



LOCATION MAP
NOT TO SCALE

SITE DATA:

OWNER / DEVELOPER: JOHN COLANGELO
FEATHERBED PROPERTIES
1133 WESTCHESTER AVENUE SUITE N-006
WHITE PLAINS, NEW YORK, 10604

PROJECT LOCATION: 1805 JACOB ROAD
YORKTOWN HEIGHTS, NEW YORK, 10588

EXISTING TOWN ZONING: R1-160/ R1 - 40, ONE-FAMILY RESIDENTIAL

PROPOSED USE: FLEXIBILITY STANDARDS

TOWN TAX MAP DATA: SECTION 25.16, BLOCK 1, LOT 4

SITE AREA: 53.5 ACRES (2,330,460 SF)

SEWAGE FACILITIES: SUBSURFACE SEWAGE DISPOSAL

WATER FACILITIES: PUBLIC WATER FACILITIES

ZONING SCHEDULE:

DIMENSIONAL REGULATIONS:	R1-160/ R1 - 40, ONE-FAMILY RESIDENTIAL		FLEXIBILITY STANDARD
	REQUIRED R1-160	REQUIRED R1 - 40	PROPOSED
MINIMUM SIZE OF LOT:			
MINIMUM LOT AREA:	160,000 SF.	40,000 SF.	40,000 SF.
MINIMUM LOT WIDTH:	200 FT.	150 FT.	AS PER PLAN
MINIMUM YARD DIMENSIONS:			
PRINCIPAL BUILDING:	75 FT.	50 FT.	50 FT.
FRONT YARD SETBACK:	75 FT.	50 FT.	50 FT.
REAR YARD SETBACK:	30 FT.	20 FT.	20 FT.
COMBINED SIDE YARD SETBACK:	80 FT.	50 FT.	50 FT.
ACCESSORY BUILDINGS:			
FRONT YARD SETBACK:	75 FT.	50 FT.	50 FT.
REAR YARD SETBACK:	10 FT.	10 FT.	10 FT.
ONE SIDE YARD SETBACK:	30 FT.	30 FT.	30 FT.
COMBINED SIDE YARD SETBACK:	80 FT.	50 FT.	50 FT.
MAXIMUM BUILDING COVERAGE OF ACTUAL LOT AREA (ALL BUILDINGS):	10% OF LOT AREA	10% OF LOT AREA	10% OF LOT AREA
MAXIMUM HEIGHT:			
PRINCIPAL BUILDING - FEET:	35 FEET	35 FEET	35 FEET
PRINCIPAL BUILDING - STORIES:	3 1/2	3 1/2	3 1/2
ACCESSORY BUILDING - FEET:	15 FEET	15 FEET	15 FEET
ACCESSORY BUILDING - STORIES:	1 1/2	1 1/2	1 1/2

RELOCATE STONE WALLS TO IMPROVE SIGHT DISTANCE

JACOBS ROAD

CATHERIN

15' WIDE TRAIL EASEMENT

PROPOSED STONE WALL ALONG NEW PROPERTY LINE

ZONE R1-40

ZONE R1-160

NEW PROPERTY LINE

PROPOSED 50 FT PRIVATE ROW EASEMENT

PROPOSED 12' DRIVEWAY (TYP.)

PROPOSED 20 FT WIDE PRIVATE ROAD

MAP OF JOHN R. HARKER
R.O. 28907

SURVEYED WETLAND BOUNDARY

100' WETLAND BUFFER LINE

PROPOSED CULDESAC

PROPOSED 12' DRIVEWAY (TYP.)

PROPOSED 12' DRIVEWAY (TYP.)

PROPOSED FUTURE BARN

FUTURE GRAVEL DRIVEWAY TO FOLLOW EXISTING TRACK

EXISTING WETLAND LIMIT

100' WETLAND BUFFER

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

SECTION 7.2, BLOCK 1, LOT No. 3

SECTION 7.2, BLOCK 1, LOT No. 1

MAP OF SOUTHGATE
R.O.

MAP OF MONTANA VIEW ACRES
R.O. 21142

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 209 (2) OF THE NEW YORK STATE EDUCATION LAW.



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Revisions:

No.	Date	Comments
1		
2		
3		
4		

Scale: 1" = 50'

Drawn by: TK

Date: 7/30/15

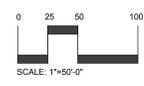
PRELIMINARY SITE PLAN
PREPARED FOR

SITE PLAN

FEATHERBED PROPERTIES INC.
1805 JACOB ROAD
Yorktown
Westchester County, New York

LEGEND

--- 222	EXISTING GRADING
--- 222 R	EXISTING SPOT GRADE
--- 200	PROPOSED GRADING
---	PROPERTY LINE / RIGHT OF WAY
---	PROPOSED ROAD CENTERLINE
---	PROPOSED EDGE OF PAVEMENT
---	EDGE OF WETLAND
---	100' WETLAND BUFFER
---	EXISTING STONE WALL



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LEGEND

--- 222	EXISTING GRADING
x 222.8	EXISTING SPOT GRADE
---	PROPERTY LINE / RIGHT OF WAY



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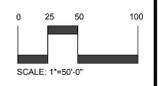
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EXISTING CONDITIONS

FEATHERBED PROPERTIES INC.
 1805 JACOB ROAD
 Westchester County, New York

NOTE:
 THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY GABRIELE SENOR, L.S., DATED 5/24/14. THE TOPOGRAPHIC INFORMATION WAS OBTAINED FROM THE WESTCHESTER COUNTY GIS SITE AND COORDINATED THE DATUMS WITH THE PROPERTY SURVEY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

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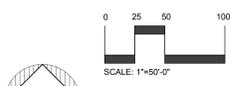




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- LEGEND**
- EXISTING GRADING
 - EXISTING SPOT GRADE
 - PROPOSED GRADING
 - PROPERTY LINE / RIGHT OF WAY
 - PROPOSED ROAD CENTERLINE
 - PROPOSED EDGE OF PAVEMENT
 - EDGE OF WETLAND
 - 100' WETLAND BUFFER
 - EXISTING STONE WALL
 - PROPOSED SOIL STOCKPILES
 - PROPOSED SILT FENCE
 - PROPOSED CRUSHED STONE INLET PROTECTION
 - PROPOSED STABILIZED CONSTRUCTION ENTRANCE
 - PROPOSED LIMIT OF DISTURBANCE



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Revisions	No.	Date	Comments
1	01/15/15	REVISION	
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SCALE	1" = 50'
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DATE	7/30/15

E&S PLAN

PRELIMINARY SITE PLAN
PREPARED FOR

FEATHERBED PROPERTIES INC.
1805 JACOB ROAD
Town of Yorktown
Westchester County, New York



LEGEND

- EXISTING GRADING
- EXISTING SPOT GRADE
- PROPOSED GRADING
- PROPERTY LINE / RIGHT OF WAY
- PROPOSED ROAD CENTERLINE
- PROPOSED EDGE OF PAVEMENT
- EDGE OF WETLAND
- 100' WETLAND BUFFER
- PROPOSED FIRE HYDRANT
- EXISTING STONE WALL
- PROPOSED DRAINAGE LINE
- PROPOSED VEGETATIVE SWALE
- PROPOSED ROOF DRAIN
- PROPOSED LOW PRESSURE SEWER
- PROPOSED SEWER SERVICE CONNECTION
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE CONNECTION

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1	1	11/11/15	REVISION
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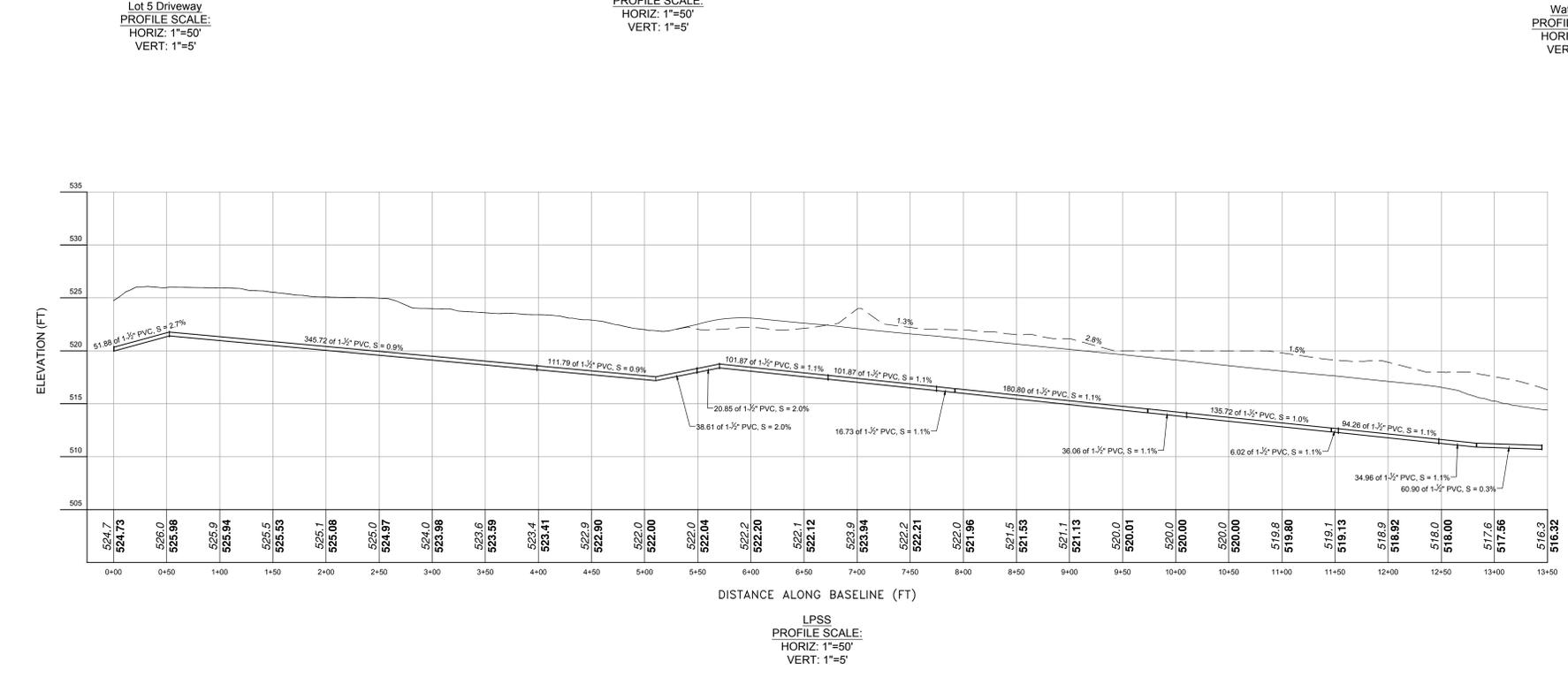
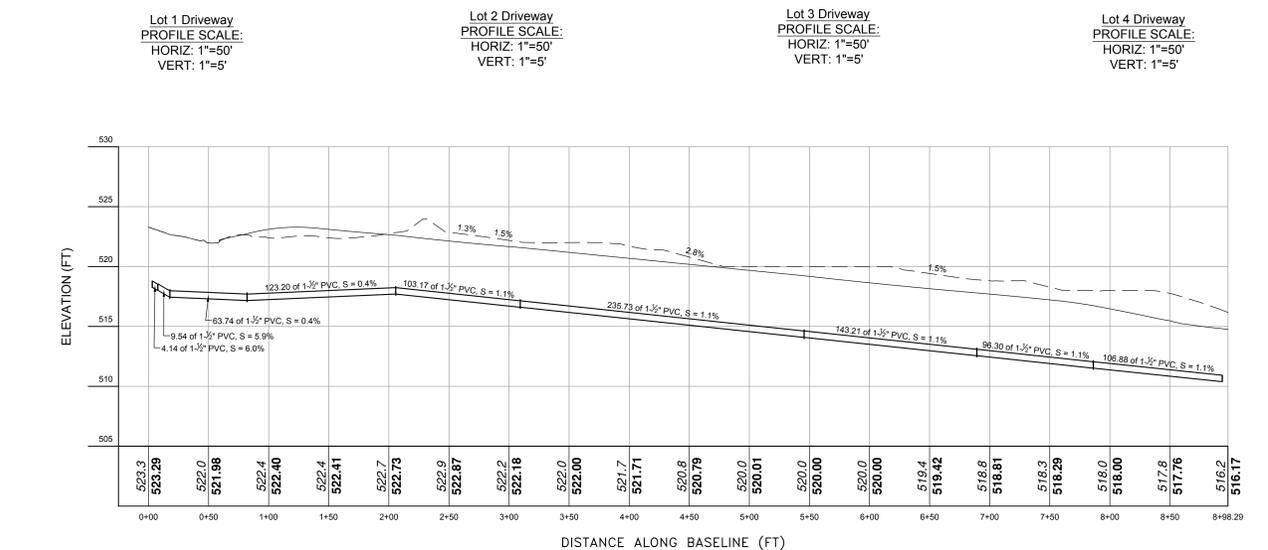
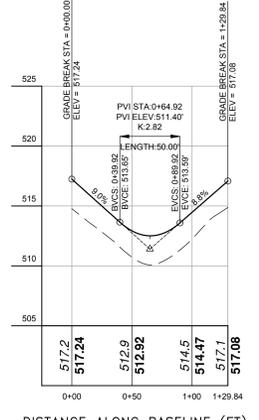
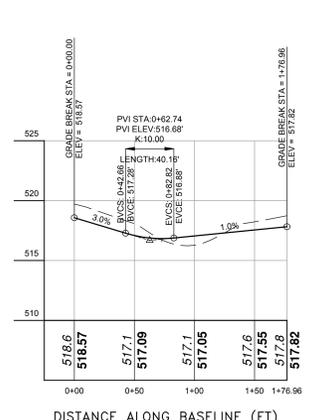
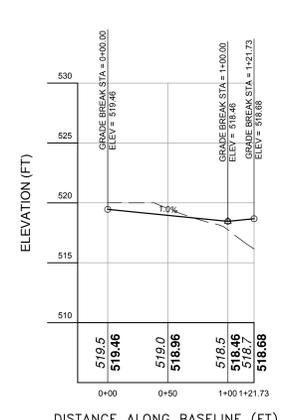
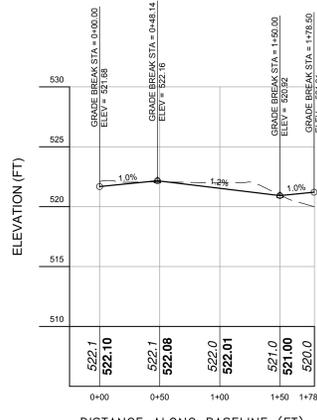
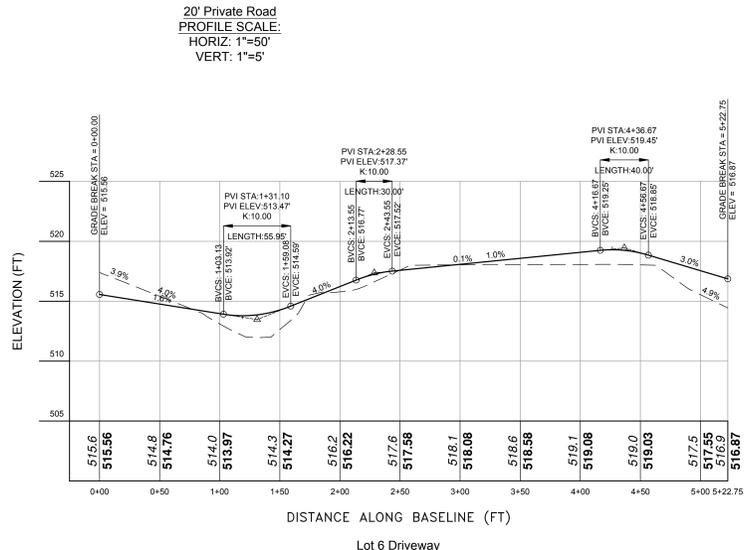
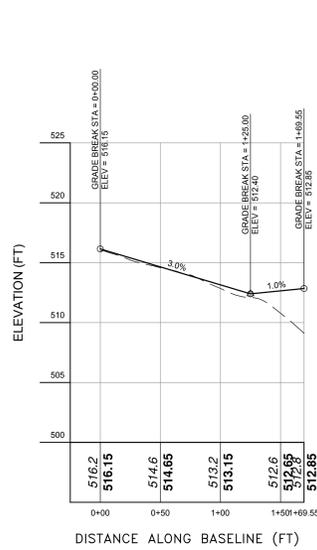
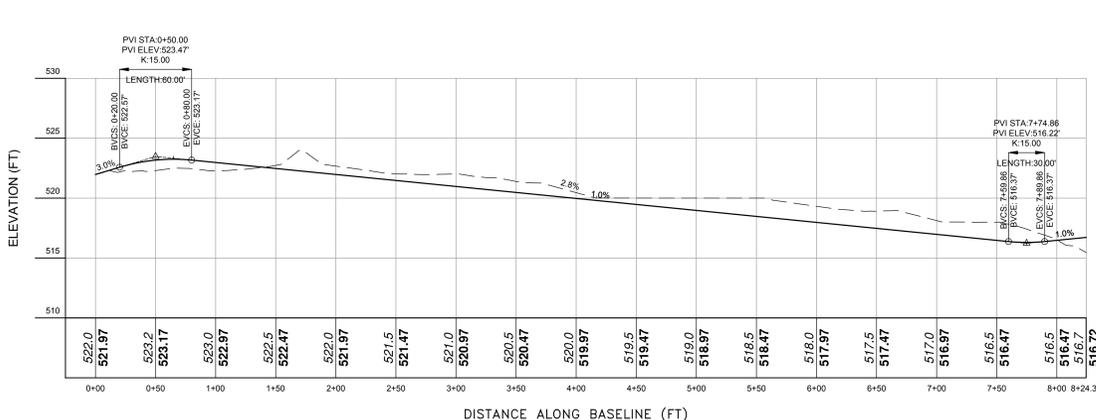
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IMPROVEMENT PLAN

PRELIMINARY SITE PLAN
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 1805 JACOB ROAD
 Town of Yorktown
 Westchester County, New York

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13-05

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Revisions	No.	Date	Comments
1	1	10/15/15	REVISION
2	2	10/15/15	REVISION
3	3	10/15/15	REVISION
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PROFILES

PRELIMINARY SITE PLAN
 PREPARED FOR:
FEATHERBED PROPERTIES INC.
 1805 JACOB ROAD
 Town of Yorktown, Westchester County, New York

Sheet 5 of 9

GENERAL NOTES:

- THE ENGINEER'S SEAL APPEARS HEREIN IF NOT RETAINED FOR SUPERVISION OF CONSTRUCTION. IS NOT RESPONSIBLE FOR CONSTRUCTION AND THEREFORE ASSUMES NO LIABILITY FOR CONSTRUCTION PRACTICES, PROCEDURES, AND RESULTS THEREOF.
- THE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE OR HOLD ACCOUNTABLE FOR THE INTEGRITY OF ANY STRUCTURES CONSTRUCTED OR UNDER CONSTRUCTION PRIOR TO THE APPROVAL OF THE PLANS.
- ALL WORK SHALL BE ACCORDING TO THE YORKTOWN TOWN CODE AND NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
- ALL CONDITIONS, LOCATIONS, AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
- ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER WHOSE SEAL APPEARS ON THESE DRAWINGS. ANY SUCH CHANGES TO THE PLANS SHALL BE APPROVED PRIOR TO THE START OF WORK. THE ENGINEER WILL EVALUATE THE SITUATION AND MODIFY THE PLANS AS NECESSARY.
- ALL WRITERS RESPONSIBILITY TO CALL IN A "CODE 753" PRIOR TO CONSTRUCTION FOR UNDERGROUND UTILITY LOCATIONS.
- SUBSTRUCTURES AND THEIR ENCROACHMENTS BELOW GRADE, IF ANY, ARE NOT SHOWN.
- ANY PROPOSED ELECTRIC AND/OR TELEPHONE SERVICE LINES ARE TO BE PLACED UNDERGROUND.
- THE DESIGN ENGINEER DISCLAIMS ANY LIABILITY FOR DAMAGE OR LOSS INCURRED DURING OR AFTER CONSTRUCTION.
- ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND THE OWNERS/ENGINEER NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO THE START OF WORK. THE OWNERS/ENGINEER WILL EVALUATE THE SITUATION AND MODIFY THE PLANS AS NECESSARY.

CONTRACTOR RESPONSIBILITIES:

- ALL WORK ON THE PROJECT SHALL BE PERFORMED IN A WORKMAN LIKE MANNER AND SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INDUSTRY. THE OWNER WILL BE THE SOLE JUDGE OF THE ACCEPTABILITY OF THE WORK. MATERIALS AND WORK DEEMED UNACCEPTABLE WILL BE REMOVED AND REDONE AT THE SOLE COST AND RISK OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT HIS WORK AND WILL BE HELD RESPONSIBLE FOR CONSEQUENTIAL DAMAGES DUE TO HIS ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES AND THEIR AGENTS AND EMPLOYEES, AND ANY OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A SEPARATE CONTRACT WITH THE CONTRACTOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY SHOW EXISTING UTILITIES AS REQUIRED BY CONSTRUCTION. THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE TOWN ENGINEER IN ADVANCE OF HIS WORK OR AS THE INSPECTOR DEEMS APPROPRIATE.
- ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND THE OWNERS/ENGINEER NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO THE START OF WORK. THE OWNERS/ENGINEER WILL EVALUATE THE SITUATION AND MODIFY THE PLANS AS NECESSARY.
- ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER WHOSE SEAL APPEARS ON THESE DRAWINGS. ANY UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER HIS CONTRACT. NO PART OF THE WORK SHALL BE DONE BY ANY OTHER PERSONS UNDER A CONTRACT WITH THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES.
- SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND ANY OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
- THE CONTRACTOR SHALL VERIFY ALL SUBSTRUCTURES ENCOUNTERED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL SECURE A PAY FOR A BUILDERS RISK POLICY TO COVER THE PERIOD OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE PROVISION OF THIS POLICY. ALL CONTRACTORS EMPLOYED AT THE SITE SHALL BE COVERED BY WORKMANS COMPENSATION.

GENERAL CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL REQUEST A BENCH MARK FROM THE SURVEYOR IN THE SAME DATUM AS THE DESIGN PLANS.
- FINISHED GRADES SHALL BE FIELD VERIFIED AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIRECTIONAL CORRECTIONS.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED FROM 6:00 A.M. TO 6 P.M. AND NO CONSTRUCTION ACTIVITY SHALL OCCUR ON SUNDAYS OR LOCAL NEW YORK STATE HOLIDAYS. WHERE BLASTING IS NECESSARY, IT SHALL OCCUR FROM MONDAY THROUGH FRIDAY BETWEEN 7:00 A.M. AND 4:00 P.M. NO BLASTING SHALL OCCUR ON HOLIDAYS, SATURDAY OR SUNDAY. ALL BLASTING SHALL ALSO BE COMPLETED IN ACCORDANCE WITH THE TOWN OF YORKTOWN AND NEW YORK STATE BLASTING ORDINANCES.
- ALL WORK THAT IS UNSATURATED OR DEVELOPMENT OF ROADS OR ROADWAYS SHALL BE REMOVED FROM AREAS TO BE DEVELOPED AND SHALL BE DISPOSED OF WITHIN THE SITE OF NEW EMBANKMENTS WHERE STRUCTURAL LOADING, I.E. A BUILDING OR ROADWAY, WILL NOT TAKE PLACE. WHEN CONSTRUCTION IS PROPOSED TO OCCUR IN SPECIFIC AREAS WHERE SOILS ARE OF QUESTIONABLE SUITABILITY, THE CONTRACTOR SHALL HAVE A SOILS ENGINEER EVALUATE AND PREPARE A DESIGN FOR THE CONDITION.
- SOIL CUT STABILITY IS TO BE FIELD VERIFIED BY A GEOTECHNICAL ENGINEER AND SHALL BE MODIFIED IF REQUIRED.
- NO CRUSHING/PROCESSING IS PERMITTED ON THE SITE WITHOUT PRIOR APPROVAL BY THE TOWN OF YORKTOWN PLANNING BOARD.
- ALL UNDERGROUND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE, OR LOCAL STANDARDS. IF NECESSARY THE REMOVAL SHALL BE DONE BY A CONTRACTOR LICENSED TO REMOVE AND DISPOSE OF VARIOUS MATERIALS.

GENERAL STORM DRAINAGE & UTILITY NOTES:

- ALL UTILITIES INCLUDING ELECTRIC LINES, TELEPHONE, WATER, SANITARY SEWER LINES, AND STORM SEWER LINES SHALL BE LOCATED UNDERGROUND AND SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF YORKTOWN AND THE UTILITY COMPANIES HAVING JURISDICTION.
- LOCATION OF GAS AND WATER VALVES, ELECTRIC AND TELEPHONE POLES ARE TO BE DETERMINED BY PROPER AUTHORITIES AND APPROVED, AS TO LOCATION, BY THE TOWN ENGINEER.
- ALL BUILDINGS CONSTRUCTED HEREIN SHALL BE CONSTRUCTED WITH SUCH AN ELEVATION THAT THE GROUND WILL SLOPE AWAY FROM IT IN ALL DIRECTIONS. IN THE EVENT THAT THIS IS NOT FEASIBLE, THE CONTRACTOR SHALL INSTALL TYPICAL YARD GRADMS AS REQUIRED AND CONNECT THEM TO THE STORM DRAINAGE SYSTEM OR AS DIRECTED BY THE PROJECT ENGINEER.
- ROOF LEADERS AND FOOTING DRAINS SHALL EMPTY INTO THE STORM DRAINAGE SYSTEM OR DISCHARGE DIRECTLY TO STORMWATER MANAGEMENT SYSTEMS IF GRADMS PERMIT, AND CONNECTION TO THE STORM SYSTEM IS NOT FEASIBLE. FOOTING DRAINS ONLY MAY DISCHARGE TO DOWNSIGHT. FOOTING DRAINS SHALL EXTEND A MINIMUM OF 30" FT. FROM THE REAR FACE OF THE BUILDING. WHERE POSSIBLE UNDER NO CIRCUMSTANCES SHALL THE DISCHARGE OF GROUND WATER OR STORM WATER, EITHER BY GRAVITY OR BY PUMPING, BE DISCHARGED INTO ANY DRAINAGE SYSTEM.
- ANY DEVIATIONS AND/OR ADDITIONS TO THE ROAD STORM DRAINAGE SYSTEMS CURRENTLY SHOWN ON THE PLANS WHICH ARE DEMED NECESSARY DURING CONSTRUCTION MUST BE MADE BY THE CONTRACTOR AS REQUIRED BY THE TOWN AND SHALL BE SHOWN ON THE AS-BUILT DRAWINGS.
- STORM DRAIN PIPING TO BE HIGH DENSITY POLYETHYLENE M12 WITH SMOOTH INTERIOR WALL AS SHOWN ON THE CONSTRUCTION DRAWINGS. MINIMUM COVER SHALL BE 24" UNLESS OTHERWISE NOTED.
- INTERCEPTOR DRAINS ARE TO BE INSTALLED WHERE REQUIRED BY THE TOWN OR PROJECT ENGINEER DURING ROAD CONSTRUCTION.
- ANY EXISTING UNDERGROUND DRAINS ENCOUNTERED DURING CONSTRUCTION OF PROPOSED ROADS ARE TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM. CONNECTIONS TO BE APPROVED BY THE TOWN ENGINEER.
- PRIOR TO FINAL APPROVAL AND OPERATION OF DRAINAGE SYSTEM CONTRACTOR SHALL CLEAR ALL ACCUMULATED SEDIMENT AND DEBRIS FROM ALL INTERCEPTOR TRAPS, CULVERTS, OUTLETS AND DRAIN INLETS. ENGINEER SHALL BE NOTIFIED FOR FINAL INSPECTION.
- ALL STRUCTURES SHALL BE SET ONE INCH BELOW PAVEMENT.
- STREET OPENING PERMIT FROM THE TOWN OF YORKTOWN HIGHWAY DEPARTMENT SHALL BE REQUIRED FOR INSTALLATIONS IN PUBLIC ROADS.

GENERAL EROSION CONTROL NOTES:

- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED. ROAD SURFACE FLOWS FROM THE SITE SHOULD BE DISAPATED WITH TRACKING PAD OR OTHER MEANS TO PREVENT TRACKING OF SEDIMENT TO ADJACENT ROAD. SHOULDER REGRADING, CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES THROUGHOUT THE COURSE OF CONSTRUCTION.
- CATCH BASIN INLET PROTECTION MUST BE INSTALLED AND OPERATING AT ALL TIMES UNTIL TRIBUTARY AREAS HAVE BEEN STABILIZED. WHEN POSSIBLE FLOWS SHOULD BE STABILIZED BEFORE REACHING INLET PROTECTION STRUCTURE. TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED ON A REGULAR BASIS, AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.
- THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS SPECIFIED IN ANY SOIL EROSION CONTROL PLAN. THE LATEST EDITION OF THE "NEW YORK STATE STANDARD SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" (NYSECC).
- ALL TOPSOIL SHALL BE PLACED IN A STABILIZED STOCKPILE FOR REUSE ON THE SITE. ALL STOCKPILE MATERIAL REQUIRED FOR ROAD CONSTRUCTION ON SITE SHALL BE TEMPORARILY SEEDDED AND MULCHED WITHIN 7 DAYS. RETURN TO SOIL STOCKPILE DETAILS.
- ANY DISTURBED AREAS THAT ARE LEFT EXPOSED MORE THAN 7 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL RECEIVE TEMPORARY SEEDING WITH 24 HRS. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL NOT BE USED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
- ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
- THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
- SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT EDITION OF NYSECC.
- ALL REGRADED AREAS MUST BE STABILIZED APPROPRIATELY PRIOR TO ANY ROAD BLASTING, CUTTING, AND/OR FILLING OF SOILS. SPECIAL CARE SHOULD BE TAKEN DURING CONSTRUCTION TO INSURE STABILITY DURING MAINTENANCE AND INTEGRITY OF CONTROL STRUCTURES.
- TO PREVENT HEAVY CONSTRUCTION EQUIPMENT AND TRUCKS FROM TRACKING SOIL OFF-SITE, CONSTRUCT A PERVIOUS CRUSHED STONE PAD. LOCATE AND CONSTRUCT PADS AS DETAILLED IN THESE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. CONTRACTOR TO SUPPLY ALL EQUIPMENT AND WATER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION INSPECTIONS AS PER NYSECC GP-0-15-002 AND TOWN OF PATTERSON CODE.

MAINTENANCE OF TEMPORARY EROSION AND SEDIMENT CONTROL STRUCTURES:

N.Y.S.D.C. GP-0-15-002 EXPOSURE RESTRICTIONS - STATES THAT ANY EXPOSED EARTHWORK SHALL BE STABILIZED IN ACCORDANCE WITH THE GUIDELINES OF THIS PLAN.

- TREES AND VEGETATION SHALL BE PROTECTED AT ALL TIMES AS SHOWN ON THE DETAIL DRAWING AND AS DIRECTED BY THE ENGINEER.
- CARE SHOULD BE TAKEN SO AS NOT TO CHANNEL CONCENTRATED RUNOFF THROUGH THE AREAS OF CONSTRUCTION ACTIVITY ON THE SITE.
- FILL AND SITE DISTURBANCES SHOULD NOT BE CREATED WHICH CAUSES WATER TO POND OFF SITE OR ON ADJACENT PROPERTIES.
- RUNOFF FROM LAND DISTURBANCES SHALL NOT BE DISCHARGED OR HAVE THE POTENTIAL TO DISCHARGE OFF SITE WITHOUT FIRST BEING INTERCEPTED BY A CONTROL STRUCTURE, SUCH AS A SEDIMENT TRAP OR SILT FENCE. SEDIMENT SHALL BE REMOVED BEFORE EXCEEDING 50% OF THE RETENTION STRUCTURES CAPACITY.
- FOR FINISHED GRADING, ADEQUATE GRADE SHALL BE PROVIDED SO THAT WATER WILL NOT POND ON LAWNS FOR MORE THAN 24 HOURS AFTER RAINFALL, EXCEPT IN SWALE FLOW AREAS WHICH MAY DRAIN FOR AS LONG AS 48 HOURS AFTER RAINFALL.
- ALL SWALES AND OTHER AREAS OF CONCENTRATED FLOW SHALL BE PROPERLY STABILIZED WITH TEMPORARY CONTROL MEASURES TO PREVENT EROSION AND SEDIMENT TRAVEL. SURFACE FLOWS OF CUT AND FILL AREAS SHALL BE STABILIZED AT ALL TIMES.
- ALL SITES SHALL BE STABILIZED WITH EROSION CONTROL MATERIALS WITHIN 7 DAYS OF FINAL GRADING.
- TEMPORARY SEDIMENT TRAPPING DEVICES SHALL BE REMOVED FROM THE SITE WITHIN 30 DAYS OF FINAL STABILIZATION.
- THE OWNER OR OPERATOR SHALL HAVE A QUALIFIED INSPECTOR CONDUCT AT LEAST TWO (2) SITE INSPECTIONS IN ACCORDANCE WITH EVERY DAY OF THE PERMIT EVERY SEVEN (7) CALENDARS. FOR AREAS LONG AS GREATER THAN FIVE (5) ACRES OF SOIL REMAIN DISTURBED, THE TWO (2) INSPECTIONS SHALL BE SEPARATED BY A MINIMUM OF TWO (2) FULL CALENDAR DAYS.

MAINTENANCE SCHEDULE:

	DAILY	WEEKLY	MONTHLY	AFTER RAINFALL	NECESSARY TO MAINTAIN FUNCTION	AFTER APPROVAL OF INSPECTOR
SILT FENCE	----	----	NSP	NSP	CLEAN/REPLACE	REMOVE
WATER BARS	----	NSP	NSP	CLEAN	REPLACE	REMOVE
INLET	----	NSP	NSP	CLEAN	REPLACE	REMOVE
STABILIZED CONST. ENT.	CLEAN	NSP	----	----	REPLACE	REMOVE

MAINTENANCE OF PERMANENT CONTROL STRUCTURES DURING CONSTRUCTION:

THE STORMWATER MANAGEMENT SYSTEM AND OUTLET STRUCTURE SHALL BE INSPECTED AT THE REQUIRED INTERVAL AND AFTER EVERY RAINFALL EVENT. SEDIMENT BUILD UP SHALL BE REMOVED FROM THE INLET PROTECTION CAPACITY AND PROPER DRAINAGE. OUTLET STRUCTURE SHALL BE FREE OF OBSTRUCTIONS. ALL PIPING AND DRAIN INLETS SHALL BE FREE OF OBSTRUCTION. ANY SEDIMENT BUILD UP SHALL BE REMOVED.

MAINTENANCE OF CONTROLS AFTER CONSTRUCTION:

CONTROLS INCLUDING RESPECTIVE OUTLET STRUCTURES SHOULD BE INSPECTED WEEKLY FOR THE FIRST FIVE MONTHS AFTER CONSTRUCTION AND ON AN ANNUAL BASIS THEREAFTER. THEY SHOULD ALSO BE INSPECTED AFTER MAJOR STORM EVENTS.

DEBRIS AND LITTER REMOVAL:

CONTROLS NEAR INSPECT OUTLET STRUCTURE AND DRAIN INLETS FOR ACCUMULATED DEBRIS. ALSO, REMOVE ANY ACCUMULATIONS DURING EACH MOVING OPERATION.

STRUCTURAL REPAIR/REPLACEMENT:

OUTLET STRUCTURE MUST BE INSPECTED TWICE A YEAR FOR EVIDENCE OF STRUCTURAL DAMAGE AND REPAIRED IMMEDIATELY.

EROSION CONTROL:

UNSTABLE AREAS TRIBUTARY TO THE BASIN SHALL BE STABILIZED WITH VEGETATION OR OTHER APPROPRIATE EROSION CONTROL. MEASURES WITHIN 24 HRS.

SEDIMENT REMOVAL:

SEDIMENT SHOULD BE REMOVED AFTER IT HAS REACHED A MAXIMUM DEPTH OF FIVE INCHES ABOVE THE STORMWATER MANAGEMENT SYSTEM FLOOR.

TOPSOIL:

EXISTING TOPSOIL WILL BE REMOVED AND STORED IN PILES SUFFICIENTLY AS TO AVOID MIXING WITH OTHER EXCAVATION. STOCKPILES SHALL BE SURROUNDED BY EROSION CONTROL AS OUTLINED ON THESE PLANS. THE FURNISHING OF NEW TOPSOIL SHALL BE OF A BETTER OR EQUAL TO THE FOLLOWING CRITERIA (85713.01 NYSDOT):

1. THE PH OF THE MATERIAL SHALL BE 5.5 TO 7.8
2. THE ORGANIC CONTENT SHALL NOT BE LESS THAN 2% OR MORE THAN 70%.
3. GRADATION:

SIZE	SIEVE	% PASSING BY WGT.
1 INCH	20	85 TO 100
1/4 INCH	10	65 TO 100
NO. 200 MESH	75	20 TO 80

PERMANENT VEGETATIVE COVER:

1. SITE PREPARATION:
 - 1.1. INSTALL EROSION CONTROL MEASURES.
 - 1.2. TILL OR AERATE COMPACTED SOIL AREAS TO AT LEAST 12".
 - 1.3. LIME AS REQUIRED TO PH 6.5.
 - 1.4. FERTILIZE WITH 10-0-6 + 4 LBS/1,000 S.F.
 - 1.5. INCORPORATE AMENDMENTS INTO SOIL WITH DISC HARROW.
2. SEED MIXTURES FOR USE ON SWALES AND CUT AND FILL AREAS.

MIXTURE	LBS./ACRE
AL.T. A KENTUCKY BLUE GRASS CREEPING RED FESCUE RYE GRASS OR REDTOP	28 20 5
AL.T. B CREEPING RED FESCUE REITOP	20 2
3. SEEDING
 - 3.1. PREPARE SEED BED BY RAKING TO REMOVE STONES, TWIGS, ROOTS AND OTHER FOREIGN MATERIAL.
 - 3.2. APPLY SOIL AMENDMENTS AND INTEGRATE INTO SOIL.
 - 3.3. APPLY SEED UNIFORMLY BY CYCLONE SEEDER CULT-PACKER OR HYDRO SEEDER AT RATE INDICATED.
 - 3.4. STABILIZE SEEDED AREAS IN DRAINAGE SWALES.
 - 3.5. IRRIGATE TO FULLY SATURATE SOIL LAYER, BUT NOT TO DISCLOSE PLANTING SOIL.
 - 3.6. SEED BETWEEN APRIL 1ST AND MAY 15TH AND AUGUST 15TH AND OCTOBER 15TH.
 - 3.7. SEEDING MAY OCCUR MAY 15TH AND AUGUST 15TH IF ADEQUATE IRRIGATION IS PROVIDED.

TEMPORARY VEGETATIVE COVER:

SITE PREPARATION:

1. INSTALL EROSION CONTROL MEASURES.
2. SCARIFY AREAS OF COMPACTED SOIL.
3. FERTILIZE WITH 10-0-10 AT 400 LB/AC.
4. LIME AS REQUIRED TO PH 6.5.

SEED SPECIES:

MIXTURE	LBS./ACRE
RAPIDLY GERMINATING ANNUAL REYGRASS	20
PERENNIAL REYGRASS	20
CEREAL DOTS	36

SEEDING:

SAME AS PERMANENT VEGETATIVE COVER

POST CONSTRUCTION MAINTENANCE SCHEDULE:

Control to be Inspected	Inspection Frequency	Maintenance Threshold Criteria	Maintenance Procedure
Drain Inlets	Quarterly	3" x Accumulated Sediment	Remove debris and sediment annually.
Infiltration Basin	Bi-annually	Debris Leaves and Sediment at 25%	Cut Grass - Remove debris and sediment annually.
Downstream Defender	Bi-annually	Sediment at 25%	Remove debris and sediment annually, flush and vacuum
Rain Garden	Quarterly	Ponding for more than 48 hrs	Remove accumulated sediment and debris; weed and replace plants and mulch as needed.
Swale and Channels	Semi-Annually	Debris and Leaves	Remove Debris and Sediment Annually

WATERMAIN NOTES

I. DISTRIBUTION SYSTEM - WATERMAIN

A. GENERAL:

THE CONTRACTOR SHALL PERFORM THE NECESSARY EXCAVATION, BACKFILLING, CLEARING, GRUBBING, SHEETING, SHORING, DO ALL SHAPING OF TRENCHES, PUMPING AND BAILING, LAYING AND JOINING OF ALL PIPES, PROTECT AND SUPPORT EXISTING STRUCTURES AND REPAIR THEM, IF DAMAGED, AND ALL ELSE NECESSARY TO COMPLETE THE WORK.

THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, LABOR, AND TOOLS NECESSARY TO COMPLETE THE WORK IN A SAFE, NEAT, AND WORKMANLIKE MANNER.

B. SITE AND ACCESS CLEARING (WITH EASEMENTS):

THE CONTRACTOR SHALL CONFINE ALL CLEARING OPERATIONS TO WITHIN THE IMMEDIATE AREAS THAT ARE ESSENTIAL FOR CONSTRUCTION OF THE WORK.

C. STOCKPILING OF SUITABLE BACKFILL MATERIAL:

THE CONTRACTOR SHALL BE PREPARED WHEN EXCAVATING THE TRENCH TO SEPARATE SUITABLE BACKFILL MATERIAL FROM UNSUITABLE MATERIAL FOR USE AS BACKFILL ADJACENT TO THE PIPE.

D. PROTECTION OF EXISTING STRUCTURES AND UTILITIES:

SPECIAL PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT OVERHEAD POWER LINES, WATERMANS, GAS MAINS, ELECTRIC AND TELEPHONE CONDUITS, STORM AND SANITARY SEWERS, CULVERTS, BUILDINGS AND OTHER EXISTING STRUCTURES AND UTILITIES. IN ALL CASES, WHETHER UNDERGROUND STRUCTURES HAVE OR HAVE NOT BEEN DELINEATED, THE TOWN ENGINEER, WATER SUPERINTENDENT, OR AUTHORIZED REPRESENTATIVE ACCEPTS RESPONSIBILITY FOR THEIR LOCATION. "UNDERGROUND UTILITIES" LOCATES EXISTING UNDERGROUND UTILITIES FREE OF CHARGE. PHONE NUMBER IS 1-800-245-2828.

GUTTERS, SEWERS, DRAINS AND DITCHES SHALL BE KEPT OPEN AT ALL TIMES FOR SURFACE DRAINAGE. NO DAMMING OR PONDING OF WATER IN GUTTERS OR OTHER WATERWAYS WILL BE PERMITTED EXCEPT WHERE STREAM CROSSINGS ARE NECESSARY AND THEN ONLY TO AN EXTENT WHICH THE TOWN ENGINEER, WATER SUPERINTENDENT, OR AUTHORIZED REPRESENTATIVE SHALL CONSIDER NECESSARY. THE CONTRACTOR SHALL NOT DIRECT ANY FLOW OF WATER ACROSS OR OVER PAVEMENTS OR EXISTING STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND SHALL PROTECT AND PLACE THE SAME AS DIRECTED. THE GRADINGS IN THE VICINITY OF TRENCHES SHALL BE CONTROLLED SO THAT THE GROUND SURFACE IS PROPERLY PITCHED TO PREVENT WATER RUNNING IN THE TRENCHING. THE CONTRACTOR SHALL NOT COMMENCE OPERATIONS INVOLVING ANY PUBLIC UTILITY BEFORE HAVING GIVEN WRITTEN NOTICE TO THE COMPANY OR OWNER OF ITS AGENTS, AND SHALL COOPERATE WITH THE COMPANY'S OR OWNERS' FORCES. PROTECTING AND PREVENTING DAMAGE TO THE PROPERTY.

THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, BE RESPONSIBLE FOR DIRECT OR INDIRECT DAMAGE THAT MAY BE DONE TO ANY UTILITY OR STRUCTURE IN THE PROSECUTION OF HIS WORK. THE LIABILITY OF THE CONTRACTOR IS ABSOLUTE AND IS NOT DEPENDENT UPON ANY QUESTIONS OF NEGLIGENCE ON HIS PART OR ON THE NEGLIGENCE OF HIS EMPLOYEES, OR AGENTS, AND THE NEGLIGENCE OF THE TOWN ENGINEER, WATER SUPERINTENDENT, OR AUTHORIZED REPRESENTATIVE TO DIRECT THE CONTRACTOR TO TAKE ANY PARTICULAR PRECAUTION OR TO REFRAIN FROM DOING SUCH DAMAGE.

SHOULD THE POSITION OF ANY PIPE, CONDUIT, POLE OR OTHER STRUCTURES, ABOVE OR BELOW THE GROUND, BE SUCH AS TO REQUIRE ITS REMOVAL, RELOCATION OR CHANGE DUE TO WORK TO BE DONE, RELOCATION OR CHANGE WILL BE DONE BY OR UNDER SUPERVISION OF THE OWNER OF THE OBSTRUCTIONS. THE CONTRACTOR SHALL UNCOVER AND SUSTAIN THE STRUCTURES, AFTER SUCH RELOCATION OR CHANGE.

THE CONTRACTOR SHALL NOT INTERFERE WITH ANY PERSONS, OR WITH THE OWNER IN PROTECTING, REMOVING, CHANGING OR REPLACING THEIR PIPES, CONDUITS, POLES OR OTHER STRUCTURES, BUT HE SHALL SUFFER SAID PERSONS OR THE OWNER TO TAKE ALL SUCH MEASURES AS THEY MAY DEEM NECESSARY OR ADVISABLE FOR THE PURPOSE. IF REQUIRED, AND THE CONTRACTOR SHALL, THEREBY BE IN NO WAY RELIEVED OF ANY OF HIS RESPONSIBILITIES.

THE CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS WITH THE OWNER OF THE RESPECTIVE UTILITY PRIOR TO RELOCATION OR INTERRUPTION OF SERVICE. ALL WORK NECESSARY FOR THE PROTECTION OF THE CONTRACTOR OR BY THE OWNER AT THE OWNER'S OPTION, AND TO THE SATISFACTION OF THE OWNER, WHERE SERVICE IS INTERRUPTED, THE CONTRACTOR SHALL COOPERATE IN RESTORING SERVICE. PROMPTLY, ALL CHARGES FOR DAMAGES DONE TO UTILITIES SHALL BE PAID BY THE CONTRACTOR.

E. CONSTRUCTION OF ROAD RIGHT-OF-WAY:

CONSTRUCTION ON THE ROAD RIGHT-OF-WAY SHALL AT ALL TIMES BE PERFORMED WITH MINIMUM DISTURBANCE TO TRAFFIC WITH SUFFICIENT BARRIAGES AND DIRECTION. DETOURS, CAN BE INSTITUTED WITH APPROVAL OF THE TOWN ENGINEER, WATER SUPERINTENDENT, OR AUTHORIZED REPRESENTATIVE, OR STATE, COUNTY, OR LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ROAD RIGHT-OF-WAY AND THE REMOVAL OF ALL MATERIALS FROM THE ORIGINAL GRADE ELEVATION WITH THE SPECIFIED MATERIALS.

F. EXCAVATION AND PREPARATION OF TRENCH:

THE CONTRACTOR SHALL PROCEED WITH CAUTION IN THE EXCAVATION AND PREPARATION OF THE TRENCH SO THAT THE EXACT LOCATION OF UNDERGROUND STRUCTURES, BOTH KNOWN AND UNKNOWN, MAY BE DETERMINED. THE TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND DEPTH REQUIRED. MINIMUM DEPTH OF COVER SHALL BE FOUR FEET (4'). NO TRENCH SHALL BE DEEPER THAN FIVE HUNDRED LINEAL FEET (500 LF) IN AVERAGE PIPE LAYING UNLESS AUTHORIZED BY THE TOWN ENGINEER, WATER SUPERINTENDENT, OR AUTHORIZED REPRESENTATIVE. THE TRENCH SHALL BE SO DEEP AS TO BE NEARLY CONSTANT AND AS FAR AS POSSIBLE FROM THE SEWER. IT IS ESSENTIAL THAT THE DISCHARGE OF THE TRENCH DEWATERING PUMPS BE CONDUCTED TO NATURAL DRAINAGE CHANNELS OR DRAINS. AS IN ACCORDANCE WITH OSHA REQUIREMENTS.

THE WIDTH OF THE TRENCH SHALL BE OF ADEQUATE SIZE TO PERMIT THE PIPE TO BE LAID AND JOINTED PROMPTLY, BUT SHALL NOT EXCEED THE SUM OF TWENTY-FOUR INCHES(24") PLUS THE PIPE OUTSIDE DIAMETER, AND THE BACKFILL TO BE PLACED AND COMPACTED AS SPECIFIED.

LEDGE ROCK, Boulders AND LARGE STONES SHALL BE REMOVED TO PROVIDE A GRADE OF AT LEAST SIX INCHES (6") BELOW AND ON EACH SIDE OF ALL PIPES AND FITTINGS.

THE TRENCH SHALL BE EXCAVATED TO THE DEPTH REQUIRED SO AS TO PROVIDE A UNIFORM AND CONTINUOUS BEARING AND SUPPORT FOR THE PIPE ON SOLID AND UNDISTURBED GROUND AT EVERY POINT. WHERE THE BOTTOM OF THE TRENCH AT A SUBGRADE IS FOUND TO BE UNSTABLE, OR TO INCLUDE ASHES, CINDERS, ALL TYPES OF REFUSE, VEGETABLE OR OTHER ORGANIC MATERIAL, OR LARGE QUANTITIES OF FRAGMENTED MATERIAL WHICH IN THE OPINION OF THE TOWN ENGINEER, WATER SUPERINTENDENT, OR AUTHORIZED REPRESENTATIVE SHOULD BE REMOVED, THE CONTRACTOR SHALL EXCAVATE AND REMOVE SUCH UNSUITABLE MATERIAL TO THE WIDTH AND DEPTH ORDERED BY THE TOWN ENGINEER, WATER SUPERINTENDENT, OR AUTHORIZED REPRESENTATIVE.

ANY PART OF THE BOTTOM OF THE TRENCH EXCAVATED BELOW THE SPECIFIED GRADE SHALL BE CORRECTED WITH APPROVED BEDDING MATERIAL, SUCH AS THOROUGHLY WASHED, CRUSHED STONE, GRAVEL, OR CONCRETE AS DIRECTED BY THE TOWN ENGINEER, WATER SUPERINTENDENT, OR AUTHORIZED REPRESENTATIVE. THE FINISHED SUBGRADE SHALL BE PREPARED ACCORDING BY MEANS OF HAND TOOLS.

HAND METHODS OF EXCAVATION SHALL BE EMPLOYED IN LOCATIONS AS DEEMED NECESSARY. IN OTHER LOCATIONS, THE CONTRACTOR MAY USE TRIPPING CHONGING MACHINERY OR EMPLOY HAND METHODS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ADJACENT PROPERTY OR OTHER UTILITIES AND DAMAGE SHALL BE REPAIRED.

THE EXTENT OF EXCAVATION OPENED OR THE AREA UNRESTORED AT ANY ONE TIME WILL BE CONTROLLED BY EXISTING CONDITIONS, BUT SHALL ALWAYS BE CONTAINED TO THE LIMITS PRESCRIBED BY THE TOWN ENGINEER, WATER SUPERINTENDENT, OR AUTHORIZED REPRESENTATIVE WITH REGARD TO EXPANSION OF CONSTRUCTION AND TO THE SAFETY AND CONVENIENCE OF THE PUBLIC.

THE CONTRACTOR SHALL AT ALL TIMES PROVIDE AMPLE MEANS AND EQUIPMENT WITH WHICH TO PROMPTLY REMOVE AND DISPOSE OF ALL WATER AND DRAINAGE DURING THE EXCAVATION OR OTHER PARTS OF THE WORK AND TO KEEP SUCH EXCAVATIONS DRY UNTIL THE STRUCTURES TO BE BUILT THEREIN ARE COMPLETED. IN NO CASE, WILL THE LAYING OF PIPE AND FITTINGS BE PERMITTED WITH WATER IN THE EXCAVATIONS. Dewatering methods and equipment shall be subject to the approval of the TOWN ENGINEER, WATER SUPERINTENDENT, OR AUTHORIZED REPRESENTATIVE AND ALL WATER REMOVED FROM THE WORK SHALL BE DISPOSED OF IN AN APPROVED MANNER WITHOUT DAMAGE TO ADJACENT PROPERTY OR OTHER WORK. ALL WET SOIL IS TO BE REPLACED WITH GRAVEL AS APPROVED BY THE TOWN ENGINEER, WATER SUPERINTENDENT, OR AUTHORIZED REPRESENTATIVE.

H. EXCAVATION OF ROCK:

WHEN ROCK IS TO BE EXCAVATED, IT SHALL BE TAKEN OUT SUFFICIENTLY BELOW GRADE TO LEAVE A SPACE OF AT LEAST SIX INCHES (6") TO THE OUTSIDE OF THE PIPE WHEN LAID. THE TRENCH SHALL THEN BE FILLED UP TO THE PROPER GRADE WITH SAND, GRAVEL, CRUSHED STONE OR OTHER SUITABLE MATERIAL APPROVED BY THE TOWN ENGINEER, WATER SUPERINTENDENT, OR AUTHORIZED REPRESENTATIVE. IN BLASTING USE OF OTHER EXPLOSIVES, ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO PROTECT PERSONS AND PROPERTY. NO BLASTING SHALL BE DONE WITHIN FIFTY FEET (50') OF THE PIPE. AS LAID. THE END OF THE PIPE AS LAID SHALL BE TO BE AT LEAST NEARER THAN FIVE HUNDRED FEET (500'). THE CONTRACTOR SHALL BE LIABLE FOR ALL DAMAGES DONE TO PERSONS AND PROPERTY CAUSED BY BLASTS OR EXPLOSIVES OR FROM NEGLIGENCE IN PROCEEDING THROUGH THE TRENCHES.

I. ALIGNMENT AND GRADE:

ALL PIPE SHALL BE LAID AND MAINTAINED TO THE REQUIRED LINES AND GRADES WITH FITTINGS AND VALVES AT THE REQUIRED LOCATIONS; ENDS OF PIPE EVENLY ALIGNED AND ALL VALVE STEMS PLUMB.

WHEREVER OBSTRUCTIONS NOT SHOWN ON THE PLANS ARE ENCOUNTERED DURING THE PROGRESS OF THE WORK AND INTERFERE TO SUCH AN EXTENT THAT AN ALTERATION IN THE PLANS IS REQUIRED, THE TOWN ENGINEER, WATER SUPERINTENDENT, OR AUTHORIZED REPRESENTATIVE, SHALL HAVE THE AUTHORITY TO APPROVE A CHANGE IN THE PLANS AND ORDER A DERIVATION FROM THE LINE AND GRADE.

THE CONTRACTOR SHALL PROCEED WITH CAUTION IN THE EXCAVATION AND PREPARATION OF THE TRENCH SO THAT THE EXACT LOCATION OF THE UNDERGROUND STRUCTURES, BOTH KNOWN AND UNKNOWN, MAY BE DETERMINED, AND HE SHALL BE HELD RESPONSIBLE FOR THE REPAIR OF SUCH STRUCTURES WHEN BROKEN OR OTHERWISE DAMAGED.

WHENEVER IT IS NECESSARY TO EXPLORE AND EXCAVATE TO DETERMINE THE LOCATION OF EXISTING UNDERGROUND STRUCTURES, THE CONTRACTOR SHALL MAKE SUCH EXPLORATIONS AND EXCAVATIONS FOR SUCH PURPOSES. "UNDERGROUND UTILITIES" LOCATES EXISTING UNDERGROUND UTILITIES FREE OF CHARGE. PHONE NUMBER IS 1-800-245-2828.

J. TYPE OF MATERIAL:

A. MATERIAL (NO SUBSTITUTES PERMITTED)

PIPE AND FITTINGS TO BE USED SHALL BE CLASS 82 DUCTILE-IRON, CEMENT-LINED IN ACCORDANCE WITH AWWA #C151-81 (LATEST REVISION), JOINTS SHALL BE PUSH-ON TYPE. PRESS LOCK WITH 3 BRONZE WEDGES.

B. INSTALLATION

PIPE SHALL BE INSTALLED TO A MINIMUM DEPTH OF 4" FROM THE TOP OF THE WATERMAIN MEASURED TO FINISHED GRADE. INSTALLATION SHALL BE IN SUITABLE SOIL. ALL UNSUITABLE MATERIAL SHALL BE EXCAVATED BELOW WATERMAIN AND REPLACED PER AWWA SPECIFICATIONS #C600-82 (LATEST REVISION). BACKFILL SHALL BE CLEAN FILL FREE OF TRASH, ORGANIC MATTER AND STONES GREATER THAN 3" IN DIAMETER. SOIL SHALL BE COMPACTED UNDER AND AROUND THE WATERMANS. JOINTS WILL BE AS FOLLOWS: JOINTS ABOVE OR BELOW THE SEWER SHALL BE CLOSED BY THE SEWER SPECIAL STRUCTURAL SUPPORT FOR THE WATER AND SEWER PIPES MAY BE REQUIRED, WHERE THE SEWER LINE IS CROSSING OVER THE WATER LINE. THE SEWER LINE SHALL BE ENCLOSED IN AN UNJOINTED SLEEVE EXTENDING 10" FROM THE WATERMANS VERTICAL PLANE ON BOTH SIDES. THE TRENCH IS PUMPED COMPLETELY DRY.

C. SEPARATION

(1) PARALLEL UTILITIES OTHER THAN SEWER

NO ELECTRIC OR OTHER UTILITY LINE OF ANY TYPE SHALL BE INSTALLED IN THE VERTICAL PLANE OF A WATERMAIN. TRENCHES FOR OTHER UTILITIES INSTALLED PARALLEL TO THE WATERMAIN MUST MAINTAIN AT LEAST 3" HORIZONTAL SEPARATION, OR WRITTEN PERMISSION BY THE WATER SUPERINTENDENT, TOWN ENGINEER, OR AUTHORIZED REPRESENTATIVE MUST BE GRANTED PRIOR TO INSTALLATION.

(2) PARALLEL INSTALLATION OF SEWER (RECOMMENDED STANDARDS FOR WATER WORKS" 1982 EDITION, SEC. 8.5 AND 8.6)

WATERMANS SHALL BE LAID AT LEAST 10" HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A 10" SEPARATION, THE REQUIRED AUTHORITY MAY ALLOW DEVIATION ON A CASE-BY-CASE BASIS, IF SUPPORTED BY DATA FROM THE DESIGN ENGINEER. SUCH DEVIATION MAY ALLOW INSTALLATION OF THE WATERMAIN CLOSER TO A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATERMAIN IS AT LEAST 18" ABOVE THE TOP OF THE SEWER.

(3) CROSSING (RECOMMENDED STANDARDS FOR WATER WORKS" 1982 EDITION, SEC. 8.5 AND 8.6)

ELECTRIC UTILITY LINES MUST BE SEPARATED VERTICALLY BY A MINIMUM OF 18" FROM A WATERMAIN WHEN CROSSING THE SAME. CROSSING MUST BE MADE AT RIGHT ANGLES. IN CONDUIT AND EXTENDING AT LEAST 10" ON EITHER SIDE OF THE WATER LINE, AND SUPPORTED PROPERLY. SEWER LINES SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18" BETWEEN OUTSIDE OF WATERMAIN AND THE OUTSIDE OF SEWER. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER. AT CROSSINGS, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR AS POSSIBLE FROM THE SEWER. SPECIAL STRUCTURAL SUPPORT FOR THE WATER AND SEWER PIPES MAY BE REQUIRED, WHERE THE SEWER LINE IS CROSSING OVER THE WATER LINE. THE SEWER LINE SHALL BE ENCLOSED IN AN UNJOINTED SLEEVE EXTENDING 10" FROM THE SERVICE LOCATION ON BOTH SIDES. CROSSING MUST BE A RIGHT ANGLE.

(4) HYDRANTS (NO SUBSTITUTES PERMITTED)

MUELLER (BURY) TYPE - AWWA #C800-APPROVED (LATEST REVISION), CLOCKWISE TO CLOSE. VALVE TO BE INSTALLED WITH BUFFALO TYPE VALVE BOX.

4. SERVICE LINES (NO SUBSTITUTES PERMITTED)

A. MATERIAL

PIPE SHALL BE ASTM 88 TYPE K COPPER SERVICE TUBING.

B. APPURTENANCES

CORPORATION STOP - MUELLER TYPE CURB STOP - MUELLER TYPE WITH DRAM CURB BOX - MUELLER TYPE

C. INSTALLATION

THE SERVICE LINE SHALL BE INSTALLED TO A MINIMUM DEPTH OF 4" MEASURED FROM THE TOP OF THE SERVICE LINE TO FINISHED GRADE. INSTALLATION SHALL BE IN SUITABLE SOIL. ALL UNSUITABLE MATERIAL SHALL BE EXCAVATED 2" BELOW SERVICE LINE AND REPLACED PER AWWA SPECIFICATIONS #C600-82 (LATEST REVISION). BACKFILL SHALL BE CLEAN FILL FREE OF TRASH, ORGANIC MATTER AND STONES GREATER THAN 3" IN DIAMETER. SOIL SHALL BE COMPACTED UNDER AND AROUND THE WATERMANS.

D. SEPARATION

(1) PARALLEL UTILITIES OTHER THAN SEWER

NO ELECTRIC OR OTHER UTILITY LINE OF ANY TYPE SHALL BE INSTALLED IN THE VERTICAL PLANE OF A SERVICE LINE. TRENCHES FOR OTHER UTILITIES INSTALLED PARALLEL TO THE SERVICE LINE MUST MAINTAIN AT LEAST 3" HORIZONTAL SEPARATION, OR WRITTEN PERMISSION BY THE WATER SUPERINTENDENT, TOWN ENGINEER, OR AUTHORIZED REPRESENTATIVE MUST BE GRANTED PRIOR TO INSTALLATION.

(2) PARALLEL INSTALLATION OF SEWER (RECOMMENDED STANDARDS FOR WATER WORKS" 1982 EDITION, SEC. 8.5 AND 8.6)

SERVICE LINES SHALL BE LAID AT LEAST 10" HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A 10" SEPARATION, THE REQUIRED AUTHORITY MAY ALLOW DEVIATION ON A CASE-BY-CASE BASIS, IF SUPPORTED BY DATA FROM THE DESIGN ENGINEER. SUCH DEVIATION MAY ALLOW INSTALLATION OF THE SERVICE LINE CLOSER TO A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AT SUCH AN ELEVATION THAT THE BOTTOM OF THE SERVICE LINE IS AT LEAST 18" ABOVE THE TOP OF THE SEWER.

(3) CROSSING (RECOMMENDED STANDARDS FOR WATER WORKS" 1982 EDITION, SEC. 8.5 AND 8.6)

ELECTRIC UTILITY LINES MUST BE SEPARATED VERTICALLY BY A MINIMUM OF 18" FROM A SERVICE LINE WHEN CROSSING THE SERVICE LINE. CROSSING MUST BE MADE AT RIGHT ANGLES. IN CONDUIT AND EXTENDING AT LEAST 10" ON EITHER SIDE OF THE WATER LINE, AND SUPPORTED PROPERLY. SEWER LINES SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18" BETWEEN OUTSIDE OF SERVICE LINE AND THE OUTSIDE OF SEWER. THIS SHALL BE THE CASE WHERE THE SERVICE LINE IS EITHER ABOVE OR BELOW THE SEWER. AT CROSSINGS, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR AS POSSIBLE FROM THE SEWER. SPECIAL STRUCTURAL SUPPORT FOR THE WATER AND SEWER PIPES MAY BE REQUIRED, WHERE THE SEWER LINE IS CROSSING OVER THE SERVICE LINE. THE SERVICE LINE SHALL BE ENCLOSED IN AN UNJOINTED SLEEVE EXTENDING 10" FROM THE SERVICE LOCATION ON BOTH SIDES. CROSSING MUST BE A RIGHT ANGLE.

5. WET TAPS (NO SUBSTITUTES PERMITTED)

MUELLER TYPE WET TAP ASSEMBLY. INSTALLATION SHALL BE MADE BY A LICENSED PLUMBER WITH THE APPROVAL OF THE WATER SUPERINTENDENT.

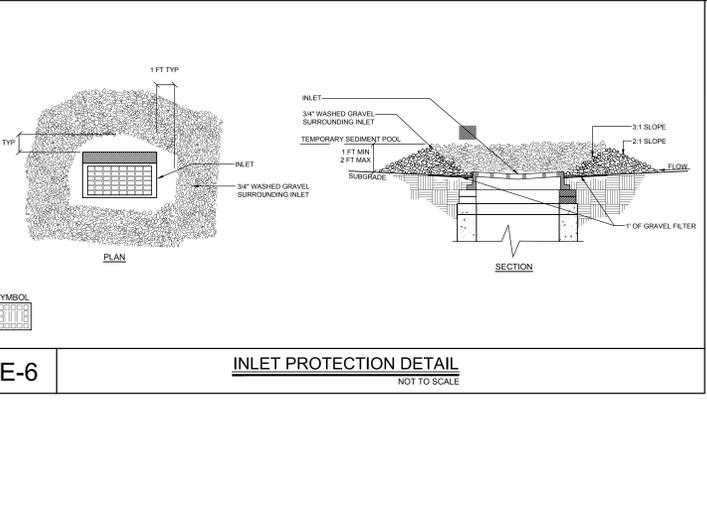
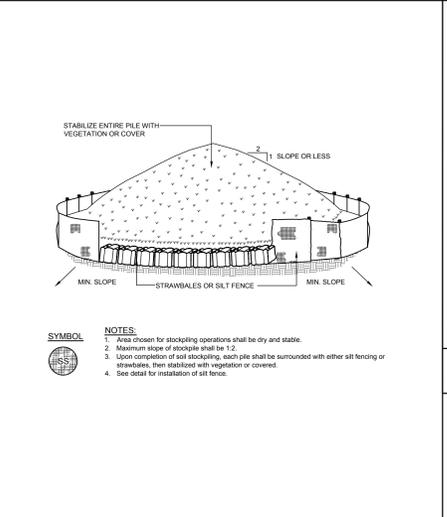
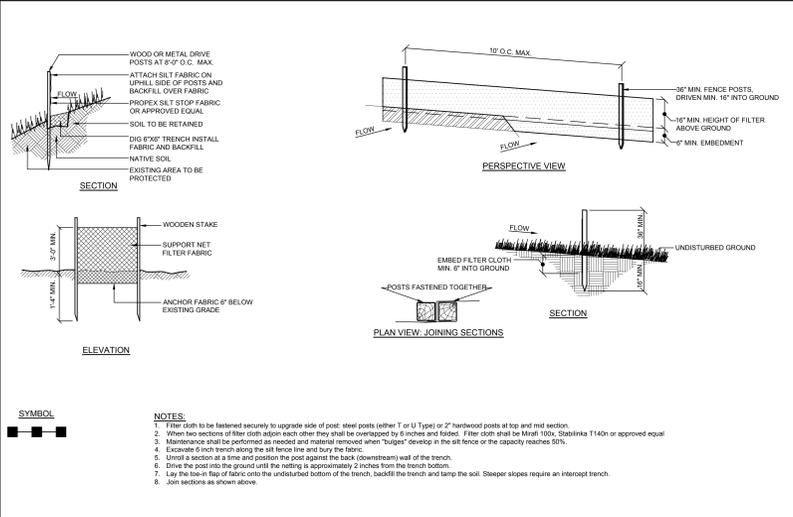
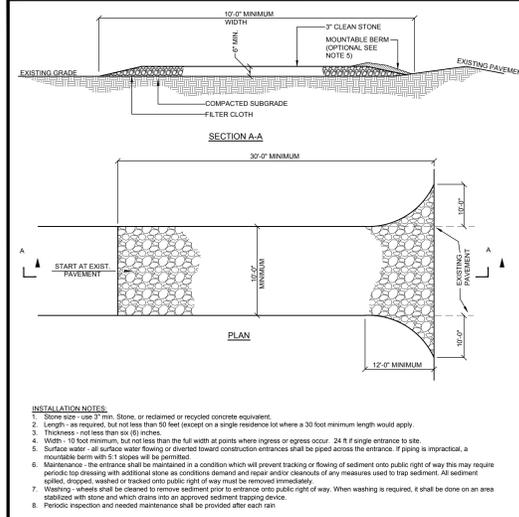
6. THURST BLOCKS

ALL PLUGS, CAPS, VALVES, TEES, BENDS, AND HYDRANTS, UNLESS OTHERWISE DIRECTED BY THE TOWN ENGINEER, WATER SUPERINTENDENT, OR AUTHORIZED REPRESENTATIVE SHALL BE PROVIDED WITH THURST BLOCKS.

7. TAPS (NO SUBSTITUTES PERMITTED)

MUELLER TYPE CORPORATION STOP. INSTALLATION SHALL BE MADE BY A LICENSED PLUMBER WITH THE APPROVAL OF THE WATER SUPERINTENDENT. THE LOCATION AND DESIGN OF THEIR FITS MUST BE APPROVED IN WRITING BY THE WATER SUPERINTENDENT PRIOR TO INSTALLATION.

THE CONTRACTOR SHALL SATISFACTORILY COMPLETE A PRESSURE TEST AND LEAKAGE TEST

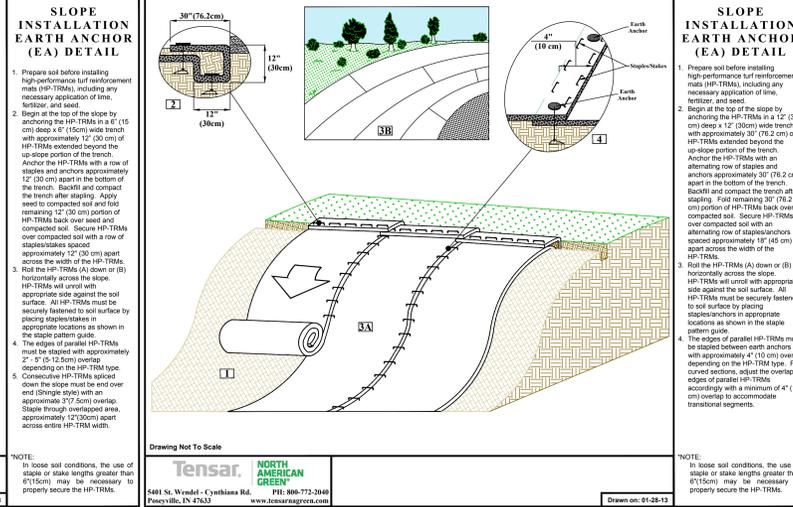
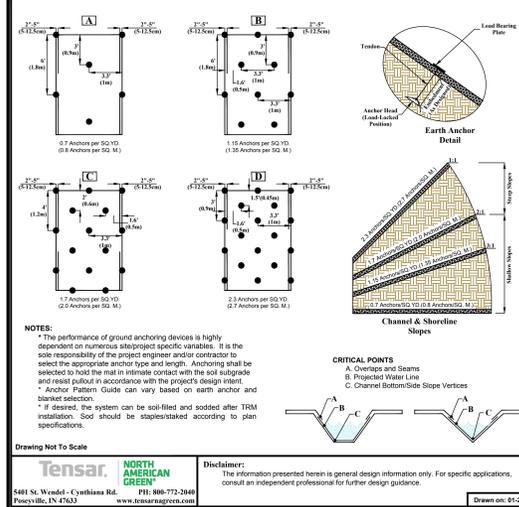


E-1 STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

E-2 SILT FENCE DETAIL
NOT TO SCALE

E-4 SOIL STOCKPILE DETAIL
NOT TO SCALE

E-6 INLET PROTECTION DETAIL
NOT TO SCALE



Notes:
1. The performance of ground anchoring devices is highly dependent on numerous site/project specific variables. It is the sole responsibility of the project engineer and/or contractor to select the appropriate anchor type and length. Anchoring shall be selected to hold the mat in intimate contact with the soil subgrade and remain stable in accordance with the project design intent.
2. Anchor Pattern Guide can vary based on earth anchor and staple selection.
3. If desired, the system can be soil-filled and sodded after TRM installation. Sod should be stapled/staked according to plan specifications.

CRITICAL POINTS
A. Overlap and Seams
B. Projected Water Line
C. Channel Bottom/Side Slope Vertices

Notes:
1. Prepare soil before installing high-performance turf reinforcement mats (HP-TRMs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the slope by anchoring the HP-TRMs in a 6" (15 cm) deep x 6" (15cm) wide trench with approximately 12" (30 cm) of HP-TRMs extended beyond the up-slope portion of the trench. Anchor the HP-TRMs with a row of staples and anchors approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and field remaining 12" (30 cm) portion of HP-TRMs back over seed and compacted soil. Secure HP-TRMs over compacted soil with a row of staples/staples spaced approximately 12" (30 cm) apart across the width of the HP-TRMs.
3. Roll the HP-TRMs (A) down or (B) horizontally across the slope. HP-TRMs will unroll with appropriate side against the soil surface. All HP-TRMs must be securely fastened to soil surface by placing staples/anchors in appropriate locations as shown in the staple pattern guide.
4. The edges of parallel HP-TRMs must be stapled with approximately 2" (5 (12.5mm) overlap depending on the HP-TRM type. Consecutive HP-TRMs applied down the slope must be laid over end (Shingle style) with an approximate 3" (75 mm) overlap. Staple through overlapped area, approximately 12 (30cm) apart across entire HP-TRM width.

Drawing Not To Scale
Tensor. NORTH AMERICAN GREEN
5401 St. Wendel - Cynthiana Rd. P.O. Box 772-2940
Poseyville, IN 47633 www.tensoragreen.com
Drawn on: 01-28-13

Drawing Not To Scale
Tensor. NORTH AMERICAN GREEN
5401 St. Wendel - Cynthiana Rd. P.O. Box 772-2940
Poseyville, IN 47633 www.tensoragreen.com
Drawn on: 01-28-13

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 2503 (2) OF THE NEW YORK STATE EDUCATION LAW.

Site Design Consultants
Civil Engineers & Land Planners
251-F Uncliff Hill, Yorktown Heights, NY 10596
(914) 962-4488, Fax: (914) 962-4486
www.sitesdesignconsultants.com



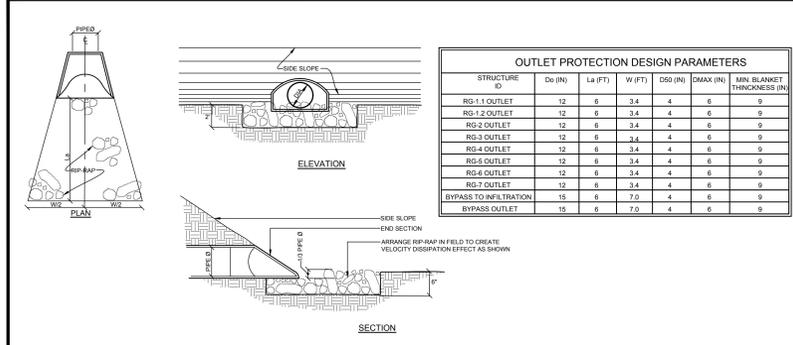
Revisions	No.	Date	Comments
1	01/28/13	REVISION	
2	02/01/13	REVISION	
3	02/01/13	REVISION	
4	02/01/13	REVISION	

Revisions	No.	Date	Comments
1	01/28/13	REVISION	
2	02/01/13	REVISION	
3	02/01/13	REVISION	
4	02/01/13	REVISION	

SCALE: NTS
DRAWN BY: TK
DATE: 7/30/15

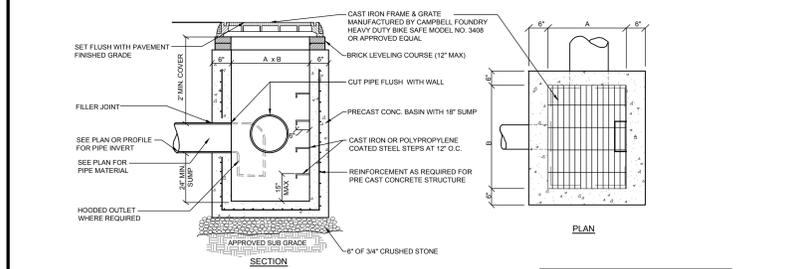
E&S DETAILS

PRELIMINARY SITE PLAN
PREPARED FOR
FEATHERBED PROPERTIES INC.
1805 JACOB ROAD
Town Of Yorktown
Westchester County, New York



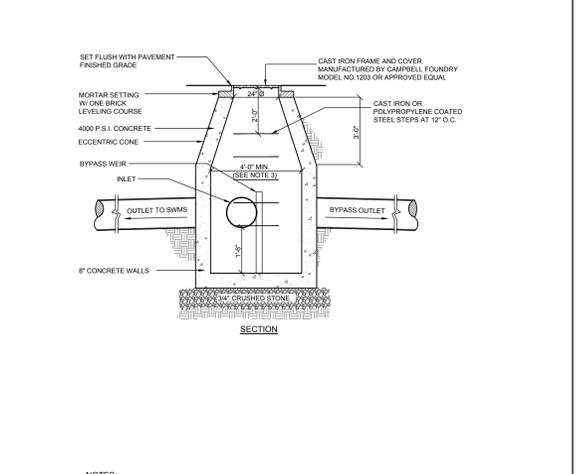
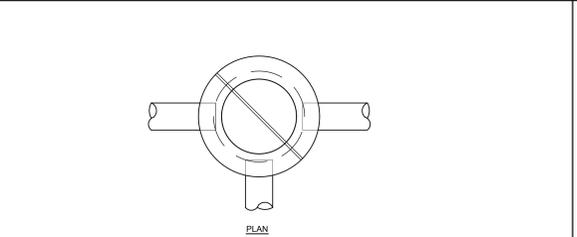
OUTLET PROTECTION DESIGN PARAMETERS						
STRUCTURE ID	DN (IN)	Lx (FT)	W (FT)	DO (IN)	DMAX (IN)	MIN. BLANKET THICKNESS (IN)
RD-1 OUTLET	12	6	3.4	4	6	9
RD-2 OUTLET	12	6	3.4	4	6	9
RD-3 OUTLET	12	6	3.4	4	6	9
RD-4 OUTLET	12	6	3.4	4	6	9
RD-5 OUTLET	12	6	3.4	4	6	9
RD-6 OUTLET	12	6	3.4	4	6	9
RD-7 OUTLET	12	6	3.4	4	6	9
BYPASS TO INFILTRATION	15	6	7.0	4	6	9
BYPASS OUTLET	15	6	7.0	4	6	9

D-1 RIP-RAP APRON ENERGY DISSIPATOR DETAIL
NOT TO SCALE



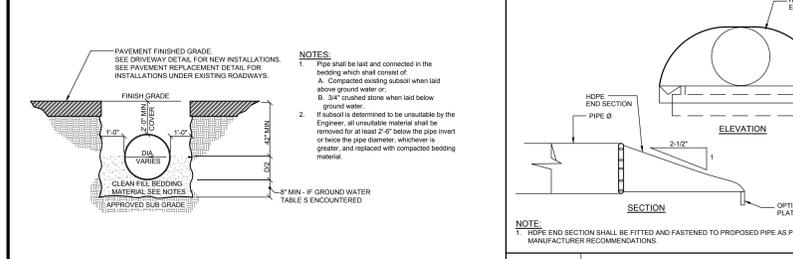
DRAIN INLET DIMENSION		
LOCATION	A	B
DRIVEWAY	12"	12"
SWALE	24"	48"

D-2 PRECAST DRAIN INLET STRUCTURE DETAIL
NOT TO SCALE

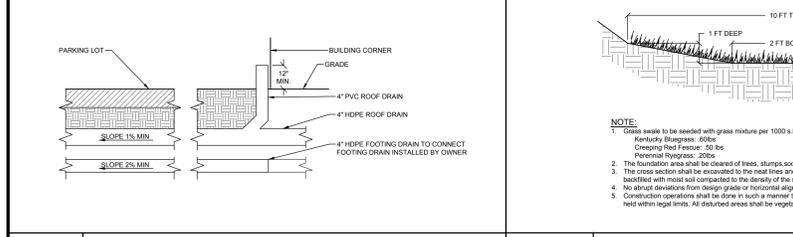


NOTES:
 1. All pipes must be cut flush with inside walls.
 2. Drain manhole shall be precast as manufactured by Fort Miller, or approved equal.
 3. Where depth of manhole exceeds 10 ft, inside diameter shall be 60".
 4. Manhole covers and structures shall meet or exceed A.S.T.M. and O.S.H.A. requirements.
 5. Precast sections shall be in accordance with "Precast Reinforced Concrete Structures", A.S.T.M. designation C-478, latest revision. Minimum compressive strength shall be 4000 psi. Structures shall be rated for h-20 vehicle loading.

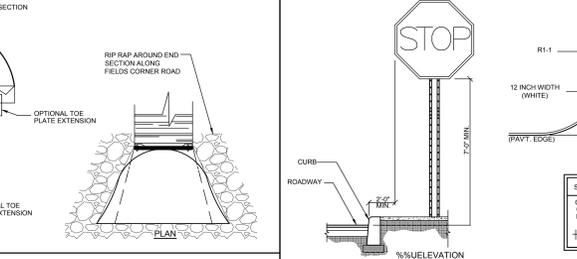
D-5 BYPASS STRUCTURE DETAIL
NOT TO SCALE



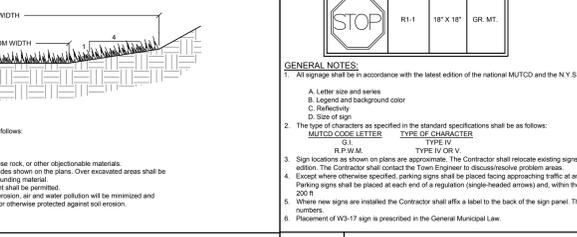
D-3 STORM PIPE BEDDING DETAIL
NOT TO SCALE



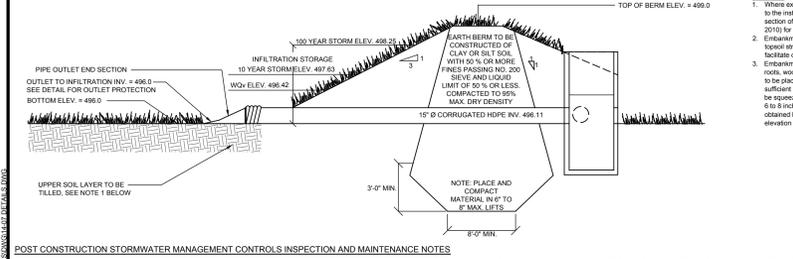
D-4 ROOF & FOOTING DRAIN CONNECTION DETAIL
NOT TO SCALE



D-6 HDPE PIPE END SECTION DETAIL
NOT TO SCALE

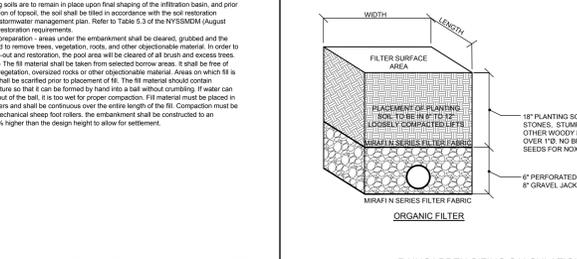


SW-1 VEGETATED SWALE DETAIL
NOT TO SCALE



POST CONSTRUCTION STORMWATER MANAGEMENT CONTROLS INSPECTION AND MAINTENANCE NOTES
 INFILTRATION BASINS: DRAINAGE INLETS URGENTLY OF INFILTRATION BASINS SHOULD BE INSPECTED AND CLEANED AT LEAST FOUR TIMES PER YEAR AND/OR ONCE THREE (3) INCHES OF SEDIMENT HAS ACCUMULATED WITHIN THE DRAINAGE INLETS. DRAINAGE INLETS SHALL BE INSPECTED AFTER EACH SIGNIFICANT RAINFALL EVENT (2 INCHES OR GREATER). THE VEGETATION ALONG THE SURFACE OF THE INFILTRATION BASIN SHOULD BE MAINTAINED IN GOOD CONDITION AND ANY BARE SPOTS SHALL BE REVEGETATED AS SOON AS POSSIBLE. SHOULDS SHOULD NOT BE PARKED OR DRIVEN IN AN INFILTRATION BASIN AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS. INSPECT THE BASIN AFTER RAINFALL EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. ALSO INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET STRUCTURE, EROSION CONTROL MEASURES, SIGNS OF WATER CONTAMINATION (SPILLS, AND SLOPE STABILITY IN THE BASIN). MOW ONLY AS APPROPRIATE FOR VEGETATIVE COVER SPECIES. REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. RESTORE ORIGINAL CROSS SECTION AND INFILTRATION RATE THROUGH THE BASIN OR THROUGH DREDGING OF THE BASIN BOTTOM. PROPERLY DISPOSE OF SEDIMENT.
 BASINS SHALL BE INSPECTED FOR LITTER AND SEDIMENT ACCUMULATION ON A BI-ANNUAL BASIS OR AS DIRECTED BY THE TOWN ENGINEER. NYSDC, OR NYSDPE. NEEDED MAINTENANCE SHOULD BE INITIATED IMMEDIATELY AFTER INSPECTION. THE LITTER AND SEDIMENT MUST BE REMOVED TO RESTORE ORIGINAL DESIGN CAPACITIES. THE LITTER AND SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED MANNER IN ACCORDANCE WITH APPlicable STATE REGULATIONS. ANY AREAS DISTURBED DURING MAINTENANCE MUST BE REVEGETATED IMMEDIATELY IN ACCORDANCE WITH PERMANENTLY RESTORATIVE COVER REQUIREMENTS IDENTIFIED ON THE EROSION AND SEDIMENT CONTROL NOTES AND DETAILS SHEET.
 STORMWATER DRAINAGE SYSTEMS: THE STORMWATER MANAGEMENT FACILITIES INCLUDING THE INLETS, STORMWATER PIPING, AND BASINS SHALL BE MAINTAINED IN PROPER WORKING ORDER IN ACCORDANCE WITH THESE PLANS AND PER THE RECOMMENDATION OF THE STRUCTURE(S) MANUFACTURERS'. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS UPON WHOM THE FACILITIES ARE LOCATED.
 ALL ON-SITE INLETS, MANHOLES, AND STORMWATER PIPING SHALL BE CLEARED OF DEBRIS AT LEAST FOUR TIMES PER YEAR AND/OR ONCE THREE (3) INCHES OF SEDIMENT HAS ACCUMULATED WITHIN THE STRUCTURES. ALL SEDIMENT/DEBRIS, REMOVED FROM THE STORMWATER FACILITIES SHALL BE DISPOSED PER LOCAL, STATE, AND FEDERAL REGULATIONS. SOURCE OF INFILTRATION OCCUR WITHIN THE LANDSCAPED AREAS. SOURCE OF INFILTRATION SHALL BE IMMEDIATELY STABILIZED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL NOTES AND DETAILS SHEET. ADDITIONALLY, THE INLETS, MANHOLES, AND STORMWATER PIPING SHALL BE CHECKED FOR ACCUMULATION AND CLEARED IF ACCUMULATION OF SEDIMENT IS PRESENT.

SW-2 TENNIS COURTS INFILTRATION BASIN DETAIL
NOT TO SCALE

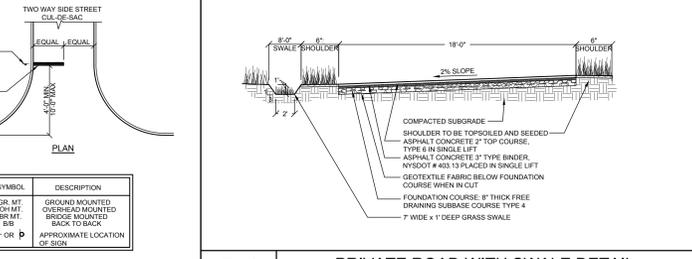


RAIN GARDEN SIZING CALCULATION
 RAIN GARDEN VOLUME
 $WV = V_{max} \times V_{vol} \times (D_{dr} \times A_{dr})$
 where:
 WV = Water Quality Volume (cf)
 V_{max} = Proposed Rain Garden Surface Area (sf)
 D_{dr} = Drainage Layer Depth (ft)
 A_{dr} = Drainage Layer Depth (ft)
 V_{vol} = Volume of Soil Media (cf)
 V_{vol} = Volume of Drainage Media (cf)
 V_{vol} = Porosity of Soil Media (%)
 V_{vol} = Porosity of Drainage Media (%)

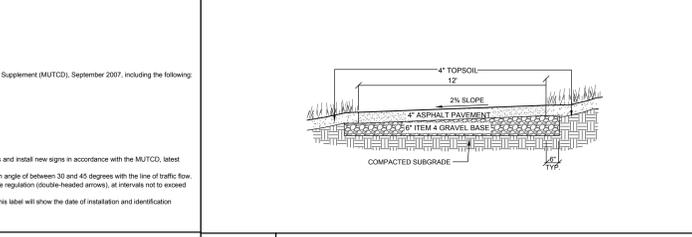
SOIL MEDIA SPECIFICATIONS
 POROSITY: 0.20
 PLANT SPECIFICATIONS:
 Suggested Plants List:
 WITCH HAZEL (Hamamelis virginiana)
 WINTERBERRY (Viburnum acerifolium)
 ARBOREOUS BIRCH (Betula pumila)
 BROAD-LEAFED ALDER (Alnus incana)
 RED-Osier DOGWOOD (Cornus stolonifera)
 SWEET PEPPERBUSH (Celastrus althaeifolius)

RAIN GARDEN DETAIL
NOT TO SCALE

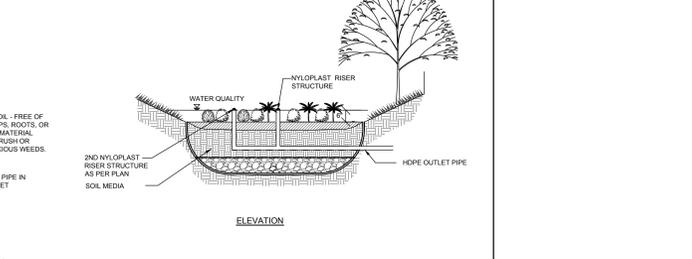
SW-3 RAIN GARDEN DETAIL
NOT TO SCALE



R-2 PRIVATE ROAD WITH SWALE DETAIL
NOT TO SCALE



R-3 DRIVEWAY (ASPHALT) DETAIL
NOT TO SCALE



TRAFFIC SIGN DETAIL
NOT TO SCALE

GENERAL NOTES:
 All signs shall be in accordance with the latest edition of the national MUTCD and the N.Y.S. Supplement (MUTCD), September 2007, including the following:
 A. Letter size and series
 B. Legend and background color
 C. Reflectivity
 D. Size of sign
 E. Type of sign
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R-1 TRAFFIC SIGN DETAIL
NOT TO SCALE

Site Design Consultants
 Civil Engineers & Land Planners
 251-F Uncliff Hill, Yorktown Heights, NY 10596
 (914) 962-4488, Fax: (914) 962-4486
 www.sitedesignconsultants.com

PROJECT # 14-17

Professional Engineer Seal for Site Design Consultants, Inc. License No. 1417

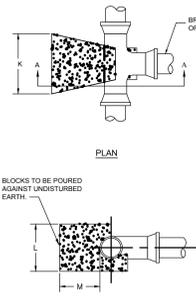
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4	10/13/15	TK	REVISION

NO.	DATE	BY	REVISION
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4	10/13/15	TK	REVISION

IMPROVEMENT DETAILS

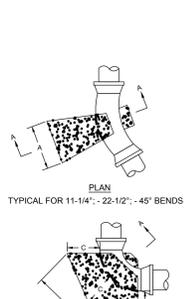
FEATHERBED PROPERTIES INC.
 1805 JACOB ROAD
 Westchester County, New York
 Town Of Yorktown

SW-2 TENNIS COURTS INFILTRATION BASIN DETAIL
NOT TO SCALE



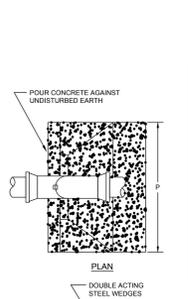
BRANCH SIZE	BLOCK DIMENSIONS			CONCRETE VOLUME
IN.	K IN.	L IN.	M IN.	FT.
6	18	18	12	2.4
8	30	18	12	4.0
10	42	20	12	6.3
12	50	24	16	11.3
16	60	36	24	30.0

- NOTES:**
- MIN. 2,500 PSI CONCRETE TO BE USED.
 - BLOCK DIMENSIONS ARE MINIMUM AND ARE BASED UPON SOIL BEARING PRESSURE OF 2,000 PSF AND WATER PRESSURE OF 150 PSI. WHERE SOIL BEARING IS LESS OR WATER PRESSURE IS GREATER, A SPECIAL DESIGN WILL BE REQUIRED.
 - ALL BOLTS SHALL BE COVERED WITH BURLAP BEFORE POURING CONCRETE.



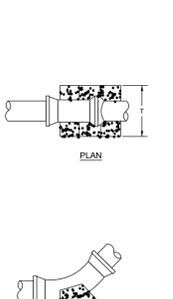
PIPE DIA. IN.	BLOCK DIMENSIONS			CONCRETE VOLUME
IN.	A IN.	B IN.	C IN.	FT.
16	45	48	28	30
12	30	32	20	15.0
10	24	24	16	8.9
8	18	18	12	4.0
6	12	12	12	1.2

- NOTES:**
- MIN. 2,500 PSI CONCRETE TO BE USED.
 - BLOCK DIMENSIONS ARE MINIMUM AND ARE BASED UPON SOIL BEARING PRESSURE OF 2,000 PSF AND WATER PRESSURE OF 150 PSI. WHERE SOIL BEARING IS LESS OR WATER PRESSURE IS GREATER, A SPECIAL DESIGN WILL BE REQUIRED.
 - ALL BOLTS SHALL BE COVERED WITH BURLAP BEFORE POURING CONCRETE.
 - BEND TO BE SET AGAINST UNDISTURBED EARTH. BACKFILL TO BE FIRMLY TAMPED, OR BLOCK TO BE FURNISHED AS DIRECTED BY THE ENGINEER.



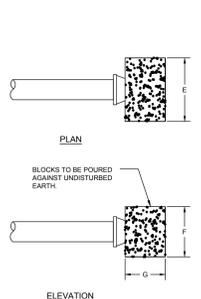
PIPE DIA. IN.	BLOCK DIMENSIONS				CONCRETE VOLUME
IN.	P IN.	Q IN.	R IN.	S IN.	FT.
16	45	72	60	56	5.2
12	30	48	48	44	2.7
10	24	36	36	32	1.4
8	18	24	24	24	0.8
6	12	18	18	18	0.3

- NOTES:**
- MIN. 2,500 PSI CONCRETE TO BE USED.
 - BLOCK DIMENSIONS ARE MINIMUM AND ARE BASED UPON SOIL BEARING PRESSURE OF 2,000 PSF AND WATER PRESSURE OF 150 PSI. WHERE SOIL BEARING IS LESS OR WATER PRESSURE IS GREATER, A SPECIAL DESIGN WILL BE REQUIRED.
 - ALL BOLTS SHALL BE COVERED WITH BURLAP BEFORE POURING CONCRETE.
 - WHERE 90° CREST VERTICAL BENDS ARE REQUIRED APPROVAL MUST FIRST BE OBTAINED FROM THE ENGINEER. A SPECIAL DESIGN WILL BE REQUIRED.
 - 2 #6 REINFORCING RODS REQUIRED FOR 12" & 16" BENDS. 1 #6 REINFORCING ROD REQUIRED FOR ALL OTHER BENDS. EXPOSED BARS TO BE PROVIDED WITH PROTECTIVE COATING.



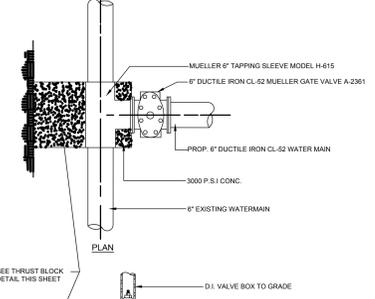
PIPE DIA. IN.	BLOCK DIMENSIONS				CONCRETE VOLUME
IN.	S IN.	T IN.	U IN.	V IN.	FT.
16	45	48	48	48	64.0
12	30	36	36	36	27.0
10	24	30	30	30	15.6
8	18	24	24	24	8.0
6	12	18	18	18	3.4

- NOTES:**
- MIN. 2,500 PSI CONCRETE TO BE USED.
 - BLOCK DIMENSIONS ARE MINIMUM AND ARE BASED UPON SOIL BEARING PRESSURE OF 2,000 PSF AND WATER PRESSURE OF 150 PSI. WHERE SOIL BEARING IS LESS OR WATER PRESSURE IS GREATER, A SPECIAL DESIGN WILL BE REQUIRED.
 - ALL BOLTS SHALL BE COVERED WITH BURLAP BEFORE POURING CONCRETE.
 - BEND TO BE SET AGAINST UNDISTURBED EARTH. BACKFILL TO BE FIRMLY TAMPED, OR BLOCK TO BE FURNISHED AS DIRECTED BY THE ENGINEER.



PIPE DIA. IN.	BLOCK DIMENSIONS				CONCRETE VOLUME
IN.	E IN.	F IN.	G IN.	H IN.	FT.
6	20	16	12	2.2	
8	28	20	12	3.9	
10	30	24	12	5.0	
12	42	30	14	10.2	
16	52	42	18	22.7	

- NOTES:**
- MIN. 2,500 PSI CONCRETE TO BE USED.
 - BLOCK DIMENSIONS ARE MINIMUM AND ARE BASED UPON SOIL BEARING PRESSURE OF 2,000 PSF AND WATER PRESSURE OF 150 PSI. WHERE SOIL BEARING IS LESS OR WATER PRESSURE IS GREATER, A SPECIAL DESIGN WILL BE REQUIRED.
 - ALL BOLTS SHALL BE COVERED WITH BURLAP BEFORE POURING CONCRETE.
 - FOR USE ON ABANDONED LINES AND DEAD ENDS WHERE NO EXTENSION IS CONTINGATED.



- NOTES:**
- TAPPING SLEEVE & VALVE AS MANUFACTURED BY MUELLER CO.

W-1 THRUST BLOCKING FOR TEES
NOT TO SCALE

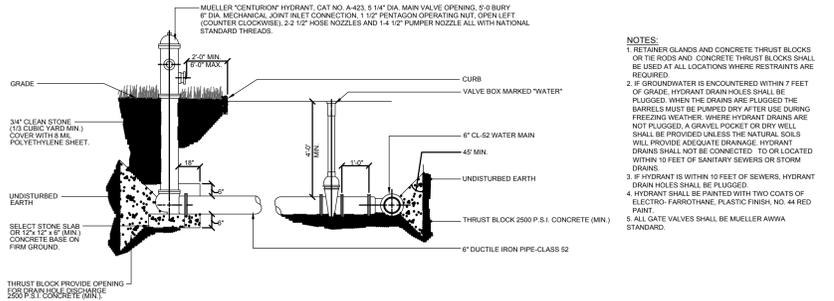
W-2 THRUST BLOCKING FOR HORIZONTAL BENDS
NOT TO SCALE

W-3 THRUST BLOCKING FOR CREST VERTICAL BENDS
NOT TO SCALE

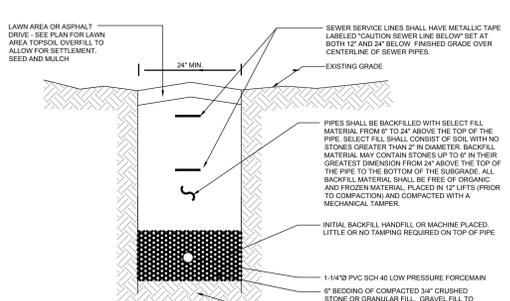
W-4 THRUST BLOCKING FOR SAG VERTICAL BENDS
NOT TO SCALE

W-5 THRUST BLOCKING FOR CAPS, PLUGS AND VALVES
NOT TO SCALE

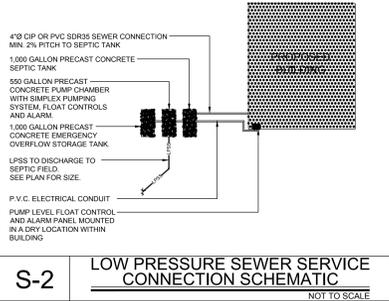
W-6 TAPPING SLEEVE AND GATE VALVE CONNECTION DETAIL
NOT TO SCALE



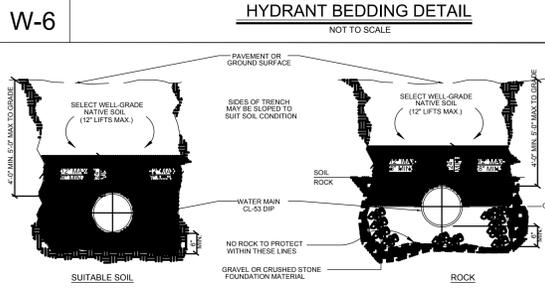
W-6 HYDRANT BEDDING DETAIL
NOT TO SCALE



S-1 LOW PRESSURE FORCE MAIN DETAIL
NOT TO SCALE



S-2 LOW PRESSURE SEWER SERVICE CONNECTION SCHEMATIC
NOT TO SCALE



W-7 WATER MAIN BEDDING DETAIL
NOT TO SCALE

- NOTES:**
- IN MATERIALS TO BE CONSIDERED AS UNSUITABLE (I.E. MUCK, MATERIAL IS TO BE REPLACED 24" BELOW THE PIPE INVERT AND REPLACED WITH GRAVEL BELOW.
 - A CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED IN THE TRENCH FOR ALL BURIED PIPE. 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. STONES FOUND IN THE TRENCH SHALL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF THE PIPE MATERIAL SHALL BE CRUSHED STONE OR GRAVEL OF THE FOLLOWING GRADATION: 100% PASSING A NO. AND ONE HALF INCH SIEVE, AND NOT RETAINED ON A ONE-FOURTH INCH SIEVE. UNDERCUT BACKFILL SHALL BE PLACED TO THE DEPTH AS ORDERED BY THE ENGINEER. BACKFILL FROM SIX INCHES BELOW THE BOTTOM OUTSIDE OF THE PIPE TO 12 INCHES ABOVE THE TOP SHALL PASS THE REQUIREMENTS FOR NEW YORK STATE DEPARTMENT OF TRANSPORTATION ITEM 2.8F.8.
 - BACKFILLING BEFORE TESTS: BACKFILL MATERIAL SHALL BE APPROVED BY THE ENGINEER AND SHALL BE UNFROZEN AND FREE FROM ROCK, LIMBS OF CLAY, LARGE STONES, BOLLERS OR OTHER UNSUITABLE SUBSTANCES. BACKFILL SHALL BE DEPOSITED IN THE TRENCH UNIFORMLY AT BOTH SIDES OF THE PIPE FOR THE FULL WIDTH OF THE TRENCH UP TO THE HORIZONTAL DIAMETER OF THE PIPELINE. THIS BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS FOUR INCHES THICK AFTER COMPACTION AND SHALL BE SUFFICIENTLY DAMP TO PERMIT THROUGH COMPACTION UNDER AND ON EACH SIDE OF THE PIPE.

Site Design Consultants
Civil Engineers & Land Planners
251-F Underhill Avenue, Yorktown Heights, NY 10598
(914) 962-4488 • Fax: (914) 962-7586
www.sitedesignconsultants.com



NO.	DATE	REVISIONS	BY	CHKD.	COMMENTS
1	7/30/15	REVISIONS			
2	7/30/15	REVISIONS			
3	7/30/15	REVISIONS			
4	7/30/15	REVISIONS			

SCALE	DATE	SCALE	DATE
M/S	7/30/15	TK	7/30/15

UTILITY DETAILS

PRELIMINARY SITE PLAN
prepared for
FEATHERBED PROPERTIES INC.
1805 JACOB ROAD
Yorktown
Westchester County, New York

NOTE: UNLESS OTHERWISE NOTED OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 2601 (2) OF THE NEW YORK STATE EDUCATION LAW.