

SITE LOCATION MAP
N.T.S.

SPECIAL DISTRICTS:

- FIRE: MOHEGAN FIRE DISTRICT
- EMS: CORTLANDT AMBULANCE DISTRICT #3 (MOHEGAN EMS)
- POLICE: WESTCHESTER COUNTY POLICE AND NYS POLICE
- SCHOOLS: LAKELAND CENTRAL SCHOOL DISTRICT
- WATER: CORTLANDT CONSOLIDATED WATER DISTRICT
- SEWER: PEEKSKILL SANITARY SEWER DISTRICT



PROJECT SITE
1"=50'

LIST OF DRAWINGS

- C-1 TITLE SHEET
- C-101 EXISTING CONDITIONS & CONSTRAINTS PLAN
- C-102 SITE PLAN
- C-201 GRADING & UTILITY PLAN
- C-202 SECTIONS
- C-301 STRIPING & SIGN PLAN
- C-401 TREE PLAN
- C-501 EROSION CONTROL PLAN
- C-601 DETAILS (SHEET 1)
- C-602 DETAILS (SHEET 2)
- C-603 DETAILS (SHEET 3)
- L-701 LANDSCAPE PLAN

LIST OF DRAWINGS

CORTLANDT MANOR HOTEL

SITE PLAN APPROVAL DRAWINGS

2054 EAST MAIN STREET CORTLANDT, NEW YORK

CONSULTANT TEAM

Owner/Applicant

Bilal Ahmad
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Oneonta, NY 13820
Tel: 315-219-2156

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Landscape Architect	Keplinger Freeman Associates, LLC 6320 Fly Road, Suite 109 East Syracuse, NY 13057 Tel: 315-445-7980
Surveyor	Donald R. Stedje, P.L.S. 112 Murray Avenue Goshen, NY 10924 Tel: 845-325-9734
Owner/Applicant	Bilal Ahmad 116 Courtyard Drive Oneonta, NY 13820 Tel: 315-219-2156

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CORTLANDT MANOR HOTEL
2054 EAST MAIN STREET
TOWN OF CORTLANDT, NY
Section 23.20, Block: 1, Lots: 2 & 3

TITLE: **TITLE SHEET**

	Scale: AS NOTED Date: 04/26/2023 Drawn By: KMM Checked By: PJG Project No.: 1021 Sheet No.: 1 of 12 Dwg. No.: C-1
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SLOPE RANGE - ENTIRE LOT AREA				
Color	Range Beg.	Range End	Area (sf)	Percent of Lot Area
[White Box]	00.00	15.00	45,614	42.8%
[Light Yellow Box]	15.00	20.00	20,443	19.2%
[Yellow Box]	20.00	30.00	26,878	25.2%
[Dark Yellow Box]	30.00	& UP	13,656	12.8%

SLOPE RANGE - DISTURBED AREA ONLY				
Color	Range Beg.	Range End	Area (sf)	Percent of Lot Area
[White Box]	00.00	15.00	42,858	42.8%
[Light Yellow Box]	15.00	20.00	20,443	19.2%
[Yellow Box]	20.00	30.00	24,565	23.2%
[Dark Yellow Box]	30.00	& UP	6,781	6.4%

WETLAND CHART			
HATCH	CATEGORY	AREA	DISTURBANCE AREA
[Stippled Hatch]	WETLANDS	1,677 SF	1,389 SF
[Dashed Hatch]	WETLAND BUFFER	27,924 SF	24,231 SF

Table of Soil Characteristics					
Ref:	NRCS Web Soil Survey, National Cooperative Soil Survey				
Map Unit Symbol	Map Unit Name & Description	Hydro Group	Depth to Bedrock	Depth to Water	Drainage Class
PnC	Paxton fine sandy loam, 8 to 15 percent slopes	C	20" TO 39"	18" to 37"	Well Drained
LcB	Leicester loam, 2 to 8 percent slopes, very stony	A/D	> 80"	6" TO 18"	Somewhat Poorly Drained



NO.	REVISION	DATE

CONSTRAINTS LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- - - 400' EXISTING CONTOUR LINE
- 100 FT. WETLAND SETBACK
- - - LOCAL FLAGGED WETLAND LINE
- EXISTING TREE

Scale: 1" = 30'

North Arrow

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CORTLANDT MANOR HOTEL
2054 EAST MAIN STREET
TOWN OF CORTLANDT, NY
Section 23.20, Block: 1, Lots: 2 & 3

TITLE: EXISTING CONDITIONS AND CONSTRAINTS PLAN

Scale: 1" = 30'

Date: 04/26/2023

Drawn By: KMM

Checked By: PJG

Project No.: 1021

Sheet No.: 2 of 12

Dwg. No.: C-101

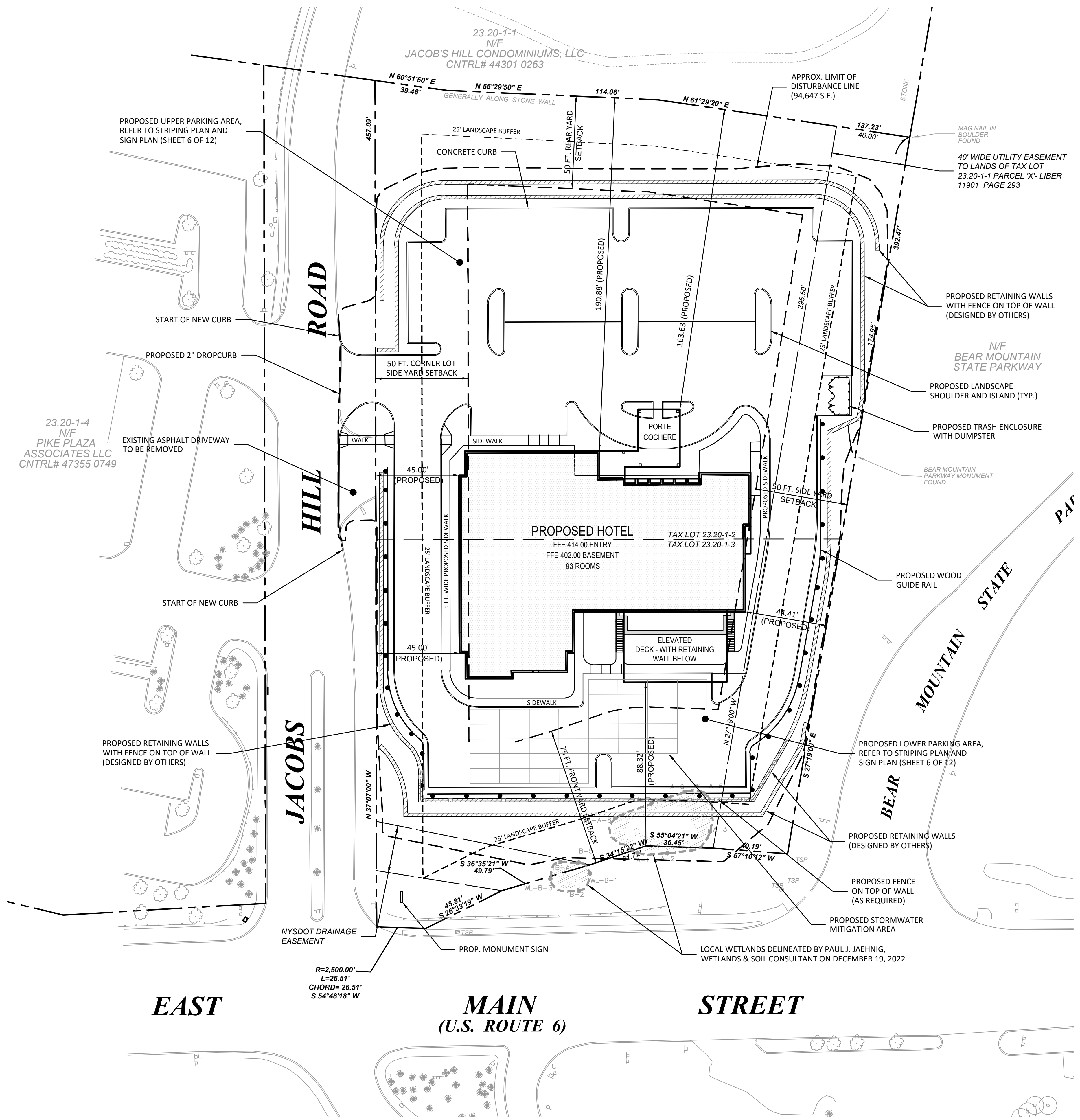
Seal: STATE OF NEW YORK
PETER J. GREGORY
LICENSED PROFESSIONAL ENGINEER
No. 071226

G:\PROJECTS\DTS\1021 - Cortlandt Manor\AutoCAD\SPAC-101 Constraints Map.dwg

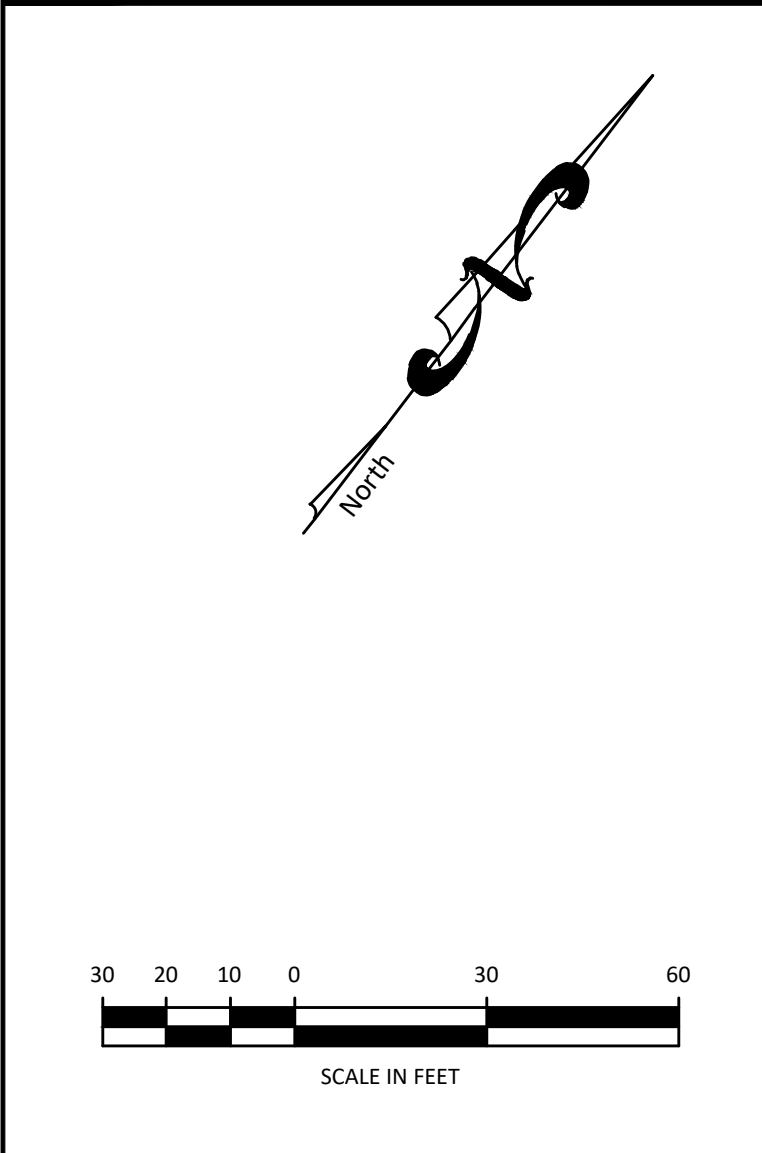
TOWN OF CORTLANDT			
TABLE OF DIMENSIONAL REGULATIONS, NON RESIDENTIAL DISTRICTS			
SECTION 307-17 - ATTACHMENT 5			
SECTION: 23.20, BLOCK: 1, LOT 2 & 3			
ZONING DISTRICT: CD DESIGNED COMMERCIAL DISTRICT			
PROPOSED HOTEL			
ZONING REQUIREMENT	REQUIRED/ PERMITTED	PROVIDED	COMMENTS
MINIMUM LOT AREA (S.F.)	80,000	106,591	
MINIMUM LOT WIDTH (FT.)	200	253.50'	
MAXIMUM HEIGHT	3 STORIES/ 35 FEET	5 STORIES / 48'-10"	VARIANCE REQUIRED
FRONT YARD SETBACK (FT.)	75	88.32'	
SIDE YARD SETBACK (FT.)	50	44.41'	VARIANCE REQUIRED
REAR YARD SETBACK (FT.)	50	163	
MAXIMUM BUILDING COVERAGE (% OF LOT AREA)	20% (21,318 S.F.)	16.11% (17,174 S.F.)	
MINIMUM LANDSCAPE COVERAGE (% OF LOT AREA)	25% (26,648 S.F.)	36%	

TOWN OF CORTLANDT			
ADDITIONAL REQUIREMENTS			
PROPOSED HOTEL			
ZONING REQUIREMENT	REQUIRED/ PERMITTED	PROPOSED	COMMENTS
LANDSCAPE BUFFER	25 FEET, 3 SIDES	NORTHEAST: 0 FEET SOUTHEAST: 28 FEET SOUTHWEST: 0 FEET	VARIANCE REQUIRED

TOWN OF CORTLANDT	
SCHEDULE OF PARKING REQUIREMENTS AS PER SECTION 301-29	
USE:	MINIMUM NUMBER OF SPACES
HOTEL	1 PER ROOM PLUS 1 PER EMPLOYEE ON MAXIMUM SHIFT
NUMBER OF PROPOSED ROOMS	= 93
NUMBER OF EMPLOYEES ON MAXIMUM SHIFT	= 7
REQUIRED NUMBER OF SPACES	93 SPACES + 7 SPACES 100 SPACES REQUIRED
NUMBER OF PROPOSED PARKING SPACES:	93 SPACES WITH 4 ACCESSIBLE SPACES* - *VARIANCE REQUIRED
TOTAL AREA OF PERIMETER OF PARKING AREA	= 15,282 S.F. 5% OF TOTAL OF PARKING AREA = 765 S.F.
LANDSCAPE AREA PROVIDED AROUND PARKING AREA	= 5,624 S.F.



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CORTLANDT MANOR HOTEL
2054 EAST MAIN STREET
TOWN OF CORTLANDT, NY
Section 23.20, Block: 1, Lots: 2 & 3

TITLE: **SITE PLAN**

Scale: 1" = 30'
Date: 04/26/2023
Drawn By: KMM
Checked By: PJG
Project No.: 1021
Sheet No.: 3 of 12
Dwg. No.: C-102

GENERAL NOTES

- EXISTING TOPOGRAPHIC AND UTILITY INFORMATION DATA TAKEN FROM A SURVEY PREPARED BY DONALD R. STEDGE, P.L.S. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF INDUSTRIAL CODE RULE 753 REGULATIONS. EXCAVATORS AND CONTRACTORS MUST CONTACT DIG SAFELY NEW YORK (STAKEOUT REQUESTS: 1-800-962-7962 OR 811) AT LEAST 48 HOURS IN ADVANCE OF ANY MECHANIZED DIGGING OR EXCAVATION WORK TO ENSURE UNDERGROUND UTILITY LINES ARE MARKED.
- THE CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION FENCE TO PROTECT ALL AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE.
- CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, BOTH ABOVE AND BELOW THE SURFACE, PRIOR TO COMMENCING WORK. ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S FIELD REPRESENTATIVE AND/OR ENGINEER PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, RULES AND REGULATIONS GOVERNING THE WORK. THE CONTRACTOR SHALL COORDINATE DEMOLITION WITH THE APPLICABLE AGENCIES, UTILITY COMPANIES AND/OR SUB-CONTRACTORS.
- THE CONTRACTOR IS ADVISED THAT OTHER CONTRACTORS AND/OR UTILITY COMPANIES MAY BE WORKING IN THE AREA AT THE SAME TIME. THE CONTRACTOR SHALL COORDINATE WORK SUCH THAT THERE ARE NO CONFLICTS IN OPERATION.

STORM DRAINS

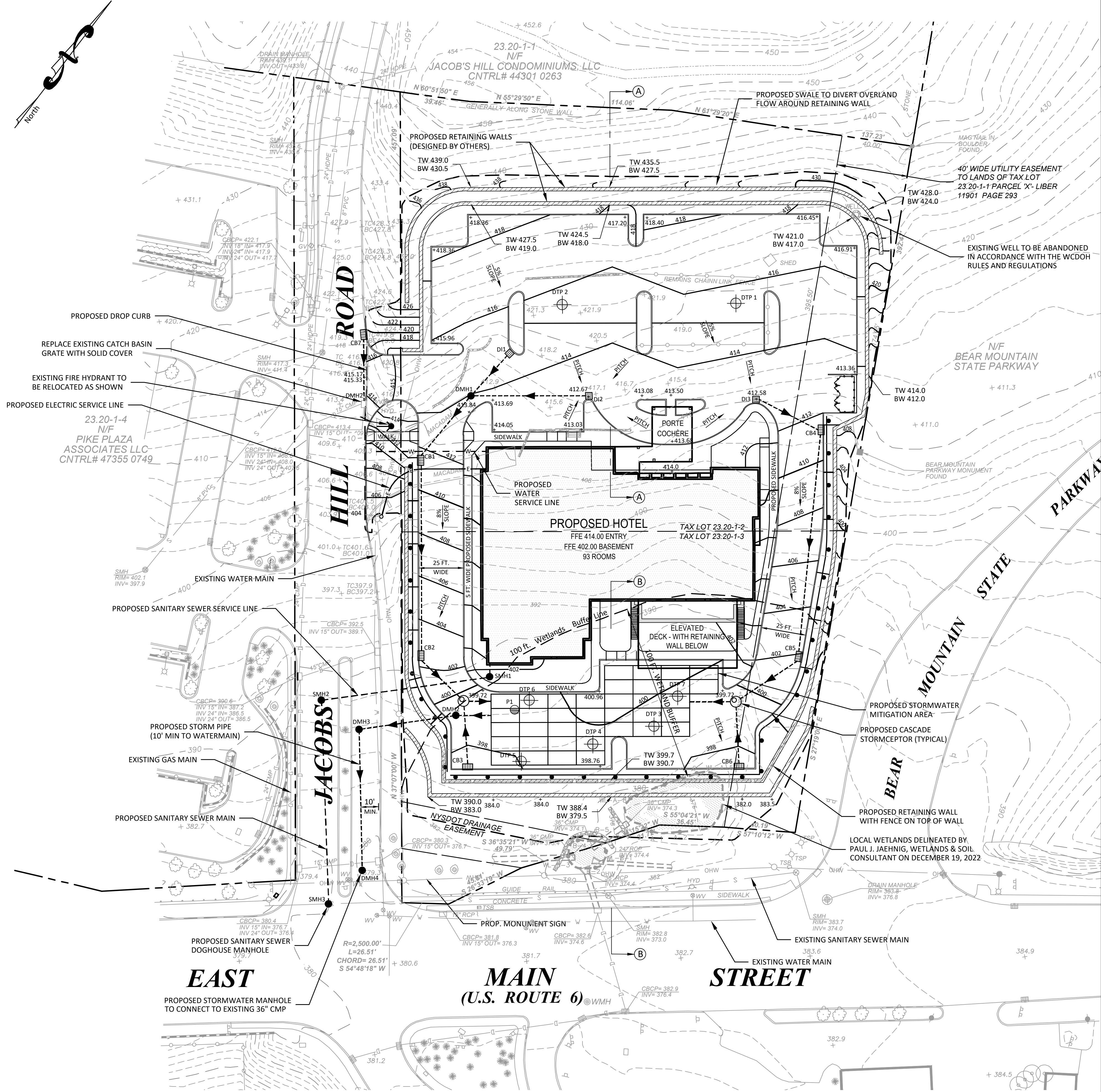
- SDR 35 PVC AND FITTINGS FOR PIPES 10" DIAMETER AND SMALLER.
- ALUMINIZED CMP PIPE SHALL BE USED FOR PIPE DIAMETER OF 12" AND GREATER.
- PIPE BEDDING AND INITIAL BACKFILL MATERIAL SHALL BE COMPACTED SCREENED GRAVEL WELL GRADED IN SIZE FROM 3/8 INCH TO 3/4 INCH OR SUCH OTHER SIZED AS MAY BE APPROVED. THE GRAVEL SHALL CONSIST OF CLEAN, HARD, AND DURABLE PARTICLES OR FRAGMENTS, FREE FROM DIRT, VEGETATION, OR OTHER OBJECTIONABLE MATTER AND FREE FROM AN EXCESS OF SOFT, THIN ELONGATED, LAMINATED OR DISINTEGRATED PIECES.

SANITARY SEWERS

- PRODUCTS
 - PIPE SHALL BE SERVICE WEIGHT CAST IRON SOIL PIPE AND FITTINGS AND SHALL CONFORM TO THE REQUIREMENTS OF CISPI STANDARD 301, ASTM A888 OR ASTM SPECIFICATION A74, LATEST EDITION. JOINTS FOR HUB AND SPIGOT PIPE SHALL BE INSTALLED WITH COMPRESSION GASKETS CONFORMING TO THE REQUIREMENTS OF ASTM SPECIFICATIONS C564, LATEST EDITION.
 - PIPE BEDDING AND INITIAL BACKFILL MATERIAL SHALL BE COMPACTED SCREENED GRAVEL WELL GRADED IN SIZE FROM 3/8 INCH TO 3/4 INCH OR SUCH OTHER SIZED AS MAY BE APPROVED. THE GRAVEL SHALL CONSIST OF CLEAN, HARD, AND DURABLE PARTICLES OR FRAGMENTS, FREE FROM DIRT, VEGETATION, OR OTHER OBJECTIONABLE MATTER AND FREE FROM AN EXCESS OF SOFT, THIN ELONGATED, LAMINATED OR DISINTEGRATED PIECES.
 - SHEAR RING COUPLINGS SHALL CONFORM TO THE REQUIREMENTS OF ASTM D5926 STANDARD SPECIFICATION FOR POLY (VINYL CHLORIDE) (PVC) GASKETS FOR DRAIN, WASTE, AND VENT (DWV), SEWER, SANITARY, AND STORM PLUMBING SYSTEMS.
- INSTALLATION
 - PIPE SHALL BE SUPPORTED ON A MINIMUM OF SIX (6) INCHES OF COMPACTED SCREENED GRAVEL SPREAD IN LAYERS OF UNIFORM THICKNESS. NO PIPE OR FITTING SHALL BE PERMANENTLY SUPPORTED ON SADDLES, BLOCKING, OR STONES. PIPE BEDDING AND INITIAL BACKFILL MATERIAL SHALL BE INSTALLED IN LAYERS NOT EXCEEDING 6 INCHES IN DEPTH. INITIAL BACKFILL MATERIAL WITHIN ONE (1) FOOT HORIZONTALLY AND ONE (1) FOOT ABOVE THE CROWN OF THE PIPE SHALL BE PLACED BY HAND AND REQUIRES HAND COMPACTION. EACH LAYER OF GRAVEL SHALL BE COMPACTED TO A MINIMUM DENSITY OF NINETY-FIVE (95) PERCENT OF MAXIMUM DENSITY OF THE SOIL AS DETERMINED BY THE STANDARD PROCTOR TEST ASHTO DESIGNATION T-99.
 - STANDARD BACKFILL SHALL BE PLACED AND COMPACTED IN MAXIMUM ONE (1) FOOT LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES TO A DENSITY EQUAL TO THAT OF ADJACENT ORIGINAL MATERIAL, BUT NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-1557, LATEST ISSUE FOR THAT SOIL.

WATER SERVICE

- THE CONTRACTOR SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE TOWN OF CORTLANDT FOR WORK WITHIN THE ADJACENT PUBLIC RIGHT-OF-WAYS.
- CROSS CONNECTION CONTROL SHALL BE INTERNAL TO THE PROPOSED BUILDINGS. REFER TO PLANS PREPARED BY THE MECHANICAL ENGINEER FOR ADDITIONAL DETAILS.
- PRODUCTS
 - TYPE K COPPER PIPE.
- INSTALLATION
 - BEDDING & BACKFILL
 - (1) CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED IN THE TRENCH FOR ALL BURIED PIPE. INITIAL BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE PIPE AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE. STONE, DECOMPOSED BEDROCK OR BEDROCK FOUND IN THE TRENCH SHALL BE REMOVED TO A DEPTH OF AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE. PIPE BEDDING SHALL BE A MINIMUM OF SIX (6) AND A MAXIMUM OF TWELVE (12) INCHES. INITIAL BACKFILL SHALL BE PROVIDED TO A DEPTH OF ONE (1) FEET ABOVE THE PIPE.
 - (2) BACKFILL SHALL BE PLACED AND COMPACTED IN MAXIMUM ONE (1) FOOT LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES TO A DENSITY EQUAL TO THAT OF ADJACENT ORIGINAL MATERIAL, BUT NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-1557, LATEST ISSUE FOR THAT SOIL.
 - COVER
 - (1) THE MAIN SHALL HAVE A MINIMUM COVER OF 4'-0".



NO.	REVISION	DATE

GRADING & UTILITY LEGEND

- PROPOSED CONTOUR LINE
- PROPOSED SPOT ELEVATION
- PROPOSED MANHOLE
- PROPOSED CATCH BASIN (CB)
- PROPOSED RETAINING WALL
- TEST PIT LOCATION & DESIGNATION
- PROPOSED STORM DRAIN

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SCALE IN FEET

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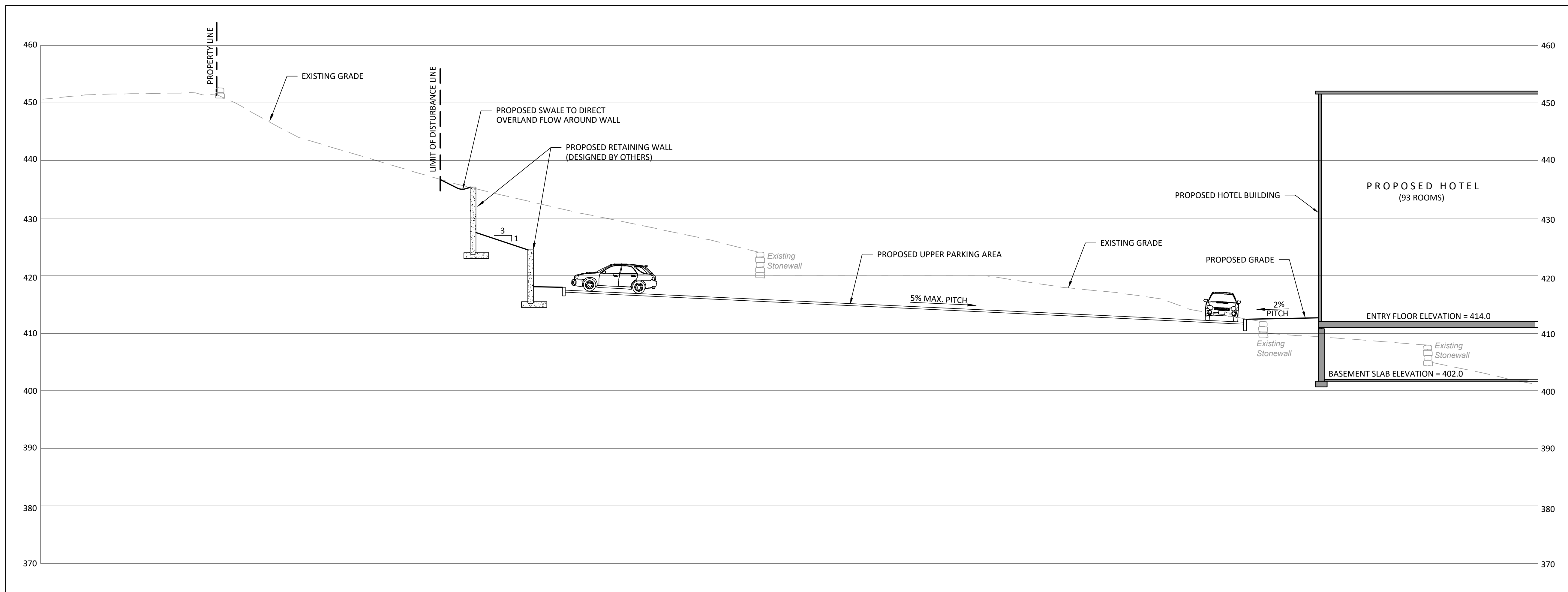
CORTLANDT MANOR HOTEL
2054 EAST MAIN STREET
TOWN OF CORTLANDT, NY
Section 23.20, Block: 1, Lots: 2 & 3

TITLE:
GRADING & UTILITY PLAN

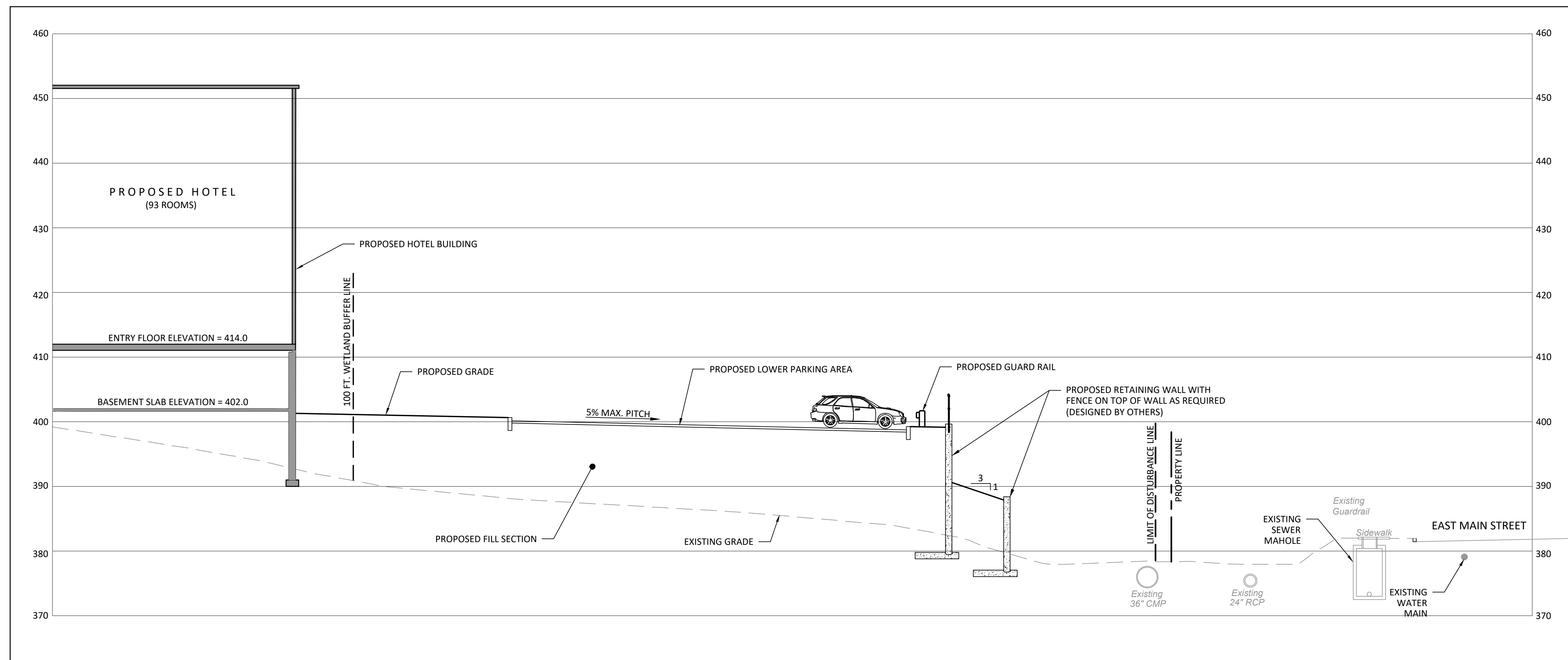
Scale: 1" = 30'
Date: 04/26/2023
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Checked By: PIG
Project No.: 1021
Sheet No.: 4 of 12
Dwg. No.: C-201

R:\PROJECTS-DTS\1021 - Cortlandt Manor\AutoCAD\SPAC-201 Grading\UtilityPlan.dwg

R:\PROJECTS-DTS\10-21 - Cortlandt Hotel\AutoCAD\SPAC-202-Sections.dwg

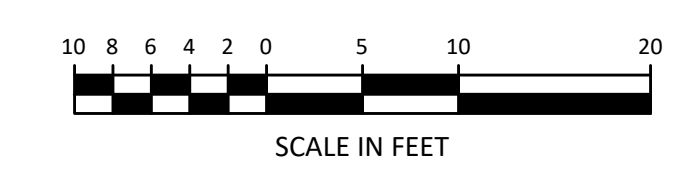
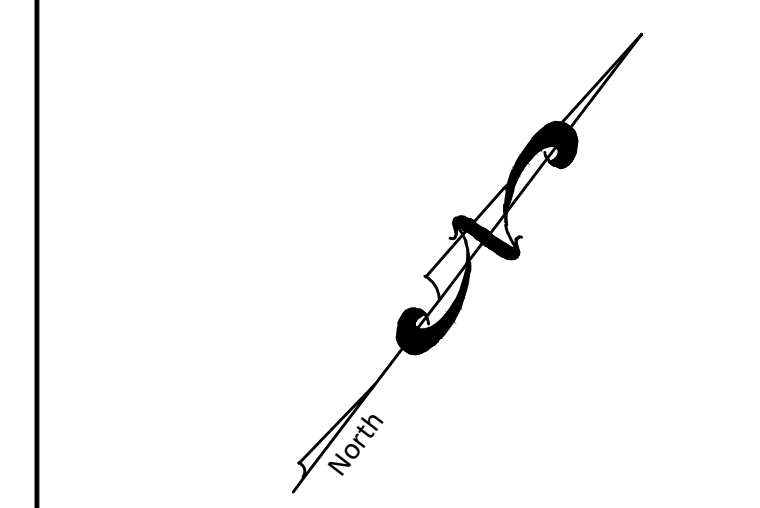


CROSS SECTION A - A



CROSS SECTION B - B

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2054 EAST MAIN STREET
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Section 23.20, Block: 1, Lots: 2 & 3

TITLE: SECTIONS

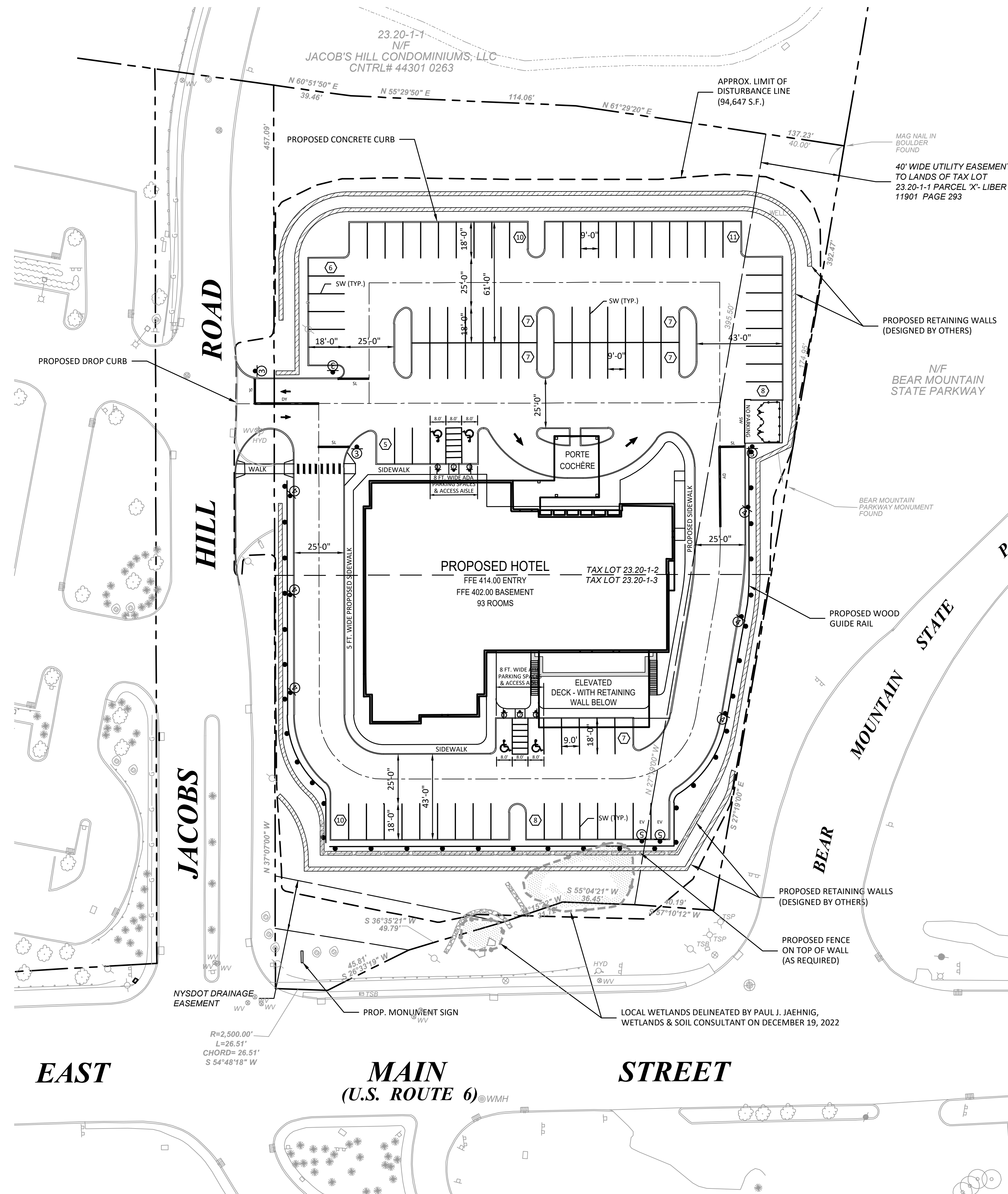
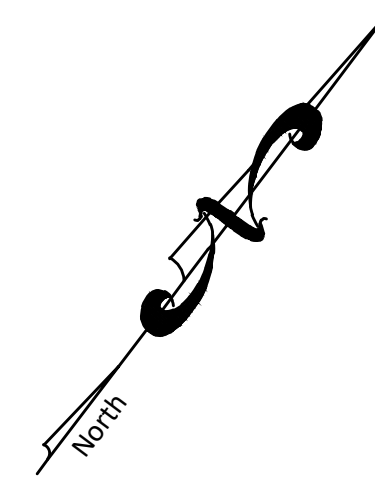
	Scale: 1" = 10'
	Date: 04/26/2023
	Drawn By: KMM
	Checked By: PJG
	Project No.: 1021
	Sheet No.: 5 of 12 Dwg. No.: C-202

SIGN LEGEND			
PLAN LEGEND	MUTCD	SIZE	SIGN LEGEND
1	R7-8X	12" x 18"	RESERVED PARKING (SYMBOL)
2	R7-8P	12" x 9"	VAN ACCESSIBLE
3	R1-1	12" x 18"	STOP
4	R7-1	12" x 18"	NO PARKING ANY TIME <->
5	NA	12" x 18"	ELECTRIC VEHICLE CHARGING

NOTES:

- ALL SIGNS SHALL CONFORM TO THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND THE NEW YORK STATE SUPPLEMENT, LATEST REVISION.
- A MINIMUM OF TWO CROSS BRACES SHALL BE PROVIDED ON ALL SINGLE CHANNEL SIGNS HAVING ANY DIMENSION GREATER THAN 24 INCHES.
- ALL SIGNS SHALL HAVE A MOUNTING HEIGHT OF 7'-0" TO THE BOTTOM OF THE SIGN.
- ALL SIGNS SHALL UTILIZE A CHANNEL-TYPE MOUNTING.
- ALL SIGNS SHALL BE REFLECTORIZED.
- SIGNS NO. 6 & 7 SHALL HAVE A RED LEGEND WITH WHITE BACKGROUND.

TOWN OF CORTLANDT SCHEDULE OF PARKING REQUIREMENTS AS PER SECTION 301-29	
USE:	MINIMUM NUMBER OF SPACES
HOTEL	1 PER ROOM PLUS 1 PER EMPLOYEE ON MAXIMUM SHIFT
NUMBER OF PROPOSED ROOMS = 93	
NUMBER OF EMPLOYEES ON MAXIMUM SHIFT = 7	
REQUIRED NUMBER OF SPACES 93 SPACES + 7 SPACES 100 SPACES REQUIRED	
NUMBER OF PROPOSED PARKING SPACES: 93 SPACES WITH 4 ACCESSIBLE SPACES* *VARIANCE REQUIRED	
TOTAL AREA OF PERIMETER OF PARKING AREA = 15,282 S.F. 5% OF TOTAL OF PARKING AREA = 765 S.F.	
LANDSCAPE AREA PROVIDED AROUND PARKING AREA = 5,624 S.F.	



NO.	REVISION	DATE

STRIPING & SIGN PLAN LEGEND	
SW	SOLID WHITE LINE, 4" WIDE
SL	STOP LIMIT LINE, WHITE, 12" WIDE
DY	DOUBLE YELLOW, 2 LINES, 4" WIDE
20	NO. OF PARKING STALLS PER BAY LINE
T	PROPOSED TRAFFIC SIGN LOCATION AND DESIGNATION
Ⓐ	ADA PAVEMENT MARKING (BLUE)
→	PAINTED DIRECTIONAL ARROW (WHITE)

30 20 10 0 30 60
SCALE IN FEET

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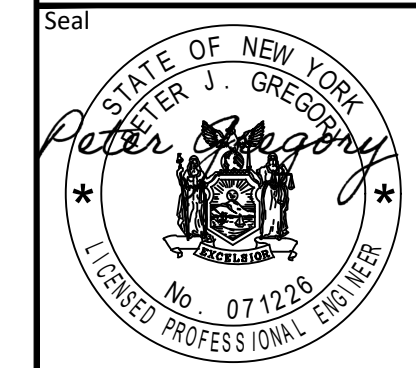
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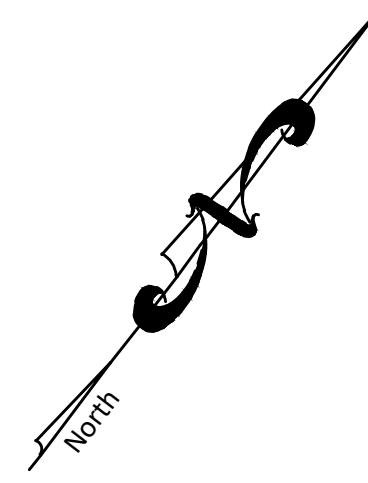
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TITLE:	STRIPING & SIGN PLAN
Scale:	1"=30'
Date:	04/26/2023
Drawn By:	KMM
Checked By:	PJG
Project No.:	1021
Sheet No.:	6 of 12
Dwg. No.:	C-301





SLOPE AREA CHART			
SLOPE CLASS MIN.	SLOPE CLASS MAX.	AREA (s.f.)	COLOR
25%	100%	23,063	

DISTURBANCE CHART		
HATCH	CATEGORY	DIST. AREA
	>25% SLOPE	14,190 SF

TREE REPLACEMENT		
NO TREES FROM APPENDIX A, LIST OF PROTECTED TREES WERE IDENTIFIED		
TOTAL NUMBER OF TREES =	157	
TOTAL NUMBER OF TREES TO BE REMOVED =	84	
TOTAL AREA OF DISTURBANCE ASSOCIATED WITH PROJECT =	94,647 S.F. (2.2 ACRES)	
TOTAL AREA OF DISTURBANCE TO SLOPES 25% OR GREATER =	14,190 S.F.	
TOTAL NUMBER OF TREES TO BE REMOVED WITHIN SLOPES 25% OR GREATER =	24	
REPLACEMENT VALUE OF 1 TREE PER 1,000 S.F. OF OVERALL SITE DISTURBANCE =	95 TREES	
REPLACEMENT VALUE OF TREES REMOVED ON SLOPES OF 25% OR GREATER REQUIRES 2:1 REPLACEMENT =	48 TREES	
TOTAL NUMBER OF TREES REQUIRED TO BE PROVIDED =	143 TREES	



NO.	REVISION	DATE

TREE PLAN LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- 400 EXISTING CONTOUR LINE
- 8" maple EXISTING TREE W/ SIZE & NUMBER
- x TREE TO BE PROTECTED
- x TREE TO BE REMOVED

SCALE IN FEET

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CORTLANDT MANOR HOTEL
 2054 EAST MAIN STREET
 TOWN OF CORTLANDT, NY
 Section 23.20, Block: 1, Lots: 2 & 3

TITLE:
TREE PLAN

Scale: 1" = 30'
 Date: 04/26/2023
 Drawn By: KMM
 Checked By: PJG
 Project No.: 1021
 Sheet No.: 7 of 12
 Dwg. No.: C-401

NEW YORK SOIL EROSION AND SEDIMENT CONTROL NOTES

- SOIL EROSION AND SEDIMENT CONTROL (E&S) MEASURES/PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (BLUE BOOK), LATEST REVISION, AND PART I.B. OF THE NYSDEC SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY, PERMIT NO. GP-0-20-001.
- THE OWNER/OPERATOR, CONSTRUCTION MANAGER, CONTRACTOR, AND/OR OTHER REPRESENTATIVE MUST NOTIFY THE DESIGNATED MS4 OFFICIAL AT LEAST 48 HOURS IN ADVANCE OF THE COMMENCEMENT OF ANY LAND DISTURBANCE ACTIVITY, SO THAT INSPECTIONS CAN BE SCHEDULED.
- E&S MEASURES/PRACTICES, AS COORDINATED WITH THE PHASING/TIMING OF PROJECT CONSTRUCTION, SHALL BE INSTALLED/IMPLEMENTED IN ACCORDANCE WITH THE CONSTRUCTION SEQUENCE NOTES ON THE DRAWINGS AND/OR AS SPECIFIED IN THE SWPPP. E&S DEVICES/PRACTICES SHALL BE INSTALLED BY THE CONTRACTOR AFTER VEGETATIVE CLEARING OPERATIONS AND PRIOR TO ANY GRADING OR OTHER MAJOR SOIL DISTURBANCE.
- THE CONTRACTOR SHALL CONFINe SOIL DISTURBANCE ACTIVITIES TO THE AREAS CONTAINED WITHIN THE LIMITS OF CONSTRUCTION WORKSPACE/LIMITS OF PROJECT DISTURBANCE SHOWN ON THE PLANS. SUCH ACTIVITY SHALL GENERALLY CONSIST OF, BUT NOT BE LIMITED TO, CLEARING, GRUBBING, ROW AND TEMPORARY CONSTRUCTION WORKSPACE DEMOLITION, EARTHWORK AND GRADING, UTILITY TRENCH EXCAVATION, BACKFILLING, HYDROSTATIC TESTING, AND SITE RESTORATION AND STABILIZATION.
- THE TRAINED CONTRACTOR (AS DEFINED IN GP-0-20-001) SHALL INSPECT THE E&S DEVICES/PRACTICES AND POLLUTION PREVENTION MEASURES BEING IMPLEMENTED WITHIN ALL WORK AREAS (ACTIVE AND INACTIVE) DAILY UNTIL EITHER TEMPORARY OR PERMANENT STABILIZATION HAS BEEN ACHIEVED, TO ENSURE THAT THEY ARE BEING MAINTAINED IN AN EFFECTIVE OPERATING CONDITION AT ALL TIMES.
- THE CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED E&S DEVICES/MEASURES WITHIN TWENTY-FOUR (24) HOURS AFTER OBSERVING SUCH DEFICIENCIES, OR AFTER SUCH DEFICIENCIES ARE REPORTED BY THE INSPECTOR(S), NYCDPE AND/OR DESIGNATED MS4 OFFICIAL.
- THE CONTRACTOR SHALL BE PREPARED, IN ACCORDANCE WITH NOTE NO. 10 BELOW, TO IMPLEMENT ADDITIONAL AND/OR INTERIM DRAINAGE CONTROLS AND E&S MEASURES/PRACTICES AS MAY BE NECESSARY DURING THE COURSE OF CONSTRUCTION.
- THE CONTRACTOR SHALL MAKE AVAILABLE ON-SITE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY TO EFFECT EMERGENCY E&S AND DRAINAGE IMPROVEMENTS WITHIN TWENTY-FOUR (24) HOURS OF ANY IMPENDING EMERGENCY SITUATION.
- SOIL E&S MEASURES/PRACTICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE OF THE SITE WORK BY THE ENVIRONMENTAL INSPECTOR(S) AND/OR NYCDPE. UPON CERTIFICATION OF FINAL ACCEPTANCE, THE OWNER/OPERATOR SHALL ASSUME RESPONSIBILITY FOR THE CONTINUED MAINTENANCE OF PERMANENTLY RESTORED AREAS.
- THE ENVIRONMENTAL/E&S INSPECTOR(S), NYCDPE, AND/OR DESIGNATED MS4 OFFICIAL MAY REQUEST THE INSTALLATION OF ADDITIONAL MEASURES TO MINIMIZE THE POTENTIAL FOR ON-SITE OR OFF-SITE EROSION AND/OR SEDIMENTATION CONDITIONS OCCURRING DURING CONSTRUCTION.
- TEMPORARY SOIL STABILIZATION** - IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY CEASED AND IS NOT SUBJECT TO CONSTRUCTION TRAFFIC, APPLICATION OF THE BELOW MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN (7) DAYS FROM THE DATE THE SOIL DISTURBANCE ACTIVITY CEASED. THE MEASURES SHALL BE DONE IN ACCORDANCE WITH THE BLUE BOOK, AS FOLLOWS:
 - FERTILIZER: FERTILIZER OR LIME WILL NOT BE USED.
 - SEED: ANNUAL RYE, WHICH SHALL INCLUDE EITHER ANNUAL RYEGRASS (LOLIUM PERENNE SSP. MULTIFLORUM) APPLIED AT THE RATE OF 30 LBS./ACRE, OR WINTER RYE.
 - MULCH: SMALL GRAIN STRAW MULCH APPLIED AT A RATE OF 90-LBS/1000 S.F. OR 2 TONS/ACRE, OR EQUIVALENT, TO BE APPLIED AND ANCHORED ACCORDING TO THE NYS STANDARDS OR AS SPECIFIED ON THE DRAWINGS.
 - PAVED AREAS: ARE CONSIDERED STABILIZED AFTER PLACEMENT AND COMPACTION OF PAVEMENT SUBBASE/BEDDING MATERIAL.
 - STEEP SLOPES: IN ACCORDANCE WITH NOTE NO. 14 BELOW.
- WINTER STABILIZATION** - IF WEATHER OR OTHER CONDITIONS AFTER OCTOBER 15 CAUSE INTERRUPTION OF CONSTRUCTION OR RESTORATION ACTIVITY AND PREVENT THE ESTABLISHMENT OF TEMPORARY COVER/STABILIZATION PER NOTE NO. 11 ABOVE, ONE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED UNTIL TEMPORARY VEGETATIVE OR FINAL RESTORATION MEASURES CAN BE COMPLETED:
 - SEED WITH 1.67 BUSHELS PER ACRE (100 LBS./ACRE) OF CERTIFIED 'AROSTOOK' WINTER RYE (CEREAL RYE). MULCH THE ROW AT 3.0 TONS PER ACRE WITH WHEAT STRAW.
 - APPLICATION OF HYDROMULCH/SOIL STABILIZERS - SHALL BE CLASS IV, TYPE A - BONDED FIBER MATRIX (BFM) OR TYPE C - FLEXIBLE GROWTH MEDIUM (FGM) AS SPECIFIED IN SECTION 713-07 OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS
- PERMANENT SOIL STABILIZATION** - IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS PERMANENTLY CEASED AND IS NOT SUBJECT TO FURTHER DISTURBANCE OR CONSTRUCTION TRAFFIC, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN (7) DAYS FROM THE DATE OF FINAL GRADING (INCLUDING STOCKPILES). FINAL STABILIZATION MEASURES SHALL BE APPLIED AS FOLLOWS:
 - COMPOST AND ADD SOIL PH MODIFIERS: COMPOST AND PH MODIFIERS WILL BE APPLIED IN ACCORDANCE WITH THE SOIL RESTORATION SPECIFICATIONS IN THE BLUE BOOK OR AS INDICATED ON THE DRAWINGS, AND IN ACCORDANCE WITH SECTION 2.5 OF THE SWPPP.
 - SEED MIXTURE AND MULCH: PERMANENT STEEP SLOPES SEED MIX AS SPECIFIED ON THE PROJECT LANDSCAPE/PLANTING PLAN (BY OTHERS). TO BE PLANTED BETWEEN MARCH 15 AND MAY 15, OR BETWEEN AUGUST 15 AND OCTOBER 15 (PREFERRED). MULCH SHALL BE SMALL GRAIN STRAW AT A RATE OF 90-LBS/1000 S.F. OR 2 TONS/ACRE, TO BE APPLIED AND ANCHORED ACCORDING TO THE MULCH STANDARDS AND SPECIFICATIONS IN THE BLUE BOOK.
 - TREES, SHRUBS, AND PLANTS WITH MULCH: TO BE PLANTED AS SPECIFIED AND DETAILED ON THE PROJECT LANDSCAPE/PLANTING PLAN (BY OTHERS). MULCH SHALL BE SHREDED CEDAR BARK AS APPROVED BY THE LANDSCAPE ARCHITECT, SPREAD AT A THICKNESS OF 2 OR 3 INCHES WHERE SPECIFIED ON THE PROJECT LANDSCAPE/PLANTING PLAN.
 - UNTIL PERMANENT STABILIZATION IS ACHIEVED (I.E. MINIMUM 80% DENSITY OF VEGETATIVE AND/OR HARDSCAPE COVER), CONSTRUCTION WORK AREAS WILL BE SUBJECT TO A CONTINUED INSPECTION AND MAINTENANCE PROGRAM AS SPECIFIED IN THE DRAWINGS AND/OR SWPPP. FOR AREAS WHERE ESTABLISHMENT OF VEGETATION IS UNSUCCESSFUL IN THE FIRST GROWING SEASON AFTER SEEDING, PH AND ORGANIC MATTER LEVELS SHALL BE CHECKED USING LAB ANALYSIS TO DETERMINE IF ADDITIONAL MODIFIERS ARE NEEDED PRIOR TO RESEEDING.
- CUT OR FILL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3H:1V), AND AREAS OF SOILS WITH SEVERE EROSION POTENTIAL WHERE INDICATED ON THE PLANS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING AND AFTER COMPLETION OF DAILY CONSTRUCTION ACTIVITIES AS DIRECTED BY THE ENVIRONMENTAL/E&S INSPECTOR(S), WITH A TEMPORARY COVER OF STRAW MULCH OR EQUIVALENT AT A RATE OF 3 TONS/ACRE (SEE THE MULCH STANDARDS AND SPECIFICATIONS IN THE BLUE BOOK) OR WITH EROSION CONTROL MATTING (BLANKETS).
- PAVED ROADWAYS SHALL BE KEPT CLEAN AT ALL TIMES USING MANUAL AND/OR MECHANICAL SWEEPING MEASURES.
- CATCH BASINS/DRAIN INLETS AS SHOWN ON THE PLANS, OR AT OTHER LOCATIONS AS DIRECTED BY THE ENVIRONMENTAL/E&S INSPECTOR, MUST BE PROTECTED ACCORDING TO THE METHODS SHOWN ON THE E&S DETAIL SHEETS OR IN THE BLUE BOOK PRIOR TO THE START OF CONSTRUCTION. STORM DRAINAGE OUTLETS SHALL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
- CONSTRUCTION FENCING SHALL BE USED TO PROTECT EXISTING TREES TO REMAIN, AND OTHER SENSITIVE AREAS (WITH SILT FENCE WHERE APPLICABLE) WHERE SPECIFIED THAT ARE NOT TO BE DISTURBED.
- STORM WATER RUNOFF FROM DISTURBED AREAS AND DISCHARGES FROM ALL DEWATERING AND HYDROSTATIC TESTING OPERATIONS MUST PASS THROUGH A SEDIMENT FILTER DEVICE OR PRACTICE AS DETAILED ON THE DRAWINGS OR AS APPROVED BY THE ENGINEER, ENVIRONMENTAL/E&S INSPECTOR, AND/OR NYCDPE BEFORE BEING DISCHARGED BEYOND DISTURBED AREAS, OR DRAINAGE INTO INLETS, WATERBODIES, OR OTHER DRAINAGE SYSTEMS. THE FILTERING DEVICE/PRACTICE SHALL BE LOCATED WHERE SHOWN ON THE PLANS; IN FLAT, UPLAND AREAS WHERE VEGETATION IS PRESENT (IF POSSIBLE).
- DUST CONTROL** - WATER SHALL BE APPLIED BY SPRINKLER OR WATER TRUCK DURING EARTHWORK AND GRADING OPERATIONS TO MINIMIZE SEDIMENT TRANSPORT AND MAINTAIN ACCEPTABLE AIR QUALITY CONDITIONS. REPEATED TREATMENTS SHALL BE DONE AS NEEDED UNTIL GRADES ARE STABILIZED.

SOIL RESTORATION STANDARDS

THE OBJECTIVE IS TO DE-COMPACT THE SOILS IN THOSE AREAS WHICH WERE SUBJECT TO THE USE OF HEAVY EQUIPMENT AND TO RESTORE THE ORIGINAL PROPERTIES OF THE SOIL BY TILLING (OR ROTOTILLING) AND SOIL AMENDMENT THROUGH THE USE OF COMPOST. THIS WILL REDUCE THE GENERATION OF RUNOFF DUE TO CONSTRUCTION ACTIVITIES AND ENHANCE THE RUNOFF REDUCTION CAPACITY OF THE SOILS.

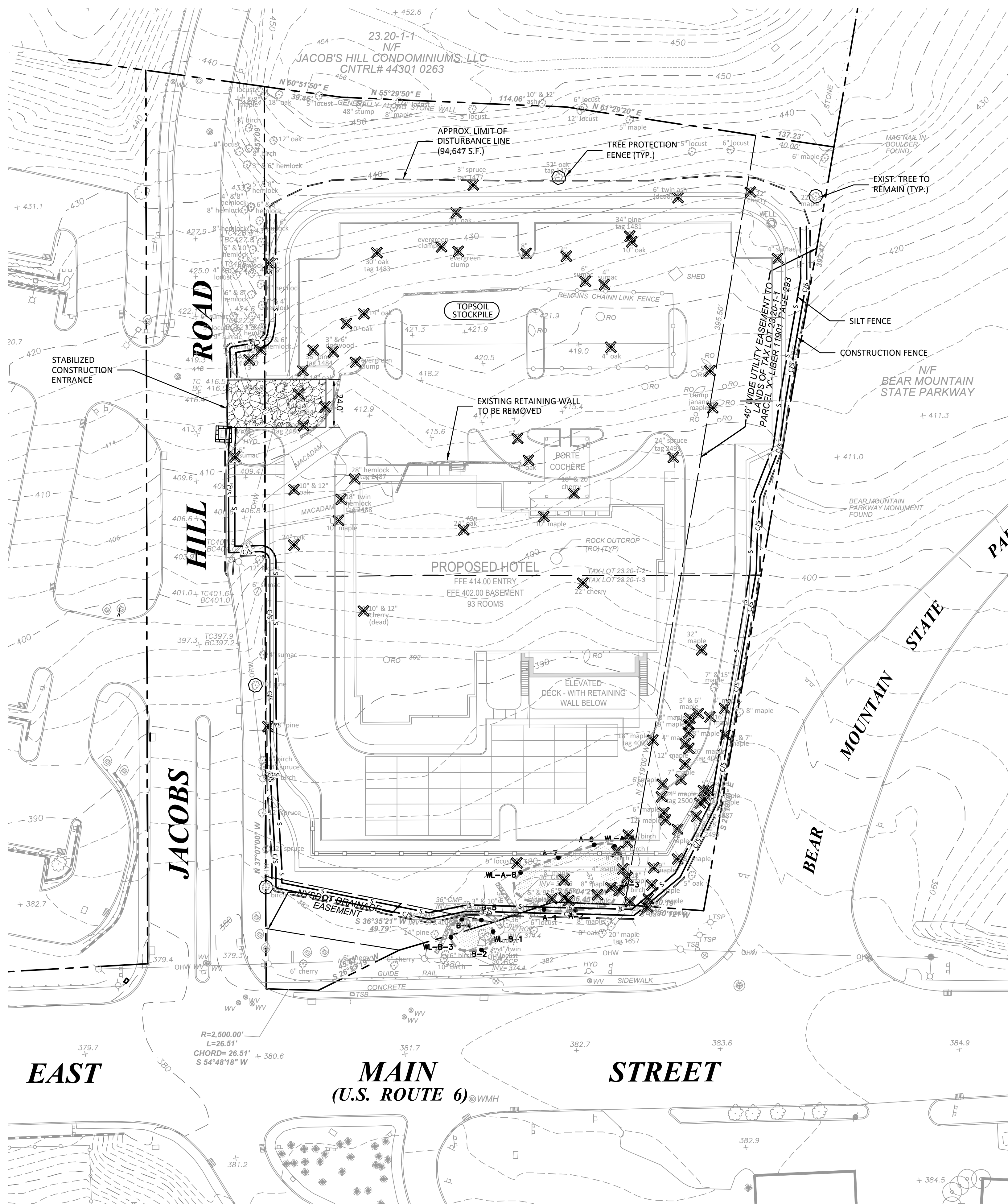
SOIL RESTORATION WILL BE APPLIED DURING THE CLEANUP AND RESTORATION PHASE OF THE PROJECT. ALL DISTURBED AND COMPACTED AREAS THAT WILL BE UNPAVED, VEGETATED AND/OR LANDSCAPED IN THE POST-CONSTRUCTION CONDITION WILL BE RESTORED IN ACCORDANCE WITH THE SOIL RESTORATION REQUIREMENTS IN TABLE 4.6 ON THIS DRAWING. SOIL RESTORATION WILL BE ACCOMPLISHED DURING PERIODS OF RELATIVELY LOW TO MODERATE SUBSOIL MOISTURE, THE DISTURBED SUBSOILS WILL BE RETURNED TO ROUGH GRADE AND THE FOLLOWING STEPS WILL BE IMPLEMENTED:

- THREE (3) INCHES OF COMPOST WILL BE APPLIED OVER THE SUBSOIL. THE COMPOST SHALL BE WELL DECOMPOSED (MATURED AT LEAST 3 MONTHS), WEED-FREE, ORGANIC MATTER. IT SHALL BE AEROBICALLY COMPOSTED, PRESS NO OBJECTIONABLE ODOORS, AND CONTAIN LESS THAN 1% BY DRY WEIGHT, OF MAN-MADE FOREIGN MATTER. PHYSICAL PARAMETERS SHALL MEET THE STANDARDS LISTED IN TABLE 5.2 OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, LATEST EDITION, EXCEPT FOR PARTICLE SIZE WITH 100% PASSING THE 1/2" INCH SIEVE.
- THE COMPOST LAYER WILL BE TILLED INTO THE SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR-MOUNTED DISC, OR TILLER, MIXING, AND CIRCULATING AIR AND COMPOST INTO SUBSOILS. TILLING SHOULD NOT BE PERFORMED WITHIN THE DRIP LINE OF ANY EXISTING TREES OR OVER UTILITY INSTALLATIONS THAT ARE WITHIN 24 INCHES OF THE SURFACE. THE USE OF FERTILIZERS WILL BE MINIMIZED AND UTILIZED ONLY WITHIN COMMERCIAL LAWN AREAS, AND SHALL BE APPLIED IN ACCORDANCE WITH WESTCHESTER COUNTY LAW (SEE ALSO DRAWING C-2).
- ROCK-PICKING WILL BE PERFORMED UNTIL UNLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE HAVE BEEN CLEARED.
- TOPSOIL WILL BE APPLIED TO A MINIMUM DEPTH OF 6 INCHES. TOPSOIL SHALL BE PROVIDED FROM STOCKPILES CREATED DURING TOPSOIL SEGREGATION OPERATIONS, OR IMPORTED FROM OFF-SITE SOURCES AS REQUIRED.
- VEGETATE AREAS AS SPECIFIED AND DETAILED ON THE PROJECT LANDSCAPE/PLANTING PLAN. USE APPROPRIATE GROUND COVER WITH DEEP ROOTS TO MAINTAIN THE SOIL STRUCTURE.
- UPON COMPLETION, THE ENVIRONMENTAL INSPECTOR SHOULD BE ABLE TO PUSH A 3/8" INCH METAL BAR 12 INCHES INTO THE SOIL JUST WITH BODY WEIGHT.

TABLE 4.6

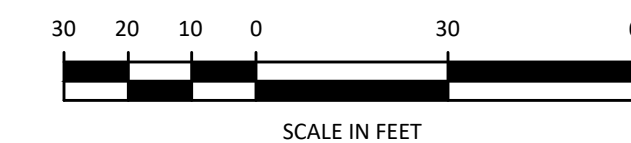
TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENTS	COMMENTS/EXAMPLES
NO SOIL DISTURBANCE	RESTORATION NOT PERMITTED	PRESERVATION OF NATURAL FEATURES
MINIMAL SOIL DISTURBANCE	RESTORATION NOT REQUIRED	CLEARING AND GRUBBING
AREAS WHERE TOPSOIL IS STRIPPED ONLY - NO CHANGE IN GRADE	HSG A&B APPLY 6 INCHES OF TOPSOIL	HSG C&D AERATE* AND APPLY 6 INCHES OF TOPSOIL
AREAS OF CUT OR FILL	HSG A&B AERATE* AND APPLY 6 INCHES OF TOPSOIL	HSG C&D APPLY FULL SOIL RESTORATION**
HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN A ZONE S-25 FEET AROUND BUILDINGS BUT NOT WITHIN A 5 FOOT PERIMETER AROUND FOUNDATION WALLS)	APPLY FULL SOIL RESTORATION (DECOMPACTION AND COMPOST ENHANCEMENT)	
AREAS WHERE RUNOFF REDUCTION AND/OR INFILTRATION PRACTICES ARE APPLIED	RESTORATION NOT REQUIRED BUT MAY BE APPLIED TO ENHANCE THE REDUCTION SPECIFIED FOR APPROPRIATE PRACTICES.	KEEP CONSTRUCTION EQUIPMENT FROM CROSSING THESE AREAS. TO PROTECT NEWLY INSTALLED PRACTICE FROM ANY ONGOING CONSTRUCTION ACTIVITIES CONSTRUCT A SINGLE-PHASE OPERATION FENCE AREA
REDEVELOPMENT PROJECTS	SOIL RESTORATION IS REQUIRED ON REDEVELOPMENT PROJECTS IN AREAS WHERE EXISTING IMPERVIOUS AREA WILL BE CONVERTED TO PERVIOUS AREA.	

* AERATION INCLUDES THE USE OF MACHINES SUCH AS TRACTOR-DRAWN IMPLEMENTS WITH COULTERS MAKING A NARROW SLIT IN THE SOIL, A ROLLER WITH MANY SPIKES MAKING INDENTATIONS IN THE SOIL, OR PRONGS WHICH FUNCTION LIKE A MINI-SUBSOILER
 ** PER "DEEP RIPPER AND DECOMPACTION, DEC 2008"
 HSG - HYDROLOGIC SOIL GROUP
 SOURCE: NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL NOVEMBER 2016



EROSION CONTROL LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- INLET SEDIMENT BAG
- SILT FENCE/SEDIMENT BARRIER
- CONSTRUCTION FENCE
- TREE TO BE PROTECTED
- TREE TO BE REMOVED
- LIMITS OF DISTURBANCE



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CORTLANDT MANOR HOTEL
2054 EAST MAIN STREET
TOWN OF CORTLANDT, NY
Section 23.20, Block: 1, Lots: 2 & 3

TITLE:
EROSION CONTROL PLAN

Scale: 1" = 30'
 Date: 04/26/2023
 Drawn By: KMM
 Checked By: PIG
 Project No.: 1021
 Sheet No.: 8 of 12
 Dwg. No.: C-501

NO.	REVISION	DATE

PAVEMENT DESIGN LEGEND:

- 1 1/2" TOP COURSE, NYSDOT ITEM **402.098304, TYPE 9.5 F3**
- 2" BINDER COURSE, NYSDOT ITEM **402.198904, TYPE 19 F9**
- 6" SUBBASE COURSE, NYSDOT ITEM **304.14, TYPE 4**

CONTRACTION JOINT (TYPICAL)

PLAN

SECTION

FINISHED GRADE TO BE FLUSH WITH WALKWAY

4" THICK 3500 P.S.I. CONCRETE

6"x6" 10x10 WELD WIRE MESH

APPROVED COMPACTED SUBGRADE

SUBBASE COURSE

NOTE:

W	D
3'	4'
4'	4'
5'	5'
>5'	5'

1. MINIMUM CROSS SLOPE 1/8"/FT. UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

2. PROVIDE 1/4" PREMOULDED EXPANSION JOINTS AT 20' INTERVALS.

PLAN

NOTE: THE MAXIMUM SLOPE OF THE RAMP SHALL BE 1V:12H

ELEVATION

EXPANSION JOINT

3500 P.S.I. CONCRETE

APPROVED COMPACTED SUBGRADE

4" AGGREGATE BASE

4" THICK 3500 P.S.I. CONCRETE

6"x6" 10/10 WELDED WIRE MESH

5'-6"

SLOPE = 1V:12H

6"

12"

KEYED CONSTRUCTION JOINT-CJ (2" X 3")

W10X6 WELDED WIRE FABRIC EXPANSION JOINT-EJ

4000 PSI CONCRETE

AGGREGATE BASE

APPROVED COMPACTED SUBGRADE

20' TYP.

20' TYP.

12" TYP.

EXPANSION JOINT DETAIL

JOINT LOCATION SKETCH

#6 @ 12" O.C.

PREMOULDED JOINT FILLER

JOINT SEALANT

#6 @ 12" O.C. COATED DOWEL

PAVEMENT DESIGN

NOT TO SCALE

1

FOR SLOPE SEE DRAWINGS

1" R

FOR FINISHED GRADE SEE DRAWINGS

3500 PSI CONC.

4"

6"

APPROVED COMPACTED SUBGRADE

SUBBASE COURSE

SECTION

FINISHED GRADE TO BE FLUSH WITH WALKWAY

4" THICK 3500 P.S.I. CONCRETE

6"x6" 10x10 WELD WIRE MESH

APPROVED COMPACTED SUBGRADE

SUBBASE COURSE

NOTE:

W	D
3'	4'
4'	4'
5'	5'
>5'	5'

1. MINIMUM CROSS SLOPE 1/8"/FT. UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

2. PROVIDE 1/4" PREMOULDED EXPANSION JOINTS AT 20' INTERVALS.

SECTION A-A

EXPANSION JOINT

3500 P.S.I. CONCRETE

APPROVED COMPACTED SUBGRADE

4" AGGREGATE BASE

4" THICK 3500 P.S.I. CONCRETE

6"x6" 10/10 WELDED WIRE MESH

5'-6"

SLOPE = 1V:12H

6"

12"

EXPANSION JOINT DETAIL

KEYED CONSTRUCTION JOINT-CJ (2" X 3")

W10X6 WELDED WIRE FABRIC EXPANSION JOINT-EJ

4000 PSI CONCRETE

AGGREGATE BASE

APPROVED COMPACTED SUBGRADE

20' TYP.

20' TYP.

12" TYP.

EXPANSION JOINT DETAIL

JOINT LOCATION SKETCH

#6 @ 12" O.C.

PREMOULDED JOINT FILLER

JOINT SEALANT

#6 @ 12" O.C. COATED DOWEL

CONCRETE CURB

NOT TO SCALE

2

CONCRETE SIDEWALK

NOT TO SCALE

3

CURB RAMP

NOT TO SCALE

4

REINFORCED CONCRETE LOADING AREA PAD

NOT TO SCALE

5

PIPE TRENCH EXCAVATION & BACKFILL

NOT TO SCALE

6

W MIN.

SUBGRADE

STANDARD BACKFILL MATERIAL

EQ.

O.D. H.D.

EQ.

1'-0"

R.D.

VARIABLE (SEE NOTES 2 & 3)

SELECT BACKFILL IF SPECIFIED, OTHERWISE STANDARD BACKFILL MAY BE USED

(O.D. OR R.D.) X 0.15

SELECT BACKFILL

NOTES:

1. FILL SECTION AREA MUST BE GRADED TO 2'-0" MIN. ABOVE TOP OF PIPE BEFORE EXCAVATING TRENCH.
2. WHERE ROCK IS ENCOUNTERED IN TRENCH BOTTOM, UNDERCUT MIN. OF 12" TO MAX OF 24" (1/2" FOR EACH 1 FT. OF COVER ABOVE O.D. OR R.D.)
3. WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN TRENCH BOTTOM, UNDERCUT AS DIRECTED BY OWNER'S FIELD REPRESENTATIVE.
4. PAYMENT LIMIT IN ROCK NOT TO EXCEED W (MIN.) AND UNDERCUT EQUALS 24 INCHES.

D = INSIDE DIAMETER, SPAN

R.D. = OUTSIDE RISE AT BELL OR BAND

O.D. = OUTSIDE BARREL DIAMETER, SPAN, OR RISE

H.D. = OUTSIDE DIAMETER, SPAN, OR RISE @ BELL OR BAND

W = O.D. + 2.0' - CONDUIT 48" OR LESS DIAMETER OR SPAN

W = O.D. + 2.5' - CONDUIT GREATER THAN 48" DIAMETER OR SPAN

DRAIN INLET (TYPE 1S)

NOT TO SCALE

7

36" MAX. PIPE SIZE

POINT AS INDICATED ON PLAN FOR LOCATION IN FIELD

18" MAX. PIPE SIZE

4'-0"

2'-6"

PLAN BELOW GRATE

FRAME & GRATE: CAMPBELL NO. 3408 OR APPROVED EQUAL

FINISHED GRADE

CEMENT MORTAR CAP

BRICK & MORTAR ADJUSTMENT (2" MIN.-6" MAX.)

FILL ANNULAR SPACE WITH NON-SHRINK MORTAR

MANHOLE STEPS

FOR INVERT SEE PLAN OR PROFILE

12"

18" SLUMP

6"

3/4-INCH STONE SETTING BED

SECTION

NOTES:

1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF EACH INLET FOR THE ENGINEERS APPROVAL PRIOR TO FABRICATION.
2. PRECAST INLETS SHALL BE CERTIFIED AS CONFORMING TO ASTM C913, LATEST REVISION.
3. PRECAST INLETS SHALL BE DESIGNED FOR HS-20 LOADING.
4. MANHOLE STEPS ARE NOT REQUIRED FOR INLET DEPTHS LESS THAN 4 FEET.
5. "KNOCKOUT" TYPE INLET STRUCTURES SHALL NOT BE PERMITTED.

CATCH BASIN (TYPE 1S)

NOT TO SCALE

8

36" MAX. PIPE SIZE

POINT AS INDICATED ON PLAN FOR LOCATION IN FIELD

18" MAX. PIPE SIZE

4'-0"

2'-6"

FACE OF CURB

PLAN BELOW GRATE

FRAME & GRATE: CAMPBELL NO. 2617 OR APPROVED EQUAL

TOP OF CURB

FINISHED GRADE

CEMENT MORTAR CAP

BRICK & MORTAR ADJUSTMENT (2" MIN.-6" MAX.)

FILL ANNULAR SPACE WITH NON-SHRINK MORTAR

MANHOLE STEPS

FOR INVERT SEE PLAN OR PROFILE

12"

18" SLUMP

6"

3/4-INCH STONE SETTING BED

SECTION

NOTES:

1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF EACH INLET FOR THE ENGINEERS APPROVAL PRIOR TO FABRICATION.
2. PRECAST INLETS SHALL BE CERTIFIED AS CONFORMING TO ASTM C913, LATEST REVISION.
3. PRECAST INLETS SHALL BE DESIGNED FOR HS-20 LOADING.
4. MANHOLE STEPS ARE NOT REQUIRED FOR INLET DEPTHS LESS THAN 4 FEET.
5. "KNOCKOUT" TYPE INLET STRUCTURES SHALL NOT BE PERMITTED.

STANDARD PRECAST DRAIN MANHOLE

NOT TO SCALE

9

POINT AS INDICATED ON PLAN FOR LOCATION IN FIELD

FRAME & COVER: CAMPBELL NO. 1007D OR APPROVED EQUAL MARKED "DRAIN"

FINISHED GRADE

CEMENT MORTAR CAP

BRICK & MORTAR ADJUSTMENT (2" MIN.-6" MAX.)

INSIDE SURFACE VERTICAL FOR SAFE DESCENT & ASCENT

24" MAX.

24"

12"

MANHOLE STEPS

BUTYL RUBBER GASKET ASTM C443 (TYPICAL)

DIAM.

PRECAST CONCRETE STRUCTURE, 4000 PSI

FILL ANNULAR SPACE WITH NON-SHRINK MORTAR

LINE OF FLOW CHANNEL (SEE NOTE #4)

FOR INVERT SEE PLAN OR PROFILE

6-INCH MINIMUM GRANULAR BEDDING

APPROVED COMPACTED SUBGRADE

PIPE SIZE	DIAMETER
UP TO 24"	48"
30" - 36"	60"
42" - 48"	72"

NOTES:

1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF EACH MANHOLE FOR THE ENGINEERS APPROVAL PRIOR TO FABRICATION.
2. PRECAST MANHOLE SHALL BE CERTIFIED AS CONFORMING TO ASTM C478 LATEST REVISION.
3. PRECAST MANHOLE SHALL BE DESIGNED FOR HS-20 LOADING.
4. PROVIDE CONCRETE OR BRICK PAVED FLOW CHANNEL CONNECTING INFLOW AND OUTFLOW PIPES.
5. FOR MANHOLE DEPTHS GREATER THAN 6 FEET SEE "STANDARD PRECAST DRAIN MANHOLE".
6. "KNOCKOUT" TYPE MANHOLE STRUCTURES SHALL NOT BE PERMITTED.

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CORTLANDT MANOR HOTEL
2054 EAST MAIN STREET
TOWN OF CORTLANDT, NY
Section 23.20, Block: 1, Lots: 2 & 3

TITLE: **DETAILS**

Scale: NTS

Date: 04/26/2023

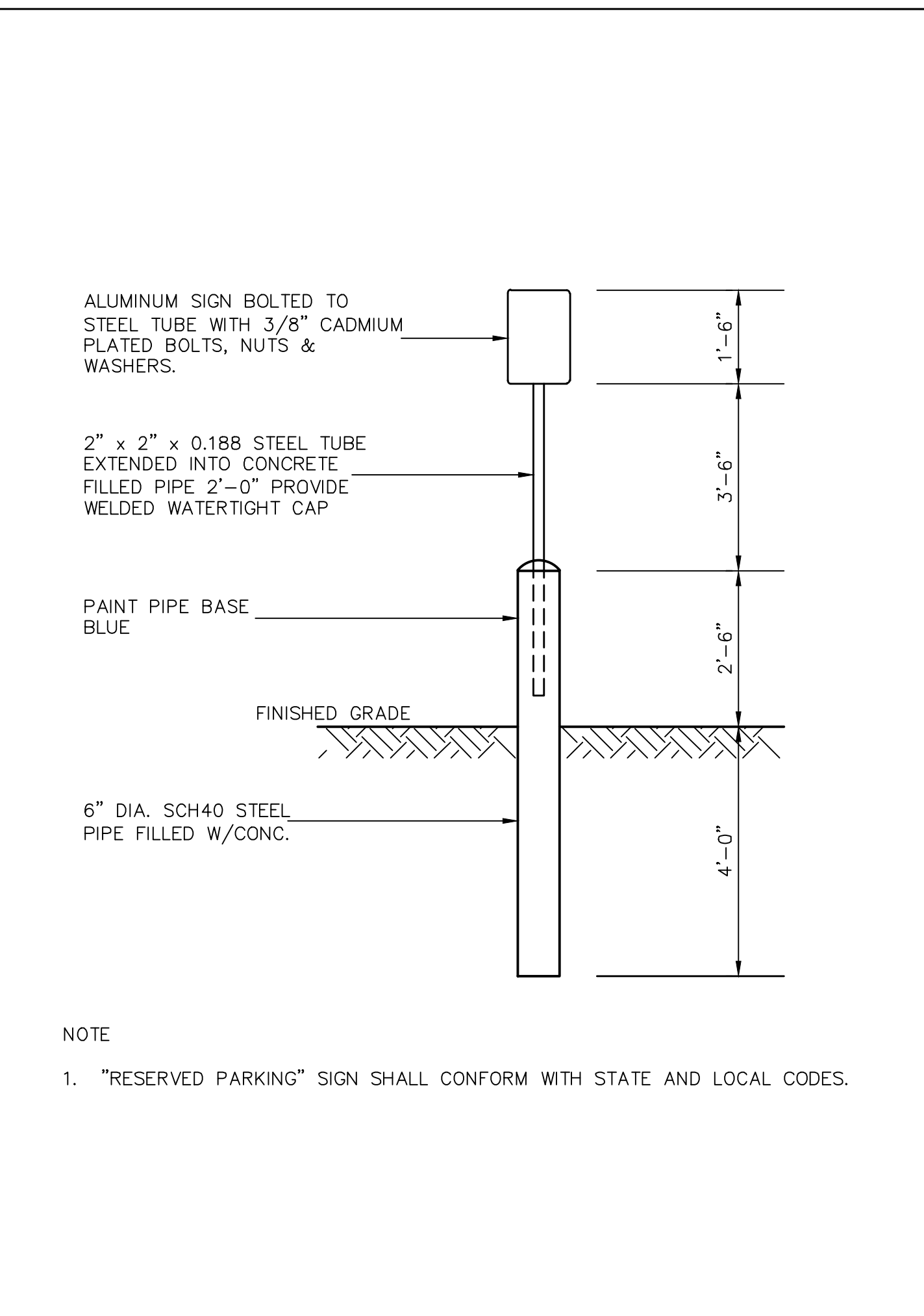
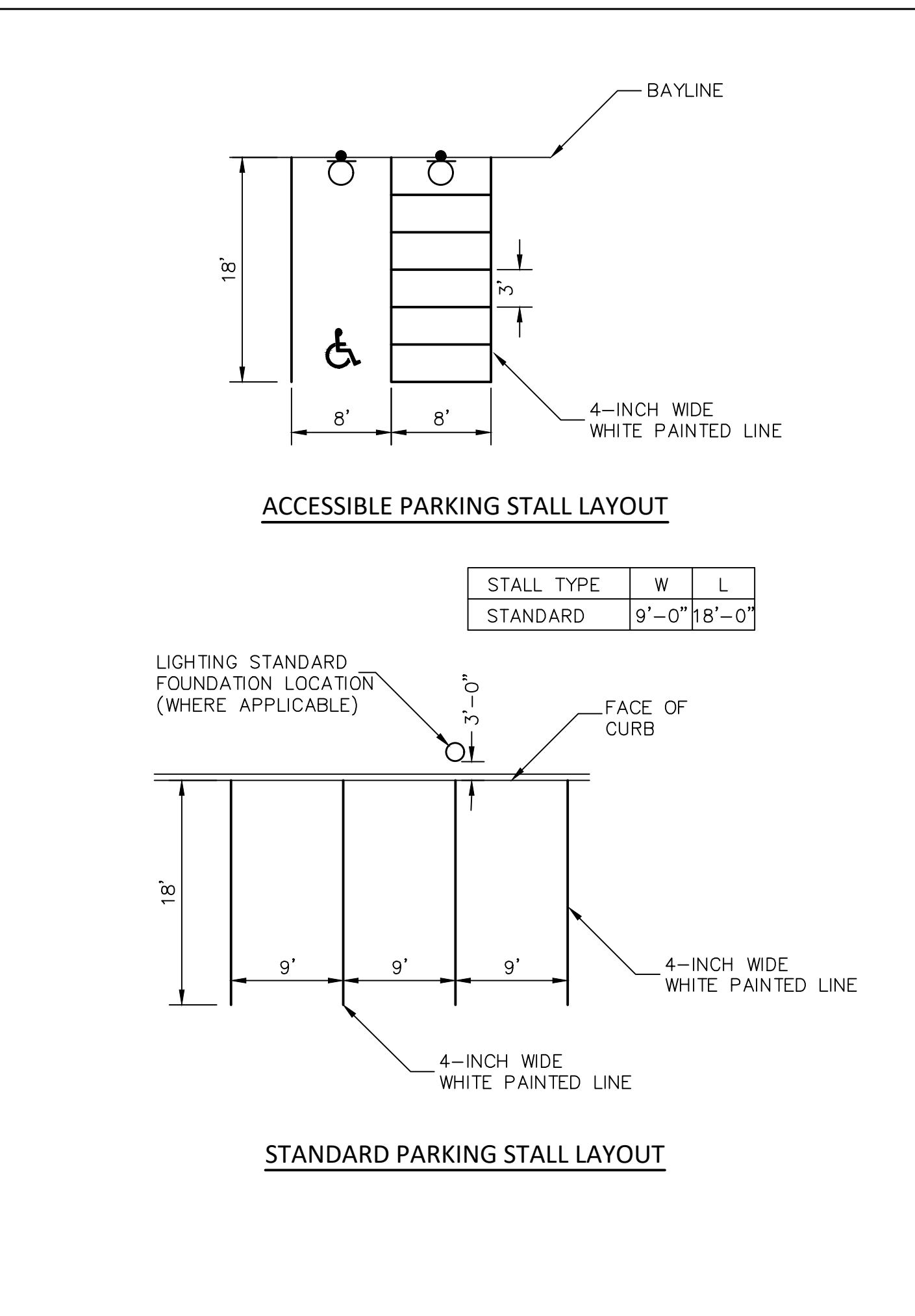
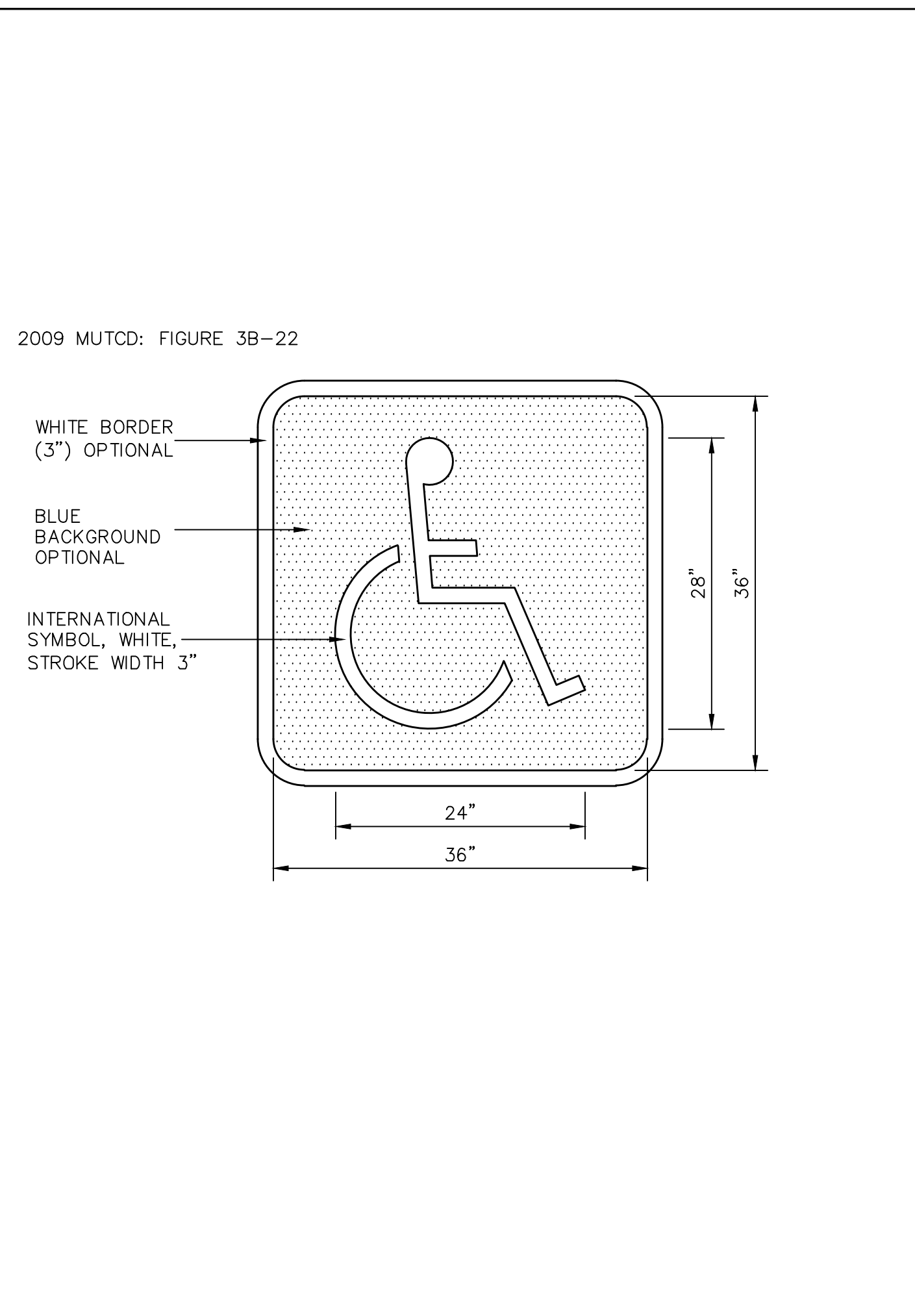
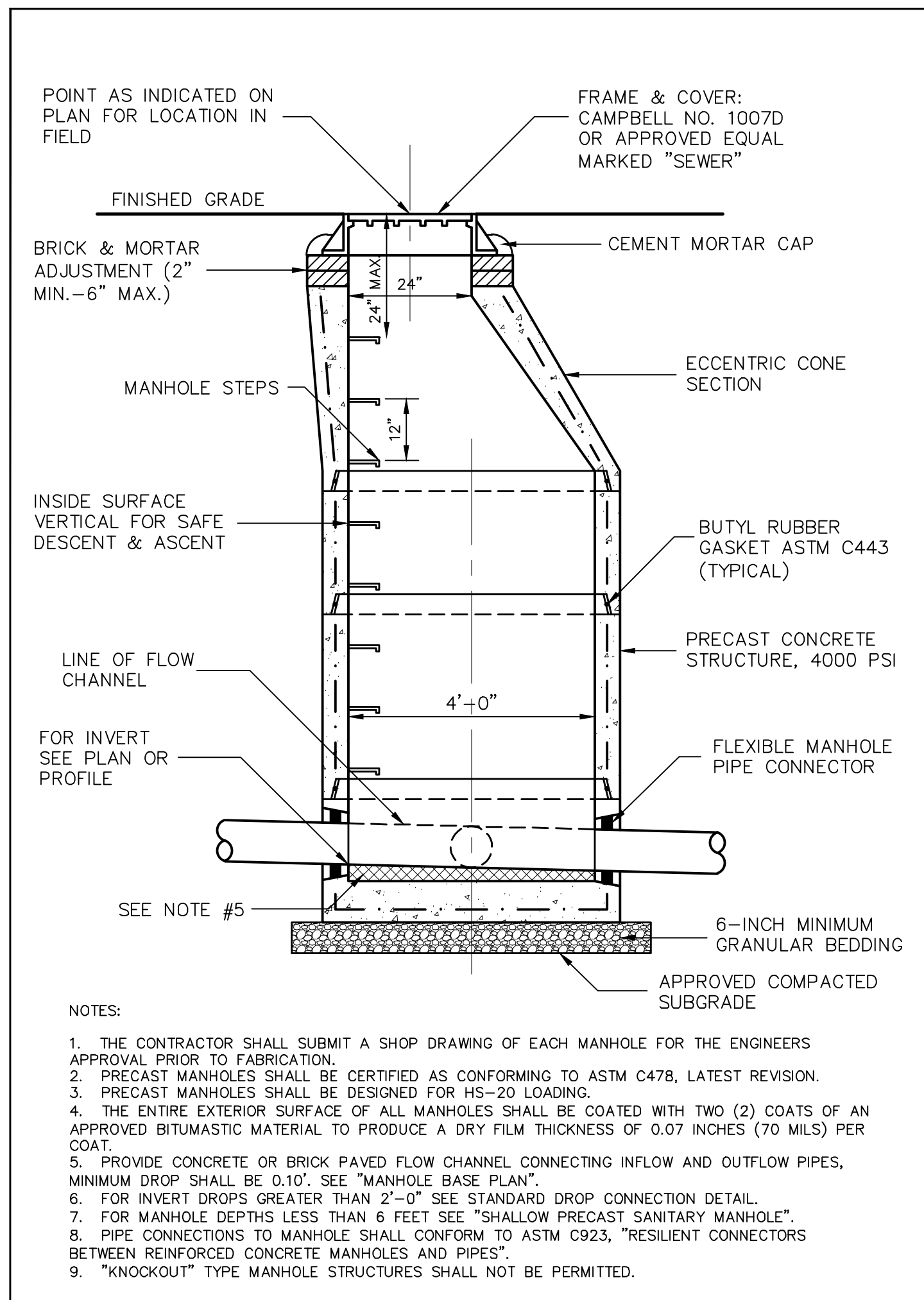
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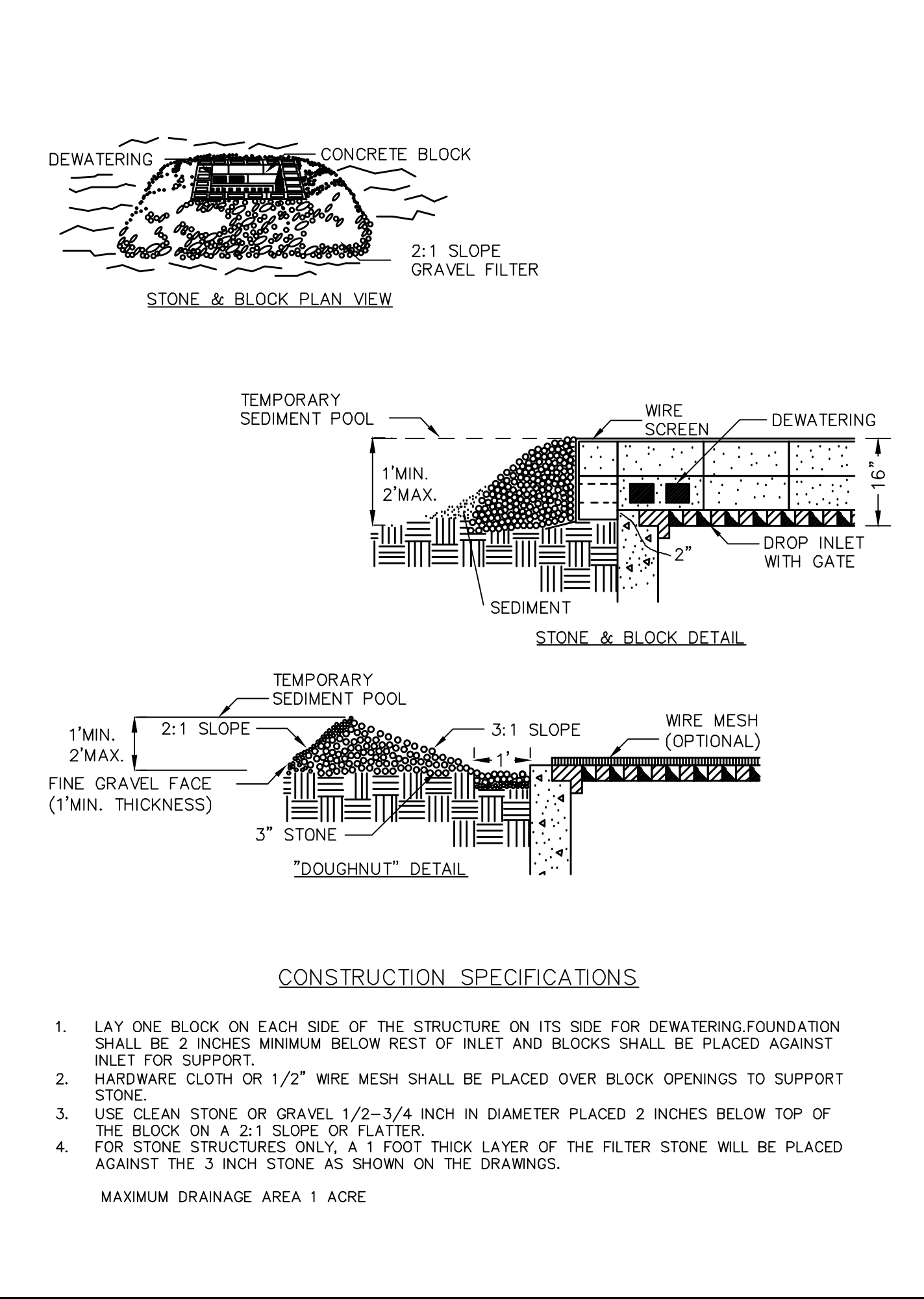
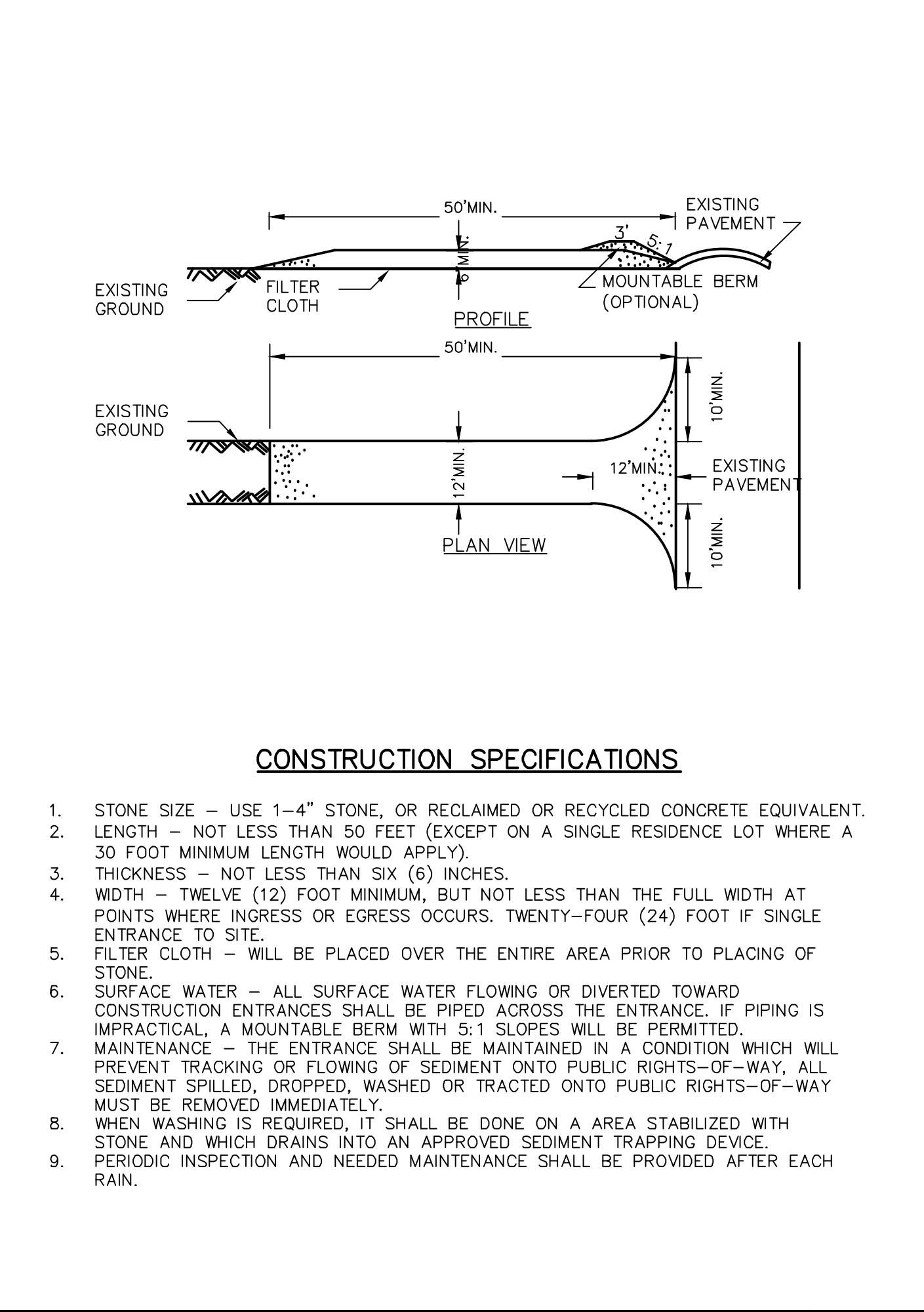
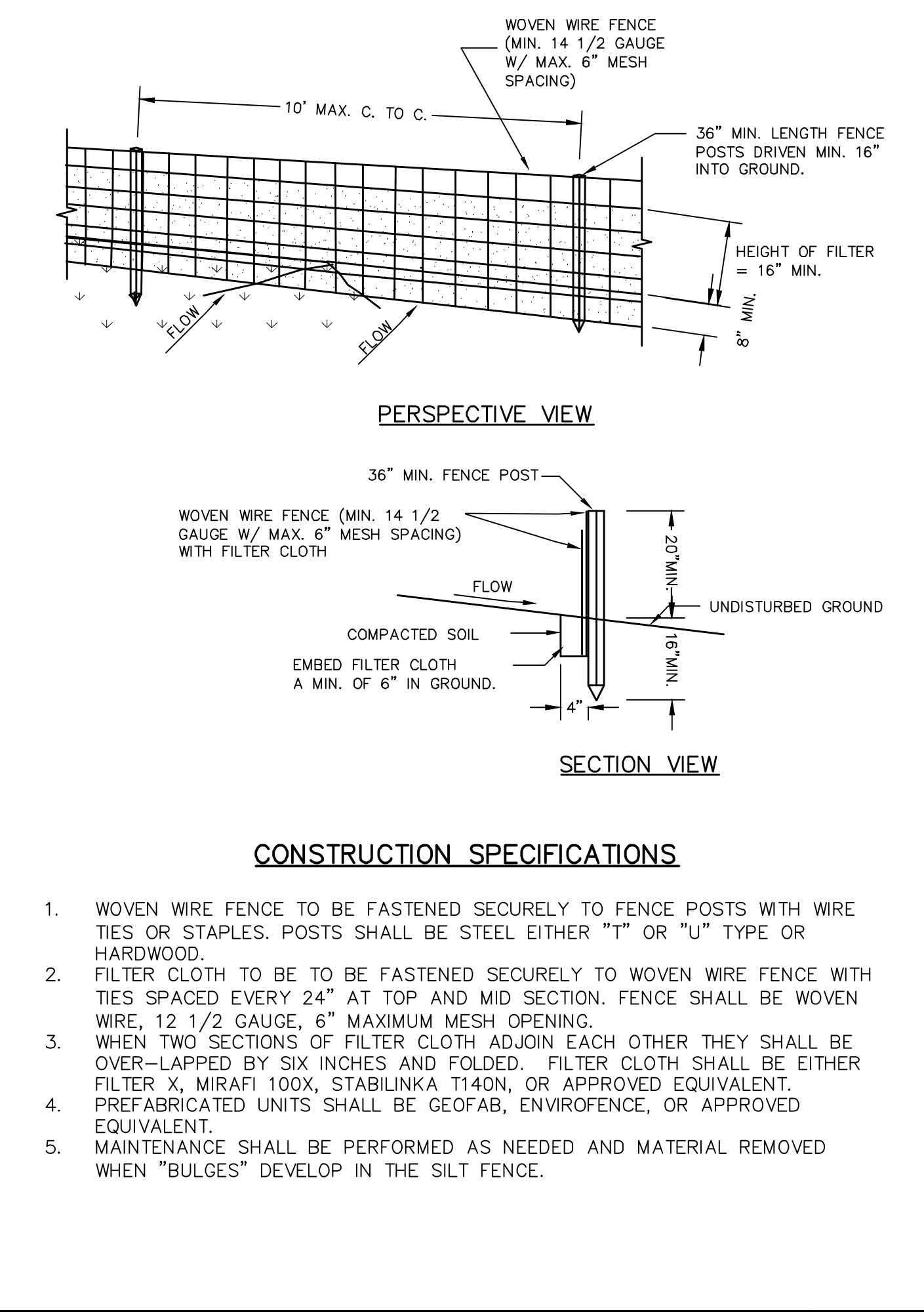
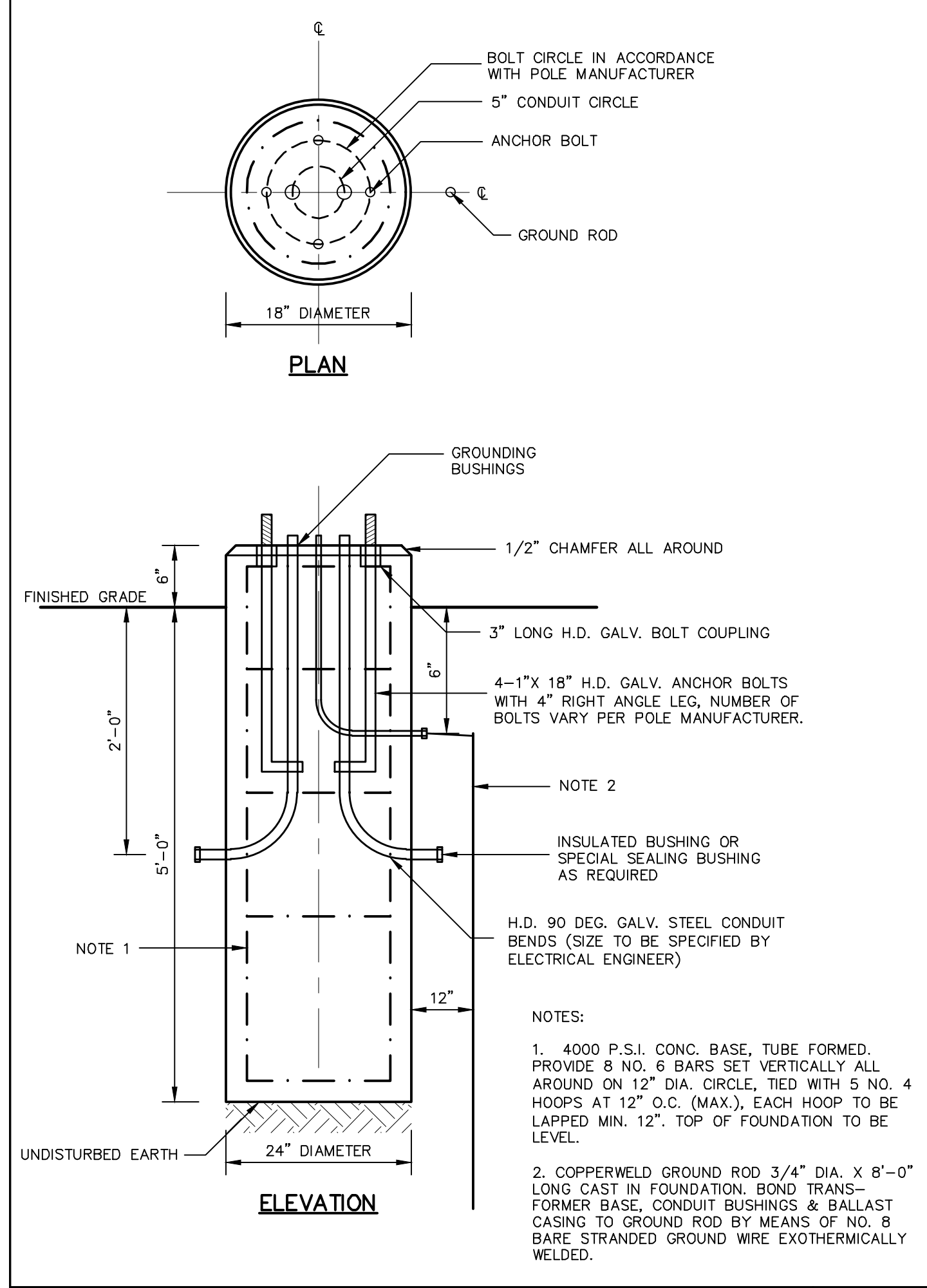


STANDARD PRECAST SANITARY MANHOLE (SMH)
NOT TO SCALE

ACCESSIBLE PAVEMENT MARKING SYMBOL
NOT TO SCALE

90 DEGREE PARKING STALL LAYOUT
NOT TO SCALE

HANDICAP PARKING SIGN & FOUNDATION
NOT TO SCALE



LIGHT POLE FOUNDATION
NOT TO SCALE

SILT FENCE
NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

STONE & BLOCK DROP INLET PROTECTION
NOT TO SCALE

NO.	REVISION	DATE

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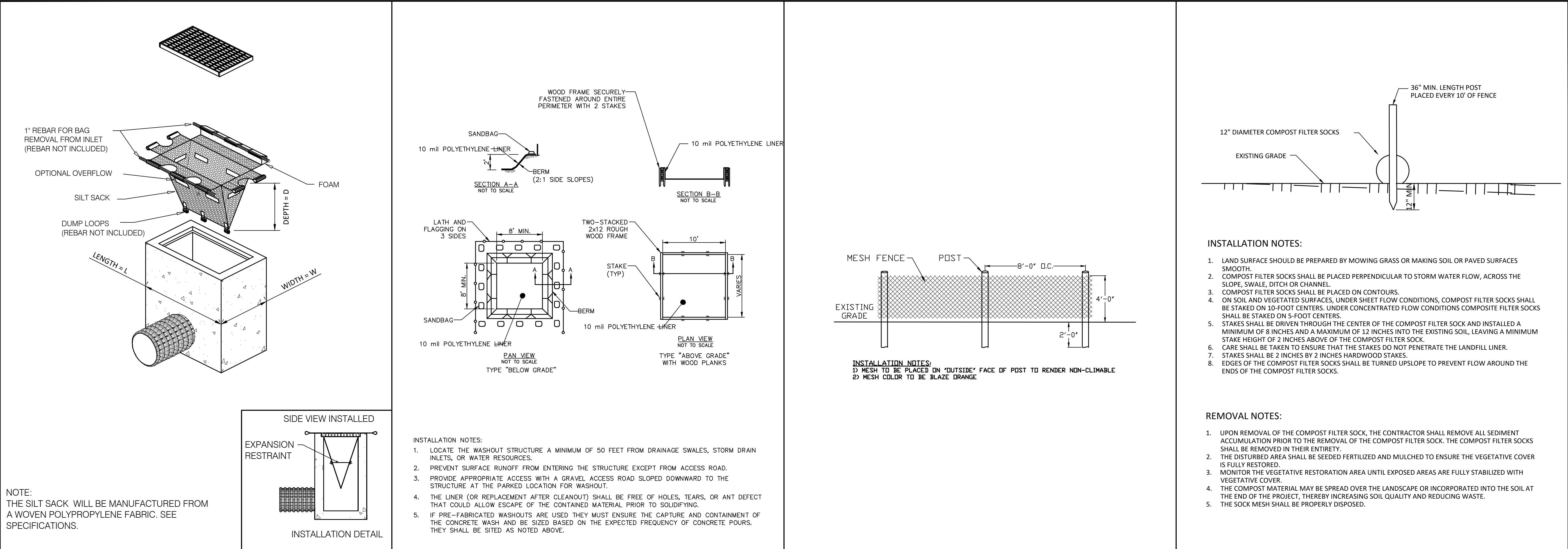
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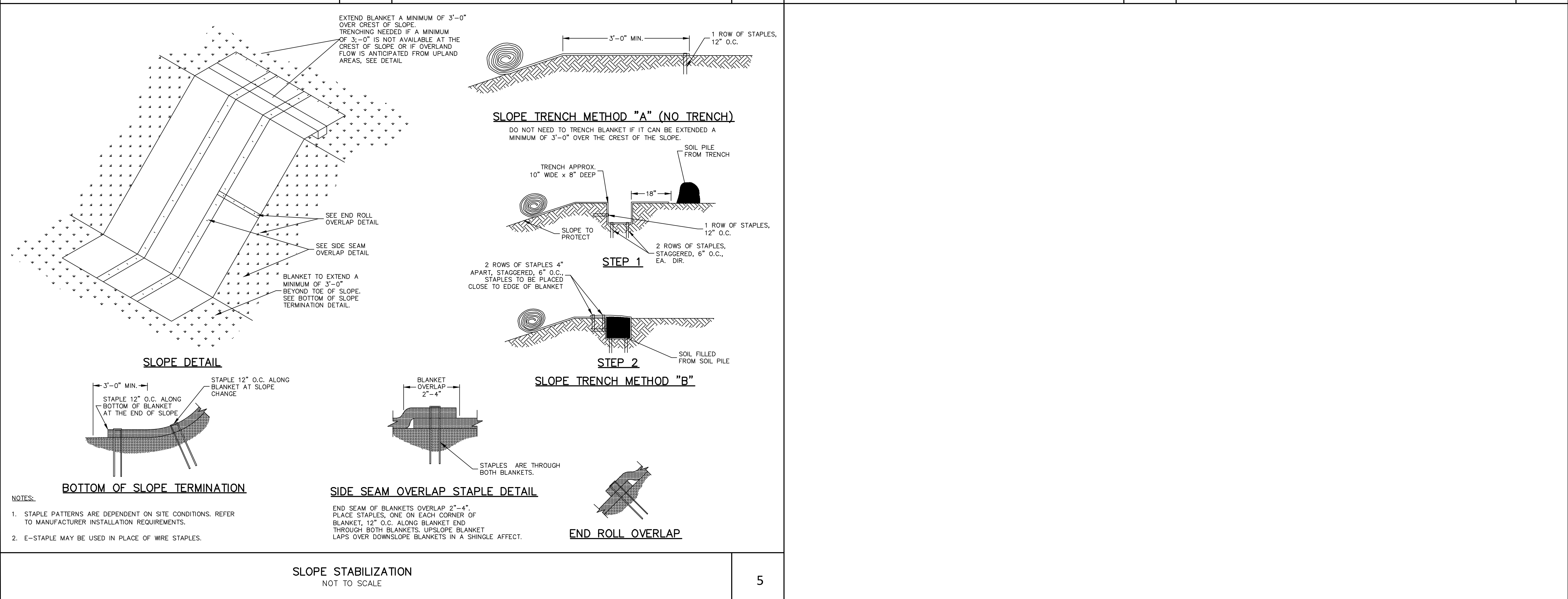
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Sheet No.: 10 of 12
Dwg. No.: C-602



- INSTALLATION NOTES:**
- LAND SURFACE SHOULD BE PREPARED BY MOWING GRASS OR MAKING SOIL OR PAVED SURFACES SMOOTH.
 - COMPOST FILTER SOCKS SHALL BE PLACED PERPENDICULAR TO STORM WATER FLOW, ACROSS THE SLOPE, SWALE, DITCH OR CHANNEL.
 - COMPOST FILTER SOCKS SHALL BE PLACED ON CONTOURS.
 - ON SOIL AND VEGETATED SURFACES, UNDER SHEET FLOW CONDITIONS, COMPOST FILTER SOCKS SHALL BE STAKED ON 10-FOOT CENTERS. UNDER CONCENTRATED FLOW CONDITIONS COMPOSITE FILTER SOCKS SHALL BE STAKED ON 5-FOOT CENTERS.
 - STAKES SHALL BE DRIVEN THROUGH THE CENTER OF THE COMPOST FILTER SOCK AND INSTALLED A MINIMUM OF 8 INCHES AND A MAXIMUM OF 12 INCHES INTO THE EXISTING SOIL, LEAVING A MINIMUM STAKE HEIGHT OF 2 INCHES ABOVE OF THE COMPOST FILTER SOCK.
 - CARE SHALL BE TAKEN TO ENSURE THAT THE STAKES DO NOT PENETRATE THE LANDFILL LINER.
 - STAKES SHALL BE 2 INCHES BY 2 INCHES HARDWOOD STAKES.
 - EDGES OF THE COMPOST FILTER SOCKS SHALL BE TURNED UPSLOPE TO PREVENT FLOW AROUND THE ENDS OF THE COMPOST FILTER SOCKS.
- REMOVAL NOTES:**
- UPON REMOVAL OF THE COMPOST FILTER SOCK, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT ACCUMULATION PRIOR TO THE REMOVAL OF THE COMPOST FILTER SOCK. THE COMPOST FILTER SOCKS SHALL BE REMOVED IN THEIR ENTIRETY.
 - THE DISTURBED AREA SHALL BE SEEDED FERTILIZED AND MULCHED TO ENSURE THE VEGETATIVE COVER IS FULLY RESTORED.
 - MONITOR THE VEGETATIVE RESTORATION AREA UNTIL EXPOSED AREAS ARE FULLY STABILIZED WITH VEGETATIVE COVER.
 - THE COMPOST MATERIAL MAY BE SPREAD OVER THE LANDSCAPE OR INCORPORATED INTO THE SOIL AT THE END OF THE PROJECT, THEREBY INCREASING SOIL QUALITY AND REDUCING WASTE.
 - THE SOCK MESH SHALL BE PROPERLY DISPOSED.

NO.	REVISION	DATE

CATCH BASIN SILT SACK	1	NYS CONCRETE TRUCK WASHOUT	2	TYPICAL ORANGE MESH CONSTRUCTION FENCE	3	COMPOST FILTER SOCK	4
NOT TO SCALE		NOT TO SCALE		NOT TO SCALE		NOT TO SCALE	



- NOTES:**
- STAPLE PATTERNS ARE DEPENDENT ON SITE CONDITIONS. REFER TO MANUFACTURER INSTALLATION REQUIREMENTS.
 - E-STAPLE MAY BE USED IN PLACE OF WIRE STAPLES.

SLOPE STABILIZATION	5
NOT TO SCALE	

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TITLE: DETAILS

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Dwg. No.:	C-603



Client:
 BILAL AHMAD
 1116 COURTYARD DRIVE
 ONEONTA NY 13820

PB SUBMISSION
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CORTLANDT MANOR
 2054 EAST MAIN STREET
 CORTLANDT, NEW YORK 10567

REVISIONS

PB SUBMISSION II - 11/21/22
 TREE PROTECT. PLAN - 11/28/22
 UPDATED SITE PLAN - 1/9/23
 ZBA PLAN - 1/18/23
 ZBA PUBLIC HEARING - 2/16/23
 ZBA RESUBMISSION - 2/16/23
 PB PRESENTATION - 3/4/23
 PB SUBMISSION - 4/26/23

Drawn By: CRF
 Checked By: E.G.K.
 KFA Proj. No.: 41108
 Date: OCTOBER 19, 2022
 Scale: AS NOTED

Title:
LANDSCAPE PLAN

C-701

PLANT LIST

KEY	COMMON NAME	BOTANICAL NAME	CALIPER	HEIGHT	CONDITION
TREES					
Ag	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER GRANDIFOLIUM 'AUTUMN BRILLIANCE'	2-1/2" CAL.	-	B4B
Ar	AUTUMN BLAZE RED MAPLE	ACER X FREEMAN 'AUTUMN BLAZE'	2 1/2" CAL.	-	B4B
Cr	STELLAR PINK DOGWOOD	CORNUS X RUTGERENSIS 'STELLAR PINK'	-	6-8'	B4B
Cc	EASTERN REDBUD	CERCIS CANADENSIS	-	6-8'	B4B
Gb	PRINCETON SENTRY GINKGO	GINKGO BILOBA 'PRINCETON SENTRY'	1-1/2" CAL.	-	B4B SINGLE STEM
Lt	TULIPTREE	LIRIODENDRON TULIPIFERA	2-1/2" CAL.	-	B4B
Pa	LONDON PLANETREE	PLATANUS X ACERIFOLIA	2-1/2" CAL.	-	B4B
Pb	BRUNS SERBIAN SPRUCE	PICEA OMORIKA 'BRUNS'	-	8-10'	B4B
Pf	VANDERWOLF'S PYRAMID LIMBER PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	-	6-8'	B4B
Qm	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	2-1/2" CAL.	-	B4B
Ts	GREEN GIANT ARBORVITAE	THUJA STANDISHII X PLICATA	-	6-8'	B4B
SHRUBS					
Ca	PINK SUMMERSWEET	CLETHRA ALNIFOLIA ROSEA	-	-	3 GAL.
Cf	YELLOW TWIG DOGWOOD	CORNUS SERICEA FLAVIRAMEA'	-	-	3 GAL.
Cs	RED TWIG DOGWOOD	CORNUS ALBA 'SIBIRICA'	-	-	3 GAL.
Iv	LITTLE HENRY DWARF VIRGINIA SWEETSPIRE	ITEA VIRGINICA 'SPRICH'	-	-	3 GAL.
Js	BROADMOOR JUNIPER	JUNIFERUS SABINA 'BROADMOOR'	-	-	3 GAL.
Hm	ENDLESS SUMMER HYDRANGEA	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	-	24"-36"	-
Hp	PEPPER MINT SWIRL HYDRANGEA	HYDRANGEA MACROPHYLLA 'PEPPERMINT SWIRL'	-	24"-36"	-
Ph	TINY WINE NINEBARK	PHYSCARPUS OPULIFOLIUS 'TINY WINE'	-	-	3 GAL.
Ss	GOLD FLAME SPIREA	SPIREA BUMALDA 'GOLD FLAME'	-	18"-24"	-
Spl	GOLDMOUND SPIREA	SPIREA JAPONICA 'GOLDMOUND'	-	-	3 GAL.
To	LITTLE GIANT DWARF ARBORVITAE	THUJA OCCIDENTALIS 'LITTLE GIANT'	-	18"-24"	-
PERENNIALS and GRASSES					
G-Hm	HAKONE GRASS	HAKONECHLOA MACRA	-	-	2 GAL.
G-Pa	LITTLE BUNNY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	-	-	2 GAL.
P-E	KIM'S KNEE HIGH CONEFLOWER	ECHINACEA PURPUREA 'KIM'S KNEE HIGH'	-	18"-24"	-
P-Ep	DWARF WHITE CONEFLOWER	ECHINACEA PURPUREA 'WHITE SWAN'	-	-	1 GAL.
P-H	HOSTA 'BLUE MOUSE EARS'	HOSTA X 'BLUE MOUSE EARS'	-	-	1 GAL.
P-Hg	GOLD DROP HOSTA	HOSTA GOLD DROP	-	-	1 GAL.
P-L	LILYTURF	LIRIOPE MUSCARI 'BIG BLUE'	-	-	PLUG
P-N	CATMINT	NEPATA RACEMOSA 'CATS PAJAMAS'	-	-	2 GAL.

PLANT NOTES

- ▲ 3" DEPTH SHREDDED BARK MULCH WITH 18" OF SCREENED TOPSOIL.
- ▲ INSTALL LANDSCAPE EDGING AS SPECIFIED.
- ▲ SEE TREE PROTECTION PLAN FOR EXTENT OF TREE REMOVALS.
- ▲ SHOULD LABELS AND SYMBOLS HAVE A DISCREPANCY, SYMBOLS PREVAIL IN NUMBER OF PLANTS.

