

**ZONING SCHEDULE**

PALISADES ENTERPRISES LLC	REQUIRED	PROVIDED
ZONE: HC, HIGHWAY COMMERCIAL	HC ZONE	
23.20-1-10, 11, 12 & 13		
MINIMUM LOT AREA (S.F.)	20,000 SF	73,573 SF
MINIMUM LOT WIDTH	100'	247'
MAXIMUM HEIGHT		
IN STORIES	2 1/2	2 1/2
IN FEET	35	35
MINIMUM YARD DIMENSIONS		
FRONT	30'	30'
SIDE	30'	30'
REAR	30'	30'
MAXIMUM BUILDING COVERAGE	20%	4%
MINIMUM LANDSCAPE COVERAGE	30%	60%
BUFFER STRIP ABUTTING RESIDENTIAL DISTRICT	50'	50'
BUFFER STRIP ABUTTING STREET LINE	25'	25'
OFF-STREET PARKING SPACES (BASED ON USE)	Required	Provided
RETAIL STORE: 2230 SF (HABITABLE)(1/300 SF)	8	12
OFFICE SPACE: 1090 SF (HABITABLE)(1/400 SF)	3	3

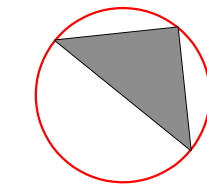
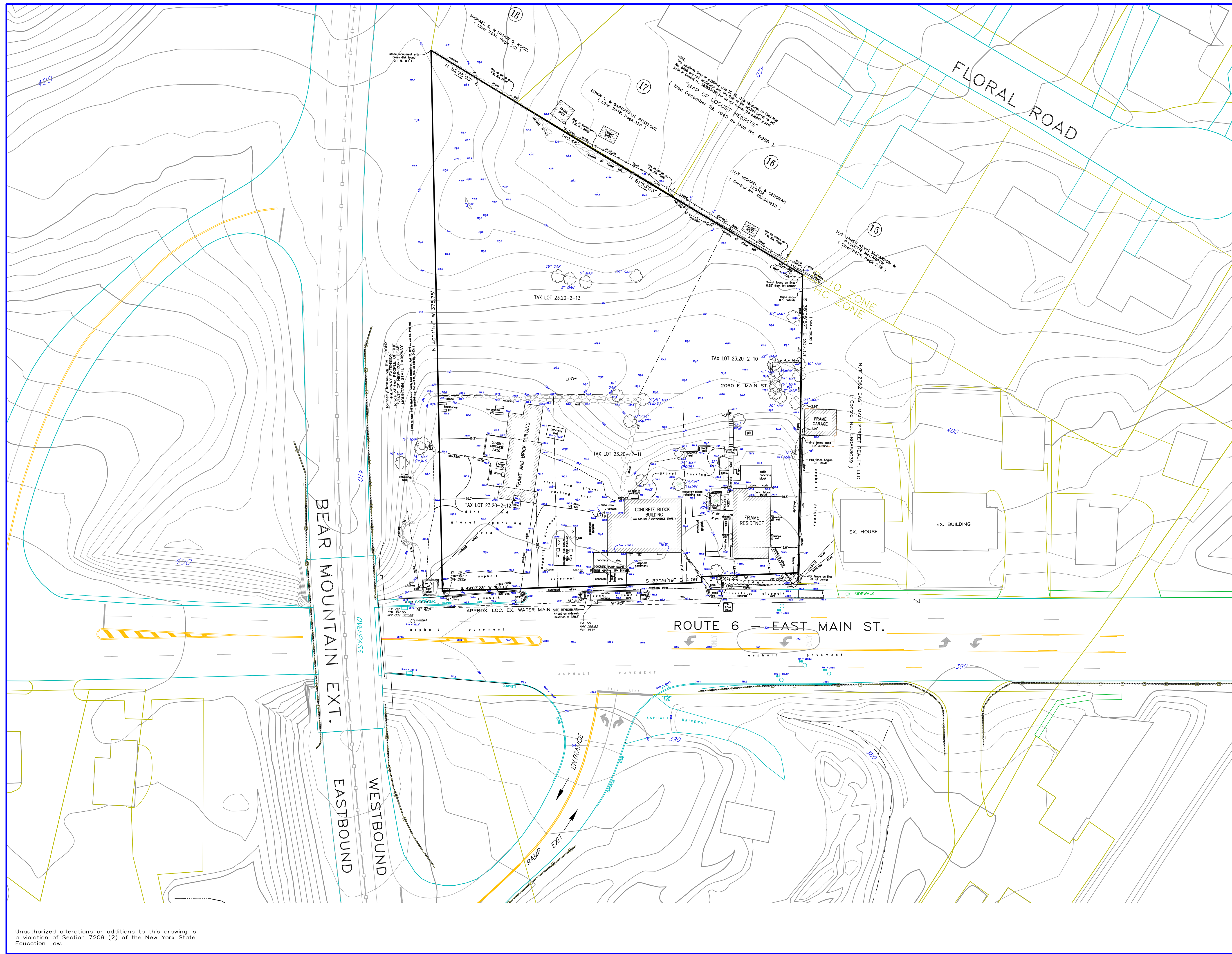
**LEGEND**

EXISTING	PROPOSED	
		CATCH BASIN
		DRAIN MANHOLE
		SAN. SEWER MANHOLE
		HYDRANT
		DRAIN INLET
		WATER VALVE
		UTILITY POLE
		LIGHT POLE
		TREE
		CONTOUR LINE

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**SITE PLAN**  
**PROPOSED**  
 CONVENIENCE STORE  
 GAS STATION REHABILITATION  
 PREPARED FOR  
 PALISADES ENTERPRISES, LLC  
 ROUTE 6 - E. MAIN ST.  
 TOWN OF CORTLANDT  
 WESTCHESTER COUNTY, NY  
 APRIL 22, 2020  
 SHEET 1 OF 4 SHEETS

Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Education Law.

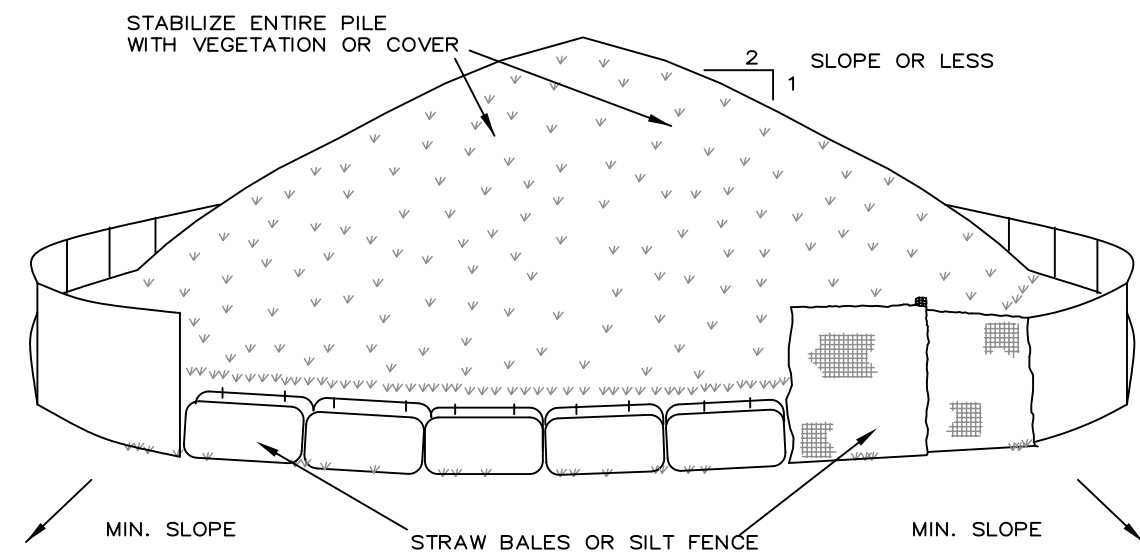


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EXISTING CONDITIONS  
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SHEET 2 OF 4 SHEETS

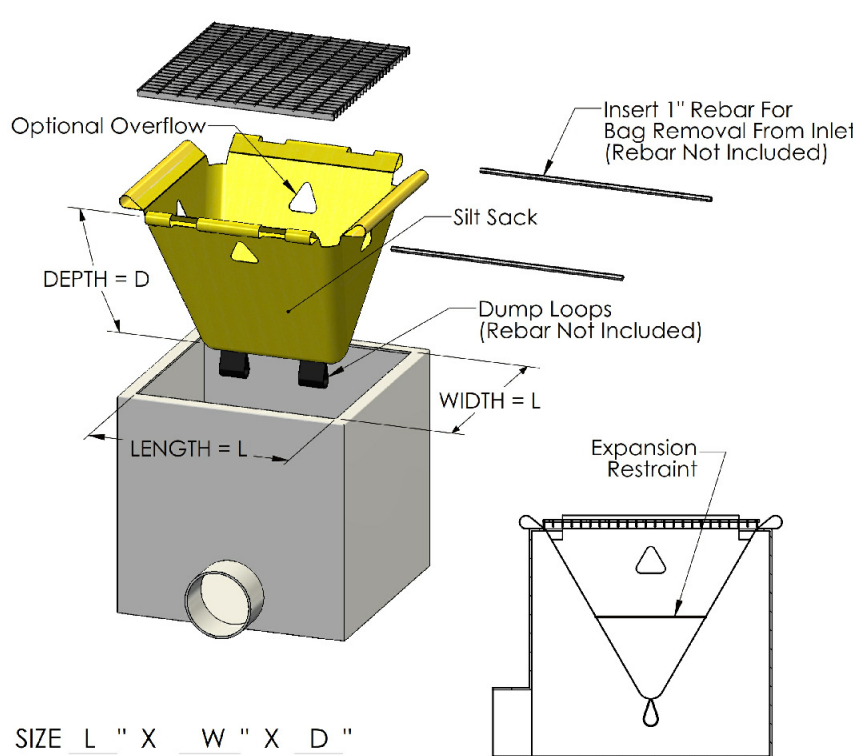
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Silt sack is a temporary catch basin filter that removes sediment, trash and debris from entering a catch basin.

- To install Silt sack in the catch basin, remove the grate and place the sack in the opening. Hold approximately six inches of the sack outside the frame. This is the area of the lifting straps. Replace the grate to hold the sack in place.
- When the restraint cord is no longer visible, Silt sack is full and should be emptied.
- To remove Silt sack, take two pieces of 1" diameter rebar and place through the lifting loops on each side of the sack to facilitate the lifting of Silt sack.
- To empty Silt sack, place unit where the contents will be collected. Place the rebar through the lift straps (connected to the bottom of the sack) and lift. This will lift Silt sack from the bottom and empty the contents. Clean out and rinse. Return Silt sack to its original shape and place back in the basin.
- Silt sack is reusable. Once the construction cycle is complete, remove Silt sack from the basin and clean.

Silt Sack - Type A



"SILT SACK" SEDIMENT CAPTURE DEVICE FOR EXISTING DRAIN INLETS N.T.S.

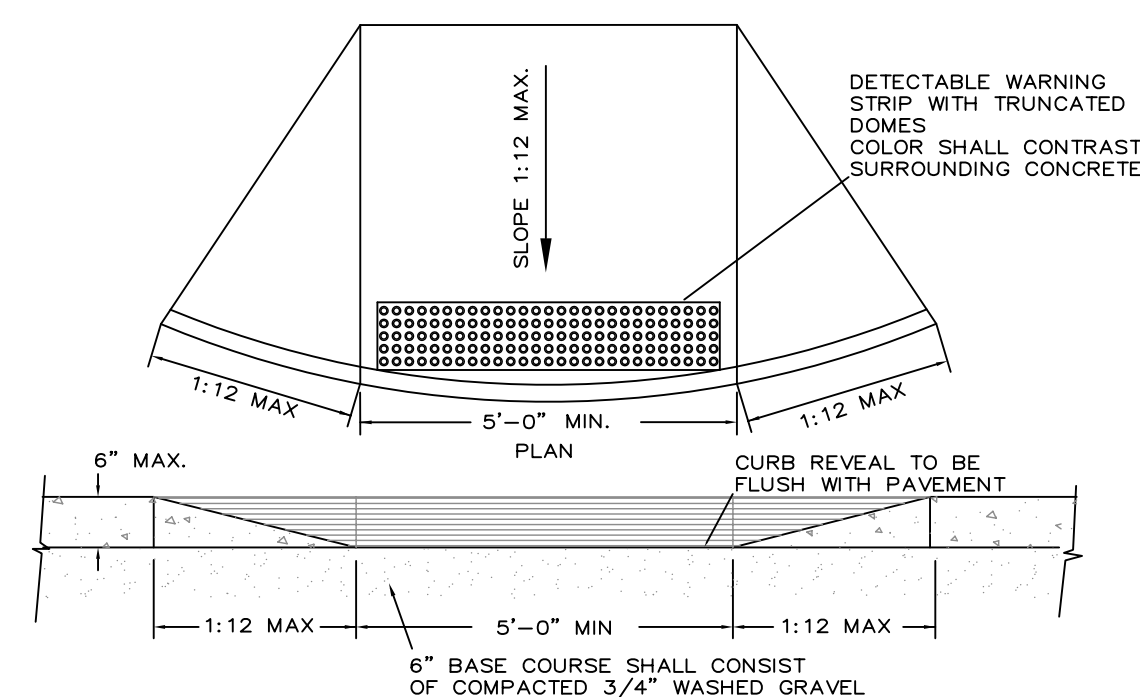
TO BE USED WHERE TOPSOIL PRESERVATION IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DROUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONY, SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS. PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.

TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH, NON-VEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND REQUIRED DURATION OF USE.

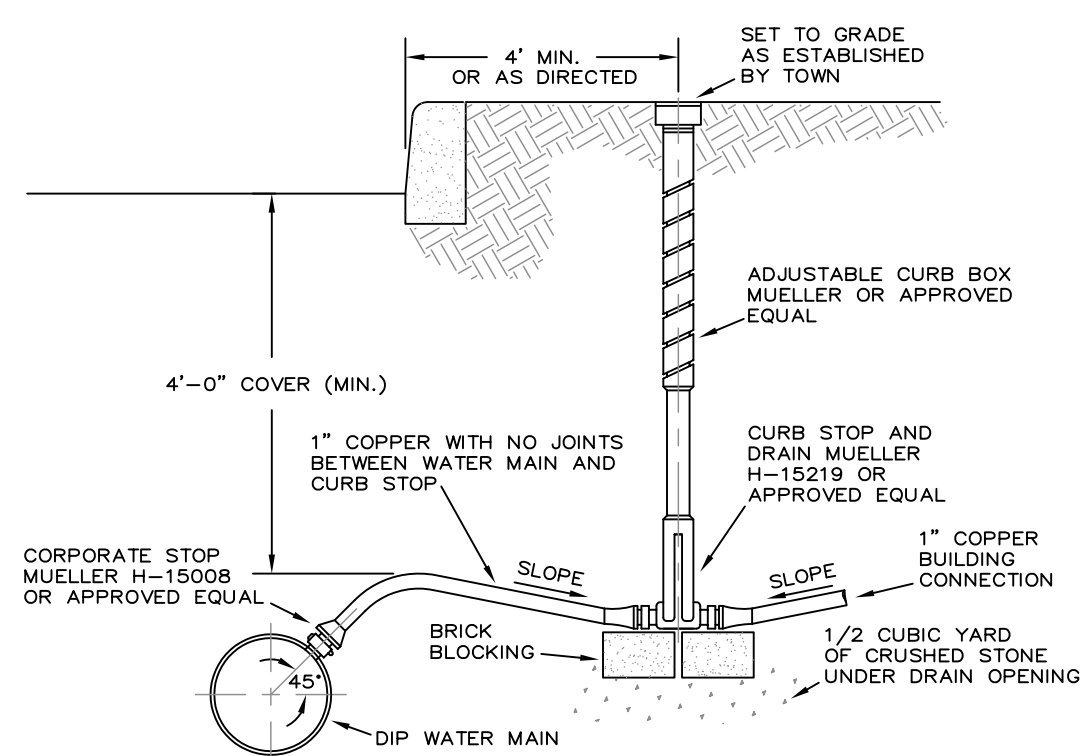
INSTALLATION NOTES

- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
- MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
- UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAW BALES, THEN STABILIZED WITH VEGETATION OR COVERED.

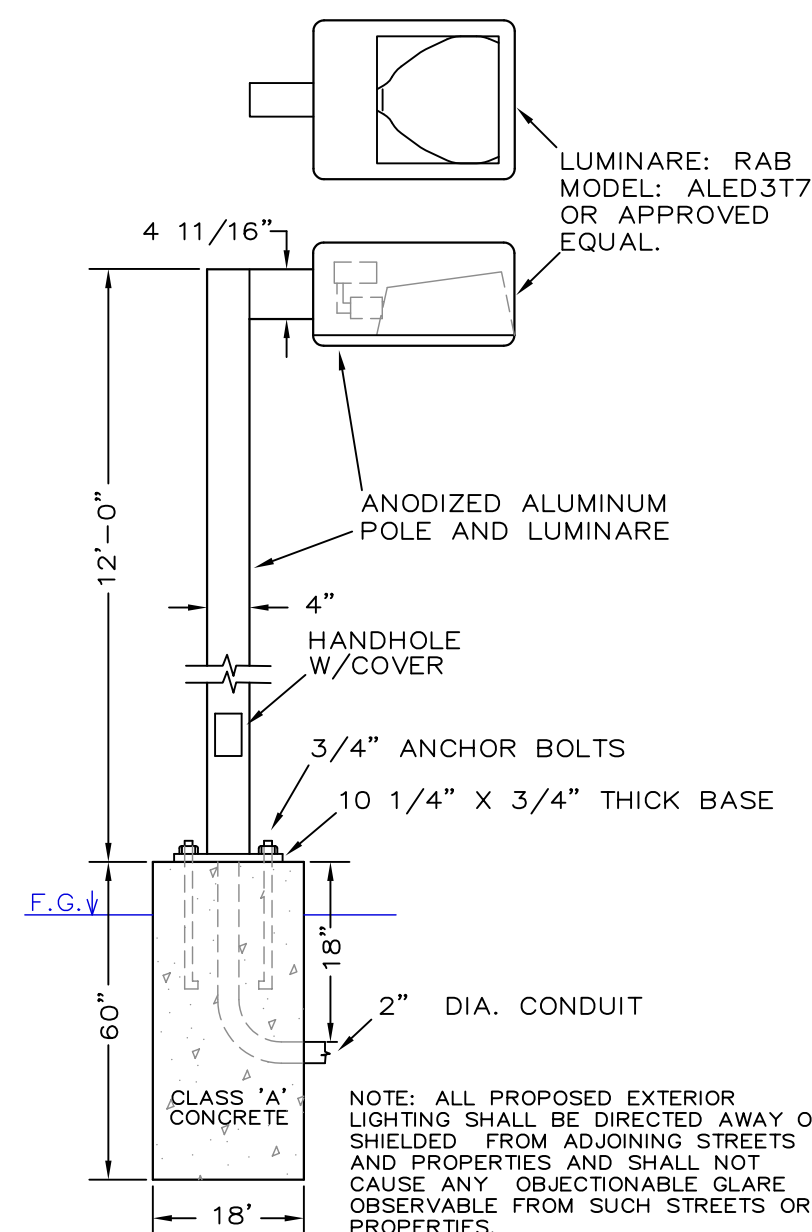
SOIL STOCKPILING N.T.S.



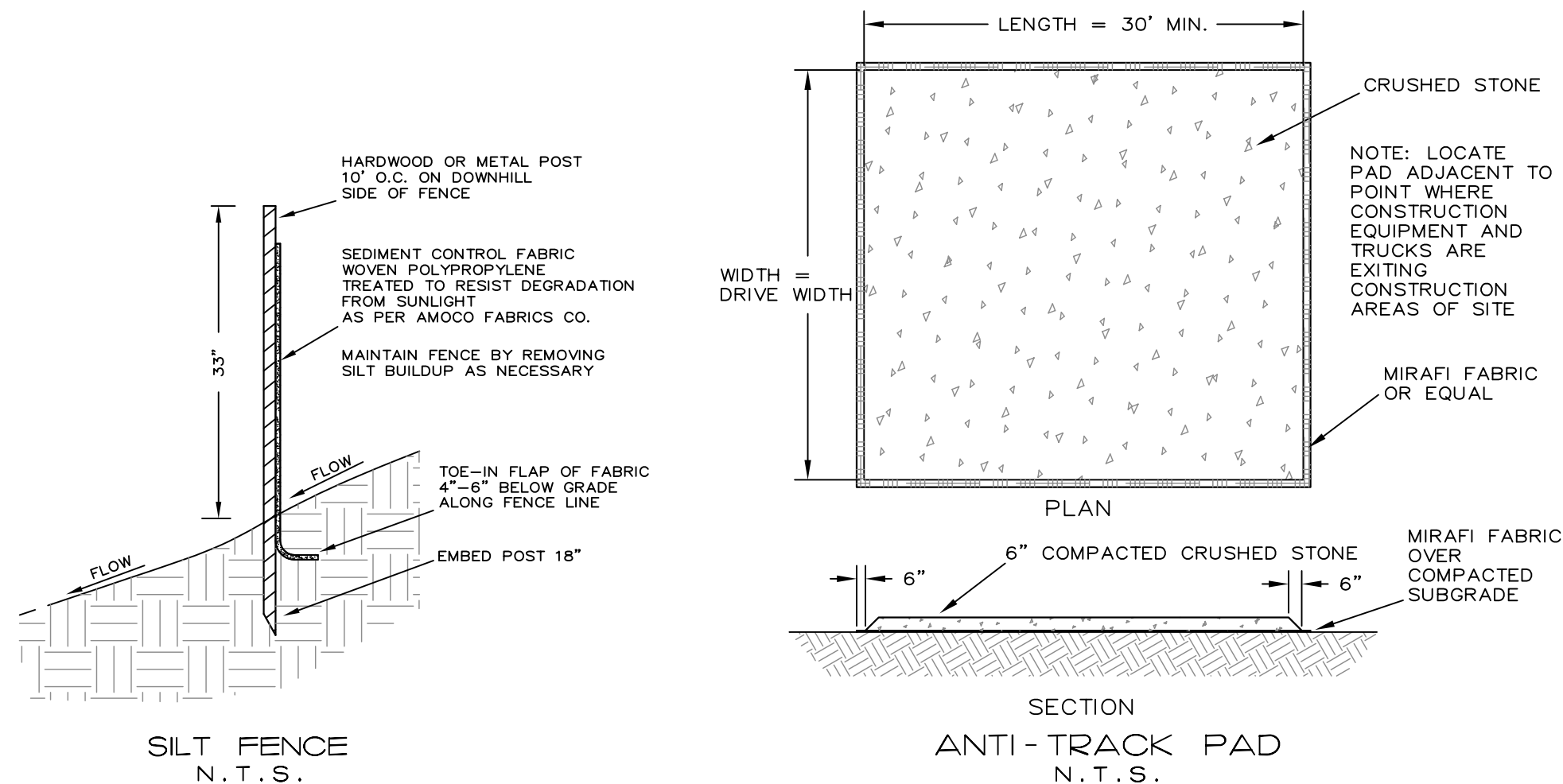
SIDEWALK RAMP N.T.S.



WATER SERVICE CONNECTION DETAIL N.T.S.

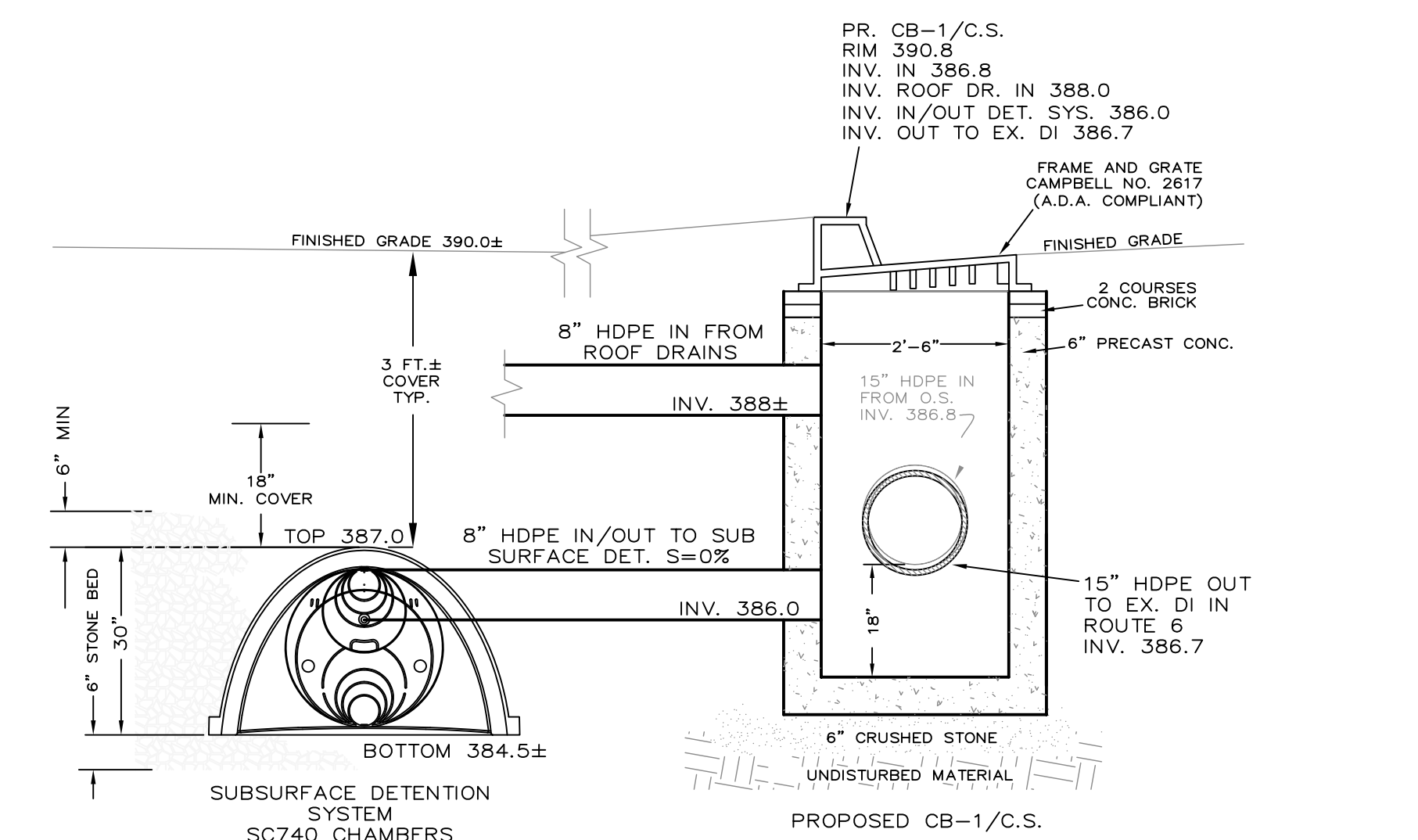


POLE LIGHT DETAIL N.T.S.

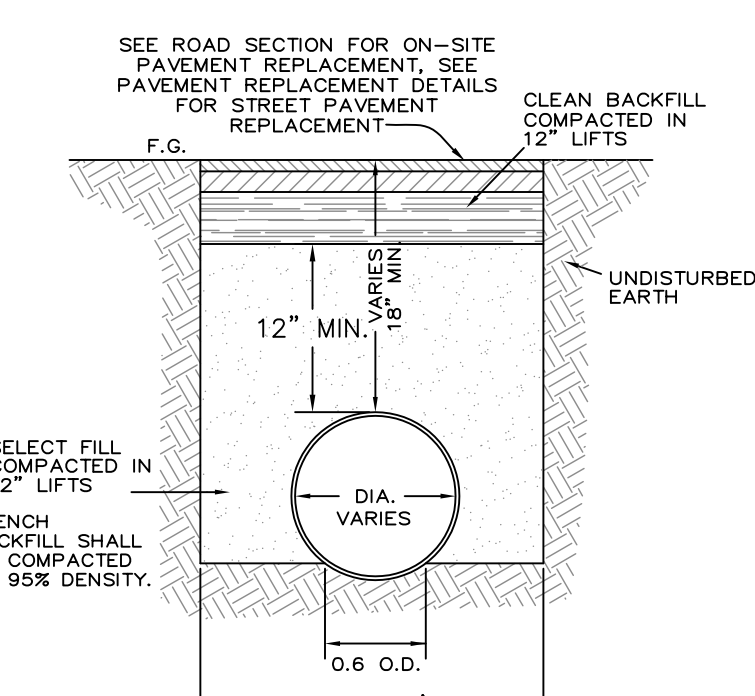


SILT FENCE N.T.S.

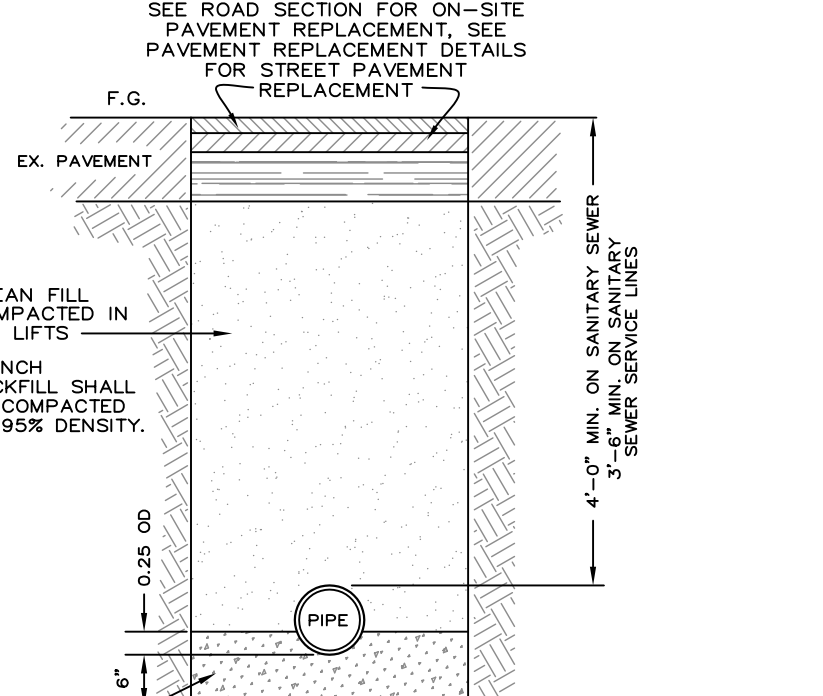
ANTI-TRACK PAD N.T.S.



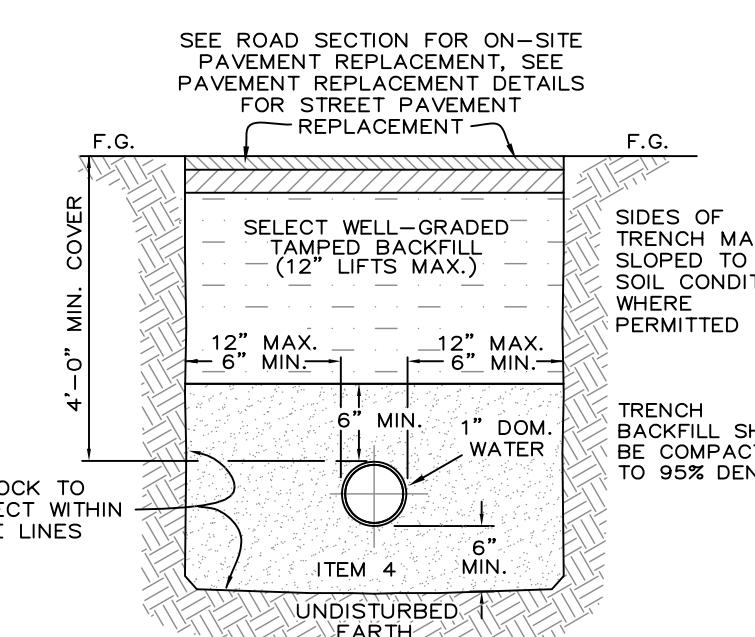
PROPOSED CB-1/C.S. AND SUBSURFACE DETENTION DETAIL SCALE: 1"=2'



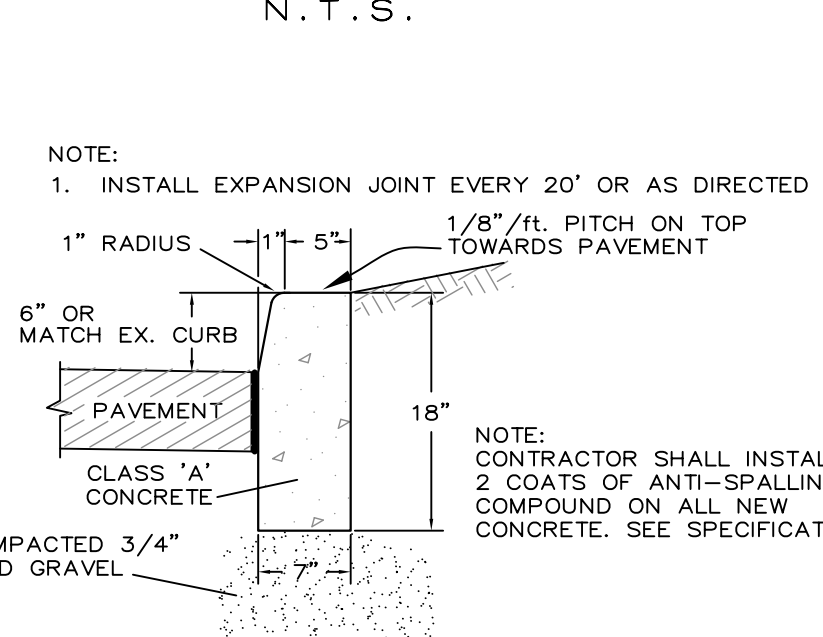
DRAIN PIPE BEDDING N.T.S.



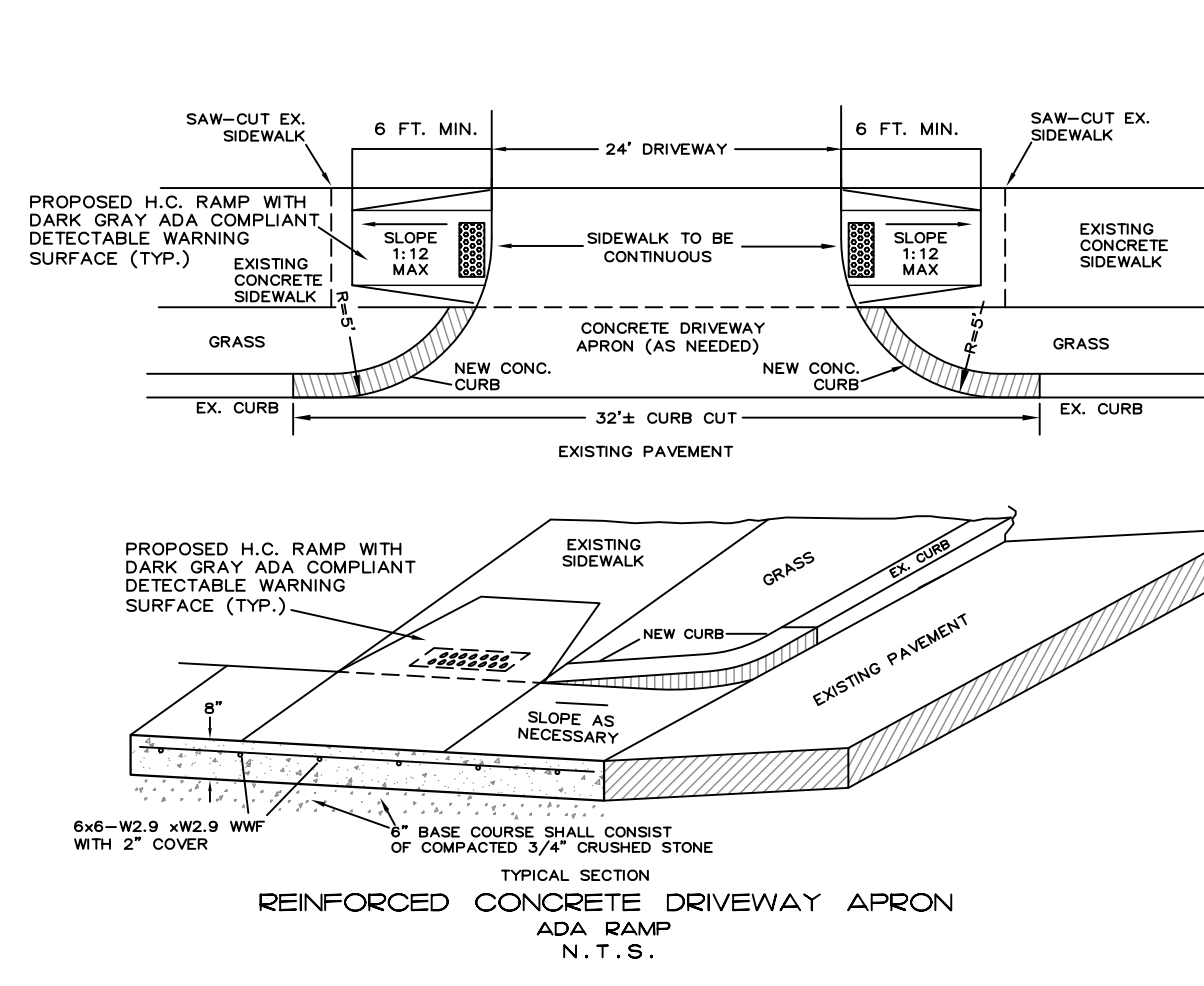
SEWER TRENCH AND PIPE BEDDING DETAIL N.T.S.



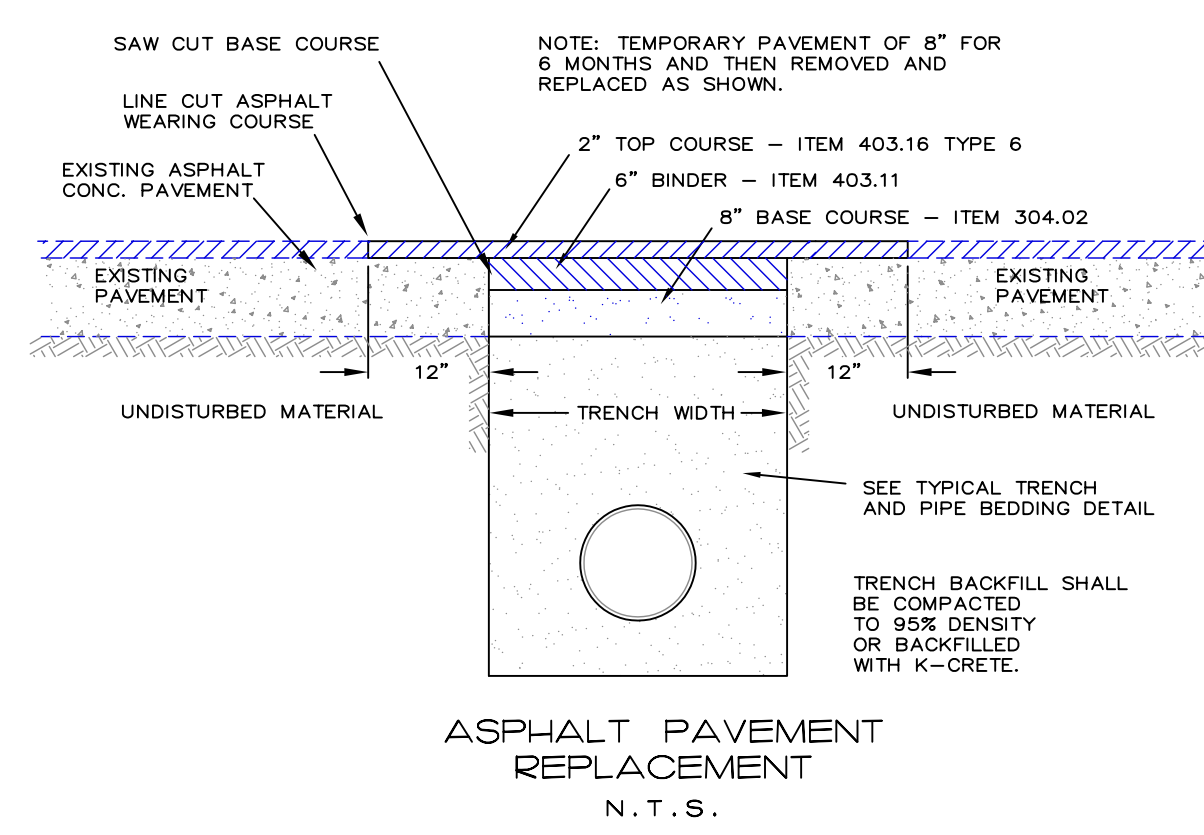
WATER SERVICE BEDDING N.T.S.



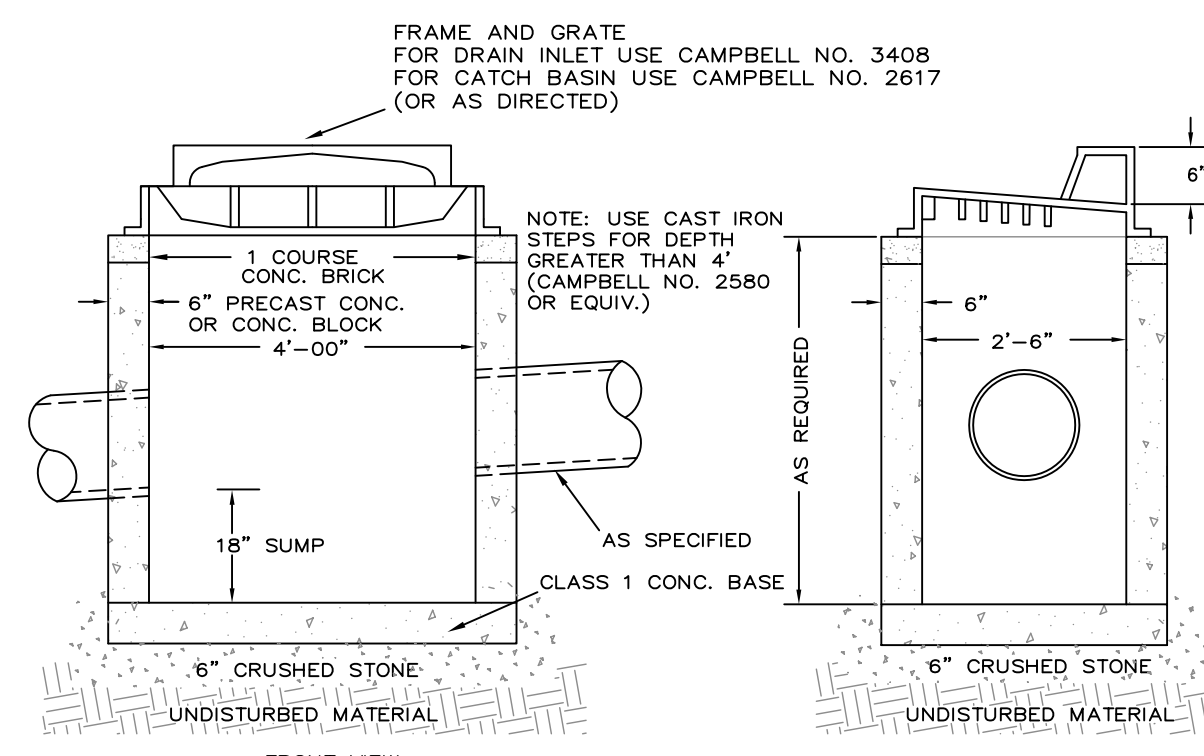
CONCRETE CURB N.T.S.



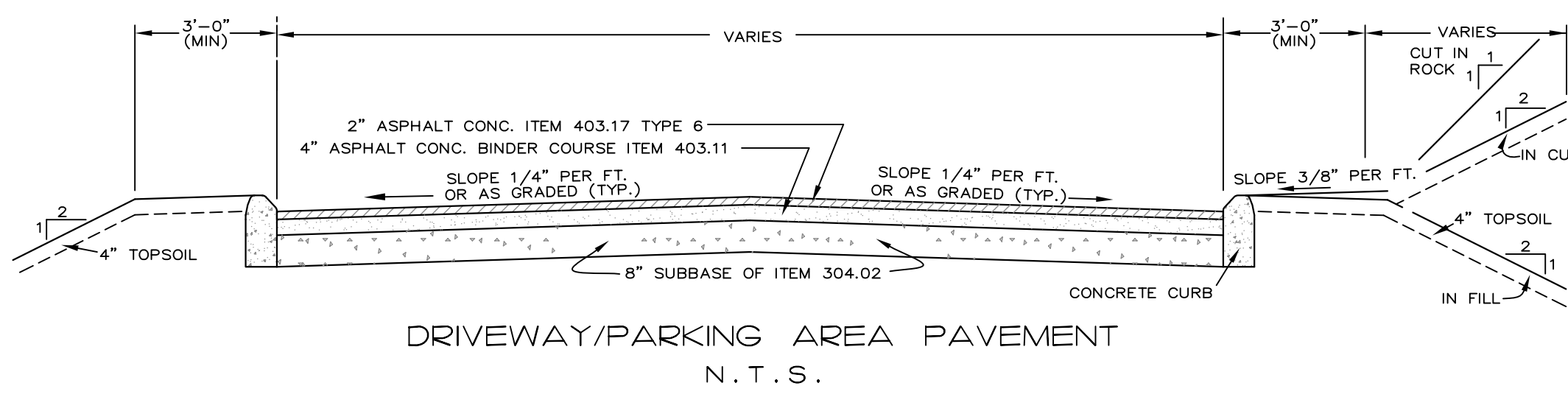
REINFORCED CONCRETE DRIVEWAY APRON N.T.S.



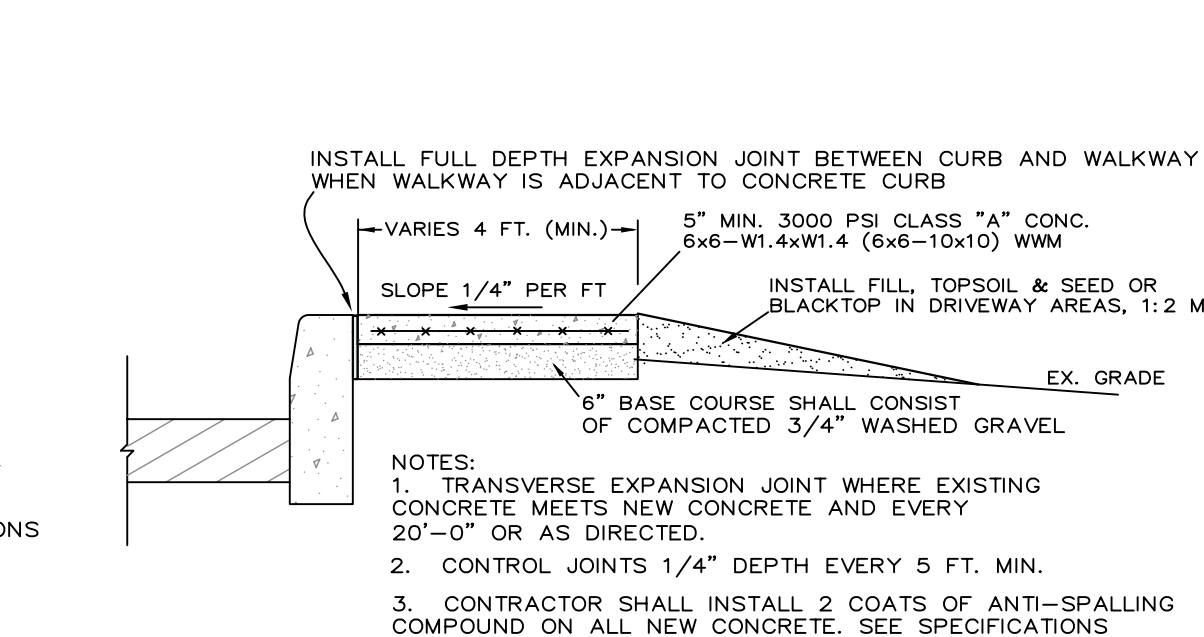
ASPHALT PAVEMENT REPLACEMENT N.T.S.



CATCH BASIN/DRAIN INLET N.T.S.



DRIVEWAY/PARKING AREA PAVEMENT N.T.S.



CONCRETE SIDEWALK N.T.S.

GENERAL NOTES:

- THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES - GAS, WATER, ELECTRIC, ETC. BEFORE THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 753 (FORMERLY CODE 53).
- THE INSTALLATION OF WATER AND SEWER SHALL BE UNDER THE DIRECTION OF A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
- AS BUILT PLANS SHALL BE REQUIRED AND CERTIFIED BY A N.Y. STATE LICENSED PROFESSIONAL ENGINEER OR SURVEYOR.
- ALL PROPERTY DISTURBED IN THE R.O.W. OR ON PRIVATE LANDS, SHALL BE RESTORED TO NEW CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
- THE ROAD AND UTILITIES SHALL BE STAKED IN THE FIELD BY A N.Y. STATE LICENSED SURVEYOR OR ENGINEER.
- UNDERGROUND GAS AND ELECTRIC SHALL BE AS REQUIRED BY THE TOWN AND CON EDISON.
- TELEPHONE AND CABLE LINES TO BE UNDERGROUND.
- WATER SERVICE CONSTRUCTION SHALL BE AS REQUIRED BY THE GOVERNING WATER DEPARTMENT.
- ALL DRAINAGE PIPE TO BE HDPE UNLESS OTHERWISE NOTED.
- ALL GRADED SLOPES SHALL NOT EXCEED 1 VERTICAL ON 2 HORIZONTAL UNLESS OTHERWISE APPROVED BY THE TOWN ENGINEER.
- ALL STRUCTURES TO BE PLACED IN PAVED AREAS SHALL BE DESIGNED FOR H-20 LOADING.

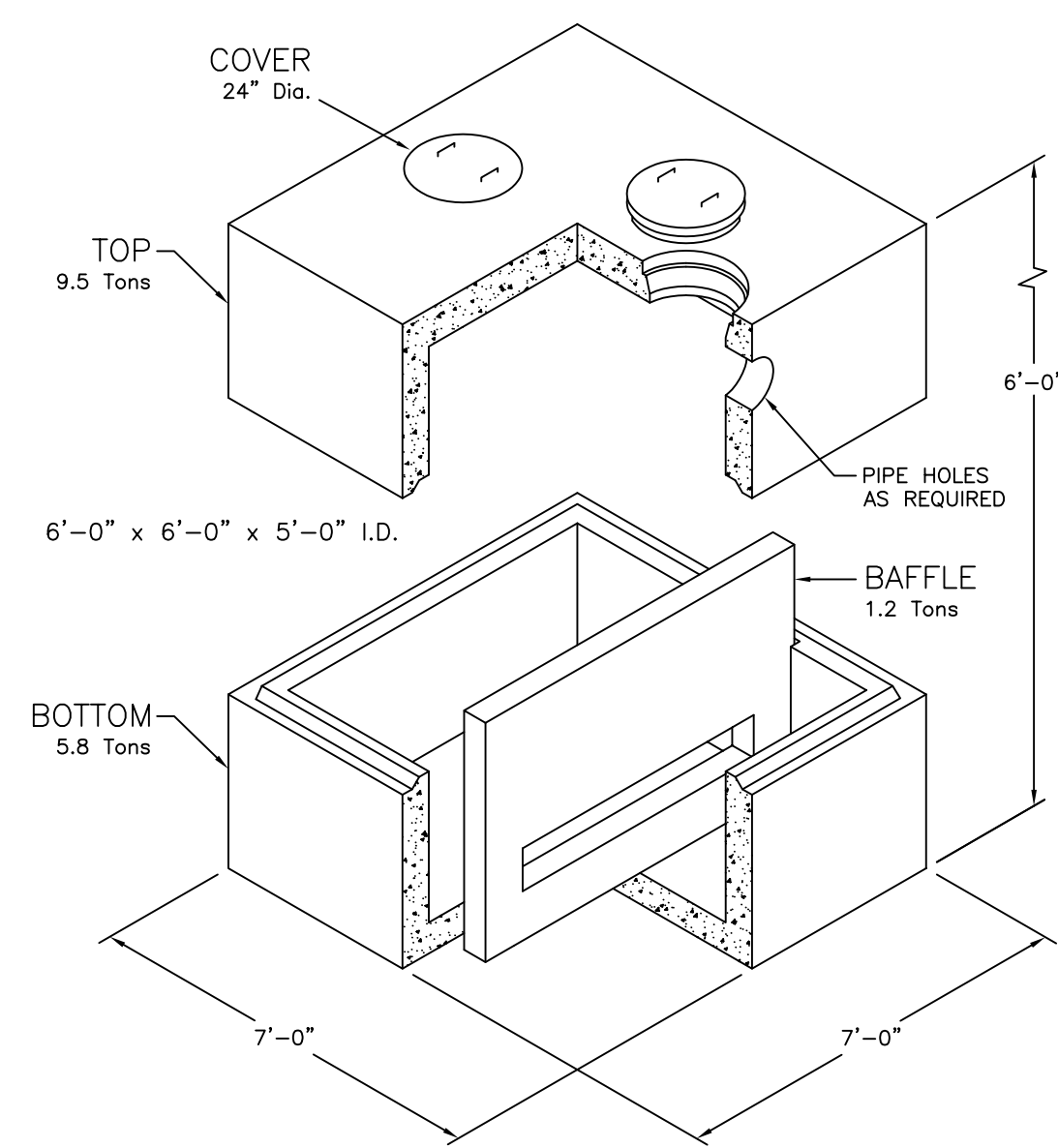
EROSION AND SEDIMENT CONTROL NOTES

- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND PROCEDURES SHALL COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION "EROSION AND SEDIMENT CONTROL GUIDELINES FOR NEW DEVELOPMENT".
- PRIOR TO ANY EXCAVATION, HAY BALES/SILT FENCE SHALL BE INSTALLED AT THE APPROPRIATE LOCATIONS NOTED ON EROSION CONTROL PLAN. HAYBALES/SILT FENCING SHALL BE INSTALLED AS DIRECTED BY THE OWNER'S REPRESENTATIVE IN THE FIELD AND INSTALLED AS PER THE INSTRUCTIONS OF THE MANUFACTURER. ADDITIONAL HAYBALES/SILT FENCE MAY BE PLACED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. HAYBALES/SILT FENCING SHALL BE MAINTAINED IN OPERABLE CONDITION AND SHALL NOT BE REMOVED UNTIL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
- IMMEDIATELY TOPSOIL & SEED WITH A MIXTURE OF PERENNIAL RYE GRASS, ANNUAL RYE GRASS AND WINTER RYE AND MULCH WITH 6" OF MAY ALL FINISHED SLOPES AND ALL ROUGH CUT SLOPES TO REMAIN OPEN FOR EXTENDED PERIODS.
- ALL SLOPES CONSTRUCTED WITH FILL MATERIAL AND ALL SLOPES WITH GRADE 3:1 OR STEEPER SHALL BE TOPSOILED, SEED, MULCHED AND STABILIZED WITH STAKED TOBACCO NETTING, UNLESS OTHERWISE NOTED.
- ALL AREAS OF DISTURBED SOIL SHALL BE STABILIZED. IN ADDITION TO ALL SPROFFED AND LOCATED EROSION CONTROL DEVICES, THE CONTRACTOR SHALL TAKE ALL STEPS PRUDENT AND NECESSARY TO STABILIZE THE SITE AT ALL TIMES.
- DO NOT STOCKPILE MATERIALS ON STEEP SLOPES, IN DRAINAGE SWALES OR IN WETLAND AREAS. SURROUND ALL STOCKPILE AREAS WITH STAKED HAYBALES OR SILT SCREEN MATERIALS.
- ALL CATCH BASINS ARE TO BE PROTECTED WITH APPROPRIATE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
- HAYBALES SHALL BE USED AT THE TOPS AND TOE OF SLOPES, AS NECESSARY, TO COLLECT SILT AND DIVERT FLOWS. SILT SCREENS WILL BE USED IN AREAS OF UNCONCENTRATED FLOWS TO COLLECT SILT. HAYBALES AND SILT SCREEN ON PLANS MAY BE AUGMENTED IN THE FIELD.
- UTILITY LINE EXCAVATED MATERIAL SHALL BE TEMPORARILY STOCKPILED ON HIGH SIDE OF EXCAVATION. RUNOFF IS DIRECTED AWAY FROM TRENCH. AFTER BACK-FILLING, AREA IS TO BE TOPSOILED, SEED AND MULCHED OR PAVED.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. SEDIMENT SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT RESULT IN ADDITIONAL EROSION OR POLLUTION.
- INSTALL GRAVEL BED AT CONSTRUCTION ENTRANCE TO SERVE AS ANTI-TRACKING PAD. GRAVEL BED TO BE 2" DIAMETER CRUSHED STONE 6" DEEP.

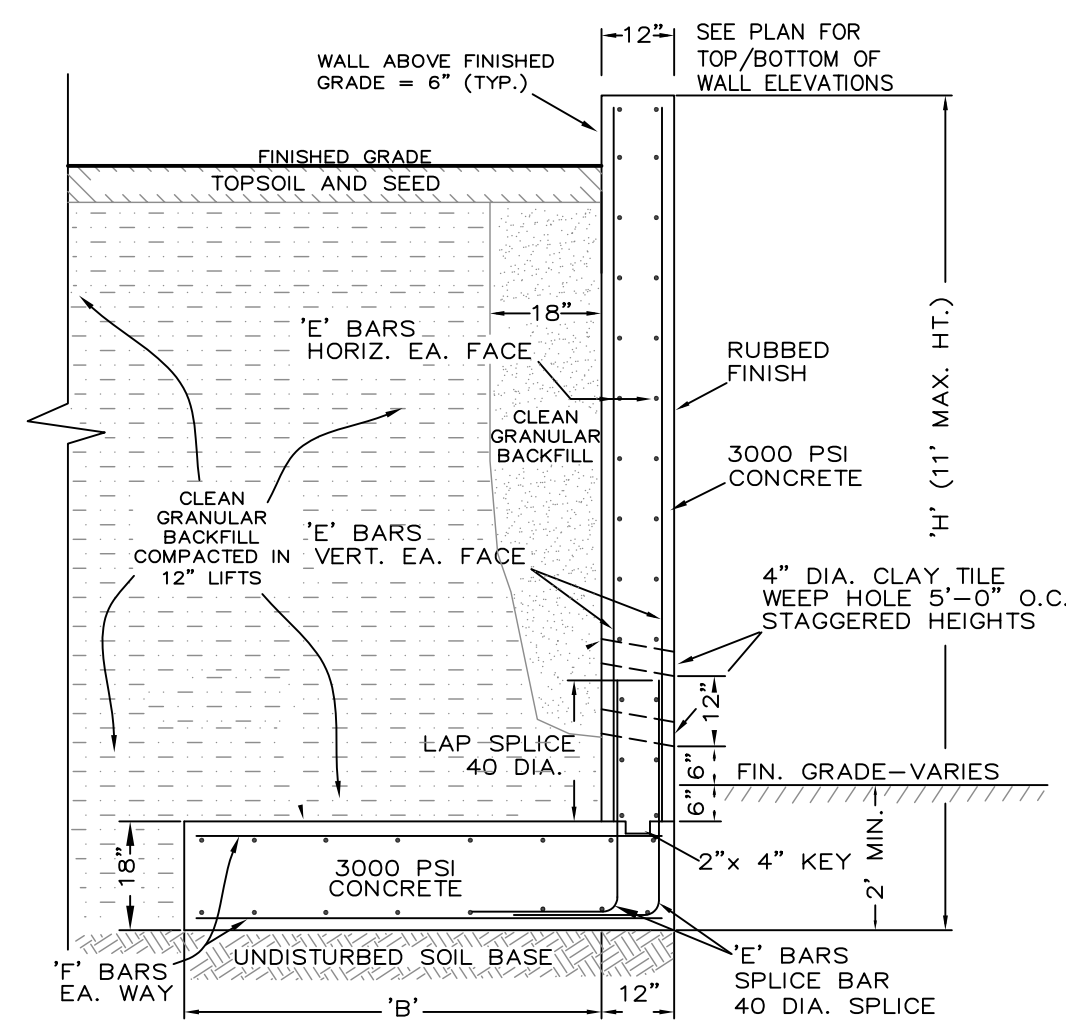
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DETAILS/NOTES - 1  
PROPOSED  
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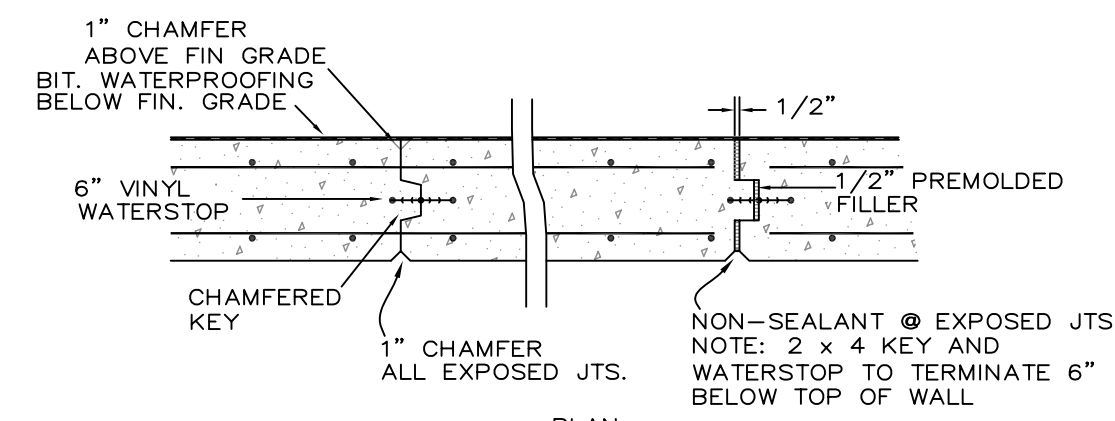
OIL/WATER SEPARATOR  
1,000 GALLON CAPACITY  
N. T. S.



SECTION

H (ft.-in.)	A (in.)	B (ft.-in.)	E-Bars (in.)	F-Bars (in.)
5-0	12	2-1	#3-12 o.c.	#3-12 o.c.
6-0	12	2-7	#3-12 o.c.	#3-12 o.c.
8-0	12	3-7	#3-11 o.c.	#3-11 o.c.
10-0	12	4-7	#4-10 o.c.	#5-11 o.c.

RETAINING WALL DETAIL  
N. T. S.



CONSTRUCTION/EXPANSION  
JOINT DETAILS  
N. T. S.