECTION.
3. THE CONTRACTOR IS REQUIRED TO BEAR THE EXPENSE OF REPAIRING ANY DAMAGE CAUSED BY HIS OPERATION. THE OWNER RESERVES THE RIGHT TO SELECT THE PERSON FOR MAKING REPAIRS CAUSED BY THE CONTRACTOR.
4. CONTRACTOR TO PERFORM ALL WORK IN ACCORD WITH THE CODES ALL LAWS OF THE TOWN OF CORTLANDT, STATE OF NEW YORK COUNTY OF WESTCHESTER AND ANY OTHER AGENCY CUSTOMARILY HAVING JURISDICTION.
5. ANY WORK WHICH REQUIRES DISTURBING OR GRADING SOIL REQUIRES THAT EROSION CONTROL IS INSTALLED.



**ZONING INFO ZONE CC**

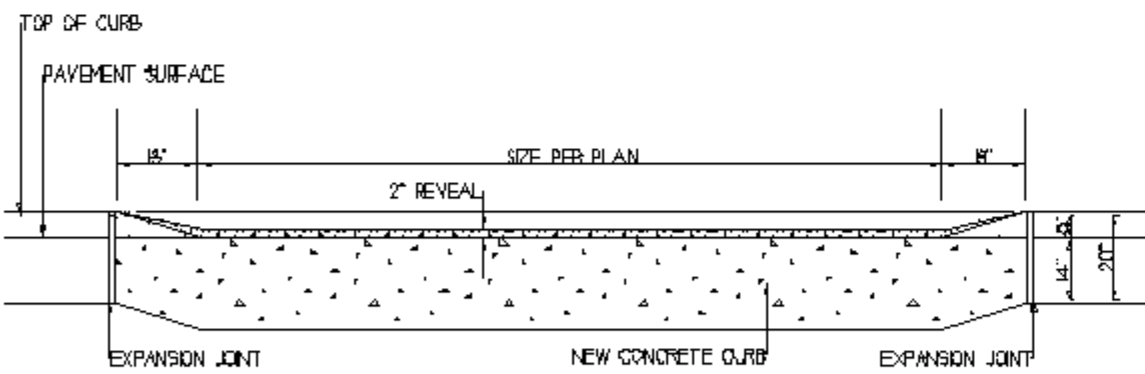
ITEM	REQUIRED	ACTUAL	COMPLY
LOT SIZE	15,000 SF	25,931 SF	OK
LOT WIDTH MIN	100 LF		
LOT DEPTH MIN			
FRONT YARD	30 LF	50 LF	OK
SIDE YARD I			
SIDE YARD II			
SIDE YARD TOT			
REAR YARD HSE			
REAR YARD DCK			
MAX HEIGHT	35 LF	< 35 LF	OK
MIN FLR AREA			
MAX COVER %	30 = 7,779 SF	.06 = 1,540 SF	OK
REQ PARKING			
MAX. FLR AREA			
MIN. LND SCP	25 = 6,483 SF	45 = 11,591 SF	OK



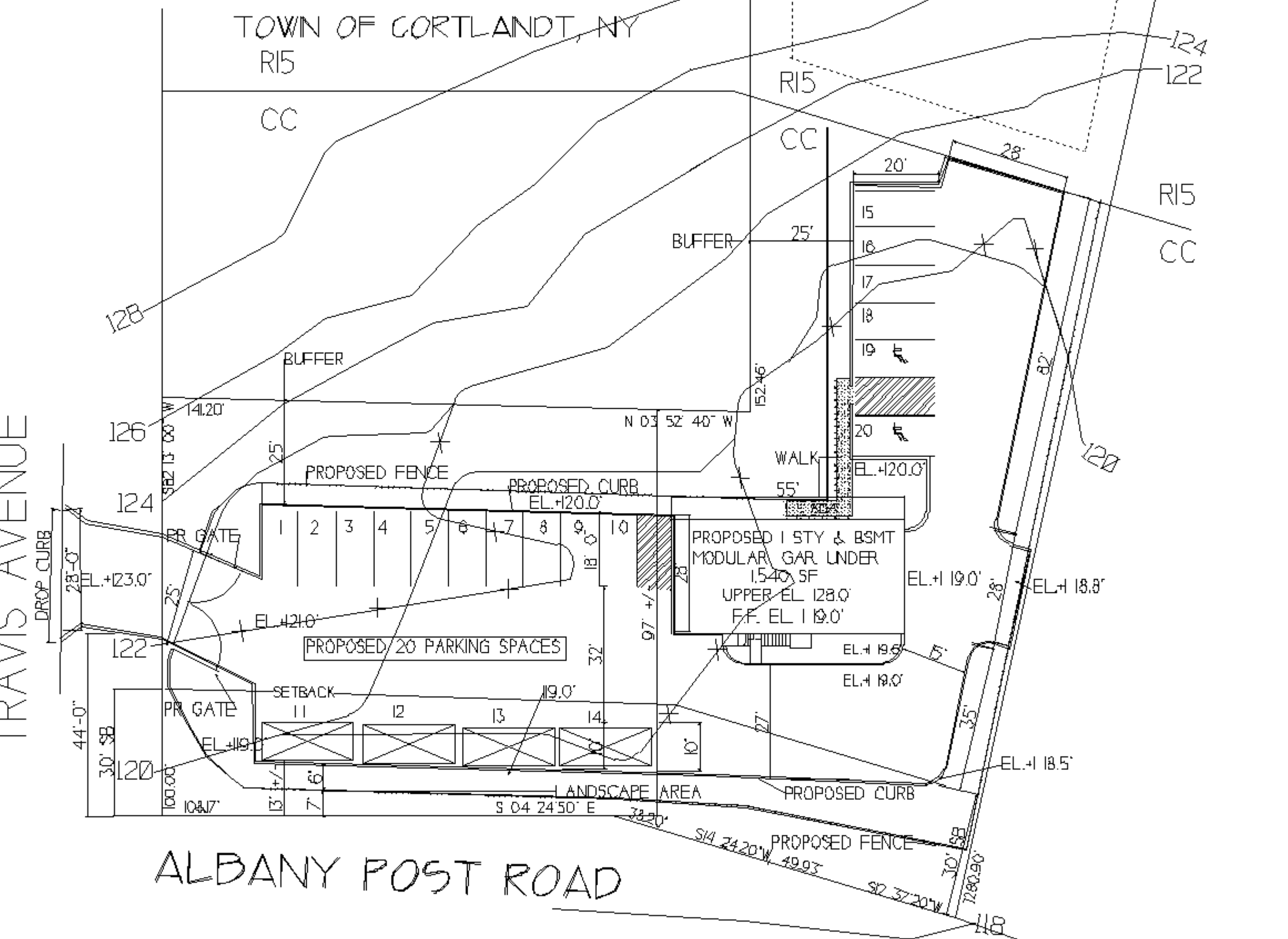
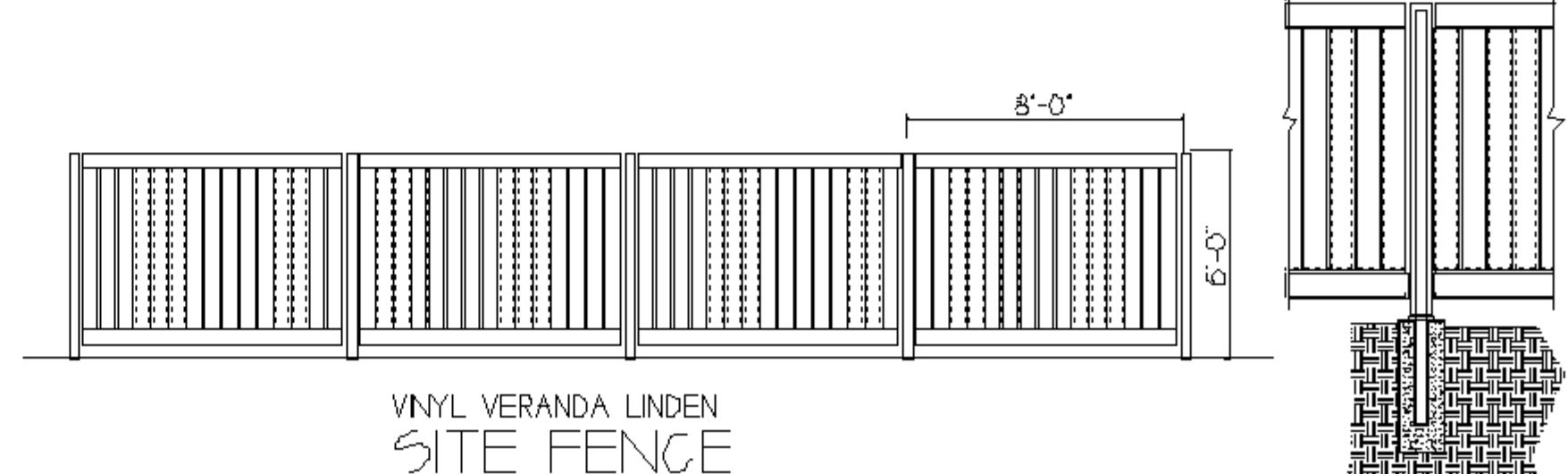
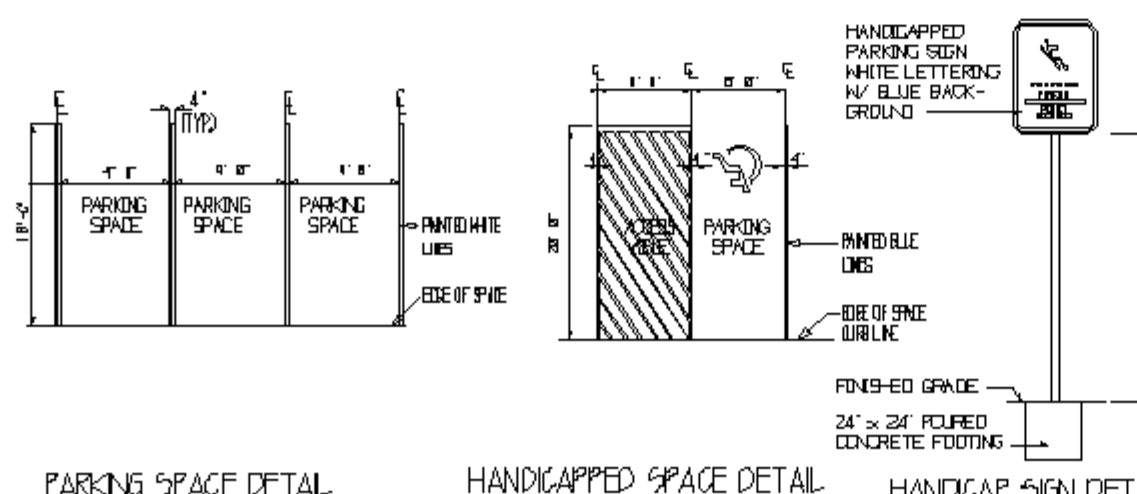
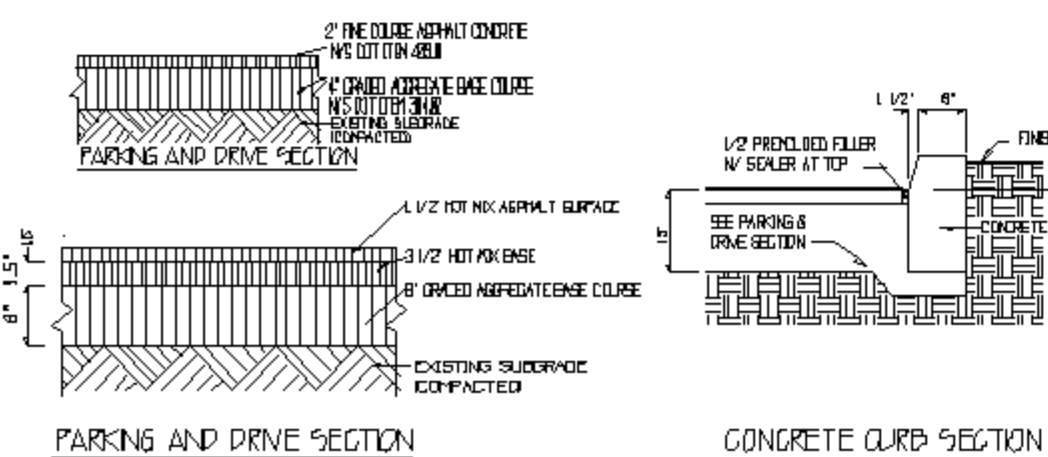
**CURB SECTION**

1. THE CURB SHALL BE CONSTRUCTED WITH CONCRETE AS PER THE NYSDOT SECTION 608.
2. THE CONTRACTOR SHALL PREVENT AGAINST ANY LOW SPOTS WHERE WATER CAN COLLECT BEHIND THE NEW CURB AND ANY POSSIBLE TO CORRECT ANY HARMFUL POONING CONDITIONS.
3. WHEN UNSUITABLE MATERIALS (SOFT, SPONGY, ORGANIC, ETC.) ARE FOUND AT THE PROPOSED SUBGRADE, THESE MATERIALS SHALL BE REMOVED AND REPLACED WITH WELL COMPACTED SELECT MATERIAL AT THE DIRECTION OF THE ENGINEER.
4. THE CONTRACTOR SHALL SAND OUT THE EXISTING ASPHALT ROADWAY WITH A 6" TOP COURSE OVERLAP PARALLEL TO THE CURB LINE AND SHALL TRENCH TO THE FULL DEPTH OF THE PROPOSED CURB. UPON COMPLETION OF THE CONSTRUCTION OF THE NEW CURB, THE CONTRACTOR SHALL RECONSTRUCT THE EXISTING ROAD SUBGRADE AND BASE COURSE AS SHOWN ABOVE PRIOR TO RESURFACING THE EXISTING ROADWAY.
5. AREAS WHICH HAVE LAWN OR LANDSCAPE BEING THE EXISTING CURB SHALL BE RETURNED TO THEIR ORIGINAL CONDITION PRIOR TO ACCEPTANCE OF THE CURBS. THIS WORK SHALL BE PERFORMED AT NO ADDITIONAL CHARGE TO THE TOWN.
6. PROVIDE CONSTRUCTION JOINTS AT CURB DROPS.
7. PROVIDE EXPANSION JOINTS AT A MAXIMUM OF 20' INTERVALS.
8. SEE ADDITIONAL CONCRETE AND SIDEWALK CONSTRUCTION NOTES ON SHEET #4.

**CONCRETE CURB, PAVEMENT & SUB-GRADE REPLACEMENT**



**DEPRESSED (DROP) CURB ELEVATION**



**SITE PLAN**  
SCALE 1" = 20'-0"

NOTE: CONTRACTOR IS REQUIRED TO CALL FOR CODE 53 (1 800 962-7962) PRIOR TO ANY EXCAVATION.

NOTE: FOR INFORMATION CALL DEPT. TECH SERVICES 914 734-1060

REV. 10/23/2019  
REV. 09/18/2019

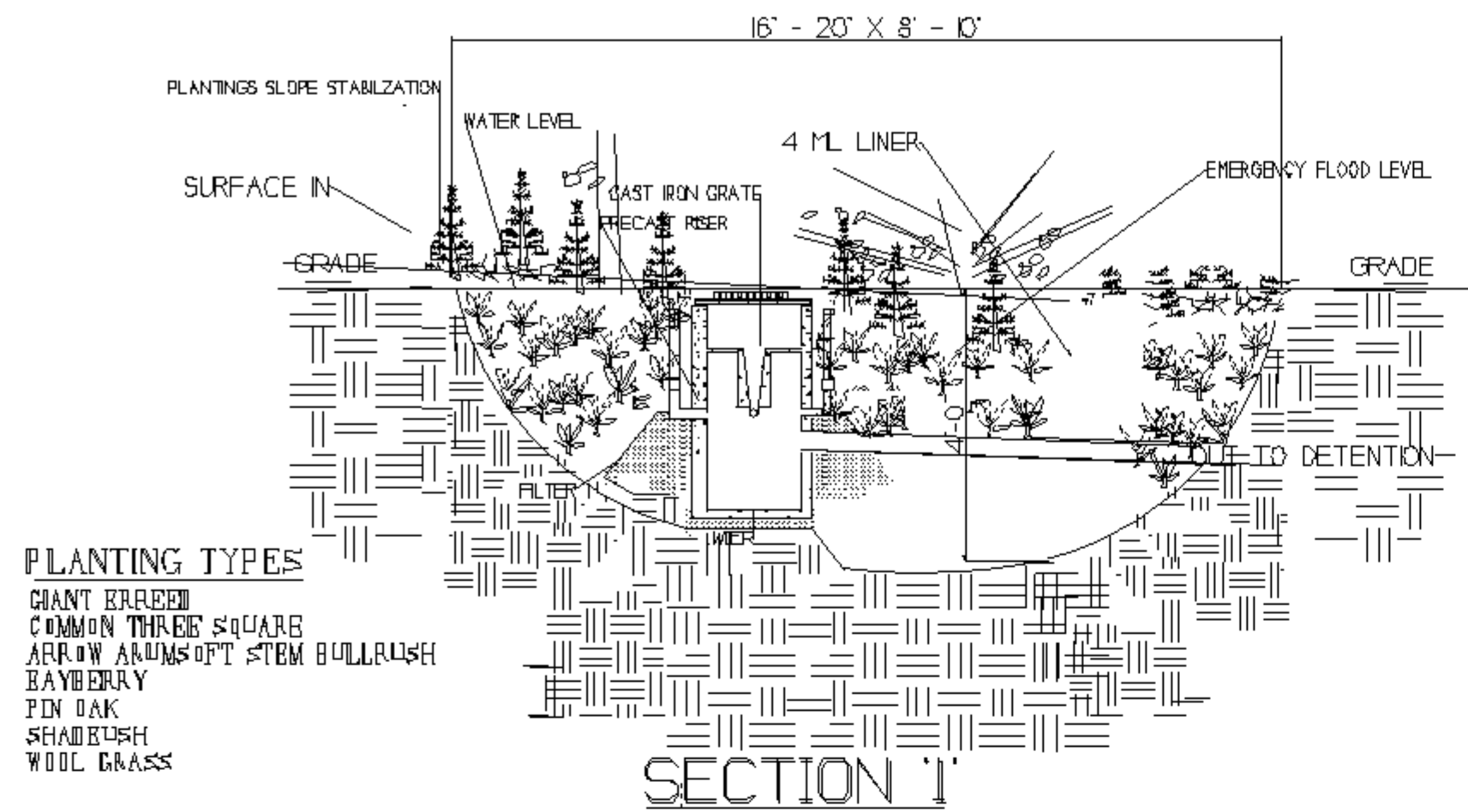
LLU PROPERTIES NY, INC.  
0 TRAVIS AVENUE MONTROSE, NY  
SBL 54.8 - 3 - 4 41,376 SF

DRAWING DATE 2/19/2019 BY JL/CHK  
**PROPOSED SITE PLAN**

**JOHN A. LENTINI**  
ARCHITECT  
1 24 ALLAN STREET  
CORTLANDT MANOR, NY 10757-1614  
PHONE (914) 737-2890 FAX = 1915  
SEAL & SIGNATURE DRAWING NUMBER 100717

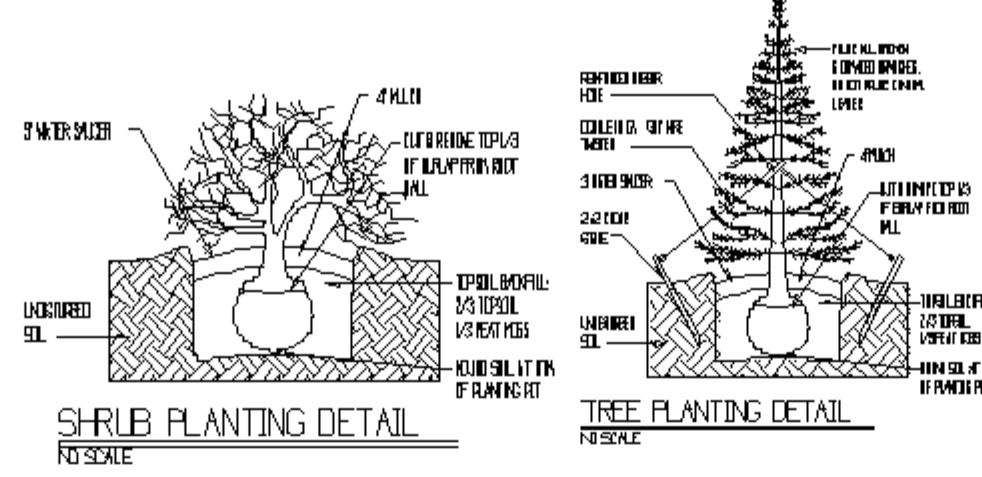
**S-1**

SHEET OF



- PLANTING TYPES**
- GIANT REDWOOD
  - COMMON THREE SQUARE
  - ARROW WOODS OPT STEM BULLRUSH
  - BAYBERRY
  - PIN OAK
  - SHADYBUSH
  - WOOL GRASS

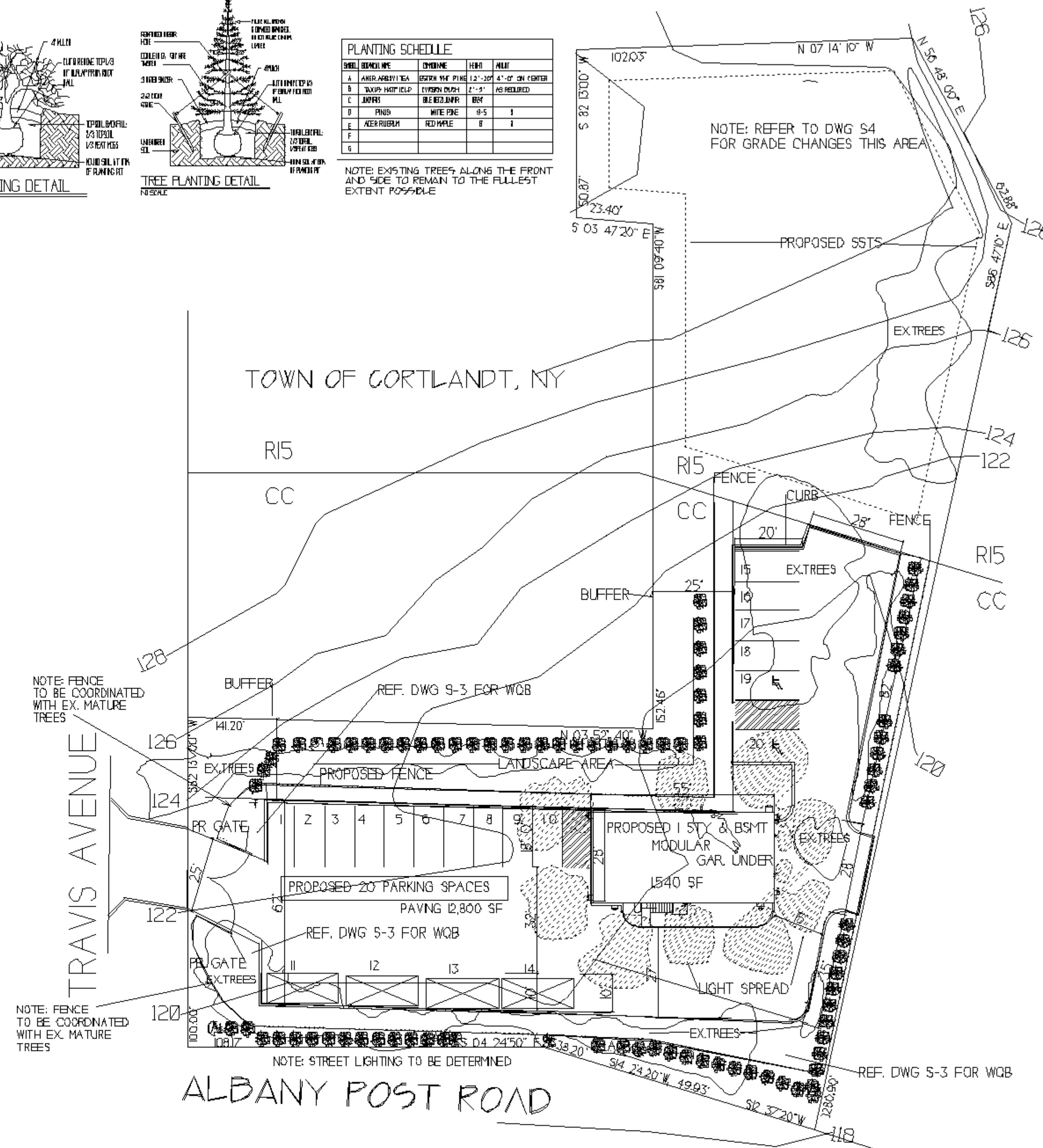
SECTION 1  
WATER QUALITY BASINS, WQB



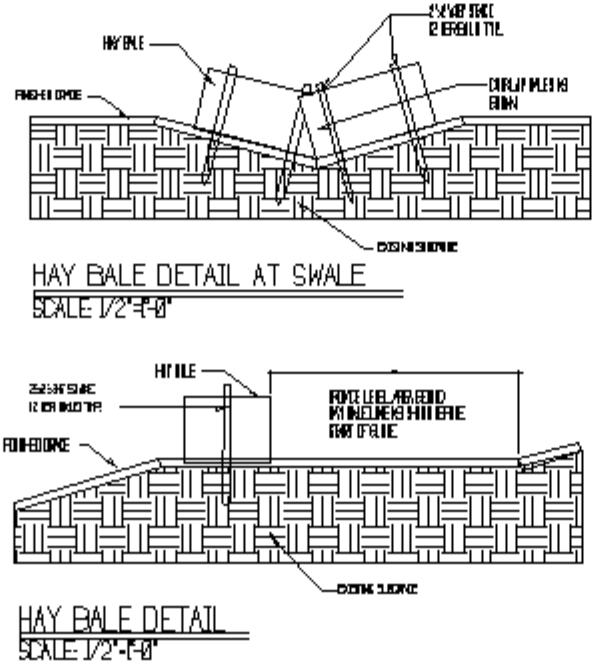
**PLANTING SCHEDULE**

SPEC. DESCRIPTION	QUANTITY	HEIGHT	PLANT
A. GIANT REDWOOD	12'-30'	4'-0"	ON CENTER
B. COMMON THREE SQUARE	2'-5'	AS REQUIRED	
C. ARROW WOODS OPT STEM BULLRUSH	2'-5'		
D. BAYBERRY	8-5	1	
E. PIN OAK	8	1	
F. SHADYBUSH	8	1	

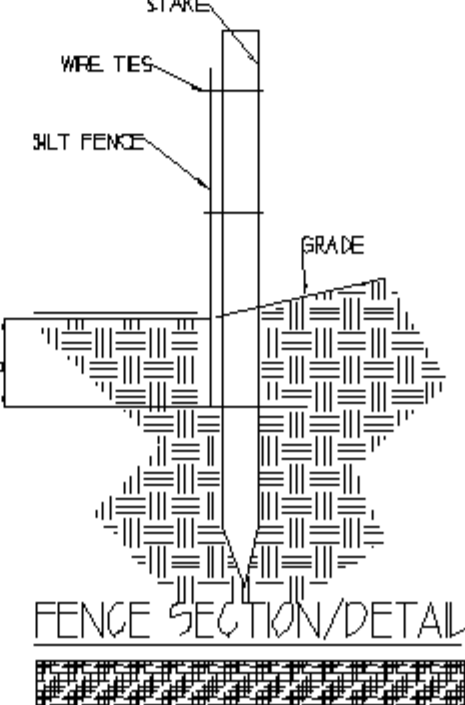
NOTE: EXISTING TREES ALONG THE FRONT AND SIDE TO REMAIN TO THE FULLEST EXTENT POSSIBLE



SITE PLAN  
SCALE 1" = 20'-0"



- GENERAL NOTES**
- EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF ANY WORK.
  - CONSTRUCTION OF LEACHING FIELD TO BE LOCATED ON AREAS LESS THAN 5% SLOPE.
  - ALL TREES WITHIN 10' OF FIELD TO BE REMOVED.
  - 900'S CONSTRUCTION TO BE INSPECTED BY THE ARCHITECT AND HEALTH DEPARTMENT PRIOR TO BAGGELL OF CONSTRUCTION.
  - NO TRUCKS, MACHINERY, BUILDING MATERIALS NOR EXCAVATED EARTH ARE ALLOWED IN THE STORAGE/DEPOSAL AREA. THE CONSTRUCTION OF 900'S TO BE IN ACCORD WITH THESE PLANS, ANY REVISIONS THERETO, AND THE RULES AND REGULATIONS OF THE PERMIT ISSUING GOVERNMENT AGENCY.
  - THE SEWERAGE SYSTEM SHOWN DOES NOT PROVIDE FOR THE INSTALLATION OF A GARBAGE GRINDER. SUCH INSTALLATION REQUIRES APPROVAL FROM THE HEALTH DEPARTMENT.



- LIGHTING LEGEND**
- TIMED MOTION FLOOD LAMPS 120 WATTS LOCATED UNDER ROOF EAVE OF BUILDING POINTED DOWNWARD AND AWAY FROM NEIGHBORS PROPERTY
  - LED LANTERNS AT BUILDING ENTRY DOORS 60 W MOTION ACTIVATED AND TIMED.
  - ESTIMATED RECORDABLE LUM

REV. 10/23/2019  
REV. 09/8/2019

LULU PROPERTIES NY, NC.  
0 TRAVIS AVENUE MONTROSE, NY  
SBL 54A - 3 - 4.41376 SF

DRAWING DATE 2/19/2019 BY JL/CHK

**LANDSCAPE PLAN**

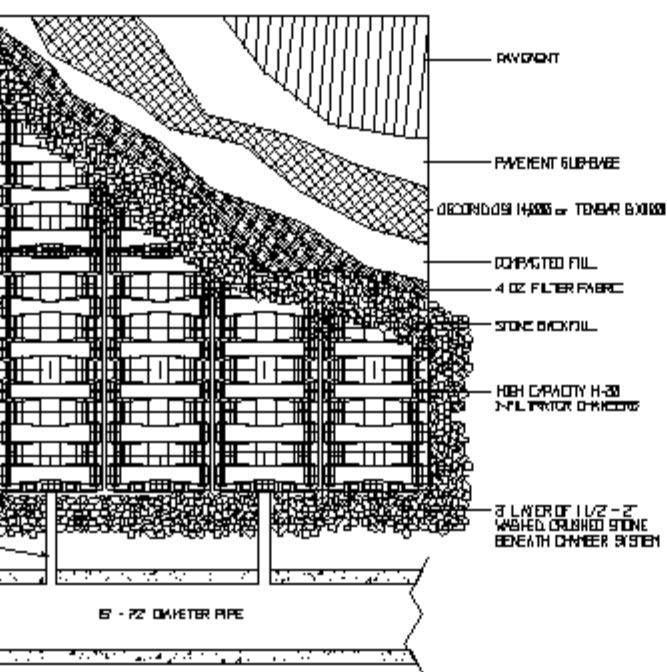
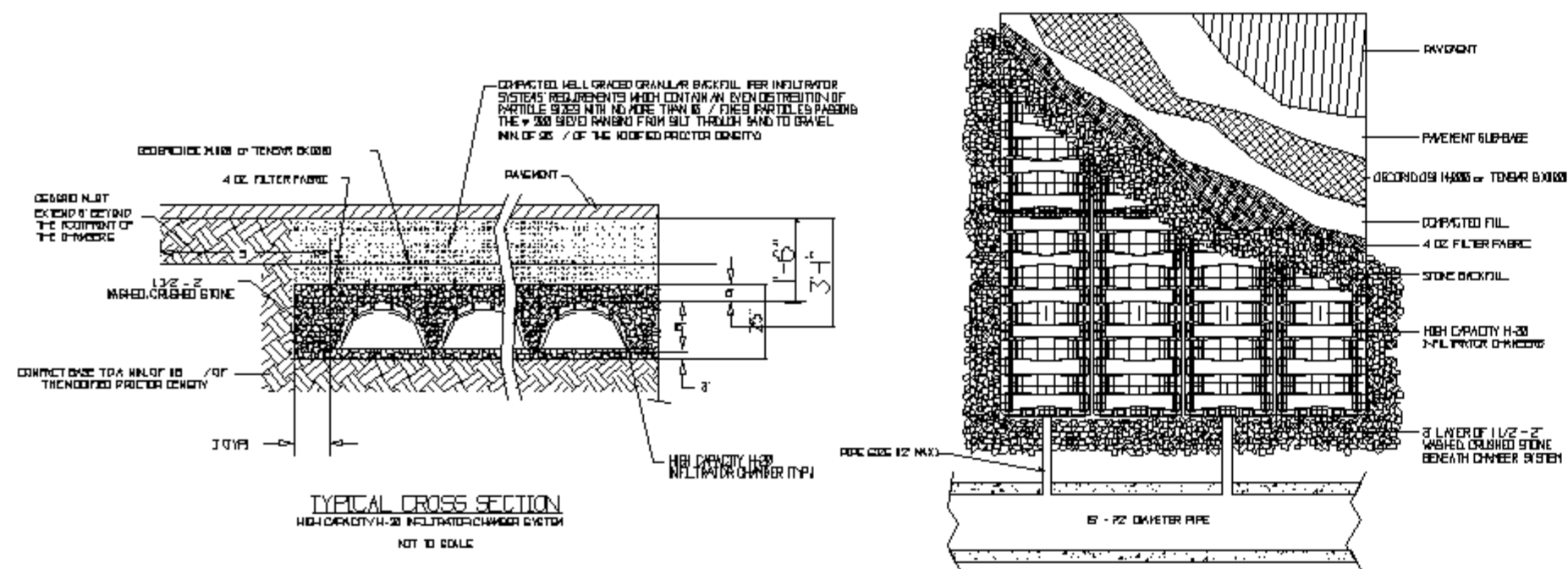
**JOHN A. LENTINI ARCHITECT**  
124 ALLAN STREET  
CORTLANDT MANOR, NY 10567-1614  
PHONE (914) 737-2890 FAX (914) 737-2891

REGISTERED ARCHITECT  
JOHN ANTHONY LENTINI  
021755  
STATE OF NEW YORK

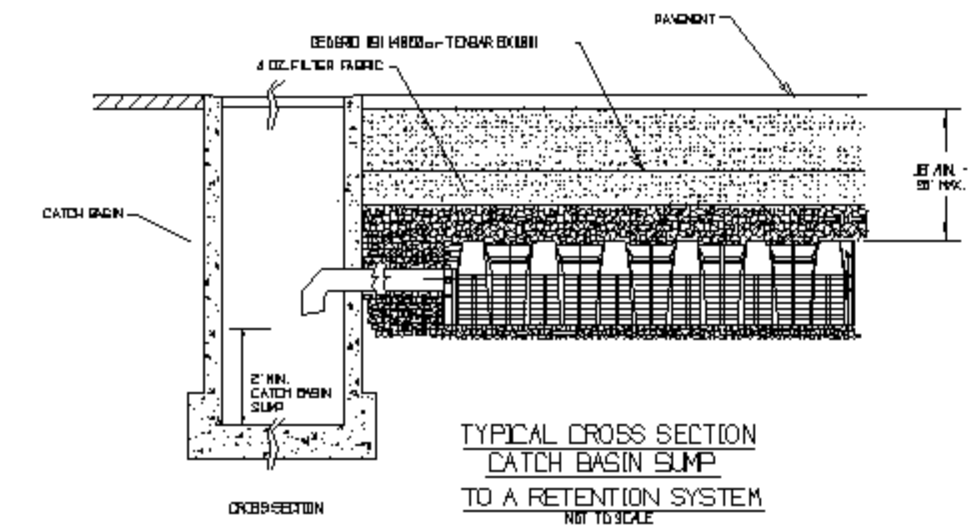
DRAWING NUMBER 100717

S-2

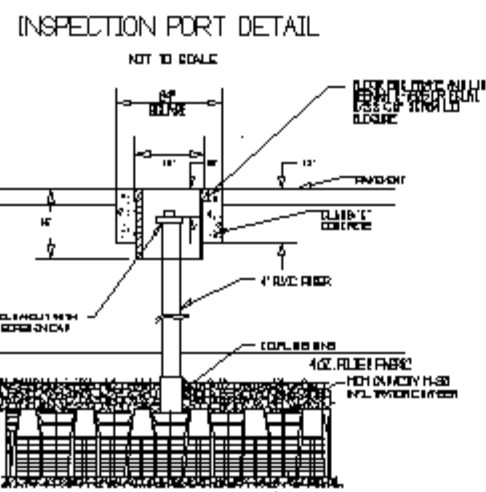
SHEET OF



PLAN VIEW HIGH CAPACITY H-20 INFILTRATOR CHAMBER SYSTEM  
NFT TO SCALE

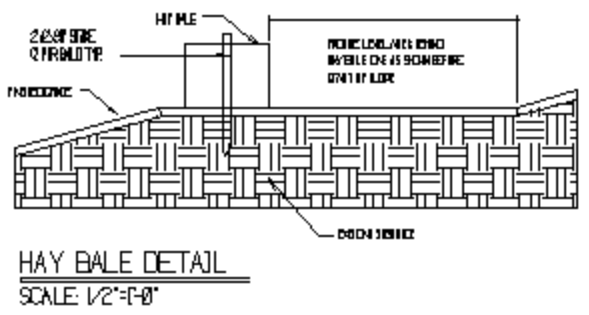
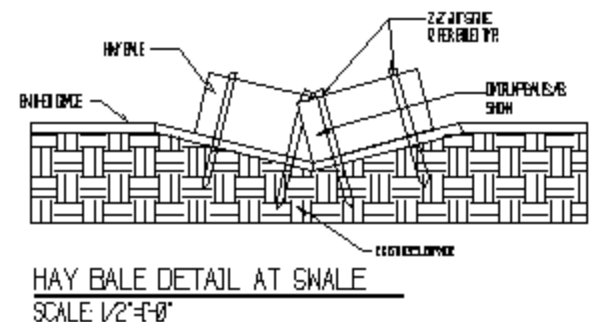


TYPICAL CROSS SECTION CATCH BASIN SUMP TO A RETENTION SYSTEM  
NFT TO SCALE

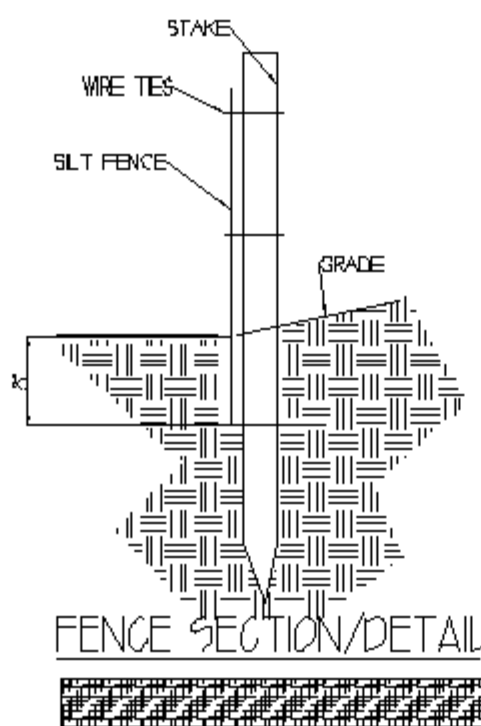


INSPECTION PORT DETAIL  
NFT TO SCALE

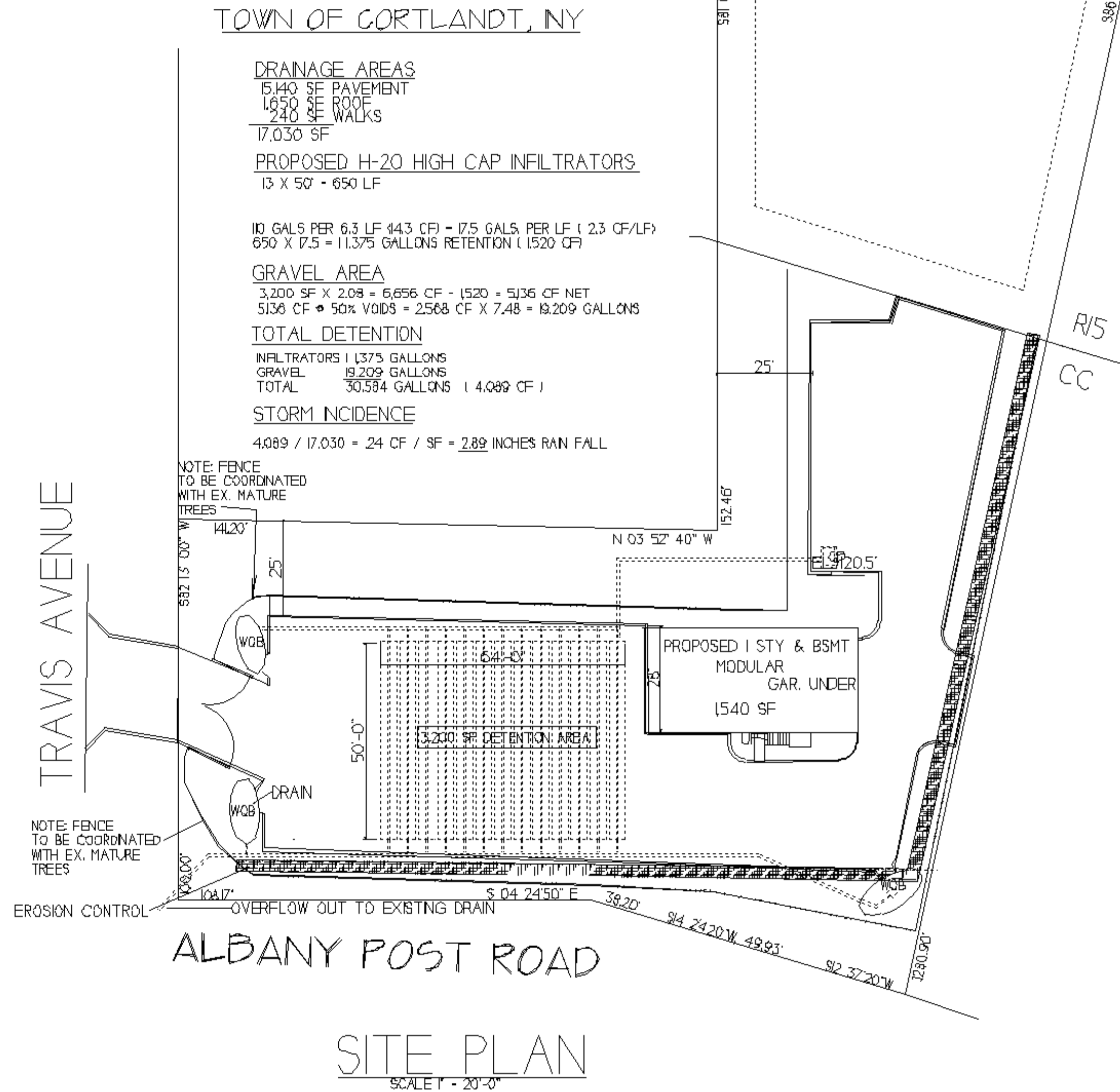
# INFILTRATOR DETAILS



- GENERAL NOTES
1. EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF ANY WORK.
  2. CONSTRUCTION OF LEESHING FIELD TO BE LOCATED ON AREAS LESS THAN 6% SLOPE.
  3. ALL TREES WITHIN 10' OF FIELD TO BE REMOVED.
  4. S&S CONSTRUCTION TO BE INSPECTED BY THE ARCHITECT AND HEALTH DEPARTMENT PRIOR TO BACKFILL OF CONSTRUCTION.
  5. NO TRUCKS, MACHINERY, BUILDING MATERIALS NOR EXCAVATED EARTH ARE ALLOWED IN THE SEWAGE DISPOSAL AREA. THE CONSTRUCTION OF S&S TO BE IN ACCORD WITH THESE PLANS, ANY REVISIONS THERETO, AND THE RULES AND REGULATIONS OF THE PERMIT ISSUING GOVERNMENT AGENCY.
  6. THE SEWERAGE SYSTEM SHOWN DOES NOT PROVIDE FOR THE INSTALLATION OF A GARBAGE GRINDER. SUCH INSTALLATION REQUIRES APPROVAL FROM THE HEALTH DEPARTMENT.



FENCE SECTION/DETAIL



## TOWN OF CORTLANDT, NY

### DRAINAGE AREAS

15,140 SF PAVEMENT  
1,650 SF ROOF  
240 SF WALKS  
17,030 SF

### PROPOSED H-20 HIGH CAP INFILTRATORS

13 X 50' - 650 LF

10 GALS PER 6.3 LF (44.3 CF) = 17.5 GALS. PER LF ( 2.3 CF/LF)  
650 X 17.5 = 11,375 GALLONS RETENTION ( 1520 CF)

### GRAVEL AREA

3,200 SF X 2.08' = 6,656 CF - (520' = 5,136 CF NET  
5,136 CF @ 50% VOIDS = 2,568 CF X 7.48 = 19,209 GALLONS

### TOTAL DETENTION

INFILTRATORS | 1375 GALLONS  
GRAVEL | 19,209 GALLONS  
TOTAL | 30,584 GALLONS ( 4,089 CF )

### STORM INCIDENCE

4.089 / 17,030 = 24 CF / SF = 2.89 INCHES RAIN FALL

NOTE: FENCE TO BE COORDINATED WITH EX. MATURE TREES

NOTE: FENCE TO BE COORDINATED WITH EX. MATURE TREES

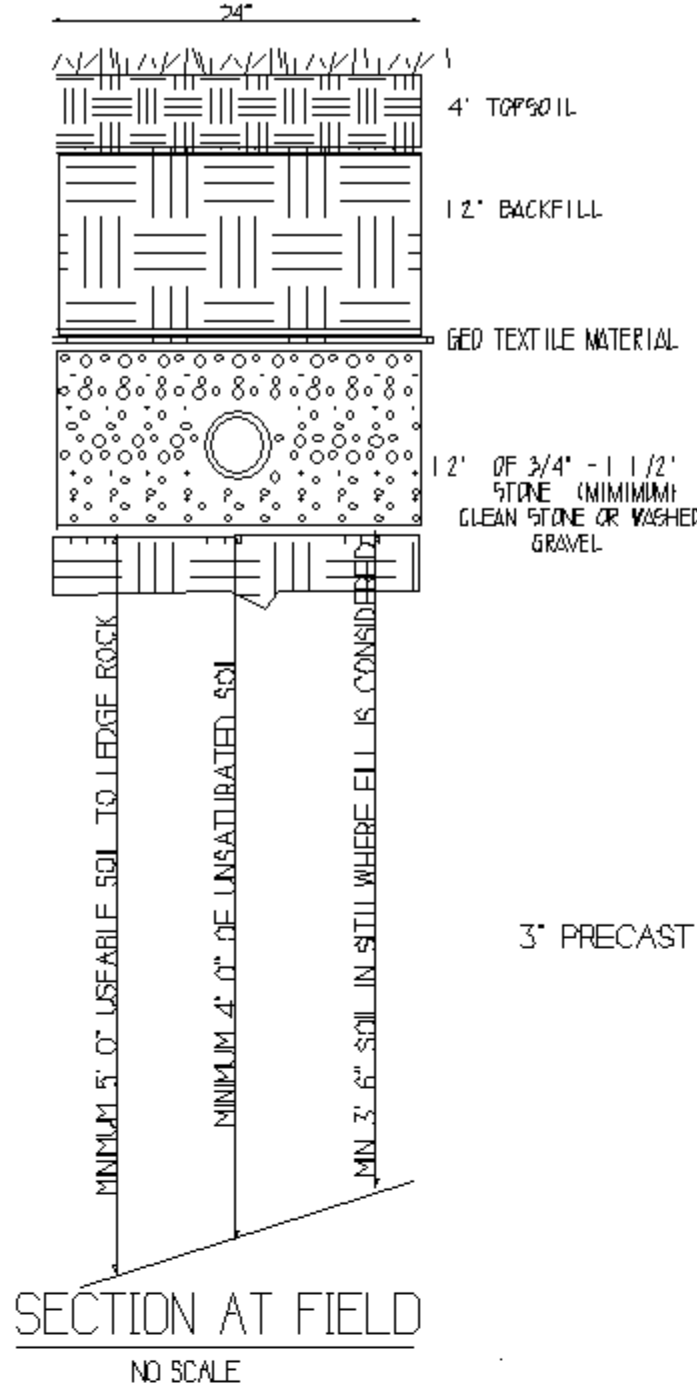
REV. 10/23/2019  
REV. 09/18/2019  
LULU PROPERTIES NY, INC.  
0 TRAVIS AVENUE MONTROSE, NY  
SEL 54B - 3 - 4. 41376 SF

DRAWING DATE 2/19/2019 by JL ok  
PROPOSED STORM DRAINAGE  
JOHN A. LENTINI  
ARCHITECT  
124 ALLAN STREET  
CORTLANDT MANOR, NY 10567-1614  
PHONE (914) 737-2890 FAX -1915

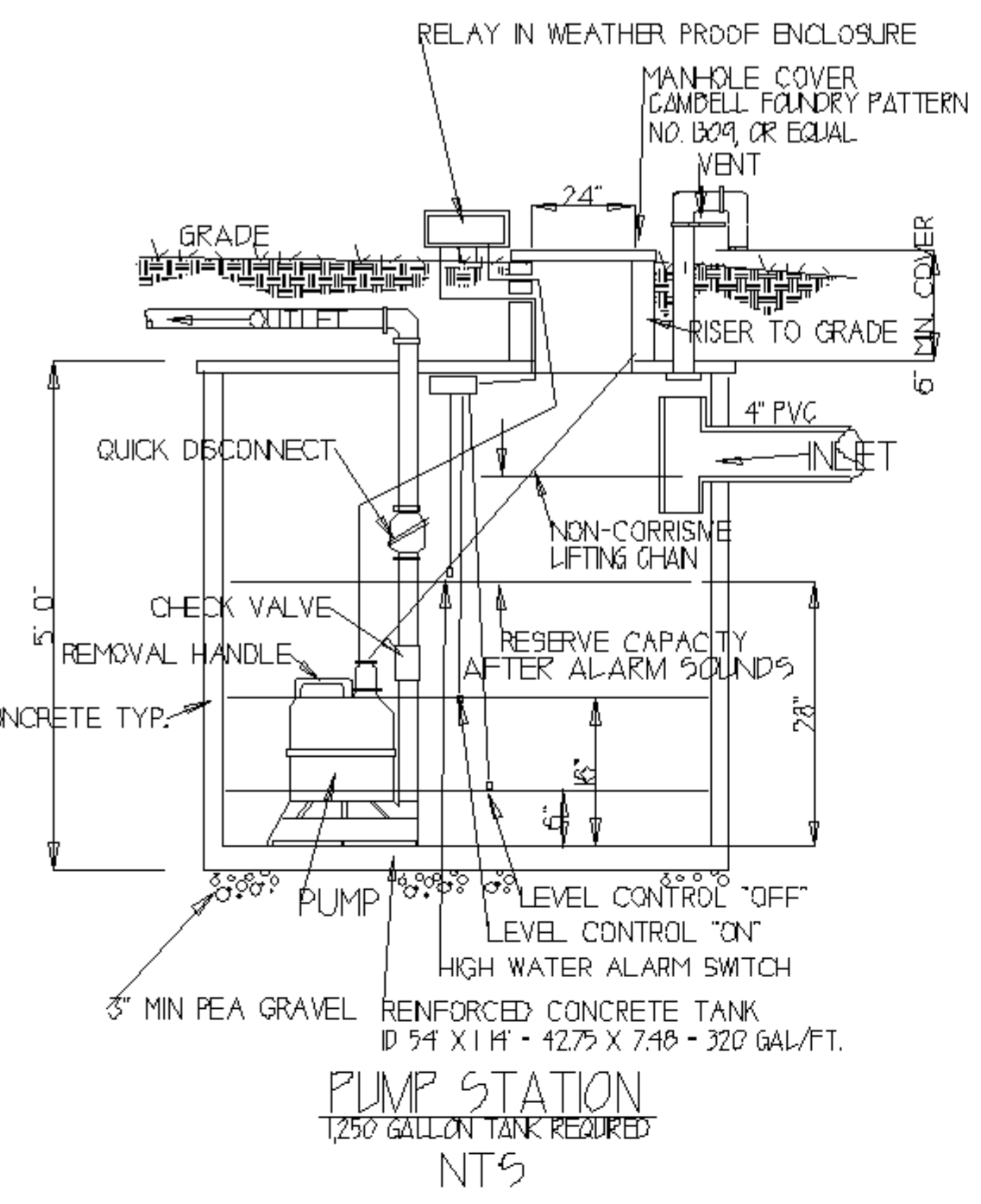
SCALE & SIGNATURE DRAWINGS NUMBER 100717



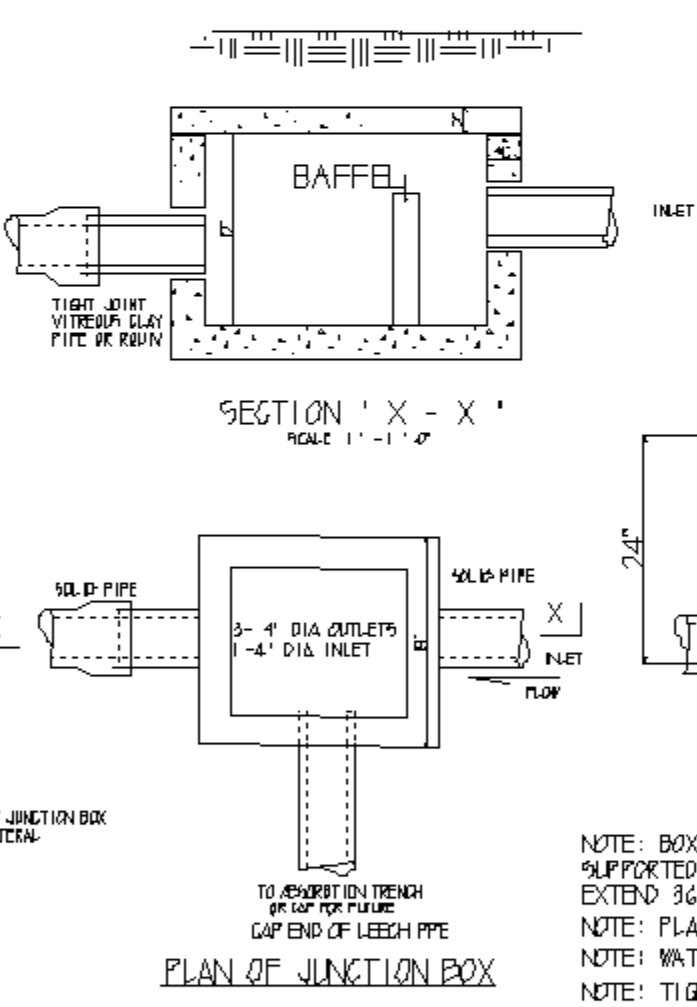
S-3



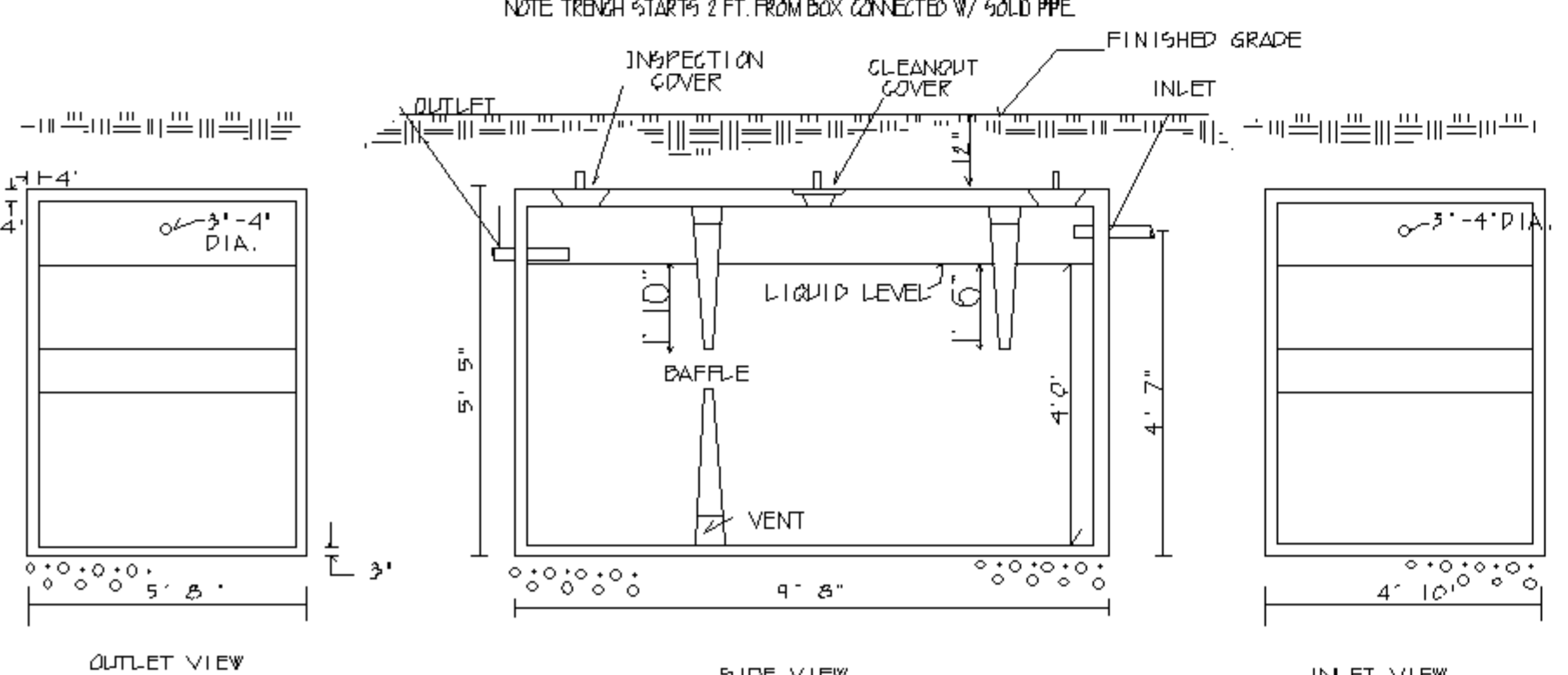
SECTION AT FIELD  
NO SCALE



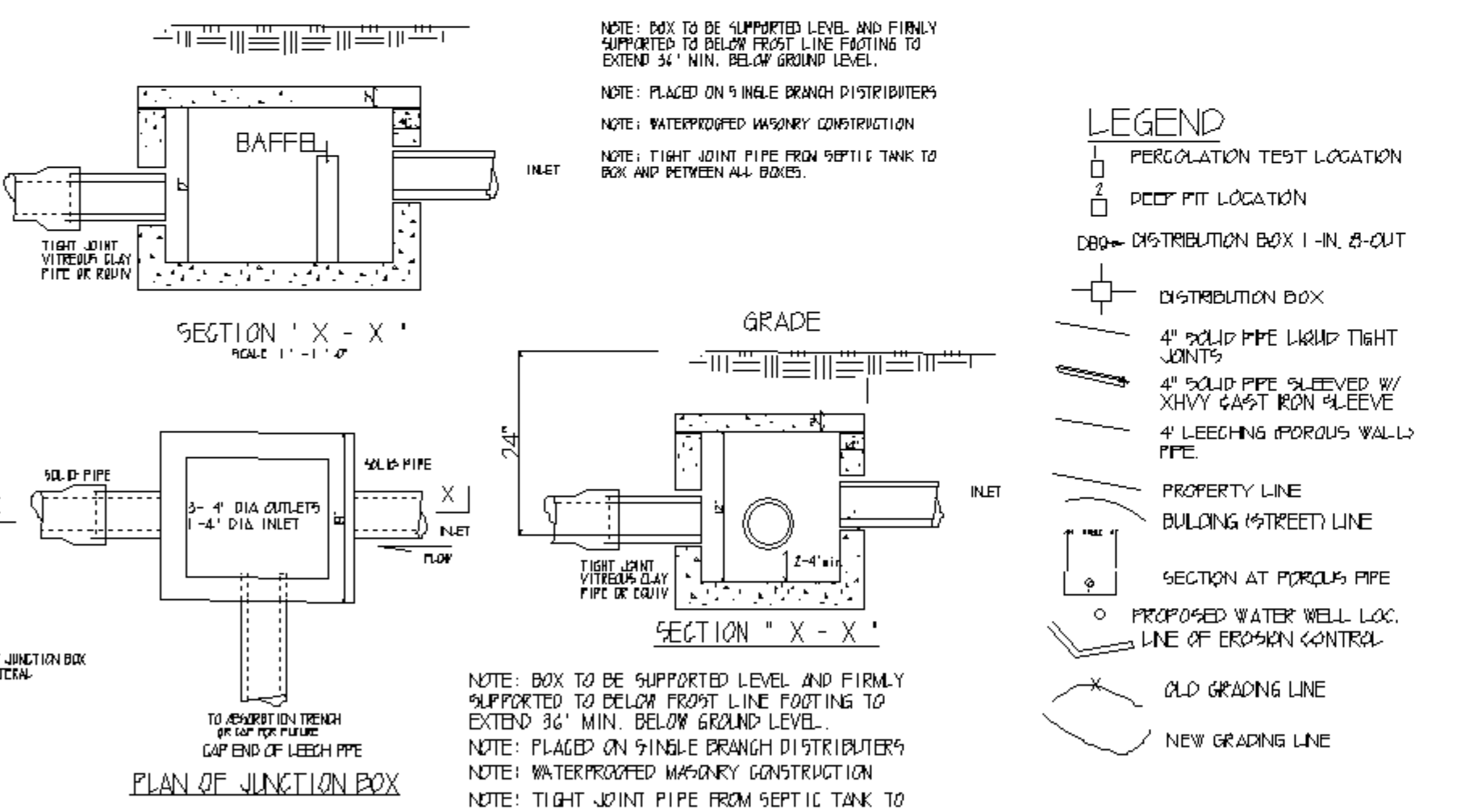
PUMP STATION  
1250 GALLON TANK REQUIRED  
NTS



PLAN OF JUNCTION BOX



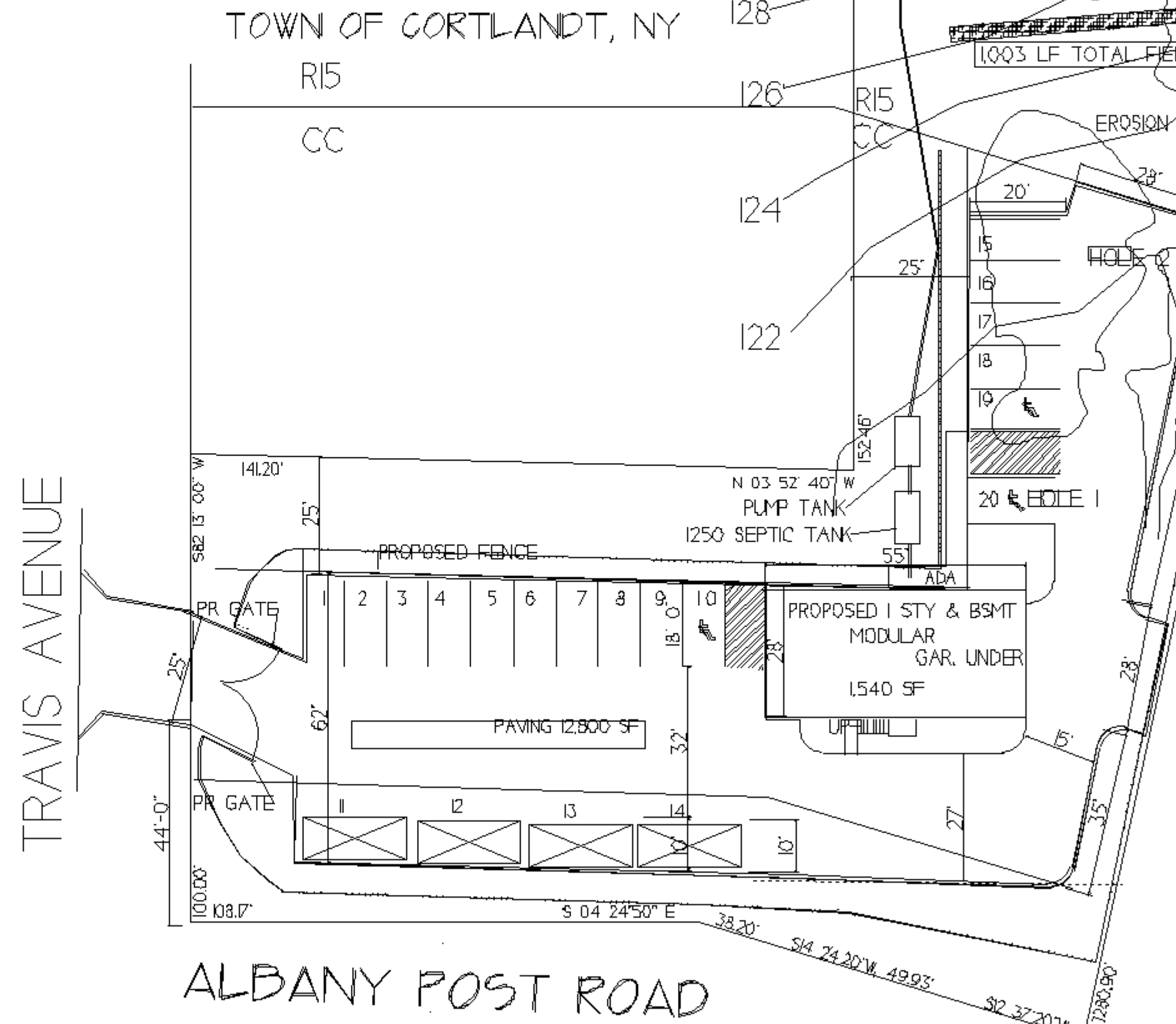
1250 GALLON PRECAST HEAVY DUTY SEPTIC TANK



LEGEND

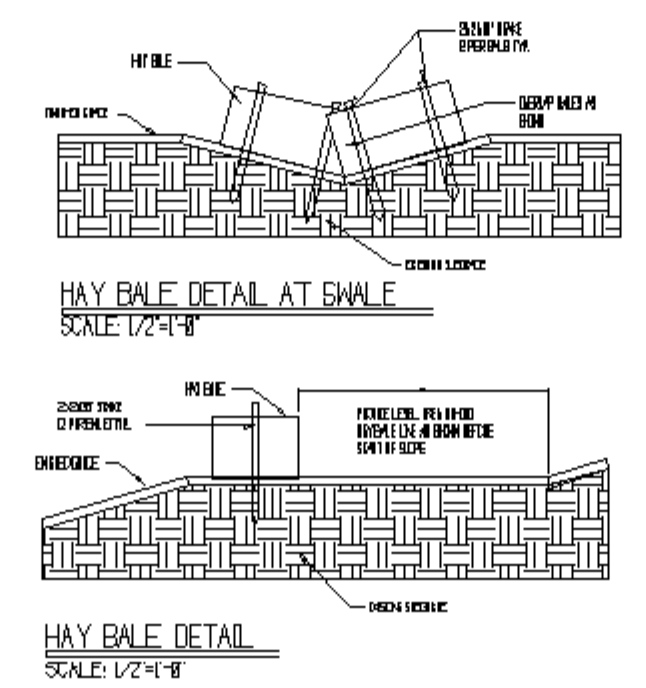
PUMP NOTES:

1. PROPOSED SEWERAGE PUMP TO BE "TEEL MN 2P354 SUBMERSIBLE PUMP" OR EQUAL.
2. PUMP PIT TO HAVE MIN. CAPACITY EQUALING 800 GALLONS.
3. PUMP TO BE ABLE TO RUN DRY PERMITTING NO EFFLUENT TO REMAIN IN FORCE MAIN.
4. PROVIDE INSTALLATION IN ACCORD WITH ILLUSTRATION ABOVE.
5. MINIMUM FORCE MAIN VELOCITY OF 2 FEET PER MINUTE.
6. BAFFLED DISTRIBUTION BOX TO BE UTILIZED.
7. ALL ELECTRICAL WORK TO OPERATE PUMP TO COMPLY WITH THE NATIONAL ELECTRICAL CODE.
8. ALL PUMP POWER AND CONTROL WIRING SHALL BE MADE DIRECTLY TO THE CONTROL PANEL WITHOUT ANY OUTSIDE SPLICES.
9. THE PUMP CONTROL PANEL, DISCONNECTS AND ALARMS SHALL BE LOCATED INSIDE THE HOUSE.

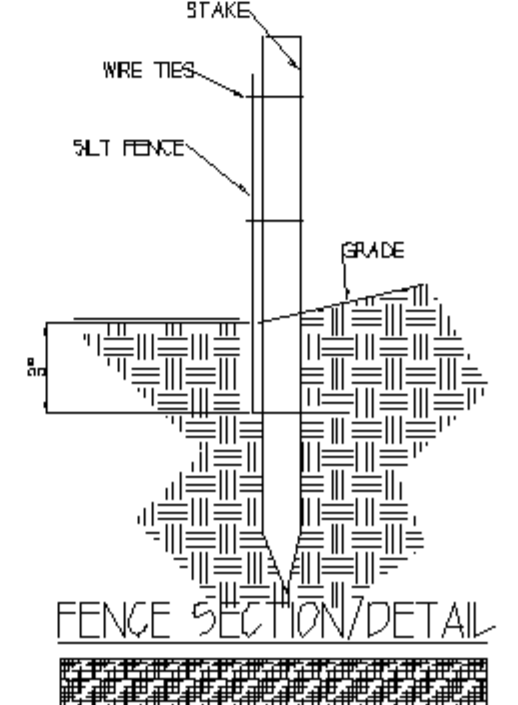


ALBANY POST ROAD

SITE PLAN  
SCALE: 20'-0"



HAY BALE DETAIL  
SCALE: 1/2"=1'-0"

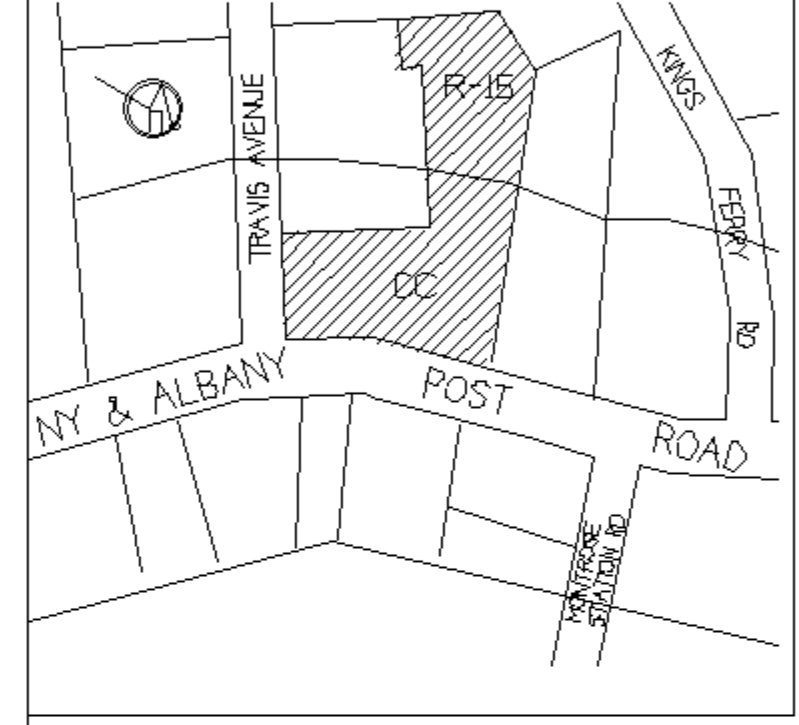


FENCE SECTION/DETAIL

- GENERAL NOTES:
1. EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF ANY WORK.
  2. CONSTRUCTION OF LEACHING FIELD TO BE LOCATED ON AREAS LESS THAN 2% SLOPE.
  3. ALL TREES WITHIN 10' OF FIELD TO BE REMOVED.
  4. SEWAGE CONSTRUCTION TO BE PERMITTED BY THE ARCHITECT AND HEALTH DEPARTMENT PRIOR TO DRAFTING OF CONSTRUCTION.
  5. NO TRUCKS, MACHINERY, BUILDING MATERIALS NOR EXCAVATED EARTH ARE ALLOWED IN THE SEWAGE DISPOSAL AREA. THE CONSTRUCTION OF SEWAGE TO BE IN ACCORD WITH THESE PLANS, ANY REVISIONS THERETO, AND THE RULES AND REGULATIONS OF THE PERMIT ISSUING GOVERNMENT AGENCY.
  6. THE SEWERAGE SYSTEM SHOWN DOES NOT PROVIDE FOR THE INSTALLATION OF A GARBAGE GRINDER. SUCH INSTALLATION REQUIRES APPROVAL FROM THE HEALTH DEPARTMENT.

PERCOLATION DATA PERCS BY J. LENTINI 6/2/2019	
HOLE	STABILIZED RATE MIN./IN. DROP
1	13.0
2	5.0
3	3.0
4	3.25

DEEP PIT DATA: WITNESSED 12/6/2018 BY FDECK, PEG J. LENTINI, RJA		
HOLE	WATER TO ROCK	DEPTH
HOLE 1	20' ROCK 48'	DEPTH 48'
HOLE 2	17' ROCK 48'	DEPTH 40'
HOLE 3	0'-12" TOPSOIL 12'-60" COMPACT SILTY SAND 72" SILTY SAND WATER 72" ROCK	DEPTH 72'
HOLE 4	0'-12" TOPSOIL 12'-54" COMPACT SILTY SAND 54" SILTY SAND WATER 72" ROCK	DEPTH 72'



- GENERAL NOTES:
1. ALL WORK IN THE CONSTRUCTION OF THE SEWAGE DISPOSAL SYSTEM IS TO BE DONE UNDER THE SUPERVISION AND APPROVAL OF A L.I.C. ENGINEER.
  2. ALL MATERIALS USED IN THE CONSTRUCTION OF THE SEWAGE DISPOSAL SYSTEM ARE TO BE APPROVED BY THE GOVT AGENCIES HAVING JURISDICTION AND THE SUPERVISING ENGINEER.
  3. UTILIZE CONCRETE SEPTIC TANK AND JUNCTION BOXES ONLY.
  4. ANY DISTRIBUTION BOXES TO BE CONCRETE.
  5. 4" DIA. SOLID TIGHT JOINT PIPE TO BE USED BETWEEN SEPTIC TANK AND POINTS OF DISTRIBUTION.
  6. ALL POWER LINES SHALL BE INSTALLED HAVING THE FOLLOWING MIN. SLOPES: 2% FROM BUILDING TO SEPTIC TANK 1 1/4"/FT.; 1% FROM SEPTIC TANK TO DISTRIBUTION 1 1/8"/FT. 1
  7. FIELDS SHALL NOT BE CONNECTED IN SERIES.
  8. SIDEWALLS OF EXCAVATIONS SHALL BE RATCHED PRIOR TO INSTALLING GRAVEL OR PIPING.
  9. CARE SHALL BE TAKEN NOT TO DRIVE VEHICLES OR CONSTRUCTION EQUIPMENT OVER ANY PORTION OF DISPOSAL SYSTEM.
  10. DO NOT ALLOW CELLAR FOOTING DRAINS TO DISCHARGE OVER LEACHING FIELD.
  11. WATER SUPPLY IS PUBLIC VIA CORTLANDT WATER.
  12. CONTRACTOR TO INQUIRE INSTALLATION AS PER PLAN.
  13. THE ENGINEER SHALL CERTIFY TO THE CONSTRUCTION OF THE PROPOSED INSTALLATION OF SANITARY DISPOSAL SYSTEM AND SHALL SUBMIT AS-BUILT PLANS TO THE BOARD OF HEALTH PRIOR TO APPLICATION OF A CERTIFICATE OF OCCUPANCY.

REV. 10/23/2019  
REV. 09/18/2019

LULU PROPERTIES NY, INC.  
0 TRAVIS AVENUE MONTROSE, NY  
SBL 548 - 3 - 4, 41376 SF

DRAWING DATE 2/19/2019 BY JL/CHK  
PROPOSED SEWERS PLAN

JOHN A. LENTINI ARCHITECT  
124 ALLAN STREET  
CORTLANDT MANOR, NY 10567-1614  
PHONE (914) 737-2890 FAX -1915  
SCALE: 1"=1'-0" DRAWING NUMBER 1002712

REGISTERED ARCHITECT  
STATE OF NEW YORK  
023755

S-4  
SHEET OF