

SITE SPECIFIC NOTES

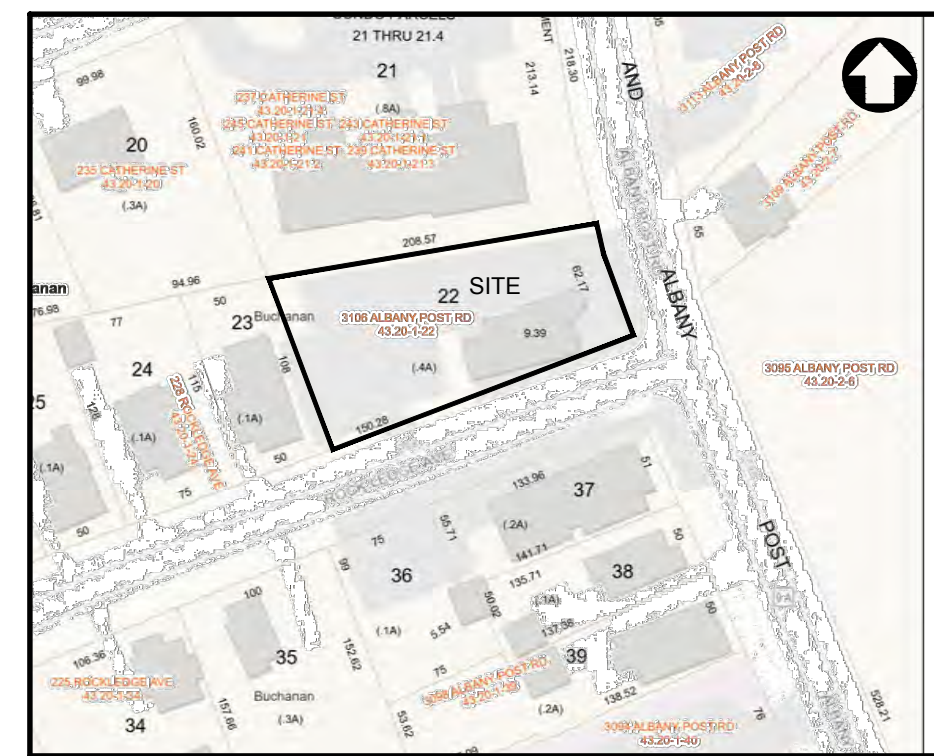
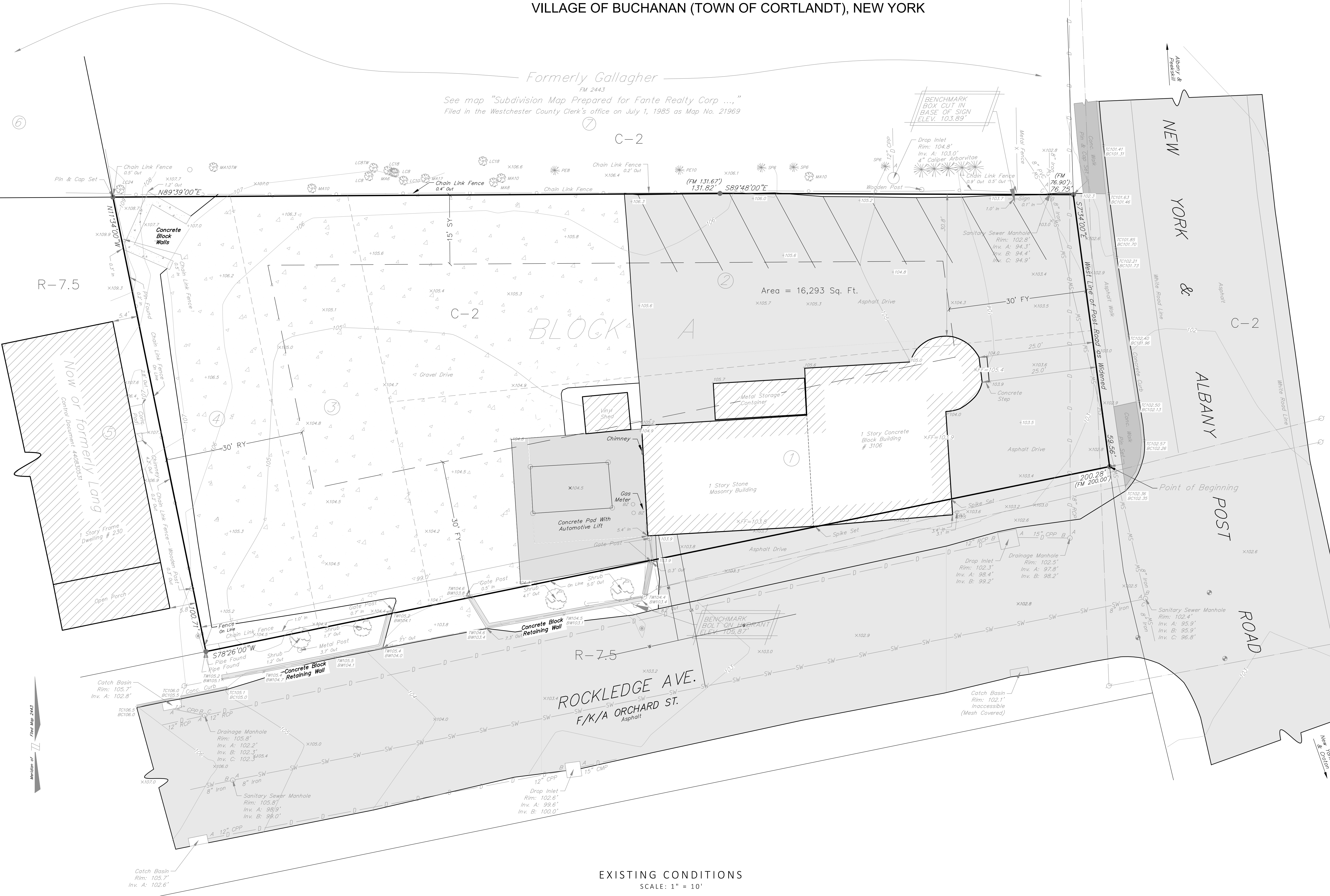
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4. THE SECT SITE IS OCTE IN THE C ENE COECI ONIN ISTICT

SECTION 3 OC

ENTITE

SITE DEVELOPMENT PLAN FOR GALLON MEASURE

VILLAGE OF BUCHANAN (TOWN OF CORTLANDT), NEW YORK



LOCATION MAP SCALE: 1" = 150'



OWNER/DEVELOPER

GALLON MEASURE
3106 ALBANY POST ROAD
BUCHANAN, NY 10511

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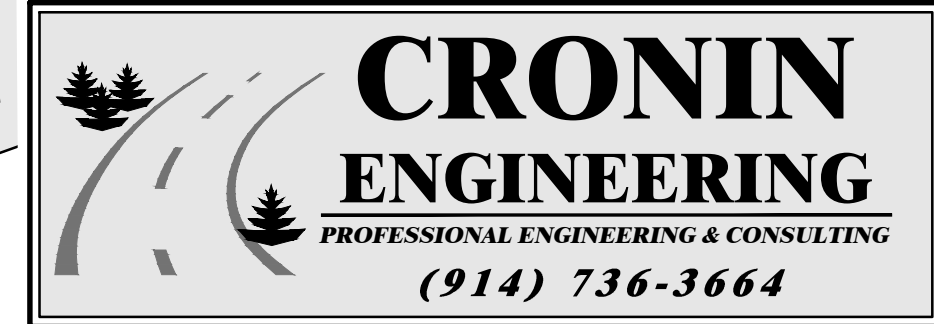
REVISIONS

#	REASON	DATE
1	REVISED FOR PLANNING BOARD APPLICATION	MAY 8, 2024

MUNICIPAL TAX IDENTIFICATION:	
SECTION:	43.20
BLOCK:	1
LOT:	22
SUBLOT:	-----
DRAWN BY:	AD / KW
CHECKED:	JA
PROJECT:	ALBANY POST RD
DATE:	DECEMBER 6, 2023
JOB #:	231202



PATRICK M. BELL, PE
LICENSE #087679



39 Arlo Lane
Cortlandt Manor, New York 10567

EXISTING CONDITIONS

SITE DEVELOPMENT PLAN
FOR
GALLON MEASURE

LOCATION:
3106 ALBANY POST ROAD
VILLAGE OF BUCHANAN (TOWN OF CORTLANDT), NY

SITE SPECIFIC NOTES

1. THE EISTIN SITE E 23 SF SECTION 32 OC

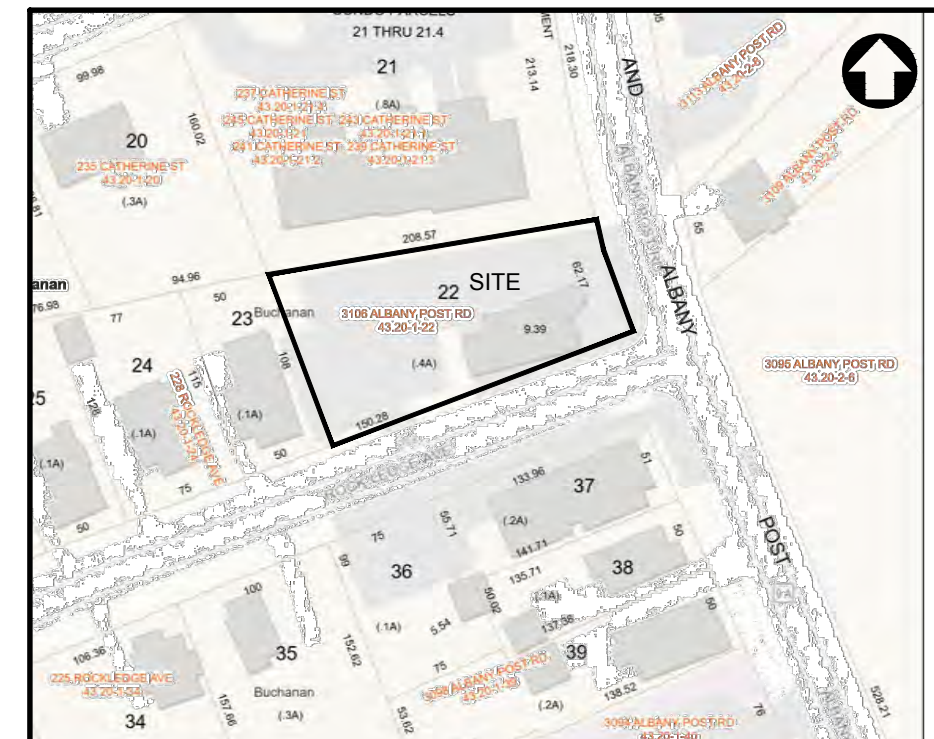
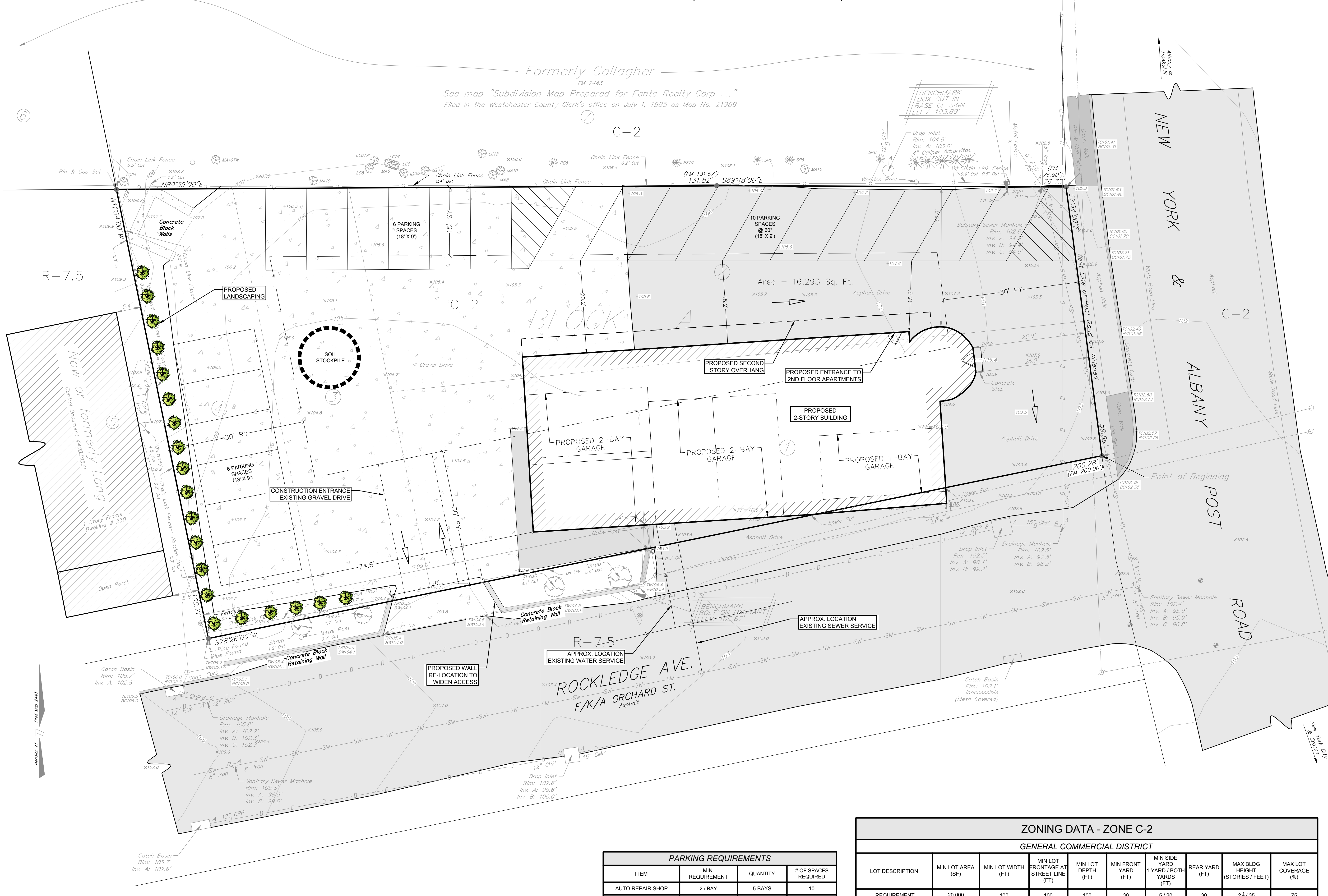
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LOCATION MAP SCALE: 1" = 150'



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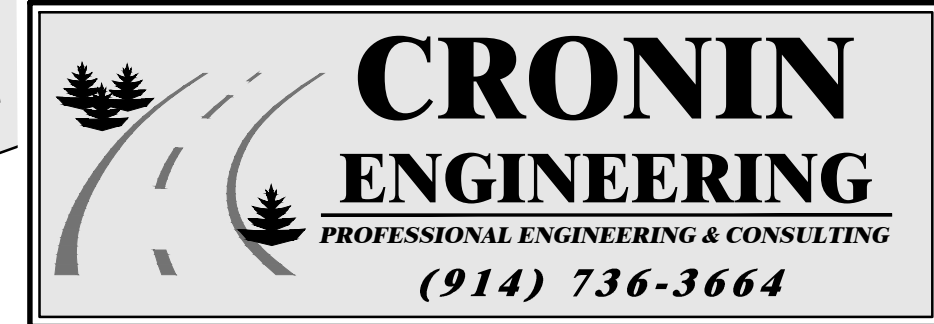
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Cortlandt Manor, New York 10567

SITE PLAN

SITE DEVELOPMENT PLAN FOR GALLON MEASURE

LOCATION:
3106 ALBANY POST ROAD
VILLAGE OF BUCHANAN (TOWN OF CORTLANDT), NY

SHEET 2 OF 3 SP-2.1

PARKING REQUIREMENTS

ITEM	MIN. REQUIREMENT	QUANTITY	# OF SPACES REQUIRED
AUTO REPAIR SHOP	2 / BAY	5 BAYS	10
AUTO REPAIR SHOP	1 / EMPLOYEE	4 EMPLOYEES	4
RESIDENCE	2 / DWELLING UNIT	3 APARTMENTS	6
TOTAL # OF SPACES REQUIRED =			20

ZONING DATA - ZONE C-2

GENERAL COMMERCIAL DISTRICT

LOT DESCRIPTION	MIN LOT AREA (SF)	MIN LOT WIDTH (FT)	MIN LOT DEPTH (FT)	MIN FRONT YARD (FT)	MIN SIDE YARD / BOTH YARDS (FT)	REAR YARD (FT)	MAX BLDG HEIGHT (STORIES / FEET)	MAX LOT COVERAGE (%)	
REQUIREMENT	20,000	100	100	30	5 / 20	30	2 1/2 / 35	75	
EXISTING	16,293'	66'	59.56'	203	0' / 25'	0' / 30.8	99.0	1' / <35	48
PROPOSED	NC	NC	NC	NC	NC	74.6	2 / TBD	50	

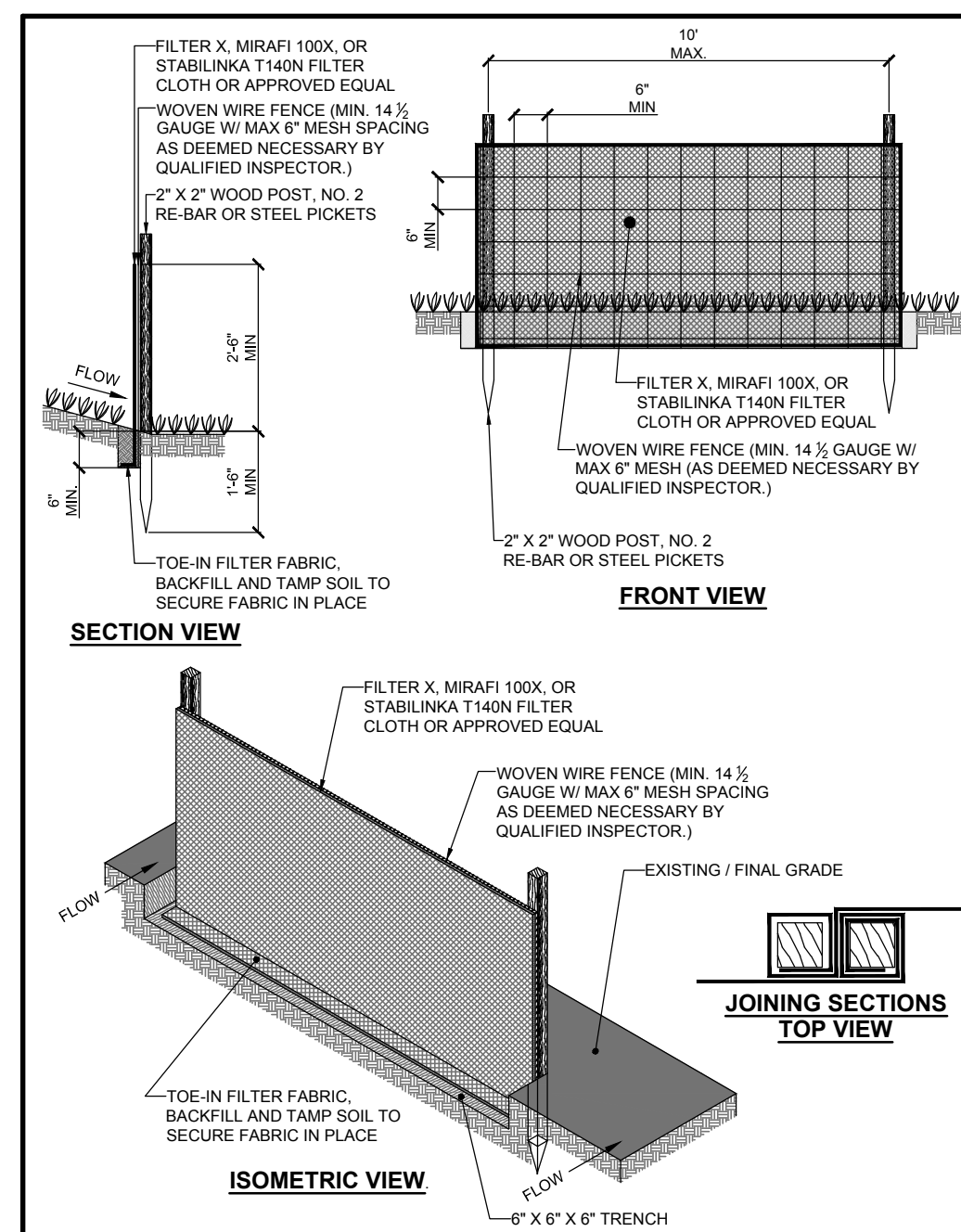
* PRE-EXISTING NON-CONFORMING
NC = NO CHANGE FROM EXISTING

NOTE

THESE INS O NOT T EFFECT EISTIN CONITIONS N THT SCH INFOTIION IS INCE ON THE SSPITION THT IT E OF INTESSTO TO THE CONCTO T THE ENINEE ONE N THEI CONISTS O NOT SSE ESONSHIP FO ITS CCCO COPETENESS THE CONCTO HS N OTIION TO ETEINE FO ITSEF THE TENTE OF EISTIN CONITIONS

EROSION AND SEDIMENT CONTROL NOTES

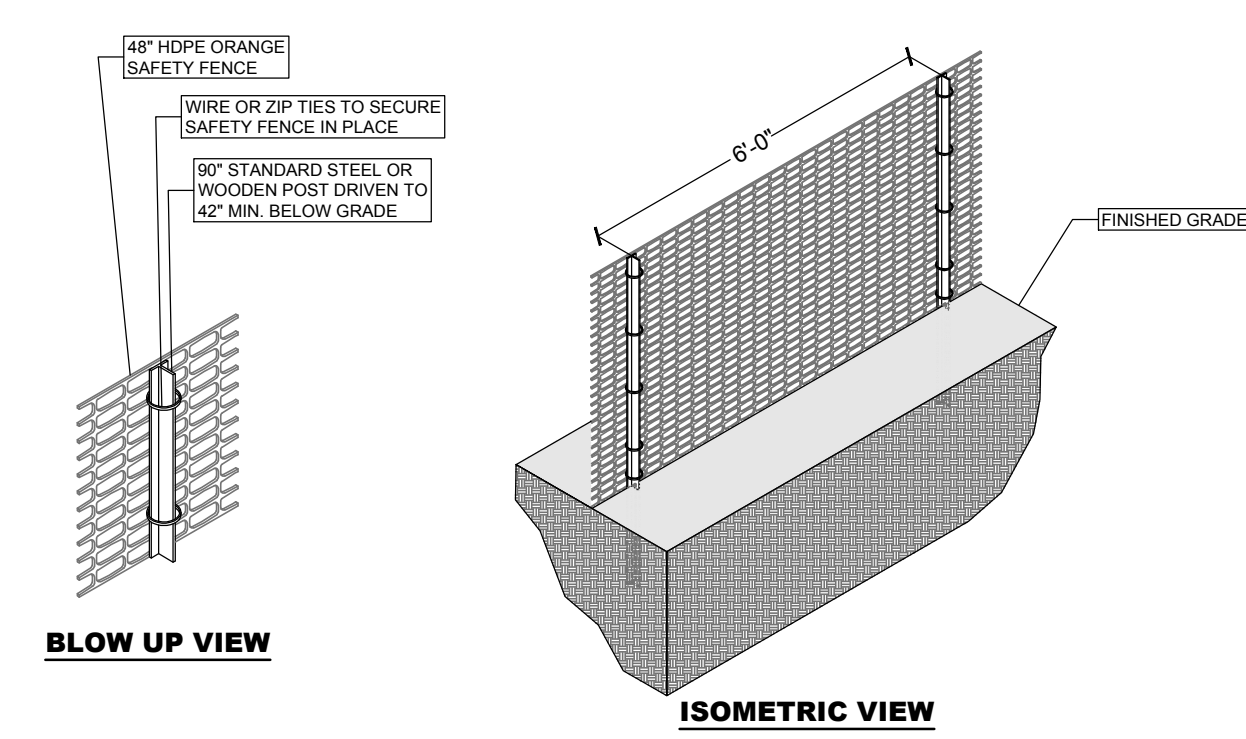
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES 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 WEEKLY, PRIOR TO EXPECTED RAIN EVENTS, AND AFTER EACH HEAVY RAIN TO ENSURE 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 ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH ACCEPTED STANDARDS.
- ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED 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.
- SOIL SEEDING AND FERTILIZER AMENDMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".



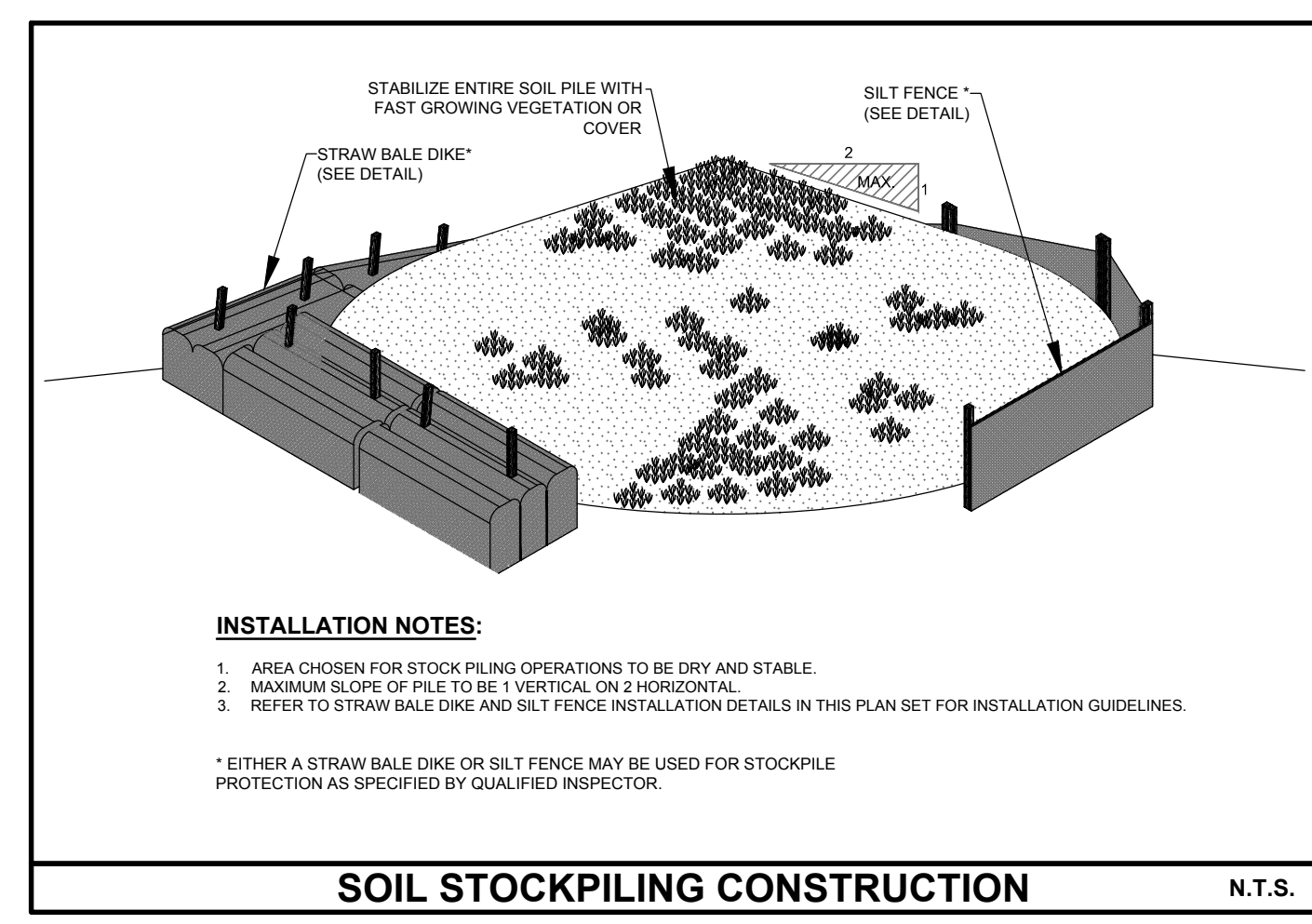
- INSTALLATION NOTES:**
- EXCAVATE A 4 INCH X 4 INCH TRENCH ALONG THE LOWER SIDE OF A SLOPE AS SPECIFIED ON SITE PLAN.
 - UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNHILL) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF STORM WATER FLOW).
 - DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
 - LAY THE TOE-IN FLAP OF FABRIC FLAT IN THE BOTTOM OF THE TRENCH AND BACKFILL THE TRENCH AND TAMP THE SOIL OVER THE FLAP TO SECURELY HOLD THE FABRIC IN PLACE. STEEPER SLOPES REQUIRE AN INTERSEPT TRENCH.
 - JOIN SECTIONS AS SHOWN ABOVE.
 - PREFABRICATED UNITS SHALL BE OF TYPE GEOFAB, ENVROFENCE, OR APPROVED EQUIVALENT.

INSTALLATION NOTES

- SPACE SUPPORT FENCE POSTS AT 6'-0" INTERVALS.
- DRIVE SUPPORT POSTS 42" INTO GROUND.
- FIRMLY FASTEN FENCE MATERIAL IN PLACE BY WIRING OR ZIP TYPING TO FENCE POST WHILE MAINTAINING TENSION ACROSS FULL HEIGHT OF FENCE. WIRING OR ZIP TYPING SHALL BE DONE IN A MANNER THAT WILL PREVENT SAGGING OF FENCE MATERIAL.
- PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF FENCE INCLUDING REPAIRS AS NECESSARY AND REQUIRED.
- PLASTIC FENCE MATERIAL SHALL BE MORNING BARRIER FENCE, COLOR-INTERNATIONAL ORANGE, AS MANUFACTURED BY ADPI ENTERPRISES, INC. OR APPROVED EQUAL.

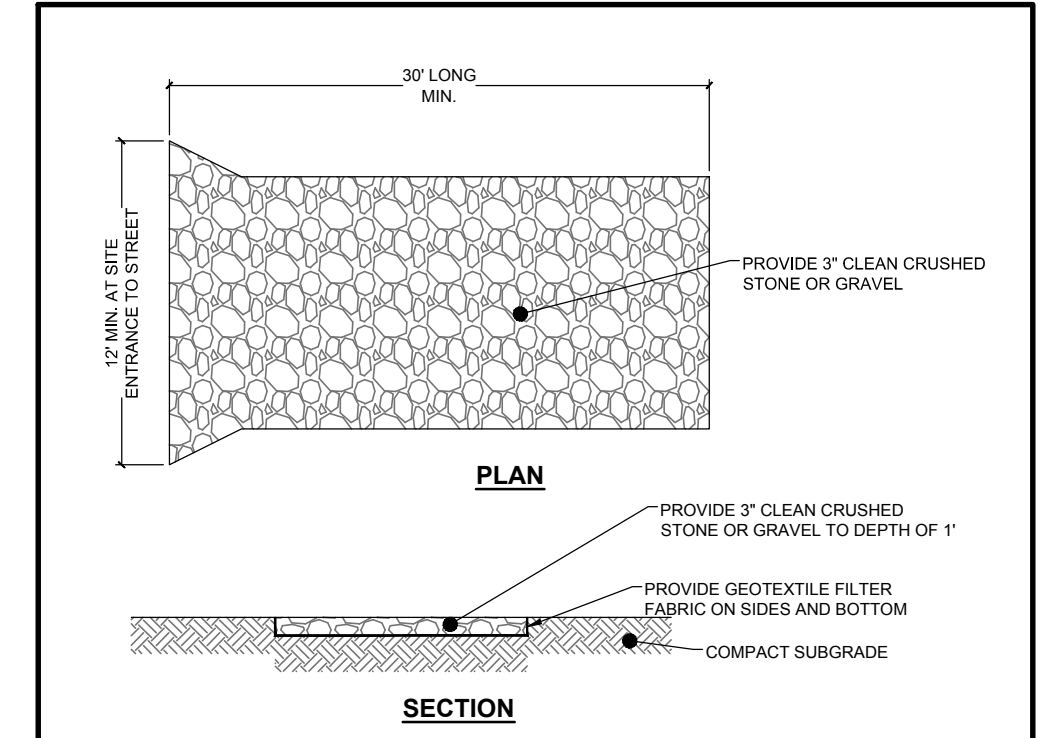


CONSTRUCTION SAFETY FENCE INSTALLATION NTS



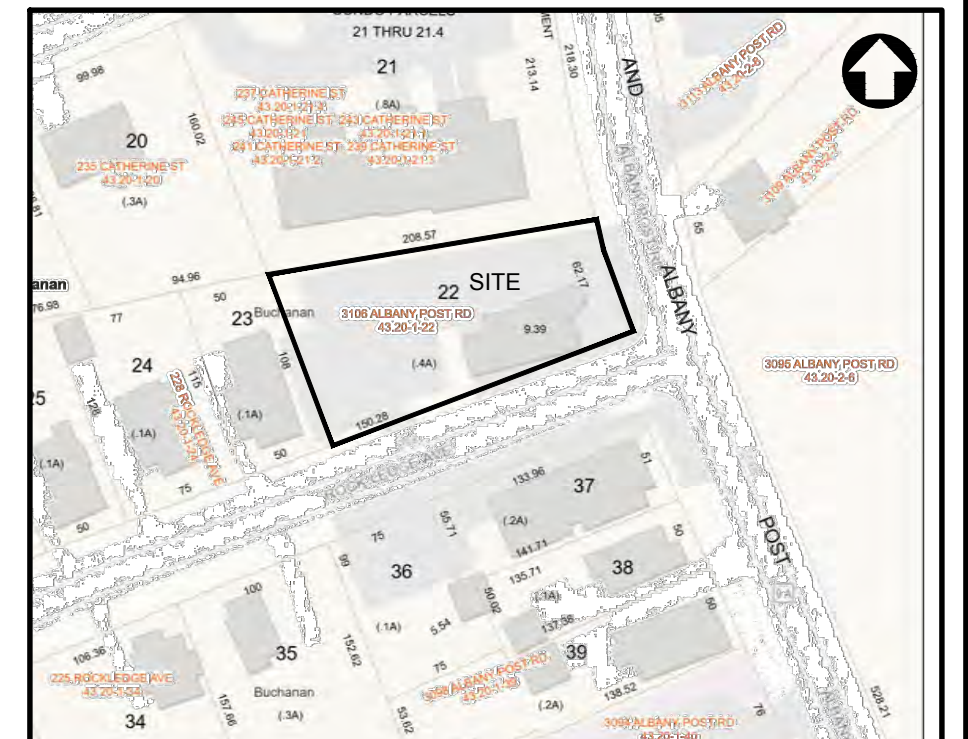
- INSTALLATION NOTES:**
- AREA CHOSEN FOR STOCK PILING OPERATIONS TO BE DRY AND STABLE.
 - MAXIMUM SLOPE OF PILE TO BE 1 VERTICAL ON 2 HORIZONTAL.
 - REFER TO STRAW BALE DIKE AND SILT FENCE INSTALLATION DETAILS IN THIS PLAN SET FOR INSTALLATION GUIDELINES.
- * EITHER A STRAW BALE DIKE OR SILT FENCE MAY BE USED FOR STOCKPILE PROTECTION AS SPECIFIED BY QUALIFIED INSPECTOR.

SOIL STOCKPILING CONSTRUCTION N.T.S.



- INSTALLATION NOTES:**
- STONE SIZE SHALL BE 3" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT ONLY.
 - LENGTH SHALL BE AS SHOWN BUT NOT LESS THAN 30'
 - THE THICKNESS SHALL BE NO LESS THAN 12" AT THE CONSTRUCTION ENTRANCE.
 - THE WIDTH SHALL BE 12' AT A MINIMUM BUT NOT LESS THAN THE FULL WIDTH OF THE TRAVELED WAY.
 - FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACING OF ANY STONE. FILTER FABRIC WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE CONSTRUCTION.
 - IF SURFACE WATER IS FLOWING TOWARD THE CONSTRUCTION ENTRANCE, IT SHALL BE PIPED UNDERNEATH THE STABILIZED ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 4:1 SIDE SLOPES SHALL BE PERMITTED.
 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT FROM CONSTRUCTION INTO THE PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO CAPTURE SEDIMENT. ANY SEDIMENT TRACKED, DROPPED OR WASHED INTO PUBLIC RIGHT OF WAY SHALL BE REMOVED IMMEDIATELY.
 - WHEELS OF CONSTRUCTION VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING ONTO THE PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE IN AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROPRIATE SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED FOR THE DURATION OF CONSTRUCTION OR UNTIL FINAL GRADE IS ACHIEVED.

STABILIZED CONSTRUCTION ENTRANCE N.T.S.



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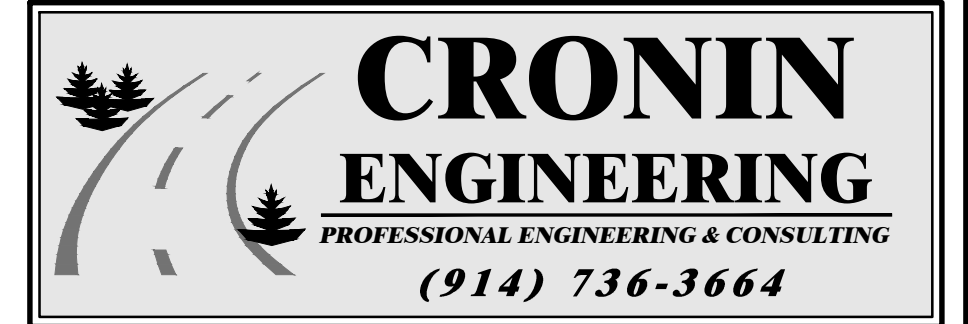
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SITE PLAN

**SITE DEVELOPMENT PLAN
FOR
GALLON MEASURE**

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VILLAGE OF BUCHANAN (TOWN OF CORTLANDT), NY