

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: \_\_\_\_\_

2021 LAND USE BOARD APPLICATION

*Please check all that apply:*

<input type="checkbox"/> Commercial <input type="checkbox"/> Planning Board <input checked="" type="checkbox"/> Zoning Board of Appeals  <input type="checkbox"/> Subdivision <input type="checkbox"/> Number of Lots <input type="checkbox"/> Site Plan <input type="checkbox"/> Conditional Use  <input type="checkbox"/> Special Permit <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input type="checkbox"/> Other (specify): _____	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Historical Board <input type="checkbox"/> Architectural Board  <input type="checkbox"/> Consultation <input type="checkbox"/> Pre-Preliminary/Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Interpretation
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PERMIT#: 50417  
 ASSIGNED  
 INSPECTOR: Mike

Referred from Planning Board: YES / NO  
 If yes provide date of Planning Board meeting: \_\_\_\_\_

Project Name: ~~New One Family Dwelling~~ Lykokas

Street Address: 11 Tweed Boulevard  
Town of Orangeburg, Village of Upper Grandview

Tax Map Designation:  
Section: 71.09 Block: 1 Lot(s): 52  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:  
On the East side of Tweed Blvd, approximately 600 feet South of the intersection of Clausland Mountain Road, in the Town of ORANGETOWN in the hamlet/village of Upper Grandview.

Acreage of Parcel <u>.7408 Acre</u>	Zoning District <u>R22</u>
School District _____	Postal District _____
Ambulance District _____	Fire District _____
Water District _____	Sewer District _____

Project Description: (If additional space required, please attach a narrative summary.)  
New One Family Dwelling

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
Date: 8.5 Applicant's Signature: Nicos Lykokas

# APPLICATION REVIEW FORM

## FILL IN WHERE APPLICABLE.

( IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE )

### If subdivision:

- 1) Is any variance from the subdivision regulations required? \_\_\_\_\_
- 2) Is any open space being offered? \_\_\_\_ If so, what amount? \_\_\_\_\_
- 3) Is this a standard or average density subdivision? \_\_\_\_\_

### If site plan:

- 1) Existing square footage 32,328 Square Feet
- 2) Total square footage 32,328 Square Feet
- 3) Number of dwelling units One (1)

If **special permit**, list special permit use and what the property will be used for.

\_\_\_\_\_  
\_\_\_\_\_

### Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area 26,938 Square Feet

Are there **streams** on the site? If yes, please provide the names. No Streams

Are there **wetlands** on the site? If yes, please provide the names and type:

N/A No Wetland

### Project History:

Has this project ever been reviewed before? Yes

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

Subdivision - 2001

Orangetown NY - Planning Board 07-28-2021

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

N/A

\_\_\_\_\_  
\_\_\_\_\_



**OFFICE OF BUILDING, ZONING, PLANNING  
ADMINISTRATION AND ENFORCEMENT**

TOWN OF ORANGETOWN  
20 GREENBUSH ROAD  
ORANGEBURG, N.Y. 10962

**Jane Slavin, RA  
Director**

**(845) 359-8410**

**Fax: (845) 359-8526**

Date: July 20, 2021

To: Cheryl Coopersmith, Chief Clerk  
Planning Board

From: Jane Slavin, RA.,  
Director O.B.Z.P.A.E.

Subject: **11 Tweed Boulevard Site Plan  
Critical Environmental Area**  
Prepreliminary/ Preliminary/ Final Site Plan  
and SEQRA Review  
11 Tweed Boulevard, Upper Grandview  
71.09/1/52; R-22 zoning district



**PB#21-16**

Submission Reviewed:

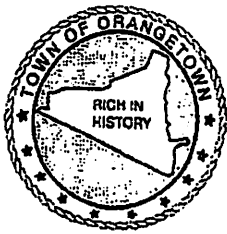
Site plan as prepared by Krypton Engineering, revised 5/24/2021 and architectural plans and elevations as prepared by VCA Group, revised 5/18/2021.

1) Per Chapter 43, the following variances are required:

- (a) Table 3.12, District R-22, Group I;  
Column 4; Maximum FAR permitted is .20 with .283 proposed.  
Column 8; Front Yard Required is 40' with 30' proposed.
- (b) Undersized lot applies, per 5.21 (e.) Maximum Building Height permitted is 20' with 36.17' proposed.
- (c) Per 5.221, unroofed steps and terraces not exceeding 16 square feet in area nor projecting more than 4 feet from the exterior wall are permitted... the upper patio is proposed with 347 square feet within the required 20' side yard setback at an average of 6 feet above grade, and stairs down to lower patio.

- 2) Construction details prepared by a licensed engineer must be provided for the proposed retaining walls and patios.
- 3) Proposed landscaping, screening, and exterior lighting shall be shown. (21A-13h).
- 4) ACABOR review and approval is required.
- 5) Bulk table shall be revised to indicate that the Total Required Side Yard is 40'.
- 6) The following items on the SEAF shall be revised and resubmitted;
  - Part 1, #2 – add Zoning Board, ACABOR and building permit.
  - #9 – should check “Y”
  - #13(a) – should check “N”
  - #14 – check Forest and Suburban
  - #15 – no Atlantic Sturgeon

JS – 7/20/2021



OFFICE OF BUILDING, ZONING, PLANNING,  
ADMINISTRATION AND ENFORCEMENT  
**TOWN OF ORANGETOWN**

20 Greenbush Road  
Orangeburg, N.Y. 10962

Jane Slavin, R.A.  
Director

(845)359-8410

Fax: (845) 359-8526

**Referral to the Planning Board**

Date: October 21, 2020 Section: 71.09 Block: 1 Lot: 52

Applicant: Lykokas

Address: 11 Tweed Blvd., Nyack, NY

RE: Application Made at: same

Referred For: **Chapter 43, Section 10.223 Paragraph G-1.**

Applications for a permit shall be made to the Inspector on forms provided by him and shall contain the following information:

(g) Applications for permit within designated critical environmental area.

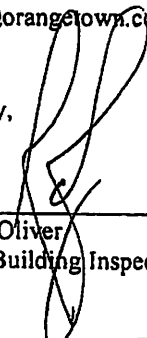
[1] Applications for a permit for new construction, additions or exterior modifications within the designated critical environmental area of Upper Grandview and environs shall be accompanied by a plot plan which shows the existing contours (at two-foot intervals), all existing trees (as hereinafter specified), construction limit lines, all proposed construction and site alterations, drainage calculations and soils data as required by the Inspector. Said applications shall be referred by the Inspector to the Planning Board for site plan approval.


Comments: New home. Also Variance FAR, Front Yard, and Height as per Chpt 43, Section 5.21 (b) (e)

Dear Lykokas:

Please be advised that the Building Permit Application, which you submitted on September 11, 2020, has been referred to the Orangetown Planning Board. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for referral. The Clerk to the Planning Board, Cheryl Coopersmith, will assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4330 or [CCoopersmith@orangetown.com](mailto:CCoopersmith@orangetown.com)

Sincerely,

  
Richard Oliver  
Deputy Building Inspector

  
Signature of Director  
NOTE: PLEASE KEEP FOR YOUR RECORDS  
8-12-20-CCC

10-21-2020  
Date  
Liz Decort  
Cheryl Coopersmith

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

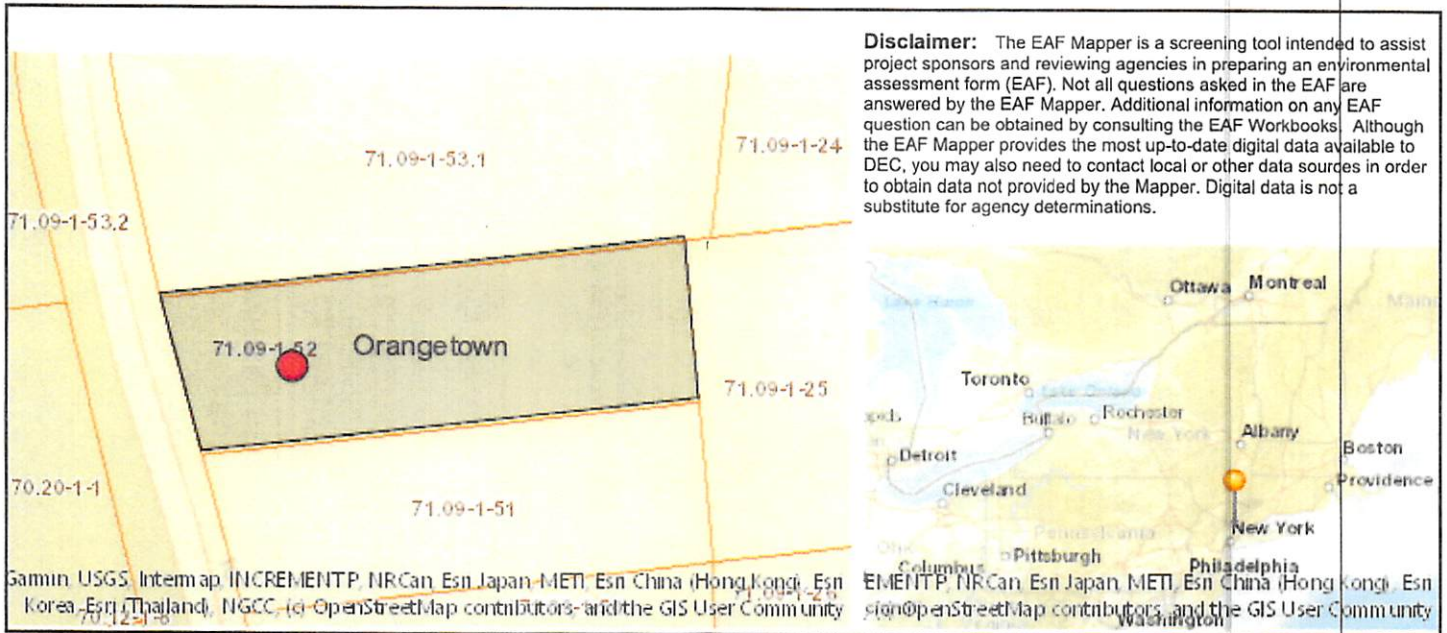
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
New One Family Dwelling			
Name of Action or Project: Lykokas Residence			
Project Location (describe, and attach a location map): 11 Tweed Blvd, Nyack, NY 10960			
Brief Description of Proposed Action: New one-family dwelling on existing vacant lot.			
Name of Applicant or Sponsor: Nikos Lykokas		Telephone: 646-773-1828	
		E-Mail: tatianalykokas@gmail.com	
Address: 342 Riverdale Drive			
City/PO: Fort Lee		State: New Jersey	Zip Code: 07024
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Orangetown			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			0.74 acres +/- 0.37 acres 0.74 acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input checked="" type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
Name:Upper Grandview & Environs, Reason:Exceptional or unique character, Agency:Orangetown, Town of, If Yes, identify: Date:10-16-88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____			
New Private Well	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____			
New private septic system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

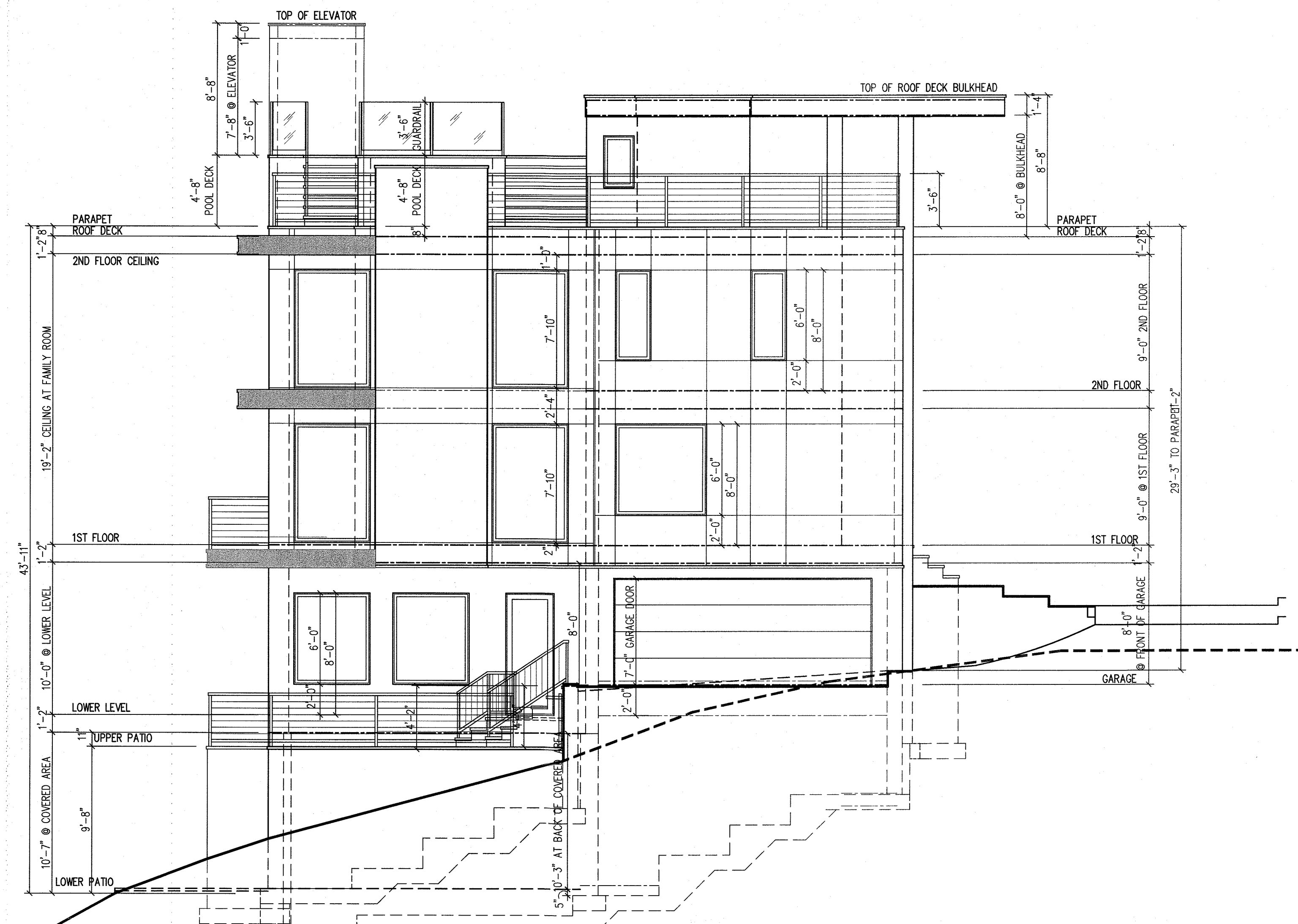
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Atlantic Sturgeon, Shortnos...	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: subsurface retention and infiltration system to manage additional runoff due to created impervious area	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: Within 2,000 feet of Site Name: Camp Blauvelt - approximately 447 acres and was a small arms range. Site Code: 344075 Environmental Site Remediation Database. within 2,000 feet of: Site Name: Hudson River PCB Sediments. Site Code: 546031	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>NIKO LYKOKAS</u> Date: <u>10-28-2020</u>		
Signature: <u>NIKOS LYKOKAS</u> Title: <u>OWNER</u>		





Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Upper Grandview & Environs, Reason:Exceptional or unique character, Agency:Orangetown, Town of, Date:10-16-88
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Atlantic Sturgeon, Shortnose Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

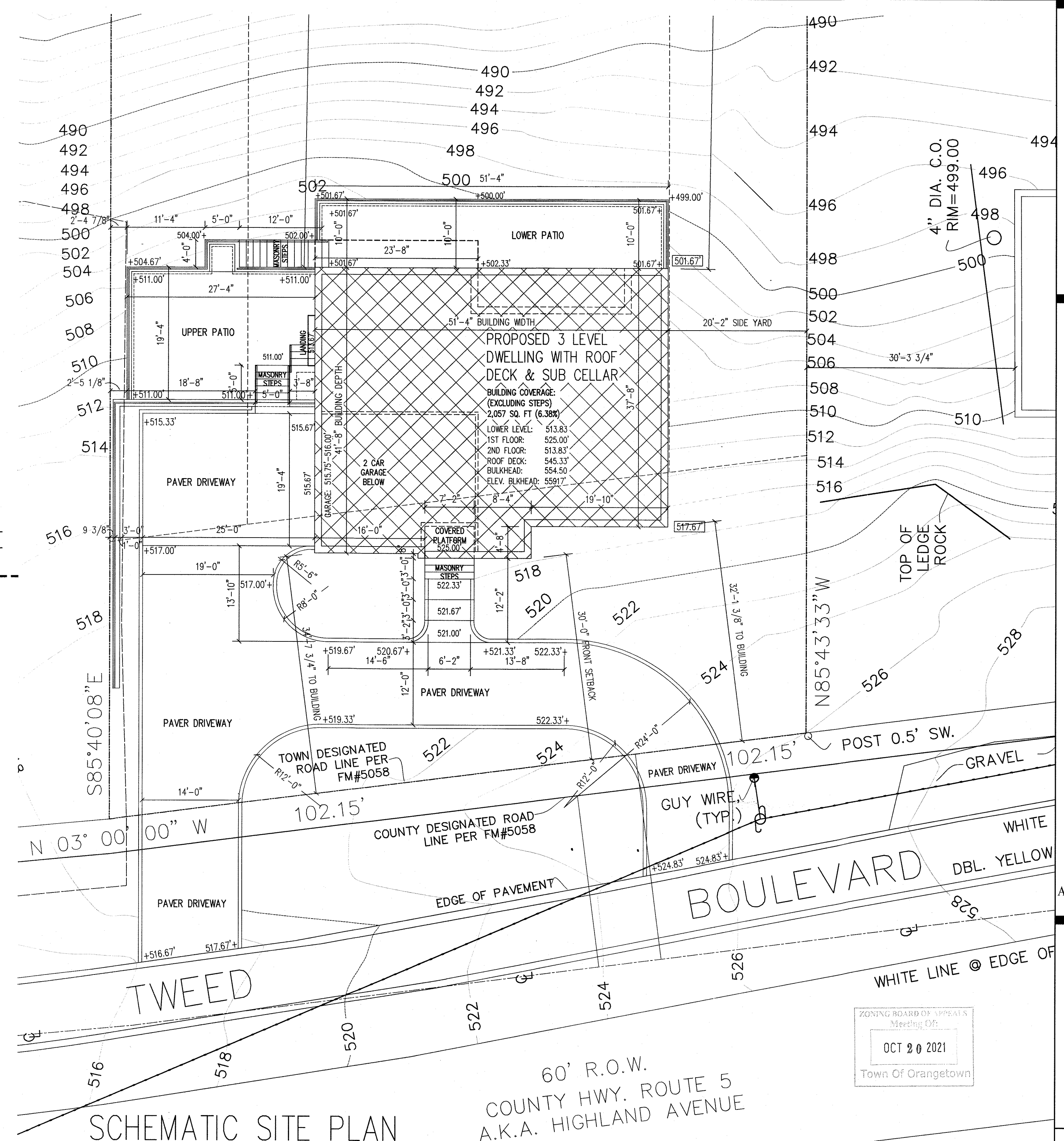




LEFT ELEVATION  
SCALE: 3/16" = 1'-0"



FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



SCHEMATIC SITE PLAN  
SCALE: 1" = 10'-0"

ZONING INFORMATION: 11 TWEED BOULEVARD - R22 ZONE

CATEGORY:	REQUIRED/ALLOWED:	PROPOSED:	VARIANCE:
LOT SIZE (EXISTING):	22,500 SQUARE FEET	32,268 SQUARE FEET	NO
LOT WIDTH (EXISTING):	125.00 FEET	101.00 FEET	YES (1)
LOT FRONTAGE (EXISTING):	75.00 FEET	102.15 FEET	NO
AREA OF SLOPES > 25%	-	26,938 SQUARE FEET	-
COUNTED LOT AREA	-	18,799 SQUARE FEET	-
FLOOR AREA RATIO (NOTE 16)	20.00% 3,759.8 SQ FT	28.32 % 5,323 SQ FT	YES
BUILDING COVERAGE (BUILDING):	-	2,021 SQUARE FEET	-
IMPERVIOUS COVERAGE (2)	-	5,603 SQUARE FEET	-
FRONT YARD:	40.00 FEET (3)	30.00 FEET	YES
LEFT SIDE YARD:	20.00 FEET MIN. (4)	2.49 (5) / 29.75 FEET	YES (5)
RIGHT SIDE YARD:	20.00 FEET MIN. (4)	20.17 FEET	NO
COMBINED SIDEYARDS:	40.00 FEET (6)	22.66 (5) / 42.92 EET	YES (5)
REAR YARD:	45.00 FEET	244.50 FEET	NO
MAX BUILDING HEIGHT:	20.00 FEET (7)	36.17 FEET	YES
PARKING	2.00 SPACES	2.00 SPACES	NO

- VARIANCE WAS GRANTED BY ZONING BOARD 5-01-2002 (ZBA# 10-53)
- INCLUDES BUILDING COVERAGE
- AS PER CH 43, 5.111 & COUNTY
- ADJUSTED IN ACCORDANCE WITH 5.21 (b)
- 2.49 FEET MEASURED TO EDGE OF UPPER REAR YARD PATIO 29.75 FEET MEASURE TO DWELLING
- ADJUSTED IN ACCORDANCE WITH 5.21 (b) 60.00 FT REQUIREMENT REDUCED BY 20.00 TO 40.00 FEET
- ADJUSTED IN ACCORDANCE WITH 5.21 (e) MEASURED TO ELEVATOR BULKHEAD

**V.C.A. GROUP**  
VASSILIOS COCOROS ARCHITECT  
V.C.A.GROUP, LLC  
467 SYLVAN AVENUE  
ENGLEWOOD CLIFFS, NEW JERSEY  
TEL. 201.541.6595  
FAX. 201.541.6596

**Nikos Lykolas**  
**LYKOS**  
Residence  
Architect shall not be responsible for the means & methods of construction and or site maintenance & safety

**PROJECT:**  
Proposed:  
**New One Family Dwelling**  
Located at:  
**11 Tweed Boulevard**  
Upper Grandview  
Orangeburg, New York  
Tax Lot Section: 71.09  
Block: 1 Lot: 52

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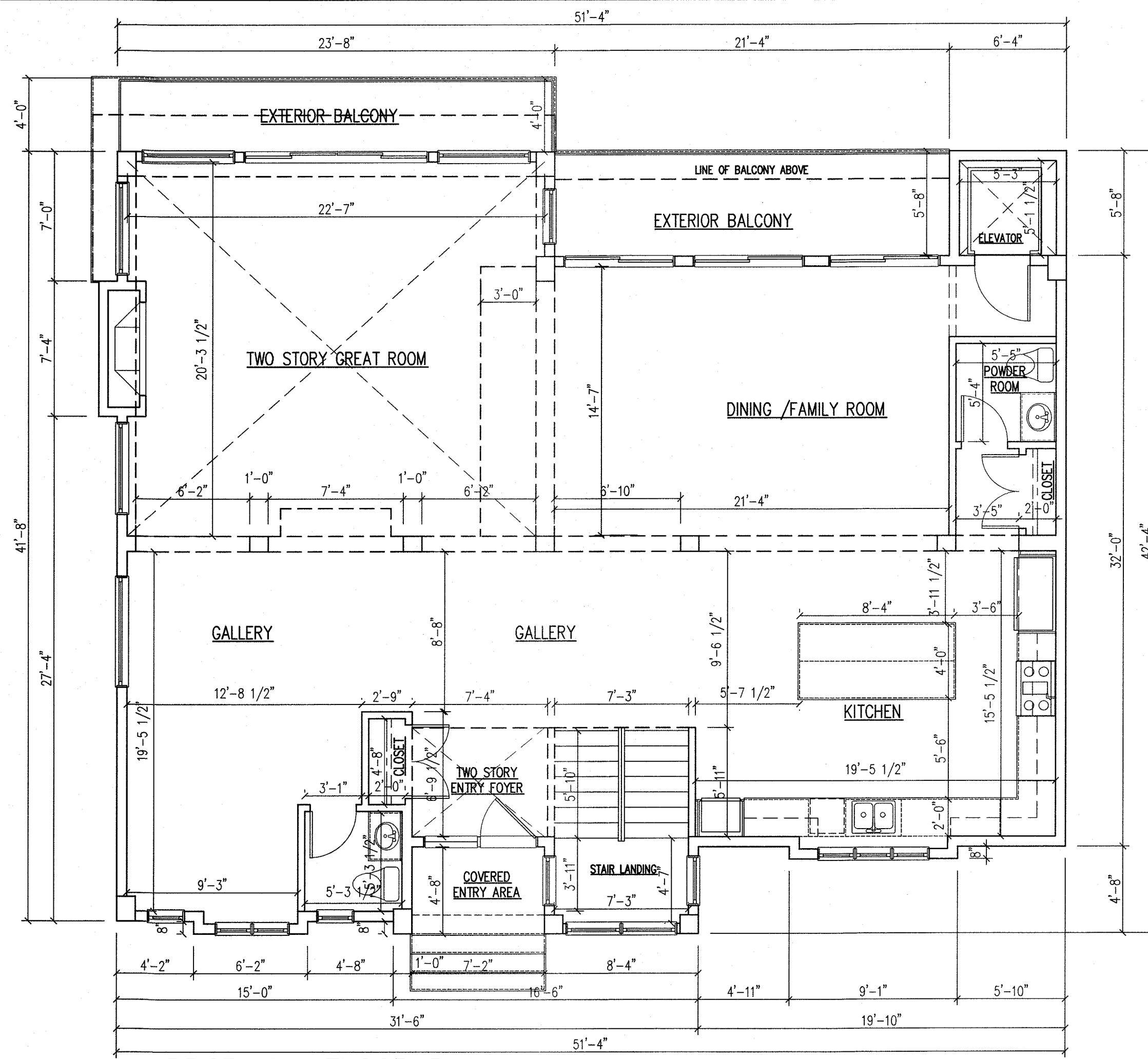
Date	Item
03/25/20	CLIENT REVIEW
04/18/20	CLIENT REVIEW
04/17/20	SCHEMATIC PLANS & ELEVATIONS
06/24/20	REVISED SCHEMATIC PLANS & ELEVATIONS
08/10/20	INITIAL ZONING REVIEW
09/30/20	REVISED ZONING REVIEW PLANS
04/21/21	REVISED ZONING - NEW POOL LOCATION
05/18/21	REVISED ZONING SUBMISSION
07/28/21	APPROVED BY PLANNING
08/03/21	FOR ZONING BOARD

**DRAWING TITLE:**  
ELEVATIONS AND SITE PLAN  
**SCALE:** AS NTD. **DATE:** 2/17/20  
**DESIGNED BY:** VC **PROJECT#:** RSN-20-01  
**DRAWN BY:** VC **CAD FILE:**  
**CHECKED BY:** VC **DRAWING #:**

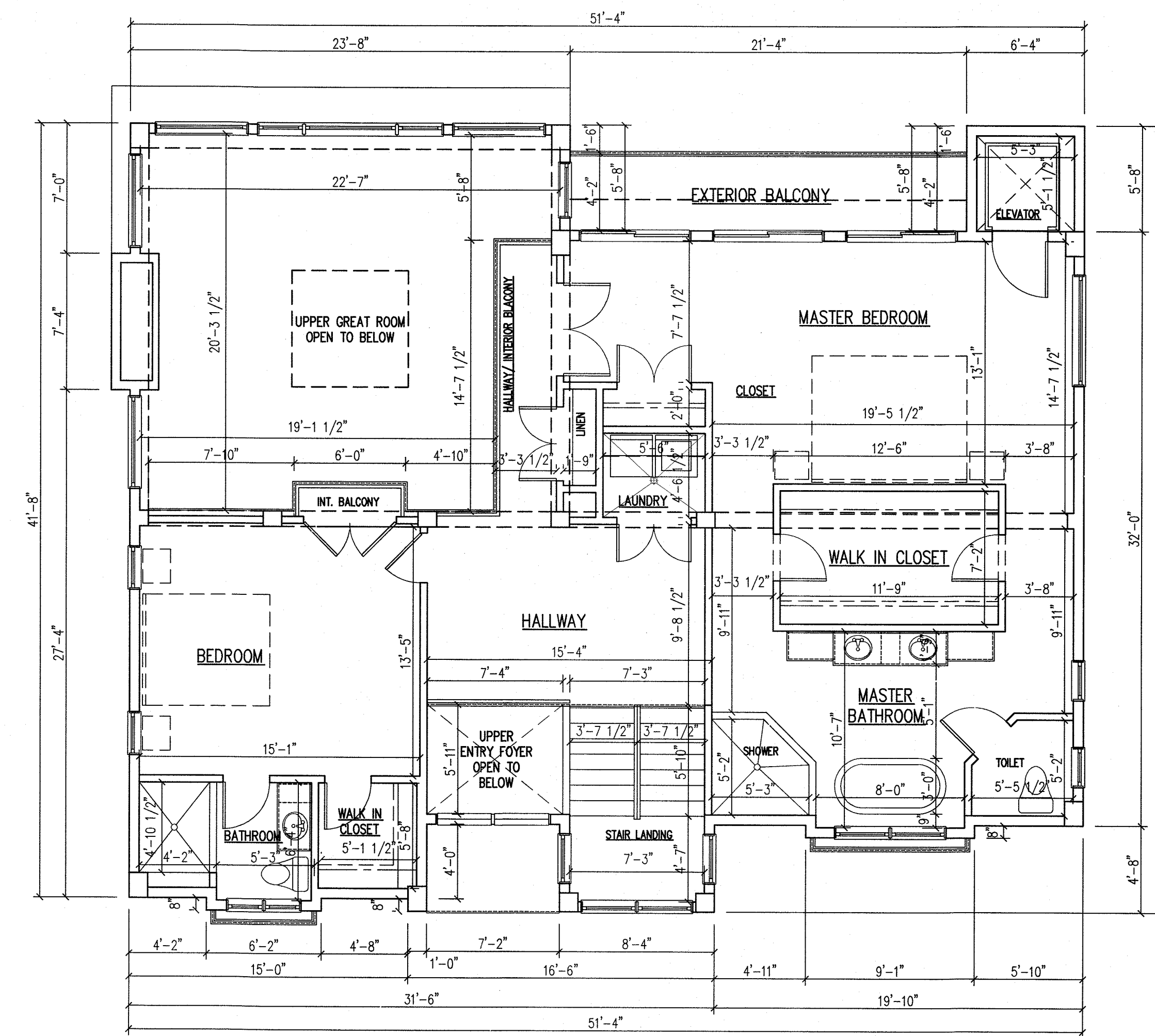
**PROFESSIONAL SEAL:**  
  
VASSILIOS COCOROS, RA  
N.Y. LIC. # 027919-1

**DRAWING:**  
A1  
SHEET #: 1 OF 3

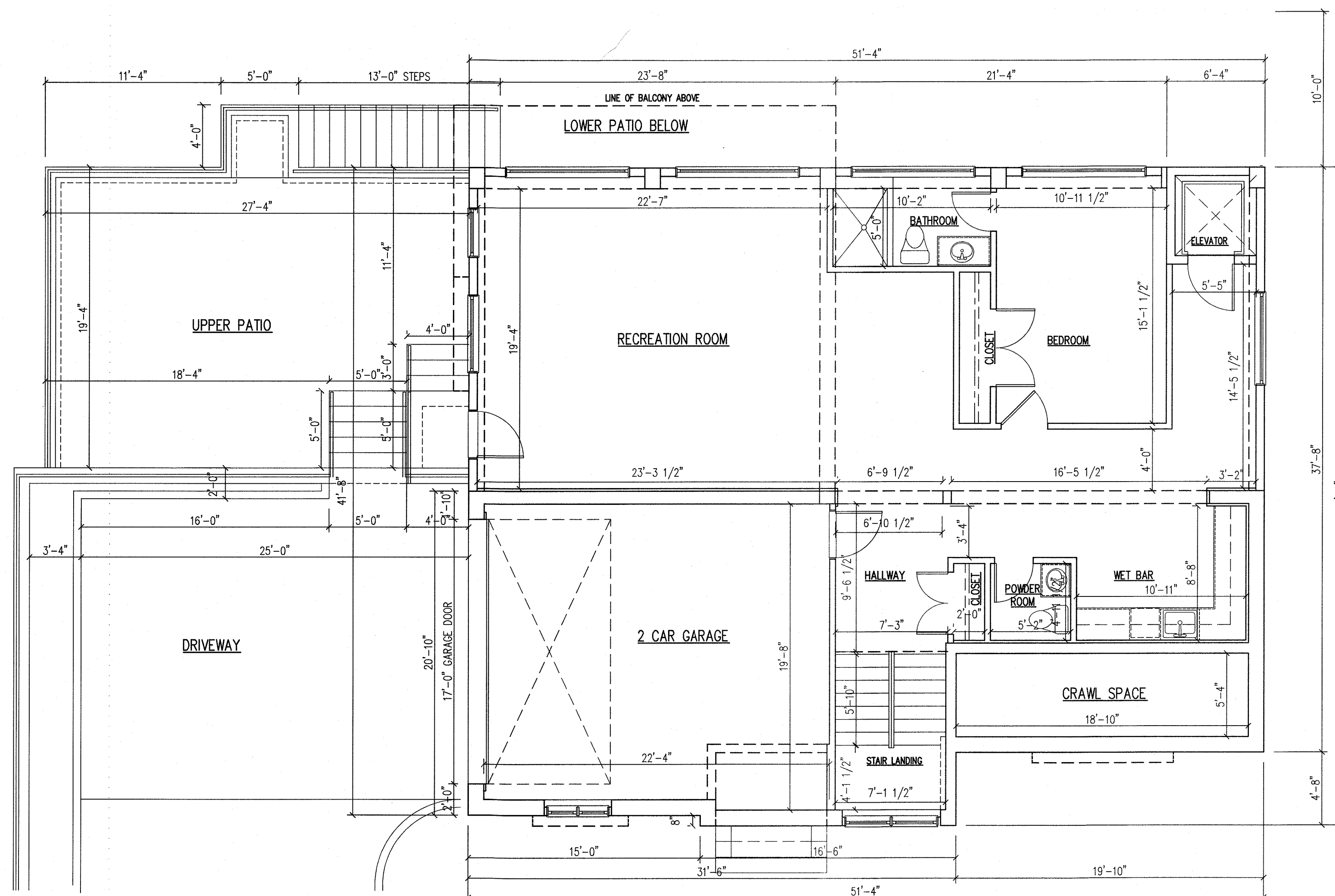




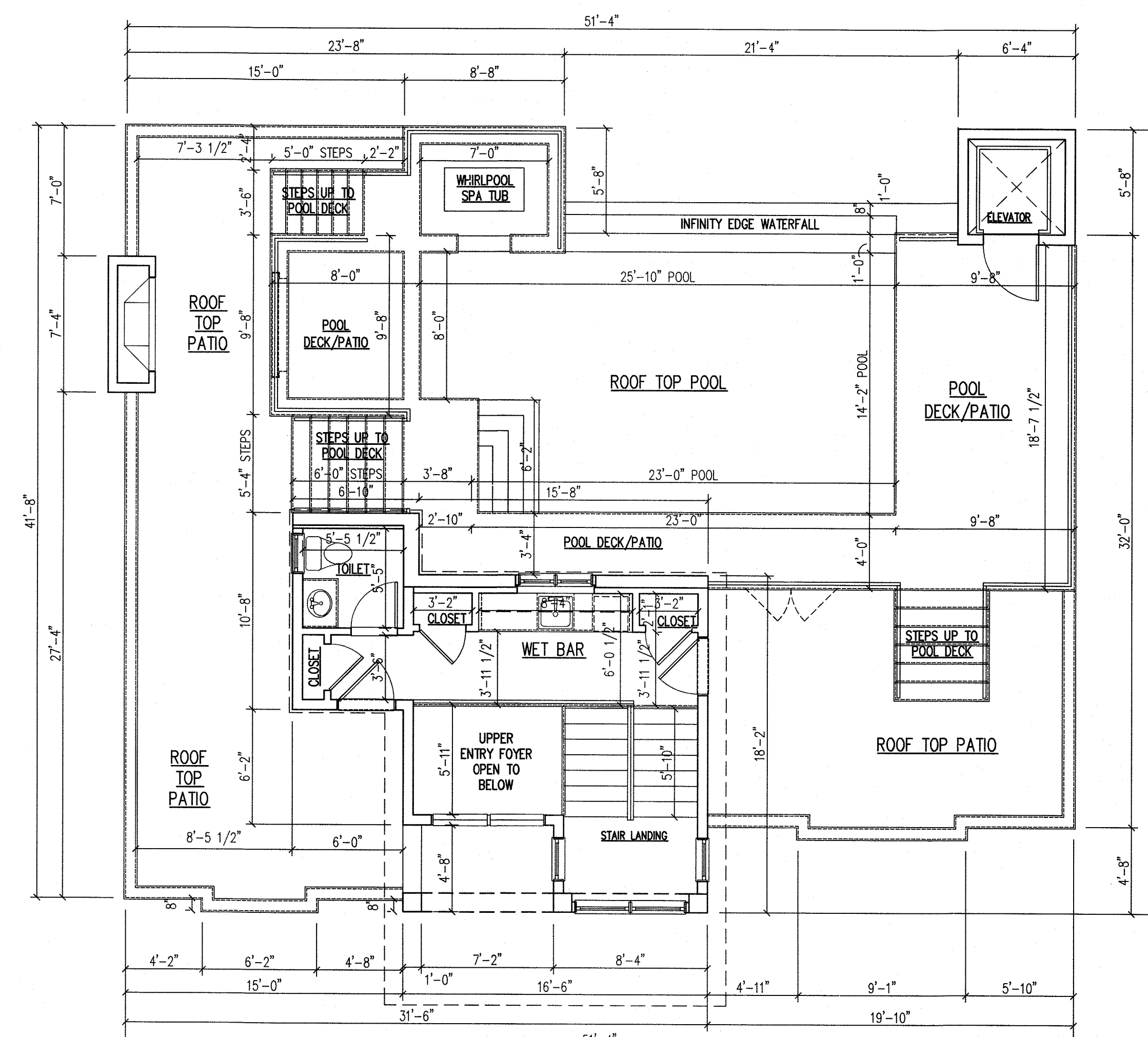
PROP. 1st FLOOR PLAN 1,890 SQUARE FEET  
SCALE: 3/16" = 1'-0"



PROP. 2nd FLOOR PLAN 1,344 SQUARE FEET  
SCALE: 3/16" = 1'-0"



PROP. LOWER LEVEL PLAN 1,923 SQUARE FEET  
SCALE: 3/16" = 1'-0"



PROP. ROOF PLAN 166 SQUARE FEET  
SCALE: 3/16" = 1'-0"

Nikos Lykocas  
LYKOS  
Residence

Architect shall not be responsible for the means & methods of construction and or site maintenance & safety

PROJECT:

Proposed:  
New  
One Family  
Dwelling  
Located at:  
11 Tweed Boulevard  
Upper Grandview  
Orangeburg, New York  
Tax Lot Section: 71.09  
Block: 1 Lot: 52

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DRAWING TITLE:  
ELEVATIONS AND SITE PLAN

SCALE: AS SHD. DATE: 2/17/20

DESIGNED BY: VC PROJECT#: RSN-20-01

DRAWN BY: VC CAD FILE:

CHECKED BY: VC DRAWING #:

PROFESSIONAL SEAL:  
  
 VASSILIOS COCOROS, RA  
 N.Y. LIC. # 027919-1  
 DRAWING:  
  
 SHEET #: 3 OF 3

**CONSTRUCTION NOTES:**

- EXISTING UTILITIES AND UNDERGROUND STRUCTURES SHOWN ON THE PLAN ARE BASED UPON THE BEST AVAILABLE PUBLIC RECORDS. PRIVATE RECORDS AS SUPPLIED BY THE OWNER, OR DATA OBTAINED VERBALLY FROM OWNERS OR OFFICIALS FAMILIAR WITH THE PROJECT SITE. NEITHER THE OWNER NOR THE ENGINEER GUARANTEE ACCURACY OR COMPLETENESS OF THIS INFORMATION AND ASSUME NO RESPONSIBILITY FOR IMPROPER LOCATIONS ON THE CONSTRUCTION PLANS. OTHER UNDERGROUND FACILITIES NOT SHOWN ON THE DRAWINGS MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL INVERT ELEVATIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- IF CHANGED CONDITIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF EITHER (1) PREEXISTING SUBSURFACE CONDITIONS DIFFERING FROM THOSE INDICATED IN THE PLANS, OR (2) PREEXISTING UNKNOWN SUBSURFACE CONDITIONS OF AN UNUSUAL NATURE, DIFFERING MATERIALLY FROM THOSE ORIGINALLY ENCOUNTERED AND GENERALLY RECOGNIZED AS INHERENT IN THE CHARACTER OF THE WORK PROVIDED FOR IN THE CONTRACT. THE CONTRACTOR AND/OR OWNER SHALL MAKE NO CLAIMS TO THE ENGINEER FOR RECOMPENSATION FOR EXTRA WORK RESULTING FROM CHANGED CONDITIONS UNLESS THE ENGINEER HAS APPROVED THE WORK IN WRITING.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND APPROVED CITY ORDINANCES AND SHALL POST SUCH DOCUMENTS AT VISIBLE LOCATIONS AND MAINTAIN UPDATED DOCUMENTATION ACCORDINGLY.
- CONTRACTOR SHALL CALL THE UTILITIES UNDERGROUND LOCATION CENTER FOR FIELD LOCATIONS OF ALL UTILITIES AND SHALL NOT BEGIN EXCAVATION UNTIL ALL KNOWN UNDERGROUND FACILITIES IN THE VICINITY OF THE PROPOSED WORK HAVE BEEN LOCATED AND MARKED. IF THE UTILITY IS NOT A SUBSCRIBER OF THE UTILITIES UNDERGROUND LOCATION CENTER, THEN THE CONTRACTOR SHALL GIVE NOTICE TO THAT UTILITY.
- THE CONTRACTOR IS RESPONSIBLE FOR REVIEW OF ALL INFORMATION PROVIDED BY UTILITY PURVEYORS, AND CITY OR STATE RECORDS RELATED TO THE EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO THESE FACILITIES AND SHALL RESTORE ALL UTILITIES AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL NOTIFY ALL UTILITY SERVICES FOR TEMPORARY SHUT OFF AS REQUIRED. CONTRACTOR SHALL MAINTAIN AND PROTECT SERVICES AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
- NO PUBLIC WAYS OR WALKS MAY BE OBSTRUCTED WITHOUT THE WRITTEN PERMISSION OF GOVERNING AUTHORITIES AND OF THE OWNER, WHERE ROUTES ARE PERMITTED TO BE CLOSED, PROVIDE ALTERNATE ROUTES AND SIGNAGE IF REQUIRED.
- WET DEBRIS WITH WATER AS NECESSARY TO LIMIT DUST TO LOWEST PRACTICAL LEVEL. DO NOT WET TO THE EXTENT OF FLOODING, CONTAMINATED RUNOFF, OR ICING.
- ANY PORTIONS OF PAVEMENT TO BE REMOVED MUST BE SEPARATED BY MAKING A NEAT VERTICAL SAW CUT ALONG THE BOUNDARIES OF THE AREA TO BE REMOVED. MAKE CUTS AT CLOSEST PAVING JOINT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR, EQUIPMENT, AND SERVICES TO PROPERLY EXECUTE THE DEMOLITION AND REMOVAL WORK INDICATED ON THESE CONSTRUCTION DOCUMENTS.
- ALL DEMOLITION WORK SHALL BE PERFORMED WITH MINIMUM DAMAGE TO THE EXISTING WORK TO REMAIN. IT SHALL BE RECOGNIZED THAT THE UTMOST CARE BE TAKEN WHEN PERFORMING THE DEMOLITION WORK. PROVIDE BARRICADES, BARRIERS, AND SHORING WHERE REQUIRED TO PROTECT THE PUBLIC, PERSONNEL, CONSTRUCTION, AND VEGETATION TO REMAIN. COMPLY WITH ALL STATE AND LOCAL AGENCY REQUIREMENTS.
- PROVISIONS SHALL BE MADE TO ALLEVIATE THE SPREAD OF DEBRIS, DIRT, AND DUST TO THE ADJACENT PROPERTIES. THE PROPERTY SHALL BE KEPT AS CLEAN AS POSSIBLE AT ALL TIMES. MAINTAIN HAULING ROUTES CLEAN AND FREE OF ANY DEBRIS RESULTING FROM DEMOLITION WORK ON THIS PROJECT. ANY HAZARDOUS MATERIAL REMOVAL, SUCH AS ASBESTOS REMOVAL, SHALL BE PERFORMED PRIOR TO ANY DEMOLITION ACTIVITY. THE HAZARDOUS MATERIAL REMOVAL SHALL BE PERFORMED BY A LICENSED ABATEMENT COMPANY.
- THE REFUSE RESULTING FROM ANY CLEARING AND GRUBBING AND ALL DEBRIS AND MATERIALS FROM THE STRUCTURE(S) TO BE DEMOLISHED SHALL BE DISPOSED OF BY THE CONTRACTOR IN A MANNER CONSISTENT WITH ALL GOVERNMENT REGULATIONS. IN NO CASE SHALL REFUSE MATERIAL BE LEFT ON THE PROJECT SITE, PUSHED ONTO ADJUTING PRIVATE PROPERTIES, OR BE BURIED IN EMBANKMENTS OR TRENCHES ON THE PROJECT SITE. DEBRIS SHALL NOT BE DEPOSITED IN ANY STREAM, LAKE, WETLAND, BODY OF WATER, OR IN ANY STREET OR ALLEY, OR UPON ANY PRIVATE PROPERTY EXCEPT BY WRITTEN CONSENT OF THE PRIVATE PROPERTY OWNER. NO RECLAIMED LUMBER OR MATERIALS SHALL BE RE-USED EXCEPT AS SPECIFICALLY APPROVED BY THE ARCHITECT OR OWNER.
- WHERE DEMOLITION AND CUTTING WORK HAS OCCURRED OR WHERE EXISTING SURFACES, MATERIALS, OR OTHER ITEMS HAVE BEEN DAMAGED OR DISTURBED AS A RESULT OF THE CONTRACTED WORK, THE SAID SURFACES AND AREAS SHALL BE CAREFULLY CLOSED UP, PATCHED, REPAIRED, FINISHED, OR RESTORED AS REQUIRED TO BE CONTIGUOUS TO EXISTING SURROUNDING SURFACES.
- ALL MECHANICAL, ELECTRICAL, AND PLUMBING DEMOLITION, INCLUDING GAS LINE REMOVAL IS TO BE PERFORMED BY A CONTRACTOR OR SUB-CONTRACTOR LICENSED IN THE PARTICULAR TRADE.

**TOWN NOTES:**  
THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239.6(M) OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK

**SITE/CIVIL CONSTRUCTION SEQUENCING:**

- INSTALL SILT FENCE, EROSION CONTROL, AND CONSTRUCTION FENCE
- PERFORM DEMOLITION AS PER SPECIFICATIONS
- REMOVE ALL DEBRIS AS PER SPECIFICATION
- INSTALL ALL ADDITIONAL EROSION CONTROL AND STABILIZATION OF DEMO. AREAS
- REMOVE CONSTRUCTION FENCING, ENSURE PROPER MAINTENANCE OF SILT FENCING
- INSTALL SUBSURFACE UTILITIES (SEPTIC SYSTEM) & ROUGH SITEWORK (MINOR REGRADING) PROVIDE TEMP. SEEDING / SODDING & EROSION CONTROL MEASURES
- CONSTRUCTION OF SURFACE SITE STRUCTURES, MANHOLES & UTILIZATION OF TEMPORARY STAGING AREA
- REMOVE EXISTING PARKING / STAGING AREA
- INSTALL SITE WALLS & PERFORM FINISH GRADING
- REMOVE TEMP. EROSION CONTROL MEASURES, INSTALL NEW PAVEMENT & PERMANENT LANDSCAPING. SITE STABILIZATION (80% UNIFORM DENSITY OF VEGETATION) MUST BE ACHIEVED PRIOR TO REMOVING TEMPORARY EROSION CONTROL MEASURES.

**DRAWING LIST**

C001	TITLE PAGE AND NOTES
C100	SITE PLAN
C110	PLANTING PLAN
C200	SEPTIC DETAILS
C210	DETAILS
C300	STORMWATER MANAGEMENT
C400	EROSION CONTROL DETAILS

**SANITARY SEWER LINE REQUIREMENTS**

- CLEANOUTS SHALL BE PROVIDED ON SEWER LINES WHEREVER A GRADE CHANGE OR ALIGNMENT CHANGE IS MADE. (SEE CLEANOUT DETAIL FOR MORE INFO)
- SEWER LINES SHALL BE SEPARATED FROM POTABLE WATER LINES BY A MINIMUM OF 10' HORIZONTAL.
- SEWER LINES CROSSING POTABLE WATER LINES MUST BE LAID A MINIMUM OF 18" BELOW WATER LINES. WATER LINE JOINTS MUST BE MINIMUM 10' FROM POINT OF CROSSING. SEWER LINES ARE TO BE CONSTRUCTED TO STANDARDS EQUIVALENT TO WATER MAIN SPECIFICATIONS AND SHALL BE PRESSURE TESTED PRIOR TO BACKFILLING.
- GRAVITY LINES SHALL BE A MINIMUM OF 4" Ø.
- LINES MUST BE OF CAST-IRON PIPE FOR A MINIMUM DISTANCE OF 2' BEYOND FOUNDATION WALL.
- GRAVITY LINES TO BE PITCHED MINIMUM 1/4" VERTICAL PER 1' HORIZONTAL.
- TRENCHES ARE TO BE FIRMLY TAMPED BY HAND ABOUT THE PIPE.

**SCOPE OF WORK**

THE SCOPE OF WORK IS TO CONSTRUCT A NEW SINGLE-FAMILY RESIDENTIAL DWELLING ON THE EXISTING UNDEVELOPED LOT AT THE REFERENCED ADDRESS. SANITARY SEPTIC SYSTEM, STORMWATER RETENTION & INFILTRATION MANAGEMENT SYSTEM, SEDIMENT & EROSION CONTROL, AND SITE GRADING DESIGNS HAVE BEEN PREPARED.

AREA OF DISTURBANCE: 10,300 SF

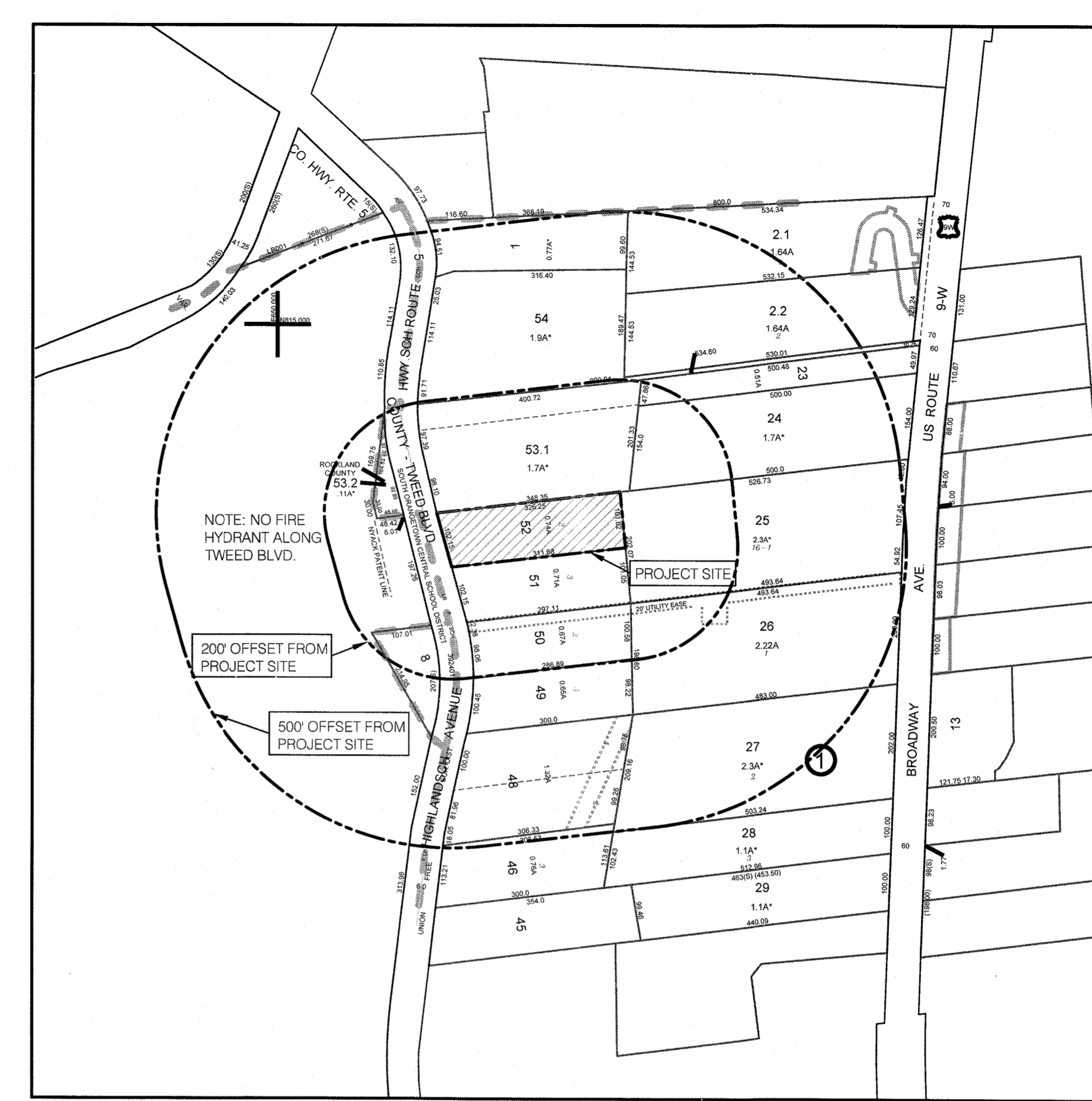
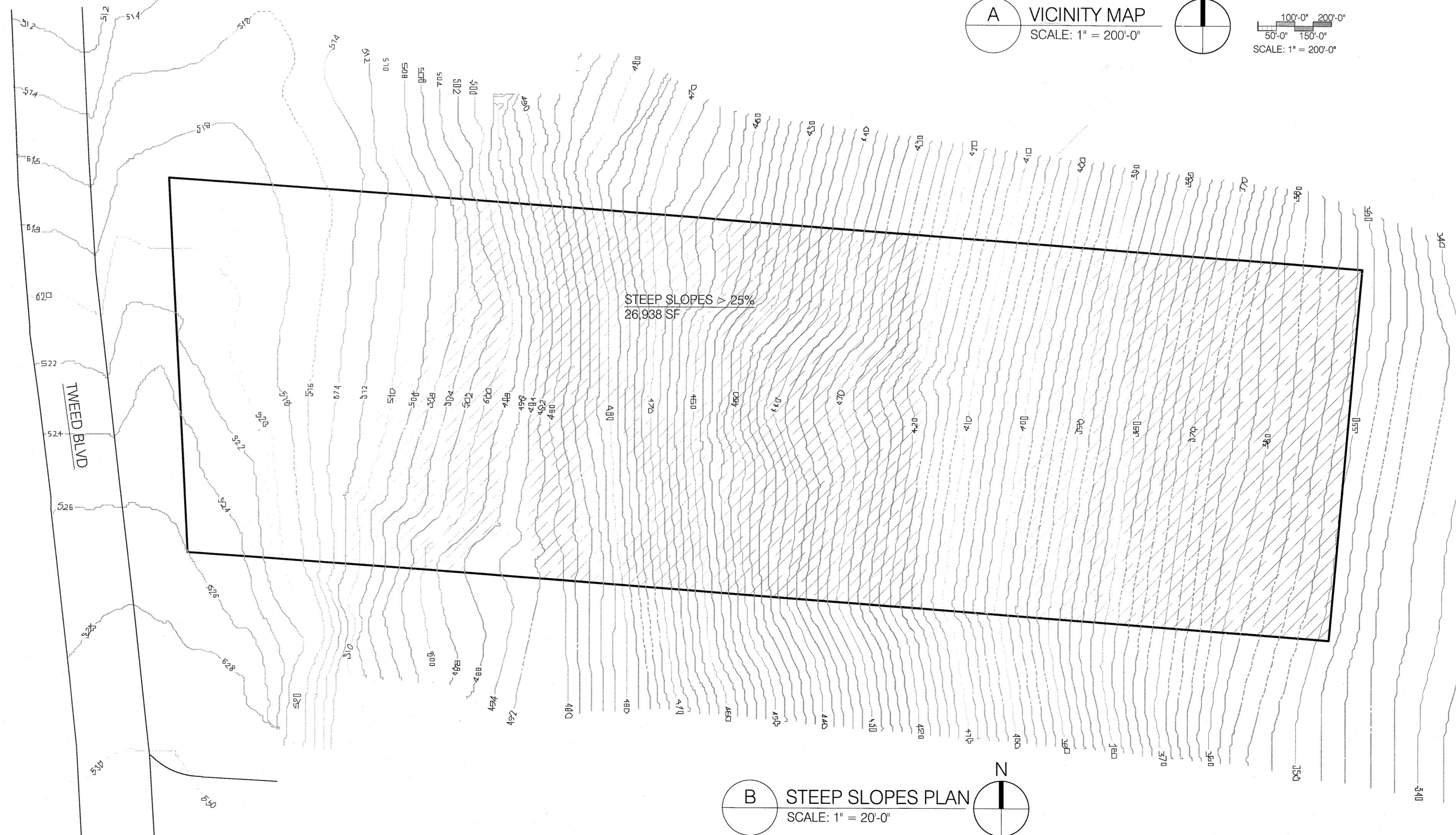
**COUNTY OF ROCKLAND HEALTH DEPARTMENT REQUIREMENTS**

- Inspection fee to be made out to the Rockland County Commissioner of Finance.
- This department must be contacted to inspect the excavation prior to the installation of the select fill.
- Copies of the material delivery tickets for the select fill are to be submitted, showing the max. quantity and with the correct property address.
- This department must be contacted to inspect the installation prior to when the system elements are covered over, including the piping and all joints.
- The department must witness the testing of the pump system, including an alarm test and dosing of the bed.
- As-built review. The applicant's contractor must submit a line drawing, triangulating the location of the system elements to the main house and other permanent structures.

**STORM WATER SYSTEM CLEANING AND MAINTENANCE:**

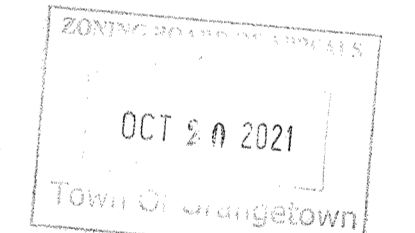
STORM WATER SYSTEM SHOULD BE CLEANED OF LEAVES, SAND, DIRT, SEDIMENT, TRASH AND OTHER DEBRIS BY HAND OR BY VACTOR TRUCK. THE SYSTEM IS TO BE EVALUATED, CLEANED AND MAINTAINED AT LEAST TWO TIMES PER YEAR. SURFACE GRATES AND INTERIOR SUMPS SHOULD BE MAINTAINED TO FUNCTION AS ORIGINALLY DESIGNED. SEE MAINTENANCE PLAN ON FILE WITH BOTH THE PROPERTY OWNER AND THE LOCAL BUILDING DEPARTMENT FOR MORE DETAILS.

<b>11 Tweed Blvd. Tax Lot: Section 71.09, Block 1, Lot 52</b>			
Zone	R22		
Group	I		
Use	Single Family Detached Residence		
	Required	Existing	Proposed
Floor Area Ratio	0.20	0.00	0.28
Lot Area (SF)	2,250.0	32,268	32,268
Counted Lot Area (under 25%)		18,799	18,799
Floor Area (as per note 16)	3,759.8	0	5,323
Lot Width (FT)	125	101	101
Street Frontage (FT)	75	102.15	102.15
Front yard setback (town)	40' from PL	na	30
Side yard setback (FT)	20	na	20.17
Total side yard setback (FT)	36	na	42.92
Rear yard setback (FT)	45	na	244.5
Maximum building height (FT)	20	na	36.17
Parking	2 spaces	0	2



**REVISIONS:**

03/25/20	CLIENT REVIEW
04/08/20	CLIENT REVIEW
04/17/20	SCHEMATIC PLANS & ELEVATIONS
06/24/20	REV'D SCHEMATIC PLANS & ELEV
08/10/20	INITIAL ZONING REVIEW
09/30/20	REVISED ZONING REVIEW PLANS
04/21/21	REV'D ZONING - POOL LOCATION
05/18/21	REVISED ZONING SUBMISSION
07/28/21	APPROVED BY PLANNING
08/03/21	FOR ZONING BOARD



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**PROJECT:**  
11 TWEED BLVD.  
UPPER GRANDVIEW, NY

**NOTES & SLOPE ANALYSIS**

SEAL & SIGNATURE:

JOREL J. VACCARO, PE  
NY PE 099362

DATE:	8/3/2021
PROJECT #:	20001
DRAWN/CHECKED:	JJV
SCALE:	NOTED
PAGE:	01 OF 07

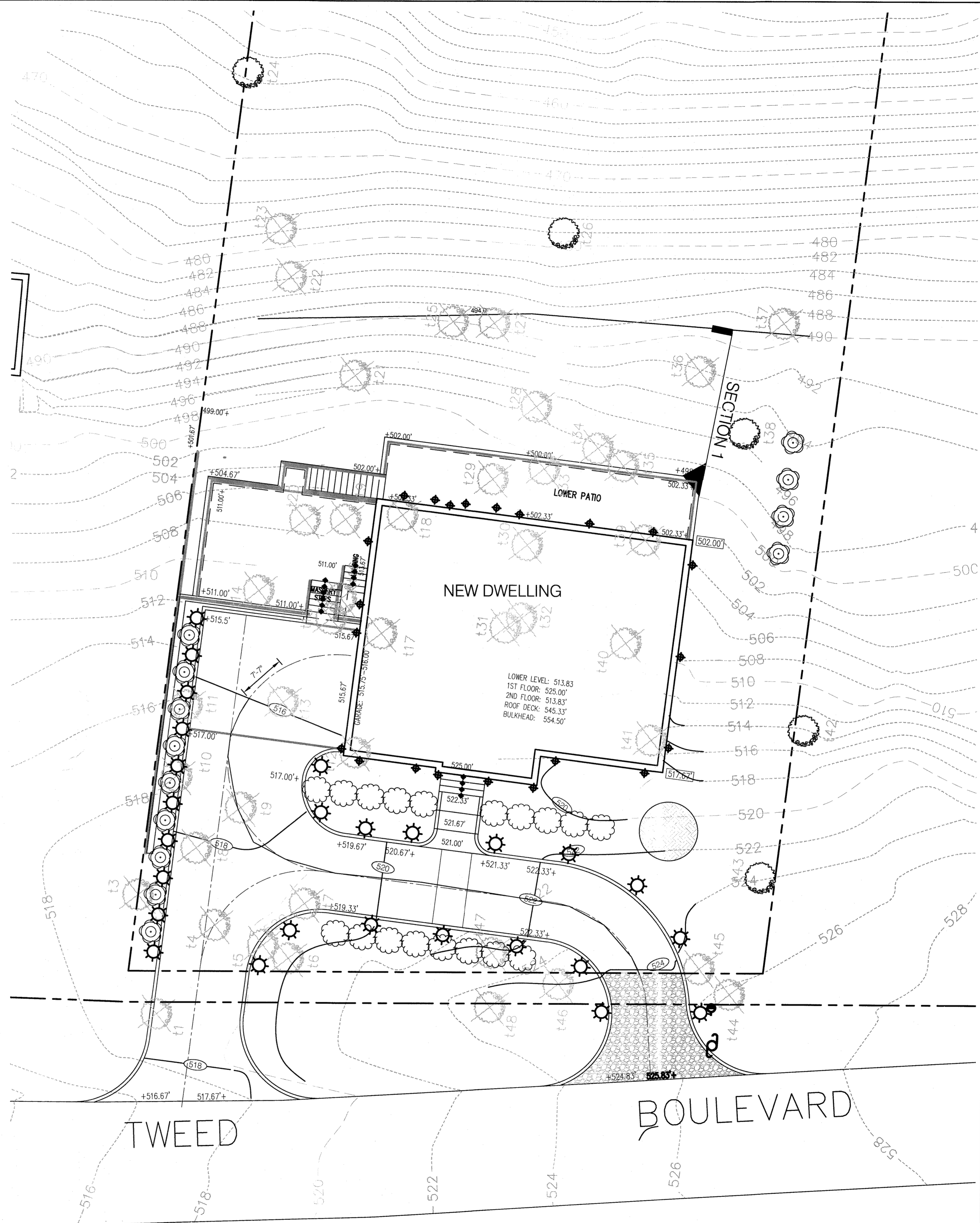


PLANTING & LANDSCAPING NOTES

- All planting shall be placed under the direction of the Design Professional. Give 48 hours' notice before planting. Final configuration upon review and coordination with neighboring property owner.
- All plants shall be nursery-grown plants and workmanship shall conform to the American Association of Nurserymen Standards and shall be subject to the approval of the Design Professional before and after planting.
- Guarantee all plants and workmanship for a period of two planting seasons. (One full year)
- Place 4" of topsoil on all lawn areas and all areas not paved or built upon.
- Plant pits shall be 36" wider for trees (minimum of two times root ball diameter) and 24" wider for shrubs, and as deep as the root ball. Set plants at same level as originally grown on base of undisturbed soil. The trunk flare and root collar shall be visible at the top of the plant bed at the time of final inspection. Remove all existing soil from plant pit and backfill with a mixture of one part peat humus; one part dehydrated cow manure; and four parts topsoil. Fertilize all plants with 2 to 3 oz. per foot of shrub height and 2 to 3 lbs. per inch of tree trunk of 5-10-5 fertilizer. For evergreen planting, add 1 lb. per 100 square feet of plant bed each of ammonium sulfate and superphosphate. Loosen soil around edges of plant pit.
- Fertilize areas before seeding or sodding with 15 lbs. per 1000 square feet of 10-20-10 fertilizer or approved equivalent. Repeat after 8 weeks.
- Mulch all plants and planted areas with a 4" depth of shredded pine, oak bark or other shredded bark, treated for fire repellency. Do not place mulch against tree or shrub trunk. The trunk flare and root collar shall be visible at the top of the plant bed with no mulch against trunk. Do not create mound of mulch around tree. Finish grade to be same as originally grown.
- Lawn areas shall be seeded at 5 lbs. per 1000 square feet with the following seed mixture: 20% Jamestown II Chewings Fescue, 60% Baron Kentucky Bluegrass, and 20% Palmer II Perennial Ryegrass, or approved equivalent. Mulch newly seeded lawn at 90 lbs. per 1000 square feet with hay or straw mulch.
- The contractor is responsible to plant the total quantities of all plants shown on the planting plan. The quantities of planting shown graphically on the plan shall govern.
- Existing trees shown on this plan are to remain undisturbed. All existing trees shown to remain are to be protected with a 6-foot high wooden fence with posts placed at the drip line of the branches or at 8 feet minimum from the tree trunk. Any existing tree shown to remain that is removed during construction shall be replaced by a 4" caliper shade tree as directed by the Design Professional. When an area of existing trees is shown to be saved, and an area of such trees has been removed, a 2 1/2" - 3" cal. shade tree shall be replaced for each 200 square feet of area disturbed.

PLANTING SCHEDULE:	
NAME	GREEN GIANT ARBORVITAE
SYMBOL	
SCIENTIFIC NAME	(THUJA STANDISHII X PLICATA)
SPACING	PLANTED IN SINGLE ROW, 6 FT ON CENTER
HEIGHT	5 FT IN HEIGHT
QUANTITY	12
NAME	WINTERGREEN BOXWOOD SHRUB
SYMBOL	
SCIENTIFIC NAME	(BUXUS SINICA VAR. INSULARIS WINTERGREEN)
SPACING	PLANTED IN SINGLE ROW, 4 FT ON CENTER
HEIGHT	3 FT IN HEIGHT
QUANTITY	15

LIGHTING SCHEDULE:	
TYPE	SYMBOL
LOW VOLTAGE PATH & DRIVE LIGHT	
WALL WASHER	
UNDER-TREAD RISER LIGHTING	



**B SITE PART PLAN**  
SCALE: 1" = 10'-0"

N

SCALE: 1" = 10'-0"

REVISIONS:

03/25/20	CLIENT REVIEW
04/08/20	CLIENT REVIEW
04/17/20	SCHEMATIC PLANS & ELEVATIONS
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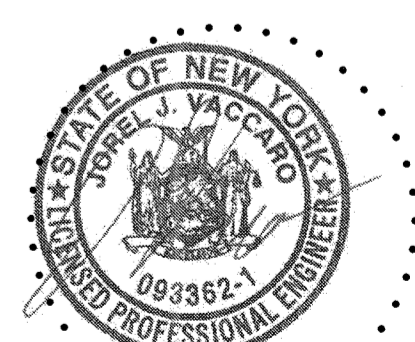
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PROJECT:  
11 TWEED BLVD.  
UPPER GRANDVIEW, NY

LANDSCAPING &  
LIGHTING PLAN

SEAL & SIGNATURE:



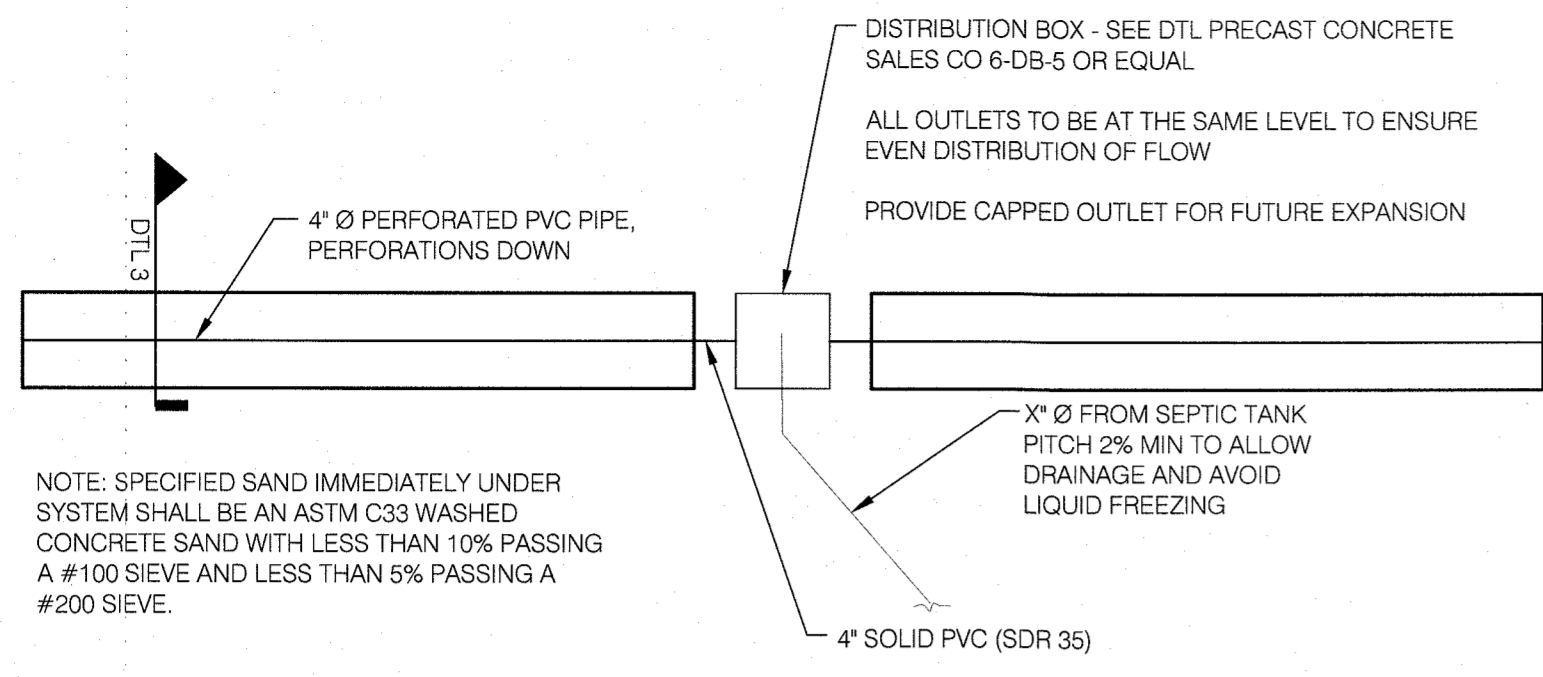
JOREL J. VACCARO, PE  
NY PE 099362

TO THE BEST OF THE SIGNING PROFESSIONAL'S KNOWLEDGE, THE PLANS AND NOTIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

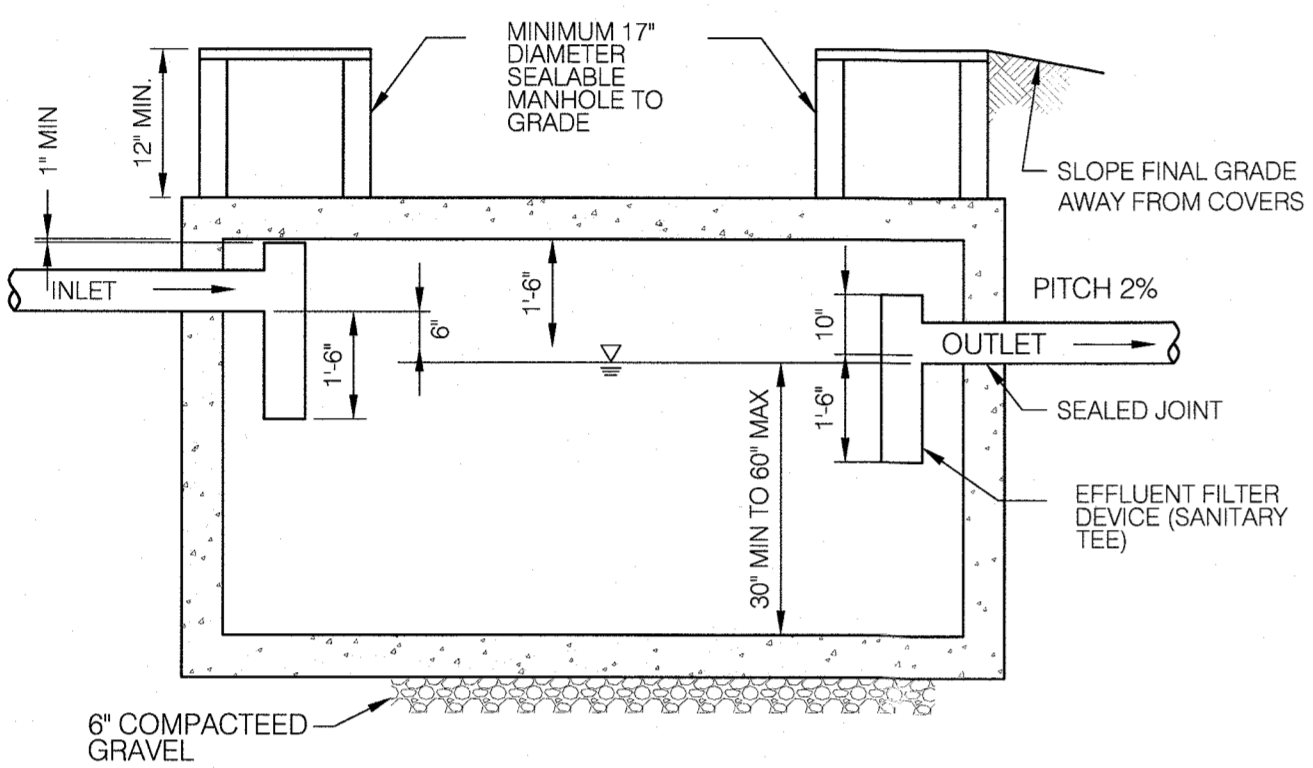
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PROJECT #:	20001
DRAWN/CHECKED:	JJV
SCALE:	NOTED
PAGE:	03 OF 07

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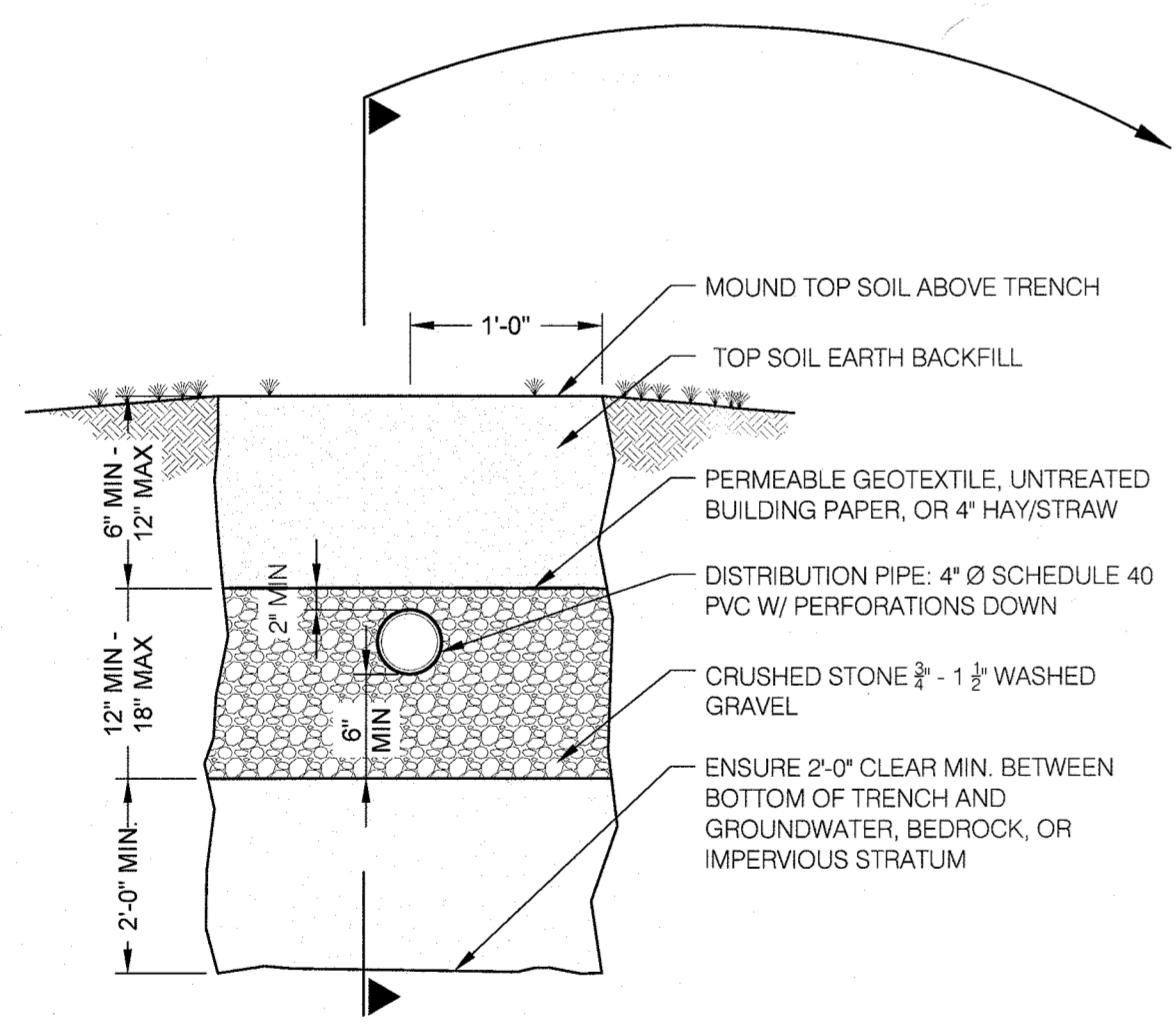




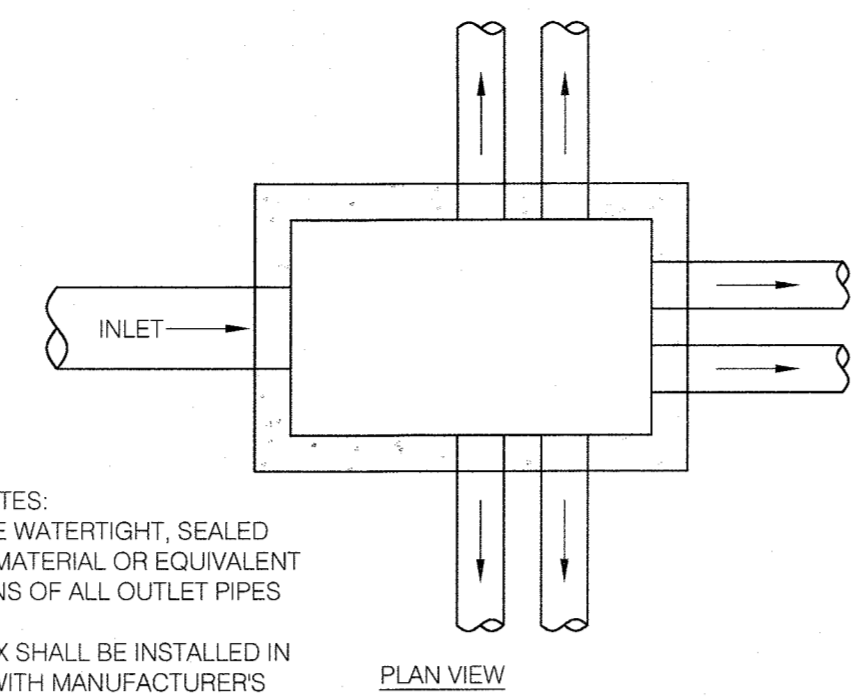
**1 TRENCH SYSTEM PLAN**  
SCALE: 1/4" = 1'-0"



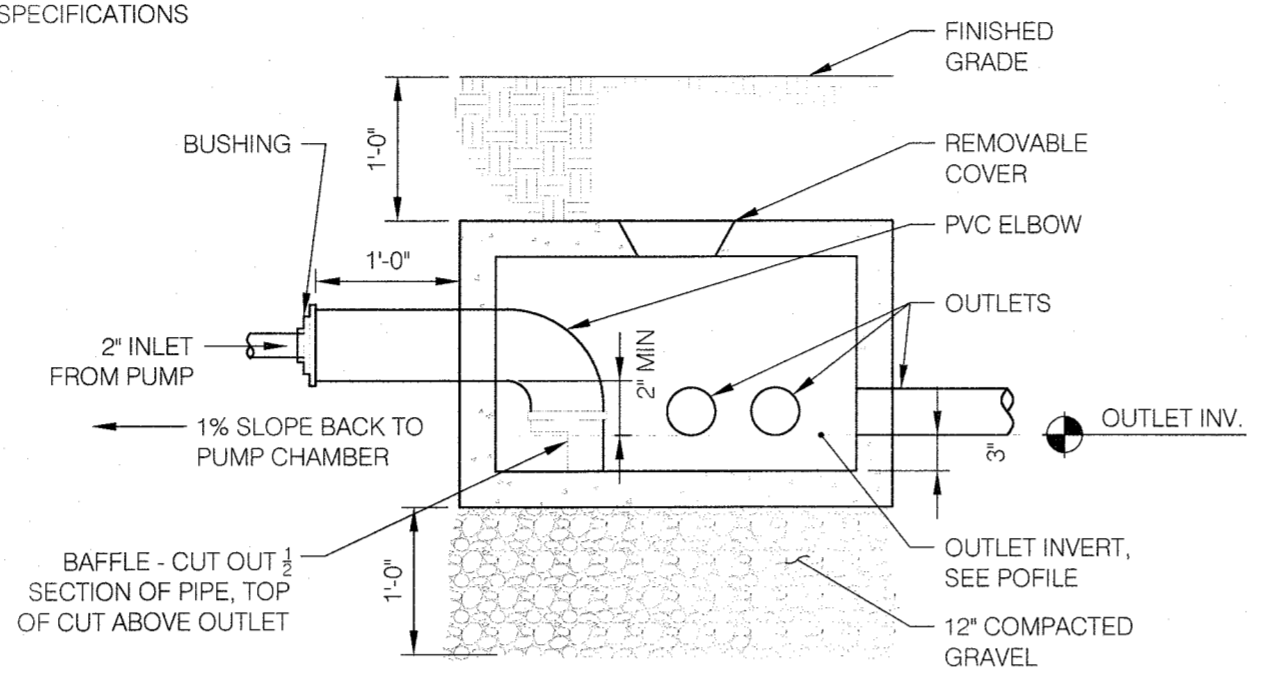
**2 TYPICAL SEPTIC TANK SECTION**  
SCALE: 3/8" = 1'-0"



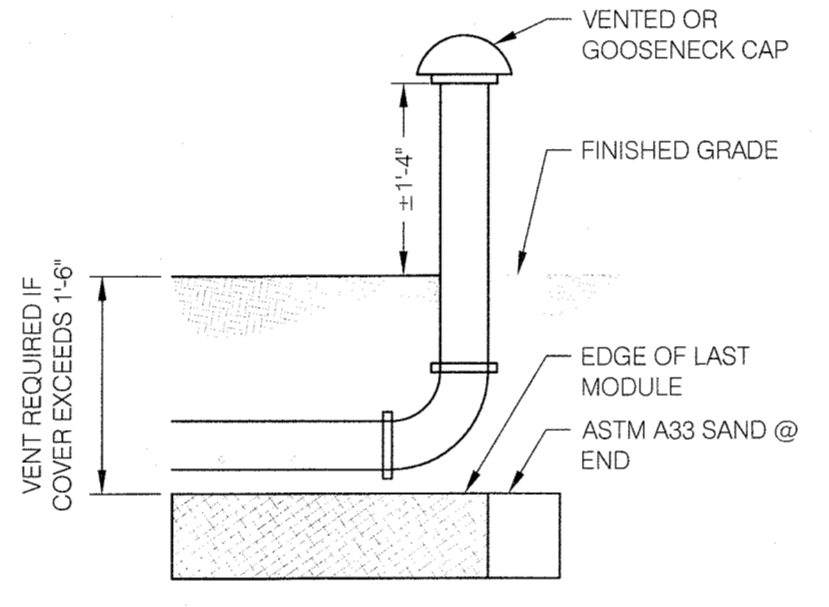
**3 ABSORPTION TRENCH DETAIL**  
SCALE: NTS



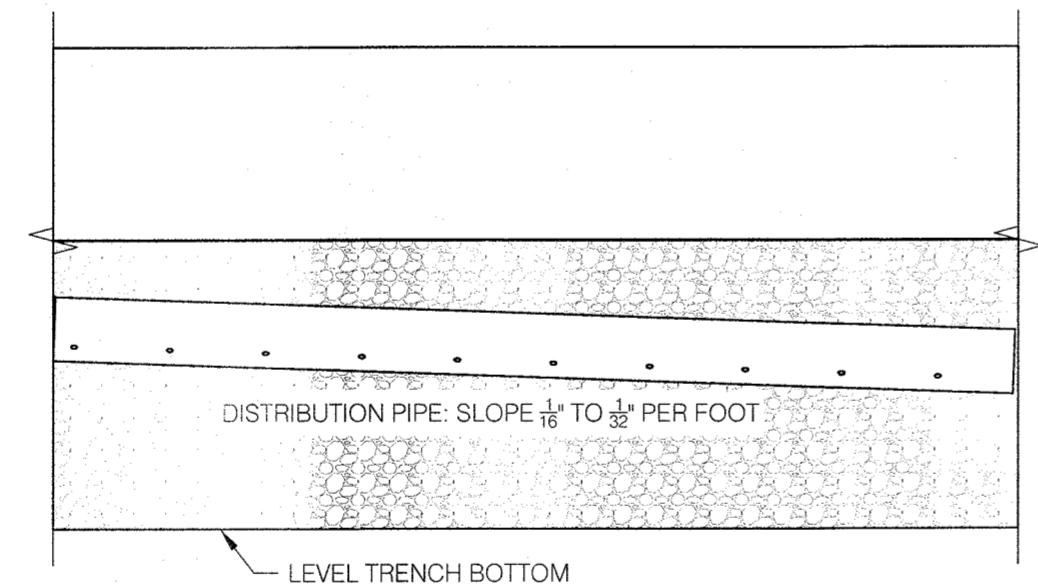
**DISTRIBUTION BOX NOTES:**  
1. PIPE JOINTS TO BE WATERTIGHT, SEALED WITH ASPHALTIC MATERIAL OR EQUIVALENT  
2. INVERT ELEVATIONS OF ALL OUTLET PIPES MUST BE EQUAL  
3. DISTRIBUTION BOX SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS



**4 DISTRIBUTION BOX**  
SCALE: NTS

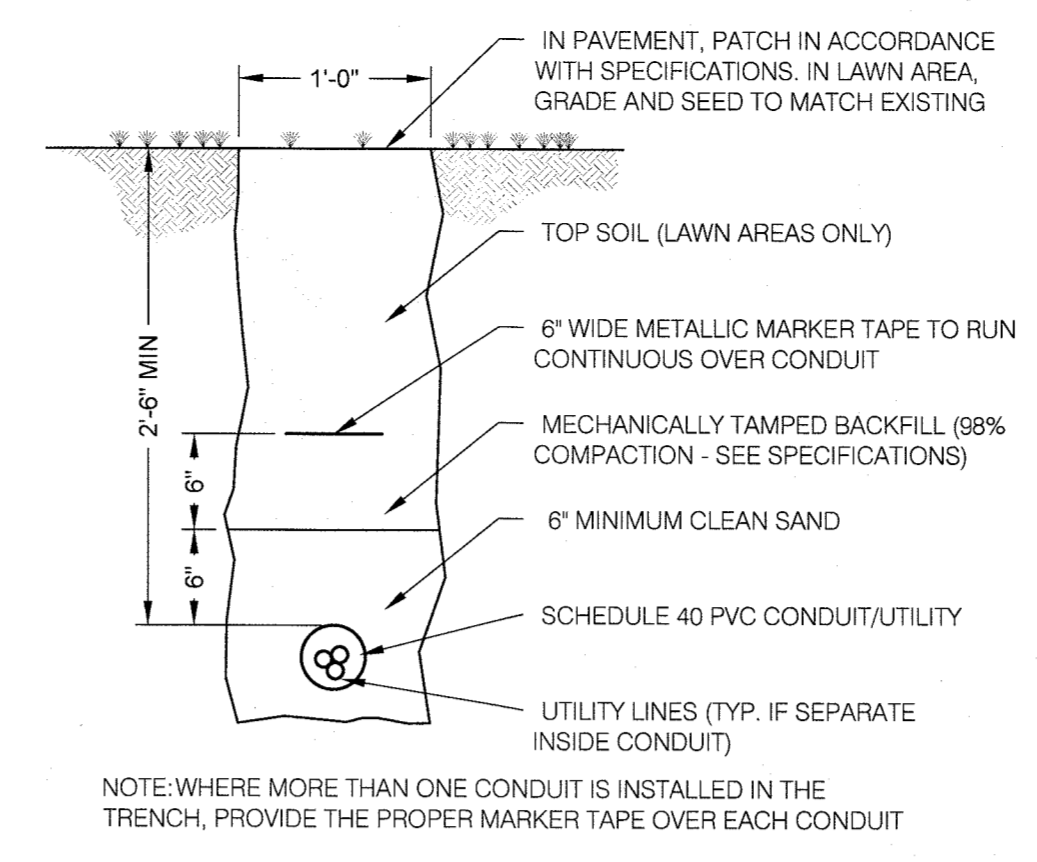


**5 VENT DETAIL**  
SCALE: NTS

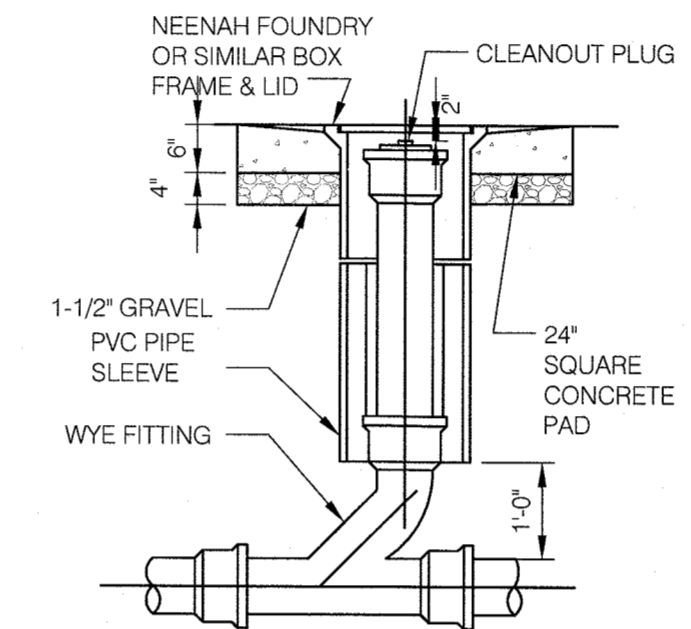


**NOTE:**  
1. WORK THIS DETAIL IN CONJUNCTION WITH NYS DESIGN HANDBOOK RESIDENTIAL ON-SITE WASTEWATER TREATMENT SYSTEMS FIGURE 17  
2. 4" MIN SEPARATION BETWEEN TRENCHES (6" O-C SPACING)  
3. PERCOLATION RATE 1-60 MINUTES / INCH  
4. 15% TRANSVERSE SLOPE MAX.

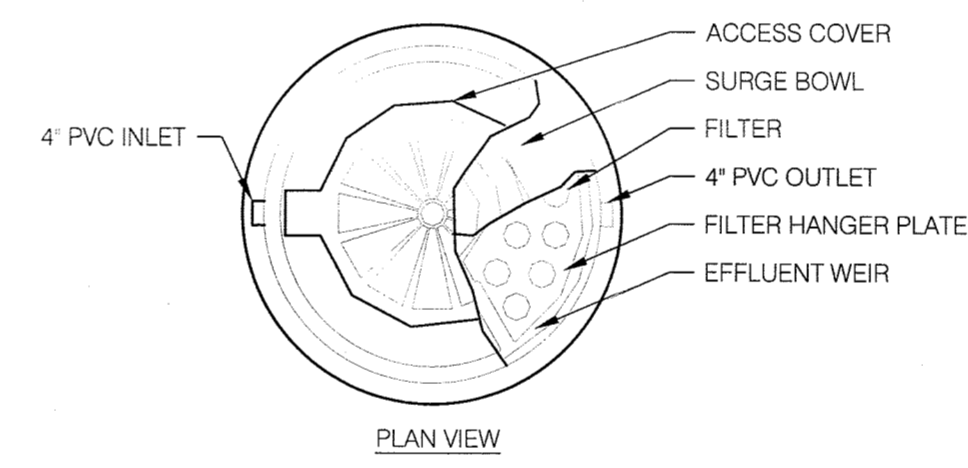
**6 SYSTEM PROFILE**  
SCALE: NTS



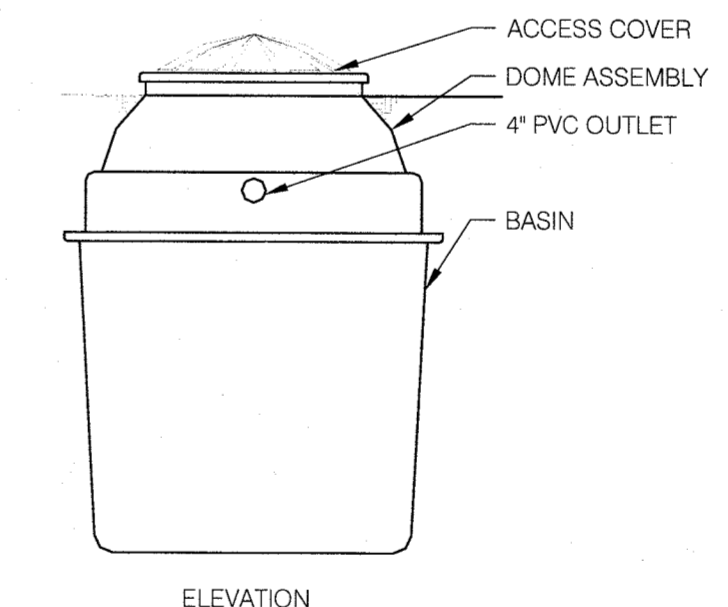
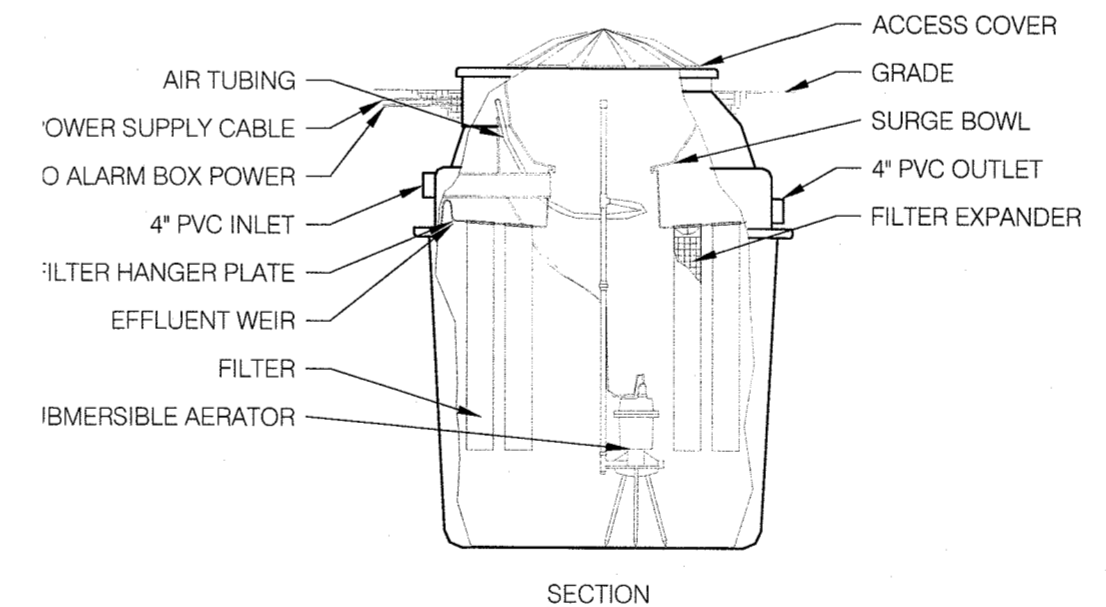
**7 TRENCH DETAIL**  
SCALE: NTS



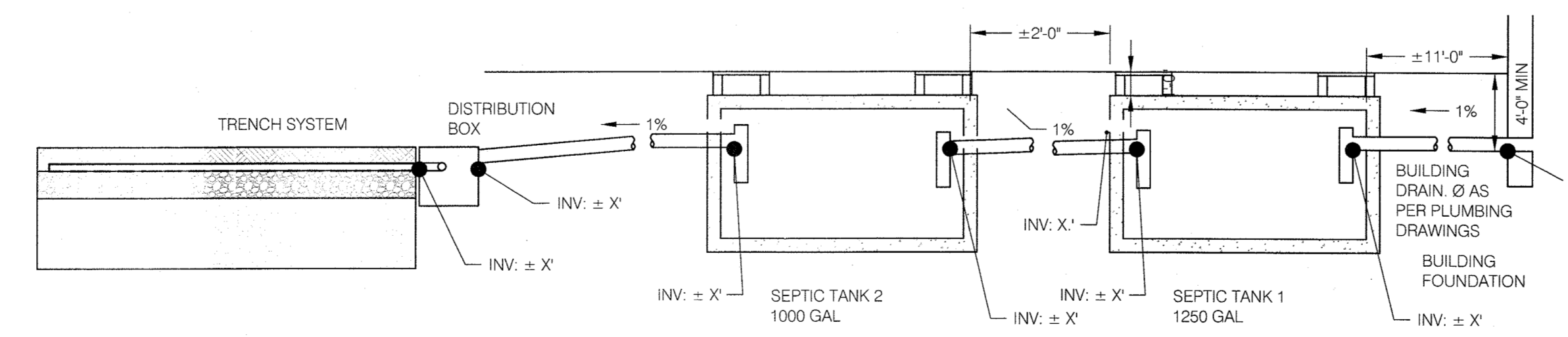
**8 CLEANOUT**  
SCALE: NTS



**NOTE:**  
MULTI-FLO FTP-0.5  
BY CONSOLIDATED TREATMENT SYSTEMS, INC.  
1 937 746 2727 WWW.MULTI-FLO.COM



**9 MULTI-FLO DETAILS**  
SCALE: 3/8" = 1'-0"



**6 SYSTEM PROFILE**  
SCALE: NTS

**REVISIONS:**

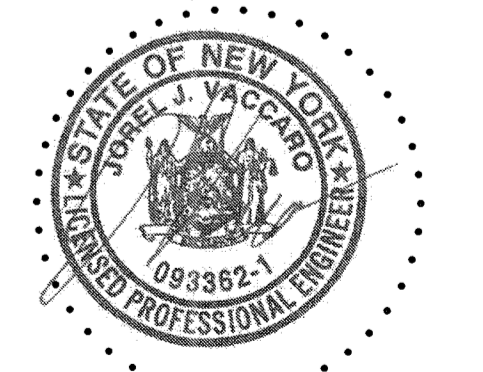
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04/8/20	CLIENT REVIEW
04/17/20	SCHEMATIC PLANS & ELEVATIONS
06/24/20	REV'D SCHEMATIC PLANS & ELEV
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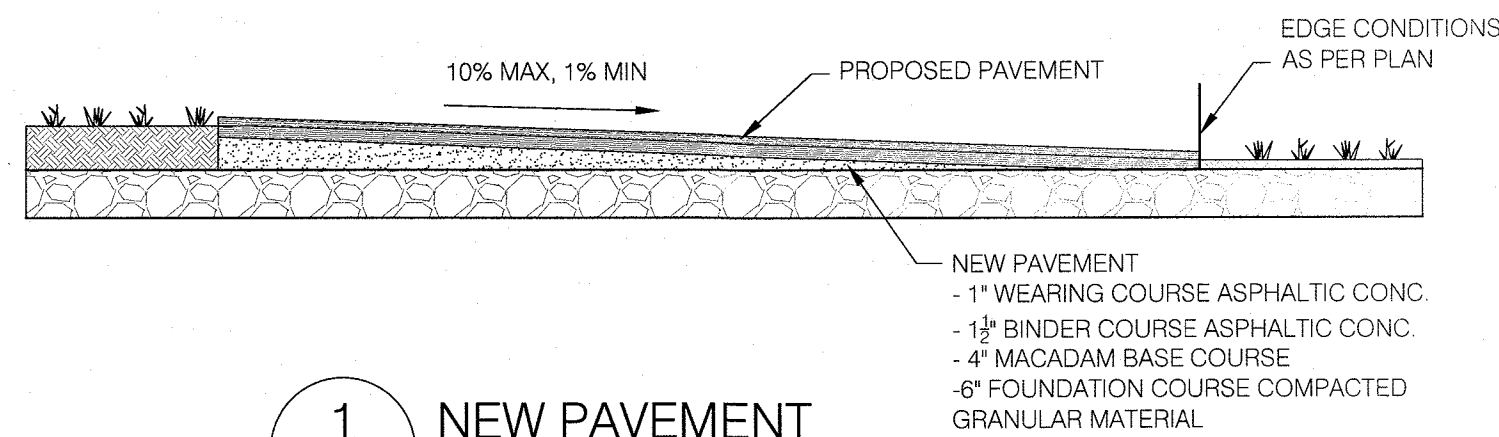
**PROJECT:**  
11 TWEED BLVD.  
UPPER GRANDVIEW, NY

**SEPTIC DETAILS**

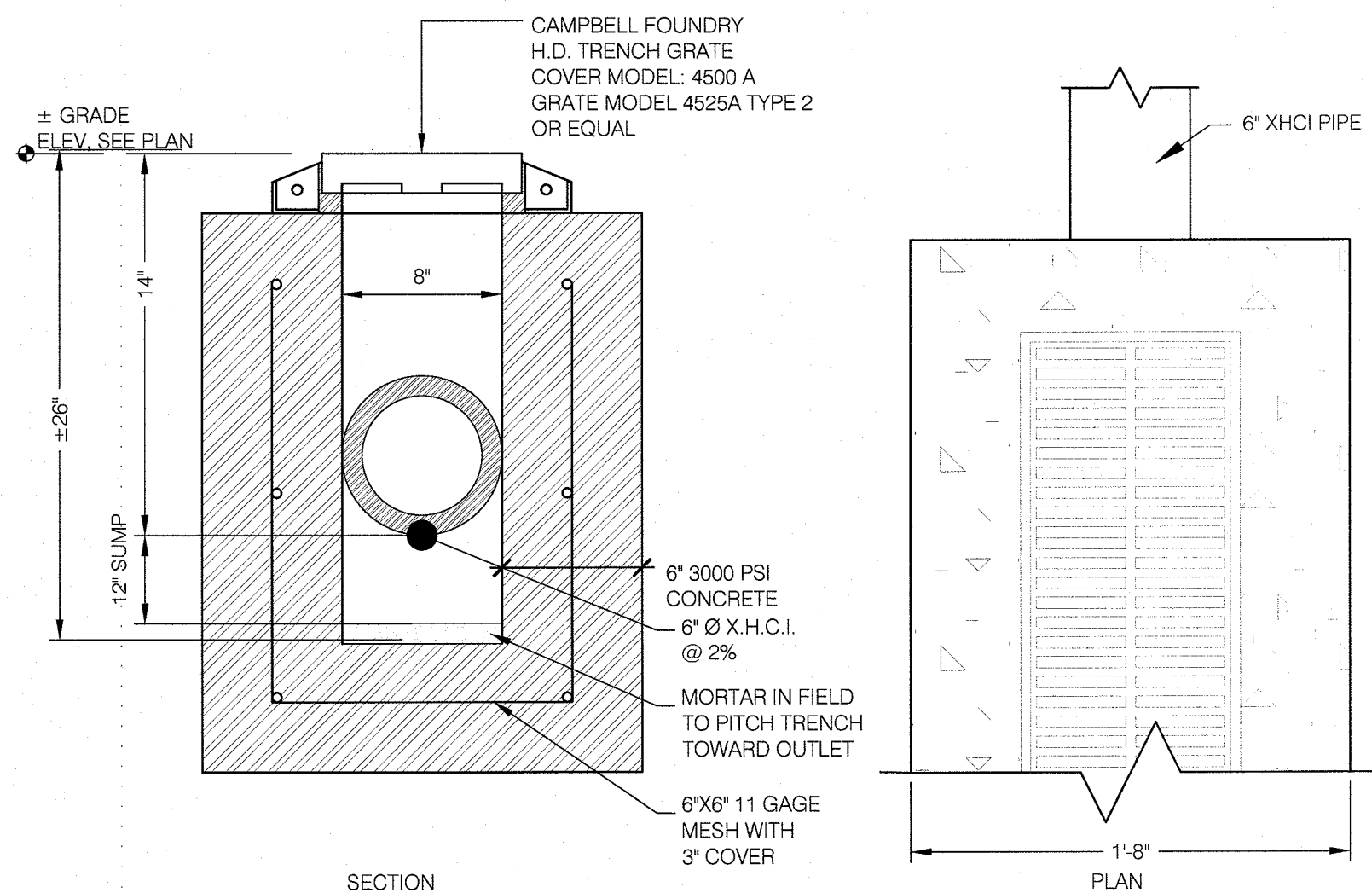
**SEAL & SIGNATURE:**



**JOREL J. VACCARO, PE**  
NY PE 093362  
DATE: 8/3/2021  
PROJECT #: 20001  
DRAWN/CHECKED: JJV  
SCALE: NOTED  
PAGE: 04 OF 07

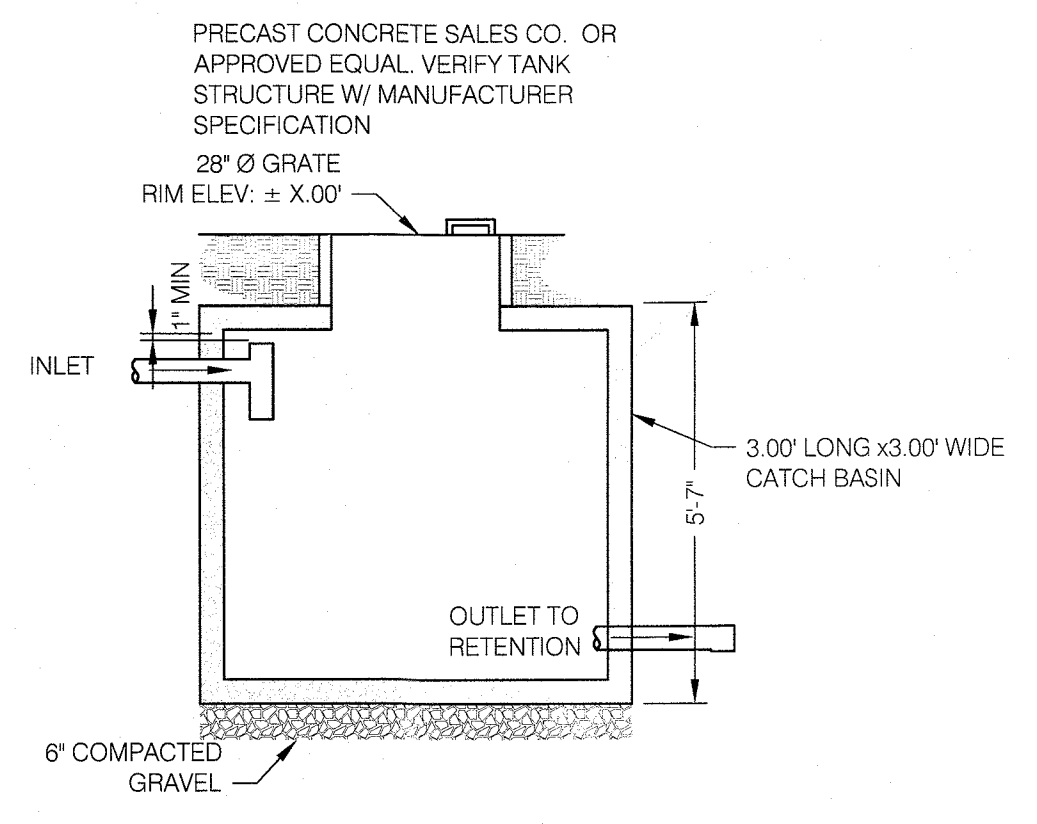


**1 NEW PAVEMENT**  
SCALE: 1/2" = 1'-0"

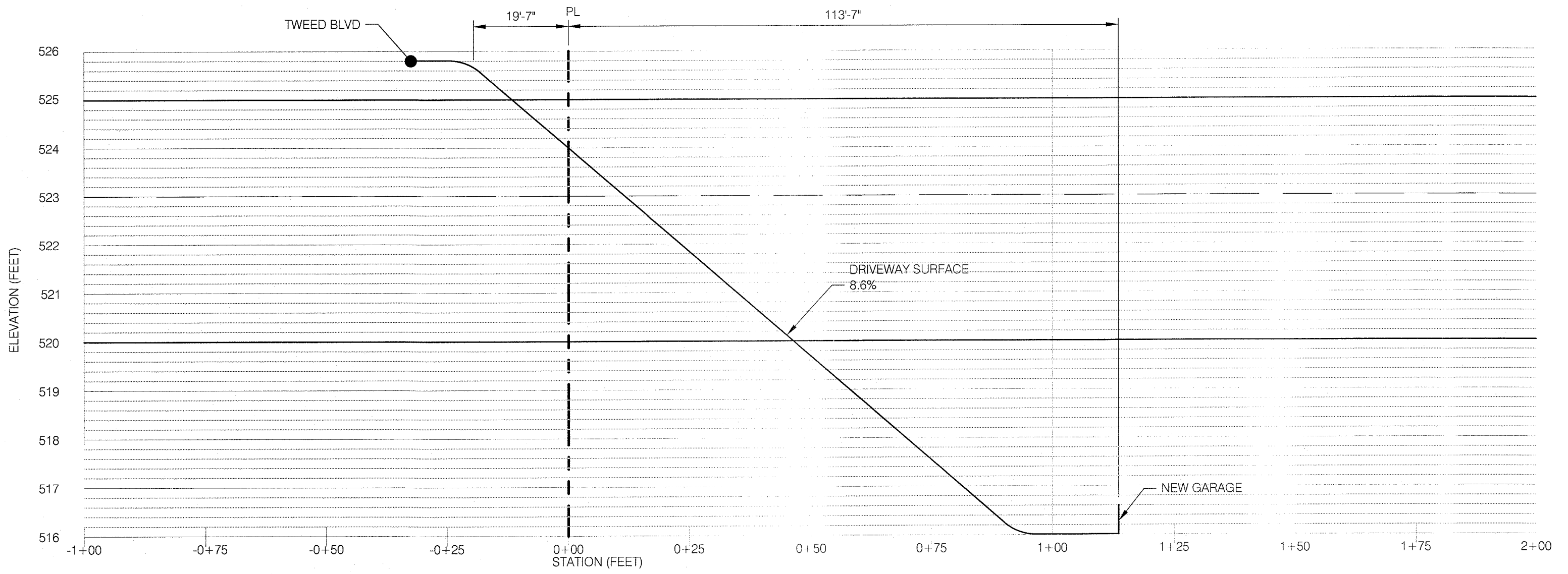


NOTE: NO DETENTION VOLUME AT TRENCH DRAIN. TRENCH DRAIN TO BE DRY WITHIN 5 DAYS OF RAIN EVENT.

**2 TRENCH DRAIN**  
SCALE: NTS



**3 TYP. CATCH BASIN**  
SCALE: 3/8" = 1'-0"



**4 DRIVEWAY PROFILE**  
SCALE: 1" = 20'-0"

**TREE REMOVAL / PROTECTION LIST**

NO.	DIAMETER	SPECIES	
T1	12"	HICKORY	
T2	14"	CHERRY	
T3	12"	ASH	
T4	12"	OAK	
T5	6"	CHERRY	
T6	8"	HICKORY	
T7	6"	CHERRY	
T8	18"	OAK	
T9	12"	HICKORY	
T10	6"	HICKORY	
T11	8"	CHERRY	
T12	12"	HICKORY	
T13	6"	CHERRY	
T14	18"	OAK	
T15	6"	CHERRY	
T16	8"	HICKORY	
T17	8"	HICKORY	
T18	6"	HICKORY	
T19	12"	OAK	
T20	8"	HICKORY	
T21	14"	HICKORY	
T22	12"	MAPLE	
T23	40"	OAK	
T24	10"	MAPLE	TO REMAIN
T25	10"	MAPLE	
T26	56"	OAK	TO REMAIN
T27	6"	HICKORY	
T28	24"	OAK	
T29	30"	OAK	
T30	8"	HICKORY	
T31	16"	OAK	
T32	10"	CHERRY	
T33	16"	OAK	
T34	12"	HICKORY	
T35	10"	OAK	
T36	24"	OAK	
T37	16"	WALNUT	
T38	8"	WALNUT	TO REMAIN
T39	8"	BASSWOOD	
T40	16"	OAK	
T41	12"	WALNUT	
T42	14"	ELM	TO REMAIN
T43	12"	HICKORY	TO REMAIN
T44	18"	WALNUT	CHERRY
T45	8"	HICKORY	
T46	18"	HICKORY	
T47	8"	OAK	
T48	12"	CHERRY	

NOTE: ALL TREES LISTED ARE TO BE REMOVED OTHER THAN THOSE NOTED TO REMAIN. REMAINING TREES TO BE PROTECTED

REVISIONS:

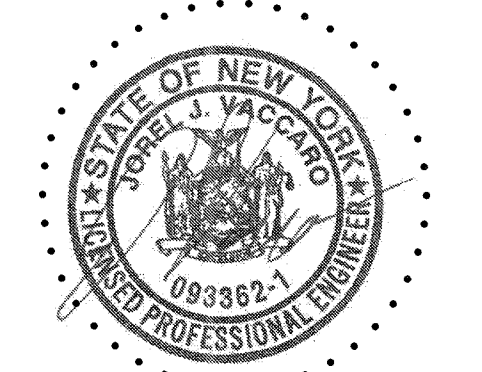
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04/17/20	SCHEMATIC PLANS & ELEVATIONS
06/24/20	REV'D SCHEMATIC PLANS & ELEV
08/10/20	INITIAL ZONING REVIEW
09/30/20	REVISED ZONING REVIEW PLANS
04/21/21	REV'D ZONING - POOL LOCATION
05/18/21	REVISED ZONING SUBMISSION
07/28/21	APPROVED BY PLANNING
08/03/21	FOR ZONING BOARD

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PROJECT:  
**11 TWEED BLVD.  
UPPER GRANDVIEW, NY**

**STORMWATER  
DETAILS**

SEAL & SIGNATURE:



JOREL J. VACCARO, PE  
NY PE 093362  
DATE: 8/3/2021  
PROJECT #: 20001  
DRAWN/CHECKED: JUV  
SCALE: NOTED  
PAGE: 05 OF 07

**CULTEC RECHARGER® 330XLHD PRODUCT SPECIFICATIONS**

**GENERAL**  
CULTEC RECHARGER 330XLHD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

**CHAMBER PARAMETERS**

1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT, USA. (203-775-4418 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER SHALL BE ARCHED IN SHAPE.
4. THE CHAMBER SHALL BE OPEN-BOTTOMMED.
5. THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS.
6. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 330XLHD SHALL BE 30.5 INCHES (775 mm) TALL, 52 INCHES (1321 mm) WIDE AND 8 FEET (2.44 m) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER 330XLHD SHALL BE 7 FEET (2.13 m).
7. MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 24 INCHES (600 mm) HDPE.
8. THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. THE NOMINAL DIMENSIONS OF EACH SIDE PORTAL SHALL BE 10.5 INCHES (267 mm) HIGH BY 11.5 INCHES (292 mm) WIDE. MAXIMUM ALLOWABLE OUTER DIAMETER (O.D.) PIPE SIZE IN THE SIDE PORTAL IS 11.75 INCHES (298 mm).
9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24 INCHES (614 mm) LONG.
10. THE NOMINAL STORAGE VOLUME OF THE RECHARGER 330XLHD CHAMBER SHALL BE 7.459 FT<sup>3</sup>/FT (0.693 m<sup>3</sup>/m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 330XLHD SHALL BE 52.213 FT<sup>3</sup>/UNIT (1.478 m<sup>3</sup>/UNIT) - WITHOUT STONE.
11. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.913 FT<sup>3</sup>/FT (0.085 m<sup>3</sup>/m) - WITHOUT STONE.
12. THE RECHARGER 330XLHD CHAMBER SHALL HAVE FIFTY-SIX DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNITS CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
13. THE RECHARGER 330XLHD CHAMBER SHALL HAVE 16 CORRUGATIONS.
14. THE ENDWALL OF THE CHAMBER, WHEN PRESENT, SHALL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
15. THE RECHARGER 330XLHD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
16. THE RECHARGER 330XLHD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 14 INCHES (356 mm) HIGH X 34.5 INCHES (876 mm) WIDE.
17. THE RECHARGER 330XLHD INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 14 INCHES (356 mm) HIGH X 34.5 INCHES (876 mm) WIDE.
18. THE RECHARGER 330XLHD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
19. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE RECHARGER 330XLHD AND ACT AS CROSS FEED CONNECTIONS.
20. CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
21. THE CHAMBER SHALL HAVE A 6 INCH (152 mm) DIAMETER RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
22. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION.
23. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.
24. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12 FEET (3.66 m)
25. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

**CULTEC HVLV FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS**

**GENERAL**  
CULTEC HVLV FC-24 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER MODEL 330XLHD STORMWATER CHAMBERS.

**CHAMBER PARAMETERS**

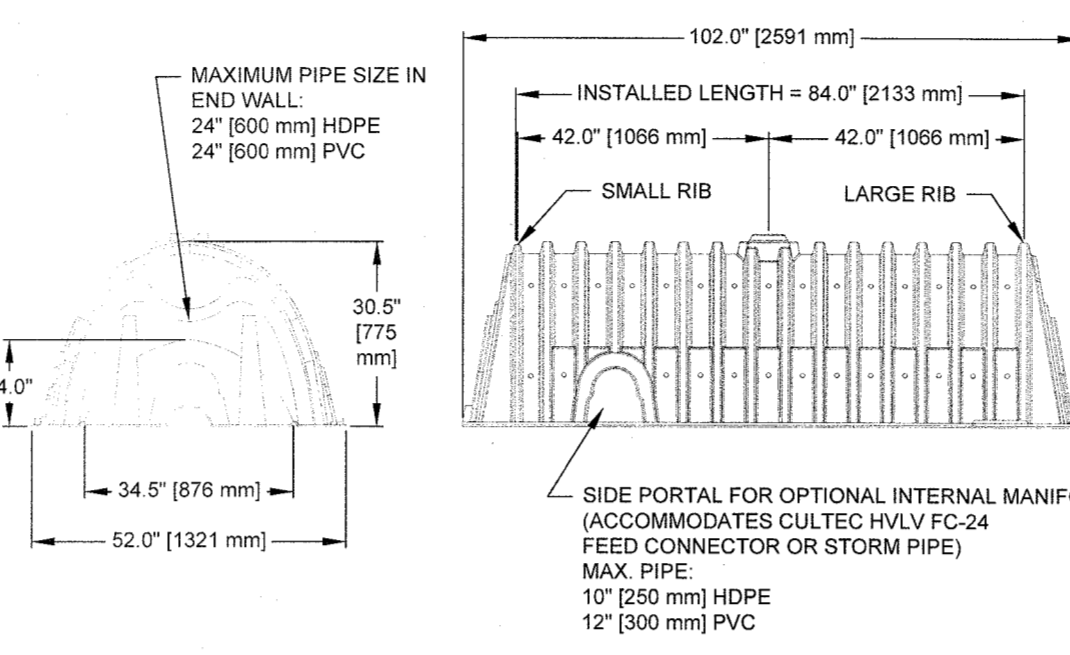
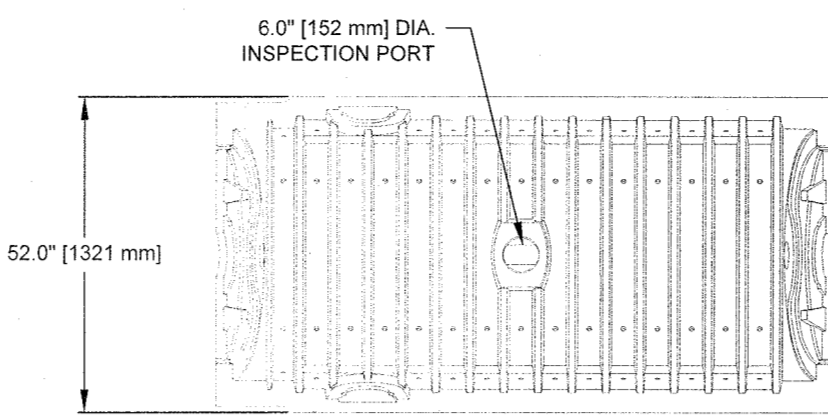
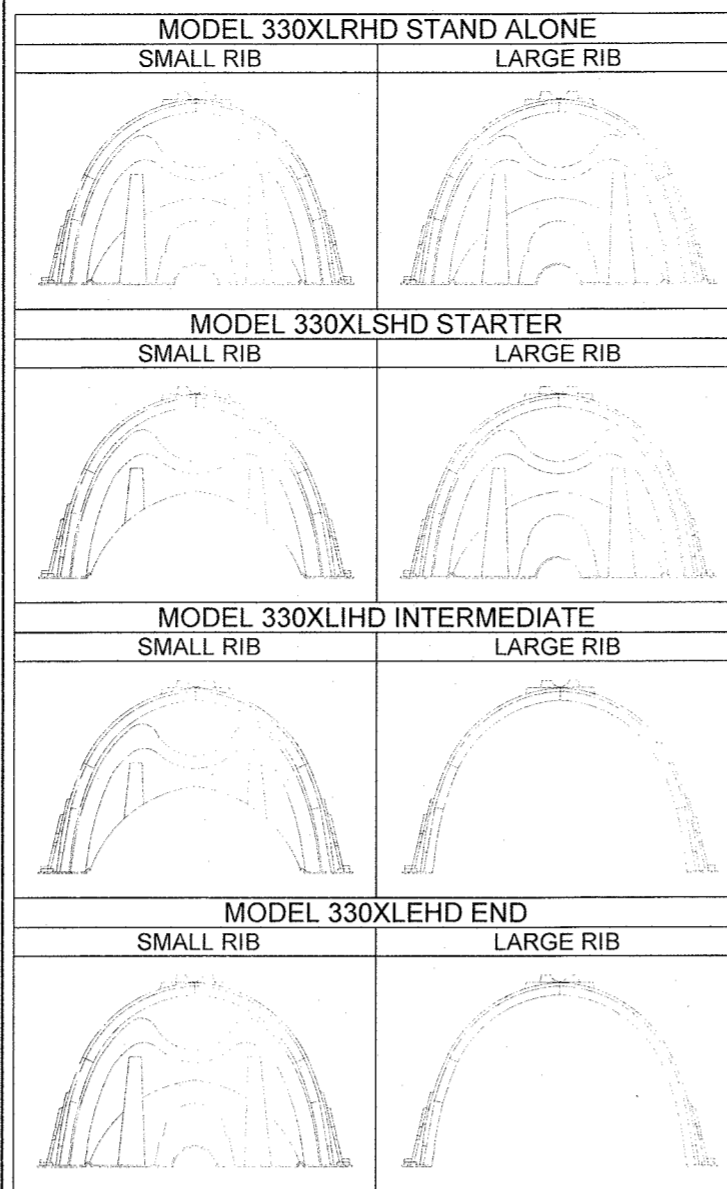
1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT, USA. (203-775-4418 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER SHALL BE ARCHED IN SHAPE.
4. THE CHAMBER SHALL BE OPEN-BOTTOMMED.
5. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24 INCHES (614 mm) LONG.
6. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.913 FT<sup>3</sup>/FT (0.085 m<sup>3</sup>/m) - WITHOUT STONE.
7. THE HVLV FC-24 FEED CONNECTOR CHAMBER SHALL HAVE 2 CORRUGATIONS.
8. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE ENDS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER STORMWATER CHAMBERS AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.
9. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
10. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.

**CULTEC NO. 410™ NON-WOVEN GEOTEXTILE**

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONTACTORS AND RECHARGERS STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INTRUSION INTO THE STONE.

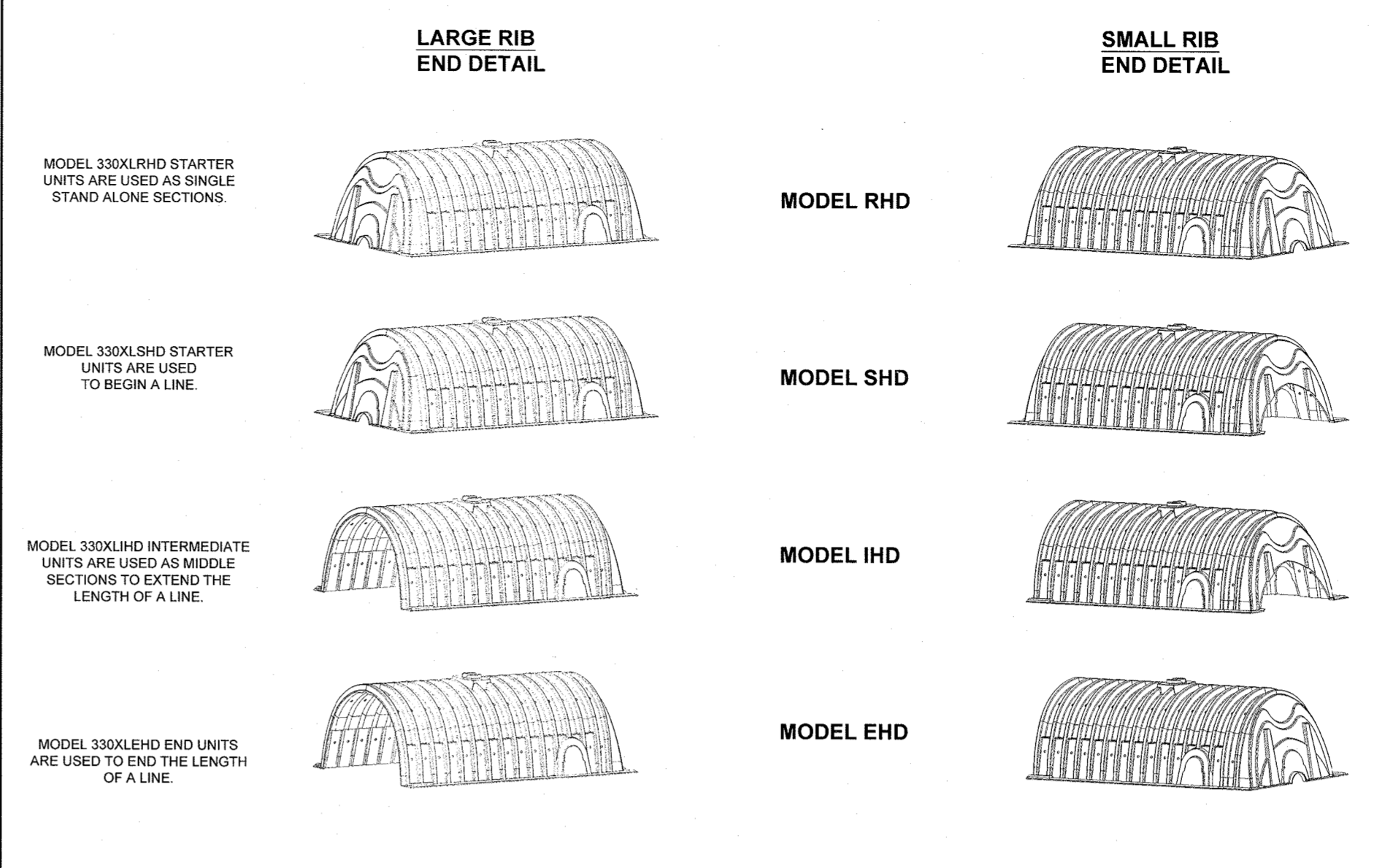
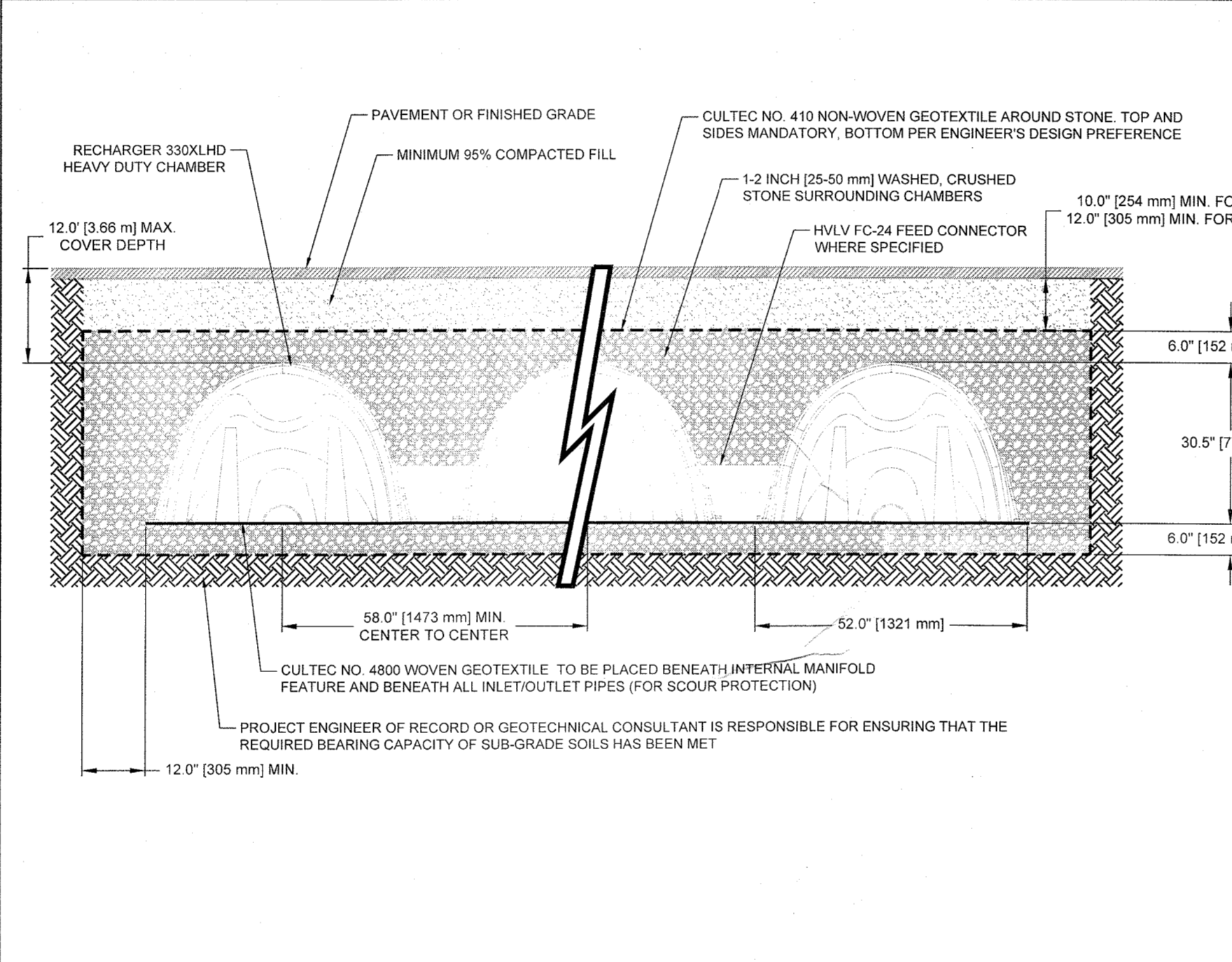
**GEOTEXTILE PARAMETERS**

1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT, USA. (203-775-4418 OR 1-800-428-5832)
  2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
  3. THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4.5 OZ/SY (142 G/M).
  4. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM D4632 TESTING METHOD.
  5. THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4632 TESTING METHOD.
  6. THE GEOTEXTILE SHALL HAVE A MULLEN BURST VALUE OF 225 PSI (1551 KPA) PER ASTM D3786 TESTING METHOD.
  7. THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 65 LBS (289 N) PER ASTM D4833 TESTING METHOD.
  8. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (1513 N) PER ASTM D6241 TESTING METHOD.
  9. THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR VALUE OF 50 LBS (222 N) PER ASTM D4533 TESTING METHOD.
  10. THE GEOTEXTILE SHALL HAVE A AOS VALUE OF 70 U.S. SIEVE (0.212 MM) PER ASTM D4751 TESTING METHOD.
  11. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4491 TESTING METHOD.
  12. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/SF (5500 LPM/MSF) PER ASTM D4491 TESTING METHOD.
  13. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4355 TESTING METHOD.
- CULTEC NO. 4800™ WOVEN GEOTEXTILE**  
CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS A UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT INTRUSION INTO THE STONE WHILE ALLOWING FOR MAINTENANCE.
- GEOTEXTILE PARAMETERS**
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT, USA. (203-775-4418 OR 1-800-428-5832)
  2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
  3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 550 X 550 LBS (2,448 X 2,448 N) PER ASTM D4632 TESTING METHOD.
  4. THE GEOTEXTILE SHALL HAVE A ELONGATION @ BREAK RESISTANCE OF 20 X 20% PER ASTM D4632 TESTING METHOD.
  5. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 5,070 X 5,070 LBS/FT (74 X 74 KN/M) PER ASTM D4595 TESTING METHOD.
  6. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 2% STRAIN OF 960 X 1,096 LBS/FT (14 X 16 KN/M) PER ASTM D4595 TESTING METHOD.
  7. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 5% STRAIN OF 2,740 X 2,740 LBS/FT (40 X 40 KN/M) PER ASTM D4595 TESTING METHOD.
  8. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 10% STRAIN OF 4,800 X 4,800 LBS/FT (70 X 70 KN/M) PER ASTM D4595 TESTING METHOD.
  9. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,700 LBS (7,560 N) PER ASTM D6241 TESTING METHOD.
  10. THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 180 X 180 LBS (801 X 801 N) PER ASTM D4533 TESTING METHOD.
  11. THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0.425 MM) PER ASTM D4751 TESTING METHOD.
  12. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.15 SEC-1 PER ASTM D4491 TESTING METHOD.
  13. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 11.5 GPM/FT<sup>2</sup> (470 LPM/M<sup>2</sup>) PER ASTM D4491 TESTING METHOD.
  14. THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 80% @ 500 HRS. PER ASTM D4355 TESTING METHOD.

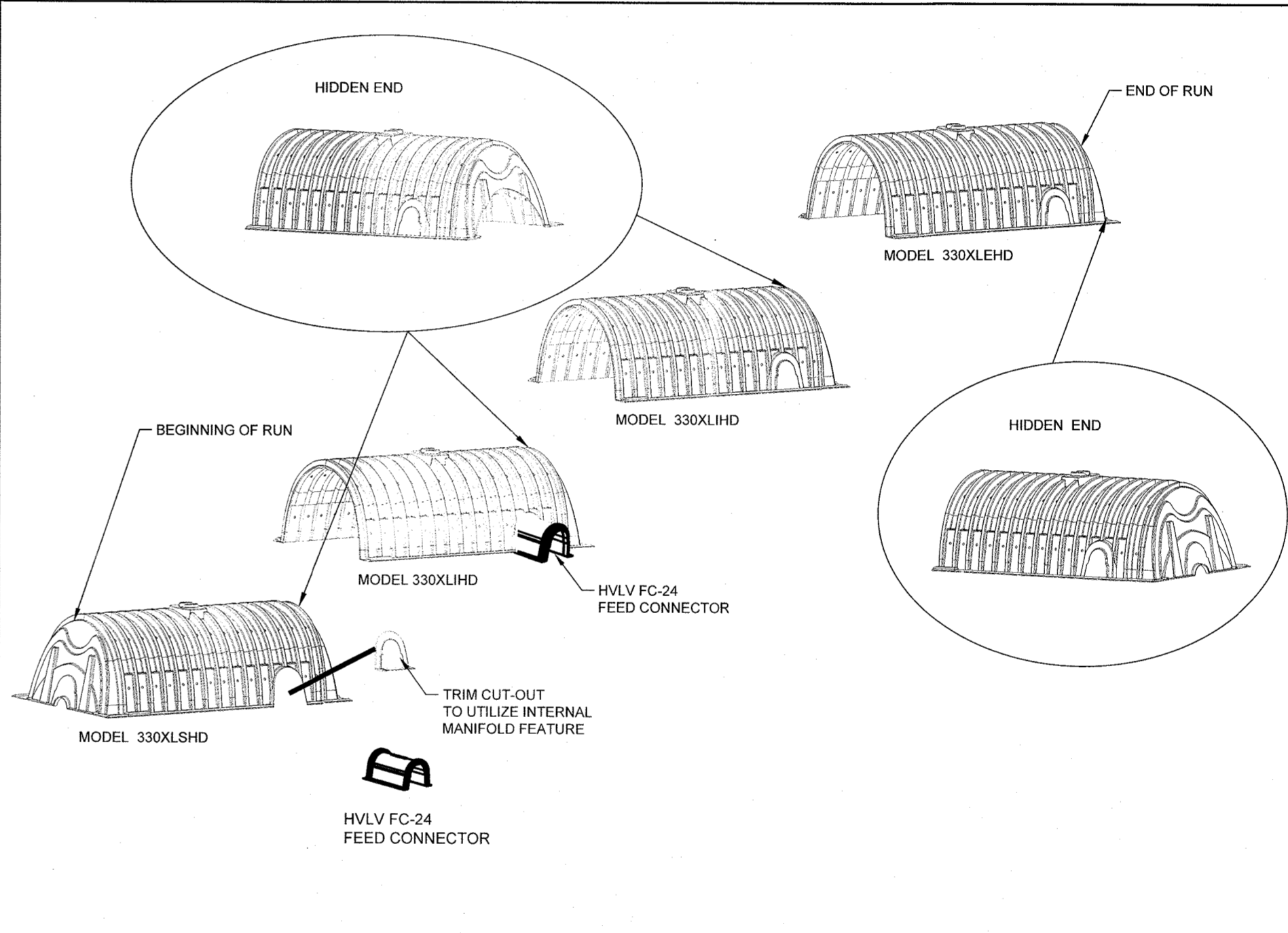


CULTEC RECHARGER 330XLHD CHAMBER STORAGE = 7.459 CF/FT [0.693 m<sup>3</sup>/m]  
INSTALLED LENGTH ADJUSTMENT = 1.5' [0.46 m]  
SIDE PORTAL ACCEPTS CULTEC HVLV FC-24 FEED CONNECTOR

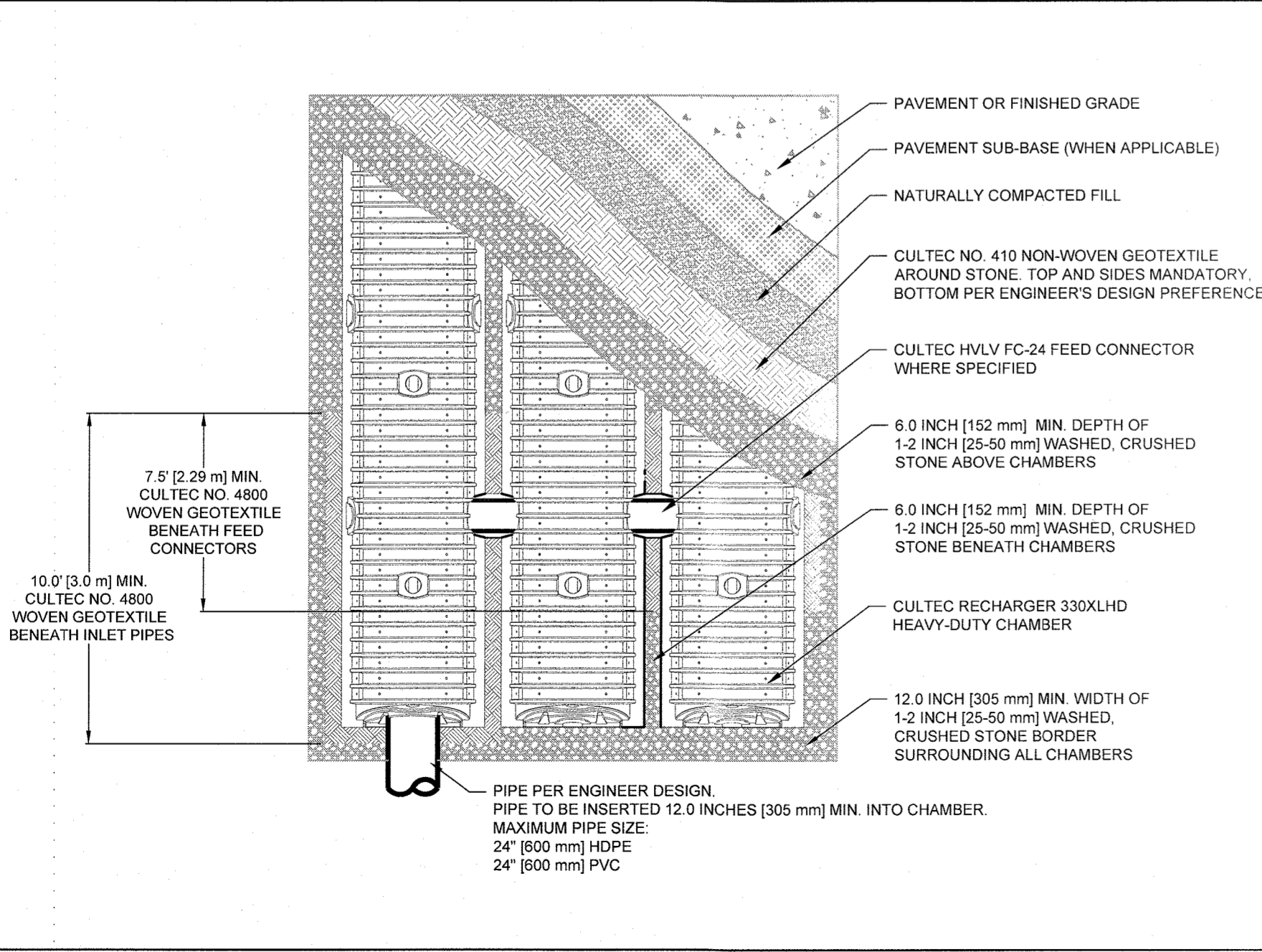
**CULTEC RECHARGER 330XLHD HEAVY DUTY THREE VIEW**



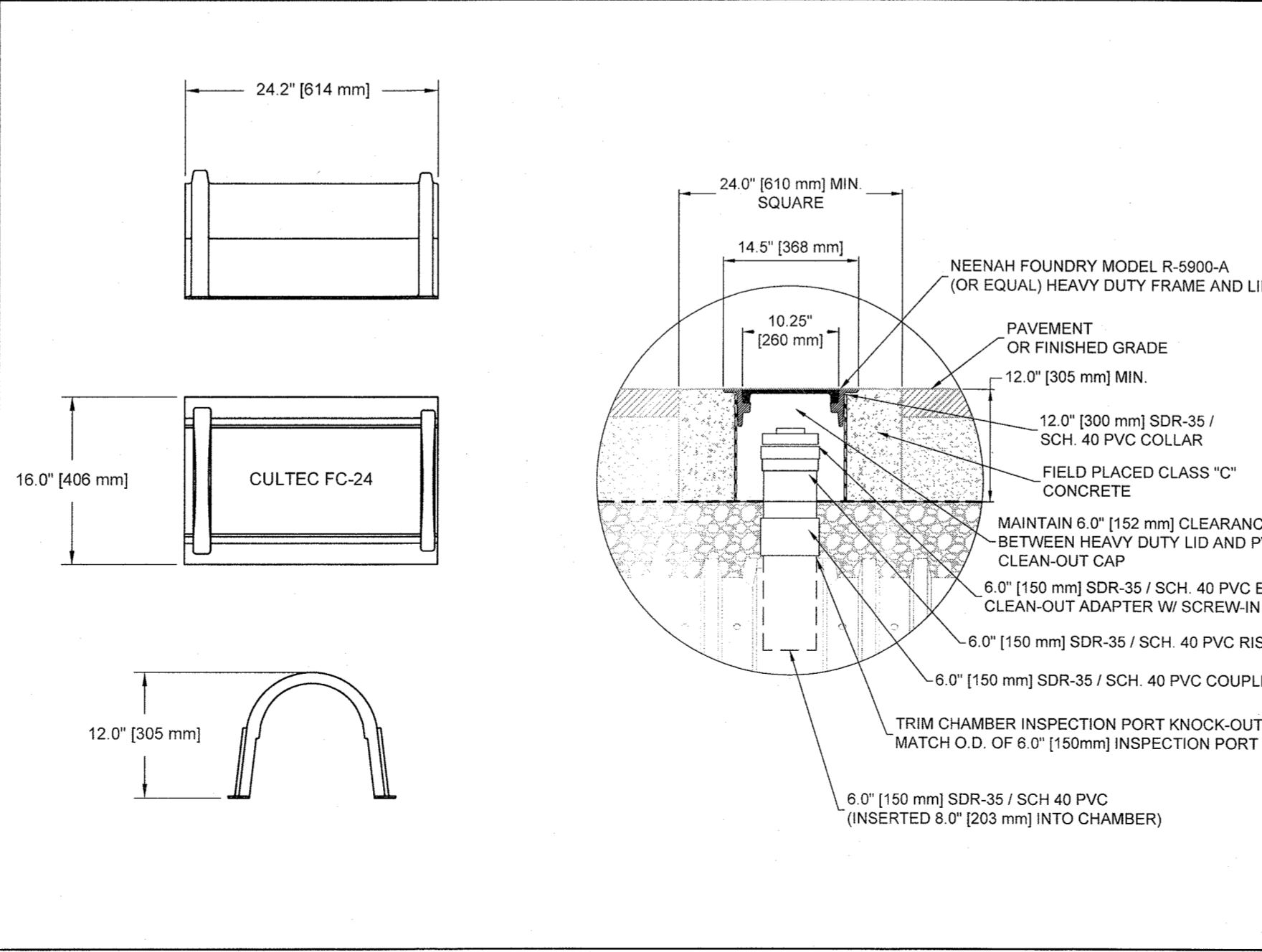
**RECHARGER 330XLHD HEAVY DUTY END INFORMATION**



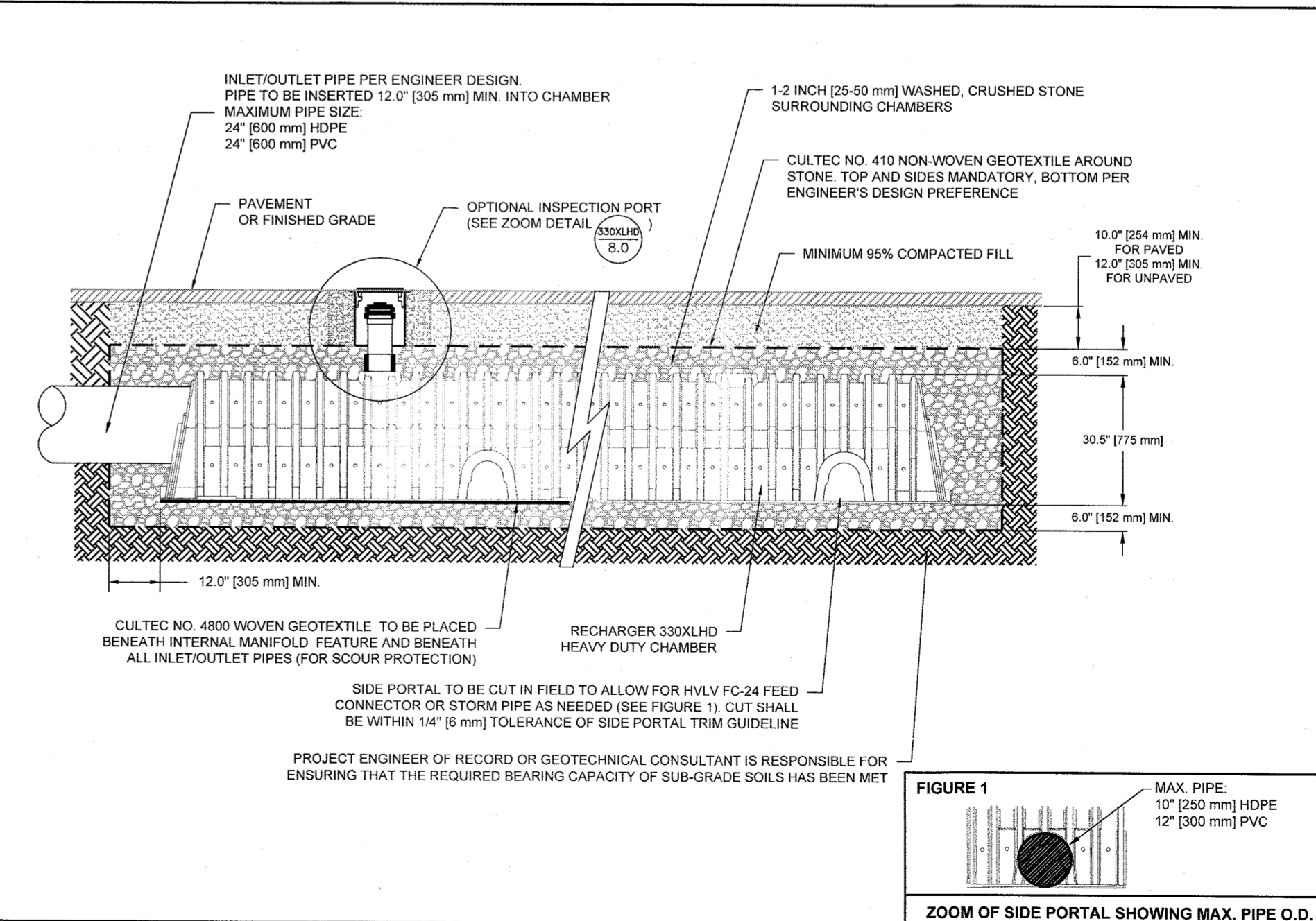
**GENERAL NOTES**



**CULTEC RECHARGER 330XLHD HEAVY DUTY CROSS SECTION**



**RECHARGER 330XLHD HEAVY DUTY TYPICAL INTERLOCK**



**CULTEC RECHARGER 330XLHD HEAVY DUTY PLAN VIEW**

**CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW**

**INTERNAL MANIFOLD- INSPECTION PORT DETAIL**

**REVISIONS:**

03/25/20	CLIENT REVIEW
04/8/20	CLIENT REVIEW
04/17/20	SCHEMATIC PLANS & ELEVATIONS
06/24/20	REV'D SCHEMATIC PLANS & ELEV
08/10/20	INITIAL ZONING REVIEW
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08/03/21	FOR ZONING BOARD

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PROJECT:  
**11 TWEED BLVD.  
UPPER GRANDVIEW, NY**

SEAL & SIGNATURE:  
  
JOREL J. VACCARO, PE  
NY PE 093382

DATE: 8/3/2021  
PROJECT #: 2001  
DRAWN/CHECKED: JJV  
SCALE: AS NOTED  
PAGE: 06 OF 07

**REVISIONS:**

03/25/20	CLIENT REVIEW
04/8/20	CLIENT REVIEW
04/17/20	SCHEMATIC PLANS & ELEVATIONS
06/24/20	REV'D SCHEMATIC PLANS & ELEV
08/10/20	INITIAL ZONING REVIEW
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**PROJECT:**  
 11 TWEED BLVD.  
 UPPER GRANDVIEW, NY

**SEDIMENT & EROSION CONTROL DETAILS**

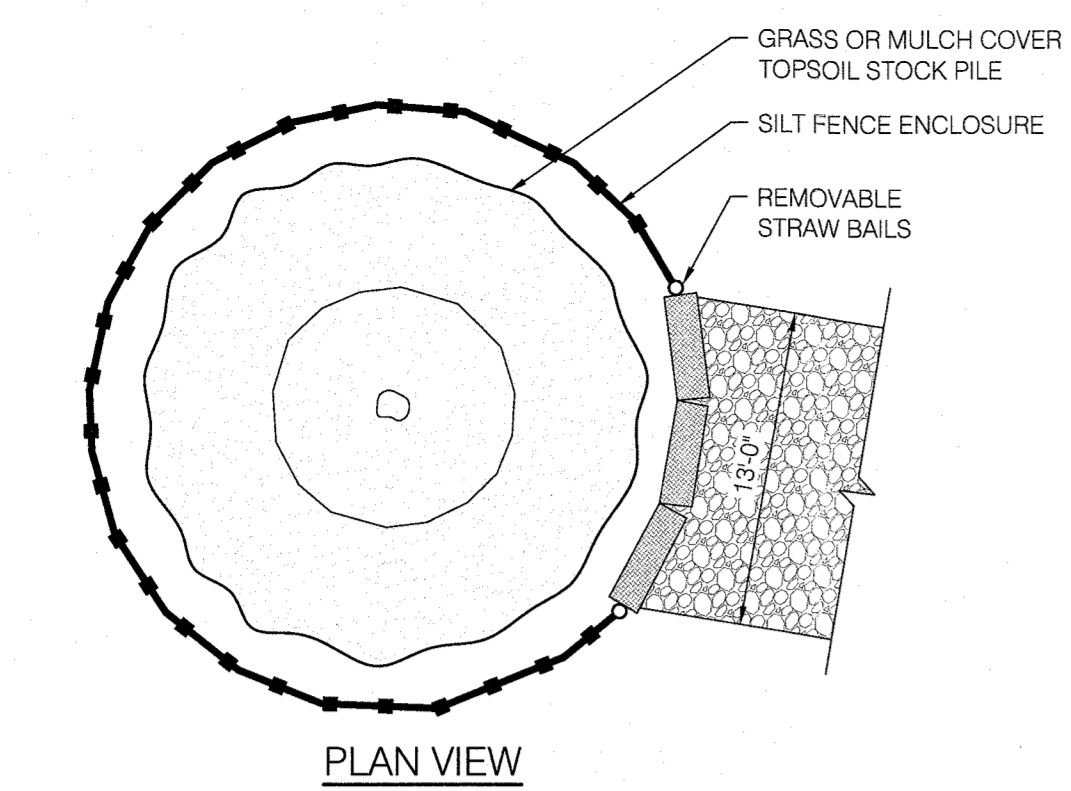
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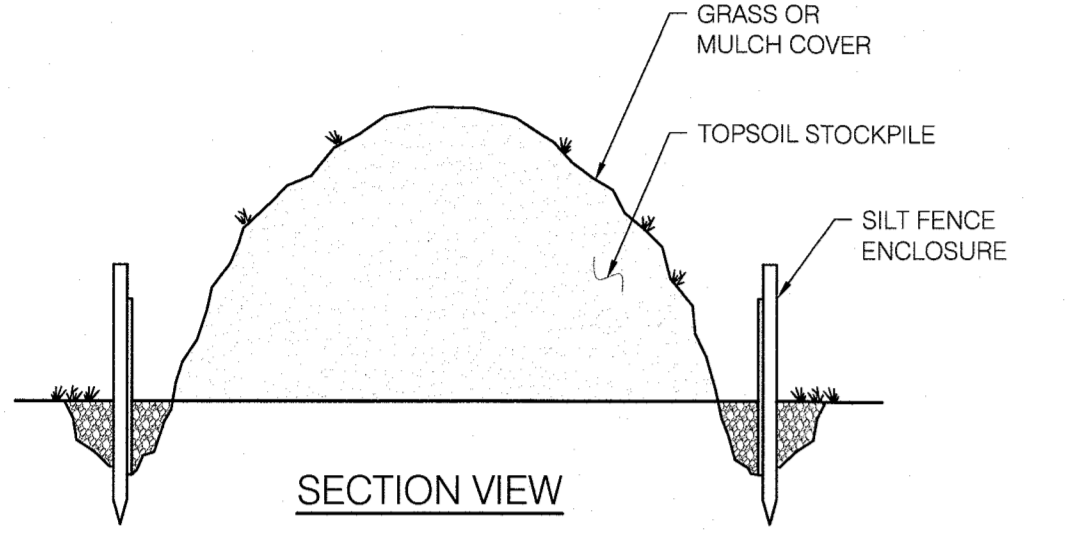
JOREL J. VACCARO, PE  
 NY PE 093362

DATE:	8/3/2021
PROJECT #:	20001
DRAWN/CHECKED:	JUV
SCALE:	1" = 10'-0"
PAGE:	07 OF 07

**C-400**



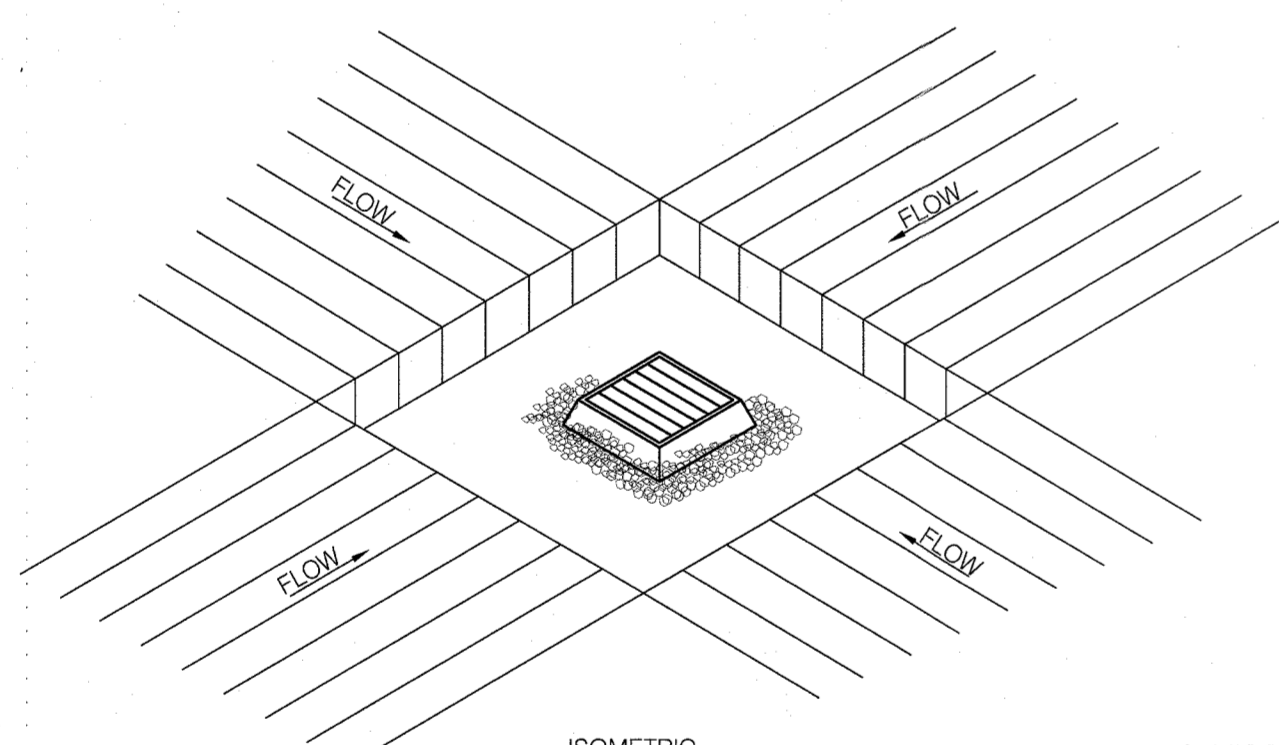
**PLAN VIEW**



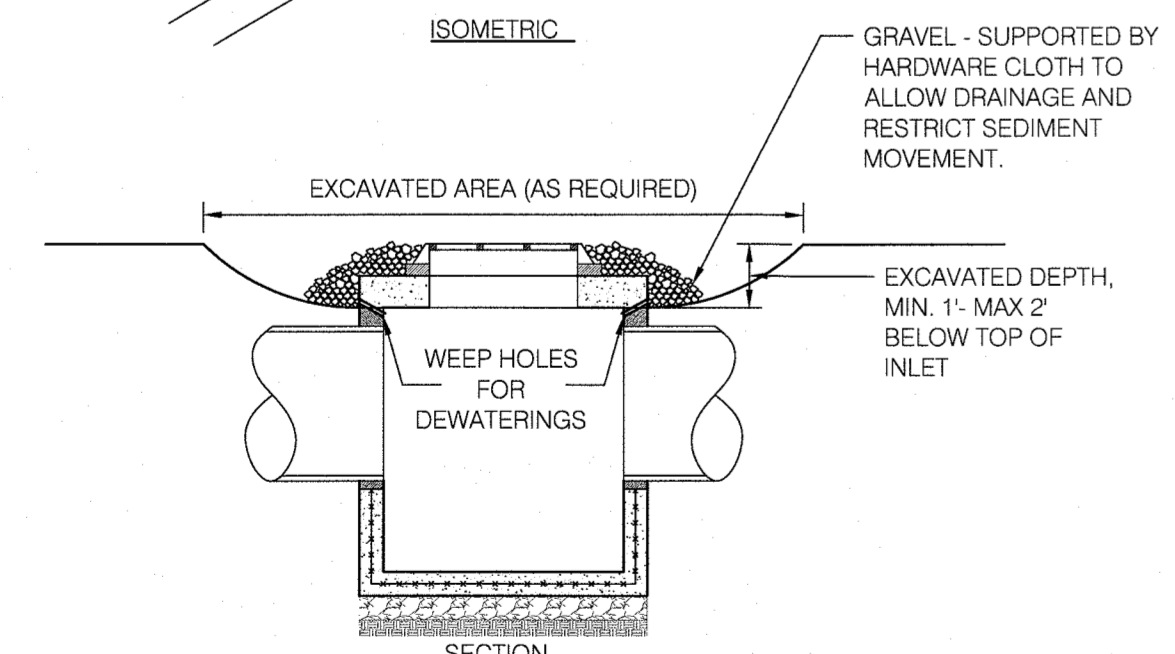
**SECTION VIEW**

- NOTES:**
- 1-TOPSOIL REMOVED DURING SITE PREPARATION SHALL BE STOCKPILED ON-SITE FOR FUTURE USE IN SITE RECLAMATION AND REVEGETATION.
  - 2- SOIL STOCKPILE SHALL BE ENCLOSED WITH SILT FENCING WITH PASSAGEWAY PROVIDED FOR EQUIPMENT ACCESS.
  - 3- PROVIDE TEMPORARY GRASS OR MULCH COVER IF STOCKPILE IS TO REMAIN UNDISTURBED FOR THIRTY DAYS OR MORE. TEMPORARY COVER SHALL CONSIST OF ONE OF THE FOLLOWING MEASURES:  
 - GRASS SEED: 1/2 LB. RYE GRASS /1000S.F.  
 - MULCH: 100LBS OF STRAW OR HAY/1000S.F.

**DETAIL - SOIL STOCKPILE**



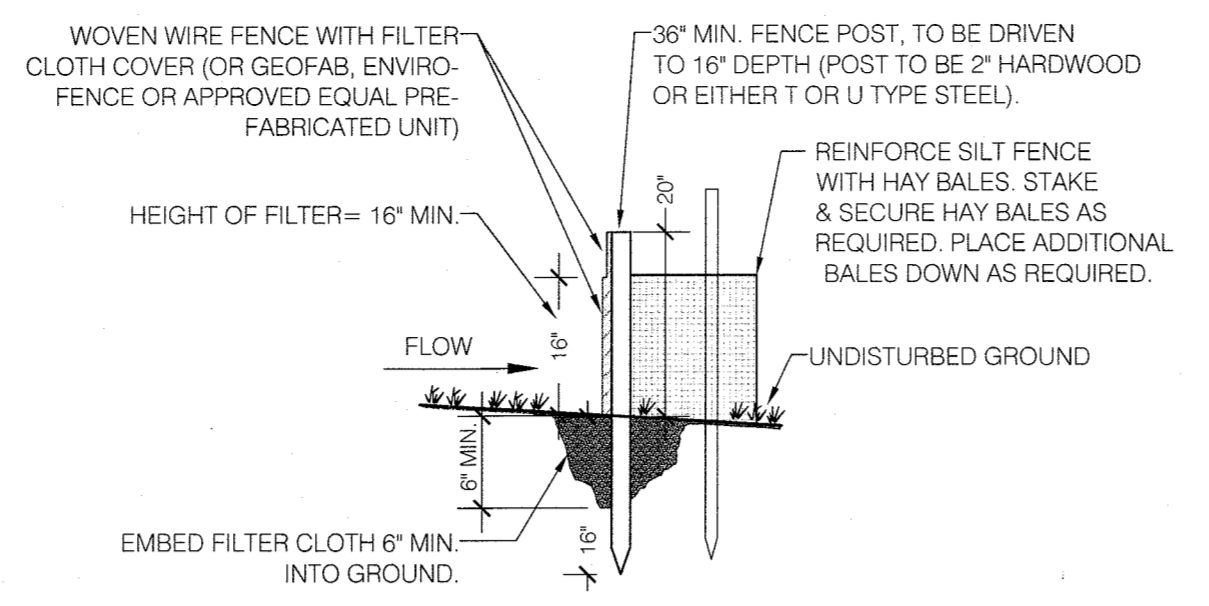
**ISOMETRIC**



**SECTION**

- CONSTRUCTION SPECIFICATIONS:**
- 1- CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
  - 2- GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
  - 3- WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
  - 4- UPON STABILIZATION OF CONSTRUCTION DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT SOIL PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

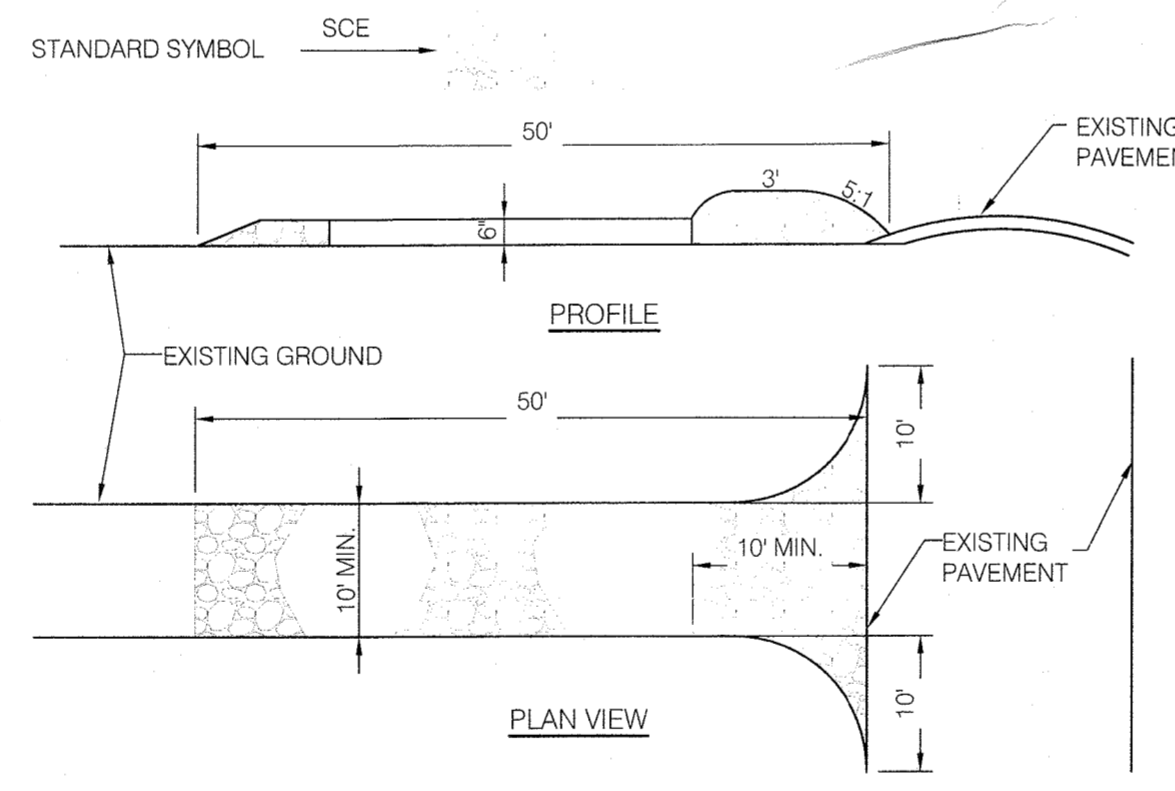
**DROP INLET PROTECTION DETAIL**



**NOTES:**

- 1- POST SPACING TO BE 10' MAX. O.C.
- 2- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- 3- WOVEN WIRE FENCE TO BE 14 GA. MIN., 6" MAX. SPACING.
- 4- FILTER CLOTH TO BE FILTER X, MIRAFI 100XOR APPROVED EQUAL.
- 5- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE, WITH WIRE TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- 6- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED OR TIED TO A POST (PROVIDE POST AT SPLICE).
- 7- MAINTENANCE SHALL BE PERFORMED AS NEEDED, AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
- 8- BALES SHALL BE PLACED AT THE TOE OF SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
- 9- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
- 10- BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR REBARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN 1 1/2 TO 2" INTO THE GROUND AND FLUSH WITH THE BALE.
- 11- INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- 12- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

**DETAIL - SILT FENCE**

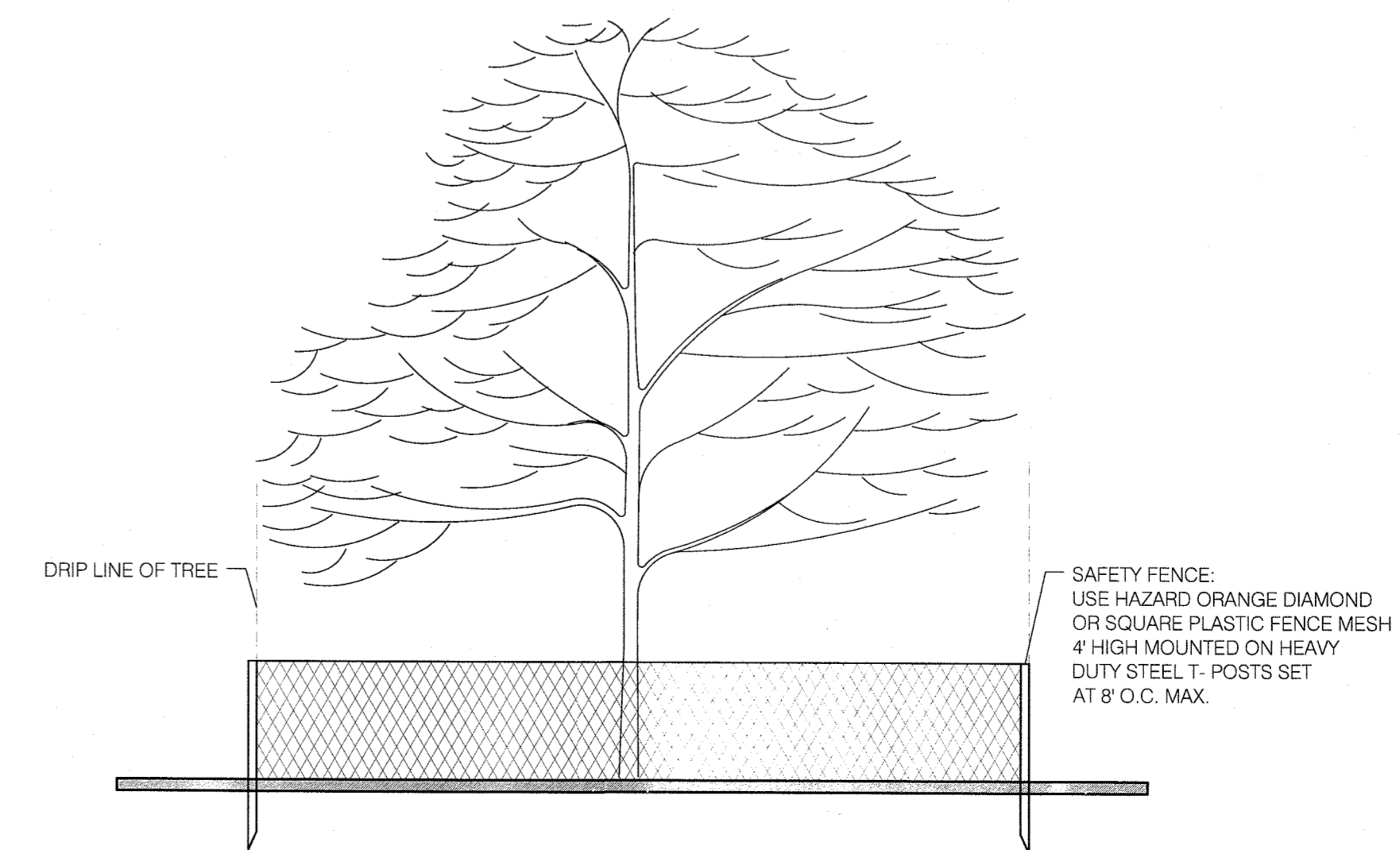


- CONSTRUCTION SPECIFICATIONS:**
- 1- STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
  - 2- LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
  - 3- THICKNESS - NOT LESS THAN (6) INCHES.
  - 4- WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
  - 5- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
  - 6- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPE WILL BE PERMITTED.
  - 7- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANING OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
  - 8- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
  - 9- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

**STABILIZED CONSTRUCTION ENTRANCE**

**EROSION CONTROL:**

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN STATE STANDARDS AND WILL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
2. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECTED TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING AND MULCHING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND BOUND IN ACCORDANCE WITH THE NY STANDARDS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
3. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR SUITABLE EQUIVALENT, AT A RATE OF 2 TONS PER ACRE, ACCORDING TO NY STANDARDS.
4. STABILIZATION SPECIFICATIONS:
  - A. TEMPORARY SEEDING AND MULCHING:
    - LIME - 90 LBS / 1,000 SF GROUND LIMESTONE; FERTILIZER - 11 LBS / 1,000 SF, 10-20-10 OR EQUIVALENT WORKED INTO THE SOIL A MINIMUM OF 4".
    - SEED - PERENNIAL RYE GRASS 40 LBS/ACRE (1 LB / 1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
    - MULCH - SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 80 LBS / 1,000 SF TO BE APPLIED ACCORDING TO THE NY STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
  - B. PERMANENT SEEDING AND MULCHING:
    - TOPSOIL - UNIFORM APPLICATION TO A DEPTH OF 5" (UNSETTLED).
    - LIME - 90 LBS / 1,000 SF GROUND LIMESTONE; FERTILIZER - 11 LBS / 1,000 SF, 10-20-10 OR EQUIVALENT WORKED INTO THE SOIL A MINIMUM OF 4".
    - SEED TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 150 LBS/ACRE (3.5 LBS / 1,000 SF) OR OTHER APPROVED SEED, PLANT BETWEEN MARCH 1 AND OCTOBER 15.
    - MULCH - SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 80 LBS / 1,000 SF TO BE APPLIED ACCORDING TO THE NY STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID BINDER).
5. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
6. SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.
7. STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF A FLOOD PLAIN SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A STRAW BALE SEDIMENT BARRIER AND/OR SILT FENCE.
8. A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 1" - 2" CRUSHED STONE, 6" THICK, WILL BE AT LEAST 30' X 100' AND SHOULD BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED.
9. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE ENGINEER.
10. DRIVEWAYS MUST BE STABILIZED WITH 1" - 2" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
11. ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR INTO PUBLIC RIGHT-OF-WAYS, WILL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
12. CATCH BASIN INLETS WILL BE PROTECTED WITH AN INLET FILTER DESIGNED IN ACCORDANCE WITH NY STANDARDS.
13. STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
14. DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT CONTROL BAG OR OTHER APPROVED FILTER IN ACCORDANCE WITH NY STANDARDS. DUST SHALL BE CONTROLLED VIA THE APPLICATION OF WATER, CALCIUM CHLORIDE OR OTHER APPROVED METHOD IN ACCORDANCE WITH NY STANDARDS.
15. TREES TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH A SUITABLE FENCE INSTALLED AT THE DRIP LINE OR BEYOND IN ACCORDANCE WITH NY STANDARDS.
16. THE PROJECT OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORM WATER OUTFALLS OR OFF-SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
17. ANY REVISION TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION IN THE FIELD.
18. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE THROUGHOUT CONSTRUCTION.
19. SILT FENCING SHALL BE ADJUSTED IN FIELD AND NOT ENCR OACH ONTO EXISTING TREES TO REMAIN AND SHALL ENCOMPASS LIMITS OF DISTURBANCE INCLUDING SEEPAGE PIT LOCATIONS.
20. THE TREE PROTECTION AND PRESERVATION WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREA WITH MANY TREES. STEPS THAT WILL BE TAKEN TO RESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
  - A. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
  - B. THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE TREES.
  - C. TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
  - D. THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
    - ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH.
    - DRIP LINE OF THE TREE CANOPY.
 THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBLE. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE ESTABLISHED TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
    - LIGHT TO HEAVY IMPACTS - MINIMUM OF EIGHT INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.
    - LIGHT IMPACT ONLY - INSTALLATION OF 3/4 INCH OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED. THE BUILDER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN (6) INCHES, TREES DESIGNATED TO BE PRESERVED SHALL BE WELLED AND/OR PRESERVED IN A RAISED BED, WITH THE TREE WELL A RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.
21. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE CONTRACTOR SHALL INSTALL THE SOIL EROSION AND SEDIMENTATION CONTROL AS REQUIRED BY THE DRAWINGS. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE ENGINEER SHALL BE NOTIFIED IN ADVANCE TO INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE CONTRACTOR SHALL CONTACT THE ENGINEER AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.
22. ALL LANDSCAPING SHOWN ON THE SITE PLANS SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THIS SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.
23. IF THE CONTRACTOR, DURING THE COURSE OF CONSTRUCTION, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREA, UNDERGROUND WATER, SOFT OR SILTY AREAS, IMPROPER DRAINAGE, OR ANY OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS THAT WERE NOT FORESEEN IN THE ORIGINAL PLANNING, SUCH CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER OF RECORD. THE CONTRACTOR MAY SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE, PERMANENT AND SATISFACTORY CONSTRUCTION.
24. THE CONTRACTORS TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE MUNICIPALITY.
25. PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.



- 1- THE PROJECT DEVELOPER SHALL TAKE REASONABLE PRECAUTION TO SAVE SPECIMEN QUALITY TREES IN AREAS NOTED ON THE PLANS FOR CLEARING. WHEN POSSIBLE, THE DEVELOPER SHALL PROTECT INDIVIDUAL SPECIMEN TREES THROUGH THE INSTALLATION OF SAFETY FENCING AROUND THE DRIP LINE PERIMETER OF THE TREE.
- 2- SAFETY FENCING SHALL BE INSTALLED AT THE ONSET OF SITE CONSTRUCTION TO PREVENT VEHICLE TRAFFIC FROM COMPACTING THE SOILS IN THE VICINITY OF THE TREE ROOT STRUCTURE.