

ZONING DISTRICT: R-40 (RESIDENTIAL SINGLE FAMILY)					
DESCRIPTION	REQ'D	OVERALL SITE	EXISTING DODGE CITY BLDG	PROPOSED DODGE CITY BLDG	PROPOSED PUMP STA. BUILDING
MIN. LOT AREA	40,000 S.F.	1,625,746 S.F.	NO CHANGE	NO CHANGE	NO CHANGE
MIN. LOT WIDTH	200 FEET	1,180 FEET	NO CHANGE	NO CHANGE	NO CHANGE
MIN. FRONT YARD	50 FEET	51.0 FEET	NO CHANGE	NO CHANGE	36.9 FEET
MIN. SIDE YARD	30 FEET	247 FEET	NO CHANGE	NO CHANGE	92.4 FEET
MIN. REAR YARD	30 FEET	801 FEET	NO CHANGE	NO CHANGE	NO CHANGE
MAX. BLDG HEIGHT	35 FEET	<35 FT	30 FEET	30 FT	15 FT
MAX. BLDG STORIES	2-1/2	2-1/2	2	2	1
MAX. BLDG FLOOR AREA	NA		27,270 S.F.	22,950 SF	180 S.F.

PLANTING SCHEDULE				
KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE
DECIDUOUS TREES				
ARu	ACER RUBRUM	RED MAPLE	1	1-1/2" - 2" CAL
PP	PRUNUS SUBHIRTTELLA PENDULA	WEeping CHERRY	4	7' - 8' HT.
EVERGREEN TREES				
PA	PICEA ABIES	NORWAY SPRUCE	1	8' - 10' HT.
PS	PINUS STROBUS	EASTERN WHITE PINE	6	8' - 10' HT.
SHRUBS				
JC	JUNIPERUS CHINENSIS VAR. SARGENTII	SARGENT JUNIPER	2	3' - 3-1/2' HT.
JP	JUNIPERUS CHINENSIS PFITZERIANA	PFITZERIANA JUNIPER	7	3' - 3-1/2' HT.
GROUND COVER				
VM	VINCA MINOR	MYRTLE	500	FLATS, PLANT 9" O.C.

PLANNING BOARD NOTES:

- THE SEWER LINE WILL BE DESIGNED WITH SUFFICIENT CAPACITY, AS DETERMINED BY THE DEPARTMENT OF TECHNICAL SERVICES, TO ACCOMMODATE PROPERTIES ALONG, AND IN THE IMMEDIATE VICINITY OF, THE ROUTE OF THE PROPOSED SEWER LINE.
- AT THE TIME OF BUILDING PERMIT APPLICATION, THE APPLICANT SHALL INSPECT AND REMOVE ALL DEAD, DISEASED AND/OR HAZARDOUS TREES THAT COULD IMPACT THE TOWN ROAD AND/OR RIGHT OF WAY OF FURNACE WOODS ROAD FOR A DISTANCE OF 50 FEET FOR THE ENTIRE FRONTAGE OF THE APPLICANT'S PROPERTY. SAID TREE INSPECTION WILL BE CONDUCTED BY A TOWN APPROVED ARBORIST.
- AT TIME OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY THE APPLICANT SHALL CONSTRUCT AN ON-SITE WALKING PATH TO THE SATISFACTION OF THE DIRECTOR OF TECHNICAL SERVICES.

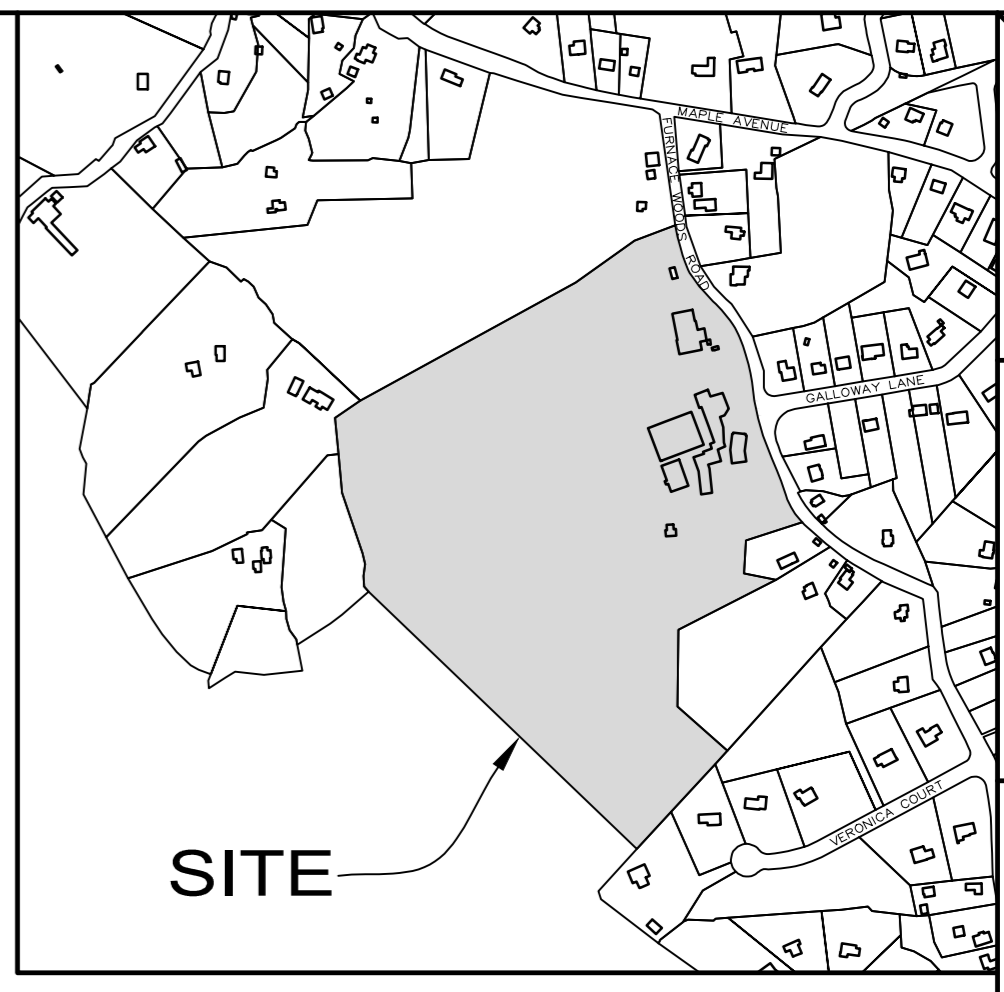
The Department Head signatures indicate that this drawing or set of drawings is consistent with the Planning Board resolution of approval and with the general requirements and policies of the Town of Cortlandt for which the Department Head is responsible. The project design including all public health and safety considerations are solely the responsibility of the design professional who has signed and sealed the drawings.

Reviewed by the Department of Environmental Services
Director _____ Date _____

Reviewed by the Department of Technical Services
Director _____ Date _____

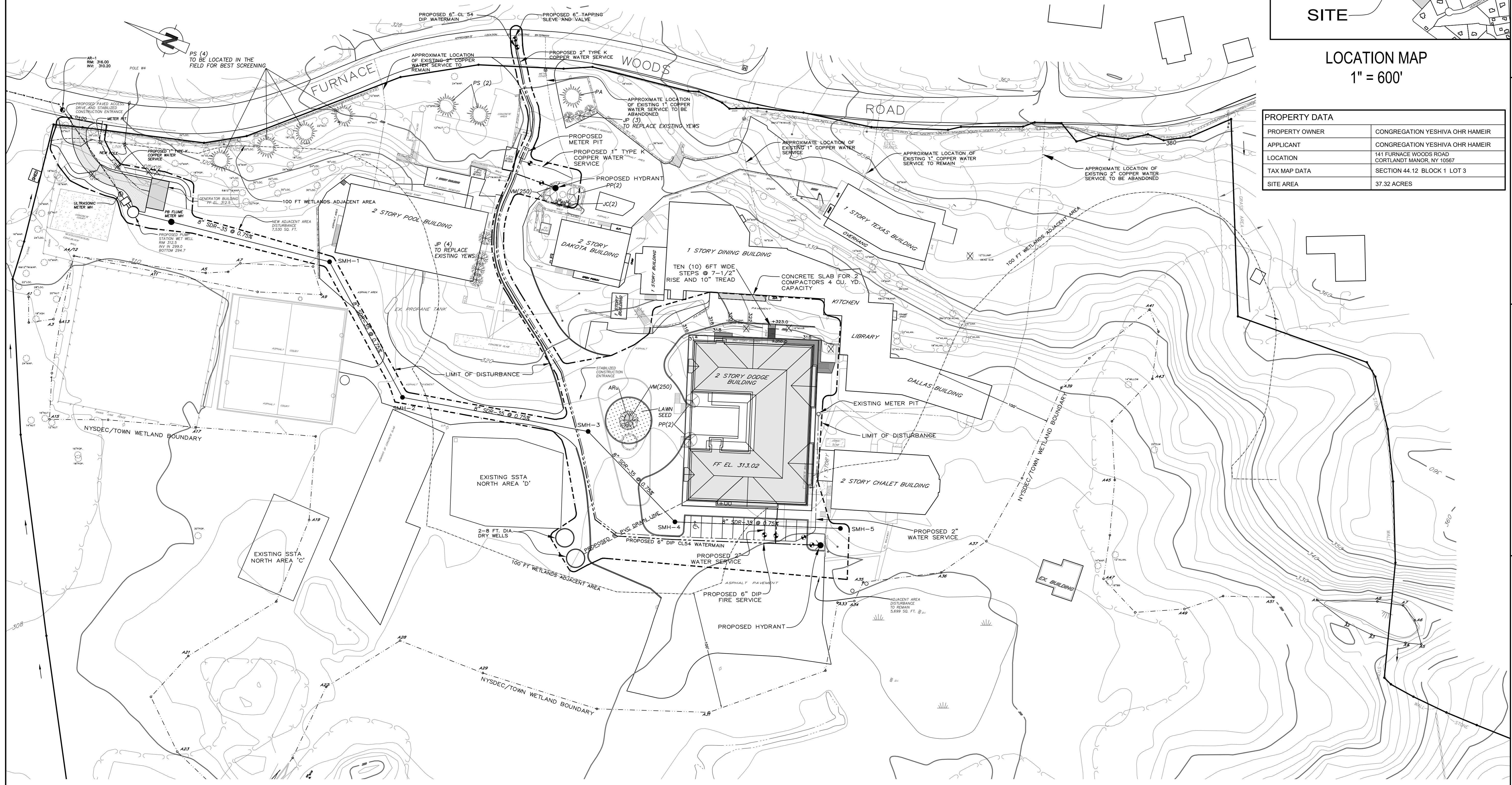
Approved by Resolution No. 18-12 of the Planning Board of the Town of Cortlandt, New York on the 10 day of July 2012, and as amended by resolution 4-14 subject to all requirements and conditions of said Resolution. Any change, erasure, modification or revision in this plot or site development plan, after the above date, shall void this approval.

Signed this ____ day of _____, 2014 by _____
Chairman of the Planning Board



5 REV. WATER SERV. 01/09/14	SHEET NUMBER
4 PUMP STATION REV. 1/27/14	1
3 PUMP STATION REV. 7/25/12	3
2 PB RESOL. REVISIONS 7/17/12	
1 GENERAL REVISIONS 3/20/12	
ORIGINAL DATE: 2/21/012	
PROJECT NUMBER:	

PERMITTED USES ("PERMITTED BY RIGHT"):
CHURCH OR OTHER PLACE OF WORSHIP INCLUDING RELIGIOUS INSTRUCTION; PRIVATE SCHOOL OFFERING COURSES IN GENERAL INSTRUCTION.



PROPERTY DATA	
PROPERTY OWNER	CONGREGATION YESHIVA OHR HAMEIR
APPLICANT	CONGREGATION YESHIVA OHR HAMEIR
LOCATION	141 FURNACE WOODS ROAD CORTLANDT MANOR, NY 10567
TAX MAP DATA	SECTION 44.12 BLOCK 1 LOT 3
SITE AREA	37.32 ACRES



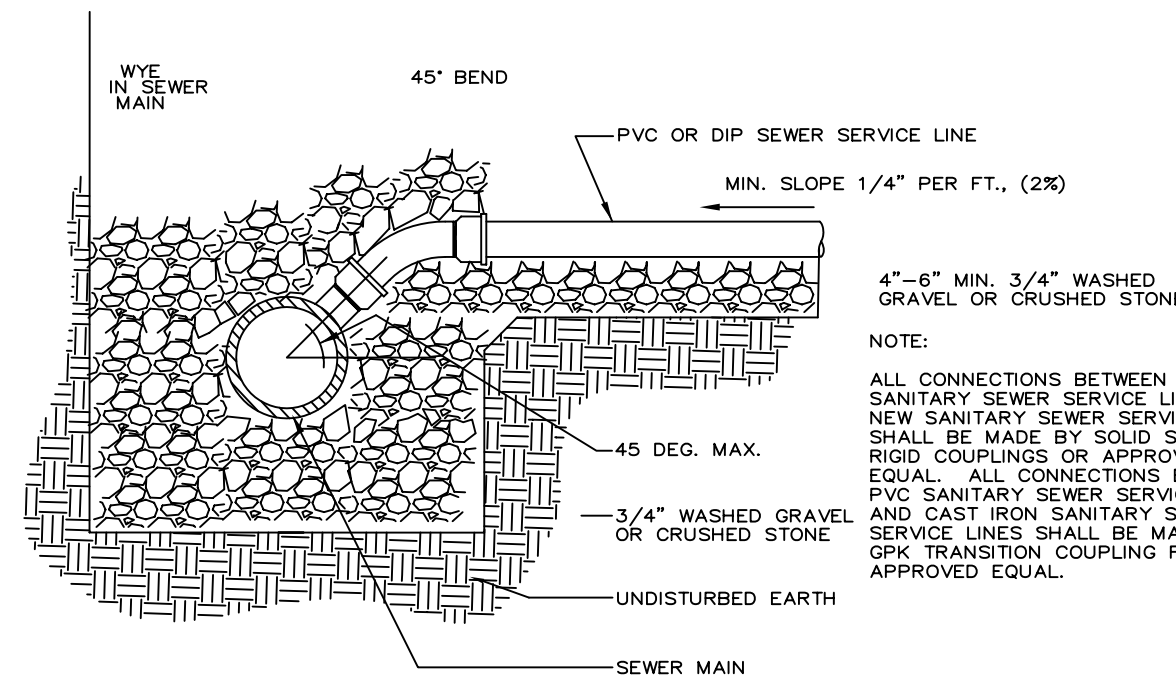
GIARCIA ENGINEERING, P.C.
360 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598
(914) 245-0123

SITE PLAN

NEW DORMITORY ADDITION
Prepared For
YESHIVA OHR HAMEIR

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

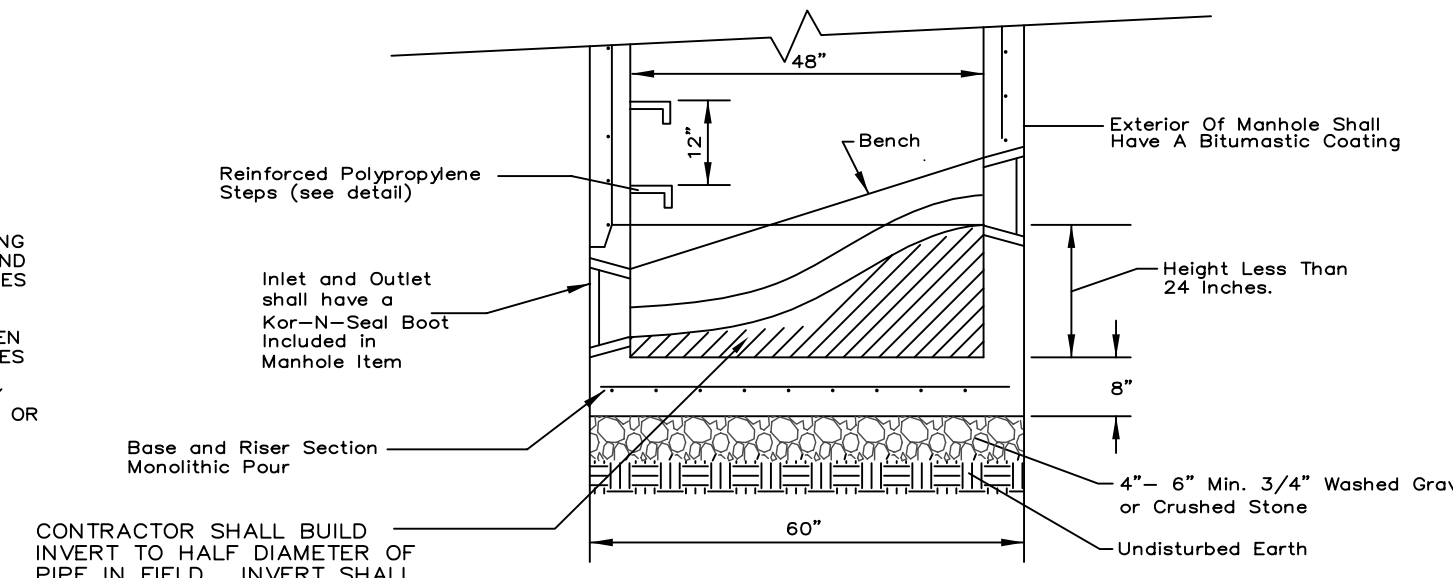
SCALE: 1"=40'



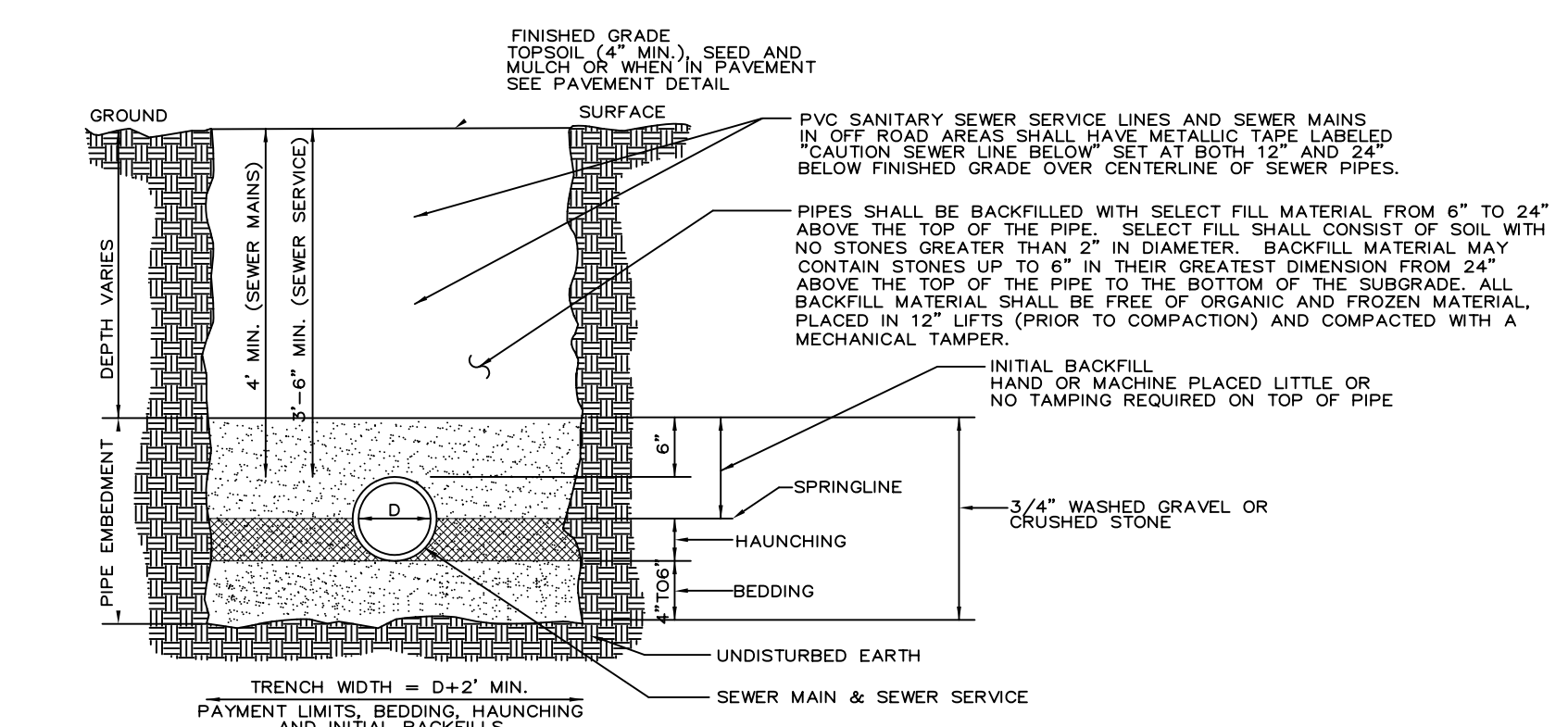
SEWER SERVICE CONNECTION TO NEW MAIN DETAIL
N.T.S.

NOTE:
FOR BACKFILLING REQUIREMENTS OF SEWER SERVICE
SEE "SEWER MAIN/SEWER SERVICE TRENCH DETAIL".

(N.T.S.)



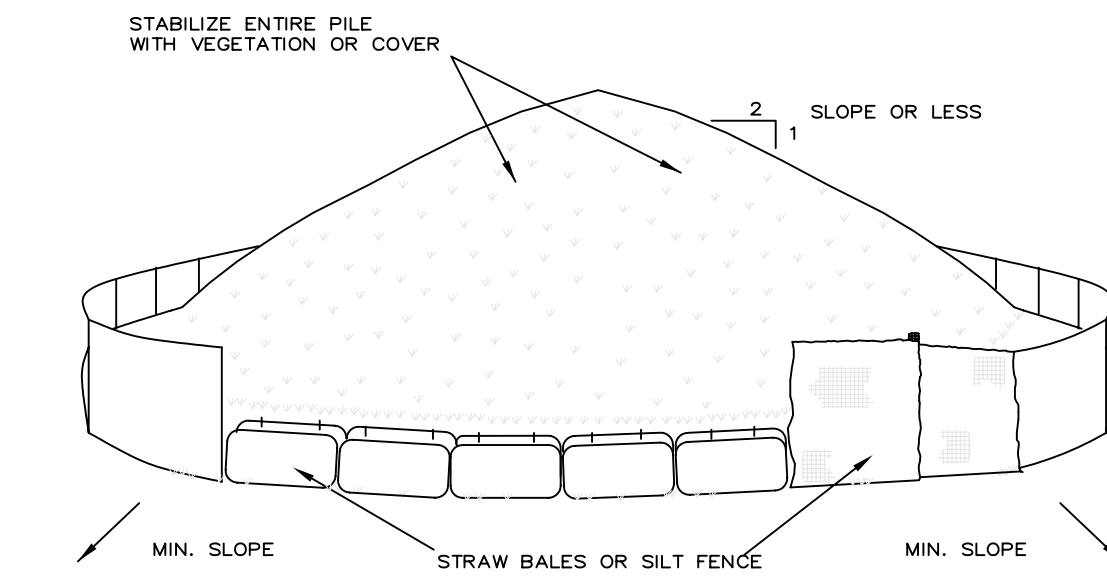
DETAIL OF CHUTE TROUGH IN MANHOLE
N.T.S.



SEWER MAIN/SEWER SERVICE TRENCH DETAIL
N.T.S.

NOTES:

1. NO ROCK IS TO PROJECT INTO WITHIN THE EDGES OF THE TRENCH. IN ROCK EXCAVATION PIPE SHALL BE A MIN. OF 6" OVER AND AWAY FROM ROCK.
2. BACKFILL SHALL BE PLACED SO AS TO NOT DISTURB THE PIPE ALIGNMENT.



TO BE USED WHERE TOPSOIL PRESERVATION IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE BROUGHT (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.

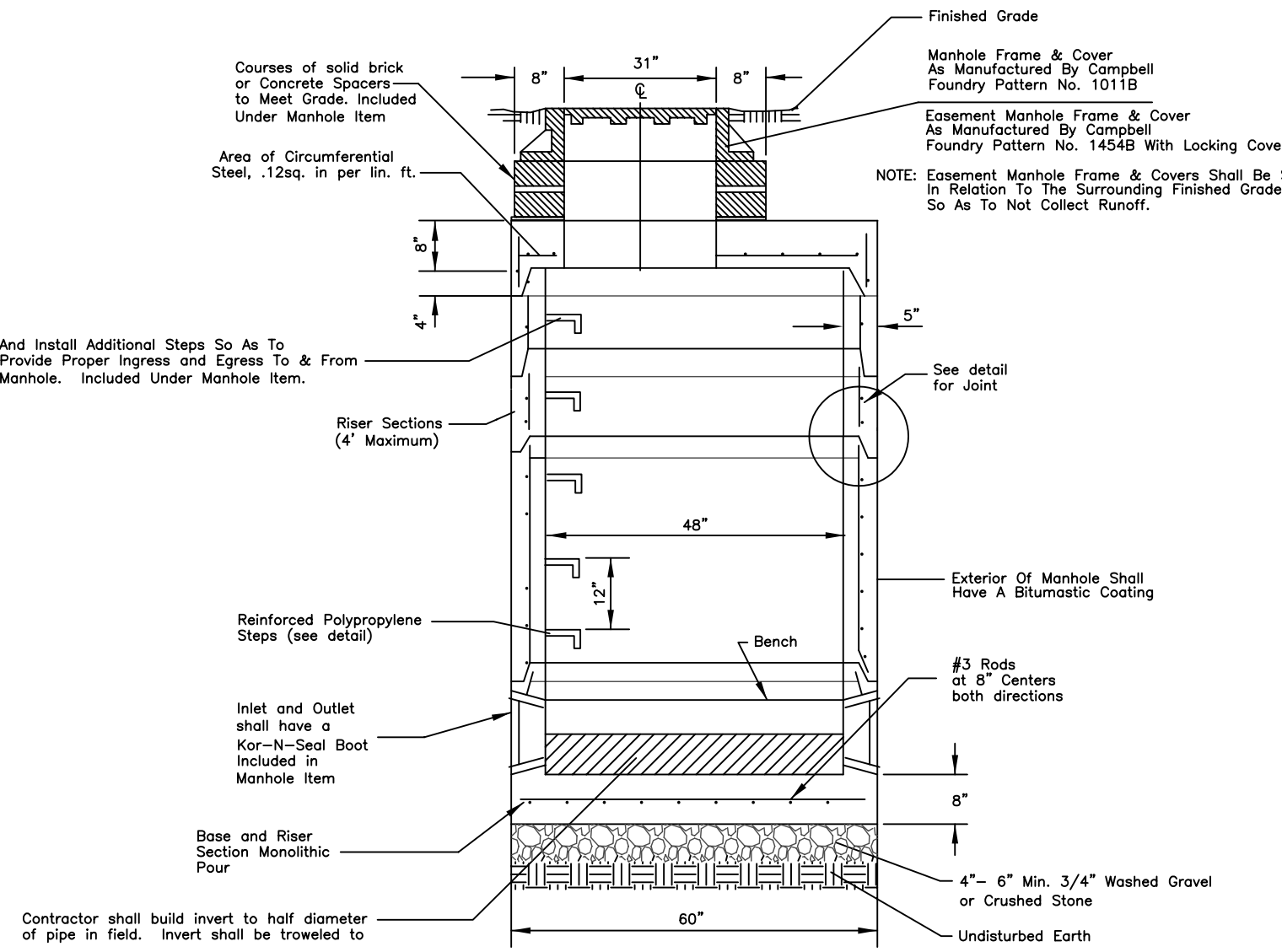
TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH, NON-VEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND REQUIRED DURATION OF USE.

SEE EROSION CONTROL PLAN FOR LOCATIONS.

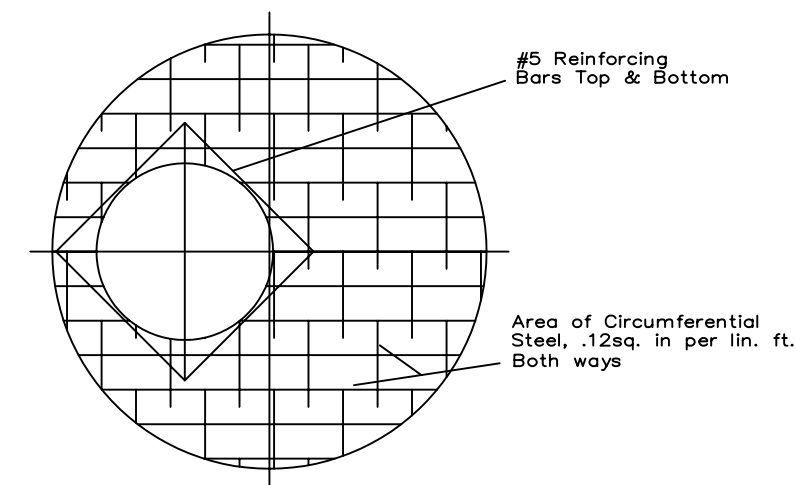
INSTALLATION NOTES

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

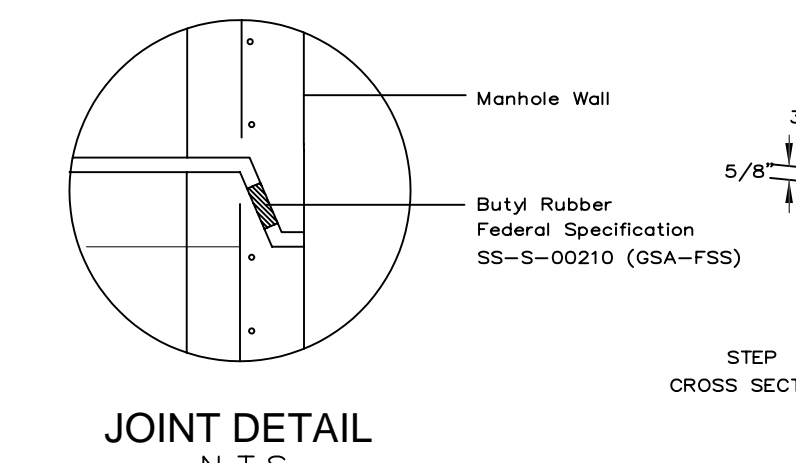
SOIL STOCKPILING
N.T.S.



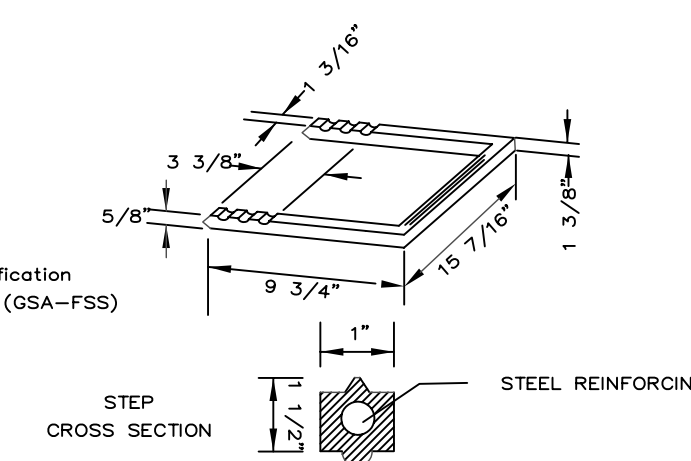
DETAIL OF PRECAST CONCRETE MANHOLE - FLAT TOP
N.T.S.



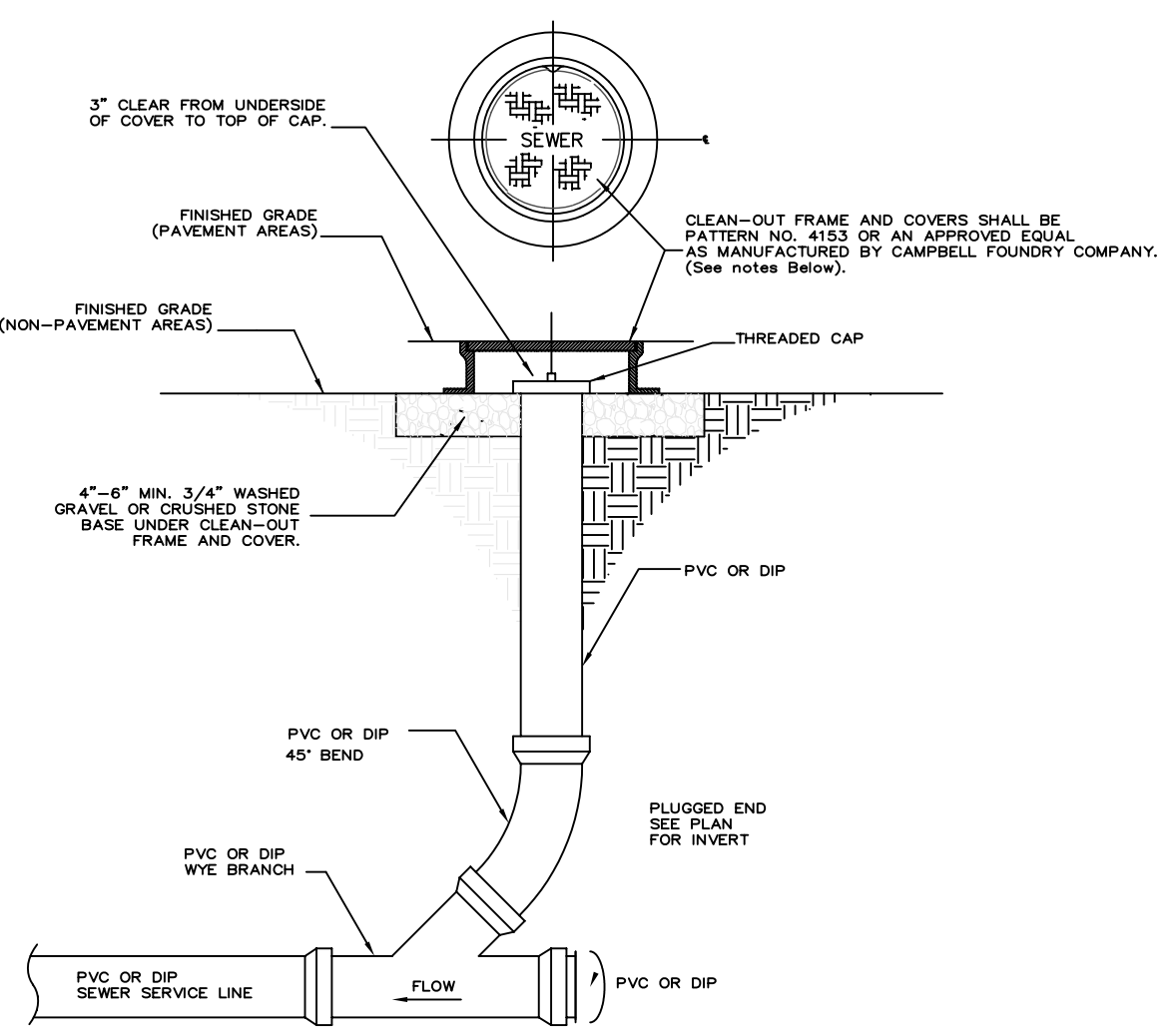
REINFORCEMENT LAYOUT FOR SLAB
N.T.S.



JOINT DETAIL
N.T.S.

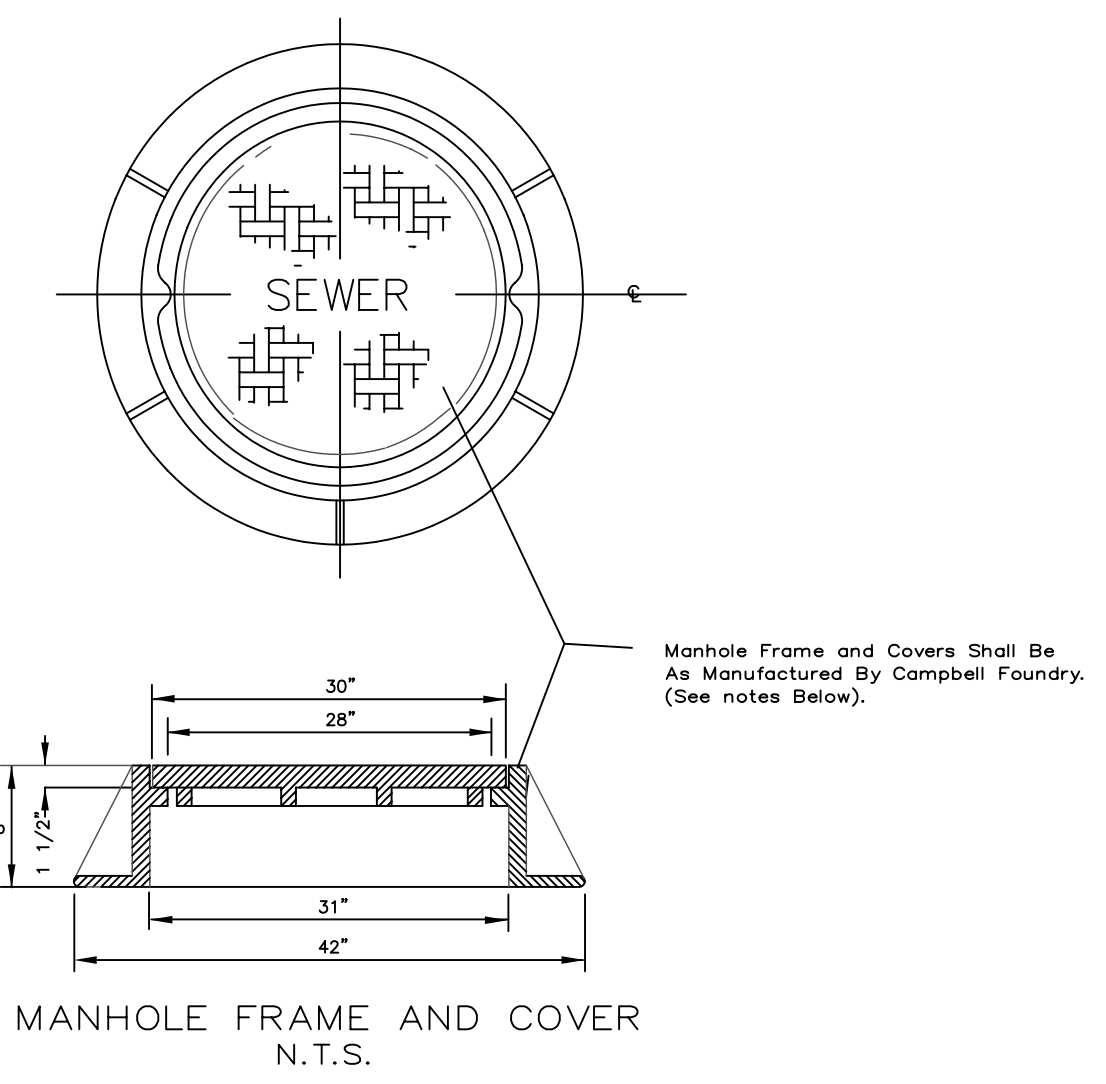


DETAIL OF REINFORCED POLYPROPYLENE MANHOLE STEP
N.T.S.



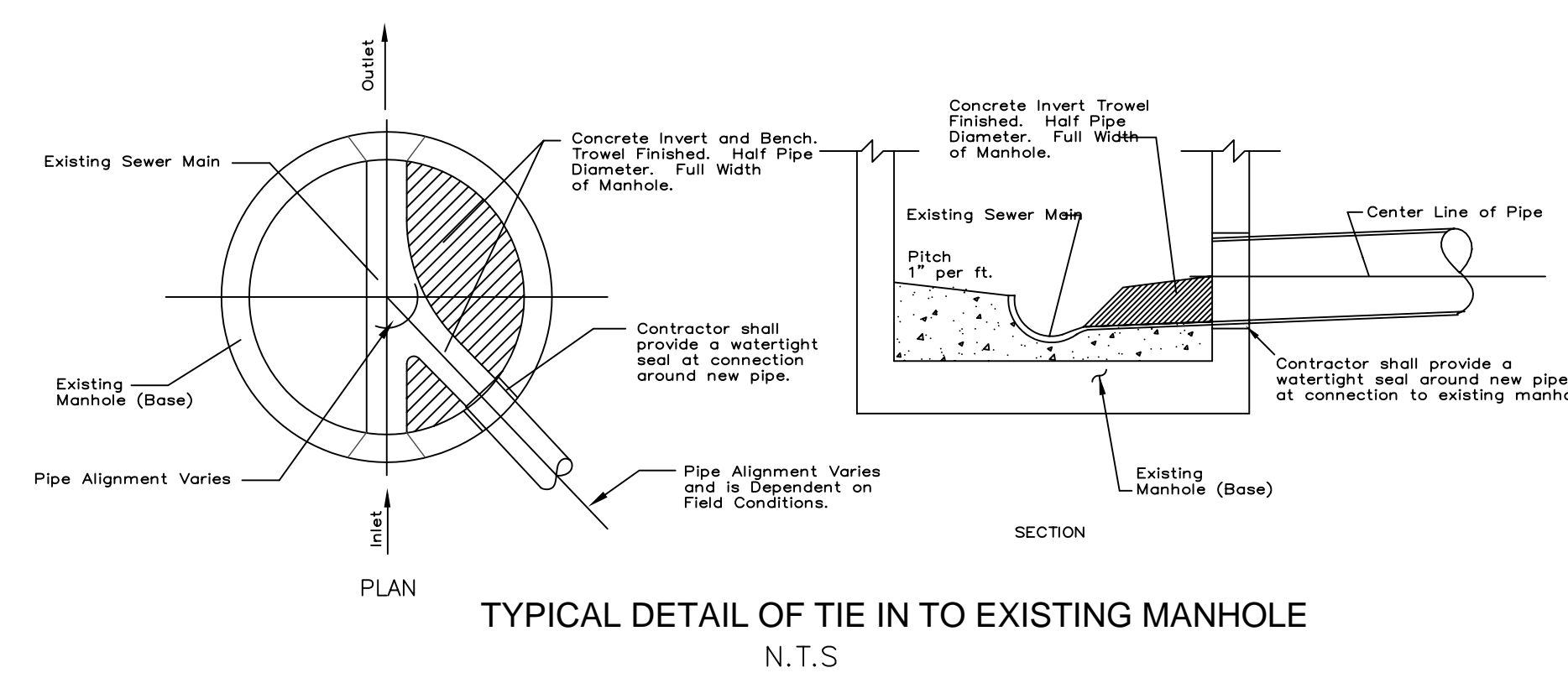
CLEANOUT ASSEMBLY DETAIL
(N.T.S.)

1. ALL CLEAN-OUT FRAMES AND COVERS SHALL BE MADE IN THE U.S.A., HEAVY DUTY, SUITABLE FOR TRAFFIC LOADING WITH A MACHINED MATING SURFACE FOR A TIGHT NON-ROCKING FIT.
2. CLEAN-OUT COVERS SHALL CONTAIN THE WORD "SEWER" CAST IN RAISED LETTERS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP THE COVER PATTERN CLEAN AND FREE OF EXCESS PAVEMENT, MORTAR, AND DIRT THAT MAY HINDER REMOVAL OR OBSCURE THE LETTERING UNTIL THE MUNICIPALITY HAS ACCEPTED THE SEWER.

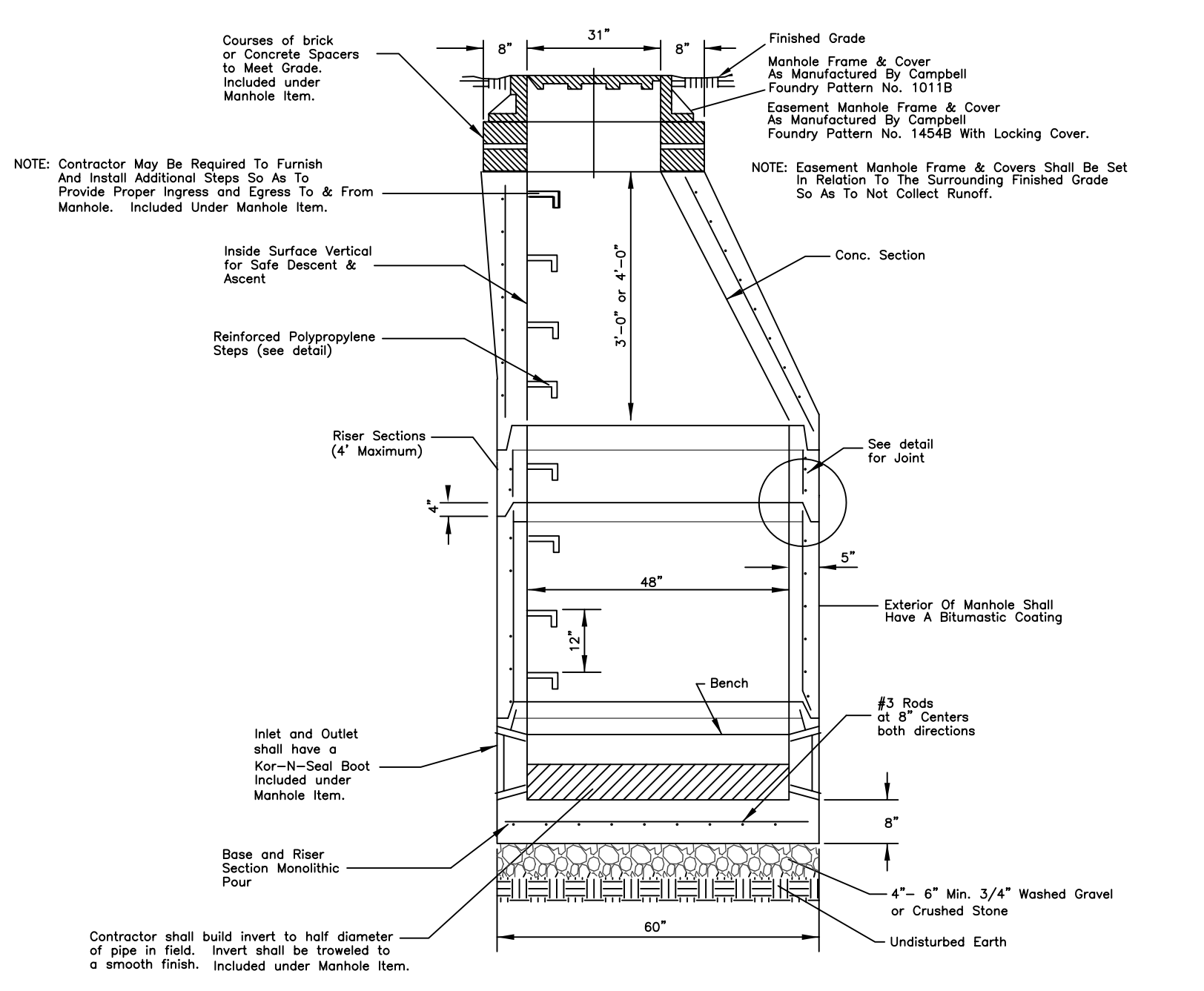


MANHOLE FRAME AND COVER NOTES

1. ALL MANHOLE FRAMES AND COVERS SHALL BE MADE IN THE U.S.A., HEAVY DUTY, SUITABLE FOR TRAFFIC LOADING WITH A MACHINED MATING SURFACE FOR A TIGHT NON-ROCKING FIT.
2. MANHOLE COVERS:
 - A. STANDARD MANHOLE COVERS - SHALL BE SOLID NON-VENTED CASTINGS AS MANUFACTURED BY CAMPBELL CAMPBELL FOUNDRY, MODEL NO. 1011B. COVERS SHALL CONTAIN TWO WATERTIGHT CONCEALED PICKHOLES, AND THE WORD "SEWER"/"DRAIN" CAST IN TWO INCH HIGH RAISED LETTERS.
 - B. EASEMENT MANHOLE COVERS - SHALL BE SOLID NON-VENTED CASTINGS AS MANUFACTURED BY CAMPBELL FOUNDRY, MODEL NO. 1454B. COVERS SHALL HAVE A LOCKING MECHANISM, CONTAIN TWO WATERTIGHT CONCEALED PICKHOLES, AND THE WORD "SEWER"/"DRAIN" CAST IN TWO INCH HIGH RAISED LETTERS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP THE COVER PATTERN CLEAN AND FREE OF EXCESS PAVEMENT, MORTAR, AND DIRT THAT MAY HINDER REMOVAL OR OBSCURE THE LETTERING UNTIL THE MUNICIPALITY HAS ACCEPTED THE SEWER.



TYPICAL DETAIL OF TIE IN TO EXISTING MANHOLE
N.T.S.



DETAIL OF PRECAST CONCRETE MANHOLE - CONE SECTION
N.T.S.

SHEET NUMBER	33
PROJECT NUMBER	1 MISC REVISIONS 1-27-14
ORIGINAL DATE	7/16/2012



CIARCIA ENGINEERING, P.C.
360 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598
(914) 245-0123

DETAILS

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