

ZONING SCHEDULE

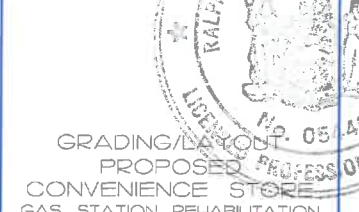
PALISADES ENTERPRISES LLC	REQ'D	PROVIDED
ZONE: HC HIGHWAY COMMERCIAL	15,000 SF	15,000 SF
MINIMUM LOT AREA (S.F.)	20,000 SF	73,573 SF
MINIMUM LOT WIDTH	50'	247'
MAXIMUM HEIGHT	2.12'	2.12'
IN STORES	35'	35'
MINIMUM YARD DIMENSIONS		
FRONT	30'	30'
SIDE	30'	30'
REAR	30'	30'
MAXIMUM BUILDING COVERAGE	20%	41%
MINIMUM LANDSCAPE COVERAGE	30%	60%
BUFFER STRIP ABUTTING RESIDENTIAL DISTRICT	50'	50'
BUFFER STRIP ABUTTING STREET LINE	30'	30'
OFF-STREET PARKING SPACES (BASED ON USE)		Provided
RETAIL STORE (2300 SF HABITABLE/1000 SF)	5	11
OFFICE SPACE (1000 SF HABITABLE/1600 SF)	1	1

NOTE: SITE IS NOT LOCATED IN FEMA FLOOD ZONE AS DEPICTED ON THE FEMA FIRM PANEL.

LEGEND

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

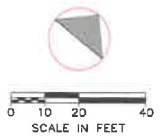
RALPH G. MASTROMONACO, P.E., P.E.
 Consulting Engineers
 13 Dove Court, Colon-on-Hudson, New York 10520
 (914) 271-4767 - (914) 271-2820 Fax



GRADING/LAYOUT
 PROPOSED
 CONVENIENCE STORE
 GAS STATION REHABILITATION
 PREPARED FOR
 PALISADES ENTERPRISES LLC
 ROUTE 6 - E. MAIN ST.
 TOWN OF CORTLANDT
 WESTCHESTER COUNTY, NY
 MAY 6, 2020
 SHEET 1 OF 8 SHEETS

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

REVISED: AUGUST 19, 2020
 REVISED: JULY 23, 2020
 REVISED: JUNE 17, 2020



LEGEND

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

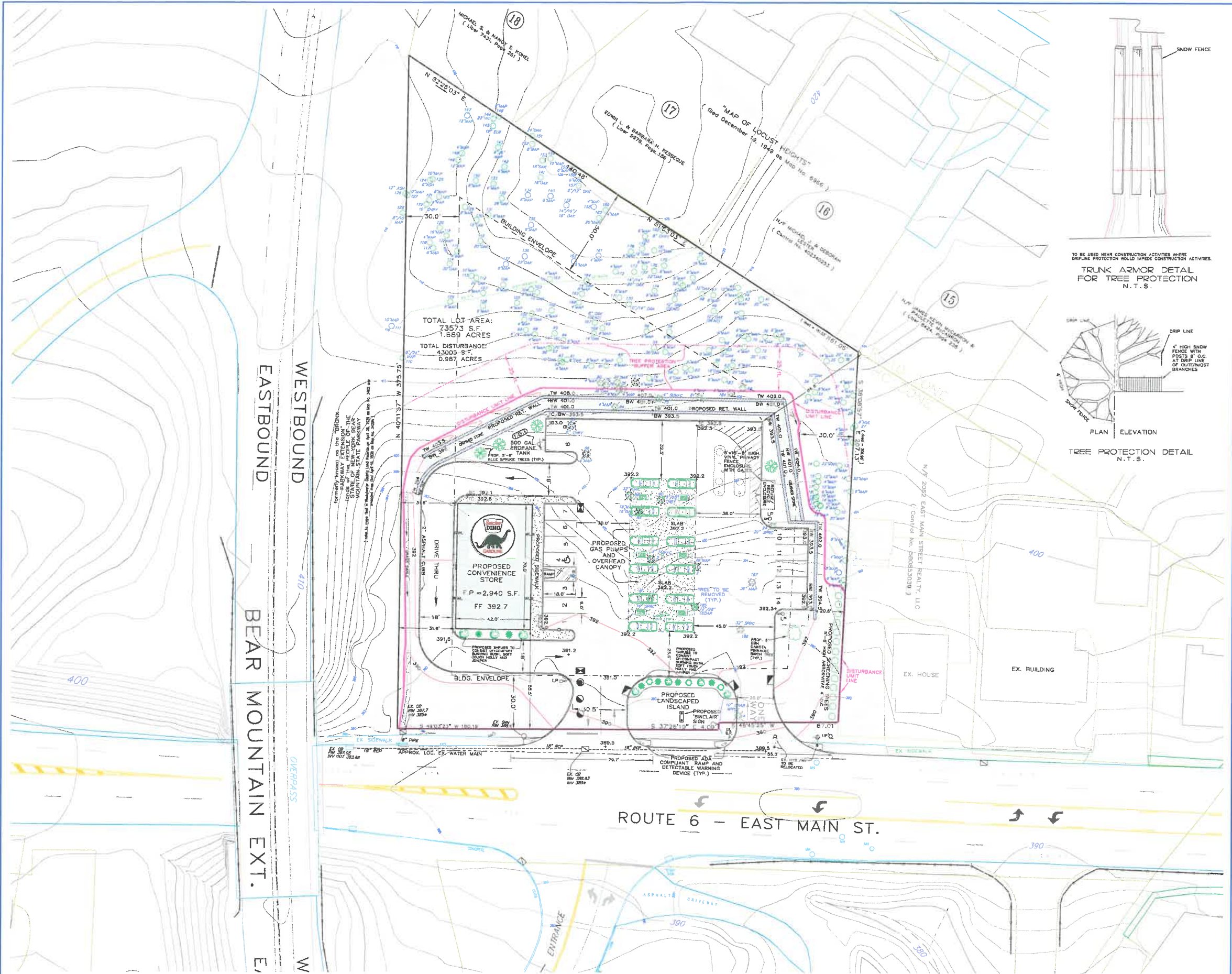
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UTILITY PLAN
 PROPOSED
 CONVENIENCE STORE
 GAS STATION REHABILITATION
 PREPARED FOR
 PALISADES ENTERPRISES, LLC
 ROUTE 6 - E. MAIN ST.
 TOWN OF CORTLANDT
 WESTCHESTER COUNTY, NY
 MAY 6, 2020

SHEET 2 OF 8 SHEETS

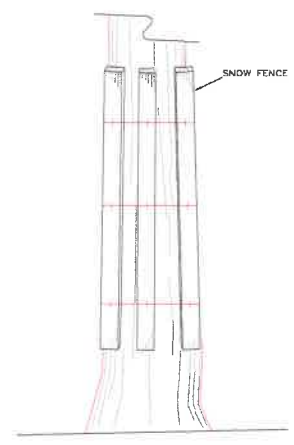
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REVISED: AUGUST 19, 2020



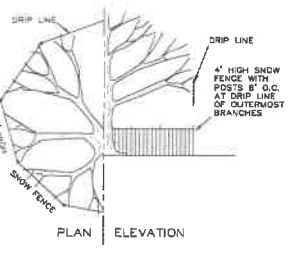
TOTAL LOT AREA:
73573 S.F.
1.689 ACRES

TOTAL DISTURBANCE:
43005 S.F.
0.987 ACRES



TO BE USED NEAR CONSTRUCTION ACTIVITIES WHERE DRIFLINE PROTECTION WOULD IMPED CONSTRUCTION ACTIVITIES.

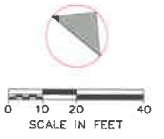
TRUNK ARMOR DETAIL FOR TREE PROTECTION
N.T.S.



TREE PROTECTION DETAIL
N.T.S.

TREE PROTECTION NOTES:

1. Prior to commencement of any grading, construction or tree removal, a tree protection area for any tree located within 25 feet of any proposed grading, construction or tree removal, or within the tree's critical root zone, whichever is greater, must be established by physical barriers and maintained until such work is completed.
2. Active tree protection shall consist of chain-link, orange laminated plastic, wooden post and rail fencing or other equivalent restraining material placed at the edge of the critical root zone. If addition to fencing, where tree trunks are in jeopardy of being damaged by equipment, the administrator shall require boards of two inches by four inches to be strapped around the trunk of the trees. In addition, where active tree protection is required, each tree to be saved shall be marked at the base of the trunk with blue-colored water-based paint.



LEGEND

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

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TREE PLAN
PROPOSED
CONVENIENCE STORE
GAS STATION REHABILITANCE
PREPARED FOR
PALISADES ENTERPRISES, LLC
ROUTE 6 - E. MAIN ST.
TOWN OF CORTLANDT
WESTCHESTER COUNTY, NY
MAY 6, 2020
SHEET 3 OF 8 SHEETS

REVISED: AUGUST 19, 2020
REVISED: JUNE 17, 2020

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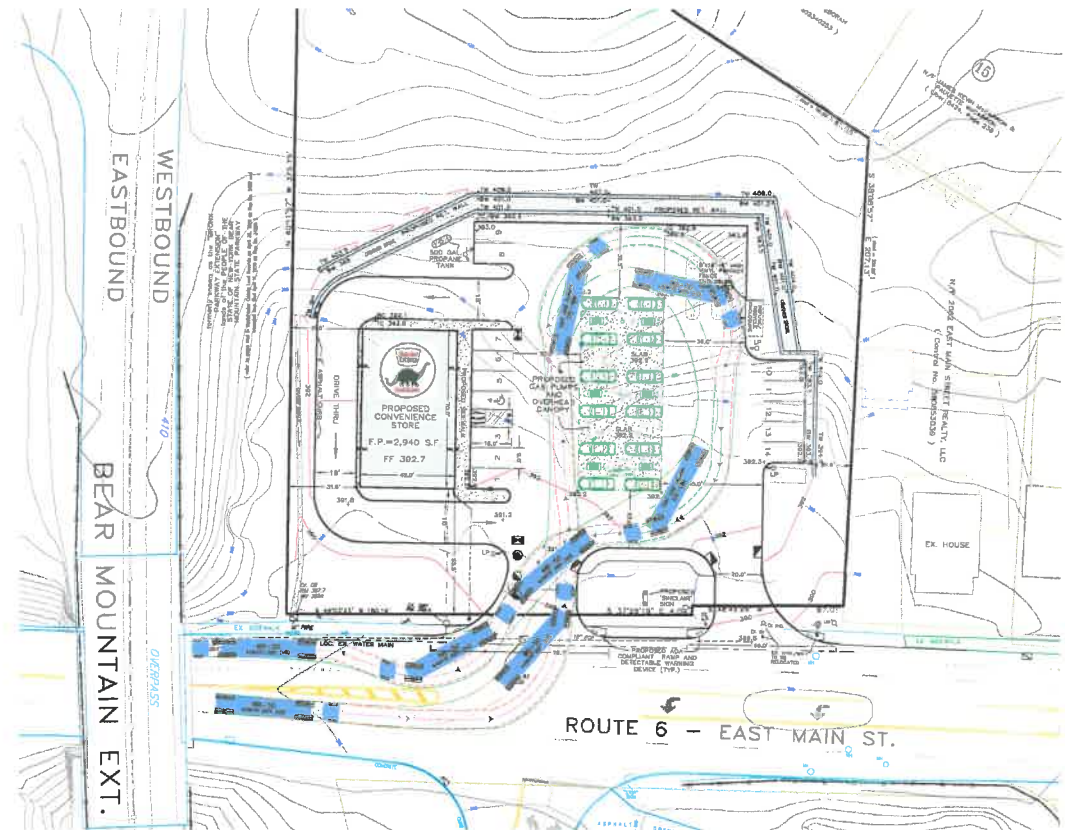
LEGEND

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

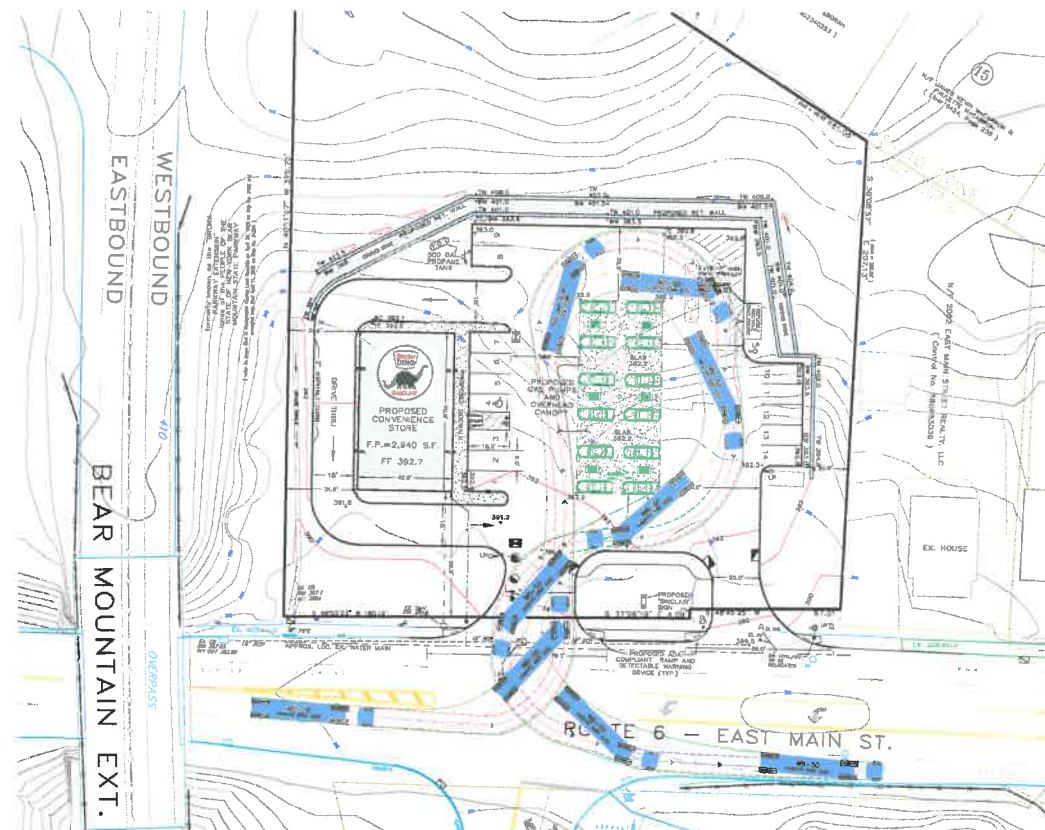
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EXISTING CONDITIONS
 PROPOSED
 CONVENIENCE STORE
 GAS STATION REHABILITATION
 PREPARED FOR
 PALISADES ENTERPRISES, LLC
 ROUTE 6 - E. MAIN ST.
 TOWN OF CORTLANDT
 WESTCHESTER COUNTY, NY
 MAY 6, 2020
 SHEET 4 OF 8 SHEETS

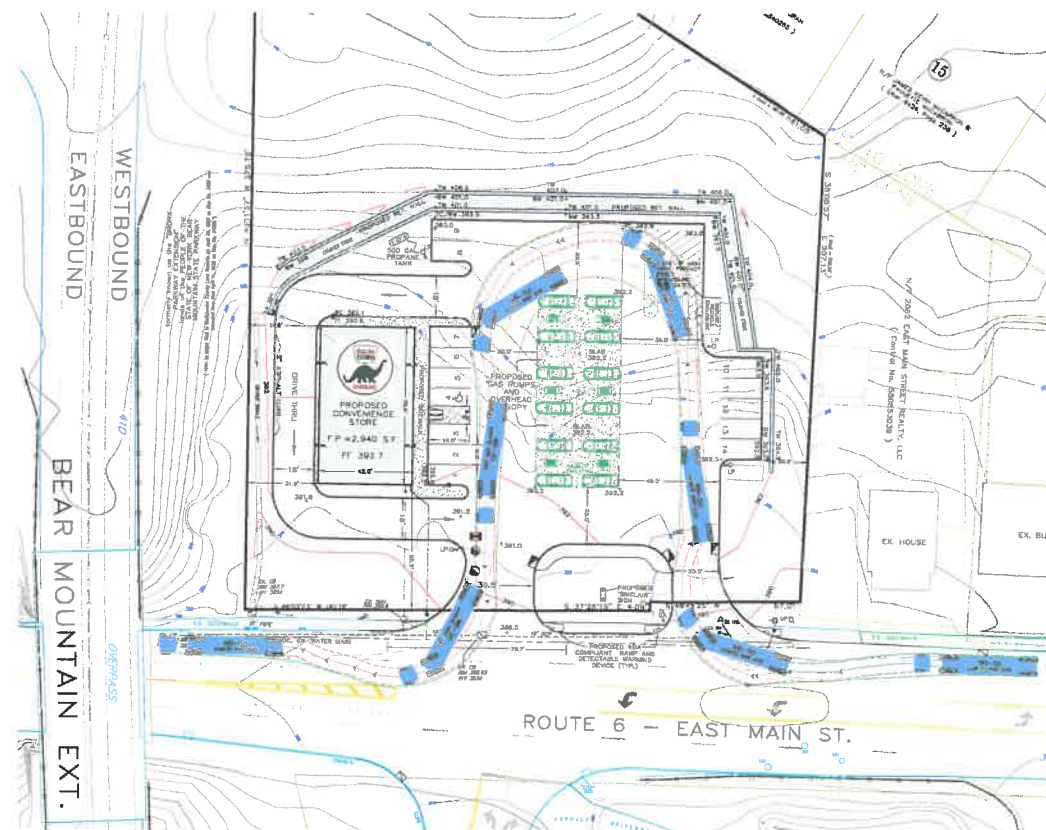
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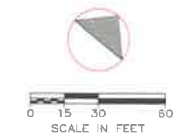
WB-50 TRUCK TURN
EASTBOUND APPROACH
WESTBOUND EXIT



WB-50 TRUCK TURN
EASTBOUND APPROACH
EASTBOUND EXIT



WB-50 TRUCK TURN
WESTBOUND APPROACH
WESTBOUND EXIT



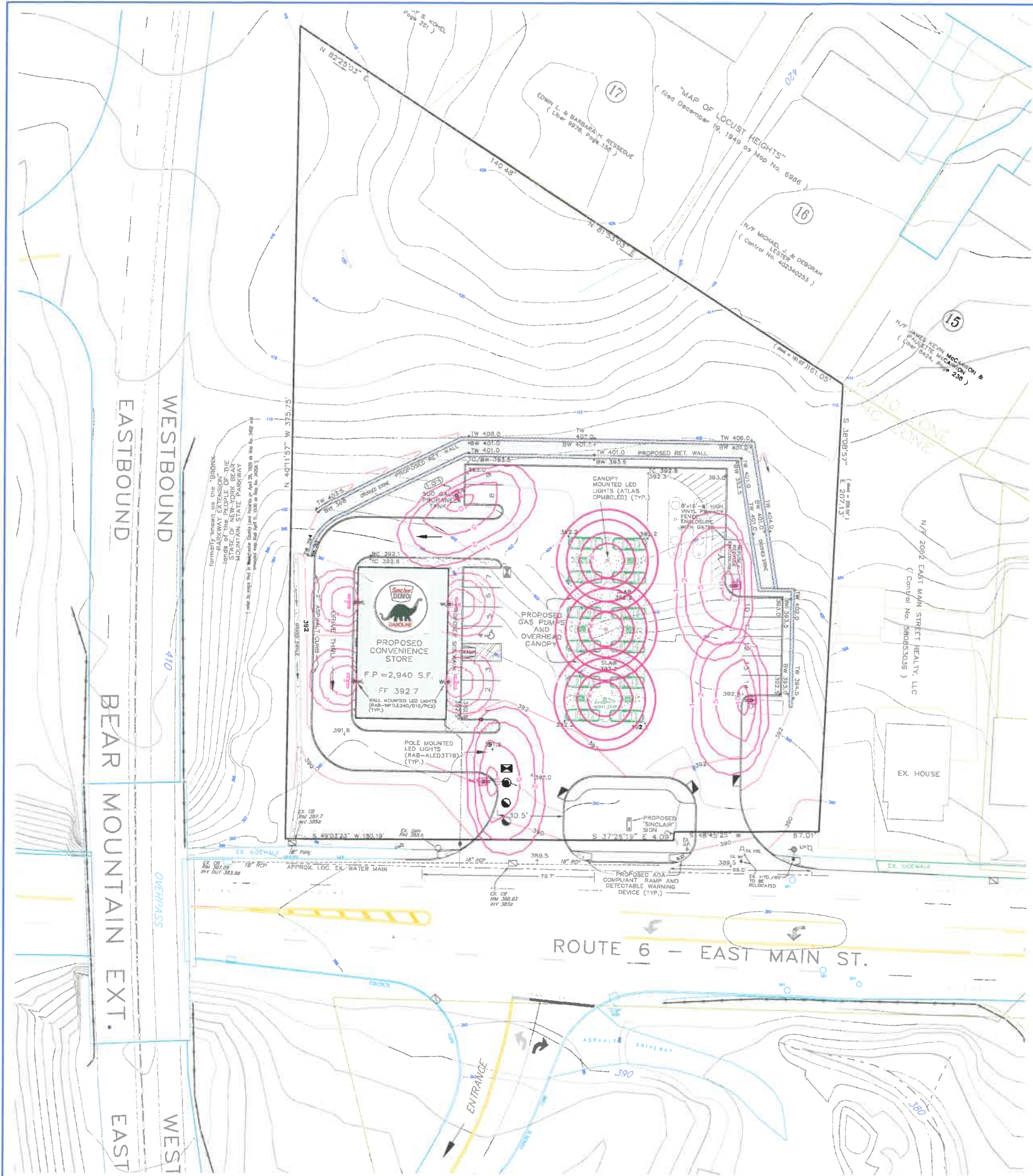
LEGEND

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[Symbol]	[Symbol]	SAN. SEWER MANHOLE
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[Symbol]	[Symbol]	LIGHT POLE
[Symbol]	[Symbol]	TREE
[Symbol]	[Symbol]	CONTOUR LINE

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TRUCK MANEUVERS
PROPOSED
CONVENIENCE STORE
GAS STATION REHABILITATION
PREPARED FOR
PALISADES ENTERPRISES, LLC
ROUTE 6 - E. MAIN ST.
TOWN OF CORTLANDT
WESTCHESTER COUNTY, NY
JULY 21, 2020

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Atlas Canopy Light
 CIPROLED 30 Watt LED Low Profile Canopy Light

Project Information
 Job Name: [Blank]
 Project Type: 80786 LED Low Profile Canopy Light
 Drawing Number: CIPROLED
 Approved for: [Blank]

Specifications

Specification	Value
Wattage	30W
Voltage	120V
Color Temperature	4000K
Beam Spread	120°
Material	Aluminum
Finish	White
Mounting	Canopy
Dimensions	12" x 12" x 4"

Dimensions:
 12" x 12" x 4"

Notes:
 1. This fixture is designed for use in canopy applications.
 2. The fixture is designed for use in canopy applications.
 3. The fixture is designed for use in canopy applications.

CANOPY MOUNTED LIGHT N.T.S.

ALED3778 **RAB**

Legend:
 Project: [Blank]
 Type: [Blank]
 Prepared By: [Blank]
 Date: [Blank]

Order	Type	Quantity	Notes
1	ALED3778	1	Canopy Mounted LED Light

POLE MOUNTED LIGHT N.T.S.

WPTLED40ID10/PC2 **RAB**

Legend:
 Project: [Blank]
 Type: [Blank]
 Prepared By: [Blank]
 Date: [Blank]

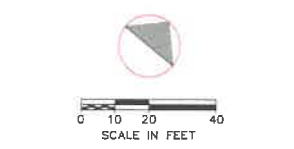
Order	Type	Quantity	Notes
1	WPTLED40ID10/PC2	1	Pole Mounted LED Light

WALL MOUNTED LIGHT N.T.S.

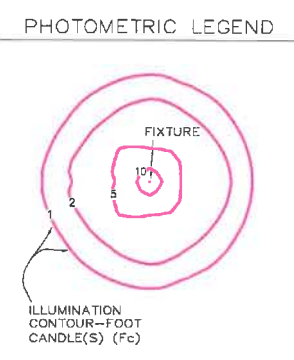
WPTLED40ID10/PC2 **RAB**

Legend:
 Project: [Blank]
 Type: [Blank]
 Prepared By: [Blank]
 Date: [Blank]

Order	Type	Quantity	Notes
1	WPTLED40ID10/PC2	1	Wall Mounted LED Light



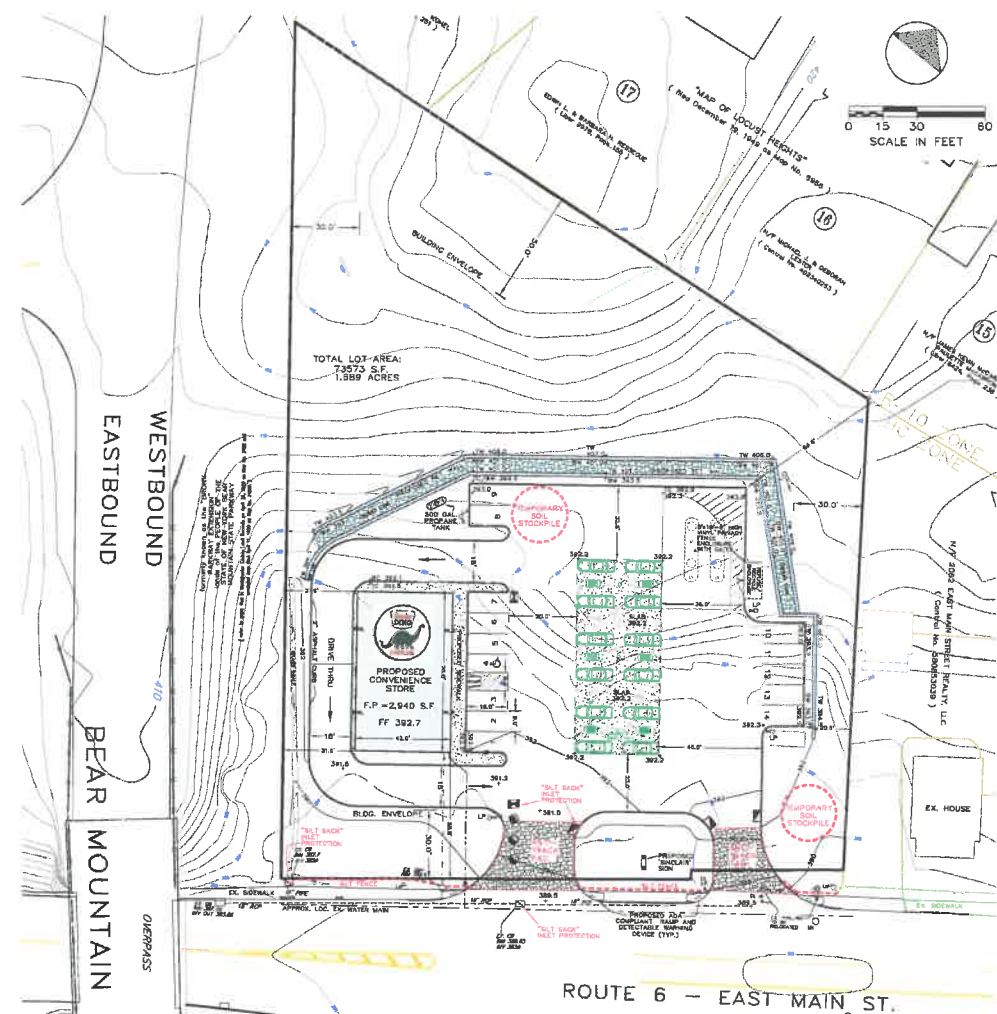
- LEGEND**
- | | | |
|----------|----------|--------------------|
| EXISTING | PROPOSED | CATCH BASIN |
| ○ | ○ | DRAIN MANHOLE |
| ○ | ○ | SAN. SEWER MANHOLE |
| ○ | ○ | HYDRANT |
| ○ | ○ | DRAIN INLET |
| ○ | ○ | WATER VALVE |
| ○ | ○ | UTILITY POLE |
| ○ | ○ | LIGHT POLE |
| ○ | ○ | TREE |
| ○ | ○ | CONTOUR LINE |



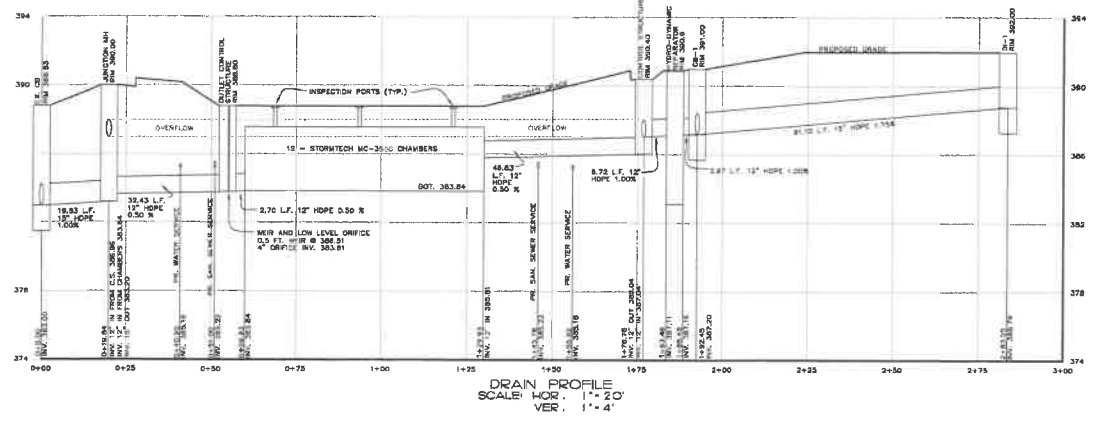
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PHOTOMETRIC PLAN
 PROPOSED
 CONVENIENCE STORE
 GAS STATION REHABILITATION
 PREPARED FOR
 PALISADES ENTERPRISES, LLC
 ROUTE 6 - E. MAIN ST.
 TOWN OF CORTLANDT
 WESTCHESTER COUNTY, NY
 AUGUST 19, 2020
 SHEET 6 OF 8 SHEETS

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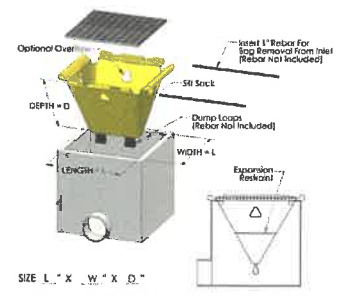
EROSION CONTROL PLAN



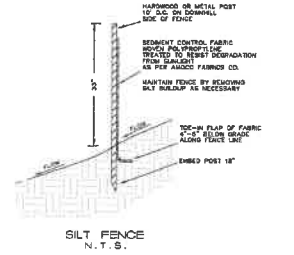
DRAIN PROFILE
SCALE: HOR. 1" = 20'
VER. 1" = 4'

- Siltsock is a temporary catch basin filter that removes sediment, trash and debris from entering a catch basin.
1. To install Siltsock in the catch basin, remove the grate and place the sock in the opening. Hold approximately six inches of the sock outside the basin. This is the crad of the lifting straps. Replace the grate to hold the sock in place.
 2. When the restraint cord is no longer visible, Siltsock is full and should be emptied.
 3. To remove Siltsock, take two pieces of 1" diameter rope and place through the lifting loops on each side of the sock to facilitate the lifting of Siltsock.
 4. To empty Siltsock, place unit where the contents will be collected. Place the rope through the lift straps (connected to the bottom of the sock) and lift. This will lift Siltsock from the bottom and empty the contents. Clean out and rinse. Return Siltsock to its original shape and place back in the basin.
 5. Siltsock is reusable. Once the construction cycle is complete, remove Siltsock from the basin and clean.

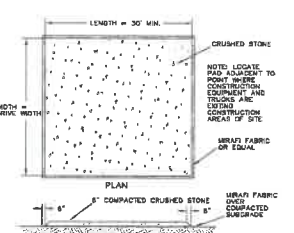
Silt Sock - Type A



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



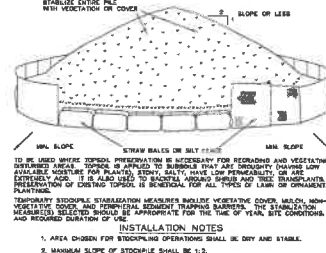
SILT FENCE
N.T.S.



ANTI-TRACK PAD
N.T.S.

MEASURE	INSTALL	MAINTAIN	REPAIR	REMOVE
HAYBALE/SILT FENCE	N	N	REPAIR	REMOVE
SEDIMENT BARRIER	N	N	REPAIR	REMOVE
MULTI PROTECTION DEVICE	N	N	REPAIR	REMOVE

EROSION CONTROL MAINTENANCE SCHEDULE



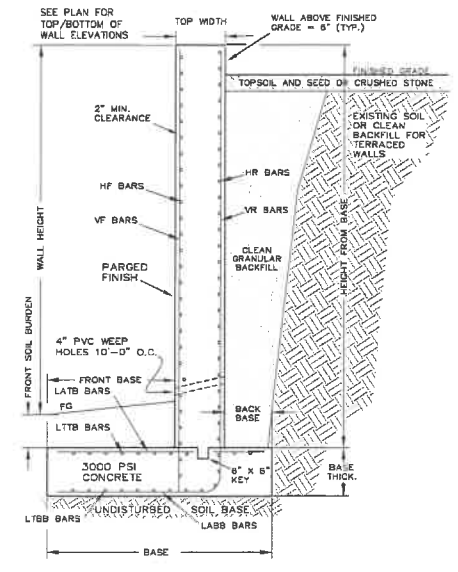
INSTALLATION NOTES
1. MAXIMUM SLOPE OF STRAW BALE STRUCTURES SHALL BE 1:3.
2. UPON COMPLETION OF SOIL STABILIZATION, EACH PILE SHALL BE SURROUNDED WITH STRAW BALE BUNDLES OR OTHER BARRIERS TO BE STABILIZED WITH VEGETATION OR COVERED.
SILT STOCKPILING
N.T.S.

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DRAIN PROFILE/
EROSION CONTROL 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 7 OF 8 SHEETS

REVISED: AUGUST 19, 2020

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FOR VARIOUS WALL HEIGHTS RETAINING WALL DIMENSIONS

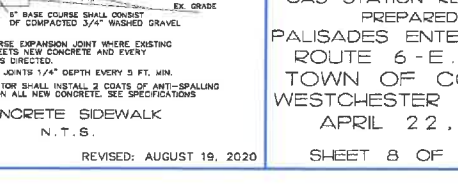
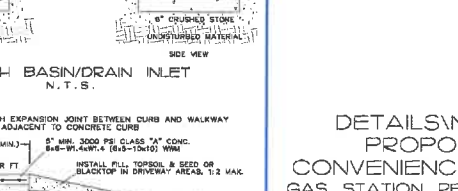
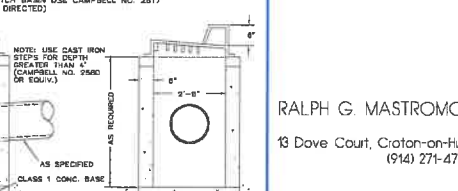
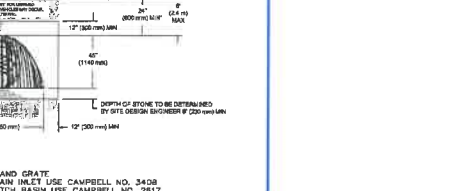
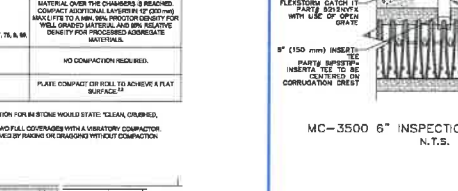
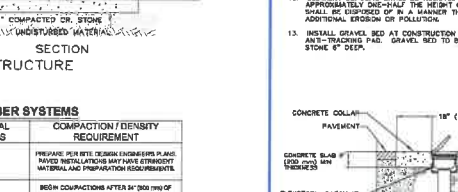
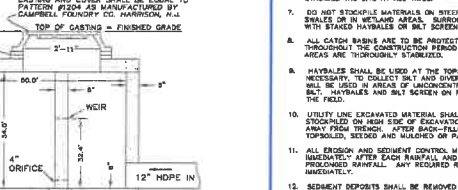
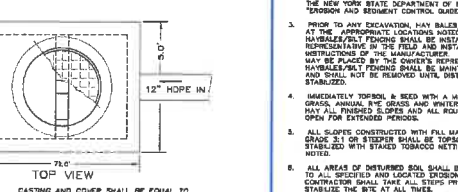
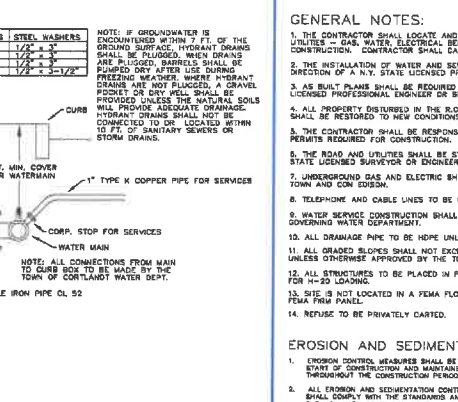
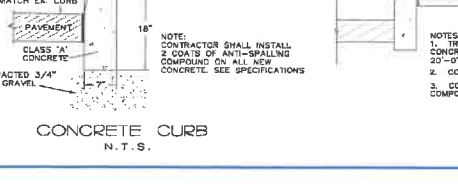
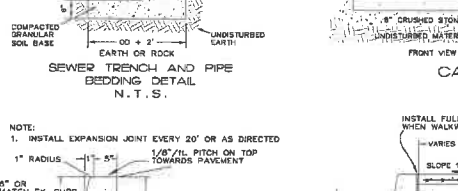
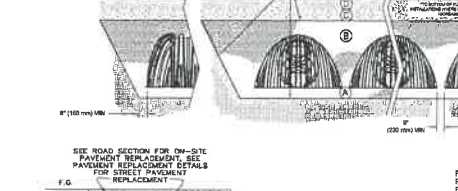
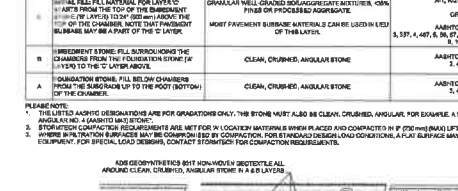
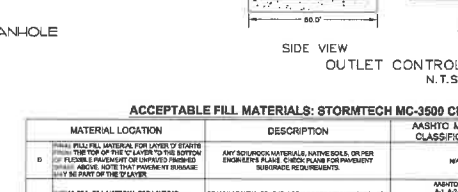
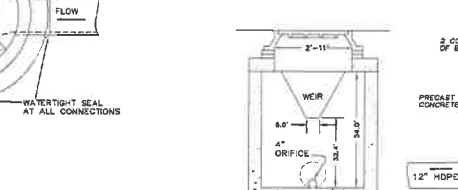
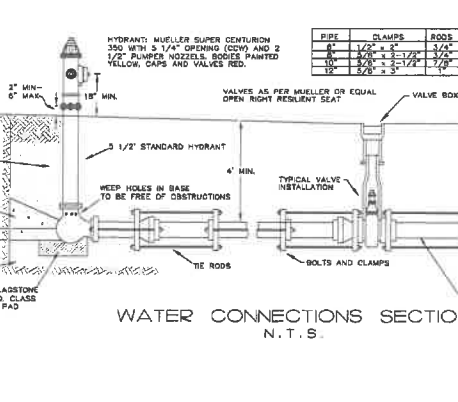
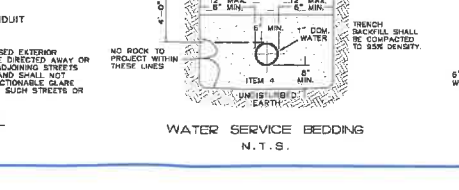
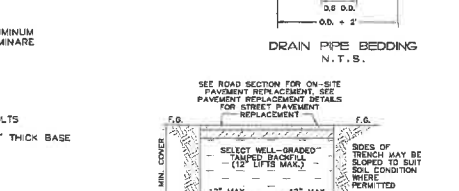
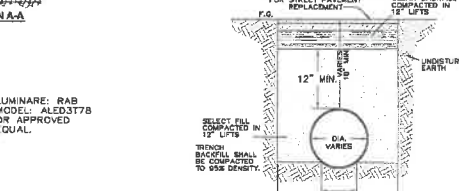
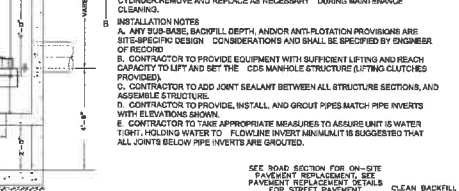
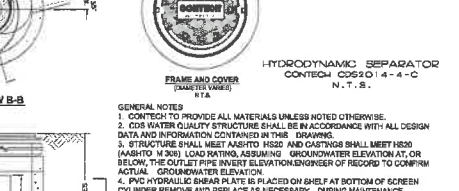
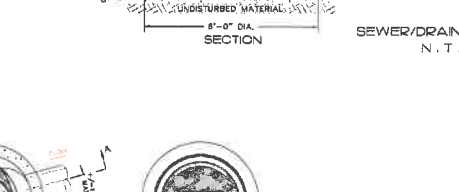
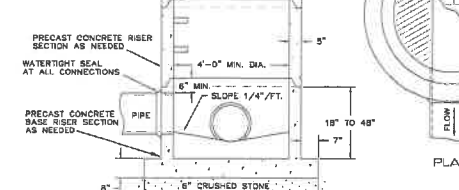
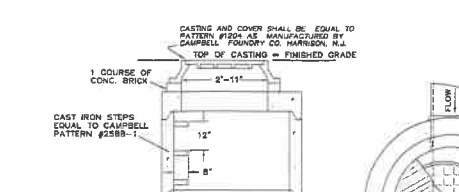
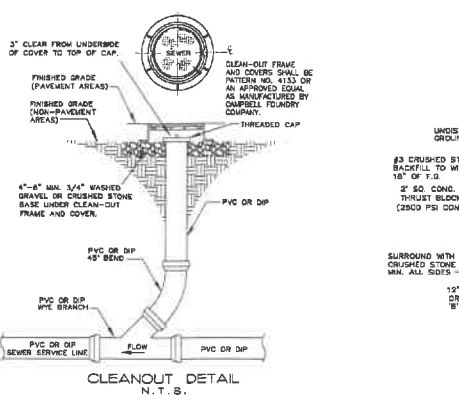
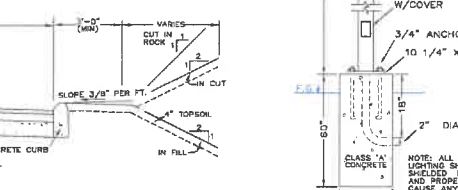
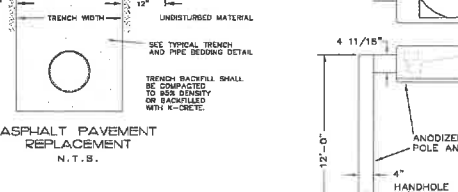
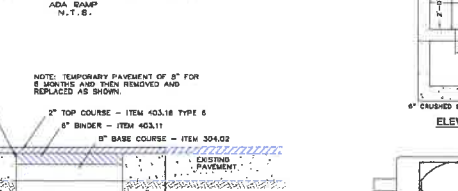
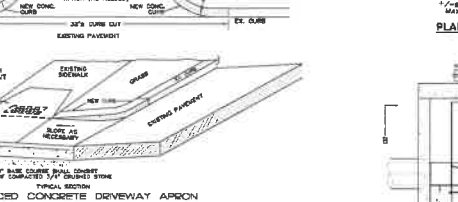
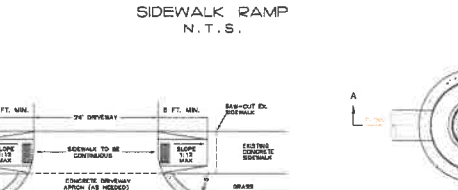
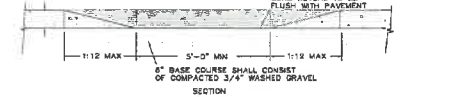
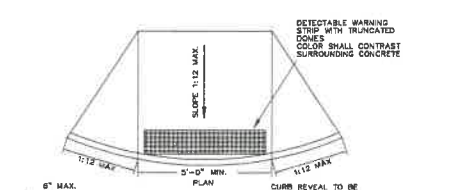
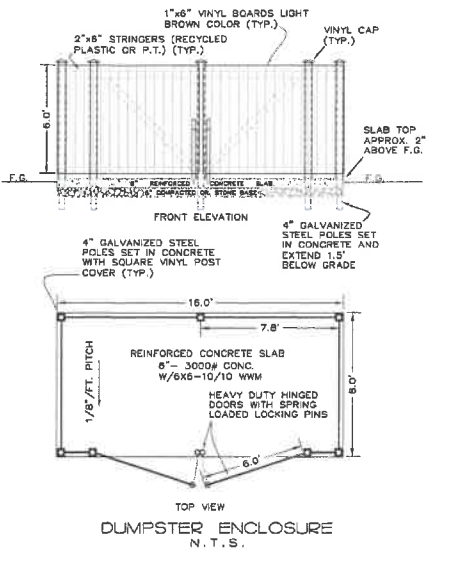
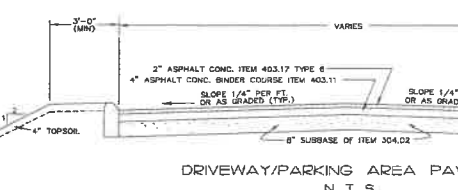
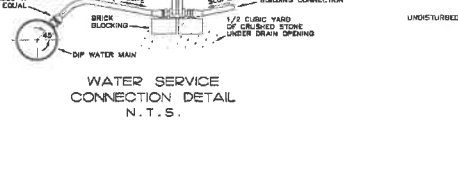
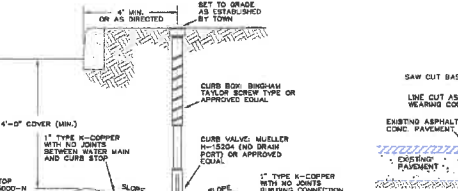
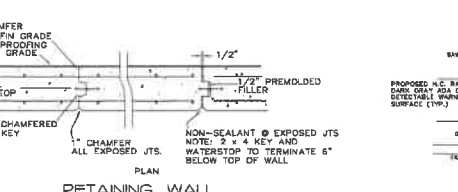
WALL FACE HEIGHT FROM TOP OF BASE (FT)	TOP OF BASE WIDTH (FT)	BASE WIDTH (FT)	BACK BASE FRONT BASE LENGTH (FT)	BACK BASE FRONT BASE LENGTH (FT)	BACK BASE FRONT BASE LENGTH (FT)
12.0	12.0	12.0	4.0	4.0	8.0
10.0	10.0	10.0	3.0	3.0	6.0
8.0	8.0	8.0	2.0	2.0	4.0
6.0	6.0	6.0	1.0	1.0	2.0

REINFORCEMENT BAR SCHEDULE FOR VARIOUS WALL HEIGHTS

FRONT WALL HEIGHT	VF	HR	VR	LTB	LTB	LTB	LARB
12.0'	#4-12"	#4-8"	#4-8"	#4-10"	#4-10"	#4-10"	#4-10"
10.0'	#4-12"	#4-8"	#4-8"	#4-10"	#4-10"	#4-10"	#4-10"
8.0'	#4-12"	#4-8"	#4-8"	#4-10"	#4-10"	#4-10"	#4-10"
6.0'	#4-12"	#4-8"	#4-8"	#4-10"	#4-10"	#4-10"	#4-10"

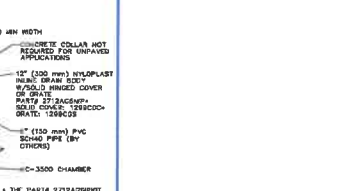
NOTE: ALTERNATE VR BARS MAY BE CUT AT 1/2 HEIGHT OF WALL

RETAINING WALL STRUCTURAL DETAILS N.T.S.



- GENERAL NOTES:
1. THE CONTRACTOR SHALL VERIFY AND VERIFY IN THE FIELD ALL UTILITIES - GAS, WATER, ELECTRICAL, BEFORE THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL COASTAL COUNTY CODE 333.
 2. THE INSTALLATION OF WATER AND SEWER SHALL BE UNDER THE DIRECTION OF A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
 3. AS BUILT PLANS SHALL BE REQUIRED AND CERTIFIED BY A N.Y. STATE LICENSED PROFESSIONAL ENGINEER OR SURVEYOR.
 4. ALL PROPERTY DISBURSED IN THE SLOPE OR ON PRIVATE LANDS SHALL BE RESTORED TO NEW CONDITIONS.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
 6. THE ROAD AND UTILITIES SHALL BE STAKED IN THE FIELD BY A N.Y. STATE LICENSED SURVEYOR OR ENGINEER.
 7. UNDERGROUND GAS AND ELECTRIC SHALL BE AS REQUIRED BY THE TOWN AND CON EDITIONS.
 8. TELEPHONE AND CABLE LINES TO BE UNDERGROUND.
 9. WATER SERVICE CONSTRUCTION SHALL BE AS REQUIRED BY THE GOVERNING WATER AGENCIES.
 10. ALL BRIDGEWORK SHALL BE TO BE DONE UNLESS OTHERWISE NOTED.
 11. ALL GRADED SLOPES SHALL NOT EXCEED 1 VERTICAL ON 2 HORIZONTAL UNLESS OTHERWISE APPROVED BY THE TOWN ENGINEER.
 12. ALL STRUCTURES TO BE PLACED IN PAVED AREAS SHALL BE DESIGNED FOR 100% LOADS.
 13. SITE IS NOT LOCATED IN A FEMA FLOOD ZONE AS DEPICTED ON THE FEMA FIRM PANELS.
 14. REFUSE TO BE PRIVATELY CARRIED.

- EROSION AND SEDIMENT CONTROL NOTES
1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
 2. ALL EROSION AND SEDIMENT CONTROL MEASURES AND PROCEDURES SHALL COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION'S "EROSION AND SEDIMENT CONTROL GUIDELINES FOR NEW DEVELOPMENT".
 3. PRIOR TO ANY EXCAVATION, HAY BALE/NET FENCE SHALL BE INSTALLED AT THE EXCAVATION LOCATIONS NOTED ON EROSION CONTROL PLAN. REPRESENTATIVE BY THE FIELD AND INSTALLED AS PER THE DRAWINGS SHALL BE IN PLACE AND MAINTAINED IN OPERABLE CONDITION AND SHALL NOT BE REMOVED UNTIL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
 4. IMMEDIATELY TOPSOIL & SEED WITH A Mixture OF PERENNIAL BLYE GRASS, ANNUAL BLYE GRASS AND WHEAT PEE AND SEED WITH 4\"/>



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DETAILS/NOTES
PROPOSED
CONVENIENCE STORE
GAS STATION REHABILITATION
PREPARED FOR
PALISADES ENTERPRISES, LLC
ROUTE 6 - E. MAIN ST.
TOWN OF CORTLAND
WESTCHESTER COUNTY, NY
APRIL 22, 2020
SHEET 8 OF 8 SHEETS

REVIS: AUGUST 19, 2020

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