

SCALE: 1" = 30'

S.M.H.
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S-6

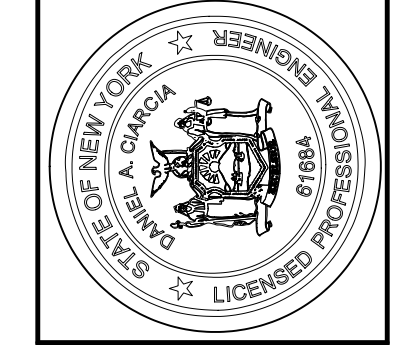
PROPERTY DATA	
PROPERTY OWNER	LAURA DIGIOVANNI FUSCO
APPLICANT	LAURA DIGIOVANNI FUSCO
LOCATION	3477 STONY STREET YORKTOWN, NEW YORK 10598
TAX MAP DATA	SECTION 16.14 BLOCK 1 LOT 10
OWNERS ADDRESS	1695 CROTON LAKE ROAD YORKTOWN, NEW YORK 10598
SITE AREA	2.720 AC.
WATERSHED	PEEKSKILL HOLLOW BROOK
WATER SUPPLY SYSTEM	YORKTOWN CONSOLIDATED WATER DISTRICT
SEWAGE SYSTEM	SEWER

ZONING ANALYSIS			
ZONE	REQUIRED	LOT 10	LOT 10.1
AREA (SQUARE FEET)	20,000	57,559	60,943
MINIMUM LOT WIDTH (FEET)	100	112.08	116.56
MINIMUM LOT DEPTH (FEET)	100	461.15	461.82
FRONT YARD SETBACK (FEET)	40	107.65	248.06
SIDE SETBACK (FEET) MAIN OR ACCESSORY	15	43.28	15.63
SIDE SETBACK (FEET) COMBINED	40		
REAR SETBACK (FEET) MAIN BUILDING	40	304.27	156.01
REAR SETBACK (FEET) ACCESSORY BUILDING	10	278.44	N/A
MAXIMUM HEIGHT (FEET) MAIN BUILDING	35		
MAXIMUM HEIGHT (FEET) ACCESSORY BUILDING	15	15	
MAXIMUM BUILDING COVERAGE (PERCENT)	20	2.75	3.42
ROAD FRONTAGE (FEET)	100	111.49	118.38



SCALE: 1" = 500'

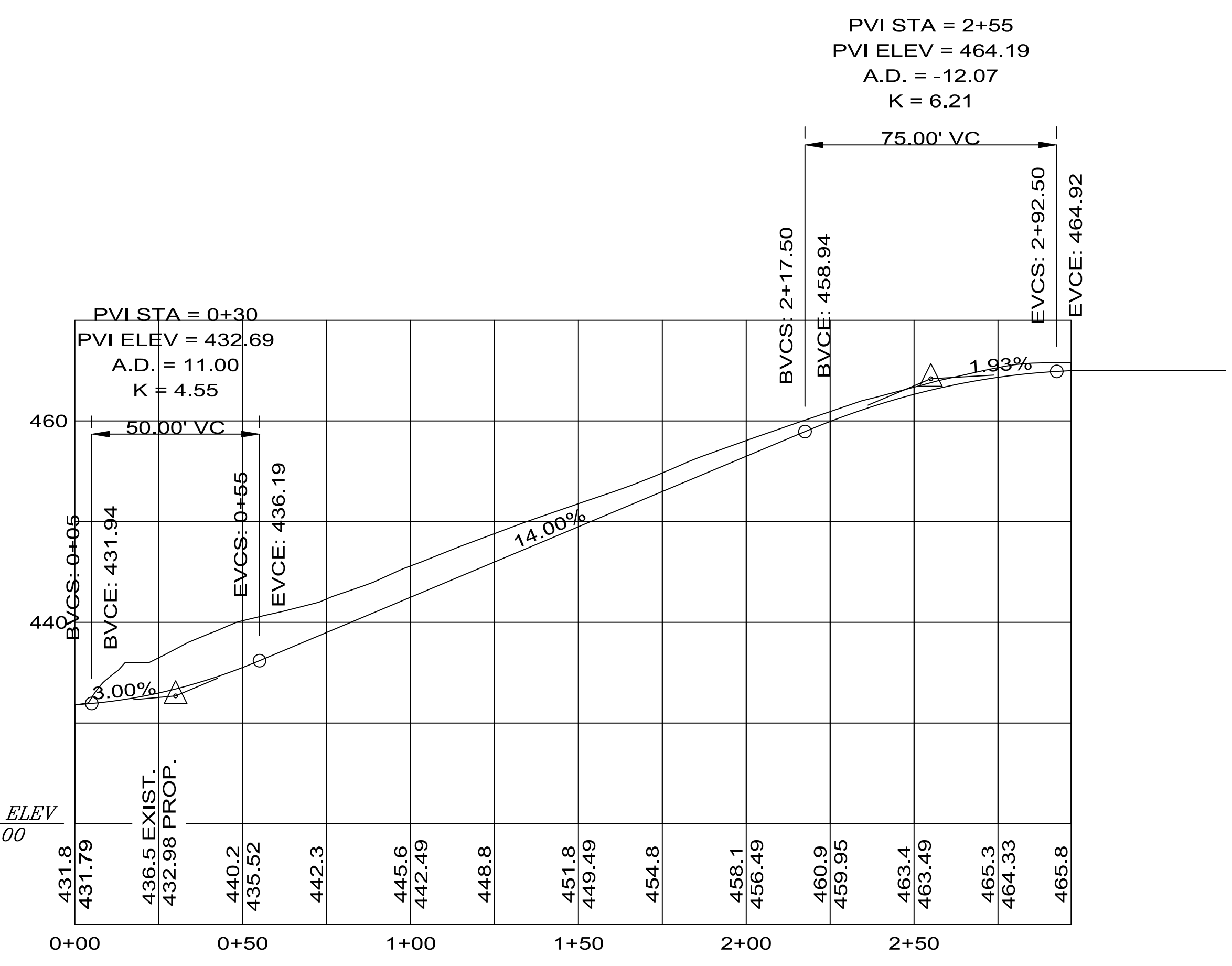
6 REVISED DRIVEWAY 10-25-10	5 GENERAL REVISIONS 7-20-2010
11 MISC. REVISIONS 1-4-19	4 GENERAL REVISIONS 7-5-2010
10 MISC. REVISIONS 3-14-19	3 GENERAL REVISIONS 6-16-2010
9 MISC. REVISIONS 1-4-19	2 DRAFT REV. HSE & LOT 5/20/10
8 LOT RECONFIG 11-5-18	1 DRAFT REV. HSE & LOT 4/2/10
7 MISC REVISIONS 3-3-11	ORIGINAL DATE: 2/28/2010



CIARCIA ENGINEERING, P.C.
360 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598

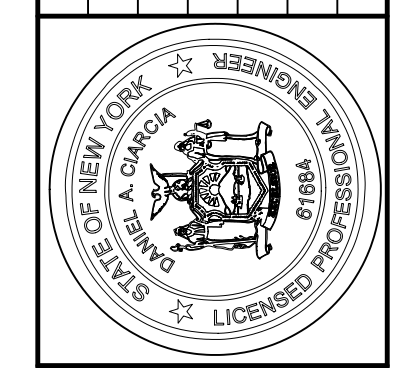
**INTERGRATED
IMPROVEMENT PLAN**

**FUSCO SUBDIVISION
YORKTOWN, NY**
Prepared For
LAURA DIGIOVANNI FUSCO



HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 10'

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CIARCIA ENGINEERING, P.C.
360 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598

DETAILS

FUSCO SUBDIVISION
YORKTOWN, NY
Prepared For
LAURA DIGIOVANNI FUSCO

CONSTRUCTION NOTES

- ALL TREES TO BE REMOVED SHALL BE TAGGED BY THE APPLICANT AND INSPECTED BY THE TOWN OF CORTLAND PRIOR TO CUTTING AND A BUILDING PERMIT BEING ISSUED.
- ALL PROPOSED OR DISTURBED SLOPES 3:1 OR GREATER SHALL BE STABILIZED BY AN EROSION CONTROL BLANKET.

GENERAL NOTES

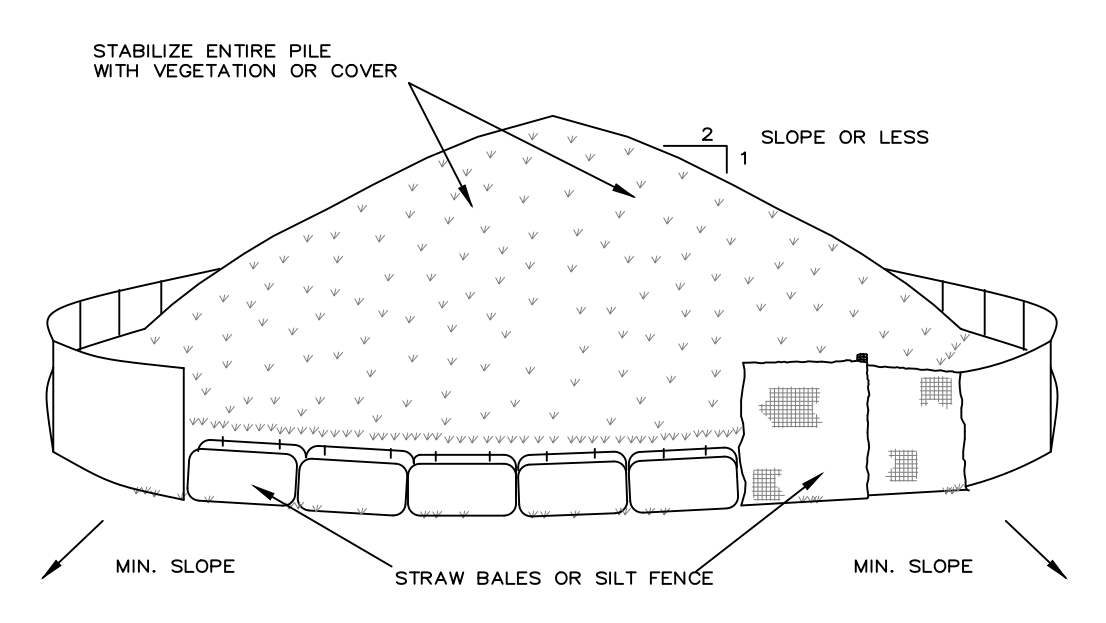
- SIGNS, MASONRY, CONCRETE, STONE WALLS, FENCES, BUSHES, PLANTING AND/OR TREES ARE NOT ALLOWED WITHIN RIGHT-OF-WAY. MASONRY/STEEL MAILBOX STRUCTURES WILL NOT BE PERMITTED. WOODEN MAILBOX POSTS ARE RECOMMENDED. A STANDARD U.S. MAILBOX SHALL BE UTILIZED.
- THE APPLICANT IS REQUIRED TO CONTACT THE TOWN OF CORTLAND HIGHWAY DEPARTMENT REGARDING UTILITY PERMITS AND MODULAR HOME TRANSPORT. NOTE: THE PROPOSED ROUTE OF THE MODULAR HOME MUST BE PROVIDED TO AND APPROVED BY THE TOWN OF CORTLAND BEFORE A BUILDING PERMIT IS ISSUED.
- WHEN NECESSARY, PERMITTEE IS TO ESTABLISH A WORK ZONE, SUPPLY AND MAINTAIN APPROPRIATE SIGNS, CONES, LIGHTS & FLAG PEOPLE IN ACCORDANCE WITH SECTION 104 OF THE HIGHWAY LAW.
- ROAD CLOSURES ARE NOT ALLOWED.
- STONE CURBS ARE THE OWNER'S RESPONSIBILITY TO MAINTAIN.
- OVERNIGHT EXCAVATIONS WILL NOT BE PERMITTED.
- TOPOGRAPHIC DATA USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE SUBDIVISION IMPROVEMENT PLANS PREPARED BY INSITE ENGINEERING, P.C.
- THE INFORMATION SHOWN ON THIS PLAN IS CONSISTENT WITH THE PROPOSED HOUSE PLANS.
- A MINIMUM 10 FOOT SEPARATION SHALL BE PROVIDED BETWEEN THE WATER SERVICE AND ALL OTHER UTILITIES.
- LEADER AND FOOTING DRAINS SHALL BE SEPARATE PIPES.
- THE EXISTING SEPTIC SYSTEM SHALL BE ABANDONED IN ACCORDANCE WITH THE WCHD RULES AND REGULATIONS.
- THE ENGINEER SHALL SUBMIT A CERTIFICATION LETTER TO THE TOWN AT THE COMPLETION OF CONSTRUCTION THAT THE DRAINAGE/RUNOFF WILL NOT CAUSE AN ADVERSE IMPACT ON THE ADJOINING PROPERTIES.
- AN AS-BUILT SURVEY SHALL BE SUBMITTED AT THE COMPLETION OF CONSTRUCTION.
- THE AREAS WITHIN THE SIGHT DISTANCE LINES SHALL BE MAINTAINED CLEAR BY THE PROPERTY OWNER(S).
- THE TOPOGRAPHIC INFORMATION SHOWN ON THE SITE PLAN SHALL BE FIELD VERIFIED BY DONNELLY LAND SURVEYING, P.C.
- IF FILL OR RECYCLED MATERIAL IS REQUIRED FOR CONSTRUCTION, THE REQUIRED TESTING AND CERTIFICATION LETTERS ON THE FILL/RECYCLED MATERIAL SHALL BE SUBMITTED TO THE TOWN PRIOR TO PLACING THE MATERIAL. CONTACT THE TOWN OF CORTLAND ENGINEERING DEPARTMENT FOR THE REQUIREMENTS FOR TESTING AND CERTIFICATIONS.

WATER SUPPLY NOTES

- THE CONTRACTOR SHALL CALL IN A "CODE 53" PRIOR TO EXCAVATION FOR THE WATER SERVICE CONNECTION INSTALLATION.
- NO ROCK IS TO PROJECT WITHIN THE SURFACE OF THE TRENCH AND PIPE SHALL HAVE A MINIMUM CLEARANCE OF 6" TO ALL ROCK.
- 6" BEDDING OF TAMPED SAND SHALL BE USED IN ALL ROCK CONDITIONS.
- UNSUITABLE MATERIAL EXCAVATED FROM THE TRENCH SHALL NOT BE ALLOWED AS BACKFILL AND SHALL BE REPLACED BY SUITABLE MATERIAL APPROVED BY THE ENGINEER.
- SUITABLE MATERIAL SHALL BE AT THE DISCRETION OF THE TOWN OF CORTLAND.
- PROPOSED WATER SERVICE SHALL BE 1" TYPE K COPPER.
- SHEETING AND BRACING ARE REQUIRED FOR ALL TRENCHES EXCEEDING 5' IN DEPTH.
- THERE SHALL BE A MINIMUM VERTICAL SEPARATION OF 18" FROM ANY STORM OR SANITARY PIPE TO ANY WATER SERVICE LINE.
- ALL VALVES FITTINGS METERS AND APPURTENANCES SHALL CONFORM TO AWWA STANDARD C500-87, WCDOH, AND THE TOWN OF CORTLAND REQUIREMENTS.
- A MINIMUM OF 4" OF COVER SHALL BE PROVIDED OVER ALL WATER LINES.
- THRUST BLOCKS IF ANY, SHALL BE AS DIRECTED BY THE ENGINEER.

NOTES:

- SOIL COMPOSITION:
35-60% SAND
30-50% SILT
10-25% CLAY
SOIL WILL BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER. PLACE PLANTING SOIL IN 12" LIFTS, LOOSELY COMPACTED (USE LIGHT EQUIPMENT SUCH AS COMPACT LOADER OR DOZER/LOADER WITH WARE TRACKS). DO NOT USE HEAVY EQUIPMENT WITHIN BIORETENTION AREAS. THE SOIL SHALL HAVE A PERMEABILITY OF AT LEAST 0.5 INCH PER HOUR.
* SAND SUBSTITUTION SUCH AS DIABASE, GRANSTONE #10, OR ROCK DUST ARE NOT ACCEPTABLE. NO CALCIUM CARBONATE OR DOLOMITIC SAND SUBSTITUTIONS ARE ACCEPTABLE.
- MULCH: SINGLE OR DOUBLE SHREDDED, WELL COMPOSTED, UNCOLORED HARDWOOD MULCH AGED 6 MONTHS.
SOIL FOR EACH BIORETENTION AREA SHALL MEET THE FOLLOWING CRITERIA:
PH RANGE: 5.2 - 7.0
ORGANIC MATTER: 1.5-4%
MAGNESIUM: 35 LBS/ACRE
PHOSPHOROUS: 75 LBS/ACRE
POTASSIUM: 85 LBS/ACRE
SOLUBLE SALTS: NOT TO EXCEED 500 PPM
* IF PH FALLS OUT OF ACCEPTABLE RANGE, PH OF SOIL MAY BE MODIFIED WITH LIME (HIGHER PH), OR WITH IRON SULFATE PLUS SULFUR (LOWER PH).



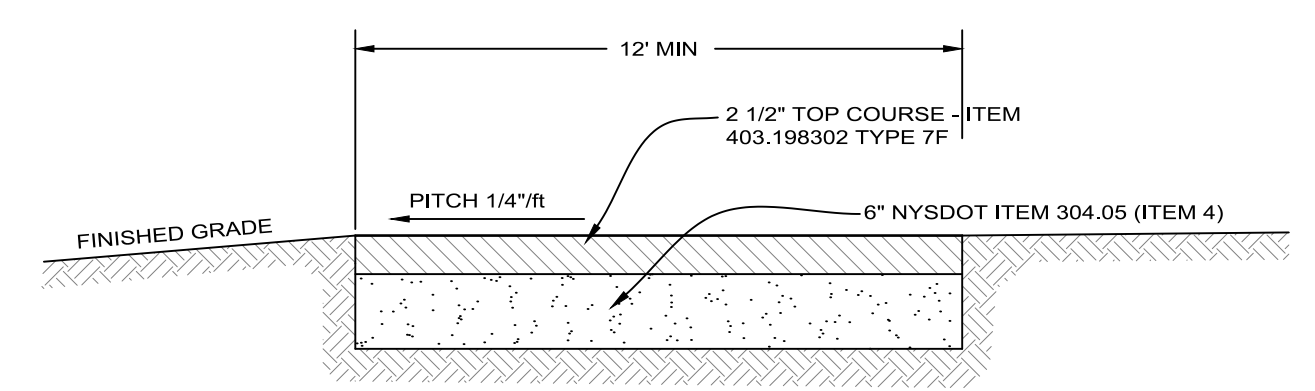
TO BE USED WHERE TOPSOIL PRESERVATION IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DROUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONY, SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS.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

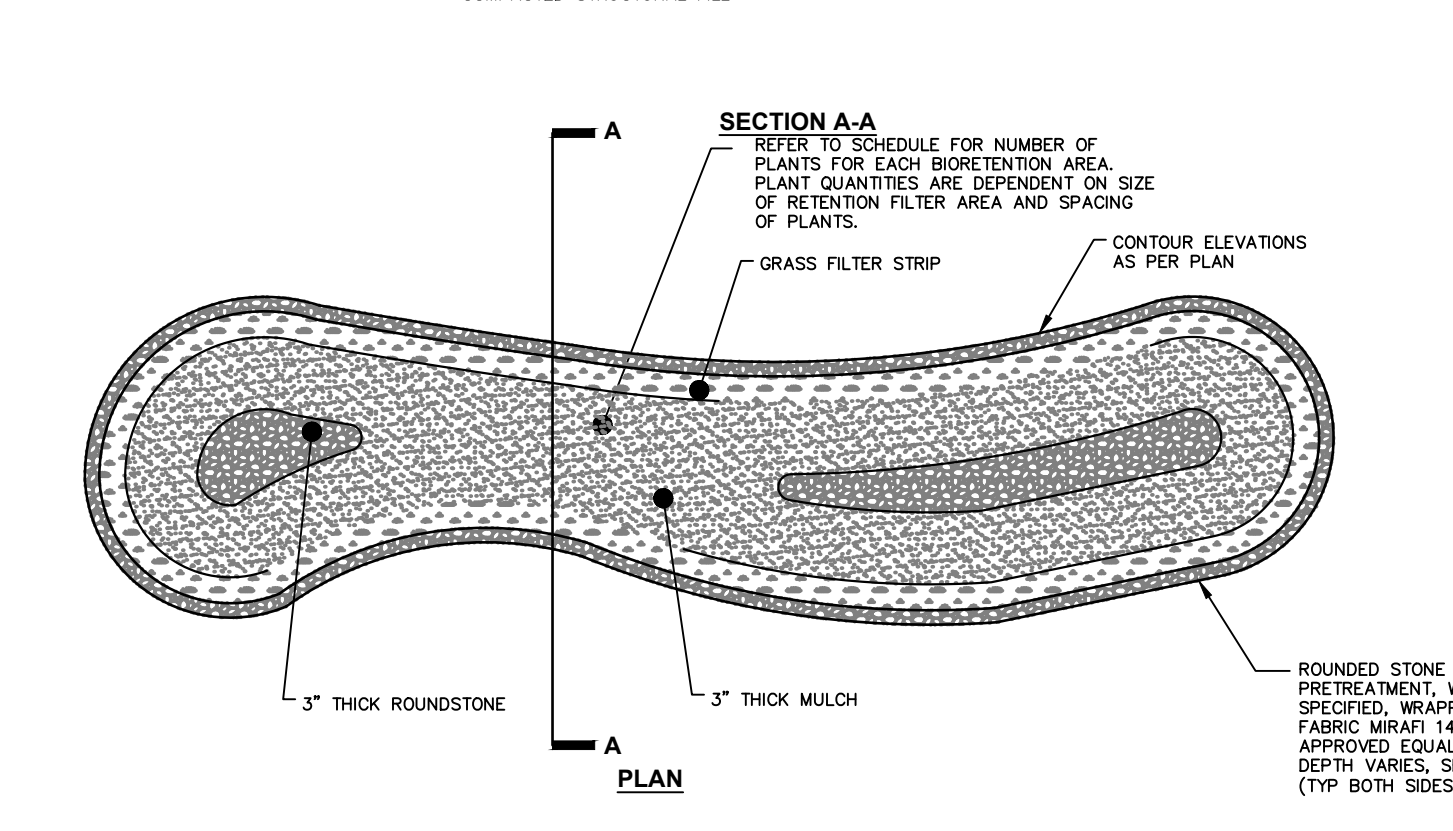
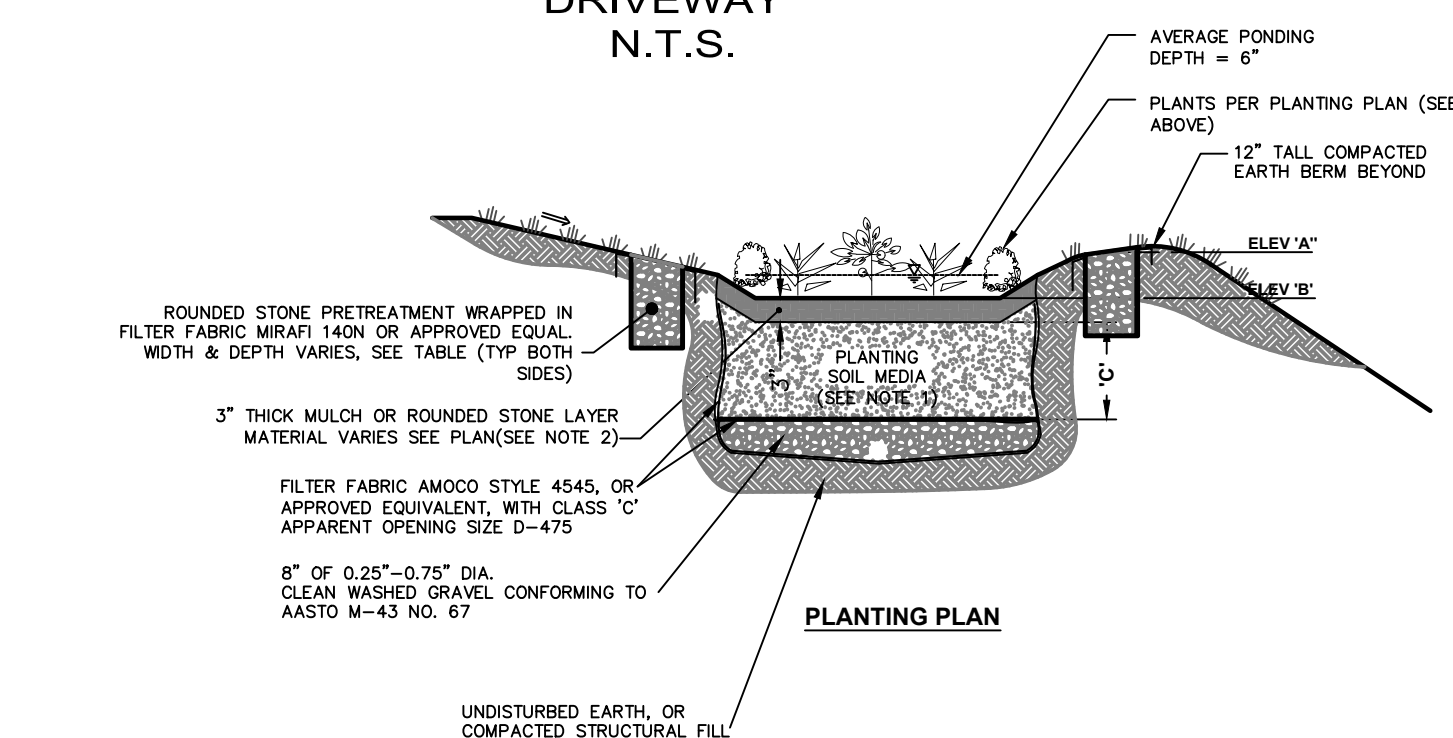
INSTALLATION NOTES

- 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.



DRIVEWAY N.T.S.



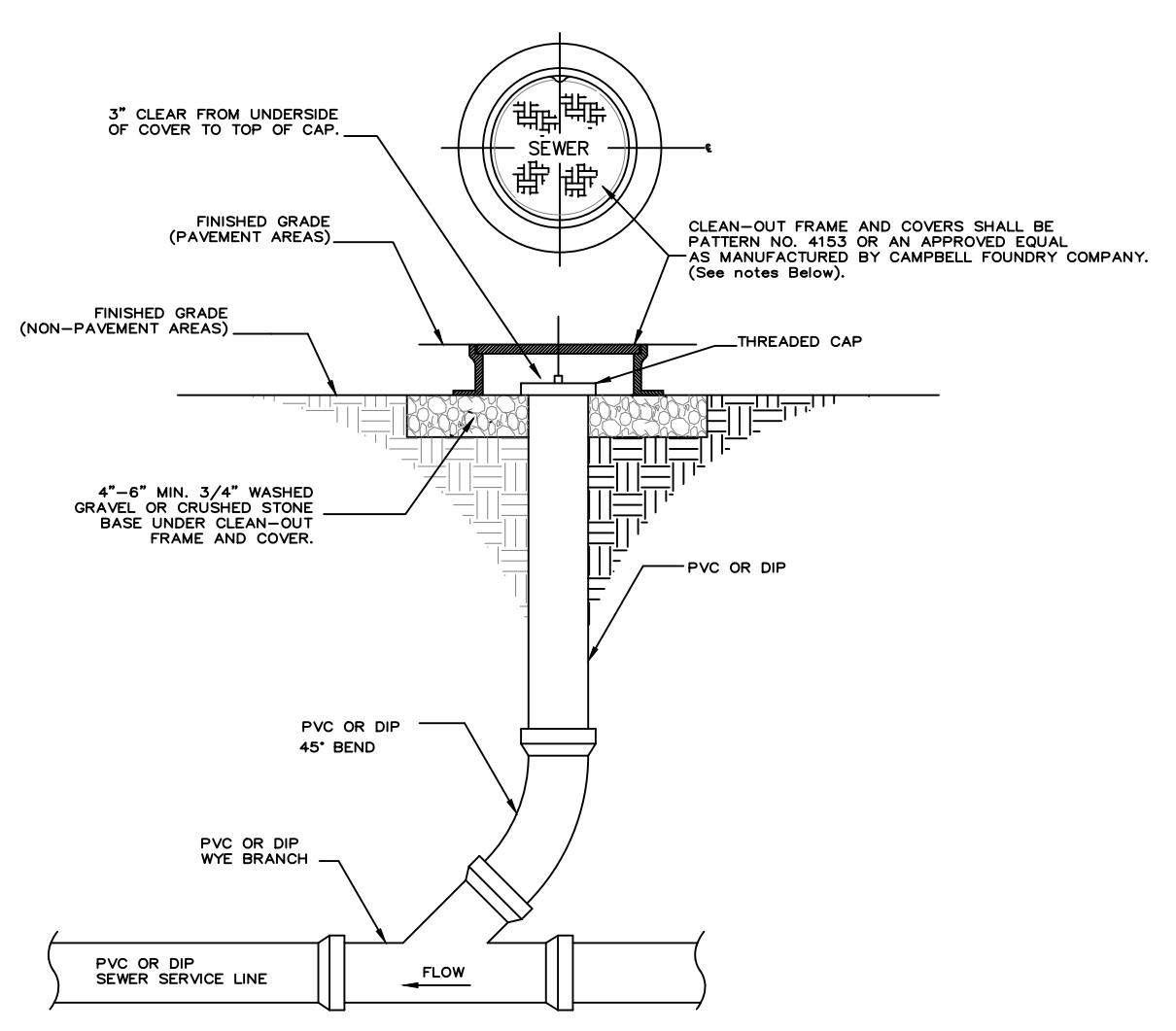
PLANT SCHEDULE FOR BIORETENTION AREAS

	QUANTITY		PLANT SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	1-FRONT	1-REAR					
TREES	1	1	AG	AMELANCHIER GRANDIFLORA	'AUTUMN BRILLIANCE' SERVICEBERRY	8'-10' HT(B&B)	
	1	1	GP	CARPUNIS CAROLINIANA	AMERICAN HORNBEECH	2.5'-3' CAL	
	2	1	BN	BETULA NIGRA	RIVER BIRCH	2.5'-3' CAL	
SHRUBS	1	1	CS	CORNUS SERICEA	RED-OSIER DOGWOOD	3'-4' HT(B&B)	6'
	1	1	VD	VIORNUM DENTATUM	ARROWWOOD VIBURNUM	4'-5' HT(B&B)	5'
	1	1	IG	ILEX GLABRA	INKBERRY	3'-4' HT(B&B)	5'
	1	1	IT	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	3'-4' HT(B&B)	5'
	1	1	PO	PHYSOCARPUS OPULOFOLIUS	SUMMERWINE NINEBARK	3'-4' HT(B&B)	6'
GRASSES	6	12	BB	ANDROPOGON GERARDII	BIG BLUE STEM	# 2 CONT	3'
	6	12	PV	PANICUM VIRGATUM	SQUAW SWITCH GRASS	# 2 CONT	3'

BIORETENTION DETAIL (NTS)

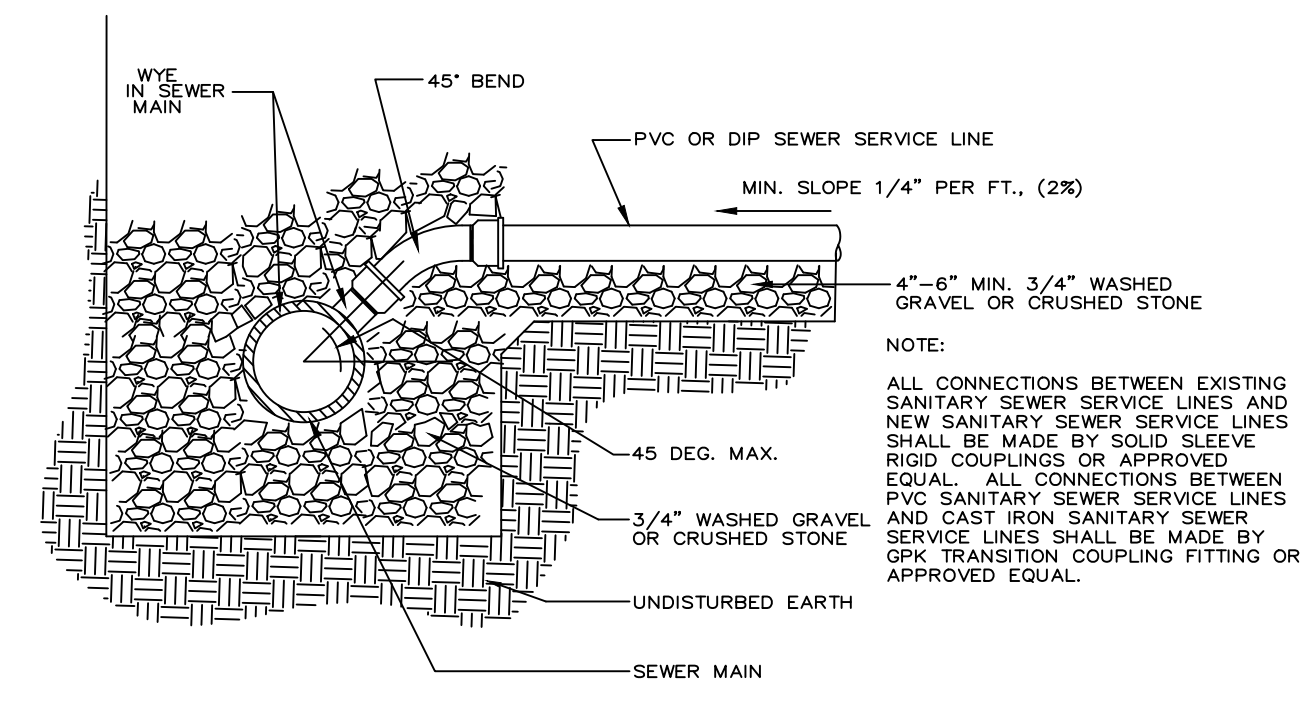
BIORETENTION #	BIORETENTION AREA	ELEVATION		
		'A'	'B'	'C'
1A-FRONT	330 SF	481.5	480.5	2.5'
1B-REAR	600 SF	483.5	482.5	2.5'

ROUNDED STONE DIAPHRAM			
BIORETENTION PRACTICE #	'D'(FT)	'W'(FT)	'L'(FT)
1A-FRONT	3 FT	2 FT	87 FT
1B-REAR	3 FT	2 FT	100 FT



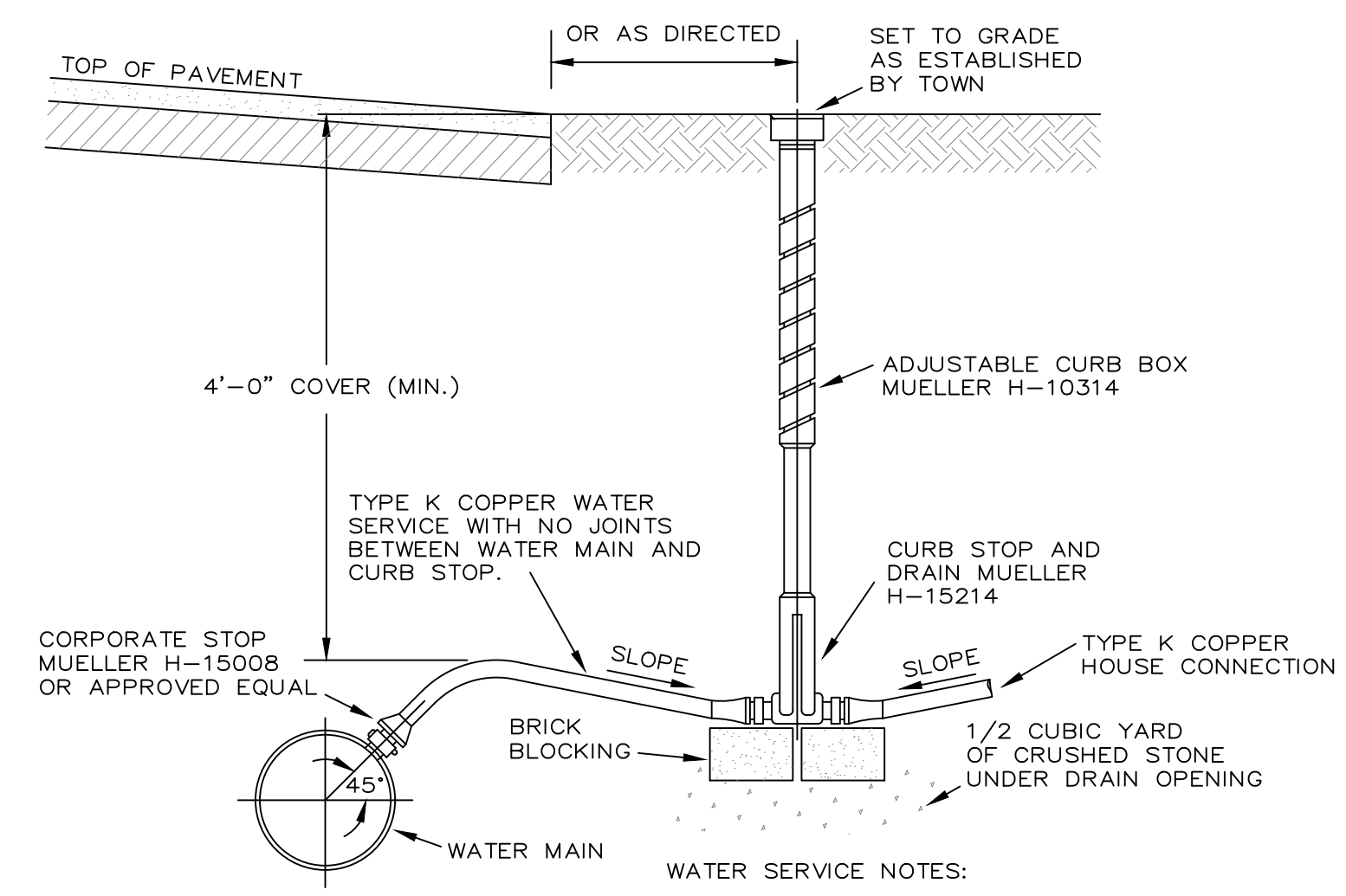
CLEANOUT ASSEMBLY DETAIL (N.T.S.)

- NOTES:**
- ALL CLEAN-OUT FRAMES AND COVERS HEAVY DUTY, SUITABLE FOR TRAFFIC LOADING WITH A MACHINED MATING SURFACE FOR A TIGHT NON-ROCKING FIT.
 - CLEAN-OUT COVERS SHALL CONTAIN THE WORD "SEWER" CAST IN RAISED LETTERS.
 - 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.



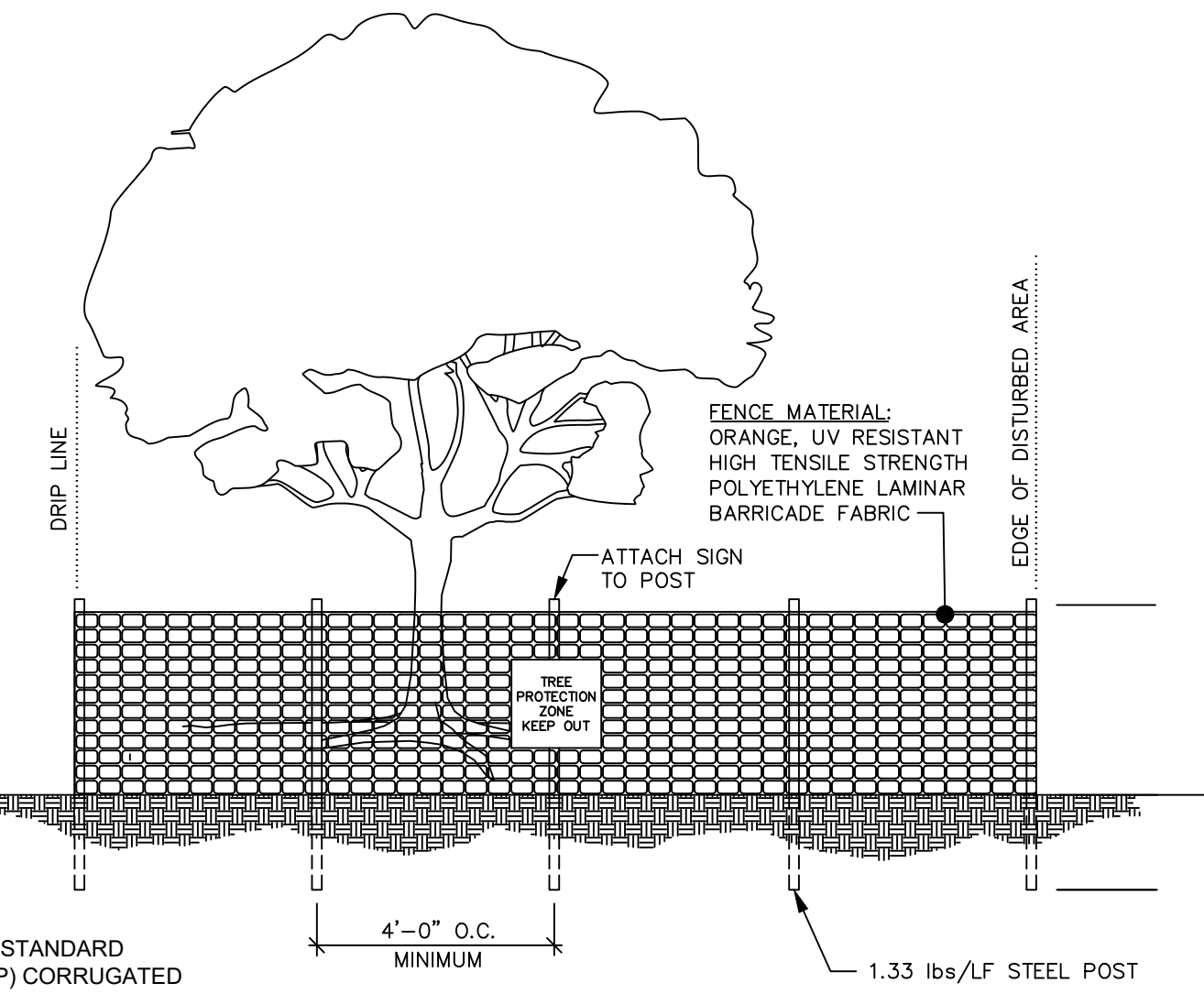
SEWER SERVICE CONNECTION TO MAIN DETAIL (N.T.S.)

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

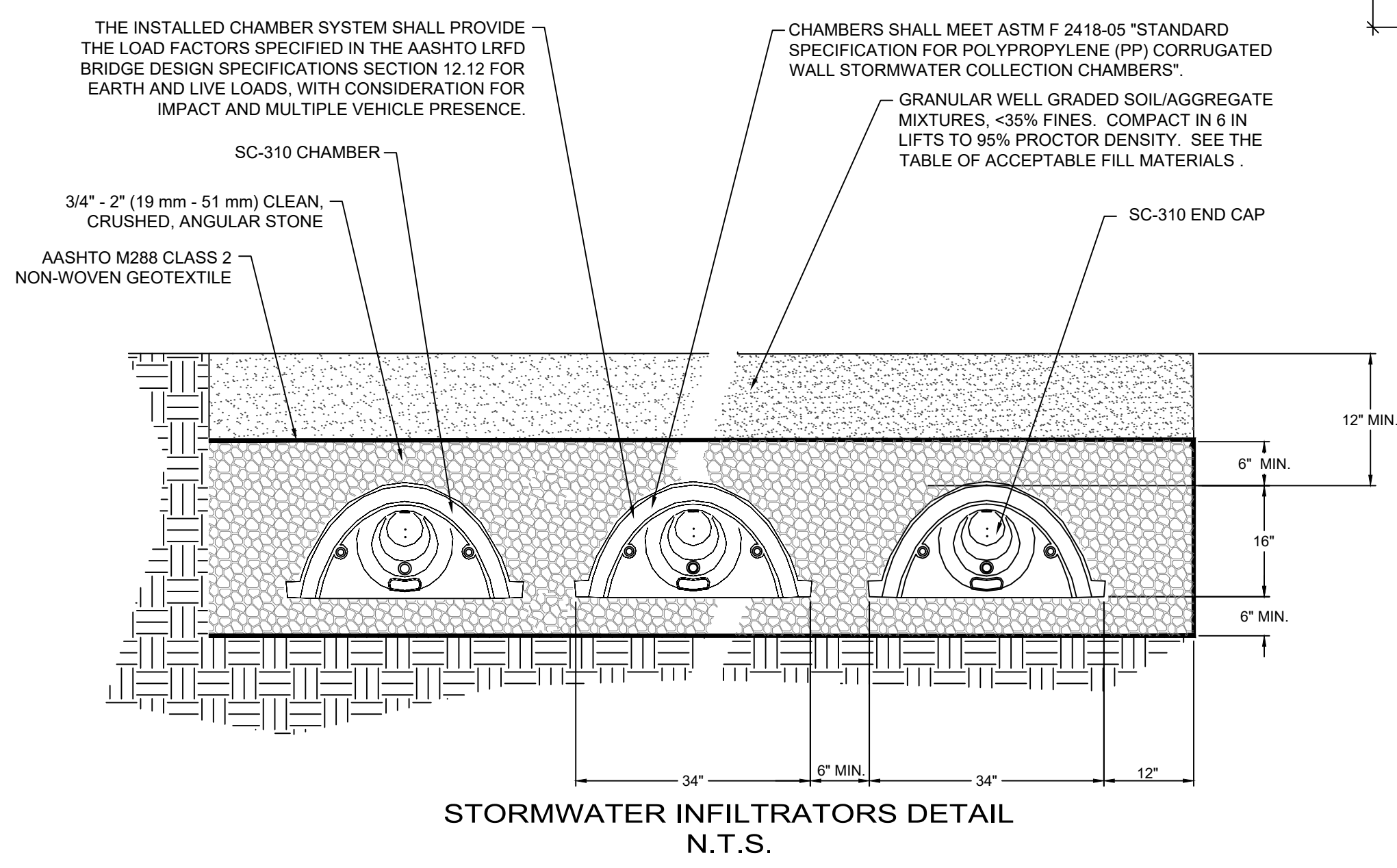


WATER SERVICE CONNECTION N.T.S.

- WATER SERVICE NOTES:**
- THE WATER LINE TAP SIZE SHALL BE DETERMINED AT THE TIME A WATER TAP PERMIT IS OBTAINED FROM THE CONSOLIDATED WATER DISTRICT.

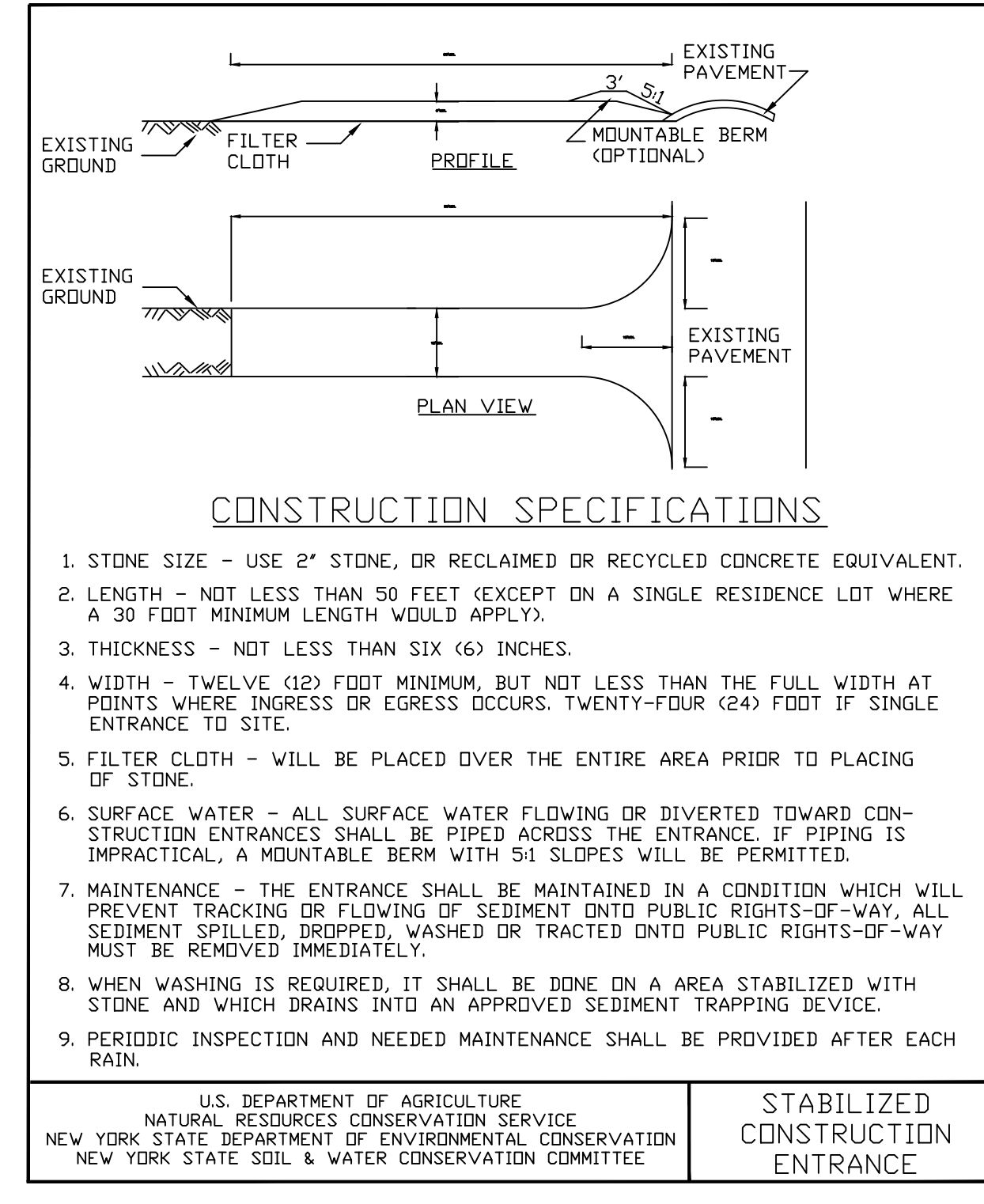
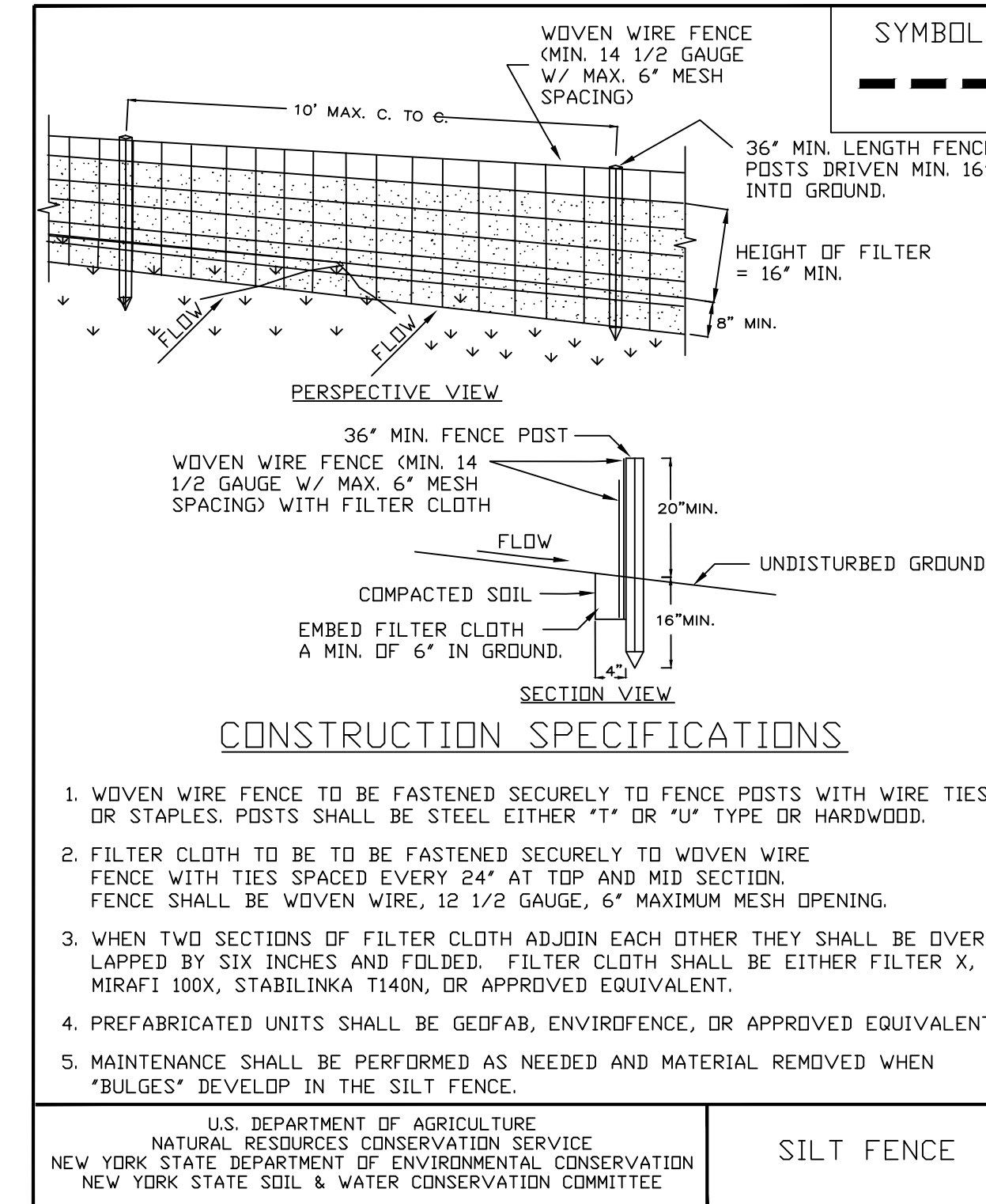
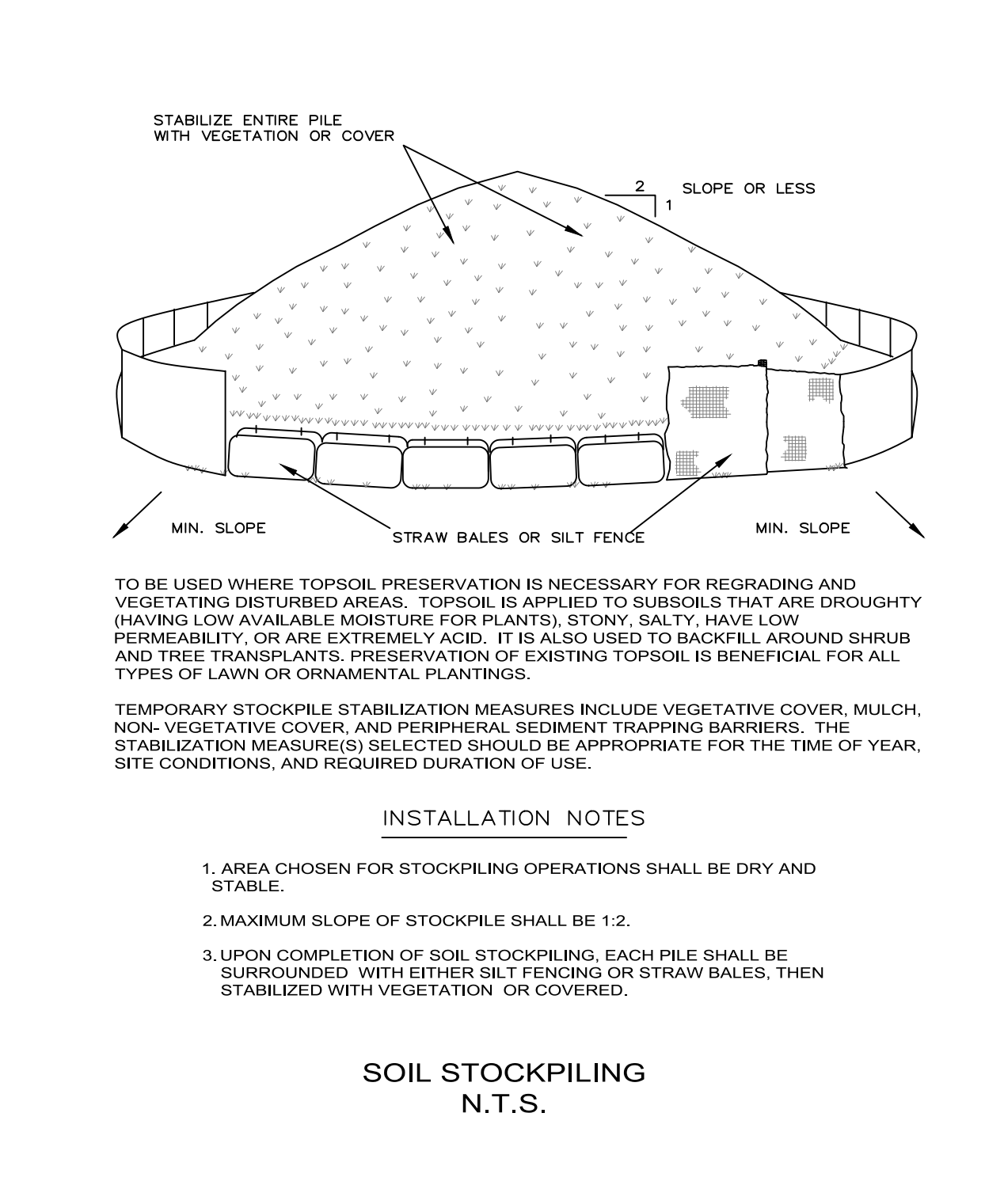
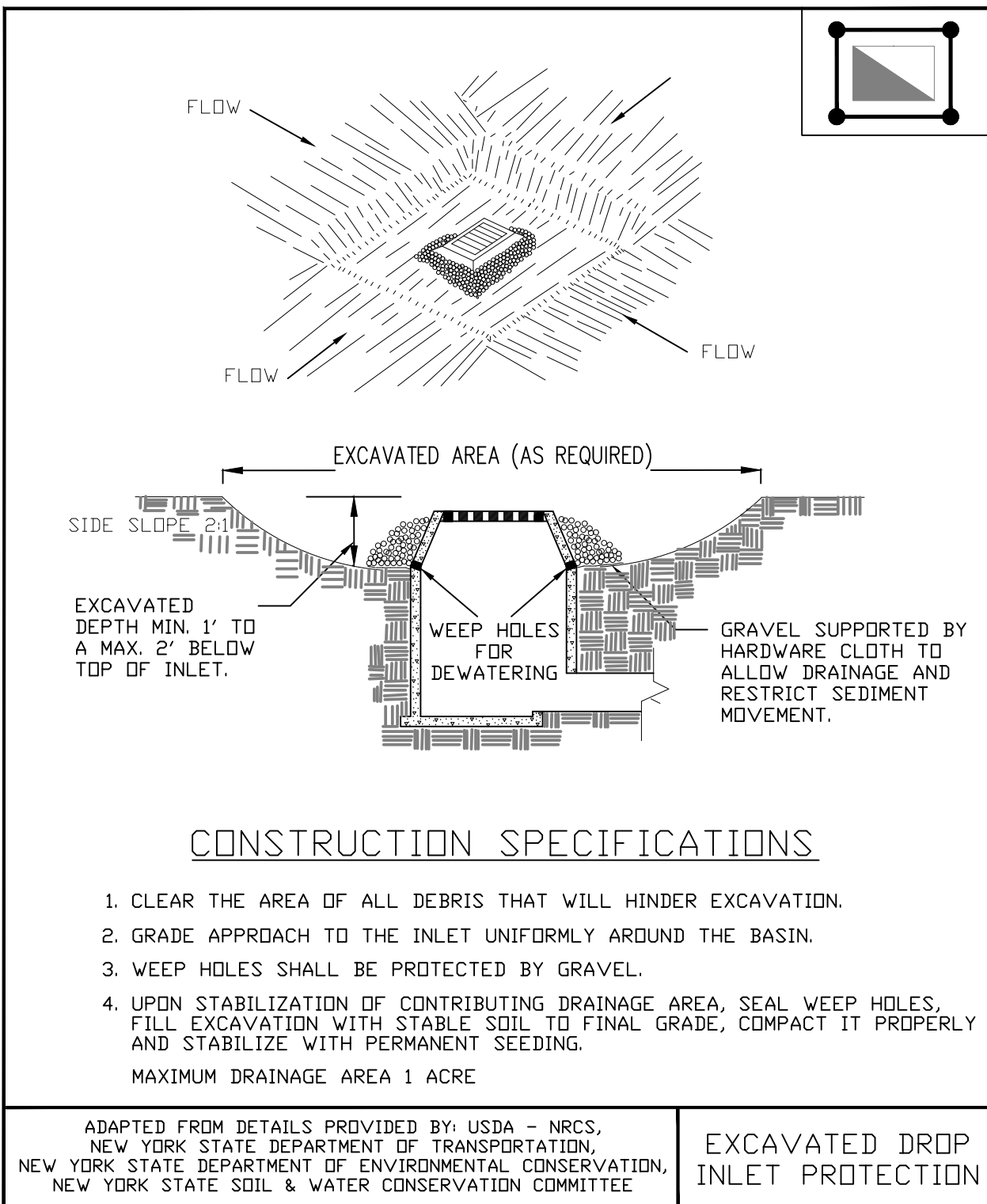
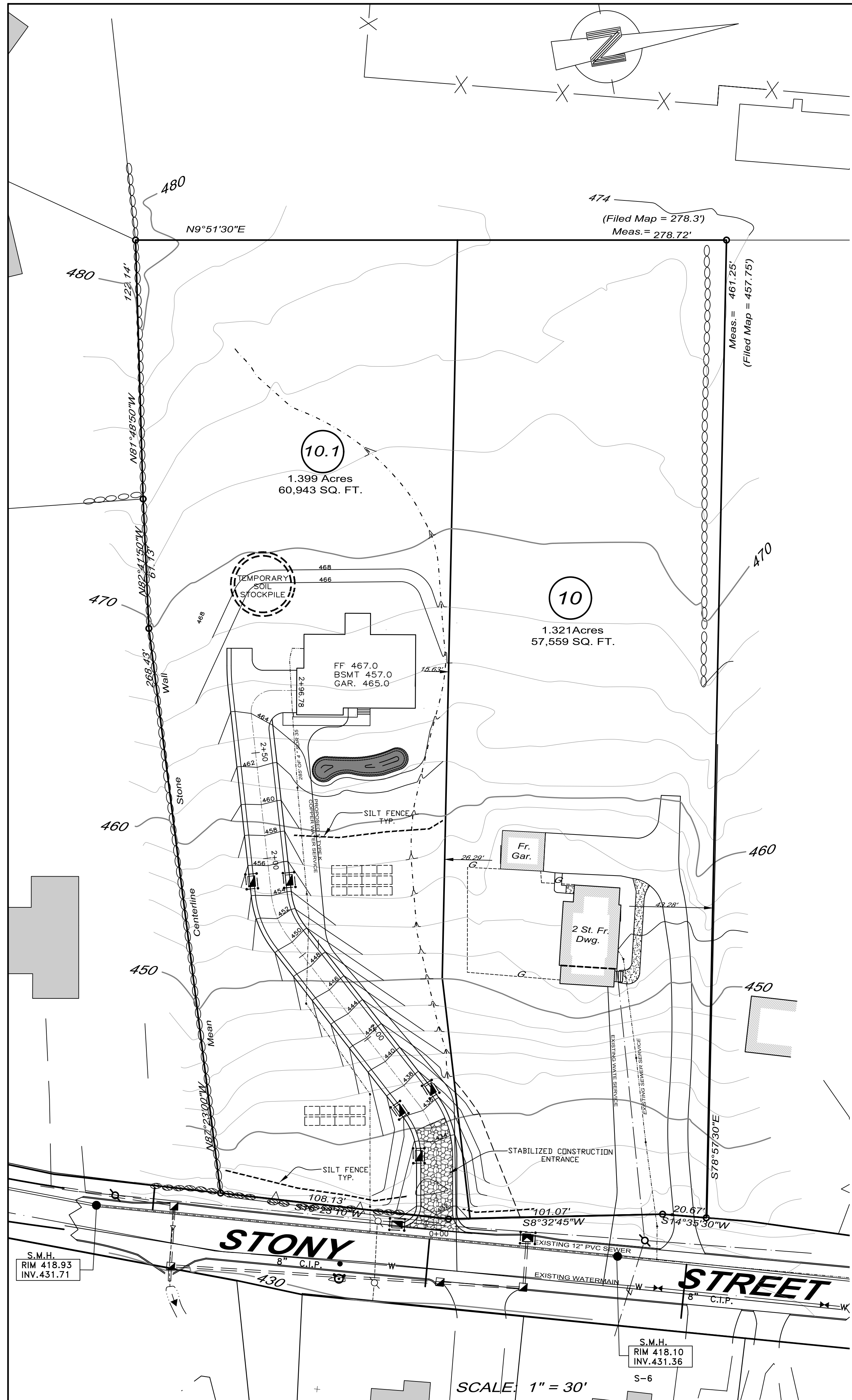


TREE PROTECTION FENCE N.T.S.



STORMWATER INFILTRATORS DETAIL N.T.S.

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