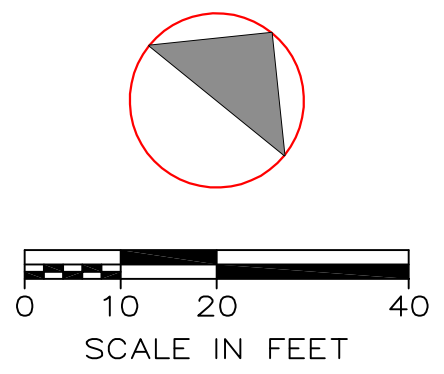


LOCATION MAP N.T.S



ZONING SCHEDULE

PALISADES ENTERPRISES LLC	REQUIRED	PROVIDED
ZONE: HC HIGHWAY COMMERCIAL	HC ZONE	
23.20'-10, 11, 12 & 13		
MINIMUM LOT AREA (S.F.)	20,000 SF	73,573 SF
MINIMUM LOT WIDTH	100'	247'
MAXIMUM HEIGHT IN STORES	2 1/2	2 1/2
IN FEET	35	35
MINIMUM YARD DIMENSIONS		
FRONT	30'	30'
SIDE	30'	30'
REAR	30'	30'
MAXIMUM BUILDING COVERAGE	20%	4%
MINIMUM LANDSCAPE COVERAGE	30%	60%
BUFFER STRIP ABUTTING RESIDENTIAL DISTRICT	50'	50'
BUFFER STRIP ABUTTING STREET LINE	25'	25'
OFF-STREET PARKING SPACES (BASED ON USE)	Required	Provided
RETAIL STORE: 2,940 SF (HABITABLE)(1,900 SF)	8	11
OFFICE SPACE: 1,000 SF (HABITABLE)(1,400 SF)	3	3

NOTE: SITE IS NOT LOCATED IN FEMA FLOOD ZONE AS DEPICTED ON THE FEMA FIRM PANEL.

LEGEND

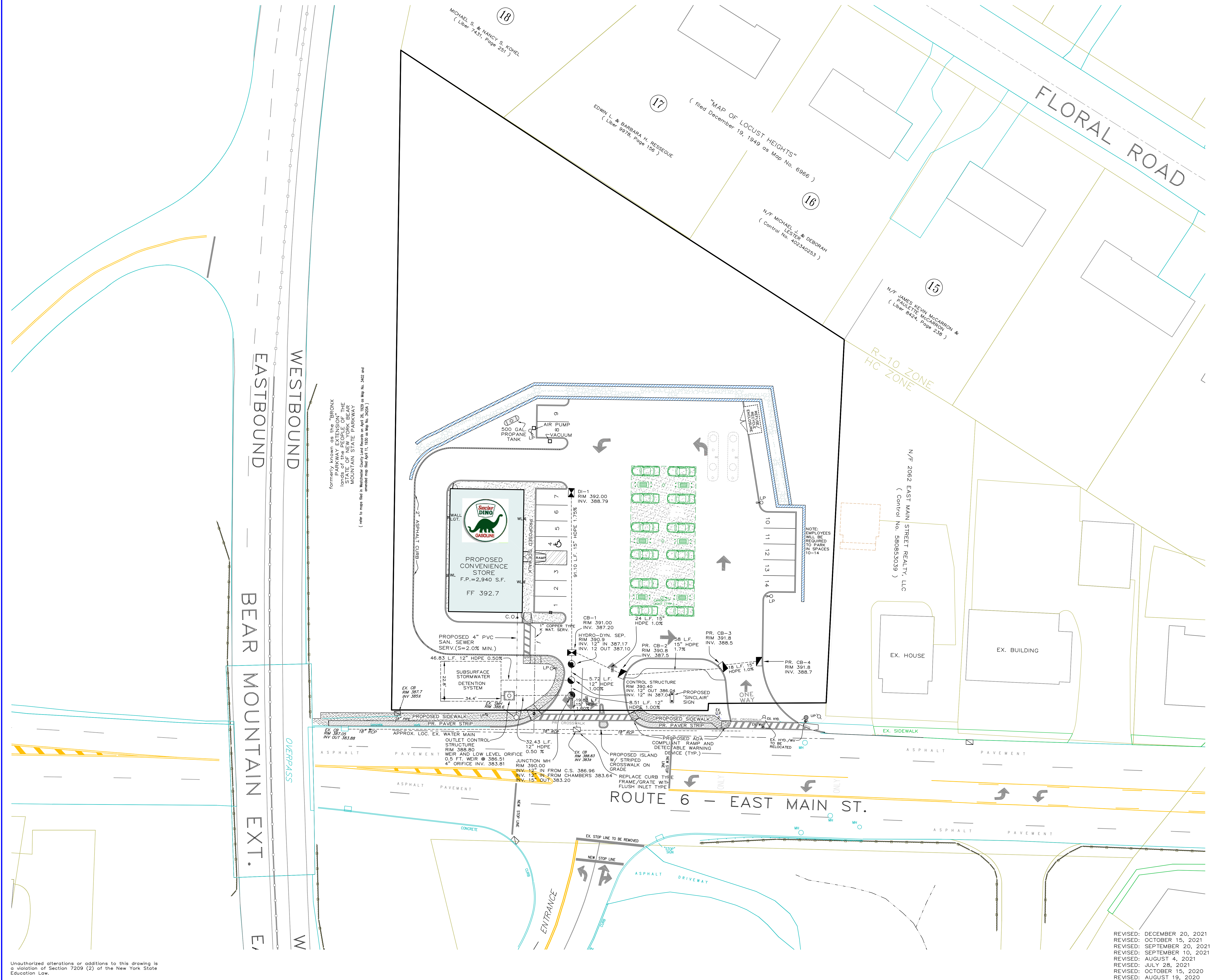
- | | | |
|----------|----------|--------------------|
| EXISTING | PROPOSED | |
| | | CATCH BASIN |
| | | DRAIN MANHOLE |
| | | SAN. SEWER MANHOLE |
| | | HYDRANT |
| | | DRAIN INLET |
| | | WATER VALVE |
| | | UTILITY POLE |
| | | LIGHT POLE |
| | | TREE |
| | | CONTOUR LINE |

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 Consulting Engineers
 13 Dove Court, Croton-on-Hudson, New York 10520
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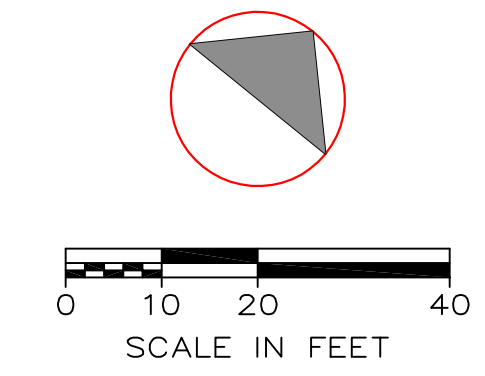
GRADING/LAYOUT
 PROPOSED
 CONVENIENCE STORE
 GAS STATION REHABILITATION
 PREPARED FOR
 PALISADES ENTERPRISES, LLC
 ROUTE 6 - E. MAIN ST.
 TOWN OF CORTLANDT
 WESTCHESTER COUNTY, NY
 MAY 6, 2020
 SHEET 1 OF 8 SHEETS

REVISED: OCTOBER 15, 2021
 REVISED: SEPTEMBER 21, 2021
 REVISED: SEPTEMBER 20, 2021
 REVISED: SEPTEMBER 10, 2021
 REVISED: AUGUST 4, 2021
 REVISED: JULY 28, 2021
 REVISED: OCTOBER 15, 2020
 REVISED: AUGUST 19, 2020
 REVISED: JULY 23, 2020
 REVISED: JUNE 17, 2020

Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Education Law.



formerly known as the "BRONX
backpackers" lands of the PEOPLE OF THE
MOUNTAIN STATE, NEW YORK BEAR
MOUNTAIN STATE, or "MOUNTAIN STATE"
(refer to maps filed in Westchester County Land Office, File No. 2010-0002, and Map No. 34022 and
amended map filed April 11, 2020 on Map No. 34022)



LEGEND

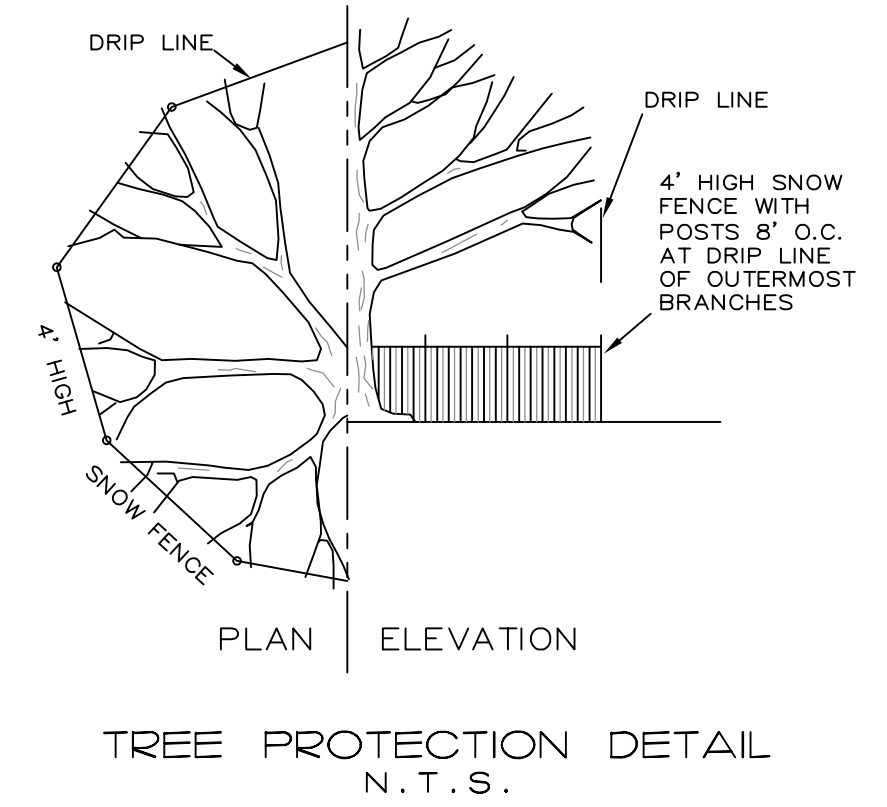
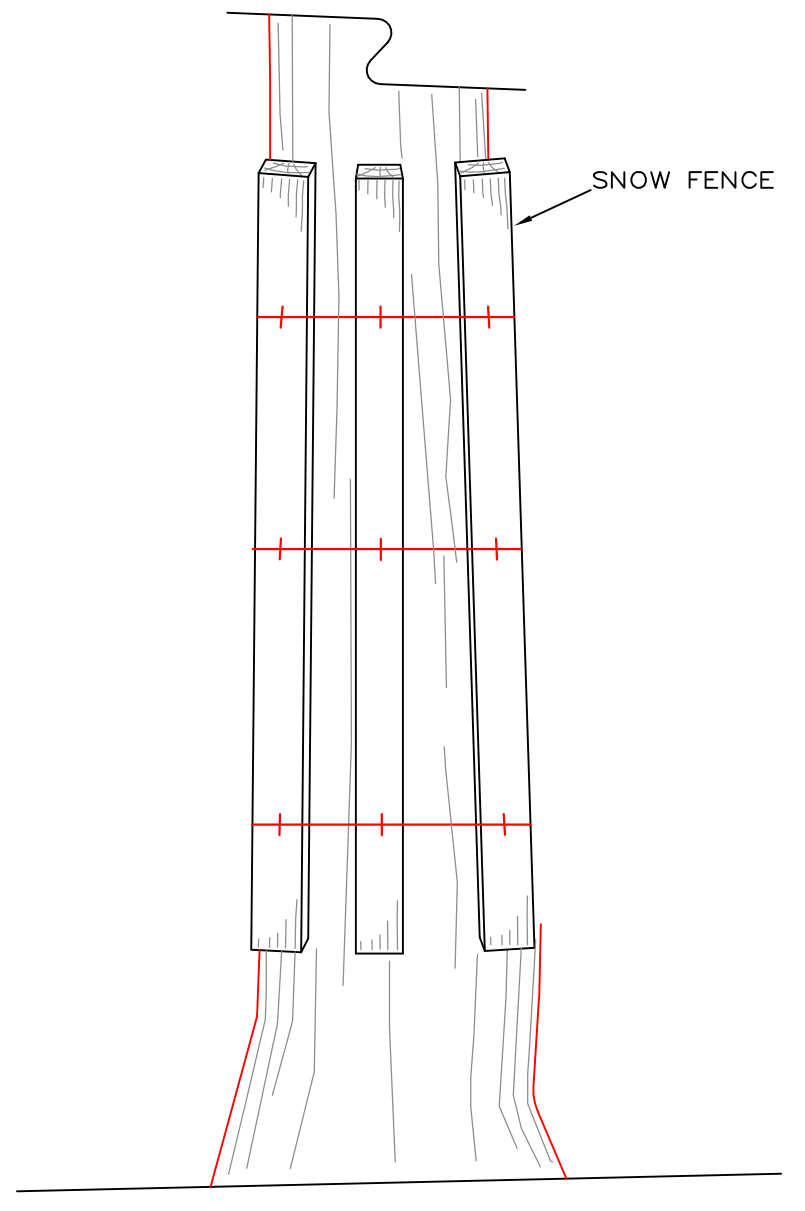
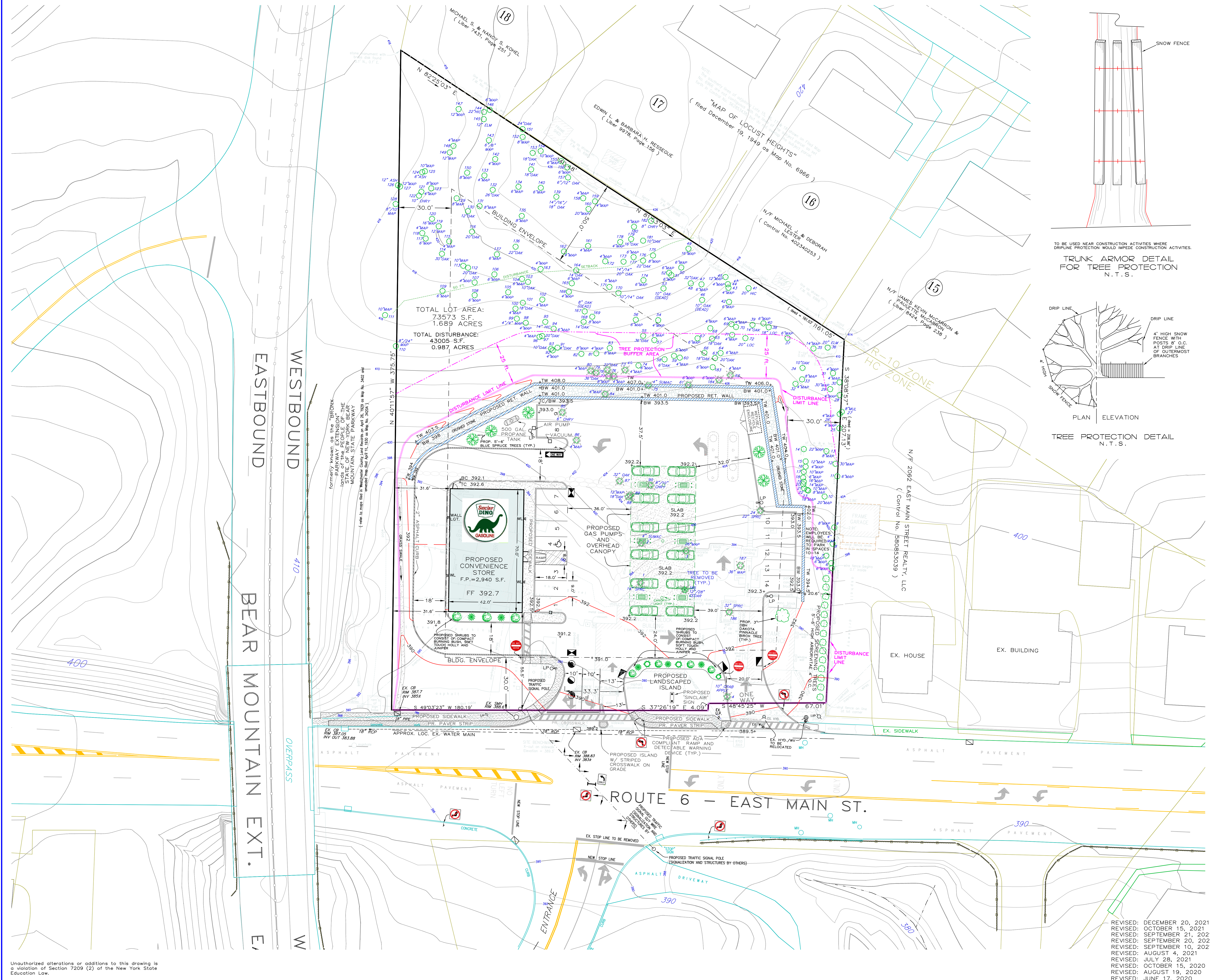
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		DRAIN MANHOLE
		SAN. SEWER MANHOLE
		HYDRANT
		DRAIN INLET
		WATER VALVE
		UTILITY POLE
		LIGHT POLE
		TREE
		CONTOUR LINE

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Consulting Engineers
13 Dove Court, Croton-on-Hudson, New York 10520
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UTILITY PLAN
PROPOSED
CONVENIENCE STORE
GAS STATION REHABILITATION
PREPARED FOR
PALISADES ENTERPRISES, LLC
ROUTE 6 - E. MAIN ST.
TOWN OF CORTLANDT
WESTCHESTER COUNTY, NY
MAY 6, 2020

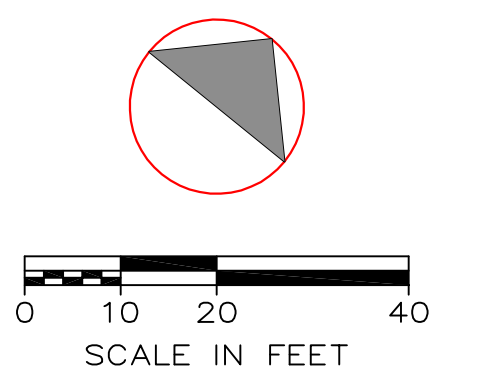
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REVISED: AUGUST 4, 2021
REVISED: JULY 28, 2021
REVISED: OCTOBER 15, 2020
REVISED: AUGUST 19, 2020

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Education Law.



TREE PROTECTION NOTES:

1. Prior to commencement of any grading, construction or tree removal, a tree protection area for any tree located within 25 feet of any proposed grading, construction or tree removal, or within the tree's critical root zone, whichever is greater, must be established by physical barriers and maintained until such work is completed.
2. Active tree protection shall consist of chain-link, orange laminated plastic, wooden post and rail fencing or other equivalent restraining material placed at the edge of the critical root zone. If addition to fencing, where tree trunks are in jeopardy of being damaged by equipment, the administrator shall require boards of two inches by four inches to be strapped around the trunk of the trees. In addition, where active tree protection is required, each tree to be saved shall be marked at the base of the trunk with blue-colored water-based paint.



LEGEND

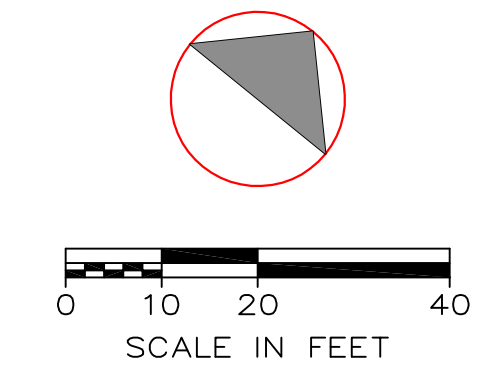
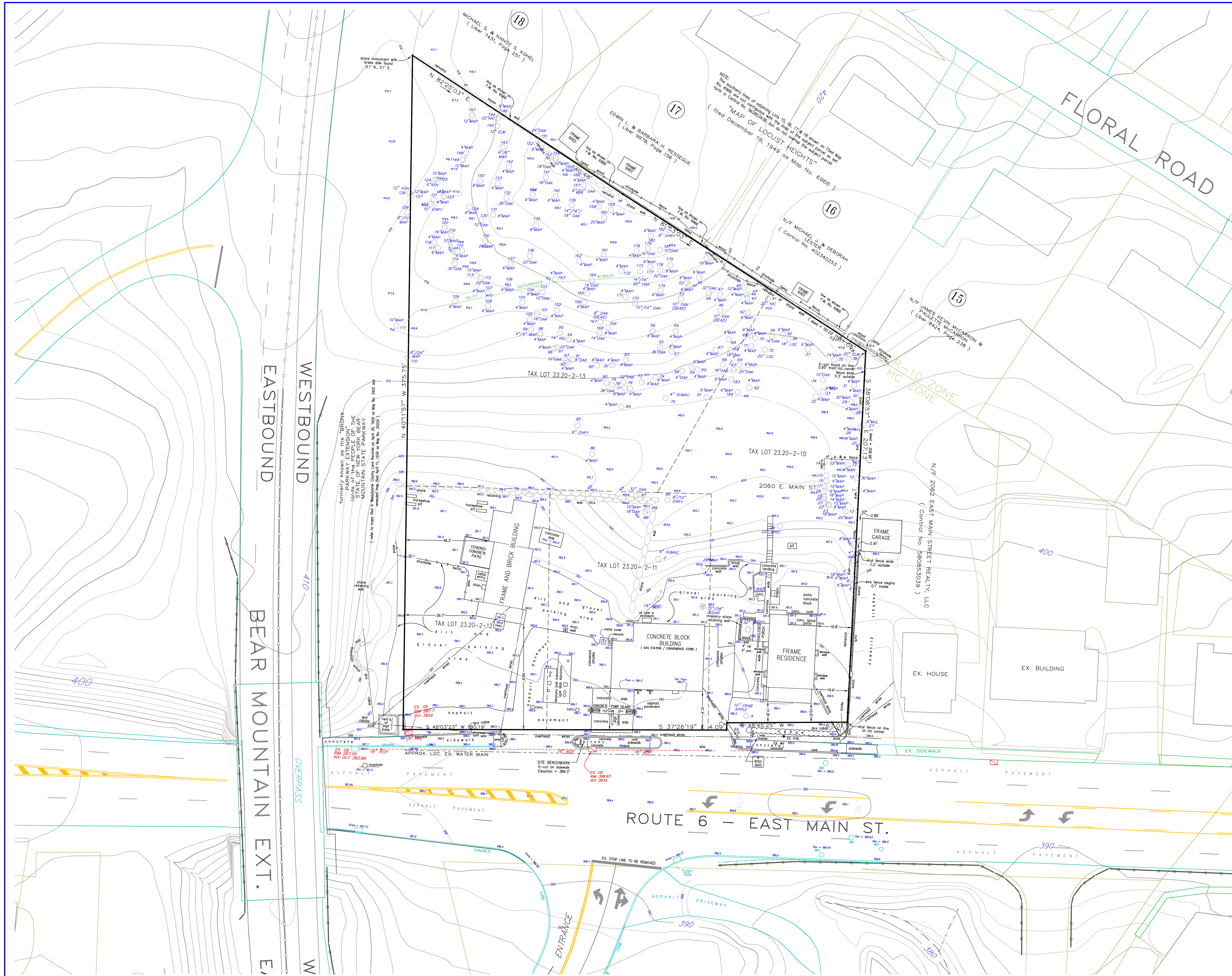
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[Symbol]	[Symbol]	DRAIN MANHOLE
[Symbol]	[Symbol]	SAN. SEWER MANHOLE
[Symbol]	[Symbol]	HYDRANT
[Symbol]	[Symbol]	DRAIN INLET
[Symbol]	[Symbol]	WATER VALVE
[Symbol]	[Symbol]	UTILITY POLE
[Symbol]	[Symbol]	LIGHT POLE
[Symbol]	[Symbol]	CONTOUR LINE
[Symbol]	[Symbol]	TREE
[Symbol]	[Symbol]	TREE TO BE REMOVED

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Consulting Engineers
13 Dove Court, Croton-on-Hudson, New York 10520
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TREE PLAN
PROPOSED
CONVENIENCE STORE
GAS STATION REHABILITATION
PREPARED FOR
PALISADES ENTERPRISES, LLC
ROUTE 6 - E. MAIN ST.
TOWN OF CORTLANDT
WESTCHESTER COUNTY, NY
MAY 6, 2020
SHEET 3 OF 8 SHEETS

REVISED: DECEMBER 20, 2021
REVISED: OCTOBER 15, 2021
REVISED: SEPTEMBER 21, 2021
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REVISED: SEPTEMBER 10, 2021
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REVISED: OCTOBER 15, 2020
REVISED: AUGUST 19, 2020
REVISED: JUNE 17, 2020

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LEGEND

EXISTING	PROPOSED	DESCRIPTION
		CATCH BASIN
		DRAIN MANHOLE
		SAN SEWER MANHOLE
		HYDRANT
		WATER INLET
		UTILITY POLE
		LIGHT POLE
		TREE
		CONTOUR LINE

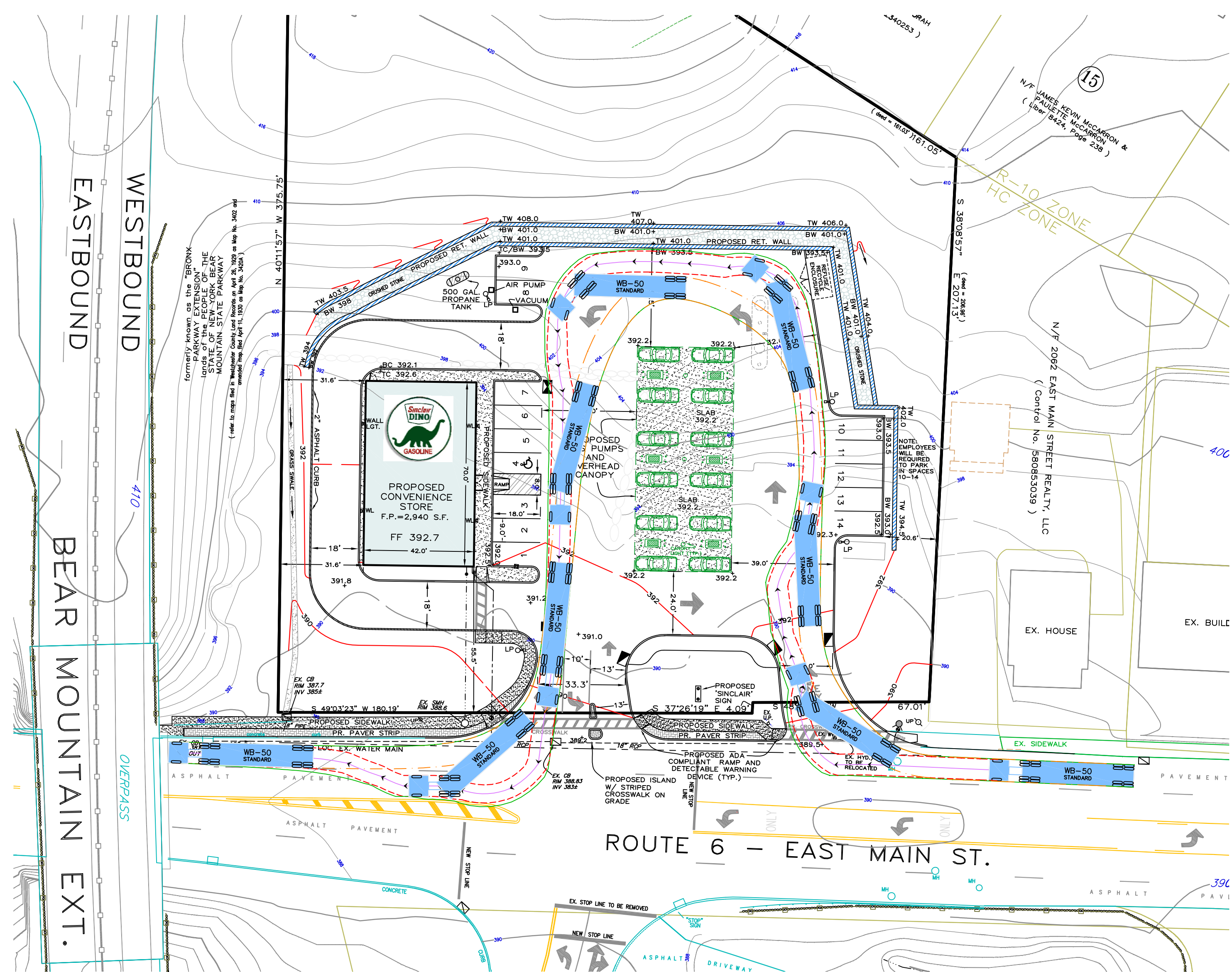
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Consulting Engineers
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EXISTING CONDITIONS
PROPOSED
CONVENIENCE STORE
GAS STATION REHABILITATION
PREPARED FOR
PALISADES ENTERPRISES, LLC
ROUTE 6 - E. MAIN ST.
TOWN OF CORTLANDT
WESTCHESTER COUNTY, NY
MAY 6, 2020

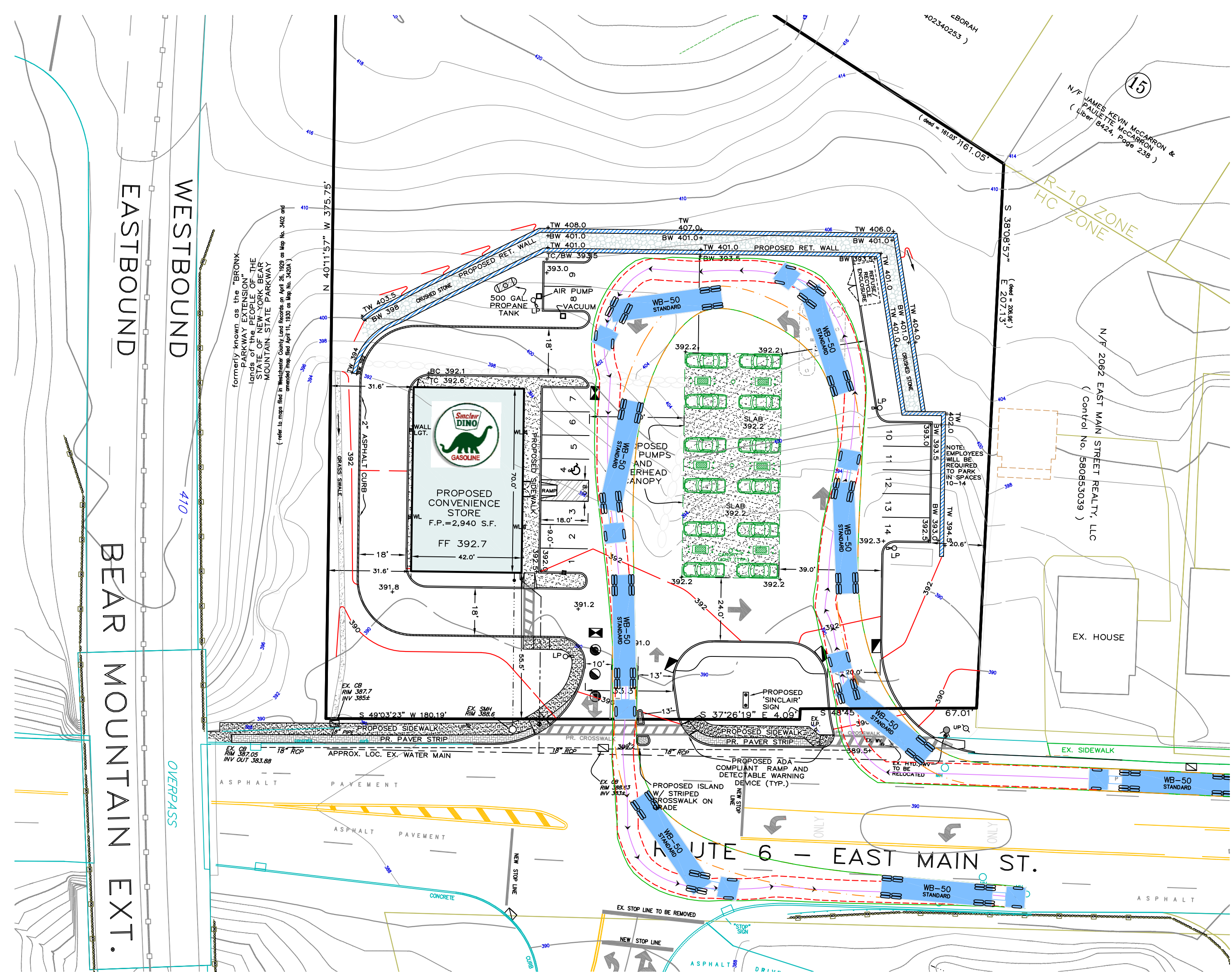
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REVISED: JUNE 17, 2020

SHEET 4 OF 8 SHEETS

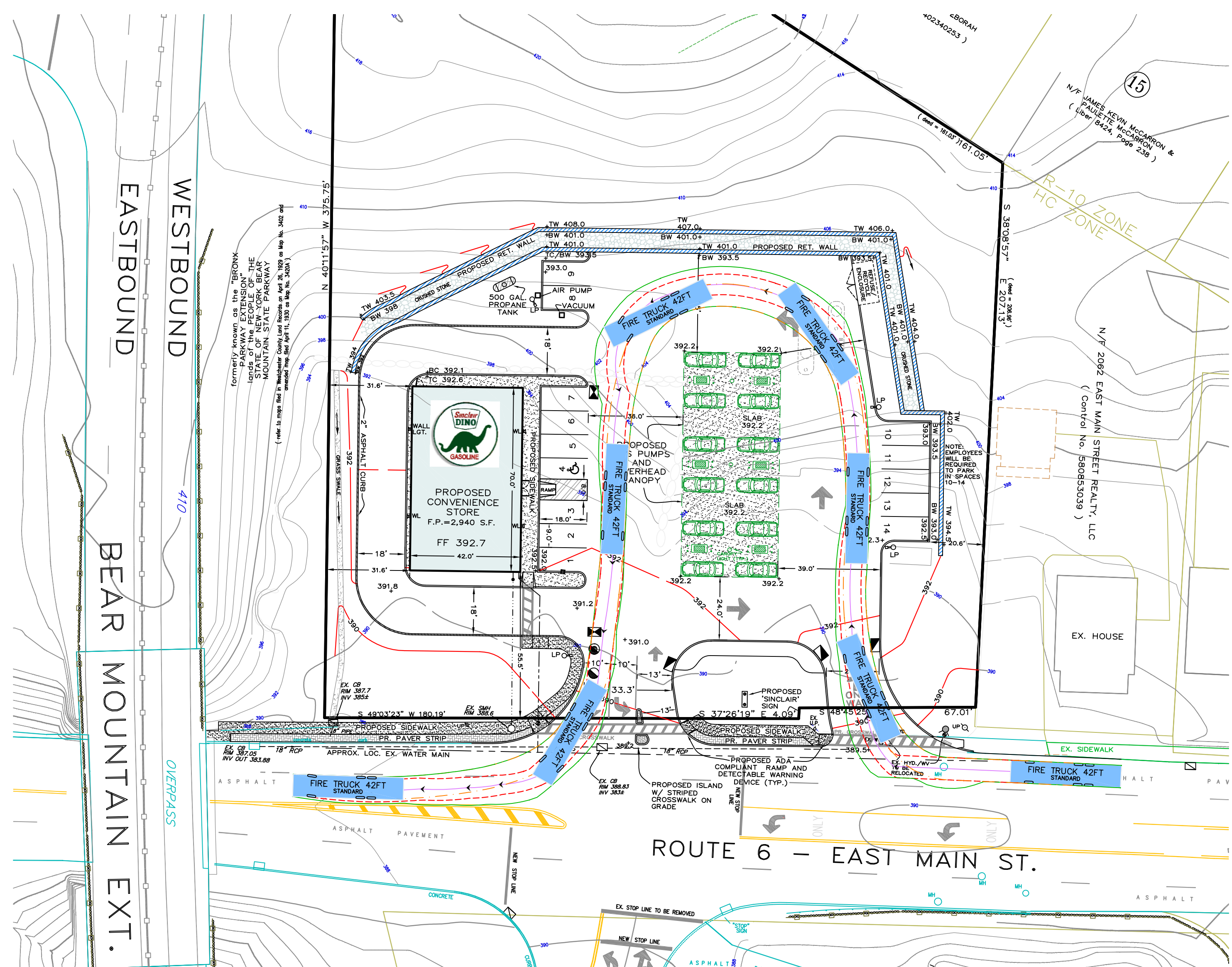
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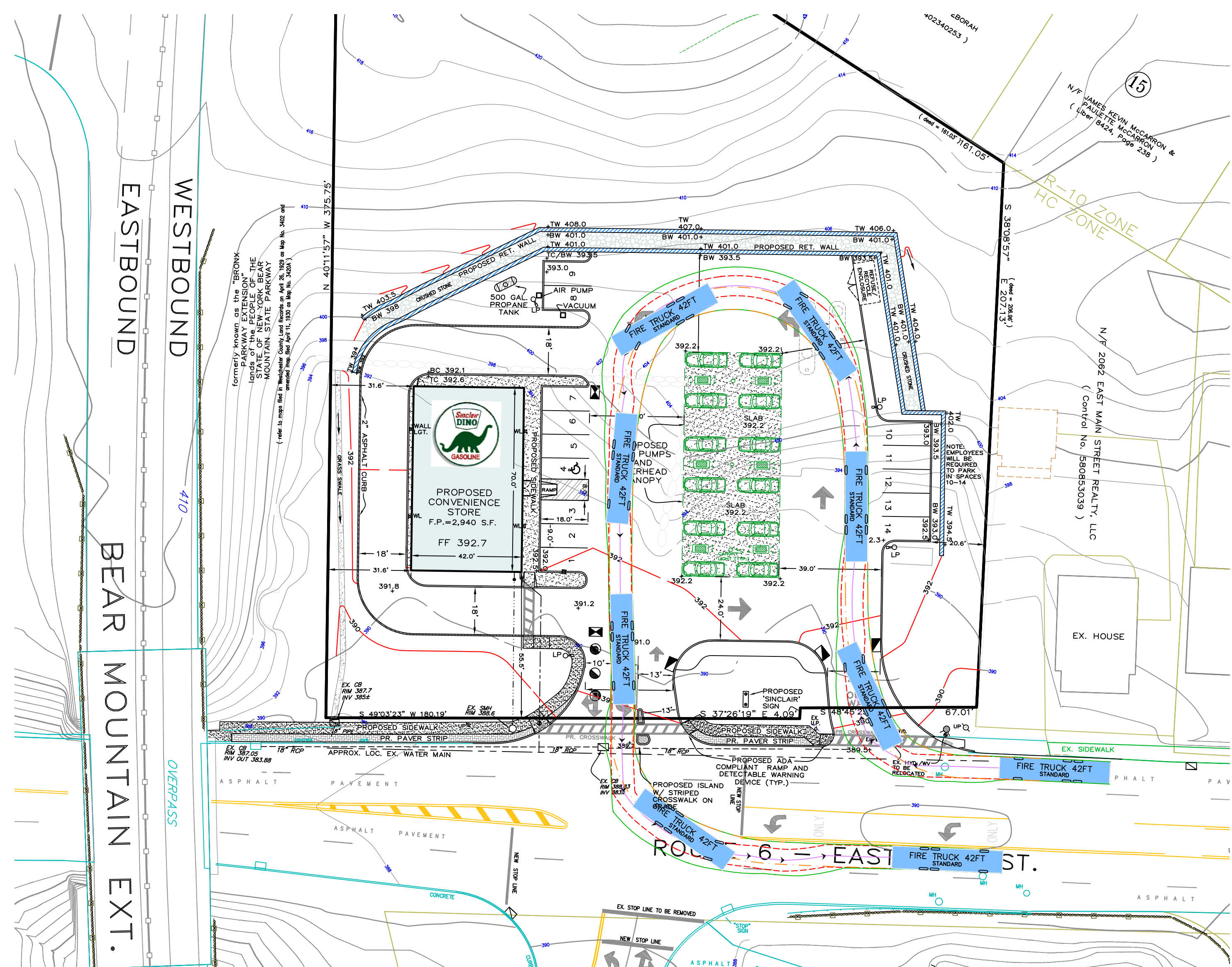
WB-50 TRUCK TURN
WESTBOUND APPROACH
WESTBOUND EXIT



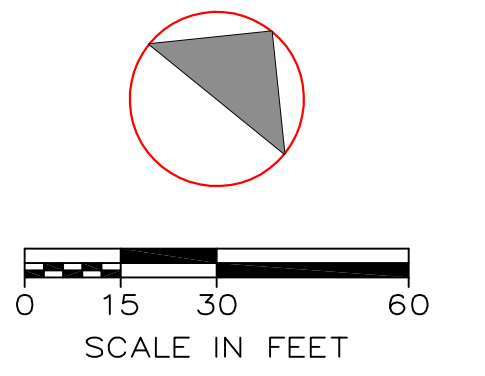
WB-50 TRUCK TURN
WESTBOUND APPROACH
EASTBOUND EXIT



FIRE TRUCK TURN
WESTBOUND APPROACH
WESTBOUND EXIT



FIRE TRUCK TURN
WESTBOUND APPROACH
EASTBOUND EXIT



LEGEND

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	CATCH BASIN
[Symbol]	[Symbol]	DRAIN MANHOLE
[Symbol]	[Symbol]	SAN. SEWER MANHOLE
[Symbol]	[Symbol]	HYDRANT
[Symbol]	[Symbol]	DRAIN INLET
[Symbol]	[Symbol]	WATER VALVE
[Symbol]	[Symbol]	UTILITY POLE
[Symbol]	[Symbol]	LIGHT POLE
[Symbol]	[Symbol]	TREE
[Symbol]	[Symbol]	CONTOUR LINE

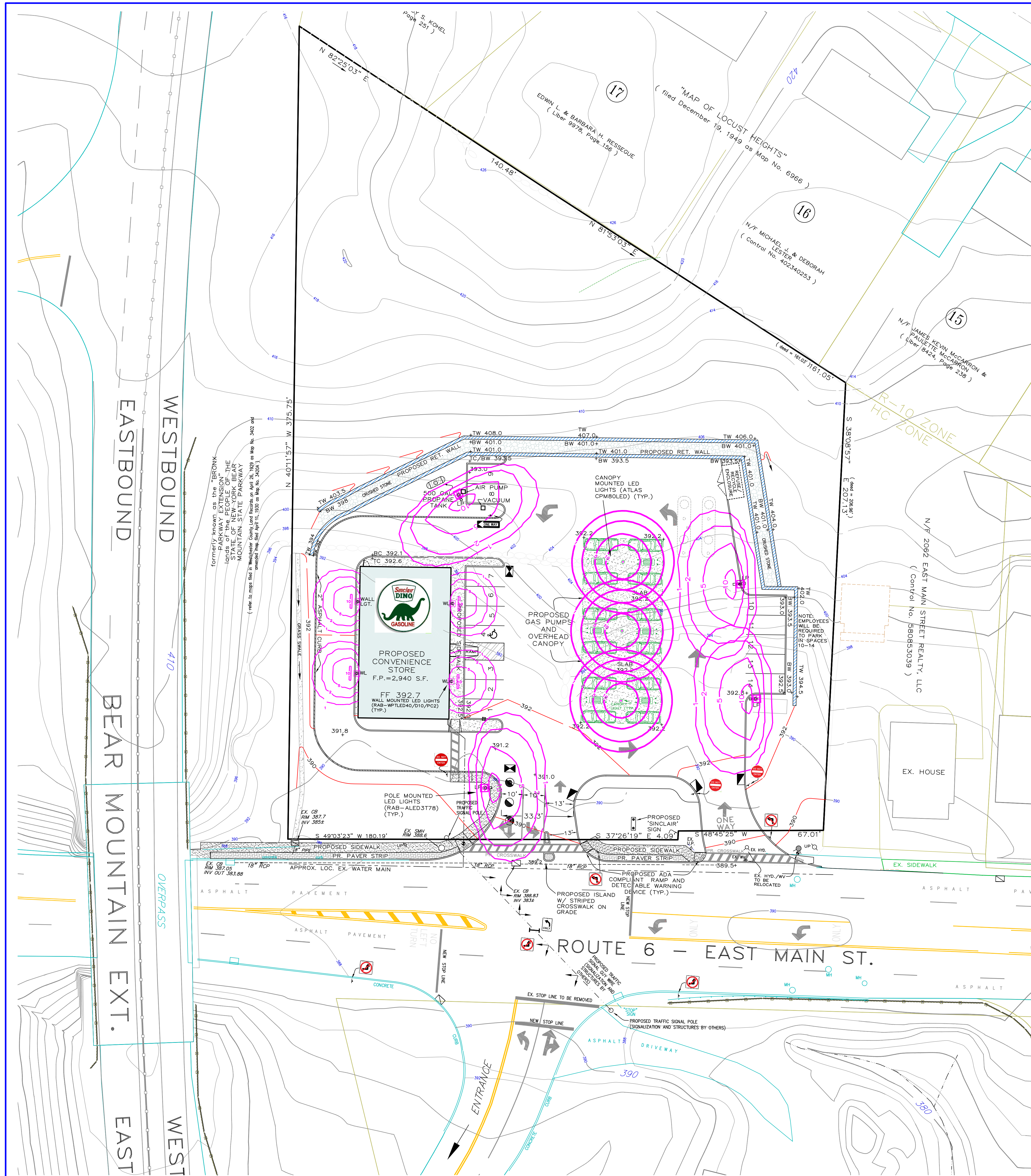
RALPH G. MASTROMONACO, PE, P.C.
Consulting Engineers
13 Dove Court, Croton-on-Hudson, New York 10520
(914) 271-4762 (914) 271-2820 Fax

TRUCK MANEUVERS
PROPOSED
CONVENIENCE STORE
GAS STATION REHABILITATION
PREPARED FOR
PALISADES ENTERPRISES, LLC
ROUTE 6 - E. MAIN ST.
TOWN OF CORTLANDT
WESTCHESTER COUNTY, NY
JULY 21, 2020

REVISED: DECEMBER 20, 2021
REVISED: OCTOBER 15, 2021
REVISED: SEPTEMBER 20, 2021
REVISED: SEPTEMBER 10, 2021
REVISED: SEPTEMBER 7, 2021
REVISED: AUGUST 4, 2021
REVISED: JULY 28, 2021
REVISED: OCTOBER 15, 2020

SHEET 5 OF 8 SHEETS

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Atlas Canopy Light
CPMB0LED 40 Watt LED Low Profile Canopy Light

Project Information
 Feature Type: 40 Watt LED Low Profile Canopy Light
 Catalog Number: CPMB0LED
 Approved by:

Specification	CPMB0LED	CPMB0LED	CPMB0LED	CPMB0LED
Lumens	400	400	400	400
Watts	79.58	79.58	79.58	81.09
Lumens/Watt	121.76	121.76	121.76	121.11
CRF	83.3	83.3	83.3	83.3
CRI	90	90	90	90
DLC Prod. ID	PL5925	PL5925	PL5925	PL5925

Construction: Designed for commercial and industrial applications, providing rugged operating temperatures, brighter light and longer LED life. Apertures for continuous wiring. Housing is hinged for quick and easy mounting and removal.

Zero Glare: Using the latest high brightness, high LED count technology, more visible light output is produced while eliminating glare. The high brightness LEDs, with 90% efficiency, is high impact resistant and protects the LEDs. At the same time, it delivers improved visual comfort by eliminating glare and providing a wider smoother and more uniform light output.

Thermal Management: The Atlas Low Profile Canopy Light is designed as a complete system to optimize LED life and light output. The Patent Pending thermal stacking heat removal technology extracts heat from within the housing resulting in lower LED junction temperatures. The lower temperature results in longer LED life (30,000+ hrs) and component life, and also allows for higher light output.

LEDs: LED is certified to UL1888 Standards for Wet Locations
 LED is certified to UL1888 Standards for Wet Locations
 Design Light: Consistent Premium qualified luminaire, eligible for rebate from DLC member utilities.

AC Input: 120/240/277V

Driver: Consistent Current, Class 2 120-277 VAC, 47-63Hz
 High Efficiency - min. 85%
 100% Solid State Power Supply
 Dimming 0-10V

LEDs: 5000K | 5000K | 4500K | 5000K CCT
 "Spore Guard" protective conditional coated boards
 Atlas LEDs provide higher lumen output, greater energy efficiency and more reliable fixture performance. They are tested and tested at 70000 hours which is the actual operating current used in Atlas LED luminaires, giving a better representation of actual performance.

Temperatures: Min Start: -33°C Max: 50°C

Warranty: Five year limited warranty
 Atlas LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 & LM-80.
800 Watt: for 800 watt add suffix 4 to part number.
Weight: 10.0 lbs.

Relate and incentives are available in many areas. Contact an Atlas Representative for more information.
 ATLAS LIGHTING PRODUCTS, INC. The majority of Atlas Lighting Products are assembled in USA facilities by an American Workforce utilizing both Domestic and Foreign components. Meet by American requirements under the ASRA.

CANOPY MOUNTED LIGHT
N.T.S.

ALED3T78

Type	Constant Current	Watts	79W
LED	0.320A	79.58W	9000K
200V	0.175A	37.7W	71 CRI
240V	0.167A	36.5W	1.7% Efficiency
277V	0.147A	30.6W	85%
Input Watts:	30W	30W	120 LPM
Efficiency:	NA	NA	

Technical Specifications

Optical: Lifespan: 100,000-hour LED lifespan based on IES LM-80 results and TM21 calculations. Beam Spread: 61° LED. Replacement: Replace LED luminaire with same wattage.

UL Listing: This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. DLC Product Code: P5001015G.

IESNA LM-79 & IESNA LM-80 Testing: Atlas LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and IESNA LM-80 and have received the Department of Energy "Lighting Facts" label.

Green Technology: The International Green Building Association has approved this product as a LEED v3.0, v4.0, and v4.1 compliant luminaire.

UL Listing: Suitable for use in wet locations as a downlight.

IP Rating: Ingress Protection rating of IP66 for dust and water.

Ambient Temperature: Suitable for use in 10° F (4° C) ambient temperatures.
Cold Weather Starting: Minimum starting temperature is -40° F (-40° C).
Thermal Management: Superior heat sinking with external Air Flow fan.
Color Stability: LED color temperature is warranted to drift no more than 300K CCT over a 5 year period.
Color Uniformity: RAA (range of CCT) (Standard Color Temperature) follows the guidelines of the Illumination Engineering Society of North America (IESNA) and the Illumination Engineering Society of North America (IESNA) and the Illumination Engineering Society of North America (IESNA) and the Illumination Engineering Society of North America (IESNA).

POLE MOUNTED LIGHT
N.T.S.

WPTLED40/D10/PC2

Type	Constant Current	Watts	40W
LED	0.320A	40W	9000K
200V	0.202A	40.4W	78 CRI
240V	0.175A	36.5W	1.7% Efficiency
277V	0.147A	30.6W	80%
Input Watts:	30W	30W	100 LPM
Efficiency:	NA	NA	

Technical Specifications

UL Listing: Suitable for use in wet locations. Will mount only. IESNA LM-79 & IESNA LM-80 Testing: Atlas LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and IESNA LM-80 and have received the Department of Energy "Lighting Facts" label.

LED Characteristics: Lifespan: 100,000-hour LED lifespan based on IES LM-80 results and TM21 calculations. LED: Long life, high efficiency outdoor mounting LEDs. Color Stability: LED color temperature is warranted to drift no more than 300K CCT over a 5 year period.

Color Uniformity: RAA (range of CCT) (Standard Color Temperature) follows the guidelines of the Illumination Engineering Society of North America (IESNA) and the Illumination Engineering Society of North America (IESNA) and the Illumination Engineering Society of North America (IESNA).

Drivers: Consistent Current, Class 2, 900mA, 100/277V, 50-60Hz, 100% Solid State, 100% Solid State, 100% Solid State, 100% Solid State, 277V, 0.147A, Surge Protection: 50V

Power Factor: 96.0% at 120V, 92.0% at 277V
 THD: 11.9% at 120V, 14.2% at 277V

Dimming Driver: 0-10V dimming driver standard for ultimate flexibility. Use as dimmer or utilize the 0-10V DC dimming option for control.

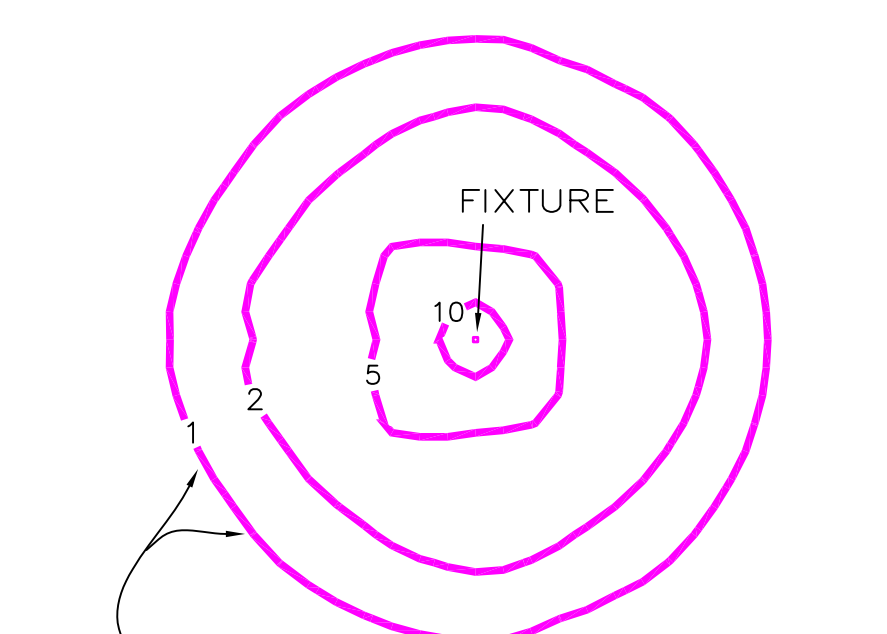
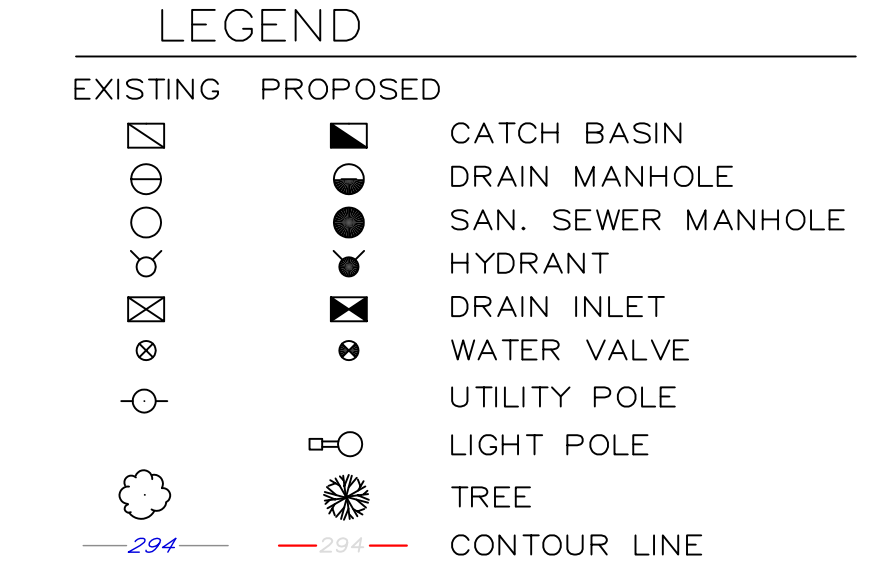
PhotoCell: PhotoCell sensor for 120V line, 277V, To enable energy use the photo cell sensor outdoor cap and cover.

Optical: Beam Spread: 61° LED. Construction: Superior thermal management with cast aluminum housing.

Ambient Temperature: Suitable for use in 10° F (4° C) ambient temperatures.
Cold Weather Starting: Minimum starting temperature is -40° F (-40° C).
Thermal Management: Superior thermal management with cast aluminum housing.

Color Stability: LED color temperature is warranted to drift no more than 300K CCT over a 5 year period.
Color Uniformity: RAA (range of CCT) (Standard Color Temperature) follows the guidelines of the Illumination Engineering Society of North America (IESNA) and the Illumination Engineering Society of North America (IESNA) and the Illumination Engineering Society of North America (IESNA).

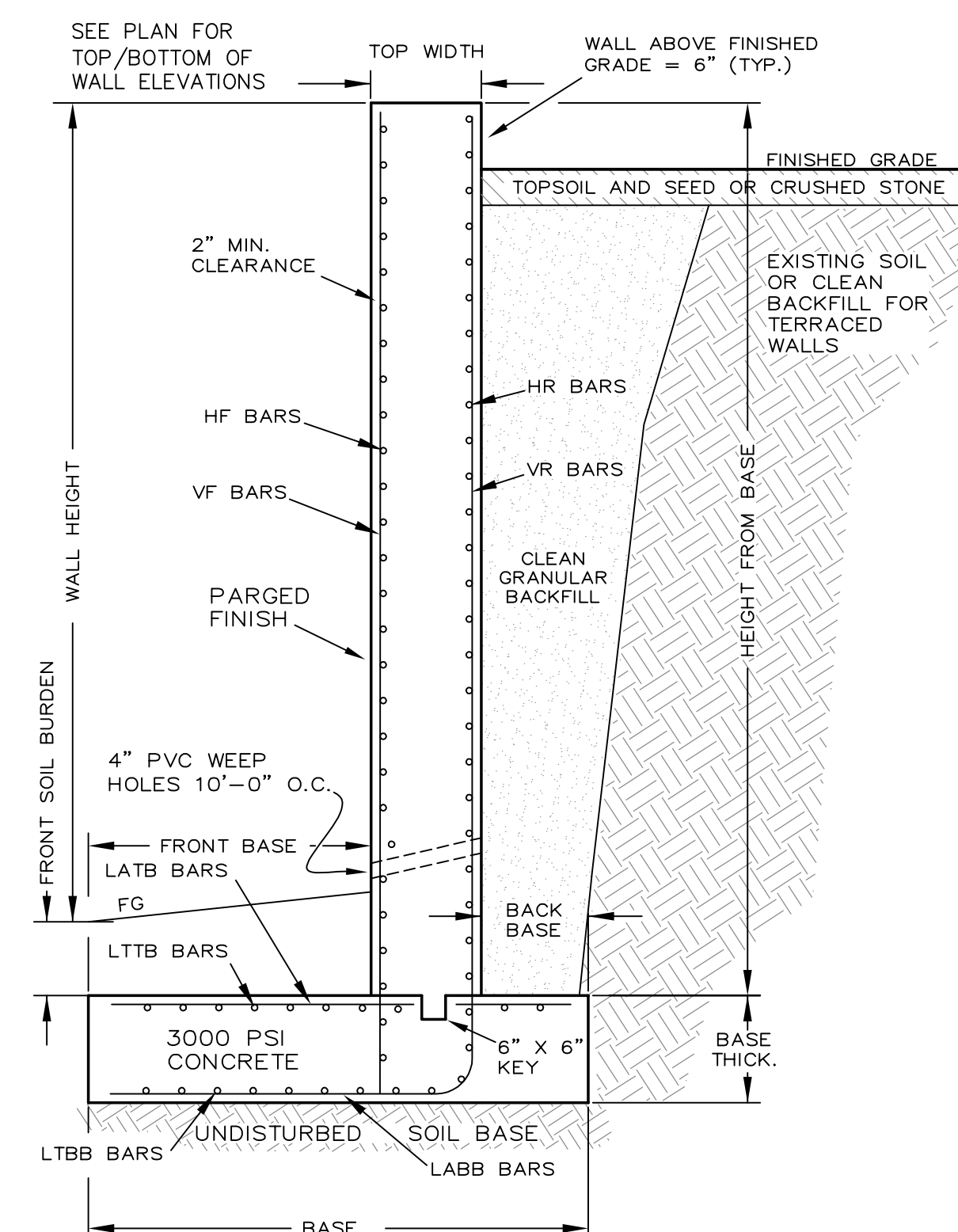
Warranty: Atlas warrants that all LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and beam shift.



Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Education Law.

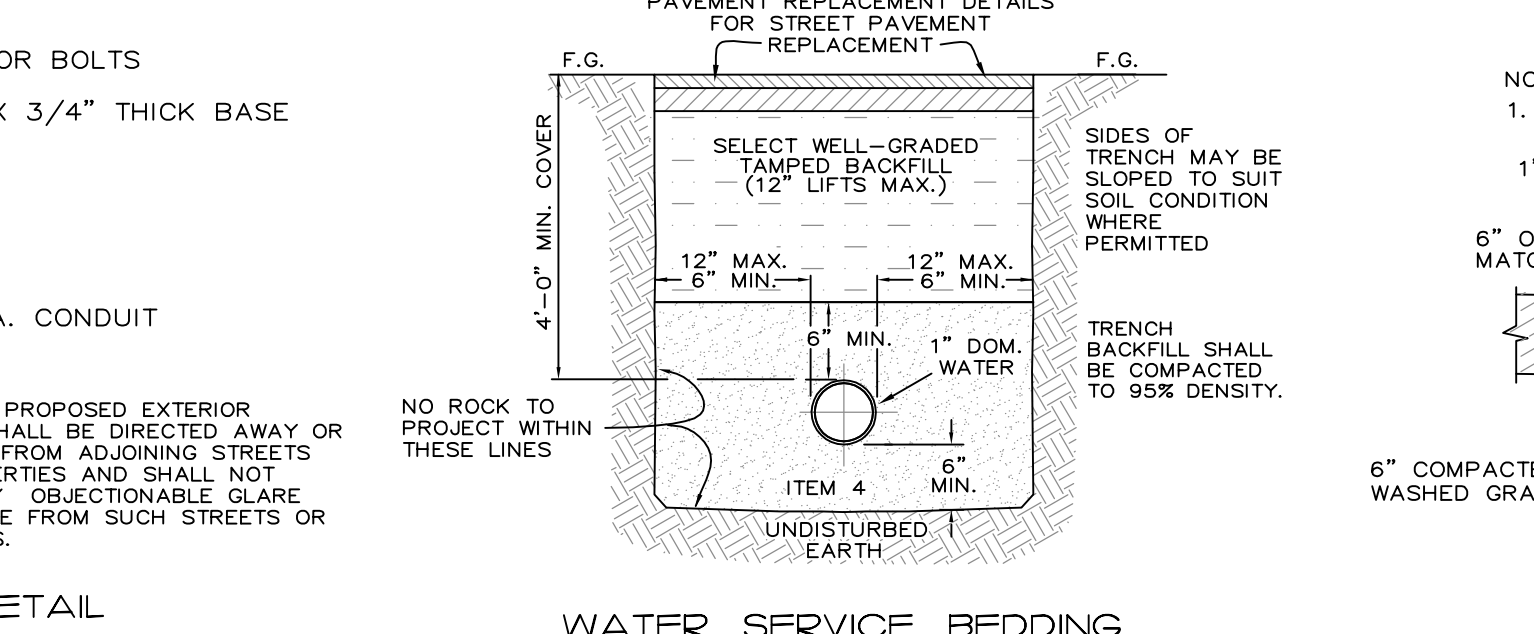
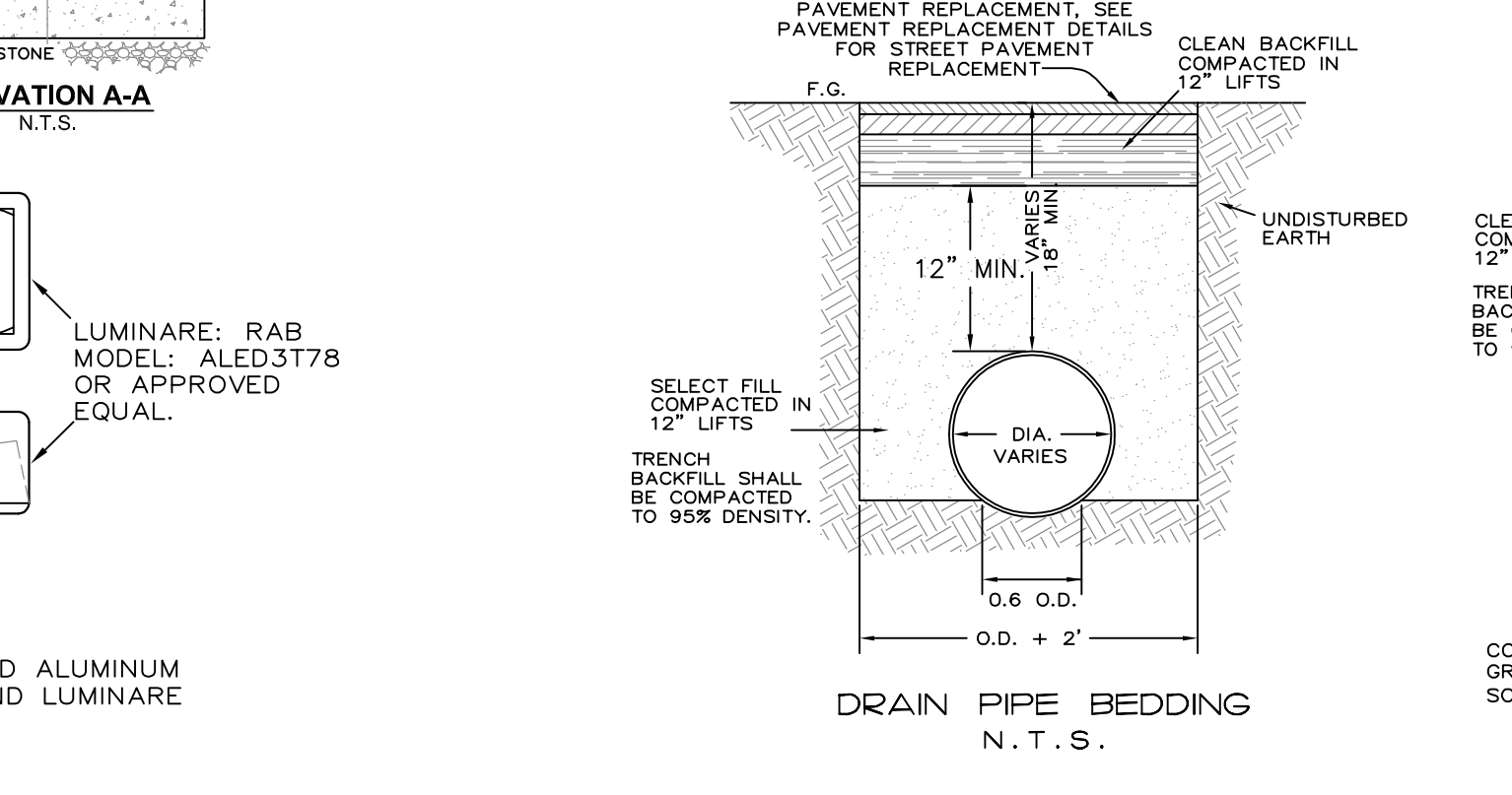
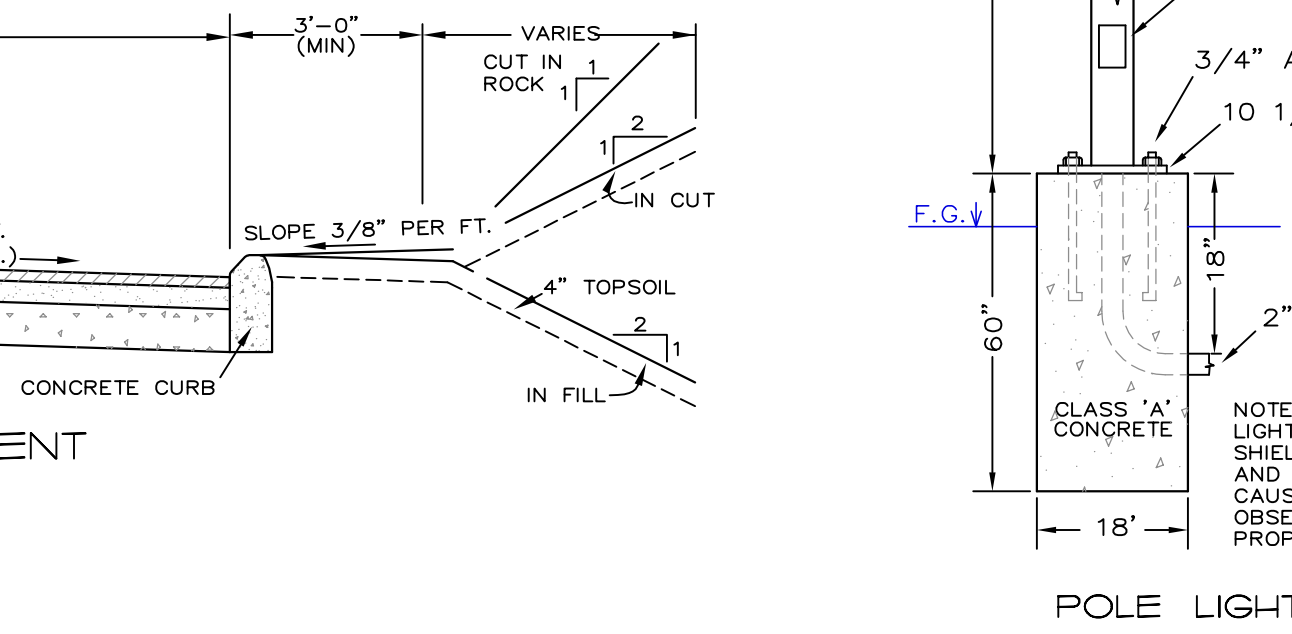
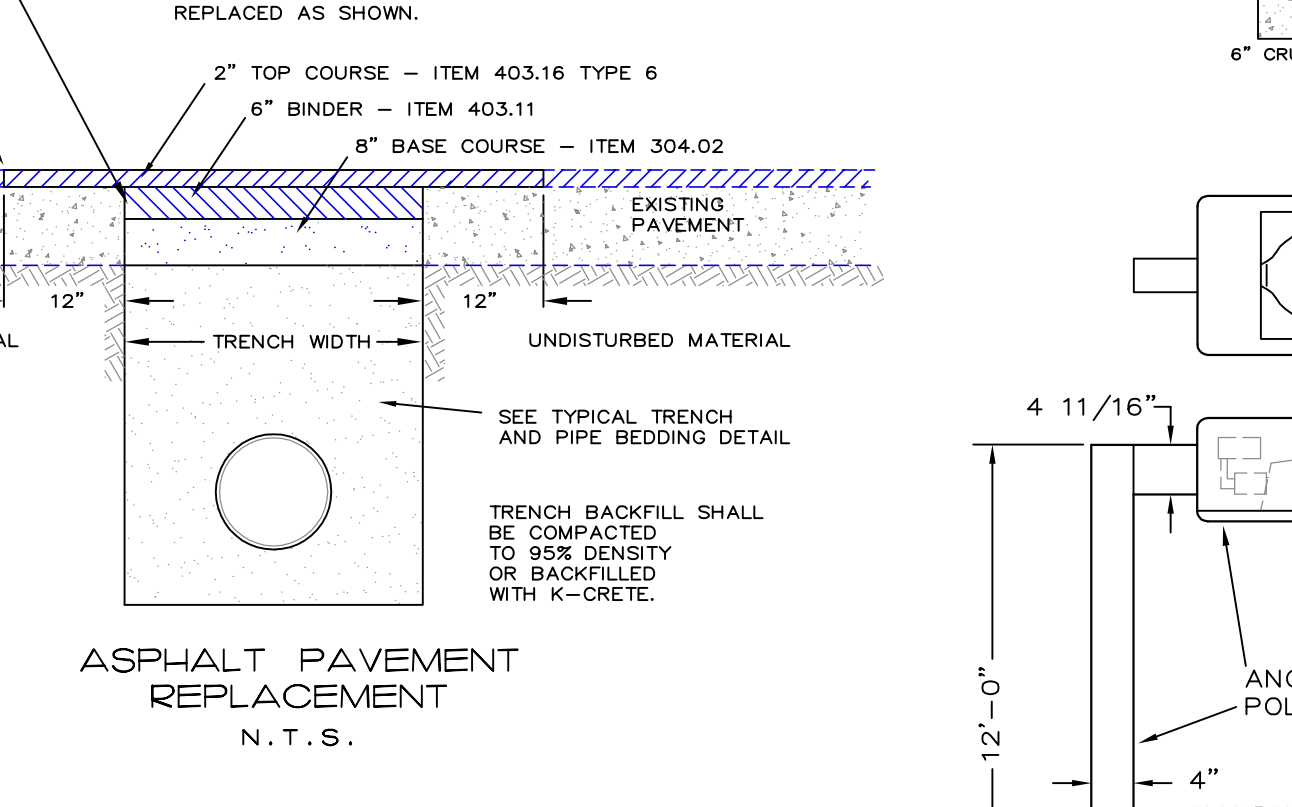
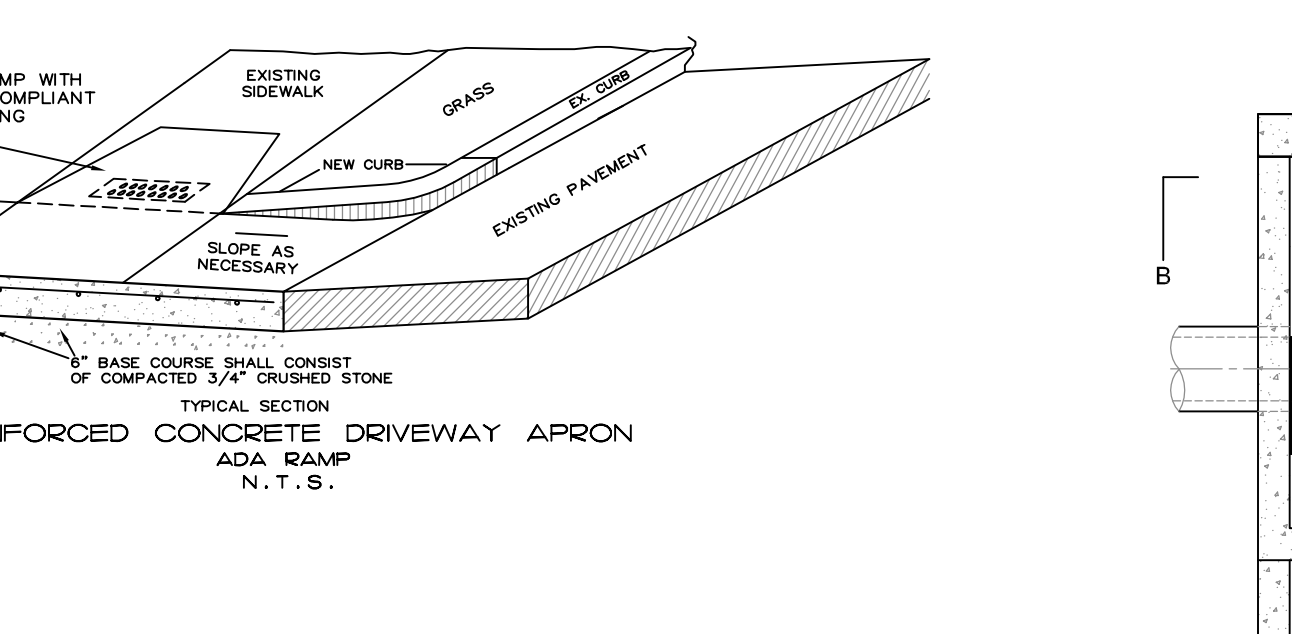
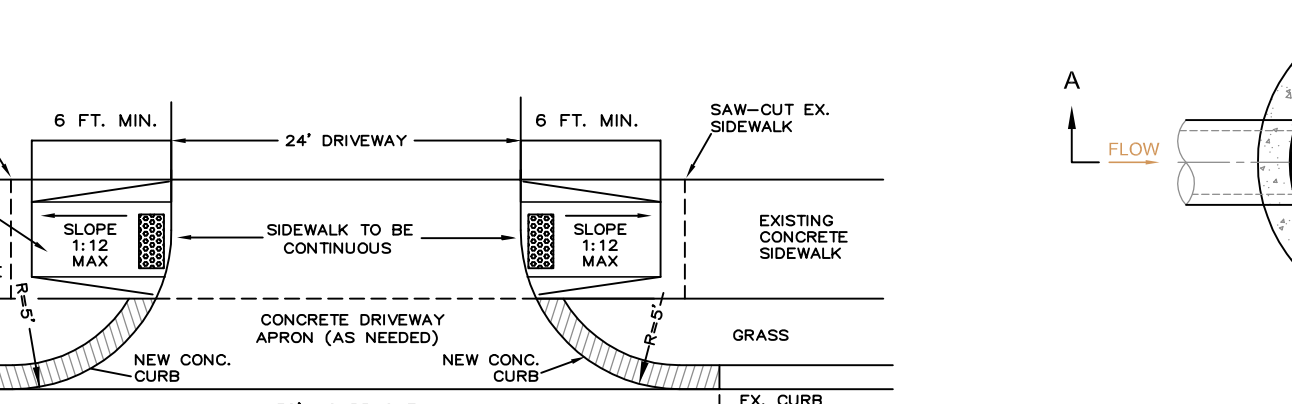
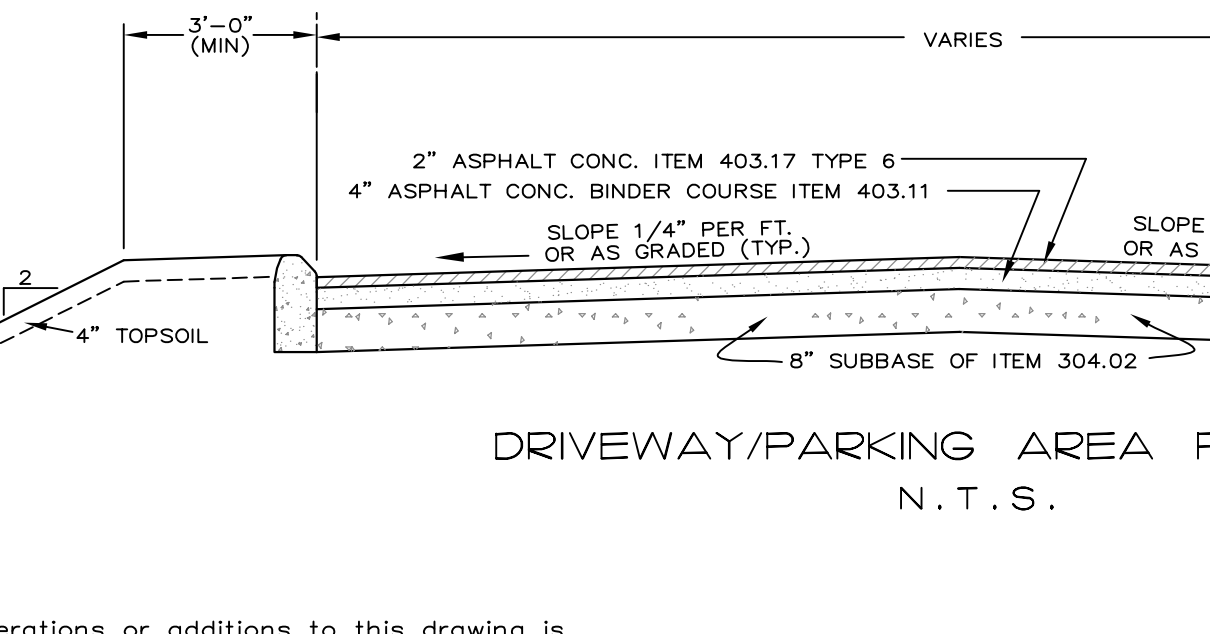
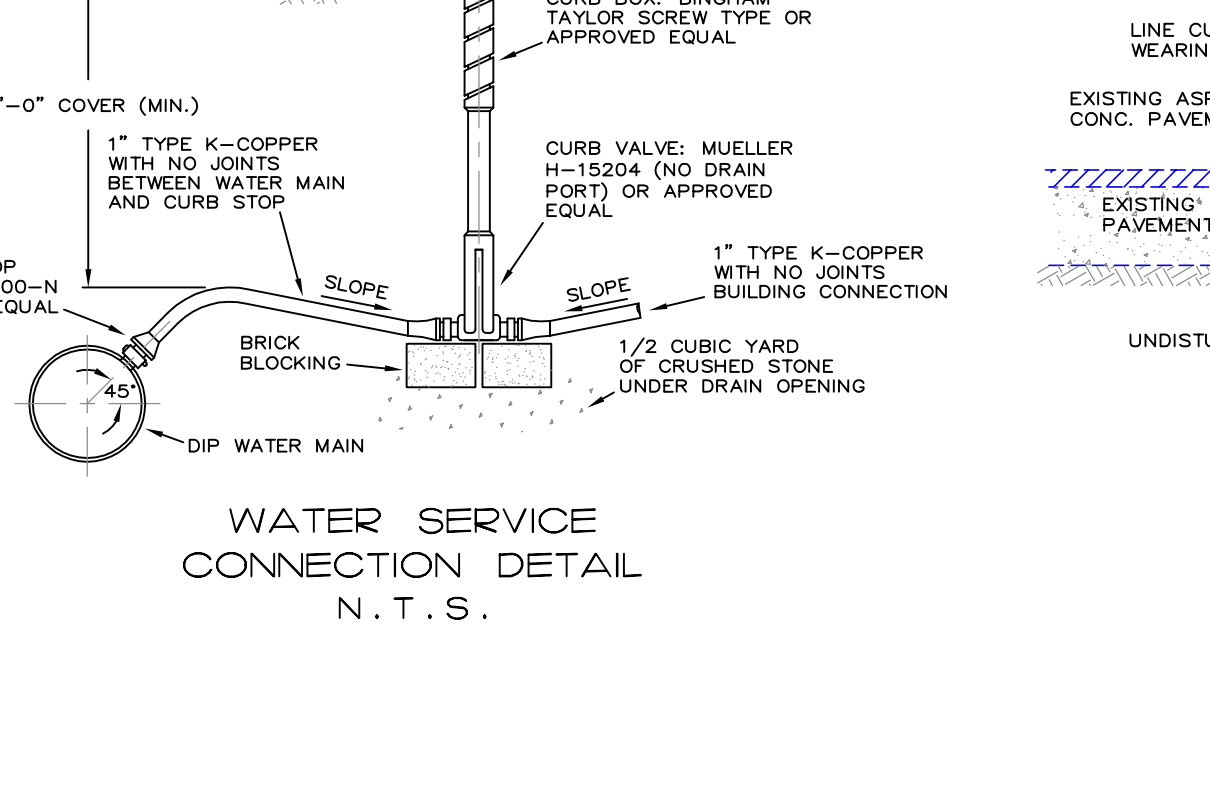
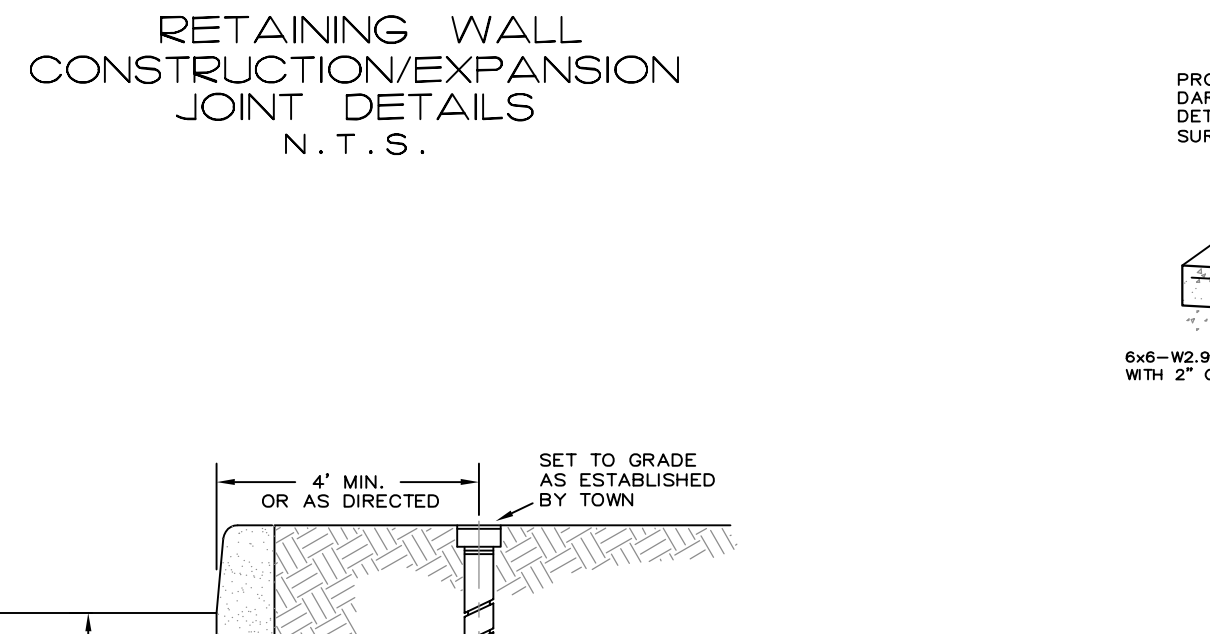
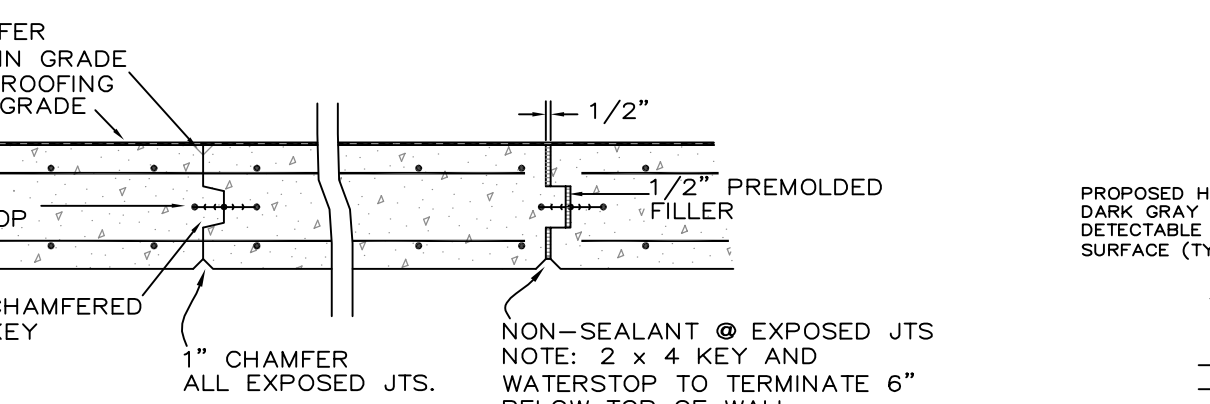
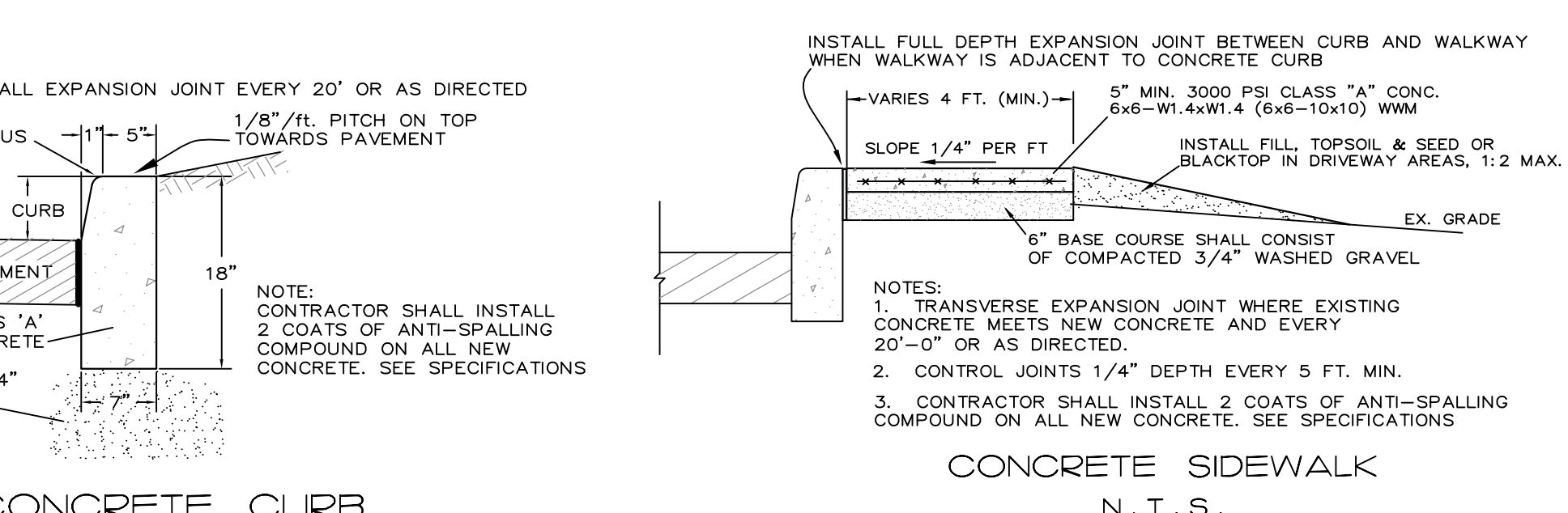
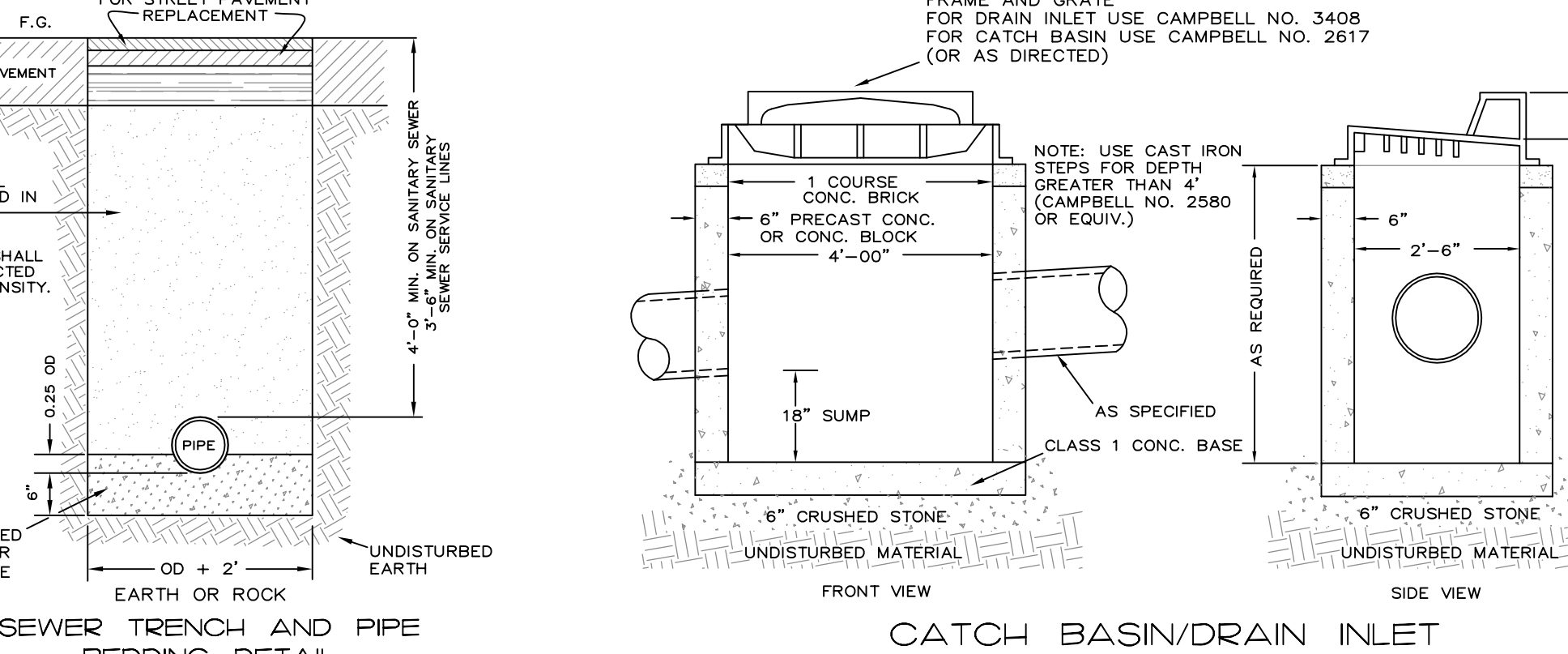
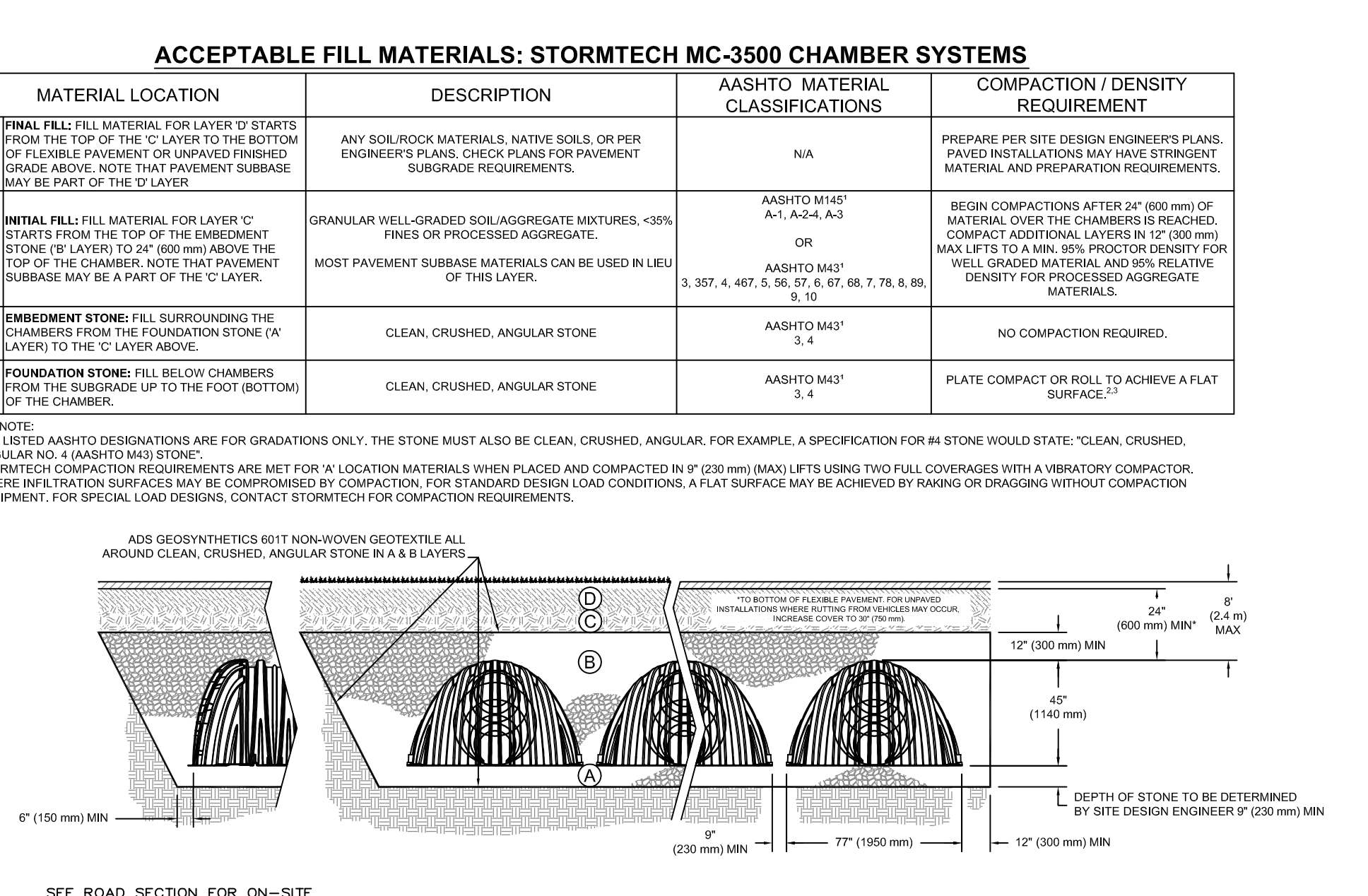
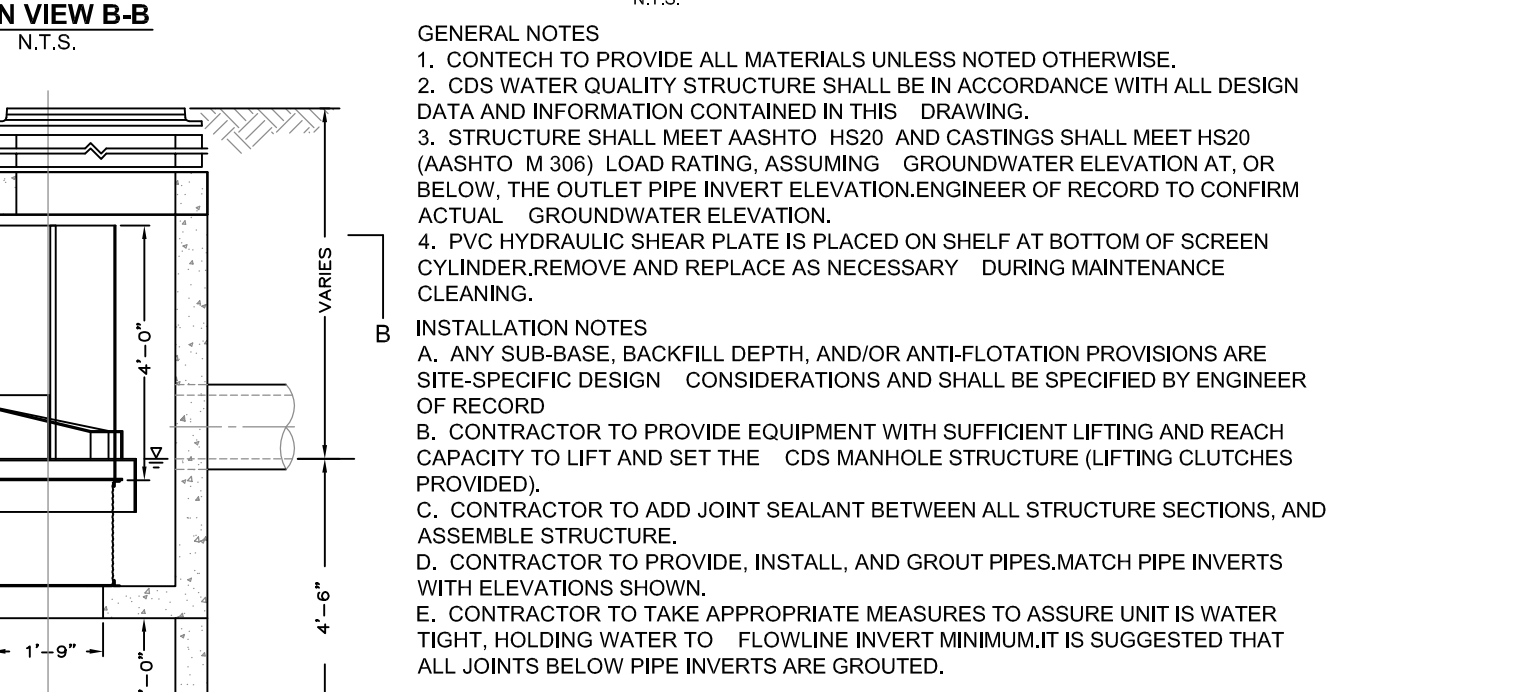
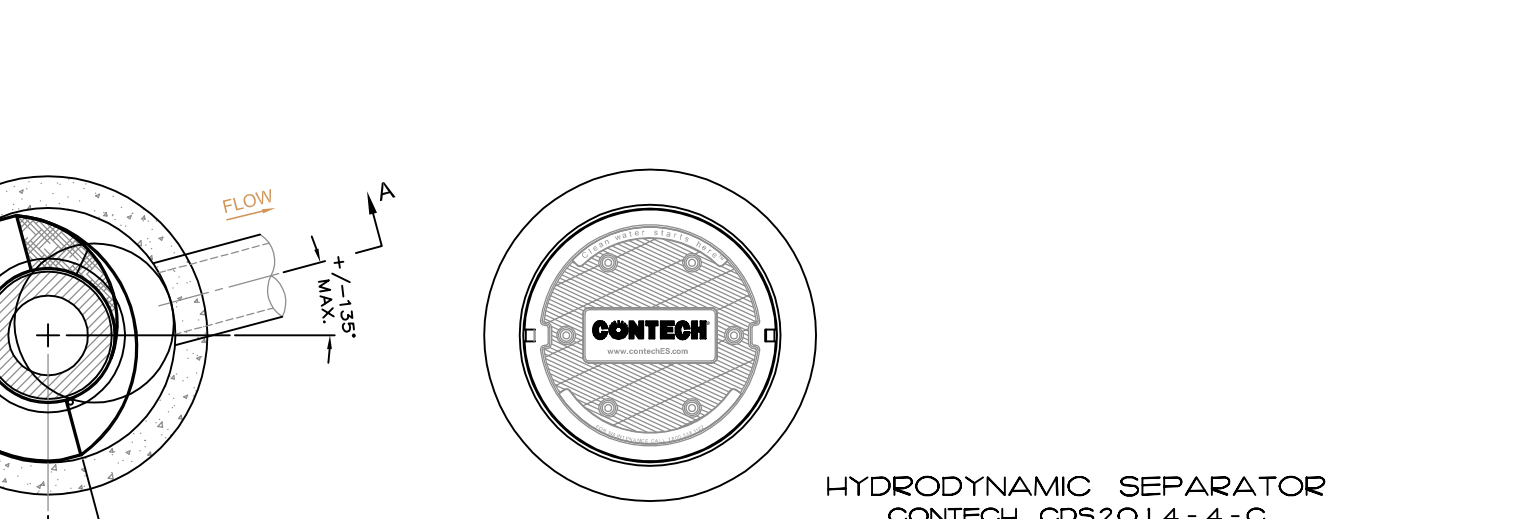
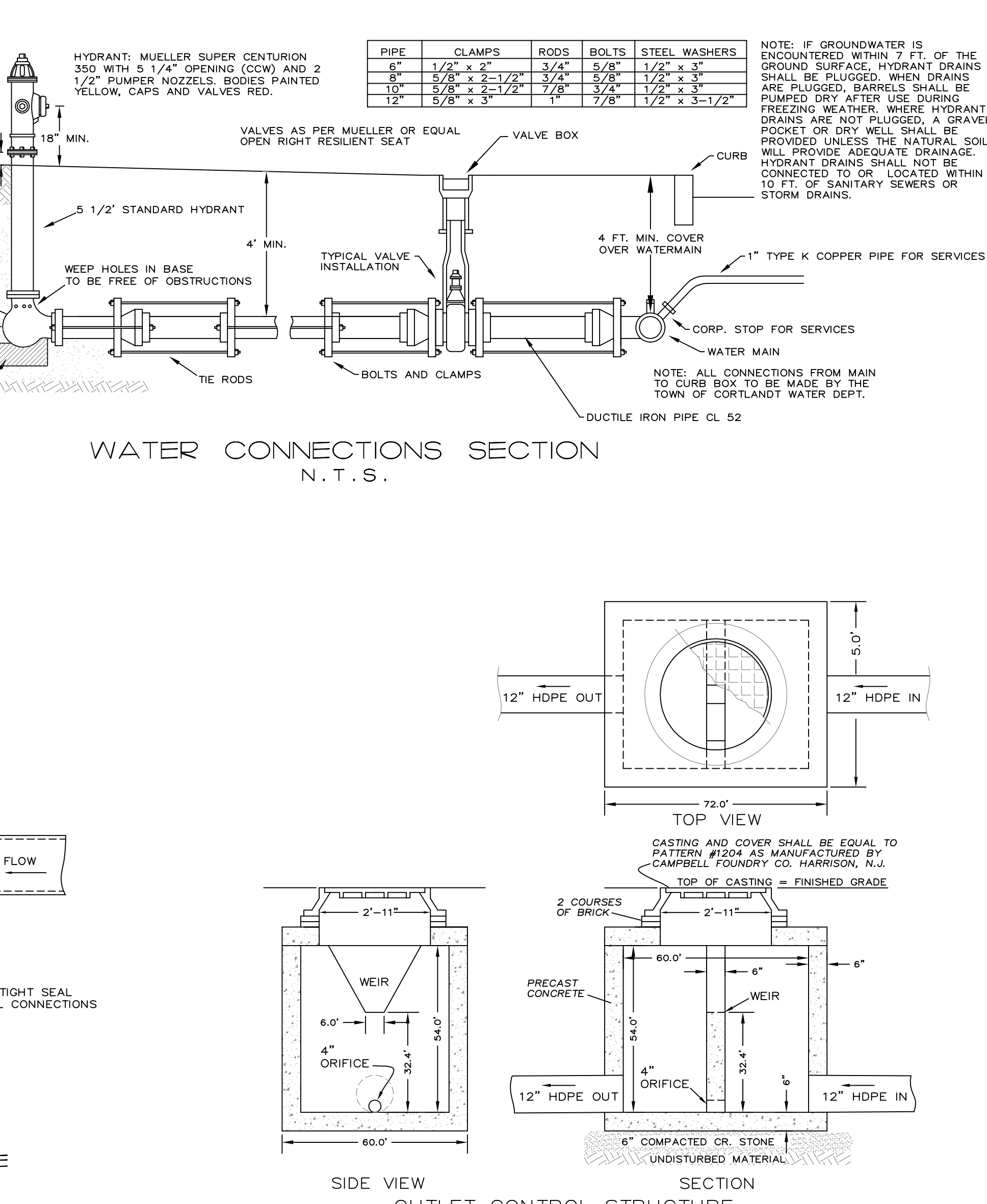
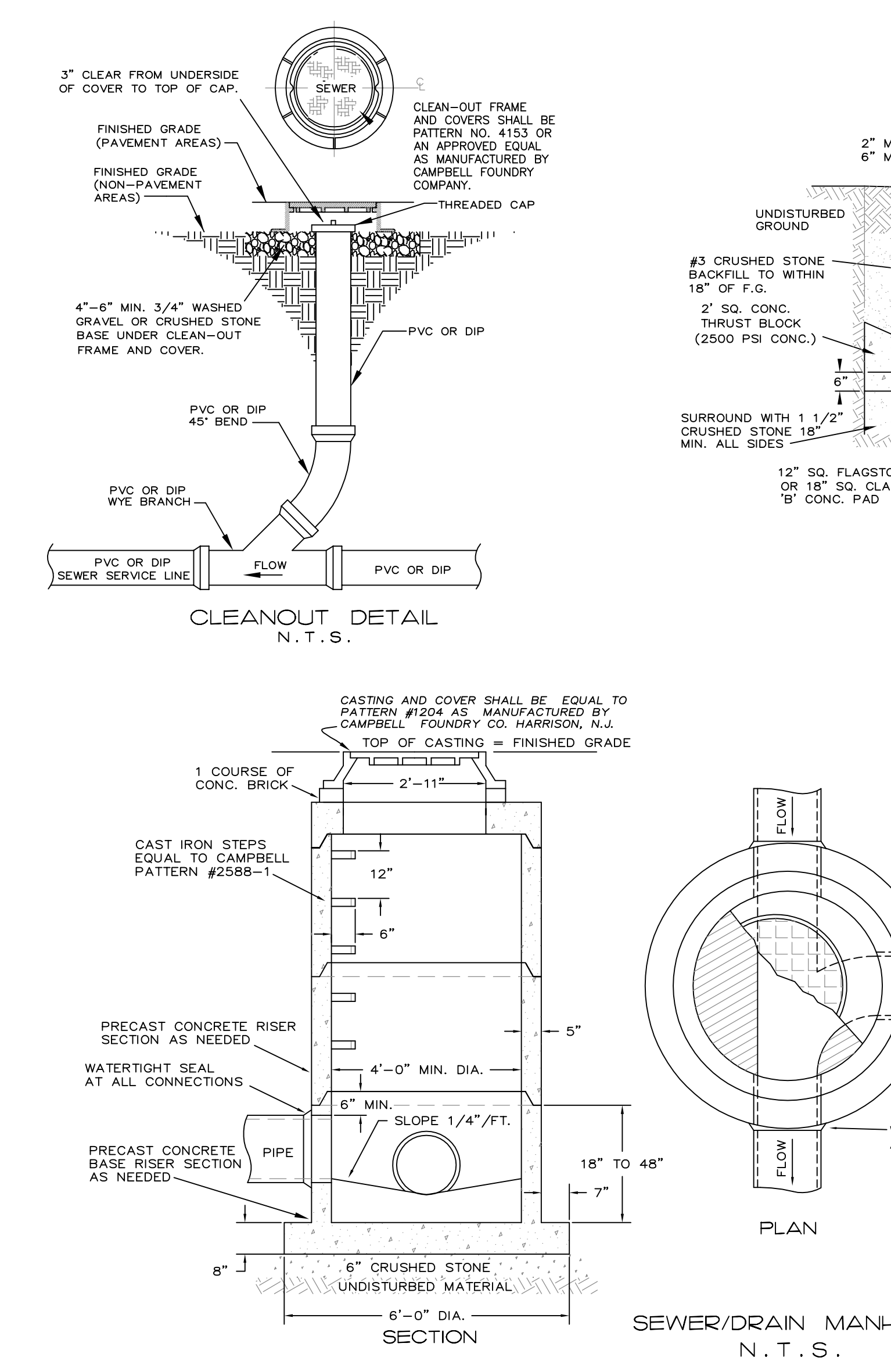
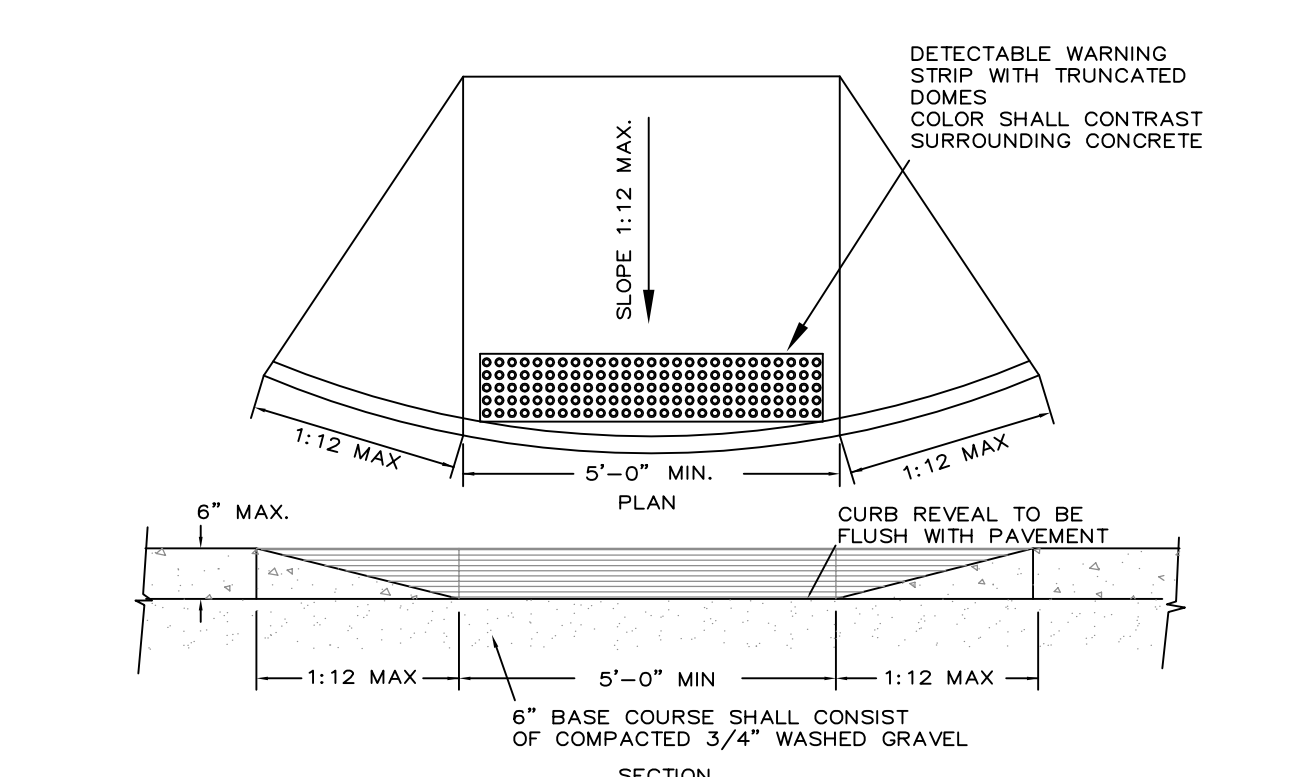
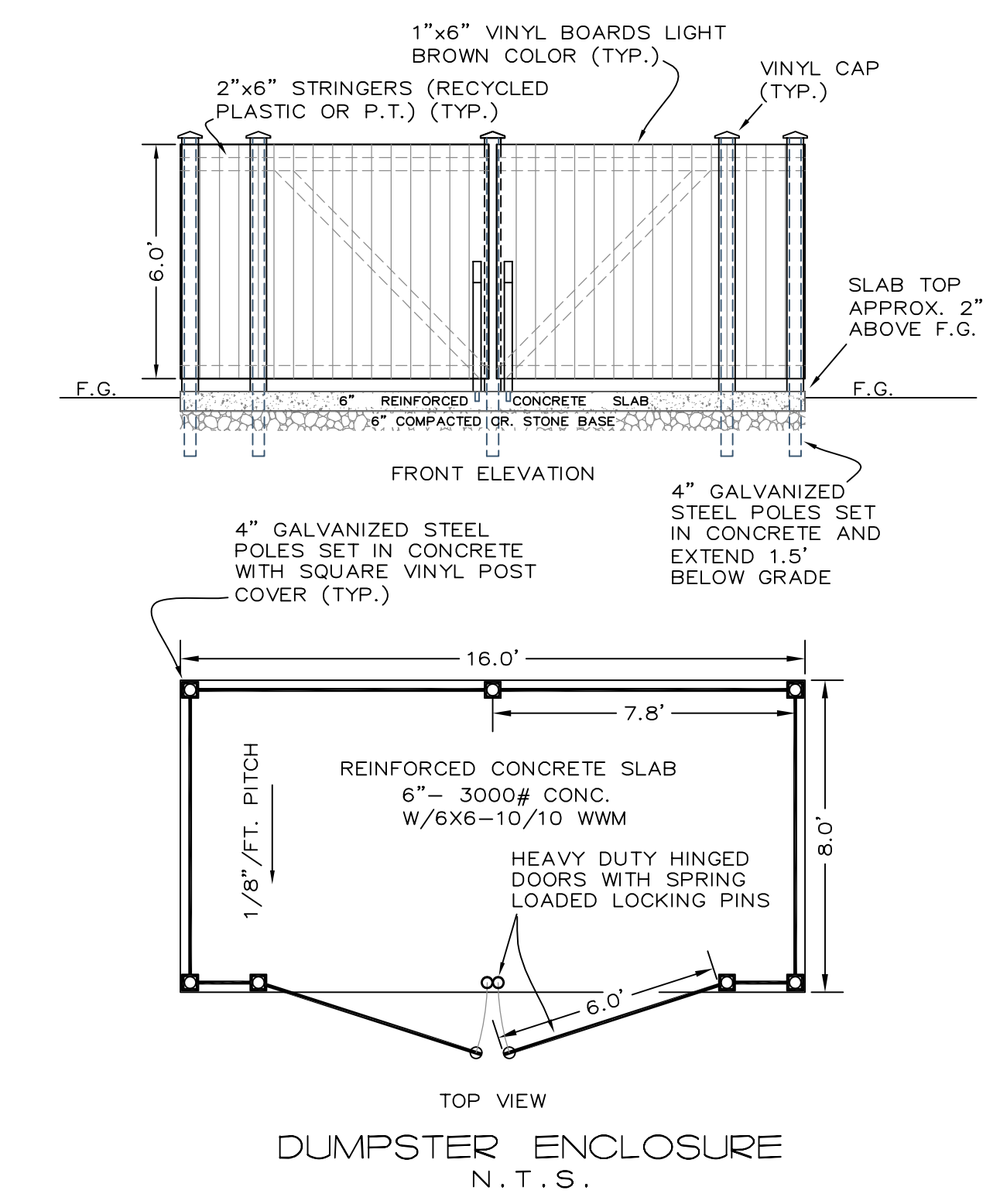
WALL MOUNTED LIGHT
N.T.S.

REVISOR: DECEMBER 20, 2021
 REVISOR: OCTOBER 15, 2021
 REVISOR: SEPTEMBER 20, 2021
 REVISOR: SEPTEMBER 10, 2021
 REVISOR: AUGUST 4, 2021
 REVISOR: JULY 28, 2021
 REVISOR: OCTOBER 15, 2020



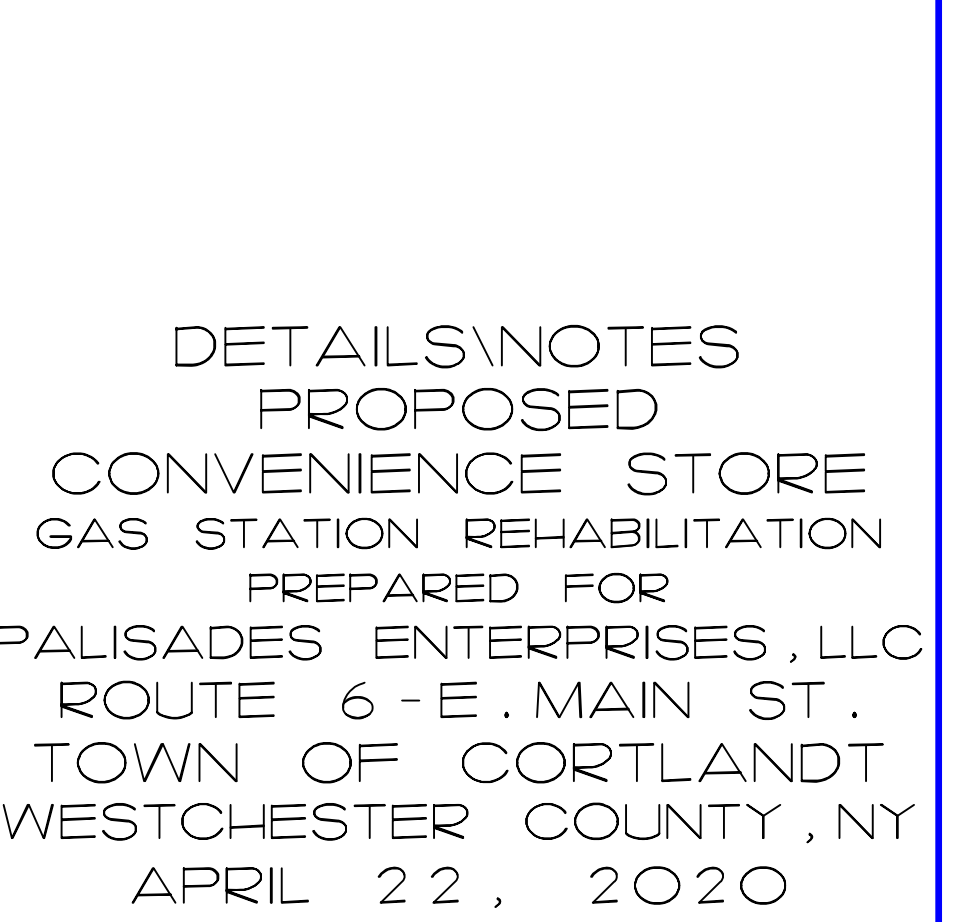
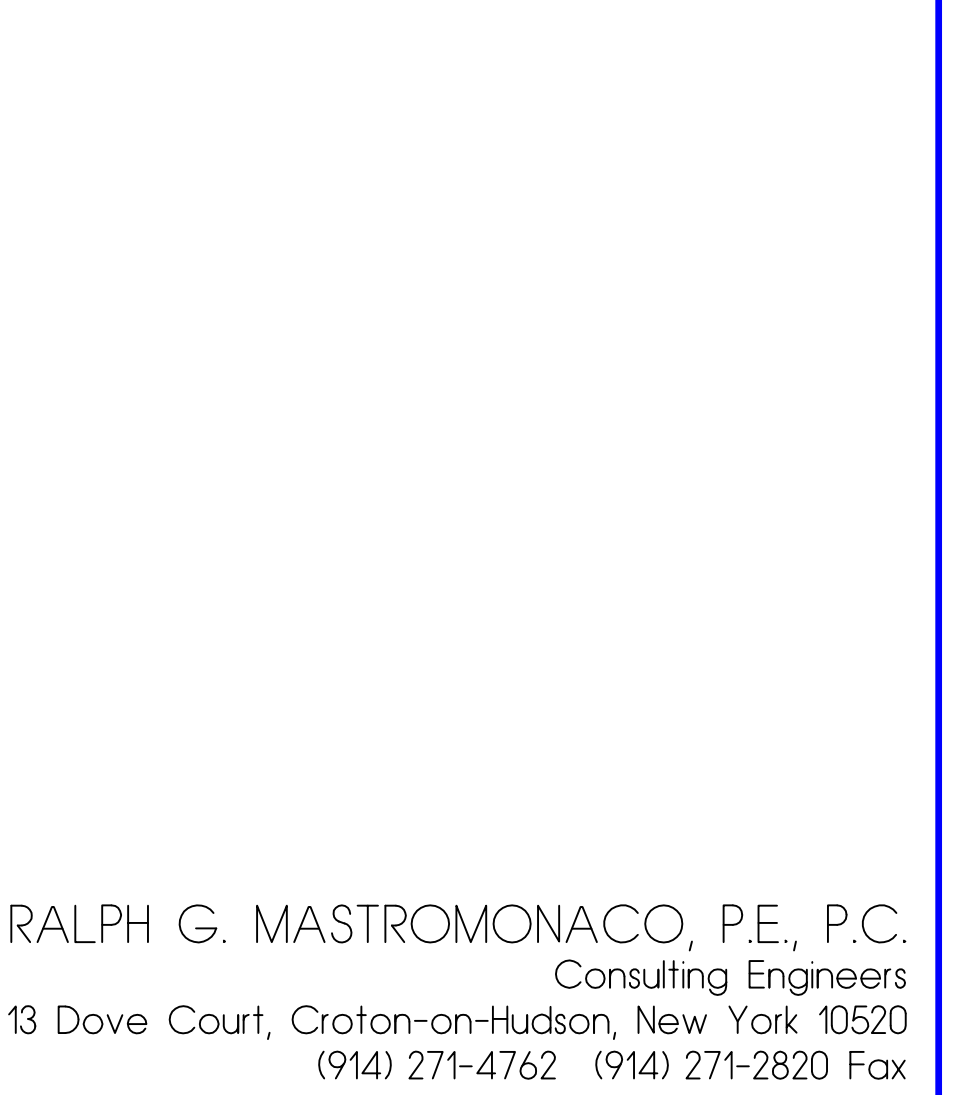
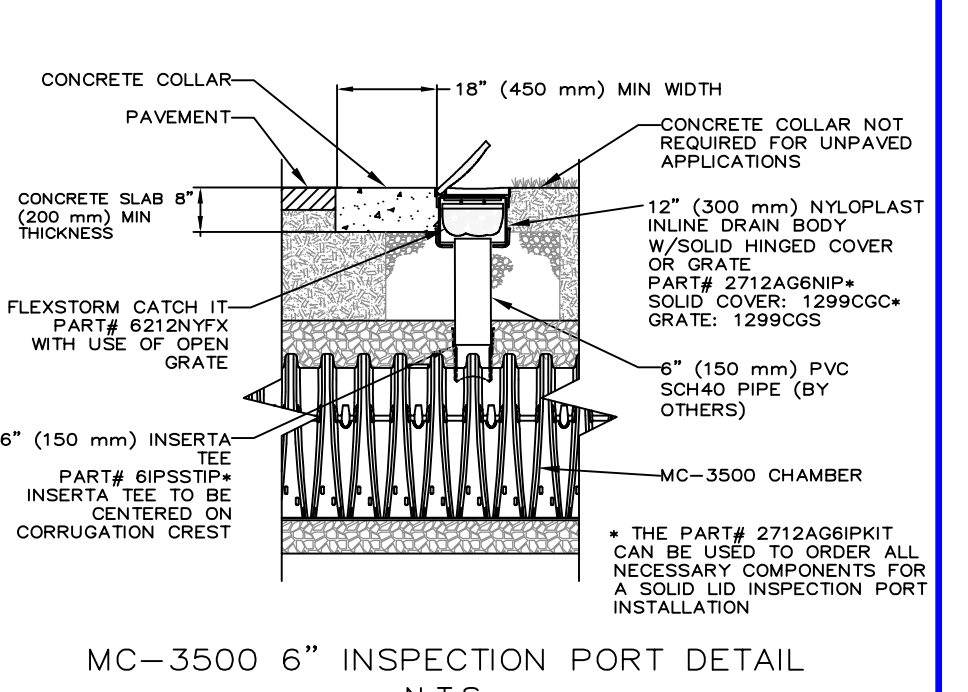
NOTE: ALTERNATE VR BARS MAY BE CUT AT 1/2 HEIGHT OF WALL

RETAINING WALL
STRUCTURAL DETAILS
N.T.S.



- GENERAL NOTES:
1. THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES - GAS, WATER, ELECTRICAL, BEFORE THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 753 (FORMERLY CODE 53).
 2. THE INSTALLATION OF WATER AND SEWER SHALL BE UNDER THE DIRECTION OF A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
 3. AS BUILT PLANS SHALL BE REQUIRED AND CERTIFIED BY A N.Y. STATE LICENSED PROFESSIONAL ENGINEER OR SURVEYOR.
 4. ALL PROPERTY DISTURBED IN THE R.O.W. OR ON PRIVATE LANDS, SHALL BE RESTORED TO NEW CONDITIONS.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
 6. THE ROAD AND UTILITIES SHALL BE STAKED IN THE FIELD BY A N.Y. STATE LICENSED SURVEYOR OR ENGINEER.
 7. UNDERGROUND GAS AND ELECTRIC SHALL BE AS REQUIRED BY THE TOWN AND SOIL LOGS/CA.
 8. TELEPHONE AND CABLE LINES TO BE UNDERGROUND.
 9. WATER SERVICE CONNECTION SHALL BE AS REQUIRED BY THE GOVERNING WATER DEPARTMENT.
 10. ALL DRAINAGE PIPE TO BE HDPE UNLESS OTHERWISE NOTED.
 11. ALL GRADED SLOPES SHALL NOT EXCEED 1 VERTICAL ON 2 HORIZONTAL UNLESS OTHERWISE APPROVED BY THE TOWN ENGINEER.
 12. ALL STRUCTURES TO BE PLACED IN PAVED AREAS SHALL BE DESIGNED FOR H-20 LOADING.
 13. SIGNS NOT LOCATED IN A FEMA FLOOD ZONE AS SHOWN ON THE FEMA FIRM PANEL.
 14. REFUSE TO BE PRIVATELY CARTED.

- EROSION AND SEDIMENT CONTROL NOTES
1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
 2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND PROCEDURES SHALL COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION EROSION AND SEDIMENT CONTROL GUIDELINES FOR NEW DEVELOPMENT.
 3. PRIOR TO ANY EXCAVATION, HAY BALES/SILT FENCE SHALL BE INSTALLED AT APPROPRIATE LOCATIONS NOTED ON EROSION CONTROL PLAN. HAYBALES/SILT FENCING SHALL BE INSTALLED AS DIRECTED BY THE OWNER'S REPRESENTATIVE IN THE FIELD AND INSTALLED AS PER THE INSTRUCTIONS OF THE MANUFACTURER. ADDITIONAL HAYBALES/SILT FENCE MAY BE PLACED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. HAYBALES/SILT FENCING SHALL BE MAINTAINED IN OPERABLE CONDITION AND SHALL NOT BE REMOVED UNTIL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
 4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND PROCEDURES SHALL COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION EROSION AND SEDIMENT CONTROL GUIDELINES FOR NEW DEVELOPMENT.
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 6. ALL AREAS OF DISTURBED SOIL SHALL BE STABILIZED, IN ADDITION TO ALL SPECIFIED AND NOTED EROSION CONTROL DEVICES, THE CONTRACTOR SHALL TAKE ALL STEPS PREVENT AND NECESSARY TO STABILIZE THE SITE AT ALL TIMES.
 7. DO NOT STOCKPILE MATERIALS ON STEEP SLOPES, IN DRAINAGE SWALES OR IN WETLAND AREAS. SURROUND ALL STOCKPILE AREAS WITH STAKED HAYBALES OR SILT SCREEN MATERIAL.
 8. ALL CATCH BASINS ARE TO BE PROTECTED WITH APPROPRIATE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
 9. HAYBALES SHALL BE USED AT THE TOPS AND TOE OF SLOPES, AS NECESSARY, TO COLLECT AND DIVERT FLOWS. SLOPES SHALL BE USED IN AREAS OF UNCONCENTRATED FLOWS TO COLLECT SILT. HAYBALES AND SILT SCREEN OR PLANS MAY BE ADJUSTED IN THE FIELD.
 10. UTILITY LINE EXCAVATED MATERIAL SHALL BE TEMPORARILY STOCKPILED OR HIGH SIDE OF EXCAVATION TO RHOFFIT IS DIRECTED AWAY FROM TRENCH. AFTER BACK-FILLING, AREA IS TO BE TOPSOILED, SEEDS AND MULCHED OR PAVED.
 11. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
 12. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. SEDIMENT SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT RESULT IN ADDITIONAL EROSION OR POLLUTION.
 13. INSTALL GRAVEL BED AT CONSTRUCTION ENTRANCE TO SERVE AS ANTI-TRACKING PAD. GRAVEL BED TO BE 2" DIAMETER CRUSHED STONE 6" DEEP.



Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Education Law.